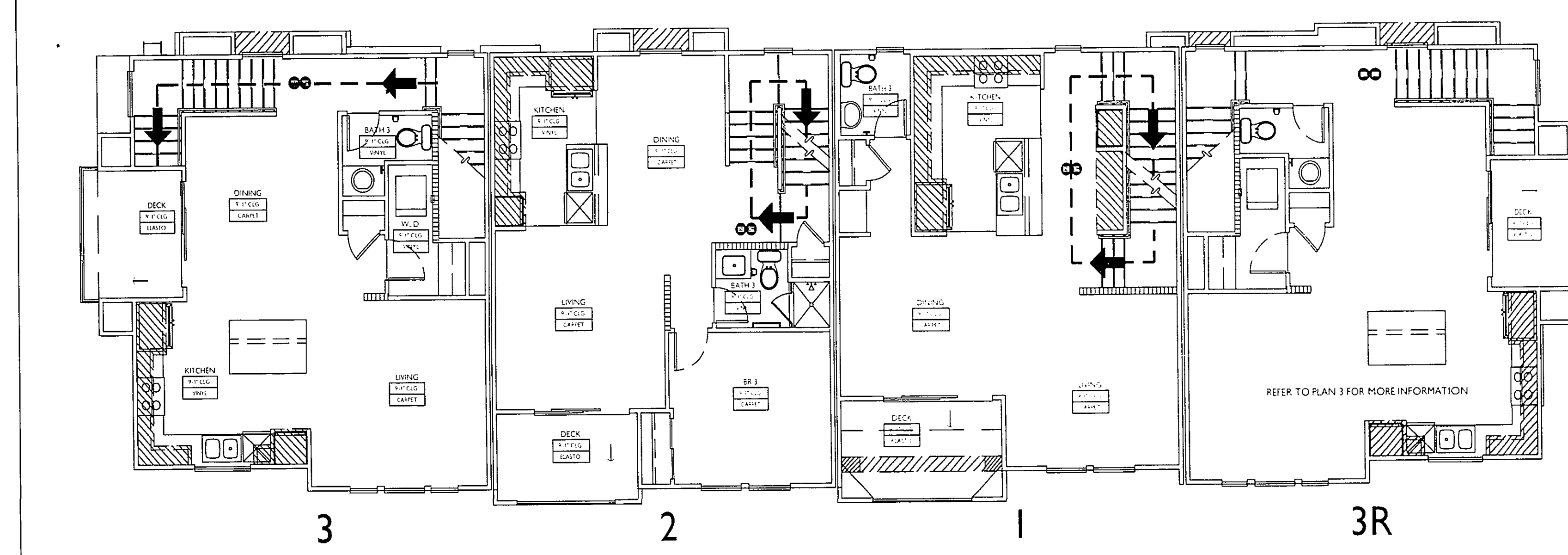


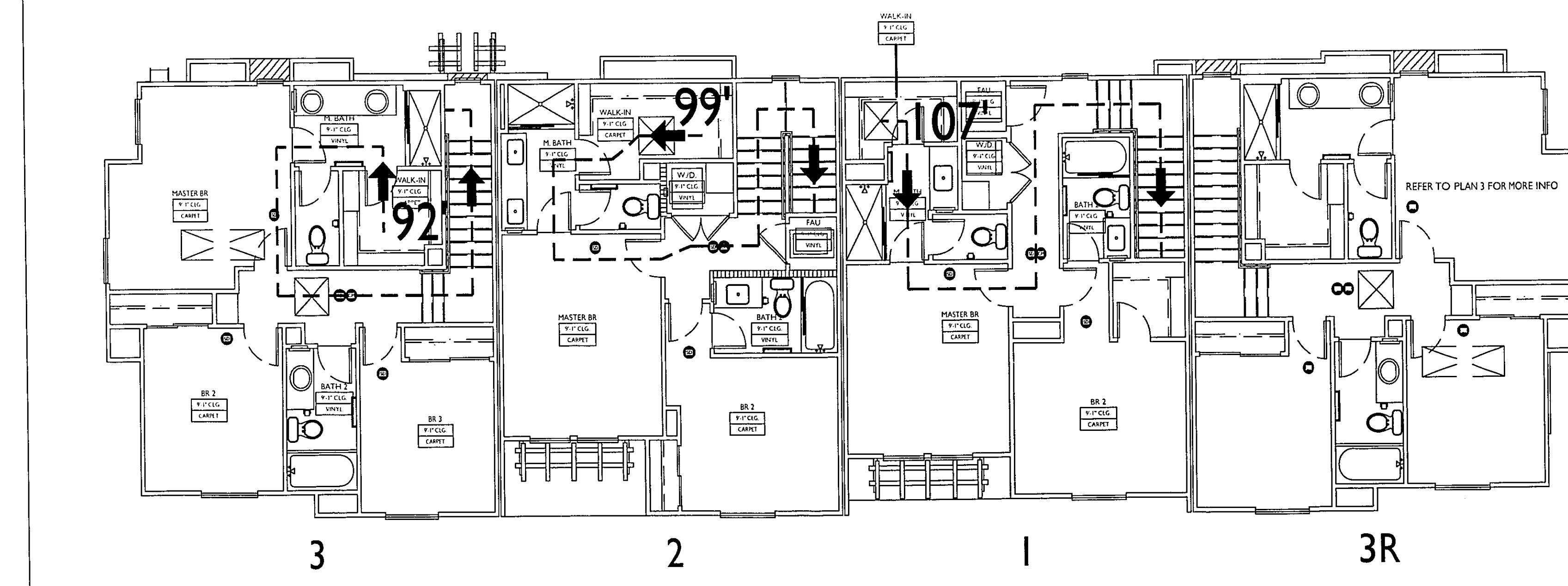
1ST FLOOR PLAN

(IN R-2 OCC., ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAX. OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 PR 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET CBC SECT 1006.2.1 EXCEPTION 1)



2ND FLOOR PLAN

(IN R-2 OCC., ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAX. OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 PR 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET CBC SECT 1006.2.1 EXCEPTION 1)



3RD FLOOR PLAN

(IN R-2 OCC., ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAX. OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 PR 903.3.1.2 AND THE COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125 FEET CBC SECT 1006.2.1 EXCEPTION 1)

UNIT AREA SUMMARY

UNIT PLAN 1				
	R-2 LIVABLE	R-2 DECKS	U	TOTAL
1ST FLOOR	44	0	526	570
2ND FLOOR	650	76	0	726
3RD FLOOR	674	0	0	674
TOTAL	1368	76	526	1970

UNIT PLAN 2				
	R-2 LIVABLE	R-2 DECKS	U	TOTAL
1ST FLOOR	60	0	510	570
2ND FLOOR	650	40	0	710
3RD FLOOR	674	0	0	674
TOTAL	1384	40	510	1954

UNIT PLAN 3				
	R-2 LIVABLE	R-2 DECKS	U	TOTAL
1ST FLOOR	114	0	517	631
2ND FLOOR	712	61	0	773
3RD FLOOR	722	0	0	722
TOTAL	1548	61	517	2126

BUILDING OCCUPANCY ANALYSIS:

UNIT PLANS

UNIT PLAN 1:		
1ST FLOOR	R-2	44 S.F.
2ND FLOOR	R-2	726 S.F.
3RD FLOOR	R-2	674 S.F.
TOTAL		1,444 S.F. @ 200 GR. = 8 OCCUPANTS

UNIT PLAN 2:		
1ST FLOOR	R-2	60 S.F.
2ND FLOOR	R-2	710 S.F.
3RD FLOOR	R-2	674 S.F.
TOTAL		1,444 S.F. @ 200 GR. = 8 OCCUPANTS

UNIT PLAN 3:		
1ST FLOOR	R-2	114 S.F.
2ND FLOOR	R-2	773 S.F.
3RD FLOOR	R-2	722 S.F.
TOTAL		1,609 S.F. @ 200 GR. = 8 OCCUPANTS



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Suite 404
Bonsall, CA 92003
760.724.1198

Owner:
WILLIAM LYON HOMES
4695 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

DEC. 10, 2019
Revisions

PLNCK FEB. 12, 2020

I, the undersigned, hereby certify that I am a duly licensed architect in the State of California, and that I am the author of the architectural drawings herein, or that I am a duly licensed architect in the State of California, and that I am the author of the architectural drawings herein, or that I am a duly licensed architect in the State of California, and that I am the author of the architectural drawings herein.



EXITING ANALYSIS SHEET

A0-3.1



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DEC. 10, 2019

PNCK FEB. 12, 2020

Small disclaimer text regarding the document's use and liability.



GENERAL NOTES

A0-5

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GYPSEUM BOARD

- A. Provide labor, material, equipment, and services necessary for the installation of gypsum board complete where shown on drawings and noted herein.
B. Conduct all work in conformance with California Residential Code, Chapter 25, ASTM Gypsum Association GA-216 "Recommended Specifications for Applications and Finish of Gypsum Board" and the "American Standard Notes for Application and Finishing of Gypsum Board" by the American National Standards Institute (ANSI).
C. Provide Gypsum Board at locations noted. Provide accessories at all locations as required for complete system.
1. Ceilings: 1/2" thick gypsum board standard except where sound or fire rated assemblies are required, provide number of layers, materials and installations which comply with those of authorities having jurisdiction. Provide 5/8" thick gypsum board at all ceilings where framing spacing exceeds 16" o.c.
2. Walls: 1/2" thick gypsum board standard, except where sound or fire rated assemblies are required. Provide number of layers, materials and installations which comply with those assemblies tested by fire testing laboratories and are acceptable to authorities having jurisdiction.
3. Wet Areas: Moisture resistant in thickness and locations recommended by gypsum board manufacturer to occur at walls only.
4. Accessories:
a. Buttrose (90 degree right angle) corner bead at all external corners.
b. Convolve resistive, L-type edge trim at all exposed edges.
c. Semi-rigid PVC flexible corner bead at radiused openings.
d. Resilient channels, provide manufacturer's special shaped metal furring channel in gage and spacing as required for applicable fire or sound rated assemblies.
e. Tape and joint compound as recommended by gypsum board manufacturer.
f. Provide permanently resilient sealant at sound control joints as recommended by manufacturer.
g. Nail or screw per applicable code requirements. Refer to drawings for special nailing at shear walls and fireboard rated assemblies. The contractor at his option may substitute wallboard screws of equivalent properties in lieu of nails as permitted by authority having jurisdiction. Fasteners at multiple layer applications shall be sized accordingly.
D. All gypsum board shall be of type, edge, configuration arrangement and maximum lengths available to minimize and to end butt joints. All joints in finished surfaces shall be taped and finished with joint compound. Reinforce all corners and conceal exposed nail or screw heads with joint compound. Metal trim shall be applied tightly to gypsum board edges, joints, level and true to plan, securely attached. All gypsum wall board concealing tub nailing lists shall be aligned with adjacent wall planes such that the true wall plane is maintained.

BUILT-UP ROOFING

- A. Provide labor, material, equipment and services necessary for installation of complete roofing, including but not necessarily limited to, cant strips and incorporating flashing, sleeves and jacks where shown on plans and noted herein.
B. Conduct all work in conformance with the C.R.C., I.C.C. report and the National Roofing Contractors Association (NRCA), "The NRCA Roofing and Waterproofing Manual" with materials in conformance with ASTM standards.
C. Deliver all packaged materials to the job site in their original undamaged, unopened containers with all labels legible at the time of installation. Store all materials in an approved manner, protecting from contact with soil and from exposure to the elements.
D. Materials:
1. Built-up roofing, manufacturer as specified by Owner.
2. Appurtenant Materials: Including asphalt, and sealant shall be as needed to complete the work as specified.
3. Provide crickets and/or other sheet metal work or flashing as indicated.
3. In areas designated by the building official as being subject to extreme wind velocities, installation shall be in accordance with applicable building codes, and manufacturer's written recommendations.
E. Install roofing and wall flashing per manufacturer's recommendations, carefully incorporating flashing, scuppers, jacks, sleeves, roof drains, etc., supplied by others as necessary for a water tight roof installation.

CONCRETE ROOFING TILES

- A. Provide labor, material, equipment and services necessary for installation of complete roofing, including but not necessarily limited to, cant strips and incorporating flashing, sleeves and jacks where shown on plans and noted herein.
B. Conduct all work in conformance with the C.R.C., I.C.C. report and the National Roofing Contractors Association (NRCA), "The NRCA Roofing and Waterproofing Manual" with materials in conformance with ASTM standards.
C. Deliver all packaged materials to the job site in their original undamaged, unopened containers with all labels legible at the time of installation. Store all materials in an approved manner, protecting from contact with soil and from exposure to the elements.
D. Materials:
1. Tile: "Low S" series Concrete flat tile, weighing 9.5 lbs. per square foot with weeping birtop color to match roof tile.
2. Mix and Color as selected by Owner.
3. Asphalt Felt Underlayment: Shall be minimum (2) layers, #30 asphalt saturated felt complying with ASTM D226. Type II.
4. Fasteners: 11-gauge corrosion-resistant, 3/4" into sheathing. Hot-Dipped galvanized.
5. Appurtenant Materials: Including cement, asphalt, and sealant shall be as needed to complete the work as specified.
6. Provide crickets and/or other sheet metal work or flashing as indicated.
7. In areas designated by the building official as being subject to extreme wind velocities, installation shall be in accordance with applicable building codes, and manufacturer's written recommendations.
E. Install roofing and wall flashing per manufacturer's recommendations, carefully incorporating flashing, scuppers, jacks, sleeves, roof drains, etc., supplied by others as necessary for a water tight roof installation.

WALKING DECK FINISH

- A. Provide labor, material, equipment, and services necessary for the installation of a waterproof walking surface for pedestrian traffic where shown on the drawings and noted herein.
B. Conduct all work in conformance with the California Building Code, I.C.C. evaluation reports and manufacturer's installation requirements with materials in compliance with ASTM standards for their specific use.
C. Install work in accordance with the manufacturer's printed installation instructions, including, but not limited to the following:
1. Sheet metal flashing shall comply with SMACNA standards.
2. Carry all flashing to a height of at least four inches above traffic surface unless otherwise shown. All nail posts, curbs and steps shall be finished as required with joints and seams caulked.
D. Slope all decks minimum 1/4" ft. to drain.
E. Do not use OSB sheathing at exterior decks. Sheathing to comply with mfr. requirements

PLUMBING

- A. Provide labor, material, equipment, and services necessary for the installation of a complete plumbing system where shown on the drawings and as noted herein. The plumbing system is to operate according to the best practices of the trade and including but not limited to: fixtures, hot, cold water and gas piping, soil and vent piping, water heaters, pipe insulation, permits, fees, meters, dish drains, etc. (verify all drains, venters and overflow systems that are in with underground drainage systems). Refer to plans by subcontractor or licensed engineer for actual layout and specifications.
B. Conduct work in conformance with the California Residential Code and the California Plumbing Code.
C. Plumbing fixtures to be selected by Owner. Install in accordance with the best practice of this trade but not limited to the following:
1. Rough-in shall be completed, tested and approved before closing in with structure.
2. Openings in pipes, drains, and fittings shall be kept covered during construction.
3. Provide solid backing for securing fixtures.
4. Provide clean-outs at ends of all lines and where required by codes.
5. Slope gas piping not less than 1 inch in 15 feet.
6. Verify all clearances for water closets, lavs, etc. with appropriate accessibility requirements.

HEATING AND AIR CONDITIONING

- A. Provide labor, material, equipment, and services necessary for the installation of all heating and ventilating systems where shown on the drawings and as noted herein. Refer to plans by subcontractor or licensed engineer for actual layout and specifications.
B. Conduct work in conformance with the California Residential Code and California Mechanical Code.
C. Equipment to comply with all applicable Energy Conservation Standards. All equipment installation to be per manufacturer's printed installation requirements. Verify all clearances required for equipment installation with general contractor and equipment manufacturer. Verify all fire assembly requirements (back draft dampers, etc. with plans prior to fabrication and installation). Verify all accessibility requirements before installation.
1. Combustion air taken from outside. Provide 1-square inch for each 1,000 B.T.U.'s, 50% at ceiling and 50% at floor. Provide duct work as required.
2. Provide mechanical ventilation in bathrooms containing a bathtub or shower or combination thereof, laundry rooms, and similar rooms, connected directly to the outside capable of providing five air changes per hour. Such system shall be connected directly to the outside, and the points of discharge shall be at least 3 feet from any opening which allows air entry into occupied portions of the building. Bathrooms which contain only a water closet or lavatory or combination thereof, and similar rooms may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

ELECTRICAL

- A. Provide labor, material, equipment, and services necessary for the installation of a complete electrical system where shown on the drawings and as noted herein. Refer to plans by licensed engineer for layouts, service runs details and general notes.
B. Conduct work in conformance with the California Electrical Code (C.E.C.), California Building Code, Underwriters Laboratories, Inc. (U.L.), ASTM and the:
C. All materials shall be new and of the same manufacturer for each class or group of equipment. Materials shall be tested and approved by Underwriter's Laboratories, Inc. and shall bear the inspection label where subject to such approval. Materials shall meet with the approval of the Division of Industrial Safety and all governing bodies having jurisdiction. Materials shall be manufactured in accordance with applicable standards established by A.N.S.I., U.L. and N.E.M.A. Install per manufacturer's recommendations.
1. Underground service, one meter per unit, size per electrical requirements.
2. Verify meter location and all requirements with governing utility company.
3. Switch plates, covers, etc. as selected by Owner.
4. Fixtures: as selected by Owner.
5. Smoke detectors, exhaust fans, etc. as selected by Owner.
6. Sealed plate covers.
D. Smoke detectors shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story, a detector shall be installed on each story. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway exceeds the bedroom exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for emergency protection. Also, detectors to be interconnected so if one detector sounds off they all sound off.

FINISH CARPENTRY

- A. Provide labor, material, equipment, and services necessary for the installation of the finish carpentry where shown on the drawings and as noted herein.
B. Install all finished hardware, passage doors, and bath accessories.
C. Conduct all work in conformance with the California Residential Code (or applicable code) as selected by Owner. Sizes per Owner/General Contractor.
D. All interior door frames and casing, base, shoe, shelving, and window sash and apron as selected by Owner.
E. Install in accordance with the best practices of this trade, including, but not limited to the following:
1. All work shall be machined or hand-sanded, sharp edges and splinters removed and completely prepared for finish.
2. Full length continuous boards shall be used wherever applicable or specifically noted.
3. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
4. Frames shall be set plumb and true.
5. All nailing shall be done with finish nails where paint or stain is to cover.

CABINETS AND TOPS

- A. Provide material, equipment, and labor necessary for installation of all cabinet work as shown on the drawings and as noted herein.
B. Conduct all work in conformance with Local Building Code, current edition and the National Kitchen Cabinet Association (NKCA).
C. Cabinets and countertops as selected by Owner.
D. Install in accordance with the best practices of this trade, including, but not limited to the following:
1. All joints shall be tight and true and securely fastened. Corners shall be mitered, butted, or coped, nails set, and surfaces free of tool marks.
2. Use concealed fasteners where possible.
3. All cabinet work scheduled for paint or stain finish shall be smoothly dressed and sanded.
4. Install all work level, plumb, square and true. Scribe members accurately in place to fit adjoining surfaces.

GUTTERS AND DOWNSPOUTS

- A. Provide labor, material, equipment, and services necessary for the installation of gutter and downspout where shown on the drawings and as noted herein. Downspouts to be terminated 4' below weep screed or bottom edge of siding for down to substrate drain pipes. Locations will be verified with General Contractor and will be as a constant location per plan.
B. Conduct all work in conformance with the California Residential Code, SMACNA "Architectural Sheet Metal Manual" with materials in compliance with ASTM A446 and ASTM A361.
C. Materials:
1. Sheet metal shall conform to ASTM A361, banded/rip, galvanized gauge shall be no less than 28-gauge. Size and profile shall be per detail, SMACNA and current code requirements.
D. Gutters and downspouts will occur in conformance with the following:
1. Install in accordance with SMACNA Installation standards or manufacturer's printed instructions when available.
2. Install gutters and downspouts, where indicated on plans.
3. The number of downspouts and locations shall be determined by the installer based on SMACNA and the current code.
4. Gutter size shall be as detailed based on SMACNA and current code.
5. Install gutters at all areas where roof water is deposited onto decks, balconies or lawns.
6. All downspouts shall be continuous to grade.
7. Provide splash blocks at all downspout outlets. Splash blocks shall be selected by Owner.
E. Connect downspouts to independent underground drainage system as required by the soils reports or local jurisdiction or where noted on plan (refer to Civil drawings)

RESILIENT FLOORING

- A. Provide labor, material, equipment, and services necessary for the installation of all sheet vinyl flooring as shown on the drawings and as noted herein.
B. Conduct all work in conformance with the California Residential Code and Resilient Tile Institute with materials in compliance with ASTM standards for their specific use.
C. Owner's general contractor shall coordinate floorings subcontractor with framing and concrete contractors to insure compatibility of adhesives and sub-floor surface texture, materials and preparation.
D. Materials:
1. As selected by Owner.
2. Verify with acoustical report for material.
E. Install in accordance with manufacturer's printed installation instructions.
F. Upon completion of installation of floor covering, adjacent work, and after materials have set, clean surfaces as recommended by manufacturer.

CERAMIC TILE

- A. Provide labor, material, equipment, and services necessary for the installation of all ceramic tile work as shown on the drawings and as noted herein.
B. Conduct all work in conformance with the C.R.C., I.C.C., evaluation reports and manufacturer's installation requirements with materials in compliance with ASTM standards for their specific use.
C. Installation shall conform to The Council of America "American National Standard Specifications for the Installation of Ceramic Tile", "Handbook for Ceramic Tile Installation" (current edition), all as amended by Ceramic Tile Institute's recommendations.
D. Materials:
1. Countertops and splashes: as selected by Owner.
2. Hard tile flooring: as selected by Owner.
3. Grout: Color as selected by Owner.
4. Provide non-slip surface as noted walking surfaces.
E. Contractor shall inspect details, and framing for appropriateness to installing ceramic tile. Report deficiencies immediately in writing to the developer with a copy to the architect. Failure to do so, or commencement of work without such notification, will constitute an acceptance by contractor of suitability of previous work by others.
F. Verify all sizes and dimensions by taking field measurement prior to installation.
G. Verify all openings, as plumb, square and true.
H. Provide approved waterproof membrane at showers or tubs where ceramic tile finish is indicated.
I. Tile shall be thin set on floor areas except tubs or showers, with slip sheet under tile.
J. Mix set all other areas.

FINISH HARDWARE

- A. Provide labor, material, equipment, and services necessary for the installation of finish hardware.
B. Conduct all work in conformance with the local building code, applicable disabled accessibility requirements and local security requirements. Obtain all interesting types of hardware from a single manufacturer. All fire-rated assemblies, provide hardware complying with NFPA and U.L. current testing standards appropriate for rating required. Where emergency exit devices are required, provide properly "labeled" hardware. Provide hardware complex for proper installation of hardware.
C. Door hardware for exterior and interior doors to be lever type selected by Owner. Thresholds to be bronze anodized aluminum, or as selected by Owner. Doors to have a minimum of three (1 1/2 pair) hinges. Doors greater than 1 3/8" thick, 36" wide, or 90" tall shall have a minimum of four (2 pair) hinges. Exterior exit swinging hinges to be non-removable pins, interior hinges to have non-removable pins. No low frequency use hinges are to be used.
D. Exterior Doors will have complete rigid stop applied type weather-stripping. Threshold weather-stripping as detailed.
E. Installation shall be in accordance with local code and security requirements, manufacturer's instructions, and as indicated on drawings for complete smooth and proper operation.



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RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

DEC. 10, 2019



ACCESSIBLE
NOTES

A0-8

1133A.7 Water closets. Water closets in bathrooms or powder rooms required to be accessible shall comply with this section.
1. Floor space and location. The minimum floor space provided at a water closet shall be 48 inches (1219 mm) clear width. The clear floor space shall extend past the front edge of the water closet at least 36 inches (914 mm). See Figure 11A-5A.
Exception: The 48-inch (1219 mm) minimum clear width may be reduced to 36 inches (914 mm) for lavatories, cabinets, wing walls or privacy walls located immediately adjacent to a water closet which extend no more than 24 inches (610 mm) in depth.
Water closets shall be located within bathrooms in a manner that permits a grab bar to be installed on at least one side of the fixture. The centerline of the water closet shall be 17 inches (432 mm) minimum to 18 inches (457 mm) maximum from a grab bar wall or partition. In locations where water closets are adjacent to non-grab bar walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be a minimum of 18 inches (457 mm) from the obstacle.
2. Reinforced walls for grab bars. 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 alternative grab bars.
Where the water closet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. If reinforcement is installed as the back, it shall be installed between 32 inches (813 mm) and 38 inches (965 mm) above the floor. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height. The backing shall be a minimum of 40 inches (1016 mm) in length.
Reinforcement installed at the side of the water closet shall be installed adjacent to the side wall to a maximum depth of 12 inches (305 mm) from the rear wall and shall extend a minimum of 26 inches (660 mm) in front of the water closet. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height.
3. Seat height. The minimum height of water closet seats shall be 15 inches (381 mm) above the floor.
4. Water closet controls. Water closet controls shall be mounted no more than 44 inches (1118 mm) above the floor. The force required to activate controls shall be no greater than 5 pounds (22.2 N).

1133A.8 Lavatories, vanities, mirrors and towel fixtures. Bathrooms or powder rooms required to be accessible shall have at least one accessible lavatory. Where mirrors and towel fixtures are provided, at least one of each shall be accessible.
1. Location. Vanities and lavatories shall be installed with the centerline of the fixture a minimum of 18 inches (457 mm) horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34 floor space. A clear maneuvering space at least 30 inches by 48 inches (762 mm by 1219 mm) shall be provided at lavatories and shall be centered on the lavatory.
2. Cabinets. Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair and the lavatory cabinets are designed with adaptable knee and toe space.
4. Knee and toe space. Knee and toe space shall be provided by one of the following:
4.1. The space beneath the lavatory shall be left clear and unobstructed;
4.2. Any cabinet beneath the lavatory shall be removable without the use of specialized knowledge or specialized tools; or
4.3. Doors to the cabinet beneath the lavatory shall be removable or operable to provide the required unobstructed knee and toe space.
The knee and toe space shall be centered on the fixture, and shall comply with Section 1138A.2. The clear floor space required by Item 2 shall not extend into the knees and toe space more than 19 inches (483 mm). (See Figure 11A-9D.)
5. Finished floor. The finished floor beneath the lavatory shall be extended to the wall.
6. Plumbing protection. Water supply and drain pipes under lavatories shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
7. Lavatory faucet controls. Faucet controls and operation 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 (22.2 N). 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.
8. Mirrors and towel fixtures. Where mirrors or towel fixtures are provided they shall be mounted with the bottom edge no higher than 40 inches (1016 mm) from the floor.

SECTION 1135A - LAUNDRY ROOMS
1135A.1 General. If clothes washing machines and clothes dryers are provided in covered multifamily dwelling units, one of each type of appliance shall be provided. Where front-loading clothes washers are not provided, management shall provide assistive devices, on request of the occupant, to permit the use of top-loading clothes washers.

SECTION 1136A - ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS
1136A.1 Receptacle heights. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches (1219 mm) measured from the top of the receptacle outlet box nor less than 15 inches (381 mm) measured from 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 (635 mm) 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:
1. Receptacle outlets installed as part of permanently installed baseboard heaters are exempt.
2. Required receptacle outlets shall be permitted in rooms when adjacent to sliding panels or walls.
3. Baseboard electrical outlets used in relocatable partitions, window walls or other electrical convenience floor outlets are not subject to the minimum height requirements.
4. This section shall not apply to existing buildings when the enforcing agency determines that compliance with these standards would create an unreasonable hardship.

1136A.2 Switch and control heights. 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 inches (1219 mm) measured from the top of the outlet box nor less than 15 inches (381 mm) measured from the bottom of the 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) 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 inches (635 mm) 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. Exception: Appliances (e.g., kitchen stoves, dishwashers, range hoods, microwave ovens and similar appliances) which have controls located on the appliance.

1132A.10 Door signal devices. 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.

SECTION 1134A - BATHING AND TOILET FACILITIES
1134A.1 General. All bathrooms, bathing and toilet facilities within covered multifamily dwelling units shall comply with this section.

1134A.2 Number of complying bathrooms. Bathrooms shall be designed to comply with one of the following options:

- Option 1. All bathrooms within the dwelling unit shall be designed to comply with the following:
1. Toilet, bathing and shower facilities shall comply with Section 1134A.4.
2. Bathrooms shall comply with Section 1134A.5.
3. Showers shall comply with Section 1134A.6.
4. Water closets shall comply with Section 1134A.7.
5. Lavatories, vanities, mirrors and towel fixtures shall comply with Section 1134A.8.
6. Bathrooms shall be provided with an accessible route into and through the bathroom.
7. If a door is provided, it shall comply with the requirements of Section 1132A.5.
8. A minimum 18-inch (457 mm) clear maneuvering space shall be provided on the swing side of the door at the strike edge of the door.
9. Switches, outlets and controls shall comply with Section 1142A.
10. Reinforced walls to allow for the future installation of grab bars around the toilet, tub and shower shall comply with Sections 1134A.5 for bathtubs, 1134A.6 for showers and 1134A.7 for water closets. Grab bars shall comply with Sections 1127A.4 and 1127A.2.2, Item 4.
11.32A.5.
12. A minimum 18-inch (457 mm) clear maneuvering space shall be provided on the swing side of the door at the strike edge of the door.

Option 2. Only one bathroom within the dwelling unit shall be designed to comply with the following:
1. Toilet, bathing and shower facilities shall comply with Section 1134A.4.
2. Bathrooms shall comply with Section 1134A.5.
3. Showers shall comply with Section 1134A.6.
4. Water closets shall comply with Section 1134A.7.
5. Lavatories, vanities, mirrors and towel fixtures shall comply with Section 1134A.8.
6. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Additional requirements apply to dwelling units containing two or more bathrooms when a bathtub is provided as the accessible bathing fixture.
Where two or more bathrooms are provided within the same dwelling unit and a bathtub is installed to comply with Option 2, Item 6 in one bathroom and a shower stall is provided in a subsequent bathroom, both the bathtub selected to comply with Option 2, Item 6 and at least one shower stall within the dwelling unit shall meet all the applicable accessibility requirements provided in Section 1134A.5 for showers and 1134A.5 for bathtubs, 1134A.6 for showers and 1134A.7 for water closets. Grab bars shall comply with Sections 1127A.4 and 1127A.2.2, Item 4.
7. When two or more lavatories are provided, at least one shall be made accessible and comply with Section 1134A.8.
8. Bathrooms shall be provided with an accessible route into and through the bathroom.
9. If a door is provided, it shall comply with the requirements of Section 1132A.5.
10. A minimum 18-inch (457 mm) clear maneuvering space shall be provided on the swing side of the door at the strike edge of the door.
11. Switches, outlets and controls shall comply with Section 1142A.
12. Reinforced walls to allow for the future installation of grab bars around the toilet, tub and shower shall comply with Sections 1134A.5 for bathtubs, 1134A.6 for showers and 1134A.7 for water closets. Grab bars shall comply with Sections 1127A.4 and 1127A.2.2, Item 4.
When Option 2 is used, all additional bathrooms must comply with Items 8 through 12 above.

1134A.3 Powder rooms. All powder rooms shall be designed to comply with Section 1134A.2, Option 2, Items 8 through 12. When the powder room is not also self-locking devices operated by means of a key, electronic opener, or integration combination lock, shall have a maximum change in height from the interior landing of 4 inches (101.6 mm). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 1114A.4 or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8.

1132A.5 Maneuvering clearances at doors.
1132A.5.1 General. The floor or landing on the dwelling unit side of the primary entry door and any required secondary door shall have a minimum of 36 inches (914 mm) clear width and 44 inches (1118 mm) clear depth to maneuvering clearances at the side of the door exposed to common or public use spaces.
Maneuvering clearances at interior doors shall provide a minimum length on both sides of the door of at least 42 inches (1067 mm) measured at a right angle to the plane of the door in its closed position.
Exception: A 39-inch (991 mm) length is acceptable at interior doors when a minimum clear opening width of 34 inches (864 mm) is provided. It can be closed.
Maneuvering spaces may include any knee space or toe space available below bathroom fixtures.

1134A.4 Sufficient maneuvering space. Bathing and toilet facilities required to be accessible shall provide sufficient maneuvering space for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit.
Where a wheelchair or other mobility aid is required to enter, there shall be a clear maneuvering space outside the swing of the door of at least 30 inches by 48 inches (762 mm by 1219 mm) within the room. The clear maneuvering space shall allow the user to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit use of the door.
Doors may swing into the required clear space at any fixture when a clear maneuvering space is provided outside the swing arc of the door so it can be closed.
Maneuvering spaces may include any knee space or toe space available below bathroom fixtures.

1134A.5 Bathrooms. Bathrooms required to be accessible shall comply with this section.
1. Floor space. There shall be a minimum clear floor space 48 inches parallel by 30 inches perpendicular (1219 mm by 762 mm) to the side of a bathtub or bathtub-shower combination to provide for the maneuvering of a wheelchair and transfer to and from the bathing facilities. The controls shall be on the wall at the foot of the bathtub. The edge of the clear floor space shall be flush with the control wall surface. The area under a lavatory, located at the control end of the room, may be included in the clear floor space provided the lavatory is 19 inches (483 mm) maximum deep, and the knee and toe space comply with Section 1134A.8. Cabinets under lavatories and toilets shall not encroach into the clear floor space.
2. Reinforced walls for grab bars. A bathtub installed without surrounding walls shall provide reinforced areas for the installation of floor-mounted grab bars.
Where a bathtub is installed with surrounding walls, grab bar reinforcement shall be located on each end of the bathtub, 32 inches to 38 inches (813 mm to 965 mm) above the floor, extending a minimum of 24 inches (610 mm) from the front edge of the bathtub toward the back wall of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height. (See Figure 11A-9E.)
Grab bar reinforcement shall be installed on the back wall of the bathtub a maximum of 6 inches (152.4 mm) above the bathtub rim extending upward to at least 38 inches (965 mm) above the floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch (1219 mm) grab bar with each end a maximum of 6 inches (152.4 mm) from the end walls of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches (152.4 mm) nominal in height.

3. Bathtub controls. Faucet controls and operation 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 (22.2 N). Lever operated, push type and electronically controlled mechanisms are examples of acceptable designs.
4. Shower unit. A shower spray unit is not required in bathtubs.
5. Bathtub enclosures. Doors and panels of bathtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch (3.17 mm) when fully tempered, or 1/4 inch (6.35 mm) when laminated, and shall pass the test requirements of this part, Chapter 24, Glass and Glazing. Plastics used in doors and panels of bathtub enclosures shall be of a shatter-resistant type.

SECTION 1126A - DOORS
1126A.1 Primary entry doors and required exit doors. The width and height of primary entry doors and all required exit doors shall comply with Section 1126A.1. The requirements of Sections 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces (e.g., entry or exit doors which open from the covered multifamily dwelling unit into a corridor, hallway or lobby, or directly to the outside).

1126A.2 Interior doors and secondary exterior doors. Except as allowed by Section 1102A.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 an attached garage.
1126A.3 Width and height of interior doors and secondary exterior doors. Doors shall comply with the following:
1. Doors shall not be less than 6 feet 8 inches (2032 mm) in height.
2. Swinging doors shall provide a net clear opening width of not less than 32 inches (813 mm), measured with the door or doors positioned at an angle of 90 degrees from the closed position.
3. Swinging doors shall be capable of opening at least 90 degrees.
4. A nominal 32-inch (813 mm) clear opening provided by a standard 6-foot wide (1829 mm) sliding patio door assembly is acceptable provided the door width is not less than 32 inches (813 mm), measured with the door positioned at an angle of 90 degrees from its closed position.
5. The width of any component in the means of egress system shall not be less than the minimum width required by Section 1005.

1126A.4 Level floor or landing. See also Chapter 10. 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:
1. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
2. Exterior landings of impervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
3. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (101.6 mm). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 1114A.4 or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8.

4. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1/2 inch (12.7 mm) provided a ramp with a maximum slope of 1:8 is permanently installed. (See Figure 11A-8K.)
5. In buildings containing covered multifamily dwelling units, the floor or landing immediately outside the entry may be sloped up to 1/4 inch (6.35 mm) per foot (12 inches) (305 mm), in a direction away from the primary entrance of the dwelling unit for drainage.
1126A.4.1 Thresholds. Thresholds at the primary entry and required exit doors shall be no higher than 1/2 inch (12.7 mm). Thresholds at secondary exterior doors, including self-locking devices, shall be no higher than 3/4 inch (19.05 mm). Changes in height at interior door thresholds (e.g., floor material changes at door thresholds) shall not exceed 1/2 inch (12.7 mm). Thresholds shall comply with the following:
1. Thresholds with a change in height of not more than 1/4 inch (6.35 mm) may be vertical.
2. Thresholds with a change in height between 1/4 inch (6.35 mm) and 3/4 inch (19.05 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope).

1126A.5 Maneuvering clearances at doors.
1126A.5.1 General. The floor or landing on the dwelling unit side of the primary entry door and any required secondary door shall have a minimum of 36 inches (914 mm) clear width and 44 inches (1118 mm) clear depth to maneuvering clearances at the side of the door exposed to common or public use spaces.
Maneuvering clearances at interior doors shall provide a minimum length on both sides of the door of at least 42 inches (1067 mm) measured at a right angle to the plane of the door in its closed position.
Exception: A 39-inch (991 mm) length is acceptable at interior doors when a minimum clear opening width of 34 inches (864 mm) is provided. It can be closed.
Maneuvering spaces may include any knee space or toe space available below bathroom fixtures.

1126A.2.1. Thresholds. Thresholds at the primary entry and required exit doors shall be no higher than 1/2 inch (12.7 mm). Thresholds at secondary exterior doors, including self-locking devices, shall be no higher than 3/4 inch (19.05 mm). Changes in height at interior door thresholds (e.g., floor material changes at door thresholds) shall not exceed 1/2 inch (12.7 mm). Thresholds shall comply with the following:
1. Thresholds with a change in height of not more than 1/4 inch (6.35 mm) may be vertical.
2. Thresholds with a change in height between 1/4 inch (6.35 mm) and 3/4 inch (19.05 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope).

1126A.2.2. Hinge side approach. The following provisions shall apply to swinging doors or gates with hinge side approach:
1. Push side approach. Doors or gates with push side approach shall be provided with a level floor or landing not less than 60 inches (1524 mm) in depth. A clear level area shall extend a minimum of 36 inches (914 mm) past the strike edge on the approach side of the door or gate. (See Figure 11A-8A(1).)
2. Pull side approach. Doors or gates with pull side approach shall have a level floor or landing not less than 44 inches (1118 mm) in depth, and shall be provided with a clear level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door or gate. Doors or gates with a closer shall have a level floor or landing not less than 48 inches (1219 mm) depth at the push side of the door or gate. (See Figure 11A-8A(2).)

1126A.2.3. Latch side approach. The following provisions shall apply to swinging doors or gates with latch side approach:
1. Full side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 60 inches (1524 mm). (See Figure 11A-8A(3).)
2. Push side approach. Doors or gates with push side approach shall have a level floor or landing not less than 44 inches (1118 mm) in depth, and shall be provided with a clear level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door or gate. Doors or gates with a closer shall have a level floor or landing not less than 48 inches (1219 mm) depth at the push side of the door or gate. (See Figure 11A-8A(4).)

1126A.2.3.2. Hinge side approach. The following provisions shall apply to swinging doors or gates with hinge side approach:
1. Full side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 60 inches (1524 mm). (See Figure 11A-8A(3).)
2. Push side approach. Doors or gates with push side approach shall have a level floor or landing not less than 44 inches (1118 mm) in depth, and shall be provided with a clear level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door or gate. Doors or gates with a closer shall have a level floor or landing not less than 48 inches (1219 mm) depth at the push side of the door or gate. (See Figure 11A-8A(4).)

1126A.3.4.5 Recessed doors or gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (457 mm) of the latch side of an interior doorway, or within 24 inches (610 mm) of the latch side of an exterior doorway, projects more than 8 inches (203 mm) beyond the face of the door or gate, measured perpendicular to the face of the door or gate. (See Figure 11A-8C.)

1126A.4.2. Spring hinges. Spring hinges shall be adjusted so that when the door is closed, the door or gate shall be level. Primary entry doors, required exit doors or secondary exterior doors shall have a level floor or landing on each side of the door shall be level. Primary entry doors, required exit doors or secondary exterior doors shall have a level floor or landing on each side of the door shall be level.

1126A.4.1. Door or gate closer. If a door or gate has a closer, the sweep period of the closer shall be adjusted so that from an open position of 90 degrees, the door or gate will take 5 seconds minimum to move to a position of 12 degrees from the latch.

1126A.4.2. Spring hinges. Spring hinges shall be adjusted so that when the door is closed, the door or gate shall be level.

1126A.4.3. Thresholds and changes in elevation. The floor or landing shall not be more than 1/2 inch (12.7 mm) higher than the top of the threshold of the doorway. (See Figure 11A-8J.) Changes in level between 1/4 inch (6.35 mm) and 1/2 inch (12.7 mm) shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp. (See Section 1122A.)

1126A.3.4.2. Hinge side approach. The following provisions shall apply to swinging doors or gates with hinge side approach:
1. Full side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 60 inches (1524 mm). (See Figure 11A-8A(3).)
2. Push side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 40 inches (1016 mm). (See Figure 11A-8A(4).)
3. Doors and gates with push side approach having both a closer and a latch shall be provided with a clear level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door or gate. (See Figure 11A-8A(5).)
4. Strike edge maneuvering space. The width of the level area on the side to which the door or gate swings shall extend at least 24 inches (610 mm) past the strike edge for exterior doors or gates and at least 18 inches (457 mm) past the strike edge for interior doors or gates. (See Figure 11A-8A(6).)
Note: See Section 1126A.5.1 for maneuvering clearances at primary entry doors and all required exit doors to covered multifamily dwellings.

1126A.3.1. General. The minimum maneuvering clearances at doors or gates shall comply with Sections 1126A.3.2, 1126A.3.3, and 1126A.3.4. The floor or landing area within the required maneuvering clearance shall be level and clear. The required length shall be measured at right angles to the plane of the door or gate in its closed position. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearances (strike edge maneuvering clearances).

1126A.3.2. Swinging doors and gates.
1126A.3.2.1. Front approach. The following provisions shall apply to swinging doors or gates with front approach:
1. Full side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 60 inches (1524 mm). (See Figure 11A-8A(3).)
2. Push side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 40 inches (1016 mm). (See Figure 11A-8A(4).)
3. Doors and gates with push side approach having both a closer and a latch shall be provided with a clear level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door or gate. (See Figure 11A-8A(5).)
4. Strike edge maneuvering space. The width of the level area on the side to which the door or gate swings shall extend at least 24 inches (610 mm) past the strike edge for exterior doors or gates and at least 18 inches (457 mm) past the strike edge for interior doors or gates. (See Figure 11A-8A(6).)
Note: See Section 1126A.5.1 for maneuvering clearances at primary entry doors and all required exit doors to covered multifamily dwellings.

1126A.3.2.2. Hinge side approach. The following provisions shall apply to swinging doors or gates with hinge side approach:
1. Full side approach. Doors or gates with pull side approach shall be provided with a level floor or landing not less than 60 inches (1524 mm) in depth. A clear level area shall extend a minimum of 36 inches (914 mm) past the strike edge on the approach side of the door or gate. (See Figure 11A-8A(1).)
2. Push side approach. Doors or gates with push side approach shall have a level floor or landing not less than 44 inches (1118 mm) in depth, and shall be provided with a clear level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door or gate. Doors or gates with a closer shall have a level floor or landing not less than 48 inches (1219 mm) depth at the push side of the door or gate. (See Figure 11A-8A(2).)

1126A.3.2.3. Latch side approach. The following provisions shall apply to swinging doors or gates with latch side approach:
1. Full side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 60 inches (1524 mm). (See Figure 11A-8A(3).)
2. Push side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 40 inches (1016 mm). (See Figure 11A-8A(4).)
3. Doors and gates with push side approach having both a closer and a latch shall be provided with a clear level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door or gate. (See Figure 11A-8A(5).)
4. Strike edge maneuvering space. The width of the level area on the side to which the door or gate swings shall extend at least 24 inches (610 mm) past the strike edge for exterior doors or gates and at least 18 inches (457 mm) past the strike edge for interior doors or gates. (See Figure 11A-8A(6).)
Note: See Section 1126A.5.1 for maneuvering clearances at primary entry doors and all required exit doors to covered multifamily dwellings.

1126A.3.2.3.2. Hinge side approach. The following provisions shall apply to swinging doors or gates with hinge side approach:
1. Full side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 60 inches (1524 mm). (See Figure 11A-8A(3).)
2. Push side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 40 inches (1016 mm). (See Figure 11A-8A(4).)
3. Doors and gates with push side approach having both a closer and a latch shall be provided with a clear level area extending a minimum of 24 inches (610 mm) past the strike edge on the approach side of the door or gate. (See Figure 11A-8A(5).)
4. Strike edge maneuvering space. The width of the level area on the side to which the door or gate swings shall extend at least 24 inches (610 mm) past the strike edge for exterior doors or gates and at least 18 inches (457 mm) past the strike edge for interior doors or gates. (See Figure 11A-8A(6).)
Note: See Section 1126A.5.1 for maneuvering clearances at primary entry doors and all required exit doors to covered multifamily dwellings.

1126A.6.1. Lever type hardware. The lever or level of actuated latches or locks shall be curved with a return to within 1/2 inch (12.7 mm) of the floor. Latching and locking doors or gates 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 operating hardware. Locked exit doors or gates shall operate consistent with Section 1126A.4, in the direction of egress. When sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
2. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
3. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (101.6 mm). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 1114A.4 or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8.

4. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1/2 inch (12.7 mm) provided a ramp with a maximum slope of 1:8 is permanently installed. (See Figure 11A-8K.)
5. In buildings containing covered multifamily dwelling units, the floor or landing immediately outside the entry may be sloped up to 1/4 inch (6.35 mm) per foot (12 inches) (305 mm), in a direction away from the primary entrance of the dwelling unit for drainage.

1126A.6.2. Smooth surface. Swinging door or gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall be smooth. Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 1114A.4 or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8.

1126A.6.3. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (101.6 mm). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 1114A.4 or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8.

1126A.6.1. Lever type hardware. The lever or level of actuated latches or locks shall be curved with a return to within 1/2 inch (12.7 mm) of the floor. Latching and locking doors or gates 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 operating hardware. Locked exit doors or gates shall operate consistent with Section 1126A.4, in the direction of egress. When sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
2. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
3. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (101.6 mm). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 1114A.4 or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8.

1126A.6.2. Smooth surface. Swinging door or gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall be smooth. Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 1114A.4 or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8.

1126A.6.3. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (101.6 mm). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 1114A.4 or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8.

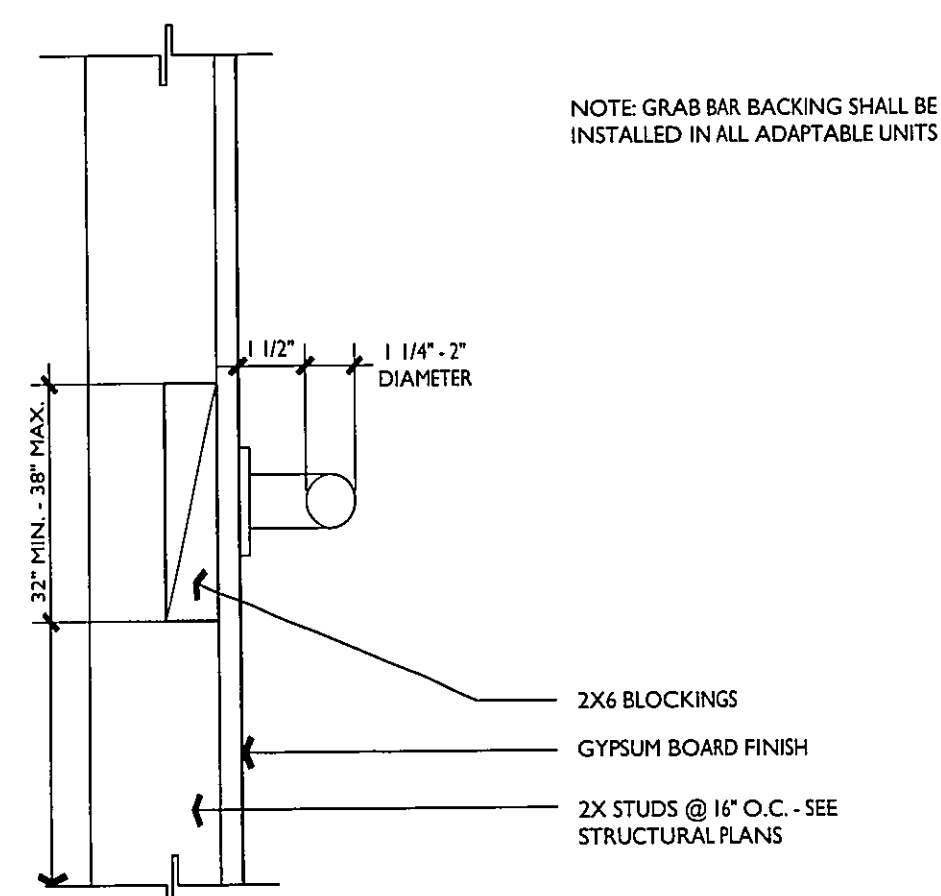
1126A.6.4. Hand-activated door or gate hardware. Hand-activated door latching, locking and opening hardware shall be centered between 30 inches (762 mm) and 44 inches (1118 mm) above the floor. Latching and locking doors or gates that are hand-activated and on an accessible route shall be operable with 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 operating hardware. Locked exit doors or gates shall operate consistent with Section 1126A.4, in the direction of egress. When sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.
2. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch (12.7 mm) of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
3. Secondary exterior doors onto decks, patios or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches (101.6 mm). Changes in level greater than 1/2 inch (12.7 mm) shall be accomplished by means of a ramp complying with Section 1114A.4 or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-8.

1126A.6.1. Lever type hardware. The lever or level of actuated latches or locks shall be curved with a return to within 1/2 inch (12.7 mm) of the floor. Latching and locking doors or gates 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 operating hardware. Locked exit doors or gates shall operate consistent with Section 1126A.4, in the direction of egress. When sliding doors are in the fully

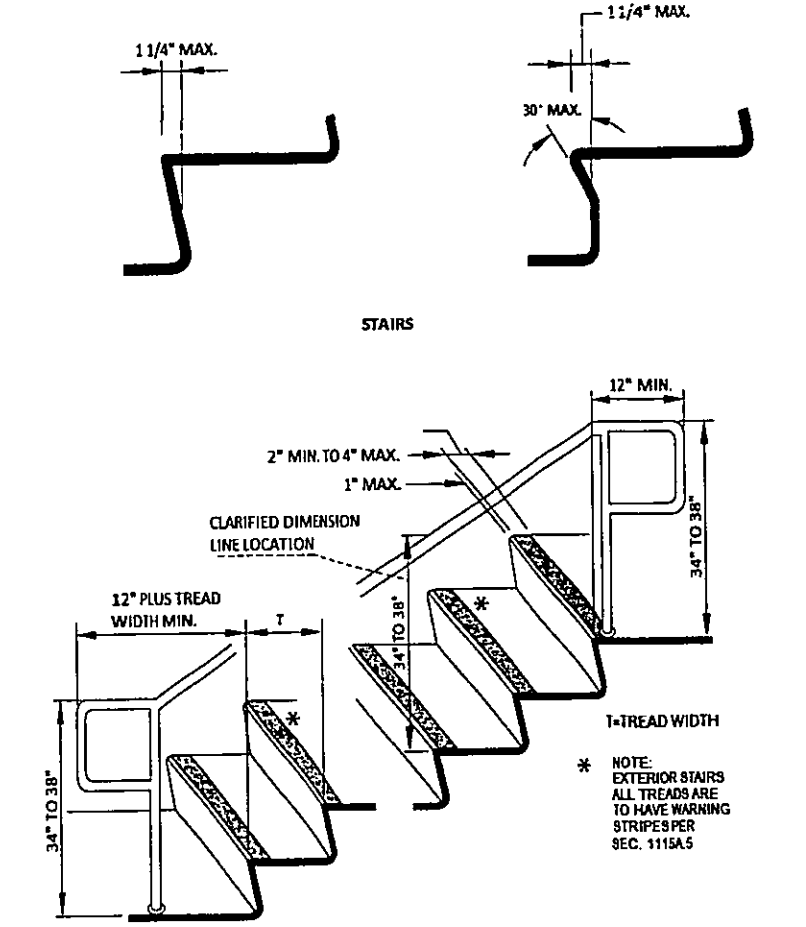


110A.2 SIGNS. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES AND SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 1145A.

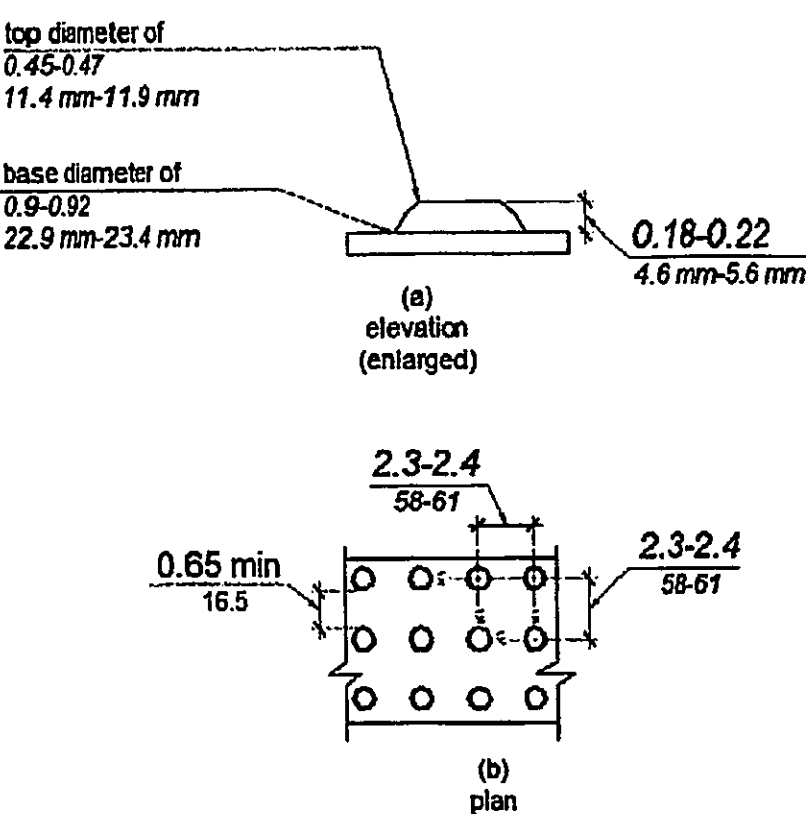
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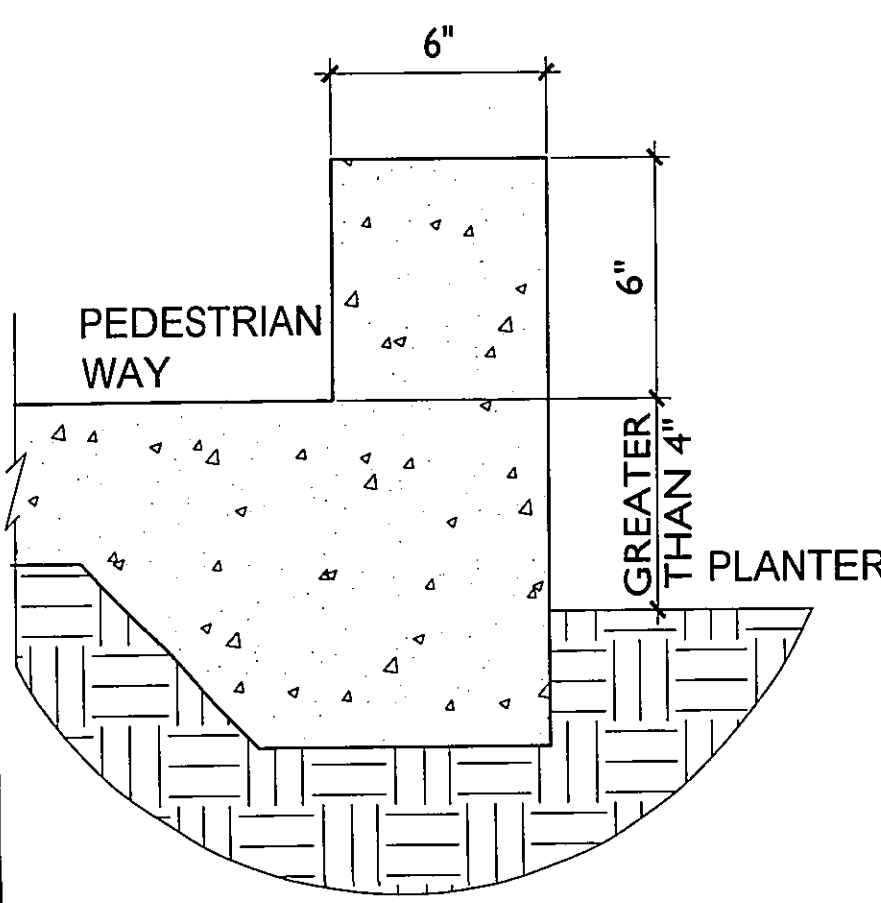
FLAT BLOCKING 22



STAIR RISER AND RAILING 21



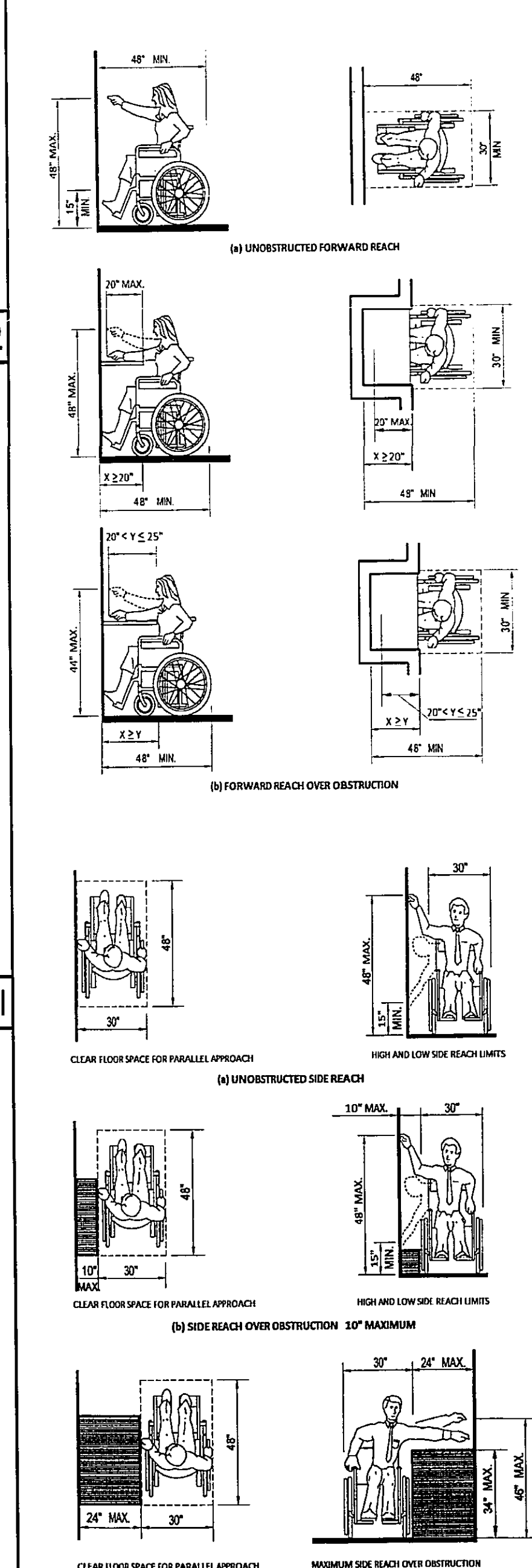
TRUNCATED DOMES 20



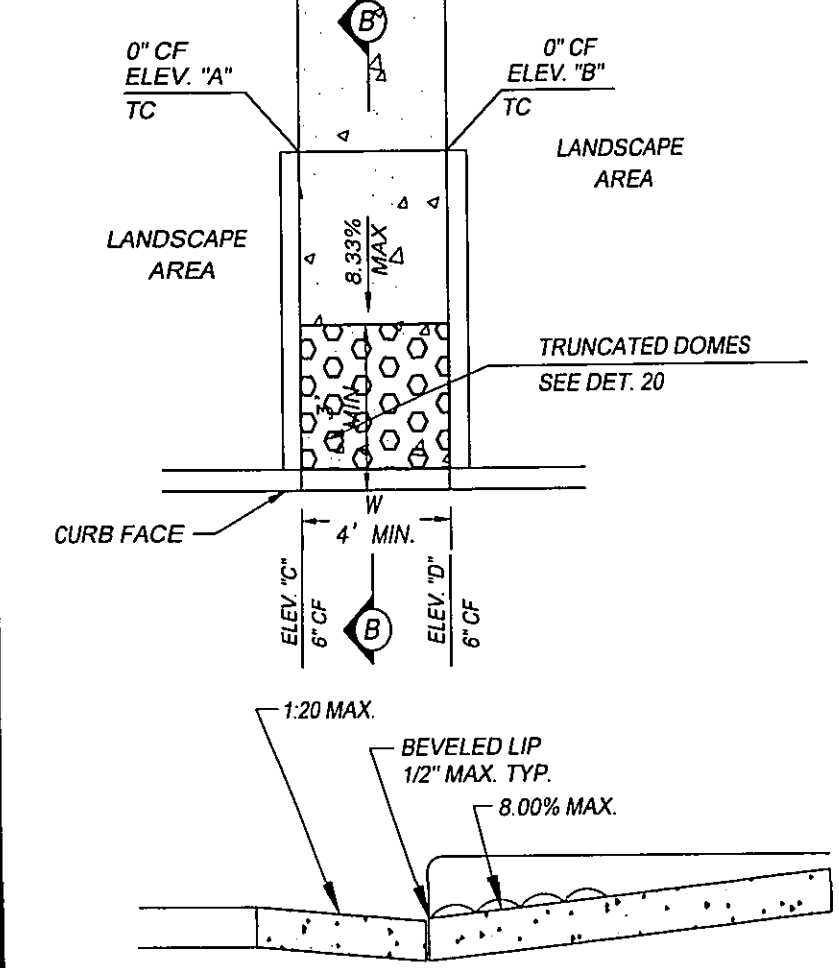
11B-303.5 WARNING CURBS. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES (102 MM) IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES (152 MM) IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE.

EXCEPTIONS:
1. A WARNING CURB IS NOT REQUIRED BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY.
2. A WARNING CURB IS NOT REQUIRED WHEN A GUARD OR HANDRAIL IS PROVIDED WITH A GUIDE RAIL CENTERED 2 INCHES (51 MM) MIN. AND 4 INCHES (102 MM) MAX. ABOVE THE SURFACE OF THE WALK OR SIDEWALK.

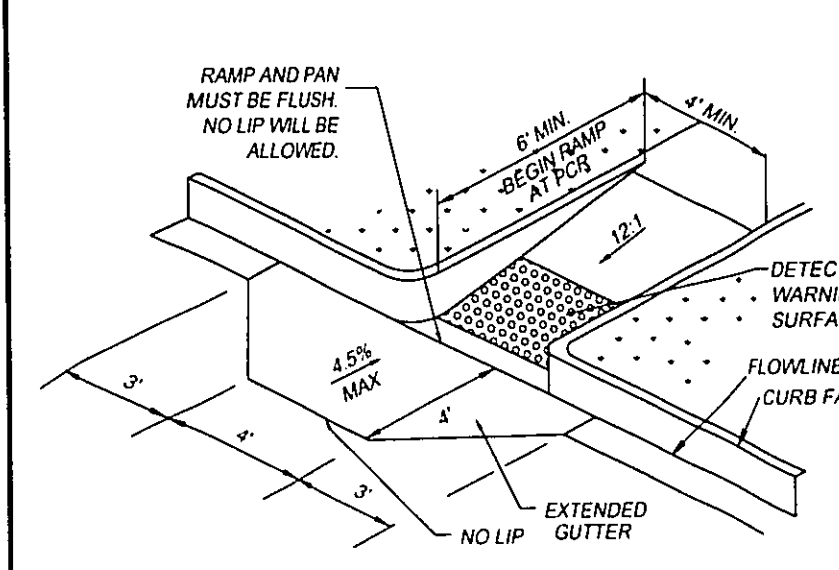
WARNING CURB 18



REACH CLEARANCES 17

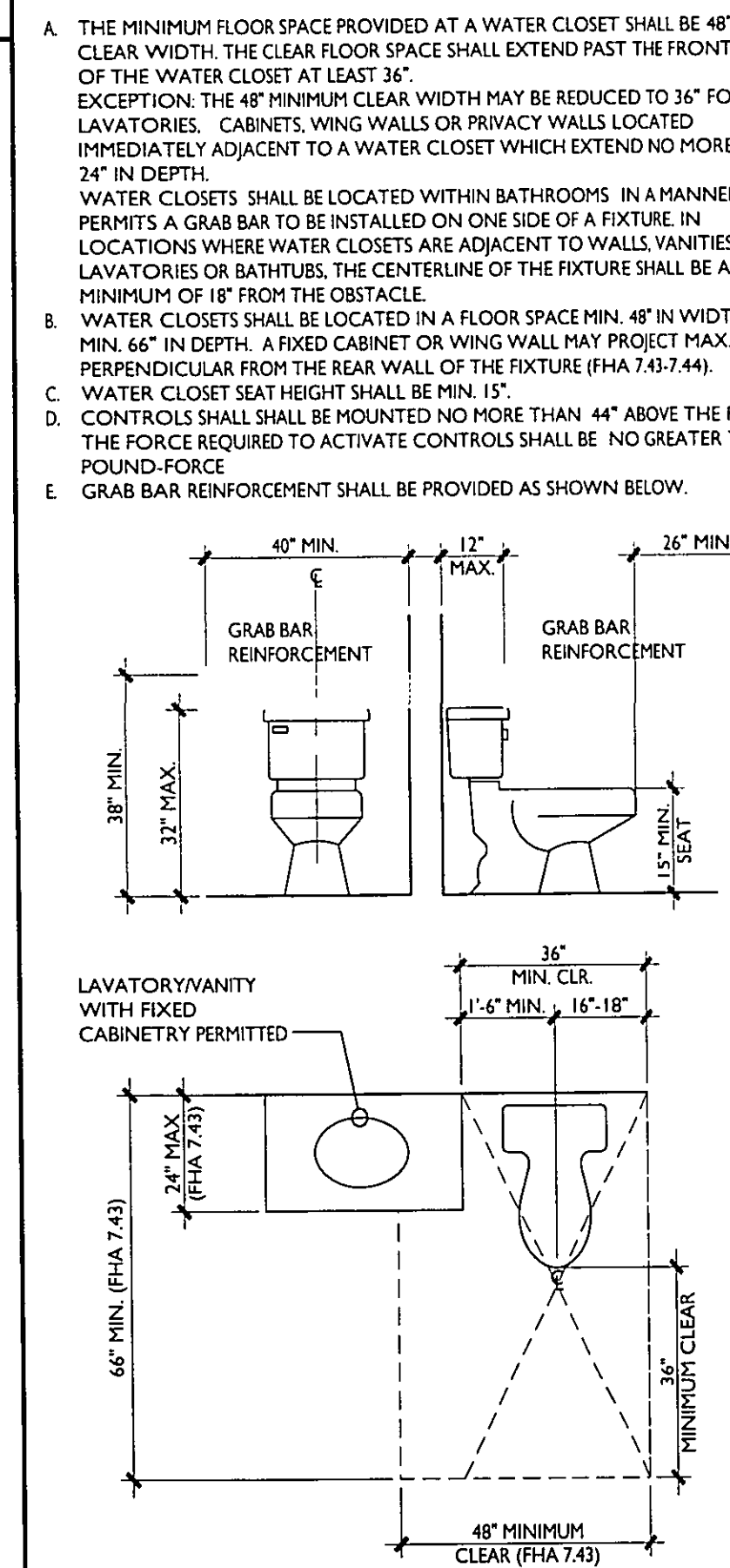


PER CBC 11B-406

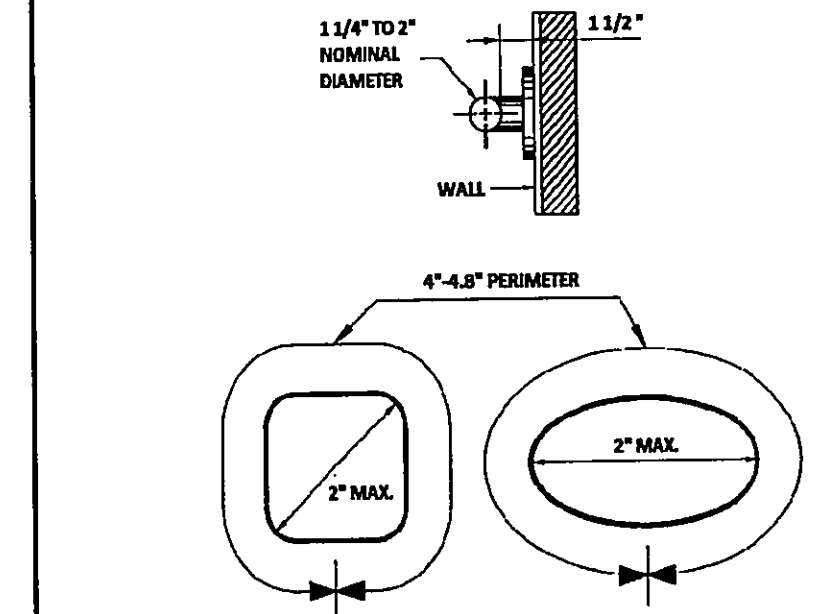


ACCESS RAMP 14

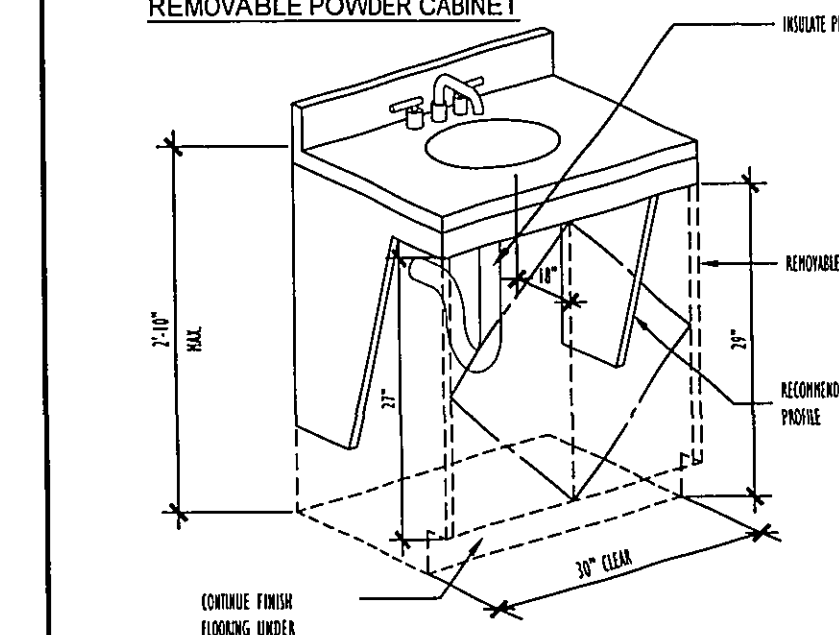
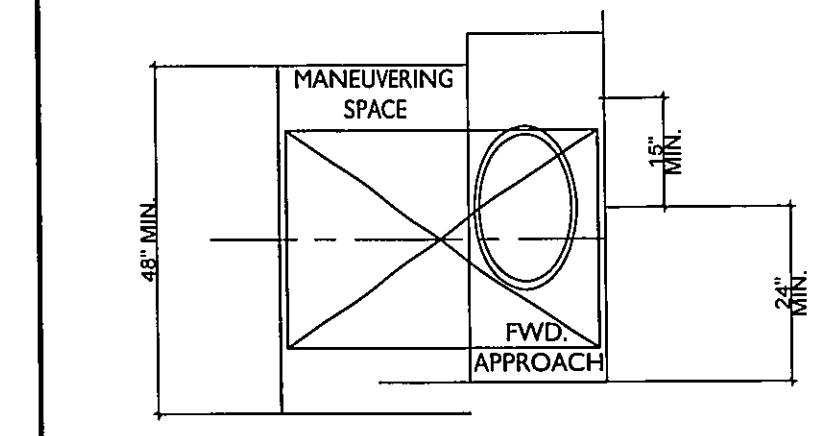
WATER CLOSETS IN BATHROOMS AND POWDER ROOMS SHALL COMPLY WITH CBC SECTION 1134.2.



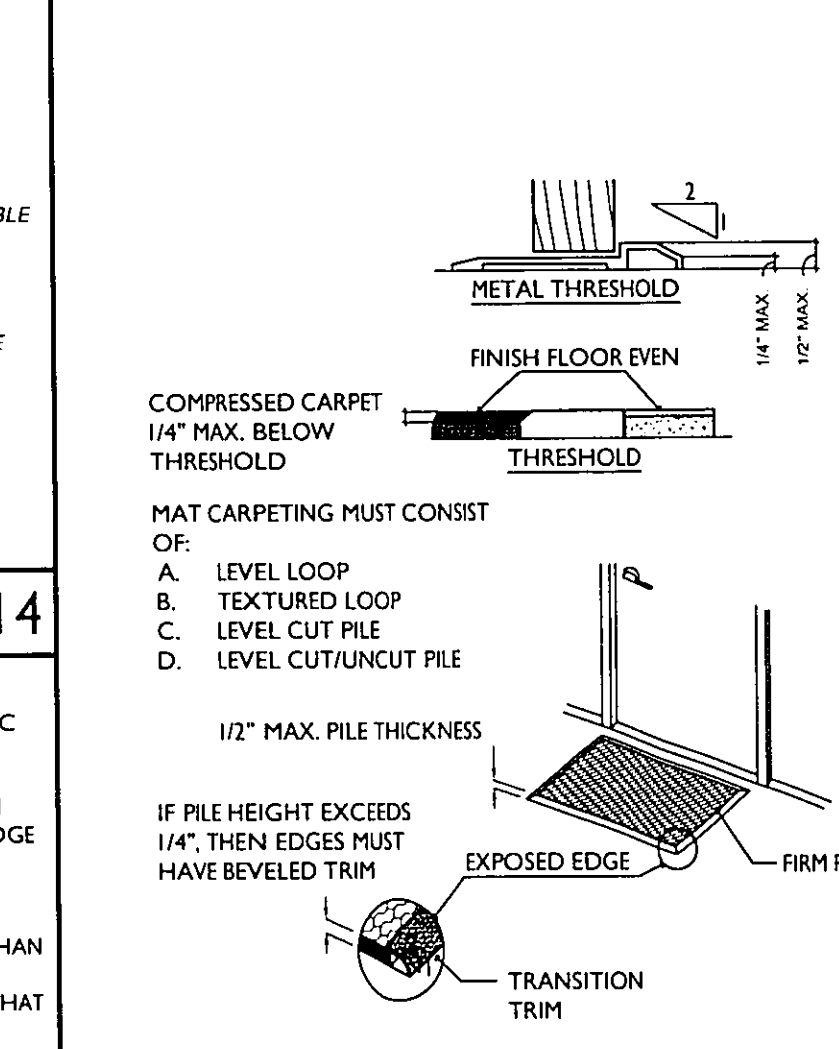
ACCESSIBLE WATER CLOSET 13



GRAB BARS 12

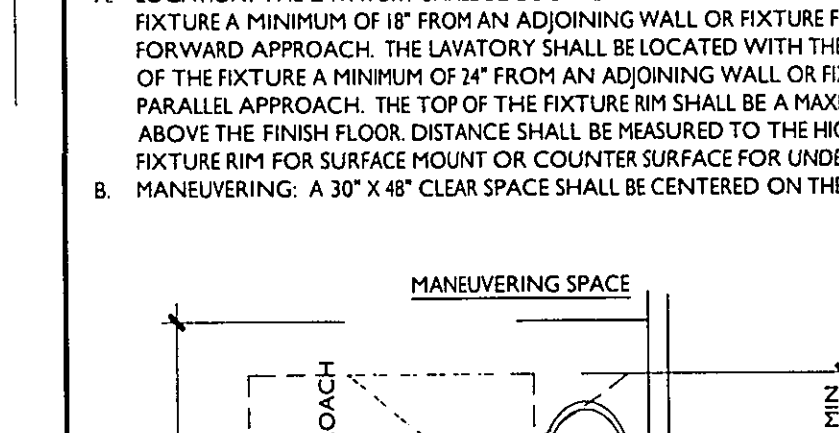


REMOVABLE CABINET 11

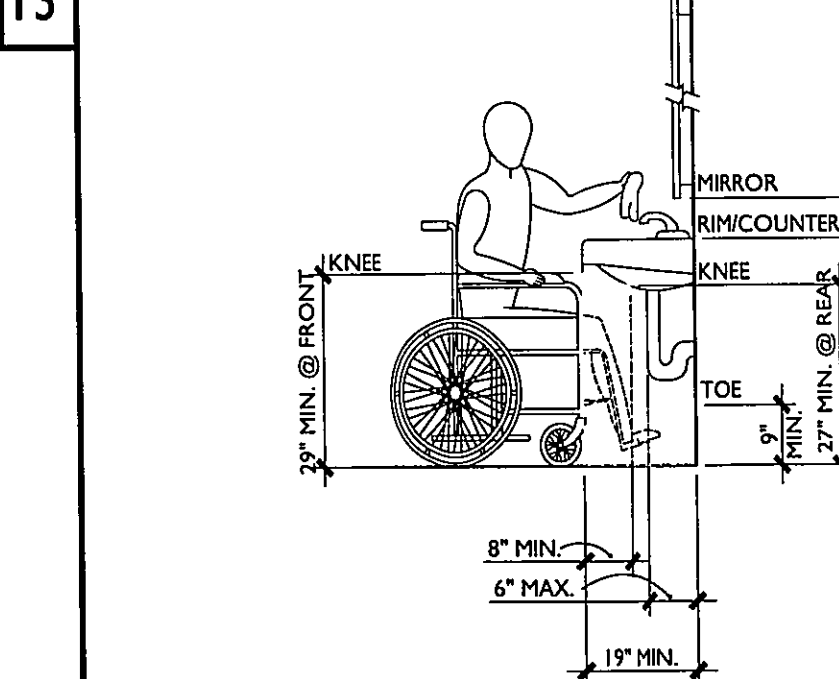


FLOORING TRANSITION 10

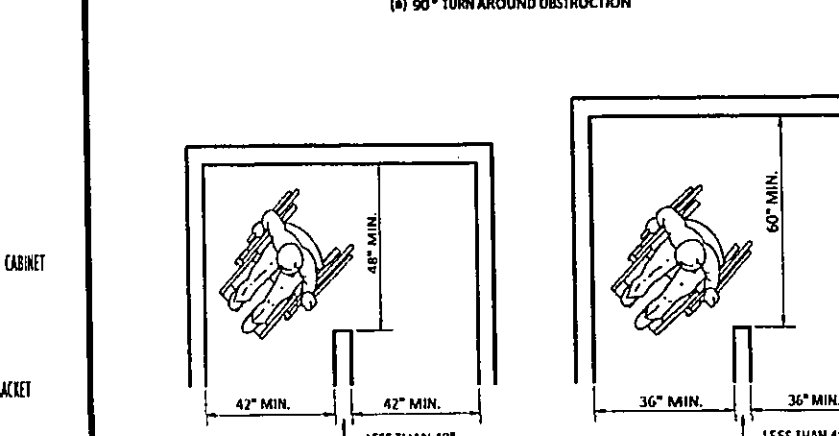
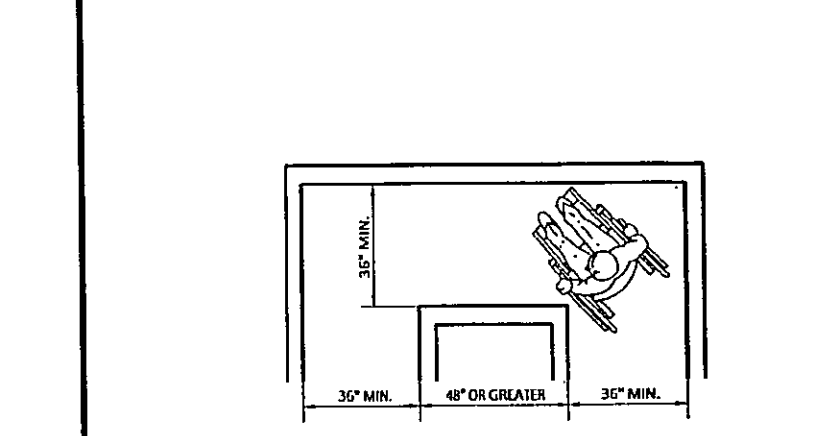
LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH CBC SECTION 1134.8. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE ACCESSIBLE.



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 MAX. OF 8" 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 WRIST. THE FORCE TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS-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.

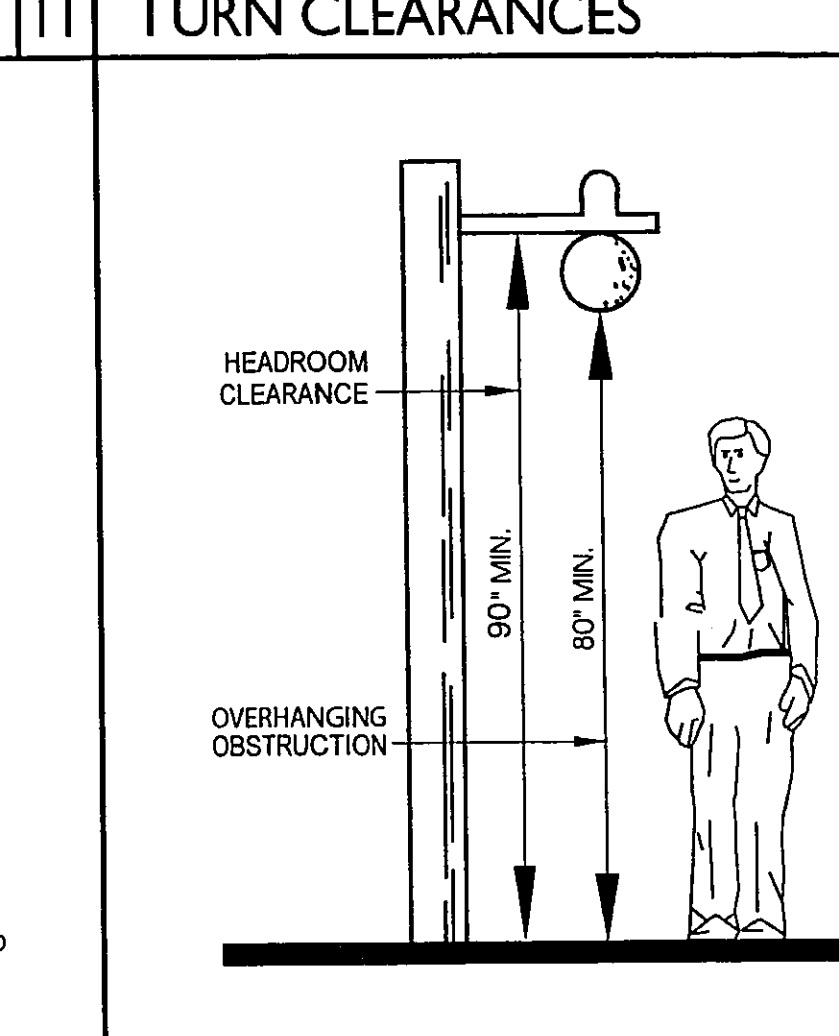


KNEE CLEARANCES 9

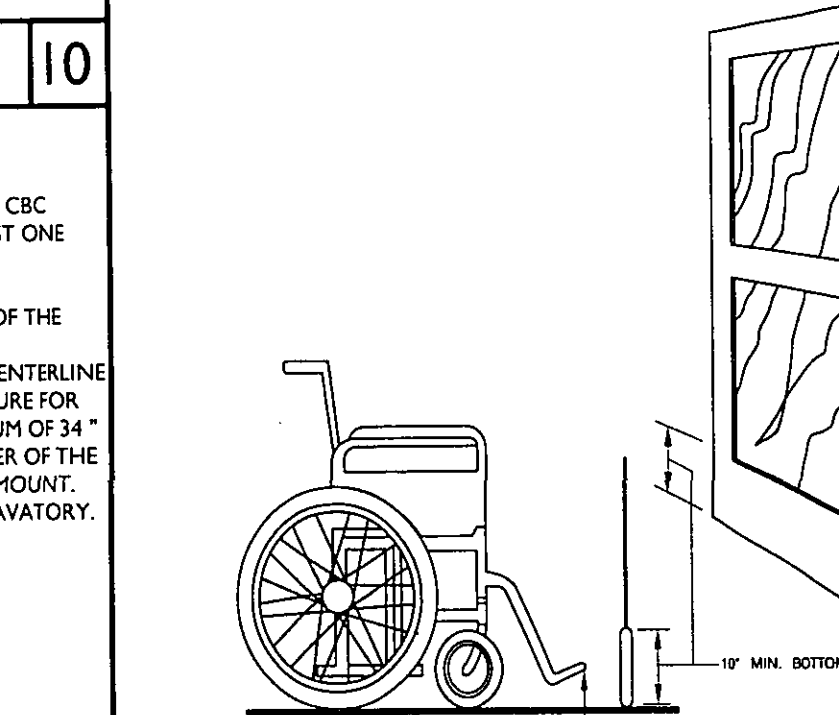


DOOR CLEARANCES 5

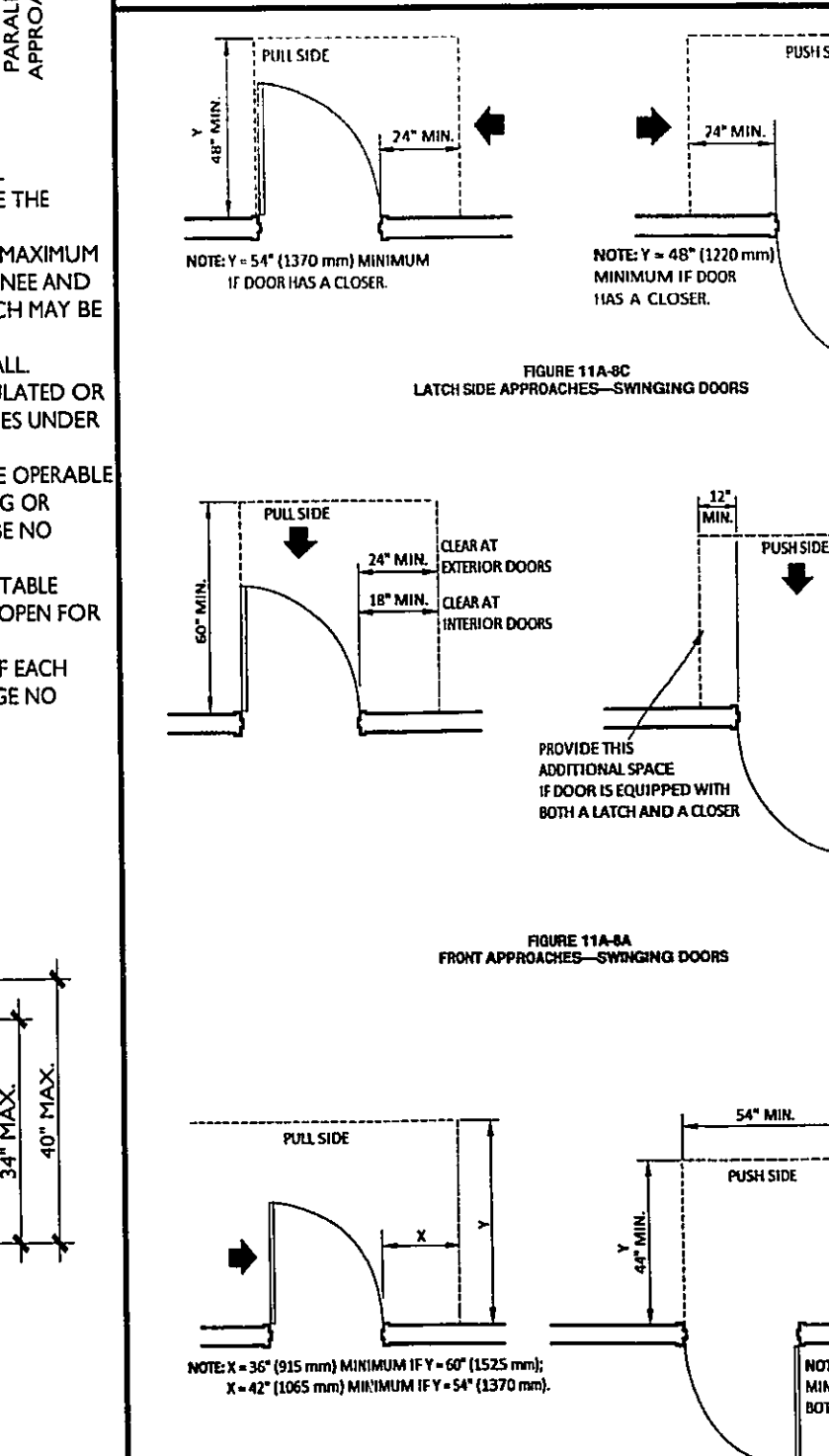
TURN CLEARANCES 8



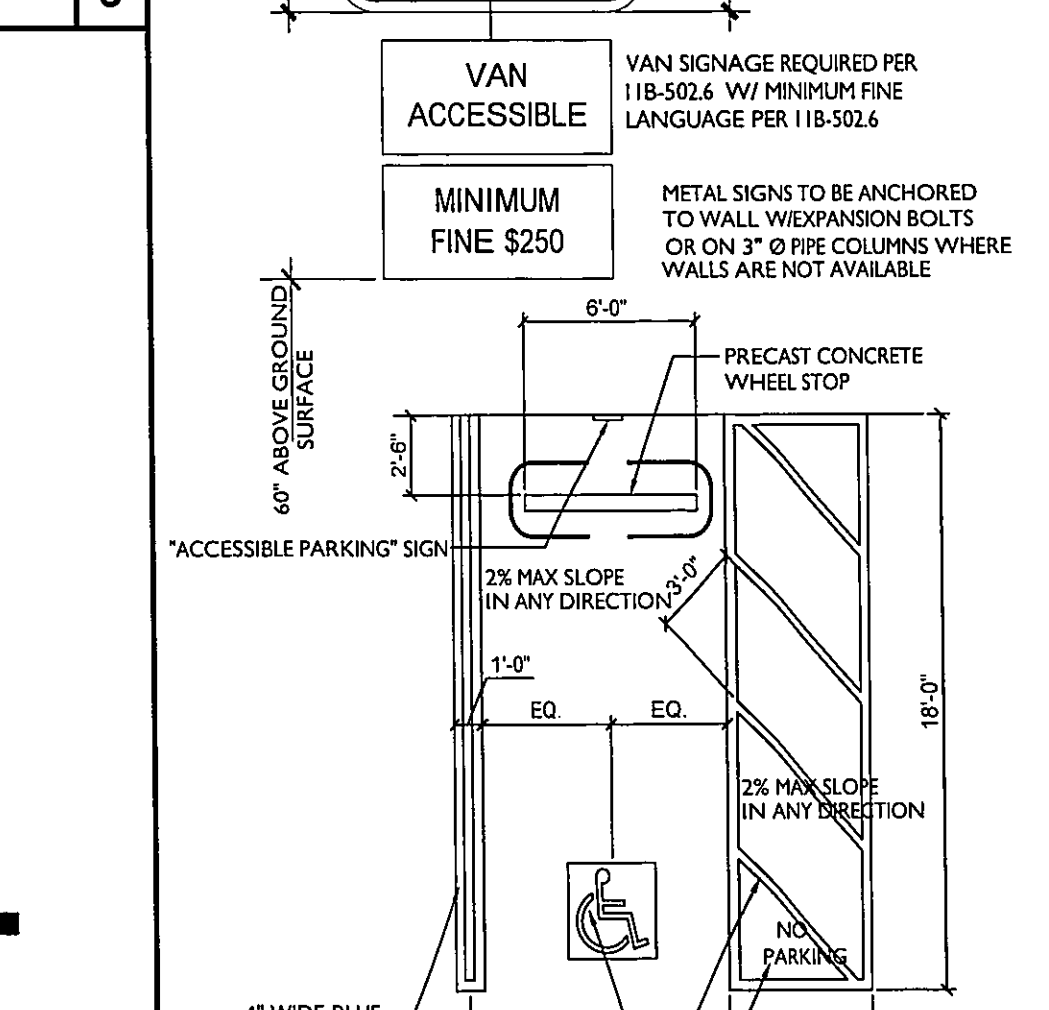
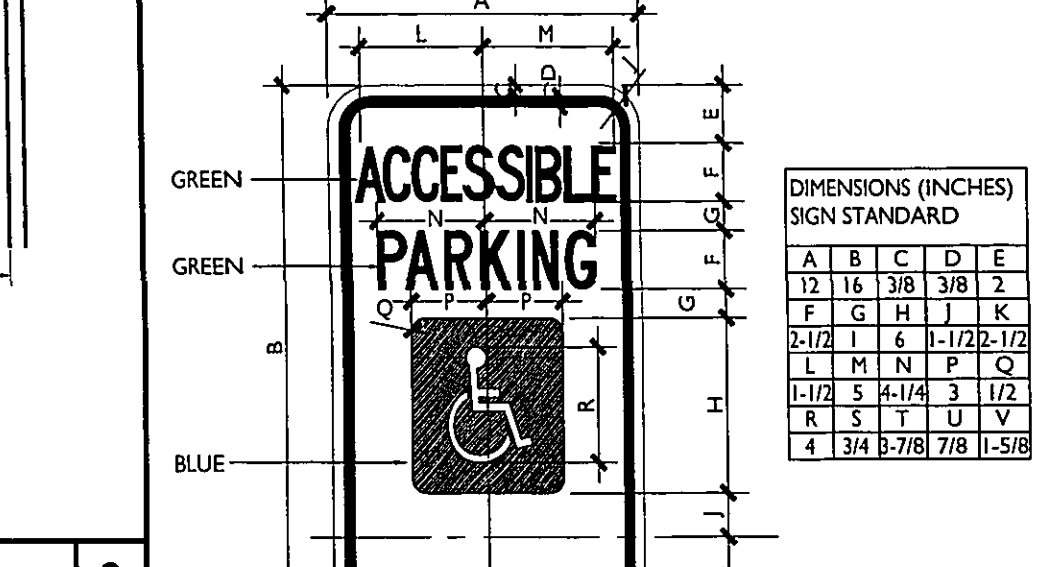
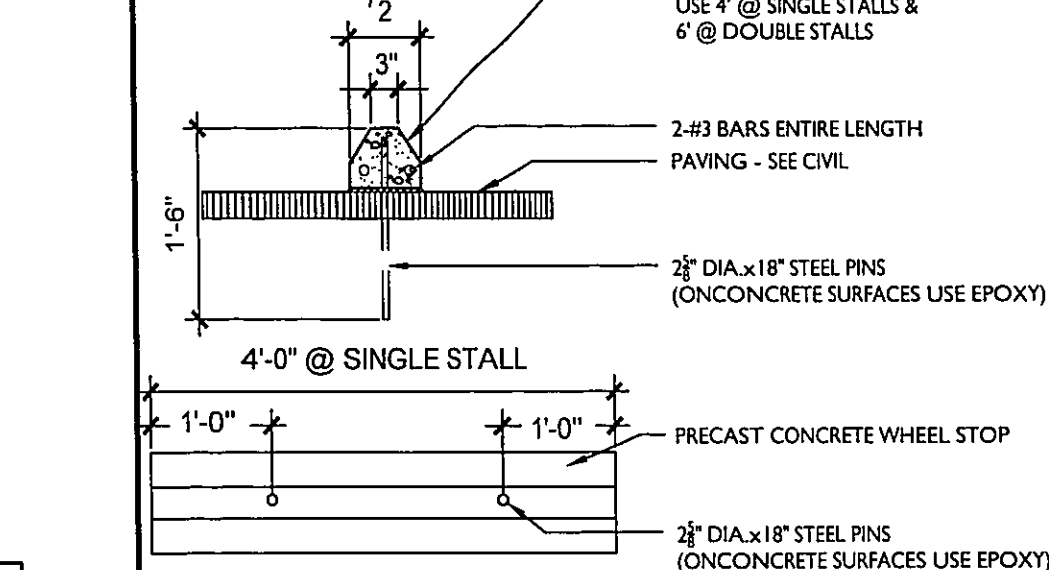
OVERHEAD OBSTRUCTIONS 7



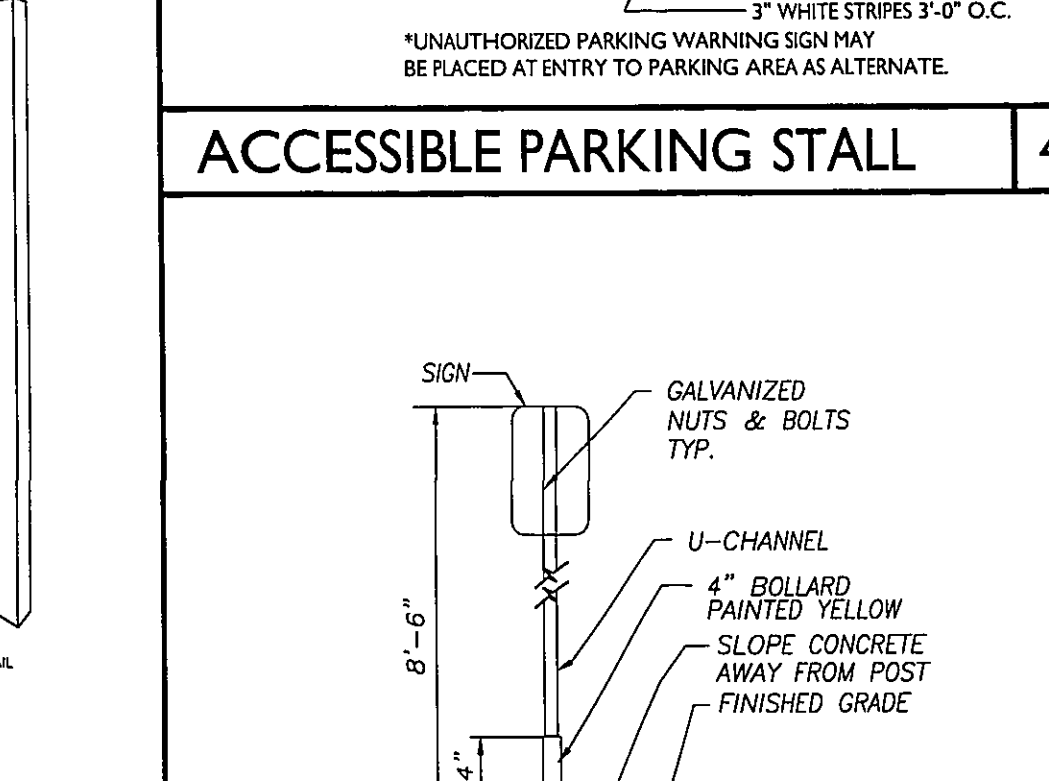
BOTTOM RAIL AT DOOR 6



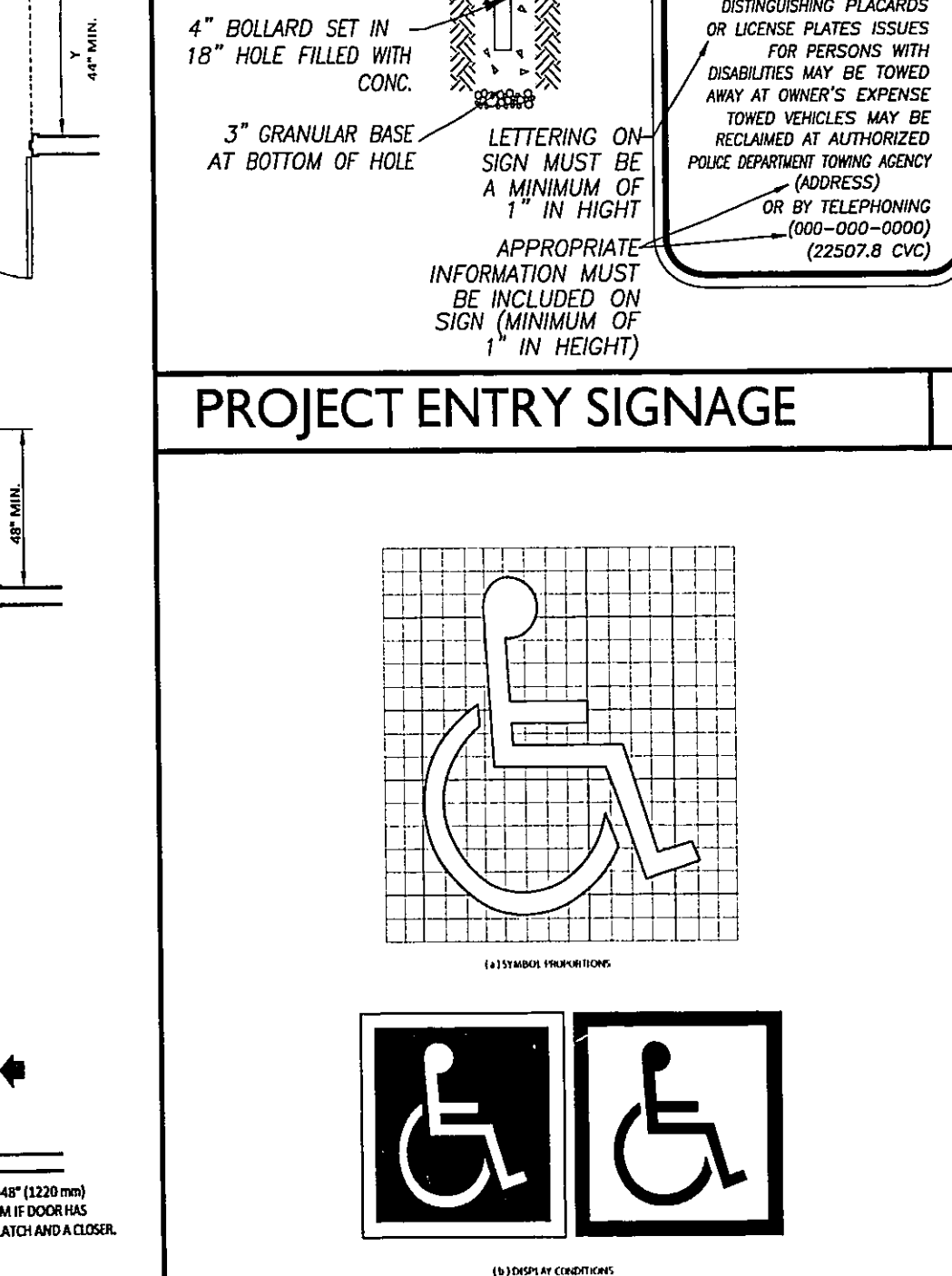
DOOR CLEARANCES 5



ACCESSIBLE PARKING STALL 4



PROJECT ENTRY SIGNAGE 2



ACCESSIBILITY SYMBOL 1



www.summaarch.com
5256 South Mission Road
Suite 404
Bonsall CA 92003
760.724.1198

Owner:
WILLIAM LYON HOMES
4695 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

DEC. 10, 2019

PLNCK FEB. 12, 2020



ACCESSIBILITY
DETAILS

A0-9

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2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018 ERRATA)

INSPECTOR SIGNOFF		INSPECTOR SIGNOFF																		
<p>CHAPTER 3 GREEN BUILDING</p> <p>SECTION 301 GENERAL</p> <p>301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklist contained in this code. Voluntary green building measures are also included in the application checklist and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.</p> <p>301.1.1 Additions and alterations. [HCO] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the additions or alterations increase the building's conditioned area, volume, or site. The requirements shall apply only to and/or within the specific area of the addition or alteration.</p> <p>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 11911.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCO] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings (high-rise residential buildings, or both, individual sections will be designated by markers to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no marker will be used.</p> <p>SECTION 302 MIXED OCCUPANCY BUILDINGS</p> <p>302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.</p> <p>ABBREVIATION DEFINITIONS:</p> <p>HCD Department of Housing and Community Development CALIFORNIA BUILDING STANDARDS COMMISSION DSS-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New</p> <p>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</p> <p>DIVISION 4.1 PLANNING AND DESIGN</p> <p>SECTION 4.102 DEFINITIONS</p> <p>4.102.1 DEFINITIONS. The following terms are defined in Chapter 7 (and are included here for reference).</p> <p>FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.</p> <p>WATERTILES. Tiles are used to reduce admittance in roof. Watertiles are often constructed of natural plant materials such as hay, straw or similar materials placed in the form of batts and spaced on a downward slope. Watertiles are also used for perimeter and aisle control.</p> <p>4.106 SITE DEVELOPMENT</p> <p>4.106.1 Preserve natural resources that have been identified as important 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 control shall comply with this section.</p> <p>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 runoff during construction and shall implement the following measures: 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:</p> <ol style="list-style-type: none"> Retention basins of sufficient size shall be installed to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by a silt trap system, waste oil separator approved by the enforcing agency. Compliance with a fully installed storm water management ordinance. <p>4.106.3 GRASSING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flow to keep water from entering buildings. Examples of methods to manage surface water runoff, but are not limited to, the following:</p> <ol style="list-style-type: none"> Swales Water collection and disposal systems French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. <p>Exception: Additions and alterations not altering the drainage path.</p> <p>4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2 or 4.106.4.3 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.</p> <p>Exception: On a case-by-case basis, where the local enforcing agency has determined EV charging infrastructure is not feasible based upon one or more of the following conditions:</p> <ol style="list-style-type: none"> Where there is no commercial power supply. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side or as to increase the utility side cost to the homeowner or developer by more than \$400 per unit. <p>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed receptacle for accommodating a dedicated 208/240-volt branch circuit. The receptacle shall be less than three feet (1 foot nominal trench depth) from the exterior wall at the main service or adjacent to the proposed location of an EV charger. Receptacles are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protection device.</p> <p>4.106.4.2 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device (circuit) reserved for future EV charging as "EV CAPABLE". The receptacle termination location shall be permanently and visibly marked as "EV CAPABLE".</p> <p>4.106.4.3 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, a portion of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.</p> <p>Note: Construction documents are intended to demonstrate the project's capability and capacity for installing future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p> <p>4.106.4.4 Electric vehicle charging spaces (EV spaces) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents.</p> <p>When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 1, shall comply with at least one of the following options:</p> <ol style="list-style-type: none"> The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. 	<p>4.106.4.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:</p> <ol style="list-style-type: none"> The minimum length of each EV space shall be 18 feet (5481 mm). The minimum width of EV spaces shall be 5 feet (1524 mm). One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 3-foot (914 mm) wide minimum aisle shall be permitted provided the minimum width of EV spaces is 11 feet (3353 mm). Surfact space for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. <p>4.106.4.3 Single EV space required. Install a listed receptacle capable of accommodating a 208/240-volt dedicated branch circuit. The receptacle shall not be less than three feet (1 foot nominal trench depth) from the exterior wall at the main service or adjacent to the proposed location of the EV space. Construction documents shall specify the receptacle termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protection device.</p> <p>4.106.4.4 Multiple EV spaces required. Construction documents shall indicate the receptacle termination points and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on emergency future EVSE, receptacle(s), wiring, address and electrical load calculation to verify that the electrical panel service capacity and electrical system, including but not limited to distribution transformer(s), have sufficient capacity to simultaneously serve all EVs at all required EV spaces at the full rated impedance of the EVSE. Panel design shall be based upon a 40-ampere minimum branch circuit. Required receptacles and/or subpanels that are required to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.</p> <p>4.106.4.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device (circuit) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>Note:</p> <ol style="list-style-type: none"> The California Department of Transportation (CALTRANS) publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Equipment Manual shall be found on the Internet at http://www.dot.ca.gov/hq/trafficops/sign/0301.pdf See Vehicle Code Section 22311 for EV charging space signage in off-street parking facilities and for EV charging signs. The Governor's Office of Planning and Research (OPR) published a "Zoning Ordinance Vehicle Community Readiness Guidelines" which provides helpful information for local governments, residents and businesses. <p>Website: http://opr.ca.gov/docu/ZEV_Guidbook.pdf</p> <p>DIVISION 4.2 ENERGY EFFICIENCY</p> <p>4.201 GENERAL</p> <p>4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to update mandatory standards.</p> <p>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</p> <p>4.303 INDOOR WATER USE</p> <p>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (except closets and urinals) and fittings (faucets and showerheads) shall comply with the following:</p> <p>4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.6 gallons per flush. Tankless water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.</p> <p>4.303.1.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets installed by a single valve shall not exceed 1.6 gallons per minute at 80 psi, or the shower shall be designed to allow one shower outlet to be in operation at a time.</p> <p>Note: A hand-held shower shall be considered a showerhead.</p> <p>4.303.1.4 Faucets.</p> <p>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 80 psi.</p> <p>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 (including office and sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 80 psi.</p> <p>4.303.1.4.3 Meeting Faucets. Meeting faucets when installed in residential buildings shall not deliver more than 0.25 gallons per minute.</p> <p>4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi.</p> <p>Note: Where competing fixtures are unavailable, aerators or other means may be used to achieve reduction.</p> <p>4.303.2 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 Title 1701 of the California Plumbing Code.</p> <p>NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">TABLE - MAXIMUM FIXTURE WATER USE</th> </tr> <tr> <th style="text-align: center;">FIXTURE TYPE</th> <th style="text-align: center;">FLOW RATE</th> </tr> </thead> <tbody> <tr> <td>SHOWER HEADS (RESIDENTIAL)</td> <td>1.8 GPM @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS (RESIDENTIAL)</td> <td>MAX 1.2 GPM @ 60 PSI MIN. 0.5 GPM @ 80 PSI</td> </tr> <tr> <td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td> <td>0.5 GPM @ 60 PSI</td> </tr> <tr> <td>KITCHEN FAUCETS</td> <td>1.8 GPM @ 60 PSI</td> </tr> <tr> <td>METTING FAUCETS</td> <td>0.25 GAU/CYCLE</td> </tr> <tr> <td>WATER CLOSET</td> <td>1.6 GAU/FLUSH</td> </tr> <tr> <td>URINALS</td> <td>0.125 GAU/FLUSH</td> </tr> </tbody> </table>	TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX 1.2 GPM @ 60 PSI MIN. 0.5 GPM @ 80 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METTING FAUCETS	0.25 GAU/CYCLE	WATER CLOSET	1.6 GAU/FLUSH	URINALS	0.125 GAU/FLUSH	<p>4.304 OUTDOOR WATER USE</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPED AREAS. After October 1, 2015, new residential developments with an irrigated landscaped area equal to or greater than 250 square feet shall comply with one of the following options:</p> <ol style="list-style-type: none"> A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or Projects with irrigated landscaped areas less than 250 square feet may comply with the MWELO's Appendix D Irrigation Completion Option. <p>Note: 1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at http://www.water.ca.gov/conservation/landscaping/appendixd/ 2. A water budget calculator is available at http://www.water.ca.gov/conservation/landscaping/waterbudget/</p> <p>4.305 WATER REUSE SYSTEM</p> <p>4.305.1 RECYCLED WATER SUPPLY SYSTEMS. Newly constructed residential developments, where defined tertiary recycled water is available from a municipal source to a construction site, may be required to have recycled water systems installed, allowing the use of recycled water for residential landscaped irrigation systems. See Chapter 15 of the California Plumbing Code.</p> <p>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</p> <p>4.408 ENHANCED DURABILITY AND REDUCED MAINTENANCE</p> <p>4.408.1 ROOFING PRODUCTS. Roofing products, including but not limited to asphalt roofing, shall be installed in accordance with the manufacturer's instructions. The manufacturer's instructions shall specify the use of a polymeric membrane or other waterproofing system at all roof penetrations and shall specify the use of a polymeric membrane or other waterproofing system at all roof penetrations and shall specify the use of a polymeric membrane or other waterproofing system at all roof penetrations and shall specify the use of a polymeric membrane or other waterproofing system at all roof penetrations.</p> <p>4.408.2 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p> <p>4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or reuse for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with other Section 4.408.2, 4.408.3 or 4.408.4 or meet a more stringent local construction and demolition waste management ordinance.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> Excavated soil and land-filling debris. Alternative waste reduction methods developed by working with local agencies if diversion or reuse is not feasible. The enforcing agency may make exception to the requirements of this section when installed projects are located in areas beyond the local boundaries of the enforcement facility. <p>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in accordance 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.</p> <ol style="list-style-type: none"> Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or storage for future use or sale, will be stored in-site (separate or bulk mixed single stream). Identify construction and demolition waste materials to be stored in-site (separate or bulk mixed single stream). Identify construction and demolition waste materials to be recycled. Identify construction and demolition waste materials to be recycled. Identify construction and demolition waste materials to be recycled. <p>4.408.3 WASTE MANAGEMENT COMPANY. Make 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 4.408.2.</p> <p>Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p> <p>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (WRS). Projects that generate a total combined weight of construction and demolition waste of less than 20,000 pounds, shall be required to install a WRS at the building area that meets the minimum 65% construction waste reduction requirement in Section 4.408.2.</p> <p>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste of less than 20,000 pounds, shall be required to install a WRS at the building area that meets the minimum 65% construction waste reduction requirement in Section 4.408.2.</p> <p>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.</p> <p>Note:</p> <ol style="list-style-type: none"> Simple forms found on "A Guide to the California Green Building Standards Code (CALGreen)" located on the website of the California Green Building Standards Code (CALGreen) shall be used to document compliance with this section. Projects with 17 or more multifamily dwelling units (MFD) shall be required to use the California Department of Resources Recycling and Recovery (CalRecycle). <p>4.410 BUILDING MAINTENANCE AND OPERATION</p> <p>4.410.1 OPERATION AND MAINTENANCE MANUAL. In the case of a final inspection, a manual, contract doc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:</p> <ol style="list-style-type: none"> Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. Operation and maintenance instructions for the following: <ol style="list-style-type: none"> Equipment and appliances, including water-using devices and systems, HVAC systems, photovoltaic systems, electric vehicle charging, water-heating systems and other major appliances and equipment. Roof and yard drainage, including gutters and downspouts. Space conditioning systems, including condensers and air filters. Landscaping irrigation systems. Water reuse systems. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycling programs and locations. Public transportation and/or carpool options available in the area. Educational material on the positive impacts of an exterior reflectance bundling between 30-60 percent and what methods an occupant may use to maintain the reflectance bundling in that range. Information about water-conserving landscaping and irrigation design and controllers which conserve water. Information for maintaining gutters and downspouts and the importance of diverting water to local storm water. Information on ongoing routine maintenance measures, including but not limited to, caulking, painting, grading around the building, etc. Information about water saving energy and resource programs available. A copy of all special inspections verifications required by the enforcing agency or this California Green Building Standards Code. <p>4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous waste for recycling, including but not limited to paper, corrugated cardboard, glass, plastic, organic, metal and wood, or one or a family-installed local recycling ordinance, if more restrictive.</p> <p>Exception: Rural jurisdictions that meet and qualify for the exemption in Public Resource Code Section 62488(b)(2)(D) as set, are not required to comply with the organic waste portion of this section.</p> <p>DIVISION 4.5 ENVIRONMENTAL QUALITY</p> <p>SECTION 4.501 GENERAL</p> <p>4.501.1 Scope. The provisions of this chapter shall outline means of reducing the equality of air contaminants that are odorous, irritating and/or harmful to the comfort and well-being of a building's occupants, occupants and neighbors.</p> <p>SECTION 4.502 DEFINITIONS</p> <p>4.502.1 DEFINITIONS. The following terms are defined in Chapter 7 (and are included here for reference):</p> <p>ADHESIVE PRODUCTS. Adhesive products include wood/adhesive, stone/adhesive, panel substrate and door codes, not including furniture, fixtures and equipment (FFAE) not considered base building elements.</p> <p>COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glass laminated fiber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), Title 17, Section 93102.1.</p> <p>DIRECT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws air for combustion from the outside atmosphere and discharges air flue gases to the outside atmosphere.</p> <p>MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (BOG) Mass" per weight of compound added represented in hydrocarbons as a gram (g) O₃/GCO₂.</p> <p>Note: MIR values for individual compounds and hydrocarbon streams are specified in CCR, Title 17, Sections 94700 and 94701.</p> <p>MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p>PRODUCT-WEIGHTED MIR (PWMI). The sum of all weighted MIR for all ingredients in a product subject to this article. The PWMI is the total product mass expressed in hundredths of a gram of ozone formed per gram of product (including container and packaging).</p> <p>Note: PWMI is calculated according to equations found in CCR, Title 17, Section 94701.1.</p> <p>REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, even emitted, to contribute to ozone formation in the troposphere.</p> <p>VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressure greater than 0.1 millimeters of mercury at room temperature. This compound typically contains hydrogen and may contain oxygen, nitrogen and other elements. See CCR, Title 17, Section 94700.</p> <p>4.503 FIREPLACES</p> <p>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.</p> <p>4.504 POLLUTANT CONTROL</p> <p>4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of roof installation, during slope on the construction site and until final staining of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with top, plastic, shield metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p> <p>4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.</p> <p>4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant 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:</p> <ol style="list-style-type: none"> 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 CALGreen Title 17B VOC limits, as shown in Table 4.504.1, as applicable. Such products also shall comply with the Title 17B prohibition on the use of certain flame retardants (polybrominated diphenyl ether, polybrominated diphenyl ether, polybrominated diphenyl ether and isocyanates), except for aerosol products, as specified in Subsection 2 below. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, these packages) shall not exceed more than 100 grams (not more than 100 net weight) that comply with state-wide VOC standards and other requirements, including prohibitions on use of certain base components, of California Code of Regulations, Title 17, Section 94700. <p>4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the 408 Architectural Suggested Control Measures, as shown in Table 4.504.2, unless more stringent local rules 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, 4.30, and 4.37 of the 2007 California Air Resources Board Suggested Control Measures, and the corresponding Flat, Nonflat or Nonflat/High Gloss VOC limit in Table 4.504.3 shall apply.</p> <p>4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR limits in Table 4.504.2. Aerosol paints and coatings, including prohibitions on use of certain flame retardant compounds and ozone depleting substances, in Sections 94700(a)(1) and (1)(1) of California Code of Regulations, Title 17, are prohibited 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.</p> <p>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:</p> <ol style="list-style-type: none"> Manufacturer's product specification. Field verification of on-site product containers.
TABLE - MAXIMUM FIXTURE WATER USE																				
FIXTURE TYPE	FLOW RATE																			
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI																			
LAVATORY FAUCETS (RESIDENTIAL)	MAX 1.2 GPM @ 60 PSI MIN. 0.5 GPM @ 80 PSI																			
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI																			
KITCHEN FAUCETS	1.8 GPM @ 60 PSI																			
METTING FAUCETS	0.25 GAU/CYCLE																			
WATER CLOSET	1.6 GAU/FLUSH																			
URINALS	0.125 GAU/FLUSH																			

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN CODE). DUE TO THE VARIANCES BETWEEN BUILDING DEPARTMENT JURISDICTION, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



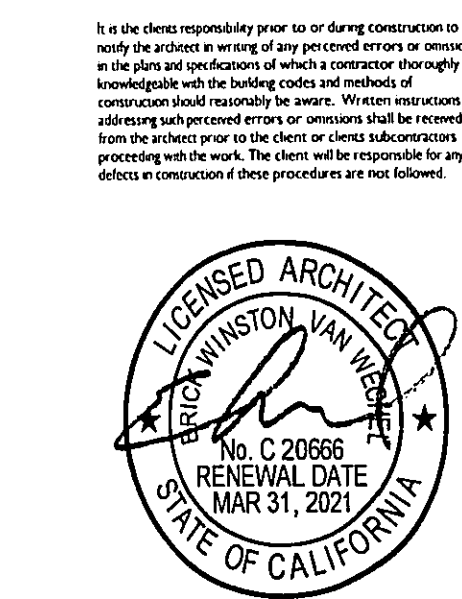
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Owner:
WILLIAM LYON HOMES
4695 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

DEC. 10, 2019

PLNCK FEB. 12, 2020



CAL GREEN RES.
MANDATORY MEASURES

A0-10

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2016 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JULY 1, 2018 ERRATA)

INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF																																																																																																																																
<p>TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Components in Grams per Liter)</p> <table border="1"> <thead> <tr> <th>SEALANTS</th> <th>CURRENT VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>ARCHITECTURAL</td><td>250</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>NONMEMBRANE ROOF</td><td>300</td></tr> <tr><td>ROADWAY</td><td>250</td></tr> <tr><td>SINGLEPLY ROOF MEMBRANE</td><td>450</td></tr> <tr><td>OTHER</td><td>400</td></tr> </tbody> </table> <p>SEALANT PRIMERS</p> <table border="1"> <thead> <tr> <th>ARCHITECTURAL</th> <th>CURRENT VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>NONPOROUS</td><td>250</td></tr> <tr><td>POROUS</td><td>775</td></tr> <tr><td>MODIFIED BITUMINOUS</td><td>500</td></tr> <tr><td>MARINE DECK</td><td>760</td></tr> <tr><td>OTHER</td><td>750</td></tr> </tbody> </table> <p>TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS: GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS</p> <table border="1"> <thead> <tr> <th>COATING CATEGORY</th> <th>CURRENT VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>FLAT COATINGS</td><td>50</td></tr> <tr><td>NONFLAT COATINGS</td><td>100</td></tr> <tr><td>NONFLAT-HIGH GLOSS COATINGS</td><td>150</td></tr> <tr><td>SPECIALTY COATINGS</td><td></td></tr> <tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr> <tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr> <tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr> <tr><td>BITUMINOUS ROOF PRIMERS</td><td>250</td></tr> <tr><td>BOND BREAKERS</td><td>350</td></tr> <tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr> <tr><td>CONCRETE/MASONRY SEALERS</td><td>100</td></tr> <tr><td>DRIVEWAY SEALERS</td><td>50</td></tr> <tr><td>DRY FOG COATINGS</td><td>150</td></tr> <tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr> <tr><td>FIRE RESISTIVE COATINGS</td><td>250</td></tr> <tr><td>FLOOR COATINGS</td><td>100</td></tr> <tr><td>FORM RELEASE COMPOUNDS</td><td>250</td></tr> <tr><td>GLASSIC ARTS COATINGS (GON PAINTS)</td><td>500</td></tr> <tr><td>HIGH TEMPERATURE COATINGS</td><td>400</td></tr> <tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr> <tr><td>LOW SOLIDS COATINGS</td><td>100</td></tr> <tr><td>MAGNESITE CEMENT COATINGS</td><td>450</td></tr> <tr><td>MASTIC TEXTURE COATINGS</td><td>100</td></tr> <tr><td>METALLIC PIGMENTED COATINGS</td><td>500</td></tr> <tr><td>MULTICOLOR COATINGS</td><td>250</td></tr> <tr><td>PRETREATMENT WASH PRIMERS</td><td>400</td></tr> <tr><td>PRIMER, SEALER, & UNDERCOATERS</td><td>100</td></tr> <tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr> <tr><td>RECYCLED COATINGS</td><td>350</td></tr> <tr><td>ROOF COATINGS</td><td>50</td></tr> <tr><td>RUST PREVENTATIVE COATINGS</td><td>250</td></tr> <tr><td>SHIELCS</td><td></td></tr> <tr><td>CLEAR</td><td>720</td></tr> <tr><td>OPAQUE</td><td>550</td></tr> <tr><td>SPECIALTY PRIMERS, SEALERS & UNDERCOATERS</td><td>100</td></tr> <tr><td>STANS</td><td>350</td></tr> <tr><td>STONE CONSOLIDANTS</td><td>450</td></tr> <tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr> <tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr> <tr><td>TUB & TILE REFINISH COATINGS</td><td>400</td></tr> <tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr> <tr><td>WOOD COATINGS</td><td>275</td></tr> <tr><td>WOOD PRESERVATIVES</td><td>350</td></tr> <tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr> </tbody> </table> <p>1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS. 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.</p>	SEALANTS	CURRENT VOC LIMIT	ARCHITECTURAL	250	MARINE DECK	760	NONMEMBRANE ROOF	300	ROADWAY	250	SINGLEPLY ROOF MEMBRANE	450	OTHER	400	ARCHITECTURAL	CURRENT VOC LIMIT	NONPOROUS	250	POROUS	775	MODIFIED BITUMINOUS	500	MARINE DECK	760	OTHER	750	COATING CATEGORY	CURRENT 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	250	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	250	FLOOR COATINGS	100	FORM RELEASE COMPOUNDS	250	GLASSIC ARTS COATINGS (GON PAINTS)	500	HIGH TEMPERATURE COATINGS	400	INDUSTRIAL MAINTENANCE COATINGS	250	LOW SOLIDS COATINGS	100	MAGNESITE CEMENT COATINGS	450	MASTIC TEXTURE COATINGS	100	METALLIC PIGMENTED COATINGS	500	MULTICOLOR COATINGS	250	PRETREATMENT WASH PRIMERS	400	PRIMER, SEALER, & UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	350	ROOF COATINGS	50	RUST PREVENTATIVE COATINGS	250	SHIELCS		CLEAR	720	OPAQUE	550	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	STANS	350	STONE CONSOLIDANTS	450	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB & TILE REFINISH COATINGS	400	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC-RICH PRIMERS	340	<p>TABLE 4.504.5 - FORMALDEHYDE LIMITS: MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION</p> <table border="1"> <thead> <tr> <th>PRODUCT</th> <th>CURRENT LIMIT</th> </tr> </thead> <tbody> <tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr> <tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr> <tr><td>PARTICLE BOARD</td><td>0.07</td></tr> <tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr> <tr><td>THIN MEDIUM DENSITY FIBERBOARD</td><td>0.13</td></tr> </tbody> </table> <p>1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM F 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 3/16" @ 1/4".</p> <p>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.2 CARPET SYSTEMS. All carpet installed in the building interior shall meet 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. INSTANTIA H&E at Gold level. 4. Scientific Certification Systems Indoor Advantage Gold.</p> <p>4.504.2.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.</p> <p>4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.</p> <p>4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% 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 Schools Program. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certifications 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).</p> <p>4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ASHRAE Air Toxics Control Measure for Composite Wood (17 CCR 93110 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.</p> <p>4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and issued as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Export grade products marked to meet the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian ANZS 2265, European E36 33, and Canadian CSA 0121, CSA 0111, CSA 0123 and CSA 0126 standards. 5. Other methods acceptable to the enforcing agency.</p> <p>4.505 INTERIOR MOISTURE CONTROL 4.505.1 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 3, shall also comply with this section.</p> <p>4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and concrete base design, which will address bleeding. ACI 302.3R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.</p> <p>4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be installed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equations for moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.01 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.</p> <p>4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. 3. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 26% to a maximum of 60%. A humidity control may utilize manual or automatic means of adjustment. 4. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).</p> <p>Notes: 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.</p> <p>4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 3 Manual - 2011 (Residential Load Calculations), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p>	PRODUCT	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.07	MEDIUM DENSITY FIBERBOARD	0.11	THIN MEDIUM DENSITY FIBERBOARD	0.13	<p>CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS 702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Unlicensed persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State unified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by state, labor or statewide energy consulting or ventilation organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.</p> <p>702.2 SPECIAL INSPECTION (HCI). When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following qualifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.</p> <p>Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). 3. (BSC) When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.</p> <p>Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p> <p>703 VERIFICATIONS 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspections is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.</p>	
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MARINE DECK	760																																																																																																																																		
OTHER	750																																																																																																																																		
COATING CATEGORY	CURRENT 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	250																																																																																																																																		
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	250																																																																																																																																		
FLOOR COATINGS	100																																																																																																																																		
FORM RELEASE COMPOUNDS	250																																																																																																																																		
GLASSIC ARTS COATINGS (GON PAINTS)	500																																																																																																																																		
HIGH TEMPERATURE COATINGS	400																																																																																																																																		
INDUSTRIAL MAINTENANCE COATINGS	250																																																																																																																																		
LOW SOLIDS COATINGS	100																																																																																																																																		
MAGNESITE CEMENT COATINGS	450																																																																																																																																		
MASTIC TEXTURE COATINGS	100																																																																																																																																		
METALLIC PIGMENTED COATINGS	500																																																																																																																																		
MULTICOLOR COATINGS	250																																																																																																																																		
PRETREATMENT WASH PRIMERS	400																																																																																																																																		
PRIMER, SEALER, & UNDERCOATERS	100																																																																																																																																		
REACTIVE PENETRATING SEALERS	350																																																																																																																																		
RECYCLED COATINGS	350																																																																																																																																		
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SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100																																																																																																																																		
STANS	350																																																																																																																																		
STONE CONSOLIDANTS	450																																																																																																																																		
SWIMMING POOL COATINGS	340																																																																																																																																		
TRAFFIC MARKING COATINGS	100																																																																																																																																		
TUB & TILE REFINISH COATINGS	400																																																																																																																																		
WATERPROOFING MEMBRANES	250																																																																																																																																		
WOOD COATINGS	275																																																																																																																																		
WOOD PRESERVATIVES	350																																																																																																																																		
ZINC-RICH PRIMERS	340																																																																																																																																		
PRODUCT	CURRENT LIMIT																																																																																																																																		
HARDWOOD PLYWOOD VENEER CORE	0.05																																																																																																																																		
HARDWOOD PLYWOOD COMPOSITE CORE	0.05																																																																																																																																		
PARTICLE BOARD	0.07																																																																																																																																		
MEDIUM DENSITY FIBERBOARD	0.11																																																																																																																																		
THIN MEDIUM DENSITY FIBERBOARD	0.13																																																																																																																																		

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIANCES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.



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Owner:
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4695 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

DEC. 10, 2019

PLNCK FEB. 12, 2020

By the client, responsibility for or sharing compliance with the code is the responsibility of the project owner or contractor. The client and contractor shall be responsible for ensuring that the project complies with the code. The client and contractor shall be responsible for ensuring that the project complies with the code. The client and contractor shall be responsible for ensuring that the project complies with the code.



CAL GREEN RES.
MANDATORY MEASURES

A0-11

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA



FRONT ELEVATION (REAR SIMILAR)

RIGHT SIDE ELEVATION

COLOR SCHEME 6

STUCCO 1: OMEGA 430 MOCHA

STUCCO 2: OMEGA 58 PEARL GREY

TRIM 1: DOWN HOME SW 6081

ACCENT 1: FIERY BROWN SW 6055

ELEVATION KEYNOTES

10.1 PLEX
EXT. ELEV. 'A'

10 OF 34



FRONT ELEVATION (REAR SIMILAR)

RIGHT SIDE ELEVATION

COLOR SCHEME 5

STUCCO 1: OMEGA 416 SAFARI TAN

STUCCO 2: OMEGA 424 SILKY WHITE

TRIM 1: DUSTED TRUFFLE SW 9083

ACCENT 1: ARRESTING AUBURN SW 6034

ELEVATION KEYNOTES

10.1 PLEX
EXT. ELEV. 'A'

7 OF 34



FRONT ELEVATION

LEFT SIDE ELEVATION

COLOR SCHEME 4

STUCCO 1: OMEGA 408 PLANTATION BEIGE

STUCCO 2: OMEGA 14 CREAM

TRIM 1: MOTH WING SW 9174

ACCENT 1: GRIFFIN SW 7026

ELEVATION KEYNOTES

10.1 PLEX
EXT. ELEV. 'A'

22 OF 34



FRONT ELEVATION

LEFT SIDE ELEVATION

COLOR SCHEME 3

STUCCO 1: OMEGA 408 PLANTATION BEIGE

STUCCO 2: OMEGA 14 CREAM

TRIM 1: MOTH WING SW 9174

ACCENT 1: COBBLE BROWN SW 6082

ELEVATION KEYNOTES

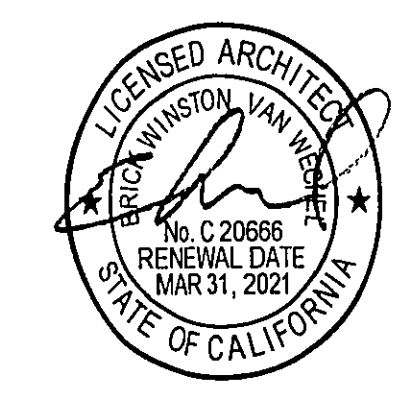
10.1 PLEX
EXT. ELEV. 'A'

19 OF 34

DEC. 10, 2019

- PLNCK FEB. 12, 2020
- PLNCK JUN. 22, 2020

It is the client's responsibility to provide all necessary information for the design and construction of the project. The architect is not responsible for the accuracy of the information provided by the client. The client will be responsible for the accuracy of the information provided by the client.



COLOR SCHEMES

A0-12



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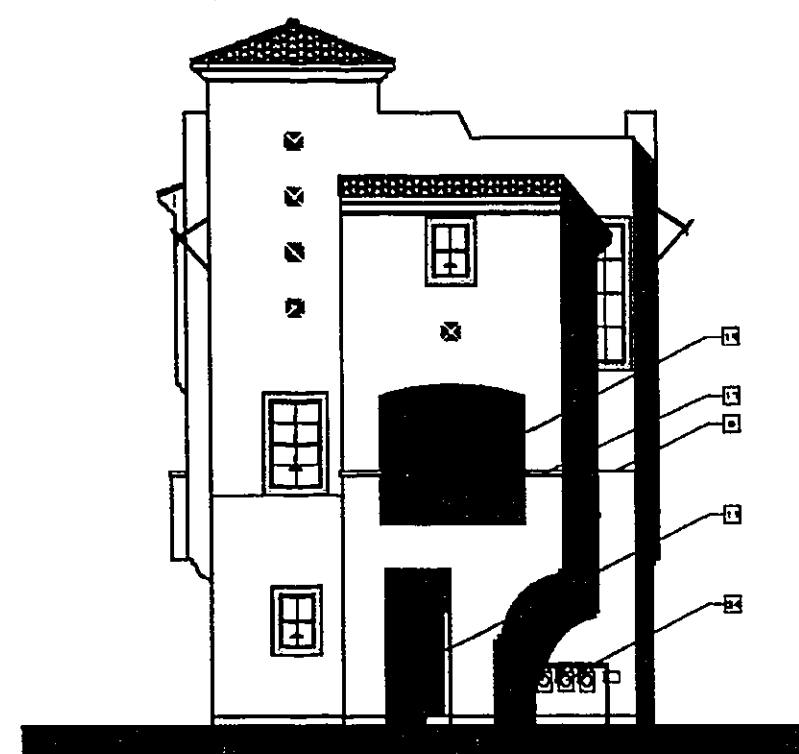
Owner:

WILLIAM LYON HOMES
4695 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA



FRONT ELEVATION



RIGHT SIDE ELEVATION

STUCCO 1: OMEGA 20 IVORY	
STUCCO 2: OMEGA 432 MILKY QUARTZ	
TRIM 1: COOL BEIGE SW 9086	
ACCENT 1: RUSTIC RED SW 7593	

ELEVATION KEYNOTES

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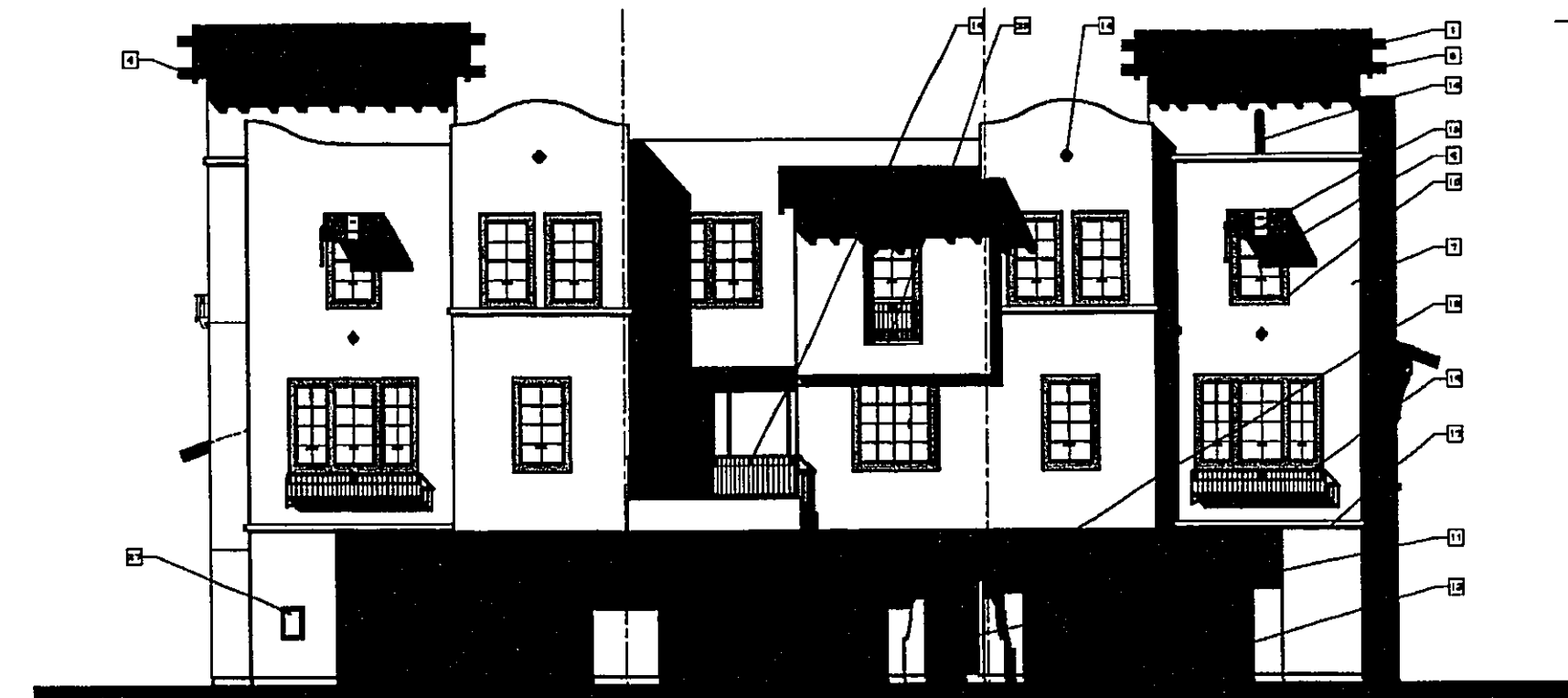
COLOR SCHEME 1

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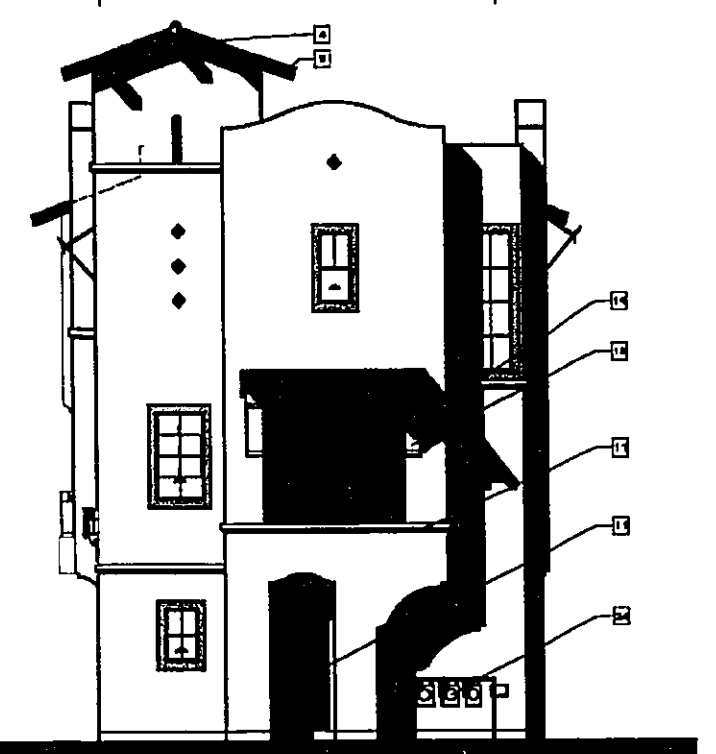
RIVERVIEW - SANTEE LOT 3
APPLICANT: CONDOMINIUM COMMITTEE
31/2019/000

3 FLEX
EXT ELEV - R
SCALE: 1/8" = 1'-0"

28 OF 34



FRONT ELEVATION



RIGHT SIDE ELEVATION

STUCCO 1: OMEGA 20 IVORY	
STUCCO 2: OMEGA 432 MILKY QUARTZ	
TRIM 1: COOL BEIGE SW 9086	
TRIM 2: OAK CREEK SW 7718	

ELEVATION KEYNOTES

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COLOR SCHEME 2

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RIVERVIEW - SANTEE LOT 3
APPLICANT: CONDOMINIUM COMMITTEE
31/2019/000

3 FLEX
EXT ELEV - R
SCALE: 1/8" = 1'-0"

31 OF 34



FRONT ELEVATION (REAR SIMILAR)



RIGHT SIDE ELEVATION

STUCCO 1: OMEGA 20 IVORY	
STUCCO 2: OMEGA 432 MILKY QUARTZ	
TRIM 1: COOL BEIGE SW 9086	
ACCENT 1: RUSTIC RED SW 7593	

ELEVATION KEYNOTES

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COLOR SCHEME 1

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RIVERVIEW - SANTEE LOT 3
APPLICANT: CONDOMINIUM COMMITTEE
31/2019/000

3 FLEX
EXT ELEV - R
SCALE: 1/8" = 1'-0"

13 OF 34

DEC. 10, 2019

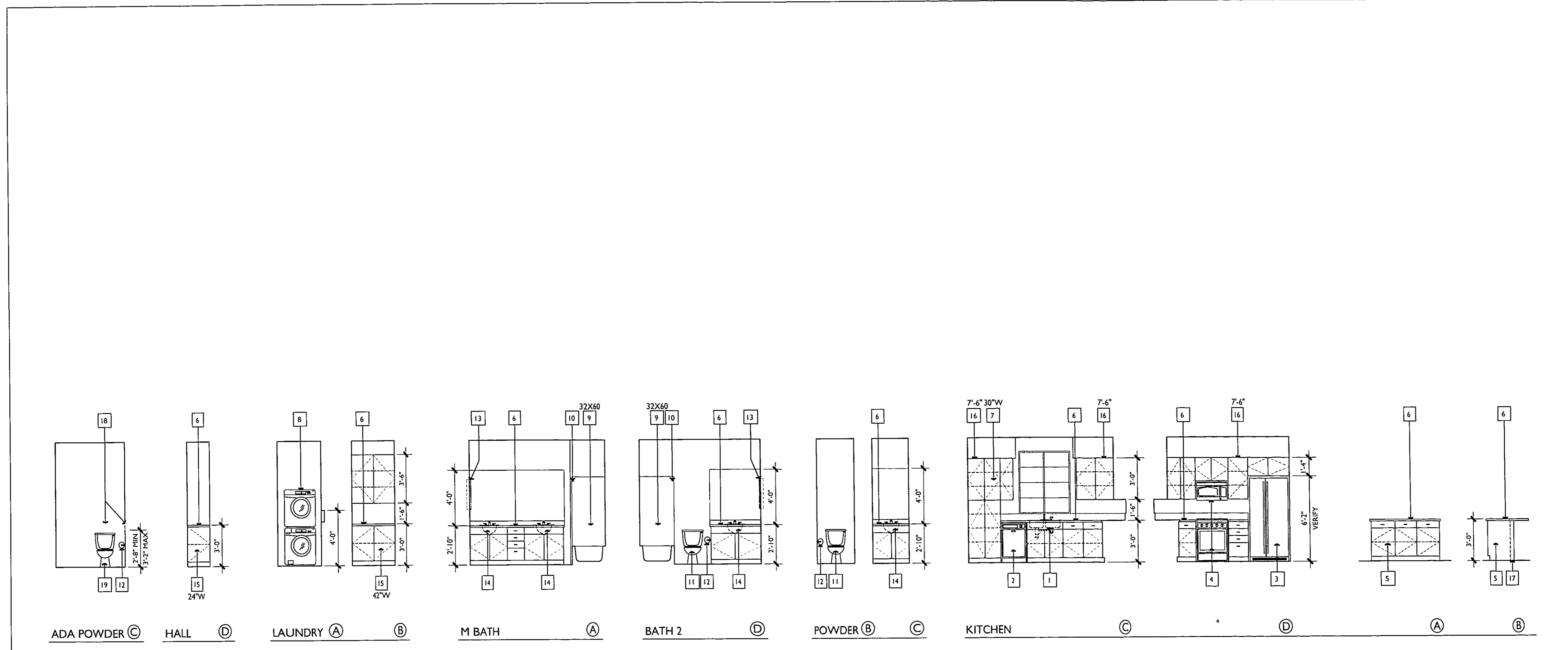
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- PLNCK JUN. 22, 2020

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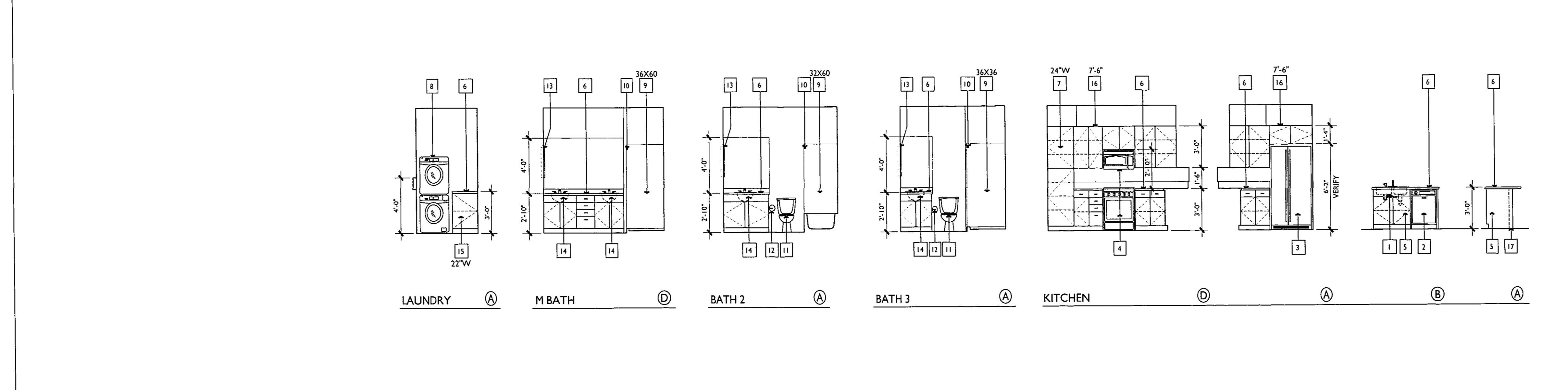


COLOR SCHEMES

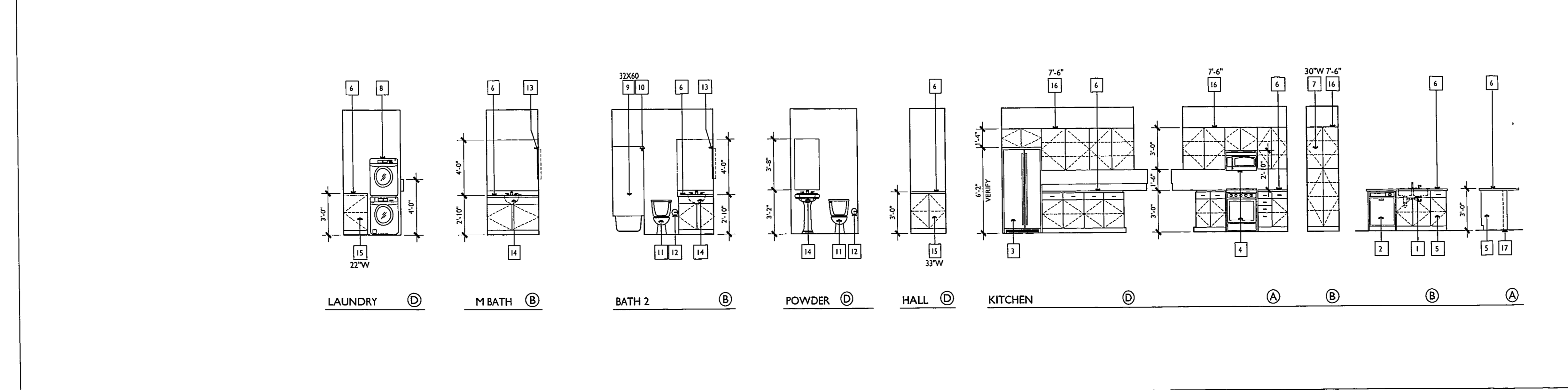
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INTERIOR ELEVATIONS - UNIT PLAN 3 SCALE: 1/4" = 1'-0" 3



INTERIOR ELEVATIONS - UNIT PLAN 2 SCALE: 1/4" = 1'-0" 2



INTERIOR ELEVATIONS - UNIT PLAN 1 SCALE: 1/4" = 1'-0" 1

- RIVERVIEW INT. KEYNOTES** (NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS SHEET)
- KITCHEN SINK W/ GARBAGE DISPOSAL - PER OWNER SELECTION
 - DISHWASHER W/ AIR CARBON FILTER - VERIFY DIMENSIONS WITH MANUFACTURER ENERGY STAR RATED
 - REFrigerator - VERIFY DIMENSIONS WITH MANUFACTURER ENERGY STAR RATED
 - FREESTANDING GAS RANGE / OVEN W/ MICROWAVE HOOD ABOVE EXHAUST HOOD (IN SKID WALL PER PLAN) VENT TO O.S.A.
 - KITCHEN ISLAND: 30" HIGH WITH SOLID SURFACE TOP. CABINETS BELOW WITH ADJUSTABLE SWELING
 - HARD SURFACE COUNTERTOP AND SPLASH: KITCHEN W/ 6" SPLASH. MASTERBATH AND SECONDARY BATH ROOMS W/ 4" SPLASH. MATERIAL PER OWNER SELECTION
 - FULL HEIGHT PANTRY: WITH 4 ADJUSTABLE SHELVES. WIDTH NOTED ON PLANS
 - WASHER DRYER: 24" WIDE. 24" DEEP. VERIFY DIMENSIONS WITH MANUFACTURER ENERGY STAR RATED. PROVIDE WATER HOOD UP BOX, EXHAUST FAN TO O.S.A. AND (L-1) MAKEUP AIR PER RECH. PLANS. WITH STANDING SHITTY PAN
 - REGRASS TUBS/SHOWER OR SHOWER (SEE NOTED ON PLANS) INTEGRAL TILE EMBOSSED SURROUND, INTEGRAL GRAB BAR BACKING FOR FUTURE GRAB BARS. SHOWER HEAD AT 48" IN. VERIFY DIMENSIONS WITH MANUFACTURER. TO TRAPPING. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS
 - CURTAIN ROD (PSTN BA) OR CURTAIN ROD (SECONDARY BATH) ENCLOSURE (PSTN BA) OR CURTAIN ROD (SECONDARY BATH)
 - WATER CLOSET: 30" MIN. WIDTH CLEAR WITH 14" MIN. IN FRONT OF TOILET. NOCH ACCESSIBLE LOCATIONS
 - TOILET PAPER DISPENSER: 19" O.C. A.P.F. BACKER. WHERE REQUIRED: 7.5" IN FRONT OF TOILET BIN AT ADA UNITS
 - ACCESSIBLE W.C. CABINET: VERIFY PER OWNER SELECTION. VERIFY ROUGH-IN DIMENSIONS WITH MANUFACTURER
 - AVAILABILITY: REFER TO PLUMBING PLANS. COUNTERTOP LAVATORY OR REFRIG. SINK PER PLAN AND OWNER SPEC.
 - UNDERCABINET: WITH ADJUSTABLE SHELVES. WIDTH NOTED ON PLANS. BASE STANDARD, OPTIONAL UPPER
 - INTERIOR GYPSUM BOARD SOFFIT: HEIGHT NOTED ON PLAN
 - STUD WALL: 100 OR 24" (WHERE PLUMBING OCCURS) STUD WALL AT REAR OF ISLAND CABINET W/ DRYWALL FINISH - 34" HIGH. VERIFY WITH CABINET SHOP DRAWINGS
 - 1) FUTURE GRAB BAR INSTALLATION: PROVIDE X-LAT BLOCKING AT ADA'S ACCESSIBLE UNITS ONLY
 - 2) ACCESSIBLE WATER CLOSET: GROUND FLOOR PLAN ONLY AT UNITS WHERE SHOWN ON SITE PLAN
 - 3) WALL MOUNTED LAVATORY: NO SHARP OR ABRASIVE SURFACES BELOW THE SINK. PROVIDE FINISH FLUNG TO WALL HEAD AT 1ST BK OF ACCESSIBLE UNITS ONLY - SEE SITE PLAN FOR LOCATIONS



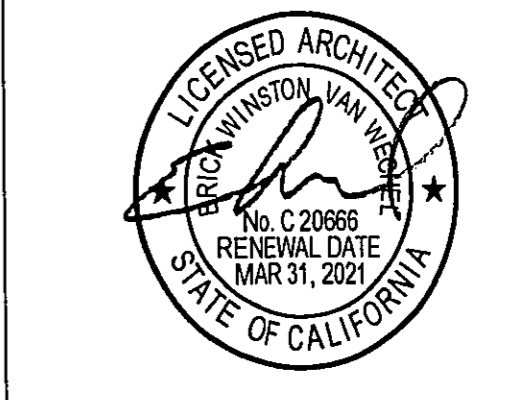
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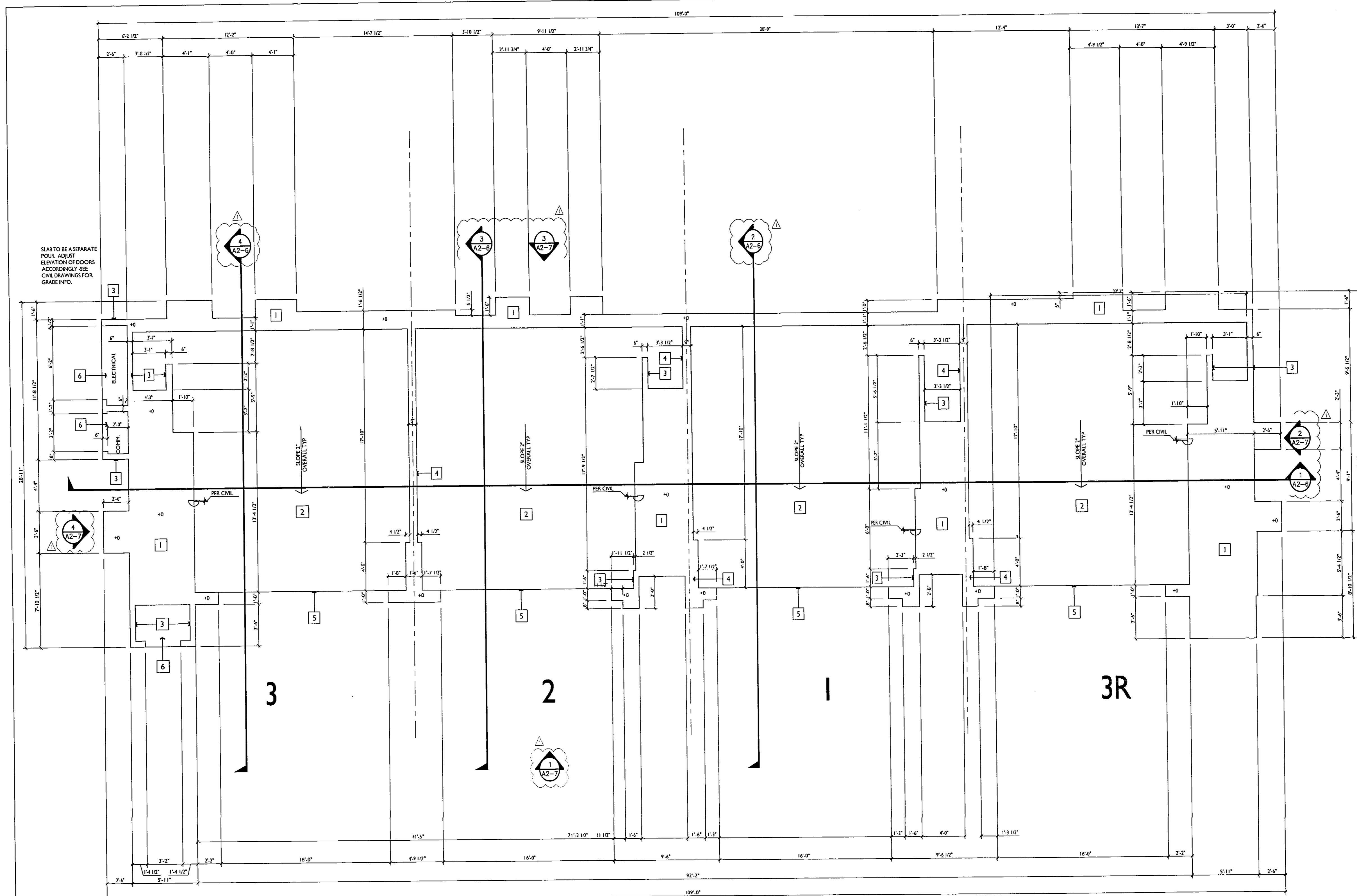
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SANTEE, CALIFORNIA

DEC. 10, 2019
Revisions
FLNCK FEB. 12, 2020

It is the architect's responsibility to see that all construction is in accordance with the approved plans and specifications. The architect shall not be responsible for construction methods or materials used in the construction of the project. The architect shall not be responsible for construction methods or materials used in the construction of the project. The architect shall not be responsible for construction methods or materials used in the construction of the project.



