Prospect Park

TRACT NO. 2016-03
SANTEE, CALIFORNIA

VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) 1

THE INSTALLATION OF A SOLAR PHOTOVOLTAIC SYSTEM IS MANDATORY - REFER TO THE ENERGY COMPLIANCE REPORTS FOR THE MINIMUM REQUIRED SYSTEM SIZES

Code Analysis:

APPLICABLE CODES

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- CITY OF SANTEE MUNICIPAL CODE

ANALYSIS

1	OCCUPANCY GROUP: (CRC R1.1.3.1.1 & R1.1.3.1.2)	GROUP R-3: TOWNHOMES GROUP U: GARAGES
	TYPE OF CONSTRUCTION: (CBC 602.5)	TYPE V-B
	FIRE SPRINKLERS: (CRC R313.1 & R313.2 / CBC 903.3.1.3)	NFPA 13D
1	ALLOWABLE AREA: (CBC TABLE 506.2)	UNLIMITED
1	ALLOWABLE # OF STORIES: (CRC R301.3)	3 STORIES ALLOWABLE / 3 STORIES PROVIDED R-7 ZONING DISTRICT: 40' BUILDING HEIGHT ALLOWABLE / 34'-5½" * PROVIDED
	EXTERIOR WALL FIRE RESISTIVE CONSTRUCTION & BUILDING SEPARATIONS: (CRC R302.1 / TABLE 302.1(2) FOOTNOTE (a) AUTOMATIC FIRE SPRINKLER SYSTEM)	EXTERIOR WALLS: 1 HOUR RATED WHEN FIRE SEPARATION IS 0' MIN. NON-RATED AT 0' SETBACK WHEN FIRE SEPARATION IS 6' MIN. EAVE PROJECTIONS: NOT ALLOWED < 2' NON-RATED AT 0' SETBACK WHEN FIRE SEPARATION IS 6' MIN. AND FIREBLOCKING FROM TOP PLATE TO UNDERSIDE OF ROOF SHEATHING AND NO GABLE VENT OPENINGS
	OPENINGS & PENETRATIONS: CRC TABLE R302.1(2)	COMPLY WITH SECTION CRC R302.4 < 3' UNLIMITED AT 0' SETBACK WHEN FIRE SEPARATION IS 6' MIN.
	MAX. AREA OF WALL OPNGS. (CRC TABLE R302.2(2)	UNLIMITED - 3' OR GREATER (UNPROTECTED - SPRINKLERED)

Area Calculations:

UNIT 1		
SQUARE FOOTAGE		
PLAN 1: 321.1834		
FIRST FLOOR AREA	328	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1834	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

UNIT 2		
SQUARE FOOTAGE		
PLAN 2: 327.2014		
FIRST FLOOR AREA	415	SQ. FT.
SECOND FLOOR AREA	758	SQ. FT.
THIRD FLOOR AREA	841	SQ. FT.
TOTAL AREA	2014	SQ. FT.
GARAGE AREA	451	SQ. FT.
PORCH AREA	84	SQ. FT.
BALCONY AREA	113	SQ. FT.
TOTAL GROSS AREA	2666	SQ. FT.

Exterior Wildfire Exposure 1 2

EXTERIOR DESIGN AND CONSTRUCTION OF ALL HOMES LOCATED WITHIN A WILDLAND-URBAN INTERFACE FIRE AREA MUST COMPLY WITH 2022 CRC SECTION R337. SEE SHEET R337 FOR ADDITIONAL INFORMATION.

UNITS 1 - 38 SHALL BE PROVIDED WITH THE FOLLOWING FIRE-RESISTIVE ELEMENTS:

ROOFING (R337.5): CLASS 'A' CONCRETE TILE (SEE ROOF PLAN NOTES).
CLASS 'A' FIRE RATED ROOF UNDERLAYMENT PER ASTM E108.
BIRD STOPS AT THE EAVE ENDS.
MUD IN HIP AND RIDGE CAPS TO PREVENT INTRUSION OF FIRE OR

EMBERS. 26 GA GALVANIZED SHEET CORROSION-RESISTANT METAL OVER MIN.

ONE LAYER 72 LB MINERAL-SURFACED NONPERFORATED CAP SHEET (ASTM D3909) 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
LEAF GUARDS AT ROOF GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

ROOF VENTS (R337.6): OFHAGINS FLAME AND EMBER RESISTANT ROOF VENTS PER ASTM E2886. NO EAVE OR CORNICE VENTS ALLOWED.

ROOF OVERHANG: 7/8" THICK 3-COAT STUCCO.

EXTERIORS (R337.7): 1-3/8" THICK 1-COAT STUCCO AND FIBER-CEMENT SIDING.

GLAZING (R337.8): MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE.

EXTERIOR DOORS: EXTERIOR SURFACE SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL.

GARAGE DOORS: MAXIMUM 1/8" GAP AT THE BOTTOM, SIDES AND TOPS OF GARAGE DOORS.

DECKS (R3337.9): POLYCOAT DECK COVERING SYSTEM.

Scope of Work: 1 2

REFER TO SHEET ASP-01 FOR SPECIFIC BUILDING TYPES (TYPE 1-A, 2-B, 3-A, 4-A & 5-B) AND THE BUILDING SUMMARY ON THIS SAME SHEET FOR THE UNIT TABULATIONS.

CONSTRUCT 7 NEW RESIDENTIAL BUILDINGS COMPRISED OF 3-STORY, R-3 SINGLE FAMILY DWELLINGS WITH ACCESSORY U PRIVATE GARAGES.

RESIDENTIAL BUILDINGS CONTAIN 5 AND 6 TOWNHOUSE UNITS EACH SEPARATED BY A 1-HOUR FIRE PARTITION BETWEEN EACH UNIT IN ACCORDANCE WITH THE CALIFORNIA RESIDENTIAL CODE AS OUTLINED BELOW.

TYPE OF CONSTRUCTION: TYPE V-B NON-RATED WITH NFPA 13D SPRINKLER SYSTEM
OCCUPANCY CLASSIFICATION: R-3/U
OCCUPANT LOAD: 56 (MAX.)
ALLOWABLE AREA: UNLIMITED
ALLOWABLE HEIGHT/STORIES PER TABLE 504.3/504.4: 3 STORIES/40 FT

- 1 HOUR FIRE PARTITION SEPARATES TOWNHOUSES PER CRC SEC R302.2
- ALLOWABLE OPENINGS/OPENING PROTECTION: PER CRC TABLE R302.1(2) THE AREA OF UNPROTECTED AND PROTECTED OPENINGS SHALL NOT BE LIMITED FOR GROUP R-3 OCCUPANCIES WITH A FIRE SEPARATION DISTANCE OF 3 FEET OR GREATER. FIRE SEPARATION DISTANCE IS 3 FEET OR GREATER AT ALL PROJECT CONDITIONS.
- SEPARATION OF DWELLING-GARAGE SEPARATION SHALL BE IN ACCORDANCE WITH CRC TABLE R302.6
- MEANS OF EGRESS SHALL BE IN ACCORDANCE WITH CRC SECTION R311

NOTE: WALKWAYS, STEPS, RETAINING WALLS, SITE WALLS, SIGNAGE, SITE LIGHTING, MAILBOXES AND PARK SITE (INCLUDING ALL ACCESSORIES) ARE NOT A PART OF THIS PERMIT.

2 COMMON WALLS SHARED BY TOWNHOUSE UNITS SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS. ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND PENETRATIONS OF THE MEMBRANE FOR ELECTRICAL BOXES SHALL BE IN ACCORDANCE WITH R302.4 (R302.2.2).

Abbreviations:

ABV.	ABOVE	LAV.	LAVATORY
A/C	AIR CONDITIONING	LUM.	LUMINOUS
ADJ.	ADJUSTABLE	L.V.P.	LUXURY VINYL PLANK
A.F.F.	ABOVE FINISH FLOOR	MATL.	MATERIAL
ALT.	ALTERNATE	MAX.	MAXIMUM
AMP.	AMPERAGE	M.C.	MEDICINE CABINET
A.T.	ACOUSTICAL TILE	MECH.	MECHANICAL
BD.	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BLK(G).	BLOCK(ING)	MISC.	MISCELLANEOUS
BLW.	BELOW	MTD.	MOUNTED
BM.	BEAM	MTL.	METAL
BOT.	BOTTOM.	N.I.C.	NOT IN CONTRACT
℄	CENTER LINE	NOM.	NOMINAL
CAB.	CABINET	N.T.S.	NOT TO SCALE
CLG.	CEILING	O/	OVER
CLR.	CLEAR	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	OPNG.	OPENING
COL.	COLUMN	O.S.A.	OUTSIDE AIR
CONC.	CONCRETE	℘	PROPERTY LINE
CONN.	CONNECTION	PLT.	PLATE
CONST.	CONSTRUCTION	PLYWD.	PLYWOOD
CONT.	CONTINUOUS	PNL.	PANEL
C.S.	COUNTER SUNK	PR.	PAIR
C.T.	CERAMIC TILE	P.S.F.	POUNDS PER SQUARE FOOT
DBL.	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DET.	DETAIL	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
D.F.	DRINKING FOUNTAIN		
DIA.	DIAMETER	R.	RISER
DIFF.	DIFFUSER	RAD.	RADIUS
DIM.	DIMENSION	R.C.P.	
DISP.	DISPOSAL	R.D.	ROOF DRAIN
DN.	DOWN	REF.	REFRIDGERATOR
DP.	DEEP	REF.	REFERENCE
D.S.	DOWNSPOUT	REFL.	REFLECTED CELING PLAN
DTL.	DETAIL	RENF.	REINFORCING
DWG.	DRAWING	REQ'D.	REQUIRED
D.W.	DISHWASHER	RE/S	RE-SAWN
(E)	EXISTING	REV.	REVERSE/REVERSED/REFLECTIVE
EA.	EACH	RM.	ROOM
E.J.	EXPANSION JOINT	R.O.	ROUGH OPENING
ELEC.	ELECTRIC(AL)	S.A.F.	SELF-ADHERED FLASHING
ELEV.	ELEVATOR	S.P.	SHELF AND POLE
EMER.	EMERGENCY	S.C.	SOLID CORE
EQ.	EQUAL	S.CONC.	SEALED CONCRETE
EQUIP.	EQUIPMENT	SECT.	SECTION
EXH.	EXHAUST	S.H.	SINGLE HUNG
F.A.U.	FORCED AIR UNIT	SHT.	SHEET
F.G./FX.	FIXED GLASS	SHTHG.	SHEATHING
F.G.	FUEL GAS	SHWR.	SHOWER
FIN.	FINISH(ED)	SIM.	SIMILAR
FLR.	FLOOR	SPEC.(S)	SPECIFICATIONS
FLR. LINE	FLOOR LINE	SL.	SLIDING
FLUOR.	FLUORESCENT	SL. GL.	SLIDING GLASS
F.M.C.	FLOOR MATERIAL CHANGE	S.S.	STAINLESS STEEL
F.O.	FINISHED OPENING	S/S	SERVICE SINK
F.O.C.	FACE OF CONCRETE	STD.	STANDARD
F.O.M.	FACE OF MASONRY	SUSP.	SUSPENDED
F.O.W.	FACE OF WALL	SYST.	SYSTEM
FR. DR.	FRENCH DOOR	S.V.	SHEET VINYL
FTG.	FOOTING	TEMP.	TEMPERED GLASS
FURR.	FURRING	THK.	THICK
GA.	GAUGE	T.O.C.	TOP OF CURB
GAR. DISP.	GARBAGE DISPOSAL	T.O.P.	TOP OF PLATE
G.C.	GENERAL CONTRACTOR	T.O.S.	TOP OF SLAB
G.F.C.I.	GROUND-FAULT CIRCUIT INTERRUPTER	T.	TREAD
		TYP.	TYPICAL
G.I.	GALVANIZED IRON	U.N.O.	UNLESS NOTED OTHERWISE
GL.	GLASS/GLAZING	UTIL.	UTILITY
GYP. BD.	GYPSUM BOARD	V.P.	VAPOR PROOF
H.B.	HOSE BIBB	VERT.	VERTICLE
H.C.	HOLLOW CORE	V.F.	VERIFY IN FIELD
HDCP.	HANDICAPPED	W.	WASHER
HDR.	HEADER	W/	WITH
HDWD.	HARDWOOD	WD.	WOOD
HGT. OR HT.	HEIGHT	W.DW.	WINDOW
HORIZ.	HORIZONTAL	W.F.	WALL FABRIC
H.V.A.C.	HEATING,VENT,AIR COND.	W/H	WATER HEATER
INSUL.	INSULATION	W.I.	WROUGHT IRON
INT.	INTERIOR	W/O	WITHOUT
JST.	JOIST	W.P.	WEATHER PROOF/ WATER PROOF
JNT.	JOINT		
LAM.	LAMINATED	W.R.B.	WATER-RESISTIVE BARRIER

Symbol Legend:

DETAIL REFERENCE	DETAIL NUMBER DRAWING NUMBER ON WHICH DETAIL IS LOCATED
WALL SECTION	SECTION NUMBER DRAWING NUMBER ON WHICH SECTION IS LOCATED
BUILDING SECTION	SECTION NUMBER DRAWING NUMBER ON WHICH SECTION IS LOCATED
REVISION REFERENCE	REVISION NUMBER
REFERENCE NOTE	FINISH INDICATION
WINDOW REFERENCE	WINDOW LETTER
DOOR REFERENCE	DOOR NUMBER
WALL TYPE IDENTIFICATION	WALL TYPE LETTER
ROOM IDENTIFICATION	ROOM NUMBER ROOM NAME
DATUM OR FLOOR ELEVATION	ELEV. IN RELATIONSHIP TO MAIN FLOOR
MATERIAL AND FINISH REFERENCE	FINISH INDICATION

Project Directory:

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LAS VEGAS, NV 89117
TEL. (702) 365-8080

MECHANICAL/PLUMBING/ ELECTRICAL
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ALISO VOEGP, CA 92656
TEL. (949) 812-6799

GEOTECHNICAL
SA GEOTHCHNICAL
1000 NORTH COAST HIGHWAY, SUITE 10
LAGUNA BEACH, CA 92651
TEL. (949) 403-7229

TRUSSES
BUILDERS FIRSTSOURCE
23665 CAJALCO ROAD
PERRIS, CA 92570
TEL. (951) 657-7491

Deferred Submittal Items:

ITEMS:

- FIRE SPRINKLER
- ROOF TRUSSES
- SOLAR PHOTOVOLTAIC (PV) SYSTEM
- MAILBOX STRUCTURE AND PARK SITE (INCLUDING ALL ACCESSORIES) TO BE UNDER SEPARATE SUBMITTAL & PERMIT
- SITE LIGHTING PLAN TO BE UNDER SEPARATE SUBMITTAL & PERMIT

1 2

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

General Requirements:

WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.
CRC R106.4.

Sheet Index:

NOTE:
SEE SHEET TS.2 FOR THE COMPLETE SHEET INDEX

Legal Description:

A PORTION OF LOT 14, BLOCK "O" OF FANITA RANCHO, ACCORDING TO REVISED MAP OF A PART OF SAID RANCHO NO. 688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1891.

HERS Feature Summary:

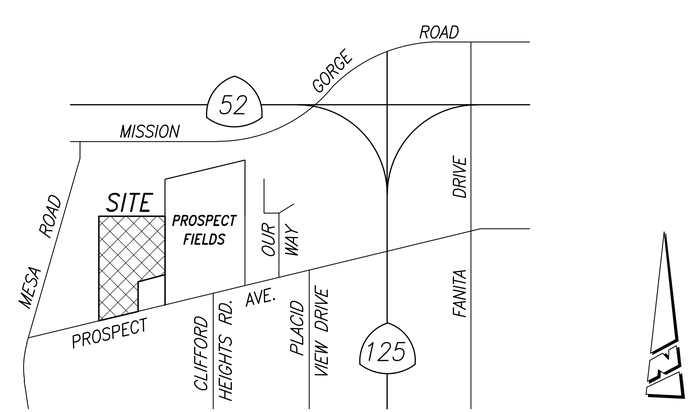
THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION OF MEETING THE MODELED ENERGY PERFORMANCE FOR THIS PROJECT:

- 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 EFFICACY WATTS/CFM
- VERIFIED HSPF2
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- DUCT LEAKAGE TESTING
- LOW-LEAKAGE AIR HANDLING UNIT
- DRAIN WATER HEAT RECOVERY SYSTEM

Project Specific Notes:

1. THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE AND THE 2022 CALIFORNIA RESIDENTIAL CODE, WHICH ADOPT THE 2021 IBC, 2021 IRC, 2021 UMC, 2021 UPC AND THE 2020 NEC (SECTION R106.1).
2. THE FULL STRUCTURAL DESIGN IS IN CONFORMANCE WITH THE STRUCTURAL REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (SECTION R301.1.3).
3. PER C.B.C. SECTION 1705.3, EXCEPTION 3, SPECIAL INSPECTION OF THE ELEMENTS USED FOR SEISMIC RESISTANCE ARE IS NOT REQUIRED - NO OTHER SPECIAL INSPECTIONS ARE REQUIRED.
4. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' - REFER TO THE PRECISE GRADING PLANS (UNDER SEPARATE PERMIT) FOR ADDITIONAL INFORMATION (SECTION R401.3).
5. THESE HOMES SHALL BE EQUIPPED WITH EITHER A NFPA 13 OR 13-D AUTOMATIC FIRE SPRINKLER SYSTEM PER SECTION R313.2 - UNDER SEPARATE PERMIT AND SUBMITTAL.
6. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CF2R, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.
7. SEE ENERGY COMPLIANCE SHEETS FOR SPECIAL FEATURES.
8. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION (CGBSC SECTION 102.3).
9. WHEN REQUIRED, CALGREEN MANDATORY MEASURES ITEMS MAY BE FIELD VERIFIED BY THE INSTALLER MEETING THE REQUIREMENTS OF CGBSC SECTION 702.
10. PRIOR TO CALLING FOR FOUNDATION INSPECTION, FINAL GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION AND ANY REVISIONS FROM THE ORIGINAL SOIL REPORT INCORPORATED INTO THE PLANS AND SPECIFICATIONS.
11. SITE INSPECTIONS AND PLAN REVIEWS MANDATED IN THE SOILS REPORT SHALL BE PERFORMED BY THE SOILS ENGINEER/AUTHOR OF SAID REPORT.
12. THE LOWEST PART OF THE CLEAR OPENING OF SECOND FLOOR WINDOWS SHALL NOT BE LESS THAN 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. (SECTION R312.2)
13. SITE ADDRESS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ADDRESS CANNOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED. (SECTION R319.1).

Vicinity Map:



D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\00_All Plans\Plot Sheets\001-TS.dwg - May, 10, 2024 - 3:42:37 PM

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Stucco, Exterior soffits, Fiberglass Garage Doors, Garage Doors and small exterior alterations 949-790-9100

Santee DO MORE • DO 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.

ISSUED FOR CONSTRUCTION 11/06/2023
Permit E-B PRNEW-23-0009 Rev 2 3-5-24 Job Address: 405999
Reviewed by: A.Sturm Date: 3-5-24
DIVISION: 1 Date: 11/06/2023
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

APPROVED FOR CONSTRUCTION
August 12, 2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
3 CLIENT REVISIONS 04/02/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA 2

PLAN: ALL PLANS
SHEET: TS.1
SPEC. LEVEL 1
SANTEE

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GN.3	GENERAL NOTES (Cont.)
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A2-201	BLDG. 1 - FIRST FLOOR PLAN 'A' (TYPE 1A - UNITS 1-6)
A2-202	BLDG. 1 - SECOND FLOOR PLAN 'A' (TYPE 1A - UNITS 1-6)
A2-203	BLDG. 1 - THIRD FLOOR PLAN 'A' (TYPE 1A - UNITS 1-6)
A2-204	BLDG. 1 - SLAB INTERFACE PLAN 'A' (TYPE 1A - UNITS 1-6)
A2-205	BLDG. 1 - ROOF PLAN 'A' (TYPE 1A - UNITS 1-6)
A2-206	BLDG. 1 - FRONT & LEFT ELEVATIONS 'A' (TYPE 1A - UNITS 1-6)
A2-207	BLDG. 1 - REAR & RIGHT ELEVATIONS 'A' (TYPE 1A - UNITS 1-6)
A2-208	BLDG. 2 - FIRST FLOOR PLAN 'B' (TYPE 2B - UNITS 7-12)
A2-209	BLDG. 2 - SECOND FLOOR PLAN 'B' (TYPE 2B - UNITS 7-12)
A2-210	BLDG. 2 - THIRD FLOOR PLAN 'B' (TYPE 2B - UNITS 7-12)
A2-211	BLDG. 2 - SLAB INTERFACE PLAN 'B' (TYPE 2B - UNITS 7-12)
A2-212	BLDG. 2 - ROOF PLAN 'B' (TYPE 2B - UNITS 7-12)
A2-213	BLDG. 2 - FRONT & LEFT ELEVATIONS 'B' (TYPE 2B - UNITS 7-12)
A2-214	BLDG. 2 - REAR & RIGHT ELEVATIONS 'B' (TYPE 2B - UNITS 7-12)
A2-215	BLDG. 3 - FIRST FLOOR PLAN 'A' (TYPE 3A - UNITS 13-18)
A2-216	BLDG. 3 - SECOND FLOOR PLAN 'A' (TYPE 3A - UNITS 13-18)
A2-217	BLDG. 3 - THIRD FLOOR PLAN 'A' (TYPE 3A - UNITS 13-18)
A2-218	BLDG. 3 - SLAB INTERFACE PLAN 'A' (TYPE 3A - UNITS 13-18)
A2-219	BLDG. 3 - ROOF PLAN 'A' (TYPE 3A - UNITS 13-18)
A2-220	BLDG. 3 - FRONT & LEFT ELEVATION 'A' (TYPE 3A - UNITS 13-18)
A2-221	BLDG. 3 - REAR & RIGHT ELEVATION 'A' (TYPE 3A - UNITS 13-18)
A2-222	BLDG. 1 & 2 - BUILDING SECTIONS (UNITS 1-6 & UNITS 7-12)
A2-223	BLDG. 3 - BUILDING SECTIONS (UNITS 13-18)

3 SERIES - UNIT PLANS: PLAN 1 (321,1841)

A3-101	PLAN 1 - FIRST FLOOR PLAN 1A1-1
A3-102	PLAN 1 - SECOND & THIRD FLOOR PLAN 1A1-1
A3-103	PLAN 1 - FIRST FLOOR PLAN 1A1-2
A3-104	PLAN 1 - SECOND & THIRD FLOOR PLAN 1A1-2
A3-105	PLAN 1 - FIRST FLOOR PLAN 1A1-3
A3-106	PLAN 1 - SECOND & THIRD FLOOR PLAN 1A1-3
A3-107	PLAN 1 - FIRST FLOOR PLAN 1A2-1
A3-108	PLAN 1 - SECOND & THIRD FLOOR PLAN 1A2-1
A3-109	PLAN 1 - FIRST FLOOR PLAN 1A2-2
A3-110	PLAN 1 - SECOND & THIRD FLOOR PLAN 1A2-2
A3-111	PLAN 1 - FIRST FLOOR PLAN 1A3-1
A3-112	PLAN 1 - SECOND & THIRD FLOOR PLAN 1A3-1
A3-113	PLAN 1 - FIRST FLOOR PLAN 1B1-1
A3-114	PLAN 1 - SECOND & THIRD FLOOR PLAN 1B1-1
A3-115	PLAN 1 - FIRST FLOOR PLAN 1B1-2
A3-116	PLAN 1 - SECOND & THIRD FLOOR PLAN 1B1-2
A3-117	PLAN 1 - FIRST FLOOR PLAN 1B1-3
A3-118	PLAN 1 - SECOND & THIRD FLOOR PLAN 1B1-3
A3-119	PLAN 1 - FIRST FLOOR PLAN 1B2-1
A3-120	PLAN 1 - SECOND & THIRD FLOOR PLAN 1B2-1
A3-121	PLAN 1 - FIRST FLOOR PLAN 1B2-2
A3-122	PLAN 1 - SECOND & THIRD FLOOR PLAN 1B2-2
A3-123	PLAN 1 - FIRST FLOOR PLAN 1B3-1
A3-124	PLAN 1 - SECOND & THIRD FLOOR PLAN 1B3-1
A3-125	PLAN 1 - OPTIONS
A3-126	PLAN 1 - INTERIOR ELEVATIONS
A3-127	PLAN 1 - SECTIONS

3 SERIES - UNIT PLANS: PLAN 2 (327,2014)

A3-201	PLAN 2 - FIRST FLOOR PLAN 2A1-1
A3-202	PLAN 2 - SECOND & THIRD FLOOR PLAN 2A1-1
A3-203	PLAN 2 - FIRST FLOOR PLAN 2A1-2
A3-204	PLAN 2 - SECOND & THIRD FLOOR PLAN 2A1-2
A3-205	PLAN 2 - FIRST FLOOR PLAN 2B1-1
A3-206	PLAN 2 - SECOND & THIRD FLOOR PLAN 2B1-1

ARCHITECTURAL (cont.):

3 SERIES - UNIT PLANS: PLAN 2 (327,2014) - cont.

A3-207	PLAN 2 - FIRST FLOOR PLAN 2B1-2
A3-208	PLAN 2 - SECOND & THIRD FLOOR PLAN 2B1-2
A3-209	PLAN-2 - COMPLIANT CONSTRUCTION & ACCESSIBILITY PLAN
A3-210	PLAN 2 - OPTIONS
A3-211	PLAN 2 - INTERIOR ELEVATIONS
A3-212	PLAN 2 - SECTIONS

D SERIES - ARCHITECTURAL DETAILS: CONSTRUCTION DETAILS

AD1	ARCHITECTURAL DETAILS
AD1.2	ARCHITECTURAL DETAILS
AD2	ARCHITECTURAL DETAILS
AD3	ARCHITECTURAL DETAILS
AD4	ARCHITECTURAL DETAILS
AD5	ARCHITECTURAL DETAILS
AD6	ARCHITECTURAL DETAILS
AD7	ARCHITECTURAL DETAILS
AD8	ARCHITECTURAL DETAILS
AD9	ARCHITECTURAL DETAILS
AD10	ARCHITECTURAL DETAILS
AD11	ARCHITECTURAL DETAILS

D SERIES - ARCHITECTURAL DETAILS: FIRE ASSEMBLY DETAILS

FD1	FIRE RATED ASSEMBLY DETAILS
FD2	FIRE RATED ASSEMBLY DETAILS

D SERIES - ARCHITECTURAL DETAILS: ACCESSIBILITY DETAILS

2 AC1	ACCESSIBILITY DETAILS
AC2	ACCESSIBILITY DETAILS

STRUCTURAL:

UNIT PLANS

S2-100	5-PLEX BUILDING TYPE 1A - FOUNDATION PLAN
S2-101	5-PLEX BUILDING TYPE 1A - FIRST FLOOR FRAMING PLAN
S2-102	5-PLEX BUILDING TYPE 1A - SECOND FLOOR FRAMING PLAN
S2-103	5-PLEX BUILDING TYPE 1A - ROOF FRAMING PLAN
S2-107	5-PLEX BUILDING TYPE 1B - FOUNDATION PLAN
S2-108	5-PLEX BUILDING TYPE 1B - FIRST FLOOR FRAMING PLAN
S2-109	5-PLEX BUILDING TYPE 1B - SECOND FLOOR FRAMING PLAN
S2-110	5-PLEX BUILDING TYPE 1B - ROOF FRAMING PLAN
2 S2-200a	6-PLEX BUILDING TYPE 2A - FOUNDATION PLAN
S2-200b	6-PLEX BUILDING TYPE 2A - FOUNDATION PLAN
S2-201	6-PLEX BUILDING TYPE 2A - FIRST FLOOR FRAMING PLAN
S2-202	6-PLEX BUILDING TYPE 2A - SECOND FLOOR FRAMING PLAN
S2-203	6-PLEX BUILDING TYPE 2A - ROOF FRAMING PLAN
S2-214	6-PLEX BUILDING TYPE 1B - FOUNDATION PLAN
S2-215	6-PLEX BUILDING TYPE 1B - FIRST FLOOR FRAMING PLAN
S2-216	6-PLEX BUILDING TYPE 1B - SECOND FLOOR FRAMING PLAN
S2-217	6-PLEX BUILDING TYPE 1B - ROOF FRAMING PLAN

BUILDING PLANS

S3-101	PLAN 1A1-1 - FLOOR FRAMING PLANS
S3-102	PLAN 1A1-1 - ROOF FRAMING PLANS
S3-103	PLAN 1A1-2 - FLOOR FRAMING PLANS
S3-104	PLAN 1A1-2 - ROOF FRAMING PLANS
S3-105	PLAN 1A1-3 - FLOOR FRAMING PLANS
S3-106	PLAN 1A1-3 - ROOF FRAMING PLANS
S3-107	PLAN 1A2-1 - FLOOR FRAMING PLANS
S3-108	PLAN 1A2-1 - ROOF FRAMING PLANS
S3-109	PLAN 1A2-2 - FLOOR FRAMING PLANS
S3-110	PLAN 1A2-2 - ROOF FRAMING PLANS
S3-111	PLAN 1A3-1 - FLOOR FRAMING PLANS
S3-112	PLAN 1A3-1 - ROOF FRAMING PLANS
S3-113	PLAN 1B1-1 - FLOOR FRAMING PLANS
S3-114	PLAN 1B1-1 - ROOF FRAMING PLANS
S3-115	PLAN 1B1-2 - FLOOR FRAMING PLANS
S3-116	PLAN 1B1-2 - ROOF FRAMING PLANS
S3-117	PLAN 1B1-3 - FLOOR FRAMING PLANS
S3-118	PLAN 1B1-3 - ROOF FRAMING PLANS
S3-119	PLAN 1B2-1 - FLOOR FRAMING PLANS
S3-120	PLAN 1B2-1 - ROOF FRAMING PLANS
S3-121	PLAN 1B2-2 - FLOOR FRAMING PLANS
S3-122	PLAN 1B2-2 - ROOF FRAMING PLANS
S3-123	PLAN 1B3-1 - FLOOR FRAMING PLANS
S3-124	PLAN 1B3-1 - ROOF FRAMING PLANS
S3-201	PLAN 2A1-1 - FLOOR FRAMING PLANS
S3-202	PLAN 2A1-1 - ROOF FRAMING PLANS
S3-203	PLAN 2A1-2 - FLOOR FRAMING PLANS
S3-204	PLAN 2A1-2 - ROOF FRAMING PLANS
S3-205	PLAN 2B1-1 - FLOOR FRAMING PLANS
S3-206	PLAN 2B1-1 - ROOF FRAMING PLANS
S3-207	PLAN 2B1-2 - FLOOR FRAMING PLANS
S3-208	PLAN 2B1-2 - ROOF FRAMING PLANS
S3-209	SECOND FLOOR FRAMING PLAN - COMPLIANT ACCESSIBILITY

STRUCTURAL DETAILS

SD-0	STRUCTURAL SPECIFICATIONS
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SD-4	STRUCTURAL DETAILS
SD-5	STRUCTURAL DETAILS
SD-6	STRUCTURAL DETAILS

MECHANICAL:

MN.1	STANDARD NOTES
MN.2	STANDARD DETAILS
M1.1	BLDG. 4 - BUILDING CONDENSER LOCATIONS
M1.2	BLDG. 5 - BUILDING CONDENSER LOCATIONS
2 M1.3	BLDG. 6 - BUILDING CONDENSER LOCATIONS
M1.4	BLDG. 7 - BUILDING CONDENSER LOCATIONS
M1.5	BLDG. 1 - BUILDING CONDENSER LOCATIONS
M1.6	BLDG. 2 - BUILDING CONDENSER LOCATIONS
M1.7	BLDG. 3 - BUILDING CONDENSER LOCATIONS
M2.1.1	PLAN 1 - MECHANICAL LAYOUT
M2.2.1	PLAN 2 - MECHANICAL LAYOUT
M2.2.1	PLAN 2 - MECHANICAL LAYOUT (ACCESSIBLE PLAN)
MD.1	MECHANICAL DETAILS

ELECTRICAL:

EN.1	STANDARD NOTES
EN.2	CALCULATIONS AND SCHEDULES
EN.3	ONE LINE DIAGRAMS
EN.4	STANDARD DETAILS AND CLOSET DIAGRAMS
E1.1	5 PLEX - LEVEL 1 ELECTRICAL LAYOUT
E2.1	6 PLEX - PARTIAL LEVEL 1 ELECTRICAL LAYOUT
E2.1A	6 PLEX - PARTIAL LEVEL 1 ELECTRICAL LAYOUT
EU1.1	PLAN 1 - ELECTRICAL LAYOUT
EU2.1	PLAN 2 - ELECTRICAL LAYOUT

PLUMBING:

PN.1	STANDARD NOTES
PN.2	STANDARD DETAILS
PN.3	PLUMBING CALCULATIONS
2 P5.1	SITE WATER LAYOUT
P5.1	SITE DRAIN, WASTE & VENT LAYOUT
P1.1	BUILDING 4 - WATER & WASTE LAYOUT
P1.2	BUILDING 5 - WATER & WASTE LAYOUT
P1.3	BUILDING 6 - WATER & WASTE LAYOUT
P1.4	BUILDING 7 - WATER & WASTE LAYOUT
P1.5	BUILDING 1 - WATER & WASTE LAYOUT
P1.6	BUILDING 2 - WATER & WASTE LAYOUT
P1.7	BUILDING 3 - WATER & WASTE LAYOUT
PU1.1	PLAN 1 - WATER LAYOUT
PU1.2	PLAN 1 - DRAIN, WASTE & VENT LAYOUT
PU1.3	PLAN 1 - DRAIN, WASTE & VENT LAYOUT
1 PU1.4	PLAN 1 - RISER DIAGRAM
PU1.5	PLAN 1 - RISER DIAGRAM
PU2.1	PLAN 2 - WATER LAYOUT
PU2.1	PLAN 2 - WATER LAYOUT (ACCESSIBLE PLAN)
PU2.2	**PLAN 2 - DRAIN, WASTE & VENT LAYOUT** (ACCESSIBLE PLAN)
PU2.3	PLAN 2 - DRAIN, WASTE & VENT LAYOUT
PU2.3	
PU2.4	PLAN 2 - DRAIN, WASTE & VENT LAYOUT
1 PU2.5	PLAN 2 - RISER DIAGRAM
PU2.6	PLAN 2 - RISER DIAGRAM
PD.1	PLUMBING DETAILS

T-24 COMPLIANCE:

T24-MM	MANDATORY MEASURES
T24-1	PLAN 1 (321,1841) - ENERGY CALCULATIONS
T24-1.1	PLAN 1 (321,1841) - ENERGY CALCULATIONS
T24-2	PLAN 2 (327,2014) - ENERGY CALCULATIONS
T24-2.1	PLAN 2 (327,2014) - ENERGY CALCULATIONS

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Exterior soffits, Fiberglass Garage Door inserts
and small exterior alterations

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW23-0009 Rev 2&3
Reviewed by A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN:
ALL PLANS

SHEET:
TS.2

SPEC. LEVEL 1

SANTEE

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GENERAL NOTES

2022 CRC

GENERAL REQUIREMENTS

1. THE WORD 'CONTRACTOR' AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
2. CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODE REQUIREMENTS:
   - A. ALL LAWS, STATUTES, THE MOST RECENT BUILDING CODES, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CON-TRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
   - B. THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING TO SAFETY.
   - C. THE FAIR HOUSING AMENDMENTS ACT, THE AMERICANS WITH DISA-BILITIES ACT, AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING THERETO.
3. CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER, AND SHALL PROMPTLY REPORT IN WRITING TO OWNER'S REPRESENTATIVE ANY ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONSTRUCTION DOCU-MENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR.
4. IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS, WITHOUT THE AGREEMENT OF OWNER/BUILDER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES, INCLUDING, WITHOUTLIMITATION, THE COSTS OF CORRECTING DEFECTIVE WORK.
5. ALL REFERENCES TO THE CALIFORNIA RESIDENTIAL CODE SHALL BE TO 2022 EDITION.
6. CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER/BUILDER PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER/BUILDER.
8. CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE NOT IN COM-PLIANCE WITH APPLICABLE CODE REQUIREMENTS.
9. BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER/BUILDER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
10. SUBCONTRACTORS SHALL INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORKMANLIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUB-CONTRACTOR'S PERFORMANCE. SUBCONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK. ALL SUBCONTRACTOR WORKMANSHIP SHALL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, ARCHITECT OR BUILDER. ANY ONE OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME, AND CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF BUILDING WILL BE DONE IMMEDIATELY. EACH SUBCONTRACTOR, UNLESS SPECIFICALLY EXEMPTED BY THE TERMS OF HIS/HERS SUBCONTRACT AGREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LEFT BY OTHER SUBCONTRACTORS. OWNER/BUILDER WILL DETERMINE HOW SOON AFTER SUBCONTRACTOR COMPLETES EACH PHASE OF HIS WORK THAT TRASH AND DEBRIS WILL BE REMOVED FROM THE SITE.
11. APPROVAL BY THE BUILDING INSPECTOR DOES NOT MEAN APPROVAL OR ALLOWABLE FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.
12. ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THESE PLANS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY OWNER/BUILDER UNLESS STIPULATED OTHERWISE.
13. ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE EXPECTED, WITH PRIOR APPROVAL BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECT'S AND BUILDER'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.
14. CONSTRUCTION DOCUMENTS IDENTIFIED A "NOT FOR CONSTRUCTION" WATERMARK ON ANY OR ALL SHEETS MAY BE SUBJECT TO REVIEW. THIS REVIEW MAY RESULT IN CHANGES WHICH MAY BE MADE TO THE PLANS PRIOR TO THE ISSUANCE OF THE FINAL CONSTRUCTION SET WHICH WILL CONTAIN NO WATERMARK DESIGNATIONS. CONSTRUCTION DOCUMENTS IDENTIFIED WITH A WATERMARK ARE NOT TO BE CONSTRUED AS BEING THE COMPLETED OR FINAL DRAWINGS AND THEY SHOULD NOT IN ANY WAY BE USED AS SUCH.
15. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
16. TYPICAL DETAILS AND SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
17. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
18. SEE ARCHITECTURAL, STRUCTURAL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR PITS, TRENCHES, ROOF OPENINGS, DEPRESSIONS, ETC. NOT SHOWN ON THE OTHER DRAWINGS.
19. THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER WORK.

SITE WORK

1. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., AND BURIED ARTIFACTS SUCH AS INDIAN OR DINOSAUR BONES. IF ANY SUCH ITEMS ARE FOUND THE ARCHITECT, CIVIL ENGINEER, AND SOILS ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
2. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES.
3. REFER TO THE MOST CURRENT SOILS REPORT AS PREPARED BY THE GEOTECHNICAL ENGINEER.
4. REFER TO CIVIL ENGINEER'S CURRENT GRADING AND SITE PLANS.
5. REFER TO THE LANDSCAPE ARCHITECT'S CURRENT GRADING PLAN AND CONSTRUCTION DOCUMENTS.
6. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL. REFER TO GEOTECHNICAL REPORT.
7. EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH, LENGTH, AND DEPTH REQUIRED AND FINISHED WITH LEVEL BOTTOMS.

SITE WORK (continued)

8. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.
9. WHERE EXCAVATIONS ARE MADE TO A DEPTH GREATER THAN INDICATED, SUCH ADDITIONAL DEPTH SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOOTINGS.
10. ALL FILLS SHALL COMPLY WITH THE PROVISIONS OF AN APPROVED SOILS REPORT.
11. FILL MATERIALS SHALL BE FREE FROM DEBRIS, VEGETABLE MATTER AND OTHER FOREIGN SUBSTANCES.
12. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
13. ALL FINISH GRADES TO DRAIN AWAY FROM THE BUILDING FOOTINGS.
14. THERE SHALL BE NO ON-SITE WATER RETENTION.
15. THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTY.
16. DRIVEWAY PAVING SHALL BE 4 INCH THICK CONCRETE SLAB UNLESS OTHERWISE APPROVED BY OWNER/BUILDER.
17. STREET ADDRESSES SHALL BE LOCATED ON BUILDING EXTERIORS IN WITH LOCAL POLICE AND FIRE DEPARTMENT REQUIREMENTS.

CONCRETE

1. REFER TO STRUCTURAL ENGINEERING CALCULATIONS AND THE MOST CURRENT SOILS REPORT FOR THE PERFORMANCE REQUIREMENTS FOR CONCRETE FOUNDATIONS.
2. CONCRETE STRENGTH SHALL BE PER CRC SEC. R402.2 AND TABLE R402.2 REFER TO STRUCTURAL ENGINEERING CALCULATIONS.
3. CONCRETE SHALL BE MIXED IN ACCORDANCE WITH CRC SEC. R404.1.3.3.2.
4. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH CRC SEC. R404.1.3.3.2.
5. CONCRETE COMPRESSIVE STRENGTH SHALL COMPLY WITH SEC. R402.2. PER ASSIGNED SEISMIC DESIGN CATEGORY. CRC SEC. R404.1.3.3.1
6. ALL FORM WORK SHALL BE DESIGNED, CONSTRUCTED, UTILIZED, AND REMOVED PER CRC SEC. R404.1.3.3.6.
7. CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONS-TRUCTED IN ACCORDANCE OF CRC SEC. R506 OR ACI 332.
8. CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CRC SEC. R404.1.3.3.7.8.
9. ALL STEEL REINFORCING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH CRC SEC. R404.1.3.3.7.1
10. TOP OF CONCRETE SLABS TO BE A MINIMUM 6" (8" H.U.D.) ABOVE FINISH GRADE.
11. FOUNDATION WIDTHS, DEPTHS, AND REINFORCING, AS SHOWN ON PLANS, ARE SUPERCEDED BY ANY LOCAL CODES OR ORDINANCES WHICH REQUIRE INCREASES OF THE SAME.
12. ALL REINFORCEMENT, CONDUIT, OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS MUST BE SECURED AND APPROPRIATELY FASTENED IN THEIR PROPER LOCATIONS PRIOR TO THE PLACEMENT OF CONCRETE. SUB-CONTRACTOR SHALL VERIFY INSTALLATION OF HOLD-DOWNS, ANCHOR BOLTS, PA STRAPS, AND OTHER ANCHORAGE MATERIAL AND ITEMS PRIOR TO PLACEMENT OF CONCRETE.
13. POST-TENSION SLABS, IF APPLICABLE:
   - A. POINT AND LINE LOADS FROM STRUCTURE ABOVE TO BE PROVIDED TO POST-TENSION ENGINEER PRIOR TO POST-TENSION DESIGN.
   - B. ANCHOR BOLTS AND OTHER HARDWARE TO BE SHOWN ON POST-TENSION PLANS TO AVOID MIS-LOCATION OF HARDWARE AND POSSIBLE FIELD FIXES WHICH MAY CUT TENDONS.

MASONRY

1. ANY AND ALL MATERIALS USED FOR THE CONSTRUCTION AND/OR INSTALLATION OF STONE OR MASONRY VENEER SHALL MEET THE QUALITY STANDARDS AS SET FORTH IN CRC SEC. R703.8.
2. ALL MORTAR AND GROUT USED FOR THE CONSTRUCTION AND/OR INSTALLATION OF STONE OR MASONRY VENEER SHALL MEET THE REQUIREMENTS OF CRC SEC. R606.2.10 AND R606.2.11.
3. WATER USED IN MORTAR OR GROUT SHALL BE CLEAN AND FREE OF DELETERIOUS AMOUNTS OF ACID, ALKALIES, OR ORGANIC MATERIAL OR OTHER HARMFUL SUBSTANCES.
4. EXCEPT FOR MORTARS LISTED IN SEC.S R606.2.4, R606.2.10 AND R606.2.11, MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL MEET THE PROPORTION SPECIFICATIONS OF TABLE R606.2.8 OR THE PROPERTY SPECIFICATIONS OF ASTM C270. THE TYPE OF MORTAR SHALL BE IN ACCORDANCE WITH CRC SEC.S R606.2.8.1, R606.2.8.2 AND R606.2.8.3.
5. GROUT SHALL CONSIST OF CEMENTITIOUS MATERIAL AND AGGREGATE IN ACCORDANCE WITH ASTM C476 OR THE PROPORTION SPECIFICATIONS OF CRC TABLE R606.2.12. TYPE M OR TYPE S MORTAR TO WHICH SUFFICIENT WATER HAS BEEN ADDED TO PRODUCE POURING CONSISTENCY SHALL BE PERMITTED TO BE USED AS GROUT.
6. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150.
7. ALL BRICK SHALL CONFORM TO ASTM C1088 FOR SOLID UNITS OF THIN VENEER BRICK.
8. UNLESS SPECIFICALLY SHOWN OTHERWISE ALL BRICK SHALL BE LAID IN A RUNNING BOND PATTERN.
9. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES EMBEDDED IN MORTAR OR GROUT AND EXTENDING INTO THE VENEER A MINIMUM OF 1 1/2 INCHES, WITH NOT LESS THAN 5/8 INCH MORTAR OR GROUT COVER TO OUTSIDE FACE. WHERE VENEER IS ANCHORED TO WOOD BACKINGS BY CORRUGATED SHEET METAL TIES, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATE-RIAL SHALL BE A MAXIMUM OF A NOMINAL 1 INCH. WHERE THE VENEER IS ANCHORED TO WOOD BACKINGS USING METAL STRAND WIRE TIES, THE DIS-, TANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL SHALL BE A MAXIMUM OF 4 1/2 INCHES. WHERE THE VENEERIS ANCHORED TO COLD-FORMED STEEL BACKINGS, ADJUSTABLE METAL STRAND WIRE TIES SHALL-BE USED. WHERE VENEER IS ANCHORED TO COLD-FORMED STEEL BACKINGS, THE DISTANCE SEPARATING THE VENEER FROM THE SHEATHING MATERIAL-SHALL BE A MAXIMUM OF 5 INCHES. (CRC SEC. R703.8) AS AN ALTERNATE TO THE AIRSPACE REQUIRED BY SEC. R703.8, MORTAR OR GROUT SHALL BE PERMITTED TO FILL THE AIRSPACE. WHERE THE AIRSPACE IS FILLED WITH MORTAR OR GROUT, A WATER-RESISTIVE BARRIER IS REQUIRED OVER STUDS OR SHEATHING. WHEN FILLING THE AIR SPACE REPLACING THE SHEATHING AND WATER-RESISTIVE BARRIER WITH WIRE MESH AND APPROVED WATER-RESISTIVE BARRIER-BACKED REINFORCEMENT, ATTACHED DIRECTLY TO THE STUDS IS PERMITTED. CRC SEC. R703.8.4.2
10. ADHERED MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION CRC SEC. R703.12
11. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS WHERE MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH CRC SEC. R703.8. SEE CRC SEC. R703.4 FOR ADDITIONAL REQUIREMENTS.

MASONRY (continued)

12. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL BE NOT LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

METALS

1. REFER TO STRUCTURAL NOTES AND SPECIFICATIONS FOR STRUCTURAL STEEL AND METAL AND REINFORCING STEEL SPECIFICATIONS.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO 2022 CRC
3. FOUNDATION ANCHORAGE, SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE TO CRC SEC. R403.1.6.
4. FASTENERS IN PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. CRC SEC. R317.3.1

WOOD & FRAMING

LUMBER

1. LOAD BEARING LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATE OF INSPECTION ISSUED BY A LUMBER GRA-DING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF FOLLOWING CRC SEC.S R502.1, R602.1 AND R802.1.
2. ALL PRESERVATIVELY TREATED WOOD REQUIRED TO BE TREATED UNDER C.B.C. SEC. 2303.1.4 SHALL BE IDENTIFIED BY THE QUALITY MARK OF AN INSPECTION AGENCY WHICH HAS BEEN ACCREDITED BY AN ACCREDITATION BODY WHICH COMPLIES WITH THE REQUIREMENTS OF THE AMERICAN LUMBER STANDARD COMMITTEE TREATED WOOD PROGRAM, OR EQUIVALENT.
3. ALL LUMBER SIZES NOTED AND SPECIFIED ON PLANS ARE NOMINAL SIZES UNLESS SPECIFICALLY INDICATED AS NET SIZE.

GLUE LAMINATED LUMBER

1. ALL GLUE LAMINATED TIMBER SHALL MEET THE STANDARDS OF QUALITY AND WORKMANSHIP AS STATED IN CRC SEC. R317.1 AND THE CURRENT EDITION OF THE TIMBER CONSTRUCTION MANUAL BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
2. STRUCTURAL GLUE LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN ANSI/AITC A190.1 AND ASTM D3737. CRC SEC.S R502.1.3, R602.1.3 AND R802.1.2
3. REFER TO THE STRUCTURAL ENGINEER'S CURRENT NOTES, CALCULATIONS, AND SPECIFICATIONS.

PROTECTION AGAINST DECAY & TERMITE

1. PROTECTION OF WOOD AND WOODBASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.
2. IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES TO EXPOSED GROUND.
3. WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.
4. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
5. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH ON TOPS, SIDES AND ENDS.
6. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
7. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.
8. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.
9. PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

   EXCEPTION: SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDE THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER.
10. WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER. CRC SEC. R317.1

SHEATHING

1. WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2, ANSI/APA PRP 210, CSA O325 OR CSA O437. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY. CRC SEC. R604.1
2. WOOD STRUCTURAL PANEL USED AS ROOF SHEATHING SHALL CONFORM TO REQUIREMENTS OF CRC SEC. R503.2.
3. REFER TO THE STRUCTURAL ENGINEER'S CURRENT SPECIFICATIONS, CALCULA-TIONS, AND PLANS FOR REQUIRED STRENGTH, GRADE, AND THICKNESS FOR WOOD STRUCTURAL PANEL ROOF SHEATHING AND FOR DIAPHRAGM NAILING.
4. REFER TO THE STRUCTURAL ENGINEER'S CURRENT SPECIFICATIONS, CALCULA-TIONS, AND PLANS FOR REQUIRED STRENGTH, GRADE, AND THICKNESS FOR THICKNESS FOR PLYWOOD FLOOR SHEATHING PANELS AND FOR DIAPHRAGM NAILING AND ADHESIVE REQUIREMENTS.
5. WHERE APPLICABLE, REFER TO THE SHEAR WALL SCHEDULE FOR REQUIRED STRENGTH, GRADE, AND THICKNESS OF PLYWOOD SHEAR PANELS AND FOR REQUIRED SHEAR WALL NAILING SCHEDULE.

WOOD & FRAMING (continued)

FLOOR FRAMING

1. REFER TO THE STRUCTURAL ENGINEER'S CURRENT PLANS & CALCULATIONS FOR SIZE, SPACING, AND ANCHORAGE OF ALL FLOOR JOISTS; SIZE, LOCATION, AND ANCHORAGE OF ALL FLOOR BEAMS AND HEADERS; AND ALL RELATED FRAMING ISSUES.
2. THE PLACEMENT OF HOLES IN FLOOR JOIST WEBS SHALL BE PER MANU-FACTURER'S SPECIFICATIONS. THE NOTCHING OR CUTTING OF FLOOR JOIST FLANGES IS NOT ALLOWED.

ROOF FRAMING

1. ROOF FRAMING SHALL BE BY PRE-MANUFACTURED ROOF TRUSSES SPACED AT 24 INCHES ON CENTER UNLESS NOTED OTHERWISE.
2. THE MANUFACTURER SHALL SUPPLY TO THE ARCHITECT AND BUILDER CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL OF DESIGN LOADS, CONFIGURATION (2 OR 3 POINT BEARING), VOLUME CEILING OPTIONS, AND SHEAR TRANSFER, PRIOR TO FABRICATION.
3. ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHEREIN THE PROJECT IS TO BE BUILT.
4. MANUFACTURER IS TO SECURE BUILDING DEPARTMENT APPROVAL OF CALCULATIONS AND SHOP DRAWINGS PRIOR TO FABRICATION.
5. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST BUILDING CODE FOR ALL LOADS IMPOSED, INCLUDING LATERAL LOADS AND MECHANICAL EQUIPMENT LOADS.
6. ALL CONNECTORS SHALL BE I.C.C. APPROVED AND OF ADEQUATE STRENGTH TO RESIST ALL DESIGN LOADS.
7. AN ATTIC ACCESS MINIMUM OPENING ALLOWED IS 22"X 30", PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING. (CMC SEC. 304.4) ATTIC ACCESS BE PROVIDED AND LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THIRTY-INCH-MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. (CRC SEC. R307.1).

WALL FRAMING

1. EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF CRC SEC. R602.3 OR IN ACCORDANCE WITH ANC NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(6). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3). STUD SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. (CRC SEC. R602.3).
2. THE SIZE, HEIGHT, AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH CRC TABLE R602.3(5). CRC SEC. R602.3
3. WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054 INCH THICK (1.371 MM) (16 GA) AND 1 1/2 INCHES (38 MM) WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 10D (0.148 INCH DIAMETER) NAILS HAVING A MINIMUM LENGTH OF 1 1/2 INCHES (38 MM) AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND NOT LESS THAN 6 INCHES PAST THE OPENING. CRC SEC. R602.6.1
4. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD DEPTH, THE EDGE OF THE HOLE SHALL NOT BE LESS THAN 5/8 INCH (16 MM) FROM THE EDGE OF THE STUD, AND THE HOLE SHALL NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. WHERE THE DIAMETER OF A BORED HOLE IN A STUD LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS IS OVER 40 PERCENT, SUCH STUD SHALL BE DOUBLED AND NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS SHALL BE SO BORED. CRC SEC. R602.6(1) AND R602.6(2).
5. REFER TO THE STRUCTURAL ENGINEER'S CURRENT SPECIFICATIONS, CALCULA-TIONS, AND PLANS FOR REQUIRED STRENGTH OF EXTERIOR WALLS AND INTE-RIOR BEARING WALLS OF WOOD-FRAME CONSTRUCTION.

FIRE BLOCKING AND DRAFTSTOPPING

1. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN CRC SEC. R302.11 AND SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
2. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS: CRC SEC. R302.11
3. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   - 3.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   - 3.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
4. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
5. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
6. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
7. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
8. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
9. FIREBLOCKING SHALL CONSIST TWO-INCH NOMINAL LUMBER, TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, ONE THICKNESS OF 23/32-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANELS, ONE THICKNESS OF

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 R905.2.8.2.
    1. FOR OPEN VALLEYS (VALLEY LININGS EXPOSED) LINED WITH METAL, THE VALLEY LINING SHALL BE NOT LESS THAN 24 INCHES (610 MM) WIDE AND OF ANY OF THE CORROSION-RESISTANT METALS IN CRC TABLE R905.2.9.2.
    2. FOR OPEN VALLEYS, VALLEY LININGS OF TWO PLIES OF MINERAL-SURFACED ROLL ROOFING, COMPLYING WITH ASTM D3909 OR ASTM D6380 CLASS M, SHALL BE PERMITTED. THE BOTTOM LAYER SHALL BE 18 INCHES AND THE TOP LAYER NOT LESS THAN 36 INCHES WIDE.
    3. FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D6380 AND NOT LESS THAN 36 INCHES WIDE OR VALLEY LININGS AS DESCRIBED IN ITEM 1 OR 2 SHALL BE PERMITTED. SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 SHALL BE PERMITTED IN LIEU OF THE LINING MATERIAL.
18. FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP-FLASHING METHOD. THE FLASHING SHALL BE A MINIMUM OF 4 INCHES HIGH AND 4 INCHES WIDE, AT THE END OF THE VERTICAL SIDEWALL THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS AWAY FROM THE WALL AND ONTO THE ROOF AND/ OR GUTTER. (CRC SEC. R905.2.8.3) FLASHING AGAINST VERTICAL FRONT WALL, AS WELL AS SOIL STACK, VENT PIPE AND CHIMNEY FLASHING, SHALL BE APPLIED ACCORDING TO THE ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS. (CRC SEC. R905.2.8.4) ASPHALT SHINGLES ROOF MATERIAL)
19. AT THE JUNCTURE OF ROOF VERTICAL SURFACES, FLASHING AND COUNTERFLASHING SHALL BE PROVIDED IN ACCORDANCE WITH THIS CHAPTER AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND, WHERE OF METAL, SHALL BE NOT LESS THAN 0.019 INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL. THE VALLEY FLASHING SHALL EXTEND NOT LESS THAN 11 INCHES (279 MM) FROM THE CENTER-LINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1 INCH (25 MM) IN HEIGHT AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SEC.5 OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4 INCHES (102 MM). FOR ROOF SLOPES OF 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) AND GREATER, VALLEY FLASHING SHALL HAVE A 36-INCH-WIDE (914 MM) UNDERLAYMENT OF ONE LAYER OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY, IN ADDITION TO OTHER REQUIRED UNDERLAYMENT. IN AREAS WHERE THE AVERAGE DAILY TEMPERATURE IN JANUARY IS 25°F (-4°C) OR LESS, METAL VALLEY FLASHING UNDERLAYMENT SHALL BE SOLID-CEMENTED TO THE ROOFING UNDERLAYMENT FOR SLOPES LESS THAN 7 UNITS VERTICAL IN 12 UNITS HORIZONTAL (58-PERCENT SLOPE) OR BE OF SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET.

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. R905.3 (FOR CLAY & CONCRETE TILE)
3. CLAY OR CONCRETE TILE SHALL COMPLY WITH CRC STANDARD R905.3.4 ASTM C1167 AND R905.3.5 ASTM C1492. ALL MATERIAL SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S LABEL OR IDENTIFYING MARK. CRC SEC. R904.4
4. COMPOSITION ROOFING SHINGLES SHALL BE OF ASPHALT OR APPROVED RELATED MATERIALS AND MEET THE REQUIREMENTS OF CRC SEC. R905.2
5. ASPHALT SHALL BE DELIVERED IN CARTONS INDICATING THE NAME OF THE MANUFACTURER, THE FLASH POINT AND TYPE OF PRODUCT. BULK SHIPMENTS SHALL BE ACCOMPANIED WITH THE SAME INFORMATION ISSUED IN THE FORM OF A CERTIFICATION OR ON THE BILL OF LADING BY THE MANUFACTURER. CRC SEC. R904.4
6. ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO THE MANUFAC-TURER'S INSTRUCTIONS. CRC SEC. R905.2.6
7. CLAY OR CONCRETE ROOF TILES SHALL BE INSTALLED OVER A MINIMUM OF ONE LAYER OF #40 POUND BUILDING PAPER UNDERLAYMENT. BUILDING PAPER SHALL CONFORM TO CRC SEC. R905.3.3.
8. TYPE, COLOR, AND PROFILE OF ALL ROOFING TILES SHALL BE APPROVED BY OWNER/BUILDER AND ARCHITECT.
9. BUILT-UP ROOFING PLY MATERIALS SHALL BEAR THE LABEL OF AN APPROVED AGENCY HAVING A SERVICE FOR THE INSPECTION OF MATERIAL AND FINISHED PRODUCTS DURING MANUFACTURE. CRC SEC. R904.4
10. BUILT-UP ROOFING SHALL BE INSTALLED ACCORDING TO CRC SEC. R905.9 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CRC SEC. R905.9.3
11. FOR CONCRETE ROOF TILE COVERINGS WITH SLOPES FROM (2:12) UP TO (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SEC. R905.3.3. CRC SEC. R905.3.2

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 THE CALIFORNIA BUILDING CODE AND ALL STATE AND LOCAL CODES.
3. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED PER CRC SEC. R703.2 AND, WHEN APPLIED OVER WOOD BASE SHEATHING, SHALL INCLUDE TWO LAYERS OF 60 MINUTE GRADE 'D' PAPER. (CRC SEC. R703.7.3)
4. FIBER-CEMENT PANELS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1186, TYPE A, MINIMUM GRADE II OR ISO 8336, CATEGORY A, MINIMUM CLASS 2. PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION EITHER PARALLEL OR PERPENDICULAR TO FRAMING. VERTICAL AND HORIZONTAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE PROTECTED WITH CAULKING, OR WITH BATTENS OR FLASHING, OR BE VERTICAL OR HORIZONTAL SHIPLAP, OR OTHERWISE DESIGNED TO COMPLY WITH SECTION R703.1. PANEL SIDING SHALL BE INSTALLED WITH FASTENERS IN ACCORDANCE WITH TABLE R703.3(1) OR THE APPROVED MANUFACTURER'S INSTRUCTIONS. CRC SEC. R703.10.1
5. FIBER-CEMENT LAP SIDING HAVING A MAXIMUM WIDTH OF 12 INCHES (305 MM) SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C1186, TYPE A, MINIMUM GRADE II OR ISO 8336, CATEGORY A, MINIMUM CLASS 2. LAP SIDING SHALL BE LAPPED A MINIMUM OF 11/4 INCHES (32 MM) AND LAP SIDING NOT HAVING TONGUE-AND-GROOVE END JOINTS SHALL HAVE THE ENDS PROTECTED WITH CAULKING, COVERED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRIP OF FLASHING, OR SHALL BE DESIGNED TO COMPLY WITH SECTION R703.1. LAP SIDING COURSES SHALL BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, IN ACCORDANCE WITH TABLE R703.3(1) OR APPROVED MANUFACTURER'S INSTRUCTIONS. CRC SEC. R703.10.2

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. THEY SHALL EXHIBIT A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. INSULATING MATERIALS, WHERE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION, SHALL INCLUDE FACINGS, WHERE USED, SUCH AS VAPOR RETARDERS, VAPOR PERMEABLE MEMBRANES AND SIMILAR COVERINGS.

   EXCEPTIONS:
   WHERE SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.

   CELLULOSE FIBER LOOSE-FILL INSULATION THAT IS NOT SPRAY APPLIED AND THAT COMPLIES WITH THE REQUIREMENTS OF SECTION R302.10.3 SHALL NOT BE REQUIRED TO MEET THE FLAME SPREAD INDEX REQUIREMENTS BUT SHALL BE REQUIRED TO MEET A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHERE TESTED IN ACCORDANCE WITH CAN/ULC S102.2.

   FOAM PLASTIC INSULATION SHALL COMPLY WITH SECTION R316.
2. DUCT INSULATION AND INSULATION IN PLENUMS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT CALIFORNIA MECHANICAL CODE.
3. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. CRC SEC. R302.11.1.1
4. FOR PROJECTS WITHIN CALIFORNIA THE ENERGY EFFICIENCY REQUIREMENTS INCLUDING BUT NOT LIMITED TO INSULATION "R" VALUES, PERCENTAGE OF GLAZING, GLAZING 'U' VALUES, ETC. SHALL BE DETERMINED BY THE CALIFORNIA ENERGY CODE, A PART OF TITLE 24, AND LOCATED IN THE PLANS ON THE ENERGY COMPLIANCE SHEET(S) (CF1-R). ENERGY CALCULATIONS PREPARED IN ACCORDANCE WITH STATE CODES ARE ALSO REQUIRED AS PART OF THE BUILDING DEPARTMENT SUBMITTAL.
5. FOR PROJECTS WITHIN CALIFORNIA BUILDER AND INSULATION INSTALLER MUST PROVIDE A CERTIFICATE OF INSULATION AND POST IT IN A CONSPICUOUS LOCATION PER CALIFORNIA STATE ENERGY CODE.
6. THE ENERGY REQUIREMENTS FOR PROJECTS OUTSIDE OF CALIFORNIA SHALL BE BASED ON THE MODEL ENERGY CODE OR INTERNATIONAL ENERGY CONSERVATION CODE, REFER TO LOCAL JURISDICTION.
7. THE FOLLOWING OPENINGS IN THE BUILDING ENVELOPE MUST BE CAULKED, SEALED OR WEATHER-STRIPPED TO PROTECT AGAINST COLD AIR INFILTRATION OR HEAT LOSS:

   EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL PANELS, WALL SOLE PLATES AND FLOORS;

   AND INTERIOR WALLS, CEILINGS AND FLOORS; OPENINGS FOR PLUMBING, ELECTRICAL AND GAS LINES IN EXTERIOR OPENINGS IN THE ATTIC FLOOR (SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS;

   ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.

DOORS & WINDOWS

1. SEE FLOOR PLANS AND ELEVATIONS FOR SIZES AND TYPES OF DOORS AND WINDOWS AND FOR ANY DIVIDED LITE PATTERNS. COLORS SHALL 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. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD), THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP, OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. CRC SEC. R311.2
3. NO DOUBLE FRENCH DOORS SHALL BE USED UNLESS THERE IS A SUFFICIENT OVERHANG OR COVERED PATIO COVERING THESE DOORS. NO DOUBLE WOOD FRENCH DOORS SHALL BE USED IN ANY CASE.
4. THE DOOR FROM THE GARAGE TO THE HOUSE SHALL BE A SELF-CLOSING, AND SELF-LATCHING SOLID-WOOD DOOR 1 3/8 INCHES IN THICKNESS. CRC SEC. R302.5.1
5. PROVIDE SECURITY HARDWARE FOR ALL DOORS AND WINDOWS IN CONFORMANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
6. EVERY EXTENSION GARAGE DOOR SPRING SOLD OR OFFERED FOR SALE, WHETHER NEW OR SOLD AS A REPLACEMENT, OR INSTALLED IN ANY GARAGE OR CARPORT WHICH IS ACCESSORY TO A DWELLING COVERED BY THIS CODE, SHALL CONFORM TO THE REQUIREMENTS FOR GARAGE DOOR SPRINGS LOCATED IN SECTION 1210 OF THE CALIFORNIA BUILDING CODE. CRC SEC. R304.7
7. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325. SEE HEALTH AND SAFETY CODE SECTIONS 19840, 19841 AND 19842 FOR ADDITIONAL PROVISIONS FOR RESIDENTIAL GARAGE DOOR OPENERS. CRC SEC. R304.7
8. ALL SLIDING OR SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER-STRIPPED, GASKETED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
9. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE CURRENT AMERICAN NATIONAL STANDARDS INSTITUTE ASTM. E283-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED.
10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. CRC SEC. R310.2.1 THROUGH R310.2.4
11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES AND FALL PREVENTION DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING AND SHALL BE NOT MORE THAN 70 INCHES ABOVE THE FINISHED FLOOR. THE RELEASE MECHANISM SHALL BE MAINTAINED OPERABLE AT ALL TIMES.

   SUCH BARS, GRILLS, GRATES OR ANY SIMILAR DEVICES SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR RELEASE DEVICE FOR USE BY THE FIRE DEPARTMENT ONLY WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

   WHERE SECURITY BARS (BURGLAR BARS) ARE INSTALLED ON EMERGENCY EGRESS AND RESCUE WINDOWS OR DOORS, ON OR AFTER JULY 1, 2000, SUCH DEVICES SHALL COMPLY WITH CALIFORNIA BUILDING STANDARDS CODE, PART 12, CHAPTER 12-3 AND OTHER APPLICABLE PROVISIONS OF THIS CODE.

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. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED. CRC SEC. R303.1
    1. FOR HABITABLE ROOMS OTHER THAN KITCHENS, THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY CRC SEC. R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM OR A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN THE HABITABLE ROOMS IS INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
    2. FOR KITCHENS, THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A LOCAL EXHAUST SYSTEM IS INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
    3. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (63 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
    4. USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING.
    5. THE WINDOWS, DOORS, LOUVERS AND OTHER APPROVED CLOSEABLE OPENINGS NOT REQUIRED BY SECTION R310 MAY OPEN INTO A PASSIVE SOLAR ENERGY COLLECTOR FOR VENTILATION REQUIRED BY THIS SECTION. THE AREA OF VENTILATION OPENINGS TO THE OUTSIDE OF THE PASSIVE SOLAR ENERGY COLLECTOR SHALL BE INCREASED TO COMPENSATE FOR THE OPENINGS REQUIRED BY THE INTERIOR SPACE.
    6. GLAZED OPENINGS MAY OPEN INTO A PASSIVE SOLAR ENERGY COLLECTOR PROVIDED THE AREA OF EXTERIOR GLAZED OPENING(S) INTO THE PASSIVE SOLAR ENERGY COLLECTOR IS INCREASED TO COMPENSATE FOR THE AREA REQUIRED BY THE INTERIOR SPACE.

GLAZING & SAFETY GLAZING

1. GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SEC. R308.
2. EXCEPT AS INDICATED IN CRC SEC. R308.1.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN CRC SEC. R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION TYPE SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF MANUFACTURER'S DESIGNATION. CRC SEC. R308
3. GLAZING INSTALLED IN FIRE DOORS OR WINDOW ASSEMBLIES IN AREAS SUBJECT TO HUMAN IMPACT IN HAZARDOUS LOCATIONS INCLUDING GLASS MIRRORS AS INDICATED AND DEFINED IN CRC SEC. R308.4. ALL GLAZING SHALL PASS REQUIREMENTS OF SEC. R308.3.1 IN ACCORDANCE WITH CPSC 16 CFR 1201 AND TEST CRITERIA CATEGORY I OR II AS INDICATED IN TABLE R308.3.1(1)
4. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:
    1. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS EXCEPT JALOUSIES PER CRC SEC. R308.3 EXC. 1.
    2. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. CRC SEC. 308.4.2
    3. GLAZING IN FIXED OR OPERABLE PANEL THAT MEETS ALL THE FOLLOWING CONDITIONS: CRC SEC. 308.4.3
        1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
        2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
        3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE THE FLOOR.
        4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING.
    4. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARD-LESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. CRC SEC. R308.4.4
    5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. CRC SEC. R308.4.5
    6. GLAZING ADJACENT TO STAIRWAYS AND RAMPS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. CRC SEC. R308.4.6
    7. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING. CRC SEC. R308.4.7
    8. GLAZING IN ALL UNFRAMED SWINGING DOORS.
    9. GLAZING IN STORM DOORS.
5. GLAZING IN WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS FOR SAFETY GLAZING AS SET FORTH IN C.B.C. TABLES R308.3.1(1) AND R308.3.1(2) PLASTIC GLAZING SHALL MEET THE WEATHERING REQUIREMENTS OF ANSI Z97.1
6. MIRRORS SHALL BE A MINIMUM OF 3/16 INCH POLISHED PLATE GLASS.
7. FLOAT, WIRED AND PATTERNED GLASS IN LOUVERED WINDOWS AND JALOUSIES SHALL BE NO THINNER THAN NOMINAL 3/16 INCH AND NO LONGER THAN 48 INCHES. EXPOSED GLASS EDGES SHALL BE SMOOTH (CRC SEC. R308.2)
8. GLAZING SUPPORT AND FRAMING SHALL COMPLY WITH C.B.C. SEC.S 2403.2 AND 2403.3.
9. HINGED SHOWER DOORS SHALL OPEN OUTWARD.
10. GLAZING SHALL BE IN ACCORDANCE WITH ENERGY COMPLIANCE CALCULATIONS, CALIFORNIA ENERGY CODE (TITLE 24)

FINISHES

GYPSUM BOARD

1. GYPSUM WALLBOARD SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL STATE AND LOCAL BUILDING CODES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
2. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED. CRC SEC. R701.2
3. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS THAT ARE PERPENDICULAR TO THE FRAMING MEMBERS. CRC SEC. R702.3.5
4. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE-RESISTIVE CONSTRUCTION OR DIAPHRAGM ACTION IS REQUIRED. CRC SEC. R702.3.5
5. FASTENERS SHALL NOT BE SPACED LESS THAN 3/8 INCH FROM EDGES AND ENDS OF GYPSUM WALLBOARD IN A HORIZONTAL DIAPHRAGM. CRC TABLE R702.3.5.
6. FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERPENDICULAR TO SUPPORTS, AND AT THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR-RESISTING ELEMENTS OR FIRE-RESISTIVE ASSEMBLIES. CRC SEC. R702.3.5.1
7. FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD. CRC SEC. R702.3.5.1
8. WHERE TWO LAYERS OF GYPSUM WALLBOARD ARE REQUIRED, THE BASE LAYER OF GYPSUM WALLBOARD SHALL BE APPLIED WITH FASTENERS OF THE TYPE AND SIZE AS REQUIRED FOR THE NON-ADHESIVE APPLICATION OF SINGLE-PLY GYPSUM WALLBOARD.
9. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325, C1178 OR C1278, RESPECTIVELY, AND IN- STALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. CRC SEC. R702.4.2
10. GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C1178, C1278 OR C1396. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PERMITTED ON CEILINGS. GYPSUM BOARD SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER. CRC SEC. R702.3.7
11. WATER-RESISTANT GYPSUM WALLBOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
    1. WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.

    CRC SEC. R702.3.7.1

FIRE SEPARATION

1. PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. CRC SEC. R302.6 AND TABLE R302.6
2. PROVIDE ONE LAYER OF 5/8 INCH TYPE 'X' GYPSUM WALLBOARD AT GARAGE CEILING SIDE BENEATH ALL HABITABLE ROOMS AND STRUCTURAL SUPPORTING FRAMING MEMBERS. CRC SEC. R302.6 AND TABLE R302.6
3. PROVIDE ONE LAYER OF 1/2 INCH GYPSUM WALLBOARD AT ALL WALLS, AND SOFFITS OF ENCLOSED ACCESSIBLE SPACE UNDER STAIRS. CRC SEC. R302.7

EXTERIOR LATH

1. BACKING OR A LATH SHALL PROVIDE SUFFICIENT RIGIDITY TO PERMIT PLASTER APPLICATION.
2. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH LONG, 11 GAGE NAILS HAVING A 7/16-INCH HEAD, OR 7/8-INCH LONG, 16 GAGE STAPLES, SPACED NO MORE THAN 7 INCHES OR AS OTHERWISE. CRC SEC. R703.7.1
3. GYPSUM LATH OR GYPSUM BOARD SHALL NOT BE USED AS BACKING EXCEPT THAT ON HORIZONTAL SUPPORTS OF CEILINGS OR ROOF SOFFITS IT MAY BE USED AS BACKING FOR METAL LATH OR WIRE FABRIC LATH AND CEMENT PLASTER.
4. METAL LATH OR WIRE FABRIC LATH SHALL BE APPLIED WITH THE LONG DIMENSION OF THE SHEETS PERPENDICULAR TO SUPPORTS.
5. WHERE END LAPS OF SHEETS DO NOT OCCUR OVER SUPPORTS, THEY SHALL BE SECURELY TIED TOGETHER WITH NOT LESS THAN 0.044-INCH (NO. 18 B.W. GAGE) WIRE.
6. CORNERITE SHALL BE INSTALLED IN ALL INTERNAL CORNERS TO RETAIN POSITION DURING PLASTERING. CORNERITE MAY BE OMITTED WHEN LATH IS CONTINUOUS OR WHEN PLASTER IS NOT CONTINUOUS FROM ONE PLANE TO AN ADJACENT PLANE.
7. THE APPLICATION OF METAL LATH OR WIRE FABRIC LATH SHALL BE AS SPECIFIED IN CRC SEC. R703.7.1
8. WHERE NO EXTERNAL CORNER REINFORCEMENT IS USED, LATH SHALL BE FURRED OUT AND CARRIED AROUND CORNERS AT LEAST ONE SUPPORT ON FRAME CONSTRUCTION.
9. A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM), SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE OF THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED. CRC SEC. R703.7.2.1

EXTERIOR PLASTER

1. PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE FABRIC LATH AND SHALL NOT BE LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE OR GYPSUM BACKING AS SPECIFIED. CRC SEC. R703.7.

MECHANICAL & PLUMBING (continued)

MECHANICAL (continued)

23. CONTRACTOR SHALL NOT EXCEED 50 CFM PER 1000 SQUARE FEET FOR TOTAL DUCT LEAKAGE, MEASURED AT 50 PASCAL (.02 IN.C.) OF POSITIVE PRESSURE, USING CALIBRATED DUCT BLASTER TEST EQUIPMENT.
24. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS, THE PROCEDURES DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS, OR THE APPLICABLE STANDARDS ADOPTED TO THE SHEET METAL AND AIR CONDITIONING CONTRACTOR ASSOCIATION.

PLUMBING

1. ALL MATERIALS AND EQUIPMENT, INSTALLATION AND CONSTRUCTION METHODS SHALL COMPLY WITH THE MOST CURRENT ADOPTED EDITION OF THE CALIFORNIA PLUMBING CODE OR THE CURRENT LOCALLY ADOPTED PLUMBING CODE.
2. NO PLUMBING FIXTURE, DEVICE, OR CONSTRUCTION SHALL BE INSTALLED OR MAINTAINED, OR SHALL BE CONNECTED TO A DOMESTIC WATER SUPPLY, WHERE SUCH INSTALLATION OR CONNECTION PROVIDES A POSSIBILITY OF POLLUTING SUCH WATER SUPPLY OR CROSS-CONNECTION BETWEEN A DISTRIBUTING SYSTEM OF WATER FOR DRINKING AND DOMESTIC PURPOSES AND WATER THAT BECOMES CONTAMINATED BY SUCH PLUMBING FIXTURE, DEVICE, OR CONSTRUCTION UNLESS THERE IS PROVIDED A BACKFLOW PREVENTION DEVICE APPROVED FOR THE POTENTIAL HAZARD. CPC SEC. 602.3
3. WHERE PLUMBING FIXTURES ARE INSTALLED FOR PRIVATE USE, HOT WATER SHALL BE REQUIRED FOR BATHING, WASHING, LAUNDRY, COOKING PURPOSES, DISHWASHING OR MAINTENANCE. CPC SEC. 601.2.1
4. POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB-TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB-TYPE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES (152 MM) ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF-DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED. CPC SEC. 603.5.7
5. COPPER OR COPPER ALLOY TUBE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN TYPE L. EXCEPTION: TYPE M COPPER OR COPPER ALLOY TUBING SHALL BE PERMITTED TO BE USED FOR WATER PIPING WHERE PIPING IS ABOVEGROUND IN, OR ON, A BUILDING OR UNDERGROUND OUTSIDE OF STRUCTURES. CPC SEC. 604.3
6. APPROVED PLASTIC MATERIALS SHALL BE PERMITTED TO BE USED IN BUILDING SUPPLY PIPING, PROVIDED THAT WHERE METAL BUILDING SUPPLY PIPING IS USED FOR ELECTRICAL GROUNDING PURPOSES, REPLACEMENT PIPING, THEREFORE, SHALL BE OF LIKE MATERIALS. CPC SEC. 604.10
7. PIPING PASSING UNDER OR THROUGH WALLS SHALL BE PROTECTED FROM BREAKAGE. PIPING PASSING THROUGH OR UNDER CINDERS OR OTHER CORROSIVE MATERIALS SHALL BE PROTECTED FROM EXTERNAL CORROSION IN AN APPROVED MANNER. APPROVED PROVISIONS SHALL BE MADE FOR EXPANSION OF HOT WATER PIPING. VOIDS AROUND PIPING PASSING THROUGH CONCRETE FLOORS ON THE GROUND SHALL BE SEALED. CPC SEC. 312.1
8. PIPING IN CONNECTION WITH A PLUMBING SYSTEM SHALL BE SO INSTALLED THAT PIPING OR CONNECTIONS WILL NOT BE SUBJECT TO UNDUE STRAINS OR STRESSES, AND PROVISIONS SHALL BE MADE FOR EXPANSION, CONTRACTION, AND STRUCTURAL SETTLEMENT. NO PLUMBING PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY. NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING, NOTCHING, OR OTHERWISE. CPC SEC. 312.2
9. PROTECTIVELY COATED PIPE OR TUBING SHALL BE INSPECTED AND TESTED, AND A VISIBLE VOID, DAMAGE, OR IMPERFECTION TO THE PIPE COATING SHALL BE REPAIRED IN AN APPROVED MANNER. CPC SEC. 312.5
10. NO WATER, SOIL, OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING, IN ATTICS OR CRAWL SPACES, OR IN AN EXTERIOR WALL UNLESS, WHERE NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING. CPC SEC. 312.6
11. ALL PIPING PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS, PARTITIONS, FLOORS, FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, OR SHAFT ENCLOSURES SHALL BE PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE. CPC SEC. 312.7
12. MATERIALS FOR DRAINAGE PIPING SHALL BE IN ACCORDANCE WITH ONE OF THE REFERENCED STANDARDS IN TABLE 701.2. CPC SEC. 701.2. ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE STANDARDS REFERENCED IN TABLE 701.1. ABS AND PVC INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES OF AREAS OF RESIDENTIAL ACCOMMODATION. CPC SEC. 701.2(2)
13. MATERIALS FOR DRAINAGE FITTINGS SHALL COMPLY WITH THE APPLICABLE STANDARDS REFERENCED IN TABLE 701.2 OF THE SAME DIAMETER AS THE PIPING SERVED, AND SUCH FITTINGS SHALL BE COMPATIBLE WITH THE TYPE OF PIPE USED. CPC SEC. 701.3
14. WHERE WASTE LINE DROPS OCCUR IN A LOCATION WHERE THE SOUND OF A FLUSHED TOILET MAY BE UNDESIRABLE, SUCH AS IN WALLS OR PARTITIONS ADJACENT TO EATING ROOMS, USE CAST IRON PIPING OR SIMILAR APPROVED HARD OR DENSE PIPING AND/OR INSULATE STUD BAY ENCLOSING PIPE TO MITIGATE SOUND.
15. PROVIDE CLEANOUTS WHERE REQUIRED BY THE CALIFORNIA PLUMBING CODE SECTIONS 707 AND 719.
16. ALL GAS PIPING SHALL BE SUPPORTED BY METAL STRAPS OR HOOKS AT INTERVALS NOT TO EXCEED THOSE SHOWN IN CPC TABLE 1210.3.5.1. PER CPC SEC. 313.7
17. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND COMPLY WITH ASSE 1016/ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1. CPC SEC. 408.3
18. APPLIANCES IN RESIDENTIAL GARAGES AND IN ADJACENT SPACES THAT OPEN TO THE GARAGE AND ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT SHALL BE INSTALLED SO THAT ALL BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. [NFPA 54:9.1.10.1] CPC SEC. 307.1.9
19. APPLIANCES INSTALLED IN GARAGES, WAREHOUSES, OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST SUCH DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES. CPC SEC. 307.1.3.1
20. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR(4) INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. CPC SEC. 507.2

MECHANICAL & PLUMBING (continued)

PLUMBING (continued)

21. WHERE A WATER HEATER IS LOCATED IN AN ATTIC, IN OR ON AN ATTIC CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY, OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE RESULTS FROM A LEAKING WATER HEATER, A WATERTIGHT PAN OF CORROSION-RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH NOT LESS THAN 3/4 OF AN INCH DIAMETER DRAIN TO AN APPROVED LOCATION. SUCH PAN SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) IN DEPTH. CPC SEC. 507.5
22. WHEN A CLOTHES WASHING MACHINE IS LOCATED ON A WOOD FRAMED FLOOR WHERE DAMAGE MAY RESULT FROM A LEAKING WASHING MACHINE, A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WASHING MACHINE WITH A MINIMUM 3/4-INCH DIAMETER DRAIN TO AN APPROVED LOCATION.
23. WATER HEATERS SHALL BE PROVIDED WITH AN APPROVED, LISTED, ADEQUATELY SIZED COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SHALL BE PROVIDED WITH A DRAIN TO THE OUTSIDE OF THE BUILDING AS REQUIRED CPC SEC. 608.3
24. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. CPC SEC. 807.3
25. THE MINIMUM CAPACITY FOR WATER HEATERS SHALL BE IN ACCORDANCE WITH THE FIRST HOUR RATING LISTED IN TABLE 501.1(1) OF THE 2022 CPC

# OF BATHS	1 TO 1.5			2 TO 2.5			3 TO 3.5		
# OF BDRMS	1	2	3	2	3	4	5	3	4	5	6
FIRST HOUR RATING, GAL.	38	44	44	44	62	62	74	62	74	74	74

26. LAVATORY FAUCETS SHALL BE DESIGN AND MANUFACTURE SO THAT THEY WILL NOT EXCEED A WATER FLOW RATE, 0.5 GALLONS PER MINUTE AT 60 PSI FOR PUBLICK LAVATORY FAUCETS AND 1.2 GALLONS PER MINUTE AT 60 PSI FOR RESIDENTIAL LAVATORY FAUCETS. CPC SEC. 407.2.1 & 2
27. SELF-CLOSING OR METERING FAUCETS SHALL BE INSTALLED ON LAVATORIES INTENDED TO SERVE THE TRANSIENT PUBLIC, SUCH AS THOSE IN, BUT NOT LIMITED TO SERVICE STATIONS, TRAIN STATIONS, AIRPORTS, RESTAURANTS, AND CONVENTION HALLS. CPC SEC. 407.4 METERED FAUCETS SHALL DELIVER A MAXIMUM OF 0.2 GALLONS PER METERING CYCLE. CPC SEC. 407.2.4
28. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM AT 80 PSI. RESIDENTIAL SHOWERHEADS SHALL COMPLY WITH DIVISION 4.3 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN). CPC SEC. 408.2
29. WHERE STATIC WATER PRESSURE IN THE WATER SUPPLY PIPING IS EXCEEDING 80 PSI (552 KPA), AN APPROVED-TYPE PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO 80 PSI (552 KPA) OR LESS. PRESSURE REGULATORS FOR POTABLE WATER DISTRIBUTION SYSTEMS SHALL COMPLY WITH ASSE 1003. PRESSURE REGULATOR(S) EQUAL TO OR EXCEEDING 11/2 INCHES (40 MM) SHALL NOT REQUIRE A STRAINER. SUCH REGULATOR(S) SHALL CONTROL THE PRESSURE TO WATER OUTLETS IN THE BUILDING UNLESS OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION. EACH SUCH REGULATOR AND STRAINER SHALL BE ACCESSIBLY LOCATED ABOVEGROUND OR IN A VAULT EQUIPPED WITH A PROPERLY SIZED AND SLOPED BORESIGHTED DRAIN TO DAYLIGHT, SHALL BE PROTECTED FROM FREEZING, AND SHALL HAVE THE STRAINER READILY ACCESSIBLE FOR CLEANING WITHOUT REMOVING THE REGULATOR OR STRAINER BODY OR DISCONNECTING THE SUPPLY PIPING. PIPE SIZE DETERMINATIONS SHALL BE BASED ON 80 PERCENT OF THE REDUCED PRESSURE WHERE USING TABLE 610.4.
CPC SEC. 608.2)

ELECTRICAL

1. ALL MATERIALS AND APPLIANCES, INSTALLATION AND CONSTRUCTION METHODS SHALL COMPLY WITH THE CURRENT CALIFORNIA ELECTRICAL CODE.
2. ALL ELECTRICAL SYSTEMS, CIRCUITS, FIXTURES AND EQUIPMENT SHALL BE GROUNDED IN A MANNER COMPLYING WITH ARTICLE 250 OF THE CALIFORNIA ELECTRICAL CODE.
3. ALL WIRING SHALL BE SO INSTALLED THAT, WHEN COMPLETED, THE SYSTEM WILL BE FREE FROM SHORT CIRCUITS AND FROM GROUNDS FAULTS, OR ANY CONNECTIONS TO GROUND OTHER THAN REQUIRED OR PERMITTED ON CEC ARTICLE 250. CEC ARTICLE 110.7
4. ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORK-MANLIKE MANNER. CEC ARTICLE 110.12
5. RECEPTACLE OUTLETS SHALL BE LOCATED IN BRANCH CIRCUITS IN ACCORDANCE WITH PART III OF ARTICLE 210. (C.E.C. ARTICLE 210.4 (A)) WHERE CONNECTED TO A BRANCH CIRCUIT SUPPLYING TWO OR MORE RECEPTACLES OR OUTLETS, A RECEPTACLE SHALL NOT SUPPLY A TOTAL CORD-AND-PLUG-CONNECTED LOAD IN EXCESS OF THE MAXIMUM SPECIFIED IN TABLE 210.21(B)2. RECEPTACLE RATINGS SHALL CONFORM TO THE VALUES IN TABLE 210.21(B)3, OR WHERE LARGER THAN 50 AMPERES, THE RECEPTACLE RATING SHALL NOT BE LESS THAN THE BRANCH-CIRCUIT RATING. CEC ARTICLE 210.21 (B) RECEPTACLES (2) AND (3).
6. ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (A)(11) AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
   (1) BATHROOMS
   (2) GARAGES AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE LEVEL NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND AREAS OF SIMILAR USE
   (3) OUTDOORS
   EXCEPTION TO (3): RECEPTACLES THAT ARE NOT READILY ACCESSIBLE AND ARE SUPPLIED BY A BRANCH CIRCUIT DEDICATED TO ELECTRIC SNOW-MELTING, DEICING, OR PIPELINE AND VESSEL HEATING EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN ACCORDANCE WITH 426.28 OR 427.22, AS APPLICABLE.
   (4) CRAWL SPACES — AT OR BELOW GRADE LEVEL
   (5) BASEMENTS
   EXCEPTION TO (5): A RECEPTACLE SUPPLYING ONLY A PERMANENTLY INSTALLED FIRE ALARM OR BURGLAR ALARM SYSTEM SHALL NOT BE REQUIRED TO HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION.

   INFORMATIONAL NOTE: SEE 760.41(B) AND 760.121(B) FOR POWER SUPPLY REQUIREMENTS FOR FIRE ALARM SYSTEMS.

   RECEPTACLES INSTALLED UNDER THE EXCEPTION TO 210.8(A)(5) SHALL NOT BE CONSIDERED AS MEETING THE REQUIREMENTS OF 210.52(G).

   (6) KITCHENS — WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES

ELECTRICAL (continued)

   (7) SINKS — WHERE RECEPTACLES ARE INSTALLED WITHIN 1.8 M (6 FT) FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK
   (8) BOATHOUSES
   (9) BATHTUBS OR SHOWER STALLS — WHERE RECEPTACLES ARE INSTALLED WITHIN 1.8 M (6 FT) OF THE OUTSIDE EDGE OF THE BATHTUB OR SHOWER STALL
   (10) LAUNDRY AREAS
   (11) INDOOR DAMP AND WET LOCATIONS

   CEC ARTICLE 210.8(A), SEE ARTICLE FOR EXCEPTIONS)
7. APPLIANCE RECEPTACLE OUTLETS INSTALLED IN A DWELLING UNIT FOR SPECIFIC APPLIANCES, SUCH AS LAUNDRY EQUIPMENT, SHALL BE INSTALLED WITHIN 6 FEET OF THE INTENDED LOCATION OF THE APPLIANCE. CEC ARTICLE 210.50 (C)
8. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET. WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE (INCLUDING SPACE MEASURED AROUND CORNERS) AND BROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. THE SPACED OCCUPIED BY FIXED PANELS IN THE EXTERIOR WALLS EXCLUDING SLIDING PANELS. THE SPACE AFFORDED BY FIXED ROOM DIVIDERS SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILINGS. CEC ARTICLE 210.52(A)
9. PROVIDE TWO 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS AT THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS. THE TWO OR MORE SMALL APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC ARTICLES 210.52 (B)(1), (B)(2), AND 220.18
10. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET REQUIRED BY CEC ARTICLE 210.52(F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. CEC ARTICLE 220.18
11. IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS RECEPTACLE OUTLETS FOR COUNTERTOP SPACES SHALL BE ISTALLED IN ACCORDANCE WITH THE FOLLOWING:
   (1) RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
   (2) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
   (3) AT LEAST ONE RECEPTACLE OUTLET SHALL BE LOCATED WITHIN 2 FEET OF THE OUTER END OF A PENINSULAR COUNTERTOP OR WORK SURFACE. ADDITIONAL REQUIRED RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE LOCATED AS DETERMINED BY THE INSTALLER, DESIGNER, OR BUILDING OWNER. THE LOCATION OF THE RECEPTACLE OUTLETS SHALL BE IN ACCORDANCE WITH 210.52(C)(3).
   (4) COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERA-TORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES IN APPLYING THE REQUIREMENTS OF (1), (2) AND (3) ABOVE.
   (5) RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS ASSEMBLIES LISTED FOR THE APPLICATION SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

   (C.E.C. ARTICLE 210-52(C) SEE ARTICLE FOR EXCEPTIONS)
12. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP. RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP.
13. ALL CONDUCTORS CLOSER THAN 1 1/4 INCH TO THE EDGE OF FRAMING MEMBERS SHALL BE PROTECTED WITH A STEEL PLATE AT LEAST 1/16 INCH IN THICKNESS. CEC ARTICLE 330.17 & 300.4 (A)
14. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMPHOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS." CEC ARTICLE 410.10 (A)
15. LIGHT FIXTURES WITHIN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH CEC ARTICLE 410.16
16. THE FLOOR PLANS PROVIDED SHALL INCORPORATE THE FOLLOWING 2022 RESIDENTIAL LIGHTING REQUIREMENTS AND INCLUDE THE REQUIRED LIGHTING CONTROLS: CENC, SEC. 150.0(K).
   A. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A. CENC, SEC. 150.0(K)1A
   B. ALL ENCLOSED OR RECESSED LUMINARIES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8. CENC, SEC. 150.0(K)1D
   C. OUTDOOR LIGHTING: ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM. CENC, SEC. 150.0(K)3A.

SMOKE DETECTORS

1. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED. CRC SEC. R314.1.1
2. REQUIRED SMOKE DETECTORS SHALL BE LOCATED IN ACCORDANCE WITH CRC SEC. R314.3
3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. CRC SEC. R314.4 SEE EXCEPTIONS.

ELECTRICAL (continued)

SMOKE DETECTORS (continued)

4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
CRC SEC. R314.6

CARBON MONOXIDE ALARM

1. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CRC SEC. R315.2
2. REQUIRED CARBON MONOXIDE ALARMS SHALL BE LOCATED IN ACCORDANCE WITH CRC SEC. R315.3
3. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
CRC SEC. R315.5 SEE EXCEPTIONS.
4. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. CRC SEC. R315.6 SEE EXCEPTIONS.

MISCELLANEOUS

FIREPLACES:

FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS. GSBSC SEC. 4.503 AND CRC CHAPTER 10

EXTERIOR COMBUSTION AIR DUCTS FOR FACTORY-BUILT FIREPLACES SHALL BE COMPONENTS OF THE FIREPLACE, AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

RESTROOMS:

FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION OR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. NO URINAL SHALL BE SET CLOSER THAN 12 INCHES FROM ITS CENTER TO A SIDE WALL OR PARTITION OR CLOSER THAN 24 INCHES CENTER TO CENTER. CPC SEC. 402.5

STAIRS:

GUARDRAILS SHALL BE IN CONFORMANCE WITH SECTION R312 OF THE CALIFORNIA RESIDENTIAL CODE.

THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER. CRC SEC. R312.1.3 EXCEPTION 1

GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES IN DIAMETER.
CRC SEC. R312.1.3 EXCEPTION 2

HANDRAILS SHALL BE IN CONFORMANCE WITH SECTION R311.7.8 OF THE CALIFORNIA RESIDENTIAL CODE.

GARAGES:

GARAGES SHALL HAVE NO OPENINGS INTO ROOMS USED FOR SLEEPING PURPOSES
CRC SEC. R302.5.1

GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.

THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
CRC SEC.R309.1

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
CRC SEC. R302.5.2

PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.
CRC SEC. R302.5.3

ADDRESS IDENTIFICATION

BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.
CRC SEC. R319

FLAME

2022 California Green Building Standards Code - Residential Mandatory Measures

DIVISION 4.1 - PLANNING AND DESIGN

4.101.1 SCOPE: THE PROVISIONS OF THIS DIVISION OUTLINE PLANNING, DESIGN AND DEVELOPMENT METHODS THAT INCLUDE ENVIRONMENTALLY RESPONSIBLE SITE SELECTION, BUILDING DESIGN, BUILDING SITING AND DEVELOPMENT TO PROTECT, RESTORE AND ENHANCE THE ENVIRONMENTAL QUALITY OF THE SITE AND RESPECT THE INTEGRITY OF ADJACENT PROPERTIES.

SECTION 4.106 SITE DEVELOPMENT

4.106.1 GENERAL PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.

1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, MATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

4.106.3 GRADING AND PAVING. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. SWALES
2. WATER COLLECTION AND DISPOSAL SYSTEMS
3. FRENCH DRAINS
4. WATER RETENTION GARDENS
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION. NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1 OR 4.106.4.2 TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

DIVISION 4.2 - ENERGY EFFICIENCY

4.201.1 SCOPE: FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY STANDARDS.

DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION

4.301.1 SCOPE: THE PROVISIONS OF THIS CHAPTER SHALL ESTABLISH THE MEANS OF CONSERVING WATER USED INDOORS, OUTDOORS AND IN WASTEWATER CONVEYANCE.

SECTION 4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SECTIONS 4.303.1.1, 4.303.1.2, 4.303.1.3 AND 4.303.1.4.

4.303.1.1 WATER CLOSETS.THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS.THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3. SHOWERHEADS.

4.303.1.3.1 SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS.

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

REQUIRED STANDARDS	
WATER CLOSETS (TOILETS) - FLUSHOMETER VALVE-TYPE SINGLE FLUSH, MAXIMUM FLUSH VOLUME	ASME A112.19.2/CSA B45.1 - 1.28 GAL
WATER CLOSETS (TOILETS) - FLUSHOMETER VALVE-TYPE DUAL FLUSH, MAXIMUM FLUSH VOLUME	ASME A112.19.14 AND U.S. EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPECIFICATION - 1.28 GAL
WATER CLOSETS (TOILETS) - TANK TYPE	U.S. EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPECIFICATION
URINALS, MAXIMUM FLUSH VOLUME	ASME A112.19.2/CSA B45.1 - 0.5 gal (1.9 L)
URINALS, NONWATER URINALS	ASME A112.19.19 (VITREOUS CHINA) ANSI Z124.9-2004 OR IAPMO Z124.9 (PLASTIC)
PUBLIC LAVATORY FAUCETS. MAXIMUM FLOW RATE - 0.5 GPM (1.9 L/MIN)	ASME A112.18.1/CSA B125.1
PUBLIC METERING SELF-CLOSING FAUCETS. MAXIMUM WATER USE - 0.25 GAL (1.0 L) PER METERING CYCLE	ASME A112.18.1/CSA B125.1
RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS. MAXIMUM FLOW RATE - 1.5 GPM (5.7 L/ MIN)	ASME A112.18.1/CSA B125.1

SECTION 4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT.

NOTES:

1. THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2. MWELO AND SUPPORTING DOCUMENTS, INCLUDING A WATER BUDGET CALCULATOR, ARE AVAILABLE AT: HTTPS://WWW.WATER.CA.GOV/

DIVISION 4.4 - MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.401.1 SCOPE: THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF ACHIEVING MATERIAL CONSERVATION AND RESOURCE EFFICIENCY THROUGH PROTECTION OF BUILDINGS FROM EXTERIOR MOISTURE, CONSTRUCTION WASTE DIVERSION; EMPLOYMENT OF TECHNIQUES TO REDUCE POLLUTION THROUGH RECYCLING OF MATERIALS; AND BUILDING COMMISSIONING OR TESTING, ADJUSTING AND BALANCING.

4.401.1 SCOPE: THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF ACHIEVING MATERIAL CONSERVATION AND RESOURCE EFFICIENCY THROUGH PROTECTION OF BUILDINGS FROM EXTERIOR MOISTURE; CONSTRUCTION WASTE DIVERSION; EMPLOYMENT OF TECHNIQUES TO REDUCE POLLUTION THROUGH RECYCLING OF MATERIALS; AND BUILDING COMMISSIONING OR TESTING, ADJUSTING AND BALANCING.

SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR THE OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3 OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

EXCEPTIONS:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE STREAM).
3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
4. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED.
5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.

4.408.3 WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1.

NOTE: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 3.4 POUNDS PER SQUARE FOOT OF THE BUILDING AREA SHALL MEET THE MINIMUM 65 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65-PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.5 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.

NOTES:

1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.CDT.CA.GOV/CALGREEN/RNT.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.
2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D) PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

SECTION 4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING.

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
   A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
   B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
   C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
   D. LANDSCAPE IRRIGATION SYSTEMS.
   E. WATER REUSE SYSTEMS.
3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLING AND COMPOSTING INSTALLATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
5. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
6. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
7. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
8. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
9. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

DIVISION 4.5 - ENVIRONMENTAL QUALITY

4.501.1 SCOPE: THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

4.502.1 DEFINITIONS: THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2.
AGRIFIBER PRODUCTS.
COMPOSITE WOOD PRODUCTS.
DIRECT-VENT APPLIANCE.
MAXIMUM INCREMENTAL REACTIVITY (MIR).
MOISTURE CONTENT.
PRODUCT-WEIGHTED MIR (PWMIR).
REACTIVE ORGANIC COMPOUND (ROC).
VOC.

SECTION 4.503 FIREPLACES

4.503.1 GENERAL: ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

SECTION 4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL

FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

4.504.2.1 ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY.

1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

TABLE 4.504.1 ADHESIVE VOC LIMIT
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVE NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

TABLE 4.504.2 SEALANT VOC LIMIT

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL:	
• NONPOROUS	250
• POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

4.504.2.2 PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

4.504.2.3 AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520, AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

4.504.2.4 VERIFICATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATION.
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

1. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
3. NSF/ANSI 140 AT THE GOLD LEVEL.
4. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE+ GOLD.

TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS
GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT - HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTI-COLOR COATINGS	250
PRE-TREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTIVE COATINGS	250
SHELLACS:	
• CLEAR	730
• OPAQUE	550
SPECIALTY PRIMERS, SEALERS, AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

1. PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350), CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM).
3. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
4. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DEN

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

2022 CRC

SECTION R337.5
ROOFING

R337.5.1 General. Roofs shall comply with the requirements of Sections R337 and R902. 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 WUI 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 662⅛F (350⅛C). **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 unenclosed roof eaves shall consist of one of the following:

1. Noncombustible material **n/a**
2. Ignition-resistant material **Refer to Details 5/AD1 & 17/AD1**
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 12-7A-3 or ASTM E2957 **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 12-7A-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 12-7A-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 12-7A-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 E2957. **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 12-7A-3. **n/a**

Exception: Architectural trim boards do not require protection.

R337.7.9. 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 E2957. **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 12-7A-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-grove, 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 E2957. **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 12-7A-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-grove, 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 12-7A-2. **n/a**

R337.8.2.3 Structural glass veneer. The wall assembly behind structural glass veneer shall comply with Section R337.7.3 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 12-7A-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 gap. Exterior garage doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the bottom, sides and tops 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 D638
2. Door overlaps onto jambs and headers.
3. Garage door jambs 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 12-7A-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 12-7A-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**

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Exterior soffits, Fiberglass door repairs
and small exterior alte
949-790-9100

Santee
DO MORE • DUE 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.
APPROVED FOR CONSTRUCTION 20
Permit # B-PNEW 23-0009 Rev 2 & 3 99
PROJECT NO. 405999
Reviewed by A.Sturm C.
Date August 12, 2024 23
REVISIONS:
Previous Interwest Consulting approval 2-9-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA
2

PLAN:
ALL PLANS

SHEET:
R337 1

SPEC. LEVEL 1

SANTEE

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Conditions of Approval

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 DETCHED 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 legally described in Exhibit A; and

WHEREAS, the development site is located in Airport Influence Area-2 (AIA-2) of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) 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 (AEIS2016-8) 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 Development 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 Clearing House 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

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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. The proposed units would have heights similar to heights allowed in the adjacent R-2 and R-7 zoned properties including the adjacent multi-family project to the east which is designated and zoned as R-7 and the adjacent undeveloped parcel to the north which received discretionary approval for a multi-family project designated and zoned R-7.

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).

STORAGE REQUIRMENT
REMOVE FROM ALL UNITS
8-12-24 L. Aaron Sturm

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 Marshall and required to be enforced through the project CC&R's.

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.

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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 in 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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D. Prior to Grading Permit Issuance:

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. A temporary sign, not exceeding 32 square feet in area and 12 feet in height, shall be posted at the construction site. All notices and the signs shall indicate the dates and durations of construction activities, as well as provide a telephone number for the construction superintendent.

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. The provisions of the CC&R's shall include, but are not limited to the following:

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. If CAD drawings are not available, a PDF shall be provided. The site plan shall show all fire access roadways/driveways, buildings, address numbers, fire hydrants, fire sprinkler connections, and other details as required. Please contact the Fire Department

RESOLUTION NO. 097-2019

d. Park-in-Lieu	$ 122,205.00	or	$8,147.00/unit (15 units)
Park-in-Lieu	$ 282,226.00	or	$7,427.00/unit (38 units)
e. Public Facilities	$ 101,505.00	or	$6,767.00/unit (15 units)
Public Facilities	$ 231,876.00	or	$6,102.00/unit (38 units)
f. RTCIP Fee	$ 37,997.25	or	$2,533.15/unit (15 units)
RTCIP Fee	$ 96,259.70	or	$2,533.15/unit (38 units)

31. Development Impact Fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. Fees shall be adjusted on an annual basis in the accordance with the Municipal Code.

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. Fee Credits will only be applied to Drainage, Traffic and Traffic Signal.

32. Address numbers shall be placed near the front door of each unit visible from the street or private drive. Numbers shall be block style, 4" in height minimum, black in color (or other approved color), in contrast with their background. In multifamily residential developments, address numbers shall also be placed at an approved location on the garage side of each unit.

33. All buildings shall be constructed with approved automatic residential fire sprinkler systems designed and installed by a State licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation.

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. The hydrants and proposed underground water main system are to be built as a "public" water system, designed and built to Padre Dam Municipal Water District requirements. These hydrants shall have a minimum of one, 2 1/2" port and one, 4" port, with a minimum fire flow of 1500 gallons per minute for 3 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow". Exact location of required hydrants is to be determined by the Fire Department prior to installation. All underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed and approved prior to the delivery of construction materials.

D. Prior to Grading Permit Issuance:

RESOLUTION NO. 097-2019

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:

a. Drainage	$ 45,345.00	or	$3,023.00/unit (15 units)
Drainage	$ 78,546.00	or	$2,067.00/unit (38 units)
b. Traffic	$ 57,120.00	or	$3,808.00/unit (15 units)
Traffic	$ 90,440.00	or	$2,380.00/unit (38 units)
c. Traffic Signal	$ 5,895.00	or	$ 393.00/unit (15 units)
Traffic Signal	$ 9,348.00	or	$ 246.00/unit (38 units)

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] Interior soffits, Ceilings, [illegible] Interior rooms and small exterior alt[illegible]

Santee DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 11/06/2023
Permit # B-RNEW-23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by: A.Sturm
DIVISION: Fire C.
DATE: August 12, 2024
REVISIONS: 11/06/2023

Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: ALL PLANS

SHEET: COA.1

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\00_All Plans\Plot Sheets\003-COA.dwg – Jan. 16, 2024 – 1:14:03 PM

B. Monitoring:

The City will ensure that any preconstruction 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. Duties of the Kumeyaay cultural monitor to be shared between representatives from the Jamul Indian Village and the Barona Band of Mission Indians.

2. The archeological monitor and the Kumeyaay cultural monitor would 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. If any find is determined to be significant, representatives from the City, the archaeologist, and the Kumeyaay cultural monitor will meet to determine the appropriate avoidance measures or other appropriate mitigation. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist and Kumeyaay cultural monitor, subject to scientific analysis, professional museum curation, and documentation according to current professional standards. In considering any suggested mitigation proposed by the consulting archaeologist or Kumeyaay cultural monitor to mitigate impacts to historical or cultural resources or unique archaeological resources, the City will determine whether avoidance is necessary and feasible in light of factors such as the

EXHIBIT "A"

Legal Description

PARCEL 1:

That portion of Lot 14, Block "C" of Fanita 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 Southerly of a line drawn at right angles Westerly from a point in the Easterly line of said Lot 14, which point is 892 feet Southerly 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 Southeasterly 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 thereatong 336 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. 94-271547, of Official Records, being more particularly described in the document as follows:

That portion of Lot 14 in Block "C" of Fanita Rancho, in the County of San Diego, State of California, according to Map thereof 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 178.00 feet to the Northeasterly 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: 383-112-32-00; 383-112-55-00

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. The developer shall be responsible for this planting even if their involvement in the project is otherwise complete.

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. Failure to maintain a required BMP will subject property owners and/or the Homeowners Association to civil penalties.

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. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 13.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

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

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. The BMP certification package includes but is not limited to: "wet signed and stamped certification form(s), all BMP related product receipts and materials delivery receipts, an inspection and installation log sheet, and photographs to document each stage of BMP installation.

8. Prior to issuance of the final phase of occupancy, an executed contract must be in place with a qualified storm service provider and a copy of the SWQMP provided to the consultant and the HOA.

9. Complete construction of all improvements shown on the approved plans to the satisfaction of 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.

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 contractors(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. If the coroner determines that the remains are Native American, the Project proponent will contact the Native American Heritage Commission (NAHC), in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code 5097.98 (as amended by AB 2641). Per Public Resources Code 5097.98, the contractor shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the contractor has discussed and conferred, as prescribed in this section (California Public Resources Code Section 5097.98) with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

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. A qualified paleontologist is an individual with an MS or PhD in paleontology or geology who is familiar with paleontological procedures and techniques. No grading permits shall be issued until the Monitoring Plan has been approved by the Director or his/her designee.

2. Pre-Grading Conference and Paleontological Monitor

   a. A qualified paleontological monitor shall be present at a pregrading conference. The purpose of this meeting will be to consult and coordinate the role of the paleontologist in the grading of the site. A qualified paleontologist is an individual with

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." This mitigation monitoring and reporting program has been prepared in conformance with Section 21081.6 of the Public Resources Code. In accordance with State CEQA Guidelines, section 15074.1, each and every one of these mitigation measures are expressly made conditions of Project approval.

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. Non-compliance situations that may occur subsequent to Project construction will be addressed on a case-by-case basis and may be subject to penalties according to the City of Santee Municipal Code. When phasing of development has been established, it may be necessary for this Monitoring Program to be amended, with City approval.

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. This is required in order to ensure compliance with the Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey shall be provided in a report to the City of Santee Planning Department, for concurrence with the conclusions and recommendations.

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. In addition, Section 21089 (b) of the Public Resources Code and Section 711.4 (c) of the Fish and Game Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

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)

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.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Map No. 888 Lot 14 Block C
Interior soffits, ceilings, and walls in all bathrooms, laundry rooms and small exterior areas
949-790-9100

Santee DO MORE • DOE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 2-2-23
PROJECT NO. 405999
Reviewed by A.Sturm
Date August 12, 2024
DIVISION: C.
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: ALL PLANS

SHEET: COA.2

SPEC. LEVEL 1

SANTEE

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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 grades; 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 63dB(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

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 and/or recovery times shall be resolved by the Director or his/her designee.

3. Fossil Recovery and Curation

a. If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, 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.

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

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mast
Interior soffits, Fa
and small exterior ste

949-790-9100

Santee
DO MORE • DUE EAST

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APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION MGR.
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

REVISIONS:
1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
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LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: ALL PLANS
SHEET: COA.3

SPEC. LEVEL 1

SANTEE

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PROJECT SUMMARY

BUILDING AND ZONING CODE SUMMARY

RESIDENTIAL DISTRICT:	R–7
ALLOWABLE HEIGHT:	35' (ALLOWABLE)
PROPOSED HEIGHT:	34'–5¾" (3–STORY)

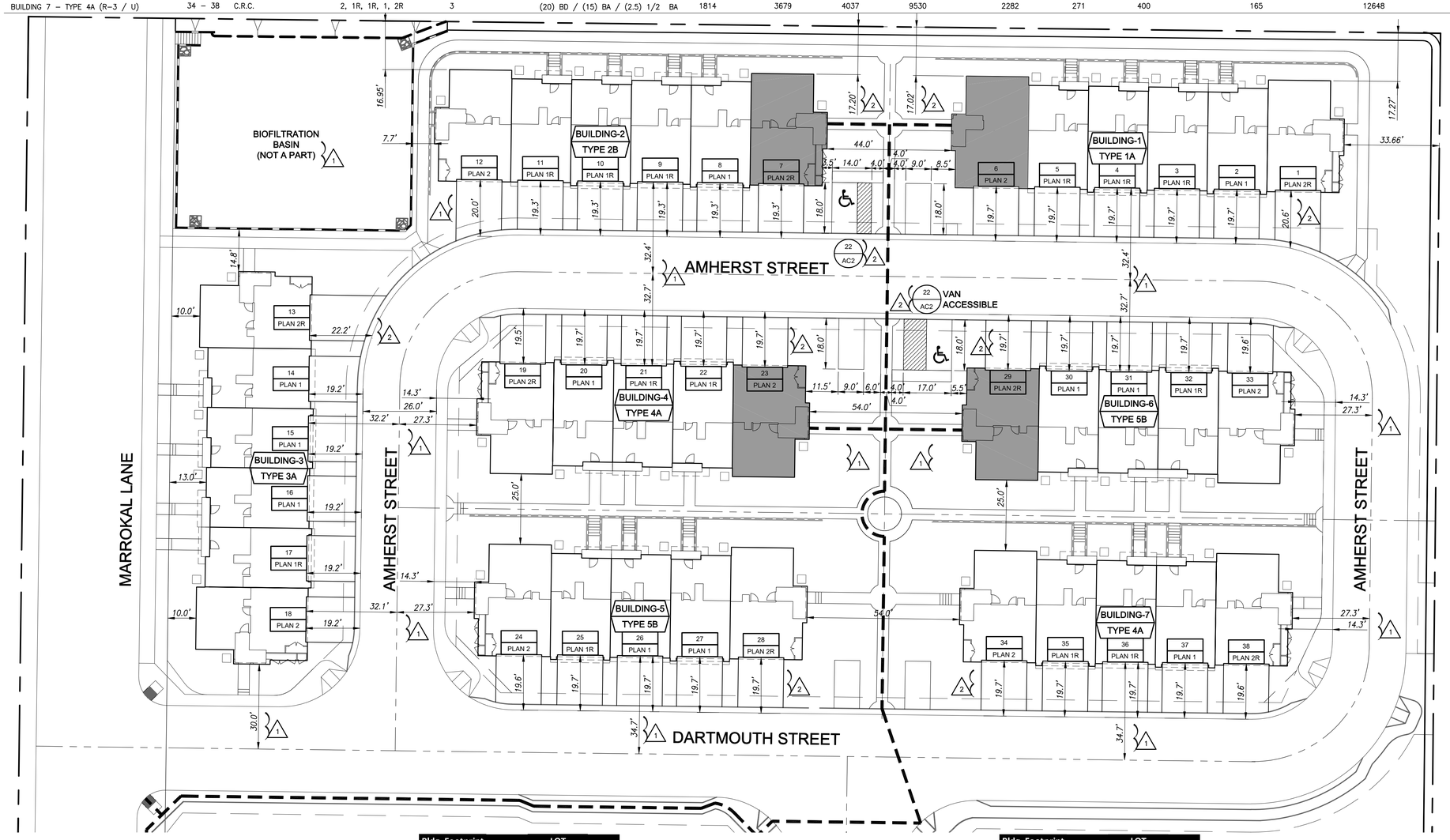
SITE SUMMARY

TOTAL UNITS PROPOSED:	38 UNITS

SINGLE FAMILY DWELLING (ATTACHED)

PLAN TYPE	OCCUPANCY GROUP	# OF PLANS ON SITE	# OF STORIES	# OF BD / BA (TOTAL)	1ST FL. S.F.	2ND FL. S.F.	3RD FL. S.F.	CONDITIONED S.F.	GARAGE S.F.	PORCH S.F.	2ND FL. BALCONY S.F.	3RD FL. BALCONY S.F.	GROSS UNIT AREA
PLAN 1	R–3/U	24	3	(4) BD / (3.5) BA	328	721	785	1834	460	31	58	55	2493
PLAN 2	R–3/U	10	3	(4) BD / (3.5) BA	415	758	841	2014	451	89	113	0	2667
PLAN 2 (COMPLIANT)	R–3/U	4	3	(4) BD / (3.5) BA	415	758	841	2014	451	89	113	0	2554
		38											

BUILDING TYPE (OCCUPANCY GROUP)	LOTS	CODE REFERENCE	PLAN #'S	# OF STORIES	# OF BD / BA (TOTAL)	1ST FL. S.F.	2ND FL. S.F.	2ND FL. S.F.	CONDITIONED S.F.	GARAGE S.F.	PORCH S.F)	BALCONY S.F.	BALCONY S.F.	GROSS BUILDING AREA
BUILDING 1 – TYPE 1A (R–3 / U)	1 – 6	C.R.C.	2R, 1, 1R, 1R, 1R, 2	3	(24) BD / (18) BA / (3) 1/2 BA	2142	4400	4822	11364	2742	302	458	220	15086
BUILDING 2 – TYPE 2B (R–3 / U)	7 – 12	C.R.C.	2R, 1, 1R, 1R, 1R, 2	3	(24) BD / (18) BA / (3) 1/2 BA	2142	4400	4822	11364	2742	302	458	220	15086
BUILDING 3 – TYPE 3A (R–3 / U)	13 – 18	C.R.C.	2R, 1, 1, 1, 1R, 2	3	(24) BD / (18) BA / (3) 1/2 BA	2142	4400	4822	11364	2742	302	458	220	15086
BUILDING 4 – TYPE 4A (R–3 / U)	19 – 23	C.R.C.	2R, 1, 1R, 1R, 2	3	(20) BD / (15) BA / (2.5) 1/2 BA	1814	3679	4037	9530	2282	271	400	165	12648
BUILDING 5 – TYPE 5B (R–3 / U)	24 – 28	C.R.C.	2, 1R, 1, 1, 2R	3	(20) BD / (15) BA / (2.5) 1/2 BA	1814	3679	4037	9530	2282	271	400	165	12648
BUILDING 6 – TYPE 5B (R–3 / U)	29 – 33	C.R.C.	2R, 1, 1, 1R, 2	3	(20) BD / (15) BA / (2.5) 1/2 BA	1814	3679	4037	9530	2282	271	400	165	12648
BUILDING 7 – TYPE 4A (R–3 / U)	34 – 38	C.R.C.	2, 1R, 1R, 1, 2R	3	(20) BD / (15) BA / (2.5) 1/2 BA	1814	3679	4037	9530	2282	271	400	165	12648



SITE PLAN NOTES

- THIS ARCHITECTURAL SITE PLAN IS PROVIDED TO SHOW MINIMUM DISTANCE BETWEEN ADJACENT BUILDINGS, ASSUMED PROPERTY LINES OR PROPERTY LINES AS REQUIRED BY THE CALIFORNIA BUILDING CODE TABLE 705.8 – REFER TO THE CIVIL ENGINEERING DOCUMENTS FOR EXACT BUILDING LOCATIONS.
- ARCHITECTURAL SITE PLAN IS FOR BUILDING REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR INFORMATION ON BUILDING LOCATIONS, SETBACKS, STREETS AND SIDEWALKS.
- REFER TO SEPARATE CIVIL DRAWINGS FOR INFORMATION ON GRADING, FINISH GRADES, BUILDING PAD AND BUILDINGS' TOP OF CONCRETE FINISH FLOOR ELEVATIONS.
- REFER TO SEPARATE CIVIL, PLUMBING, ELECTRICAL, AND JOINT TRENCH DOCUMENTS FOR INFORMATION ON SITE UTILITIES.
- REFER TO LANDSCAPE & CIVIL DRAWINGS FOR PLANTING, IRRIGATION, WALKWAYS, PATIOS, SITE LIGHTING INFORMATION AND FOR THE COMMON AREAS.
- ARCHITECT IS NOT RESPONSIBLE FOR ACCESSIBILITY REQUIREMENTS RELATING TO CIVIL ENGINEERING WORK INCLUDING, BUT NOT LIMITED TO, THE SLOPE OF SIDEWALKS AND ACCESSIBILITY THROUGHOUT THE SITE.
- OBTAIN THE REQUIRED OFF–SITE PERMITS FOR ANY WORK IN THE PUBLIC RIGHT–OF–WAY.
- SITE AND BUILDING STORM DRAINAGE SHALL BE CONDUCTED TO THE STREET STORM DRAINAGE SYSTEM IN AN APPROVED MANNER BY THE CITY.
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY
- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
- THE PROJECT IS LOCATED IN A NOISE CRITERIA AREA (CNEL CONTOURS OF 60 dB OR GREATER) AS SHOWN ON THE CITY OF SANTEE'S GENERAL PLAN. REFER TO THE INTERIOR NOISE ASSESMENT PREPARED BY LDN CONSULTING INC. FOR ALL REQUIRED MITIGATION MEASURES.
- UTILITIES SHALL RUN TO EACH INDIVIDUAL PAD, SO THEY DO NOT PASS THROUGH THE ATTIC SPACE, NOR THE CAVITY BETWEEN PARTY–WALLS – REFER TO PLUMBING & MECHANICAL PLANS BY OTHERS.

SITE PLAN SYMBOLS

- XX — DENOTES UNIT NUMBER
- PLAN X — DENOTES PLAN TYPE
- BUILDING — DENOTES BUILDING NUMBER
- XX-X — DENOTES BUILDING TYPE
- A.P.L. = ASSUMED PROPERTY LINE
- S.B.L. = SITE BOUNDARY LINE
- ACCESSIBLE ROUTE
- DESIGNATES COMPLIANT UNITS PER C.B.C. SECTION 1102A.3

SITE SUMMARY

SITE SUMMARY

DESCRIPTION	TOTAL
TOTAL NUMBER OF UNITS	38

ACCESSIBLE PLAN SUMMARY

DESCRIPTION	TOTAL
TOTAL NUMBER OF MULTI–STORY DWELLING UNITS PROPOSED IN BUILDINGS WITH 4 OR MORE DWELLING PLANS	38
TOTAL REQUIRED COMPLIANT UNITS (10% MIN.)	3.8
TOTAL PROVIDED COMPLIANT UNITS	4

MULTI–STORY DWELLING PLANS COMPLYING WITH CBC 1102A.3.1: ATTACHED PRIVATE GARAGE DIRECTLY SERVING DWELLING PLANS SHALL COMPLY WITH CBC 1109A.2.1 EXCEPTIONS 1, 2 OR 3:
PRIMARY ENTRY SHALL BE ON AN ACCESSIBLE ROUTE PER CBC 1110A – REFER TO CIVIL AND LANDSCAPE PLANS FOR MORE INFORMATION. REFER TO CIVIL DRAWINGS FOR ACCESSIBLE PATH OF TRAVEL PER CBC 1109A.2.1.

20' 0' 10' 20' 40'

SCALE: 1" = 20'

kb HOME

Prospect Park

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

Revised Master Plan (Multi-family dwellings, exterior soffits, Cabinets, Siding, Color schemes and small exterior alterations)

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit No. B-SNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUE DATE:	09/18/2023
PROJECT NO.	405999
DRAWN BY:	J.C.
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: ALL PLANS

SHEET: ASP-01

SPEC. LEVEL 1

SANTEE

UNIT #	BLDG #	BLDG. TYPE	STREET #	STREET NAME	TYPE	CITY	ZIP CODE	PLAN	Bldg. Footprint Sq. Ft.	LOT SIZE	LOT COVERAGE %	NOTES
1	1	1-A	8694	Amherst	Street	Santee	92071	2AR				
2	1	1-A	8688	Amherst	Street	Santee	92071	1A				
3	1	1-A	8682	Amherst	Street	Santee	92071	1AR				
4	1	1-A	8676	Amherst	Street	Santee	92071	1AR				
5	1	1-A	8670	Amherst	Street	Santee	92071	1AR				
6	1	1-A	8666	Amherst	Street	Santee	92071	2A	3,044			
7	2	2-B	8654	Amherst	Street	Santee	92071	2BR				
8	2	2-B	8648	Amherst	Street	Santee	92071	1B				
9	2	2-B	8642	Amherst	Street	Santee	92071	1BR				
10	2	2-B	8636	Amherst	Street	Santee	92071	1BR				
11	2	2-B	8630	Amherst	Street	Santee	92071	1BR				
12	2	2-B	8624	Amherst	Street	Santee	92071	2B	3,044			

UNIT #	BLDG #	BLDG. TYPE	STREET #	STREET NAME	TYPE	CITY	ZIP CODE	PLAN	Bldg. Footprint Sq. Ft.	LOT SIZE	LOT COVERAGE %	NOTES
13	3	3-A	8620	Amherst	Street	Santee	92071	2AR				
14	3	3-A	8616	Amherst	Street	Santee	92071	1A				
15	3	3-A	8612	Amherst	Street	Santee	92071	1A				
16	3	3-A	8608	Amherst	Street	Santee	92071	1A				
17	3	3-A	8604	Amherst	Street	Santee	92071	1AR				
18	3	3-A	8600	Amherst	Street	Santee	92071	2A	3,044			
									9,132	**41,381**	**22.07**	
19	4	4-A	8627	Amherst	Street	Santee	92071	2AR				
20	4	4-A	8633	Amherst	Street	Santee	92071	1A				
21	4	4-A	8639	Amherst	Street	Santee	92071	1AR				
22	4	4-A	8645	Amherst	Street	Santee	92071	1AR				
23	4	4-A	8651	Amherst	Street	Santee	92071	2A	2,553			
24	5	5-B	8530	Dartmouth	Street	Santee	92071	2B				

UNIT #	BLDG #	BLDG. TYPE	STREET #	STREET NAME	TYPE	CITY	ZIP CODE	PLAN	Bldg. Footprint Sq. Ft.	LOT SIZE	LOT COVERAGE %	NOTES
25	5	5-B	8534	Dartmouth	Street	Santee	92071	1BR				
26	5	5-B	8538	Dartmouth	Street	Santee	92071	1B				
27	5	5-B	8542	Dartmouth	Street	Santee	92071	1B				
28	5	5-B	8546	Dartmouth	Street	Santee	92071	2BR	2,553			
29	6	5-B	8669	Amherst	Street	Santee	92071	2BR				
30	6	5-B	8673	Amherst	Street	Santee	92071	1B				
31	6	5-B	8679	Amherst	Street	Santee	92071	1B				
32	6	5-B	8685	Amherst	Street	Santee	92071	1BR				
33	6	5-B	8691	Amherst	Street	Santee	92071	2B	2,553			
34	7	4-A	8550	Dartmouth	Street	Santee	92071	2A				
35	7	4-A	8554	Dartmouth	Street	Santee	92071	1AR				
36	7	4-A	8558	Dartmouth	Street	Santee	92071	1AR				
37	7	4-A	8562	Dartmouth	Street	Santee	92071	1A				
38	7	4-A	8566	Dartmouth	Street	Santee	92071	2AR	2,553			
									10,212	**44,483**	**22.96**	

ARCHITECTURAL SITE PLAN

SCALE 1:30 (22"X34") - 1:60 (11"X17")

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F:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\00_All Plans\Plot Sheets\002-ASP.dwg - Jan. 30, 2024 - 11:58:43 AM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)

A3-11 4 — DENOTES UNIT SHEET NUMBER

UNIT # 4 — DENOTES UNIT NUMBER

FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

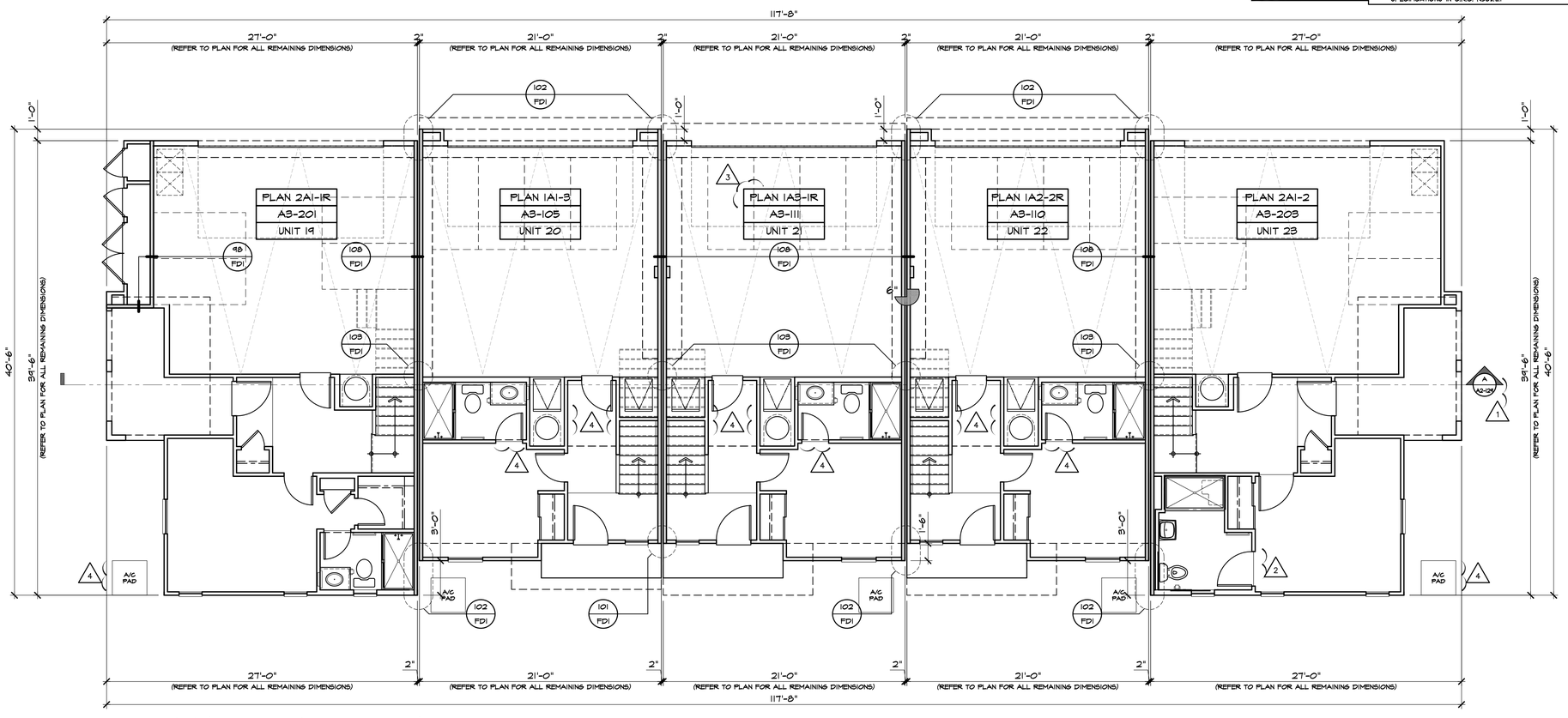
104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL & NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.2 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1

REFER TO PLAN 2 SHEET A3-209 FOR COMPLAINT PLAN SPECIFIC REQUIREMENTS AT LOT(S) 23



FIRST FLOOR PLAN 'A' (BLDG. 4 / UNITS 19-23)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] interior soffits, ceiling [illegible] and small exterior [illegible]

949-790-9100

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW-23-0009 Rev 2 2-3-2024
PROJECT NO. 405999
Reviewed by: A.Sturm
DIVISION: [illegible]
DATE: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
3 CLIENT REVISIONS 04/02/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-28497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 4

SHEET:
A2-101

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A1_01_BASE.dwg - Jun. 5, 2024 - 11:53:13 AM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

- DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)
- A3-11 4 — DENOTES UNIT SHEET NUMBER
- UNIT # 4 — DENOTES UNIT NUMBER
- FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD "75'-0".

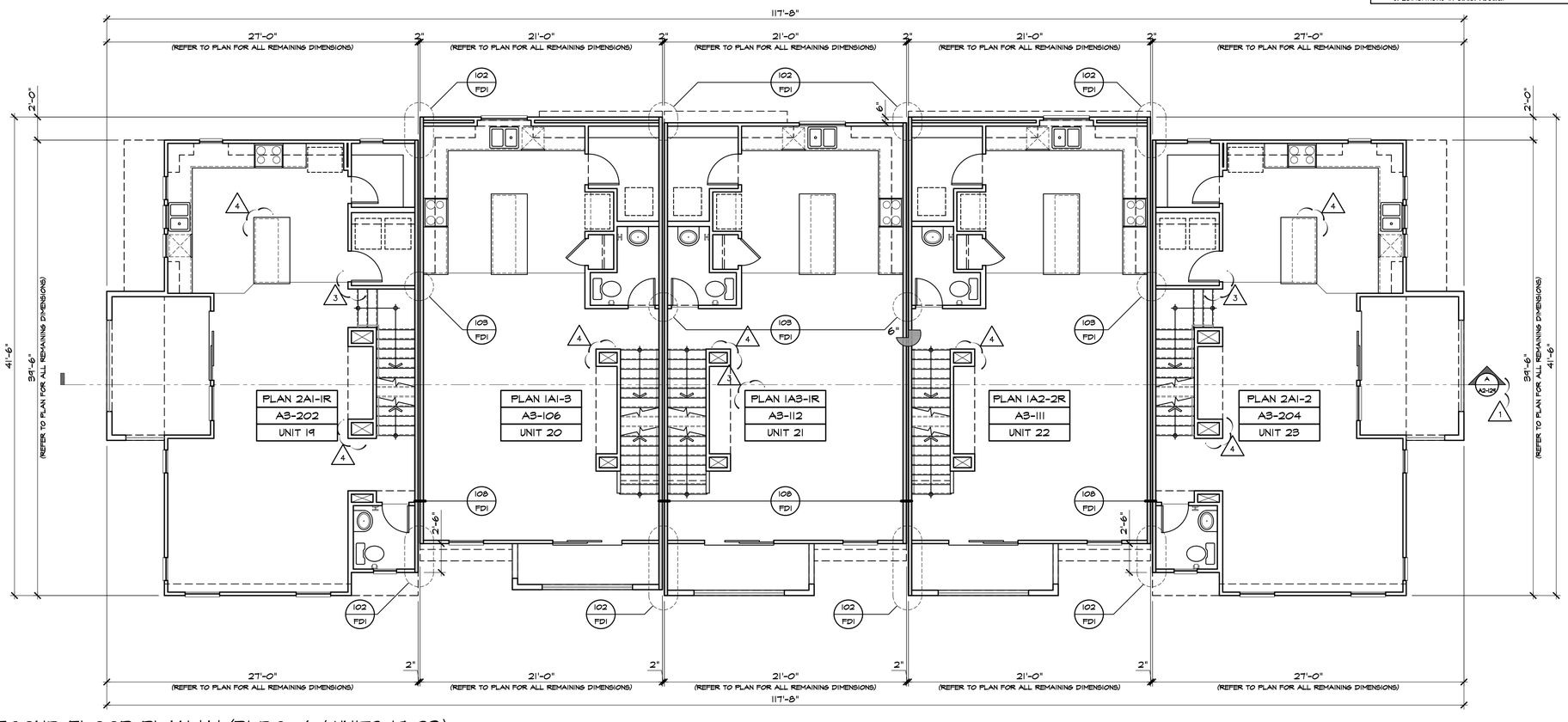
FLOOR / CEILING / WALL ASSEMBLIES

- 113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL 4 NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.2 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



SECOND FLOOR PLAN 'A' (BLDG. 4 / UNITS 19-23)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry veneer, Stucco, Fiber cement lap siding, Fiber cement panel, Fiber cement trim, Fiber cement soffits, Fiberglass entry door, Vinyl window, Aluminum garage door, Aluminum guardrail, Aluminum trellis, Aluminum gutter, Aluminum downspout, Aluminum fascia, Aluminum rain cap, Aluminum roof vent, Aluminum dryer vent, Aluminum gas vent, Aluminum exterior soffits, Fiberglass exterior door, Aluminum garage door, Aluminum trim

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)

A3-11 — DENOTES UNIT SHEET NUMBER

UNIT # — DENOTES UNIT NUMBER

FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

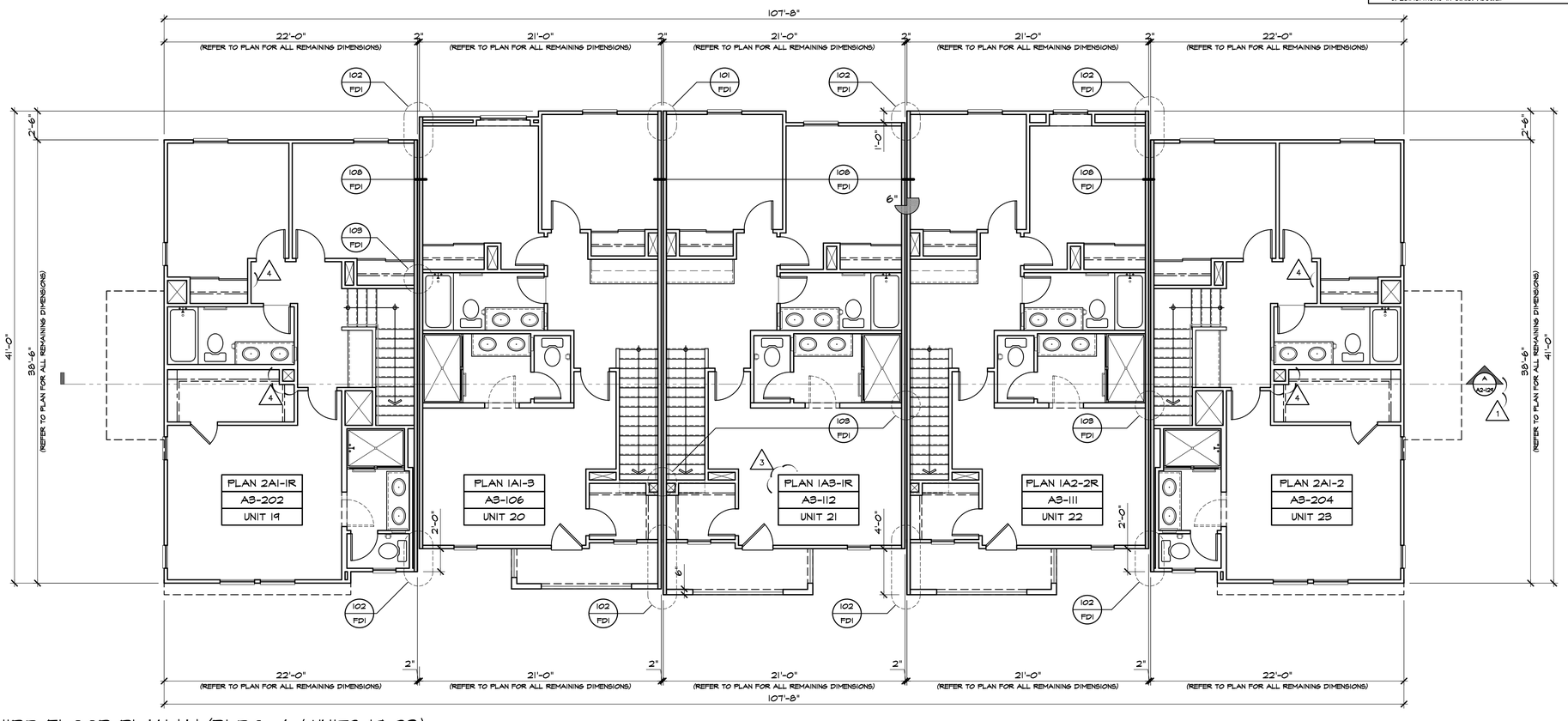
96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL & NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.2 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



THIRD FLOOR PLAN 'A' (BLDG. 4 / UNITS 19-23)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry Veneer Plan, Revised Stucco Plan, Revised Interior soffits, Ceiling heights, Revised Interior Layout rooms and small exterior alterations

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION: 11/06/2023
Permit # B-RNEW-23-0009 Rev 2 2-3-24
Reviewed by: A.Sturm
DIVISION MANAGER
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT No: 405999
DATE: 11/06/2023
REVISIONS:

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT — ERIC R. KOUGH C-26497 — REN. 11-30-25 — STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 4
SHEET:
A2-103

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A1_01_BASE.dwg – Jun. 5, 2024 – 11:53:43 AM

SLAB PLAN SYMBOLS

UNIT 1	DENOTES UNIT NUMBER & ORIENTATION (R=REVERSE)
A3-11	DENOTES UNIT SHEET NUMBER
4"	SLAB ELEVATION CHANGES IN INCHES
	INDICATES SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS
	INDICATES DEPRESSED SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS

SLAB PLAN KEYNOTES

1. CONCRETE SLAB - PER STRUCTURAL DRAWINGS
2. CONCRETE GARAGE SLAB - PER STRUCTURAL DRAWINGS
3. CONCRETE CURB - PER STRUCTURAL DRAWINGS
4. CONCRETE PAD FOR A/C CONDENSER - VERIFY LOCATION PER CIVIL AND LANDSCAPE DRAWINGS
5. CONCRETE STEP - PER CIVIL DRAWINGS, NOT TO EXCEED 7" RISER HEIGHT
6. 36" MIN. DEEP CONCRETE / HARDSCAPE LANDING
7. DEPRESS SLAB 1"
8. 4" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (C.P.C. SEC. 507.13.1)

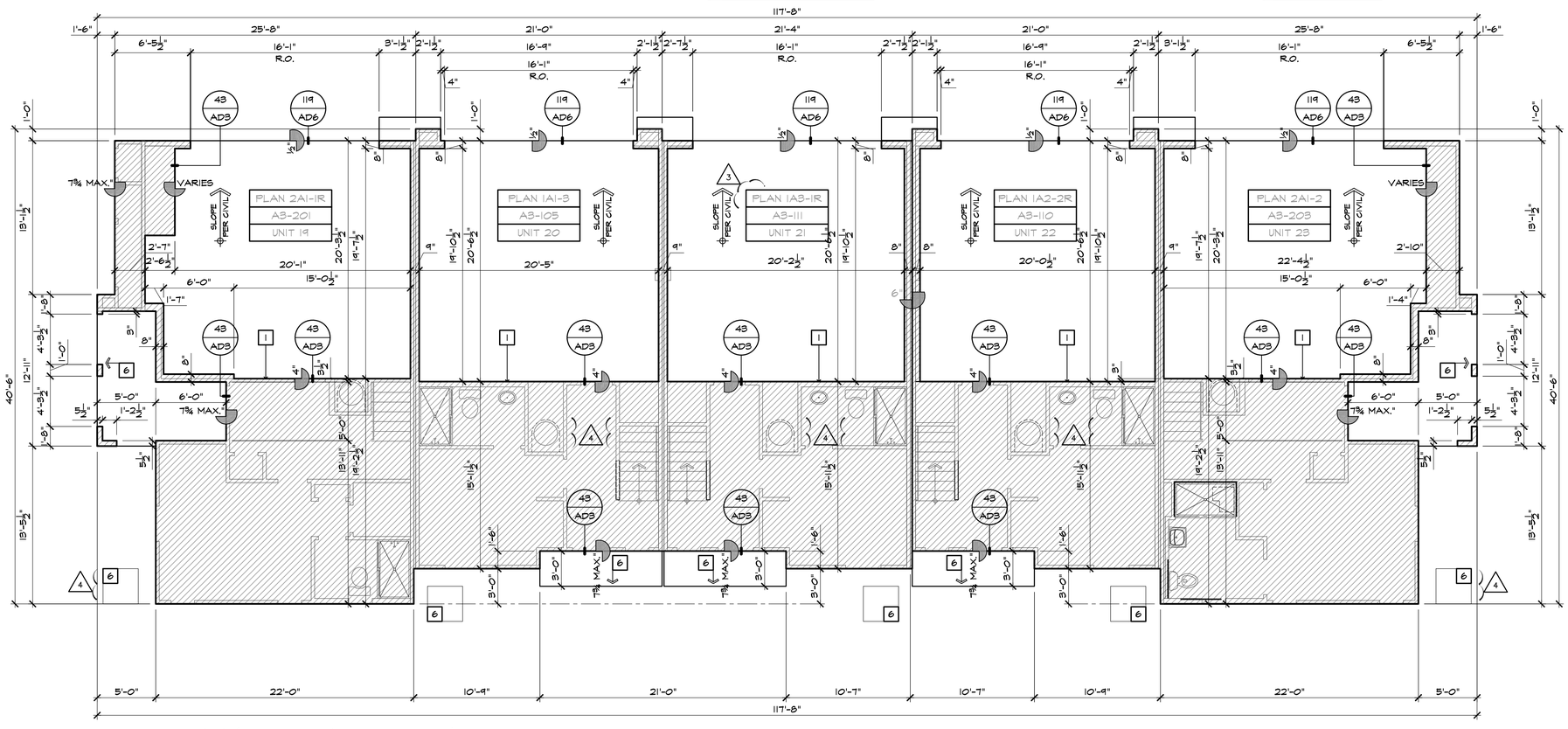
NOTE: THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY, REFER TO STRUCTURAL & POST TENSION DRAWINGS FOR FOOTINGS, STRUCTURAL DETAILS, HARDWARE AND ALL STRUCTURAL REQUIREMENTS.

SLAB PLAN GENERAL NOTES

- SEE CIVIL DRAWINGS AND LANDSCAPE DRAWINGS FOR DRAIN LOCATIONS, SLOPES, FINISH DECK MATERIAL, AND FINISH SURFACE ELEVATIONS AT RAISED STOOPS
- REFER TO 1/4" ENLARGED UNIT PLANS FOR TYPICAL LAYOUT OF UNITS. DIMENSIONS SHOWN HERE ARE FOR PLAN AND BUILDING RELATIONSHIPS ONLY.
- REFER TO LANDSCAPE DRAWINGS FOR LAYOUT OF HARDSCAPE PAVING, LANDSCAPING PLANTERS AND SITE FURNITURE.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO THE POUR AND NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT FOR CORRECTIVE MEASURES.
- MAINTAIN A CONSTANT 1/2" STEP AT BUILDING ENTRIES AT ACCESSIBLE UNITS (FINISH FLOOR TO FINISH HARDSCAPE). SEE SHEET AD-01 FOR OTHER ACCESSIBILITY REQUIREMENTS WITHIN THE DWELLING UNITS THAT APPLY.
- FACE OF SHT'G OR FURRING (WHERE OCCURS) SHALL ALIGN W/ EDGE OF SLAB. IF NO SHT'G OR FURRING OCCURS, FACE OF STUD SHALL ALIGN W/ EDGE OF SLAB. SEE ARCHITECTURAL + STRUCTURAL BLDG PLANS FOR MORE

SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ¼ INCH PER FOOT IN ANY DIRECTION

REFER TO PLAN 2 SHEET A3-204 FOR COMPLAINT PLAN SPECIFIC REQUIREMENTS AT LOT(S) 23



SLAB INTERFACE PLAN 'A' (BLDG. 4 / UNITS 19-23)

SCALE 3/16"=1'-0"

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Prospect Park

TRACT NO. 2016-03

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SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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SAN DIEGO, CA 92131
949-790-9100

Revised Masonry Veneer Plans, Interior soffits, Fireplace, Exterior Trim, Garage Door Trims and small exterior alterations

Santee DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION 11/17/2023
Permit # B-RNEW-23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by: A.Sturm
DIVISION: Residential
DATE: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
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4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 4

SHEET:
A2-104

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A1_03_ELEV.dwg - May 17, 2024 - 12:10:55 PM

ROOF DRAINAGE NOTES

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.2

1. PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE 1101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.
2. SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:
   A) ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED
3. PER C.P.C. 1101.3 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0. RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1102:

1. DOME STRAINERS REQUIRED. ROOF DRAINS SHALL HAVE DOMED STRAINERS
2. STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAINS STRAINERS SHALL BE LEVEL WITH THE DECK.
3. ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.

ROOF DRAINAGE NOTES - CONT.

A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT

B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1103: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS:

1. VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.1
2. SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.3.
3. SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1103.3 AS FOLLOWS:

A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.

B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.

C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.

D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA

E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.

F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1103.4(3) AND SECTION 1103.4(5) ABOVE.

G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALKABLE AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTION 1103.4(1) , SECTION 1103.4(3), SECTION 1103.4(5) AND SECTION 1103.4(6) ABOVE.

ROOF DRAINAGE NOTES

1. RAINFALL RATE PER C.P.C. TABLE D101.1 FOR THE SAN DIEGO AREA (CLOSE TO SANTEE). MAXIMUM RAIN FALL OF 1.5 INCHES PER HOUR = 0.016 G.P.M. PER SQ. FT. OF ROOF AREA
2. PER C.P.C. TABLE 1101.12, ROUNDING UP TO 2 IN/HR, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 2"x3" ROOF DRAIN, LEADER OR VERTICAL RAINWATER PIPING IS 4,400 SQ. FT.
3. PER C.P.C. TABLE 1103.3 SIZE OF GUTTERS, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 5" O/G SEAMLESS ALUMINUM RAIN GUTTER SLOPED AT 1/8-INCH PER FOOT IS 1020 SQ. FT.

2 CALCULATION FOR BUILDING 4

ROOF AREAS	ROOF AREA SQ. FT.	COMPLIANCE	DOWNSPOUTS	GUTTERS
AREA A NORTH OF MAIN RIDGE	2267 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED
AREA B SOUTH OF MAIN RIDGE	2617 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED

ROOF FINISH NOTES

CONCRETE ROOF TILES SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRC): LICENSED SELLER ID NUMBER: 0342 RATED PRODUCT ID NUMBERS: 0075, 0076 & 0071 REFER TO SHEETS RF-1 (RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES

4 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 BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING). C.R.C. SEC. 806.2 EXCEPTION 2.

✳ CALCULATION BY 1/300, HIGH/LOW VENTING REQUIRED.

NOTES:
1. OPENINGS SHALL HAVE 1/16" MIN. - 1/8" MAX. CORROSION RESISTANT METAL MESH COVERINGS.
2. DO NOT INSTALL EAVE VENTS.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 850 — SQ. FT. / 300 = 2.83 SQ. FT.; × 144 = 408 SQ. IN.; TOTAL HIGH AND LOW = 408 SQ. IN.; × 50% = 204 SQ. IN.

VENTILATION PROVIDED:

HIGH
(3) O'HAGIN VENT(S) AT 45 — SQ. IN. EA. = 285 SQ. IN.

LOW
(3) O'HAGIN VENT(S) AT 45 — SQ. IN. EA. = 285 SQ. IN.; TOTAL = 570 SQ. IN.

AREA 2:

VENTILATION REQUIRED:

ATTIC AREA = 65 — SQ. FT. / 150 = 0.43 SQ. FT.; × 144 = 62 SQ. IN.; TOTAL HIGH AND LOW = 62 SQ. IN.

VENTILATION PROVIDED:

(1) O'HAGIN VENT(S) AT 95 — SQ. IN. EA. = 95 SQ. IN.; TOTAL = 95 SQ. IN.

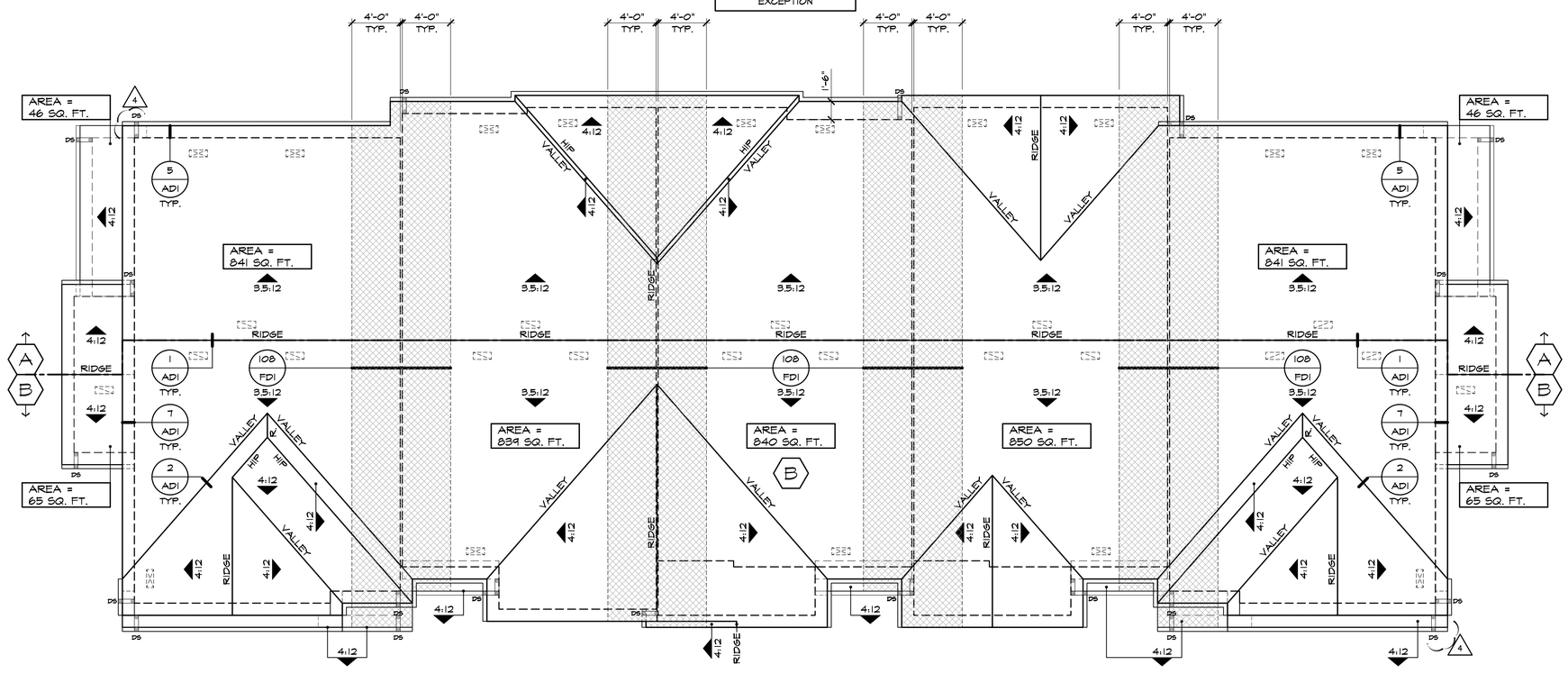
O'HAGIN LOW VENT
O'HAGIN HIGH VENT

ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 95 SQ. IN. NET FREE VENT AREA AS PROVIDED BY O'HAGIN PRODUCTS (ICC-ES SBCCI-9650A)

ROOF PLAN NOTES

- ALL ROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.
- REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
- NO ROOF PENETRATIONS (I.E. ATTIC VENTS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEYS, HIPS OR RIDGES.
- AT "CALIFORNIA" DOUBLE FRAMING AREAS, PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM, PROVIDE A 22"x30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- PLUMBING VENT STACK TERMINATIONS TO BE LOCATED A MIN. OF 10'-0" AWAY FROM ATTIC VENT PER CPC SEC. 906.2.
- PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
- RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE, RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS, AND TRUSS HEELS.
- OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS.
- LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.
- PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, WHERE EAVE OR CORNICE VENTS ARE INSTALLED, SPECIFY 4" LONG BAFFLES MINIMUM (C.R.C. SECTION 806.3)
- ROOF GUTTERS IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER COUNTY BUILDING CODE 92.1.705A.4
- SKYLIGHTS IF ANY, SHALL BE TEMPERED PER COUNTY BUILDING CODE 92.1.705A.5
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS PER COUNTY BUILDING CODE 92.1.706A.2, 92.1.707A.5

SHADED AREA INDICATES NO OPENINGS PERMITTED IN ROOF 4'-0" EACH SIDE OF COMMON WALL, PER CRC302.2.2, ITEM #2, EXCEPTION



ROOF PLAN 'A' (BLDG. 4 / UNITS 19-23)

SCALE 3/16"=1'-0"

kb HOME

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TRACT NO. 2016-03

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SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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Revised Max. Roof Slope to 3:12 for Interior soffits, Fascias, Gable Ends, Trellis, Wooden Fascias and small exterior areas

Santee DO MORE • DUE EAST

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PROJECT NO: 405999
Reviewed by: A.Sturm
DIVISION: C.
Date: August 12, 2024
REVISIONS: 1 11/06/2023

APPROVED FOR CONSTRUCTION 2023
Permit # B-RNEW-23-0009 Rev 2&3
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 4
SHEET: A2-105

SPEC. LEVEL 1
SANTEE

D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A1_03_ELEV.dwg – May. 17, 2024 – 12:11:10 PM

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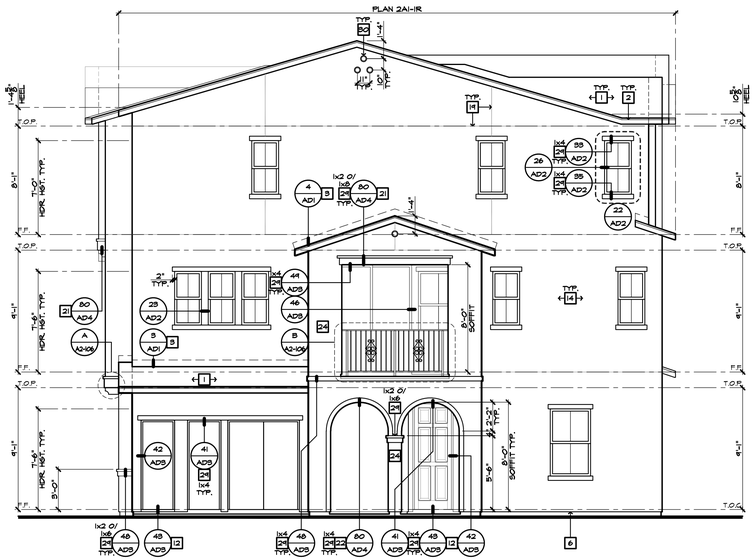
PLAN 2A1-1R
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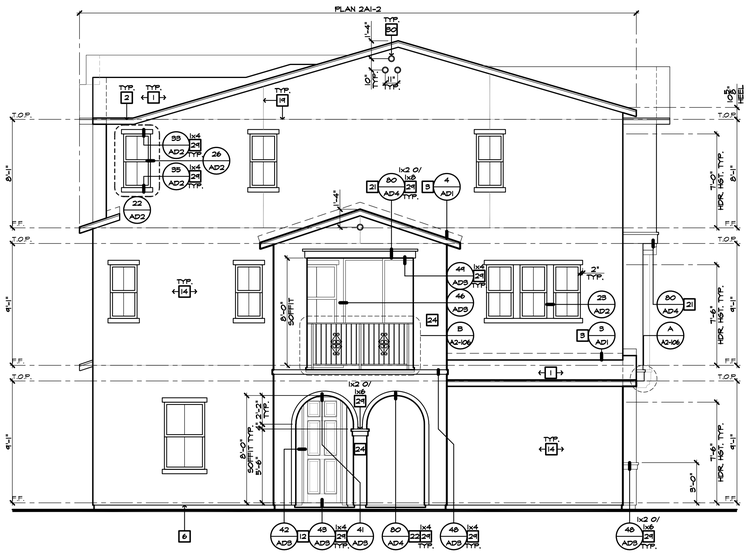
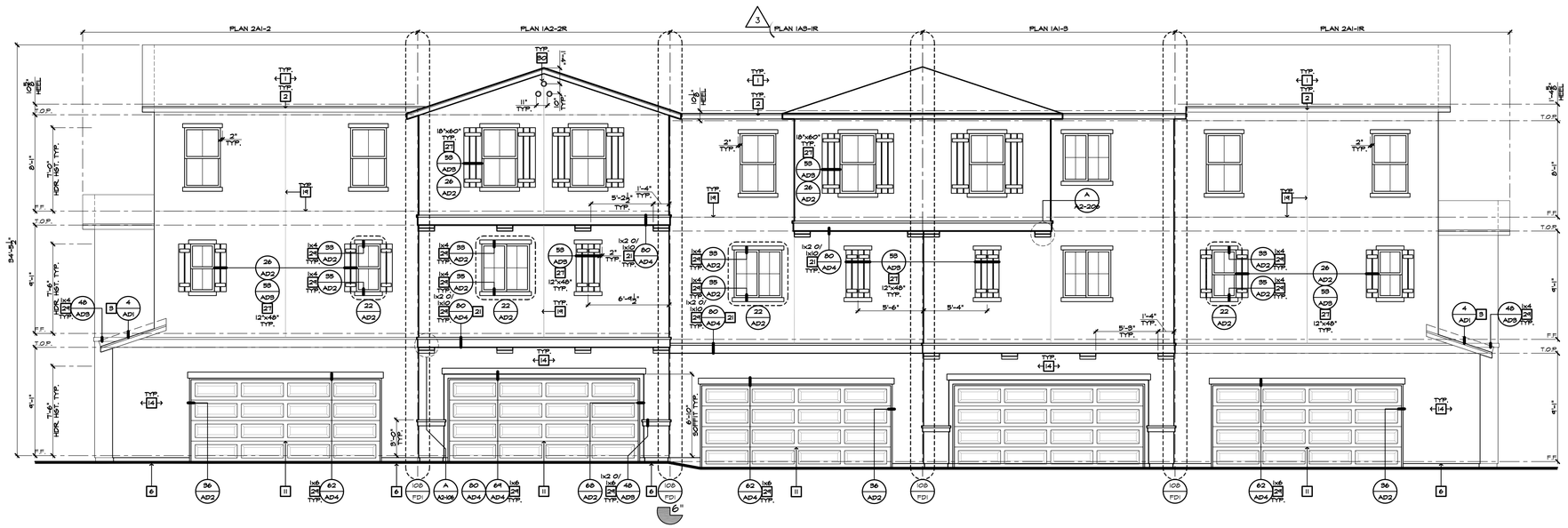


RIGHT ELEVATION 'A' (BLDG. 4 / UNITS 19-23)

SCALE 3/16"=1'-0"



REAR ELEVATION 'A' (BLDG. 4 / UNITS 19-23)

SCALE 3/16"=1'-0"

ELEVATION NOTES

2022 CBC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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 POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
26. POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27. PRE-MANFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28. DECORATIVE ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 8" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET .AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

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

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Exterior soffits, Fiberglass exterior doors
and small exterior alte

949-790-9100

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-BNEW 23-0009 Rev 2&3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED:	11/10/2023
PROJECT NO.:	405999
DIVISION NO.:	1
REVISIONS:	11/06/2023

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
EXP. 11-30-24
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 4
SHEET:
A2-107

SPEC. LEVEL 1
SANTEE

D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A1_03_ELEV.dwg – May. 17, 2024 – 12:11:47 PM

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NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)

A3-11 4 — DENOTES UNIT SHEET NUMBER

UNIT # 4 — DENOTES UNIT NUMBER

FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
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- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.3 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
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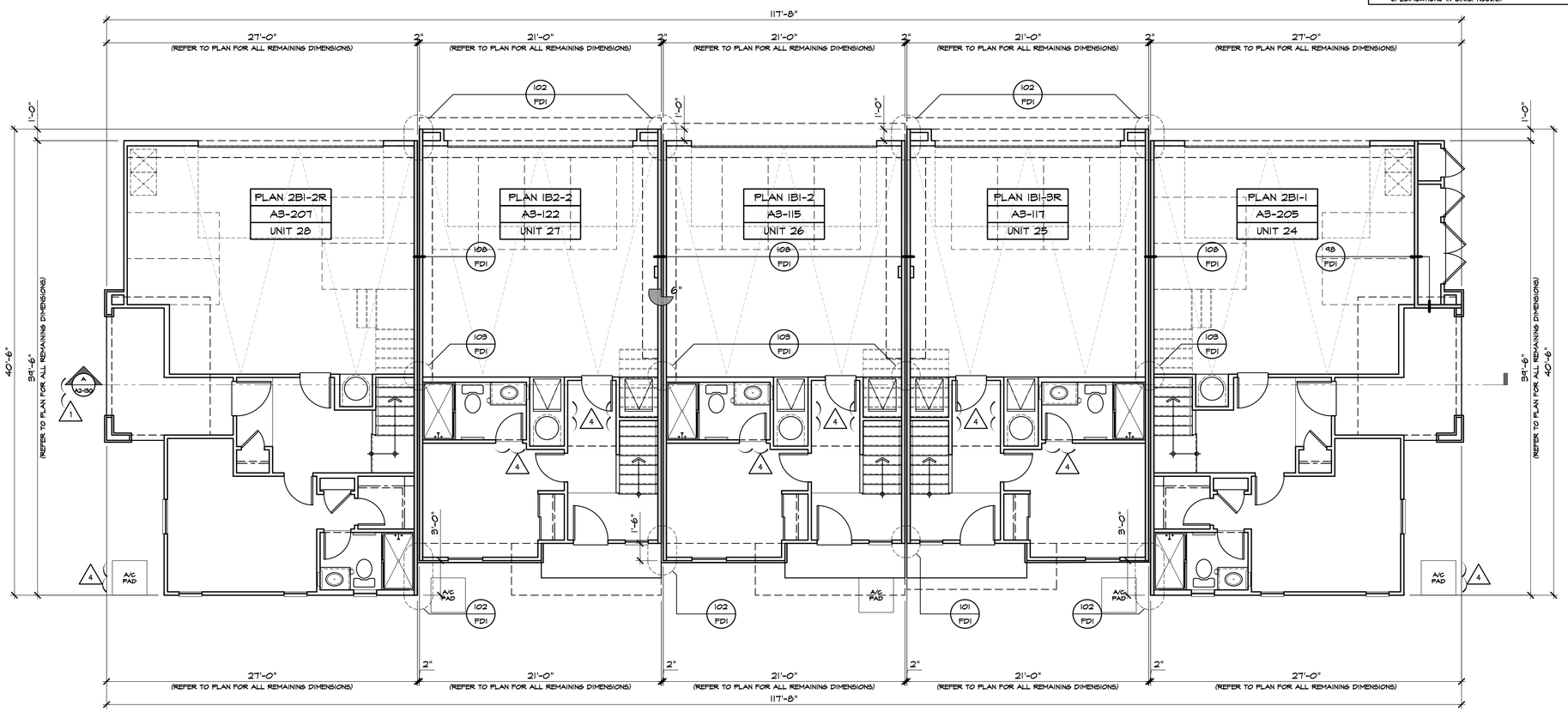
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



FIRST FLOOR PLAN 'B' (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"

D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B1_01_BASE.dwg - Jun. 5, 2024 - 11:54:59 AM

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry veneer, stucco, exterior soffits, railings, exterior trim, larger rooms and small exterior alterations

949-790-9100

Santee
DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO. 405999
DIVISION NO. 1
REVISIONS:

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 5

SHEET:
A2-108

SPEC. LEVEL 1
SANTEE

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NOTE:
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A3-11 4 — DENOTES UNIT SHEET NUMBER

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FLOOR / CEILING / WALL ASSEMBLIES

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115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

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- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
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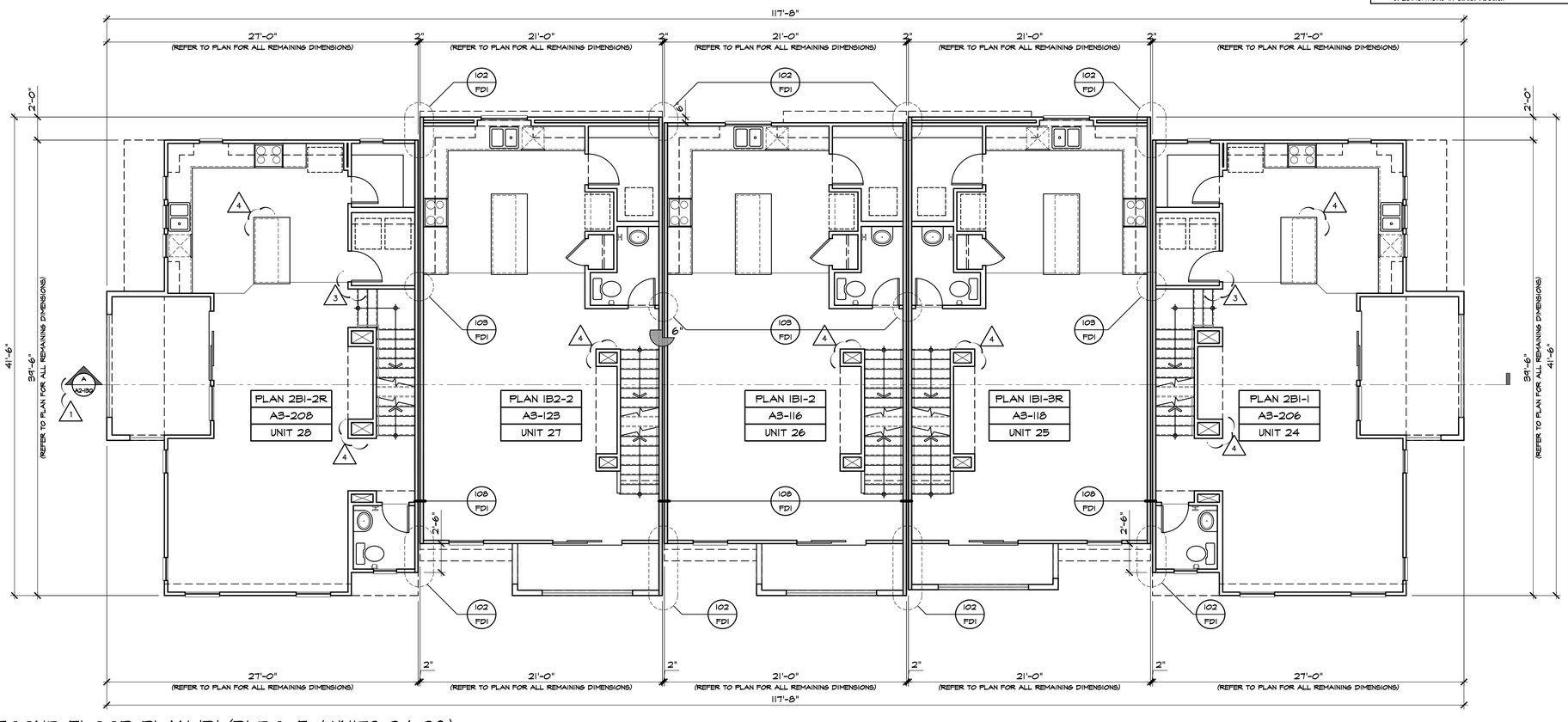

SECOND FLOOR PLAN 'B' (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Interior soffits, Ceiling
and small exterior ste

949-790-9100

Santee
DO MORE • DUE EAST

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APPROVED FOR CONSTRUCTION: 11/06/2023
Permit # B-RNEW-23-0009 Rev 2 2-3-24
Reviewed by: A.Sturm
DIVISION APPROVAL: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

PROJECT NO: 405999
DRAWN BY: J.C.
DATE: 11/06/2023

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 5

SHEET:
A2-109

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B1_01_BASE.dwg - Jun. 5, 2024 - 11:55:12 AM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

- DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)
- A3-11 4 — DENOTES UNIT SHEET NUMBER
- UNIT # 4 — DENOTES UNIT NUMBER
- FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

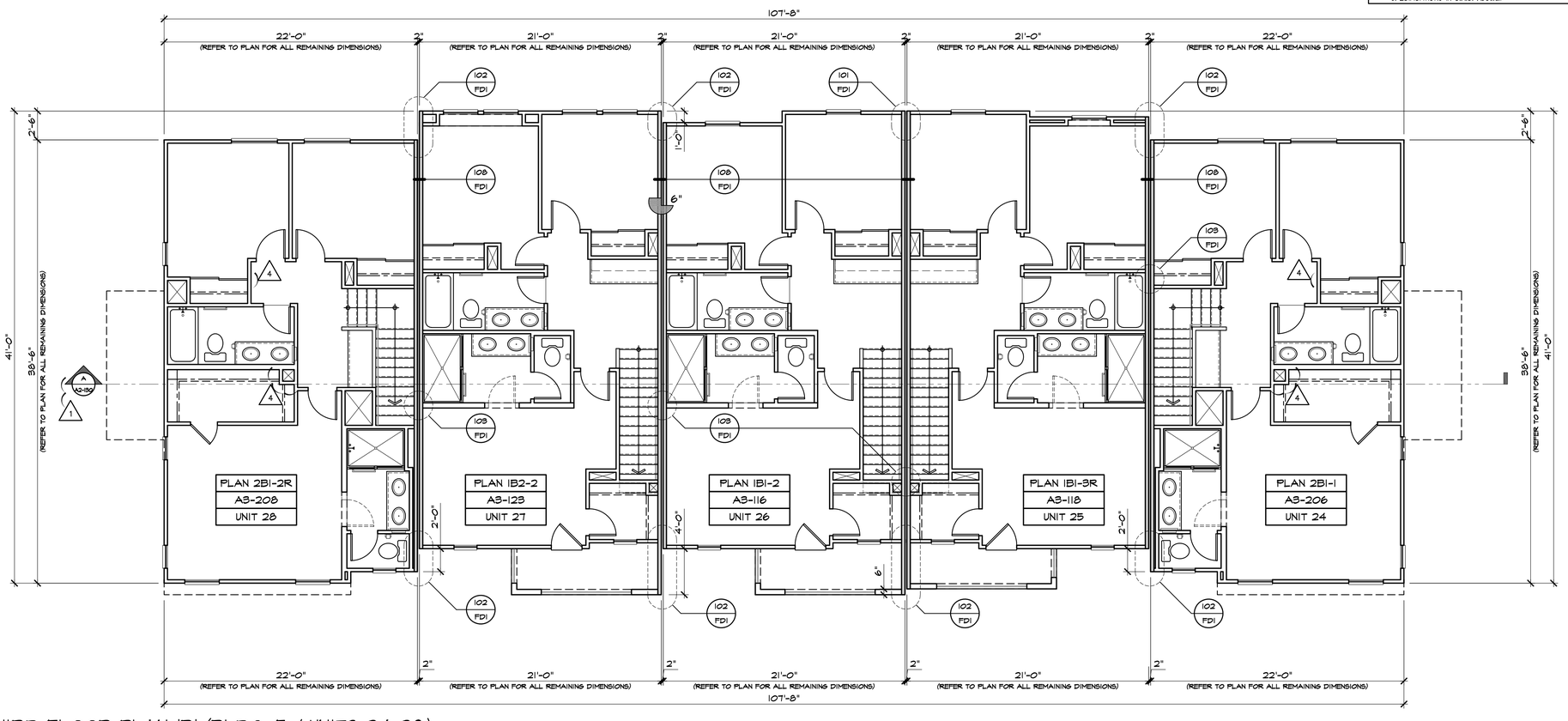
FLOOR / CEILING / WALL ASSEMBLIES

- 113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL 4 NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.2 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



THIRD FLOOR PLAN 'B' (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] Interior soffits, Ceiling [illegible] and small exterior [illegible] Lower rooms

949-790-9100

Santee
DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION: 11/10/2023
Permit # B-RNEW-23-0009 Rev 2 2-3-24
Reviewed by: A.Sturm
DIVISION MANAGER
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO: 405999
REVISIONS: 11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 5
SHEET:
A2-110

SPEC. LEVEL 1
SANTEE

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SLAB PLAN SYMBOLS

- UNIT 1 / A3-11 — DENOTES UNIT NUMBER & ORIENTATION (R=REVERSE)
- DENOTES UNIT SHEET NUMBER
- 4" — SLAB ELEVATION CHANGES IN INCHES
- INDICATES SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS
- INDICATES DEPRESSED SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS

SLAB PLAN KEYNOTES

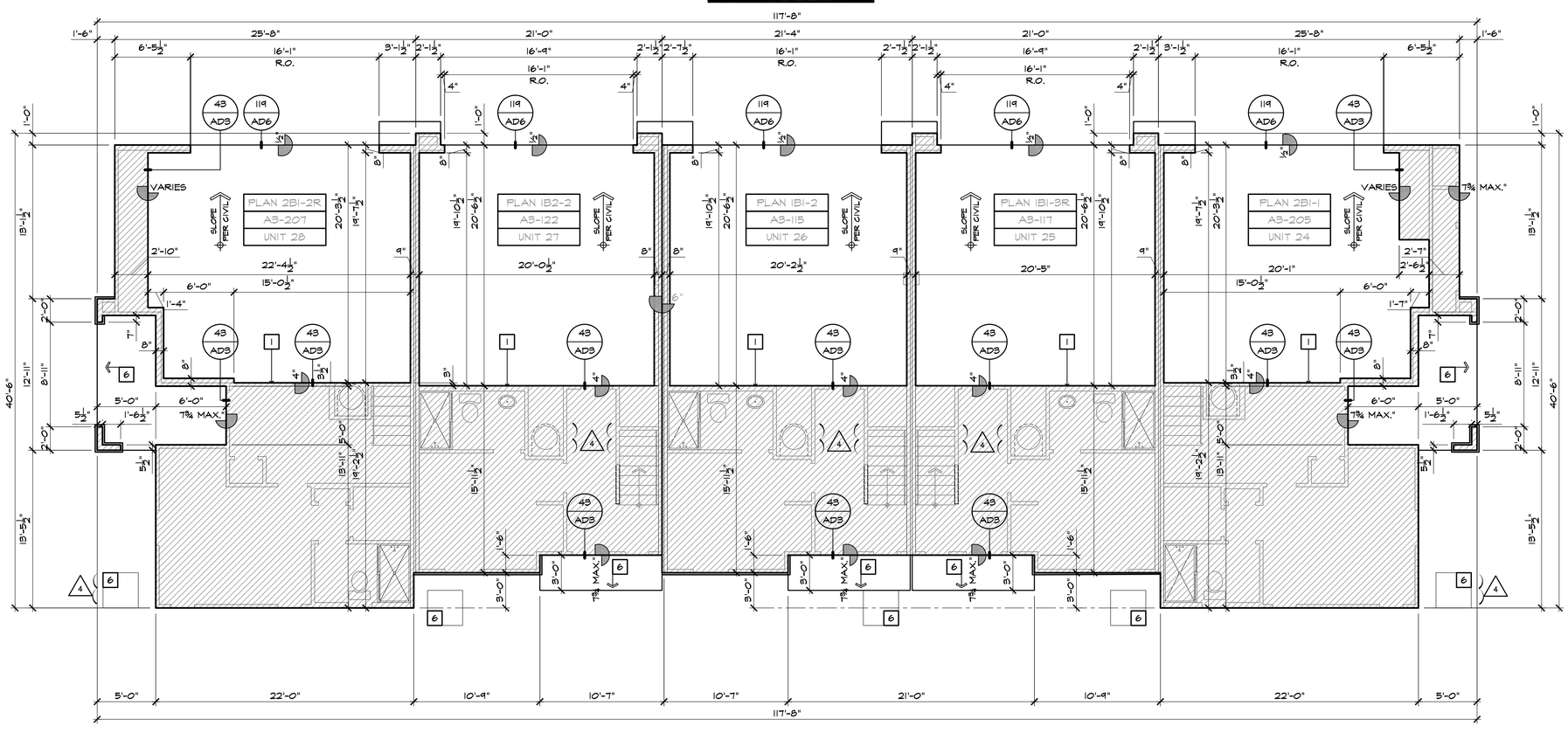
1. CONCRETE SLAB - PER STRUCTURAL DRAWINGS
2. CONCRETE GARAGE SLAB - PER STRUCTURAL DRAWINGS
3. CONCRETE CURB - PER STRUCTURAL DRAWINGS
4. CONCRETE PAD FOR A/C CONDENSER - VERIFY LOCATION PER CIVIL AND LANDSCAPE DRAWINGS
5. CONCRETE STEP - PER CIVIL DRAWINGS, NOT TO EXCEED 7" RISER HEIGHT
6. 36" MIN. DEEP CONCRETE / HARDSCAPE LANDING
7. DEPRESS SLAB 1"
8. 4" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (C.P.C. SEC. 507.13.1)

NOTE: THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY, REFER TO STRUCTURAL & POST TENSION DRAWINGS FOR FOOTINGS, STRUCTURAL DETAILS, HARDWARE AND ALL STRUCTURAL REQUIREMENTS.