UNIT PLAN
INTERIOR ELEVATIONS
A1-1



FLATWORK PLAN - STANDARD CONDITION - NON ACCESSIBLE (SEE CIVIL FOR LOCATION)

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

FLATWORK PLAN KEYNOTES

- 1 FLAT STRUCTURAL CONCRETE SLAB
REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- 2 FORMING GARAGE CONCRETE SLAB
SLOPE 1/4" MIN. TYPICAL. REFER TO STRUCTURAL AND CIVIL PLANS.
- 3 CONCRETE CURB
1/2" WIDE. VERIFY WITH STRUCTURAL PLANS.
- 4 CONCRETE CURB AT PARTY WALLS
1/2" WIDE. VERIFY WITH STRUCTURAL PLANS.
- 5 GARAGE DOOR
VERIFY ELEVATIONS WITH CIVIL PLANS.
- 6 UTILITY ROOM
- 7 SLOPE ADJACENT FLATWORK 1/4" PER 1'-0" MIN. AWAY FROM BUILDING.
PROVIDE 3'-0" MIN. CLEAR WORKING SPACE @ OPENING - REFER TO
LANDSCAPE AND CIVIL PLANS.

FLATWORK PLAN NOTES

- 1 OUTLINE OF UNIT # INDICATES SITE SPECIFIC ACCESSIBLE UNIT - SEE CIVIL DWGS
FOR LOCATION. NOTE VARIATION FOR ACCESSIBLE UNIT BEYOND FIRST FLOOR
ONLY.
- 2 INDICATES STRUCTURAL CONCRETE SLAB AT FIRST FLOOR UNITS AND CURB -
REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.



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It is the client's responsibility prior to any construction to verify the accuracy of all information provided herein. The architect is not responsible for any errors or omissions in this document. The architect is not responsible for any construction defects or delays caused by the client or other parties. The architect is not responsible for any construction defects or delays caused by the client or other parties.



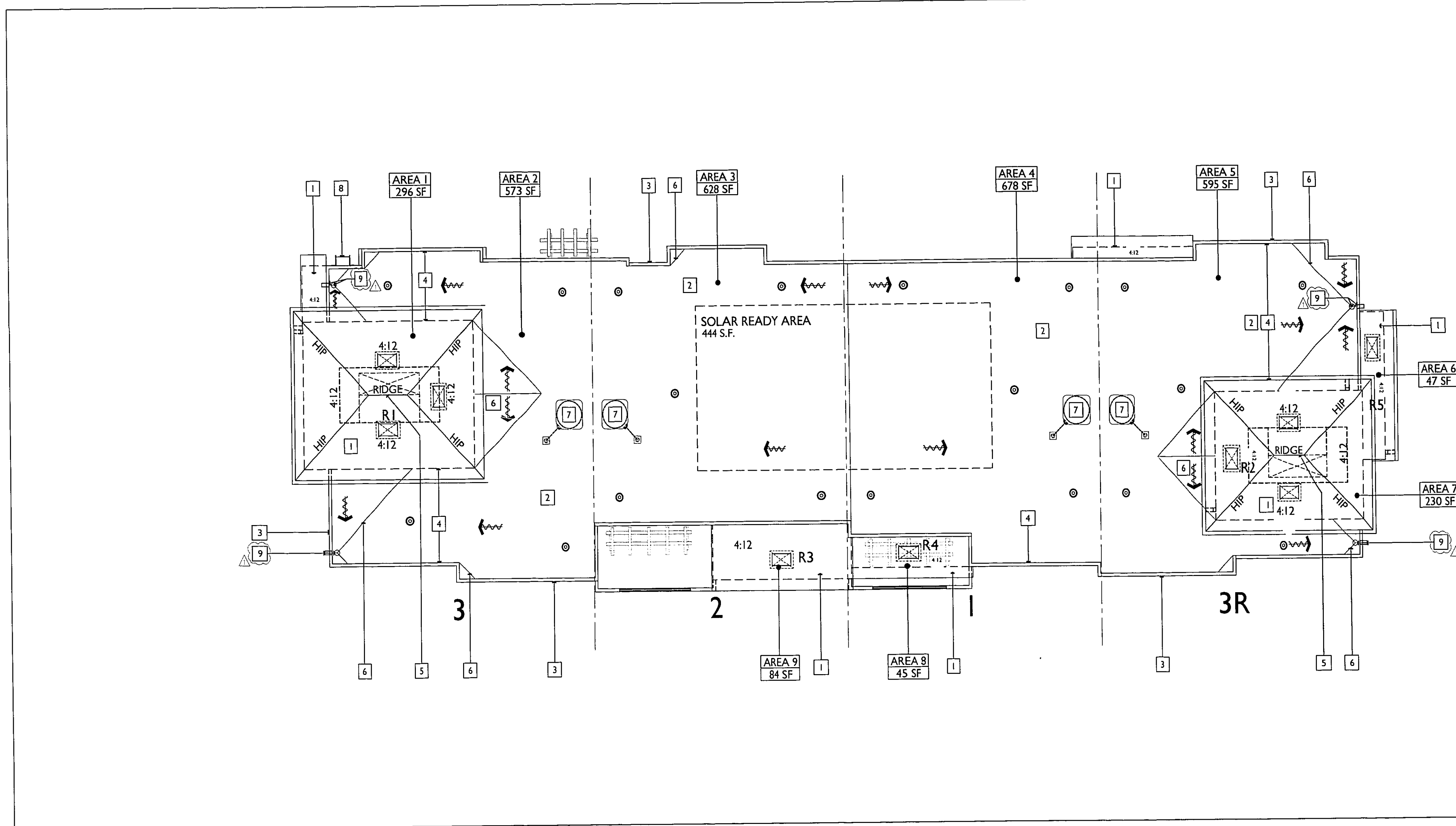
4-PLEX - 'A'

FLAT WORK
PLAN

A2-1

NOT USED

2



ROOF PLAN

Area	Dimensions	Area (sq. ft.)	Notes
ENCLOSED AREA 1	296 SF / 150" x 144 SQ. IN.	296 SF	PROVIDE (1) CHANGINS MODEL 500465 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT. 291.5 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 2	373 SF / 150" x 144 SQ. IN.	373 SF	PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 146 SQ. IN. F.A.M. PER VENT. 576 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 3	438 SF / 150" x 144 SQ. IN.	438 SF	PROVIDE (3) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 146 SQ. IN. F.A.M. PER VENT. 709 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 4	478 SF / 150" x 144 SQ. IN.	478 SF	PROVIDE (3) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 146 SQ. IN. F.A.M. PER VENT. 709 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 5	595 SF / 150" x 144 SQ. IN.	595 SF	PROVIDE (5) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 146 SQ. IN. F.A.M. PER VENT. 729 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 6	472 SF / 150" x 144 SQ. IN.	472 SF	PROVIDE (1) CHANGINS MODEL 500465 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT. 91.5 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 7	226 SF / 150" x 144 SQ. IN.	226 SF	PROVIDE (3) CHANGINS MODEL 500465 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT. 291.5 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 8	45 SF / 150" x 144 SQ. IN.	45 SF	PROVIDE (1) CHANGINS MODEL 500465 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT. 91.5 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 9	84 SF / 150" x 144 SQ. IN.	84 SF	PROVIDE (1) CHANGINS MODEL 500465 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT. 91.5 SQ. IN. F.A.M. TOTAL PROVIDED

ROOF VENTILATION CALCULATIONS

- ### ROOF KEYNOTES
- CONCRETE TILE ROOF: CLASS A, CONCRETE LOW PROFILE'S TILE OVER HIR, APPROVED OVERLAYMENT, EAGLE ER 1900 OR EQUAL INSTALL PER HIR, TEST REPORT.
 - FLAT ROOF: SLOPE 1/4" FT MIN. UNLO ROOFING MATERIAL: TPO ROOFING CLASS 'B' THERMOPLASTIC SINGLE PLY ROOFING SYSTEM, INSTRUCTIONS ON APPROVED EQUAL INSTALL PER MANUF. RECOMMENDATIONS AND ICC ESR-3831.
 - PARAPET WALL WITH METAL COPING. HEIGHT FROM TOP OF FLOOR NOTED ON ELEVATION (AD-4) PLANS.
 - ROOF BASE FLASHING.
 - ROOF RIDGE CRACK: HIR/RIDGE TILE.
 - BUILD UP CRACK: SLOPE 1/4" FT MIN.
 - CONDENSER UNITS: ON COMPRESSOR ISOLATION PLATFORM. VERIFY UNIT LOCATION AND CLEARANCES (AD-4) (AD-5) PLANS.
 - ROOF ACCESS LADDER: REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.
 - 4 DIA. ROOF DRAIN AND 4 DIA. OVERFLOW CLIPPERS: REFER TO PLUMBING AND CIVIL PLANS FOR ADDITIONAL INFORMATION.

- ### ROOF LEGEND
- 4:12 SLOPE ROOF 4:12 UNLO ROOFING WATER CLASS A, CONCRETE LOW PROFILE'S TILE OVER HIR, APPROVED OVERLAYMENT, EAGLE ICC-ES E-1000 OR EQUAL INSTALL PER HIR, TEST REPORT.
 - FLAT ROOF: SLOPE 1/4" FT MIN. UNLO ROOFING MATERIAL: TPO ROOFING.
 - METAL ATTIC VENT: 1/4 SQ. IN. NET FREE AREA GALV. SHEET METAL. PROVIDE ROOF VENT SUBRACK WEATHERBOARD LAPPED W/ ROOF FELT. MODEL NO. 135 HANGERS (LOMANCO) OR APPROVED EQUAL.
 - ATTIC ROOF VENT FOR CONCRETE TILE: 91.5 SQ. IN. NET FREE VENTILATION AREA FINISHED BY CHANGINS MODEL F 500465 HIC FLOW (ICC-ES ESR-3831) OR APPROVED EQUAL.
 - REFINISHED ALUMINUM DOWNSPOUT TO MATCH EXTERIOR COLOR.
 - ATTIC AREA TO BE VENTILATED. SEE ATTIC VENTILATION CALC.
 - FREE PARTITION EXTENDING TO UNDERSIDES OF 1 HR. RATED ROOF CEILING ASSEMBLY. PROVIDE DRAFTSTOPPING PER SPEC 7.18.3 IN ATTIC. SPACING SHOULD BE TWO VENTILATING UNITS NOT EXCEED 3000 SF. SEE DETAIL (AD-1) I.

VENTILATION REQMTS.

CBC 1203.3 ATTIC SPACES. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDES OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE PROGRESS OF AIR. AIR APERTURE OF NOT LESS THAN 1 INCHES PER SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED.

THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/200 PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT 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 VENTILATION PROVIDED BY RAFTERS OR CORNICED VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS INTERFERE WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED, AND THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/200, WHERE A CLASS II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

- ### ROOF NOTES
- ALL ROOFING TO BE INSTALLED PER ROOFING MANUFACTURERS SPECIFICATIONS.
 - ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 3 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'-0" OF VALLEYS, HIPS OR RIDGES.
 - PLUMBING VENTS THROUGH ROOF INSTALLED PER FLASHING DETAILS AND PLUMBING PLANS. IN ADDITION REFER TO DETAIL (AD-2) B.
 - PAINT ALL EXPOSED METALS AND SURFACES NOT PROVIDED WITH A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
 - ROOF UNDERLAYMENT AND FASTENING SHALL BE IN CONFORMANCE WITH CBC CHAPTER 1607.5.
 - OPENINGS IN ATTIC PARTS SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH.
 - SEE DETAIL (AD-6) FOR G.S. SADDLE FLASHING AT OFFSET PARAPET TO WALL.
 - CCR TB 3391.
 - ROOF TIE-BACKS: (1) EVERY BUILDING CONSTRUCTED 3 STORES OR 36 FEET OR MORE IN HEIGHT SHALL HAVE ROOF TIE-BACKS OR OTHER PERMANENT DEVICES INSTALLED AT THE ROOF LEVEL FOR THE PURPOSE OF SECURING OR TYING BACK SUSPENDED SCAFFOLD HOOKS OR CLAMPS AND SAFETY LINES. EXCEPTIONS: (EXCEPTION 2 UTILIZED) 1. ROOF TIE-BACKS ARE NOT REQUIRED ON BUILDINGS EMPLOYING OTHER ACCEPTABLE MEANS OF PERMANENTLY INSTALLED ROOF TOP MAINTENANCE SYSTEMS SPECIFIED IN THIS ARTICLE OR ARTICLE 6. 2. ROOF TIE-BACKS ARE NOT REQUIRED ON BUILDINGS CONSTRUCTED UP TO 45 FEET OR 16 FEET IN HEIGHT WHEN BUILDING MAINTENANCE CAN BE ACCOMPLISHED USING EXTENSION TOOLS, LADDERS, APPROVED GROUNDING EQUIPMENT SUCH AS SCARFOLDS, OR AERIAL DEVICES DESIGNED AND USED FOR POSITIONING PERSONNEL.

SOLAR READY REQMTS.

PROVIDE 1% OF TOTAL ROOF AREA CLEAR OF PENETRATIONS FOR SOLAR READY ZONE: 241.5 SQ. FT. (18' x 48' 5.5" MIN. PER AREA, 3" MIN. DIMENSIONS, NO ROOF PENETRATIONS OR OBSTRUCTIONS ALLOWED WITHIN SOLAR READY AREA. TO BE ORIENTED BETWEEN 10 DEGREES AND 270 DEGREES OF NORTH FOR SOLAR ACCESS OR NET EXEMPTION REQUIREMENTS AS FOLLOWS:

LOW-RISE MULTIFAMILY BUILDINGS THAT COMPLY WITH THIS (A) THROUGH (D) BELOW ARE EXEMPT FROM SOLAR ZONE, INTERCONNECTION PATHWAY AND DOCUMENTATION REQUIREMENTS:

A. ALL THERMOSTATS IN EACH DWELLING UNIT ARE OCCUPANT CONTROLLED THAT THERMOSTAT, COST WITH COMMUNICATIONS CAPABILITIES ENABLED TO RECEIVE AND RESPOND TO DEMAND RESPONSE SIGNALS, AN ODS IS A SETBACK THERMOSTAT WITH COMMUNICATIONS CAPABILITIES THAT ENABLE THE OCCUPANT TO RECEIVE DEMAND RESPONSE RELATED MESSAGES AND RESPOND TO THOSE SIGNALS BY AUTOMATIC ADJUSTMENT OF THE THERMOSTAT SETPOINT AS DESCRIBED IN JOINT APPENDIX AS SUBJECT TO OCCUPANT PARTICIPATION. ENHANCED COMMUNICATIONS CAPABILITIES REQUIRE THAT THE ODS HAS ONE OF THE FOLLOWING: ONBOARD COMMUNICATIONS CAPABILITIES OR INSTALLED COMMUNICATIONS MODULE FOR ODS WITH REMOVABLE COMMUNICATIONS MODULES, OR AN INSTALLED COMMUNICATIONS GATEWAY FOR ODS WITH AN EXTERNAL GATEWAY IS REQUIRED FOR COMMUNICATIONS. ODS MUST BE CERTIFIED BY THE ENERGY COMMISSION TO MET THE REQUIREMENTS DESCRIBED IN THE JOINT APPENDIX (A).

B. ALL PERMANENTLY INSTALLED INDOOR LIGHTING IN EACH DWELLING UNIT IS HIGH EFFICACY AND IS INSTALLED IN KITCHENS, BATHROOMS, UTILITY ROOMS, AND HALLWAYS GARAGE AT A MINIMUM PERMANENTLY INSTALLED NIGHTLIGHTS COMPLYING WITH SECTION 1308.010 AND LIGHTING INTEGRAL TO EXHAUST FANS COMPLYING WITH SECTION 1308.010 ARE ALLOWED.

C. ALL PERMANENTLY INSTALLED LIGHTING IN BATHROOMS IS CONTROLLED BY A VACUANCY SENSOR, EXCEPT FOR ONE HIGH EFFICACY LUMINAIRE WITH TOTAL LUMEN WATTAGE NOT LESS THAN 10 WATTS.

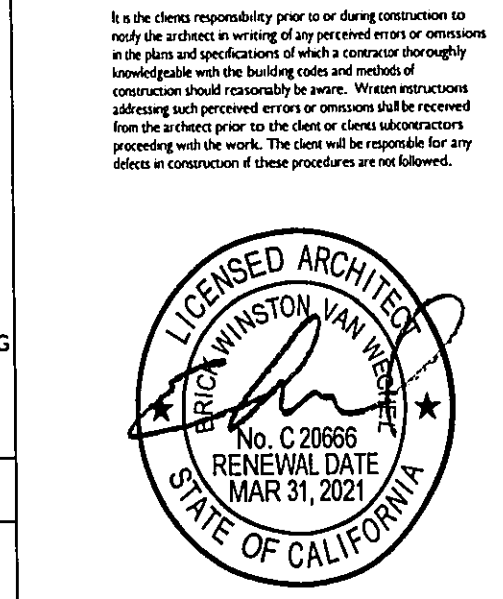
D. EVERY ROOM WHICH DOES NOT HAVE PERMANENTLY INSTALLED LIGHTING HAS AT LEAST ONE SWITCHED RECEPTACLE INSTALLED.

E. ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES IS HIGH EFFICACY AND CONTROLLED BY AN ON/OFF SWITCH AND EITHER A PHOTOCONTROL OR ASTRONOMICAL CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM.

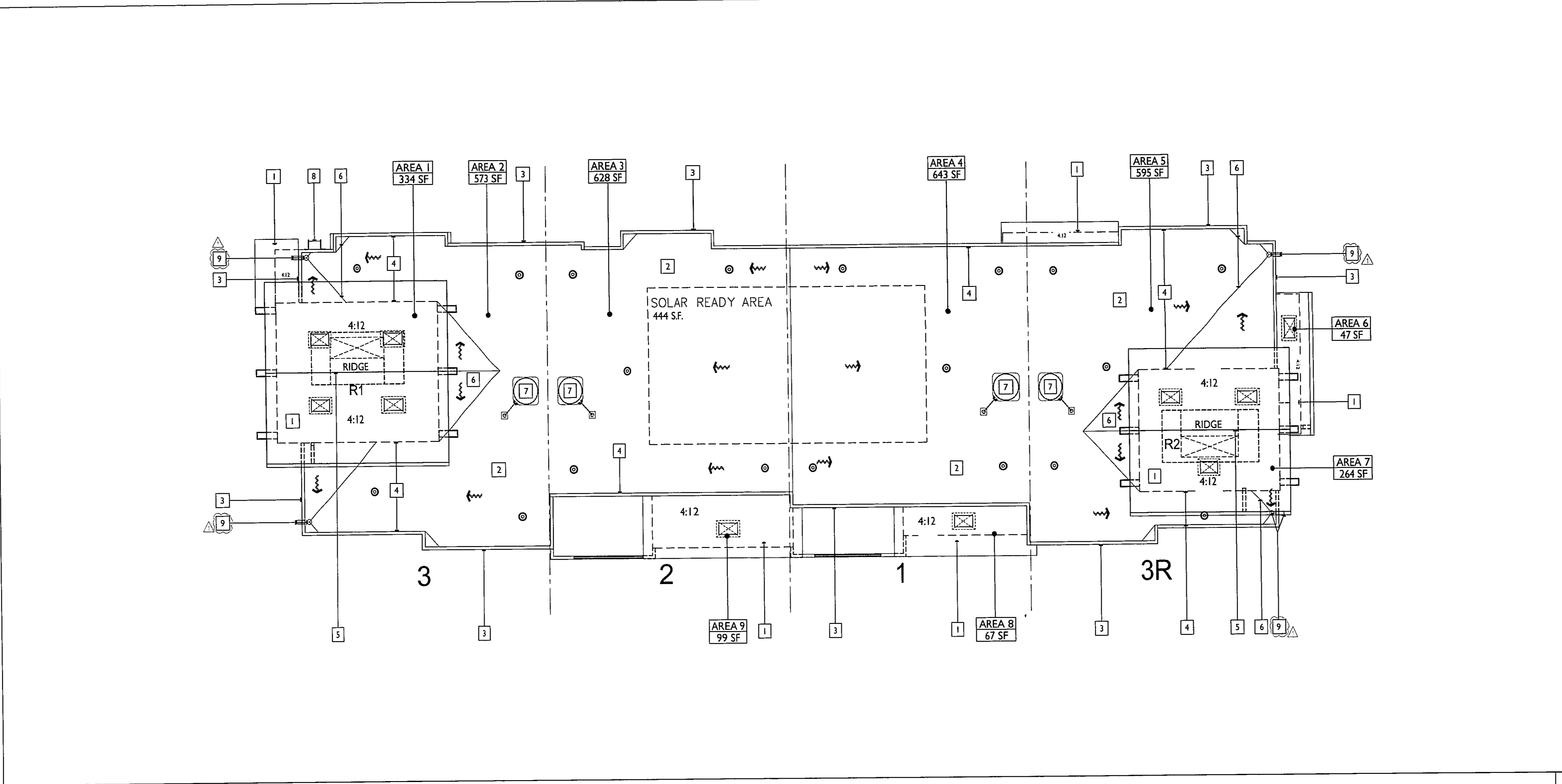
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SANTEE, CALIFORNIA

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Revisions
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4-PLEX - 'A'
ROOF PLAN
A2-5



ROOF PLAN
SCALE: 3/16" = 1'-0"

ENCLOSED AREA	AREA	AREA SIZE	AREA PER VENT	ROOF VENTS	IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 1	343 SF	1150 x 298 X 144 SQ. IN. = 339 SQ. IN. REQUIRED	PROVIDE (4) O'HAGNIN MODEL 50046 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT	390 SQ. IN. F.A.M. TOTAL PROVIDED	
ENCLOSED AREA 2	573 SF	1150 x 382 X 144 SQ. IN. = 551 SQ. IN. REQUIRED	PROVIDE (4) LOHMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT	576 SQ. IN. F.A.M. TOTAL PROVIDED	
ENCLOSED AREA 3	628 SF	1150 x 418 X 144 SQ. IN. = 603 SQ. IN. REQUIRED	PROVIDE (5) LOHMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT	720 SQ. IN. F.A.M. TOTAL PROVIDED	
ENCLOSED AREA 4	643 SF	1150 x 428 X 144 SQ. IN. = 618 SQ. IN. REQUIRED	PROVIDE (5) LOHMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT	720 SQ. IN. F.A.M. TOTAL PROVIDED	
ENCLOSED AREA 5	595 SF	1150 x 396 X 144 SQ. IN. = 573 SQ. IN. REQUIRED	PROVIDE (5) LOHMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT	720 SQ. IN. F.A.M. TOTAL PROVIDED	
ENCLOSED AREA 6	475 SF	1150 x 331 X 144 SQ. IN. = 451 SQ. IN. REQUIRED	PROVIDE (4) O'HAGNIN MODEL 50046 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT	390 SQ. IN. F.A.M. TOTAL PROVIDED	
ENCLOSED AREA 7	284 SF	1150 x 176 X 144 SQ. IN. = 254 SQ. IN. REQUIRED	PROVIDE (3) O'HAGNIN MODEL 50046 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT	292.5 SQ. IN. F.A.M. TOTAL PROVIDED	
ENCLOSED AREA 8	67 SF	1150 x 0.44 X 144 SQ. IN. = 65 SQ. IN. REQUIRED	PROVIDE (1) O'HAGNIN MODEL 50046 G.S. ROOF VENT WITH 97.5 SQ. IN. F.A.M. PER VENT	97.5 SQ. IN. F.A.M. TOTAL PROVIDED	
ENCLOSED AREA 9	99 SF	1150 x 0.66 X 144 SQ. IN. = 95 SQ. IN. REQUIRED	PROVIDE (1) O'HAGNIN MODEL 50046 G.S. ROOF VENT WITH 97.5 SQ. IN. F.A.M. PER VENT	97.5 SQ. IN. F.A.M. TOTAL PROVIDED	

ROOF VENTILATION CALCULATIONS

- ### ROOF KEYNOTES
- CONCRETE THE ROOF CLASS A, CONCRETE LOW PROFILE 3" TILE OVER PER. APPROVED OVERLAYMENT, EAGLE OR 1900 OR EQUAL INSTALL PER PER. TEST REPORT
 - FLAT ROOF: SLOPE 1/4" FT MIN. UNLO ROOFING MATERIAL: TPO ROOFING CLASS B THERMOPLASTIC SINGLE PLY ROOFING SYSTEM. IRISSTONE OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ICC ESR-2831.
 - PARAPET WALL WITH METAL CORNING
 - ROOF BASE FLASHING
 - ROOF EDGE OR HIP
 - BUILD UP CRACKER: SLOPE 1/4" FT MIN.
 - CONDENSER UNITS: ON COMPRESSOR ISOLATION PLATFORM VERIFY UNIT LOCATION AND CLEARANCES REFER TO MECHANICAL PLANS
 - ROOF ACCESS LADDER
 - REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
 - 4" DIA. ROOF DRAIN AND 4" DIA. OVERFLOW SCUPPER

- ### ROOF LEGEND
- 4:12 SLOPE ROOF 4:12 UNLO
 - ROOFING MATERIAL: CLASS A, CONCRETE LOW PROFILE 3" TILE OVER PER. APPROVED OVERLAYMENT, EAGLE ICC ESR 1900 OR EQUAL INSTALL PER PER. TEST REPORT
 - FLAT ROOF: SLOPE 1/4" FT MIN. UNLO ROOFING MATERIAL: TPO ROOFING
 - METAL ATTIC VENT: 144 SQ. IN. NET FREE AREA GALV. SUBJACK WEATHERBOARD LAPPED W/ ROOF FELT. MODEL NO. 135 MANUFACTURED BY LOHMANCO OR APPROVED EQUAL
 - ATTIC ROOF VENT FOR CONCRETE TILE: 97.5 SQ. IN. NET FREE VENTILATION AREA MINIMUM BY O'HAGNIN MODEL # 50046-3 (ICC ESR 5800) OR APPROVED EQUAL
 - PRE-FINISHED ALUMINUM DOWNPOUT TO MATCH EXTERIOR COLOR
 - ATTIC AREA TO BE VENTILATED: SEE ATTIC VENTILATION CALC.
 - FIRE PARTITION EXTENDS TO UNDERSIDE OF 1 HR. RATED ROOF CEILING ASSEMBLY. PROVIDE DRAFTSTOPPING PER CBC 703.2 IN ATTIC SPACE ABOVE EVERY TWO DWELLING UNITS AND NOT EXCEED 3000 SF. SEE DETAIL 10A01.1

- ### VENTILATION REQMTS.
- IBC 1203.2 ATTIC SPACE. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACE (WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS) SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE WITH VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE FLOW OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH (25 MM) SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/20TH OF THE AREA OF THE SPACE VENTILATED.
- THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/30TH PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT 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 ROOF OR HIGHEST POINT OF THE SPACE. MEASURED VENTILATORS WITH THE BALANCE OF THE VENTILATION PROVIDED BY SAFF OR CORNICHE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONTACT WITH THE INSTALLATION OF UPPER VENTILATORS INSTALLATION MORE THAN 3 FEET BELOW THE ROOF OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED AND THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/30TH WHERE A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

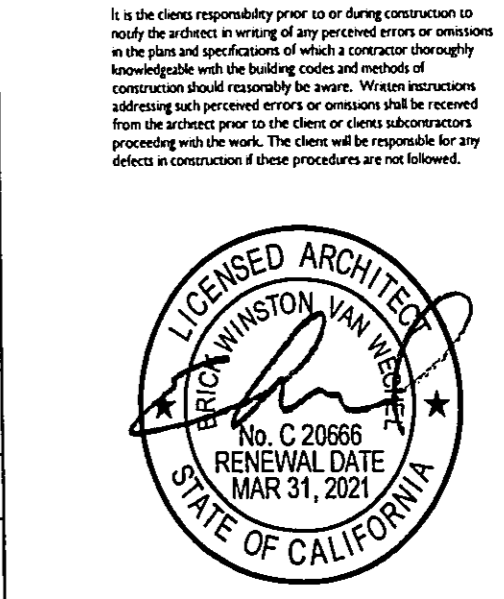
- ### ROOF NOTES
- ALL ROOFING TO BE INSTALLED PER ROOFING MANUFACTURERS SPECIFICATIONS.
 - ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.
 - REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
 - NO ROOF PENETRATIONS (E) ATTIC VENTS, RUBBER OR DRYER VENTS, ETC.) TO OCCUR WITHIN 4" OF VALLEYS, HPS OR RIDGES.
 - RUBBERING VENTS THROUGH ROOF INSTALLED PER FLASHING DETAILS AND PLUMBING PLANS. IN ADDITION REFER TO DETAIL 10A01A.
 - PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST WEATHERING.
 - ROOF UNDEBRAYMENT AND FASTENING SHALL BE IN CONFORMANCE WITH CBC CHAPTER 1609.3.
 - OPENING IN ATTIC VENTS SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH.
 - SEE DETAIL 10A04 FOR G.S. SADDLE FLASHING AT OFFSET PARAPET TO WALL.
 - CCR 7B 339: (1) ROOF TIE-BACKS (1) EVERY BUILDING CONSTRUCTED 3 STORES OR 36 FEET OR MORE IN HEIGHT, SHALL HAVE ROOF TIE-BACKS OR OTHER PERMANENT DEVICES INSTALLED AT THE ROOF LEVEL FOR THE PURPOSE OF SECURING OR TIEING BACK SUSPENDED SCAFFOLDS, OR CLIMB AND SAFETY LINES.
- EXCEPTIONS (EXCEPTION 1 UTILIZED)
- ROOF TIE-BACKS ARE NOT REQUIRED ON BUILDINGS EMPLOYING OTHER ACCEPTABLE MEANS OF PERMANENTLY INSTALLED ROOF TOP MAINTENANCE SYSTEMS SPECIFIED IN THIS ARTICLE OR ARTICLE 6.
 - ROOF TIE-BACKS ARE NOT REQUIRED ON BUILDINGS CONSTRUCTED UP TO 4 STORES OR 48 FEET IN HEIGHT WHEN BUILDING MAINTENANCE CAN BE ACCOMPLISHED USING EXTENSION TOOLS, LADDERS, APPROVED GROUND EQUIPMENT SUCH AS SCAFFOLDS, OR AERIAL DEVICES DESIGNED AND USED FOR POSITIONING PERSONNEL.

- ### SOLAR READY REQMTS.
- PROVIDE 1% OF TOTAL ROOF AREA CLEAR OF PENETRATIONS FOR SOLAR READY ZONE.
- 2885 S.E. 138 - 433 SF, 80 S.F. MIN. PER AREA, 7" MIN. DIMENSION. NO ROOF PENETRATIONS OR OBSTRUCTIONS ALLOWED WITHIN SOLAR READY AREA. AREA TO BE ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF NORTH FOR SOLAR ACCESS OR MEET EXEMPTION REQUIREMENTS AS FOLLOWS:
- LOW-RISE MULTIFAMILY BUILDINGS THAT COMPLY WITH ITEMS (A) THROUGH (E) BELOW ARE EXEMPT FROM SOLAR ZONE INTERCONNECTION REQUIREMENTS AND DOCUMENTATION REQUIREMENTS.
- ALL THERMOSTATS IN EACH DWELLING UNIT ARE OCCUPANT CONTROLLED SMART THERMOSTATS (OCS) WITH COMMUNICATION CAPABILITIES ENABLED TO RECEIVE AND RESPOND TO UPWARD RESPONSE SIGNALS AND OCS IS A SEPARATE THERMOSTAT WITH COMMUNICATION CAPABILITIES THAT ENABLE THE OCCUPANT TO RECEIVE UPWARD RESPONSE SIGNALS AND RESPOND TO THOSE SIGNALS BY AUTOMATICALLY ADJUSTING THE THERMOSTAT SETPOINT AS DESCRIBED IN JOINT APPROX JAS (SUBJECT TO OCCUPANT PATH PATTERNS) ENABLING COMMUNICATION CAPABILITIES REQUIRED THAT THE OCS HAS ONE OF THE FOLLOWING ONBOARD COMMUNICATION CAPABILITIES: AN INSTALLED SPECIFICATIONS POOL FOR OCS WITH REMOVABLE COMMUNICATION MODULES, OR AN INSTALLED COMMUNICATION GATEWAY FOR AN OCS WHERE AN EXTERNAL GATEWAY IS REQUIRED FOR COMMUNICATION OCS MUST BE CERTIFIED BY THE ENERGY COMMISSION TO MEET THE REQUIREMENTS DESCRIBED IN THE JOINT APPROX JAS.
 - ALL PERMANENTLY INSTALLED INDOOR LIGHTING IN EACH DWELLING UNIT IS HIGH EFFICACY AND IS INSTALLED IN KITCHENS, BATHROOMS, UTILITY ROOMS, AND HALLWAYS AND IS INSTALLED AT MINIMUM PERMANENTLY INSTALLED LIGHTING COMPLIING WITH SECTION 10A01(I)E AND LIGHTING INTEGRAL TO EXHAUST FANS LOCATING WITH SECTION 10A01(I)E ARE ALLOWED.
 - ALL PERMANENTLY INSTALLED LIGHTING IN BATHROOMS IS CONTROLLED BY A VACANCY SENSOR, EXCEPT FOR ONE HIGH EFFICACY LUMINAIRE WITH TOTAL LAMP WATTAGE NO LESS THAN 34 WATTS.
 - EVERY ROOM WHICH DOES NOT HAVE PERMANENTLY INSTALLED LIGHTING HAS AT LEAST ONE SWITCHED RECEPTACLE INSTALLED.
 - ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, AND PORCHES IS HIGH EFFICACY AND CONTROLLED BY AN ON/OFF SWITCH AND EITHER A PHOTOCONTROL OR ASTRONOMICAL THE CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM.

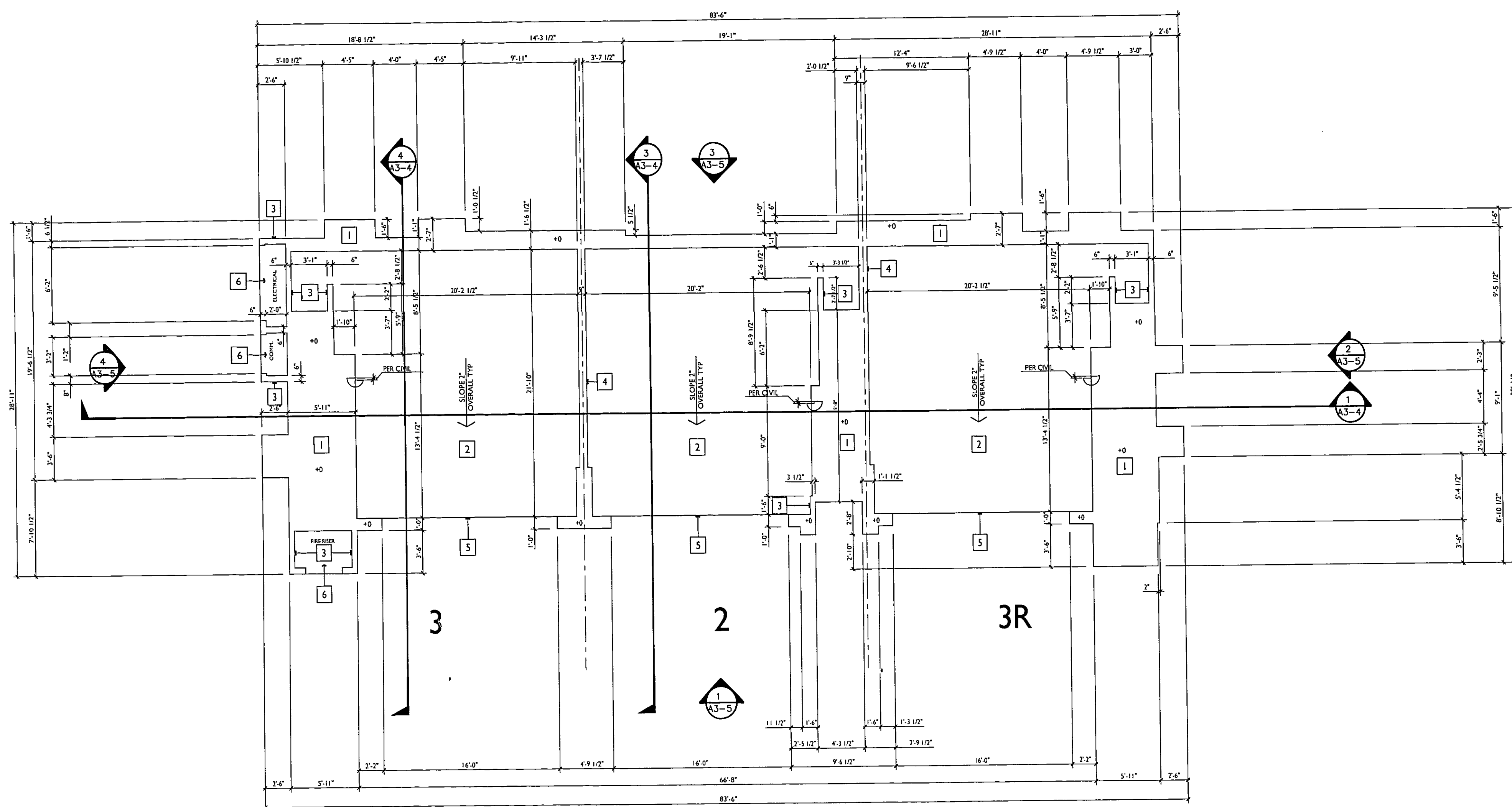
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RIVERVIEW ATTACHED HOMES
SANTÉE, CALIFORNIA

DEC. 10, 2019
Revisions
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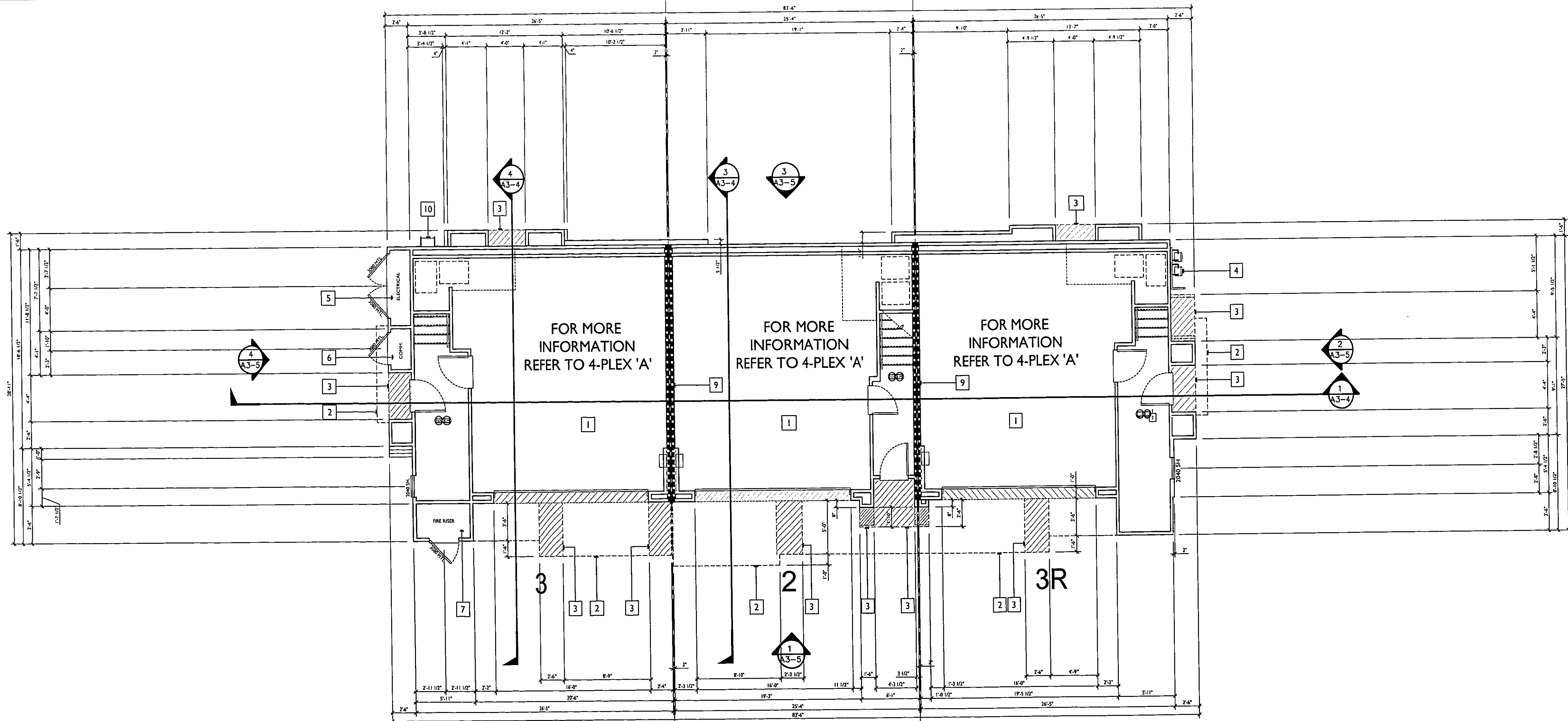


4-PLEX - 'B'
ROOF PLAN
A2-10



FLAT WORK PLAN

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

FLATWORK PLAN KEYNOTES

1. FLAT STRUCTURAL CONCRETE SLAB. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
2. SLOPING GARAGE CONCRETE SLAB. SLOPE 2" MIN. TYPICAL. REFER TO STRUCTURAL AND CIVIL PLANS.
3. CONCRETE CURB.
4. CONCRETE CURB AT PARTY WALL.
5. GARAGE DOORS. VERIFY ELEVATIONS WITH CIVIL PLANS.
6. UTILITY ROOMS. SLOPE POSITIVE FLATWORK 1/4" PER 1'-0" MIN. AWAY FROM BUILDING. PROVIDE 3'-0" MIN. CLEAR WORKING SPACE @ OPENING. REFER TO LANDSCAPE AND CIVIL PLANS.

FLATWORK PLAN NOTES

- 1. OUTLINE OF UNIT INDICATES SITE SPECIFIC ACCESSIBLE UNIT. SEE CIVIL DWGS FOR LOCATION. NOTE: VARIATION FOR ACCESSIBLE UNIT EFFECTS FIRST FLOOR ONLY.
- 2. INDICATES STRUCTURAL CONCRETE SLAB AT FIRST FLOOR UNITS AND CURB. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- 1. PARTIAL HEIGHT 2x STUD WALL - HEIGHT AND TYPE AS NOTED.
- 2. 2x STUD WALL.
- 3. 2x STUD WALL.
- 4. SOFFIT OR CORBEL ABOVE - SEE SECTIONS, INTERIOR OR EXTERIOR ELEVATIONS FOR HEIGHTS.
- 5. ADA CLEARANCE - DIMENSION AS NOTED ON PLAN.
- 6. FLOOR MATERIAL THRESHOLD.
- 7. SMOKE DETECTOR PER CBC 902.11.1 (HARD WIRED W/ BATTERY BACK-UP, LOW BATTERY SIGNAL & INTERCONNECTED PER CBC 902.11.3).
- 8. CARBON MONOXIDE ALARM PER CBC 418.4 (HARD WIRED W/ BATTERY BACK-UP, LOW BATTERY SIGNAL & INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS).

BUILDING KEYNOTES

1. UNIT PLANS REFER TO SHEET A2.1, A3 AND A4.4, PLEX 'A', FOR ALL INTERIOR UNIT NOTES AND INFORMATION.
2. LINE OF FLOOR ABOVE.
3. LINE OF EXTERIOR SOFFIT OR CORBEL. REFER TO EXTERIOR ELEVATIONS.
4. GAS METER LOCATION. REFER TO PLUMBING PLANS. VERIFY METER LOCATION WITH SITE AND DRY UTILITY PLANS.
5. ELECTRICAL CABINETS. REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE DOOR SIGN.
6. HPOF ROOMS. REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS.
7. DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH COMMUNICATION PROVIDER. PROVIDE DOOR SIGN.
8. FIRE SPRINKLER RISER & FIRE ALARM PANEL LOCATION. REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS WITH PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINE.
9. LOW ROOF. REFER TO NOTES AND ADDITIONAL INFORMATION.
10. REFER TO BIDDING ELEVATIONS FOR ADDITIONAL INFORMATION.
11. AT TIC OR VERTICAL FAULT. LOCATE WITHIN 3' OF ATTIC ACCESS OPENING. PROVIDE 24" WIDE MINIMUM UNSTRUCTURED PASSAGEWAY WITH SOLID FLOOR TO FAULT AND 30"x30" WORKSPACE PER CBC. REFER TO MECHANICAL PLANS.

WALL LEGEND

- 1. (1) FIRE RATED PARTITION @ PARTY WALL. REFER TO DETAILS (WALL, WINDOW, DOOR) FOR CONSTRUCTION. EXTEND FROM FOUNDATION TO ROOF SHEATHING.

LEGEND

- 1. UNIT TYPE (R = REVERSE).
- 2. DETAIL NUMBER.
- 3. SHEET NUMBER.
- 4. PROVIDE FIRE EXTINGUISHER, MINIMUM RATINGS OF 2A:10BC CABINETS INSTALLED IN COMPLIANCE WITH CBC AND CITY OF UNITEE. PROVIDE SCHEDULE. REFER TO UNIT PLANS. REFER TO UNIT PLANS FOR CITY STANDARDS. SEE BUILDING CODES FOR LOCATION. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 72.5.
- 5. PREFINISHED ALUMINUM DOWNSPOUT. SIZE AS INDICATED ON PLUMBING PLANS. WHERE DOWNSPOUT MEETS TRUSS ROUTE OVER TRUSS DISCHARGE PER CIVIL PLANS.

BUILDING NOTES

1. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN AND GENERAL BUILDING DETAILING. BUILDING EXISTING DECK SLOPES AND SLOPING ROOF SLOPES SHALL BE SHOWN ON THE UNIT PLANS. REFER TO UNIT PLANS FOR ADDITIONAL INFORMATION. SCALE PLANS TAKE PRECEDENCE OVER UNIT PLANS UNLESS SHOWN OTHERWISE.
2. DRAFT STOPS WILL BE INSTALLED PER CBC SECTION 718.
3. DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO EXTERIOR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER CBC SECTION 510.3.3.
4. FRESH AIR SHALL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLY PER CBC SECTION 718.
5. ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFITS, CEILING HEIGHTS) SHALL BE FROM FINISH FLOORING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
6. WALL/CEILING DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
7. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 1/2" X 1/2" WATERPROOF WALKING DECK TOPPING AT EXTERIOR SURFACES (I.E. A).
8. ALL GUTTERS AND DOWNSPOUTS TO BE PREFINISHED. DISCHARGE PER CIVIL DRAWINGS.
9. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION.
10. AT FIRE PARTITIONS ATTIC, ELECTRICAL AND RELATED ROOMS ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. GUTTER ROOF SHALL NOT EXCEED SEVEN SQUARE FEET. SHALL NOT EXCEED TWO SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDES OF A WALL. SEE SHEET A2 FOR MORE NOTES AND DETAIL. TRADE: R.
11. AT FIRE PARTITIONS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TRUSSES REQUIRED.
12. WALL FLOOR AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CBC TABLE 803.1.
13. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERING. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/8" INCH. REFER TO SITE PLAN FOR LOCATIONS. CBC SECTION 906.1.
14. MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10 FEET (3050) FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTIL. CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS. THE EXHAUST FROM DWELLING UNIT TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS. EXCEPTIONS:
 1. THE 10-FOOT (3050) SEPARATION IS NOT REQUIRED WHERE THE INTAKE OPENING IS LOCATED 3 FEET (914) OR GREATER BELOW THE CONTAMINANT SOURCE.
 2. VENTS AND CHIMNEYS SERVING FUEL-BURNING APPLIANCES SHALL BE TERMINATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CBC.
 3. CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED IN ACCORDANCE WITH SECTION M1502.3.
15. DRAIN SLOPES WATER AWAY FROM BUILDINGS. GRADES SHALL FALL A MINIMUM OF 4" WITHIN THE FIRST 10 FEET. SEE PRECISE GRADING PLANS FOR ELEVATION.
16. VERIFY AC CONDENSER LOCATION WITH SITE IMPROVEMENTS PRIOR TO INSTALLATION OF UNSETS.



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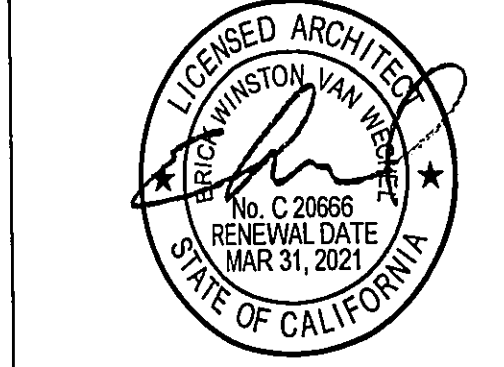
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RIVERVIEW ATTACHED HOMES
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DEC. 10, 2019
 Revisions

NO.	DESCRIPTION
1	PLNCK FEB. 12, 2020

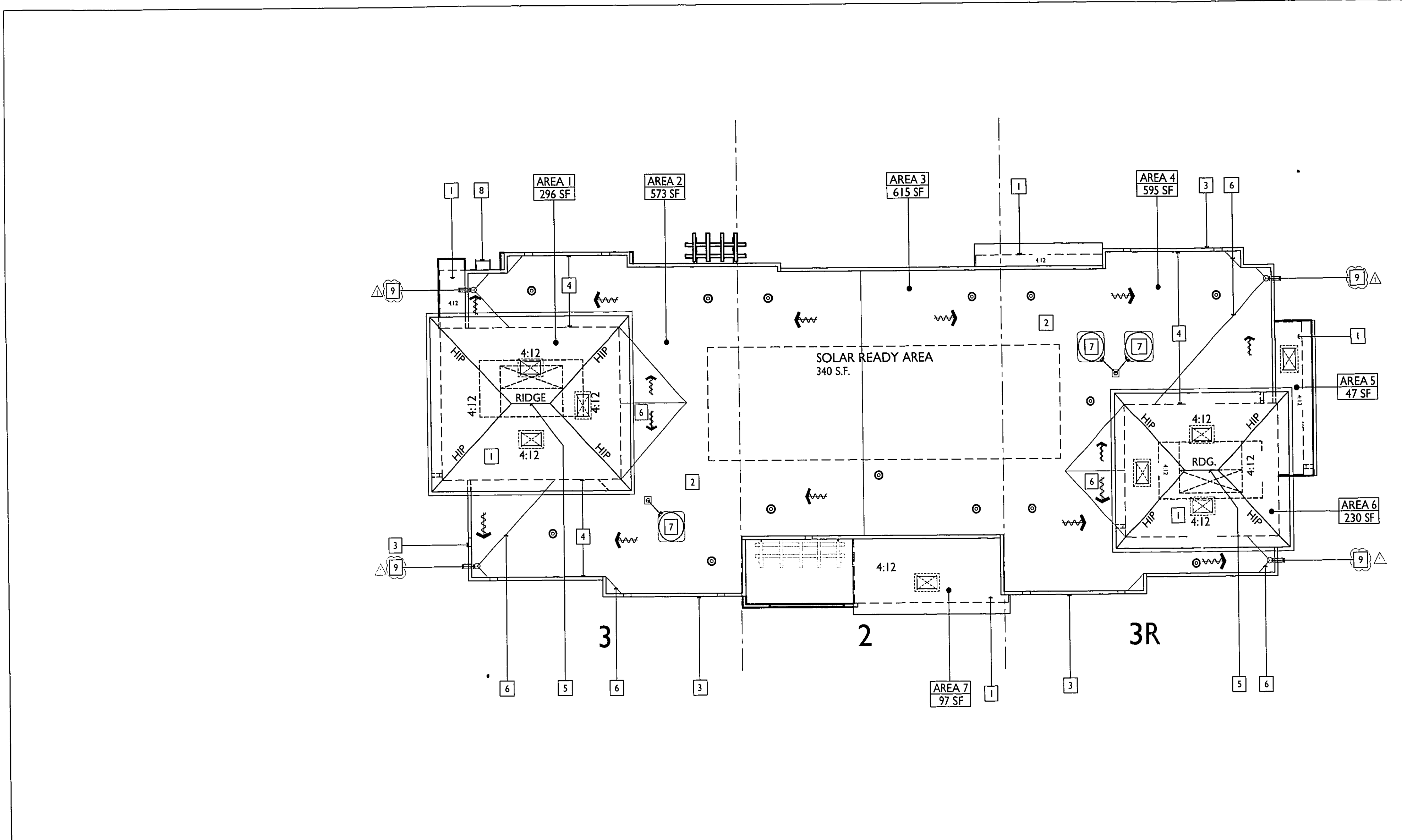
It is the responsibility of the architect to provide the services of a professional architect or engineer and to supervise the construction of the project. The architect or engineer shall not be responsible for the construction of the project. The client shall be responsible for the construction of the project.



3-PLEX - 'A'

FLAT WORK PLAN /
 FIRST FLOOR PLAN

A3-1



ROOF PLAN

ENCLOSED AREA	ROOF VENTILATION CALCULATIONS
ENCLOSED AREA 1:	<p>284.55 (1150' x 177' X 14' SQ. IN. = 284.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (1) OHAGINS MODEL 50046 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT 284.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>
ENCLOSED AREA 2:	<p>573.55 (1150' x 382' X 14' SQ. IN. = 573.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (4) LOHANOQ MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 573.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>
ENCLOSED AREA 3:	<p>415.55 (1150' x 41' X 14' SQ. IN. = 415.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (3) LOHANOQ MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 738.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>
ENCLOSED AREA 4:	<p>585.55 (1150' x 396' X 14' SQ. IN. = 585.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (3) LOHANOQ MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 729.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>
ENCLOSED AREA 5:	<p>47.55 (1150' x 43' X 14' SQ. IN. = 47.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (1) OHAGINS MODEL 50046 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT 97.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>
ENCLOSED AREA 6:	<p>239.55 (1150' x 153' X 14' SQ. IN. = 239.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (3) OHAGINS MODEL 50046 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT 239.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>
ENCLOSED AREA 7:	<p>97.55 (1150' x 644' X 14' SQ. IN. = 97.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (1) OHAGINS MODEL 50046 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT 97.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>

ENCLOSED AREA	ROOF VENTILATION CALCULATIONS
ENCLOSED AREA 1:	<p>284.55 (1150' x 177' X 14' SQ. IN. = 284.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (1) OHAGINS MODEL 50046 G.S. ROOF VENTS WITH 91.5 SQ. IN. F.A.M. PER VENT 284.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>
ENCLOSED AREA 2:	<p>573.55 (1150' x 382' X 14' SQ. IN. = 573.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (4) LOHANOQ MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 573.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>
ENCLOSED AREA 3:	<p>415.55 (1150' x 41' X 14' SQ. IN. = 415.55 SQ. IN. REQUIRED)</p> <p>PROVIDE (3) LOHANOQ MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 738.55 SQ. IN. F.A.M. TOTAL PROVIDED</p>
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ROOF VENTILATION CALCULATIONS

ROOF KEYNOTES	
1	CONCRETE TILE ROOF CLASS A, CONCRETE LOW PROFILE 3" TILE OVER HFR APPROVED OVERLAYMENT. EAGLE ER 1900 OR EQUAL INSTALL PER MFR. TEST REPORT.
2	FLAT ROOF SLOPE 1/4" / 1' FT MIN. UNO ROOFING MATERIAL: TPO ROOFING CLASS B THERMOPLASTIC SINGLE PLY ROOFING SYSTEM. FRESTONE OR APPROXID EQUAL. INSTALL PER MANUF. RECOMMENDATIONS AND ICC ESR-381.
3	PARAPET WALL W/ METAL COPING. HEIGHT FROM TOP OF PLATE NOTED ON ELEVATION (AD-4) PLANS.
4	ROOF BASE FLASHING.
5	ROOF RIDGE OR HIP.
6	BLEED UP SHEET. SLOPE 1/4" / 1' FT MIN. (AD-3)
7	CONDENSER UNITS ON COMPRESSOR ISOLATION PLATFORM. VERIFY UNIT LOCATION AND CLEARANCES REFER TO MECHANICAL PLANS.
8	ROOF ACCESS LADDER.
9	2" DIA. ROOF DRAIN AND 1" DIA. OVERFLOW SLUDDER. REFER TO FLUDDING AND CIVIL PLANS FOR ADDITIONAL INFORMATION.

ROOF LEGEND	
4:12	SLOPE ROOF 4:12 UNO ROOFING MATERIAL CLASS A, CONCRETE LOW PROFILE 3" TILE OVER HFR APPROVED OVERLAYMENT. EAGLE ICC-ESR 1900 OR EQUAL INSTALL PER MFR. TEST REPORT.
4:12	FLAT ROOF SLOPE 1/4" / 1' FT MIN. UNO ROOFING MATERIAL: TPO ROOFING.
4:12	METAL ATTIC VENT: 144 SQ. IN. NET FREE AREA GALV. SHEET METAL LOWER VENT. PROVIDE ROOF VENT SUBBACK WEATHERBAND LAPPED W/ ROOF FELT. MODEL NO. 135 HANGERS. REFER TO LOHANOQ OR APPROXID EQUAL.
4:12	ATTIC ROOF VENT FOR CONCRETE TILE: 91.5 SQ. NET FREE VENTILATION AREA PER MFR BY OHAGINS INC. MODEL # 50046 ICC-ESR RECOMMEND ON APPROXID EQUAL.
4:12	PREFINISHED ALUMINUM DOWNPOUT TO MATCH EXTERIOR COLOR.
4:12	ATTIC AREA TO BE VENTILATED. SEE ATTIC VENTILATION CALC.
4:12	FREE PARTITION EXTENDS TO UNDERSIDE OF 1 HR RATED ROOF CEILING ASSEMBLY. PROVIDE BRACKETING PER CBC 718.4.2 IN ATTIC SPACE ABOVE EVERY TWO DWELLING UNITS AND NOT EXCEED 30". SEE DETAIL (19D-1)

VENTILATION REQMTS.	
CBC 1203.2 ATTIC SPACES. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRACING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH (25.4 MM) SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED.	
THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/200 PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING 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 VENTILATION PROVIDED BY GABLE OR CORNER VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICT WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 2 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. AND THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/100 WHERE A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM IN WINTER SIDE OF THE CEILING.	

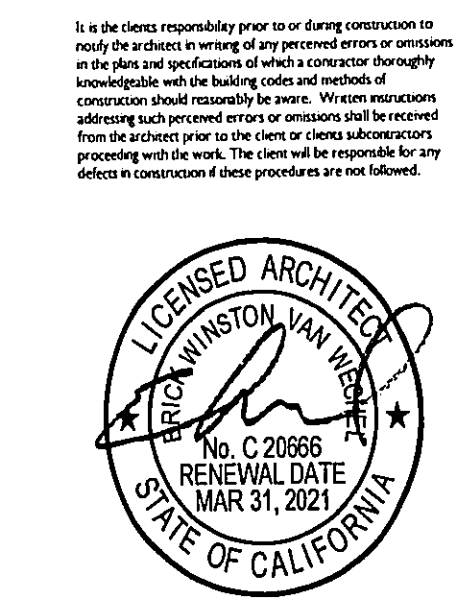
ROOF NOTES	
1. ALL ROOFING TO BE INSTALLED PER ROOFING MANUFACTURERS SPECIFICATIONS.	
2. ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WEATHER BOARD LAPPED.	
3. REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS (4) NO ROOF PENETRATIONS (IE ATTIC VENTS, FLUDDING OR DRAIN VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEYS, HIPS OR RIDGES.	
4. FLUDDING VENTS THROUGH ROOF INSTALLED PER FLASHING DETAILS AND FLUDDING PLANS. IN ADDITION REFER TO DETAIL (18A) 10A.	
5. PAINT ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.	
6. ROOF UNDESLAYMENT AND FASTENING SHALL BE IN CONFORMANCE WITH CBC CHAPTER 1609.5	
7. OPENINGS IN ATTIC VENTS SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH.	
8. SEE DETAIL (14A) FOR G.S. SADDLE FLASHING AT OFFSET PARAPET TO WALL.	
9. CCR 718.309.	
10. (1) ROOF TIE-BACKS (2) ROOF TIE-BACKS ARE NOT REQUIRED ON BUILDINGS EMPLOYING OTHER ACCEPTABLE MEANS OF PERMANENTLY INSTALLED ROOF TOP MAINTENANCE SYSTEMS AS SPECIFIED IN THE ARTICLES OR ARTICLE 6.	
11. ROOF TIE-BACKS ARE NOT REQUIRED ON BUILDINGS CONSTRUCTED UP TO 4 STORIES OR 48 FEET IN HEIGHT WHEN BUILDING MAINTENANCE CAN BE ACCOMPLISHED USING EXTENSION TOOLS, LADDERS, APPROVED GROUND EQUIPMENT SUCH AS SCAFFOLDS, OR AERIAL DEVICES DESIGNED AND USED FOR POSITIONING PERSONNEL.	

SOLAR READY REQMTS.	
PROVIDE 15% OF TOTAL ROOF AREA CLEAR OF PENETRATIONS FOR SOLAR READY ZONE.	
2225.5' X 105' = 334 SF. (80 SF. MIN. PER AREA, 5' MIN. DIMENSIONS). NO ROOF PENETRATIONS OR OBSTRUCTIONS ALLOWED WITHIN SOLAR READY AREA. AREA TO BE ORIENTED BETWEEN 10 DEGREES AND 70 DEGREES OF NORTH FOR SOLAR ACCESS OR FREE OBSTRUCTION REQUIREMENTS AS FOLLOWS:	
LOW-RISE MULTIFAMILY BUILDINGS THAT COMPLY WITH ITEMS (A) THROUGH (D) BELOW ARE EXEMPT FROM SOLAR ZONE, INTERCONNECTION PATHWAY AND OCCUPANCY REQUIREMENTS:	
A. ALL THERMOSTATS IN EACH DWELLING UNIT ARE OCCUPANT CONTROLLED. SMART THERMOSTATS WITH COMMUNICATION CAPABILITIES ENABLED TO RECEIVE AND RESPOND TO DEMAND RESPONSE SIGNALS. AN OCST IS A STRAIGHT THERMOSTAT WITH COMMUNICATION CAPABILITIES THAT ENABLE THE OCCUPANT TO RECEIVE DEMAND RESPONSE RELATED MESSAGES AND RESPOND TO THESE SIGNALS BY AUTOMATIC ADJUSTMENT OF THE THERMOSTAT SETPOINT AS DESCRIBED IN JOINT APPROVAL (AS SUBJECT TO OCCUPANT PARTICIPATION). ENABLE COMMUNICATION CAPABILITIES REQUIRES THAT THE OCST HAS ONE OF THE FOLLOWING ONBOARD COMMUNICATION CAPABILITIES: AN IN-BUILDING COMMUNICATIONS MODULE FOR OCST WITH REMOTE COMMUNICATIONS MODULES, OR AN INSTALLED COMMUNICATIONS GATEWAY FOR AN OCST WITH AN EXTERNAL GATEWAY IS REQUIRED FOR COMMUNICATION. OCST MUST BE CERTIFIED BY THE ENERGY COMMISSION TO MEET THE REQUIREMENTS DESCRIBED IN THE JOINT APPROVAL.	
B. ALL PERMANENTLY INSTALLED INDOOR LIGHTING IN EACH DWELLING UNIT IS HIGH EFFICACY AND IS INSTALLED IN KITCHENS, BATHROOMS, UTILITY ROOMS AND PRIVATE GARAGES AT A MINIMUM PERMANENTLY INSTALLED NIGHTLIGHTS COMPLIING WITH SECTION 1209.06 AND LIGHTING INTEGRAL TO REFRIG. FANS COMPLIING WITH SECTION 1209.11 IF ARE ALLOWED.	
C. ALL PERMANENTLY INSTALLED LIGHTING IN BATHROOMS IS CONTROLLED BY A VACANCY SENSOR, EXCEPT FOR ONE HIGH EFFICACY LUMINAIRE WITH TOTAL LAMP WATTAGE AND LIES NEAR WALLS.	
D. EVERY ROOM WHICH DOES NOT HAVE PERMANENTLY INSTALLED LIGHTING HAS AT LEAST ONE SWITCHED NIGHTLIGHT INSTALLED.	
E. ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES AND PORCHES IS HIGH EFFICACY AND CONTROLLED BY AN ON/OFF SWITCH AND EITHER A PHOTOCONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM.	

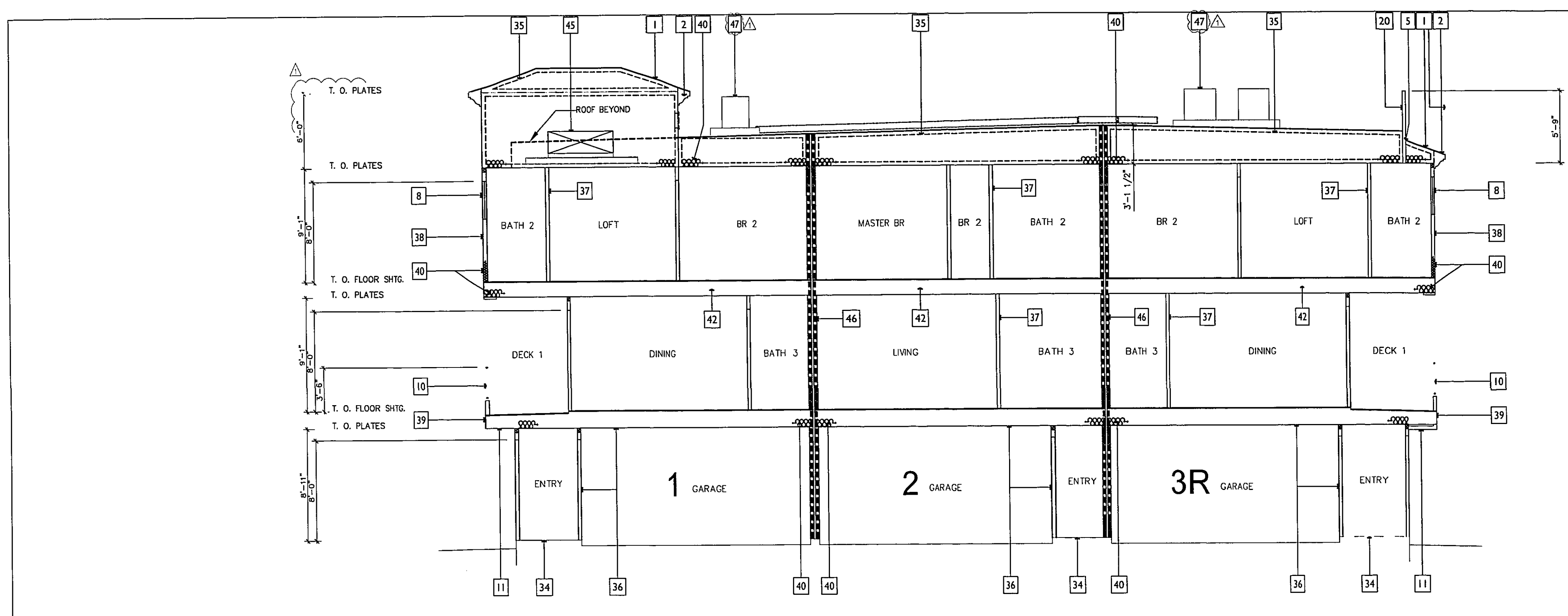
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DEC. 10, 2019
Revisions
PLNCK FEB. 12, 2020



3-PLEX - 'A'
ROOF PLAN
A3-3



BUILDING SECTION 1 SCALE: 3/16"=1'-0"

REFER TO 4- PLEX 'A'

BUILDING SECTION - PLAN 3 SCALE: 3/16"=1'-0"

4 NOT USED - NO PLAN 1 IN THIS BLDG.

NOT USED

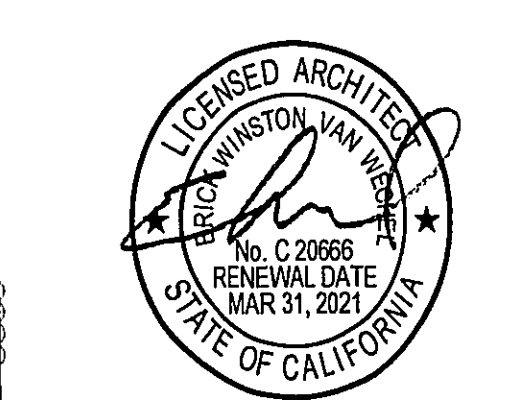
5 BUILDING SECTION - PLAN 2

PLAN KEYNOTES	
1	ROOF: THE 3" OF 4" LINO CLASS A ASPHALT METAL PER PER REPORT. PROVIDE SAMPLE FOR REVIEW & APPROVAL. REFER TO LEGEND BELOW FOR ADDITIONAL INFORMATION.
2	SAVE TRIM
3	3" X 6" EXPOSED BATTEN TALS W/ SEAMLESS ALUMINUM FINISHED QUATER
4	SAVE TRIM
5	3" X 6" EXPOSED BATTEN TALS W/ SEAMLESS ALUMINUM FINISHED QUATER
6	SAVE TRIM
7	SAVE TRIM
8	ROOF TO WALL FLASHING: GALVANIZED METAL ROOF FLASHING, PRIME AND PAINT TO MATCH ROOFING
9	ROOF TO WALL FLASHING: GALVANIZED METAL ROOF FLASHING, PRIME AND PAINT TO MATCH ROOFING
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ELEVATION NOTES	
1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS UNLESS SPECIFICALLY REFERENCED.	
2. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.	
3. ALL WINDOWS REQUIRED FOR EMERGENCY EXITING PER C.F.C. SHALL BE SERVED BY THE WINDOW SUBCONTRACTOR AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY DIMENSIONS TO WINDOW SIZES ARE REQUIRED PRIOR TO START OF CONSTRUCTION.	
4. PLASTER WINDOW TRIM SHALL BE FOUR OVER SCATCHER BROWN GROUT W/ FINISH LACER COAT PAINTED CONTRASTING COLOR UNLESS OTHERWISE NOTED OR DETAIL.	
5. RECESSED OPENING DOOR REVEALS TO BE 1/2" AT HEAD AND JAMB UNLESS WINDOW REVEALS TO BE 1/2" AT HEAD AND JAMB AND ALL UNLS. SLOPE SILL BRACING TO EXTERIOR OF BUILDING (1/2" FOOT FIN. GROUND).	
6. ALL EXPOSED BEAM ENDS SHALL BE CHAMFERED 3/4" CHAMFER.	
LEGEND	
CONCRETE TILE ROOFING: (CANTERACT) 1 1/2" APPLIED OVER ONE LAYER PER NO. 30 ROOFING FELT. TILE BY EAGLE OR APPROVED EQUAL. (SEE ARCH. REF. FOR INSTALL PER MANUFACTURER'S PUBLISHED RECOMMENDATIONS. SEE ROOF PLAN.)	
EXTERIOR CEMENT PLASTER FINISH: INTERNAL COLOR, FINISH TEXTURE, LIGHT SAND CORNER CONDITION, BULLNOSE CORNER BEAD	
EXTERIOR CEMENT PLASTER FINISH: INTERNAL COLOR, FINISH TEXTURE, LIGHT SAND CORNER CONDITION, BULLNOSE CORNER BEAD	

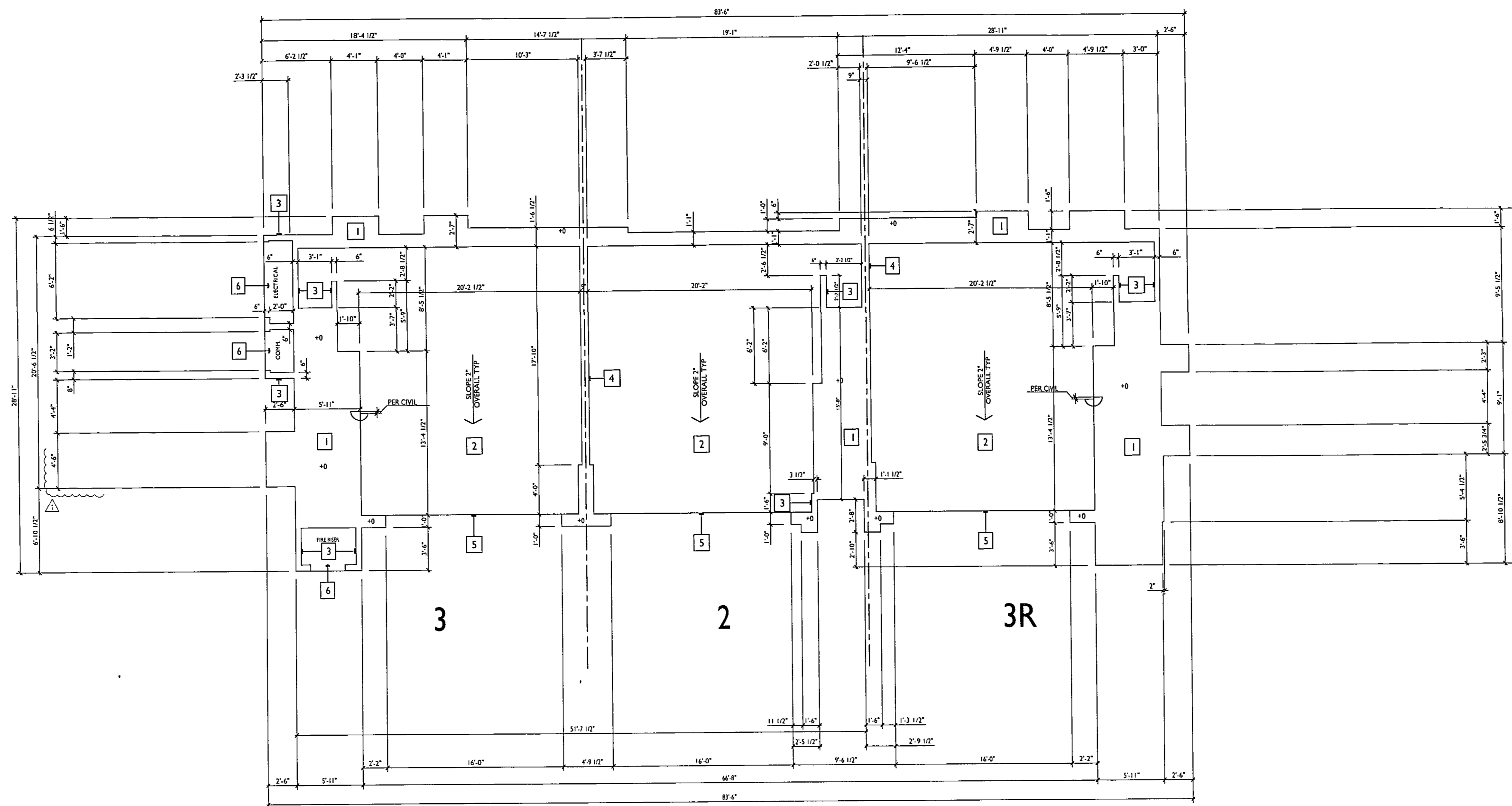
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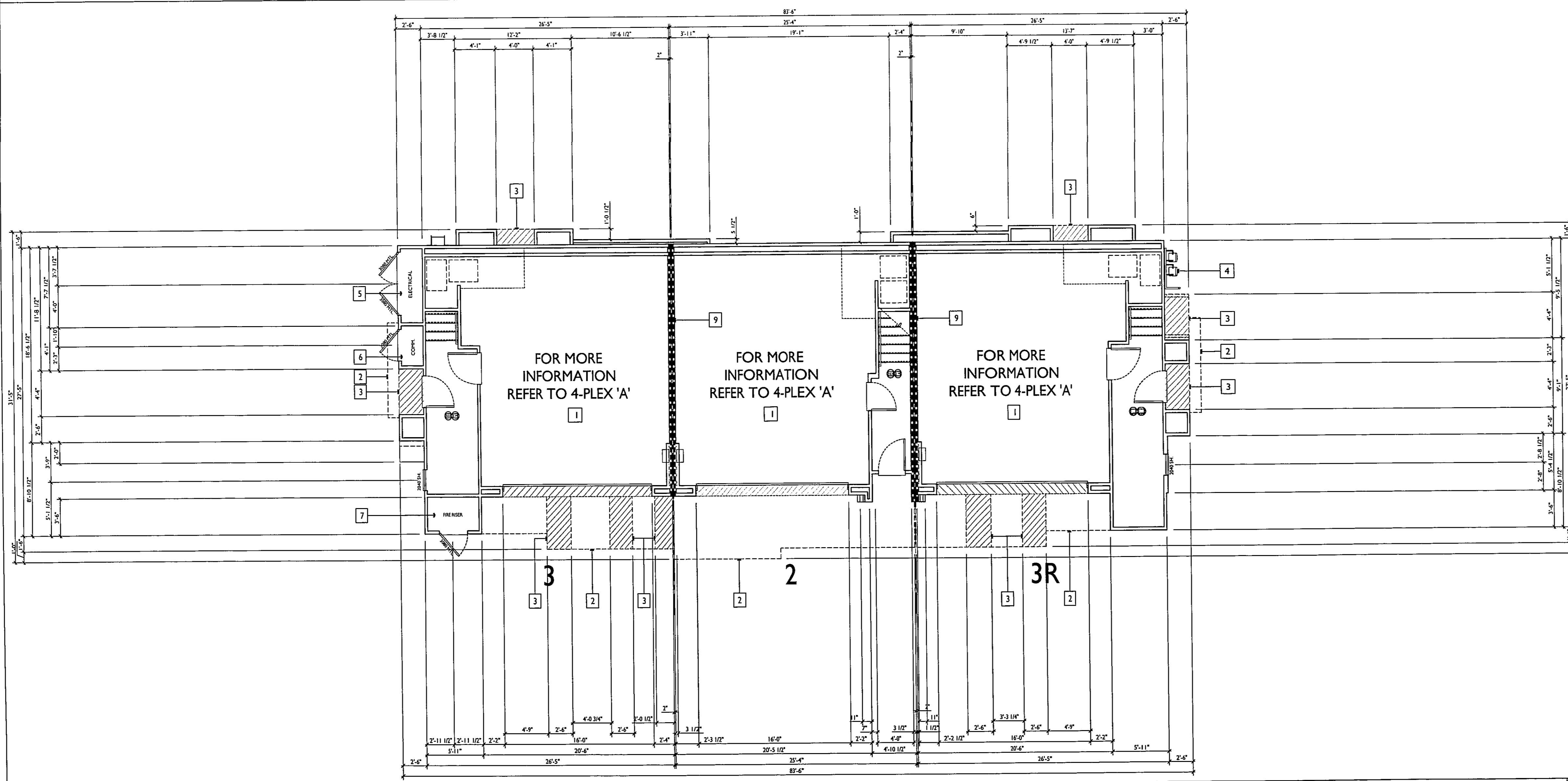


3-PLEX - 'A'
BUILDING SECTIONS
A3-4



FLAT WORK PLAN

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

FLATWORK PLAN KEYNOTES

- 1 FLAT STRUCTURAL CONCRETE SLAB. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- 2 LIFTING GARAGE CONCRETE SLAB. SCOPE 2" MIN. TYPICAL. REFER TO STRUCTURAL AND CIVIL PLANS.
- 3 CONCRETE CURB. 4" WIDE. VERIFY WITH STRUCTURAL PLANS.
- 4 CONCRETE CURB AT PARTY WALLS. 4" WIDE. VERIFY WITH STRUCTURAL PLANS.
- 5 GARAGE DOOR. VERIFY ELEVATIONS WITH CIVIL PLANS.
- 6 UTILITY ROOM. SCOPE ADJACENT FLATWORK (4" PER 1" MIN. AWAY FROM BUILDING). PROVIDE 3'-0" MIN. CLEAR WORKING SPACE @ OPENING. REFER TO LANDSCAPE AND CIVIL PLANS.

FLATWORK PLAN NOTES

- 1 OUTLINE OF UNIT # INDICATES FIRE SPECIFIC ACCESSIBLE UNIT. SEE CIVIL DWGS FOR LOCATION. NOTE VARIATION FOR ACCESSIBLE UNIT EFFICIENCY FIRST FLOOR ONLY.
- 2 INDICATES STRUCTURAL CONCRETE SLAB AT FIRST FLOOR UNIT AND CURB. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- 1 PARTIAL HEIGHT 2x4 STUD WALL - HEIGHT AND TYPE AS NOTED.
- 2 3x4 STUD WALL
- 3 2x4 STUD WALL
- 4 SOFFIT OR CORBEL ABOVE - SEE SECTIONS, INTERIOR OR EXTERIOR ELEVATIONS FOR HEIGHTS.
- 5 ADA CLEARANCE - DIMENSION AS NOTED ON PLAN.
- 6 FLOOR MATERIAL THRESHOLD
- 7 SMOKE DETECTOR PER CBC 903.2.1.2 (HARD WIRE) W/ BATTERY BACK-UP, LOW BATTERY SIGNAL & INTERCONNECTED PER CBC 902.2.1.1.3
- 8 CARBON MONOXIDE ALARM PER CBC 426 (HARD WIRE) W/ BATTERY BACK-UP, LOW BATTERY SIGNAL & INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS

BUILDING KEYNOTES

- 1 UNIT PLANS REFER TO SHEET A3-2, A3-3 AND A3-4. EXCEPT 'X' FOR ALL INTERIOR UNIT NOTES AND INFORMATION.
- 2 LINE OF EXTERIOR SOFFIT OR CORBEL. REFER TO EXTERIOR ELEVATIONS.
- 3 GAS PETER LOCATIONS. REFER TO PLUMBING PLANS. VERIFY PETER LOCATION WITH SITE AND UTILITY PLANS.
- 4 ELECTRICAL CABINETS. REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE DOOR SIGN.
- 5 HIDE ROOM. REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH CABLE COMMUNICATION PROVIDERS. PROVIDE DOOR SIGN.
- 6 FIRE SPRINKLER RISER & FIRE ALARM PANEL. LOCATION. REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS WITH PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES.
- 7 LOW ROOF. REFER TO ROOF PLANS FOR NOTES AND ADDITIONAL INFORMATION.
- 8 1-HR RATED FIRE PARTITION: LOCKER'S 1/2" WALL W/ 1" AIRSPACE, 1 LAYER 5/8" TYPE X GYP BD GA SIDE FROM FOUNDATION TO ROOF SHEATHING.
- 9 ROOF ACCESS LADDER. REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.
- 10 ATTIC OR VERTICAL FAULT. LOCATE WITHIN 30' OF ATTIC ACCESS OPENING. PROVIDE 3/4" WIRE MESH UNOBSTRUCTED PASSAGEWAY WITH SLOPED FLOOR TO FALL AND 30" MIN WORKING SPACE PER CBC. REFER TO MECHANICAL PLANS.

WALL LEGEND

- 1 1-HR RATED FIRE PARTITION @ PARTY WALL REFER TO DETAIL A3-1 (SEE WALL TYPE 'X' AND 'Y'). EXTEND FROM FOUNDATION TO ROOF SHEATHING.

LEGEND

- UNIT X# - UNIT TYPE (R = REVERSE)
- DETAIL # - DETAIL NUMBER
- SHEET # - SHEET NUMBER
- 1 PROVIDE FIRE EXTINGUISHER (MINIMUM RATING OF 2A:10BC) CABINETS INSTALLED IN COMMON AREAS, AND CITY OF SANTEE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE SYSTEM AND NOTES PER CITY STANDARDS. SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-07.
- 2 PRE-FINISHED ALUMINUM DOWNPOUT. SEE AS INDICATED ON PLUMBING PLANS. WHERE DOWNPOUT MEETS TRIM ROUTE OVER TRIM, DISCHARGE PER CIVIL PLANS.

BUILDING NOTES

- 1 THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS. OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GENERAL BUILDING DETAILS, BUILDING ELEVATIONS, DOOR SIZES, AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS, REFER TO 1/4"=1'-0" SCALE PLAN INFORMATION. IN SCALE PLANS, REFER TO CASE PRECEDENT OVER UNIT PLAN IMAGE SHOWN HEREWITH.
- 2 DRAFT STOPS WILL BE METALLED PER CBC SECTION 718.
- 3 DUCT TERMINATIONS WHETHER THROUGH WALL OR CEILING TO OCCUR THROUGH 2" MIN. THICKNESS PER CBC SECTION 718.
- 4 FIREWORKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLEX PENETRATIONS THROUGH FLOOR, CEILING ASSEMBLIES PER CBC SECTION 718.2.
- 5 ALL VERTICAL DIMENSIONS NOTED (E. E. SOFFITS, CEILING HEIGHTS, ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- 6 WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- 7 DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR WATERPROOF WALKING DECK TOPPING AT EXTERIOR SURFACES (UOI).
- 8 ALL GUTTERS AND DOWNPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- 9 WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION.
- 10 AT FIRE PARTITIONS PLUMBING, ELECTRICAL AND RELATED SERVICES ARE TO BE CLEARLY IDENTIFIED AS PROVIDED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED 18" IN HEIGHT. RINGS SHALL NOT EXCEED 10" IN HEIGHT. RINGS PER ONE HUNDRED SQUARE FEET OF WALL. AND SHALL BE SPACED BY 18" MINIMUM. THE DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDE OF A WALL. SEE SHEET A3-9 FOR HOI, NOTES AND DETAILS. 903-4.
- 11 AT FIRE PARTITIONS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
- 12 WALL, FLOOR, AND CEILING MATERIALS SHALL MEET THE FLOOR SPREAD CLASSIFICATION IN CBC TABLE 803.1.1.
- 13 BUILDINGS SHALL HAVE APPROVED NUMBERED BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY VISIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/4" INCH. REFER TO SITE PLAN FOR LOCATIONS. CBC SECTION 804.1.
- 14 MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10 FEET ABOVE FINISH FLOOR AND HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING RISERS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS. THE EXHAUST FROM DWELLING UNIT, TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS. EXCEPTIONS:
 1. THE 18 FOOT (5496) SEPARATION IS NOT REQUIRED WHERE THE INTAKE OPENING IS LOCATED 3 FEET (914) OR GREATER BELOW THE CONTAMINANT SOURCE.
 2. VENTS AND CHIMNEYS SERVING FUEL-BURNING APPLIANCES SHALL BE TERMINATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CBC.
 3. CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED IN ACCORDANCE WITH SECTION 903.3.3.
 4. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
- 15 DRAIN SURFACE WATER AWAY FROM BUILDINGS. GRADE SHALL FALL A MINIMUM OF 2" WITHIN THE FIRST 10 FEET. SEE PRELIMINARY GRADING PLANS FOR ELEVATIONS.
- 16 VERIFY AC CONDENSER LOCATION WITH SITE IMPROVEMENTS PRIOR TO INSTALLATION OF UNIT.



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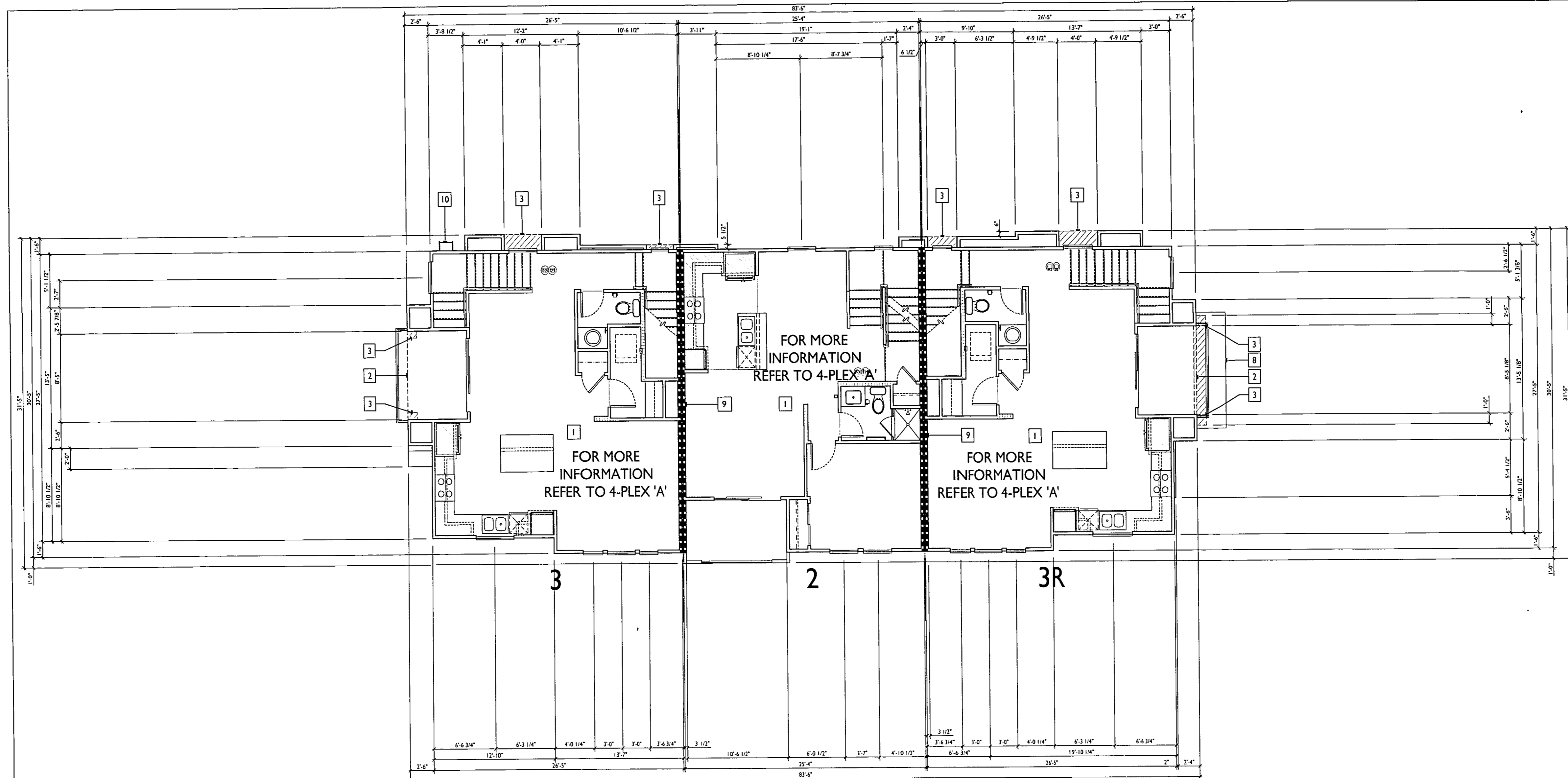
DEC. 10, 2019
Revisions

NO.	REVISION
1	PLN/CB FEB. 12, 2020

3-PLEX - 'B'
FLAT WORK PLAN / FIRST FLOOR PLAN

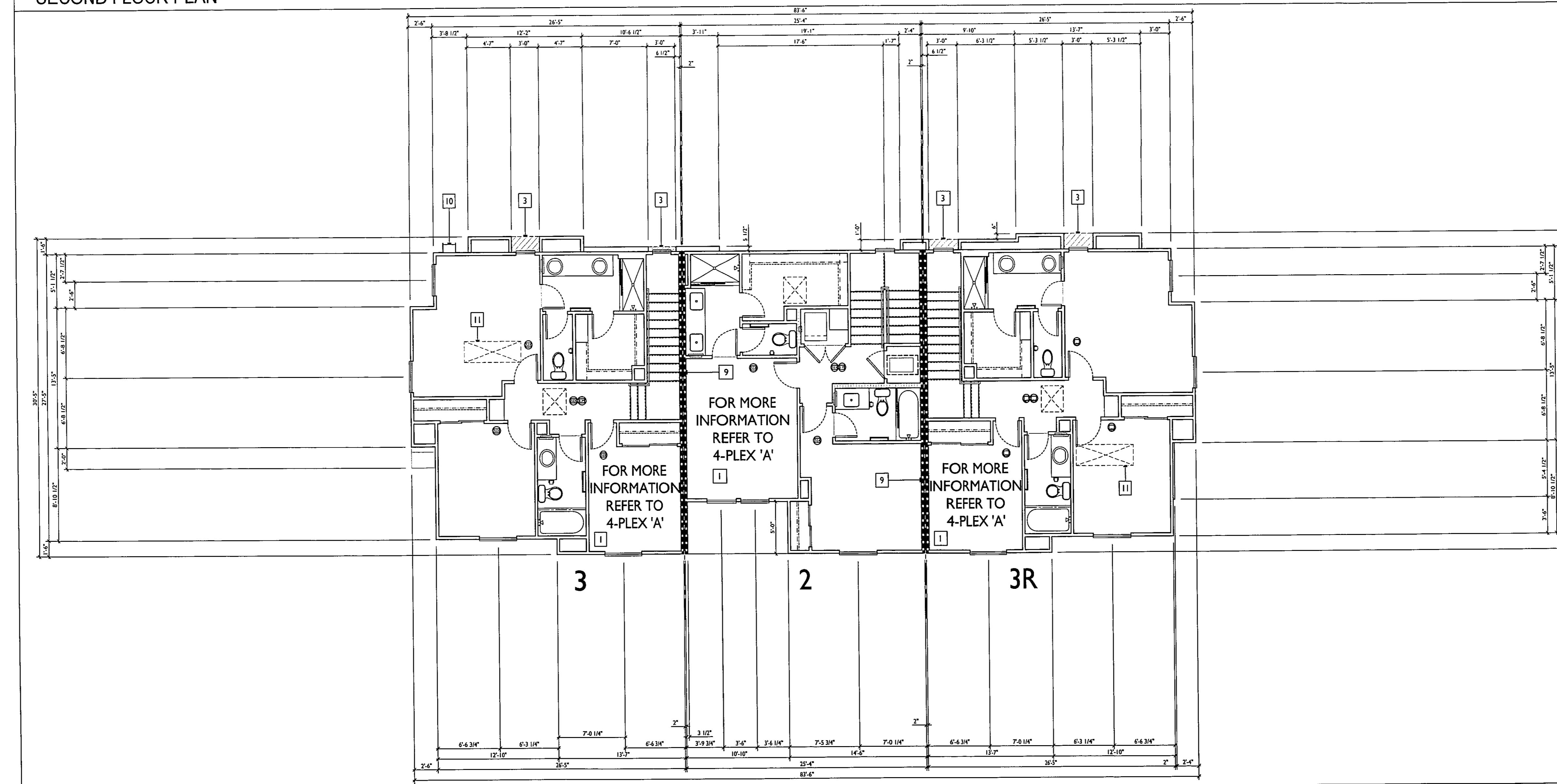


A3-6



SECOND FLOOR PLAN

SCALE: 1/16"=1'-0" 1



THIRD FLOOR

SCALE: 1/16"=1'-0" 2

BUILDING KEYNOTES

- 1. FLOOR PLANS REFER TO SHEET A3-1 AND A3-4. PLEX 'X' FOR ALL EXTERIOR UNIT NOTES AND INFORMATION.
- 2. LINE OF FLOOR ABOVE.
- 3. SEE FLOOR LOCATIONS REFER TO PLUMBING PLANS. VERIFY METER LOCATION WITH SITE AND DRY UTILITY PLANS.
- 4. ELECTRICAL CABINETS REFER TO ELECTRICAL PLANS. VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE DOOR SIGN.
- 5. HIDE ROOMS REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE DOOR SIGN.
- 6. FIRE SPRINKLER SIZE & FREE RISE PANEL LOCATION REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS WITH PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINE.
- 7. REFER TO ROOF PLANS FOR NOTES AND ADDITIONAL INFORMATION.
- 8. LOW VOLTAGE REFER TO ELECTRICAL PLANS FOR NOTES AND ADDITIONAL INFORMATION.
- 9. 1 HOUR RATED FIRE PARTITION: DOUBLE 2 X 4 WALLS WITH AIRSPACE, 1 LAYER 5/8" TYPE X GYPSUM BOARD INSIDE FROM FOUNDATION TO ROOF SHEATHING.
- 10. REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.
- 11. ATTIC OR VERTICAL FALL LOCATE WITHIN 20' OF ATTIC ACCESS OPENING. PROVIDE 4" WIDE MINIMUM UNOBSTRUCTED PASSAGEWAY WITH SOLID FLOOR TO FALL AND 30x30" WORKSPACE PER CMC. REFER TO MECHANICAL PLANS.

WALL LEGEND

(1 HOUR RATED PARTITION @ PARTY WALL REFER TO DETAIL 10A.3, 10A.2, 30A.2 & 40A.2. EXTEND FROM FOUNDATION TO ROOF SHEATHING.)

LEGEND

- UNIT 3R - UNIT TYPE (R = REVERSE)
- SHEET NUMBER
- DETAIL NUMBER
- PROVIDE FIRE EXTINGUISHER (MINIMUM RATING OF 3A:10BC) CABINETS INSTALLED IN COMPLIANCE WITH CBC AND CITY OF SANTEE FIRE DEPARTMENT GUIDELINES. PROVIDE USAGE SYMBOL AND NOTES PER CITY STANDARDS. SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER IBC-A STANDARD 705.7.
- PRE-FINISHED ALUMINUM DOWNPOUT. SEE AS INDICATED ON PLUMBING PLANS. WHERE DOWNPOUT MEETS TRIPS ROUTE OVER TRIM. DISCHARGE PER CIVIL PLANS.

BUILDING NOTES

- 1. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN REVISIONS. OVERALL BUILDING DIMENSIONS, PARTITIONS AND GENERAL BUILDING DETAILING, BUILDING EXTERIOR, DECK SLOPE, AND GUIDANCE INFORMATION NOT SPECIFIC TO THE UNIT PLANS, REFER TO UNIT PLANS FOR UNIT PLAN INFORMATION. UNIT SCALE PLANS TAKE PRECEDENT OVER UNIT PLAN DIMENSIONS HEREIN.
- 2. DRAFT STOPS SHALL BE INSTALLED PER CBC SECTION 718.
- 3. DUCT TERMINATION CAPS SHALL BE THROUGH WALL OR CEILING TO OCCUPY UNIT TO FLOOR WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT. C.F.C. SECTION 718.1.
- 4. FIRESTOPPING SHALL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND PILE PENETRATIONS THROUGH FLOOR/CEILING AS REQUIRED PER CBC SECTION 718.1.
- 5. ALL VERTICAL DIMENSIONS NOTED AS SOFFIT/CEILING HEIGHTS SHALL BE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
- 6. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- 7. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECK. THE SHEATHING HEIGHTS ARE DESIGNED FOR FLOOR WATERPROOF WALKING DECK TOPPING AT EXTERIOR SURFACES. U.S.A.
- 8. ALL GUTTERS AND DOWNPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- 9. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION.
- 10. AT FIRE PARTITIONS PLASTIC ELECTRICAL AND RELATED BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SPOTTER PLANS IN CHANGES. SHALL NOT EXCEED 160 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY INCHES FROM THE OPPOSITE SIDE OF A WALL. SEE SHEET A3-1 FOR ADD'L NOTES AND DETAIL VIEWS.
- 11. AT FIRE PARTITIONS, CONTINUOUS NON-PAPER BACKED BOARD BEHIND ALL TUBES IS REQUIRED.
- 12. WALL, FLOOR, AND CEILING PATTERNS SHALL NOT EXCEED THE FLOOR SPREAD CLASSIFICATIONS IN CBC TABLE 803.1.1.
- 13. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS MAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/8" INCH. REFER TO SITE PLAN FOR LOCATIONS. CBC SECTION 505.1.
- 14. MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, FURNISHING VENTS, STREET ALLEYS, PARKING LOTS AND LOADING DOCKS. THE DRAINAGE FROM MECHANICAL UNIT LABEL ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS. EXCEPTIONS: 1. THE 10' FOOT (3048 MM) SEPARATION IS NOT REQUIRED WHERE THE INTAKE OPENING IS LOCATED 3 FEET (914 OR GREATER) BELOW THE CONTAMINANT SOURCE. 2. VENTS AND CHIMNEYS SERVING FUEL-BURNING APPLIANCES SHALL BE TERMINATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CBC. 3. CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED IN ACCORDANCE WITH SECTION M102.2.
- 15. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
- 16. DRAIN SURFACE WATER AWAY FROM BUILDING. GRADE SHALL FALL A MINIMUM OF 2" WITHIN THE FIRST 10 FEET. SEE PRECISE GRADING PLANS FOR ELEVATIONS.
- 17. VERIFY A/C CONDENSER LOCATION WITH SITE IMPROVEMENTS PRIOR TO INSTALLATION OF LINERS.
- 18. PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 718.



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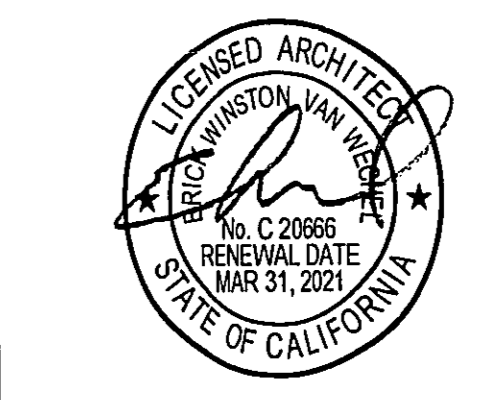
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DEC. 10, 2019
Revisions

- 1. PLANCK FEB. 12, 2020

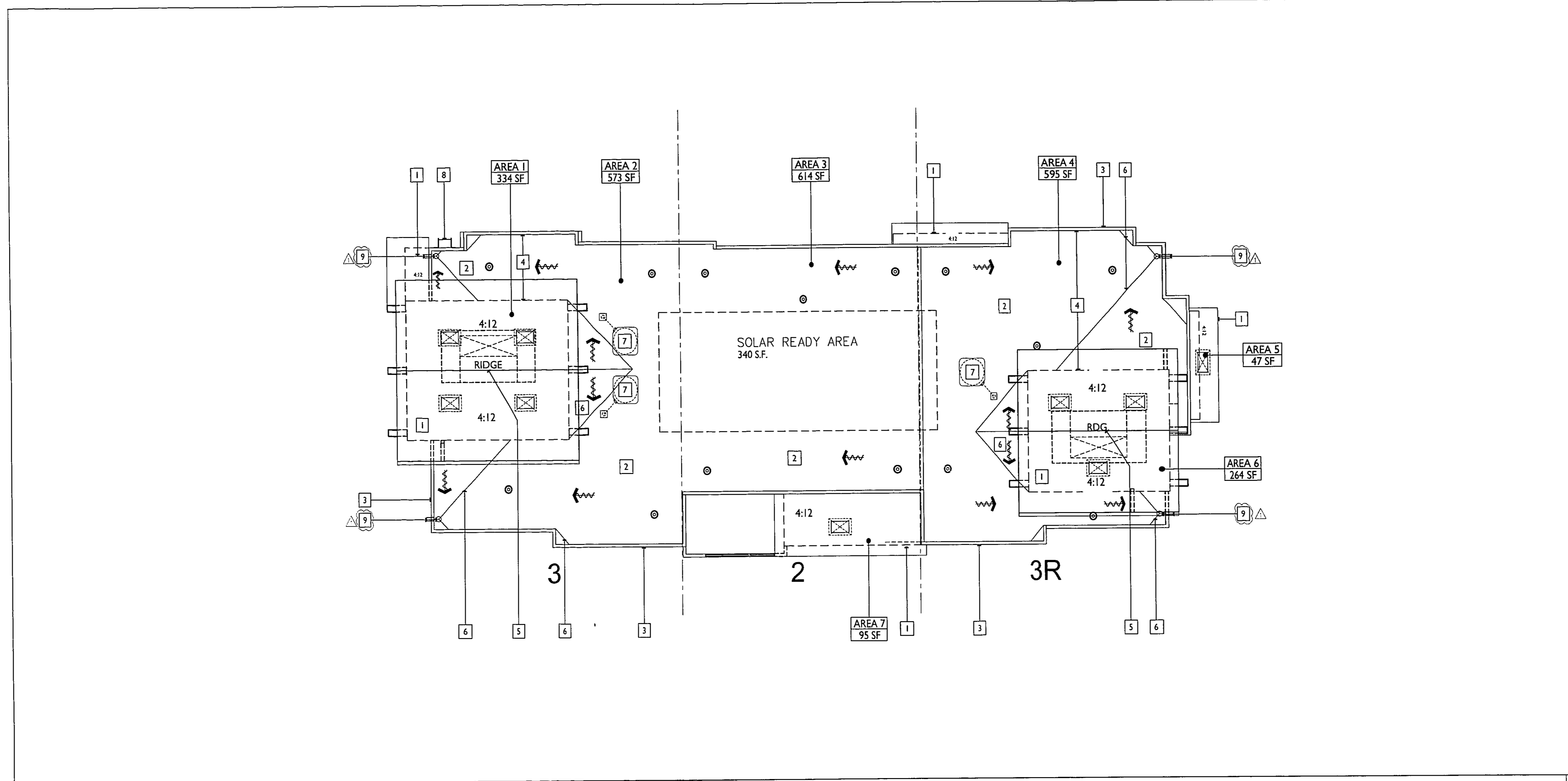
3-PLEX - 'B'



3-PLEX - 'B'

SECOND FLOOR PLAN /
THIRD FLOOR PLAN

A3-7



ROOF PLAN SCALE: 3/16" = 1'-0" 1

ENCLOSED AREA	DESCRIPTION	REQUIREMENTS
ENCLOSED AREA 1	324 SF, 1/50 = 1.22 X 144 SQ. IN. = 211 SQ. IN. REQUIRED	PROVIDE (H) O'HAGINS MODEL 500465 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 390 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 2	573 SF, 1/50 = 3.82 X 144 SQ. IN. = 551 SQ. IN. REQUIRED	PROVIDE (H) O'HAGINS MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 576 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 3	614 SF, 1/50 = 4.1 X 144 SQ. IN. = 591 SQ. IN. REQUIRED	PROVIDE (H) O'HAGINS MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 4	595 SF, 1/50 = 3.96 X 144 SQ. IN. = 572 SQ. IN. REQUIRED	PROVIDE (H) O'HAGINS MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 5	47 SF, 1/50 = 0.31 X 144 SQ. IN. = 45.12 SQ. IN. REQUIRED	PROVIDE (I) O'HAGINS MODEL 500465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 97.5 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 6	264 SF, 1/50 = 1.76 X 144 SQ. IN. = 254 SQ. IN. REQUIRED	PROVIDE (I) O'HAGINS MODEL 500465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 297.5 SQ. IN. F.A.M. TOTAL PROVIDED
ENCLOSED AREA 7	95 SF, 1/50 = 0.63 X 144 SQ. IN. = 91 SQ. IN. REQUIRED	PROVIDE (I) O'HAGINS MODEL 500465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 97.5 SQ. IN. F.A.M. TOTAL PROVIDED

ROOF VENTILATION CALCULATIONS 2

- ### ROOF KEYNOTES
- CONCRETE TILE ROOF: CLASS A CONCRETE LOW PROFILE 5 TLE OVER 1/2" APPROVED OVERLAYMENT. EAGLE ER 1900 OR EQUAL. INSTALL PER MFR. TEST REPORT
 - FLAT ROOF: SLOPE 1/4" FT MIN. LINO ROOFING MATERIAL. TWO ROOFING CLASS 9 THERMOPLASTIC SINGLE PLY ROOFING SYSTEM. FIBERGLASS OR APPROVED EQUAL. INSTALL PER MANUF. RECOMMENDATIONS AND ICC ESR-3811.
 - PARAPET WALL: W/ METAL COPING. FINISH TO TOP OF PLATE NOTED ON ELEVATION AD-3 PLANS.
 - ROOF BASE FLASHING: (AD-4) (AD-4) (AD-4)
 - ROOF RIDGE OR HIP: (AD-3)
 - BUILT UP CRACKS: (AD-3) SLOPE 1/4" FT MIN.
 - CONDENSER UNIT: ON COMPRESSOR ISOLATION PLATFORM. VERIFY UNIT LOCATION AND CLEARANCES. REFER TO MECHANICAL PLANS.
 - REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.
 - 4" DIA. ROOF DRAIN AND 2" DIA. OVERFLOW SCUPERS. REFER TO PLUMBING AND CIVIL PLANS FOR ADDITIONAL INFORMATION.
- ### ROOF LEGEND
- 4:12 SLOPE ROOF: CLASS A CONCRETE LOW PROFILE 5 TLE OVER 1/2" APPROVED OVERLAYMENT. EAGLE ER 1900 OR EQUAL. INSTALL PER MFR. TEST REPORT
 - FLAT ROOF: SLOPE 1/4" FT MIN. LINO ROOFING MATERIAL. TWO ROOFING CLASS 9 THERMOPLASTIC SINGLE PLY ROOFING SYSTEM.
 - METAL ATTIC VENT: 144 SQ. IN. NET FREE AREA GALV. SHEET METAL (LOWE VENT). MONIE ROOF VENT. SUBURCA. W/ 1/2" INSULATION. LAYERED W/ ROOF FLEET. MODEL NO. 155 HANNA. BY LOHNGO OR APPROVED EQUAL.
 - ATTIC ROOF: FINISH FOR CONCRETE TILE 9/16" NET FREE VENTILATION AREA MINIMUM BY O'HAGINS INC. MODEL # 500465 (ICC ESR 3808) OR APPROVED EQUAL.
 - PRE-FINISHED ALUMINUM DOWNSPOUT TO MATCH EXTERIOR COLOR.
 - ATTIC AREA TO BE VENTILATED. SEE ATTIC VENTILATION CRACKS.
 - FIRE PARTITION EXTENDS TO UNDERSIDE OF 1 HR RATED ROOF CEILING ASSEMBLY. PROVIDE DIMENSIONS PER CBC 718.4.2 IN ATTIC SPACE ABOVE EVERY TWO DWELLING UNITS AND NOT EXCEED 900 SF. SEE DETAIL 190A(1).
- ### VENTILATION REQMTS.
- ICC 1203.1 ATTIC SPACES. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH (25 MM) SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150TH OF THE AREA OF THE SPACE VENTILATED.
- THE NET FREE CROSS VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/200 PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 80 PERCENT 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 VENTILATION PROVIDED BY GABLE OR CORNER VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICT WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION SHALL BE PERMITTED TO BE REDUCED TO 1/200. WHERE A CLASS OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

- ### ROOF NOTES
- ALL ROOFING TO BE INSTALLED PER ROOFING MANUFACTURERS SPECIFICATIONS.
 - ALL ROOFING TO BE INSTALLED OVER MINIMUM (2) LAYERS 30 LB ROOF FELT WITHES BOARD LAPPED.
 - REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS.
 - NO ROOF PENETRATIONS (E.G. ATTIC VENTS, PLUMBING OR DRAIN VENTS, ETC.) TO OCCUR WITHIN 1' OF WALLS, HIPS OR RIDGES.
 - PLUMBING VENTS THROUGH ROOF INSTALLED PER FLASHING DETAILS AND PLUMBING PLANS. IN ADDITION REFER TO DETAIL 190A(1).
 - PAIN ALL EXPOSED ITEMS AND SURFACES NOT PROVIDED W/ A FACTORY FINISH TO PROTECT AGAINST THE ELEMENTS.
 - ROOF UNDERLAYMENT AND FASTENING SHALL BE IN CONFORMANCE WITH CBC CHAPTER 1603.
 - OPENINGS IN ATTIC VENTS SHALL BE A MINIMUM OF 1/16 INCH AND SHALL NOT EXCEED 1/8 INCH.
 - SEE DETAIL 190A(4) FOR G.S. SADDLE FLASHING AT OFFSET PARAPET TO WALL.
 - CCR 18.3291.
 - ROOF TIE-BACKS: (1) ROOF TIE-BACKS CONSTRUCTED 1 STORES OR 34 FEET OR MORE IN HEIGHT, SHALL HAVE ROOF TIE-BACKS OR OTHER PERMANENT DEVICES INSTALLED AT THE ROOF LEVEL FOR THE PURPOSE OF SECURING OR TYING BACK SUFFICIENT SCAFFOLD HOOKS OR CLAMPS AND SAFETY LINES.
- EXCEPTIONS: EXCEPTION 1 UTILIZED
- ROOF TIE-BACKS ARE NOT REQUIRED ON BUILDINGS EMPLOYING OTHER ACCEPTABLE MEANS OF PERMANENTLY INSTALLED ROOF TOP MAINTENANCE SYSTEMS SPECIFIED IN THIS ARTICLE OR ARTICLE 6.
 - ROOF TIE-BACKS ARE NOT REQUIRED ON BUILDINGS CONSTRUCTED UP TO 4 STORES OR 40 FEET IN HEIGHT WHEN BUILDING MAINTENANCE CAN BE ACCOMPLISHED USING EXTENSION TOOLS, LADDERS, APPROVED GROUND EQUIPMENT SUCH AS SCAFFOLDS OR Aerial Devices DESIGNED AND USED FOR POSITIONING PERSONNEL.

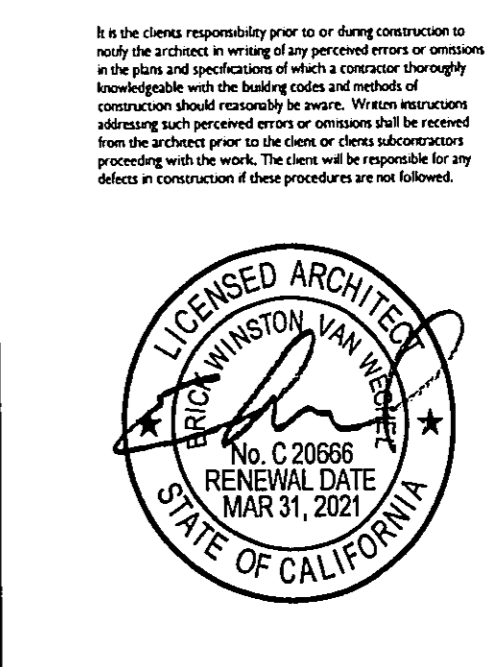
- ### SOLAR READY REQMTS.
- PROVIDE 1% OF TOTAL ROOF AREA CLEAR OF PENETRATIONS FOR SOLAR READY ZONE.
- 1209.1.2.1 (B) 5.5 MIN. PER AREA, 5 MIN. DIMENSION. NO ROOF PENETRATIONS OR OBSTRUCTIONS ALLOWED WITHIN SOLAR READY AREA TO BE ORIENTED BETWEEN 10 DEGREES AND 20 DEGREES OF NORTH FOR SOLAR ACCESS.
- OR MEET EXCEPTION REQUIREMENTS AS FOLLOWS:
- LOW-RISE MULTIFAMILY BUILDINGS THAT COMPLY WITH ITEMS (A) THROUGH (E) BELOW ARE EXEMPT FROM SOLAR ZONE, INTERCONNECTION PATHWAY AND OCCUPATION REQUIREMENTS:
- ALL THERMOSTATS IN EACH DWELLING UNIT ARE OCCUPANT CONTROLLED SMART THERMOSTATS (CST) WITH COMMUNICATIONS CAPABILITIES PERMITTED TO RECEIVE AND RESPOND TO DEMAND RESPONSE SIGNALS. AN OCT 3.0 SETBACK THERMOSTAT WITH COMMUNICATIONS CAPABILITIES THAT ENABLES THE OCCUPANT TO RECEIVE DEMAND RESPONSE RELATED MESSAGES AND RESPOND TO THOSE SIGNALS BY AUTOMATICALLY ADJUSTING THE THERMOSTAT SETPOINT AS DESCRIBED IN JOINT APPENDIX JA (SUBJECT TO OCCUPANT PARTICIPATION), SHARED COMMUNICATIONS CAPABILITIES REQUIRE THAT THE CST HAS ONE OF THE FOLLOWING: OVERBOARD COMMUNICATIONS CAPABILITIES, AN INSTALLED COMMUNICATIONS MODULE FOR OCTS WITH REMOVABLE COMMUNICATIONS MODULES, OR AN INSTALLED COMMUNICATIONS GATEWAY FOR AN OCT3 WHERE AN EXTERNAL GATEWAY IS REQUIRED FOR COMMUNICATIONS. OCT3 MUST BE CERTIFIED BY THE ENERGY COMMISSION TO MEET THE REQUIREMENTS DESCRIBED IN THE JOINT APPENDIX JA.
 - ALL PERMANENTLY INSTALLED INDOOR LIGHTING IN EACH DWELLING UNIT IS HIGH EFFICACY AND IS INSTALLED IN BEDROOMS, BATHROOMS, UTILITY ROOMS, AND PRIVATE GARAGES AT A MINIMUM PERMANENTLY INSTALLED NIGHTLIGHTS CORRESPONDING WITH SECTION 1309.1.2.1 (B) (5) IF ALLOWED.
 - ALL PERMANENTLY INSTALLED LIGHTING IN BEDROOMS IS CONTROLLED BY A VACANCY SENSOR, EXCEPT FOR ONE HIGH EFFICACY LED LIGHTING WITH TOTAL LAMP WATTAGE NO LESS THAN 30 WATTS.
 - EVERY ROOM WHICH DOES NOT HAVE PERMANENTLY INSTALLED LIGHTING HAS AT LEAST ONE SWITCHED RECEPTACLE INSTALLED.
 - ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING FOR PRIVATE PATIO, ENTRANCES, BALCONIES, AND PORCHES IS HIGH EFFICACY AND CONTROLLED BY AN ON/OFF SWITCH AND EITHER A PHOTOCONTROL OR ASTRONOMICAL CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM.

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DEC. 10, 2019
Revisions
PLNCK FEB. 12, 2020



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ROOF PLAN
A3-8

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
10 to less than 15	Unprotected, Non sprinklered (UP, NS)	15%
	Unprotected, Sprinklered (UP, S)	45%
	Protected (P)	45%

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1.
P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

PROPOSED BUILDINGS ARE EQUIPPED WITH NFPA 13 SPRINKLER SYSTEM WHICH IS DEFINED AS AN UNPROTECTED SPRINKLER (UP, S) DEGREE OF OPENING PROTECTION PER CBC TABLE 705.8.

CBC 705.8.1 EXCEPTION 1: IN OTHER THAN GROUP H OCCUPANCIES, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY ABOVE GRADE PLANE (1) WHERE THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15 FEET.

LEVEL 1: 75.5' F.
UP, S: 384.5' F. = UNLIMITED PER CBC 705.8.1 EXCEPTION 1 = OK
LEVEL 2: 80.5' F.
UP, S: 792.5' F. = 23.7% < 45% = OK
LEVEL 3: 85.5' F.
UP, S: 736.5' F. = 16.1% < 45% = OK

FRONT ELEVATION

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
10 to less than 15	Unprotected, Non sprinklered (UP, NS)	15%
	Unprotected, Sprinklered (UP, S)	45%
	Protected (P)	45%

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1.
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CBC 705.8.1 EXCEPTION 1: IN OTHER THAN GROUP H OCCUPANCIES, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY ABOVE GRADE PLANE (1) WHERE THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15 FEET.

LEVEL 1: 267.5' F.
UP, S: 325.5' F. = 12.0% < 45% = OK
LEVEL 2: 281.5' F.
UP, S: 715.5' F. = 25.1% < 45% = OK
LEVEL 3: 285.5' F.
UP, S: 285.5' F. = 10.0% < 45% = OK

LEFT SIDE ELEVATION

TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
3 to less than 5	Unprotected, Non sprinklered (UP, NS)	NOT PERMITTED
	Unprotected, Sprinklered (UP, S)	15%
	Protected (P)	15%

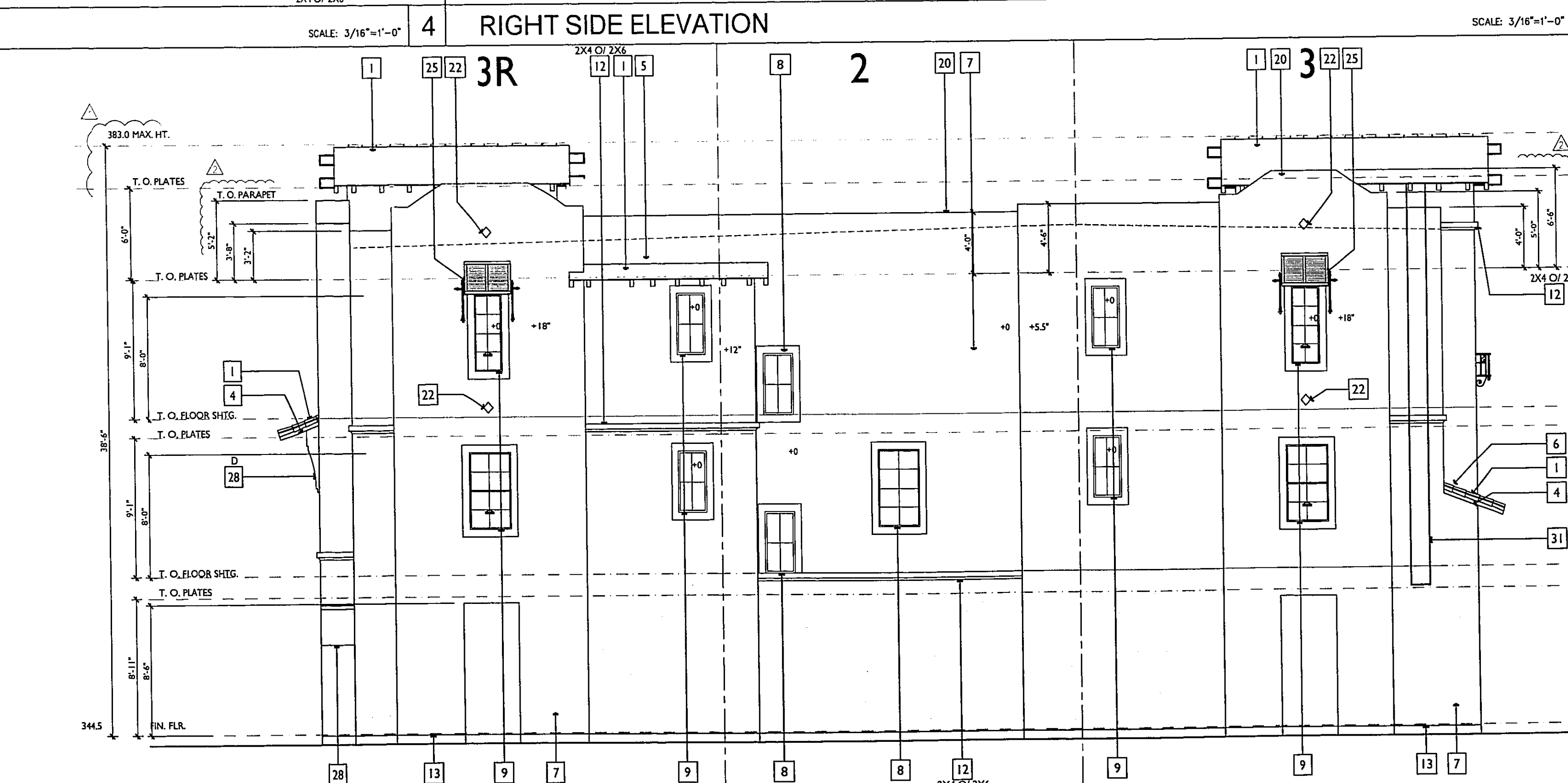
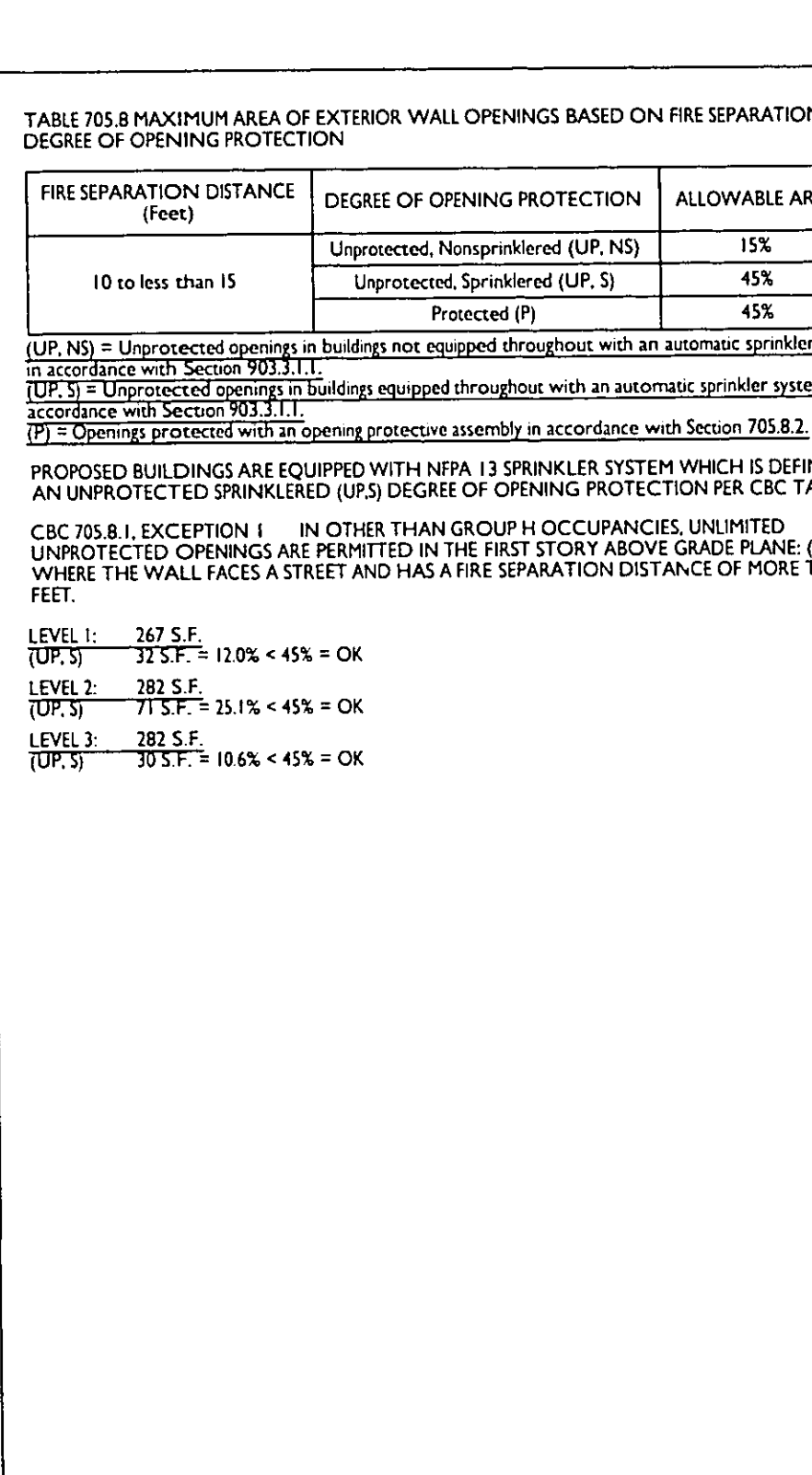
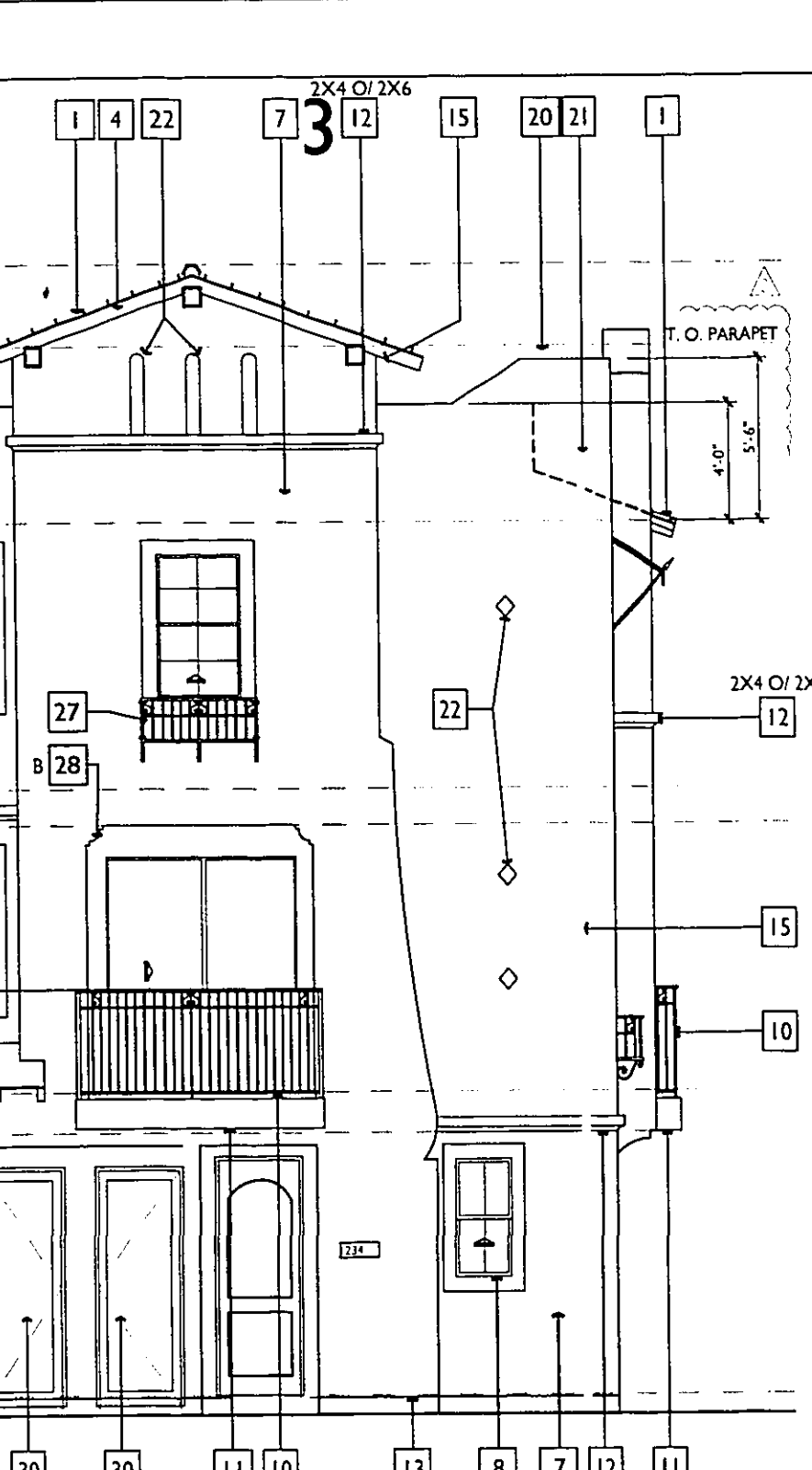
UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1.
UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1.
P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

PROPOSED BUILDINGS ARE EQUIPPED WITH NFPA 13 SPRINKLER SYSTEM WHICH IS DEFINED AS AN UNPROTECTED SPRINKLER (UP, S) DEGREE OF OPENING PROTECTION PER CBC TABLE 705.8.

CBC 705.8.1 EXCEPTION 1: IN OTHER THAN GROUP H OCCUPANCIES, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY ABOVE GRADE PLANE (1) WHERE THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15 FEET.

LEVEL 1: 814.5' F.
UP, S: 557' F. = 68% < 15% = OK
LEVEL 2: 811.5' F.
UP, S: 891' F. = 82% < 15% = OK
LEVEL 3: 801.5' F.
UP, S: 445.5' F. = 51% < 15% = OK

REAR ELEVATION



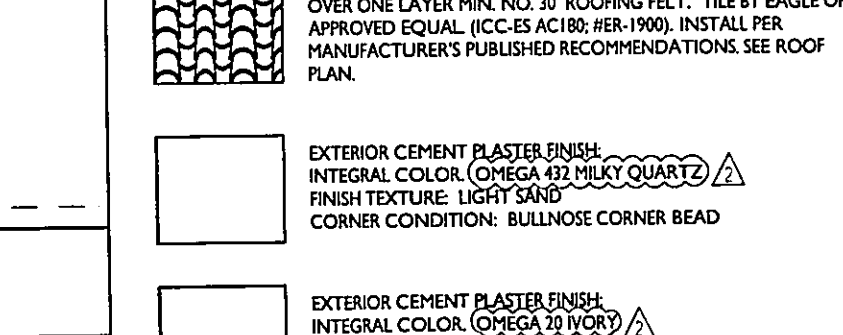
PLAN KEYNOTES

- (NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS SHEET)
1. ROOF TILE: SLOPE 4:12 UNCL. CLASS A ASSEMBLY INSTALL PER MFR. REPORT PROVIDE SAMPLE FOR REVIEW & APPROVAL. REFER TO LEGEND BELOW FOR ADDITIONAL INFORMATION.
 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

ELEVATION NOTES

1. ALL DETAIL MEMBERS ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS UNLESS SPECIFICALLY REFERENCED OR NOT.
2. ALL DIMENSIONS ARE TO FACE OF MEMBER UNLESS NOTED OTHERWISE.
3. ALL WINDOWS REQUIRED FOR EMERGENCY EXITING PER C.B.C. SHALL BE VERIFIED BY THE WINDOW SUBCONTRACTOR, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY RESCUE TO WINDOW FEES ARE REQUIRED PRIOR TO START OF CONSTRUCTION.
4. PLASTER WINDOW TRIM SHALL BE FOAM OVER SCRATCH & BROWN COAT W/ FINISH PLASTER COAT PAINTED CONTRASTING COLOR UNLESS OTHERWISE NOTED OR DETAIL.
5. EXTERIOR DOOR REVEALS TO BE 4\"/>

LEGEND



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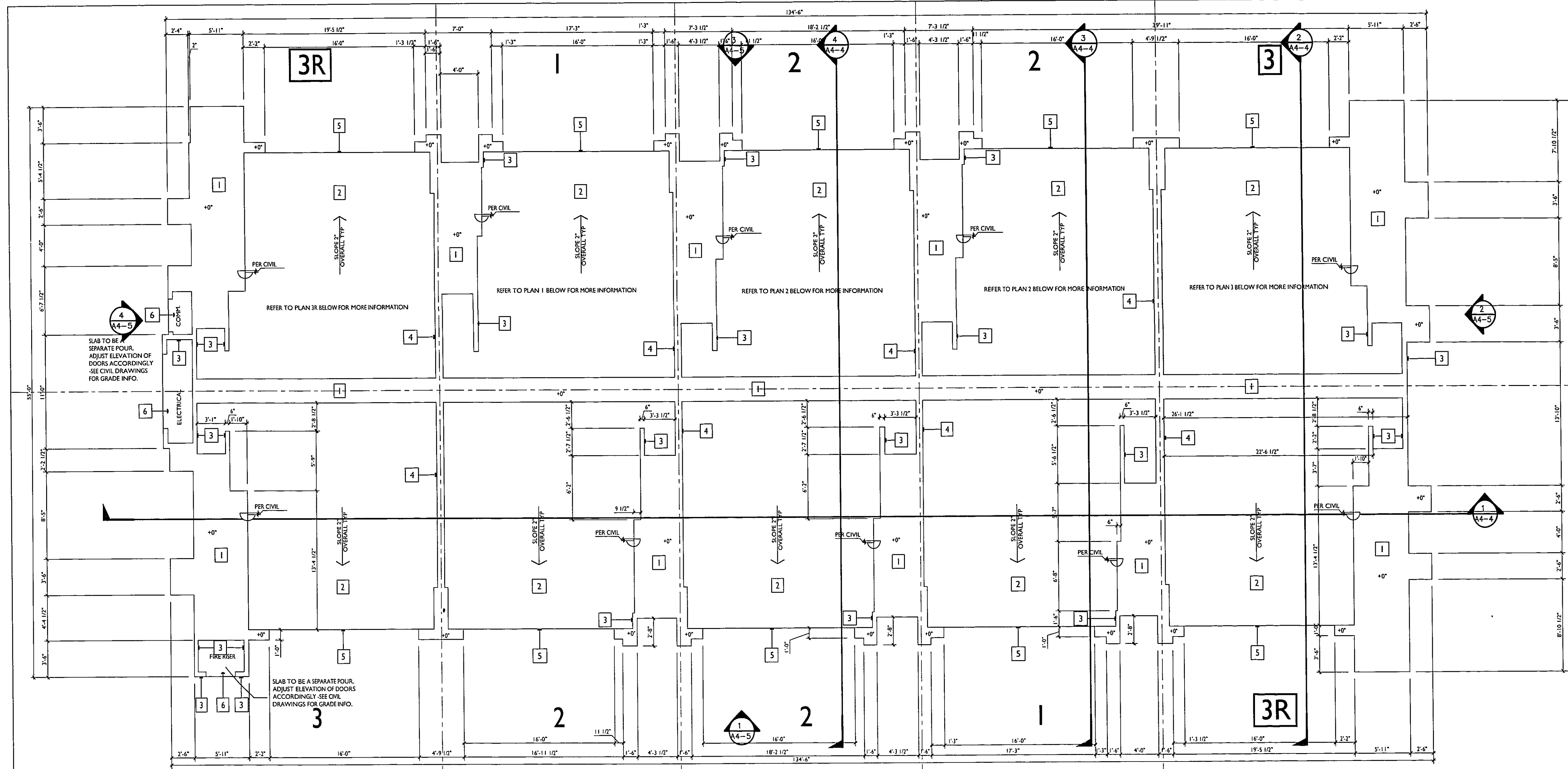


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EXTERIOR ELEVATIONS

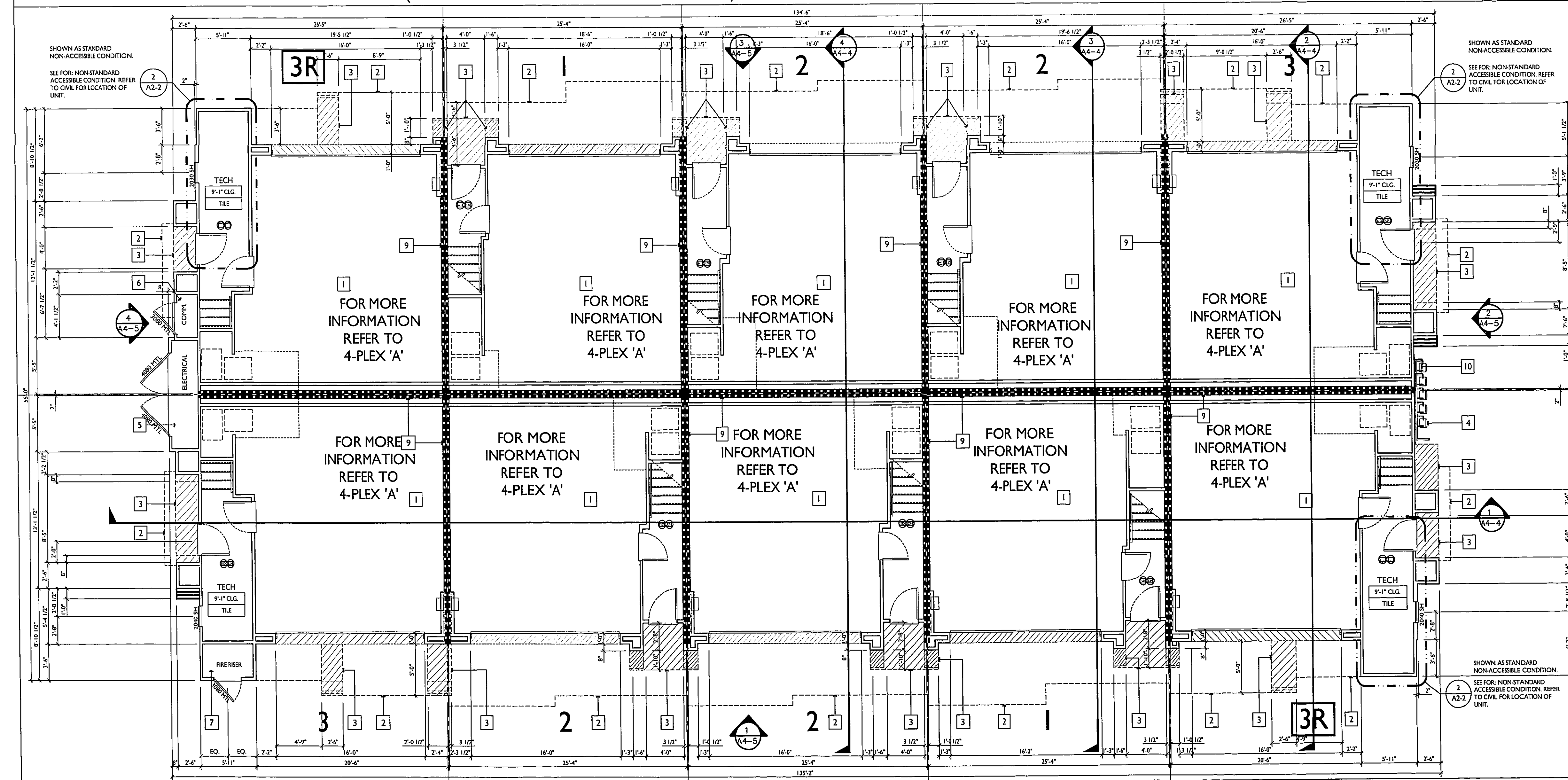
A3-9

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FLAT WORK PLAN - ACCESSIBLE CONDITION (BLDG. 7 & 9 - SEE CIVIL FOR LOCATION)

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN - ACCESSIBLE CONDITION (BLDG. 7 & 9 - SEE CIVIL FOR LOCATION)

SCALE: 3/16"=1'-0"

FLATWORK PLAN KEYNOTES

- 1 FLAT STRUCTURAL CONCRETE SLAB. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- 2 BLOPPING GARAGE CONCRETE SLAB. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- 3 CONCRETE CURB. REFER TO STRUCTURAL PLANS.
- 4 CONCRETE CURB AT PARTY WALLS. REFER TO STRUCTURAL PLANS.
- 5 GARAGE DOOR. VERIFY ELEVATIONS WITH CIVIL PLANS.
- 6 UTILITY ROOM. VERIFY ELEVATIONS WITH CIVIL PLANS.
- 7 FLOOR FINISH. VERIFY ELEVATIONS WITH CIVIL PLANS.
- 8 UTILITY ROOM. VERIFY ELEVATIONS WITH CIVIL PLANS.
- 9 UTILITY ROOM. VERIFY ELEVATIONS WITH CIVIL PLANS.
- 10 UTILITY ROOM. VERIFY ELEVATIONS WITH CIVIL PLANS.
- 11 UTILITY ROOM. VERIFY ELEVATIONS WITH CIVIL PLANS.