SLAB PLAN GENERAL NOTES

- SEE CIVIL DRAWINGS AND LANDSCAPE DRAWINGS FOR DRAIN LOCATIONS, SLOPES, FINISH DECK MATERIAL, AND FINISH SURFACE ELEVATIONS AT RAISED STOOPS
- REFER TO 1/4" ENLARGED UNIT PLANS FOR TYPICAL LAYOUT OF UNITS. DIMENSIONS SHOWN HERE ARE FOR PLAN AND BUILDING RELATIONSHIPS ONLY.
- REFER TO LANDSCAPE DRAWINGS FOR LAYOUT OF HARDSCAPE PAVING, LANDSCAPING PLANTERS AND SITE FURNITURE.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO THE POUR AND NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT FOR CORRECTIVE MEASURES.
- MAINTAIN A CONSTANT 1/2" STEP AT BUILDING ENTRIES AT ACCESSIBLE UNITS (FINISH FLOOR TO FINISH HARDSCAPE). SEE SHEET AD-01 FOR OTHER ACCESSIBILITY REQUIREMENTS WITHIN THE DWELLING UNITS THAT APPLY.
- FACE OF SHT'G OR FURRING (WHERE OCCURS) SHALL ALIGN W/ EDGE OF SLAB. IF NO SHT'G OR FURRING OCCURS, FACE OF STUD SHALL ALIGN W/ EDGE OF SLAB. SEE ARCHITECTURAL + STRUCTURAL BLDG PLANS FOR MORE

SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ¼ INCH PER FOOT IN ANY DIRECTION



SLAB INTERFACE PLAN 'B' (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.
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949-790-9100

Revised Mas[illegible] Interior soffits, Ceiling [illegible] and small exterior [illegible]

Santee DO MORE • DO EAST

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APPROVED FOR CONSTRUCTION 11/10/2023
Permit # B-RNEW-23-0009 Rev 2 & 3
PROJECT No. 405999
Reviewed by: A.Sturm
DIVISION: STRUCTURAL
DATE: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 5

SHEET:
A2-111

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B1_03_ELEV.dwg - May. 17, 2024 - 12:14:55 PM

ROOF DRAINAGE NOTES

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.2

1. PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE 1101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.
2. SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:
   A) ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED
3. PER C.P.C. 1101.3 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0. RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1102:

1. DOME STRAINERS REQUIRED. ROOF DRAINS SHALL HAVE DOMED STRAINERS
2. STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAINS STRAINERS SHALL BE LEVEL WITH THE DECK.
3. ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.

ROOF DRAINAGE NOTES - CONT.

A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT

B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1103: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS:

1. VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.1
2. SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.3.
3. SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1103.3 AS FOLLOWS:
   A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.
   B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.
   C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.
   D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA
   E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.
   F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1103.4(3) AND SECTION 1103.4(5) ABOVE.
   G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALKABLE AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTION 1103.4(1) , SECTION 1103.4(3), SECTION 1103.4(5) AND SECTION 1103.4(6) ABOVE.

ROOF DRAINAGE NOTES

1. RAINFALL RATE PER C.P.C. TABLE D101.1 FOR THE SAN DIEGO AREA (CLOSE TO SANTEE). MAXIMUM RAIN FALL OF 1.5 INCHES PER HOUR = 0.016 G.P.M. PER SQ. FT. OF ROOF AREA
2. PER C.P.C. TABLE 1101.12, ROUNDING UP TO 2 IN/HR, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 2"x3" ROOF DRAIN, LEADER OR VERTICAL RAINWATER PIPING IS 4,400 SQ. FT.
3. PER C.P.C. TABLE 1103.3 SIZE OF GUTTERS, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 5" O/G SEAMLESS ALUMINUM RAIN GUTTER SLOPED AT 1/8-INCH PER FOOT IS 1020 SQ. FT.

2 CALCULATION FOR BUILDING 5

ROOF AREAS	ROOF AREA SQ. FT.	COMPLIANCE	DOWNSPOUTS	GUTTERS
AREA A NORTH OF MAIN RIDGE	2295 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED
AREA B SOUTH OF MAIN RIDGE	2617 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED

ROOF FINISH NOTES

CONCRETE ROOF TILES SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRC): LICENSED SELLER ID NUMBER: 0942 RATED PRODUCT ID NUMBERS: 0075, 0076 & 0071 REFER TO SHEETS RF-1 &RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES

4 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 BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING). C.R.C. SEC. 806.2 EXCEPTION 2.

✳ CALCULATION BY 1/300, HIGH/LOW VENTING REQUIRED.

NOTES:
1. OPENINGS SHALL HAVE 1/16" MIN. - 1/8" MAX. CORROSION RESISTANT METAL MESH COVERINGS.
2. DO NOT INSTALL EAVE VENTS.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 850	SQ. FT. / 300	2.83	SQ. FT.
	X 144 =	408	SQ. IN.
	TOTAL HIGH AND LOW =	408	SQ. IN.
	x 50% =	204	SQ. IN.

VENTILATION PROVIDED:

HIGH				
(3)	O'HAGIN VENT(S) AT 45	SQ. IN. EA. =	285	SQ. IN.
LOW				
(3)	O'HAGIN VENT(S) AT 45	SQ. IN. EA. =	285	SQ. IN.
		TOTAL =	570	SQ. IN.

AREA 2:

VENTILATION REQUIRED:

ATTIC AREA = 65	SQ. FT. / 150	0.43	SQ. FT.
	X 144 =	62	SQ. IN.
	TOTAL HIGH AND LOW =	62	SQ. IN.

VENTILATION PROVIDED:

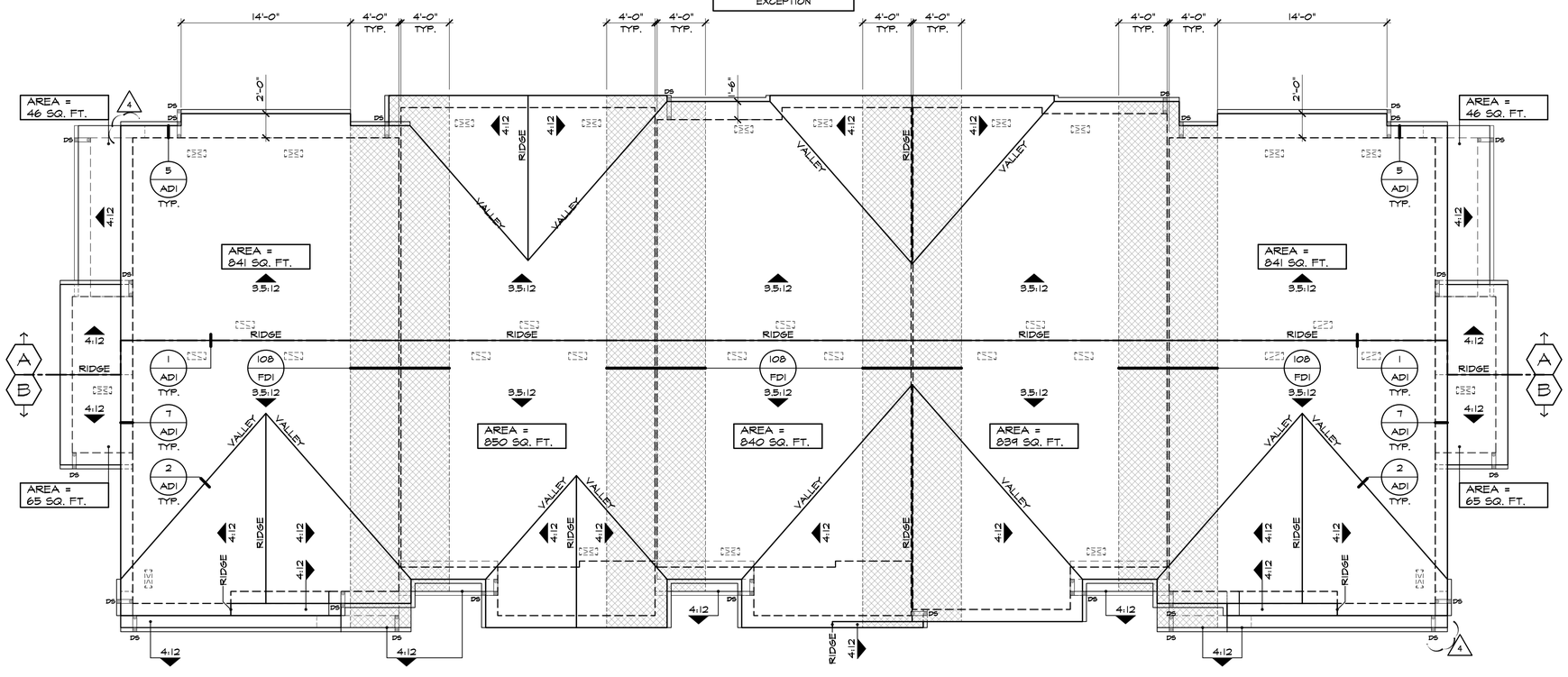
(1)	O'HAGIN VENT(S) AT 35	SQ. IN. EA. =	35	SQ. IN.
		TOTAL =	35	SQ. IN.

O'HAGIN LOW VENT O'HAGIN HIGH VENT	ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 35 SQ. IN. NET FREE VENT AREA AS PROVIDED BY O'HAGIN PRODUCTS (ICC-ES SBCCI-9650A)

ROOF PLAN NOTES

- ALL ROOFING TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.
- REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
- NO ROOF PENETRATIONS (IE. ATTIC VENTS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEYS, HIPS OR RIDGES.
- AT "CALIFORNIA" DOUBLE FRAMING AREAS, PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM, PROVIDE A 22"x30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- PLUMBING VENT STACK TERMINATIONS TO BE LOCATED A MIN. OF 10'-0" AWAY FROM ATTIC VENT PER CPC SEC. 906.2.
- PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
- RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE, RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS, AND TRUSS HEELS.
- OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS.
- LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.
- PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, WHERE EAVE OR CORNICE VENTS ARE INSTALLED, SPECIFY 4" LONG BAFFLES MINIMUM (C.R.C. SECTION 806.3)
- ROOF GUTTERS IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER COUNTY BUILDING CODE 92.1.705A.4
- SKYLIGHTS IF ANY, SHALL BE TEMPERED PER COUNTY BUILDING CODE 92.1.705A.5
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS PER COUNTY BUILDING CODE 92.1.706A.2, 92.1.707A.5

SHADED AREA INDICATES NO OPENINGS PERMITTED IN ROOF 4'-0" EACH SIDE OF COMMON WALL, PER CRC302.2.2, ITEM #2, EXCEPTION



ROOF PLAN 'B' (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"

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Prospect Park

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SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Roof Slope to 4:12 for Interior soffits, Fabricating Roof Trusses for Interior rooms and small exterior areas

949-790-9100

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C-26497
REN. 11-30-25
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BLDG. 5

SHEET:
A2-112

SPEC. LEVEL 1

SANTEE

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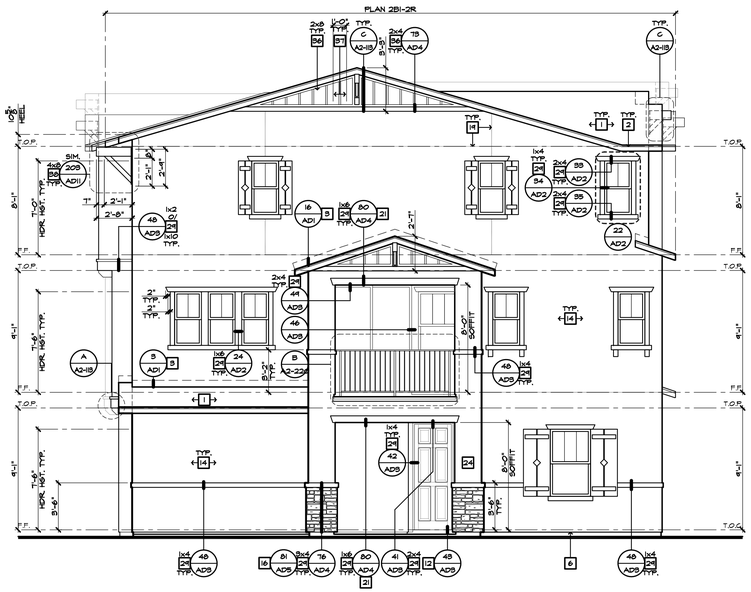
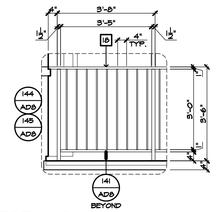
D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B1_03_ELEV.dwg - May. 17, 2024 - 12:15:15 PM



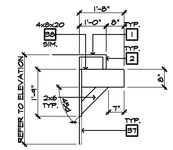
LEFT ELEVATION 'B' (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"



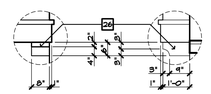
DETAIL B

SCALE 3/8"=1'-0" BALCONY W/ RAILINGS



DETAIL C

SCALE 1/2"=1'-0" KNEE BRACE



DETAIL A

SCALE 3/8"=1'-0" STUCCO CORBEL AT CANTILEVER

ELEVATION NOTES

2022 CRC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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 POTSHELF - 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 ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 8" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

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

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.

FRONT ELEVATION 'B' (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Stucco, Fiber cement lap siding, Fiber cement panels and small exterior plaster

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 11/20/23
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION: C.
Date: August 12, 2024
REVISIONS: 11/06/23
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-24
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 5
SHEET:
A2-113

SPEC. LEVEL 1
SANTEE

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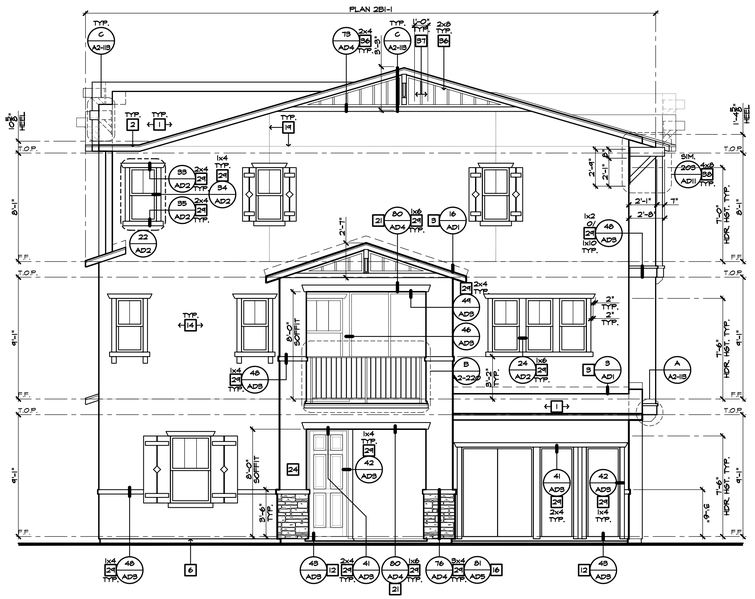
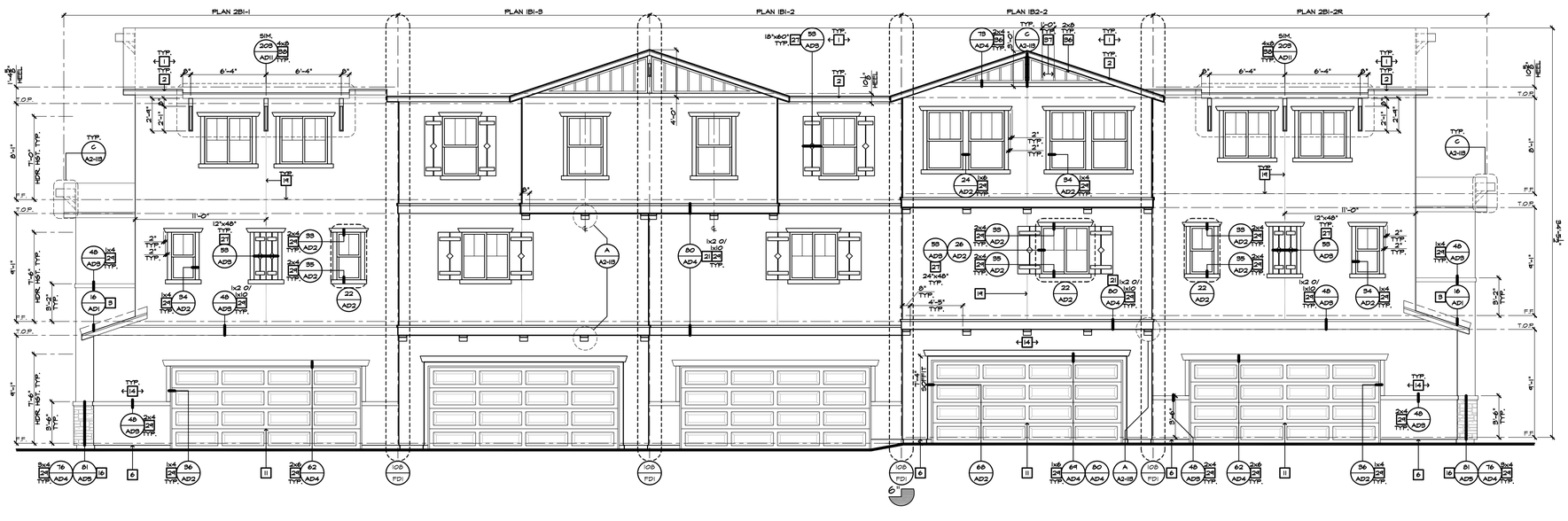
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B1_03_ELEV.dwg – May. 17, 2024 – 12:15:38 PM



RIGHT ELEVATION 'B' (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"



REAR ELEVATION 'B' (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"

ELEVATION NOTES

2022 CRC

1. ROOF MATERIAL - REFER TO ROOF NOTES
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43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

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- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
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- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Exterior soffits, Fiberglass Entry Doors
and small exterior alte

Santee
DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION 20
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION NO. C.
Date August 12, 2024
REVISIONS: 23
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-24
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 5
SHEET:
A2-114

SPEC. LEVEL 1
SANTEE

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NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)

A3-11 4 — DENOTES UNIT SHEET NUMBER

UNIT # 4 — DENOTES UNIT NUMBER

FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

113 FDI — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

115 FDI — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

99 FDI — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

97 FDI — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

96 FDI — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

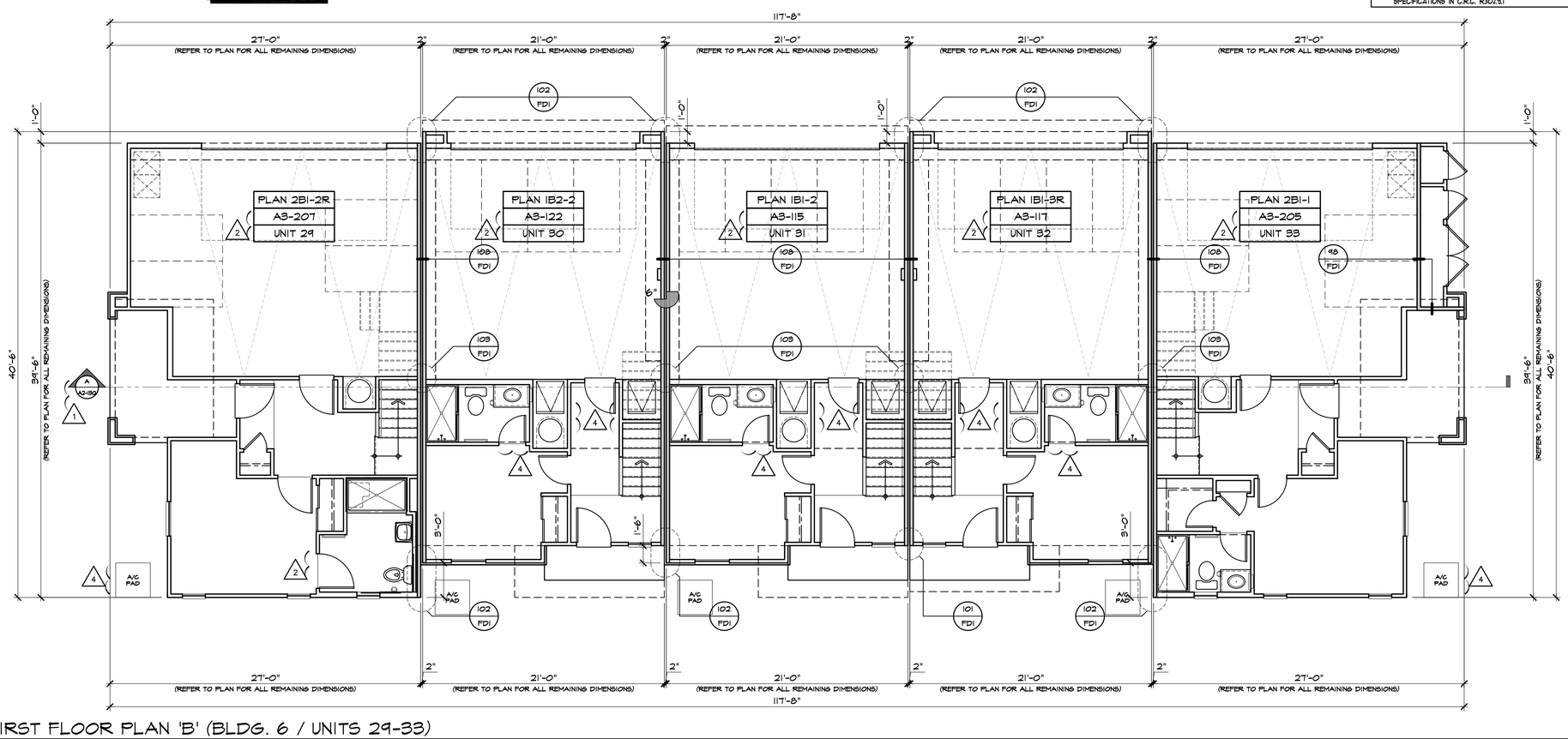
104 FDI — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL 4 NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.3 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1

REFER TO PLAN 2 SHEET A3-209 FOR COMPLAINT PLAN SPECIFIC REQUIREMENTS AT LOT(S) 29



FIRST FLOOR PLAN 'B' (BLDG. 6 / UNITS 29-33)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry veneer, stucco, exterior soffits, railings, trellis, fascia, gutters, rafter ends and small exterior areas

Santee — DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
DIVISION: 1 & 2
Previous Interwest Consulting approval 2-3-2024

ISSUED FOR CONSTRUCTION:	11/10/2023
PROJECT NO:	405999
DRAWN BY:	A.T.C.
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT — ERIC R. KOUGH — C-26497 — REN. 11-30-25 — STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 6

SHEET:
A2-115

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B2_01_BASE.dwg – Jun. 5, 2024 – 11:55:50 AM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

- DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)
- A3-11 4 — DENOTES UNIT SHEET NUMBER
- UNIT # 4 — DENOTES UNIT NUMBER
- FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD "75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

- 113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

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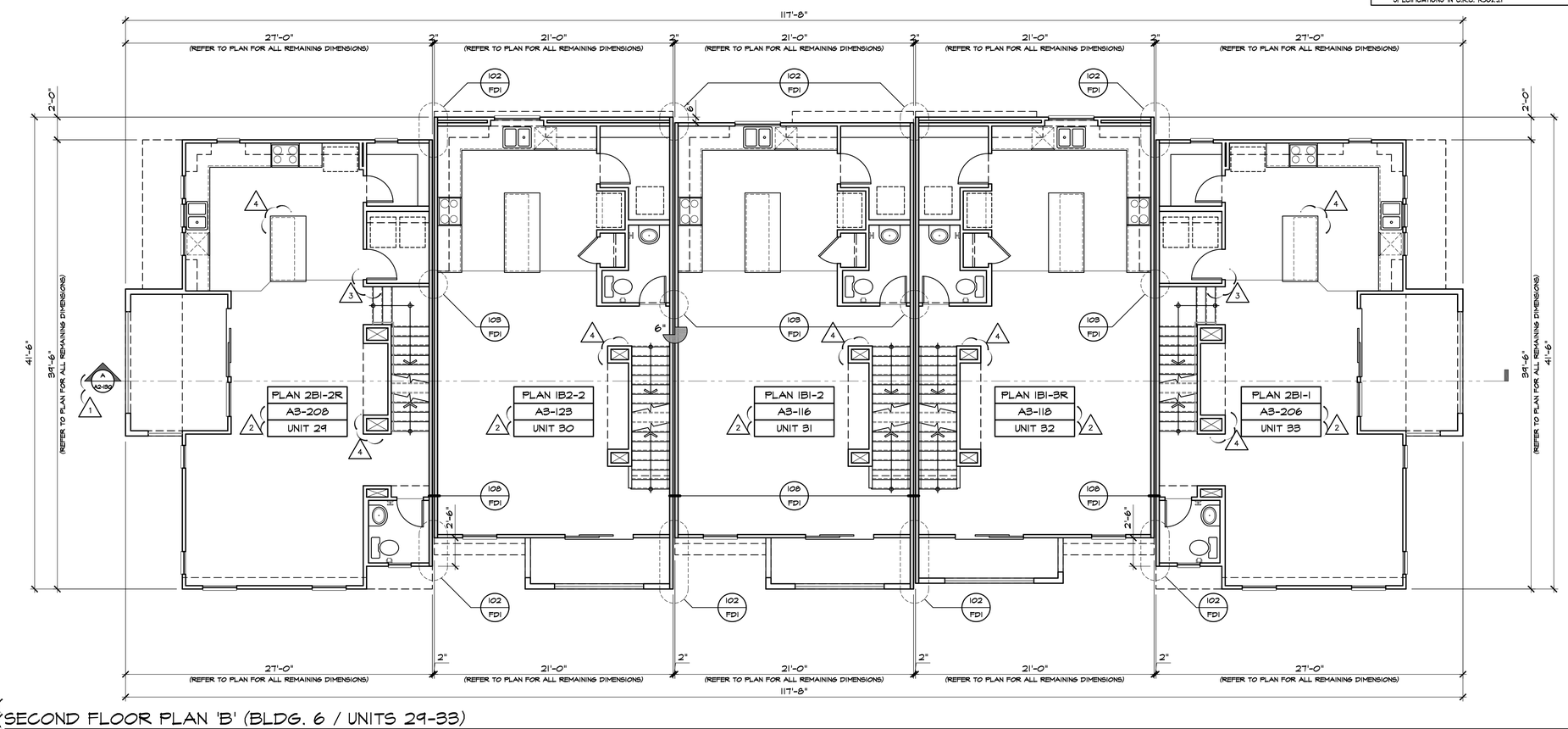
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL 4 NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.2 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



2 SECOND FLOOR PLAN 'B' (BLDG. 6 / UNITS 29-33)

SCALE 3/16"=1'-0"

D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B2_01_BASE.dwg - Jun. 5, 2024 - 11:56:02 AM

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Revised Mas[illegible] exterior soffits, Ceiling [illegible] and small exterior [illegible] 949-790-9100

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Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED FOR CONSTRUCTION: 11/10/2023
PROJECT NO: 405999
DIVISION: C.
REVISIONS: 11/06/2023

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 6

SHEET:
A2-116

SPEC. LEVEL 1

SANTEE

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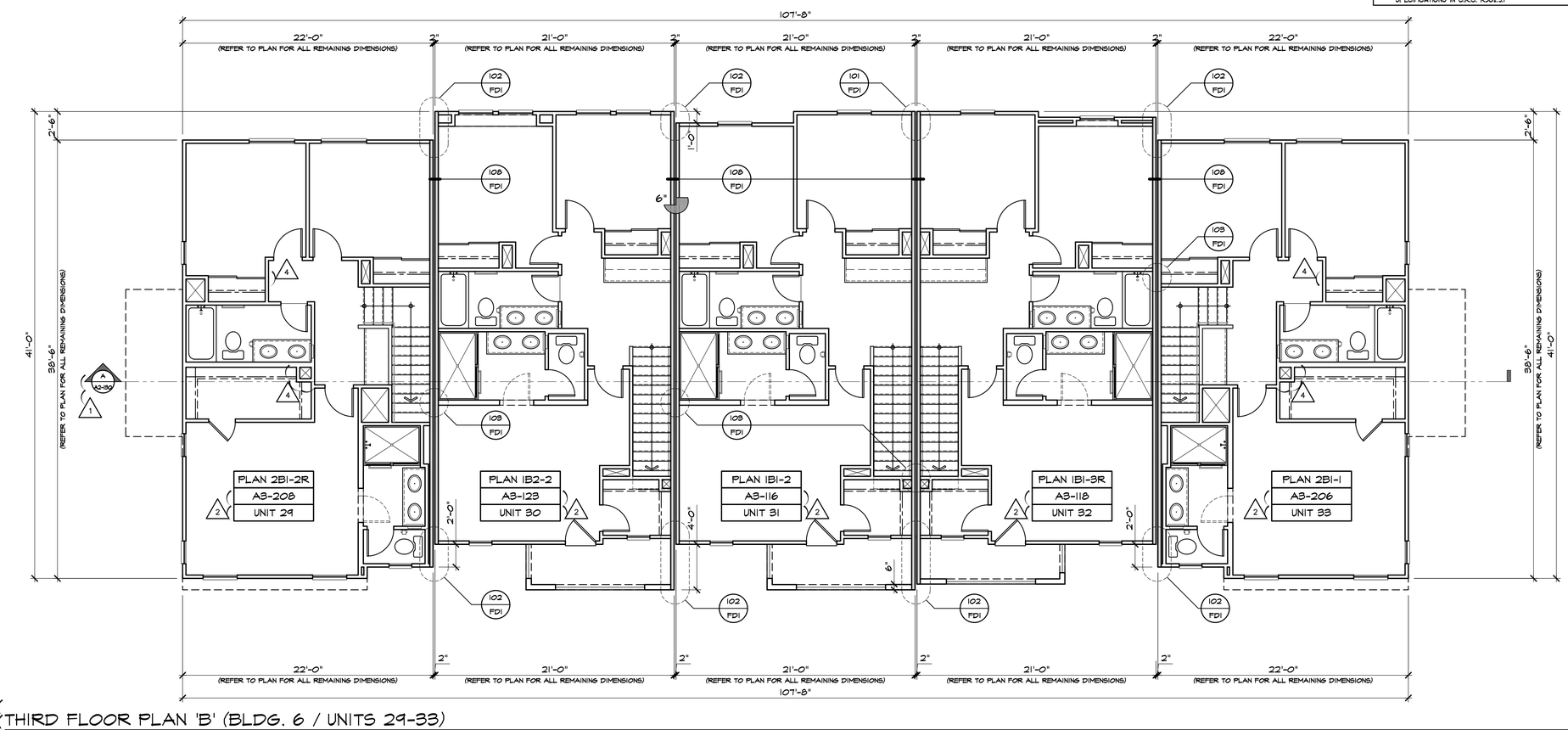

THIRD FLOOR PLAN 'B' (BLDG. 6 / UNITS 29-33)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

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SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] Interior soffits, Ceiling [illegible] Lower rooms and small exterior [illegible]

Santee DO MORE • DUE EAST

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED FOR CONSTRUCTION:	11/10/2023
PROJECT NO:	405999
DRAWN BY:	E.C.
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 6

SHEET:
A2-117

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B2_01_BASE.dwg – Jun. 5, 2024 – 11:56:15 AM

SLAB PLAN SYMBOLS

- UNIT I — DENOTES UNIT NUMBER & ORIENTATION (R=REVERSE)
- A3-11 — DENOTES UNIT SHEET NUMBER
- 4" — SLAB ELEVATION CHANGES IN INCHES
- INDICATES SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS
- INDICATES DEPRESSED SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS

SLAB PLAN KEYNOTES

1. CONCRETE SLAB - PER STRUCTURAL DRAWINGS
2. CONCRETE GARAGE SLAB - PER STRUCTURAL DRAWINGS
3. CONCRETE CURB - PER STRUCTURAL DRAWINGS
4. CONCRETE PAD FOR A/C CONDENSER - VERIFY LOCATION PER CIVIL AND LANDSCAPE DRAWINGS
5. CONCRETE STEP - PER CIVIL DRAWINGS, NOT TO EXCEED 7" RISER HEIGHT
6. 36" MIN. DEEP CONCRETE / HARDSCAPE LANDING
7. DEPRESS SLAB 1"
8. 4" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (C.P.C. SEC. 507.13.1)

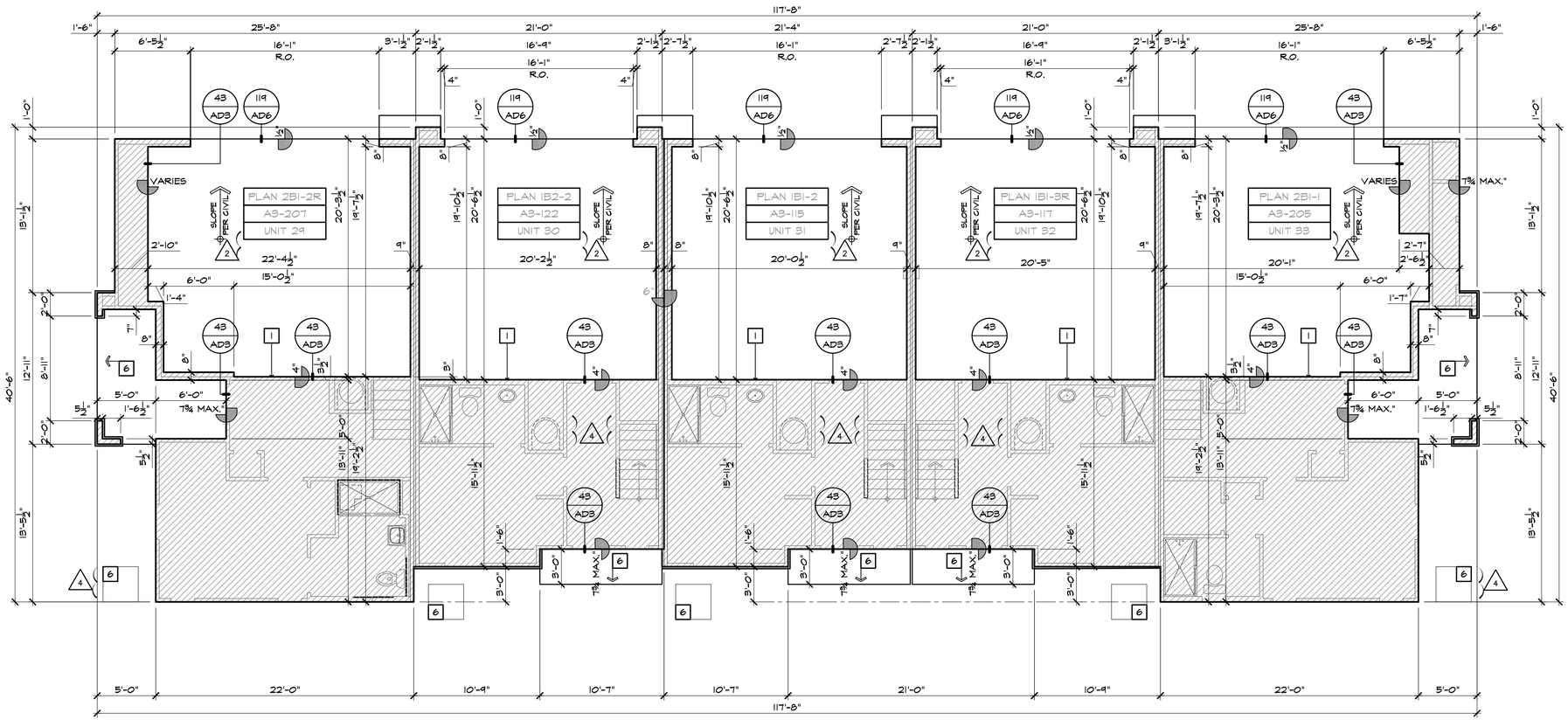
NOTE: THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY, REFER TO STRUCTURAL & POST TENSION DRAWINGS FOR FOOTINGS, STRUCTURAL DETAILS, HARDWARE AND ALL STRUCTURAL REQUIREMENTS.

SLAB PLAN GENERAL NOTES

- SEE CIVIL DRAWINGS AND LANDSCAPE DRAWINGS FOR DRAIN LOCATIONS, SLOPES, FINISH DECK MATERIAL, AND FINISH SURFACE ELEVATIONS AT RAISED STOOPS
- REFER TO 1/4" ENLARGED UNIT PLANS FOR TYPICAL LAYOUT OF UNITS. DIMENSIONS SHOWN HERE ARE FOR PLAN AND BUILDING RELATIONSHIPS ONLY.
- REFER TO LANDSCAPE DRAWINGS FOR LAYOUT OF HARDSCAPE PAVING, LANDSCAPING PLANTERS AND SITE FURNITURE.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO THE POUR AND NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT FOR CORRECTIVE MEASURES.
- MAINTAIN A CONSTANT 1/2" STEP AT BUILDING ENTRIES AT ACCESSIBLE UNITS (FINISH FLOOR TO FINISH HARDSCAPE). SEE SHEET AD-01 FOR OTHER ACCESSIBILITY REQUIREMENTS WITHIN THE DWELLING UNITS THAT APPLY.
- FACE OF SHT'G OR FURRING (WHERE OCCURS) SHALL ALIGN W/ EDGE OF SLAB. IF NO SHT'G OR FURRING OCCURS, FACE OF STUD SHALL ALIGN W/ EDGE OF SLAB. SEE ARCHITECTURAL + STRUCTURAL BLDG PLANS FOR MORE

REFER TO PLAN 2 SHEET A3-209 FOR COMPLAINT PLAN SPECIFIC REQUIREMENTS AT LOT(S) 29

SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ¼ INCH PER FOOT IN ANY DIRECTION



1 SLAB INTERFACE PLAN 'B' (BLDG. 6 / UNITS 29-33)

SCALE 3/16"=1'-0"

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LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 6

SHEET:
A2-118

SPEC. LEVEL 1
SANTEE

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ROOF DRAINAGE NOTES

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.2

1. PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE 1101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.

2. SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:

   A) ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED

3. PER C.P.C. 1101.3 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0. RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1102:

1. DOME STRAINERS REQUIRED. ROOF DRAINS SHALL HAVE DOMED STRAINERS

2. STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAINS STRAINERS SHALL BE LEVEL WITH THE DECK.

3. ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.

ROOF DRAINAGE NOTES - CONT.

A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT

B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1103: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS:

1. VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.1

2. SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.3.

3. SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1103.3 AS FOLLOWS:

A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.

B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.

C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.

D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA

E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.

F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1103.4(3) AND SECTION 1103.4(5) ABOVE.

G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALKABLE AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTION 1103.4(1) , SECTION 1103.4(3), SECTION 1103.4(5) AND SECTION 1103.4(6) ABOVE.

ROOF DRAINAGE NOTES

1. RAINFALL RATE PER C.P.C. TABLE D101.1 FOR THE SAN DIEGO AREA (CLOSE TO SANTEE). MAXIMUM RAIN FALL OF 1.5 INCHES PER HOUR = 0.016 G.P.M. PER SQ. FT. OF ROOF AREA

2. PER C.P.C. TABLE 1101.12, ROUNDING UP TO 2 IN/HR, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 2"x3" ROOF DRAIN, LEADER OR VERTICAL RAINWATER PIPING IS 4,400 SQ. FT.

3. PER C.P.C. TABLE 1103.3 SIZE OF GUTTERS, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 5" O/G SEAMLESS ALUMINUM RAIN GUTTER SLOPED AT 1/8-INCH PER FOOT IS 1020 SQ. FT.

2 CALCULATION FOR BUILDING 6

ROOF AREAS	ROOF AREA SQ. FT.	COMPLIANCE	DOWNSPOUTS	GUTTERS
AREA A NORTH OF MAIN RIDGE	<4400 ~~2268~~ SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED
AREA B SOUTH OF MAIN RIDGE	2549 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED

ROOF FINISH NOTES

CONCRETE ROOF TILES SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRC): LICENSED SELLER ID NUMBER: 0942 RATED PRODUCT ID NUMBERS: 0075, 0076 & 0071 REFER TO SHEETS RF-1 &RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES

4 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 BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING). C.R.C. SEC. 806.2 EXCEPTION 2.

✳ CALCULATION BY 1/300, HIGH/LOW VENTING REQUIRED.

NOTES:
1. OPENINGS SHALL HAVE 1/16" MIN. - 1/8" MAX. CORROSION RESISTANT METAL MESH COVERINGS.
2. DO NOT INSTALL EAVE VENTS.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 850 — SQ. FT. / 300 = 2.83 SQ. FT.; × 144 = 408 SQ. IN.; TOTAL HIGH AND LOW = 408 SQ. IN.; × 50% = 204 SQ. IN.

VENTILATION PROVIDED:

HIGH
(3) O'HAGIN VENT(S) AT 45 — SQ. IN. EA. = 285 SQ. IN.

LOW
(3) O'HAGIN VENT(S) AT 45 — SQ. IN. EA. = 285 SQ. IN.; TOTAL = 570 SQ. IN.

AREA 2:

VENTILATION REQUIRED:

ATTIC AREA = 65 — SQ. FT. / 150 = 0.43 SQ. FT.; × 144 = 62 SQ. IN.; TOTAL HIGH AND LOW = 62 SQ. IN.

VENTILATION PROVIDED:

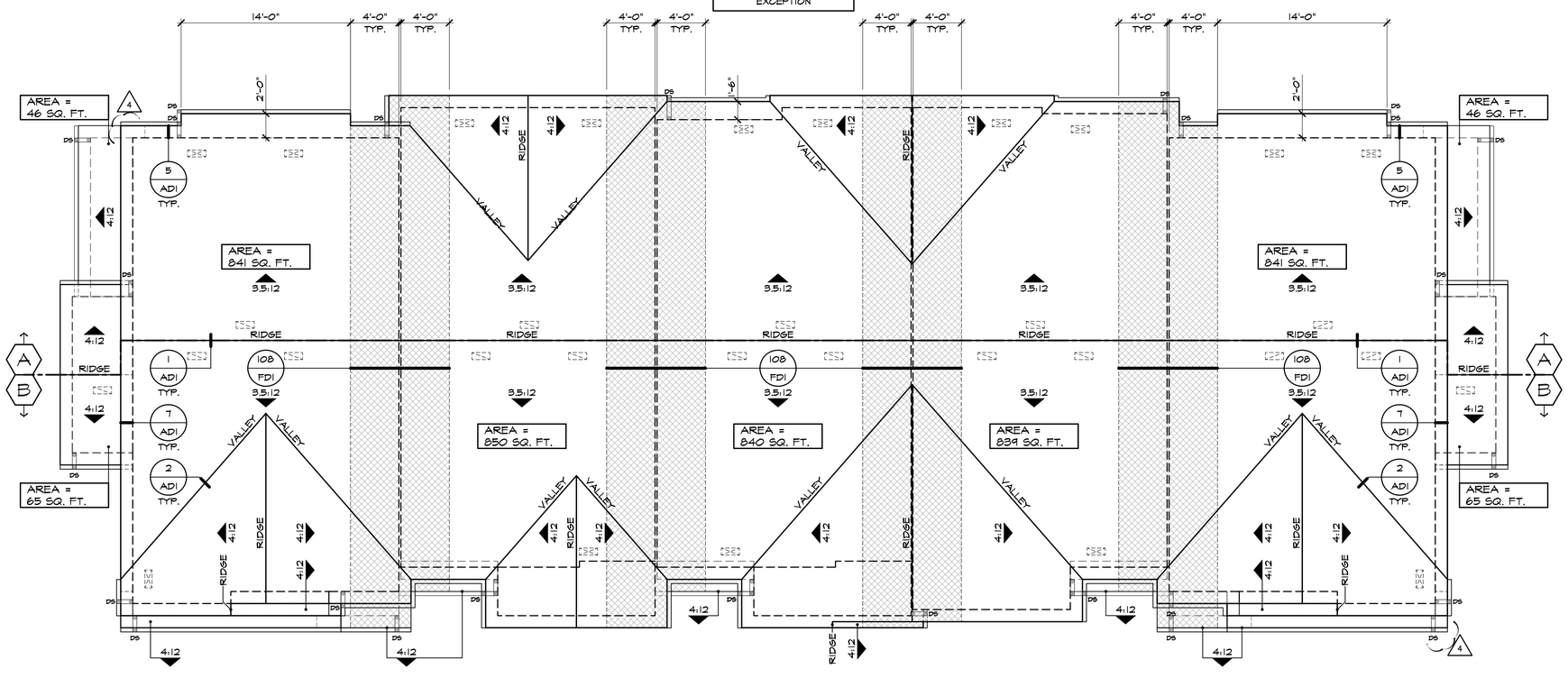
(1) O'HAGIN VENT(S) AT 35 — SQ. IN. EA. = 35 SQ. IN.; TOTAL = 35 SQ. IN.

O'HAGIN LOW VENT O'HAGIN HIGH VENT	ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 35 SQ. IN. NET FREE VENT AREA AS PROVIDED BY O'HAGIN PRODUCTS (ICC-ES ESR-2651)

ROOF PLAN NOTES

- ALL ROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.
- REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
- NO ROOF PENETRATIONS (I.E. ATTIC VENTS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEYS, HIPS OR RIDGES.
- AT "CALIFORNIA" DOUBLE FRAMING AREAS, PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM, PROVIDE A 22"x30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- PLUMBING VENT STACK TERMINATIONS TO BE LOCATED A MIN. OF 10'-0" AWAY FROM ATTIC VENT PER CPC SEC. 906.2.
- PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
- RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE, RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS, AND TRUSS HEELS.
- OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS.
- LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.
- PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, WHERE EAVE OR CORNICE VENTS ARE INSTALLED, SPECIFY 4" LONG BAFFLES MINIMUM (C.R.C. SECTION 806.3)
- ROOF GUTTERS IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER COUNTY BUILDING CODE 92.1.105A.4
- SKYLIGHTS IF ANY, SHALL BE TEMPERED PER COUNTY BUILDING CODE 92.1.105A.5
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS PER COUNTY BUILDING CODE 92.1.106A.2, 92.1.107A.5

SHADED AREA INDICATES NO OPENINGS PERMITTED IN ROOF 4'-0" EACH SIDE OF COMMON WALL, PER CRC302.2.2, ITEM #2, EXCEPTION



2 ROOF PLAN 'B' (BLDG. 6 / UNITS 29-33)
SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Roof Slope to 4:12 for interior soffits, fascias, and ledgers for roof eaves and small exterior areas

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 6
SHEET: A2-119

SPEC. LEVEL 1
SANTEE

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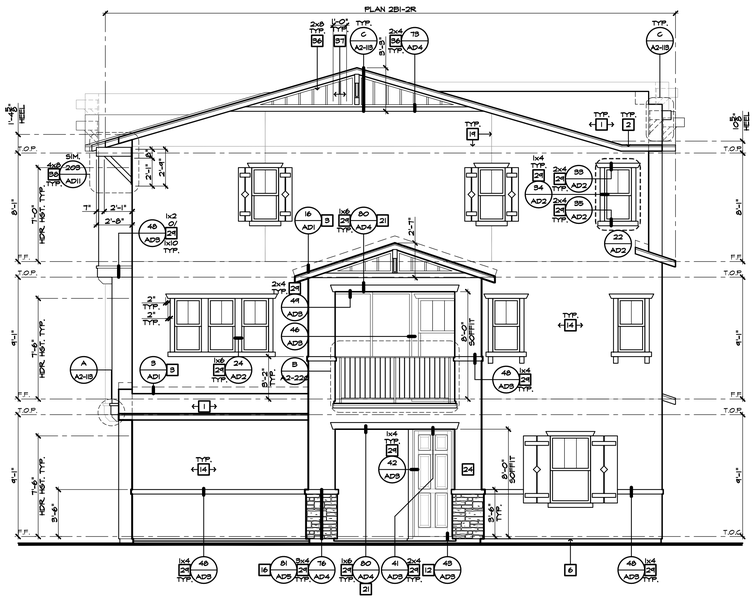
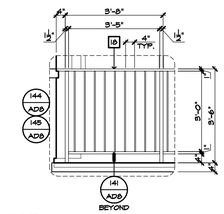
D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B2_03_ELEV.dwg - May. 17, 2024 - 12:17:17 PM



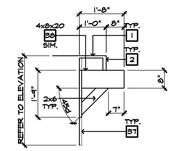
2 LEFT ELEVATION 'B' (BLDG. 6 / UNITS 29-33)

SCALE 3/16"=1'-0"



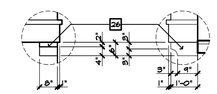
DETAIL B

SCALE 3/8"=1'-0" BALCONY W/ RAILINGS



DETAIL C

SCALE 1/2"=1'-0" KNEE BRACE



DETAIL A

SCALE 3/8"=1'-0" STUCCO CORBEL AT CANTILEVER

ELEVATION NOTES

2022 CBC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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 POTSHELF - 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 ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 8" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET .AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

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

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.

2 FRONT ELEVATION 'B' (BLDG. 6 / UNITS 29-33)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Stucco, Fiberglass Exterior soffits, Fiberglass Exterior Trim, Vinyl Frame and small exterior plaster changes

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION: 11/20/23
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO.: 405999
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED: 11/20/23
REVISIONS: 1 11/06/23
2 01/15/24

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-24
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 6
SHEET: A2-120

SPEC. LEVEL 1
SANTEE

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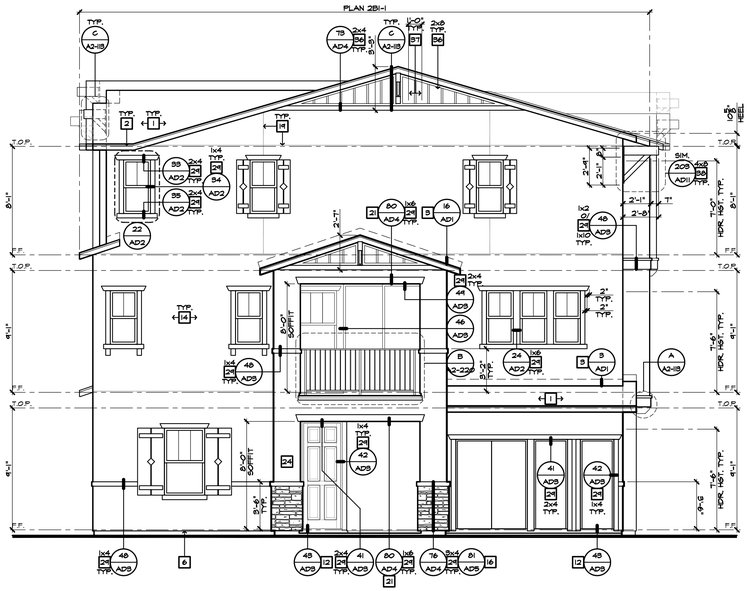
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B2_03_ELEV.dwg – May. 17, 2024 – 12:17:35 PM



2 RIGHT ELEVATION 'B' (BLDG. 6 / UNITS 29-33)

SCALE 3/16"=1'-0"

ELEVATION NOTES

2022 CRC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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
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22. ARCHED STUCCO SOFFIT
23. WOOD SOFFIT
24. STUCCO COLUMN
25. STUCCO POTSHELF - 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 ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 8" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
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43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

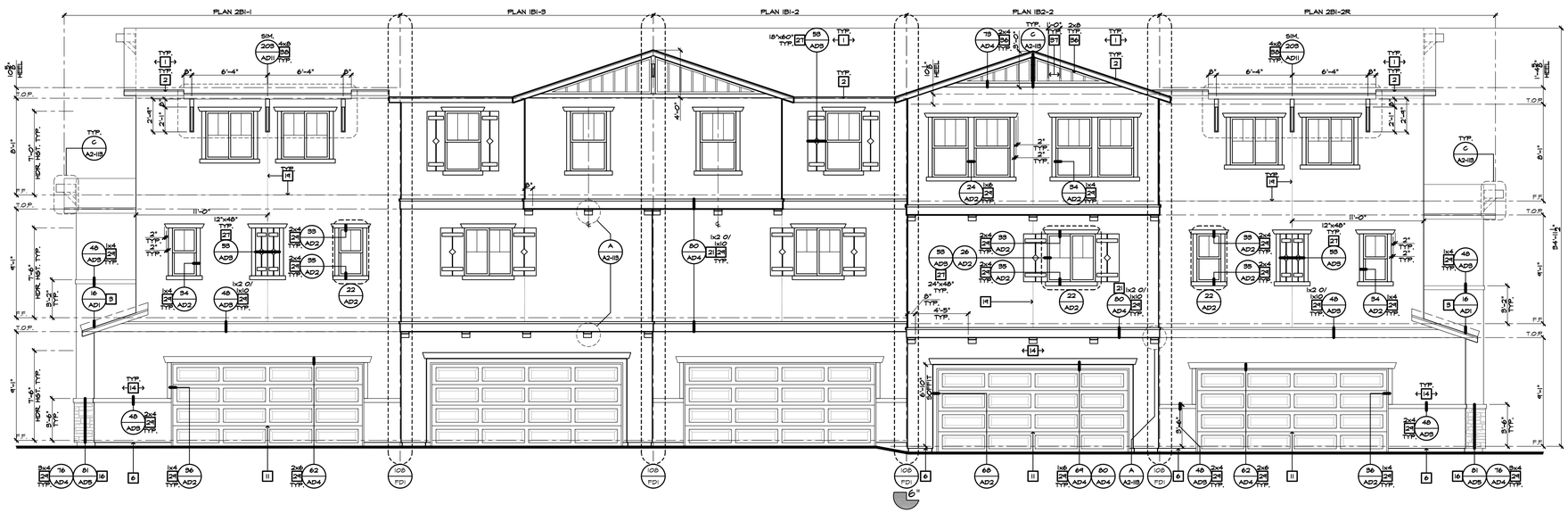
- ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.



2 REAR ELEVATION 'B' (BLDG. 6 / UNITS 29-33)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Exterior soffits, Fiberglass entry doors
and small exterior alterations

Santee
DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION 20
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
Date August 12, 2024
DIVISION NO. C.
REVISIONS: 23
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
EXP. 11-30-24
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 5B
BLDG. 6
SHEET:
A2-121

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1B2_03_ELEV.dwg – May. 17, 2024 – 12:17:52 PM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)

A3-11 4 — DENOTES UNIT SHEET NUMBER

UNIT # 4 — DENOTES UNIT NUMBER

FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD "75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

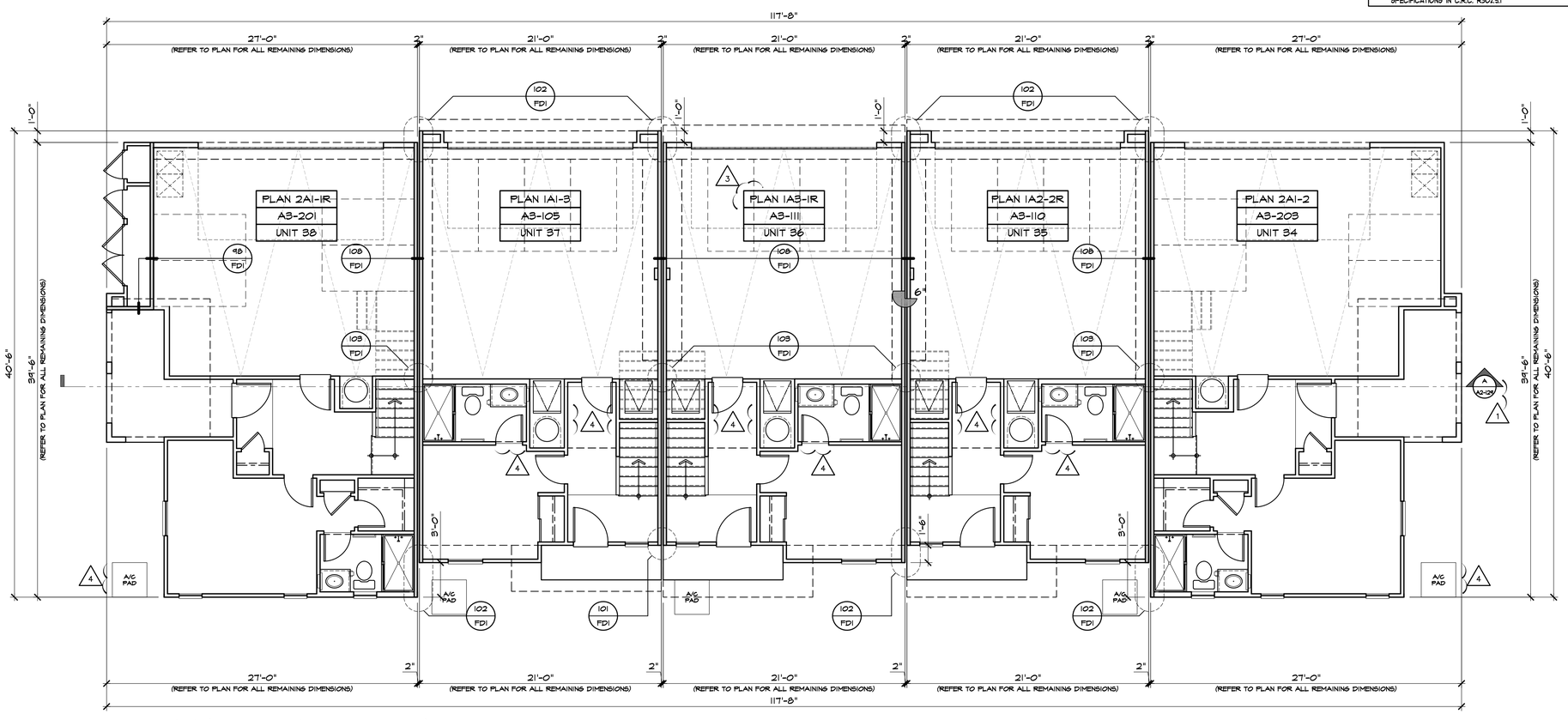
96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL 4 NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.3 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



FIRST FLOOR PLAN 'A' (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"

D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A2_01_BASE.dwg - Jun. 5, 2024 - 11:54:05 AM

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] interior soffits, ceiling [illegible] and small exterior [illegible] 949-790-9100

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW-23-0009 Rev 2 2-3-24
Reviewed by: A.Sturm
DIVISION OF STATE ARCHITECT
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO. 405999
DRAWN BY: K.C.
REVISIONS: 11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
3 CLIENT REVISIONS 04/02/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-28497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 7
SHEET:
A2-122

SPEC. LEVEL 1
SANTEE

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NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

- DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)
- A3-11 4 — DENOTES UNIT SHEET NUMBER
- UNIT # 4 — DENOTES UNIT NUMBER
- FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

- 113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

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- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.2 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
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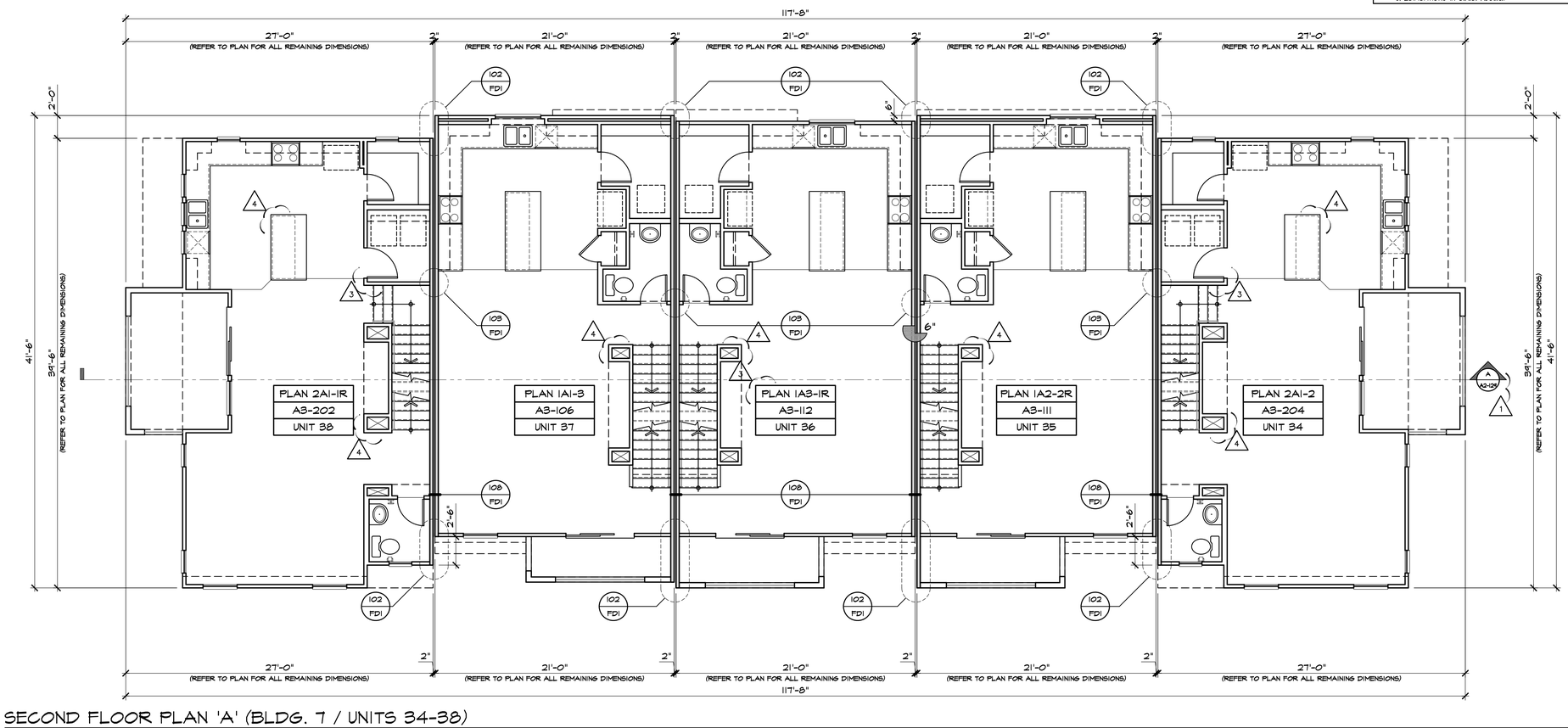
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



SECOND FLOOR PLAN 'A' (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry Veneer Layout, Revised Interior soffits, Ceiling heights, Revised Layout, Revised Layout, Revised Layout

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

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- DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
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- A3-11 4 — DENOTES UNIT SHEET NUMBER
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- FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD "75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

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- 115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
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- 96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

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2022 C.R.C.

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- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.2 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
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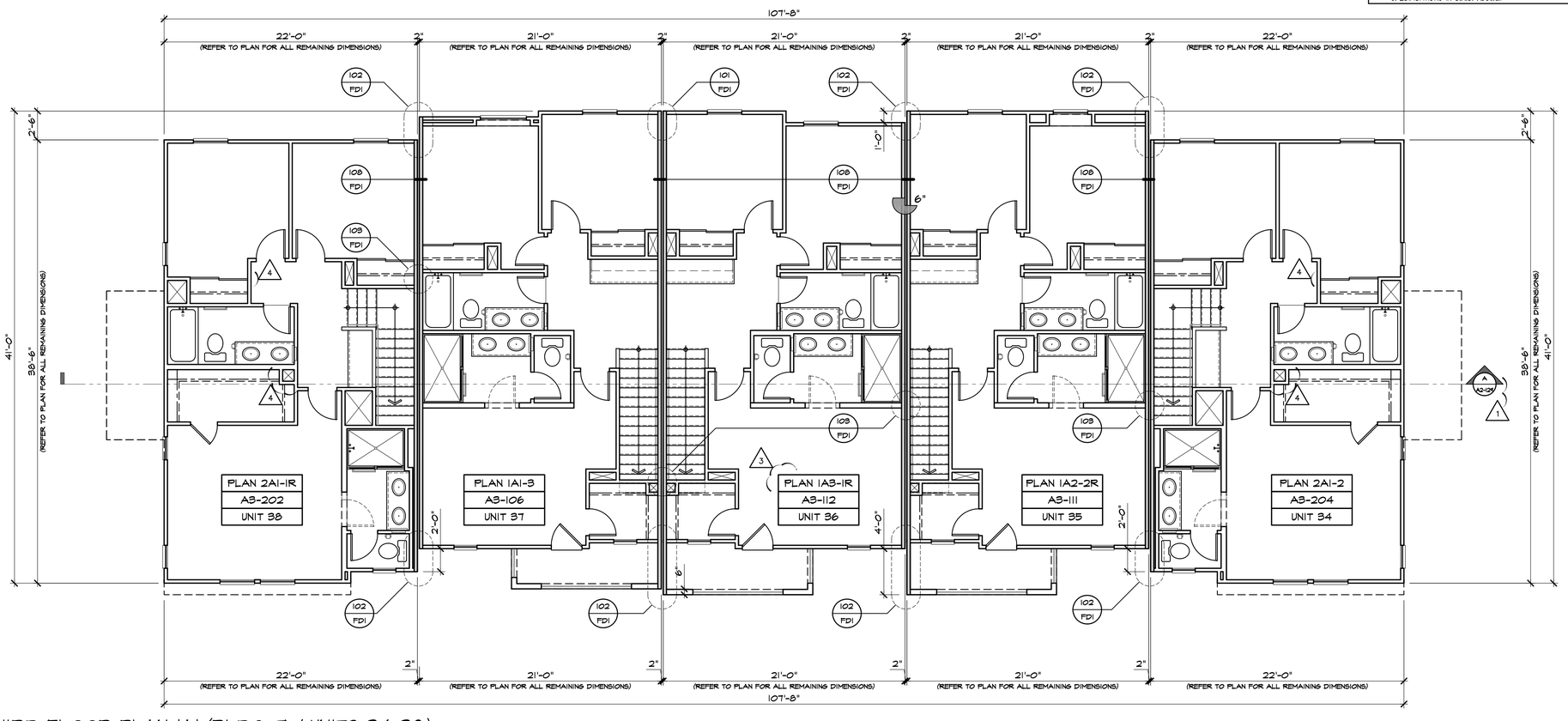

THIRD FLOOR PLAN 'A' (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] Interior soffits, Ceiling [illegible] and small exterior [illegible] Upper rooms

949-790-9100

Santee
DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-RNEW-23-0009 Rev 2 2-3-24
PROJECT No. 405999
Reviewed by: A.Sturm
DIVISION: BUILDING
DATE: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 7
SHEET:
A2-124

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B\A2_01_BASE.dwg – Jun. 5, 2024 – 11:54:32 AM

SLAB PLAN SYMBOLS

UNIT 1	DENOTES UNIT NUMBER & ORIENTATION (R=REVERSE)
A3-11	DENOTES UNIT SHEET NUMBER
4"	SLAB ELEVATION CHANGES IN INCHES
	INDICATES SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS
	INDICATES DEPRESSED SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS

SLAB PLAN KEYNOTES

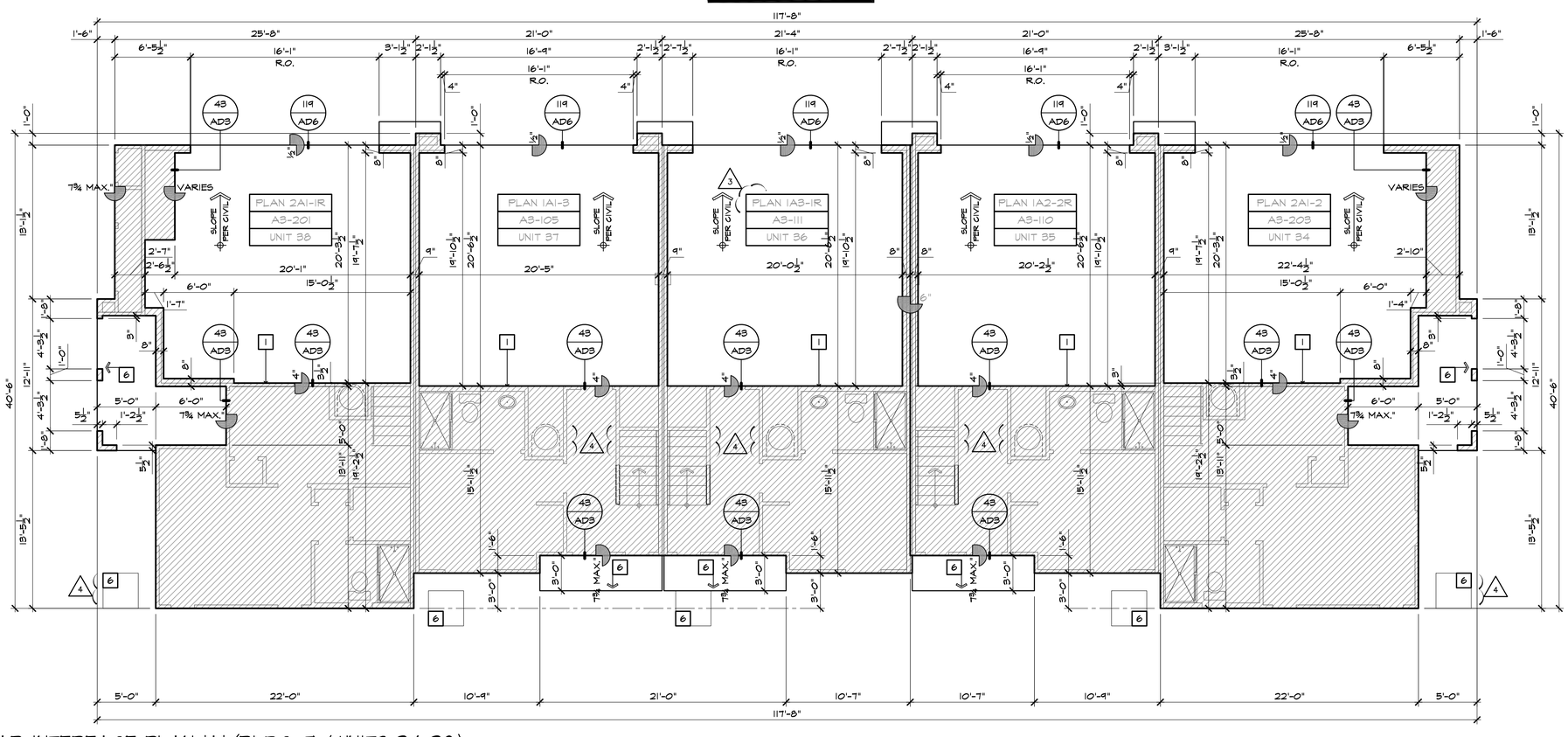
1. CONCRETE SLAB - PER STRUCTURAL DRAWINGS
2. CONCRETE GARAGE SLAB - PER STRUCTURAL DRAWINGS
3. CONCRETE CURB - PER STRUCTURAL DRAWINGS
4. CONCRETE PAD FOR A/C CONDENSER - VERIFY LOCATION PER CIVIL AND LANDSCAPE DRAWINGS
5. CONCRETE STEP - PER CIVIL DRAWINGS, NOT TO EXCEED 7" RISER HEIGHT
6. 36" MIN. DEEP CONCRETE / HARDSCAPE LANDING
7. DEPRESS SLAB 1"
8. 4" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (C.P.C. SEC. 507.13.1)

NOTE: THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY, REFER TO STRUCTURAL & POST TENSION DRAWINGS FOR FOOTINGS, STRUCTURAL DETAILS, HARDWARE AND ALL STRUCTURAL REQUIREMENTS.

SLAB PLAN GENERAL NOTES

- SEE CIVIL DRAWINGS AND LANDSCAPE DRAWINGS FOR DRAIN LOCATIONS, SLOPES, FINISH DECK MATERIAL, AND FINISH SURFACE ELEVATIONS AT RAISED STOOPS
- REFER TO 1/4" ENLARGED UNIT PLANS FOR TYPICAL LAYOUT OF UNITS. DIMENSIONS SHOWN HERE ARE FOR PLAN AND BUILDING RELATIONSHIPS ONLY.
- REFER TO LANDSCAPE DRAWINGS FOR LAYOUT OF HARDSCAPE PAVING, LANDSCAPING PLANTERS AND SITE FURNITURE.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO THE POUR AND NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT FOR CORRECTIVE MEASURES.
- MAINTAIN A CONSTANT 1/2" STEP AT BUILDING ENTRIES AT ACCESSIBLE UNITS (FINISH FLOOR TO FINISH HARDSCAPE). SEE SHEET AD-01 FOR OTHER ACCESSIBILITY REQUIREMENTS WITHIN THE DWELLING UNITS THAT APPLY.
- FACE OF SHT'G OR FURRING (WHERE OCCURS) SHALL ALIGN W/ EDGE OF SLAB. IF NO SHT'G OR FURRING OCCURS, FACE OF STUD SHALL ALIGN W/ EDGE OF SLAB. SEE ARCHITECTURAL + STRUCTURAL BLDG PLANS FOR MORE

SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ¼ INCH PER FOOT IN ANY DIRECTION



SLAB INTERFACE PLAN 'A' (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] Interior soffits, Fi[illegible] and small exterior [illegible]

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-RNEW-23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by: A.Sturm
DIVISION: R.C.C.
DATE: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 7

SHEET:
A2-125

SPEC. LEVEL 1
SANTEE

D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A2_03_ELEV.dwg - May. 17, 2024 - 12:12:54 PM

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ROOF DRAINAGE NOTES

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.2

1. PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE 1101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.

2. SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:

   A) ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED

3. PER C.P.C. 1101.3 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0. RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1102:

1. DOME STRAINERS REQUIRED. ROOF DRAINS SHALL HAVE DOMED STRAINERS

2. STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAINS STRAINERS SHALL BE LEVEL WITH THE DECK.

3. ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.

ROOF DRAINAGE NOTES - CONT.

A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT

B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1103: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS:

1. VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.1

2. SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.3.

3. SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1103.3 AS FOLLOWS:

A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.

B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.

C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.

D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA

E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.

F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1103.4(3) AND SECTION 1103.4(5) ABOVE.

G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALKABLE AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTION 1103.4(1) , SECTION 1103.4(3), SECTION 1103.4(5) AND SECTION 1103.4(6) ABOVE.

ROOF DRAINAGE NOTES

1. RAINFALL RATE PER C.P.C. TABLE D101.1 FOR THE SAN DIEGO AREA (CLOSE TO SANTEE), MAXIMUM RAIN FALL OF 1.5 INCHES PER HOUR = 0.016 G.P.M. PER SQ. FT. OF ROOF AREA

2. PER C.P.C. TABLE 1101.12, ROUNDING UP TO 2 IN/HR, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 2"x3" ROOF DRAIN, LEADER OR VERTICAL RAINWATER PIPING IS 4,400 SQ. FT.

3. PER C.P.C. TABLE 1103.3 SIZE OF GUTTERS, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 5" O/G SEAMLESS ALUMINUM RAIN GUTTER SLOPED AT 1/8-INCH PER FOOT IS 1020 SQ. FT.

2 CALCULATION FOR BUILDING 7

ROOF AREAS	ROOF AREA SQ. FT.	COMPLIANCE	DOWNSPOUTS	GUTTERS
AREA A NORTH OF MAIN RIDGE	<4400 ~~3268~~ SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED
AREA B SOUTH OF MAIN RIDGE	2549 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED

ROOF FINISH NOTES

CONCRETE ROOF TILES SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRC): LICENSED SELLER ID NUMBER: 0342 RATED PRODUCT ID NUMBERS: 0075, 0076 & 0071 REFER TO SHEETS RF-1 (RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES

4 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 BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING). C.R.C. SEC. 806.2 EXCEPTION 2.

✳ CALCULATION BY 1/300, HIGH/LOW VENTING REQUIRED.

NOTES:
1. OPENINGS SHALL HAVE 1/16" MIN. - 1/8" MAX. CORROSION RESISTANT METAL MESH COVERINGS.
2. DO NOT INSTALL EAVE VENTS.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 850 — SQ. FT. / 300 = 2.83 SQ. FT.; × 144 = 408 SQ. IN.; TOTAL HIGH AND LOW = 408 SQ. IN.; × 50% = 204 SQ. IN.

VENTILATION PROVIDED:

HIGH
(3) O'HAGIN VENT(S) AT 45 — SQ. IN. EA. = 285 SQ. IN.

LOW
(3) O'HAGIN VENT(S) AT 45 — SQ. IN. EA. = 285 SQ. IN.; TOTAL = 570 SQ. IN.

AREA 2:

VENTILATION REQUIRED:

ATTIC AREA = 65 — SQ. FT. / 150 = 0.43 SQ. FT.; × 144 = 62 SQ. IN.; TOTAL HIGH AND LOW = 62 SQ. IN.

VENTILATION PROVIDED:

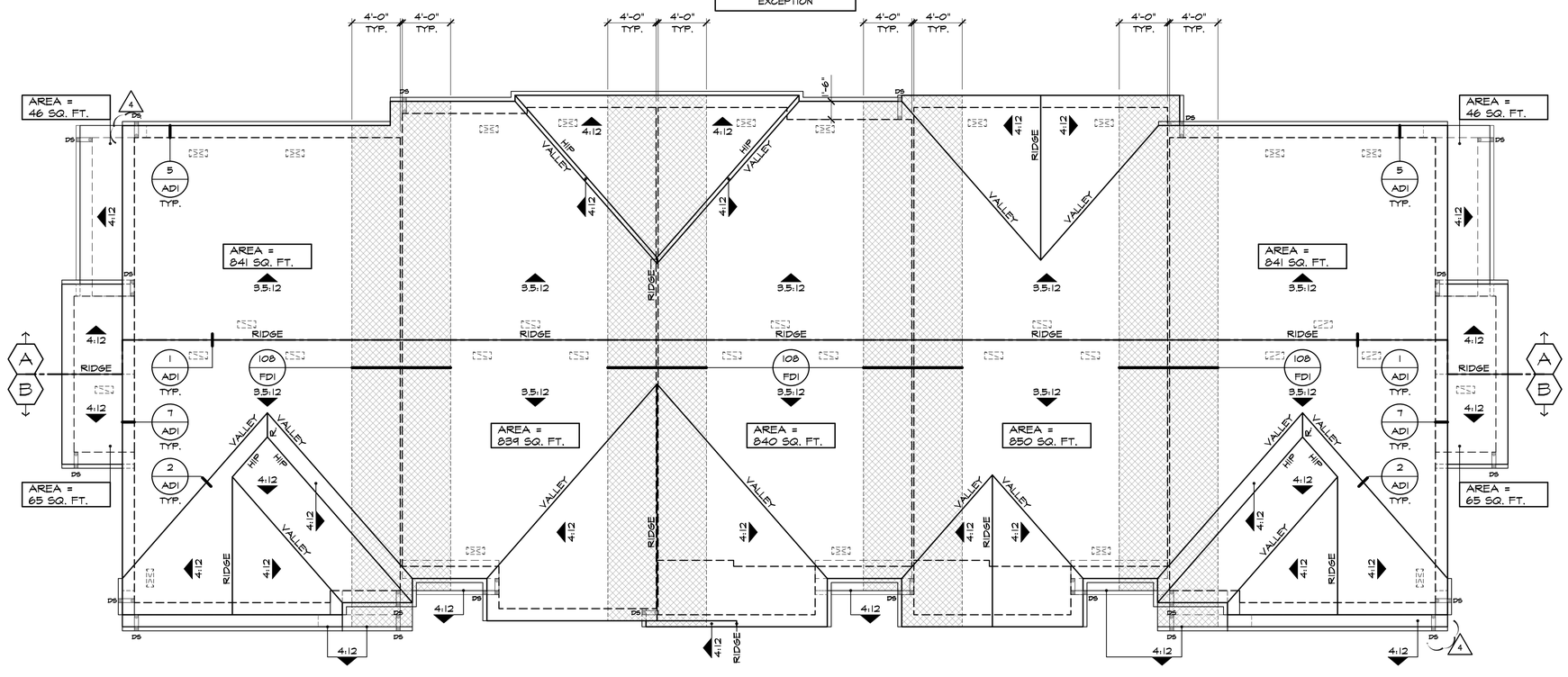
(1) O'HAGIN VENT(S) AT 35 — SQ. IN. EA. = 35 SQ. IN.; TOTAL = 35 SQ. IN.

O'HAGIN LOW VENT	ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 35 SQ. IN. NET FREE VENT AREA AS PROVIDED BY O'HAGIN PRODUCTS (ICC-ES ESR-1271)
O'HAGIN HIGH VENT	

ROOF PLAN NOTES

- ALL ROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.
- REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
- NO ROOF PENETRATIONS (IE. ATTIC VENTS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEYS, HIPS OR RIDGES.
- AT "CALIFORNIA" DOUBLE FRAMING AREAS, PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM, PROVIDE A 22"x30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- PLUMBING VENT STACK TERMINATIONS TO BE LOCATED A MIN. OF 10'-0" AWAY FROM ATTIC VENT PER CPC SEC. 906.2.
- PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
- RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE, RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS, AND TRUSS HEELS.
- OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS.
- LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.
- PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, WHERE EAVE OR CORNICE VENTS ARE INSTALLED, SPECIFY 4" LONG BAFFLES MINIMUM (C.R.C. SECTION 806.3)
- ROOF GUTTERS IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER COUNTY BUILDING CODE 92.1.705A.4
- SKYLIGHTS IF ANY, SHALL BE TEMPERED PER COUNTY BUILDING CODE 92.1.705A.5
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS PER COUNTY BUILDING CODE 92.1.706A.2, 92.1.707A.5

SHADED AREA INDICATES NO OPENINGS PERMITTED IN ROOF 4'-0" EACH SIDE OF COMMON WALL, PER CRC302.2.2, ITEM #2, EXCEPTION



ROOF PLAN 'A' (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Roof Slope to 4:12 for interior soffits, fascias, and gable end trim/ repairs and small exterior alterations.

949-790-9100

Santee DO MORE • DUE EAST

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

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Permit # B-PNEW23-0009 Rev 2&3
PROJECT NO. 405999
Reviewed by: A.Sturm
DIVISION: V.P.B.S.
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4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 7
SHEET:
A2-126

SPEC. LEVEL 1
SANTEE

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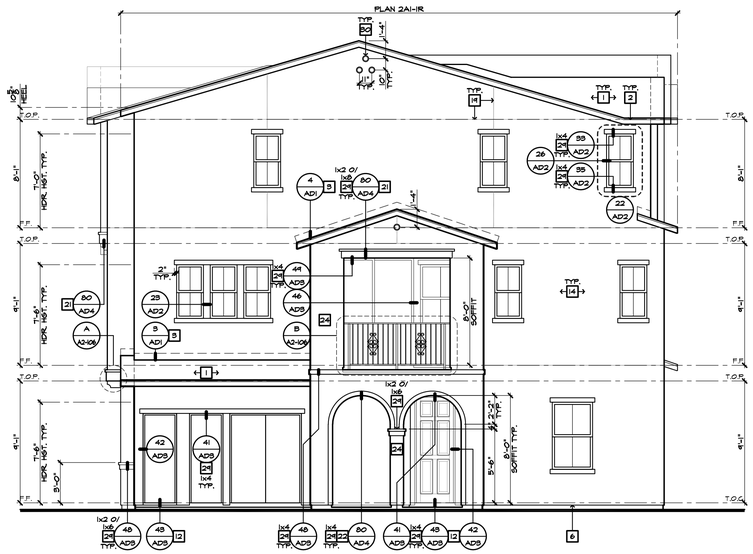
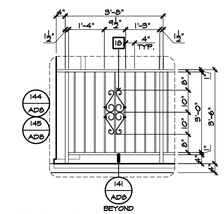
D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A2_03_ELEV.dwg - May. 17, 2024 - 12:13:12 PM



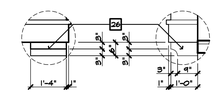
LEFT ELEVATION 'A' (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"



DETAIL B

SCALE 3/8"=1'-0" BALCONY W.I. RAILING



DETAIL A

SCALE 3/8"=1'-0" STUCCO CORBEL AT CANTILEVER

ELEVATION NOTES

2022 CRC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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 POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
26. POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27. PRE-MANFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28. DECORATIVE ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 16" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

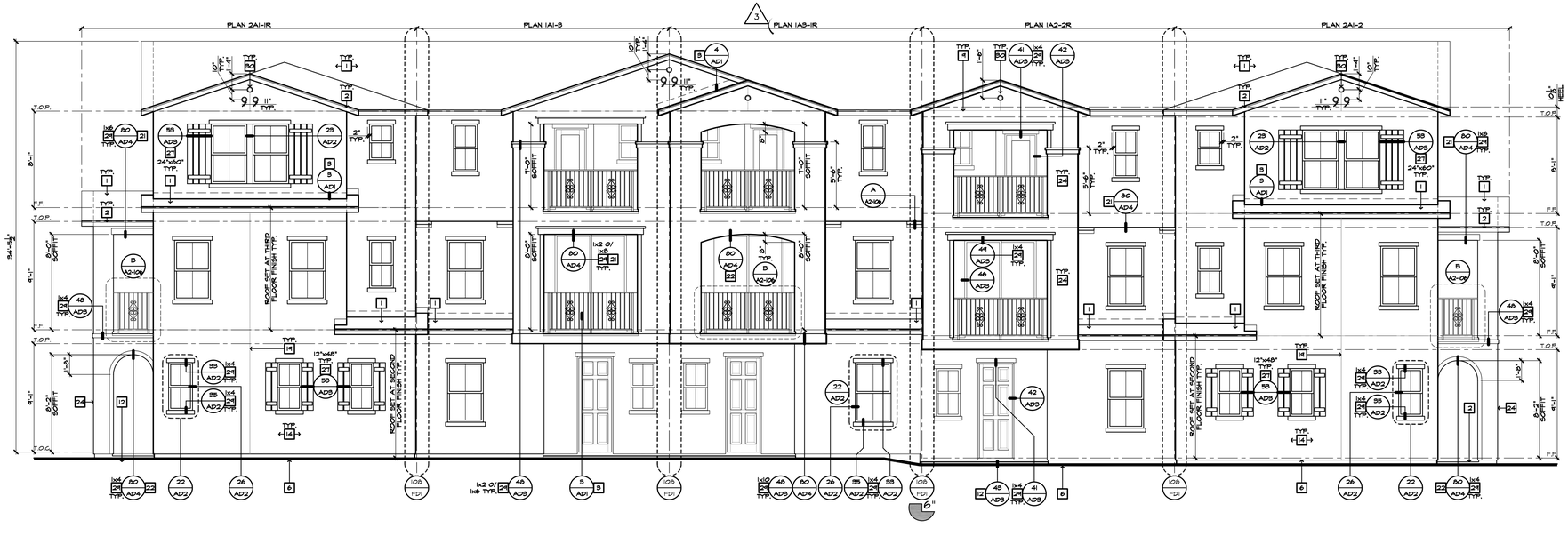
- ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.



FRONT ELEVATION 'A' (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Exterior soffits, Fiberglass
and small exterior pla

949-790-9100

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
Date: August 12, 2024
DIVISION NO.
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
3 CLIENT REVISIONS 04/02/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-24
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 7
SHEET:
A2-127

SPEC. LEVEL 1
SANTEE

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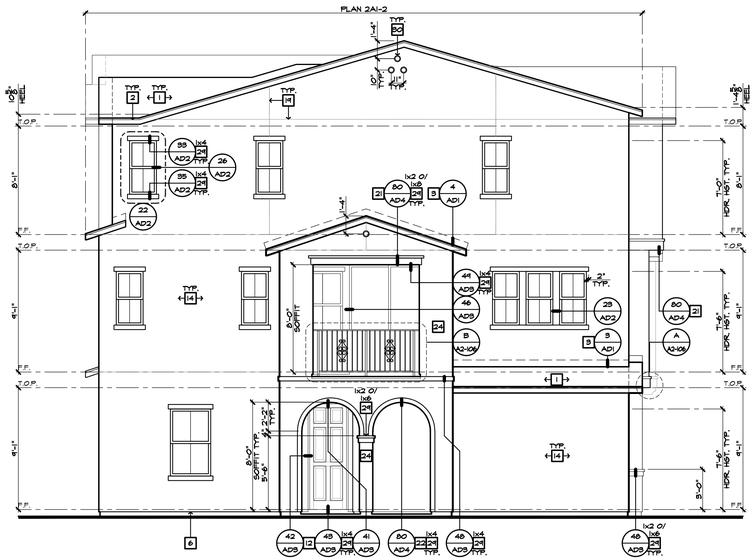
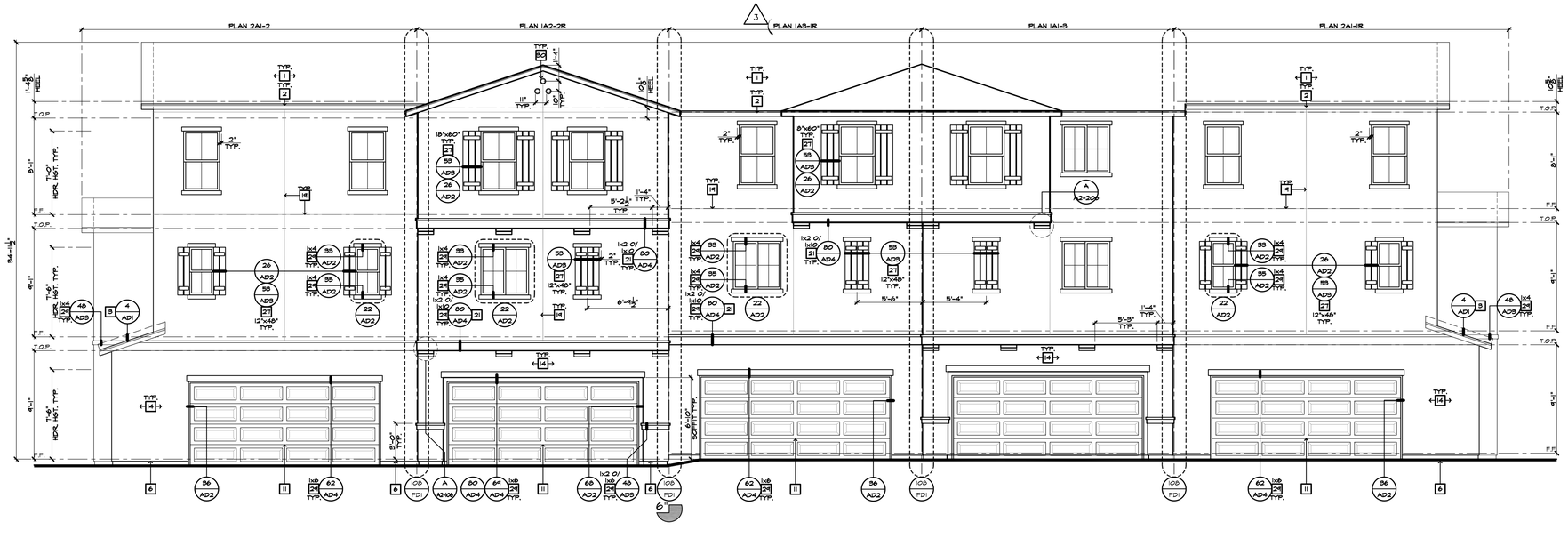
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A2_03_ELEV.dwg – May. 17, 2024 – 12:13:29 PM



RIGHT ELEVATION 'A' (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"



REAR ELEVATION 'A' (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"

ELEVATION NOTES

2022 CRC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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 POTSHELF - 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 ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 16" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

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

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.

kb HOME

Prospect Park

TRACT NO. 2016-03

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SOUTHERN CALIFORNIA
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Revised Mas
Exterior soffits, Fiber cement trims and small exterior ste

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APPROVED FOR CONSTRUCTION 20
Permit # B-PNEW-23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION NO. C.
Date August 12, 2024
REVISIONS: 23
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
3 CLIENT REVISIONS 04/02/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
EXP. 11-30-24
STATE OF CALIFORNIA

PLAN: 5-PLEX. - TYPE 4A
BLDG. 7
SHEET:
A2-128

SPEC. LEVEL 1
SANTEE

D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B1A2_03_ELEV.dwg – May. 17, 2024 – 12:13:47 PM

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SECTION A (BLDG. 7 / UNITS 34-38)

SCALE 3/16"=1'-0"

SECTION A (BLDG. 4 / UNITS 19-23)

SCALE 3/16"=1'-0"

SECTION NOTES

2014 CRC

1. FLOOR SYSTEM - REFER TO STRUCTURAL
2. ROOFING MATERIAL - REFER TO ROOF NOTES
3. ROOF PITCH - REFER TO ROOF NOTE
4. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL AND TRUSS CALCULATIONS
5. GYPSUM WALLBOARD TO ROOF SHEATHING
6. EXTERIOR FINISH - SEE ELEVATION
7. CONCRETE GARAGE SLAB - SLOPE 2" MIN.
8. 2x4 CRIPPLE STUDS AT 16" O.C.
9. 2x6 BALLOON FRAMING
10. INSULATION - REFER TO INSULATION COMPONENT NOTES
11. FIRE SEPARATION BETWEEN HOUSE AND GARAGE WALLS: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD. (C.R.C. TABLE R302.6)
12. FIRE SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING AND WALLS SUPPORTING SECOND FLOOR: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD. (C.R.C. TABLE R302.6)

12a. FIRE SEPARATION AT GARAGE CEILING PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD PER (C.R.C. TABLE R302.6) AT GARAGE WITH ATTIC ABOVE

13. PROVIDE (1) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.
14. 1/2" HIGH DENSITY OR 5/8" GYP. BOARD AT CEILING U.N.O.
15. 1/2" GYP. BOARD TYPICAL U.N.O.
16. SOFFIT - SEE PLAN/ELEVATION FOR HEIGHT
17. VOLUME CEILING - 2:12 PITCH
18. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS (C.R.C. R302.7)
19. STAIR TREADS AND RISERS, MIN. 10" TREADS & 7 3/4" MAX. RISERS
20. 34"-38" HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL (C.R.C. SEC. R311.7.8.1) - DTL. 7B/AD4
21. GUARDWALL =42" U.N.O. - REFER TO DETAIL 7B/AD4
22. WOOD BALLUSTERS AT 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL B2/AD4
23. WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (C.R.C. R302.12)
24. DOUBLE 2x TOP PLATE AT EXTERIOR & BEARING WALLS
25. 2x P.T.D.F. SILL PLATE
26. FIREBLOCKING SHALL BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

kb HOME

Prospect Park

TRACT NO. 2016-03

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APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION NO. 5
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

ISSUED FOR CONSTRUCTION	11/06/2023
PROJECT NO.	405999
DIVISION NO.	5
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

3 CLIENT REVISIONS 04/02/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-24
STATE OF CALIFORNIA

PLAN: 5-PLEX

SHEET: A2-129

SPEC. LEVEL 1

SANTEE

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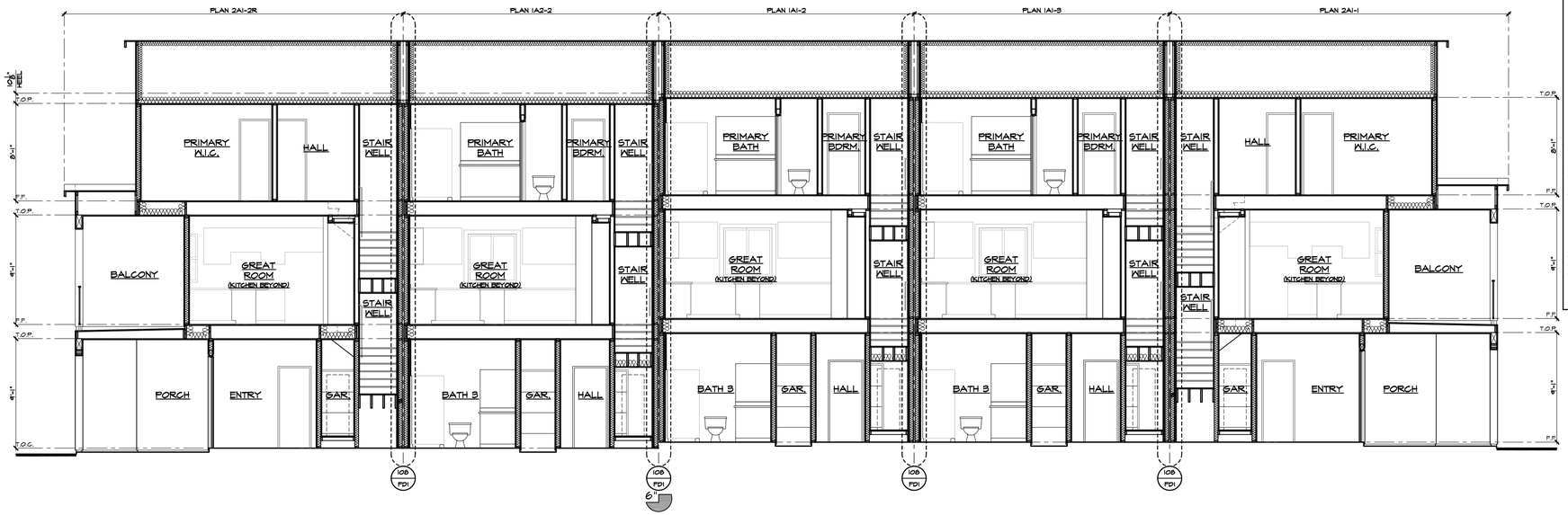
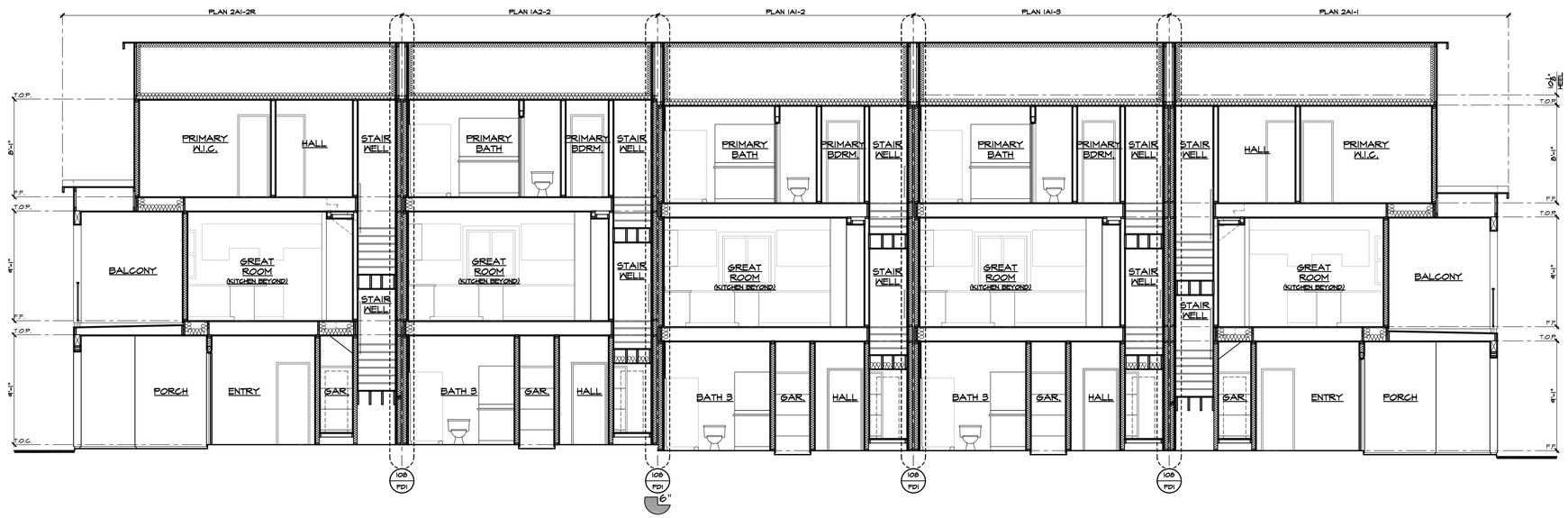
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B15_04_SECT.dwg – May. 17, 2024 – 12:18:13 PM



SECTION A (BLDG. 6 / UNITS 29-33)

SCALE 3/16"=1'-0"



SECTION A (BLDG. 5 / UNITS 24-28)

SCALE 3/16"=1'-0"

SECTION NOTES

2014 CRC

1. FLOOR SYSTEM - REFER TO STRUCTURAL
2. ROOFING MATERIAL - REFER TO ROOF NOTES
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5. GYPSUM WALLBOARD TO ROOF SHEATHING
6. EXTERIOR FINISH - SEE ELEVATION
7. CONCRETE GARAGE SLAB - SLOPE 2" MIN.
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10. INSULATION - REFER TO INSULATION COMPONENT NOTES
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12. FIRE SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILINGS AND WALLS SUPPORTING SECOND FLOOR: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD. (C.R.C. TABLE R302.6)

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13. PROVIDE (1) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.
14. 1/2" HIGH DENSITY OR 5/8" GYP. BOARD AT CEILING U.N.O.
15. 1/2" GYP. BOARD TYPICAL U.N.O.
16. SOFFIT - SEE PLAN/ELEVATION FOR HEIGHT
17. VOLUME CEILING - 2:12 PITCH
18. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS (C.R.C. R302.7)
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kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Map 2016-03 Exterior soffits, railings, stucco, paint repairs and small exterior alterations

949-790-9100

Santee
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APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION NO. C.
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED FOR CONSTRUCTION 11/20/2023
REVISIONS: 1 11/06/2023
1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-24
STATE OF CALIFORNIA

PLAN: 5-PLEX
SHEET: A2-130

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 01 (5-Plex)\Plot Sheets\B15_04_SECT.dwg - May. 17, 2024 - 12:18:26 PM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

- DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)
- A3-11 4 — DENOTES UNIT SHEET NUMBER
- UNIT # 4 — DENOTES UNIT NUMBER
- FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

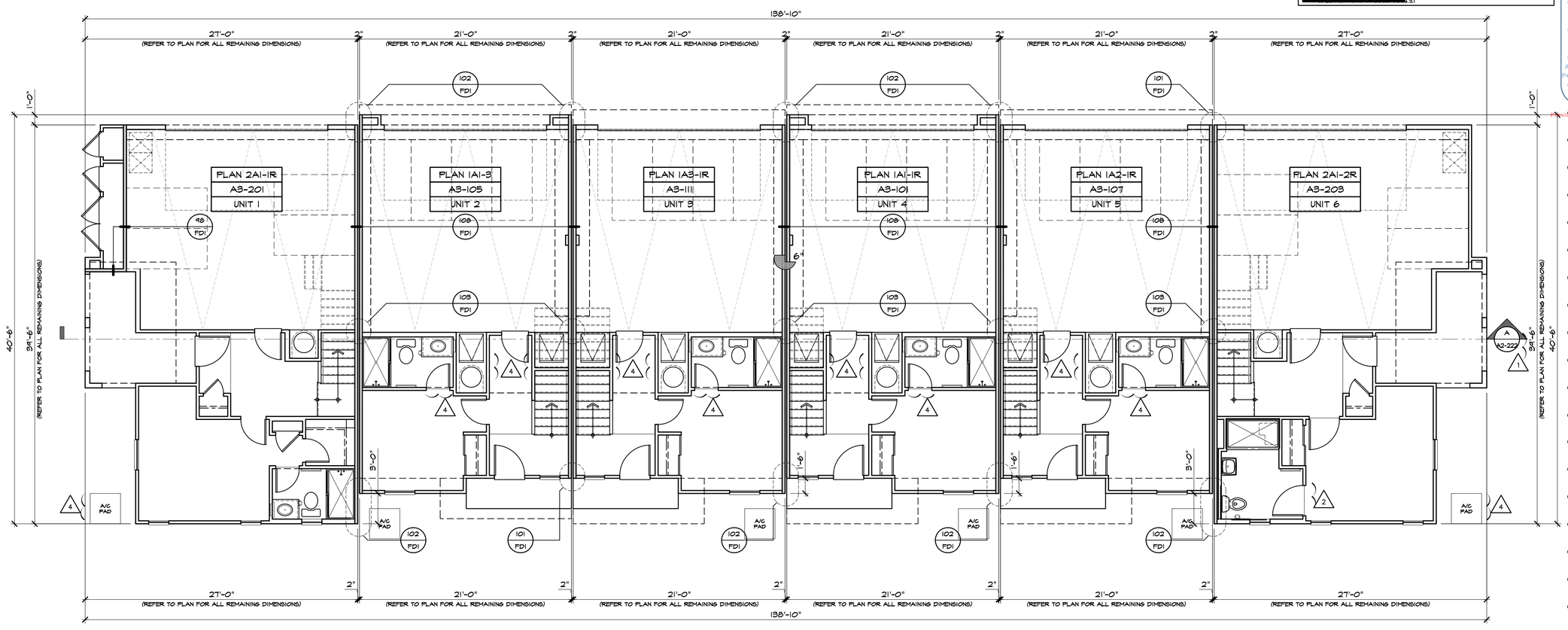
- 113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL 4 NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.3 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- PLUMBING, MECHANICAL AND ELECTRICAL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH 2-C-SHEET-C-1.1 FOR COMPLIANT PLAN SPECIFIC REQUIREMENTS AT WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD [illegible] 9.1

REFER TO INTERIOR WALL AND CEILING FINISHES 2-C-SHEET-C-1.1



FIRST FLOOR PLAN 'A' (BLDG. 1 / UNITS 1-6)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] interior soffits, Ceiling [illegible] and small exterior [illegible]

949-790-9100

Santee DO MORE • DUE EAST

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

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ISSUED FOR CONSTRUCTION: 11/06/2023
PROJECT NO.: 405999
DATE: August 12, 2024
REVISIONS: 11/06/2023

APPROVED FOR CONSTRUCTION 2023
Permit # B-PNEW-23-0009 Rev 2 2-3-
Reviewed by: A.Sturm
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-28497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 1A
BLDG. 1

SHEET:
A2-201

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_01_BASE.dwg - Jun. 5, 2024 - 11:56:32 AM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

- DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)
- A3-11 4 — DENOTES UNIT SHEET NUMBER
- UNIT # 4 — DENOTES UNIT NUMBER
- FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

- 113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
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2022 C.R.C.

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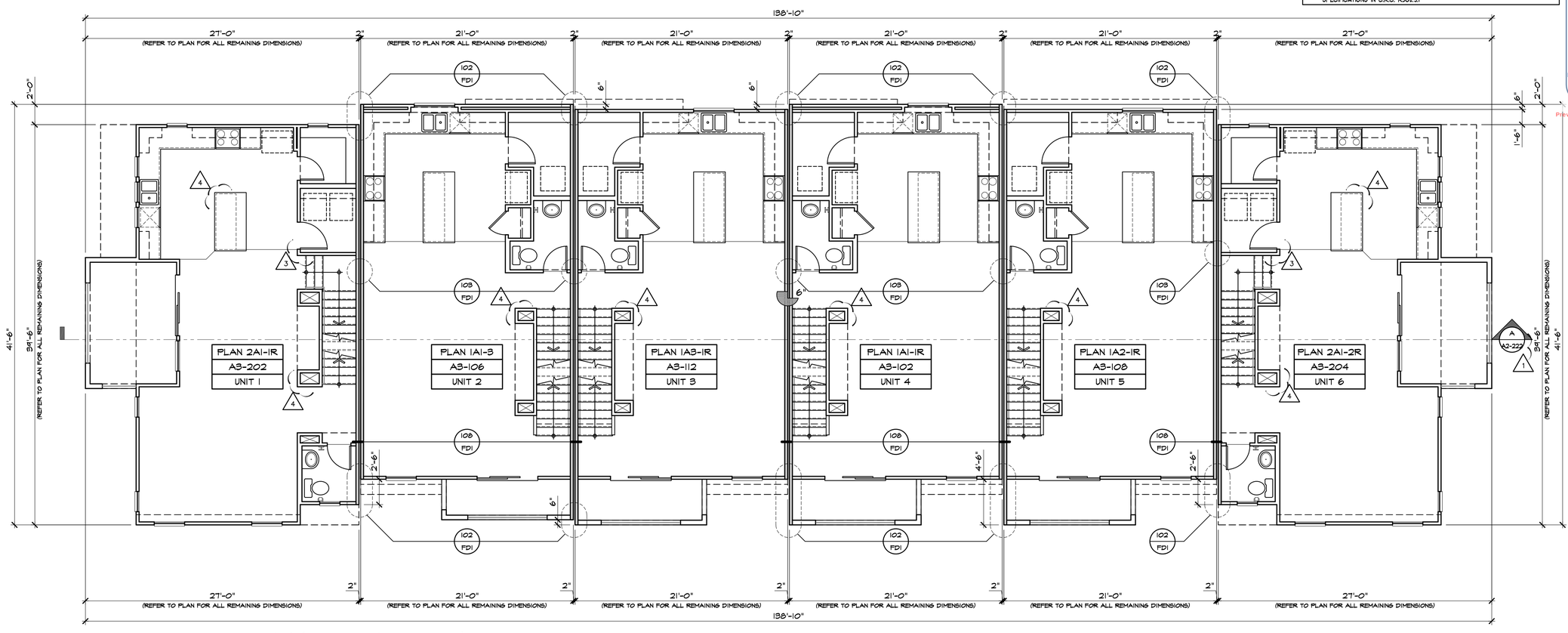
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



SECOND FLOOR PLAN 'A' (BLDG. 1 / UNITS 1-6)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry Veneer Exterior soffits, Fireplace Chase, Larger rooms and small exterior alterations

949-790-9100

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

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APPROVED FOR CONSTRUCTION 11/10/2023
Permit # B-PNEW-23-0009 Rev 2 & 3
PROJECT NO: 405999
Reviewed by: A.Sturm
DIVISION: C.
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 1A
BLDG. 1
SHEET:
A2-202

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_01_BASE.dwg – Jun. 5, 2024 – 11:56:45 AM

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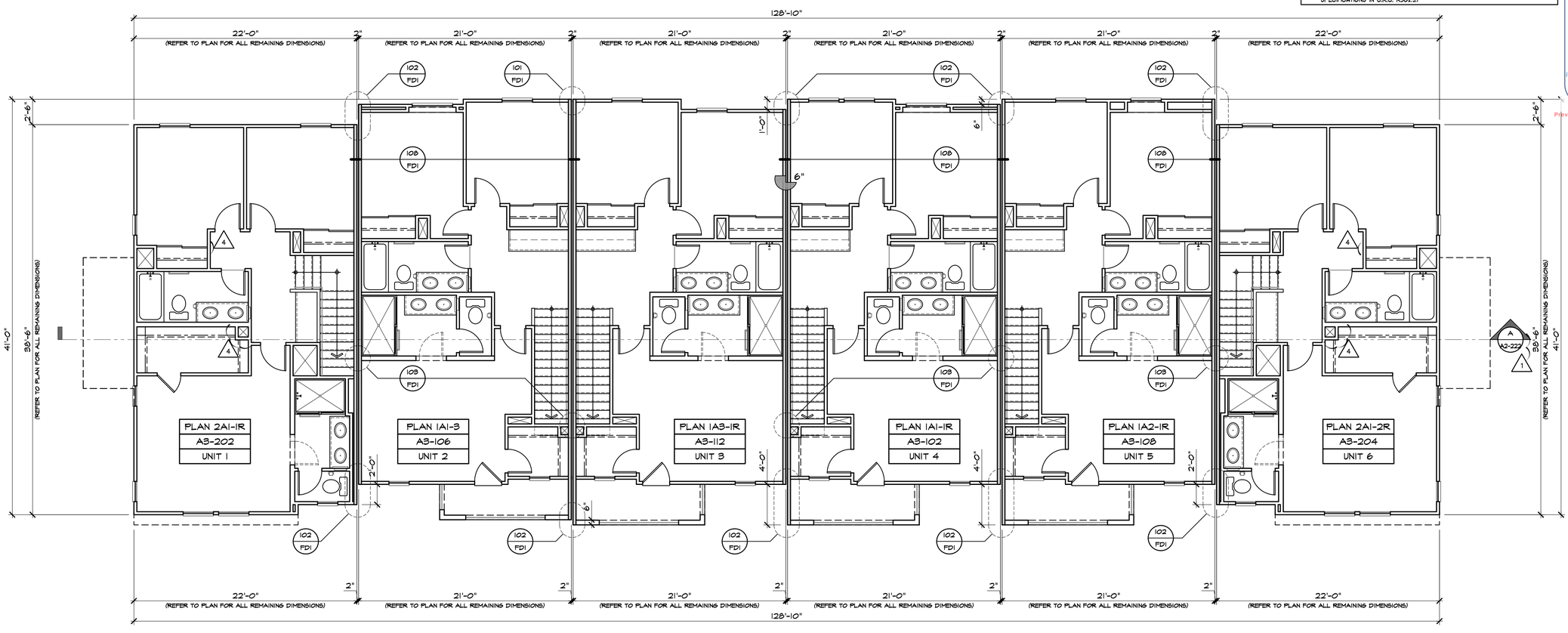

THIRD FLOOR PLAN 'A' (BLDG. 1 / UNITS 1-6)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.
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949-790-9100

Revised Mas[illegible] interior soffits, ceiling [illegible] and small exterior [illegible]

949-790-9100

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APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2-2-2024
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED FOR CONSTRUCTION:	11/06/2023
PROJECT NO.:	405999
DIVISION:	SFC.
REVISIONS:	11/06/2023

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
4. MODEL WALK REVISIONS 04/17/2024

Licensed Architect
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 1A

BLDG. 1

SHEET:
A2-203

SPEC. LEVEL 1

SANTEE

D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_01_BASE.dwg – Jun. 5, 2024 – 11:56:55 AM

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SLAB PLAN SYMBOLS

- UNIT 1 — DENOTES UNIT NUMBER & ORIENTATION (R=REVERSE)
- A3-11 — DENOTES UNIT SHEET NUMBER
- 4" — SLAB ELEVATION CHANGES IN INCHES
- INDICATES SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS
- INDICATES DEPRESSED SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS

SLAB PLAN KEYNOTES

1. CONCRETE SLAB - PER STRUCTURAL DRAWINGS
2. CONCRETE GARAGE SLAB - PER STRUCTURAL DRAWINGS
3. CONCRETE CURB - PER STRUCTURAL DRAWINGS
4. CONCRETE PAD FOR A/C CONDENSER - VERIFY LOCATION PER CIVIL AND LANDSCAPE DRAWINGS
5. CONCRETE STEP - PER CIVIL DRAWINGS, NOT TO EXCEED 7" RISER HEIGHT
6. 36" MIN. DEEP CONCRETE / HARDSCAPE LANDING
7. DEPRESS SLAB 1"
8. 4" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (C.P.C. SEC. 507.13.1)

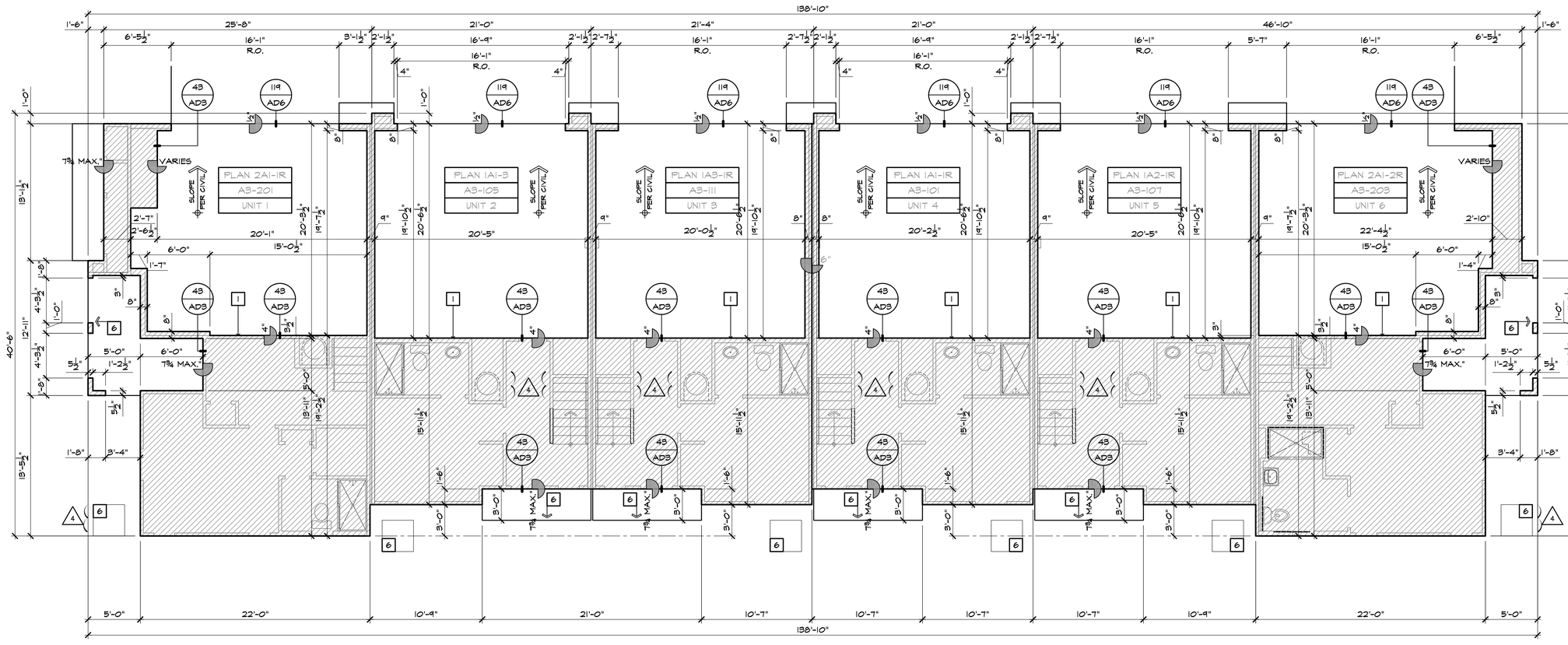
NOTE: THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY, REFER TO STRUCTURAL & POST TENSION DRAWINGS FOR FOOTINGS, STRUCTURAL DETAILS, HARDWARE AND ALL STRUCTURAL REQUIREMENTS.

SLAB PLAN GENERAL NOTES

- SEE CIVIL DRAWINGS AND LANDSCAPE DRAWINGS FOR DRAIN LOCATIONS, SLOPES, FINISH DECK MATERIAL, AND FINISH SURFACE ELEVATIONS AT RAISED STOOPS
- REFER TO 1/4" ENLARGED UNIT PLANS FOR TYPICAL LAYOUT OF UNITS. DIMENSIONS SHOWN HERE ARE FOR PLAN AND BUILDING RELATIONSHIPS ONLY.
- REFER TO LANDSCAPE DRAWINGS FOR LAYOUT OF HARDSCAPE PAVING, LANDSCAPING PLANTERS AND SITE FURNITURE.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO THE POUR AND NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT FOR CORRECTIVE MEASURES.
- MAINTAIN A CONSTANT 1/2" STEP AT BUILDING ENTRIES AT ACCESSIBLE UNITS (FINISH FLOOR TO FINISH HARDSCAPE). SEE SHEET AD-01 FOR OTHER ACCESSIBILITY REQUIREMENTS WITHIN THE DWELLING UNITS THAT APPLY.
- FACE OF SHT'G OR FURRING (WHERE OCCURS) SHALL ALIGN W/ EDGE OF SLAB. IF NO SHT'G OR FURRING OCCURS, FACE OF STUD SHALL ALIGN W/ EDGE OF SLAB. SEE ARCHITECTURAL + STRUCTURAL BLDG PLANS FOR MORE

SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ¼ INCH PER FOOT IN ANY DIRECTION

REFER TO PLAN 2 SHEET A3-209 FOR COMPLAINT PLAN SPECIFIC REQUIREMENTS AT LOT(S) 6



SLAB INTERFACE PLAN 'A' (BLDG. 1 / UNITS 1-6)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

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APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-RNEW-23-0009 Rev 2 & 3
PROJECT NO: 405999
Reviewed by: A.Sturm
DIVISION: [illegible]
DATE: August 12, 2024
REVISIONS: 11/06/2023

Previous Interwest Consulting approval 2-3-2024

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 1A
BLDG. 1

SHEET:
A2-204

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_02_ELEV.dwg - May. 17, 2024 - 12:19:24 PM

ROOF DRAINAGE NOTES

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.2

1. PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE 1101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.
2. SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:
   A) ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED
3. PER C.P.C. 1101.3 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0. RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1102:

1. DOME STRAINERS REQUIRED. ROOF DRAINS SHALL HAVE DOMED STRAINERS
2. STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAINS STRAINERS SHALL BE LEVEL WITH THE DECK.
3. ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.

ROOF DRAINAGE NOTES - CONT.

A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT

B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1103: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS:

1. VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.1
2. SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.3.
3. SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1103.3 AS FOLLOWS:
   A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.
   B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.
   C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.
   D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA
   E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.
   F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1103.4(3) AND SECTION 1103.4(5) ABOVE.
   G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALKABLE AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTION 1103.4(1) , SECTION 1103.4(3), SECTION 1103.4(5) AND SECTION 1103.4(6) ABOVE.

ROOF DRAINAGE NOTES

1. RAINFALL RATE PER C.P.C. TABLE D101.1 FOR THE SAN DIEGO AREA (CLOSE TO SANTEE). MAXIMUM RAIN FALL OF 1.5 INCHES PER HOUR = 0.016 G.P.M. PER SQ. FT. OF ROOF AREA
2. PER C.P.C. TABLE 1101.12, ROUNDING UP TO 2 IN/HR, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 2"x3" ROOF DRAIN, LEADER OR VERTICAL RAINWATER PIPING IS 4,400 SQ. FT.
3. PER C.P.C. TABLE 1103.3 SIZE OF GUTTERS, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 5" O/G SEAMLESS ALUMINUM RAIN GUTTER SLOPED AT 1/8-INCH PER FOOT IS 1020 SQ. FT.

2 CALCULATION FOR BUILDING 1

ROOF AREAS	ROOF AREA SQ. FT.	COMPLIANCE	DOWNSPOUTS	GUTTERS
AREA A NORTH OF MAIN RIDGE	2641 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED
AREA B SOUTH OF MAIN RIDGE	3101 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED

ROOF FINISH NOTES

CONCRETE ROOF TILES SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRC): LICENSED SELLER ID NUMBER: 0342 RATED PRODUCT ID NUMBERS: 0075, 0076 & 0071 REFER TO SHEETS RF-1 &RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES

4 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 BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING). C.R.C. SEC. 806.2 EXCEPTION 2.

✳ CALCULATION BY 1/300, HIGH/LOW VENTING REQUIRED.

NOTES:
1. OPENINGS SHALL HAVE 1/16" MIN. - 1/8" MAX. CORROSION RESISTANT METAL MESH COVERINGS.
2. DO NOT INSTALL EAVE VENTS.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 850 — SQ. FT. / 300 = 2.83 SQ. FT.; × 144 = 408 SQ. IN.; TOTAL HIGH AND LOW = 408 SQ. IN.; × 50% = 204 SQ. IN.

VENTILATION PROVIDED:

HIGH
(3) O'HAGIN VENT(S) AT 45 — SQ. IN. EA. = 285 SQ. IN.

LOW
(3) O'HAGIN VENT(S) AT 45 — SQ. IN. EA. = 285 SQ. IN.; TOTAL = 570 SQ. IN.

AREA 2:

VENTILATION REQUIRED:

ATTIC AREA = 65 — SQ. FT. / 150 = 0.43 SQ. FT.; × 144 = 62 SQ. IN.; TOTAL HIGH AND LOW = 62 SQ. IN.

VENTILATION PROVIDED:

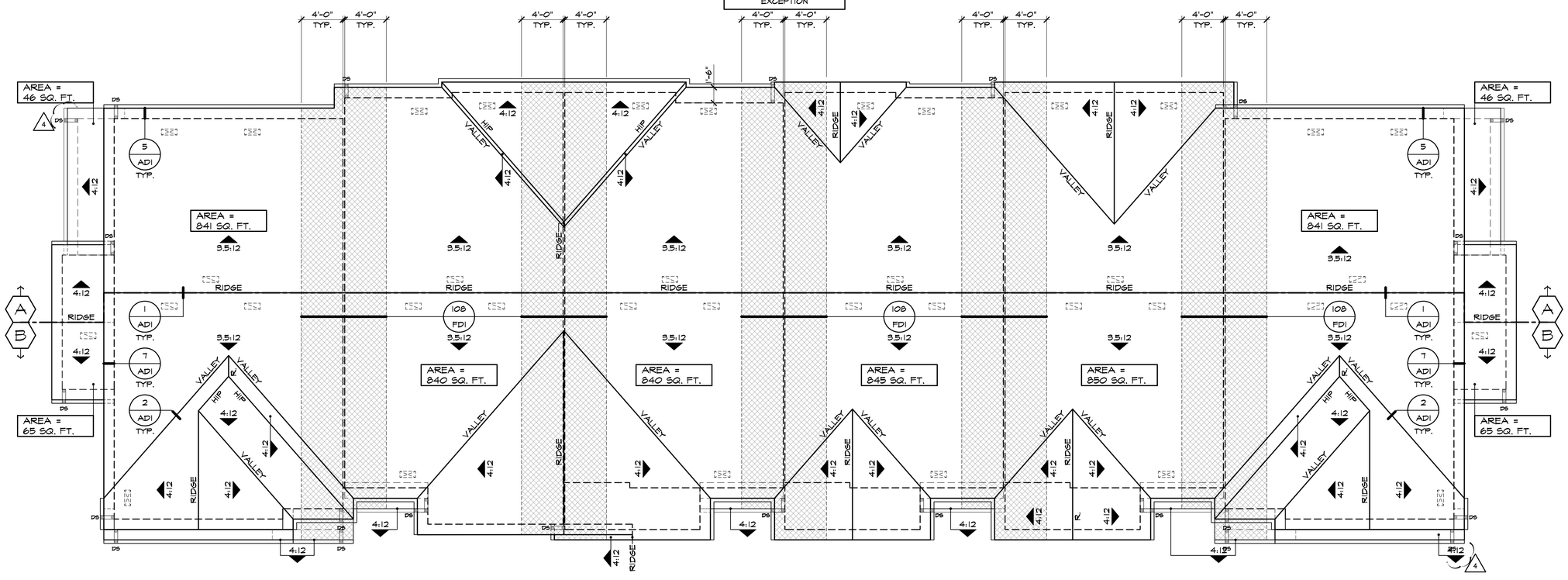
(1) O'HAGIN VENT(S) AT 95 — SQ. IN. EA. = 95 SQ. IN.; TOTAL = 95 SQ. IN.

O'HAGIN LOW VENT	ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 95 SQ. IN. NET FREE VENT AREA AS PROVIDED BY O'HAGIN PRODUCTS (ICC-ES SBCCI-9650A)
O'HAGIN HIGH VENT	

ROOF PLAN NOTES

- ALL ROOFING TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.
- REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
- NO ROOF PENETRATIONS (I.E. ATTIC VENTS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEYS, HIPS OR RIDGES.
- AT "CALIFORNIA" DOUBLE FRAMING AREAS, PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM, PROVIDE A 22"x30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- PLUMBING VENT STACK TERMINATIONS TO BE LOCATED A MIN. OF 10'-0" AWAY FROM ATTIC VENT PER CPC SEC. 906.2.
- PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
- RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE, RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS, AND TRUSS HEELS.
- OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS.
- LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.
- PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, WHERE EAVE OR CORNICE VENTS ARE INSTALLED, SPECIFY 4" LONG BAFFLES MINIMUM (C.R.C. SECTION 806.3)
- ROOF GUTTERS IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER COUNTY BUILDING CODE 92.1.705A.4
- SKYLIGHTS IF ANY, SHALL BE TEMPERED PER COUNTY BUILDING CODE 92.1.705A.5
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS PER COUNTY BUILDING CODE 92.1.706A.2, 92.1.707A.5

SHADED AREA INDICATES NO OPENINGS PERMITTED IN ROOF 4'-0" EACH SIDE OF COMMON WALL, PER CRC302.2.2, ITEM #2, EXCEPTION



ROOF PLAN 'A' (BLDG. 1 / UNITS 1-6)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

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

Revised Max. Roof Height, Revised interior soffits, Fireplace, Revised Roof Plans and small exterior changes

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO. 405999
DIVISION: 40 - Santee
REVISIONS:
1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-28497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 1A
BLDG. 1

SHEET:
A2-205

SPEC. LEVEL 1

SANTEE

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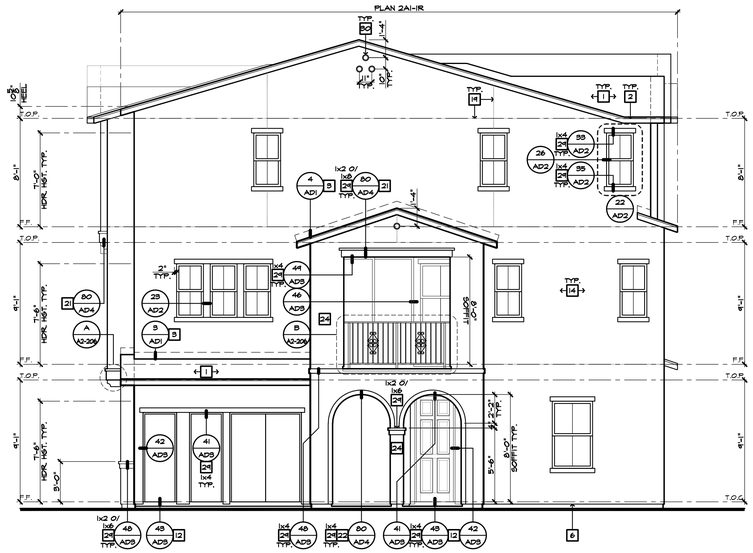
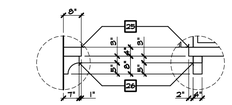
D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_02_ELEV.dwg - May, 17, 2024 - 12:19:34 PM



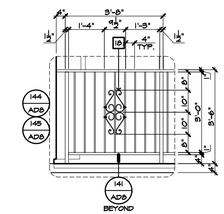
LEFT ELEVATION 'A' (BLDG. 1 / UNITS 1-6)

SCALE 3/16"=1'-0"



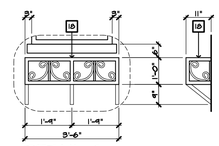
DETAIL D

SCALE 3/8"=1'-0" — WINDOW STUCCO POTSHELF



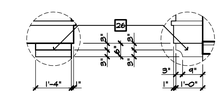
DETAIL B

SCALE 3/8"=1'-0" — BALCONY W.I. RAILING



DETAIL C

SCALE 3/8"=1'-0" — WINDOW W.I. POTSHELF



DETAIL A

SCALE 3/8"=1'-0" — STUCCO CORBEL AT CANTILEVER

ELEVATION NOTES

2022 CRC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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 POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
26. POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27. PRE-MANFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28. DECORATIVE ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 16" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

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

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.

FRONT ELEVATION 'A' (BLDG. 1 / UNITS 1-6)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mast[illegible] Exterior soffits, fiber cement [illegible] and small exterior [illegible]

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION: C.
Date: August 12, 2024
REVISIONS: 11/20/23
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 1A

BLDG. 1

SHEET: A2-206

SPEC. LEVEL 1

SANTEE

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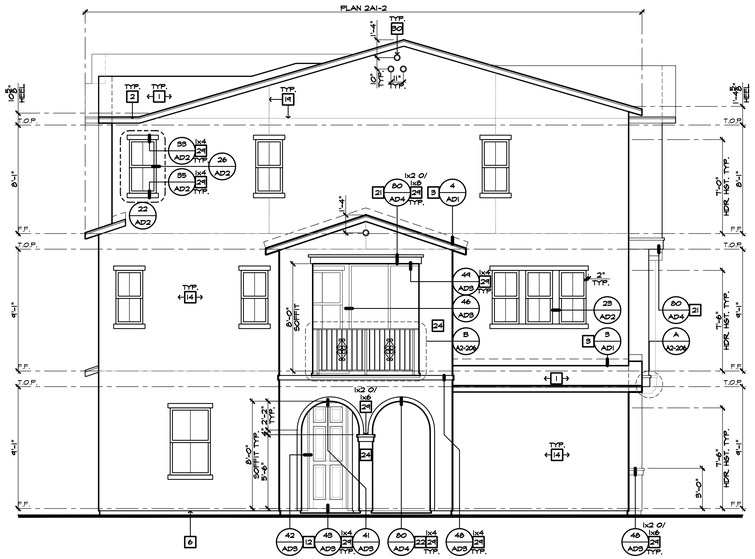
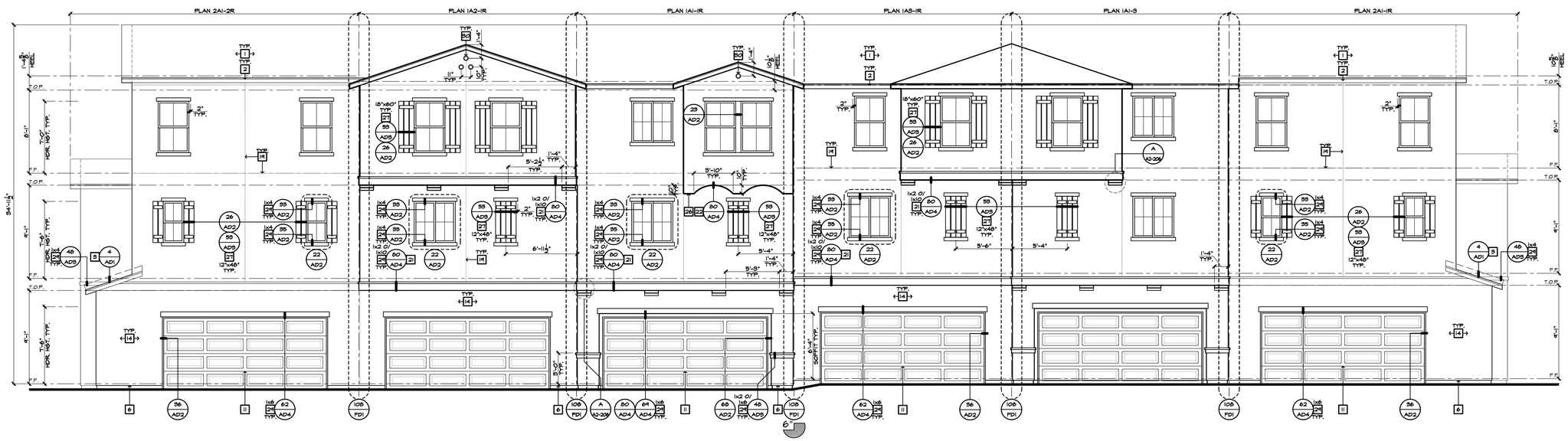


RIGHT ELEVATION 'A' (BLDG. 1 / UNITS 1-6)

SCALE 3/16"=1'-0"



REAR ELEVATION 'A' (BLDG. 1 / UNITS 1-6)

SCALE 3/16"=1'-0"

ELEVATION NOTES

2022 CBC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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 POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
26. POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27. PRE-MANFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28. DECORATIVE ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 16" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

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

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Exterior soffits, Fiberglass entry doors
and small exterior ch

Santee
DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-9-2024

ISSUE DATE: 11/17/2023
PROJECT NO.: 405999
DIVISION NO.: 1 C.
REVISIONS: 1/16/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 1A
BLDG. 1

SHEET:
A2-207

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_02_ELEV.dwg – May. 17, 2024 – 12:20:04 PM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)

A3-11 4 — DENOTES UNIT SHEET NUMBER

UNIT # 4 — DENOTES UNIT NUMBER

FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1320 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD "75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

113 FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

115 FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

99 FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

97 FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

96 FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

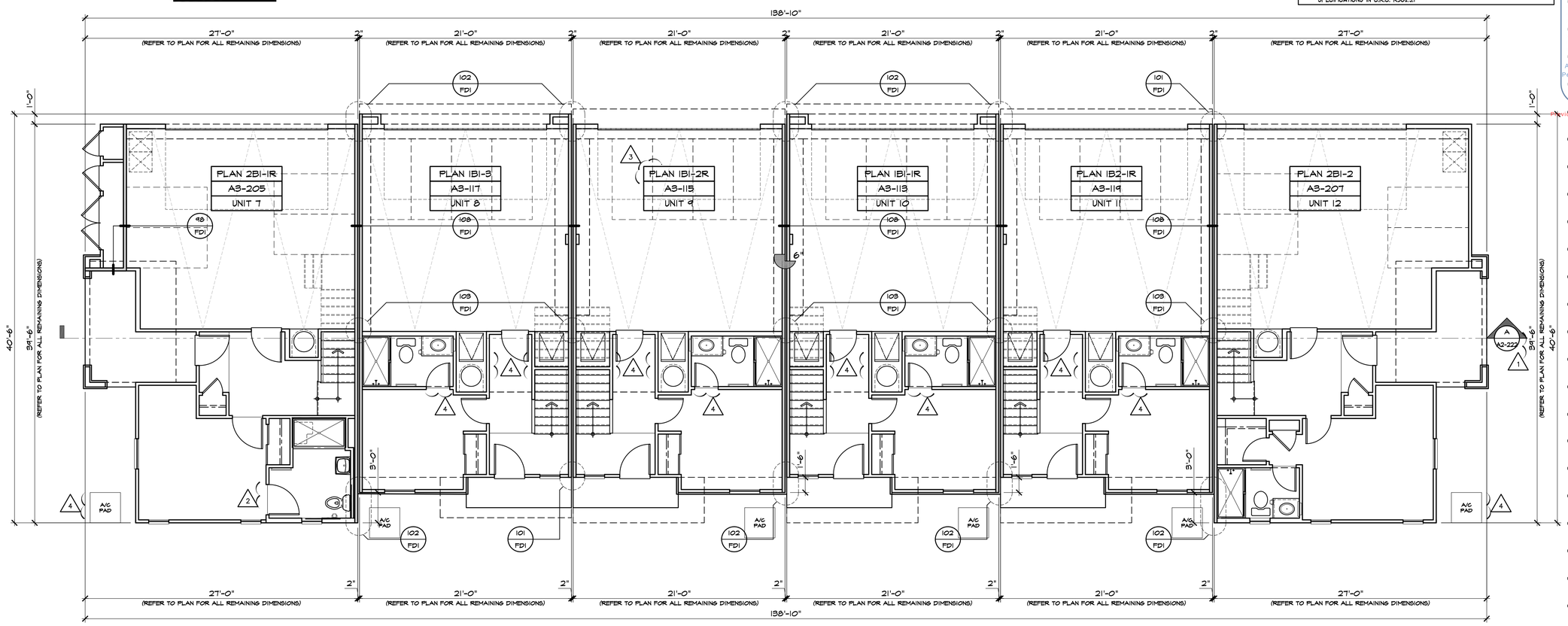
104 FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL 4 NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.3 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1

REFER TO PLAN 2 SHEET A3-209 FOR COMPLAINT PLAN SPECIFIC REQUIREMENTS AT LOT(S) 7



FIRST FLOOR PLAN 'B' (BLDG. 2 / UNITS 7-12)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] interior soffits, Ceiling [illegible] lower rooms and small exterior [illegible]

Santee DO MORE • DUE EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
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APPROVED FOR CONSTRUCTION
Permit # B-NEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
DIVISION: B.C.
Previous Interwest Consulting approval 2-3-2024

ISSUED FOR CONSTRUCTION	11/20/2023
PROJECT NO.	405999
DIVISION NO.	B.C.
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
3 CLIENT REVISIONS 04/02/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 2B
BLDG. 2
SHEET: A2-208

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2B_05_BASE.dwg – Jun. 5, 2024 – 11:57:55 AM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

- DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)
- A3-11 4 — DENOTES UNIT SHEET NUMBER
- UNIT # 4 — DENOTES UNIT NUMBER
- FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

- 113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
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- 104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

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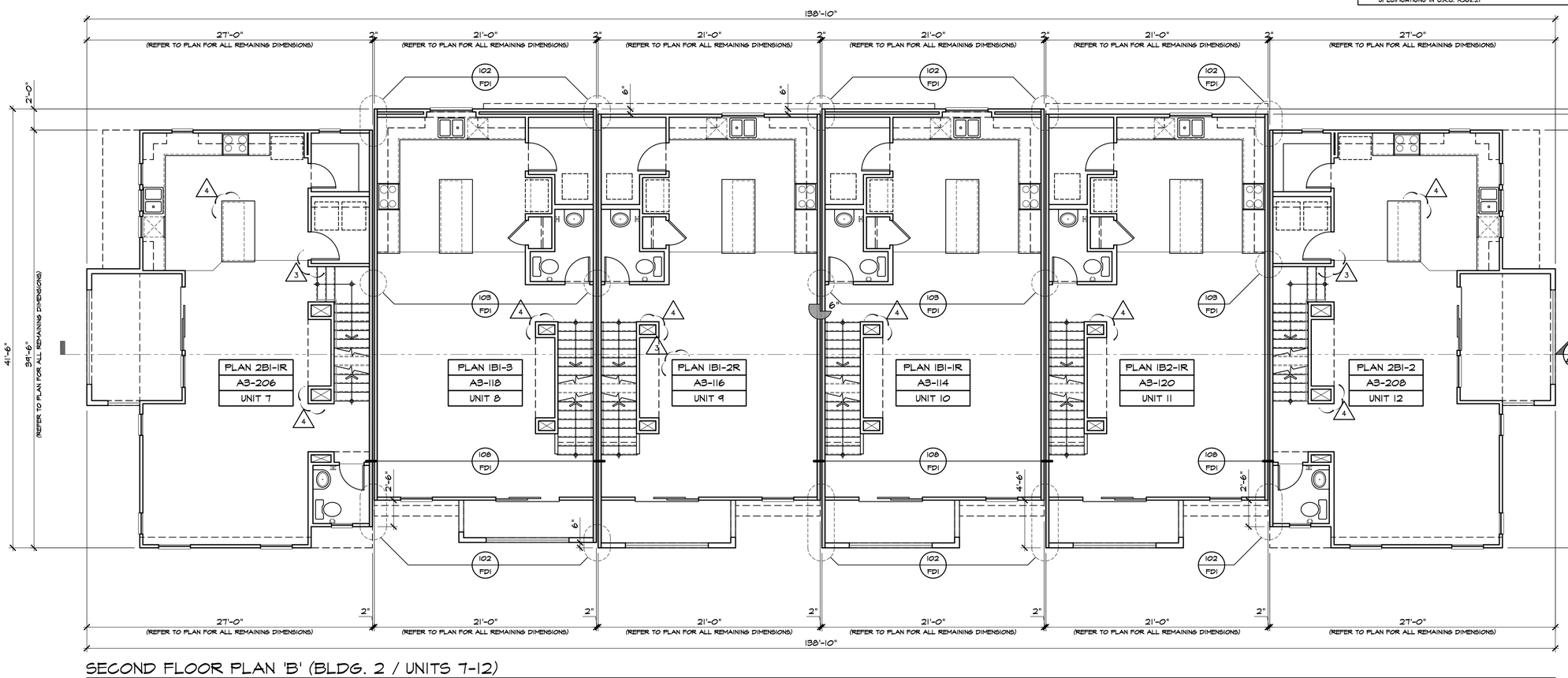

SECOND FLOOR PLAN 'B' (BLDG. 2 / UNITS 7-12)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry Veneer Layout, Revised Interior soffits, Ceiling heights, Revised Layout of Garage rooms and small exterior alterations

949-790-9100

Santee DO MORE • DUE EAST

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APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-9-2024

ISSUED FOR CONSTRUCTION	11/20/2023
PROJECT NO.	405999
DIVISION NO.	V.P.B.S.C.
REVISIONS:	11/06/2023

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 2B
BLDG. 2

SHEET:
A2-209

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2B_05_BASE.dwg – Jun. 5, 2024 – 11:58:07 AM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)

A3-11 — DENOTES UNIT SHEET NUMBER

UNIT # — DENOTES UNIT NUMBER

FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

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115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

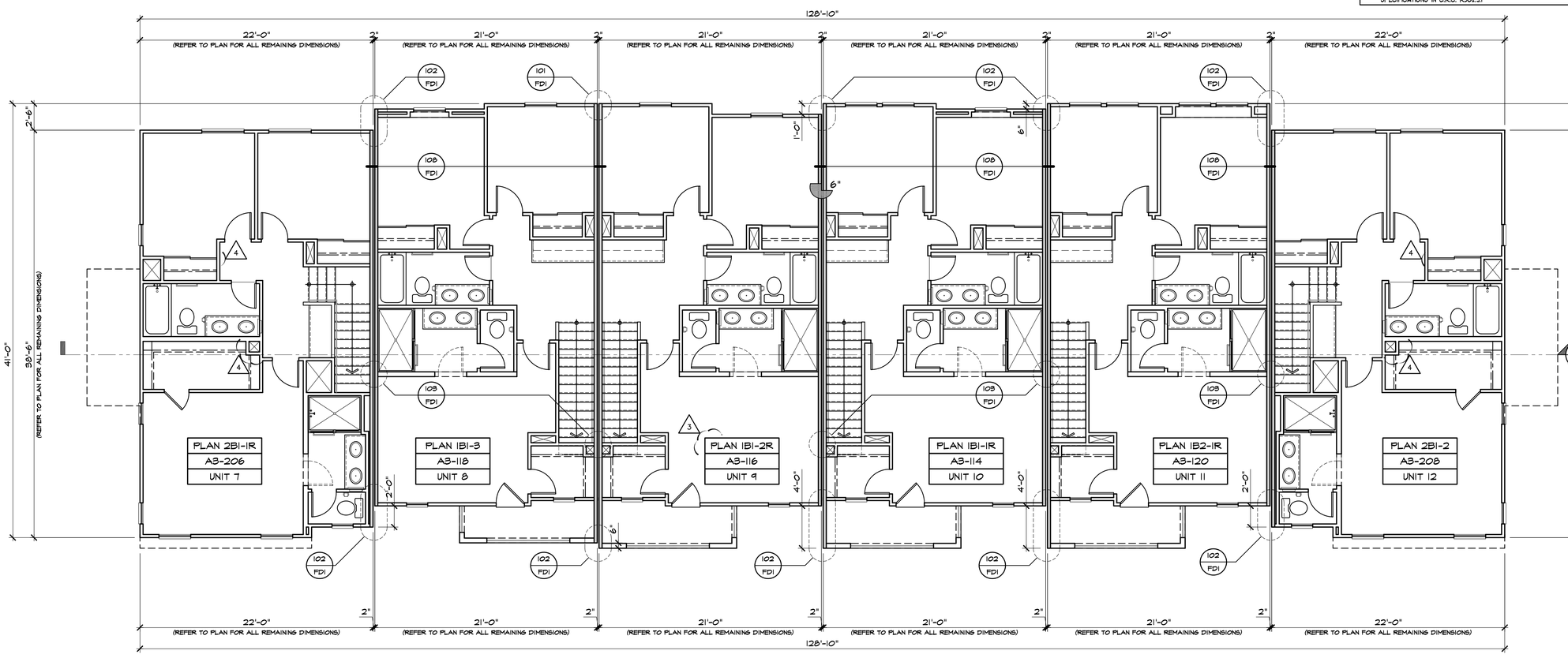
96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL 4 NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.3 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



THIRD FLOOR PLAN 'B' (BLDG. 2 / UNITS 7-12)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] Interior soffits, Ceiling [illegible] and small exterior [illegible]

949-790-9100

Santee DO MORE • DUE EAST

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-9-2024

ISSUED FOR CONSTRUCTION 11/20/2023
PROJECT NO. 405999
DIVISION NO. 2
REVISIONS: 11/06/2023

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 2B
BLDG. 2
SHEET: A2-210

SPEC. LEVEL 1
SANTEE

D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2B_05_BASE.dwg – Jun. 5, 2024 – 11:58:20 AM

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SLAB PLAN SYMBOLS

- UNIT 1 — DENOTES UNIT NUMBER & ORIENTATION (R=REVERSE)
- A3-11 — DENOTES UNIT SHEET NUMBER
- 4" — SLAB ELEVATION CHANGES IN INCHES
- INDICATES SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS
- INDICATES DEPRESSED SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS

SLAB PLAN KEYNOTES

1. CONCRETE SLAB - PER STRUCTURAL DRAWINGS
2. CONCRETE GARAGE SLAB - PER STRUCTURAL DRAWINGS
3. CONCRETE CURB - PER STRUCTURAL DRAWINGS
4. CONCRETE PAD FOR A/C CONDENSER - VERIFY LOCATION PER CIVIL AND LANDSCAPE DRAWINGS
5. CONCRETE STEP - PER CIVIL DRAWINGS, NOT TO EXCEED 7" RISER HEIGHT
6. 36" MIN. DEEP CONCRETE / HARDSCAPE LANDING
7. DEPRESS SLAB 1"
8. 4" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (C.P.C. SEC. 507.13.1)

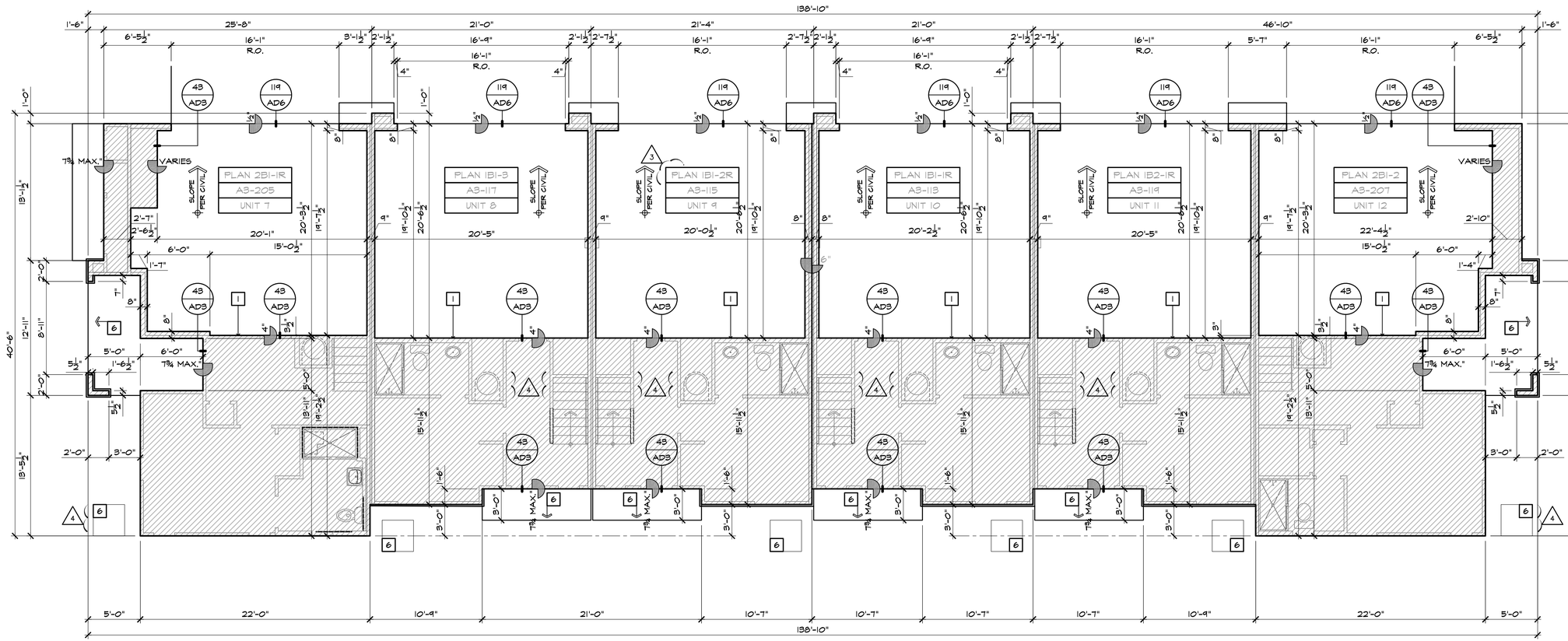
NOTE: THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY, REFER TO STRUCTURAL & POST TENSION DRAWINGS FOR FOOTINGS, STRUCTURAL DETAILS, HARDWARE AND ALL STRUCTURAL REQUIREMENTS.

SLAB PLAN GENERAL NOTES

- SEE CIVIL DRAWINGS AND LANDSCAPE DRAWINGS FOR DRAIN LOCATIONS, SLOPES, FINISH DECK MATERIAL, AND FINISH SURFACE ELEVATIONS AT RAISED STOOPS
- REFER TO 1/4" ENLARGED UNIT PLANS FOR TYPICAL LAYOUT OF UNITS. DIMENSIONS SHOWN HERE ARE FOR PLAN AND BUILDING RELATIONSHIPS ONLY.
- REFER TO LANDSCAPE DRAWINGS FOR LAYOUT OF HARDSCAPE PAVING, LANDSCAPING PLANTERS AND SITE FURNITURE.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO THE POUR AND NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT FOR CORRECTIVE MEASURES.
- MAINTAIN A CONSTANT 1/2" STEP AT BUILDING ENTRIES AT ACCESSIBLE UNITS (FINISH FLOOR TO FINISH HARDSCAPE). SEE SHEET AD-01 FOR OTHER ACCESSIBILITY REQUIREMENTS WITHIN THE DWELLING UNITS THAT APPLY.
- FACE OF SHT'G OR FURRING (WHERE OCCURS) SHALL ALIGN W/ EDGE OF SLAB. IF NO SHT'G OR FURRING OCCURS, FACE OF STUD SHALL ALIGN W/ EDGE OF SLAB. SEE ARCHITECTURAL + STRUCTURAL BLDG PLANS FOR MORE

REFER TO PLAN 2 SHEET A3-209 FOR COMPLAINT PLAN SPECIFIC REQUIREMENTS AT LOT(S) 7

SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ¼ INCH PER FOOT IN ANY DIRECTION



SLAB INTERFACE PLAN 'B' (BLDG. 2 / UNITS 7-12)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

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BLDG. 2

SHEET:
A2-211

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2B_06_ELEV.dwg - May. 17, 2024 - 12:22:44 PM

ROOF DRAINAGE NOTES

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.2

1. PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE 1101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.
2. SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:
   A) ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED
3. PER C.P.C. 1101.3 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0. RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1102:

1. DOME STRAINERS REQUIRED. ROOF DRAINS SHALL HAVE DOMED STRAINERS
2. STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAINS STRAINERS SHALL BE LEVEL WITH THE DECK.
3. ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.

ROOF DRAINAGE NOTES - CONT.

A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT

B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1103: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS:

1. VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.1
2. SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.3.
3. SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1103.3 AS FOLLOWS:

A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.

B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.

C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.

D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA

E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.

F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1103.4(3) AND SECTION 1103.4(5) ABOVE.

G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALKABLE AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTION 1103.4(1) , SECTION 1103.4(3), SECTION 1103.4(5) AND SECTION 1103.4(6) ABOVE.

ROOF DRAINAGE NOTES

1. RAINFALL RATE PER C.P.C. TABLE D101.1 FOR THE SAN DIEGO AREA (CLOSE TO SANTEE). MAXIMUM RAIN FALL OF 1.5 INCHES PER HOUR = 0.016 G.P.M. PER SQ. FT. OF ROOF AREA
2. PER C.P.C. TABLE 1101.12, ROUNDING UP TO 2 IN/HR, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 2"x3" ROOF DRAIN, LEADER OR VERTICAL RAINWATER PIPING IS 4,400 SQ. FT.
3. PER C.P.C. TABLE 1103.3 SIZE OF GUTTERS, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 5" O/G SEAMLESS ALUMINUM RAIN GUTTER SLOPED AT 1/8-INCH PER FOOT IS 1020 SQ. FT.

2 CALCULATION FOR BUILDING 2

ROOF AREAS	ROOF AREA SQ. FT.	COMPLIANCE	DOWNSPOUTS	GUTTERS
AREA A NORTH OF MAIN RIDGE	2719 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED
AREA B SOUTH OF MAIN RIDGE	3101 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED

ROOF FINISH NOTES

CONCRETE ROOF TILES SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRC): LICENSED SELLER ID NUMBER: 0342 RATED PRODUCT ID NUMBERS: 0075, 0076 & 0071 REFER TO SHEETS RF-1 &RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES

4 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 BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING). C.R.C. SEC. 806.2 EXCEPTION 2.

✳ CALCULATION BY 1/300, HIGH/LOW VENTING REQUIRED.

NOTES:
1. OPENINGS SHALL HAVE 1/16" MIN. - 1/8" MAX. CORROSION RESISTANT METAL MESH COVERINGS.
2. DO NOT INSTALL EAVE VENTS.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 850		SQ. FT. / 300	2.83 SQ. FT.
		X 144 =	408 SQ. IN.
		TOTAL HIGH AND LOW =	408 SQ. IN.
		x 50% =	204 SQ. IN.

VENTILATION PROVIDED:

HIGH				
(3)	O'HAGIN VENT(S) AT	45	SQ. IN. EA. =	285 SQ. IN.
LOW				
(3)	O'HAGIN VENT(S) AT	45	SQ. IN. EA. =	285 SQ. IN.
			TOTAL =	570 SQ. IN.

AREA 2:

VENTILATION REQUIRED:

ATTIC AREA = 65		SQ. FT. / 150	0.43 SQ. FT.
		X 144 =	62 SQ. IN.
		TOTAL HIGH AND LOW =	62 SQ. IN.

VENTILATION PROVIDED:

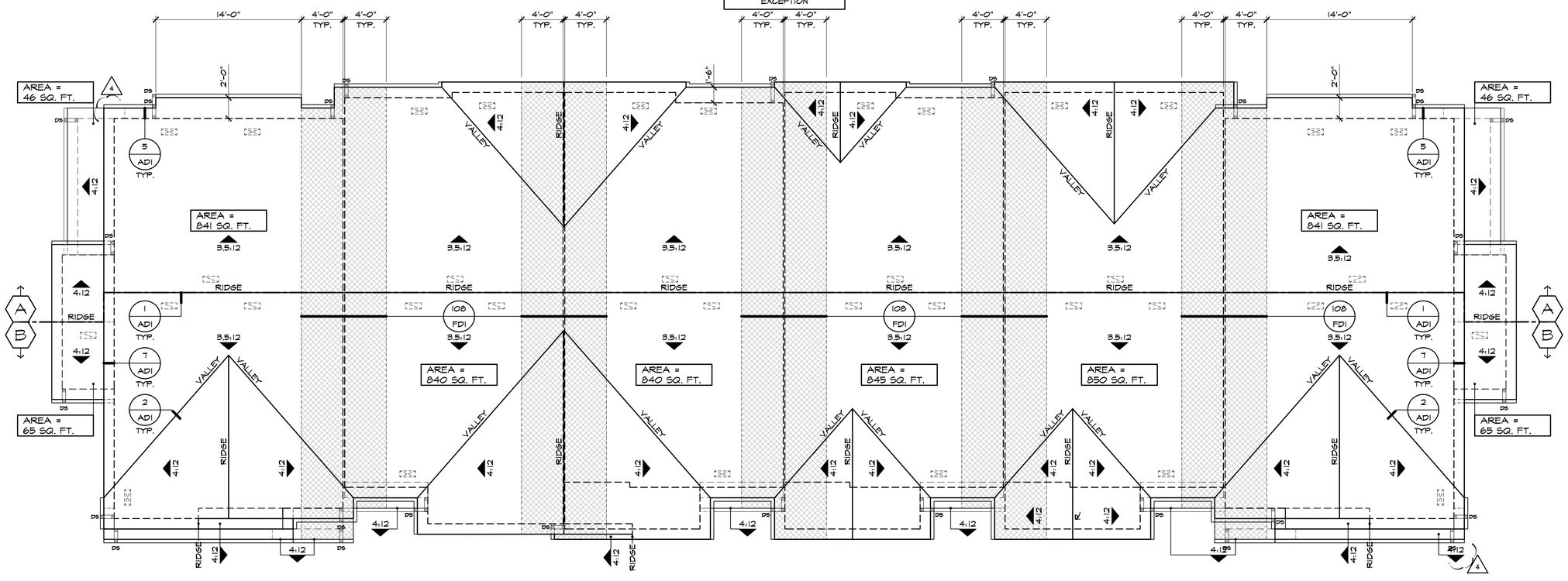
(1)	O'HAGIN VENT(S) AT	95	SQ. IN. EA. =	95 SQ. IN.
			TOTAL =	95 SQ. IN.

O'HAGIN LOW VENT O'HAGIN HIGH VENT	ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 95 SQ. IN. NET FREE VENT AREA AS PROVIDED BY O'HAGIN PRODUCTS (ICC-ES SBCCI-9650A)

ROOF PLAN NOTES

- ALL ROOFING TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.
- REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
- NO ROOF PENETRATIONS (IE. ATTIC VENTS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEYS, HIPS OR RIDGES.
- AT "CALIFORNIA" DOUBLE FRAMING AREAS, PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM, PROVIDE A 22"x30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- PLUMBING VENT STACK TERMINATIONS TO BE LOCATED A MIN. OF 10'-0" AWAY FROM ATTIC VENT PER CPC SEC. 906.2.
- PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
- RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE, RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS, AND TRUSS HEELS.
- OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS.
- LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.
- PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, WHERE EAVE OR CORNICE VENTS ARE INSTALLED, SPECIFY 4" LONG BAFFLES MINIMUM (C.R.C. SECTION 806.3)
- ROOF GUTTERS IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER COUNTY BUILDING CODE 92.1.705A.4
- SKYLIGHTS IF ANY, SHALL BE TEMPERED PER COUNTY BUILDING CODE 92.1.705A.5
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS PER COUNTY BUILDING CODE 92.1.706A.2, 92.1.707A.5

SHADED AREA INDICATES NO OPENINGS PERMITTED IN ROOF 4'-0" EACH SIDE OF COMMON WALL, PER CRC302.2.2, ITEM #2, EXCEPTION



ROOF PLAN 'B' (BLDG. 2 / UNITS 7-12)

SCALE 3/16"=1'-0"

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Revised Max. Roof Slope to 3:12 for interior soffits, fireplace chases, tower masses and small exterior areas

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BLDG. 2

SHEET:
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SPEC. LEVEL 1

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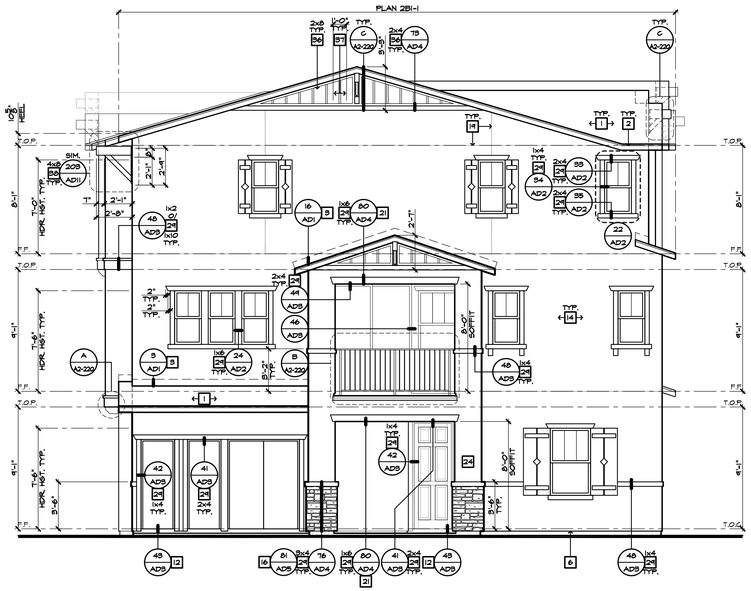

LEFT ELEVATION 'B' (BLDG. 2 / UNITS 7-12)

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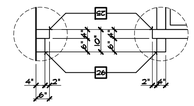
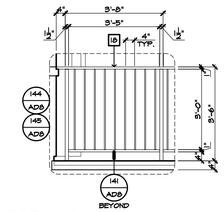


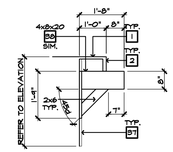
DETAIL D

SCALE 1/2"=1'-0" STUCCO POTSHELF



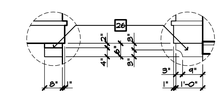
DETAIL B

SCALE 3/8"=1'-0" BALCONY W/ RAILINGS



DETAIL C

SCALE 1/2"=1'-0" KNEE BRACE



DETAIL A

SCALE 3/8"=1'-0" STUCCO CORBEL AT CANTILEVER

ELEVATION NOTES

2022 CRC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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 POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
26. POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27. PRE-MANFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28. DECORATIVE ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 8" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

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

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.

FRONT ELEVATION 'B' (BLDG. 2 / UNITS 7-12)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max Height Calcs, Revised Exterior soffits, Fiberglass Exterior Fascias and small exterior plan changes

Santee
DO MORE • DUE EAST

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

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ISSUED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-9-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

3 CLIENT REVISIONS 04/02/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 2B

BLDG. 2

SHEET: A2-213

SPEC. LEVEL 1

SANTEE

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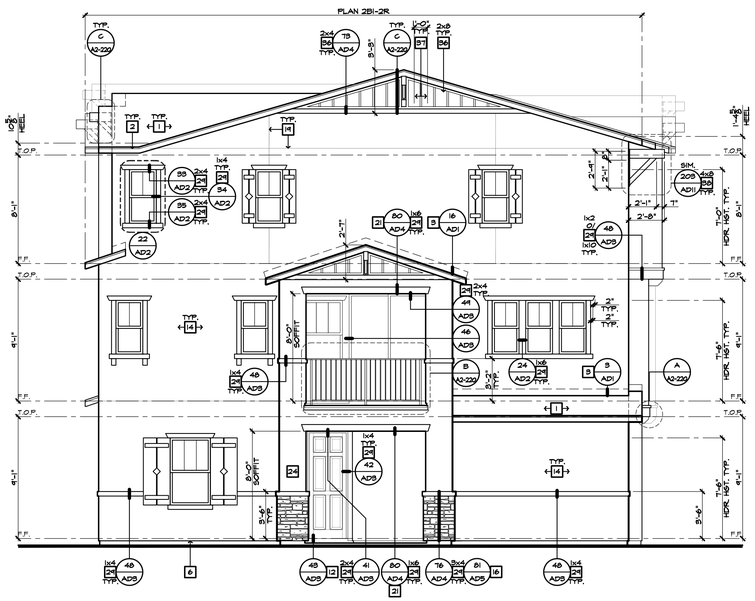
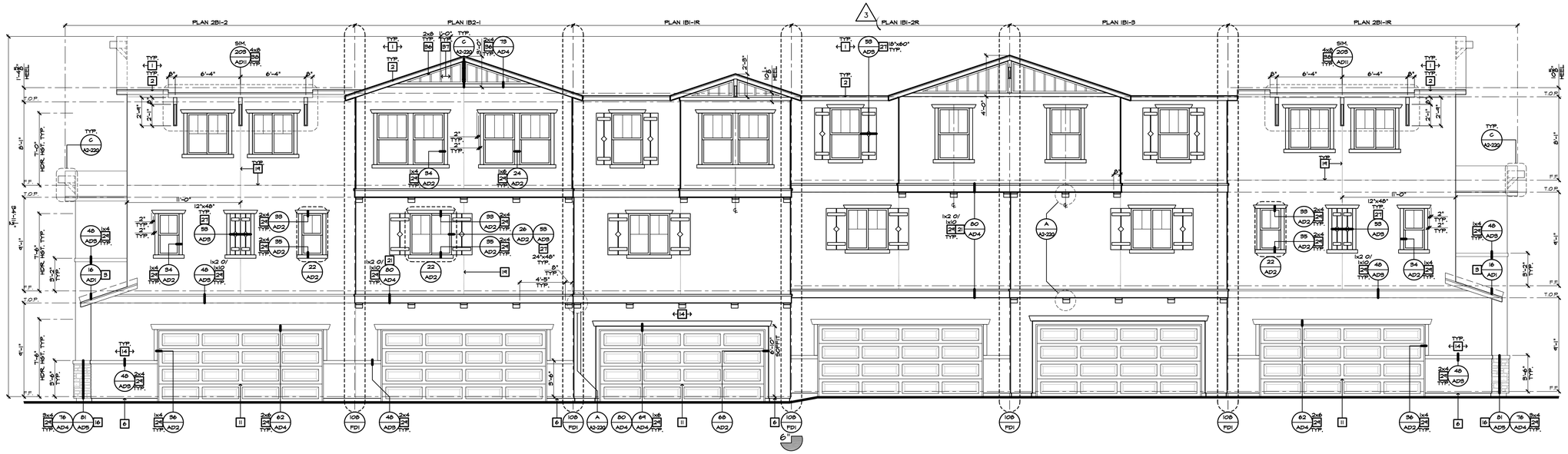
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2B_06_ELEV.dwg - May. 17, 2024 - 12:23:13 PM



RIGHT ELEVATION 'B' (BLDG. 2 / UNITS 7-12)

SCALE 3/16"=1'-0"



REAR ELEVATION 'B' (BLDG. 2 / UNITS 7-12)

SCALE 3/16"=1'-0"

ELEVATION NOTES

2022 CBC

1. ROOF MATERIAL - REFER TO ROOF NOTES
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24. STUCCO COLUMN
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40. WOOD BEAM WRAPPED WITH 1x RESAWN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
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kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Stone, Stucco, Exterior soffits, Fascia, Trim, Stucco Reliefs and small exterior alterations

Santee
DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-9-2024

ISSUED: 11/10/2023
PROJECT NO.: 405999
DRAWN BY: J.C.
REVISIONS: 11/06/2023

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 2B
BLDG. 2

SHEET:
A2-214

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2B_06_ELEV.dwg - May. 17, 2024 - 12:23:26 PM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

- DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL
- PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)
- A3-11 — DENOTES UNIT SHEET NUMBER
- UNIT # — DENOTES UNIT NUMBER
- FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD "75'-0".

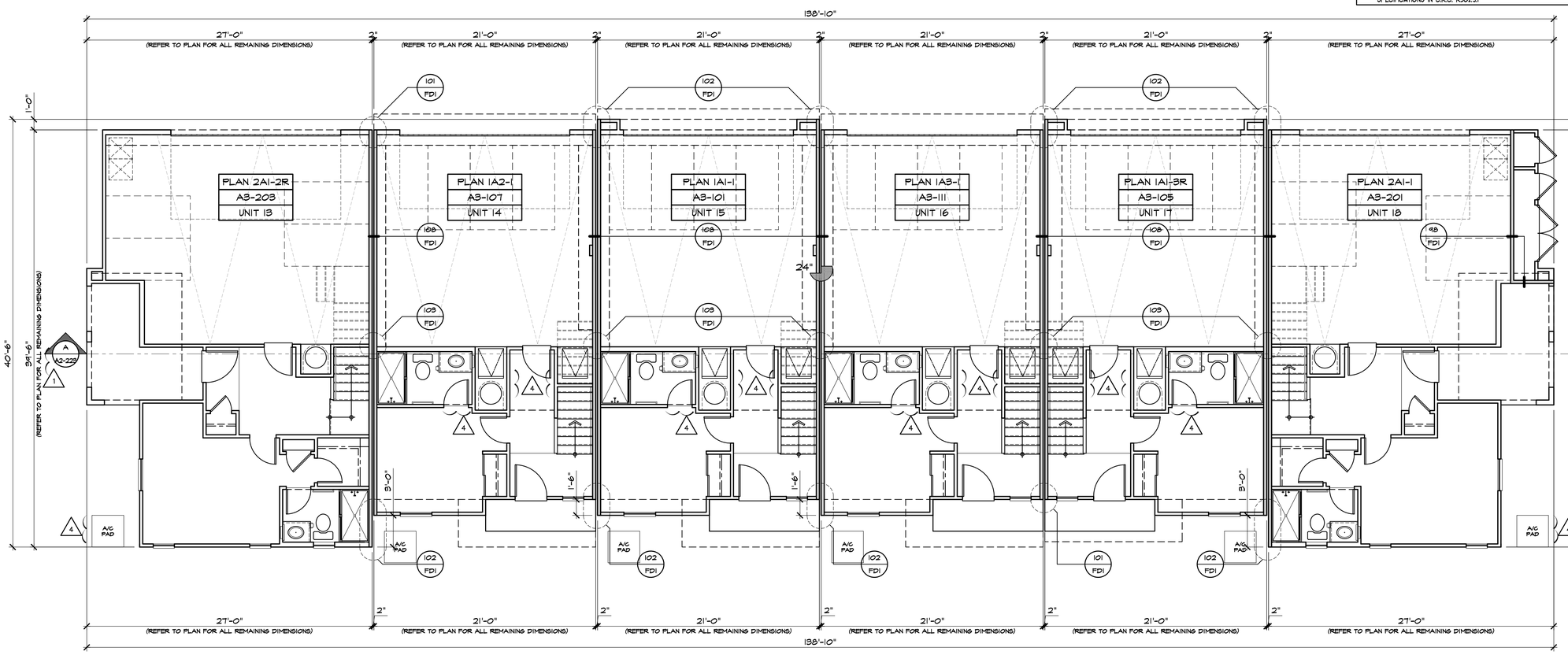
FLOOR / CEILING / WALL ASSEMBLIES

- 113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL
- 96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL
- 104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL & NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.2 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.H.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



FIRST FLOOR PLAN 'A' (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry Veneer Plan, Revised Interior soffits, Ceiling heights, Revised Garage rooms and small exterior alterations 2-9-2024

949-790-9100

Santee DO MORE • DUE EAST

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Reviewed by A.Sturm
Date: August 12, 2024

ISSUED FOR CONSTRUCTION 2023
PROJECT NO. 405999
DIVISION NO. C.
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-9-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 3A
BLDG. 3
SHEET:
A2-215

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_03_BASE.dwg – Jun. 5, 2024 – 11:57:15 AM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

SYMBOLS

DENOTES 1 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

DENOTES 2 HOUR FIRE RESISTANCE RATED WALL ASSEMBLY PER ASTME 119 OR UL 263- SEE DETAIL

PLAN #4 — DENOTES PLAN TYPE & ORIENTATION (R=REVERSE)

A3-11 — DENOTES UNIT SHEET NUMBER

UNIT # — DENOTES UNIT NUMBER

FE — PROVIDE FIRE EXTINGUISHER CABINETS INSTALLED IN COMPLIANCE WITH CBC. LOCATE PER FIRE DEPARTMENT DIRECTIONS. (CABINET STYLE POTTER ROMER 1330 BB OR APPROVED EQUAL). VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".

FLOOR / CEILING / WALL ASSEMBLIES

113 / FD1 — TYPICAL FLOOR-CEILING ASSEMBLIES SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

115 / FD1 — TYPICAL ROOF-CEILING ASSEMBLIES SHALL BE NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

99 / FD1 — TYPICAL EXTERIOR WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

97 / FD1 — INTERIOR BEARING AND NON-BEARING WALLS SHALL BE OF NON-RATED FIRE-RESISTIVE CONSTRUCTION, U.N.O. SEE DETAIL

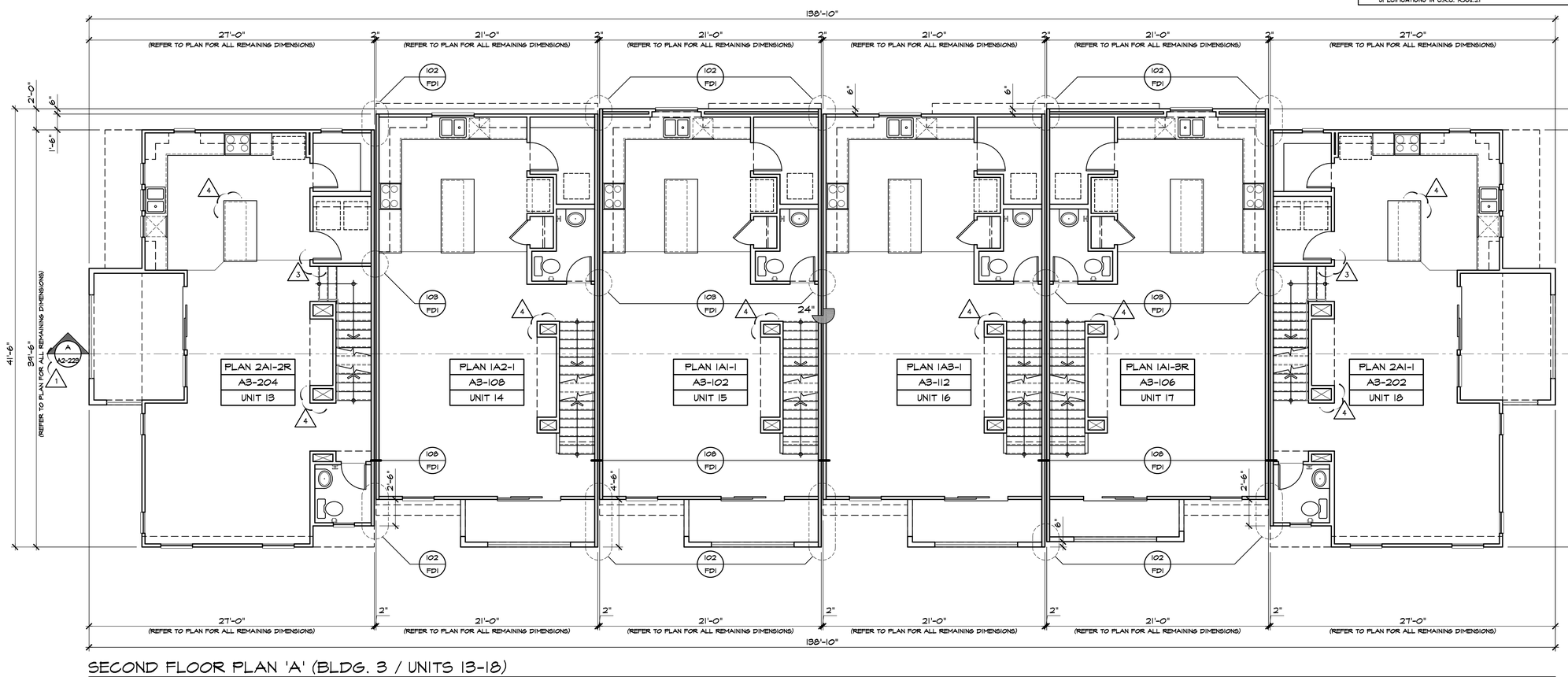
96 / FD1 — DWELLING UNIT SEPARATION WALLS SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. SEE DETAIL

104 / FD1 — MEMBRANE OR THROUGH PENETRATIONS OF FIRE-RESISTIVE WALLS, ~~FLOOR/CEILINGS, AND ROOF/CEILINGS SHALL BE FIRESTOPPED/FIREBLOCKED AS~~ REQUIRED IN CRC SECTIONS R302.4 AND R302.11 SEE DETAIL

BUILDING PLAN GENERAL NOTES

2022 C.R.C.

- REFER TO SHEET A5P-01 FOR BUILDING DATA AND BUILDING AREA SUMMARIES.
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS, GENERAL BUILDING DETAILING, BUILDING EXITING, DECK SLOPES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4" = 1'-0" PLANS FOR UNIT PLAN INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 1-HOUR COMMON WALL TO EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND UNDERSIDE OF THE ROOF SHEATHING. REFER TO COMMON WALL DETAIL & NOTES.
- 1-HOUR COMMON WALLS SHALL NOT CONTAIN PLUMBING, MECHANICAL EQUIPMENT, DUCTS OR VENTS WITHIN THE CAVITY OF THE COMMON WALL PER C.R.C. R302.2 FIRE STOPPED THROUGH PENETRATIONS ARE ALLOWED PER C.R.C. R302.4.1.2
- DRAFT-STOPPING SHALL BE IN ACCORDANCE WITH C.R.C R302.12
- FIRE BLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/ CEILING ASSEMBLIES PER C.R.C. R302.11
- DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER C.M.C.
- ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS,ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES 4 ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- PRIVATE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. PER C.R.C. R302.6
- AT 1-HOUR COMMON WALLS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- FIRE-RESISTIVE EXTERIOR WALL CONSTRUCTION WHERE OCCURS SHALL BE MAINTAINED THROUGH ATTIC AREAS OR OTHER AREAS CONTAINING CONCEALED SPACES AT ONE-HOUR RATED EXTERIOR WALLS.
- EXTERIOR WALLS SHALL COMPLY WITH C.R.C. R302.1 AND TABLE R302.1(1)
- DOWNSPOUTS TO BE FIRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE PER C.R.C. R335.4.1
- WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD SPECIFICATIONS IN C.R.C. R302.9.1



SECOND FLOOR PLAN 'A' (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas[illegible] Interior soffits, Ceiling [illegible] and small exterior [illegible]

949-790-9100

Santee DO MORE • DUE 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.