FLATWORK PLAN NOTES

- 1 OUTLINE OF UNIT INDICATES SPECIFIC ACCESSIBLE UNIT. SEE CIVIL DRAWINGS FOR LOCATION INFORMATION FOR ACCESSIBLE UNIT. VERIFY FIRST FLOOR ONLY.
- 2 INDICATES STRUCTURAL CONCRETE SLAB AT FIRST FLOOR UNITS AND CURB. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- 1 PARTIAL HEIGHT 2x STUD WALL - HEIGHT AND TYPE AS NOTED.
- 2 2x STUD WALL.
- 3 2x STUD WALL.
- 4 SORT OF CORREL ABOVE - SEE SECTIONS, INTERIOR OR EXTERIOR ELEVATIONS FOR HEIGHTS.
- 5 ADA CLEARANCE - DIMENSION AS NOTED ON PLAN.
- 6 FLOOR FINISH. VERIFY ELEVATIONS WITH CIVIL PLANS.
- 7 1/2\"/>

BUILDING KEYNOTES

- 1 UNIT PLANS REFER TO SHEET A3.2, A3.3 AND A3.4-4. REFER TO ALL INTERIOR UNIT PLANS FOR ADDITIONAL INFORMATION.
- 2 LINE OF FLOOR ABOVE.
- 3 LINE OF EXTERIOR SORT OF CORREL. REFER TO EXTERIOR ELEVATIONS.
- 4 GAS METER LOCATION. REFER TO PLUMBING PLANS. VERIFY METER LOCATION WITH SITE AND RFI UTILITY PLANS.
- 5 ELECTRICAL CABINETS REFER TO ELECTRICAL PLANS. VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE DOOR SIGN.
- 6 HOSE ROOM. REFER TO ELECTRICAL PLANS. VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE DOOR SIGN.
- 7 FIRE SPRINKLER REFER TO FIRE ALARM PANEL LOCATION. REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATION WITH PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINE.
- 8 LOW SLOPE. REFER TO ROOF PLANS FOR NOTES AND ADDITIONAL INFORMATION.
- 9 1/2\"/>

WALL LEGEND

- 1 1/2\"/>

LEGEND

- 1 UNIT TYPE (R = REVERSE)
- 2 DETAIL NUMBER
- 3 SHEET NUMBER
- 4 PROVIDE FIRE EXTINGUISHER MINIMUM RATING OF 3A:BC:CF. INSTALL IN COMPLIANCE WITH CITY AND COUNTY OF SANTEE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE PER CITY STANDARDS. SEE BUILDING COMPOSITE PLANS FOR LOCATION. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 70-2.
- 5 FIRE RATED ALUMINUM DOWNPOUT. SIZE AS INDICATED ON PLUMBING PLANS. WHERE DOWNPOUT MEETS TRIPS ROUTE OVER TRIP. DISCHARGE PER CIVIL PLANS.

BUILDING NOTES

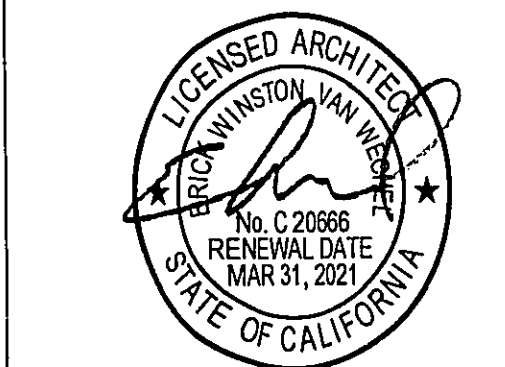
- 1 THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS. OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GENERAL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO UNIT PLANS FOR UNIT PLAN INFORMATION. SEE SCALE PLANS AND PRECEDENT OVER UNIT PLAN PHASE SHOWN HEREWITH.
- 2 CHART STOPS WILL BE INSTALLED PER SECTION 718.
- 3 DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUPY STOPS WILL BE INSTALLED PER SECTION 718.
- 4 FIBERGLASS WILL BE PROVIDED FOR PLUMBING, ELECTRICAL, SPRINKLER AND FIRE PARTITIONS THROUGH FLOOR/CEILING ASSEMBLY PER C.I.C. SECTION 718.
- 5 ALL VERTICAL DIMENSIONS NOTED (I.E. SOFFIT, CEILING HEIGHTS, ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERSECTION OF THE UNITS.
- 6 WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO BE WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- 7 DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR SLICE WATERPROOF WALKING DECK TOPPING AT EXTERIOR SURFACES. LOCAL.
- 8 ALL GUTTERS AND DOWNPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- 9 WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE - HOUR FIRE RESISTIVE CONSTRUCTION.
- 10 AT FIRE PARTITIONS PLASTIC ELECTRICAL AND HEATED BOXES TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. GUTTER BOXES SHALL NOT EXCEED 100 SQUARE INCHES. SHALL NOT EXCEED 100 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF AREA AND BE SEPARATED BY A MINIMUM OF 1/4\"/>

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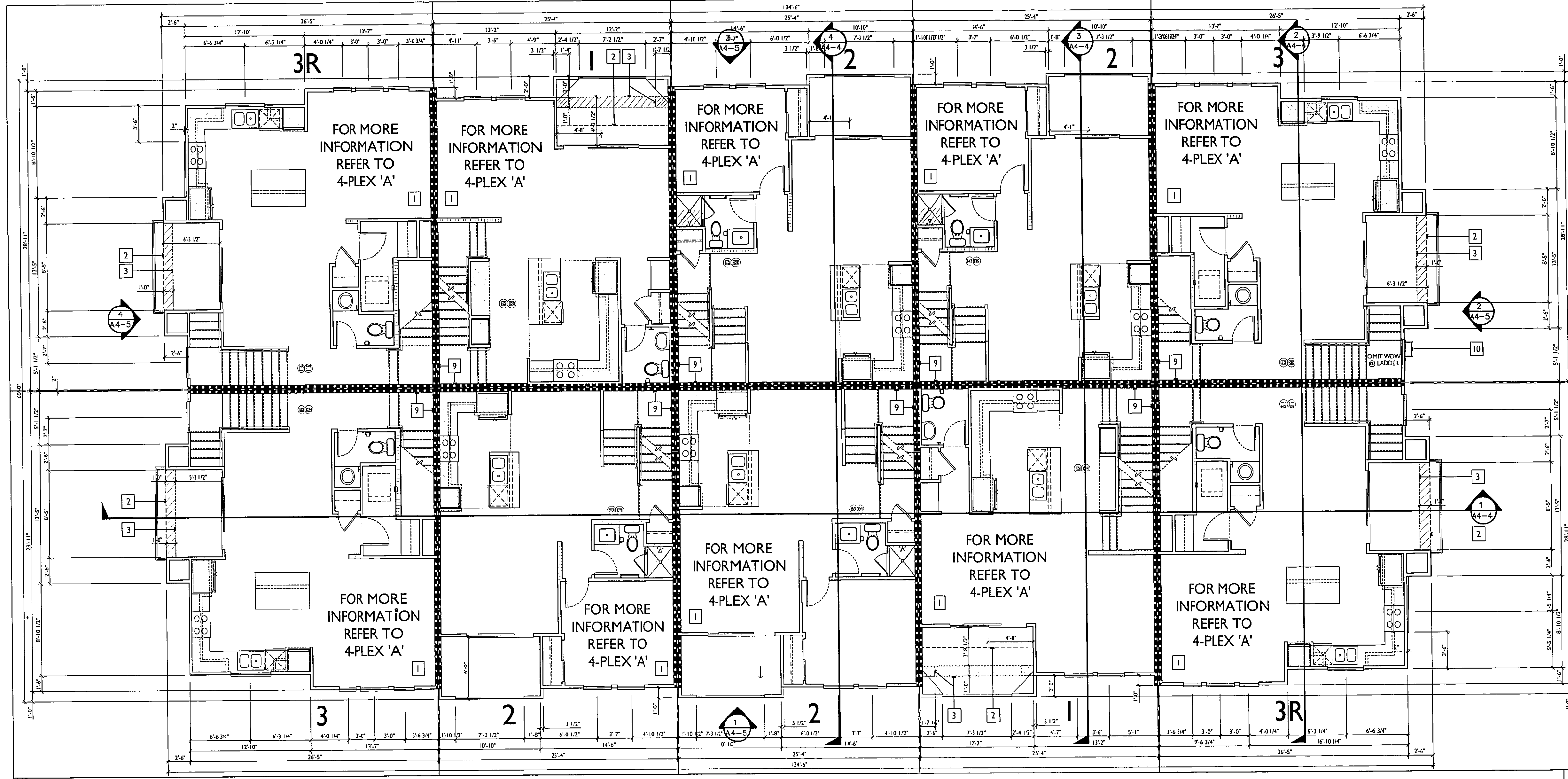
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RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

DEC. 10, 2019
Revisions
PLANCK FEB. 12, 2020

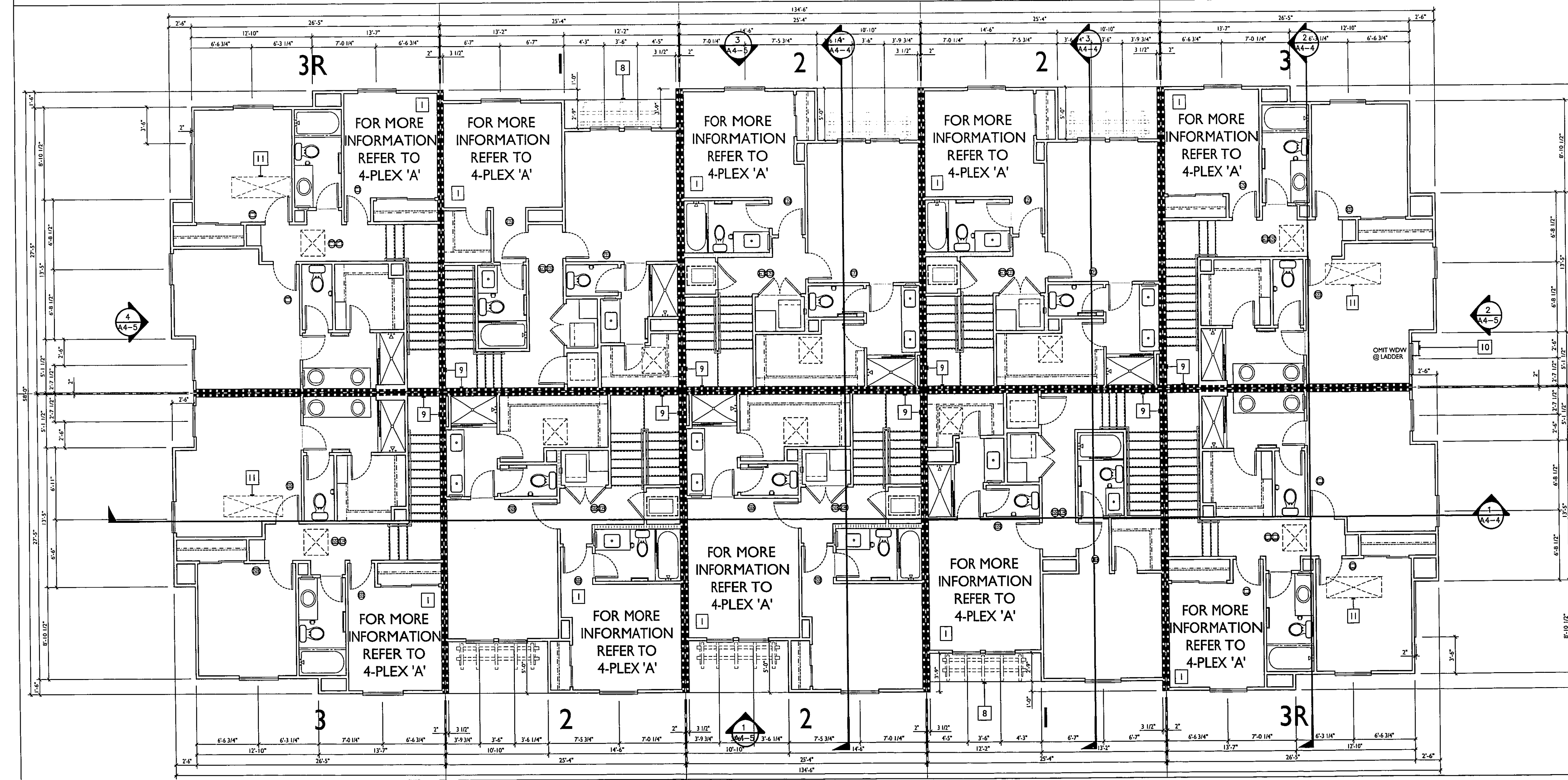


10-PLEX 'A'
FLAT WORK PLAN / FIRST FLOOR PLAN
A4-1



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



THIRD FLOOR

SCALE: 3/16"=1'-0"

- BUILDING KEYNOTES**
- UNIT PLANS REFER TO SHEET A3.2, A3.3 AND A3.4, 4-PLEX 'A', FOR ALL INTERIOR UNIT NOTES AND INFORMATION
 - LINE OF FLOOR ABOVE
 - LINE OF EXTERIOR SOFFIT OR CORBEL
 - REFER TO EXTERIOR ELEVATIONS
 - GAS METER LOCATION: REFER TO PLUMBING PLANS, VERIFY METER LOCATION WITH SITE AND DRY UTILITY PLANS
 - ELECTRICAL CABINETS: REFER TO ELECTRICAL PLANS, VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE DOOR SIGN.
 - TRIPLE EGRESS: REFER TO ELECTRICAL PLANS, VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH CABLE COMMUNICATION PROVIDERS. PROVIDE DOOR SIGN.
 - FIRE SPRINKLER RISER & FIRE ALARM PANEL LOCATION: REFER TO FIRE SPRINKLER PLANS, VERIFY LOCATIONS WITH PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP BINGS AT FLOOR LINES.
 - LOW RISE: REFER TO PLANS FOR NOTES AND ADDITIONAL INFORMATION
 - 1-HR RATED FIRE PARTITIONS: DOUBLE 3" X 4" WALLS WITH 2" AIRSPACE, 1 LAYER 5/8" TYPE-X GIP OR 2 LAYERS FROM FOUNDATION TO ROOF SHEATHING.
 - ROOF ACCESS LADDER: REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
 - ATTIC OR VERTICAL SHAFT LOCATED WITHIN 30' OF ATTIC ACCESS OPENING. PROVIDE 3" WIDE MINIMUM UNOBSTRUCTED PASSAGEWAY WITH SOLID FLOOR TO RAU AND 30"X30" WORKSPACE PER CBC. REFER TO MECHANICAL PLANS

- WALL LEGEND**
- (1-HR RATED PARTITION @ PARTY WALL REFER TO DETAILS 1A-D, 2A-D, 3A-D & 4A-D. EXTEND FROM FOUNDATION TO ROOF SHEATHING)
- LEGEND**
- UNIT X-1 (UNIT TYPE B - REVERSE)
- DETAIL NUMBER
- SHEET NUMBER
- PROVIDE FIRE EXTINGUISHER (MINIMUM RATING OF 3A:BC) PER INSTALLATION IN COMPLIANCE WITH CBC AND CITY OF SANTEE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE AND INSTRUCTIONS FOR FIRE EXTINGUISHERS. SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-07.
- PRE-FINISHED ALUMINUM DOWNPOUT. SEE AS INDICATED ON PLUMBING PLANS. WHERE DOWNPOUT MEETS TRIM ROUTE OVER TRIM, DISCHARGE PER CIVIL PLANS

- BUILDING NOTES**
- THE COMPLETE BUILDING PLANS PROVIDED FROM PLAN TO PLAN RELATIONS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GENERAL SUBJECTS SHALL BE IN ACCORDANCE WITH THE CITY OF SANTEE, CALIFORNIA, BUILDING DIVISION, LOCAL ORDINANCES AND GUARDRAIL INDICATION NOT SPECIFIC TO THE UNIT PLAN. REFER TO 1/4" = 1'-0" SCALE INFORMATION. 1/4" SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGES SHOWN HEREWITH.
 - DRAFT STOPS SHALL BE INSTALLED PER CBC SECTION 718
 - DUCT TERMINATIONS THROUGH WALL OR CEILING TO OCCUR MINIMUM 3" FROM WINDOW OR DOOR OPENINGS INTO A FINISHED UNIT PER CBC SECTION 718.1.1
 - FIRELOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FIRE PARTITIONS THROUGH FLOOR/CEILING ASSEMBLY PER CBC SECTION 718.1
 - ALL VERTICAL OPENINGS (NOTES: 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 WIDTHS. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
 - DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR PALOR WATERPROOF WALKING DECK TOPPING AT EXTERIOR SURFACES. UOIN.
 - ALL GUTTERS AND DOWNPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL PLANS.
 - WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION.
 - AT FIRE PARTITIONS PLASTIC ELECTRICAL AND RELATED BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR CONDUIT CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTEEN SQUARE INCHES. SHALL NOT EXCEED 180 SQUARE INCHES FOR ONE HUNDRED SQUARE FEET OF WALL. AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FIVE INCHES WHEN ON THE OPPOSITE SIDE OF A WALL. SEE SHEET A3.2 FOR ADD'L NOTES AND DETAIL 9A-D-9.
 - AT FIRE PARTITIONS CONTINUOUS NON-FIRE BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
 - WALL, DOOR AND CEILING FINISHES SHALL EXCEED THE FLOOR. READ CLASSIFICATIONS IN CBC TABLE 803.1.1
 - BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE WIDTH OF 3/16". REFER TO SITE PLAN FOR LOCATIONS. CBC SECTION 905.1.
 - MECHANICAL AND QUALITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, FLUING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS. THE EXHAUST FROM DWELLING UNIT TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS EXHAUSTS.
 - THE 10 FOOT (3048 MM) SEPARATION IS NOT REQUIRED WHERE THE INTAKE OPENING IS LOCATED 3 FEET (914 MM) OR GREATER ABOVE THE CONTAMINANT SOURCE.
 - VENTS AND CHIMNEYS SERVING FUEL-BURNING APPLIANCES SHALL BE TERMINATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CBC.
 - CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED IN ACCORDANCE WITH SECTION M1902.3
 - EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS
 - DRAIN SURFACE WATER AWAY FROM BUILDINGS. GRADE SHALL FALL A MINIMUM OF 4" WITHIN THE FIRST 10 FEET. SEE PRELIMINARY GRADING PLANS FOR ELEVATIONS
 - VERIFY AC CONDENSER LOCATION WITH SITE IMPROVEMENTS PRIOR TO INSTALLATION OF UNITS
 - PERFORATIONS OF FIRE RESISTIVE WALLS, FLOOR-CEILING AND ROOF-CEILING SHALL BE PROTECTED AS REQUIRED IN CBC SECTION 718

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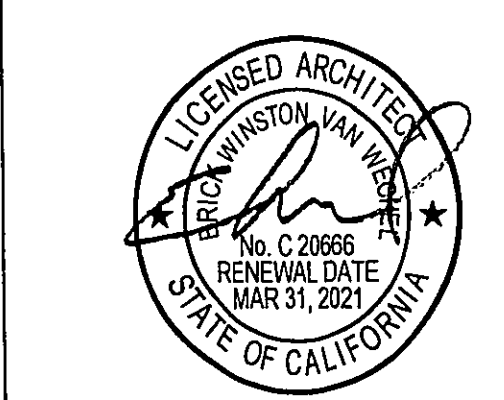
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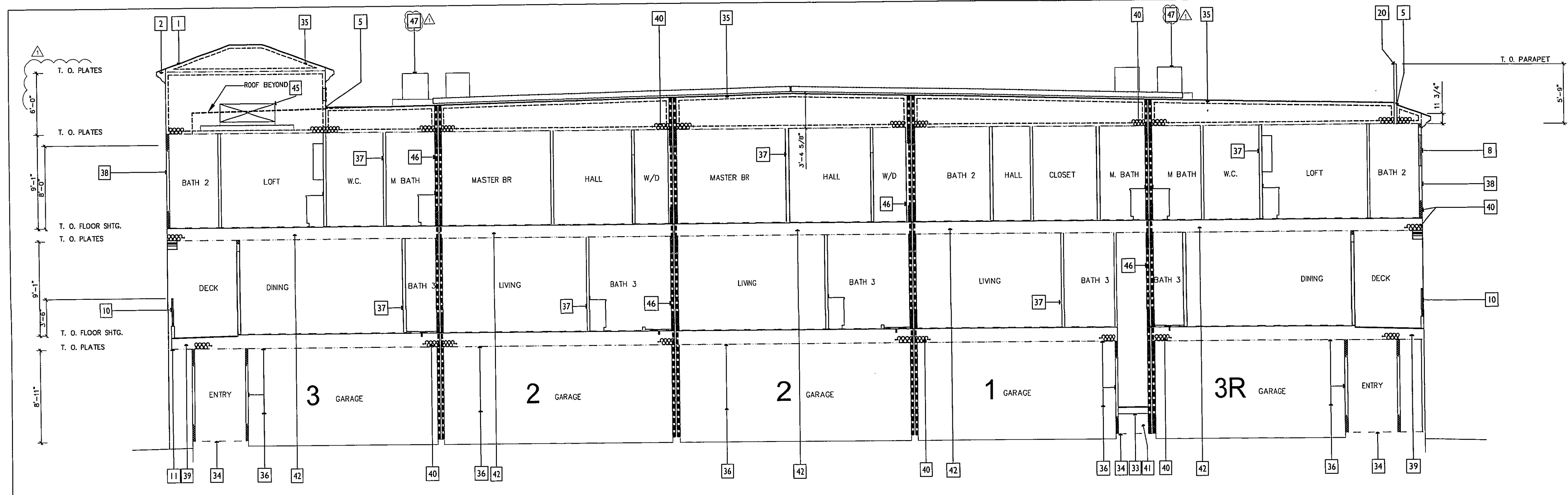
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Revisions

PLNCK FEB. 12, 2020



10-PLEX - 'A'
SECOND FLOOR PLAN / THIRD FLOOR PLAN
A4-2



PLAN KEYNOTES (NOTE: NOT ALL KEYNOTES APPLY TO THIS SHEET)

1. SEE SPEC. SECTION 411.1 UNLESS OTHERWISE NOTED. REPORT PROVIDE SAMPLE FOR REVIEW & APPROVAL. REFER TO LEGEND FOR ADDITIONAL INFORMATION.
2. SAVE TRIM.
3. EPS FOAM CORREL EAVE W/ SEAMLESS ALUMINUM FINISHED GUTTER.
4. SAVE TRIM.
5. 4" X 4" DISKED BATTER TAILS W/ SEAMLESS ALUMINUM FINISHED GUTTER.
6. SAVE TRIM.
7. BAKE TRIM.
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46. BAKE TRIM.
47. BAKE TRIM.

ELEVATION NOTES

1. ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS UNLESS SPECIFICALLY REFERENCED OR NOTED.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
3. ALL WINDOWS REQUIRED FOR EMERGENCY EXITING PER I.C.C. SHALL BE SERVICED BY THE WINDOW SUBCONTRACTOR, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY WINDOWS TO WINDOW SIZES ARE REQUIRED PRIOR TO START OF CONSTRUCTION.
4. MASTER WINDOW TRIP SHALL BE FOUR OVER SCOTCH 1.5 BRONZE COAT W/ BRONZE FINISH. COAT FINISH CONTAINING COLOR UNLESS OTHERWISE NOTED OR STATED.
5. RECESSED OPENINGS, DOOR REVEALS TO BE 6" TYP. AT HEAD AND JOIST UNLESS WINDOW REVEALS TO BE 6" TYP. AT HEAD, JOIST, AND SILL UNLESS SILL BEING RECESSED TO EXTERIOR OF BUILDING (IF FOOTING UNLESS).
6. ALL EXPOSED BEAM ENDS SHALL BE CHAMFERED 3/4" CHAMFER.

LEGEND

- CONCRETE W/ THE REINFORCING (CAPSTRAND) (1) 3" APPLIED OVER ONE LAYER PER IN. NO. 30 REINFORCING. TIE BY SICLE OR APPROVED EQUAL. (ICC AC 308-400-100-100) INSTALL PER MANUFACTURER'S PUBLISHED RECOMMENDATIONS. SEE ROOF PLAN.
- EXTERIOR CEMENT PLASTER FINISH INTEGRAL COLOR FINISH TEXTURE LIGHT SAND CORNER CONDITION: RAINSOLE CORNER BEAD
- EXTERIOR CEMENT PLASTER FINISH INTEGRAL COLOR FINISH TEXTURE LIGHT SAND CORNER CONDITION: RAINSOLE CORNER BEAD

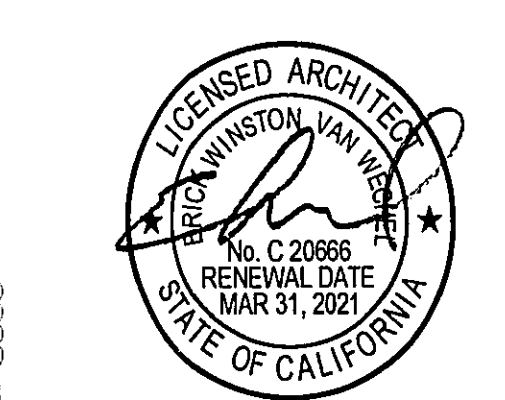
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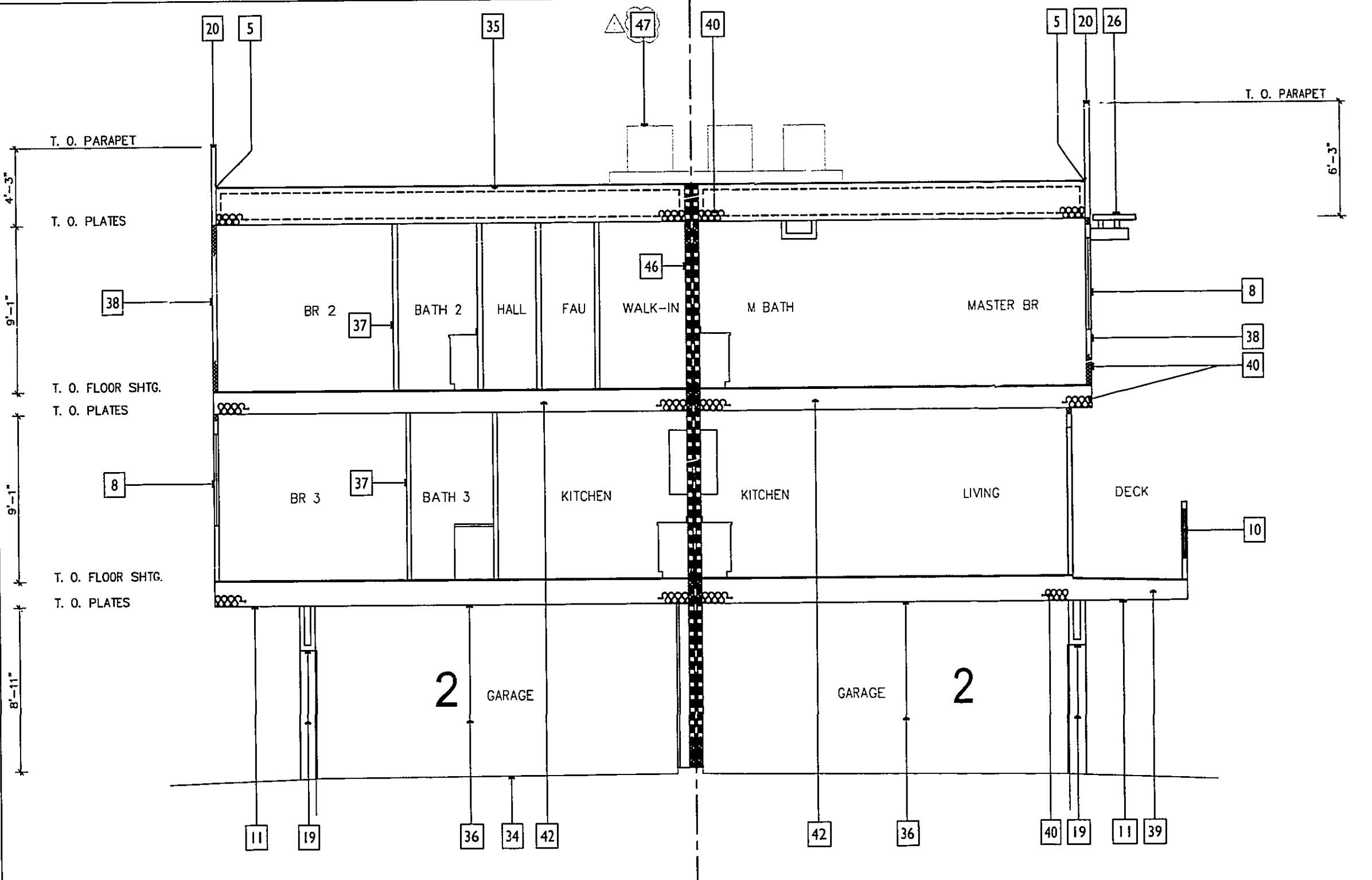
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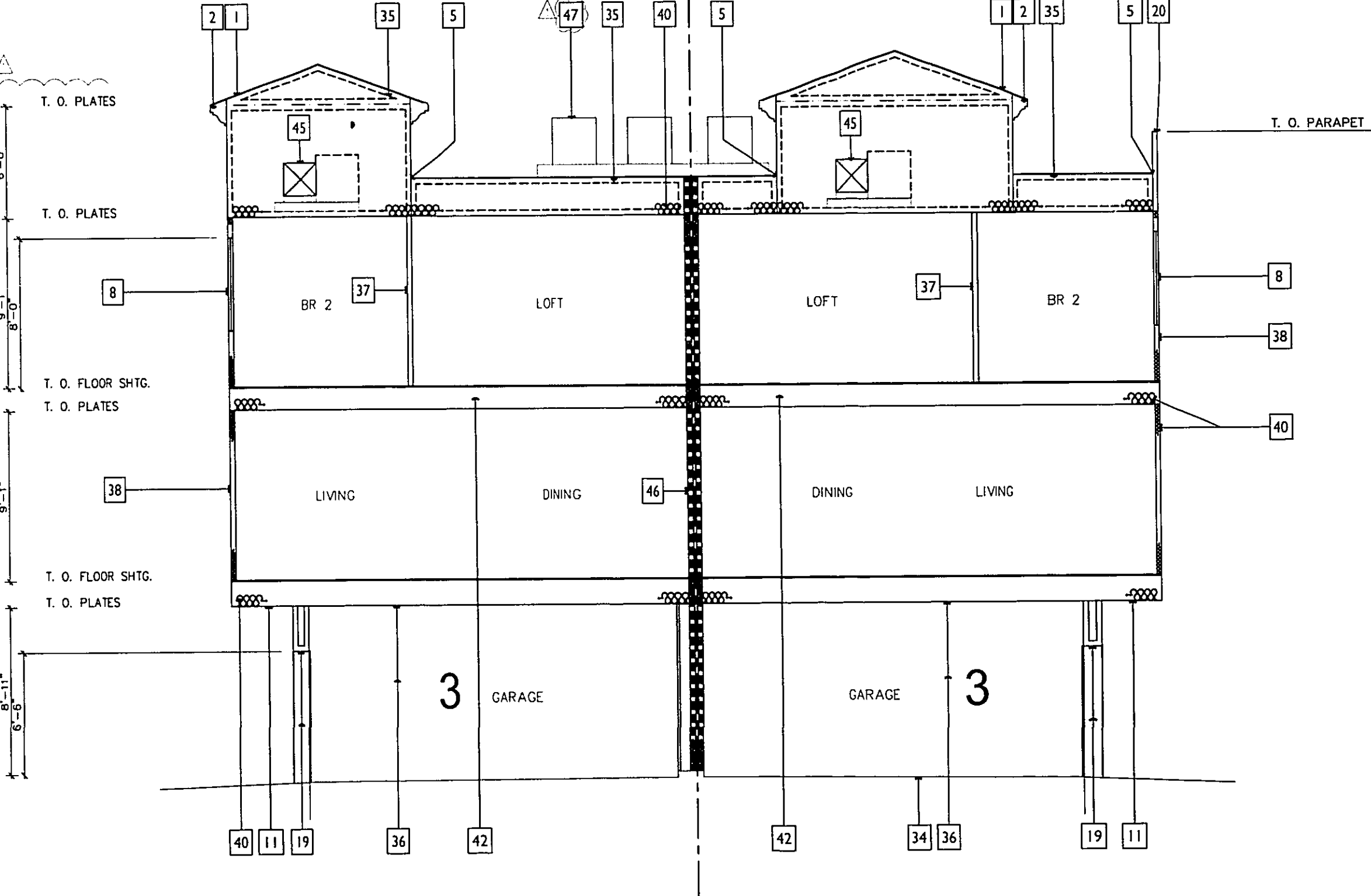


10-PLEX - 'A'
 BUILDING SECTIONS
 A4-4

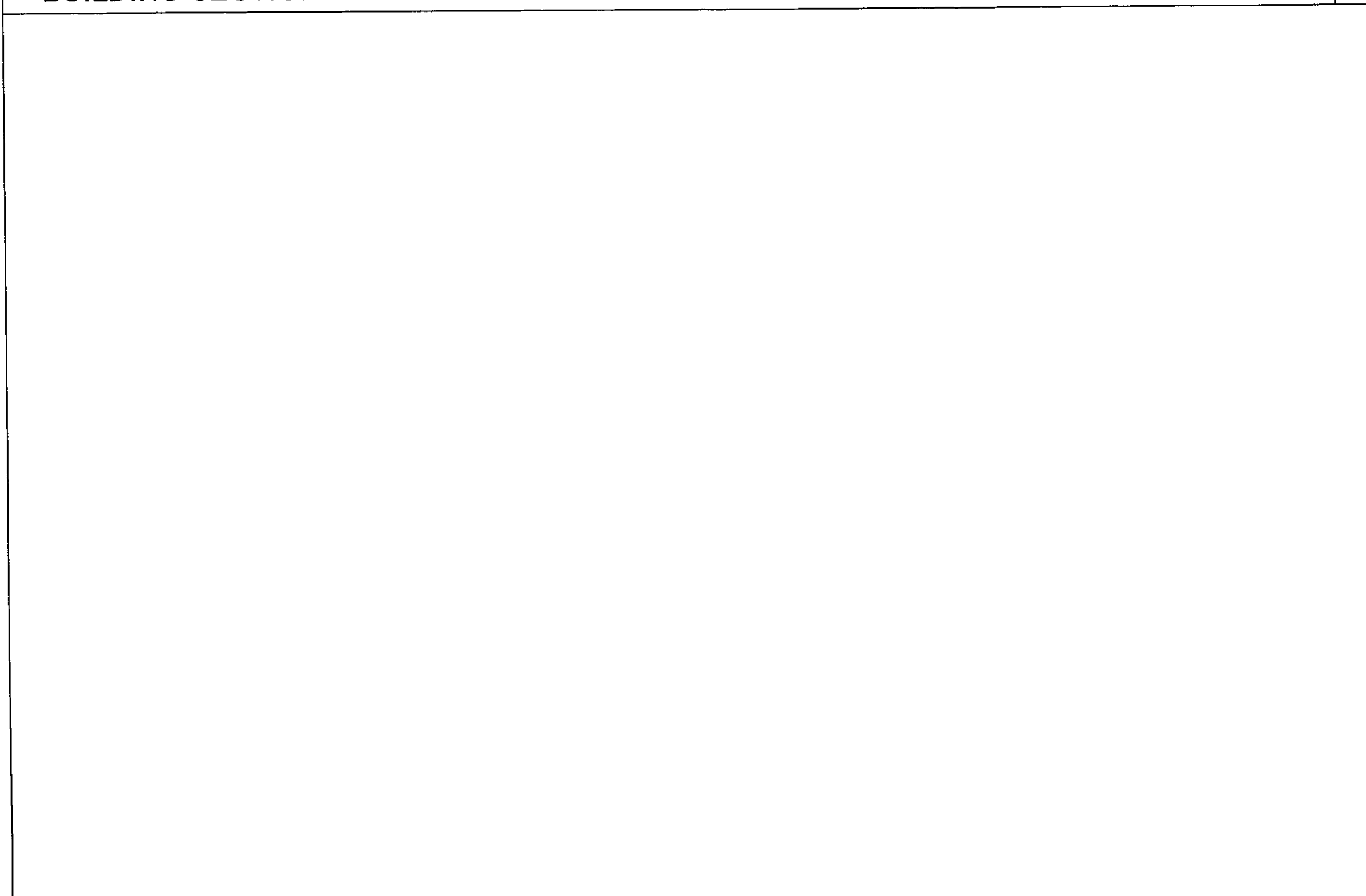
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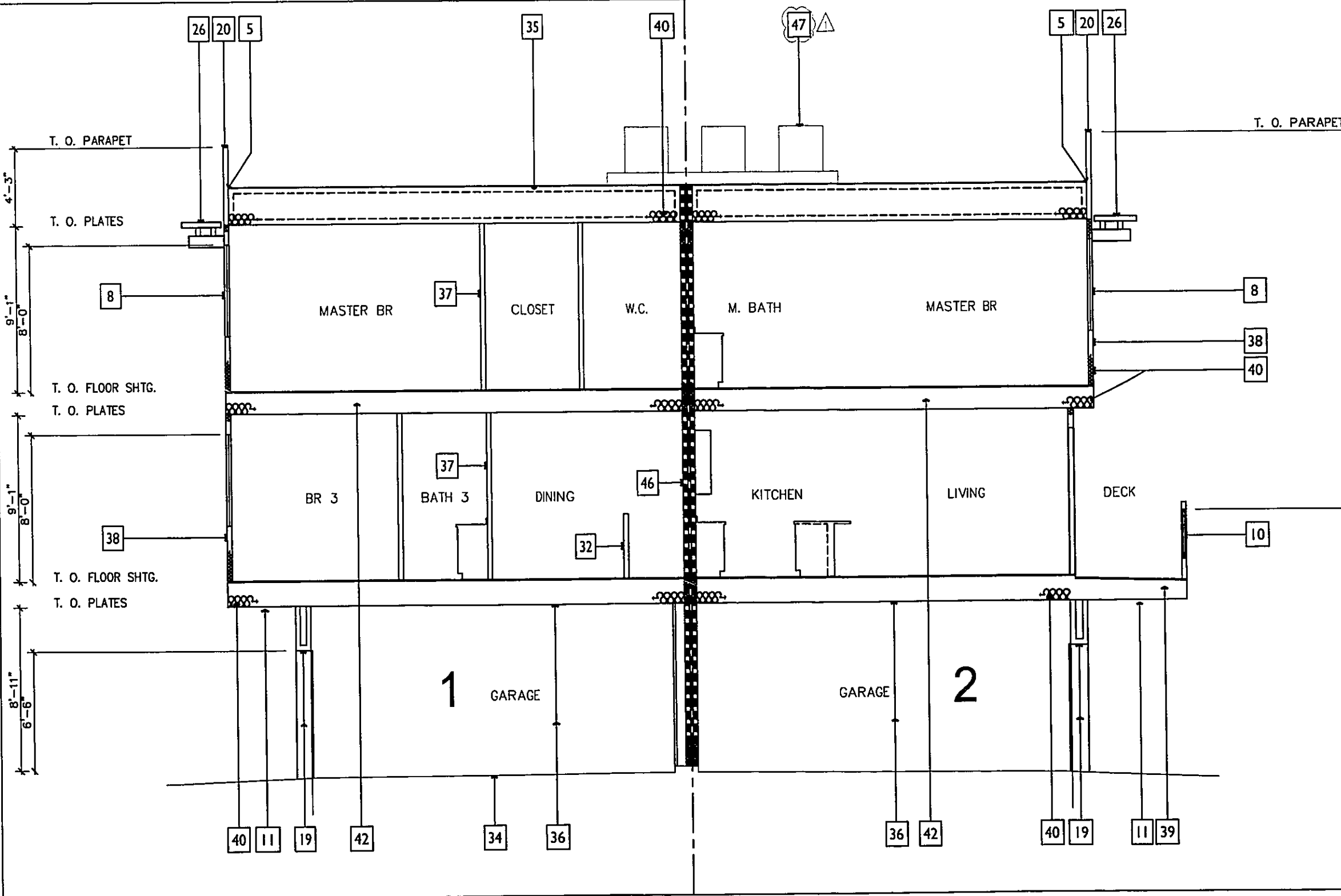
BUILDING SECTION



BUILDING SECTION

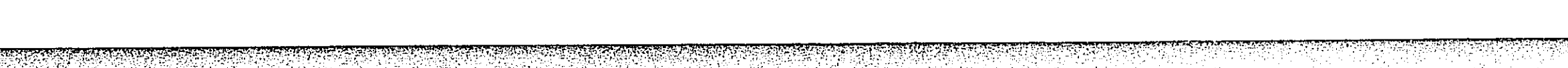


BUILDING SECTION



NOT USED

BUILDING SECTION



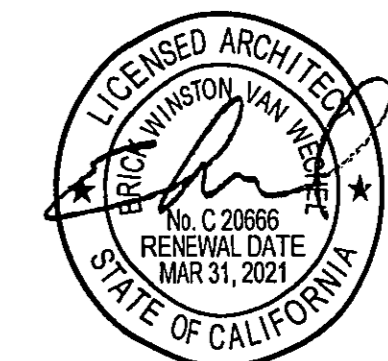
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DEC. 10, 2019

- Revisions
1 PLNCK FEB. 12, 2020
2 PLNCK JUN. 22, 2020



10-PLEX - 'A'

EXTERIOR ELEVATIONS

A4-5

| TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION | ELEVATION | | | | | | | | | | | | |
|--|-----------------------------------|------------------------------|----------------|-----------------|-----------------------------------|-----|--|-------------------------------|-----|--|---------------|-----|--|
| <table border="1"> <tr> <th>FIREF SEPARATION DISTANCE (ft)</th> <th>DEGREE OF OPENING PROTECTION</th> <th>ALLOWABLE AREA</th> </tr> <tr> <td>10 feet or more</td> <td>Unprotected, Non-sprinkled (UP-N)</td> <td>15%</td> </tr> <tr> <td></td> <td>Unprotected, Sprinkled (UP-S)</td> <td>45%</td> </tr> <tr> <td></td> <td>Protected (P)</td> <td>45%</td> </tr> </table> <p>UP-N = Unprotected openings in buildings not equipped with an automatic sprinkler system in accordance with Section 903.1.1.
UP-S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.1.1.
P = Openings protected with an opening protective assembly in accordance with Section 705.8.1.</p> <p>PROPOSED BUILDINGS ARE EQUIPPED WITH NFPA 13 SPRINKLER SYSTEM WHICH IS DEFINED AS AN UNPROTECTED SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 705.8.1, EXCEPTION 1. IN OTHER THAN GROUP OCCUPANCIES UNPROTECTED OPENINGS ARE PERMITTED IN THE FIRST STORY ABOVE GRADE PLANE (I) WHERE THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF MORE THAN 15 FEET.</p> <p>LEVEL 1: 136.5'± UNLIMITED PER CBC 705.8.1, EXCEPTION 1 - OK
LEVEL 2: 138.5'± 27.8% < 45% - OK
LEVEL 3: 138.5'± 17.2% < 45% - OK
LEVEL 4: 138.5'± 7.9% < 45% - OK</p> | FIREF SEPARATION DISTANCE (ft) | DEGREE OF OPENING PROTECTION | ALLOWABLE AREA | 10 feet or more | Unprotected, Non-sprinkled (UP-N) | 15% | | Unprotected, Sprinkled (UP-S) | 45% | | Protected (P) | 45% | <p>FRONT ELEVATION
SCALE: 3/16"=1'-0"</p> <p>RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"</p> |
| FIREF SEPARATION DISTANCE (ft) | DEGREE OF OPENING PROTECTION | ALLOWABLE AREA | | | | | | | | | | | |
| 10 feet or more | Unprotected, Non-sprinkled (UP-N) | 15% | | | | | | | | | | | |
| | Unprotected, Sprinkled (UP-S) | 45% | | | | | | | | | | | |
| | Protected (P) | 45% | | | | | | | | | | | |
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LEVEL 2: 138.5'± 27.8% < 45% - OK
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LEVEL 4: 138.5'± 7.9% < 45% - OK</p> | FIREF SEPARATION DISTANCE (ft) | DEGREE OF OPENING PROTECTION | ALLOWABLE AREA | 10 feet or more | Unprotected, Non-sprinkled (UP-N) | 15% | | Unprotected, Sprinkled (UP-S) | 45% | | Protected (P) | 45% | <p>LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"</p> <p>REAR ELEVATION
SCALE: 3/16"=1'-0"</p> |
| FIREF SEPARATION DISTANCE (ft) | DEGREE OF OPENING PROTECTION | ALLOWABLE AREA | | | | | | | | | | | |
| 10 feet or more | Unprotected, Non-sprinkled (UP-N) | 15% | | | | | | | | | | | |
| | Unprotected, Sprinkled (UP-S) | 45% | | | | | | | | | | | |
| | Protected (P) | 45% | | | | | | | | | | | |

PLAN KEYNOTES (NOTE: NOT ALL KEYNOTES MAY APPLY TO THIS SHEET)

- 1 ROOF TILE, SLOPE 4:12 UNCL. CLASS A ASBESTOS EST. PER PER. REPORT. PROVIDE SAMPLE FOR REVIEW & APPROVAL. REFER TO LEGEND BELOW FOR ADDITIONAL INFORMATION.
- 2 SAWN 2x4s
- 3 3" X 6" COPPER CORNER EAVE W/ SEAMLESS ALUMINUM FINISHED GUTTER
- 4 SAWN 2x4s
- 5 2" X 6" EXPOSED RAFTER TAILS W/ SEAMLESS ALUMINUM FINISHED GUTTER
- 6 RAISE TRIM
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- 100 RAISE TRIM

ELEVATION NOTES

- 1 ALL DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS UNLESS SPECIFICALLY REFERENCED OR NOT.
- 2 ALL OPENINGS ARE TO BE FINISHED UNLESS NOTED OTHERWISE.
- 3 ALL WINDOWS REQUIRED FOR FIRE/RADIANT RESISTANCE PER C.B.C. SHALL BE VERIFIED BY THE WINDOW MANUFACTURER. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY REVISIONS TO WINDOW SIZES ARE REQUIRED PRIOR TO START OF CONSTRUCTION.
- 4 PLASTER WINDOW TRIM SHALL BE PAINTED OVER SCATCH & BROWN COAT WITH FINISH COAT PAINTED CONTRASTING COLOR UNLESS OTHERWISE NOTED OR DETAILED.
- 5 RECESSED OPENINGS: DOOR REVISIONS TO BE AT THE HEAD AND USE UNCL. WINDOW REVISIONS TO BE AT THE HEAD, JOIST AND SILL. DOOR TRIM FINISHING TO EXTENSION OF BUILDING BY FACED FIN. (FINISH).
- 6 ALL EXTERIOR CORNER BEADS SHALL BE CORNERED BY CHAMFER.

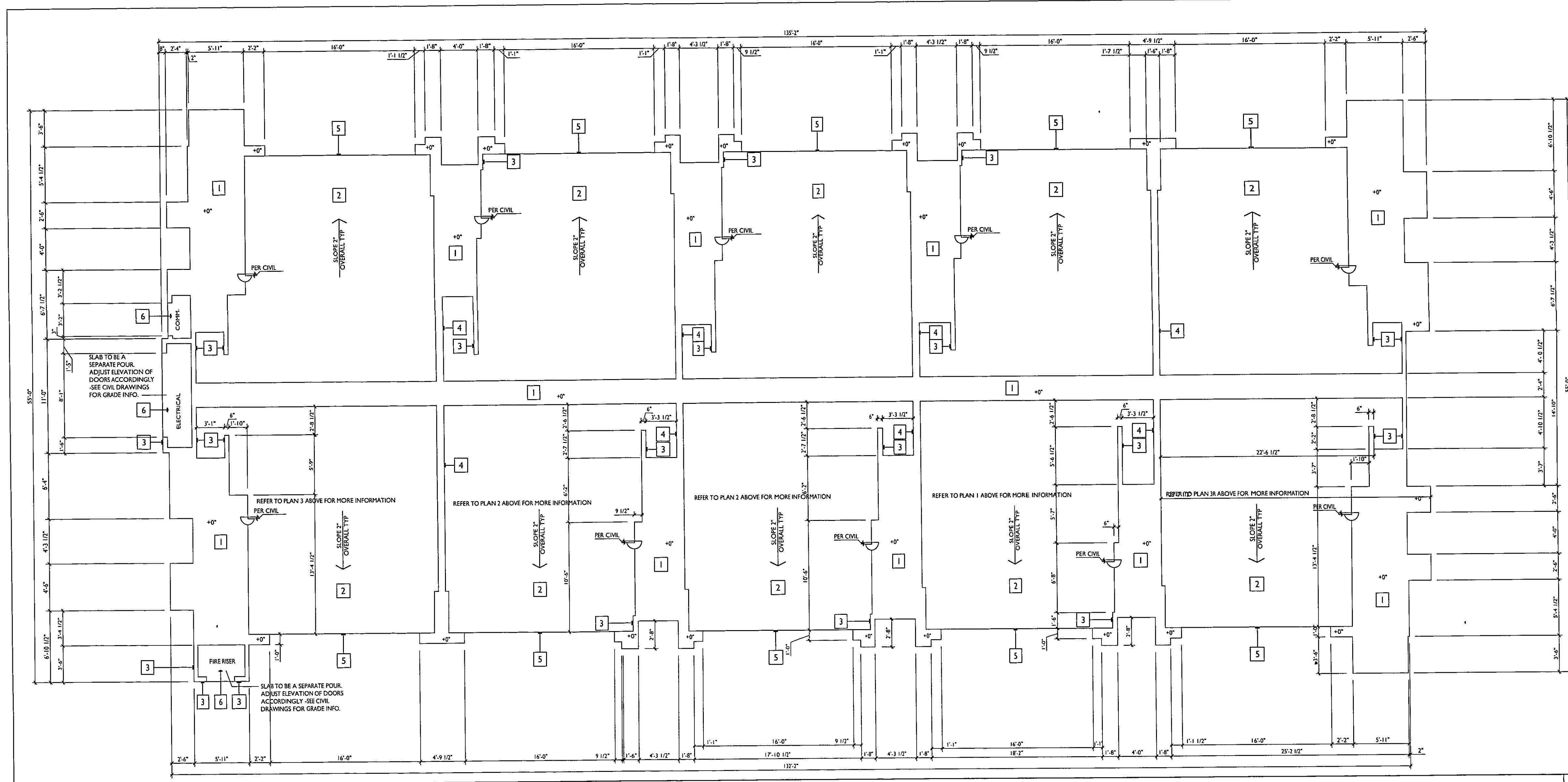
LEGEND

| | |
|--|--|
| | CONCRETE ROOF (CARPETING) 4" X 12" 3/4" APPLIED OVER ONE (1) INCH NO. 35 REINFORCING BARS. THE REINFORCING BARS SHALL BE APPROVED EQUAL. ICC-ES AC108 RRR-1960. INSTALL PER MANUFACTURER'S PUBLISHED RECOMMENDATIONS. SEE ROOF PLAN. |
| | EXTERIOR CEMENT PLASTER FINISH. INTERNAL COLOR: CHINA CRABAPPLE WHITE. CORNER CONDITION: BALUNGE CORNER BEAD. |
| | EXTERIOR CEMENT PLASTER FINISH. INTERNAL COLOR: CHINA CRABAPPLE WHITE. CORNER CONDITION: BALUNGE CORNER BEAD. |

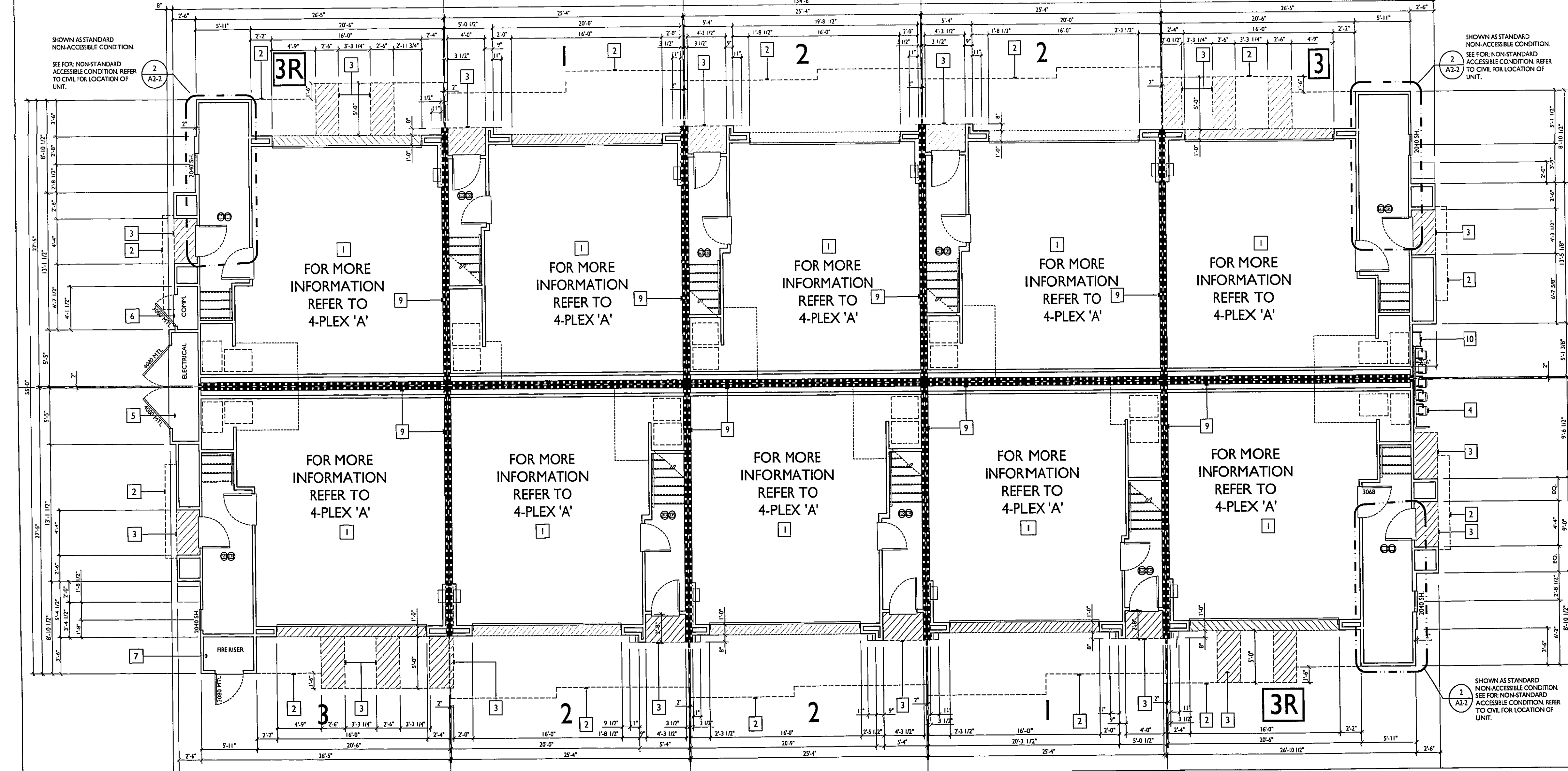
Area which differs from Front Elevation

Area which differs from Rear Elevation

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FLAT WORK PLAN - ACCESSIBLE CONDITION (BLDG. 8 & 10 - SEE CIVIL FOR LOCATION) SCALE: 3/16"=1'-0"



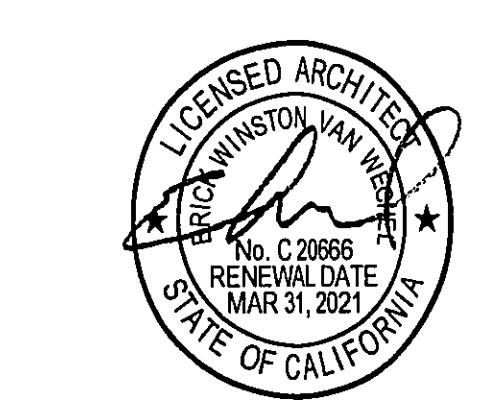
FIRST FLOOR PLAN - ACCESSIBLE CONDITION (BLDG. 8 & 10 - SEE CIVIL FOR LOCATION) SCALE: 3/16"=1'-0"

- FLATWORK PLAN KEYNOTES**
- 1 FLAT STRUCTURAL CONCRETE SLAB REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
 - 2 SLOPING GARAGE CONCRETE SLAB SLOPE 2" MIN. TYPICAL - REFER TO STRUCTURAL AND CIVIL PLANS.
 - 3 CONCRETE CURB
 - 4 CONCRETE CURB AT PARTY WALLS
 - 5 CONCRETE CURB AT PARTY WALLS
 - 6 CONCRETE CURB AT PARTY WALLS
 - 7 CONCRETE CURB AT PARTY WALLS
 - 8 CONCRETE CURB AT PARTY WALLS
 - 9 CONCRETE CURB AT PARTY WALLS
 - 10 CONCRETE CURB AT PARTY WALLS
- FLATWORK PLAN NOTES**
- 1 OUTLINE OF UNIT AND INDICATE SITE SPECIFIC ACCESSIBLE UNIT - SEE CIVIL DWGS FOR LOCATION. NOTE: VARIATION FOR ACCESSIBLE UNIT EFFECTS FIRST FLOOR ONLY.
 - 2 NON-CODED STRUCTURAL CONCRETE SLAB AT FIRST FLOOR UNITS AND CURB - REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- LEGEND**
- PARTIAL HEIGHT 2x STUD WALL - HEIGHT AND TYPE AS NOTED.
 - 2x4 STUD WALL
 - 2x6 STUD WALL
 - SCAFFOLD OR CORREL ABOVE - SEE SECTIONS, INTERIOR OR EXTERIOR ELEVATIONS FOR HEIGHTS.
 - ADA CLEARANCE - DIMENSION AS NOTED ON PLAN.
 - FLOOR MATERIAL THRESHOLD
 - SMOKE DETECTOR FOR PER CIRC 911.3 (HARD WIRED W/ BATTERY BACK-UP, LOW BATTERY SIGNAL & INTERCONNECTED PER CIRC 911.3.1)
 - CARBON MONOXIDE ALARM PER CIRC 404.6 (HARD WIRED W/ BATTERY BACK-UP, LOW BATTERY SIGNAL & INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS)
- BUILDING KEYNOTES**
- 1 UNIT PLANS REFER TO SHEET A2.3 AND A2.4 (4-PLEX 'A'), FOR ALL INTERIOR UNIT NOTES AND INFORMATION.
 - 2 LINE OF FLOOR ABOVE
 - 3 LINE OF EXTERIOR SCOFF OR CORREL - REFER TO EXTERIOR ELEVATIONS
 - 4 GAS METER LOCATION REFER TO PLUMBING PLANS. VERIFY METER LOCATION WITH SITE AND DRY UTILITY PLANS.
 - 5 ELECTRICAL CABINETS REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE DOOR SIGN.
 - 6 HONEYCOMB REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE DOOR SIGN.
 - 7 FIRE SPRINKLER REFER TO FIRE ALARM PANEL LOCATIONS. REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS WITH PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES.
 - 8 LOW ROOF REFER TO ROOF PLANS FOR NOTES AND ADDITIONAL INFORMATION.
 - 9 1 HR BATED FIRE PARTITION
 - 10 1 HR BATED FIRE PARTITION
 - 11 ATTIC OR VERTICAL PAUL LOCATE WITHIN 20' OF ATTIC ACCESS OPENING. PROVIDE 2" WIDE MINIMUM UNOBSTRUCTED PASSAGEWAY WITH SOLID FLOOR. TO PAUL AND 30" WIDE WORKSPACE PER CIRC. REFER TO MECHANICAL PLANS.
- WALL LEGEND**
- 1 HR BATED FIRE PARTITION @ PARTY WALL REFER TO UNIT PLANS FOR LOCATION. 1 HR BATED FIRE PARTITION @ PARTY WALL REFER TO UNIT PLANS FOR LOCATION. 1 HR BATED FIRE PARTITION @ PARTY WALL REFER TO UNIT PLANS FOR LOCATION.
- LEGEND**
- UNIT TYPE (R = REVERSE)
 - DETAIL NUMBER
 - SHEET NUMBER
 - PROVIDE FIRE EXTINGUISHER (MINIMUM RATING OF 2A:10BC) INSTALLED IN COMPLIANCE WITH CIRC AND CITY OF SANTEE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE (ARROWS AND NUMBER) TO CITY STANDARDS. SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 72-2.
 - PRE-INSULATED ALUMINUM DOWNSPOUT. SEE AS INDICATED ON PLUMBING PLANS. WHERE DOWNSPOUT PRETS TRAP ROUTE OVER TRAP. DISCHARGE PER CIVIL PLANS.
- BUILDING NOTES**
- 1 THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONS. OVERALL BUILDING DIMENSIONS, PARTITIONS AND GENERAL INFORMATION NOT SPECIFIC TO THE UNIT PLANS REFER TO THE COMPOSITE BUILDING PLAN FOR ADDITIONAL INFORMATION. PRECEDENT OVER UNIT PLAN PHASE SHOWN HEREWITH.
 - 2 DRAFT STONE WALL WITH PER CIRC SECTION 718
 - 3 DUCT TERMINATIONS (WHETHER THROUGH WALL OR CEILING) TO OCCUR FROM THE INTERIOR OF THE UNIT. DO NOT PENETRATE INTO A DWELLING UNIT PER CIRC SECTION 510B.3.1
 - 4 FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND VENT TERMINATIONS THROUGH FLOOR/CEILING ASSEMBLY PER CIRC SECTION 718.2
 - 5 ALL VERTICAL DIMENSIONS NOTED IN SCOFFS, CEILING HEIGHTS, ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERSECTION OF THE UNITS.
 - 6 WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
 - 7 DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR TRUCK WATERPROOF WALKING DECK TOPPING AT EXTERIOR SURFACES UOIN.
 - 8 ALL GUTTERS AND DOWNSPOUTS TO BE PRE-INSULATED. DISCHARGE PER CIVIL DRAWINGS.
 - 9 WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE - HOUR FIRE RESISTIVE CONSTRUCTION.
 - 10 AT FIRE PARTITIONS PLASTIC, ELECTRICAL AND HEATED WIRES ARE TO BE CLEARED AND IDENTIFIED AS REQUIRED FOR ONE-HOUR CONSTRUCTION. BE CLEARED AND IDENTIFIED AS REQUIRED FOR ONE-HOUR CONSTRUCTION. NOT EXCEED 100 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDE OF A WALL. SEE SHEET A2.3 FOR ADDITIONAL NOTES AND DETAILS. BADA.
 - 11 AT FIRE PARTITIONS, CONTINUOUS NON PAPER BACKED BOARD BEHIND ALL THIS IS REQUIRED.
 - 12 WOOD FLOOR AND CEILING MATERIALS SHALL EXCEED THE FLOOR SPREAD CLASSIFICATIONS IN CIRC TABLE 603.1.1.
 - 13 BUILDINGS SHALL HAVE APPROVED ACCESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/8". REFER TO SITE PLAN FOR LOCATIONS. CIRC SECTION 501.1.
 - 14 MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED AT LEAST 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING UNITS, STREETS, ALLEYS, PARKING AND LOADING DOCKS. THE EXHAUST FROM DWELLING UNIT TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS EXCEPTIIONS:
 1. THE 10 FOOT (9.6M) MIN. SEPARATION IS NOT REQUIRED WHERE THE INTAKE OPENING IS LOCATED 3 FEET (0.9M) OR GREATER BELOW THE CONTAMINANT SOURCE.
 2. MECHANICAL CHIMNEYS SERVING FUEL-BURNING APPLIANCES SHALL BE TERMINATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CIRC.
 3. CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED IN ACCORDANCE WITH SECTION 510B.3.1.
 4. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
 - 15 DRAIN SURFACE WATER AWAY FROM BUILDINGS. GRADE SHALL FALL A MINIMUM OF 1" WITHIN THE FIRST 10 FEET. SEE PRELIMINARY GRADING PLANS FOR ELEVATIONS.
 - 16 VERIFY AC CONDENSER LOCATION WITH SITE IMPROVEMENTS PRIOR TO INSTALLATION OF UNITS.
- 11 SHOWN AS STANDARD NON-ACCESSIBLE CONDITION. SEE FOR NON-STANDARD ACCESSIBLE CONDITION. REFER TO CIVIL FOR LOCATION OF UNIT.
- 12 SHOWN AS STANDARD NON-ACCESSIBLE CONDITION. SEE FOR NON-STANDARD ACCESSIBLE CONDITION. REFER TO CIVIL FOR LOCATION OF UNIT.

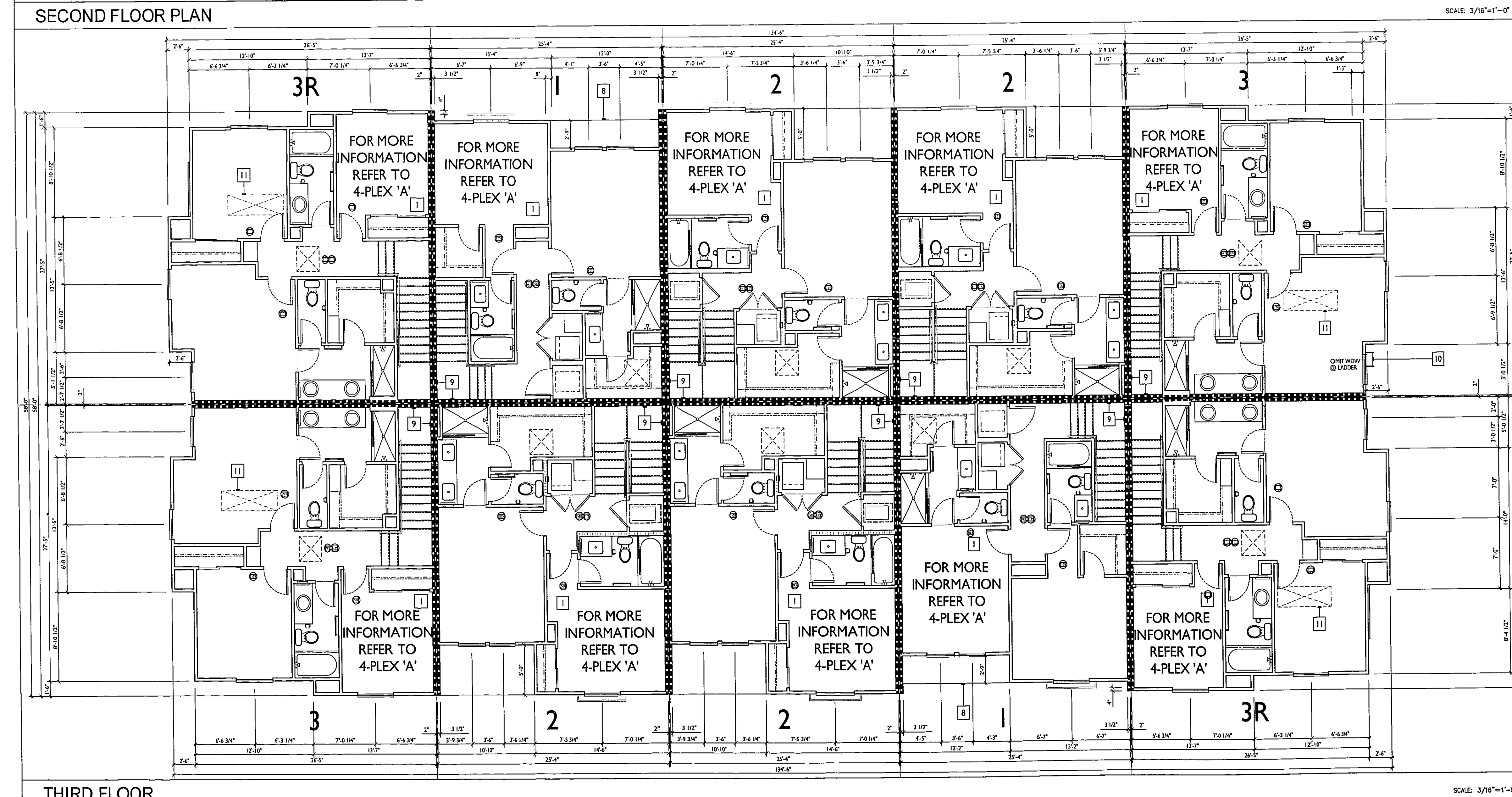
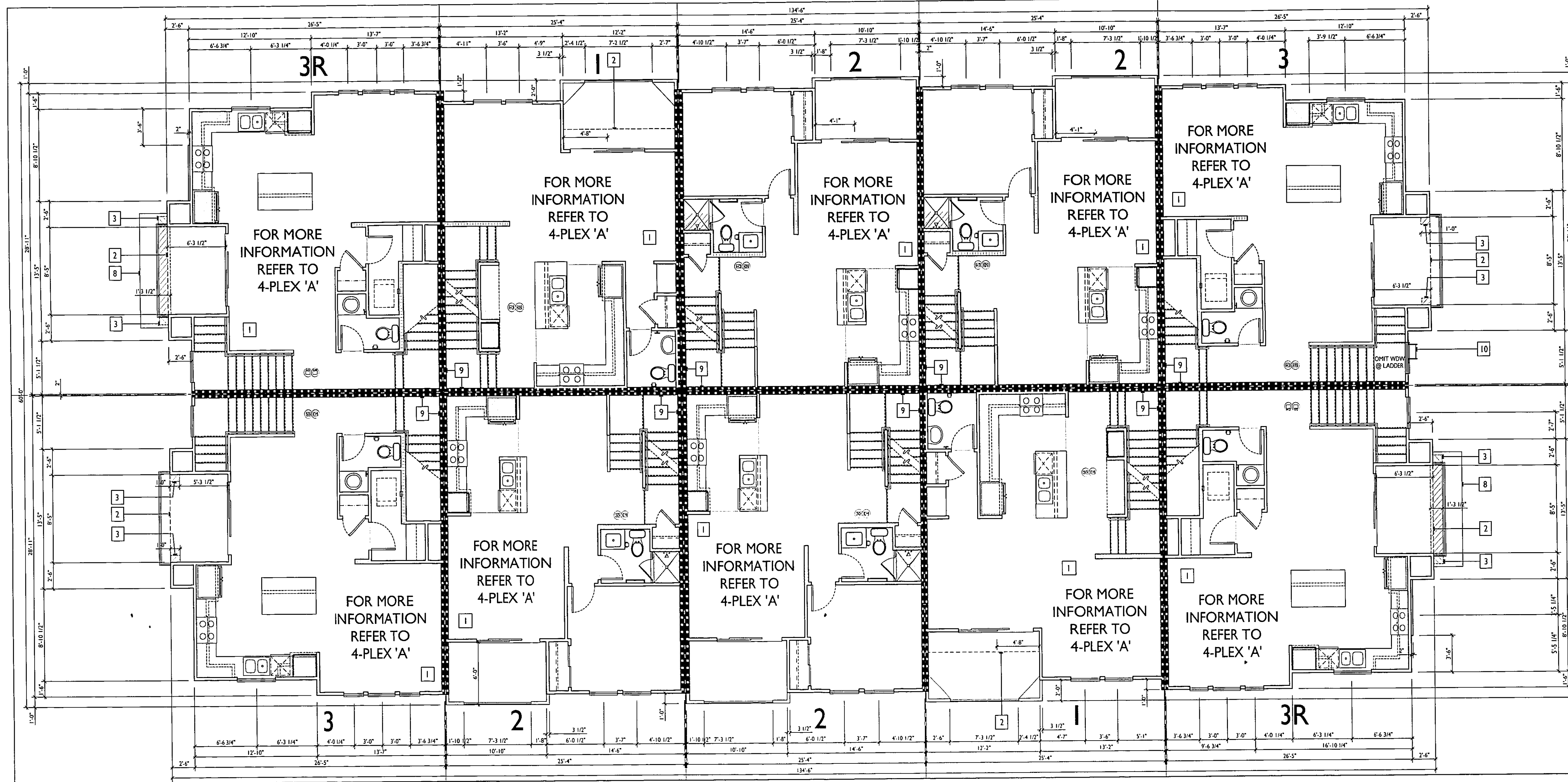
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RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

DEC. 10, 2019
Revisions
PLNCK FEB. 12, 2020



10-PLEX - 'B'
FLAT WORK PLAN / FIRST FLOOR PLAN
A4-6



BUILDING KEYNOTES

- UNIT PLANS REFER TO SHEET A3.1 AND A4.1 (4-PLEX 'A') FOR ALL INTERIOR UNIT NOTES AND INFORMATION.
- LINE OF FLOOR ABOVE.
- LINE OF EXTERIOR SLOTTED OR CORNER REFER TO EXTERIOR ELEVATION.
- GAS PETER LOCATIONS REFER TO PLUMBING PLANS VERIFY PETER LOCATION WITH SITE AND DRY UTILITY PLANS.
- ELECTRICAL SYMBOLS REFER TO ELECTRICAL PLANS VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ ELECTRICAL PLANS AND UTILITY PROVIDERS PROVIDE DOOR SIGN.
- MECH ROOMS REFER TO MECHANICAL PLANS VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ CABLE COMMUNICATION PROVIDER, PROVIDE DOOR SIGN.
- FIRE SPRINKLER RISER & FIRE ALARM PANEL LOCATIONS REFER TO FIRE SPRINKLER PLANS VERIFY LOCATIONS WITH PLUMBING AND FIRE SPRINKLER PLANS PROVIDE ACOUSTIC ISOLATION CLAMP RINGS AT FLOOR LINES.
- LOW ROOF REFER TO ROOF PLANS FOR NOTES AND ADDITIONAL INFORMATION.
1. H. RATED FIRE PARTITION DOUBLE 2" X 4" WALLS W/ 1/2" AIRSPACE (LAYER 5/8" TYPE X GYPSUM BOARD) FROM FOUNDATION TO TOP OF SHEATHING.
- AD-3 ROOF ACCESS LADDER REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.
- ATRIC OR VERTICAL SHAFT LOCAL WITHIN 30' OF ATRIC ACCESS OPENING PROVIDE 3/4" WIDE MINIMUM UNOBSTRUCTED PASSAGEWAY WITH SOLID FLOOR TO SHAFT AND 30" X 30" WORKSPACE PER CHC. REFER TO MECHANICAL PLANS.

WALL LEGEND

(1) H. RATED PARTITION @ PARTY WALL REFER TO DETAILS (A4-9, A4-10, A4-11 & A4-12) EXTEND FROM FOUNDATION TO ROOF STRUCTURE.

LEGEND

UNIT 2R UNIT TYPE (R = REVERSE)

DETAIL NUMBER SHEET NUMBER

PROVIDE FIRE EXTINGUISHER (MINIMUM RATING OF 2A-10BC) CABINETS INSTALLED IN COMPLIANCE WITH CHC AND CITY OF SANTEE FIRE DEPARTMENT GUIDELINES PROVIDE SIGNAGE SYMBOLS AND NOTICES PER CITY STANDARDS. SEE BUILDING COMPACTS PLANS FOR LOCATIONS. MINIMUM TRAVEL DISTANCE FROM ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 70-2.

PRE-FINISHED ALUMINUM DOWNSPOUT SIZE AS INDICATED ON PLUMBING PLANS. WISE DOWNSPOUT MEETS TRIM ROUTE OVER TRIM. DISCHARGE PER CIVIL PLANS.

BUILDING NOTES

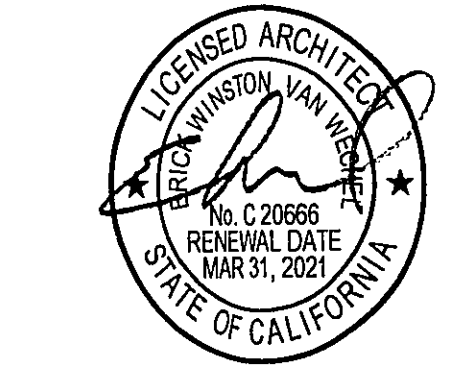
- THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIP. OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GENERAL BUILDING DETAILING SPECIFIC TO THE UNIT PLANS REFER TO GENERAL BUILDING PLAN INFORMATION IN SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN INFORMATION SHOWN HEREWITH.
- DRAFT STOPS WILL BE INSTALLED PER CHC SECTION 718.
- DUCT TERMINATIONS THROUGH WALL OR CEILING TO OCCUR MINIMUM 3" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER CHC SECTION 718.
- FIREBLOCKING WILL BE PROVIDED AT PLUMBING ELECTRICAL SPRINKLER AND VENT PENETRATIONS THROUGH ROOF CEILING ASSEMBLY PER C.C. SECTION 718.
- ALL VENT AND PENETRATIONS NOTED SEE SCHEDULE CEILING HEIGHTS ETC. ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SURF AT THE INTERSECTION OF THE UNITS.
- WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
- DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE DECK. ELEVATIONS SHOWN AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE FOR FLOOR WATERPROOF WALKING DECK TOPPING AT EXTERIOR SURFACE LOCAL.
- ALL GUTTERS AND DOWNSPOUTS TO BE PRE-FINISHED. DISCHARGE PER CIVIL DRAWINGS.
- WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE (1) HOUR RESISTIVE CONSTRUCTION.
- AT FIRE PARTITIONS PLASTIC ELECTRICAL AND RELATED BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTY SQUARE INCHES. SHALL NOT EXCEED 100 SQUARE INCHES ONE HUNDRED SQUARE FEET OF WALL AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTYFOUR INCHES WHEN ON THE OPPOSITE SIDES OF A WALL. SEE SHEET A4-7 FOR ADDL. NOTES AND DETAIL 900D.
- AT FIRE PARTITIONS CONTINUOUS NON-FIRE RATED BOARD BEHIND ALL TUBS IS REQUIRED.
- WALL TUBS AND CEILING VENTHOLES SHALL EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CAL. TABLE 801.1.
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/8". REFER TO SITE PLANS FOR LOCATIONS. CHC SECTION 901.1.
- MECHANICAL AND DRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10' FROM ANY HAZARDOUS OR NOXIOUS SOURCE. SUCH AS EXHAUSTS, PLUMBING VENTS, STREETS ALLEYS, PARKING LOTS AND LOADING DOCKS. THE EXHAUST FROM DWELLING UNIT TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS EXHAUSTS.
- IF ROOF (2" MIN) SEPARATION IS NOT REQUIRED WHERE THE INTAKE OPENING IS LOCATED 3' FT OR GREATER BELOW THE CONTAMINANT SOURCE.
- VENTS AND CHIMNEYS SERVING FUEL-BURNING APPLIANCES SHALL BE TERMINATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CHC.
- CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED IN ACCORDANCE WITH SECTION 1150.3.
- EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
- DRAIN SURFACE WATER AWAY FROM BUILDINGS. GRADE SHALL FALL A MINIMUM OF 1/4" WITHIN THE FIRST 10 FEET. SEE PRECISE GRADING PLANS FOR ELEVATION.
- VERIFY AC CONDENSER LOCATION WITH SITE IMPROVEMENTS PRIOR TO INSTALLATION OF UNITS.
- REINTEGRATIONS OF FIRE RESISTIVE WALLS FLOOR CEILING AND ROOF CEILING SHALL BE PROVIDED AS REQUIRED IN CHC SECTION 714.

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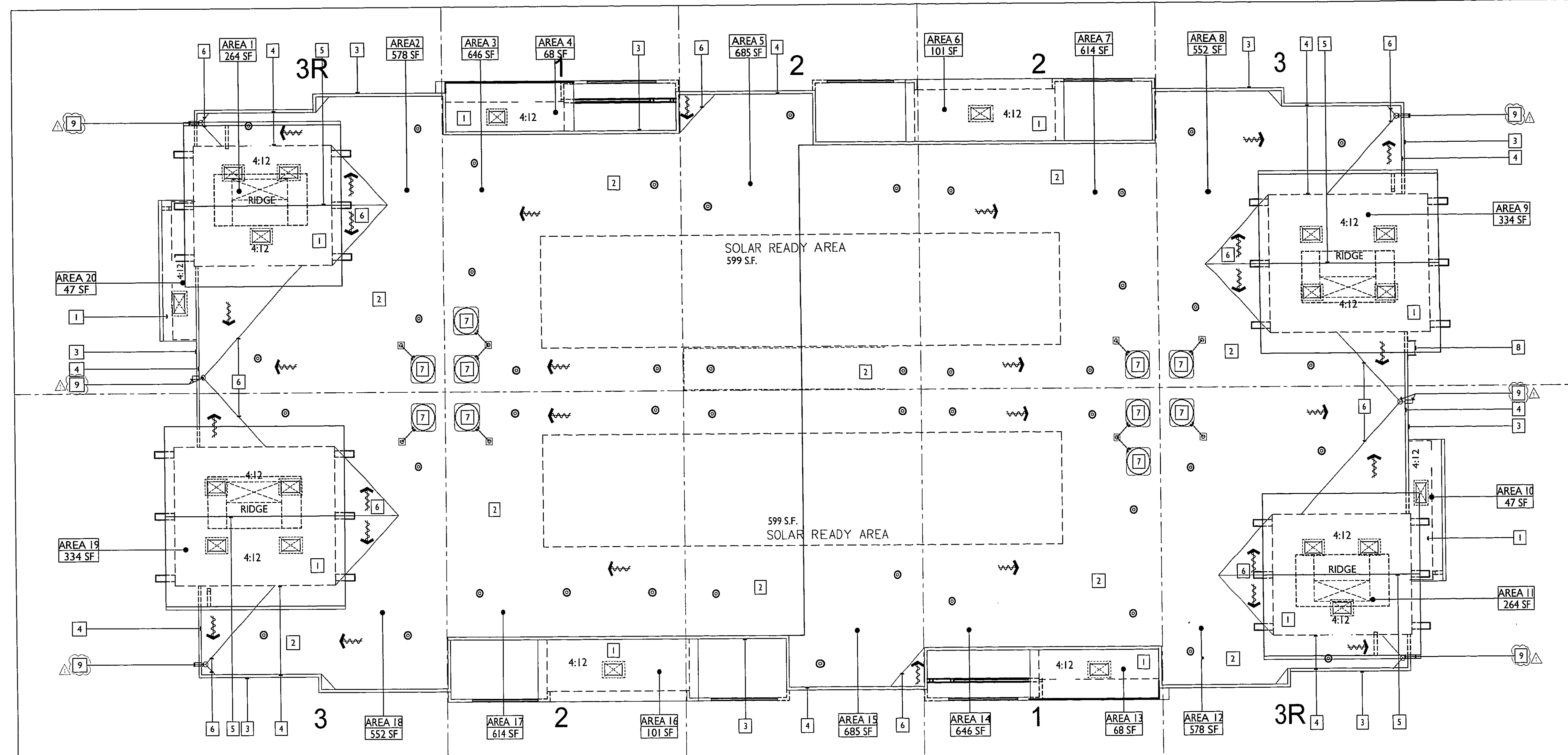
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RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

DEC. 10, 2019
Revisions
PLN CHG FEB. 12, 2020



10-PLEX - 'B'
SECOND FLOOR PLAN /
THIRD FLOOR PLAN
A4-7



ROOF PLAN

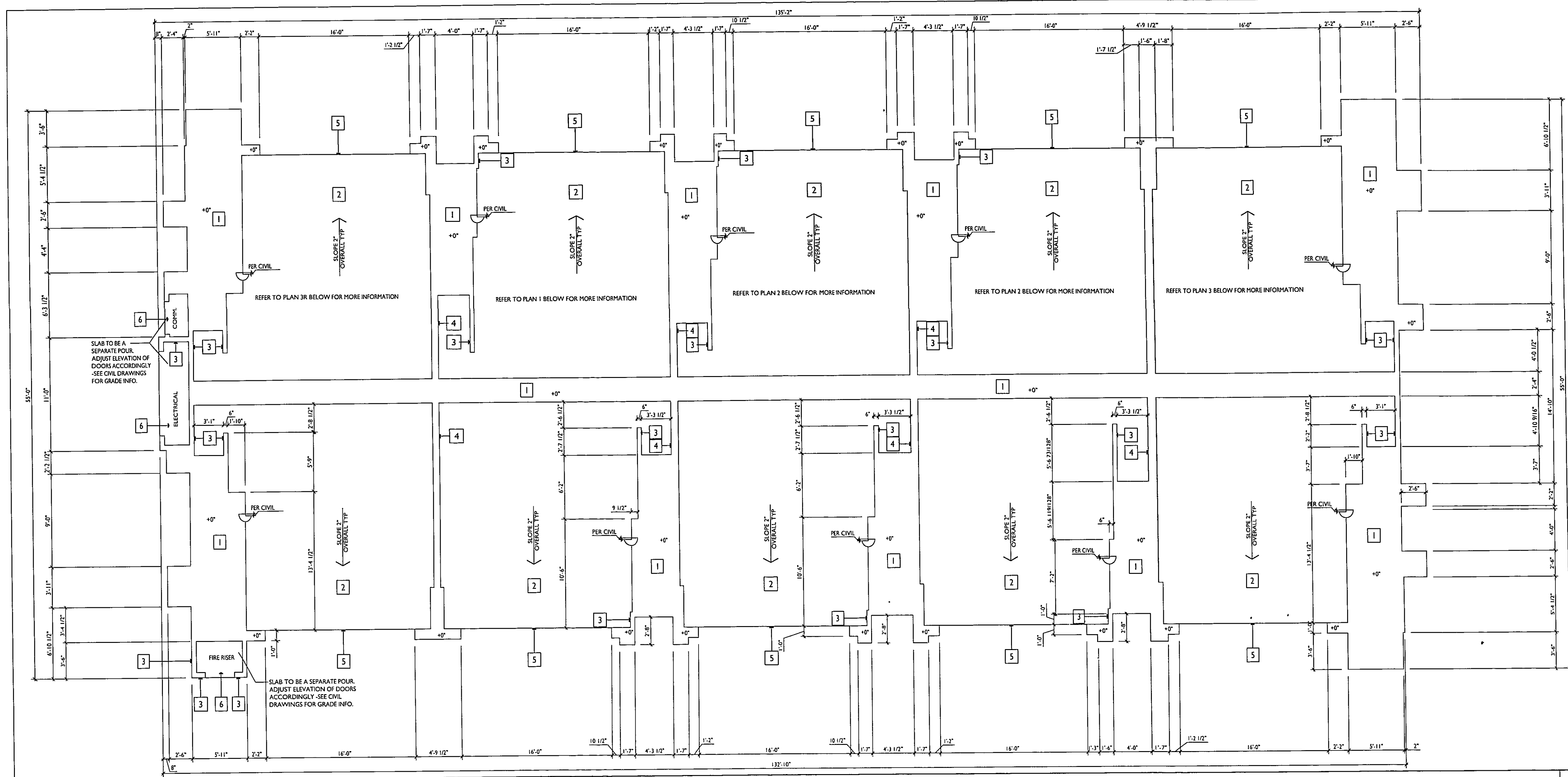
ROOF VENTILATION CALCULATIONS

| | | | |
|-------------------|--|-------------------|--|
| ENCLOSED AREA 13: | 485 SF, 1150 = 0.45 X 144 SQ. IN. = 64 SQ. IN. REQUIRED
PROVIDE (1) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 97.5 SQ. IN. F.A.M. TOTAL PROVIDED | ENCLOSED AREA 1: | 264 SF, 1150 = 1.76 X 144 SQ. IN. = 254 SQ. IN. REQUIRED
PROVIDE (3) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 292.5 SQ. IN. F.A.M. TOTAL PROVIDED |
| ENCLOSED AREA 14: | 446 SF, 1150 = 0.39 X 144 SQ. IN. = 621 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED | ENCLOSED AREA 2: | 578 SF, 1150 = 2.85 X 144 SQ. IN. = 555 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 576 SQ. IN. F.A.M. TOTAL PROVIDED |
| ENCLOSED AREA 15: | 485 SF, 1150 = 0.42 X 144 SQ. IN. = 689 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED | ENCLOSED AREA 3: | 446 SF, 1150 = 0.39 X 144 SQ. IN. = 621 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED |
| ENCLOSED AREA 16: | 107 SF, 1150 = 0.93 X 144 SQ. IN. = 97.50 SQ. IN. REQUIRED
PROVIDE (1) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 97.5 SQ. IN. F.A.M. TOTAL PROVIDED | ENCLOSED AREA 4: | 48 SF, 1150 = 0.42 X 144 SQ. IN. = 60 SQ. IN. REQUIRED
PROVIDE (1) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 97.5 SQ. IN. F.A.M. TOTAL PROVIDED |
| ENCLOSED AREA 17: | 614 SF, 1150 = 0.53 X 144 SQ. IN. = 590 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED | ENCLOSED AREA 5: | 485 SF, 1150 = 0.42 X 144 SQ. IN. = 689 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED |
| ENCLOSED AREA 18: | 515 SF, 1150 = 0.45 X 144 SQ. IN. = 645 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED | ENCLOSED AREA 6: | 101 SF, 1150 = 0.88 X 144 SQ. IN. = 97.50 SQ. IN. REQUIRED
PROVIDE (1) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 97.5 SQ. IN. F.A.M. TOTAL PROVIDED |
| ENCLOSED AREA 19: | 381 SF, 1150 = 0.33 X 144 SQ. IN. = 475 SQ. IN. REQUIRED
PROVIDE (4) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 380 SQ. IN. F.A.M. TOTAL PROVIDED | ENCLOSED AREA 7: | 614 SF, 1150 = 0.53 X 144 SQ. IN. = 590 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED |
| ENCLOSED AREA 20: | 47 SF, 1150 = 0.41 X 144 SQ. IN. = 59 SQ. IN. REQUIRED
PROVIDE (1) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 97.5 SQ. IN. F.A.M. TOTAL PROVIDED | ENCLOSED AREA 8: | 532 SF, 1150 = 0.46 X 144 SQ. IN. = 666 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 720 SQ. IN. F.A.M. TOTAL PROVIDED |
| | | ENCLOSED AREA 9: | 334 SF, 1150 = 0.29 X 144 SQ. IN. = 419 SQ. IN. REQUIRED
PROVIDE (3) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 292.5 SQ. IN. F.A.M. TOTAL PROVIDED |
| | | ENCLOSED AREA 10: | 47 SF, 1150 = 0.41 X 144 SQ. IN. = 59 SQ. IN. REQUIRED
PROVIDE (1) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 97.5 SQ. IN. F.A.M. TOTAL PROVIDED |
| | | ENCLOSED AREA 11: | 244 SF, 1150 = 1.76 X 144 SQ. IN. = 254 SQ. IN. REQUIRED
PROVIDE (3) CHAGINS MODEL 50465 G.S. ROOF VENTS WITH 97.5 SQ. IN. F.A.M. PER VENT 292.5 SQ. IN. F.A.M. TOTAL PROVIDED |
| | | ENCLOSED AREA 12: | 578 SF, 1150 = 2.85 X 144 SQ. IN. = 555 SQ. IN. REQUIRED
PROVIDE (4) LOMANCO MODEL 135 G.S. ROOF VENTS WITH 144 SQ. IN. F.A.M. PER VENT 576 SQ. IN. F.A.M. TOTAL PROVIDED |

- ROOF KEYNOTES**
- CONCRETE TILE ROOF, CLASS A, CONCRETE LOW PROFILE 3" TALL OVER 1/2" APPROVED OVERLAYMENT, GAUGE 18, 1900 OR EQUAL INSTALL PER MFR. TEST REPORT
 - FLAT ROOF, SLOPE 1/4" = 1" MIN. UNDO ROOFING MATERIAL, TPO ROOFING CLASS 5 THERMOPLASTIC SINGLE PLY ROOFING SYSTEM, FREESTONE OR APPROVED EQUAL, INSTALL PER MANUF. RECOMMENDATIONS AND CODES
 - PARAPET WALL WITH METAL CORNING, HEIGHT FROM TOP OF PLATE NOTED ON ELEVATION
 - ROOF BASE FLASHING
 - ROOF RIDGE FOR HIPS
 - BUILT-UP CHECKERBOARD FLASHING
 - CONDENSER UNITS ON COMPRESSOR SOLUTION PLATFORM VERIFY UNIT LOCATION AND CLEARANCES REFER TO MECHANICAL PLANS
 - REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION
 - 2" DIA. ROOF DRAIN AND 4" DIA. OVERFLOW SCUPPER REFER TO FLASHING AND CHIMNEY PLANS FOR ADDITIONAL INFORMATION
- ROOF LEGEND**
- 4:12 SLOPE ROOF 4:12 UNDO ROOFING MATERIAL, CLASS A, CONCRETE LOW PROFILE 3" TALL OVER 1/2" APPROVED OVERLAYMENT, GAUGE 18, 1900 OR EQUAL INSTALL PER MFR. TEST REPORT
 - FLAT ROOF, SLOPE 1/4" = 1" MIN. UNDO ROOFING MATERIAL, TPO ROOFING
 - METAL ATTIC VENT: 144 SQ. IN. NET FREE AREA GALV. SHEET METAL LOWER VENT, PROVIDE ROOF VENT SUBBACK WITH BONDING LAYER WITH ROOF FELT, MODEL NO. 135 MANUF. BY LOMANCO OR APPROVED EQUAL
 - ATTIC ROOF VENT FOR CONCRETE TILE 1/2" X 1/2" NET FREE VENTILATION AREA MINIMUM BY CHAGINS INC. MODEL # 50465 OR 50465 BOND FLASHING OR APPROVED EQUAL
 - PRE-FINISHED ALUMINUM DOWNSPOUT TO MATCH EXTERIOR COLOR
 - ATTIC AREA TO BE VENTILATED. SEE ATTIC VENTILATION CALC.
 - FIRE PARTITION EXTENDS TO UNDERSIDE OF 1 HR RATED ROOF CEILING ASSEMBLY. PROVIDE DRYSTACKING PER CSC-718.4.3 IN ATTIC SPACE ABOVE EVERY TYPICAL DWELLING UNIT AND NOT EXCEED 3000 SF. SEE DETAIL 19A01.11
- VENTILATION REQMTS.**
- CSC 1203.2 ATTIC SPACES. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW BLOCKING AND REDUCING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. AN AIRSPACE OF NOT LESS THAN 1 INCH (25.4 MM) SHALL BE PROVIDED BETWEEN THE REGULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50TH OF THE AREA OF THE SPACE VENTILATED.
- THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/600 PROVIDED THAT AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT 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 ROOF OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY SAFE OR CORNER VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICT WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION HEIGHTS THERE SHALL BE BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED, AND THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/1000 WHERE A CLASS C OR B ROOF IS INSTALLED ON THE WARM IN WINTER SIDE OF THE CEILING.

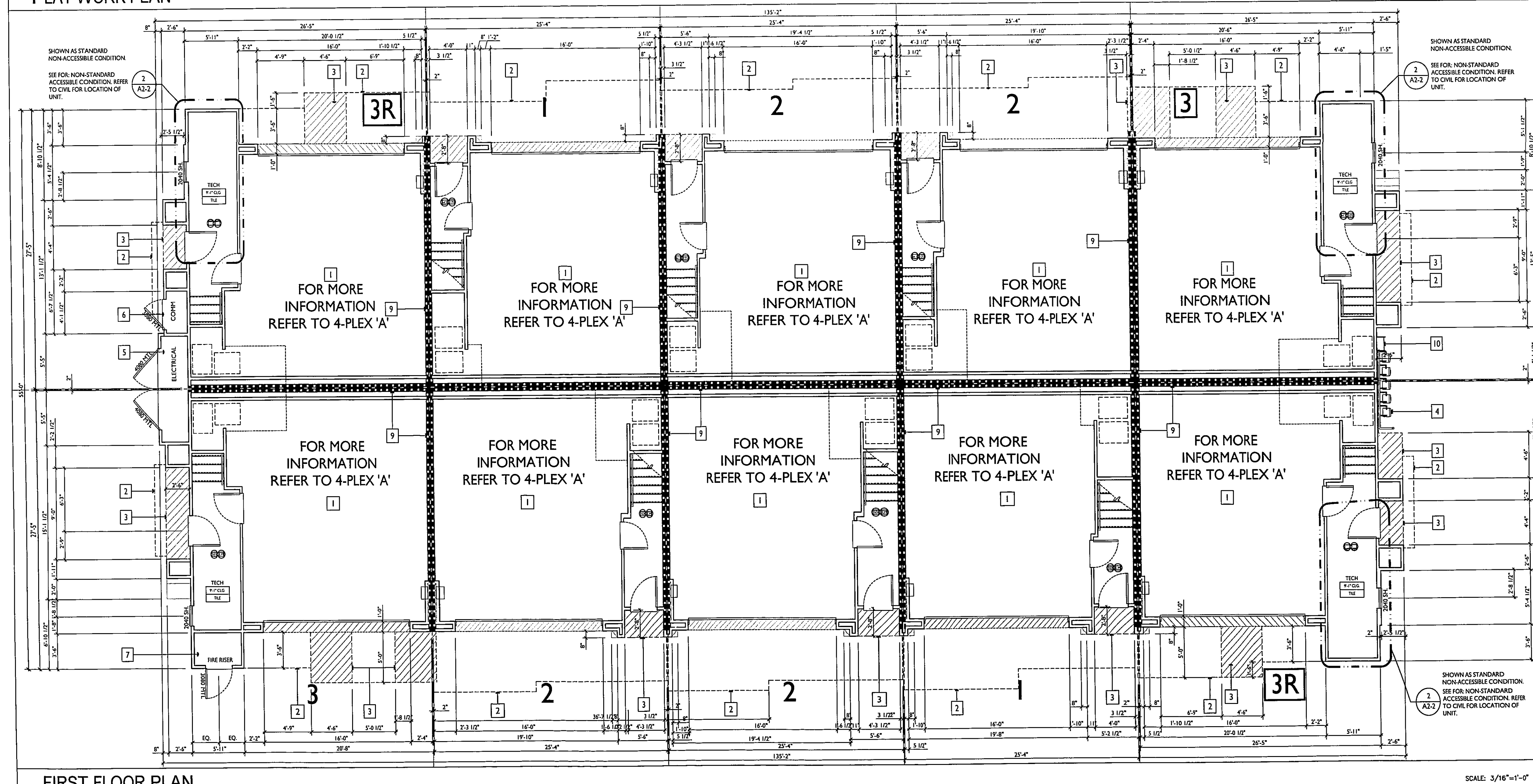
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- ROOF NOTES**
- ALL ROOFING TO BE INSTALLED PER ROOFING MANUFACTURERS SPECIFICATIONS
 - ALL ROOFING TO BE INSTALLED OVER MINIMUM (3) LAYERS 30 LB ROOF FELT WEATHER BOARDING
 - REFER TO EXTERIOR ELEVATIONS FOR ROOF TO WALL FLASHING DETAILS
 - NO ROOF PENETRATIONS AT ATTIC VENTS, PLUMBING OR DRAIN VENTS, ETC.) TO OCCUR WITHIN 1' OF VALETS, HIPS OR RIDGES
 - PLUMBING VENTS THROUGH ROOF INSTALLED PER FLASHING DETAILS AND FLASHING PLANS. IN ADDITION REFER TO DETAIL 19A01.11
 - PAINT ALL EXPOSED FERMS AND SURFACES NOT PROVIDED WITH A FACTORY FINISH TO PROTECT AGAINST WEATHER
 - ROOF UNDEVELOPMENT AND FASTENING SHALL BE IN CONFORMANCE WITH CSC CHAPTER 1602
 - OPENINGS IN ATTIC VENTS SHALL BE A MINIMUM OF 1/8 INCH AND SHALL NOT EXCEED 1/8 INCH
 - SEE DETAIL 19A40 FOR G.S. SADDLE FLASHING AT OFFSET PARAPET TO WALL
 - CSC 1203.2 (1) ROOF TIE-BACKS (2) ROOF TIE-BACKS (3) ROOF TIE-BACKS (4) ROOF TIE-BACKS (5) ROOF TIE-BACKS (6) ROOF TIE-BACKS (7) ROOF TIE-BACKS (8) ROOF TIE-BACKS (9) ROOF TIE-BACKS (10) ROOF TIE-BACKS (11) ROOF TIE-BACKS (12) ROOF TIE-BACKS (13) ROOF TIE-BACKS (14) ROOF TIE-BACKS (15) ROOF TIE-BACKS (16) ROOF TIE-BACKS (17) ROOF TIE-BACKS (18) ROOF TIE-BACKS (19) ROOF TIE-BACKS (20) ROOF TIE-BACKS (21) ROOF TIE-BACKS (22) ROOF TIE-BACKS (23) ROOF TIE-BACKS (24) ROOF TIE-BACKS (25) ROOF TIE-BACKS (26) ROOF TIE-BACKS (27) ROOF TIE-BACKS (28) ROOF TIE-BACKS (29) ROOF TIE-BACKS (30) ROOF TIE-BACKS (31) ROOF TIE-BACKS (32) ROOF TIE-BACKS (33) ROOF TIE-BACKS (34) ROOF TIE-BACKS (35) ROOF TIE-BACKS (36) ROOF TIE-BACKS (37) ROOF TIE-BACKS (38) ROOF TIE-BACKS (39) ROOF TIE-BACKS (40) ROOF TIE-BACKS (41) ROOF TIE-BACKS (42) ROOF TIE-BACKS (43) ROOF TIE-BACKS (44) ROOF TIE-BACKS (45) ROOF TIE-BACKS (46) ROOF TIE-BACKS (47) ROOF TIE-BACKS (48) ROOF TIE-BACKS (49) ROOF TIE-BACKS (50) ROOF 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FLAT WORK PLAN

SCALE: 3/16"=1'-0"



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

FLATWORK PLAN KEYNOTES

- 1 FLAT STRUCTURAL CONCRETE SLAB. REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- 2 SLOPING GARAGE CONCRETE SLAB. SEE 2-P MIN. TYPICAL. REFER TO STRUCTURAL AND CIVIL PLANS.
- 3 CONCRETE CURB: 6" WIDE. VERIFY WITH STRUCTURAL PLANS.
- 4 CONCRETE CURB AT PARTY WALLS. 6" WIDE. VERIFY WITH STRUCTURAL PLANS.
- 5 GARAGE DOOR. VERIFY ELEVATIONS WITH CIVIL PLANS.
- 6 UTILITY ROOM. PROVIDE KEYNOTE FLATWORK (1/4" PER 1'-0" MIN. AWAY FROM BUILDING). PROVIDE 3/4" MIN. CLEAR WORKING SPACE @ OPENING. REFER TO LANDSCAPE AND CIVIL PLANS.

FLATWORK PLAN NOTES

- 1 OUTLINE OF UNIT # INDICATES SITE SPECIFIC ACCESSIBILITY. SEE CIVIL DIVISION FOR LOCATION. NOTE VARIATION FOR ACCESSIBLE UNIT EFFICIENCY FIRST FLOOR ONLY.
- 2 INDICATES STRUCTURAL CONCRETE SLAB AT FIRST FLOOR UNITS AND CURBS. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

- 1 PARTIAL HEIGHT 2x4 STUD WALL - HEIGHT AND TYPE AS NOTED.
- 2 2x4 STUD WALL
- 3 2x6 STUD WALL
- 4 SOFFIT OR CORBEL ABOVE - SEE SECTIONS, INTERIOR OR EXTERIOR ELEVATIONS FOR HEIGHTS.
- 5 ADA CLEARANCE - DIMENSION AS NOTED ON PLAN.
- 6 FLOOR MATERIAL THRESHOLD
- 7 SMOKE DETECTOR PER CBC 907.11.2 (HARD WIRED W/ BATTERY BACK-UP, LOW BATTERY SIGNAL & INTERCONNECTED PER CBC 907.11.3)
- 8 CARBON MONOXIDE ALARM PER CBC 420.4 (HARD WIRED W/ BATTERY BACK-UP, LOW BATTERY SIGNAL & INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS)

BUILDING KEYNOTES

- 1 UNIT PLANS: REFER TO SHEET A4.2, A4.3 AND A4.4 (PLEX 'A'), FOR ALL INTERIOR UNIT NOTES AND INFORMATION.
- 2 LINE OF FLOOR ANGLE.
- 3 LINE OF EXTERIOR SOFFIT OR CORBEL. REFER TO EXTERIOR ELEVATIONS.
- 4 GAS METER LOCATIONS: REFER TO PLUMBING PLANS. VERIFY METER LOCATION WITH SITE AND ONLY UTILITY PLANS.
- 5 ELECTRICAL CABINETS: REFER TO ELECTRICAL PLANS. VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE LOCKS PER 110.
- 6 HPOD ROOMS: REFER TO ELECTRICAL PLANS. VERIFY LOCATIONS, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS WITH CABLE CONNECTION PROVIDER. PROVIDE LOCKS PER 110.
- 7 FIRE SPRINKLER RISER & FIRE ALARM PANEL LOCATIONS: REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS WITH PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP RINGS AT FLOOR LINES.
- 8 LOW RISE: REFER TO ROOF PLANS FOR NOTES AND ADDITIONAL INFORMATION.
- 9 1-HR. RATED FIRE PARTITION: DOUBLE 1 1/2" WALLS W/ 7" AIRSPACE. 1 LAYER 5/8" TYPE X (A4.5) DIV-BD EA SIDE FROM FOUNDATION TO ROOF SHEATHING.
- 10 ROOF ACCESS LADDER. REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.
- 11 ATTIC OR VERTICAL FAULT LOCATE WITHIN 30' OF ATTIC ACCESS OPENING. PROVIDE 3/4" WIDE MINIMUM UNOBSTRUCTED PASSAGEWAY WITH SOLID FLOOR TO FAULT AND 30"x30" WORKSPACE PER CBC. REFER TO MECHANICAL PLANS.

WALL LEGEND

- 1 1-HR. RATED PARTITION @ PARTY WALL REFER TO (DETAILS A4.1, A4.2, A4.3, A4.4 & A4.5). EXTEND FROM FOUNDATION TO ROOF SHEATHING.

LEGEND

- 1 UNIT TYPE (B = REVERSE)
- 2 DETAIL NUMBER
- 3 SHEET NUMBER
- 4 PROVIDE FIRE EXTINGUISHER (MINIMUM RATING OF 2A:10BC) IN EACH UNIT PER CITY STANDARDS. PROVIDE SIGNAGE AND NOTIFICATION PER CITY STANDARDS. SEE BUILDING COMPOSITE PLANS FOR LOCATIONS. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75-0.
- 5 FIRE RATED ALUMINUM DOWNSPROUT. SEE AS INDICATED ON PLUMBING PLANS. WHERE DOWNSPROUT TRAVEL OVER TRIP DISCHARGE PER CIVIL PLANS.

BUILDING NOTES

1. THE COMPOSITE BUILDING PLANS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS, OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND GUARDRAIL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO 1/4"=1'-0" SCALE PLANS. REFER TO SCALE PLANS TAKE PRECEDENCE OVER UNIT PLAN IMAGES SHOWN HEREIN.
2. DRAFT STOPS WILL BE INSTALLED PER CBC SECTION 718.
3. DUCT TERMINATIONS: WHETHER THROUGH WALL OR CEILING TO OCCUR MINIMUM 18" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER CBC SECTION 718.1.
4. FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLEX PENETRATIONS THROUGH FLOOR, CEILING ASSEMBLIES PER CBC SECTION 718.
5. ALL VERTICAL DIMENSIONS NOTED IN SOFFITS, CEILING HEIGHTS (ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SLAB AT THE INTERIOR OF THE UNITS.
6. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WITHIN SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
7. DICK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECK. THE SHEATHING SYSTEMS ARE DESIGNED FOR SLIP-RESISTANT WALKING DECK TOPPING AT EXTERIOR SURFACES. UO/L.
8. ALL GUTTERS AND DOWNSPROUTS TO BE INSULATED DISCHARGE PER CIVIL DRAWINGS.
9. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION.
10. AT FIRE PARTITIONS PLASTIC ELECTRICAL AND RELATED BOXES ARE TO BE CLEARLY IDENTIFIED AS APPROVED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTY-SIX SQUARE INCHES. SHALL NOT EXCEED 100 SQUARE INCHES PER ONE HUNDRED SQUARE FEET OF WALL AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE SAME SIDE OF A WALL. SEE SHEET A4.9 FOR ADD'L NOTES AND DETAIL 940-9.
11. AT FIRE PARTITIONS, CONTINUOUS NON-FIRE BACKED BEHIND ALL TIES IS REQUIRED.
12. WALK ROOF AND CEILING MATERIALS SHALL NOT EXCEED THE FLOOR SPREAD CLASSIFICATIONS IN CBC TABLE 803.1.1.
13. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERING. ADDRESS NUMBERS ON APPLICABLE BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS EASILY LOCATED AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/8". REFER TO SITE PLAN FOR LOCATIONS. CBC SECTION 905.
14. MECHANICAL AND GRANTY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10 FEET (3048 MM) FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING EXHAUST FROM BUILDING UNITS, TOILET ROOMS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS. EXCEPTIONS:
 1. THE 10-FOOT (3048 MM) SEPARATION IS NOT REQUIRED WHERE THE TIED TIE AND EXHAUST IS LOCATED 15 FEET OR GREATER FROM THE CONTAMINANT SOURCE.
 2. EXHAUST AND CHIMNEYS SERVING FUEL-BURNING APPLIANCES SHALL BE TERMINATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CBC.
 3. CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED IN ACCORDANCE WITH SECTION 909.
 4. EXHAUST AIR SHALL NOT BE DIRECTED ONTO WALKWAYS.
15. DRAIN SURFACE WATER AWAY FROM BUILDINGS. GRADE SHALL FALL A MINIMUM OF 4" WITHIN THE FIRST FEET. SEE PRELIMINARY GRADING PLANS FOR ELEVATIONS.
16. VERIFY ALL CONCRETE LOCATION WITH SITE IMPROVEMENTS PRIOR TO INSTALLATION OF LINSET.

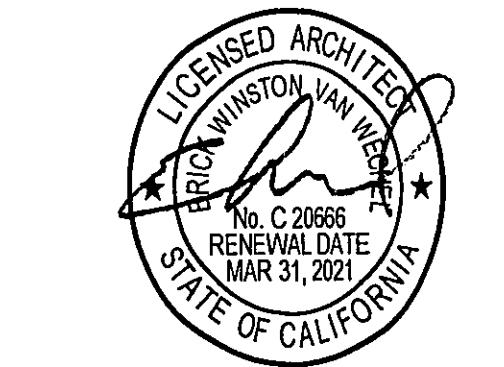
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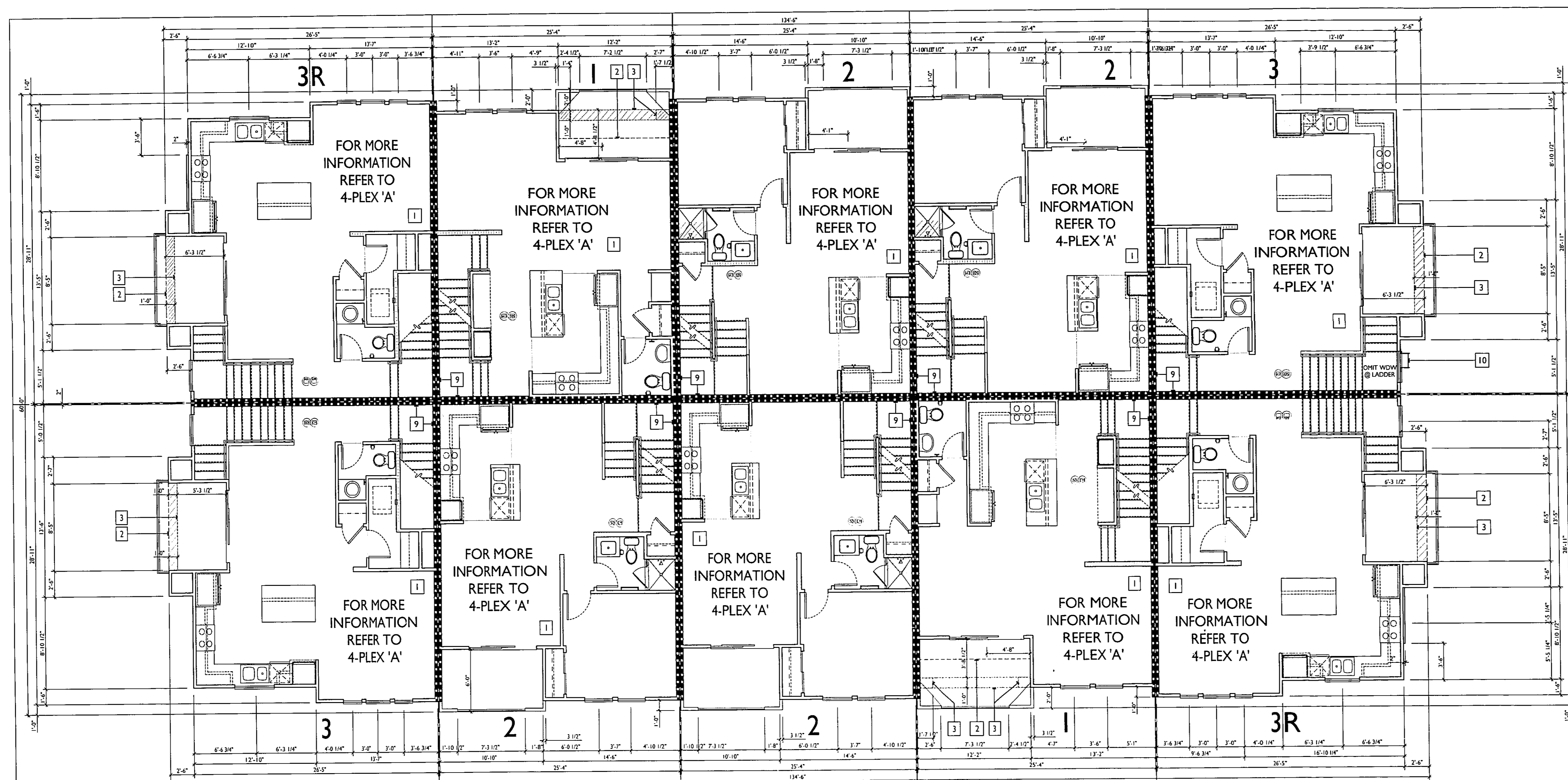
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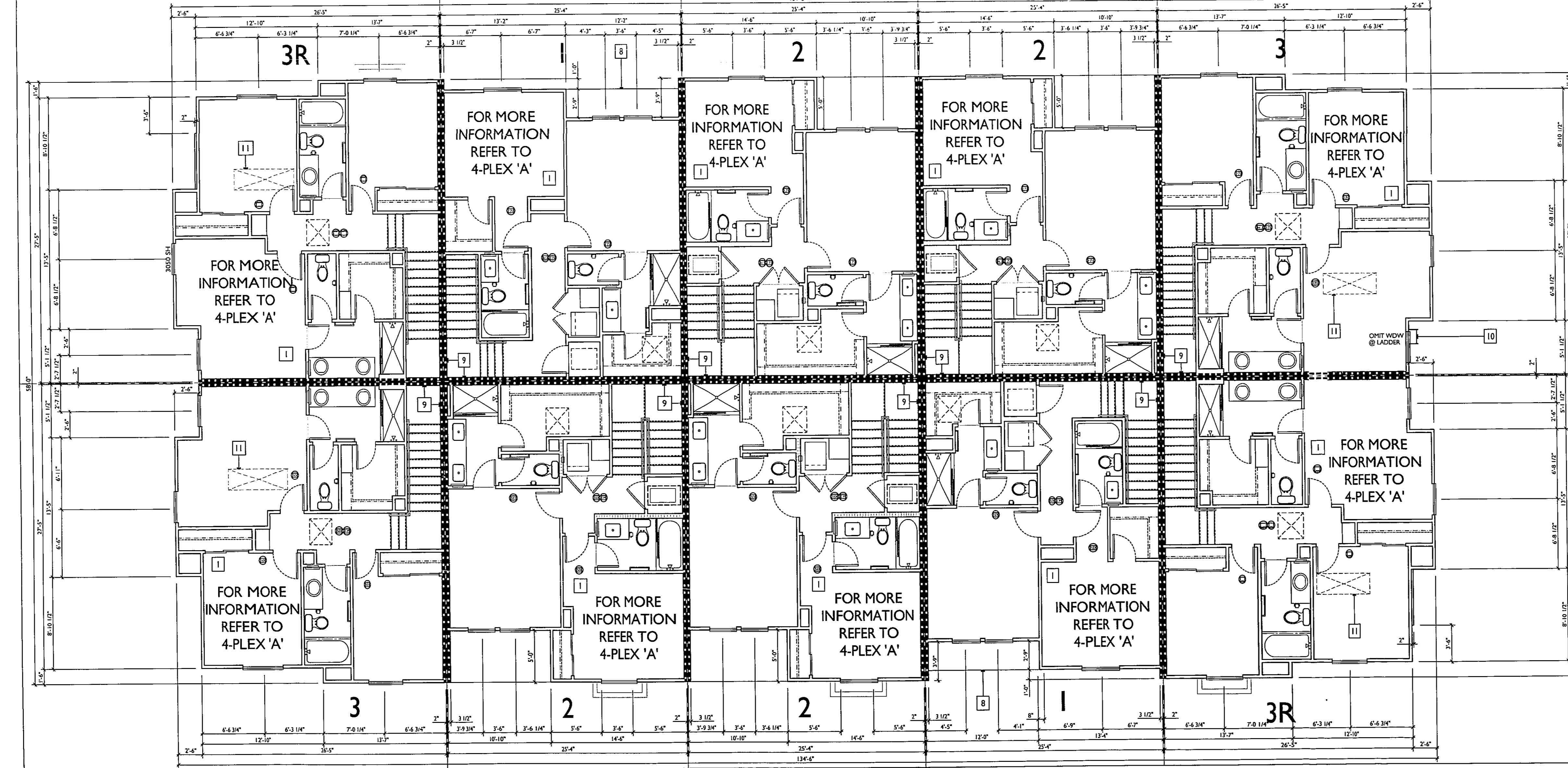
DEC. 10, 2019
Revisions
PLNCK FEB. 12, 2020



10-PLEX - 'C'
FLAT WORK PLAN / FIRST FLOOR PLAN
A4-10



SECOND FLOOR PLAN



THIRD FLOOR

- BUILDING KEYNOTES**
1. UNIT PLANS REFER TO SHEET A3.2, A3.3 AND A4.1-4-PLEX 'A'. FOR ALL INTERIOR UNIT NOTES AND INFORMATION REFER TO EXTERIOR ELEVATIONS.
 2. LINE OF FLOOR ABOVE.
 3. LINE OF EXTERIOR SLOPE OR CORNER REFER TO EXTERIOR ELEVATIONS.
 4. GAS METER LOCATION: REFER TO PLUMBING PLANS. VERIFY METER LOCATION WITH SITE AND DRY UTILITY PLANS.
 5. ELECTRICAL CABINETS REFER TO ELECTRICAL PLANS. VERIFY METER LOCATION WITH SITE AND DRY UTILITY PLANS.
 6. LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS: VERIFY ELECTRICAL PLANS AND UTILITY PROVIDERS. PROVIDE ROOM SIGN.
 7. ROOM ROOM: REFER TO ELECTRICAL PLANS. VERIFY LOCATION, DIMENSIONS AND CLEARANCES FOR ROOM REQUIREMENTS W/ CABEL COMMUNICATION PROVIDER. PROVIDE ROOM SIGN.
 8. FIRE SPRINKLER RISER & FIRE ALARM PANEL LOCATION: REFER TO FIRE SPRINKLER PLANS. VERIFY LOCATIONS W/ PLUMBING AND FIRE SPRINKLER PLANS. PROVIDE ACOUSTIC ISOLATORS AT CLAMP BINGS AT FLOOR LINES.
 9. LOW FLOOR: REFER TO ROOF PLANS FOR NOTES AND ADDITIONAL INFORMATION.
 10. 1-4. 1 LB. RATED FIRE PARTITION: DOUBLE 2" X 4" WALLS W/ 2" AIRSPACE. 1 LAYER 5/8" TYPE X (AD-2) GYPSUM BOARD ON EACH SIDE FROM FOUNDATION TO ROOF SHEATHING.
 11. ROOF ACCESS LADDER: REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION.
 12. ATTIC OR VERTICAL FAULT LOCATED WITHIN 30' OF ATTIC CEILING OPENING. PROVIDE 4" WIDE MINIMUM UNOBSTRUCTED PASSAGEWAY WITH SOLID FLOOR TO HALL AND 30"x30" WORKSPACE PER CHC. REFER TO MECHANICAL PLANS.

- WALL LEGEND**
- 1-4. 1 LB. RATED FIRE PARTITION: DOUBLE 2" X 4" WALLS W/ 2" AIRSPACE. 1 LAYER 5/8" TYPE X (AD-2) GYPSUM BOARD ON EACH SIDE FROM FOUNDATION TO ROOF SHEATHING.
- LEGEND**
1. UNIT TYPE (R = REVERSE)
2. DETAIL NUMBER
3. SHEET NUMBER
4. PROVIDE FIRE EXTINGUISHER (MINIMUM RATING OF 2A:10BC) CABINETS INSTALLED IN COMPLIANCE WITH CFC AND CITY OF SANTEE FIRE DEPARTMENT GUIDELINES. PROVIDE SIGNAGE OF SANTEE FIRE DEPARTMENT GUIDELINES. SEE BUILDING CODES FOR SIGNAGE. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-2.
5. FINISHED ALUMINUM DOWNPOUT. SIZE AS INDICATED ON PLUMBING PLANS. W/ 30" DOWNPOUT MEETS TRIM ROUTE OVER TRIM. DISCHARGE PER CIVIL PLANS.

- BUILDING NOTES**
1. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR PLAN TO PLAN RELATIONSHIPS. OVERALL BUILDING DIMENSIONS, FIRE PARTITIONS AND BUILDING ELEVATIONS SHALL BE SHOWN ON THE BUILDING ELEVATIONS AND GENERAL INFORMATION NOT SPECIFIC TO THE UNIT PLANS. REFER TO THE BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION. IF SCALE PLANS TAKE PRECEDENT OVER UNIT PLAN IMAGE SHOWN HEREWITH.
 2. DRAFT STOPS WILL BE INSTALLED PER CFC SECTION 718.
 3. UNCT TERMINATIONS SHALL BE THROUGH WALL OR CEILING TO OCCUR MINIMUM 3" FROM WINDOW OR DOOR OPENINGS INTO A DWELLING UNIT PER CFC SECTION 718.3.
 4. FIREBLOCKING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND TRUSS PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLIES PER C.F.C. SECTION 718.3.
 5. ALL VERTICAL DIMENSIONS NOTED (I.E. SLOTTES, CEILING HEIGHTS, ETC.) ARE FROM THE TOP OF SHEATHING OR FINISH FLOOR SURF AT THE INTERIOR OF THE UNITS.
 6. WALL STUD DIMENSIONS INDICATED IN KEYNOTES & ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCT. PLANS FOR MINIMUM STRUCTURAL REQUIREMENTS.
 7. DECK ELEVATIONS SHOWN ARE BELOW TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING FINISH IS DESIGNED FOR 7/8" OR WATERPROOF WALKING DECK TOPPING AT EXTERIOR SURFACES. U.O.N.
 8. ALL GUTTERS AND DOWNPOUTS TO BE PREFINISHED. DISCHARGE PER CIVIL DRAWINGS.
 9. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING SHALL NOT BE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION.
 10. AT FIRE PARTITIONS PLASTIC ELECTRICAL AND RELATED BOXES ARE TO BE CLEARLY IDENTIFIED AND PROVIDED FOR ONE-HOUR CONSTRUCTION. OUTLET BOXES SHALL NOT EXCEED SIXTY-SIX SQUARE INCHES. SHALL NOT EXCEED FOUR INCHES PER ONE HUNDRED SQUARE FEET OF WALL AND SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF TWENTY-FOUR INCHES WHEN ON THE OPPOSITE SIDE OF A WALL. SEE SHEET A4.9 FOR ADD'L NOTES AND DETAIL R4.9.
 11. AT FIRE PARTITIONS, CONTINUOUS NON-FERROUS BACKED BOARD BEHIND ALL TUBS IS REQUIRED.
 12. WALL/DECK/ROOF CEILING/PARTITIONS SHALL EXCEED THE TOP/SPREAD CLASSIFICATION IN CFC TABLE B01.1.
 13. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBER OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST IN COLOR TO BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/8". REFER TO SITE PLAN FOR LOCATIONS. CFC SECTION 505.1.
 14. MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED NOT LESS THAN 10 FEET (3048 MM) FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT, SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS. THE EXHAUST FROM DWELLING UNIT TOILET FLOORS, BATHROOMS AND KITCHENS SHALL NOT BE CONSIDERED AS HAZARDOUS OR NOXIOUS. EXCEPTIONS:
 1. THE 10-FOOT (3048 MM) SEPARATION IS NOT REQUIRED WHERE THE INTAKE OPENING IS LOCATED 3 FEET (914 OR GREATER) BELOW THE CONTAMINANT SOURCE.
 2. VENTS AND CHIMNEYS SERVING FUEL-BURNING APPLIANCES SHALL BE TERMINATED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CFC.
 3. CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED IN ACCORDANCE WITH SECTION P1002.3.
 15. DRAIN SURFACE WATER AWAY FROM BUILDINGS. GRADE SHALL FALL A MINIMUM OF 1/4" WITHIN THE FIRST 10 FEET. SEE PRECISE GRADING PLANS FOR ELEVATIONS.
 16. VERIFY AC CONDENSER LOCATION WITH SITE IMPROVEMENTS PRIOR TO INSTALLATION OF UNITS.
 17. PENETRATIONS OF FIRE RESISTIVE WALLS, FLOOR/CEILING AND ROOF/CEILING SHALL BE PROTECTED AS REQUIRED IN CFC SECTION 714.

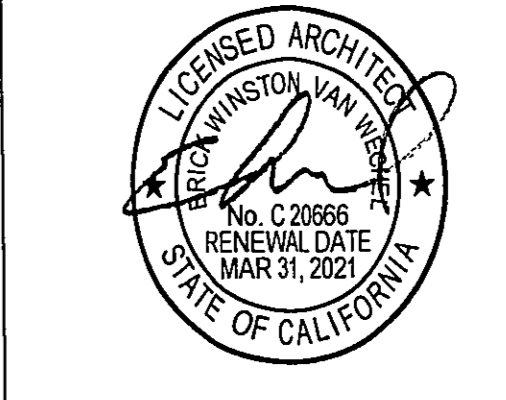
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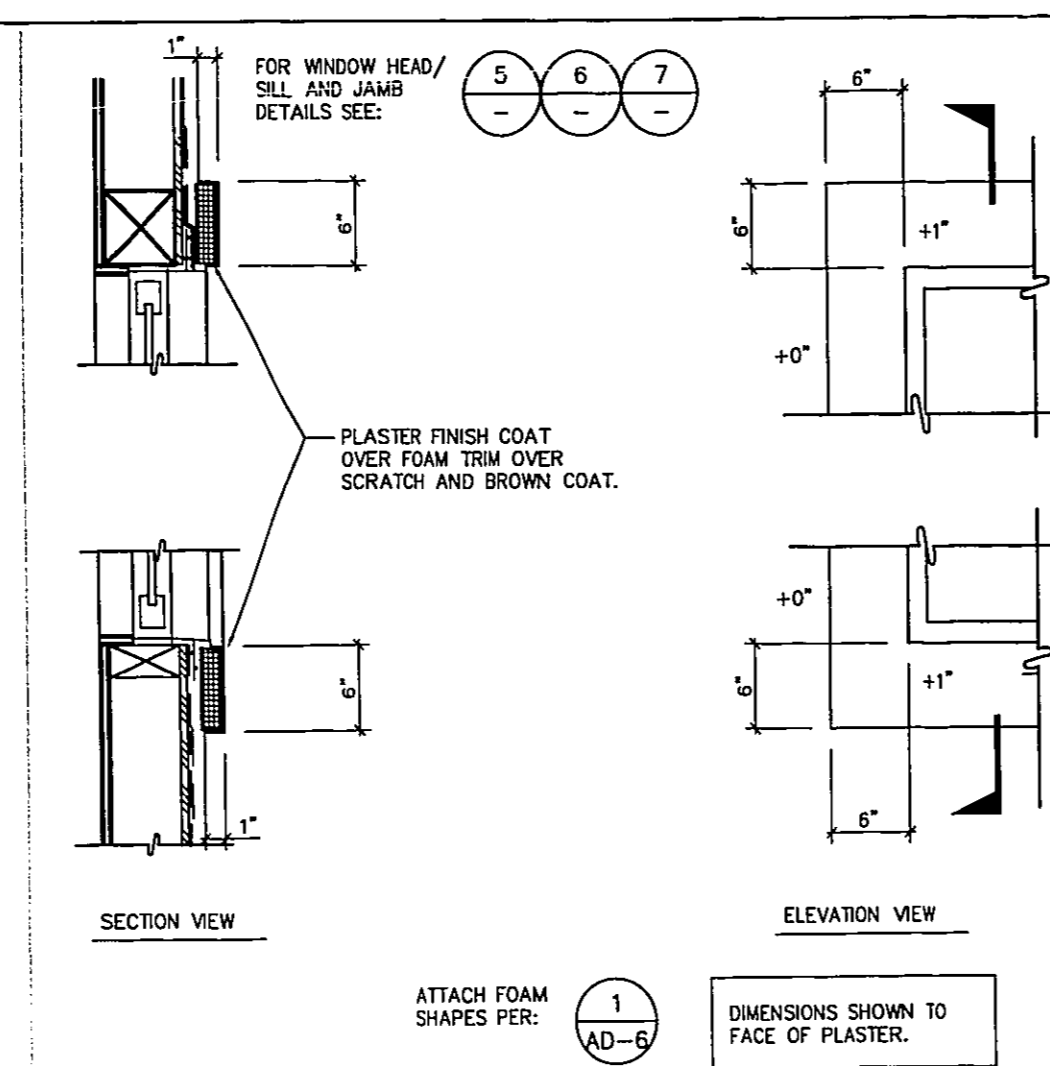
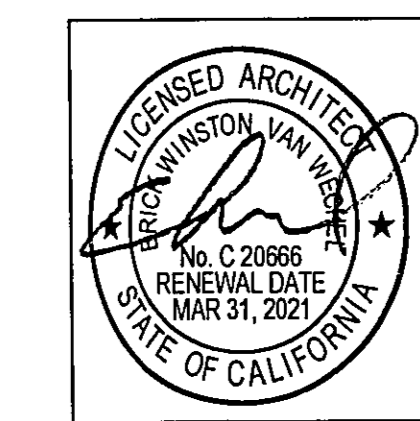
10-PLEX - 'C'
SECOND FLOOR PLAN /
THIRD FLOOR PLAN
A4-11

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SANTEE, CALIFORNIA

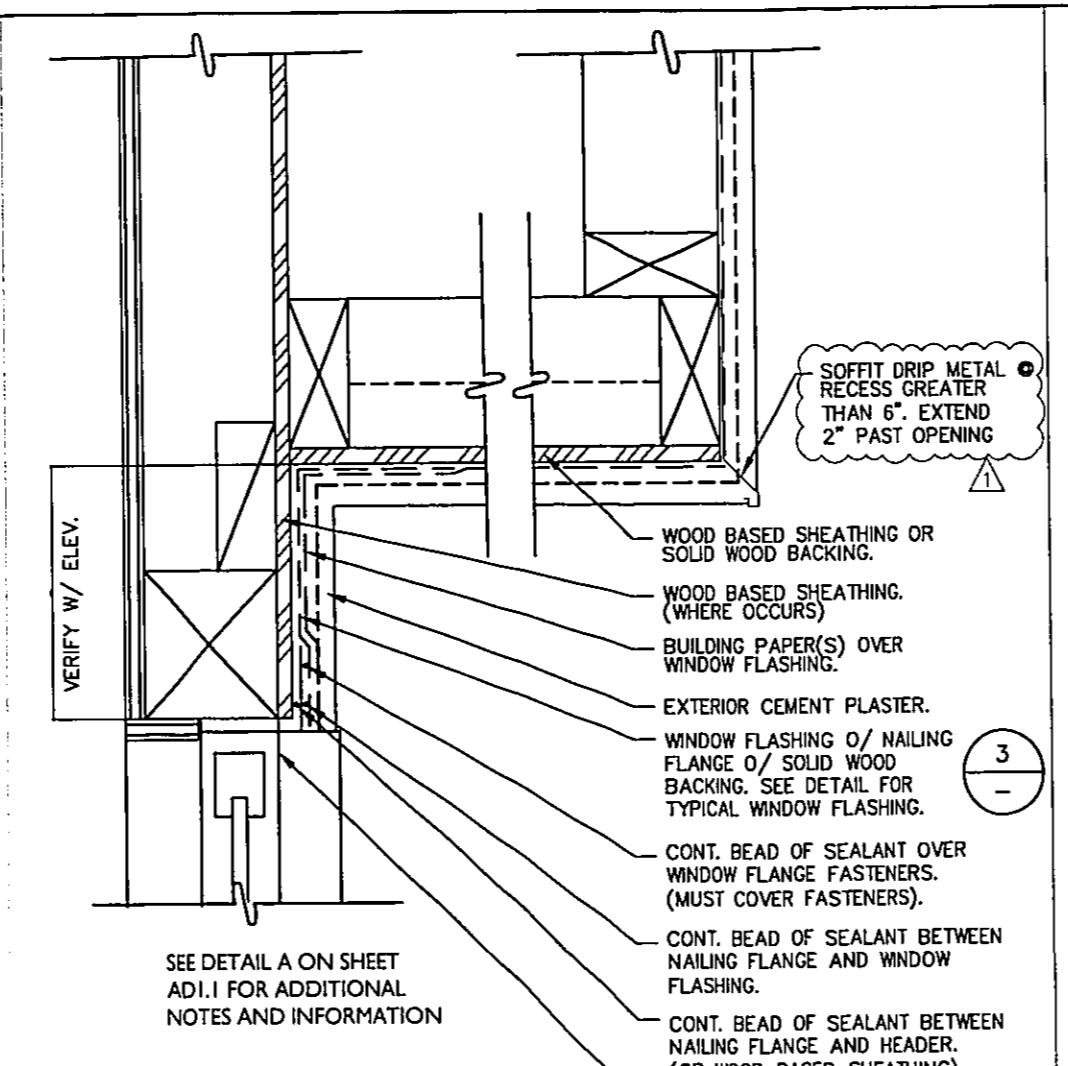
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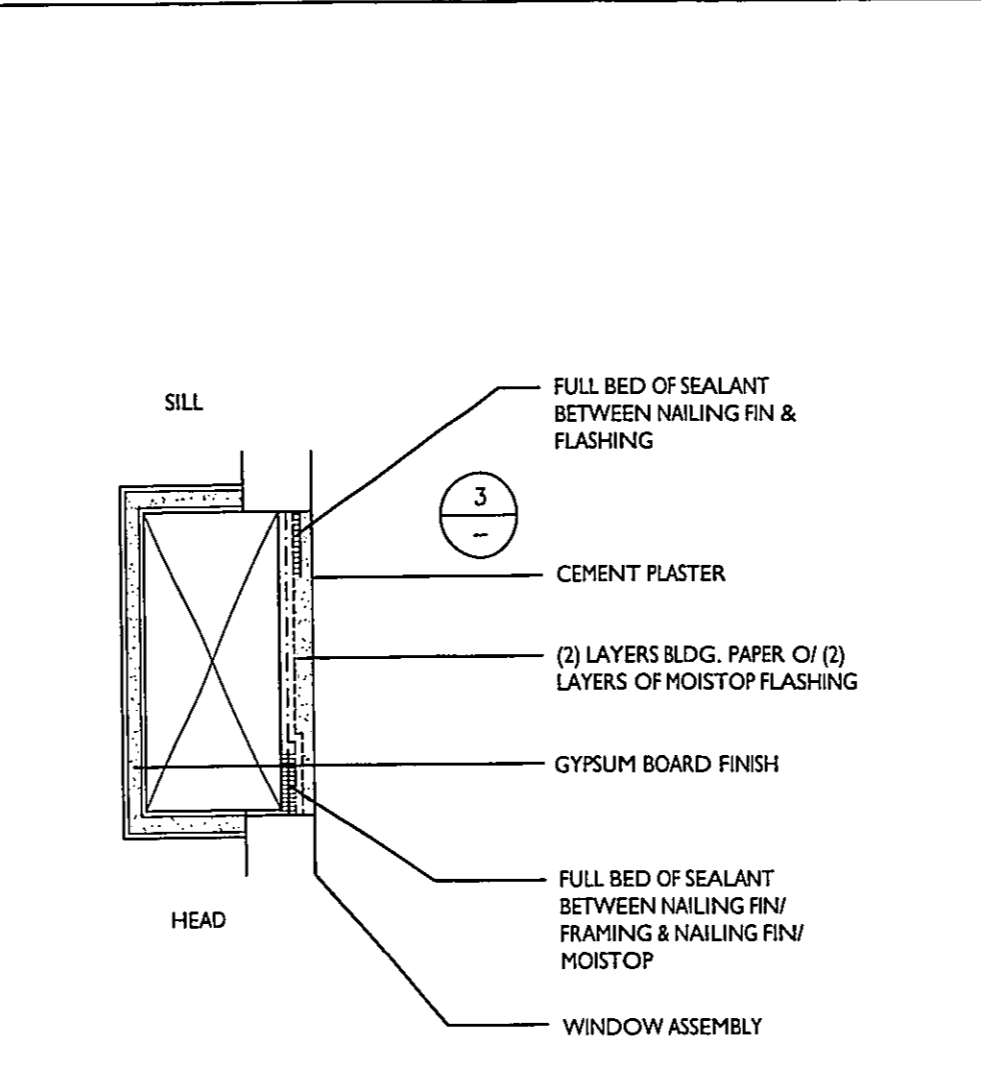
It is the responsibility of the user of these specifications to verify the correct application of all materials and methods of construction with the building codes and all other applicable codes and regulations. The user shall verify the correct application of all materials and methods of construction with the building codes and all other applicable codes and regulations. The user shall verify the correct application of all materials and methods of construction with the building codes and all other applicable codes and regulations.