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Permit # B-RNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
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2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 3A
BLDG. 3

SHEET:
A2-216

SPEC. LEVEL 1
SANTEE

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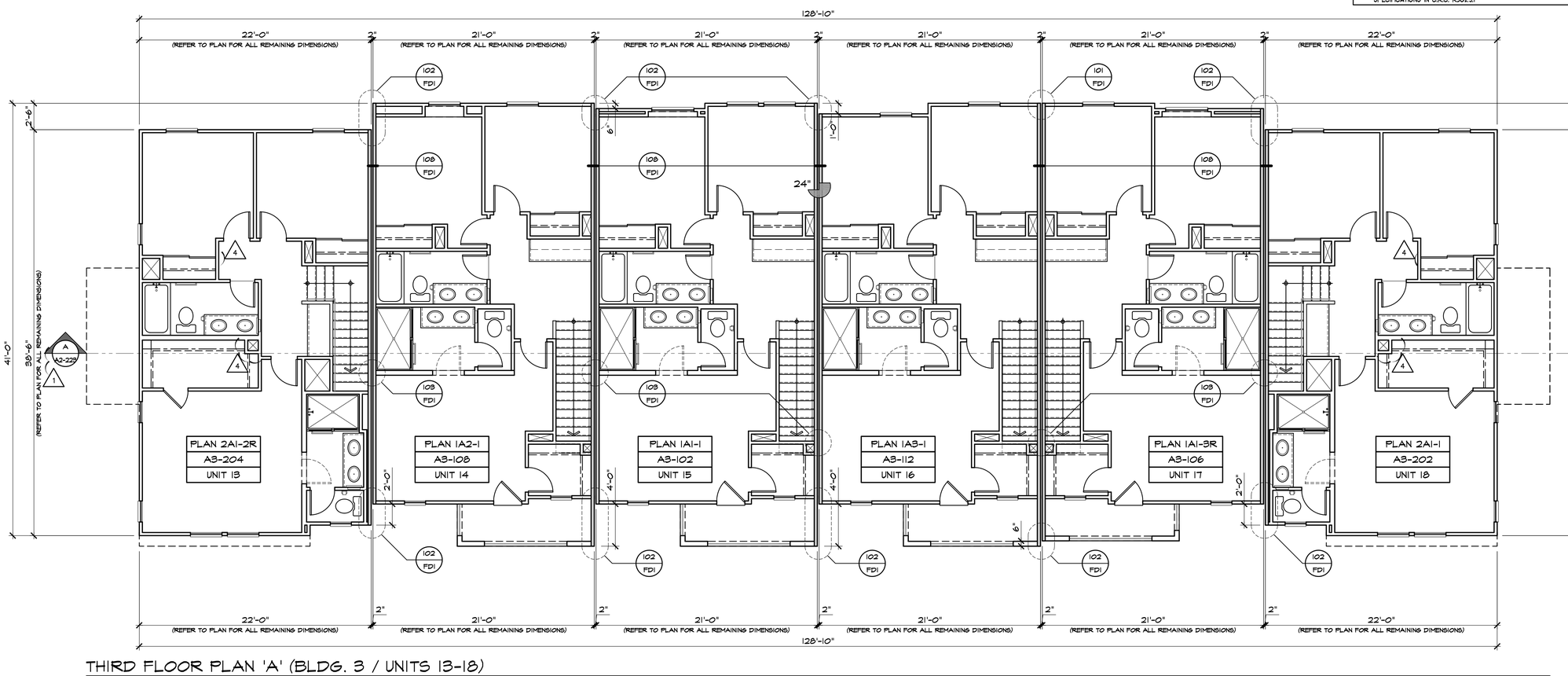

THIRD FLOOR PLAN 'A' (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mast Arm Signal Poles, Interior soffits, Fabricating Stucco Layer reprints and small exterior area changes

Santee DO MORE • DUE EAST

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

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Permit # B-RNEW-23-0009 Rev 2 & 3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-9-2024

PROJECT NO. 405999
DIVISION NO. 2
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1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 3A
BLDG. 3

SHEET:
A2-217

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_03_BASE.dwg – Jun. 5, 2024 – 11:57:35 AM

SLAB PLAN SYMBOLS

- UNIT 1 — DENOTES UNIT NUMBER & ORIENTATION (R=REVERSE)
- A3-11 — DENOTES UNIT SHEET NUMBER
- 4" — SLAB ELEVATION CHANGES IN INCHES
- INDICATES SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS
- INDICATES DEPRESSED SLAB - REFER TO CIVIL DRAWINGS FOR ELEVATIONS

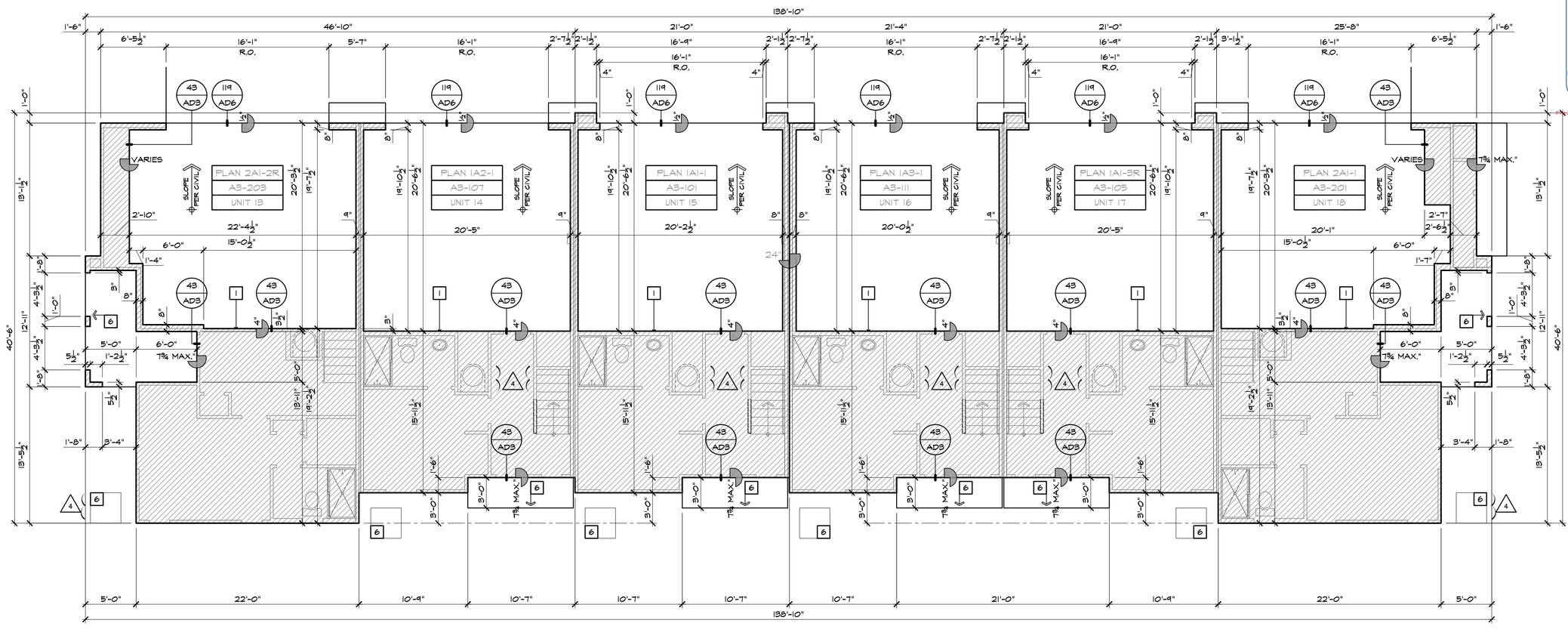
SLAB PLAN KEYNOTES

1. CONCRETE SLAB - PER STRUCTURAL DRAWINGS
2. CONCRETE GARAGE SLAB - PER STRUCTURAL DRAWINGS
3. CONCRETE CURB - PER STRUCTURAL DRAWINGS
4. CONCRETE PAD FOR A/C CONDENSER - VERIFY LOCATION PER CIVIL AND LANDSCAPE DRAWINGS
5. CONCRETE STEP - PER CIVIL DRAWINGS, NOT TO EXCEED 7" RISER HEIGHT
6. 36" MIN. DEEP CONCRETE / HARDSCAPE LANDING
7. DEPRESS SLAB 1"
8. 4" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (C.F.C. SEC. 507.13.1)

NOTE: THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY, REFER TO STRUCTURAL & POST TENSION DRAWINGS FOR FOOTINGS, STRUCTURAL DETAILS, HARDWARE AND ALL STRUCTURAL REQUIREMENTS.

SLAB PLAN GENERAL NOTES

- SEE CIVIL DRAWINGS AND LANDSCAPE DRAWINGS FOR DRAIN LOCATIONS, SLOPES, FINISH DECK MATERIAL, AND FINISH SURFACE ELEVATIONS AT RAISED STOOPS
- REFER TO 1/4" ENLARGED UNIT PLANS FOR TYPICAL LAYOUT OF UNITS. DIMENSIONS SHOWN HERE ARE FOR PLAN AND BUILDING RELATIONSHIPS ONLY.
- REFER TO LANDSCAPE DRAWINGS FOR LAYOUT OF HARDSCAPE PAVING, LANDSCAPING PLANTERS AND SITE FURNITURE.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. IT IS THE CONCRETE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ANY DISCREPANCY PRIOR TO THE POUR AND NOTIFY THE GENERAL CONTRACTOR AND ARCHITECT FOR CORRECTIVE MEASURES.
- MAINTAIN A CONSTANT 1/2" STEP AT BUILDING ENTRIES AT ACCESSIBLE UNITS (FINISH FLOOR TO FINISH HARDSCAPE). SEE SHEET AD-01 FOR OTHER ACCESSIBILITY REQUIREMENTS WITHIN THE DWELLING UNITS THAT APPLY.
- FACE OF SHT'G OR FURRING (WHERE OCCURS) SHALL ALIGN W/ EDGE OF SLAB. IF NO SHT'G OR FURRING OCCURS, FACE OF STUD SHALL ALIGN W/ EDGE OF SLAB. SEE ARCHITECTURAL + STRUCTURAL BLDG PLANS FOR MORE



SLAB INTERFACE PLAN 'A' (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

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SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mass Grading Plan to include lower rooms and small exterior alterations. 11/06/2023

949-790-9100

Santee DO MORE • DUE EAST

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LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
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PLAN: 6-PLEX. - TYPE 3A
BLDG. 3

SHEET:
A2-218

SPEC. LEVEL 1
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ROOF DRAINAGE NOTES

ROOF DRAINAGE SHALL BE PROVIDED PER C.P.C. SECTION 1101.2

1. PRIMARY ROOF DRAINAGE - ROOF AREAS OF A BUILDING SHALL BE DRAINED BY ROOF DRAINS OR GUTTERS. THE LOCATION AND SIZING OF DRAINS AND GUTTERS SHALL BE COORDINATED WITH THE STRUCTURAL DESIGN AND PITCH OF THE ROOF. UNLESS OTHERWISE REQUIRED BY THE AUTHORITY HAVING JURISDICTION, ROOF DRAINS, GUTTERS, VERTICAL CONDUCTORS OR LEADERS, AND HORIZONTAL STORM DRAINS FOR PRELIMINARY DRAINAGE SHALL BE SIZED PER TABLE 1101.1 BASED ON A STORM OF 60 MINUTES DURATION AND 100 YEAR RETURN PERIOD.
2. SECONDARY DRAINAGE - SECONDARY (EMERGENCY) ROOF DRAINAGE SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS SPECIFIED:
   A) ROOF SCUPPER OR OPEN SIDE - SECONDARY ROOF DRAINAGE SHALL BE PROVIDED BY AN OPEN-SIDED ROOF OR SCUPPERS WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL BE ENTRAPPED. AN OPEN-SIDED ROOF OR SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED. SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED
3. PER C.P.C. 1101.3 CLEANOUTS - CLEANOUTS FOR BUILDING STORM DRAINS SHALL COMPLY WITH THE C.P.C. SECTION 719.0. RAIN LEADERS AND CONDUCTORS - RAIN LEADERS AND CONDUCTORS CONNECTED TO A BUILDING STORM SEWER SHALL HAVE A CLEANOUT INSTALLED AT THE BASE OF THE OUTSIDE LEADER OR OUTSIDE CONDUCTOR BEFORE IT CONNECTS TO THE HORIZONTAL DRAIN.

PER C.P.C. SECTION 1102:

1. DOME STRAINERS REQUIRED. ROOF DRAINS SHALL HAVE DOMED STRAINERS
2. STRAINERS FOR FLAT DECKS - ROOF DRAIN STRAINERS FOR USE ON SUN DECKS, PARKING DECKS, AND SIMILAR AREAS THAT ARE NORMALLY SERVICED AND MAINTAINED, SHALL BE PERMITTED TO BE OF THE FLAT SURFACE TYPE. SUCH ROOF DRAINS STRAINERS SHALL BE LEVEL WITH THE DECK.
3. ROOF DRAIN FLASHING - CONNECTION BETWEEN THE ROOF AND ROOF DRAINS THAT PASS THROUGH THE ROOF AND INTO THE INTERIOR OF THE BUILDING SHALL BE MADE WATERTIGHT BY THE USE OF PROPER FLASHING MATERIAL.

ROOF DRAINAGE NOTES - CONT.

A) LEAD FLASHING - WHERE LEAD FLASHING MATERIAL IS USED IT SHALL BE NOT LESS THAT 4 POUNDS PER SQUARE FOOT

B) COPPER FLASHING - WHERE COPPER FLASHING MATERIAL IS USED, IT SHALL BE NOT LESS THAN 12 OUNCES PER SQUARE FOOT

PER C.P.C. SECTION 1103: SIZE OF LEADERS, CONDUCTORS, AND STORM GUTTERS:

1. VERTICAL CONDUCTORS AND LEADERS - VERTICAL CONDUCTORS AND LEADERS SHALL BE SIZED ON THE BASIS OF THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.1
2. SIZE OF ROOF GUTTERS - THE SIZE OF SEMI-CIRCULAR GUTTERS SHALL BE BASED ON THE MAXIMUM PROJECTED ROOF AREA AND TABLE 1103.3.
3. SIDE WALLS DRAINING ONTO A ROOF - WHERE VERTICAL WALLS PROJECT ABOVE A ROOF SO AS TO PERMIT STORM WATER TO DRAIN TO THE ROOF AREA BELOW, THE ADJACENT ROOF AREA SHALL BE PERMITTED TO BE COMPUTED FROM TABLE 1103.3 AS FOLLOWS:
   A) FOR ONE WALL - ADD 50 PERCENT OF THE WALL AREA TO THE ROOF AREA FIGURES.
   B) FOR TWO ADJACENT WALLS OF EQUAL HEIGHT- ADD 35 PERCENT OF THE TOTAL WALL AREAS.
   C) FOR TWO ADJACENT WALLS OF UNEQUAL HEIGHT - ADD 35 PERCENT OF THE TOTAL COMMON HEIGHT AND ADD 50 PERCENT OF THE REMAINING HEIGHT OF THE HIGHEST WALL.
   D) TWO OPPOSITE WALLS OF SAME HEIGHT - ADD NO ADDITIONAL AREA
   E) TWO OPPOSITE WALLS OF DIFFERING HEIGHTS - ADD 50 PERCENT OF THE WALL AREA ABOVE THE TOP OF LOWER WALL.
   F) WALLS ON THREE SIDES - ADD 50 PERCENT OF THE AREA OF THE INNER WALL BELOW THE TOP OF THE LOWEST WALL, PLUS ALLOWANCE FOR THE AREA OF THE WALL ABOVE THE TOP OF THE LOWEST WALL, IN ACCORDANCE WITH SECTION 1103.4(3) AND SECTION 1103.4(5) ABOVE.
   G) WALLS ON FOUR SIDES - NO ALLOWANCE FOR WALKABLE AREAS BELOW THE TOP OF THE LOWEST WALL - ADD FOR AREAS ABOVE THE TOP OF THE LOWEST WALL IN ACCORDANCE WITH SECTION 1103.4(1) , SECTION 1103.4(3), SECTION 1103.4(5) AND SECTION 1103.4(6) ABOVE.

ROOF DRAINAGE NOTES

1. RAINFALL RATE PER C.P.C. TABLE D101.1 FOR THE SAN DIEGO AREA (CLOSE TO SANTEE). MAXIMUM RAIN FALL OF 1.5 INCHES PER HOUR = 0.016 G.P.M. PER SQ. FT. OF ROOF AREA
2. PER C.P.C. TABLE 1101.12, ROUNDING UP TO 2 IN/HR, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 2"x3" ROOF DRAIN, LEADER OR VERTICAL RAINWATER PIPING IS 4,400 SQ. FT.
3. PER C.P.C. TABLE 1103.3 SIZE OF GUTTERS, THE MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA PER 5" O/G SEAMLESS ALUMINUM RAIN GUTTER SLOPED AT 1/8-INCH PER FOOT IS 1020 SQ. FT.

2 CALCULATION FOR BUILDING 3

ROOF AREAS	ROOF AREA SQ. FT.	COMPLIANCE	DOWNSPOUTS	GUTTERS
AREA A NORTH OF MAIN RIDGE	2641 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED
AREA B SOUTH OF MAIN RIDGE	3101 SQ. FT.	<4400 SQ. FT.	3" MIN PROVIDED	5" DIA. MIN. PROVIDED

ROOF FINISH NOTES

CONCRETE ROOF TILES SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRC): LICENSED SELLER ID NUMBER: 0342 RATED PRODUCT ID NUMBERS: 0075, 0076 & 0071 REFER TO SHEETS RF-1 (RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES

4 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 BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING). C.R.C. SEC. 806.2 EXCEPTION 2.

✳ CALCULATION BY 1/300, HIGH/LOW VENTING REQUIRED.

NOTES:
1. OPENINGS SHALL HAVE 1/16" MIN. - 1/8" MAX. CORROSION RESISTANT METAL MESH COVERINGS.
2. DO NOT INSTALL EAVE VENTS.

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 850		SQ. FT. / 300	2.83 SQ. FT.
		X 144 =	408 SQ. IN.
		TOTAL HIGH AND LOW =	408 SQ. IN.
		x 50% =	204 SQ. IN.

VENTILATION PROVIDED:

HIGH				
(3)	O'HAGIN VENT(S) AT	45	SQ. IN. EA. =	285 SQ. IN.
LOW				
(3)	O'HAGIN VENT(S) AT	45	SQ. IN. EA. =	285 SQ. IN.
			TOTAL =	570 SQ. IN.

AREA 2:

VENTILATION REQUIRED:

ATTIC AREA = 65		SQ. FT. / 150	0.43 SQ. FT.
		X 144 =	62 SQ. IN.
		TOTAL HIGH AND LOW =	62 SQ. IN.

VENTILATION PROVIDED:

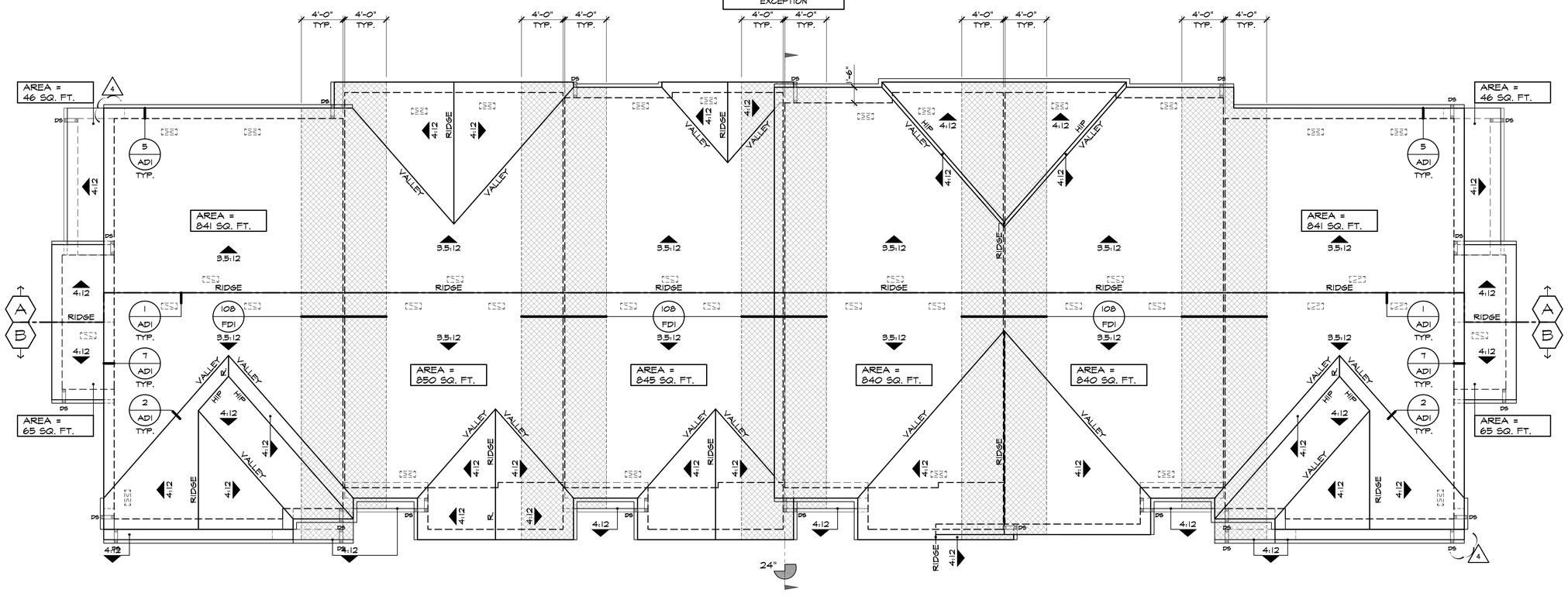
(1)	O'HAGIN VENT(S) AT	95	SQ. IN. EA. =	95 SQ. IN.
			TOTAL =	95 SQ. IN.

O'HAGIN LOW VENT O'HAGIN HIGH VENT	ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 95 SQ. IN. NET FREE VENT AREA AS PROVIDED BY O'HAGIN PRODUCTS (ICC-ES SBCCI-9650A)

ROOF PLAN NOTES

- ALL ROOFING TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.
- REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
- NO ROOF PENETRATIONS (I.E. ATTIC VENTS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEYS, HIPS OR RIDGES.
- AT "CALIFORNIA" DOUBLE FRAMING AREAS, PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM, PROVIDE A 22"x30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
- PLUMBING VENT STACK TERMINATIONS TO BE LOCATED A MIN. OF 10'-0" AWAY FROM ATTIC VENT PER CPC SEC. 906.2.
- PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
- RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE, RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS, AND TRUSS HEELS.
- OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS.
- LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.
- PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, WHERE EAVE OR CORNICE VENTS ARE INSTALLED, SPECIFY 4" LONG BAFFLES MINIMUM (C.R.C. SECTION 806.3)
- ROOF GUTTERS IF ANY, SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS PER COUNTY BUILDING CODE 92.1.705A.4
- SKYLIGHTS IF ANY, SHALL BE TEMPERED PER COUNTY BUILDING CODE 92.1.705A.5
- ALL VENTS (ROOF, FOUNDATION, COMBUSTION AIR, ETC.) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS PER COUNTY BUILDING CODE 92.1.706A.2, 92.1.707A.5

SHADED AREA INDICATES NO OPENINGS PERMITTED IN ROOF 4'-0" EACH SIDE OF COMMON WALL, PER CRC302.2.2, ITEM #2, EXCEPTION



ROOF PLAN 'A' (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Exterior soffits, fiberglass
and small exterior
949-790-9100

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION
PROJECT NO.: 405999
Permit # B-RNEW-23-0009 Rev 2 2-3-24
Reviewed by: A.Sturm
DIVISION: Building
DATE: August 12, 2024
REVISIONS:
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 3A
BLDG. 3
SHEET:
A2-219

SPEC. LEVEL 1
SANTEE

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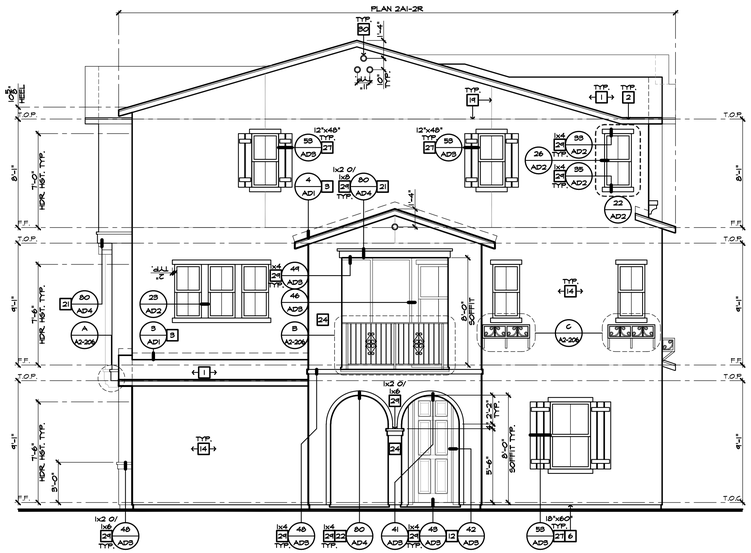
D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_04_ELEV.dwg - May, 17, 2024 - 12:21:14 PM



LEFT ELEVATION 'A' (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"

ELEVATION NOTES

2022 CBC

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/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. 14"x6" 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 - PITCH 2/12 U.N.O.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12. CONCRETE STOOP/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. WAINSCOT - 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 POTSHELF - 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 ELEMENT - SEE ELEVATION
29. EXTERIOR PLASTER OVER FOAM TRIM
30. 6" DIA. DECORATIVE TILE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 93/AD5
31. EXTERIOR PLASTER OVER WOOD TRIM
32. WOOD TRIM - SEE ELEVATION FOR SIZE
33. FIBER CEMENT LAP / 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 TRIM IS ADJACENT TO STUCCO FINISHES)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 16" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS - REFER TO C.R.C. SECTION (R319)
44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

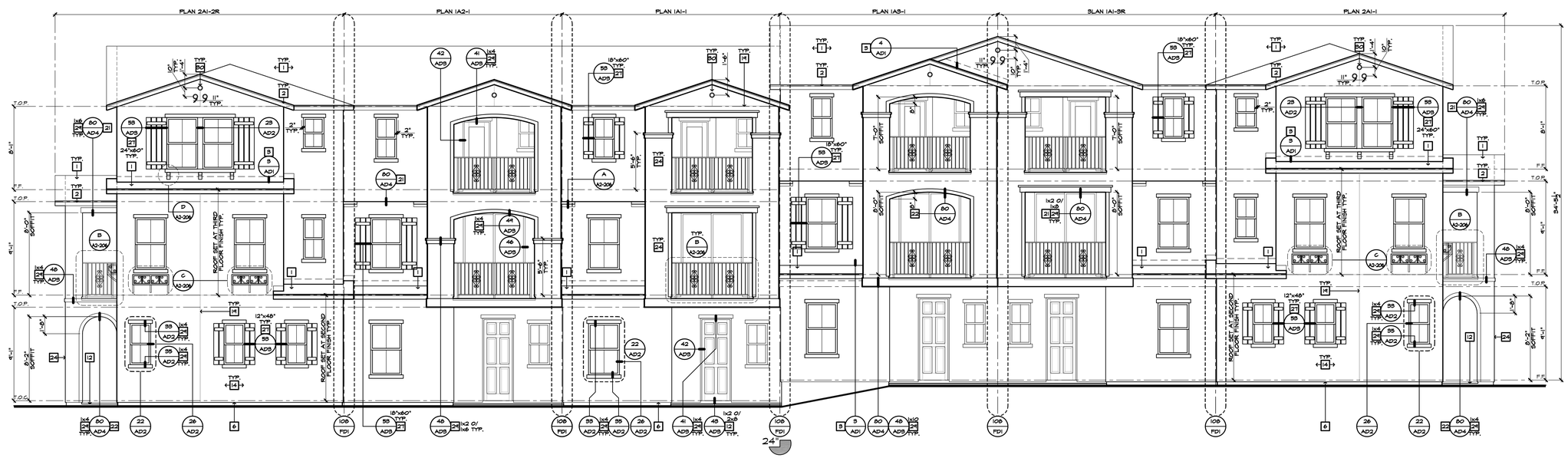
- ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

ELEVATION GENERAL NOTES

- DUCT TERMINATION TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT PER C.M.C.
- ALL DIMENSIONS SHOWN ARE FROM TOP OF FINISH FLOOR SLAB AT FIRST FLOOR OR TOP OF WOOD FLOOR SHEATHING AT OTHER FLOORS AT INTERIOR OF THE UNITS
- ALL WINDOWS HEADS ARE 6'-8" A.F.F. AT THE FIRST FLOOR AND 7'-6" A.F.F. AT THE SECOND FLOOR AND 7'-0" A.F.F. AT THE THIRD FLOOR UNLESS NOTED OTHERWISE.
- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
- ALL HORIZONTAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE SELF ADHESIVE FLASHING WEATHERBOARD-LAPPED MINIMUM 3" WITH BUILDING PAPER ON ALL SIDES PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER
- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.



FRONT ELEVATION 'A' (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mast arm, fiber cement trim, exterior soffits, fiber cement trim and small exterior changes

Santee
DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUE DATE:	11/06/2023
PROJECT NO.:	405999
DIVISION NO.:	02
REVISIONS:	1/15/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 3A
BLDG. 3

SHEET:
A2-220

SPEC. LEVEL 1
SANTEE

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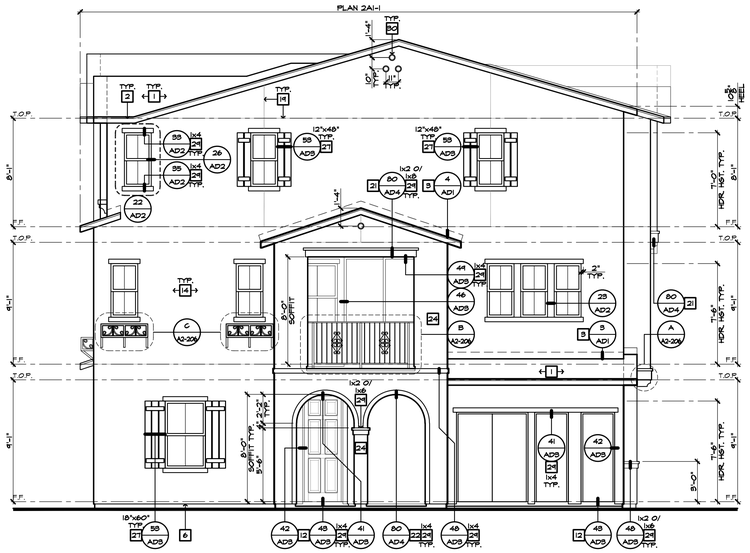
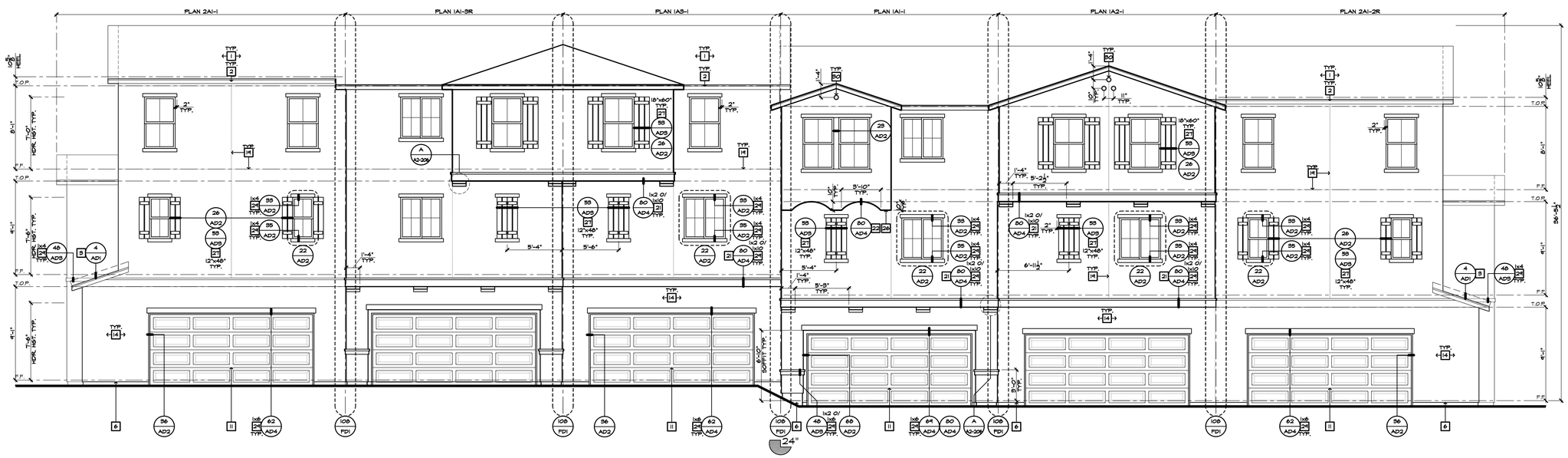
D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_04_ELEV.dwg - May. 17, 2024 - 12:21:30 PM



RIGHT ELEVATION 'A' (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"



REAR ELEVATION 'A' (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"

ELEVATION NOTES

2022 CBC

1. ROOF MATERIAL - REFER TO ROOF NOTES
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3. G.I. FLASHING
4. G.I. SADDLE FLASHING - REFER TO DETAIL 9/AD1
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11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
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13. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
14. EXTERIOR PLASTER - SEE SPECS.
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16. 2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/AD5
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19. 1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/AD5
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23. WOOD SOFFIT
24. STUCCO COLUMN
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37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1x2 FIBER CEMENT TRIM AT 16" O.C. (U.N.O.) - REFER TO DETAILS "13" AND "14" ON SHEET AD4
38. KNEE BRACE - REFER TO DETAIL 20/AD1 U.N.O.
39. 1"x2" 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 U.N.O. - SEE STRUCT. PLANS FOR SIZE
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44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" PAST OVERHANG
46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 92/AD5

NOTE:

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EXTERIOR STUCCO FINISH

STAR R FOAM INSULATION BOARD OR APPROVED EQUAL, ICC-ES REPORT:ESR-1566, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 1.5 PCF AND INSULATION VALUE R-4.

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- PAINT METAL REVEALS TO MATCH COLOR OF ADJACENT PLASTER
- REFER TO DETAILS FOR MINIMUM WINDOW AND DOOR MOISTURE BARRIER INSTALLATION REQUIREMENTS (22 / AD2)
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- FOAM PROJECTIONS MAY BE USED UP TO 4" THICK. 2x WOOD FRAMING IS REQUIRED AT ALL OTHER CONDITIONS
- PROVIDE (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER
- ALL BUILDING DOWNSPOUTS TO DISCHARGE PER CIVIL DRAWINGS COLORS AND FINISH MATERIALS INDICATE APPROXIMATE COLOR AND MATERIAL RANGE. THE CONTRACTOR WILL PROVIDE FIELD MOCK-UPS IN THE QUANTITIES INDICATED OF THE ACTUAL FINISH MATERIALS IN THE TEXTURE, COLOR AND/OR SERIES SPECIFIED. CLIENT AND ARCHITECT WILL REVIEW, COMMENT AND/OR APPROVE MOCK-UPS PRIOR TO INSTALLATION OF MATERIAL ON BUILDINGS
  - ** ALL COLOR, MATERIAL AND SCREED CHANGES WILL OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED
  - ** PROVIDE FIELD COLORS AND ACCENT/TRIM COLORS PER COLOR CONSULTANT'S COLOR BLOCKING DRAWINGS
- HORIZONTAL & VERTICAL CONTROL JOINTS IN EXTERIOR CEMENT PLASTER: LOCATE WHERE INDICATED ON ELEVATIONS. IN AREAS NOT ELEVATED, INSTALL TO SEGREGATE AREAS NOT EXCEEDING MORE THAN 144 SQ. FT. ON WALLS & NOT MORE THAN 100 SQ FT. ON HORIZONTAL APPLICATIONS. DISTANCE B/T JOINTS SHALL NOT EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH-TO-WIDTH RATIO OF 2.5 TO 1. HORIZONTAL JOINTS SHALL WRAP OUTSIDE CORNERS AND RETURN TO THE NEAREST INSIDE CORNER ALONG WALLS THAT RETURN TO A SURFACE BEYOND
- ALIGN TOP OF ALL PLUMBING WALL VENT PENETRATIONS AND MECHANICAL EXHAUST VENTS, HOODS AND EYEBROWS ETC. WHERE FIELD CONDITIONS ALLOW.
- VERTICALLY STACK AND ALIGN ALL PLUMBING AND MECHANICAL VENTS, HOODS AND EYEBROWS ETC. FROM FLOOR TO FLOOR. WHERE FIELD CONDITIONS ALLOW.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Stone, Exterior soffits, Fascias, Trims and small exterior plaster

Santee
DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION NO. C.
Date: August 12, 2024
REVISIONS:
Previous Interwest Consulting approval 2-9-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX. - TYPE 3A
BLDG. 3
SHEET:
A2-221

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2A_04_ELEV.dwg - May. 17, 2024 - 12:21:46 PM

SECTION NOTES

2014 CRC

1. FLOOR SYSTEM - REFER TO STRUCTURAL
2. ROOFING MATERIAL - REFER TO ROOF NOTES
3. ROOF PITCH - REFER TO ROOF NOTE
4. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL AND TRUSS CALCULATIONS
5. GYPSUM WALLBOARD TO ROOF SHEATHING
6. EXTERIOR FINISH - SEE ELEVATION
7. CONCRETE GARAGE SLAB - SLOPE 2" MIN.
8. 2x4 CRIPPLE STUDS AT 16" O.C.
9. 2x6 BALLOON FRAMING
10. INSULATION - REFER TO INSULATION COMPONENT NOTES
11. FIRE SEPARATION BETWEEN HOUSE AND GARAGE WALLS: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD. (C.R.C. TABLE R302.6)
12. FIRE SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING AND WALLS SUPPORTING SECOND FLOOR: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD. (C.R.C. TABLE R302.6)

12a. FIRE SEPARATION AT GARAGE CEILING PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD PER (C.R.C. TABLE R302.6) AT GARAGE WITH ATTIC ABOVE

13. PROVIDE (1) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.
14. 1/2" HIGH DENSITY OR 5/8" GYP. BOARD AT CEILING U.N.O.
15. 1/2" GYP. BOARD TYPICAL U.N.O.
16. SOFFIT - SEE PLAN/ELEVATION FOR HEIGHT
17. VOLUME CEILING - 2:12 PITCH
18. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS (C.R.C. R302.7)
19. STAIR TREADS AND RISERS, MIN. 10" TREADS & 7 3/4" MAX. RISERS
20. 34"-38" HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL (C.R.C. SEC. R311.7.8.1) - DTL. 7B/AD4
21. GUARDWALL +42" U.N.O. - REFER TO DETAIL 7B/AD4
22. WOOD BALLUSTERS AT 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL B2/AD4
23. WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (C.R.C. R302.12)
24. DOUBLE 2x TOP PLATE AT EXTERIOR & BEARING WALLS
25. 2x P.T.D.F. SILL PLATE
26. FIREBLOCKING SHALL BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

SECTION A (BLDG. 1 & 2 / UNITS 1-6 & UNITS 7-12)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.
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Revised Mas
Interior soffits, Fitting
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Santee
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APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION MGR.
Date August 12, 2024

Previous Interwest Consulting approval 2-3-2024

ISSUE DATE	11/20/2023
PROJECT NO.	405999
DRAWN BY	J.C.
REVISIONS:	1/16/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX

SHEET: A2-222

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2S_07_SECT.dwg - May, 17, 2024 - 12:23:44 PM

SECTION NOTES

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2. ROOFING MATERIAL - REFER TO ROOF NOTES
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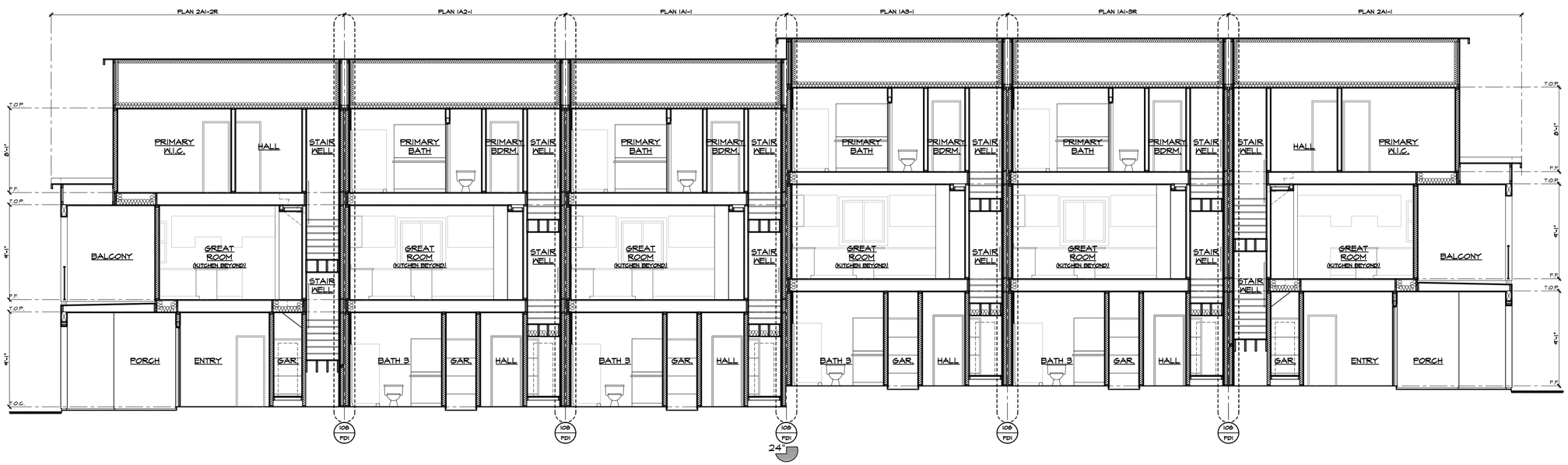

SECTION A (BLDG. 3 / UNITS 13-18)

SCALE 3/16"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry Veneer Plans for interior soffits, Fireplace Chase, Chimney Caps, Chimney Vents and small exterior alterations

Santee DO MORE • DUE EAST

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LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 6-PLEX

SHEET: A2-223

SPEC. LEVEL 1

SANTEE

D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\01_Building Plans\Bldg 02 (6-Plex)\Plot Sheets\B2S_07_SECT.dwg - May, 17, 2024 - 12:23:54 PM

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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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	328	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1834	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

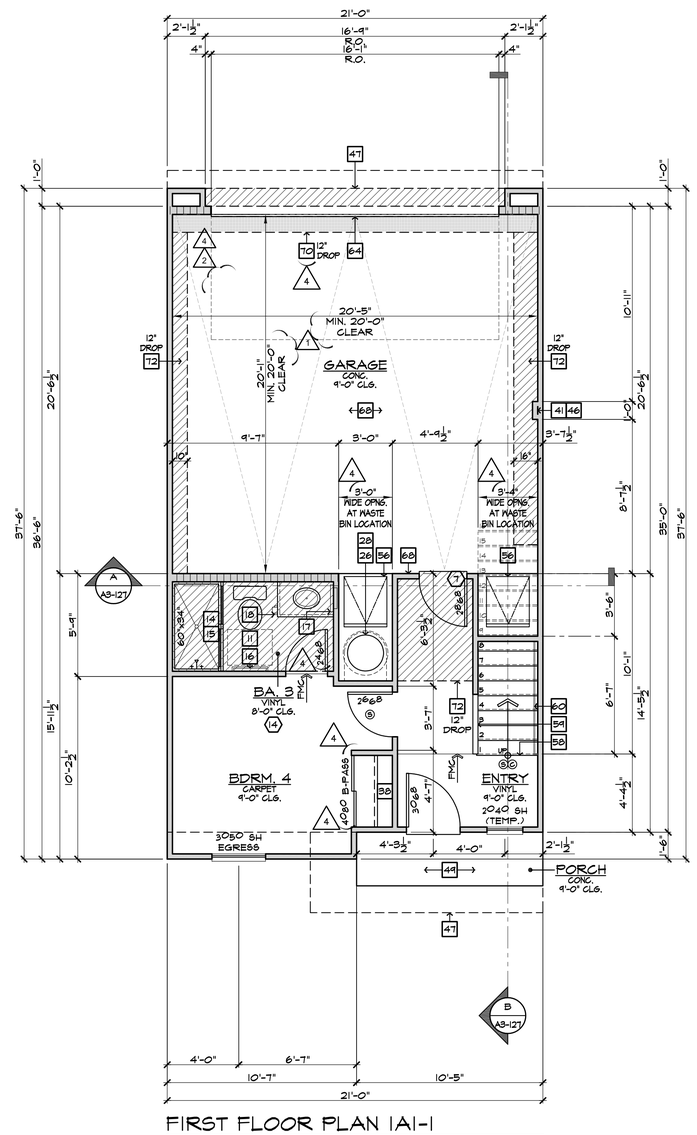
d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN |A1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 2D6/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/AD6
34. COATS WITH SHELF & POLE - DETAIL 1C4/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 3I/AD3
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
    RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 1D1 & 1D2/AD6
59. GUARD WALL +42" U.N.O. - DETAIL 1D8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 14" 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1D8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 1J5 & 1J8/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 8B/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 2J/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Ceiling Heights for interior soffits, Ceiling Heights for interior rooms and small exterior soffits

949-790-9100

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW23-0009 Rev 2 & 3
PROJECT NO. 405999
DIVISION: C.
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-101

SPEC. LEVEL 1
SANTEE

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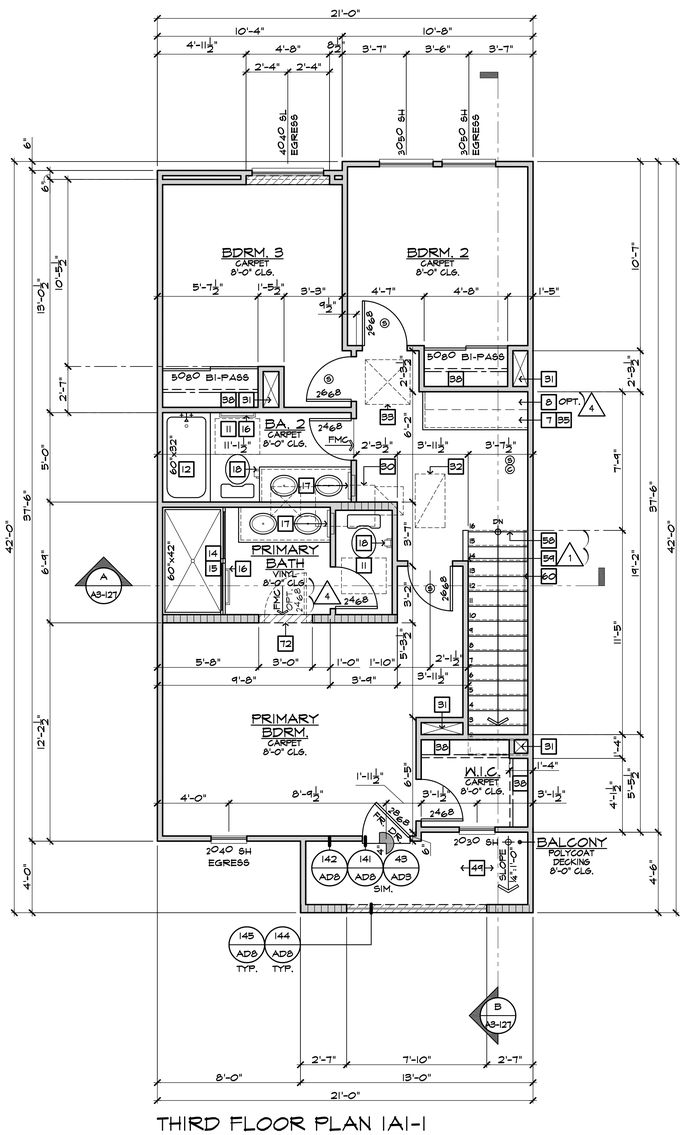
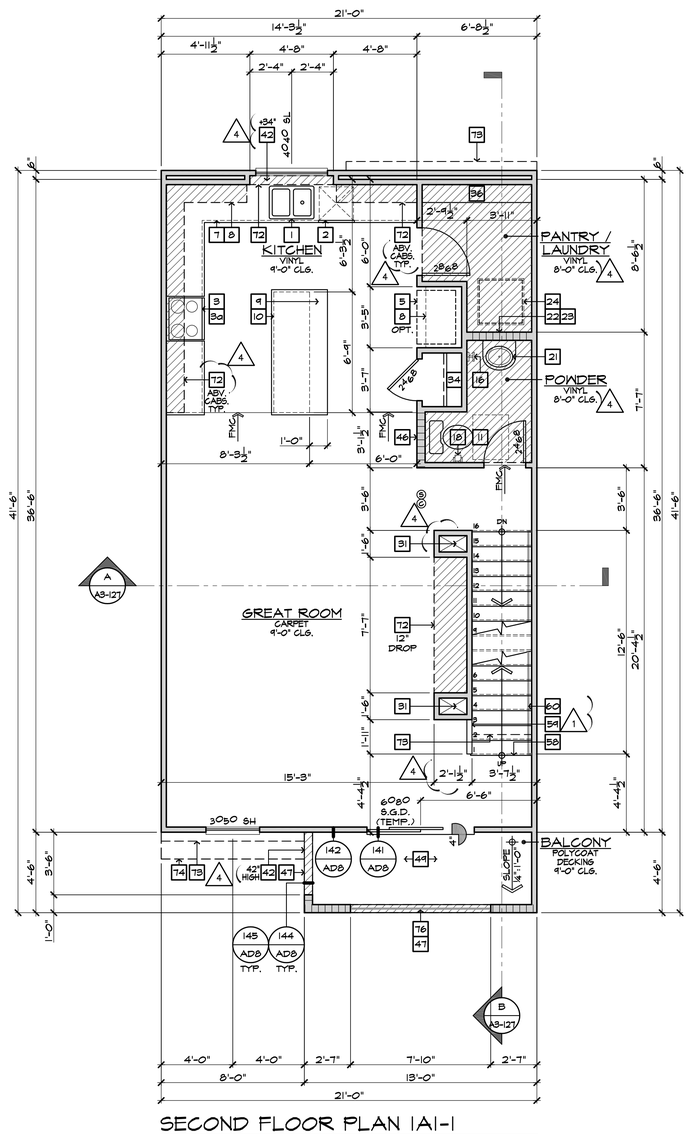
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:14:39 AM



THIRD FLOOR PLAN |A|-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2



SECOND FLOOR PLAN |A|-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SHITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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'X7' SECTIONAL GARAGE DOOR
65. 8'X7' 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Ceiling, Interior Paint Paints and small exterior changes

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION 11/06/2023
Permit # B-PNEW-23-0009 Rev 2&3
PROJECT NO: 405999
Reviewed by: A.Sturm
DIVISION: B.I.C.
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-102

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:14:52 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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	328	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1834	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

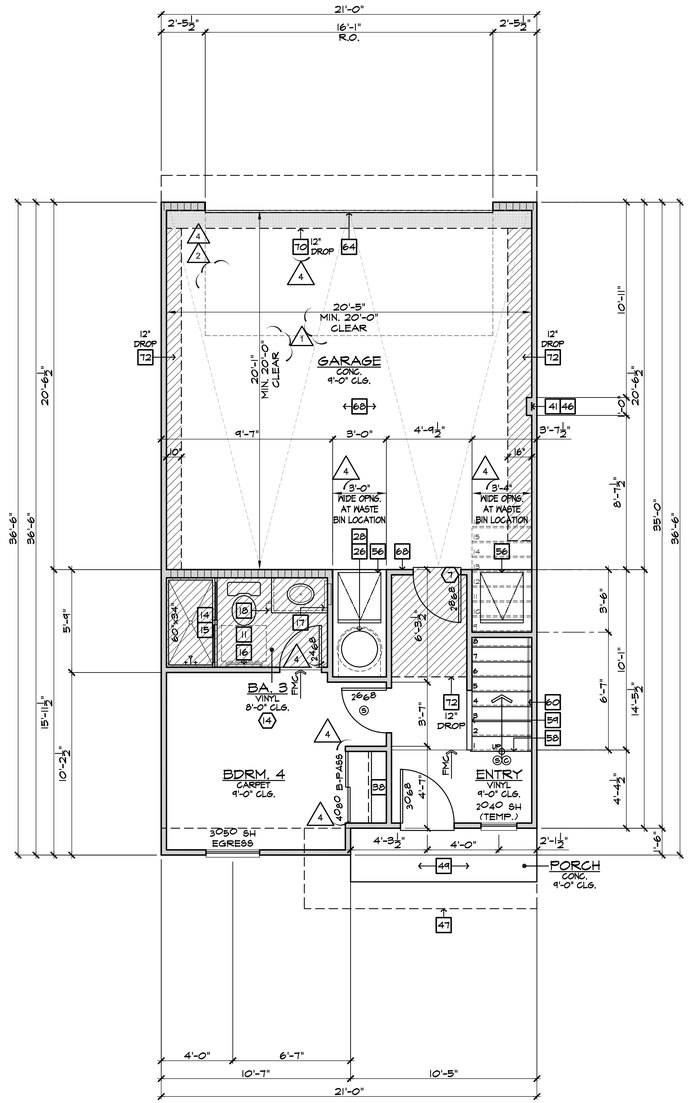
d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN 1A1-2

SCALE 1/4"=1'-0" BLDG.(S) 1

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 & 120/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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Fiberglass Tub/Shower, Interior soffits, Fiberglass Shower Doors and small exterior plan changes

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

REVISIONS:	
1	PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2	PLAN CHECK COMMENTS 01/15/2024
4	MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-103

SPEC. LEVEL 1
SANTEE

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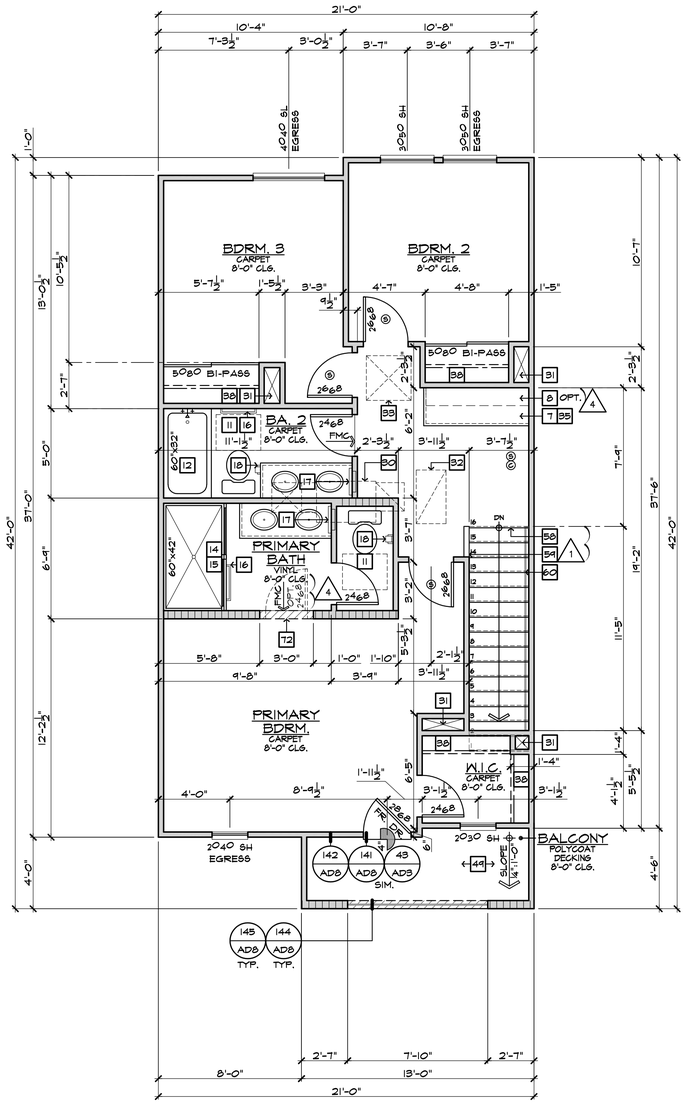
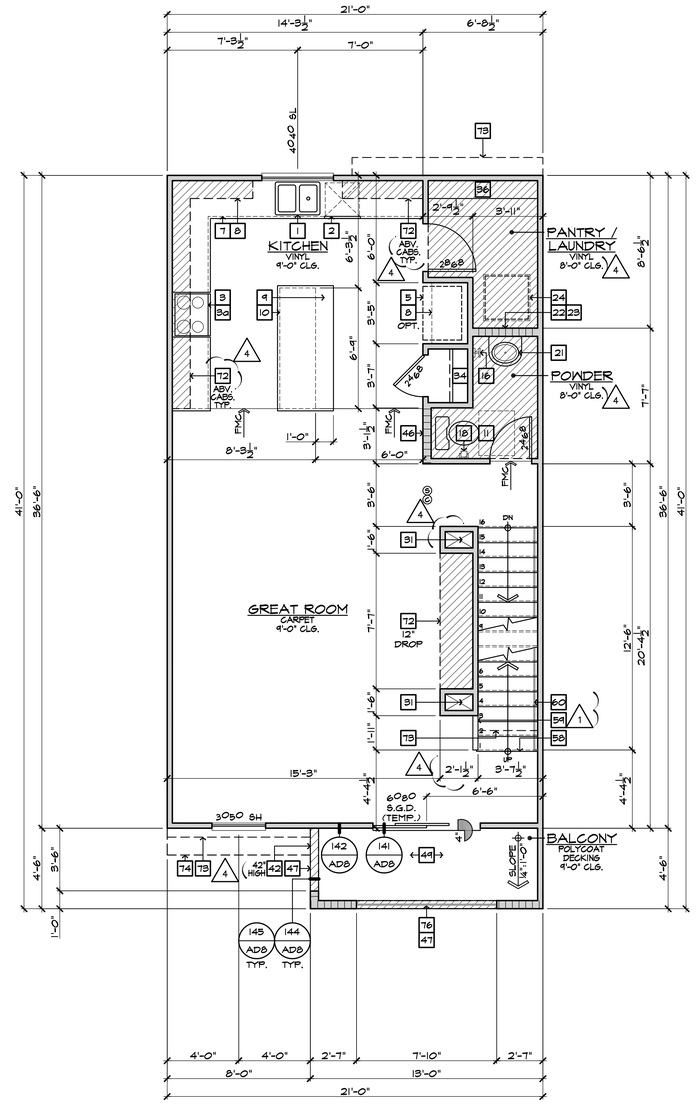


THIRD FLOOR PLAN 1A1-2

SCALE 1/4"=1'-0" BLDG.(S) 1



SECOND FLOOR PLAN 1A1-2

SCALE 1/4"=1'-0" BLDG.(S) 1

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 2D6/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/AD6
34. COATS WITH SHELF & POLE - DETAIL 1C4/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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 3I/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 1D1 & 1D2/AD6
59. GUARD WALL 42" U.N.O. - DETAIL 1D8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1C8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 1J5 & 1J8/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 8B/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 2J/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max Height Ceilings, Interior soffits, Fireplaces, Interior Paints and small exterior changes

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO.	2023
DIVISION NO.	0499
DATE:	11/06/2023
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-104

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg - Aug. 2, 2024 - 11:15:12 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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	828	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1334	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:

I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

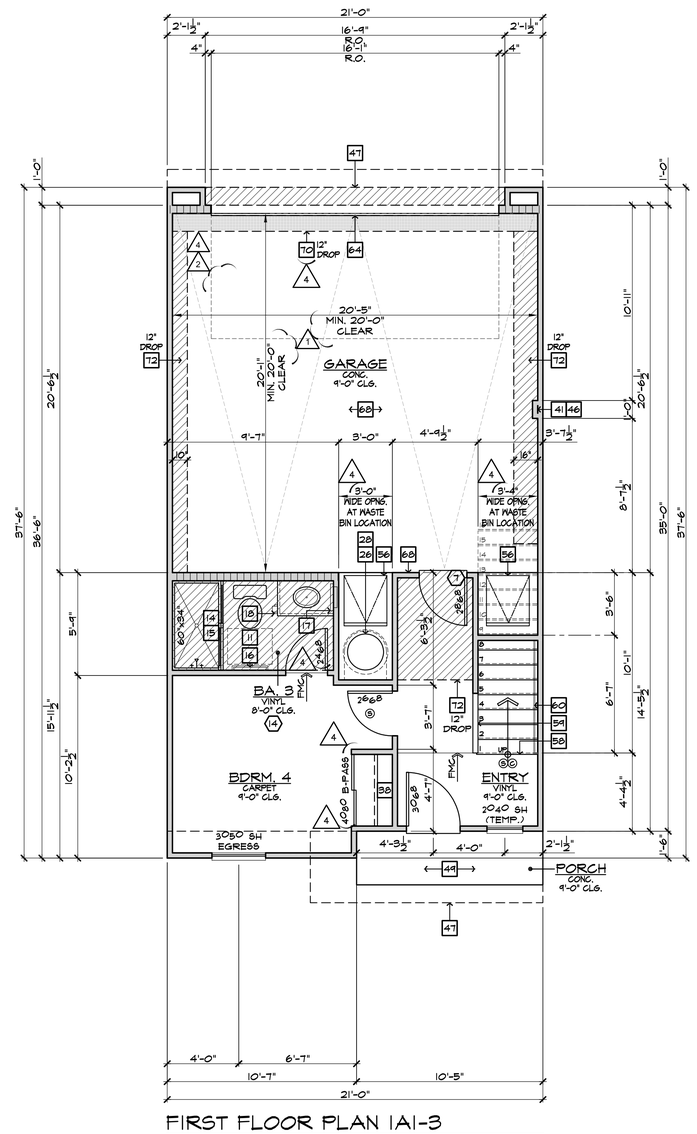
e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN 1A1-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 2D6/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/AD6
34. COATS WITH SHELF & POLE - DETAIL 1C4/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 3I/AD3
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
    RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 1D1 & 1D2/AD6
59. GUARD WALL +42" U.N.O. - DETAIL 1D8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 14" 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1D8/FD1 & 1E/FD2.
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
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LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
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PLAN 1
SHEET:
A3-105

SPEC. LEVEL 1
SANTEE

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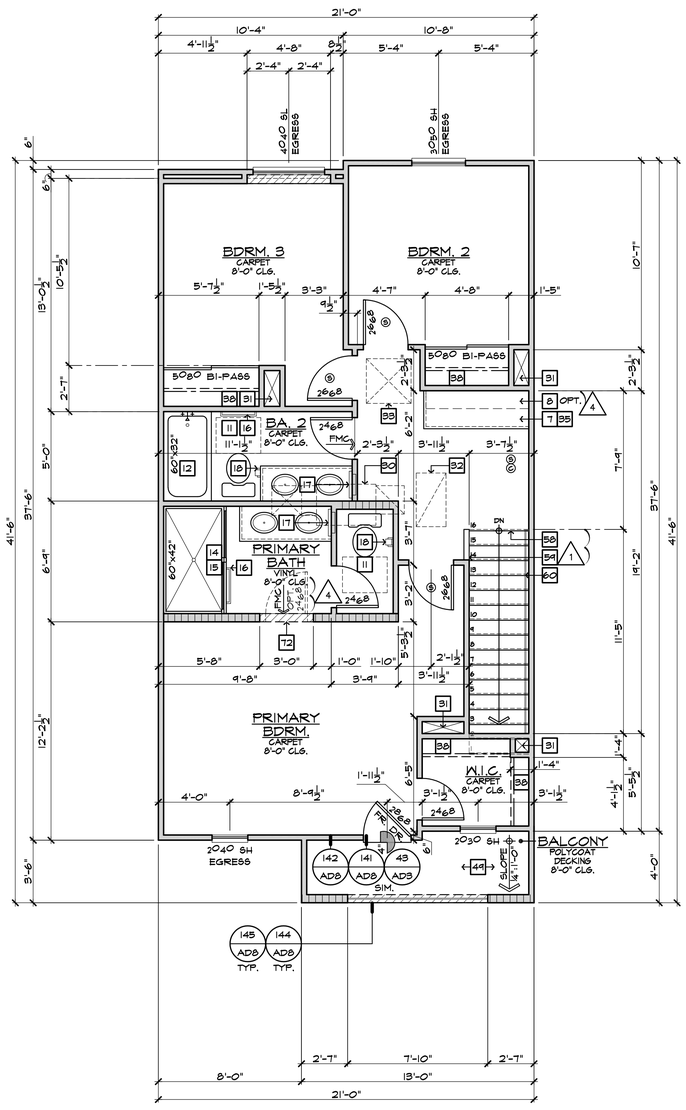
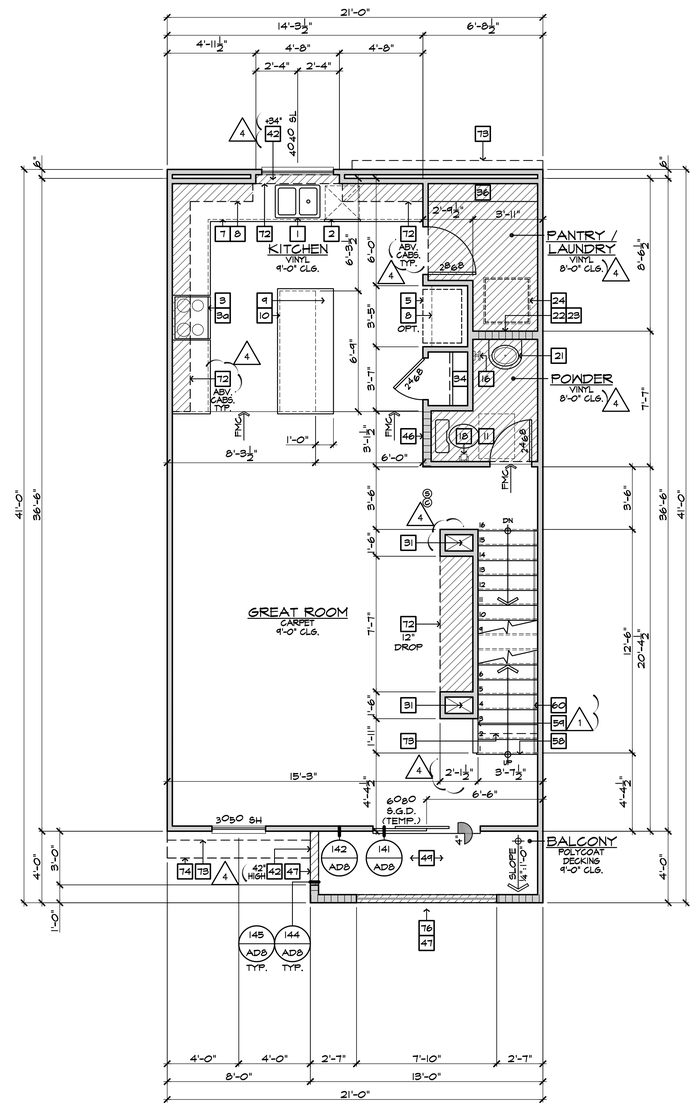
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:15:21 AM



THIRD FLOOR PLAN 1A1-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2



SECOND FLOOR PLAN 1A1-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 80"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplace, Interior Paints and small exterior changes

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO. 405999
DIVISION NO. 1 C.
REVISIONS: 11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET: A3-106

SPEC. LEVEL 1

SANTEE

D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:15:31 AM

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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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	328	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1834	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

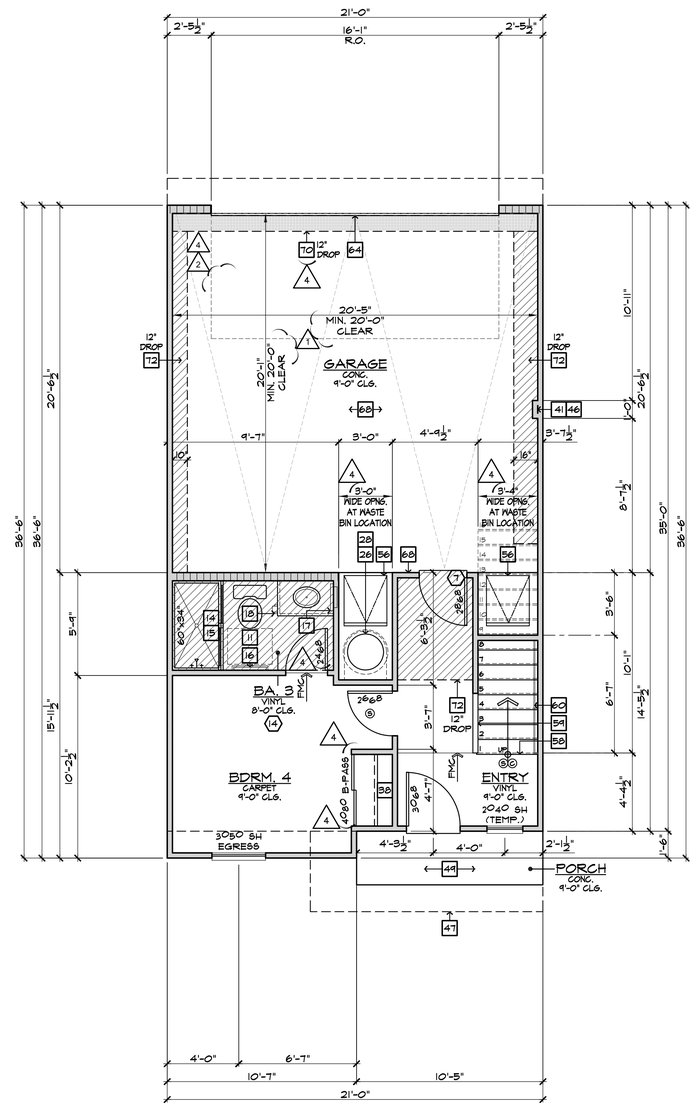
d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN 1A2-1

SCALE 1/4"=1'-0" BLDG.(S) 2

FLOOR PLAN NOTES

2022 CRC

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20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Fiberglass Tub/Shower, Interior soffits, Fiberglass Shower Doors Plans and small exterior changes

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by: A.Sturm
DIVISION: C.
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-107

SPEC. LEVEL 1
SANTEE

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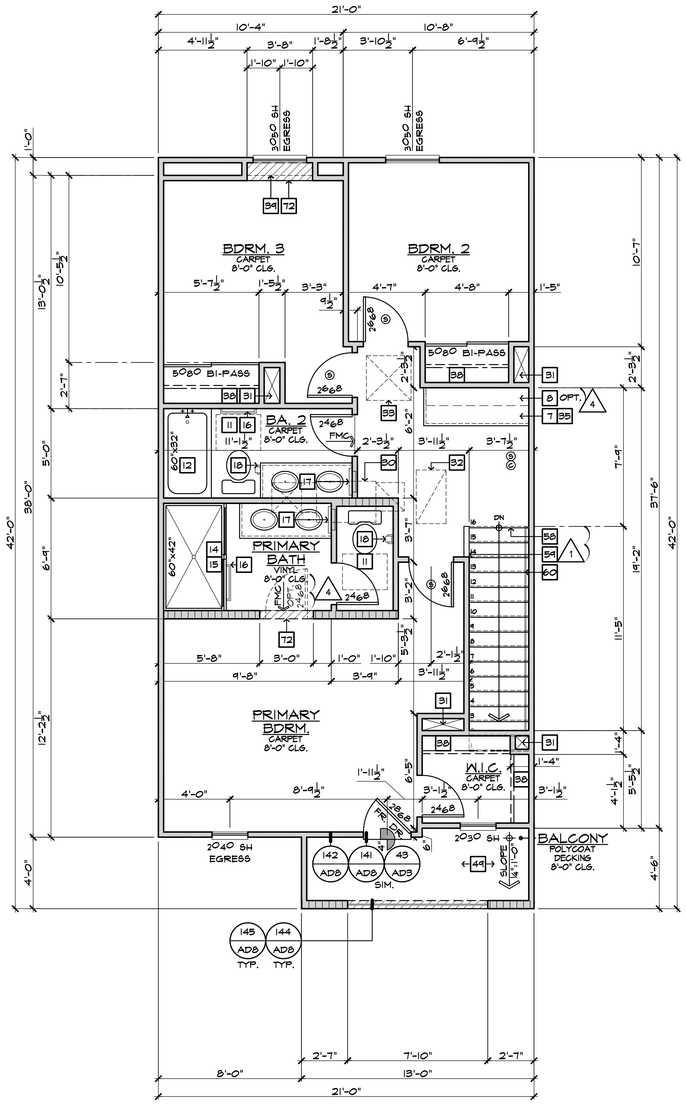
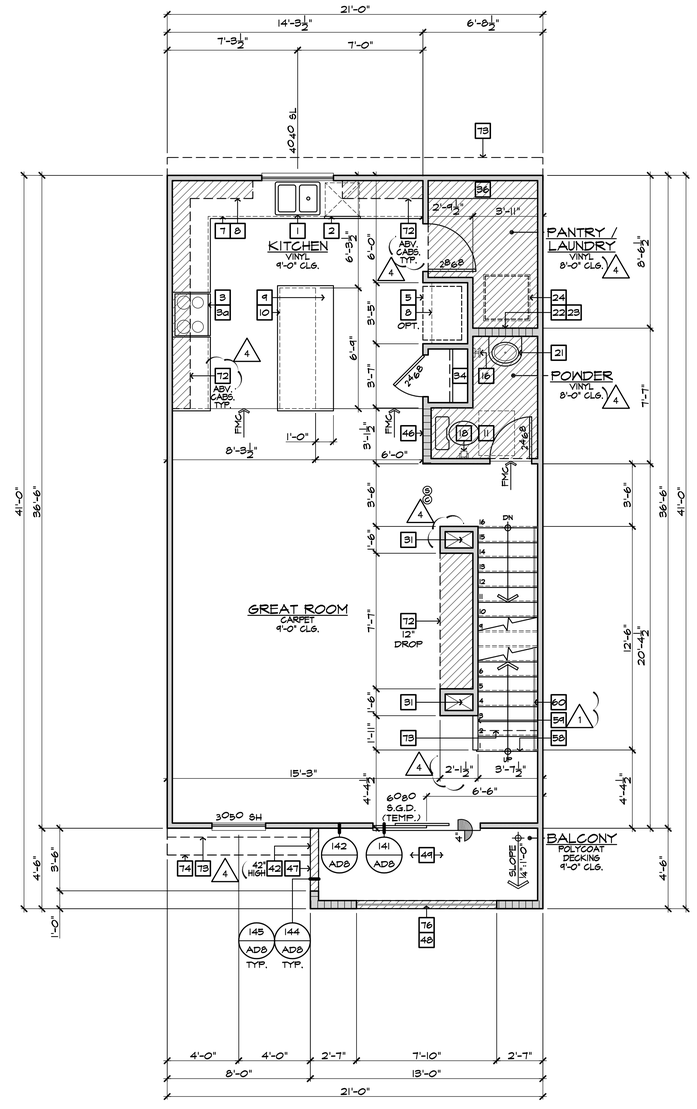
D:\DATA\ARCH\PROJECT\Cor-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:15:43 AM



THIRD FLOOR PLAN 1A2-1

SCALE 1/4"=1'-0" BLDG.(S) 2



SECOND FLOOR PLAN 1A2-1

SCALE 1/4"=1'-0" BLDG.(S) 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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57b. MEDIA - DESIGN BY OTHERS
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61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 80"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.
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72. INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
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76. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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.
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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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplaces, Chimney Pipes and small exterior projections

Santee
DO MORE • DOE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUE DATE:	11/20/2023
PROJECT NO.	405999
DRAWN BY:	C.
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-108

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg - Aug. 2, 2024 - 11:15:56 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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	328	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1834	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

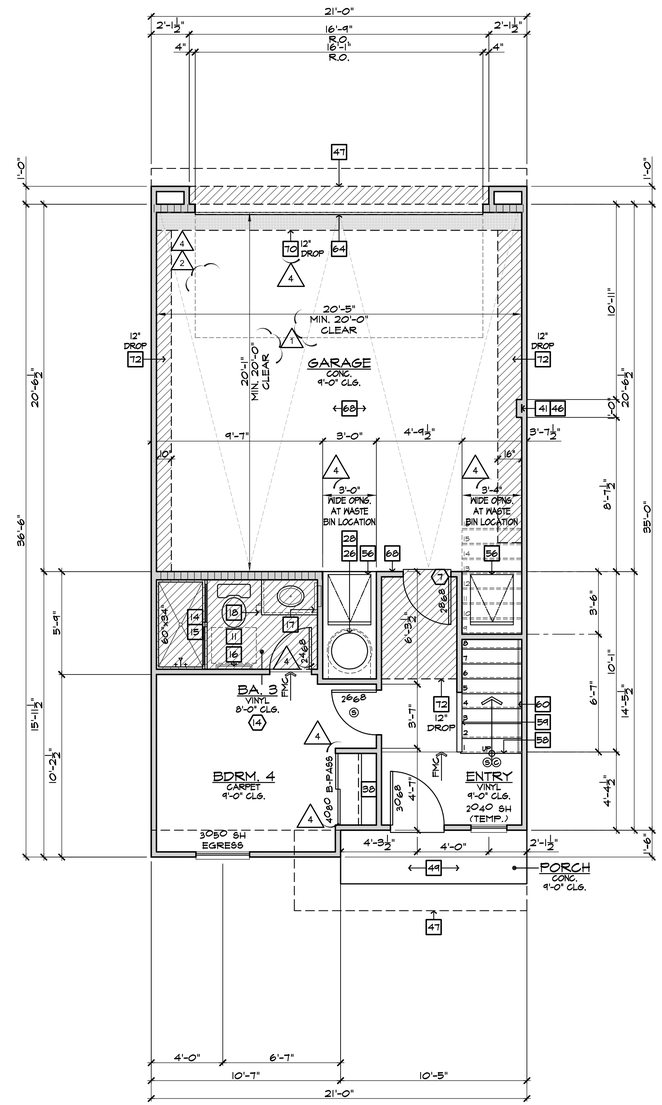
d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN 1A2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 15/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Ceiling Heights, Interior soffits, Ceiling Heights, Porch and small exterior soffits

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

REVISIONS:	
1	PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2	PLAN CHECK COMMENTS 01/15/2024
4	MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-109

SPEC. LEVEL 1
SANTEE

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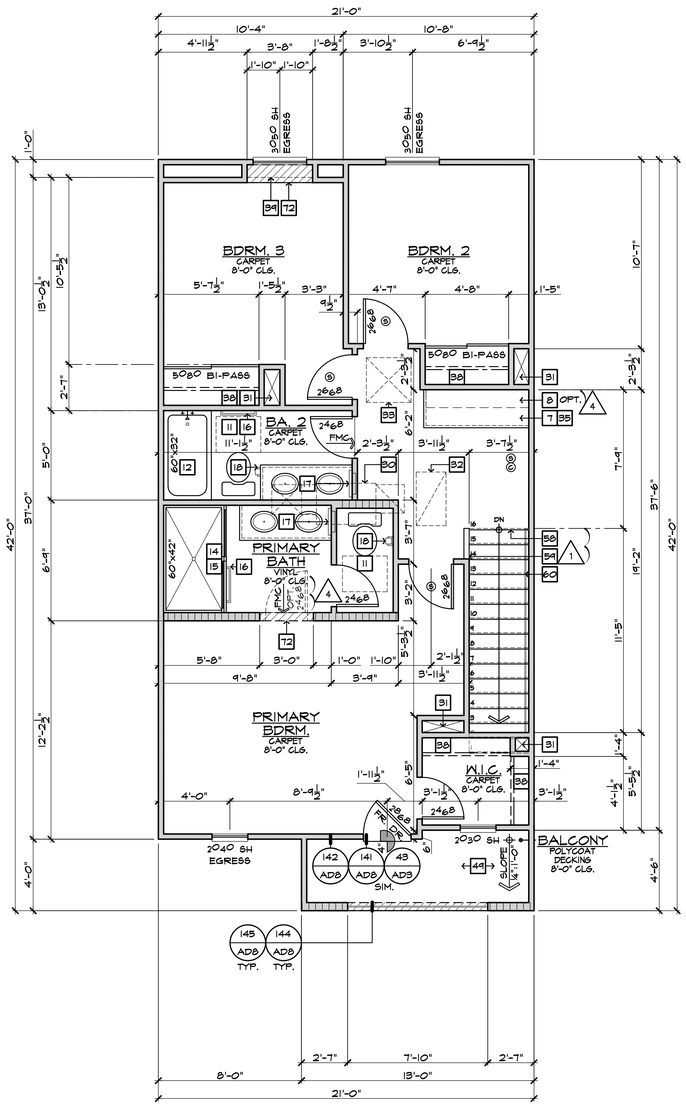
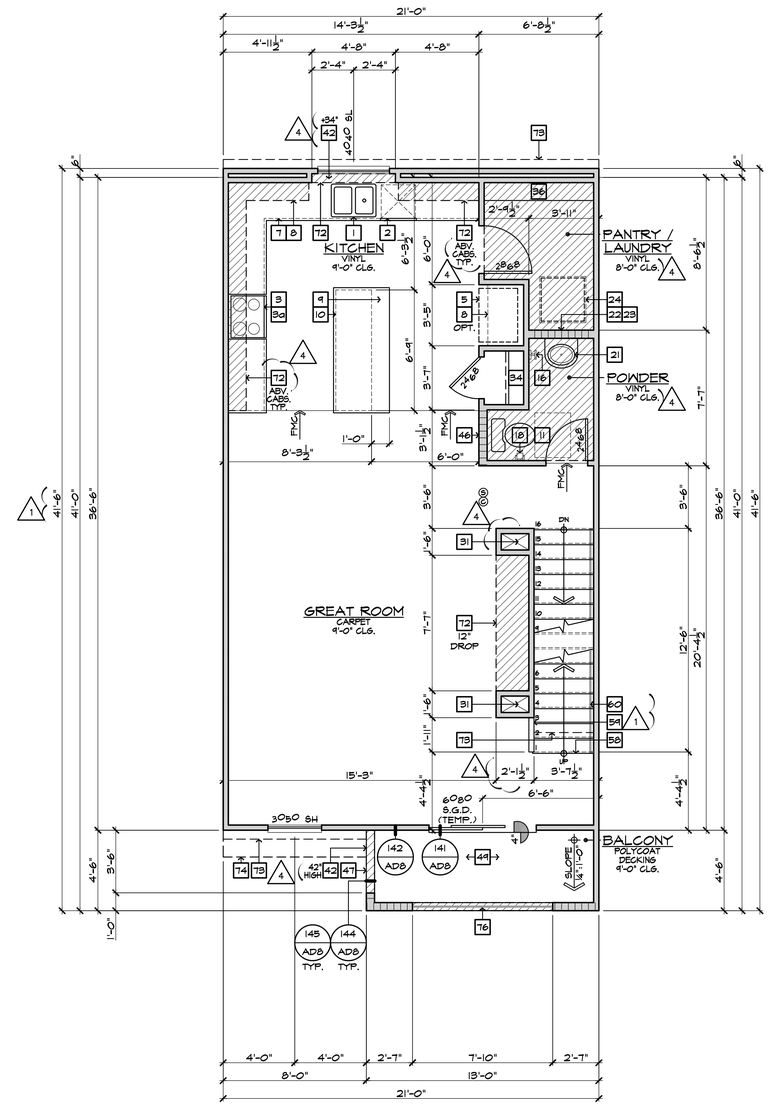
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:16:08 AM



THIRD FLOOR PLAN 1A2-2

SCALE 1/4"=1'-0" BLDG.(S) 1



SECOND FLOOR PLAN 1A2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

FLOOR PLAN NOTES

2022 CRC

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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 BLW.
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5a. FAUX CABINET PANEL
6. OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
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8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
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18. TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 24" A.F.F.
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20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
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23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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26. HYBRID WATER HEATER - LOCATE ON A 12" PLATFORM, PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVC DRAIN TO EXTERIOR - DETAIL 113/AD6
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28. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX. 24" & MIN. 6" ABV. GRADE POINT END DOWN)
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45. STUCCO POTSHELF - SLOPE TO DRAIN. 1" PER FOOT - SEE DETAIL 31/AD3
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47. FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
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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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
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76. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
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79. 2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of interior soffits, fireplaces, interior rooms and small exterior projections

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO. 405999
DIVISION NO. 1 C.C.
REVISIONS: 11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET: A3-110

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:16:21 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: 1.28 GPF
B. SHOWERHEADS: 1.8 GPM
C. KITCHEN FAUCETS: 1.8 GPM
D. LAVATORY FAUCETS: 1.2 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 310.1.1
a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	328	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1834	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

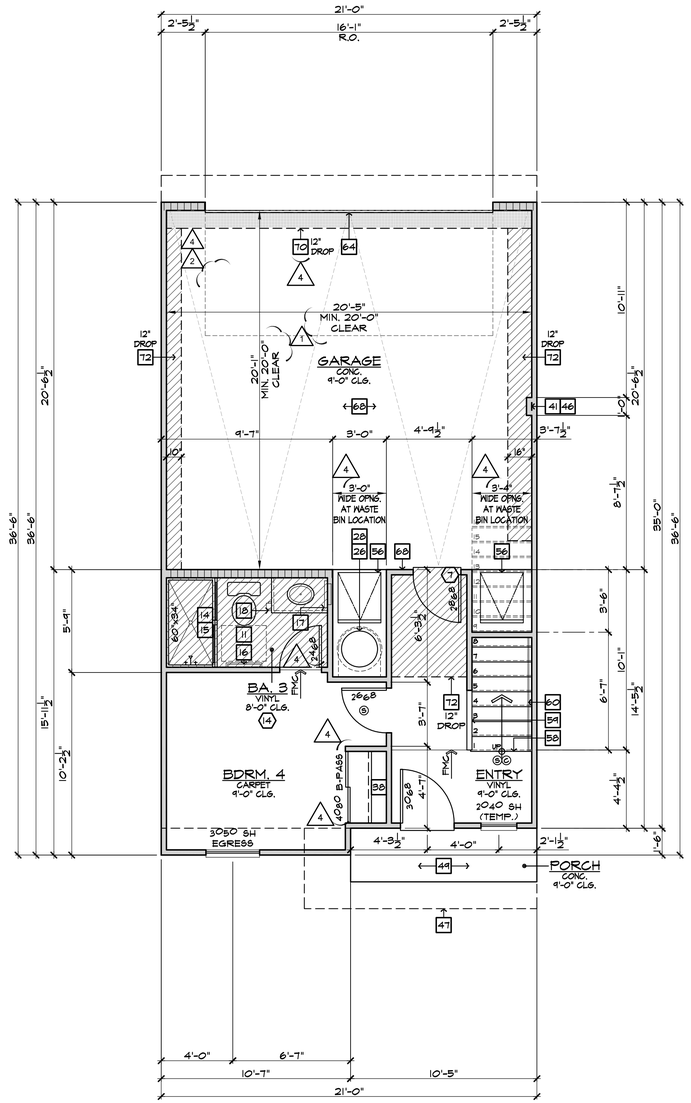
d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
III NSF/ANSI 140 AT THE GOLD LEVEL OR
IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN 1A3-1

SCALE 1/4"=1'-0" BLDG.(S) 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/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/AD3
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
RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 141 X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT 1 OUT OF SHEAR WALL(S)
63. COMBUSTION AIR VENT
64. 16'0'0 SECTIONAL GARAGE DOOR
65. 8'0'0 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 73/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 73/AD4 SIM.
80. RESERVED
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SAN DIEGO, CA 92131
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Revised Masonry, Fiberglass Tub/Shower, Interior soffits, Fiberglass Shower Pans and small exterior changes

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DO MORE • DO EAST

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APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
DIVISION: Building
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LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-111

SPEC. LEVEL 1
SANTEE

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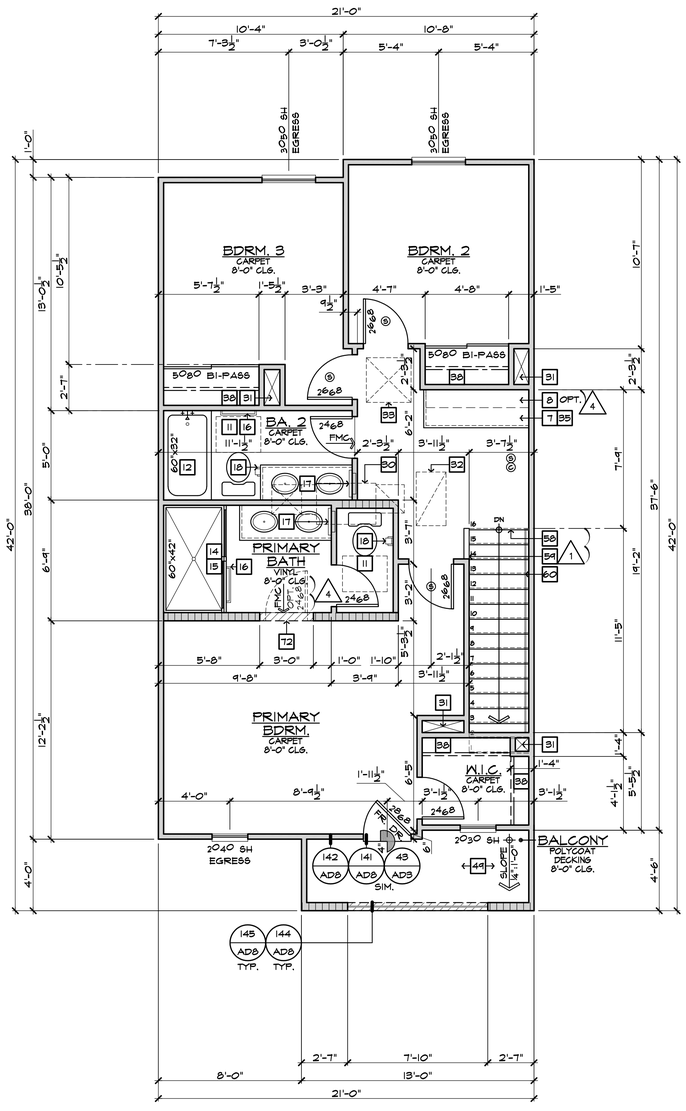
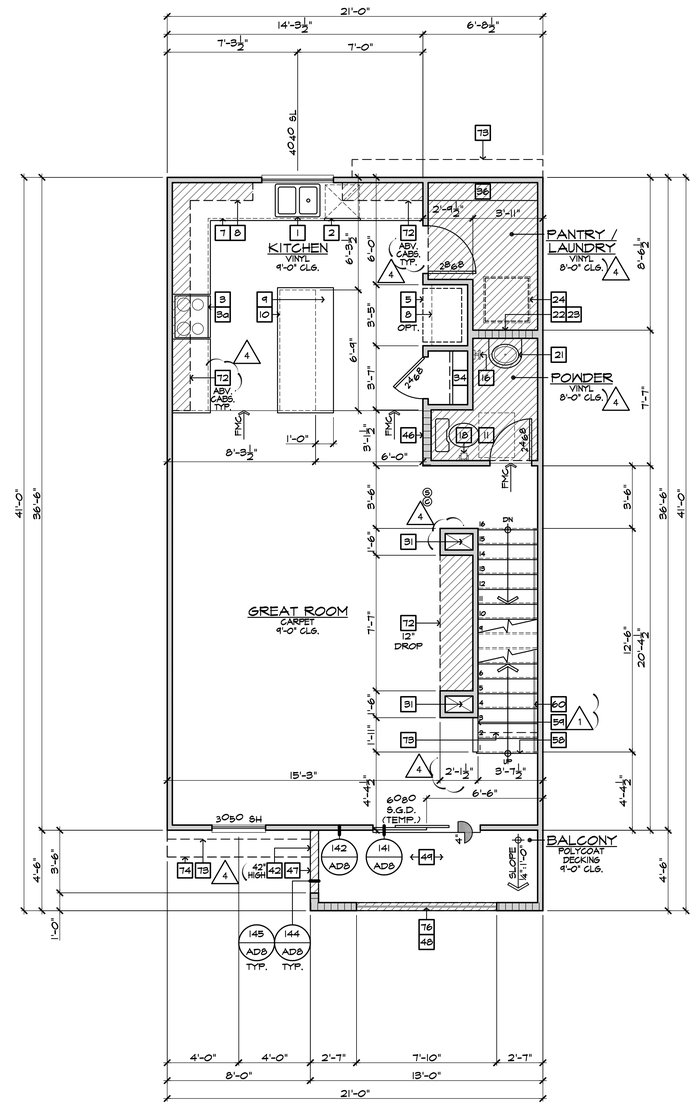
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg - Aug. 2, 2024 - 11:16:32 AM



THIRD FLOOR PLAN 1A3-1

SCALE 1/4"=1'-0" BLDG.(S) 2



SECOND FLOOR PLAN 1A3-1

SCALE 1/4"=1'-0" BLDG.(S) 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"X7 SECTIONAL GARAGE DOOR
65. 8'0"X7 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max Height Ceilings, Interior soffits, Fireplace, Interior Paints and small exterior changes

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO.	405999
DIVISION:	C.
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-112

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg - Aug. 2, 2024 - 11:15:42 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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	828	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1334	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

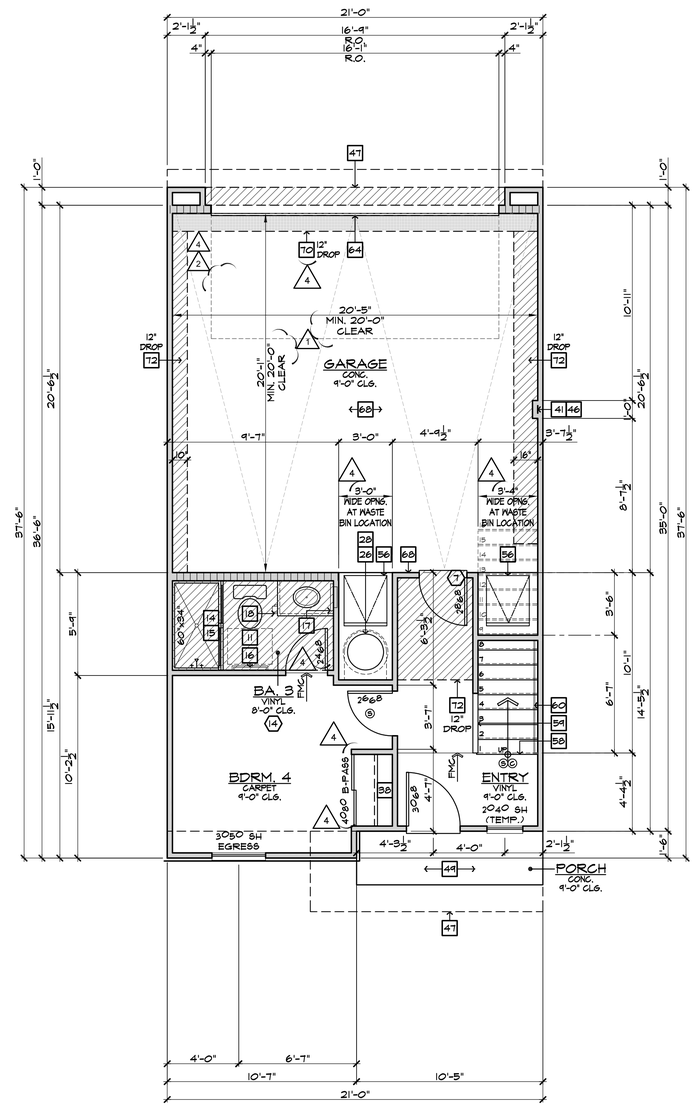
d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN IBI-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

1. 36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
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20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 2D6/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/AD6
34. COATS WITH SHELF & POLE - DETAIL 1C4/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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 3I/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 1D1 & 1D2/AD6
59. GUARD WALL +42" U.N.O. - DETAIL 1D8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 14" 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1D8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 1J5 & 1J6/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 8B/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 2J/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Ceiling Heights for interior soffits, Ceiling Heights for interior rooms and small exterior soffits

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

REVISIONS:	
1	PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2	PLAN CHECK COMMENTS 01/15/2024
4	MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-113

SPEC. LEVEL 1
SANTEE

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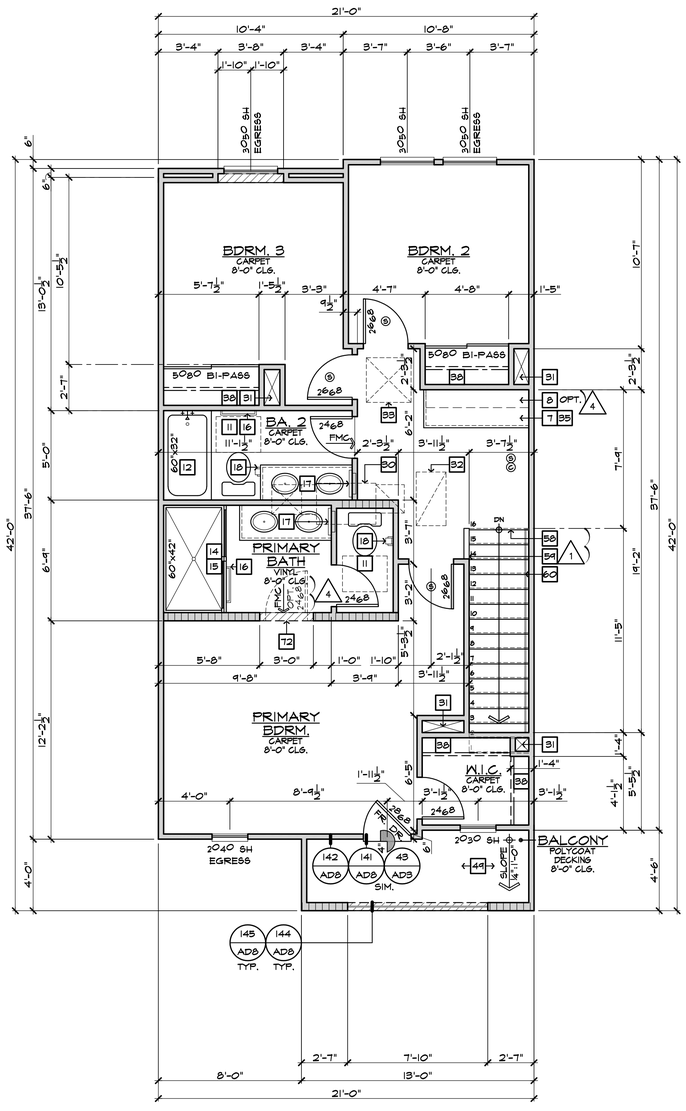
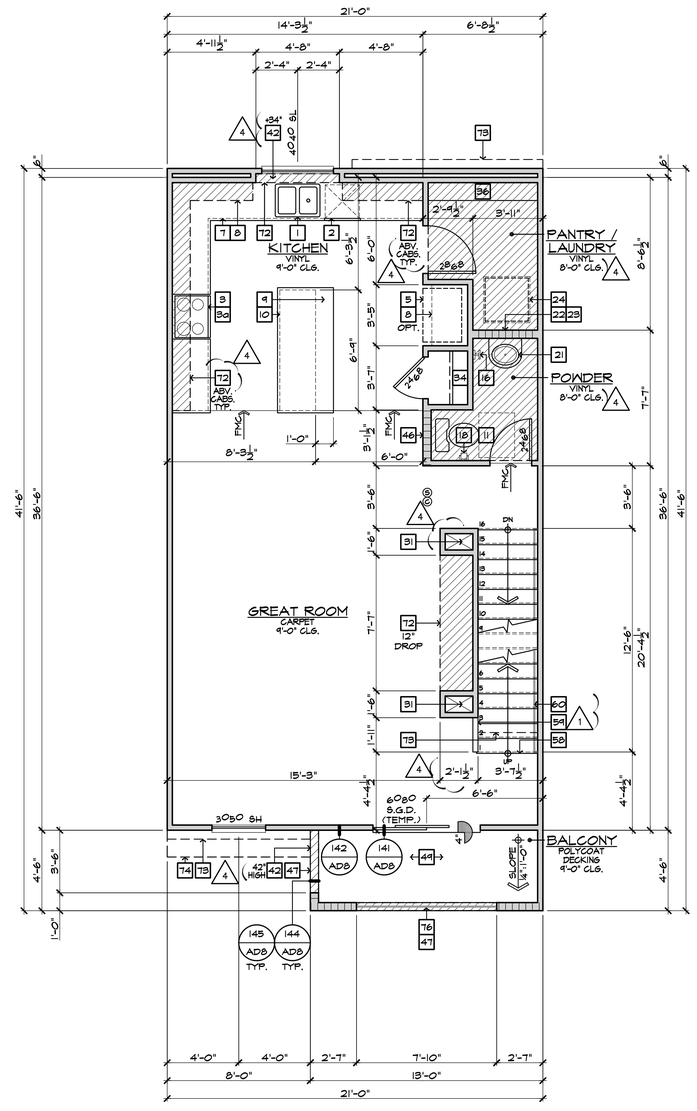
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:16:52 AM



THIRD FLOOR PLAN IBI-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2



SECOND FLOOR PLAN IBI-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 124/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplaces, Chimney Flashing and small exterior alterations

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO.	4035999
DIVISION NO.	1 C.
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-114

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg - Aug. 2, 2024 - 11:17:02 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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	328	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1834	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:

I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

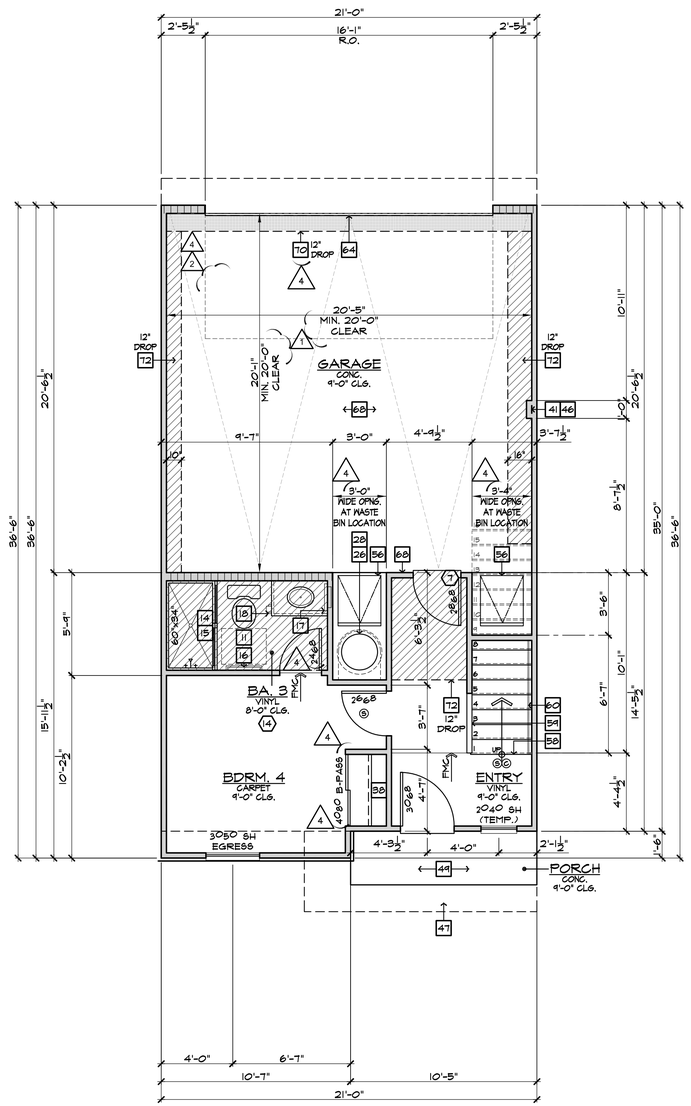
e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN 1B1-2

SCALE 1/4"=1'-0" BLDG.(S) 1

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 & 1C0/AD6
59. GUARD WALL +42" U.N.O. - DETAIL 1C8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1C3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1C6/AD6
62. 14" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT 1 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1C8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 14/5 & 1A8/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 8B/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Fireplace, Exterior soffits, Ceilings, Exterior Paints and small exterior changes

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW 23-0009 Rev 2 2-3-24
PROJECT NO: 405999
Reviewed by: A.Sturm
DIVISION: B.C.
DATE: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-115

SPEC. LEVEL 1
SANTEE

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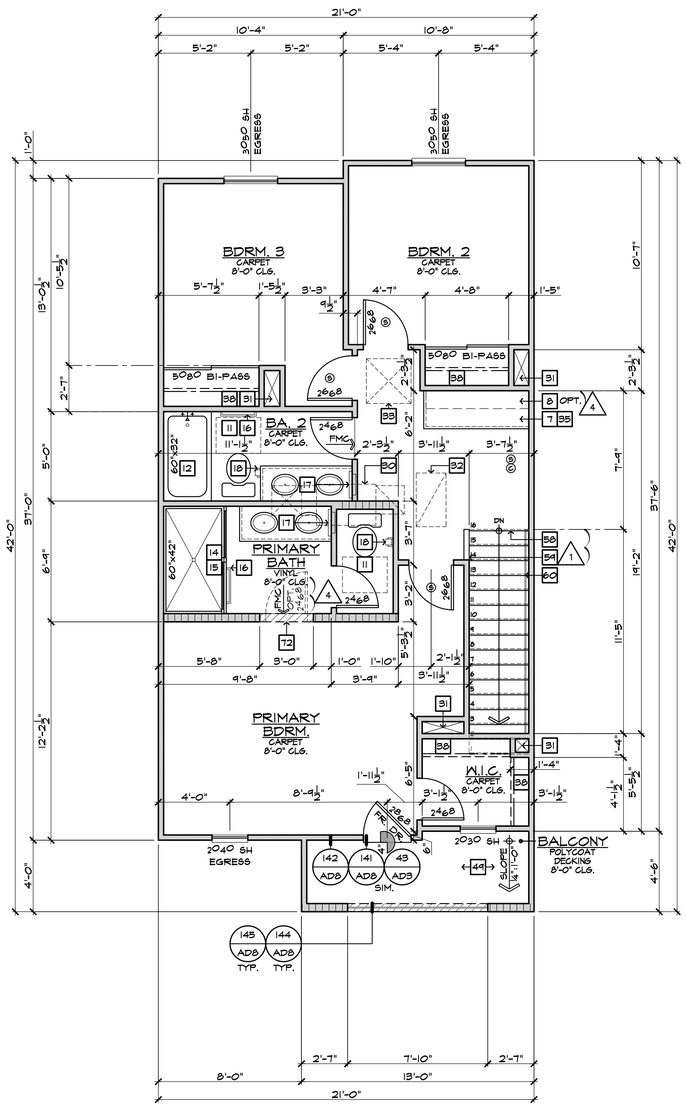
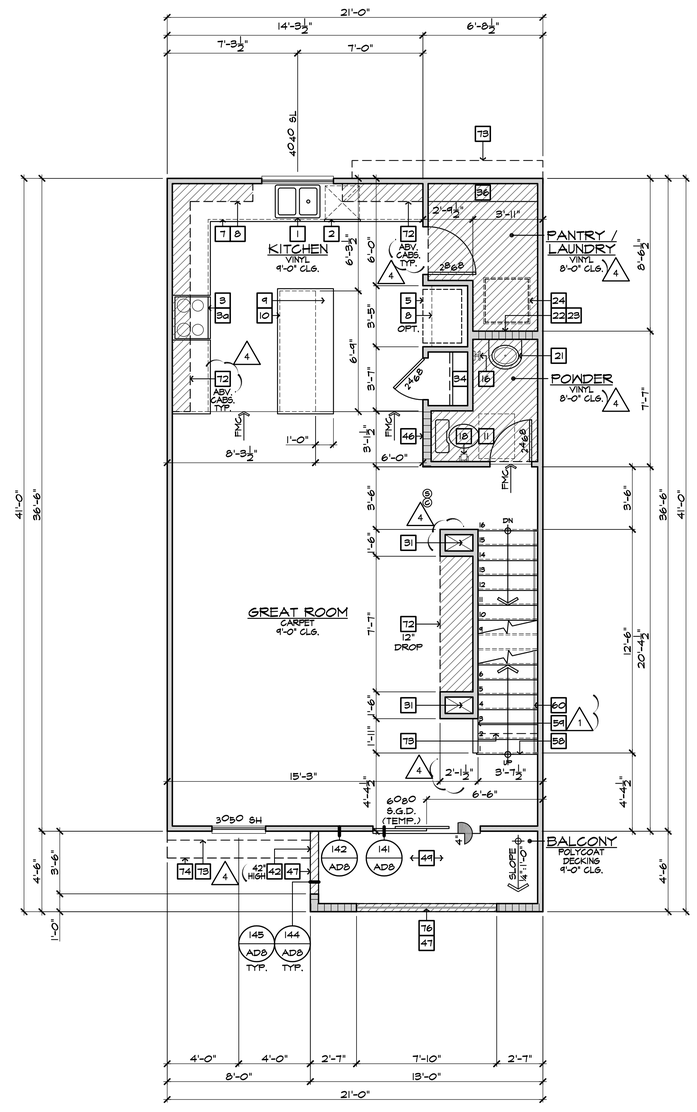
D:\DATA\ARCH\PROJECT\Cor-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:17:12 AM



THIRD FLOOR PLAN IBI-2

SCALE 1/4"=1'-0" BLDG.(S) 1



SECOND FLOOR PLAN IBI-2

SCALE 1/4"=1'-0" BLDG.(S) 1

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 80"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplaces, Interior Paints and small exterior changes 11-14-2023

949-790-9100

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
Date: August 12, 2024
DIVISION: 11/20/2023
REVISIONS: 4/16/2024
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-116

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg - Aug. 2, 2024 - 11:17:22 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: 1.28 GPF
B. SHOWERHEADS: 1.8 GPM
C. KITCHEN FAUCETS: 1.8 GPM
D. LAVATORY FAUCETS: 1.2 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 310.1.1
a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	828	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1334	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
III NSF/ANSI 140 AT THE GOLD LEVEL OR
IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

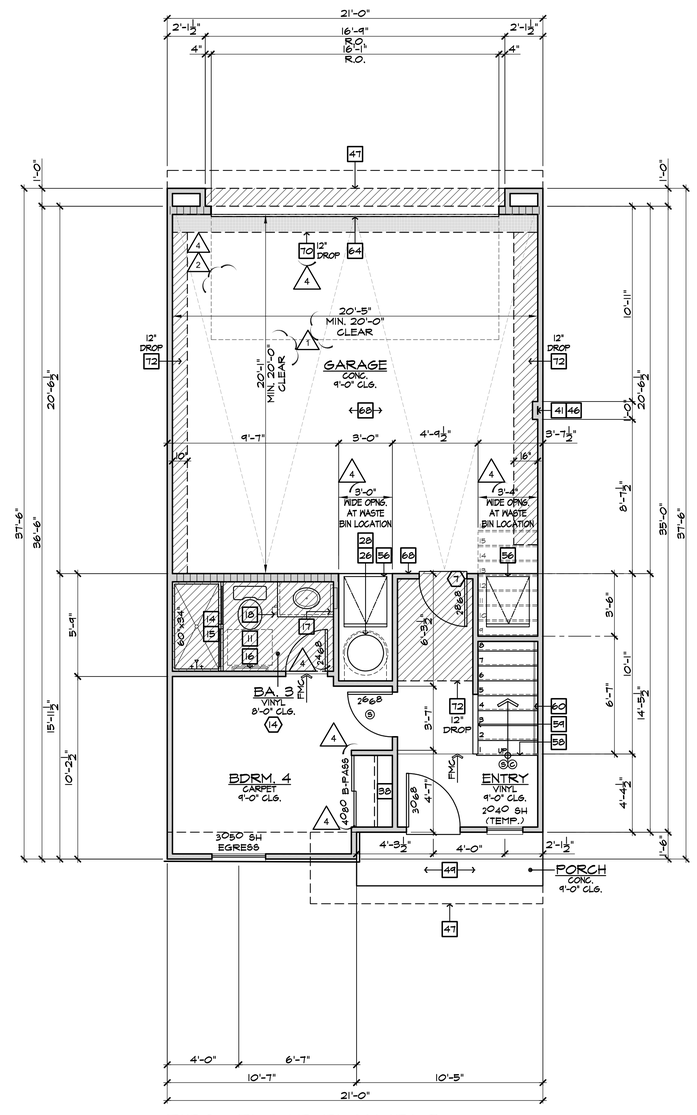
e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

A3-126

INTERIOR KEY



FIRST FLOOR PLAN 1B1-3

SCALE 1/4"=1'-0" BLDGS. 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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
RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 & 1C0/AD6
59. GUARD WALL +42" U.N.O. - DETAIL 1C8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 141 X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT 1 OUT OF SHEAR WALL(S)
63. COMBUSTION AIR VENT
64. 16'0'0 SECTIONAL GARAGE DOOR
65. 8'0'0 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1C8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 14/5 & 1A8/AD8
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LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-117

SPEC. LEVEL 1
SANTEE

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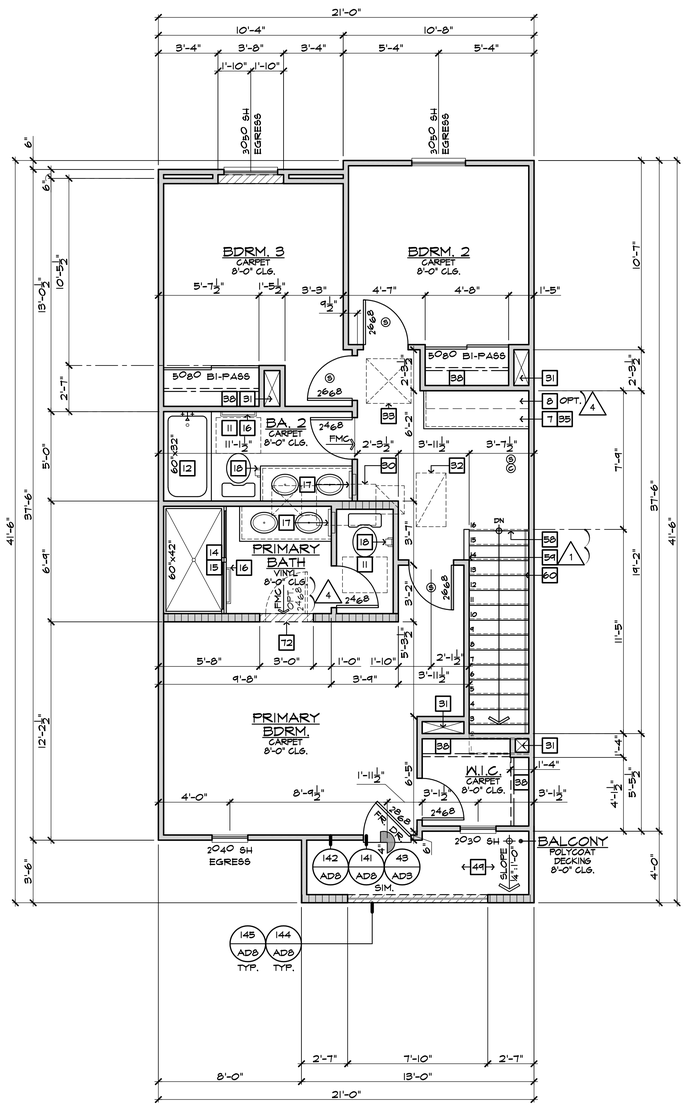
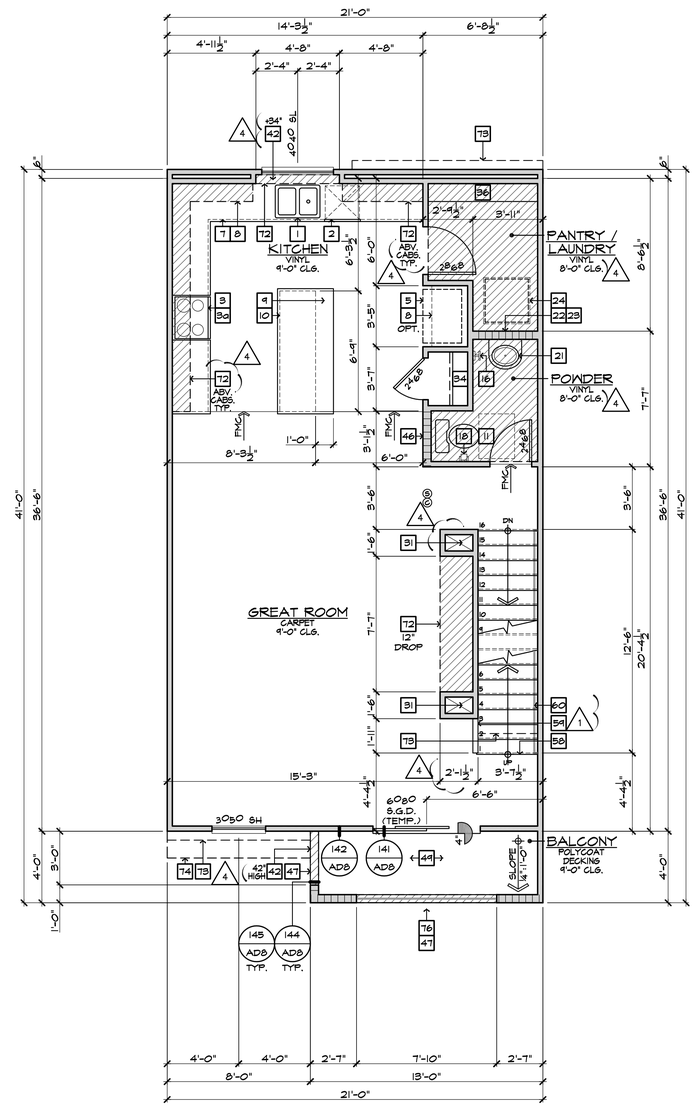
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:17:33 AM



THIRD FLOOR PLAN IBI-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2



SECOND FLOOR PLAN IBI-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplaces, Chimney Flashing and small exterior alterations

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

1	PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2	PLAN CHECK COMMENTS 01/15/2024
4	MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET: A3-118

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:17:46 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: 1.28 GPF
B. SHOWERHEADS: 1.8 GPM
C. KITCHEN FAUCETS: 1.8 GPM
D. LAVATORY FAUCETS: 1.2 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 310.1.1
a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	328	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1834	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

INTERIOR KEY

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

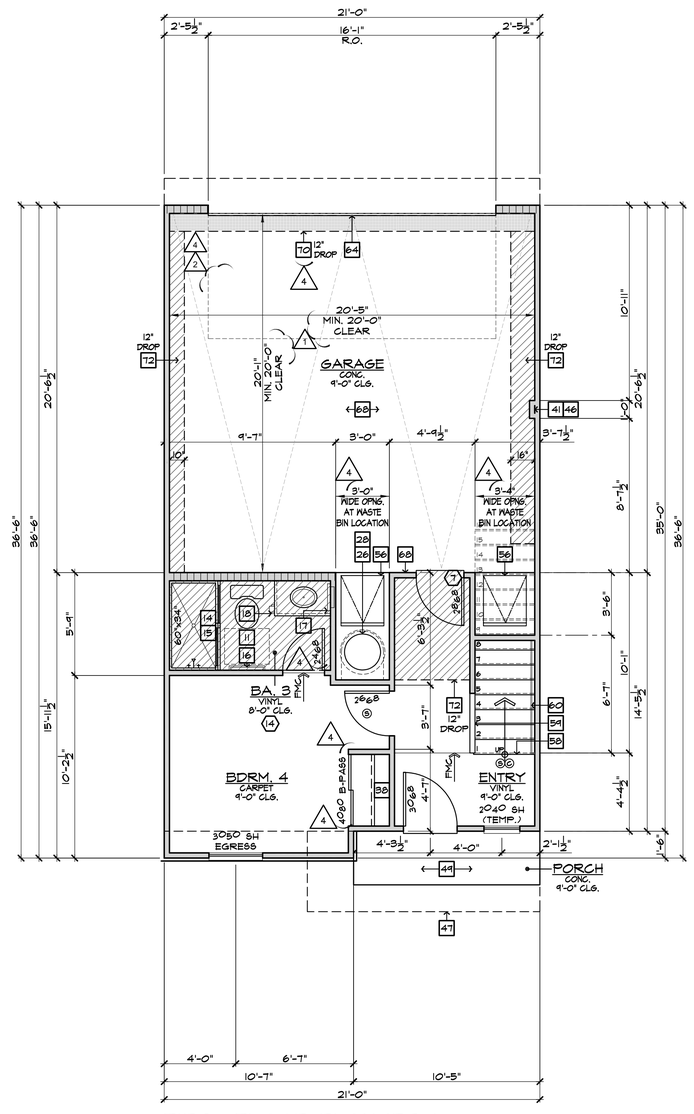
c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
III NSF/ANSI 140 AT THE GOLD LEVEL OR
IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)



FIRST FLOOR PLAN 1B2-1

SCALE 1/4"=1'-0" BLDG.(S) 2

FLOOR PLAN NOTES

2022 CRC

1. 36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
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3a. 30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
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18. TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 24" A.F.F.
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20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 2D6/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/AD6
34. COATS WITH SHELF & POLE - DETAIL 1C4/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 3I/AD3
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
RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 1D1 & 1D2/AD6
59. GUARD WALL +42" U.N.O. - DETAIL 1D8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 141 X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT 1 OUT OF SHEAR WALL(S)
63. COMBUSTION AIR VENT
64. 16'0'0 SECTIONAL GARAGE DOOR
65. 8'0'0 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1D8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 1J3 & 1J4B/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 8B/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 2J/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Fiberglass Tub/Shower, Interior soffits, Fiberglass Shower Pans and small exterior plan changes

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
DIVISION: Reviewed by: A.Sturm
DATE: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-119

SPEC. LEVEL 1
SANTEE

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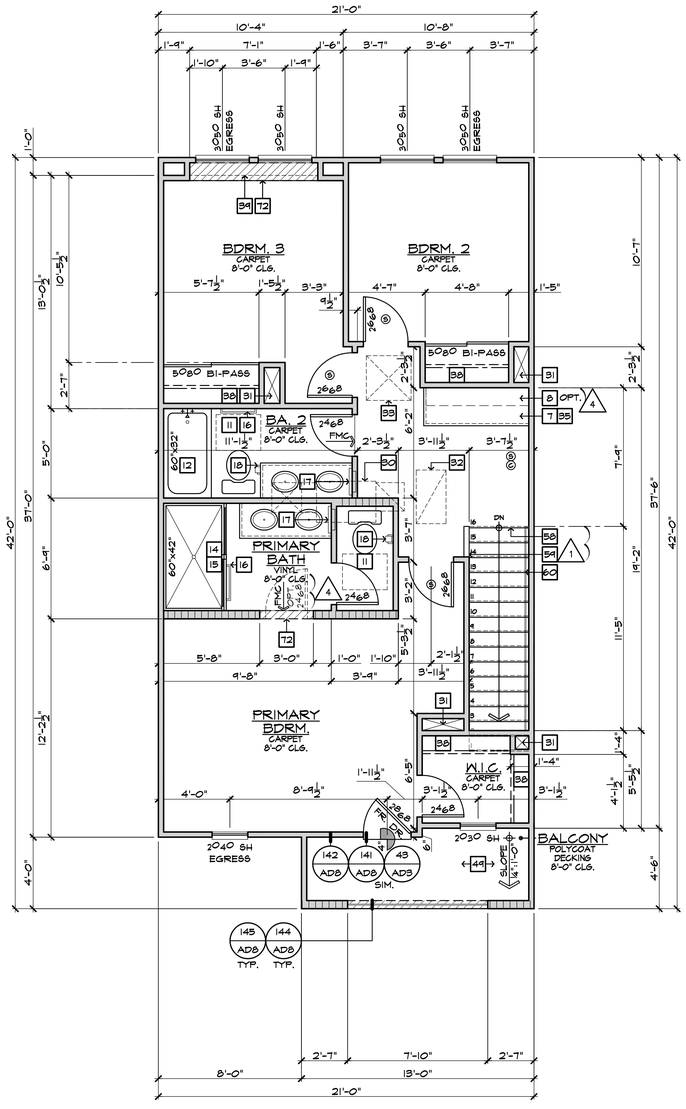
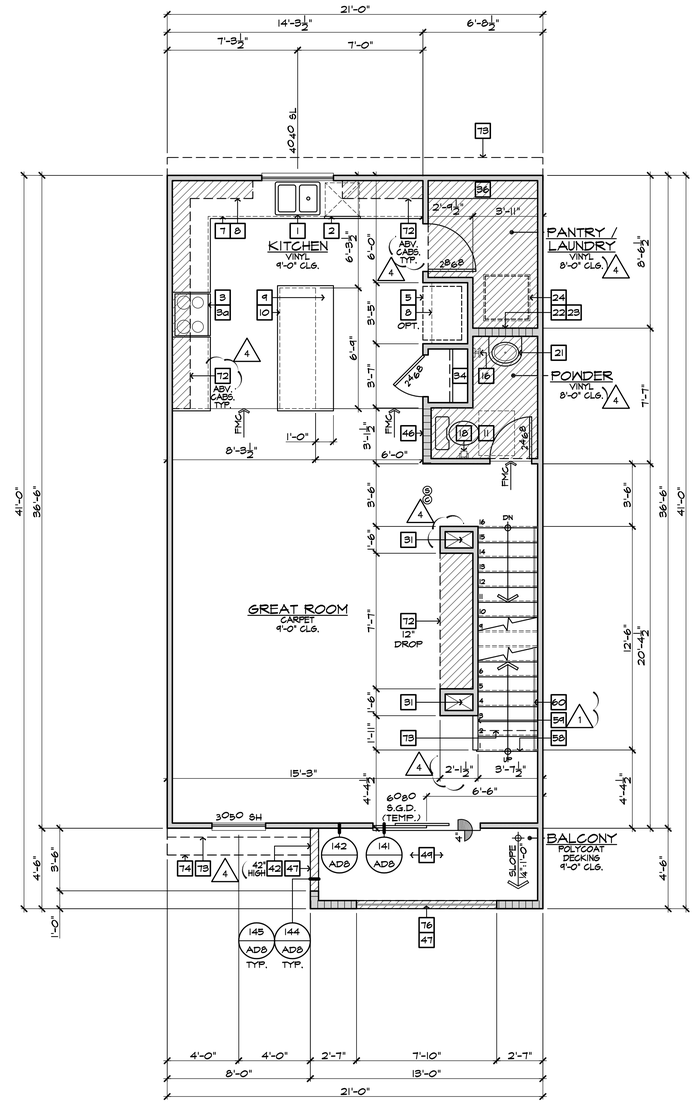
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg - Aug. 2, 2024 - 11:17:57 AM



THIRD FLOOR PLAN 1B2-1

SCALE 1/4"=1'-0" BLDG.(S) 2



SECOND FLOOR PLAN 1B2-1

SCALE 1/4"=1'-0" BLDG.(S) 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 2D6/AD11
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26. HYBRID WATER HEATER - LOCATE ON A 12" PLATFORM, PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVC DRAIN TO EXTERIOR - DETAIL 1B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/AD6
31. DUCT CHASE - REFER TO MECH. PLAN
32. RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
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35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
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41. DOUBLE 2X4 WALL
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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 3I/AD3
46. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
47. FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
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50. OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
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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 1D1 & 1D2/AD6
59. GUARD WALL 42" U.N.O. - DETAIL 1D8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"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
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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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 1J5 & 1J8/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 8B/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 2J/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.
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10. ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
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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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET A.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplace, Interior Paints and small exterior changes 6/20/2023

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-120

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:18:07 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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	328	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1834	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

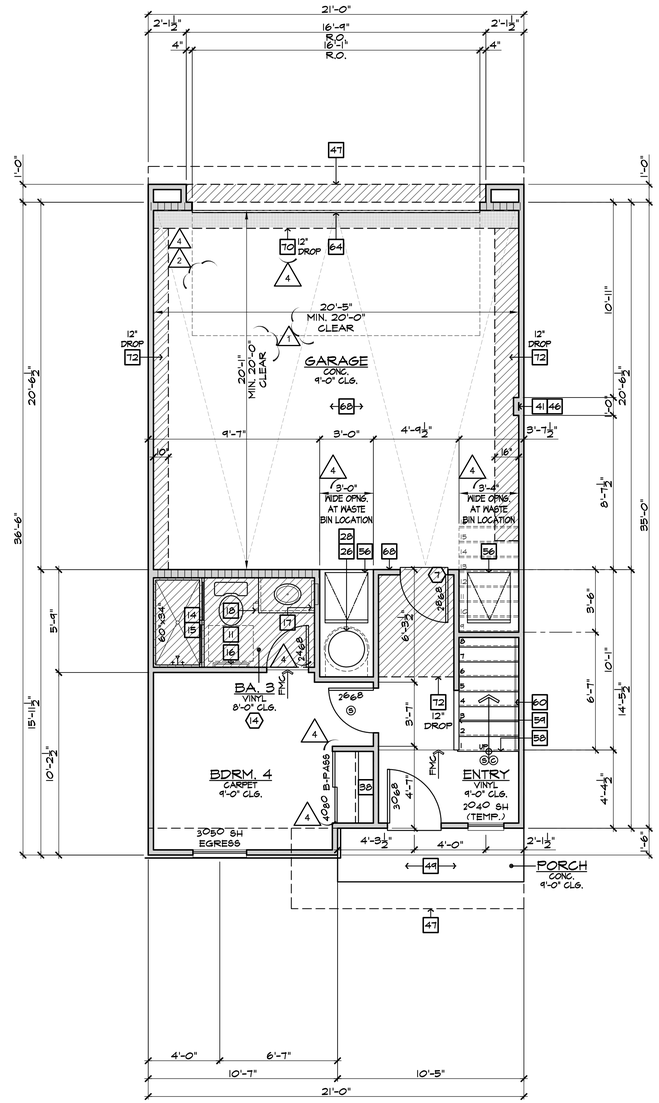
d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN 1B2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 & 1C0/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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1C8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Ceiling Heights, Interior soffits, Ceiling Heights, Porch and small exterior soffit

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 11/10/2023
Permit # B-RNEW-23-0009 Rev 2&3
PROJECT NO. 405999
DIVISION: C.
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-121

SPEC. LEVEL 1
SANTEE

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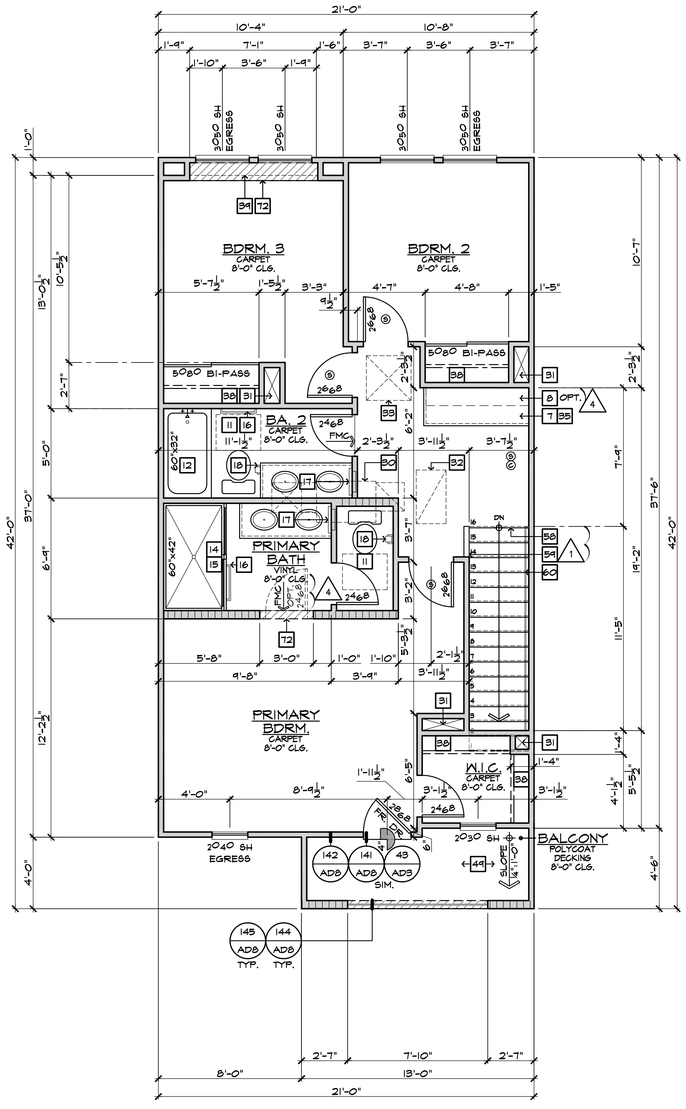
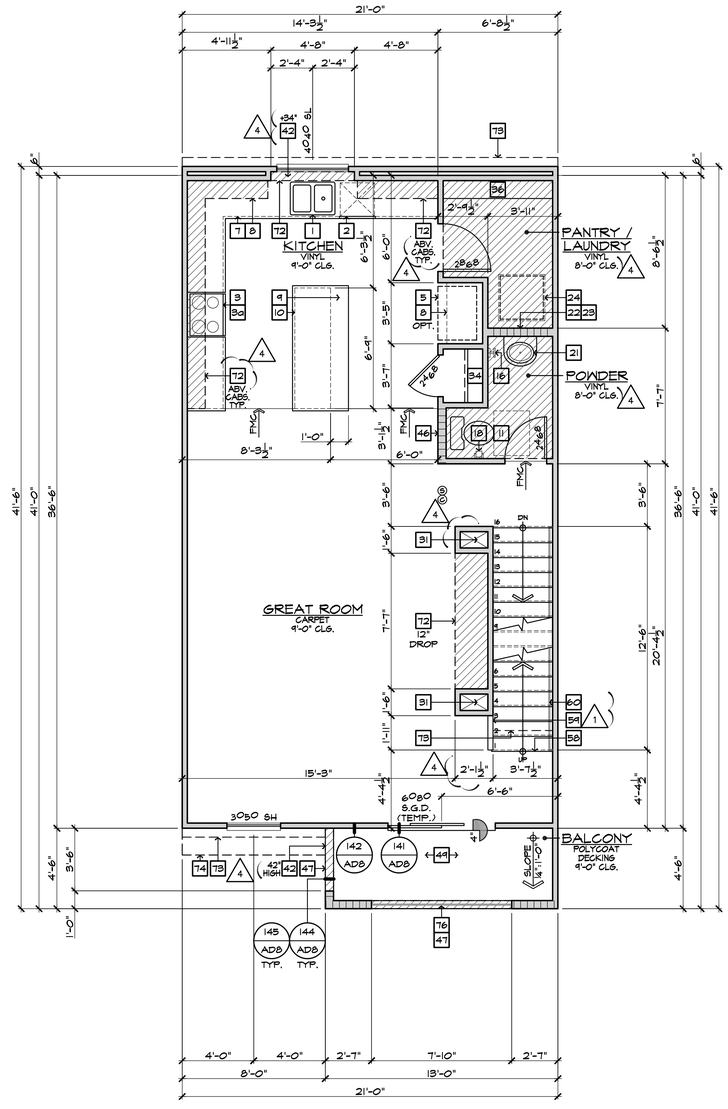
D:\DATA\ARCH\PROJECT\Cor-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg - Aug. 2, 2024 - 11:18:17 AM



THIRD FLOOR PLAN IB2-2

SCALE 1/4"=1'-0" BLDG.(S) 1



SECOND FLOOR PLAN IB2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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.
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15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL BAR / RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" A.F.F.
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18. TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
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22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplace, Interior Paints and small exterior changes

Santee
DO MORE • DUE 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.

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Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
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1	PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2	PLAN CHECK COMMENTS 01/15/2024
4	MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-122

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:18:27 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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

SQUARE FOOTAGE

PLAN 1: 321.1834

FIRST FLOOR AREA	828	SQ. FT.
SECOND FLOOR AREA	721	SQ. FT.
THIRD FLOOR AREA	785	SQ. FT.
TOTAL AREA	1334	SQ. FT.
GARAGE AREA	460	SQ. FT.
PORCH AREA	31	SQ. FT.
SECOND FLOOR BALCONY AREA	58	SQ. FT.
THIRD FLOOR BALCONY AREA	55	SQ. FT.
TOTAL GROSS AREA	2438	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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 SHELF:	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'-8" U.N.O.
2nd FLOOR WINDOW HEADER HEIGHT:	7'-0" U.N.O.
ENTRY DOOR HEIGHT:	8'-0" U.N.O.
GARAGE DOOR HEIGHT:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

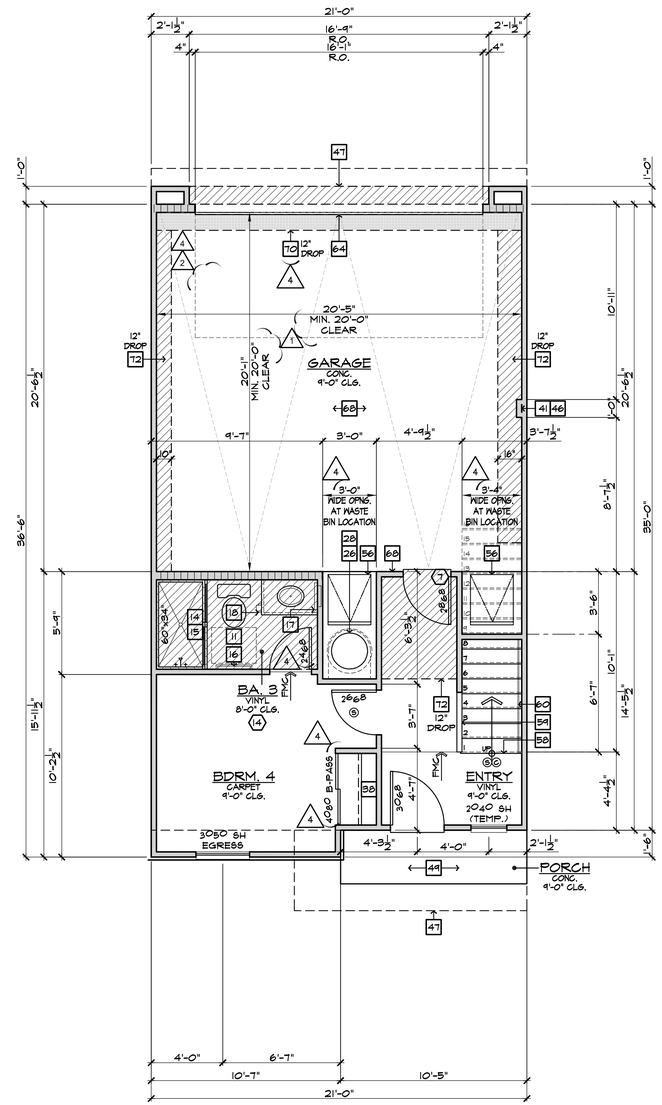
d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

INTERIOR KEY



FIRST FLOOR PLAN 1B3-1

SCALE 1/4"=1'-0" BLDG.(S) 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 15/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT & OUT OF SHEAR WALL(S)
63. COMBUSTION AIR VENT
64. 16'0'0 SECTIONAL GARAGE DOOR
65. 8'0'0 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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DO MORE • DO EAST

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Reviewed by: A.Sturm
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LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-123

SPEC. LEVEL 1
SANTEE

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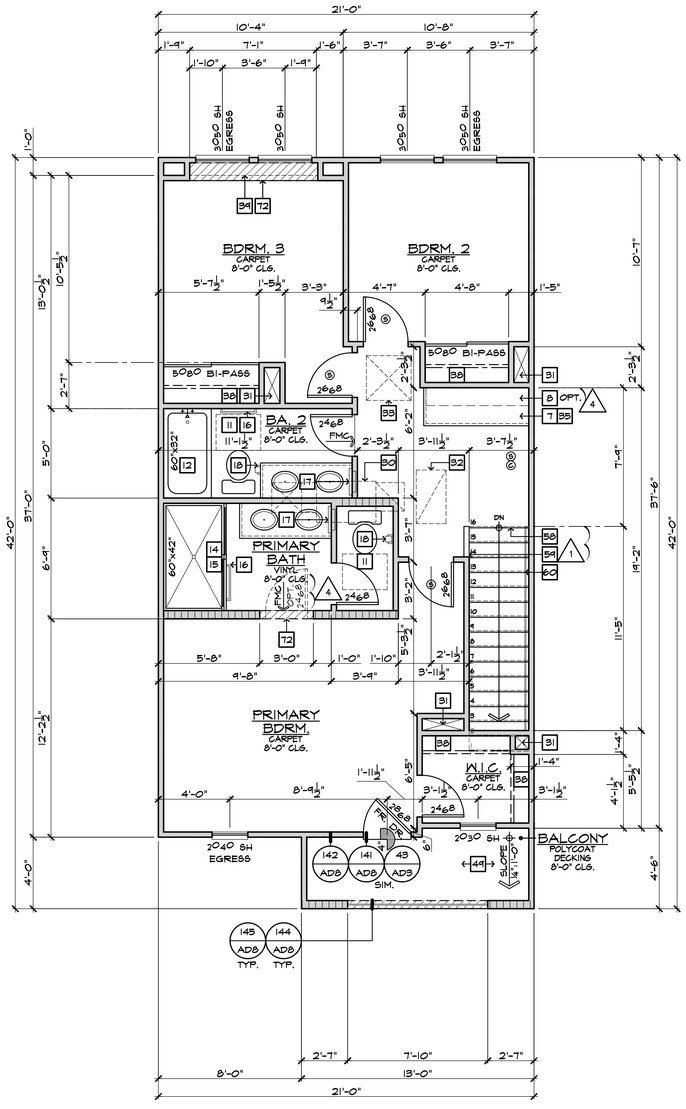
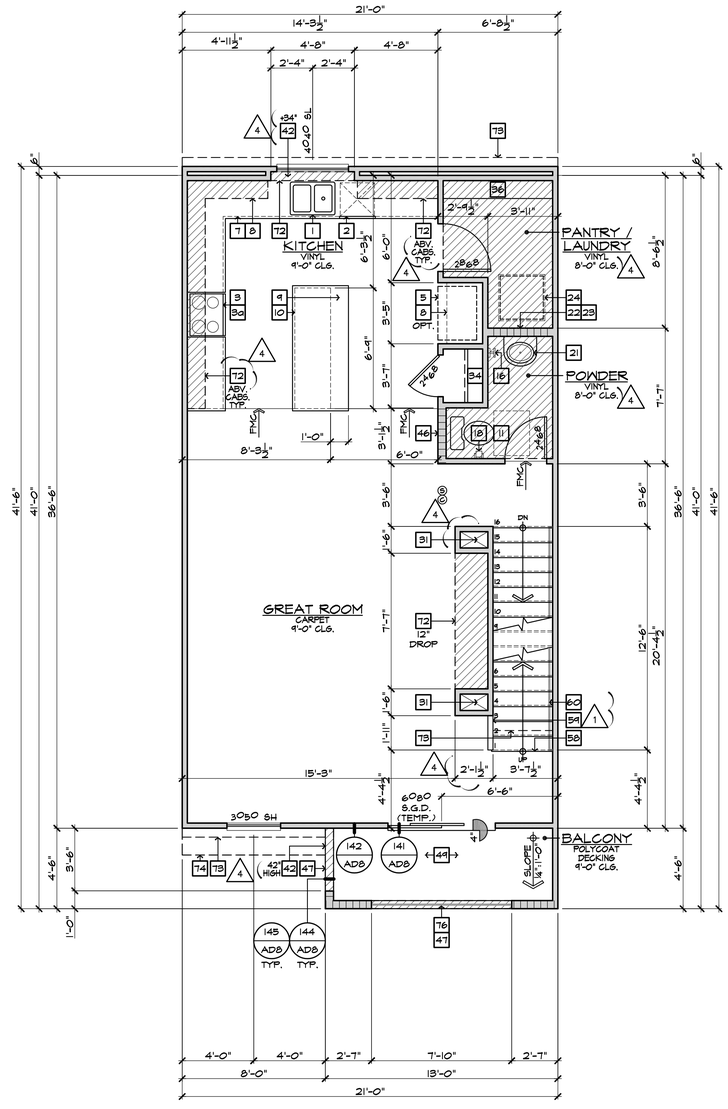
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:18:37 AM



THIRD FLOOR PLAN IB3-1

SCALE 1/4"=1'-0" BLDG.(S) 2



SECOND FLOOR PLAN IB3-1

SCALE 1/4"=1'-0" BLDG.(S) 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 124/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplace, Interior Paints and small exterior changes

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

1	PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2	PLAN CHECK COMMENTS 01/15/2024
4	MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-124

SPEC. LEVEL 1

SANTEE

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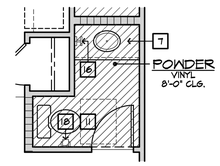
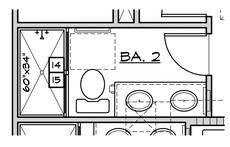
D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:18:47 AM

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE

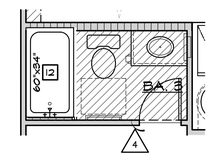


4 Cabinet 1.L.O. Pedestal
AT POWDER

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



Shower 1.L.O. Tub
AT BATH 2



Tub 1.L.O. Shower
AT BATH 3

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

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

PLAN 1 OPTIONS
SCALE 1/4"=1'-0"

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28. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX. 24" & MIN. 6" ABV. GRADE POINT END DOWN)
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41. DOUBLE 2X4 WALL
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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/AD3
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 PIER - REFER TO ELEVATIONS
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54. RESERVED
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57b. MEDIA - DESIGN BY OTHERS
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59. GUARD WALL 42" U.N.O. - DETAIL 108/AD6
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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.
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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.
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80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
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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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Tilting Panels, Roof Fascia and small exterior adjustments

Santee
DO MORE • DUE 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.
APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW-23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION NO. 2
Date: August 12, 2024
REVISIONS: 4/16/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-24
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-125

SPEC. LEVEL 1
SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\P_LAN-1_01_BASE.dwg – Aug. 2, 2024 – 11:18:58 AM

SECTION R327 AGING-IN-PLACE DESIGN AND FALL PREVENTION

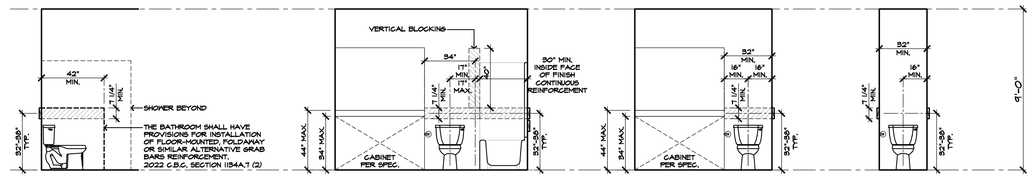
R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.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

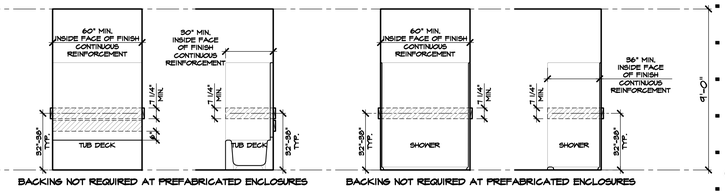
EXCEPTIONS:
1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN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

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. 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

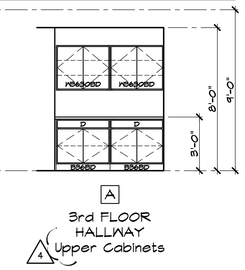


BACKING NOT REQUIRED AT PREFABRICATED ENCLOSURES

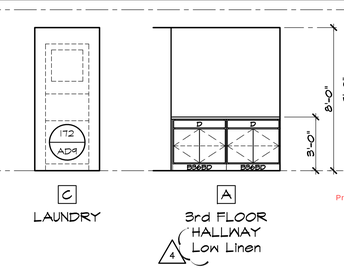
BACKING NOT REQUIRED AT PREFABRICATED ENCLOSURES

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) TUB/SHOWER



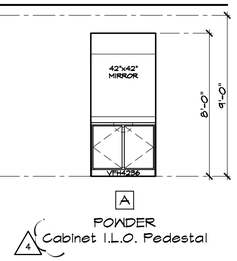
A
3rd FLOOR HALLWAY
4 Upper Cabinets



C
LAUNDRY

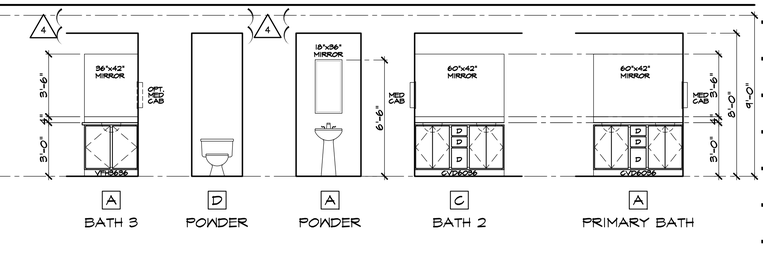
A
3rd FLOOR HALLWAY
4 Low Linen

MISC. ELEVATIONS



A
POWDER
4 Cabinet I.L.O. Pedestal

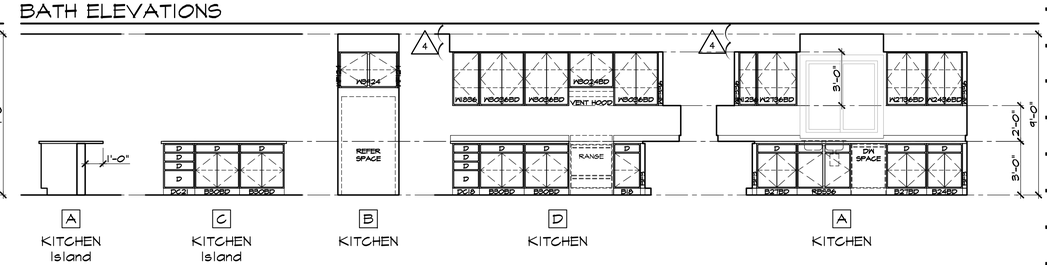
MISC. ELEVATIONS



A BATH 3 | D POWDER | A POWDER | C BATH 2 | A PRIMARY BATH

BATH ELEVATIONS

BATH ELEVATIONS


4
11'-0"
P
P
P

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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

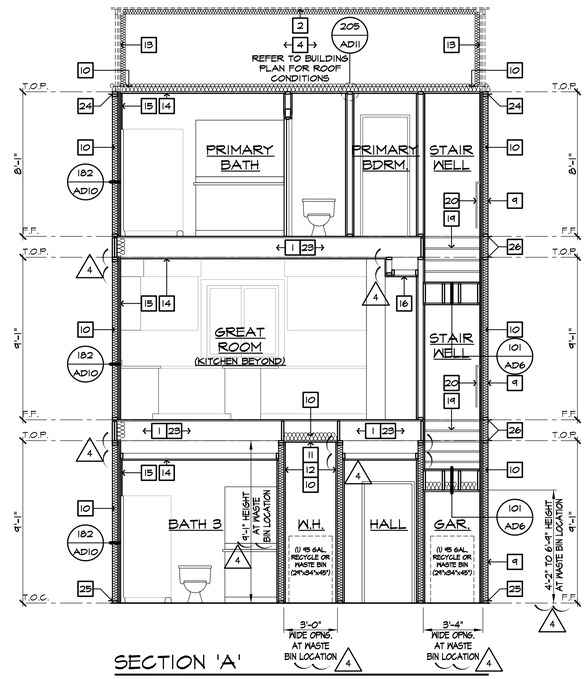
c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)



SECTION 'A'

SCALE 1/4"=1'-0"

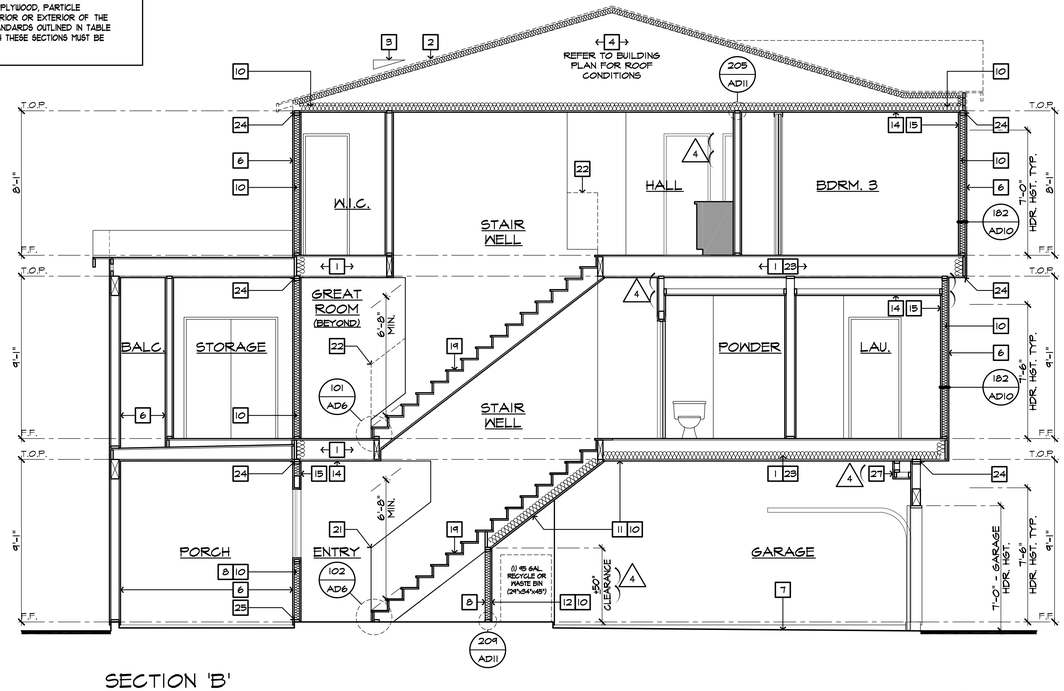
SECTION NOTES

2022 CRC

1. FLOOR SYSTEM - REFER TO STRUCTURAL
2. ROOFING MATERIAL - REFER TO ROOF NOTES
3. ROOF PITCH - REFER TO ROOF NOTE
4. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL AND TRUSS CALCULATIONS
5. GYPSUM WALLBOARD TO ROOF SHEATHING
6. EXTERIOR FINISH - SEE ELEVATION
7. CONCRETE GARAGE SLAB - SLOPE 2" MIN.
8. 2x4 CRIPPLE STUDS AT 16" O.C.
9. BALLOON FRAMING - SEE STRUCTURAL
10. INSULATION - REFER TO INSULATION COMPONENT NOTES
11. FIRE SEPARATION BETWEEN HOUSE AND GARAGE WALLS: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD.
12. FIRE SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING AND WALLS SUPPORTING SECOND FLOOR: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD.

12a. FIRE SEPARATION AT GARAGE CEILING PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD PER AT GARAGE WITH ATTIC ABOVE

13. PROVIDE (1) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.
14. 1/2" HIGH DENSITY OR 5/8" GYP. BOARD AT CEILING U.N.O.
15. 1/2" GYP. BOARD TYPICAL U.N.O.
16. SOFFIT - SEE PLAN/ELEVATION FOR HEIGHT
17. VOLUME CEILING - 2:12 PITCH
18. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS.
19. STAIR TREADS AND RISERS, MIN. 10" TREADS & 7 3/4" MAX. RISERS
20. 34"-38" HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL DTL. 103/AD6
21. GUARDWALL +42" U.N.O. - REFER TO DETAIL 108/AD6
22. WOOD BALLUSTERS AT 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
23. WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
24. DOUBLE 2x TOP PLATE AT EXTERIOR & BEARING WALLS
25. 2x P.T.D.F. SILL PLATE
26. FIREBLOCKING SHALL BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
27. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.



SECTION 'B'

SCALE 1/4"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Plaster, Stucco, Exterior soffits, Fiberglass Entry Doors, Vinyl Frames and small exterior alterations

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION: 11/20/2023
Permit # B-RNEW-23-0009 Rev 2&3
PROJECT NO: 405999
Reviewed by: A.Sturm
DIVISION: T.C.
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 321.1834
PLAN 1
SHEET:
A3-127

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 1\Plot Sheets\PLAN-1_04_SECT.dwg – Jun. 5, 2024 – 11:07:13 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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 GPM

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

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   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 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:
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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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

SQUARE FOOTAGE

PLAN 2: 327.2014

FIRST FLOOR AREA	415	SQ. FT.
SECOND FLOOR AREA	1,758	SQ. FT.
THIRD FLOOR AREA	841	SQ. FT.
TOTAL AREA	**2014**	**SQ. FT.**
GARAGE AREA	451	SQ. FT.
PORCH AREA	89	SQ. FT.
BALCONY AREA	113	SQ. FT.
TOTAL GROSS AREA	**2666**	**SQ. FT.**

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

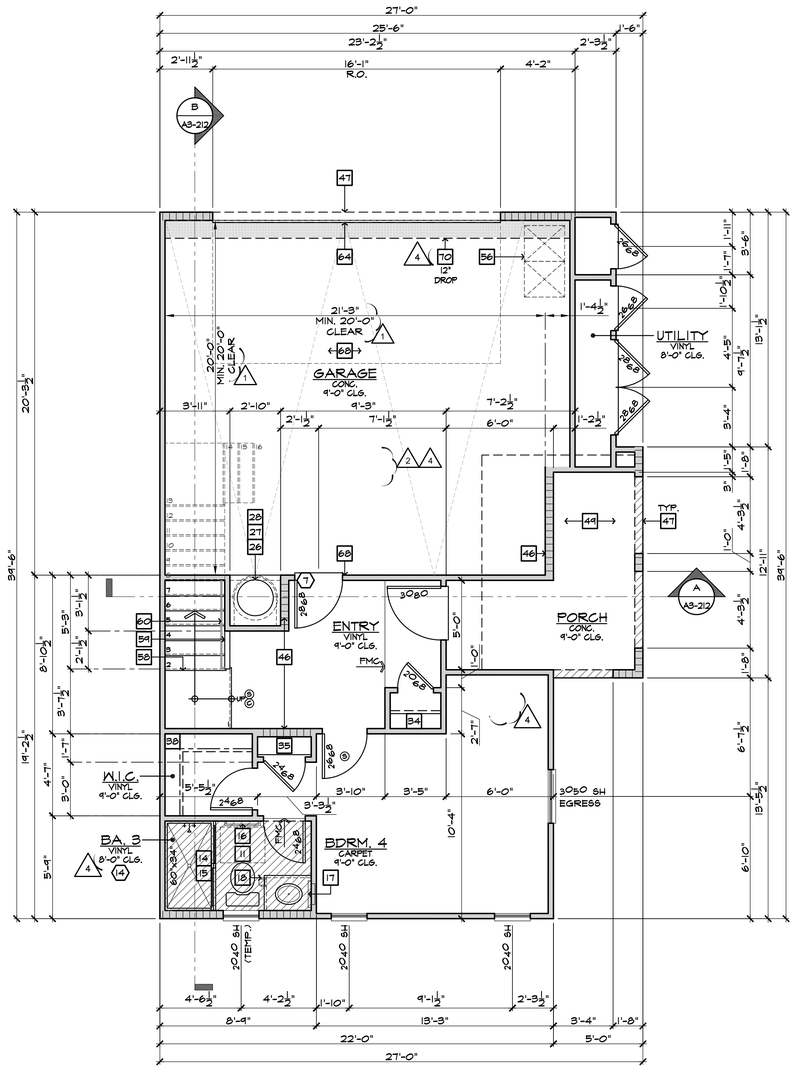
8'-1" PLATE NOTES

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

INTERIOR KEY



FIRST FLOOR PLAN 2A1-1

SCALE 1/4"=1'-0" BLDGS.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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 PIER - REFER TO ELEVATIONS
50. OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
51. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT 1 OUT OF SHEAR WALL(S)
63. COMBUSTION AIR VENT
64. 16'0"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 73/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 73/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mast Arm Fabrics, Revised exterior stucco finishes and small exterior plan changes

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 11/06/2023
Permit # B-PNEW23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-201

SPEC. LEVEL 1
SANTEE

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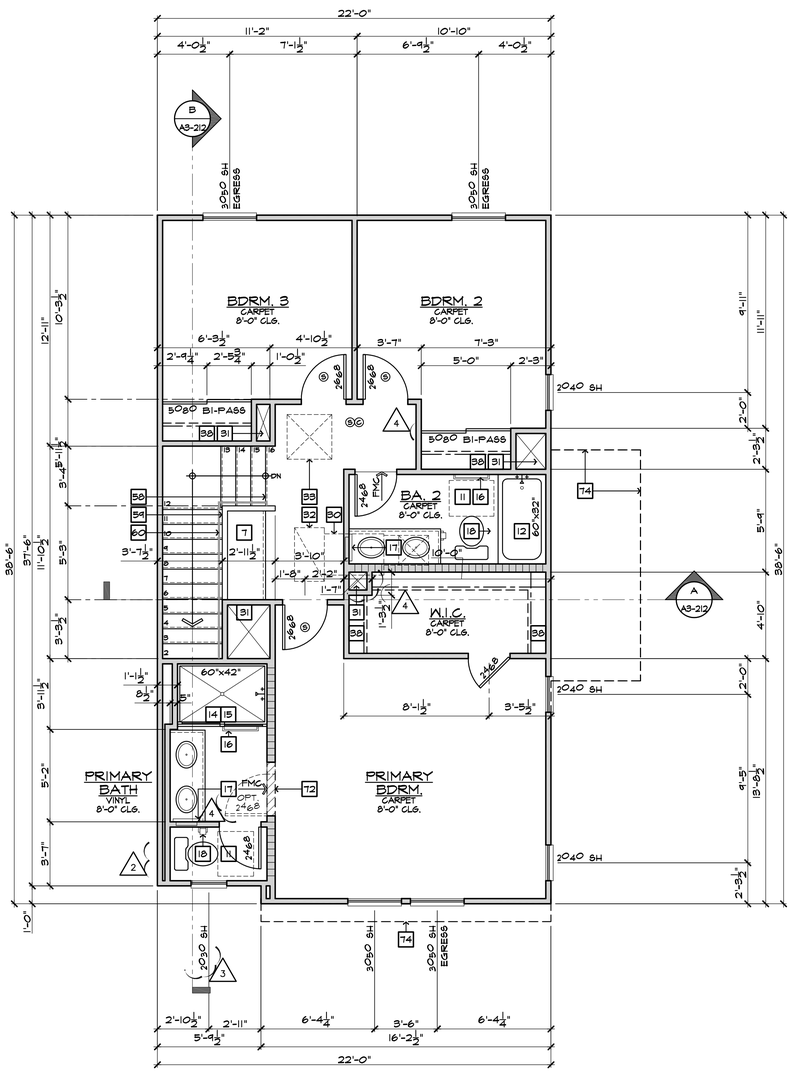
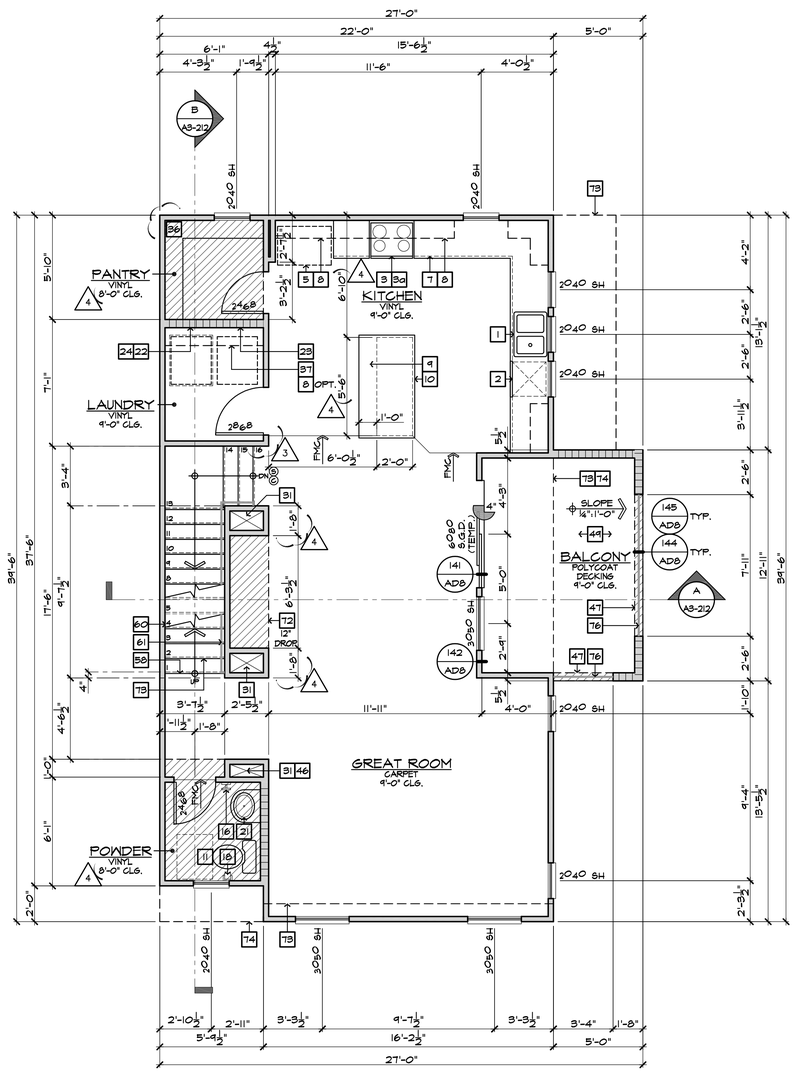
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_01_BASE.dwg - Aug. 2, 2024 - 11:19:12 AM



THIRD FLOOR PLAN 2A1-1

SCALE 1/4"=1'-0" BLDGS.(S) 1, 2



SECOND FLOOR PLAN 2A1-1

SCALE 1/4"=1'-0" BLDGS.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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3. 30" FREE-STANDING RANGE/OVEN COMBINATION
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20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
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38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & QTY.
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40. 2X6 WALL
41. DOUBLE 2X4 WALL
42. LOW WALL - REFER TO PLAN FOR HEIGHT
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44. EXTERIOR LOW WALL - SLOPE TO DRAIN. 1" PER FOOT
45. STUCCO POTSHELF - SLOPE TO DRAIN. 1" PER FOOT - SEE DETAIL 31/AD3
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
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56. TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
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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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
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63. COMBUSTION AIR VENT
64. 16'0"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Projections for eave, exterior soffits, fabrics, awnings, sunshades, trellis and small exterior appurtenances

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
DIVISION VERIFY
Previous Interwest Consulting approval 2-3-2024

REVISIONS:
1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
EXP. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-202

SPEC. LEVEL 1
SANTEE

D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_01_BASE.dwg – Aug. 2, 2024 – 11:19:21 AM

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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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

SQUARE FOOTAGE

PLAN 2: 327.2014		
FIRST FLOOR AREA	415	SQ. FT.
SECOND FLOOR AREA	1,758	SQ. FT.
THIRD FLOOR AREA	841	SQ. FT.
TOTAL AREA	2,014	SQ. FT.
GARAGE AREA	451	SQ. FT.
PORCH AREA	89	SQ. FT.
BALCONY AREA	113	SQ. FT.
TOTAL GROSS AREA	2,666	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

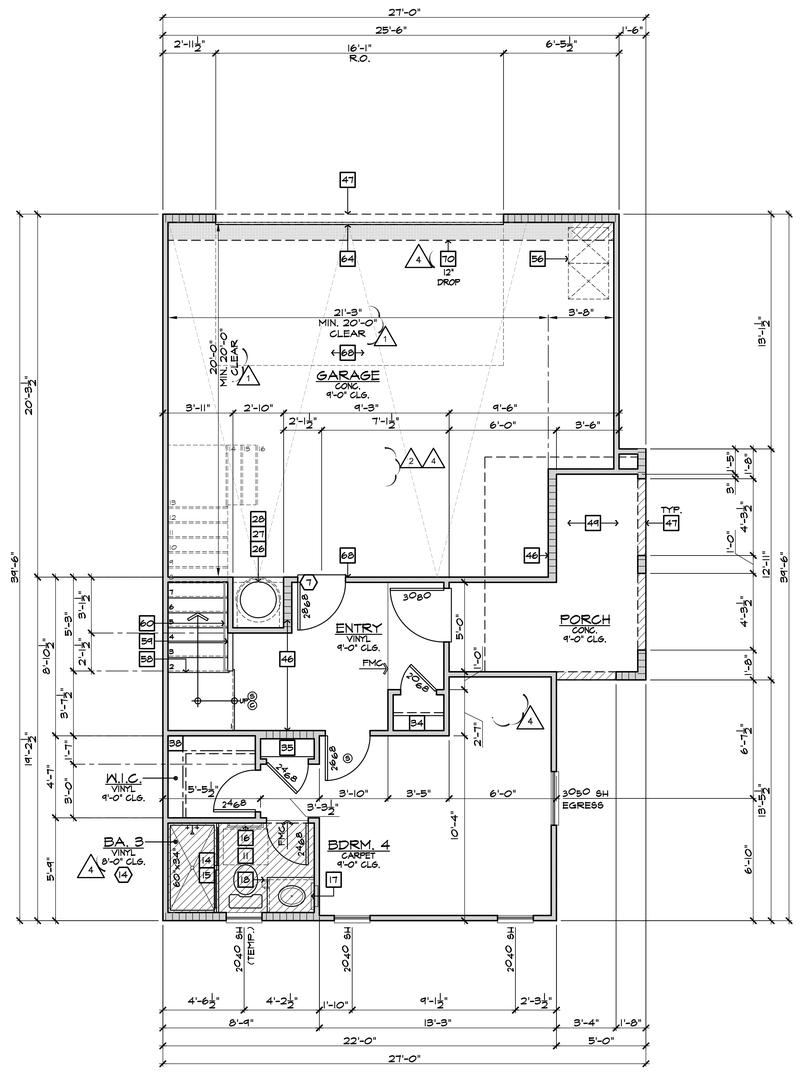
8'-1" PLATE NOTES

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

INTERIOR KEY



FIRST FLOOR PLAN 2A1-2

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 2D6/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/AD6
27. WATER HEATER VENT
28. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX. 24" 4 MIN. 6" ABV. GRADE POINT END DOWN)
29. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/AD6
34. COATS WITH SHELF & POLE - DETAIL 1C4/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 3I/AD3
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
RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 1D1 & 1D2/AD6
59. GUARD WALL +42" U.N.O. - DETAIL 1D8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 14" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT & OUT OF SHEAR WALL(S)
63. COMBUSTION AIR VENT
64. 16'0'0 SECTIONAL GARAGE DOOR
65. 8'0'0 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1D8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 1J3 & 1J4B/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 8B/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
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81. RESERVED
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1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 2J/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.
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ORANGE COUNTY / SAN DIEGO

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

Revised Masonry Veneer, Exterior soffits, Fiberglass Entry Doors and small exterior plan changes

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 10/20/23
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

REVISIONS:
1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024
4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-203

SPEC. LEVEL 1
SANTEE

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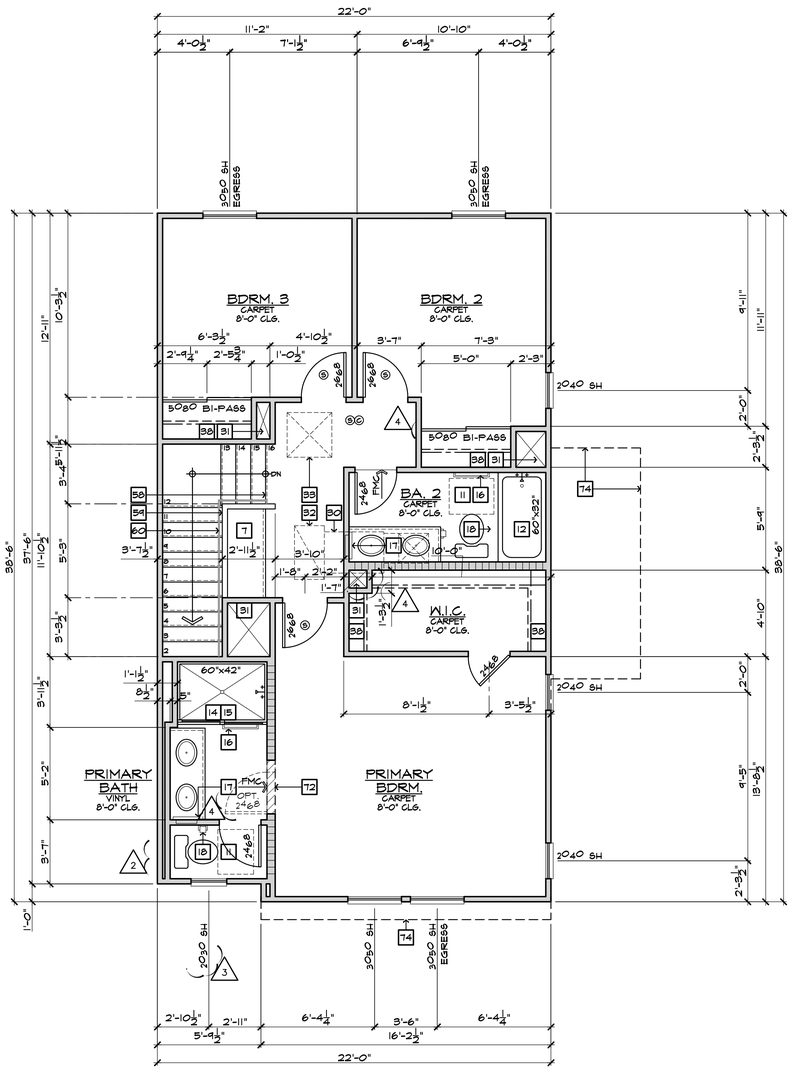
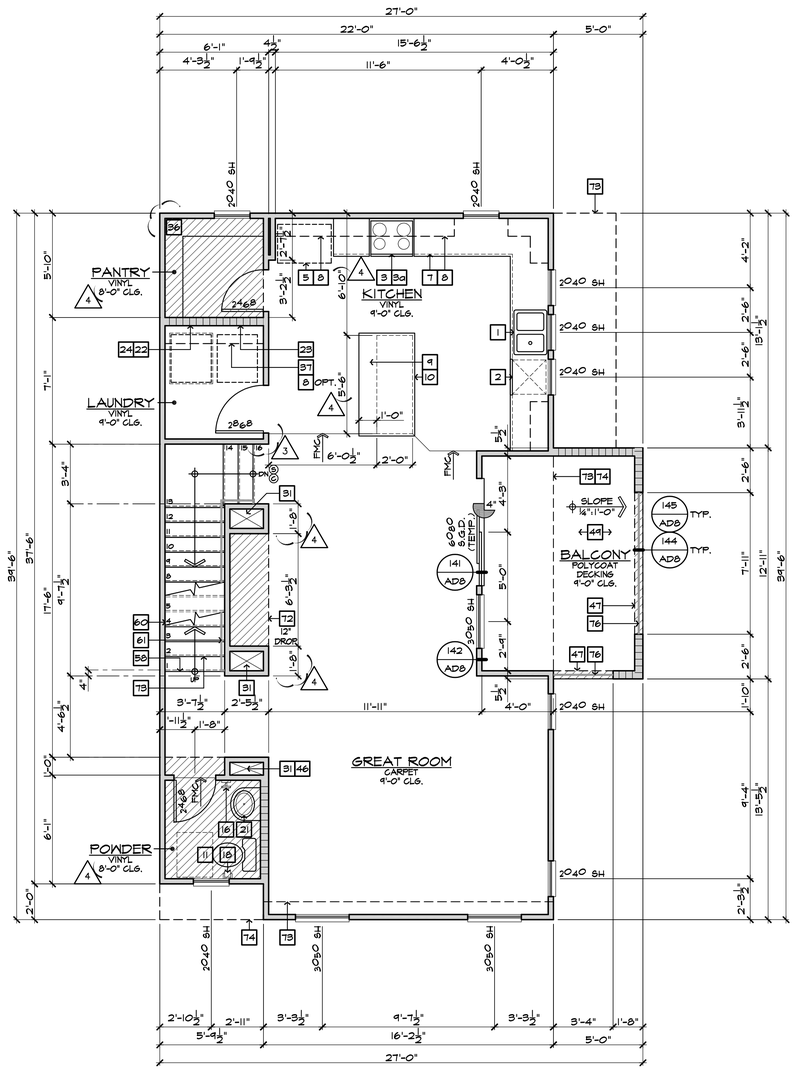
D:\DATA\ARCH\PROJECT\Cor-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_01_BASE.dwg – Aug. 2, 2024 – 11:19:31 AM



THIRD FLOOR PLAN 2A1-2

SCALE 1/4"=1'-0" BLDGS.(S) 1, 2



SECOND FLOOR PLAN 2A1-2

SCALE 1/4"=1'-0" BLDGS.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 BP 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Stucco Soffits, Fascia, Exterior soffits, Ceilings, Porch Ceilings, Patio Rooms and small exterior alterations

949-790-9100

Santee
DO MORE • DUE EAST

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4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
EXP. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-204

SPEC. LEVEL 1
SANTEE

D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_01_BASE.dwg - Aug. 2, 2024 - 11:19:41 AM

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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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

SQUARE FOOTAGE

PLAN 2: 327.2014

FIRST FLOOR AREA	415	SQ. FT.
SECOND FLOOR AREA	1758	SQ. FT.
THIRD FLOOR AREA	841	SQ. FT.
TOTAL AREA	2014	SQ. FT.
GARAGE AREA	451	SQ. FT.
PORCH AREA	89	SQ. FT.
BALCONY AREA	113	SQ. FT.
TOTAL GROSS AREA	2666	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

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:	8'-0"
INTERIOR SOFFIT HEIGHT:	7'-6" U.N.O.
INTERIOR DOOR HEIGHT:	6'-8" U.N.O.
INTERIOR WINDOW SHELF:	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:	7'-0"
SLIDING GLASS DOOR HEIGHT:	8'-0"
INTERIOR SOFFIT HEIGHT:	8'-6" U.N.O.
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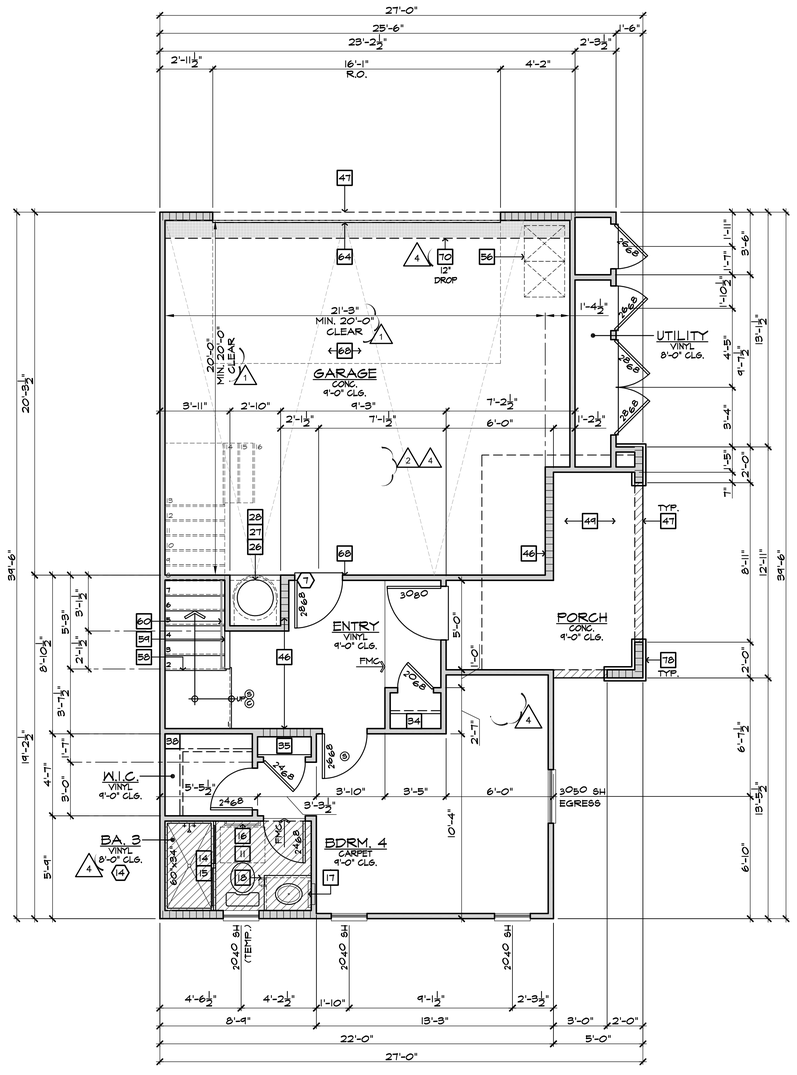
INTERIOR KEY



FIRST FLOOR PLAN 2B1-1

SCALE 1/4"=1'-0" BLDGS.(S) 1, 2

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1. 36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
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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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 2D6/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 11B/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/AD6
34. COATS WITH SHELF & POLE - DETAIL 1C4/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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 3I/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 1D1 & 1D2/AD6
59. GUARD WALL +42" U.N.O. - DETAIL 1D8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1D8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 1J5 & 1J8/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 8E/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 2J/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Master Plans - Revised exterior elevations, interior soffits, railings, exterior trims and small exterior changes

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO.	405999
DRAWN BY:	J.C.
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-205

SPEC. LEVEL 1
SANTEE

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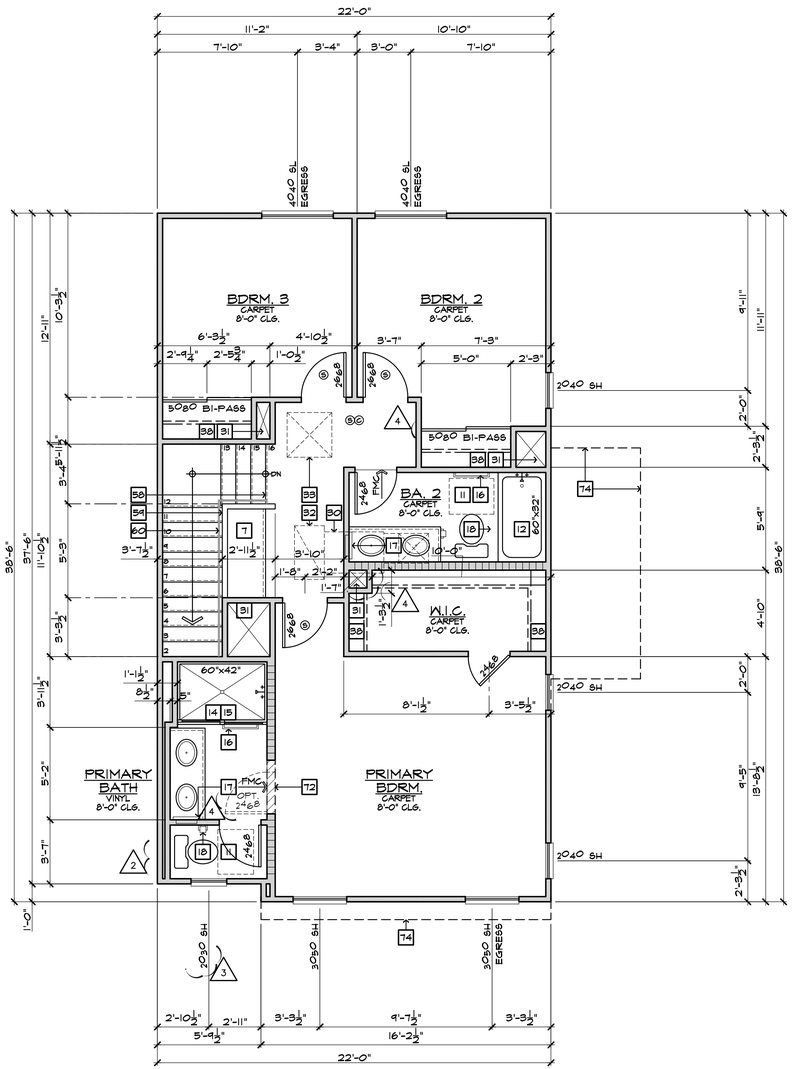
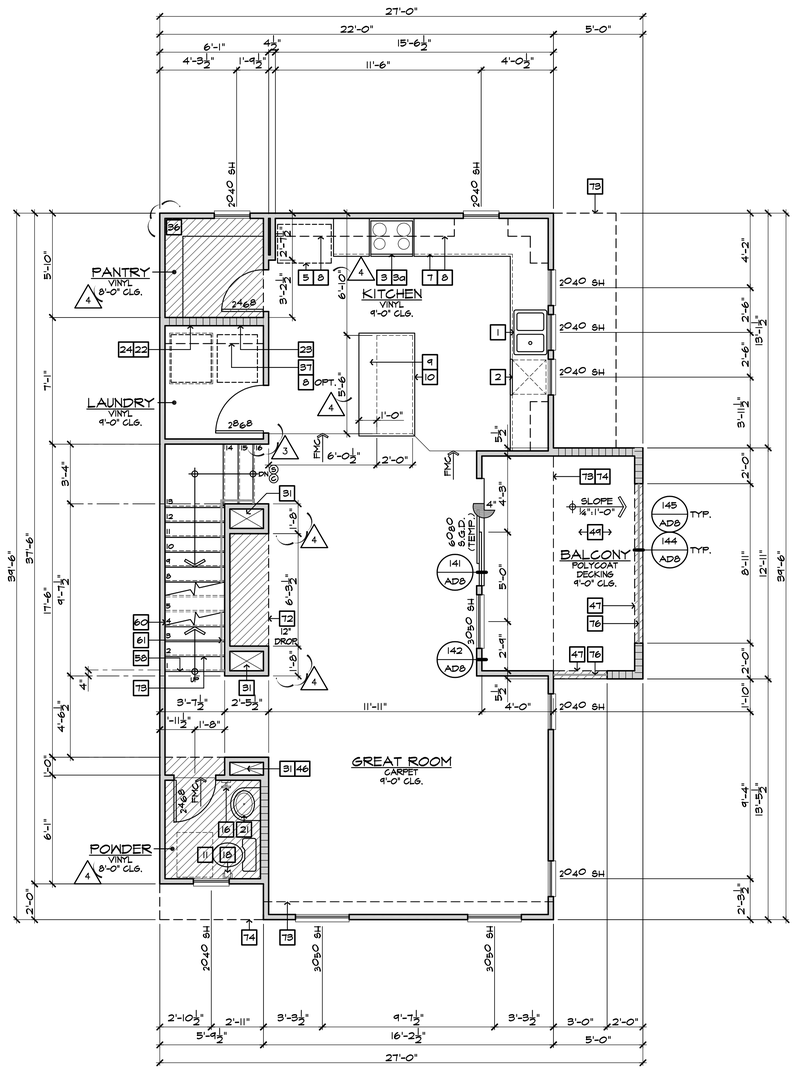
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_01_BASE.dwg - Aug. 2, 2024 - 11:19:52 AM



THIRD FLOOR PLAN 2B1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2



SECOND FLOOR PLAN 2B1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 +24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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 PIER - REFER TO ELEVATIONS
50. OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
51. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
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 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry, Stucco, Exterior soffits, Fiberglass Tub/Shower Enclosures and small exterior plan changes

949-790-9100

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION 11/20/2023
Permit # B-PNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO. 405999
DIVISION NO. C.
REVISIONS: 11/06/2023

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-206

SPEC. LEVEL 1
SANTEE

D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_01_BASE.dwg – Aug. 2, 2024 – 11:20:01 AM

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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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)

SQUARE FOOTAGE

PLAN 2: 327.2014		
FIRST FLOOR AREA	415	SQ. FT.
SECOND FLOOR AREA	1,158	SQ. FT.
THIRD FLOOR AREA	841	SQ. FT.
TOTAL AREA	2014	SQ. FT.
GARAGE AREA	451	SQ. FT.
PORCH AREA	89	SQ. FT.
BALCONY AREA	113	SQ. FT.
TOTAL GROSS AREA	2666	SQ. FT.

WALL TYPE LEGEND

2022 CRC

- 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

STAIR DATA

2022 CRC

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

AT 9'-1" PLATE HEIGHT:
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 15 TREADS AT 10" EACH
- 16 RISERS AT 7-3/4" EACH

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

PLATE NOTES

2022 CRC

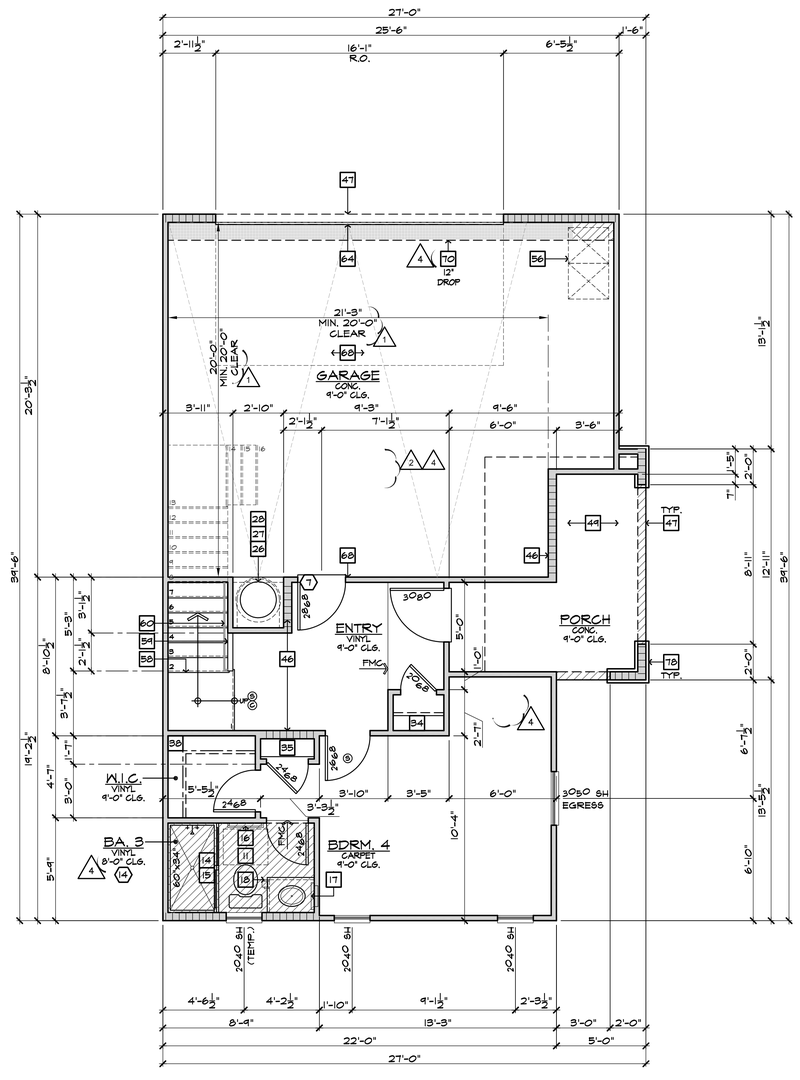
8'-1" PLATE NOTES

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 SHELF:	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:	7'-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 SHELF:	4" BELOW SILL U.N.O.
INTERIOR WINDOW SOFFIT	4" ABV. HDR. U.N.O.

INTERIOR KEY



FIRST FLOOR PLAN 2B1-2

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SMITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 2D6/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 1B/AD6
27. WATER HEATER VENT
28. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX. 24" 4 MIN. 6" ABV. GRADE POINT END DOWN)
29. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 1D0/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 1D/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 1M/AD6
34. COATS WITH SHELF & POLE - DETAIL 1C4/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 3I/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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 1D1 & 1D2/AD6
59. GUARD WALL +42" U.N.O. - DETAIL 1D8/AD6
60. 34" (38" MAX.) HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 1D3/AD6
61. WOOD BALUSTERS @ 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 1D6/AD6
62. 14" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT & OUT OF SHEAR WALL(S)
63. COMBUSTION AIR VENT
64. 16'0'0 SECTIONAL GARAGE DOOR
65. 8'0'0 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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 1D8/FD1 & 1E/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 1J3 & 1J4B/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 8B/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 7B/AD4
79. 2" THICK BRICK VENEER - REFER TO DETAIL 7B/AD4 SIM.
80. RESERVED
81. RESERVED
82. RESERVED

GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 2J/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"X18" 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 R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry veneer, stucco, exterior soffits, railings, exterior trims and small exterior alterations

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

REVISIONS:	
1	PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2	PLAN CHECK COMMENTS 01/15/2024
4	MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-207

SPEC. LEVEL 1
SANTEE

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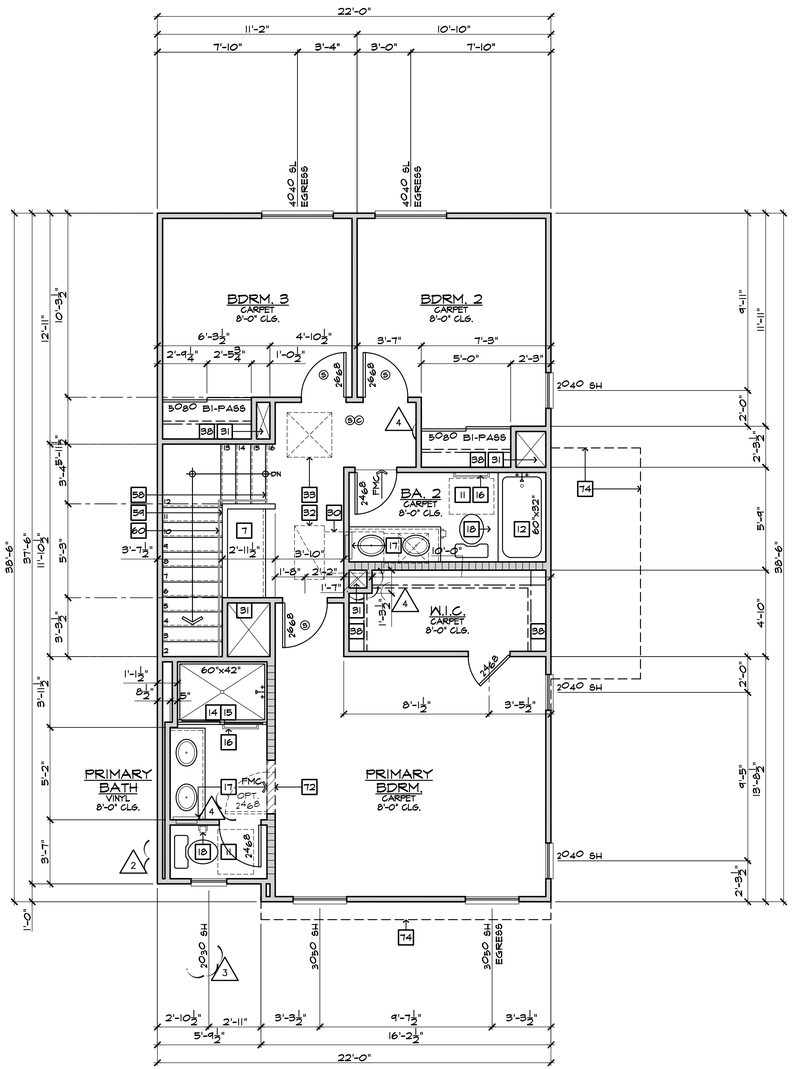
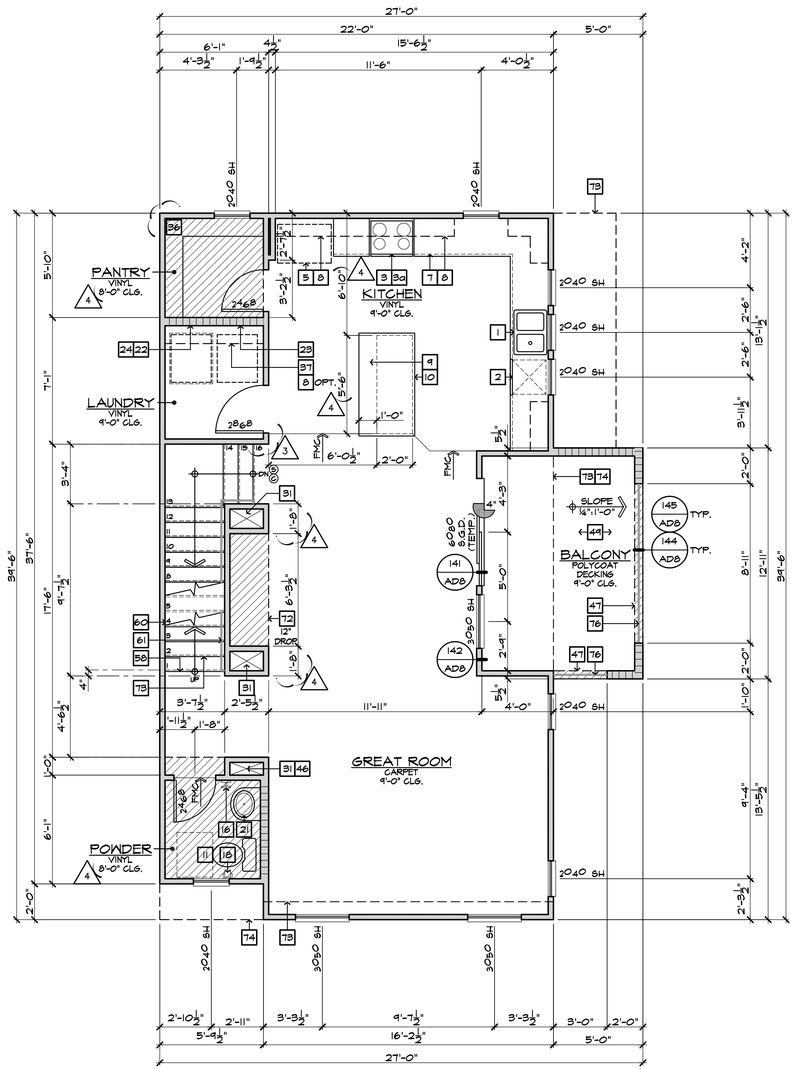
D:\DATA\ARCH\PROJECT\Cor-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_01_BASE.dwg – Aug. 2, 2024 – 11:20:13 AM



THIRD FLOOR PLAN 2B1-2

SCALE 1/4"=1'-0" BLDG.(S) 1, 2



SECOND FLOOR PLAN 2B1-2

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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
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18. TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SHITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"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. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.
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. WROUGHT IRON BALCONY GUARDRAIL - REFER TO DETAILS 145 & 148/AD8
77. WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78. 2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
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80. RESERVED
81. RESERVED
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GENERAL PLAN NOTES

1. SEE CF-1R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2. APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 22/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.
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14. BATHROOM TO COMPLY WITH CRC SECTION R327 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 4.1 FOR DESIGN REQUIREMENTS.

kb HOME

Prospect Park

TRACT NO. 2016-03

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SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.
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949-790-9100

Revised Mast Arm, Fascia, Exterior soffits, Ceiling Heights, Exterior Trims and small exterior changes

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Santee
DO MORE • DUE EAST

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Date: August 12, 2024
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PROJECT NO. 405999
DIVISION NO. C.
REVISIONS: 11/06/2023

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2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-208

SPEC. LEVEL 1
SANTEE

D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_01_BASE.dwg – Aug. 2, 2024 – 11:20:26 AM

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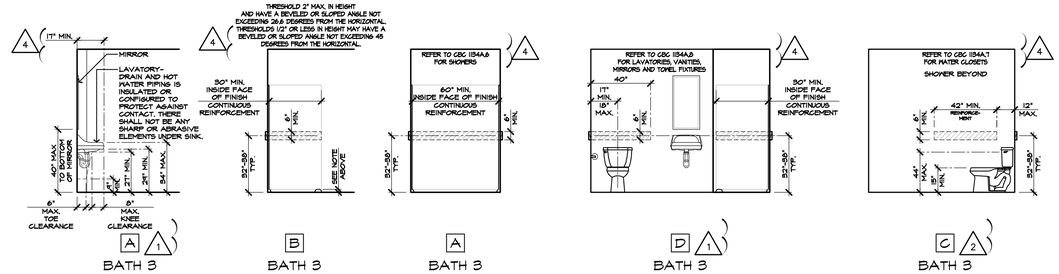


COMPLIANT BATH CABINETS

1102A.3.1 COMPLIANT PLAN KEYNOTES

2022 C.R.C.

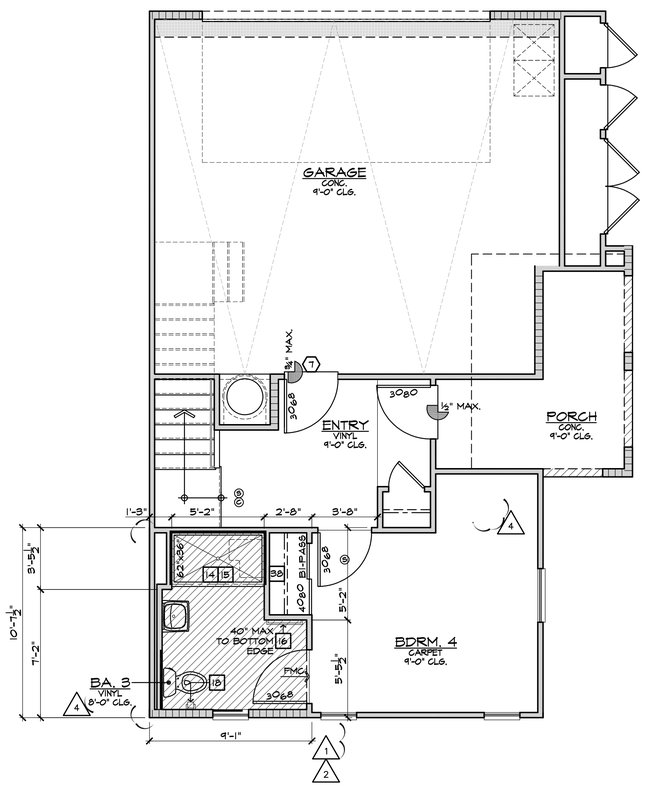
1. PEDISTAL SINK / BASE CABINET BASE CABINET WITH SINK - MIN. 30" WIDE CLEAR WIDTH - THERE SHALL BE NO SHARP OR ABRASIVE SURFACES BELOW THE SINK - IF CABINET IS TO BE INSTALLED, CABINET DOORS, SHELF AND TOE SPACE BELOW SINK SHALL BE REMOVABLE WITHOUT USE OF SPECIAL TOOLS OR KNOWLEDGE. PROVIDE FINISH FLOORING TO WALL
2. TOILET PAPER HOLDER W/TOP AT +24" A.F.F. PROVIDE FLAT 2X6 BACKING AT WALLS. SEE OWNER SPECS
3. WATER CLOSET - SEE OWNER SPECS - MIN. 15" SEAT HEIGHT - FLUSH HANDLE ON OPEN SIDE. PROVIDE A MIN. 44" WIDE X 66" DEEP CLEAR SPACE
4. PROVIDE MIN. 2X6 BACKING BETWEEN 32"-38" A.F.F. FOR FUTURE BACK WALL MOUNTED GRAB BAR. SEE DETAIL 10 & 12/AC1
5. PROVIDE MIN. 2X6 BACKING BETWEEN 32"-38" A.F.F. FOR FUTURE SIDE WALL MOUNTED GRAB BAR. SEE DETAIL 10 & 12/AC1
6. PER CBC 1134A.4, THERE SHALL BE CLEAR MANEUVERING SPACE OUTSIDE THE SWING OF THE DOOR AT LEAST 30" X 48" WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM.

1102A.3.1 COMPLIANT REFERENCES

• THRESHOLDS	SEE DETAIL 10/AC1
• SWITCHES & OUTLETS	SEE DETAIL 4/AC1
• DOOR MANEUVERING CLEARANCES	SEE DETAIL 7/AC1
• GRAB BARS & BACKING	SEE DETAIL 12/AC1
• WATER CLOSET	SEE DETAIL 14/AC1
• LAVATORY SINK	SEE DETAIL 16/AC1

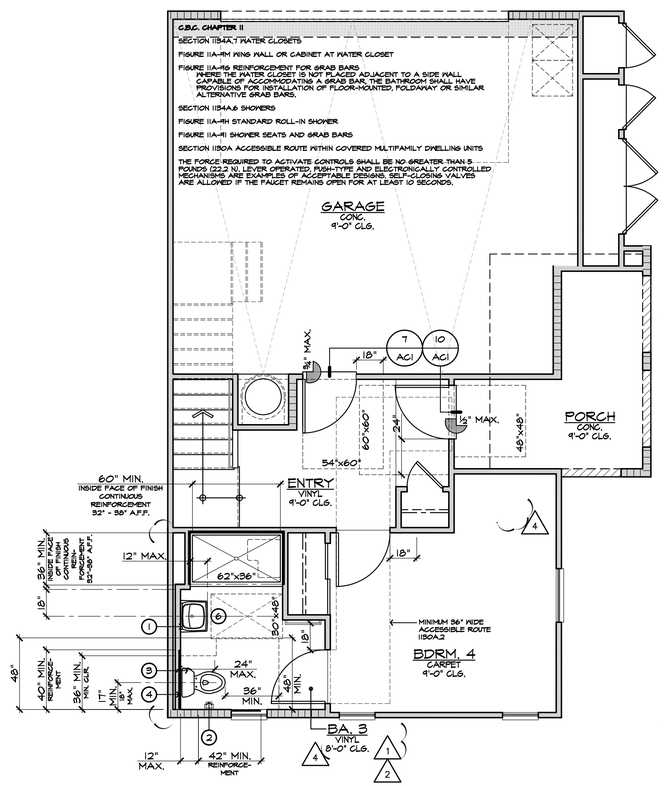
- FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE
- TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
- THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2N). LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48 INCHES (1219 MM) ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.
- LEVER HARDWARE SHALL BE CURVED TO RETURN WITHIN ½ INCH OF DOOR TO PREVENT CATCHING OF CLOTHING DURING EGRESS.

NOTE:
REFER TO BASIC **UNIT FLOOR PLAN** FOR INFORMATION NOT SHOWN HERE



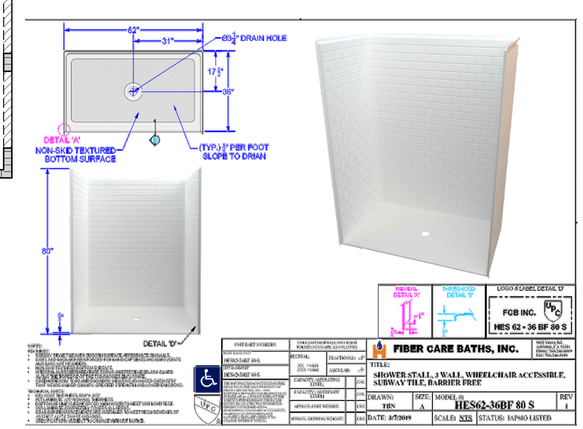
FIRST FLOOR COMPLIANT CONSTRUCTION PLAN

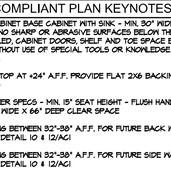
SCALE 1/4"=1'-0"



FIRST FLOOR COMPLIANT ACCESSIBILITY PLAN

SCALE 1/4"=1'-0"





Prospect Park

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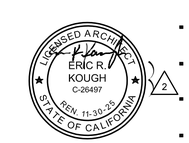

PLAN: 327.2014
PLAN 2
SHEET:
A3-209

SPEC. LEVEL 1
SANTEE

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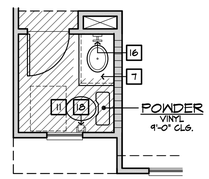
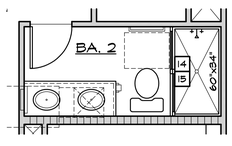


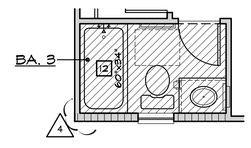
4 Cabinet 1.L.O. Pedestal
AT POWDER

SECOND FLOOR PLAN OPTIONS

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



Shower 1.L.O. Tub
AT BATH 2



Tub 1.L.O. Shower
AT BATH 3

THIRD FLOOR PLAN OPTIONS

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

FIRST FLOOR PLAN OPTIONS

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

PLAN 2 OPTIONS

SCALE 1/4"=1'-0"

FLOOR PLAN NOTES

2022 CRC

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 BLW.
4a. 30" MICROWAVE / VENTED HOOD COMBINATION
5. 33" 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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13. FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (102"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 72" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR
16. TOWEL 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 +24" A.F.F.
19. 144"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20. 36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
21. PEDESTAL LAVATORY
22. PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
23. DRYER VENT (4 INCH MIN. DIAMETER) TO OUTSIDE AIR (MAX. LENGTH 14' W/ (2) 90° ELBOWS) ADDITIONAL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW.
24. PROVIDE "SPITTY PAN" WITH DRAIN BELOW AT WASHER OR WATER HEATER AS NOTED ON PLANS - REFER TO DETAIL 206/AD11
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 PVC DRAIN TO EXTERIOR - DETAIL 113/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. 12" EMBEDMENT INTO CONCRETE - SEE DETAIL 120/AD6
30. F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 112/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 114/AD6
34. COATS WITH SHELF & POLE - DETAIL 104/AD6
35. LINEN - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
36. PANTRY - WITH SHELF - REFER TO SPEC. FOR MAT'L & QTY.
37. SHELF-REFER TO SPEC. FOR MAT'L & QTY.
38. WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MAT'L & 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/AD3
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 PIER - REFER TO ELEVATIONS
50. OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
51. RESERVED
52. RESERVED
53. RESERVED
54. RESERVED
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" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62. 14" 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"0 SECTIONAL GARAGE DOOR
65. 8'0"0 SECTIONAL GARAGE DOOR
66. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS.
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LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-24
STATE OF CALIFORNIA

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SHEET:
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D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_01_BASE.dwg – Aug. 2, 2024 – 11:20:47 AM

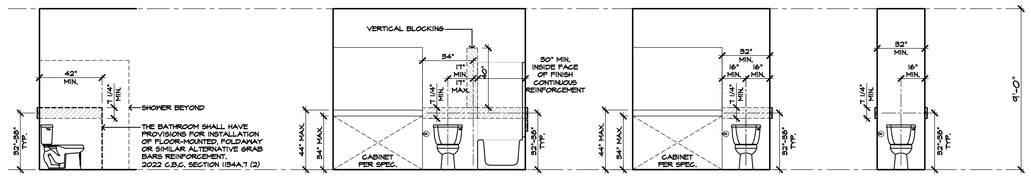
SECTION R327 AGING-IN-PLACE DESIGN AND FALL PREVENTION

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 LONER 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, FOLDAWAY 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.

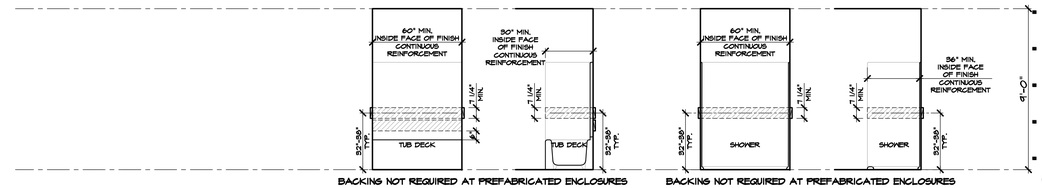
R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE 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.

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. 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

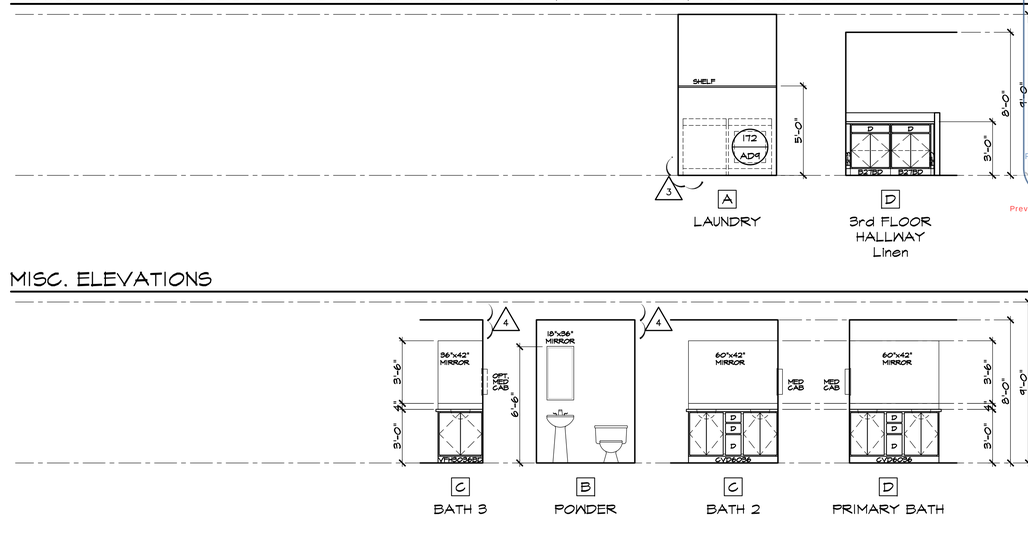


REPRESENT 2"x8" MIN. BACKING LOCATED BETWEEN 32"-34 1/4" A.F.F. FOR FUTURE MOUNTED GRAB BAR PER C.R.C. SEC. R327 & R327.1.1.

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

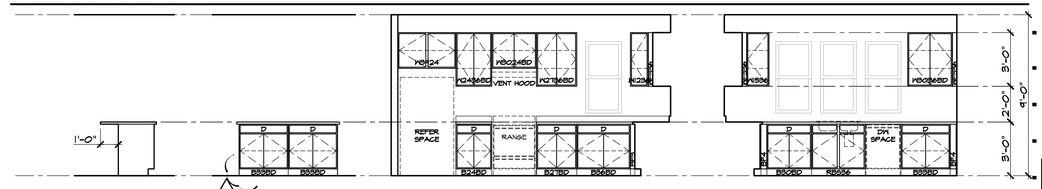
MISC. ELEVATIONS

MISC. ELEVATIONS



BATH ELEVATIONS

BATH ELEVATIONS



KITCHEN ELEVATIONS

OPTIONAL ELEVATIONS

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

KITCHEN ELEVATIONS

STANDARD ELEVATIONS

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

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Interior soffits, Fitting
and small exterior ste

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by A.Sturm
DIVISION NO.
Date August 12, 2024
Previous Interwest Consulting approval 2-3-2024

REVISIONS:
1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-211

SPEC. LEVEL 1
SANTEE

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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:	1.28 GPF
B.	SHOWERHEADS:	1.8 GPM
C.	KITCHEN FAUCETS:	1.8 GPM
D.	LAVATORY FAUCETS:	1.2 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 310.1.1 :

a. 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 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:
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 (2X4) AT STUCCO	R-13 (BATT) + R-4.2 (RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-19
FLOOR (ABOVE GARAGE)	R-19
ATTIC INSULATION	R-30 + R-19 BD
ATTIC AT FURNACE	R-30 (BATT)
ENTRY DOOR	R-7
DUCT INSULATION	R-6
RADIANT BARRIER	--

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

MATERIAL CONSERVATION & RESOURCE EFFICIENCY:

THE ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

A COPY OF THE BUILDING OPERATIONS AND MAINTENANCE MANUAL (FROM THE 2020 LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE) MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING. (4.410.1)

AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)

ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF <50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. (4.506.1)

VERIFICATION OF COMPLIANCE WITH THE FINISH MATERIAL POLLUTANT CONTROLS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.

a. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

b. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)

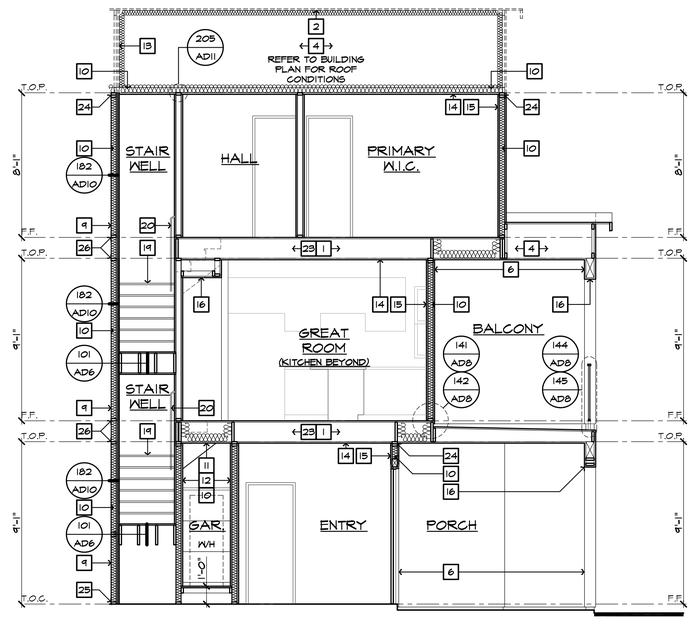
c. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)

d. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
   I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
   II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
   III NSF/ANSI 140 AT THE GOLD LEVEL OR
   IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

e. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)

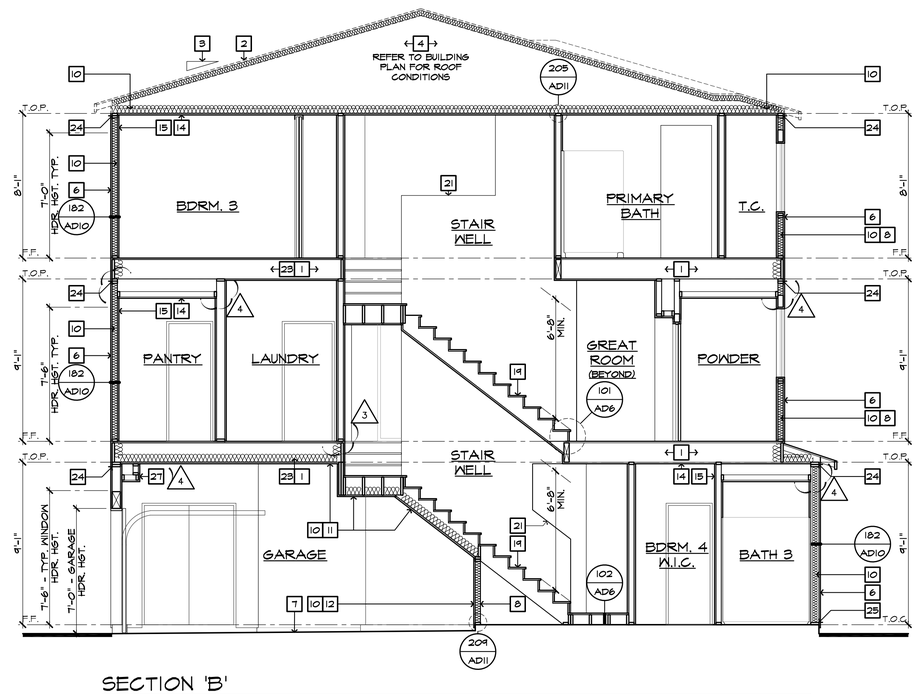
f. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
   I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
   II PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
   III CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR
   IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) (4.504.4)

g. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)



SECTION 'A'

SCALE 1/4"=1'-0"



SECTION 'B'

SCALE 1/4"=1'-0"

SECTION NOTES

2022 CRC

1. FLOOR SYSTEM - REFER TO STRUCTURAL
2. ROOFING MATERIAL - REFER TO ROOF NOTES
3. ROOF PITCH - REFER TO ROOF NOTE
4. PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL AND TRUSS CALCULATIONS
5. GYPSUM WALLBOARD TO ROOF SHEATHING
6. EXTERIOR FINISH - SEE ELEVATION
7. CONCRETE GARAGE SLAB - SLOPE 2" MIN.
8. 2x4 CRIPPLE STUDS AT 16" O.C.
9. BALLOON FRAMING - SEE STRUCTURAL
10. INSULATION - REFER TO INSULATION COMPONENT NOTES
11. FIRE SEPARATION BETWEEN HOUSE AND GARAGE WALLS: PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD.
12. FIRE SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING AND WALLS SUPPORTING SECOND FLOOR: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD.

12a. FIRE SEPARATION AT GARAGE CEILING PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD PER AT GARAGE WITH ATTIC ABOVE

13. PROVIDE (1) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING.
14. 1/2" HIGH DENSITY OR 5/8" GYP. BOARD AT CEILING U.N.O.
15. 1/2" GYP. BOARD TYPICAL U.N.O.
16. SOFFIT - SEE PLAN/ELEVATION FOR HEIGHT
17. VOLUME CEILING - 2:12 PITCH
18. 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS.
19. STAIR TREADS AND RISERS, MIN. 10" TREADS & 7 3/4" MAX. RISERS
20. 34"-38" HIGH, CONTINUOUS, WALL-MOUNTED HANDRAIL DTL. 103/AD6
21. GUARD/WALL +42" U.N.O. - REFER TO DETAIL 108/AD6
22. WOOD BALLUSTERS AT 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
23. WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
24. DOUBLE 2x TOP PLATE AT EXTERIOR & BEARING WALLS
25. 2x P.T.D.F. SILL PLATE
26. FIREBLOCKING SHALL BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

27. EXCLUSIVE USE RATED SOFFIT FOR ELECTRICAL SERVICE FEEDERS ONLY PER THE RECORDED CONDITIONS, COVENANTS & RESTRICTIONS (CC&R'S) FOR THE PROJECT - REFER TO DETAILS 108/FD1 & 16/FD2.

kb HOME

Prospect Park

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

Revised Masonry, Fiberglass Exterior soffits, Fiberglass Entry Doors and small exterior alterations

Santee
DO MORE • DO EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
DIVISION: T.C.
Previous Interwest Consulting approval 2-3-2024

PROJECT NO:	405999
ISSUED FOR CONSTRUCTION:	11/20/2023
REVISIONS:	1 11/06/2023
	2 01/15/2024
	3 04/02/2024
	4 04/17/2024

1. PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2. PLAN CHECK COMMENTS 01/15/2024
3. CLIENT REVISIONS 04/02/2024
4. MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: 327.2014
PLAN 2
SHEET:
A3-212

SPEC. LEVEL 1

SANTEE

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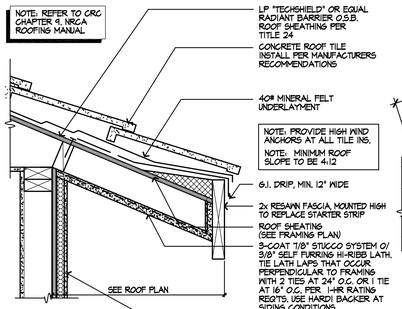
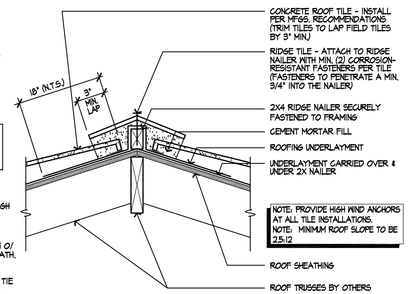
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\02_Unit Plans\Plan 2\Plot Sheets\PLAN-2_04_SECT.dwg – Jun. 5, 2024 – 11:01:12 AM



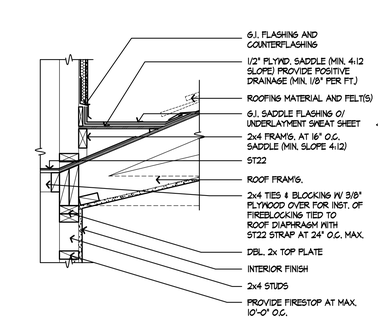
EAVE - FLAT TILE 17

SCALE 1 1/2"=1'-0" ONE HOUR EXTERIOR R00-0113B



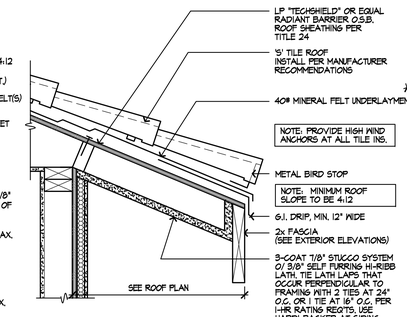
RIDGE / HIP - FLAT TILE 13

SCALE: 1 1/2"=1'-0" R00-0113A



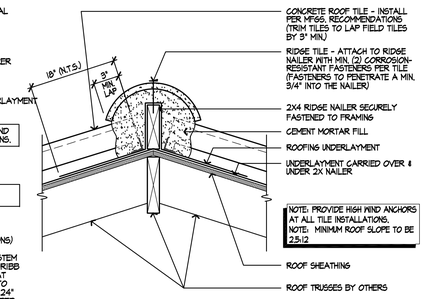
SADDLE FLASHING 9

SCALE 1"=1'-0" SAC-0113-08a



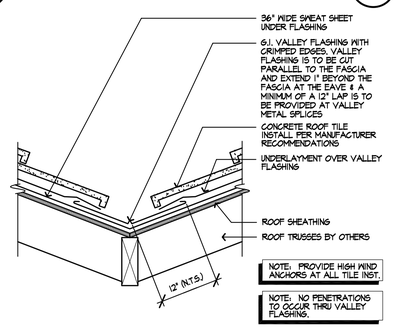
EAVE - "S" TILE 5

SCALE 1 1/2"=1'-0" ONE HOUR EXTERIOR WALL R00-0058



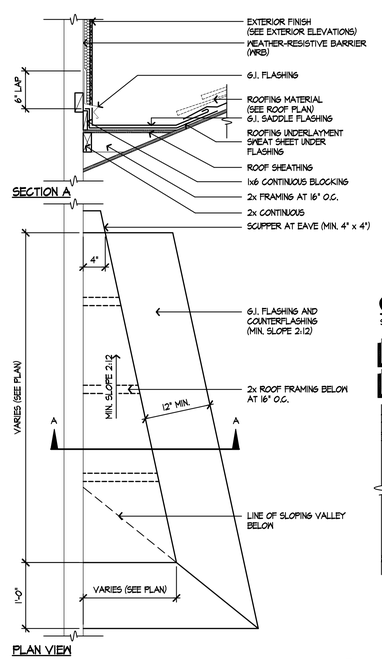
RIDGE / HIP - "S" TILE 1

SCALE: 1 1/2"=1'-0" R00-0001A



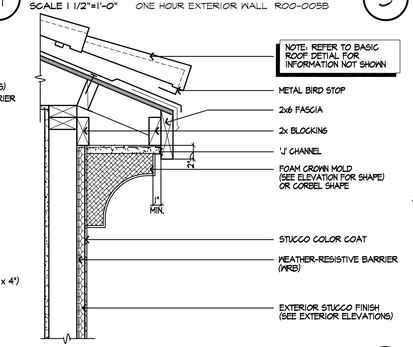
VALLEY - FLAT TILE 14

SCALE 1 1/2"=1'-0" R00-0114A



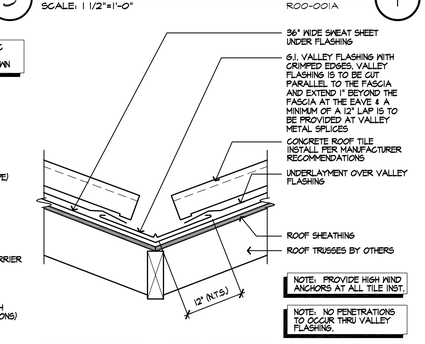
CRICKET 11

SCALE 1"=1'-0" SAC-0113-10a



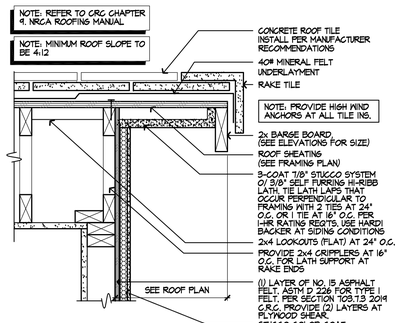
CROWN/CORBEL AT EAVE 6

SCALE 1 1/2"=1'-0" R00-0006A



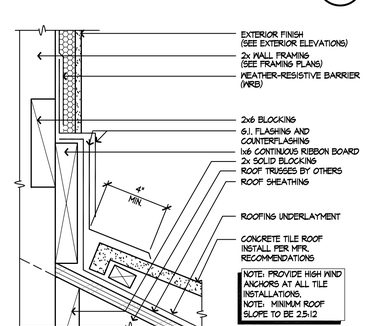
VALLEY - "S" TILE 2

SCALE 1 1/2"=1'-0" R00-0002A



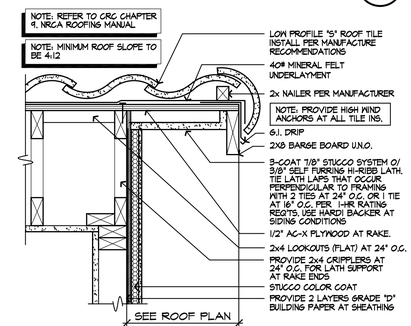
RAKE - FLAT TILE 19

SCALE 1 1/2"=1'-0" ONE HOUR EXTERIOR R00-0149B



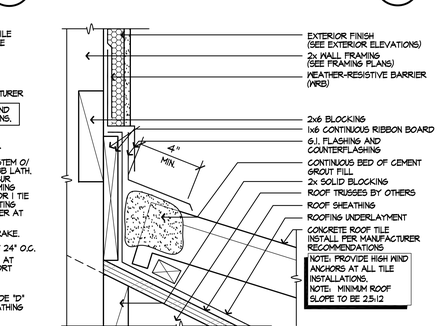
ROOF TO WALL - FLAT TILE 15

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



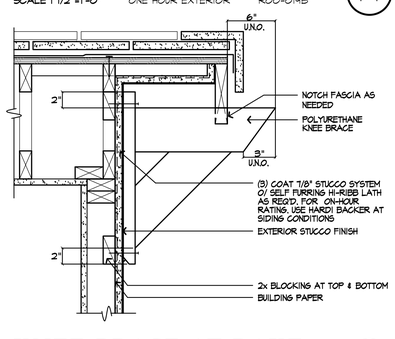
RAKE - "S" TILE 7

SCALE 1 1/2"=1'-0" ONE HOUR EXTERIOR WALL R00-0078



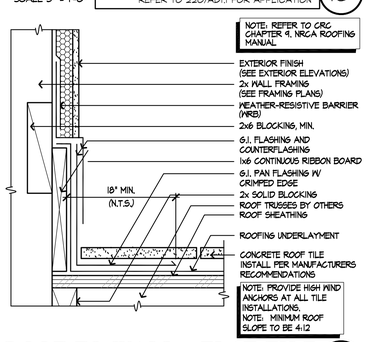
ROOF TO WALL - "S" TILE 3

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



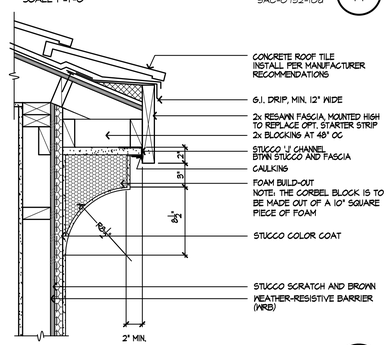
KNEE BRACE AT RAKE 20

SCALE 1 1/2"=1'-0" ONE HOUR EXTERIOR WALL R00-0020A



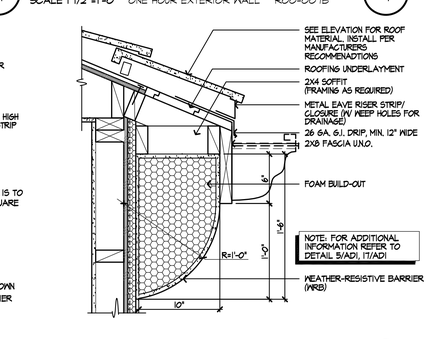
ROOF TO WALL - FLAT TILE 16

SCALE 3" = 1'-0" REFER TO 219/AD1.1 FOR APPLICATION
REFER TO 218/AD1.1 FOR KICKOUT CONDITION



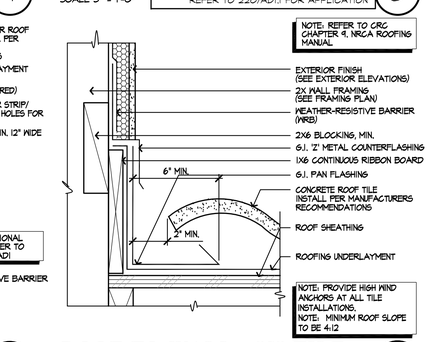
CORBEL @ EAVE 12

SCALE 1 1/2"=1'-0" R00-0112A



CORBEL @ EAVE 8

SCALE 1 1/2" = 1'-0" SAC-0113-144a



ROOF TO WALL - "S" TILE 4

SCALE 3" = 1'-0" REFER TO 219/AD1.1 FOR APPLICATION
REFER TO 218/AD1.1 FOR KICKOUT CONDITION

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Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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949-790-9119

Revised Mas
erior soffits, Ceiling
and small exterior

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PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
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ISSUED FOR CONSTRUCTION 11/20/2023
PROJECT NO. 405999
DIVISION: R.C.
REVISIONS: 11/06/2023
APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: ALL PLANS
SHEET: AD1

SPEC. LEVEL 1
SANTEE

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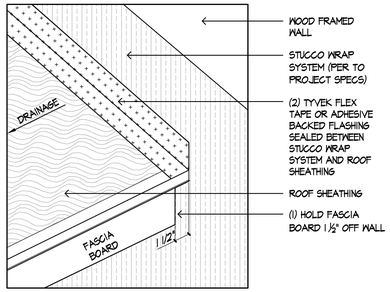
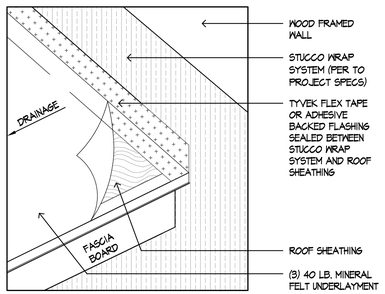
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\00_All Plans\Plot Sheets\009-DETAILS.dwg – Feb. 22, 2024 – 4:39:25 PM



STEP 1



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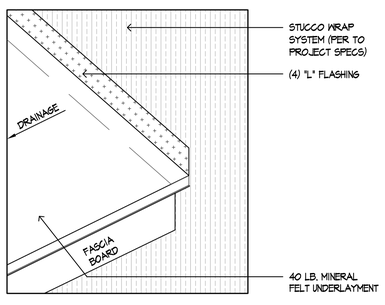
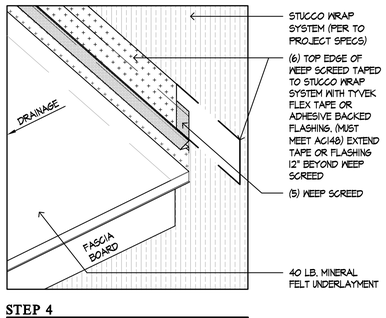


STEP 3

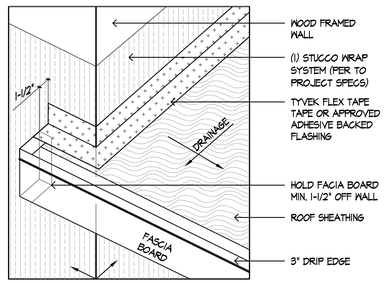


STEP 4

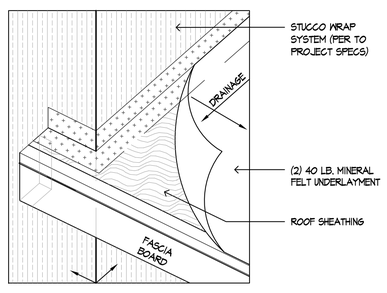
Roof To Wall Detail

SCALE 1 1/2" = 1'-0"

(SK14) 220



STEP 1



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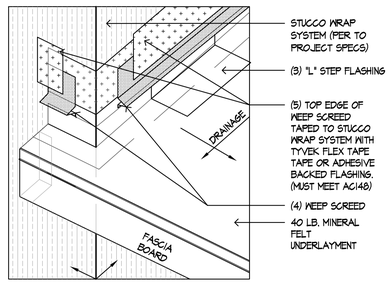
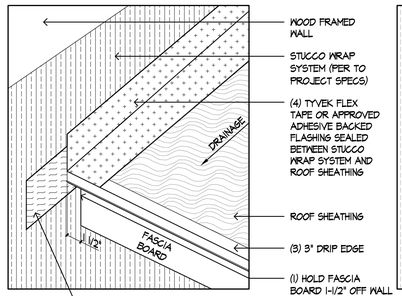


STEP 3

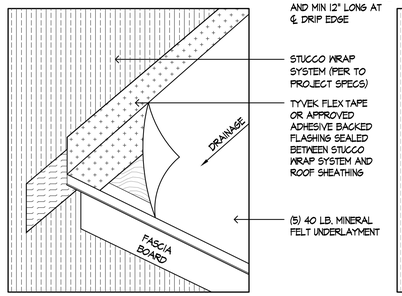
Corner Roof Overhang Detail

SCALE 1 1/2" = 1'-0"

(SK13) 219



STEP 1



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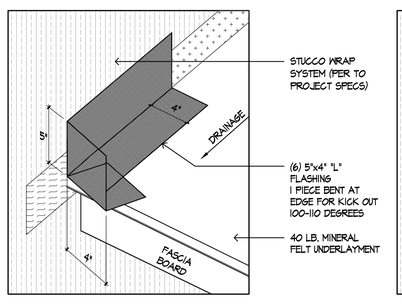

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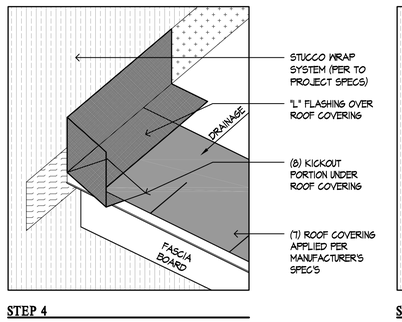
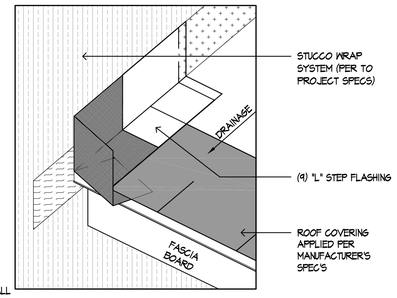


STEP 4



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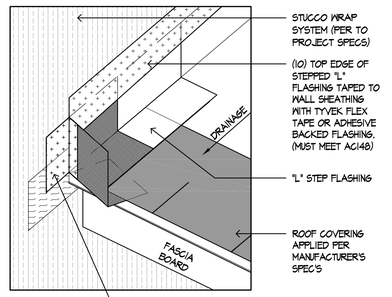

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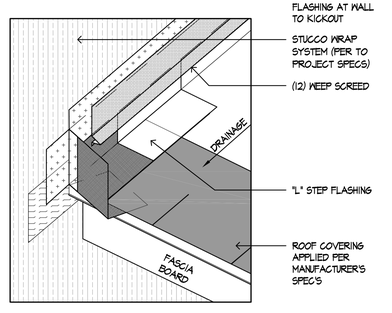

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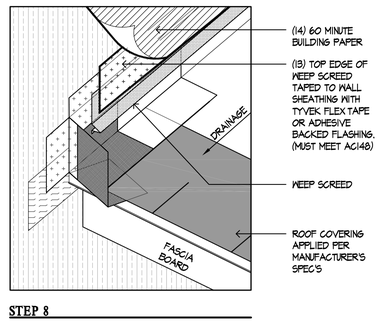

STEP 8

Roof Kickout Detail

SCALE 1 1/2" = 1'-0"

(SK12) 218

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Prospect Park

TRACT NO. 2016-03

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ORANGE COUNTY / SAN DIEGO

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Revised Mas
erior soffits, railings, fascia, stucco, paint repairs
and small exterior alterations

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ISSUED FOR CONSTRUCTION 11/20/2023
PROJECT NO. 405999
DIVISION: SD.C.
REVISIONS: 11/06/2023

APPROVED FOR CONSTRUCTION 2023
Permit # B-RNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA
2

PLAN: ALL PLANS

SHEET: AD1.2

SPEC. LEVEL 1

SANTEE

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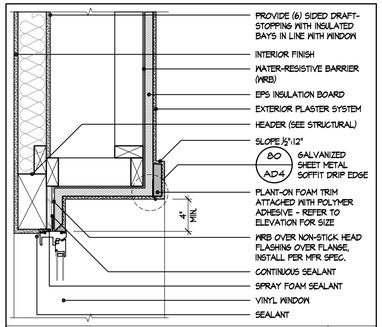
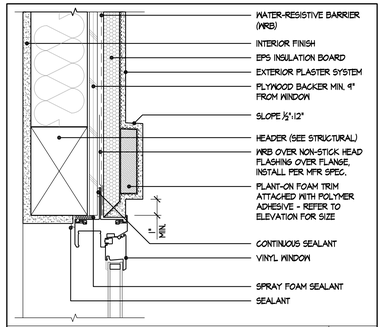
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\00_All Plans\Plot Sheets\009-DETAILS.dwg – Jan. 16, 2024 – 1:09:36 PM



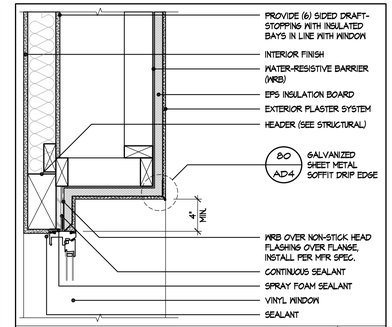
Window Head - Exterior Plaster Recessed 37

SCALE: 1 1/2"=1'-0"



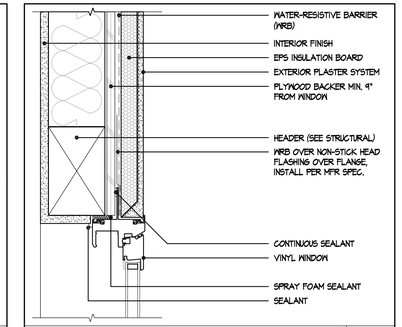
Window Head - Exterior Plaster 33

SCALE: 3"=1'-0"



Window Head - Exterior Plaster Recessed 29

SCALE: 1 1/2"=1'-0"

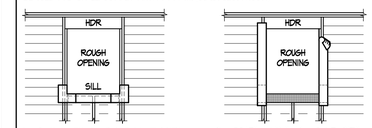


Window Head - Exterior Plaster 25

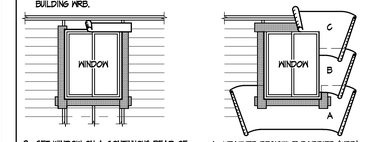
SCALE: 3"=1'-0"

WINDOW FLASHING

FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. SELF-ADHERED MEMBRANE FLASHING (MIN. 4" WIDE) SHALL BE USED AND SHALL COMPLY WITH AAMA 711. (C.R.C. SEC. R703.4)



1. (3) SIDED BUTYL OR ACRYLIC FLASHING (NO ASPHALT BASED PRODUCTS) LAPPING 3" INTO THE OPENING AND 6" UP THE SIDE JAMBS. EXTEND FLASHING BEYOND EDGE OF ROUGH OPENING AT LEAST 4 INCHES. ROLL THE FLEXIBLE FLASHING AT THE CORNERS FOR COMPLETE ADHESION. INTEGRATE THE OUTSIDE FACE FLASHING FLANGES WEATHERBOARD FASHION WITH THE BUILDING WRB.
2. LOCATE JAMB FLASHING WITH SIDE EDGE EVEN WITH ROUGH OPENING AND EXTEND FLASHING BEYOND EDGE OF ROUGH OPENING AT LEAST 4 INCHES. EXTEND FLASHING 2" MIN. BEYOND SILL FLASHING; EXTEND JAMB FLASHING 6" MIN. BEYOND HDR OPENING; SECURE FLASHING WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES



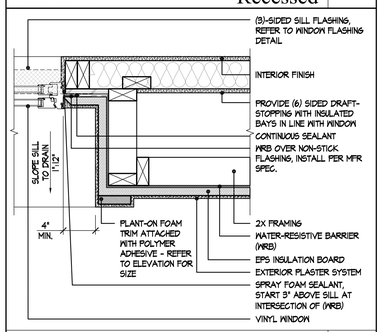
3. SET WINDOW ON A CONTINUOUS BEAD OF SEALANT AT HEAD AND JAMBS; NO SEALANT SILL; ATTACH WINDOW PER MFR. SPECIFICATIONS; LOCATE HEAD FLASHING AT TOP OF WINDOW, WRAP FLASHING OVER NAILING FIN; EXTEND FLASHING BEYOND EDGE OF ROUGH OPENINGS AT LEAST 4 INCHES; SECURE FLASHING WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES
4. WEATHER RESISTIVE BARRIER (WRB) SHALL BE APPLIED HORIZONTALLY OVER STUDS OR SHEATHING; WRB 'A' SHALL BE INSTALLED UNDER SILL FLASHING; WRB 'B' AND 'C' SHALL BE APPLIED IN SHINGLE-FASHION AND SHALL EXTEND OVER NAILING FIN; SECURE WRB WITH POWER-DRIVEN STAPLES

NOTE:

1. REFER TO WINDOW MANUFACTURER'S INSTALLATION/SPECIFICATION MANUAL FOR ADDITIONAL INFORMATION.
2. PROVIDE SOLID BACKING/PLYWOOD SHEATHING UNDER WINDOW FLASHING.
3. THE EXTERIOR WALL ENVELOPE SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR CLADDING AS REQUIRED BY SEC. R703.2 AND A MEANS OF DRAINAGE TO THE EXTERIOR WATER THAT PENETRATES THE EXTERIOR CLADDING (C.R.C. 703.1)
4. ALL FASTENERS SHALL USE PRE-PUNCHED HOLES IN THE NAILING FLANGES AND THE SPACING OF FASTENERS SHALL BE PER THE MANUFACTURER'S INTALLATION INSTRUCTIONS.

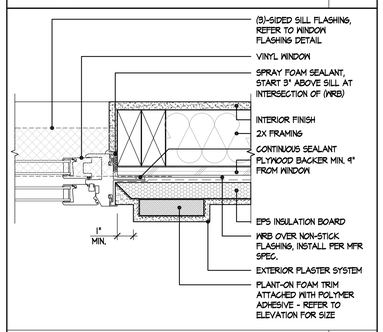
Window Flashing 22

SCALE: 3"=1'-0"



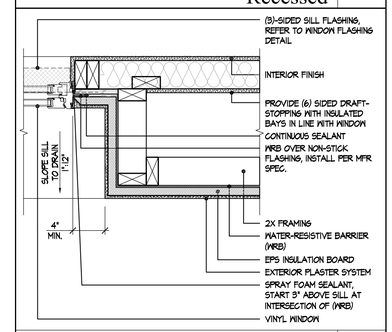
Window Jamb - Exterior Plaster Recessed 38

SCALE: 1 1/2"=1'-0"



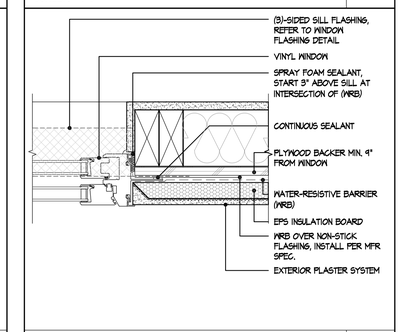
Window Jamb - Exterior Plaster 34

SCALE: 3"=1'-0"



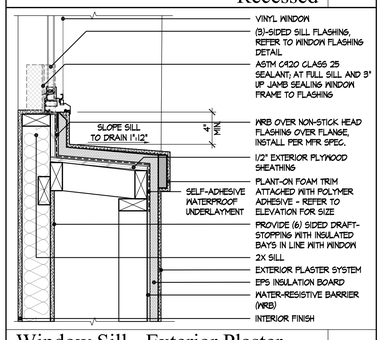
Window Jamb - Exterior Plaster Recessed 30

SCALE: 1 1/2"=1'-0"



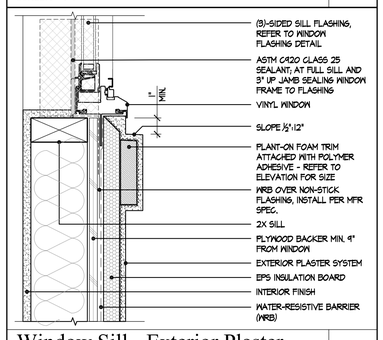
Window Jamb - Exterior Plaster 26

SCALE: 3"=1'-0"



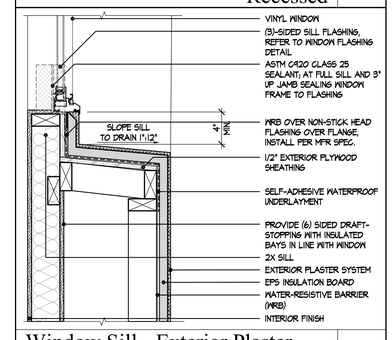
Window Sill - Exterior Plaster Recessed 39

SCALE: 1 1/2"=1'-0"



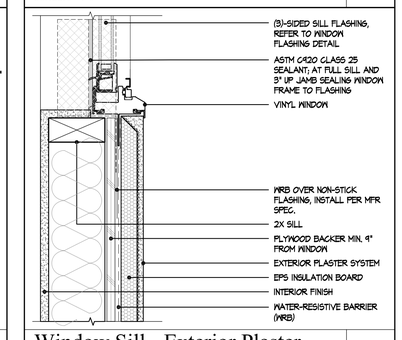
Window Sill - Exterior Plaster 35

SCALE: 3"=1'-0"



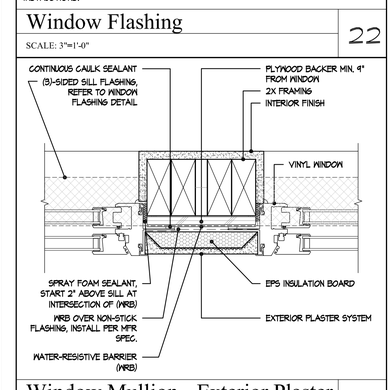
Window Sill - Exterior Plaster Recessed 31

SCALE: 1 1/2"=1'-0"



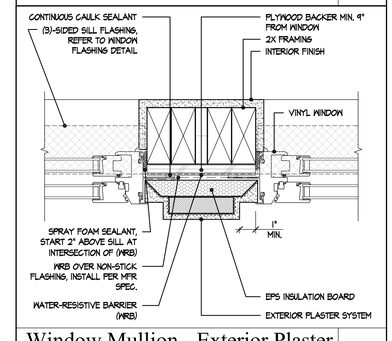
Window Sill - Exterior Plaster 27

SCALE: 3"=1'-0"



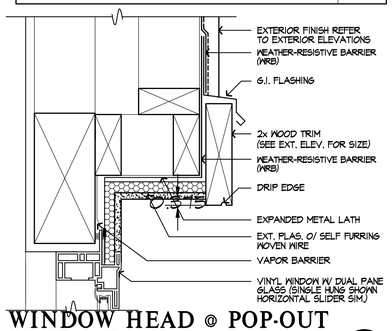
Window Mullion - Exterior Plaster 23

SCALE: 3"=1'-0"



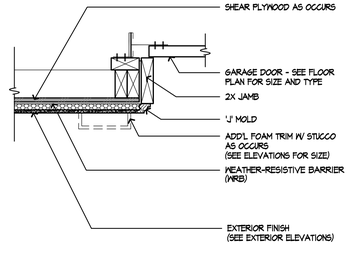
Window Mullion - Exterior Plaster 24

SCALE: 3"=1'-0"



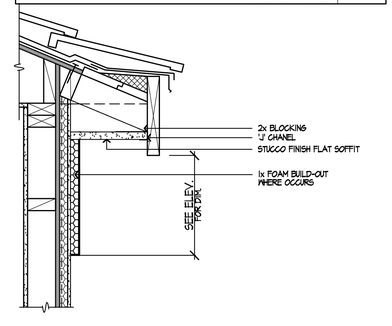
WINDOW HEAD @ POP-OUT W/ WOOD TRIM 40

SCALE: 3"=1'-0" SAC-0732-37a



GARAGE DOOR JAMB 36

SCALE 1 1/2" = 1'-0" SAC-0732-52a



1" TRIM @ EAVE 32

SCALE 1 1/2"=1'-0" R00-023A

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Interior soffits, Ceilings, Interior Walls, Interior Doors
and small exterior alterations

Santee
DO MORE • DO 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.
APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NO: 405999
DIVISION: 02 - EXTERIOR
REVISIONS: 11/06/2023
1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA
2

PLAN: ALL PLANS
SHEET: AD2

SPEC. LEVEL 1
SANTEE

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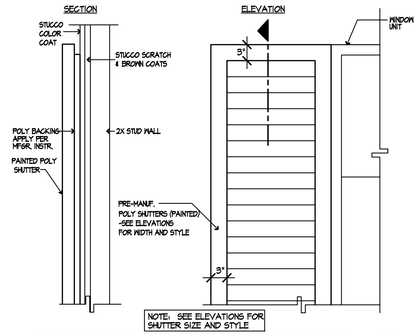
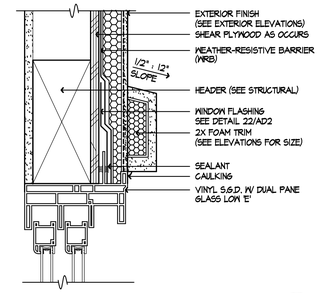
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\00_All Plans\Plot Sheets\009-DETAILS.dwg - Jan. 16, 2024 - 1:09:46 PM



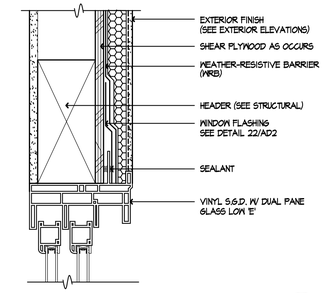
POLYURTHANE SHUTTER 53

SCALE 1 1/2"=1'-0"



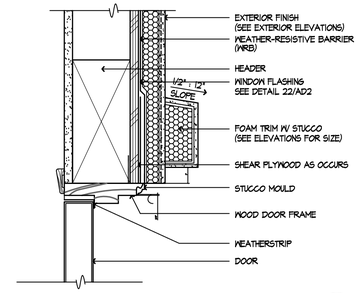
SLIDING DOOR HEAD 49

SCALE 3"=1'-0" SAC-0732-45a



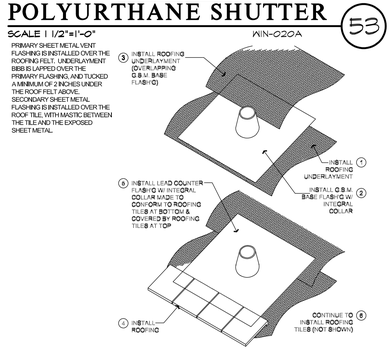
SLIDING DOOR HEAD 45

SCALE 3"=1'-0" SAC-0732-45a



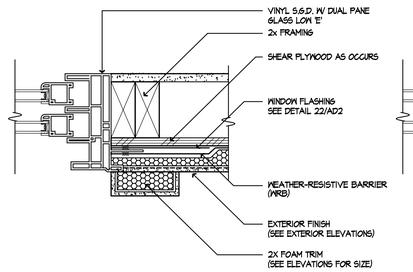
DOOR HEAD 41

SCALE 3"=1'-0" SAC-0732-41a



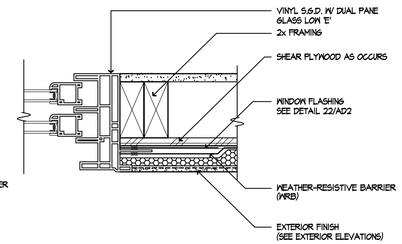
Roof Penetration 54

SCALE: 1 1/2"=1'-0"



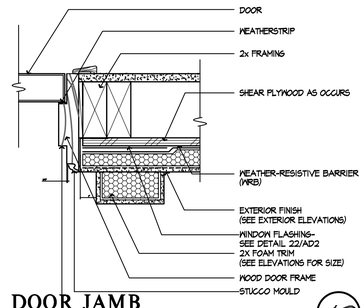
SLIDING DOOR JAMB 50

SCALE 3"=1'-0" SAC-0732-46a



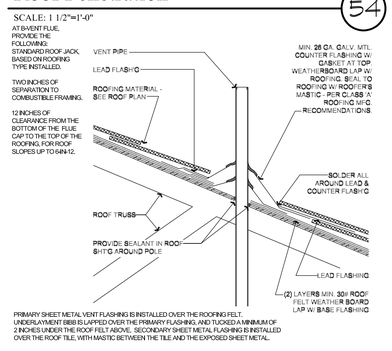
SLIDING DOOR JAMB 46

SCALE 3"=1'-0" SAC-0732-46a



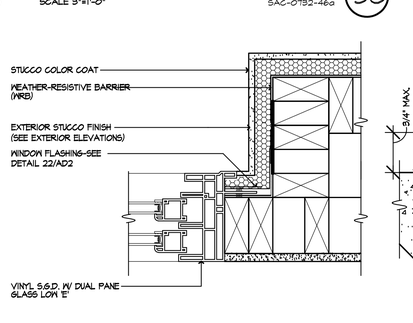
DOOR JAMB 42

SCALE 3"=1'-0" SAC-0732-42a



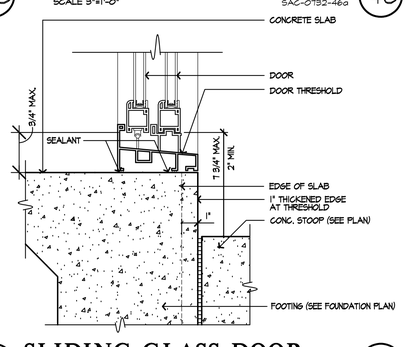
Vent Through Roof 53

SCALE: 1 1/2"=1'-0"



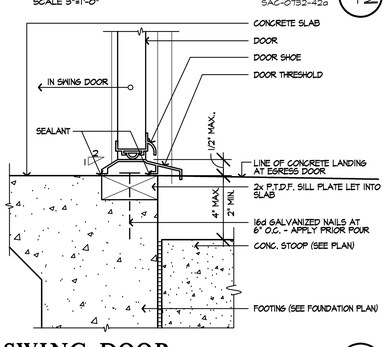
SLDG. DR. JAMB - SOFFIT 51

SCALE 3"=1'-0" DOO-004C



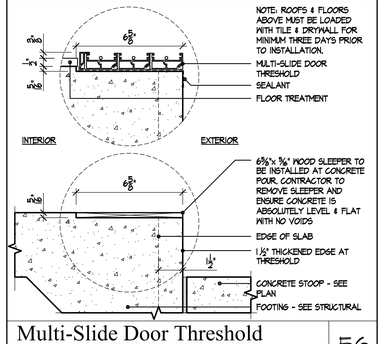
SLIDING GLASS DOOR 47

SCALE 3"=1'-0" DOO-005A



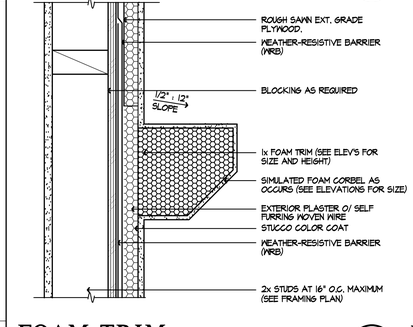
SWING DOOR 43

SCALE 3"=1'-0" DOO-006A



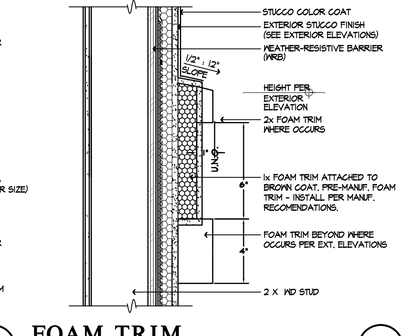
Multi-Slide Door Threshold 56

SCALE: 3"=1'-0"



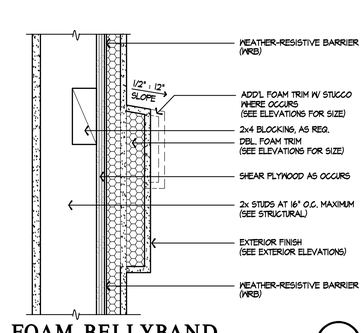
FOAM TRIM 52

SCALE 3"=1'-0" TRI-002A



FOAM TRIM 48

SCALE 3"=1'-0" TRI-021A



FOAM BELLYBAND 44

SCALE 3"=1'-0" PE-0420-011

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max Height of exterior soffits, railings, and exterior finishes and small exterior alterations

Santee
DO MORE • DUE EAST

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

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ISSUED FOR CONSTRUCTION 11/06/2023
PROJECT NO. 405999
DIVISION NO. C.
DATE: August 12, 2024
REVISIONS: 11/06/2023

APPROVED FOR CONSTRUCTION
Permit # B-PNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: ALL PLANS

SHEET: AD3

SPEC. LEVEL 1
SANTEE

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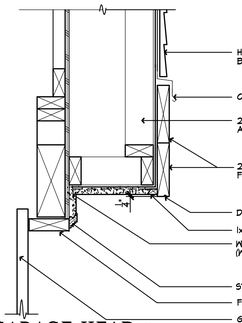
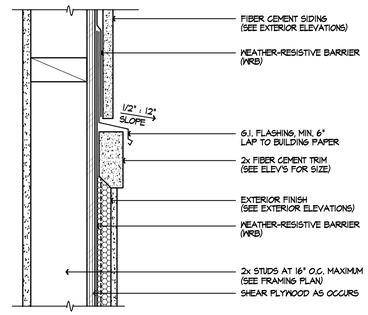


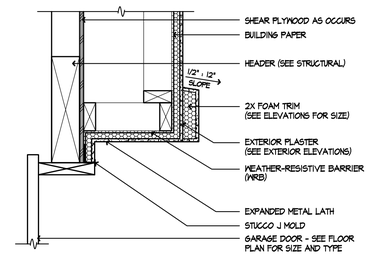
GARAGE HEAD @ SOFFIT W/ LAP SIDING (77)

SCALE 1 1/2"=1'-0" D00-020A



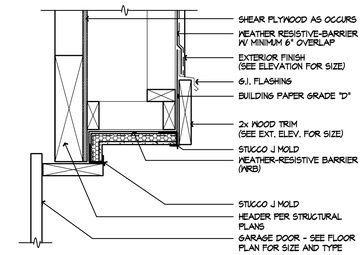
2x FIBER CEMENT TRIM / SIDING AT SIDING ABOVE STUCCO TRANSITION (73)

SCALE 3"=1'-0" TR1-006A



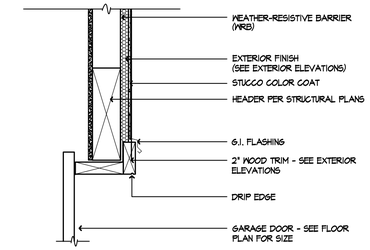
GARAGE DOOR HEAD (69)

SCALE 1 1/2" = 1'-0" SAC-0732-44a



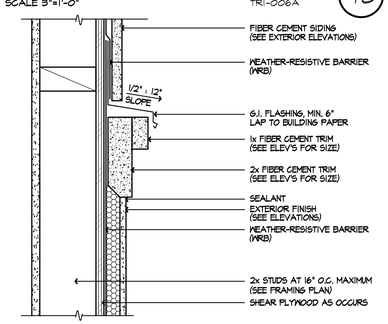
GARAGE DOOR HEAD AT POP-OUT W/ WOOD TRIM (65)

SCALE 1 1/2"=1'-0" SAC-0732-53b



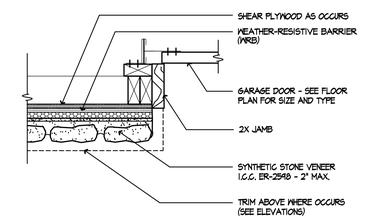
GARAGE DOOR HEAD (61)

SCALE 1 1/2"=1'-0" DOR-007E



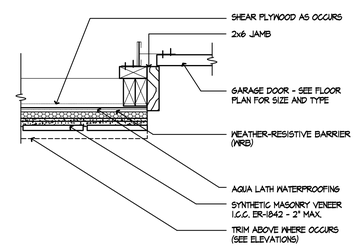
1x o/ 2x FIBER CEMENT TRIM / SIDING AT SIDING ABOVE STUCCO TRANSITION (74)

SCALE 3"=1'-0" TR1-007A



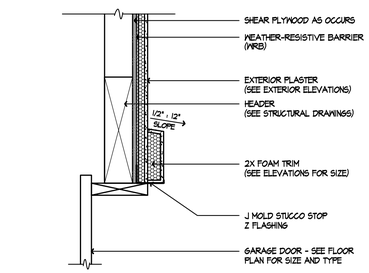
SYN. STONE - GAR. JAMB (70)

SCALE 1 1/2" = 1'-0" PE-0440-03



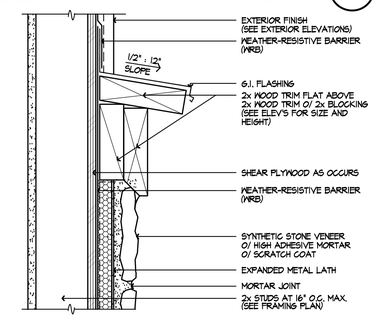
BRICK VENEER GAR. JAMB (66)

SCALE 1 1/2" = 1'-0" SAC-0732-61a



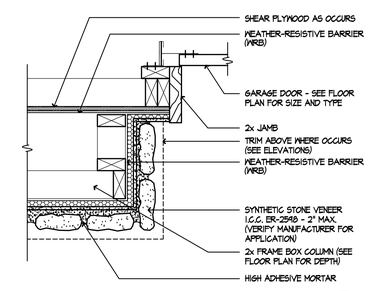
GARAGE DOOR HEAD (62)

SCALE 1 1/2" = 1'-0" SAC-0732-51a



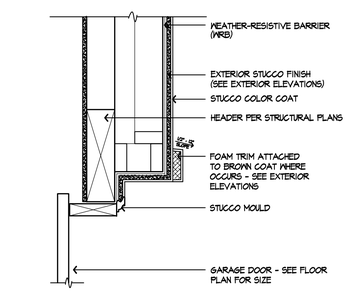
SYN. STONE - WOOD TRIM (75)

SCALE 3"=1'-0" TR1-008A



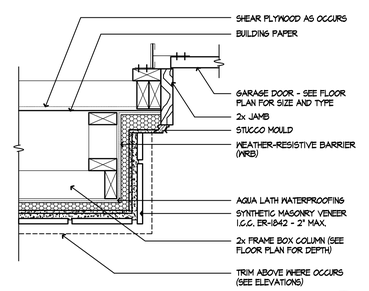
SYN. STONE - GAR. JAMB (71)

SCALE 1 1/2" = 1'-0" PE-0440-03



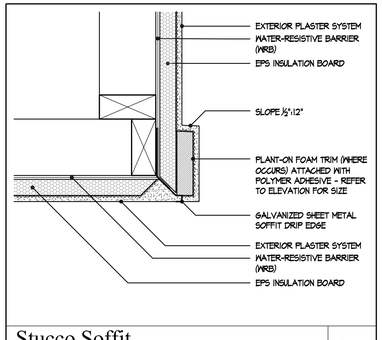
GARAGE DOOR HEAD (67)

SCALE 1 1/2"=1'-0" RECESSED DOR-007C



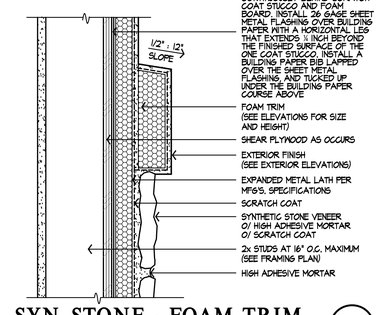
BRICK VENEER GAR. JAMB (63)

SCALE 1 1/2" = 1'-0" PE-0420-01



Stucco Soffit (80)

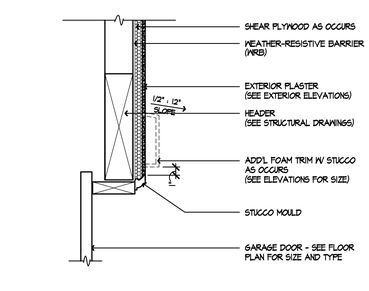
SCALE: 3"=1'-0"



AT ONE COAT STUCCO, INSTALL 2 LAYERS OF BUILDING PAPER CONTINUOUSLY BEHIND SCRATCH COAT STUCCO AND FOAM BOARD. INSTALL 26 GAGE SHEET METAL FLASHING OVER BUILDING PAPER WITH A HORIZONTAL LEG THAT EXTENDS ¼ INCH BEYOND THE FINISHED SURFACE OF THE ONE COAT STUCCO. INSTALL A BUILDING PAPER BIB LAPPED OVER THE SHEET METAL FLASHING, AND TUCKED UP UNDER THE BUILDING PAPER COURSE ABOVE

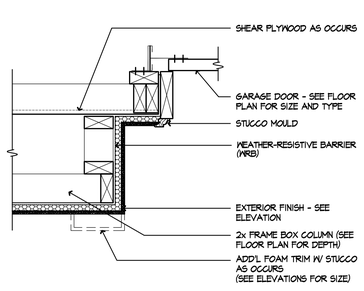
SYN. STONE - FOAM TRIM (76)

SCALE 3"=1'-0" SAC-0732-65a



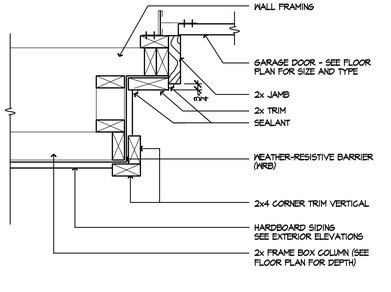
GARAGE DOOR HEAD (72)

SCALE 1 1/2" = 1'-0" SAC-0732-51a



GARAGE DOOR JAMB (68)

SCALE 1 1/2" = 1'-0" SAC-0732-50a



GARAGE JAMB (64)

SCALE 1 1/2"=1'-0" D00-GAR02

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Masonry Veneer Stucco Exterior soffits, Fiberglass Garage Door Frame and small exterior alterations

Santee DO MORE • DUE EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED FOR CONSTRUCTION: 11/10/2023
PROJECT NO: 405999
DIVISION NO: 0 C.
REVISIONS: 1 11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA 2

PLAN: ALL PLANS

SHEET: AD4

SPEC. LEVEL 1

SANTEE

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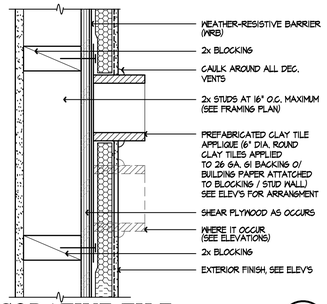
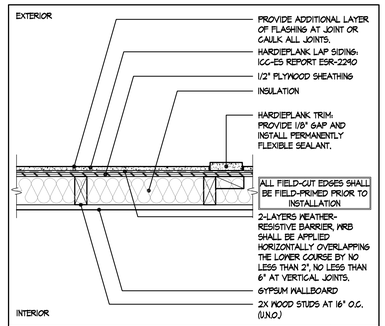
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect Park – Attached\00_All Plans\Plot Sheets\009-DETAILS.dwg – Jan. 16, 2024 – 1:10:06 PM



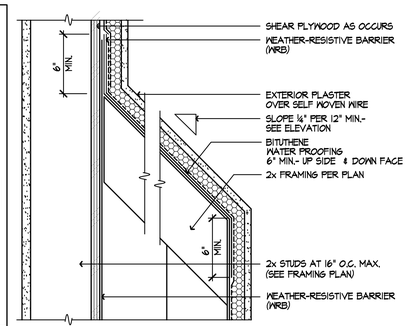
DECORATIVE TILE

SCALE 3"=1'-0" SAC-0732-143a **93**



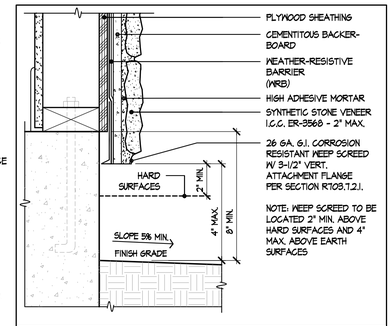
Wall: Hardie Board

SCALE: 1 1/2"=1'-0" **89**



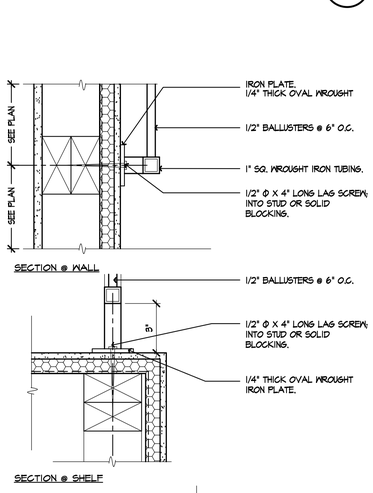
STUCCO SHELF

SCALE 3"=1'-0" SAC-0732-77a **85**



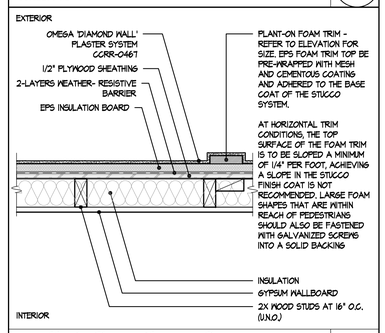
Stone Veneer - Screed

SCALE: 3"=1'-0" **81**



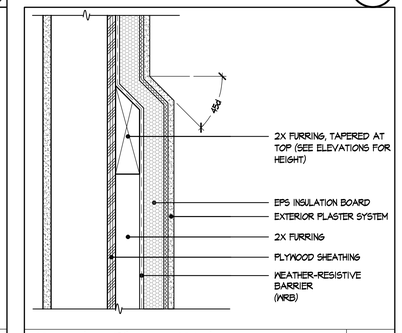
DECORATIVE W.I. RAILING

SCALE 3" = 1'-0" SAC-0732-134a **95**



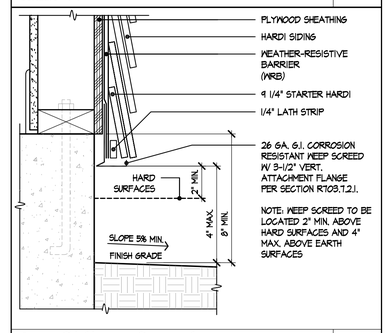
Wall: 1-Coat Plaster System

SCALE: 1 1/2"=1'-0" **90**



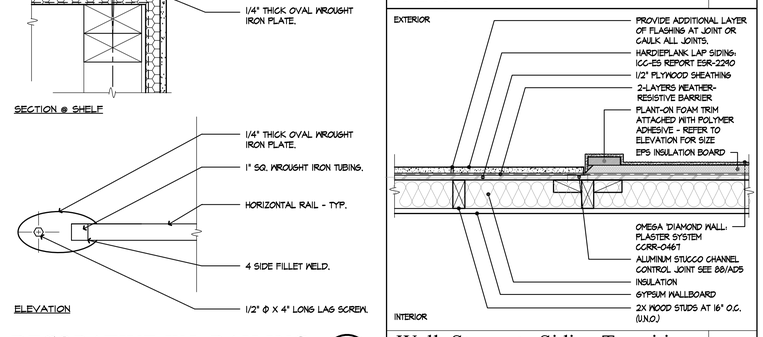
Exterior Plaster Wainscoat

SCALE: 3"=1'-0" **86**



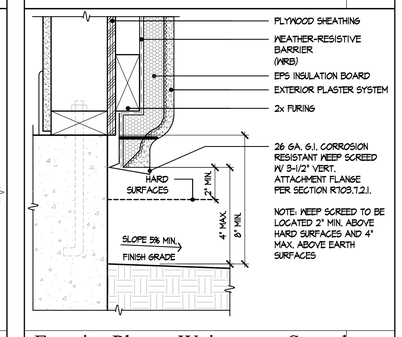
Lap Siding - Screed

SCALE: 3"=1'-0" **82**



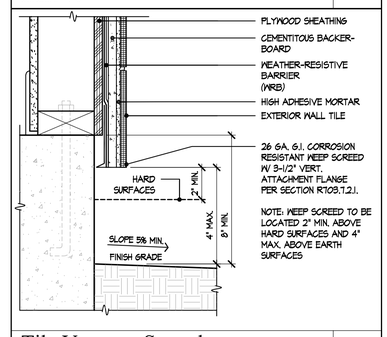
Wall: Stucco to Siding Transition

SCALE: 1 1/2"=1'-0" **91**



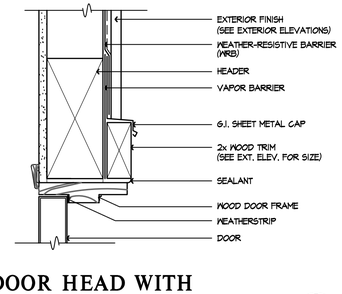
Exterior Plaster Wainscoat - Screed

SCALE: 3"=1'-0" **87**



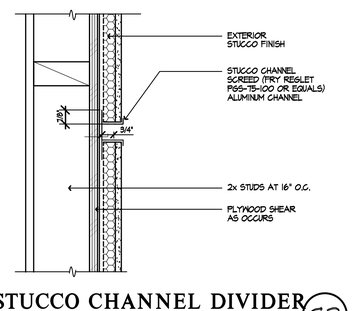
Tile Veneer - Screed

SCALE: 3"=1'-0" **83**



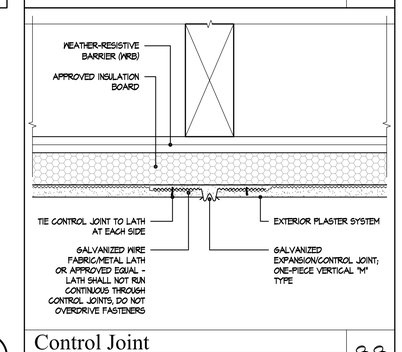
DOOR HEAD WITH WOOD TRIM

SCALE 3"=1'-0" SAC-0732-43b **96**



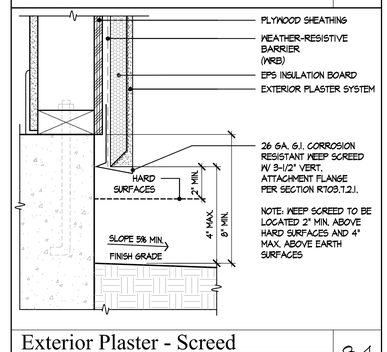
STUCCO CHANNEL DIVIDER

SCALE 3"=1'-0" SAC-0732-42a **92**



Control Joint

SCALE: 6"=1'-0" **88**



Exterior Plaster - Screed

SCALE: 3"=1'-0" **84**

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Stucco Soffits, Ceilings, Stucco Soffits, Ceilings, Stucco Soffits and small exterior ceilings

Santee
DO MORE • DO EAST

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

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ISSUED FOR CONSTRUCTION: 11/10/2023
Permit # B-RNEW-23-0009 Rev 2&3
PROJECT NO: 405999
Reviewed by: A.Sturm
DIVISION: S.C.
Date: August 12, 2024
REVISIONS: 11/08/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: ALL PLANS
SHEET: AD5

SPEC. LEVEL 1
SANTEE

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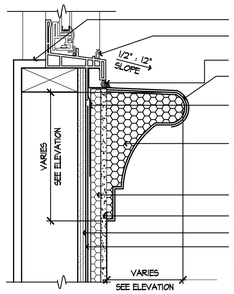
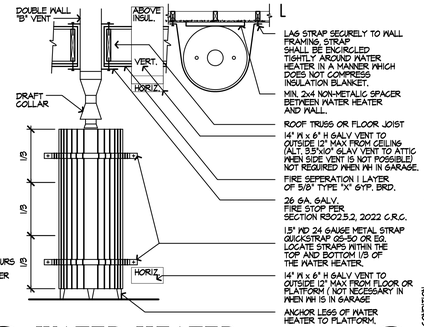
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\00_All Plans\Plot Sheets\009-DETAILS.dwg - Jan. 16, 2024 - 1:10:16 PM



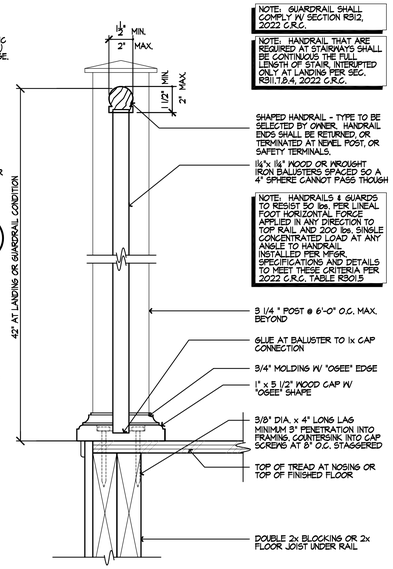
WINDOW SILL

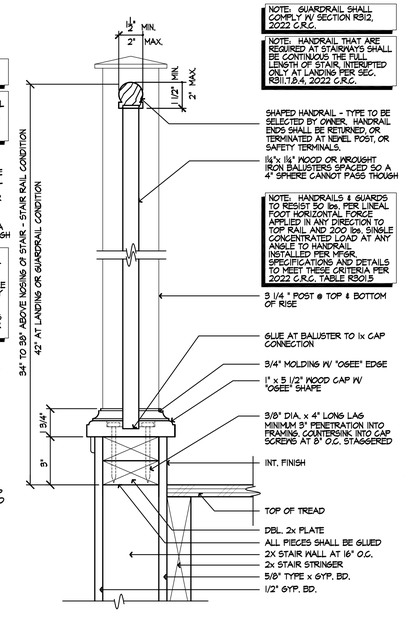
SCALE 3"=1'-0" WIN-029A 117

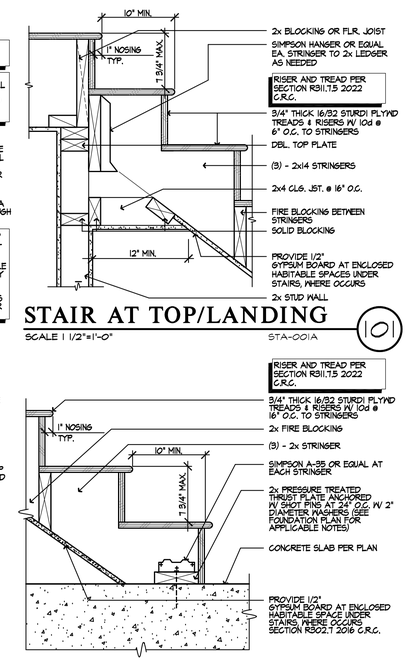


WATER HEATER

SCALE 1/2"=1'-0" HVA-002B 113





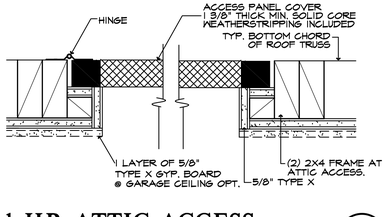


STAIR AT TOP/LANDING

SCALE 1 1/2"=1'-0" STA-001A 101

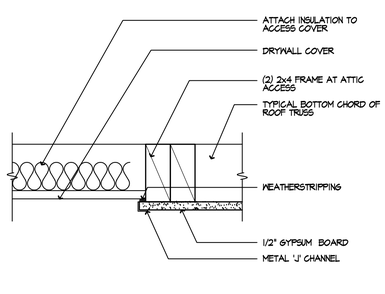
STAIR AT CONC. FLOOR

SCALE 1 1/2"=1'-0" STA-002A 02



1 HR ATTIC ACCESS

SCALE 3"=1'-0" ATTIC ACCESS 118



ATTIC ACCESS

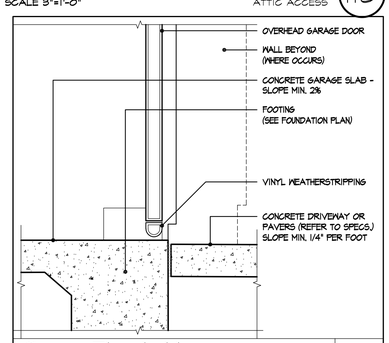
SCALE 3"=1'-0" ATTIC ACCESS 3 114

GUARDRAIL

SCALE 3"=1'-0" RAI-005B 110

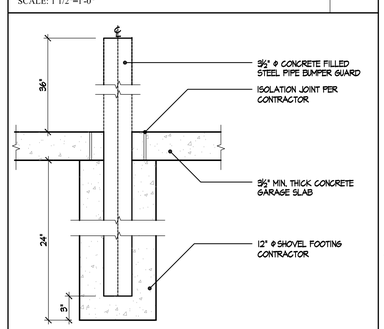
STAIR HANDRAIL

SCALE 3"=1'-0" RAI-005A 06



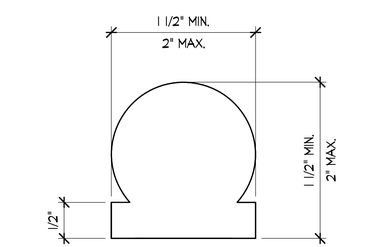
Garage Threshold

SCALE: 1 1/2"=1'-0" 119



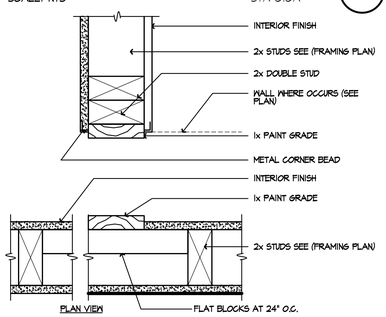
Pipe Bollard

SCALE: 1 1/2"=1'-0" 120



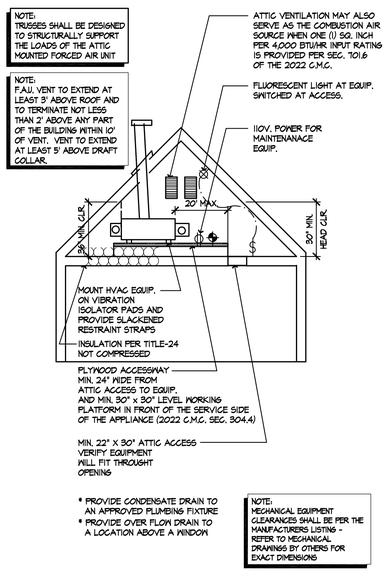
HANDRAIL DETAIL

SCALE: NTS STA-010A 115



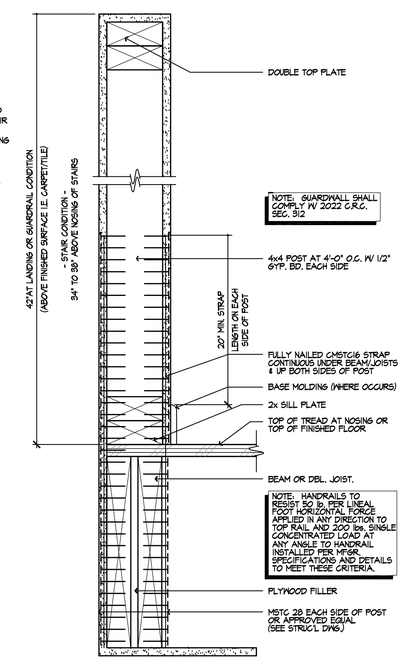
WARDROBE DOOR JAMB

SCALE 3"=1'-0" DOO-023A 116



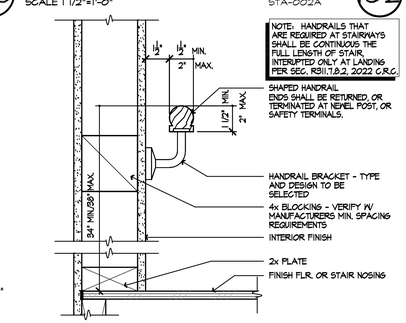
F.A.U. IN ATTIC

SCALE 1 1/2"=1'-0" HVA-001A 112



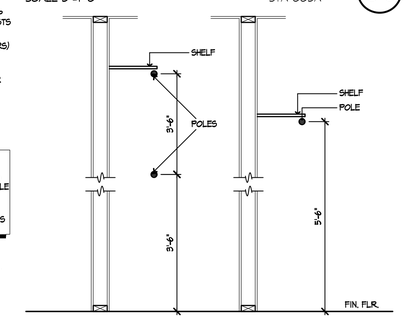
GUARDWALL

SCALE 3"=1'-0" STA-008A 08



HANDRAIL AT WALL

SCALE 3"=1'-0" STA-003A 03



DBL./SGL. POLE & SHELF

SCALE 3/4"=1'-0" ACC-001A 04

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Ceiling Height for interior soffits, Fireplaces, Chimneys and small exterior projections

949-790-9100

Santee
DO MORE • DOE EAST

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Permit # B-BNEW-23-0009 Rev 2&3 Date 11/06/2023
Reviewed by: A.Sturm
DIVISION USE ONLY
REVISIONS 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA
2

PLAN: ALL PLANS

SHEET: AD6

SPEC. LEVEL 1

SANTEE

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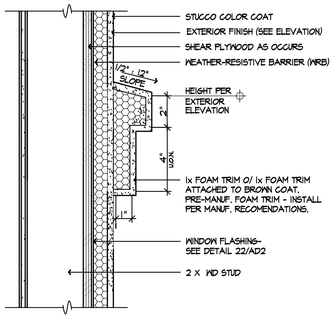
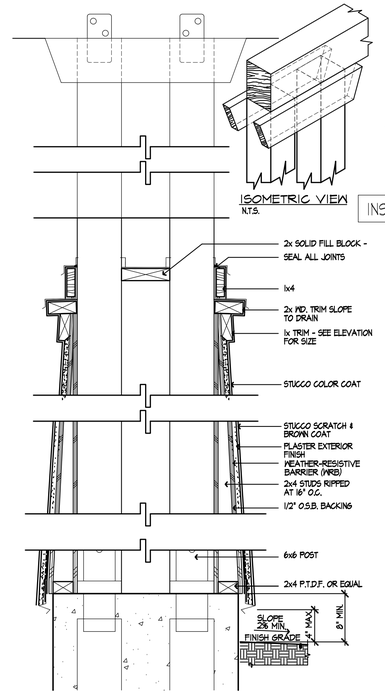
D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\00_All Plans\Plot Sheets\009-DETAILS.dwg - Jan. 16, 2024 - 1:10:26 PM



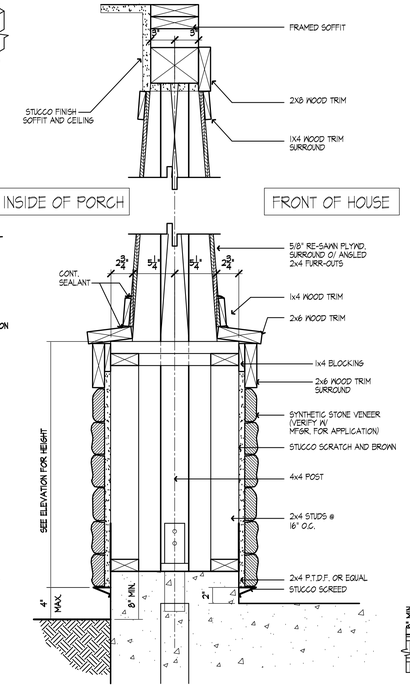
FOAM TRIM

SCALE 3"=1'-0"



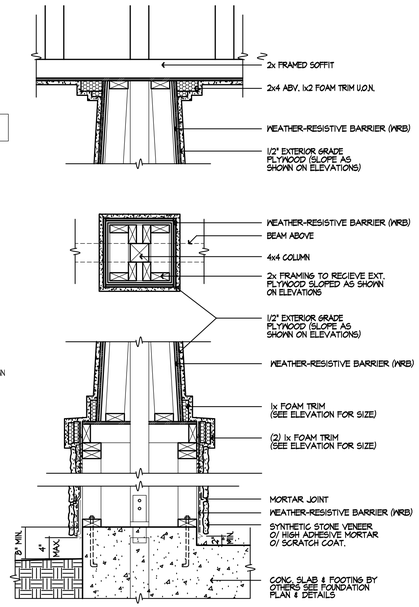
TAPERED STUCCO COLUMN

SCALE 1 1/2"=1'-0" COL-005A 134



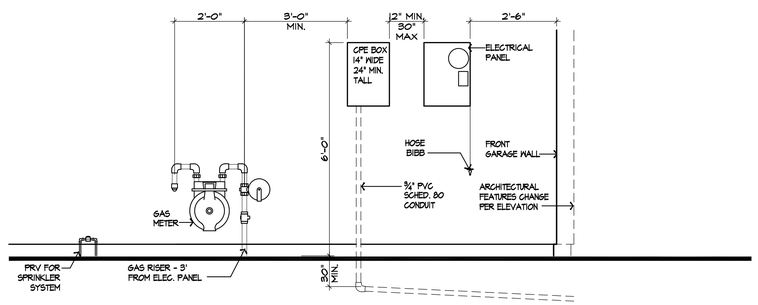
TAPERED WOOD COLUMN AT SYNTHETIC STONE VENEER

SCALE 1 1/2"=1'-0" TAPERED COL CLOSED W STONE 130



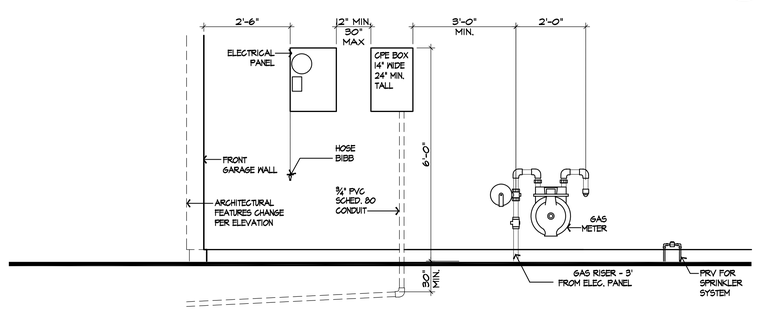
TAPERED STUCCO COLUMN W/ STONE VENEER

SCALE 1"=1'-0" COL-014A 122



UTILITY LOCATIONS (EXTERIOR GARAGE WALL - LEFT)

SCALE: N.T.S. 135

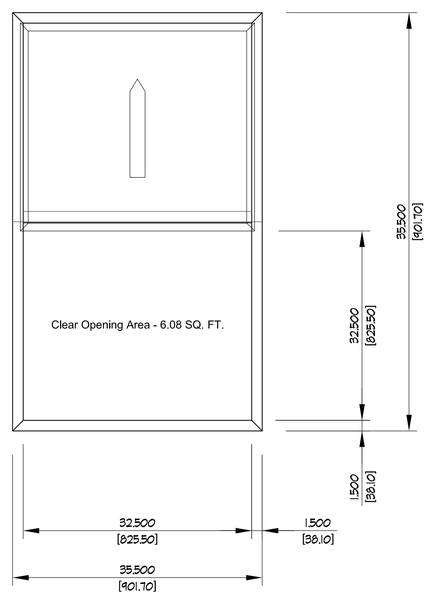


UTILITY LOCATIONS (EXTERIOR GARAGE WALL - RIGHT)

SCALE: N.T.S. 136

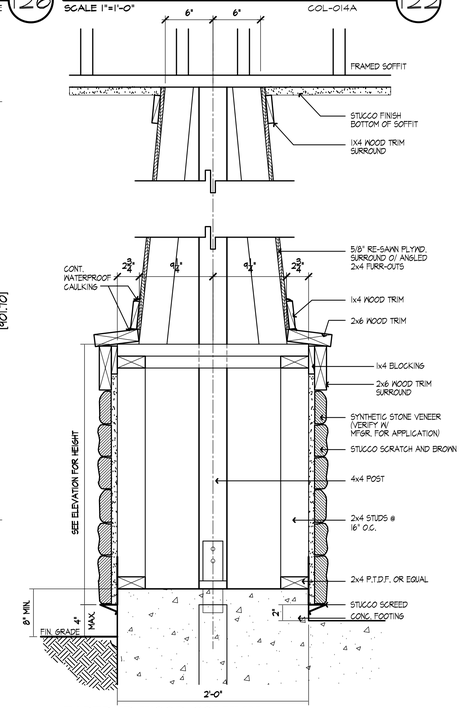
Platinum 2000-3050SH

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 CRC



3050 EGRESS WINDOW DIMENSIONS

SCALE: N.T.S. 136



TAPERED WOOD COLUMN AT SYNTHETIC STONE VENEER

SCALE 1 1/2"=1'-0" TAPERED COL W/ STONE 28 124

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas... 11/06/2023
Interior soffit... 11/06/2023
and small exterior alt... 11/06/2023

Santee DO MORE • DUE EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
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APPROVED FOR CONSTRUCTION
Permit # BRNEW-23-0009 Rev 2&3
Provide Bldg. A Sturm 405999
DBM/WM/JC
August 12, 2024
Previous Interwest Consulting approval 2-3-2024

REVISIONS:
1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA 2

PLAN: ALL PLANS
SHEET: AD7

SPEC. LEVEL 1
SANTEE

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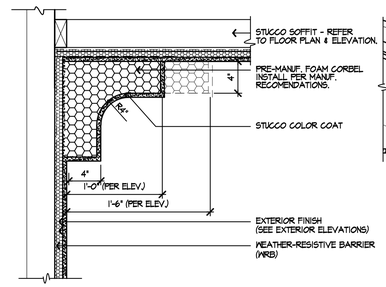
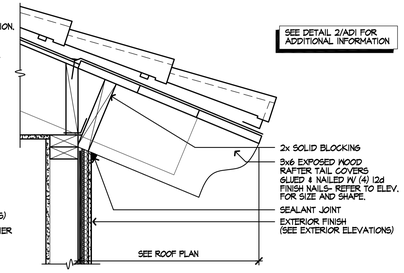


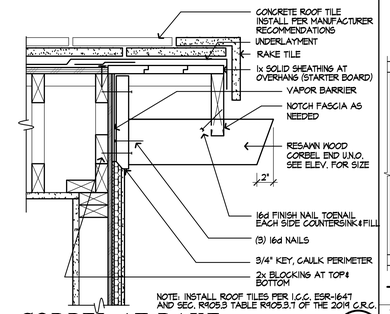
CORBEL DETAIL (157)

SCALE 1 1/2"=1'-0" R00-011G



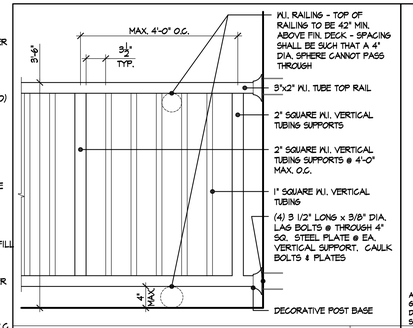
EAVE - 'S' TILE (153)

SCALE 1 1/2"=1'-0" R00-031A



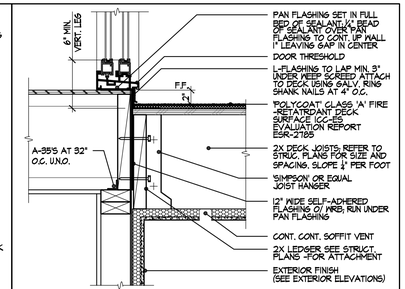
CORBEL AT RAKE (149)

SCALE 1 1/2" = 1'-0" SAC-0732-158a



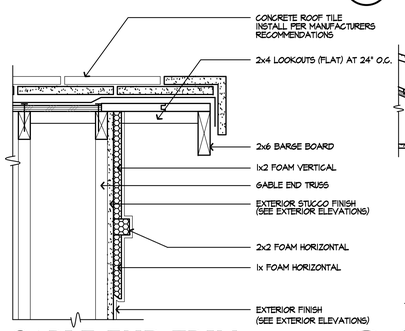
W.I. Porch / Balcony Guardrail (145)

SCALE: 1"=1'-0"



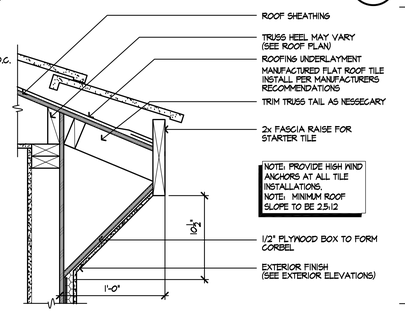
S.G.D. Threshold at Deck (141)

SCALE: 1 1/2"=1'-0"



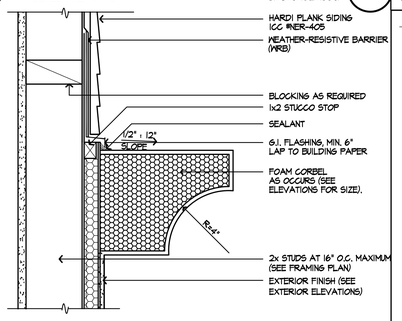
GABLE END TRIM (158)

SCALE 1 1/2"=1'-0" R00-019D



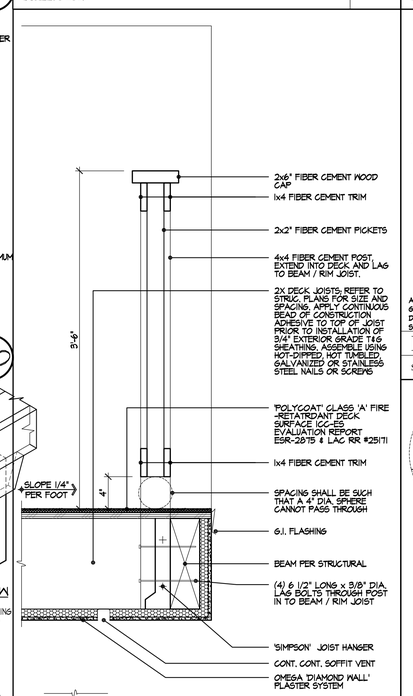
CORBEL DETAIL (154)

SCALE 1 1/2"=1'-0" R00-F08A



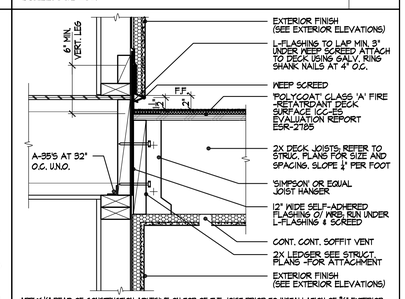
FOAM TRIM/ CORBEL (150)

SCALE 3"=1'-0" TRI-0271C



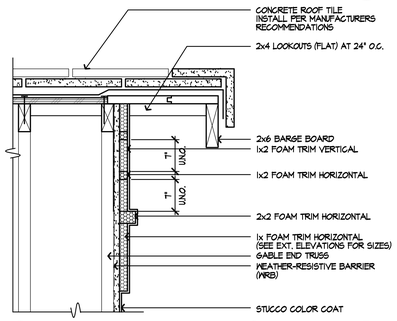
Fiber Cement Deck Guardrail Attachment 'B' (147)

SCALE: 1 1/2"=1'-0"



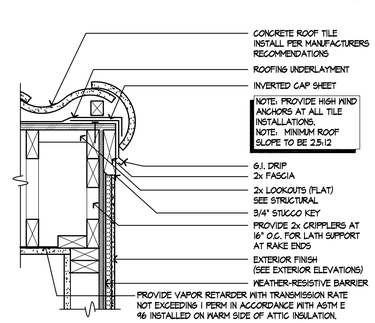
Deck to Wall (142)

SCALE: 1 1/2"=1'-0"

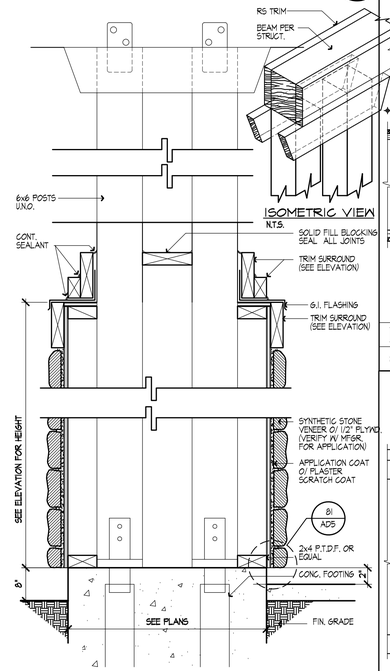


GABLE END SIDING (159)

SCALE 1 1/2"=1'-0" R00-019E

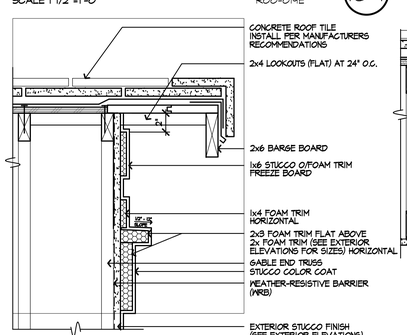


155



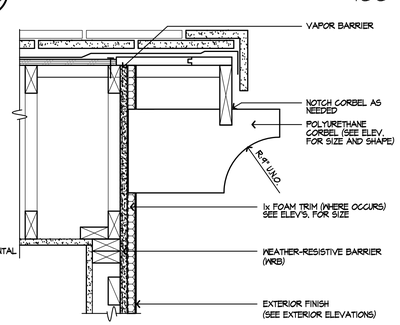
2-POST COLUMN BASE W/ SYNTHETIC STONE VENEER (152)

SCALE 1 1/2" = 1'-0" COL-0032C



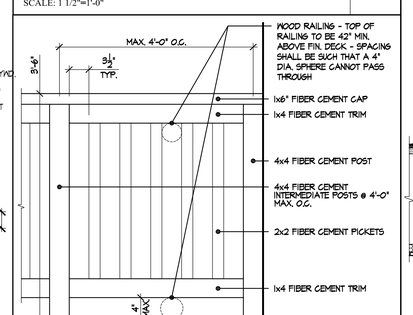
GABLE END TRIM (160)

SCALE 1 1/2"=1'-0" R00-019F



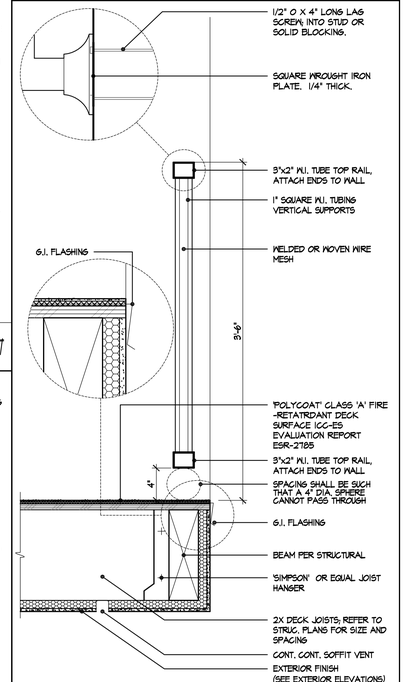
CORBEL AT RAKE (156)

SCALE 1 1/2"=1'-0" R00-011B



Fiber Cement Balcony Guardrail 'B' (148)

SCALE: 1"=1'-0"



W.I. Deck Guardrail Attachment 'A' (144)

SCALE: 1 1/2"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Stucco Exterior soffits, Fiberglass Exterior Foams and small exterior alterations

949-790-9100

Santee
DO MORE • DUE EAST

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APPROVED FOR CONSTRUCTION 11/06/2023
Permit # B-PNEW-23-0009 Rev 2 & 3
PROJECT NO. 405999
Reviewed by: A.Sturm
DIVISION: V.P.B.S.
Date: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA
2

PLAN: ALL PLANS
SHEET: AD8

SPEC. LEVEL 1
SANTEE

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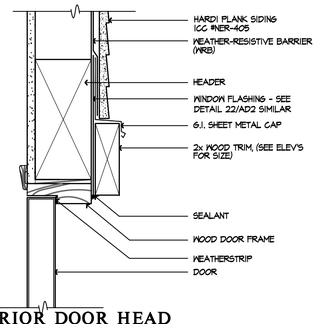
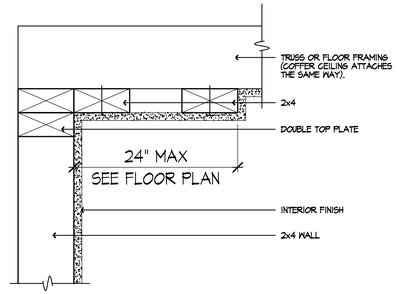


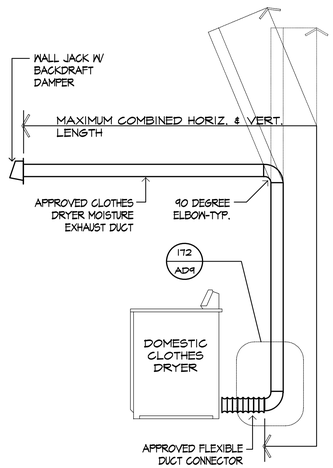
EXTERIOR DOOR HEAD @ HARDIE SIDING

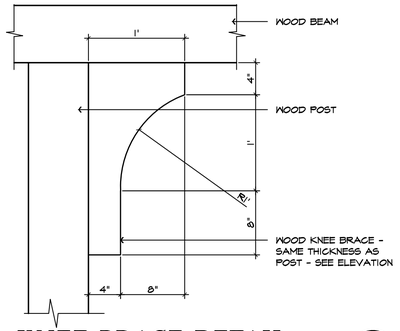
SCALE 3"=1'-0" DOO-038A 177



2" COFFERED CEILING

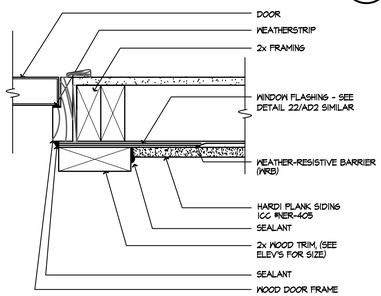
SCALE 3"=1'-0" FLR-004A 173





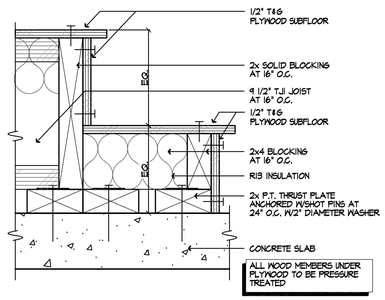
KNEE BRACE DETAIL

SCALE 1 1/2"=1'-0" COL-016A 65



EXTERIOR DOOR JAMB @ HARDIE SIDING

SCALE 3"=1'-0" DOO-039A 78



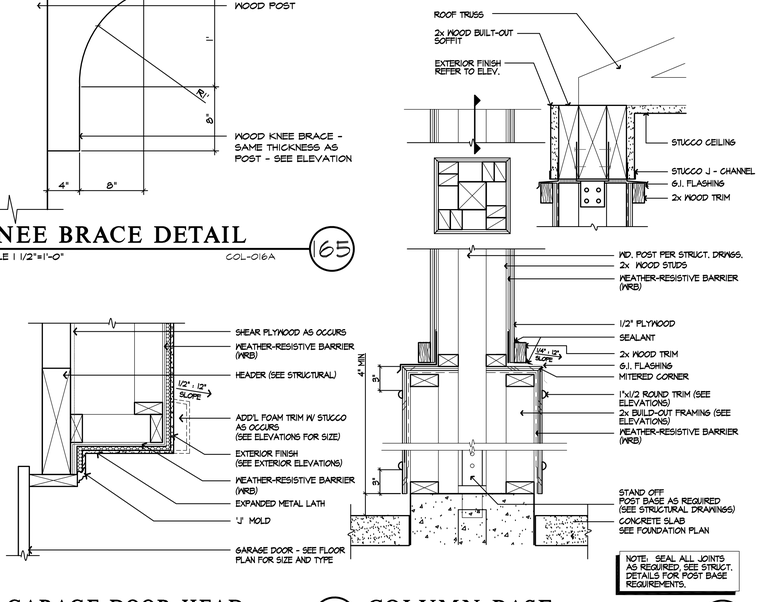
STEP AT RAISED FLOOR

SCALE 3"=1'-0" FLR-002A 174

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

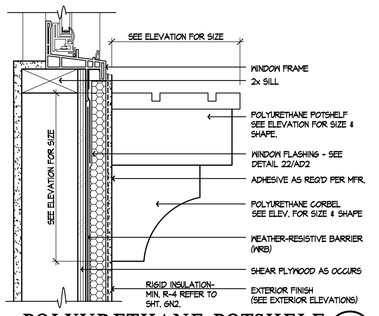


COLUMN BASE

SCALE 1 1/2"=1'-0" COL-012B 162

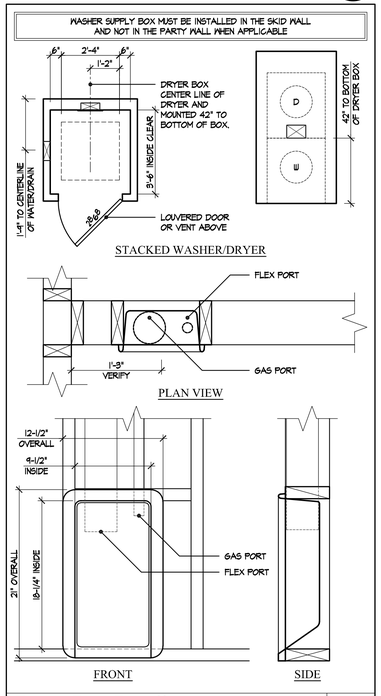
GARAGE DOOR HEAD

SCALE 1 1/2" = 1'-0" SAC-0TB2-49a 66



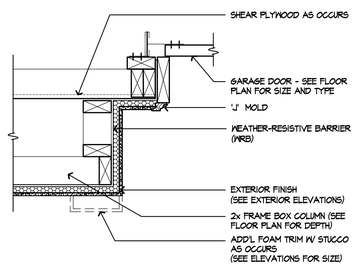
POLYURETHANE POTSHELF

SCALE 3"=1'-0" SAC-0TB2-92a 175



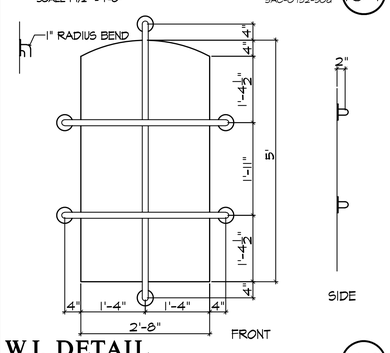
Dryer Box Detail

SCALE: 1 1/2"=1'-0" 172



GARAGE DOOR JAMB

SCALE 1 1/2" = 1'-0" SAC-0TB2-50a 167



W.I. DETAIL

SCALE 3/4"=1'-0" DEC-018A 68

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplace, Chimney, Pop Outs and small exterior projections

Santee
DO MORE • DO EAST

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Permit # B-PNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED:	11/10/2023
PROJECT NO.:	405999
DIVISION/MODEL:	C.
REVISIONS:	11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA
2

PLAN: ALL PLANS

SHEET: AD9

SPEC. LEVEL 1

SANTEE

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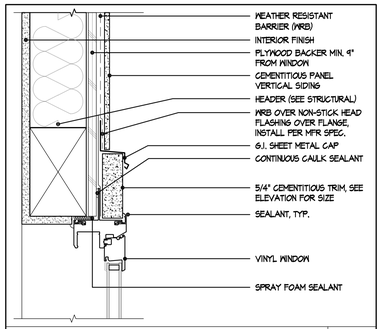
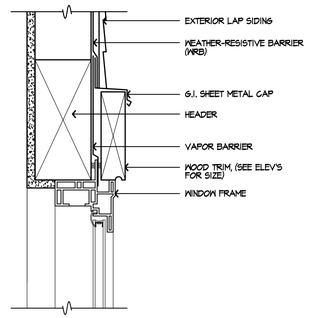


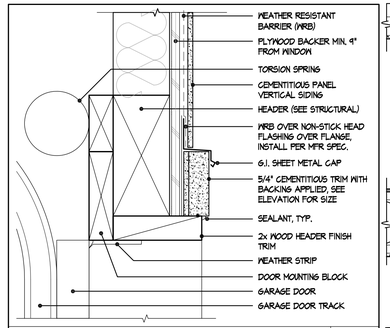
Window Head - B&B Siding 196

SCALE: 3"=1'-0"



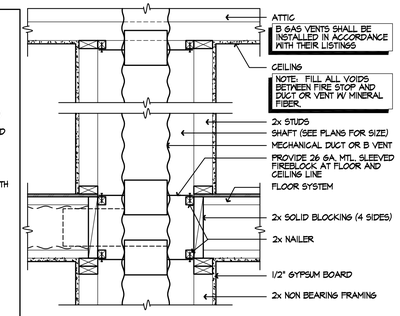
Window Head - Lap Siding 192

SCALE 3"=1'-0"



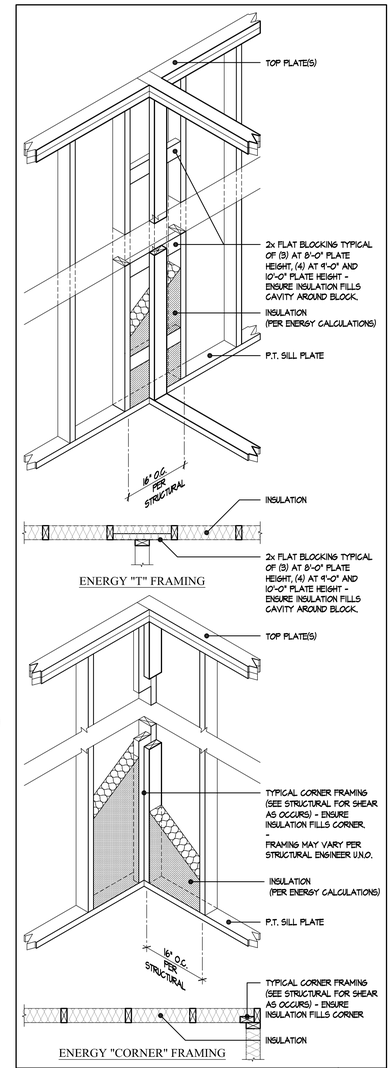
Garage Door Head - B&B Siding 188

SCALE: 3"=1'-0"



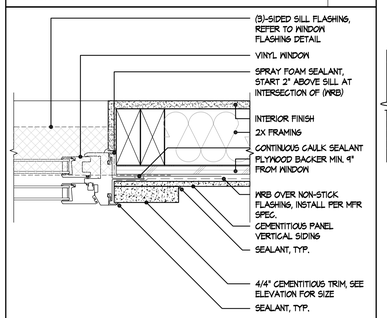
TYP. SHAFT AT 2nd FLR. 84

SCALE 1"=1'-0" HVA-003A



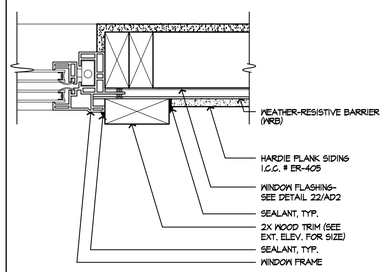
Energy Framing 182

SCALE: 3/4"=1'-0"



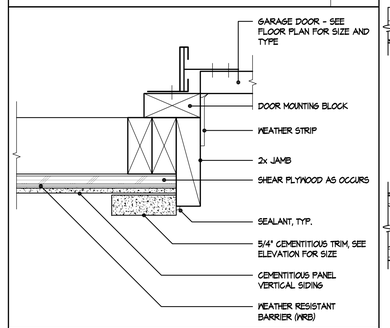
Window Jamb - B&B Siding 197

SCALE: 3"=1'-0"



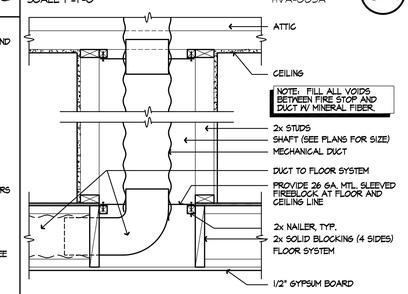
Window Jamb - Lap Siding 193

SCALE 3"=1'-0"



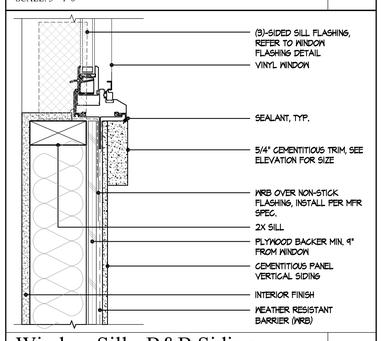
Garage Door Jamb - B&B Siding 189

SCALE: 3"=1'-0"



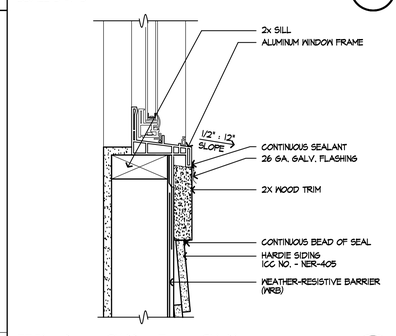
TYP. SHAFT AT 2nd FLR. 85

SCALE 1"=1'-0" HVA-004A



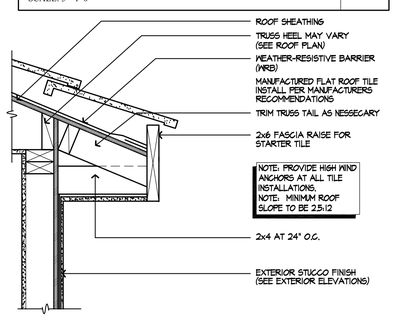
Window Sill - B&B Siding 198

SCALE: 3"=1'-0"



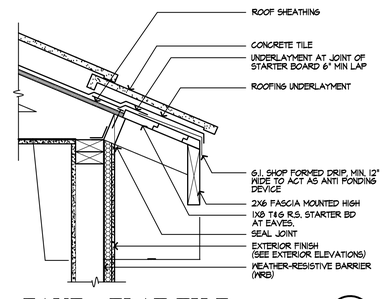
Window Sill - Lap Siding 194

SCALE 3"=1'-0"



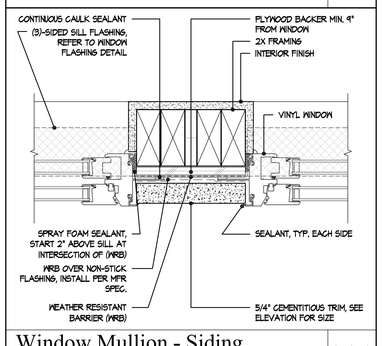
STUCCO EAVE 190

SCALE 1 1/2"=1'-0" R00-STUCCO EAVES



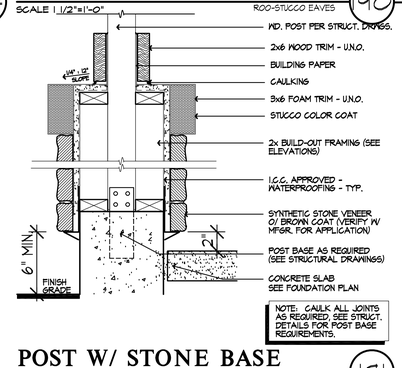
EAVE - FLAT TILE

SCALE 1 1/2" = 1'-0" SAC-073B2-05a



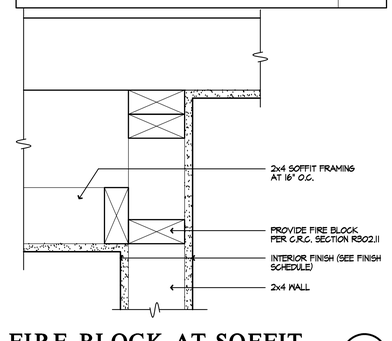
Window Mullion - Siding 199

SCALE: 3"=1'-0"



POST W/ STONE BASE 191

SCALE 1 1/2"=1'-0" COL-018



FIRE BLOCK AT SOFFIT 183

SCALE 3"=1'-0" SOF-005A

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Projections for exterior soffits, fascias, gutters, trellis, eaves and small exterior projections

949-790-9100

Santee DO MORE • BE 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.

ISSUED FOR CONSTRUCTION: 11/17/2023
PROJECT NO: 405999
DIVISION: C.
DATE: August 12, 2024
REVISIONS: 11/06/2023

APPROVED FOR CONSTRUCTION 2023
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: ALL PLANS

SHEET: AD10

SPEC. LEVEL 1

SANTEE

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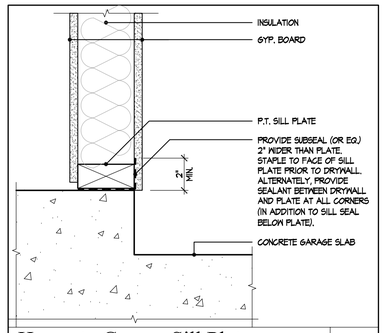
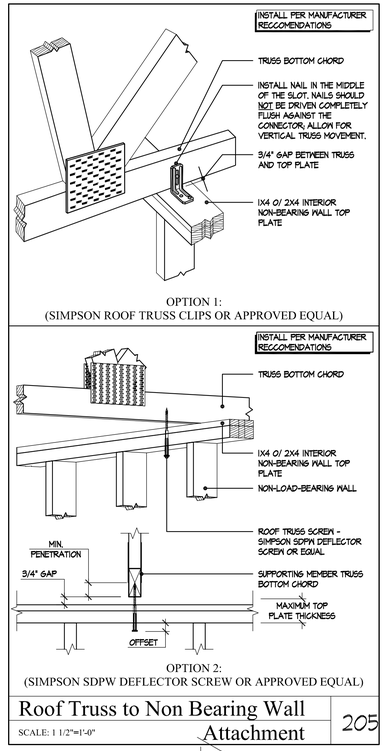
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park - Attached\00_All Plans\Plot Sheets\009-DETAILS.dwg - Jan. 16, 2024 - 1:11:06 PM



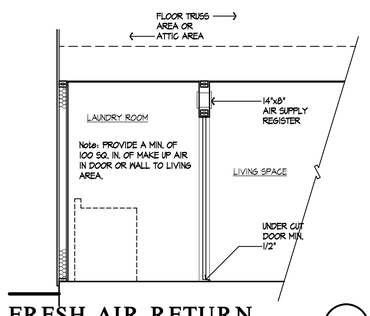
House to Garage Sill Plate

SCALE: 3"=1'-0" — 209



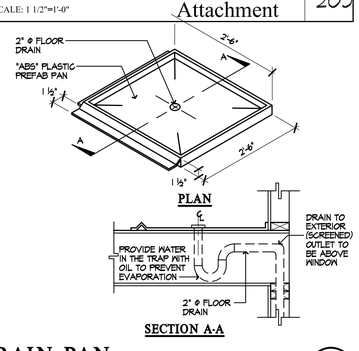
Roof Truss to Non Bearing Wall Attachment

SCALE: 1 1/2"=1'-0" — 205



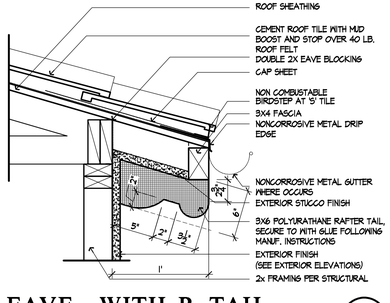
FRESH AIR RETURN

SCALE 3/8"=1'-0" — VAA-001A — 214



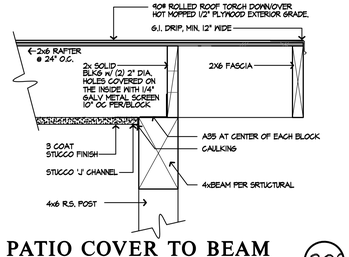
DRAIN PAN

SCALE: N.T.S. — UT-003A — 206



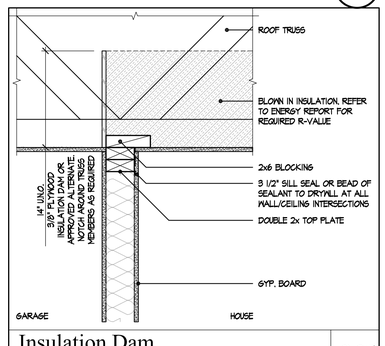
EAVE - WITH R. TAIL

SCALE 1 1/2"=1'-0" — ONE HOUR EXTERIOR — RO0-034A — 213



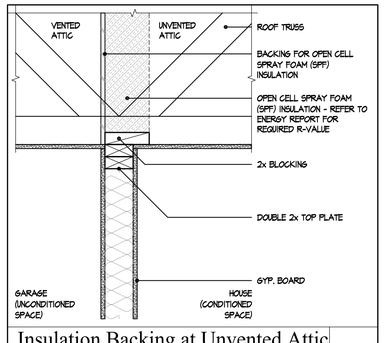
PATIO COVER TO BEAM

SCALE 1 1/2"=1'-0" — PTO-002 — 208



Insulation Dam

SCALE: 1 1/2"=1'-0" — 207



Insulation Backing at Unvented Attic

SCALE: 1 1/2"=1'-0" — 204

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Mas
Interior soffits, Fa
and small exterior ch

949-790-9100

Santee
DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2 & 3
Reviewed by A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED: 07/07/2023
PROJECT NO.: 405999
DRAWN BY: J.C.
REVISIONS: 11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN: ALL PLANS
SHEET: AD11

SPEC. LEVEL 1
SANTEE

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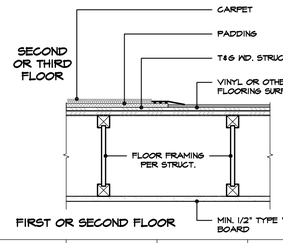
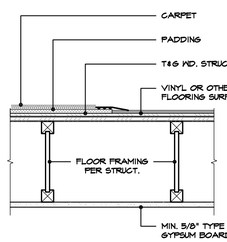
D:\DATA\ARCH\PROJECT\Ca-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\00_All Plans\Plot Sheets\009-DETAILS.dwg – Jan. 16, 2024 – 1:11:16 PM



LISTING:	STC MIN. 50	IIC MIN. 50:	RATING:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NON-RATED

Non-Rated Interior Floor / Ceilng — 113

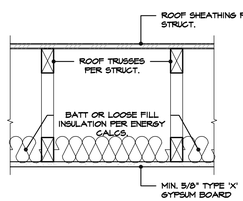
SCALE: 1 1/2"=1'-0"



LISTING:	STC MIN. 50	IIC MIN. 50:	RATING:
C.B.C. 406.3.2.1	NOT REQUIRED	NOT REQUIRED	NON-RATED

Floor / Ceiling Over Garage — 114

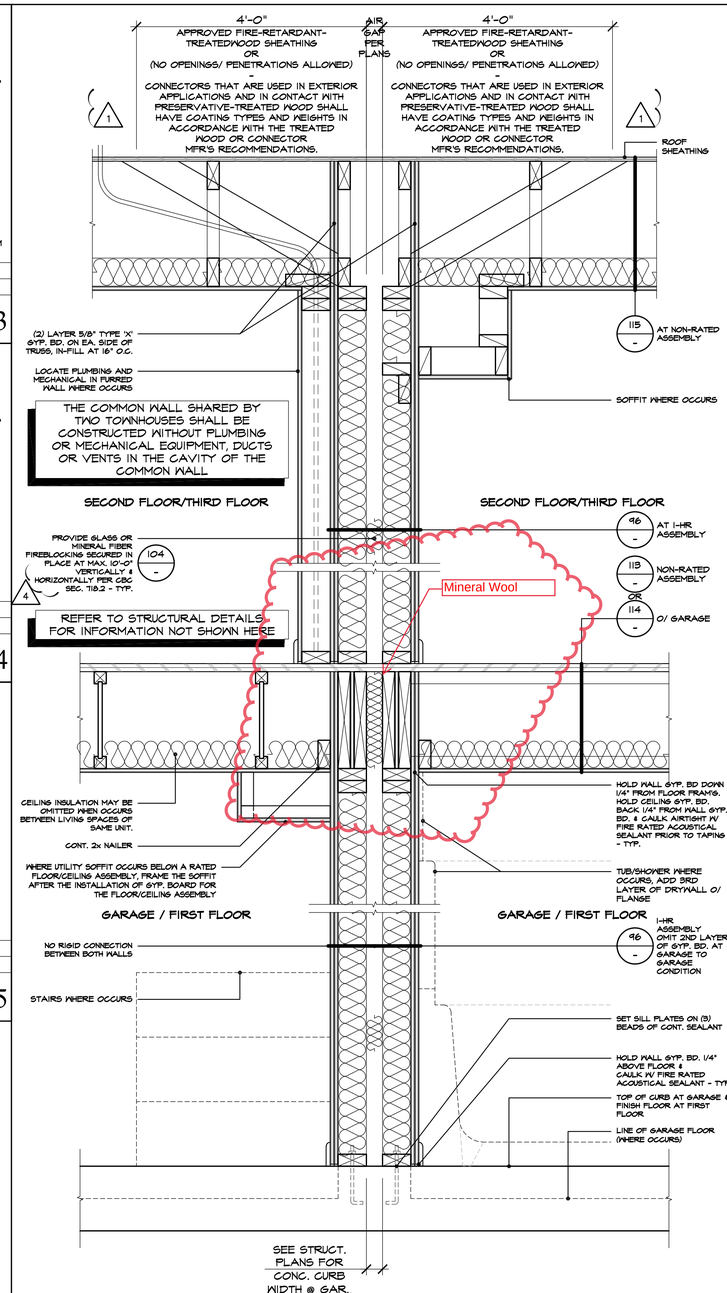
SCALE: 1 1/2"=1'-0"



LISTING:	STC MIN. 50	IIC MIN. 50:	RATING:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NON-RATED

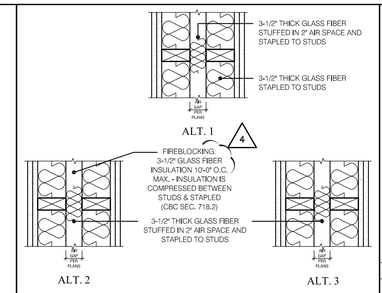
Non-Rated Int. Clg. / Ext. Roof — 115

SCALE: 1 1/2"=1'-0"



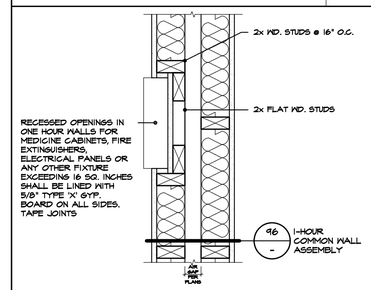
1-Hour Wall Assembly — 108

SCALE: 1 1/2"=1'-0"



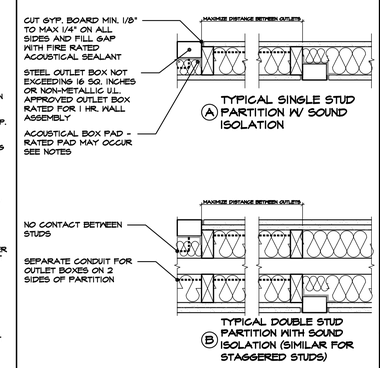
Fireblocking at Dbl. Stud Wall — 104

SCALE: 1 1/2"=1'-0"



Recess at 1-Hour Rated Partition — 105

SCALE: 1 1/2"=1'-0"

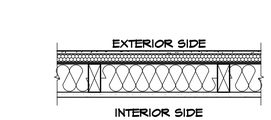


NOTES:

1. WHEN OUTLETS ARE LESS THAN 24" APART OUTLETS WILL NOT BE LESS THAN 3" APART AND WILL OCCUR ON OPPOSITE SIDES OF STUD FROM EACH OTHER AND USE ONE OF THE FOLLOWING:
   a) ALLIED MOLDED OUTLET BOX UL #CEYY INSTALLED PER MFR. INSTR'S W/ ACOUSTICAL PAD
   b) 3M TYPE MPP-4S+ PUTTY PADS UL R20700 (N) OVER APPR'D OUTLET BOX.
2. PLUG ALL UNUSED KNOCK-OUTS IN OUTLET BOXES WITH KNOCK-OUT CAPS
3. CONDUIT SHALL BE INSTALLED ON SIDE SERVED IN DOUBLE STUD PARTITIONS CONDUIT NOT ALLOWED IN AIRSPACE BETWEEN STUDS
4. DEPTH OF OUTLET BOX MUST BE COMPATIBLE WITH STUD SIZE IN ORDER TO ACCOMMODATE BOX PAD
5. ACOUSTICAL BOX PAD REQUIREMENT APPLIES TO ALL PARTITIONS WITH ACOUSTICAL INSULATION
6. CONTRACTOR SHALL DRILL ALL STUDS
7. INSTALL BOX PER U.L. INSTALLATION REQUIREMENTS OPENINGS NOT TO EXCEED 100 SQ. IN. FOR 100 SQ. FT. OF WALL AREA PER C.B.C.

Rated Outlet Penetration — 107

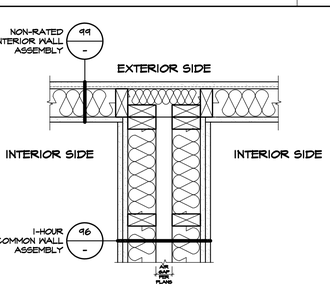
SCALE: 1 1/2"=1'-0"



LISTING:	RATING:
UES EVALUATION REPORT 412	1-HOUR

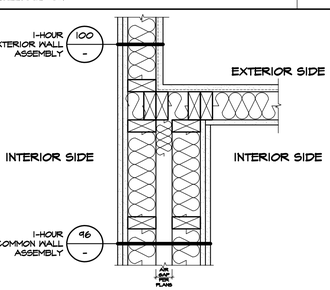
1-Hour Rated Ext. Stucco Wall — 100

SCALE: 1 1/2"=1'-0"



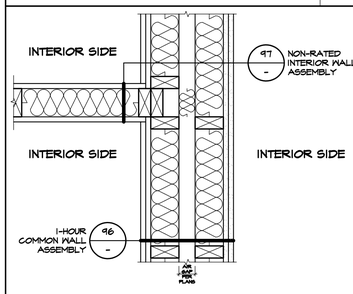
1-Hour Common Wall / Ext. Wall — 101

SCALE: 1 1/2"=1'-0"



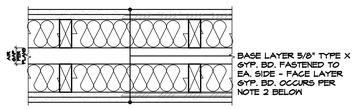
1-Hour Common Wall / Offset Ext. Wall — 102

SCALE: 1 1/2"=1'-0"



1-Hour Common Wall / Int. Wall — 103

SCALE: 1 1/2"=1'-0"



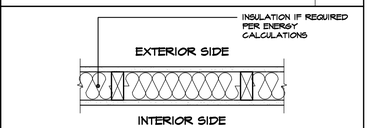
NOTES:

1. WOOD STRUCTURAL PANELS MAY BE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUDS, PROVIDED THE LENGTH OF THE FASTENERS USED TO ATTACH THE FIRE PROTECTION ARE INCREASED BY AN AMOUNT AT LEAST EQUAL TO THE THICKNESS OF THE WOOD STRUCTURAL PANEL. PANELS WILL NOT OCCUR ON AIRSPACE SIDE.
2. SECOND LAYER OF 5/8" TYPE 'X' GYP. BOARD ADDED TO ACHIEVE MIN. RATING. MAY BE OMITTED WHERE STRUCTURAL PANELS OCCUR.
3. EACH STUD CAVITY PROVIDED WITH 3-1/2" THICK SOUND ATTENUATION INSULATION.
4. HORIZONTAL & VERTICAL FIRESTOPPING REQUIRED 10'-0" O.C. MAX IN AIR SPACE.

LISTING:	STC MIN. 50	RATING:
GA NO. WP3269	C.O.N.C. 1.2.4.2.5.6	1-HOUR

1-Hour Common Wall — 96

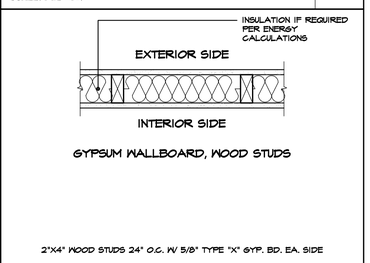
SCALE: 1 1/2"=1'-0"



LISTING:	RATING:
N/A	NON-RATED

Non-Rated Interior Wall — 97

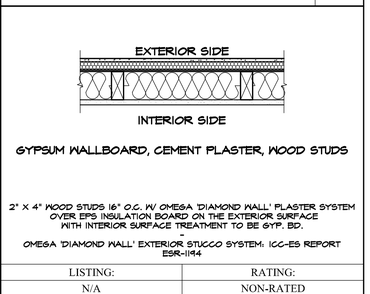
SCALE: 1 1/2"=1'-0"



LISTING:	RATING:
CBC TABLE 720.1(2), ITEM 14-1.3	1-HOUR

1-Hour Rated Interior Wall — 98

SCALE: 1 1/2"=1'-0"



LISTING:	RATING:
N/A	NON-RATED

Non-Rated Ext. Stucco Wall — 99

SCALE: 1 1/2"=1'-0"

kb HOME

Prospect Park

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: 09/18/2023
PROJECT No.: 405999
DIVISION MGR.: J.C.
REVISIONS: 11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

4 MODEL WALK REVISIONS 04/17/2024

Revised FIREBLOCKING Sheet Added 108/FD1

Santee — DO MORE • DUE EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
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APPROVED FOR CONSTRUCTION
Permit # BRNEW-23-0009-REV1
Reviewed by: DBY
Date: June 18, 2024

LICENSED ARCHITECT — ERIC R. KOUGH C-26497 — REN. 11-30-25 — STATE OF CALIFORNIA

2

PLAN: ALL PLANS

SHEET: FD1

SPEC. LEVEL 1

SANTEE

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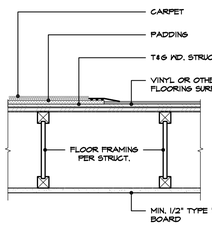
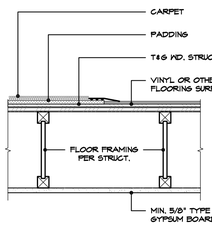


LISTING:	STC MIN. 50	IIC MIN. 50:	RATING:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NON-RATED

Non-Rated Int. Flr. / Int. Clg. 113

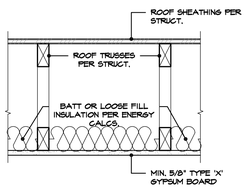
SCALE: 1 1/2"=1'-0"



LISTING:	STC MIN. 50	IIC MIN. 50:	RATING:
C.R.C. SECT. 302.6	NOT REQUIRED	NOT REQUIRED	TABLE 302.6

Flr. / Clg. O/ Garage / Retail 114

SCALE: 1 1/2"=1'-0"

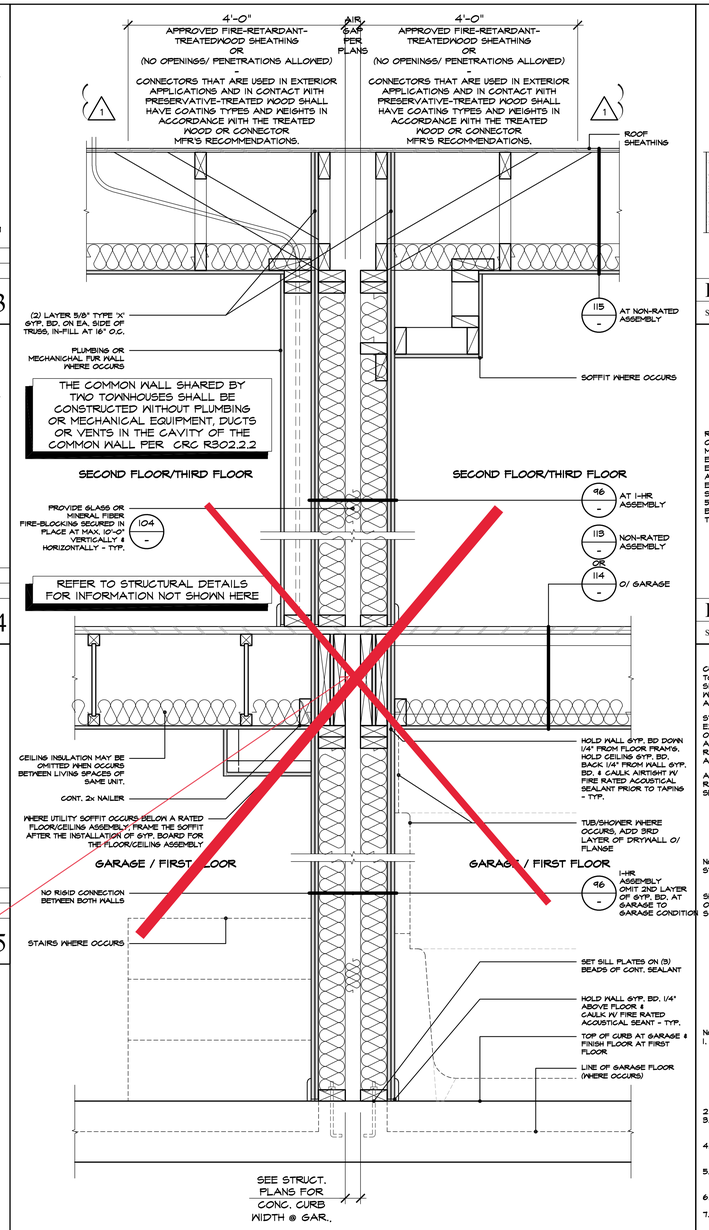


LISTING:	STC MIN. 50	IIC MIN. 50:	RATING:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	NON-RATED

Non-Rated Int. Clg. / Ext. Roof 115

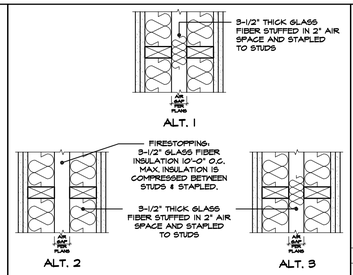
SCALE: 1 1/2"=1'-0"

see plan dated June 18, 2024



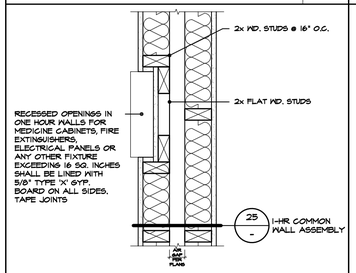
1-Hour Wall Assembly 108

SCALE: 1 1/2"=1'-0"



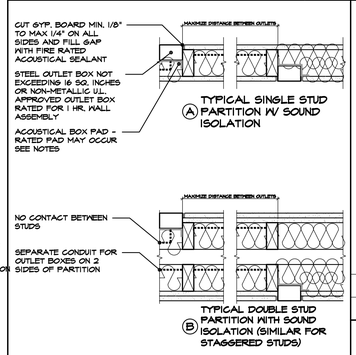
Fire Blocking at Dbl. Stud Wall 104

SCALE: 1 1/2"=1'-0"



Recess at 1-Hour Rated Partition 105

SCALE: 1 1/2"=1'-0"

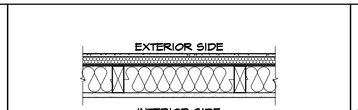


NOTES:

1. WHEN OUTLETS ARE LESS THAN 24" APART OUTLETS WILL NOT BE LESS THAN 8" APART AND WILL OCCUR ON OPPOSITE SIDES OF STUD FROM EACH OTHER AND USE ONE OF THE FOLLOWING:
   a) ALLIED MOLDED OUTLET BOX UL #2EYY INSTALLED PER MFR. INSTR'S W/ ACOUSTICAL PAD
   b) 3M TYPE MPP-4S+ PUTTY PADS UL R20700 (N) OVER APPR'D OUTLET BOX.
2. PLUG ALL UNUSED KNOCK-OUTS IN OUTLET BOXES WITH KNOCK-OUT CAPS
3. CONDUIT SHALL BE INSTALLED ON SIDE SERVED IN DOUBLE STUD PARTITIONS CONDUIT NOT ALLOWED IN AIRSPACE BETWEEN STUDS
4. DEPTH OF OUTLET BOX MUST BE COMPATIBLE WITH STUD SIZE IN ORDER TO ACCOMMODATE BOX PAD
5. ACOUSTICAL BOX PAD REQUIREMENT APPLIES TO ALL PARTITIONS WITH ACOUSTICAL INSULATION
6. CONTRACTOR SHALL DRILL ALL STUDS
7. INSTALL BOX PER U.L. INSTALLATION REQUIREMENTS OPENINGS NOT TO EXCEED 100 SQ. IN. FOR 100 SQ. FT. OF WALL AREA PER C.B.C.

Rated Outlet Penetration 107

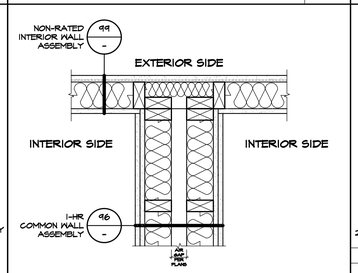
SCALE: 1 1/2"=1'-0"



LISTING:	RATING:
N/A	1-HOUR

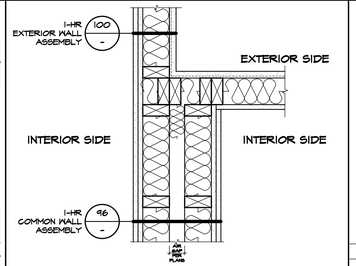
1-Hour Rated Ext. Stucco Wall 100

SCALE: 1 1/2"=1'-0"



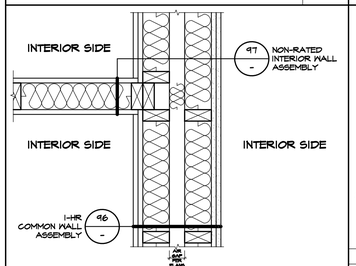
1-Hour Common Wall / Ext. Wall 101

SCALE: 1 1/2"=1'-0"



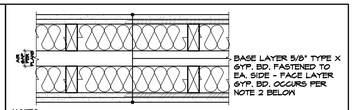
1-Hour Common Wall / Offset Ext. Wall 102

SCALE: 1 1/2"=1'-0"



1-Hour Common Wall / Int. Wall 103

SCALE: 1 1/2"=1'-0"



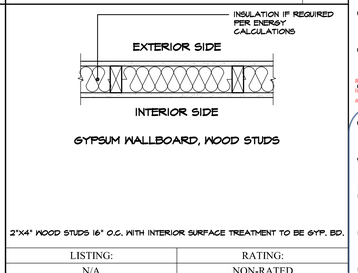
NOTES:

1. WOOD STRUCTURAL PANELS MAY BE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUDS, PROVIDED THE LENGTH OF THE FASTENERS USED TO ATTACH THE FIRE PROTECTION ARE INCREASED BY AN AMOUNT AT LEAST EQUAL TO THE THICKNESS OF THE WOOD STRUCTURAL PANEL. PANELS WILL NOT OCCUR ON AIRSPACE SIDE.
2. SECOND LAYER OF 5/8" TYPE 'X' GYP. BOARD ADDED TO ACHIEVE MIN. RATING. MAY BE OMITTED WHERE STRUCTURAL PANELS OCCUR.
3. EACH STUD CAVITY PROVIDED WITH 3-1/2" THICK SOUND ATTENUATION INSULATION.
4. HORIZONTAL & VERTICAL FIRESTOPPING REQUIRED 10'-0" O.C. MAX IN AIR SPACE.

LISTING:	STC MIN. 50	RATING:
GA NO. WP3269	C.O.N.C. 1.2.4.2.5.6	1-HOUR

1-Hour Common Wall 96

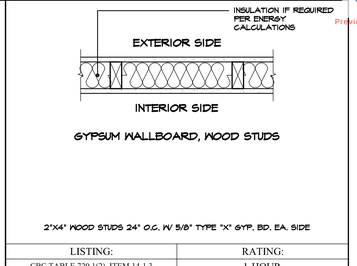
SCALE: 1 1/2"=1'-0"



LISTING:	RATING:
N/A	NON-RATED

Non-Rated Interior Wall 97

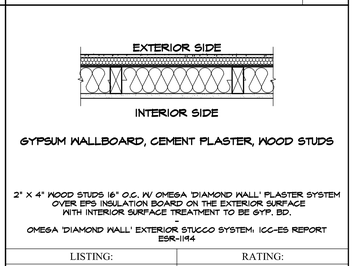
SCALE: 1 1/2"=1'-0"



LISTING:	RATING:
CBC TABLE 720.1(2), ITEM 14-1.3	1-HOUR

1-Hour Rated Interior Wall 98

SCALE: 1 1/2"=1'-0"



LISTING:	RATING:
N/A	NON-RATED

Non-Rated Ext. Stucco Wall 99

SCALE: 1 1/2"=1'-0"

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Height of Interior soffits, Fireplaces, Interior Fireplaces and small exterior projections

Santee DO MORE • DOE 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.

APPROVED FOR CONSTRUCTION
Permit # B-PNEW 23-0009 Rev 2 & 3
PROJECT NO: 405999
Reviewed by: A.Sturm
DIVISION MGR:
Date: August 12, 2024
REVISIONS:
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: ALL PLANS
SHEET: FD1

SPEC. LEVEL 1
SANTEE

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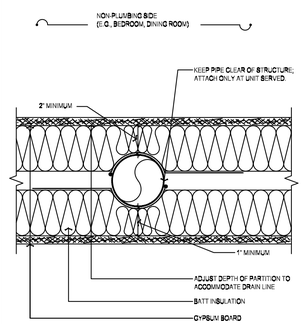
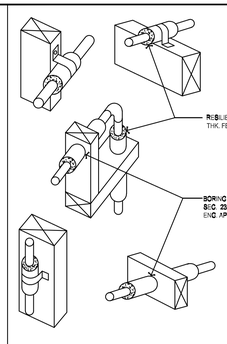
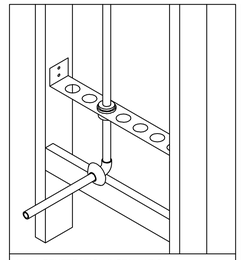


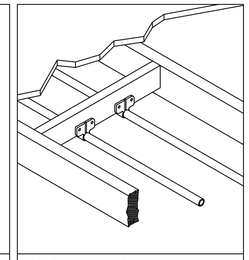
PLUMBING WALL | 21



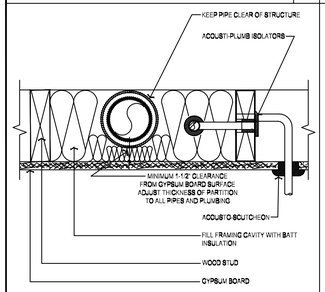
FELT ISOLATION | 17



WALL PENETRATION INSTALLATION

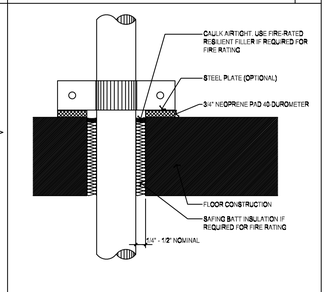


JOIST BAY INSTALLATION



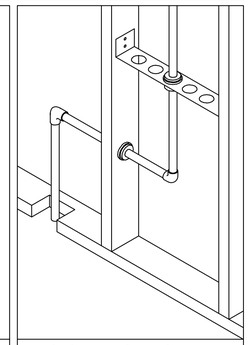
NOTE: FLOOR CEILING CONDITIONS SIMILAR

DRAIN & SUPPLY PIPES IN PLUMBING WALL | 22



NOTE: IF PIPE IS SUSPENDED FROM OR DIRECTLY ATTACHED TO STRUCTURE OR OTHER BUILDING ELEMENTS, USE 1/2" THICK, 40 DUROMETER NEOPRENE AS SLEEVE BETWEEN PIPE AND PIPE COLLAR

SUPPLY PIPE ISOLATION | 18



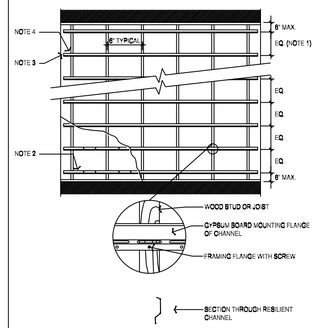
TUB/SHOWER VALVE INSTALLATION

VERTICAL STUD BAY INSTALLATION

TYPICAL ALL DETAILS ABOVE ARE SHOWN WITH ACOUSTO PLUMB ISOLATORS

NOTE: LOCATE PIPING 1-1/2" MIN. CLEARANCE OF GYPSUM BOARD

ACOUSTO-PLUMB ISOLATION | 10



NOTES:
1. INSTALL CHANNELS 16" ON CENTER UNLESS OTHERWISE SPECIFIED
2. AVOID STUD OR JOIST WHEN FASTENING GYPSUM BOARD TO CHANNEL- GYPSUM BOARD SCREWS MUST NOT CONTACT FRAMING
3. HOLD BACK 1/2" FROM INTERSECTING SURFACES
4. DO NOT CANTILEVER CHANNEL BY MORE THAN 6" FROM FRAMING

RESILIENT CHANNEL CONSTRUCTION
ATTACH CHANNELS DIRECTLY TO THE FRAMING SYSTEM ONLY. DO NOT INSTALL CHANNELS ON GYPSUM BOARD, SHEAR PLYWOOD, OR LIKE MATERIAL.