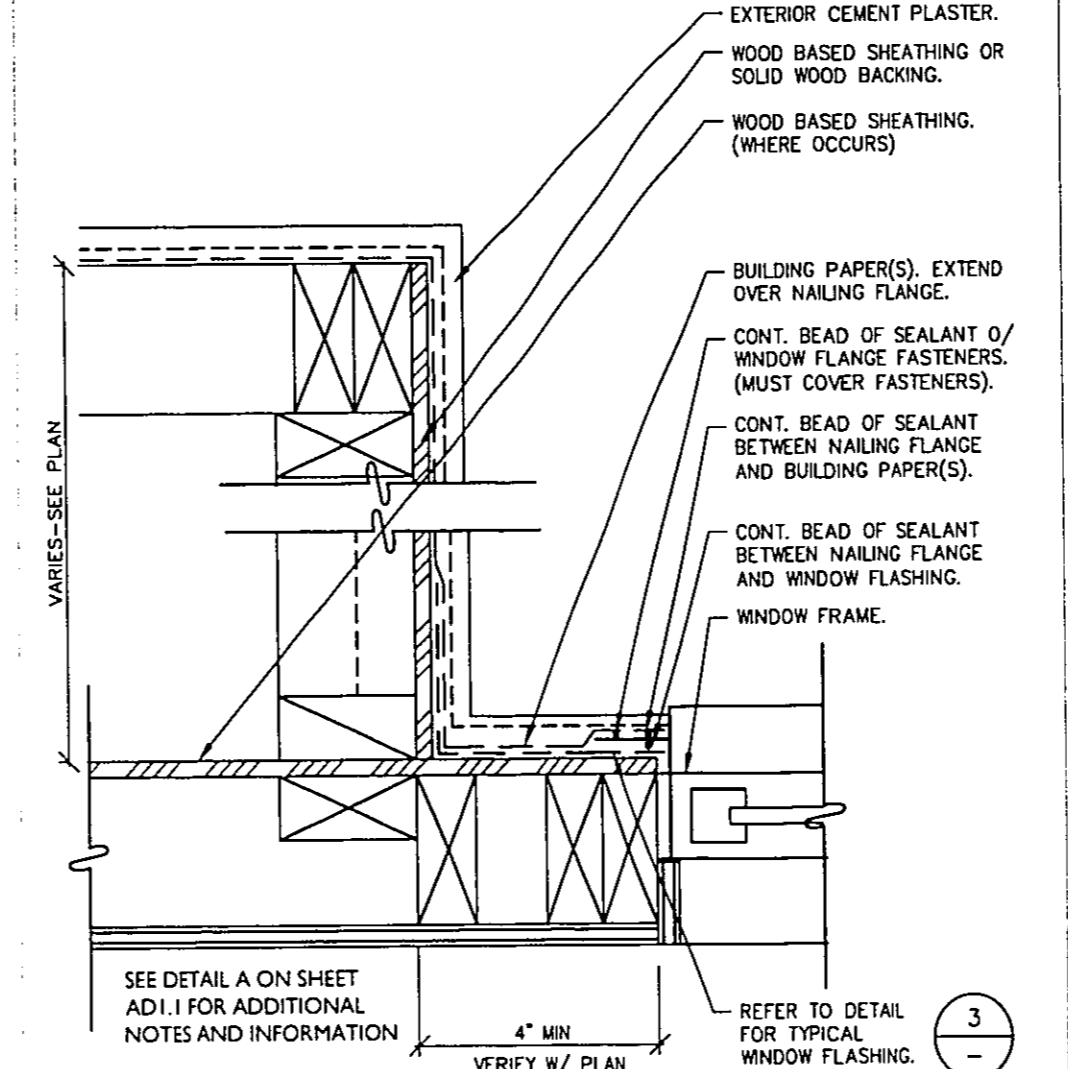
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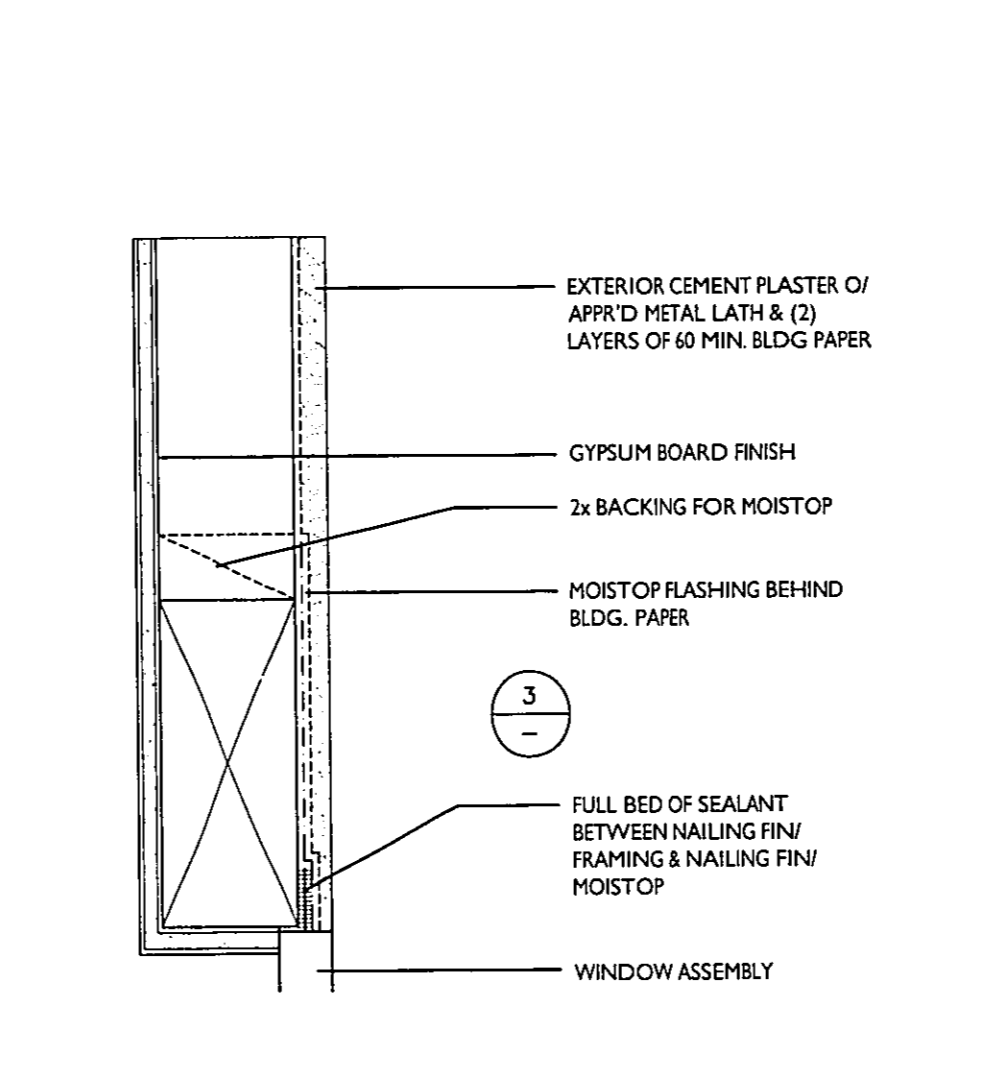
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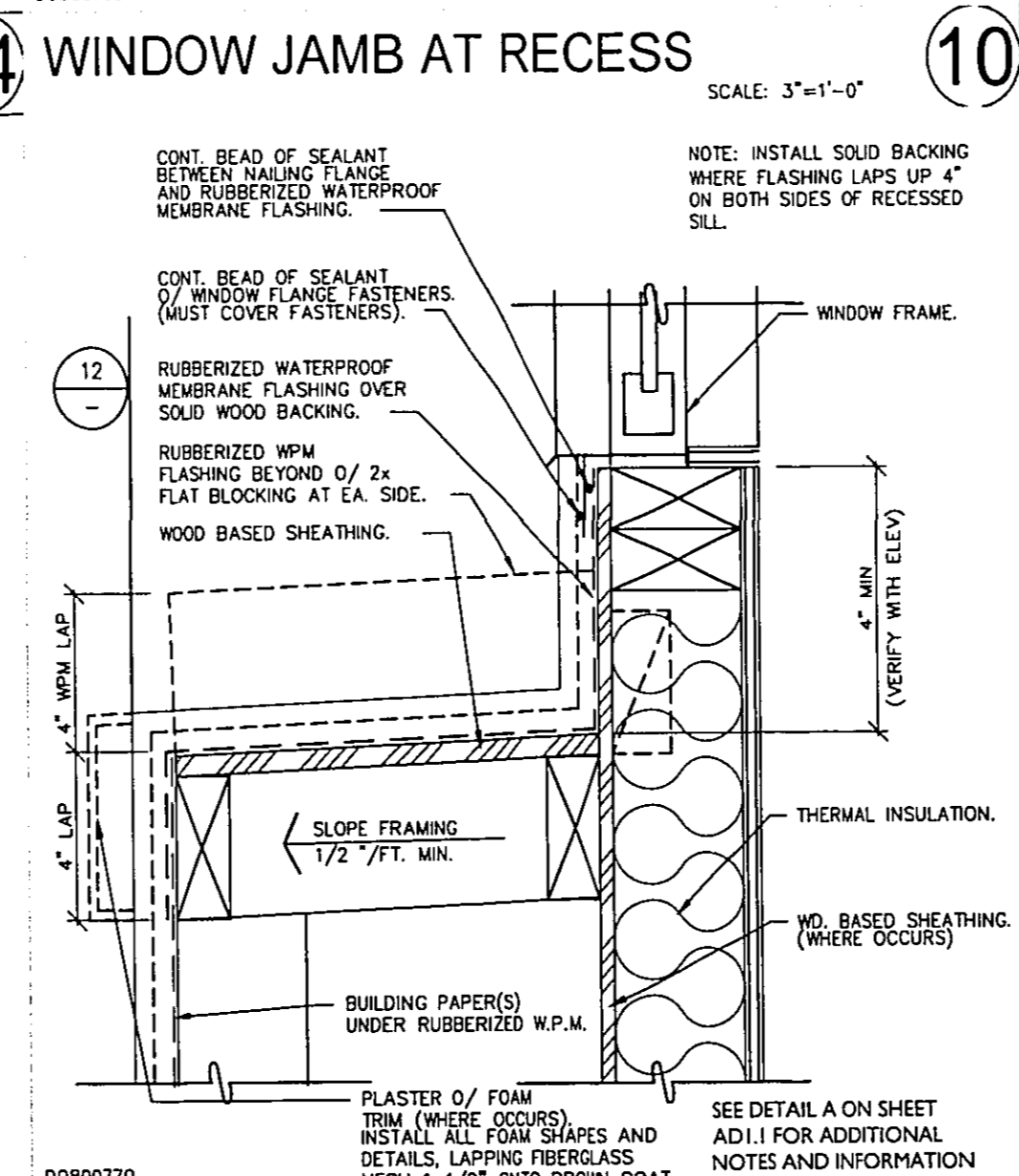
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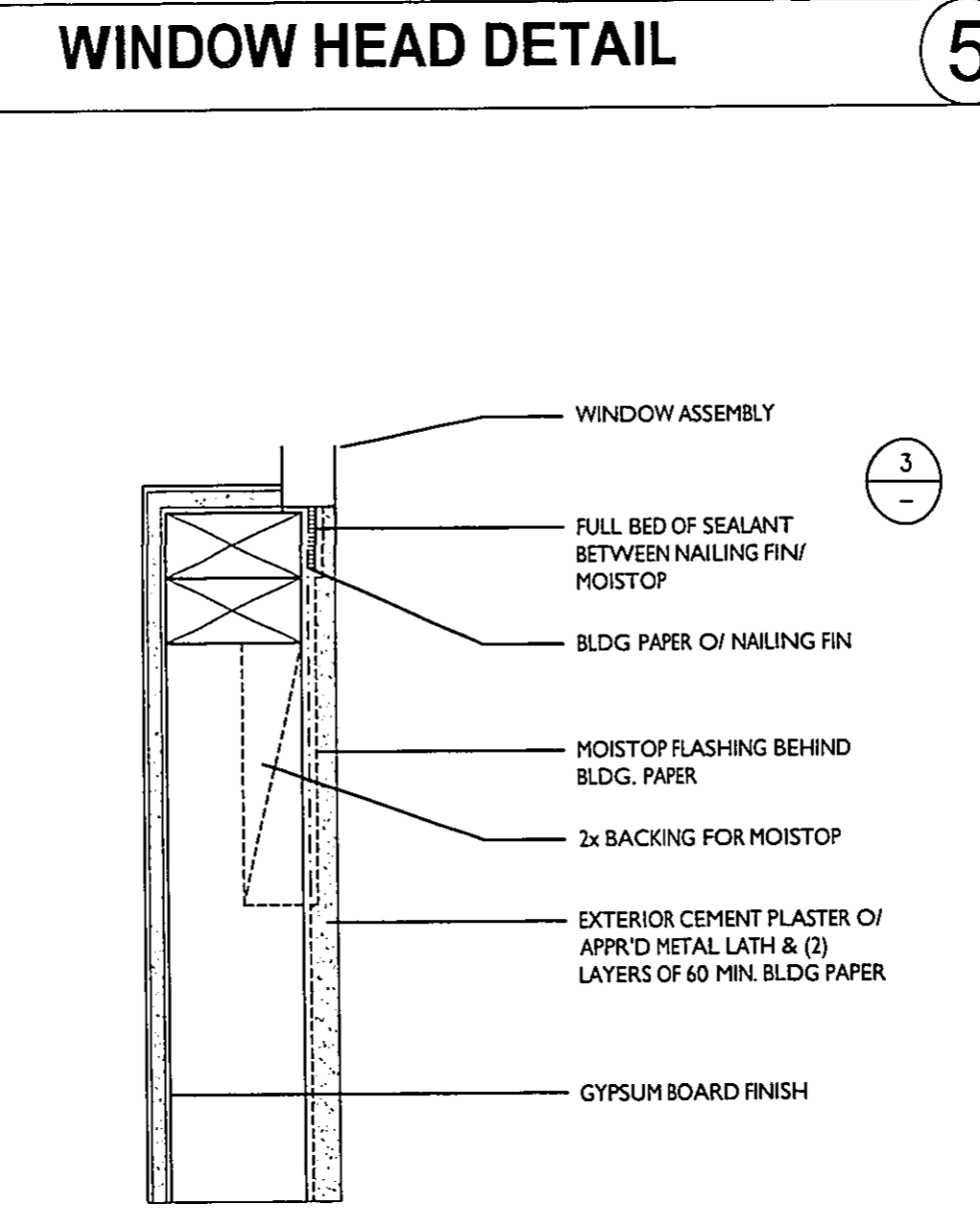
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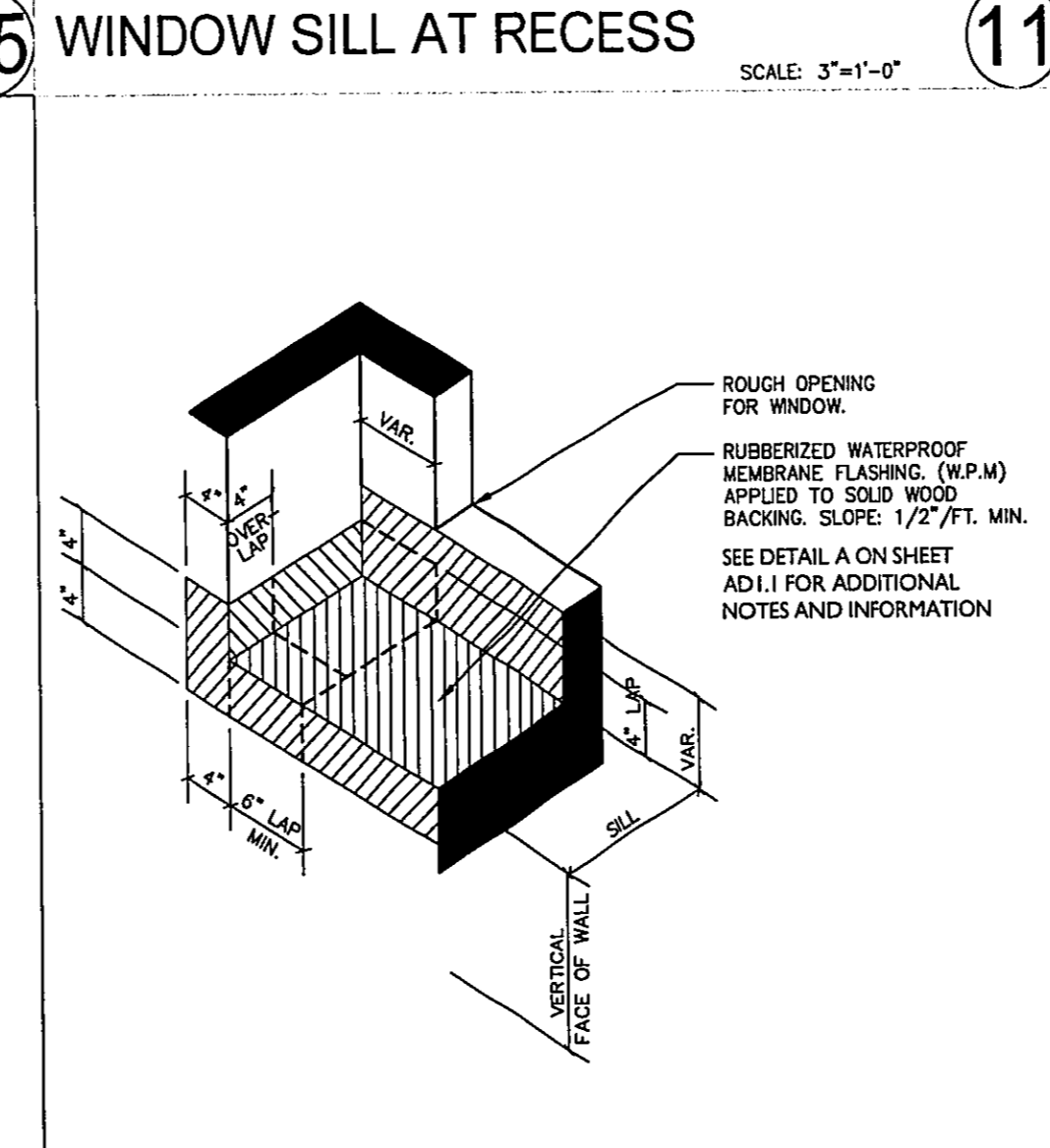
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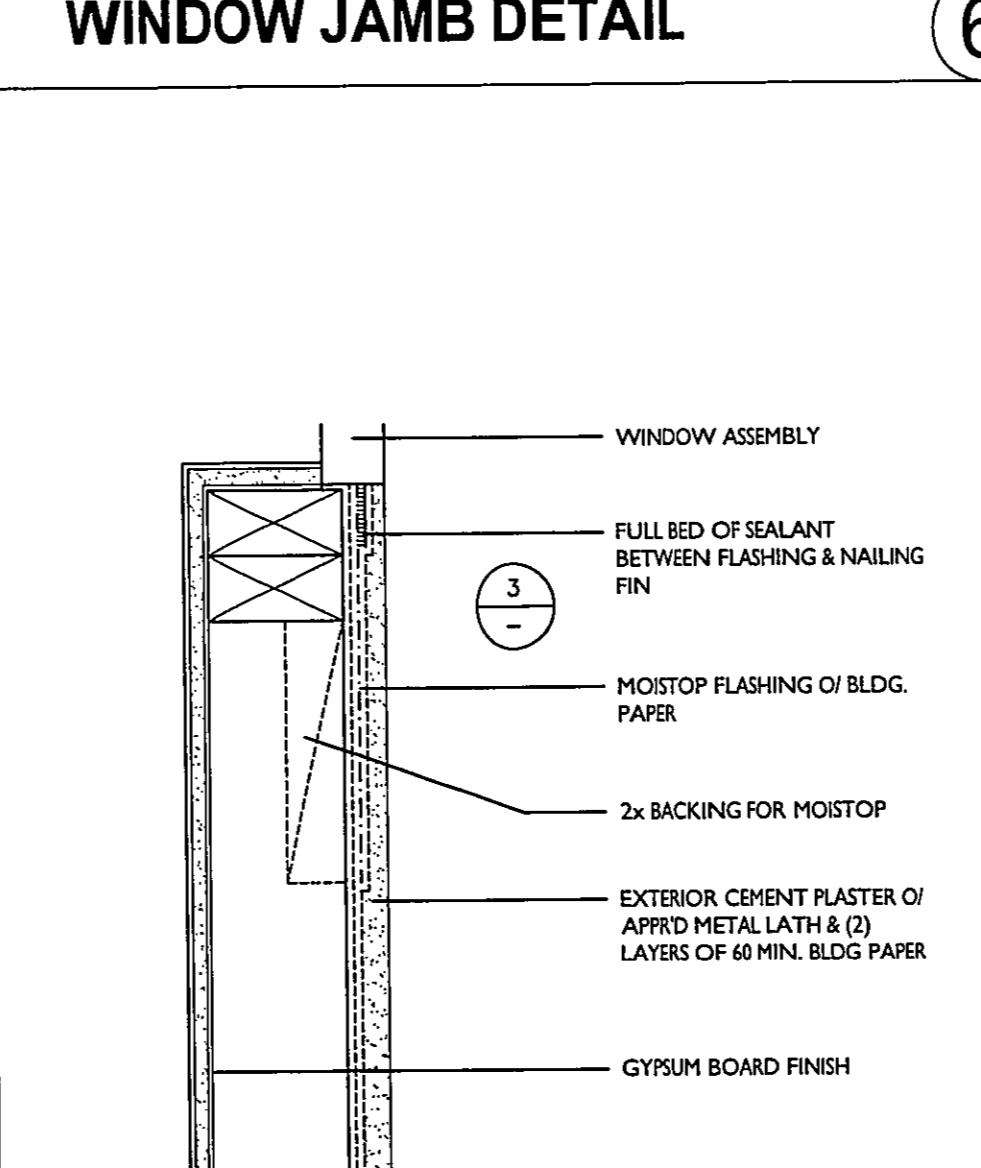
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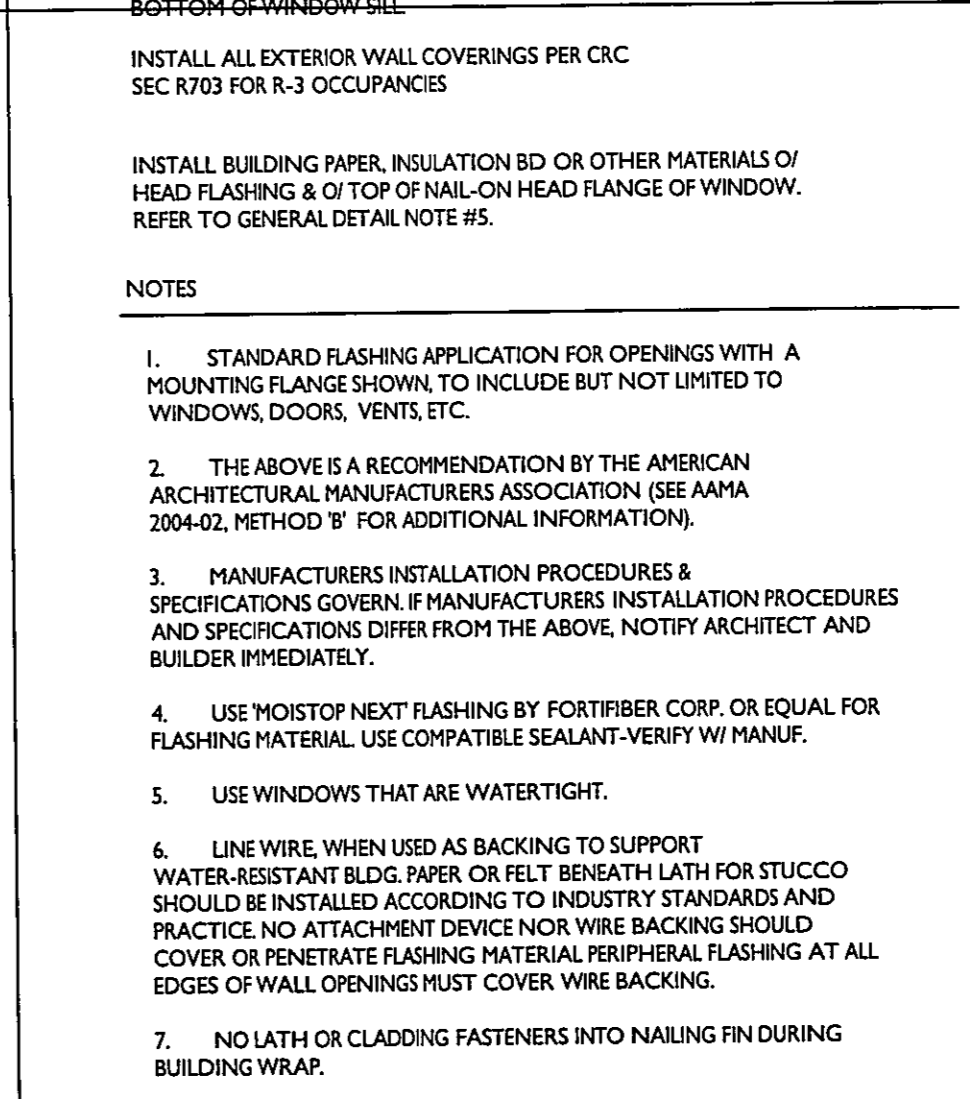
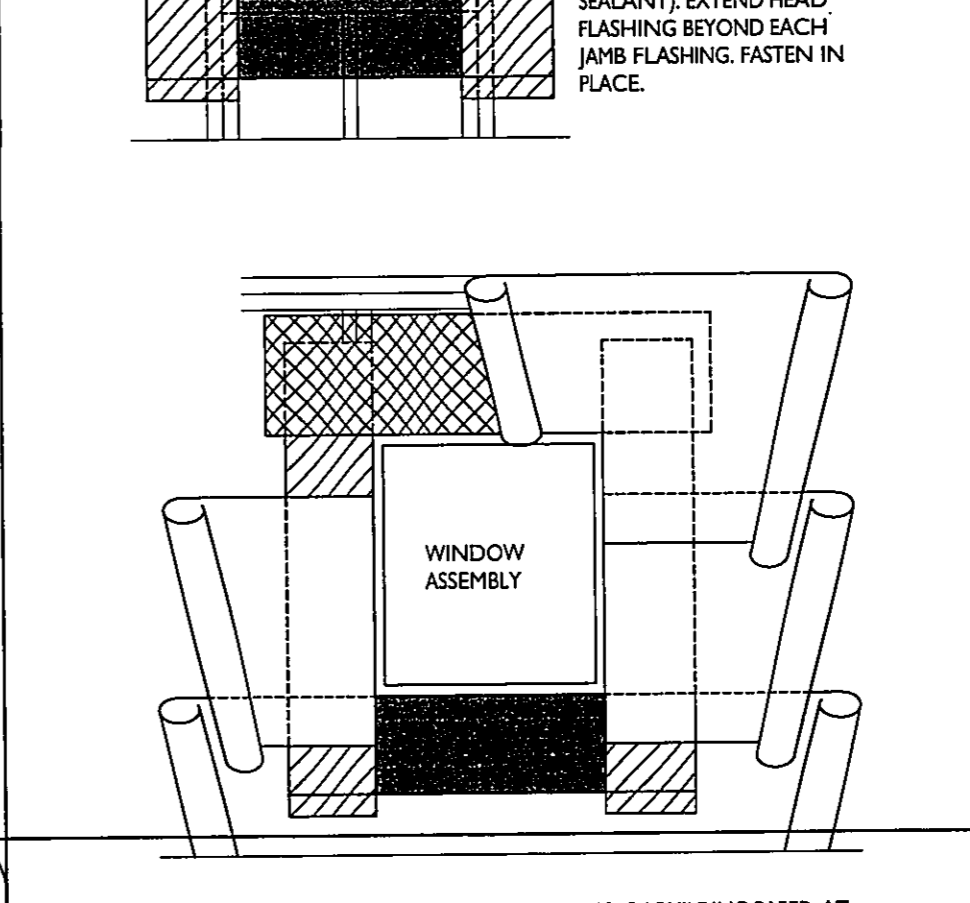
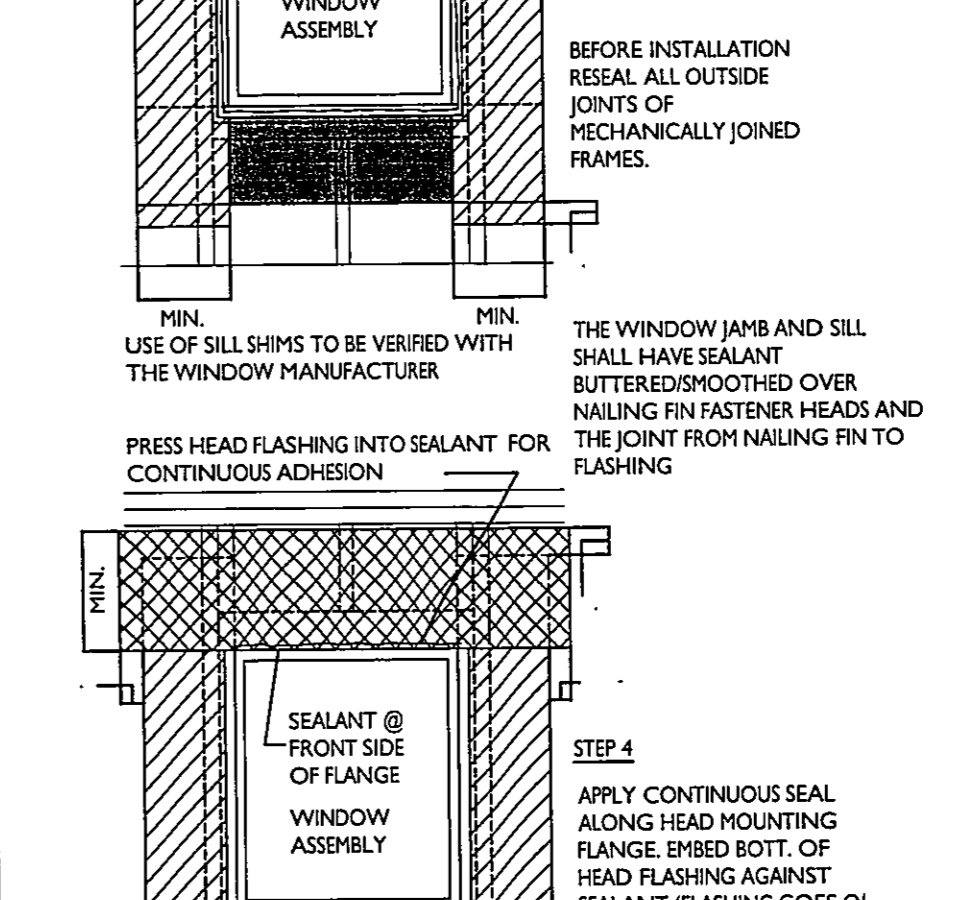
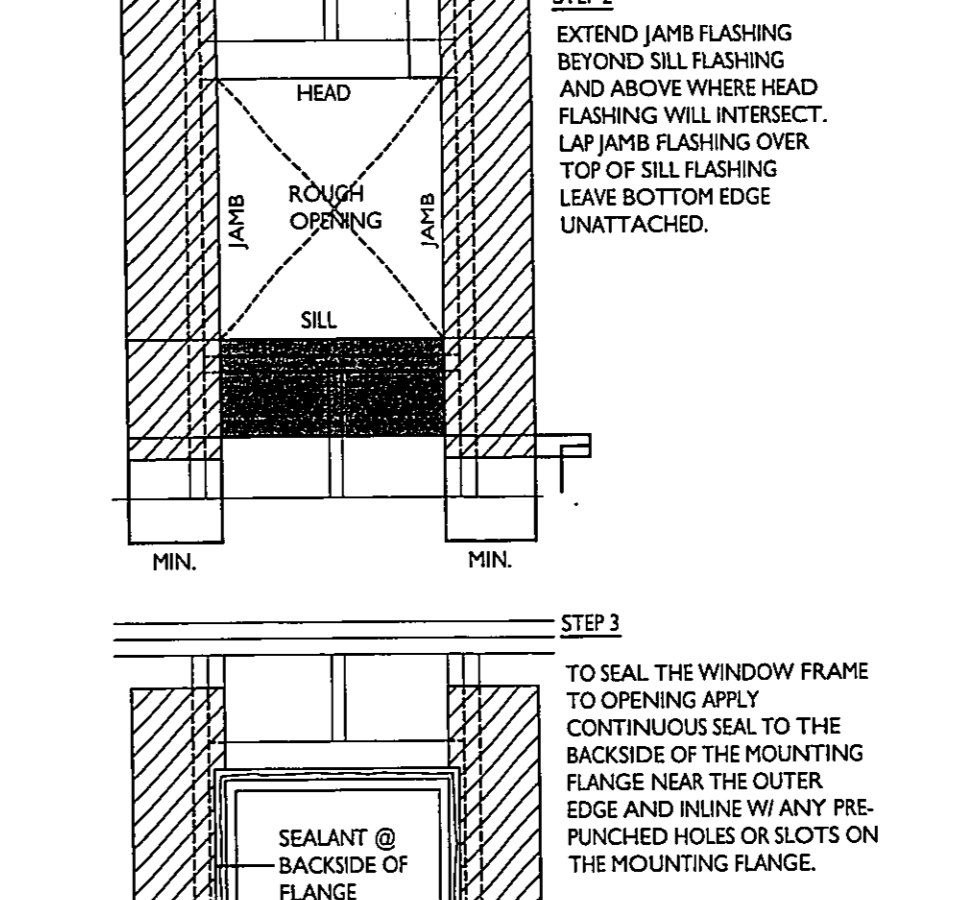
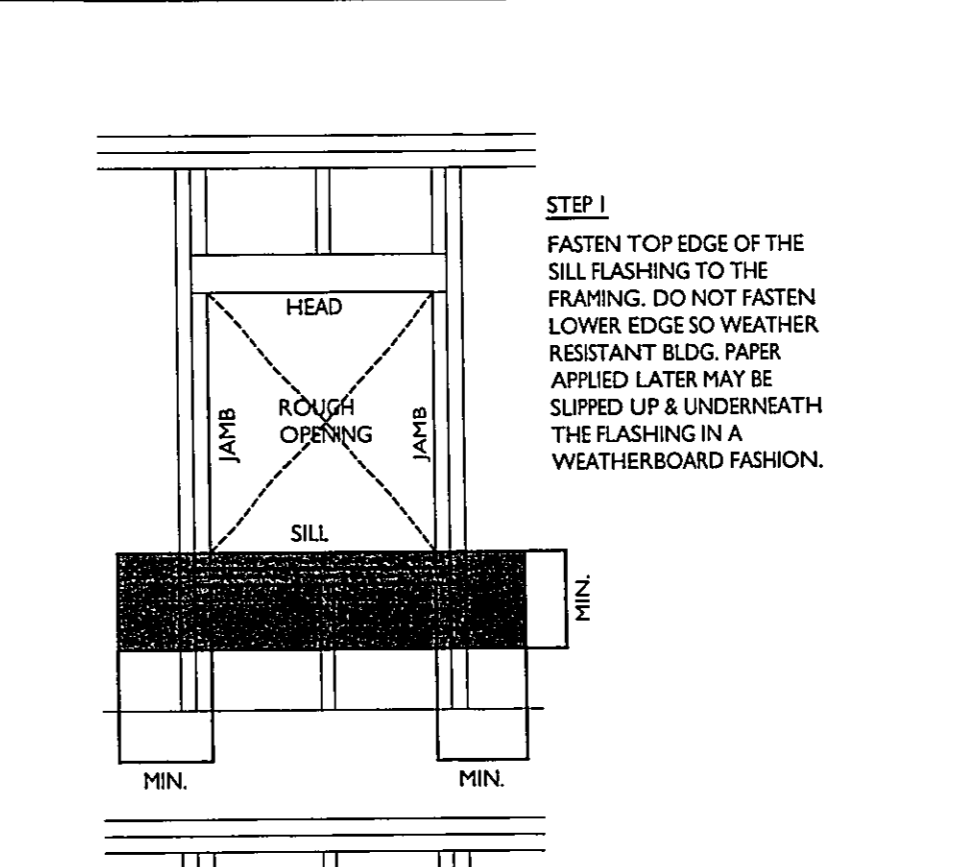
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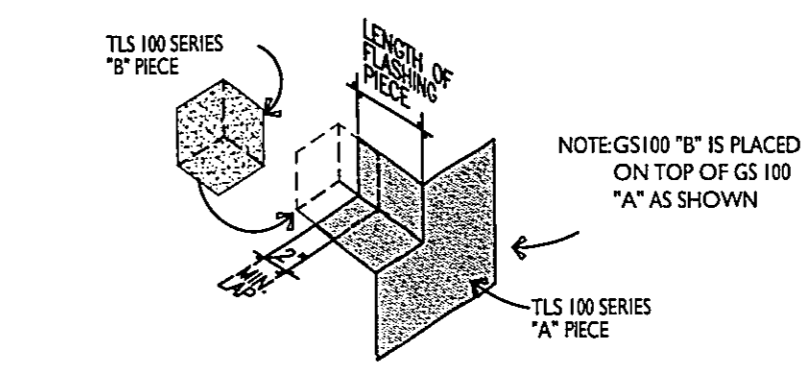
ARCHITECTURAL
DETAILS

AD-1.1

**TLS LABS METHOD OF RECESSED WINDOW
INSTALLATION USING THE GS "A" AND "B" CORNER
FLASH PATENTED SYSTEM**

GENERAL RECESSED WINDOW FLASHING NOTES

- THIS DRAWING SPECIFICS THE APPLICATION OF A PATENTED FLASHING SYSTEM BY:
TLS LABORATORIES
7224 CANNON CAYSTRANO, SUITE 103
LAGUNA NIGUEL, CA 92657
(800) 310-7473 - (949) 348-7771
ATTN: GENE SUPPLY, DOUG KIST
- VERIFY WINDOW INSTALLATION WITH WINDOW MANUFACTURER'S WRITTEN INSTRUCTIONS.
- UNLESS SPECIFIED BY WINDOW MANUFACTURER, THE SILL OPENING SHOULD BE 1/2" GREATER IN WIDTH AND HEIGHT THAN THE NET FRAME SIZE OF THE WINDOW.
- VERIFY ROUGH OPENING IS SQUARE, PLUMB, AND LEVEL.
- WINDOW SILL TO BE SET UPON LEVEL FRAMING SILL WITH CONTINUOUS SUPPORT. SUBSTRATES SHALL BE CLEAN, DRY AND UNIFORM AND SMOOTH PRIOR TO FLASHING APPLICATION.
- WAND LUBES WILL NOT BE USED @ ROUGH OPENING LOCATIONS.
- THIS SYSTEM IS PATENTED BY US PATENT #7735,291 B2.

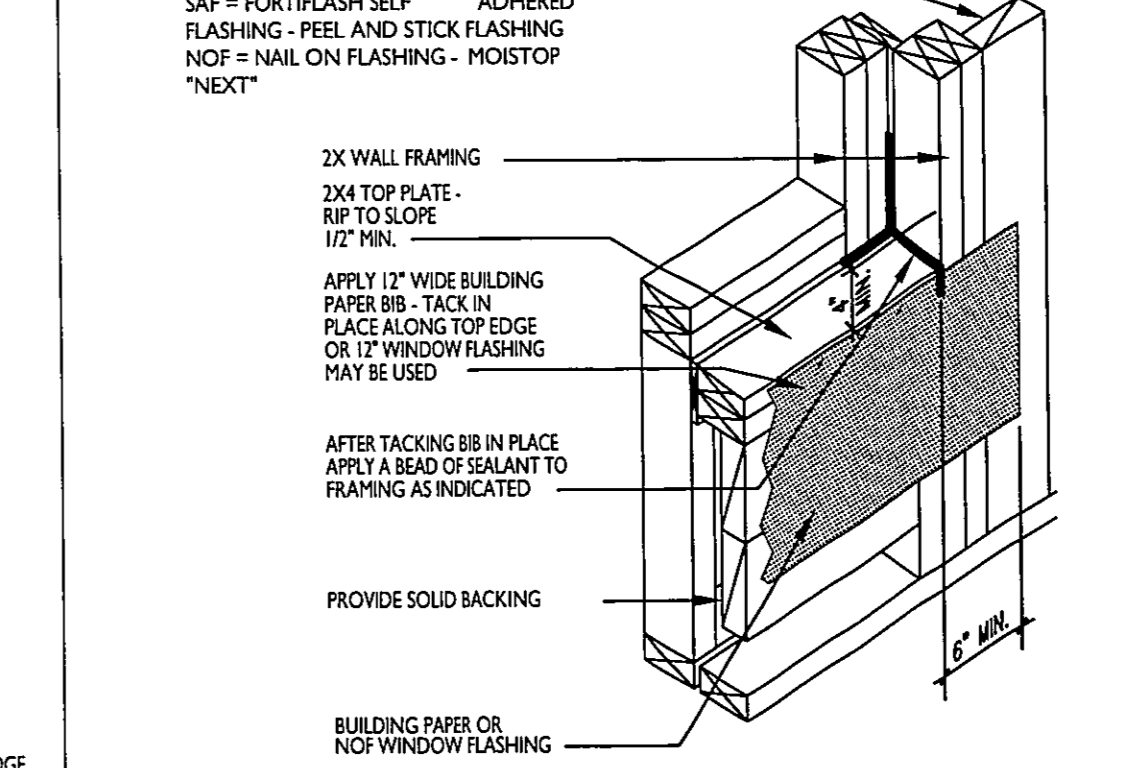


| DEPTH OF WINDOW RECESS | LENGTH OF FLASHING PIECE | TLS 100 SERIES 'A' PIECE NUMBER | TLS 100 SERIES 'B' PIECE NUMBER |
|------------------------|--------------------------|---------------------------------|---------------------------------|
| 2" | 2" | GS 100A | GS 100B |
| 4" | 3-1/2" | GS 100A | GS 100B |
| 6" | 6" | GS 106 | GS 100B |
| 8" | 8" | GS 108 | GS 100B |
| 12" | 12" | GS 112 | GS 100B |

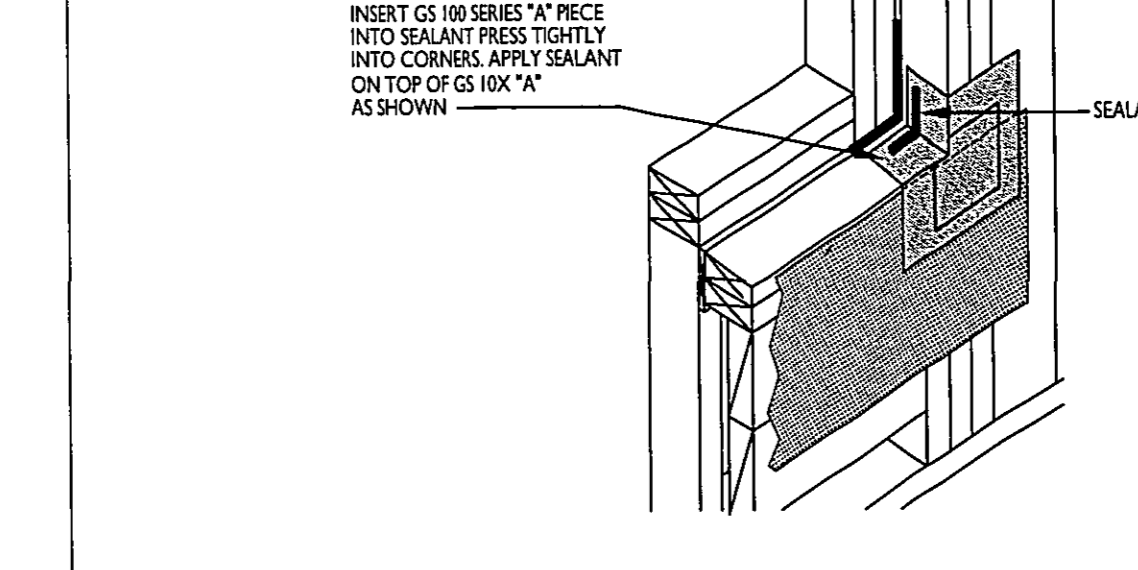
- FOR WINDOW RECESSES LESS THAN 12" BUT NOT LISTED ABOVE USE A GS 100 SERIES "A" PIECE THAT IS 1/2" LONGER THAN THE DEPTH OF THE WINDOW RECESS. THIS PIECE THEN CAN BE CUT TO SIZE. PRIME LIP PER DETAILED ABOVE.
- IF RECESS FRAMING IS DEEPER THAN 12" - BRIDGE THE GS "A" PIECE TO THE GS "B" PIECE WITH AN SAF MEMBRANE LAYER. THE MATERIAL IN WATER - SHEARING FASHION (BIB THIS GS "A", THEN SAF MEMBRANE BRIDGE, THEN GS "B" PIECE).

NOTE: THIS IS A "BARRIER" METHOD OF WINDOW INSTALLATION

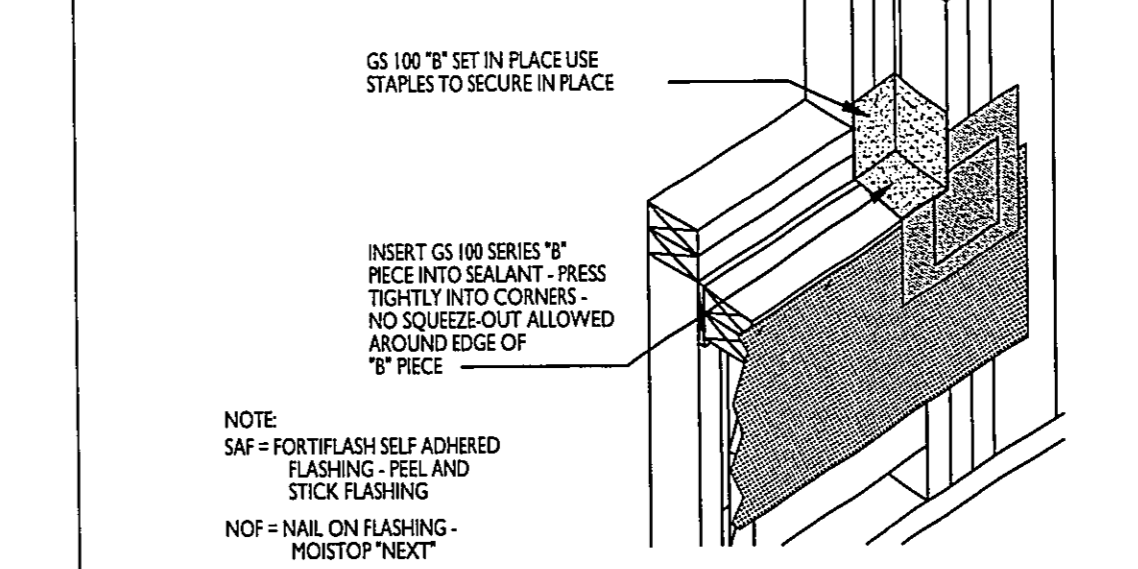
STEP 1 APPLY BIB & SEALANT



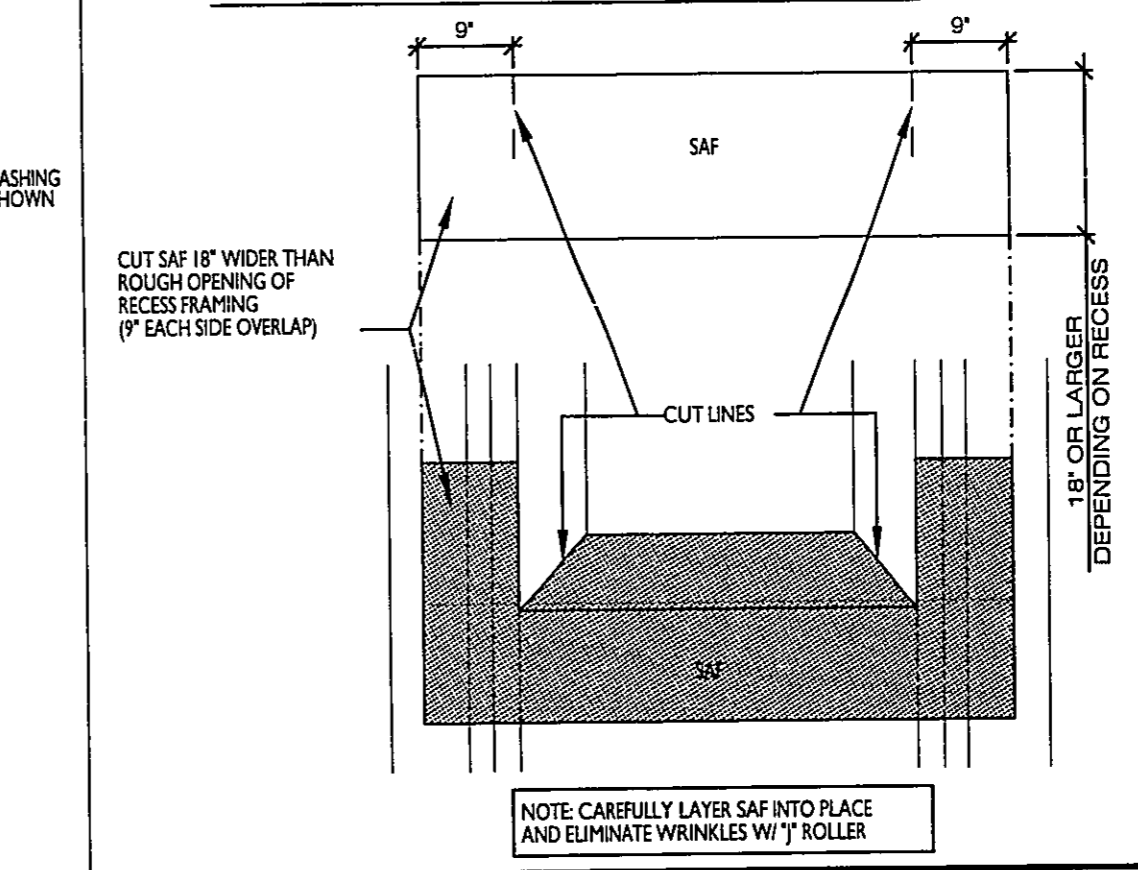
STEP 2 APPLY GS 10X "A" PIECE



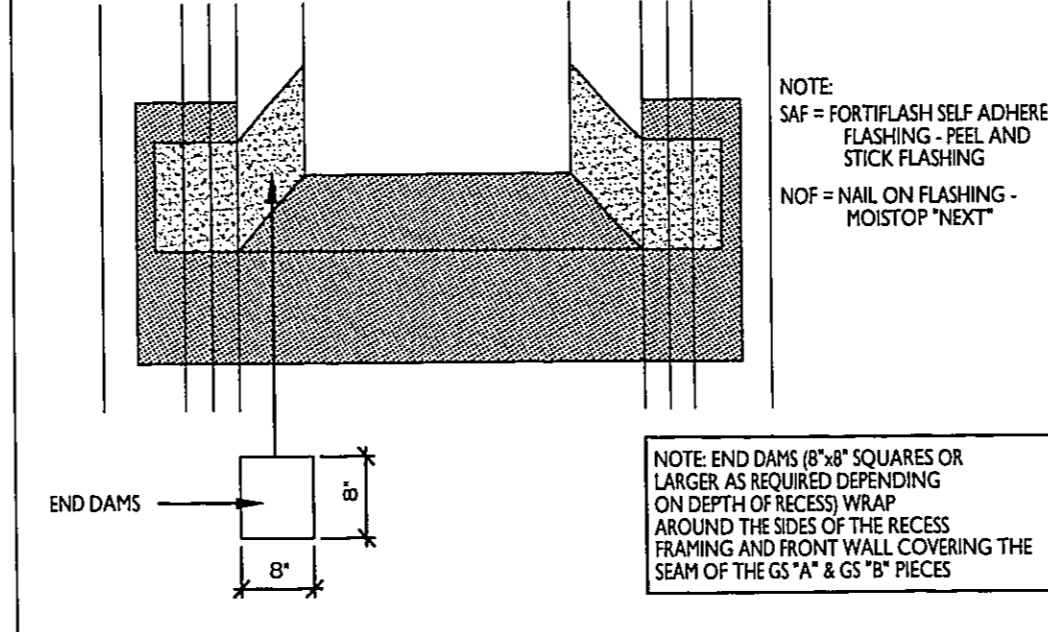
STEP 3 APPLY "B" PIECE



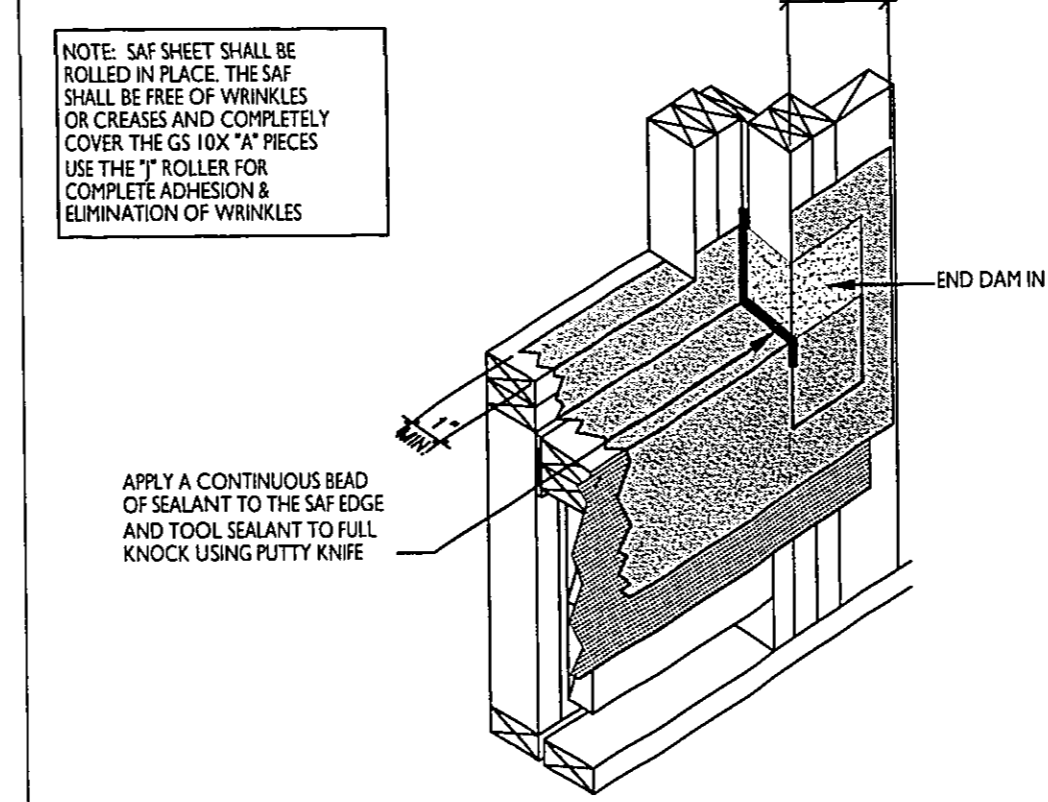
STEP 4 LAYER SAF MEMBRANE INTO PLACE



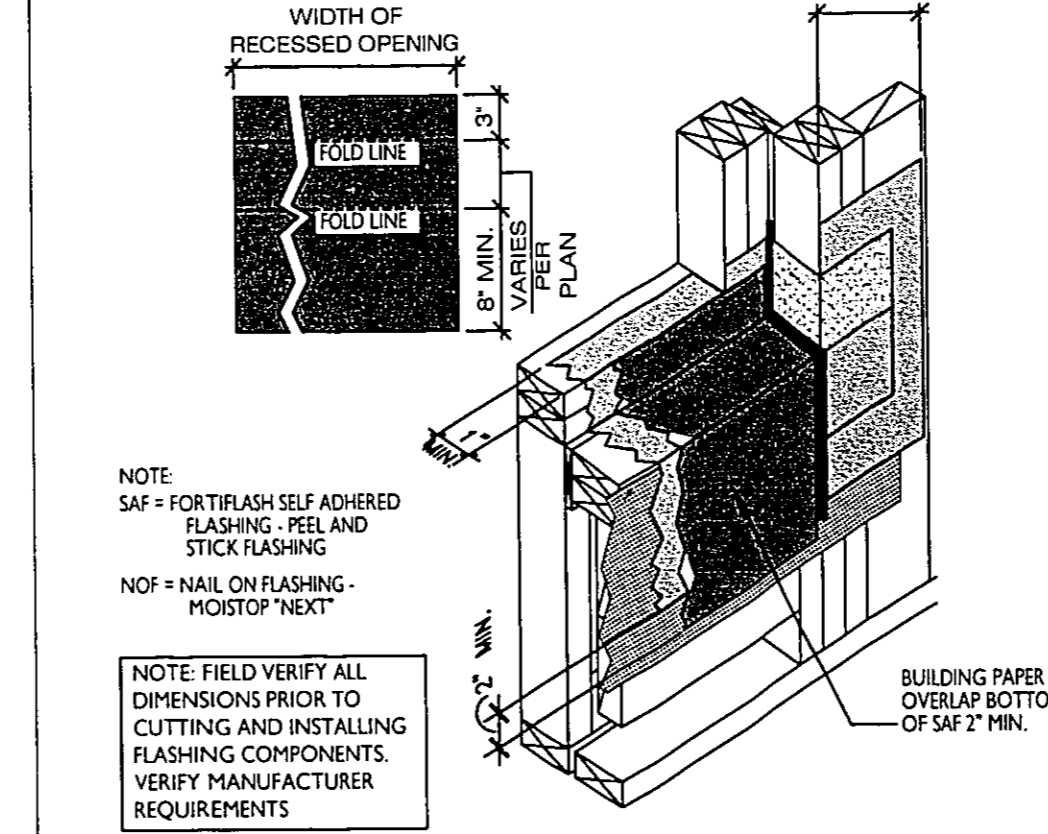
STEP 5 APPLY END DAMS & SEALANT



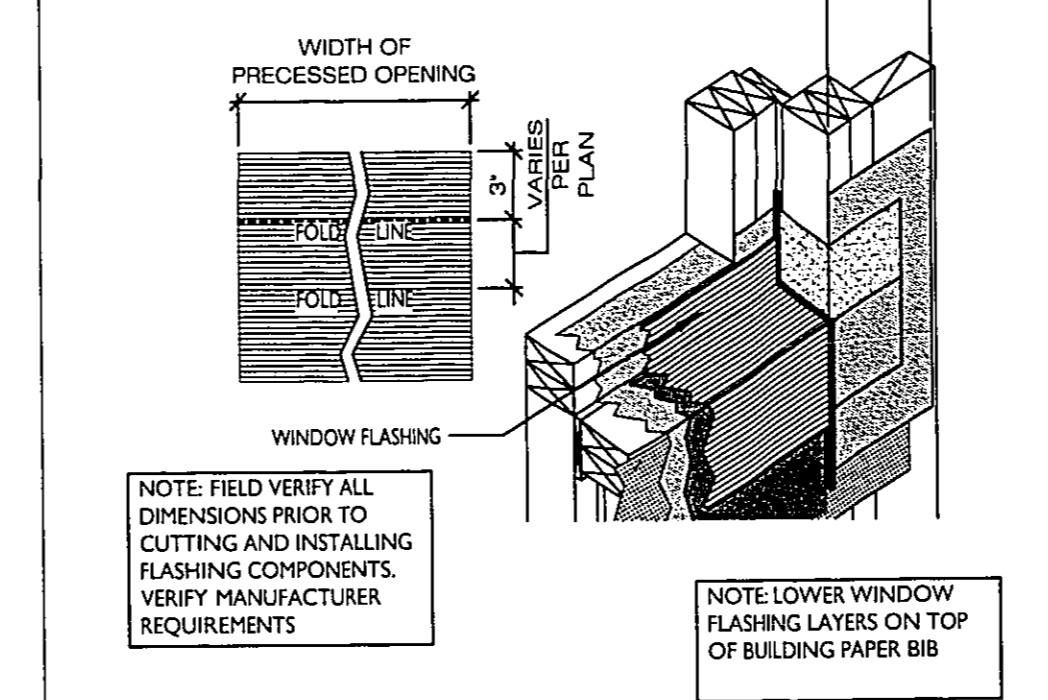
STEP 6 APPLY END DAMS & SEALANT



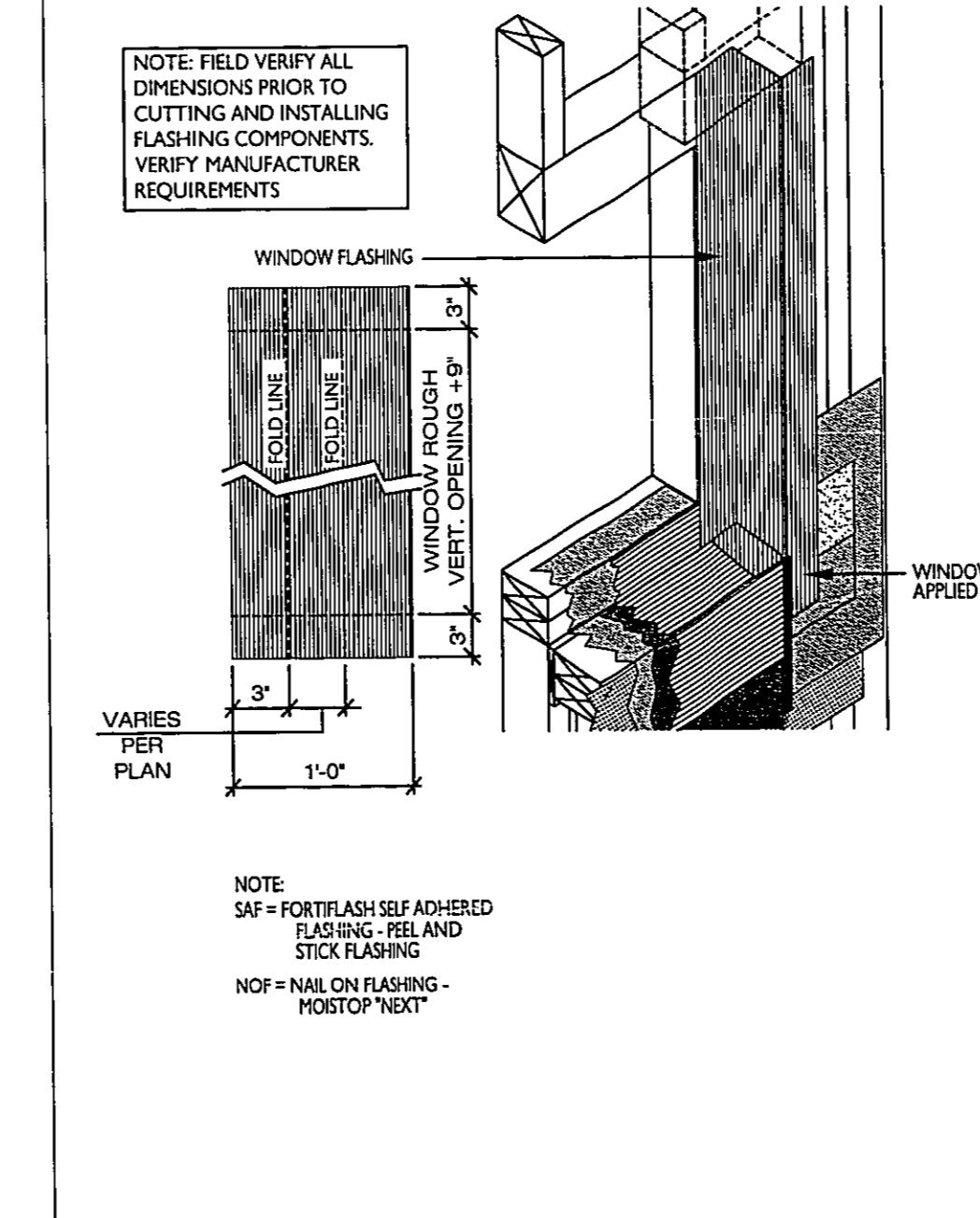
STEP 7 APPLY BUILDING PAPER BIB



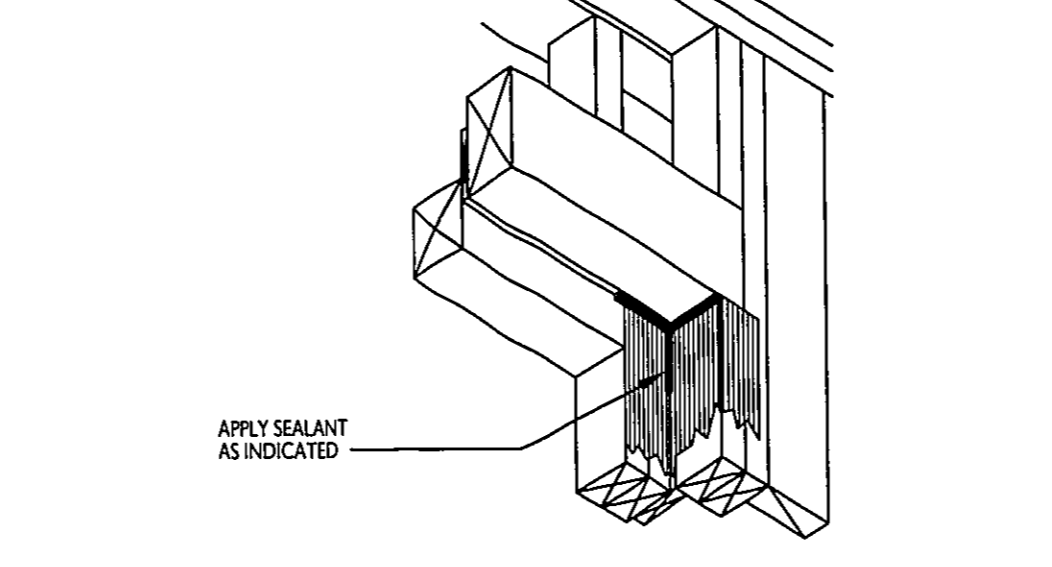
STEP 8 APPLY (NOF) WINDOW FLASHING



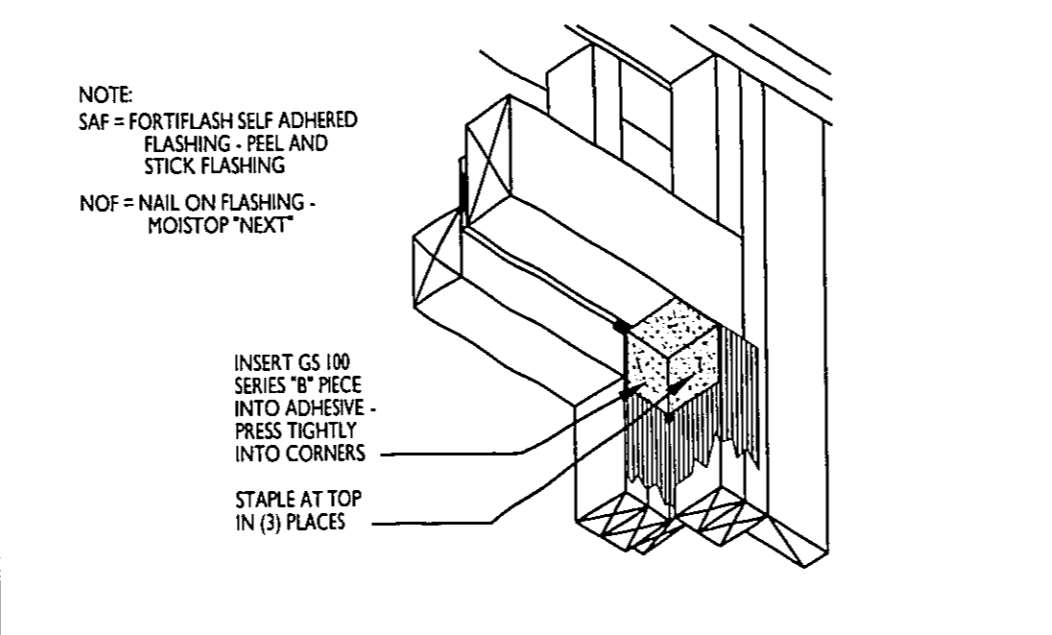
STEP 9 APPLY SIDE (NOF) WINDOW FLASHING



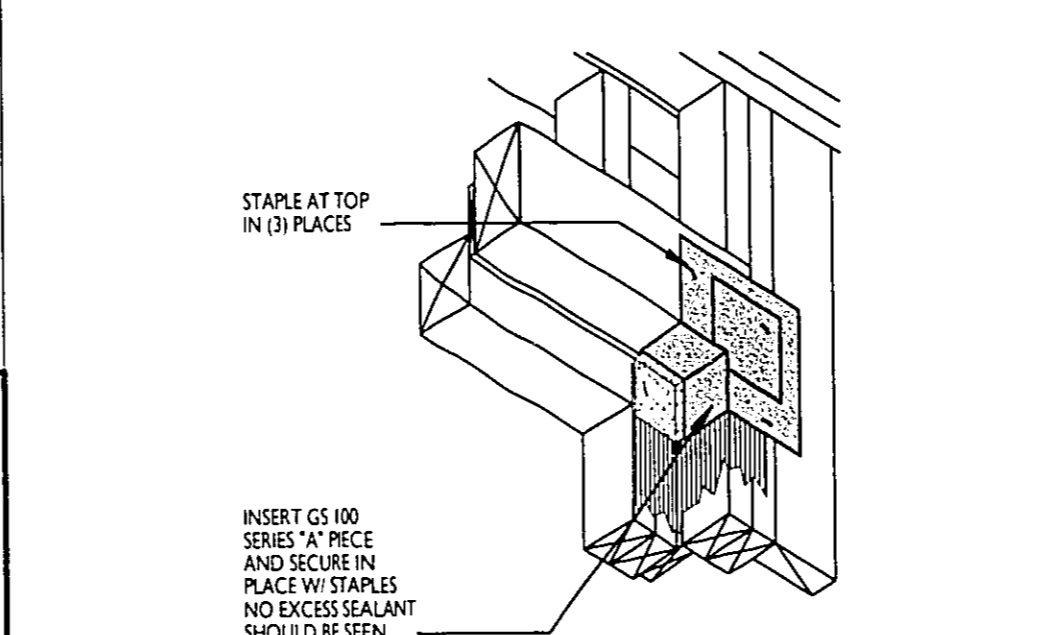
**STEP 10 UPPER SEALANT
UPPER CORNER APPLICATION**



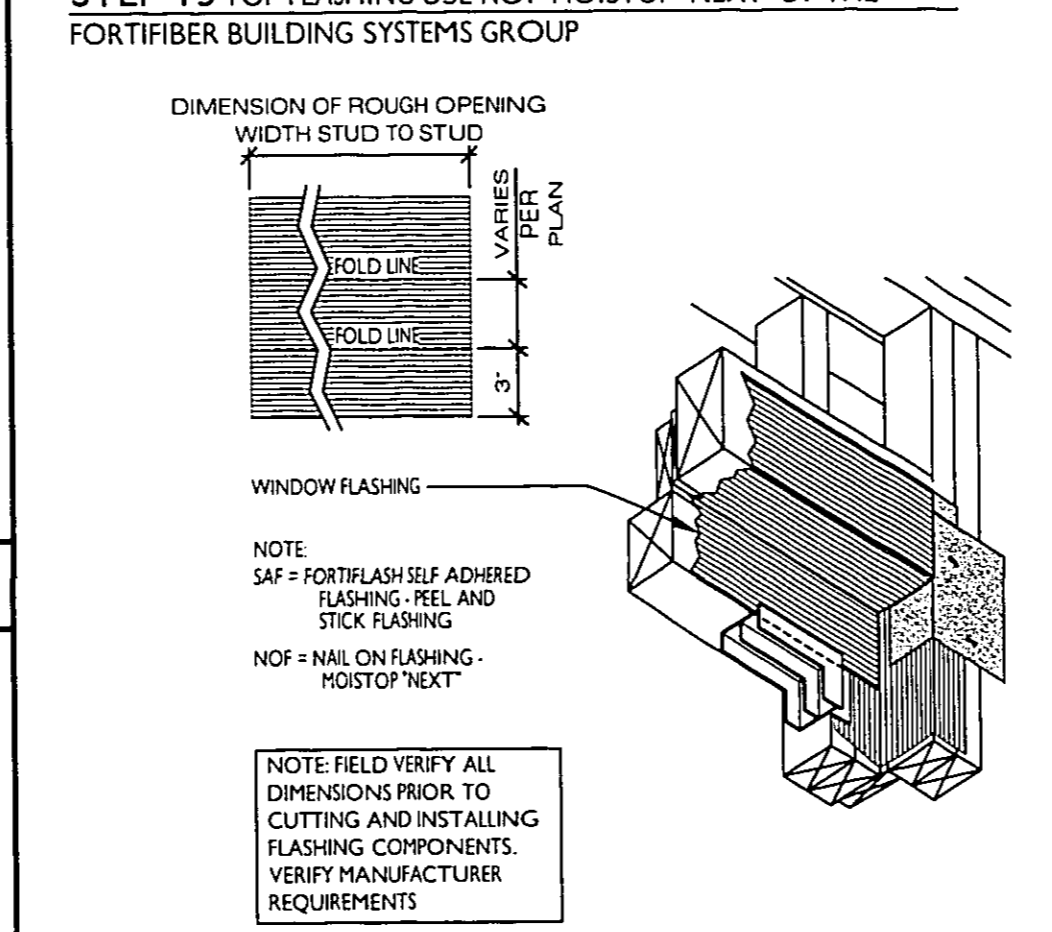
STEP 11 APPLY GS 100 "B" PIECE @ UPPER CORNERS



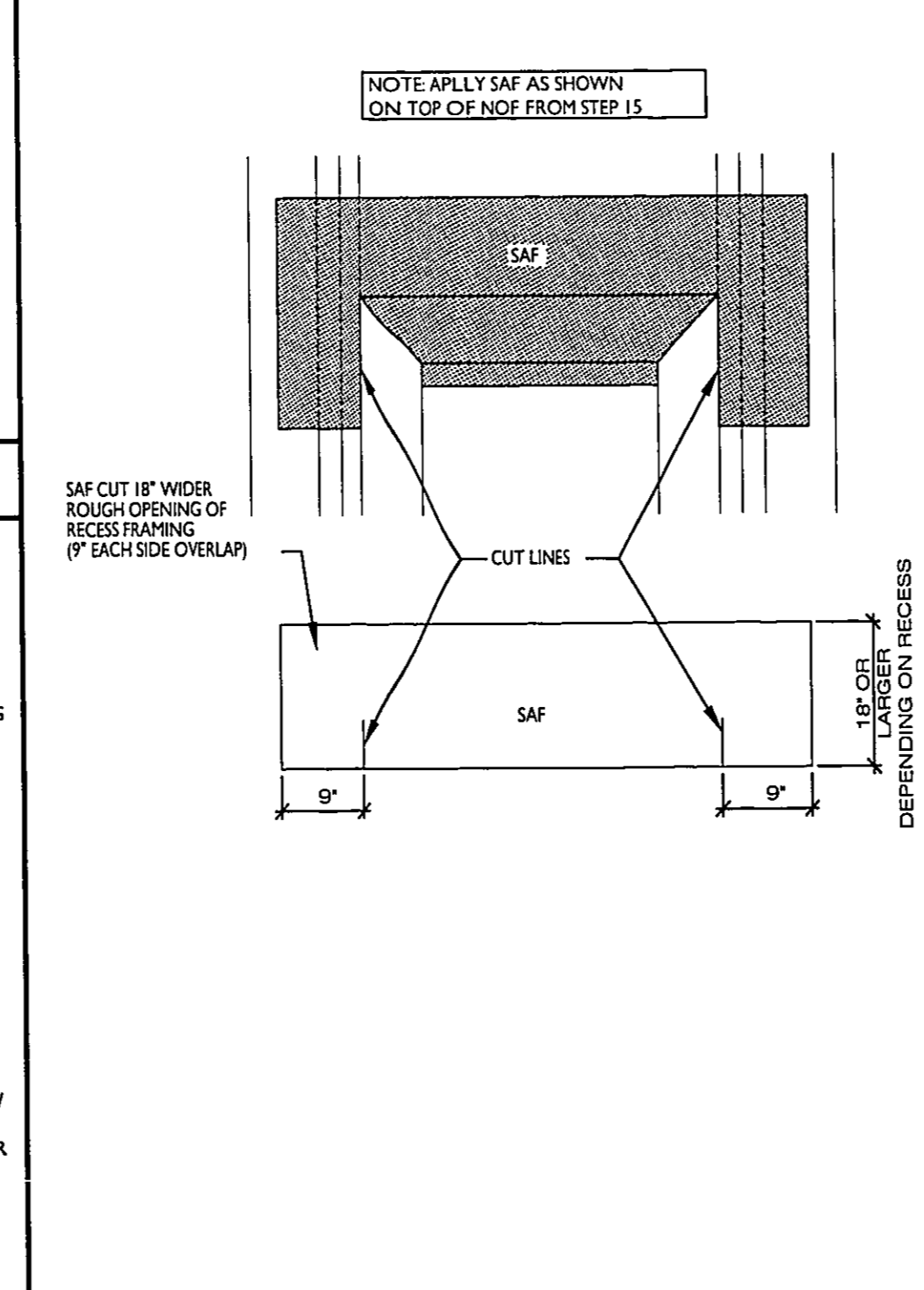
STEP 12 APPLY GS 10X "A" PIECE @ UPPER CORNERS



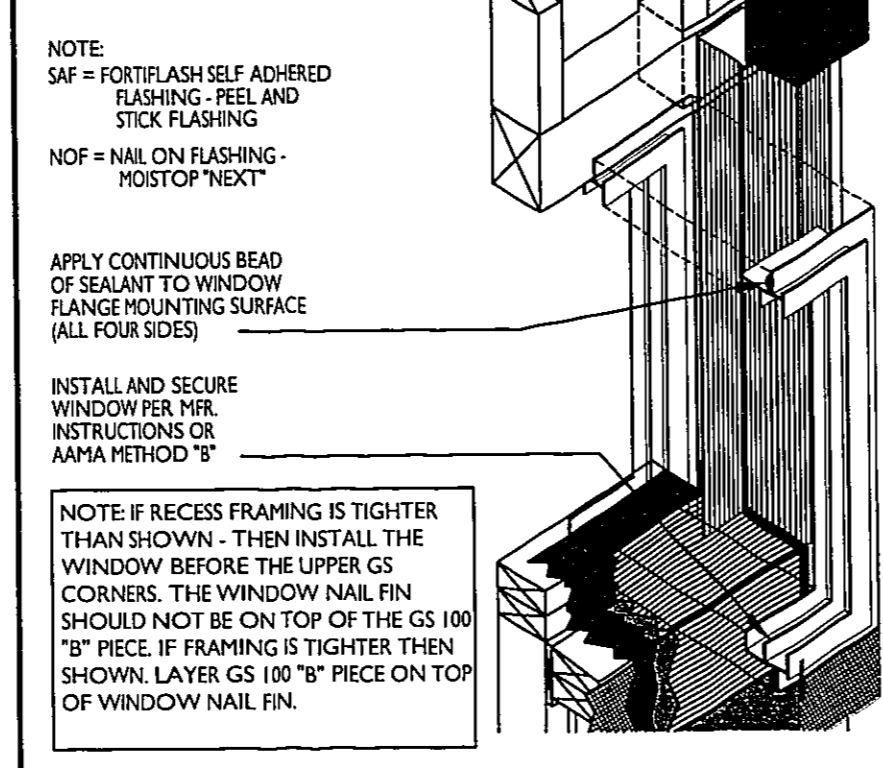
**STEP 13 TOP FLASHING-USE NOF-MOISTOP "NEXT" BY THE
FORTIFIBER BUILDING SYSTEMS GROUP**



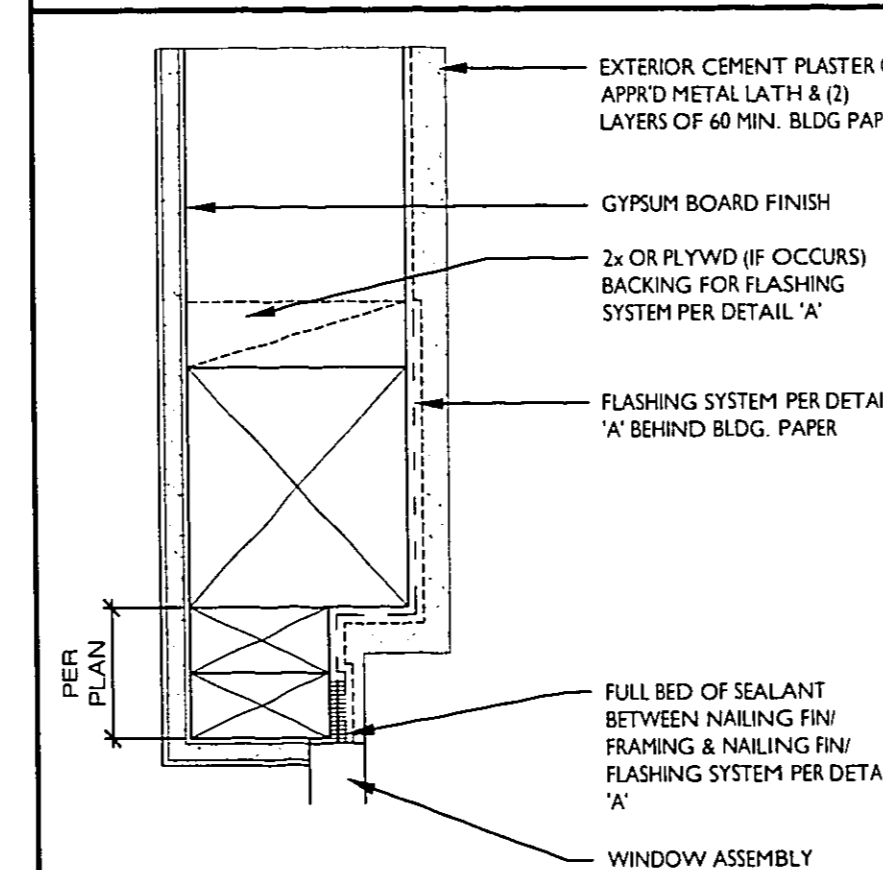
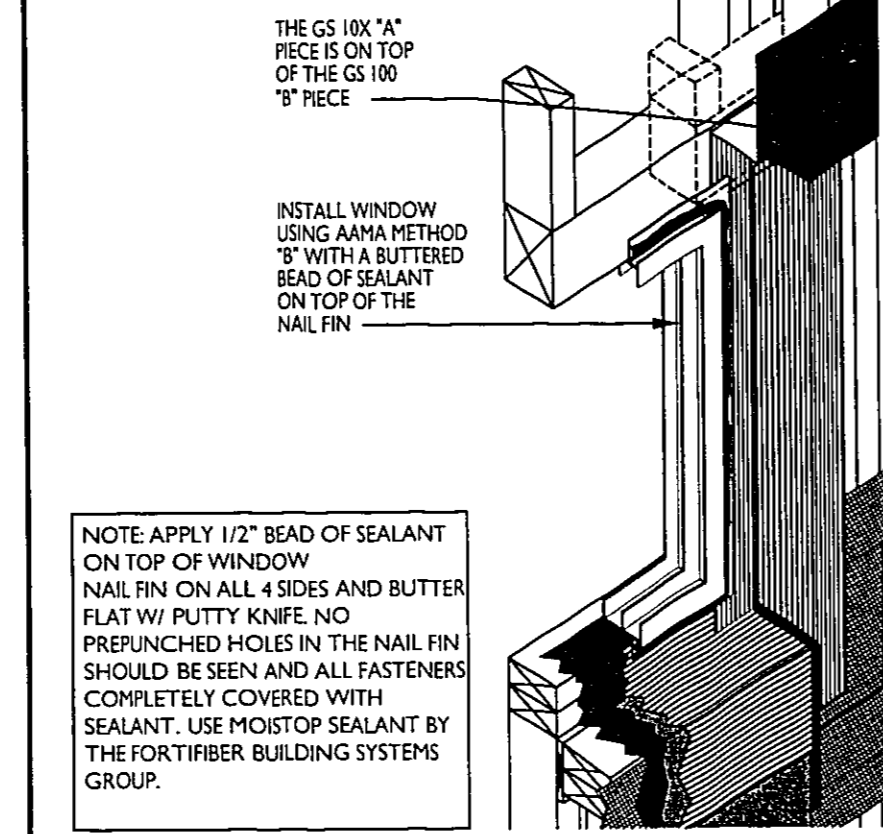
STEP 14 TOP FLASHING- USE SAF "FORTIFLASH" AS SHOWN



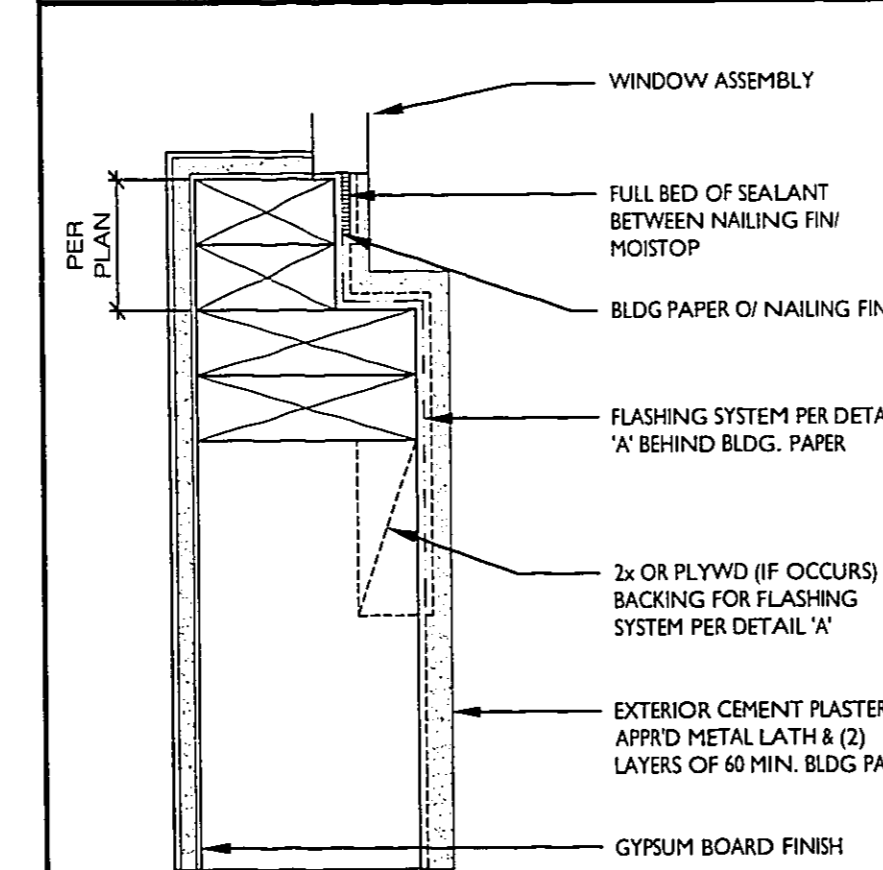
STEP 15 INSTALL WINDOW



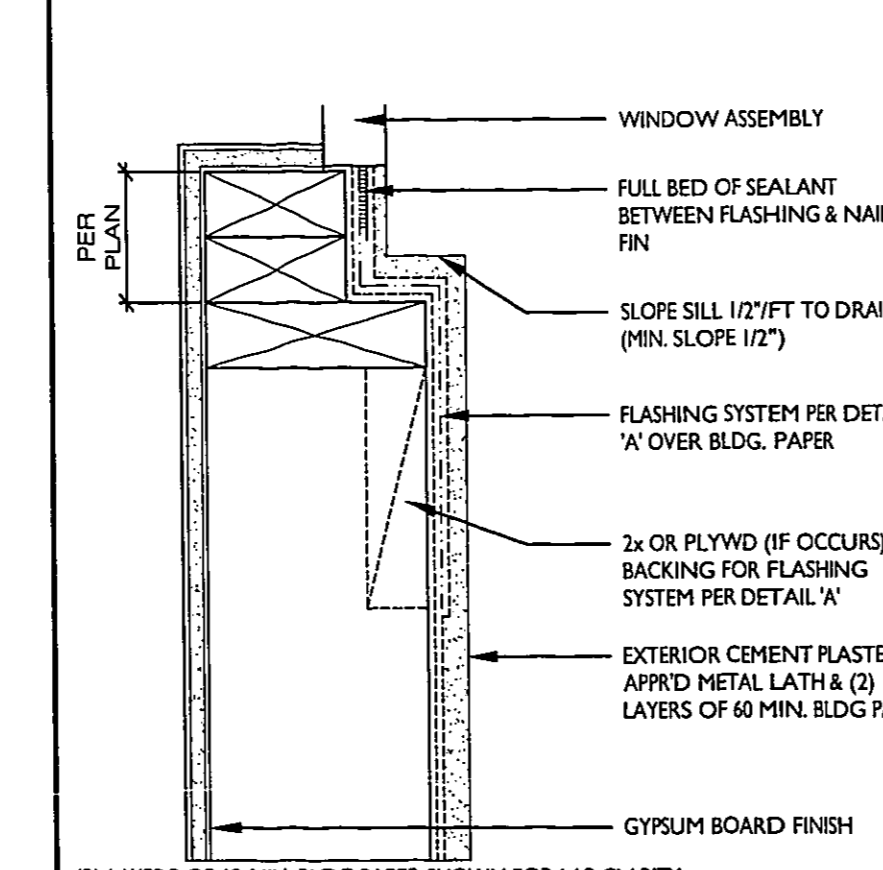
STEP 16 BUTTER SEALANT



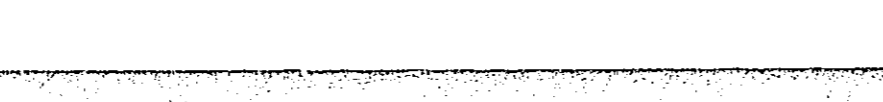
WINDOW HEAD DETAIL 1



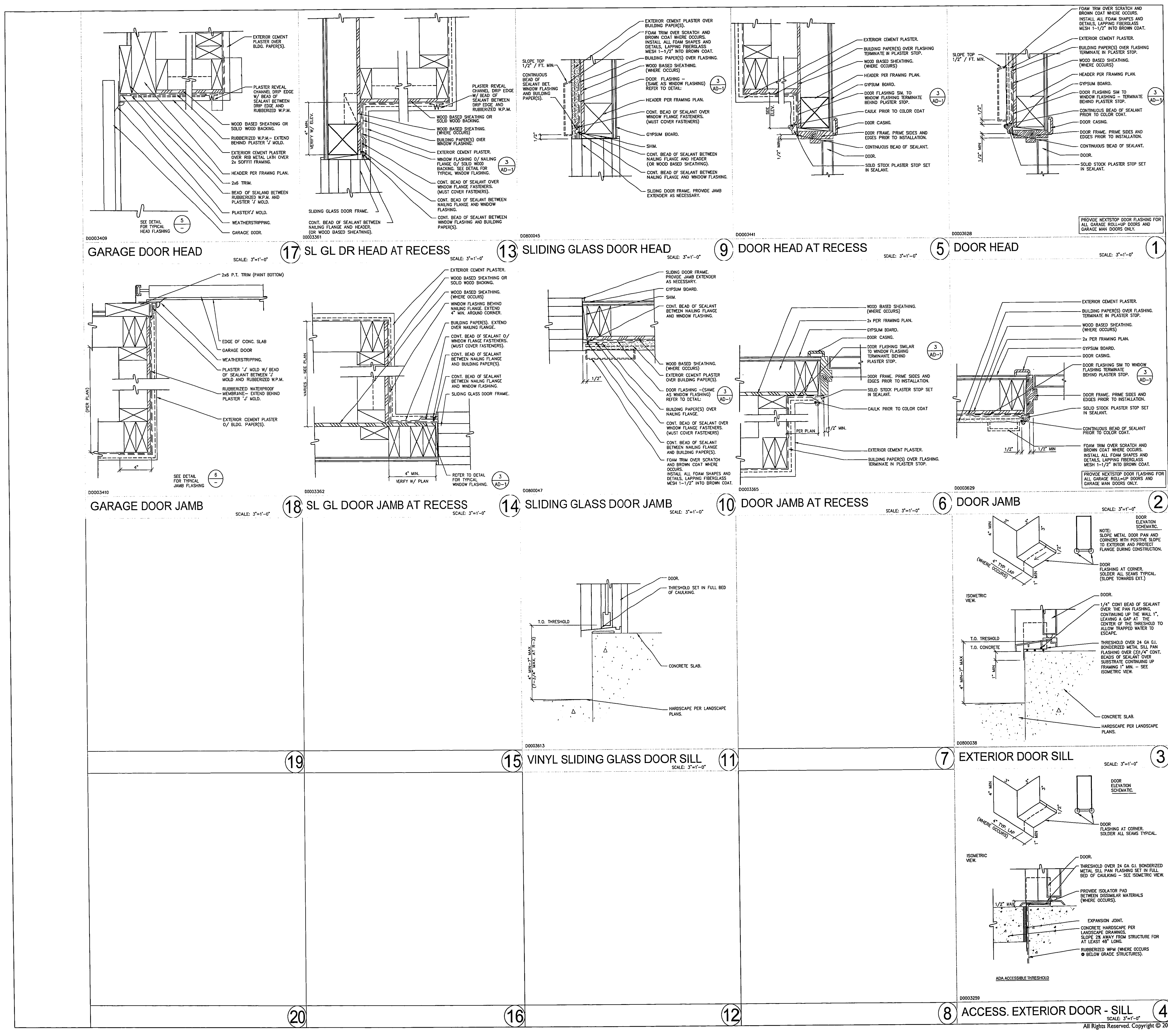
WINDOW JAMB DETAIL 2



WINDOW SILL DETAIL 3



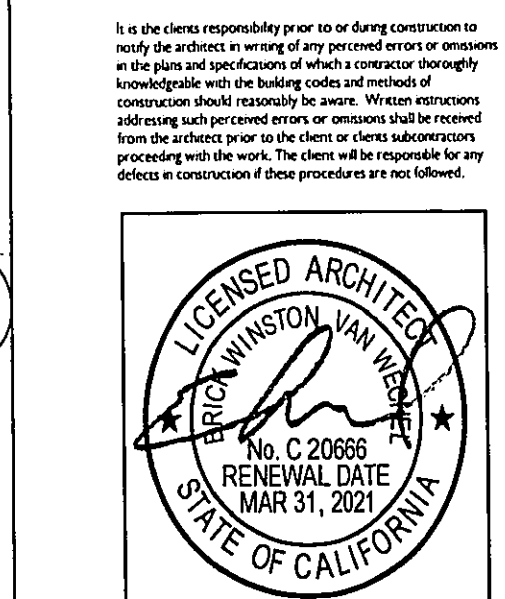
RECESSED WINDOW OPENING FLASHING DETAIL



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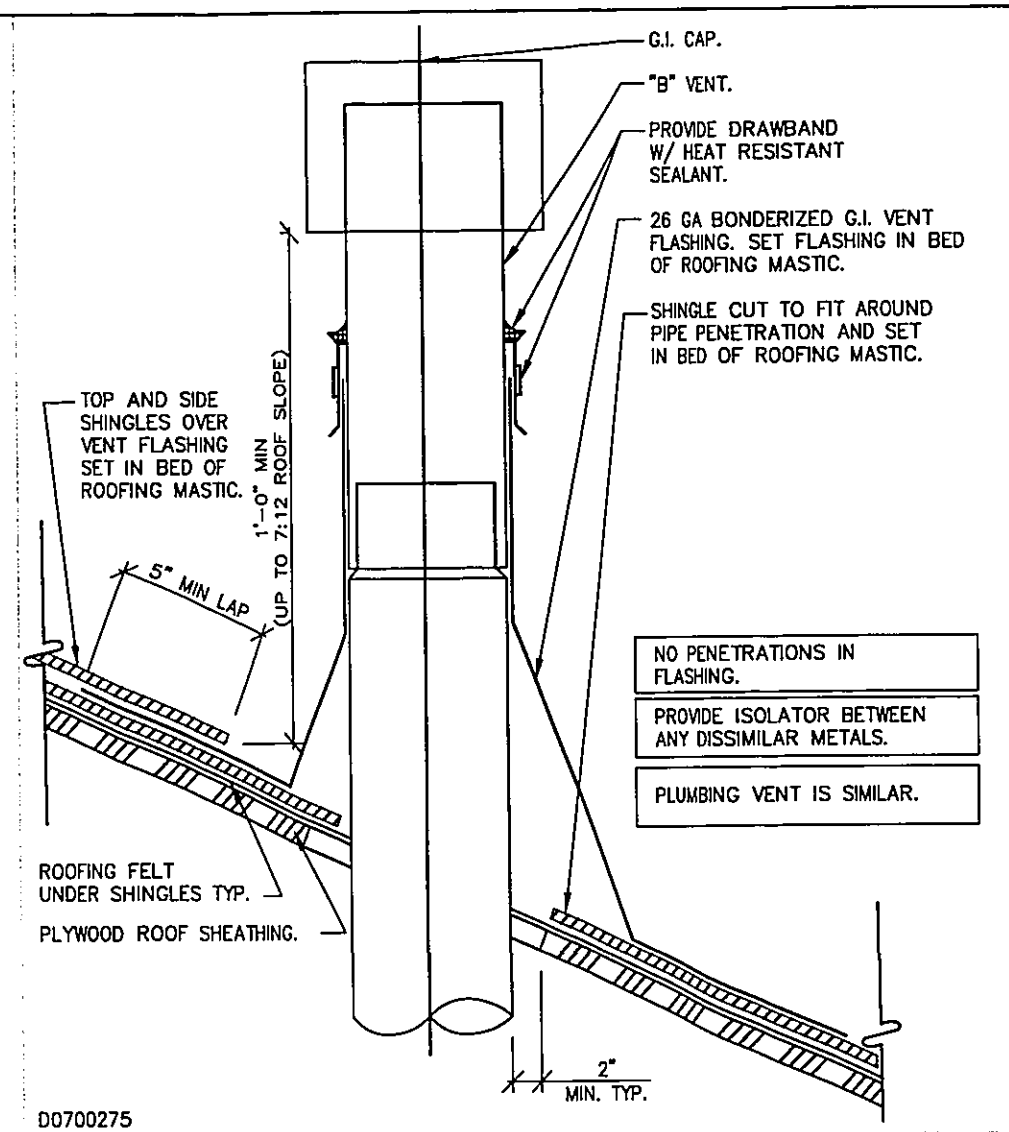
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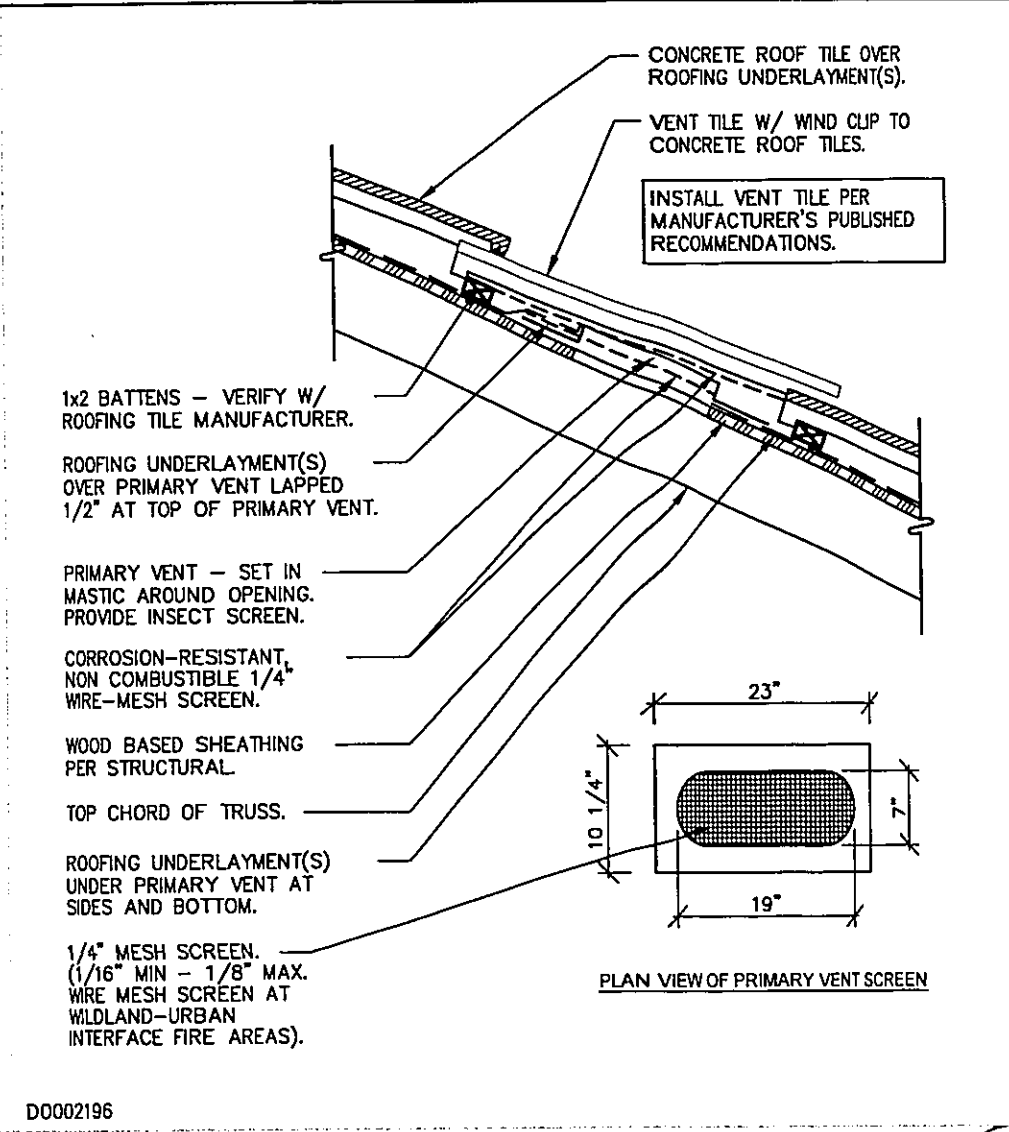


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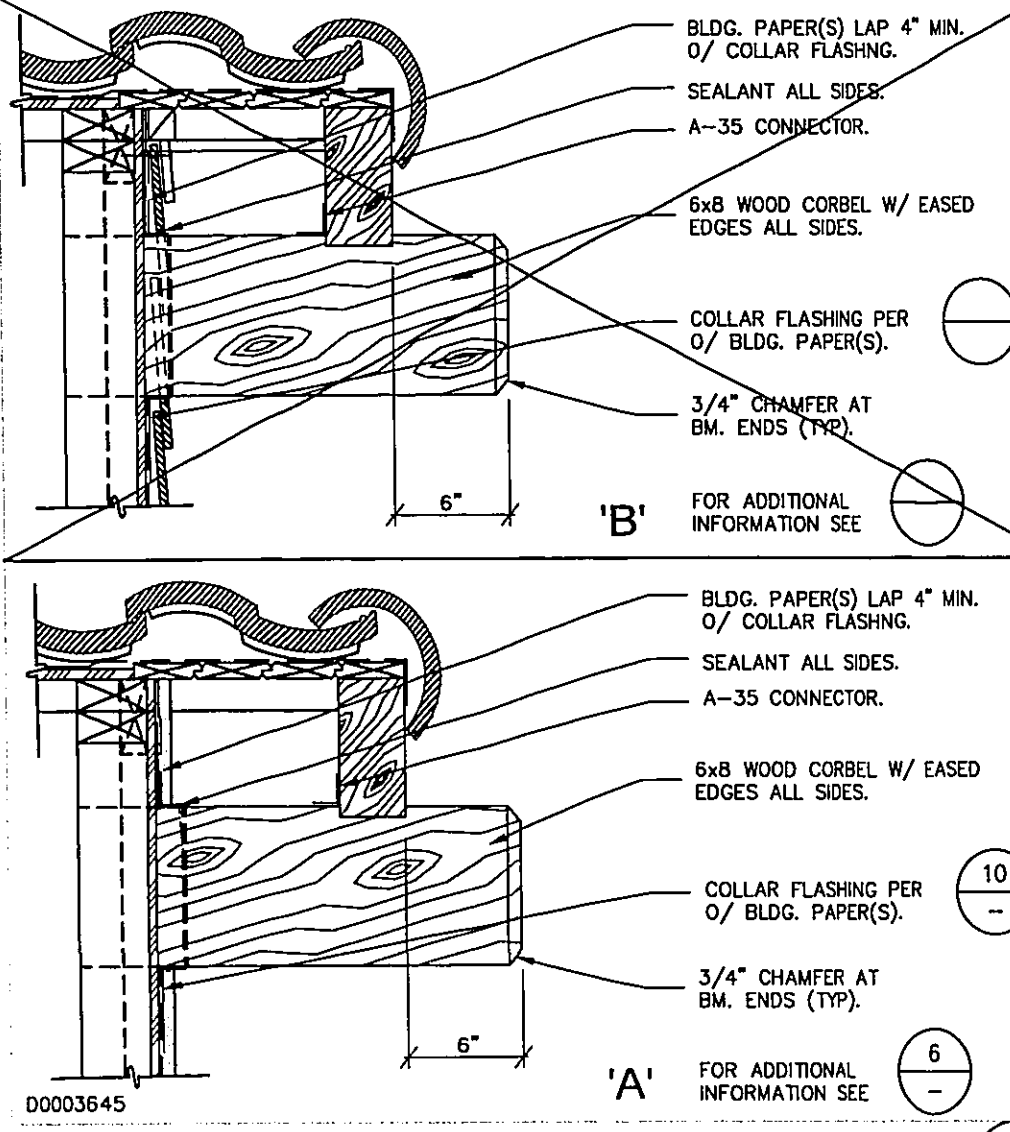
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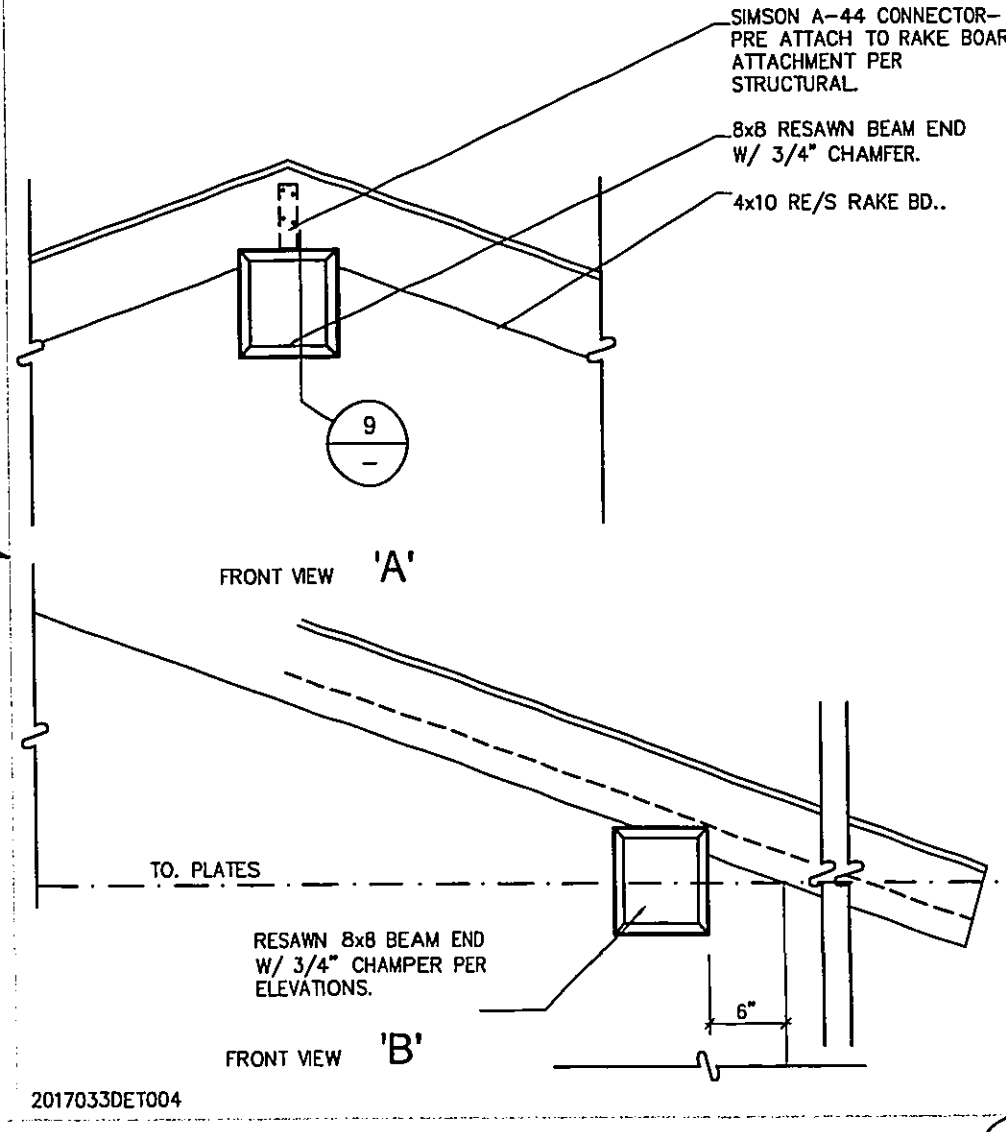
17 EXHAUST VENT PENETRATION
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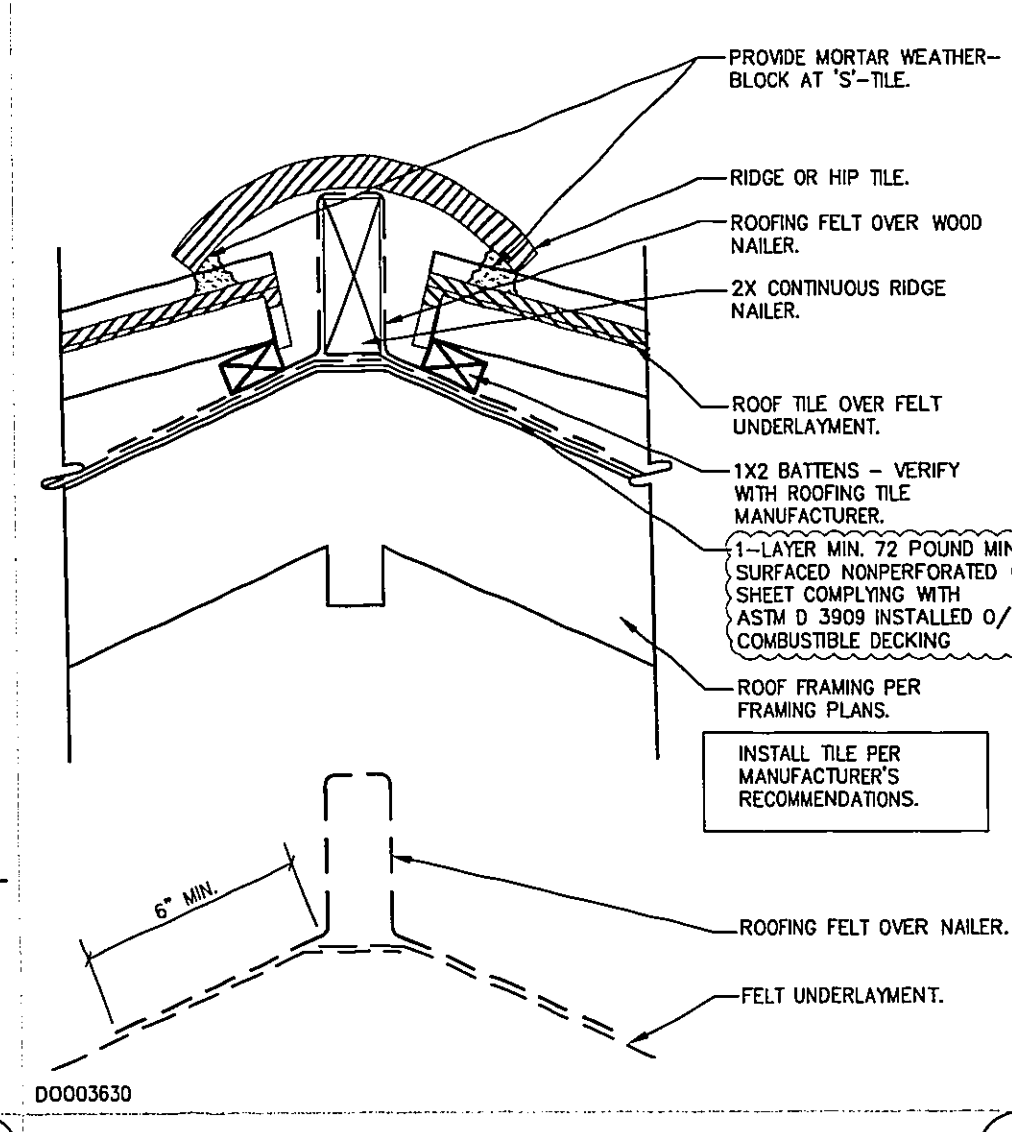
18 ROOF-VENT TILE PENETRATION
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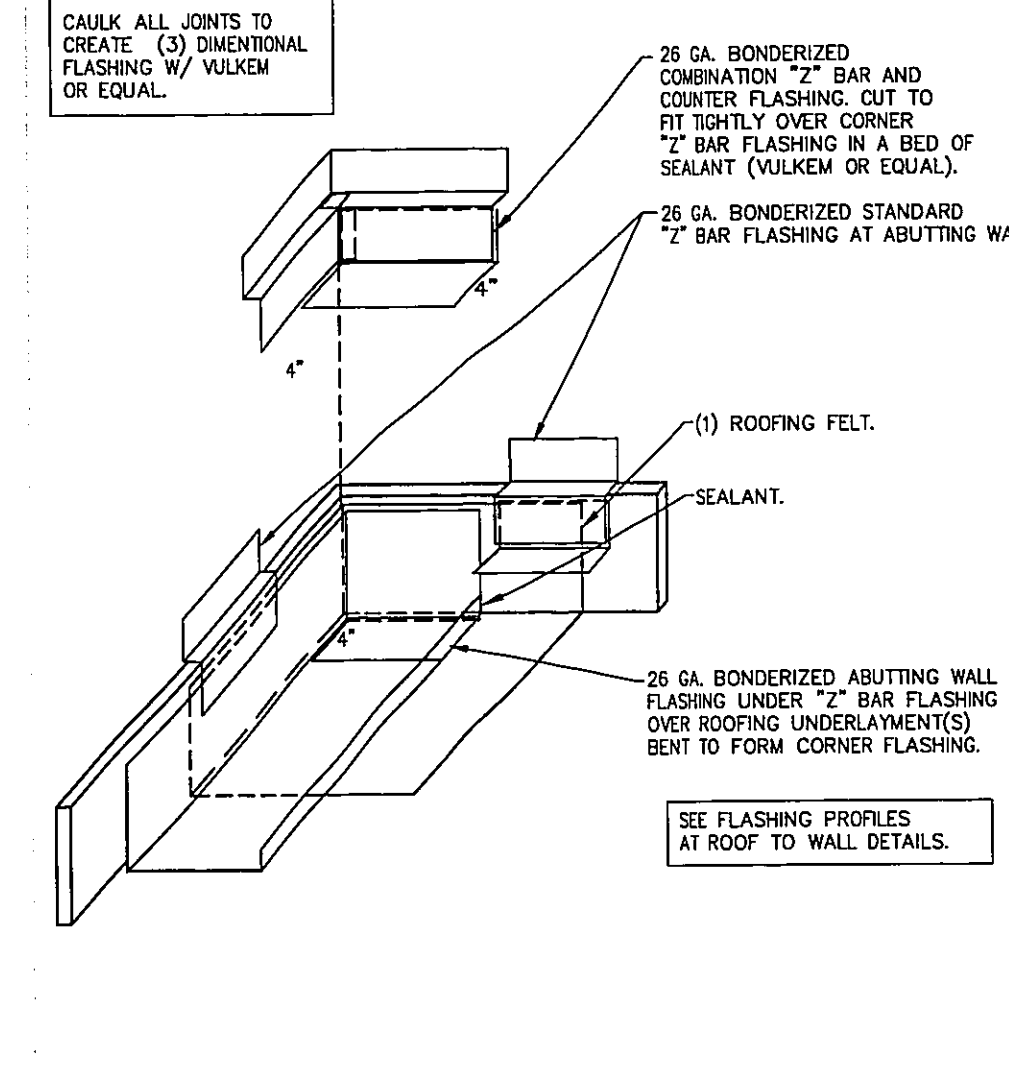
13 WOOD BEAM AT RAKE
SCALE: 1/2\"/>



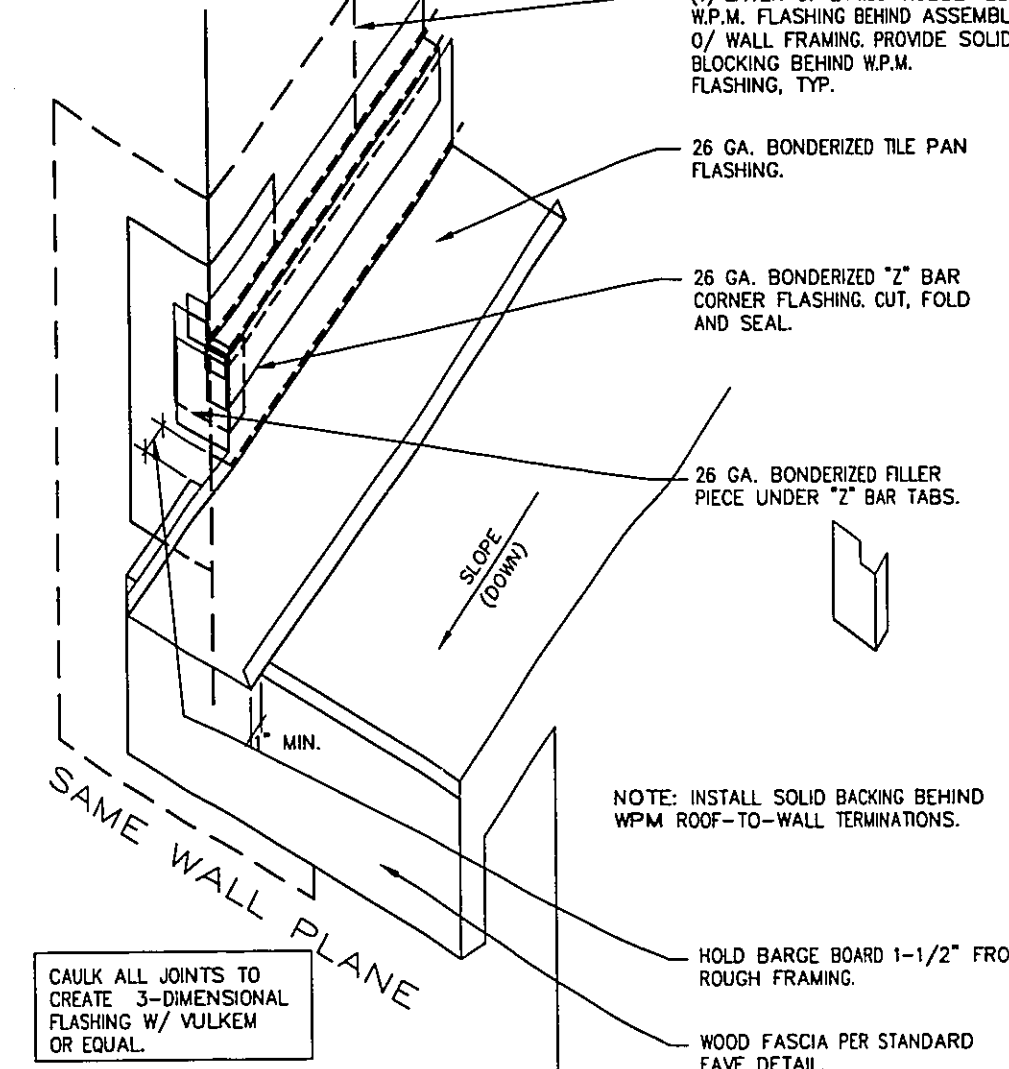
9 GABLE AT 'B' ELEV.
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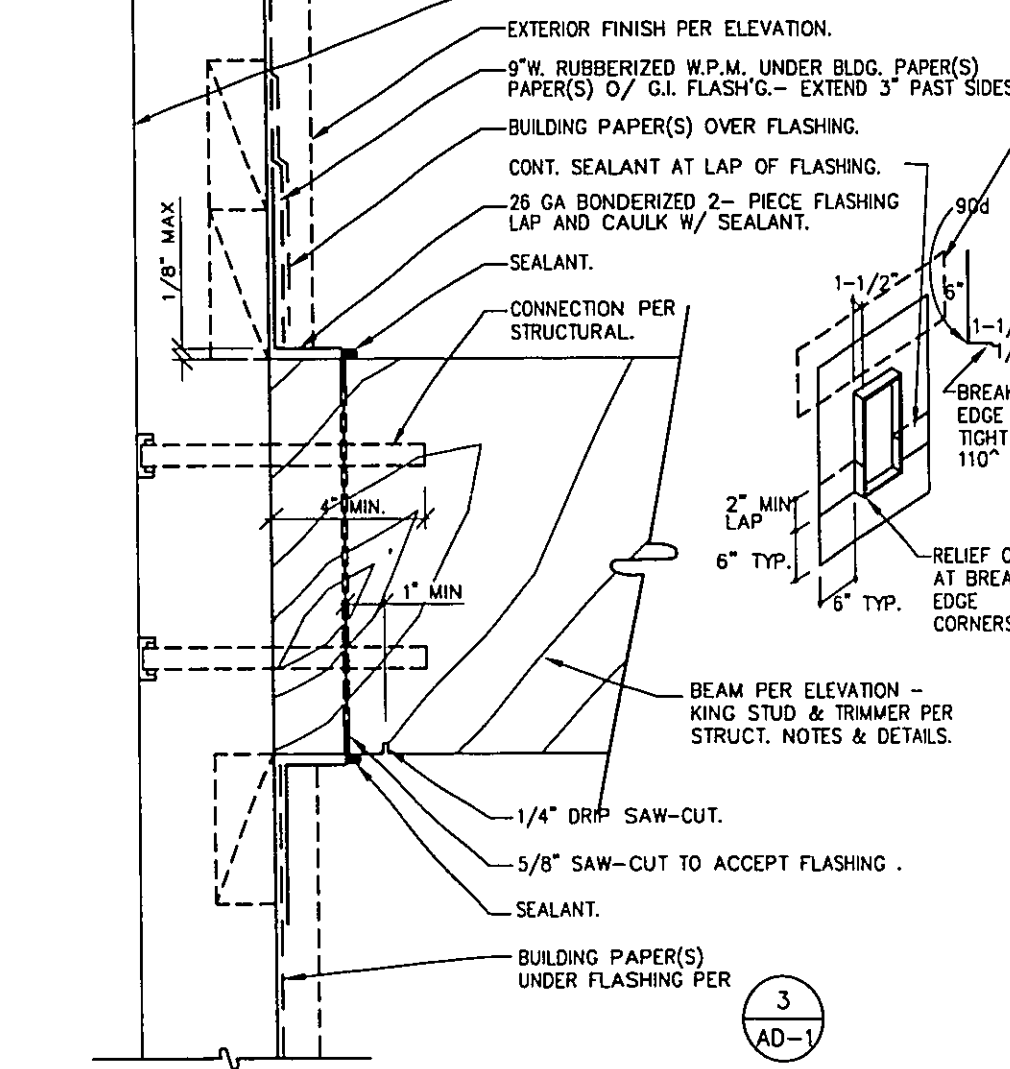
1 HIP / RIDGE
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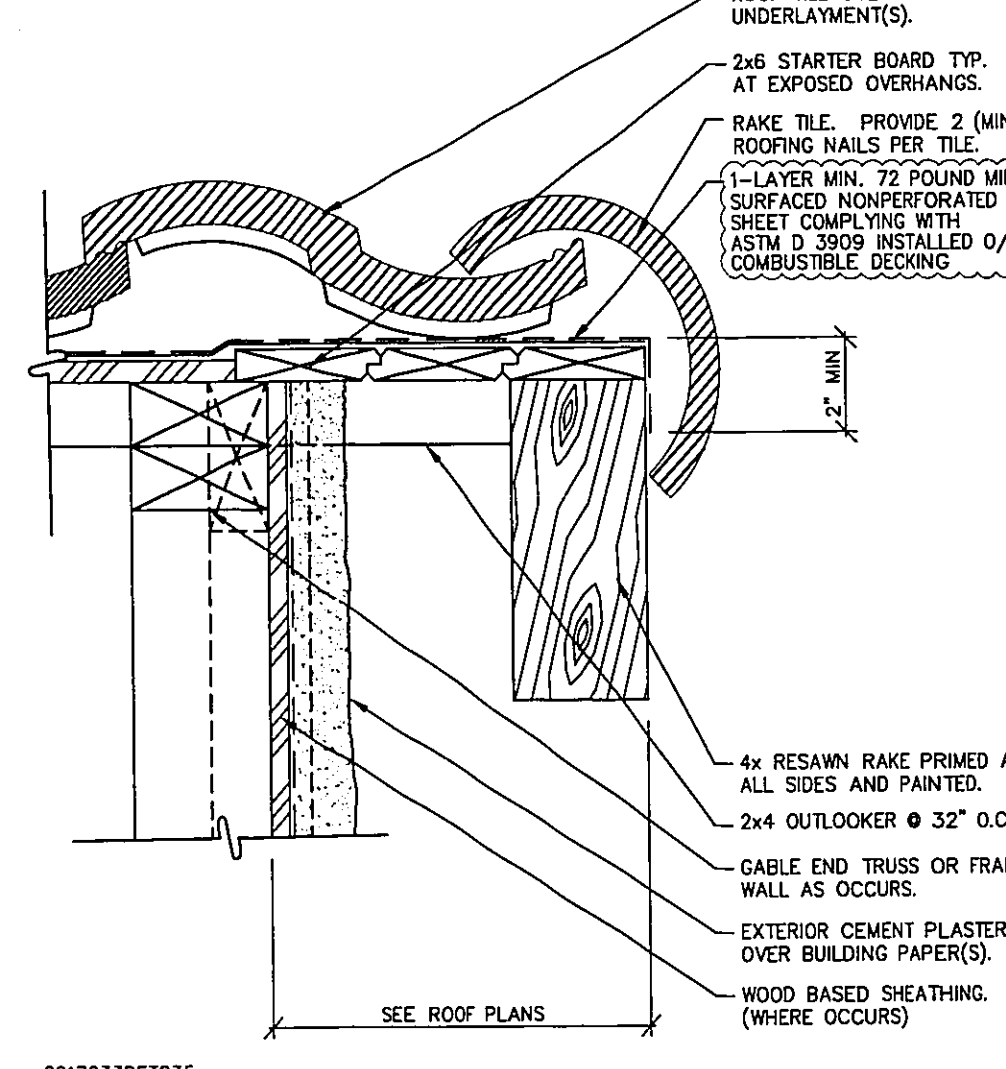
19 INSIDE CORNER FLASHING
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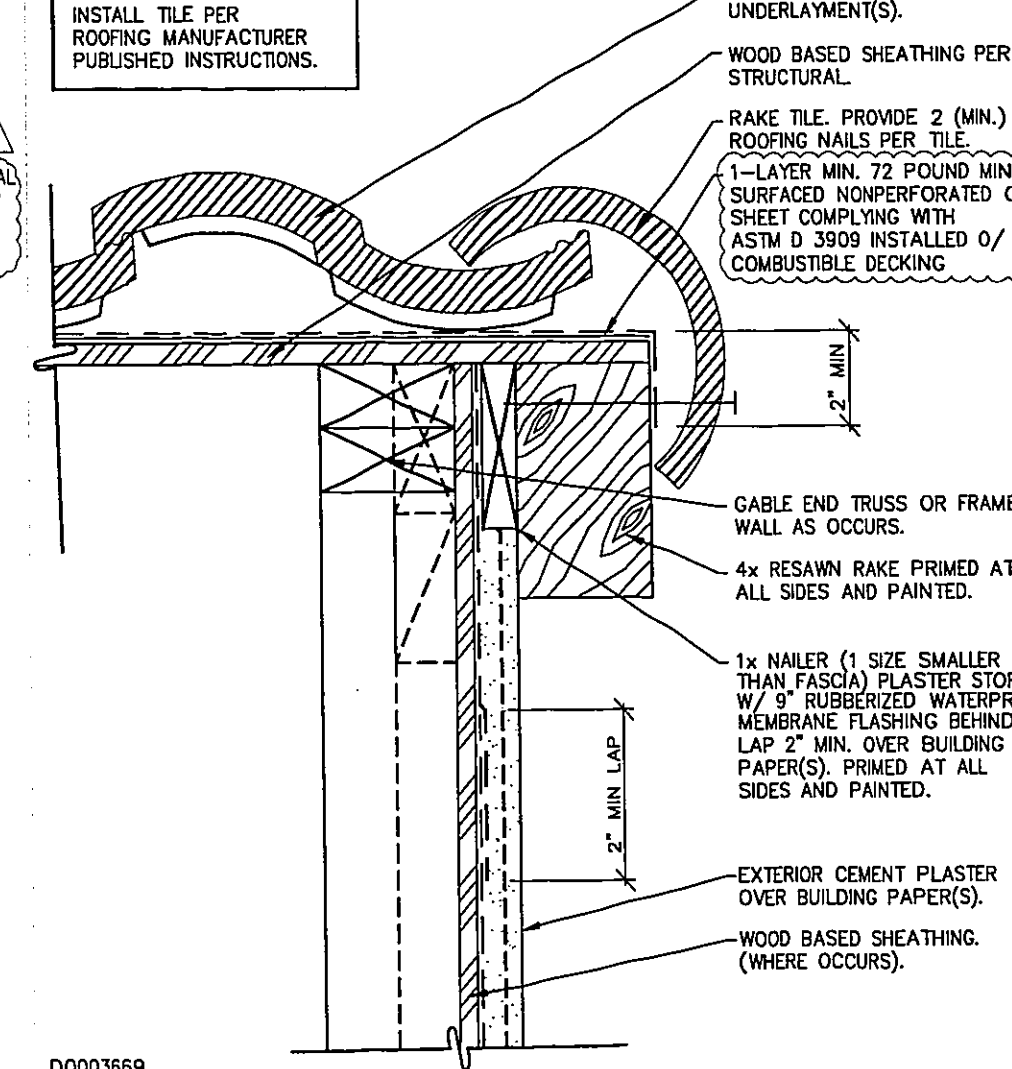
18 EAVE/CORNER WALL FLASHING
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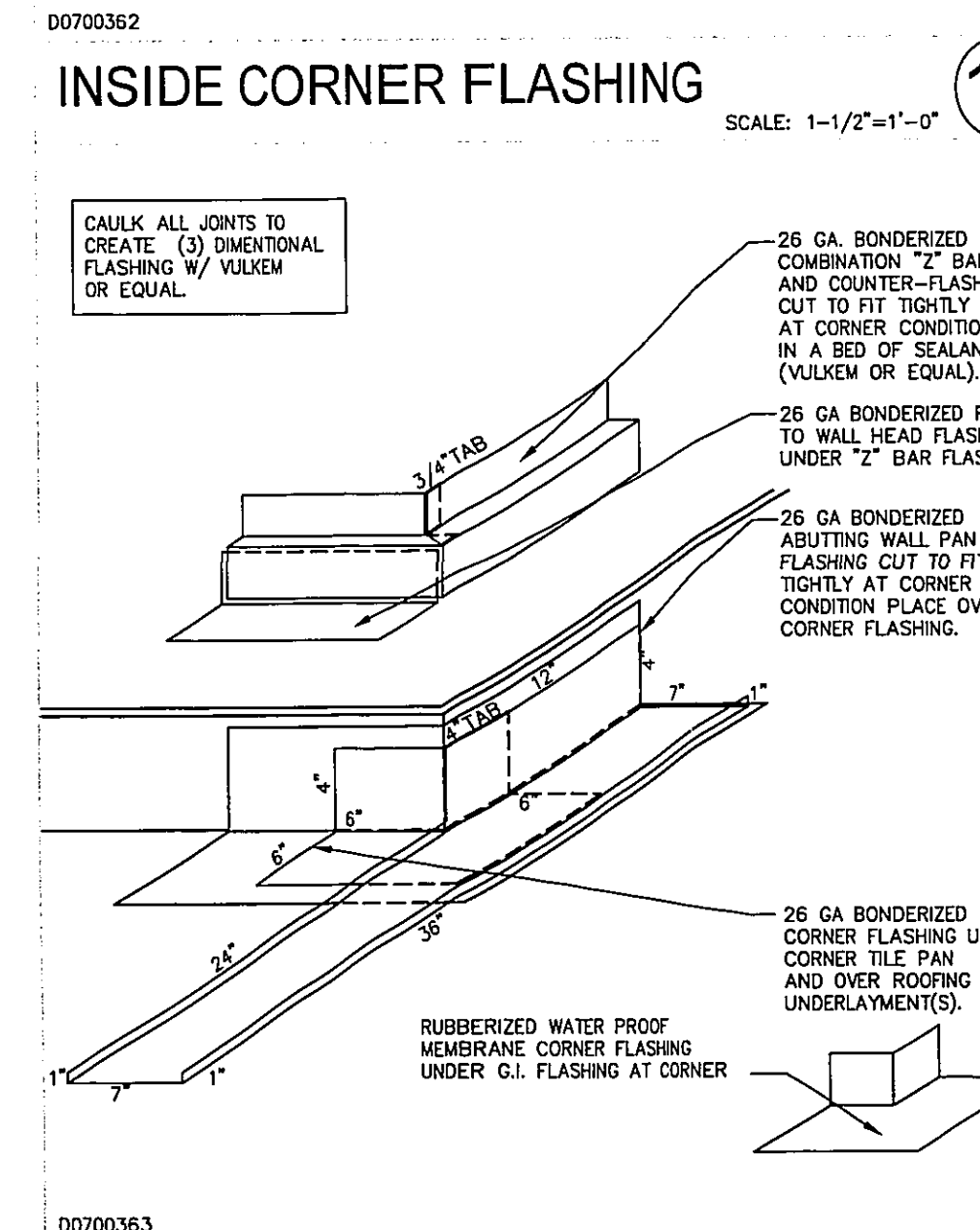
14 COLLAR FLASHING AT BEAM
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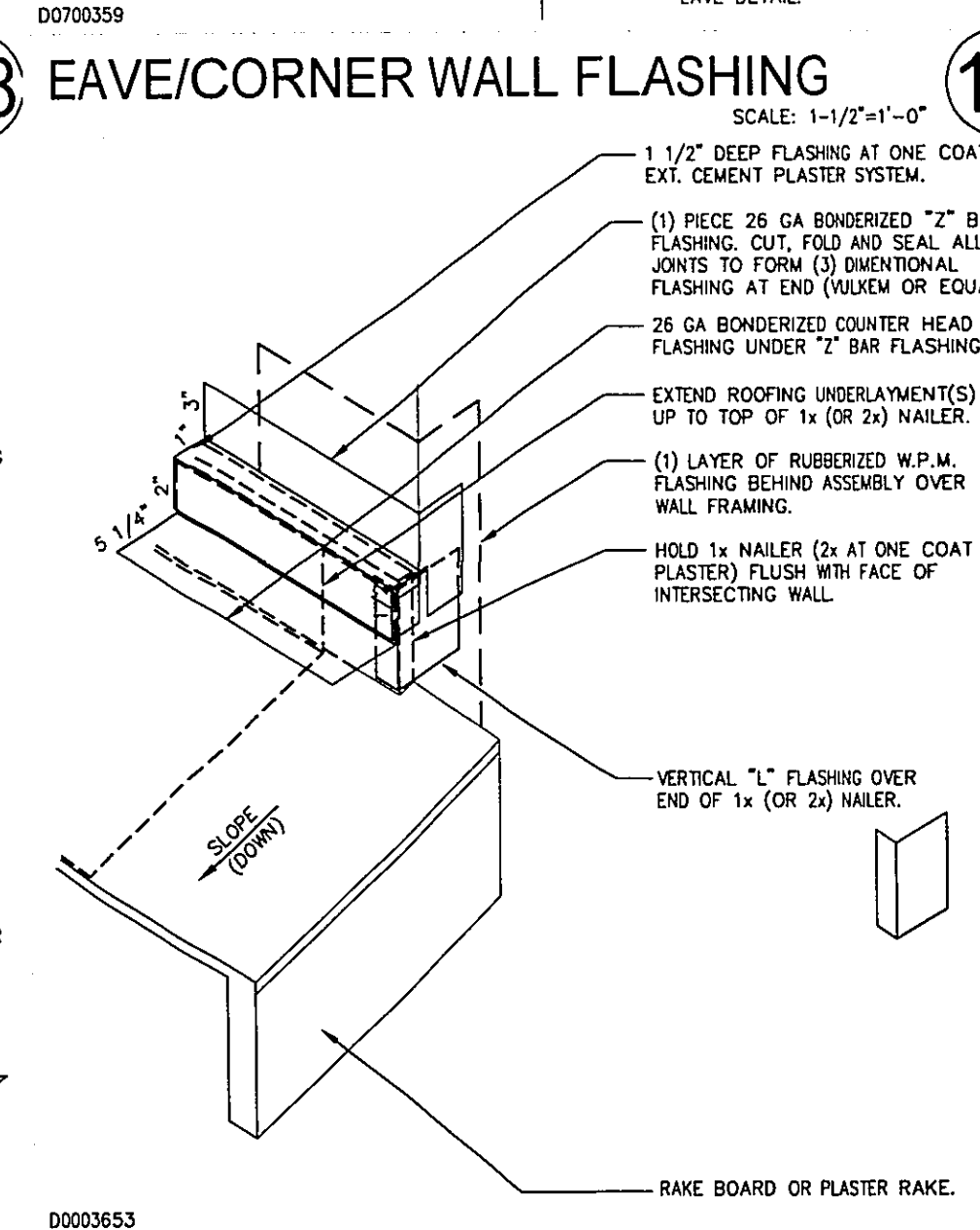
10 RAKE
SCALE: 3/4\"/>



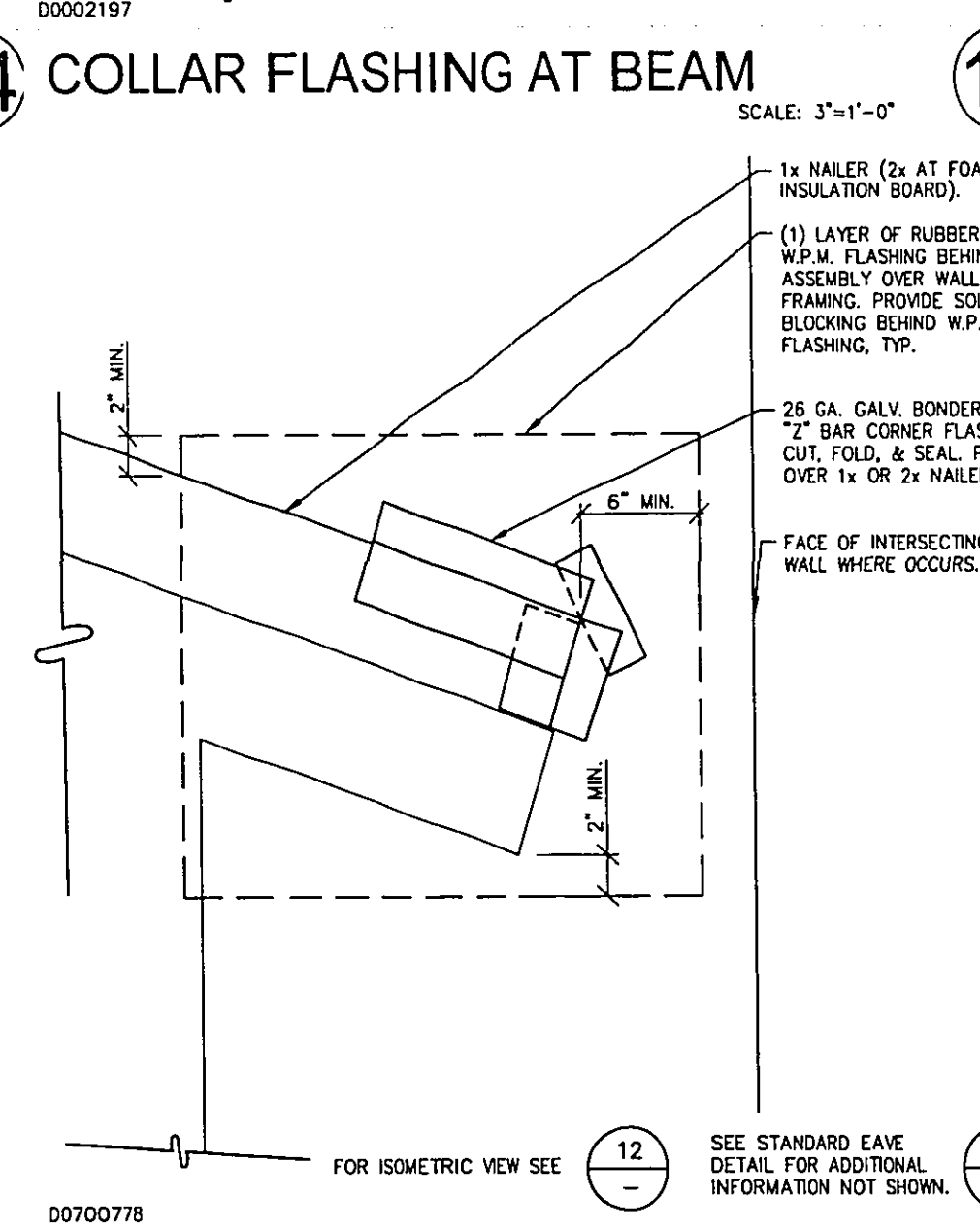
6 RAKE
SCALE: 3/4\"/>



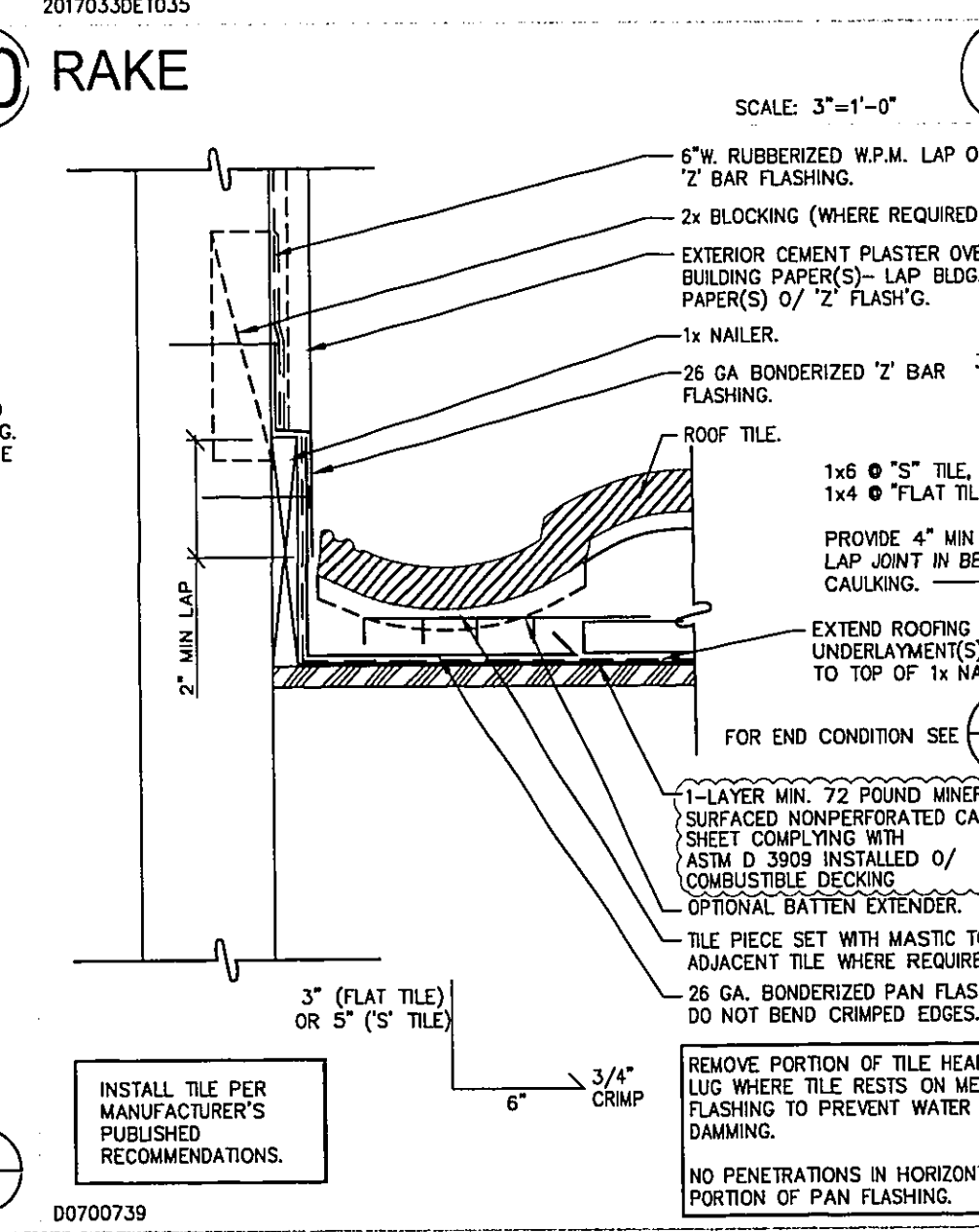
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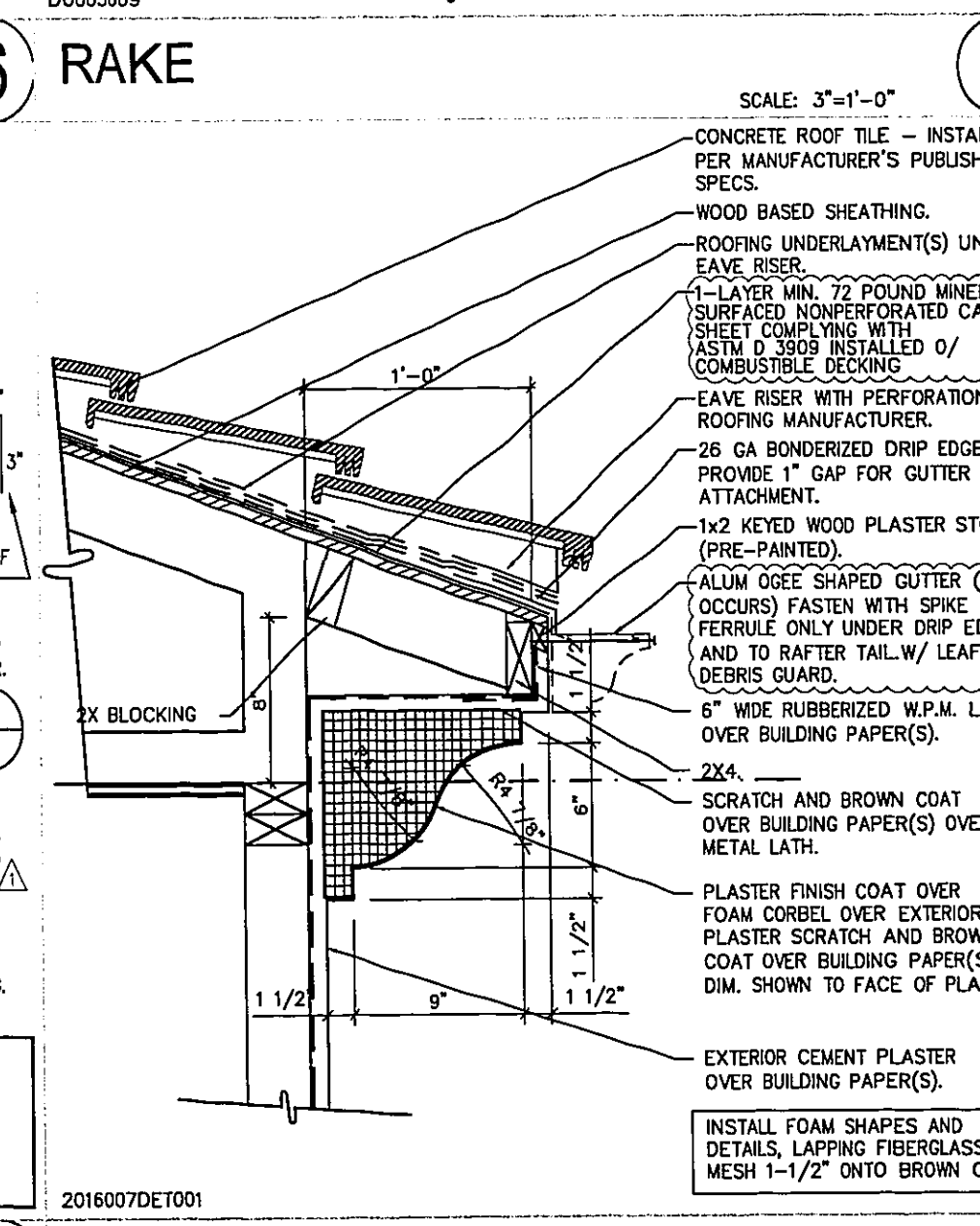
19 OUTSIDE CORNER FLASHING
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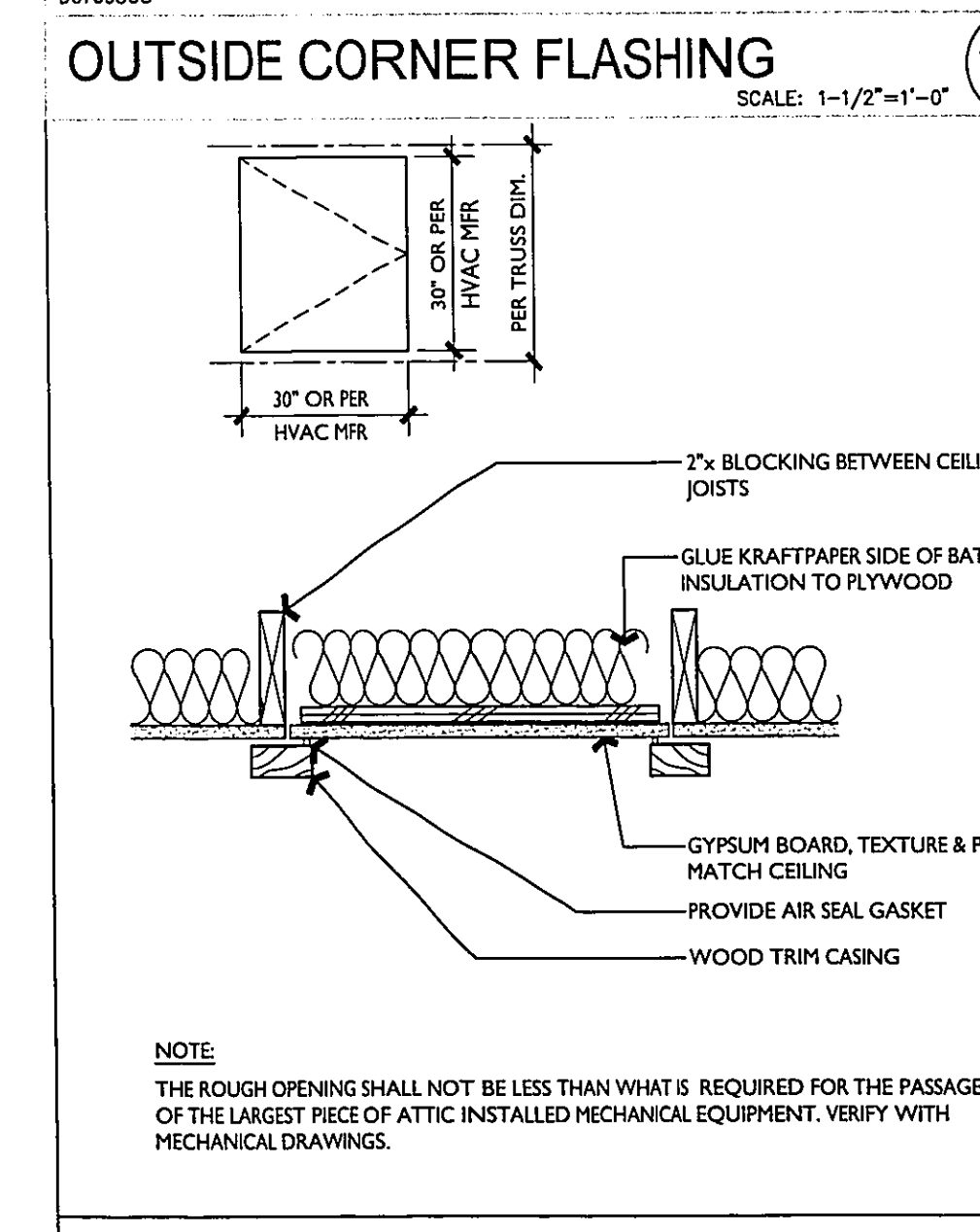
15 EAVE AT INTERSECTING WALL
SCALE: 1/2\"/>



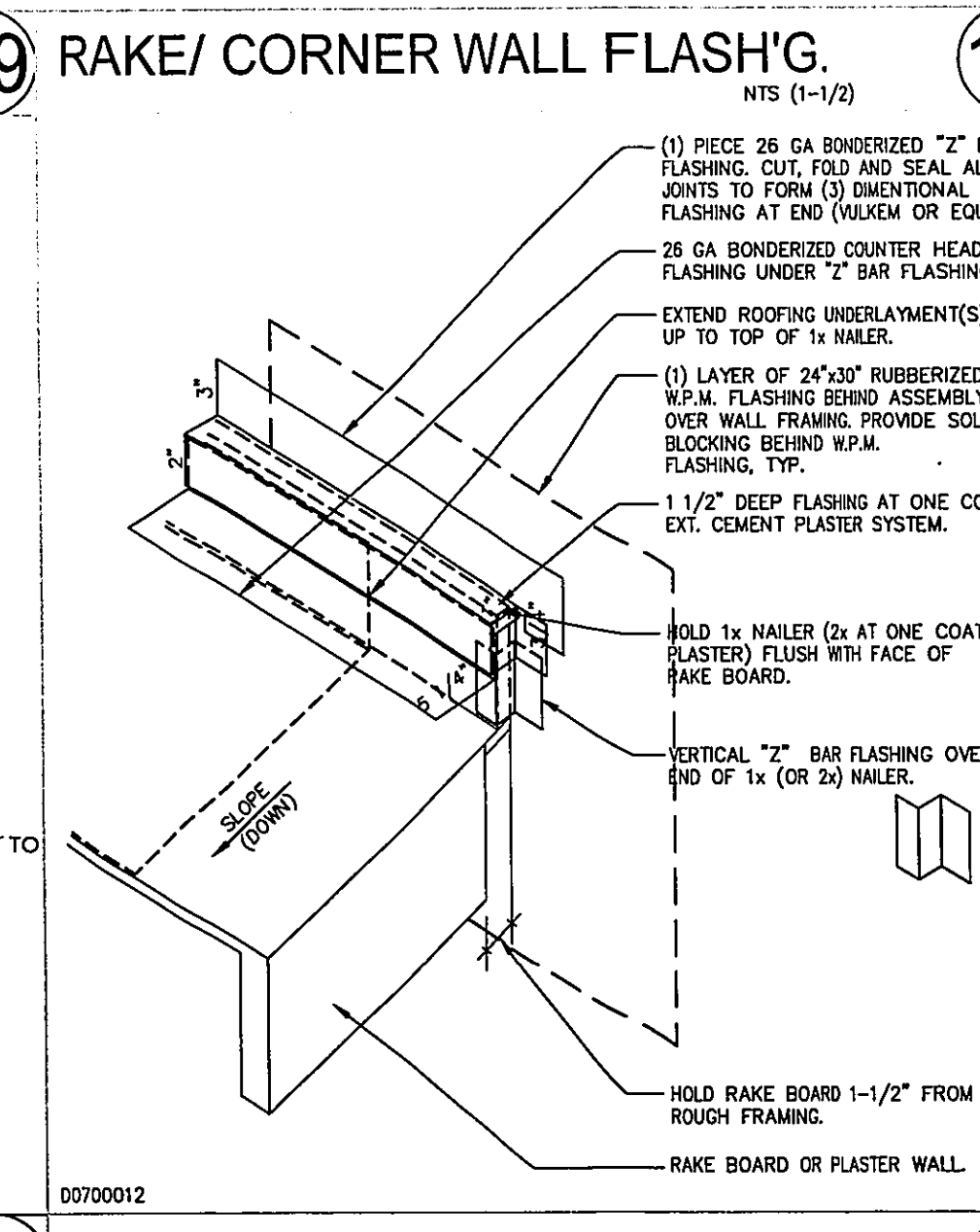
11 FLASHING AT ABUTTING WALL
SCALE: 3/4\"/>



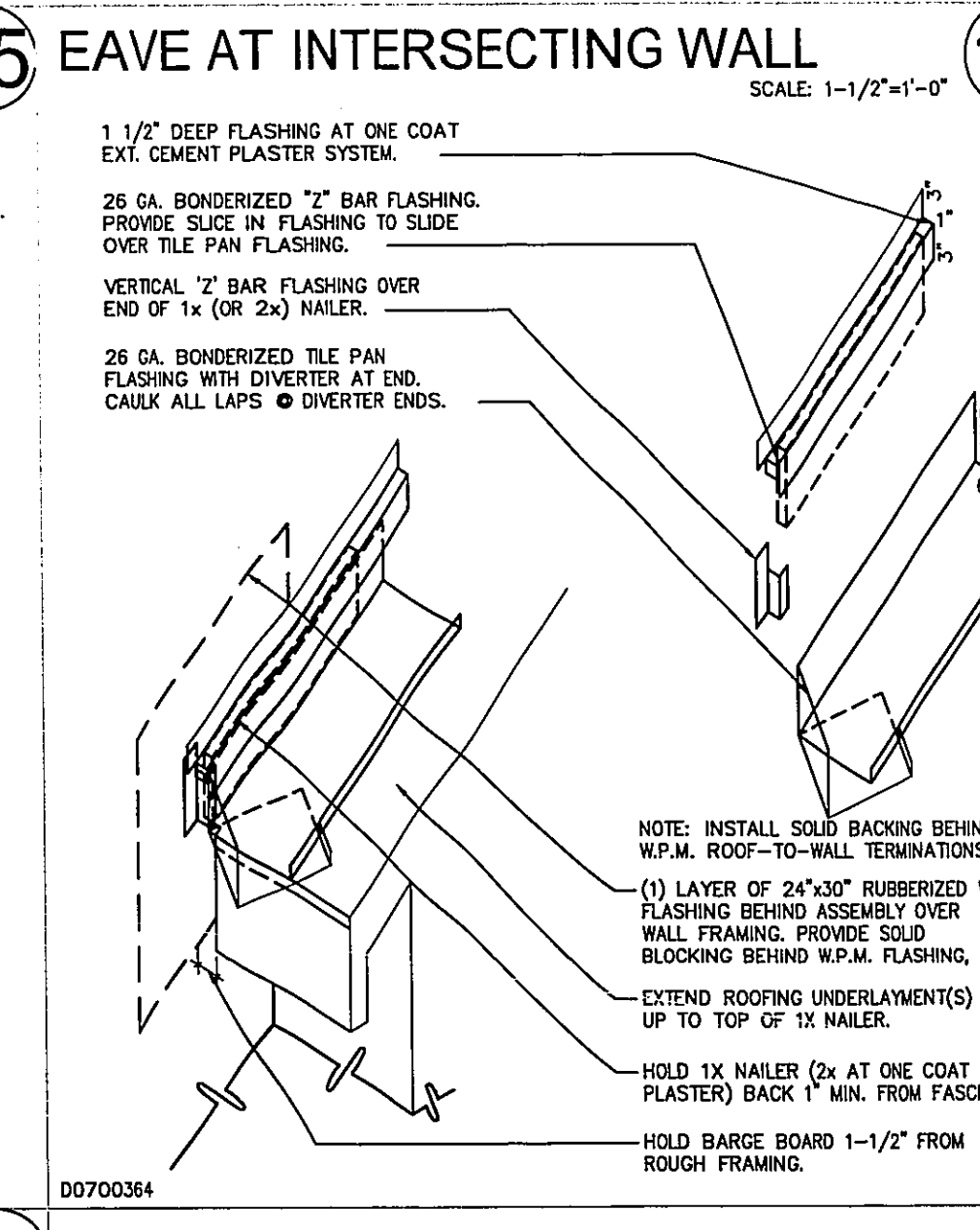
7 EAVE W/ CORNICE 'A'
SCALE: 1/2\"/>



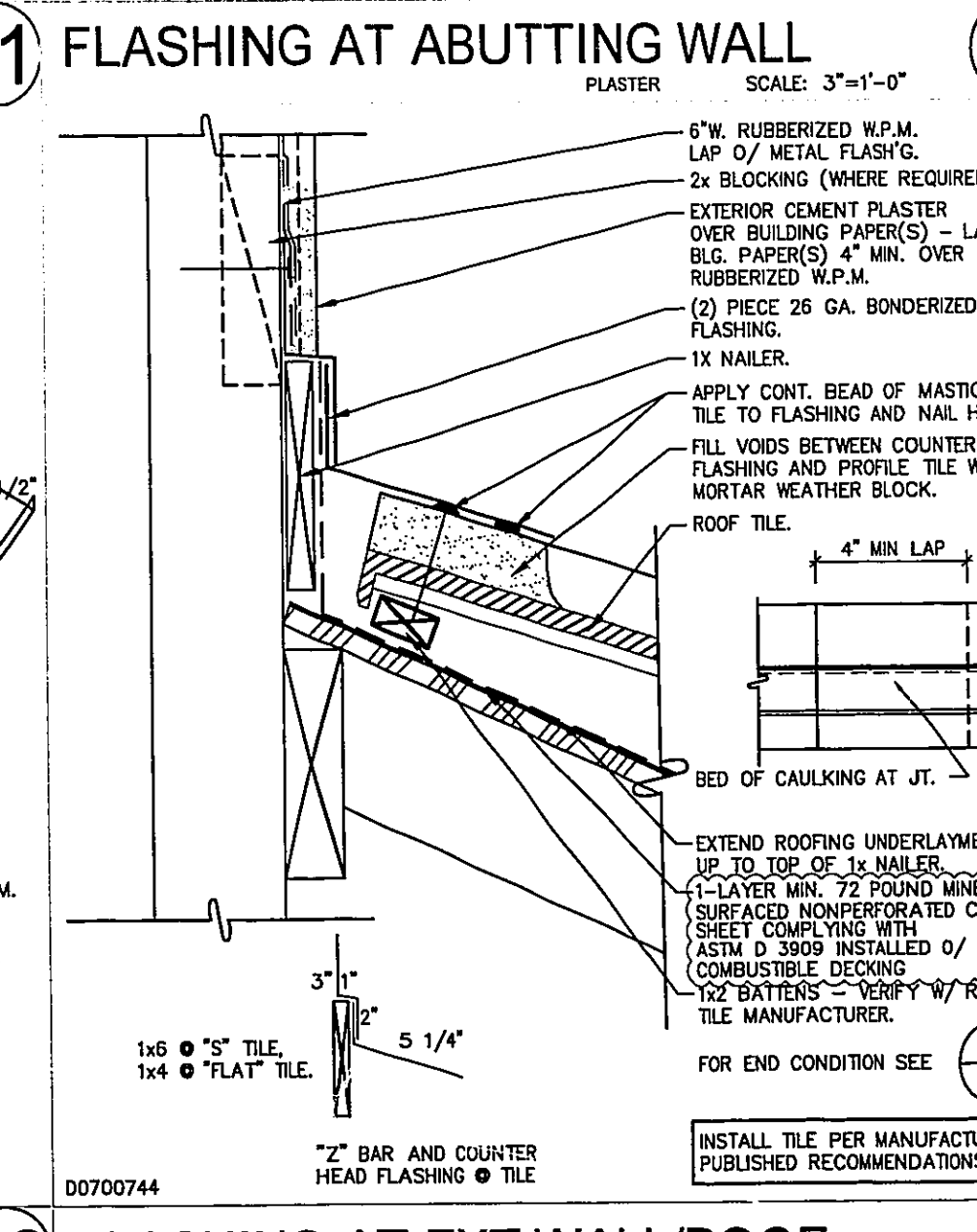
20 RAKE AT ABUTTING WALL
SCALE: 1/2\"/>



16 EAVE AT ABUTTING WALL
SCALE: 1/2\"/>



12 FLASHING AT EXT WALL/ROOF
SCALE: 3/4\"/>

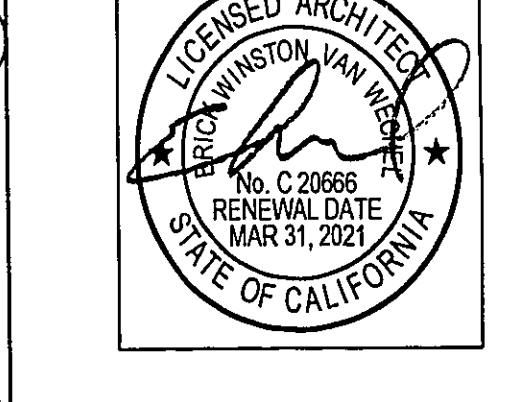


8 EAVE-EXPOSED RAFTER TAILS
SCALE: 1/2\"/>

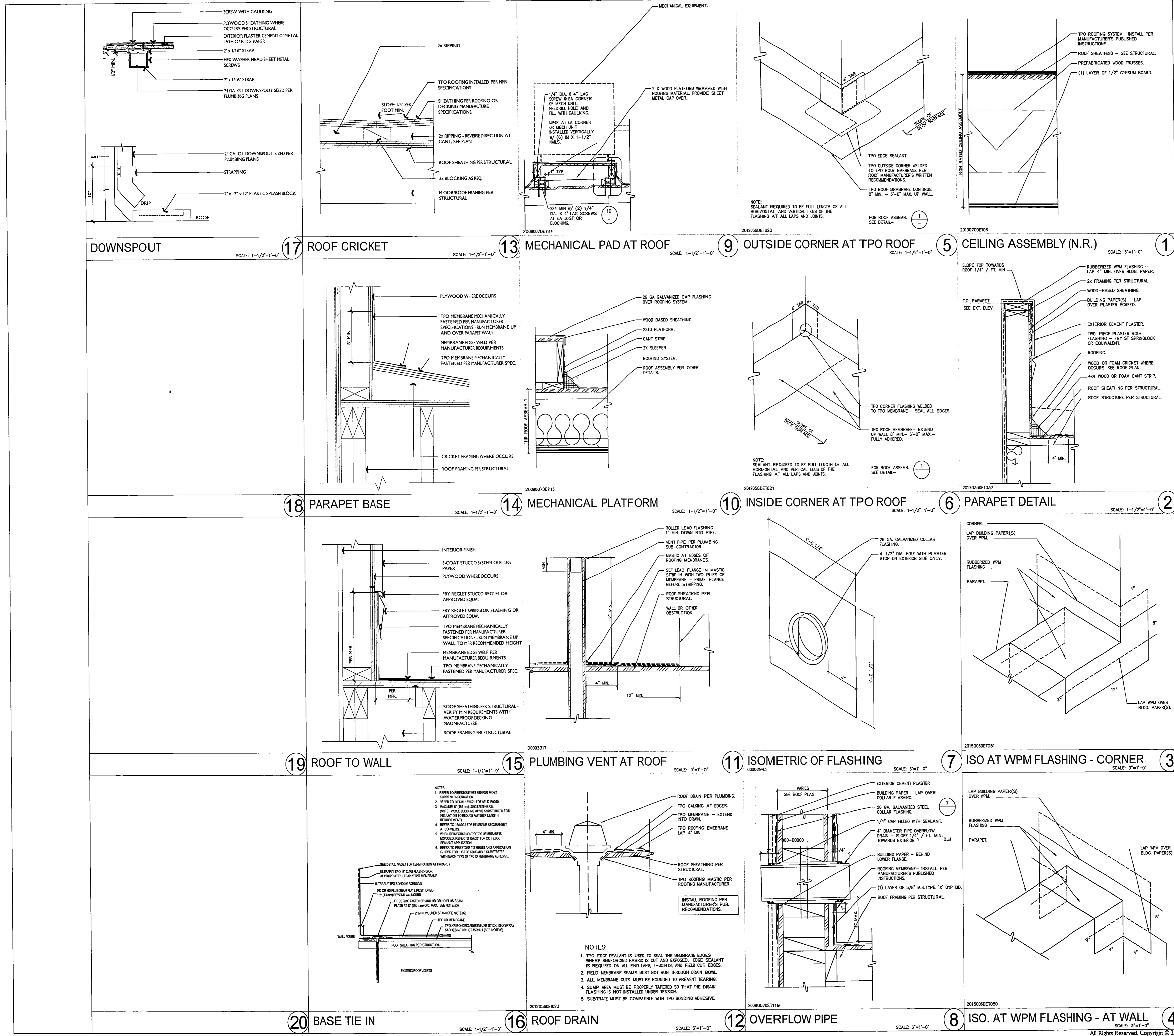
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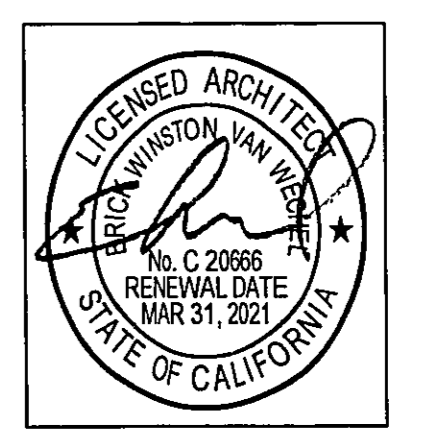
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NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

DEC. 10, 2019
Revisions

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| 1 | PLNCK FEB. 12, 2020 |
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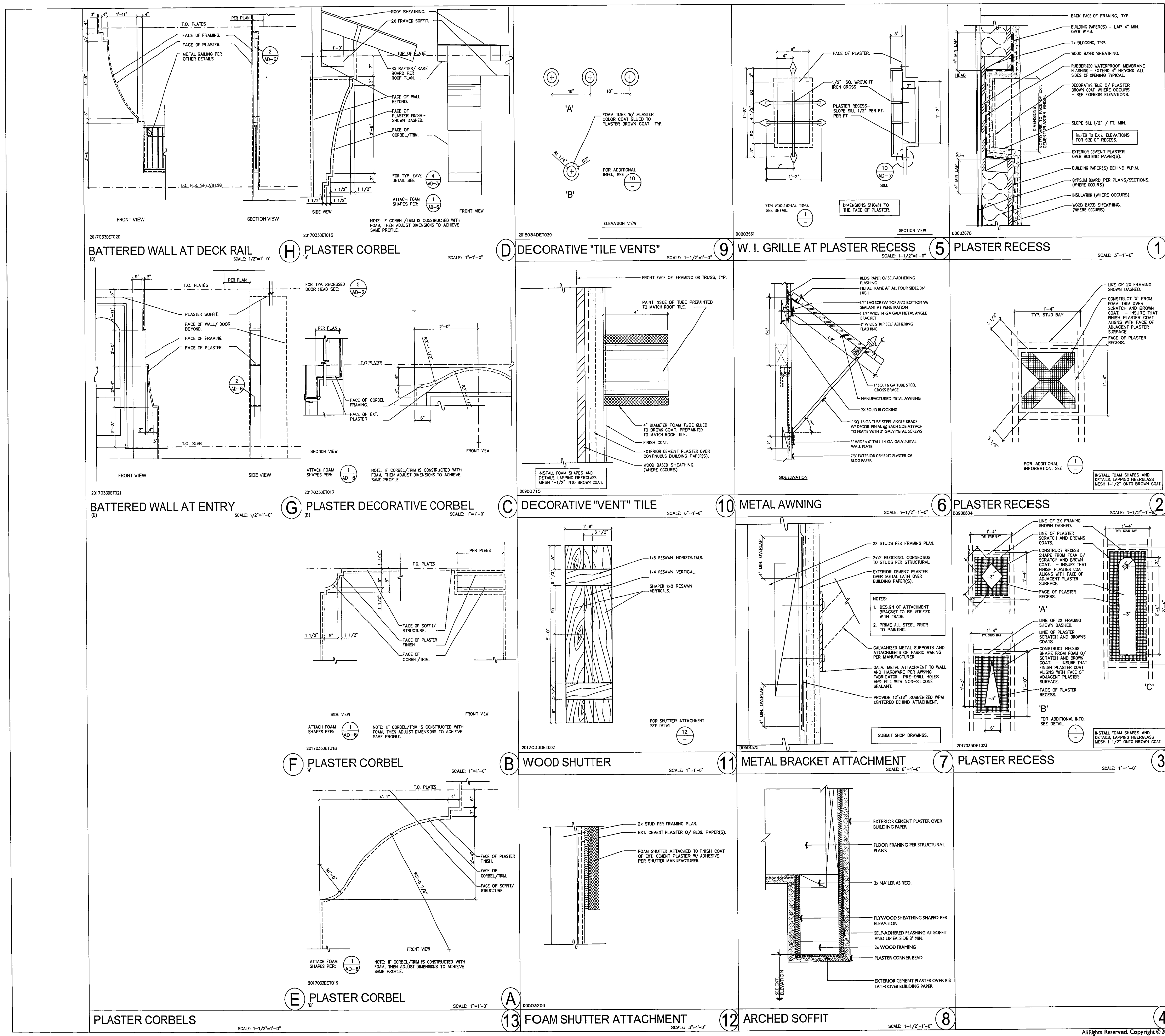
I, the undersigned, certify that I am a duly licensed architect in the State of California, and that I am the author of the above drawings, or that I am a duly licensed architect in the State of California, and that I am the author of the above drawings, or that I am a duly licensed architect in the State of California, and that I am the author of the above drawings.



ARCHITECTURAL
DETAILS

AD-4

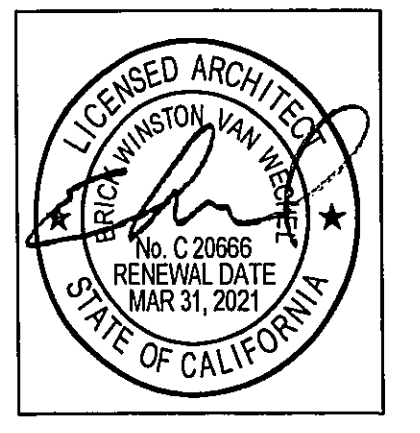
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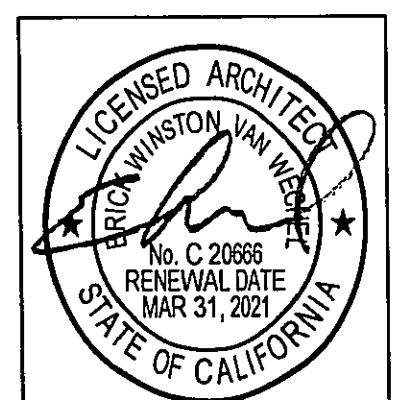
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AD-5

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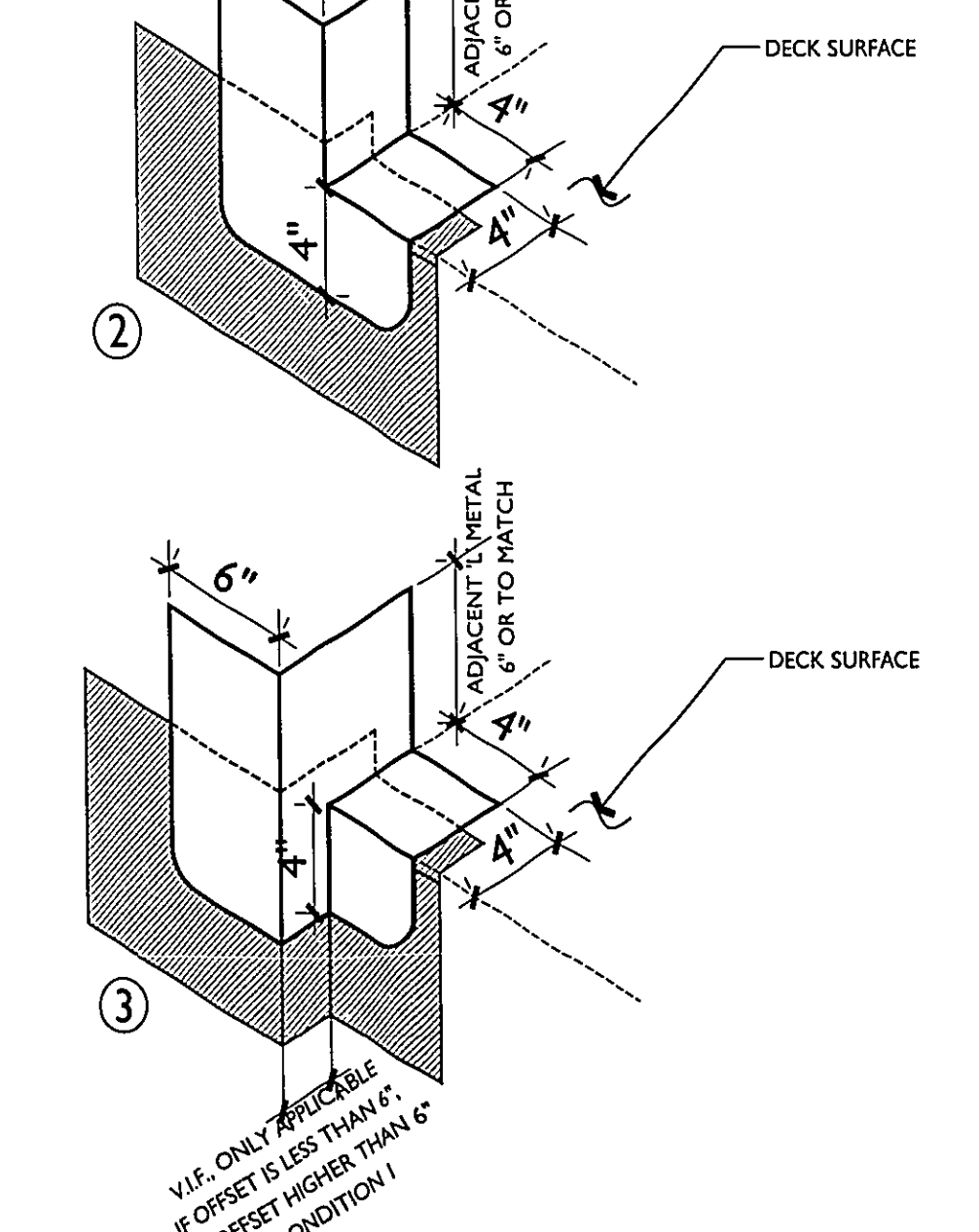
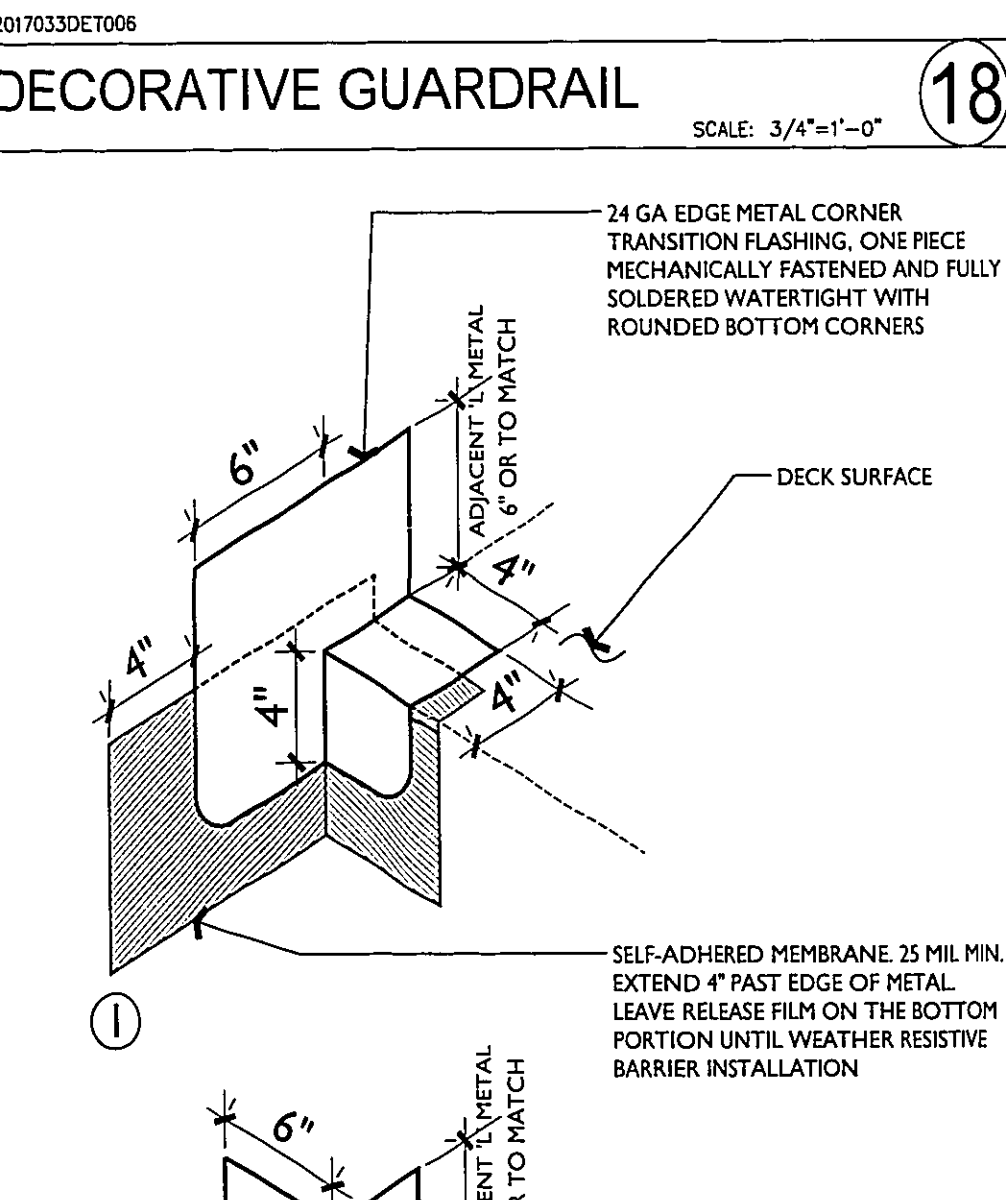
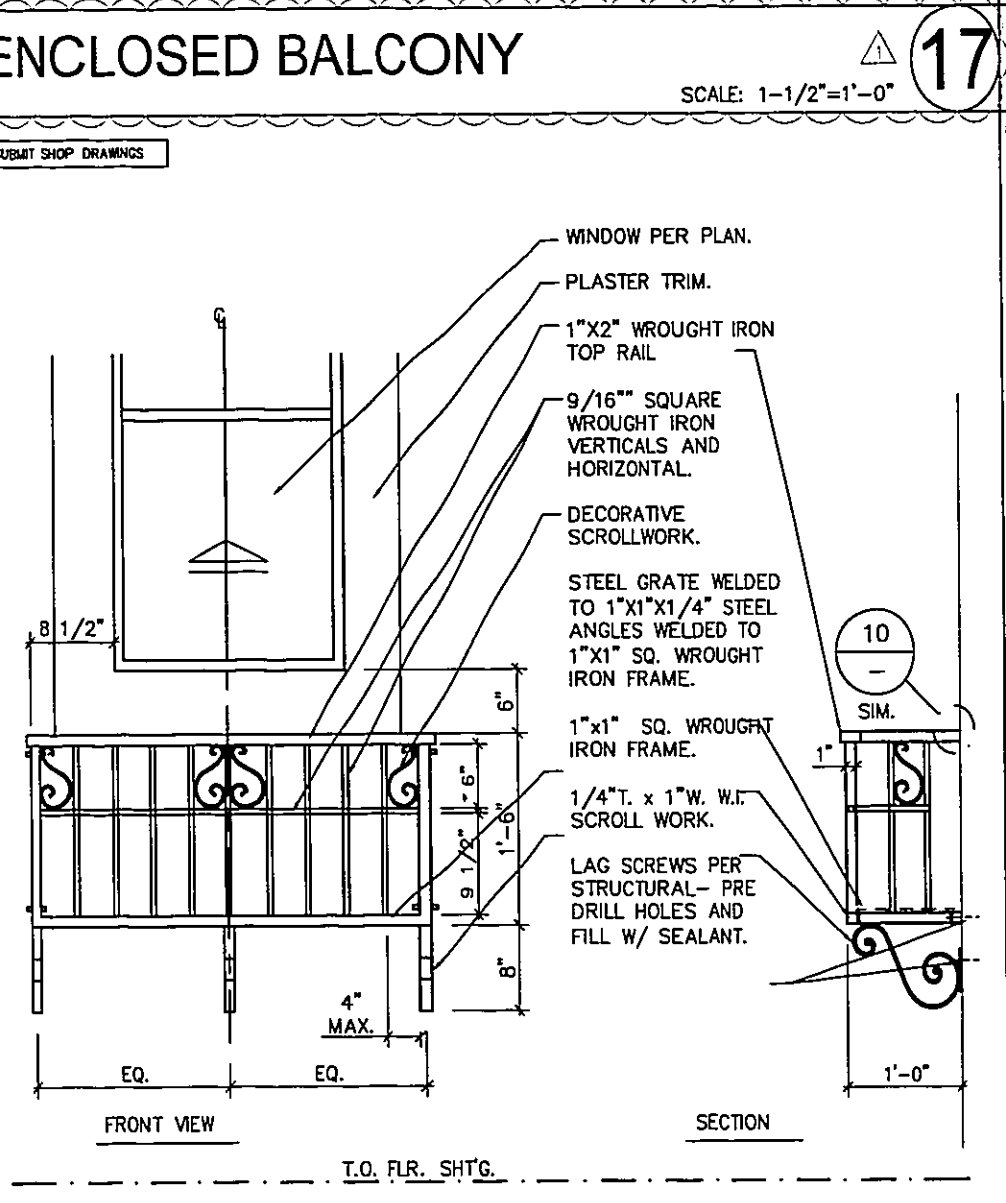
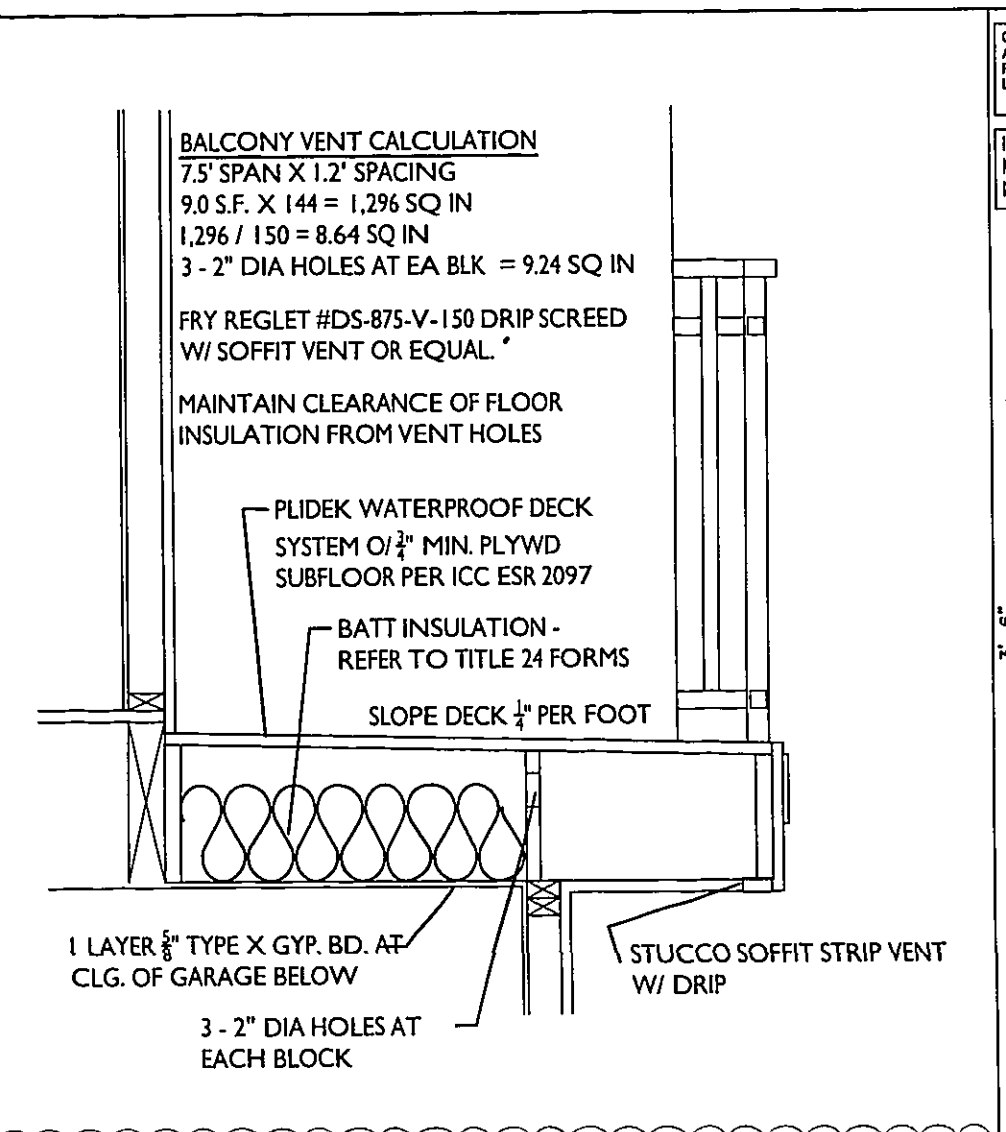
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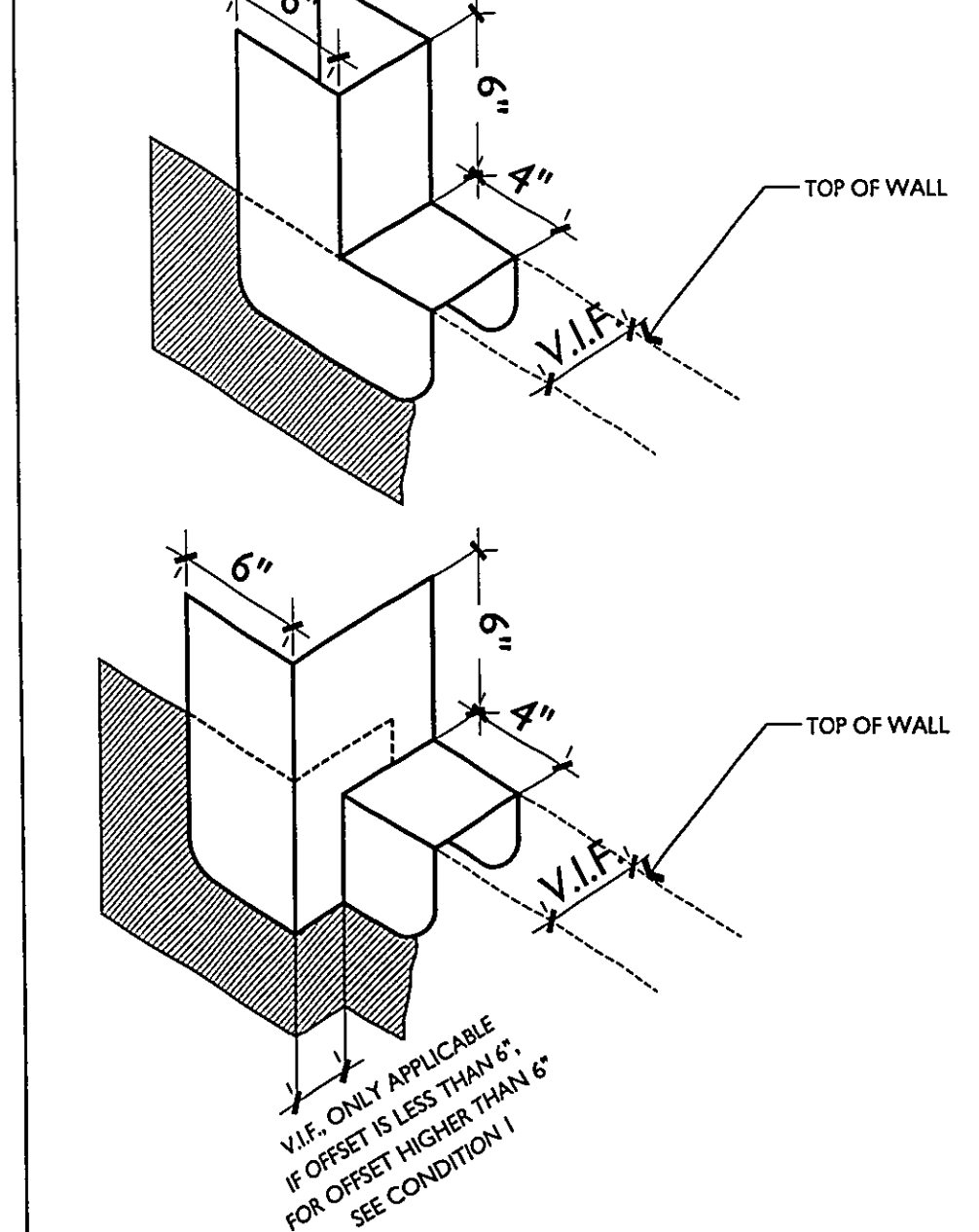
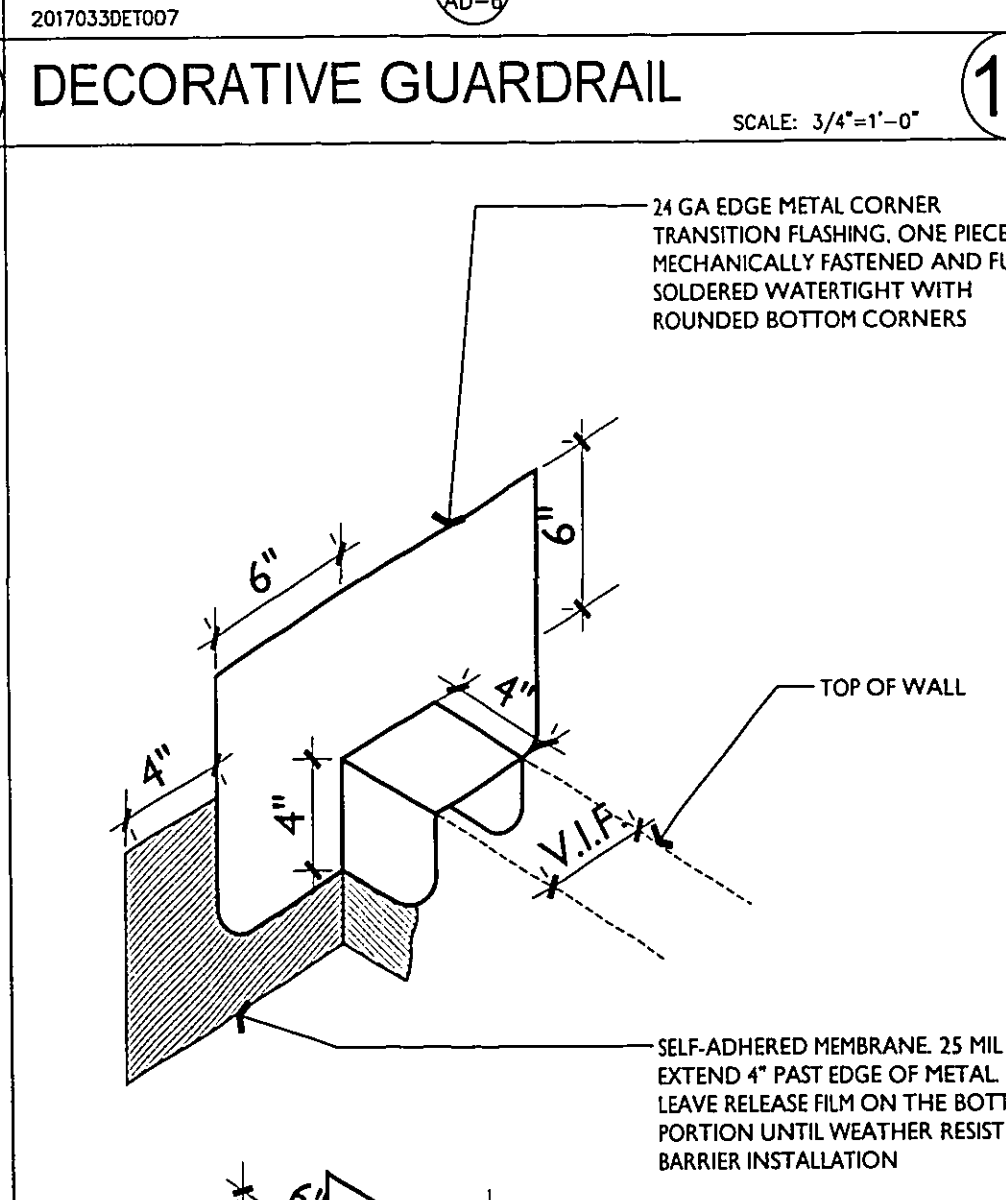
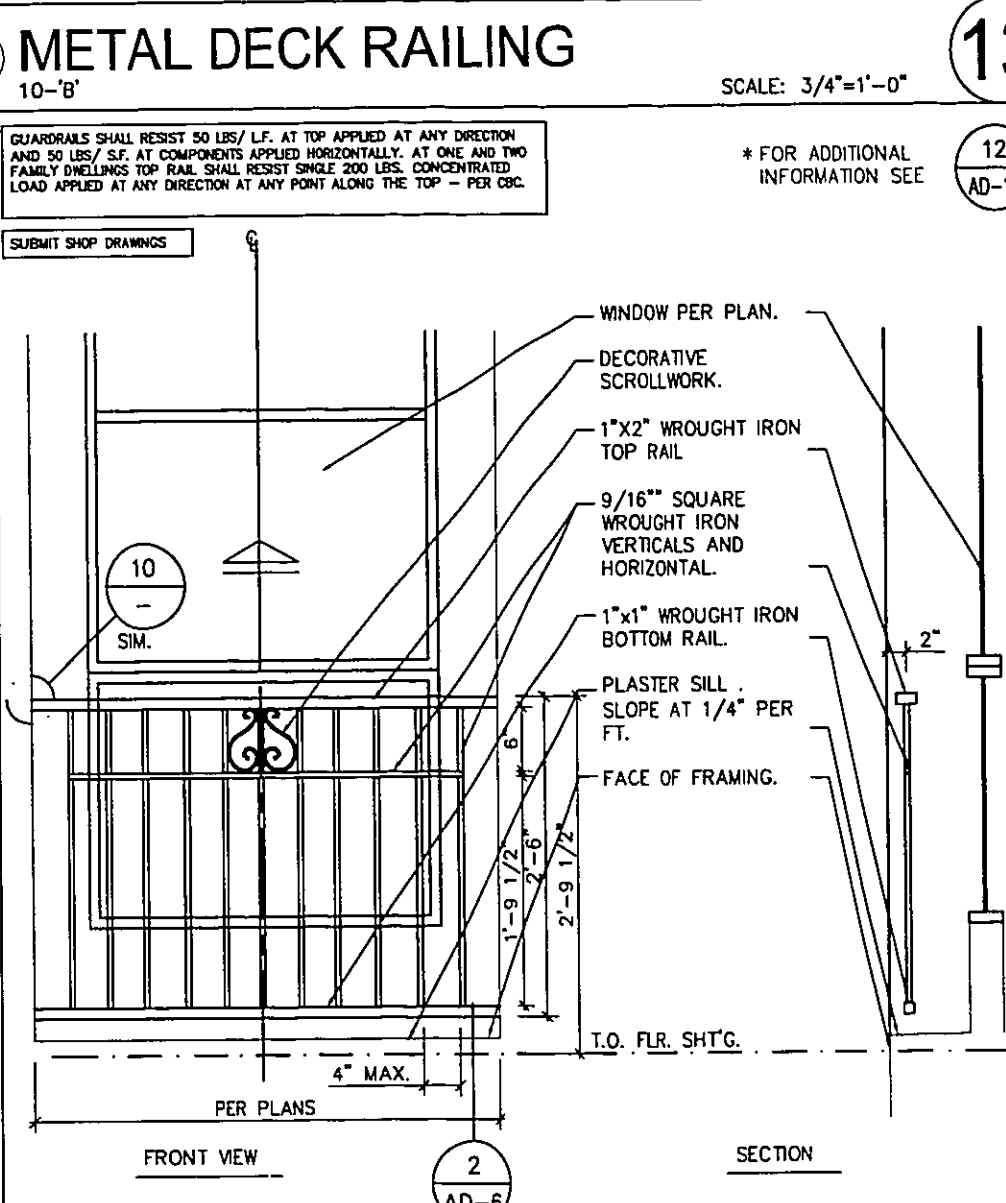
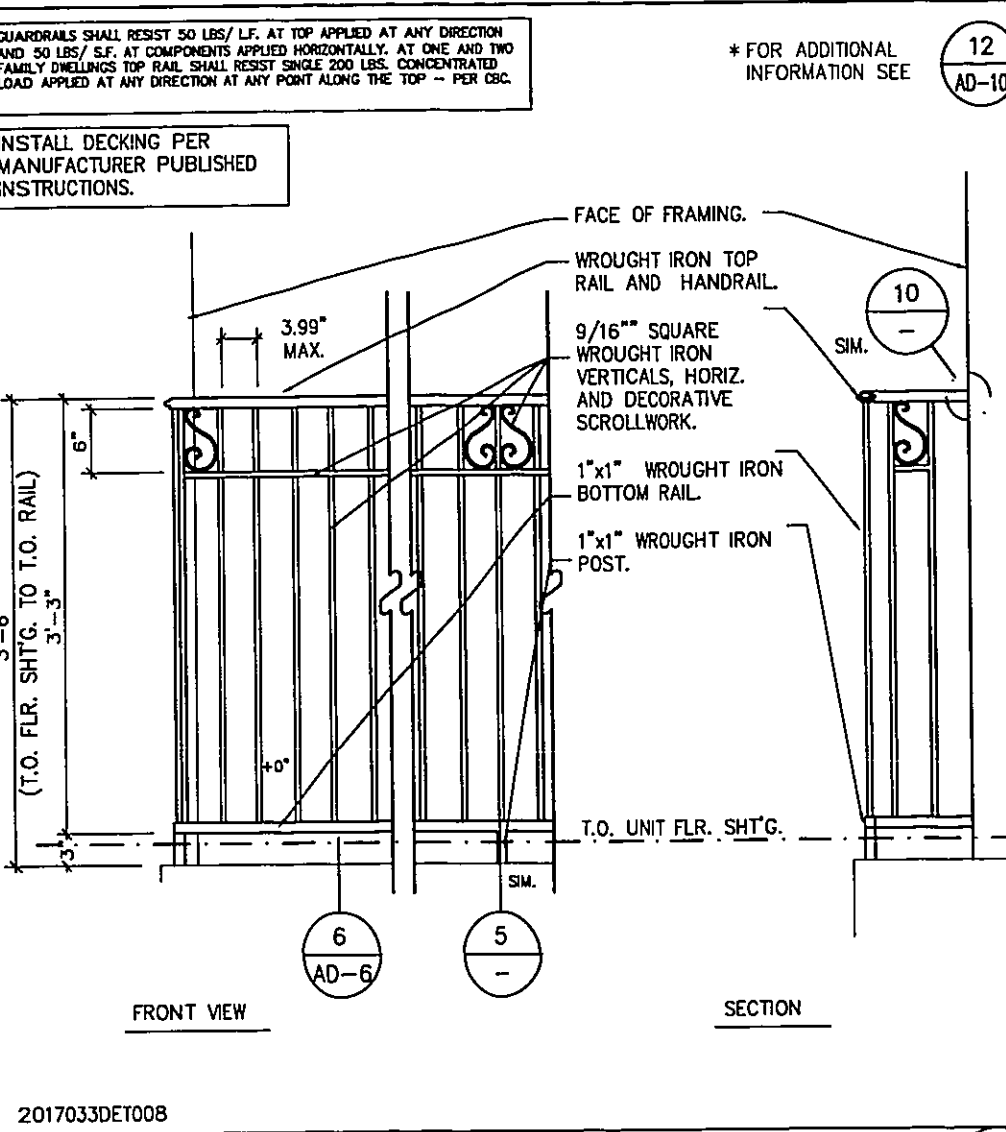
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DETAILS

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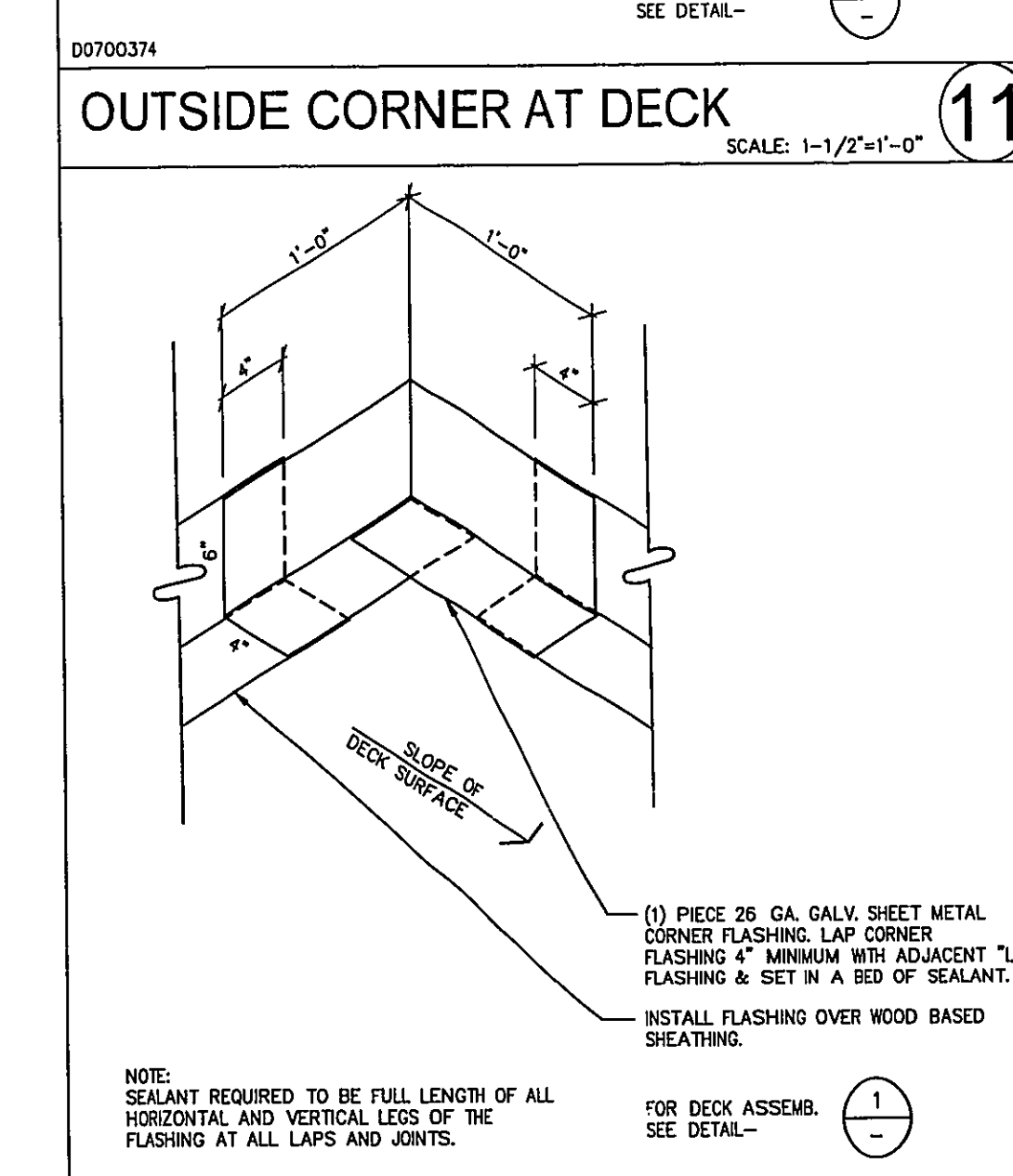
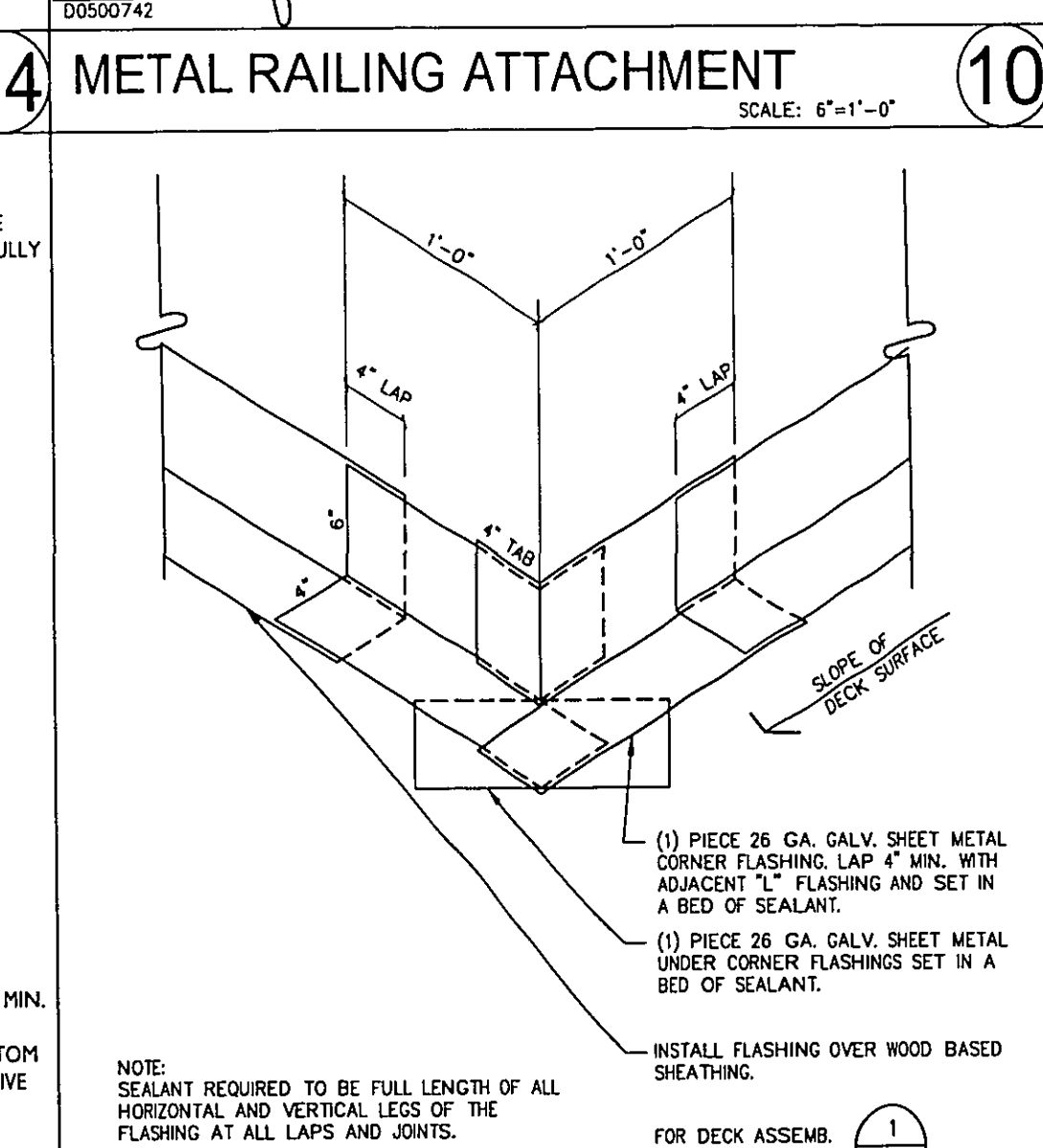
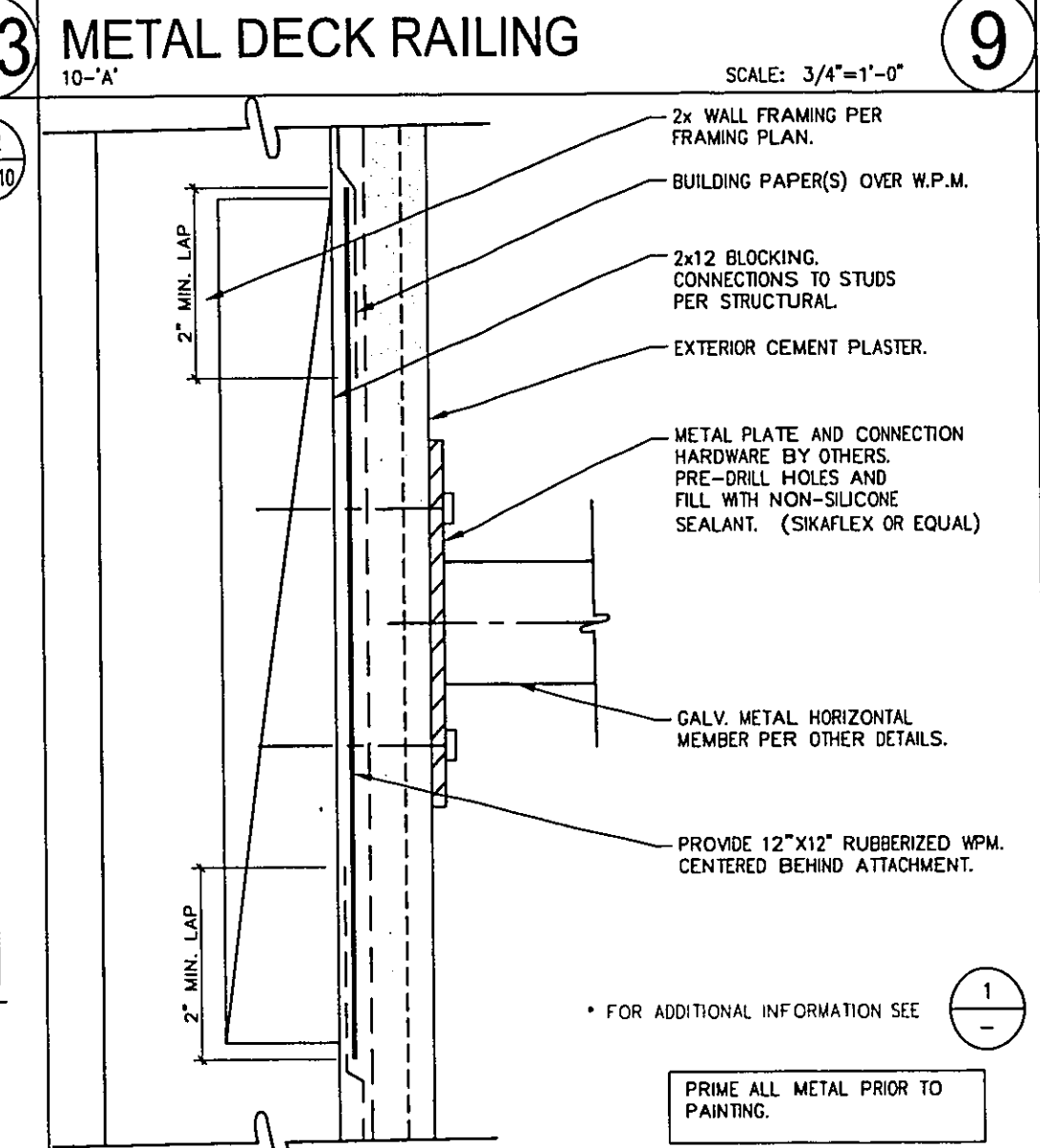
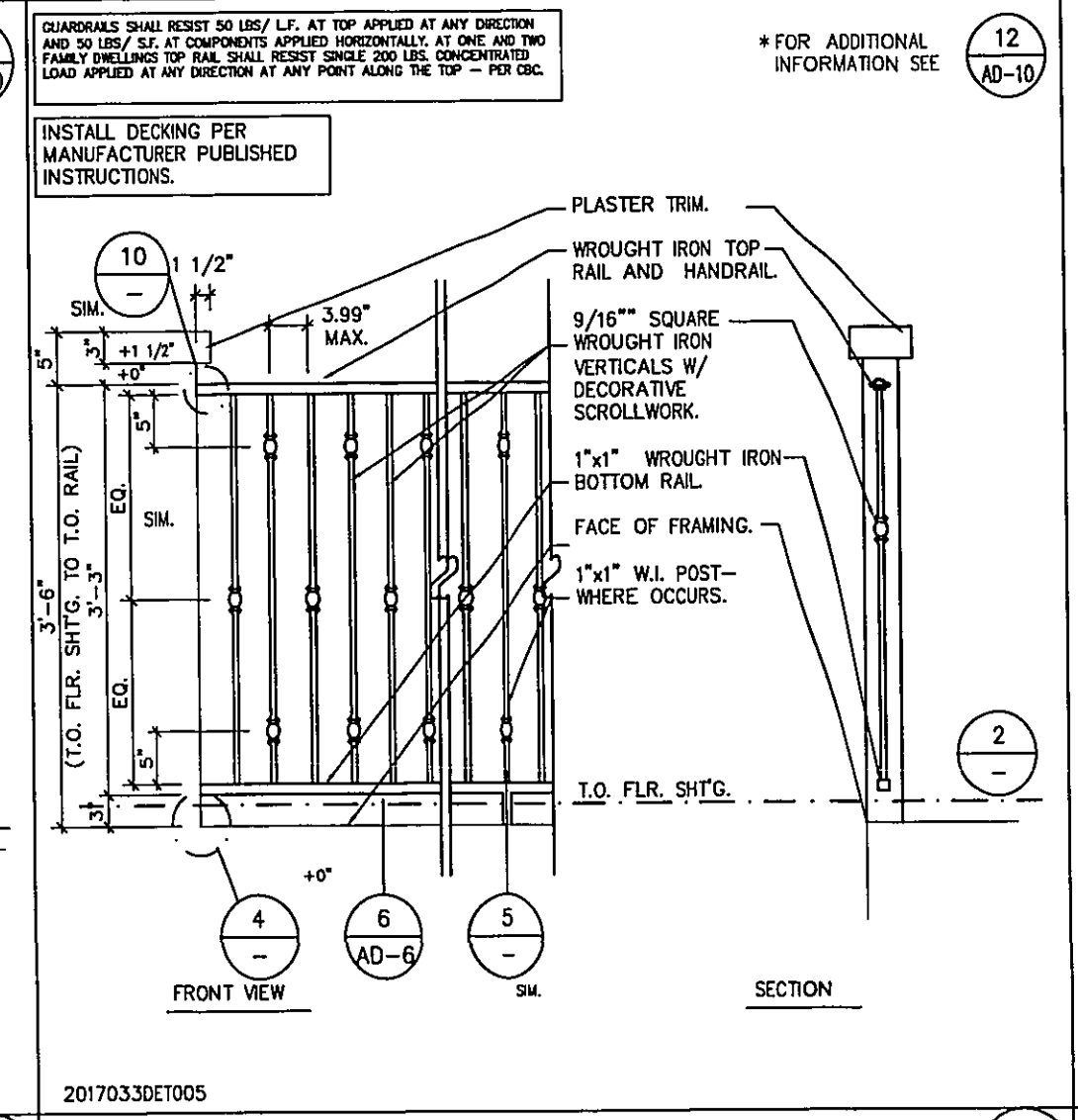
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PLASTER CORBEL
SCALE: 1"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> <p>NOTE: IF CORBEL/TRIM IS CONSTRUCTED WITH FOAM, THEN ADJUST DIMENSIONS TO ACHIEVE SAME PROFILE.</p> | <p>20170330E1010
PLASTER CORBEL
SCALE: 1"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> <p>NOTE: IF CORBEL/TRIM IS CONSTRUCTED WITH FOAM, THEN ADJUST DIMENSIONS TO ACHIEVE SAME PROFILE.</p> | <p>00003763
PLASTER SOFFIT
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> | <p>00003625
SOFFIT SCREENED
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> | <p>00001692
TRIM DETAIL
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> |
| <p>20170330E1014
PLASTER CORBEL
SCALE: 1"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> <p>NOTE: IF CORBEL/TRIM IS CONSTRUCTED WITH FOAM, THEN ADJUST DIMENSIONS TO ACHIEVE SAME PROFILE.</p> | <p>20170330E1011
PLASTER CORBEL
SCALE: 1"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> <p>NOTE: IF CORBEL/TRIM IS CONSTRUCTED WITH FOAM, THEN ADJUST DIMENSIONS TO ACHIEVE SAME PROFILE.</p> | <p>20170330E1022
DECORATIVE TRIM
SCALE: 1-1/2"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> <p>NOTE: DIMENSIONS SHOWN TO FACE OF PLASTER.</p> | <p>00000854
PLASTER WALL/RAIL CAP
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> | <p>00003626
SLOPE AT PROJECTION
SCALE: 1-1/2"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> |
| <p>20170330E1015
PLASTER CORBEL
SCALE: 1"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> <p>NOTE: IF CORBEL/TRIM IS CONSTRUCTED WITH FOAM, THEN ADJUST DIMENSIONS TO ACHIEVE SAME PROFILE.</p> | <p>20170330E1012
PLASTER CORBEL
SCALE: 1"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> <p>NOTE: IF CORBEL/TRIM IS CONSTRUCTED WITH FOAM, THEN ADJUST DIMENSIONS TO ACHIEVE SAME PROFILE.</p> | <p>00003629
WALL AT RET STEM WALL
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> | <p>00002098
FLASHING AT WAINGSCOT
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> | <p>00003332
HOR./VERT. CONTROL JOINTS
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> |
| <p>20170330E1009
PLASTER CORBEL
SCALE: 1"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> <p>NOTE: IF CORBEL/TRIM IS CONSTRUCTED WITH FOAM, THEN ADJUST DIMENSIONS TO ACHIEVE SAME PROFILE.</p> | <p>20170330E1011
WEEP Screenshot AT CURB
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> | <p>00000977
BATTERED WALL AT GRADE
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> | <p>00002092
FURRED PLASTER WALL AT GRADE
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> | <p>00002099
PLASTER AT GRADE
SCALE: 3"=1'-0"</p> <p>ATTACH FOAM SHAPES PER: [Symbol]</p> |



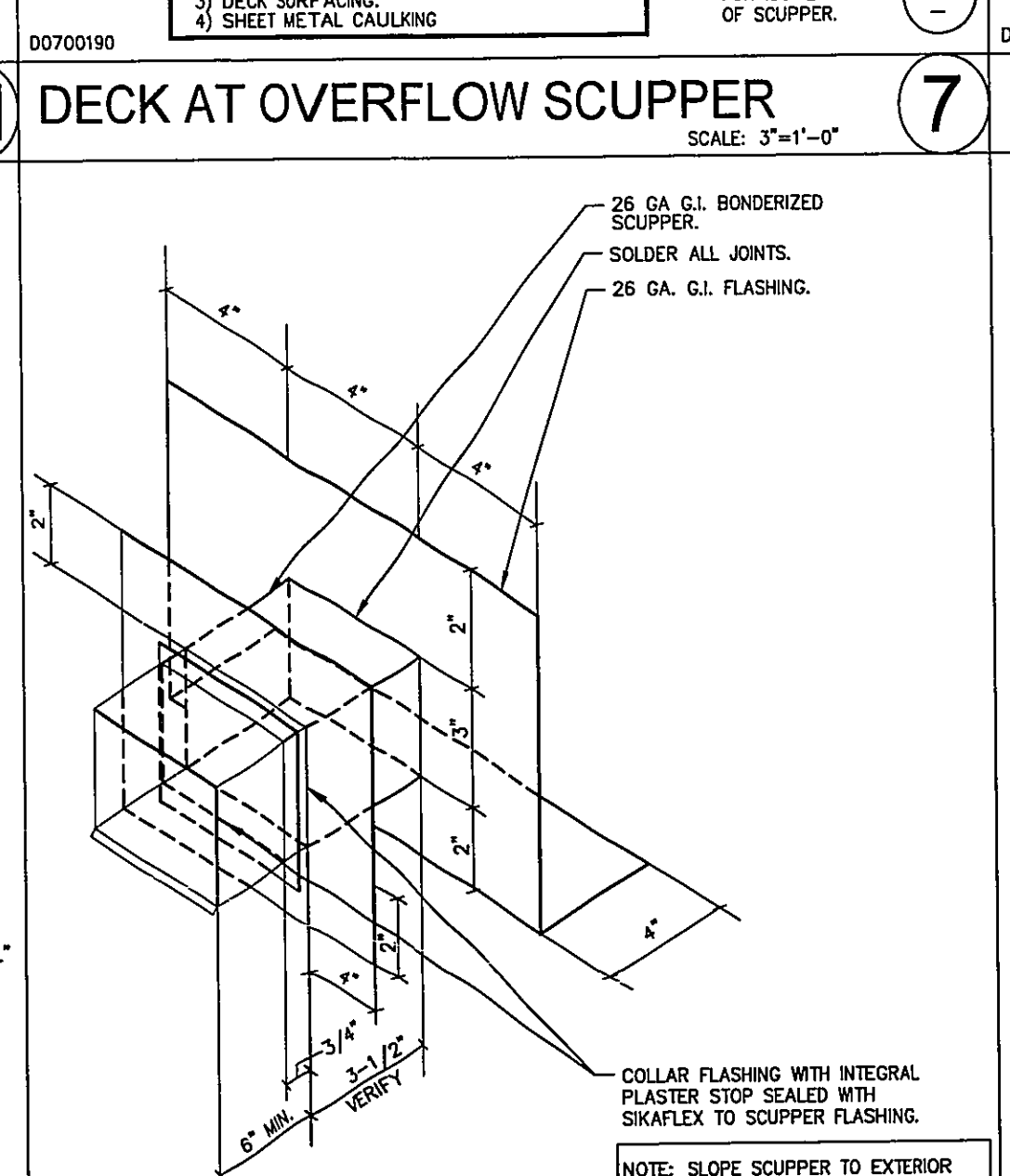
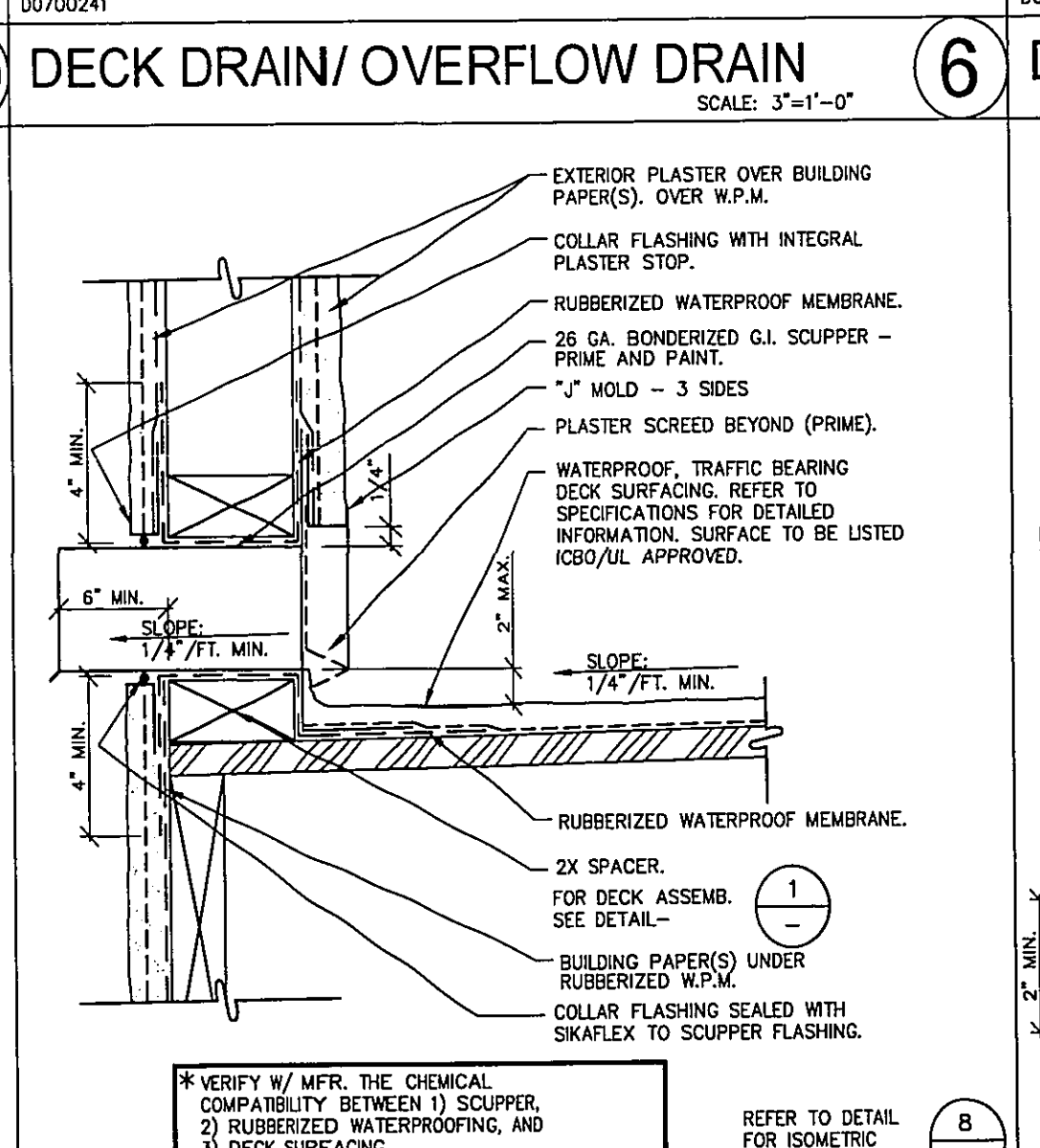
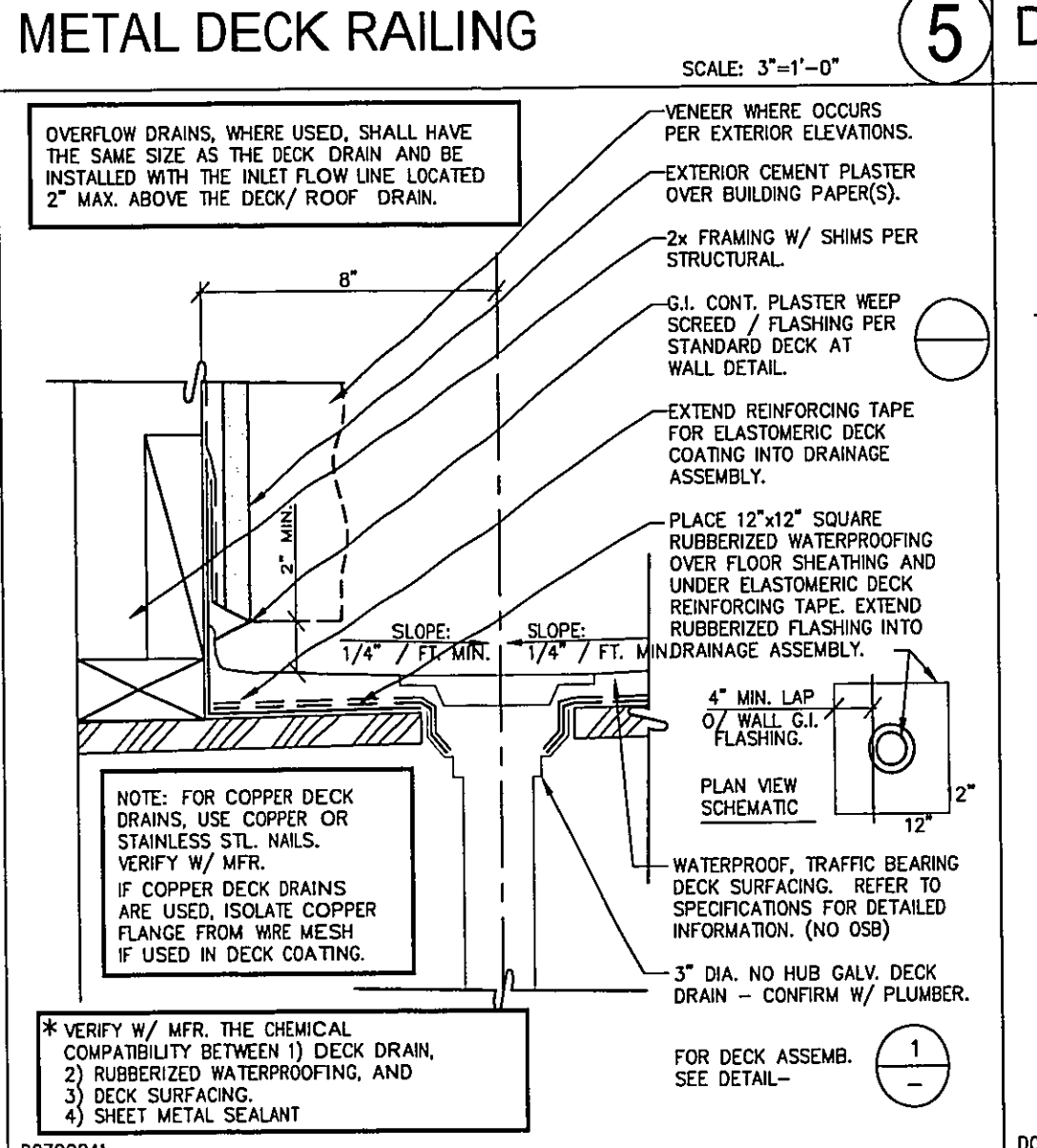
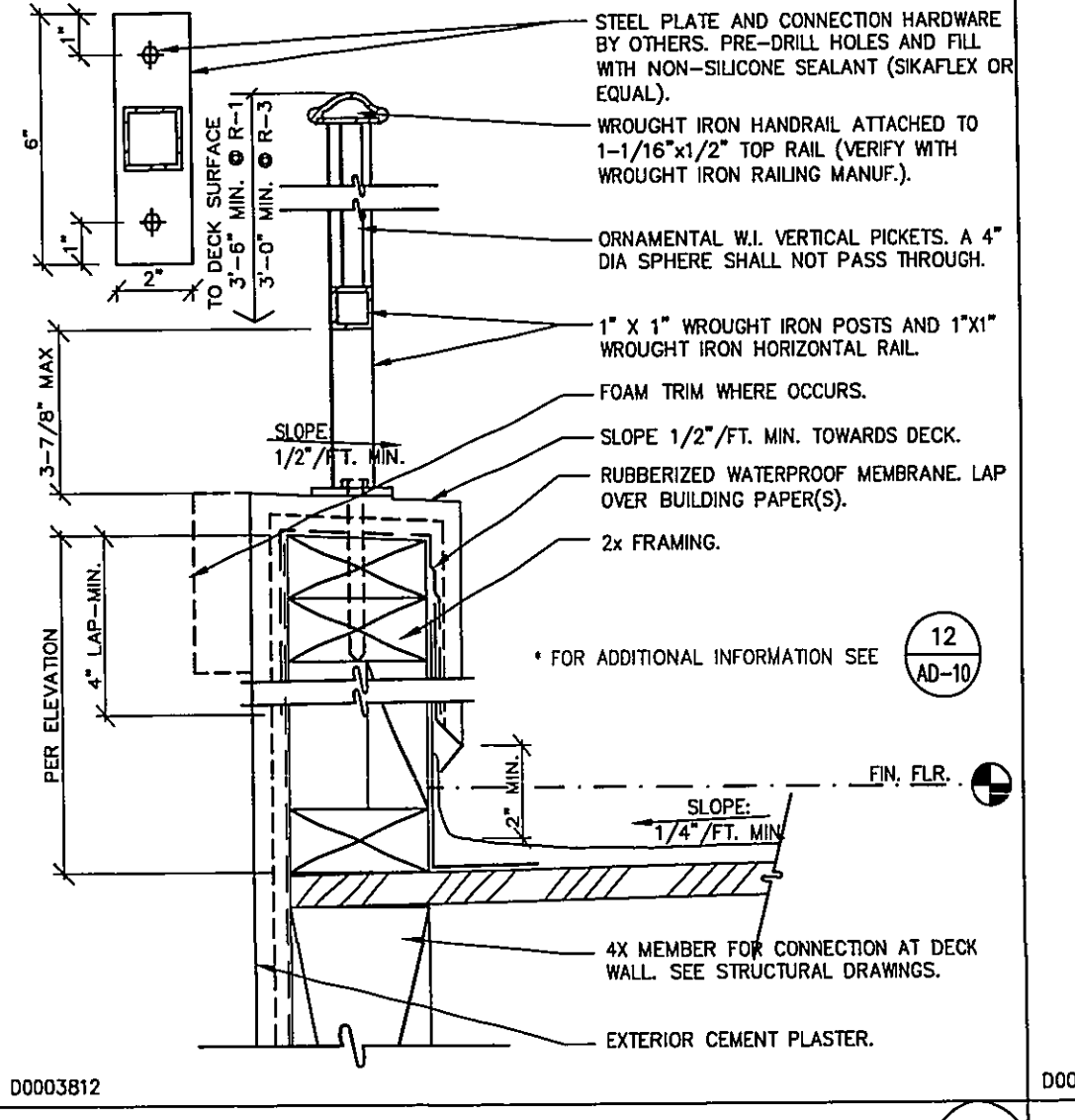
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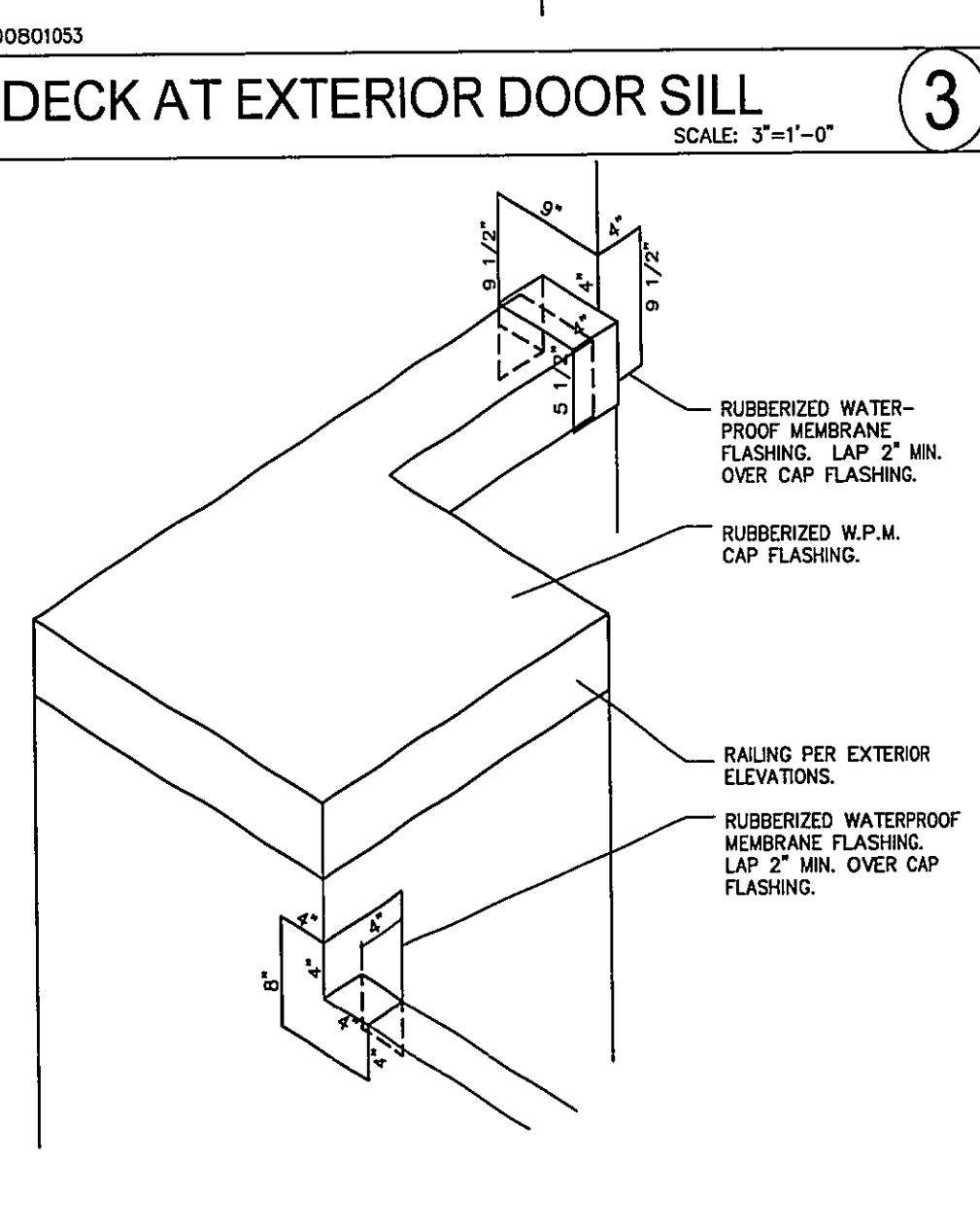
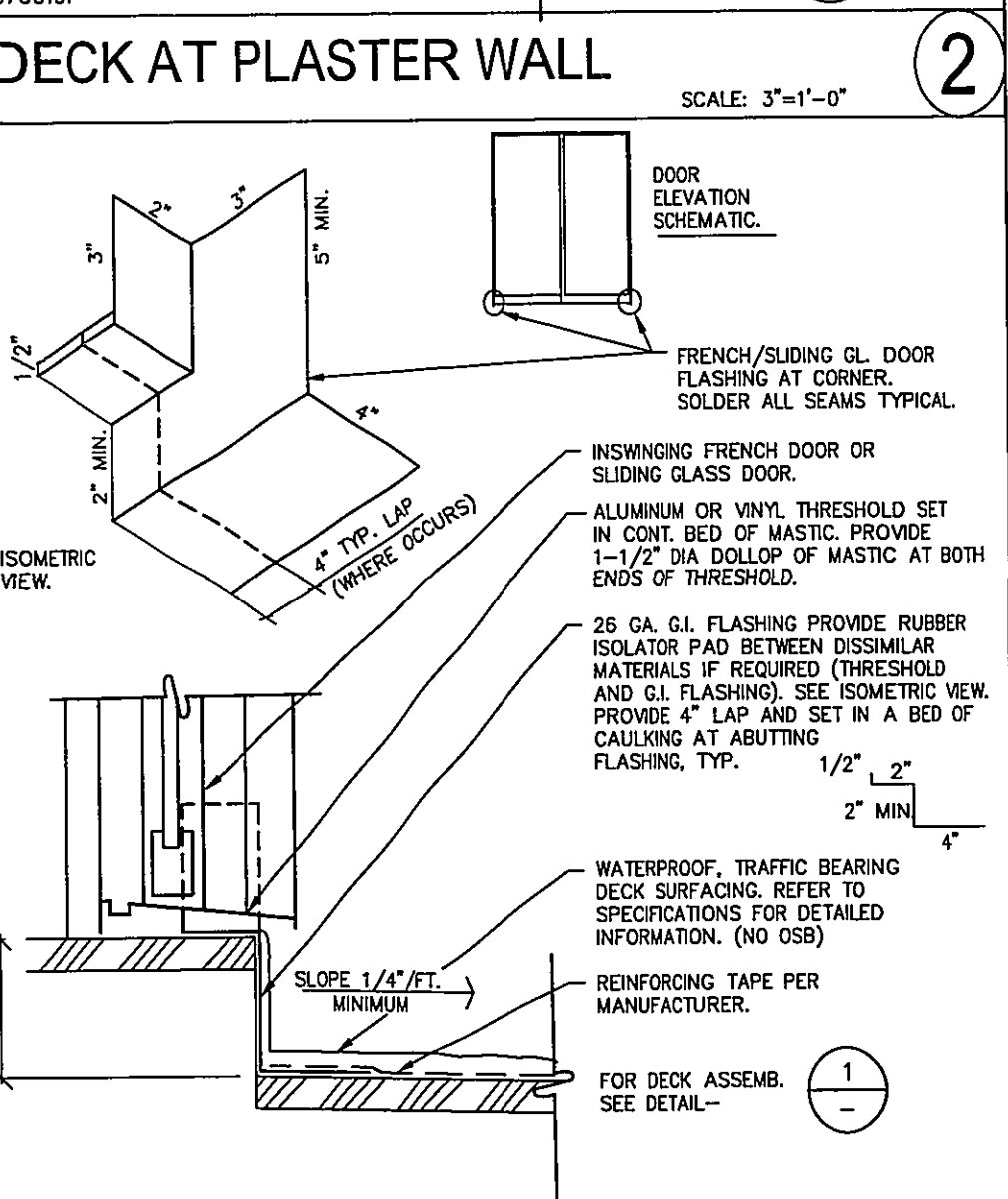
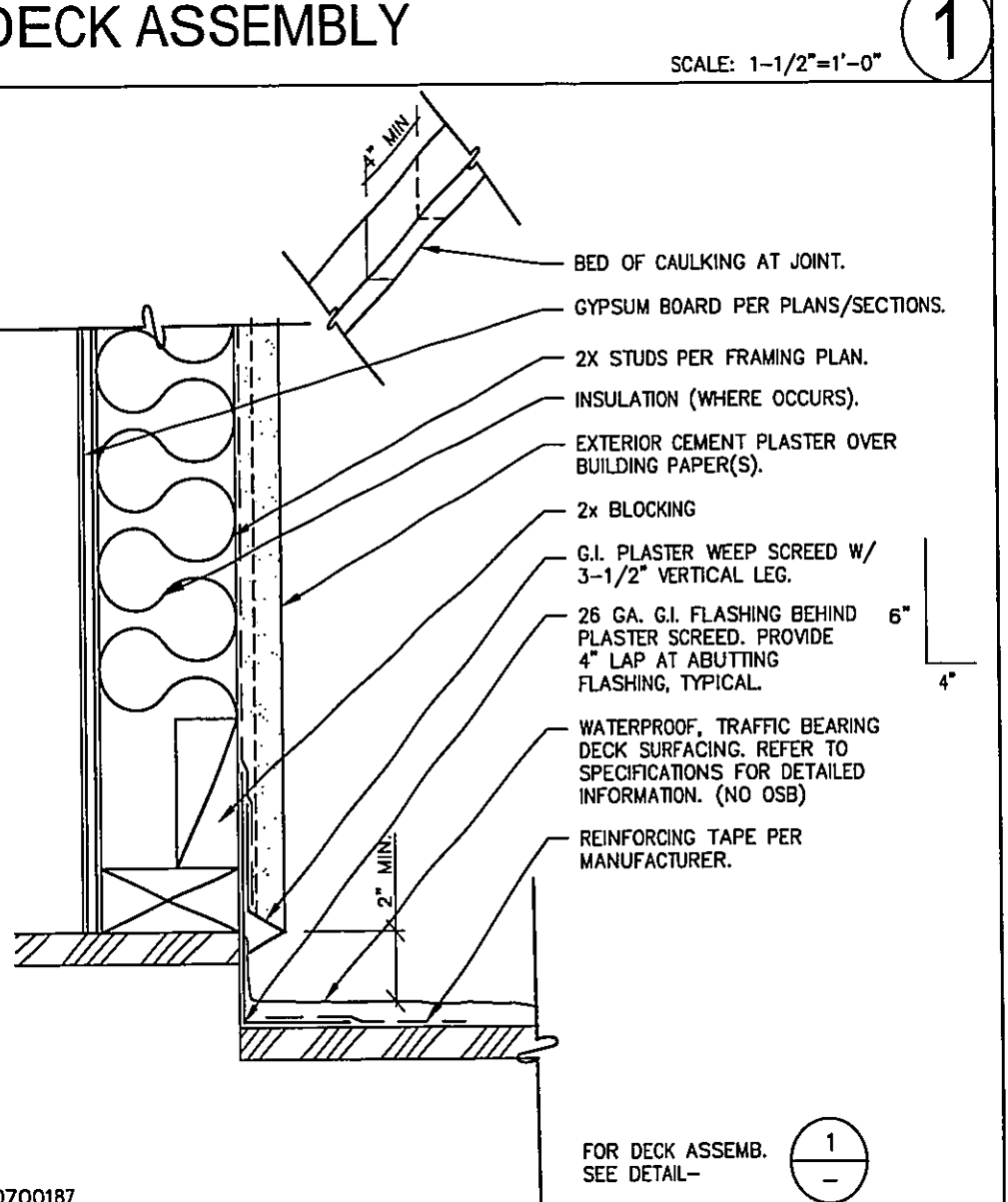
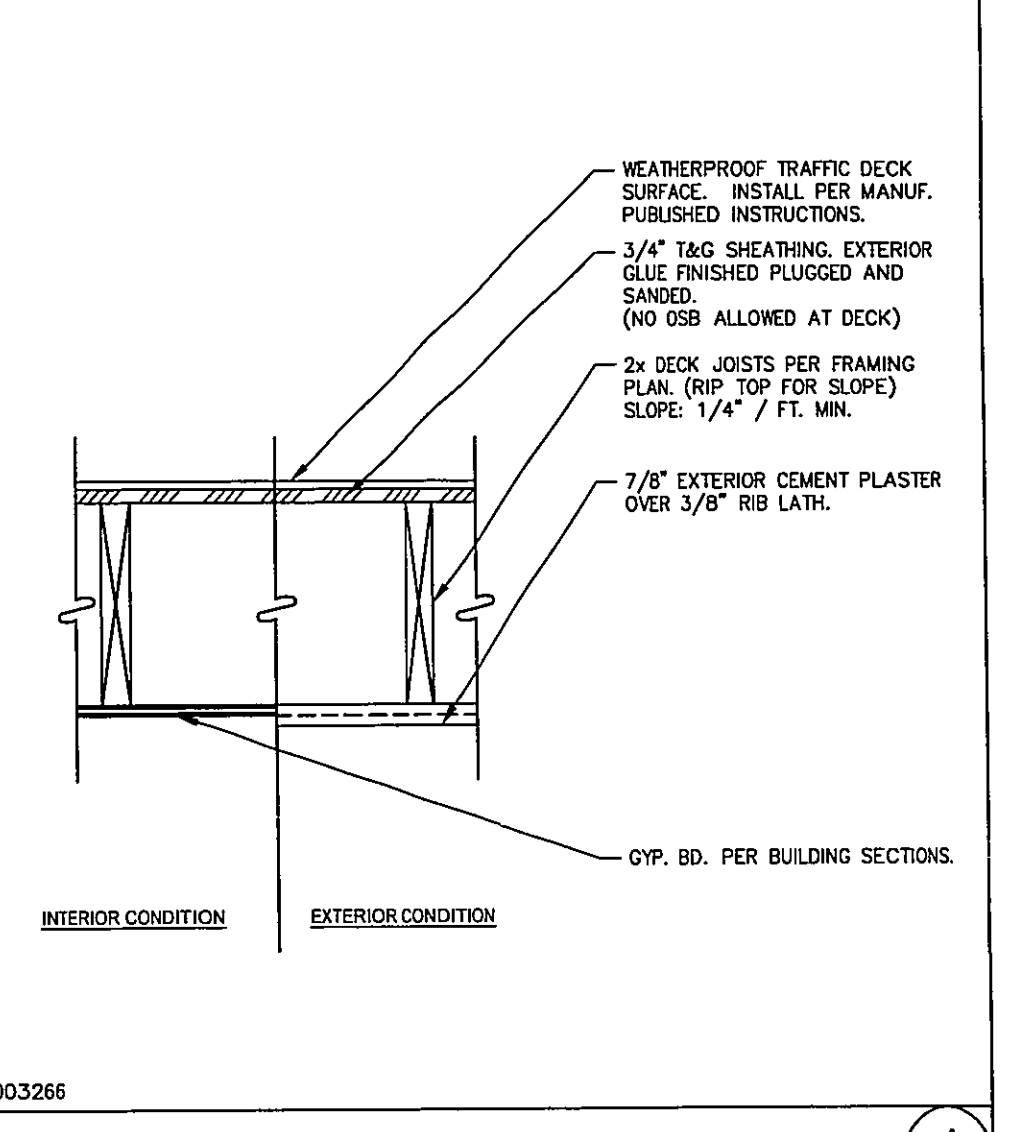
20170330E1009 METAL DECK RAILING SCALE: 3/4\"/>



20170330E1010 METAL RAILING ATTACHMENT SCALE: 6\"/>



20170330E1011 DECK DRAIN/OVERFLOW DRAIN SCALE: 3\"/>



20170330E1012 DECK AT PLASTER WALL SCALE: 3\"/>

20170330E1013 DECK TO WALL FLSH'G AT CORNER SCALE: 1-1/2\"/>

20170330E1014 SADDLE FLASHING AT LOW WALL SCALE: 1-1/2\"/>

20170330E1015 INSIDE CORNER AT DECK SCALE: 1-1/2\"/>

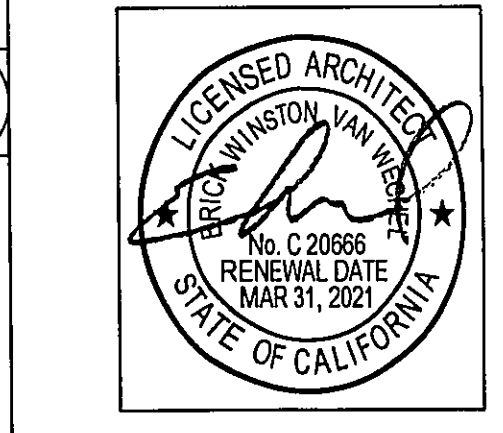
20170330E1016 OVERFLOW SCUPPER-ISOMETRIC SCALE: 3\"/>

20170330E1017 ISOMETRIC OF WPM FLASHING SCALE: 1\"/>

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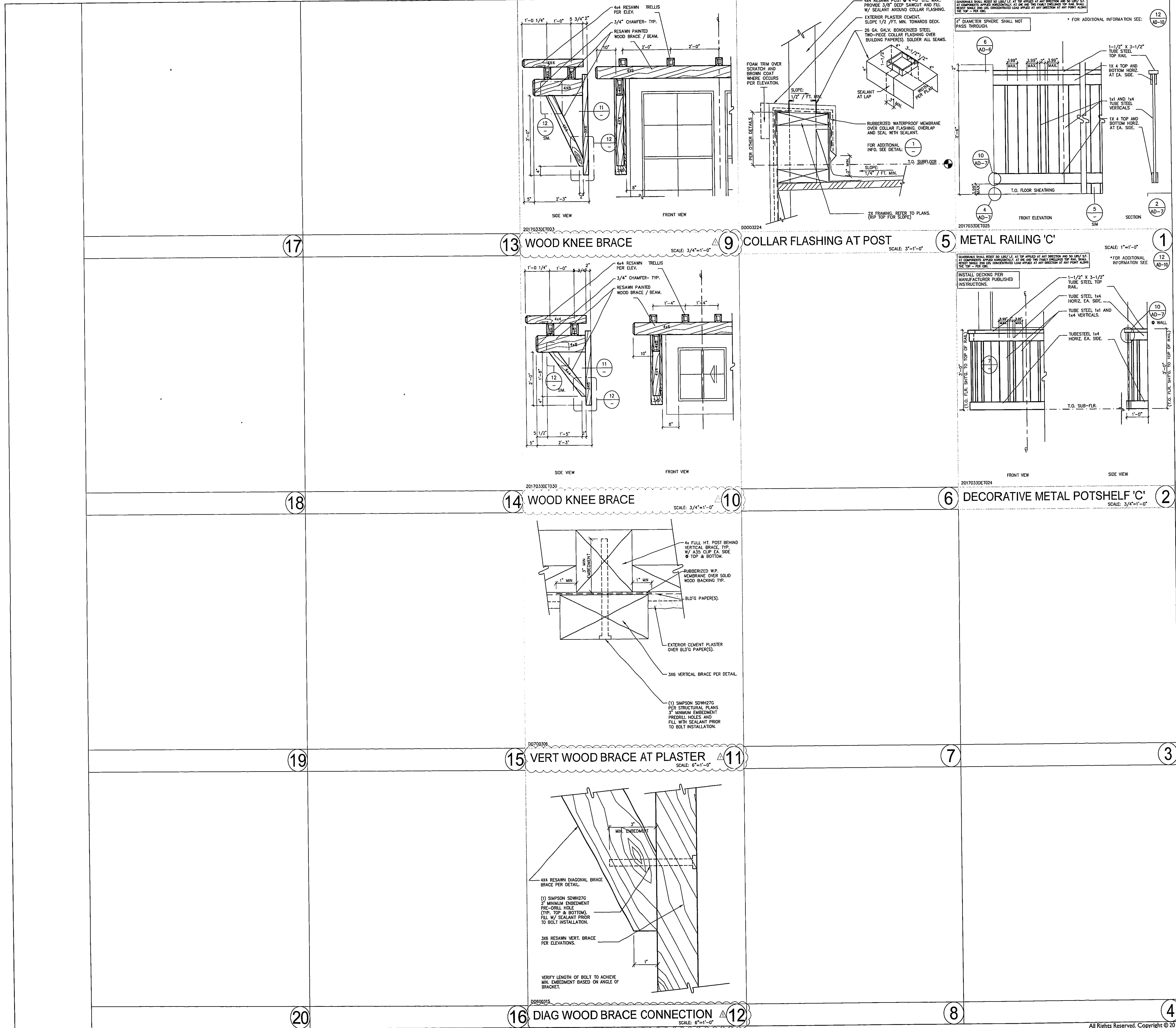
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AD-7

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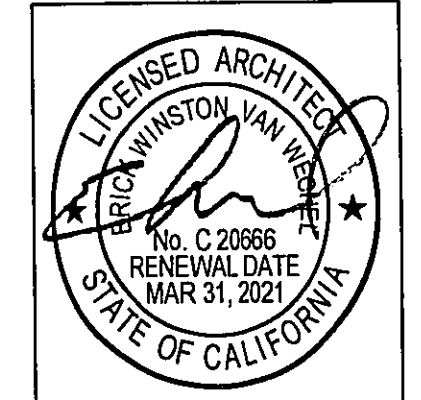
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I, the undersigned, being a duly licensed architect under the laws of the State of California, do hereby certify that the above is a true and correct copy of the original as filed in my office. My commission expires on 01/01/2021.



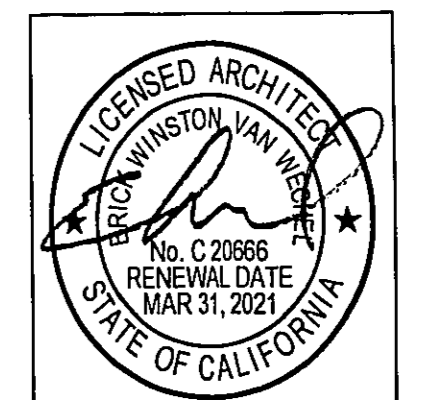
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AD-8

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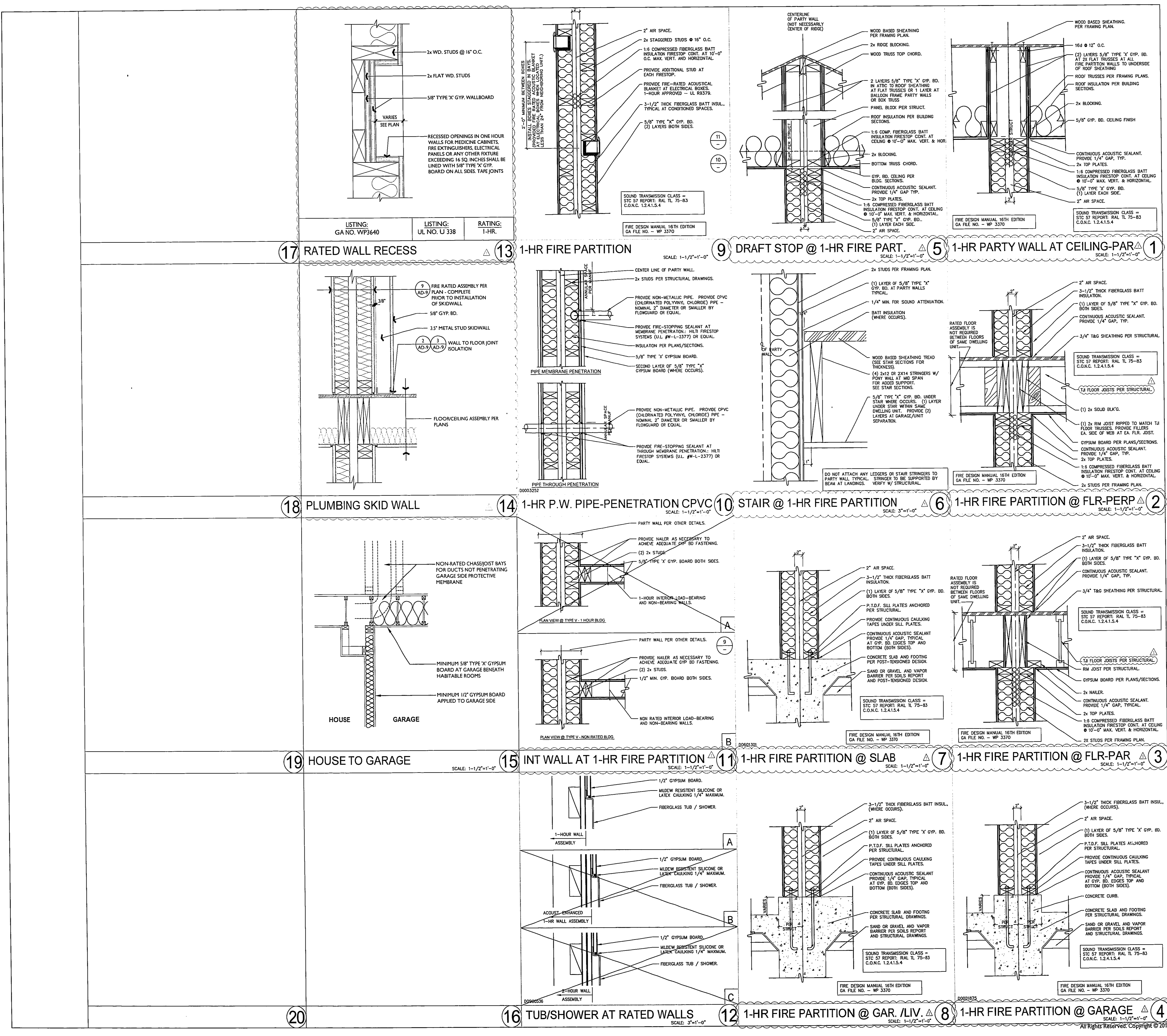
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AD-9



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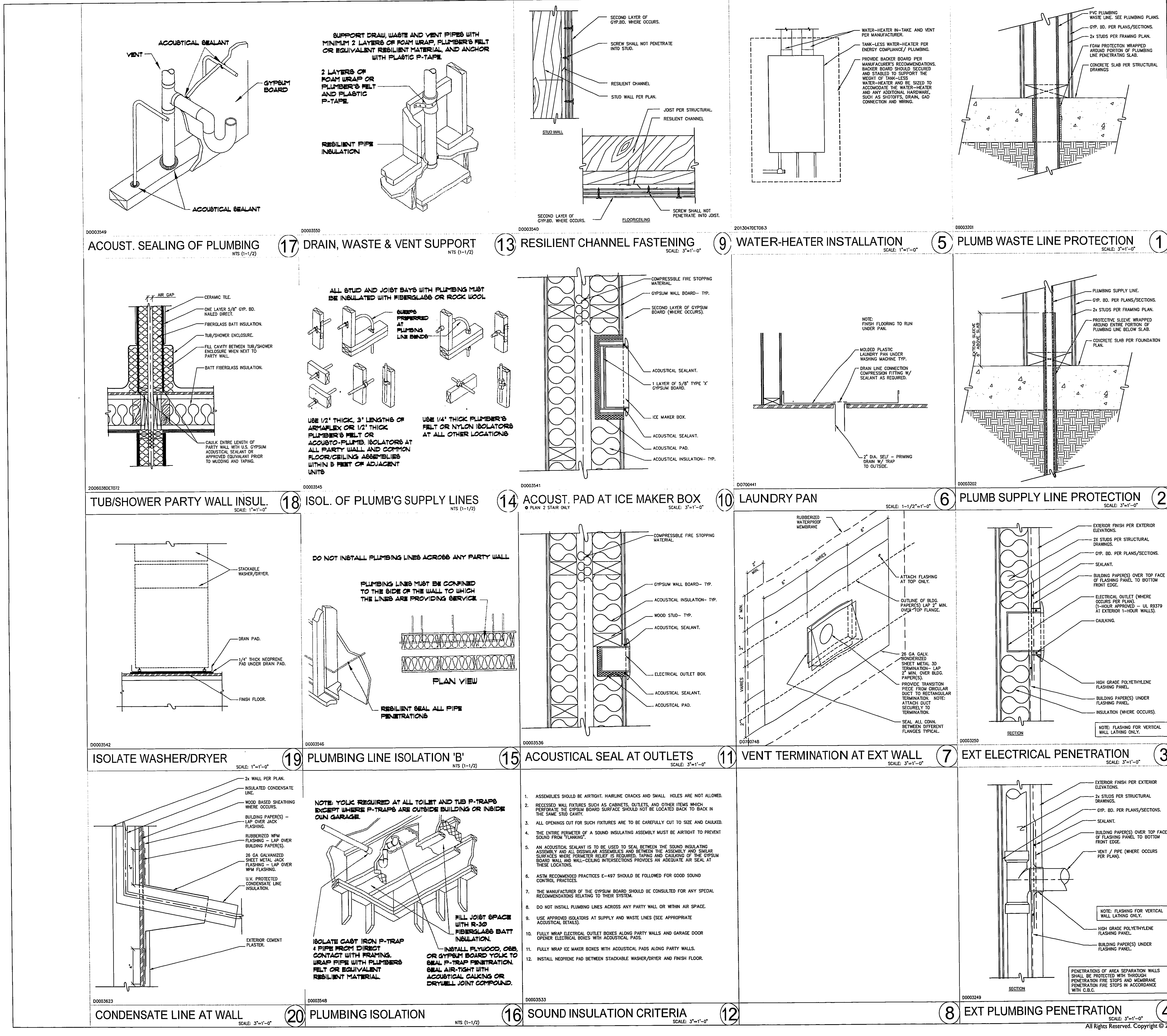


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DETAILS

AD-10

| | | | |
|--|--|---|---|
| <p>17 INTERIOR STRINGER @ WALL
SCALE: 1-1/2"=1'-0"</p> | <p>13 WOOD STAIR @ TOP
SCALE: 1-1/2"=1'-0"</p> | <p>9 PONY WALL
SCALE: 1-1/2"=1'-0"</p> | <p>5 NEWEL POST
SCALE: 1-1/2"=1'-0"</p> |
| <p>18 INTERIOR STAIR @ LANDING
SCALE: 1-1/2"=1'-0"</p> | <p>14 INTERIOR STAIR @ LANDING
SCALE: 1-1/2"=1'-0"</p> | <p>10 WOOD CAP AT PONY WALL
SCALE: 6"=1'-0"</p> | <p>6 TYPICAL GUARDRAIL/HANDRAIL
SCALE: 1-1/2"=1'-0"</p> |
| <p>19 INTERIOR STAIR @ BOTTOM
SCALE: 1-1/2"=1'-0"</p> | <p>15 INTERIOR STAIR @ BOTTOM
SCALE: 1-1/2"=1'-0"</p> | <p>11 WOOD HANDRAIL
SCALE: 6"=1'-0"</p> | <p>7 STAIR GUARDRAIL/HANDRAIL
SCALE: 1-1/2"=1'-0"</p> |
| <p>20 *REVIEW / APPROVAL OF RAILS
SCALE: 1"=1'-0"</p> | <p>16 *REVIEW / APPROVAL OF RAILS
SCALE: 1"=1'-0"</p> | <p>12 ELECTRICAL CABINET
SCALE: 1/2"=1'-0"</p> | <p>8 NEWEL POST AT CURB
SCALE: 1-1/2"=1'-0"</p> |

IT WILL BE THE RESPONSIBILITY OF THE OWNER/
BUILDER TO ENSURE THAT
ALL INTERIOR AND EXTERIOR HAND RAIL AND
GUARD RAIL FABRICATION, CONSTRUCTION, AND
CONNECTIONS SHALL BE REVIEWED AND OFFICIALLY
APPROVED IN WRITING BY A QUALIFIED LICENSED
STRUCTURAL ENGINEER PRIOR TO FABRICATION
AND INSTALLATION.

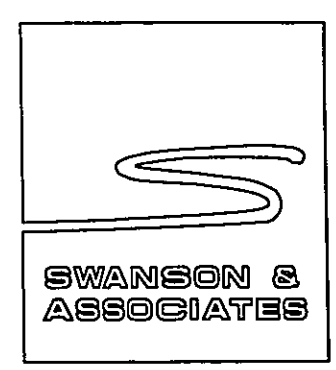


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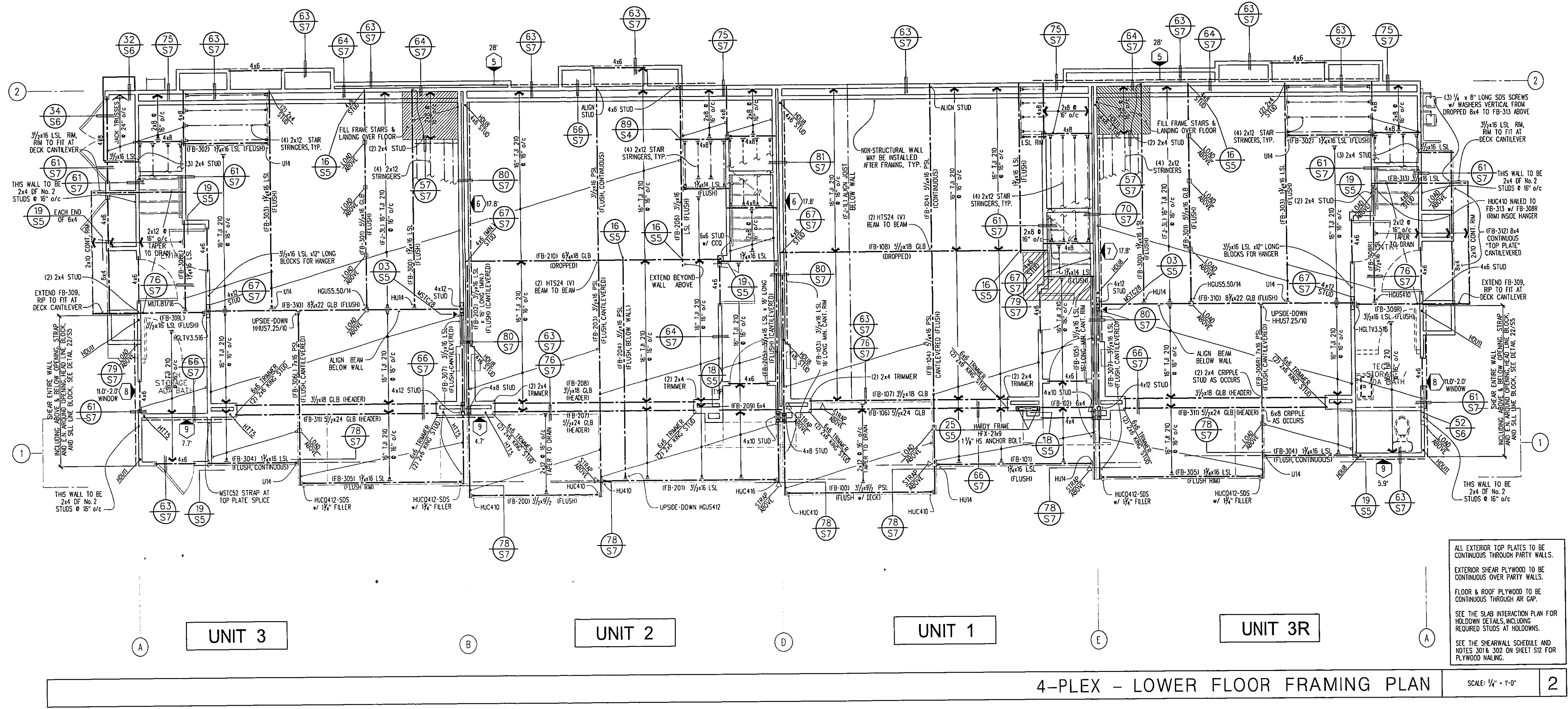


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Fax (619) 487-7604

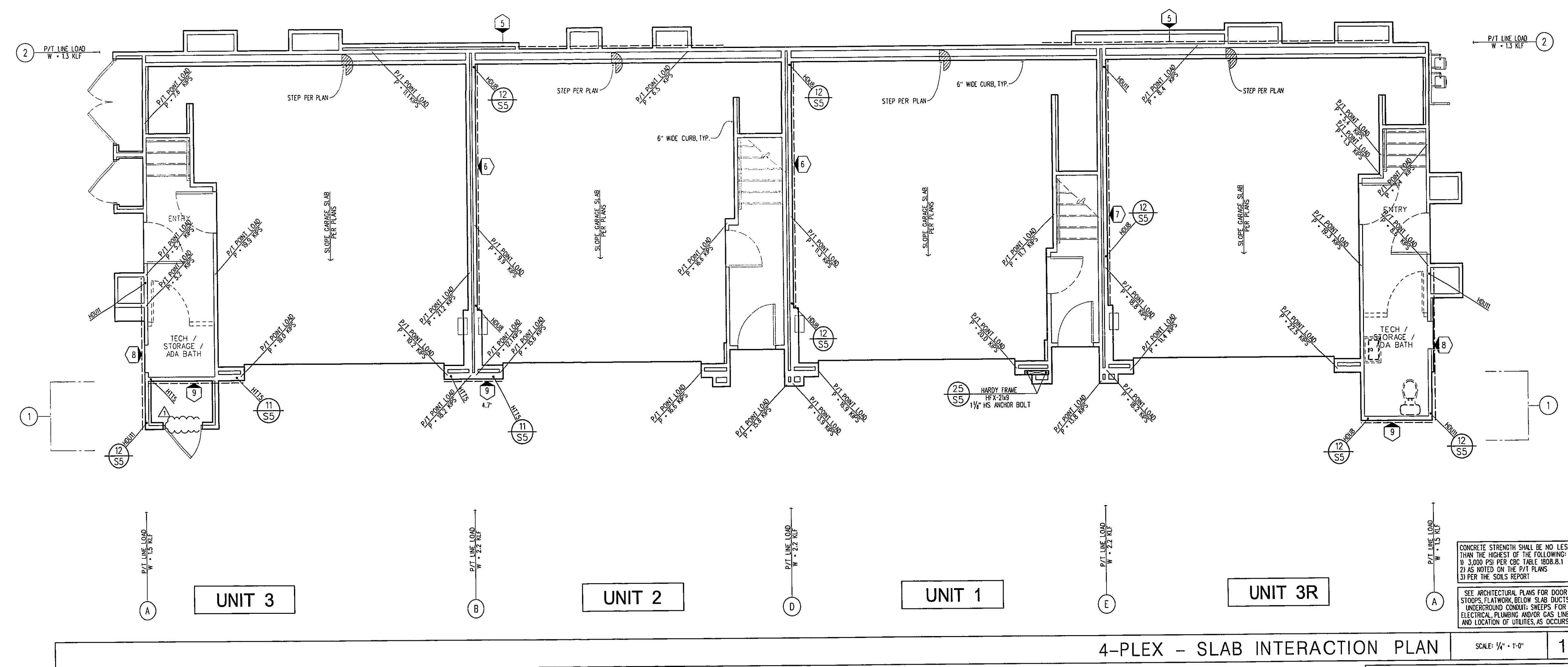
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4-PLEX - LOWER FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" 2



4-PLEX - 'A' SLAB & LOWER FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" 1

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Revisions

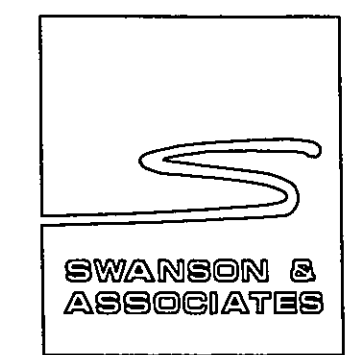
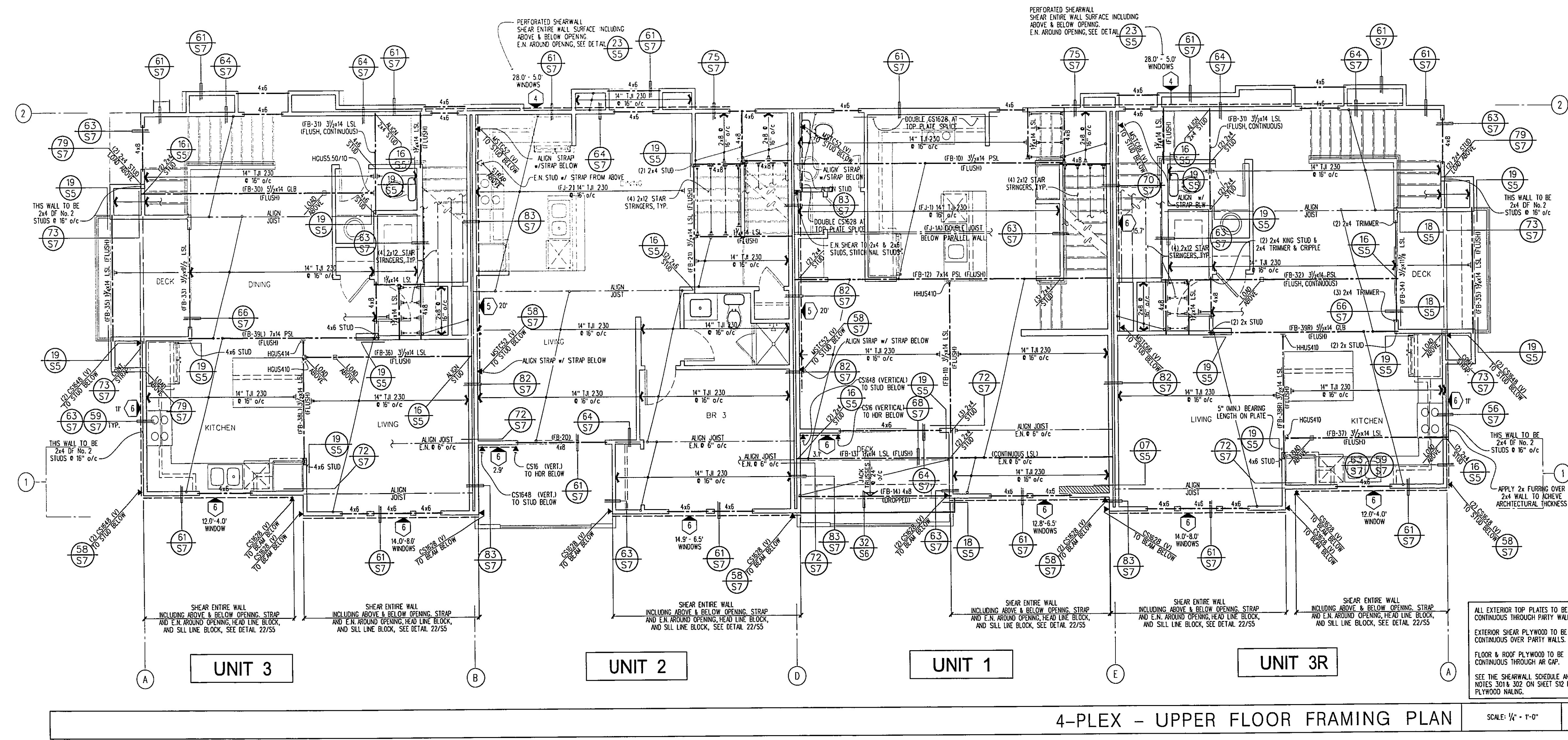
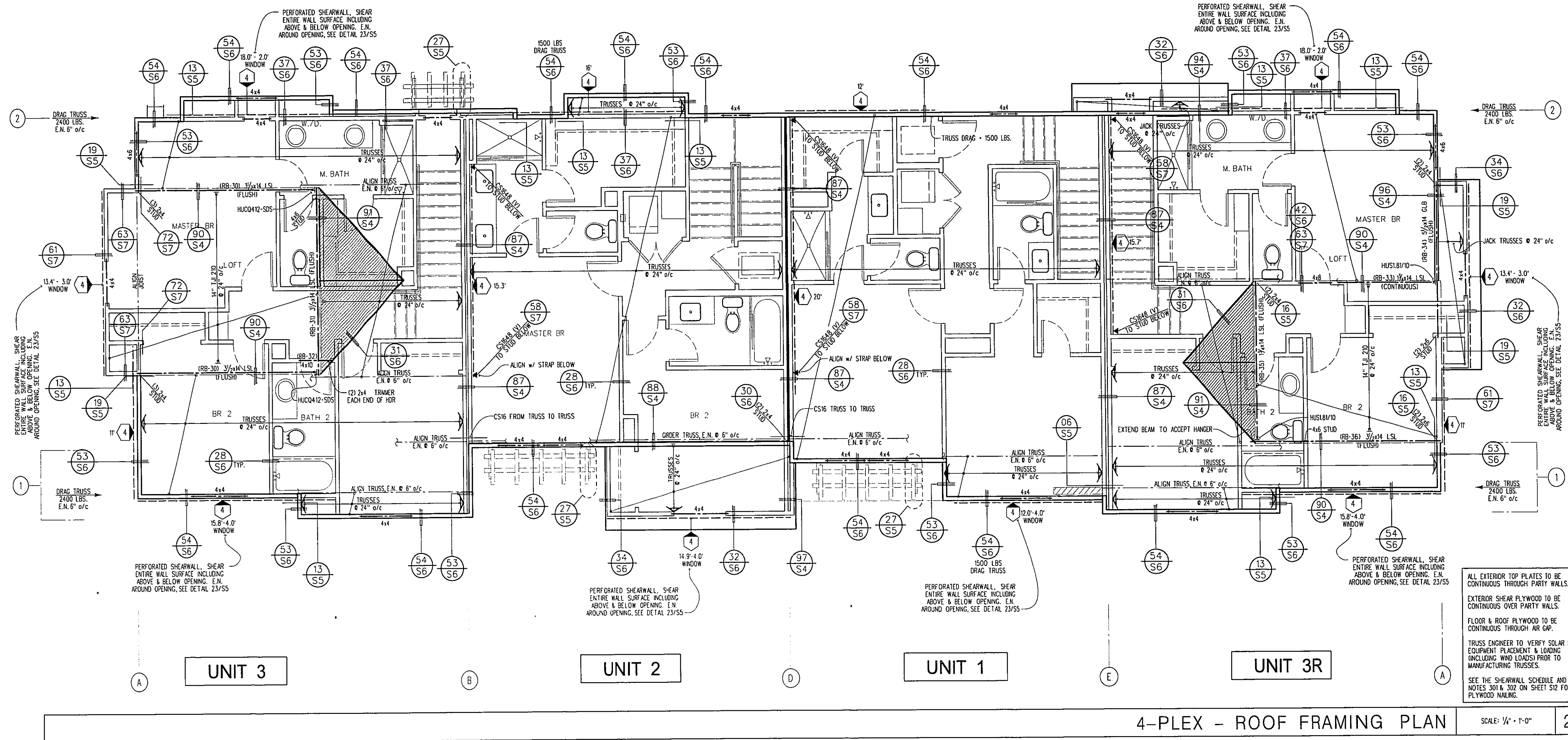
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| 02-02-20 | RESPONSE TO RVC |
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2:08:00 PM
SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR REVISION INFORMATION.
INDICATES SHEETWALLS AND SEE ANCHORAGE SET THE SHEETWALL SCHEDULE.



4-PLEX - 'A'
SLAB &
LOWER FLOOR
FRAMING PLAN
S1-1

CONCRETE STRENGTH SHALL BE NOT LESS THAN THE HIGHEST OF THE FOLLOWING: 3,000 PSI PER CHAPTER 1708.1.12 AS NOTED ON THE PLAN; 3,000 PSI PER THE SOILS REPORT.
SEE ARCHITECTURAL PLANS FOR DOOR SCHEDULES, WINDOW SCHEDULES, UNDERGROUND CONDUIT SCHEDULES, ELECTRICAL, PLUMBING AND GAS LINES AND LOCATION OF UTILITIES, AS OCCURS.
POST TENSION FOUNDATION - DESIGNED BY OTHERS SHALL BE CAPABLE OF SUPPORTING BUILDING LOADS, IN ACCORD TO THE DETAILS FROM THE SOILS REPORT AS FOLLOWS: INTERIOR / SLAB EXTERIOR / FOOTING: UNIFORM LOADS: 200 P/SF 1,500 P/SF 4,000 LBS; CONCENTRATED LOADS: 4,000 LBS; OTHER LOADS AS NOTED ON THE PLANS.



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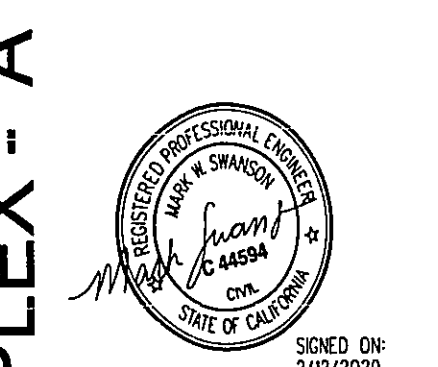
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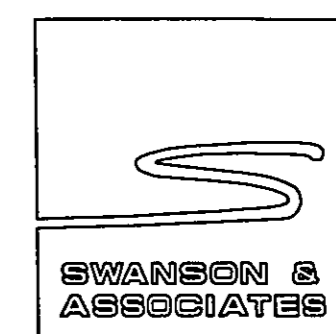
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| 02-12-20 | RESPONSE TO DFC |
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JOB NO: 2019-0007



SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND SHALL INDICATE SEE THE SHEARWALL SCHEDULE.

4-PLEX - 'A'
UPPER FLOOR
& ROOF
FRAMING PLAN
S1-2

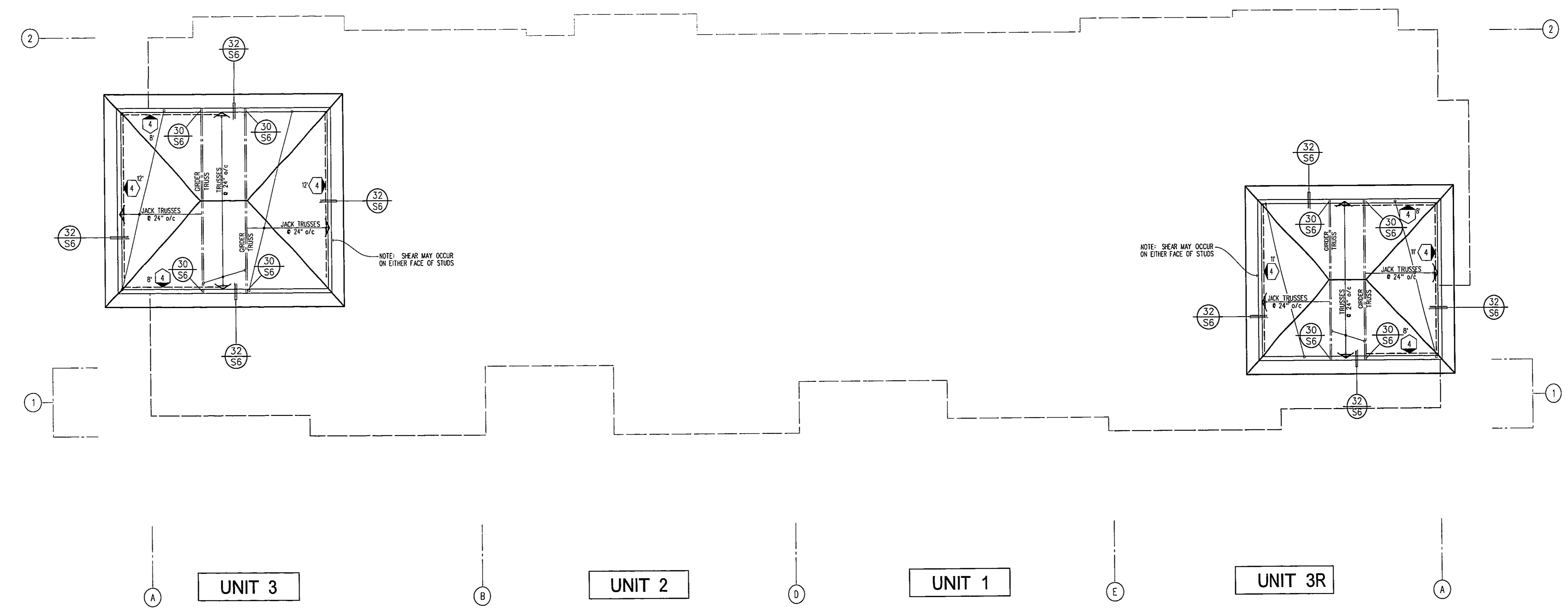


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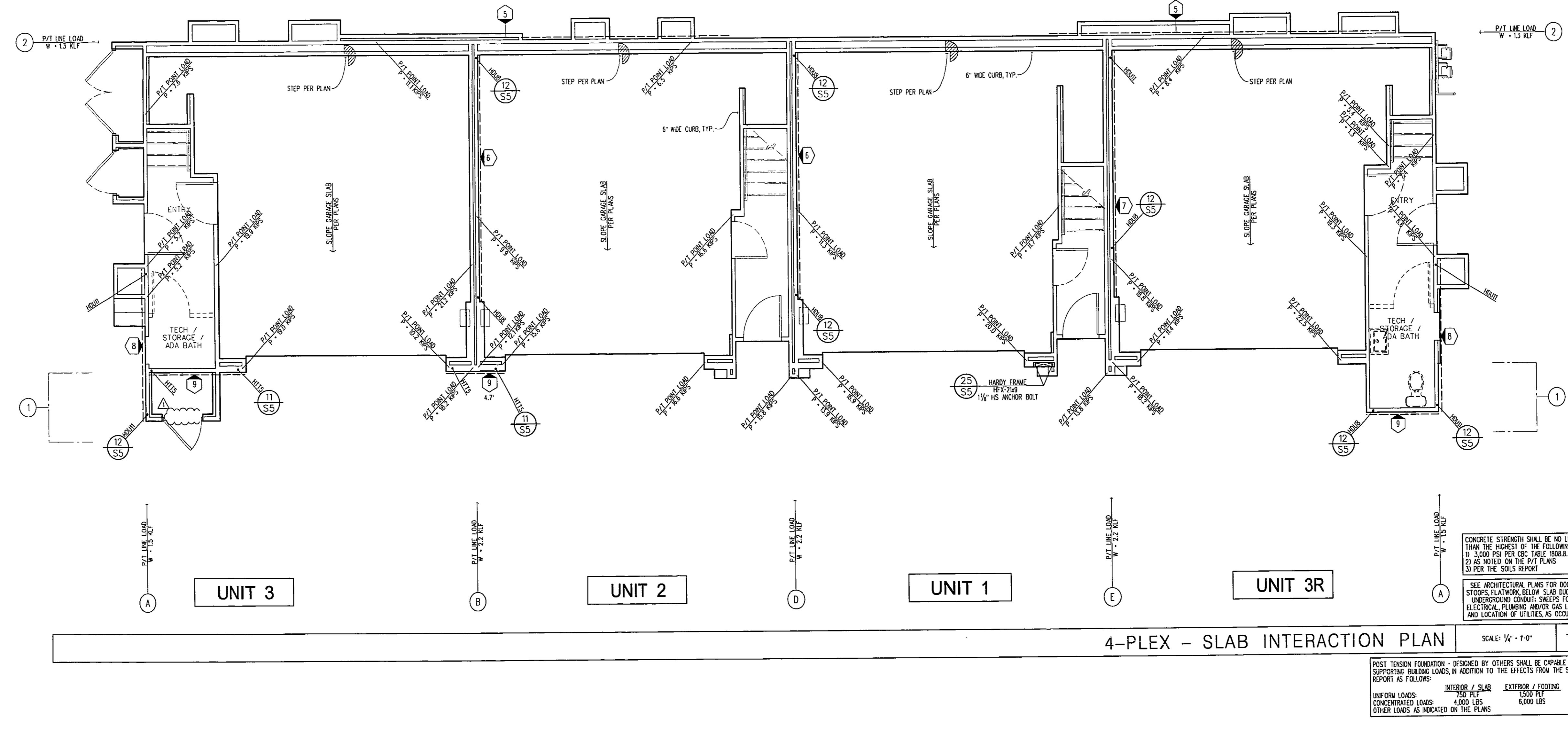
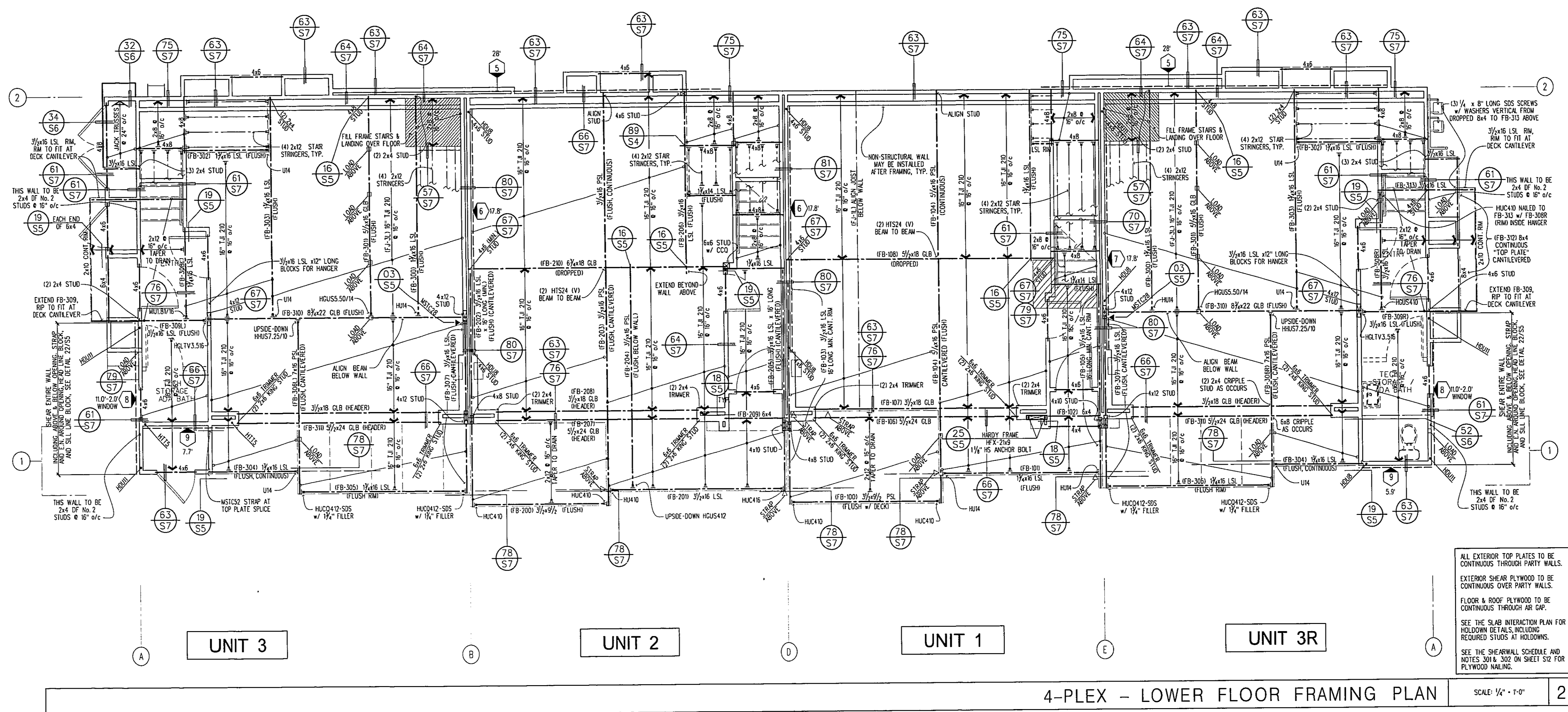
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DATE OF REV. 2/12/2020



4-PLEX - 'A'

4-PLEX - TOWER ROOF FRAMING PLAN SCALE 1/4" = 1'-0" 1

4-PLEX - 'A'
TOWER ROOF
FRAMING PLAN
S1-3



SWANSON & ASSOCIATES
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|----------|-----------------|
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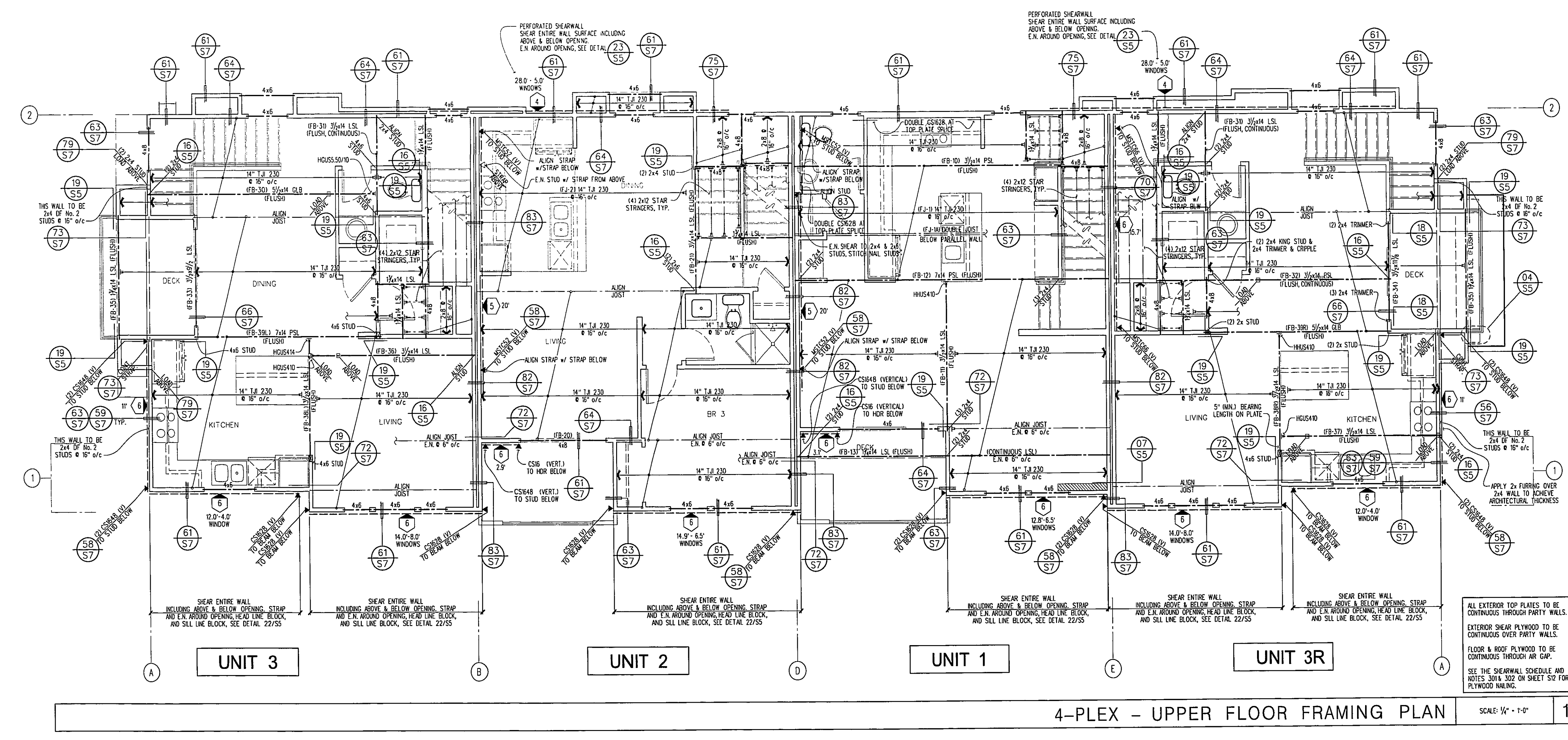
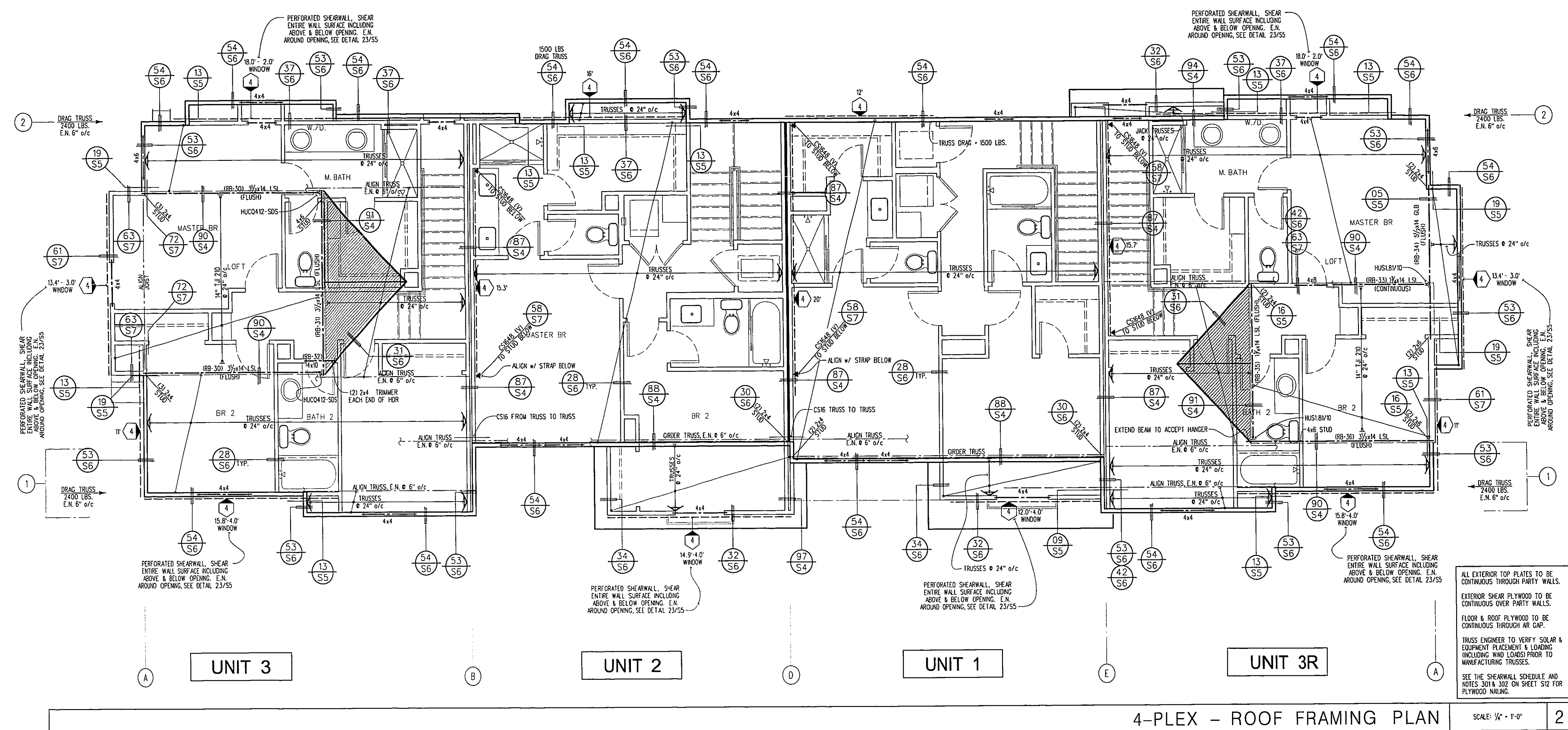
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 JOB No. 2019-007
 SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
 INDICATES SHEARWALLS AND ALL INFORMATION SEE THE SHEARWALL SCHEDULE.



4-PLEX - 'B'
 SLAB &
 LOWER FLOOR
 FRAMING PLAN
S1-4

CONCRETE STRENGTH SHALL BE NO LESS THAN THE HIGHEST OF THE FOLLOWING:
 1. 3,000 PSI PER CIP. TABLE 1908.8.1 AS NOTED ON THE REVISIONS SHEET PER THE SOILS REPORT.
 2. SEE ARCHITECTURAL PLANS FOR DOOR REVISIONS (UNLESS NOTED OTHERWISE).
 3. UNDERGROUND CONDUIT: SHEEPS FOR ELECTRICAL PLUMBING ABOVE GROUND USES AND LOCATION OF UTILITIES AS OCCURS.