A. ATTACHING CHANNELS
1. ATTACH SINGLE LEG RESILIENT CHANNELS SPACED PER FIRE RATED ASSEMBLY. USE DIETRICH INDUSTRIES (800-873-3143) RC DELUXE 25-GAUGE RESILIENT CHANNELS OR SINGLE-LEG CHANNELS THAT CAN BE SHOWN TO HAVE EQUIVALENT LABORATORY ACOUSTICAL PERFORMANCE TO USG RC-1 CHANNELS. KINETICS SOUNDMAX CHANNELS RECOMMENDED AT BEDROOMS BELOW LIVING AREAS
2. USE 1" TYPE S BUGLE HEAD DRY WALL OR SIMILAR SCREWS. SPLICE CHANNELS ONLY AT FRAMING AND OVERLAP BUTT ENDS NO MORE THAN 1-1/2" UNLESS NOTED OTHERWISE BY RATED ASSEMBLY. SCREW ATTACH THROUGH BOTH FLANGES
3. ATTACH CHANNELS WITH MOUNTING FLANGES FACING IN ONLY ONE DIRECTION. FOR WALLS, THE GYPSUM BOARD MOUNTING FLANGE WOULD FACE UPWARD AND PREPUNCHED HOLES DOWNWARD.
4. HOLD BACK ENDS OF CHANNELS 1/2" FROM INTERSECTING SURFACES.
5. LOCATE CHANNELS A MAXIMUM OF 3" FROM FRAMING AT BASE AND HEAD OF WALL.
7. ADD ADDITIONAL FRAMING IF NECESSARY SO THAT CHANNELS ARE CANTILEVERED NO MORE THAN 6".

B. ATTACHING GYPSUM BOARD
1. APPLY GYPSUM BOARD OF MAXIMUM PRACTICAL LENGTH ORIENTED PER THE RATED ASSEMBLY.
2. FASTEN GYPSUM BOARD TO CHANNELS, PER FIRE RATED ASSEMBLY AND DO NOT SCREW INTO FRAMING.
3. LOCATE GYPSUM BOARD 1/4" FROM INTERSECTING SURFACES.

C. TWO-LAYER OPTION
1. WHEN A CONSTRUCTION WITH TWO LAYERS OF GYPSUM BOARD ON RESILIENT CHANNELS IS RECOMMENDED, APPLY THE FACE GYPSUM BOARD LAYER IN THE SAME MANNER AS THE BASE LAYER, EXCEPT OFFSET THE LONG EDGE JOINTS BY 24" AND THE SHORT EDGE JOINTS BY 48".
2. FASTEN THE FACE LAYER PANEL TO CHANNELS PER RATED ASSEMBLY AND DO NOT SCREW INTO FRAMING.
3. OFFSET FACE LAYER SCREW PATTERN 8 INCHES FROM BASE LAYER SCREWS ALONG ALL CHANNELS.
4. HOLD BACK EDGES OF RESILIENTLY HUNG GYPSUM BOARD 1/4" AT ALL INTERSECTING SURFACES.

D. CAULKING GYPSUM BOARD RESILIENT CHANNEL CONSTRUCTION
1. FOR ALL CONSTRUCTIONS, CAULK THE PERIMETER VOID FULL AND AIRTIGHT WITH AN ACOUSTICAL SEALANT.
SEALANT: METACAULK 1000 BY RECTORSEAL
2. RECESSED LIGHT FIXTURES, JUNCTION BOXES, FIRE SPRINKLER PIPES, AND OTHER PENETRATIONS MUST BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT.

E. BASEBOARD AND TRIM ATTACHMENT
1. DO NOT RIGIDLY ATTACH BASEBOARD OR OTHER FINISHING TRIM TO FRAMING THROUGH RESILIENTLY SUSPENDED GYPSUM BOARD
2. SCREW ATTACH BASEBOARD TO CHANNELS. CLIMING BASEBOARD TO GYPSUM BOARD COULD ALSO BE CONSIDERED.

RESILIENT CHANNEL INSTALLATION GUIDE | 7

GENERAL NOTES

THE DETAILS & NOTES ON THIS SHEET ARE SHOWN AS A MINIMUM ALLOWED BY THE C.B.C. IN CONJUNCTION WITH THE GYPSUM ASSN. GA 600 MANUAL, THE U.L. DIRECTORY OF FIRE RESISTANCE, AND THE CALIFORNIA DEPT. OF HEALTH SERVICE AND OFFICE OF NOISE CONTROL (C.O.N.C.) CATALOG OF S.T.C. AND IIC RATINGS.
THE CONTRACTOR WILL OBTAIN A COPY OF THE LISTED ASSEMBLIES NOTED FOR INSTALLATION AND FINISH ATTACHMENT REQUIREMENTS.

DWELLING SEPARATION NOTES

1.) PRIOR TO SETTING THE WALL PLATES INTO POSITION - THREE (3) CONTINUOUS BEADS OF SEALANT SHALL BE LAID TO PROVIDE A SEAL BETWEEN THE FLOORING AND THE PLATE. ALTERNATE MINIMUM 1/2" WIDE ACOUSTICAL TAPE, OR AVOFOAM SILL SEALER.

2.) SEAL ALL ELECTRICAL OUTLET BOXES IN THE DWELLING SEPARATION WALL WITH ACOUSTICAL SEALANT SO THAT THE BOXES ARE AIRTIGHT.

3.) COVER THE BACKS OF ALL ELECTRICAL OUTLET BOXES IN THE DWELLING SEPARATION WALL WITH ACOUSTICAL OUTLET BOX PADS.

4.) OUTLET BOXES IN RATED ASSEMBLIES WITH BE STEEL PER C.R.C. SEC. R302.4.2 OR APPROVED ALTERNATE.

5.) OUTLET BOXES BETWEEN UNITS TO BE STAGGERED WITH A 2'-0" MINIMUM SPACE BETWEEN.

6.) FIRESTOPPING WILL OCCUR AT 10'-0" O.C. MAXIMUM, HORIZONTALLY AND VERTICALLY.

7.) PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, OR HEATING, VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED, PACKED, OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED FIRE AND SOUND RATINGS.

8.) NO RIGID CONNECTION SHALL BE MADE BETWEEN CEILING GYPSUM BOARD AND FLOOR JOIST OF FLOORS SEPARATING UNITS.

9.) PLUMBING, CONDUIT OR DUCTWORK SHALL BE HUNG FROM FLOOR JOISTS WITH RESILIENT HANGERS AND SHALL NOT BE CONNECTED DIRECTLY TO CEILING IN ANY MANNER.

10.) THE PERIMETER OF HARD SURFACED AREAS AND THEIR SETTING BEDS WILL BE ISOLATED FROM WALLS WITH FIBERGLASS, FOAM, OR NEOPRENE GASKET AND CAULK TO THE SURFACE. THE BASEBOARD SHALL COVER GAPS BUT WILL NOT TOUCH HARD SURFACE.

11.) STUDS WILL BE WRAPPED WITH 5/8" TYPE "X" GYPSUM BOARD AT BEARING WALLS WHERE DUCTS, WIRING, PLUMBING, ETC. PENETRATE WALL.

NOISE CONTROL GUIDELINES FOR DOMESTIC PLUMBING

1. NOISE CONTROL APPLIES TO DOMESTIC SUPPLY AND RETURN PIPES (HOT AND COLD), WASTE DRAIN PIPES, AND INTERNAL ROOF OR PATIO DRAINS. (VENT PIPES DO NOT REQUIRE NOISE CONTROL.)

2. NOISE SENSITIVE ROOMS ARE DEFINED AS BEDROOMS, DENS AND LIVING DINING ROOMS

3. AVOID LOCATING MAJOR PIPES (I.E. RISERS AND OFFSETS) IN WALLS OR CEILINGS OF NOISE SENSITIVE ROOMS. MAJOR PIPES SHOULD BE ROUTED THROUGH CORRIDORS, CLOSETS, OR MECHANICAL CHASES

4. PIPES IN WALL AND CEILING CAVITIES SHOULD BE TREATED AS FOLLOWS
A.) PIPES MUST NOT BE RIGIDLY CONNECTED OR IN SOLID CONTACT WITH THE BUILDING STRUCTURE. ISOLATE PIPES AS FOLLOWS:
B.) FOR NOISE SENSITIVE ROOMS, POSITION PIPES NO CLOSER THAN 1-1/2" INCHES FROM THE GYPSUM BOARD SURFACE. FOR ADDITIONAL PLUMBING NOISE CONTROL, APPLY A SECOND LAYER OF GYPSUM BOARD.
C.) FOR NON NOISE SENSITIVE ROOMS, POSITION PIPES NO CLOSER THAN 1" FROM THE GYPSUM BOARD SURFACE.
D.) WALLS MUST BE SIZED TO ACCOMMODATE BOTH THE PIPE AND CLEARANCE TO GYPSUM BOARD SURFACES. USE DOUBLE-STUD TYPE PARTITIONS FOR PLUMBING WALLS WHEREVER POSSIBLE. PIPES THAT CROSS EACH OTHER WITHIN A WALL OR CEILING CAVITY MUST ALSO BE TAKEN INTO CONSIDERATION WHEN SIZING WALLS AND CEILING SPACES. INCLUDE AN ADDITIONAL 1/2" TO 1" THICKNESS TO ACCOUNT FOR ANY FIELD VARIATIONS.
E.) PENETRATIONS FOR PIPES THROUGH THE STRUCTURE (I.E. FLOOR SILLS, STUDS, OR SOLID WALLS) SHOULD BE OVI OVERSIZED TO PREVENT CONTACT AND/OR TO ACCOMMODATE A RESILIENT PIPE SLEEVE (ISOLATOR) AS REQUIRED TO ISOLATE PIPES IN PLACE.
F.) SUPPLY PIPES SERVING THE FIXTURE SIDE IN A PLUMBING WALL ARE NOT REQUIRED TO MAINTAIN THE ABOVE SPECIFIED CLEARANCES.
G.) OPENINGS IN THE GYPSUM WALL BOARD AROUND A FIXTURE FEED LINE SHOULD BE OUT OVERSIZED TO ACCOMMODATE A 1/4" BEAD OF CAULKING AROUND THE FEED LINE, THEREBY ISOLATING THE PIPE FROM THE WALL. CAULKING WILL BE FIRE RATED.
H.) ISOLATORS CONSISTING OF RESILIENT PIPE SLEEVE ELEMENTS SHOULD BE USED IN CONJUNCTION WITH OR INTERNAL TO PIPE CLAMPS OR HANGERS WHEN SECURING PIPES TO THE STRUCTURE.
I.) WHERE PIPES COME INTO INCIDENTAL CONTACT WITH THE BUILDING STRUCTURE OR OTHER BUILDING ELEMENTS INCLUDING OTHER PIPES, A RESILIENT ISOLATOR SHOULD BE INSTALLED AT THE POINT OF CONTACT.
J.) WHERE DOUBLE-STUD PLUMBING WALLS ARE USED, ROUTE AND SECURE PIPES THAT SERVE A PARTICULAR UNIT TO THE STUD ROW THAT SUPPORTS THE GYPSUM BOARD OF THE SAME UNIT.
K.) ACCEPTABLE ENGINEERED ISOLATORS AND ISOLATION SYSTEMS ARE AS FOLLOWS:
i.) FOR PIPES 1" OR LESS: ACOUSTO-PLUMB SYSTEM OF SLEEVES AND CLAMPS (ORANGE) AND BLUE) BY SPECIALTY PRODUCTS, OR TRISOLATOR PIPE SLEEVES BY STONEMAN COMPANY (OR EQUAL) INSTALLED IN CONJUNCTION WITH STANDARD METAL PIPE CLAMPS AND HANGERS.
ii.) FOR PIPES LARGER THAN 1": TRISOLATOR PIPE SLEEVES BY STONEMAN COMPANY (OR EQUAL) IN CONJUNCTION WITH STANDARD METAL PIPE CLAMPS AND HANGERS, OR FELT LINED PIPE HANGERS WITH A MINIMUM 1/4" THICK FELT. IF FELT LINED HANGERS ARE USED, IT IS CRUCIAL THAT THE HANGERS BE PROPERLY LOCATED AND SIZED SO THAT THE FELT IS NOT CRUSHED OR OTHERWISE RENDERED INEFFECTIVE FOR ISOLATING PIPE VIBRATION.
iii.) RISER CLAMPS SHOULD BE ISOLATED FROM THE BUILDING STRUCTURE WITH 3/4" THICK, 40 DUROMETER NEOPRENE PADS BETWEEN THE RISER CLAMP JAW AND THE FLOOR SLAB.

6. USE CAST IRON DRAIN PIPES WHENEVER POSSIBLE. OTHERWISE, WRAP ALL PLASTIC AND COPPER DRAIN PIPES THAT ARE LOCATED IN WALL OR CEILING CAVITIES OF DWELLING UNITS COMPLETELY WITH PIPE WRAP TAPE BY LONRY COMPANY.

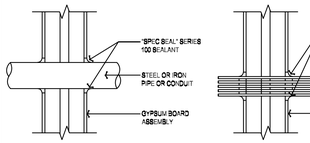
7. INSTALL MINIMUM R-11 FIBERGLASS BATT INSULATION IN OTHERWISE UN-INSULATED WALL OR CEILING CAVITIES WITH PLUMBING PIPES.

8. PACK THE CAVITY VOID BELOW TUBS AND SHOWERS WITH FIBERGLASS OR SPRAY FOAM MATERIAL AND SEAL OFF THE BOTTOM OF THE TUBS.

9. FOR THE FLOOR CEILING ASSEMBLIES AND WASTE LINES PENETRATIONS OF NON-COMMON WALLS, WASTE LINES BELOW THE BUILDING SHALL BE CAST IRON. THE ELBOW BELOW THE STOOL WASTE OUTLET SHOULD BE ISOLATED FROM THE POSITION BLOCKS WITH PADDING OF A FELT MATERIAL. THE ENTIRE SPACE AROUND THE ELBOW MUST BE FILLED WITH FIBERGLASS OR EQUAL MATERIAL. USE TRISOLATOR PIPE SLEEVES IN CONJUNCTION WITH STANDARD METAL PIPE CLAMPS AND HANGERS, OR FELT LINED PIPE HANGERS WITH A MINIMUM 1/4" THICK FELT. IF FELT LINED HANGERS ARE USED, IT IS CRUCIAL THAT THE HANGERS BE PROPERLY LOCATED AND SIZED SO THAT THE FELT IS NOT CRUSHED, BROKEN, OR OTHERWISE RENDERED INEFFECTIVE FOR ISOLATING PIPE VIBRATION.

9. WATER PRESSURE SHOULD BE CONTROLLED IN THE RANGE OF 36 TO 65 P.S.I. WATER VELOCITY SHOULD NOT EXCEED 8 FEET / SEC. IF SINGLE FAUCET SYSTEM ARE USED, HOWEVER THE CODE ALLOWS 16 FEET/SEC WHICH IS ACCEPTABLE IF MORE SINGLE FAUCET SYSTEM ARE USED. SHOWER HEAD WATER FLOW RESTRICTORS MUST BE USED TO LIMIT THE FLOW FOR LESS THAN 3 GAL. / MIN. THE SHOWER HEADS TO INCORPORATE AN ACOUSTO BOOT DISCS, HOWEVER IF THE SHOWER HEAD MUST BE RIGIDLY ATTACHED TO THE STRUCTURE, USE HUBBARD FLEXIBLE SHOWER HOSE.

10. THE PLUMBING SYSTEM MUST OTHERWISE BE INSTALLED PER THE PLUMBING CODE. WHERE A CODE REQUIREMENT APPEARS TO DOVETRACK OF THE RECOMMENDED PIPE ISOLATION DETAILS, THE CODE CONDITION SHOULD TAKE PRECEDENCE. CONFLICT SHOULD BE FULLY DOCUMENTED AND BROUGHT TO THE ATTENTION OF THE DESIGN TEAM.

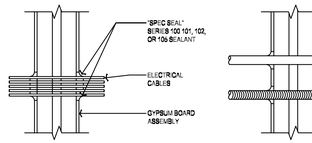


UL SYSTEM NO. WL1049
F RATING: 1 & 2 HR. T RATING: 0 HR
STEEL PIPE NOMINAL 24" DIAM OR LESS
IRON PIPE NOMINAL 24" DIAM OR LESS
CONDUIT NOMINAL 4" DIAM
COPPER PIPE NOMINAL 8" DIAM OR LESS
COPPER TUBING NOMINAL 8" DIAM OR LESS

SEALANT DEPTH:
FILL SEALANT MIN. 5/8" THICKNESS 3/8" CROWN BEAD AT CONTACT POINT ANNULUS RANGING FROM POINT CONTACT TO 1-1/2" MAX

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

(A) BOND BINDLE LINE (TYP.)

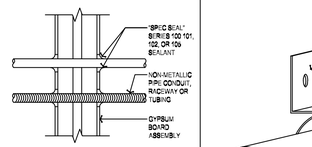


UL SYSTEM NO. WL3076
F RATING: 1 & 2 HR. T RATING: 0
UP TO 4" CABLE BUNDLE

SEALANT DEPTH:
FILL SEALANT MIN. 5/8" THICKNESS 3/8" CROWN BEAD AT CONTACT POINT ANNULUS RANGING FROM POINT CONTACT TO 12" MAX

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

(B) ELECTRICAL CABLE BUNDLE UP TO 4"

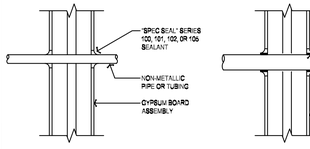


UL SYSTEM NO. WL2093
F RATING: 1 & 2 HR. T RATING: 1 & 1-1/2 HR.
PVC NOMINAL 2" DIAM
RIGID NON-METALLIC CONDUIT NOMINAL 2" DIAM. CPVC NOMINAL 2" DIAM
OPTICAL FIBER RACEWAY FROM PVC NOM. 2" DIAM.
OPTICAL FIBER RACEWAY FROM PVDF NOM. 1 1/4" DIAM.
ELECTRICAL NON-METALLIC TUBING NOM. 2" DIAM.

SEALANT DEPTH:
FILL SEALANT MIN. 5/8" THICKNESS W 1/4" CROWN LAPPING 1" BEYOND THE OPENING ANNULAR SPACE NOMINAL 8/16"

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

(C) NON-METALLIC PIPE UP TO 2" DIAM (NOT ABS)

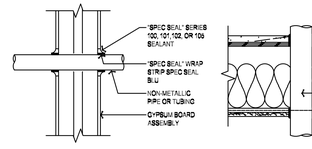


UL SYSTEM NO. WL2100
F RATING: 1 & 2 HR. T RATING: 1 & 1-1/2 HR.
POLYBUTENE PIPE NOMINAL 1" DIAM
PEX NOMINAL 1" DIAM
ABS NOMINAL 1 1/2" DIAM
PVC NOMINAL 1 1/2" DIAM
CPVC NOMINAL 1 1/2" DIAM

SEALANT DEPTH:
FILL SEALANT MIN. 5/8" THICKNESS W/ 1/4" CROWN ANNULAR SPACE NOMINAL 3/8"

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

(D) NON-METALLIC PIPE UP TO 1 1/2" DIAM

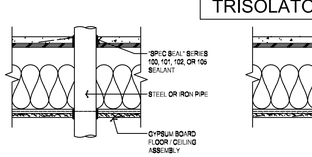


UL SYSTEM NO. WL3048
F RATING: 1 & 2 HR. T RATING: 1, 1-3/4 & 2 HR.
PVC NOMINAL 3"
CPVC NOMINAL 3"
RIGID NON-METALLIC CONDUIT NOMINAL 3" DIAM
ABS NOMINAL 3" DIAM
FRPP NOMINAL 2" DIAM
PP NOMINAL 1" DIAM

SEALANT DEPTH:
WRAP STRIP - NOMINAL 1/4" THICK INTUMESCENT MATERIAL FACED ON BOTH SIDES WITH PLASTIC FILL SEALANT MIN. 5/8" THICKNESS W/ 1/4" CROWN IN ANNULAR SPACE OF MIN 1/4" TO 1-1/4" MAX

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

(E) NON-METALLIC PIPE UP TO 3" DIAM.

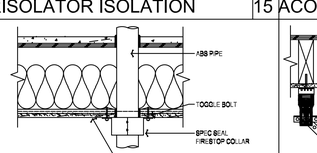


UL SYSTEM NO. FC1018
F RATING: 1 & 2 HR.
T RATING: 1/2, 3/4, 1 & 1 1/2 HR.
STEEL PIPE NOMINAL 4" DIAM OR LESS
IRON PIPE NOMINAL 4" DIAM OR LESS
CONDUIT NOMINAL 4" DIAM
COPPER TUBING NOMINAL 4" DIAM OR LESS
COPPER PIPE NOMINAL 4" DIAM OR LESS

SEALANT DEPTH:
FILL SEALANT FORCED INTO ANNULUS TO MAX EXTENT POSSIBLE ON BOTH SIDES W 1/4" CROWN ANNULAR SPACE 1/4"

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

(F) METALLIC PIPE UP TO 4" DIAM IN FLR/CLG



UL SYSTEM NO. UL1479
F RATING: 3 HR
PVC PIPE NOMINAL 6" DIAM OR LESS
PVC DWV DOR PIPE NOMINAL 6" DIAM OR LESS
CPVC NOMINAL 6" DIAM
ABS NOMINAL 6" DIAM OR LESS
ABS / DWV CORE NOMINAL 6" DIAM OR LESS

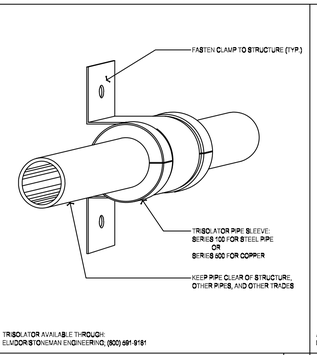
SEALANT DEPTH:
FILL SEALANT FORCED INTO ANNULUS TO MAX ANNULAR SPACE 1/4"

SEE UL FIRE RESISTANCE DIRECTORY FOR COMPLETE INSTALLATION REQUIREMENTS

(G) ABS PIPE UP TO 4" DIAM IN FLR/CLG

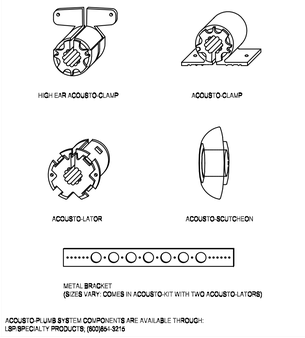
NOTE:
INSTALL ALL MANUF. PRODUCTS IN ACCORDANCE WITH THEIR LISTED AND APPROVED TESTED ASSEMBLIES.
TESTED ASSEMBLIES HAVE PRIORITY OVER ANY INFORMATION SHOWN OR NOTED HEREIN.

PIPE / WIRE / CABLE PENETRATIONS | 16



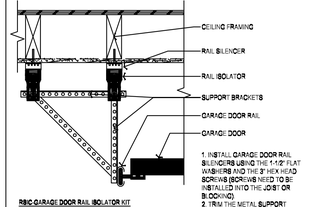
TRISOLATOR AVAILABLE THROUGH:
ELIMOR STONEMAN ENGINEERING, (800) 591-9181

TRISOLATOR ISOLATION | 15



ACOUSTO PLUMB SYSTEM COMPONENTS ARE AVAILABLE THROUGH:
LISP SPECIALTY PRODUCTS, (800) 850-3016

ACOUSTO-PLUMB ISOLATION | 11

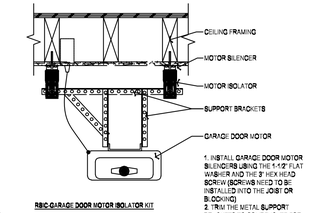


RSC-GARAGE DOOR RAIL ISOLATOR KIT

PARTS LIST:
8 EA RSC-RAIL ISOLATORS
8 EA 3-1/2" COARSE THREAD SCREWS
4 EA RSC-RETRO FENDER WASHERS
4 EA 3/4" LONG BOLTS
4 EA NYLOC NUTS
8 EA 3/4" WASHERS

1. INSTALL GARAGE DOOR RAIL SILENCERS USING THE 1-1/2" FLAT WASHERS AND THE 3" HEX HEAD SCREWS (SCREWS NEED TO BE INSTALLED INTO THE JOIST OR BLOCKING)
2. TRIM THE METAL SUPPORT BRACKETS TO COMPLIMENTE FOR THE 4" ADDITIONAL SPACE THAT THE RAIL ISOLATOR ADDS
3. BOLT THE METAL BRACKETS TO THE RAIL ISOLATORS USING THE 3/4" BOLT, 3/4" FLAT WASHERS, AND THE 7/16" NYLOC NUT.
4. INSTALL AND ADJUST HEIGHT OF GARAGE DOOR RAIL BASE REQUIRED BY MANUFACTURER USING THE ORIGINAL HARDWARE. PLUG IN THE GARAGE DOOR MOTOR, TEST AND ADJUST IF NEEDED.

KIT MANUFACTURER: PAC INTERNATIONAL, 866-771-2100, WWW.PAC-INTL.COM
PRODUCT: RSC-CDS KIT SOUND ISOLATION SYSTEM



RSC-GARAGE DOOR MOTOR ISOLATOR KIT

PARTS LIST:
2 EA RSC-CDS MOTOR ISOLATORS
4 EA 3-1/2" COARSE THREAD SCREWS
4 EA RSC 1-1/2" FENDER WASHERS
2 EA 3/4" BOLTS
2 EA NYLOC NUTS
4 EA 3/4" WASHERS

1. INSTALL GARAGE DOOR MOTOR SILENCERS USING THE 1-1/2" FLAT WASHER AND THE 3" HEX HEAD SCREW (SCREWS NEED TO BE INSTALLED INTO THE JOIST OR BLOCKING)
2. TRIM THE METAL SUPPORT BRACKETS TO COMPLIMENTE FOR THE 4" ADDITIONAL SPACE THAT THE MOTOR ISOLATOR ADDS.
3. BOLT THE METAL BRACKETS TO THE MOTOR ISOLATORS USING THE 3/4" BOLT, 3/4" FLAT WASHERS, AND THE 7/16" NYLOC NUT.
4. INSTALL AND ADJUST HEIGHT OF GARAGE DOOR MOTOR USING THE ORIGINAL HARDWARE. PLUG IN THE GARAGE DOOR MOTOR, TEST AND ADJUST IF NEEDED.

GARAGE DOOR OPENER | 8

NOTES | 4

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised May 2023 Exterior soffits, Ceilings, Soffits, Interior Paints and small exterior paints

949-790-9100

Santee
DO MORE • DO 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.

APPROVED FOR CONSTRUCTION 2023
Permit # B-PNEW-23-0009 Rev 2 2023
PROJECT NO. 405999
Reviewed by: A.Sturm
DIVISION: 1 - B.P.C.
DATE: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.
2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT
ERIC R. KOUGH
C-26497
REN. 11-30-25
STATE OF CALIFORNIA

PLAN:
ALL PLANS

SHEET:
FD2

SPEC. LEVEL 1

SANTEE

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D:\DATA\ARCH\PROJECT\Co-Southern\san diego\405999 Prospect II (Santee)\02_Prospect Park – Attached\00_All Plans\Plot Sheets\009-DETAILS.dwg – Jan. 16, 2024 – 1:11:38 PM

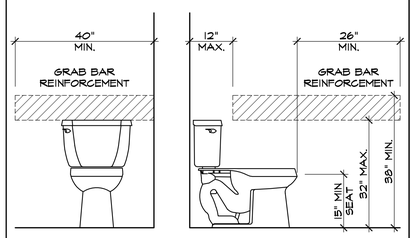
WATER CLOSETS IN BATHROOMS AND POWDER ROOMS SHALL COMPLY WITH CBC SECTION 1134A.7.

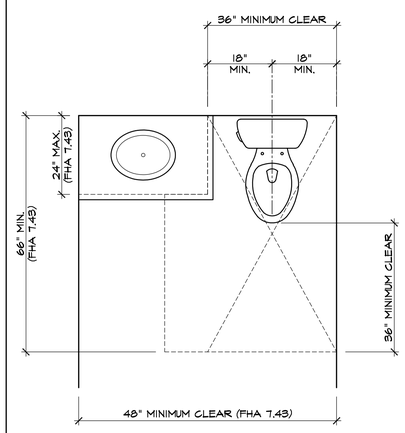
A. THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48" IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36".

EXCEPTION: THE 48" MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36" FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24" IN DEPTH.

WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON ONE SIDE OF A FIXTURE. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO WALLS, VANITIES, LAVATORIES OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18" FROM THE OBSTACLE.

B. WATER CLOSETS SHALL BE LOCATED IN A FLOOR SPACE MIN. 48" IN WIDTH AND MIN. 66" IN DEPTH. A FIXED CABINET OR WING WALL MAY PROJECT MAX. 24" PERPENDICULAR FROM THE REAR WALL OF THE FIXTURE (FHA 7.43-7.44).
C. WATER CLOSET SEAT HEIGHT SHALL BE MIN. 15".
D. CONTROLS SHALL SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE
E. E. GRAB BAR REINFORCEMENT SHALL BE PROVIDED AS SHOWN BELOW





Water Closet 19

SCALE: N.T.S.

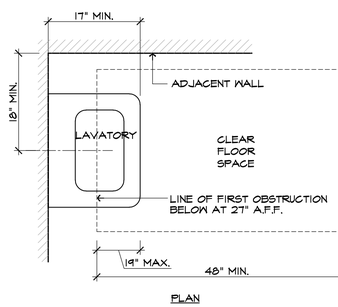
NOT USED 20

SCALE: N.T.S.

LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH CBC SECTION 1134A.8. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE.

A. LOCATION: THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18" FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH. THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24" FROM AN ADJOINING WALL OR FIXTURE FOR PARALLEL APPROACH. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 " ABOVE THE FINISH FLOOR. DISTANCE SHALL BE MEASURED TO THE HIGHER OF THE FIXTURE RIM FOR SURFACE MOUNT OR COUNTER SURFACE FOR UNDER MOUNT.

B. MANEUVERING: A 30" X 48" CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY.



C. CABINETS UNDER THE LAVATORY ARE PERMITTED PROVIDED A PARALLEL APPROACH IS PROVIDED AND THE CABINETS ARE DESIGNED TO PROVIDE THE ADAPTABLE KNEE AND TOE CLEARANCES.

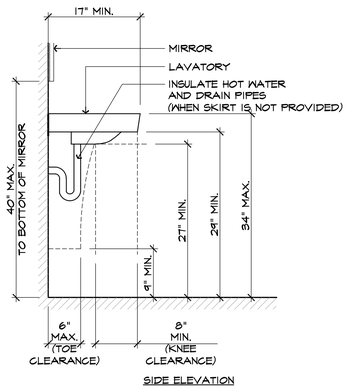
D. KNEE AND TOE CLEARANCE SHALL BE PROVIDED AS SHOWN BELOW. A MAXIMUM OF 19" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY KNEE AND TOE CLEARANCES. A OF 6" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY TOE CLEARANCE.

E. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.

F. HOT WATER & DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

G. LAVATORY FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE. LEVER OPERATED, PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

H. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE AND SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.



Lavatory Clearance 16

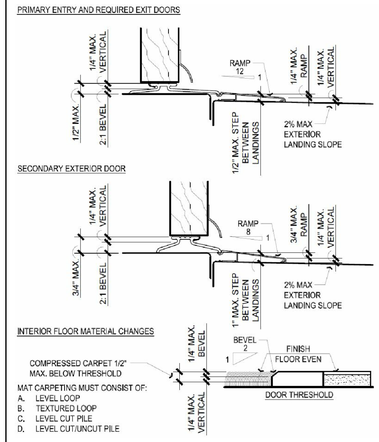
SCALE: N.T.S.

DOOR LANDINGS SHALL COMPLY WITH CBC SECTION 1132A.4

A. THE FLOOR OR LANDING ON EACH SIDE OF A DOOR SHALL BE LEVEL. PRIMARY ENTRY DOORS, REQUIRED EXIT DOORS OR SECONDARY EXTERIOR DOORS WITH CHANGES IN HEIGHT BETWEEN THE INTERIOR SURFACE OR FLOOR LEVEL AND THE EXTERIOR SURFACE OR FLOOR LEVEL SHALL COMPLY WITH THE FOLLOWING:
B. EXTERIOR LANDINGS OF IMPERVIOUS CONSTRUCTION SERVING PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS ARE LIMITED TO NOT MORE THAN 1/2" OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL EXCEEDING 1/2" SHALL BE MADE BY MEANS OF A RAMP WITH A MAXIMUM RAMP SLOPE NO GREATER THAN 1:12 (8.33%) PER CBC SECTION 1122A.2.
C. EXTERIOR LANDINGS OF IMPERVIOUS CONSTRUCTION SERVING SECONDARY EXTERIOR DOORS INTO DECKS, PATIOS OR BALCONY SURFACES MAY HAVE A MAXIMUM CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 1", PROVIDED A RAMP WITH A MAXIMUM SLOPE OF 1:8 (12.5%) IS PERMANENTLY INSTALLED.

THRESHOLDS SHALL COMPLY WITH CBC SECTION 1132A.4.1

A. THRESHOLD AT PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN 1/2".
B. THRESHOLDS AT UNIT SECONDARY EXTERIOR DOORS AND SLIDING GLASS DOORS SHALL BE NO HIGHER THAN 3/4".
C. MATERIAL CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS SHALL NOT EXCEED 1/2".
D. THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN 1/4" MAY BE VERTICAL.
E. THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN 1/4" AND 3/4" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 (50%).



Landings & Threshold 10

SCALE: N.T.S.

GRAB BARS SHALL COMPLY WITH CBC SECTION 1127A.4

A. GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33" MINIMUM AND 36" MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE. EXCEPTION THAT THE HEIGHT OF THE LOWER GRAB BAR ON THE BACK WALL OF A BATHTUB SHALL COMPLY WITH SECTION 1127A.5.2.

B. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL COMPLY WITH THE FOLLOWING:

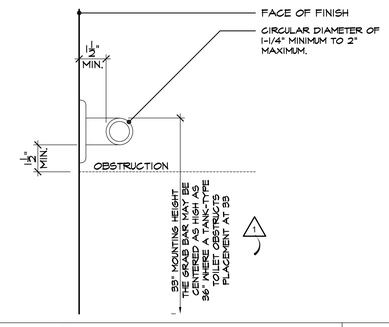
1. GRAB BARS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4".

2. GRAB BARS WITH NON-CIRCULAR CROSS SECTION SHALL HAVE A CROSS- SECTION DIMENSION OF 2" MAXIMUM. THE PERIMETER DIMENSION OF GRAB BARS WITH NON-CIRCULAR CROSS SECTION SHALL BE 4" MINIMUM AND AND 4.8" MAXIMUM.

3. L-SHAPED OR U-SHAPED GRAB BARS SHALL BE PERMITTED.

C. THE SECURED STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL MEET THE REQUIREMENTS WITHIN SECTION 1127A.4.4. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

D. A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUND EDGES



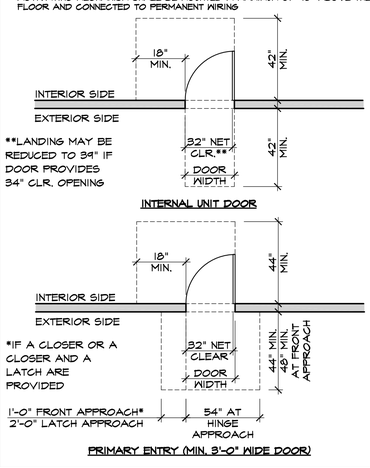
Grab Bars 12

SCALE: N.T.S.

PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1132A.
THE REQUIREMENTS OF SECTION 1126A.3 SHALL APPLY TO THE MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES, INCLUDING ENTRY OR EXIT DOORS WHICH OPEN FROM THE COVERED MULTIFAMILY DWELLING UNIT INTO A CORRIDOR, HALLWAY OR LOBBY, OR DIRECTLY TO THE OUTSIDE.

INTERIOR DOORS AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH SECTION 1132A.
EXCEPT AS ALLOWED BY SECTION 1104A.2, INTERIOR DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH THIS SECTION. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE DWELLING UNIT SIDE OF DOORS LEADING FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR ATTACHED GARAGE.

A. THE WIDTH AND HEIGHT OF DOORS SHALL COMPLY WITH THE FOLLOWING:
1. DOORS SHALL BE NOT LESS THAN 6'-8" IN HEIGHT
2. SWINGING DOORS MUST PROVIDE A MINIMUM NET CLEAR OPENING WIDTH OF 32", MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90-DEGREES FROM THE CLOSED POSITION. A 34" DOOR IS ACCEPTABLE.
3. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES WITHIN THE DWELLING UNIT.
4. A NOMINAL 32" CLEAR OPENING PROVIDED BY A STANDARD 6' WIDE SLIDING PATIO DOOR IS ACCEPTABLE.
5. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF THAT PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32", MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90-DEGREES FROM ITS CLOSED POSITION.
B. FLOOR OR LANDING ON EACH SIDE OF THE DOOR SHALL BE LEVEL AND CLEAR. CHANGES IN HEIGHT BETWEEN LANDINGS SHALL COMPLY WITH CBC SECTION 1126A.2 OUTSIDE THE UNIT, SEE DETAIL 6 SHEET A-520, AND CBC SECTION 1132A.4 WITHIN THE UNIT, SEE DETAIL 4 THIS SHEET.
C. MANEUVERING CLEARANCES AT DOORS SERVING COVERED DWELLING UNITS SHALL COMPLY WITH CBC SECTION 1132A.5 (SEE FIGURES BELOW) AND CBC SECTION 1126A.3 FOR OTHER DOORS.
D. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8 1/2 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS.
E. IF THE DWELLING UNIT ENTRY DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR (SECTION 1126A.4.1 AND FHA REQ. 3).
F. HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE.
G. LEVER OR LEVER ACTUATED LATCHES OR LOCKS SHALL BE CURVED TO RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING OF CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10.
H. THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR.
I. EVERY PRIMARY ENTRY DOOR TO A COVERED MULTI-FAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48" ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING



Door Clearances 7

SCALE: N.T.S.

NOT USED 8

SCALE: N.T.S.

THIS SHEET IS FOR REFERENCE ONLY AND ILLUSTRATES CODE-REQUIRED MINIMUM STANDARDS FOR DWELLING UNITS WITHIN A MULTIFAMILY DEVELOPMENT. SEE PERTINENT SHEETS, DRAWINGS, AND SPECIFICATIONS FOR APPLICATION OF THESE STANDARDS TO THIS SPECIFIC PROJECT.

THE INFORMATION CONTAINED WITHIN THESE SHEETS ARE EXCERPTS FROM THE 2016 CALIFORNIA BUILDING CODE AND APRIL 1998 FAIR HOUSING ACT (FHA) DESIGN MANUAL AND INTENDED TO PROVIDED THE CONTRACTOR THE GENERAL REQUIREMENTS OF ACCESSIBILITY FOR THIS PROJECT. THE GENERAL CONTRACTOR SHALL BE KNOWLEDGEABLE OF AND SHALL BUILD TO ALL APPLICABLE ACCESSIBILITY CODE REQUIREMENTS, IF FURTHER INFORMATION OR CLARIFICATION IS REQUIRED, CONSULT THE ARCHITECT OR REFERENCE CBD AND FHA DESIGN MANUAL PRIOR TO FABRICATION OR INSTALLATION OF THE WORK.

DWELLING UNITS SHALL COMPLY WITH CBC CHAPTER 11A AND THE FHA DESIGN MANUAL. A DWELLING UNIT IS A SINGLE UNIT OF RESIDENCE FOR A FAMILY OF ONE OR MORE PERSONS, WHICH MAY INCLUDE CONDOMINIUMS, AN APARTMENT UNIT WITHIN AN APARTMENT BUILDING, AND OTHER TYPES OF DWELLINGS IN WHICH SLEEPING ACCOMMODATIONS ARE PROVIDED BUT TOILET OR COOKING FACILITIES ARE SHARED BY OCCUPANTS OF MORE THAN ONE ROOM OR PORTION OF THE DWELLING. EXAMPLES OF THE LATTER INCLUDE DORMITORY ROOMS AND SLEEPING ACCOMMODATIONS IN SHELTERS INTENDED FOR OCCUPANCY SUCH AS RESIDENCES FOR HOMELESS PERSONS.

General Notes 1

SCALE: N.T.S.

ACCESSIBLE ROUTE(S) WITHIN COVERED MULTIFAMILY DWELLING UNITS SHALL COMPLY WITH SECTION 1130A.

A. AN ACCESSIBLE ROUTE SHALL BE PROVIDED THROUGH ALL ROOMS AND SPACES OF THE DWELLING UNIT. THE ACCESSIBLE ROUTE SHALL PASS THROUGH THE PRIMARY ENTRY DOOR, AND SHALL CONNECT WITH ALL ADDITIONAL EXTERIOR DOORS, REQUIRED CLEAR FLOOR SPACES AT KITCHEN APPLIANCES AND BATHROOM FIXTURES.

B. THE ACCESSIBLE ROUTES INTO AND THROUGHOUT COVERED MULTIFAMILY DWELLING UNITS MAY INCLUDE HALLWAYS, CORRIDORS AND RAMPS AND SHALL BE AT LEAST 36" WIDE.

CHANGES IN LEVEL ON ACCESSIBLE ROUTES WITHIN THE MULTIFAMILY DWELLING UNIT SHALL COMPLY WITH SECTION 1131A.

A. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2".

B. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (50% SLOPE).

C. CHANGES IN LEVEL NOT EXCEEDIING 4" MAY BE VERTICAL.

D. CHANGES IN LEVEL GREATER THAN 2" SHALL BE MADE BY MEANS OF A RAMP, ELEVATOR OR PLATFORM LIFT.

Accessible Route 2

SCALE: N.T.S.

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS SHALL COMPLY WITH CBC SECTION 1138A

A. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" TO THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE A KITCHEN BASE CABINET), RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3. PHYSICAL BARRIERS AND OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE.

RECEPTACLE OUTLETS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE RECEPTACLE OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.

EXCEPTIONS INCLUDE OUTLETS INSTALLED FOR BASEBOARD HEATERS, FLOOR RECEPTACLES INSTALLED ADJACENT TO SLIDING PANELS OR WALLS, BASEBOARD OUTLETS USED IN RELOCATABLE PARTITIONS, WINDOW WALLS OR OTHER ELECTRICAL CONVENIENCE FLOOR OUTLETS NOT SUBJECT TO THE MINIMUM HEIGHT REQUIREMENTS.

B. CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48" MEASURED TO THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15" TO THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE A KITCHEN BASE CABINET) SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

SWITCHES AND CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE, PROVIDED THAT COMPARABLE CONTROLS OR OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.. EXCEPTIONS INCLUDE APPLIANCES (KITCHEN STOVES, DISHWASHERS, RANGE HOODS, MICROWAVE OVENS, LAUNDRY EQUIPMENT AND SIMILAR APPLIANCES) THAT HAVE CONTROLS LOCATED ON THE APPLIANCE.

Switches and Outlets 4

SCALE: N.T.S.

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised May 2023 Exterior soffits, railings, exterior trim and some exterior paints

Santee DO MORE • DUE 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.
APPROVED FOR CONSTRUCTION 11/06/2023
Permit # B-PNEW-23-0009 Rev 2&3
PROJECT NO. 405999
Reviewed by: A.Sturm
DIVISION: B.C.
DATE: August 12, 2024
REVISIONS: 11/06/2023
Previous Interwest Consulting approval 2-3-2024

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: ALL PLANS

SHEET: AC1

SPEC. LEVEL 1

SANTEE

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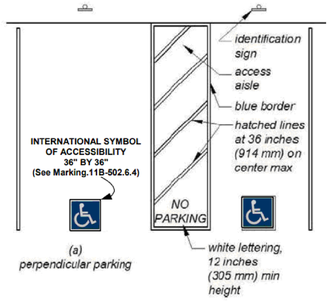
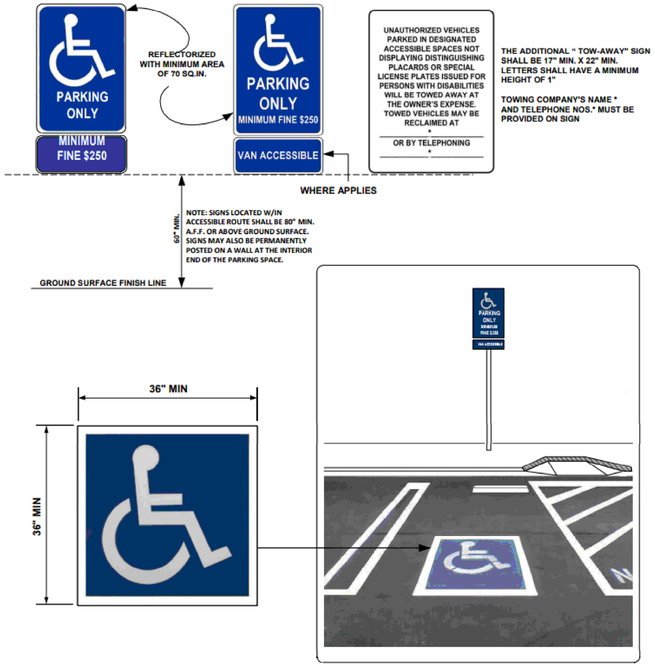
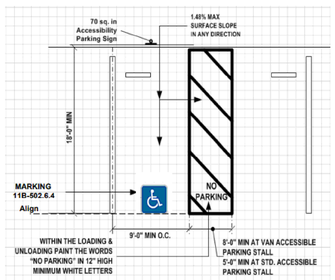


FIGURE 11B-502.3.3
PERPENDICULAR PARKING IDENTIFICATION





VAN PARKING SPACES SHALL BE PERMITTED TO BE 108 INCHES (9 FEET) WIDE MINIMUM WHERE THE ACCESS AISLE IS 96 INCHES (8 FEET) WIDE MINIMUM.

ACCESSIBLE PARKING SPACES SHALL COMPLY WITH CBC SECTION 118-502 IN ACCORDANCE WITH CBC SECTION 118-208.

1. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL (COMPLYING WITH SECTION 118-208.3.1) FROM ADJACENT PARKING TO THE ACCESSIBLE ENTRANCES. TABLE 118-208.2 ESTABLISHES THE NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED. (CBC 11 B-208.2)
2. THE MINIMUM LENGTH OF EACH ACCESSIBLE PARKING SPACE SHALL BE 18'. OVERHANG MAY NOT BE UTILIZED TO REDUCE THE REQUIRED PARKING SPACE LENGTH. THE MINIMUM WIDTH OF EACH ACCESSIBLE PARKING SPACE SHALL BE 9' WITH A MINIMUM 5' LOADING AND UNLOADING ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE.
(CBC 11 B-502.2, 118-502.3)
3. ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY A LOADING AND UNLOADING ACCESS AISLE 8' WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED VAN ACCESSIBLE AS REQUIRED BY SECTION 118-502.6. (CBC 118-208.2.4, 118-502.2)
4. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ONE-UNIT VERTICAL TO 48 UNITS HORIZONTAL (2% SLOPE) IN ANY DIRECTION. (CBC 11B-502.4)
5. EACH PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES: (CBC 118-502.6)
   5.1. IDENTIFY BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE WITH A SYMBOL OF ACCESSIBILITY.
   5.2. PROVIDE AN ADDITIONAL SIGN OR ADD BELOW THE SYMBOL "MINIMUM FINE $250"
6. ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36"X36". (CBC 118-502.6.4.1)
7. AN ADDITIONAL SIGN SHALL ALSO BE POSTED, IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17" BY 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: (CBC 118-502.8)
"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT_____OR BY TELEPHONING_____
BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

WALKWAYS AND SIDEWALKS THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH CBC SECTION 118 403.

1. THE RUNNING SLOPE OF A WALKING SURFACE SHALL NOT EXCEED ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL (5% SLOPE) AND THE CROSS SLOPE SHALL NOT EXCEED ONE UNIT VERTICAL TO 48 UNITS HORIZONTAL (2% SLOPE). (CBC 118-403.3)
2. WALKS AND SIDEWALKS SHALL BE A MINIMUM OF 48" IN WIDTH. (CBC 118-403.5. 1, EXCEPTION #3)
3. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT. (CBC 11 B-302)
4. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN ⅝" DIAMETER. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL (CBC 11 B-302.3)
5. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAIUNGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BEIWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING, WHICH IS 36" WIDE. (CBC 11 B-247. 1 .2.5, 11 B PROVIDE DETAIL OF TRUNCATED DOMES AS SHOWN IN FIGURE 11 B-705.1.

NOTE:
ALL ACCESSIBLE PARKING SPACES, SIGNAGE, MARKINGS, TRAVEL PATHS AND RAMPS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE, CHAPTER 11 B

ADA PARKING & SIGNAGE

SCALE: N.T.S.

22

NOT USED
SCALE: N.T.S.

NOT USED
SCALE: N.T.S.

NOT USED
SCALE: N.T.S.

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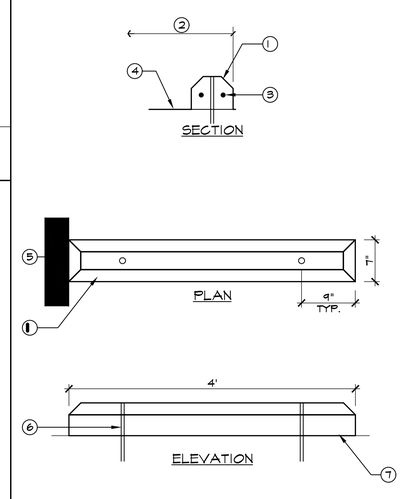
SCALE: N.T.S.

NOT USED
SCALE: N.T.S.

LEGEND

1. PRE-FABRICATED CONCRETE WHEEL STOP BY OTHERS
2. THIS DIMENSION POINT 3'-4" FROM FENCE, WALL, BUILDING FACE OR PROPERTY LINE UNLESS INDICATED OTHERWISE ON PLANS.
3. (2) #3 REBAR
4. TOP OF PAVING
5. PAINTED STRIPE
6. #5 REBAR - 18" LONG
7. EPOXY TO PAVING OF FINISHED SURFACE



Concrete Wheel Stop

SCALE: 1"=1'-0"

24

kb HOME

Prospect Park

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

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

Revised Max. Slope to 1.48% in accessible parking stalls, Exterior soffits, Ceilings, Interior soffits, Interior rooms and small exterior areas

Santee DO MORE • DUE 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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2 2-3-2024
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

ISSUED FOR CONSTRUCTION: 11/10/2023
PROJECT NO.: 405999
DIVISION NO.: 1 C.
REVISIONS: 11/06/2023

1 PLAN CHECK COMMENTS 11/06/2023 – V.P.B.S.

2 PLAN CHECK COMMENTS 01/15/2024

LICENSED ARCHITECT ERIC R. KOUGH C-26497 REN. 11-30-25 STATE OF CALIFORNIA

PLAN: ALL PLANS

SHEET: AC2

SPEC. LEVEL 1

SANTEE

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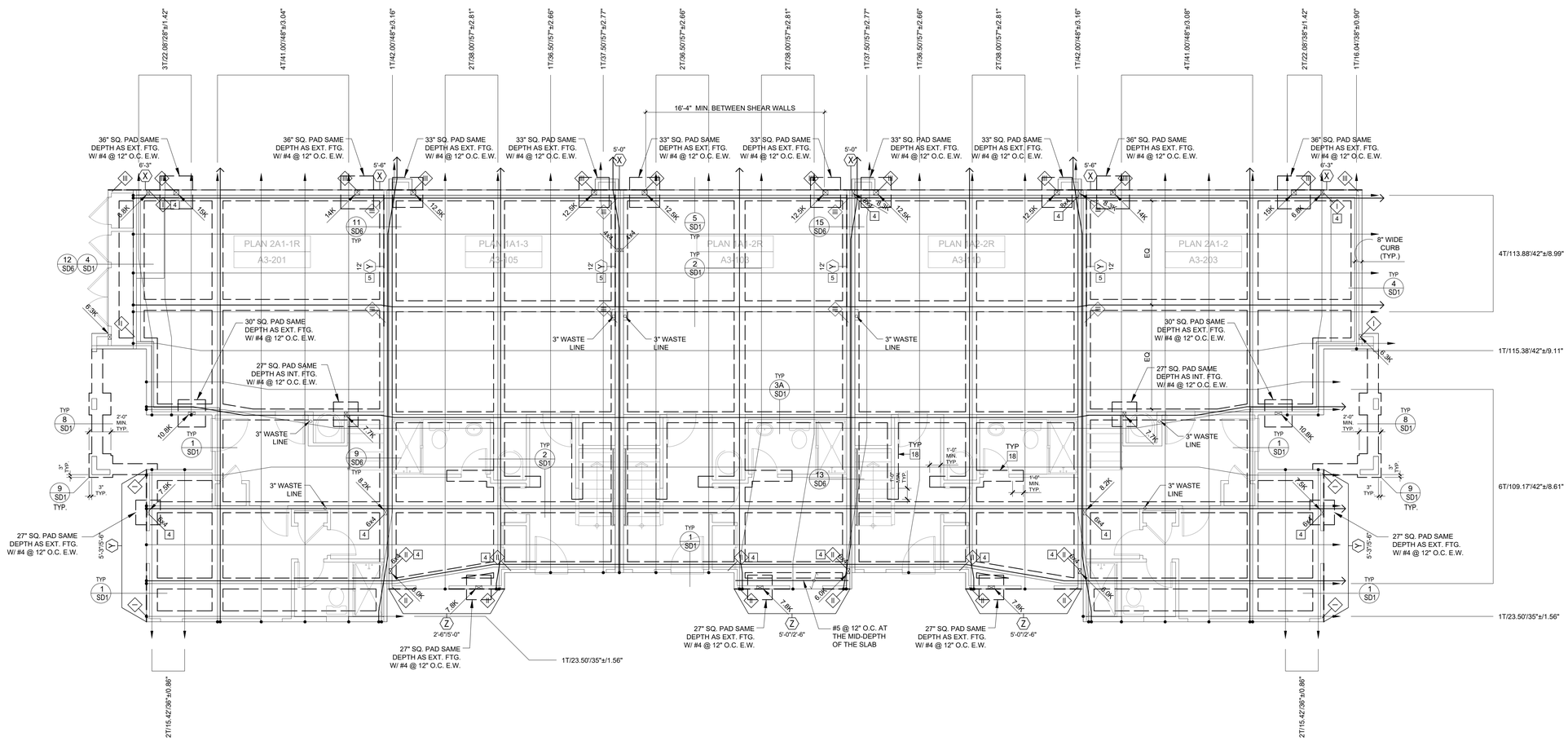

POST-TENSION FOUNDATION PLAN 'A' (BUILDING 4 & 7)

SCALE 3/16"=1'-0"

REFER TO UNIT FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2" PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)

16 EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.

17 NOTE NOT USED

18 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1 INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.

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 SOLID 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/16d @ 3" O.C. STAGG.

9 INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.

10 INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.

11 STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

ANCHOR BOLT SCHEDULE

SHEAR WALL SCH. NO.	A.B. CONSTRUCTION *	ALTERNATE SIMPSON MASA CONSTRUCTION **	SILL PLATE
10	5/8" A.B. @ 48" OC.	MASA @ 36" OC.	2X
11	5/8" A.B. @ 36" OC.	MASA @ 28" OC.	2X
12	5/8" A.B. @ 24" OC.	MASA @ 20" OC.	2X
13	5/8" A.B. @ 20" OC.	MASA @ 16" OC.	2X
13—13	5/8" A.B. @ 12" OC.	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 (RED'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 1-3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN ⅜" 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 1/2" 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.

LEGEND

3. POST HOLD-DOWN — 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. POST CONNECTOR — INDICATES POST WITH SIMPSON BASE TO FOUNDATION.

5. 2T/22.21'/27"±/1.5"
- 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

P.T. FOOTING & SLAB SCHEDULE *

POST-TENSION FOUNDATION	FOOTING LOCATION	HIGH TO VERY HIGH EXP. SOIL (E.I. > 91)	
'd' MIN. FTG. HT.	PERIMETER	26"	TOP OF SLAB TO BOTT. OF FTG.
	PARTY WALL	26"	TOP OF SLAB TO BOTT. OF FTG.
	INTERIOR	26"	TOP OF SLAB TO BOTT. OF FTG.
'D' MIN. FTG. EMBED	PERIMETER	18"	BELOW FIN. GRADE
	PARTY WALL	18"	BELOW FIN. GRADE
	INTERIOR	18"	BELOW FIN. GRADE
'W' MIN. FTG. WIDTH	PERIMETER	12"	MIN. U.N.O.
	PARTY WALL	15"	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
	PARTY WALL	2-#5 (B)	
	INTERIOR	2-#5 (B)	
TIE BEAM		12"W X18"D W/ 2-#5 (T&B)	
't' 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.

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.
3. SUB-GRADE PREPARATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE SOILS REPORT AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
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 21 - 26 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.

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Comp. Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee
DO GOOD • DO GREAT

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 1A - FOUNDATION PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-100

5-PLEX

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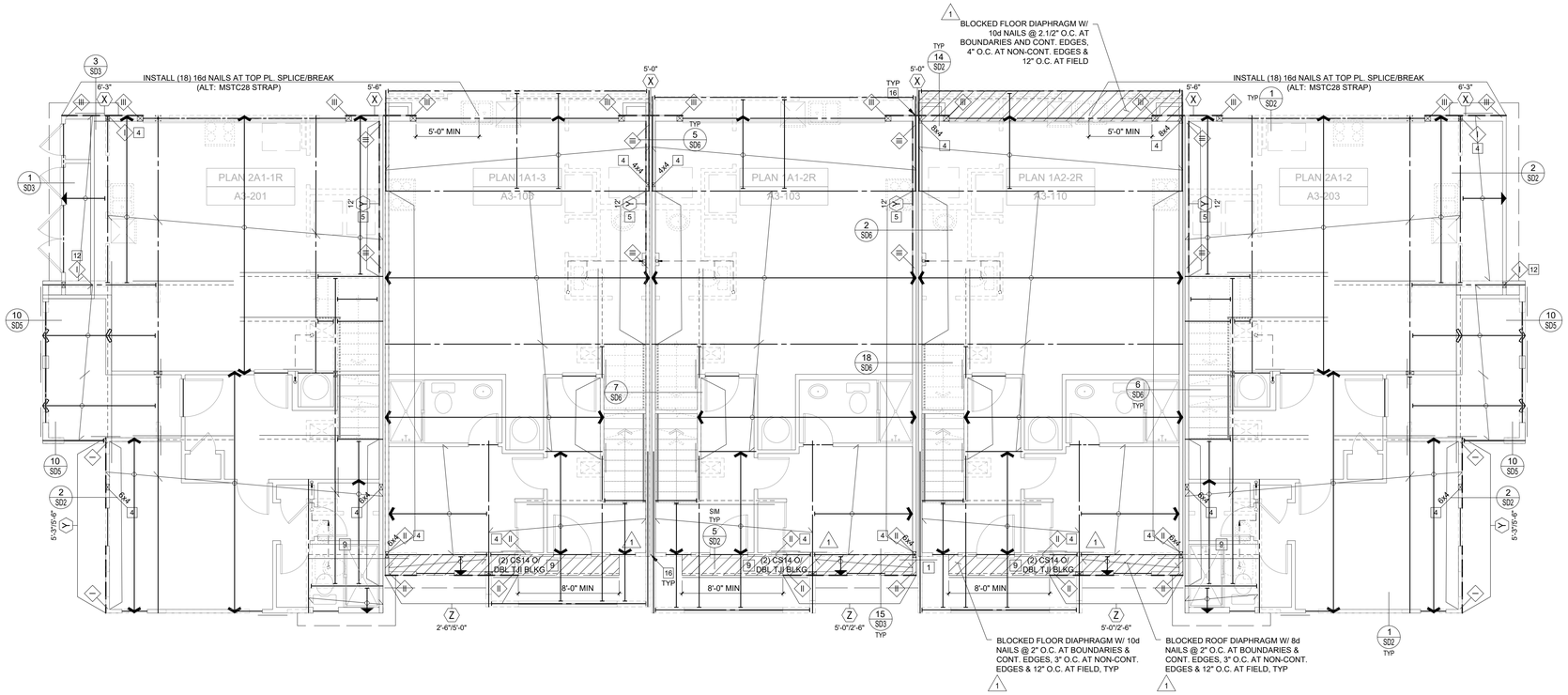

SECOND FLOOR PLAN 'A' (BUILDING 4 & 7)

SCALE 3/16"=1'-0"

REFER TO UNIT FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING. 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 1/2" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2@6"	2@4"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HIJ-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee DO MORE • DO 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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
PROSPECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 1A - FLOOR FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-101

5-PLEX

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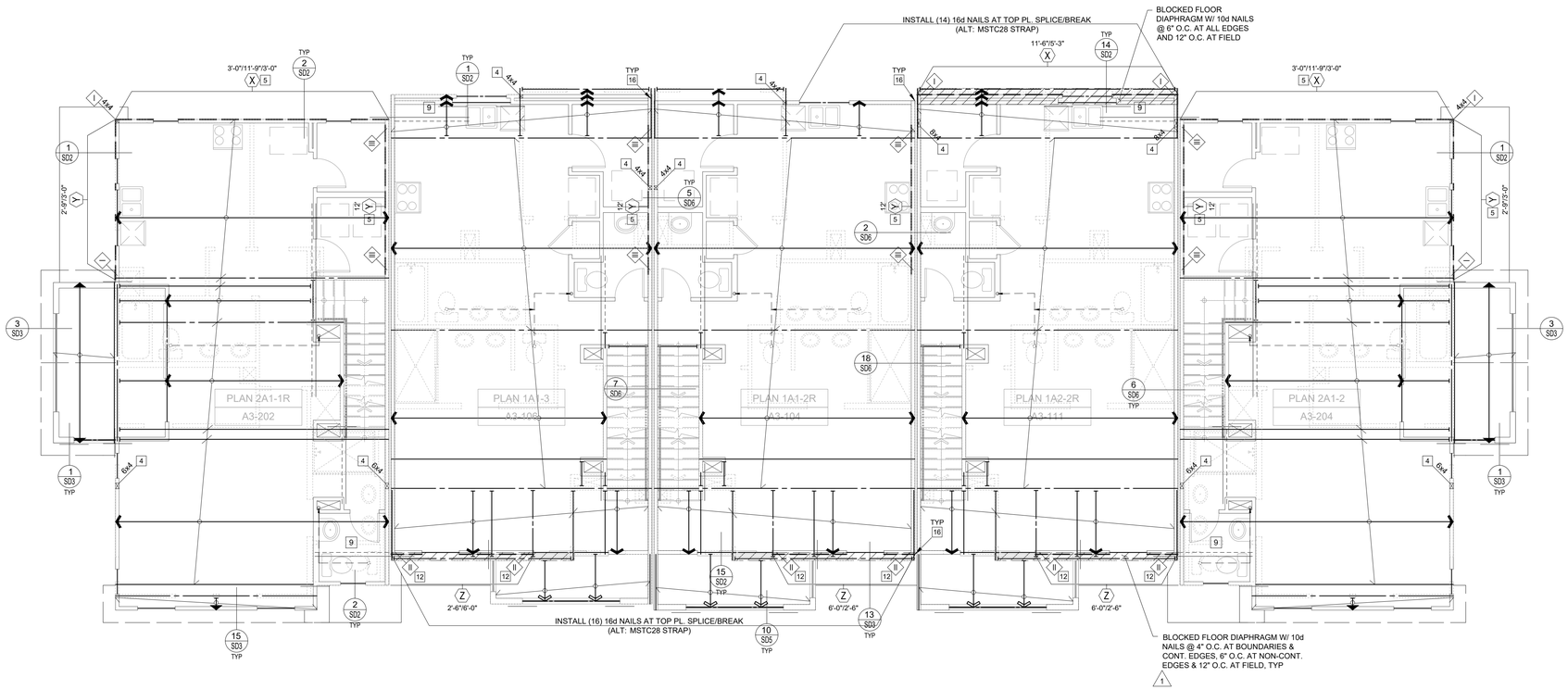

THIRD FLOOR FRAMING PLAN 'A' (BUILDING 4 & 7)

SCALE 3/16"=1'-0"

REFER TO UNIT FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 1/2" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2@6"	2@4"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

FLOOR FRAMING NOTES

16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HIJ-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee DO MORE • DO 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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
PROSPECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 1A - FLOOR FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-102

5-PLEX

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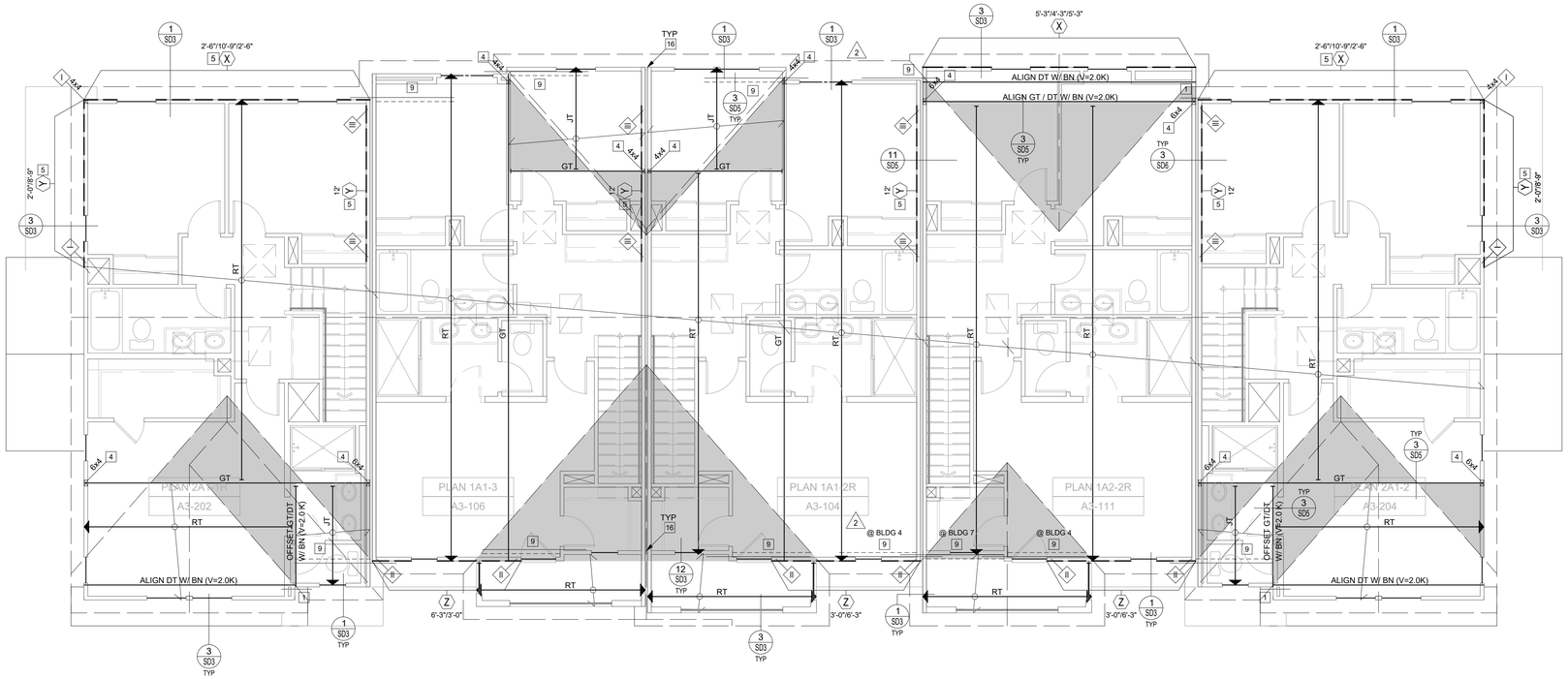

ROOF FRAMING PLAN 'A' (BUILDING 4 & 7)

SCALE 3/16"=1'-0"

REFER TO UNIT FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2" PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE		
				16d SINKER	A35/LS50/H1A /LTP4[6]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON SHEET SD-1.
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

ROOF FRAMING NOTES

14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. AT EXTERIOR WALL LOCATIONS, INSTALL SIMPSON H1A AT EVERY SINGLE-PLY TRUSS (OR SIMPSON H2.5A AT EVERY MULTI-PLY TRUSS).

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.

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1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
MARK A. VAN GAALE
No. 58680
Exp. 12/31/24
STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Comp, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee
DO MORE • DIE 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 authorize or approve the violation of any City, County, State or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT
LAUREL PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 1A - ROOF FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-103

5-PLEX

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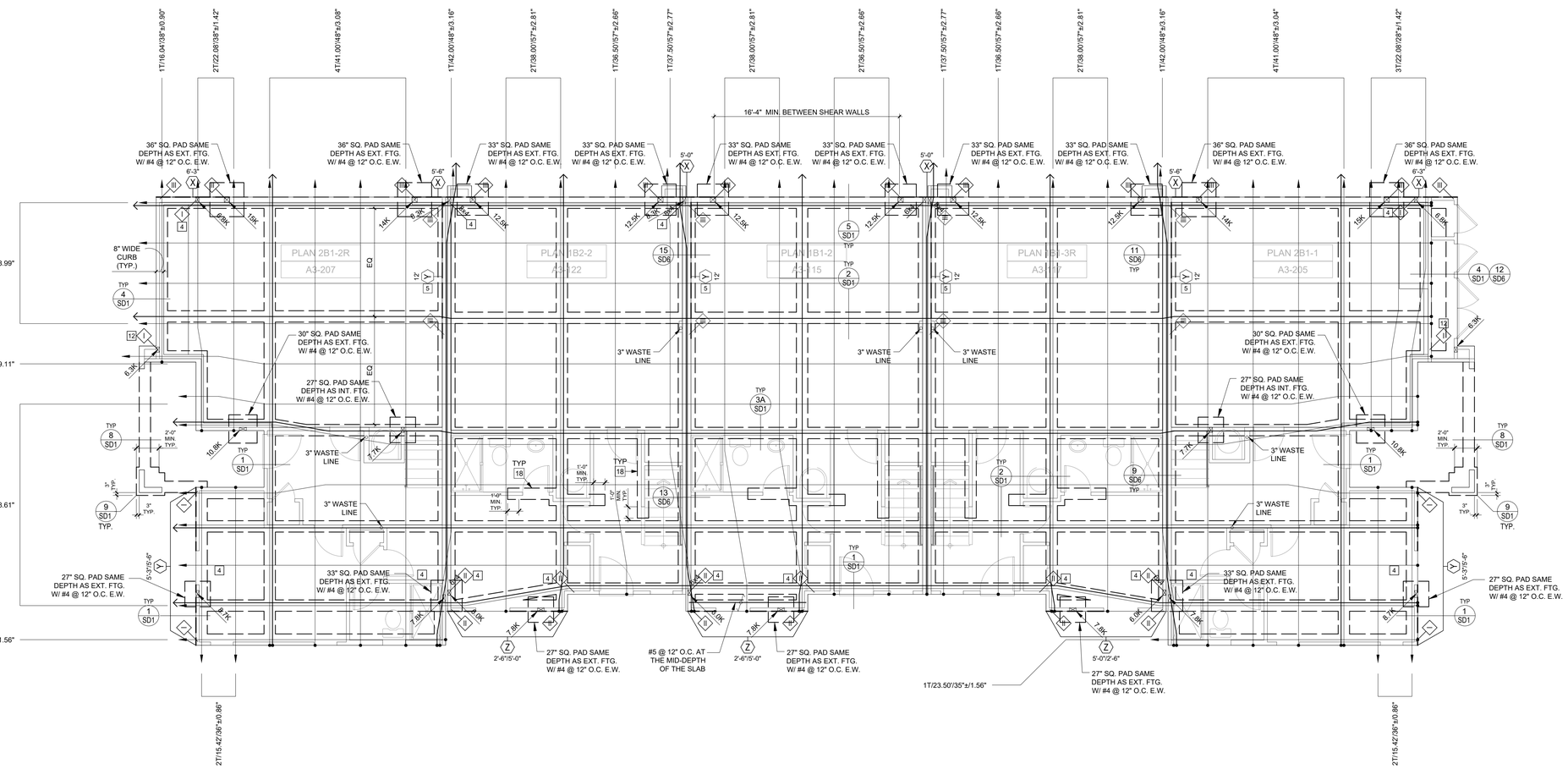

POST-TENSION FOUNDATION PLAN 'B' (BUILDING 5 & 6)

SCALE 3/16"=1'-0"

REFER TO BASE BUILDING COMPOSTIE FRAMING PLAN FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2" PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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-5
8	STITCH NAIL 2X AT END OF SHEARWALL TO ADJACENT POST W/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

ANCHOR BOLT SCHEDULE

SHEAR WALL SCH. NO.	A.B. CONSTRUCTION *	ALTERNATE SIMPSON MASA CONSTRUCTION **	SILL PLATE
10	5/8" A.B. @ 48" OC.	MASA @ 36" OC.	2X
11	5/8" A.B. @ 36" OC.	MASA @ 28" OC.	2X
12	5/8" A.B. @ 24" OC.	MASA @ 20" OC.	2X
13	5/8" A.B. @ 20" OC.	MASA @ 16" OC.	2X
13-13	5/8" A.B. @ 12" OC.	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 1-3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/4" 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 1/2" 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.

LEGEND

3. POST HOLD-DOWN — 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. POST CONNECTOR — INDICATES POST WITH SIMPSON BASE TO FOUNDATION.

5. 2T/22.21'/27"±/1.5"
- 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

P.T. FOOTING & SLAB SCHEDULE *

POST-TENSION FOUNDATION	FOOTING LOCATION	HIGH TO VERY HIGH EXP. SOIL (E.I. ≥ 91)	
'd' MIN. FTG. HT.	PERIMETER	26"	TOP OF SLAB TO BOTT. OF FTG.
	PARTY WALL	26"	TOP OF SLAB TO BOTT. OF FTG.
	INTERIOR	26"	TOP OF SLAB TO BOTT. OF FTG.
'D' MIN. FTG. EMBED	PERIMETER	18"	BELOW FIN. GRADE
	PARTY WALL	18"	BELOW FIN. GRADE
	INTERIOR	18"	BELOW FIN. GRADE
'W' MIN. FTG. WIDTH	PERIMETER	12"	MIN. U.N.O.
	PARTY WALL	15"	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
	PARTY WALL	2-#5 (B)	
	INTERIOR	2-#5 (B)	
TIE BEAM		12"W X18"D W/ 2-#5 (T&B)	
't' 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.

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.
3. SUB-GRADE PREPARATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE SOILS REPORT AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
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 21 - 26 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.

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Comp, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee DO GOOD • DO GREAT

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW123-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3
BLDG TYPE 1B - FOUNDATION PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-107

5-PLEX

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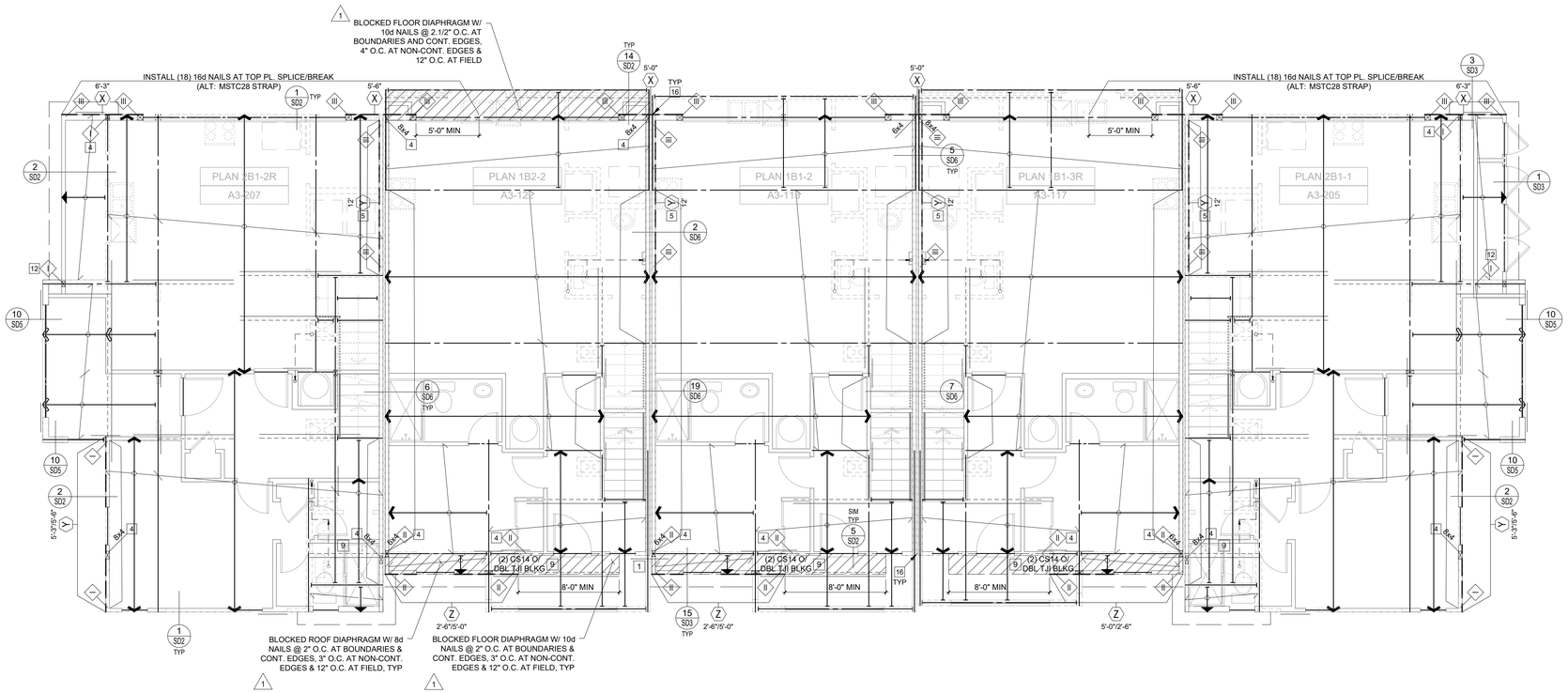

SECOND FLOOR PLAN 'B' (BUILDING 5 & 6)

SCALE 3/16"=1'-0"

REFER TO BASE BUILDING COMPOSTIE FRAMING PLAN FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING. 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 1/2" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2@6"	2@4"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HIJ-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.

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Orange, CA 92868 (714) 978.9780
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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee DO MORE • DO EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
PROSPECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 1B - FLOOR FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-108

5-PLEX

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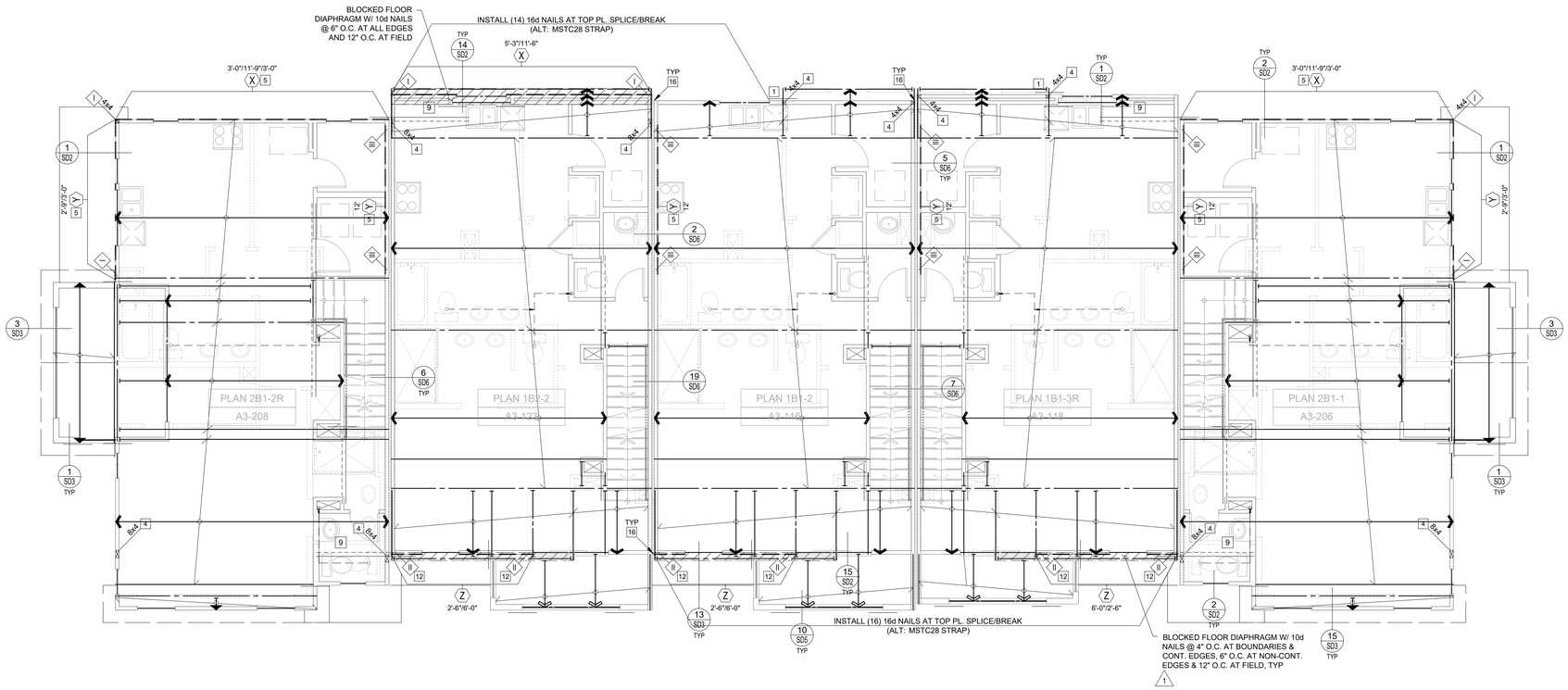

THIRD FLOOR FRAMING PLAN 'B' (BUILDING 5 & 6)

SCALE 3/16"=1'-0"

REFER TO BASE BUILDING COMPOSTIE FRAMING PLAN FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING. 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 1/2" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2@6"	2@4"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HIJ-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee DO MORE • DO 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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROSPECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 1B - FLOOR FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-109

5-PLEX

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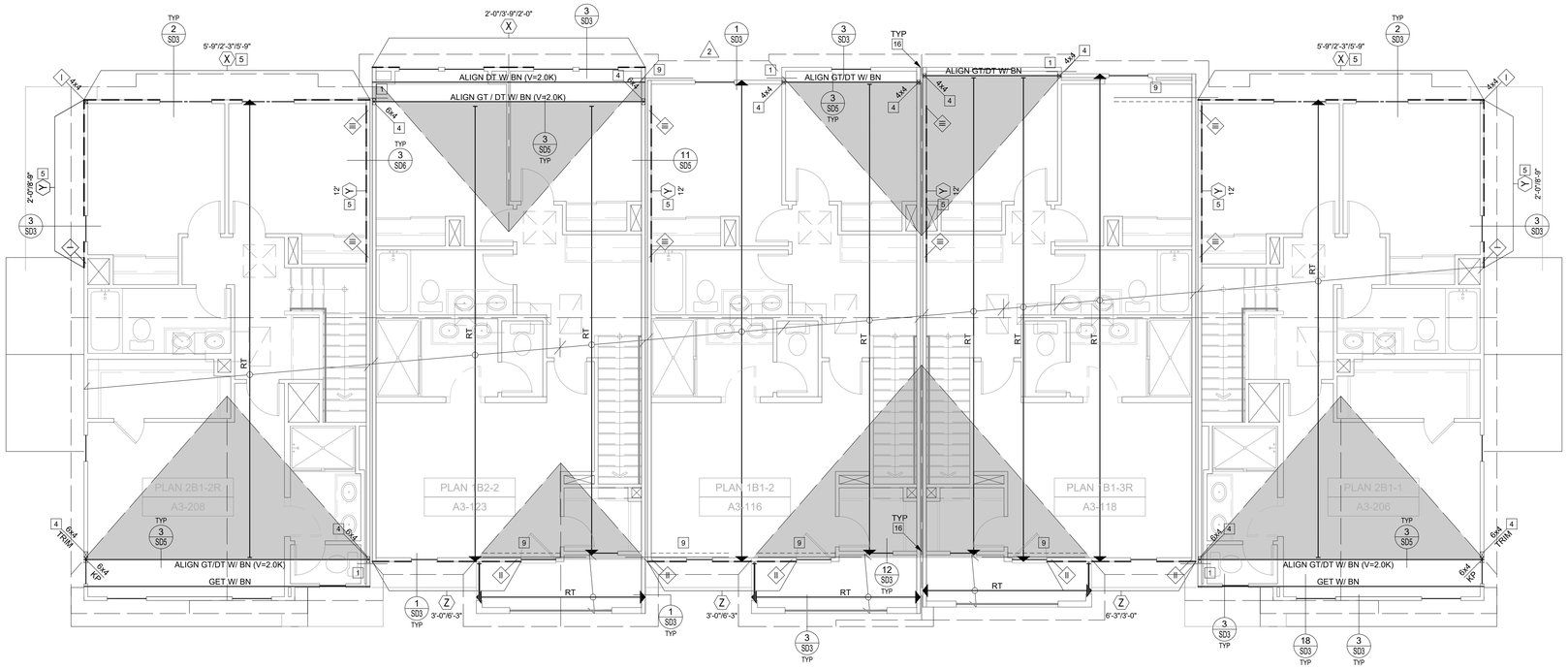

ROOF FRAMING PLAN 'B' (BUILDING 5 & 6)

SCALE 3/16"=1'-0"

REFER TO BASE BUILDING COMPOSTIE FRAMING PLAN FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2" PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE		
				16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON SHEET SD-1.
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

ROOF FRAMING NOTES

14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. AT EXTERIOR WALL LOCATIONS, INSTALL SIMPSON H1A AT EVERY SINGLE-PLY TRUSS (OR SIMPSON H2.5A AT EVERY MULTI-PLY TRUSS).

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Comp, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee DO MORE • DIE EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT
LAVIE
ROSE PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 1B - ROOF FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-110

5-PLEX

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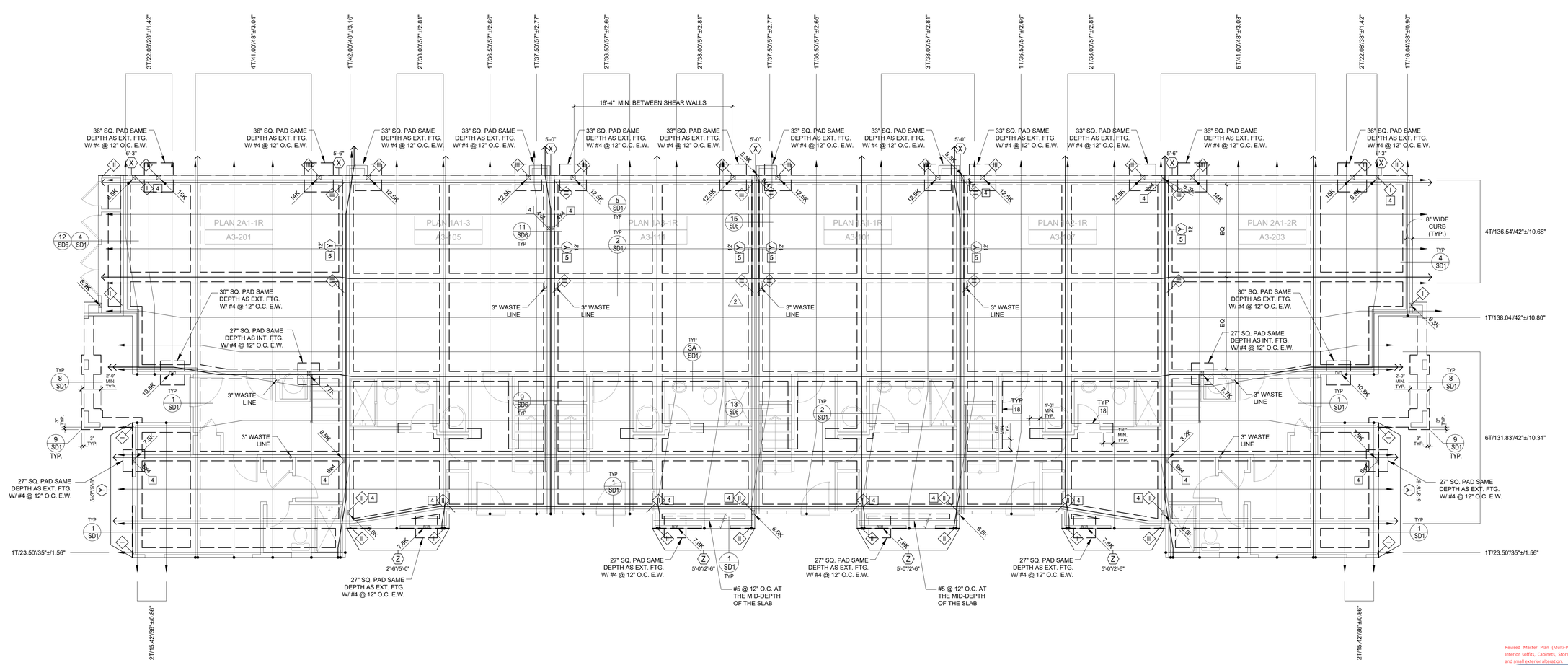

POST-TENSION FOUNDATION PLAN 'A' (BUILDING 1)

SCALE 3/16"=1'-0"

REFER TO UNIT FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2" PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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. 6/SD-4
8	STITCH NAIL 2X AT END OF SHEARWALL TO ADJACENT POST W/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

ANCHOR BOLT SCHEDULE

SHEAR WALL SCH. NO.	A.B. CONSTRUCTION *	ALTERNATE SIMPSON MASA CONSTRUCTION **	SILL PLATE
10	5/8" A.B. @ 48" OC.	MASA @ 36" OC.	2X
11	5/8" A.B. @ 36" OC.	MASA @ 28" OC.	2X
12	5/8" A.B. @ 24" OC.	MASA @ 20" OC.	2X
13	5/8" A.B. @ 20" OC.	MASA @ 16" OC.	2X
13 — 13	5/8" A.B. @ 12" OC.	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 1-3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/4" 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 1/2" 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.

LEGEND

3. POST HOLD-DOWN / POST CONNECTOR — 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. 2T/22.21'/27"±/1.5"
- 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

P.T. FOOTING & SLAB SCHEDULE *

POST-TENSION FOUNDATION	FOOTING LOCATION	HIGH TO VERY HIGH EXP. SOIL (E.I. ≥ 91)	
'd' MIN. FTG. HT.	PERIMETER	26"	TOP OF SLAB TO BOTT. OF FTG.
	PARTY WALL	26"	TOP OF SLAB TO BOTT. OF FTG.
	INTERIOR	26"	TOP OF SLAB TO BOTT. OF FTG.
'D' MIN. FTG. EMBED	PERIMETER	18"	BELOW FIN. GRADE
	PARTY WALL	18"	BELOW FIN. GRADE
	INTERIOR	18"	BELOW FIN. GRADE
'W' MIN. FTG. WIDTH	PERIMETER	12"	MIN. U.N.O.
	PARTY WALL	15"	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
	PARTY WALL	2-#5 (B)	
	INTERIOR	2-#5 (B)	
TIE BEAM		12"W X18"D W/ 2-#5 (T&B)	
't' 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.

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.
3. SUB-GRADE PREPARATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE SOILS REPORT AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
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 21 - 26 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.

VCA
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1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1.	P.C.C. 11-28-2023	JM / RS
2.	P.C.C. 01-15-2024	JM / RS
3.	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee GO HERE • 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 or watermarking of these plans and specifications SHALL NOT be held to authorize or approve the violation of any City, County, State or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROPOSED HOME PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3
BLDG TYPE 2A - FOUNDATION PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-200a

6-PLEX

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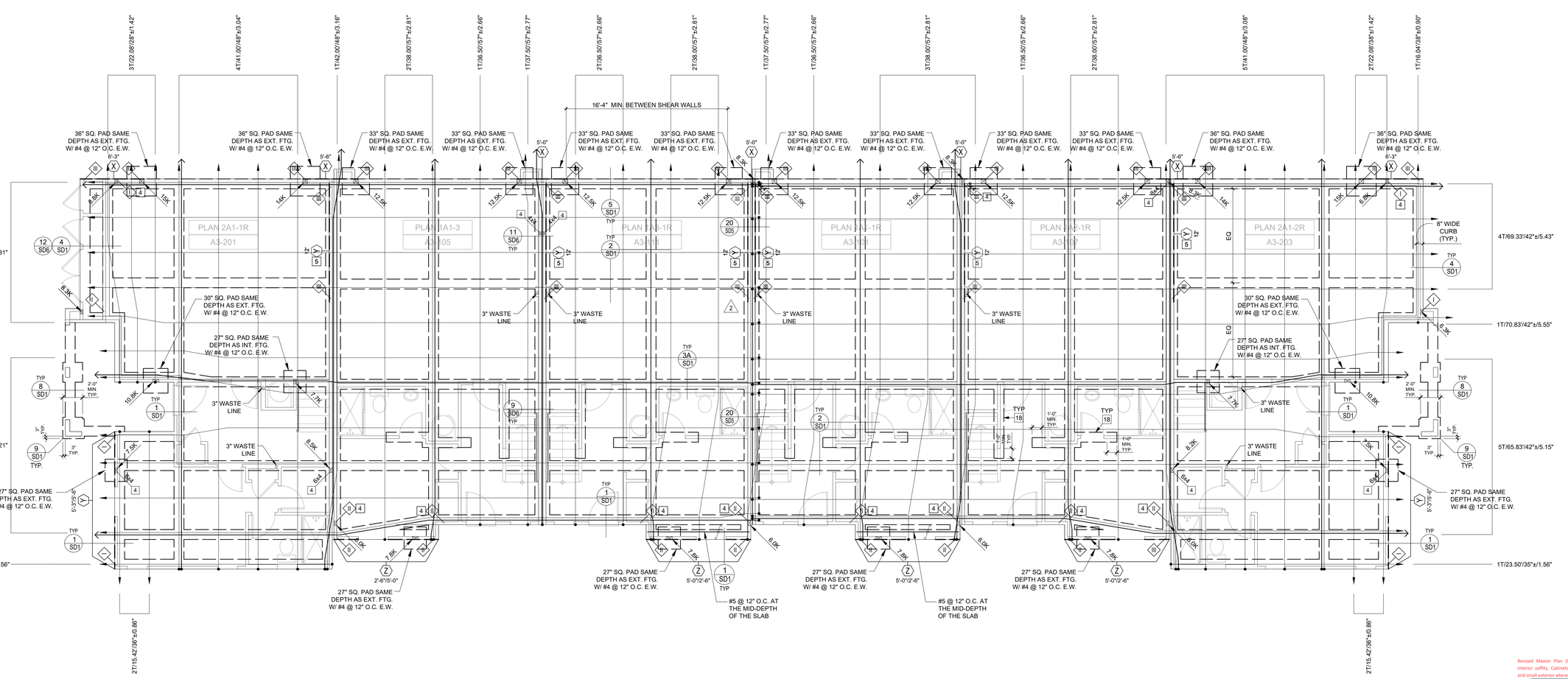

POST-TENSION FOUNDATION PLAN 'A' (BUILDING 3) (SIM)

SCALE 3/16"=1'-0"

REFER TO UNIT FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2" PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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. 6/SD-4
8. STITCH NAIL 2X AT END OF SHEARWALL TO ADJACENT POST W/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

ANCHOR BOLT SCHEDULE

SHEAR WALL SCH. NO.	A.B. CONSTRUCTION *	ALTERNATE SIMPSON MASA CONSTRUCTION **	SILL PLATE
10	5/8" A.B. @ 48" OC.	MASA @ 36" OC.	2X
11	5/8" A.B. @ 36" OC.	MASA @ 28" OC.	2X
12	5/8" A.B. @ 24" OC.	MASA @ 20" OC.	2X
13	5/8" A.B. @ 20" OC.	MASA @ 16" OC.	2X
13 – 13	5/8" A.B. @ 12" OC.	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 1-3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN ⅜" 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:
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- 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 1/2" 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.

LEGEND

3. POST HOLD-DOWN / POST CONNECTOR — 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. 2T/22.21'/27"±/1.5" — 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

P.T. FOOTING & SLAB SCHEDULE *

POST-TENSION FOUNDATION	FOOTING LOCATION	HIGH TO VERY HIGH EXP. SOIL (E.I. ≥ 91)	
'd' MIN. FTG. HT.	PERIMETER	26"	TOP OF SLAB TO BOTT. OF FTG.
	PARTY WALL	26"	TOP OF SLAB TO BOTT. OF FTG.
	INTERIOR	26"	TOP OF SLAB TO BOTT. OF FTG.
'D' MIN. FTG. EMBED	PERIMETER	18"	BELOW FIN. GRADE
	PARTY WALL	18"	BELOW FIN. GRADE
	INTERIOR	18"	BELOW FIN. GRADE
'W' MIN. FTG. WIDTH	PERIMETER	12"	MIN. U.N.O.
	PARTY WALL	15"	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
	PARTY WALL	2-#5 (B)	
	INTERIOR	2-#5 (B)	
TIE BEAM		12"W X18"D W/ 2-#5 (T&B)	
't' 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.

FOUNDATION NOTES

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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.

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ISSUES & REVISIONS

1.	P.C.C. 11-28-2023	JM / RS
2.	P.C.C. 01-15-2024	JM / RS
3.	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee GO HERE • GO EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3
BLDG TYPE 2A - FOUNDATION PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	2

S2-200b

6-PLEX

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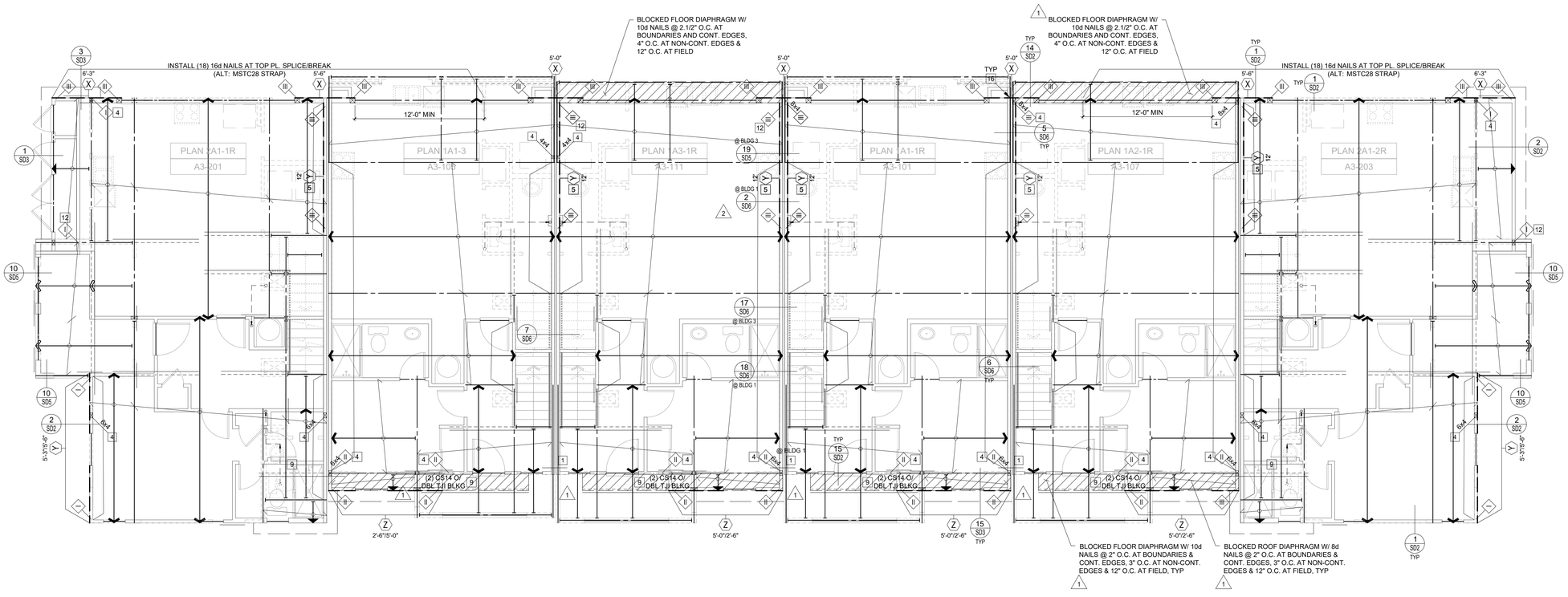

SECOND FLOOR PLAN 'A' (BUILDING 1 & 3) (SIM)

SCALE 3/16"=1'-0"

REFER TO UNIT FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING. 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 1/2" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2@6"	2@4"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

FLOOR FRAMING NOTES

16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HIJ-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.

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Orange, CA 92868 (714) 978.9780
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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Comp, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee SO MUCH • DO EASY

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
PROSPECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 2A - FLOOR FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-201

6-PLEX

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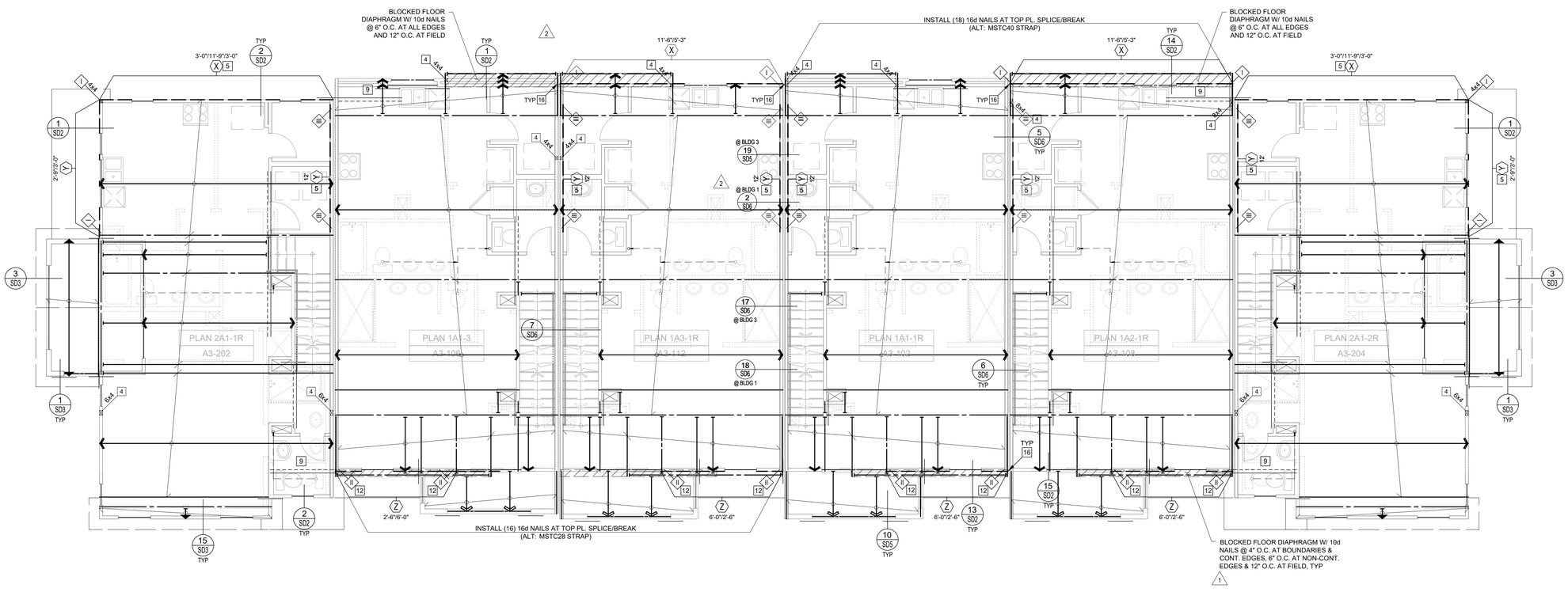

THIRD FLOOR FRAMING PLAN 'A' (BUILDING 1 & 3) (SIM)

SCALE 3/16"=1'-0"

REFER TO UNIT FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 1/2" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2@6"	2@4"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

FLOOR FRAMING NOTES

16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HIJ-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

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Orange, CA 92868 (714) 978.9780
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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee DO MORE • DO 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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 2A - FLOOR FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-202

6-PLEX

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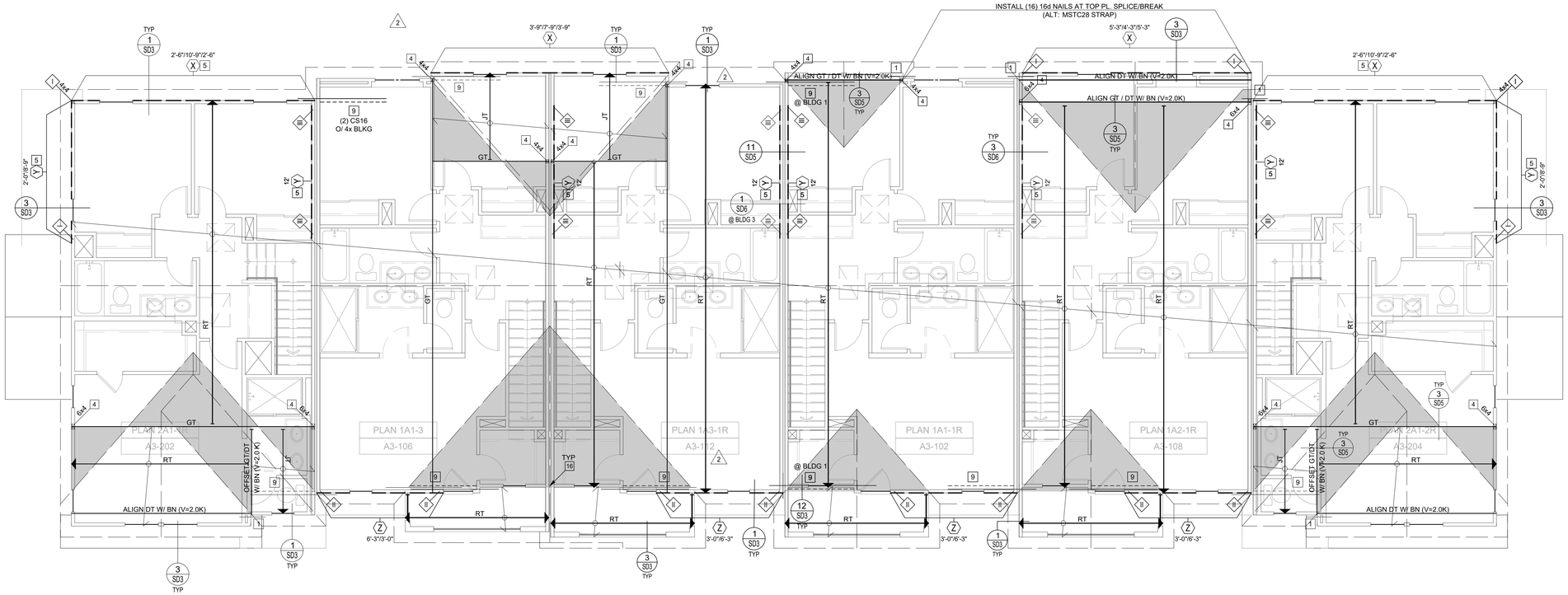

ROOF FRAMING PLAN 'A' (BUILDING 1 & 3) (SIM)

SCALE 3/16"=1'-0"

REFER TO UNIT FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 F W/ POST ABOVE OR BELOW, AND PROVIDE SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2" PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	SHEAR CONNECTION AT TOP PLATE: A35/LS50/H1A /LTP4[4]	SHEAR CONNECTION AT TOP PLATE: 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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQM'T.
4. # — 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.
5. 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 & 15 ON SHEET SD-1.
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

ROOF FRAMING NOTES

14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. AT EXTERIOR WALL LOCATIONS, INSTALL SIMPSON H1A AT EVERY SINGLE-PLY TRUSS (OR SIMPSON H2.5A AT EVERY MULTI-PLY TRUSS).

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
MARK A. VAN GAALE
No. 58680
STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Comp, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee
DO MORE • DUE EARLY

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 authorize or approve the violation of any City, County, State or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

UNIE PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 2A - ROOF FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-203

6-PLEX

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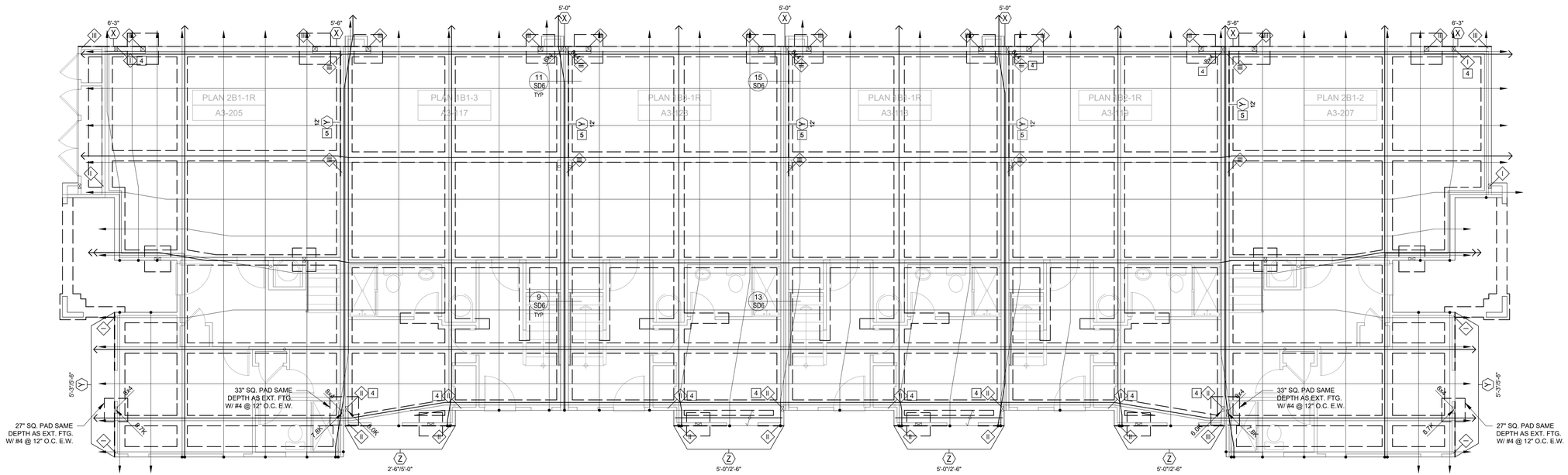

POST-TENSION FOUNDATION PLAN 'B' (BUILDING 2)

SCALE 3/16"=1'-0"

REFER TO BASE BUILDING COMPOSTIE FRAMING PLAN FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)

16 EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.

17 NOTE NOT USED

18 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1 INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.

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 SOLID 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/16d @ 3" O.C. STAGG.

9 INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.

10 INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.

11 STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

ANCHOR BOLT SCHEDULE

SHEAR WALL SCH. NO.	A.B. CONSTRUCTION *	ALTERNATE SIMPSON MASA CONSTRUCTION **	SILL PLATE
10	5/8" A.B. @ 48" OC.	MASA @ 36" OC.	2X
11	5/8" A.B. @ 36" OC.	MASA @ 28" OC.	2X
12	5/8" A.B. @ 24" OC.	MASA @ 20" OC.	2X
13	5/8" A.B. @ 20" OC.	MASA @ 16" OC.	2X
13 – 13	5/8" A.B. @ 12" OC.	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 1-3/4". 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 1/2" 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.

LEGEND

3. POST HOLD-DOWN / POST CONNECTOR — 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. 21'/22.21'/27'±/1.5"
- 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

P.T. FOOTING & SLAB SCHEDULE *

POST-TENSION FOUNDATION	FOOTING LOCATION	HIGH TO VERY HIGH EXP. SOIL (E.I. ≥ 91)	
'd' MIN. FTG. HT.	PERIMETER	26"	TOP OF SLAB TO BOTT. OF FTG.
	PARTY WALL	26"	TOP OF SLAB TO BOTT. OF FTG.
	INTERIOR	26"	TOP OF SLAB TO BOTT. OF FTG.
'D' MIN. FTG. EMBED	PERIMETER	18"	BELOW FIN. GRADE
	PARTY WALL	18"	BELOW FIN. GRADE
	INTERIOR	18"	BELOW FIN. GRADE
'W' MIN. FTG. WIDTH	PERIMETER	12"	MIN. U.N.O.
	PARTY WALL	15"	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
	PARTY WALL	2-#5 (B)	
	INTERIOR	2-#5 (B)	
TIE BEAM		12"W X18"D W/ 2-#5 (T&B)	
't' 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.

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.
3. SUB-GRADE PREPARATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE SOILS REPORT AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
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 21 - 26 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.

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Orange, CA 92868 (714) 978.9780
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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Comp, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee DO WORK • DO EAT • DO PLAY

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3
BLDG TYPE 2B - FOUNDATION PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-214

6-PLEX

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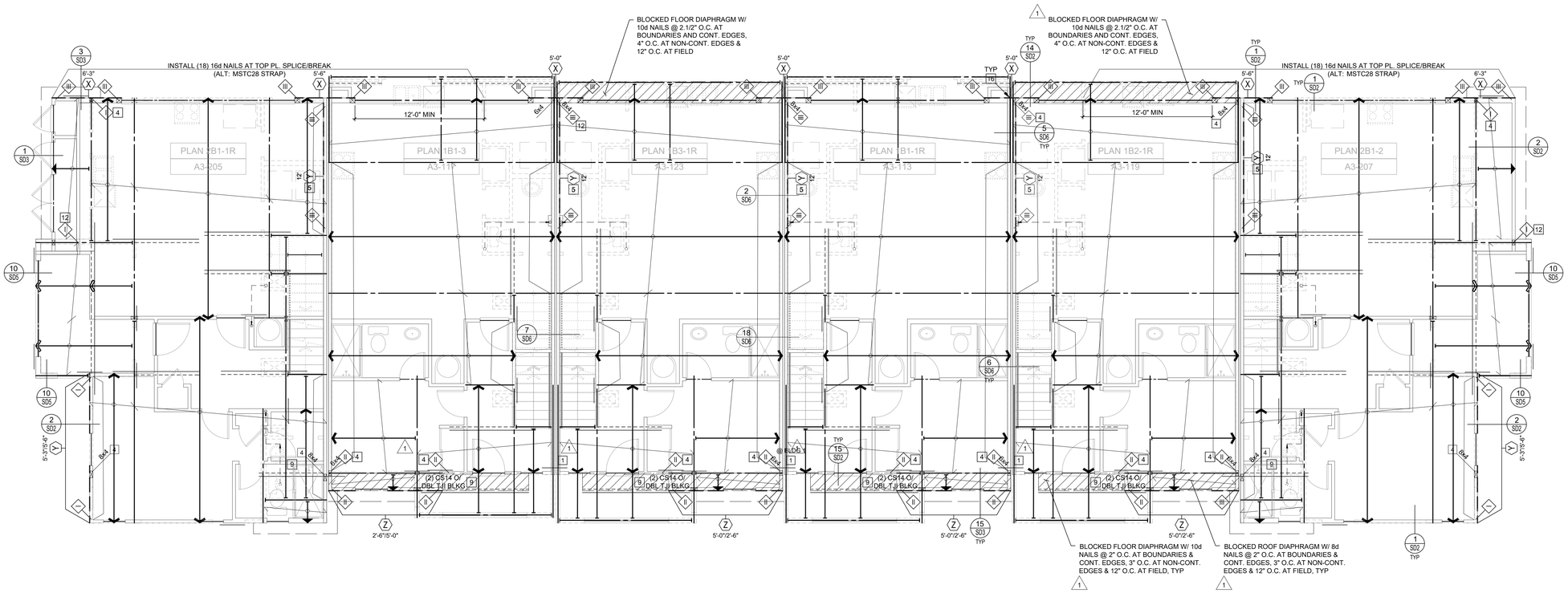

SECOND FLOOR PLAN 'B' (BUILDING 2)

SCALE 3/16"=1'-0"

REFER TO BASE BUILDING COMPOSTIE FRAMING PLAN FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING. 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 1/2" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2@6"	2@4"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

FLOOR FRAMING NOTES

16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HIJ-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

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Orange, CA 92868 (714) 978.9780
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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee SO MUCH • DO EASY

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
PROSPECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 2B - FLOOR FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-215

6-PLEX

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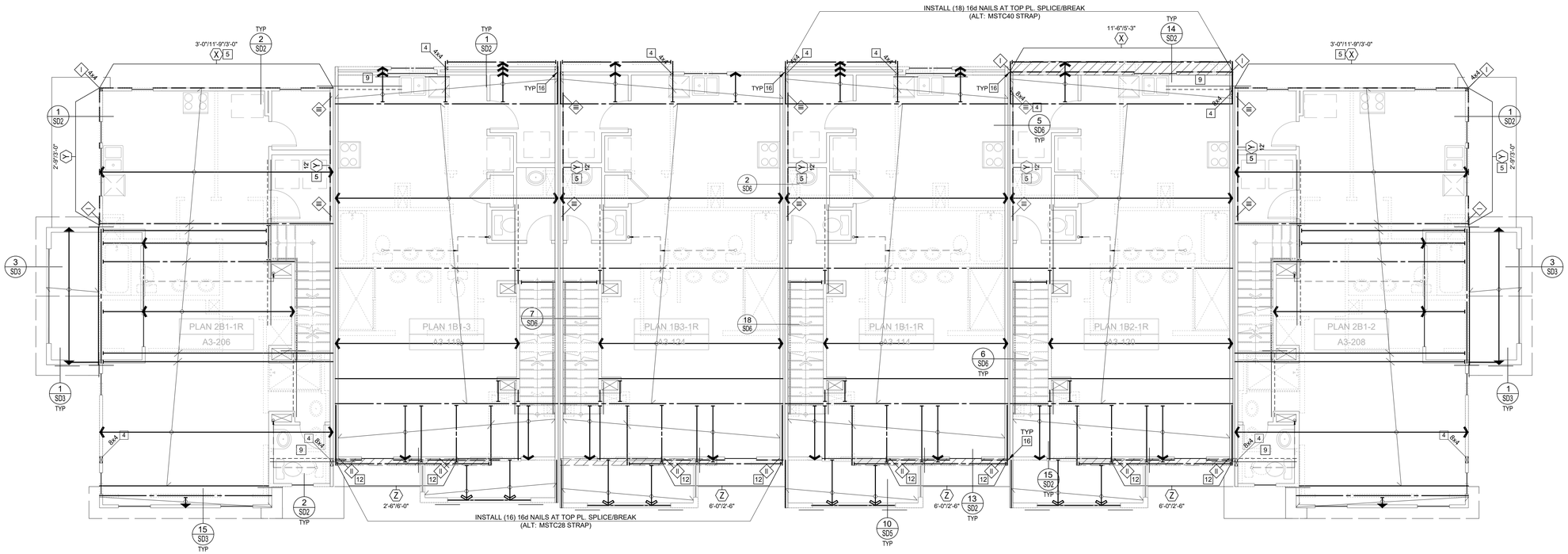

THIRD FLOOR FRAMING PLAN 'B' (BUILDING 2)

SCALE 3/16"=1'-0"

REFER TO BASE BUILDING COMPOSTIE FRAMING PLAN FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE		
				16d SINKER	A35/LS50/HTA /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] / 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

FLOOR FRAMING NOTES

16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder Coat and small exterior alteration.

Santee DO MORE • DUE EARLY

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

BLDG TYPE 2B - FLOOR FRAMING PLAN

SOLIVIE PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-216

6-PLEX

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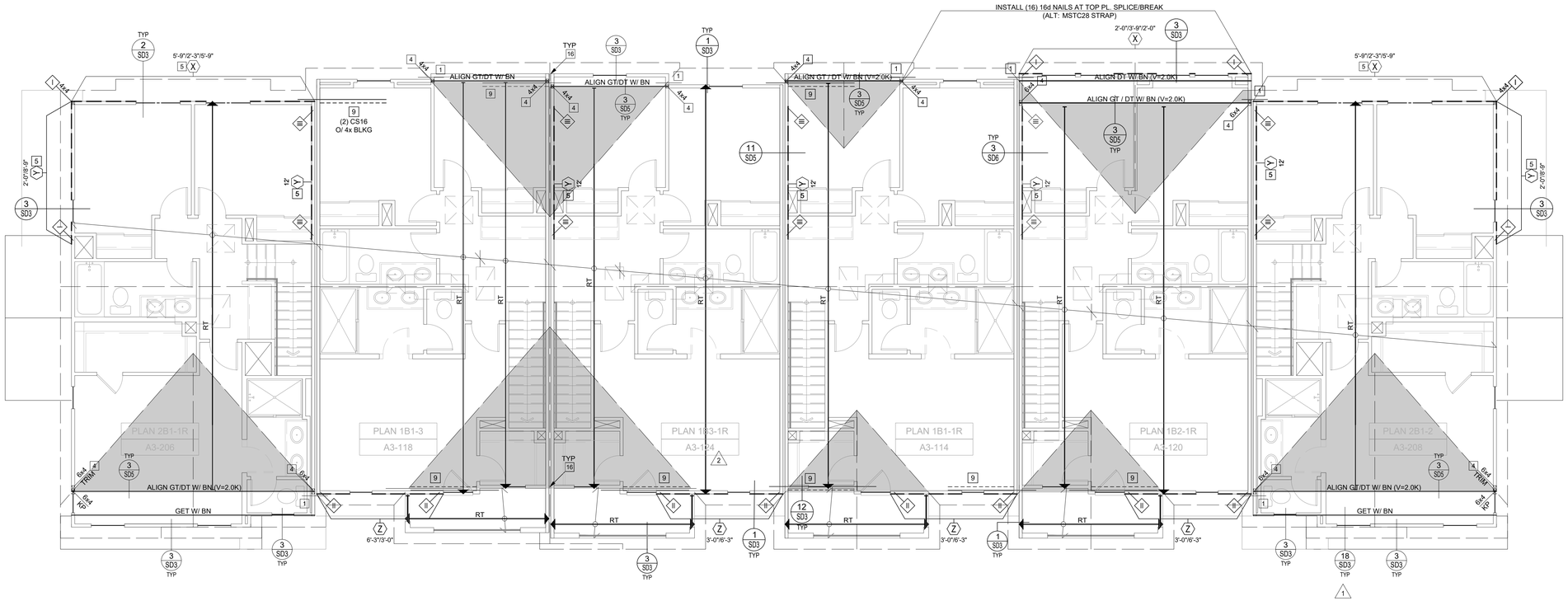

ROOF FRAMING PLAN 'B' (BUILDING 2)

SCALE 3/16"=1'-0"

REFER TO BASE BUILDING COMPOSTIE FRAMING PLAN FOR STRUCTURAL INFO NOT SHOWN HERE

CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d 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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQM'T.
4. # — 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.
5. 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 & 15 ON SHEET SD-1.
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. AT EXTERIOR WALL LOCATIONS, INSTALL SIMPSON H1A AT EVERY SINGLE-PLY TRUSS (OR SIMPSON H2.5A AT EVERY MULTI-PLY TRUSS).

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
MARK A. VAN GAALE
No. 58680
STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Comp, Interior soffits, Cabinets, Storage Racks, Powder and small exterior alteration.

Santee DO HOME • DUE 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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
HOME PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

BLDG TYPE 2B - ROOF FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S2-217

6-PLEX

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	(X)	(Y)	(Z)	REMARKS
3	(10)	(10)	(10)	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATION:
2	(10)	(11)	(12)	
1	(12)	(12)	(13)	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	(I)	(II)	(III)
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

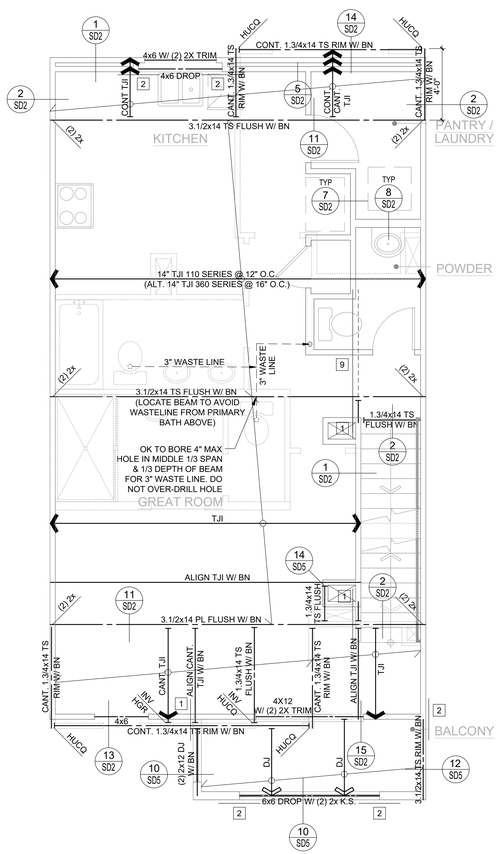
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	SHEAR CONNECTION AT TOP PLATE: A35/LS50/HA/ /LTP4[5]	SHEAR CONNECTION AT TOP PLATE: 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)[1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
(12)[1,3]	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)[1,3]	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)[1,4] (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"

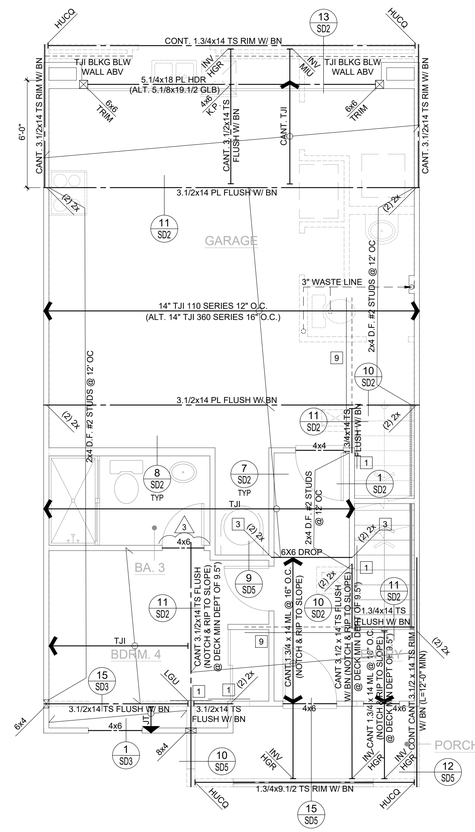
1. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL MEMBERS OR WIDER (OR 2-2X NOMINAL MEMBERS FASTENED TOGETHER WITH STAGGERED 16d NAILS SPACED IN ACCORDANCE WITH COLUMN ENTITLED "16d SINKER" MAY BE USED AT SINGLE SIDED SHEAR WALL CONDITION). WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.



THIRD FLOOR FRAMING PLAN 1A1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1A1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance Bonus, Cabinets, Storage Racks, Powder Room, small exterior alterations

Santee SO BUSY • DUE 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 authorize or approve the violation of any City, County, State or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-NEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1A - FLOOR FRAMING PLANS

LENNAR
PASEO JUNIPER
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-101

321.1841

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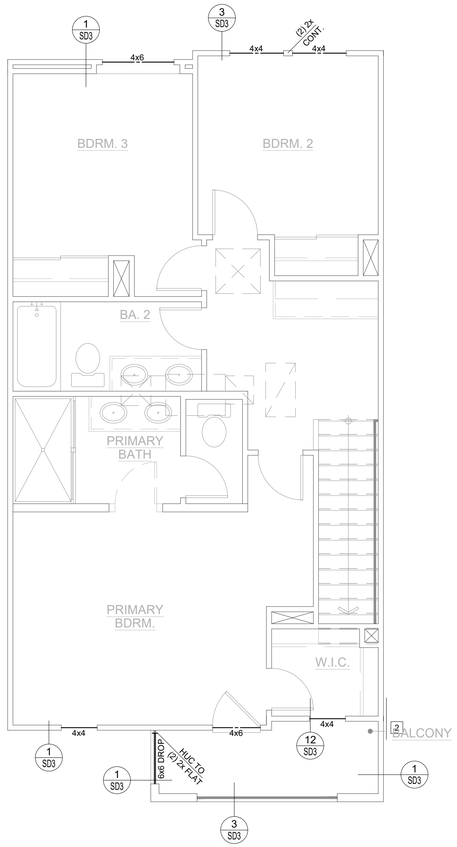
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1A1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON SHEET SD-5.
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Santiee DO MORE • DUE EASY

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1A - ROOF FRAMING PLAN

TRACT NO. 2016-3
SANTEE, CA
PROJECT PARK

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-102

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

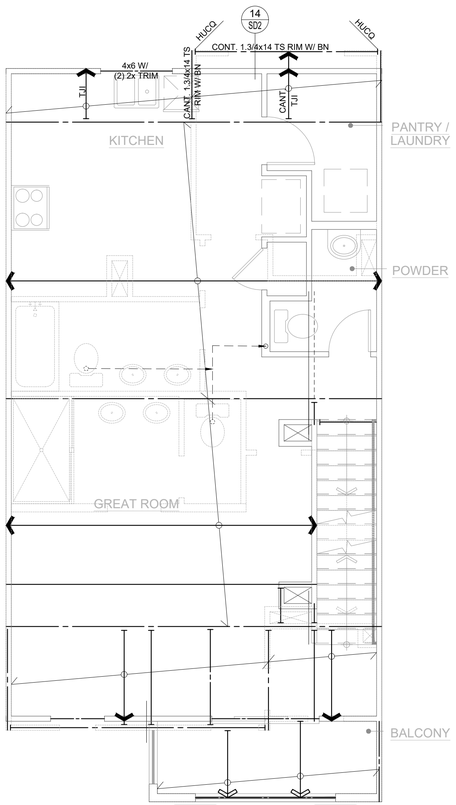
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

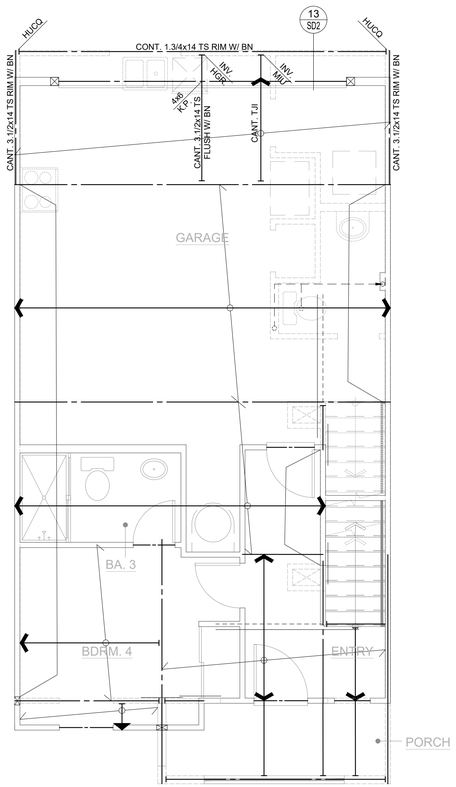


THIRD FLOOR FRAMING PLAN 1A1-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1A1-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Demo, Cabinets, Storage Racks, Powder Room, Small exterior alterations

Santee DO MORE • DUE 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 or Federal Laws or other restrictions.

SHEAR APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1A - FLOOR FRAMING PLANS

PROJECT: UNIT TYPE 1A
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-103

321.1841

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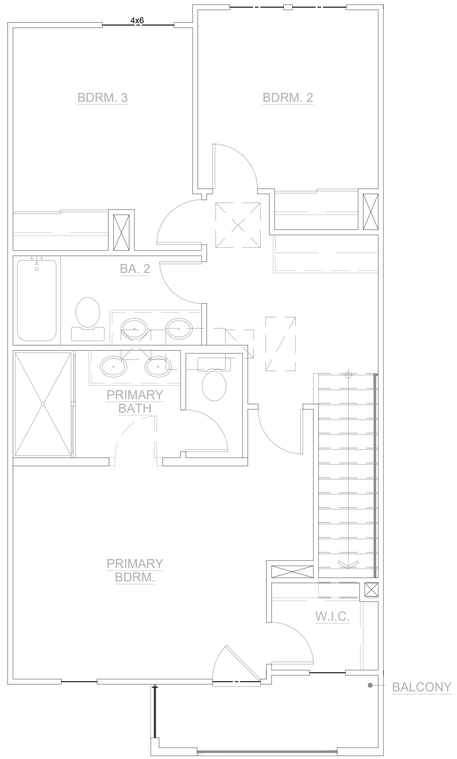
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1A1-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Santiee DO MORE • DIE EASY

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1A - ROOF FRAMING PLAN

JOWIE PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-104

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

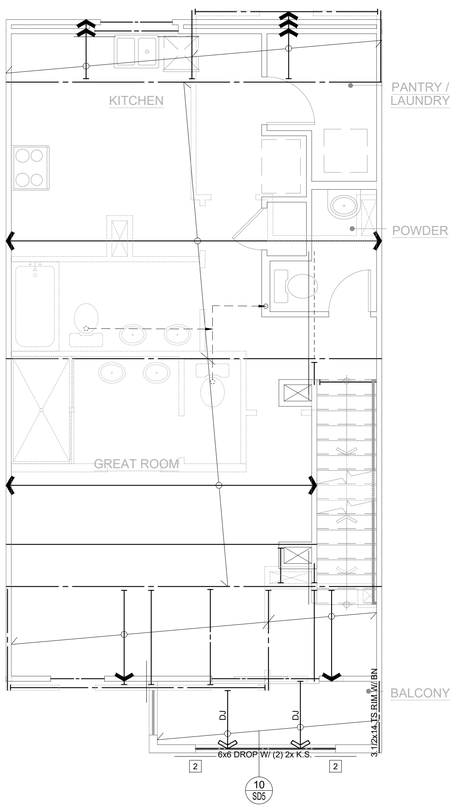
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. SEE ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

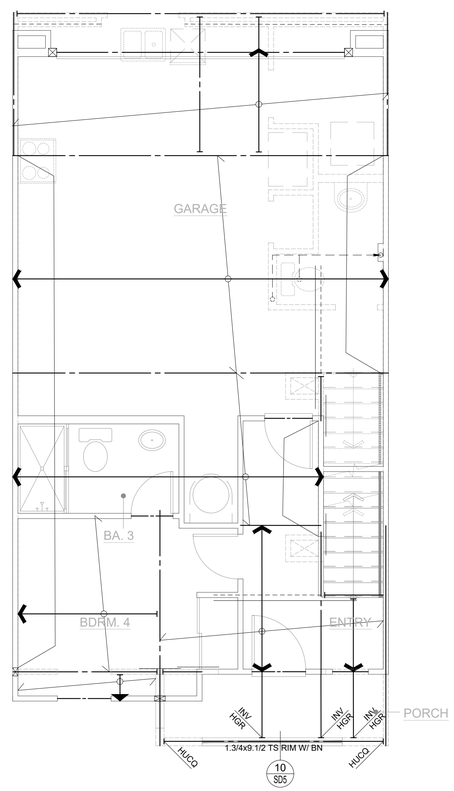


THIRD FLOOR FRAMING PLAN 1A1-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1A1-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Demo, Cabinets, Storage Racks, Powder Room, Small exterior alterations

Santee DO MORE • DUE EARLY

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 or Federal Laws or other restrictions.

SHEAR APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1A - FLOOR FRAMING PLANS

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-105

321.1841

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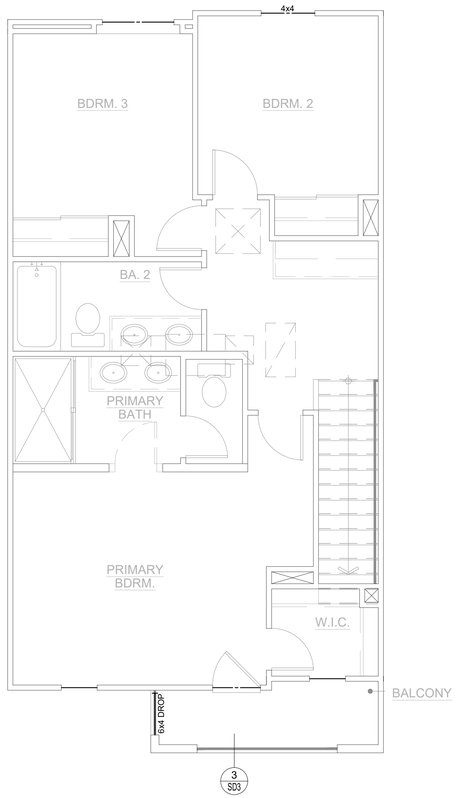
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1A1-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FO WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

VCA Structural
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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Santiee DO MORE • DUE EASY

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 or Federal Laws or other restrictions.
SHEAR
APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PLAN 1A - ROOF FRAMING PLAN

TRACT NO. 2016-3
SANTEE, CA
PROJECT PARK

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-106

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

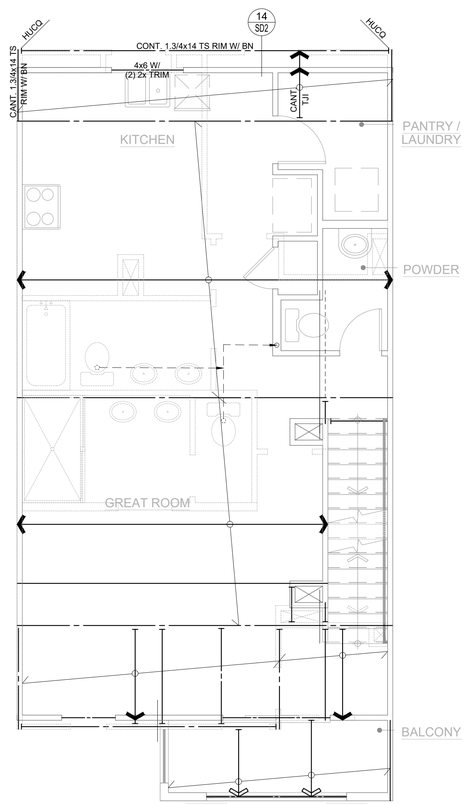
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

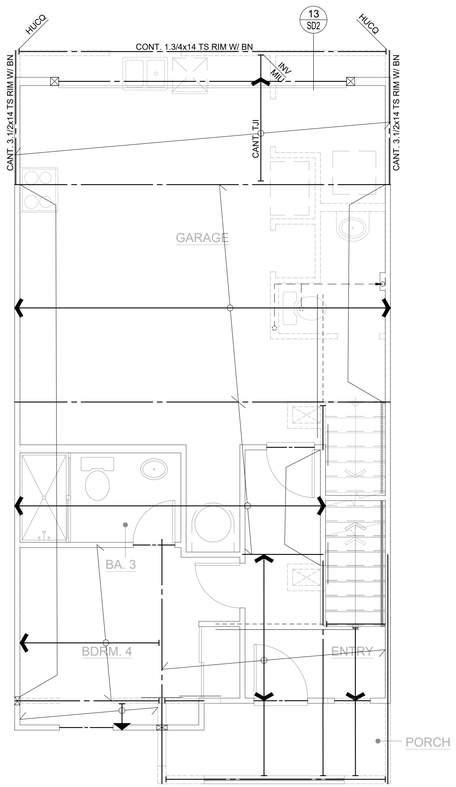


THIRD FLOOR FRAMING PLAN 1A2-1

SCALE 1/4"=1'-0" BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1A2-1

SCALE 1/4"=1'-0" BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance Bonus Units, Laundry, Storage Racks, Powder Room, and small exterior alterations.

Santee DO MORE • DUE 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 or Federal Laws or other restrictions.

SHEAR APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1A - FLOOR FRAMING PLANS

PROJECT: JWIE
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-107

321.1841

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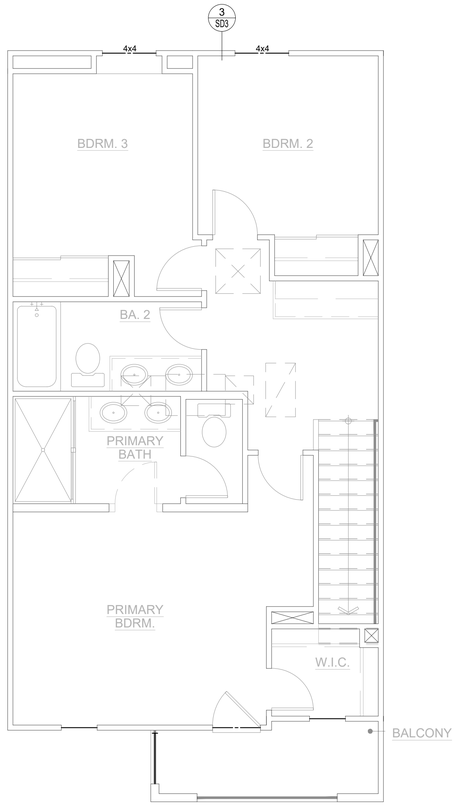
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1A2-1

SCALE 1/4"=1'-0"

BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON SHEET SD-5.
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD1-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Santiee DO MORE • DIE EASY
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 or Federal Laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PLAN 1A - ROOF FRAMING PLAN

SUNWEST PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-108

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

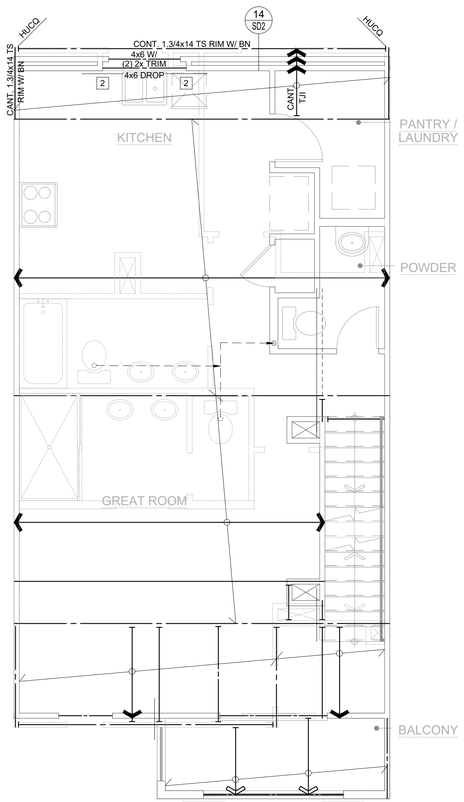
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

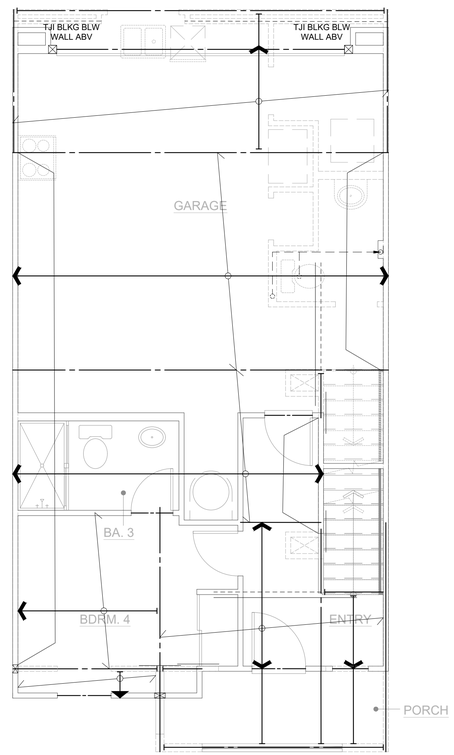


THIRD FLOOR FRAMING PLAN 1A2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1A2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Demo, Cabinets, Storage Racks, Powder Room, Small exterior alterations

Santee DO MORE • DUE 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 or Federal Laws or other restrictions.

SHEAR APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1A - FLOOR FRAMING PLANS

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-109

321.1841

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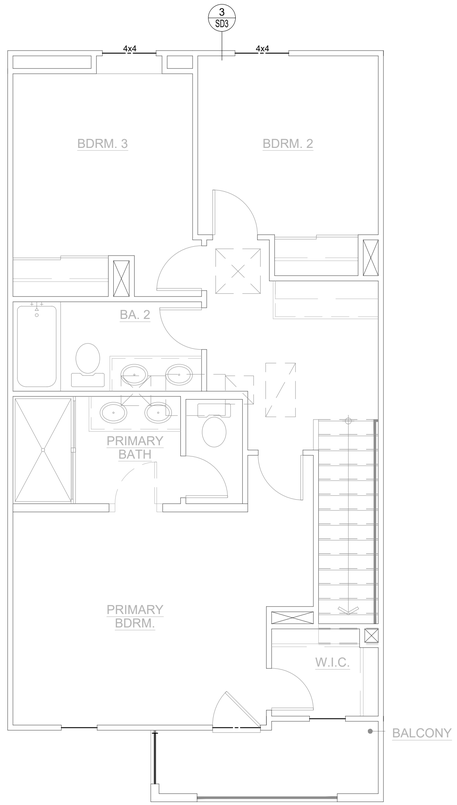
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1A2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/ POST	STHD14	HTT5	HDU8
		4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD1-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

VCA Structural
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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Santee DO MORE • DO 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 or Federal Laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW 23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PLAN 1A - ROOF FRAMING PLAN

PROJECT: JOWIE PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-110

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

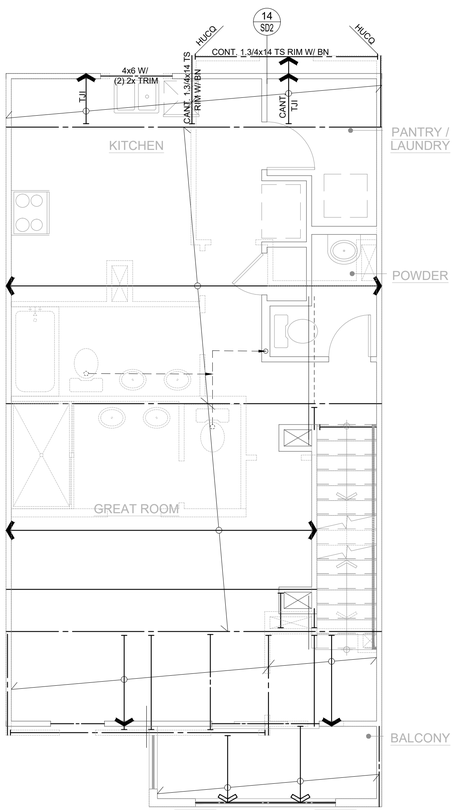
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

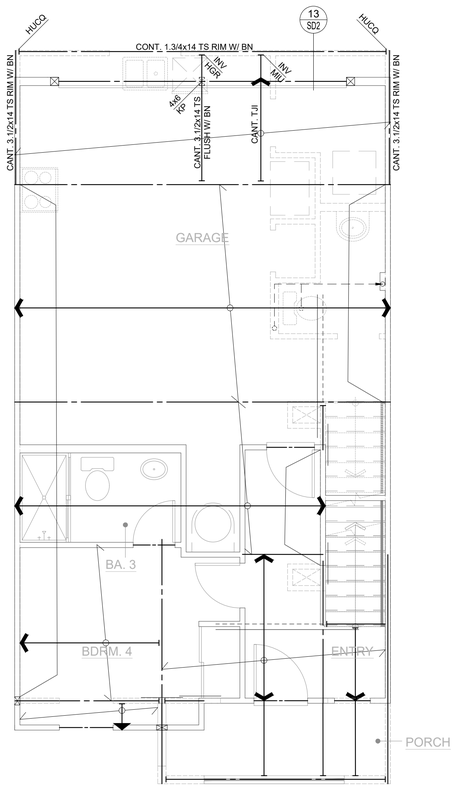


THIRD FLOOR FRAMING PLAN 1A3-1

SCALE 1/4"=1'-0" BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1A3-1

SCALE 1/4"=1'-0" BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Demo, Cabinets, Storage Racks, Powder Room, Small exterior alterations

Santee DO MORE • DUE 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 or Federal Laws or other restrictions.

SHEAR
APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1A - FLOOR FRAMING PLANS

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-111

321.1841

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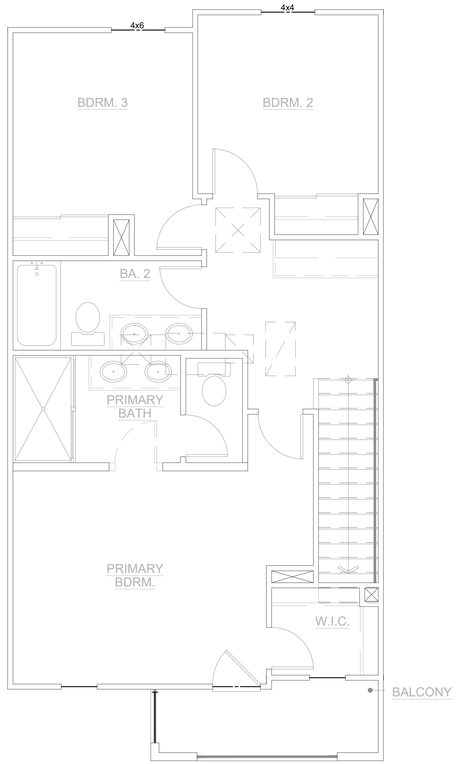
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1A3-1

SCALE 1/4"=1'-0"

BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD1-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Santiee DO MORE • DO EASY

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 or Federal Laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PLAN 1A - ROOF FRAMING PLAN

PROJECT: JOWIE PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-112

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

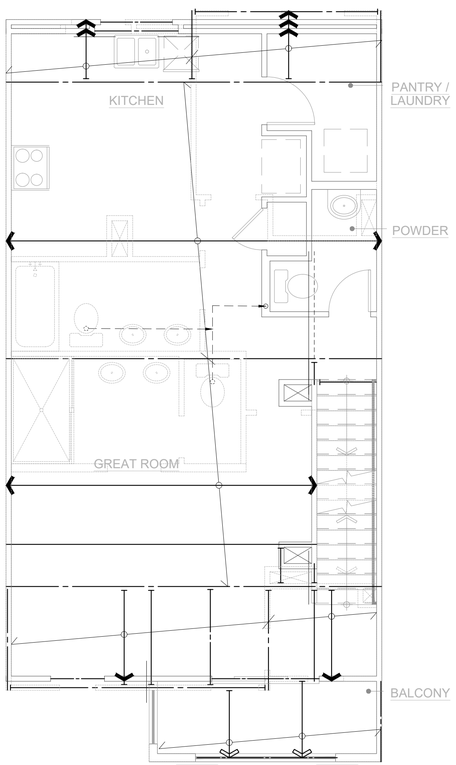
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

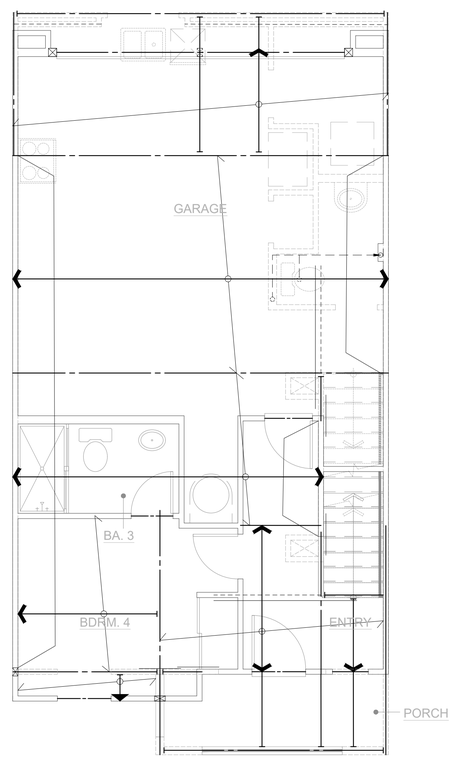


THIRD FLOOR FRAMING PLAN 1B1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1B1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Demo, Cabinets, Storage Racks, Powder Room, Minor small exterior alterations

Santee DO MORE • DO EAT

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 or Federal Laws or other restrictions.

SHEAR APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1B - FLOOR FRAMING PLANS

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-113

321.1841

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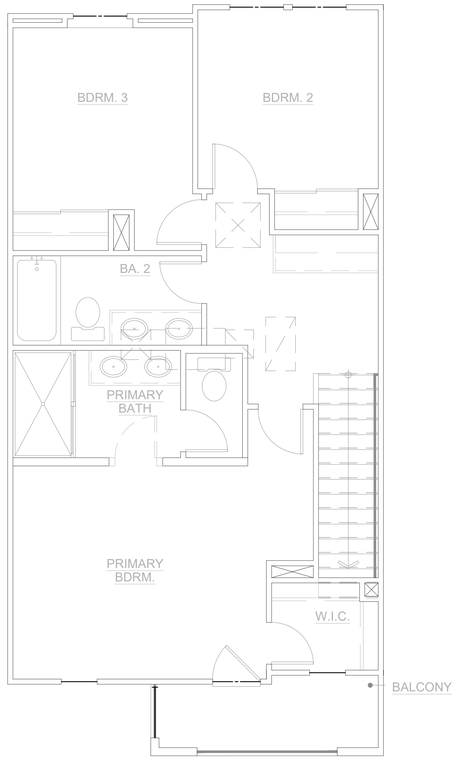
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1B1-1

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON SHEET SD-5.
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD1-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

VCA Structural
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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Santiee DO MORE • DO EASY

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 or Federal Laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PLAN 1B - ROOF FRAMING PLAN

SUNWEST PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-114

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

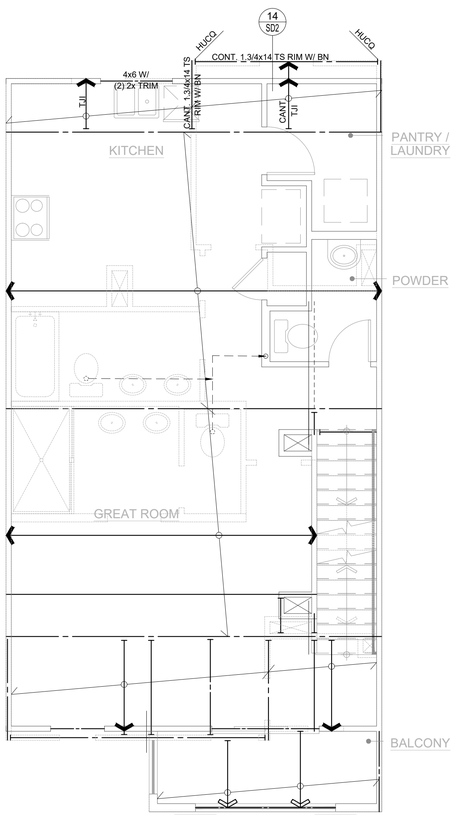
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/L/S50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

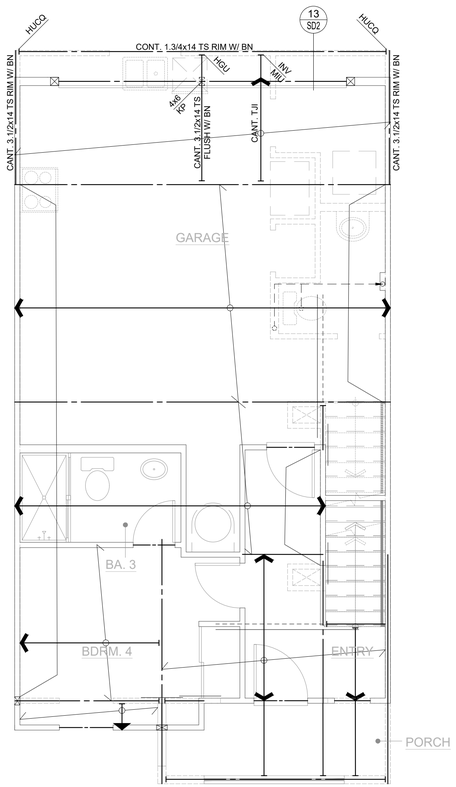


THIRD FLOOR FRAMING PLAN 1B1-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1B1-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Demo, Cabinets, Storage Racks, Powder Room, Small exterior alterations

Santee DO MORE • DUE EASY

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 or Federal Laws or other restrictions.

SHEAR APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1B - FLOOR FRAMING PLANS

PROJECT NAME
TRACT NO. 2016-3
SANTEE, CA

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-115

321.1841

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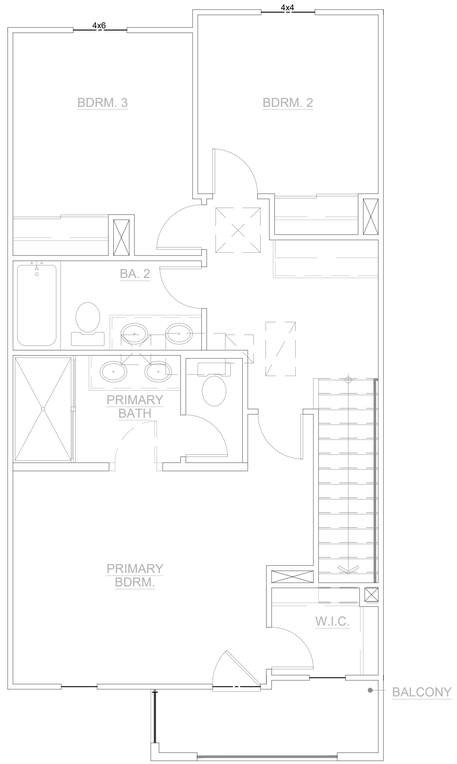
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1B1-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON SHEET SD-5.
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD1-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

VCA Structural
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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

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 or Federal Laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PLAN 1B - ROOF FRAMING PLAN

PROJECT: JOWIE PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-116

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

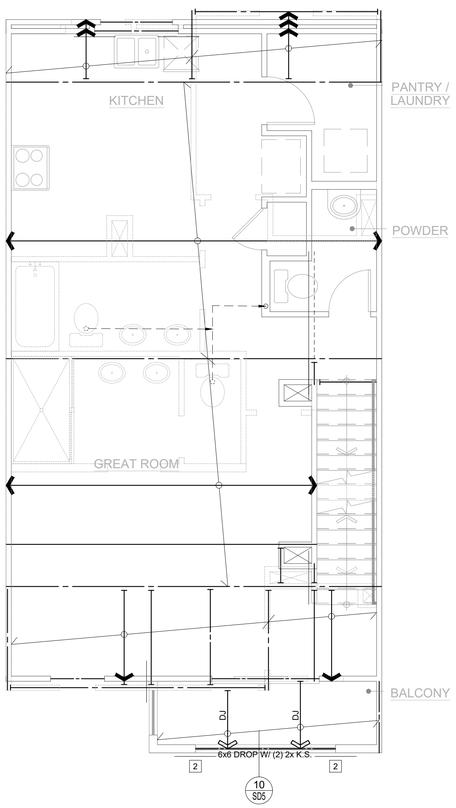
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

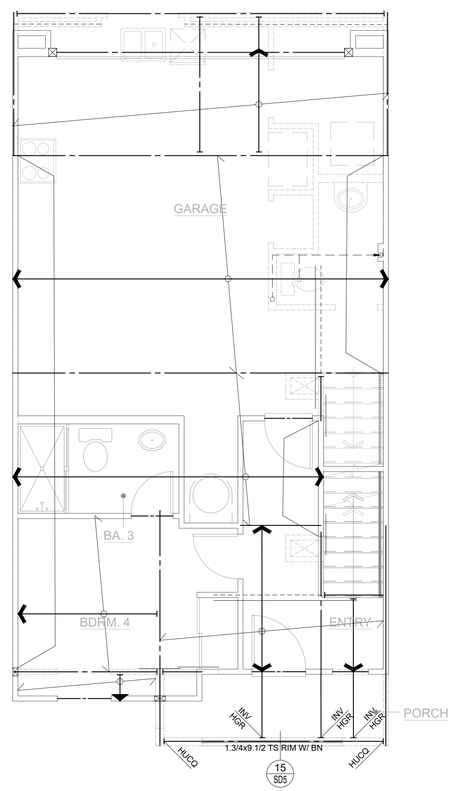


THIRD FLOOR FRAMING PLAN 1B1-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1B1-3

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Demo, Cabinets, Storage Racks, Powder Room, Minor small exterior alterations

Santee DO MORE • DUE EASY

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 or Federal Laws or other restrictions.

SHEAR APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1B - FLOOR FRAMING PLANS

PROJECT NAME
TRACT NO. 2016-3
SANTEE, CA

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-117

321.1841

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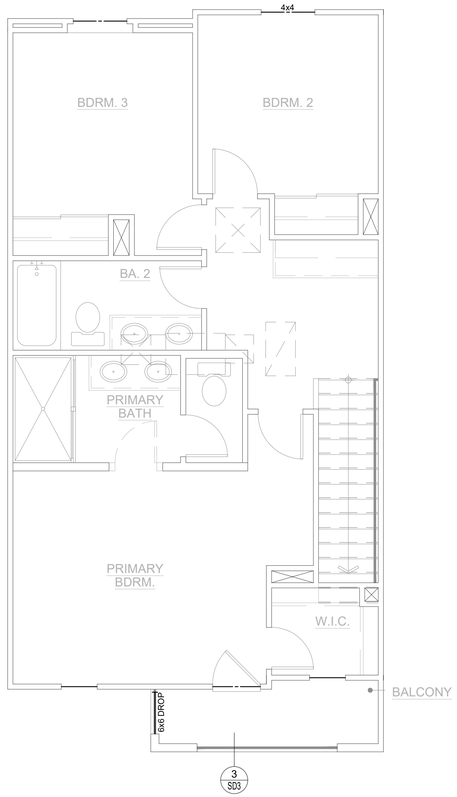
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1B1-3

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FO WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

VCA Structural
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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Santee DO MORE • DO EASY

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 or Federal Laws or other restrictions.
SHEAR
APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PLAN 1B - ROOF FRAMING PLAN

PROJECT: SOWLE PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-118

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

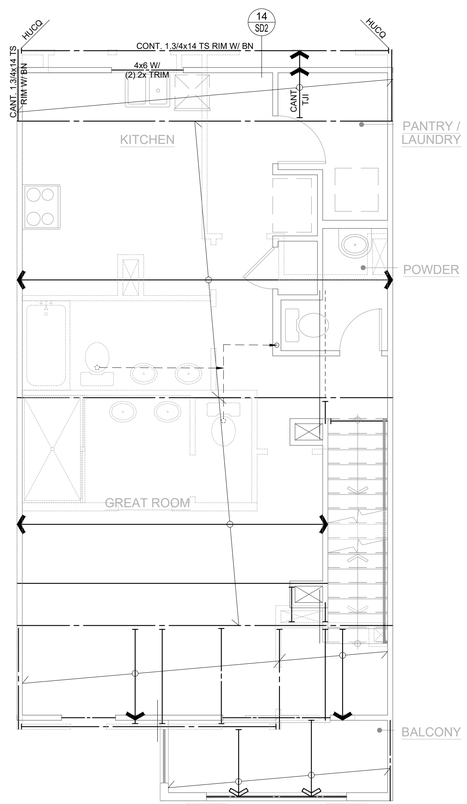
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

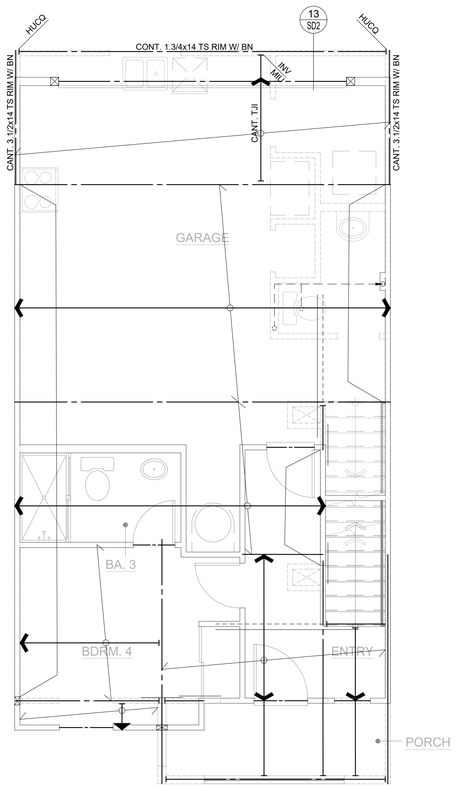


THIRD FLOOR FRAMING PLAN 1B2-1

SCALE 1/4"=1'-0" BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1B2-1

SCALE 1/4"=1'-0" BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Demo, Cabinets, Storage Racks, Powder Room, Minor Site Improvements & small exterior alterations

Santee DO MORE • DUE 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 or Federal Laws or other restrictions.

SHEAR
APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1B - FLOOR FRAMING PLANS

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-119

321.1841

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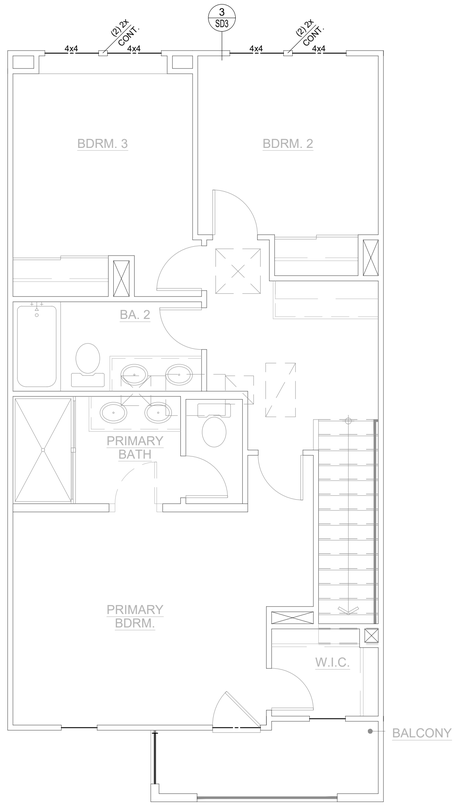
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1B2-1

SCALE 1/4"=1'-0"

BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD1-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

VCA Structural
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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1B - ROOF FRAMING PLAN

PROJECT NAME
PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-120

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

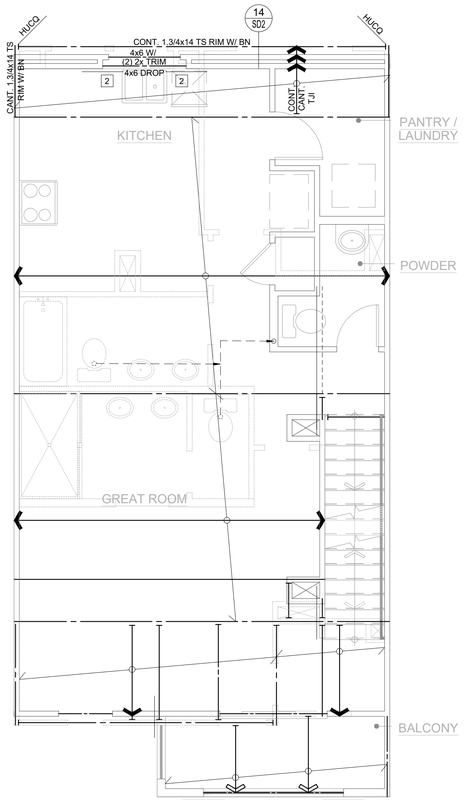
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

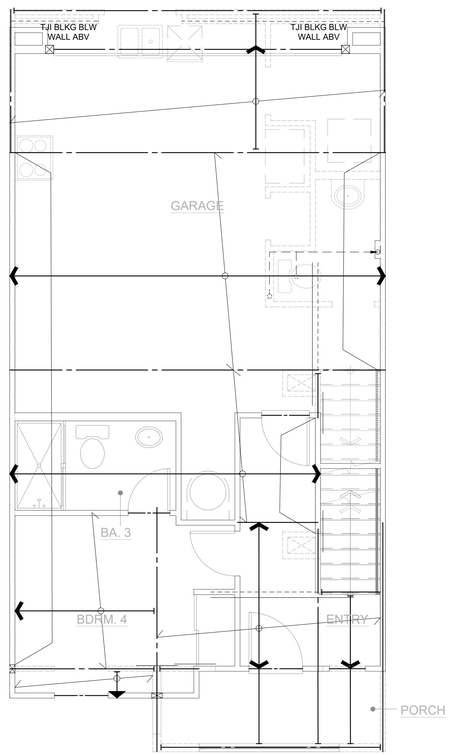


THIRD FLOOR FRAMING PLAN 1B2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1B2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

Revised Master Plan (Multi-Plex), Energy Compliance Forms, Cabinets, Storage Racks, Powder Room, Small exterior alterations

Santee DO MORE • DUE EASY

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 or Federal Laws or other restrictions.

SHEAR
APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

VCA
Structural
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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

PLAN 1B - FLOOR FRAMING PLANS

PROJECT: JWIE
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-121

321.1841

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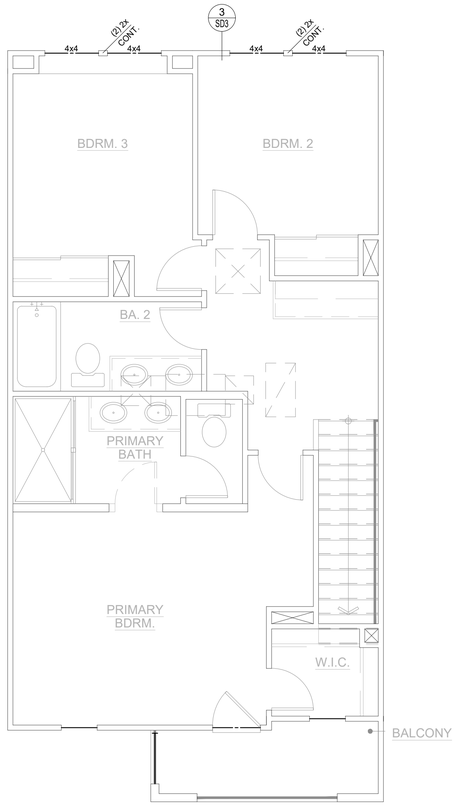
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1B2-2

SCALE 1/4"=1'-0" BLDG.(S) 1

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD1-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Santiee DO MORE • DO EASY

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 or Federal Laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed By: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PLAN 1B - ROOF FRAMING PLAN

PROJECT: JOWIE PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-122

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

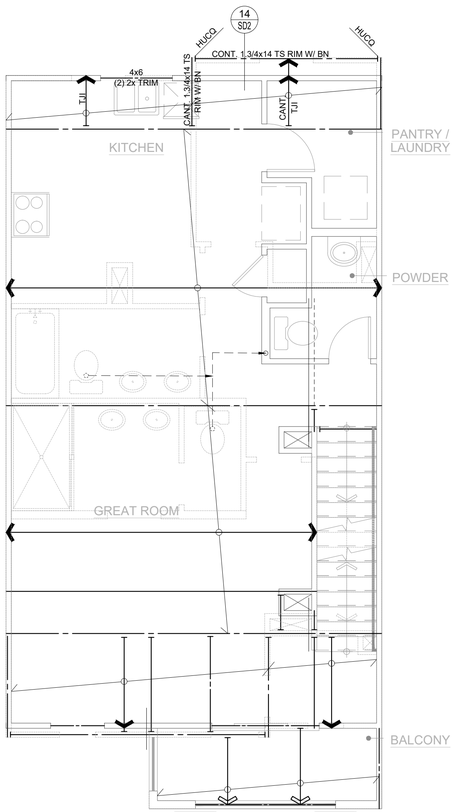
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

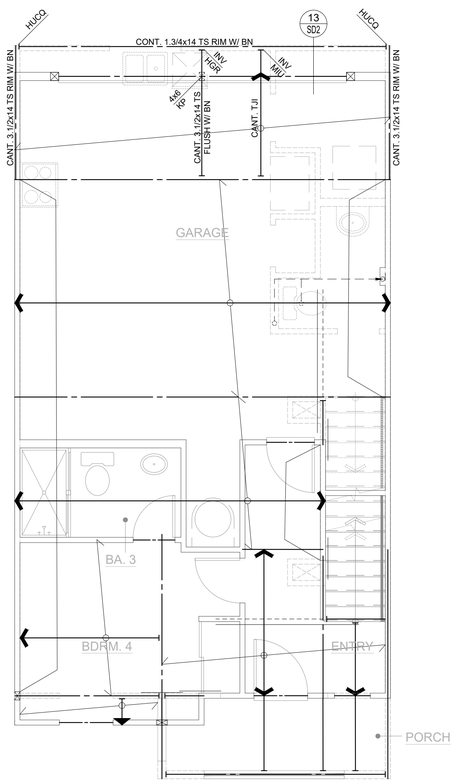


THIRD FLOOR FRAMING PLAN 1B3-1

SCALE 1/4"=1'-0" BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 1B3-1

SCALE 1/4"=1'-0" BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Demo, Cabinets, Storage Racks, Powder Room, Small exterior alterations

Santee DO MORE • DUE EARLY

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 or Federal Laws or other restrictions.

SHEAR
APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 1B - FLOOR FRAMING PLANS

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-123

321.1841

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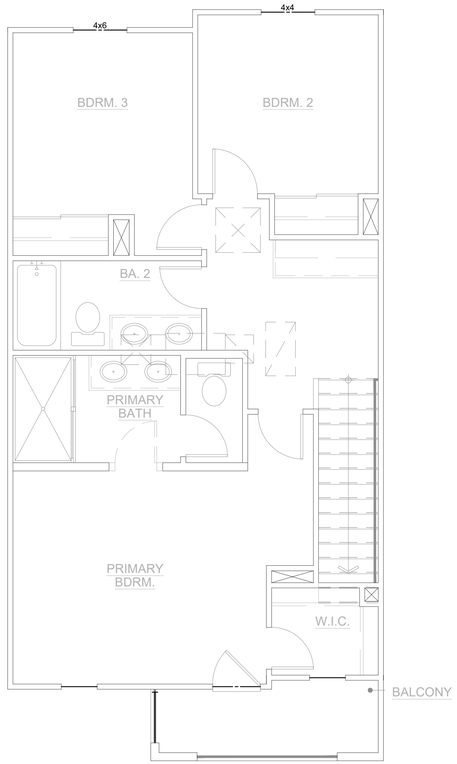
CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.



ROOF FRAMING PLAN 1B3-1

SCALE 1/4"=1'-0" BLDG.(S) 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 1A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD1-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Santiee DO MORE • DO EASY

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 or Federal Laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PLAN 1B - ROOF FRAMING PLAN

PROJECT: JOWIE PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-124

321.1841

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

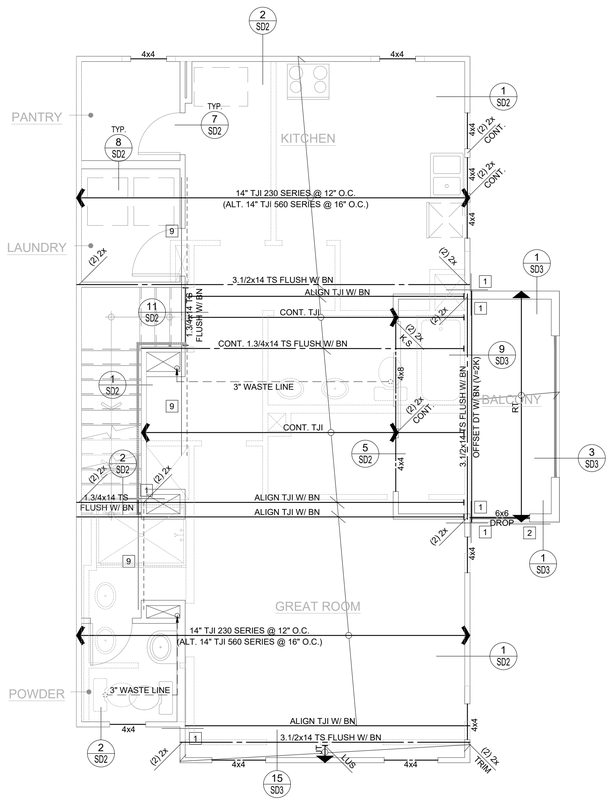
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	SHEAR CONNECTION AT TOP PLATE: A35/L/S50/H1A /LTP4[5]	SHEAR CONNECTION AT TOP PLATE: 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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

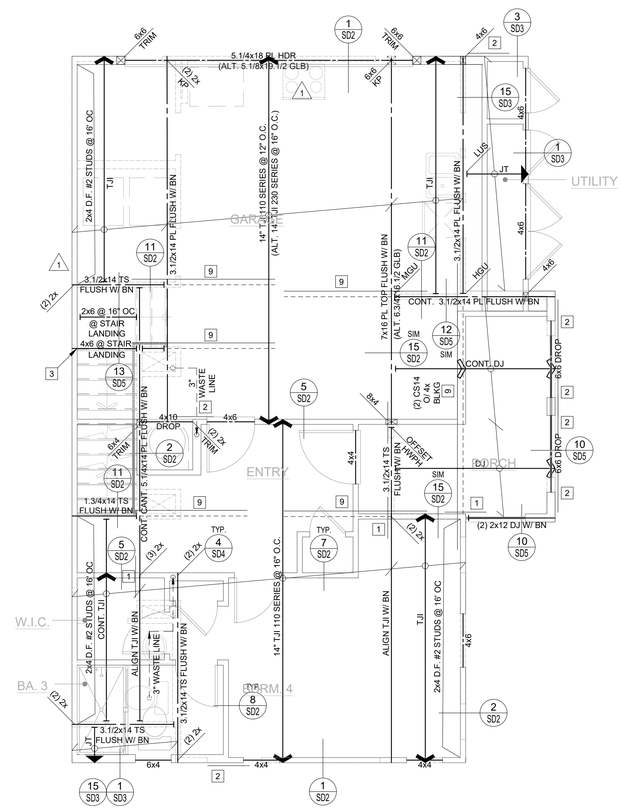


THIRD FLOOR FRAMING PLAN 2A1-1

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 2A1-1

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance Option, Solar, Tankless, Storage Racks, Powder Coat, Small exterior alterations

Santee DO MORE • DUE EASY

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 or Federal Laws or other restrictions.

PLAN CHECK APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 2A - FLOOR FRAMING PLANS

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-201

327.2014

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQM'T.
4. # — 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.
5. POST HOLD-DOWN — INDICATES POST AND SIMPSON STRAP OR HOLD-DOWN ANCHOR. INSTALL PER MANUFACTURER'S RECOMM. AND DETAILS 9 TO 12 ON SHEET SD-4, OR 13 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	
2	10	11	12	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATION!
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

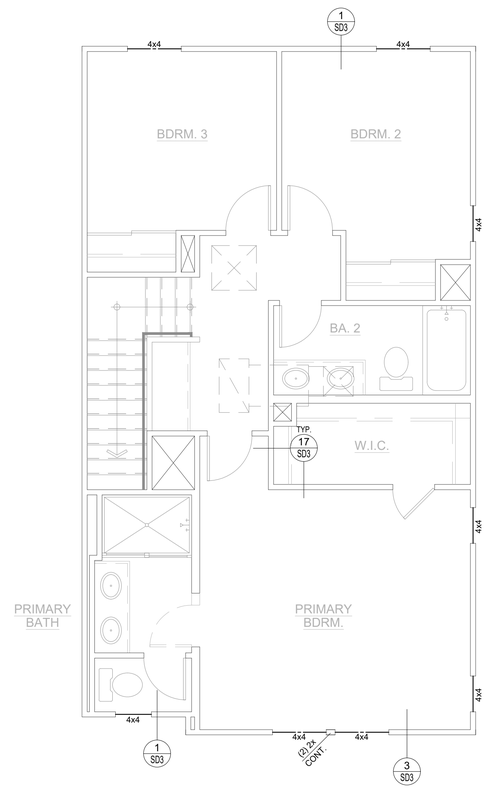
NOTES:
1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

Previous Interwest Consulting approval 2-3-2024

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	SHEAR CONNECTION AT TOP PLATE: A35/LS50/H1A/LTP4[5]	SHEAR CONNECTION AT TOP PLATE: 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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.