POST TENSION FOUNDATION - DESIGNED BY OTHERS SHALL BE CAPABLE OF SUPPORTING HEBLING LOADS, IN ADDITION TO THE EFFECTS FROM THE SOILS REPORT AS FOLLOWS:
 UNIFORM LOADS: INTERIOR & SLAB 100 PSF EXTERIOR / FINISH 4000 LBS
 CONCENTRATED LOADS: 4000 LBS
 OTHER LOADS AS INDICATED ON THE PLANS



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Owner:
WILLIAM LYON HOMES
 4695 MACARTHUR CT., 8TH FLR
 NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
 SANTEE, CALIFORNIA

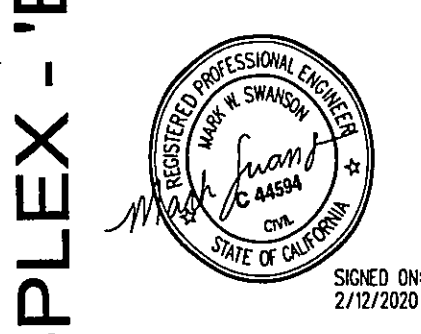
JANUARY 12, 2020
 Revisions

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| 1 | 02-02-20 | RESPONSE TO R/C |
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 JOB NO: 2019-0001

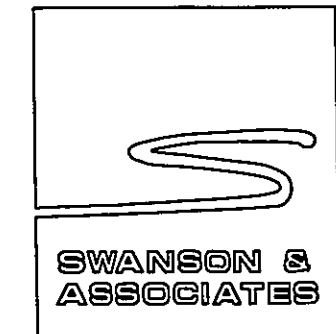
SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.

INDICATES SHEARWALLS AND SILL ANCHORS. SEE THE SHEARWALL SCHEDULE.



4-PLEX - 'B'
 UPPER FLOOR
 & ROOF
 FRAMING PLAN
S1-5

ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.
 EXTERIOR SHEAR PLYWOOD TO BE CONTINUOUS OVER PARTY WALLS.
 FLOOR & ROOF PLYWOOD TO BE CONTINUOUS THROUGH AS CAP.
 TRUSS ENGINEER TO VERIFY SOLAR & EQUIPMENT TRUCKS & LOADING INCLUDING AND LOADS PRIOR TO MANUFACTURING TRUSSES.
 SEE THE SHEARWALL SCHEDULE AND NOTES 3014, 302 ON SHEET S12 FOR PLYWOOD MARKING.

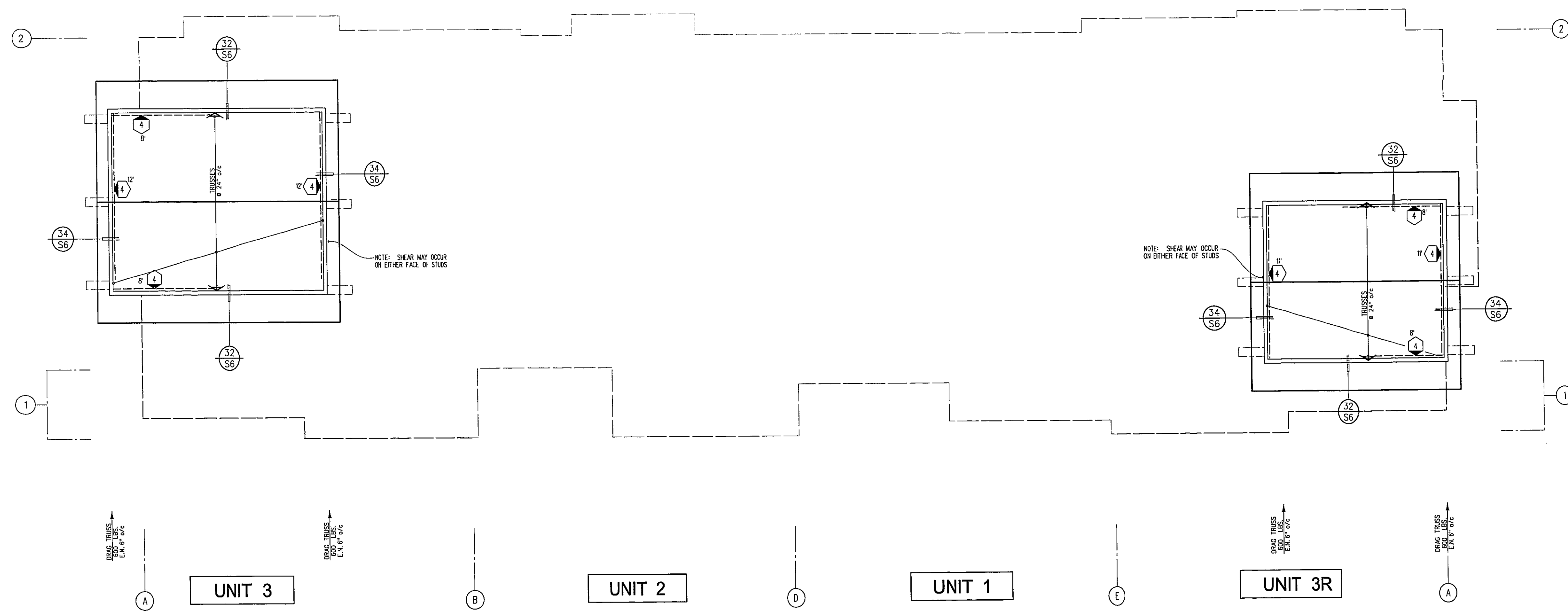


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SANTEE, CALIFORNIA



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Revisions

02-0-20 RESPONSE TO P/C

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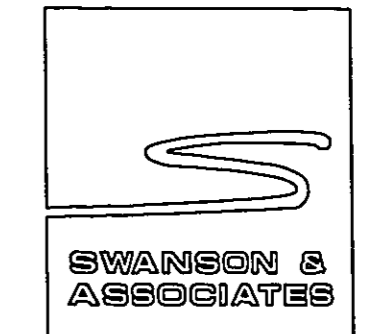
PRINTED ON 27/07/2020
JOB NO. 2018-1607
SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND 15% MOMENT RESISTANCE SEE THE SHEARWALL SCHEDULE.



4-PLEX - 'B'

4-PLEX - TOWER ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" 1

4-PLEX - 'B'
TOWER ROOF
FRAMING PLAN
S1-6



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JANUARY 12, 2020
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02-02-20 RESPONSE TO RVC

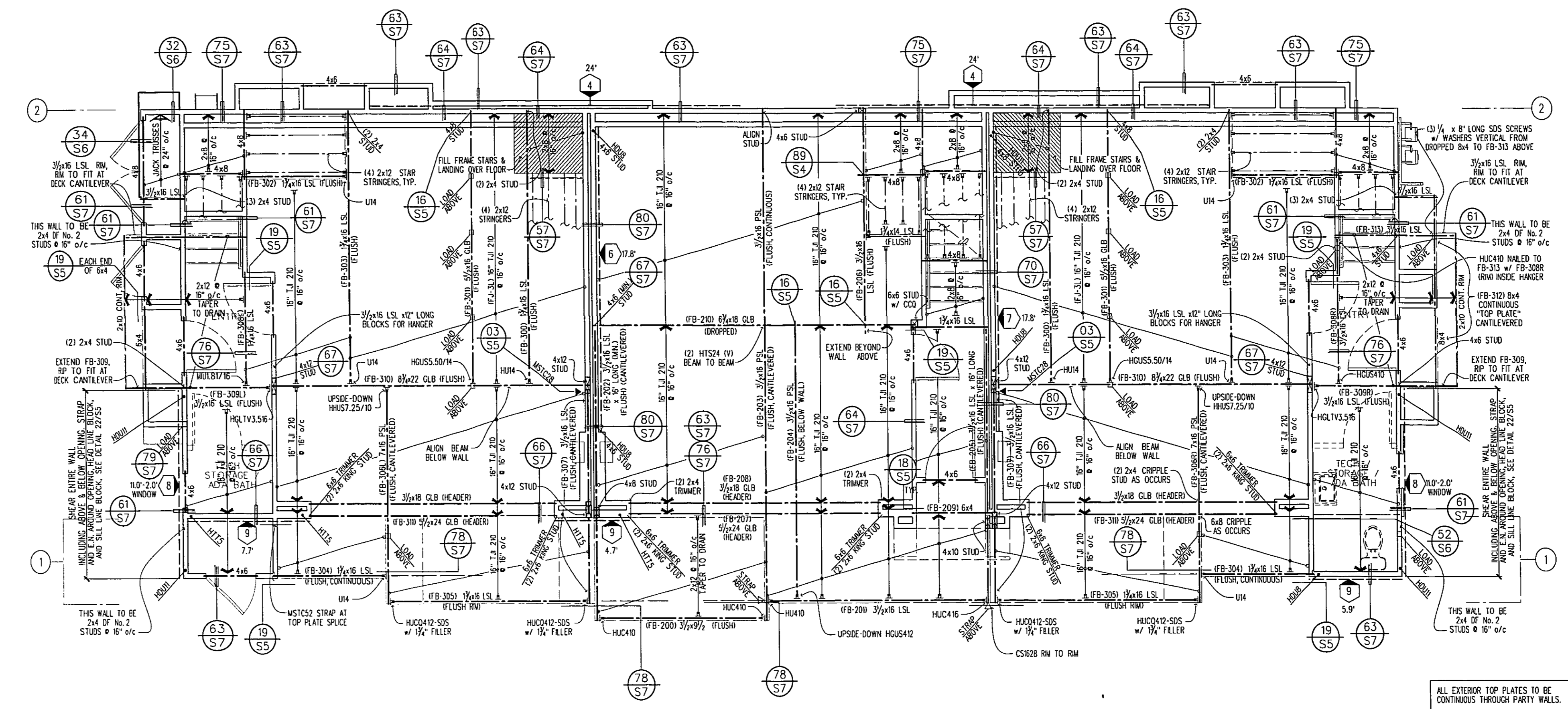
PRINTED ON 3/17/2020
JOB NO. 20091867

SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SEAMWALLS AND ALL ANCHORAGE SEE THE SEAMWALL SCHEDULE.

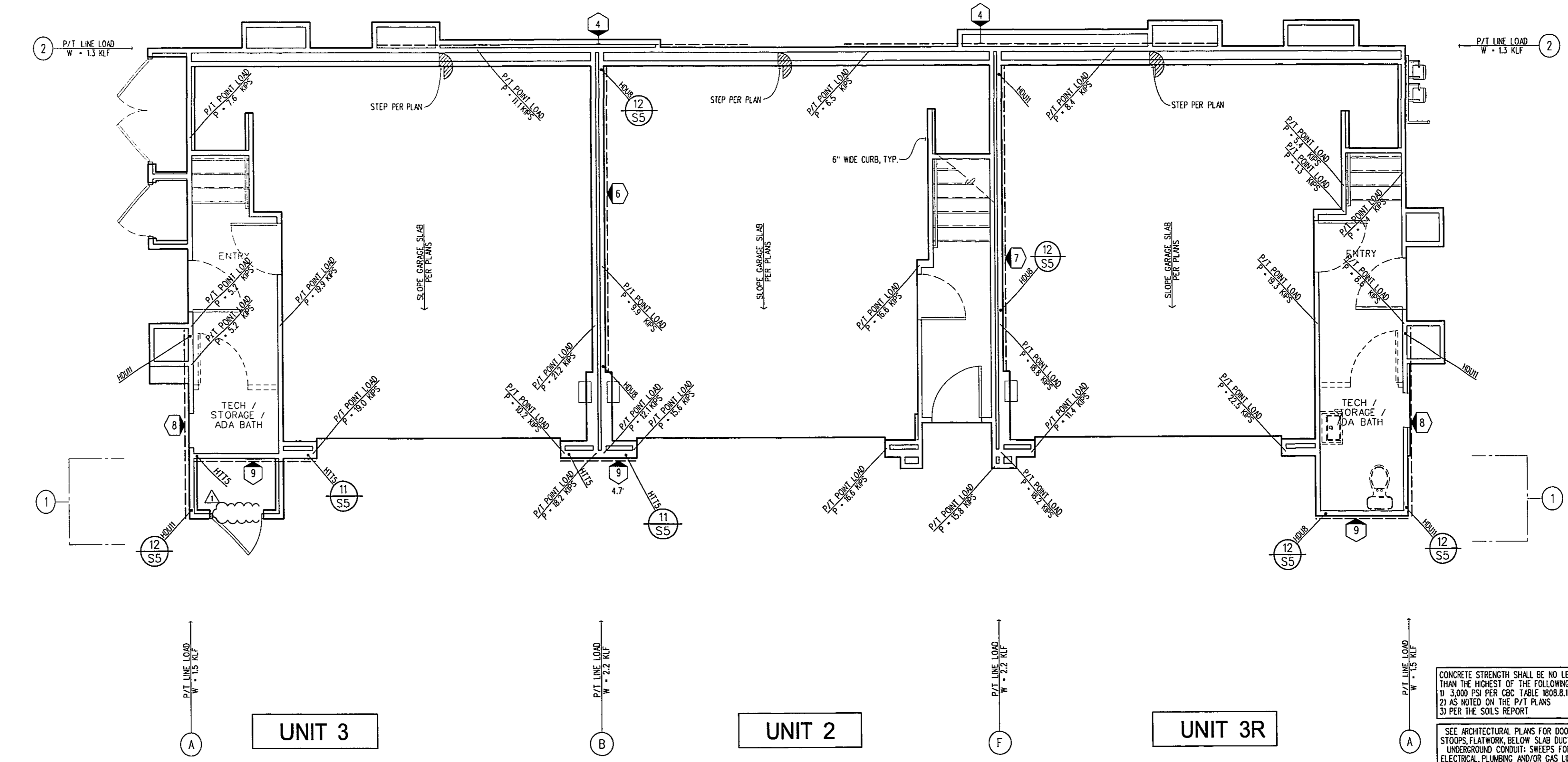


SCALE: 3/17/2020

3-PLEX - 'A'
SLAB & LOWER FLOOR FRAMING PLAN
S2-1

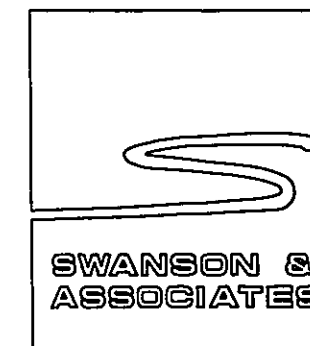


3-PLEX - LOWER FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" 2



3-PLEX - 'A' SLAB & LOWER FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" 1

POST TENSION FOUNDATION - DESIGNED BY OTHERS SHALL BE CAPABLE OF SUPPORTING BUILDING LOADS, IN ADDITION TO THE EFFECTS FROM THE SOILS PROFILE AS FOLLOWS:
UNIFORM / SLAB INTERIOR / FLOORING: 700 / 1500 / 1500 PSF
CONCENTRATED LOADS: 4,000 LBS / 8,000 LBS
OTHER LOADS AS NOTED ON THE PLANS

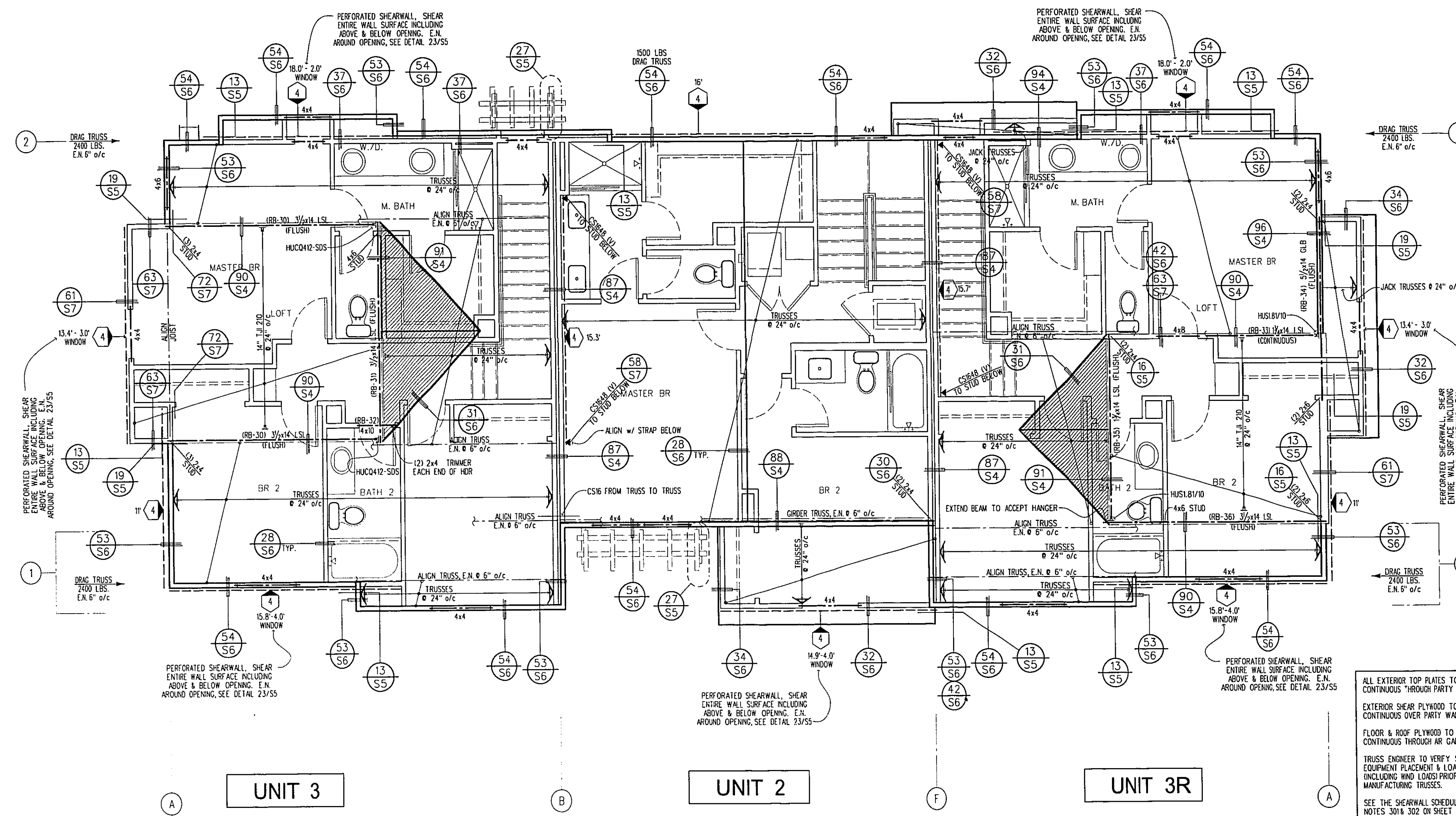


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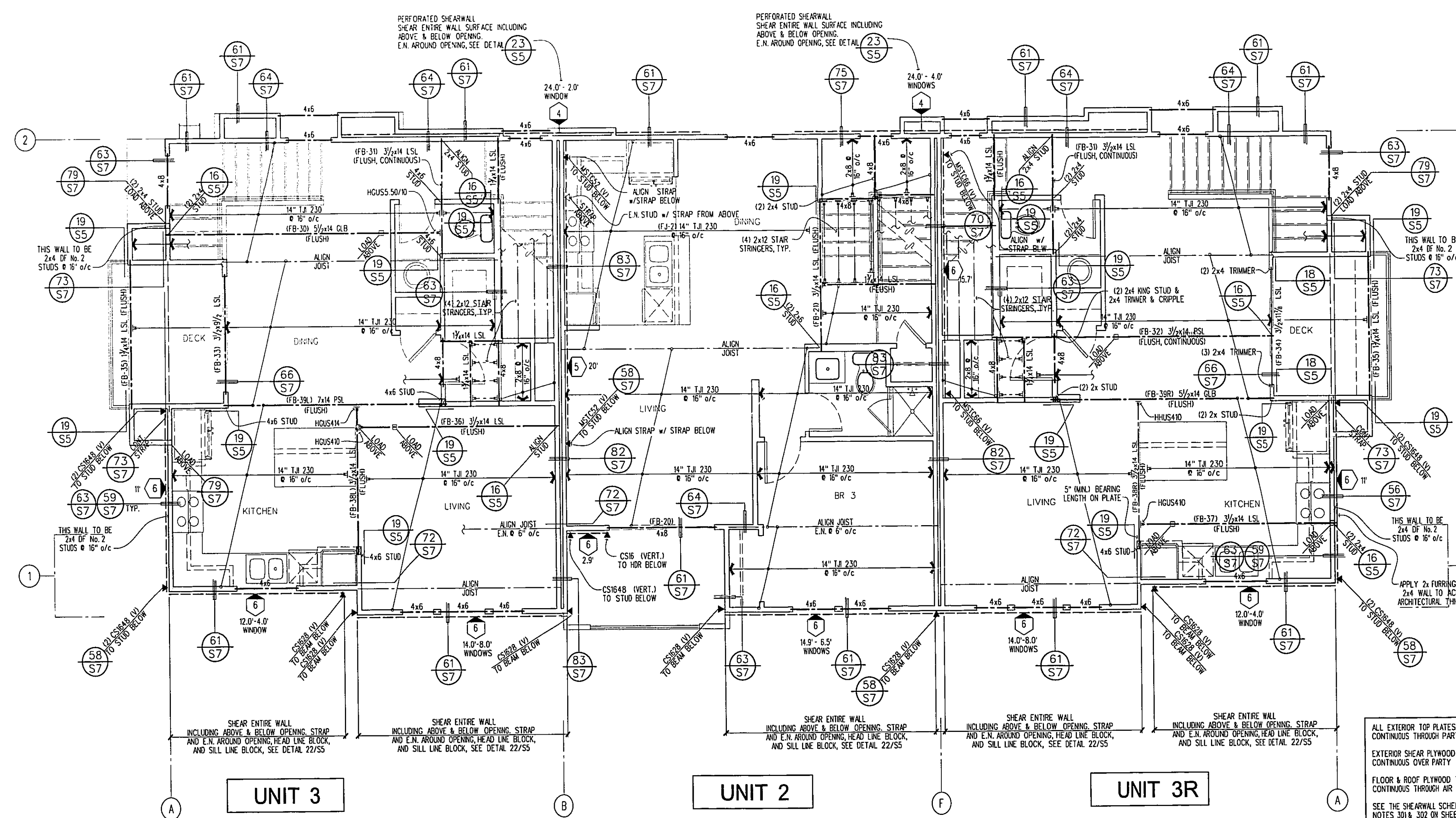
Owner:

WILLIAM LYON HOMES
4695 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

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3-PLEX - ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" 2



3-plex - 'A' UPPER FLOOR & ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" 1

JANUARY 12, 2020
Revisions

| NO. | DESCRIPTION |
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| 02-02-20 | RESPONSE TO RVC |
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PRINTED ON: 2/17/2020

JOB NO.: 2019-0007

SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.

INDICATES SHEARWALLS AND WALL ANCHORAGE. SEE THE SHEARWALL SCHEDULE.



SOLED ON 3/17/2020

ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.

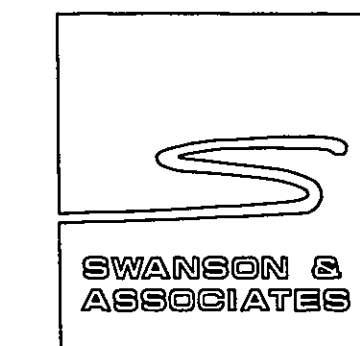
EXTERIOR SHEAR PLYWOOD TO BE CONTINUOUS THROUGH PARTY WALLS.

FLOOR & ROOF PLYWOOD TO BE CONTINUOUS THROUGH AIR CAP.

SEE THE SHEARWALL SCHEDULE AND NOTES 301A-301D ON SHEET 301 FOR PLYWOOD MAPPING.

3-plex - 'A' UPPER FLOOR & ROOF FRAMING PLAN

S2-2

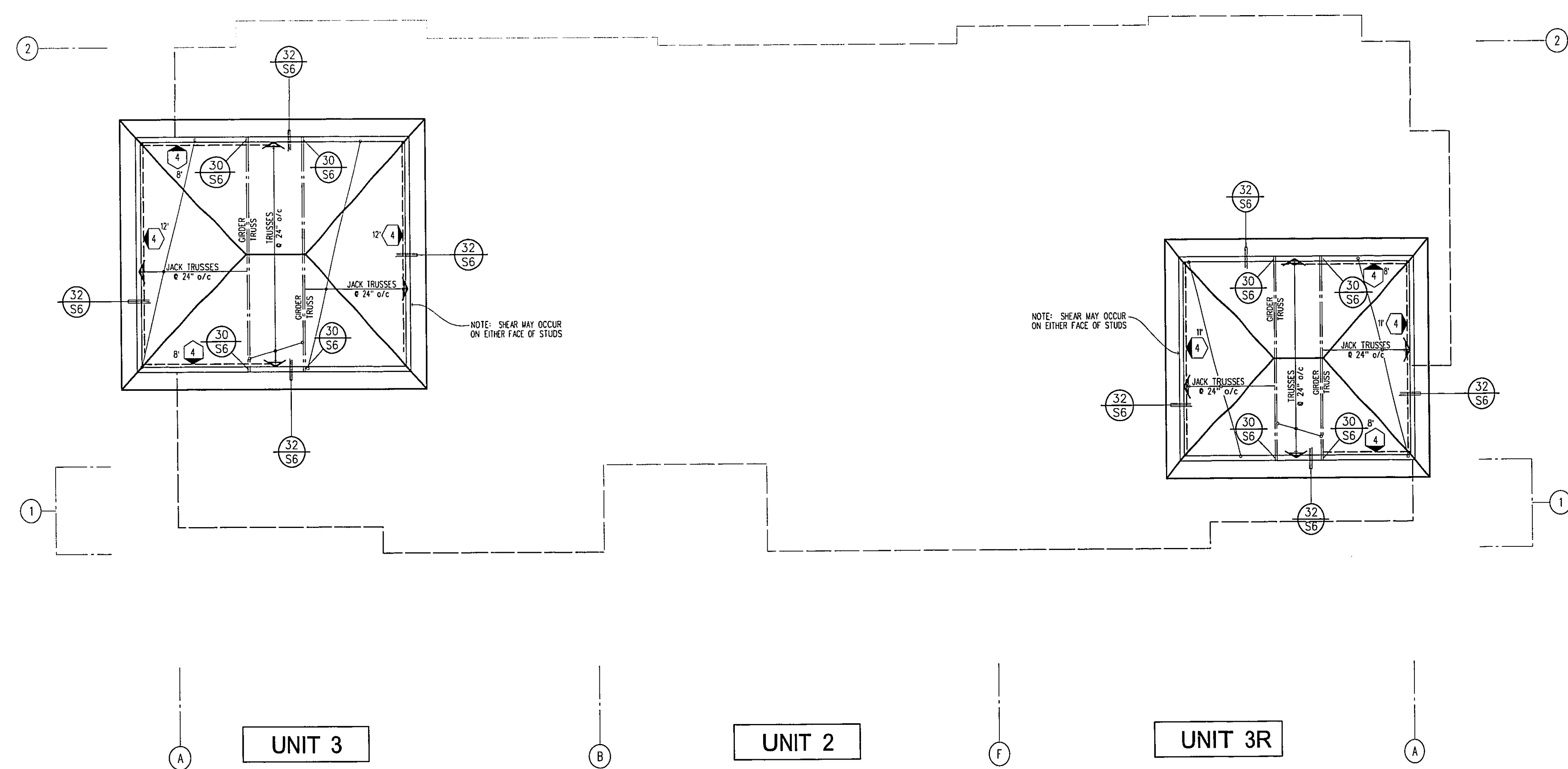


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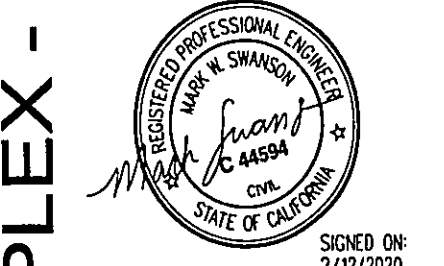
JANUARY 12, 2020
Revisions

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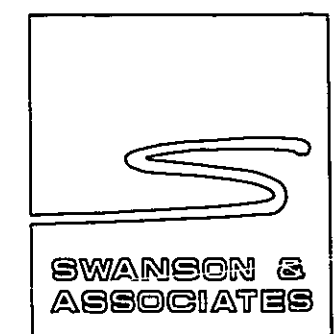
SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND SEE ANCHORAGE SET, THE SHEARWALL SCHEDULE.



3-PLEX - 'A'

3-PLEX - TOWER ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" 1

3-PLEX - 'A'
TOWER ROOF
FRAMING PLAN
S2-3

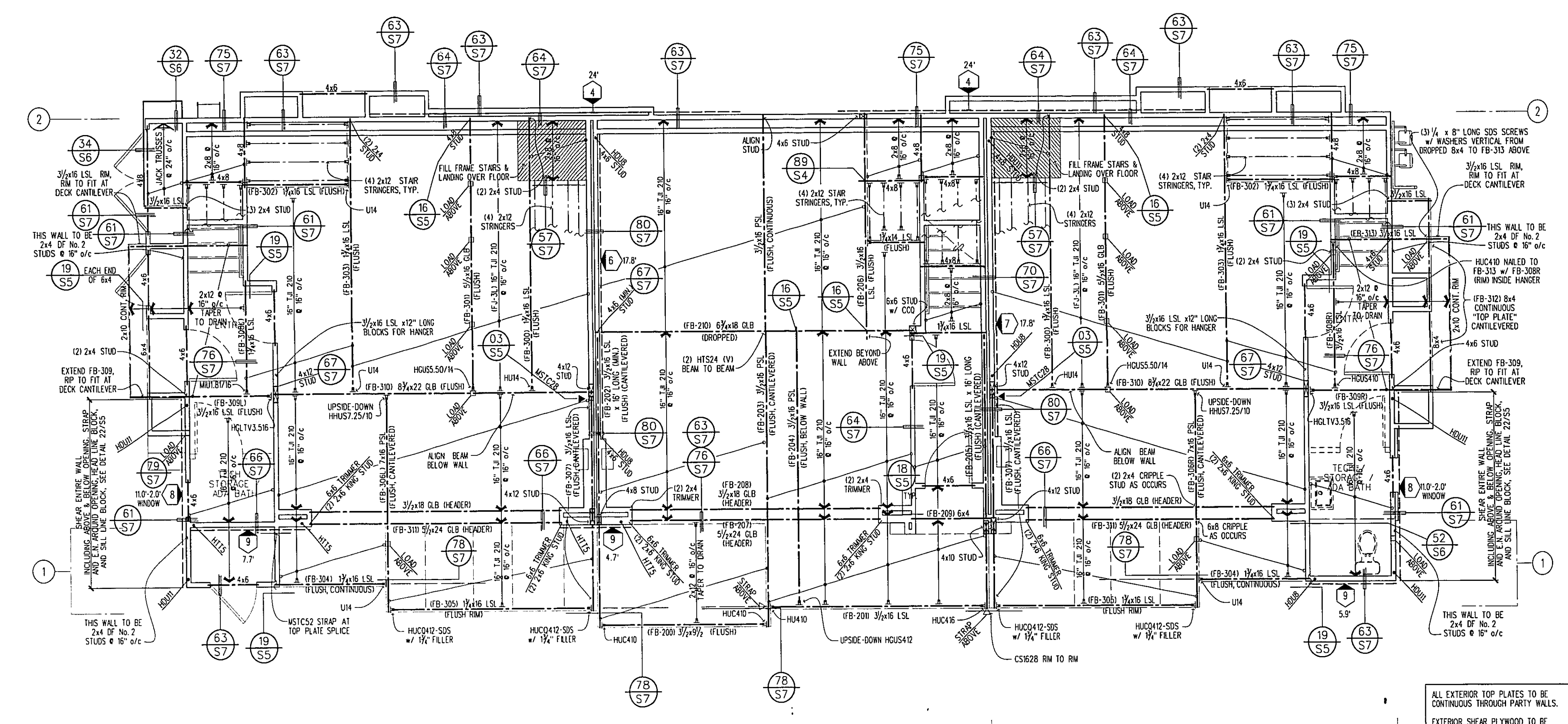


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Owner:

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NEWPORT BEACH, CA 92660

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ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.
EXTERIOR SHEAR KEYWOOD TO BE CONTINUOUS OVER PARTY WALLS.
FLOOR & ROOF FLYWOOD TO BE CONTINUOUS THROUGH JOIST SIPS.
SEE THE SLAB INTERACTION PLAN FOR HOLODOWN DETAILS, INCLUDING REINFORCING STEEL AS INDICATED.
SEE THE SHEARWALL SCHEDULE AND NOTES 301A-302 ON SHEET S2 FOR FLYWOOD SCHED.

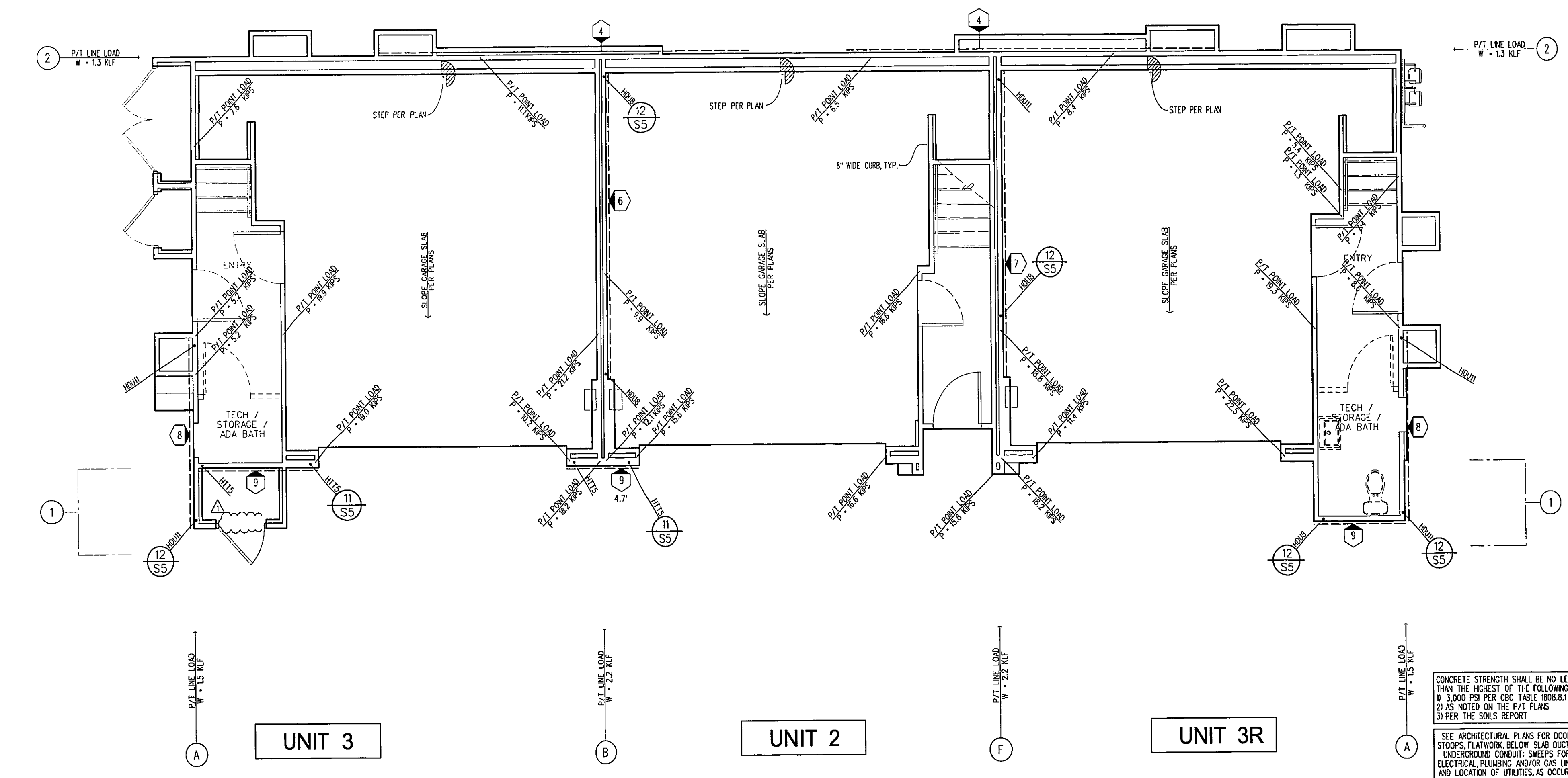
UNIT 3

UNIT 2

UNIT 3R

3-PLEX - LOWER FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0" 2



CONCRETE STRENGTH SHALL BE NO LESS THAN THE HIGHEST OF THE FOLLOWING:
1. 3000 PSI PER IBC TABLE 19.2.1
2. AS NOTED ON THE PLAN
3. PER THE SOILS REPORT

SEE ARCHITECTURAL PLANS FOR DOOR STOPS, TRANSOM-BLOCK, GAS VENTS, MECHANICAL CHASIS, BRISPS FOR ELECTRICAL, PLUMBING AND/OR GAS LINES AND LOCATION OF UTILITIES, AS OCCURS.

UNIT 3

UNIT 2

UNIT 3R

3-PLEX - SLAB INTERACTION PLAN

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

POST TENSION FOUNDATION - DESIGNED BY OTHERS SHALL BE CAPABLE OF SUPPORTING FOLLOWING LOADS IN ADDITION TO THE EFFECTS FROM THE SOILS REPORT AS FOLLOWS:
INTERIOR / SLAB 200 PSF
EXTERIOR / FOOTING 1500 PSF
UNIFORM LOADS 4000 LBS
CONCENTRATED LOADS 6000 LBS
OTHER LOADS AS INDICATED ON THE PLANS

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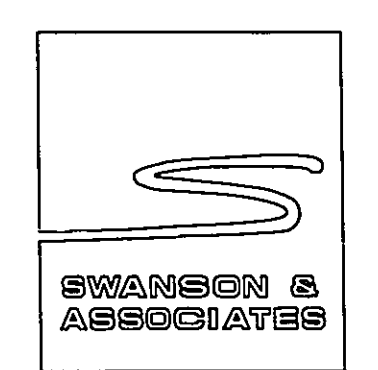
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JOB NO.: 2019-0007
SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND IS TO BE INDICATED ON THE SHEARWALL SCHEDULE.



3-PLEX - 'B'

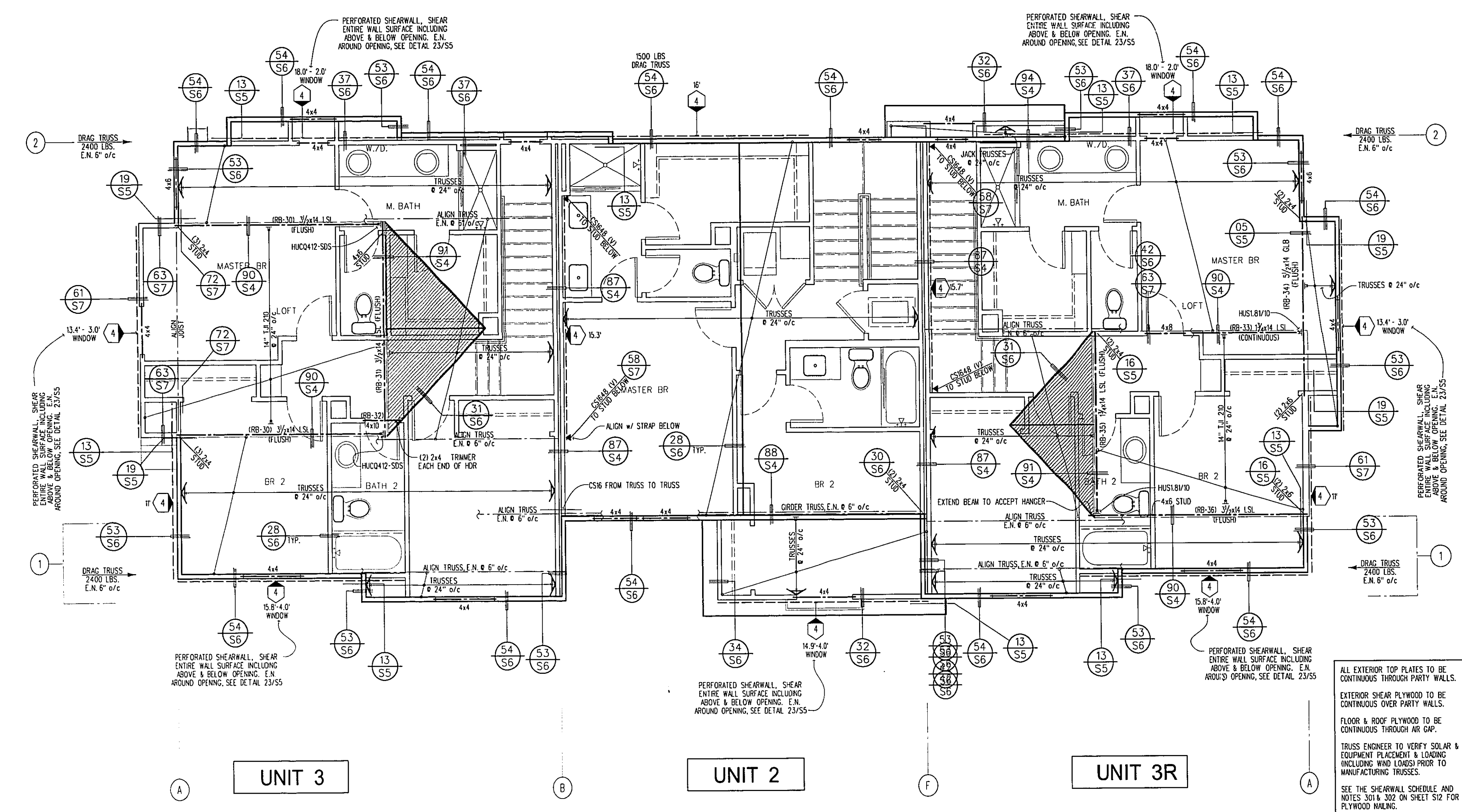
3-PLEX - 'B'
SLAB &
LOWER FLOOR
FRAMING PLAN
S2-4



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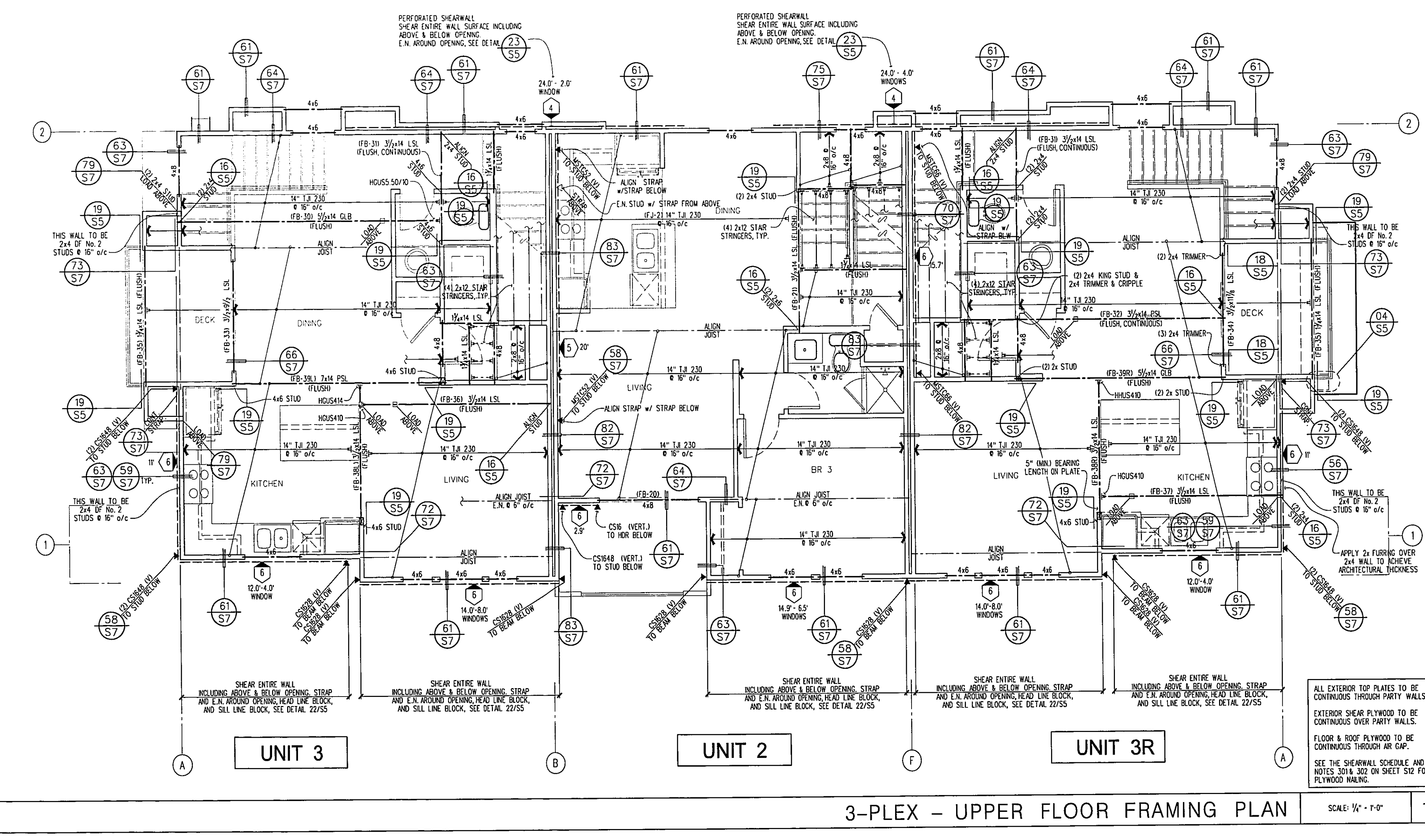
JANUARY 12, 2020
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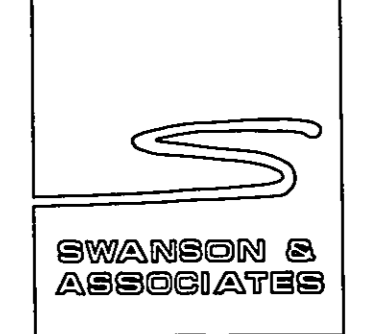
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| 1 | 10-12-19 | RESPONSE TO RVC |
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SEE STRUCTURAL NOTES &
SPECIFICATIONS SHEET FOR
ADDITIONAL INFORMATION.
INDICATES SHEARNAILS AND
SILL ANCHORAGE SEE THE
SHEARNAIL SCHEDULE.



3-PLEX - 'B'
UPPER FLOOR
& ROOF
FRAMING PLAN
S2-5





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NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

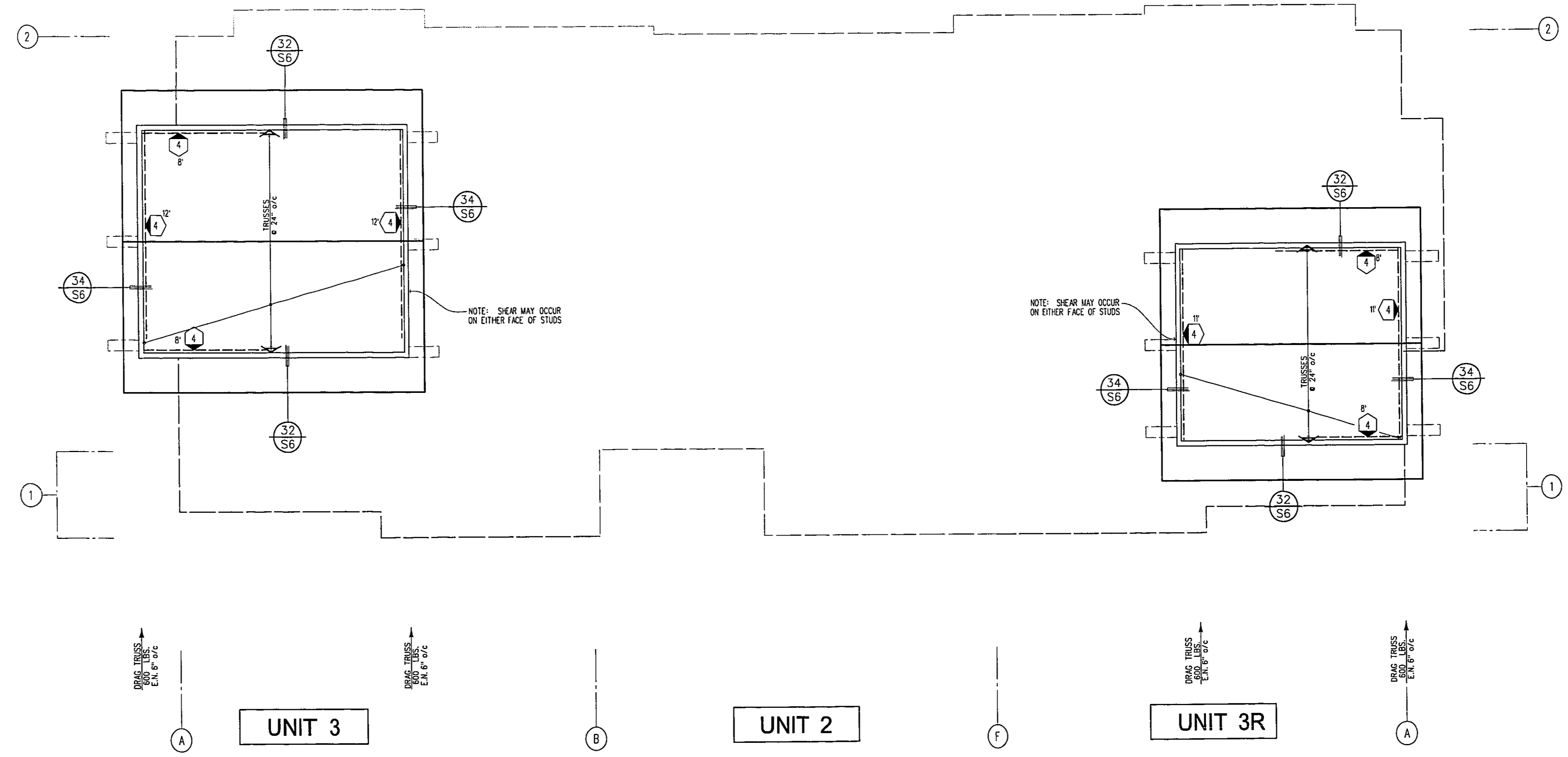
JANUARY 12, 2020
Revisions

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| 1 | 01-12-20 | RESPONSE TO P/C |
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JOB No.: 2019-0607
SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
SODAS SHEARWALLS AND ALL ANCHORAGE SEE THE GENERAL SCHEDULE.

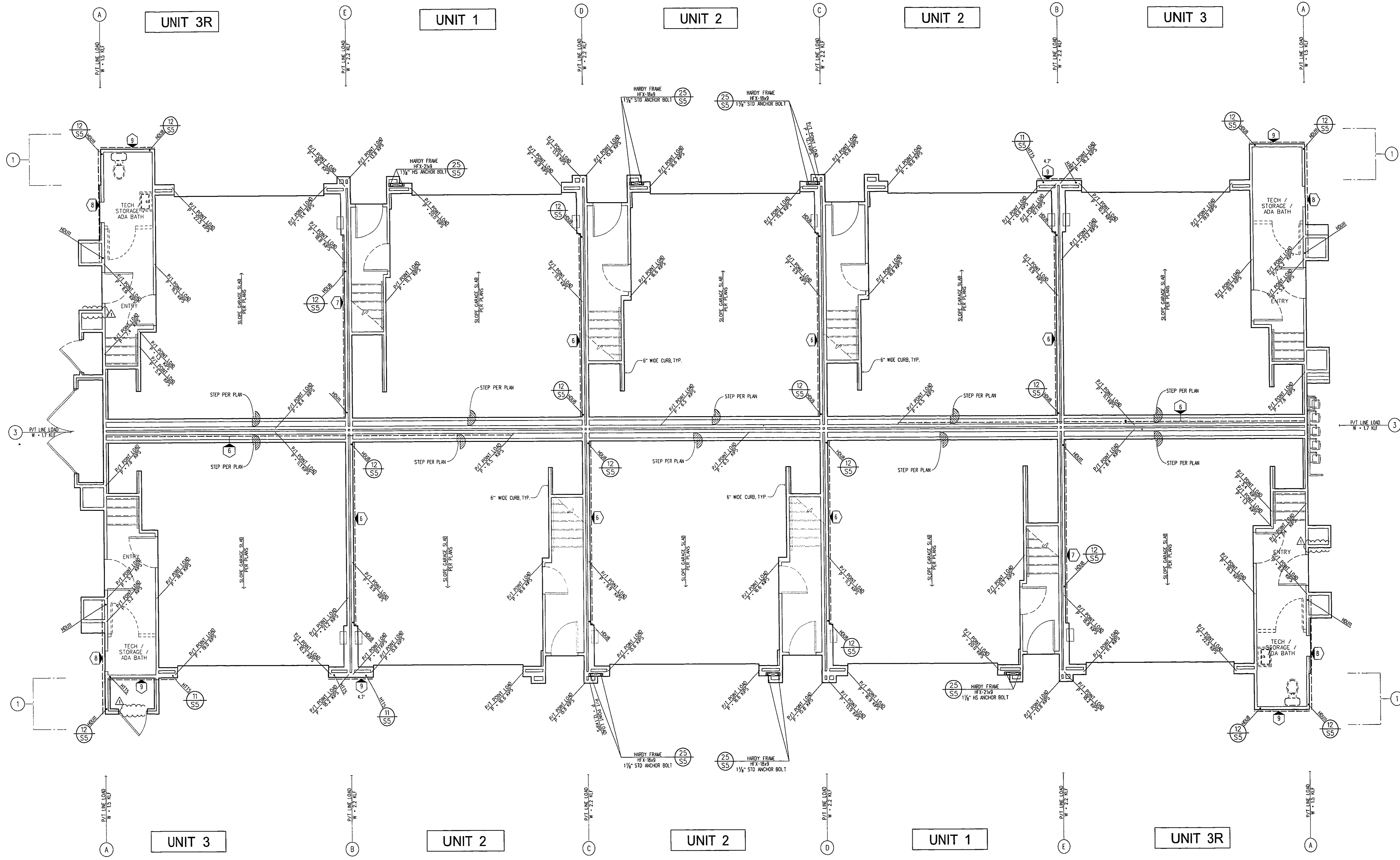


3-PLEX - 'B'



3-PLEX - TOWER ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" 1

3-PLEX - 'B'
TOWER ROOF
FRAMING PLAN
S2-6



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 4685 MACARTHUR CT., 8TH FLR
 NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
 SANTEE, CALIFORNIA

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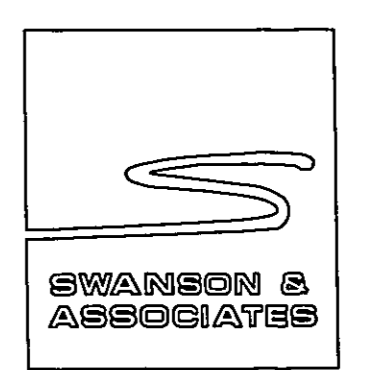
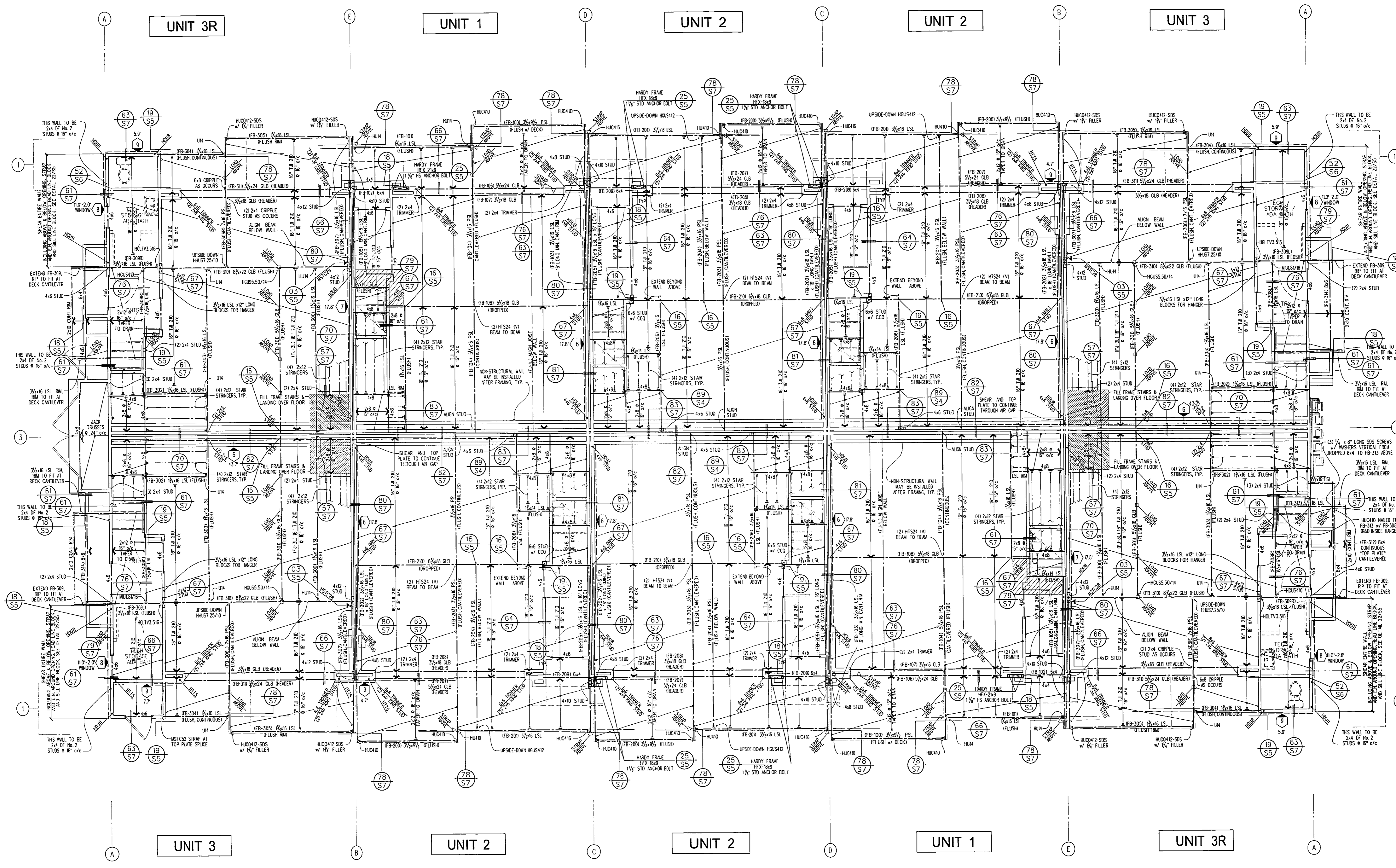
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 SEE STRUCTURE NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
 INDICATES SHEARWALLS AND TELL MARKING. SEE THE SHEARWALL SCHEDULE.



10-PLEX - SLAB INTERACTION PLAN SCALE: 1/4" = 1'-0" 1

POST TENSION FOUNDATION - DESIGNED BY OTHERS SHALL BE CAPABLE OF SUPPORTING BUILDING LOADS IN ADDITION TO THE EFFECTS FROM THE SLAB REPORT AS FOLLOWS:
 INTERIOR / SLAB UNIFORM LOADS: 750 PSF
 CONCENTRATED LOADS: 4,000 LBS
 OTHER LOADS AS INDICATED ON THE PLANS
 EXTERIOR / FOOTING UNIFORM LOADS: 1,000 PSF
 CONCENTRATED LOADS: 6,000 LBS
 CONCRETE STRENGTH SHALL BE NO LESS THAN THE HIGHEST OF THE FOLLOWING:
 1) 3,000 PSI PER CIP TABLE TABLE 19.1
 2) AS NOTED ON THE P.T. PLANS
 3) PER THE SOILS REPORT
 SEE ARCHITECTURAL PLANS FOR DOOR SCHEDULES, ELEVATIONS, SLAB PROFILES, UNDERGROUND CONDUIT SCHEDULES FOR ELECTRICAL, PLUMBING AND GAS LINES AND LOCATION OF UTILITIES, AS OCCURS.

10-PLEX - 'A'
 SLAB
 PLAN
S3-1



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Owner:

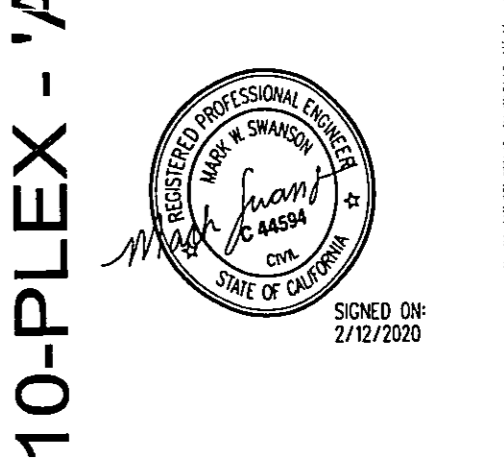
WILLIAM LYON HOMES
4695 MACARTHUR CT., 8TH FLOOR
NEWPORT BEACH, CA 92660

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SANTEE, CALIFORNIA

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Revisions

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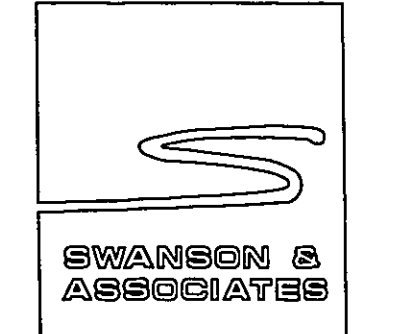
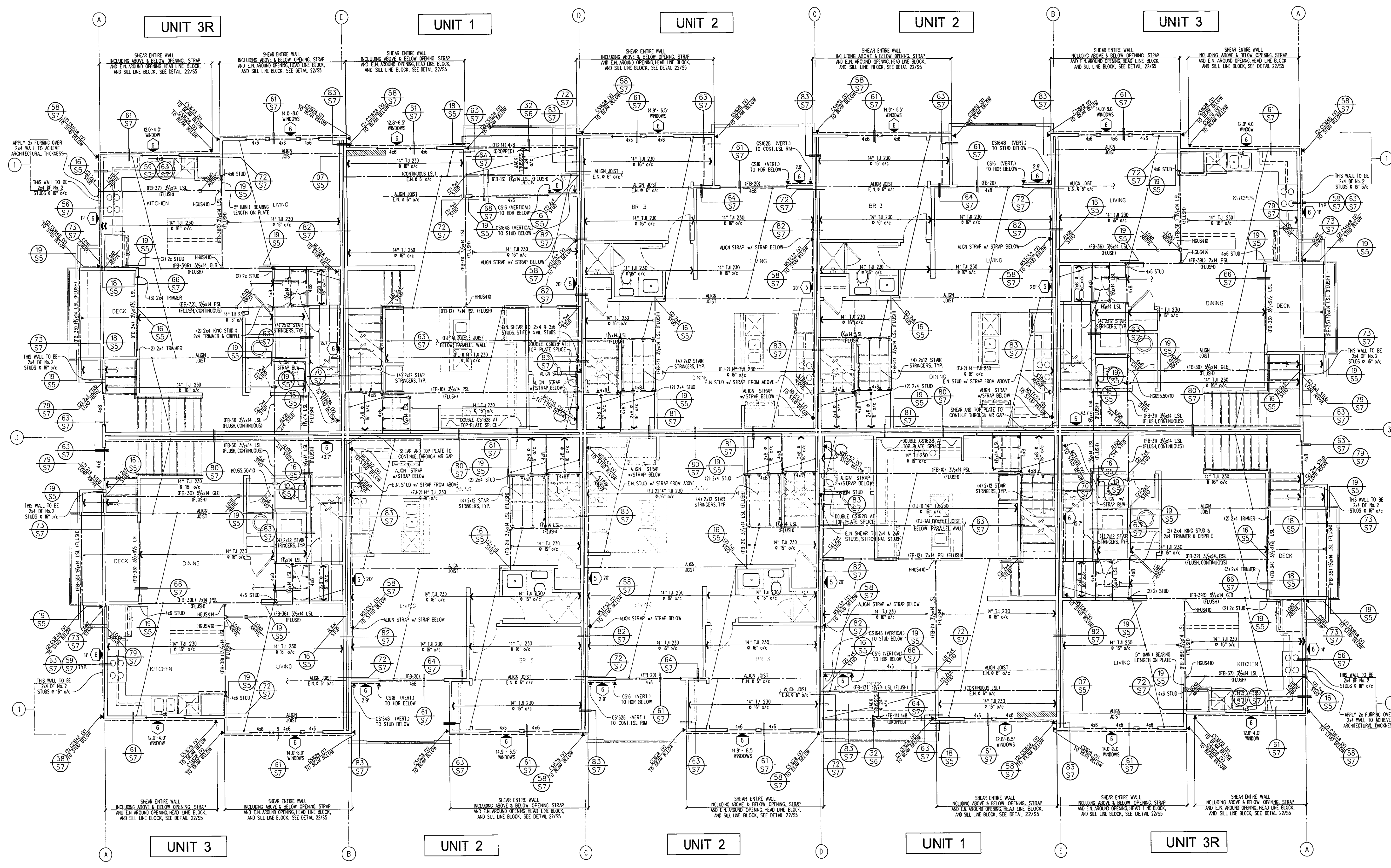
PRINTED ON 2/0/2020
JOB No. 200-1007
SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND ALL ANCHORAGE SEE THE SHEARWALL SCHEDULE.



10-PLEX - LOWER FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" 1

ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.
PARTY WALL TOP PLATES TO BE CONTINUOUS THROUGH AIR GAP.
EXTERIOR SHEAR PLYWOOD TO BE CONTINUOUS OVER PARTY WALLS.
FLOOR & ROOF PLYWOOD TO BE CONTINUOUS THROUGH AIR GAP.
SEE THE SLAB INTERACTION PLAN FOR HOLD-DOWN DETAILS INCLUDING REQUIRED STUDS AT HOLD-DOWNS.
SEE THE SHEARWALL SCHEDULE AND NOTES 304.302 ON SHEET S1 FOR PLYWOOD RAILING.

10-PLEX - 'A'
LOWER FLOOR FRAMING PLAN
S3-2



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Owner:
WILLIAM LYON HOMES
4895 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

JANUARY 12, 2020
Revisions

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| 01-12-20 | RESPONSE TO RVC |
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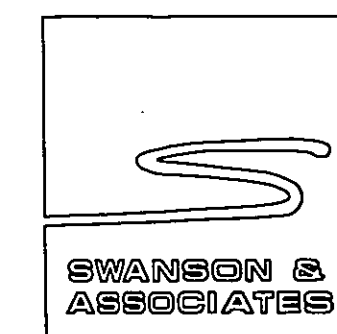
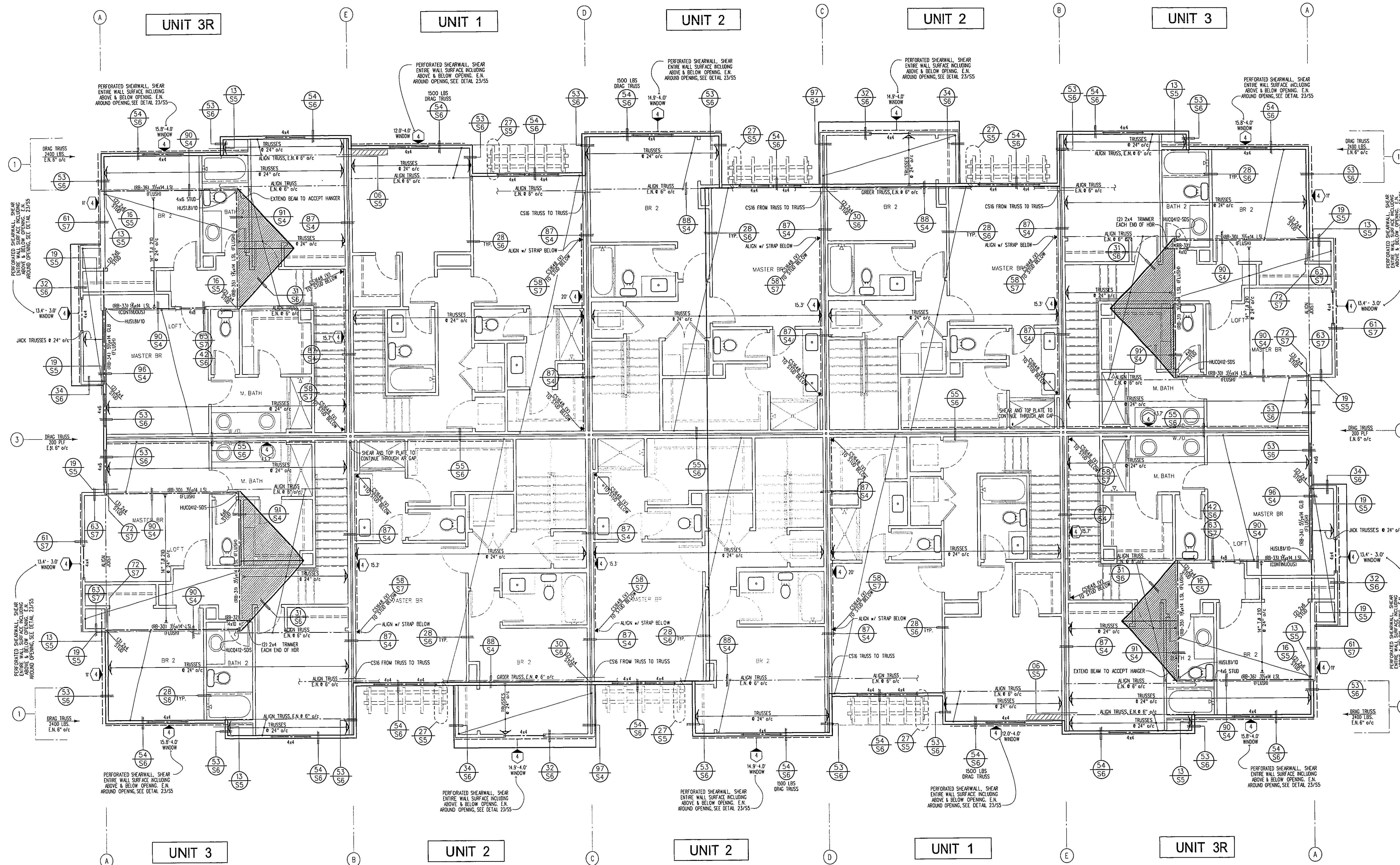
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JOB NO.: 2019-0607

SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND SILL ANCHORAGE, SEE THE SHEARWALL SCHEDULE.
SCALE: 1/4" = 1'-0"
1



10-PLEX - 'A'
UPPER FLOOR
FRAMING PLAN
S3-3

10-PLEX - UPPER FLOOR FRAMING PLAN



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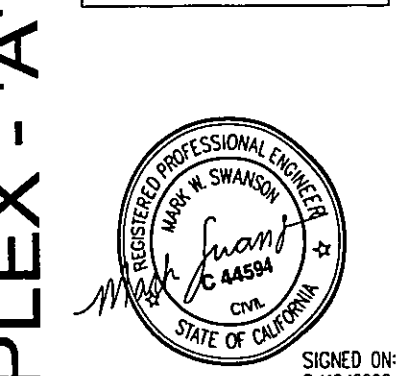
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02-12-20 RESPONSE TO P.V.C.

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JOB NO.: 2019-0687

SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARNAILS AND NAIL ANCHORS. SEE THE SHEARNAIL SCHEDULE.

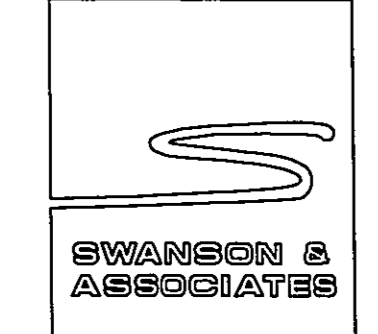


DATE: 01/12/2020
PAGE: 1 OF 1

10-PLEX - ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" 1

ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.
PARTY WALL TOP PLATES TO BE CONTINUOUS THROUGH AIR GAP.
EXTERIOR SHEAR PLYWOOD TO BE CONTINUOUS OVER PARTY WALLS.
FLOOR & ROOF PLYWOOD TO BE CONTINUOUS THROUGH AIR GAP.
TRUSS ENDPLATES TO BE KEPT SOLAR & EQUIPMENT PLACEMENT LOADING INCLUDING AND LUNDED PER TO MANUFACTURER'S TRUSSES.
SEE THE SHEARNAIL SCHEDULE AND NOTES SHEET 302 ON SHEET 302 FOR PLYWOOD NAILING.

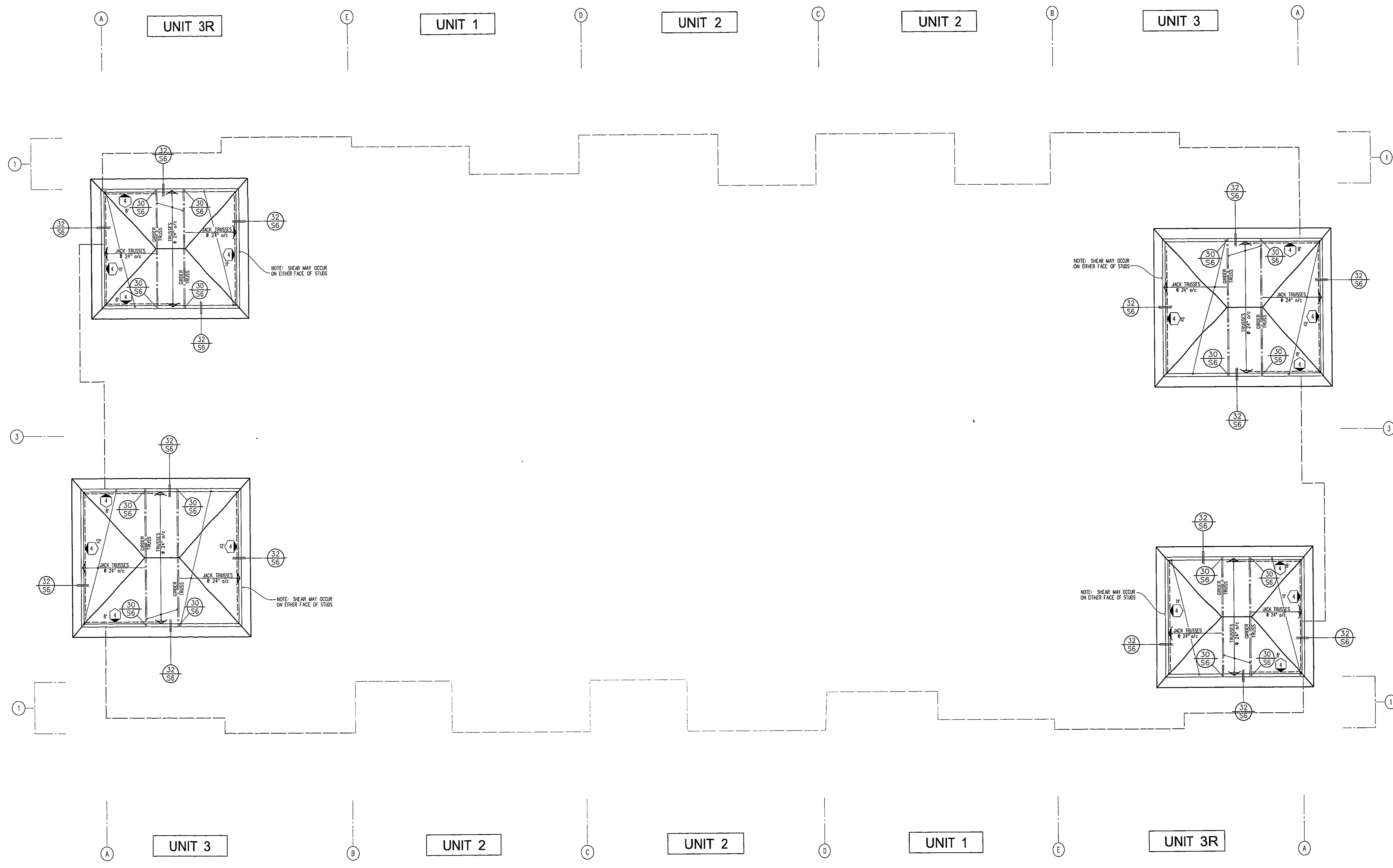
10-PLEX - 'A'
ROOF
FRAMING PLAN
S3-4



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NEWPORT BEACH, CA 92660



RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

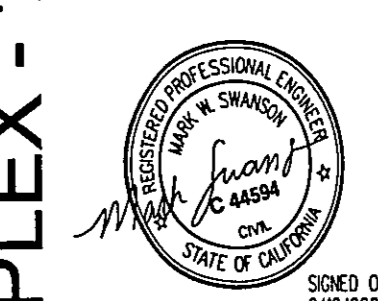
JANUARY 12, 2020
Revisions

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JOB NO. 2172/2020
289-9667

SEE STRUCTURAL NOTES &
SPECIFICATIONS SHEET FOR
ADDITIONAL INFORMATION

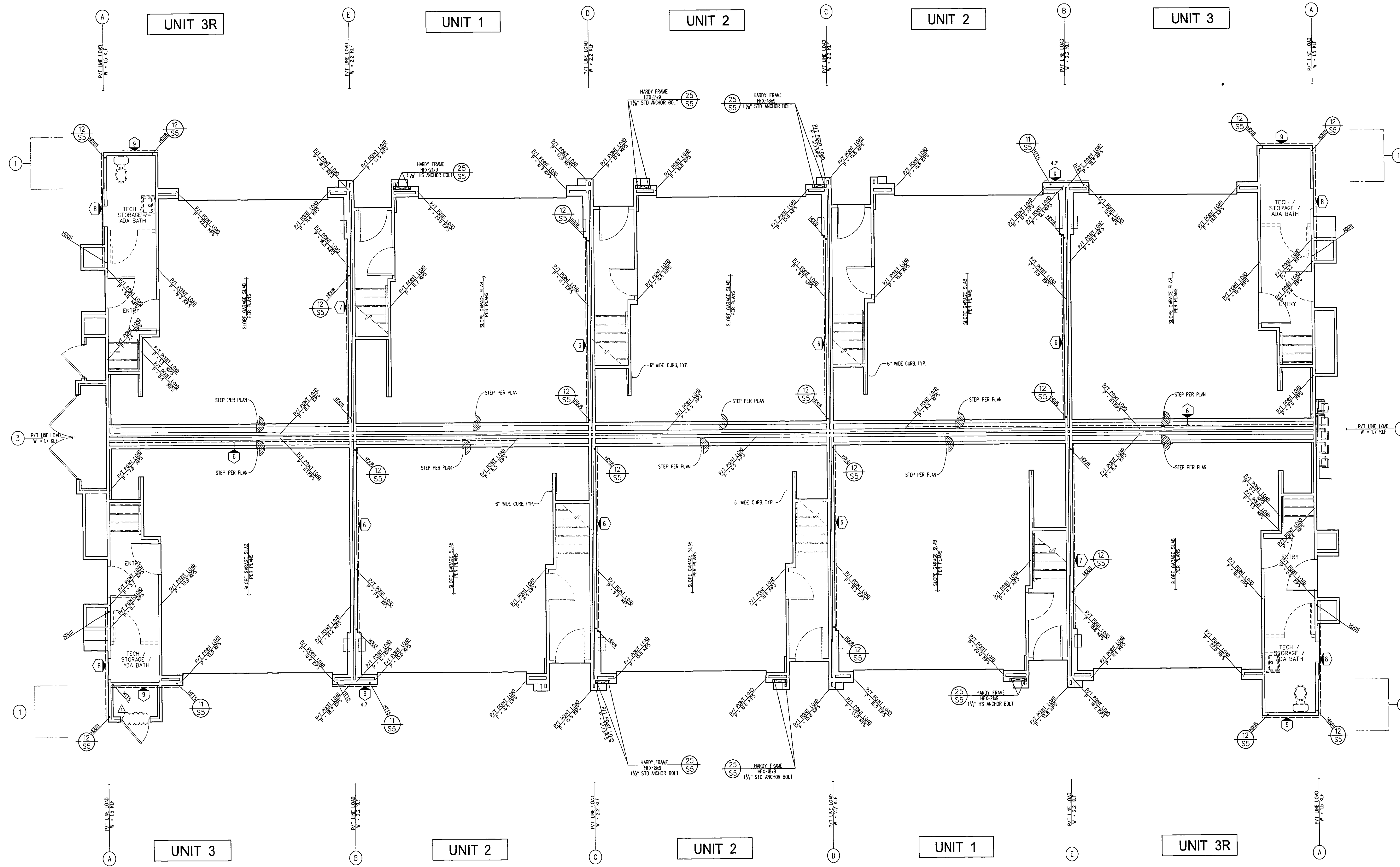
INDICATES SHEARWALLS AND
SILE ANCHORAGE SEE THE
SHEARWALL SCHEDULE.



10-PLEX - TOWER ROOF FRAMING PLAN SCALED: 1/4" = 1'-0" 1

10-PLEX - 'A'

10-PLEX - 'A'
TOWER ROOF
FRAMING PLAN
S3-5



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RIVERVIEW ATTACHED HOMES
 SANTEE, CALIFORNIA

JANUARY 12, 2020
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| 02-0-20 | RESPONSE TO P.V.C. |
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 JOB NO: 200-0007
 SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
 INDICATES SHEARWALLS AND TIE-BACKS. SEE THE SHEARWALL SCHEDULE.



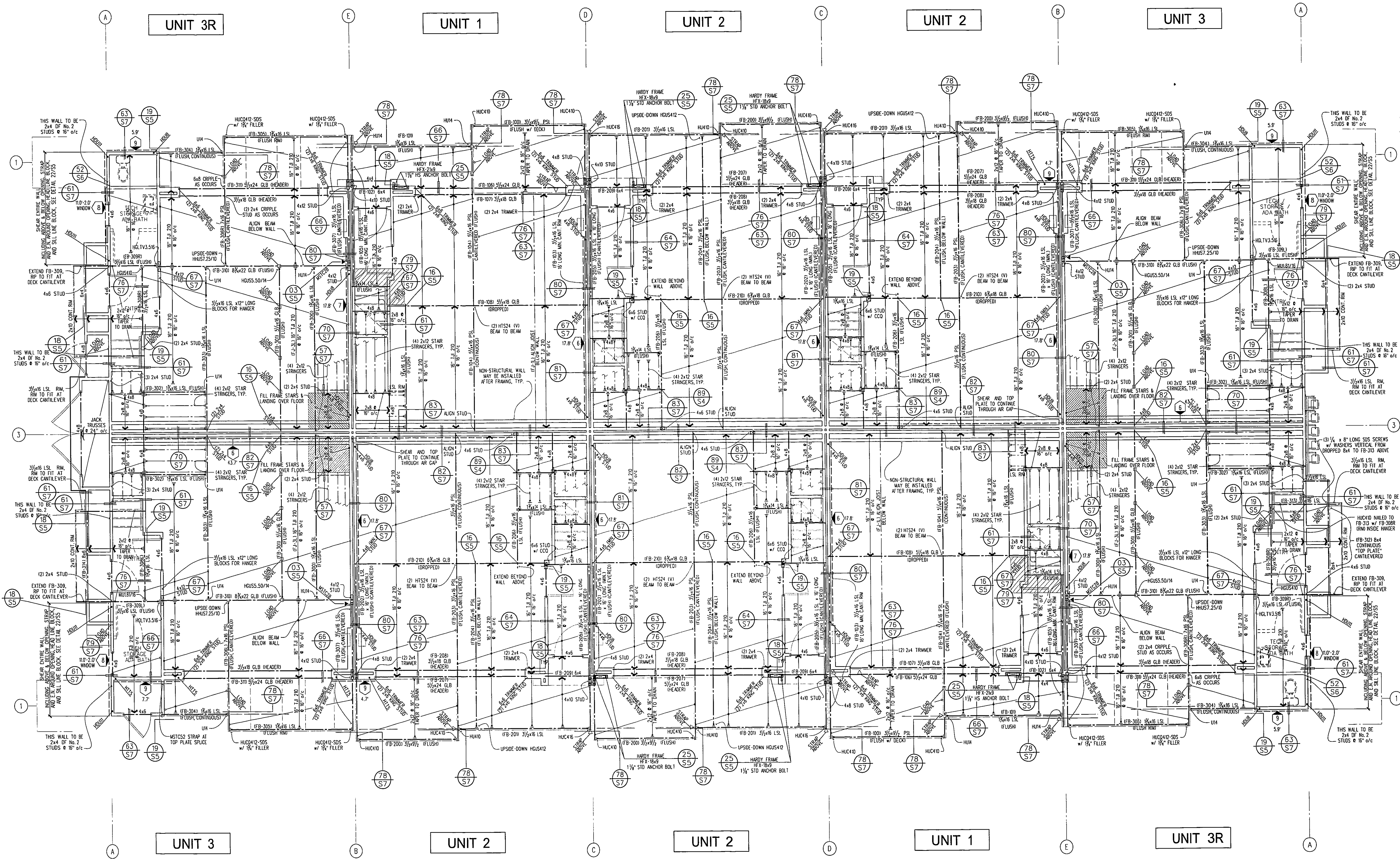
10-PLEX - 'B' SLAB INTERACTION PLAN SCALE: 3/4" = 1'-0" 1

POST-TENSION FOUNDATION - DESIGNED BY OTHERS SHALL BE CAPABLE OF SUPPORTING SLAB LOADS IN ADDITION TO THE EFFECTS FROM THE SOILS REPORT AS FOLLOWS:
 INTERIOR / SLAB: 250 PSF
 EXTERIOR / FOOTING: 300 PSF
 UNIFORM LOADS: 4,000 LBS
 CONCENTRATED LOADS: 6,000 LBS
 OTHER LOADS AS INDICATED ON THE PLANS

CONCRETE STRENGTH SHALL BE NO LESS THAN THE HIGHER OF THE FOLLOWING:
 3,000 PSI PER IBC TABLE 19.2.1
 28-DAY NOTES ON THE P.V.C. PLANS
 50 PER THE SOILS REPORT

SEE ARCHITECTURE PLANS FOR DOOR SCHEDULES, ELEVATIONS, BELOW SLAB OBJECTS, UNDERGROUND CONDUIT, SWEEPS FOR ELECTRICAL, PLUMBING AND/OR GAS LINES AND LOCATION OF UTILITIES, AS OCCURS.

10-PLEX - 'B'
 SLAB
 PLAN
S3-6



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 208.967
 SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION
 INDICATES SHEARWALLS AND TIE ANCHORS SEE THE SHEARWALL SCHEDULE.



10-PLEX - LOWER FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" 1

ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.
 PARTY WALL TOP PLATES TO BE CONTINUOUS THROUGH AIR CAP.
 EXTERIOR SHEAR PLYWOOD TO BE CONTINUOUS OVER PARTY WALLS.
 FLOOR & ROOF PLYWOOD TO BE CONTINUOUS THROUGH AIR CAP.
 SEE THE S&A PRELIMINARY PLAN FOR WOODWORK DETAILS INCLUDING REQUIRED STUDS AT JOIST/BEAM INTERSECTIONS.
 SEE THE SHEARWALL SCHEDULE AND NOTES 3014, 3022 ON SHEET S12 FOR PLYWOOD WALKING.

10-PLEX - 'B'
 LOWER FLOOR
 FRAMING PLAN
S3-7

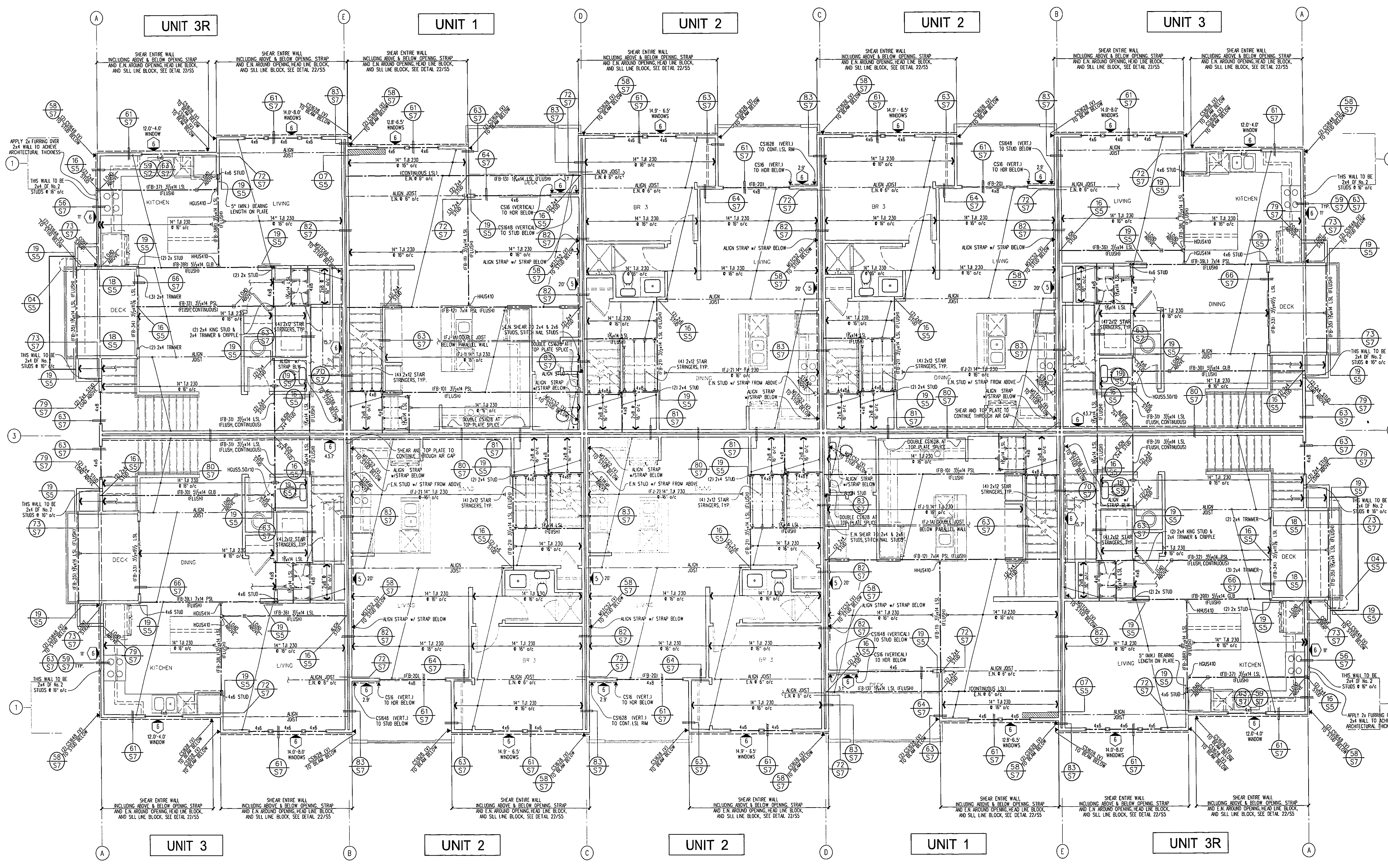


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SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND ALL ANCHORAGE SEE THE SHEARWALL SCHEDULE.

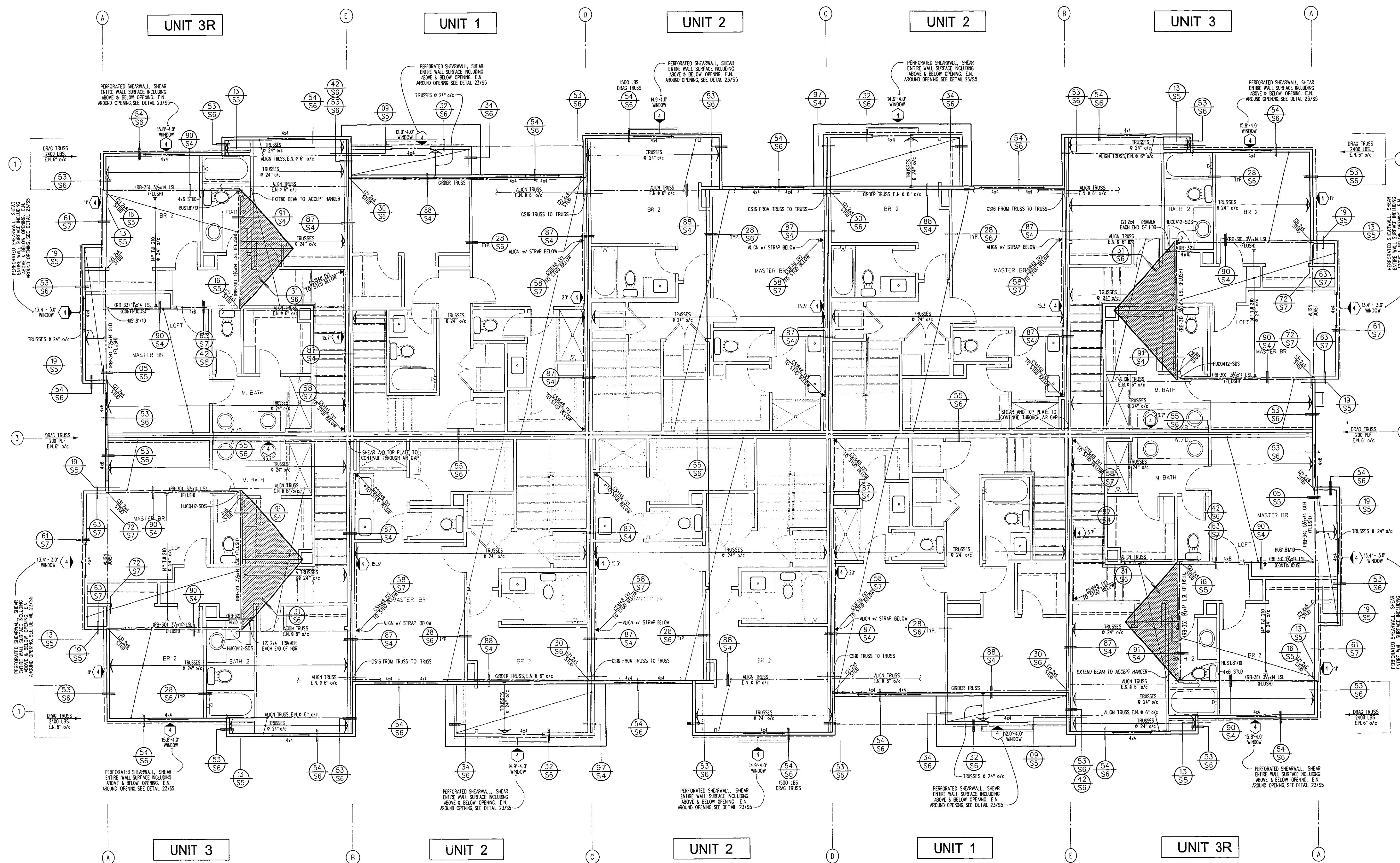


10-PLEX - 'B'

10-PLEX - UPPER FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" 1

ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.
PARTY WALL TOP PLATES TO BE CONTINUOUS THROUGH AIR GAP.
EXTERIOR SHEAR PLYWOOD TO BE CONTINUOUS OVER PARTY WALLS.
FLOOR & ROOF FLYWOOD TO BE CONTINUOUS THROUGH AIR GAP.
SEE THE SHEARWALL SCHEDULE AND NOTES FOR 303 ON SHEET 2A FOR PLYWOOD MISC.

10-PLEX - 'B'
UPPER FLOOR
FRAMING PLAN
S3-8



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SEE STRUCTURE NOTES &
 SPECIFICATION SHEET FOR
 ADDITIONAL INFORMATION.
 INCLUDES SHEARWALLS AND
 SOIL ANCHORAGE. SEE THE
 SHEARWALL SCHEDULE.

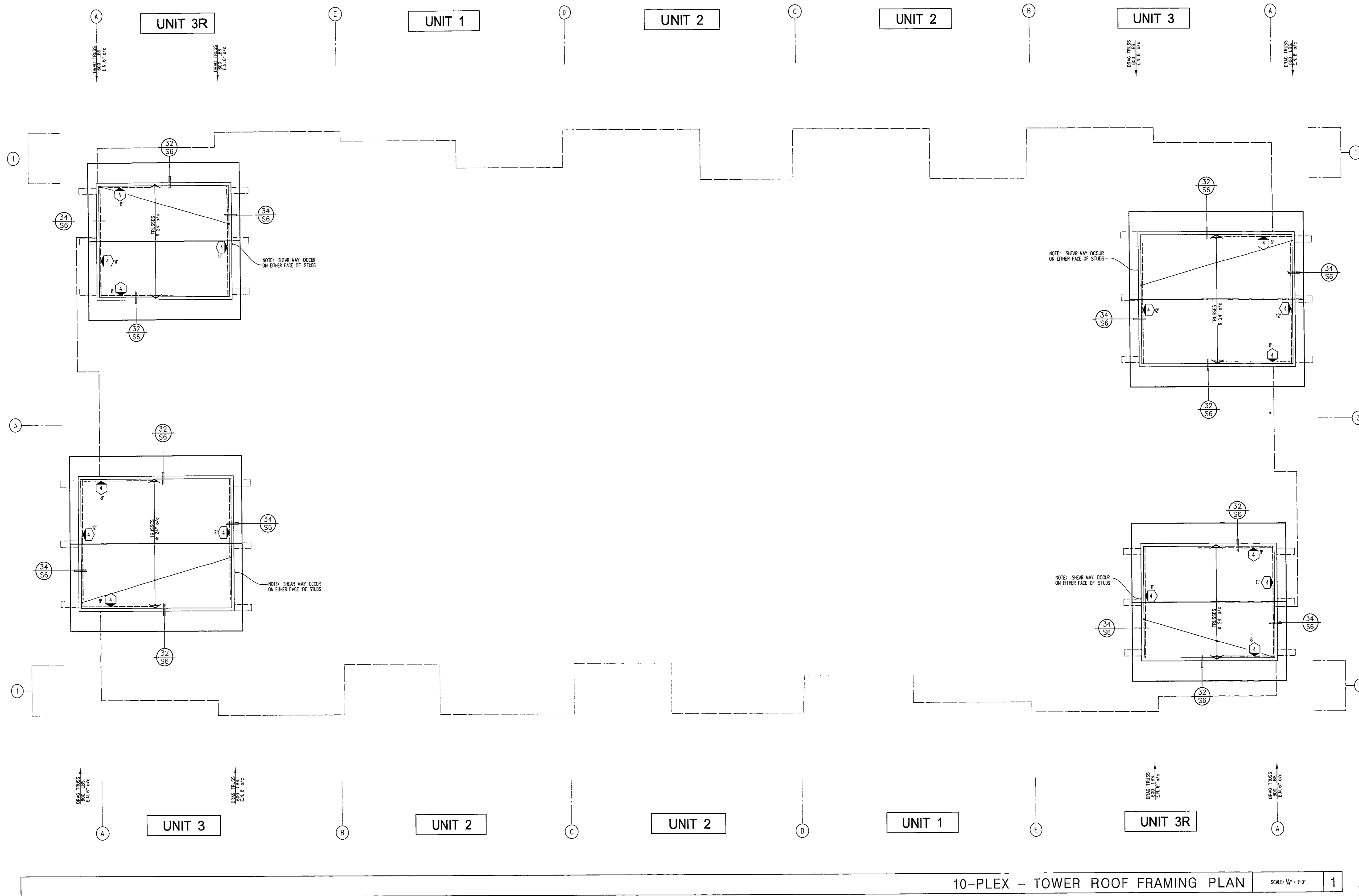


10-PLEX - ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" 1

ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.
 PARTY WALL TOP PLATES TO BE CONTINUOUS THROUGH AND OVER EXTERIOR SHEAR PLYWOOD TO BE CONTINUOUS OVER PARTY WALLS.
 FLOOR & ROOF PLWOOD TO BE CONTINUOUS THROUGH AND OVER TRUSS ENGINEER TO VERIFY SOLAR & EQUIPMENT LOADS & LUMINOUS INCLUDING AND LOADS PRIOR TO MANUFACTURING TRUSSES.
 SEE THE ORIGINAL SCHEMATIC AND NOTES 301A, 302 ON SHEET S12 FOR PLWOOD MARKING.

10-PLEX - 'B'

10-PLEX - 'B'
 ROOF FRAMING PLAN
S3-9



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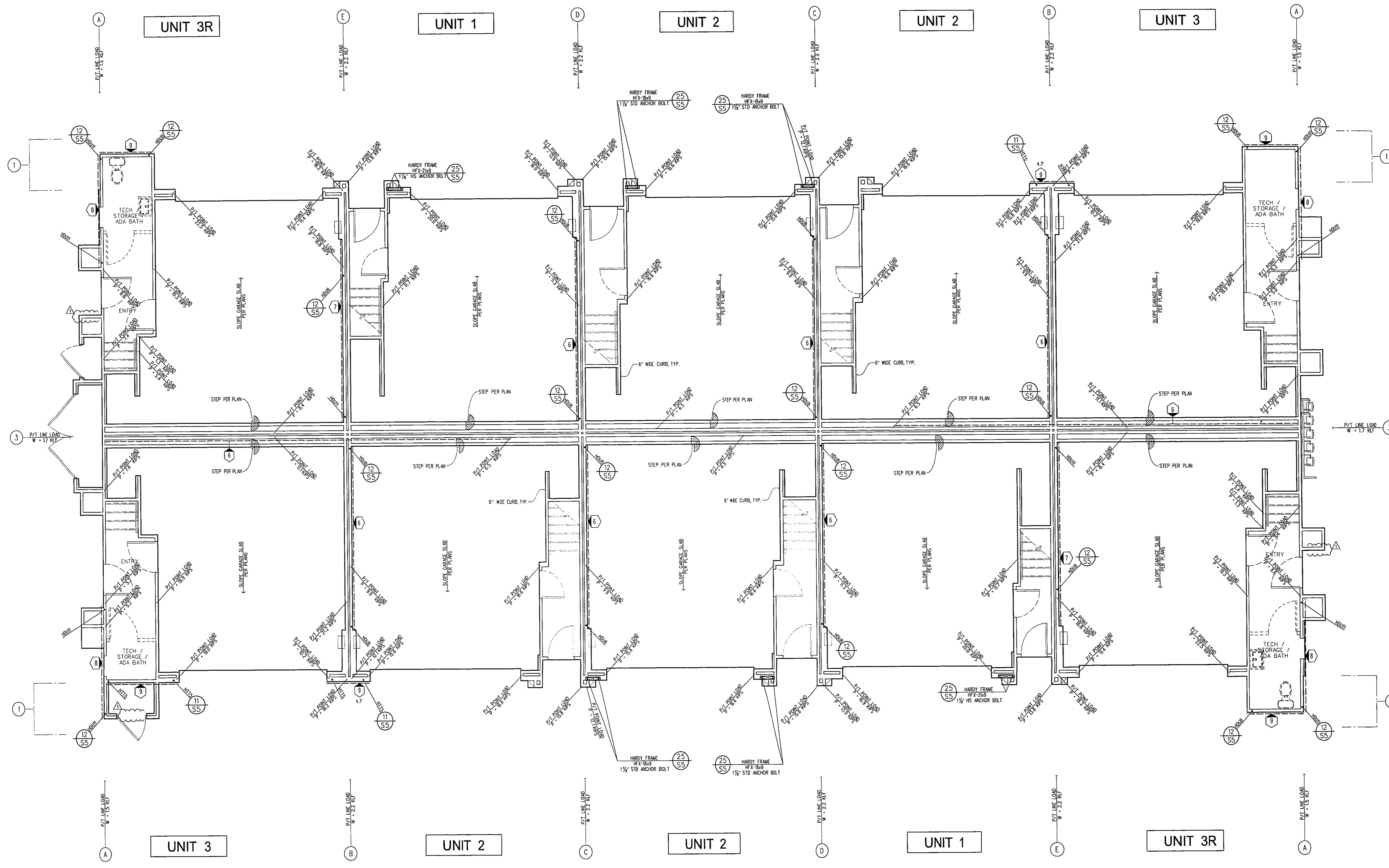
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 JOB NO.: 2019-0607

SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
 INDICATES SHEARWALLS AND ISL ANCHORAGE. SEE THE SHEARWALL SCHEDULE.



10-PLEX - 'B'
 TOWER ROOF
 FRAMING PLAN
S3-10



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 SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
 INDICATES SHEARWALLS AND SLAB INTERACTION SEE THE SHEARWALL SCHEDULE.



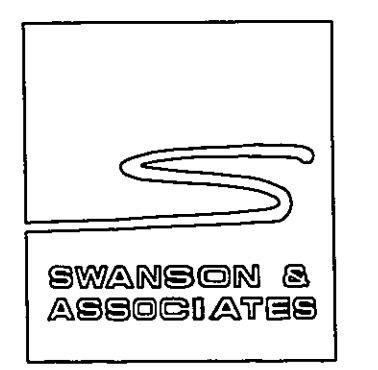
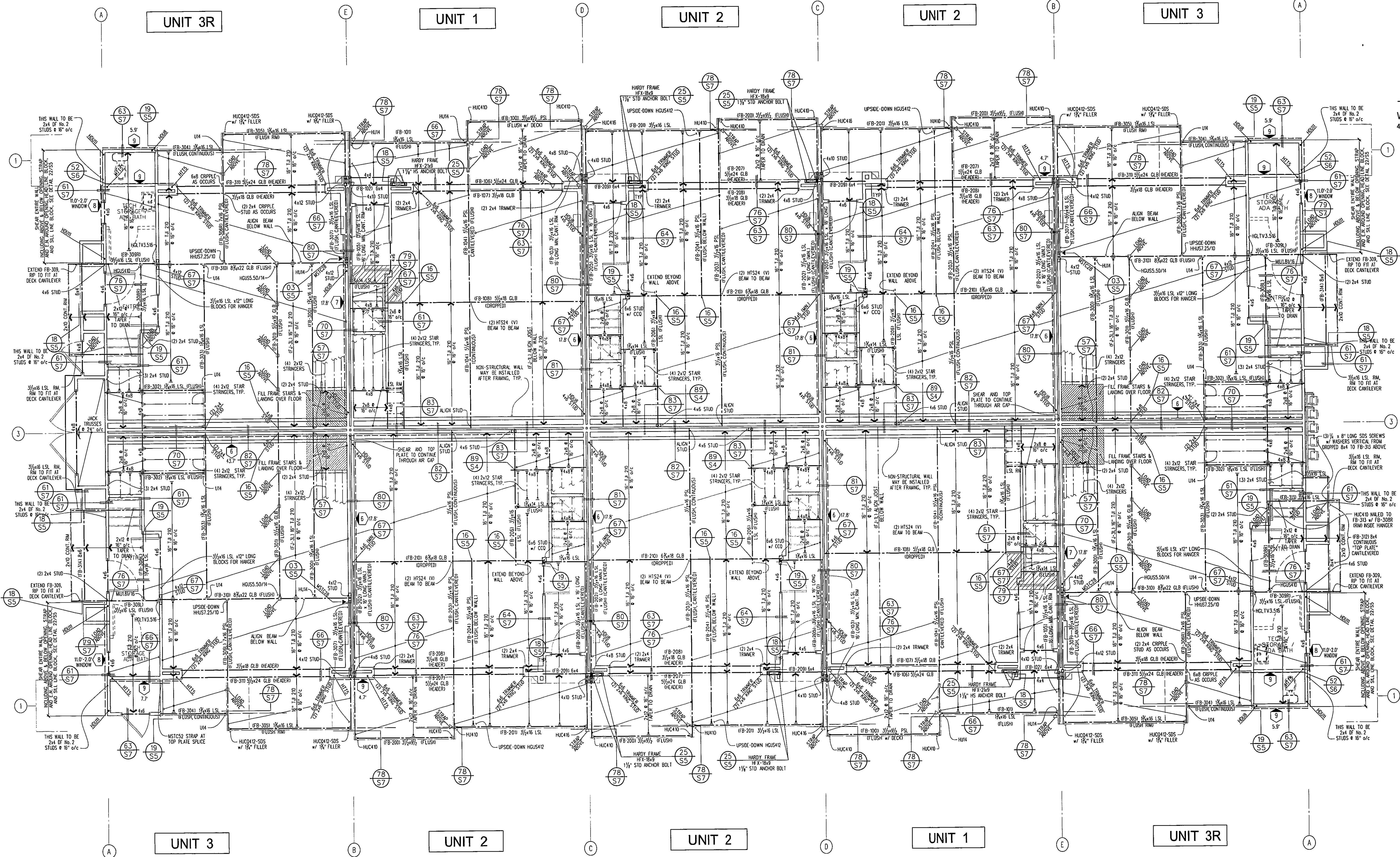
10-PLEX - 'C' SLAB INTERACTION PLAN SCALE: 1/4" = 1'-0" 1

POST TENSION FOUNDATION - DESIGNED BY OTHERS SHALL BE CAPABLE OF SUPPORTING SLABING LOADS IN ADDITION TO THE EFFECTS FROM THE SLAB. REPORT AS FOLLOWS:
 EITHER / OR EITHER / FOOTING
 UNIFORM LOADS 750 PSF 1500 PSF
 CONCENTRATED LOADS 4000 LBS 6000 LBS
 OTHER LOADS AS INDICATED ON THE PLANS

CONCRETE STRENGTH SHALL BE NO LESS THAN THE GREATER OF THE FOLLOWING:
 3,000 PSF PER CHAPTER 1808.2.1 TO BE NOTED ON THE SLAB PLANS
 51 PER THE SOILS REPORT

SEE ARCHITECTURAL PLANS FOR DOOR SCHEDULES, FINISHES, SLAB DOCKETS, UNDERGROUND CONDUIT, SWEEPS FOR ELECTRICAL, PLUMBING, AND GAS LINES AND LOCATION OF UTILITIES, AS OCCURS.

10-PLEX - 'C'
 SLAB
 PLAN
S3-11



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 NEWPORT BEACH, CA 92660

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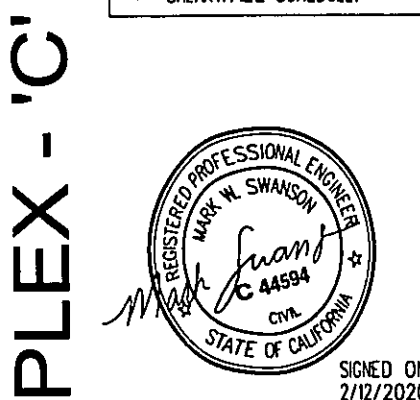
JANUARY 12, 2020
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| 1 | 02-12-20 RESPONSE TO R/C |

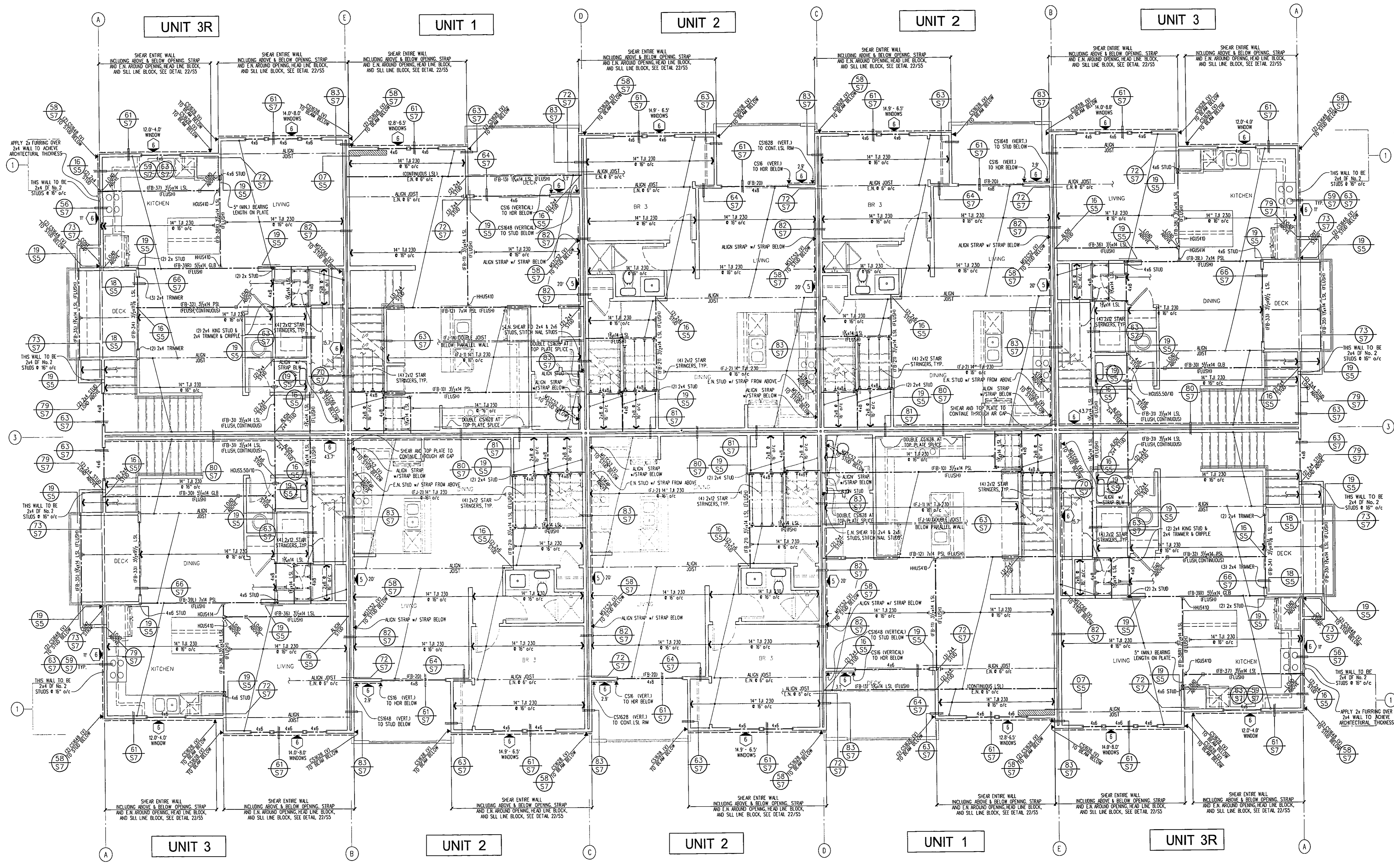
10-PLEX - LOWER FLOOR FRAMING PLAN

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

ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.
 PARTY WALL TOP PLATES TO BE CONTINUOUS THROUGH AIR GAP.
 EXTERIOR SHEAR PLYWOOD TO BE CONTINUOUS OVER PARTY WALLS.
 FLOOR & ROOF PLYWOOD TO BE CONTINUOUS THROUGH AIR GAP.
 SEE THE S/W FOR REVISION PLAN FOR REQUIRED DETAILS INCLUDING REQUIRED STUDS AT HOLDINGS.
 SEE THE SHEARWALL SCHEDULE AND NOTES 301A, 302 ON SHEET S2 FOR PLYWOOD WALLS.



10-PLEX - 'C'
 LOWER FLOOR FRAMING PLAN
S3-12



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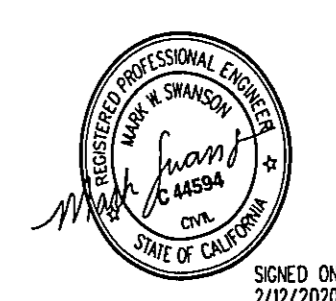
WILLIAM LYON HOMES
4685 MACARTHUR CT., 8TH FLR
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SEE STRUCTURE NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND ALL REINFORCING SEE THE SHEARWALL SCHEDULE.

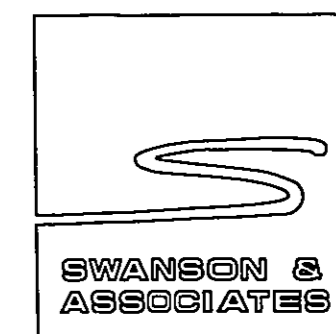


10-PLEX - UPPER FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" 1

ALL EXTERIOR TOP PLATES TO BE CONTIGUOUS THROUGH PARTY WALLS.
PARTY WALL TOP PLATES TO BE CONTIGUOUS THROUGH AIR CAP.
EXTERIOR SHEAR PLYWOOD TO BE CONTIGUOUS OVER PARTY WALLS.
FLOOR & ROOF PLYWOOD TO BE CONTIGUOUS THROUGH AIR CAP.
SEE THE SHEARWALL SCHEDULE AND NOTES, 304.302 ON SHEET S01 FOR PLYWOOD MARKING.

10-PLEX - 'C'

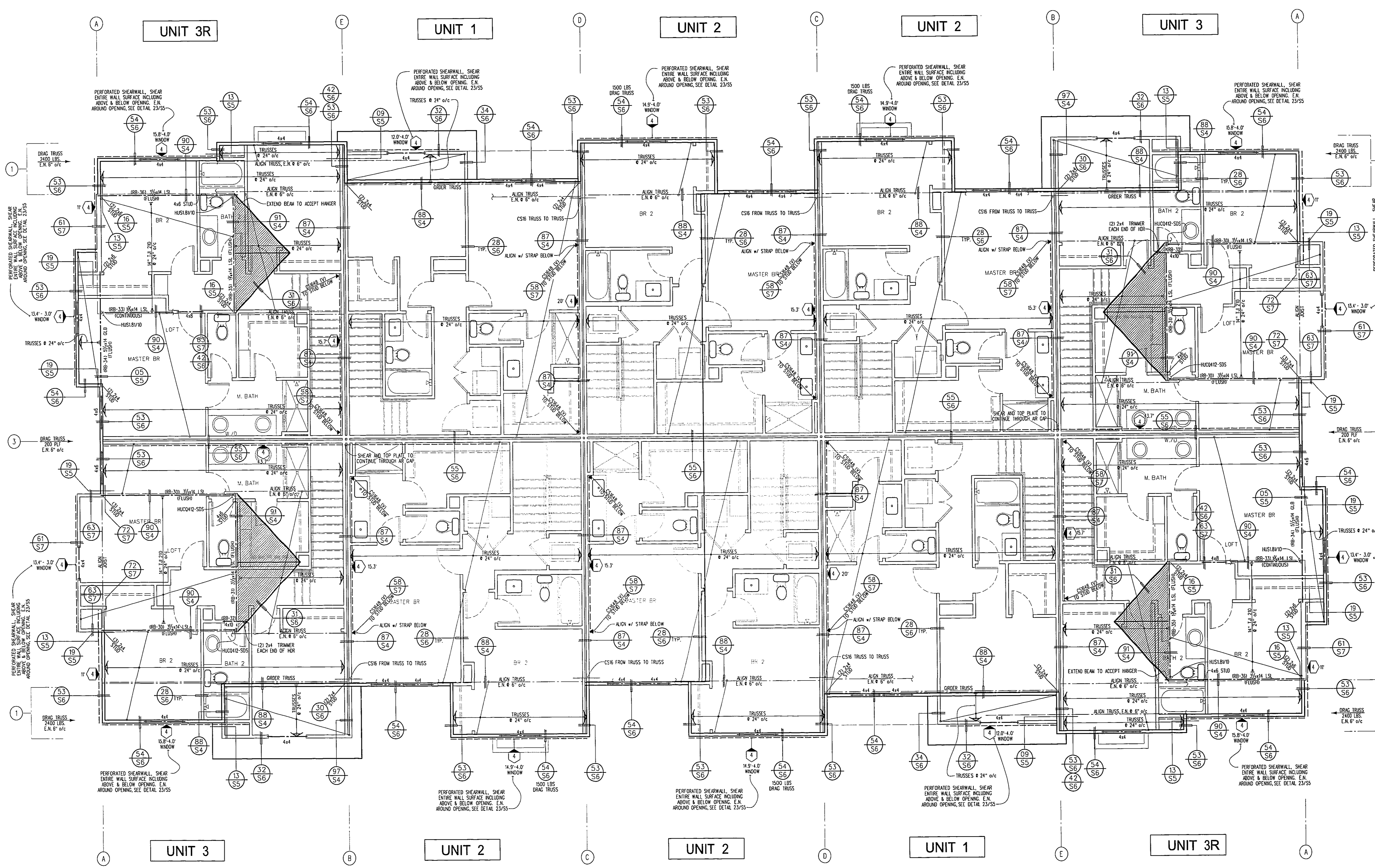
10-PLEX - 'C'
UPPER FLOOR
FRAMING PLAN
S3-13



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JOB NO. 1909-001
SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND DRAG MEMBERS SEE THE SHEARWALL SCHEDULE.

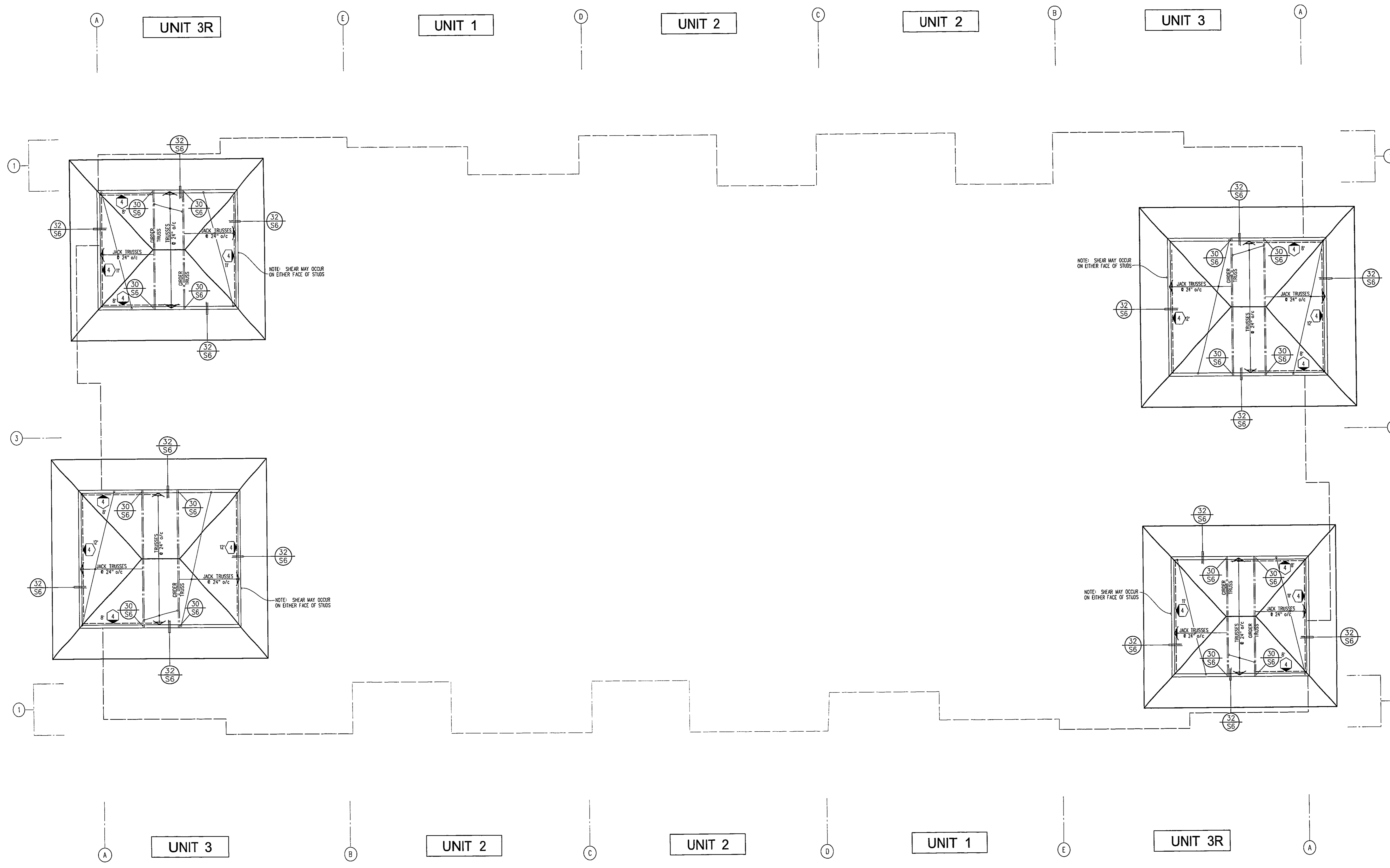
10-PLEX - 'C' ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" 1

ALL EXTERIOR TOP PLATES TO BE CONTINUOUS THROUGH PARTY WALLS.
PARTY WALL TOP PLATES TO BE CONTINUOUS THROUGH AIR GAP.
EXTERIOR SHEAR PLYWOOD TO BE CONTINUOUS OVER PARTY WALLS.
FLOOR & ROOF PLYWOOD TO BE CONTINUOUS THROUGH AIR GAP.
TRUSS ENGINEER TO VERIFY SOLE & EQUIPMENT PLACEMENT & LOADING INCLUDING AND COVER PRIOR TO MANUFACTURING TRUSSES.
SEE THE SHEARWALL SCHEDULE AND NOTES SHEET 302 ON SHEET 302 FOR PLYWOOD MLING.

10-PLEX - 'C'



10-PLEX - 'C'
ROOF
FRAMING PLAN
S3-14



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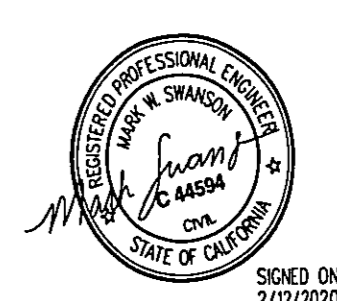
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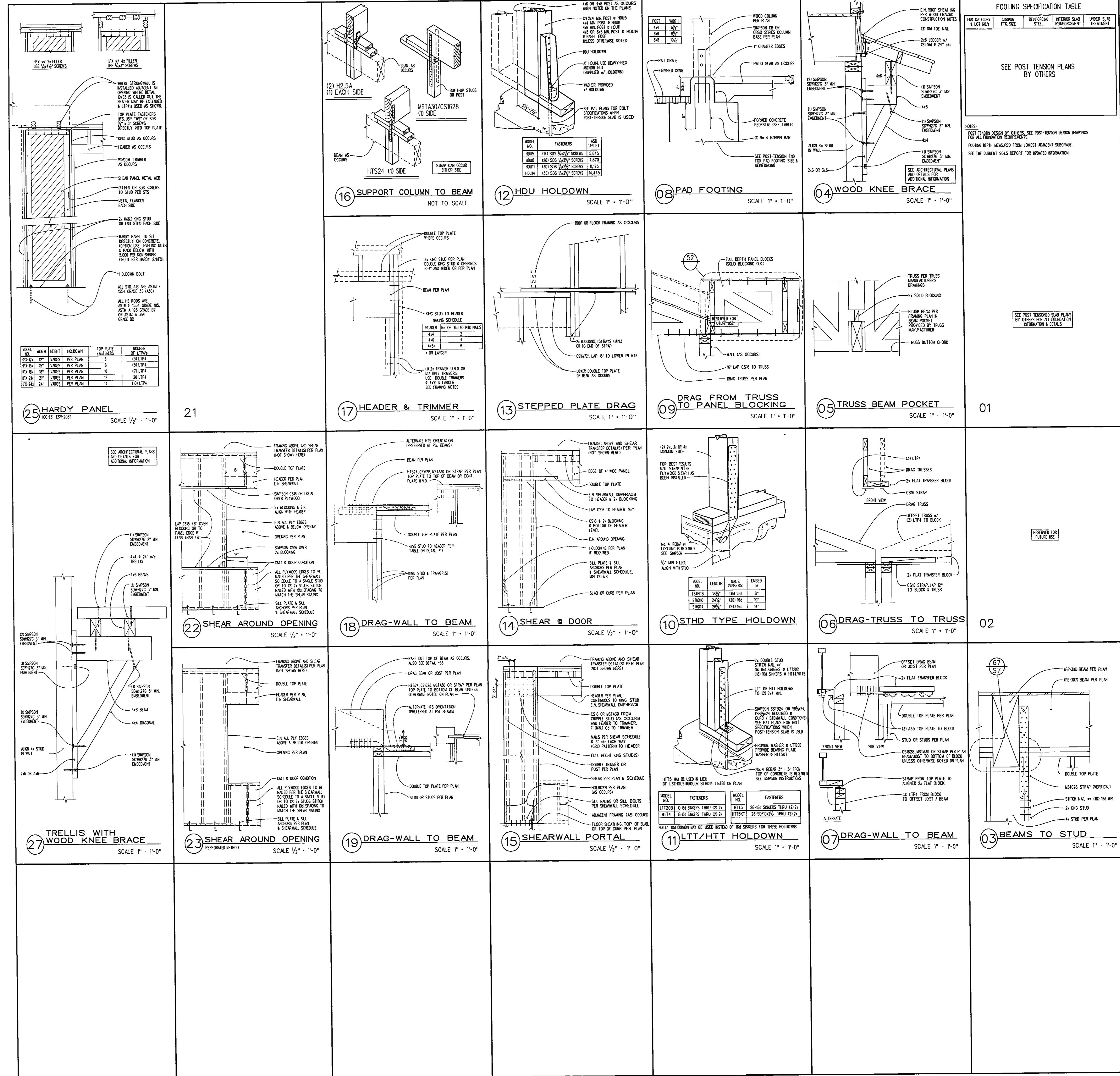
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 SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
 INDICATES SHEARWALLS AND BELL ANDROUSE SEE THE SHEARWALL SCHEDULE.



10-PLEX - TOWER ROOF FRAMING PLAN SCALE: 1/4" = 1'-0" 1

10-PLEX - 'C'

10-PLEX - 'C'
 TOWER ROOF
 FRAMING PLAN
S3-15



FOOTING SPECIFICATION TABLE

| FOOTING TYPE | FOOTING TYPE | REINFORCEMENT | REINFORCEMENT | REINFORCEMENT |
|--------------|--------------|---------------|---------------|---------------|
| CONCRETE | CONCRETE | CONCRETE | CONCRETE | CONCRETE |
| STEEL | STEEL | STEEL | STEEL | STEEL |

SEE POST TENSION PLANS BY OTHERS

ENGINEER & ASSOCIATES

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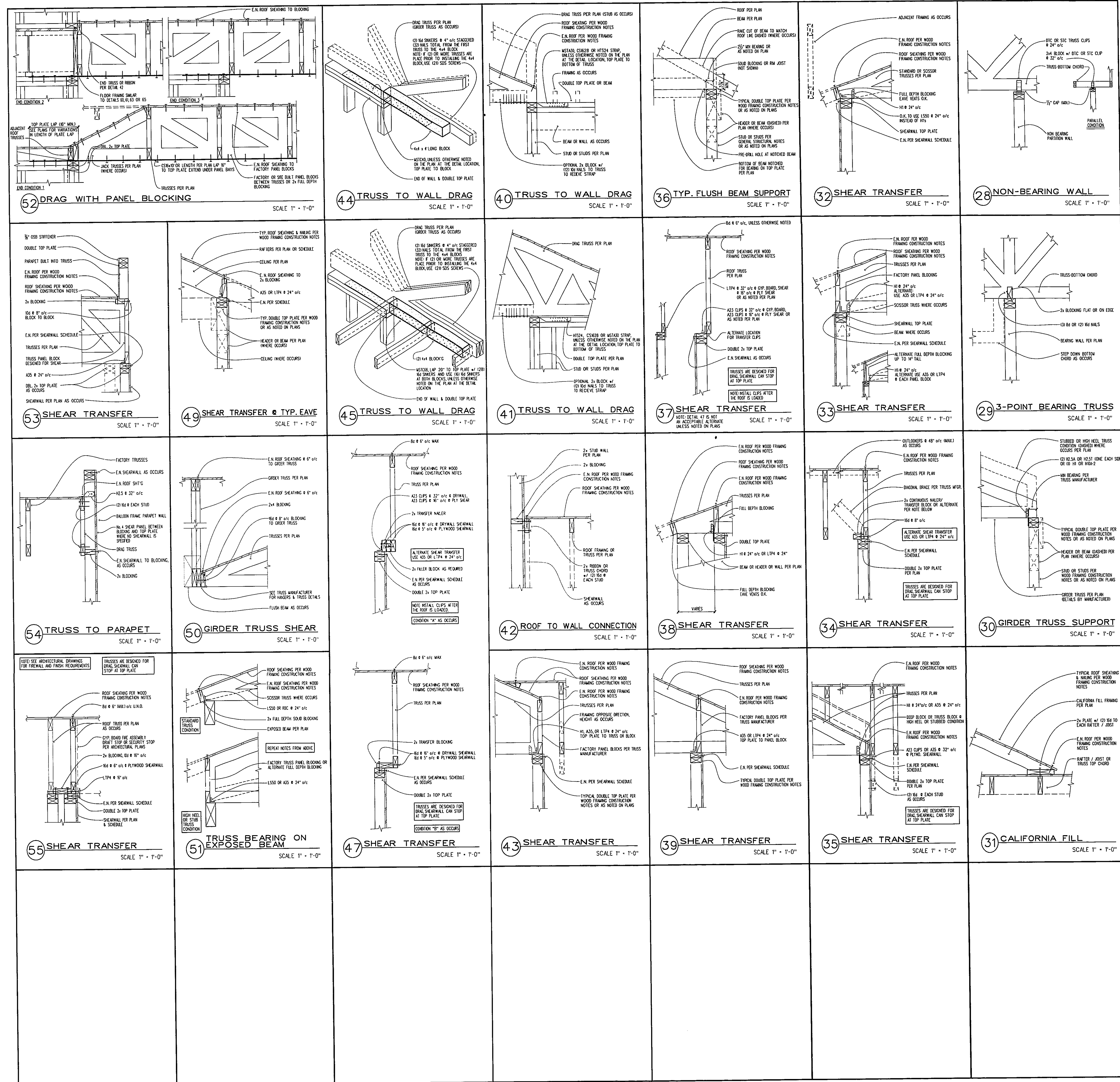
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STRUCTURAL
DETAILS
S5



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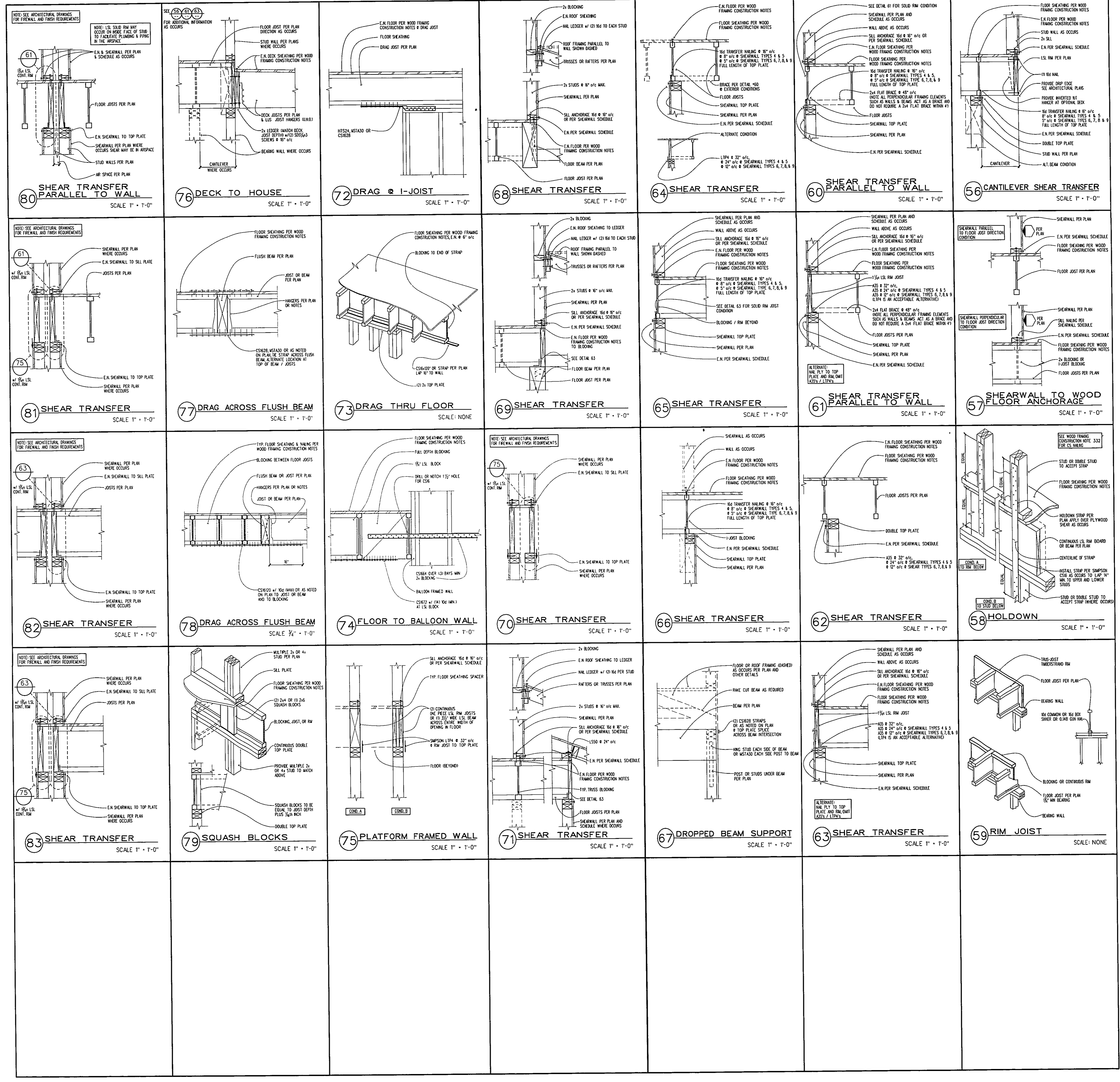
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 SEE STRUCTURAL NOTES & SPECIFICATIONS FIRST FOR ADDITIONAL INFORMATION.
 INDICATES SHEARWALLS AND YOU MUST CHECK THE SHEARWALL SCHEDULE.





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SEE STRUCTURAL NOTES & SCHEDULES SHEET FOR ADDITIONAL INFORMATION.
INDICATES SHEARWALLS AND TO BE INCORPORATED INTO THE SHEARWALL SCHEDULE.



BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

| Model | Panel Width (in) | Anchorage ¹ | Rod Dia (in) | Rod Grade | 2,3 | BB-RA | Stirrups ⁹ | Shear ⁷ Ties |
|---------|------------------|------------------------|--------------|-----------|--------|--------|-----------------------|-------------------------|
| HFX-9x | 9 | 1-1/8-STD-BB-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-12x | 12 | 1-1/8-STD-BB-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-15x | 15 | 1-1/8-STD-BB-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-18x | 18 | 1-1/8-STD-BB-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-21x | 21 | 1-1/8-STD-BB-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-24x | 24 | 1-1/8-STD-BB-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |

REINFORCED ANCHORAGE (RA)

| Model | Panel Width (in) | Anchorage ¹ | Rod Dia (in) | Rod Grade | 2,3 | RA | Stirrups ⁹ | Shear ⁷ Ties |
|---------|------------------|------------------------|--------------|-----------|--------|--------|-----------------------|-------------------------|
| HFX-9x | 9 | 1-1/8-STD-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-12x | 12 | 1-1/8-STD-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-15x | 15 | 1-1/8-STD-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-18x | 18 | 1-1/8-STD-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-21x | 21 | 1-1/8-STD-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |
| HFX-24x | 24 | 1-1/8-STD-RA | STD | 15 | 19-3/4 | 8 - #4 | #3 (min) @ 3-3/4" OC | |

UNREINFORCED ANCHORAGE (UA)

| Model | Panel Height | Anchorage ¹ | Rod Dia (in) | Rod Grade | 2,3 | UA | Stirrups ⁹ | Shear ^{7,8} Ties |
|---------------------|--------------|------------------------|--------------|-----------|-----|----|-----------------------|---------------------------|
| HFX-9x | 79.5" - 8' | 1-1/8-STD-13-19 | STD | 13 | 19 | | | |
| HFX-12x | 78" - 10' | 1-1/8-HS-20-30 | HS | 20 | 30 | | | 1 - #3 |
| HFX-15x, 18x | 78" - 13' | 1-1/8-STD-14-20 | STD | 14 | 20 | | | |
| HFX-15x, 18x Ballon | 14' - 20' | 1-1/8-HS-20-30 | 1-1/8 HS | 20 | 30 | | | |
| HFX-21x, 24x | 78" - 13' | 1-1/8-STD-14-20 | STD | 14 | 20 | | | |
| HFX-21x, 24x Ballon | 14' - 20' | 1-1/8-HS-20-30 | 1-1/8 HS | 20 | 30 | | | 2 - #3 |

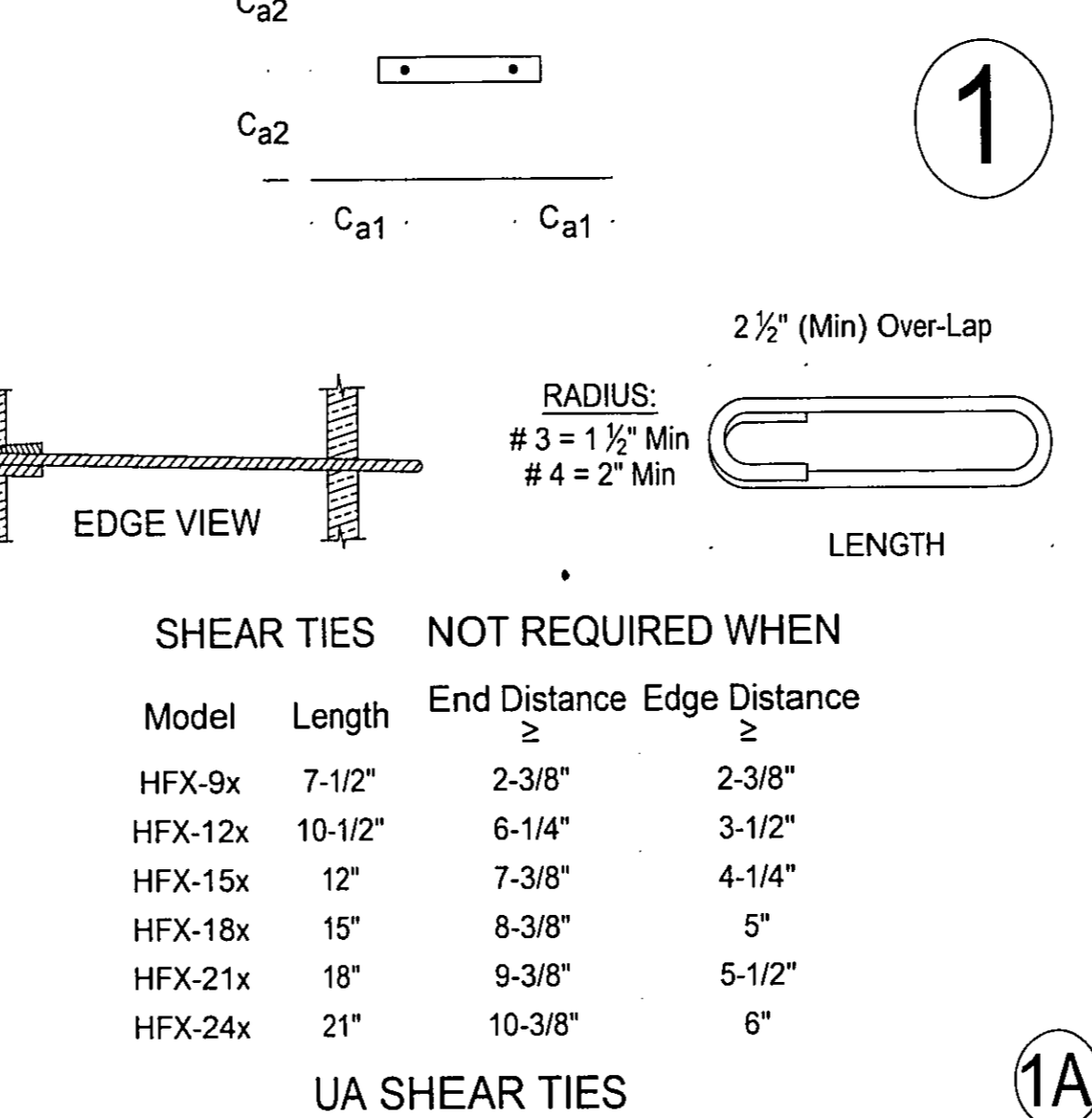
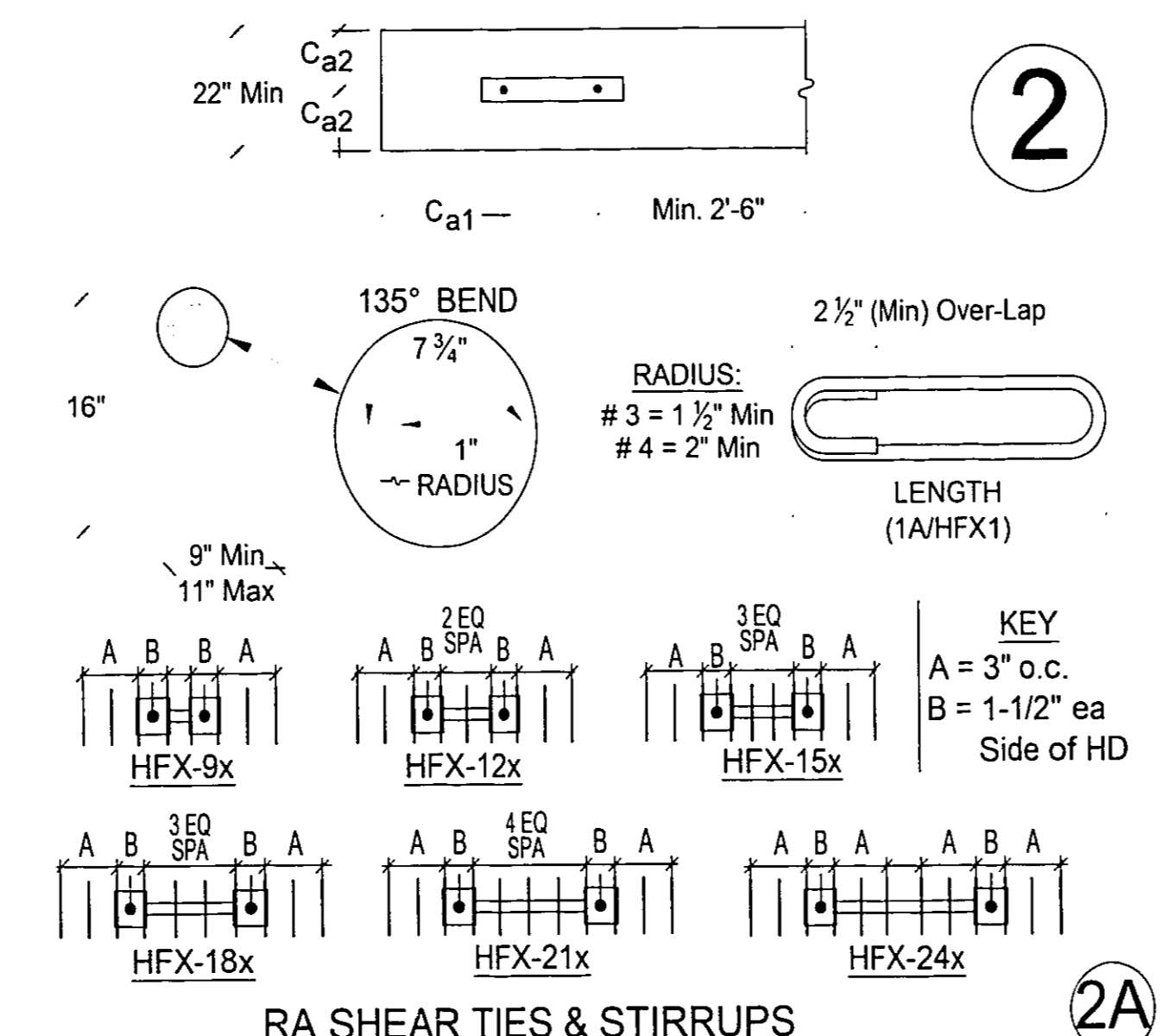
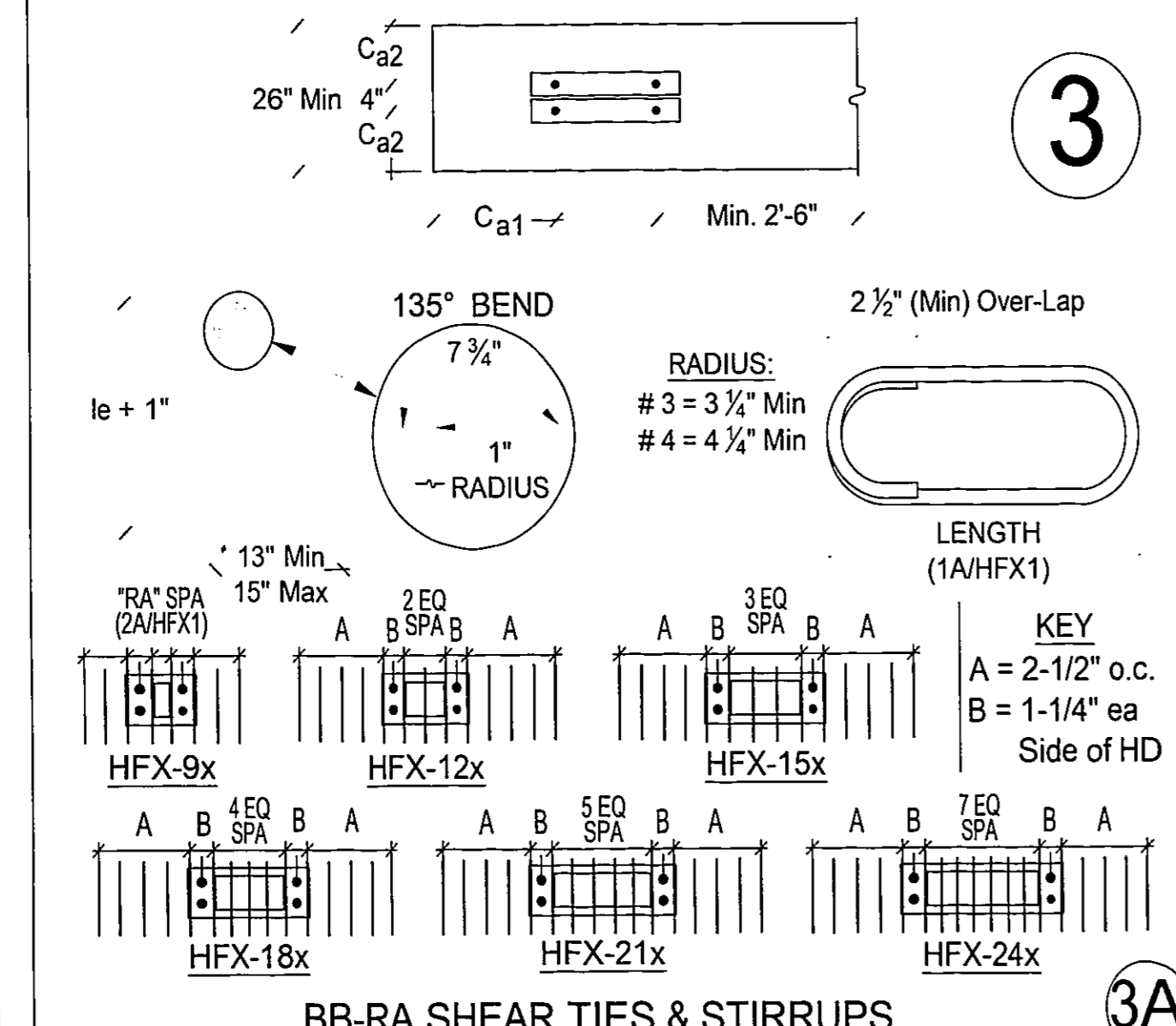
TABLE NOTES

- DESIGNS ARE TO RESIST LOADING PER ACI 318-14, SECTION 17.2.3.4.3.
- STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 36 WITH A HARDY FRAME BOLT BRACE (HFBB) INSTALLED WITH DOUBLE NUTS ON THE EMBED END.
- HS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 WITH A 1/2"x3"x3"(MIN) HFPW PLATE WASHER INSTALLED WITH DOUBLE NUTS ON THE EMBED END (HFBB NOT REQUIRED).
- LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HFBB BOLT BRACE (TOP OF THE EMBEDDED HFPW PLATE WASHER @ HS ANCHORS)
- CA1 = DISTANCE FROM HD CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
- CA2 = DISTANCE FROM HD CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
- SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EDGE DISTANCE CONDITIONS PER ACI-318-14, FC = 2,500 PSI. CURBS AND STEM WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR BB-RA.
- FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 1A), INSTALLATION ON WOOD FRAMING, OR FOR IRC BRACED WALL PANEL APPLICATIONS.
- STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING. SEE "STIRRUP LAYOUT" DIAGRAMS AND "KEY" FOR LAYOUT PATTERNS.
- CONCRETE EDGE DISTANCES MUST COMPLY WITH ACI 318-14, SECTION 17.7.1.

BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE
 1-1/8-STD-BB-RA
 REINFORCED ANCHORAGE
 "BACK TO BACK" INSTALLATION
 ROD GRADE
 ROD DIAMETER

REINFORCED ANCHORAGE NOMENCLATURE
 1-1/8-STD-RA
 REINFORCED ANCHORAGE
 ROD GRADE
 ROD DIAMETER

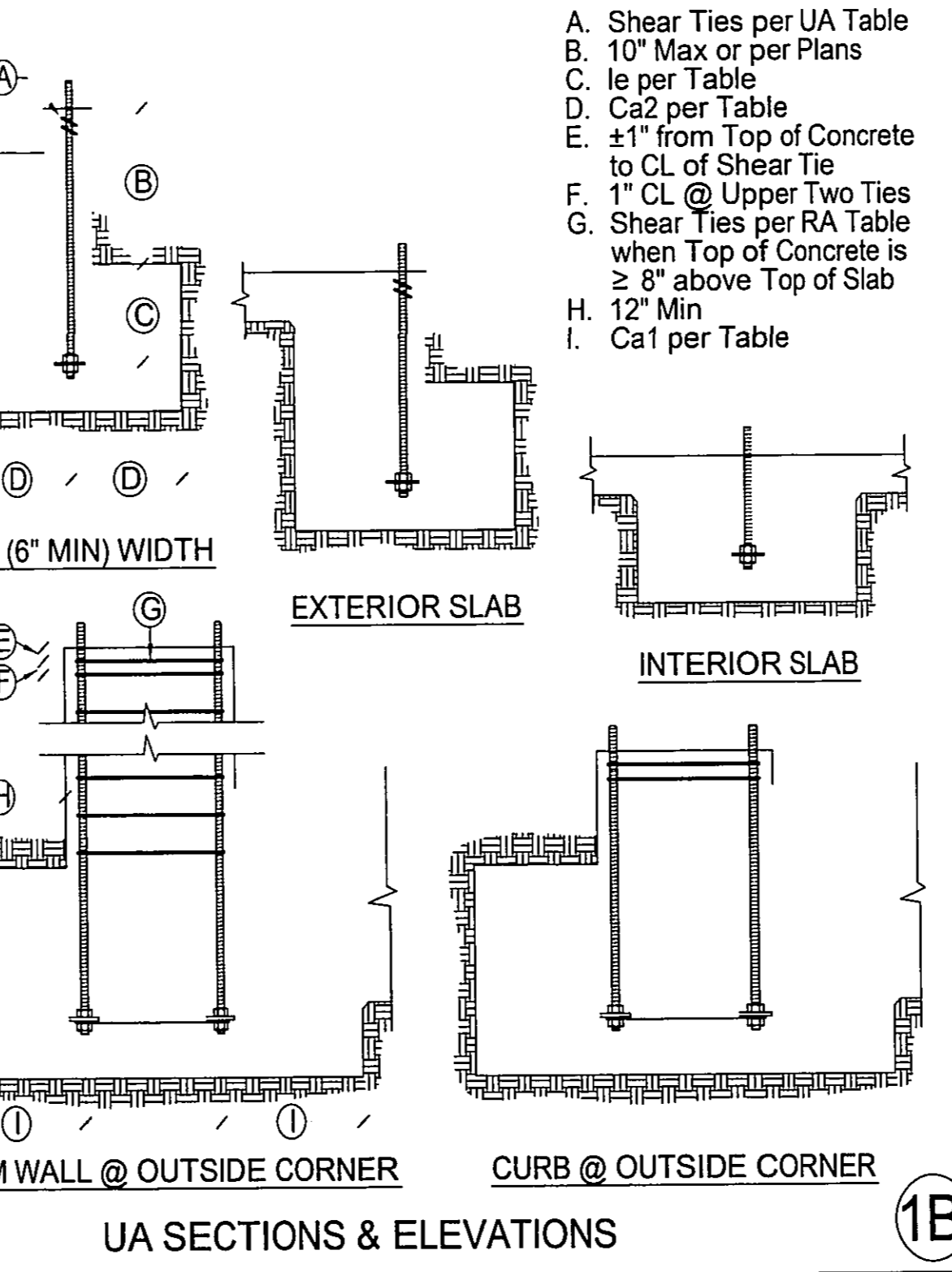
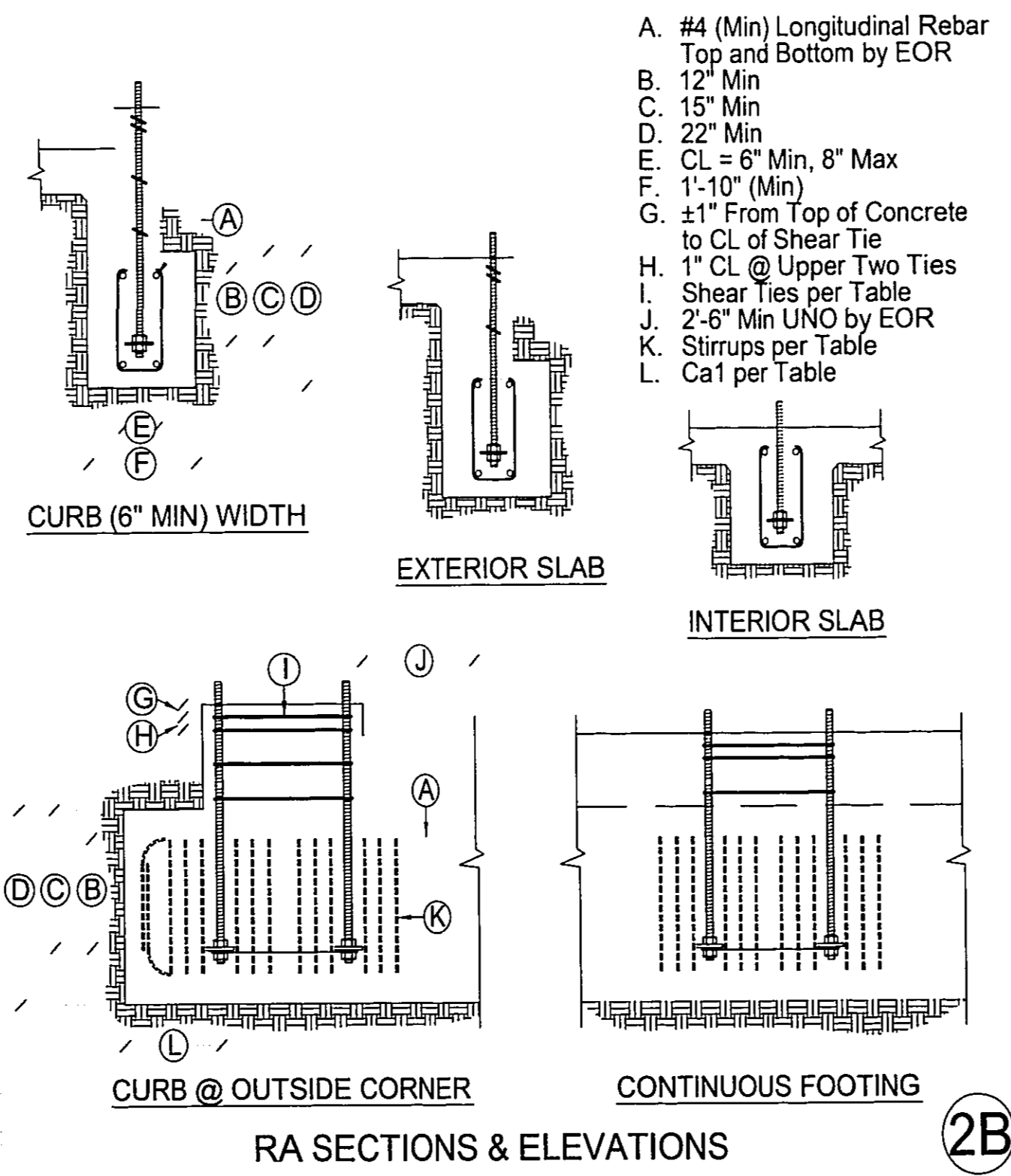
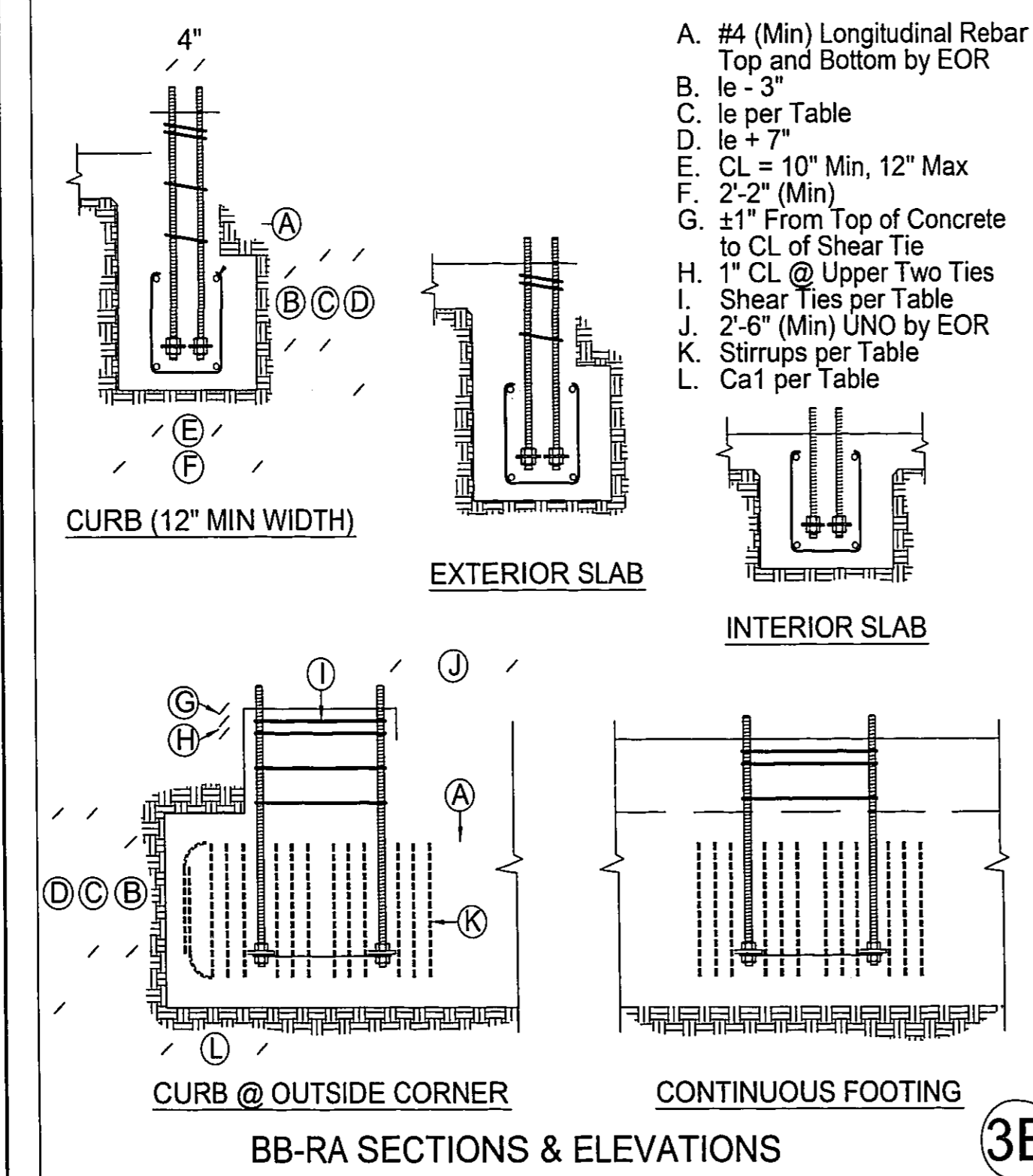
UNREINFORCED ANCHORAGE NOMENCLATURE
 1-1/8-STD-14-20
 END & EDGE DISTANCE (Ca1 & Ca2)
 EMBEDMENT DEPTH (le)
 ROD GRADE
 ROD DIAMETER



TOP OF CONCRETE

| Model | Width | (A) | (B) |
|---------|-------|--------|---------|
| HFX-9x | 9" | 1-3/4" | 5-1/2" |
| HFX-12x | 12" | 1-3/4" | 8-1/2" |
| HFX-15x | 15" | 1-3/4" | 9-3/4" |
| HFX-18x | 18" | 2-9/8" | 12-3/4" |
| HFX-21x | 21" | 2-9/8" | 15-3/4" |
| HFX-24x | 24" | 2-9/8" | 18-3/4" |

HFX ANCHOR CENTERLINES



- IMPORTANT!**
- ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
 - REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
 - FOR RA AND BB-RA INSTALLATIONS, THE HFBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: 1/2" x 3" x 3" MIN. HFPW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
 - HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS. (HF B7)

REVISIONS DATE

ANCHORAGE DETAILS - HFX PANELS
 THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS

HARDY FRAME
 SHEAR WALL SYSTEM
 1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
 TELEPHONE: 800 754-3030 / www.hardyframe.com

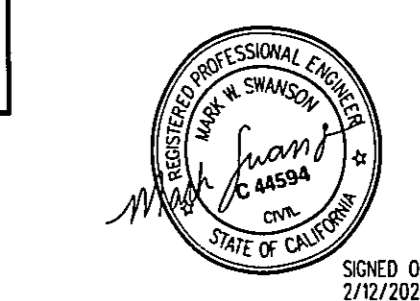
MiTek
 DATE: 1-1-2018
HFX1

SWANSON & ASSOCIATES
 17555 Via Del Campo
 Suite 100
 San Diego, CA 92127
 Phone (619) 487-7600
 Fax (619) 487-7604
 Owner:
 WILLIAM LYON HOMES
 4665 MACARTHUR CT., 8TH FLR
 NEWPORT BEACH, CA 92660

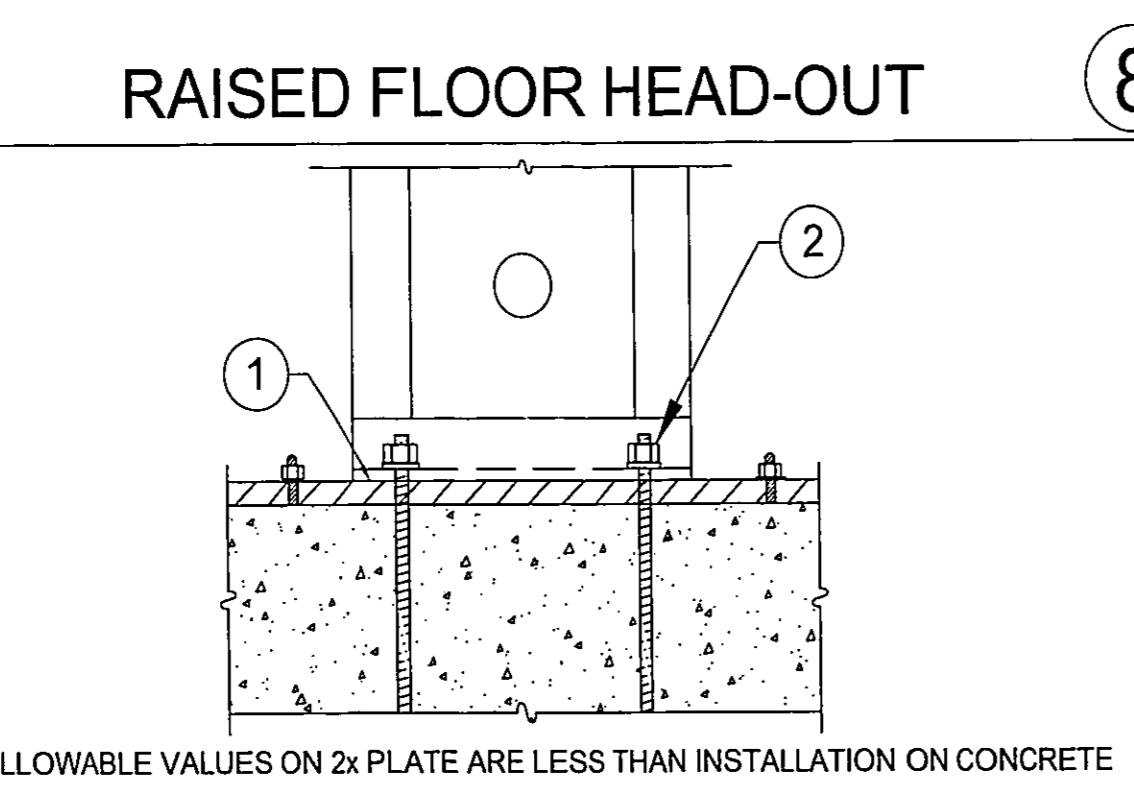
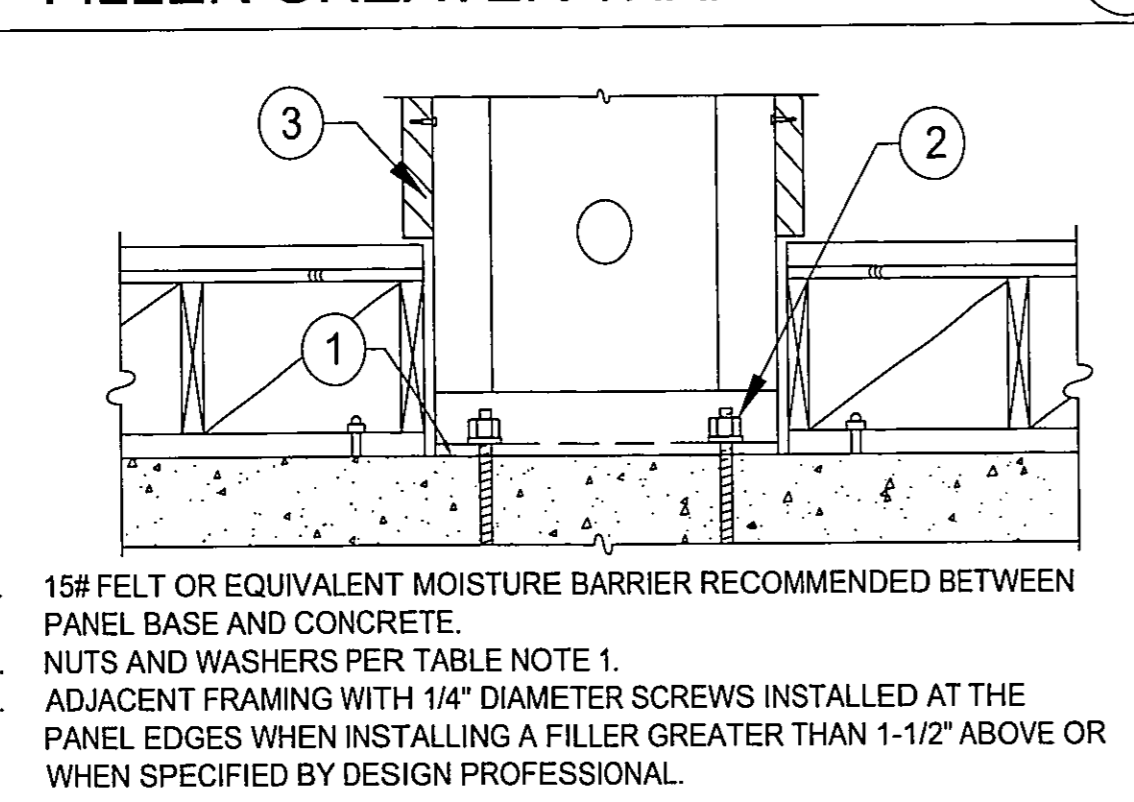
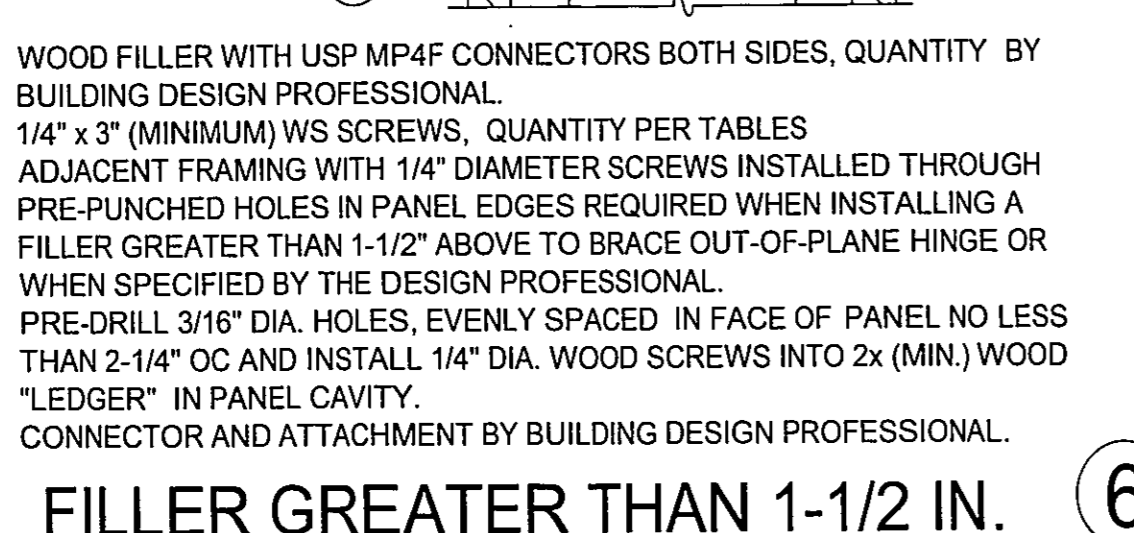
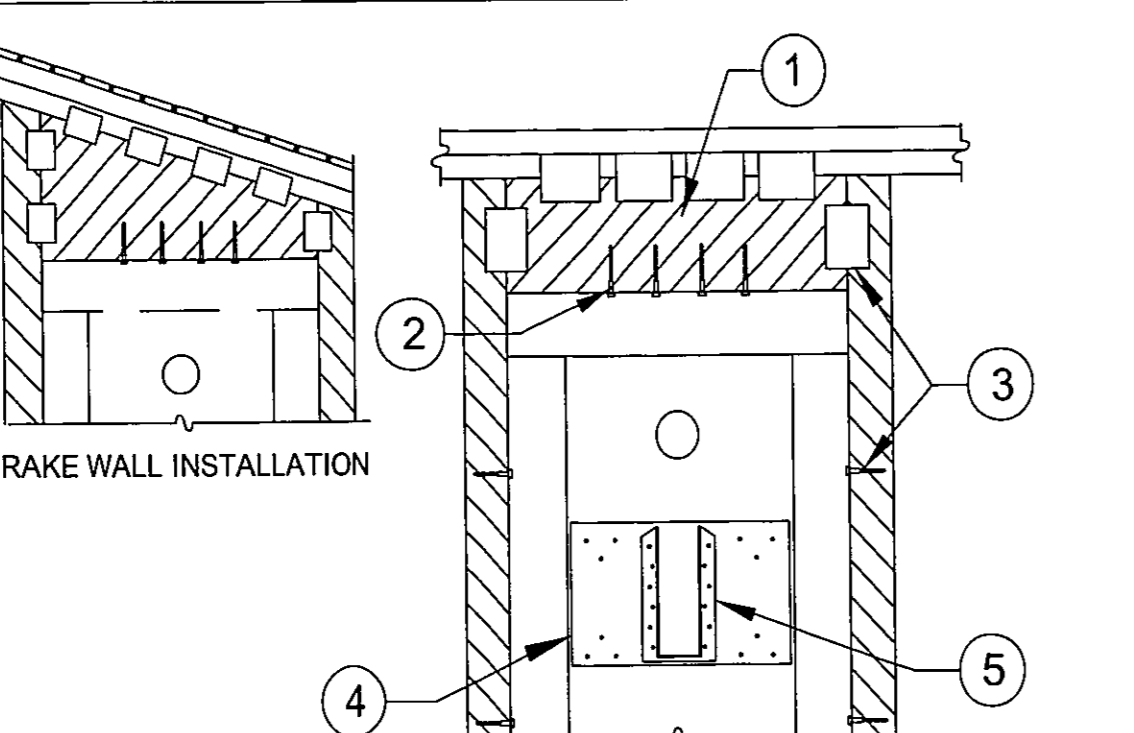
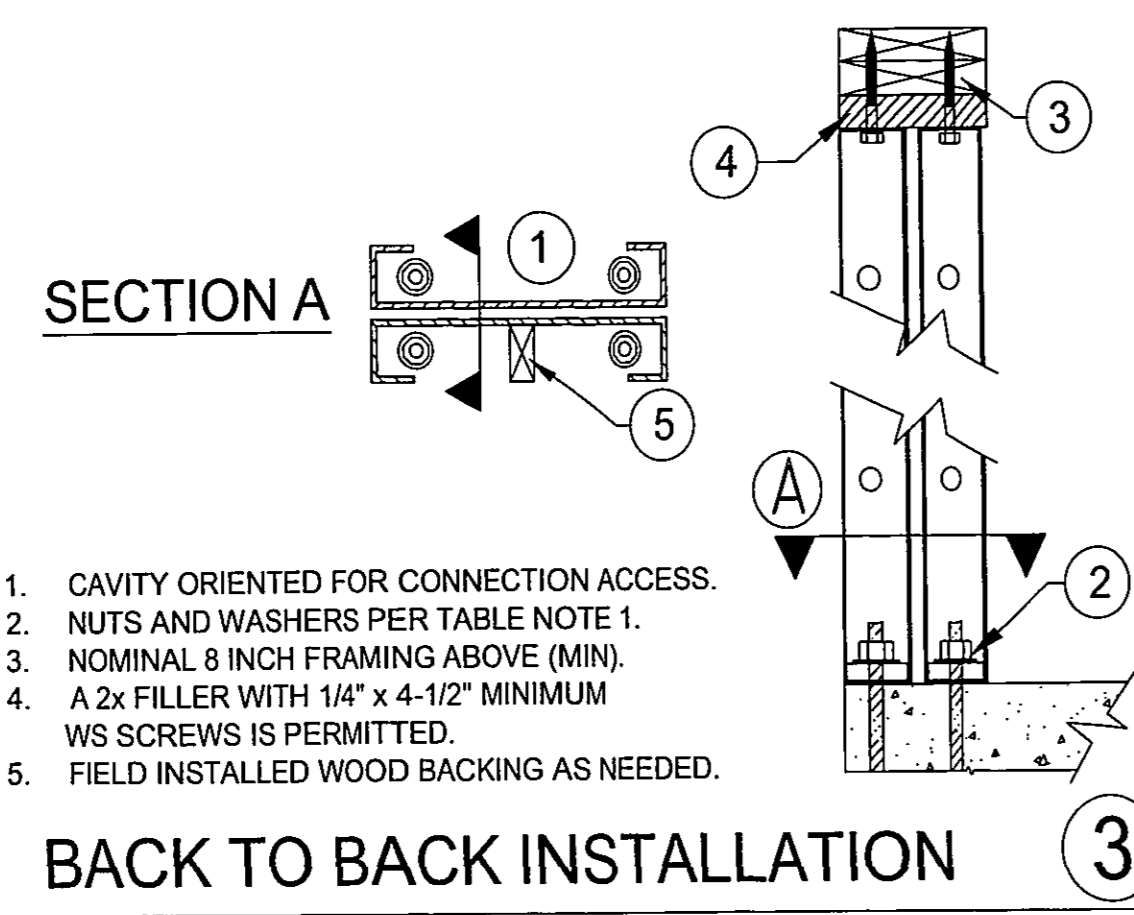
RIVERVIEW ATTACHED HOMES
 SANTEE, CALIFORNIA

JANUARY 12, 2020
 Revisions

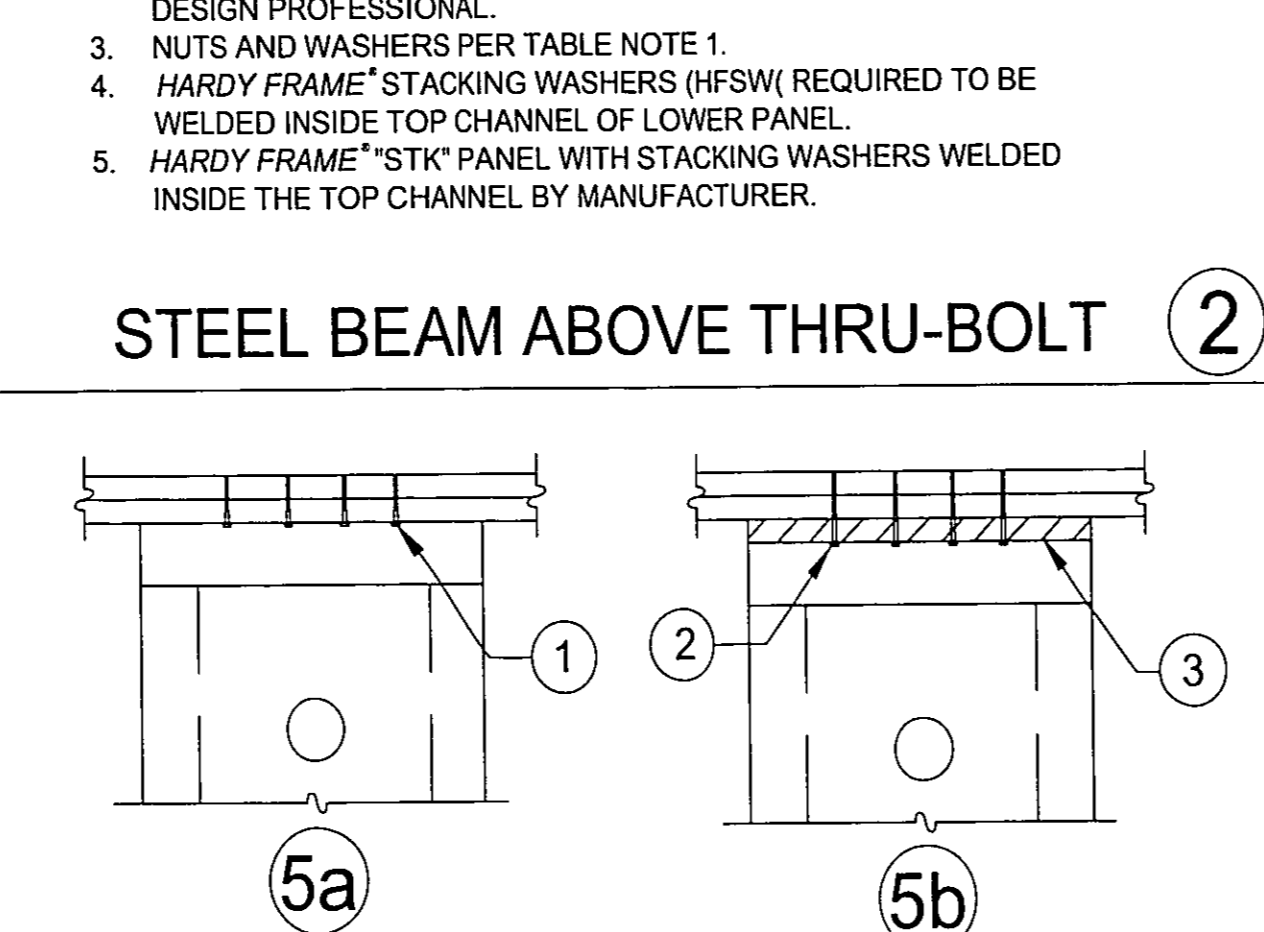
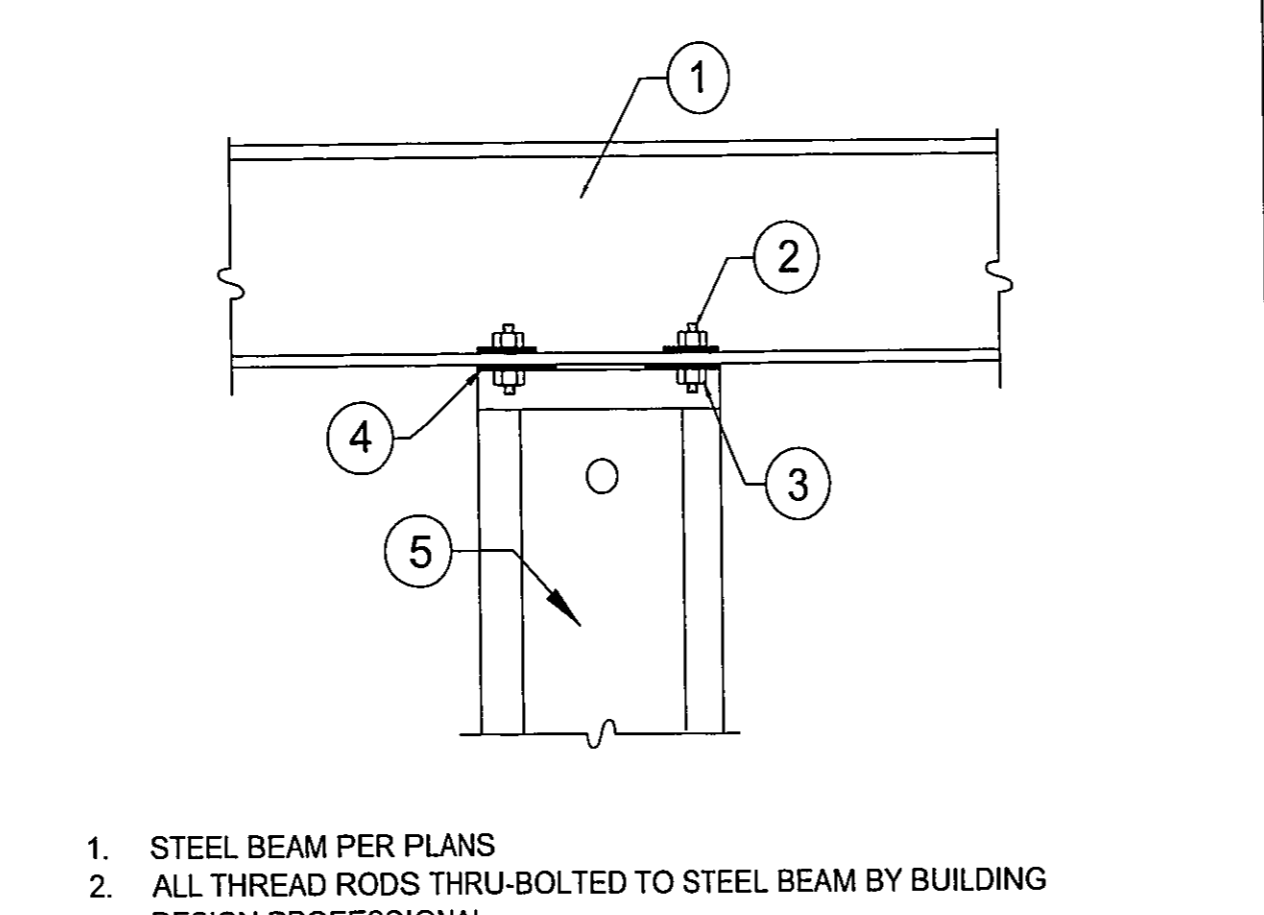
SEE STRUCTURAL NOTES & SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION.
 INDICATES SHEARWALLS AND THE ANCHORAGE SEE THE SHEARWALL SCHEDULE.



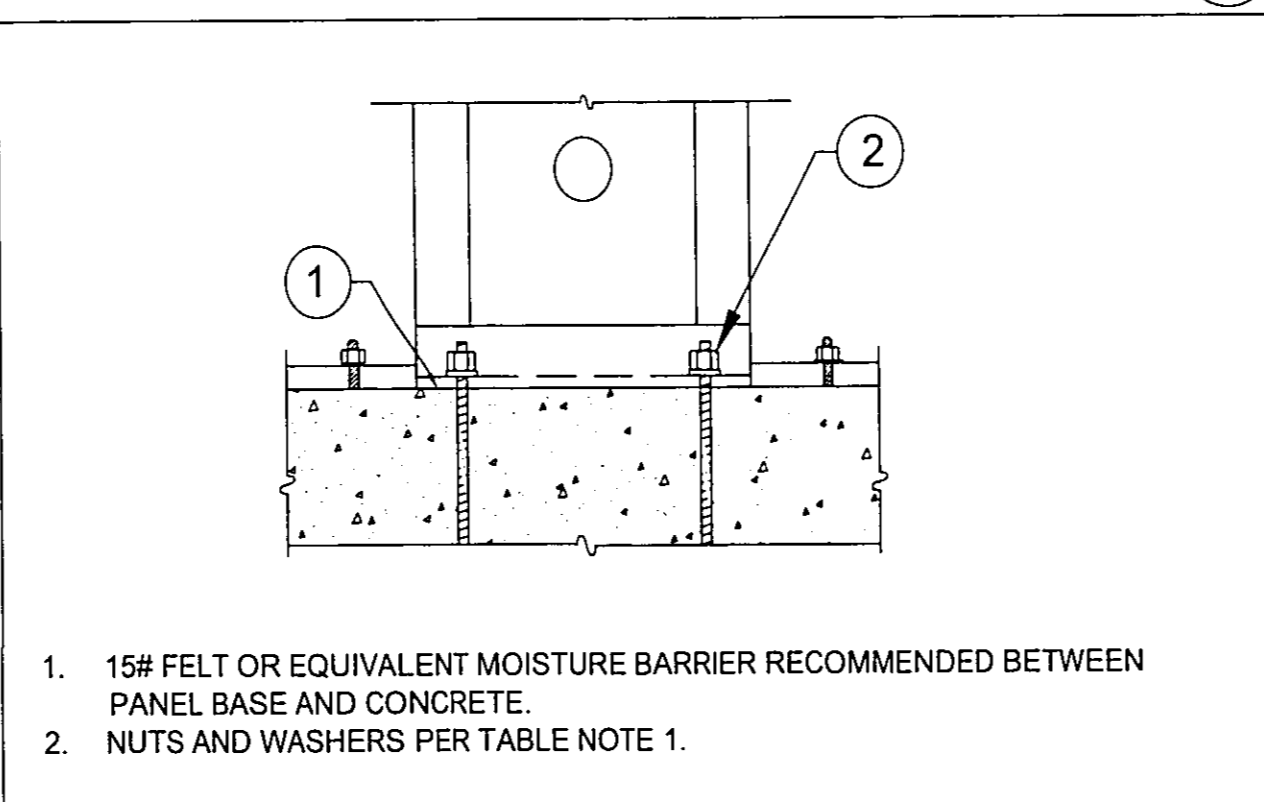
HARDY PANEL
 INSTALLATION
 SHEETS



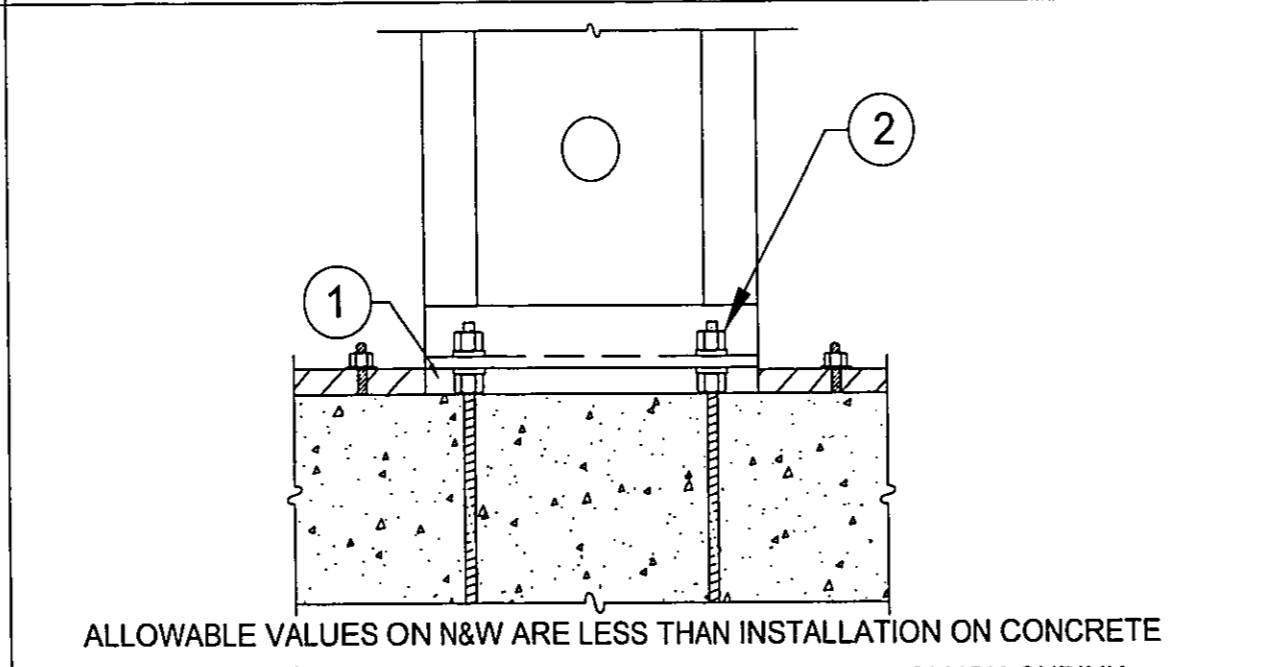
INSTALLATION ON 2x PLATE (11)



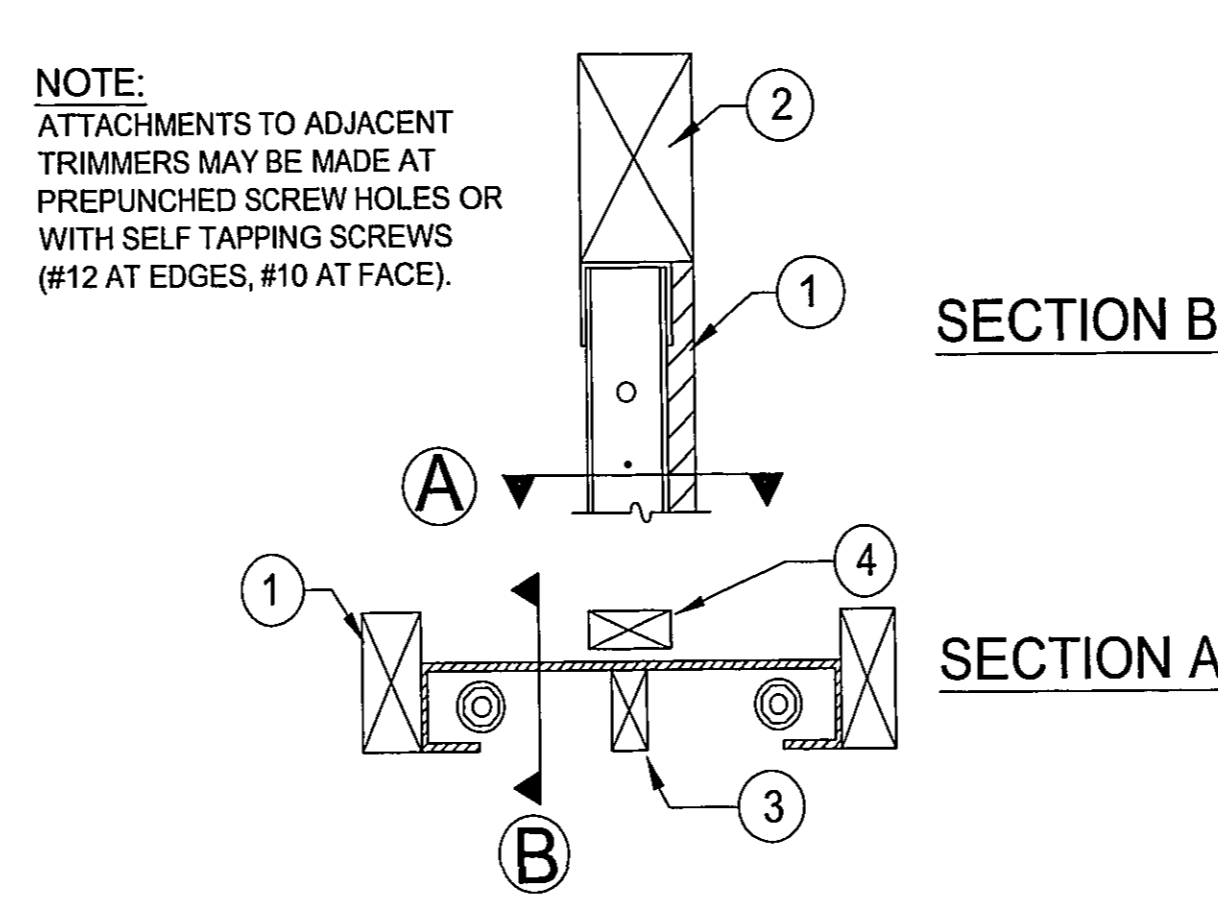
TOP PLATE CONNECTIONS (5)



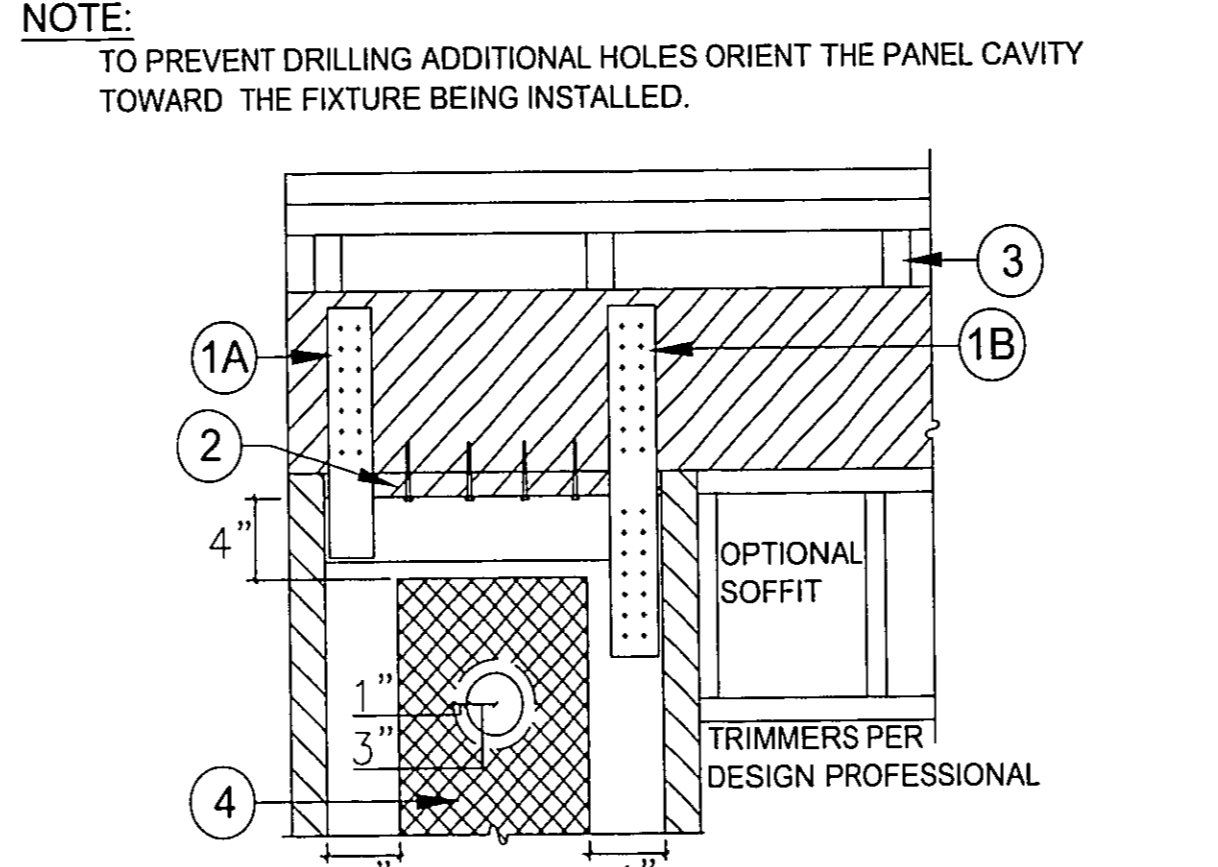
INSTALLATION ON CONCRETE (7)



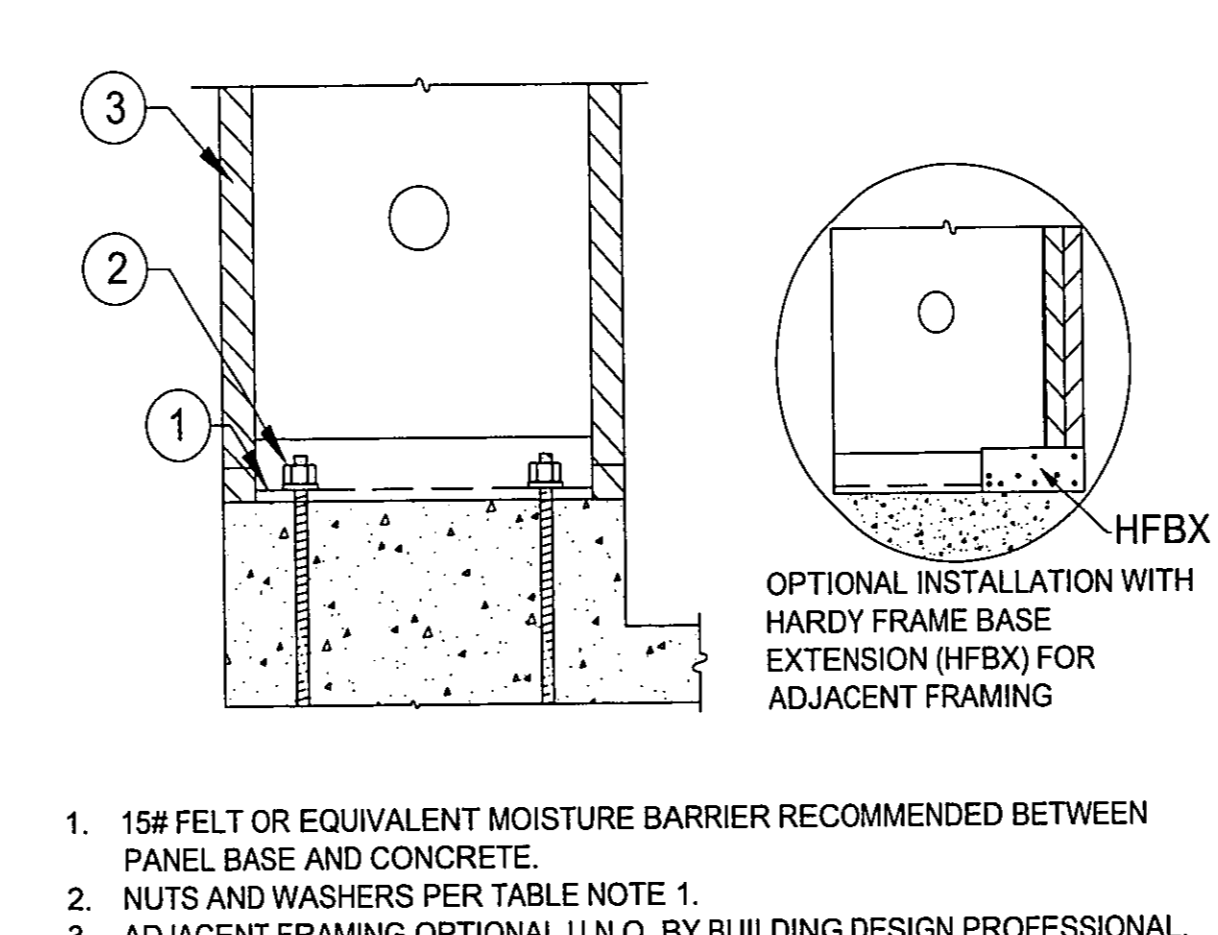
INSTALLATION ON NUTS & WASHERS (10)



6x HEADER ABOVE-SECTIONS (1)



TOP CONNECTION TO HEADER (4)



INSTALLATION ON CURB (9)

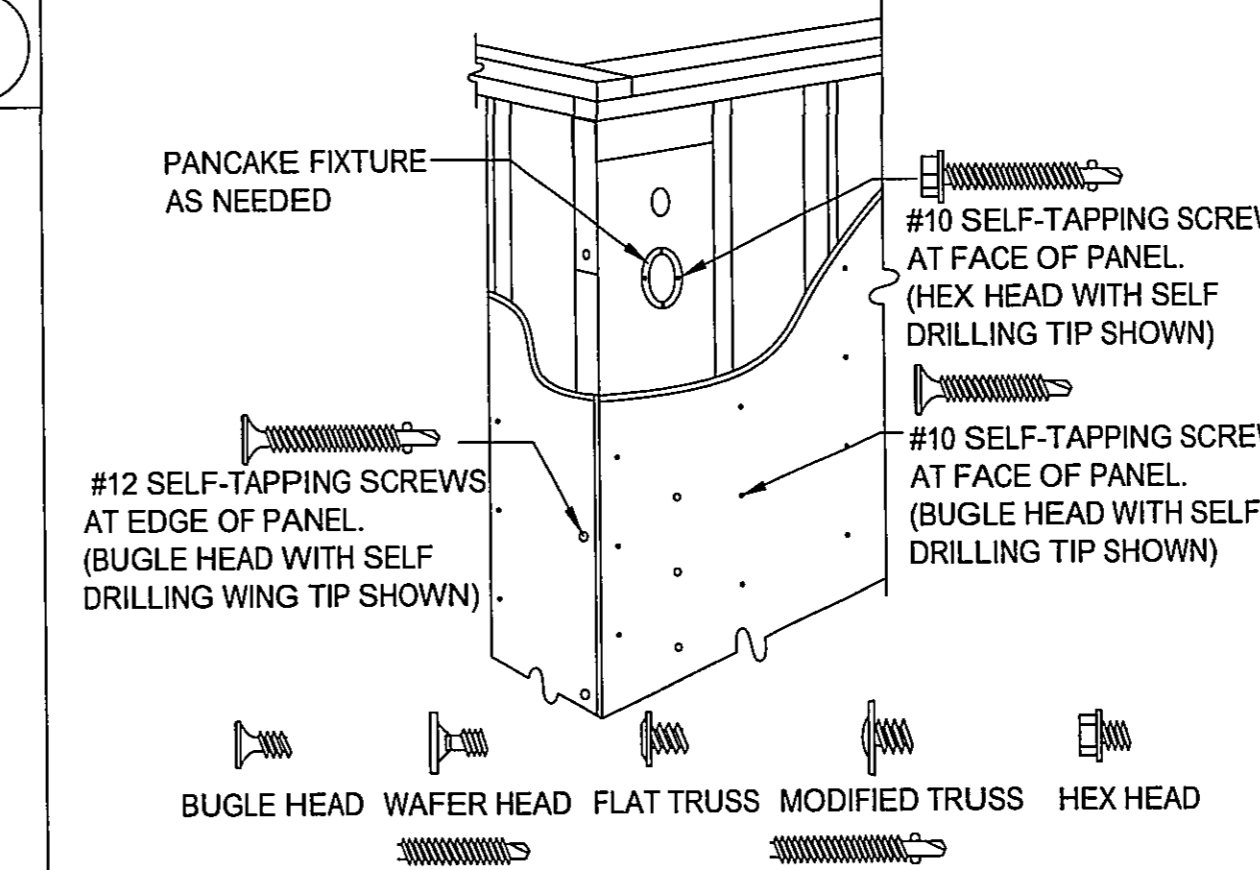
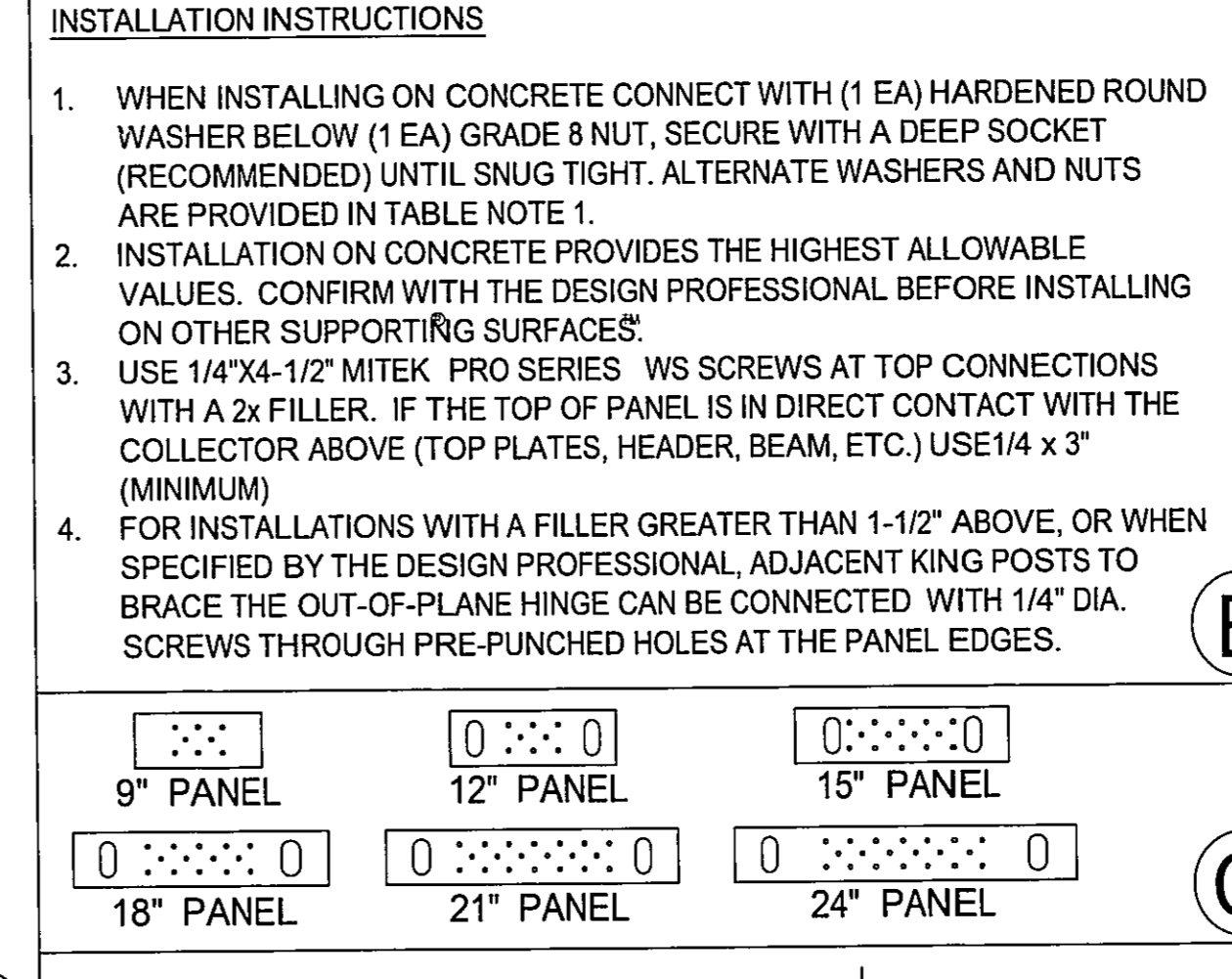
HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET

| Model Number | Net Height (in) | Depth (in) | Hold Down Diameter ¹ (in) | Top Screw Qty ² (ea) | Screw Qty Available at Edges (ea) ³ |
|-------------------------|-----------------|------------|--------------------------------------|---------------------------------|--|
| HFX-12,15,18,21 & 24x78 | 78 | | | 9" Width = 5 | |
| HFX-9x79.5 | 79-1/2 | | | 12" Width = 6 | 4 |
| HFX-12,15,18,21 & 24x8 | 92-1/4 | | | 15" Width = 8 | |
| HFX-9x8 | 93-3/4 | 3-1/2 | 1-1/8 | 18" Width = 10 | |
| HFX-12,15,18,21 & 24x9 | 104-1/4 | | | 21" Width = 12 | 5 |
| HFX-12,15,18,21 & 24x10 | 116-1/4 | | | 24" Width = 14 | 6 |
| HFX-15,18,21 & 24x11 | 128-1/4 | | | | |
| HFX-15,18,21 & 24x12 | 140-1/4 | | | | |
| HFX-15,18,21 & 24x13 | 152-1/4 | | | | |

BALLOON PANELS 14 FEET THROUGH 20 FEET

| Model Number | Net Height (in) | Depth (in) | Hold Down Diameter ¹ (in) | Top Screw Qty ² (ea) | Screw Qty Available at Edges (ea) ³ |
|----------------------|-----------------|------------|--------------------------------------|---------------------------------|--|
| HFX-15,18,21 & 24x14 | 164-1/4 | | | 15" Width = 8 | 6 |
| HFX-15,18,21 & 24x15 | 176-1/4 | | | 18" Width = 10 | 7 |
| HFX-15,18,21 & 24x16 | 188-1/4 | | | 21" Width = 12 | 8 |
| HFX-15,18,21 & 24x17 | 200-1/4 | 3-1/2 | 1-1/8 | 24" Width = 14 | |
| HFX-15,18,21 & 24x18 | 212-1/4 | | | | |
| HFX-15,18,21 & 24x19 | 224-1/4 | | | | |
| HFX-15,18,21 & 24x20 | 236-1/4 | | | | |

- INSTALLATION INSTRUCTIONS**
- WHEN INSTALLING ON CONCRETE CONNECT WITH (1 EA) HARDENED ROUND WASHER BELOW (1 EA) GRADE 8 NUT, SECURE WITH A DEEP SOCKET (RECOMMENDED) UNTIL SNUG TIGHT, ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE 1.
 - INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE VALUES. CONFIRM WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
 - USE 1/4"x4-1/2" MITEK PRO SERIES WS SCREWS AT TOP CONNECTIONS WITH A 2x FILLER. IF THE TOP OF PANEL IS IN DIRECT CONTACT WITH THE COLLECTOR ABOVE (TOP PLATES, HEADER, BEAM, ETC.) USE 1/4" x 3" (MINIMUM).
 - FOR INSTALLATIONS WITH A FILLER GREATER THAN 1-1/2" ABOVE, OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL, ADJACENT KING POSTS TO BRACE THE OUT-OF-PLANE HINGE CAN BE CONNECTED WITH 1/4" DIA. SCREWS THROUGH PRE-PUNCHED HOLES AT THE PANEL EDGES.



- NOTES:**
- SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
 - ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
 - STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
 - STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAUGE.

REVISIONS DATE

FRAMING DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK HARDY FRAME PRODUCTS

HARDY FRAME
SHEAR WALL SYSTEM
1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
TELEPHONE: 800.754.3030 • WWW.HARDYFRAME.COM

DATE: 1-1-2018

HFX2

SWANSON & ASSOCIATES

17055 Via Del Campo
Suite 100
San Diego, CA 92127
Phone (658) 487-7600
Fax (658) 487-7604

Owner:
WILLIAM LYON HOMES
4695 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

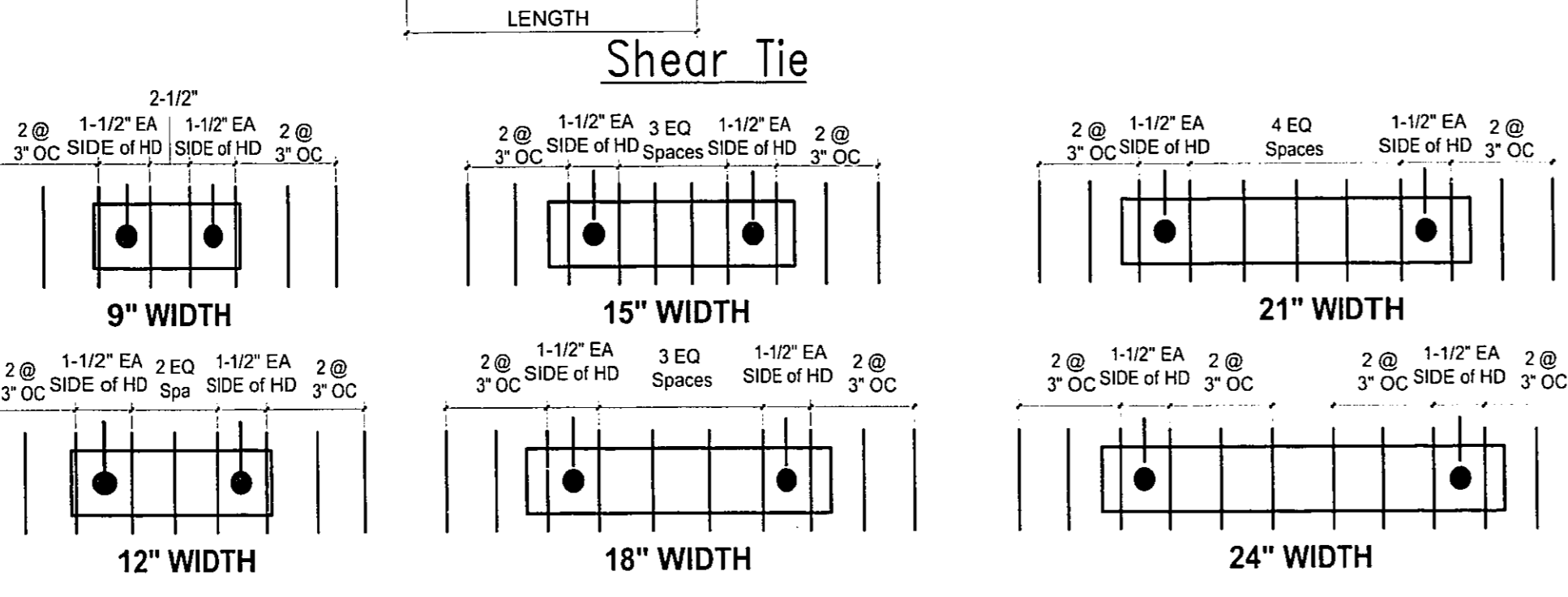
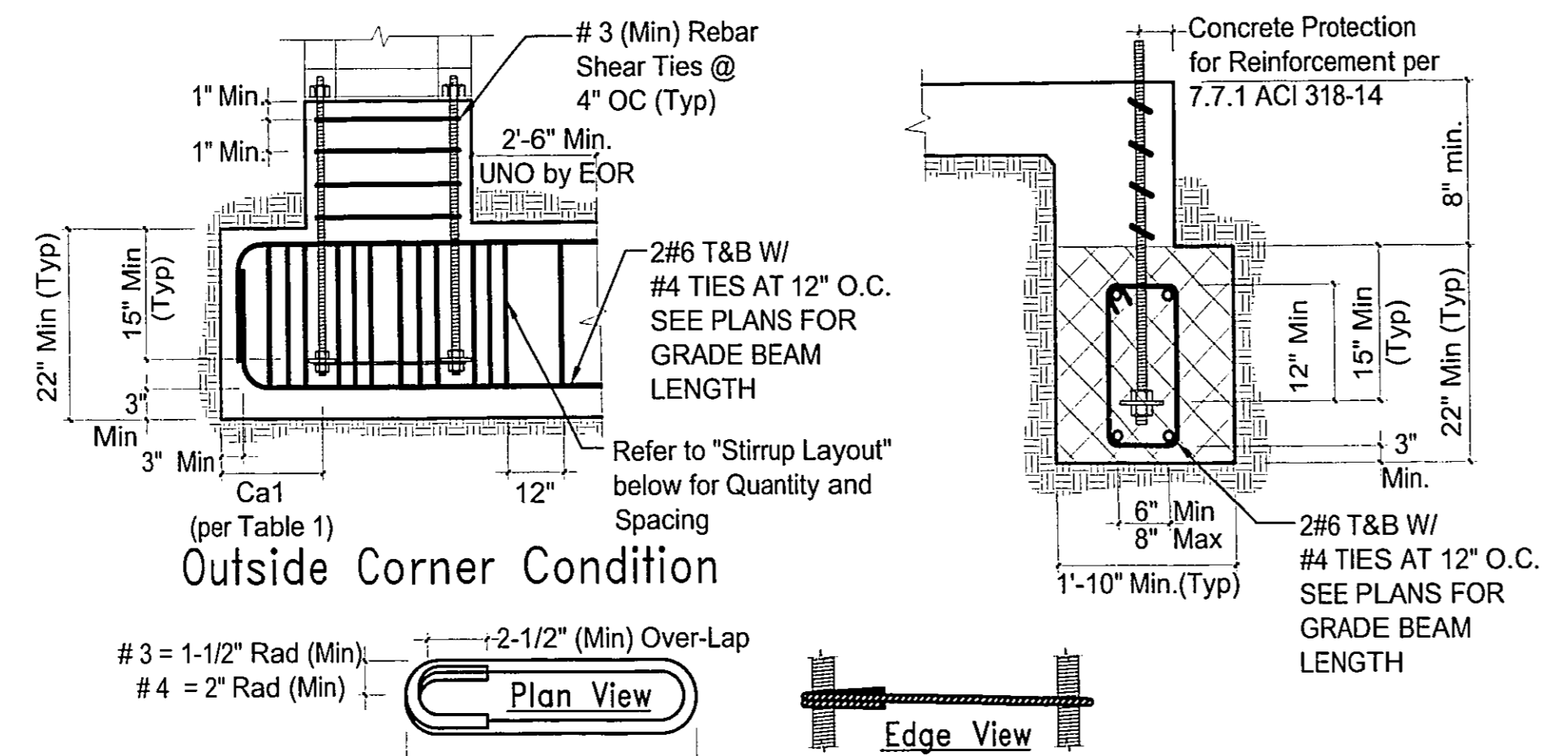
JANUARY 12, 2020
Revisions

02-12-20 RESPONSE TO R/C

SEE STRUCTURE NOTES & SPECIFICATIONS SHEET FOR FOOTING INFORMATION.
INDICES SHEET(S) AND TELL MEASURE. SEE THE SHEARWALL SCHEDULE.

PRINTED ON 200 LBS. 217/2020 300-0007



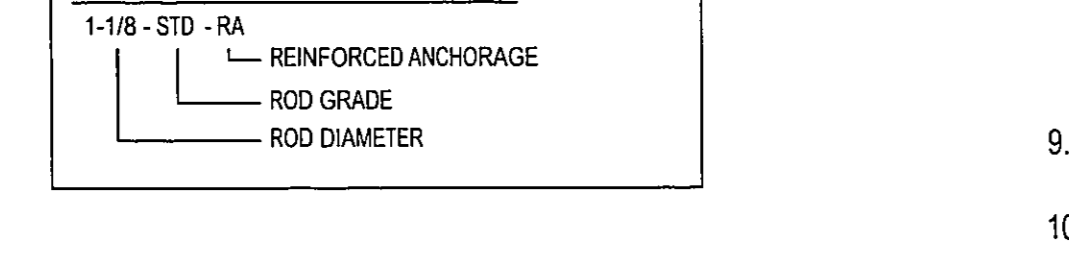


Stirrup Layout

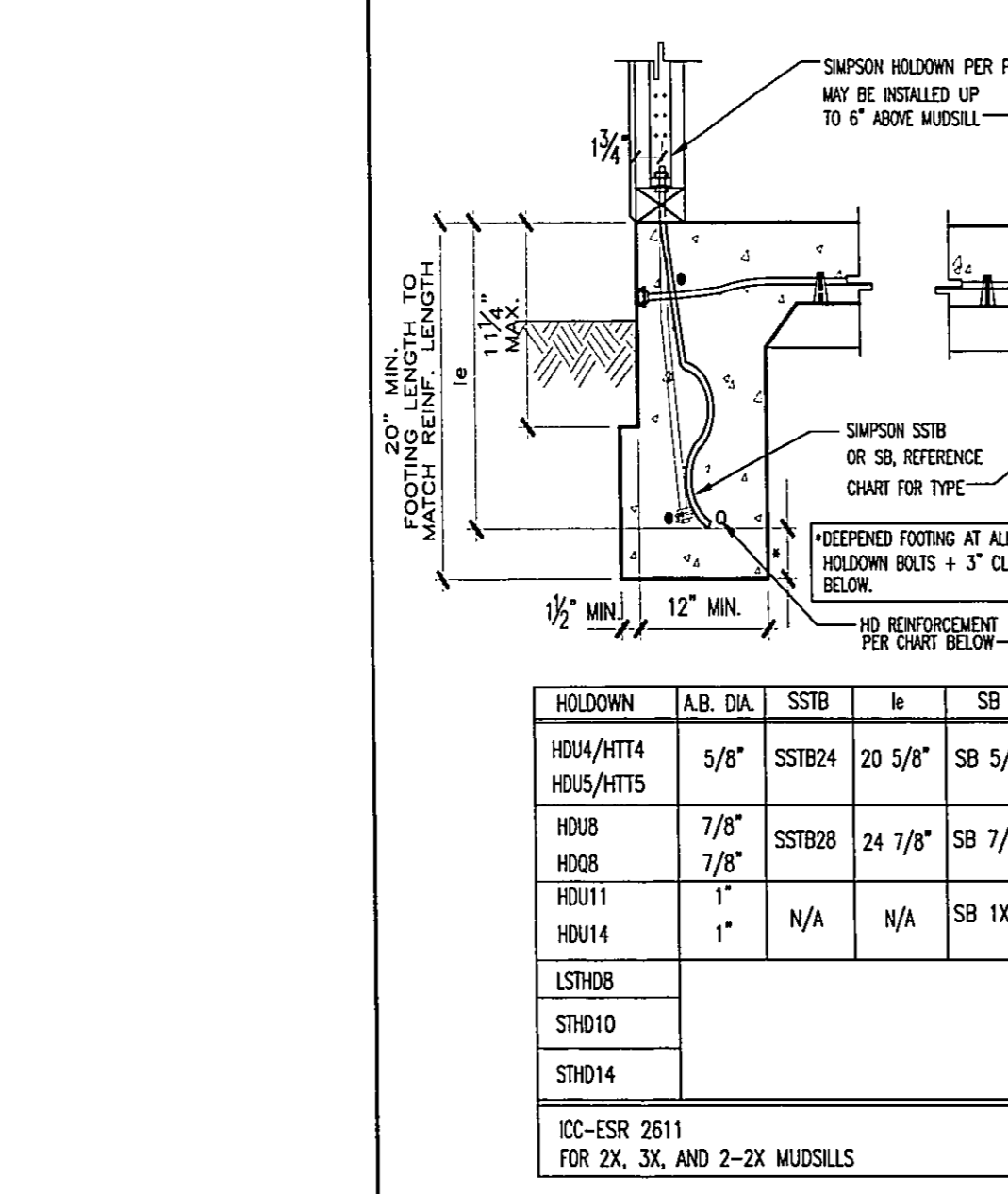
REINFORCED ANCHORAGE (RA)

Table with columns: Model, Panel Width (in), Anchorage, Rod Dia (in), Rod Grade, RA, 2x4, 2x6, 2x8, 2x10, 2x12, Shear Ties.

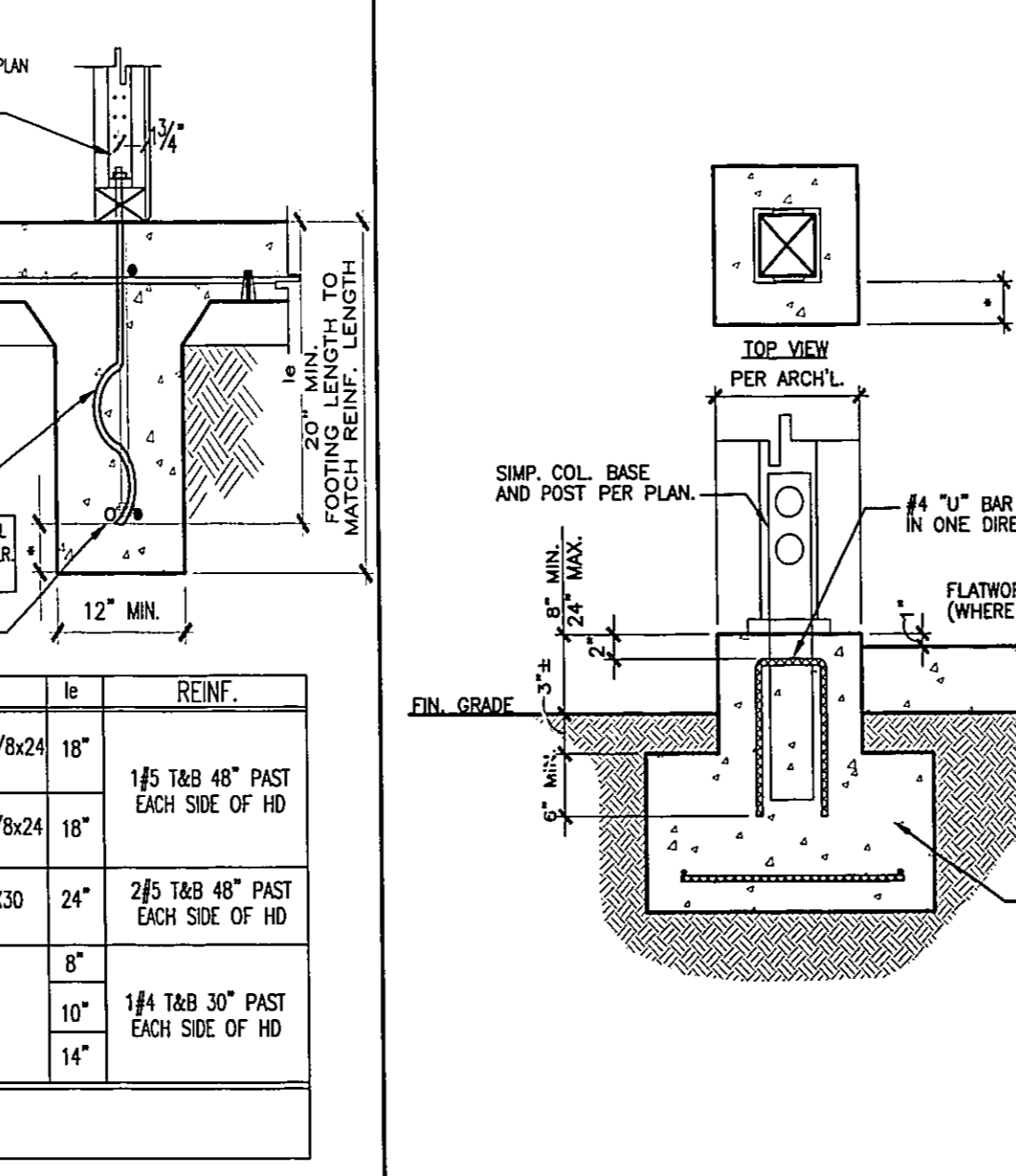
- 1. DESIGNS ARE TO RESIST LOADING PER ACI 318-14, SECTION 17.2.3.4.3.
2. STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 36 WITH A HARDY FRAME BOLT BRACE (HFVBB) INSTALLED WITH DOUBLE NUTS ON THE EMBED END...



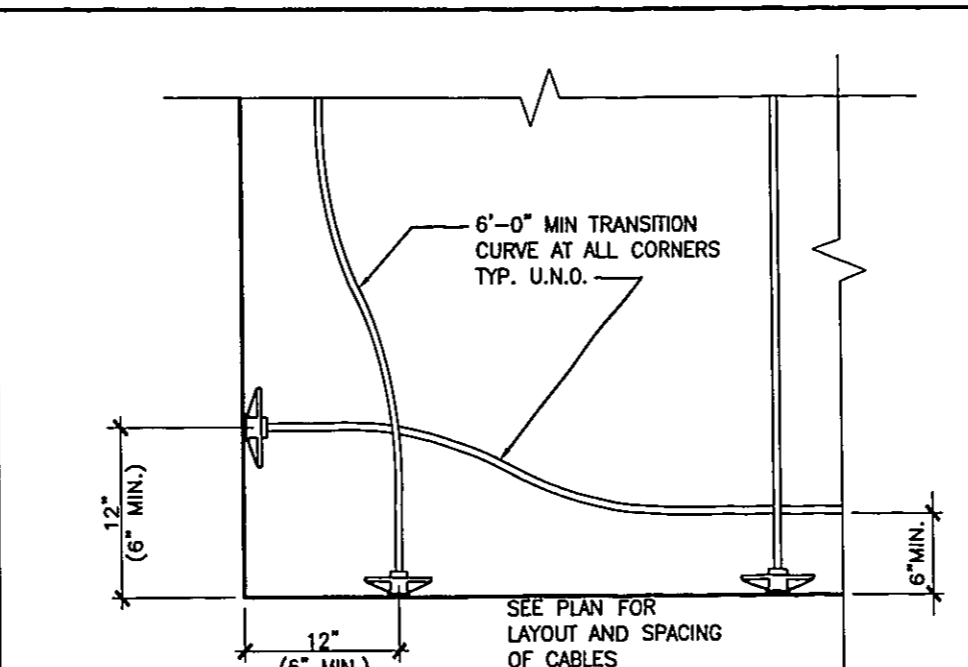
REINFORCEMENT HARDY FRAME



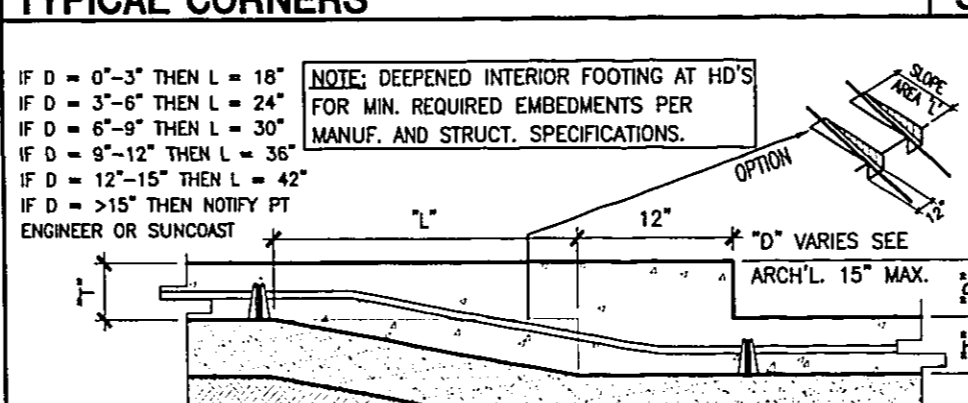
TYPICAL HOLD-DOWN REINFORCEMENT



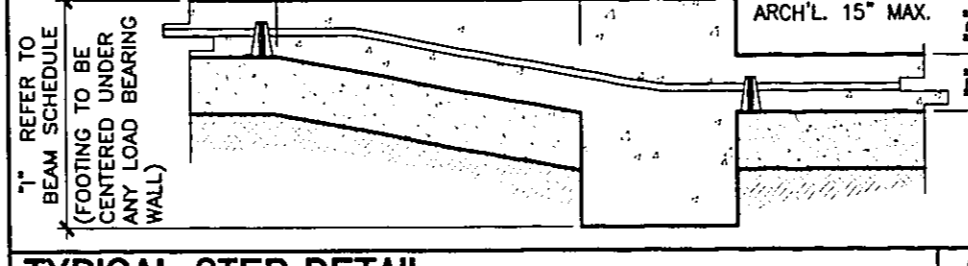
PEDESTAL DETAIL



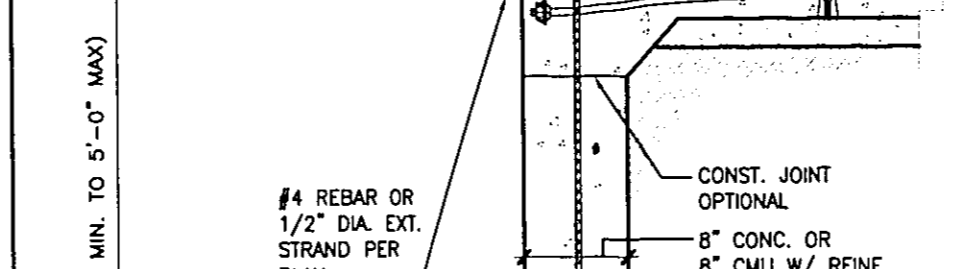
TYPICAL CORNER



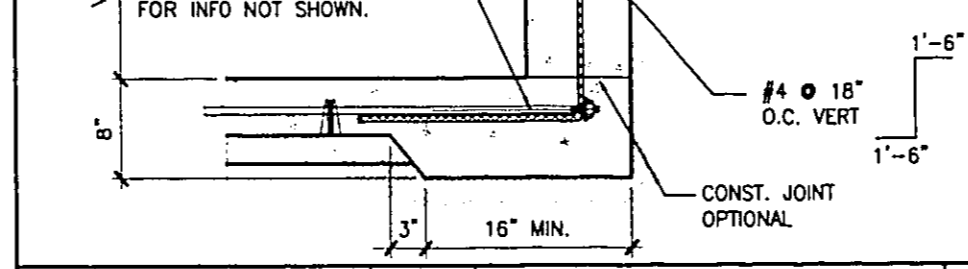
TYPICAL STEP DETAIL



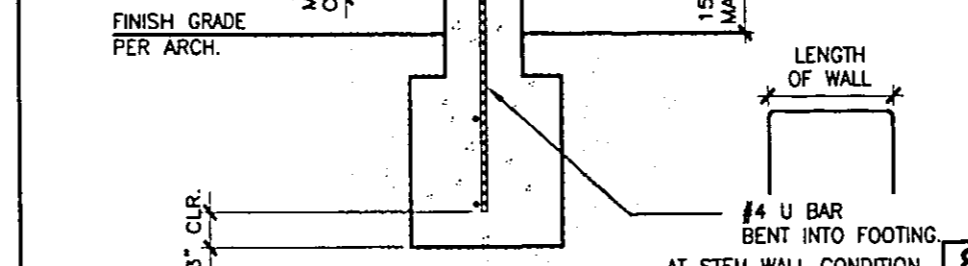
TYPICAL EXTERIOR GRADE BEAM



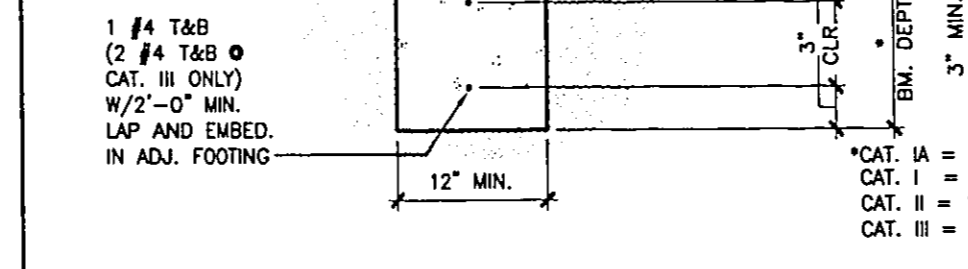
TYPICAL EXTERIOR TIE BEAM



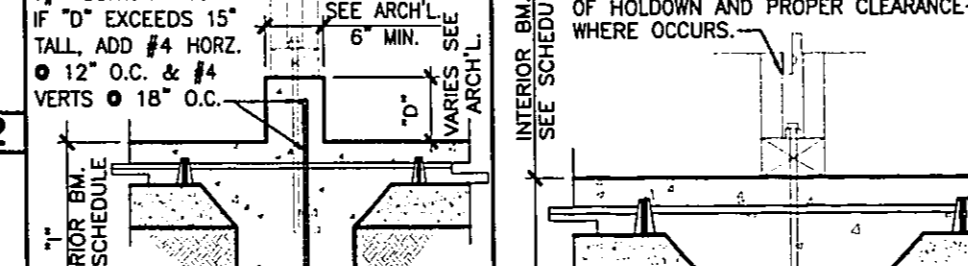
TYP. EXT. GRADE BEAM W/ STEM WALL



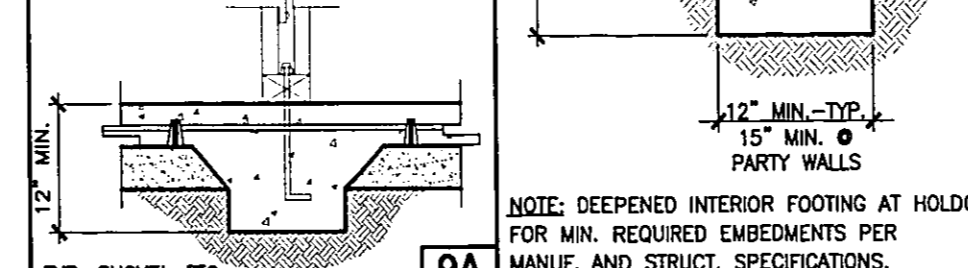
TYPICAL INTERIOR / SLAB BEAM



TYPICAL HOLD-DOWN REINFORCEMENT



TYPICAL HOLD-DOWN REINFORCEMENT



TYPICAL HOLD-DOWN REINFORCEMENT



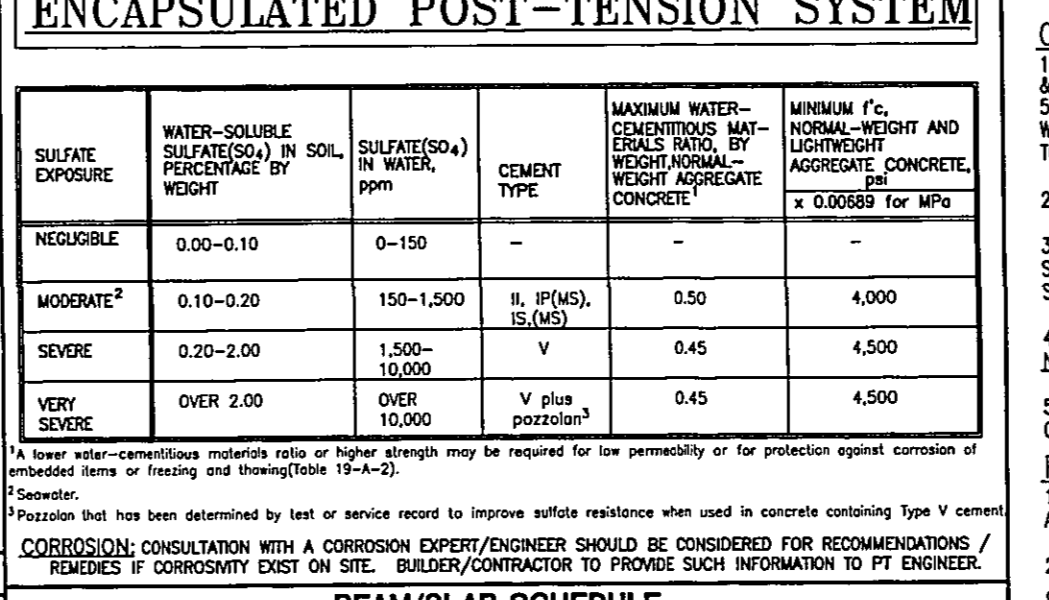
TYPICAL HOLD-DOWN REINFORCEMENT



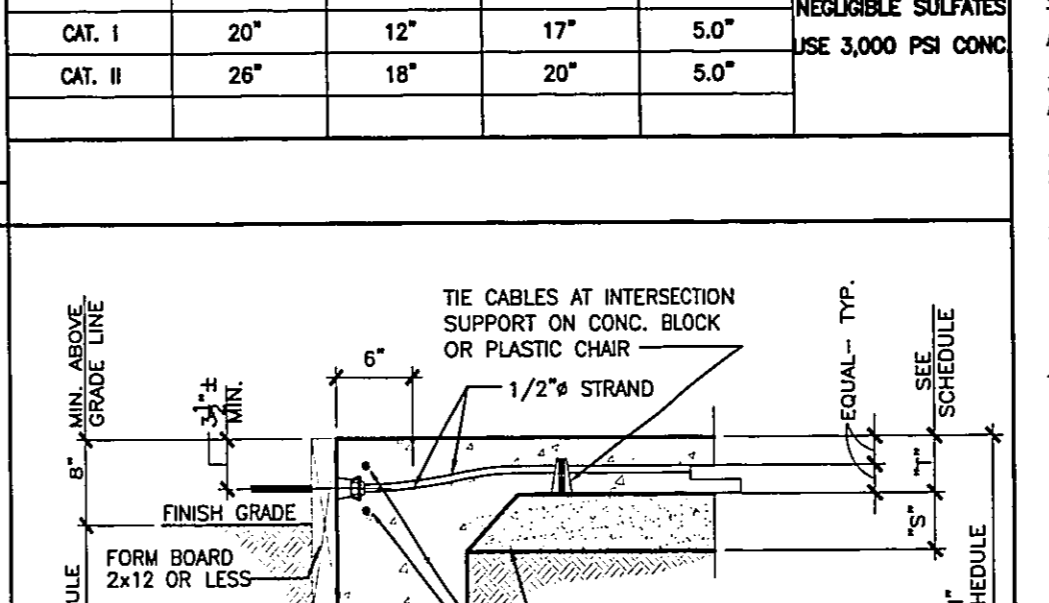
TYPICAL HOLD-DOWN REINFORCEMENT

SOILS REPORT FOUNDATION PARAMETERS
THIS IS TO CERTIFY THAT THE FOUNDATIONS DEPICTED HEREIN HAVE BEEN DESIGNED IN ACCORDANCE WITH RECOGNIZED ENGINEERING PRACTICE FOR SOIL CONDITIONS AS CLASSIFIED BY SOILS ENGINEER...

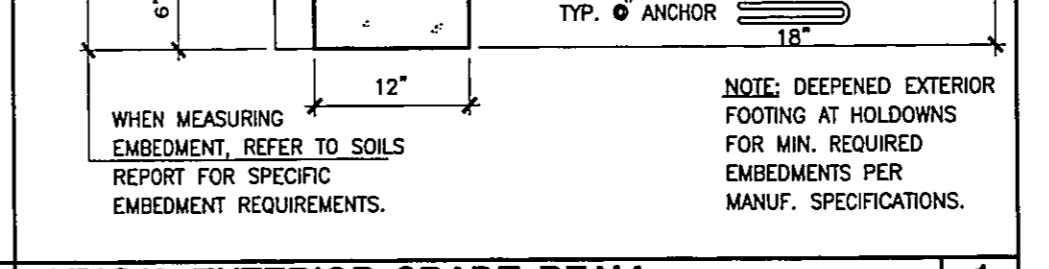
ENCAPSULATED POST-TENSION SYSTEM table with columns: CATEGORY, DIFFERENTIAL WALL, ALUMINUM SHEATHING CAPACITY, DIMENSION OF APPLICABLE, CATEGORY DESCRIPTION, CATEGORY NUMBER.



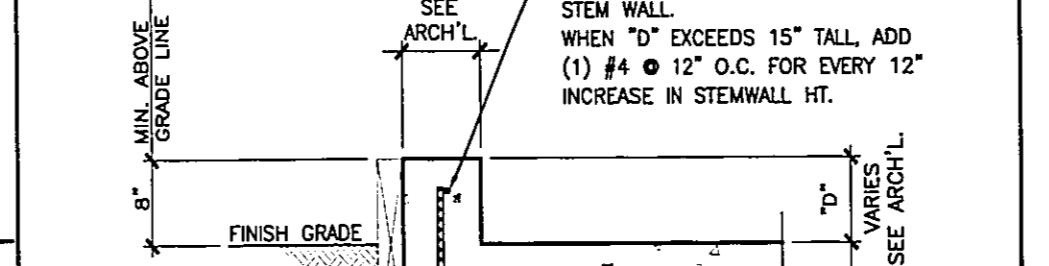
BEAM/SLAB SCHEDULE



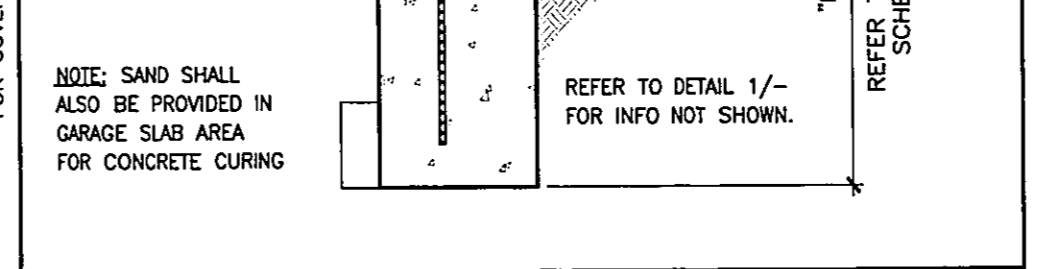
TYPICAL OFFSET (DROP) DETAIL



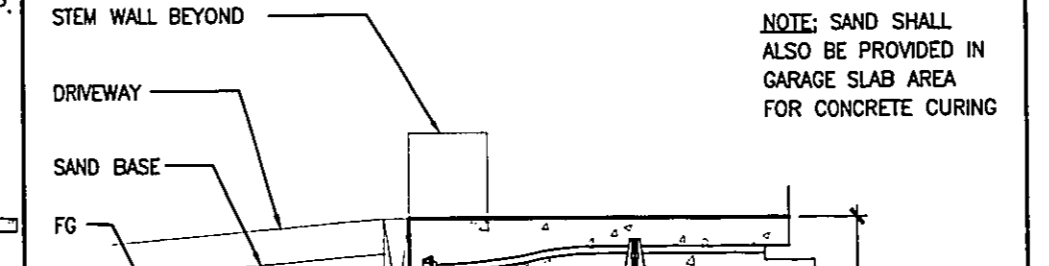
TYPICAL EXTERIOR GRADE BEAM



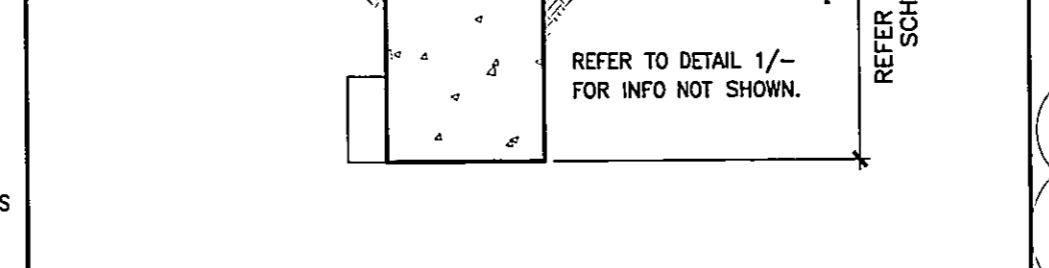
TYPICAL EXTERIOR TIE BEAM



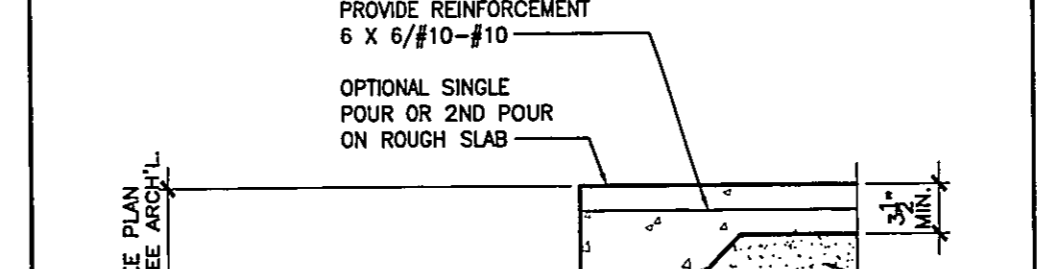
TYP. EXT. GRADE BEAM W/ STEM WALL



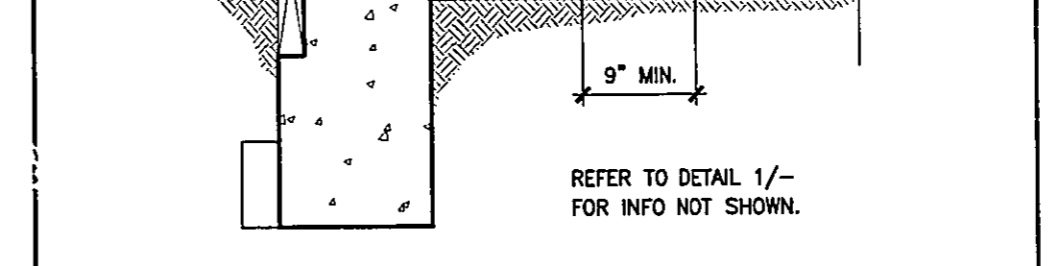
TYPICAL INTERIOR / SLAB BEAM



TYPICAL HOLD-DOWN REINFORCEMENT



TYPICAL HOLD-DOWN REINFORCEMENT



TYPICAL HOLD-DOWN REINFORCEMENT

PLACING OF STRANDS AND TENDONS
1. TO NOT EXCEED FROM OR DOUBLE-UP FROM UNTIL STRANDS ARE IN PLACE.
2. MARK LOCATIONS OF INDIVIDUAL STRESSING ANCHORS AND DRILL 1/2 IN. DIA. HOLE IN BULKHEAD PER STRAND LAYOUT PLAN.

CONCRETE
1. CONCRETE TO BE A MINIMUM OF 4000 PSI COMPACTED AND FINISHED TO A FINISH SPECIFIED BY ARCHITECT.
2. CONCRETE TO BE PLACED IN ONE CONTINUOUS OPERATION UNLESS OTHERWISE SPECIFIED.

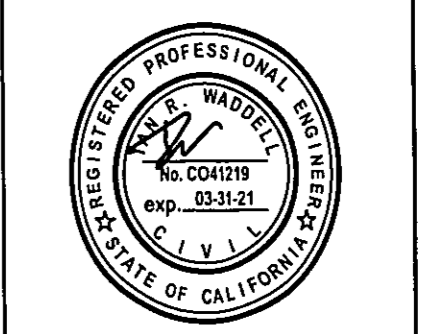
STRESSING PROCEDURE
1. THE STRESSING OPERATION SHALL BE CONDUCTED BY AN EMPLOYEE OF SUNCOAST POST-TENSIONING WHO HAS RECEIVED TRAINING AND IS QUALIFIED TO CONDUCT SUCH OPERATIONS.

POST-TENSIONING SUPPLIER QUALIFICATIONS
1. POST-TENSIONING PRODUCTS SHALL BE SUPPLIED BY SUNCOAST POST-TENSIONING LTD.

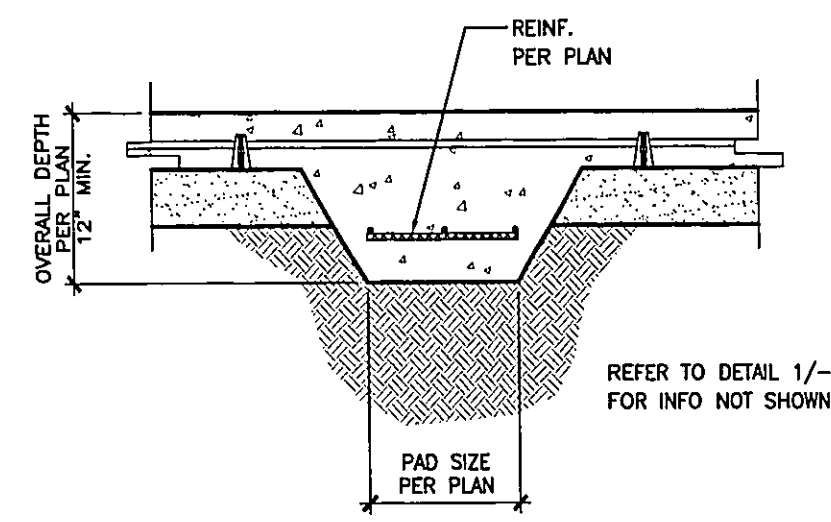
GENERAL NOTES
1. INFORMATION REGARDING TYPE, SIZE, AND LOCATION OF SHEAR WALLS, EXTERIOR AND INTERIOR TIE BEAMS, SHALL BE SHOWN ON THE ARCHITECTURAL DRAWINGS.

RESTRICTIVE NOTICE
THESE DRAWINGS ARE THE PROPERTY OF SUNCOAST POST-TENSIONING LTD. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREIN. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF SUNCOAST POST-TENSIONING LTD. IS PROHIBITED.

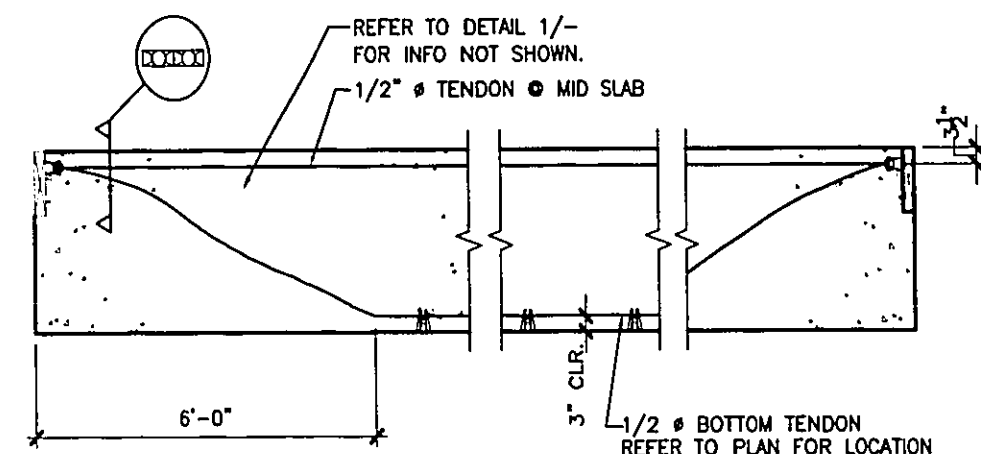
PROJECT: RIVERVIEW ATTACHED HOMES
LOCATION: SANTEE, CA
DRAWER: WILLIAM LYON HOMES
INFORMATION THIS SHEET: PTD
SHEET NO. 19-7653



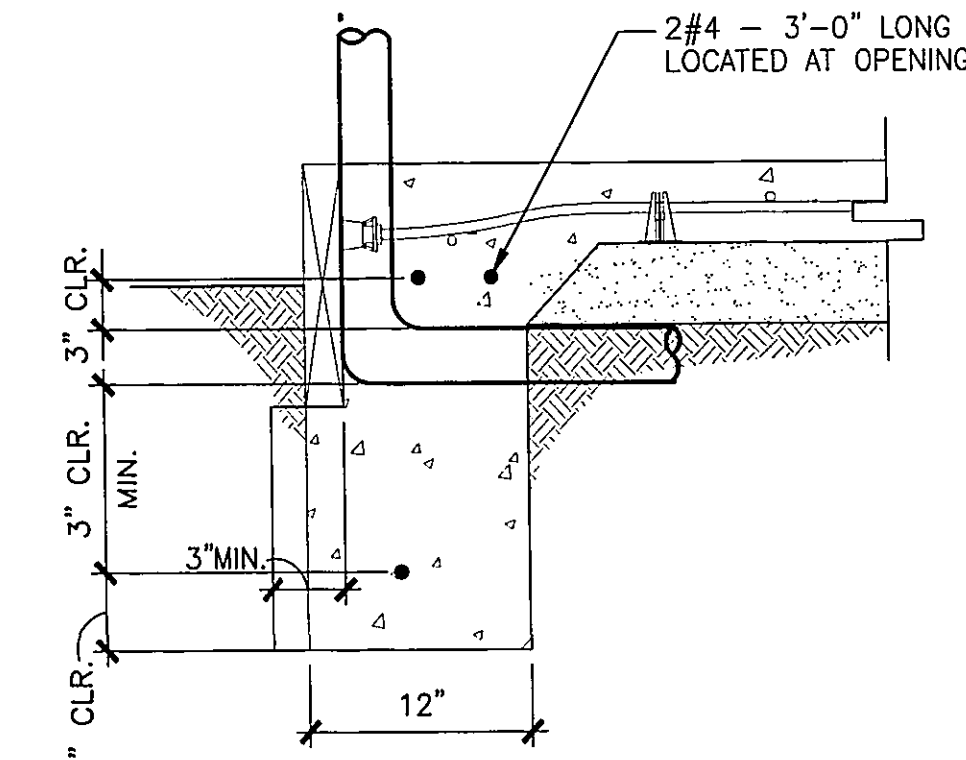
PROJECT: RIVERVIEW ATTACHED HOMES
LOCATION: SANTEE, CA
DRAWER: WILLIAM LYON HOMES
INFORMATION THIS SHEET: PTD
SHEET NO. 19-7653



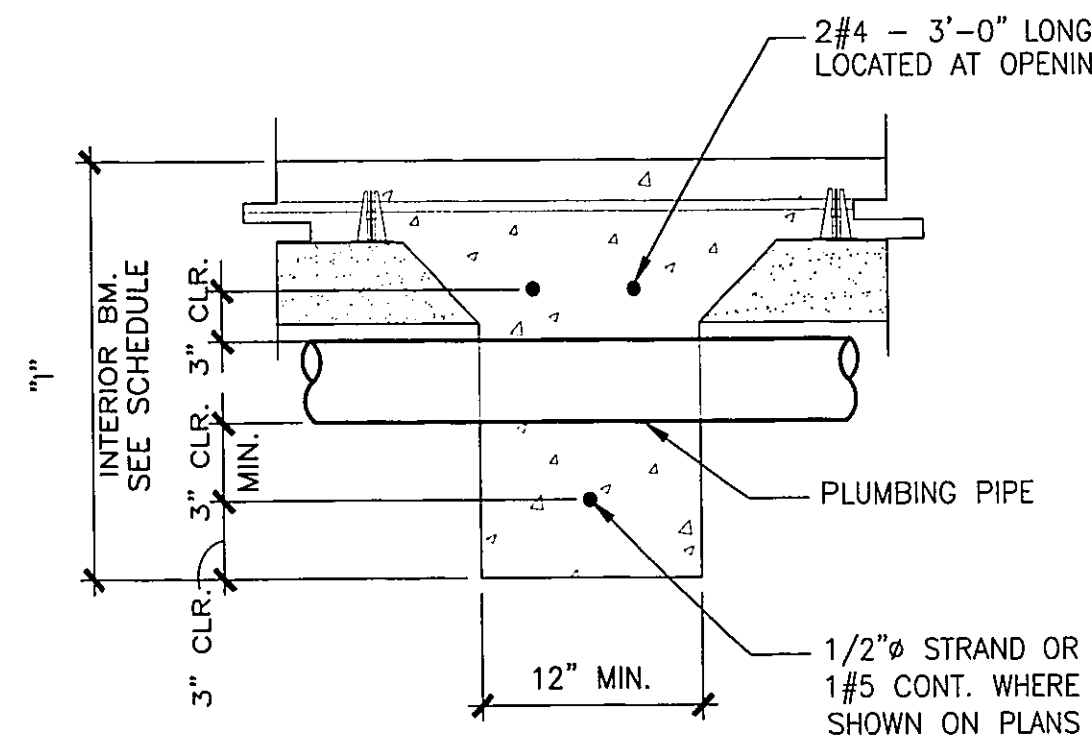
PAD FOOTING 5



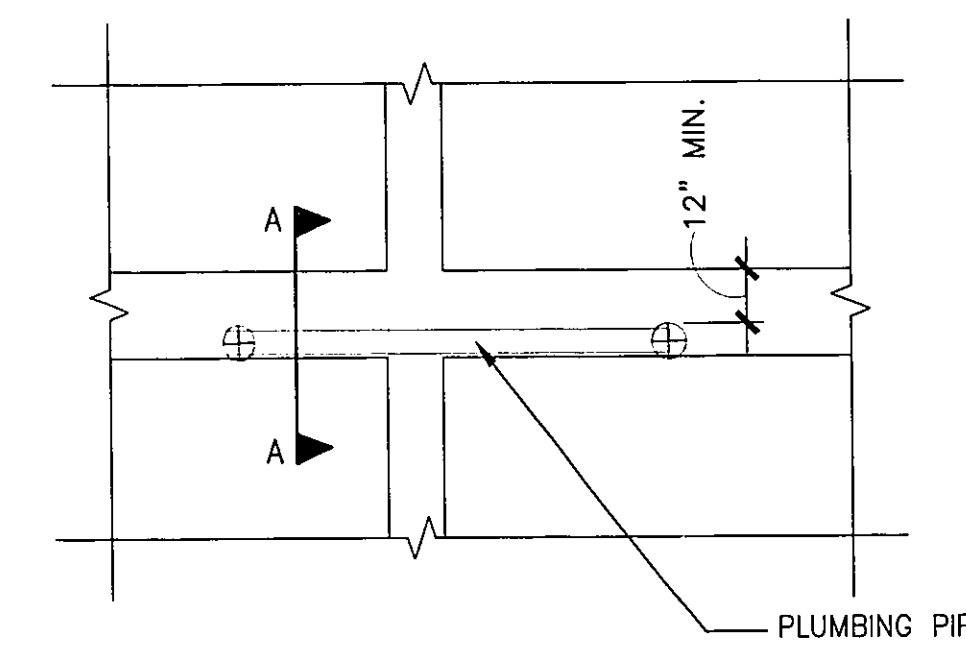
DRAPED TENDON @ CONT. BEAM 6



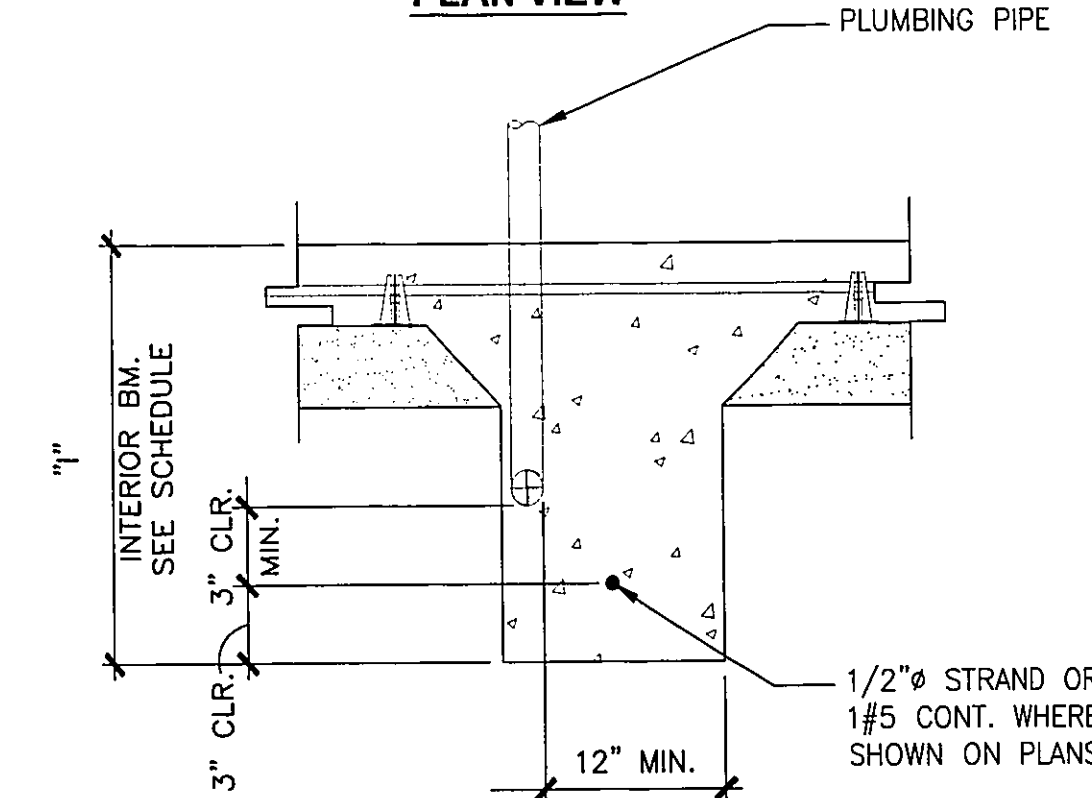
PIPE PENETRATION @ EXTERIOR FOOTING



PIPE PENETRATION @ INTERIOR FOOTING

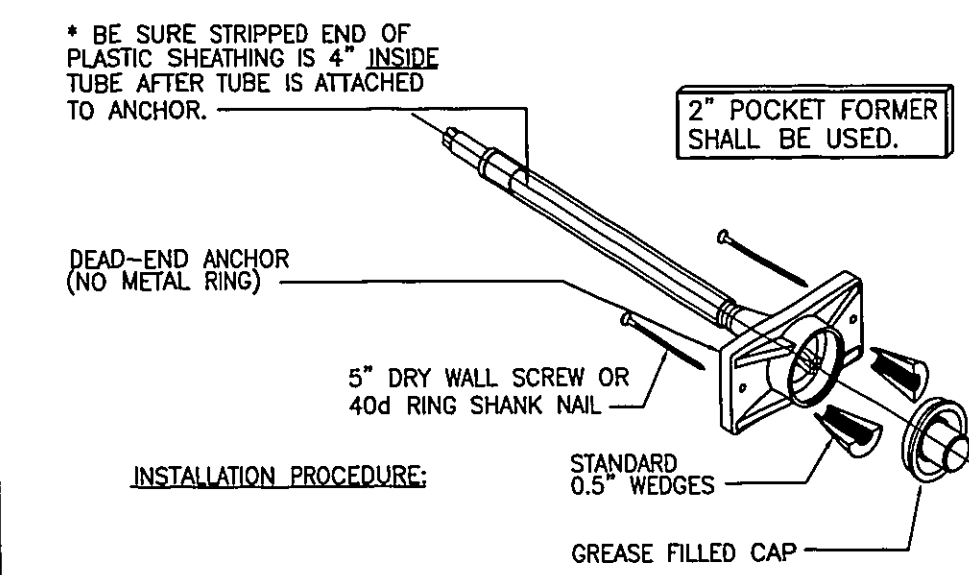


PLAN VIEW

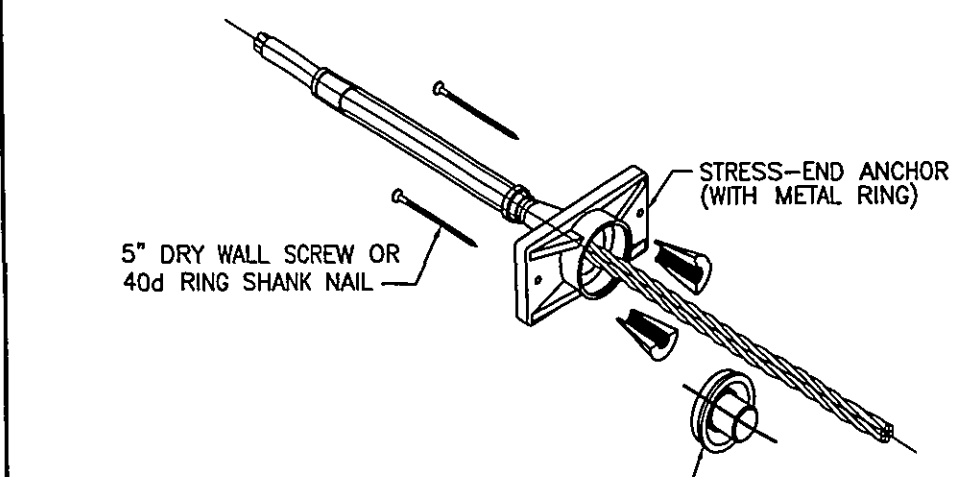


SECTION A-A

PIPE PENETRATION DETAIL 4



ENCAPSULATED DEAD-END ANCHORAGE



ENCAPSULATED STRESS-END ANCHORAGE 1

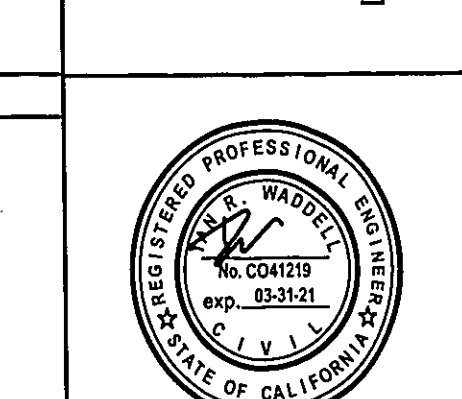
INSTALLATION PROCEDURE:
 1) Screw or Nail anchor w/ pocket former to form.
 2) Place tendon over anchor and cut sheathing 1" away behind the trumpet of the anchor.
 3) Install tendon thru anchor.

ANCHORAGE SYSTEM IS MANUFACTURED BY GENERAL TECHNOLOGIES, INC. AND COVERED BY ICC-ES EVALUATION REPORT ESR-2515 & CITY OF LA REPORT RR-2429. ANCHOR CASTING WILL BE MARKED WITH SURELOCK, SURELOCK, & USA, OR ENG'S IDENTIFICATION.

| NO. | DATE | REVISIONS |
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| 1 | 07/19/00 | REVISED PER COMMENTS |
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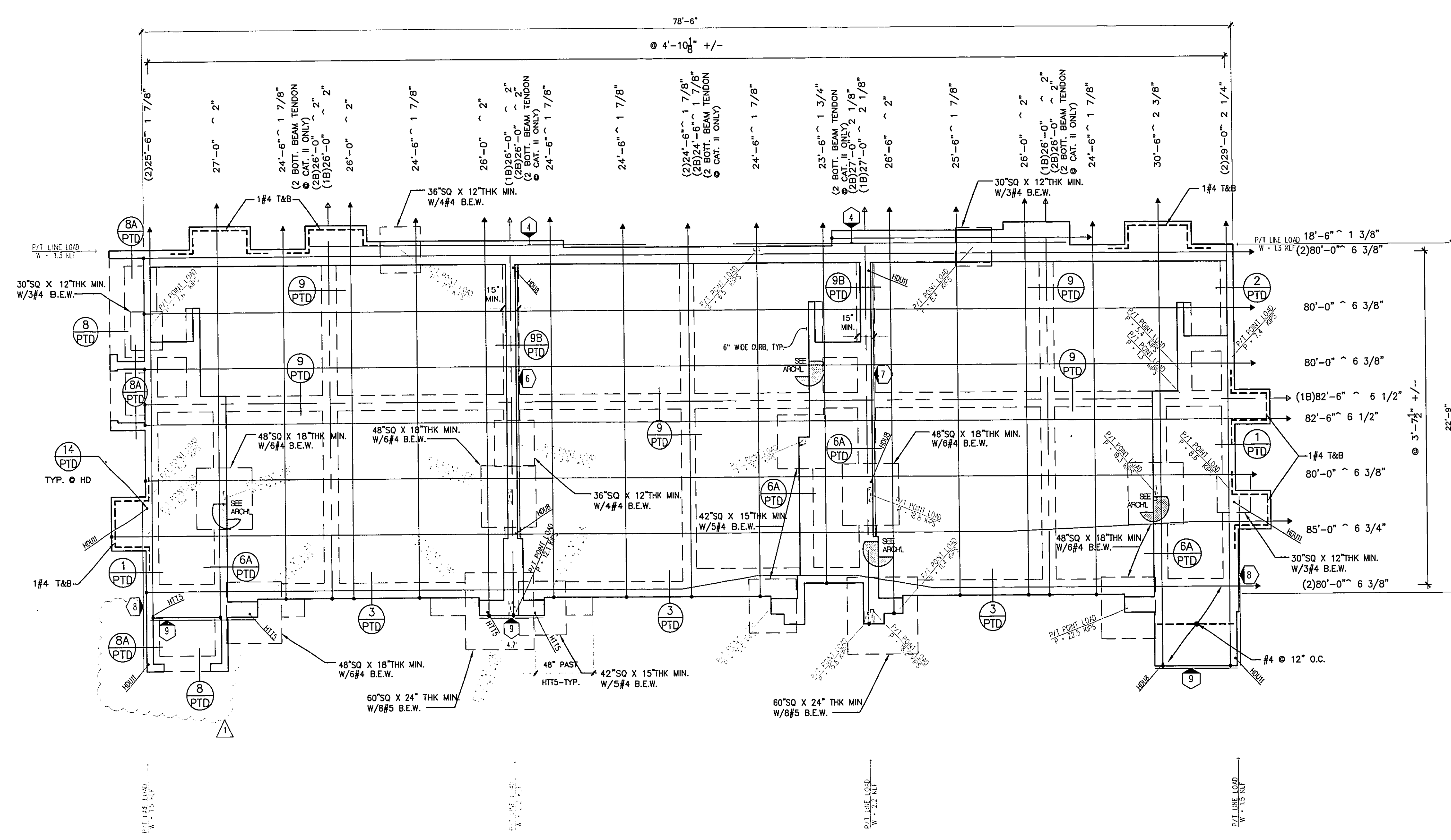
SUNCOAST POST-TENSION
 A KELLER COMPANY
 1328 East Cedar Street
 Ontario, California 91761
 Lic. #912209 Tel. 909-473-0490



PROJECT: RIVERVIEW ATTACHED HOMES
 LOCATION: SANTEE, CA
 BUILDER: WILLIAM LYON HOMES
 INFORMATION THIS SHEET:
 SCALE: N.T.S.

POST-TENSION DETAILS AND GENERAL NOTES

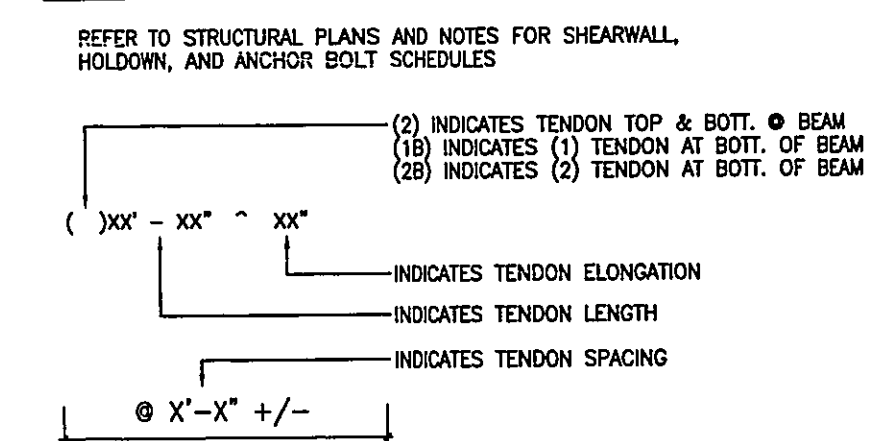
SHT. NO. PTD.1
 JOB NO. 19-7653



POST-TENSION PLACEMENT 3-PLEX 'A'

- NOTES:
1. REFER TO THE STRUCTURAL ENGINEER OF RECORDS DETAILS OR MANUF. DETAILS FOR THE INSTALLATION OF HOLD-DOWNS AND EMBEDMENT OF ANCHORS AND HOLD-DOWNS (SEE GENERAL NOTE 6/PTD), HOLD-DOWN STEEL, IF REQUIRED, NOT INCLUDED IN POST-TENSIONING CONTRACT.
 2. H.D. HARDWARE MUST BE IN PLACE PRIOR TO FOUNDATION INSPECTION.
 3. SEE SHEET PTD FOR GENERAL NOTES AND SPECIAL CONSTRUCTION NOTES.
 4. VERIFY DIMENSIONS AND LOCATION OF HOLD-DOWNS WITH THE ARCHT. DWGS.
 5. MISC. REBAR SHALL HAVE AN 18" MIN.

LEGEND:

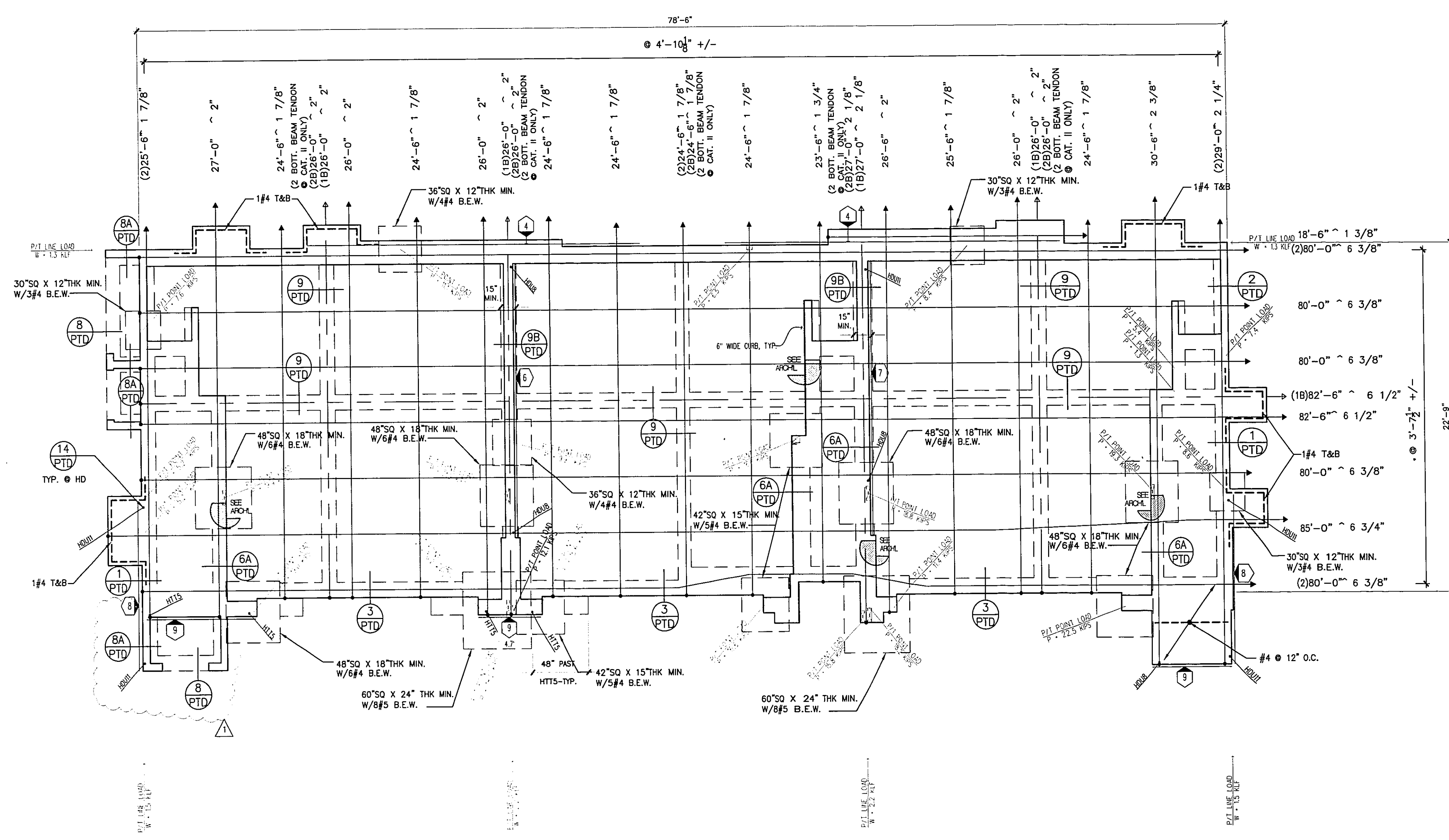


| REVISIONS | | DATE | | BY | |
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| NO. | DATE | NO. | DATE | NO. | BY |
| 1 | 02/12/09 | 1 | 02/12/09 | 1 | WJH |
| 2 | | 2 | | 2 | |
| 3 | | 3 | | 3 | |
| 4 | | 4 | | 4 | |
| 5 | | 5 | | 5 | |

| | |
|---|-------------------------|
| PROJECT: RIVERVIEW ATTACHED HOMES | LOCATION: SANTEE, CA |
| DESIGNER: WILLIAM LYON HOMES | INFORMATION THIS SHEET: |
| POST-TENSION PLACEMENT
PLAN 3-PLEX A | |
| SHT. NO. PT1 | SCALE: 1/4" = 1'-0" |
| JOB NO. 19-7653 | |

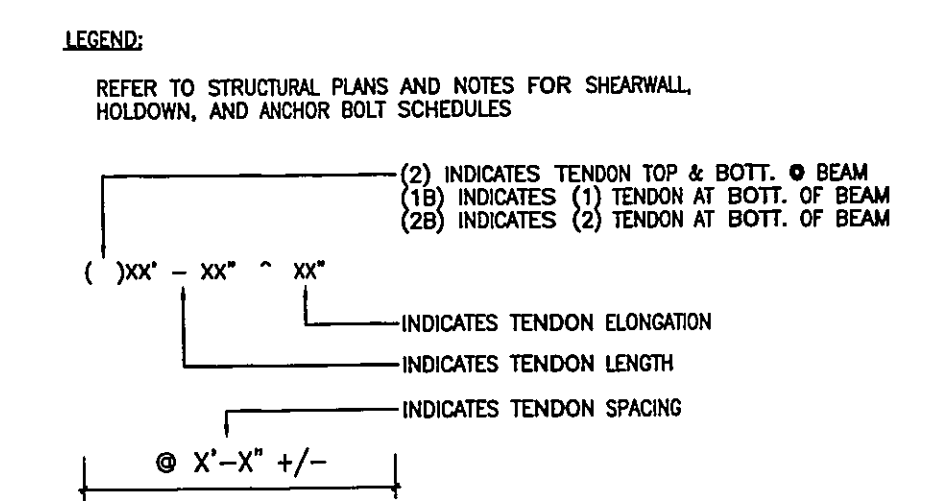
SUNCOAST POST-TENSION
A KELLOGG COMPANY
Ontario, California 91761
Lic. #912209 Tel: 909-473-0490

Austin, TX | Dallas, TX | Houston, TX | San Antonio, TX | Seattle, WA
 Denver, CO | Chicago, IL | Phoenix, AZ | Portland, OR | Sacramento, CA



POST-TENSION PLACEMENT 3-PLEX 'B'

- NOTES:
- REFER TO THE STRUCTURAL ENGINEER OF RECORD DETAILS OR MANUF. DETAILS FOR THE INSTALLATION OF HOLLOWINGS AND EMBEDMENT OF ANCHORS AND HOLLOWINGS (SEE GENERAL NOTE #PTD). INCLUDE STEEL IF REQUIRED, NOT INCLUDED IN POST-TENSIONING CONTRACT.
 - H.D. HOLLOWING MUST BE IN PLACE PRIOR TO TENDONING OPERATION.
 - SEE SHEET PTD FOR GENERAL NOTES AND SPECIAL CONSTRUCTION NOTES.
 - REBAR DIMENSIONS AND LOCATION OF HOLLOWINGS WITH THE ARCHT. DWGS.
 - MISC. REBAR SHALL HAVE AN 18" TAIL.



| REVISIONS | | DATE | | BY | |
|-----------|----------|------|----------|-----|--------------|
| NO. | DATE | NO. | DATE | NO. | BY |
| 1 | 07/19/79 | 1 | 07/19/79 | 1 | WILLIAM LYON |
| 2 | | 2 | | 2 | WILLIAM LYON |
| 3 | | 3 | | 3 | WILLIAM LYON |
| 4 | | 4 | | 4 | WILLIAM LYON |
| 5 | | 5 | | 5 | WILLIAM LYON |
| 6 | | 6 | | 6 | WILLIAM LYON |
| 7 | | 7 | | 7 | WILLIAM LYON |
| 8 | | 8 | | 8 | WILLIAM LYON |
| 9 | | 9 | | 9 | WILLIAM LYON |
| 10 | | 10 | | 10 | WILLIAM LYON |

| | | | |
|-------------|--------------------------|-----------------|-----------------|
| DESIGNED BY | WILLIAM LYON | CHECKED BY | WILLIAM LYON |
| DRAWN BY | WILLIAM LYON | APPROVED BY | WILLIAM LYON |
| DATE | 12/19/79 | POST-TENSIONING | POST-TENSIONING |
| PROJECT | RIVERVIEW ATTACHED HOMES | LOCATION | SANTEE, CA |
| BUILDER | WILLIAM LYON HOMES | SCALE | 1/4"=1'-0" |

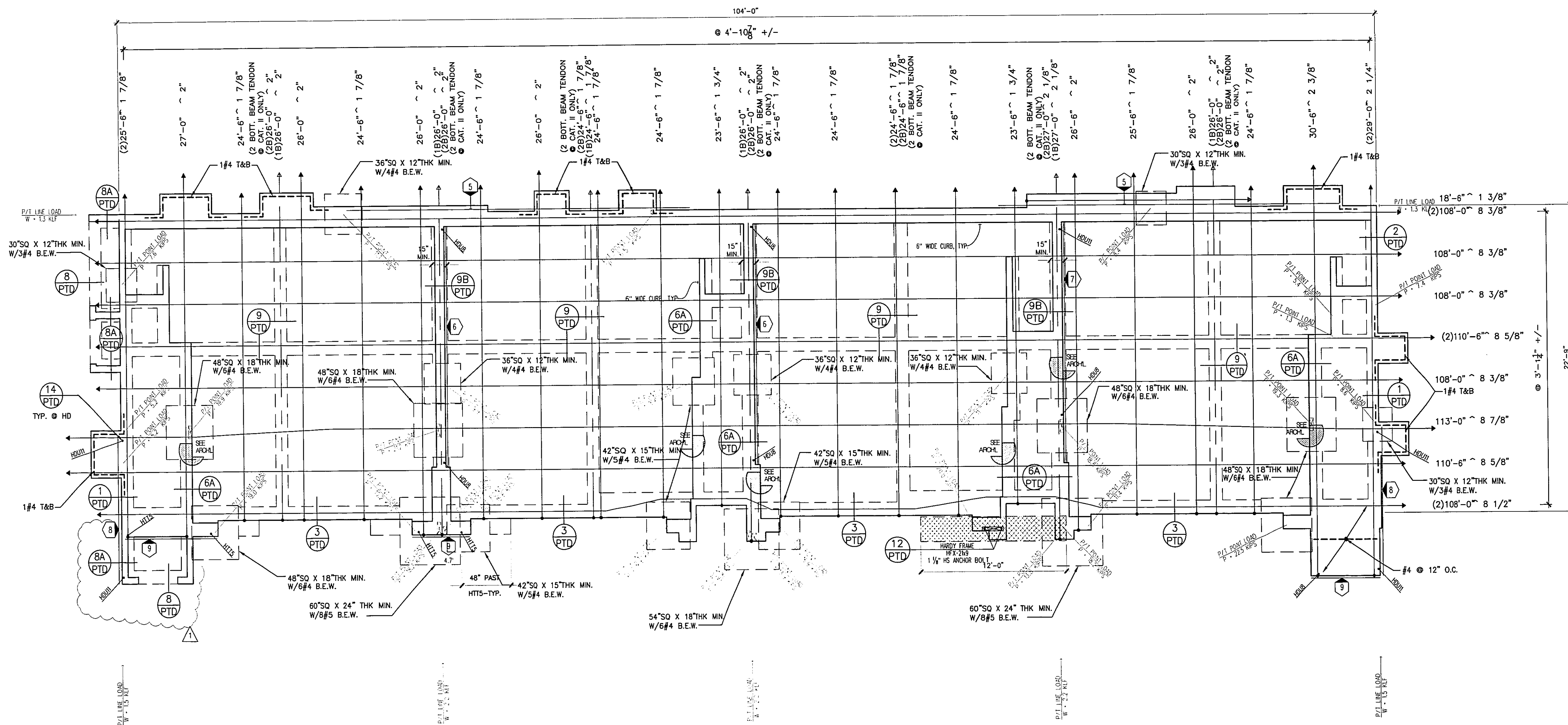
SUNCOAST POST-TENSION
 A KELLER COMPANY
 1528 East Cedar Street
 Ontario, California 91761
 Lic. #912209 Tel: 909-473-0490

REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. 22252

POST-TENSION PLACEMENT
 PLAN 3-PLEX B

SHT. NO. PT1A
 JOB NO. 19-7653

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POST-TENSION PLACEMENT 4-PLEX 'A'

- NOTES:
1. REFER TO THE STRUCTURAL ENGINEER OF RECORD DETAILS OR MANUF. DETAILS FOR THE INSTALLATION OF HOLDINGS AND EMBEDMENT OF ANCHORS AND HOLDINGS (SEE GENERAL NOTE 6/PTD). HOLDING STEEL IF REQUIRED, NOT INCLUDED IN POST TENSIONING CONTRACT.
 2. H.S. HOLDINGS MUST BE IN PLACE PRIOR TO FOUNDATION INSPECTION.
 3. SEE SHEET PTD FOR GENERAL NOTES AND SPECIAL CONSTRUCTION NOTES.
 4. VERIFY DIMENSIONS AND LOCATION OF HOLDINGS WITH THE ARCHT. DWG'S.
 5. MISC. REBAR SHALL HAVE AN 18" TAIL.