ROOF FRAMING PLAN 2A1-1

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INF'O NOT SHOWN HERE

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS
1. P.C.C. 11-28-2023 JM / RS
2. P.C.C. 01-15-2024 JM / RS
3. FRAME WALK REVS. 05-02-2024 RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Santee SO MUCH • SO EASY

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

LOMME PROSPECT PARK
SANTEE, CA
TRACT NO. 2016-3
PLAN 2A - ROOF FRAMING

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-202

327.2014

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1. RT — INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. TJI — INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3. TJI CANT. — INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4. D.J. — 2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6. # — 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.
7. POST HOLD-DOWN — INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATION:
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

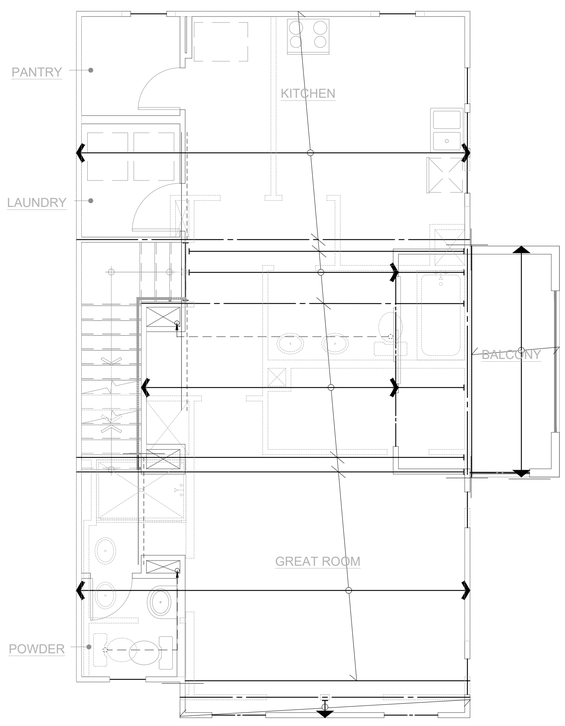
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	SHEAR CONNECTION AT TOP PLATE: A35/LS50/H1A /LTP4[5]	SHEAR CONNECTION AT TOP PLATE: 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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

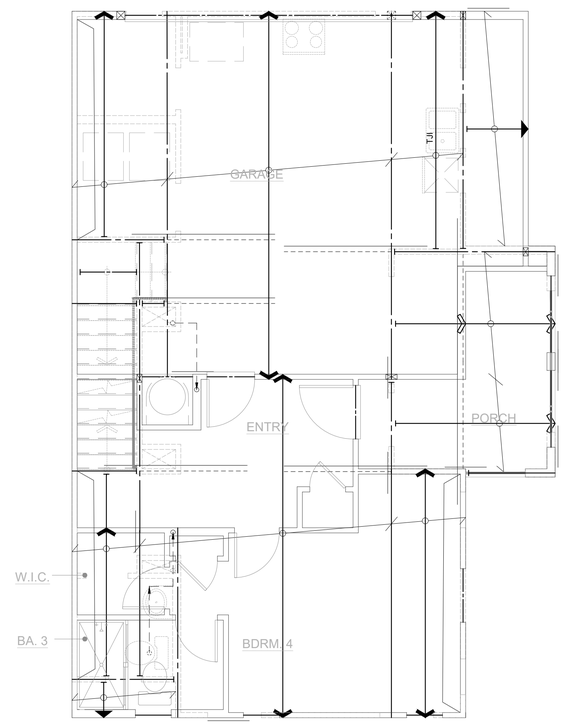


THIRD FLOOR FRAMING PLAN 2A1-2

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 2A1-2

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Solar Ready, Cabinets, Storage Racks, Powder Coated small exterior alterations

Santee DO MORE • DIE EASY

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 authorize or approve the violation of any City, County, State or Federal Laws or other restrictions.

SIGNAT: APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROJECT: JUNIPER
SANTEE, CA
TRACT NO. 2016-3

PLAN 2A - FLOOR FRAMING PLANS

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-203

327.2014

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQM'T.
4. # — 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.
5. POST HOLD-DOWN — INDICATES POST AND SIMPSON STRAP OR HOLD-DOWN ANCHOR. INSTALL PER MANUFACTURER'S RECOMM. AND DETAILS 9 TO 12 ON SHEET SD-4, OR 13 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATION!
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

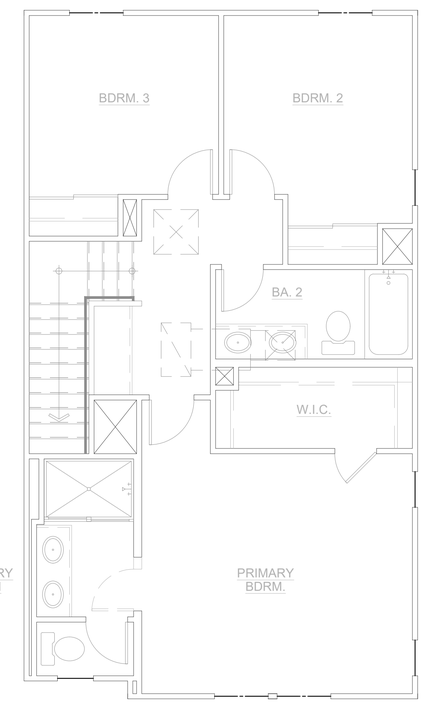
NOTES:
1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

Previous Interwest Consulting approval 2-3-2024

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	SHEAR CONNECTION AT TOP PLATE: A35/LS50/H1A/LTP4[5]	SHEAR CONNECTION AT TOP PLATE: 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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.



ROOF FRAMING PLAN 2A1-2

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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ISSUES & REVISIONS
1. P.C.C. 11-28-2023 JM / RS
2. P.C.C. 01-15-2024 JM / RS
3. FRAME WALK REVS. 05-02-2024 RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Santee SO MUCH • SO EASY

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 or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

PROJECT NAME
PROSPECT PARK
SANTEE, CA
TRACT NO. 2016-3

PLAN 2A - ROOF FRAMING

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-204

327.2014

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATION:
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

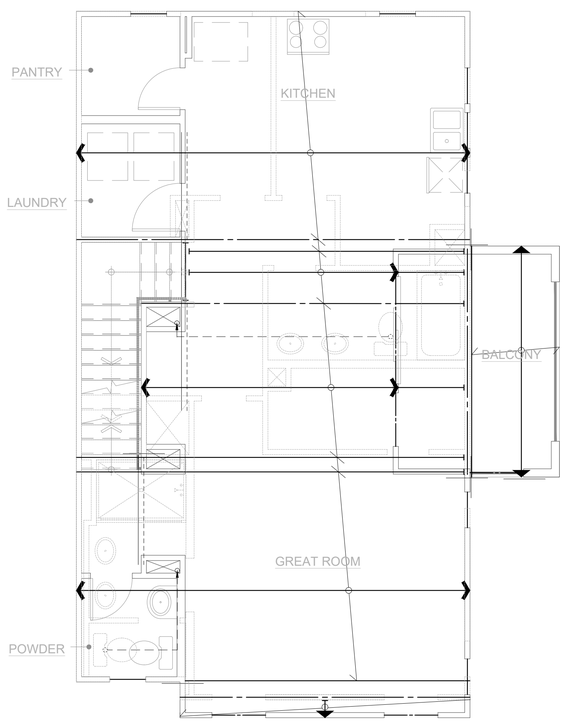
1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

Previous Interwest Consulting approval 2-3-2024

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	SHEAR CONNECTION AT TOP PLATE: A35/LS50/H1A /LTP4[5]	SHEAR CONNECTION AT TOP PLATE: 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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

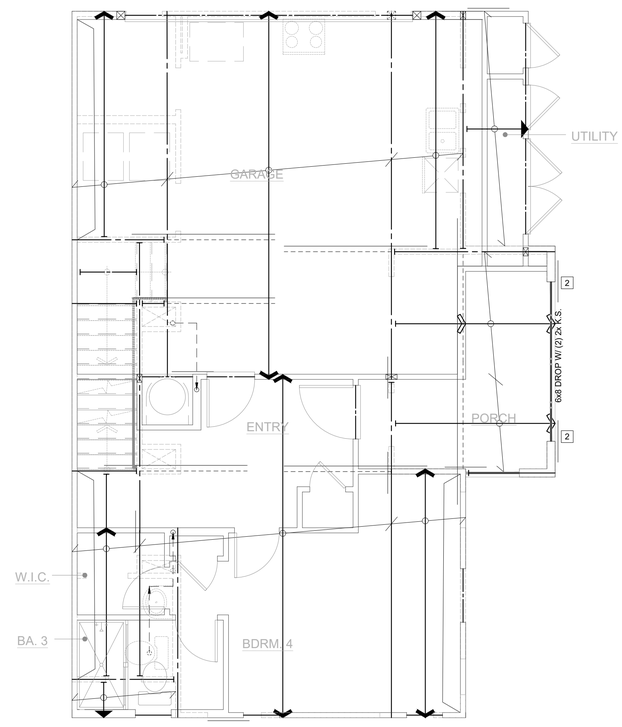


THIRD FLOOR FRAMING PLAN 2B1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 2B1-1

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Mixed-Plex), Energy Compliance, Solar Ready, Cabinets, Storage Racks, Powder Coated small exterior alterations

Santee DO GOOD • DUE 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 authorize or approve the violation of any City, County, State or Federal Laws or other restrictions.

SHEAR APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

PROJECT: JUNIPER
SANTEE, CA
TRACT NO. 2016-3

PLAN 2B - FLOOR FRAMING PLANS

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-205

327.2014

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16. EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17. NOTE NOT USED
18. 12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10. INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
4. # — 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.
5. 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 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATION!
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

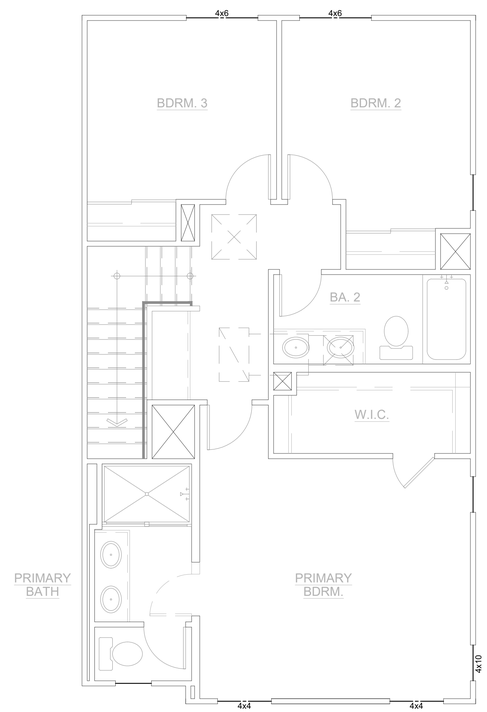
NOTES:
1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

Previous Interwest Consulting approval 2-3-2024

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	SHEAR CONNECTION AT TOP PLATE: A35/LS50/H1A/LTP4[5]	SHEAR CONNECTION AT TOP PLATE: 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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.



ROOF FRAMING PLAN 2B1-1

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

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1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS
1. P.C.C. 11-28-2023 JM / RS
2. P.C.C. 01-15-2024 JM / RS
3. FRAME WALK REVS. 05-02-2024 RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Santee SO MUCH • SO EASY
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 or Federal Laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

LOUME PROJECT PARK
SANTEE, CA
TRACT NO. 2016-3
PLAN 2B - ROOF FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024

SHEET NO.

S3-206

327.2014

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM
1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATION:
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

NOTES:

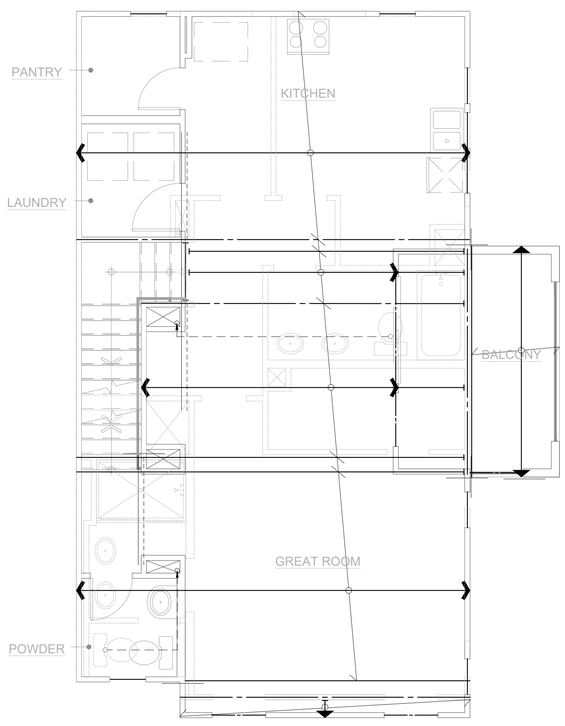
1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

Previous Interwest Consulting approval 2-3-2024

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[2]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	SHEAR CONNECTION AT TOP PLATE: A35/LS50/H1A /LTP4[5]	SHEAR CONNECTION AT TOP PLATE: 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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

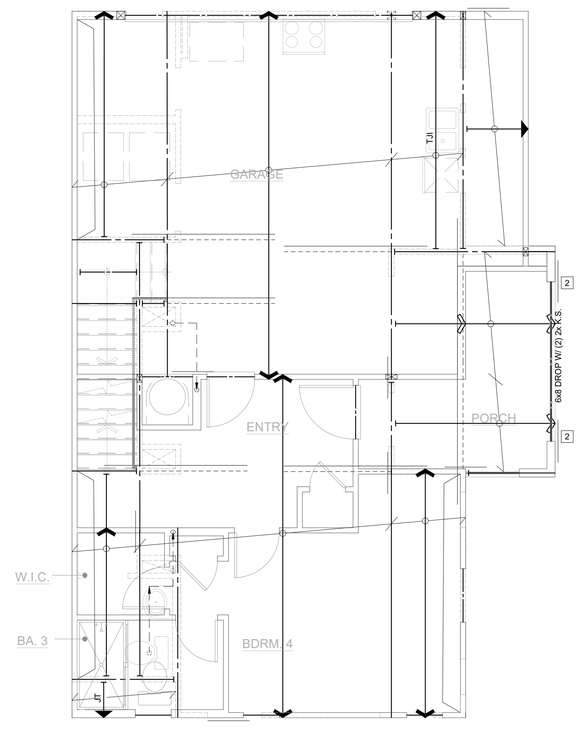


THIRD FLOOR FRAMING PLAN 2B1-2

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE



SECOND FLOOR FRAMING PLAN 2B1-2

SCALE 1/4"=1'-0" BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Mixed-Plex), Energy Compliance, Solar Ready, Cabinets, Storage Racks, Powder Coated small exterior alterations

Santee DO GOOD • DO 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 authorize or approve the violation of any City, County, State or Federal Laws or other restrictions.

SHEAR APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

PROJECT
JUNIPER
SANTEE, CA
TRACT NO. 2016-3

PLAN 2B - FLOOR FRAMING PLANS

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-207

327.2014

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

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 DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
6. 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.
7. ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
8. ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
9. INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
10. GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
11. JT = JACK TRUSS @ 24" O.C.
12. 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)
13. U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 plf. ALONG FULL LENGTH OF THE TOP CHORD AND BE CAPABLE OF TRANSFERRING THE LOAD TO THE SHEARWALL BELOW (WHERE OCCURS) WITHOUT THE USE OF STUCCO.
14. TRUSS SUPPLIER SHALL SUBMIT TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
15. SEE DETAIL 14 ON SHEET SD-4 FOR CALIFORNIA FRAMING REQUIREMENTS.
16. TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUF'R.
17. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
18. ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
19. FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
20. USE MSTA36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
21. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
22. INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
23. REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
24. SIMPSON LTP4 CONNECTOR MAY BE USED IN PLACE OF SIMPSON A35F.
25. ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
26. DO NOT INSTALL PLUMBING IN SHEARWALLS.
27. 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 & TRANSFERED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
3. # — INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQM'T.
4. # — 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.
5. POST HOLD-DOWN — INDICATES POST AND SIMPSON STRAP OR HOLD-DOWN ANCHOR. INSTALL PER MANUFACTURER'S RECOMM. AND DETAILS 9 TO 12 ON SHEET SD-4, OR 13 & 15 ON
6. POST CONT. — INDICATES CONTINUOUS POST FROM SILL PLATE TO

SHEAR WALL LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR SHEAR WALL SPECIFICATION!
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

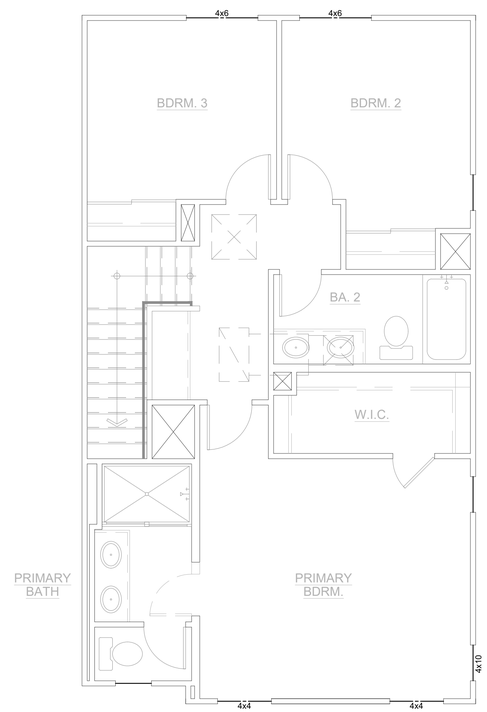
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A/.LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.



ROOF FRAMING PLAN 2B1-2

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Santee SO RIVER • SUN 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 authorize or approve the violation of any City, County, State or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PROSPECT PARK
SANTEE, CA
TRACT NO. 2016-3

PLAN 2B - ROOF FRAMING PLAN

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024

SHEET NO.

S3-208

327.2014

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CONSTRUCTION KEY NOTES

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 BLKG. W/ COIL STRAP @ T&B OF OPENING, 2' PAST OPENING EA. SIDE (SIM. TO DET. 6/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.)
16	EXTEND FRAMING (TOP AND SILL PLATES, SHEATHING, RIM, etc.) CONTINUOUS ACROSS PARTY WALL. AT TOP PLATE STEP CONDITIONS, INSTALL STRAP PER DETAIL 7/SD-5.
17	NOTE NOT USED
18	12"Wx10"d SHOVEL FOOTING WITH (1) #4 @ BOTTOM

1	INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, 4/SD-5 OR 20/SD-6.
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 SOLID 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/16d @ 3" O.C. STAGG.
9	INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5, 8/SD-5, 16/SD-5, 17/SD-5, OR 18/SD-5.
10	INSTALL 4-A35/LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11	STITCH NAIL SNUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.

FLOOR FRAMING NOTES

1. 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.
2. CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPENCIES BEFORE STARTING WORK.
3. ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
4. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
5. BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
6. ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
7. USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
8. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
9. USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
10. CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
11. BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
12. P.L. = PARALLAM (U.N.O. ON PLANS)
13. T.S. RIM = 1.1/4X11.7/8" TIMBERSTRAND (U.N.O. ON PLANS)
14. T.S. = 3.1/2X11.7/8" TIMBERSTRAND BEAM (U.N.O. ON PLANS)
15. SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
16. ALL SHEAR WALL LENGTHS ARE MINIMUM. SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS.
17. DO NOT INSTALL PLUMBING IN SHEARWALLS.
18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

FRAMING LEGEND

1.	RT	INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2.	TJI	INDICATES 14" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 23/32" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0
3.	TJI CANT.	INDICATES 14" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
4.	D.J.	2X12 DECK JOIST @ 16" O.C. U.N.O. (RIP TO SLOPE, MIN DEPTH OF 9")
5.	#	INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
6.	#	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.
7.	POST HOLD-DOWN	INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13/SD-1 AND 15/SD-1.
8.	POST CONT.	INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

I-JOIST/BEAM SUBSTITUTION TABLE

MANUFACTURER: ILEVEL 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 LEGEND

LEVEL	X	Y	Z	REMARKS
3	10	10	10	SEE SHEAR WALL SCHEDULE FOR WALL SPECIFICATIONS
2	10	11	12	
1	12	12	13	

HOLDOWN LEGEND/SCHEDULE (U.N.O.)

LEVEL	SYMBOL	I	II	III
3	HARDWARE/ POST	CS16/2x	CS16/2x	CS16/2x
	END LENGTH	11"	11"	11"
	NAILS (EA.)	10-10d	10-10d	10-10d
2	HARDWARE/ POST	CS16/2x	2-CS14/4x	2-CS14/4x
	END LENGTH	11"	15"	15"
	NAILS (EA.)	10-10d	13-10d	13-10d
1	HARDWARE/	STHD14	HTT5	HDU8
	POST	4X	4X	6X

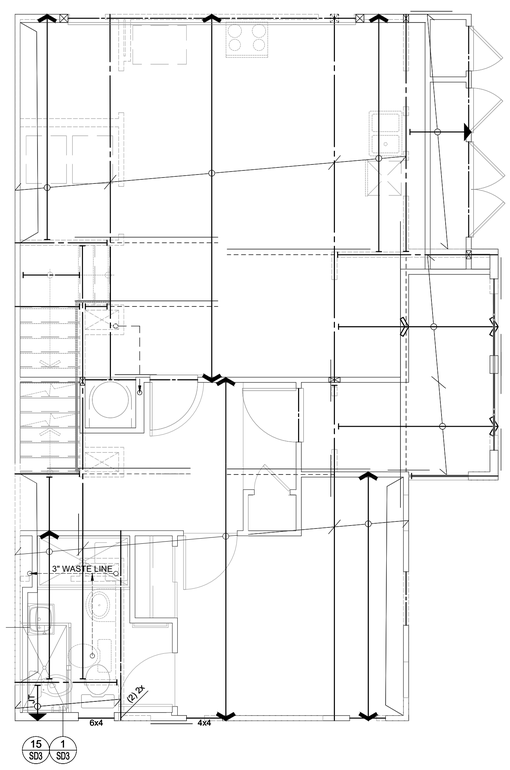
NOTES:

1. SEE DETAILS 9, 10, 11 & 12/SD-4 FOR HOLDOWN CONNECTIONS & ADDITIONAL INFO.
2. FOR ROD DIAMETER & EMBEDMENT, SEE 15/SD-1.
3. SEE 13/SD-1 FOR STHD14 EMBEDMENT

SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)[7]	SHEAR CONNECTION AT TOP PLATE: 16d SINKER	A35/LS50/H1A /LTP4[5]	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 [1]	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12 [1,3]	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 [1,3]	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 [1,4] 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"

1. 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.
2. 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 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
3. 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.
4. 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.
5. LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.



SECOND FLOOR FRAMING PLAN COMPLIANT ACCESSIBILITY

SCALE 1/4"=1'-0"

BLDG.(S) 1, 2

REFER TO BUILDING COMPOSITE FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

REFER TO UNIT 2A1-1 FRAMING PLANS FOR STRUCTURAL INFO NOT SHOWN HERE

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Compliance, Solar Panels, Tankless, Garage Racks, Powder Coat, small exterior alterations.

Santee DO MORE • DUE EARLY

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 or Federal Laws or other restrictions.
SHEAR
APPROVED FOR CONSTRUCTION
Permit # B-RNEW123-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

PLAN 2 - FLOOR FRAMING PLANS

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/16/2024
SHEET NO.	S3-209

327.2014

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POST-TENSION:

1. STRANDS SHALL CONFORM TO ASTM A-416, 0.5" DIAMETER, 7-WIRE STRAND WITH THE FOLLOWING PROPERTIES FOR LOW RELAXATION STRAND:
   - fpu (SPECIFIED TENSILE STRENGTH): 270 KSI
   - CROSS SECTIONAL AREA: 0.153 SQ. IN.
   - MUTS (MINIMUM ULTIMATE TENSILE STRENGTH): 41.3 KIP
   - Es: 28,500x KSI
   - JACKING FORCE (0.8 MUTS): 33 KIP
   - MAX. ANCHOR FORCE (0.7 MUTS): 28.9 KIP
2. TENDON ANCHORS SHALL BE AS MANUFACTURED BY PRECISION SURE-LOCK, INC. APPROVED BY ICC (ESR 2381) OR OTHER EQUAL.
3. SPECIAL INSPECTION REQUIRED FOR TENDON INSTALLATION, CONCRETE PLACEMENT AND STRESSING OF POST-TENSION TENDONS.
4. THE FLOOR SLAB AND FOUNDATION SHALL BE POURED MONOLITHICALLY EXCEPT WHEN SHOWN OTHERWISE.
5. NO PIPES OR CONDUITS SHALL EXTEND UNDER ISOLATED COLUMN FOOTINGS OR UNDER CONTINUOUS WALL FOOTINGS UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER AND THE BUILDING OFFICIAL.
6. THE STRESSING OPERATION MUST BE UNDER THE DIRECT CONTROL OF A PERSON EXPERIENCED IN THIS TYPE OF WORK.
7. THE STRESSING OPERATION SHALL NOT COMMENCE UNTIL CONCRETE TEST CYLINDERS, CURED UNDER JOBSITE CONDITIONS, HAVE BEEN TESTED AND INDICATE THAT THE CONCRETE HAS ATTAINED THE STRENGTH CALLED FOR ON THE STRUCTURAL DRAWINGS OR 2000 PSI (MIN.)
8. ALL PRE-STRESSING STEEL SHALL BE STRESSED BY THE MEANS OF CODE APPROVED HYDRAULIC JACKS, EQUIPPED WITH ACCURATE READING, CALIBRATED HYDRAULIC PRESSURE GAUGES. A CALIBRATION CHART SHALL ACCOMPANY EACH JACK.
9. THE POST-TENSIONING OPERATION WILL BE SO CONDUCTED THAT ACCURATE ELONGATION OF THE PRE-STRESSING STEEL CAN BE RECORDED AND COMPARED WITH THE COMPUTATIONS SUBMITTED AND APPROVED BY THE STRUCTURAL ENGINEER.
10. IF INCONSISTENCIES BETWEEN THE CALCULATED ELONGATION, THE MEASURED ELONGATION, AND THE JACK READING OCCUR, THE JACK-GAUGE-PUMP UNIT SHALL BE RE-CALIBRATED. AN AGREEMENT OF WITHIN 7% UNDER TO 7% OVER SHALL BE SATISFACTORY.
11. PARTIAL STRESSING (OR EARLY STRESSING) OF TENDONS, WHEN REQUIRED AND NOTED ON PLAN, SHALL CONSIST OF INITIALLY STRESSING SUCH DESIGNATED TENDONS TO A FORCE OF +10 KIPS TWO DAYS AFTER CONCRETE PLACEMENT AND THEN FOLLOWING UP WITH FINAL STRESSING.
12. THE REUSABLE PLASTIC GROMMET FORMS A HOLE 2" IN DIAMETER WHICH IS TO BE FILLED AND SEALED WATER TIGHT.
13. USING A MECHANICAL SHEARING TOOL, CUT OFF EXCESS STRAND 1/2" TO 3/4" BACK IN HOLE.
14. AFTER TENDONS HAVE BEEN CUT OFF, THE CONCRETE CONTRACTOR SHALL DRY PACK THE BLOCKOUT WITHIN 1 DAY FOR A WHICH THEY WILL BE PROPERLY MAX SHALLO FUSED FOR THIS PURPOSE. AN ALTERNATE STIFF MIXTURE OF TWO PARTS CEMENT TO ONE PART SAND IS ACCEPTABLE.
15. SLAB TENDONS SHOULD BE STRESSED WITHIN 72 HOURS AFTER THE CONCRETE IS PLACED TO MINIMIZE EARLY AGE CONCRETE CRACKING. THIS MAY NOT APPLY IN COLD WEATHER WHERE THE CONCRETE DOES NOT REACH THE SPECIFIED STRENGTH WITHIN 72 HOURS. IF THE SPECIFIED CONCRETE STRENGTH IS GREATER THAN 4,000 PSI, FORMWORK REMOVAL MAY NOT COINCIDE WITH THE COMPLETION OF STRESSING.

PTI DESIGN PARAMETERS

	CENTER LIFT	EDGE LIFT	BEARING PRESSURE
Em	7.0'	3.5'	1,500 PSF
Ym	1.2"	1.5"	

SOILS AND FOUNDATION:

1. THE FOUNDATION DESIGN IS BASED UPON THE SOILS REPORT BY:
   SA GEOTECHNICAL, INC., PROJECT # 22101-01, DATED: SEPTEMBER 1, 2022,
   SA GEOTECHNICAL, INC., PROJECT # 22101-02, DATED: AUGUST 10, 2023.
   THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIREMENTS THEREIN AND MAINTAIN A COPY ON THE JOB SITE AT ALL TIMES.
2. THE ENGINEER OF RECORD MUST BE INFORMED OF ANY CHANGES IN DESIGN CRITERIA MADE BY THE SOILS ENGINEER IN THE COURSE OF CONSTRUCTION.
3. ALL FOOTINGS AND SLABS SHALL BE FOUNDED ON firm UNDISTURBED NATURAL SOILS OR COMPACTED FILL (SPECIFIED BY SOILS ENGINEER).
4. ALL COMPACTED FILL SHALL BE PLACED IN AN APPROVED MANNER WITH A MINIMUM DENSITY OF 90% OF THE MAXIMUM OBTAINABLE IN ACCORDANCE WITH ASTM D 1557.
5. THE SOILS ENGINEER SHALL INSPECT AND APPROVE ALL FOUNDATION TRENCH PRIOR TO PLACING REINFORCING AND/OR CONCRETE.
6. ALL RETAINING WALLS SHALL BE PROVIDED WITH STANDARD SURFACE BACKDRAIN SYSTEM AND ALL DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER AND IN A NON-EROSIVE DEVICE. DESIGNED BY OTHERS.
7. THE CONTRACTOR SHALL NOTIFY INSPECTOR PRIOR TO STARTING EXCAVATIONS OR ANY GRADING WORK.
8. EXTEND ALL EXCAVATIONS FOR FOOTINGS BELOW NATURAL GRADE AS SHOWN ON STRUCTURAL DRAWING.
9. ALL EXCAVATIONS FOR FOOTINGS MUST BE INSPECTED AND APPROVED BY INSPECTOR PRIOR TO POURING OF CONCRETE.
10. AN APPROVED WATER AND VAPOR BARRIER MUST BE INSTALLED UNDER THE CONCRETE FOUNDATION SYSTEM SO THAT WATER AND VAPOR CANNOT ENTER INTO THE STRUCTURE. REFER TO ARCHITECT'S OR OWNER'S DOCUMENT AND SOILS ENGINEER'S RECOMMENDATIONS FOR DETAILED REQUIREMENTS.
11. ALLOWABLE SOIL BEARING PRESSURE (PER SOILS REPORT): 1500 PSF

CONCRETE:

1. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150 - TYPE II (USE CEMENT TYPE APPROPRIATE WATER TO CEMENT RATIO AND STRENGTH PER SECTION 19.3.2 OF THE ACI FOR SOILS WITH MODERATE, SEVERE OR VERY SEVERE SULFATE EXPOSURE).
2. REINFORCEMENT IN CONCRETE SHALL BE PROTECTED FROM CORROSION AND EXPOSURE TO CHLORIDES IN ACCORDANCE WITH SECTION 19.3.2 OF THE ACI. CONSULT SOILS AND/OR CORROSION ENGINEER AS NEEDED AND NOTIFY EOR PRIOR TO CONSTRUCTION.
3. DESIGN MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH: 3,000 PSI.
   MINIMUM CONCRETE STRENGTH TO CONFORM TO ACI TABLE 19.3.2.1. MAXIMUM WATER CONTENT TO BE 37 GALLONS/CUBIC YARD. USE WATER TO CEMENT RATIO OF 0.45 IF THE CONCRETE SLAB IS PLACED IN DIRECT CONTACT WITH THE VAPOR BARRIER, U.N.O.
4. AGGREGATES:
   - LIGHTWEIGHT ASTM C-330
   - HARDROCK ASTM C-33
4. CONCRETE COVERAGE OF REINFORCING STEEL:
   A. UNIFORMED SURFACES CAST DIRECTLY AGAINST EARTH
   - SLABS-ON-EARTH AT C.L. OF SLAB
   - ALL OTHER CONCRETE 3 INCHES

   B. FORMED AND/OR FINISHED SURFACES EXPOSED TO EARTH OR WEATHER
   - #5 BAR AND SMALLER 1-1/2 INCHES
   - #6 BAR AND LARGER 2 INCHES
5. FORMS AND SHORING SHALL REMAIN UNDISTURBED AS FOLLOWS:
   - VERTICAL SURFACES: 24 HOURS
   - FOOTINGS: 24 HOURS
   - STRUCTURAL SLAB: 10 DAYS
   - WALLS: 7 DAYS
6. ALL REINFORCING STEEL, DOWEL, EMBEDDED HARDWARE, HOLDOWN BOLTS, STRAPS, AND POST BASES MUST BE WELL SECURED IN PROPER LOCATIONS PRIOR TO PLACING CONCRETE.
7. ANCHOR BOLTS FOR STUD WALL SILL PLATE MAY BE INSERTED DURING FIRST FOUNDATION CONCRETE POUR.
8. ADHESIVE ANCHORS SHALL NOT BE INSTALLED IN CONCRETE UNTIL 21 DAYS AFTER CONCRETE PLACEMENT. (ACI 17.1.2)

REINFORCING STEEL:

1. ALL REINFORCING STEEL
   - #3 ASTM A-615, GRADE 40
   - #4 AND LARGER ASTM A-615, GRADE 60
2. WELDER WIRE FABRIC ASTM A-185
3. REINFORCING MARKED CONT. (CONTINUOUS) MAY BE SPLICED WITH LAPS AS SPECIFIED IN THE CODE, UNLESS OTHERWISE SPECIFIED.

STRUCTURAL STEEL AND METAL:

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS AND THE CODE OF STANDARD PRACTICE. LICENSED FABRICATORS SHALL BE APPROVED BY THE JURISDICTION.
2. ALL STEEL EXCEPT PIPE & TUBE & W ASTM A-36
3. PIPE ASTM A-53, TYPE E OR S, GRADE B
   - TUBE ASTM A-500, GRADE B
   - W GRADE 50 A992
4. BOLTS
   - HIGH-STRENGTH BOLTS ASTM A-325
   - ALL OTHER BOLTS ASTM A-307
   - LAG BOLTS ANSI / ASME Fyb 45 KSI
5. BOLT HOLES
   - MINIMUM EDGE DISTANCE AISC TABLE J3.5
   - MINIMUM SPACING 3 BOLT DIAMETER
   - HIGH STRENGTH BOLTS FRICTION TYPE W/ CLASS A FAYING SURFACE
6. MINIMUM FILLET WELD AISC TABLE J2.4
7. ALL FIELD WELDING SHALL BE CONTINUOUSLY INSPECTED BY A SPECIAL INSPECTOR QUALIFIED IN WELDING. FIELD WELDERS MUST BE APPROVED BY THE JURISDICTION.
8. ALL SHOP WELDING SHALL BE PERFORMED BY A LICENSED FABRICATOR'S SHOP APPROVED BY THE JURISDICTION.
9. ALL UNEXPOSED STEEL STEEL STRUCTURES PAINTING COUNCIL SPECIFICATION 15-687
10. EXPOSED STEEL GALVANIZED
11. EXPANSION BOLTS (RED HEAD) ICC ESR-1652 RECOMMENDATION #ESR-2251
12. POWDER ACTIVATED FASTENERS 0.145 DIAM. X 3 INCHES LONG PER ICC ESR-1663 (HILTI), OR APPROVED EQ. ALL WALLS SHALL HAVE FASTENERS PLACED AT 6" FROM ENDS OF SILL PLATES. INSTALL PER ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
13. LIGHT GAGE COLD FORMED STEEL MEMBERS SHALL CONFORM TO ASTM- A-441, U.N.O.
14. WHERE HIGH-STRENGTH (H.S.) BOLTS ARE SPECIFIED THE THREADS, THEY SHALL BE FRICTION TYPE CONFORMING TO ASTM A325 (SC) WITH A CLASS A FAYING SURFACE. THERE SHALL BE NO PAINT, OIL, LACQUER OR GALVANZING ON THE CONTACT SURFACES.
15. ALL GROUT UNDER STEEL BEARING PLATES SHALL BE SOLID DRYPACK OR NON-SHRINK GROUT, fc = 4,000 PSI.

GLUED LAMINATED LUMBER:

1. STRUCTURAL GLUED LAMINATED LUMBERS SHALL BE FABRICATED BY A LICENSED FABRICATOR IN ACCORDANCE WITH AITC 117 AND PRODUCT STANDARD PS56 SPECIFICATIONS.
2. INDIVIDUAL LAMINATIONS SHALL NOT EXCEED 2 INCHES IN NET THICKNESS.
3. MOISTURE CONTENT SHALL BE FROM 7% TO 12%.
4. ALL GLU-LAMS SHALL BE DELIVERED TO JOB SITE WITH AITC CERTIFICATES. AITC CERTIFICATE SHALL BE PROVIDED TO THE BLDG. INSPECTOR PRIOR TO INSTALLATION.
5. PROVIDE TENSION LAMINATION AT BOTTOM OF BEAMS AND AT TOP OF CONTINUOUS BEAMS OVER COLUMNS, UNLESS NOTED OTHERWISE.
6. CAMBER - STANDARD, UNLESS NOTED ON PLANS.
7. LAMINATED BEAMS SHALL SHALL BE APA-EWS, DOUGLAS FIR/LARCH GLULAMS AND PROVIDE STRESS VALUES THAT MEET OR EXCEED THE REQUIREMENTS FOR EWS 24F-V4 DF/DF COMBINATION.
   - FLEXURAL STRESS Fb = 2400 PSI
   - TENSION PARALLEL TO GRAIN Ft = 1100 PSI
   - COMPRESSION PARALLEL TO GRAIN Fc = 1650 PSI
   - HORIZONTAL SHEAR PERPENDICULAR TO WIDE FACE Fv = 265 PSI
   - MODULUS OF ELASTICITY E = 1800 KSI
   - COMPRESSION PERPENDICULAR TO GRAIN
   - TENSION FACE Fc = 650 PSI
   - COMPRESSION FACE Fc = 650 PSI
8. ENDS OF BEAMS SHALL BE SEALED AND BEAMS SHALL BE LOAD WRAPPED FOR PROTECTION PRIOR TO CONSTRUCTION. HANDLING AND STORAGE OF GLB'S TO CONFORM TO AITC 111-79.
9. ALL GLB EXPOSED TO WEATHER OR MOISTURE SHALL BE FACTORY PRESSURE TREATED.

PREFABRICATED ROOF TRUSSES:

1. SEE FRAMING PLANS FOR FRAMING DIRECTIONS AND BEARING LOCATIONS.
2. TRUSS SHOP DWGS. MUST BE DESIGNED TO WORK AS SYSTEM. DESIGN TO BE PERFORMED AND LAYOUTS AND CALCULATIONS TO BE SEALED BY A REGISTERED ENGINEER LICENSED IN THE APPLICABLE STATE. PER CBC 2303.4.1.4.1 & 2303.4.2.
3. EACH PREFABRICATED TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF SPAN ON THE FACE OF THE BOTTOM CHORD:
   A. IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS.
   B. THE DESIGN LOAD.
   C. THE SPACING OF THE TRUSSES.
4. APPROVED CONNECTOR PLATES SHALL BE AT LEAST 20 GAUGE GALVANIZED STEEL PER ASTM A-446. ALL CONNECTORS AND SPIKE-GRID PLATES SHALL HAVE A CURRENT ICC OR ESR NUMBER.
5. ANY FIELD REPAIR TO THE TRUSS SHALL BE PERFORMED UNDER THE DIRECTION OF THE TRUSS SUPPLIER'S ENGINEER.
6. ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:
   DL = 15 PSF AT TOP CHORD FOR TILE ROOF, 6 PSF AT BOTTOM CHORD
   LL = 20 PSF AT TOP CHORD, 10 PSF AT BOTTOM CHORD (NON-CONCURRENT WITH TOP CHORD LL)

   IN ADDITION, TRUSS SUPPLIER SHALL CONSIDER ANY MECH. EQUIPMENT OR FIRE SPRINKLER LOADS.
7. TRUSS CALCULATIONS AND PLANS SHALL INCLUDE REVIEW OF ROOF, MECHANICAL, AND LATERAL LOADS (CHORD/STRUT AND BRACE LOADS); ALSO INCLUDE REVIEW OF TOP AND BOTTOM CHORD FOR AXIAL + FLEXURE BETWEEN PANEL JOINTS. VERIFY EQ. PAD LOADS AND ANY CONCENTRATED LOADS FROM PURLIN/ KICKERS AT CONVENTIONAL ROOF.
8. ROOF TRUSSES SUPPORTING "UNINHABITABLE ATTICS WITH LIMITED STORAGE" SHALL BE DESIGNED FOR DEAD & LIVE LOAD PER CBC TABLE 1607.1, INCLUDING ALL APPLICABLE FOOTNOTES.
9. PROVIDE 2X4 LADDER BLOCKING AT 24" O.C. WHERE SPREAD TRUSSES OCCUR. (4' MAX.)
10. PROVIDE 2X BLOCKING WITH BOUNDARY NAILING AT ROOF RIDGE. TYPICAL.
11. ALL END TRUSSES SHALL BE DESIGNED FOR A 180 PLF LOAD, U.N.O ON PLANS, APPLIED TO THE TOP CHORD. ALSO, END TRUSSES SHALL HAVE WEBS CAPABLE OF WITHSTANDING 25 PSF WIND LOADS APPLIED OUT-OF-PLANE.

WOOD:

1. ALL LUMBER USED FOR STRUCTURAL PURPOSES SHALL BE DOUGLAS FIR-LARCH, COAST REGION, GRADED IN ACCORDANCE WITH THE WEST COAST LUMBER INSPECTION BUREAU THAT COMPLIES WITH PRODUCT STANDARD DOC PS 20 OR EQUIVALENT. ALL LUMBER SHALL BE NO MORE THAN 19% MOISTURE CONTENT AT TIME OF INSTALLATION. CONTRACTOR SHALL TEST AND MANAGE MOISTURE CONTENT TO ENSURE PROPER MOISTURE CONTENT DURING ALL STORAGE AND HANDLING OPERATIONS. (EXCEPTION: ROOF TRUSSES MAY BE HEM-FIR OR SPRUCE PINE FIR)
2. THE MINIMUM GRADES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:

   A. HORIZONTAL FRAMING MEMBERS (JOISTS AND BEAMS)
   - 2X D.F. #2
   - 4X12 OR SMALLER D.F. #2
   - 4X14 OR LARGER D.F. #1
   - 6X D.F. #1
   - 8X D.F. #1

   B. VERTICAL FRAMING MEMBERS (STUDS AND POSTS)
   - 2X4 STANDARD OR STUD GRADE
   - 2X6 & 3X4 D.F. #2
   - 4X12 OR SMALLER D.F. #2
   - 4X14 OR LARGER D.F. #1
   - 6X6 OR LARGER D.F. #1

   C. MISCELLANEOUS
   - 2X & 3X SILL PLATE P.T. D.F. STANDARD GRADE
   - 2X TOP PLATE/SOLE PLATE D.F. STANDARD GRADE
   - SHEAR BLOCKING D.F. STANDARD GRADE

   D. NON-STRUCTURAL
   - BLOCKING & BRIDGING UTILITY

   NOTE: ALL BLOCKING SHALL BE CUT TO FIT FLUSH AGAINST SHEATHING AND OTHER FRAMING MEMBERS.
3. ALL SILL PLATES BEARING ON MASONRY OR CONCRETE FOUNDATION WALL OR SLAB ON GRADE SHALL BE PRESSURE TREATED IN ACCORDANCE WITH CBC 2304.12. SILL PLATES SHALL BE PRESERVATIVE TREATED WITH SODIUM BORATE (SBX/DOT). SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" DIAMETER (5/8" @ SEISMIC DESIGN CATEGORY E) BOLTS OR APPROVED ANCHORS AT 4'-0" O.C. MAXIMUM U.N.O. ON S.W. SCHED. EMBEDDED 7 INCH MINIMUM IN CONCRETE. ALL BOLTS SHALL HAVE PROPERLY SIZED NUT AND WASHER (MIN. 0.229"X3"X3" STEEL PLATE WASHER REQUIRED AT SHEAR WALL LOCATIONS). THE PLATE WASHER SHALL EXTEND TO WITHIN 2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. MINIMUM 2 BOLTS OR ANCHOR STRAPS PER PLATE WITH ONE BOLT OR ANCHOR STRAP LOCATED NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END OF EACH PIECE.
4. WALL FRAMING TO BE 2X STUDS AT 16 INCHES O.C. ON EXTERIOR WALLS AND 2X STUDS AT 16 INCHES O.C. AT INTERIOR WALLS, U.N.O. PROVIDE DOUBLE TOP PLATE ON ALL WALLS WITH MINIMUM 48 INCH LAP SPLICE, U.N.O. UNLESS SPECIFICALLY NOTED ON PLANS. THE MAXIMUM STUD HEIGHT FOR 2X4 EXTERIOR WALL IS 10 FEET, FOR 2X4 INTERIOR WALL IS 14 FEET. MAXIMUM NON-BEARING STUD HEIGHT FOR 2X6 STUDS IS 20 FEET, U.N.O.
5. PROVIDE 0.058" X 1-1/2" WIDE STEEL TIE STRAPS WITH 6-16d NAILS AT EACH SIDE WHERE PLATES ARE INTERRUPTED BY UTILITY PENETRATIONS @ NON-SHEAR WALLS. IF PENETRATIONS OCCUR @ SHEAR WALL, NOTIFY THE ENGINEER PRIOR TO STARTING WORK.
6. PROVIDE SINGLE JOISTS UNDER NON-BEARING PARTITION PARALLEL TO JOISTS. PROVIDE MINIMUM 2 FLOOR JOISTS BELOW BEARING WALLS UNLESS NOTED OTHERWISE ON PLANS.
7. ROOF SHEATHING SHALL BE INSPECTED PRIOR TO PLACING INSULATION AND ROOFING.
8. ALL STRUCTURAL SHEATHING SHALL BE IDENTIFIED WITH THE GRADE TRADE MARK OF APA - THE ENGINEERED WOOD ASSOCIATION. THE SHEATHING SHALL MEET THE REQUIREMENTS OF PRODUCT STANDARD PS-1 AND PS 2-18 OR APA PRP-210. INSTALL SHEATHING PANEL WITH STRENGTH AXIS OR FACE GRAIN PERPENDICULAR TO FRAMING SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. PANELS WITH DIMENSION LESS THAN 24 INCHES IN ANY DIRECTION SHALL NOT BE USED UNLESS ALL EDGES ARE BLOCKED WITH MIN. 2X FRAMING MEMBERS. PANELS INSTALLED AT LOCATIONS PERMANENTLY EXPOSED TO WEATHER SHALL BE GRADED WITH EXTERIOR EXPOSURE.

   A. ROOF SHEATHING:
   - THICKNESS: 15/32" RATED SHEATHING (MIN.)
   - EXPOSURE: EXPOSURE 1
   - PANEL INDEX: 24/0
   - NAILING: 8d COMMON @ 6" O.C. AT SUPPORTED EDGES
     8d COMMON @ 12" O.C. AT INTERMEDIATE SUPPORTS
   - BLOCKING: UNBLOCKED

   B. FLOOR SHEATHING:
   - THICKNESS: T&G, 23/32", RATED STURD-I-FLOOR (T&G, 19/32" MAY BE USED OVER FRAMING WITH JOISTS SPACED NOT MORE THAN 16" O.C.)
   - EXPOSURE: EXPOSURE 1
   - PANEL INDEX: 48/24
   - NAILING: 10d COMMON @ 6" O.C. AT SUPPORTED EDGES
     10d COMMON @ 12" O.C. AT INTERMEDIATE SUPPORTS
   - BLOCKING: UNBLOCKED
   - NOTE: SIMPSON QUIKDRIVE WSNTL SERIES WOOD SCREWS (ICC-ES REPORT ESR-1472) MAY REPLACE 10d COMMONS AT EQUAL SPACING W/ MIN. 1 1/4" SCREW PENETRATION INTO FRAMING.

   C. EXTERIOR DECK SHEATHING:
   - THICKNESS: T&G, 23/32" MIN. (1-1/8" MAX.), RATED CD EXTERIOR
   - EXPOSURE: EXTERIOR EXPOSURE
   - PANEL INDEX: 48/24
   - NAILING: 10d COMMON @ 6" O.C. AT SUPPORTED EDGES
     10d COMMON @ 12" O.C. AT INTERMEDIATE SUPPORTS
   - BLOCKING: UNBLOCKED

   D. SHEAR PANEL:
   - THICKNESS: PER SHEAR WALL SCHEDULE
   - EXPOSURE: EXPOSURE 1
   - PANEL INDEX: 24/0
   - NAILING: PER SHEAR WALL SCHEDULE
   - BLOCKING: BLOCKED
9. FLOOR JOISTS ARE NOT DESIGNED TO SUPPORT WATER BEDS OR POOL TABLES. EOR TO BE NOTIFIED IF WATER BEDS OR POOL TABLES ARE TO BE USED.
10. STRUCTURAL MEMBERS SHALL NOT BE CUT OR NOTCHED UNLESS SPECIFICALLY DETAILED BY THE EOR.
11. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O.
12. FRAMING FOR PREFABRICATED FIREPLACE FLUES SHALL BE BALLOON FRAMED FULL HEIGHT USING 2x4 STUDS AT 16" O.C. BRACED AT MID-HEIGHT AND AT THE PLATE HEIGHTS. MAXIMUM UNBRACED LENGTH IS 14'.
13. CARRY ALL MULTIPLE STUDS OR POSTS FROM FLOOR ABOVE DOWN TO FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING AT FLOOR LEVEL TO TRANSFER LOAD FROM UPPER POST TO LOWER POST.
14. NO UTILITY LINE PENETRATION @ SHEAR WALL IS ALLOWED, U.N.O.
15. SEE DETAIL 15/SD-4 FOR TYP. TOP PLATE SPLICE - U.N.O. USE MSTC28 AT ALL 2X4 TO 2X6 PLATE BREAKS.
16. INTERIOR NON-BEARING HEADERS MAY BE 2X4 FLAT. INSTALL 4X4 AT 6' AND 8' CLOSET DOORS.
17. PRESERVATIVE TREATED WOOD CANNOT BE ENCLOSED OR COVERED IF OVER 19% MOISTURE CONTENT. CONTRACTOR TO ENSURE PROPER MOISTURE CONTENT.
18. NAILS SHALL BE DRIVEN FLUSH TO SHEATHING AND NOT OVERDRIVEN.
19. ALL FASTENERS IN CONTACT WITH PRESERVATIVE OR FIRE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED WITH COATING WEIGHT PER ASTM A 153. (EXCEPTION: PLAIN CARBON STEEL FASTENERS IN SBX/DOT & ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.)
20. WOOD FRAMING MEMBERS (INCLUDING WOOD SHEATHING) LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
21. AT CONDITIONS WHERE THE SHEAR PANEL IS SCHEDULED WITHIN 12" OF ROUGH OPENINGS, INSTALL THE SHEATHING PANELS AROUND THE ENTIRE OPENING AND THEN CUT THE PANELS FLUSH WITH THE FRAMING PER QUALITY BUILT RECOMMENDATION.

PREFABRICATED FLOOR FRAMING MEMBERS:

1. (TJI, MICRO-LAM, PARALAM, TIMBERSTRAND) PREFABRICATED FLOOR FRAMING STRUCTURAL MEMBERS ARE MANUFACTURED BY WEYERHAUSER HR CORPORATION. THESE PRODUCTS ARE APPROVED BY ICC (ESR 1153 & ESR 1387).
2. FLOOR JOIST (TJI) - SEE FRAMING LEGEND FOR JOIST DEPTH, SERIES AND SPACING.
3. MICROLLAM LVL: 1.9 E WS SERIES
   - MODULUS OF ELASTICITY: Fb = 1900 KSI
   - FLEXURAL STRESS: Fb = 2600 PSI
   - HORIZONTAL SHEAR: Fv = 285 PSI
4. PARALLAM PSL: 2.0 E WS SERIES
   - MODULUS OF ELASTICITY: E = 2000 KSI
   - FLEXURAL STRESS: Fb = 2900 PSI
   - HORIZONTAL SHEAR: Fv = 290 PSI
5. TIMBERSTRAND LSL: 1.55 E WS SERIES
   - MODULUS OF ELASTICITY: E = 1550 KSI
   - FLEXURAL STRESS: Fb = 2325 PSI
   - HORIZONTAL SHEAR: Fv = 310 PSI
6. USE SIMPSON STRONG-TIE, ITS OR IUS SERIES HANGER FOR TJI CONNECTION TO SUPPORTING FLUSH BEAM, U.N.O.
7. PRODUCT HANDLING, INSTALLATION PROCEDURES, SHALL BE STRICTLY IN ACCORDANCE WITH THE "SPECIFIER'S GUIDE" PUBLISHED BY WEYERHAUSER HR CORPORATION.

HARDWARE AND WOOD CONNECTORS:

1. ALL WOOD FRAMING CONNECTORS SHALL BE SIMPSON "STRONG-TIE". INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH SIMPSON'S PRODUCT AND INSTRUCTION MANUAL/CATALOG C-C-2021.
   A. THE FOLLOWING ARE SPECIFIC REQUIREMENTS AND/OR CLARIFICATIONS TO THE SIMPSON MANUAL:

• PA/HPA:	FASTENER	16d	COMMON
• ST/MST:	FASTENER	16d	COMMON
• CMST:	FASTENER	16d	COMMON
• PB/BC:	FASTENER	16d	COMMON
• PCZ:	FASTENER	10d	COMMON
• CS:	FASTENER	8d	COMMON
• MSTA/MSTC:	FASTENER	16d	SINKER
• STHD:	FASTENER	16d	SINKER
• CBSO	FASTENER	SDS	2"X2"
• CCQ/HHDQ/HDU	FASTENER	SDS	2"X2-2"
• CB/CC:	FASTENER		MACHINE BOLT
• HTT4/HTT5:	FASTENER	10d	COMMON
• MASA:	FASTENER	10d	0.148"X1-2"
• A35/LTP4	FASTENER	8d	0.131"X1-2" (2-2" IF O/SHTG)
• H1A	FASTENER	8d	0.131"X1-2" TO TRUSS 0.131"X1-2" TO PLATES
• RBC	FASTENER	10d	0.148"X1-2"
• LS50	FASTENER	10d	0.148"X1-2"

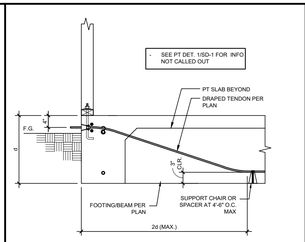
2. MINIMUM NAILING TO CONNECT WOOD MEMBERS SHALL BE AS SPECIFIED IN CBC TABLE 2304.10.2.
3. PLATE NAILING FROM BLOCKING TO WALL TOP PLATE SHALL BE 16d SINKER OR COMMON AT 8 INCHES ON-CENTER MAXIMUM UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE.
4. USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM-TO-BEAM CONNECTIONS, U.N.O. USE FULL DEPTH SIMPSON U-HANGER AT 2X FLOOR JOIST TO BEAM U.N.O.
5. SOLE PLATE NAILING FROM WALL SOLE PLATE TO JOIST OR BLOCKING BELOW SHALL BE 16d SINKER OR COMMON AT 8 INCHES ON-CENTER MAXIMUM UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE.
6. PROVIDE 1 3/4" EDGE DISTANCE AND 5" END AND CORNER DISTANCE FOR ALL SSTB ANCHOR BOLTS.
7. ALL HOLES DRILLED FOR HOLD DOWN CONNECTOR BOLTS SHALL BE A MINIMUM OF 1/32" AND A MAXIMUM OF 1/16" OVERSIZED. APPROVED PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWN POST BOLTS.
8. ALL HOLD DOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING WALL FRAMING. (LEAVE ENOUGH SPACE BETWEEN THE SILL AND THE HD TO ALLOW FOR SOME SLIP AT POST CONNECTION WHEN TIGHTENING.)
9. FOR LAG BOLTS: PROVIDE LEAD HOLES 40% TO 70% OF SHANK DIA. AND FULL DIA. FOR SHANK PORTION. SOAP, PARAFFIN, OR OTHER APPROVED LUBRICANT SHALL BE USED ON THREADS. INSTALLATION SHALL BE BY SCREWING, NO HAMMERING. CARE SHALL BE TAKEN TO AVOID OVER-TORQUING OF THE BOLT.
10. ALL MULTI-STUDS ARE TO BE LAMINATED WITH 16d AT 8" O.C., U.N.O. ON PLANS.
11. ALL BALLOON FRAMED WALLS SHALL BE BRACED TO CONFORM TO CBC TABLE 2308.5.1.
12. PROVIDE PRE-DRILLING WHERE NECESSARY TO AVOID SPLITTING.
13. ONLY COMMON NAILS SHALL BE USED FOR ALL WOOD SHEAR WALL PANELS. NAIL GUNS USING "CLIPPED HEADS" OR "SINKER" NAILS ARE NOT ACCEPTABLE.
14. PROVIDE MINIMUM OF 1/2" EDGE DISTANCE FOR ALL PLYWOOD BOUNDARY NAILING IN SHEAR WALLS, ALL PLYWOOD EDGES SHALL BE BLOCKED. MIN. WIDTH OF BLOCKING TO RECEIVE PLYWOOD NAILING MUST NOT BE LESS THAN THE THICKNESS OF BOUNDARY MEMBER AS SPECIFIED ON SHEAR WALL SCHEDULE.
15. OMIT SHEATHING B.N. UNDER CMST, MSTC, OR HOLD-DOWN STRAP. INSTALL STRAPS OVER SHEATHING, U.N.O.
16. CCQ/ECCQ/CBQ/CBSQ MAY BE USED IN PLACE OF CC/ECC/CB/CBS RESPECTIVELY.
17. HOLD DOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

NAIL DEFINITIONS:

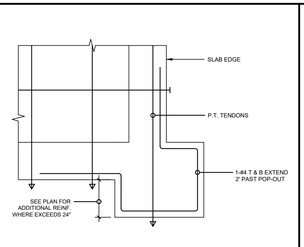
DESIGNATION	DIAMETER	LENGTH
16d COMMON	0.162	3.1/2"
16d SINKER	0.148	3.1/4"
16d SHORT	0.131	3.1/4"
10d COMMON	0.148	3"
8d COMMON	0.131	2.1/2"

MASONRY:

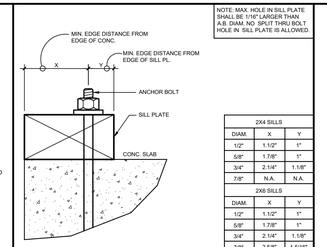
1. ALL MASONRY SHALL CONFORM TO ACI 530.1-13.
2. ALL BLOCKS SHALL CONFORM TO ASTM C90. LATEST EDITION. MASONRY UNITS SHALL HAVE CURED FOR NOT LESS THAN TWENTY-EIGHT (28) DAYS WHEN PLACED IN THE STRUCTURE. PROVIDE ALL BOND BEAM UNITS, LINTELS, ETC., AS REQUIRED.
   - STRENGTH (f'm) SHALL BE 1,500 PSI MINIMUM.
2. DO NOT USE CHIPPED OR CRACKED BLOCKS. IF ANY SUCH BLOCKS ARE DISCOVERED IN ANY FINISHING WALL, THEY SHALL BE PROMPTLY REMOVED AND REPLACED WITH NEW BLOCKS TO THE APPROVAL OF THE ENG



30 DRAPED TENDON AT STRESSING END



24 TYP. REINF. AT POP-OUTS

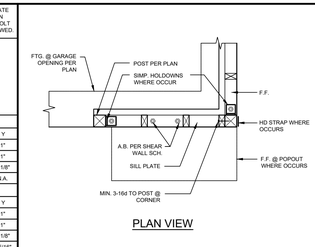


NOTE: MAX. HOLE IN SILL PLATE SHALL BE 1/16" LARGER THAN A.B. DIAM. NO SPLIT THRU BOLT HOLE IN SILL PLATE IS ALLOWED.

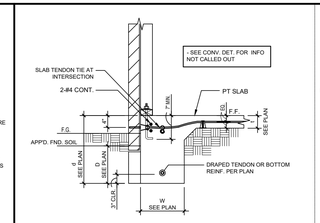
2X4 SILLS		
DIAM.	X	Y
1/2"	1.1/2"	1"
5/8"	1.7/8"	1"
3/4"	2.1/4"	1.1/8"
7/8"	N.A.	N.A.

2X6 SILLS		
DIAM.	X	Y
1/2"	1.1/2"	1"
5/8"	1.7/8"	1"
3/4"	2.1/4"	1.1/8"
7/8"	2.5/8"	1.5/16"

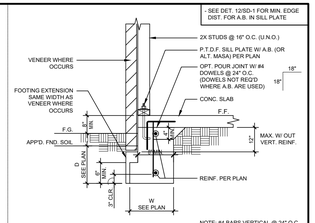
12 EDGE DISTANCE DETAIL



PLAN VIEW



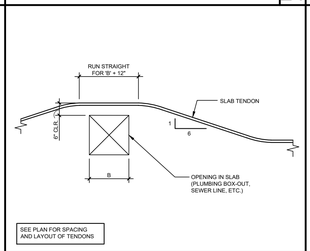
POST-TENSION



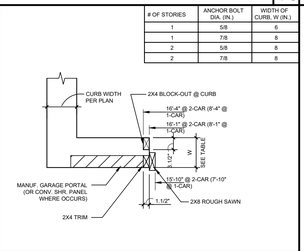
CONVENTIONAL

NOTE: #4 BARS VERTICAL @ 24" O.C. FOR STEM WALLS TALLER THAN 12" ABOVE APPD. FND. SOIL AND BELOW THE SLAB.

1 TYPICAL EXTERIOR FOOTING

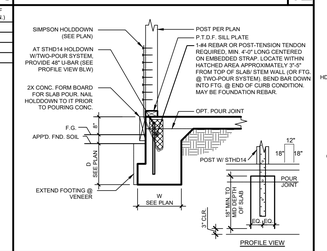


31 TENDON AROUND OPENING

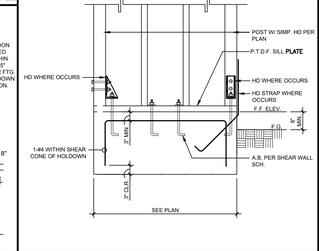


# OF STORIES	ANCHOR BOLT DIA. (IN.)	WIDTH OF CURB, W (IN.)
1	5/8	6
1	7/8	8
2	5/8	8
2	7/8	8

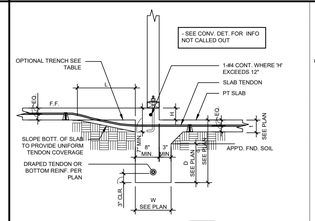
19 GARAGE CURB DETAIL



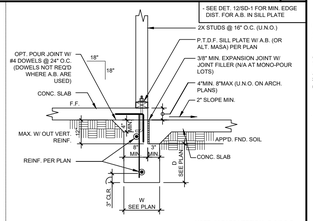
13 HOLD DOWN DETAIL



7 SHEARWALL AT GARAGE



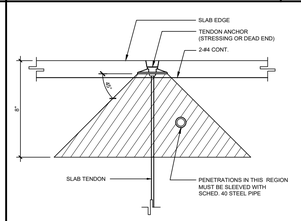
BEAM A



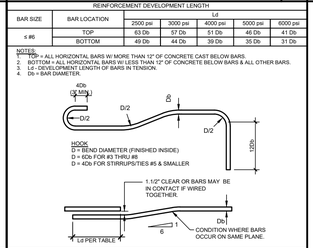
CONVENTIONAL

NOTE: #4 BARS VERTICAL @ 24" O.C. FOR STEM WALLS TALLER THAN 12" ABOVE THE BOTTOM OF GAR. SLAB & BELOW HOUSE SLAB.

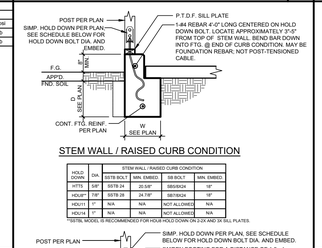
2 TYPICAL INTERIOR FOOTING



32 PENETRATIONS NEAR TENDON ANCHOR ZONE



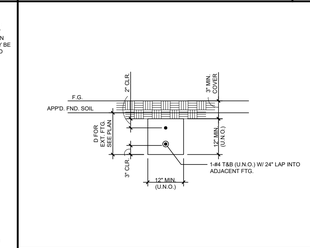
26 REINF.HOOKS AND BENDS



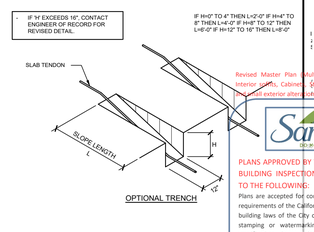
STEM WALL / RAISED CURB CONDITION

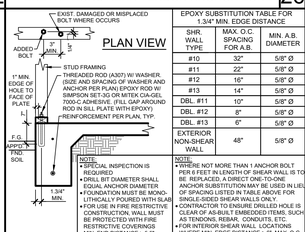
HOLD DOWN	DIA.	STEM WALL / RAISED CURB CONDITION			
		SSTB BOLT	MIN. EMBED.	SB BOLT	MIN. EMBED.
HTT5	5/8"	SSTB 24	24 5/8"	SB5/8X24	18"
HDU8*	7/8"	SSTB 28	24 7/8"	SB7/8X24	18"
HDU11	1"	N/A	N/A	NOT ALLOWED	N/A
HDU14	1"	N/A	N/A	NOT ALLOWED	N/A

*SSTB8, MODEL IS RECOMMENDED FOR HDU8 HOLD DOWN ON 2-2X AND 3X SILL PLATES.



8 TYPICAL EXTERIOR TIE BEAM

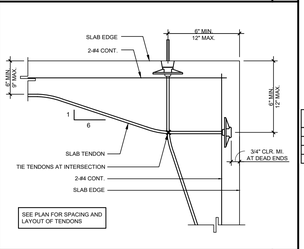




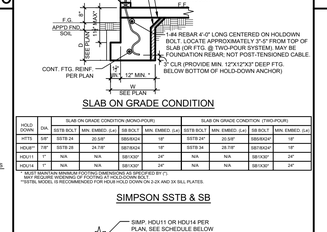
EPOXY SUBSTITUTION TABLE FOR 1.3/4" MIN. EDGE DISTANCE		
SHR. WALL TYPE	MAX. O.C. SPACING FOR A.B.	MIN. A.B. DIAMETER
#10	32"	5/8" Ø
#11	22"	5/8" Ø
#12	16"	5/8" Ø
#13	14"	5/8" Ø
DBL. #11	10"	5/8" Ø
DBL. #12	8"	5/8" Ø
DBL. #13	6"	5/8" Ø
EXTERIOR NON-SHEAR WALL	48"	5/8" Ø

NOTE:
- SPECIAL INSPECTION IS REQUIRED
- DRILL BIT DIAMETER SHALL EQUAL ANCHOR DIAMETER
- FOUNDATION MUST BE MONO-LITHICALLY POURED WITH SLAB
- FOR USE IN FIRE RESTRICTIVE CONSTRUCTION, WALL MUST BE PROTECTED WITH FIRE RESTRICTIVE COVERINGS
- MIN. END DISTANCE ≥ 5.5"
- WHERE NOT MORE THAN 1 ANCHOR BOLT PER 6 FEET IN LENGTH OF SHEAR WALL IS TO BE REPLACED, A DIRECT ONE-TO-ONE ANCHOR SUBSTITUTION MAY BE USED IN LIEU OF SPACING LISTED IN TABLE ABOVE FOR SINGLE-SIDED SHEAR WALLS ONLY.
- CONTRACTOR TO ENSURE DRILLED HOLE IS CLEAR OF AS-BUILT EMBEDDED ITEMS, SUCH AS TENDONS, REBAR, CONDUITS, ETC.
- FOR INTERIOR SHEAR WALL LOCATIONS WHERE MIN. EDGE DISTANCE ≥ 6", MAX. O.C. SPACING PER A.B. SCHEDULE MAY BE USED IN LIEU OF SPACING IN TABLE ABOVE.
- MIN. CONCRETE STRENGTH f'c=2500 PSI

27 ADDITION OF ANCHOR BOLTS IN FIELD



21 TENDON AT CORNER

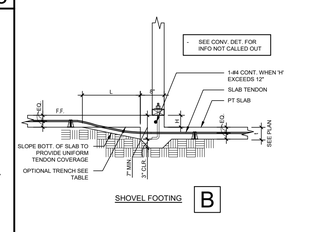


HOLD DOWN	HOLD DOWN BOLT		POST		MINIMUM EMBEDMENT (d)	FOOTING DIMENSIONS	
	DIA.	BOLT	ALT. BOLT	X4 WALL	X6 WALL	X	Y
HDU11	1"	A36 THRD. ROD W/ 3"X3"X3/8" PLATE @ BOTT.	PABB	6X4	6X6	11"	16.1/2"
HDU14	1"	A36 THRD. ROD W/ 3"X3"X1/2" PLATE @ BOTT.	PABB	6X4	6X6	11"	16.1/2"

THREADED ROD & SIMPSON PAB

NOTES:
1. SEE USD-1 FOR INFORMATION NOT SHOWN HERE.
2. MAINTAIN MIN. EDGE DISTANCE OF 1-3/4" (MEASURED FROM EDGE OF CONCRETE TO CENTERLINE OF BOLT).
3. FOR NAILED OR SCREWED HOLD DOWNS, WHICH HAVE BEEN CONNECTED TO A 2X STUD NEXT TO THE 4X (MIN.) POST, STITCH NAIL THE 2X TO THE POST W/ 16d @ 3" O.C. STAGG. (2" O.C. STAGG. FOR HDU8). IF INSTALLED ON 2X POST ADJACENT TO 4X (MIN.) POST, HDU11 AND HDU14 SHALL BE INSTALLED USING SDS-1/4"X4.1/2" IN PLACE OF THOSE SPECIFIED FOR SOLID POST ATTACHMENT.

15 HOLD DOWN DETAIL



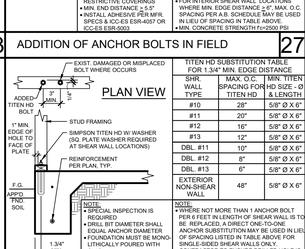
SHOVEL FOOTING B

POST-TENSION

CONVENTIONAL

NOTE: #4 BARS VERTICAL @ 24" O.C. FOR STEM WALLS TALLER THAN 12" ABOVE THE BOTTOM OF GAR. SLAB DO NOT EXCEED 24" IN HEIGHT.

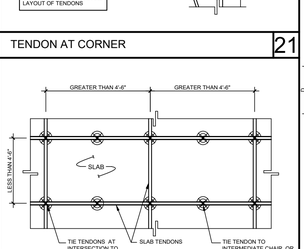
4 TYPICAL EXTERIOR CURB FOOTING



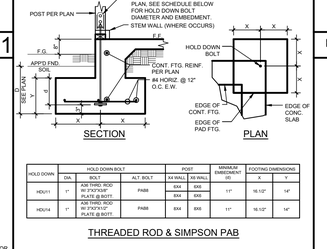
TITEN HD SUBSTITUTION TABLE FOR 1.3/4" MIN. EDGE DISTANCE		
SHR. WALL TYPE	MAX. O.C. SPACING FOR TITEN HD	MIN. TITEN HD SIZE - Ø & LENGTH
#10	28"	5/8" Ø X 6"
#11	20"	5/8" Ø X 6"
#12	16"	5/8" Ø X 6"
#13	12"	5/8" Ø X 6"
DBL. #11	10"	5/8" Ø X 6"
DBL. #12	8"	5/8" Ø X 6"
DBL. #13	6"	5/8" Ø X 6"
EXTERIOR NON-SHEAR WALL	48"	5/8" Ø X 6"

NOTE:
- SPECIAL INSPECTION IS REQUIRED
- DRILL BIT DIAMETER SHALL EQUAL ANCHOR DIAMETER
- FOUNDATION MUST BE MONO-LITHICALLY POURED WITH SLAB
- INSTALL PER MFR. SPECS & ICC REPORT ESR-2213
- FOR USE IN FIRE RESTRICTIVE CONSTRUCTION, WALL MUST BE PROTECTED WITH FIRE RESTRICTIVE COVERINGS
- MIN. END DISTANCE ≥ 5.5"
- WHERE NOT MORE THAN 1 ANCHOR BOLT PER 6 FEET IN LENGTH OF SHEAR WALL IS TO BE REPLACED, A DIRECT ONE-TO-ONE ANCHOR SUBSTITUTION MAY BE USED IN LIEU OF SPACING LISTED IN TABLE ABOVE FOR SINGLE-SIDED SHEAR WALLS ONLY.
- CONTRACTOR TO ENSURE DRILLED HOLE IS CLEAR OF AS-BUILT EMBEDDED ITEMS, SUCH AS TENDONS, REBAR, CONDUITS, ETC.
- FOR INTERIOR SHEAR WALL LOCATIONS WHERE MIN. EDGE DISTANCE ≥ 6", MAX. O.C. SPACING PER A.B. SCHEDULE MAY BE USED IN LIEU OF SPACING IN TABLE ABOVE.
- MIN. CONCRETE STRENGTH f'c=2500 PSI

28 FIX FOR MISSING A.B. USING TITEN HD

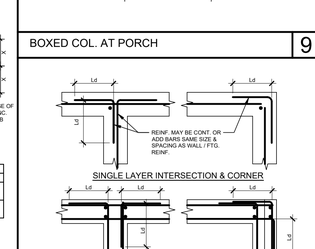


22 SLAB TENDON SUPPORT

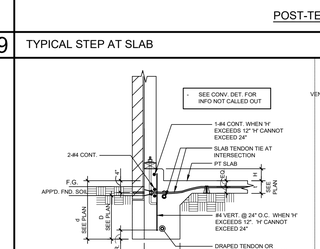


SLAB L	REINF.
< 6'	1-#4 X 48"
< 8'	2-#4 X 48"

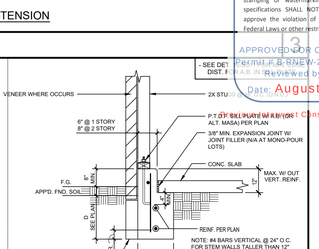
17 DIAG. REINF. AT CORNER



10 REINF. AT INTER.& CORNER

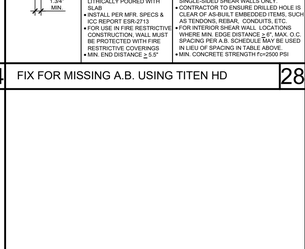


POST-TENSION

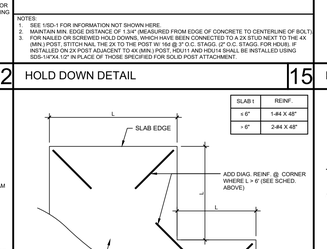


CONVENTIONAL

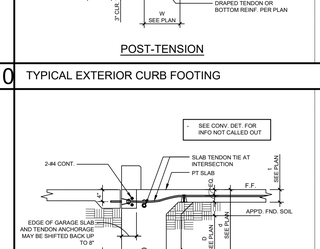
3 TYPICAL STEP AT SLAB



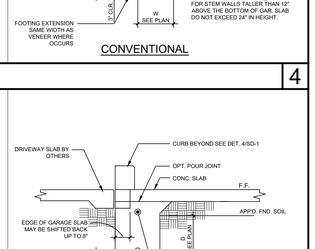
23 TENDON SUPPRT AT BEAMS



11 POST AT PORCH



POST-TENSION



CONVENTIONAL

5 TYPICAL FOOTING AT GARAGE OPENING

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MAX A. VAN GALE No. 58880 STATE OF CALIFORNIA

SANTEE, CA TRACT NO. 2016-3 STRUCTURAL DETAILS

Revised Master Plan (Multi-Plex), Energy Conservation, Interior Courts, Cabinets, Storage Racks, Power Vents & Partial exterior alteration.

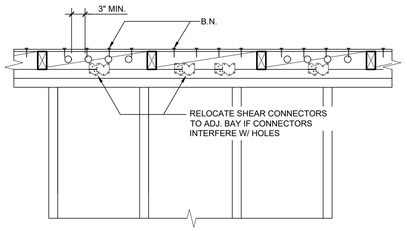
Santee
DESIGN • BUILD

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. Contents, 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.

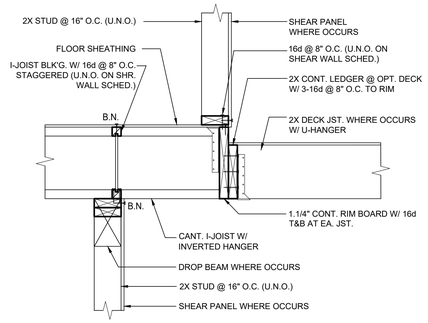
APPROVED FOR CONSTRUCTION
Permit # BNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Structural Consulting approval 2-3-2024

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/02/2024
SHEET NO.	SD-1

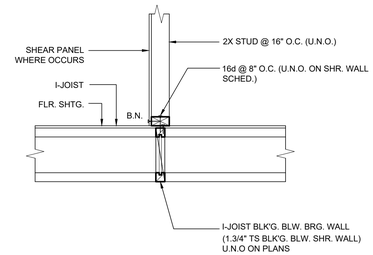
MAX. NO & SIZE OF HOLES	4 - 1.1/2"Ø
MIN. SPACING	EVERY OTHER BAY
(TOTAL LENGTH OF VENTED BAYS) / (TOTAL WALL LENGTH)	30%
INSTALL OVER PLYWOOD SHEAR WALL	O.K.



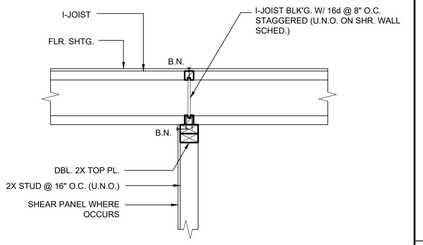
PARTIAL VENTED BLK. (W/ DRILLED HOLES) 17



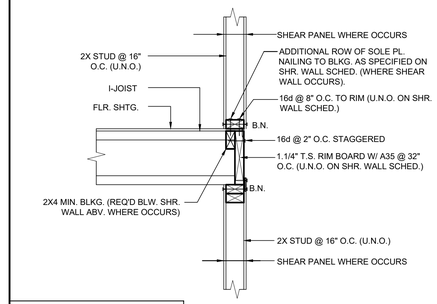
CANT. HEAVY LOADS 13



SHR. OR BRG. WALL O/ I-JOISTS ⊥ TO WALL 9



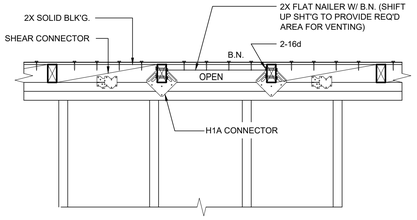
I-JOIST PERP. TO INT. WALL 5



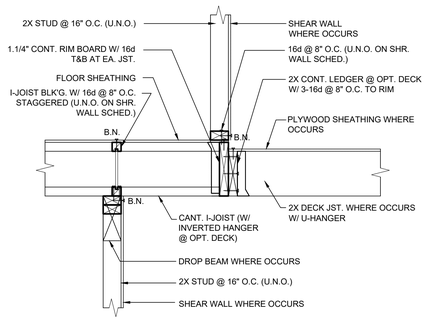
SEE DETAIL 19/SD-2 FOR ALTERNATE SHEAR TRANSFER DETAIL

I-JOIST PERP. TO EXT. WALL 1

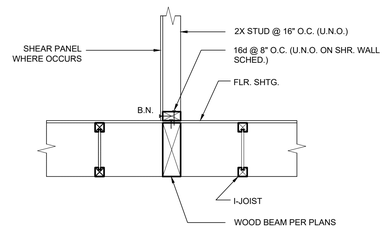
MIN. SPACING	EVERY 3RD BAY
(TOTAL LENGTH OF VENTED BAYS) / (TOTAL WALL LENGTH)	20%
INSTALL OVER PLYWOOD SHEAR WALL	S.W. < 8' — NO
	8' < S.W. < 12' — ONE BAY
	S.W. > 12' — TWO BAYS



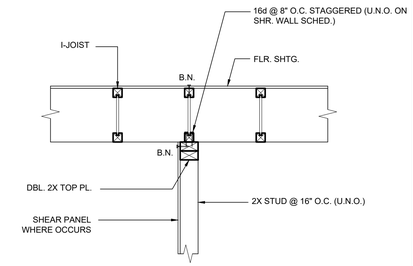
FULLY VENTED BLOCK 18



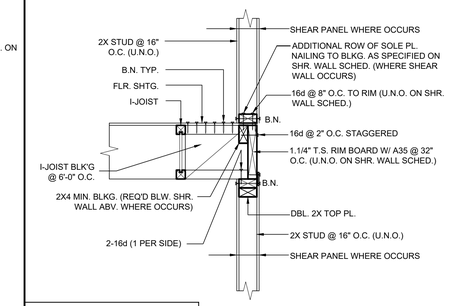
CANT. LIGHT LOAD 14



SHEAR OR BRG. WALL O/ BEAM // TO WALL 10

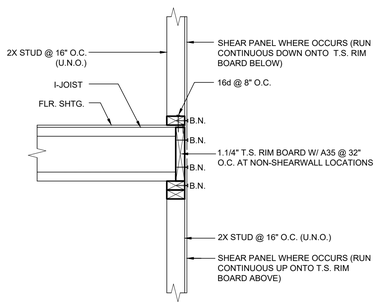


I-JOIST // TO INT. WALL 6

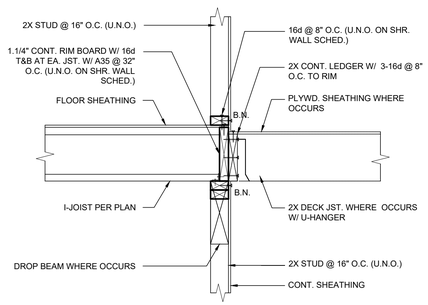


SEE DETAIL 20/SD-2 FOR ALTERNATE SHEAR TRANSFER DETAIL

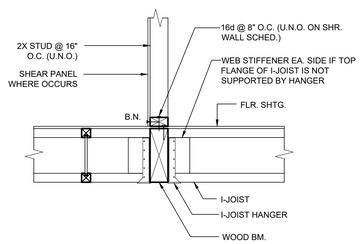
I-JOIST // TO EXT. WALL 2



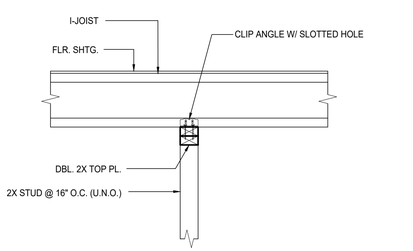
I-JOIST PERP. TO EXT. WALL (ALT.) 19



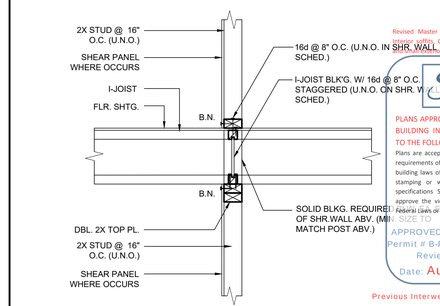
OPTIONAL DECK DETAIL 15



I-JOIST TO FLUSH BEAM 11



NON-BRG. INT. WALL 7

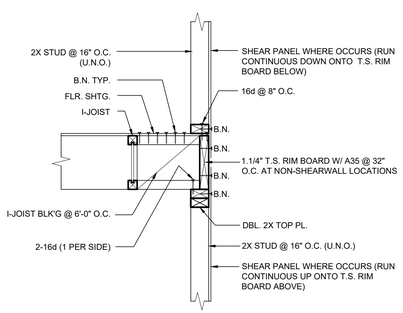


Revised Master Plan (Multi-Plex), Energy Conservation, Interior Finishes, Cabinet, Storage Racks, Power Plans are not for attention.

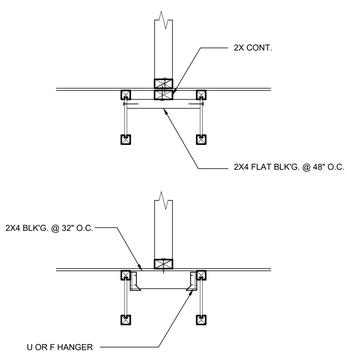
PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit, or approve the violation of any City, County, State, or Federal laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

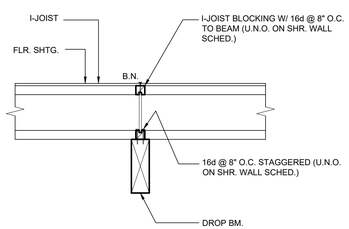
I-JOIST PERP. TO INT. WALL 3



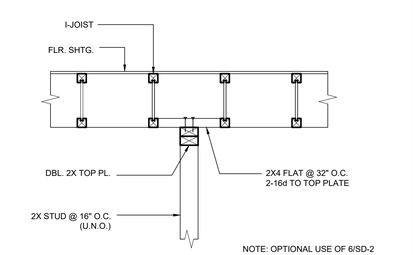
I-JOIST // TO EXT. WALL (ALT.) 20



INT. NON-BRG. WALLS 16

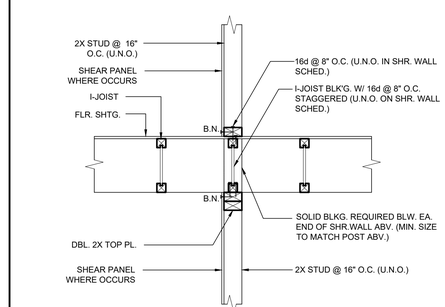


I-JOIST TO DROP BEAM 12



NOTE: OPTIONAL USE OF 6/SD-2 PERMITTED

NON-BRG. INT. WALL 8



I-JOIST // TO INT. WALL 4

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS
1. P.C.C. 11-28-2023 JM / RS
2. P.C.C. 01-15-2024 JM / RS
3. FRAME WALK REVS. 05-02-2024 RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

STRUCTURAL DETAILS

SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/02/2024
SHEET NO.	SD-2

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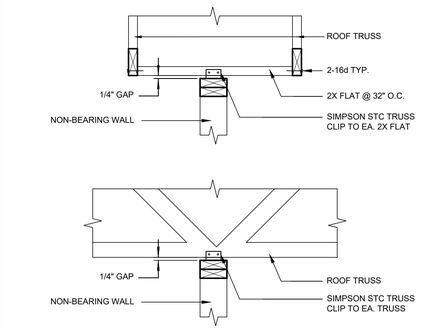
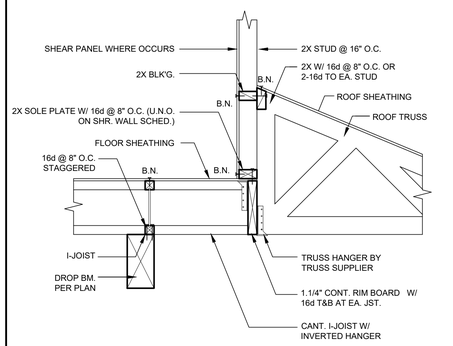
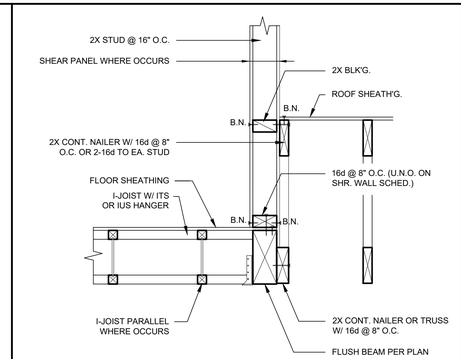


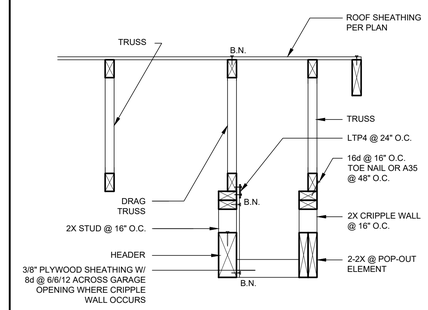
TRUSS AT NON-BRG. WALL 17



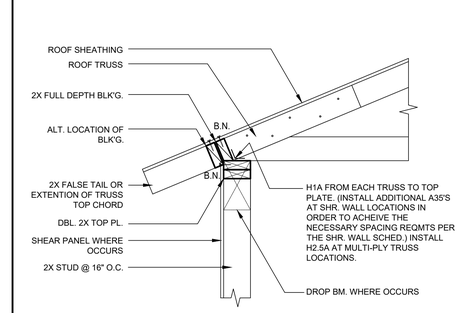
CANT. FLOOR TO PERP. ROOF 13



FLUSH BEAM TO // ROOF 9

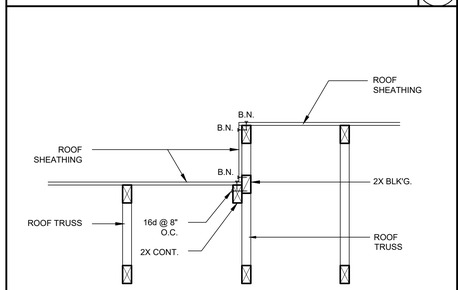


GABLE ROOF AT POP-OUT 5

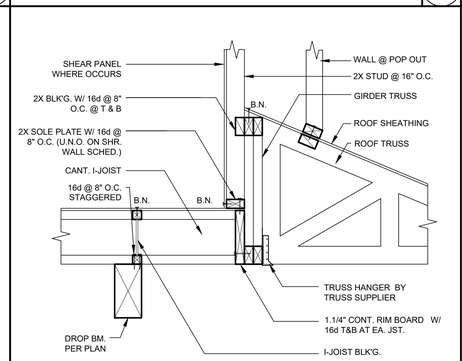


NOTE:
REFER TO DETAIL 2/SD-3 FOR HIGH HEEL CONDITION

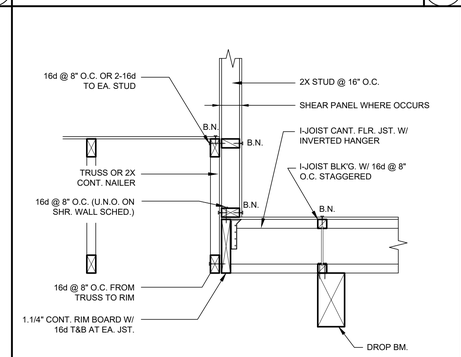
R. TRUSS AT EXT.WALL 1



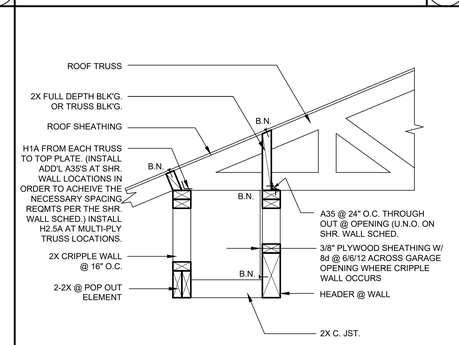
HIGH TO LOW ROOF 18



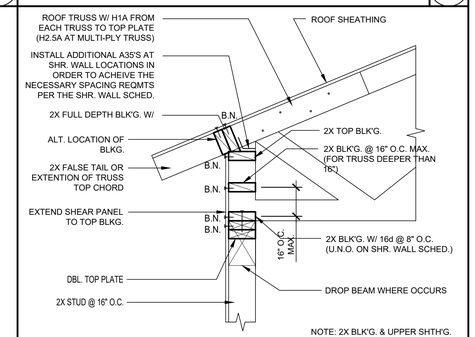
CANT. FLOOR TO GIRDER 14



CANT. FLOOR TO // ROOF 10

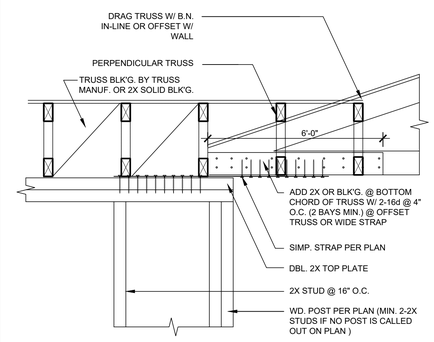


HIP / SLOPE ROOF AT POP-OUT 6

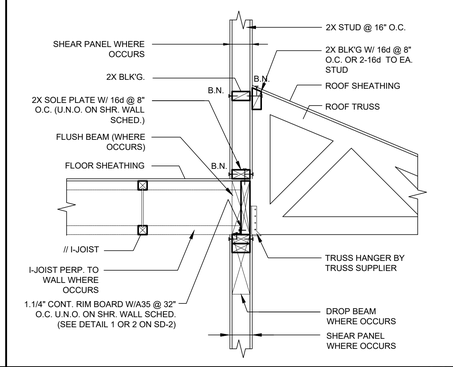


NOTE: 2X BLK'G. & UPPER SHTH'G. ABOVE PLATE MAY BE REPLACED W/ FULL DEPTH TRUSS BLK'G. SIM. TO 20/SD-3

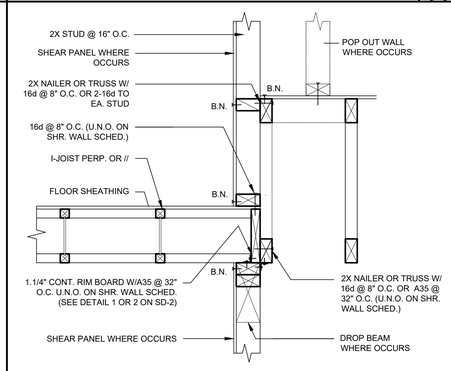
R. TRUSS AT EXT. WALL (HIGH HEEL) 2



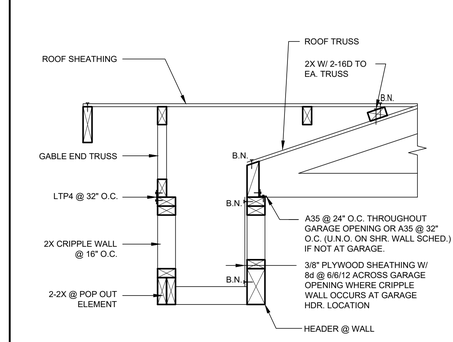
STRAP AT TRUSS DETAIL 19



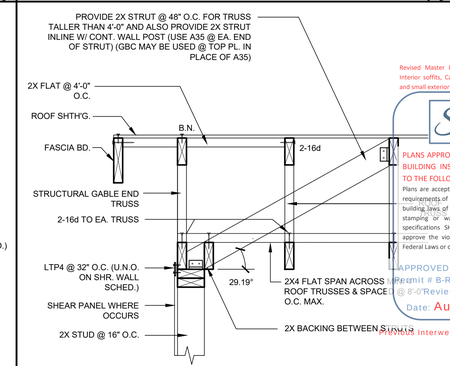
FLOOR TO PERP. ROOF 15



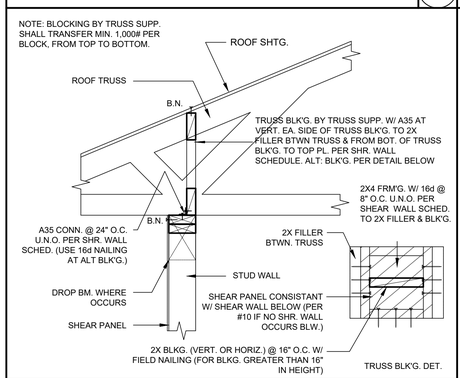
FLOOR TO // ROOF 11



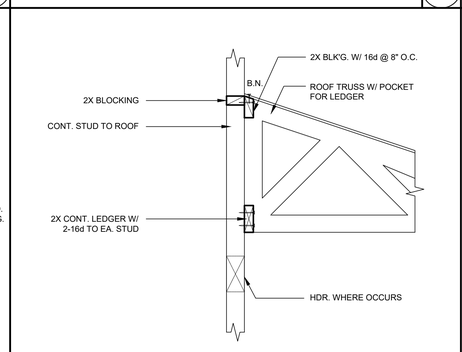
TRUSS AT CALIF. FRM'G. 7



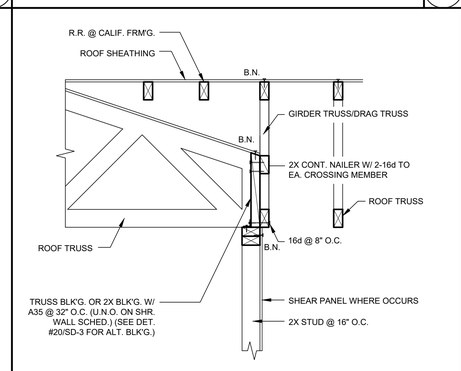
R. TRUSS AT EXT. WALL 3



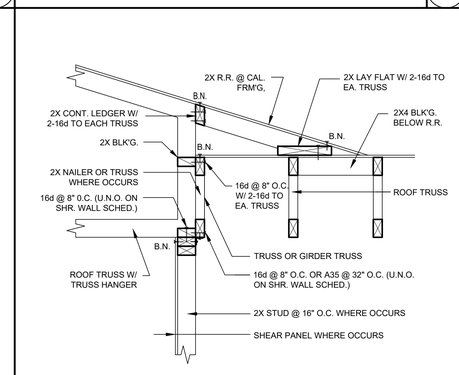
R. TRUSS AT SHEAR WALL 20



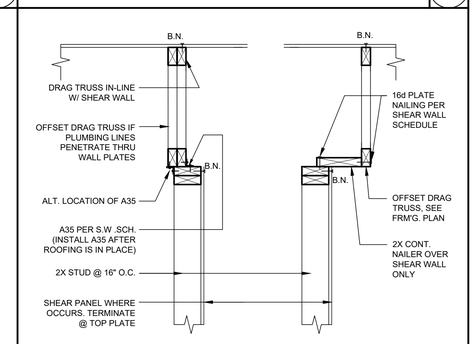
TRUSS AT EXT. WALL 16



TRUSS AT CALIF. FRM'G. 12



TRUSS AT CALIF. FRM'G. 8



NOTE: ALTERNATE IF SHOWN ON PLANS.

INT. SHR. WALL AT R. TRUSS 4

VCA Structural
1845 W. Orangewood Ave., Suite 200
Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Conserve, Interior soffits, Cabinets, Storage Racks, Power Outlets and small exterior alteration.

Santee BE HOME • DIS LAGO

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. Comments, the stamping or watermarking of these plans and specifications SHALL NOT be held to permit, or approve the violation of any City, County, State or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Provide Interwest Consulting approval 2-3-2024

APPROVED

SANTEE PARK
SANTEE, CA
TRACT NO. 2016-3

STRUCTURAL DETAILS

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/02/2024
SHEET NO.	SD-3

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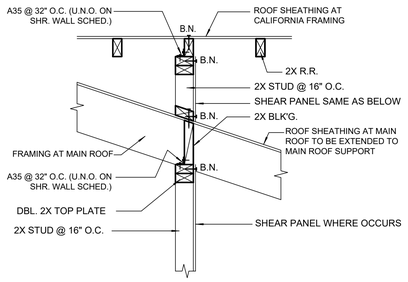
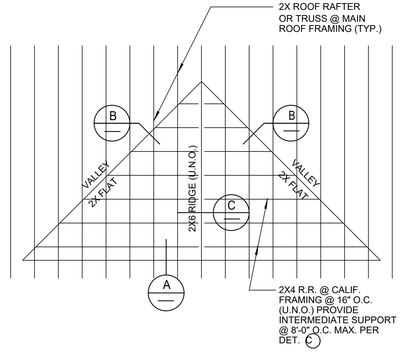
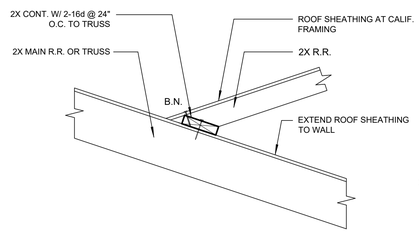


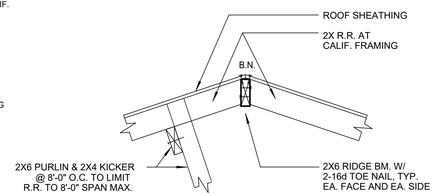
A CALIF. ROOF @ SHEAR WALL
SCALE: NONE



CALIF. FRM'G. (PLAN VIEW)
SCALE: NONE

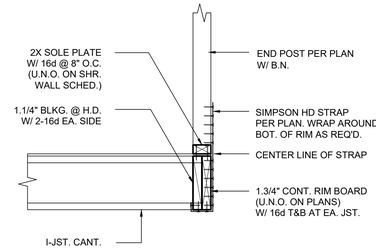


B CALIF. ROOF TO MAIN ROOF
SCALE: NONE



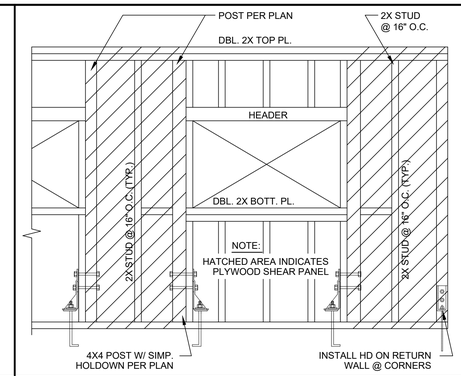
C CALIF. RIDGE
SCALE: NONE

TYP. CALIFORNIA FRAMING 14

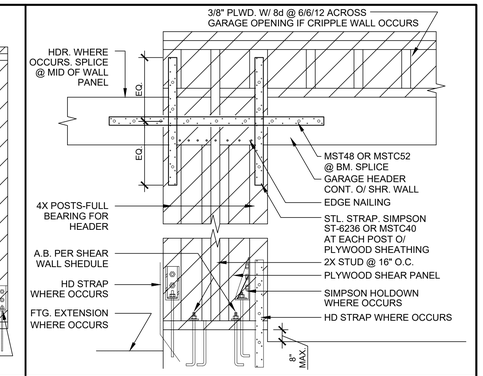


NOTE:
REFER TO DETAIL 10/- FOR END LENGTH & NAILS

HD AT CANT. FLOOR 9

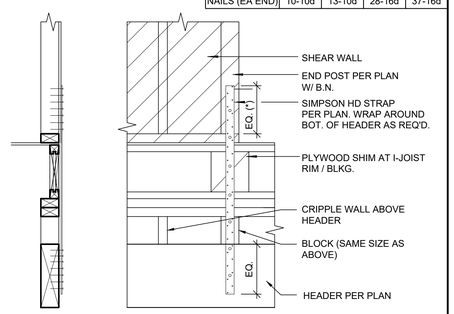


TYP. SHR. WALL INSTALLATION 5

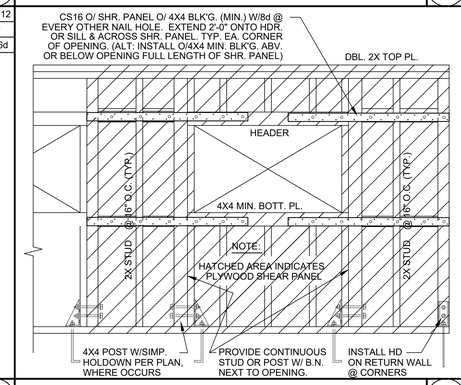


WALL AT FRONT OF GAR. 1

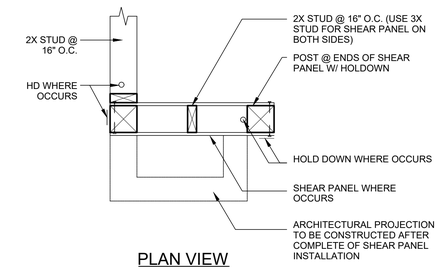
EQ.(*)	CS16	CS14	CMST14	CMST12
END LENGTH	11"	15"	26"	33"
NAILS (EA END)	10-10d	13-10d	28-16d	37-16d



HOLDDOWN STRAP TO HEADER 10

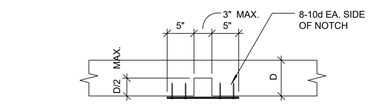


OPENING AT SHEARWALL 6



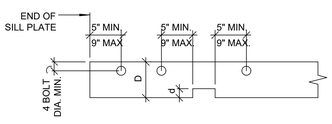
PLAN VIEW

SHEAR PANEL AT POP OUT 2



NOTE: WHERE DEPTH OF NOTCH IS GREATER THAN 1" PROVIDE 0.058" X 1.1/2" STRAP W/ 8-10d NAILS AT EACH SIDE OF NOTCH.

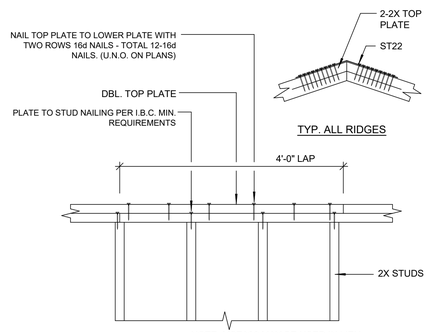
DOUBLE TOP PLATE



NOTE: WHERE DEPTH OF NOTCH IS GREATER THAN D/5 PROVIDE ANCHOR BOLT EA. SIDE OF NOTCH AS SHOWN.

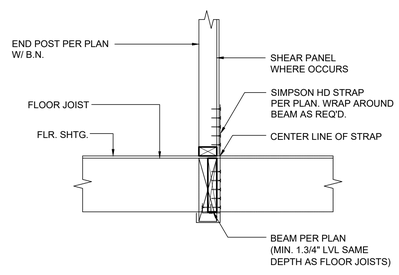
SILL PLATE

NOTCH & HOLE AT WALL PLATE 19



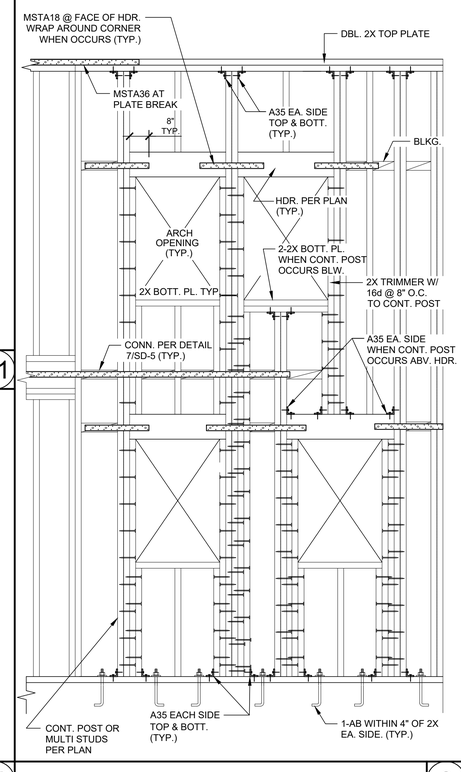
NOTE: MSTA36 MAY BE USED IN LIEU OF THE DETAIL ABOVE AS NECESSARY (U.N.O. ON PLANS)

TOP PL. SPLICE DETAIL 15

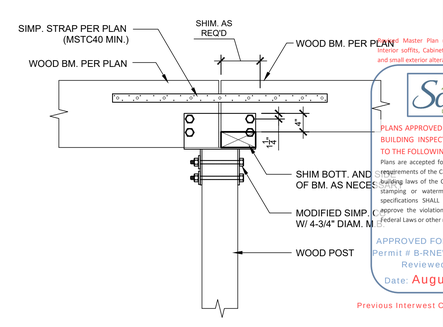


NOTE:
REFER TO DETAIL 10/- FOR END LENGTH & NAILS

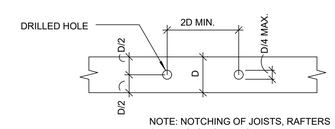
HOLDDOWN STRAP TO FLOOR 11



BALLOON FRAMED WALL 8

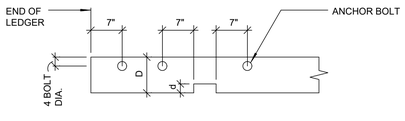


POST TO BEAM 3



NOTE: NOTCHING OF JOISTS, RAFTERS & BEAMS IS NOT ALLOWED

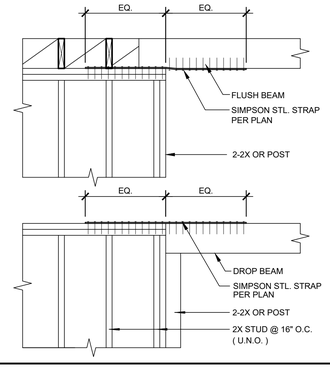
JOIST & RAFTER



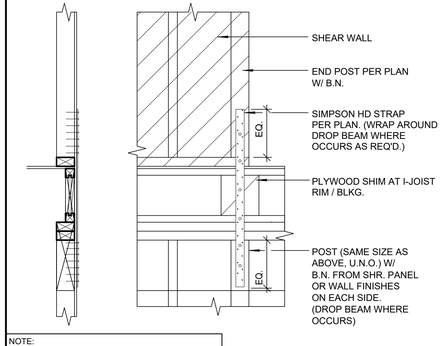
NOTE: WHERE DEPTH OF NOTCH (d) IS GREATER THAN D/5 PROVIDE ANCHOR BOLT EA. SIDE OF NOTCH AS SHOWN

LEDGER

NOTCH & HOLE HOR. FRAM'G. 20

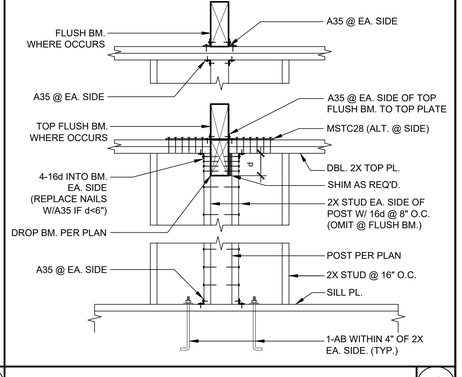


DRAG DETAIL 16



NOTE:
REFER TO DETAIL 10/- FOR END LENGTH & NAILS

HOLDDOWN STRAP AT WALL 12



BEAM TO WALL 4

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Orange, CA 92868 (714) 978.9780
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ISSUES & REVISIONS
1. P.C.C. 11-28-2023 JM / RS
2. P.C.C. 01-15-2024 JM / RS
3. FRAME WALK REVS. 05-02-2024 RS

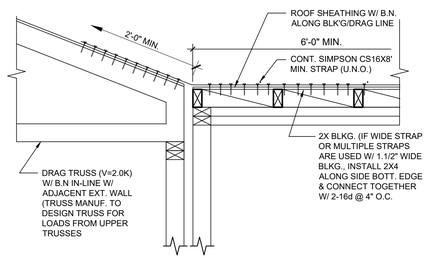
SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GAALE No. 58680 STATE OF CALIFORNIA

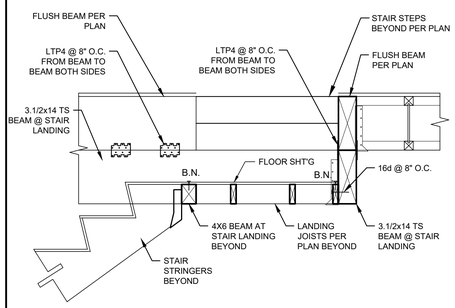
Santee
PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee. Conditions for the stamping or watermarking of these plans and specifications SHALL NOT be held to permit, or approve the violation of any City, County, State, or Federal Laws or other restrictions.
APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024
Previous Interwest Consulting approval 2-3-2024

PROJECT NAME
SANTEE, CA
TRACT NO. 2016-3
STRUCTURAL DETAILS

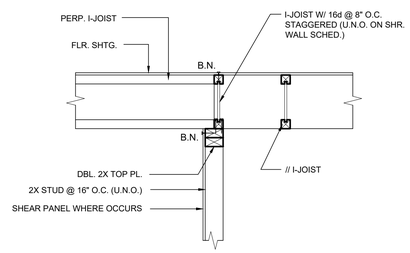
DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/02/2024
SHEET NO.	SD-4



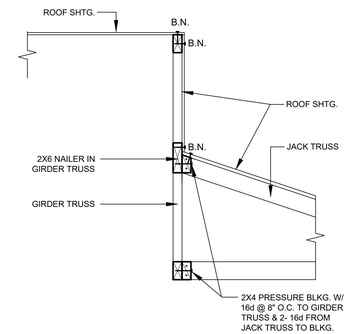
DRAG STRAP OVER ROOF SHEATHING 17



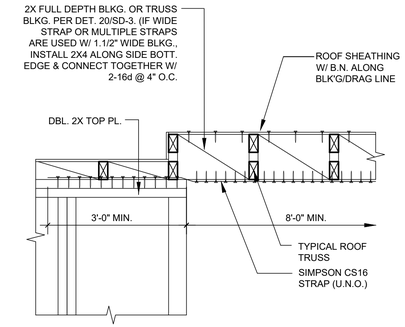
HANGING STAIR LANDING TO FLOOR 13



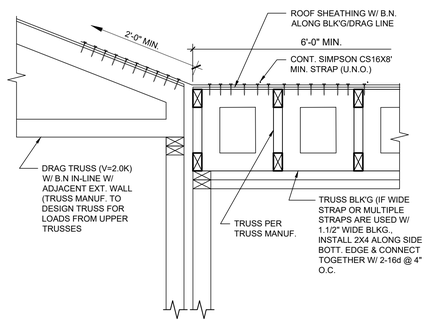
I-JOIST CHANGE OVER INT. WALL 9



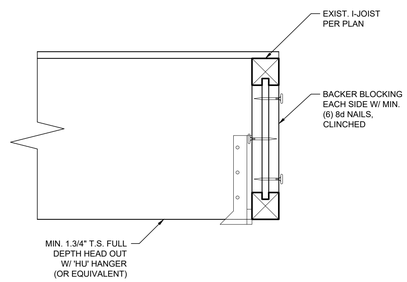
DUTCH GABLE JT TO GT 5



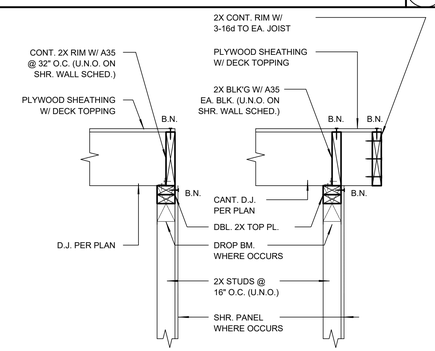
STRAP AT ROOF TRUSSES 1



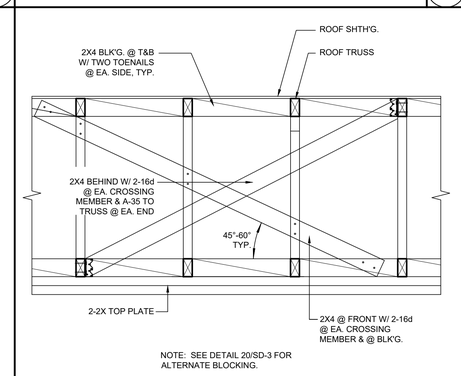
DRAG STRAP OVER ROOF SHEATHING 18



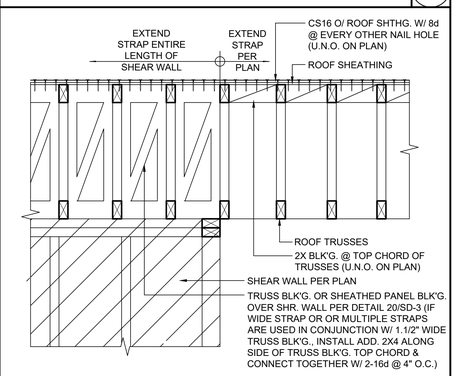
I-JOIST HEAD OUT 14



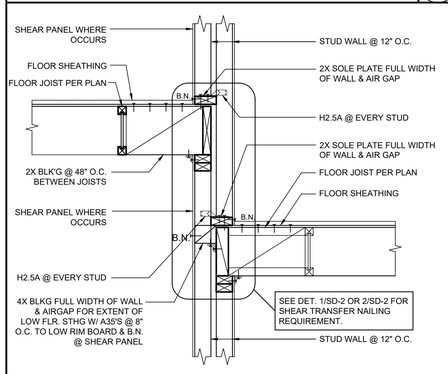
DECK TO EXT. WALL 10



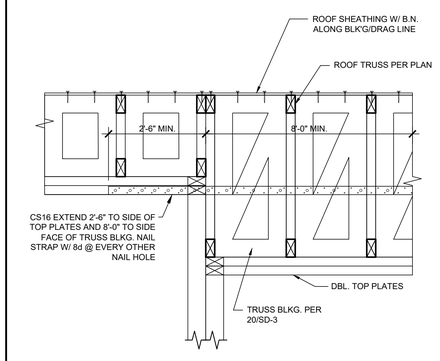
ALT. TRUSS BLK'G. 6



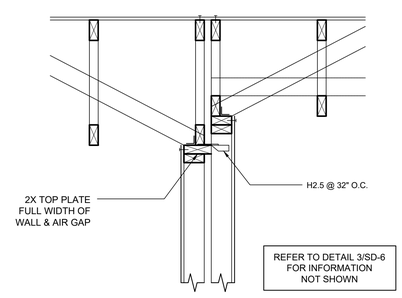
STRAP AT ROOF TRUSSES 2



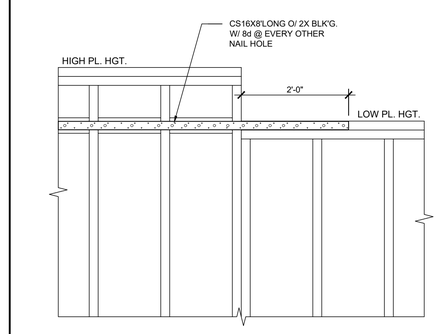
STEP AT PARTY WALL 19



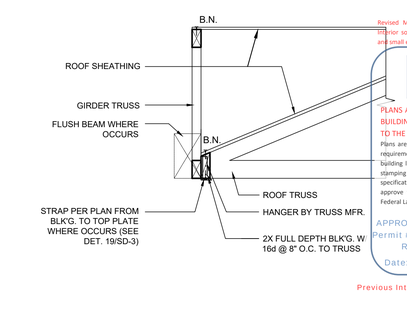
CANT. BALCONY O/ EXT. WALL 15



STEP AT ROOF 11



HIGH TO LOW PLATE 7



Revised Master Plan (Multi-Plex), Energy Conserve, Interior soffits, Cabinet, Storage Racks, Powder Rooms and small exterior alteration.

Santee
BE HOME • DIG LIGHT

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
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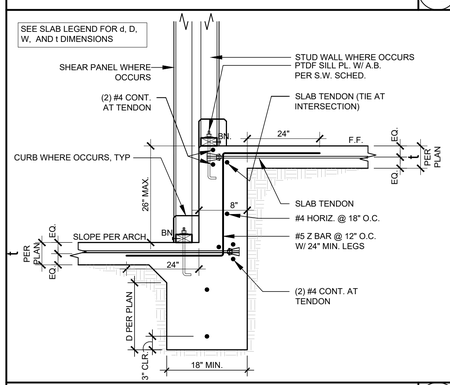
APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

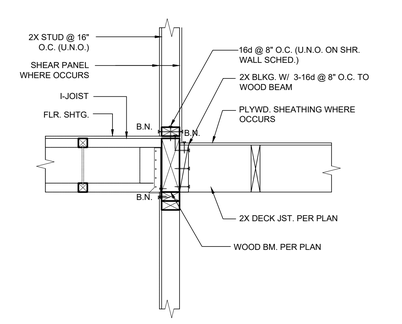
Previous Interwest Consulting approval 2-3-2024

TRUSS AT BM OR GT 3

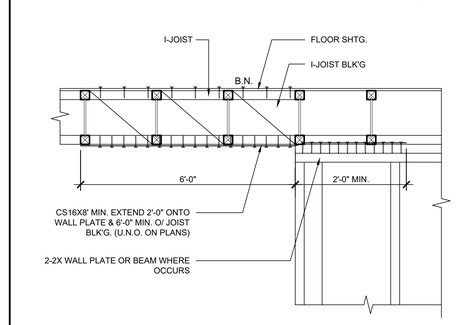


P.T. SLAB STEP AT PARTY WALL 20

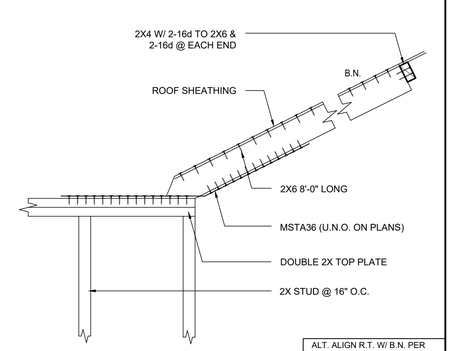
DRAG DETAIL 16



DECK TO FLUSH BEAM 12



STRAP AT FLOOR JOISTS 8



ALT. ALIGN R.T. W/ B.N. PER DETAIL 19/SD-3.

LIGHT DRAG DETAIL 4

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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

STRUCTURAL DETAILS

SANTEE, CA
TRACT NO. 2016-3

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/02/2024
SHEET NO.	SD-5

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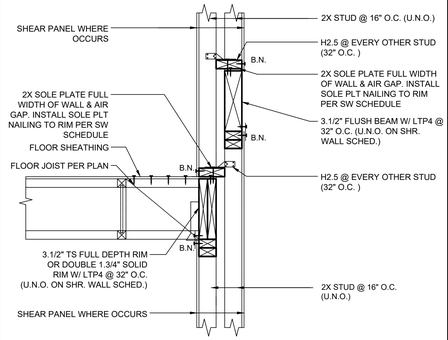
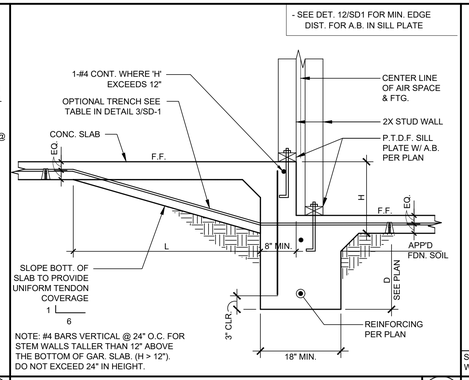
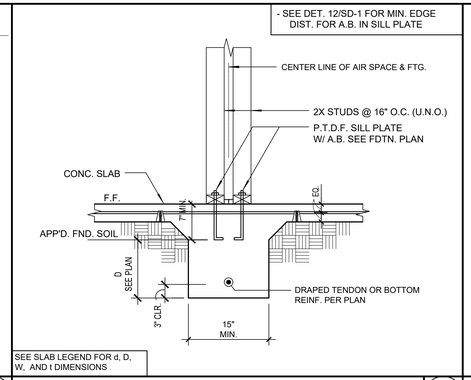


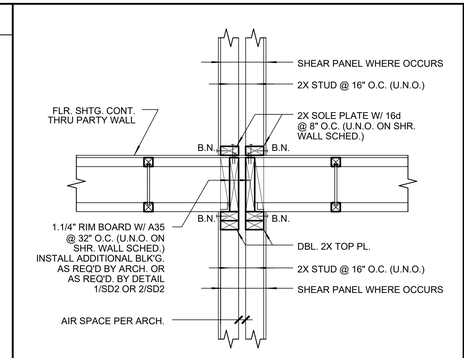
I-JOIST TO PARTY WALL @ BLDG. STEP 17



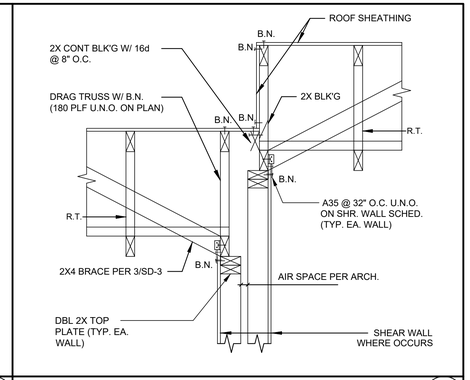
INT. FTG. AT PARTY WALL @ BLDG. STEP 13



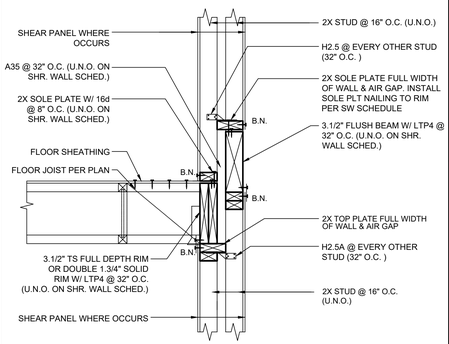
INT. FTG. AT PARTY WALL 9



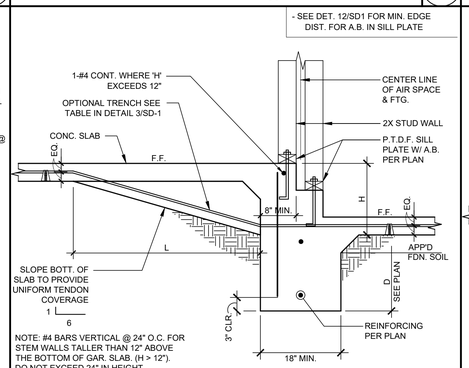
I-JOIST TO PARTY WALL 5



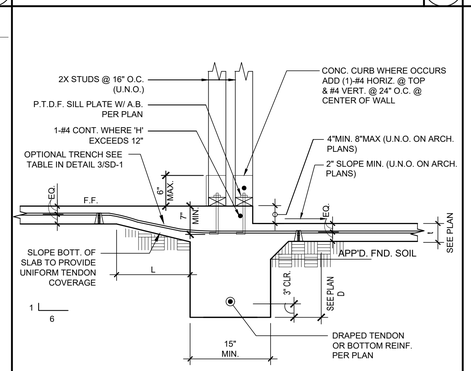
STEP AT PARTY WALL 1



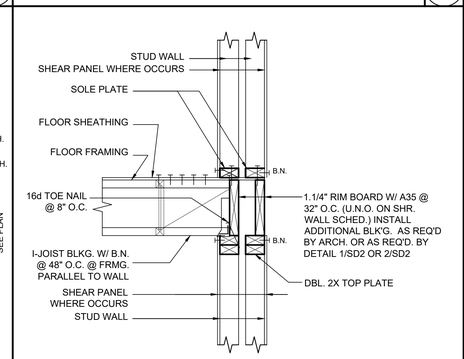
I-JOIST TO PARTY WALL @ BLDG. STEP 18



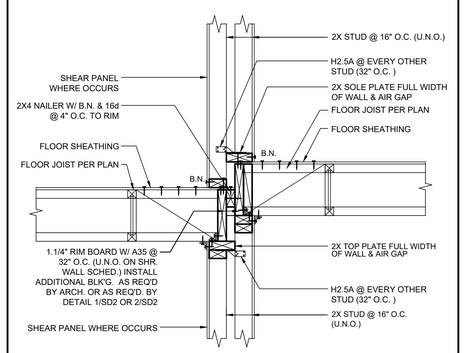
INT. STEP FTG. AT PARTY WALL @ BLDG. STEP 14



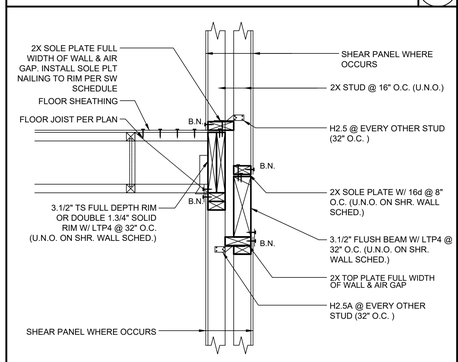
INT. STEP FOOTING DETAIL @ PARTY WALL 10



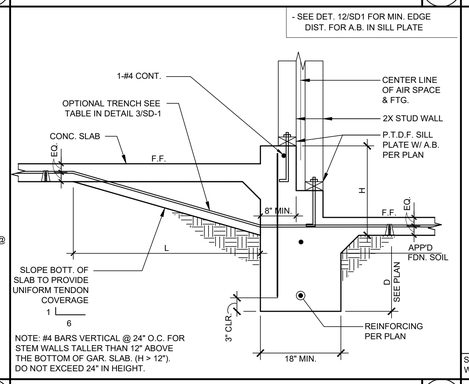
PLATFORM FRAME @ PARTY WALL 6



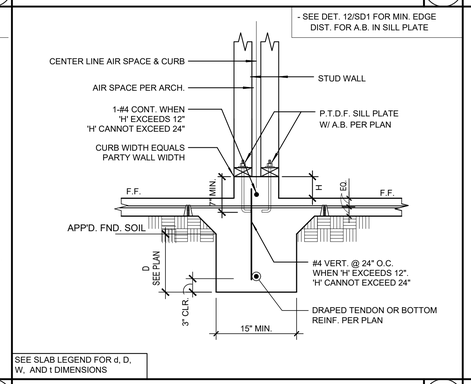
STEP AT FLOOR 2



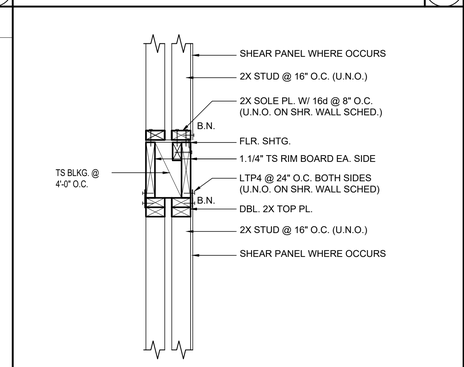
I-JOIST TO PARTY WALL @ BLDG. STEP 19



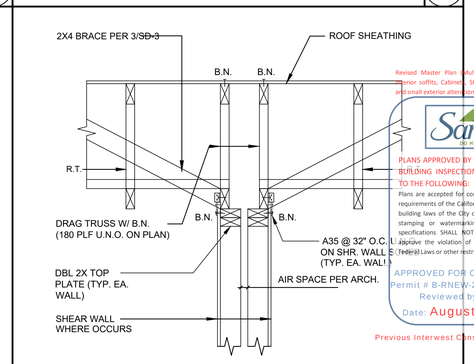
INT. CURB AT PARTY WALL @ BLDG. STEP 15



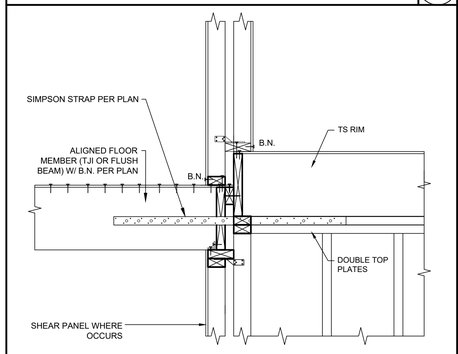
INT. CURB AT PARTY WALL 11



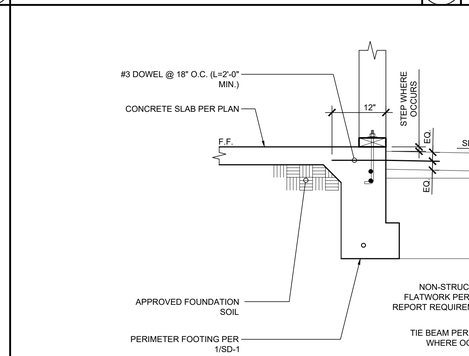
PLATFORM FRAME @ PARTY WALL 7



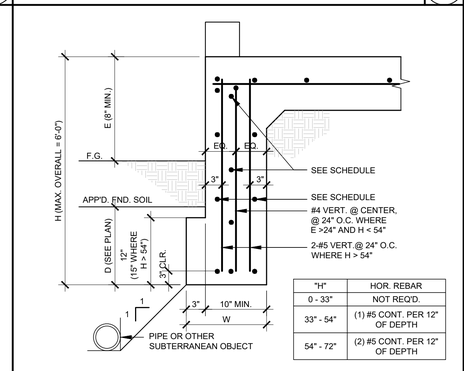
TRUSS // TO 1-HR PARTY WALL 3



DRAG AT FLOOR STEP 20

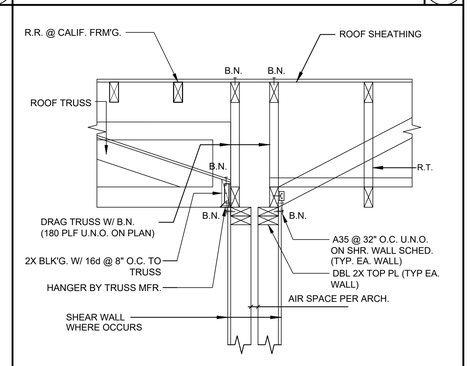


FOOTING AT EXT. CORRIDOR 12



"H"	HOR. REBAR
0 - 33"	NOT REQ'D.
33" - 54"	(1) #5 CONT. PER 12" OF DEPTH
54" - 72"	(2) #5 CONT. PER 12" OF DEPTH

DEEPENED FOOTINGS 8



TRUSS TO 1-HR PARTY WALL 4

VCA Structural
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Orange, CA 92868 (714) 978.9780

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ISSUES & REVISIONS

1	P.C.C. 11-28-2023	JM / RS
2	P.C.C. 01-15-2024	JM / RS
3	FRAME WALK REVS. 05-02-2024	RS

SEAL / SIGNATURE

REGISTERED PROFESSIONAL ENGINEER MARK A. VAN GALE No. 58680 STATE OF CALIFORNIA

Revised Master Plan (Multi-Plex), Energy Conservation, Exterior soffits, Cabinets, Storage Racks, Power Attics and small exterior alteration.

Santee
BE HOME • DO LIGHT • GO

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. Comments, the stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2-3-2024

SANTEE PARK
SANTEE, CA
TRACT NO. 2016-3
STRUCTURAL DETAILS

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12071
ISSUE DATE	10/03/2023
PLOT DATE	05/02/2024
SHEET NO.	SD-6

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STANDARD NOTES AND SPECIFICATIONS

3.3 VENTILATION AND EXHAUST DUCTS

I. GENERAL REQUIREMENTS:

1.1. VENT 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.

1.2. UNLESS NOTED OTHERWISE ON THE PLANS, EXHAUST & VENTILATION DUCTS SHALL MEET THE SIZING REQUIREMENTS OUTLINED IN SECTION 2.5, NOTE 1.1.

1.3. ALL VENTS TO MAINTAIN MIN 10'-0" CLEARANCE FROM ANY EXTERIOR AIR INTAKE AND MIN 3'-0" FROM PROPERTY LINE AND ANY OPENING INTO CONDITIONED SPACES WITHIN THE BUILDING.

1.4. COVER AIR INTAKE AND EXHAUST OPENINGS WITH CORROSION RESISTANT SCREEN. MIN 1/4", MAX 1/2" OPENINGS. DRYER VENT MAY NOT TERMINATE AT A SCREEN OR LOUVER.

1.5. VERIFY LOCATION OF SOLAR PANELS (OR FUTURE SOLAR ZONE, WHERE OCCURS) PRIOR TO CONSTRUCTION. DO NOT PENETRATE ROOF WITHIN 3'-0" OF SOLAR PANEL. ADJUST ROOF PENETRATIONS AS NEEDED. WHERE PENETRATIONS CANNOT BE ADJUSTED OR CONFLICT OCCURS, CONTACT HARRIS & SLOAN PRIOR TO INSTALLATION. NOTE THAT SOLAR PANEL LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE SOLAR PLANS, PROVIDED BY OTHERS.

1.6. ROOF PENETRATIONS TO BE LOCATED OUTSIDE OF ANY FIRE RATED ROOF AREAS, REFER TO ARCHITECTURAL PLANS.

1.7. GROUP AND ROUTE VENT PENETRATIONS TO THE REAR ELEVATION OF ROOF AREA WHENEVER POSSIBLE TO MINIMIZE VISIBILITY FROM THE FRONT ELEVATION.

1.8. HALL PENETRATIONS TO BE LOCATED THROUGH RIM JOIST IN FLOOR CAVITY OR THROUGH TRUSS FRAMING IN ATTIC, UNO. SEE STRUCTURAL PLANS FOR HOLE SPECIFICATIONS AT RIM JOIST, DO NOT CUT TRUSS FRAMING.

2. MATERIALS:

2.1. EXHAUST VENTS (CLOTHES DRYER, KITCHEN RANGE HOOD) SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL WITH SMOOTH INTERIOR SURFACES. ALL DUCTS SHALL BE CONSTRUCTED PER CMC CHAPTER 6.

2.2. EXHAUST VENTS FOR SUPPLY/EXHAUST FANS TO BE FLEXIBLE UNINSULATED DUCT. WHERE LENGTH EXCEEDS 15 FT., PROVIDE R6 INSULATED DUCT.

2.3. PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.

2.4. FIREPLACES MUST BE DIRECT-VENT SEALED-COMBUSTION CHAMBER TYPE.

3. CONSTRUCTION REQUIREMENTS:

3.1. DRYER VENT:

3.1.1. ALL INSTALLED DRYER VENTS SHALL BE SMOOTH METAL. ENGINEERED EQUIVALENT MAY BE PROVIDED WHERE APPROVED BY AUTHORITY HAVING JURISDICTION.

3.1.2. A MIN OPENING OF 100 SQ INCHES OF NET FREE AREA FOR MAKE UP AIR SHALL BE PROVIDED USING THE FOLLOWING OPTIONS:

A. TRANSFER GRILLE IN CEILING, DUCTED TO GRILLE (SAME SIZE OR GREATER) IN ADJACENT HALL OR OTHER OPEN AREA, AND UNDERCUT DOOR. SEE TABLE BELOW FOR SIZING OPTIONS

B. THROUGH-WALL TRANSFER GRILLE EACH FACE OF HALL, CENTERED OVER DOOR UNO, AND UNDERCUT DOOR. SEE TABLE BELOW FOR SIZING OPTIONS

C. LOUVERED DOOR WITH MIN 100 SQ INCHES NET FREE AREA

DOOR[1] WIDTH	GRILLE & DUCT SIZING OPTIONS		
	14X6 (8" DUCT)	14X8 (10" DUCT)	12X12 (12" DUCT)
2'-6"	1 3/8"	3/4"	---
2'-8"	1 3/8"	3/4"	---
2'-10"	1 1/4"	3/4"	---
3'-0"	1 1/4"	5/8"	---

1. WHERE DOUBLE DOOR OCCURS UNDERCUT MAY BE REDUCED BY 50%

3.1.3. VENTS SHALL NOT BE ASSEMBLED W/ FASTENERS THAT EXTEND INTO VENT & ARE CAPABLE OF CATCHING LINT.

3.1.4. DUCTS IN CRAWL SPACES OR ATTICS TO BE INSULATED WITH 1-INCH, 3/4-POUND FIBERGLASS DUCT WRAP.

3.1.5. DRYER VENT LENGTHS SHALL BE LIMITED SUCH THAT THE TOTAL COMBINED VERTICAL & HORIZONTAL LENGTH OF DRYER VENT SHALL NOT EXCEED 14'-0" AND SHALL HAVE NO MORE THAN TWO 90° ELBOWS (MAX EQUIVALENT LENGTH OF 24'-0") PER CMC SECTION 504.4.2.1. TWO FEET SHALL BE DEDUCTED FROM THE DRYER VENT LENGTH FOR EACH 90° ELBOW IN EXCESS OF TWO. WHERE CONDITIONS INCOMPLIANCE WITH THESE LIMITATIONS, USE THE DRYER'S/'S MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE FOLLOWING:

3.1.5.1. THE MAKE AND THE MODEL OF THE CLOTHES DRYER AND THE CORRESPONDING MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT.

3.1.5.2. THE MAX ALLOWABLE EQUIVALENT LENGTH OF THE VENT SHALL NOT EXCEED 35'-0" UNLESS LONGER LENGTHS ARE APPROVED BY AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION. MANUFACTURER'S INSTALLATION INSTRUCTIONS OR ORIGINAL ENGINEERING ARE TO BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PRIOR TO APPROVAL.

3.1.5.3. THE LENGTH OF THE VENT SHALL BE MEASURED FROM THE TRANSITION DUCT CONNECTED TO THE DRYER UP TO THE OUTLET TERMINAL.

3.1.5.4. THE EQUIVALENT LENGTH OF THE VENT SHALL BE THE TOTAL COMBINED VERTICAL AND HORIZONTAL LENGTH LESS THE EQUIVALENT LENGTH OF FITTINGS INSTALLED.

FITTING NUMBER	DRYER EXHAUST DUCT	LENGTH
1	4" RADIUS MITER 45° ELBOW	1'-6"
2	4" RADIUS MITER 90° ELBOW	5'-0"
3	6" RADIUS SMOOTH MITER 45° ELBOW	1'-0"
4	6" RADIUS SMOOTH MITER 90° ELBOW	1'-9"
5	8" RADIUS SMOOTH MITER 45° ELBOW	1'-0"
6	8" RADIUS SMOOTH MITER 90° ELBOW	1'-7"
7	10" RADIUS SMOOTH MITER 45° ELBOW	9"
8	10" RADIUS SMOOTH MITER 90° ELBOW	1'-6"

3.1.6. 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.

3.1.7. WHERE EQUIVALENT LENGTH OF VENT EXCEEDS CODE REQUIREMENTS, PROVIDE A DURABLE PLACARD AT LEAST 4" VERTICAL & 7" HORIZONTALLY PERMANENTLY AFFIXED ON THE WALL VISIBLE FROM AND CLOSE TO THE DRYER LOCATION. THE PLACARD SHALL PROVIDE THE ACTUAL LENGTH OF THE INSTALLED EXHAUST VENT. SEE DETAIL F/MN.2. MAY BE OMITTED WITH APPROVAL OF JURISDICTION.

3.4 SUPPLY AND RETURN DUCTS

I. 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.

1.2. DUCTWORK DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS.

1.3. FLEXIBLE DUCTWORK FOR THE HVAC HEATING AND COOLING SYSTEM SHALL MEET CMC AND UL LISTING REQUIREMENTS.

1.4. RIGID DUCTS AND FITTINGS TO BE MIN 26 GAUGE GALVANIZED SHEET METAL.

1.5. FABRICATE AND INSTALL DUCTWORK IN ACCORDANCE WITH THE LATEST EDITION OF ASHRAE GUIDE, SMACNA MANUALS AND CMC CHAPTER 6.

1.6. ALL FACTORY MADE DUCTWORK TO BE CLASS 1 PER CMC 602.4.4.

1.7. CHASES, SOFFITS AND DROPPED CEILINGS SHALL BE CONSTRUCTED SO AS NOT TO PINCH, CRIMP, CRUSH OR OTHERWISE OBSTRUCT THE DUCTWORK.

2. MATERIALS:

2.1. ALL MATERIALS MUST HAVE A MIN PERFORMANCE TEMPERATURE RATING AND CONFORM TO THE REQUIREMENTS IN THE TABLE BELOW:

DUCT & CONNECTION MATERIAL REQUIREMENTS		
ITEM	ADDITIONAL REQUIREMENTS & NOTES	
FLEXIBLE DUCT	UL-181	
RIGID DUCT	UL-181	
DUCT LINING	UL-181	MOLD, HUMIDITY, & EROSION RESISTANT SURFACE
DUCT CONNECTORS [4]	UL-181	
CLOSURE SYSTEM FOR FLEXIBLE DUCT[1, 2]	UL-181B	PRESSURE SENSITIVE TAPE, MASTIC, NON-METAL FASTENERS
CLOSURE SYSTEM FOR RIGID DUCT[1, 2]	UL-181A	PRESSURE SENSITIVE/HEAT ACTIVATED TAPE, MASTIC
SEALANTS		NON-TOXIC & WATER RESISTANT
INTERIOR APPLICATIONS	UL-181B-M	ASTM C731 & ASTM D202
EXTERIOR APPLICATIONS	UL-181B-M	ASTM C732 & ASTM D202

1. ALUMINUM BACKED BUTYL ADHESIVE TAPE (MIN 15 MIL THICK) MAY BE USED FOR CLOSURE OF ALL DUCTS & COMPONENTS.
2. CLOTH BACKED, RUBBER ADHESIVE TAPES SHALL NOT BE USED EVEN IF UL-181 RATED.
3. TAPE USED FOR DUCTBOARD SHALL BE UL-181A LISTED
4. DRAWBANDS SHALL BE EITHER STAINLESS STEEL WORM DRIVE HOSE CLAMPS OR UV RESISTANT NYLON DUCT TIES. ALL DRAWBANDS SHALL HAVE A MIN TENSILE STRENGTH OF 150 POUNDS & MIN PERFORMANCE TEMPERATURE RATING OF 165 DEGREES FAHRENHEIT.

2.2. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50.

3. CONSTRUCTION REQUIREMENTS:

3.1. DUCTS SHALL BE INSTALLED USING MIN LENGTH REQUIRED TO MAKE CONNECTION. HORIZONTAL DUCTS SHALL BE SUPPORTED AT MAX SPACING OF 4'-0", VERTICAL RISERS SHALL BE SUPPORTED AT MAX SPACING OF 6'-0". SEE DETAIL G/MN.2 FOR CONNECTION SPECIFICATIONS.

3.2. ENSURE THAT FLEXIBLE DUCTS MAINTAIN A MIN RADIUS AT THE CENTERLINE OF THE DUCT, MIN IX THE DIAMETER OF THE DUCT TURN OR PROVIDE SHEET METAL ELBOWS AS REQUIRED. SEE DETAIL D/MN.2.

3.3. RETURN DUCT SHALL CONTAIN NO MORE THAN 180 DEGREES OF BEND. IF THE TOTAL BENDING EXCEEDS 90 DEGREES, ONE BEND SHALL BE A RIGID ELBOW.

3.4. WHERE SUPPLY AIR DUCTS AND PLENUMS ARELOCATED OUTSIDE OF CONDITIONED SPACE OR IN RETURN PLENUMS, THEIR JOINTS SHALL BE SEALED IN ACCORDANCE WITH CLASS C, AS DEFINED IN SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE AND CMC CHAPTER 6.

3.5. INSULATE ALL UNLINED INTERIOR SUPPLY AND RETURN DUCTWORK WITH FIBERGLASS INSULATION. SEAL ALL JOINTS PRIOR TO INSULATING. SEE TITLE 24 ENERGY DOCUMENTS FOR INSULATION REQUIREMENTS.

3.6. DRAWBANDS SHALL BE TIGHTENED AS RECOMMENDED BY THE MANUFACTURER WITH AN ADJUSTABLE TENSIONING TOOL.

3.7. FLEXIBLE DUCT WORK SHALL BE SUPPORTED AND JOINED TO SHEET METAL PER SMACNA DUCT CONSTRUCTION STANDARDS AND SHALL BE USED WITH A 2" SHEET METAL SADDLE AT EACH SUPPORT HANGER. WHEN FLEXIBLE DUCTWORK IS INSTALLED AS A BRANCH FLEXIBLE TO A POINT OF TERMINATION, THE CONTRACTOR MUST UTILIZE ADJUSTABLE SHEET METAL ELBOWS WITH AN ALUMINIZED INSULATION MATCHING THE PRE-INSULATED FLEXIBLE DUCTWORK INSULATING VALUE.

3.8. FLEXIBLE DUCTS NOT PERMITTED TO PENETRATE FIRE RATED CONSTRUCTION OR CONVEY AIR OVER 250 DEGREE F.

2.5 VENTILATION AND EXHAUST FANS

I. GENERAL REQUIREMENTS:

1.1. UNLESS NOTED OTHERWISE ON THE PLANS, MECHANICAL EXHAUST & VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING TABLE:

KITCHEN RANGE HOOD FLOW RATES[1, 2]		
DWELLING UNIT FLOOR AREA (FT²)	MIN RATE (CFM)	
	ELECTRIC	GAS
> 1500	110	150
1000-1500	110	250
750-1000	130	250
< 750	160	250

1. TABLE DERIVED FROM CEC, 150.0-G
2. FANS INTERMITTENTLY OPERATED, NOT TO EXCEED 3.0 SONES
3. SIZE RIGID DUCT PER TABLE BELOW

BATHROOM FLOW RATES[1, 2]	
LOCATION	AIRFLOW (CFM)
BATHROOM	50

1. TABLE DERIVED FROM CEC, 150.0-E
2. FANS INTERMITTENTLY OPERATING, NOT TO EXCEED 3.0 SONES, UNO ON PLANS
3. SIZE FLEX DUCT PER TABLE BELOW

PRESCRIPTIVE VENTILATION DUCT SIZING[1, 2]												
FAN AIRFLOW AT 0.25" WC (CFM)		≤50	≤80	≤100	≤125	≤150	≤175	≤200	≤250	≤350	≤400	≤450	≤700
MINIMUM DUCT DIAMETER (IN)	RIGID	4	5	5	6	6	7	7	8	9	10	10	12
	FLEX	4	5	6	6	7	7	8	9	10	NP	NP	

1. TABLE DERIVED FROM ASHRAE 62.2, TABLE 5.3 FOR UNLIMITED LENGTHS.
2. IN LIEU OF SIZING PER TABLE, INSTALL VENTILATION DUCT PER FAN MANUFACTURER REQUIREMENTS.

1.2. SWITCHING LOCATIONS PER UTILITY PLANS UNO.

2. EQUIPMENT & CONSTRUCTION REQUIREMENTS:

2.2. BATHROOM: MECHANICAL BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING PER CALGREEN SECTION 4.506:

2.2.1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

2.2.2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE BUILDING VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50% TO 80%. A HUMIDISTAT CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN.

2.2.3. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION.

2.2.4. SEE UTILITY PLANS FOR FAN FAN/LIGHT COMBINATIONS.

2.3. WHOLE BUILDING VENTILATION:

2.3.1. WHOLE BUILDING VENTILATION MUST BE PROVIDED PER ASHRAE 62.2 BY MEANS OF CONTINUOUSLY RUNNING EXHAUST SYSTEM OR BALANCED EXHAUST & SUPPLY SYSTEM. SEE SECTION 1.1 FOR VENTILATION RATES REQUIRED.

2.3.1.1. WHOLE BUILDING VENTILATION CALCULATIONS:

Qfan = 0.03(Afr) + 7.5(Nbr + 1)

WHERE:

Afr = CONDITIONED FLOOR AREA

Nbr = NUMBER OF BEDROOMS, NOT TO BE LESS THAN ONE

QTOT = VENTILATION AIR REQUIREMENT = FAN FLOW RATE, (CFM)

2.3.1.2. WHERE BLOWER DOOR TEST IS PERFORMED AND/OR BALANCED VENTILATION SYSTEM IS USED, REQUIRED VENTILATION SYSTEM CHANGES, SEE TITLE 24 DOCUMENTS FOR FINAL VENTILATION SPECIFICATIONS.

2.3.2. FAN(S) MUST OPERATE 24/7 WHILE THE BUILDING IS OCCUPIED AND MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. WHERE INSTALLED IN CONDITIONED SPACE, FAN MUST BE 1.0 SONE OR LESS

2.3.3. THE ON/OFF SWITCH FOR WHOLE BUILDING VENTILATION FAN(S) MUST BE SEPARATE FROM ALL LIGHTING AND LABELED WITH CLEARLY WRITTEN TEXT NO SMALLER THAN 12 POINT ARIAL TYPE. THE FAN MUST BE ON 24/7 WHILE THE HOUSE IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.

2.3.4. WHERE BALANCED VENTILATION SYSTEM IS USED, ALL FANS TO BE CONTROLLED BY SAME SWITCH AND EXHAUST/SUPPLY AIRFLOW MUST BE WITHIN 20% OF EACH OTHER, ADJUST FAN SPEED AND/OR MANUAL DAMPER AT INTAKE FAN TO BALANCE.

2.3.5. WHERE ENERGY RECOVERY VENTILATOR (ERV) OR HEAT RECOVERY VENTILATOR IS USED FOR BALANCED VENTILATION, EQUIPMENT MUST MEET CEC REQUIREMENT FOR FAULT INDICATION DISPLAYS.

2.4. KITCHEN:

2.4.1. MECHANICAL KITCHEN VENTILATION MUST BE PROVIDED BY A RANGE HOOD, A MICROWAVE/HOOD COMBINATION, A DOWNDRAFT FAN, A KITCHEN CEILING OR WALL FAN, OR A PICKUP GRILLE IF OPERATED INTERMITTENTLY.

2.5. DRYER REQUIREMENTS:

2.5.1. DRYER TO MAINTAIN AIRFLOW OF MIN 1200 FEET PER MINUTE WITH A STATIC PRESSURE LESS THAN 0.42" WATER COLUMN.

2.5.2. PROVIDE MAKE-UP AIR FOR TYPE 1 & 2 CLOTHES DRYERS PER SECTION 3.3.

2.5.3. DRYER CLEARANCES TO MEET CMC SECTION 908.2.

2.6. INTAKE FANS:

2.6.1. INLINE FANS MAY BE INSTALLED AT ANY POINT ALONG DUCT, WHERE POSSIBLE MAINTAIN MIN 10'-0" OF DUCT BETWEEN GRILLE AND FAN.

2.6.2. FANS TO BE ACCESSIBLE FOR ADJUSTMENT AND MAINTENANCE, WHERE NOT ACCESSIBLE THROUGH ATTIC PROVIDE 16X14 ACCESS PANEL IN WALL/CEILING, PANEL TO HAVE SAME FIRE RATING AS WALL/CEILING, WHERE REQUIRED, SEE ARCHITECTURAL PLANS FOR FIRE RATING SPECIFICATIONS.

2.6.3. INTAKE FANS NOT PART OF THE WHOLE BUILDING VENTILATION SYSTEM TO BE SWITCHED SEPARATELY WITH SWITCH LOCATED NEXT TO WHOLE BUILDING VENTILATION SWITCH.

2.7. BOOSTER FANS: BOOSTER FANS TO BE INTERLOCKED WITH MECHANICAL COMPONENTS THEY ARE ON PROVIDE WITH AND/OR INSTALLED WITH A PRESSURE SWITCH APPROVED BY FAN MANUFACTURER.

2.6 THERMOSTATS

I. GENERAL REQUIREMENTS:

1.1. THERMOSTATS SHALL BE PROGRAMMABLE SET BACK TYPE AND HAVE THE CAPABILITY OF TERMINATING COOLING AT 75° F AND HEATING AT 70° F. THERMOSTATS SHALL HAVE AN ADJUSTABLE RANGE UP TO 10° F.

1.2. UNLESS INDICATED OTHERWISE, PULL HIGH VOLTAGE WIRES BEHIND THERMOSTAT. CONDENSER TO ALLOW FOR FUTURE CHANGES. FOR BEST RESULTS, CENTRALLY LOCATE THERMOSTAT IN ZONE, NOT NEAR OPERABLE WINDOW OPENINGS.

1.3. WHERE SOLAR PANELS ARE NOT INSTALLED AND SOLAR READY ZONE IS NOT PROVIDED, INSTALL DEMAND RESPONSE THERMOSTAT TO COMPLY WITH SOLAR READY ZONE EXCEPTION.

2. CONSTRUCTION REQUIREMENTS:

2.1. MOUNT THERMOSTAT BETWEEN 4'-6" - 5'-0" (4'-0" AT ACCESSIBLE DWELLINGS) ABOVE FINISH FLOOR HEIGHT, ALIGNED OVER LIGHT SWITCHES, UNO ON ARCHITECTURAL PLANS.

2.2. AT BUILDER OPTION, THERMOSTAT MAY BE RELOCATED WITHIN THE ZONE IT CONTROLS.

2.7 WHOLE HOUSE FAN

I. GENERAL REQUIREMENTS:

1.1. CFM CAPABILITIES AS NOTED ON WHOLE HOUSE FAN SCHEDULE ARE CEC CERTIFIED CFM VALUES RATED FOR THE ENTIRE ASSEMBLY.

1.2. HOMEOWNER MUST BE PROVIDED WITH ONE PAGE "HOW TO OPERATE YOUR WHOLE HOUSE FAN" INFORMATIONAL SHEET OR MANUFACTURER'S USER MANUAL.

2. CONSTRUCTION REQUIREMENTS:

2.1. THE TIMER AND FAN SPEED SWITCHES SHALL BE MOUNTED AT 4'-6" ABOVE FINISH FLOOR HEIGHT, ALIGNED OVER SWITCHES, UNO ON ARCHITECTURAL PLANS.

2.2. FAN MOTOR AND HOUSING SHALL BE MOUNTED MIN 3 DEGREES FROM THE HORIZONTAL IN AN UPWARD DIRECTION, TO MINIMIZE RAISING INSULATION OR SURFACE PARTICULATES ON THE CEILING ASSEMBLY.

2.3. FOR DAMPER BOX ROUGH FRAMING, 2X BLOCKING SHALL BE PROVIDED FOR MIN TWO ADJACENT OR OPPOSING ATTACHMENT POINTS.

2.4. DAMPER BOX WITH A CONTINUOUS POWER SUPPLY SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR AT AN ATTIC LOCATION ABOVE THE SWITCH MODULE.

3. ALTERNATES & MODIFICATIONS:

3.1. ALTERNATE LOCATIONS: AT BUILDER OPTION, WHOLE HOUSE FAN MAY BE RELOCATED, PROVIDED THE FOLLOWING CRITERIA ARE MET:

3.1.1. MUST BE LOCATED IN OPEN AREA (HALL, LOFT, STAIRWAY, ETC).

3.1.2. LOCATE MIN 3'-0" FROM ANY SMOKE/CO DETECTOR.

3.2. ALTERNATE EQUIPMENT: EQUIVALENT FAN MAY BE USED AT BUILDER OPTION, PROVIDED THE FOLLOWING CRITERIA IS MET:

3.2.1. FAN AIRFLOW MEETS OR EXCEEDS CFM SPECIFIED IN WHOLE HOUSE FAN SCHEDULE. WHERE NOT MET, FAN AIRFLOW MUST MEET OR EXCEED TITLE 24 REQUIREMENTS, MIN 1.5 CFM PER SQ FT OF LIVABLE AREA.

3.2.2. REQUIRED VENTING IS PROVIDED WITHIN ATTIC ZONE WHERE FAN IS INSTALLED: AREA IS "NET FREE AREA" WITHIN ATTIC ZONE WHERE FAN IS INSTALLED, SEE ARCHITECTURAL PLANS FOR VENTING SPECIFICATIONS. VENTILATION MUST MEET OR EXCEED FAN MANUFACTURER REQUIREMENTS, MIN 1 SQ FT PER 750 CFM OF FAN AIRFLOW WHERE VENTILATION SPECIFICATIONS NOT PROVIDED

3.2.3. WHERE FAN IS USED AS PART OF SOLAR ZONE EXCEPTION, FAN MUST USE ELECTRONICALLY COMMUTATED MOTOR.

3.1 SUPPLY AND RETURN GRILLES

I. GENERAL REQUIREMENTS:

1.1. SUPPLY, RETURN, & TRANSFER GRILLES SHALL BE OF THE SIZE, LOCATION, TYPE, AND BLOW PATTERN INDICATED ON PLAN. PROVIDE SNODPEAKER GRILLE PER TABLE BELOW (OR EQUAL) WHERE NOT SPECIFIED ON AT RESIDENTIAL:

SUPPLY REGISTER, TRANSFER GRILLE, & RETURN AIR GRILLE SPECIFICATIONS					
	LOCATION	BLOW PATTERN	MODEL No.	MSD/PBD	NOTES
SUPPLY/TRANSFER	CEILING	ADJUSTABLE	#850	YES	
	CEILING	2-WAY	#200	YES	
	CEILING	3-WAY	#200	YES	
	CEILING	4-WAY	#200	YES	
	CEILING (HIR RATED)	4-WAY	#700 CB-FR	YES	UL FIRE RESISTANCE RATED
	WALL (HIGH)	ADJUSTABLE	#850	YES	
	WALL (TYP)	4-WAY	#850	YES	
	WALL (LOW)	2-WAY	#T5	YES	
	FLOOR	2-WAY	#350	YES	
RETURN	CEILING	N/A	#935FG	NO	PROVIDE FILTER PER PLAN
	CEILING (HIR RATED)	N/A	#830 FG	NO	UL FIRE RESISTANCE 80 RATED
	WALL (HIGH)	N/A	#935FG	NO	PROVIDE FILTER PER PLAN
	WALL (LOW)	N/A	#935FG	NO	PROVIDE FILTER PER PLAN
	FLOOR	N/A	#660	YES	PROVIDE FILTER PER PLAN

1.2. EXHAUST GRILLES, WHERE USED, SHALL BE TITUS #50 OR EQUAL.

1.3. WHERE STAMPED FACE RETURNS ARE USED IN PLACE OF RETURN AIR GRILLE SPECIFIED, THE CONTRACTOR SHALL INSTALL A LARGER SIZE OR ADDITIONAL GRILLES TO MAINTAIN AN EQUIVALENT CORE EFFECTIVE AREA, REFER TO MANUFACTURER'S DATA FOR DETAILS.

1.4. ALTERNATE MANUFACTURER'S PRODUCTS MAY BE USED. CONTRACTOR SHALL SELECT SUPPLY GRILLE ALTERNATES BASED UPON MAX PRESSURE DROP OF 0.04" WATER COLUMN AT DEVICE AND MAX FACE VELOCITY OF 700 FEET PER MINUTE. ALL PRODUCTS SHALL BE PERFORMANCE TESTED IN ACCORDANCE WITH ANSI/ASHRAE STANDARD 70.

2. CONSTRUCTION REQUIREMENTS:

2.1. LOCATE SUPPLY & RETURN AIR GRILLES MIN 3'-0" FROM SMOKE/CO DETECTOR, TYPICAL AT ALL LOCATIONS. COORDINATE SMOKE/CO DETECTOR ADJUSTMENTS WITH ARCHITECT/ELECTRICAL ENGINEER PRIOR TO CONSTRUCTION.

3. ALTERNATES & MODIFICATIONS:

3.1. ALTERNATE LOCATIONS

3.1.1. LOCATION OF GRILLES ON PLAN IS DIAGRAMMATIC IN NATURE AND MAY BE ADJUSTED TO MAINTAIN REQUIRED CLEARANCES, PROVIDED DUCT LENGTH IS NOT INCREASED BY MORE THAN 10%. CONTRACTOR SHALL VERIFY THAT ADJUSTMENTS DO NOT NEGATIVELY IMPACT AIRFLOW.

3.1.2. ADJUSTED LOCATIONS TO BE APPROVED BY BUILDER FOR AESTHETIC PURPOSES.

3.2 INTAKE DUCTS

I. 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.

2. MATERIALS:

2.1. 26 GA HARD PIPE TO ROOF JACK.

2.2. PROVIDE INTAKE DAMPER & SCREEN OPENING PER SECTION 3.3.

2.3. PROVIDE BACKDRAFT DAMPER AT INTAKE DUCT WHERE CONNECTED TO SUPPLY/RETURN DUCT. DAMPER TO BE INSTALLED BETWEEN ATTIC FAN AND SUPPLY/RETURN DUCT OR BE INTEGRATED INTO FAN SYSTEM

3. CONSTRUCTION REQUIREMENTS:

3.1. FRESH AIR INTAKE DUCT TO MAINTAIN MIN 10'-0" CLEARANCE FROM ANY EXHAUST OR WASTE VENT.

1.5 SYSTEM ALTERNATES & MODIFICATIONS

I. 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. AIR TRANSFER ALTERNATES: AIR TRANSFER TO ENCLOSED ROOMS PROVIDED WITH ONLY SUPPLY OR EXHAUST SHALL BE ACHIEVED AS INDICATED ON THE PLANS. WHERE ROOM IS NOT ENCLOSED (NO DOOR) AIR TRANSFER MAY BE OMITTED. ACCEPTABLE ALTERNATE METHODS FOR ACHIEVING TRANSFER ARE AS FOLLOWS:

2.1. DUCTED AIR TRANSFER: PROVIDE JUMP DUCT CONNECTING A CEILING OR WALL GRILLE IN THE ENCLOSED ROOM. DUCT/GRILLE TO MATCH SIZE OF SUPPLY AIR DUCT/GRILLE. CONNECT DUCT TO THE SAME SIZE CEILING OR WALL GRILLE IN AN ADJACENT HALLWAY (OR OTHER AREA PROVIDED WITH RETURN AIR). WHERE MULTIPLE JUMP DUCTS TIE INTO A SINGLE GRILLE, PROVIDE MIN 14"X14" GRILLE AT THE JOINT TERMINATION. WHEN POSSIBLE, PROVIDE MIN 10'-0" LENGTH TO LIMIT NOISE TRANSFER.

2.2. TRANSFER GRILLES: PROVIDE THROUGH-WALL TRANSFER GRILLE EACH FACE OF WALL, GRILLE TO MATCH SIZE OF SUPPLY AIR GRILLE IN ROOM. INSTALL CENTERED OVER THE DOOR (ABOVE THE DOOR HEADER), UNO.

2.3. UNDER-CUT DOORS: DOORS OF ENCLOSED ROOMS TO BE UNDER-CUT BY 1" ABOVE ANY FLOOR OR THRESHOLD OBSTRUCTION. THIS MAY BE DECREASED PROVIDED THE UNOBSTRUCTED AREA OF UNDER-CUT MEETS OR EXCEEDS THE UNOBSTRUCTED AREA OF SUPPLY GRILLE IN ROOM.

2.4. AT BUILDER OPTION, AIR TRANSFER DUCT/GRILLES OR UNDER-CUT DOORS MAY BE OMITTED OR REDUCED PROVIDED BUILDER & CONTRACTOR ARE AWARE OF POTENTIAL FOR SYSTEM IMBALANCE AND RESULTING COMFORT ISSUES. IF SUCH ISSUES ARISE, BUILDER/CONTRACTOR TO RESOLVE.

3. CONSTRUCTION MODIFICATIONS: AT BUILDER OPTION, MULTIPLE ZONE SYSTEMS MAY BE INSTALLED AS SINGLE ZONE. FOLLOWING CHANGES SHOULD BE MADE:

3.1. OMIT THERMOSTAT IN SECONDARY ZONE(S).

3.2. REPLACE MULTIPLE ZONE PLENUM AND MOTORIZED DAMPERS WITH SINGLE ZONE PLENUM AND MANUAL DAMPERS.

4. DAMPER CONTROL MODIFICATIONS: AT BUILDER OPTION DAMPER CONTROL SYSTEM CONSISTING OF MOTORIZED DAMPERS AND CONTROL BOARD (ZONE FIRST OR EQUIVALENT) MAY BE INSTALLED.

2.1 FORCED AIR UNIT (FAU) & FAN COIL (FC)

I. GENERAL REQUIREMENTS:

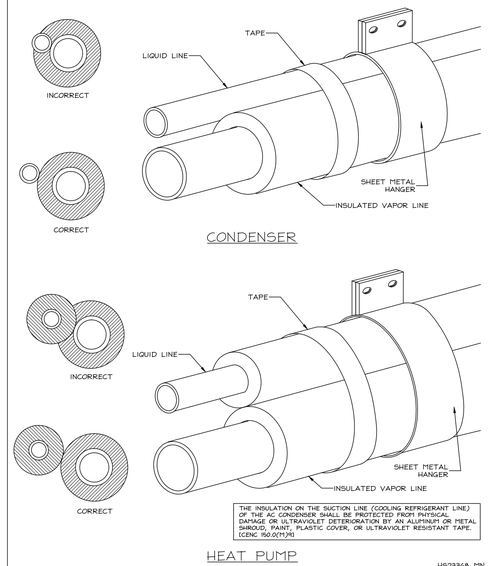
1.1. PROVIDE MIN 22"X30" ACCESS LARGE ENOUGH TO ACCOMMODATE THE REMOVAL OF THE LARGEST COMPONENT OF EQUIPMENT. LOCATE ACCESS PANEL IN STRAIGHT HALLWAY. MINIMUM HEADAGE HEIGHT IS OVER 6'-0". PROVIDE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE FROM ACCESS TO EQUIPMENT.

1.2. PROVIDE A LEVEL WORKING PLATFORM MIN 30" IN DEPTH, WIDTH, AND HEIGHT ALONG SERVICE SIDE OF EQUIPMENT FOR MAINTENANCE.

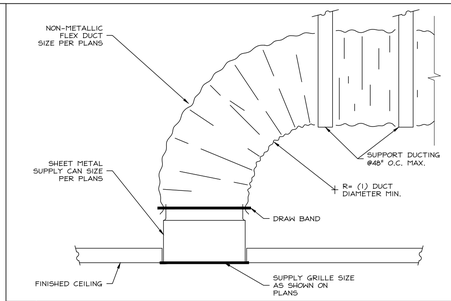
1.3. DUCTS AND PLENUMS SHALL BE CONSTRUCTED, INSTALLED, SEALED, AND INSULATED IN ACCORDANCE WITH THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS, SEE SECTION 3.1 FOR ADDITIONAL REQUIREMENTS.

1.4. PROVIDE A PERMANENT 110V ELECTRICAL OUTL

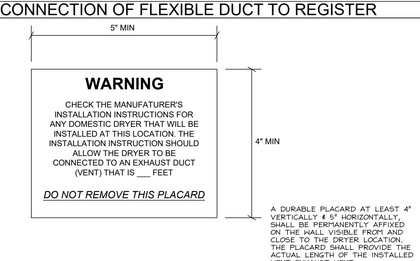
STANDARD DETAILS



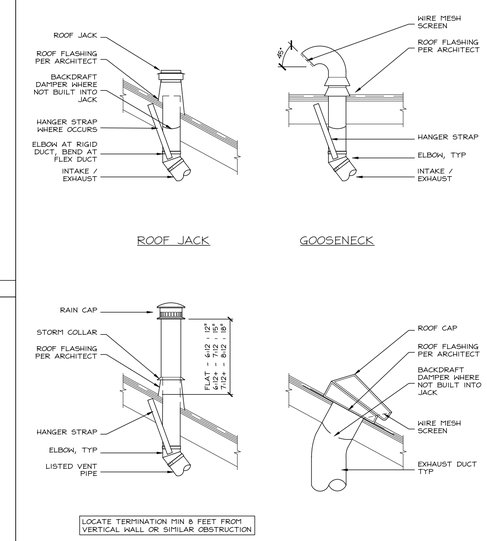
H | LINESET SUPPORT - CONDENSER



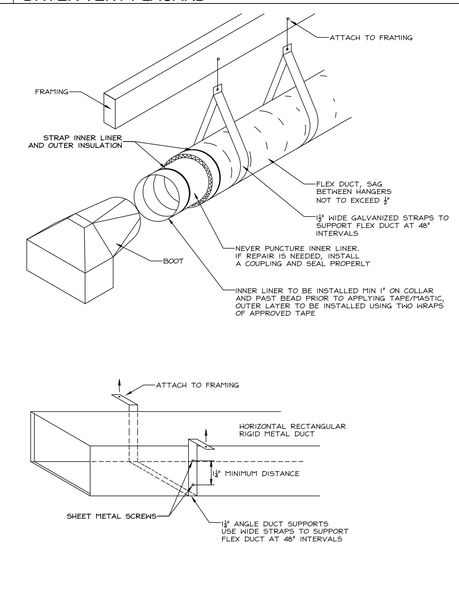
D | CONNECTION OF FLEXIBLE DUCT TO REGISTER



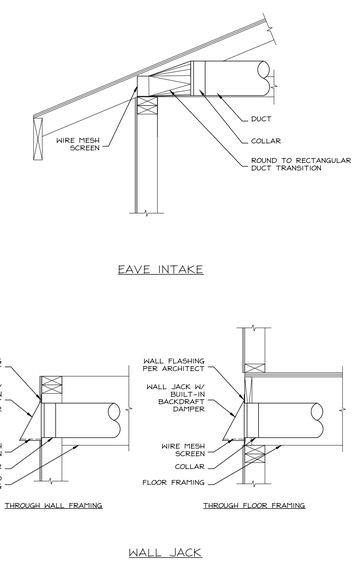
F | DRYER VENT PLACARD



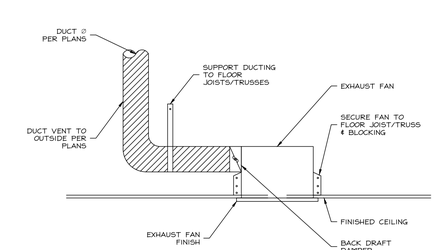
A | TYPICAL ROOF TERMINATIONS



G | DUCT HANGERS



B | TYPICAL WALL TERMINATIONS



C | TYPICAL EXHAUST FAN CONNECTION

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PLAY & WE LIVE

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV2&4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

Structural
Mechanical
Electrical
Plumbing

2295 Gateway Oaks Dr.
Sacramento, CA 95833

tel 916.921.2800
fax 916.921.2878

toll free 800.8

harris & sloan

www.harrisandsloan.com

PROJECT:
PROSPECT PARK
SANTEE, CA 92071

CLIENT:
KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FIN REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. FERRO
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

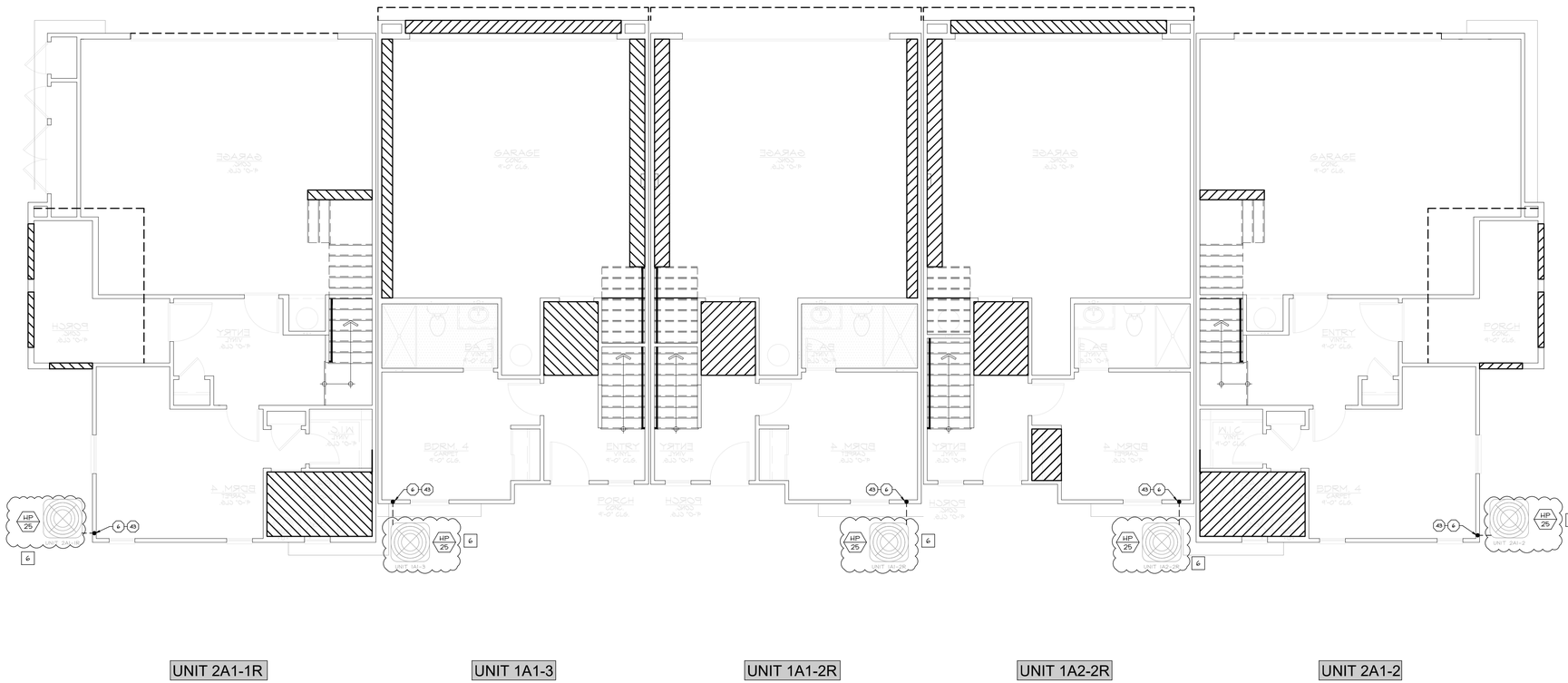
PLAN NUMBER:

SHEET TITLE:
STANDARD DETAILS

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

SHEET NUMBER:
MN.2

JOB NUMBER: H523368



BUILDING CONDENSER LOCATIONS
LEVEL 1 PLAN

TYPE 4A - 5 PLEX

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE M-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 2.4/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/MN.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/MN.1 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.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 MIN R6 INSULATION AT ALL DUCTS. SEE MN.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE MN.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE MN.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/MN.1 FOR FAN SPECIFICATIONS, SECTION 3.3/MN.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/MN.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

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
- D — D — D — RETURN DUCT (DROPPED CEILING)
- EXHAUST VENT/JUMP DUCT
- D — D — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- CEILING: XXxXX, XXX CFM (XXX CFM); WALL: XXxXX, XXX CFM (XXX CFM) — SUPPLY GRILLE, SEE MN.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE; XXX CFM = AIRFLOW (ALL ZONES OPERATING); (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- CEILING; XXxXX WALL — RETURN GRILLE, SEE MN.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE
- CEILING; WALL — AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE MN.1, SECTION 2.3
- EXHAUST FAN
- MOTORIZED; BAROMETRIC; MANUAL — DAMPERS, SEE MN.1, SECTION 2.5
- THERMOSTAT, SEE MN.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR, C=CARBON MONOXIDE DETECTOR, S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE; FROM BELOW; ABOVE/BELOW; WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP; DRYER VENT; ROUND RISER; OVAL RISER; WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS; TANKED — WATER HEATER, SEE MN.1, SECTION 3.3
- A/A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

KEYNOTES

6 BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.

11A THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE MN.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES

12A THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE MN.1, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES

27 LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER MN.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION

31 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1

32 EXHAUST VENT FROM FLOOR BELOW. ROUTE TO ROOF, UNO

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

40A TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.

42 ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 355/MD.1.

43 TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.

43A SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

FAN SCHEDULE[1]

TYPE	MAKE MODEL[2]	FAN TYPE	SONES	CFM[3]	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN QTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE MN.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/MN.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE[1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 150S	BROAN	BI50E75NS	100	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS

1. SEE MN.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
HP 25	CARRIER GH55AN430	7.8	15.2 12.5	208/230V 1PH-30A	200

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
FC 30	CARRIER FJ4DNXB36	N/A	1,200	208/230V 1PH-15A	150

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PUT IT ALL TOGETHER

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV 2&4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 05-03-2024

Structural
Mechanical
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Plumbing
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www.harrisandsloan.com

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Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. REYNOLDS
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

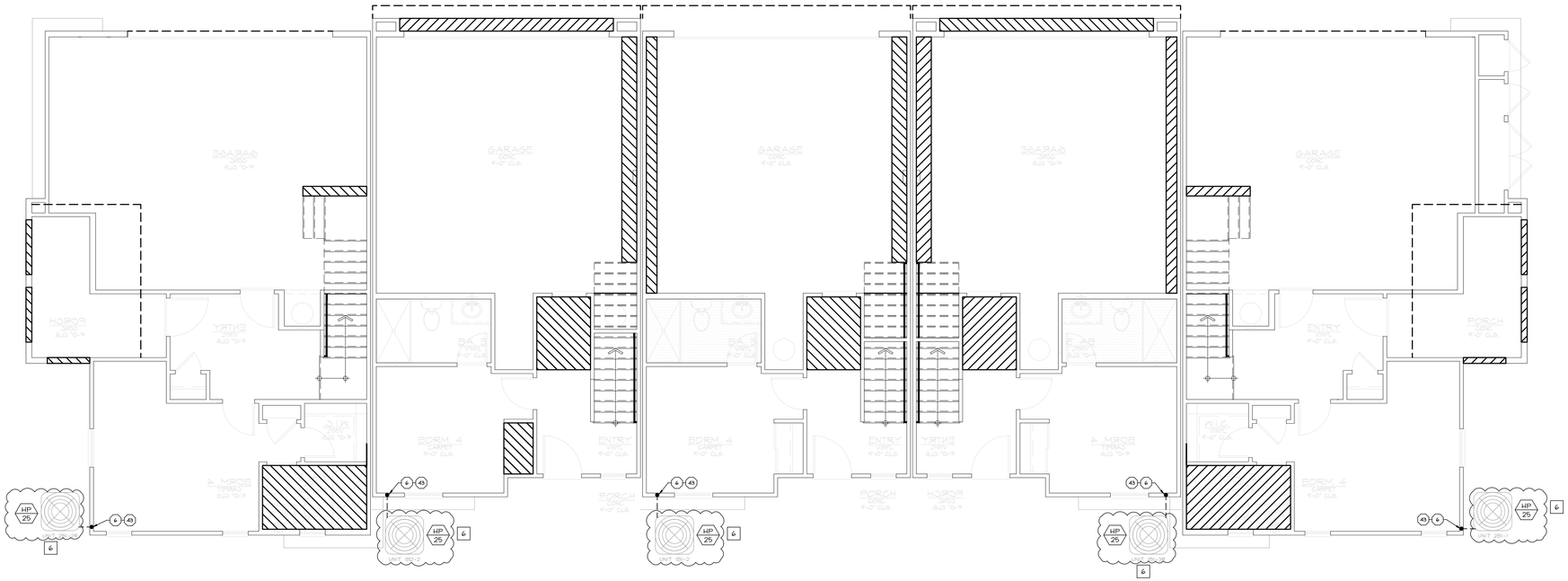
PLAN NUMBER: BLDG 4

SHEET TITLE:
LEVEL 1 PLAN
MECHANICAL
LAYOUT
ELEVATION A

SCALE: 3/16" = 1'-0"

SHEET NUMBER: M1.1

JOB NUMBER: H523368



UNIT 2B1-2R | UNIT 1B2-2 | UNIT 1B1-2 | UNIT 1B1-3R | UNIT 2B1-1

BUILDING CONDENSER LOCATIONS
LEVEL 1 PLAN

TYPE 5B - 5 PLEX

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE M# 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 2.4MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/M#.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/M#.1 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/M#.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 M#N R6 INSULATION AT ALL DUCTS. SEE M#.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE M#.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE M#.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/M#.1 FOR FAN SPECIFICATIONS, SECTION 3.3/M#.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/M#.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

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
- D — D — D — RETURN DUCT (DROPPED CEILING)
- EXHAUST VENT/JUMP DUCT
- D — D — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- CEILING / XXxXX / XXX CFM / (XXX CFM) — SUPPLY GRILLE, SEE M#.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE; XXX CFM = AIRFLOW (ALL ZONES OPERATING); (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- WALL / XXxXX / XXX CFM / (XXX CFM)
- CEILING / XXxXX / WALL — RETURN GRILLE, SEE M#.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE
- CEILING / WALL — AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE M#.1, SECTION 2.3
- EXHAUST FAN
- MOTORIZED / BAROMETRIC / MANUAL — DAMPERS, SEE M#.1, SECTION 2.5
- THERMOSTAT, SEE M#.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR, C=CARBON MONOXIDE DETECTOR, S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE / FROM BELOW / ABOVE/BELOW / WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP / DRYER VENT / ROUND RISER / OVAL RISER / WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS / TANKED — WATER HEATER, SEE M#.1, SECTION 3.3
- A — A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

KEYNOTES

- 6 — BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
- 11A — THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE M#.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES
- 12A — THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE M#.1, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES
- 27 — LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER M#.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION
- 31 — 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1
- 32 — EXHAUST VENT FROM FLOOR BELOW. ROUTE TO ROOF, UNO
- 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
- 40A — TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.
- 42 — ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 355/MD.1.
- 45 — TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.
- 43A — SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

FAN SCHEDULE [1]

TYPE	MAKE MODEL[2]	FAN TYPE	SONES	CFM[3]	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN GTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE M#.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/M#N.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE [1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 150S	BROAN	BI50E75NS	100	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS

1. SEE M#.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
HP 25	CARRIER GH5SAN430	7.8	15.2 12.5	208/230V 1PH-30A	200

6

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
FC 30	CARRIER FJ4DNXB36	N/A	1,200	208/230V 1PH-15A	150

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PUT IT ALL TOGETHER

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV 2 & 4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

Structural
Mechanical
Electrical
Plumbing
toll free 800.8
www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FW REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. FEDRICO
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

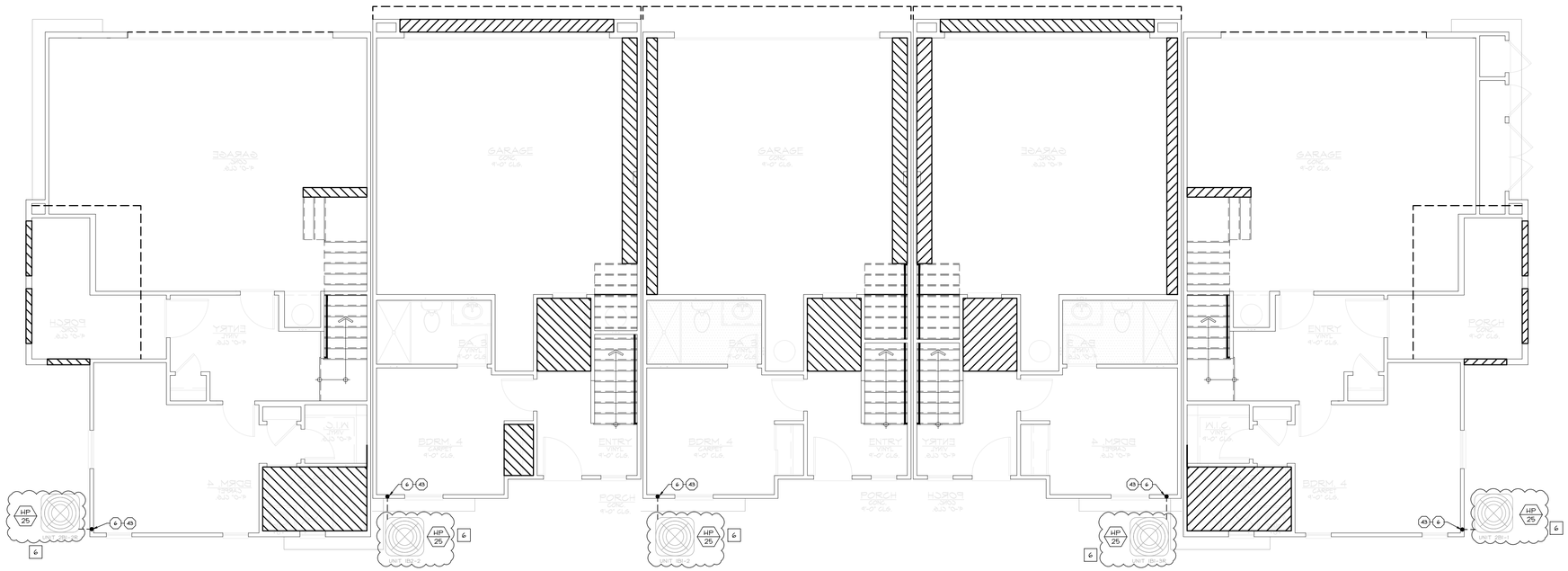
PLAN NUMBER: BLDG 5

SHEET TITLE: LEVEL 1 PLAN MECHANICAL LAYOUT ELEVATION B

SCALE: 3/16" = 1'-0"

SHEET NUMBER: M1.2

JOB NUMBER: H523368



UNIT 2B1-2R | UNIT 1B2-2 | UNIT 1B1-2 | UNIT 1B1-3R | UNIT 2B1-1

BUILDING CONDENSER LOCATIONS
LEVEL 1 PLAN

TYPE 5B - 5 PLEX

KEYNOTES

- 6 BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
- 11A THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE MN.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES
- 12A THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE MN.1, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES
- 27 LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER MN.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION 6
- 31 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1
- 32 EXHAUST VENT FROM FLOOR BELOW. ROUTE TO ROOF, UNO
- 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
- 40A TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.
- 42 ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 355/MD.1.
- 45 TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.
- 43A SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

FAN SCHEDULE [1]

TYPE	MAKE MODEL[2]	FAN TYPE	SONES	CFM[3]	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN GTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE MN.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/MN.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE [1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 150S	BROAN	B150E75NS	100	INSTALL WALL CONTROL W/ F/D PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS

1. SEE MN.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
HP 25	CARRIER GH5SAN430	7.8	15.2 12.5	208/230V 1PH-30A	200

6

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
FC 30	CARRIER FJ4DNXB36	N/A	1,200	208/230V 1PH-15A	150

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE MN 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/MN.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/MN.1 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.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 MIN R6 INSULATION AT ALL DUCTS. SEE MN.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE MN.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE MN.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/MN.1 FOR FAN SPECIFICATIONS, SECTION 3.3/MN.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/MN.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

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
- D — D — D — RETURN DUCT (DROPPED CEILING)
- EXHAUST VENT/JUMP DUCT
- D — D — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- CEILING / XXxxx / XXX CFM / (XXX CFM) — SUPPLY GRILLE, SEE MN.1, SECTION 2.3. → = DIRECTION OF AIRFLOW. XXxxx = GRILLE SIZE. XXX CFM = AIRFLOW (ALL ZONES OPERATING). (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- WALL / XXxxx / XXX CFM / (XXX CFM)
- CEILING / XXxxx / WALL — RETURN GRILLE, SEE MN.1, SECTION 2.3. → = DIRECTION OF AIRFLOW. XXxxx = GRILLE SIZE
- CEILING / WALL — AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE MN.1, SECTION 2.3
- EXHAUST FAN
- MOTORIZED / BAROMETRIC / MANUAL — DAMPERS, SEE MN.1, SECTION 2.5
- THERMOSTAT, SEE MN.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR, C=CARBON MONOXIDE DETECTOR, S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE / FROM BELOW / ABOVE/BELOW / WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP / DRYER VENT / ROUND RISER / OVAL RISER / WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS / TANKED — WATER HEATER, SEE MN.1, SECTION 3.3
- A A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PLAY & WE LIVE

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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV 2 & 4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

Structural
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toll free 800.8
www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FW REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. FERRERO
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

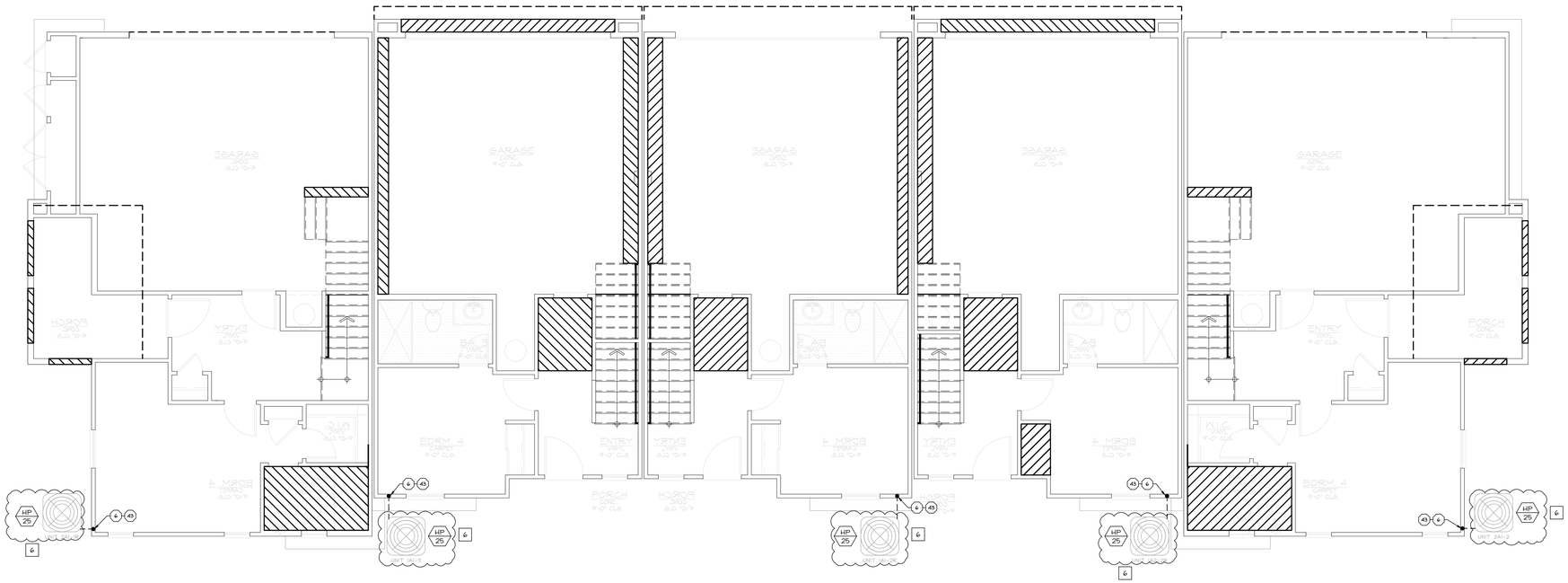
PLAN NUMBER:
BLDG 6

SHEET TITLE:
LEVEL 1 PLAN MECHANICAL LAYOUT ELEVATION B

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
M1.3

JOB NUMBER: H523368



UNIT 2A1-1R | UNIT 1A1-3 | UNIT 1A1-2R | UNIT 1A2-2R | UNIT 2A1-2

BUILDING CONDENSER LOCATIONS
LEVEL 1 PLAN

TYPE 4A - 5 PLEX

KEYNOTES

- 6 BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
- 11A THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE MN.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES
- 12A THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE MN.1, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES
- 27 LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER MN.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION
- 31 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1
- 32 EXHAUST VENT FROM FLOOR BELOW. ROUTE TO ROOF, UNO
- 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
- 40A TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.
- 42 ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 355/MD.1.
- 45 TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.
- 43A SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

6

FAN SCHEDULE [1]

TYPE	MAKE MODEL2	FAN TYPE	SONES	CFM[3]	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN GTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE MN.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/MN.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE [1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 150S	BROAN	BI50E75NS	100	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS

1. SEE MN.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
HP 25	CARRIER GH5SAN430	7.8	15.2 12.5	208/230V 1PH-30A	200

6

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
FC 30	CARRIER FJ4DNXB36	N/A	1,200	208/230V 1PH-15A	150

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE MN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
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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.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/MN.1 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.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 MIN R6 INSULATION AT ALL DUCTS. SEE MN.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE MN.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE MN.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/MN.1 FOR FAN SPECIFICATIONS, SECTION 3.3/MN.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/MN.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

SYMBOLS LEGEND

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- D — SUPPLY DUCT (DROPPED CEILING)
- RETURN DUCT
- D — D — D — RETURN DUCT (DROPPED CEILING)
- EXHAUST VENT/JUMP DUCT
- D — D — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- CEILING / XXxxx / XXX CFM / (XXX CFM) — WALL / XXxxx / XXX CFM / (XXX CFM) — SUPPLY GRILLE, SEE MN.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxxx = GRILLE SIZE; XXX CFM = AIRFLOW (ALL ZONES OPERATING); (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- CEILING / XXxxx / WALL — RETURN GRILLE, SEE MN.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxxx = GRILLE SIZE
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- THERMOSTAT, SEE MN.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR; C=CARBON MONOXIDE DETECTOR; S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE / FROM BELOW / ABOVE/BELOW / WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP / DRYER VENT / ROUND RISER / OVAL RISER / WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS / TANKED — WATER HEATER, SEE MN.1, SECTION 3.3
- A A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
EST. 1870 • A GOLD COAST

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV 2 & 4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

Structural
Mechanical
Electrical
Plumbing

toll free 800.8[illegible]
www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833

tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FW REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. FENGER
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

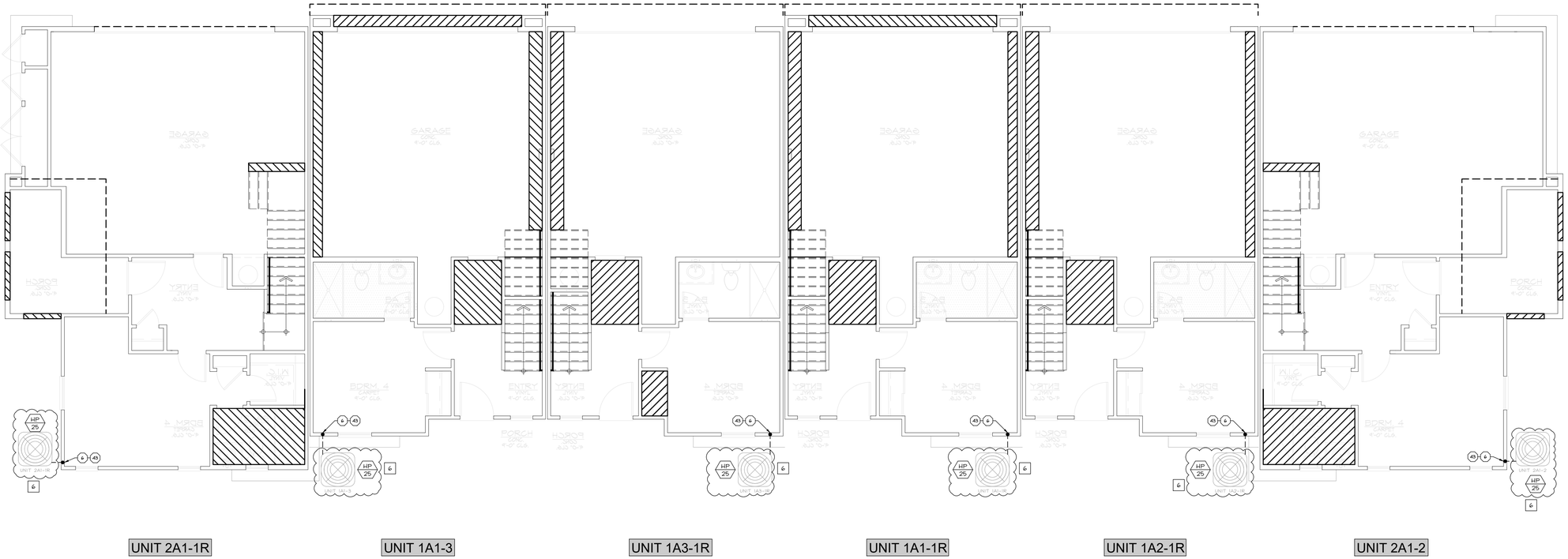
PLAN NUMBER: BLDG 7

SHEET TITLE: LEVEL 1 PLAN MECHANICAL LAYOUT ELEVATION A

SCALE: 3/16" = 1'-0"

SHEET NUMBER: M1.4

JOB NUMBER: H523368



BUILDING CONDENSER LOCATIONS
LEVEL 1 PLAN

TYPE 1A - 6 PLEX

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE M-N 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/M0.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/M-N.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/M-N.1 FOR PROJECT DESIGN REQUIREMENTS.

OUTDOOR UNITS
HEAT PUMP (HP) LOCATED ON GROUND, ADJACENT TO EXTERIOR WALL OF UNIT. SEE DETAIL 100/M0.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.2/M-N.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 M-N R6 INSULATION AT ALL DUCTS. SEE M-N.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE M-N.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE M-N.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/M-N.1 FOR FAN SPECIFICATIONS, SECTION 3.3/M-N.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/M-N.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

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
- D — D — D — RETURN DUCT (DROPPED CEILING)
- EXHAUST VENT/JUMP DUCT
- D — D — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- CEILING / XXxXX / XXX CFM / (XXX CFM) — WALL / XXxXX / XXX CFM / (XXX CFM) — SUPPLY GRILLE, SEE M-N.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE; XXX CFM = AIRFLOW (ALL ZONES OPERATING); (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- CEILING / XXxXX / WALL — RETURN GRILLE, SEE M-N.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE
- CEILING / WALL — AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE M-N.1, SECTION 2.3
- EXHAUST FAN
- MOTORIZED / BAROMETRIC / MANUAL — DAMPERS, SEE M-N.1, SECTION 2.5
- THERMOSTAT, SEE M-N.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR; C=CARBON MONOXIDE DETECTOR; S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE / FROM BELOW / ABOVE/BELOW / WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP / DRYER VENT / ROUND RISER / OVAL RISER / WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS / TANKED — WATER HEATER, SEE M-N.1, SECTION 3.3
- A/A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

KEYNOTES

6 BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.

11A THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/M0.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE M-N.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES

12A THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/M0.1. SEE M-N.1, SECTION 3.3 FOR ~~SPECIFICATIONS AND ALTERNATES~~ 6

27 LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER M-N.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION

31 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/M0.1

32 EXHAUST VENT FROM FLOOR BELOW. ROUTE TO ROOF, UNO

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

40A TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.

42 ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 355/M0.1.

43 TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.

43A SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

FAN SCHEDULE [1]

TYPE	MAKE MODEL[2]	FAN TYPE	SONES	CFM[3]	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN QTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE M-N.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/M-N.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE [1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 150S	BROAN	BI50E75NS	100	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/M0.1 FOR ROUTING REQUIREMENTS

1. SEE M-N.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
HP 25	CARRIER GH5SAN430	7.8	15.2 12.5	208/230V 1PH-30A	200

6

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
FC 30	CARRIER FJ4DNXB36	N/A	1,200	208/230V 1PH-15A	150

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
EL PUEBLO DE ESTE VALLE

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, or Federal Laws or other restrictions.

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Permit # B-RNEW-23-0009 REV 2 & 4
Reviewed by: A.Sturm
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Previous Interwest Consulting approval 03-22-2024

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Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: **PROSPECT PARK**
SANTEE, CA 92071

CLIENT: **KB HOME - COASTAL**
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. REYNOLD
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

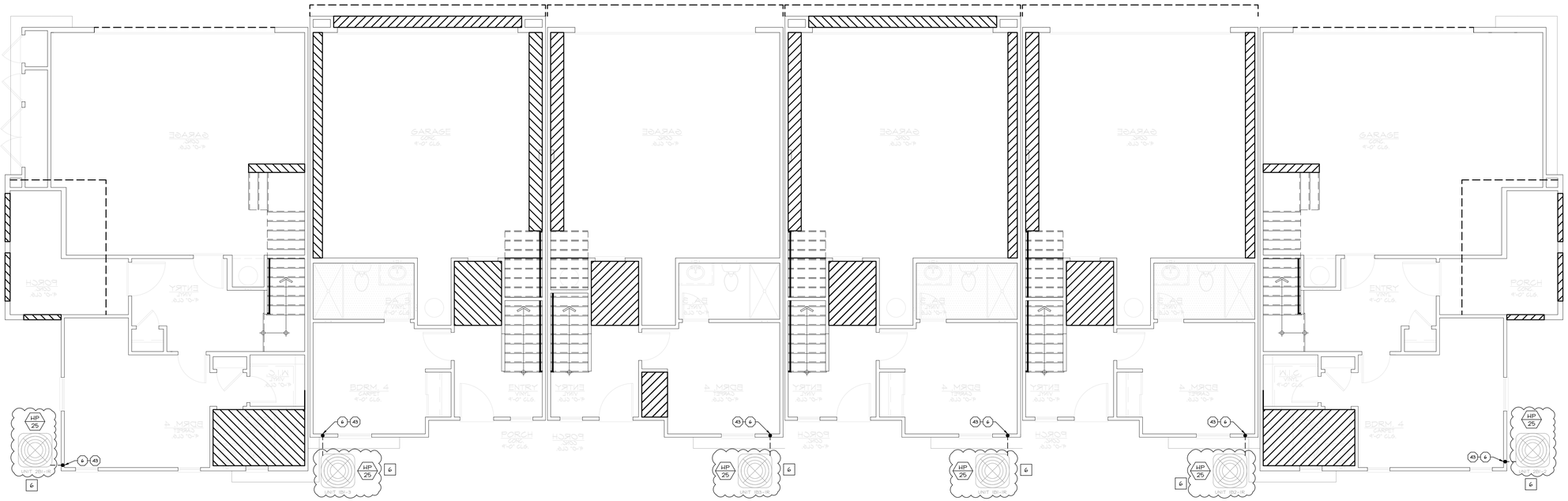
PLAN NUMBER: BLDG 1

SHEET TITLE:
LEVEL 1 PLAN
MECHANICAL
LAYOUT
ELEVATION A

SCALE: 3/16" = 1'-0"

SHEET NUMBER: M1.5

JOB NUMBER: H523368



BUILDING CONDENSER LOCATIONS
LEVEL 1 PLAN

TYPE 2B - 6 PLEX

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE M-N 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/M-D.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/M-N.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/M-N.1 FOR PROJECT DESIGN REQUIREMENTS.

OUTDOOR UNITS
HEAT PUMP (HP) LOCATED ON GROUND, ADJACENT TO EXTERIOR WALL OF UNIT. SEE DETAIL 100/M-D.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.2/M-N.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 M-N R6 INSULATION AT ALL DUCTS. SEE M-N.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE M-N.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE M-N.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/M-N.1 FOR FAN SPECIFICATIONS, SECTION 3.3/M-N.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/M-N.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

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
- D — D — D — RETURN DUCT (DROPPED CEILING)
- EXHAUST VENT/JUMP DUCT
- D — D — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- CEILING / XXxXX / XXX CFM (XXX CFM) — SUPPLY GRILLE, SEE M-N.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE; XXX CFM = AIRFLOW (ALL ZONES OPERATING); (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- WALL / XXxXX / XXX CFM (XXX CFM)
- CEILING / XXxXX / WALL — RETURN GRILLE, SEE M-N.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE
- CEILING / WALL — AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE M-N.1, SECTION 2.3
- EXHAUST FAN
- MOTORIZED / BAROMETRIC / MANUAL — DAMPERS, SEE M-N.1, SECTION 2.5
- T — THERMOSTAT, SEE M-N.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR, C=CARBON MONOXIDE DETECTOR, S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE / FROM BELOW / ABOVE/BELOW / WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP / DRYER VENT / ROUND RISER / OVAL RISER / WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS / TANKED — WATER HEATER, SEE M-N.1, SECTION 3.3
- A/A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

KEYNOTES

- 6 — BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
- 11A — THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/M-D.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE M-N.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES
- 12A — THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/M-D.1. SEE M-N.1, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES. 6
- 27 — LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER M-N.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION
- 31 — 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/M-D.1
- 32 — EXHAUST VENT FROM FLOOR BELOW. ROUTE TO ROOF, UNO
- 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
- 40A — TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.
- 42 — ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 355/M-D.1.
- 43 — TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.
- 43A — SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

FAN SCHEDULE [1]

TYPE	MAKE MODEL[2]	FAN TYPE	SONES	CFM[3]	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN QTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE M-N.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/M-N.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE [1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 150S	BROAN	B150E75NS	100	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/M-D.1 FOR ROUTING REQUIREMENTS

1. SEE M-N.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
HP 25	CARRIER GH5SAN430	7.8	15.2 12.5	208/230V 1PH-30A	200

6

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
FC 30	CARRIER FJ4DNXB36	N/A	1,200	208/230V 1PH-15A	150

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PLAY IN A LIVE LAND

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV2&4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

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www.harrisandsloan.com

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Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. REYNOLDS
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

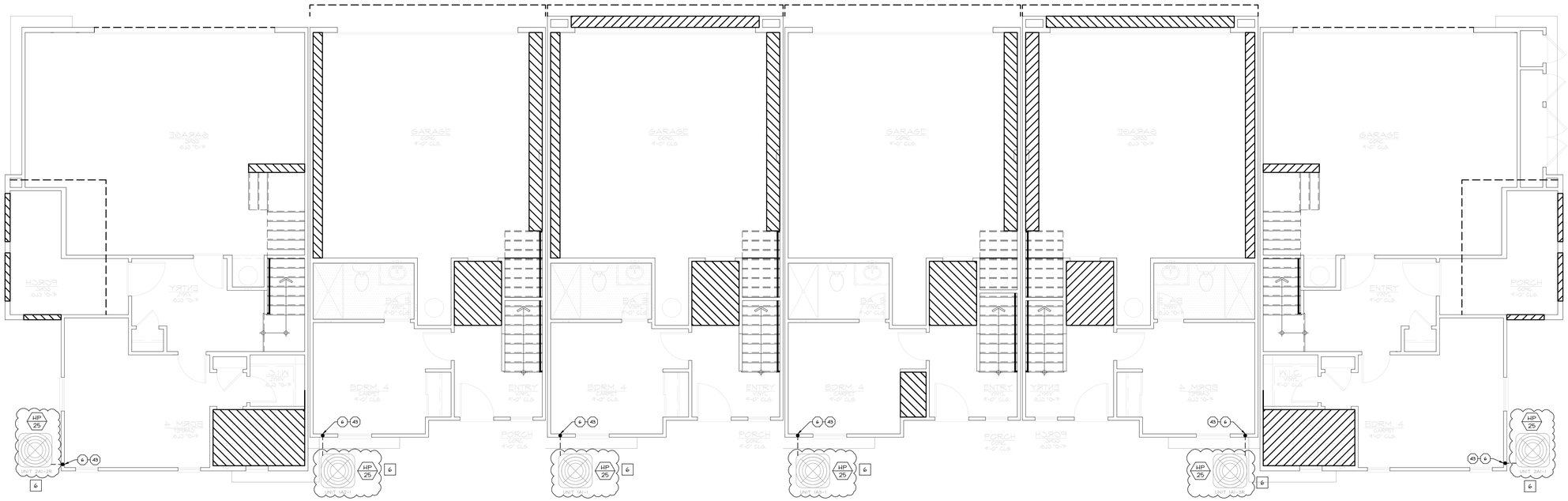
PLAN NUMBER: BLDG 2

SHEET TITLE:
LEVEL 1 PLAN
MECHANICAL
LAYOUT
ELEVATION B

SCALE: 3/16" = 1'-0"

SHEET NUMBER: M1.6

JOB NUMBER: H523368



BUILDING CONDENSER LOCATIONS
LEVEL 1 PLAN

TYPE 3A - 6 PLEX

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE M-N 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/M-D.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/M-N.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/M-N.1 FOR PROJECT DESIGN REQUIREMENTS.

OUTDOOR UNITS
HEAT PUMP (HP) LOCATED ON GROUND, ADJACENT TO EXTERIOR WALL OF UNIT. SEE DETAIL 100/M-D.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.2/M-N.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 M-N R6 INSULATION AT ALL DUCTS. SEE M-N.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE M-N.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE M-N.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/M-N.1 FOR FAN SPECIFICATIONS, SECTION 3.3/M-N.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/M-N.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

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
- D — D — D — RETURN DUCT (DROPPED CEILING)
- EXHAUST VENT/JUMP DUCT
- D — D — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- CEILING / XXxXX / XXX CFM / (XXX CFM) — WALL / XXxXX / XXX CFM / (XXX CFM) — SUPPLY GRILLE, SEE M-N.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE; XXX CFM = AIRFLOW (ALL ZONES OPERATING); (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- CEILING / XXxXX / WALL — RETURN GRILLE, SEE M-N.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXxXX = GRILLE SIZE
- CEILING / WALL — AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE M-N.1, SECTION 2.3
- EXHAUST FAN
- MOTORIZED / BAROMETRIC / MANUAL — DAMPERS, SEE M-N.1, SECTION 2.5
- THERMOSTAT, SEE M-N.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR; C=CARBON MONOXIDE DETECTOR; S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE / FROM BELOW / ABOVE/BELOW / WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP / DRYER VENT / ROUND RISER / OVAL RISER / WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS / TANKED — WATER HEATER, SEE M-N.1, SECTION 3.3
- A/A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

KEYNOTES

- 6 — BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
- 11A — THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/M-D.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE M-N.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES
- 12A — THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/M-D.1. SEE M-N.1, SECTION 3.3 FOR ~~SPECIFICATIONS AND ALTERNATES~~ 6
- 27 — LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER M-N.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION
- 31 — 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/M-D.1
- 32 — EXHAUST VENT FROM FLOOR BELOW. ROUTE TO ROOF, UNO
- 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
- 40A — TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.
- 42 — ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 355/M-D.1.
- 43 — TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.
- 43A — SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

FAN SCHEDULE [1]

TYPE	MAKE MODEL[2]	FAN TYPE	SONES	CFM[3]	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN QTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE M-N.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/M-N.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE [1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 150S	BROAN	B150E75NS	100	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/M-D.1 FOR ROUTING REQUIREMENTS

1. SEE M-N.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
HP 25	CARRIER GH5SAN430	7.8	15.2 12.5	208/230V 1PH-30A	200

6

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
FC 30	CARRIER FJ4DNXB36	N/A	1,200	208/230V 1PH-15A	150

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PUT IT ALL TOGETHER

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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV 2 & 4
Reviewed by: A.Stum
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

Structural
Mechanical
Electrical
Plumbing
toll free 800.8
www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER ROBERT D. REYNOLDS EXPIRES 09/30/24 #M18824 MECHANICAL STATE OF CALIFORNIA

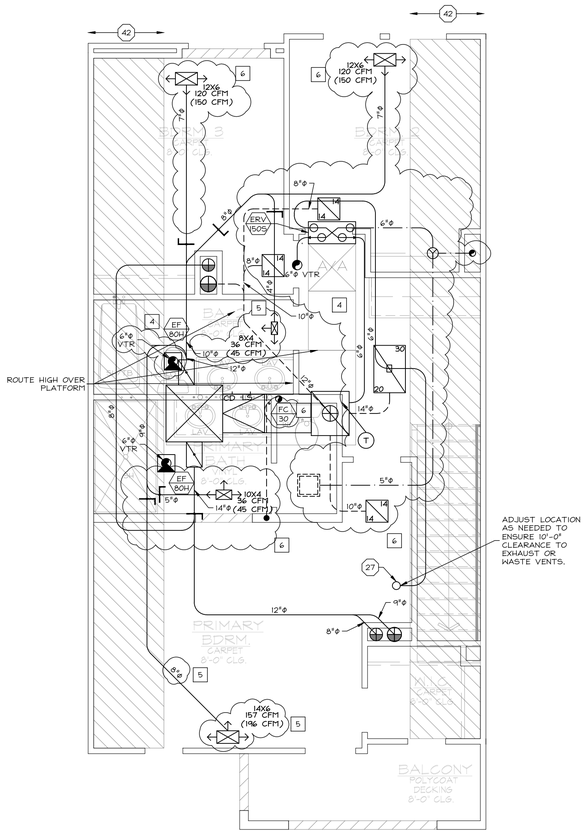
PLAN NUMBER: BLDG 3

SHEET TITLE: LEVEL 1 PLAN MECHANICAL LAYOUT ELEVATION A

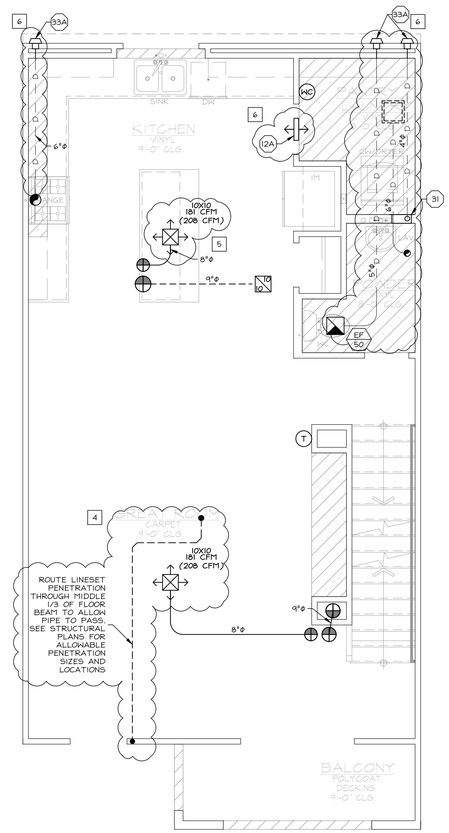
SCALE: 3/16" = 1'-0"

SHEET NUMBER: M1.7 4

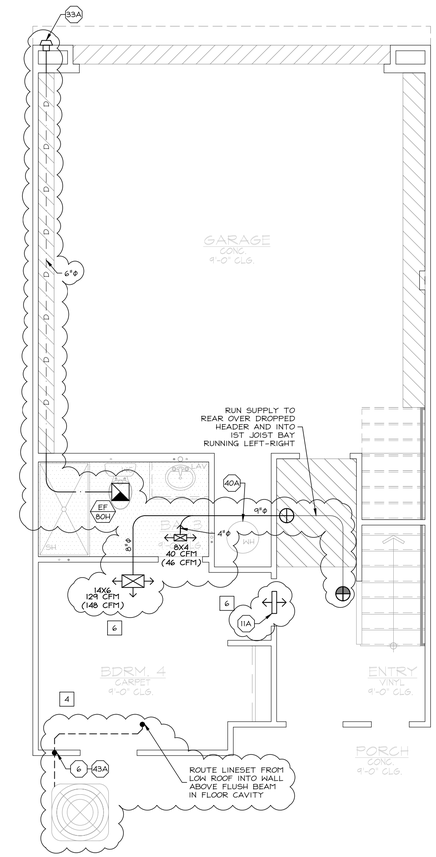
JOB NUMBER: H523368



LEVEL 3 PLAN — UNIT 1 (ALL VARIATIONS SIM)



LEVEL 2 PLAN — UNIT 1 (ALL VARIATIONS SIM)



LEVEL 1 PLAN — UNIT 1 (ALL VARIATIONS SIM)

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE MN 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 2.4MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/MN.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/MN.1 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.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 MIN R6 INSULATION AT ALL DUCTS. SEE MN.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE MN.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE MN.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/MN.1 FOR FAN SPECIFICATIONS, SECTION 3.3/MN.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/MN.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

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
- D — D — D — RETURN DUCT (DROPPED CEILING)
- EXHAUST VENT/JUMP DUCT
- D — D — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- CEILING / XXXXX / XXX CFM / (XXX CFM) — WALL / XXXXX / XXX CFM / (XXX CFM) — SUPPLY GRILLE, SEE MN.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXXXX = GRILLE SIZE; XXX CFM = AIRFLOW (ALL ZONES OPERATING); (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- CEILING / XX XX / XXXXX — WALL — RETURN GRILLE, SEE MN.1, SECTION 2.3. → = DIRECTION OF AIRFLOW; XXXXX = GRILLE SIZE
- CEILING / WALL — AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE MN.1, SECTION 2.3
- EXHAUST FAN
- MOTORIZED / BAROMETRIC / MANUAL — DAMPERS, SEE MN.1, SECTION 2.5
- T — THERMOSTAT, SEE MN.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR; C=CARBON MONOXIDE DETECTOR; S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE / FROM BELOW / ABOVE/BELOW / WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP / DRYER VENT / ROUND RISER / OVAL RISER / WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS / TANKED — WATER HEATER, SEE MN.1, SECTION 3.3
- ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

KEYNOTES

- 6 BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
- 11A THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE MN.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES
- 12A THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE MN.1, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES
- 27 LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER MN.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION
- 31 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1
- 32 EXHAUST VENT FROM FLOOR BELOW. ROUTE TO ROOF, UNO
- 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
- 40A TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.
- 42 ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 355/MD.1.
- 43 TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.
- 43A SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

FAN SCHEDULE [1]

TYPE	MAKE MODEL2	FAN TYPE	SONES	CFM[3]	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN QTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE MN.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/MN.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE [1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 150S	BROAN	B150ETSNS	100	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS

1. SEE MN.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
HP 25	CARRIER G4H5SAN430	7.8	15.2 12.5	208/230V 1PH-30A	200

6

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
FC 30	CARRIER FJ4DNB036	N/A	1,200	208/230V 1PH-15A	150

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee — WE PLEASE & PLEASED

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV2 & 4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

Structural
Mechanical
Electrical
Plumbing
toll free 800.8
www.harrisandsloan.com
2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878
harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FW REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER — ROBERT D. FERRO — EXPIRES 09/30/24 — #M18824 — MECHANICAL — STATE OF CALIFORNIA

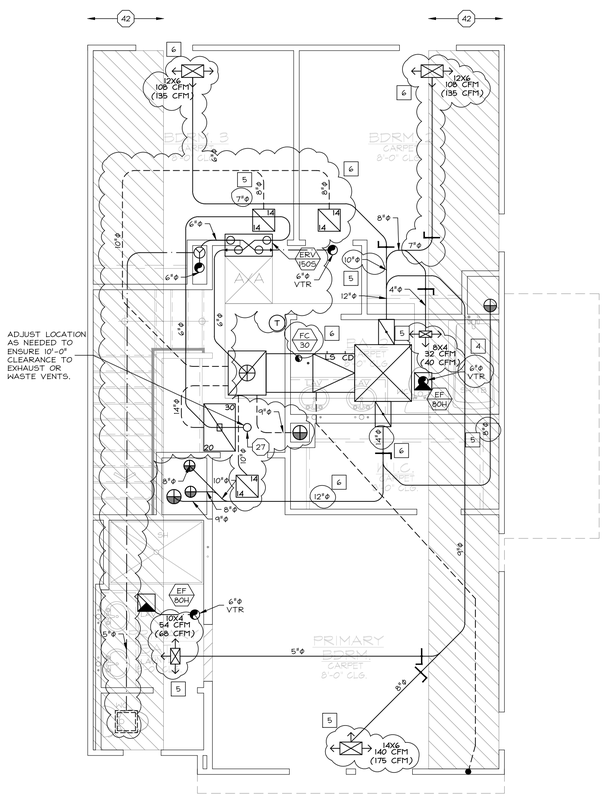
PLAN NUMBER: PLAN 1

SHEET TITLE: UNIT 1 MECHANICAL LAYOUT ELEVATION A (ELEV B SIM)

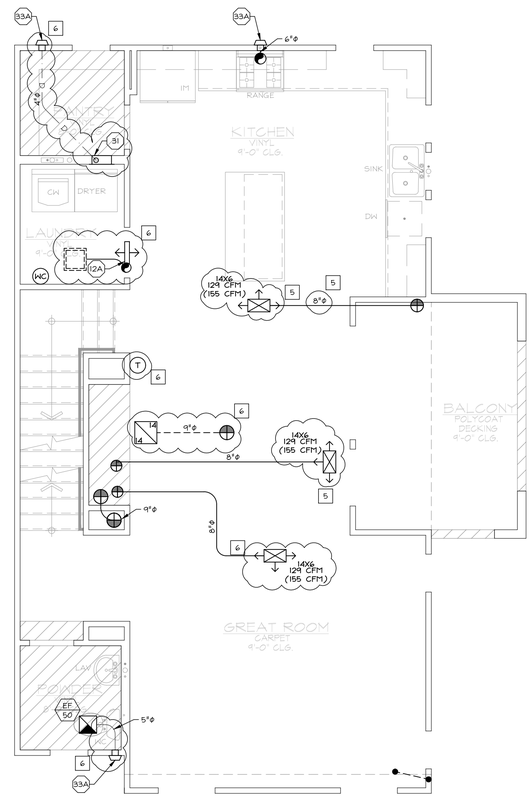
SCALE: 1/4" = 1'-0"

SHEET NUMBER: MU1.1

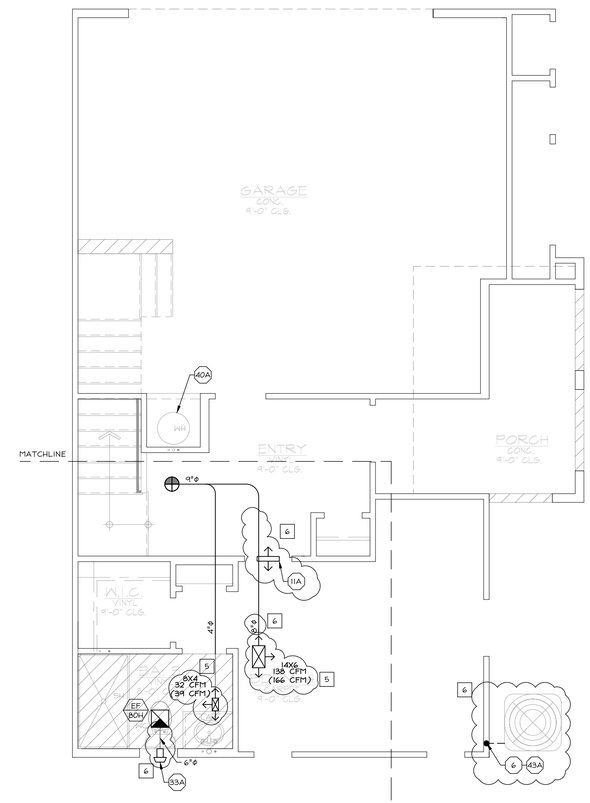
JOB NUMBER: HS23368



LEVEL 3 PLAN — UNIT 2 (ALL VARIATIONS SIM)



LEVEL 2 PLAN — UNIT 2 (ALL VARIATIONS SIM)



LEVEL 1 PLAN — UNIT 2 (ALL VARIATIONS SIM)

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE M 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 2.4/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/MN.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/MN.1 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.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 M1N R6 INSULATION AT ALL DUCTS. SEE M1N.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE M1N.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE M1N.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/M1N.1 FOR FAN SPECIFICATIONS, SECTION 3.3/M1N.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/M1N.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

SYMBOLS LEGEND

- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
- DENOTES DETAIL REFERENCE.
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- SUPPLY DUCT
- D — SUPPLY DUCT (DROPPED CEILING)
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- CONDENSER
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- THERMOSTAT, SEE M1N.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR; C=CARBON MONOXIDE DETECTOR; S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE / FROM BELOW / ABOVE/BELOW / WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP / DRYER VENT / ROUND RISER / OVAL RISER / WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS / TANKED — WATER HEATER, SEE M1N.1, SECTION 3.3
- ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

KEYNOTES

6. BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
11A. THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE M1N.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES
12A. THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE M1N.1, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES.
27. LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER M1N.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION
31. 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1
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33A. VENT THROUGH WALL FRAMING, DO NOT CUT STUDS. PROVIDE BLOCKING ABOVE & BELOW VENT AS REQUIRED PER ARCHITECTURAL OR STRUCTURAL PLANS
40A. TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.
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43. TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.
43A. SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

FAN SCHEDULE[1]

TYPE	MAKE MODEL2	FAN TYPE	SONE5	CFM3	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN QTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE M1N.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/MN.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE[1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 50/5	BROAN	B150ETSNS	100	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS

1. SEE M1N.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT HEIGHT (LBS.)
HP 25	CARRIER GHP55AN430	7.8	15.2 12.5	208/230V 1PH-30A	200

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS.)
FC 30	CARRIER FJ4DNXB36	N/A	1,200	208/230V 1PH-15A	150

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee — WE PLAY & WE LIVE

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 R02 & R03
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

Structural
Mechanical
Electrical
Plumbing
toll free 800.8
www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: **PROSPECT PARK**
SANTEE, CA 92071

CLIENT: **KB HOME - COASTAL**
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FN REVS	05-03-2024

STAMP: REGISTERED PROFESSIONAL ENGINEER — ROBERT D. FERRO — EXPIRES 09/30/24 — #M18824 — MECHANICAL — STATE OF CALIFORNIA

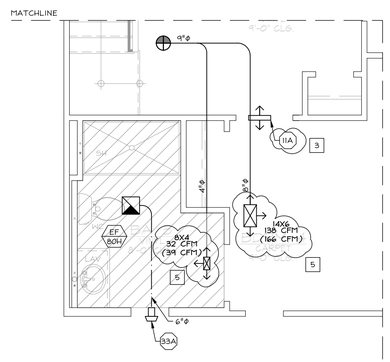
PLAN NUMBER: PLAN 2

SHEET TITLE: UNIT 2 MECHANICAL LAYOUT ELEVATION A (ELEV B SIM)

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

SHEET NUMBER: MU2.1

JOB NUMBER: H523368



LEVEL 1 PLAN — UNIT 2X (ALL VARIATIONS SIM)

KEYNOTES

- 6 BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
- 11A THROUGH-WALL AIR TRANSFER GRILLE, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE MN.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES
- 12A THROUGH-WALL AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE MN.1, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES. 6
- 27 LOCATE INTAKE DUCT TO MAINTAIN CLEARANCES PER MN.1, SECTION 3.2. FIELD VERIFY PRIOR TO CONSTRUCTION
- 31 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1
- 32 EXHAUST VENT FROM FLOOR BELOW. ROUTE TO ROOF, UNO
- 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
- 40A TANKED HEAT PUMP WATER HEATER, SEE PLUMBING DRAWINGS FOR SPEC. DUCTED VENTILATION NOT REQUIRED WITHIN AN OPEN GARAGE AREA PER MFG INSTALLATION INSTRUCTIONS.
- 42 ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 355/MD.1.
- 43 TOWNHOMES MAY NOT HAVE ANY REFRIGERANT LINES IN THE VOID CREATED BY THE 1-HOUR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINESET TO INDOOR HEAT PUMP AT UNIT.
- 43A SEE BUILDING PLANS FOR CONTINUATION OF LINESET TO OUTDOOR HEAT PUMP.

FAN SCHEDULE [1]

TYPE	MAKE MODEL 2	FAN TYPE	SONES	CFM [3]	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN AE80B	CEILING MOUNTED EXHAUST	0.7	60	24.7	12"x12"
EF 80H	BROAN QTXE110S	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE MN.1 SECTION 2.5 FOR SPECIFICATIONS, SEE DETAIL C/MN.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.
4. "H" WITHIN EXHAUST FAN SCHEDULE REPRESENTS HUMIDISTAT.

RECOVERY VENTILATION FAN SCHEDULE [1]

TYPE	MAKE	MODEL	CFM	COMMENTS
ERV 50S	BROAN	B150ETSNS	100	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS

1. SEE MN.1 FOR T24 CFM REQUIREMENTS.

HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS PH-MOCP	UNIT HEIGHT (LBS)
HP 25	CARRIER GHP55AN430	7.8	15.2 12.5	208/230V 1PH-30A	200

6

FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
FC 30	CARRIER FJ4DNXB36	N/A	1,200	208/230V 1PH-15A	150

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE MN 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/MN.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/MN.1 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.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 MIN R6 INSULATION AT ALL DUCTS. SEE MN.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE MN.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE MN.1 SECTION 1.4.

EXHAUST:
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. SEE ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

FOR OTHER EXHAUST FANS, SEE SECTION 2.5/MN.1 FOR FAN SPECIFICATIONS, SECTION 3.3/MN.1 FOR DUCT REQUIREMENTS, AND SECTION 3.1/MN.1 FOR GRILLE SPECIFICATIONS.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

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
- D — D — D — RETURN DUCT (DROPPED CEILING)
- EXHAUST VENT/JUMP DUCT
- D — D — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- CEILING / XXXXX / XXX CFM / (XXX CFM) — WALL / XXXXX / XXX CFM / (XXX CFM) — SUPPLY GRILLE, SEE MN.1, SECTION 2.3 → = DIRECTION OF AIRFLOW; XXXXX = GRILLE SIZE; XXX CFM = AIRFLOW (ALL ZONES OPERATING); (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- CEILING / XXXXX — WALL — RETURN GRILLE, SEE MN.1, SECTION 2.3 → = DIRECTION OF AIRFLOW; XXXXX = GRILLE SIZE
- CEILING / WALL — AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE MN.1, SECTION 2.3
- EXHAUST FAN
- MOTORIZED / BAROMETRIC / MANUAL — DAMPERS, SEE MN.1, SECTION 2.5
- T — THERMOSTAT, SEE MN.1, SECTION 2.6
- S — SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR; C=CARBON MONOXIDE DETECTOR; S/C=COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE / FROM BELOW / ABOVE/BELOW / WYE — SUPPLY/RETURN DUCT RISER
- WALL CAP / DRYER VENT / ROUND RISER / OVAL RISER / WYE — EXHAUST VENT RISERS & COMPONENTS
- TANKLESS / TANKED — WATER HEATER, SEE MN.1, SECTION 3.3
- A — A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee — EL MEJOR RIO EAST

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV 2 & 4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

Structural
Mechanical
Electrical
Plumbing

toll free 800.8[illegible]
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SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
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ISSUE DATE:	09-22-2023

REVISIONS:

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3	PLAN CHECK	11-27-2023
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5	CLIENT REV	03-22-2024
6	FM REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER — ROBERT D. FERRO — EXPIRES 09/30/24 — #M18824 — MECHANICAL — STATE OF CALIFORNIA

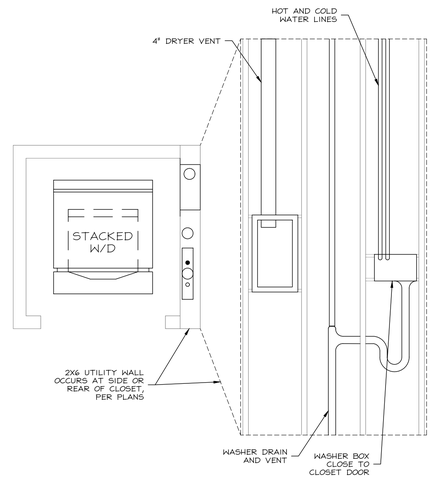
PLAN NUMBER: PLAN 2

SHEET TITLE: UNIT 2 MECHANICAL LAYOUT (ACCESSIBLE UNIT)

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

SHEET NUMBER: MU2X.1

JOB NUMBER: H523368



UMV-302-00

302 | UTILITY WALL - STACKING W/D IN LAUNDRY CLOSET

DVE50BG8300

7.5 cu. ft. Smart Electric Dryer with Steam Sanitize+ and Sensor Dry

SAMSUNG

Available Colors

- Brushed Black DVE50BG8300V
- Ivory DVE50BG8300E

Features

- Steam Sanitize+
- ENERGY STAR® Certified
- Flexible Installation
- Wi-Fi Connectivity[1]
- Sensor Dry
- 7.5 cu. ft. Ultra Capacity
- Vent Sensor
- Lint Filter Indicator
- Stainless Steel Drum
- Premium Tempered Glass Door
- Internal Drum Light
- Reversible Dryer Door
- Smart Care
- ADA Compliant[2]
- 21 Total Drying Cycles
- 10 Options
- 5 Temperature Settings
- 4-Way Venting

Convenience

- Child Lock
- Filter Check Indicator

Ratings

ENERGY STAR® Rated: 608 kWh/yr

Electrical Requirements

240 V / 60 Hz
30 Amps

Specifications

12 Preset Drying Cycles:
Refresh, Steam Sanitize+, Normal, Heavy Duty, Permanent Press, Activewear, Bedding, Delicates, Time Dry, Air Fluff, Quick Dry, Downloaded

9 Downloadable Drying Cycles:
Wrinkle Away, Eco Normal, Towels, Wool, Sanitize, Shirts, Denim, Low Temp, Rack Dry

10 Options:
Damp Alert, Wrinkle Prevent, Smart Control, Adjust Time (Up), Adjust Time (Down), Eco Dry, Alarm Off, Drum Light, Smart Care, Child Lock

5 Temperature Settings:
High, Medium High, Medium, Medium Low, Low

5 Dry Levels:
More Dry, Normal-More Dry, Normal Dry, Normal-Less Dry, Less Dry

Warranty
One (1) Year Parts and Labor

Product Dimensions & Weight (WxHxD)
Dimensions: 27" x 38 1/4" x 31 1/16"
Weight: 119 lbs

Shipping Dimensions & Weight (WxHxD)
Dimensions: 29 1/4" x 42 9/16" x 34 1/16"
Weight: 125.7 lbs

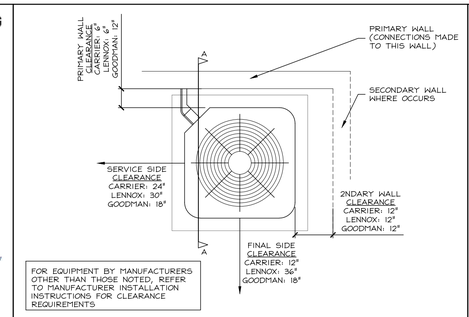
Electric Dryer	Model #	UPC Code
Brushed Black	DVE50BG8300V	887276660805
Ivory	DVE50BG8300E	887276660898
Gas Dryer		
Brushed Black	DVG50BG8300V	887276660899
Ivory	DVG50BG8300E	887276660882
Matching Washer		
Brushed Black	WF50BG8300AV	887276660912
Ivory	WF50BG8300AE	887276660905

Optional Accessories	Model #	UPC Code
Brushed Black Pedestal	WE402NV	887276310145
Ivory Pedestal	WE402NE	887276529073
Brushed Black Riser	WE272NV	887276197630
Stacking Kit	SKK-BK	887276344634
Vent Kit	DV-2A	887276146416

[1]Requires wireless network, Samsung account and Samsung SmartThings App. The Samsung SmartThings App supports Android OS 4.0 (ICS) or later which is optimized for Samsung smartphones (Galaxy S and Galaxy Note series). This app also supports iOS 7 or later for iPhone models. Samsung SmartThings App available in App Store and Play Store.
[2]ADA Compliant when using 27" wide dryer. (Dryer model codes: WE272NV, WE272NE, WF272NC)

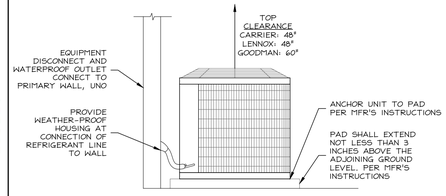
UMV-300-00

4 | 300 | DRYER VENT



FOR EQUIPMENT BY MANUFACTURERS OTHER THAN THOSE NOTED, REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS FOR CLEARANCE REQUIREMENTS

SCHEMATIC PLAN VIEW

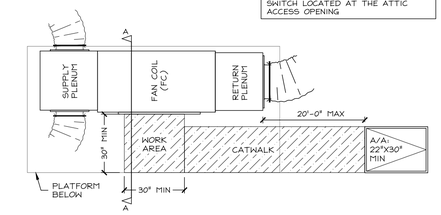


SECTION A-A

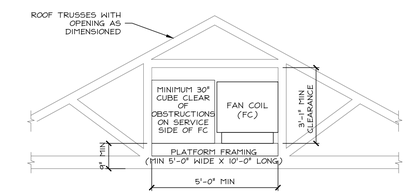
UMC-100-00

4 | 100 | CONDENSER / HEAT PUMP ON GROUND

PROVIDE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE NEAR FAN COIL (FC) CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS OPENING

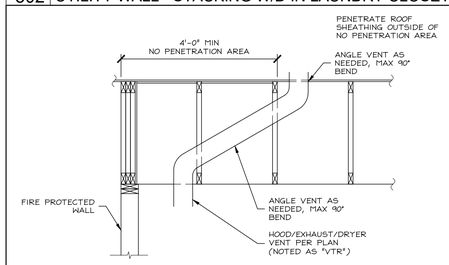


SCHEMATIC PLAN VIEW



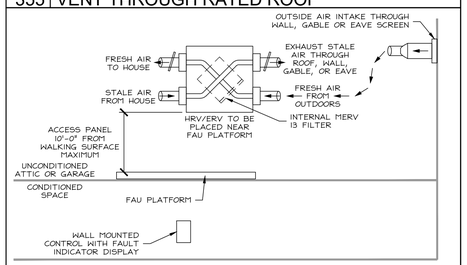
SECTION A-A

2 | HORIZONTAL AIR HANDLER - FC

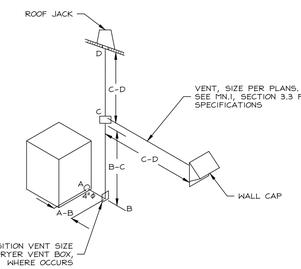


UMV-355-00

355 | VENT THROUGH RATED ROOF



370 | ERV W/ INTERNAL FILTERS (FID)



PLANNED LENGTHS

Unit Number	Vertical Length (ft)	Horizontal Length (ft)	#of smooth radius 90° bends	#of smooth radius 45° bends	Equivalent Vent Length (ft)
1	21	1	2	0	27
2	18	2	2	1	31.5

ALLOWABLE LENGTHS PER MANUFACTURE DUCTING REQUIREMENTS

Ducting requirements

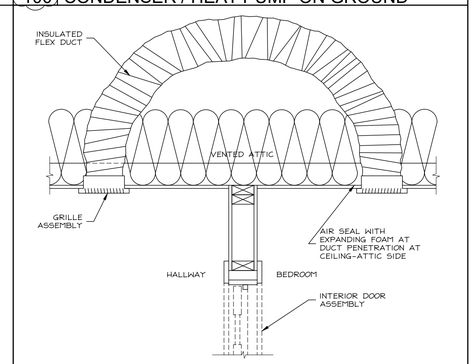
Weather hood type	Recommended	Use only for short-run installation
	4" (10.2 cm)	2.5" (6.4 cm)
No. of 90° elbows	**Rigid**	**Rigid**
0	80 ft. (24.4 m)	74 ft. (22.6 m)
1	68 ft. (20.7 m)	62 ft. (18.9 m)
2	57 ft. (17.4 m)	51 ft. (15.5 m)
3	47 ft. (14.3 m)	41 ft. (12.5 m)

NOTE

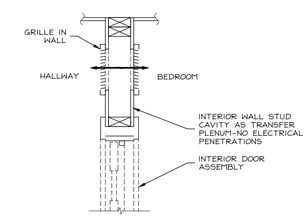
* Use a 4-inch (10.2 cm) diameter rigid aluminum or galvanized steel duct.

UMV-300-00

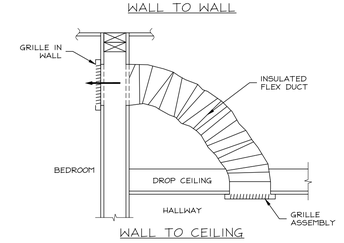
4 | 300 | DRYER VENT



CEILING TO CEILING



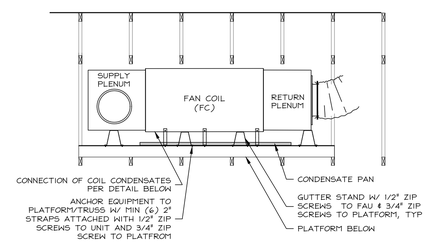
WALL TO WALL



WALL TO CEILING

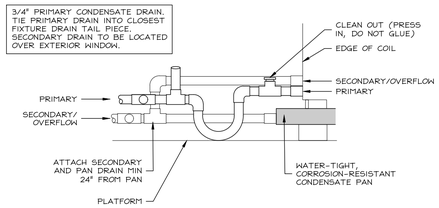
UMD-200-00

200 | AIR TRANSFER DETAIL



ELEVATION VIEW

3/4" PRIMARY CONDENSATE DRAIN. TIE PRIMARY DRAIN INTO CLOSEST FIXTURE DRAIN TAIL PIECE. SECONDARY DRAIN TO BE LOCATED OVER EXTERIOR WINDOW.



CONDENSATE CONNECTION DETAIL

UMF-002-00

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
BE PROUD & BLUE EAST

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

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV2&4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 2024

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PROJECT: **PROSPECT PARK**
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CLIENT: **KB HOME - COASTAL**
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. FENRO
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE:

MECHANICAL DETAILS

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

SHEET NUMBER:

MD.1

JOB NUMBER: H523368

STANDARD NOTES AND SPECIFICATIONS

1.5 ELECTRICAL NOTES (CONTINUED)

MECHANICAL EQUIPMENT:

A. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR AND APPLIANCE INSTALLER, PRIOR TO ROUGH-IN, TO VERIFY BREAKER AND WIRE SIZE FOR RESPECTIVE EQUIPMENT. ELECTRICAL CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO SATISFY CECREQUIREMENTS.

B. PROVIDE WEATHER PROOF GFCI SERVICE RECEPTACLE WITHIN 25' (CEC 210.63) OF ALL EXTERIOR HVAC EQUIPMENT. FOR EQUIPMENT LOCATED IN AN ATTIC, PROVIDE RECEPTACLE AND A HIGH EFFICACY LIGHTING FIXTURE AT OR NEAR THE EQUIPMENT AND CONTROLLED BY VACANC SENSOR SWITCH LOCATED AT THE REQUIRED PASSAGEWAY OPENING. COORDINATE LOCATIONS WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.

C. PROVIDE ROOF JACKS FOR POWER AND 3/4" CONTROL CONDUIT TO ROOF MOUNTED HVAC EQUIPMENT. ALL CONDUIT PENETRATIONS SHALL BE LOCATED NEAR THE EQUIPMENT. POWER CONDUIT SHALL BE ROUTED TO THE DESIGNATED PANEL. CONTROL CONDUIT SHALL BE ROUTED TO THE MECHANICAL UNIT CONTROL MODULE/THERMOSTAT. COORDINATE POWER AND CONTROL WIRING AND EQUIPMENT LOCATIONS WITH MECHANICAL CONTRACTOR.

D. CONTRACTOR SHALL NOT RUN CONDUIT ALONG THE ROOF. CONDUIT WITH PIPE GUARDS SHALL BE USED AT CLIENTS DISCRETION.

E. ALL CONNECTIONS TO HVAC EQUIPMENT SHALL BE MADE WITH COPPER CONDUCTORS ONLY. SIZE CONDUCTORS PER UNIT NAMEPLATE SPECIFICATIONS, CONDUCTOR SIZE SHALL NOT BE BELOW CODE MINIMUM.

F. PROVIDE FUSED DISCONNECT WITH BUSSMAN CLASS RK5 DUAL ELEMENT CURRENT LIMITING FUSES FOR ALL MECHANICAL EQUIPMENT, SIZE AS REQUIRED PER NAMEPLATE SPECIFICATIONS. ALL DISCONNECTS LOCATED OUTDOORS SHALL BE NEMA 3R. CONTRACTOR SHALL PROVIDE UNISTRUT SUPPORT AS NEEDED TO MOUNT DISCONNECTS WITH SUFFICIENT WORKING CLEARANCE.

G. PROVIDE MOTOR RATED SWITCH WITH THERMAL OVERLOADS FOR ALL MECHANICAL EQUIPMENT RATED AT 120V ONLY. SIZE PER MANUFACTURERS NAMEPLATE.

H. LIQUID-TIGHT FLEXIBLE CONDUIT IS ACCEPTABLE FOR FINAL MOTOR TERMINATIONS IN LENGTHS NOT TO EXCEED 6'.

I. BREAKERS SERVING MECHANICAL AND HEATING EQUIPMENT SHALL BE LABELED AS "HACR".

1.5 ELECTRICAL EQUIPMENT

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. PROVIDE ALL SERVICE EQUIPMENT RATED EQUAL OR GREATER THAN THE AVAILABLE FAULT CURRENT AT THE LINE TERMINALS OF THE EQUIPMENT.

B. ARC-FLASH WARNING LABEL SHALL BE FIELD MARKED (IN OTHER THAN DWELLING UNITS) ON ALL SWITCHBOARDS, SWITCHGEAR, PANELS, AND METER SOCKETS VISIBLE AND LEGIBLY, WARNING QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS, IN COMPLIANCE WITH CEC REQUIREMENTS.

C. DEPTH OF WORKING SPACE FOR ELECTRICAL EQUIPMENT SHALL BE A MINIMUM OF 36". WHERE NOMINAL VOLTAGE TO GROUND EXCEEDS 150V, CONTRACTOR SHALL MAINTAIN CLEARANCE PER CONDITIONS NOTED IN CEC 110.26(A)(1).

D. WIDTH OF WORKING SPACE FOR ELECTRICAL EQUIPMENT SHALL BE A MINIMUM OF 30", PER CEC 110.26(A)(2). WHERE WIDTH OF EQUIPMENT IS LARGER THAN 30", WIDTH OF WORKING SPACE SHALL BE THE WIDTH OF THE EQUIPMENT.

E. HEIGHT OF WORKING SPACE FOR ELECTRICAL EQUIPMENT SHALL BE A MINIMUM OF 6'-6" FROM FINISH FLOOR OR THE HEIGHT OF THE EQUIPMENT, WHICHEVER IS GREATER, PER CEC 110.26(A)(3).

F. DEDICATED ELECTRICAL SPACE FOR ELECTRICAL EQUIPMENT SHALL BE EQUAL TO THE WIDTH AND DEPTH OF THE EQUIPMENT AND EXTEND FROM FLOOR TO 6' ABOVE THE EQUIPMENT OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER. THERE SHALL BE NO FOREIGN OBJECTS INSTALLED WITHIN THIS SPACE.

G. FOR SERVICE EQUIPMENT RATED 1200A OR MORE, PROVIDE ENERGY REDUCTION MAINTENANCE SWITCH FOR MAIN BREAKER TO COMPLY WITH ARC FLASH REDUCTION REQUIREMENT. OTHER MEANS OF ARC FLASH REDUCTION NOTED IN CEC SHALL BE ALLOWED WITH APPROVAL FROM ENGINEER OF RECORD.

H. ALL EQUIPMENT SHALL BE UL LISTED AND BEAR THE UL LABEL OR LISTED/CERTIFIED BY NRTL.

I. MAIN BREAKER SHALL BE PERMANENTLY MARKED AS MAIN (SERVICE DISCONNECT) FOR SERVICE SHUT-OFF. IF AN ADDITIONAL SERVICE IS AVAILABLE IN A BUILDING OR STRUCTURE, EQUIPMENT SHALL HAVE AN ADDITIONAL LABEL WITH LOCATION OF OTHER SERVICE.

J. EQUIPMENT INSTALLED OUTDOORS OR IN A DAMP ENVIRONMENT SHALL BE NEMA 3R.

K. ALL EQUIPMENT SHALL HAVE A LEVELED STANDING WORK SURFACE CONSTRUCTED OF CONCRETE, ASPHALT, ETC. SAND OR GRASS SHALL NOT BE CONSIDERED A LEVELED SURFACE UNLESS APPROVED BY AHJ. WORKING SURFACE SHALL COMPLY WITH CODE AND UTILITY REQUIREMENTS.

L. EQUIPMENT ENCLOSURES SHALL NOT BE USED AS A WIREWAY TO ROUTE CONDUCTORS. CONTRACTOR SHALL PROVIDE A SEPARATE WIRE GUTTER OR SPLICE BOX WHERE REQUIRED.

M. SERVICE EQUIPMENT SHALL MEET ALL EUSERC REQUIREMENTS AS DIRECTED BY THE LOCAL UTILITY.

N. LARGE STANDING EQUIPMENT SUCH AS SWITCHBOARDS SHALL BE SEISMICALLY SUPPORTED. CONTRACTOR SHALL PROVIDE ANCHORING TO FLOOR OR STRUCTURE PER MANUFACTURER AND BUILDING CODE GUIDELINES.

O. ALL ELECTRICAL EQUIPMENT COMPONENTS SHALL BE DUAL RATED FOR CU/AL CONDUCTORS.

P. ALL TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE CELSIUS CONDUCTORS.

Q. ALL BUSSING SHALL BE COPPER WITH SILVER PLATING. HORIZONTAL AND VERTICAL BUSSING SHALL BE RATED FOR FULL CAPACITY UNLESS APPROVED OTHERWISE.

R. SERVICE ENTRANCE EQUIPMENT SHALL BE SERVICE ENTRANCE RATED.

DWELLING PANELS AND CIRCUITS:

A. ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPERE BRANCH CIRCUITS THAT SUPPLY OUTLETS OR DEVICES INSTALLED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, DENS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR SHALL BE PROTECTED BY ANY MEANS OF ARC-FAULT CIRCUIT INTERRUPTER (AFCI) DESCRIBED IN CEC SECTION 210.12(A)(1) THROUGH (6).

B. ALL 125V AND 250V LESS THAN 50A/1PH RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, CRAWL SPACES, BASEMENTS, KITCHENS (SERVICING COUNTER SPACE), 6' WITHIN A SINK/SHOWER/TUB, BOATHOUSES, LAUNDRY AREAS AND INDOOR DAMP/WET LOCATIONS SHALL BE GFCI.

C. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDANCE WITH UL 325, CBC 406.2.1 AND HEALTH AND SAFETY CODE SECTIONS 19890 AND 19892. EACH GARAGE SHALL HAVE BATTERY BACKUP FOR OPERATION DURING AN OUTAGE.

D. AN OUTLET INSTALLED FOR THE PURPOSE OF CHARGING ELECTRIC VEHICLES SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT. THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS. (CEC 625.40)

E. PROVIDE ALL AIR HANDLING EQUIPMENT WITH INDIVIDUAL BRANCH CIRCUITS (CEC 422.12).

F. EACH BATH OR POWDER ROOM SHALL RECEIVE A DEDICATED 20A CIRCUIT TO ONLY SUPPLY LOADS WITHIN THE BATH OR POWDER ROOM. LOADS SHALL INCLUDE GFCI RECEPTACLE, LIGHTS, EXHAUSTS, ETC. CIRCUIT SHALL NOT EXTEND TO OTHER ROOMS OR BATHROOMS. ALTERNATE APPROACH FOR CIRCUITING ONLY GFCI RECEPTACLES WITHIN MULTIPLE BATHROOMS SHALL BE APPROVED BY ENGINEER.

G. TWO 20A SMALL-APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL WALL AND COUNTERTOP RECEPTACLES IN THE KITCHEN AND DINING ROOM (WHERE APPLICABLE) UNLESS EQUIPMENT REQUIRES A DEDICATED CIRCUIT.

H. ALL OUTLETS LOCATED IN A DWELLING GARAGE SHALL BE FED BY A SINGLE CIRCUIT. EQUIPMENT REQUIRING A DEDICATED CIRCUIT (EX. EV CHARGER, WATER HEATER, ETC) SHALL NOT BE SUPPLIED FROM THE SAME CIRCUIT.

I. LAUNDRY CIRCUIT SHALL NOT SUPPLY ANY OUTLETS OUTSIDE OF THE LAUNDRY SPACE.

J. ALL 125V AND 250V, 15 & 20 AMPERE RECEPTACLE OUTLETS RECEPTACLES INSTALLED IN THE AREAS DESCRIBED IN CEC SECTION 406.12(1) THROUGH (8) SHALL BE TAMPER-RESISTANT.

K. EACH ATTACHED OR DETACHED GARAGE WITH POWER SHALL HAVE AT LEAST ONE RECEPTACLE PER GARAGE BAY.

L. ACCESSIBLE ATTIC SPACES WITH HVAC EQUIPMENT SHALL HAVE A GFCI SERVICE RECEPTACLE AND LIGHT WITH SWITCH LOCATED NEAR THE ENTRY POINT.

M. THE BRANCH CIRCUIT SUPPLYING THE FIRE ALARM EQUIPMENT SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM CONTROL UNIT. THE CIRCUIT DISCONNECTING MEANS SHALL HAVE RED IDENTIFICATION, SHALL BE ACCESSIBLE ONLY TO QUALIFIED PERSONNEL AND SHALL BE IDENTIFIED AS FIRE ALARM CIRCUIT PER CEC 760.41(B).

N. THERE SHALL BE NO OUTLETS WITHIN 3' OF A SHOWER OR TUB WITHIN BATHROOMS.

O. KITCHEN ISLAND RECEPTACLES SHALL COMPLY WITH CEC 210.52(C)(2)(A).

P. AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR IN BATHROOMS, GARAGES, LAUNDRY ROOMS, WALK IN CLOSETS, AND UTILITY ROOMS. BATHROOMS WILL SEPARATE WATER CLOSET SHALL HAVE SEPARATE VACANCY SWITCH.

Q. WHERE RANGE, DRYER, WATER HEATER, OR FURNACE ARE GAS, PROVIDE A SEPARATE 240V CIRCUIT FROM MAIN PANEL AS PRE-WIRE FOR FUTURE USE FOR EACH GAS APPLIANCE. CIRCUITS SHALL BE RATED FOR AMPACITY NOTED BELOW. ALL FUTURE CIRCUITS SHALL BE CLEARLY LABELED IN PANEL. THE FUTURE 240V CIRCUIT SHALL BE TERMINATED AT THE APPLIANCE IN A JUNCTION BOX WITH BLANK COVER PLATE AND CLEARLY LABELED AS FUTURE USE.

RANGE - 50 A MINIMUM
DRYER - 30 A MINIMUM
WATER HEATER - 30A MINIMUM
FURNACE - 30A MINIMUM

R. EACH PRIVATE GARAGE PER DWELLING SHALL HAVE AT LEAST ONE 40A RATED EV CHARGER OR PRE-WIRING FOR FUTURE 40A MINIMUM. WHERE EV CHARGER IS FUTURE, PANEL DIRECTORY BREAKER SPACE AND RACEWAY TERMINATION POINT PERMANENTLY AND VISIBLY MARKED AS EV CAPABLE. MINIMUM 1" RACEWAY OR 40A RATED CABLE SHALL BE PROVIDED FROM MAIN SERVICE PANEL TO JUNCTION BOX IN CLOSE PROXIMITY OF THE EV SPACE. RACEWAY/CABLE SHALL BE CONTINUOUS AND CONCEALED IN WALLS.

T. ALL DWELLING UNITS SHALL HAVE A TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE (SPD).

FIXTURES:

A. INSTALL SWITCHES, RECEPTACLES, ETC. AT FOLLOWING HEIGHTS (UNLESS OTHERWISE NOTED) MEASURED TO CENTER OF JUNCTION BOX:

OUTLETS, PHONE TELEVISION	+18" AFF
OUTLETS ABOVE BATH COUNTERTOP	+40" AFF
OUTLETS ABOVE FIXED CABINETRY	+44" AFF
OUTLETS ON FIXED CABINETRY	+32" AFF
SWITCHES	+46" AFF
THERMOSTAT/ALARM KEYPAD	+58" AFF
DOORBELL CHIME	+84" AFF

RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN FACE UP POSITION ON A WORK SURFACE. WHERE REQUIRED MOUNTING FOR ACCESSIBLE DEVICES SHALL NOT EXCEED 48" TO TOP OF DEVICE AND SHALL NOT BE LOWER THAN 15' FROM BOTTOM OF DEVICE.

B. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A OR CERTIFIED TO THE COMMISSION AS COMPLYING WITH REFERENCE JOINT APPENDIX 8. (BEES 150.0(K)(1)(A)) SCREW BASED LUMINARES SHALL COMPLY WITH SECTION 150.0(K)(1)(G).

C. FIXTURES, LAMP HOLDERS AND RECEPTACLES OUTLETS SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6 POUNDS OR EXCEEDS 16 INCHES IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER PER CEC ART. 410.30(A) OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING (PADDLE) FANS CEC ART. 314.27(A) & (D).

D. ALL RECESSED CAN LIGHTS SHALL BE IC RATED AND AIR TIGHT.

E. ALL FAN RATED JUNCTION BOXES SHALL BE CLEARLY LABELED FOR INSTALLATION TYPE. THE MINIMUM WEIGHT SHALL BE 70LBS.

SMOKE & CARBON MONOXIDE ALARMS:

A. PROVIDE INTERCONNECTED SMOKE ALARMS WITHIN AND OUTSIDE EACH SLEEPING AREA, AND ON EACH LEVEL, WITH POWER IN COMPLIANCE WITH CBC 2022. DO NOT LOCATE WITHIN 36" OF AN OPENING INTO A BATHROOM THAT INCLUDES A TUB/SHOWER. SMOKE ALARM MANUFACTURER AND MODEL NUMBER MUST BE APPROVED BY STATE FIRE MARSHALL.

B. PROVIDE INTERCONNECTED CARBON MONOXIDE ALARMS OUTSIDE EACH SLEEPING AREA AND ON EACH LEVEL, WITH POWER PROVIDED IN COMPLIANCE WITH CBC 2022. ALARMS SHALL BE LISTED UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 2075. CARBON MONOXIDE ALARMS MUST BE APPROVED BY STATE FIRE MARSHALL.

C. SMOKE AND CARBON MONOXIDE ALARMS REQUIRE MINIMUM 36" CLEARANCE FROM ALL AIRFLOW REGISTERS, FANS AND OPENINGS INTO A BATHROOM WITH TUB/SHOWER. COORDINATE WITH ARCHITECTURAL PLANS AND VERIFY FIELD LOCATION FOR MECHANICAL CONFLICTS.

D. FIRE ALARM SYSTEM SHALL BE HARDWIRED WITH BATTERY BACKUP, FIRE DESIGN COMPLETED BY OTHERS.

E. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LOCATED AT LEAST 20' FROM COOKING EQUIPMENT. WHERE DISTANCE IS NOT FEASIBLE, PROVIDE SPECIAL ALARMS SUITABLE FOR LOCATION. FINAL SPECIFICATIONS AND LOCATIONS BY FIRE DESIGNER.

F. PROVIDE HEAT DETECTION SENSOR WHERE BATTERIES ARE INSTALLED.

1.1 DESIGN CRITERIA

1. GENERAL PROJECT INFORMATION:

1.1. PROJECT SHALL CONFORM TO THE 2022 CEC ,2022 CEnC ,2022 CGBC REFERENCED STANDARDS, AND APPLICABLE LOCAL BUILDING DEPARTMENT STANDARDS.

1.2. DESIGN CRITERIA ARE AS FOLLOWS:

DESIGN VALUES	
SITE POWER	3-PHASE 120/208V,3Φ,4W
SERVING UTILITY	SDGAE
DRY UTILITY DESIGN	TBD

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.

1.2. THIS IS A "BUILDER'S SET" PRODUCED SOLELY FOR USE BY A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR.

1.3. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT EXTENSIVELY DETAILED NOR ARE COMPLETE SPECIFICATIONS PROVIDED. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SAME OR SIMILAR CONSTRUCTION SHOWN ELSEWHERE WITHIN THE PLAN SET. FOR ITEMS, METHODS AND/OR MATERIALS NOT SPECIFIED WITHIN THE SET, THE MIN REQUIREMENT OF THE APPLICABLE CODE SHALL GOVERN.

1.4. THE ENGINEER PROVIDES NO WARRANTY OR GUARANTEE ON THE FINAL PROJECT, NOR DUTY TO ANY PERSON OR ENTITY BEYOND THE AFOREMENTIONED LIMITED INFORMATION OF THESE PLANS.

2. CONTRACTOR REQUIREMENTS:

2.1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTION STANDARDS FOR THIS PROJECT. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.

2.2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, ETC.

2.3. ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS AND DETAILS NOT SPECIFICALLY PROVIDED IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY VERIFY AND INSTALL.

2.4. CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT, UNTIL CONFLICT IS RESOLVED BY THE AFFECTED PARTIES.

2.5. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ELECTRICAL ENGINEER.

2.6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER OR ARCHITECT FOR ANY REQUIRED DIMENSIONS NOT SHOWN. DRAWINGS & DETAILS WITHIN THIS SET SHALL NOT BE SCALED FOR ANY PURPOSE.

2.7. THE GENERAL CONTRACTOR IS SUB-CONTRACTORS MUST SUBMIT IN WRITING ANY REQUESTS FOR MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS THAT ARE SUBMITTED TO THE ENGINEER OF RECORD FOR ITS REVIEW DO NOT CONSTITUTE "IN WRITING". CHANGES TO THE PLANS AND SPECIFICATIONS BY MEANS OF SHOP DRAWINGS BECOME THE RESPONSIBILITY OF THE PERSON INITIATING SUCH CHANGES.

1.3 TYPICAL ABBREVIATIONS

ADA	AMERICAN DISABILITIES ACT	FWE	FURNISHED WITH EQUIPMENT	N/A	NOT APPLICABLE
AF	AMP FRAME	G/GRD	GROUND	NC	NORMALLY CLOSED
AFF	ABOVE FINISHED FLOOR	GEN	GENERATOR	NEC	NATIONAL ELECTRIC CODE
AHU	AIR HANDLING UNIT	GFCI/GFI	GROUND FAULT CIRCUIT INTERRUPTER	NF	NON-FUSED
AIC	AMPERE INTERRUPTING CURRENT	GFP	GROUND FAULT PROTECTION	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
AL	ALUMINUM	HACR	HEATING, AIR CONDITIONING & REFRIGERATION TYPE	NO	NORMALLY OPEN
AP	ACCESS PANEL			NTS	NOT TO SCALE
AFCI	ARC FAULT INTERRUPTER			OCPD	OVERCURRENT PROTECTION DEVICE
AS/AF	AMP SWITCH, AMP FUSE	HD	HEAVY DUTY	OS	OCCUPANCY SENSOR
AMP A	AMPERE	HH	HANDHOLE	P	POLE
ARCH	ARCHITECTURAL	HOA	HAND-OFF-AUTO	PB	PULL BOX
AT	AMP TRIP	HP	HORSE POWER	PC	PHOTOCELL
ATS	AUTOMATIC TRANSFER SWITCH	HPS	HIGH PRESSURE SODIUM	PH/Φ	PHASE
AUX	AUXILIARY	HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	PNL	PANEL
AWG	AMERICAN WIRE GAUGE			PWR	POWER
BATT	BATTERIES	HZ	HERTZ	REC	RECEPTACLE
BD	BUS DUCT	IG	ISOLATED GROUND	REF	REFRIGERATOR
BKR	BREAKER	JB/J-BOX	JUNCTION BOX	REQD	REQUIRED
BLDG	BUILDING			RPM	REVOLUTIONS PER MINUTE
BP	BUILDING PANEL	KCMIL	KIL-CIRCULAR MILS	SE	SERVICE ENTRANCE
C	CONDUIT	KV	KILOVOLT	SH	SHIELDED
CB	CIRCUIT BREAKER	KVA	KILOVOLT-AMPERES (APPARENT POWER)	SP	SUMP PUMP
CCT	CIRCUIT			SPEC	SPECIFICATION
CCTV	CLOSED CIRCUIT TELEVISION	KVAR	KILOVOLT-AMPERES REACTANCE (REACTIVE POWER)	SPD	SURGE PROTECTION DEVICE
CEC	CALIFORNIA ELECTRIC CODE			ST	SHUNT TRIP
CLG	CEILING	KW	KILOWATT (REAL POWER)	SW	SWITCH
CP	CONTROL PANEL	KWH	KILOWATT HOUR	SWBD	SWITCHBOARD
CKT	CIRCUIT	LCP	LIGHTING CONTROL PANEL	SWGR	SWITCHGEAR
CU	COPPER	LPS	LOW PRESSURE SODIUM	SYM	SYMETRICAL
Δ	DELTA CONNECTED	LSIG	LONG, SHORT, INSTANTANEOUS, GROUND	SYS	SYSTEM
DC	DIRECT CURRENT			TELCOM	TELECOMMUNICATIONS
DEG	DEGREE	LTG	LIGHTING	TP	TAMPER PROOF
DIST	DISTRIBUTION	LV	LOW VOLTAGE	TV	TELEVISION
DPDT	DOUBLE POLE, DOUBLE THROW	M/DM	UTILITY METER OR DIGITIAL METER	TYP	TYPICAL
DWG	DRAWING			U/G	UNDERGROUND
DWH	DISH WASHER	MAX	MAXIMUM	UL	UNDERWRITER'S LABORATORY
(E)	EXISTING	MCA	MINIMUM CIRCUIT AMPACITY	UON	UNLESS OTHERWISE NOTED
EC	ELECTRICAL CONTRACTOR			UPS	UNINTERRUPTIBLE POWER SUPPLY
EF	EXHAUST FAN	MCB	MAIN CIRCUIT BREAKER		
EG	EQUIPMENT GROUND	MCC	MOTOR CONTROL CENTER		
ELEC	ELECTRICAL	MCP	MOTOR CIRCUIT PROTECTOR		
ELEV	ELEVATOR	MECH	MECHANICAL		
ED	ELECTRICALLY OPERATED	MH	MAN HOLE OR METAL HALIDE	UTIL	UTILITY
EP	EXPLOSION PROOF	MIN	MINIMUM	V	VOLT
EPO	EMERGENCY POWER OFF	MLO	MAIN LUGS ONLY	VA	VOLT AMPERE
EQ	EQUIPMENT	MO	MANUALLY OPERATED	VD	VOLTAGE DROP
F	FUSIBLE	MOCP	MAXIMUM OVERCURRENT CIRCUIT PROTECTION	VFD	VARIABLE FREQUENCY DRIVE
(F)	FUTURE			VS	VACANCY SENSOR
FACP	FIRE ALARM CONTROL PANEL			V/Φ/HZ	VOLTS/PHASE/HERTZ
FBO	FURNISHED BY OTHERS	MS	MOTION SENSOR	W	WATT OR WIRE
FDR	FEEDER	MTS	MANUAL TRANSFER SWITCH	WAP	WIRELESS ACCESS POINT
FLA	FULL LOAD AMPS	MV	MEDIUM VOLTAGE	WP	WEATHER PROOF
FSD	FIRE SMOKE DAMPER	MW	MICROWAVE	XFMR	TRANSFORMER (DELTA/WYE)
FVNR	FULL VOLTAGE NON REVERSING	N	NEUTRAL	XFR	TRANSFER
FVR	FULL VOLTAGE REVERSING	(N)	NEW	Y	WYE CONNECTED

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.

B. COORDINATE ALL WORK WITH OTHER TRADES TO PROVIDE A COMPLETE INSTALLATION. CONNECT ALL EQUIPMENT FURNISHED BY OTHERS AS REQUIRED. INSTALL ALL WORK TO CLEAR ARCHITECTURAL AND STRUCTURAL MEMBERS.

C. LAYOUTS ARE A DIAGRAMMATIC REPRESENTATION OF FIXTURE, SWITCHING AND EQUIPMENT LOCATIONS IN COMPLIANCE WITH CODE REQUIREMENTS. ACTUAL INSTALLATION MAY VARY DUE TO AS-BUILT CONDITIONS AND FIELD COORDINATION BETWEEN ALL DISCIPLINE CONTRACTORS AS REQUIRED.

D. THIS PROJECT WILL BE SOLAR STANDARD AND IS ACCOUNTED FOR IN ELECTRICAL DESIGN. REFER TO SOLAR PLANS (BY OTHERS) AND COORDINATE TO VERIFY SOLAR REQUIREMENTS PRIOR TO INSTALLATION.

E. WHEN SOLAR IS PROVIDED, SOLAR PANELS TO BE WIRED TO EACH UNIT, SEE UNIT SHEETS OR UTILITY/ELECTRICAL LAYOUTS IN ARCHITECTURAL PLANS FOR UNIT SUB-PANEL LOCATION. SOLAR POWER INVERTER TO BE LOCATED AT SOLAR PANELS OR ADJACENT TO THE UNIT SUB-PANEL. REFER TO SOLAR PLANS (BY OTHERS) FOR SPECIFICATIONS.

F. SQUARE FOOTAGE INDICATED IN THE LOAD/FEEDER CALCULATIONS REFLECT THE WORST-CASE (LARGEST) SQUARE FOOTAGE WHEN THERE ARE VARIATIONS DUE TO ELEVATION STYLE OR UNIT TYPE.

G. REFER TO DRY UTILITY PLANS FOR ON-SITE CIRCUIT AND ROUTING/TRENCH INFORMATION TO SITE FEATURES.

H. WHERE EQUIPMENT IS RATED FOR 800A OR MORE WITHIN A ROOM, PERSONNEL DOORS INTENDED FOR ENTRANCE/EGRESS WITHIN 25' OF THE NEAREST EDGE OF THE WORKING SPACE SHALL OPEN IN THE DIRECTION OF EGRESS AND SHALL BE EQUIPPED WITH LISTED PANIC HARDWARE.

I. ALL ELECTRICAL CLOSETS/ROOMS WITH SERVICE ENTRANCE EQUIPMENT AND/OR METERS SHALL BE LOCKED WITH UTILITY APPROVED LOCKSET.

J. ALL FIRE WALL PENETRATIONS SHALL BE FIRE SEALED WITH APPROVED FIRE SEALANT. CONTRACTOR SHALL MAINTAIN FIRE RATING OF WALL AFTER INSTALLATION.

K. ALL WIRING, DEVICES AND COMPONENTS INSTALLED IN AN AIR PLENUM SHALL BE PLENUM RATED OR APPROVED FOR THE TYPE OF INSTALLATION.

L. UNIT LOW VOLTAGE STRUCTURED PANELS SHALL NOT CONTAIN ANY OVERCURRENT PROTECTION DEVICES WHERE LIVE SERVICING MAY BE REQUIRED.

M. ALL ERV MECHANICAL UNITS SHALL BE HARDWIRED TO A MOTOR RATED SWITCH LOCATED NEAR THE UNIT.

N. ALL RECEPTACLES ABOVE A CEILING SHALL BE GFCI PROTECTED AND SHALL ONLY BE UTILIZED FOR SERVICING PURPOSES ONLY. EQUIPMENT SHALL NOT BE PERMANENTLY INSTALLED USING A PLUG-IN CONNECTION ABOVE A CEILING.

O. CONTRACTOR SHALL CUT & PATCH CONSTRUCTION WORK AS REQUIRED FOR PROPER INSTALLATION OF THE ELECTRICAL WORK. ALL PATCHING SHALL MATCH THE SURROUNDING WORK TO THE SATISFACTION OF THE ARCHITECT.

P. CONTRACTOR IS RESPONSIBLE FOR FINAL ELECTRICAL CLOSET/ROOM LAYOUTS. CONTRACTOR SHALL ENSURE ALL EQUIPMENT FITS IN THE ALLOCATED SPACE PRIOR TO ORDERING EQUIPMENT.

Q. CONTRACTOR SHALL USE A TORQUE WRENCH TO TIGHTEN ALL LUGS/TERMINALS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL TIGHTEN STRANDED CONDUCTORS CAREFULLY TO ENSURE CONDUCTIVITY REMAINS BETWEEN THE LUG AND CONDUCTOR.

R. EXTERIOR ELECTRICAL EQUIPMENT AND METERING CABINETS NEAR DRIVEWAYS SHALL BE PROTECTED VIA BOLLARDS OR OTHER MEANS OF PROTECTION FROM VEHICULAR TRAFFIC.

S. EXTERIOR FLOOR STANDING EQUIPMENT SHALL HAVE A CONCRETE EQUIPMENT PAD TO PREVENT INGRESS OF WATER. COORDINATE PAD REQUIREMENTS WITH ARCHITECT.

T. EQUIPMENT DOORS SHALL NOT IMPEDE THE ENTRY TO OR EGRESS FROM THE WORKING SPACE.

U. ALL PRESSURE CONNECTORS AND DEVICES FOR SPLICES AND TAPS INSTALLED ON SERVICE CONDUCTORS ARE TO BE LISTED AND MARKED AS "SUITABLE FOR USE ON THE LINE SIDE OF THE SERVICE EQUIPMENT."

V. BARRIERS SHALL BE PROVIDED FOR ALL SERVICE EQUIPMENT SUCH THAT NO UNINSULATED, UNGROUNDED SERVICE BUSBAR OR SERVICE TERMINAL IS EXPOSED WHILE SERVICING.

W. CONTRACTOR SHALL PROVIDE FINAL CIRCUITING FOR COMMON AREA AND DWELLING UNITS PER CEC 408.4(A) UTILIZING TYPICAL BUILDING AND UNIT PANEL SCHEDULES PROVIDED. ALL REQUIRED CIRCUITS ARE NOTED IN THE SCHEDULES ALONG WITH ADDITIONAL CIRCUITING REQUIREMENTS NOTED IN SECTION 1.5 NOTES. PRIOR TO INSPECTION, CONTRACTOR SHALL MARKUP CIRCUITS ON PLAN FOR REVIEW BY JURISDICTION. CONTRACTORS WILL NOT BE SUBMITTING TO THE CITY ONLY FOR INSPECTION.

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
EST. 1980 · 619.449.6800

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 approval of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev. 2
Reviewed by: A.Sturma
Date: August 12, 2024

Previous Interwest Consulting approval 04-01-2024

Structural
Mechanical
Electrical
Plumbing

2295 Gateway Oaks Dr.
Sacramento, CA 95833

tel 916.921.2800
fax 916.921.2878

harris &

CALCULATIONS AND SCHEDULES

DWELLING INFORMATION	MULTI FAMILY	MULTI FAMILY
PLAN #	1	2
FLOOR AREA	1,841 SF	2,014 SF
APPLIANCE SPEC:		
WATER HEATER	TANKED HEAT PUMP	TANKED HEAT PUMP
COOKING APPLIANCES	ELECTRIC CTOP/OV	ELECTRIC CTOP/OV
DRYER	ELECTRIC	ELECTRIC
HVAC REQUIREMENTS		
AIR HANDLER UNIT	CUSTOM	CUSTOM
LOAD	1,018VA	1,018VA
HEAT PUMP	CUSTOM	CUSTOM
LOAD	3,496VA	3,496VA
ERV	300VA	300VA
FEEDER TYPE: 208Y/120V 3Φ 4W	120/208V 1Φ 3W	120/208V 1Φ 3W

GENERAL LOADS: *(CEC 210.11 & 220.82(B))*	QTY	LOAD	QTY	LOAD
SMALL APPLIANCE @ 1500VA EACH	2	3,000VA	2	3,000VA
LAUNDRY @ 1500VA	1	1,500VA	1	1,500VA
LIGHTING/RECEPTACLES @ 3VA/SF	-	5,523VA	-	6,042VA
APPLIANCES:				
DISHWASHER/DISPOSAL	-	2,327VA	-	2,327VA
HOOD	1	300VA	1	300VA
MIRCOWAVE	1	1,500VA	1	1,500VA
EXHAUST FANS	-	200VA	-	200VA
REFRIGERATOR	1	800VA	1	800VA
COOKTOP	1	10,000VA	1	10,000VA
OVEN	1	6,500VA	1	6,500VA
DRYER	1	5,000VA	1	5,000VA
WATER HEATER	1	5,000VA	1	5,760VA
GARAGE DOOR OPENER	1	1,200VA	1	1,200VA
GENERAL CONNECTED LOAD		**42,850VA**		**44,129VA**
DEMAND LOAD: *(CEC 220.82(B))*				
1ST 10KVA @ 100%		10,000VA		10,000VA
REMAINDER @ 40%		13,140VA		13,652VA
DEMAND LOAD		**23,140VA**		**23,652VA**
MAJOR LOADS:				
EV CHARGER @ 125% (40A LOAD/50A CIRCUIT)	1	10,400VA	1	10,400VA
HVAC LOAD @ 100% *(CEC 220.82(C))*				
ERV	1	300VA	1	300VA
AIR HANDLER	1	1,018VA	1	1,018VA
HEAT PUMP	1	3,496VA	1	3,496VA
MAJOR LOADS		**15,214VA**		**15,214VA**
TOTAL CONNECTED LOAD		**58,064VA**		**59,343VA**
TOTAL DEMAND LOAD		**38,354VA**		**38,866VA**
TOTAL DEMAND IN AMPS		**184A**		**187A**
UNIT BREAKER SIZE		**200A**		**200A**

UNIT LOAD/FEEDER CALCULATIONS

BUILDING #	5-PLEX		6-PLEX	
TOTAL # OF UNITS IN BUILDING	5		6	
NUMBER OF UNIT PLAN 1 / 2	3	2	4	2
SERVICE FEEDER TYPE	208Y/120V 3Φ 4W		208Y/120V 3Φ 4W	
GENERAL LOADS: *(CEC 210.11 & 220.82(B))*	LOAD		LOAD	
SMALL APPLIANCES	15,000VA		18,000VA	
LAUNDRY	7,500VA		9,000VA	
LIGHTING/RECEPTACLES @ 3VA/SF	28,653VA		34,176VA	
APPLIANCES:				
DISHWASHER/DISPOSAL	11,635VA		13,962VA	
HOOD	1,500VA		1,800VA	
MICROWAVE	7,500VA		9,000VA	
EXHAUST FANS	1,000VA		1,200VA	
REFRIGERATOR	4,000VA		4,800VA	
COOKTOP	50,000VA		60,000VA	
OVEN	32,500VA		39,000VA	
DRYER	25,000VA		30,000VA	
WATER HEATER	26,520VA		31,520VA	
GARAGE DOOR OPENER	6,000VA		7,200VA	
HVAC LOAD *(CEC 220.82(C))*				
ERV	1,500VA		1,800VA	
AIR HANDLER	5,090VA		6,108VA	
HEAT PUMP	17,480VA		20,976VA	
GENERAL CONNECTED LOAD	**237,878VA**		**284,942VA**	
DEMAND LOAD: *(CEC 220.84 & CEC 220.85)*				
DEMAND FACTOR	0.45		0.44	
DEMAND LOAD	**107,045VA**		**125,374VA**	
LOADS TAKEN AT 100%:				
EV CHARGER @ 125%	52,000VA		62,400VA	
MAJOR LOADS	**52,000VA**		**62,400VA**	
UTILIZING BUILDING PANEL (YES/NO)	**YES**		**YES**	
BUILDING PANEL LOADS: FEEDER TYPE:	120/208V 1Φ 3W		120/208V 1Φ 3W	
SITE & BUILDING LIGHTING @ 125%	-	3,500VA	-	3,500VA
RECEPTACLES	-	1,800VA	-	1,800VA
FIRE ALARM/IRRIGATION CONTROL PANELS	-	580VA	-	580VA
TOTAL LOAD		**5,880VA**		**5,880VA**
BUILDING PANEL DEMAND AMPS		28A		28A
BUILDING BREAKER SIZE		**100A**		**100A**
TOTAL SERVICE DEMAND LOAD		**164,925VA**		**193,654VA**
TOTAL SERVICE DEMAND AMPS		458A		538A
SERVICE FEEDER AMPS		**600A**		**600A**

BUILDING LOAD/FEEDER CALCULATIONS

6

☑ NEW ☐ EXISTING — **UP-1** — AIC: 22KAIC (FIELD VERIFY)
VOLTAGE: 120/208V 1Φ 3W — MAIN: MLO
BUS: 200A[1] — MOUNTING: RECESSED — LOCATION: GARAGE

CKT	LOAD DESCRIPTION	VOLT-AMPERES ΦA	VOLT-AMPERES ΦB	CB T	CB P	BUS A	BUS B	CB T	CB P	VOLT-AMPERES ΦA	VOLT-AMPERES ΦB	LOAD DESCRIPTION	CKT
1	LIGHTING / RECEPTACLES	1,381		15	1	●		20	2			SPD (TYPE 1 OR 2)	2
3	LIGHTING / RECEPTACLES		1,381	15	1		●						4
5	LIGHTING / RECEPTACLES	1,381		15	1	●		15	1	300		HOOD	6
7	LIGHTING / RECEPTACLES		1,381	15	1		●	40	2		3,250	OVEN	8
9	SPARE			15	1	●				3,250			10
11	DISPOSAL		1,127	20	1		●	20	1		1,200	DISHWASHER	12
13	MICROWAVE	1,500		20	1	●		20	1	1,500		SMALL APPLIANCE	14
15	SPARE			20	1		●	20	1		1,500	SMALL APPLIANCE	16
17	REFRIGERATOR	800		20	1	●		50	2	5,000		COOKTOP	18
19	POWER GFCI		180	20	1		●				5,000		20
21	GARAGE GFCI	1,200		20	1	●		20	1			SPARE	22
23	MASTER BATHROOM GFCI		360	20	1		●	30	2		1,748	HEAT PUMP	24
25	BATHROOM GFCI	180		20	1	●				1,748			26
27	BATHROOM GFCI		180	20	1		●	15	2		509	AIR HANDLER UNIT	28
29	ERV	300		15	1	●				509			30
31	WATER HEATER RECEP		2,500	30	2		●	20	1			SPARE	32
33		2,500				●		50	2	4,160		INSTALLED EV CHARGER	34
35	DRYER		2,500	30	2		●				4,160		36
37		2,500				●		-	2			RESERVED FOR	38
39	LAUNDRY		1,500	20	1		●					SOLAR ELECTRIC[4]	40
SUBTOTAL:		11,742	11,109							16,467	17,367	SUBTOTAL	

TOTAL VOLT-AMPERES/PHASE: ΦA = 28,209 ΦB = 28,476
TOTAL PANEL VOLT-AMPERES: 56,685 CONNECTED AMPS: 273 DEMAND AMPS: 184

☑ NEW ☐ EXISTING — **UP-2** — AIC: 22KAIC (FIELD VERIFY)
VOLTAGE: 120/208V 1Φ 3W — MAIN: MLO
BUS: 200A[1] — MOUNTING: RECESSED — LOCATION: GARAGE

CKT	LOAD DESCRIPTION	VOLT-AMPERES ΦA	VOLT-AMPERES ΦB	CB T	CB P	BUS A	BUS B	CB T	CB P	VOLT-AMPERES ΦA	VOLT-AMPERES ΦB	LOAD DESCRIPTION	CKT
1	LIGHTING / RECEPTACLES	1,209		15	1	●		20	2			SPD (TYPE 1 OR 2)	2
3	LIGHTING / RECEPTACLES		1,209	15	1		●						4
5	LIGHTING / RECEPTACLES	1,209		15	1	●		20	1	800		REFIDGERATOR	6
7	LIGHTING / RECEPTACLES		1,209	15	1		●	40	2		3,250	OVEN	8
9	LIGHTING / RECEPTACLES	1,209		15	1	●				3,250			10
11	DISPOSAL		1,127	20	1		●	20	1		1,200	DISHWASHER	12
13	MICROWAVE	1,500		20	1	●		20	1	1,500		SMALL APPLIANCE	14
15	HOOD		300	20	1		●	20	1		1,500	SMALL APPLIANCE	16
17	MASTER BATHROOM GFCI	360		20	1	●		50	2	5,000		COOKTOP	18
19	SPARE			20	1		●				5,000		20
21	POWER GFCI	180		20	1	●		20	1	180		BATHROOM GFCI	22
23	GARAGE GFCI		1,200	20	1		●	30	2		1,748	HEAT PUMP	24
25	BATHROOM GFCI	180		20	1	●				1,748			26
27	SPARE			20	1		●	15	2		509	AIR HANDLER UNIT	28
29	ERV	300		15	1	●				509			30
31	WATER HEATER RECEP		2,880	30	2		●	20	1			SPARE	32
33		2,880				●		50	2	4,160		INSTALLED EV CHARGER	34
35	DRYER		2,500	30	2		●				4,160		36
37		2,500				●		-	2			RESERVED FOR	38
39	LAUNDRY		1,500	20	1		●					SOLAR ELECTRIC[4]	40
SUBTOTAL:		11,527	11,925							17,147	17,367	SUBTOTAL	

TOTAL VOLT-AMPERES/PHASE: ΦA = 28,674 ΦB = 29,292
TOTAL PANEL VOLT-AMPERES: 57,966 CONNECTED AMPS: 279 DEMAND AMPS: 187

UNIT PANEL SCHEDULES

[2] *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.*
[3] *MINIMUM 200A BUS BAR RATING REQUIRED FOR SOLAR ELECTRIC. PANEL TO BE SIZED BASED ON SOLAR SYSTEM SIZE, TO BE VERIFIED WITH SOLAR CONTRACTOR.*

☑ NEW ☐ EXISTING — **BP-1** — AIC: 42KAIC (FIELD VERIFY)
VOLTAGE: 120/208V 1Φ 3W — MAIN: MLO
BUS: 100A — MOUNTING: SURFACE — LOCATION: ELECTRICAL CLOSET

CKT NO	LOAD DESCRIPTION	VOLT-AMPERES ΦA	VOLT-AMPERES ΦB	CB T	CB P	BUS A	BUS B	CB T	CB P	VOLT-AMPERES ΦA	VOLT-AMPERES ΦB	LOAD DESCRIPTION	CKT NO
1	PHONE BACKBOARD RECEP	360		20	1	●		20	1	200		UTILITY CLOSET LIGHTING	2
3	SPACE						●	20	1		800	BLDG EXTERIOR LIGHTING	4
5	CABLE BACKBOARD RECEP	360		20	1	●		20	1	800		BLDG EXTERIOR LIGHTING	6
7	SERVICE RECEP		1,080	20	1		●	20	1		500	SITE LIGHTING	8
9	FIRE ALARM PANEL	400		15	1	●		20	1	500		SITE LIGHTING	10
11	IRRIGATION CONTROLLER		180	15	1		●					SPACE	12
13	SPARE			20	1	●						SPACE	14
15	SPARE			20	1		●					SPACE	16
17	SPARE			20	1	●						SPACE	18
19	SPARE			20	1		●					SPACE	20
SUBTOTAL:		1,120	1,260							1,500	1,300	SUBTOTAL	

TOTAL VOLT-AMPERES/PHASE: ΦA = 2,620 ΦB = 2,560
TOTAL PANEL VOLT-AMPERES: 5,180 CONNECTED AMPS: 25 DEMAND AMPS: 28

BUILDING PANEL SCHEDULES

UNIT / PLAN #	BP-1	1	2
OCCURS IN BUILDING TYPE(S)	**ALL**	**ALL**	**ALL**
APPROX. DISTANCE FROM METER TO NEAREST UNIT SUB-PANEL[1]	10 ft.	54 ft.	32 ft.
APPROX. DISTANCE FROM METER TO FURTHEST UNIT SUB-PANEL[1]	10 ft.	120 ft.	140 ft.
STARTING AFC VALUE[2] (A)	42,000	42,000	42,000
VOLTAGE (V)	208	208	208
VOLTAGE DROP %	0.20%	2.28%	2.66%
PHASE	1	1	1
WIRE CONSTANT	5777	13236	13236
APPROXIMATE AFC AT PANEL (A)	24,720	15,863	21,251
EQUIPMENT AIC RATING[3]	42KAIC	22KAIC	22KAIC

AFC/AIC & VOLTAGE DROP CALCULATIONS

THE INTERRUPTING RATING OF ALL EQUIPMENT IS BASED ON WORST-CASE UTILITY FAULT CONTRIBUTION. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY FOR FINAL AFC VALUES. ANY DEVIATIONS FROM THE CONSTRUCTION DRAWINGS REQUIRES APPROVAL FROM THE ENGINEER OF RECORD PRIOR TO PURCHASING EQUIPMENT. CONTRACTOR SHALL PROVIDE UPDATED CALCULATIONS BASED ON FIELD CONDITIONS AND FINAL UTILITY CONTRIBUTION VALUES WHICH SHALL BE USED TO MARK THE EQUIPMENT IN THE FIELD PER CODE. ALL DEVICES SHALL HAVE AN INTERRUPTING CAPACITY NOT LESS THAN THAT GIVEN BY THE SERVING UTILITY.

[1] LENGTH OF FEEDER VARIES BASED ON ORIENTATION OF UTILITY CLOSET AT EACH BUILDING TYPE. DISTANCE FROM METER TO EACH UNIT IS BASED ON THE WORST-CASE CONDITION OF THE UNIT OCCURRENCE.
[2] STARTING AIC VALUE BASED ON JOINT TRENCH DESIGN AND UTILITY STANDARDS GUIDE.
[3] EQUIPMENT FOR ALL UNITS RATED AT 22k FOR CONSISTENCY. RATING MAY BE REDUCED TO 10k BASED ON INSTALLED WIRE LENGTH; CONTACT H&S FOR FINAL CALCULATIONS IF REQUESTED FOR FIELD ADJUSTMENT.

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.
Santee — WE PLAY & LIVE LIKE EAST
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fax 916.921.2878
harris & sloan

PROJECT: **PROSPECT PARK**
SANTEE, CA 92071
CLIENT: **KB HOME - COASTAL**
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	AS
DESIGNER:	AS
DRAWN BY:	SAM
CHECKED BY:	AS
ISSUE DATE:	09-22-2023

REVISIONS:

1	CLIENT REVS	11-27-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK 2	01-12-2024
6	FW REV	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER — SANEET SINGH SEHRA — No. E31108 — Exp. 31-2026 — ELECTRICAL — STATE OF CALIFORNIA

PLAN NUMBER:

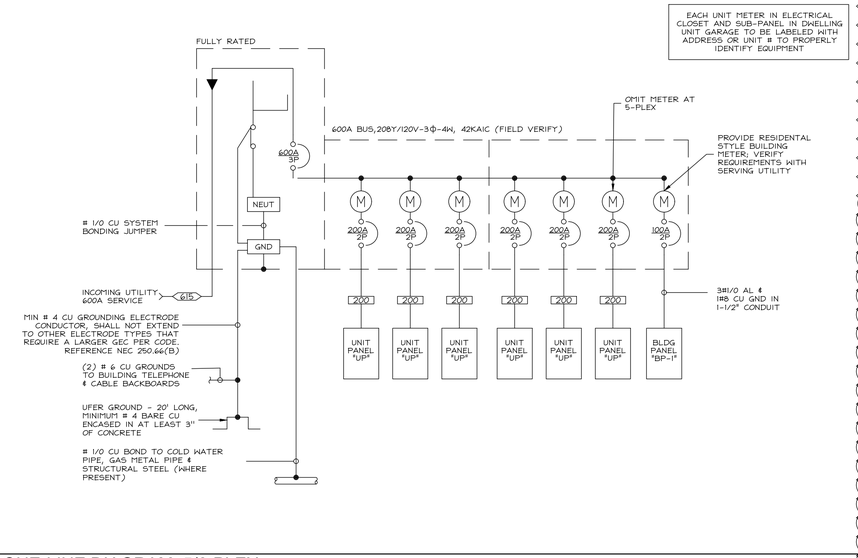
SHEET TITLE: CALCULATIONS AND SCHEDULES

SCALE:

SHEET NUMBER: EN.2

JOB NUMBER: HS23368

ONE-LINES



E1 ONE-LINE DIAGRAM, 5/6-PLEX

SERVICE CONDUCTORS

TAG	CONDUIT & CONDUCTOR SIZES
410	(2) 2½"C. W/ (4) # 250 KCMIL AL IN EACH
615	(3) 2½"C. W/ (4) # 250 KCMIL AL IN EACH
820	(4) 2½"C. W/ (4) # 250 KCMIL AL IN EACH
1020	(3) 4"C. W/ (4) # 600 KCMIL AL IN EACH
1240	(4) 4"C. W/ (4) # 500 KCMIL AL IN EACH
1600	(4) 3"C. W/ (4) # 400 KCMIL AL IN EACH

NOTES:
1. TABLE IS PROVIDED FOR REFERENCE ONLY.
2. UTILITY SHALL DETERMINE CONDUIT AND CONDUCTOR SIZING FROM TRANSFORMER TO EACH BUILDING BASED ON DISTANCE.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY TO DETERMINE INCOMING CONDUCTORS AND ENSURE EQUIPMENT LUGS CAN SUPPORT.

SER FEEDERS

TAG MAXIMUM FEEDER SIZE	APPROX LENGTH	MINIMUM CONDUCTOR SIZE
100	0'-154'	(3) # 1/0 AL CABLE & (1) # 6 AL GND
100 AMP	155'-196'	(3) # 1/0 AL CABLE & (1) # 4 AL GND
	197'-236'	(3) # 2/0 AL CABLE & (1) # 4 AL GND
125	0'-156'	(3) # 2/0 AL CABLE & (1) # 4 AL GND
125 AMP	157'-190'	(3) # 3/0 AL CABLE & (1) # 2 AL GND
	191'-246'	(3) # 4/0 AL CABLE & (1) # 2 AL GND
150	0'-158'	(3) # 3/0 AL CABLE & (1) # 4 AL GND
150 AMP	159'-206'	(3) # 4/0 AL CABLE & (1) # 2 AL GND
	207'-240'	
175	0'-176'	(3) # 4/0 AL CABLE & (1) # 4 AL GND
175 AMP	177'-206'	(3) # 250 KCMIL AL CABLE & (1) # 3 AL GND
	207'-246'	(3) # 300 KCMIL AL CABLE & (1) # 2 AL GND
200	0'-180'	(3) # 250 KCMIL AL CABLE & (1) # 4 AL GND
200 AMP	181'-216'	(3) # 300 KCMIL AL CABLE & (1) # 3 AL GND
	217'-246'	3"C. (3) # 350 KCMIL AL WIRE & (1) # 4 CU GND
225	0'-192'	(3) # 300 KCMIL AL CABLE & (1) # 2 AL GND
200 AMP	193'-218'	3"C. (3) # 350 KCMIL AL & (1) # 3 CU GND
	219'-252'	3"C. (3) # 400 KCMIL AL & (1) # 2 CU GND

1. LENGTHS ARE CONSIDERED FROM UNIT METER TO THE UNIT PANEL.
2. FOR LENGTHS EXCEEDING THOSE LISTED ABOVE, VERIFY THE CONDUCTOR SIZE WITH ELECTRICAL ENGINEER.
3. CONDUCTORS ARE SIZED TO LIMIT VOLTAGE DROP TO BELOW 3% FOR THE LENGTH INDICATED.
4. LARGER CONDUCTOR SIZES MAY REQUIRE THE USE OF REDUCERS FOR TERMINATION.
5. IN WOOD STRUCTURES, USE SER CABLE FOR UNIT FEEDERS. FOR CONDUCTORS GREATER THAN 250KCMIL, USE MC CABLE.
6. IN CONCRETE STRUCTURES, USE MC CABLE.

BRANCH CIRCUIT CONDUCTORS

CIRCUIT AMPACITY	CONDUIT 2-WIRE	CONDUIT 3-WIRE	CONDUIT 4-WIRE	WIRE SIZE [1]	GROUND SIZE [2]
20A	3/4"	3/4"	3/4"	#12	#12
25A	3/4"	3/4"	3/4"	#10	#10
30A	3/4"	3/4"	3/4"	#10	#10
35A	3/4"	3/4"	3/4"	#8	#10
40A	3/4"	3/4"	3/4"	#8	#10
45A	3/4"	3/4"	1"	#6	#10
50A	3/4"	3/4"	1"	#6	#10
60A	3/4"	1"	1-1/4"	#4	#10
70A	1"	1"	1-1/4"	#4	#8
80A	1"	1-1/4"	1-1/4"	#3	#8
90A	1"	1-1/4"	1-1/4"	#2	#8
100A	1-1/4"	1-1/4"	1-1/2"	#1	#8
110A	1-1/4"	1-1/4"	1-1/2"	#1	#6
125A	1-1/4"	1-1/4"	1-1/2"	#1	#6

[1] WIRE SIZE IS BASED ON CEC TABLE 310.16. CONDUCTORS ARE ALL COPPER TYPE. ALL CIRCUITS 100A AND LOWER ARE SIZED FROM 60°C COLUMN AND CIRCUITS GREATER THAN 100A ARE SIZED FROM 75°C COLUMN.

[2] GROUND SIZE IS BASED ON THE EQUIPMENT GROUNDING CONDUCTOR USING CEC TABLE 250.122.

NOTES:
1. CIRCUITS DO NOT USE THE ALLOWANCES STATED UNDER CEC 240.4(B), ALL CONDUCTORS ARE FULLY RATED FOR THE BREAKER.
2. CONDUITS SHALL NOT EXCEED 40% FILL USING THE SELECTED CONDUIT TYPE. INTERIOR DIAMETER FOR CONDUIT CHANGES BASED ON CONDUIT TYPE.
3. TABLE SHALL NOT BE USED FOR TAPS OR OTHER DE-RATING REQUIREMENTS.
4. VOLTAGE DROP IS NOT CONSIDERED PART OF THE TABLE.
5. WIRE AND CONDUIT SIZE ARE BASED ON A SINGLE SET.

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PLAY & WE LIVE

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PROJECT:
PROSPECT PARK
SANTEE, CA 92071

CLIENT:
KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	AS
DESIGNER:	AS
DRAWN BY:	SAM
CHECKED BY:	AS
ISSUE DATE:	09-22-2023

REVISIONS:

1	CLIENT REVS	11-27-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK 2	01-12-2024
6	FW REV	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ANEEL SINGH ESMAN
No. 53105
Exp. 06-31-2026
ELECTRICAL
STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE:
ONE-LINE DIAGRAMS

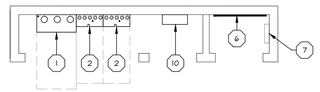
SCALE:

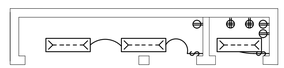
SHEET NUMBER:
EN.3

JOB NUMBER: HS23368

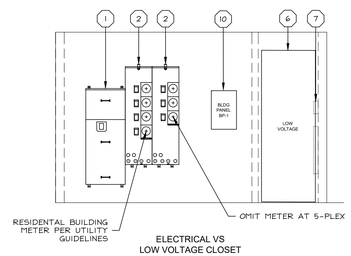
STANDARD NOTES, SPECIFICATIONS AND CLOSETS

PLAN VIEW





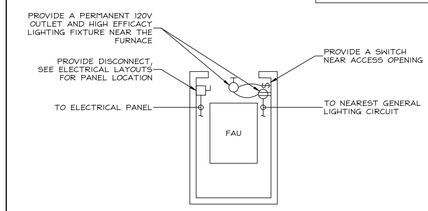
ELEVATION VIEW



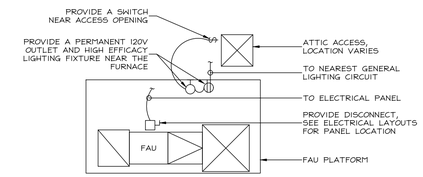
ELECTRICAL VS
LOW VOLTAGE CLOSET

E5 | UTILITY CLOSET EQUIPMENT LAYOUT

REFER TO ARCHITECTURAL & MECHANICAL DRAWINGS FOR EQUIPMENT TYPE, LOCATION AND ACCESS.

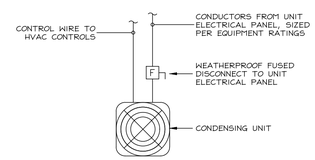


VERTICAL FAU IN CLOSET



HORIZONTAL FAU IN ATTIC

E1 | TYPICAL FAU CONNECTIONS

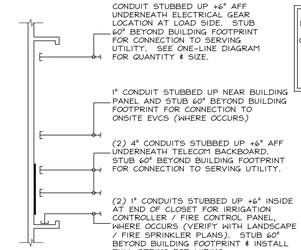


NOTES:
ALL HVAC EQUIPMENT SHALL HAVE "HACR" RATED BREAKERS IN PANEL.

REFER TO ARCHITECTURAL & MECHANICAL DRAWINGS FOR LOCATION OF CONDENSING UNITS.

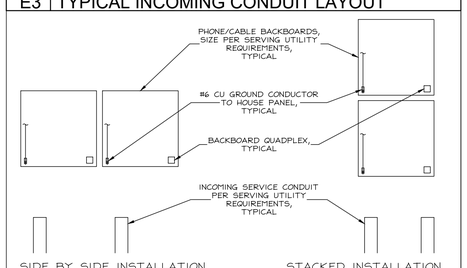
PROVIDE WEATHER PROOF GFI RECEPTACLE WITHIN 25' OF EQUIPMENT. WHERE EQUIPMENT IS LOCATED ON THE ROOF, RECEPTACLE(S) TO BE WIRED TO THE BUILDING PANEL.

E2 | TYPICAL CONDENSING UNIT CONNECTIONS



NOTE: THIS DETAIL DOES NOT DEPICT ACTUAL UTILITY CLOSET LAYOUT FOR ALL CONDITIONS. SEE ELECTRICAL EQUIPMENT LAYOUT DETAILS FOR ACTUAL CLOSET AND VERIFY LOCATIONS OF EQUIPMENT IN FIELD PRIOR TO INSTALLING CONDUIT.

E3 | TYPICAL INCOMING CONDUIT LAYOUT



E4 | TYPICAL PHONE/CABLE ELEVATION @ CLOSET

ELECTRICAL EQUIPMENT KEYNOTES

1. MAIN SWITCH (26" SECTION)
2. UNIT METERS, MAX 4 STACK (TYPICAL 17" SECTION)
6. LOW VOLTAGE BACKBOARD / CABINET(S)
7. IRRIGATION CONTROLLER / FIRE ALARM CONTROL PANEL (WHERE OCCUR)
10. BUILDING PANELBOARD

SEE ARCHITECTURAL PLANS FOR SPECIFIC CLOSET DIMENSIONS AND LOCATION / ORIENTATION OF UTILITY CLOSET(S) PER THE SITE PLAN.

TYPICAL CLEARANCE REQUIREMENTS:
EQUIPMENT INSIDE CLOSET - MIN 6" FROM SIDE WALL AND MIN 24" INTERIOR CLOSET DEPTH.

SERVICE CLEARANCE AT ALL EQUIPMENT - MIN 30"W X 36"D WITH A LEVEL WORKING SURFACE. AT CLOSET, CLEARANCE MEASURED WITH DOORS OPEN 90° OR MORE.

* VERIFY SERVING UTILITY REQUIREMENTS PRIOR TO INSTALLATION

ELECTRICAL SYMBOLS LEGEND

- GFI QUADPLEX RECEPTACLE, PROVIDE (2) FOR TELECOM/UNICATIONS BACKBOARD / BACKBOARD
- GFI DUPLEX RECEPTACLE, PROVIDE (2) FOR IRRIGATION CONTROLLER & FIRE ALARM CONTROL PANEL (WHERE OCCURS)
- SWITCH
- SURFACE MOUNT LED LIGHT WITH 90 MINUTE BATTERY BACKUP
- 4'-0" LONG 2-LAMP SURFACE MOUNT LED STRIP LIGHTS WITH 90 MINUTES BATTERY BACKUP

NOTE: ALL RECEPTACLES AND LIGHTING LOCATED IN UTILITY CLOSET TO BE WIRED TO THE BUILDING PANEL.

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PUT A BUZZ IN IT

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 05-03-2024

Structural
Mechanical
Electrical
Plumbing

2295 Gateway Oaks Dr.
Sacramento, CA 95833

tel 916.921.2800
fax 916.921.2878

harris & sloan

toll free 800.[illegible]
www.harrisandsloan.com

PROJECT:
PROSPECT PARK
SANTEE, CA 92071

CLIENT:
KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	AS
DESIGNER:	AS
DRAWN BY:	SAM
CHECKED BY:	AS
ISSUE DATE:	09-22-2023

REVISIONS:

1	CLIENT REVS	11-27-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK 2	01-12-2024
6	FM REV	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
SUKHEET SINGH SIDHU
No. 53108
Exp. 31-12-26
ELECTRICAL
STATE OF CALIFORNIA

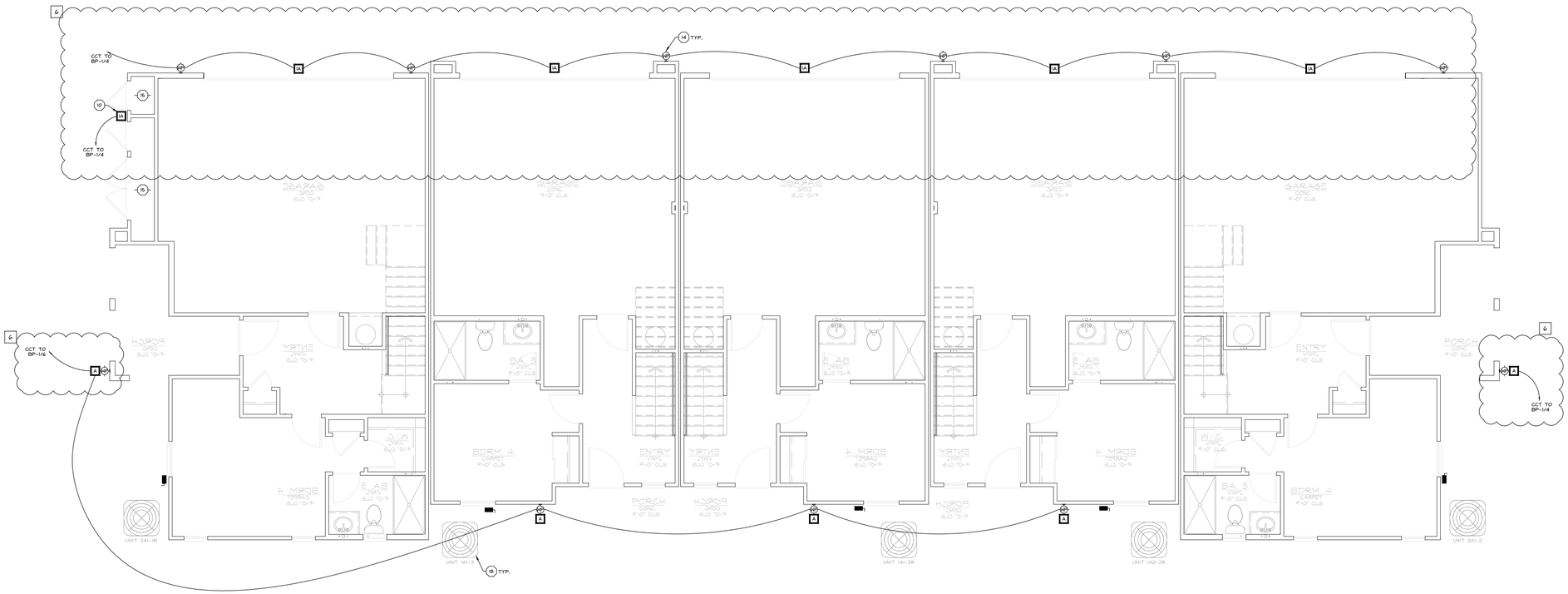
PLAN NUMBER:

SHEET TITLE:
STANDARD DETAILS AND CLOSET DIAGRAMS

SCALE:

SHEET NUMBER:
EN.4

JOB NUMBER: H523368



UNIT 2A1-1R

UNIT 1A1-3

UNIT 1A1-2R

UNIT 1A2-2R

UNIT 2A1-2

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE EN 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

COMPONENTS SHOWN IN BUILDING LAYOUTS ARE TO BE WIRED TO THE BUILDING PANEL. COMPONENTS SHOWN IN UNIT LAYOUTS ARE TO BE WIRED TO THE UNIT SUB-PANEL, UNO.

ELECTRICAL EQUIPMENT:
ELECTRIC AND LOW VOLTAGE SERVICES / EQUIPMENT ARE LOCATED IN A UTILITY CLOSET 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, 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 ADJACENT TO EACH UNIT, COORDINATE WITH ARCHITECTURAL SITE PLAN FOR LOCATION(S). PROVIDE DISCONNECT AND SERVICE OUTLET, SEE SHEET EN.1 SECTION 1.5 FOR GENERAL REQUIREMENTS.

EXTERIOR LIGHTING:
WHERE SITE LIGHTING IS PROVIDED BY FIXTURE(S) ATTACHED TO THE BUILDING, SEE LIGHTING / PHOTOMETRIC PLAN (BY OTHERS) FOR FIXTURE SPECIFICATIONS AND LOCATIONS AT EACH BUILDING.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE SOLAR PLANS PROVIDED BY OTHERS FOR LOCATION AND COORDINATE SOLAR SYSTEM INTERFACE REQUIREMENTS.

EXTERIOR LAYOUT NOTES

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KEYNOTES

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16. UNIT ENTRY RECEPTACLE SHALL BE USED AS SERVICE RECEPTACLE WITHIN 25' FOR ALL UNITS. WHERE ITS NOT WITHIN 25', CONTRACTOR TO PROVIDE ADDITIONAL RECEPTACLE OFF BUILDING METER.

SYMBOLS LEGEND

NOTATION DEFINITIONS:

3	3-WAY
4	4-WAY
AFF	ABOVE FINISH FLOOR
DP	DAMP PROOF
EM	EMERGENCY
MS	MOTION SENSOR
OS	OCCUPANCY SENSOR
PC	PHOTOCELL
US	ULTRASONIC
V	VACANCY SENSOR
WP	WEATHER PROOF

SYMBOLS:

	DUPLEX WALL RECEPTACLE, GFI PROTECTED
	QUADPLEX WALL RECEPTACLE, GFI PROTECTED
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	WALL-MOUNT LIGHT FIXTURE
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	CEILING-MOUNT LIGHT FIXTURE WITH 90 MINUTE BATTERY BACKUP
	CORONET CCU WALL LIGHT WITH 90-MIN BATTERY BACKUP. SPEC TYPE EW1: CCU LED-2'-35-LTG2-UNV-DB-SM-EM120V
	EXIT SIGN WITH 90 MINUTE BATTERY BACKUP. LOCATIONS PER EGRESS PLAN. SPEC TYPE X1: LITHONIA LHQM WITHOUT HEAD LAMP
	CEILING-MOUNT UTILITY FIXTURE
IA	ILLUMINATED ADDRESS LIGHT
A	NON-ILLUMINATED ADDRESS SIGN
	DISCONNECT

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PLAY & WE LIVE

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV 2&4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 05-03-2024

Structural
Mechanical
Electrical
Plumbing

2295 Gateway Oaks Dr.
Sacramento, CA 95833

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harris & sloan

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PROJECT:
PROSPECT PARK
SANTEE, CA 92071

CLIENT:
KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	AS
DESIGNER:	AS
DRAWN BY:	SAM
CHECKED BY:	AS
ISSUE DATE:	09-22-2023

REVISIONS:

1	CLIENT REVS	11-27-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK 2	01-12-2024
6	FW REV	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
SANJEET SINGH BAJWA
No. 23106
Exp. 31-12-2025
ELECTRICAL
STATE OF CALIFORNIA

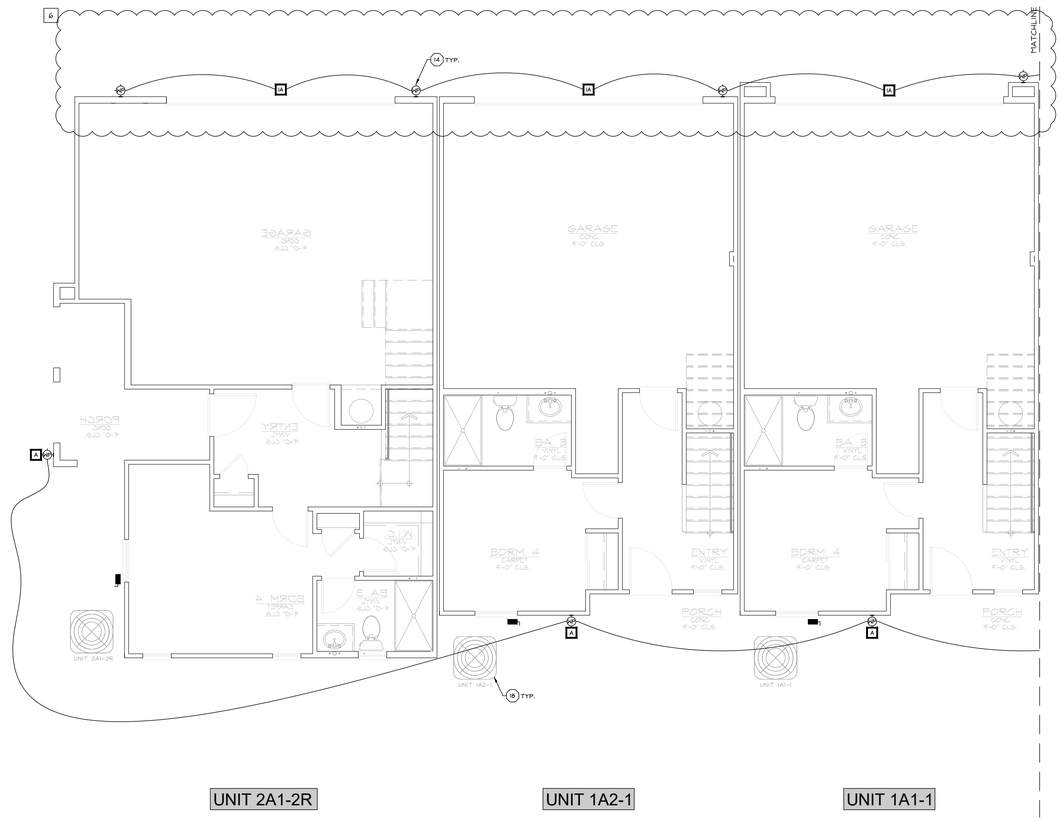
PLAN NUMBER:
BLDG 5-PLEX

SHEET TITLE:
LEVEL 1 ELECTRICAL LAYOUT (ALL VARIATIONS SIM)

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
E1.1

JOB NUMBER: H523368



UNIT 2A1-2R | UNIT 1A2-1 | UNIT 1A1-1

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FOR JURISDICTION USE:

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Santee
EST. 1870 • 19.25 SQ. MILES

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Permit # B-RNEW-23-0009 R02 & R03
Reviewed by: A.Stum
Date: August 12, 2024

Previous Interwest Consulting approval 05-03-2024

Structural
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PROJECT:
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SANTEE, CA 92071

CLIENT:
KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	AS
DESIGNER:	AS
DRAWN BY:	SAM
CHECKED BY:	AS
ISSUE DATE:	09-22-2023

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
SANJEET SINGH BAJWA
No. 23106
Exp. 31-12-2025
ELECTRICAL
STATE OF CALIFORNIA

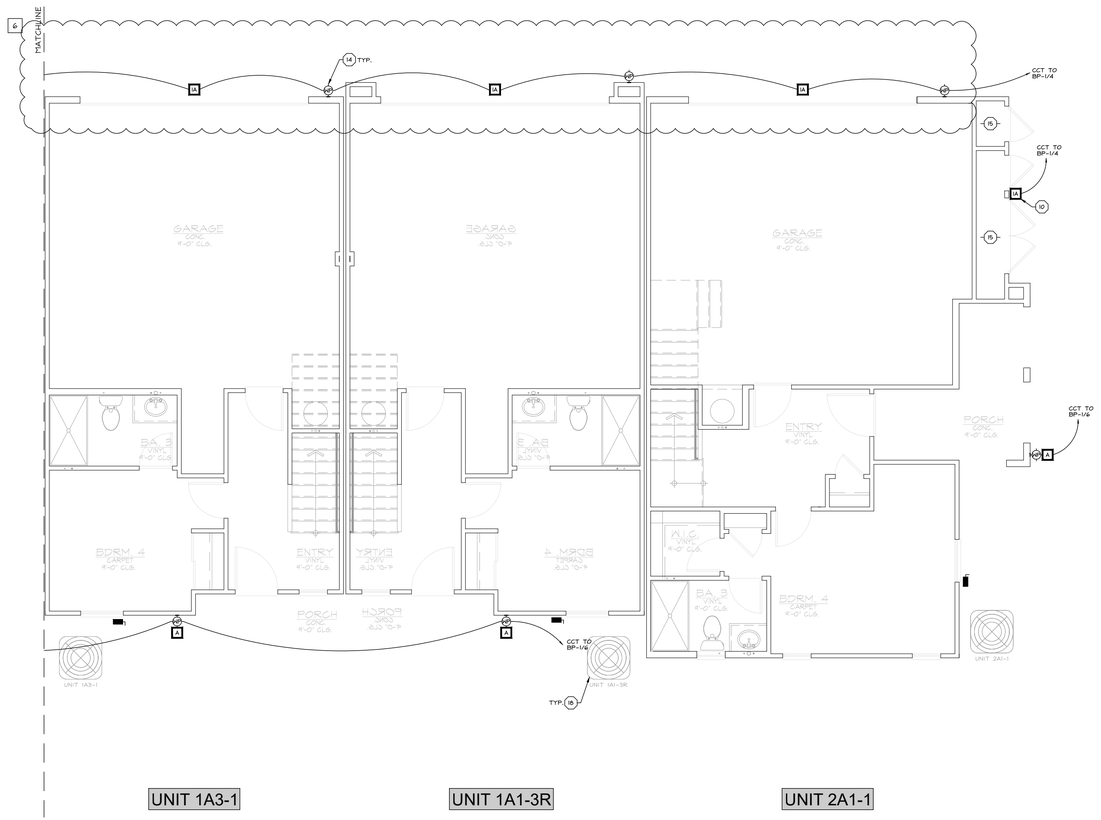
PLAN NUMBER:
BLDG 6-PLEX

SHEET TITLE:
LEVEL 1 ELECTRICAL LAYOUT (ALL VARIATIONS SIM)

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
E2.1

JOB NUMBER: H523368



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SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE SOLAR PLANS PROVIDED BY OTHERS FOR LOCATION AND COORDINATE SOLAR SYSTEM INTERFACE REQUIREMENTS.

EXTERIOR LAYOUT NOTES

1. ALL FIXTURES SHOWN IN BUILDING LAYOUTS ARE TO BE WIRED TO THE BUILDING PANEL, UNO. REFER TO UNIT LAYOUTS FOR ALL FIXTURES WIRED TO THE UNIT SUB-PANEL.
2. WIRE CONDENSING UNITS TO THE UNIT SUB-PANEL AND PROVIDE A MEANS OF CIRCUIT INTERRUPT WITHIN SIGHT OF AND NOT OVER 50' FROM THE CONDENSING UNIT PER CMC, SEE DETAIL E4/EN.4. A WEATHER-RESISTANT GFCI PROTECTED SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25' OF CONDENSING UNIT. WHERE CONDENSING UNITS ARE GROUPED AT THE SIDE OF A BUILDING OR ON THE ROOF, A SINGLE COMMON RECEPTACLE WITHIN 25' CAN BE USED TO SERVICE MULTIPLE CONDENSING UNITS. IF PROVIDED, WIRE COMMON RECEPTACLE TO THE BUILDING PANEL. COORDINATE LOCATION OF DISCONNECT AND SERVICE RECEPTALE WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.
3. ILLUMINATED ADDRESS LIGHTS SHALL COMPLY WITH ADDRESS IDENTIFICATION REQUIREMENTS PER ARCHITECTURAL PLANS.

KEYNOTES

10. PROVIDE POWER FOR INTERNALLY ILLUMINATED ADDRESS SIGN. FIXTURE PER BUILDER SPEC. VERIFY & LOCATE PER ARCHITECTURAL ELEVATIONS. WHERE SIGNAGE IS EXTERNALLY ILLUMINATED, PROVIDE LIGHT ABOVE PER BUILDING SPEC.
14. BUILDING SPEC FOR SITE LIGHTING: LOCATION MAY VARY PER BUILDING; COORDINATE WITH PHOTOMETRIC PLANS (BY OTHERS) FOR FIXTURE SPECIFICATION, QUANTITY, LOCATION AND MOUNTING HEIGHT TO MEET SITE LIGHTING REQUIREMENTS; WIRE TO BUILDING PANEL.
15. REFER TO EN SHEETS FOR POWER AND LIGHTING LAYOUT(S) AT UTILITY CLOSET(S).
18. UNIT ENTRY RECEPTACLE SHALL BE USED AS SERVICE RECEPTACLE WITHIN 25' FOR ALL UNITS. WHERE ITS NOT WITHIN 25', CONTRACTOR TO PROVIDE ADDITIONAL RECEPTACLE OFF BUILDING METER.

SYMBOLS LEGEND

NOTATION DEFINITIONS:

3	3-WAY
4	4-WAY
AFF	ABOVE FINISH FLOOR
DP	DAMP PROOF
EM	EMERGENCY
MS	MOTION SENSOR
OS	OCCUPANCY SENSOR
PC	PHOTOCELL
US	ULTRASONIC
V	VACANCY SENSOR
WP	WEATHER PROOF

SYMBOLS:

	DUPLEX WALL RECEPTACLE, GFI PROTECTED
	QUADPLEX WALL RECEPTACLE, GFI PROTECTED
	SINGLE WALL SWITCH
	WALL-MOUNT LIGHT FIXTURE
DP	DAMP LISTED WALL LIGHT WITH 90-MINUTE BATTERY BACKUP. SPEC TYPE EW2: TERON TRITON MINI TTM-L025-LT350-120V-BZ-30K-EBCA4
	CEILING-MOUNT LIGHT FIXTURE WITH 90 MINUTE BATTERY BACKUP
	CORONET CCU WALL LIGHT WITH 90-MIN BATTERY BACKUP. SPEC TYPE EW1: CCU LED-2'-35-LTG2-UNV-DB-SM-EM120V
	EXIT SIGN WITH 90 MINUTE BATTERY BACKUP. LOCATIONS PER EGRESS PLAN. SPEC TYPE X1: LITHONIA LHQM WITHOUT HEAD LAMP
	CEILING-MOUNT UTILITY FIXTURE
IA	ILLUMINATED ADDRESS LIGHT
A	NON-ILLUMINATED ADDRESS SIGN
	DISCONNECT

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
EST. 1870 • A GOLD COAST

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV2&4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 05-09-2024

Structural
Mechanical
Electrical
Plumbing

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www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833

tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT:
PROSPECT PARK
SANTEE, CA 92071

CLIENT:
KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	AS
DESIGNER:	AS
DRAWN BY:	SAM
CHECKED BY:	AS
ISSUE DATE:	09-22-2023

REVISIONS:

1	CLIENT REVS	11-27-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK 2	01-12-2024
6	FW REV	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
JAINEET SINGH SAINI
No. 23106
Exp. 31-12-2025
ELECTRICAL
STATE OF CALIFORNIA

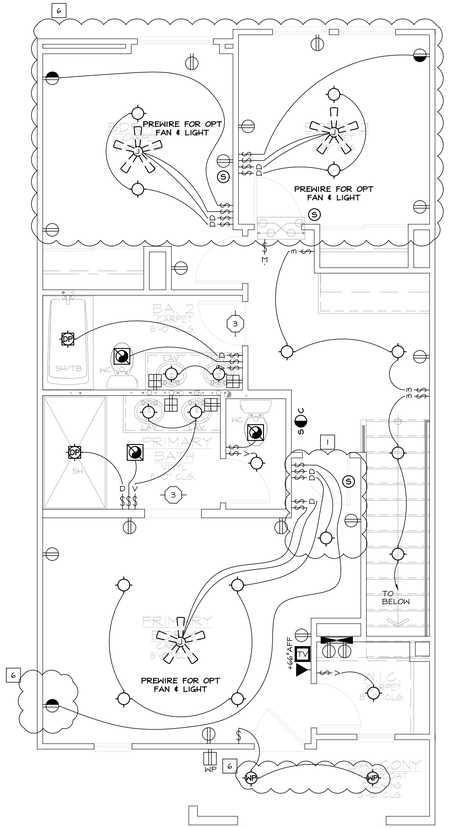
PLAN NUMBER:
BLDG 6-PLEX

SHEET TITLE:
LEVEL 1 ELECTRICAL LAYOUT (ALL VARIATIONS SIM)

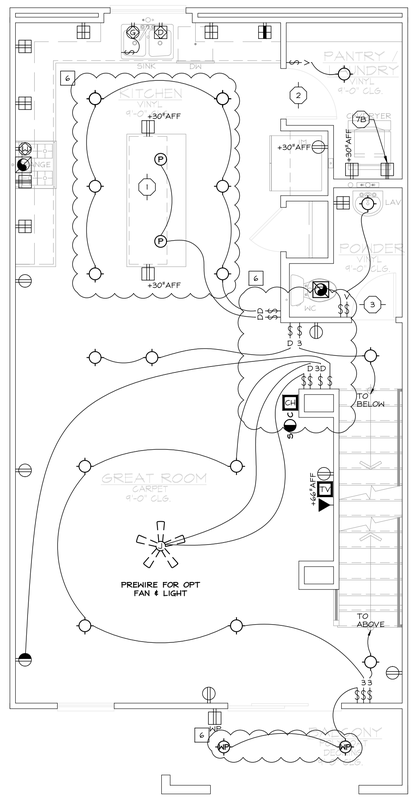
SCALE: 3/16" = 1'-0"

SHEET NUMBER:
E2.1A

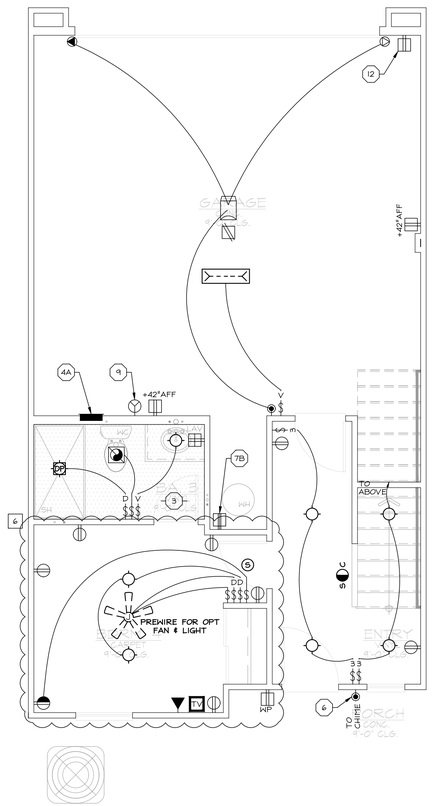
JOB NUMBER: H523368



LEVEL 3 PLAN — UNIT 1 (ALL VARIATIONS SIM)



LEVEL 2 PLAN — UNIT 1 (ALL VARIATIONS SIM)



LEVEL 1 PLAN — UNIT 1 (ALL VARIATIONS SIM)

INTERIOR LAYOUT NOTES

1. ALL FIXTURES SHOWN IN UNIT LAYOUTS ARE TO BE WIRED TO THE UNIT SUB-PANEL, UNO. REFER TO BUILDING LAYOUTS FOR ALL FIXTURES WIRED TO THE BUILDING PANEL.
2. 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.
3. ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS SHALL BE FIRE-STOPPED PER CEC 300.21. PROVIDE MINIMUM 36" SEPARATION BETWEEN ADJACENT OUTLETS TO PROTECT AGAINST BACK TO BACK PENETRATIONS OF THE OCCUPANCY SEPARATION.
4. ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING; ADJUST AS NECESSARY TO ACCOUNT FOR FINISH MATERIAL.
5. 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.
6. 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.
7. 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.

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE EN 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

COMPONENTS SHOWN IN BUILDING LAYOUTS ARE TO BE WIRED TO THE BUILDING PANEL. COMPONENTS SHOWN IN UNIT LAYOUTS ARE TO BE WIRED TO THE UNIT SUB-PANEL, UNO.

ELECTRICAL EQUIPMENT:
ELECTRIC AND LOW VOLTAGE SERVICES / EQUIPMENT ARE LOCATED IN A UTILITY CLOSET 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, 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 ADJACENT TO EACH UNIT, COORDINATE WITH ARCHITECTURAL SITE PLAN FOR LOCATION(S). PROVIDE DISCONNECT AND SERVICE OUTLET, SEE SHEET EN.1 SECTION 1.5 FOR GENERAL REQUIREMENTS.

EXTERIOR LIGHTING:
WHERE SITE LIGHTING IS PROVIDED BY FIXTURE(S) ATTACHED TO THE BUILDING, SEE LIGHTING / PHOTOMETRIC PLAN (BY OTHERS) FOR FIXTURE SPECIFICATIONS AND LOCATIONS AT EACH BUILDING.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE SOLAR PLANS PROVIDED BY OTHERS FOR LOCATION AND COORDINATE SOLAR SYSTEM INTERFACE REQUIREMENTS.

KEYNOTES

1. KITCHEN BRANCH CIRCUIT: PROVIDE TWO (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS (CEC 210.11(C)(1)). 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. CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 210.52(B)(2).
2. 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))
3. 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 (IE.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)

4A. ELECTRICAL SUB-PANEL. PROVIDE MINIMUM 12" SEPARATION FROM LOW VOLTAGE (OR OTHER) PANEL(S) AS OCCUR.

6. PROVIDE PUSH-BUTTON, TRANSFORMER, AND CHIME FOR FULLY OPERATIONAL DOORBELL SYSTEM.

7B. 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. 6

9. PROVIDE ELECTRICAL VEHICLE CHARGER PER BUILDER SPEC. INSTALL REQUIRED RACEWAY AND WIRING AS NOTED ON PLAN. REFERENCE PANEL SCHEDULE FOR BREAKER SIZING.

12. PROVIDE GFI OUTLET IN GARAGE AT UTILITY SOFFIT FOR WATER SUB-METER. REFER TO PLUMBING PLANS FOR LOCATIONS.

15. REFER TO EN SHEETS FOR POWER AND LIGHTING LAYOUT(S) AT UTILITY CLOSET(S).

SYMBOLS LEGEND

NOTATION DEFINITIONS:

- 3 — 3-WAY
- 4 — 4-WAY
- AFF — ABOVE FINISH FLOOR
- DP — DAMP PROOF
- EM — EMERGENCY
- MS — MOTION SENSOR
- M — MOTOR RATED
- OS — OCCUPANCY SENSOR
- PC — PHOTOCELL
- US — ULTRASONIC
- V — VACANCY SENSOR
- WP — WEATHER PROOF

SYMBOLS:

- DUPLEX WALL RECEPTACLE AFCI/GFCI LOCATIONS, SEE SHEET EN.1 SECTION 1.5
- HALF-SWITCHED DUPLEX WALL RECEPTACLE AFCI LOCATIONS, SEE SHEET EN.1 SECTION 1.5
- USB CHARGING RECEPTACLE
- ABOVE-COUNTER USB/DUPLEX COMBO 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
- 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:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
SE PLANS & PLAN CHECK

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

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV2
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 05-03-2024

Structural
Mechanical
Electrical
Plumbing

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harris & sloan

PROJECT:
PROSPECT PARK
SANTEE, CA 92071

CLIENT:
KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	AS
DESIGNER:	AS
DRAWN BY:	SAM
CHECKED BY:	AS
ISSUE DATE:	09-22-2023

REVISIONS:

1	CLIENT REVS	11-27-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK 2	01-12-2024
6	FIN REV	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
SUNEET SINGH BAWA
No. 23198
Exp. 31-12-25
ELECTRICAL
STATE OF CALIFORNIA

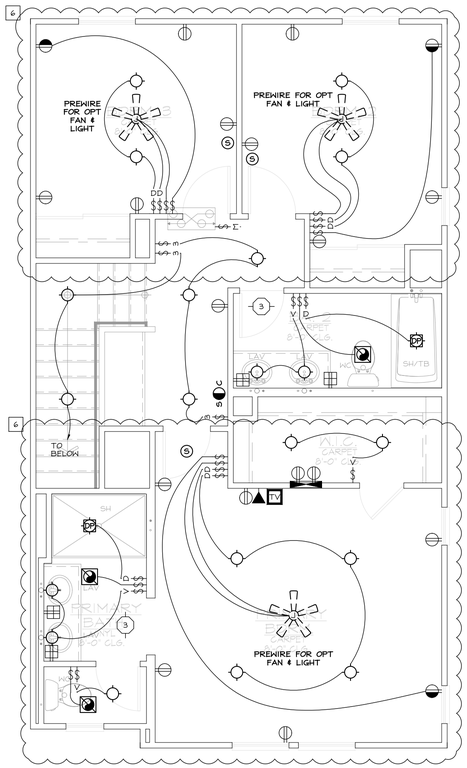
PLAN NUMBER:

SHEET TITLE:
UNIT 1
ELECTRICAL
LAYOUT

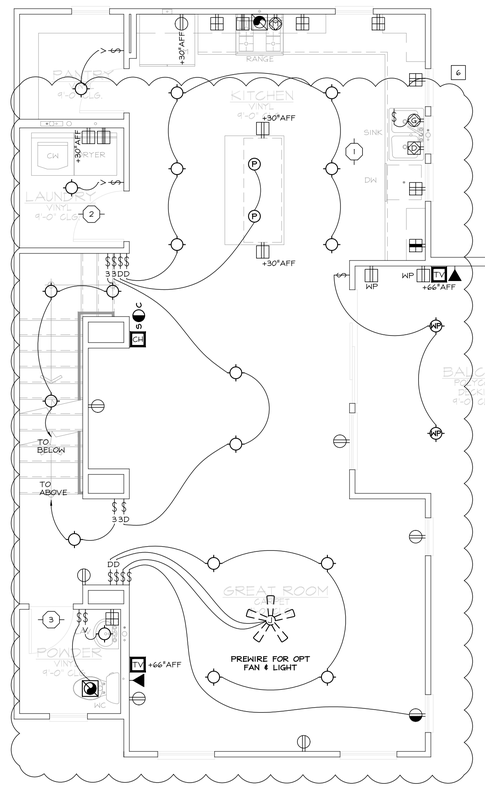
SCALE: 1/4" = 1'-0"

SHEET NUMBER:
EU1.1

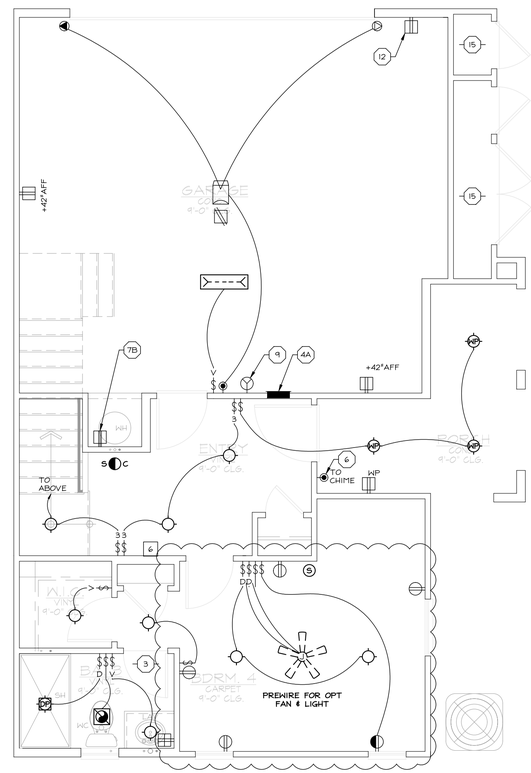
JOB NUMBER: H523368



LEVEL 3 PLAN — UNIT 2 (ALL VARIATIONS SIM)



LEVEL 2 PLAN — UNIT 2 (ALL VARIATIONS SIM)



LEVEL 1 PLAN — UNIT 2 (ALL VARIATIONS SIM)

INTERIOR LAYOUT NOTES

1. ALL FIXTURES SHOWN IN UNIT LAYOUTS ARE TO BE WIRED TO THE UNIT SUB-PANEL, UNO. REFER TO BUILDING LAYOUTS FOR ALL FIXTURES WIRED TO THE BUILDING PANEL.
2. 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.
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4. ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING; ADJUST AS NECESSARY TO ACCOUNT FOR FINISH MATERIAL.
5. PROVIDE POWER AND SWITCHING FOR EXHAUST FAN(S) AT BATHROOTS. SEE MECHANICAL PLANS FOR SPEC AND LOCATION. SWITCH TO BE LOCATED ADJACENT TO SWITCHES CONTROLLING LIGHT FIXTURES IN THE SAME ROOM.
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ELECTRIC AND LOW VOLTAGE SERVICES / EQUIPMENT ARE LOCATED IN A UTILITY CLOSET 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, SEE UNIT ELECTRICAL PLANS.

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MECHANICAL EQUIPMENT:
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6. PROVIDE PUSH-BUTTON, TRANSFORMER, AND CHIME FOR FULLY OPERATIONAL DOORBELL SYSTEM.

7B. 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.

9. PROVIDE ELECTRICAL VEHICLE CHARGER PER BUILDER SPEC. INSTALL REQUIRED RACEWAY AND WIRING AS NOTED ON PLAN. REFERENCE PANEL SCHEDULE FOR BREAKER SIZING. 6

12. PROVIDE GFI OUTLET IN GARAGE AT UTILITY SOFFIT FOR WATER SUB-METER. REFER TO PLUMBING PLANS FOR LOCATIONS.

15. REFER TO EN SHEETS FOR POWER AND LIGHTING LAYOUT(S) AT UTILITY CLOSET(S).

SYMBOLS LEGEND

NOTATION DEFINITIONS:

3	3-WAY
4	4-WAY
AFF	ABOVE FINISH FLOOR
DP	DAMP PROOF
EM	EMERGENCY
MS	MOTION SENSOR
M	MOTOR RATED
OS	OCCUPANCY SENSOR
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US	ULTRASONIC
V	VACANCY SENSOR
WP	WEATHER PROOF

SYMBOLS:

- DUPLEX WALL RECEPTACLE AFCI/GFCI LOCATIONS, SEE SHEET EN.1 SECTION 1.5
- HALF-SWITCHED DUPLEX WALL RECEPTACLE AFCI LOCATIONS, SEE SHEET EN.1 SECTION 1.5
- USB CHARGING RECEPTACLE
- ABOVE-COUNTER USB/DUPLEX COMBO 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
- 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:
Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
DEVELOPMENT SERVICES

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, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 REV2&4
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Interwest Consulting approval 05-03-2024

harris & sloan
2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878
Structural
Mechanical
Electrical
Plumbing
toll free 800.8
www.harrisandsloan.com

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	AS
DESIGNER:	AS
DRAWN BY:	SAM
CHECKED BY:	AS
ISSUE DATE:	09-22-2023

REVISIONS:

1	CLIENT REVS	11-27-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK 2	01-12-2024
6	FIN REV	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER
SOHEET SINGH SOHAL
No. 53108
Exp. 31-06-25
ELECTRICAL
STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE:
UNIT 2
ELECTRICAL
LAYOUT

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

SHEET NUMBER:
EU2.1

JOB NUMBER: H523368

STANDARD NOTES AND SPECIFICATIONS

3.1 FIXTURES

1. GENERAL REQUIREMENTS:

1.1. FIXTURE CONNECTION SIZES AND FIXTURE UNIT COUNTS SIZED IN ACCORDANCE WITH TABLE BELOW, UNO ON PLANS. FLOW RATES USED FOR PIPE SIZING ONLY, FIXTURE FLOW RATES TO BE AS SPECIFIED IN NOTES 2-4 OF THIS SECTION.

FIXTURE	PROB OF USE	FLOW RATE (GPM)			FIXTURE	PROB OF USE	FLOW RATE (GPM)		
		WS	CW	HW [1]			WS	CW	HW [1]
WATER CLOSET (WC)	1.0%	3.0	3.0	0.0	CLOTHES WASHER (CW)	5.5%	3.5	3.5	3.5
LAVATORY (LAV)	2.0%	1.2	1.2	1.0	SINK (SINK)	2.0%	2.2	2.2	1.8
BATHTUB (BT)	1.0%	5.5	5.5	4.0	DISHWASHER (DW)	0.5%	1.3	0.0	1.3
SHOWER (SH)	4.5%	2.0	2.0	1.5	REFRIGERATOR (IM)	1.0%	1.0	1.0	0.0
TUB/SHOWER (TS) [2]	1.0%	5.5	5.5	4.0	HOSE BIBB (HB)	N/A[3]	2.0[4]	2.0	0.0

1. HW DEMAND REDUCTIONS, WHERE THEY OCCUR, ARE BASED ON FIXTURE WATER MIXING REQUIREMENTS.
2. TUB/SHOWER FLOWS AND PROBABILITIES ARE CONSERVATIVELY BASED ON TUB FIXTURE RUNNING.
3. HOSE BIBB DEMANDS ARE CONSIDERED SEPARATE FROM BUILDING DEMAND AND ADDED TO THE TOTAL FLOWS.
4. 1.0 GPM DEMAND IS ADDED FOR EVERY HOSE BIBB AFTER THE FIRST.

1.2. ALL PLUMBING FIXTURES SHALL BE SELECTED AND APPROVED BY BUILDER.

1.3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF FIXTURES AND MOUNTING HEIGHTS.

1.4. ALL FIXTURES SHALL BE FURNISHED WITH ANGLE-STOP OR OTHER APPROVED SHUT-OFF VALVES. VALVES MAY BE IN SUPPLY PIPES OR INTEGRAL WITH SUPPLY FITTINGS.

1.5. WHERE FIXTURE COMES IN CONTACT WITH WALL OR FLOOR, JOINT SHALL BE MADE WATERTIGHT.

1.6. FIXTURES W/ SLIP JOINT CONNECTIONS TO HAVE MIN 12"X12" WORKING SPACE WITHOUT OBSTRUCTIONS FOR INSPECTION AND REPAIR. WHERE CONCEALED, PROVIDE MIN 12"X12" ACCESS PANEL.

1.7. AT ADA ACCESSIBLE PLUMBING FIXTURES, PROVIDE WRAP ON HASTE & WATER PIPING UNDER FIXTURE. USE PLUMBEREX "PRO-EXTREME" ONE-PIECE PROTECTORS WITH FULL ROTATION OPTION AND 3-M DUAL LOCK FASTENERS SECURED WITH SELF-LOCKING NYLON STRIPS.

2. LAVATORIES AND SINKS:

2.1. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

2.2. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

2.3. METERING FAUCETS IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

3. SHOWERS & TUBS:

3.2. SINGLE SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A WAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

3.3. SHOWER & TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION AND SHALL DELIVER MIXED WATER AT 120°F MAX.

4. WATER CLOSETS:

4.1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHED AND ONE FULL FLUSH.

4.2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH.

5. HOSE BIBB:

5.1. ALL HOSE BIBBS SHALL BE 3/4" AND MOUNTED AT 18" ABOVE FINISHED GRADE, UNLESS OTHERWISE NOTED.

5.2. ALL HOSE BIBBS TO HAVE A NON-REMOVABLE ANTI-SIPHON DEVICE (BACKFLOW PREVENTOR OR VACUUM BREAKER).

5.3. HOSE BIBBS SHALL NOT BE SUPPORTED BY PEX TUBING. HOSE BIBBS SHALL BE ANCHORED TO PREVENT STRAIN ON PEX TUBING.

6. FLOOR DRAIN:

6.1. FLOOR DRAIN TO BE APPROVED-TYPE W/ WATERTIGHT JOINT IN FLOOR, MIN 1" AIR GAP, AND APPROVED-TYPE STRAINER W/ WATERWAY EQUIVALENT TO CROSS-SECTIONAL AREA OF TAILPIECE.

6.2. INSTALL 1/2" TRAP PRIMER AT ALL FLOOR DRAINS. AT BUILDER OPTION, WITH APPROVAL FROM AUTHORITY HAVING JURISDICTION, PROSET TRAP GUARD OR ICC APPROVED EQUIVALENT MAY BE USED AS ALTERNATE TO TRAP PRIMER.

3.2 EQUIPMENT AND APPLIANCES

1. WATER HEATERS:

1.1. GENERAL REQUIREMENTS:

1.1.1. INSTALL WATER HEATER PER MANUFACTURERS INSTALLATION INSTRUCTIONS INCLUDING REQUIRED CLEARANCES TO WALLS/CEILING, REQUIRED VENTILATION, AND THERMAL EXPANSION TANK LOCATION.

1.1.2. WATER HEATER TO MEET UNIFORM ENERGY FACTOR (UEF) SPECIFIED PER TITLE 24 DOCUMENTS AND SHALL COMPLY WITH LOCAL LOW NOx REQUIREMENTS.

1.1.3. TEMPERATURE & PRESSURE RELIEF AND CONDENSATE LINES SHALL DISCHARGE BY ONE OF THE FOLLOWING METHODS:

1.1.3.1. THROUGH WALL DIRECT TO EXTERIOR, NOT OVER PUBLIC WALKWAY
1.1.3.2. TO LOW WALL WASHER BOX, WHERE SPECIFIED ON PLAN
1.1.3.3. TO FLOOR DRAIN, WHERE SPECIFIED ON PLAN

1.1.4. INSTALL WATER HEATER IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. TEMPERATURE TO BE SET AT 109°F MIN, 140°F MAX. WHERE TEMPERATURE SET ABOVE 120°F, PROVIDE THERMOSTATIC MIXING VALVE AT HOT WATER LINE BETWEEN WATER HEATER AND FIRST FIXTURE.

1.1.5. A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH CPC SECTION 608.5.

1.2. TANKLESS WATER HEATERS

1.2.1. TO BE INSTALLED WITH ISOLATION VALVE ON HOT & COLD WATER PIPE.

1.2.2. INSTALL GAS WATER HEATER MIN 1'-6" ABOVE FLOOR. WHERE INSTALLED IN GARAGE, LOCATE OUT OF DIRECT PATH OF VEHICLES OR PROVIDE BOLLARD PROTECTION. WHERE INSTALLED IN AN ATTIC, WITHIN A FLOOR-CEILING ASSEMBLY, OR WITHIN A ROOF/CEILING ASSEMBLY, INSTALL MIN 1 1/2" DEEP DRAINAGE PAN W/ 3/4" DRAIN LINE TIED TO BUILDING DRAINAGE.

1.2.3. PROVIDE DEDICATED 125V, 20A ELECTRICAL RECEPTACLE WITHIN 3'-0" OF WATER HEATER, ACCESSIBLE TO WATER HEATER WITH NO OBSTRUCTIONS. CONNECT TO ELECTRICAL PANEL WITH 120/240V 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT. CONDUCTOR TO BE ISOLATED WITH BOTH ENDS LABELED AS "SPARE". A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE LABELED "FUTURE 240V USE" SHALL BE PROVIDED IN THE ELECTRICAL PANEL, ADJACENT TO THE BREAKER FOR THE BRANCH CIRCUIT.

1.2.4. TANKLESS GAS WATER HEATERS SHALL BE DIRECT VENT W/ COMBUSTION AIR, UNO ON PLAN. WHERE VENT PASSES THROUGH AN INSULATED ASSEMBLY, INSTALL APPROVED METAL SHIELD EXTENDED MIN 2" ABOVE THE INSULATION AND SECURED TO STRUCTURE PER THE MANUFACTURER.

1.3. HEAT PUMP WATER HEATERS

1.3.1. HEAT PUMP WATER HEATERS SHALL MEET THE 1ST HOUR RATING REQUIREMENTS OF CPC TABLE 501.1(2)

FIRST HOUR RATING[1]											
NUMBER OF BATHROOMS	1 to 1.5			2 to 2.5				3 to 3.5			
NUMBER OF BEDROOMS	1	2	3	2	3	4	5	3	4	5	6
FIRST HOUR RATING[2](GAL.)	38	49	49	49	62	62	74	62	74	74	74

1. THE FIRST HOUR RATING IS FOUND ON THE "ENERGY GUIDE" LABEL.
2. SOLAR WATER HEATERS SHALL BE SIZED TO MEET THE APPROPRIATE FIRST HOUR RATING AS SHOWN IN THE TABLE

2. CLOTHES WASHER & DRYER: SEE DETAIL D/PN.2 FOR TYPICAL WASHER CONNECTIONS.
3. RANGES: PROVIDE GAS SHUTOFF VALVE IN ACCESSIBLE LOCATION. MAY BE INSTALLED AT REAR OF ADJACENT CABINET.
4. DISHWASHERS, ICE MAKERS, ETC: PROVIDE RECESSED VALVE BOX IN REAR OR SIDE WALL.

2.3 WASTE SYSTEMS

1. GENERAL REQUIREMENTS:

1.1. WASTE PIPING SIZED IN ACCORDANCE WITH TABLE BELOW, SEE CPC TABLE 703.2 FOR ADDITIONAL LENGTHS/SIZES.

NOMINAL PIPE SIZES:		1 1/4"	1 1/2"	2"	2 1/2"	3"	4"	6"
DRAIN	MAX FIXTURE UNITS	1	1	8	14	35	216	720
	MAX LENGTH	45'-0"	65'-0"	85'-0"	148'-0"	212'-0"	300'-0"	510'-0"
VENT	MAX FIXTURE UNITS	1	8	24	48	84	256	750
	MAX LENGTH[1,2]	45'-0"	60'-0"	120'-0"	180'-0"	212'-0"	300'-0"	510'-0"

1. ONE-THIRD OF ALLOWABLE LENGTH MAY BE INSTALLED HORIZONTALLY, INCREASE ONE NOMINAL SIZE WHERE EXCEEDED
2. MAX LENGTH OF VENT NOT APPLICABLE WHERE SIZE INCREASED ONE NOMINAL SIZE FOR ENTIRE LENGTH OF VENT

1.2. ALL SANITARY SEWER VENT PIPE PENETRATIONS SHALL TERMINATE AT A MINIMUM DISTANCE OF 10'-0" FROM ANY OUTSIDE AIR INTAKE AND MINIMUM 3'-0" FROM ANY OPENING INTO CONDITIONED SPACES WITHIN THE BUILDING.

1.3. VERIFY LOCATION OF SOLAR PANELS (OR FUTURE SOLAR ZONE, WHERE OCCUR) PRIOR TO CONSTRUCTION. DO NOT PENETRATE ROOF WITHIN 3'-0" OF PANEL. ADJUST ROOF PENETRATIONS AS NEEDED. WHERE PENETRATIONS CANNOT BE ADJUSTED OR CONFLICT OCCURS, CONTACT HARRIS & SLOAN PRIOR TO INSTALLATION. NOTE THAT SOLAR PANEL LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE SOLAR PLANS, PROVIDED BY OTHERS.

1.4. ROOF PENETRATIONS TO BE LOCATED OUTSIDE ANY FIRE RATED ROOF AREAS, REFER TO ARCHITECTURAL PLANS.

1.5. GROUP AND ROUTE VENT PENETRATIONS TO THE REAR ELEVATION OF PITCHED ROOF AREAS WHEREVER POSSIBLE TO MINIMIZE VISIBILITY FROM THE FRONT ELEVATION.

1.6. TOTAL CROSS-SECTIONAL AREA OF VENTS EXITING BUILDING MUST MEET/EXCEED CROSS SECTIONAL AREA OF SEWER LATERAL.

2. MATERIALS: ALL MATERIALS SHALL COMPLY WITH CPC SECTION 701 & 903 AND SHALL BE LISTED WITH AN APPROVED LISTING AGENCY (EX. ASTM).

2.1. BELOW GRADE WASTE AND VENT:

2.1.1. BELOW GRADE PIPING SHALL BE SERVICE WEIGHT NO-HUB CAST IRON PIPE AND FITTINGS, ASPHALTIC COATED. JOINTS SHALL BE MADE WITH NEOPRENE SLEEVES AND STAINLESS STEEL BANDS.

2.1.2. MINIMUM SIZE OF ALL WASTE PIPING BELOW GRADE SHALL BE 2".

2.2. ABOVE GRADE VENT PIPING:

2.2.1. VENT PIPE 3" AND LARGER TO BE SERVICE CAST IRON PIPE AND FITTINGS OR SCHEDULE 40 GALVANIZED STEEL PIPE WITH BLACK IRON FITTINGS.

2.3. ABS-DWV WASTE PIPE:

2.3.1. ABS-DWV PIPE AND FITTINGS MAY BE USED WHEN APPROVED BY LOCAL JURISDICTION.

2.3.2. PIPE AND COUPLINGS SHALL BE MANUFACTURED OF MATERIALS CONFORMING TO ASTM D2661.

2.3.3. PLASTIC SOLVENT CEMENT FOR PLASTIC PIPE SHALL CONFORM TO ASTM D2235

2.4. STORMWATER AND ABOVE GRADE WASTE:

2.4.1. SERVICE HEIGHT CAST IRON PIPE AND FITTINGS, NO-HUB (OR EQUAL), OR ABS-DWV PIPE, EXCEPT WASTE FROM URINALS TO BE CAST IRON

2.5. CONDENSATE DRAIN PIPING:

2.5.1. TYPE M COPPER TUBING AND FITTINGS OR SCHEDULE 40 GALVANIZED STEEL PIPE AND MALLEABLE IRON FITTINGS. PVC PIPE IF APPROVED BY LOCAL JURISDICTION.

3. CONSTRUCTION REQUIREMENTS:

3.1. GENERAL REQUIREMENTS:

3.2. BELOW GRADE WASTE AND VENT:

3.2.1. ALL HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED WITH A UNIFORM 2% SLOPE UNLESS NOTED OTHERWISE. MINIMUM SIZE OF ALL WASTE PIPING BELOW GRADE SHALL BE 2".

3.3. ABOVE GRADE VENT:

3.3.1. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN 6" ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.

3.3.2. EACH VENT TO EXTEND THROUGH FLASHING AND TERMINATE VERTICALLY MIN 6" ABOVE ROOF, MIN 1'-0" FROM A VERTICAL SURFACE.

3.3.3. PLASTIC PIPING EXPOSED TO SUNLIGHT TO BE PROTECTED WITH A WATER BASED SYNTHETIC LATEX PAINT.

3.4. ABS-DWV WASTE PIPE:

3.4.1. INSTALL IN ACCORDANCE W/ MANUFACTURERS INSTALLATION INSTRUCTIONS, PIPES SHALL BE DEBURRED AND FREE OF FOREIGN MATERIALS PRIOR TO MAKING SOLVENT CEMENT JOINTS.

3.5. STORMWATER AND ABOVE GRADE WASTE:

3.5.1. ALL HORIZONTAL DRAINAGE PIPING SHALL BE INSTALLED WITH A UNIFORM 2% SLOPE UNLESS NOTED OTHERWISE.

3.6. CONDENSATE DRAIN PIPING:

3.6.1. ROUTE CONDENSATE PIPING FROM EQUIPMENT TO NEAREST APPROVED RECEPTOR. ALL CONDENSATE SYSTEMS SHALL TERMINATE TO GRADE OR INTO THE STORM DRAINAGE SYSTEM, UNLESS NOTED OTHERWISE, AND SHALL OTHERWISE BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES. CONNECT ALL PIPING TO EQUIPMENT PER EQUIPMENT MANUFACTURERS INSTALLATION INSTRUCTIONS.

3.7. CLEANOUTS:

3.7.1. CLEANOUTS SHALL BE PROVIDED ON HORIZONTAL DRAINAGE PIPING AT THE LOWEST FLOOR LEVEL OF THE BUILDING AND SHALL BE LOCATED AT THE UPPER TERMINAL OF EACH RUN OF DRAINAGE PIPING EXCEEDING 5 FEET HORIZONTAL DISTANCE. ADDITIONALLY, CLEANOUTS SHALL BE PROVIDED AT EACH LAV & FOR EVERY 100 FEET OF HORIZONTAL PIPING OR FRACTION THEREOF AND ANY HORIZONTAL PIPE EXCEEDING 135 DEGREES OF AGGREGATE BENDS.

3.7.2. CLEANOUTS SHALL BE PLACED ABOVE THE FIXTURE CONNECTION FITTING, IN THE WALL NEAR THE CONNECTION BETWEEN THE BUILDING DRAIN AND THE BUILDING SEWER, OR INSTALLED OUTSIDE THE BUILDING IN GRADE WITH THE CLEANOUT EXTENDED TO GRADE.

3.7.3. CLEANOUTS SHALL BE SIZED PER THE FOLLOWING TABLE:

SIZE OF PIPE	SIZE OF CLEANOUT	THREADS (PER IN)
1 1/2"	1 1/2"	11 1/2
2"	1 1/2"	11 1/2
2 1/2"	2 1/2"	8
3"	2 1/2"	8
4"	3 1/2"	8

3.8. SYSTEM TESTING:

3.8.1. COMPLETE SYSTEMS WITHIN THE BUILDING SHALL BE TESTED WITH AIR OR WATER IN ACCORDANCE WITH CPC SECTION 712 TO THE SATISFACTION OF THE INSPECTOR.

3.8.2. TEST ALL WASTE AND VENT PIPING EITHER IN ITS ENTIRETY OR IN SECTIONS. IF THE TEST IS APPLIED TO THE ENTIRE SYSTEM, ALL OPENINGS IN THE PIPING SHALL BE TIGHTLY CLOSED, EXCEPT THE HIGHEST POINT OF OVERFLOW. IF THE SYSTEM IS TESTED IN SECTIONS, EACH OPENING SHALL BE TIGHTLY PLUGGED, EXCEPT THE HIGHEST OPENING OF THE SECTION UNDER TEST, AND EACH SECTION SHALL BE FILLED WITH WATER, BUT NO SECTION SHALL BE TESTED WITH LESS THAN 10 FT HEAD OF WATER. THE WATER SHALL BE KEPT IN THE SYSTEM, OR IN THE PORTION UNDER TEST, FOR AT LEAST 15 MINUTES BEFORE THE INSPECTION STARTS.

3.8.3. AN AIR TEST CAN BE USED IN LIEU OF THE WATER TEST, EXCEPT THAT PLASTIC PIPE SHALL NOT BE TESTED WITH AIR. THE TEST SHALL BE MADE BY ATTACHING AN AIR COMPRESSOR TESTING APPARATUS TO ANY SUITABLE OPENING AND AFTER CLOSING ALL OTHER INLETS AND OUTLETS TO THE SYSTEM, FORCING AIR INTO THE SYSTEM UNTIL THERE IS A UNIFORM GAUGE PRESSURE OF 5 PSI OR SUFFICIENT TO BALANCE A COLUMN OF MERCURY TEN 10 INCHES IN HEIGHT. THE PRESSURE SHALL BE HELD WITHOUT INTRODUCTION OF ADDITIONAL AIR FOR A PERIOD OF AT LEAST 15 MINUTES.

1.5 SYSTEM ALTERNATES & MODIFICATIONS

1. GENERAL REQUIREMENTS:

1.1. EQUIPMENT SUBSTITUTIONS, LAYOUT MODIFICATIONS, AND ALTERNATE INSTALLATIONS MUST PROVIDE SYSTEM-WIDE EQUIVALENT CAPACITY AND FLOW PERFORMANCE AS COMPARED TO THE DESIGNED CONDITION AND SHALL MEET OR EXCEED ALL PLAN-SPECIFIED CRITERIA.

2.2 WATER SYSTEMS

1. GENERAL REQUIREMENTS:

1.1. ALL WATER SIZED IN ACCORDANCE WITH CPC APPENDIX A WITH PEAK DEMAND LOADS DETERMINED USING THE MODIFIED HISCRT METHOD. FIXTURE FLOW RATES AND PROBABILITIES ARE BASED ON APPENDIX M AND MANUFACTURER DATA. FIXTURE USAGE AND FLOW REQUIREMENTS ARE PRESENTED IN SECTION 3.1.

1.2. HOT WATER TEMPERATURE NOT TO EXCEED 110° F AT ANY FIXTURE.

1.2.1. PROVIDE CODE APPROVED THERMOSTATIC MIXING VALVE, SET AT 110°F, FOR ALL TUBS, SHOWERS AND ANY LAVATORIES DESIGNATED FOR PUBLIC USE.

1.2.2. WATER HEATER THERMOSTAT IS NOT TO BE USED AS THE INDIVIDUAL FIXTURE TEMPERATURE LIMITER.

1.3. EACH RESIDENTIAL DWELLING UNIT IS REQUIRED TO BE METERED. METERS ARE DISPLACEMENT TYPE, SIZED FOR MAX CONTINUOUS FLOW EXPECTED THROUGH THE DOMESTIC WATER SYSTEM.

1.4. MIN PRESSURE SUPPLIED TO THE MOST REMOTE FIXTURE SHALL BE GREATER OF FIXTURES REQUIRED WORKING PRESSURE OR 20 PSI.

2. MATERIALS:

2.1. PLASTIC PIPING SYSTEMS (HOT & COLD):

2.1.1. BELOW GRADE PIPE FOR POTABLE WATER MAY BE PEX TUBING PER ASTM F876 WITH NON-METALLIC FITTINGS, PVC PER ASTM D1785, OR CPVC PER ASTM D2846.

2.1.2. ABOVE GRADE PIPE FOR POTABLE WATER MAY BE PEX TUBING PER ASTM F876 WITH NON-METALLIC FITTINGS OR CPVC PER ASTM D2846.

2.1.3. CPVC PIPE MUST MEET REQUIREMENTS OF CPC 604.1.1 AND BE APPROVED BY AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION. A CERTIFICATION OF COMPLIANCE IS NECESSARY WHEN INSTALLING CPVC/PEX WATER PIPING MATERIALS PRIOR TO BUILDING PERMIT ISSUANCE. 4

2.2. COPPER PIPING SYSTEMS (HOT & COLD):

2.2.1. BELOW GRADE POTABLE WATER PIPING SHALL BE TYPE 'L' ASTM B88 ANNEALED COPPER TUBING AND ANSI B16.22 WROUGHT COPPER FITTINGS USING SILVER SOLDER AND NON-CORROSIVE FLUX.

2.2.2. ABOVE GRADE POTABLE WATER PIPING SHALL BE COPPER TYPE 'L' ASTM B88 HARD DRAWN COPPER TUBING AND ANSI B16.22 WROUGHT COPPER FITTINGS USING SILVER SOLDER AND NON-CORROSIVE FLUX. AT CONTRACTOR'S OPTION, TIN-ANTIMONY (95-5) SOLDER MAY BE USED FOR SIZES LESS THAN 3".

3. CONSTRUCTION REQUIREMENTS:

3.1. TEST HOT & COLD WATER PIPING IN ACCORDANCE WITH CPC 609.4

3.1.1. TEST PRESSURE SHALL NOT BE LESS THAN THE WORKING PRESSURE UNDER WHICH IT IS TO BE USED. THE WATER FOR THE TESTS SHALL BE OBTAINED FROM A POTABLE WATER SOURCE OF SUPPLY.

3.1.2. EXCEPT FOR PLASTIC PIPING, A 50 PSI AIR PRESSURE TEST MAY BE SUBSTITUTED FOR THE WATER TEST.

3.1.3. THE TEST SHALL BE RUN FOR A MIN OF 15 MINUTES WITHOUT SHOWING EVIDENCE OF LEAKAGE.

3.2. JOINTS AND FITTINGS:

3.2.1. JOINTS, FITTINGS, AND MULTI-PORT MANIFOLDS SHALL BE INSTALLED IN CEILING, MIN 2'-0" CLEAR OF ANY INTERIOR PARTITION WALL. DO NOT INSTALL IN WALLS.

3.2.2. WHENEVER POSSIBLE LOCATE MULTI-PORT MANIFOLDS OVER WET AREA.

3.3. PLASTIC PIPING SYSTEMS:

3.3.1. INSTALLATION SHALL BE DONE BY CERTIFIED INSTALLERS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

3.3.2. SUPPORT HORIZONTAL PEX TUBING UP TO 1" NOMINAL SIZE AT 32" OC, OVER 1" NOMINAL SIZE AT 48" OC. SUPPORT VERTICAL PEX TUBING AT EVERY FLOOR AND MID POINT OF EACH FLOOR. ALLOW 1/8" SLACK PER 1'-0" OF INSTALLED TUBING. BEND TUBING IN DIRECTION OF COIL, MAINTAIN MIN BEND RADIUS OF 8 TIMES NOMINAL PIPE SIZE. WHERE TUBING IS BENT AGAINST COIL DIRECTION INCREASE BEND RADIUS BY 3 TIMES.

3.3.3. PVC ABOVE GRADE SHALL BE SCHEDULE 40 WRAP ALL ABOVE GROUND PVC PIPE WITH MIN 0.04" THICK TAPE OR OTHER PROTECTION FROM UV DEGRADATION.

3.3.4. MAINTAIN MIN 12" VERTICAL, 6" HORIZONTAL FROM SOURCES OF HEAT INCLUDING RECESS LIGHT FIXTURES, GAS VENTS, AND HEATING APPLIANCES.

3.3.5. ALL INSTALLATIONS OF THE INITIAL PLUMBING PIPING SHALL BE FLUSHED TWICE OVER A PERIOD OF AT LEAST ONE WEEK. THE PIPE SYSTEM SHALL BE FIRST FLUSHED FOR AT LEAST 10 MINUTES AND THEN FILLED AND ALLOWED TO STAND FOR NO LESS THAN 1 WEEK, AFTER WHICH ALL THE BRANCHES OF THE PIPE SYSTEM MUST BE FLUSHED LONG ENOUGH TO FULLY EMPTY THE CONTAINED VOLUME. THIS PROVISION SHALL NOT APPLY TO THE INSTALLATION OF PEX PIPE WHERE IT REPLACES AN EXISTING PIPE SYSTEM OF ANY MATERIAL.

3.3.6. AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG ATTACHED STATING:

THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON _____ (DATE) BY _____ (NAME). THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TWO MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE BUILDING OWNER OR OCCUPANT.

3.3.7. PRIOR TO ISSUING A BUILDING PERMIT TO INSTALL PLASTIC PIPE, THE BUILDING OFFICIAL SHALL REQUIRE AS PART OF THE PERMITTING PROCESS THAT THE CONTRACTOR, OR THE APPROPRIATE PLUMBING SUBCONTRACTORS, PROVIDE WRITTEN CERTIFICATION THAT HE OR SHE WILL COMPLY WITH THE FLUSHING PROCEDURES SET FORTH IN THE CODE.

3.3.8. THE BUILDING OFFICIAL SHALL NOT GIVE FINAL PERMIT APPROVAL OF ANY PLASTIC PLUMBING INSTALLATION UNLESS HE OR SHE FINDS THAT THE MATERIAL HAS BEEN INSTALLED IN COMPLIANCE WITH THE REQUIREMENTS OF THE CODE, INCLUDING THE REQUIREMENTS TO FLUSH AND TAG THE SYSTEMS.

3.3.9. ANY CONTRACTOR OR SUBCONTRACTOR FOUND TO HAVE FAILED TO COMPLY WITH THE FLUSHING REQUIREMENTS SHALL BE SUBJECT TO THE PENALTIES OF THE HEALTH AND SAFETY CODE.

3.4. NON-METALLIC PIPING USED BELOW GRADE, OUTSIDE OF BUILDING FOOTPRINT SHALL HAVE AN ELECTRICALLY CONTINUOUS CORROSION-RESISTANT BLUE INSULATED COPPER TRACER WIRE, OR OTHER APPROVED CONDUCTOR. CONDUCTOR SHALL NOT BE LESS THAN 14 AWG AND SUITABLE FOR DIRECT BURIAL.

3.5. GENERAL REQUIREMENTS:

3.5.1. PIPE INSULATION:

3.5.1.1. INSULATE ALL HOT WATER PIPING FROM HEAT SOURCE TO FIXTURE AS NOTED BELOW:

PIPE DIAMETER	1/2"	3/4"	1"	1 1/4"	1 1/2"
INSULATION WALL THICKNESS[1]	1"	1"	1 1/2"	1 1/2"	1 1/2"

1. 1" WALL THICKNESS REQUIRED AT ALL RECIRCULATION PIPES AND ALL PIPES TO KITCHEN FIXTURES 4

3.5.1.2. INSULATE THE FIRST 5'-0" OF COLD WATER PIPES FROM TANKED WATER HEATER. INSULATION WALL THICKNESS TO BE 1" MIN.

3.5.1.3. PIPE INSULATION MAY BE OMITTED AT THE FOLLOWING LOCATIONS:

3.5.1.3.1. PIPING THAT PENETRATES FRAMING MEMBERS, FOR THE DISTANCE OF THE FRAMING PENETRATION. INSULATION SHALL BUTT SECURELY AGAINST FRAMING MEMBERS.

3.5.1.3.2. PIPING INSTALLED IN WALLS, WHERE ALL REQUIREMENTS ARE MET FOR COMPLIANCE WITH QUALITY INSULATION INSPECTION (QII)

3.5.1.3.3. PIPING INSTALLED IN ATTIC WITH MINIMUM 4" THICKNESS OF ATTIC INSULATION ON TOP OF PIPING.

3.5.1.3.4. PIPING BETWEEN FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE.

3.5.2. INLINE SHUTOFF VALVES BELOW GRADE SHALL BE INSTALLED IN A CONCRETE BOX WITH A CAST IRON HINGED TOP LABELED "SOV". ALL ABOVE GRADE SHUTOFF VALVES 2" AND LARGER SHALL BE FULL PORT BALL VALVES.

3.5.3. PROVIDE MECHANICAL WATER HAMMER ARRESTOR AT HOT AND COLD WATER AT ALL FIXTURES TO ABSORB HIGH PRESSURE RESULTING FROM THE QUICK CLOSURE OF THESE VALVES. WATER HAMMER ARRESTORS SHALL BE APPROVED MECHANICAL DEVICE IN ACCORDANCE WITH THE APPLICABLE STANDARDS REFERENCED IN CPC TABLE 1701.1 AND SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO QUICK-ACTING VALVES.

1.1 DESIGN CRITERIA

1. GENERAL PROJECT INFORMATION:

1.1. PROJECT SHALL CONFORM TO THE 2022 CPC, ITS REFERENCED STANDARDS, AND APPLICABLE LOCAL BUILDING DEPARTMENT STANDARDS.

1.2. DESIGN CRITERIA ARE AS FOLLOWS:

WATER	
DESIGN PRESSURE	60 PSI
MIN WORKING PRESSURE	8 PSI
MAX VELOCITY	10 FT/SEC

* VERIFY AVAILABLE PRESSURE PRIOR TO CONSTRUCTION

1.2 GENERAL NOTES

1. SCOPE:

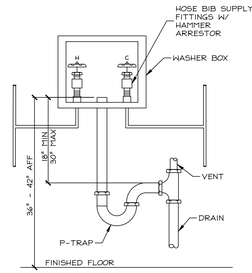
1.1. THE PROJECT DOCUMENTS MAY NOT BE USED IN A LOCATION OTHER THAN THAT DESIGNATED ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.

1.2. THIS IS A "BUILDER'S SET" PRODUCED SOLELY FOR USE BY A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR.

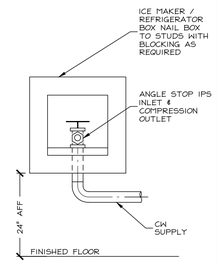
1.3. THESE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY. THEY ARE NOT EXTENSIVELY DETAILED NOR ARE COMPLETE SPECIFICATIONS PROVIDED. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR SAME OR SIMILAR CONSTRUCTION SHOWN ELSEWHERE WITHIN THE PLAN SET. FOR ITEMS, METHODS AND/OR MATERIALS NOT SPECIFIED WITHIN THE SET, THE MIN REQUIREMENT OF THE APPLICABLE CODE SHALL GOVERN.

1.4. THE ENGINEER PROVIDES NO WARRANTY OR GUARANTEE ON THE FINAL PROJECT, NOR DUTY TO

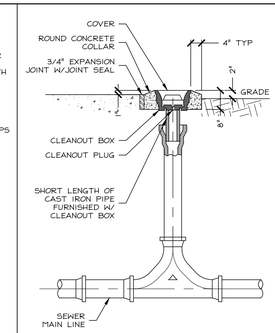
STANDARD DETAILS



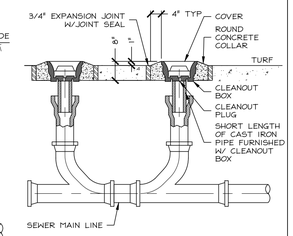
CLOTHES WASHER



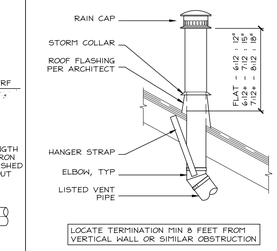
REFRIGERATOR BOX



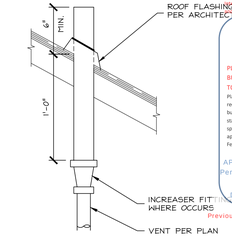
TWO-WAY CLEANOUT TO GRADE



TWO-WAY CLEANOUT TO GRADE

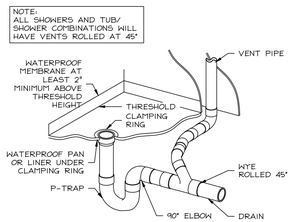


B-VENT TERMINATION

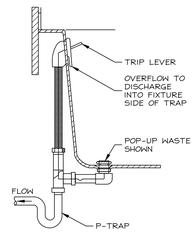


TYP VENT TERMINATION

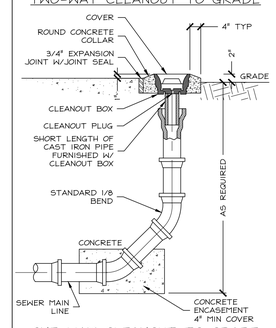
A | TYPICAL ROOF TERMINATIONS



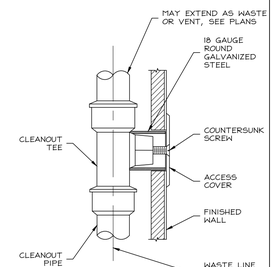
SHOWER



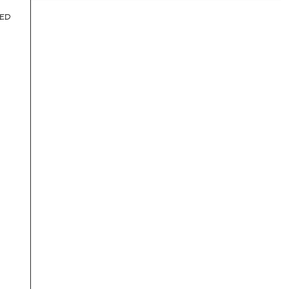
BATHTUB



ONE-WAY CLEANOUT TO GRADE

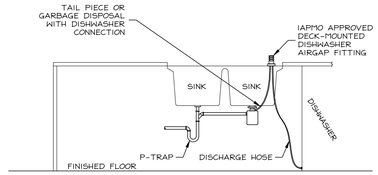


WALL CLEANOUT



CLEANOUT TO SLAB

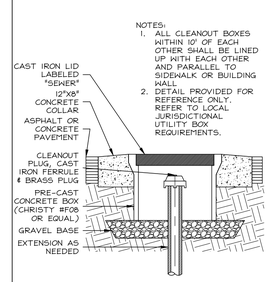
B | TYPICAL WALL PENETRATION



KITCHEN SINK & DISHWASHER

HS23368_PN

D | TYPICAL FIXTURE CONNECTIONS



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.

CLEANOUT TO PAVEMENT BOX

HS23368_PN

C | CLEANOUT DETAILS

FOR JURISDICTION USE:

Revised Approved Plan (Multi-Plex), Energy Compliance, Interior solids Cabinets, Storage Racks, Powder rooms Sound and/or vibration.

Santee
WE PLEASE & EXCEED

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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Inspection Cooking approval 2-3-2024

Structural
Mechanical
Electrical
Plumbing

2295 Gateway Oaks Dr.
Sacramento, CA 95833

tel 916.921.2800
fax 916.921.2878

toll free 800.877.1430
www.harrisandsloan.com

harris & sloan

PROJECT: **PROSPECT PARK**
SANTEE, CA 92071

CLIENT: **KB HOME - COASTAL**
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FW REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PENNEBO
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE:

STANDARD DETAILS

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

SHEET NUMBER:

PN.2

JOB NUMBER: HS23368

PLUMBING CALCULATIONS

harris & sloan

Prospect Park for KB Homes - Coastal
Harris & Sloan Job # HS23368, by VF
March 25, 2024

###

Design of the water distribution system is sized per Appendix A and demand is determined using the methodology of Appendix M. The 99th percentile demand in each segment of pipe is calculated using the Modified Wisort Method. The permissible head loss is determined per Appendix A and the required pipe size is back-calculated from that allowable loss using the Hazen-Williams equation. Where required, pipes are upsized to ensure maximum water velocities are not exceeded.

Input Parameters & System Information

Site Pressure	60 psi	Cold Water Design		Hot Water Design	
Max Fixture Elevation	20 ft	Max CW Velocity	10 ft/s	Max HW Velocity	8 ft/s
Static Pressure Loss	8.6 psi	Developed Length*	72 ft	Water Heater Type	Tanked
Add'l Misc Losses	0.0 psi	Loss at Meter	2.2 psi	Developed Length*	99 ft
Min Residual Pressure	8 psi	Allow Head Loss	41.2 psi	Minimum Working Pressur	50.0 psi
Pipe Roughness, c	145	Avg Allow Loss	57.7 psi/100'	Allow Head Loss	33.4 psi
Meter Size	3/4"			Avg Allow Loss	33.8 psi/100'

Trunk and Branch Layouts

	Section	Length	Connected to:		Section	Length	Connected to:	
Cold Water	Meter	5 ft			WH	12 ft	C6	
	C1	5 ft	C2	HB	H1	12 ft	MAN 3	H2
	C2	12 ft	KIT	C3	H2	6 ft	MAN 1	H3
	C3	10 ft	MAN 4	C4	H3	6 ft	H4	MAN 2
	C4	4 ft	C5	MAN 2	H4	5 ft	MAN 4	KIT
	C5	6 ft	MAN 1	C6				
	C6	6 ft	MAN 3	WH				

Water Supply Fixtures

Fixtures	WC	LAV	TUB	SH	TUB/SH	CW	SINK	DW	IM	HB	CW POC	Length*	HW POC	Length*
Probability	1.0%	2.0%	1.0%	4.5%	1.0%	5.5%	2.0%	0.5%	1.0%					
CW (gpm)	3.0	1.2	5.5	2.0	5.5	3.5	2.2		1.0	2.0				
HW (gpm)		1.0	4.0	1.5	4.0	3.5	1.8	1.3						
MAN 1	1	2		1							C5	23	H2	23
MAN 2	1	2			1						C4	24	H3	24
MAN 3	1	1			1						C6	14	H1	14
MAN 4	1	1				1			1		C3	3	H4	3
KIT							1	1			C2	34	H4	45
HB										1	C1	2		
TOTALS	4	6	0	1	2	1	1	1	1	0	0	0	0	1

* From connected node to fixture. In the case of manifolds, this is the distance to the farthest fixture.

Principal Code Equations

99th Percentile Demand Flow:

$$Q_{0.99} = \frac{1}{1-P_0}\left[\sum_{k=1}^{K} n_k p_k q_k + \left[(1+P_0)z_{0.99}\right]\sqrt{\left[(1-P_0)\sum_{k=1}^{K} n_k p_k (1-p_k) q_k^2\right] - P_0\left(\sum_{k=1}^{K} n_k p_k q_k\right)^2}\right]$$

where, $P_0 = \prod_{k=1}^{K}(1-p_k)^{n_k} \approx e^{-H(n,p)}$ and $H(n,p) = \sum_{k=1}^{K} n_k p_k$

Allowable head loss in pipes: (Hazen-Williams)

$$h_{100ft} = \frac{0.2083\left(\frac{100}{c}\right)^{1.852} q^{1.852}}{d_h^{4.8655}}$$

Velocity:

$$v = \frac{0.4084q}{d^2}$$

Analysis

Hot Water	Section ID	Fixture Units	Idle Fixture Prob	99% Demand (gpm)	Diameter	velocity	Specified Diameter
	WH	18	0.76	8.2	3/4"	7.228	**3/4"**
	H1	18	0.76	8.2	3/4"	7.228	**3/4"**
	H2	14	0.79	7.9	3/4"	6.933	**3/4"**
	H3	11	0.86	8.7	3/4"	7.629	**3/4"**
	H4	6.4	0.90	6.4	3/4"	5.636	**3/4"**
	MAN 1	3.1	0.92	2.8	1/2"	4.904	**1/2"**
	MAN 2	4.6	0.95	4.6	1/2"	7.987	**1/2"**
	MAN 3	3.8	0.97	3.8	1/2"	6.598	**1/2"**
	MAN 4	3.8	0.93	3.8	1/2"	6.598	**1/2"**
	KIT	2.6	0.98	2.6	1/2"	4.514	**1/2"**

Cold Water	Section ID	Fixture Units	Idle Fixture Prob	99% Demand (gpm)	diameter	velocity	specified diameter
	Meter	36	0.73	11.7	3/4"	10.3	1 "
	C1	36	0.73	11.7	3/4"	10.3	1 "
	C2	34	0.73	9.7	3/4"	8.5	**3/4"**
	C3	34	0.73	9.7	3/4"	8.5	**3/4"**
	C4	31	0.74	9.7	3/4"	8.5	**3/4"**
	C5	28	0.75	9.7	3/4"	8.5	**3/4"**
	C6	26	0.76	9.6	3/4"	8.5	**3/4"**
	MAN 1	5.6	0.91	5.0	1/2"	8.7	**1/2"**
	MAN 2	7.1	0.94	7.1	1/2"	12.3	**3/4"**
	MAN 3	6.3	0.96	6.3	1/2"	10.9	**3/4"**
	MAN 4	6.8	0.91	6.8	1/2"	11.8	**3/4"**
	KIT	1.1	0.98	1.1	1/2"	1.9	**1/2"**
	HB	2.5	1.00	2.0	1/2"	3.5	**1/2"**

Calculated Pressure Drop Through System

Once the final design is complete, the pressure drop through each branch of the system is calcuated to ensure all fixtures recei adequate pressure. To calculate the actual drop through the system, the Hazen-Williams formula is reorganized and actual inside pipe diameters are used.

$$h_{100ft} = \frac{0.2083\left(\frac{100}{c}\right)^{1.852} q^{1.852}}{d_h^{4.8655}}$$

Branch Losses

Section ID	Head Loss in Pipe (psi) CW	HW
C1	0.24	
C2	1.62	
C3	1.35	
C4	0.54	
C5	0.80	
C6	0.80	
WH		1.19
H1		1.2
H2		0.6
H3		0.7
H4		0.3

Fixture Losses

Plumbing Fixture	Head Loss in Pipe (psi) CW	HW	Total Loss to Fixture (psi) CW	HW
MAN 1	6.6	2.3	11.1	11
MAN 2	1.8	5.8	5.6	15
MAN 3	0.8	2.4	6.2	10
MAN 4	0.2	0.5	3.4	9.8
KIT	0.6	3.8	2.4	13
HB	0.1	0	0.3	0

Manifolds

Fixtures with highest HW and CW headloss per manifold

	CW Fixture	HW Fixture	Status
MAN 1	12.7 WC	11.0 SH	Clear
MAN 2	10.3 TUB/SH	17.4 TUB/SH	Clear
MAN 3	12.5 TUB/SH	13.6 TUB/SH	Clear
MAN 4	4.4 CW	10.6 CW	Clear

harris & sloan

Prospect Park for KB Homes - Coastal
Harris & Sloan Job # HS23368, by VF
March 25, 2024

###

Design of the water distribution system is sized per Appendix A and demand is determined using the methodology of Appendix M. The 99th percentile demand in each segment of pipe is calculated using the Modified Wisort Method. The permissible head loss is determined per Appendix A and the required pipe size is back-calculated from that allowable loss using the Hazen-Williams equation. Where required, pipes are upsized to ensure maximum water velocities are not exceeded.

Input Parameters & System Information

Site Pressure	60 psi	Cold Water Design		Hot Water Design	
Max Fixture Elevation	20 ft	Max CW Velocity	10 ft/s	Max HW Velocity	8 ft/s
Static Pressure Loss	8.6 psi	Developed Length*	92 ft	Water Heater Type	Tanked
Add'l Misc Losses	0.0 psi	Loss at Meter	2.2 psi	Developed Length*	75 ft
Min Residual Pressure	8 psi	Allow Head Loss	41.2 psi	Minimum Working Pressur	50.0 psi
Pipe Roughness, c	145	Avg Allow Loss	44.6 psi/100'	Allow Head Loss	33.4 psi
Meter Size	3/4"			Avg Allow Loss	44.7 psi/100'

Trunk and Branch Layouts

	Section	Length	Connected to:		Section	Length	Connected to:	
Cold Water	Meter	5 ft			WH	10 ft	C6	
	C1	5 ft	C2	HB	H1	10 ft	H2	H3
	C2	15 ft	KIT	C3	H2	10 ft	MAN 1	MAN 3
	C3	14 ft	IM	C4	H3	8 ft	MAN 2	H4
	C4	8 ft	CW	C5	H4	5 ft	CW	KIT
	C5	5 ft	MAN 2	C6				
	C6	9 ft	WH	C7				
	C7	9 ft	MAN 1	MAN 3				

Water Supply Fixtures

Fixtures	WC	LAV	TUB	SH	TUB/SH	CW	SINK	DW	IM	HB	CW POC	Length*	HW POC	Length*
Probability	1.0%	2.0%	1.0%	4.5%	1.0%	5.5%	2.0%	0.5%	1.0%					
CW (gpm)	3.0	1.2	5.5	2.0	5.5	3.5	2.2		1.0	2.0				
HW (gpm)		1.0	4.0	1.5	4.0	3.5	1.8	1.3						
MAN 1	2	3			1						C7	14	H2	14
MAN 2	1	2				1					C5	21	H3	21
MAN 3	1	1				1					C7	4	H2	4
IM									1		C3	16		
KIT								1	1		C2	12	H4	32
CW							1				C4	18	H4	18
HB										1	C1	2		
TOTALS	4	6	0	1	2	1	1	1	1	0	0	0	0	1

* From connected node to fixture. In the case of manifolds, this is the distance to the farthest fixture.

Principal Code Equations

99th Percentile Demand Flow:

$$Q_{0.99} = \frac{1}{1-P_0}\left[\sum_{k=1}^{K} n_k p_k q_k + \left[(1+P_0)z_{0.99}\right]\sqrt{\left[(1-P_0)\sum_{k=1}^{K} n_k p_k (1-p_k) q_k^2\right] - P_0\left(\sum_{k=1}^{K} n_k p_k q_k\right)^2}\right]$$

where, $P_0 = \prod_{k=1}^{K}(1-p_k)^{n_k} \approx e^{-H(n,p)}$ and $H(n,p) = \sum_{k=1}^{K} n_k p_k$

Allowable head loss in pipes: (Hazen-Williams)

$$h_{100ft} = \frac{0.2083\left(\frac{100}{c}\right)^{1.852} q^{1.852}}{d_h^{4.8655}}$$

Velocity:

$$v = \frac{0.4084q}{d^2}$$

Analysis

Hot Water	Section ID	Fixture Units	Idle Fixture Prob	99% Demand (gpm)	Diameter	velocity	Specified Diameter
	WH	18	0.76	8.2	3/4"	7.228	**3/4"**
	H1	18	0.76	8.2	3/4"	7.228	**3/4"**
	H2	7.7	0.87	5.6	1/2"	9.716	**3/4"**
	H3	10	0.88	8.8	3/4"	7.706	**3/4"**
	H4	5.6	0.92	5.6	1/2"	9.723	**3/4"**
	MAN 1	3.9	0.90	2.9	1/2"	4.996	**1/2"**
	MAN 2	4.6	0.95	4.6	1/2"	7.987	**1/2"**
	MAN 3	3.8	0.97	3.8	1/2"	6.598	**1/2"**
	KIT	2.6	0.98	2.6	1/2"	4.514	**1/2"**
	CW	3.0	0.95	3.0	1/2"	5.209	**1/2"**

Cold Water	Section ID	Fixture Units	Idle Fixture Prob	99% Demand (gpm)	diameter	velocity	specified diameter
	Meter	36	0.73	11.7	3/4"	10.3	1 "
	C1	36	0.73	11.7	3/4"	10.3	1 "
	C2	34	0.73	9.7	3/4"	8.5	**3/4"**
	C3	34	0.73	9.7	3/4"	8.5	**3/4"**
	C4	33	0.73	9.7	3/4"	8.6	**3/4"**
	C5	33	0.73	9.7	3/4"	8.6	**3/4"**
	C6	31	0.74	9.7	3/4"	8.5	**3/4"**
	C7	15	0.85	8.2	3/4"	7.2	**3/4"**
	MAN 1	8.9	0.88	5.6	1/2"	9.7	**1/2"**
	MAN 2	7.1	0.94	7.1	1/2"	12.3	**3/4"**
	MAN 3	6.3	0.96	6.3	3/4"	5.5	**3/4"**
	IM	0.5	0.99	0.5	1/2"	0.9	**1/2"**
	KIT	1.1	0.98	1.1	1/2"	1.9	**1/2"**
	CW	3.0	0.95	3.0	1/2"	5.2	**1/2"**
	HB	2.5	1.00	2.0	1/2"	3.5	**1/2"**

Calculated Pressure Drop Through System

Once the final design is complete, the pressure drop through each branch of the system is calcuated to ensure all fixtures recei adequate pressure. To calculate the actual drop through the system, the Hazen-Williams formula is reorganized and actual inside pipe diameters are used.

$$h_{100ft} = \frac{0.2083\left(\frac{100}{c}\right)^{1.852} q^{1.852}}{d_h^{4.8655}}$$

Branch Losses

Section ID	Head Loss in Pipe (psi) CW	HW
C1	0.24	
C2	2.02	
C3	1.89	
C4	1.09	
C5	0.68	
C6	1.22	
C7	0.89	
WH		0.99
H1		1
H2		0.5
H3		0.9
H4		0.2

Fixture Losses

Plumbing Fixture	Head Loss in Pipe (psi) CW	HW	Total Loss to Fixture (psi) CW	HW
MAN 1	4.9	1.4	12.9	11
MAN 2	1.6	5.1	7.5	15
MAN 3	0.2	0.7	8.3	10
IM	0.1	0	4.2	0
KIT	0.2	2.7	2.5	13
CW	2.0	2	7.2	12
HB	0.1	0	0.3	0

Manifolds

Fixtures with highest HW and CW headloss per manifold

	CW Fixture	HW Fixture	Status
MAN 1	14.7 WC	11.5 SH	Clear
MAN 2	11.0 TUB/SH	17.1 TUB/SH	Clear
MAN 3	14.6 TUB/SH	13.8 TUB/SH	Clear
	0.0	0.0	Clear

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior Office Cabinets, Storage Racks, Powder rooms and small interior alteration.

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A.Sturm
Date: August 12, 2024

Previous Inspection Cons ing approval 2-3-2024

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PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FW REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PENROD
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE:

PLUMBING CALCS

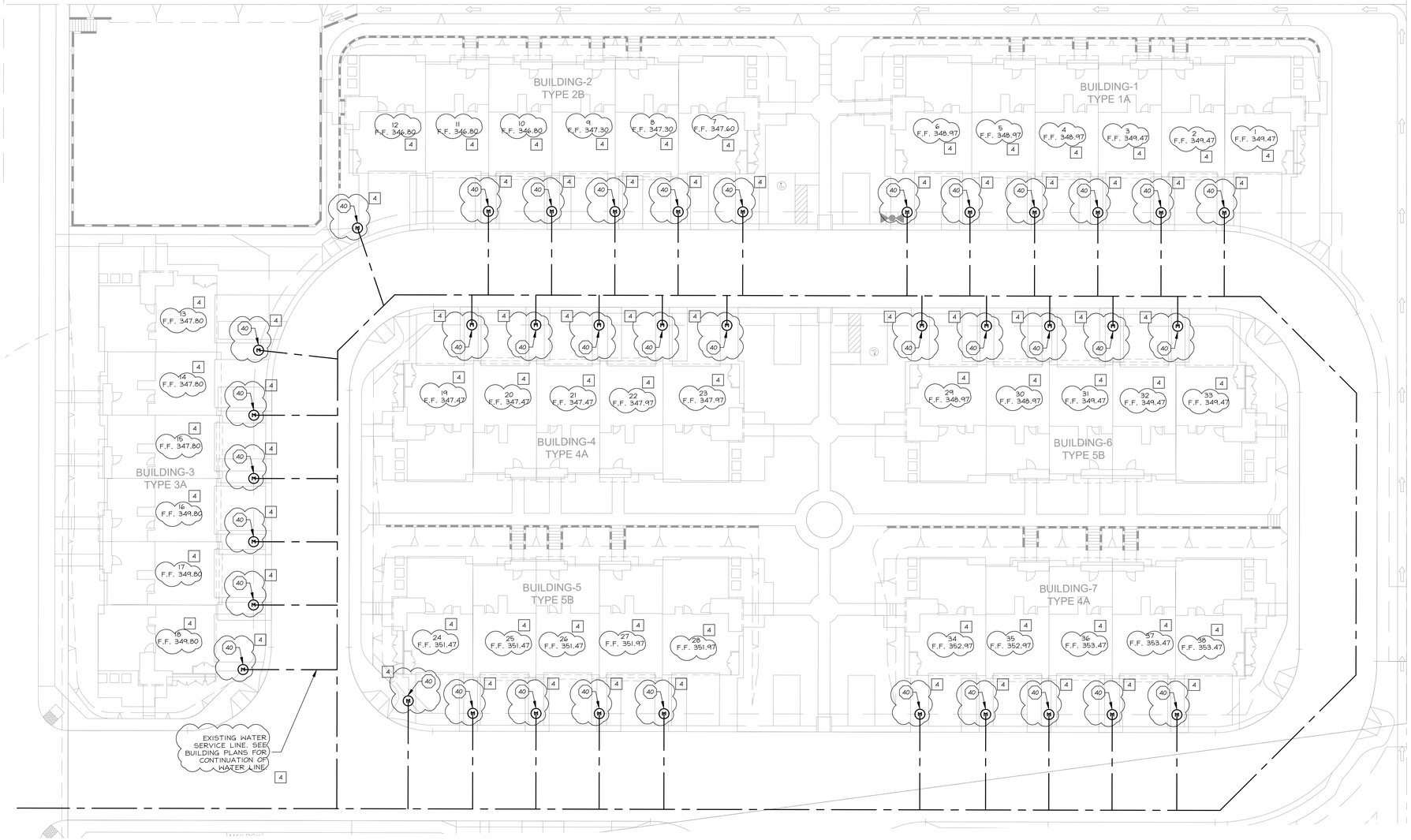
SCALE: 1/4" = 1'-0"

SHEET NUMBER:

PN.3

5

JOB NUMBER: HS23368



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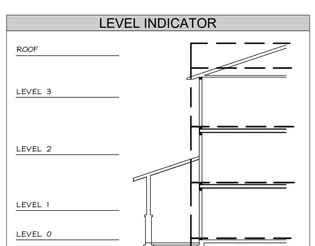

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Plan # 2
Reviewed by: A.Stuart
Date: August 12, 2024

Previous Interwest Consulting approval 11-27-2024

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PROJECT MANAGER:	KL
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DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

1	CLIENT REV	11-06-2023
2	PLAN CHECK	11-06-2023
3	PLAN CHECK	11-27-2023

STAMP:
REGISTERED PROFESSIONAL ENGINEER ROBERT D. PENSKO EXPIRES 09/30/24 #M18824 MECHANICAL STATE OF CALIFORNIA

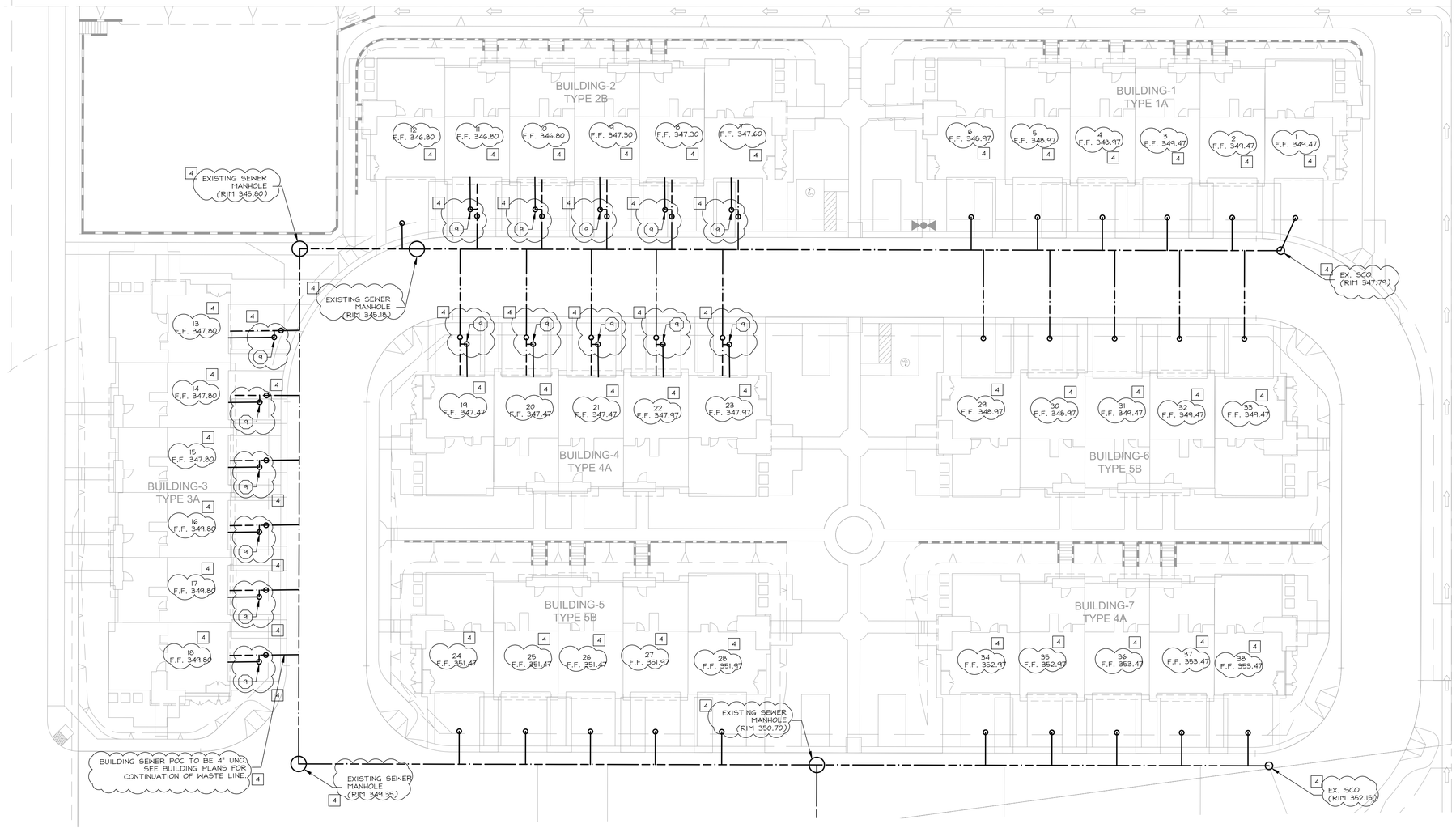
PLAN NUMBER:

SHEET TITLE:
LEVEL 0
SITE WATER
LAYOUT

SCALE: 1" = 20'-0" 4

SHEET NUMBER:
PS.1
4

JOB NUMBER: HS23368



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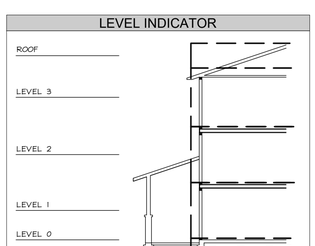

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1	CLIENT REV	11-06-2023
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STAMP:
REGISTERED PROFESSIONAL ENGINEER ROBERT D. PENROD EXPIRES 09/30/24 #M18824 MECHANICAL STATE OF CALIFORNIA

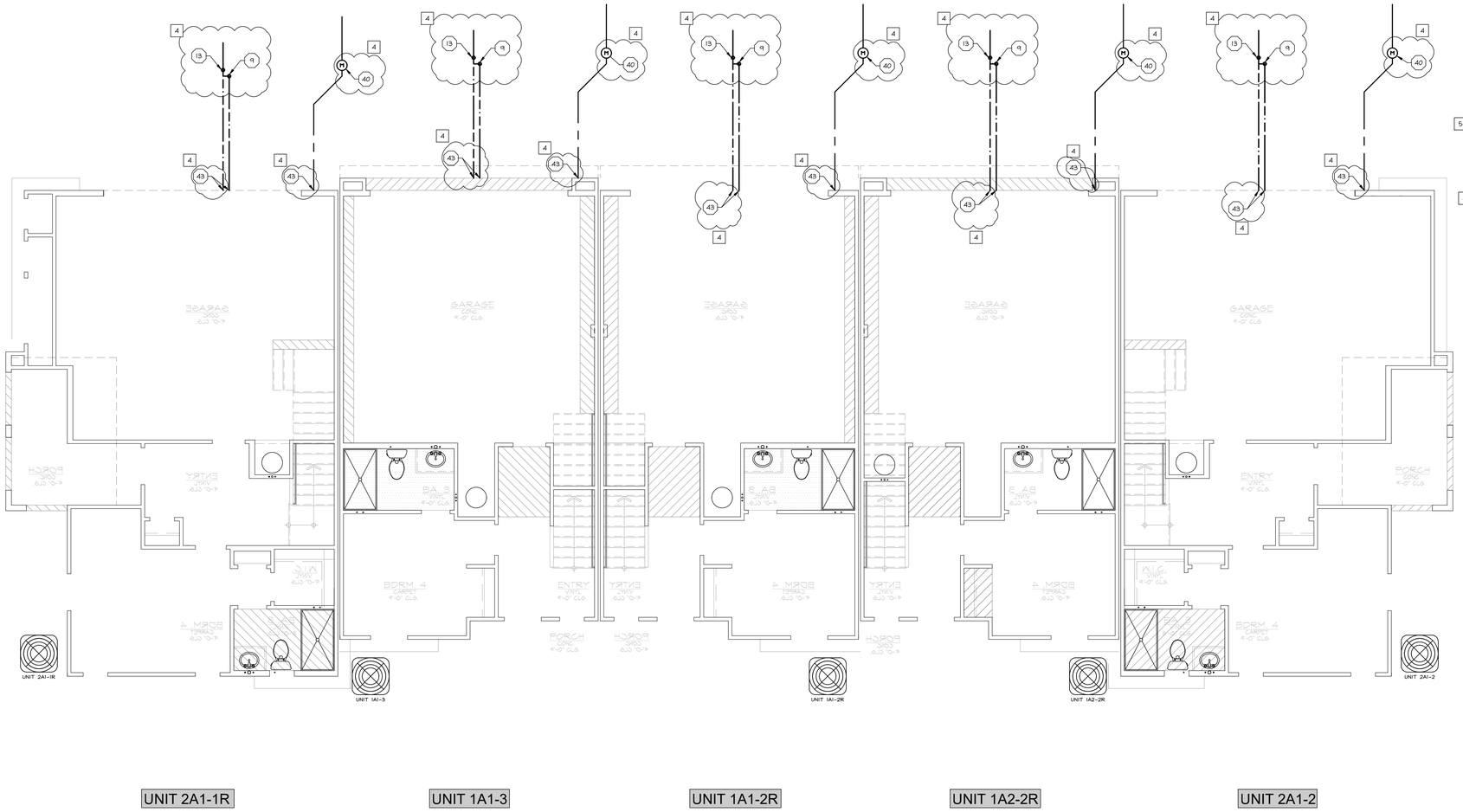
PLAN NUMBER:

SHEET TITLE:
LEVEL 0
SITE DRAIN,
WASTE & VENT
LAYOUT

SCALE: 1" = 20'-0" 4

SHEET NUMBER:
PS.2
4

JOB NUMBER: HS23368



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- COLD WATER LINE
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- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
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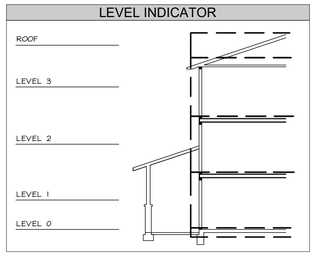

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Santee
WE PLAY & WE LIVE

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Permit # B-RNEW-23-0002 Rev 2 & 3
Reviewed by: A.Stuart
Date: August 12, 2024

Previous Interwest Consulting Set Dated 05.03.2024

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CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
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PROJECT MANAGER:	KL
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STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PENROD
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

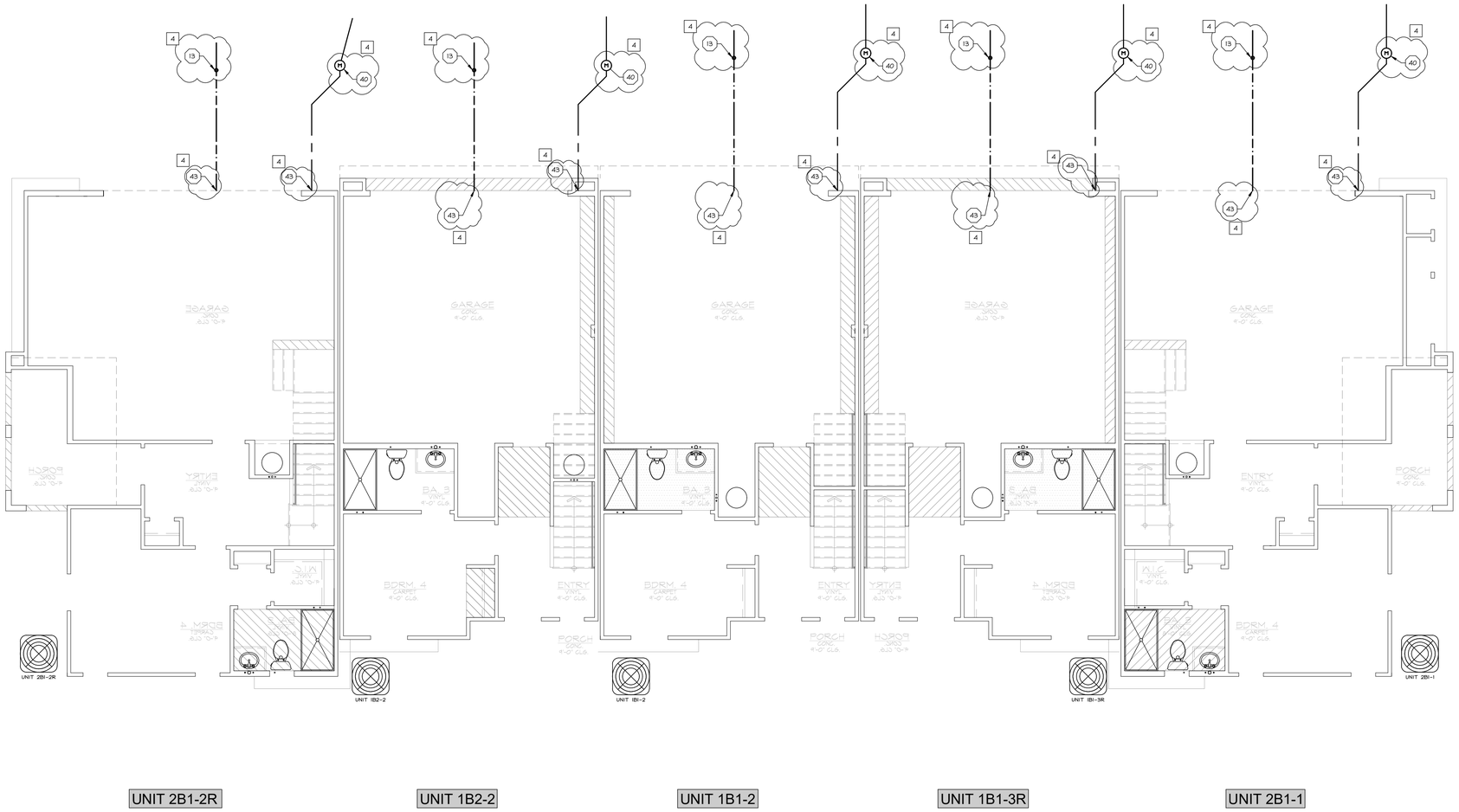
PLAN NUMBER: BLDG 4 4

SHEET TITLE: 4
LEVEL 0 WATER & WASTE LAYOUT

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
P1.1
4

JOB NUMBER: H523368



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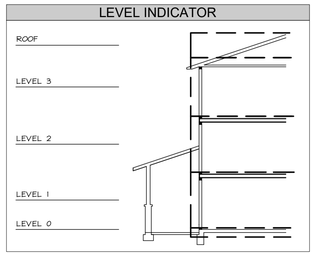

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Date: August 12, 2024

Previous Interwest Consulting Review 05.13.2024

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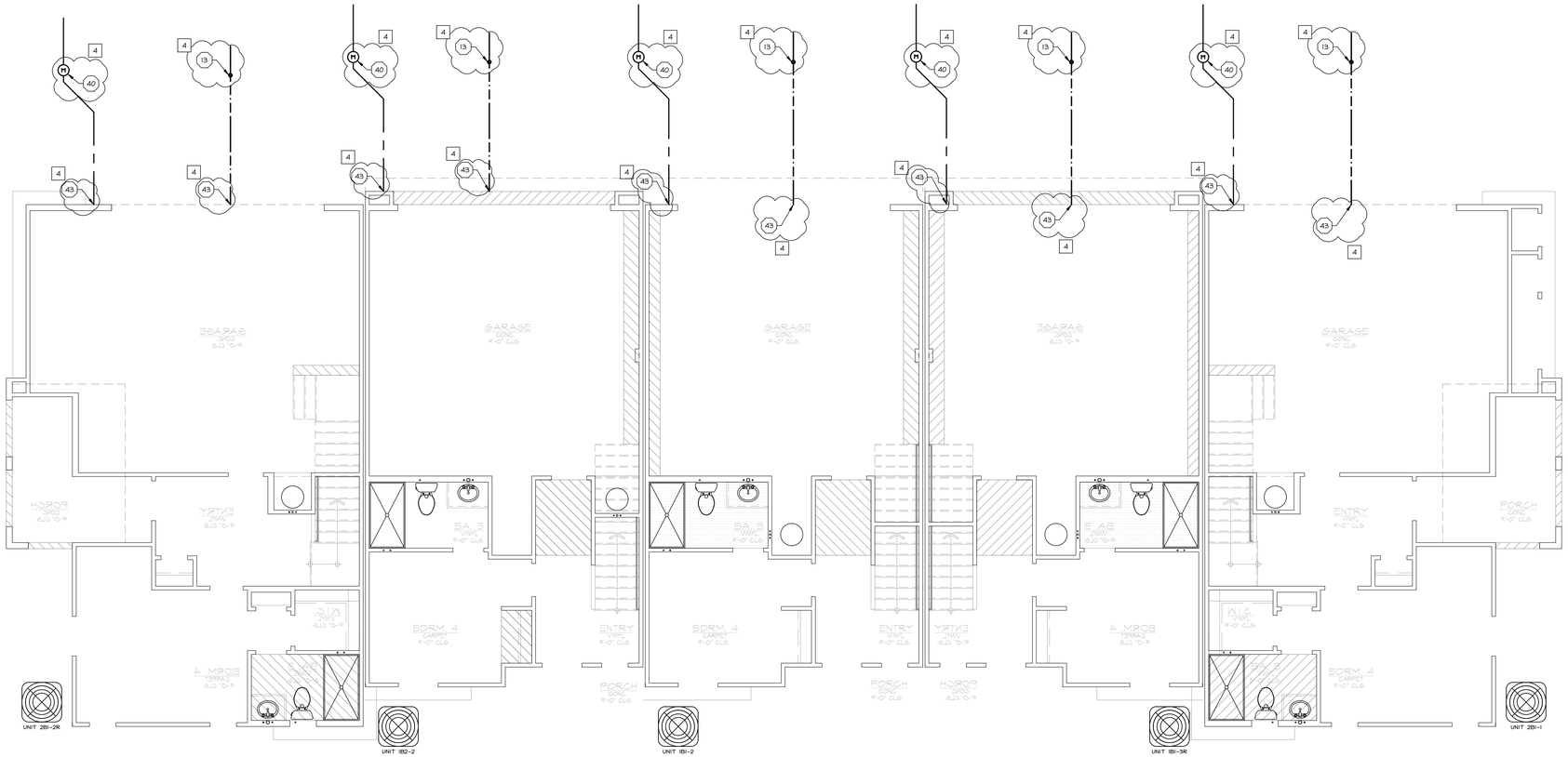
PLAN NUMBER: BLDG 5 4

SHEET TITLE: 4
LEVEL 0 WATER & WASTE LAYOUT

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
P1.2

JOB NUMBER: H523368 4



UNIT 2B1-2R | UNIT 1B2-2 | UNIT 1B1-2 | UNIT 1B1-3R | UNIT 2B1-1

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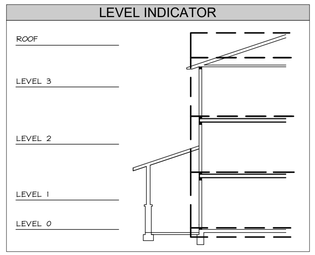

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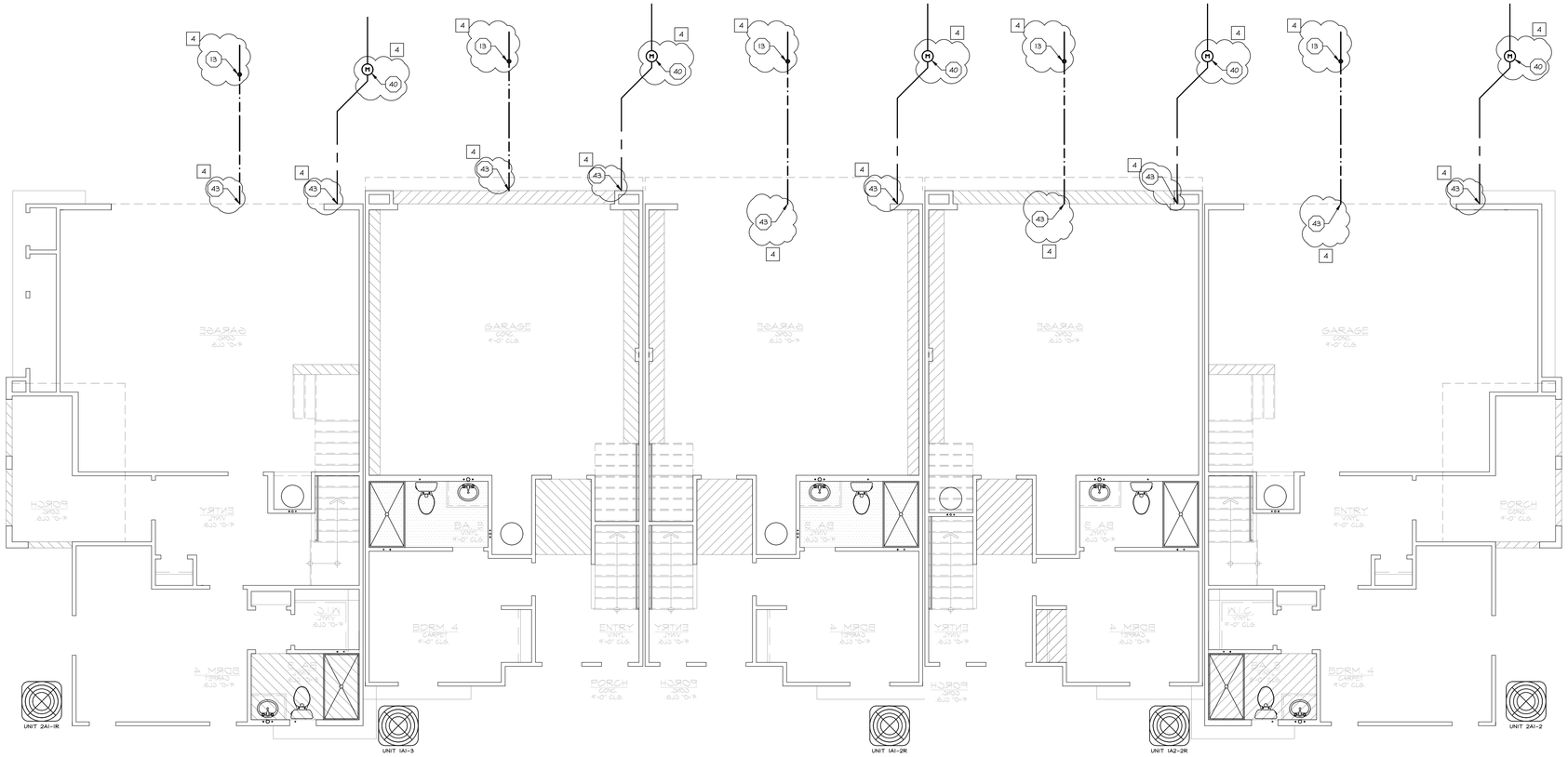

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2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.
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SYMBOLS LEGEND

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- CD CONDENSATE
- G GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
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- WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
- HOSE BIBB, SEE PN.1, SECTION 3.1
- M WATER METER/SUB-METER
- TANKLESS / TANKED WATER HEATER, SEE PN.1, SECTION 3.2
- DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
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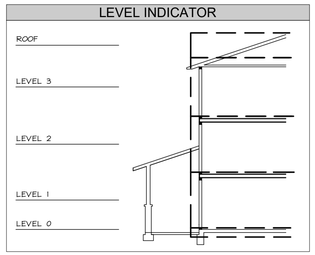
LEVEL INDICATOR



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Santee
WE PLAY & WE LIVE

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Date: August 12, 2024

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PROJECT MANAGER:	KL
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STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PENNO
EXPIRES 09/30/24
M18824
MECHANICAL
STATE OF CALIFORNIA

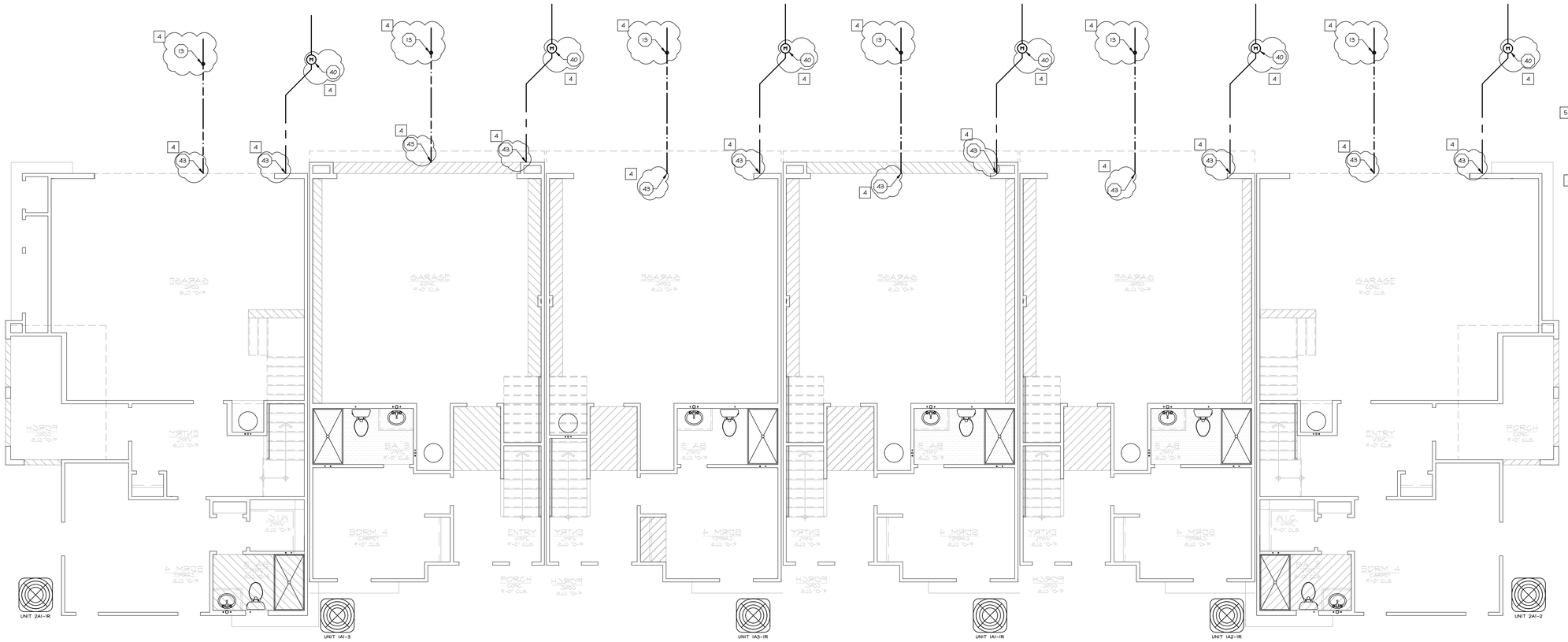
PLAN NUMBER: BLDG 7 4

SHEET TITLE: 4
LEVEL 0 WATER & WASTE LAYOUT

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
P1.4
4

JOB NUMBER: H523368



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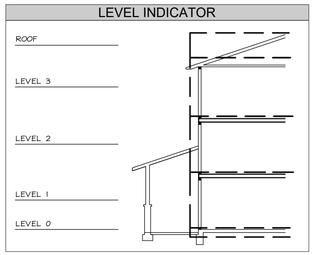

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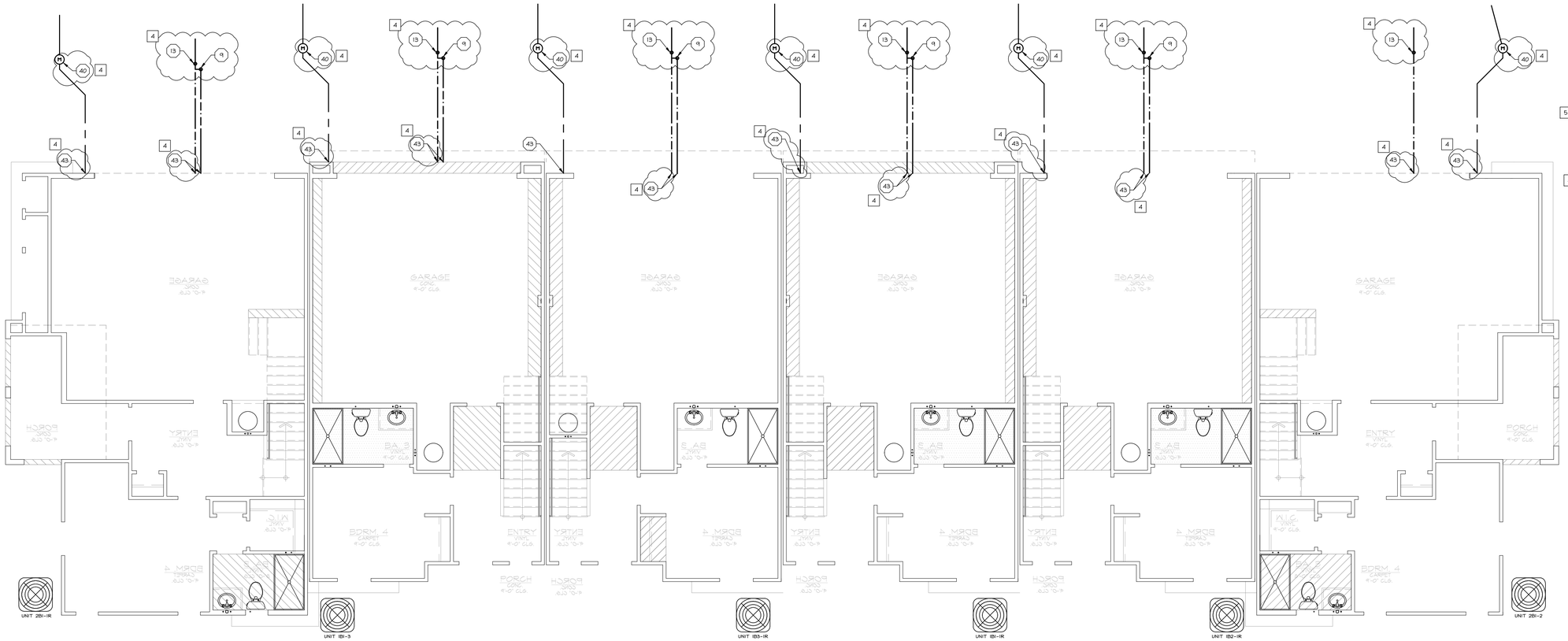

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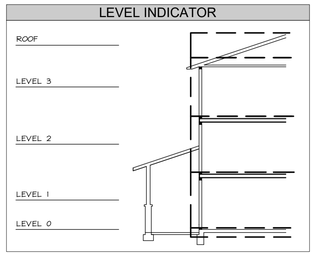

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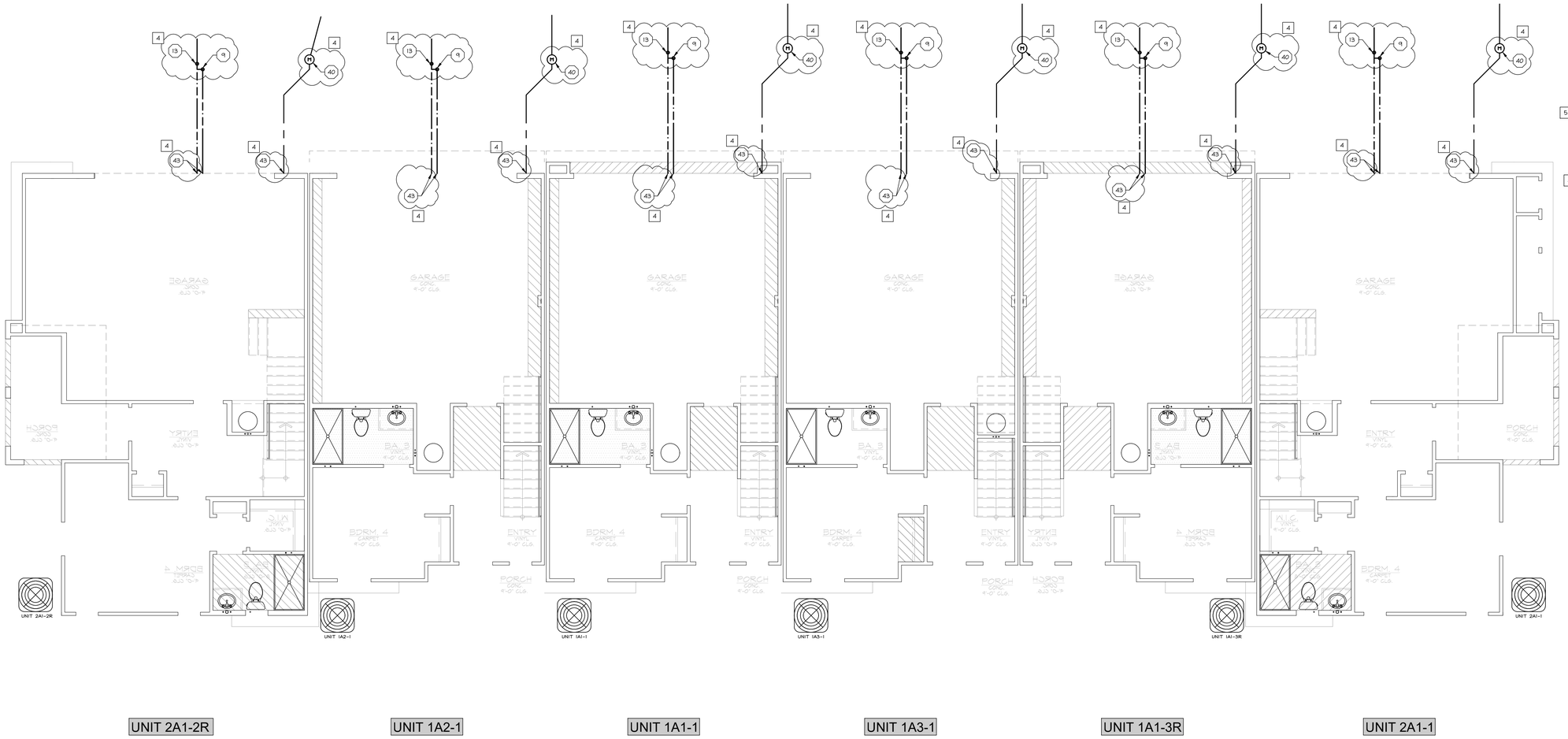
P1.6

JOB NUMBER: H523368 4



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WH 65	RHEEM PRO H65 T2	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

- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
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- REFER TO DENOTED SHEET #.
- WASTE LINE
- WASTE VENT LINE
- CD — CONDENSATE
- G — GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- 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
- M — WATER METER/SUB-METER
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KEYNOTES

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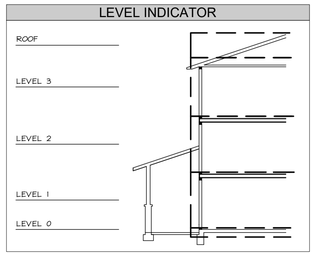
LEVEL INDICATOR



FOR JURISDICTION USE:

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Santee
WE PLEASE & PLEASED

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0002 Rev 2 & 3
Reviewed by: A.Stuart
Date: August 12, 2024

Previous Interwest Consulting Review Date: 05-03-2024

Structural
Mechanical
Electrical
Plumbing

toll free 800.3[illegible]
www.harrisandsloan.com

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Sacramento, CA 95833

tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: **PROSPECT PARK**
SANTEE, CA 92071

CLIENT: **KB HOME - COASTAL**
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FN REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PENNO
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

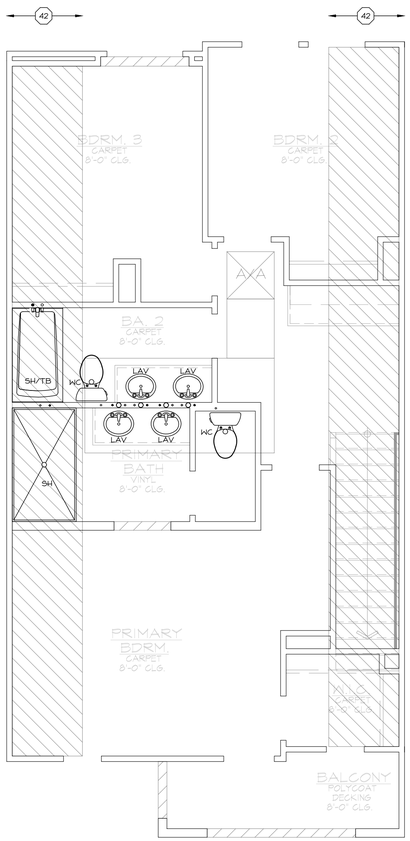
PLAN NUMBER: BLDG 3 4

SHEET TITLE: 4
LEVEL 0 WATER & WASTE LAYOUT

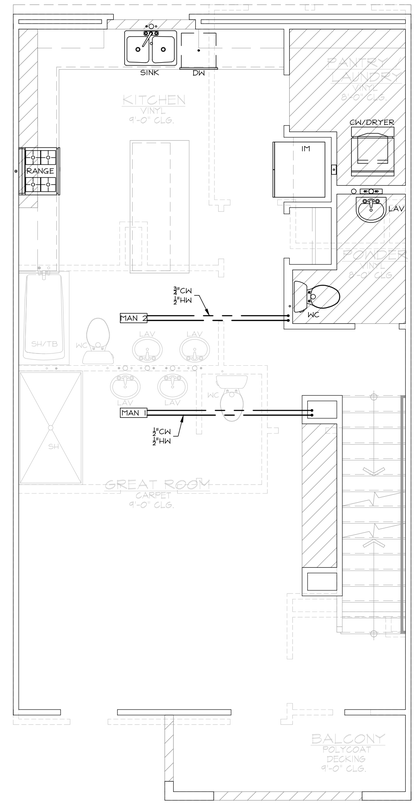
SCALE: 3/16" = 1'-0"

SHEET NUMBER:
P1.7
4

JOB NUMBER: H523368



LEVEL 3 PLAN UNIT 1
(ALL VARIATIONS SIM)



LEVEL 2 PLAN UNIT 1
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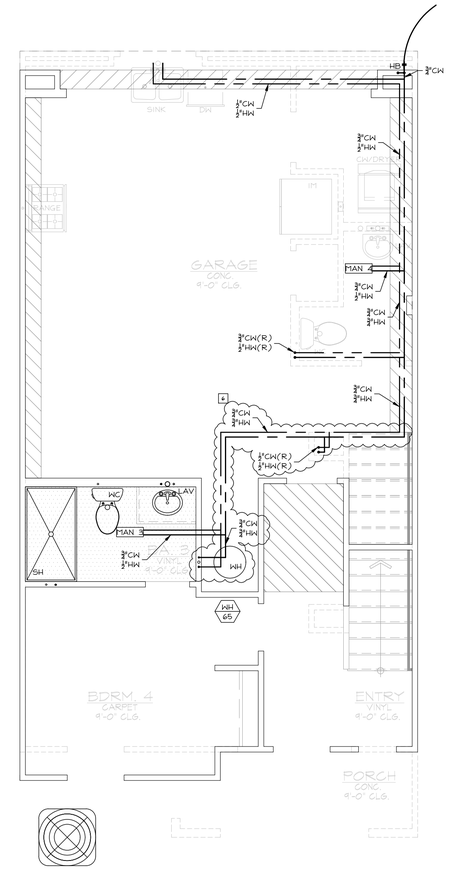

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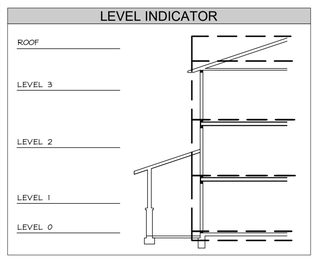
Plan 1 WATER TOTALS

Water Service	11.7	GPM
Cold Water	11.7	GPM
Hot Water	8.2	GPM

Plan 1 WATER

	LINE SIZE			MANIFOLD QTYs			
FIXTURE	CW	HW	QTY	MAN 1	MAN 2	MAN 3	MAN 4
Water Closet	1/2"	0	4	1	1	1	1
Lavatory	1/2"	1/2"	6	2	2	1	1
Bath Tub	1/2"	1/2"	0	0	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	1
Sink	1/2"	1/2"	1	0	0	0	0
Dishwasher	0	1/2"	1	0	0	0	0
Ice Maker	1/2"	0	1	0	0	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
Hose Bib	1/2"	0	1	0	0	0	0
TOTAL			18	4	4	3	4

LEVEL INDICATOR



FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Exterior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PLAY IN A LIVE LAND

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024
Plans Interwest Consulting approved

harris & sloan
Structural
Mechanical
Electrical
Plumbing
2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878
toll free 800.
www.harrisandsloan.com

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PEARCE
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

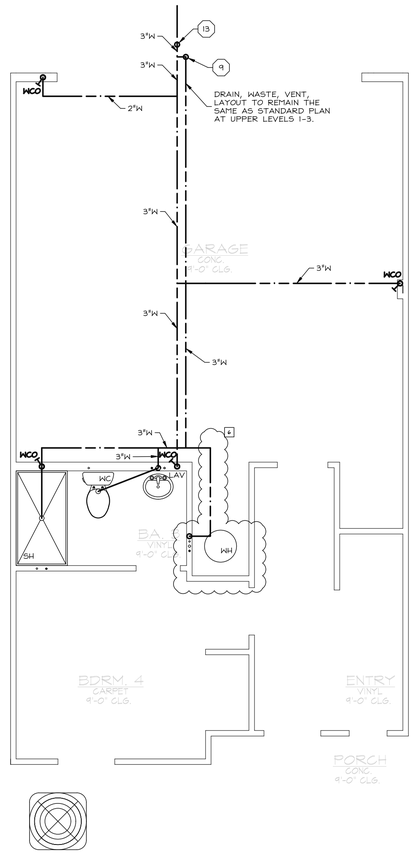
PLAN NUMBER:

SHEET TITLE:
UNIT 1 WATER LAYOUT (ALL ELEVS)

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

SHEET NUMBER:
PU1.1

JOB NUMBER: H523368



LEVEL 0 PLAN W/ BACKWATER VALVE — UNIT 1 (ALL VARIATIONS SIM)

3

KEYNOTES

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Plan 1 DRAIN-WASTE-VENT

FIXTURE	DFU	TRAP	DRAIN	VENT	QTY
		LINE SIZE			
Water Closet	3.0	3"	3"	2"	4
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	6
Bath Tub	2.0	1 1/2"	2"	1 1/2"	0
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"	1
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
Dbl 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

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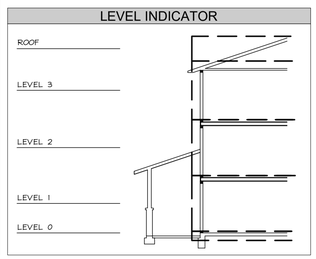

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9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PEARSON
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

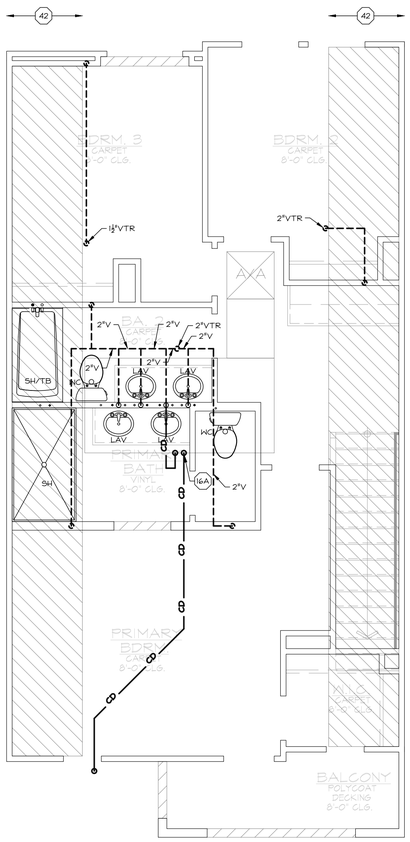
PLAN NUMBER:

SHEET TITLE: 3
UNIT 1 DRAIN WASTE & VENT LAYOUT (ALL ELEVS)

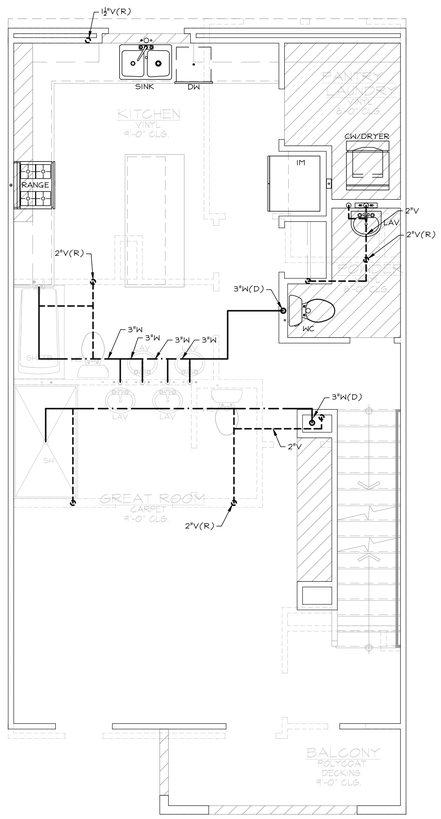
SCALE: 1/4" = 1'-0"

SHEET NUMBER:
PU1.2

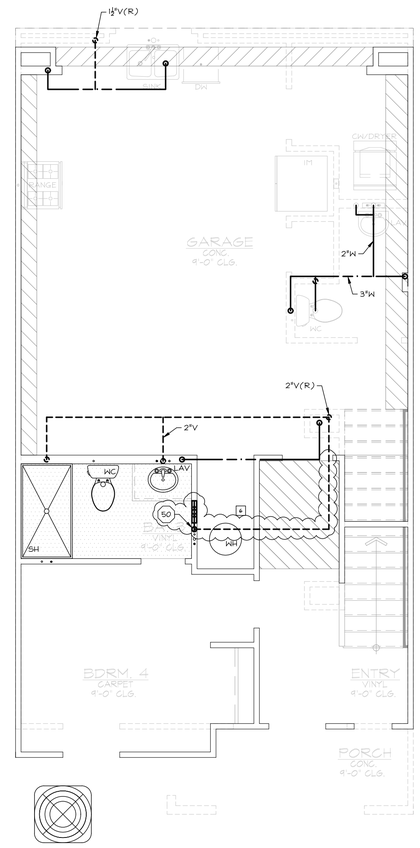
JOB NUMBER: H523368 3



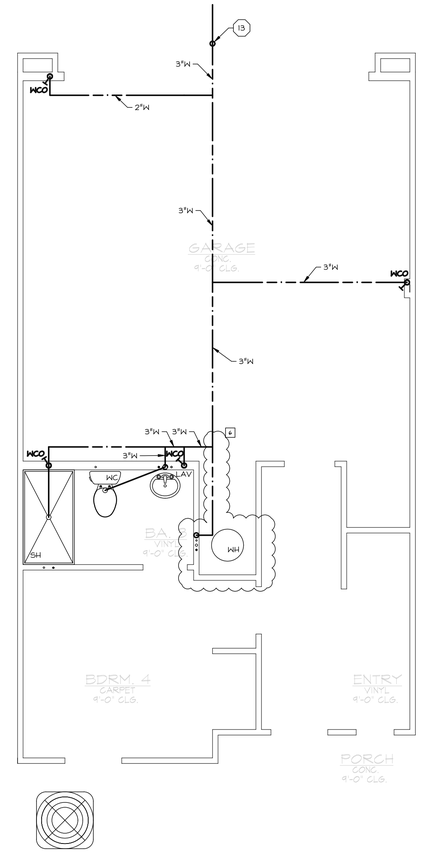
LEVEL 3 PLAN — UNIT 1 (ALL VARIATIONS SIM)



LEVEL 2 PLAN — UNIT 1 (ALL VARIATIONS SIM)



LEVEL 1 PLAN — UNIT 1 (ALL VARIATIONS SIM)



LEVEL 0 PLAN — UNIT 1 (ALL VARIATIONS SIM)

GENERAL NOTES

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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:
5 3" 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 TYN 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 PEX 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:
4 BELOW GRADE WASTE/VENT PIPE TO BE ABS, ABOVE GRADE TO BE CAST IRON & LEVEL 1 AND ABS OR CAST IRON & LEVELS 2 & 3. 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. WHERE PLUMBING PLANS SPECIFY A 3" LATERAL BELOW BUILDING AND CIVIL PLANS SHOW 4" AT SITE, INSTALL A BUSHING COUPLER DOWNSTREAM OF COTG AS NEEDED TO FORM CONNECTION.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

TANKED HEAT PUMP WATER HEATER[1]

TYPE	MAKE MODEL	UEF[2]	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
WH 65	RHEEM PRO H65 T2	3.5	75	208-240V 1PH-30A	770

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.
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SYMBOLS LEGEND

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- WASTE VENT LINE
- CD CD CD — CONDENSATE
- G G G — GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- 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
- M — WATER METER/SUB-METER
- TANKLESS / TANKED — WATER HEATER, SEE PN.1, SECTION 3.2
- DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
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- A/A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.
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- SHEARWALL PER STRUCTURAL PLANS
- FRAMING MEMBER PER STRUCTURAL PLANS
- RECESSED LIGHT FIXTURE, VERIFY EXACT LOCATION WITH UTILITY PLANS

KEYNOTES

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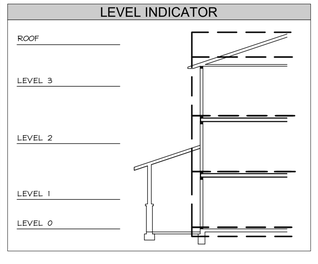
50 LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT. WHEN INSTALLED IN A FIRE-RATED WALL, WASHER BOX TO BE MADE OF A MATERIAL THAT MAINTAINS THE FIRE RATINGS OF THE WALL PER CBC 714.4.2, EXCEPTION 4. SEE ARCHITECTURAL PLANS FOR WALL FIRE RATING AND FIRE RATED PENETRATIONS. 3

Plan 1 DRAIN-WASTE-VENT

FIXTURE	DFU	TRAP	LINE SIZE DRAIN	LINE SIZE VENT	QTY
Water Closet	3.0	3"	3"	2"	4
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	6
Bath Tub	2.0	1 1/2"	2"	1 1/2"	0
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"	1
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
Dbl 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

LEVEL INDICATOR



FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Exterior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PLAY & LIVE LIKE A CITY

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024

Plans Interwest Consulting approved for permit

Structural
Mechanical
Electrical
Plumbing
toll free 800.
www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

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3	PLAN CHECK	11-27-2023
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6	FH REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PERRO
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE:
UNIT 1 DRAIN WASTE & VENT LAYOUT (ALL ELEVS)

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

SHEET NUMBER:
PU1.3

JOB NUMBER: H523368 — 3

GENERAL NOTES

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PROJECT SPECIFICATIONS

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SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

WATER:
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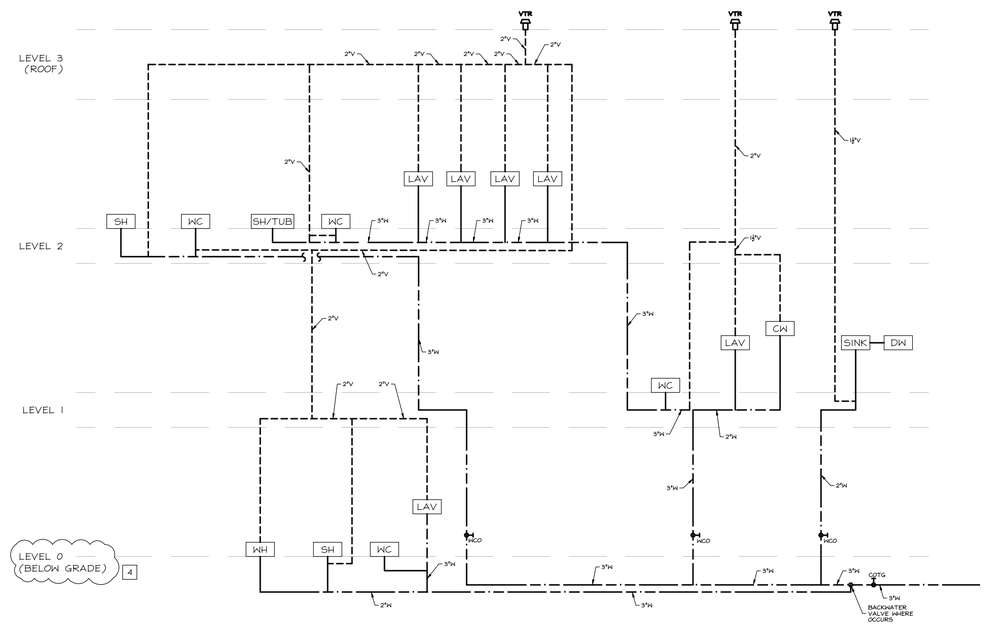

DRAIN, WASTE & VENT RISER DIAGRAM W/BACKWATER VALVE — UNIT 1 (ALL VARIATIONS SIM) 3

KEYNOTES

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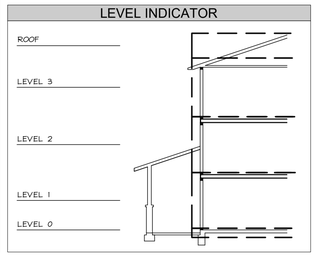
LEVEL INDICATOR



TANKED HEAT PUMP WATER HEATER[1]

TYPE	MAKE MODEL	UEF[2]	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
WH 65	RHEEM PRO H65 T2	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

- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
- DENOTES DETAIL REFERENCE.
- REFER TO DENOTED SHEET #.
- WASTE LINE
- WASTE VENT LINE
- CD — CONDENSATE
- G — GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- 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
- M — WATER METER/SUB-METER
- TANKLESS / TANKED — WATER HEATER, SEE PN.1, SECTION 3.2
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FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Exterior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee — LIVE WELL EVERYDAY

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Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024

Plans Interwest Consulting approved

Structural
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toll free 800.
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2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
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harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

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9915 MIRA MESSA BLVD SUITE 100
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PROJECT MANAGER:	KL
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STAMP:
REGISTERED PROFESSIONAL ENGINEER — ROBERT D. REYNOLD — EXPIRES 09/30/24 — #M18824 — MECHANICAL — STATE OF CALIFORNIA

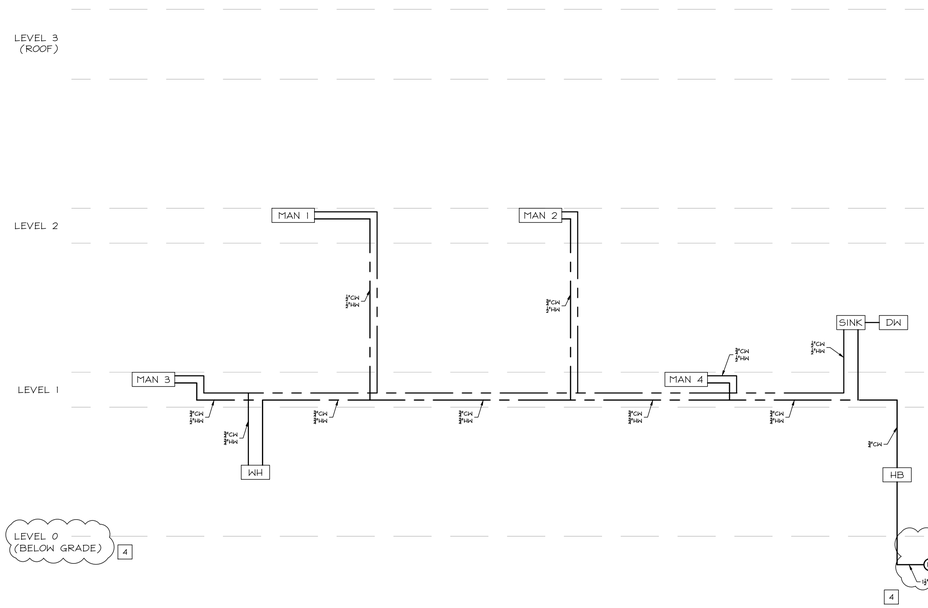
PLAN NUMBER:

SHEET TITLE: 3
UNIT 1 RISER DIAGRAMS (ALL ELEVS)

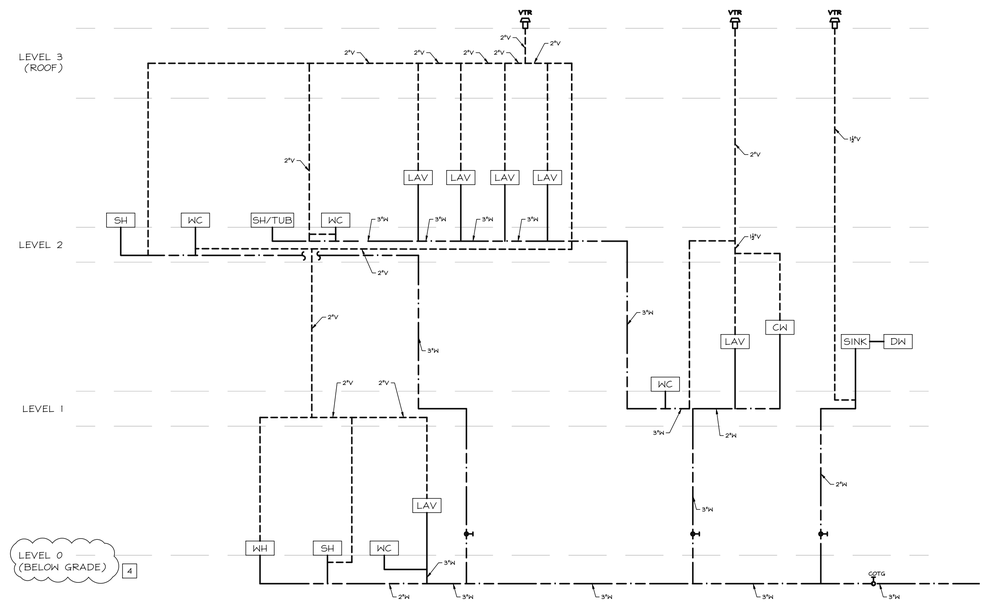
SCALE: 1/4" = 1'-0"

SHEET NUMBER:
PU1.4

JOB NUMBER: H523368 3



WATER RISER DIAGRAM — UNIT 1 (ALL VARIATIONS SIM) 3



DRAIN, WASTE & VENT RISER DIAGRAM — UNIT 1 (ALL VARIATIONS SIM) 3

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- A/A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.
- BEAM/HEADER PER STRUCTURAL PLANS
- SHEARWALL PER STRUCTURAL PLANS
- FRAMING MEMBER PER STRUCTURAL PLANS
- RECESSED LIGHT FIXTURE. VERIFY EXACT LOCATION WITH UTILITY PLANS

KEYNOTES

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42 ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 230/PD.1

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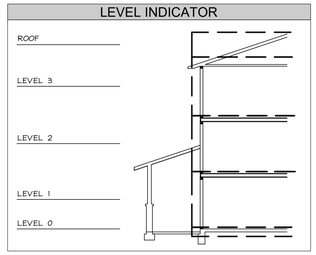
LEVEL INDICATOR



harris & sloan
2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878
toll free 800
www.harrisandsloan.com
Structural
Mechanical
Electrical
Plumbing

PROJECT: PROSPECT PARK, SANTEE, CA 92071

CLIENT: KB HOME - COASTAL, 9915 MIRA MESA BLVD SUITE 100, SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP: REGISTERED PROFESSIONAL ENGINEER, ROBERT D. FEDRICO, EXPIRES 09/30/24, #M18824, MECHANICAL, STATE OF CALIFORNIA

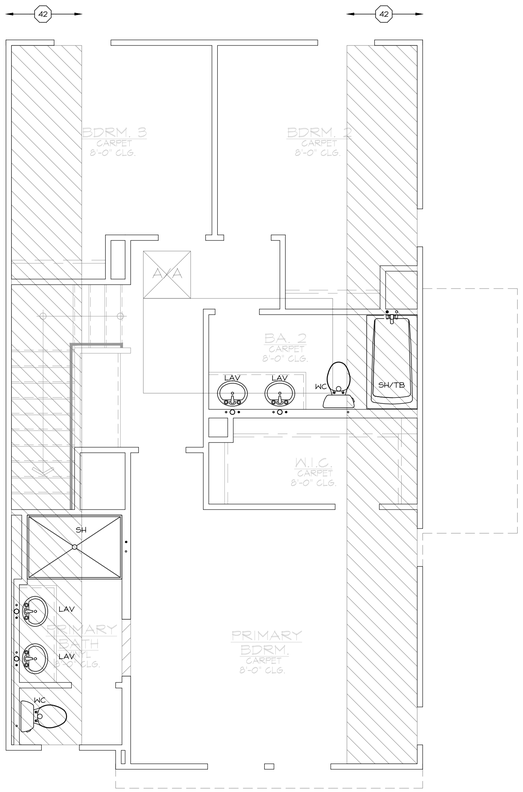
PLAN NUMBER:

SHEET TITLE: UNIT 1 RISER DIAGRAMS (ALL ELEVS)

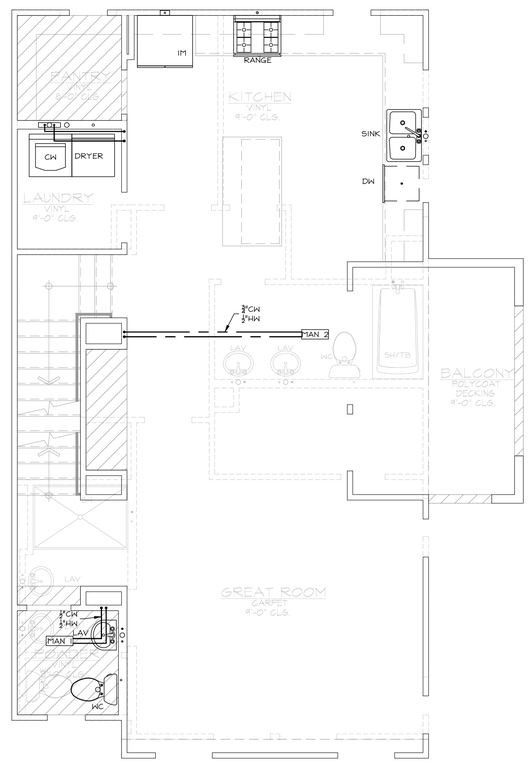
SCALE: 1/4" = 1'-0"

SHEET NUMBER: PU1.5

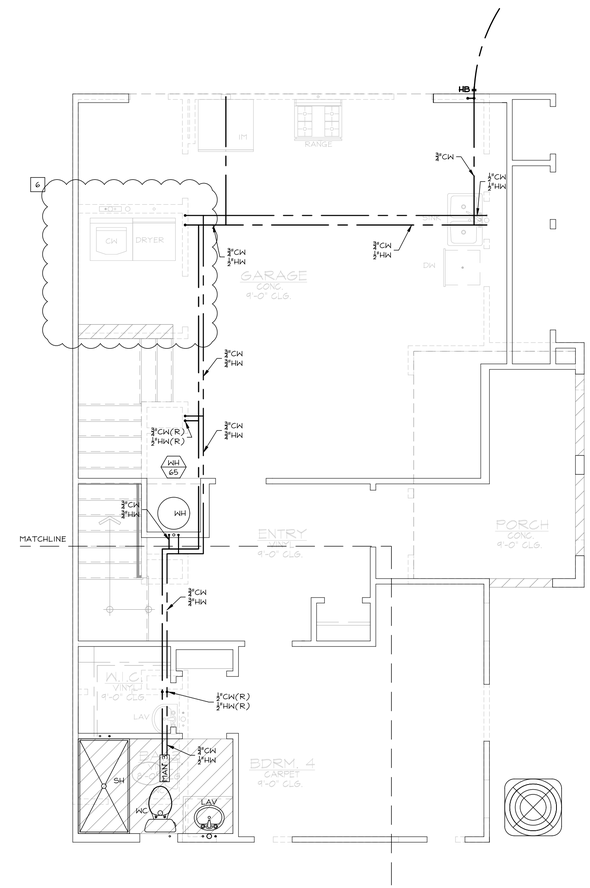
JOB NUMBER: HS23368 3



LEVEL 3 PLAN — UNIT 2 (ALL VARIATIONS SIM)



LEVEL 2 PLAN — UNIT 2 (ALL VARIATIONS SIM)



LEVEL 1 PLAN — UNIT 2 (ALL VARIATIONS SIM)

GENERAL NOTES

1. 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.
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.

5 WATER:
3" 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 PEX 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.

4 DRAIN, WASTE AND VENT:
BELOW GRADE WASTE/VENT PIPE TO BE ABS, ABOVE GRADE TO BE CAST IRON @ LEVEL 1 AND ABS OR CAST IRON @ LEVELS 2 & 3. 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. WHERE PLUMBING PLANS SPECIFY A 3" LATERAL BELOW BUILDING AND CIVIL PLANS SHOW 4" AT SITE, INSTALL A BUSHING COUPLER DOWNSTREAM OF COTG AS NEEDED TO FORM CONNECTION.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

TANKED HEAT PUMP WATER HEATER[1]

TYPE	MAKE MODEL	UEF[2]	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
WH 65	RHEEM PRO H65 T2	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

- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
- DENOTES DETAIL REFERENCE.
- REFER TO DENOTED SHEET #.
- WASTE LINE
- WASTE VENT LINE
- CONDENSATE
- GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- 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
- TANKLESS / TANKED — WATER HEATER, SEE PN.1, SECTION 3.2
- DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
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- SHEARWALL PER STRUCTURAL PLANS
- FRAMING MEMBER PER STRUCTURAL PLANS
- RECESSED LIGHT FIXTURE. VERIFY EXACT LOCATION WITH UTILITY PLANS

Plan 2 WATER TOTALS		
Water Service	11.7	GPM
Cold Water	11.7	GPM
Hot Water	8.2	GPM

Plan 2 WATER	LINE SIZE			MANIFOLD QTYs			
FIXTURE	CW	HW	QTY	MAN 1	MAN 2	MAN 3	MAN 4
Water Closet	1/2"	0	4	2	1	1	0
Lavatory	1/2"	1/2"	6	3	2	1	0
Bath Tub	1/2"	1/2"	0	0	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
Sink	1/2"	1/2"	1	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
Hose Bib	1/2"	0	1	0	0	0	0
TOTAL			18	6	4	3	0

KEYNOTES

(19) 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. 3

(13) TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL C/PN.2.

(16A) 3/4" HVAC CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE, SEE DETAIL 410/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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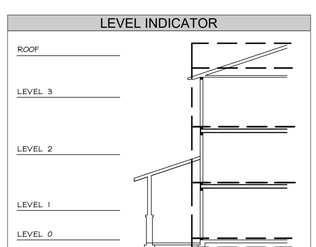
LEVEL INDICATOR



FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Exterior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE RISE & SUCCEED

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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024

Plans Interwest Consulting approved for permit

Structural
Mechanical
Electrical
Plumbing
toll free 800.
www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FW REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PEARSON
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

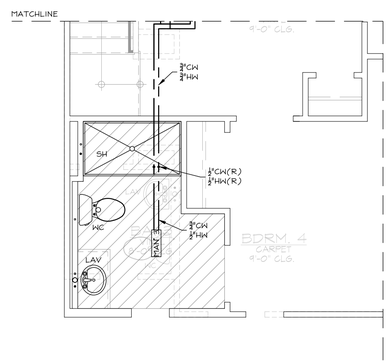
PLAN NUMBER:

SHEET TITLE:
UNIT 2 WATER LAYOUT (ALL ELEVS)

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

SHEET NUMBER:
PU2.1

JOB NUMBER: H523368



LEVEL 1 PLAN

UNIT 2X
(ALL VARIATIONS SIM)

GENERAL NOTES

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PROJECT SPECIFICATIONS

GENERAL:
SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

WATER:
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SOLAR:
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TANKED HEAT PUMP WATER HEATER[1]

TYPE	MAKE MODEL	UEF[2]	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
WH-65	RHEEM PRO H65 T2	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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- REFER TO DENOTED SHEET #.
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- GAS LINE
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- HOT WATER LINE
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- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- 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
- TANKLESS / TANKED — WATER HEATER, SEE PN.1, SECTION 3.2
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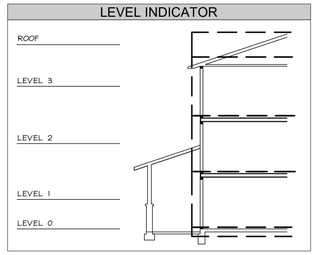
LEVEL INDICATOR



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Plan 2 WATER TOTALS		
Water Service	11.7	GPM
Cold Water	11.7	GPM
Hot Water	8.2	GPM

Plan 2 WATER							
	LINE SIZE			MANIFOLD QTYs			
FIXTURE	CW	HW	QTY	MAN 1	MAN 2	MAN 3	MAN 4
Water Closet	1/2"	0	4	2	1	1	0
Lavatory	1/2"	1/2"	6	3	2	1	0
Bath Tub	1/2"	1/2"	0	0	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
Sink	1/2"	1/2"	1	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
Hose Bib	1/2"	0	1	0	0	0	0
TOTAL			18	6	4	3	0

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Exterior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PLAY & WE LIVE

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

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024

Plans Interwest Consulting approved

Structural
Mechanical
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toll free 800.
www.harrisandsloan.com

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Sacramento, CA 95833
tel 916.921.2800
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harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

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5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PEARSO
EXPIRES 06/30/24
M18824
MECHANICAL
STATE OF CALIFORNIA

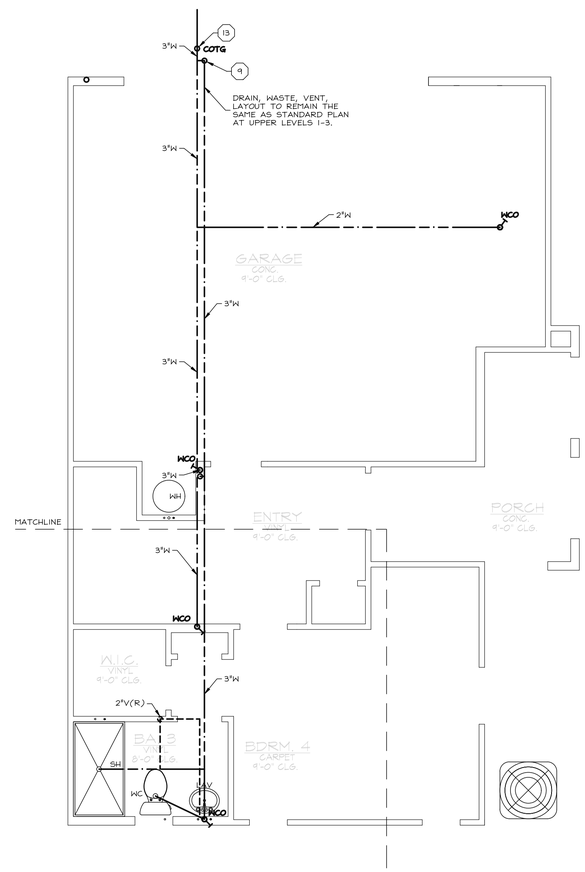
PLAN NUMBER:

SHEET TITLE:
UNIT 2 WATER LAYOUT (ACCESSIBLE UNIT) (ALL ELEVS)

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

SHEET NUMBER:
PU2X.1

JOB NUMBER: H523368



LEVEL 0 PLAN W/ BACKWATER VALVE

UNIT 2
(ALL VARIATIONS SIM)

KEYNOTES

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Plan 2 DRAIN-WASTE-VENT

FIXTURE	DFU	TRAP	LINE SIZE DRAIN	VENT	QTY
Water Closet	3.0	3"	3"	2"	4
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	6
Bath Tub	2.0	1 1/2"	2"	1 1/2"	0
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"	1
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
Dbl 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

GENERAL NOTES

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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:
5 1" 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 TYN 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 PEX 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:
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SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

TANKED HEAT PUMP WATER HEATER[1]

TYPE	MAKE MODEL	UEF[2]	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
WH 65	RHEEM PRO H65 T2	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.
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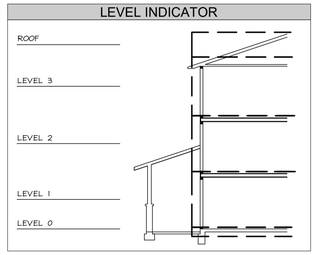
LEVEL INDICATOR



SYMBOLS LEGEND

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- DENOTES DETAIL REFERENCE.
- REFER TO DENOTED SHEET #.
- WASTE LINE
- WASTE VENT LINE
- CD CD CD — CONDENSATE
- G G G — GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- 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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- TANKLESS / TANKED — WATER HEATER, SEE PN.1, SECTION 3.2
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- A/A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.
- BEAM/HEADER PER STRUCTURAL PLANS
- SHEARWALL PER STRUCTURAL PLANS
- FRAMING MEMBER PER STRUCTURAL PLANS
- RECESSED LIGHT FIXTURE. VERIFY EXACT LOCATION WITH UTILITY PLANS

FOR JURISDICTION USE:

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Santee
WE PLAY & WE LIVE

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Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024

Plans Interwest Consulting approved

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www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
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harris & sloan

PROJECT:
PROSPECT PARK
SANTEE, CA 92071

CLIENT:
KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

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3	PLAN CHECK	11-27-2023
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5	CLIENT REV	03-22-2024
6	FW REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. REYNOLD
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

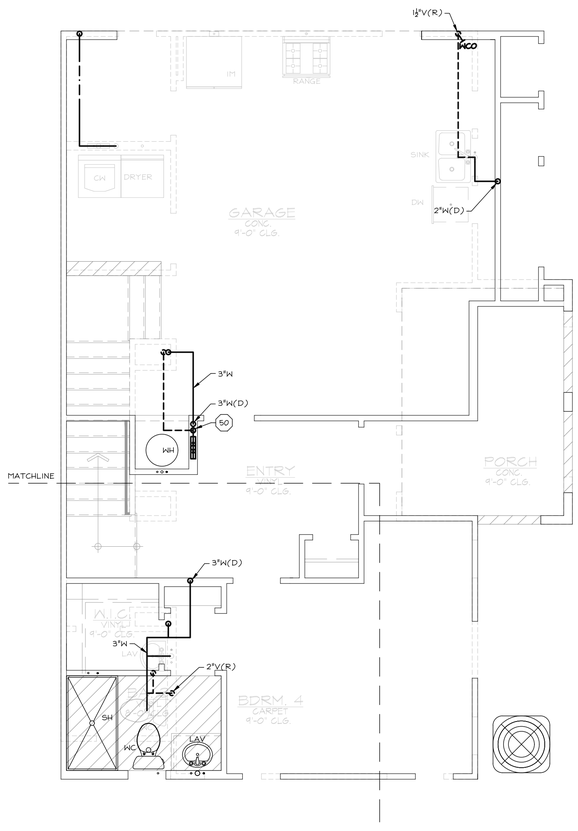
PLAN NUMBER:

SHEET TITLE: 3
UNIT 2 DRAIN WASTE & VENT LAYOUT (ALL ELEVS)

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

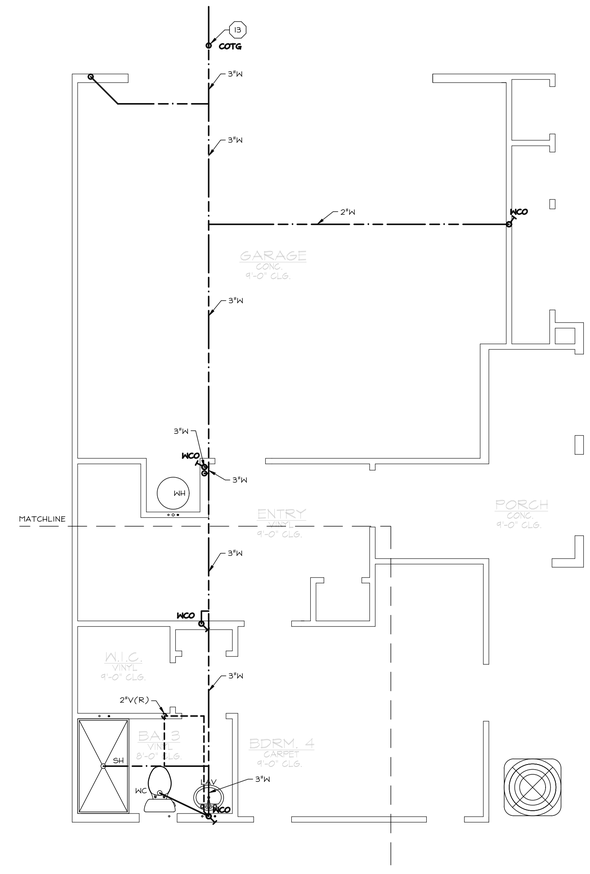
SHEET NUMBER:
PU2.2

JOB NUMBER: H523368 3



LEVEL 1 PLAN

UNIT 2
(ALL VARIATIONS SIM)



LEVEL 0 PLAN

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Plan 2 DRAIN-WASTE-VENT

FIXTURE	DFU	TRAP	LINE SIZE DRAIN	VENT	QTY
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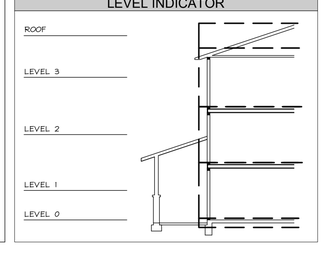
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	6
Bath Tub	2.0	1 1/2"	2"	1 1/2"	0
Shower	2.0	2"	2"	1 1/2"	1
Tub-Shower	2.0	1 1/2"	2"	1 1/2"	2
Clothes Washer	3.0	2"	2"	1 1/2"	1
Sink	2.0	1 1/2"	2"	1 1/2"	1
Dishwasher	2.0	1 1/2"	0	0	1
Ice Maker	0.0	0	0	0	0
Pet Wash	2.0	2"	2"	1 1/2"	0
Dbl Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"	0
n/a					0
TOTAL	31.0				16

LEVEL INDICATOR



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www.harrisandsloan.com

2295 Gateway Oaks Dr.
Sacramento, CA 95833

tel 916.921.2800
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

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STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. FEGNER
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE:
UNIT 2 DRAIN WASTE & VENT LAYOUT (ALL ELEVS)

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

SHEET NUMBER:
PU2.3

JOB NUMBER: HS23368

3

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PROJECT SPECIFICATIONS

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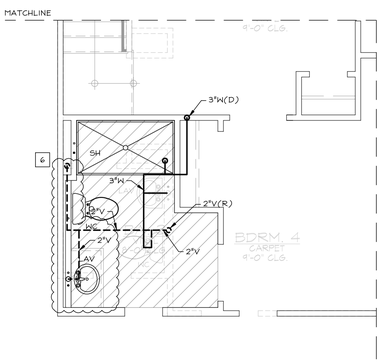
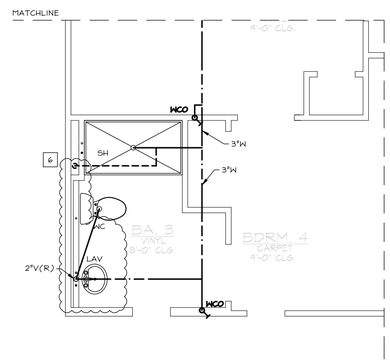
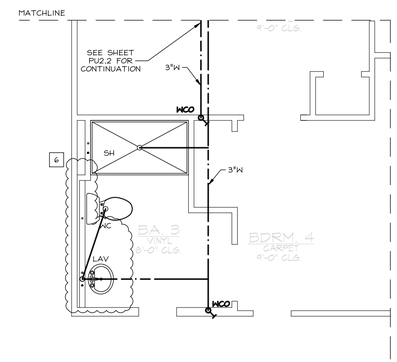


LEVEL 1 PLAN — UNIT 2X (ALL VARIATIONS SIM)



LEVEL 0 PLAN — UNIT 2X (ALL VARIATIONS SIM)



3

LEVEL 0 PLAN W/BACKWATER VALVE — UNIT 2X (ALL VARIATIONS SIM)

KEYNOTES

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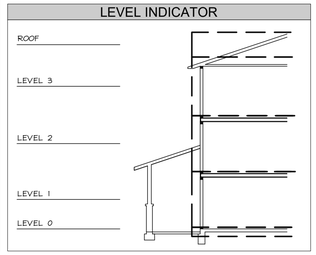
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	6
Bath Tub	2.0	1 1/2"	2"	1 1/2"	0
Shower	2.0	2"	2"	1 1/2"	1
Tub-Shower	2.0	1 1/2"	2"	1 1/2"	2
Clothes Washer	3.0	2"	2"	1 1/2"	1
Sink	2.0	1 1/2"	2"	1 1/2"	1
Dishwasher	2.0	1 1/2"	0	0	1
Ice Maker	0.0	0	0	0	0
Pet Wash	2.0	2"	2"	1 1/2"	0
Dbl Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"	0
n/a					0
TOTAL	31.0				16

LEVEL INDICATOR



TANKED HEAT PUMP WATER HEATER[1]

TYPE	MAKE MODEL	UEF[2]	1ST HR RATING (GAL.)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
WH-65	RHEEM PRO H65 T2	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

- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
- DENOTES DETAIL REFERENCE.
- REFER TO DENOTED SHEET #.
- WASTE LINE
- WASTE VENT LINE
- CD CD CD — CONDENSATE
- G G G — GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- 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
- M — WATER METER/SUB-METER
- TANKLESS / TANKED — WATER HEATER, SEE PN.1, SECTION 3.2
- DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
- DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
- A A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.
- BEAM/HEADER PER STRUCTURAL PLANS
- SHEARWALL PER STRUCTURAL PLANS
- FRAMING MEMBER PER STRUCTURAL PLANS
- RECESSED LIGHT FIXTURE. VERIFY EXACT LOCATION WITH UTILITY PLANS

harris & sloan
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Structural
Mechanical
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Plumbing
toll free 800
www.harrisandsloan.com

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. REYNOLD
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:

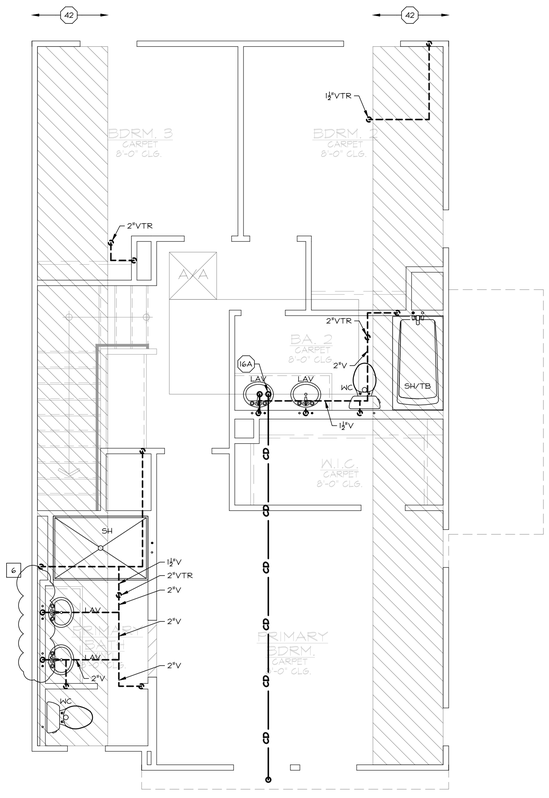
SHEET TITLE: UNIT 2 DRAIN WASTE & VENT LAYOUT (ACCESSIBLE UNIT) (ALL ELEVS)

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

SHEET NUMBER: PU2X.3

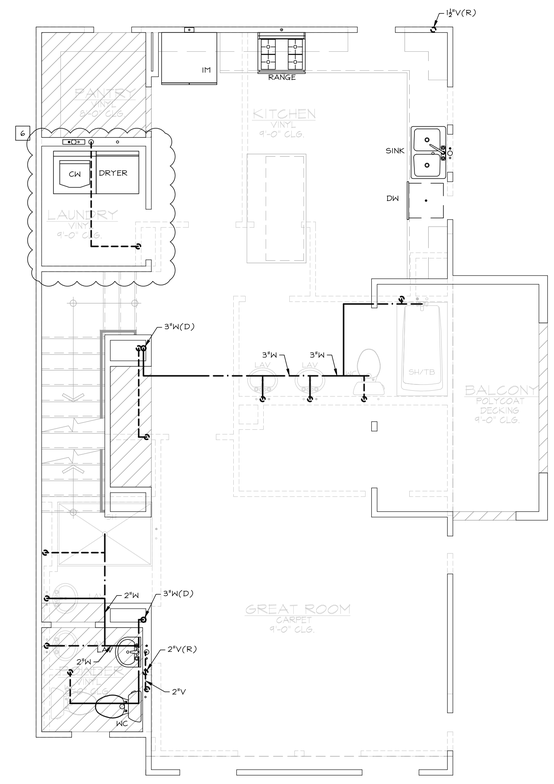
JOB NUMBER: H523368

3



LEVEL 3 PLAN

UNIT 2



LEVEL 2 PLAN

UNIT 2

GENERAL NOTES

1. 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.
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:
5 3" 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 PEX 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.

4 DRAIN, WASTE AND VENT:
BELOW GRADE WASTE/VENT PIPE TO BE ABS, ABOVE GRADE TO BE CAST IRON @ LEVEL 1 AND ABS OR CAST IRON @ LEVELS 2 & 3. 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. WHERE PLUMBING PLANS SPECIFY A 3" LATERAL BELOW BUILDING AND CIVIL PLANS SHOW 4" AT SITE, INSTALL A BUSHING COUPLER DOWNSTREAM OF COTG AS NEEDED TO FORM CONNECTION.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Exterior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE PLEASE & EXCEL 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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024

Plans Interwest Consulting approved for permit

TANKED HEAT PUMP WATER HEATER[1]

TYPE	MAKE MODEL	UEF[2]	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
WH 65	RHEEM PRO H65 T2	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

- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
- DENOTES DETAIL REFERENCE.
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- WASTE LINE
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- CD CD CD — CONDENSATE
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- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- 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
- M — WATER METER/SUB-METER
- TANKLESS / TANKED — WATER HEATER, SEE PN.1, SECTION 3.2
- DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
- DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
- A/A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.
- BEAM/HEADER PER STRUCTURAL PLANS
- SHEARWALL PER STRUCTURAL PLANS
- FRAMING MEMBER PER STRUCTURAL PLANS
- RECESSED LIGHT FIXTURE, VERIFY EXACT LOCATION WITH UTILITY PLANS

KEYNOTES

19 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. 3

13 TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL C/PN.2.

16A 3/4" HVAC CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE, SEE DETAIL 410/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.

40 SCHEMATIC DRAWING OF WATER METER/SOV, SEE DETAIL 101/PD.1 AND SECTION 2.2, NOTE 3.5.2./PN.1 FOR CONSTRUCTION REQUIREMENTS. 1" DUAL SERVICE METER IN GROUND AND 1 1/2" SERVICE LINE. VERIFY FINAL LOCATION PER LATEST CIVIL PLANS PRIOR TO CONSTRUCTION. 4

42 ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 230/PD.1.

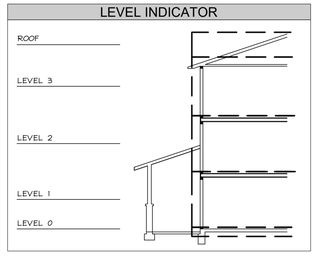
43 PLUMBING LINES SHALL REMAIN BETWEEN INDIVIDUAL UNITS. NO PLUMBING LINES PERMITTED IN THE VOID CREATED BY THE 1-HR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINES TO FIXTURES/APPLIANCES. 4

50 LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT. WHEN INSTALLED IN A FIRE-RATED WALL, WASHER BOX TO BE MADE OF A MATERIAL THAT MAINTAINS THE FIRE RATINGS OF THE WALL PER CBC 714.4.2, EXCEPTION 4. SEE ARCHITECTURAL PLANS FOR WALL FIRE RATING AND FIRE RATED PENETRATIONS. 3

Plan 2 DRAIN-WASTE-VENT

FIXTURE	DFU	TRAP	DRAIN	VENT	QTY
		LINE SIZE			
Water Closet	3.0	3"	3"	2"	4
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	6
Bath Tub	2.0	1 1/2"	2"	1 1/2"	0
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"	1
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
Dbl 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

LEVEL INDICATOR



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PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

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3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PERRO
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE:
UNIT 2 DRAIN WASTE & VENT LAYOUT (ALL ELEVS)

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

SHEET NUMBER:
PU2.4

JOB NUMBER: HS23368

3

GENERAL NOTES

1. 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.
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:
5 3" 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.I. INSTALL TYN 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 PEX TUBING, UNO. SEE SECTION 2.2/PN.I FOR GENERAL REQUIREMENTS AND ALTERNATES. HIGH PRESSURE AVAILABLE AT SITE. INSTALL WATER PRESSURE REDUCING VALVE PER DETAIL 103/PD.I WHERE PRESSURE AT METER IS OVER 80 PSI.

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SOLAR:
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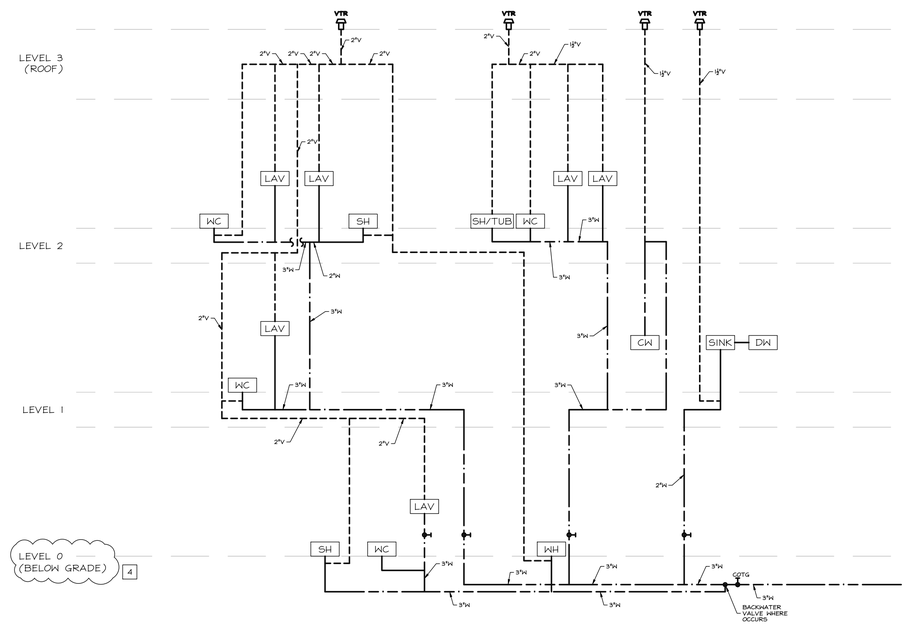


DRAIN, WASTE & VENT RISER DIAGRAM UNIT 2 3
W/BACKWATER VALVE (ALL VARIATIONS SIM)

KEYNOTES

(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. 3

(13) TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL C/PN.2.

(16A) 3/4" HVAC CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE, SEE DETAIL 410/PD.I. 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.

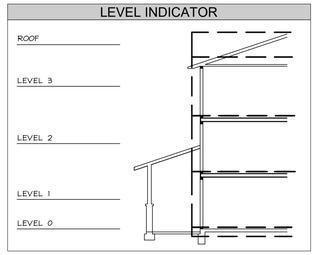
(40) SCHEMATIC DRAWING OF WATER METER/SOV, SEE DETAIL 101/PD.I AND SECTION 2.2, NOTE 3.5.2./PN.I FOR CONSTRUCTION REQUIREMENTS. 1" DUAL SERVICE METER IN GROUND AND 1 1/2" SERVICE LINE. VERIFY FINAL LOCATION PER LATEST CIVIL PLANS PRIOR TO CONSTRUCTION. 4

(42) ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 230/PD.I.

(43) PLUMBING LINES SHALL REMAIN BETWEEN INDIVIDUAL UNITS. NO PLUMBING LINES PERMITTED IN THE VOID CREATED BY THE 1-HR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINES TO FIXTURES/APPLIANCES. 4

(50) LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT. WHEN INSTALLED IN A FIRE-RATED WALL, WASHER BOX TO BE MADE OF A MATERIAL THAT MAINTAINS THE FIRE RATINGS OF THE WALL PER CBC 714.4.2, EXCEPTION 4. SEE ARCHITECTURAL PLANS FOR WALL FIRE RATING AND FIRE RATED PENETRATIONS. 3

LEVEL INDICATOR



TANKED HEAT PUMP WATER HEATER[1]

TYPE	MAKE MODEL	UEF[2]	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
WH 65	RHEEM PRO H65 T2	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.I.

SYMBOLS LEGEND

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- DENOTES DETAIL REFERENCE.
- REFER TO DENOTED SHEET #.
- WASTE LINE
- WASTE VENT LINE
- CD — CONDENSATE
- G — GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.I, SECTION 2.1
- WASHER WATER/DRAIN BOX, SEE PN.I, SECTION 2.2
- WASTE CLEAN OUT, SEE PN.I, SECTION 2.3
- HOSE BIBB, SEE PN.I, SECTION 3.1
- M — WATER METER/SUB-METER
- TANKLESS / TANKED — WATER HEATER, SEE PN.I, SECTION 3.2
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- SHEARWALL PER STRUCTURAL PLANS
- FRAMING MEMBER PER STRUCTURAL PLANS
- RECESSED LIGHT FIXTURE, VERIFY EXACT LOCATION WITH UTILITY PLANS

FOR JURISDICTION USE:
Revised Master Plan (Multi-Plex), Energy Compliance, Exterior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
WE RISE & BUILD EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024
Plans Interwest Consulting approved

Structural
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PROJECT: PROSPECT PARK
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CLIENT: KB HOME - COASTAL
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PROJECT MANAGER:	KL
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DRAWN BY:	AL
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ISSUE DATE:	09-22-2023

REVISIONS:

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STAMP:
REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PEPPER
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

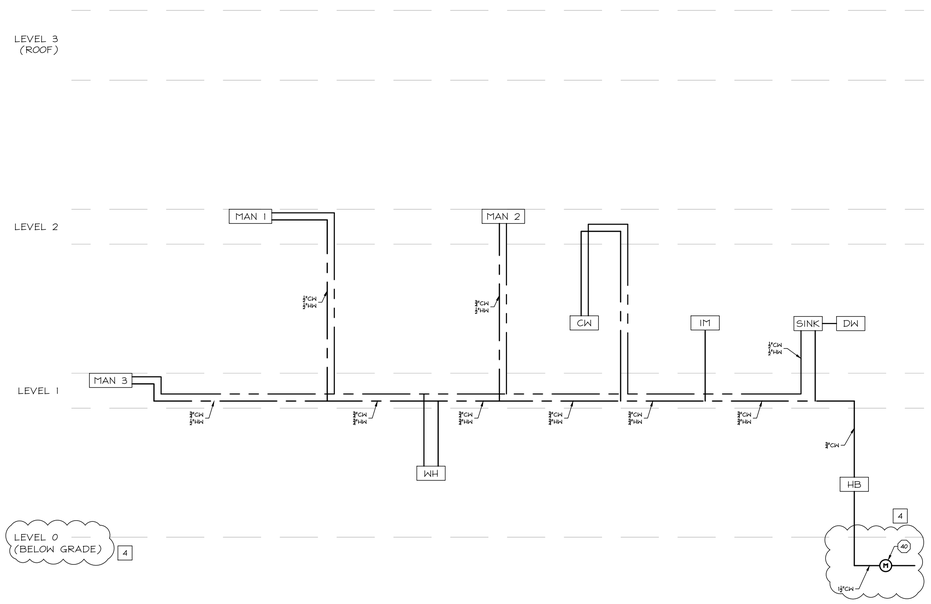
PLAN NUMBER:

SHEET TITLE: 3
UNIT 2 RISER DIAGRAMS (ALL ELEVS)

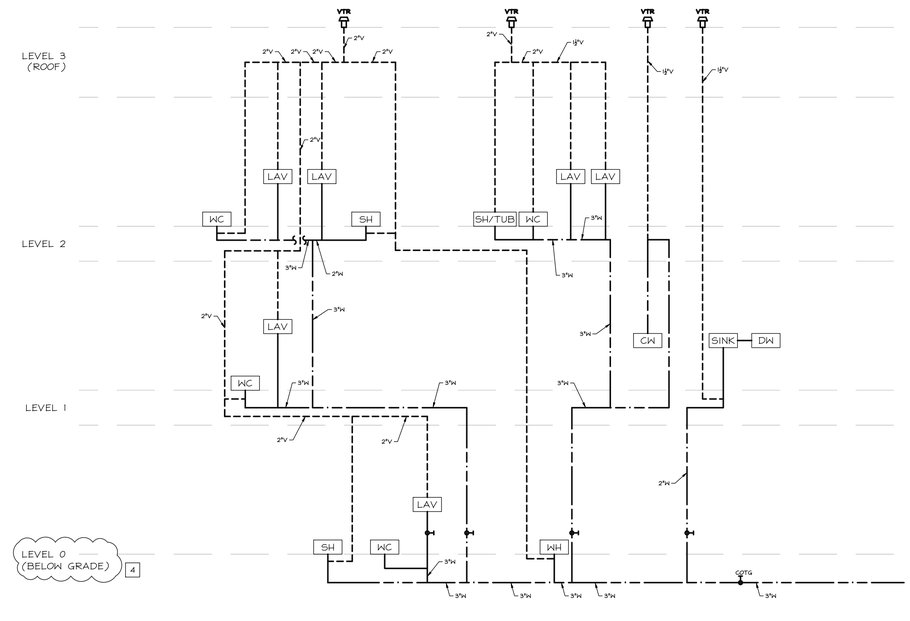
SCALE: 1/4" = 1'-0"

SHEET NUMBER:
PU2.5 3

JOB NUMBER: HS23368



WATER RISER DIAGRAM — UNIT 2 (ALL VARIATIONS SIM) [3]



DRAIN, WASTE & VENT RISER DIAGRAM — UNIT 2 (ALL VARIATIONS SIM) [3]

GENERAL NOTES

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PROJECT SPECIFICATIONS

GENERAL:
SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

WATER:
[5] 3" 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 PEX 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:
[4] BELOW GRADE WASTE/VENT PIPE TO BE ABS, ABOVE GRADE TO BE CAST IRON @ LEVEL 1 AND ABS OR CAST IRON @ LEVELS 2 & 3. 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. WHERE PLUMBING PLANS SPECIFY A 3" LATERAL BELOW BUILDING AND CIVIL PLANS SHOW 4" AT SITE, INSTALL A BUSHING COUPLER DOWNSTREAM OF COTG AS NEEDED TO FORM CONNECTION.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

TANKED HEAT PUMP WATER HEATER[1]

TYPE	MAKE MODEL	UEF[2]	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MOCP	UNIT WEIGHT (LBS)
WH 65	RHEEM PRO H65 T2	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.

KEYNOTES

(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. [3]

(13) TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL C/PN.2.

(16A) 3/4" HVAC CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE, SEE DETAIL 410/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.

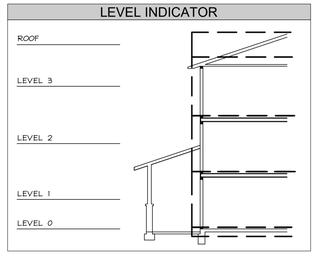
(40) SCHEMATIC DRAWING OF WATER METER/SOV, SEE DETAIL 101/PD.1 AND SECTION 2.2, NOTE 3.5.2./PN.1 FOR CONSTRUCTION REQUIREMENTS. 1" DUAL SERVICE METER IN GROUND AND 1 1/2" SERVICE LINE. VERIFY FINAL LOCATION PER LATEST CIVIL PLANS PRIOR TO CONSTRUCTION. [4]

(42) ROOF PENETRATIONS NOT ALLOWED WHERE FIRE PROTECTED AREA OCCURS (SHOWN HATCHED). VERIFY LOCATION W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AS LOCATION MAY VARY. SEE DETAIL 230/PD.1.

(43) PLUMBING LINES SHALL REMAIN BETWEEN INDIVIDUAL UNITS. NO PLUMBING LINES PERMITTED IN THE VOID CREATED BY THE 1-HR SEPARATION WALL BETWEEN UNITS. SEE UNIT PLANS FOR CONTINUATION OF LINES TO FIXTURES/APPLIANCES. [4]

(50) LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT. WHEN INSTALLED IN A FIRE-RATED WALL, WASHER BOX TO BE MADE OF A MATERIAL THAT MAINTAINS THE FIRE RATINGS OF THE WALL PER CBC 714.4.2, EXCEPTION 4. SEE ARCHITECTURAL PLANS FOR WALL FIRE RATING AND FIRE RATED PENETRATIONS. [3]

LEVEL INDICATOR



SYMBOLS LEGEND

- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
- DENOTES DETAIL REFERENCE.
- REFER TO DENOTED SHEET #.
- WASTE LINE
- WASTE VENT LINE
- CD — CONDENSATE
- G — GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- 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
- M — WATER METER/SUB-METER
- TANKLESS / TANKED — WATER HEATER, SEE PN.1, SECTION 3.2
- DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
- DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
- A — ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.
- BEAM/HEADER PER STRUCTURAL PLANS
- SHEARWALL PER STRUCTURAL PLANS
- FRAMING MEMBER PER STRUCTURAL PLANS
- RECESSED LIGHT FIXTURE, VERIFY EXACT LOCATION WITH UTILITY PLANS

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Exterior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee — WE PLAY & WE LIVE

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.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2
Reviewed by: A.Sturm
Date: August 12, 2024

Plans Interwest Consulting approved

harris & sloan
Structural
Mechanical
Electrical
Plumbing
2295 Gateway Oaks Dr.
Sacramento, CA 95833
tel 916.921.2800
fax 916.921.2878
toll free 800
www.harrisandsloan.com

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

2	PLAN CHECK	11-08-2023
3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:
REGISTERED PROFESSIONAL ENGINEER — ROBERT D. PERRO — EXPIRES 09/30/24 — M18824 — MECHANICAL — STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE: UNIT 2 RISER DIAGRAMS (ALL ELEVS)

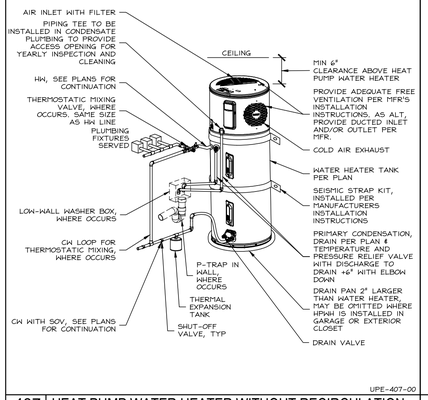
SCALE: 1/4" = 1'-0"

SHEET NUMBER: PU2.6

JOB NUMBER: HS23368 [3]

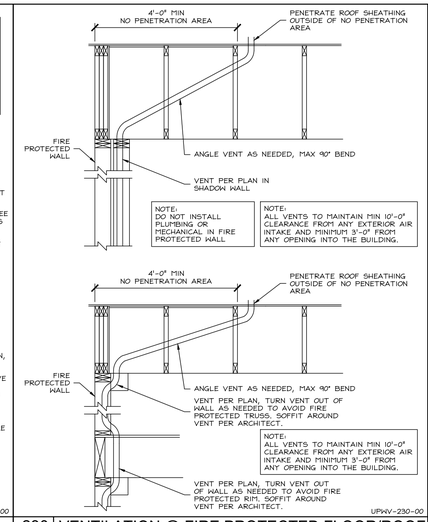
NOTE:

1. INSTALL WATER HEATER PER MANUFACTURERS INSTALLATION INSTRUCTIONS INCLUDING REQUIRED CLEARANCES TO WALLS/CEILING, REQUIRED VENTILATION, AND THERMAL EXPANSION TANK LOCATION
2. SEE PLANS FOR LINE SIZES.
3. TEMPERATURE & PRESSURE RELIEF AND CONDENSATE LINES SHALL DISCHARGE BY ONE OF THE FOLLOWING METHODS:
   A) THROUGH WALL, DIRECT TO EXTERIOR. NOT OVER PUBLIC WALKWAY
   B) TO LOW WALL WASHER BOX, WHERE SPECIFIED ON PLAN
   C) TO FLOOR DRAIN, WHERE SPECIFIED ON PLAN



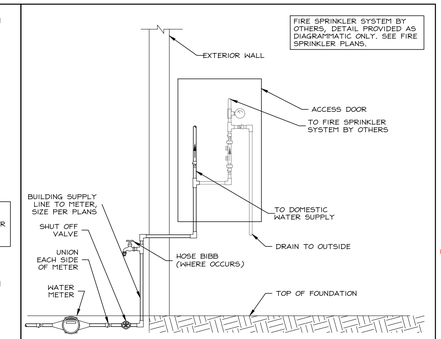
UPE-407-00

407 | HEAT PUMP WATER HEATER WITHOUT RECIRCULATION

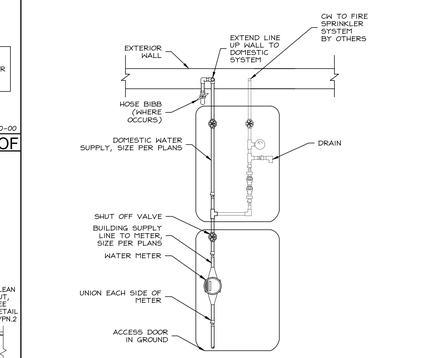


UPHV-230-00

230 | VENTILATION @ FIRE PROTECTED FLOOR/ROOF



DOMESTIC / FIRE SPLIT IN WALL

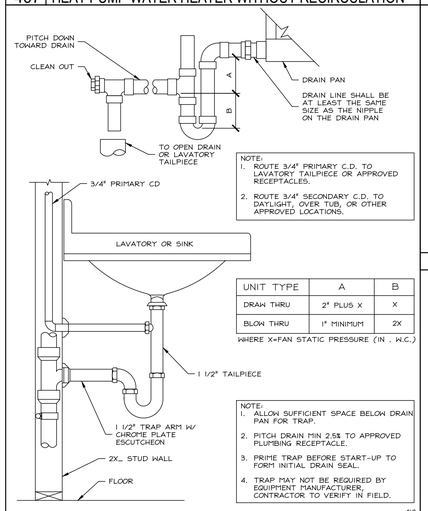


DOMESTIC / FIRE SPLIT IN GROUND

3

UPW-101-00

101 | WATER SERVICE W/ 13D FIRE SPRINKLERS



NOTE:
1. ROUTE 3/4" PRIMARY C.D. TO LAVATORY TAILPIECE OR APPROVED RECEPTACLES.
2. ROUTE 3/4" SECONDARY C.D. TO DAYLIGHT, OVER TUB, OR OTHER APPROVED LOCATIONS.

UNIT TYPE	A	B
DRAW THRU	2" PLUS X	X
BLOW THRU	1" MINIMUM	2X

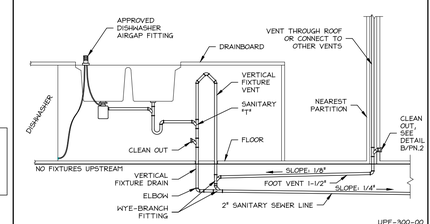
WHERE X=FAN STATIC PRESSURE (IN . W.C.)

NOTE:
1. ALLOW SUFFICIENT SPACE BELOW DRAIN PAN FOR TRAP.
2. PITCH DRAIN MIN 2.5% TO APPROVED PLUMBING RECEPTACLE.
3. PRIME TRAP BEFORE START-UP TO FORM INITIAL DRAIN SEAL.
4. TRAP MAY NOT BE REQUIRED BY EQUIPMENT MANUFACTURER. CONTRACTOR TO VERIFY IN FIELD.

410

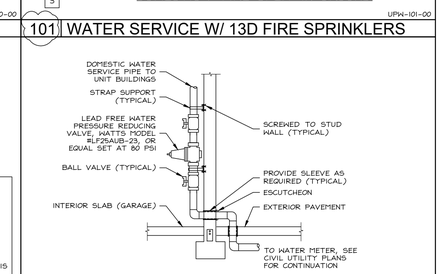
410 | CONDENSATE DRAIN AND TRAP DETAIL

* FLOOR ASSEMBLY SHOWN. RUN PIPING BELOW SLAB AT CONCRETE FOUNDATION CONDITION.



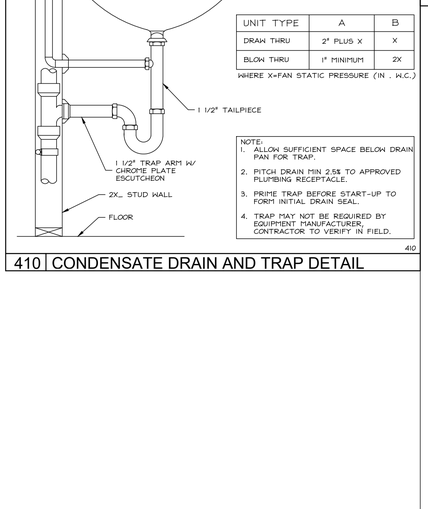
UPF-300-00

300 | ISLAND VENTING LOOP*



UPW-103-00

103 | PRESSURE REDUCING VALVE



NOTES:

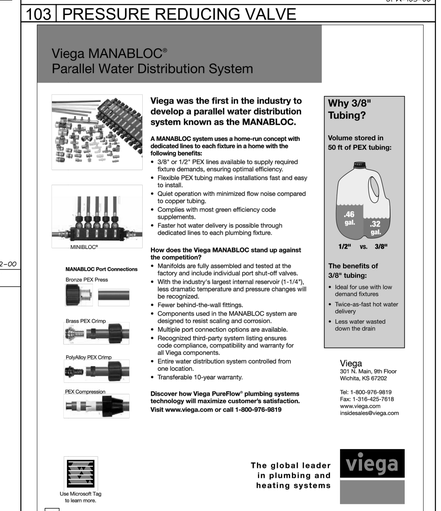
-MUST BE INSTALLED IN A VERTICAL ORIENTATION. INSTALL STRUCTURAL SUPPORTS AS NECESSARY.

-3/8" CLEARANCE BETWEEN THE DRAINPIPE AND ANY ADJACENT STRUCTURE OR WALL.

-MUST BE THE SAME NOMINAL PIPE SIZE AS THE DRAINPIPE TO WHICH IT IS CONNECTING.

UPH-402-00

402 | POWERPIPE DRAIN WATER HEAT RECOVERY UNIT



4

UPW-125-00

125 | TYP MANIFOLD SPECIFICATION (OR EQUAL)

FOR JURISDICTION USE:

Revised Master Plan (Multi-Plex), Energy Compliance, Interior soffits, Cabinets, Storage Racks, Powder rooms and small exterior alteration.

Santee
DEVELOPMENT SERVICES

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 mapping or accepting of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev. 2
Reviewed by: A.Sturtevant
Date: August 12, 2024

Previous Interwest Consulting approval 03-22-2024

Structural
Mechanical
Electrical
Plumbing

2295 Gateway Oaks Dr.
Sacramento, CA 95833

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www.harrisar[illegible]

harris & sloan

PROJECT: PROSPECT PARK
SANTEE, CA 92071

CLIENT: KB HOME - COASTAL
9915 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER:	KL
DESIGNER:	VF
DRAWN BY:	AL
CHECKED BY:	KL
ISSUE DATE:	09-22-2023

REVISIONS:

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3	PLAN CHECK	11-27-2023
4	PLAN CHECK	01-12-2024
5	CLIENT REV	03-22-2024
6	FH REVS	05-03-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. REYNOLDS
EXPIRES 09/30/24
#M18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:

SHEET TITLE:

PLUMBING DETAILS

SCALE:

SHEET NUMBER:

PD.1

JOB NUMBER: H523368

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.

(04/2022)

Building Envelope:

§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC 400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440 2011. *
§ 110.6(a)2:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturer. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(b):	Installation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(d):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per § 10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(f):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.8(g):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor must exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling, or area-weighted average U-factor must not exceed 0.043. Rafter roof alternative minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and ventilation as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 110.8(h):	Loose fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 110.8(i):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding U-.102. Masonry walls must meet Tables 150.1-A or B. *
§ 110.8(j):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 110.8(i):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(d).
§ 110.8(j)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of conditioned crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to conditioned ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 110.8(j)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 110.8(k):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.40, or area-weighted average U-factor of all fenestration must not exceed 0.40. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(a):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 110.5(b)1:	Clearance Doors. Masonry or factory-built fireplaces must have a durable metal or glass door covering the entire opening of the firebox.
§ 110.5(b)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion air control device. *
§ 110.5(b)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heaters, and Plumbing System:

§ 110.0-§ 110.9:	Certified Mandatory. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-H. *
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compressor heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.2(e)2:	Insulation. Unfired storage water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(a)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 110.3(b)1:	Plumbing Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort Systems Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 110.3(b)5A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 110.3(b)5B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 110.3(b)1:	Water Piping. Water Water heating system Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 110.3(b)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by § 150.3(b). Insulation exposed to weather must be weather-resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include a vapor retarder, or a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 110.3(c)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location, and a condensate drain no more than 2' higher than the base of the water heater.
§ 110.3(c)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.5(a)3:	Ducts. Insulation installed on existing space-conditioning ducts must comply with § 150.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 110.5(a)1:	CMC Compliance. All air distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-4.2 or higher, when located entirely in unconditioned space; or conditioned through-flow ventilation air dehumidifier testing (HVA 1.4.1.3) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4". If mastic or tape is used, flashing cement, air handler support portions, and plenums designed or constructed with materials other than sheet metal, duct board or flexible duct board not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 110.5(a)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and fiber components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands. Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 110.5(a)3:	
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 110.5(a)4:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in an opening in the outside envelope construction that can open air openings; and exhaust vent dampers.
§ 110.5(a)5:	Prohibited Insulation. Insulation must be protected from damage due to crushing, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water-retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Ducts in Inner Core Flat Roof. Ducts in inner cores of flat decks must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 110.5(a)11:	Duct System Sealing and Leakage Test. When space conditioning systems are based on duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 110.5(a)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply conditioning must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that provide air airflow through the space conditioning duct system when the damper(s) is closed and operation of the CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and Townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-ii.
§ 150.0(o)1C:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; mechanical kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(o)1C; mechanical kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1C-iii-a. Airflow must be measured by the installer per §150.0(o)1C, and rated for sones per §150.0(o)1C-iii-b. *
§ 150.0(o)1C-iii-a:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by § 150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1C.

Pool and Spa Systems and Equipment:

§ 110.4(a):	Certification by Manufacturer. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAXIMUM, an on-or-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Flow Regulation for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand period.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 110.5(b):	Electric Resistance Heating. Electric resistance heating systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 110.9(b)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 110.9(b)1B:	Screw Based Luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 110.9(b)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 110.9(b)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 revised temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 110.9(b)1E:	Blank Electrical Rooms. The number of electrical boxes that are more than ten feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 110.9(b)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.9(b)1G:	Screw Based Luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 110.9(b)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 revised temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 110.9(b)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinets, or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 110.9(b)2A:	Interior Switches and Controls. All fixture plug-out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 110.9(b)2B:	Interior Switches and Controls. Forward fan control must be controlled separately from lighting systems. *
§ 110.9(b)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 110.9(b)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 110.9(b)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 110.9(b)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 110.9(b)2E:	Authorized Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside showers and cabinets with separate lamps or doors must have controls that turn the light off when the shower or door is closed.
§ 110.9(b)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 110.9(b)2G:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 110.9(b)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control; or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 110.9(b)4:	Internally Illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 110.9(b)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 141.0, and 141.1.

Solar Readiness:

§ 110.10(a):	Single-family Homebuilds. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(d).
§ 110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with minimum dimensions, specific ventilation, and operating requirements as specified in Title 24, Part 6 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on sloped roof planes must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest part of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(b)5:	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water heating systems, a pathway reserved for routing plumbing from the solar zone to the water heating system.
§ 110.10(b):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(d) must be provided to the occupant.
§ 110.10(c):	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(c):	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double-pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."
§ 110.10(c):	Energy Storage Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with ratings up capacity of 10 amps or more and four or more ESS-supplied BRANCH CIRCUITS, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 110.10(c); at least four branch circuits must be identified and have their source indicated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/disconnect switch within 3' of the main panelboard, with no/enough installed between the panelboard and this switch's location to allow the connection of backup power source.
§ 110.10(d):	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 110.10(e):	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 110.10(f):	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

Revised Master Plan (Multi-family, Group Condominiums, Interior suffits, Cabinets, Site Plan, Landscaping, and small exterior alterations)

Santee
SUCCESSOR AGENCY

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 of approval on the plans and specifications shall not be held to prevent or approve the violation of any civil, building, zoning, or Federal Law or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A. Sturm
Date: August 12, 2024

Ei
RING
Dr. Suite 300
CA 92069
760-761-3695 (T)
3650 (F)

REVISIONS

NO.	DATE	DESCRIPTION	BY

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.

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.

DEVELOPER
KB HOME
25152 SPRINGFIELD COURT, SUITE 180
VALENCIA, CA 91355

PROSPECT PARK
SANTEE, CA
TR # 2016-03

NOTE: ENERGY CALCULATIONS REPRESENT MINIMUM REQUIRED EFFICIENCIES. REFER TO MECHANICAL DOCUMENTS FOR ACTUAL SYSTEM EFFICIENCIES.

PLAN
MF-1R
MANDATORY MEASURES

DRAWN
CHECKED
DATE 05.09.2024
SCALE
ARCHITECUTRALS RECEIVED
STRUCTURALS RECEIVED
SHEET
T24-22

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 1 — **Calculation Date/Time:** 2024-05-09T09:52:26-05:00 — **(Page 1 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_321.1834.ribd22x

GENERAL INFORMATION					
01	Project Name	Unit 1			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City		05	Standards Version	2022
06	Zip code		07	Software Version	EnergyPro 9.2
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.29
18	Total Cond. Floor Area (ft^2)	1834	19	Glazing Percentage (%)	9.80%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No.Dwelling Unit	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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 1 — **Calculation Date/Time:** 2024-05-09T09:52:26-05:00 — **(Page 2 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_321.1834.ribd22x

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	38.3	48.5	34.4			
Proposed Design						
North Facing	30.2	36.3	30.4	8.1	12.2	4
East Facing	31	41.4	33.1	7.3	7.1	1.3
South Facing	29.1	35.4	30.1	9.2	13.1	4.3
West Facing	31.2	42.2	33.6	7.1	6.3	0.8

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]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: 3.16 kWdc

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.51	11.32	0.62	4.38	1.89	6.94
Space Cooling	0.85	19.97	0.78	17.31	0.07	2.66
IAQ Ventilation	0.81	8.45	0.74	7.74	0.07	0.71
Water Heating	1.39	14.72	0.98	11.34	0.41	3.38
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	**5.56**	**54.46**	**3.12**	**40.77**	**2.44**	**13.69**
Space Heating	2.51	11.32	0.53	3.68	1.98	7.64
Space Cooling	0.85	19.97	1.12	24.45	-0.27	-4.48
IAQ Ventilation	0.81	8.45	0.74	7.74	0.07	0.71
Water Heating	1.39	14.72	0.93	10.63	0.46	4.09
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	**5.56**	**54.46**	**3.32**	**46.5**	**2.24**	**7.96**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.51	11.32	0.26	1.85	2.25	9.47
Space Cooling	0.85	19.97	0.9	19.62	-0.05	0.35
IAQ Ventilation	0.81	8.45	0.74	7.74	0.07	0.71
Water Heating	1.39	14.72	0.89	10.54	0.5	4.18
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	**5.56**	**54.46**	**2.79**	**39.75**	**2.77**	**14.71**
Space Heating	2.51	11.32	0.58	4.09	1.93	7.23
Space Cooling	0.85	19.97	1.15	24.69	-0.3	-4.72
IAQ Ventilation	0.81	8.45	0.74	7.74	0.07	0.71
Water Heating	1.39	14.72	0.92	10.88	0.47	3.84
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	**5.56**	**54.46**	**3.39**	**47.4**	**2.17**	**7.06**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

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Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_321.1834.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
North Facing				
Gross EUI[1]	16.72	13.71	3.01	18
Net EUI[2]	6.68	4.7	1.98	29.64
East Facing				
Gross EUI[1]	16.72	14.47	2.25	13.46
Net EUI[2]	6.68	5.46	1.22	18.26
South Facing				
Gross EUI[1]	16.72	13.63	3.09	18.48
Net EUI[2]	6.68	4.62	2.06	30.84
West Facing				
Gross EUI[1]	16.72	14.41	2.31	13.82
Net EUI[2]	6.68	5.4	1.28	19.16

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

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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 (%)**
3.1	NA	Premium (~18-20%)	Fixed	Microinverters	true	105-300	n/a	n/a	<=7:12	96	97

REQUIRED SPECIAL FEATURES

The following are features that must be installed as 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 0.61 W/CFM
- IAQ Ventilation System:Heat Recovery: minimum 69 SRE and 75 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Non-standard roof reflectance
- Insulation below roof deck
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

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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 detail is provided in the building tables below. Registered CF2Rs and CF3Rs 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 Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing
- Low-leakage Air Handling Unit
- Drain water heat recovery system

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft^2)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Unit 1	1834	1	4	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft^2)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
House	Conditioned	HVAC System1	1834	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Front Wall	House	R-15 Wall w/R-4	0	Front	189	43	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 1 — **Calculation Date/Time:** 2024-05-09T09:52:26-05:00 — **(Page 8 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_321.1834.ribd22x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Front Wall 2	House	R-15 Wall w/R-4	0	Front	189	63	90
Rear Wall	House	R-15 Wall w/R-4	180	Back	189	16	90
Front Wall 3	House	R-15 Wall w/R-4	0	Front	168	31.8	90
Rear Wall 2	House	R-15 Wall w/R-4	180	Back	168	46	90
Garage North Interior Wal	__Garage__>>House	R-13 Wall	n/a	n/a	189	17.8	n/a
Garage Right Interior Wal	__Garage__>>House	R-13 Wall	n/a	n/a	79.5	0	n/a
Garage Left Interior Wall	__Garage__>>House	R-13 Wall	n/a	n/a	54	0	n/a
Roof	House	R-38+19 Roof Attic	n/a	n/a	785	n/a	n/a
Ceiling Surface	House	House Ceiling	n/a	n/a	828	n/a	n/a
Ceiling Surface 2	House	House Ceiling	n/a	n/a	721	n/a	n/a
Garage Insulated Ceiling	House	R-19 Floor No Crawlspace	n/a	n/a	660	n/a	n/a
Garage Left Wall	__Garage__	R-0 Wall	0	Front	184.5	0	90
Garage South Wall	__Garage__	R-0 Wall	0	Front	189	112	90
Garage Right Wall	__Garage__	R-0 Wall	0	Front	210	0	90

ATTIC

01	02	03	04	05	06	07	08
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**
Attic House	Attic RoofHouse	Ventilated	4	0.17	0.91	No	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 1 — **Calculation Date/Time:** 2024-05-09T09:52:26-05:00 — **(Page 9 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_321.1834.ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
Window SH	Window	Front Wall	Front	0			1	23	0.29	NFRC	0.22	NFRC	Bug Screen
SGD	Window	Front Wall 2	Front	0			1	48	0.29	NFRC	0.22	NFRC	Bug Screen
Window SH 2	Window	Front Wall 2	Front	0			1	15	0.29	NFRC	0.22	NFRC	Bug Screen
Window SL	Window	Rear Wall	Back	180			1	16	0.29	NFRC	0.22	NFRC	Bug Screen
Window SH 3	Window	Front Wall 3	Front	0			1	6	0.29	NFRC	0.22	NFRC	Bug Screen
Window SL 2	Window	Front Wall 3	Front	0			1	8	0.29	NFRC	0.22	NFRC	Bug Screen
FRDR	Window	Front Wall 3	Front	0			1	17.8	0.29	NFRC	0.22	NFRC	Bug Screen
Window SL 3	Window	Rear Wall 2	Back	180			1	16	0.29	NFRC	0.22	NFRC	Bug Screen
Window SH 4	Window	Rear Wall 2	Back	180			1	30	0.29	NFRC	0.22	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	**Side of Building**	**Area (ft^2)**	**U-factor**
Front Door	Front Wall	20	0.285714
OGD	Garage South Wall	112	0.7
Garage Door	Garage North Interior Wal	17.8	0.285714

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 1 — **Calculation Date/Time:** 2024-05-09T09:52:26-05:00 — **(Page 10 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_321.1834.ribd22x

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	**Zone**	**Area (ft^2)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Edge Insul. R-value and Depth**	**Carpeted Fraction**	**Heated**
Slab	House	328	42	none	0	80%	No
Slab-on-Grade	__Garage__	460	65	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall w/R-4	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / 4	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Sheathing / Insulation: R-4 Sheathing Exterior Finish: Synthetic Stucco
R-13 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.092	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board
Attic RoofHouse	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-19	None / 0	0.055	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-6.0 insul.
R-38+19 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 1 — **Calculation Date/Time:** 2024-05-09T09:52:26-05:00 — **(Page 11 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_321.1834.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board
House Ceiling	Interior Ceiling	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.202	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**	**CFM50**
Required	Not Required	Required	978.1	4

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Distribution Type**	**Water Heater Name**	**Number of Units**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**	**Water Heater Name (#)**
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	DHW Sys 1-hers-dhw	DHW Heater 1 (1)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 1 — **Calculation Date/Time:** 2024-05-09T09:52:26-05:00 — **(Page 12 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_321.1834.ribd22x

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	**# of Units**	**Tank Vol. (gal)**	**NEEA Heat Pump Brand**	**NEEA Heat Pump Model**	**Tank Location**	**Duct Inlet Air Source**	**Duct Outlet Air Source**
DHW Heater 1	1	65	Rheem	PROH65 T2 RH310BM (65 gal, JA13)	TankZone	__Garage__	__Garage__

WATER HEATING - DRAIN WATER HEAT RECOVERY

01	02	03	04	05	06
Dwelling Unit type	**DHW System and DWHR Names**	**Installation Configuration**	**Shower Drains**	**Shower Drain Water Heat Recovery Efficiency (%)**	**HERS Verification**
Dwelling	DHW Sys 1 - 1 - DWHR-1	Equal Flow	2	43	Required

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	**System Type**	**Heating Unit Name**	**Heating Equipment Count**	**Cooling Unit Name**	**Cooling Equipment Count**	**Fan Name**	**Distribution Name**	**Required Thermostat Type**
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

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Revised Master Plan (Multi-family, Group Condominiums, Interior soffits, Cabinets, Bay or Box Bays, Porch Covers and small exterior alterations)

Santee — A CITY OF VILLAGES

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 verifying of these plans and specifications shall not be held to prevent or approve the violation of any City, State, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A. Sturm
Date: August 12, 2024

ENGINEERING
Dr. Suite 300
CA 92069
760-761-3695 (T)
3650 (F)

REVISIONS

NO.	DATE	DESCRIPTION	BY

DEVELOPER
KB HOME
25152 SPRINGFIELD COURT, SUITE 180
VALENCIA, CA 91355

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 PARK
SANTEE, CA
TR # 2016-03

NOTE: ENERGY CALCULATIONS REPRESENT MINIMUM REQUIRED EFFICIENCIES. REFER TO MECHANICAL DOCUMENTS FOR ACTUAL SYSTEM EFFICIENCIES.

PLAN
UNIT 1
1834 SQ FT

DRAWN
CHECKED
DATE 05.09.2024
SCALE
ARCHITECUTRALS RECEIVED
STRUCTURALS RECEIVED
SHEET
T24-1.0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Unit 1 **Calculation Date/Time:** 2024-05-09T09:52:26-05:00 **(Page 13 of 15)**

Calculation Description: Title 24 Analysis **Input File Name:** Prospect Park_321.1834.ribd22x

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
				Heating			Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/WS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	7.8	28000	17200	EER2SEER2	15.2	12.5	Zonally Controlled	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	275	Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct		Air Distribution System 1-hers-dist

Registration Number: 224-P010058182A-000000000-0000 Registration Date/Time: 2024-05-09 11:32:37 HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2024-05-09 07:53:18

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Unit 1 **Calculation Date/Time:** 2024-05-09T09:52:26-05:00 **(Page 14 of 15)**

Calculation Description: Title 24 Analysis **Input File Name:** Prospect Park_321.1834.ribd22x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

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 - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	100	0.61	Balanced	Yes	69 / 75	Yes	Yes	

Registration Number: 224-P010058182A-000000000-0000 Registration Date/Time: 2024-05-09 11:32:37 HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2024-05-09 07:53:18

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01-E

Project Name: Unit 2 **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 **(Page 1 of 15)**

Calculation Description: Title 24 Analysis **Input File Name:** Prospect Park_327.2014.ribd22x

GENERAL INFORMATION

01	Project Name	Unit 2		
02	Run Title	Title 24 Analysis		
03	Project Location	_		
04	City	Santee	05	Standards Version 2022
06	Zip code		07	Software Version Energy Pro 9.2
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal) All orientations
10	Building Type	Single family	11	Number of Dwelling Units 1
12	Project Scope	Newly Constructed	13	Number of Bedrooms 4
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories 1
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor 0.29
18	Total Cond. Floor Area (ft^2)	2014	19	Glazing Percentage (%) 14.25%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area n/a
22	Fuel Type	All electric	23	No Dwelling Unit: 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: 224-P010058176A-000000000-0000 Registration Date/Time: 2024-05-09 08:40:55 HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901 Report Generated: 2024-05-09 08:13:17

CalCERTS, Inc. HERS PROVIDER

Revised Master Plan (Multi-family, Group Condominiums, Interior soffits, Cabinets, Bonus Rooms, Roof/Ceiling changes and small exterior alterations.

Santee

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

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APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A. Sturm
Date: August 12, 2024

ENERGY INSPECTORS
Dr. Suite 300
CA 92069
760-761-3695 (T)
3650 (F)

REVISIONS

NO.	DATE	DESCRIPTION	BY

DEVELOPER
KB HOME
25152 SPRINGFIELD COURT, SUITE 180
VALENCIA, CA 91355

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PROSPECT PARK
SANTEE, CA
TR # 2016-03

NOTE: ENERGY CALCULATIONS REPRESENT MINIMUM REQUIRED EFFICIENCIES. REFER TO MECHANICAL DOCUMENTS FOR ACTUAL SYSTEM EFFICIENCIES.

PLAN
UNIT 1
1834 SQ FT

DRAWN
CHECKED
DATE 05.09.2024
SCALE
ARCHITECUTRALS RECEIVED
STRUCTURALS RECEIVED
SHEET
T24-1.0.1

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 1 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

GENERAL INFORMATION					
01	Project Name	Unit 2			
02	Run Title	Title 24 Analysis			
03	Project Location	_			
04	City	Santee	05	Standards Version	2022
06	Zip code		07	Software Version	EnergyPro 9.2
08	Climate Zone	10	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.29
18	Total Cond. Floor Area (ft^2)	2014	19	Glazing Percentage (%)	14.25%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 2 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	37.3	45.5	32.8			
Proposed Design						
North Facing	29.6	37.8	32	7.7	7.7	0.8
East Facing	30	37.8	32	7.3	7.7	0.8
South Facing	27.8	34.4	30.1	9.5	11.1	2.7
West Facing	28.4	37.1	31.6	8.9	8.4	1.2

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]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: 3.31 kWdc

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 3 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

ENERGY USE SUMMARY	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.17	14.28	1.14	8.09	2.03	6.19
Space Cooling	0.9	22.31	0.94	23.24	-0.04	-0.93
IAQ Ventilation	0.77	8.08	0.67	7.05	0.1	1.03
Water Heating	1.29	13.68	0.88	10.15	0.41	3.53
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	**6.13**	**58.35**	**3.63**	**48.53**	**2.5**	**9.82**
Space Heating	3.17	14.28	1.29	8.97	1.88	5.31
Space Cooling	0.9	22.31	0.99	22.97	-0.05	-0.66
IAQ Ventilation	0.77	8.08	0.67	7.05	0.1	1.03
Water Heating	1.29	13.68	0.83	9.57	0.46	4.11
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	**6.13**	**58.35**	**3.74**	**48.56**	**2.39**	**9.79**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 4 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

ENERGY USE SUMMARY	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.17	14.28	0.67	4.65	2.5	9.63
Space Cooling	0.9	22.31	0.94	23.07	-0.04	-0.76
IAQ Ventilation	0.77	8.08	0.67	7.05	0.1	1.03
Water Heating	1.29	13.68	0.8	9.45	0.49	4.23
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	**6.13**	**58.35**	**3.08**	**44.22**	**3.05**	**14.13**
Space Heating	3.17	14.28	0.66	4.61	2.51	9.67
Space Cooling	0.9	22.31	1.09	26.24	-0.19	-3.93
IAQ Ventilation	0.77	8.08	0.67	7.05	0.1	1.03
Water Heating	1.29	13.68	0.83	9.76	0.46	3.92
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	**6.13**	**58.35**	**3.25**	**47.66**	**2.88**	**10.69**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 5 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

ENERGY USE INTENSITY	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
North Facing				
Gross EUI[1]	16.67	13.42	3.25	19.5
Net EUI[2]	7.1	5.37	1.73	24.37
East Facing				
Gross EUI[1]	16.67	13.67	3	18
Net EUI[2]	7.1	5.62	1.48	20.85
South Facing				
Gross EUI[1]	16.67	13.32	3.35	20.1
Net EUI[2]	7.1	5.28	1.82	25.63
West Facing				
Gross EUI[1]	16.67	13.46	3.21	19.26
Net EUI[2]	7.1	5.42	1.68	23.66

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 6 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

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 (%)	
3.04	NA	Premium (~18-20%)	Fixed	Microinverters	true	105-300	n/a	n/a	<=7:12	96	97	

REQUIRED SPECIAL FEATURES

The following are features that must be installed as 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 0.61 W/CFM
- IAQ Ventilation System:Heat Recovery: minimum 69 SRE and 75 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Non-standard roof reflectance
- Insulation below roof deck
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 7 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

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 detail is provided in the building tables below. Registered CF2Rs and CF3Rs 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 Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing
- Low-leakage Air Handling Unit
- Pipe Insulation, All Lines
- Drain water heat recovery system

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Unit 2	2014	1	4	1	0	1

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
House	Conditioned	HVAC System1	2014	8	DHW Sys 1	New

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 8 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	House	R-13 Wall w/R-4	0	Front	198	43	90
Rear Wall	House	R-13 Wall w/R-4	180	Back	54	0	90
Right Wall	House	R-13 Wall w/R-4	270	Right	172.5	15	90
Front Wall 2	House	R-13 Wall w/R-4	0	Front	279	38	90
Rear Wall 2	House	R-13 Wall w/R-4	180	Back	279	16	90
Right Wall 2	House	R-13 Wall w/R-4	270	Right	355.5	103	90
Front Wall 3	House	R-13 Wall w/R-4	0	Front	176	38	90
Rear Wall 3	House	R-13 Wall w/R-4	180	Back	176	30	90
Right Wall 3	House	R-13 Wall w/R-4	270	Right	308	24	90
Garage North Interior Wal	__Garage__ >>House	R-13 Wall	n/a	n/a	61.5	17.8	n/a
Garage Right Interior Wal	__Garage__ >>House	R-13 Wall	n/a	n/a	144	0	n/a
Garage Left Interior Wall	__Garage__ >>House	R-13 Wall	n/a	n/a	25.5	0	n/a
Roof	House	R-30+19 Roof Attic	n/a	n/a	841	n/a	n/a
Ceiling Surface	House	House Ceiling	n/a	n/a	415	n/a	n/a
Ceiling Surface 2	House	House Ceiling	n/a	n/a	758	n/a	n/a
Garage Insulated Ceiling	House	R-19 Floor No Crawlspace	n/a	n/a	451	n/a	n/a
Garage Left Wall	__Garage__	R-0 Wall	0	Front	182.3	0	90
Garage South Wall	__Garage__	R-0 Wall	0	Front	205.5	112	90
Garage Right Wall	__Garage__	R-0 Wall	0	Front	182.3	0	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 9 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

ATTIC						
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic House	Attic Roofhouse	Ventilated	4	0.17	0.91	No	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window SH	Window	Front Wall	Front	0			1	23	0.29	NFRC	0.22	NFRC	Bug Screen
Window SH 2	Window	Right Wall	Right	270			1	15	0.29	NFRC	0.22	NFRC	Bug Screen
Window SH 3	Window	Front Wall 2	Front	0			1	38	0.29	NFRC	0.22	NFRC	Bug Screen
Window SL	Window	Rear Wall 2	Back	180			1	16	0.29	NFRC	0.22	NFRC	Bug Screen
Window SH 4	Window	Right Wall 2	Right	270			1	103	0.29	NFRC	0.22	NFRC	Bug Screen
Window SH 5	Window	Front Wall 3	Front	0			1	38	0.29	NFRC	0.22	NFRC	Bug Screen
Window SL 2	Window	Rear Wall 3	Back	180			1	30	0.29	NFRC	0.22	NFRC	Bug Screen
Window SH 6	Window	Right Wall 3	Right	270			1	24	0.29	NFRC	0.22	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Front Door	Front Wall	20	0.5
OGD	Garage South Wall	112	0.7
Garage Door	Garage North Interior Wal	17.8	0.5

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 10 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	House	415	47	none	0	80%	No
Slab-on-Grade	__Garage__	451	70	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-13 Wall w/R-4	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / 4	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Sheathing / Insulation: R-4 Sheathing Exterior Finish: Synthetic Stucco
R-13 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic RoofHouse	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-19	None / 0	0.055	Roofing: 10 PSF (RoofTileAirGap) Tile Gap: present Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-6.0 Insul.
R-30+19 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 11 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board
House Ceiling	Interior Ceiling	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.202	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	Required	1074.1	4

WATER HEATING SYSTEMS									
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	HERS Verified Pipe Insulation credit	DHW Heater 1	1	n/a	None	DHW Sys 1-hers-dhw	DHW Heater 1 (1)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 12 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.ribd22x

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	65	Rheem	PRDH65 T2 RH310BM (65 gal, JA13)	TankZone	__Garage__	__Garage__

WATER HEATING - DRAIN WATER HEAT RECOVERY					
01	02	03	04	05	06
Dwelling Unit type	DHW System and DHWR Names	Installation Configuration	Shower Drains	Shower Drain Water Heat Recovery Efficiency (%)	HERS Verification
Dwelling	DHW Sys 1 - 1 - DWHR-1	Equal Flow	2	43	Required

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Required	Not Required	Not Required	None	Not Required	Required

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

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.

Revised Master Plan (Muntins, Entry Columns, Interior soffits, Cabinets, Bonus Room, Porch Columns and small exterior alterations)

Santee — A CITY OF GREAT NEIGHBORHOODS

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 of, or marking on, of these plans and specifications shall not be held to prevent or approve the violation of any civil, state, or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A. Sturm
Date: August 12, 2024

ENGINEERING
Dr. Suite 300
CA 92069
760-761-3695 (T)
3650 (F)

REVISIONS

NO.	DATE	DESCRIPTION	BY

DEVELOPER
KB HOME
25152 SPRINGFIELD COURT, SUITE 180
VALENCIA, CA 91355

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 PARK

SANTEE, CA

TR # 2016-03

NOTE: ENERGY CALCULATIONS REPRESENT MINIMUM REQUIRED EFFICIENCIES. REFER TO MECHANICAL DOCUMENTS FOR ACTUAL SYSTEM EFFICIENCIES.

PLAN: UNIT 2

2014 SQ FT

DRAWN

CHECKED

DATE: 05.09.2024

SCALE

ARCHITECUTRALS RECEIVED

STRUCTURALS RECEIVED

SHEET: T24-2.0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 13 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.rlbd22x

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
				Heating			Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	7.8	28000	17200	EER2SEER2	15.2	12.5	Zonally Controlled	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	275	Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct		Air Distribution System 1-hers-dist

Registration Number: 224-P010058176A-000000000-0000 — Registration Date/Time: 2024-05-09 08:40:55 — HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2024-05-09 08:13:17

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 14 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.rlbd22x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

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 - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	100	0.61	Balanced	Yes	69 / 75	Yes	Yes	

Registration Number: 224-P010058176A-000000000-0000 — Registration Date/Time: 2024-05-09 08:40:55 — HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2024-05-09 08:13:17

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E

Project Name: Unit 2 — **Calculation Date/Time:** 2024-05-09T10:12:26-05:00 — **(Page 15 of 15)**

Calculation Description: Title 24 Analysis — **Input File Name:** Prospect Park_327.2014.rlbd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Andre Pujic	Documentation Author Signature: Andre Pujic
Company: Energy Inspectors	Signature Date: 2024-05-09 08:38:28
Address: 2570 South Miller Lane	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Las Vegas, NV 89117	Phone: 702-365-8080

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. 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.
2. 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.
3. 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: Jason C Guendert	Responsible Designer Signature: Jason C Guendert
Company: KB Home- SC Orange	Date Signed: 2024-05-09 08:40:55
Address: 36310 inland VALLEY DRIVE	License: na
City/State/Zip: 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.

Easy to Verify at CalCERTS.com

Registration Number: 224-P010058176A-000000000-0000 — Registration Date/Time: 2024-05-09 08:40:55 — HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2024-05-09 08:13:17

Revised Master Plan (Municipal, Group Complexes, Interior soffits, Cabinets, Bay or Box Bay, Addition and small exterior alteration.

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 verifying of these plans and specifications shall not be held to prevent or approve the violation of any civil, zoning, state or Federal Laws or other restrictions.

APPROVED FOR CONSTRUCTION
Permit # B-RNEW-23-0009 Rev 2&3
Reviewed by: A. Sturm
Date: August 12, 2024

ENGINEERING
Dr. Suite 300
CA 92069
760-761-3695 (T)
3650 (F)

REVISIONS

NO.	DATE	DESCRIPTION	BY

DEVELOPER
KB HOME
25152 SPRINGFIELD COURT, SUITE 180
VALENCIA, CA 91355

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 client's subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PROSPECT PARK
SANTEE, CA
TR # 2016-03

NOTE: ENERGY CALCULATIONS REPRESENT MINIMUM REQUIRED EFFICIENCIES. REFER TO MECHANICAL DOCUMENTS FOR ACTUAL SYSTEM EFFICIENCIES.

PLAN
UNIT 2
2014 SQ FT

DRAWN
CHECKED
DATE 05.09.2024
SCALE
ARCHITECUTRALS RECEIVED
STRUCTURALS RECEIVED
SHEET
T24-2.1

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