LEGEND:

- REFER TO STRUCTURAL PLANS AND NOTES FOR SHEARWALL HOLDING, AND ANCHOR BOLT SCHEDULES
- (1) INDICATES TENDON TOP & BOT. @ BEAM
 - (2) INDICATES (1) TENDON AT BOT. OF BEAM
 - (3) INDICATES (2) TENDON AT BOT. OF BEAM
- ()X'-X' ~ X'-X' ~ X'-X'
 ———— INDICATES TENDON ELONGATION
 ———— INDICATES TENDON LENGTH
 ———— INDICATES TENDON SPACING
 @ X'-X' +/-

| NO. | DATE | REVISIONS |
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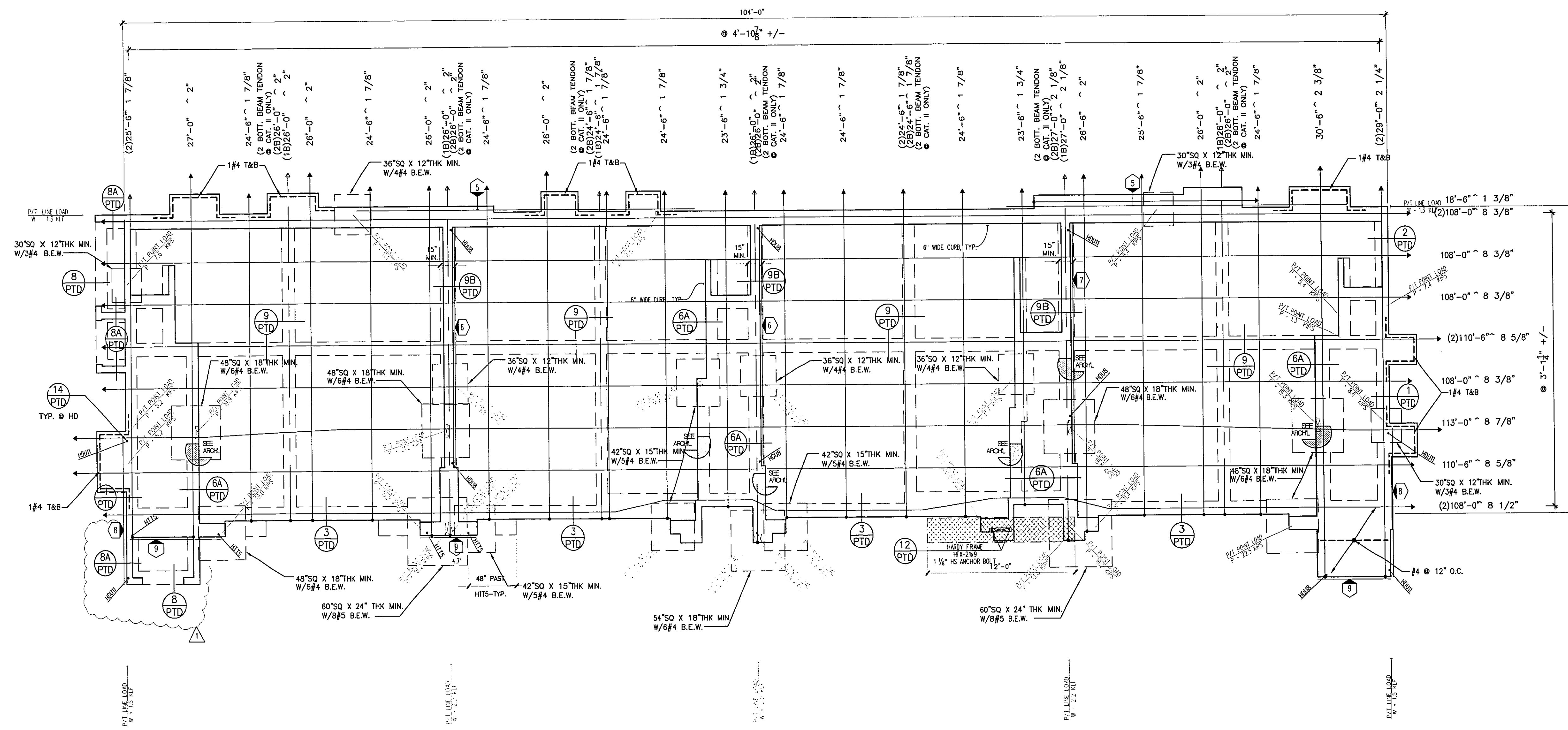
SUNCOAST POST-TENSION
 A KELLER COMPANY
 1528 East Cedar Street
 Ontario, California 91761
 Lic. #912209 Tel. 909-673-0490



PROJECT: RIVERVIEW ATTACHED HOMES
 LOCATION: SANTEE, CA
 EUILDER: WILLIAM LYON HOMES
 INFORMATION SHEET

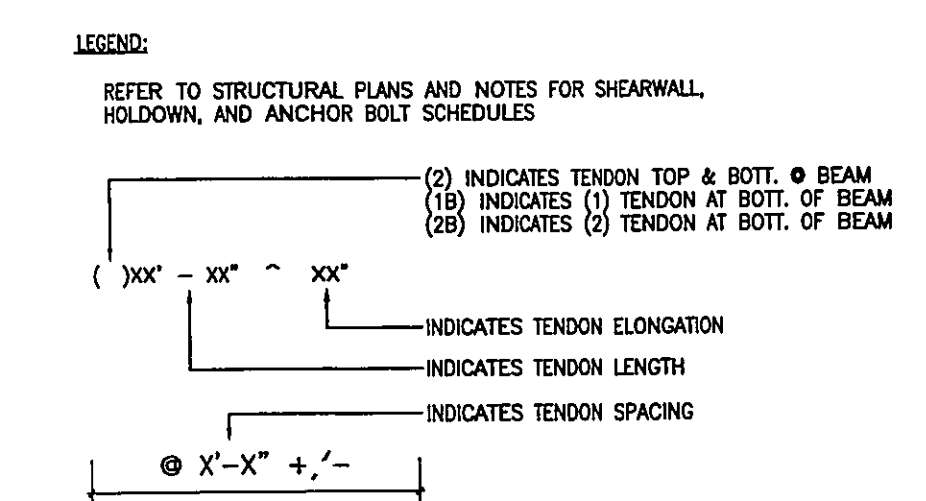
POST-TENSION PLACEMENT
 PLAN 4-PLEX A

SHT. NO. PT2
 JOB NO. 19-7653



POST-TENSION PLACEMENT 4-PLEX 'B'

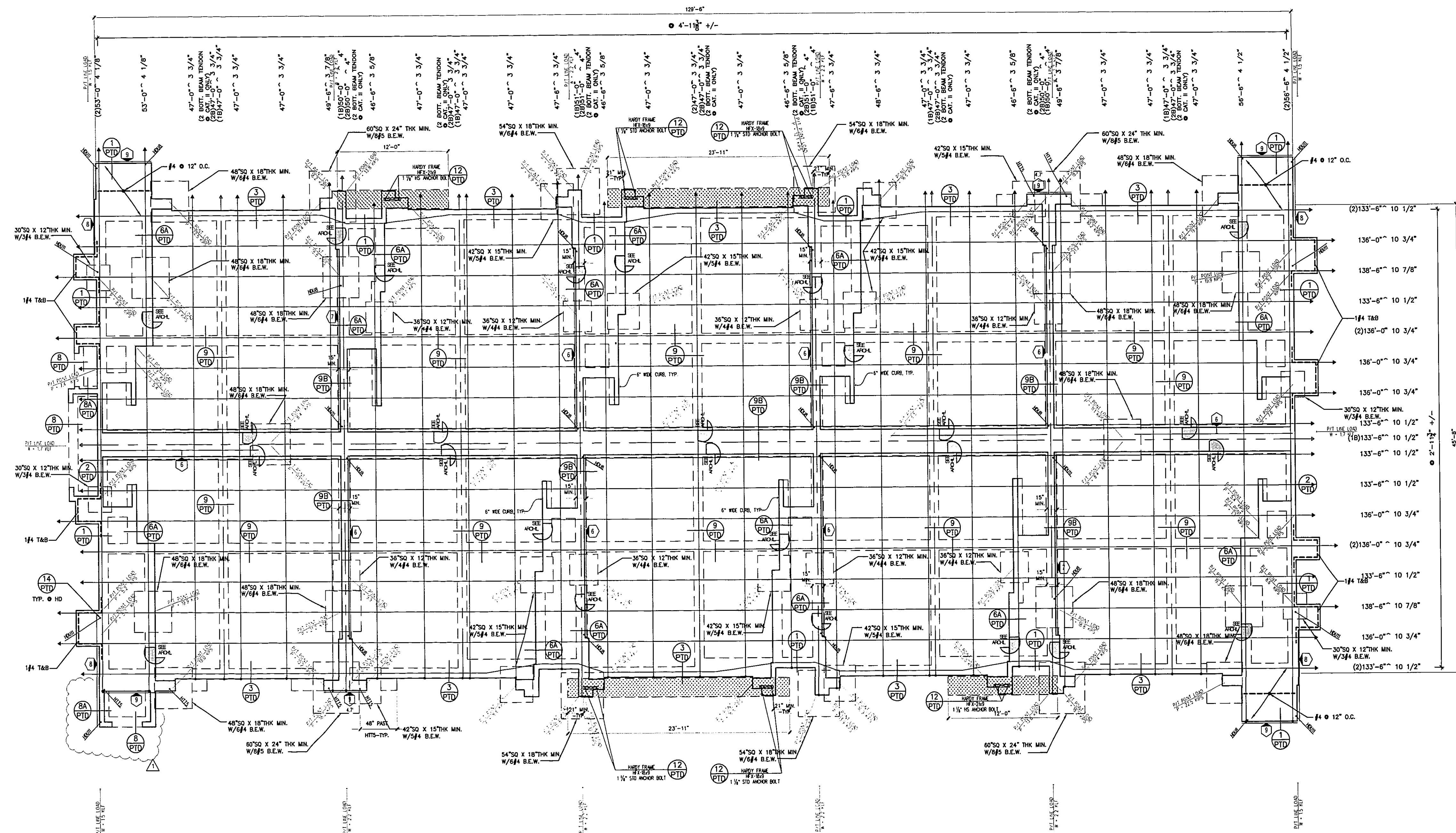
- NOTES:
1. REFER TO THE STRUCTURAL ENGINEER OF RECORDS DETAILS OF MANUF. DETAILS FOR THE INSULATION OF HOLDINGS AND EMBEDMENT OF ANCHORS AND HOLDINGS (SEE GENERAL NOTE #PTD). HOLDOWN STEEL IS REQUIRED, NOT INCLUDED IN POST-TENSIONING CONTRACT.
 2. ALL HARDWARE MUST BE IN PLACE PRIOR TO FOUNDATION CONSTRUCTION.
 3. SEE SHEET PTD FOR GENERAL NOTES AND SPECIAL CONSTRUCTION NOTES.
 4. VERIFY DIMENSIONS AND LOCATION OF HOLDINGS WITH THE ARCH. DWG'S.
 5. MIN. REBAR SHALL HAVE AN 18" TAB.



| REVISIONS | | DATE | | BY | |
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| NO. | DATE | NO. | DATE | NO. | DATE |
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SUNCOAST POST-TENSION
 A KELLER COMPANY
 15320 Colton Spc.
 Ontario, California 91761
 Lic. #912209 Tel. 909-673-0490
 Anaheim, CA | Fontana, CA | Pomona, CA | San Antonio, TX | Seattle, WA
 Denver, CO | Dallas, TX | Houston, TX | Lincoln, NE | Louisville, KY

PROJECT: RIVERVIEW ATTACHED HOMES
 LOCATION: SANTEE, CA
 BUILDER: WILLIAM LYON HOMES
 INFORMATION THIS SHEET: POST-TENSION PLACEMENT PLAN 4-PLEX B
 SHEET NO. PT2A
 JOB NO. 19-7653
 SCALE: 1/4" = 1'-0"



POST-TENSION PLACEMENT 10-PLEX 'A'

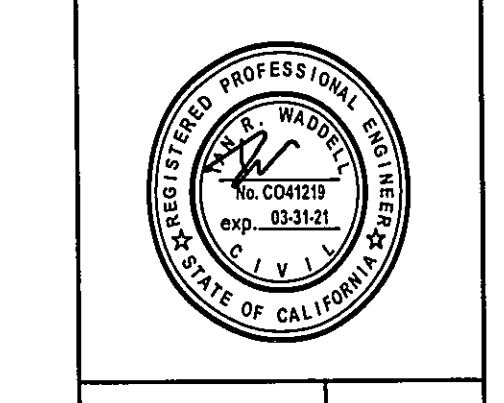
NOTES:
 1. REFER TO THE STRUCTURAL ENGINEER OF RECORD FOR ALL NOTES.
 2. VERIFY THE NOTATION OF TENDON ELEVATION AND LENGTH OF TENDON.
 3. VERIFY THE NOTATION OF TENDON ELEVATION AND LENGTH OF TENDON.
 4. VERIFY THE NOTATION OF TENDON ELEVATION AND LENGTH OF TENDON.
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 9. VERIFY THE NOTATION OF TENDON ELEVATION AND LENGTH OF TENDON.
 10. VERIFY THE NOTATION OF TENDON ELEVATION AND LENGTH OF TENDON.

LEGEND:
 REFER TO STRUCTURAL PLANS AND NOTES FOR SHEARWALL, HOLLOW, AND ANCHOR BOLT SCHEDULES.
 () INDICATES TENDON TOP & BOTTOM SETS.
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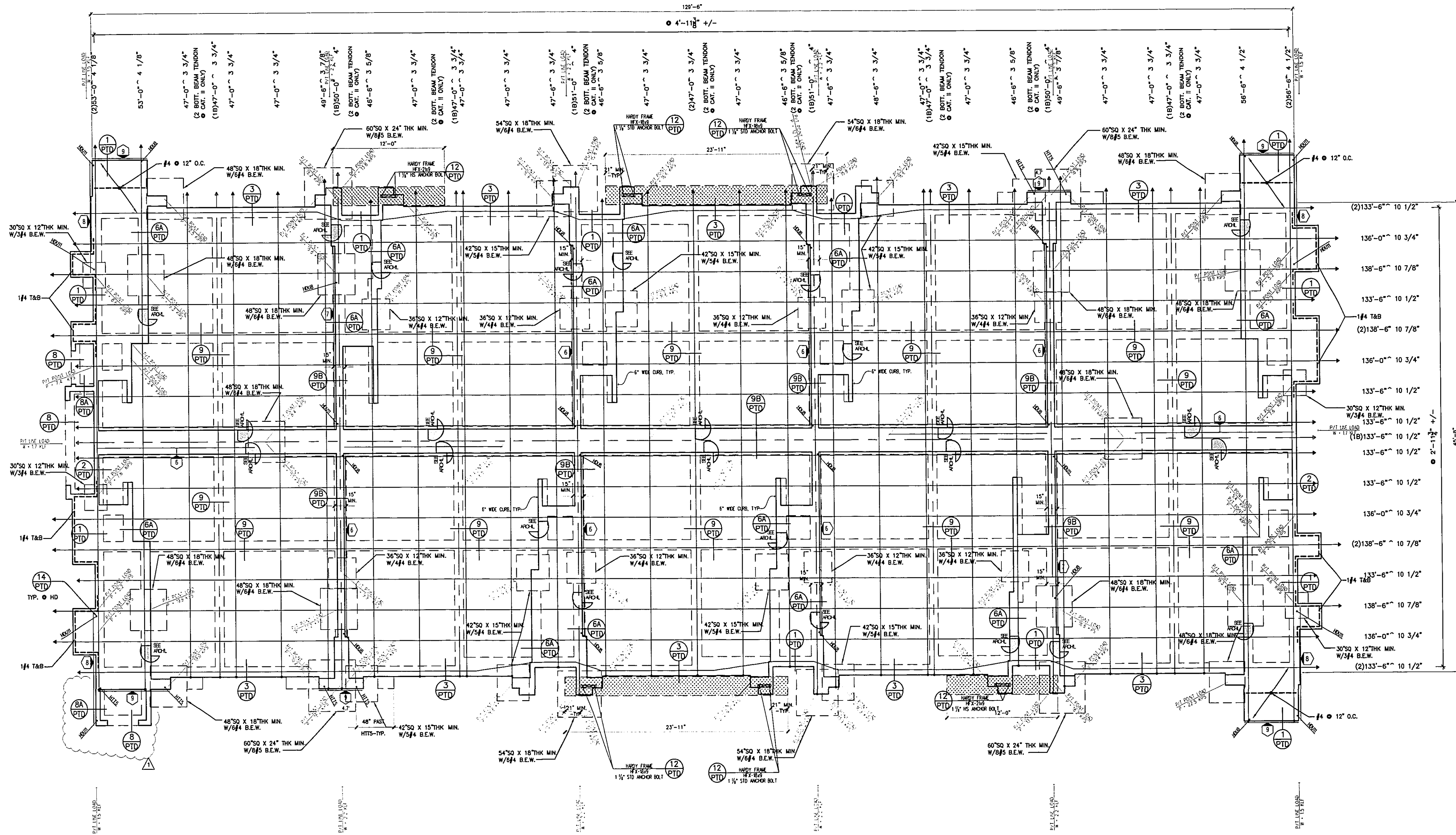
| NO. | DATE | REVISIONS | BY |
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| 1 | 12/10/19 | ISSUE FOR PERMIT | WJ |
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SUNCOAST POST-TENSION
 A KELLER COMPANY
 128 East 12th Street, Suite 100
 San Antonio, TX 78205
 Tel: 214-223-9176
 Lic. #912209
 Austin, TX | Dallas, TX | Houston, TX | San Antonio, TX | Seattle, WA
 Denver, CO | Chicago, IL | Phoenix, AZ | Portland, OR | Sacramento, CA

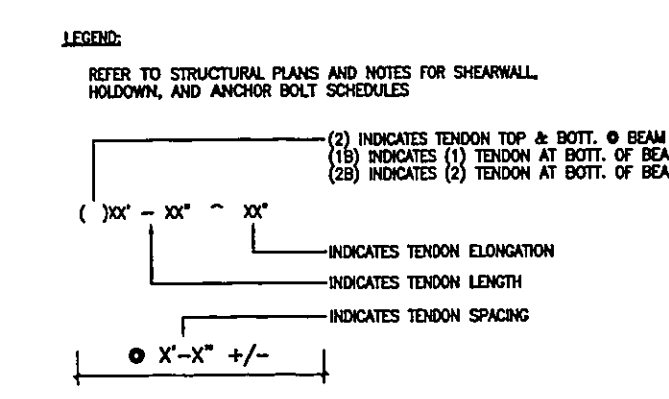


PROJECT: RIVERVIEW ATTACHED HOMES
 LOCATION: SANTEE, CA
 DESIGNER: WILLIAM LYON HOMES
 INFORMATION: THIS SHEET:
 SHEET NO. PT3
 JOB NO. 19-7653
 SCALE: 3/16" = 1'-0"



POST-TENSION PLACEMENT 10-PLEX 'B'

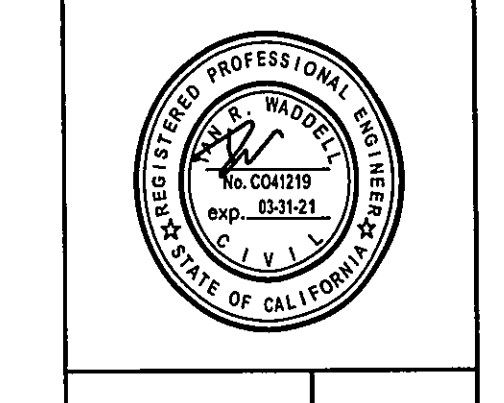
- NOTES:
1. REFER TO THE STRUCTURAL NUMBER OF HOLDING BEAMS OR WALLS.
 2. REFER TO THE STRUCTURAL NUMBER OF HOLDING BEAMS OR WALLS OF 30" MIN. THICKNESS FOR ALL HOLDING BEAMS AND WALLS.
 3. REFER TO THE STRUCTURAL NUMBER OF HOLDING BEAMS OR WALLS OF 30" MIN. THICKNESS FOR ALL HOLDING BEAMS AND WALLS.
 4. REFER TO THE STRUCTURAL NUMBER OF HOLDING BEAMS OR WALLS OF 30" MIN. THICKNESS FOR ALL HOLDING BEAMS AND WALLS.
 5. REFER TO THE STRUCTURAL NUMBER OF HOLDING BEAMS OR WALLS OF 30" MIN. THICKNESS FOR ALL HOLDING BEAMS AND WALLS.



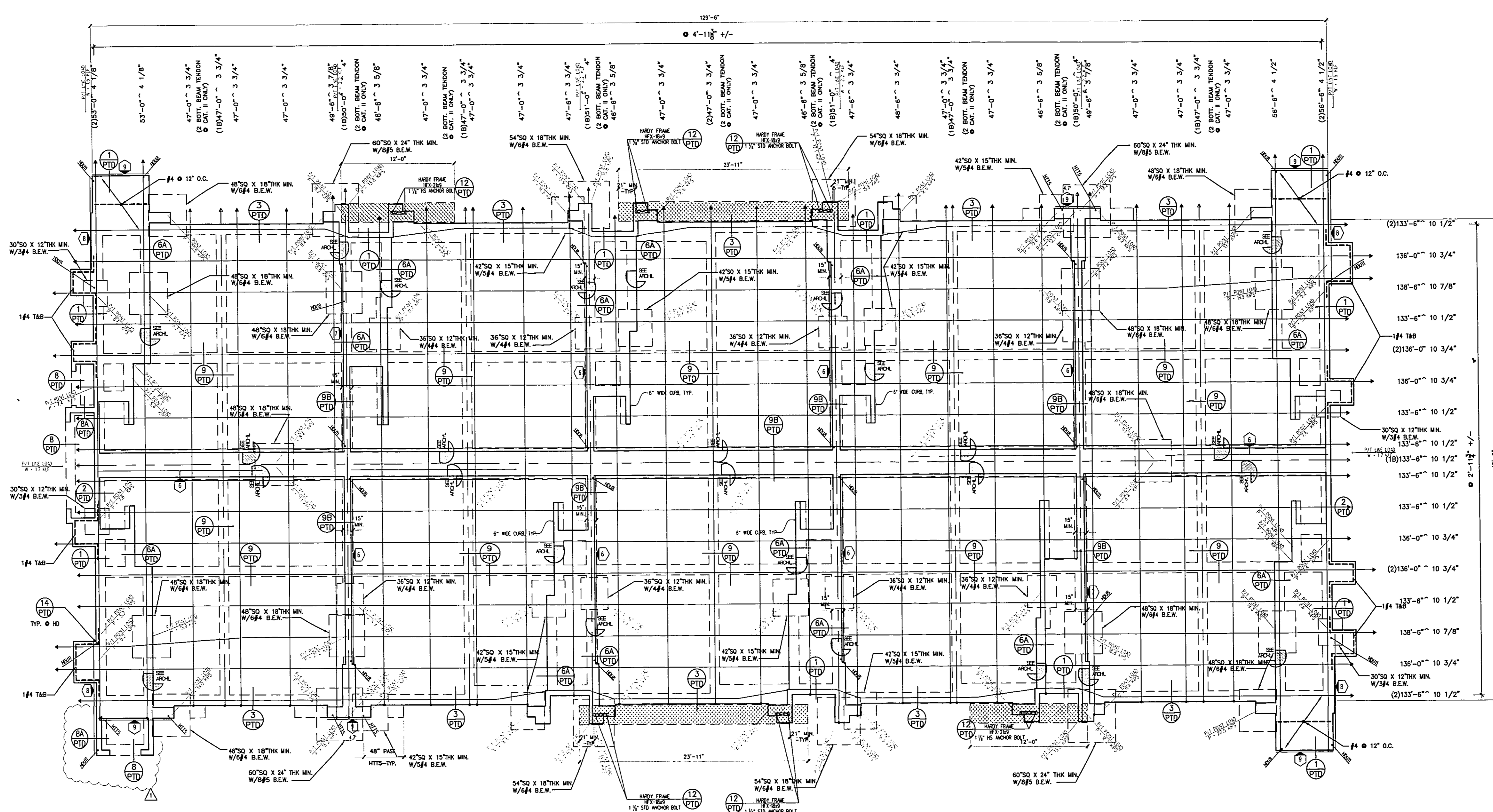
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| NO. | DATE | BY | FOR |
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| 1 | 12/10/11 | IRW | DESIGNED |
| 2 | | IRW | CHECKED |
| 3 | | IRW | APPROVED |

SUNCOAST POST-TENSION
 A KELLER COMPANY
 1528 East Cedar Street
 Ontario, California 91761
 Lic. #912209 Tel: 909-673-0490



PROJECT: RIVERVIEW ATTACHED HOMES
 LOCATION: SANTEE, CA
 BUILDER: WILLIAM LYON HOMES
 INFORMATION THIS SHEET:
 SHT. NO. PT3A
 JOB NO. 19-7853
 SCALE: 3/8"=1'-0"



POST-TENSION PLACEMENT 10-PLEX 'C'

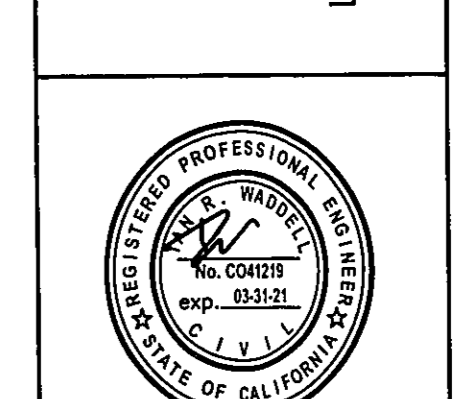
NOTES:
 1. REFER TO THE STRUCTURAL ENGINEER'S RECORDS FOR DETAILS OF JOINTS.
 2. DETAILS FOR THE INSTALLATION OF HOLDINGS AND ANCHORAGE OF POST-TENSIONING ARE SHOWN ON SHEET C-10-1.
 3. ALL POST-TENSIONING SHALL BE IN PLACE PRIOR TO FOUNDATION INSPECTION.
 4. SEE SHEET C-10-1 FOR GENERAL NOTES AND SPECIAL CONSTRUCTION NOTES.
 5. ALL POST-TENSIONING SHALL BE IN PLACE PRIOR TO FOUNDATION INSPECTION.
 6. SEE SHEET C-10-1 FOR GENERAL NOTES AND SPECIAL CONSTRUCTION NOTES.
 7. ALL POST-TENSIONING SHALL BE IN PLACE PRIOR TO FOUNDATION INSPECTION.
 8. SEE SHEET C-10-1 FOR GENERAL NOTES AND SPECIAL CONSTRUCTION NOTES.

LEGEND:
 (1) INDICATES TENDON TOP & BOTTOM & BEAM
 (2) INDICATES TENDON LENGTH
 (3) INDICATES TENDON LENGTH
 (4) INDICATES TENDON SPACING

| REVISIONS | | NO. | DATE | BY |
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| NO. | DATE | BY |
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| 1 | 12/10/19 | IRW |
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| 7 | | |
| 8 | | |

SUNCOAST POST-TENSION
 A KELLER COMPANY
 528 East Collins Street, Suite 91761
 Austin, TX 78701 Houston, TX 77002
 Denver, CO 80202 Phoenix, AZ 85001
 Lic. #912209 Tel: 909-473-0490



PROJECT: RIVERVIEW ATTACHED HOMES
 LOCATION: SANTEE, CA
 DRAWN BY: WILLIAM LYON HOMES
 CHECKED BY: IRW
 DESIGNED BY: IRW
 APPROVED BY: IRW

POST-TENSION PLACEMENT
 PLAN 10-PLEX 'C'

SHT. NO. PT3B
 JOB NO. 19-7653

SCALE: 3/16"=1'-0"

| LEGEND | | |
|---------|---|------------------|
| SYMBOLS | DESCRIPTIONS | ABBREV. |
| | DETAIL NUMBER | |
| | DRAWING NUMBER WHERE DRAWN | |
| | SECTION LETTER | |
| | DRAWING NUMBER WHERE SHOWN | |
| | HORIZONTAL RECESSED FAN COIL UNIT w/INSULATED SHEET METAL ENCLOSURE | |
| | GAS FURNACE IN ATTIC | |
| | VERTICAL/THROUGH FURNACE OR AIR HANDLER | |
| | EQUIPMENT TYPE
SIZE (SEE SCHEDULE) | |
| | CFM
GRILLE SIZE
MODEL | |
| | CEILING MOUNTED EXHAUST FAN | C.E.F.
W.E.F. |
| | WALL MOUNTED EXHAUST FAN | |
| | EXHAUST FAN TYPE
SIZE (SEE SCHEDULE) | |
| | SIDEWALL DIFFUSER
SIDEWALL REGISTER | |
| | SUPPLY AIR CEILING DIFFUSER
RETURN AIR CEILING DIFFUSER | |
| | 4-WAY THROW/3-WAY THROW | |
| | DRYER BOOSTER FAN
w/ACCESS PANEL | |
| | SHEET METAL LINT COLLECTION BOX | |
| | LOUVER & SCREEN | |
| | FIRE DAMPER | F.D. |
| | SMOKE FIRE DAMPER | S.F.D. |
| | FLEX CONNECTION | |
| | DOOR UNDERCUT | U/C |
| | DOOR LOUVER | D/L |
| | FLEXIBLE AIR DUCT | |
| | MANUAL VOLUME DAMPER | M.V.D. |
| | DUCTBOARD REDUCER/TRIANGULAR TRANSITION
SHEET METAL T-WYE | |
| | ROUND ELBOW UP | |
| | ROUND ELBOW DOWN | |
| | SUPPLY AIR DUCT SECTION UP | |
| | SUPPLY AIR DUCT SECTION DOWN | |
| | RETURN AIR DUCT SECTION UP | |
| | RETURN AIR DUCT SECTION DOWN | |
| | EXHAUST DUCT SECTION UP | |
| | EXHAUST DUCT SECTION DOWN | |
| | KEYNOTE | |
| | REVISION TAG | |
| | THERMOSTAT | |
| | HUMIDISTAT | |
| | SMOKE DETECTOR | |
| | CARBON MONOXIDE SENSOR | |
| | FURNISHED & INSTALLED BY MECHANICAL | |
| | FURNISHED BY ELECTRICAL, INSTALLED BY MECHANICAL | |
| | FURNISHED BY MECHANICAL, INSTALLED BY ELECTRICAL | |

GENERAL NOTES

- General: this work is subject to the provisions of required specifications and the contractor shall be responsible for all requirements hereunder affecting his work in any way.
- Scope: the work covered by this section includes all labor, materials, equipment, transportation and other items necessary for and reasonable incidental to the proper and satisfactory installation of the heating, air conditioning, and ventilating systems shown on the drawings and specified herein.
- Codes: all heating, air conditioning, and ventilating work shall conform to the latest requirements of the NFPA and the local mechanical code and any other legally constituted body having jurisdiction thereof (CMC 2016).
- Permits: the contractor shall obtain and pay for all fees, permits, and licenses required for the installation of the work and shall deliver same to the general contractor.
- Submittals: within 30 days after the award of the contract and before their purchase, the contractor shall submit to the Architect six bound booklets containing a complete list of materials and equipment being furnished together with all catalog data. Manufacturer's names and addresses and other data necessary to evaluate the material and equipment.
- Sheet metal ductwork: supply and return ductwork penetrating roofs construction shall be minimum 26 ga galvanized sheet metal. In conformance with the latest smoke duct manual, and local codes, supply and return ductwork shall be insulated per title 24. Dyer vents shall be galvanized sheet metal. All other exhaust shall be galvanized sheet metal min. 26 gage.
- Flexible ductwork: insulated low pressure flexible duct shall be factory assembled consisting of a galvanized spring steel wire helix, and a continuous inner liner wrapped with a nominal 1 in. thick by 1 lb/cu. ft. density glass fiber insulation. The assembly shall be enclosed in a class 1 fiber resistive vapor barrier jacket, factory sealed at both ends. Flexible duct shall be UL listed and installed in a fully extended condition free of sag and kinks as far as practical. Minimum thermal resistance shall be R-4.2. Flexible duct shall be by Alco or approved equal. Note: all air handling duct systems shall be constructed, installed and insulated as required in chapter 6 of CMC 2016.
- Equipment: shall be of model, type and capacities as indicated on the drawings and shall meet or exceed the building energy efficiency standards.
- Controls: shall be furnished and installed as indicated on the drawings.
- Thermostats: all thermostats to be title-24 approved w/night set-back.
- Refrigerant lines: insulated copper refrigerant suction lines with 3/4" thick rubber insulation.
- Warranty: the system as installed including all equipment and materials shall be guaranteed by the contractor for a period of one year from the date the installation is accepted and placed into operation.
- Insulation materials applied to the exterior or the ducts located in the building to have a flame spread of not more than 25 and smoke density not exceeding 50 when tested as a composite installation.
- Approved materials shall be installed within ducts and plenums for insulating, sound deadening or other purposes. Materials shall have a mold humidity and resistant surface that meets the requirements of UL181.
- All appliances designed to be fixed in position shall be securely fastened in place per building code requirements.
- All appliances and plumbing vents and the discharge outlet of exhaust fans shall be at least ten (10) feet in a horizontal direction, or three (3) feet above the outside air intakes for HVAC units.

CALGREEN CODES

4.606.1 JOINTS AND OPENINGS. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTRICAL, LINES AND OTHER NECESSARY PENETRATIONS MUST BE SEALED IN COMPLIANCE WITH CALIFORNIA ENERGY CODE.

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

4.506.1 BATHROOM EXHAUST FANS. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

4.507.1 OPENINGS. WHOLE HOUSE EXHAUST FANS SHALL INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE MINIMUM INSULATION VALUE OF R-4.2.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
 1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, SHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
 EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

SHEET INDEX

| | |
|---------------------------------|--|
| M-1.0 | HVAC NOTES, INDEX, LEGEND & SCHEDULES |
| M-1.1 | HVAC DETAILS |
| M-2.0 | HVAC 3-PLEX BUILDING 1ST & 2ND FLOOR PLANS |
| M-2.1 | HVAC 3-PLEX BUILDING 3RD FLOOR & ROOF PLANS |
| M-3.0 | HVAC 4-PLEX BUILDING 1ST & 2ND FLOOR PLANS |
| M-3.1 | HVAC 4-PLEX BUILDING 3RD FLOOR & ROOF PLANS |
| M-4.0 | HVAC 10-PLEX BUILDING 1ST & 2ND FLOOR PLANS |
| M-4.1 | HVAC 10-PLEX BUILDING 3RD FLOOR & ROOF PLANS |
| TITLE-24 CALCULATIONS BY OTHERS | |

GENERAL NOTES, LEGEND + INDEX

SCALE NONE (B)

MULTI-POSITION GAS FURNACE (DIRECT VENT)

| MARK | SERVICE | MFG. MODEL NO. | CFM | ESP | HEATING CAPACITY INPUT MBTUH | HEATING CAPACITY OUTPUT MBTUH | AFUE | ELECTRICAL DATA | | | | FILTER SIZE (IN) | SHR. WT. (LBS) | OPER. WT. (LBS) | COOLING CAP. | REMARKS |
|-------|-------------|----------------|---------|-----|------------------------------|-------------------------------|-------|-----------------|------|------|-----|------------------|----------------|-----------------|--------------|---------|
| | | | | | | | | VOLTS | MOCP | AMPS | HP | | | | | |
| FAU 1 | PLAN 1 OR 2 | CARRIER | 655 | 050 | 60000 | 57000 | 96% | 15 | 15 | 6.4 | 1/2 | 125 | 120 | 25-TONS | | |
| | | 589LSA6007P6 | CARRIER | 655 | 050 | 60000 | 57000 | 96% | 15 | 15 | 6.4 | 1/2 | 125 | 120 | 3-TONS | |
| FAU 2 | PLAN 3 OR 4 | CARRIER | 655 | 050 | 60000 | 57000 | 96% | 15 | 15 | 6.4 | 1/2 | 125 | 120 | 25-TONS | | |
| | | 589LSA6007P6 | CARRIER | 655 | 050 | 60000 | 57000 | 96% | 15 | 15 | 6.4 | 1/2 | 125 | 120 | 3-TONS | |

- NOMINAL CFM, REFER TO INDIVIDUAL PLANS FOR EXACT CFM.
- MIN. 1" THICK, MERV 8, FILTER INSTALLED AT RETURN AIR REGISTER.
- 3/4" PRIMARY CONDENSATE DRAIN TO BE ROUTED AT MINIMUM SLOPE AT 1/4" PER FT. TO LAVATORY TRAP/PEE, 3/4" SECONDARY CONDENSATE DRAIN TO TERMINATE ABOVE TUB OR DAYLIGHT TO OUTSIDE.
- MECH. CONTRACTOR TO FURNISH AND INSTALL 4" FURNACE STAND AND CONDENSATE DRAIN PAN WORKFLOW SHUT-OFF SWITCH.

15 SE.E.R. DX SPLIT SYSTEM OUTDOOR CONDENSING UNIT

| MARK | MFG. & MODEL NO. | AREA SERVED | NOM. CLG. CAPACITY (BTU/H) | HEATING CAPACITY (BTU/H) | EER | ELECTRICAL DATA | | | | SEER | LIQUID LINE SIZE (IN) | REFRIG. LINE SIZE (IN) | OPER. WT. (LBS) | REMARKS | | | |
|------|------------------|-------------|----------------------------|--------------------------|-----|-----------------|---------|-------|-----------|------|-----------------------|------------------------|-----------------|---------|-----|-----|--|
| | | | | | | VOLTS | AMPS | PHASE | TERMINALS | | | | | | | | |
| DU 1 | CARRIER CASH4000 | FAU-1 | 30000 | - | 135 | 208/230 | 4-40 Hz | 67.8 | 12.8 | 0.75 | 168 | 25 | 1/2 | 3/8 | 3/4 | 151 | |
| | | FAU-2 | 35000 | - | 133 | 208/230 | 4-40 Hz | 79 | 13.6 | 1.0 | 181 | 30 | 1/2 | 3/8 | 7/8 | 151 | |
| DU 2 | CARRIER CASH4006 | FAU-1 | 30000 | - | 135 | 208/230 | 4-40 Hz | 67.8 | 12.8 | 0.75 | 168 | 25 | 1/2 | 3/8 | 3/4 | 151 | |
| | | FAU-2 | 35000 | - | 133 | 208/230 | 4-40 Hz | 79 | 13.6 | 1.0 | 181 | 30 | 1/2 | 3/8 | 7/8 | 151 | |

- NOMINAL COOLING CAPACITY, REFER TO MANUF. COMBINATION RATINGS CUTSHEETS FOR EXACT CLG. CAPACITY.
- REFER TO MANUFACTURER GUIDE FOR RESIDENTIAL SPLIT SYSTEM LONG-LINE APPLICATION GUIDE.
- PURON REFRIGERANT.

EXHAUST FAN SCHEDULE

| SYMBOL | MANUFACTURER & MODEL NO. | LOCATION | TYPE | CFM | S.P. | ELECTRICAL | | | | DIMENSIONS (LxWxH) | SHF WT. | REMARKS | |
|--------|--------------------------|-------------|------|-----|------|------------|------|-------|-----------|--------------------|-----------------------------|---------|--|
| | | | | | | VOLTS | AMPS | PHASE | TERMINALS | | | | |
| EF 1 | AR KING AXSLS | POWDERRM | CLG. | 50 | 0.07 | 120 | 27.8 | 0.31 | 0.75 | 0.5 | 24 1/2" x 14 1/2" x 10 1/2" | 115 | PROVIDE WITH SEPARATE SWITCH. EXHAUST FAN TO HAVE INTEGRAL BACKDRAFT DAMPER. |
| | | | | | | | | | | | | | |
| EF 2 | AR KING AXSDH | BATHROOM | CLG. | 68 | 0.29 | 120 | 28.3 | 0.31 | 0.75 | 1.0 | 24 1/2" x 14 1/2" x 10 1/2" | 115 | PROVIDE WITH SEPARATE SWITCH. EXHAUST FAN TO HAVE INTEGRAL BACKDRAFT DAMPER. |
| | | | | | | | | | | | | | |
| EF 3 | AR KING AXSLS | LAUNDRY RM. | CLG. | 68 | 0.29 | 120 | 32.5 | 0.30 | 0.78 | 1.0 | 24 1/2" x 14 1/2" x 10 1/2" | 115 | HARD WIRED TO RUN CONTINUOUSLY. EXHAUST FAN TO HAVE INTEGRAL BACKDRAFT DAMPER. REFER TO OWNER'S DISCLOSURE FOR MAINT. AND OPERATION. |
| | | | | | | | | | | | | | |
| EF 4 | AR KING AXSLS | POOL EQUIP. | CLG. | 290 | 0.17 | 120 | 86 | 0.75 | 1.68 | 5.0 | | | PROVIDE W/ULNE THERMOSTAT AND SEPARATE SWITCH. |
| | | | | | | | | | | | | | |

- ENERGY STAR FANS FURNISHED AND INSTALLED BY ELECTRIAN UNLESS NOTED OTHERWISE.
- FAN W/INTEGRAL HUMIDITY SENSOR HAS AN ADJUSTABLE RANGE FROM 50% TO 80% LEVEL.
- PROVIDE W/WWSPER CONTROL CONDENSATION SENSOR FV-WCS1. THE SENSOR IS AN APPROVED HUMIDITY CONTROLLER DEVICE MEETING 2016 CGBC STANDARD.

SHOEMAKER AIR DISTRIBUTION

| MANUFACTURER | MODEL NUMBER | DEFLECTION | COLOR | STYLE | REMARKS |
|--------------|--------------|------------------|-------|----------------|--|
| SHOEMAKER | 850 | 2-WAY | WHITE | STAMPED FACE | TYP. CEILING/SIDEWALL DIFFUSER |
| SHOEMAKER | 846 | 3-WAY | WHITE | STAMPED FACE | TYP. CEILING/SIDEWALL DIFFUSER |
| SHOEMAKER | 850 | 4-WAY | WHITE | STAMPED FACE | TYP. CEILING REGISTER |
| SHOEMAKER | 850 | SINGLE | WHITE | ADJUSTABLE BAR | TYP. SIDEWALL REGISTER FOR LIVING/DINING ROOM |
| SHOEMAKER | 846 | MULTIDIRECTIONAL | WHITE | WOOD | TYP. CEILING DIFFUSER FOR DINING/LIVING ROOM |
| SHOEMAKER | 200 | CURVED BLADE | WHITE | STAMPED | TYPICAL CEILING DIFFUSER FOR COMMON AREAS |
| SHOEMAKER | FG | RETURN | WHITE | STAMPED FACE | FILTER GRILLES |
| SHOEMAKER | 1075 | RETURN | WHITE | STAMPED FACE | TYPICAL CEILING/WALL HIGH VELOCITY RETURN AIR GRILLE |

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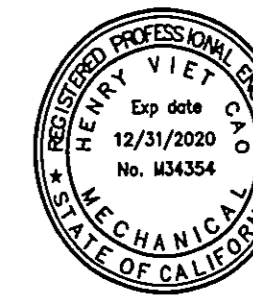


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Homes

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Henry Cao

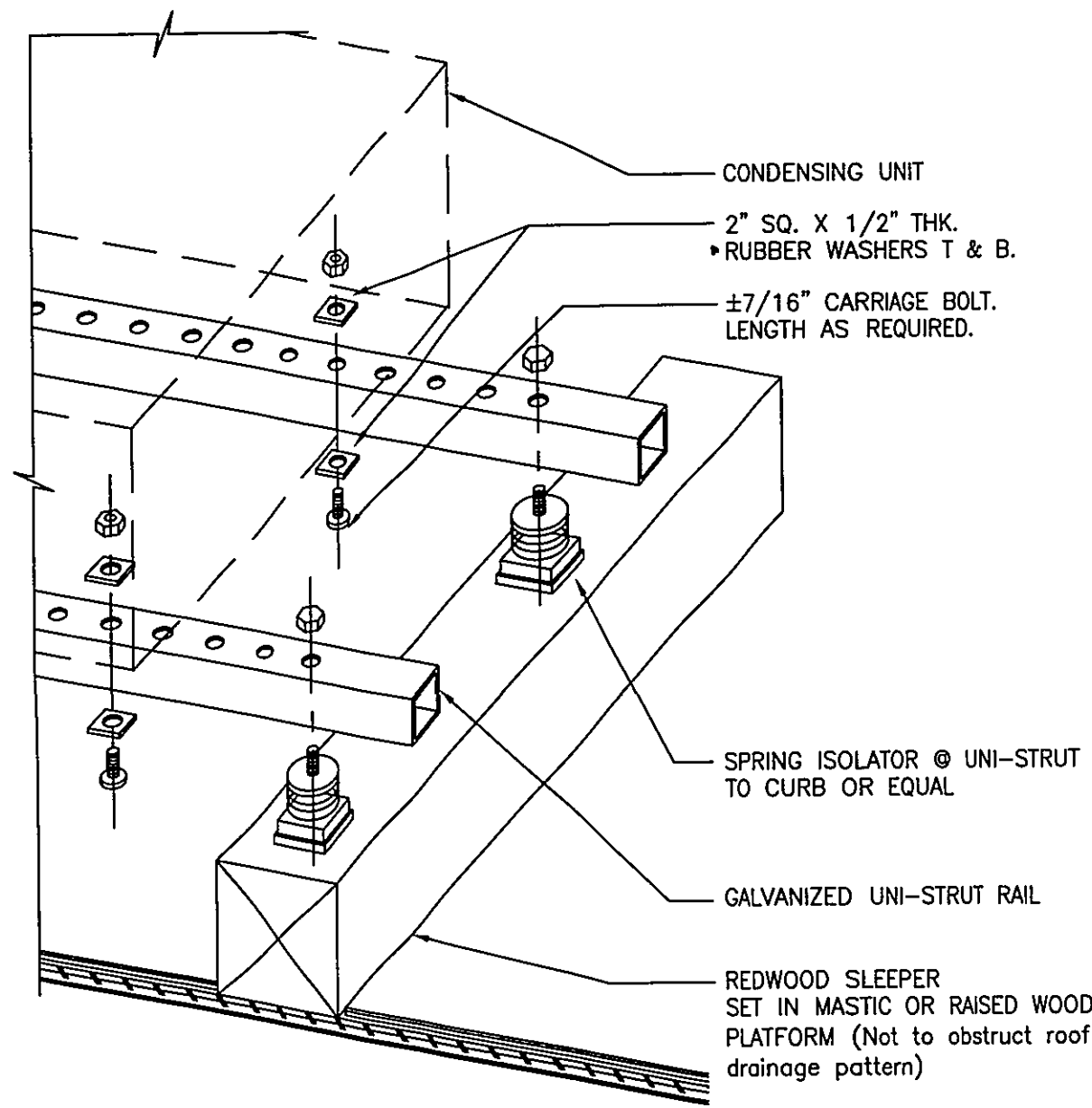
HVAC NOTES,
INDEX, LEGEND, &
SCHEDULES

M-1.0

EQUIPMENT SCHEDULES

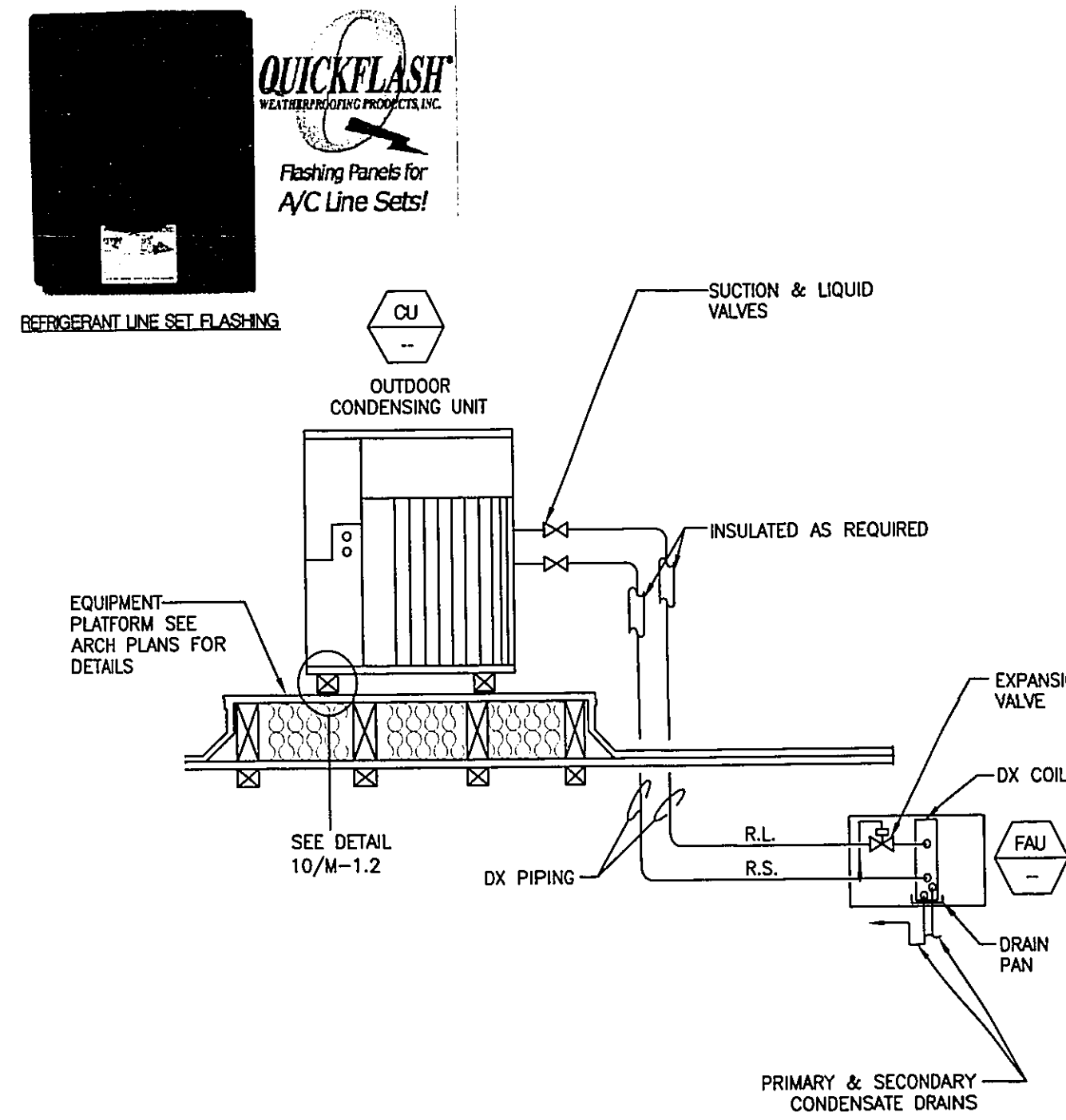
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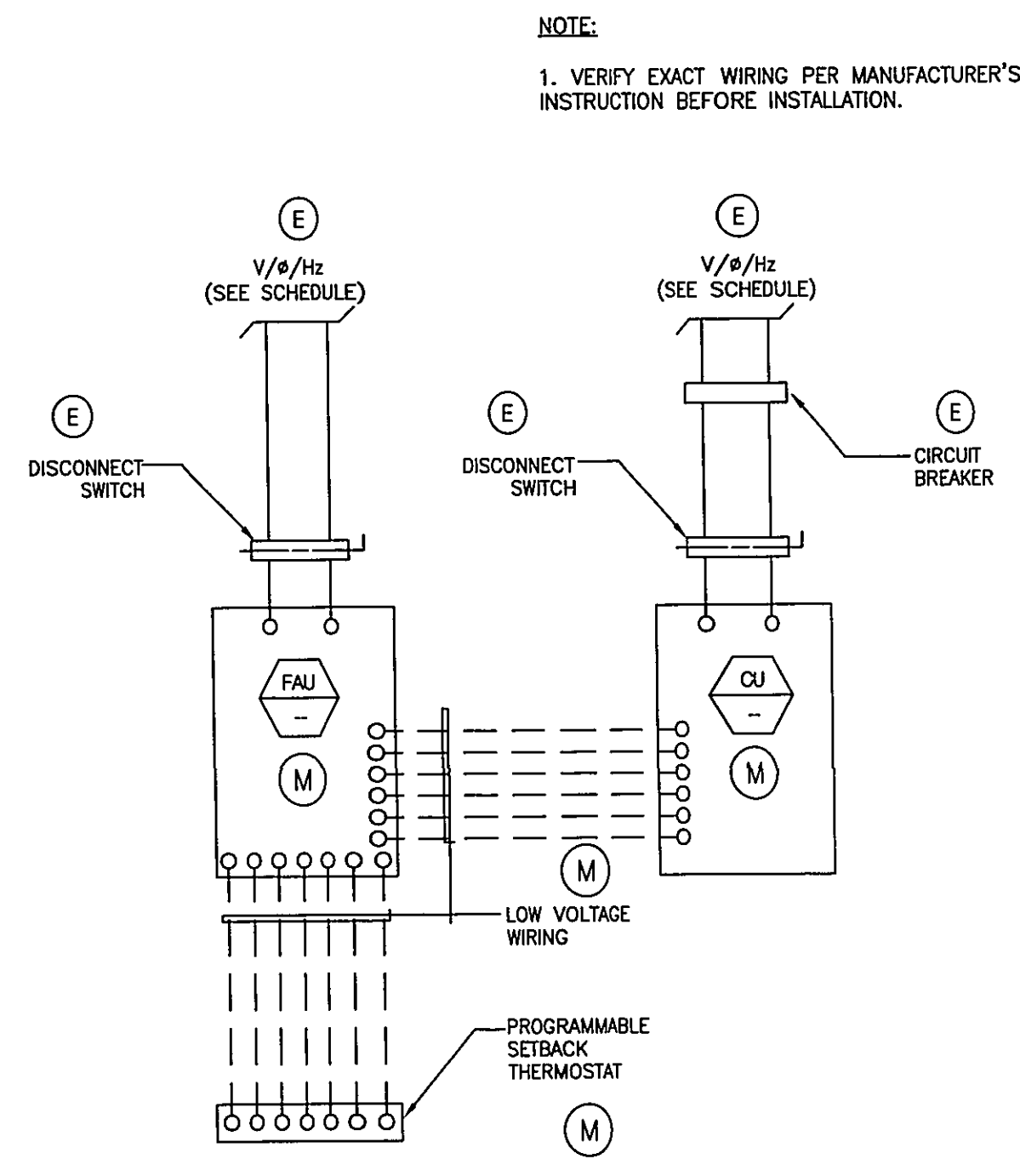
A/C CURB

SCALE: N.T.S. ⑩



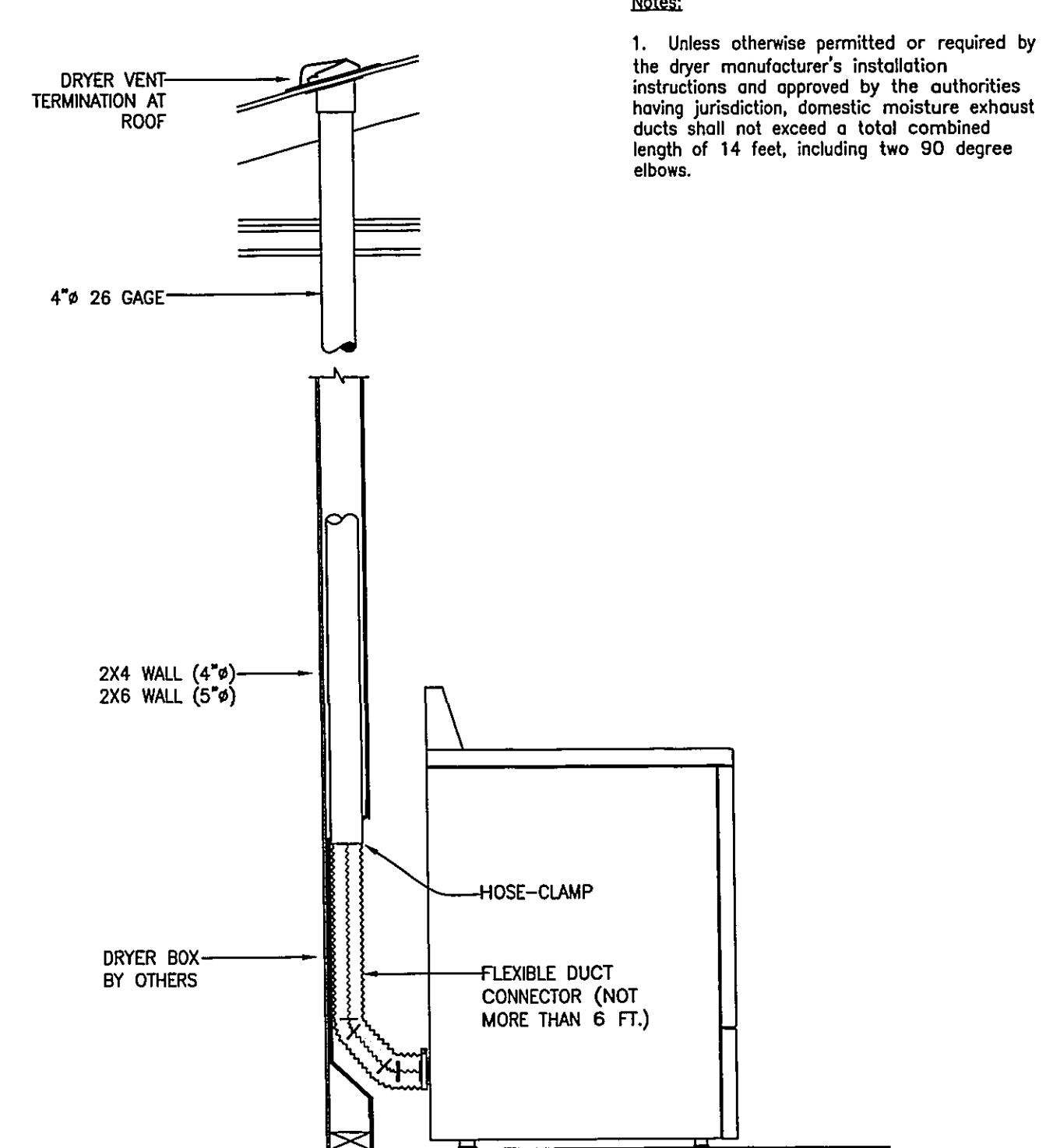
OUTDOOR CONDENSER PAD

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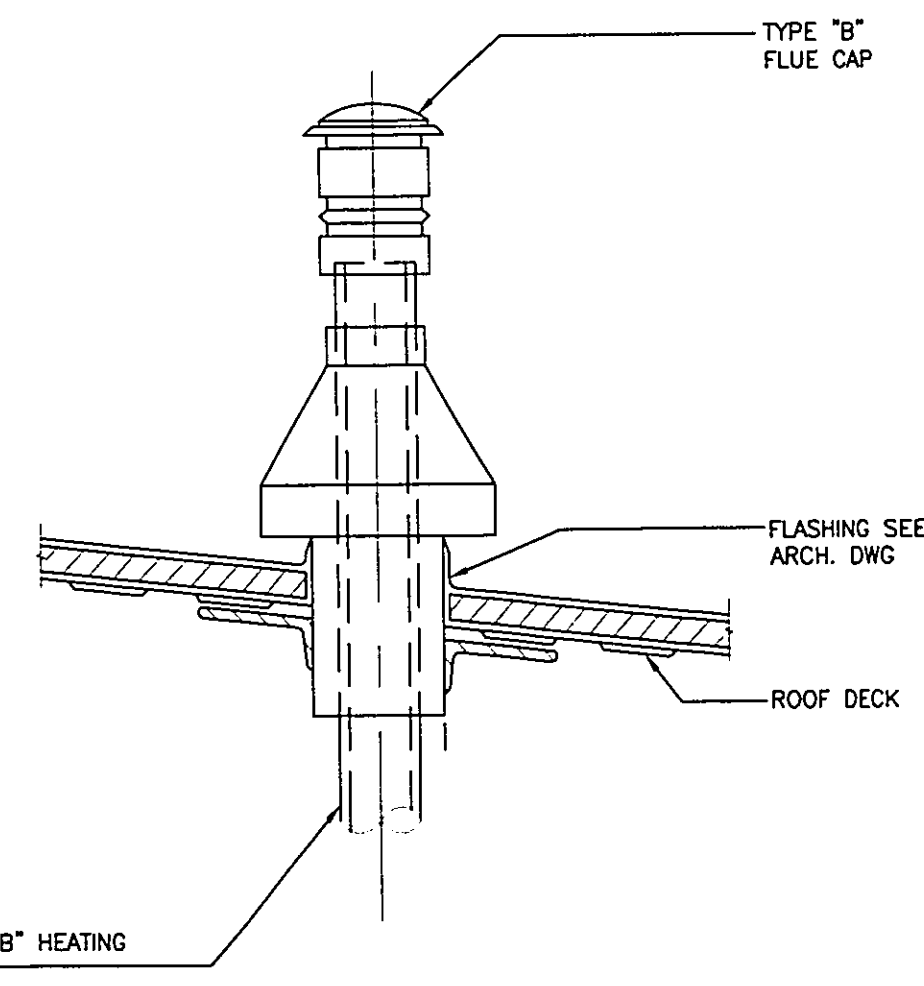
SPLIT SYSTEM CONTROL WIRING

SCALE: N.T.S. ④



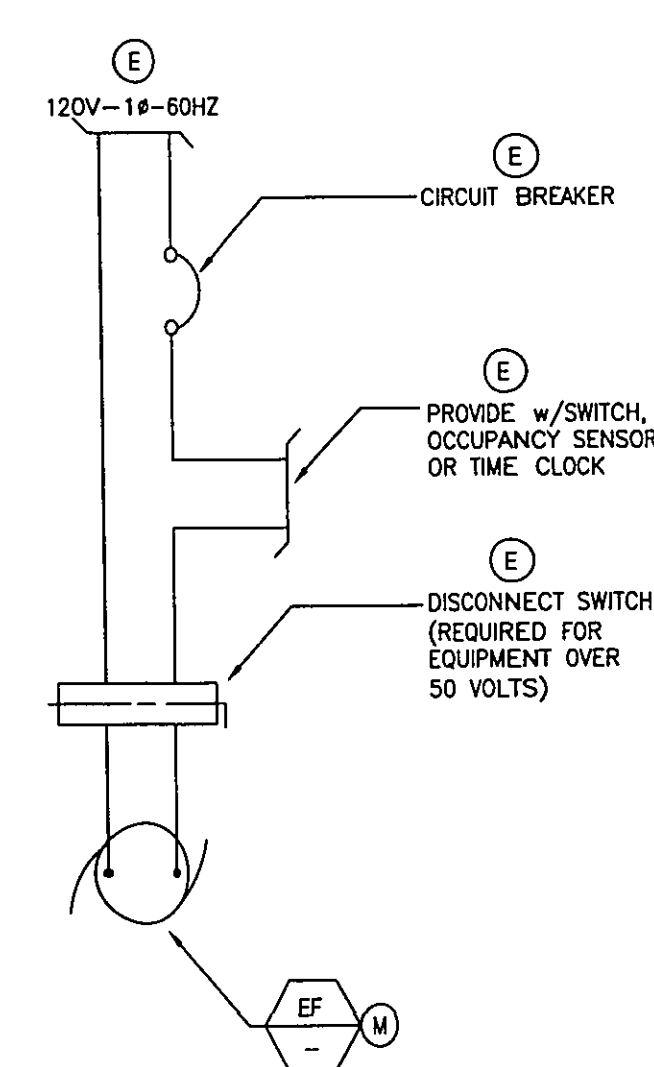
DRYER VENT CONFIGURATION

SCALE: N.T.S. ①



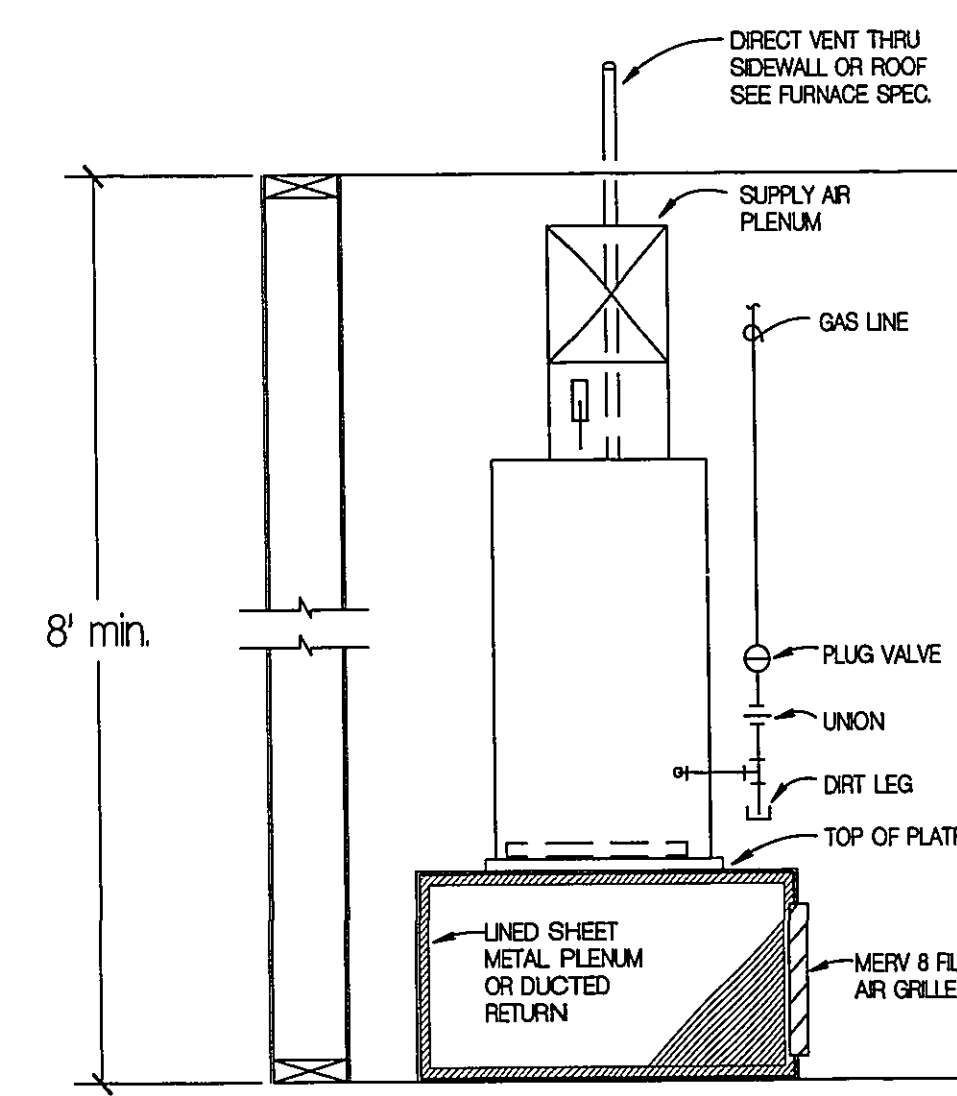
FLUE VENT THRU ROOF

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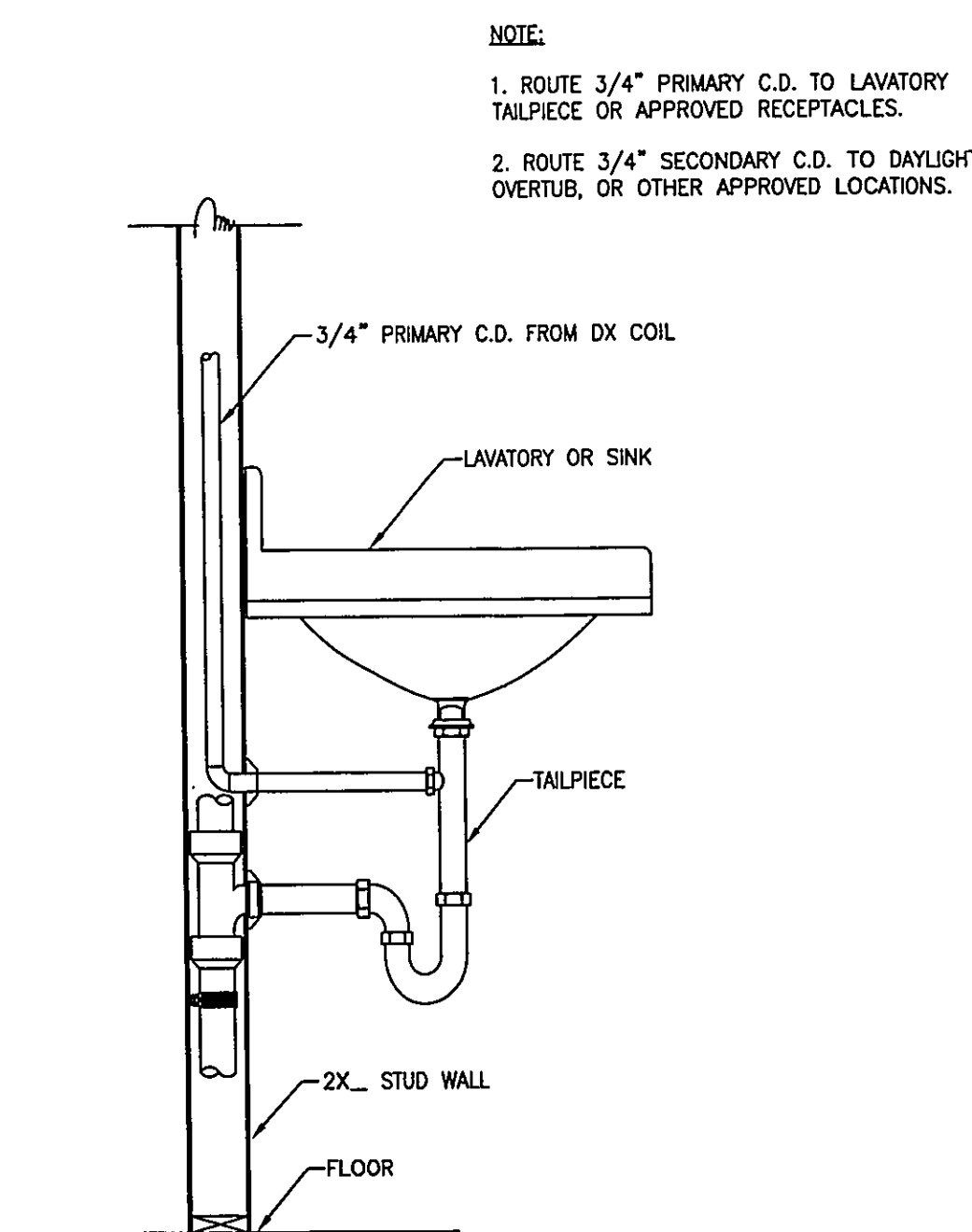
EXHAUST FAN WIRING DIAGRAM

SCALE: N.T.S. ⑤



VERTICAL GAS-FIRED FURNACE

SCALE: N.T.S. ②



CONDENSATE DRAIN TERMINATION

SCALE: N.T.S. ⑨

RESIDENTIAL DUCT SIZING

The following duct sizes are based on a friction drop of 0.10 inches per 100 ft of line duct. The "Equal-Friction" method of duct sizing should be adequate for normal residential furnace heating and air conditioning application. Larger volume or higher static pressure should be dealt with on individual job basis.

| AIR VOLUME (CFM) | DUCT HEIGHT INCHES | | | | EQUIVALENT ROUND DUCT |
|------------------|--------------------|-------|-------|-------|-----------------------|
| | 4" | 6" | 8" | 10" | |
| 50 | 6X4 | | | | 5" |
| 75 | 6X4 | | | | 5" |
| 100 | 6X4 | 6X6 | | | 6" |
| 125 | 10X4 | 6X6 | | | 7" |
| 150 | 10X4 | 6X6 | | | 7" |
| 175 | 12X4 | 6X6 | | | 8" |
| 200 | 14X4 | 6X6 | | | 8" |
| 225 | 16X4 | 10X6 | | | 8" |
| 250 | 16X4 | 10X6 | | | 9" |
| 275 | 12X6 | 6X8 | | | 9" |
| 300 | 12X6 | 6X8 | | | 9" |
| 400 | 14X6 | 10X8 | | | 10" |
| 500 | 16X6 | 12X8 | 10X10 | | 11" |
| 600 | 20X6 | 14X8 | 12X10 | | 12" |
| 700 | 24X6 | 16X8 | 12X10 | | 12" |
| 800 | 26X6 | 18X8 | 14X10 | 12X12 | 12" |
| 900 | 30X6 | 16X10 | 12X12 | | 14" |
| 1000 | | 22X8 | 16X10 | 14X12 | 14" |
| 1100 | | 24X8 | 16X10 | 16X12 | 15" |
| 1200 | | 26X8 | 20X10 | 16X12 | 15" |
| 1300 | | 28X8 | 20X10 | 16X12 | 15" |
| 1400 | | 30X8 | 22X10 | 16X12 | 15" |
| 1500 | | | 24X10 | 20X12 | 15" |
| 1600 | | | 26X10 | 20X12 | 15" |
| 1700 | | | 28X10 | 22X12 | 15" |
| 1800 | | | 28X10 | 22X12 | 15" |
| 1900 | | | 30X10 | 22X12 | 15" |
| 2000 | | | 30X10 | 24X12 | 15" |

RESIDENTIAL DUCT SIZING TABLE

SCALE: N.T.S. ⑥

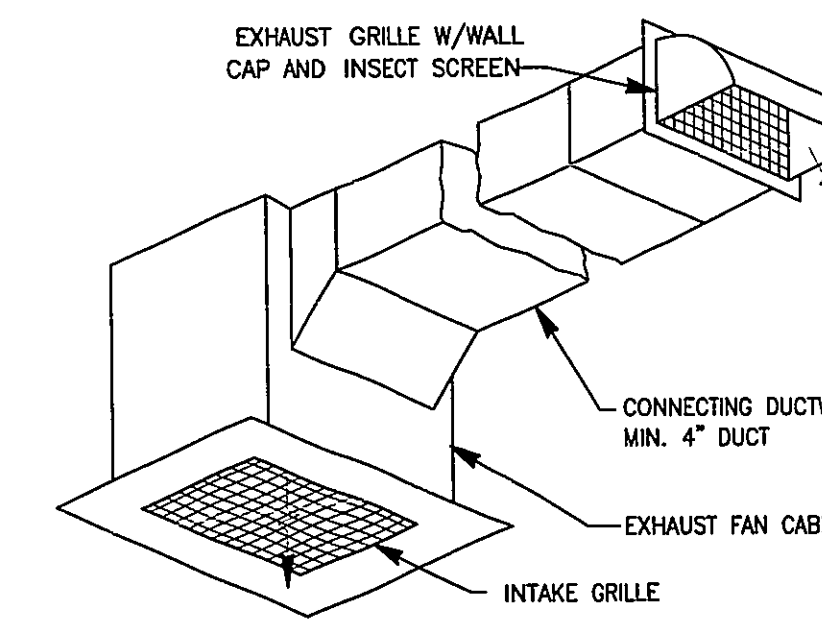


Table 4-9 - Prescriptive Duct Sizing for Single Fan Exhaust Systems (from 62.2, Table 7.1)

| Duct Type | Flex Duct | | | | Smooth Duct | | | | |
|----------------------------------|--------------------|----|-----|-----|-------------|-----|-----|-----|--|
| | 50 | 80 | 100 | 125 | 50 | 80 | 100 | 125 | |
| Fan Rating (cfm @ 0.25 in. w.c.) | | | | | | | | | |
| Diameter inch | Maximum Length ft. | | | | | | | | |
| 3 | X | X | X | X | 5 | X | X | X | |
| 4 | 70 | 3 | X | X | 105 | 35 | 5 | X | |
| 5 | NL | 70 | 35 | 20 | NL | 135 | 85 | 55 | |
| 6 | NL | NL | 125 | 95 | NL | NL | NL | 145 | |
| 7 and above | NL | NL | NL | NL | NL | NL | NL | NL | |

This table assumes no elbows. Deduct 15 feet of allowable duct length for each elbow.
 NL = no limit on duct length of this size.
 X = not allowed, any length of duct of this size with assumed turns and fitting will exceed the rated pressure drop.

CEILING EXHAUST FAN AND ROOF TERMINATION

SCALE: N.T.S. ③

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 William Lyon
 Homes

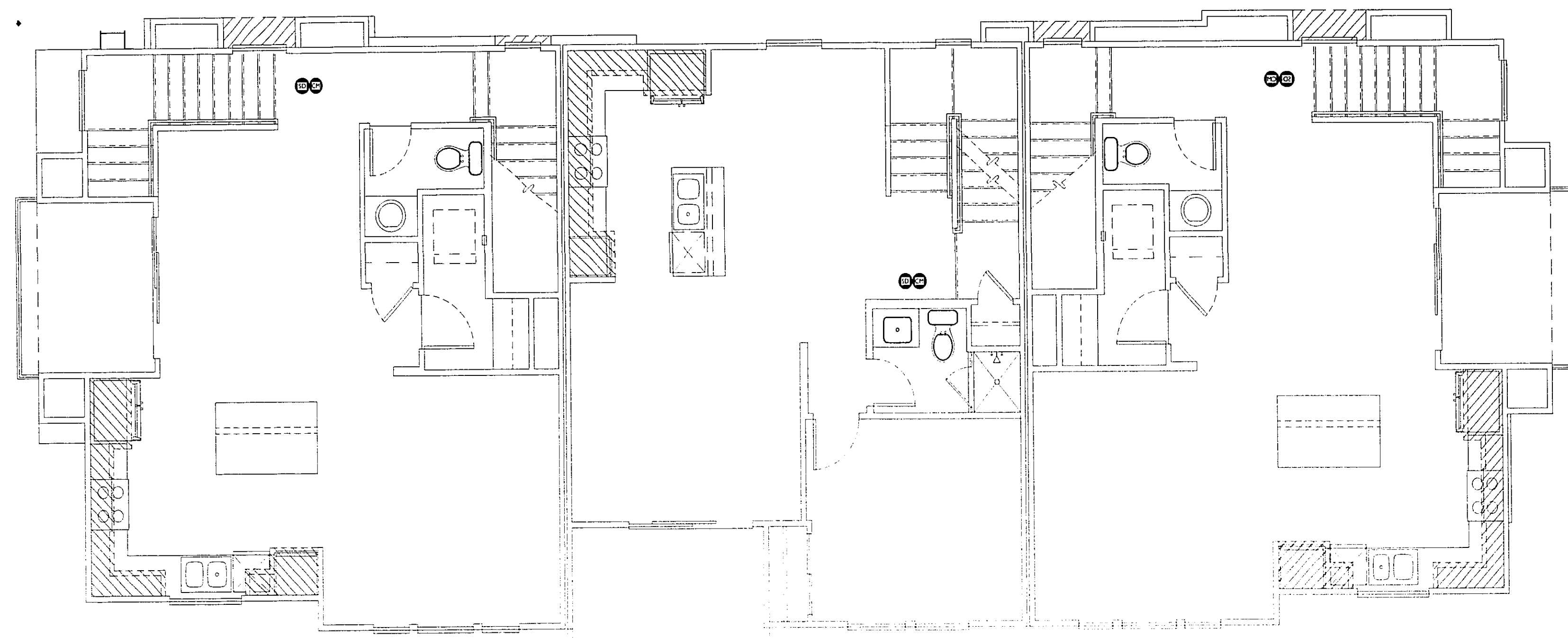
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REGISTERED PROFESSIONAL
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 HENRY CAO
 HENRY CAO

HVAC DETAILS
M-1.1

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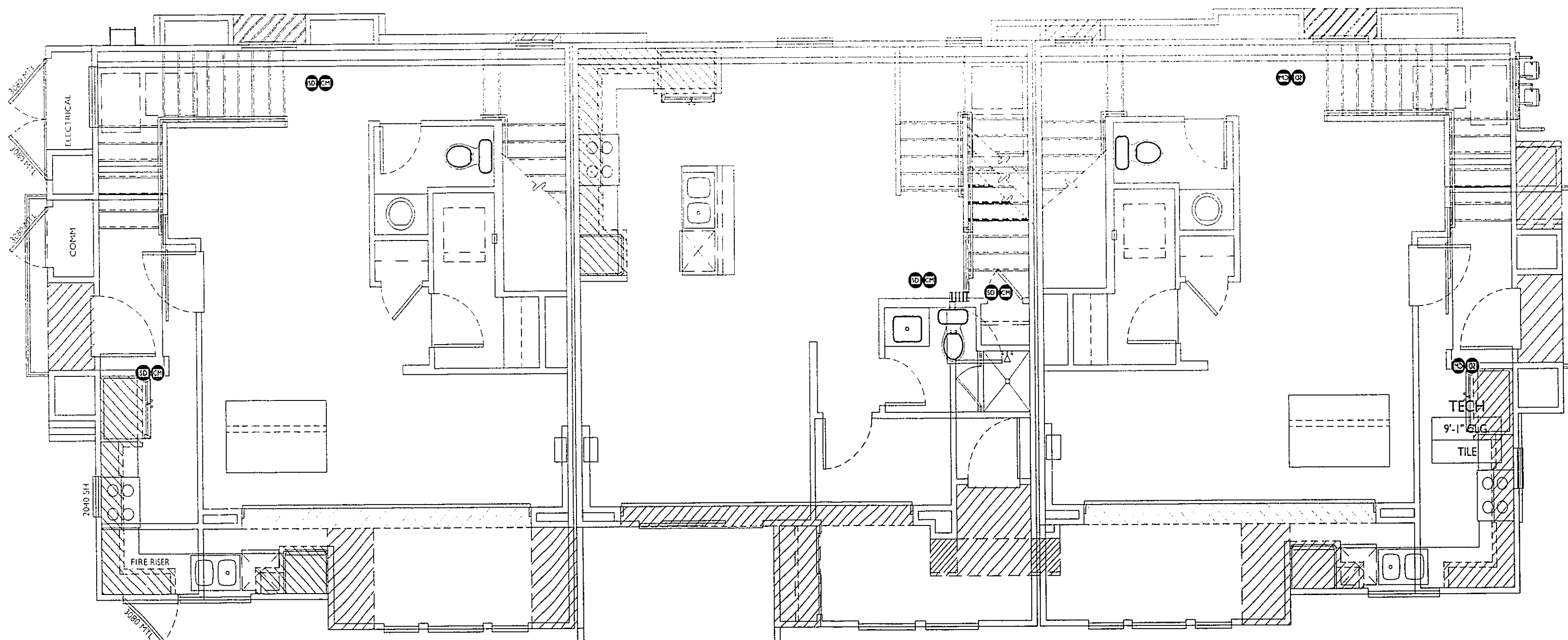


3
REFER TO SHEET M-30

2
REFER TO SHEET M-30

3R
REFER TO SHEET M-30

3-PLEX BUILDING - SECOND FLOOR PLAN SCALE
1/4" = 1'-0" ②



3
REFER TO SHEET M-30

2
REFER TO SHEET M-30

3R
REFER TO SHEET M-30

3-PLEX BUILDING - FIRST FLOOR PLAN SCALE
1/4" = 1'-0" ①

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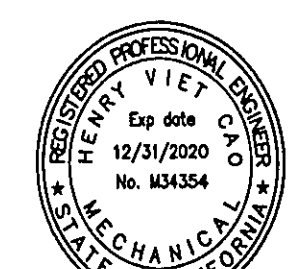
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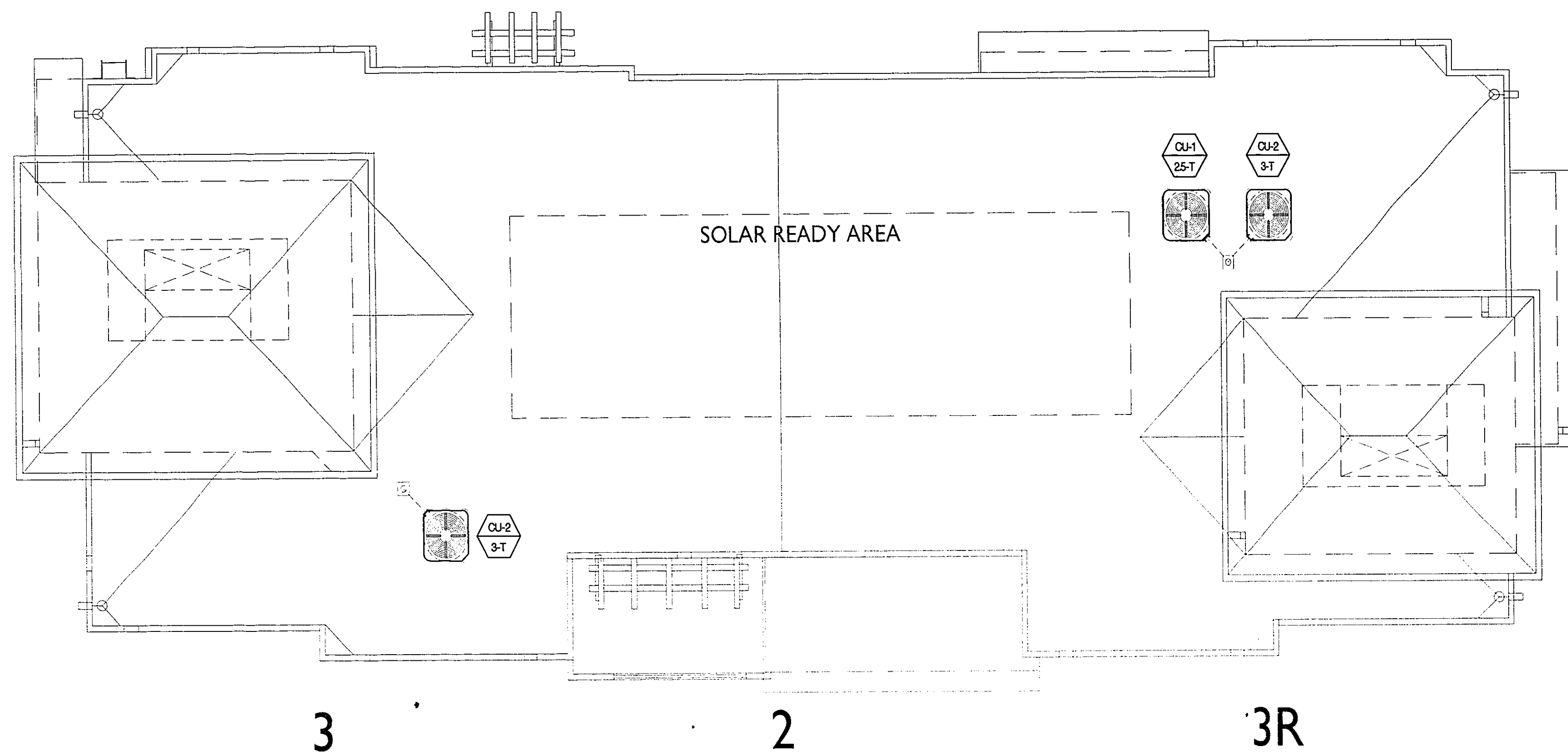


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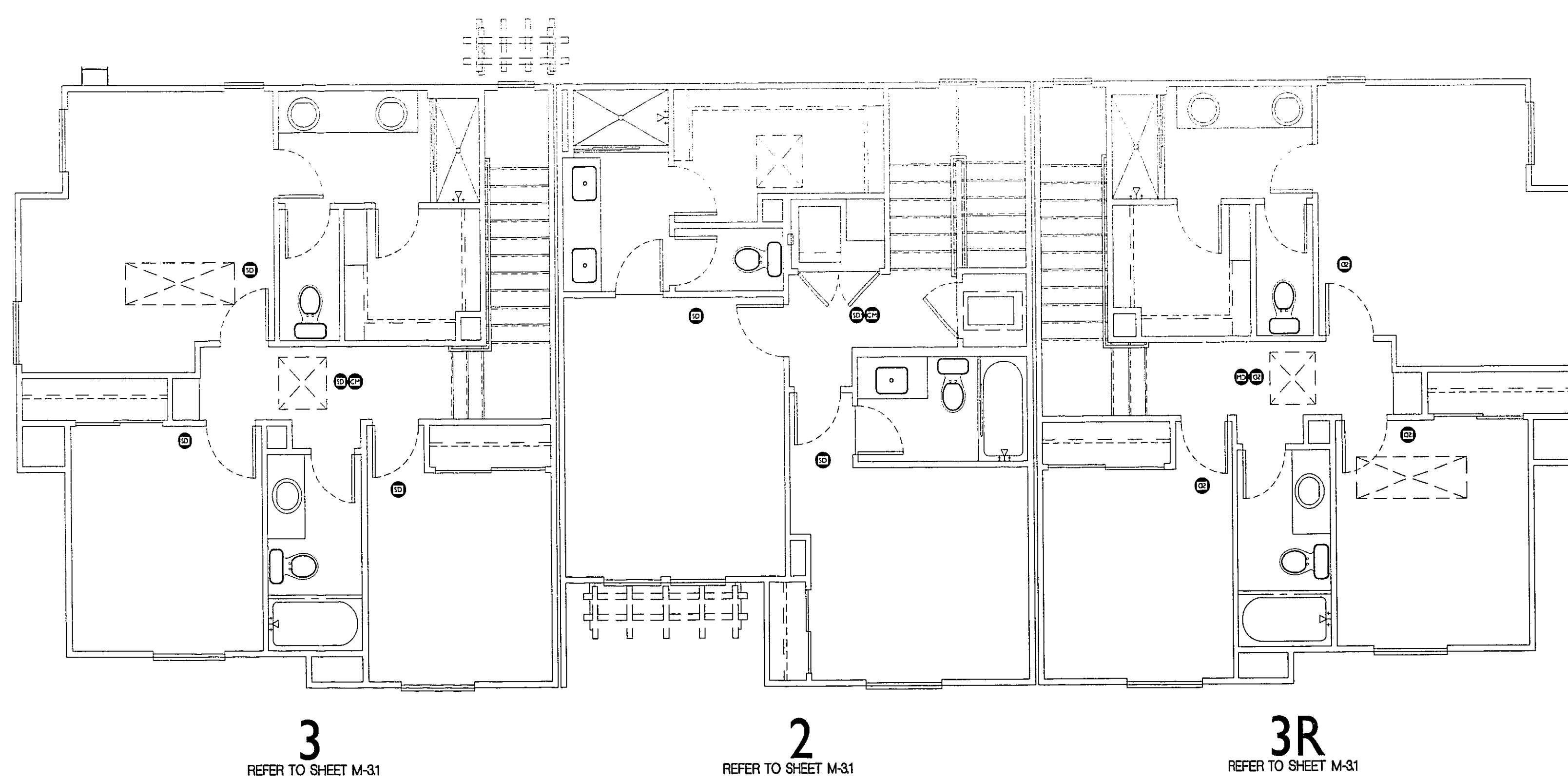
HVAC 3-PLEX
1ST & 2ND FLOOR
PLANS

M-2.0

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3-PLEX BUILDING - ROOF PLAN SCALE 1/4" = 1'-0" ②

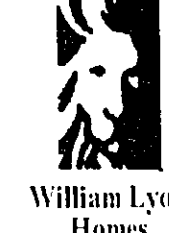


3-PLEX BUILDING - THIRD FLOOR PLAN SCALE 1/4" = 1'-0" ①

- GENERAL NOTES:**
- REFER TO PAGE M-1.0 FOR CONDENSING UNIT SCHEDULE.
 - MECHANICAL CONTRACTOR TO PROVIDE LONG LINE REFRIGERATION KIT FOR LINES EXCEEDING 50 FEET IN LENGTH. REFER TO MANUFACTURER SPECIFICATION FOR SUCTION AND LIQUID LINE SIZES.
 - AIR CONDITIONING PAD TO BE MIN. 3" HIGH CONDENSER PAD BY OTHER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - REFER TO ELECTRICAL PLANS FOR DISCONNECTOR SWITCH LOCATIONS.
 - ROUTING OF REFRIGERANT LINES SHALL BE COORDINATED AND INSTALLED IN FIELD BY MECHANICAL CONTRACTOR.
 - DRYER VENT SHALL BE KEPT MIN. 5 FEET FROM CONDENSING UNIT.

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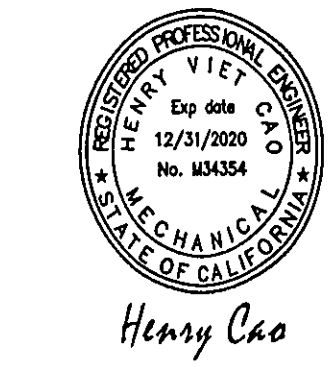


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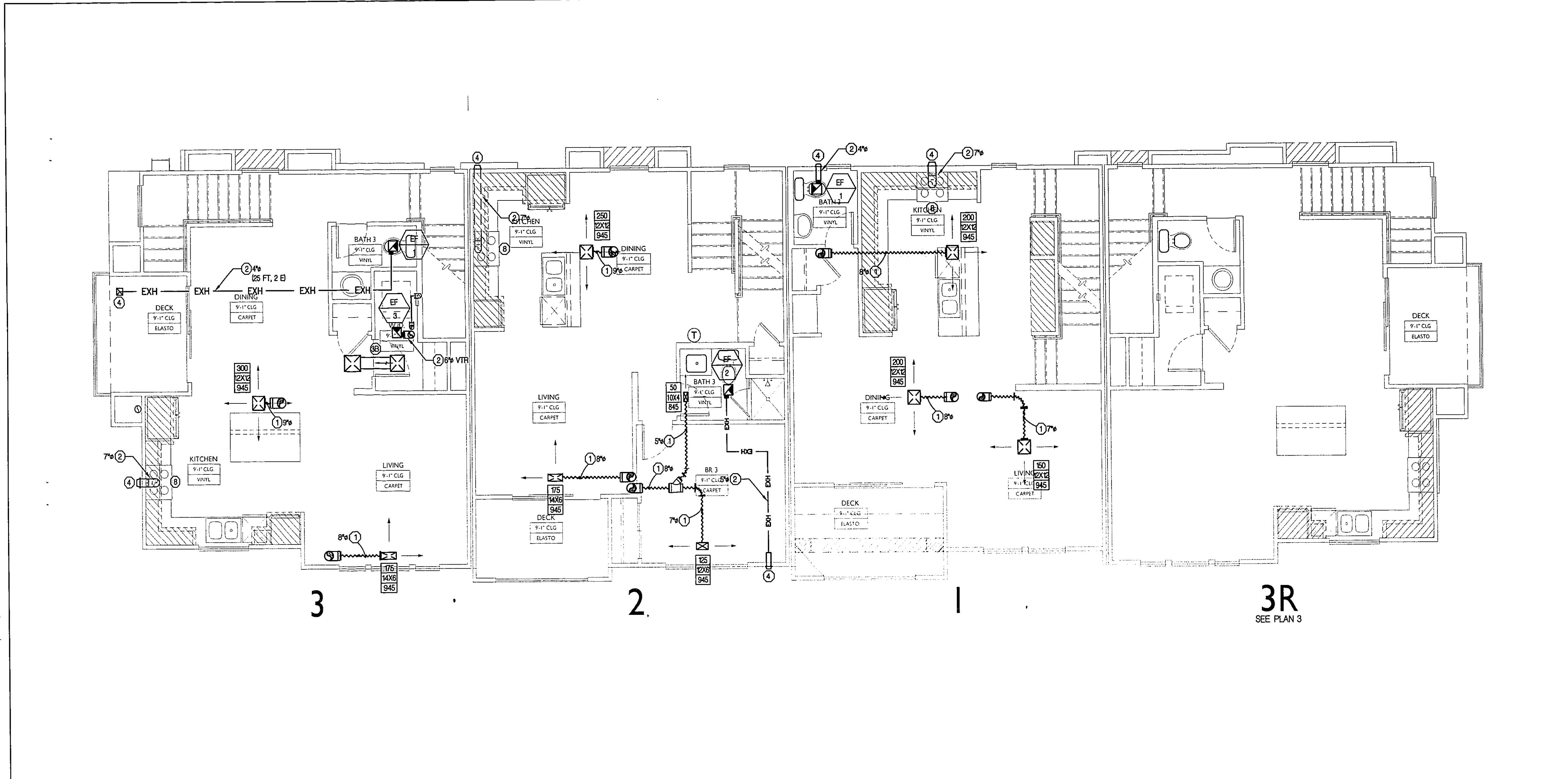
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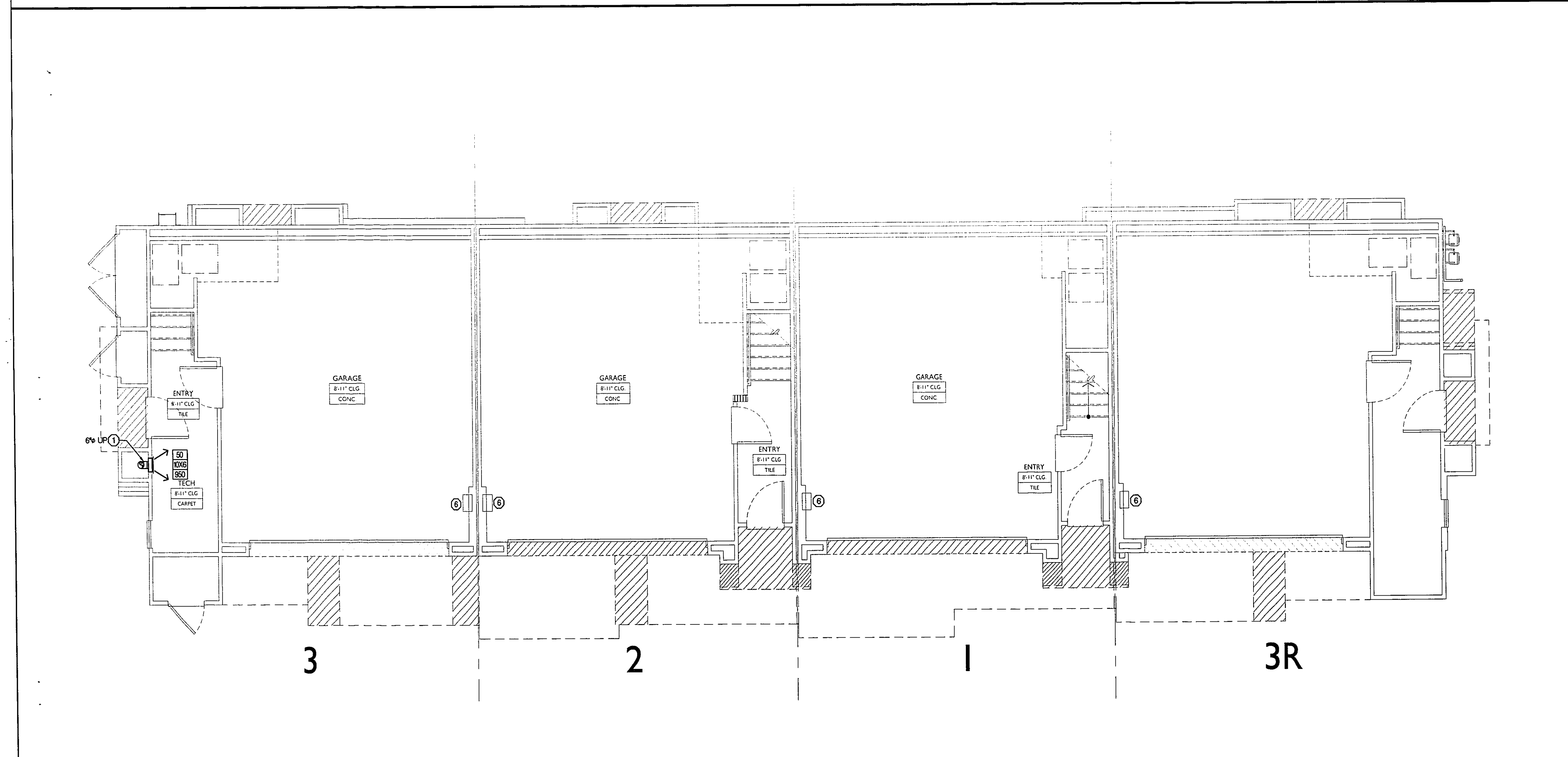
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HVAC 3-PLEX
 3RD FLOOR & ROOF
 PLAN
M-2.1



4-PLEX BUILDING - SECOND FLOOR PLAN SCALE 1/4" = 1'-0" ②



4-PLEX BUILDING - FIRST FLOOR PLAN SCALE 1/4" = 1'-0" ①

- MECHANICAL KEYNOTES**
- ① HORIZONTAL GAS FURNACE IN ATTIC. EQUIPMENTS IN ATTIC TO COMPLY WITH 2016 CMC SECTION 3044. See detail on sheet M-1. Capstones of a ventless attic furnace from combustible shall be as specified in Table 3-2 or as listed by manufacturer. Note: Equipment in attic requiring access shall be provided with: 1. An access door at least 20 inches by 20 inches. 2. An unobstructed passage way above. 3. Be large enough to remove the largest piece of equipment but not less than 30 inches high by 30 inches wide. 4. Be no more than 20 feet in length when measured along the center line of the passageway. 5. Have the bottom edge finished to the equipment and. 6. A local service space at least 30 inches deep and 30 inches wide located at the front or service side of the equipment.
 - ② R-6 CLASS 1 FLEXIBLE SUPPLY/RETURN AIR DUCT IN ATTIC OR IN JUST SPACE ABOVE NON-RATED FLOOR/CEILING ASSEMBLY.
 - ③ R-42 CLASS 1 FLEXIBLE SUPPLY AIR DUCT IN SOFFIT BELOW NON-RATED FLOOR/CEILING ASSEMBLY.
 - ④ 26 GAUGE SHEET METAL EXHAUST DUCT TO EXTERIOR WALL OR ROOF CAP. Where duct terminates at roof, mechanical contractor to provide roof flashing and T-top as required. Note: duct length shall not exceed Table 4-8. See detail on sheet M-12.
 - ⑤ DRYER EXHAUST DUCT TO EXTERIOR WALL OR ROOF CAP. EXHAUST DUCT SHALL BE OF 26 GAUGE METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES 2016 CMC Section 5042.2. 4" DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT. INCLUDING TWO ELBOWS 2016 CMC Section 5042.22.
 - ⑥ DRYER VENT WALL OR ROOF CAP WITH BUILT-IN BACKDRAFT DAMPER AND SCREEN. INSTALL MINIMUM 5 FT. FROM OPENINGS INTO BUILDING. DRYER VENT SHALL TERMINATE MIN. 5 FT. FROM CONDENSING UNIT.
 - ⑦ MINIMUM 100 SQUARE INCH NET FREE OF MAKEUP AIR OPENING 2016 CMC 5042.3. PROVIDE WADJUMPER GRILL IN CEILING AND UNDERCUT DOOR BY ONE INCH.
 - ⑧ KITCHEN OR BATH EXHAUST WALL/ROOF CAP WITH BUILT-IN BIRDSCREEN. INSTALL MINIMUM 5 FEET FROM OPENINGS INTO BUILDING.
 - ⑨ NOT USED.
 - ⑩ DIRECT VENT TANKLESS WATER HEATER. REFER TO PLUMBING PLANS FOR SIZES AND SPECIFICATIONS. INSTALLATION PER MANUFACTURERS INSTRUCTIONS.
 - ⑪ NOT USED.
 - ⑫ 26 GAUGE 7 1/2" RANGE HOOD EXHAUST DUCT TO BUILDING EXTERIOR HOOD BY OTHERS.
 - ⑬ NOT USED.
 - ⑭ FURNACE FLUE GAS VENT DISCHARGES THRU ROOF. Note termination per CMC Table 6-1 and maintain min. 8 ft. from vertical or similar obstructions.
 - ⑮ NOT USED.
 - ⑯ 3/8" LIQUID X VAPOR REFRIGERANT TUBES TO OUTDOOR HEAT PUMP/CONDENSER SUGGESTED ROUTING. CONTRACTOR TO FOLLOW LOAD LINE SET APPLICATION WHERE REQUIRED.
 - ⑰ MIN. 2" HIGH PRECAST CONCRETE A/C PAD.
 - ⑱ DENOTES 3/4" PRIMARY CONDENSATE DRAIN TO LAUNDRY TRAP/PE & 3/4" SECONDARY CONDENSATE DRAIN TO APPROVED LOCATION MIN. SLOPE 1/4" PER FT. NOTE: PROVIDE CONDENSATE PUMP FOR VERTICAL FAU AT 1ST FLOOR.

- CEILING LEGEND**
- DENOTES DROP CEILING BY GENERAL CONTRACTOR 8'0" AT CEILING UNLESS NOTED OTHERWISE.
 - DENOTES 9'0" CEILING TO TOP OF PLATES

- CONTRACTOR NOTES**
1. EXHAUST FAN EF-3 IS DESIGNATED TO MEET ASHRAE 62.2 MINIMUM BUILDING VENTILATION REQUIREMENTS. PROVIDE LABEL WITH FONTS NOT SMALLER THAN 8pt. POINT TYPE AT THE ON-OFF WALL SWITCH TO READ: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION."
 2. UNDERCUT ALL BEDROOM, BATHROOM AND LAUNDRY DOORS MIN. 1" TO PROVIDE RETURN OR MAKEUP AIR.
 3. ALL BATHROOMS SHALL HAVE INTERMITTENTLY OPERATED LOCAL EXHAUST WITH MINIMUM 50 CFM BATH FAN RATED AT 0.25 WIG WITH MAXIMUM RATING OF 30 SONES. DUCT SHALL BE SIZED PER ASHRAE 62.2 TABLE 7-1. EXHAUST FAN IN BATHROOM WITH OR WITHOUT SHALL BE CONTROLLED BY HUMIDISTAT CONTROLLER CAPABLE OF ADJUSTING HUMIDITY LEVEL FROM 50 TO 80 PERCENT.
 4. KITCHEN, BATH AND DRYER VENT TO EXHAUST TO OUTSIDE.
 5. KITCHEN/MICROWAVE EXHAUST HOOD SHALL HAVE A MINIMUM CAPACITY OF 100 CFM RATED AT 30 SONES OR LESS.
 6. ALL RETURN AIR REGISTERS SHALL HAVE A MIN. MERV 6 AIR FILTER.

CONTINUOUS VENTILATION CALCULATION

PLAN 1
 $CFM = (SQFT. \times 0.01 + 75 \times (NO. OF BEDROOM + 1))$
 $CFM = (1668 \times 0.01 + 75 \times (3 + 1)) = 437 CFM$
 PROVIDE EF-3 IN LAUNDRY CLOSET (68 CFM, 10 SONES @ 0.25 WIG)

PLAN 2
 $CFM = (SQFT. \times 0.01 + 75 \times (NO. OF BEDROOM + 1))$
 $CFM = (1416 \times 0.01 + 75 \times (3 + 1)) = 442 CFM$
 PROVIDE EF-3 IN LAUNDRY CLOSET (68 CFM, 10 SONES @ 0.25 WIG)

PLAN 3
 $CFM = (SQFT. \times 0.01 + 75 \times (NO. OF BEDROOM + 1))$
 $CFM = (1648 \times 0.01 + 75 \times (3 + 1)) = 453 CFM$
 PROVIDE EF-3 IN LAUNDRY CLOSET (68 CFM, 10 SONES @ 0.25 WIG)

TAD Consulting
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 1401 N. Balboa, #103 Orange, CA 92667
 Ph: 714-538-3812; Fax: 714-538-3812

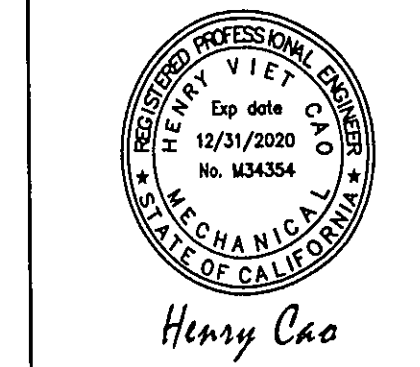
Owner:
WILLIAM LYON HOMES
 4655 HAWTHORNE CT., 3TH FLR
 NEWPORT BEACH, CA 92660



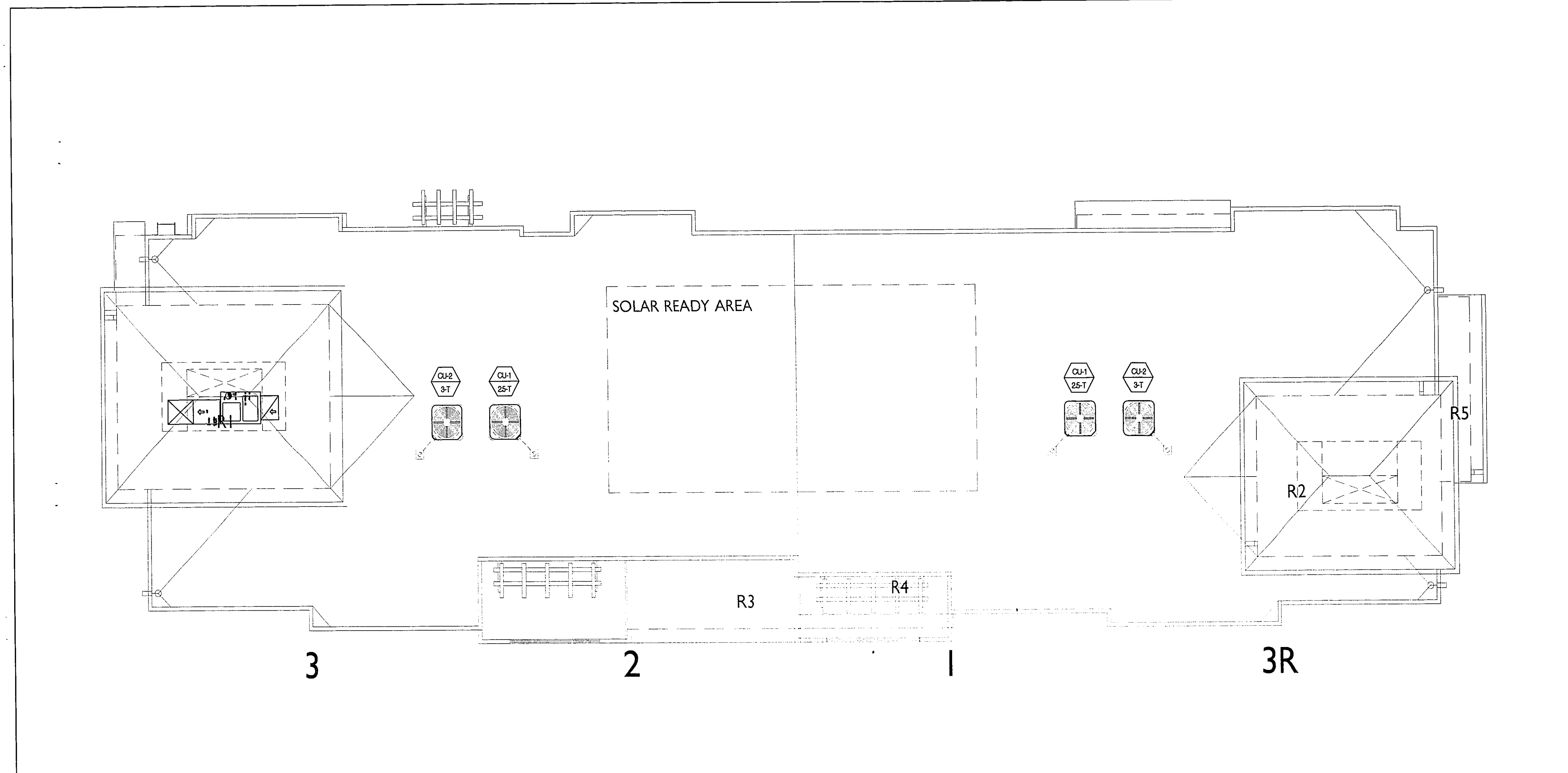
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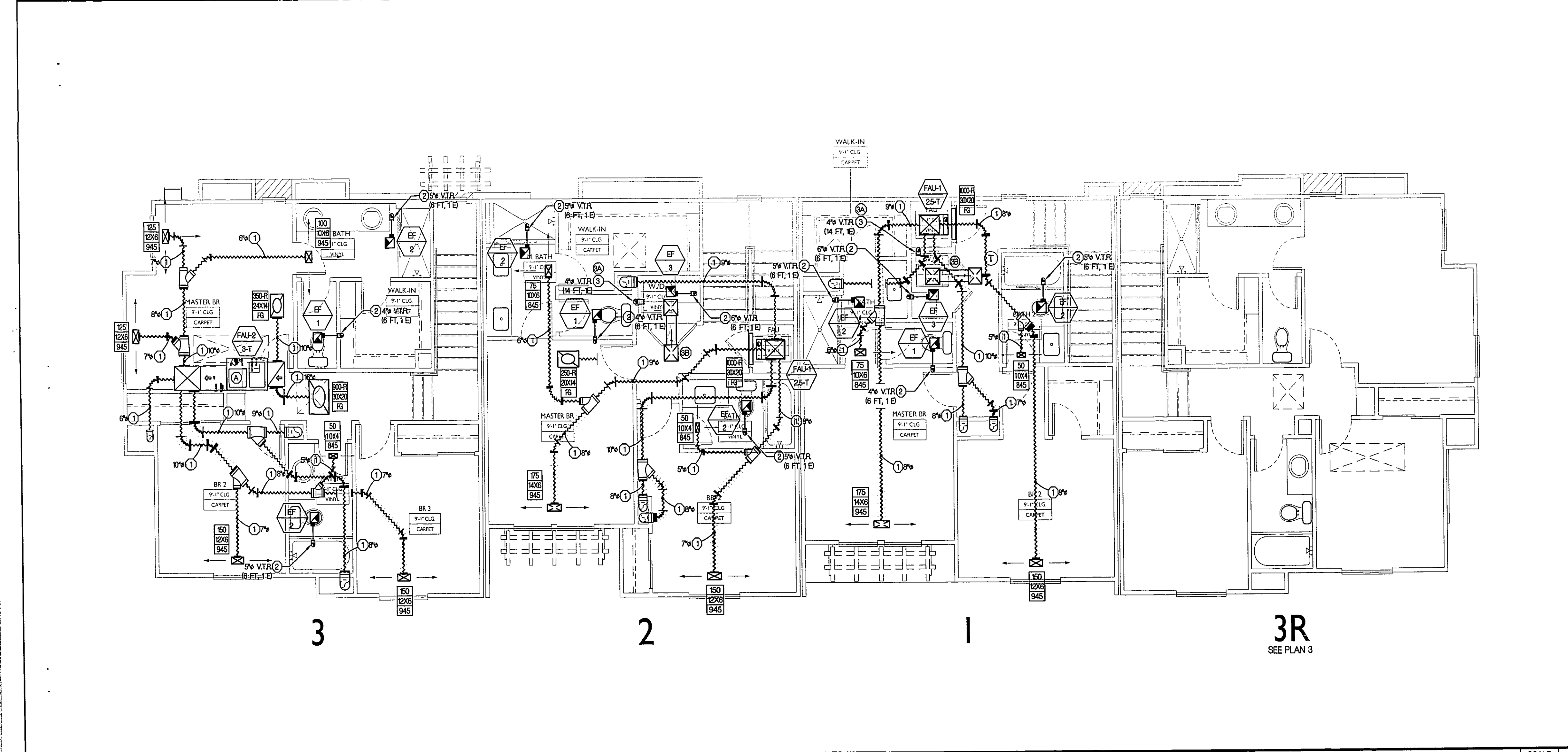
FEB 17, 2020
 Revisions



HVAC 4-PLEX
 1ST & 2ND FLOOR
 PLANS
M-3.0



4-PLEX BUILDING - ROOF PLAN SCALE 1/4" = 1'-0" ②



4-PLEX BUILDING - THIRD FLOOR PLAN SCALE 1/4" = 1'-0" ①

MECHANICAL KEYNOTES

- ①-HORIZONTAL GAS FURNACE IN ATTIC. EQUIPMENTS IN ATTIC TO COMPLY WITH 2016 CMC SECTION 5044. See detail on sheet M-1.
- Clearances of a warm-air furnace from combustibles shall be as specified in Table 5-2 or as listed by manufacturer.
- Note: Equipment with required access shall be provided with:
 1. An access opening large enough to remove the largest piece of equipment, but not less than 30 inches by 22 inches.
 2. An unobstructed passage way.
 3. To allow entry to remove the largest piece of equipment but not less than 30 inches by 22 inches.
 4. To allow entry to 30 inches wide.
 5. To allow entry to 30 inches wide in length when measured along the vertical line of the passageway from the access opening to the equipment and
 6. To be continuous with flooring not less than 30 inches wide throughout its length and
 7. A level service space at least 30 inches deep and 30 inches wide located at the front of service side of the equipment.
- ②-R-6 CLASS 1 FLEXIBLE SUPPLY/RETURN AIR DUCT IN ATTIC OR IN JOIST SPACE ABOVE NON-RATED FLOOR/CEILING ASSEMBLY.
- ③-R-42 CLASS 1 FLEXIBLE SUPPLY AIR DUCT IN SOFFIT BELOW NON-RATED FLOOR/CEILING ASSEMBLY.
- ④-26 GAUGE SHEET METAL EXHAUST DUCT TO EXTERIOR WALL OR ROOF CAP. Where duct terminate at roof, mechanical contractor to provide roof flashing and T-top as required. Note duct length shall not exceed Table 4-3. See detail on sheet M-12.
- ⑤-DRYER EXHAUST DUCT TO EXTERIOR WALL OR ROOF CAP. EXHAUST DUCT SHALL BE OF 26 GAUGE METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES (2016 CMC Section 5043.2).
- 4" DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FT. INCLUDING TWO ELBOWS (2016 CMC Section 5043.2).
- ⑥-DRYER VENT WALL OR ROOF CAP WITH BUILT-IN BACKDRAFT DAMPER (NO SCREENS). INSTALL MINIMUM 5 FT. FROM OPENINGS INTO BUILDING DRYER VENT SHALL TERMINATE MIN. 5 FT. FROM CONDENSING UNIT.
- ⑦-MINIMUM 100 SQUARE INCHES NET FREE OF MAKEUP AIR OPENING (2016 CMC Section 5043.3). PROVIDE MAKEUP AIR GRILL IN CEILING AND UNDERCUT DOOR BY ONE INCH.
- ⑧-KITCHEN OR BATH EXHAUST WALL/ROOF CAP WITH BUILT-IN BROSSCREEN. INSTALL MINIMUM 5 FEET FROM OPENINGS INTO BUILDING.
- ⑨-NOT USED.
- ⑩-DIRECT VENT TANKLESS WATER HEATER. REFER TO PLUMBING PLANS FOR SIZES AND SPECIFICATIONS. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.
- ⑪-NOT USED.
- ⑫-26 GAUGE 7" RANGE HOOD EXHAUST DUCT TO BUILDING EXTERIOR (HOOD BY OTHERS).
- ⑬-NOT USED.
- ⑭-FURNACE FLUE B-VENT DISCHARGES THRU ROOF. Note termination per CMC Table 8-1 and maintain min. 8 ft. from vertical or similar obstructions.
- ⑮-NOT USED.
- ⑯-3" LIQUID X VAPOR REFRIGERANT TUBES TO OUTDOOR HEAT PUMP/CONDENSER (SUGGESTED ROUTING). CONTRACTOR TO FOLLOW LONG LINE SET APPLICATION WHERE REQUIRED.
- ⑰-MIN. 2" HIGH PRECAST CONCRETE A/C PAD.
- ⑱-DENOTES 3/4" PRIMARY CONDENSATE DRAIN TO LAVATORY TAILPIECE & 3/4" SECONDARY CONDENSATE DRAIN TO APPROVED LOCATION (MIN. SLOPE 1/4" PER FT.). NOTE PROVIDE CONDENSATE PUMP FOR VERTICAL FAU AT 1ST FLOOR.

CEILING LEGEND

- DENOTES DROP CEILING BY GENERAL CONTRACTOR @ 4' AT CEILING UNLESS NOTED OTHERWISE.
- DENOTES 9'-0" CEILING TO TOP OF PLATES

CONTRACTOR NOTES

1. EXHAUST FAN EF-3 IS DESIGNATED TO MEET ASHRAE 62.2 "WHOLE-BUILDING VENTILATION REQUIREMENTS". PROVIDE LABEL WITH FONTS NOT SMALLER THAN 12 POINT TYPE AT THE ON-OFF WALL SWITCH TO READ: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION".
2. UNDERCUT ALL BEDROOM, BATHROOM AND LAUNDRY DOORS MIN. 1" TO PROVIDE RETURN OF MAKEUP AIR.
3. ALL BATHROOMS SHALL HAVE INTERMITTENTLY OPERATED LOCAL EXHAUST WITH MINIMUM 50 CFM BATH FAN RATED AT 0.25 WIG WITH MAXIMUM RATINGS OF 30 SONES. DUCT SHALL BE SIZED PER ASHRAE 62.2 TABLE 7.1. EXHAUST FAN IN BATHROOM WITH OR SHOWER SHALL BE CONTROLLED BY HUMANITAT CONTROLLER CAPABLE OF ADJUSTING HUMIDITY LEVEL FROM 50 TO 80 PERCENT.
4. KITCHEN BATH AND DRYER VENT TO EXHAUST TO OUTSIDE.
5. KITCHEN/MICROWAVE EXHAUST HOOD SHALL HAVE A MINIMUM CAPACITY OF 100 CFM RATED AT 30 SONES OR LESS.
6. ALL RETURN AIR REGISTERS SHALL HAVE A MIN. MERV. 6 AIR FILTER.

CONTINUOUS VENTILATION CALCULATION

PLAN 1
 $CFM = (SQFT. \times 0.01) + 75 \times (\text{NO. OF BEDROOM} + 1)$
 $CFM = (1868 \times 0.01) + 75 \times (3 + 1) = 437 \text{ CFM}$
 PROVIDE EF-3 IN LAUNDRY CLOSET (68 CFM, 10 SONES @ 0.25 WIG)

PLAN 2
 $CFM = (SQFT. \times 0.01) + 75 \times (\text{NO. OF BEDROOM} + 1)$
 $CFM = (1416 \times 0.01) + 75 \times (3 + 1) = 442 \text{ CFM}$
 PROVIDE EF-3 IN LAUNDRY CLOSET (68 CFM, 10 SONES @ 0.25 WIG)

PLAN 3
 $CFM = (SQFT. \times 0.01) + 75 \times (\text{NO. OF BEDROOM} + 1)$
 $CFM = (1649 \times 0.01) + 75 \times (3 + 1) = 453 \text{ CFM}$
 PROVIDE EF-3 IN LAUNDRY CLOSET (68 CFM, 10 SONES @ 0.25 WIG)

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 Mechanical, Plumbing & Energy Consultant
 1401 N. Balboa, #103 Orange, CA 92667
 PH: 714-528-3802, FX: 714-528-3812

Owner:
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 465 MACARTHUR CT., 8TH FLR
 NEWPORT BEACH, CA 92660

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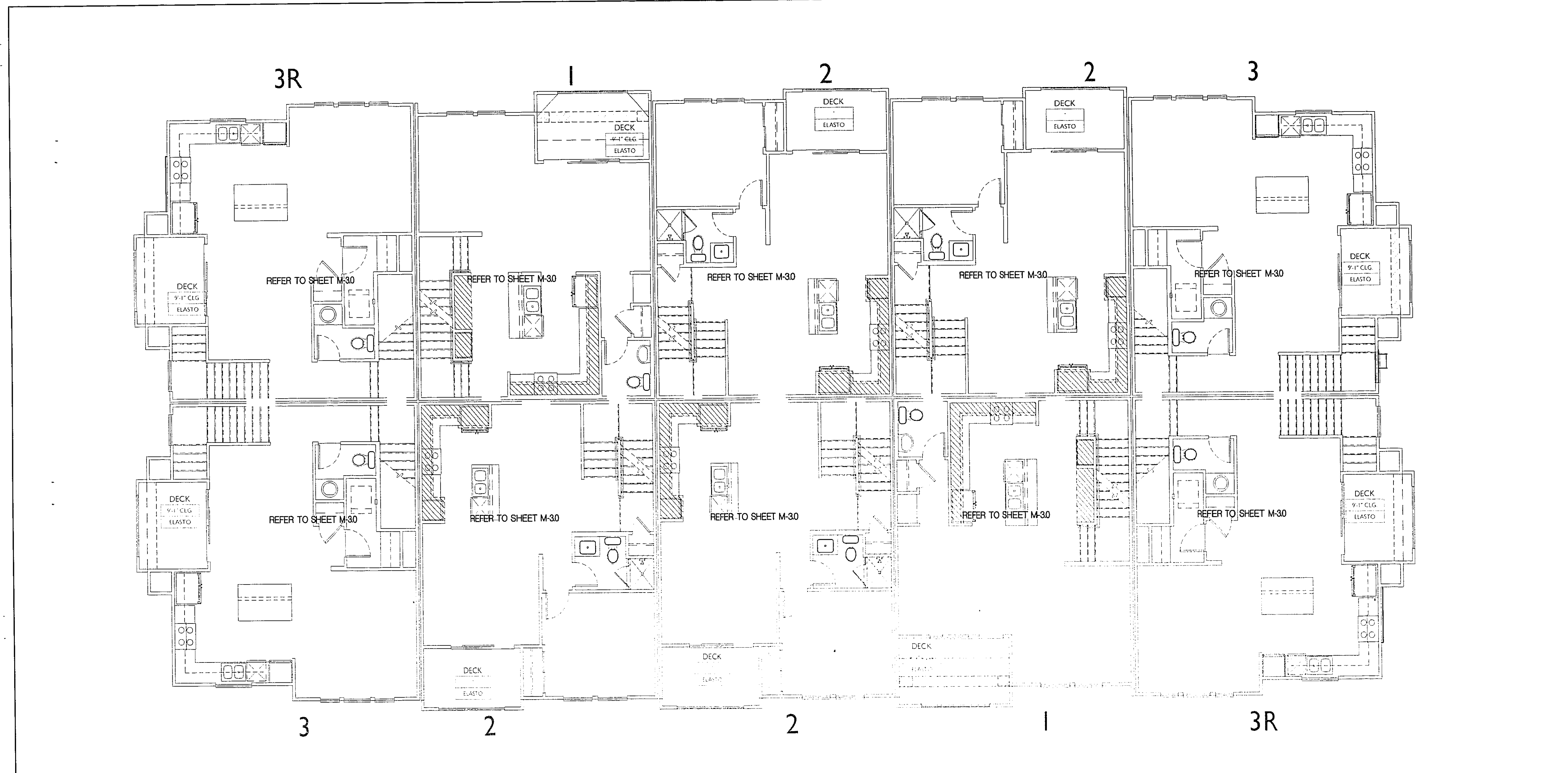
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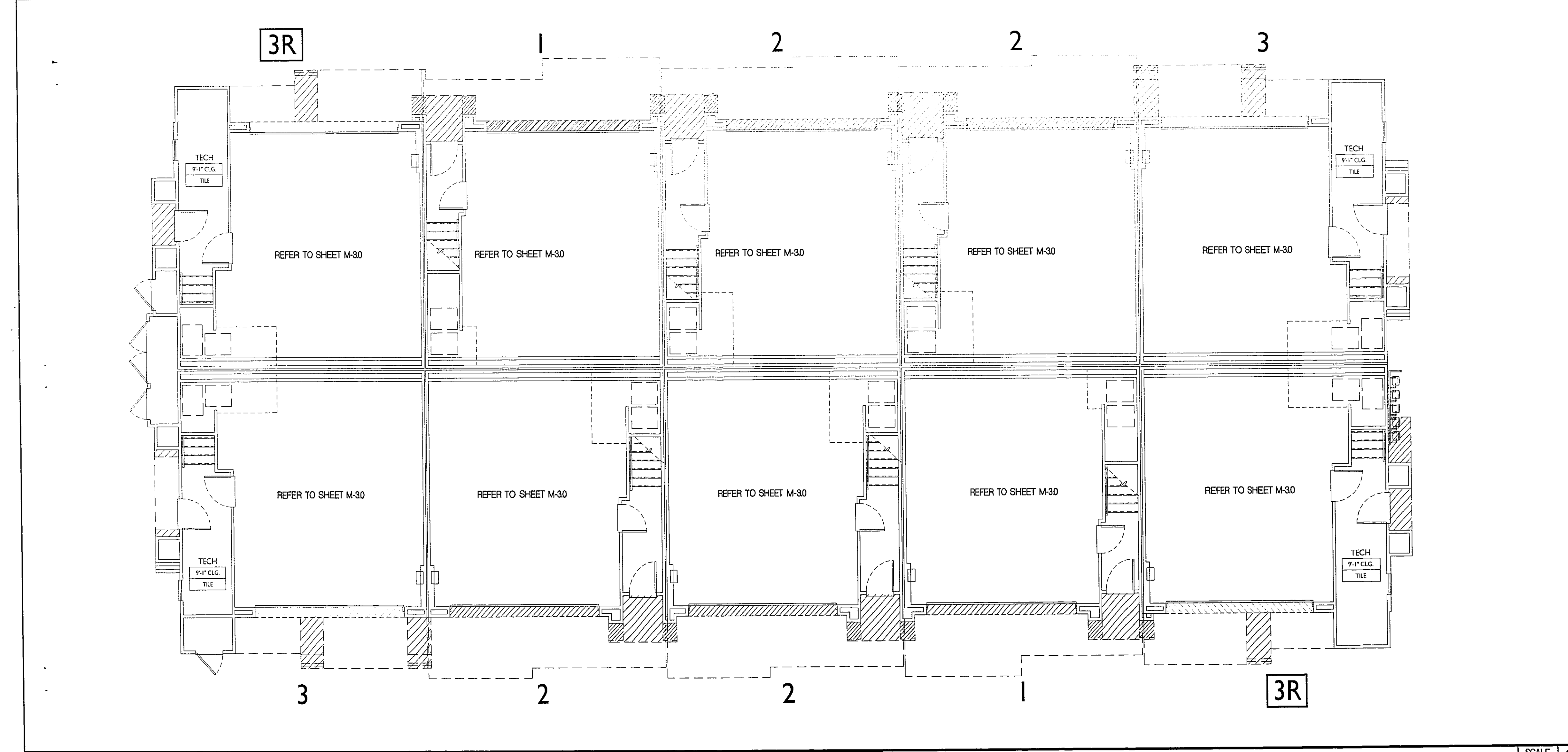
By the design professional's plan or drawing preparation or modification and/or approval of any portion thereof or correction or change in construction of any portion thereof, the design professional shall be deemed to have approved the same. The design professional shall not be responsible for any errors or omissions in the design or construction of any portion thereof.

Henry Cao

HVAC 4-PLEX
 3RD FLOOR & ROOF
 PLAN
M-3.1



3-PLEX BUILDING - SECOND FLOOR PLAN SCALE 3/8" = 1'-0" ②



3-PLEX BUILDING - FIRST FLOOR PLAN SCALE 3/8" = 1'-0" ①

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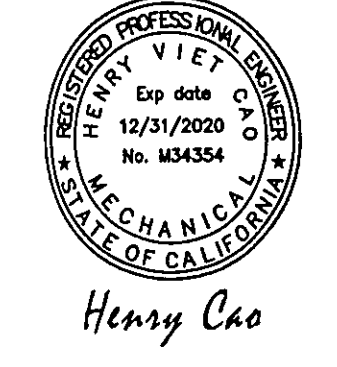
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DEC 09, 2019
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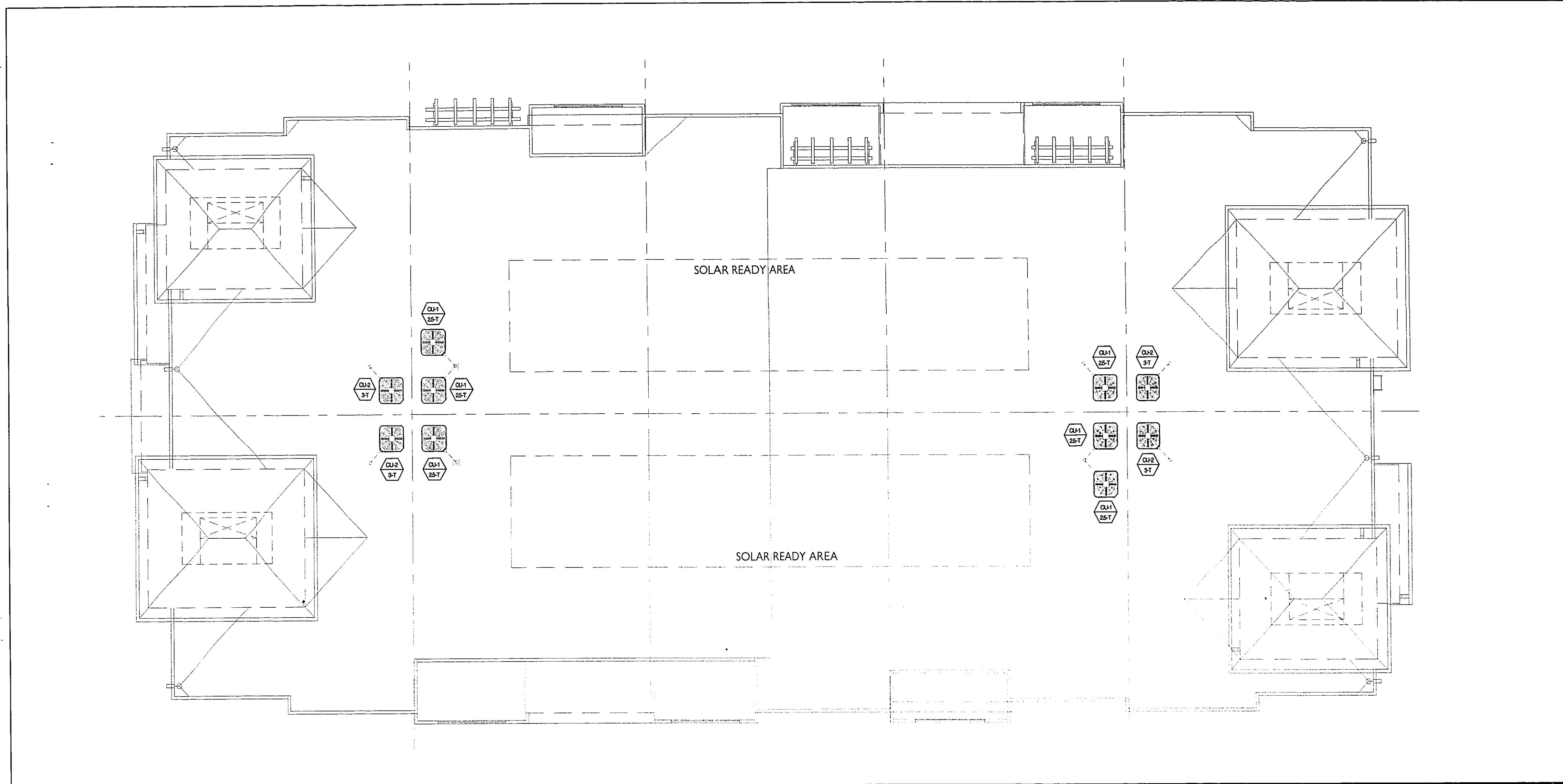
I, the undersigned, hereby certify that I am a duly licensed professional engineer in the State of California, and that I am the author of the above drawings, and that I am not providing engineering services to anyone other than the client named herein, and that I am not providing engineering services to anyone other than the client named herein, and that I am not providing engineering services to anyone other than the client named herein.



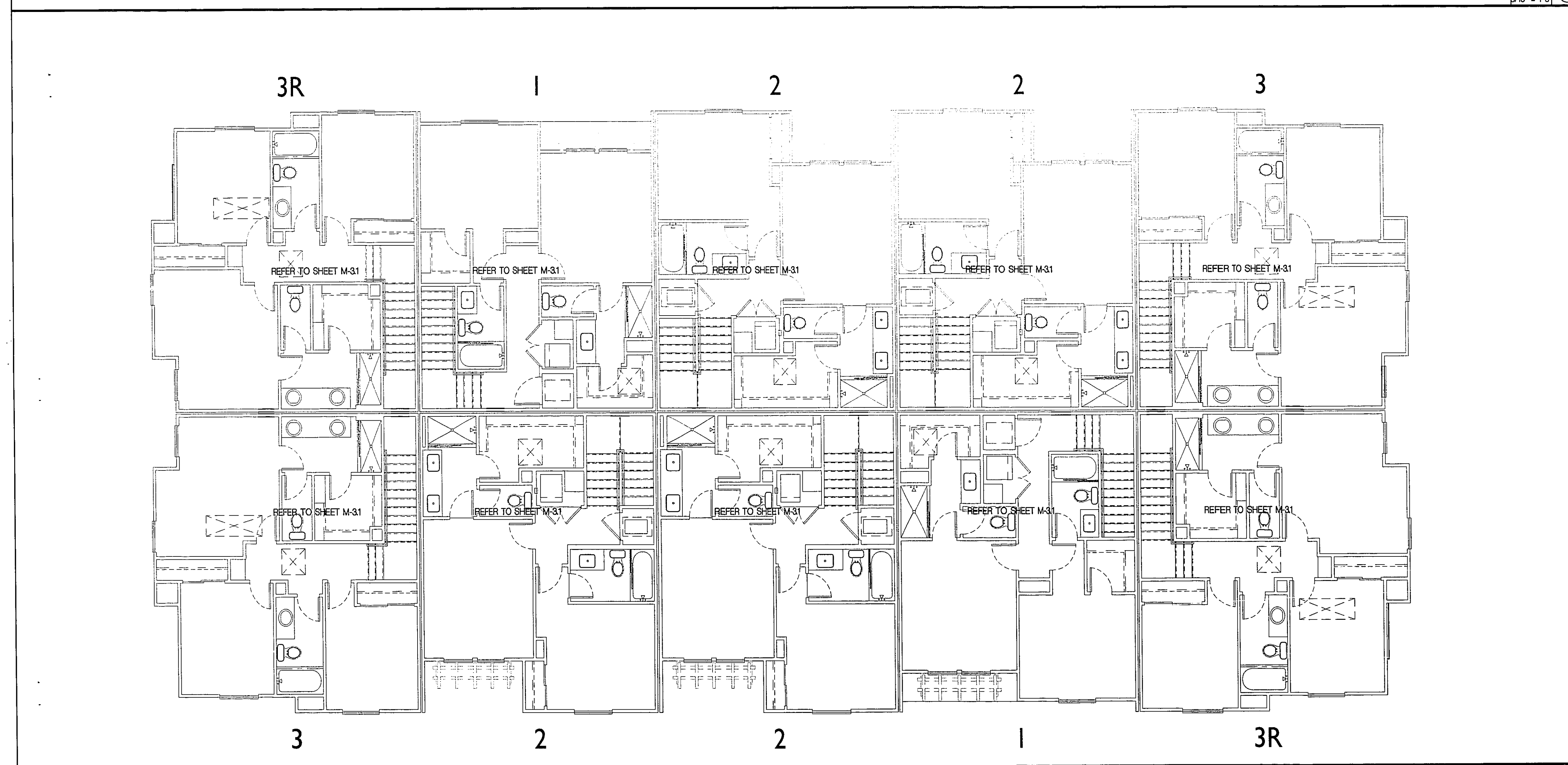
Henry Cao

HVAC 10-PLEX
 1ST & 2ND FLOOR
 PLANS

M-4.0



3-PLEX BUILDING - ROOF PLAN SCALE 3/8" = 1'-0" ②




3-PLEX BUILDING - THIRD FLOOR PLAN SCALE 3/8" = 1'-0" ①

- GENERAL NOTES:**
- REFER TO PAGE M-1.0 FOR CONDENSING UNIT SCHEDULE.
 - MECHANICAL CONTRACTOR TO PROVIDE LONG LINE REFRIGERATION KIT FOR LINES EXCEEDING 50 FEET IN LENGTH. REFER TO MANUFACTURER SPECIFICATION FOR SUCTION AND LIQUID LINE SIZES.
 - AIR CONDITIONING PAD TO BE MIN. 3" HIGH CONDENSER PAD BY OTHER. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - REFER TO ELECTRICAL PLANS FOR DISCONNECTOR SWITCH LOCATIONS.
 - ROUTING OF REFRIGERANT LINES SHALL BE COORDINATED AND INSTALLED IN FIELD BY MECHANICAL CONTRACTOR.
 - DRYER VENT SHALL BE KEPT MIN. 5 FEET FROM CONDENSING UNIT.

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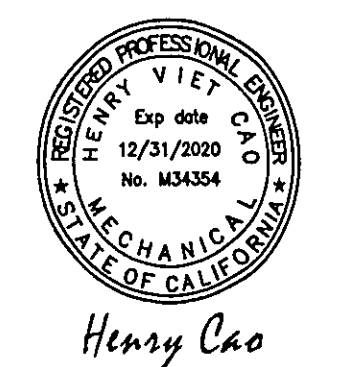


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Homes

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FEB 17, 2020
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In the event responsibility prior to or during construction, and the architect's review of the project is limited to the design and construction of the building system and not the installation of the building system, the architect shall not be responsible for the design or construction of the building system. The architect shall not be responsible for the design or construction of the building system. The architect shall not be responsible for the design or construction of the building system. The architect shall not be responsible for the design or construction of the building system.



HVAC 10-PLEX
 3RD FLOOR & ROOF
 PLAN
M-4.1

Owner:



RIVERVIEW ATTACHED HOMES
YORBA LINDA, CALIFORNIA

FEB 17, 2020
Revisions

Is the client responsible for any delay or change in construction or materials that are not specified in the contract documents or approved by the architect and/or engineer?

DATE: 02/12/2020
BY: W.LYON
PROJECT: 14-11-1

PLUMBING NOTES AND SCHEDULES
P-0.0
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SCHEDULE 40 METALLIC PIPE (TABLE 1214.211)

| Actual ID | 0.822 | 0.824 | 1.049 | 1.380 | 1.610 | 2.067 | 2.489 | 3.088 | 4.026 | 5.047 |
|----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Length (ft) | 10 | 12 | 15 | 20 | 25 | 35 | 45 | 60 | 75 | 100 |
| Nominal | 1/2 | 3/4 | 1 | 1-1/4 | 1-1/2 | 2 | 2-1/2 | 3 | 4 | 5 |
| Pipe Size (in) | 1/2 | 3/4 | 1 | 1-1/4 | 1-1/2 | 2 | 2-1/2 | 3 | 4 | 5 |

SCHEDULE 40 METALLIC PIPE (TABLE 1214.214)

| Actual ID | 0.822 | 0.824 | 1.049 | 1.380 | 1.610 | 2.067 | 2.489 | 3.088 | 4.026 | 5.047 |
|----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Length (ft) | 10 | 12 | 15 | 20 | 25 | 35 | 45 | 60 | 75 | 100 |
| Nominal | 1/2 | 3/4 | 1 | 1-1/4 | 1-1/2 | 2 | 2-1/2 | 3 | 4 | 5 |
| Pipe Size (in) | 1/2 | 3/4 | 1 | 1-1/4 | 1-1/2 | 2 | 2-1/2 | 3 | 4 | 5 |

SCHEDULE 40 METALLIC PIPE (TABLE 1214.214)

| Actual ID | 0.822 | 0.824 | 1.049 | 1.380 | 1.610 | 2.067 | 2.489 | 3.088 | 4.026 | 5.047 |
|----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Length (ft) | 10 | 12 | 15 | 20 | 25 | 35 | 45 | 60 | 75 | 100 |
| Nominal | 1/2 | 3/4 | 1 | 1-1/4 | 1-1/2 | 2 | 2-1/2 | 3 | 4 | 5 |
| Pipe Size (in) | 1/2 | 3/4 | 1 | 1-1/4 | 1-1/2 | 2 | 2-1/2 | 3 | 4 | 5 |

SCHED 40 GAS SIZING TABLE

| Pipe Size (in) | Pressure Range Over 60 psi* | | Maximum Allowable Length of Feet (meters) |
|----------------|-----------------------------|-----|---|
| | 40 | 60 | |
| 3/4 | 6 | 7 | 7 |
| 3/4 | 20 | 20 | 20 |
| 1 | 39 | 39 | 39 |
| 1-1/4 | 78 | 78 | 78 |
| 1-1/2 | 117 | 117 | 117 |
| 2 | 156 | 156 | 156 |
| 2-1/2 | 234 | 234 | 234 |
| 3 | 312 | 312 | 312 |
| 4 | 390 | 390 | 390 |
| 5 | 468 | 468 | 468 |
| 6 | 546 | 546 | 546 |

PEX DOMESTIC WATER PIPE SIZING

| Pipe Size (in) | Pressure Range Over 60 psi* | Maximum Allowable Length of Feet (meters) |
|----------------|-----------------------------|---|
| 3/4 | 6 | 7 |
| 1 | 12 | 14 |
| 1-1/4 | 18 | 21 |
| 1-1/2 | 24 | 28 |
| 2 | 30 | 36 |
| 2-1/2 | 36 | 43 |
| 3 | 42 | 50 |
| 4 | 48 | 58 |
| 5 | 54 | 65 |
| 6 | 60 | 72 |

SYMBOLS + ABBREVIATIONS

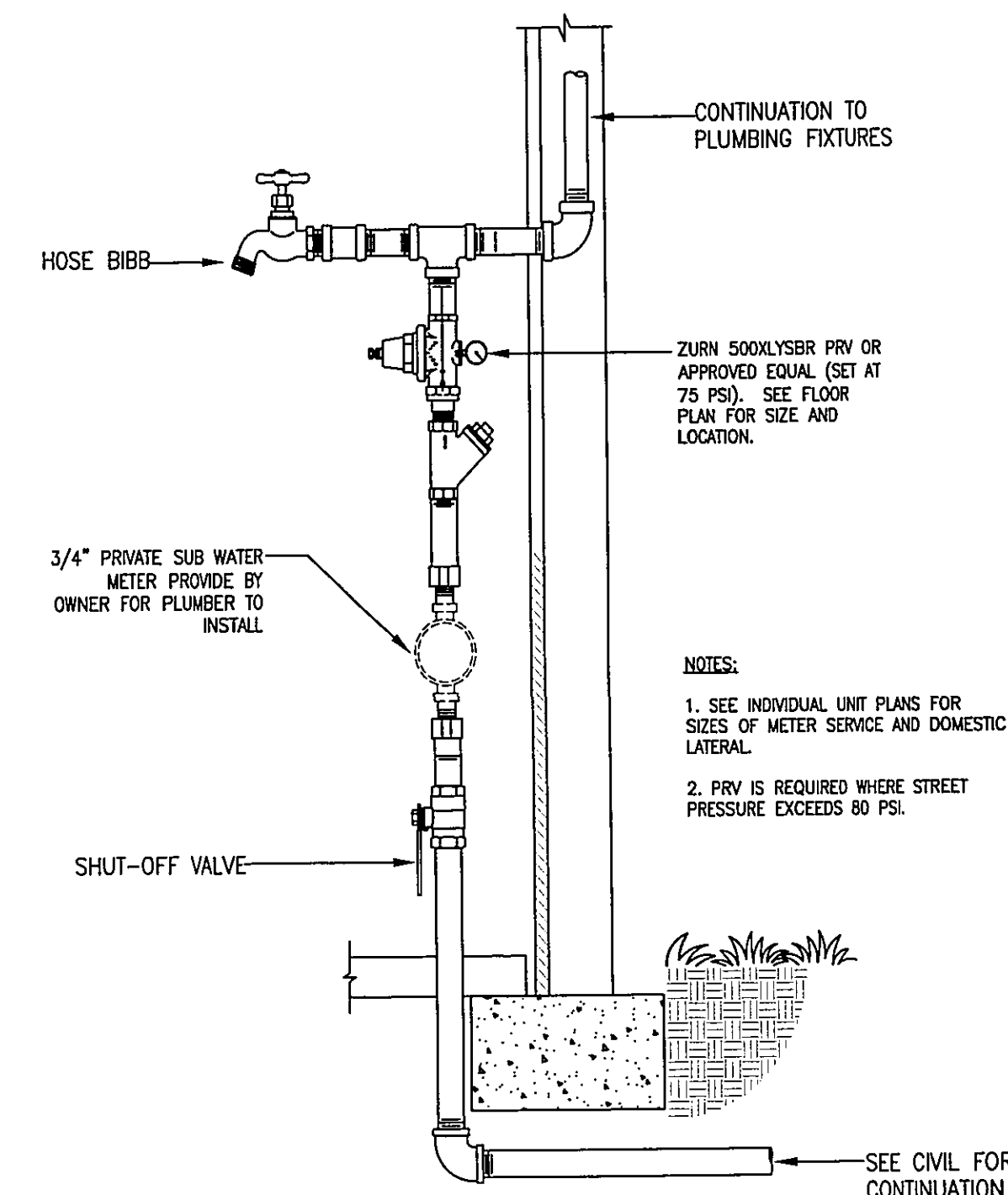
| SYMBOL | ABB | DESCRIPTION |
|--------------|--------|---------------------------------|
| --- SW --- | S OR W | SOIL, WASTE, OR SEWER |
| --- DW --- | DW | COMBINATION WASTE & VENT |
| --- W --- | W | WASTE |
| --- V --- | V | VENT |
| --- V-UB --- | V-UB | VENT BELOW SLAB |
| --- CW --- | CW | COLD WATER |
| --- HW --- | HW | HOT WATER |
| --- HWS --- | HWS | HOT WATER RETURN |
| --- FO --- | FO | FLOOR CLEANOUT |
| --- CG --- | CG | CLEANOUT TO GRADE |
| --- WC --- | WC | WALL CLEANOUT |
| --- SV --- | SV | SHUT-OFF VALVE |
| --- CV --- | CV | CHECK VALVE |
| --- HB --- | HB | HOSE BIBB |
| --- GS --- | GS | GAS SHUT-OFF |
| --- RB --- | RB | RECESSED HOSE BIBB |
| --- LP --- | LP | RESER-UP |
| --- DN --- | DN | DROP-DOWN |
| --- TR --- | TR | TEMP & PRESS RELIEF VALVE |
| --- ABS --- | ABS | ACRYLONITRILE-BUTADIENE-STYRENE |
| --- ABV --- | ABV | ADVIS |
| --- AP --- | AP | ACCESS PANEL |
| --- BBI --- | BBI | BIB IN |
| --- BB --- | BB | BELOW |
| --- CF --- | CF | CAST IRON |
| --- CL --- | CL | CELING |
| --- EXP --- | EXP | EXPOSED |
| --- FF --- | FF | FINISHED FLOOR |
| --- GP --- | GP | GRADE |
| --- IE --- | IE | INVERT ELEVATION |
| --- MN --- | MN | MINIMUM |
| --- NC --- | NC | NOT IN CONTRACT |
| --- POC --- | POC | POINT OF CONNECTION |
| --- PVC --- | PVC | POLYVINYL CHLORIDE |
| --- UP --- | UP | UP THRU ROOF |
| --- VR --- | VR | VENT THRU ROOF |

- SYMBOLS + ABBREVIATIONS**
- PEX SHALL NOT BE STORED OR INSTALLED IN LOCATIONS EXPOSING IT TO DIRECT SUNLIGHT, NO HEADERS, JOISTS, OR FELD SPACES ARE PERMITTED IN OR UNDER THE SLAB.
 - THESE TUBES SHALL NOT BE DEFORMED OR KINKED. THEY SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - TUBING SHALL NOT BE INSTALLED WITHIN 6" HORIZONTALLY OR WITHIN 12" VERTICALLY OF ANY SOURCES OF HIGH HEAT, SUCH AS GAS APPLIANCES, LIGHT FIXTURES, HEATING APPLIANCES, ETC., UNLESS PROTECTED WITH INSULATION INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - TUBING MUST BE RESTRAINED AND FASTENED USING CLAMPS AND FASTENERS TO PROVIDE MINIMUM HOSE DEFORMATION AS RECOMMENDED BY THE MANUFACTURER.
 - TUBING MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - PRODUCTS MUST BE IDENTIFIED WITH CONTINUOUS PRINTED LETTERS AS FOLLOWS: MANUFACTURER'S NAME AND/OR TRADEMARK, ASTM #876/F877, TEMPERATURE AND PRESSURE RATINGS, NOMINAL PIPE SIZE, BATCH NUMBER, AND PRODUCTION DATE, AND OTHER MARKING REQUIREMENTS PER SECTION 301.1.2 OF THE CPC. POTABLE WATER PIPE SHALL HAVE "NSF-PW" MARKING ON ALL TUBING.
 - THE MAXIMUM FLOW RATE OF WATER SHALL NOT EXCEED 9 FEET PER SECOND UNLESS SPECIFIED OTHERWISE BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - ONLY FITTINGS APPROVED BY NSF AND LISTED FOR ITS COMPATIBILITY TO PRODUCT TO BE INSTALLED. FITTINGS SHALL BE MARKED WITH THE MANUFACTURER'S NAME AND/OR TRADEMARK, APPLICABLE TO ASTM STANDARDS (ASTM F1960, 1961, 1907, 2096, OR 2159).
 - METAL FITTINGS AND VALVES SHALL HAVE "NSF-PW-0" MARKING.
 - TUBING SHALL NOT BE INSTALLED WHERE THE MAXIMUM TEMPERATURE EXCEEDS 140°F OR PER ITS LISTING REQUIREMENTS BUT NOT TO EXCEED 180°F.
 - PRODUCTS SHALL NOT HAVE FLAME SPREAD INDEX GREATER THAN 25 AND SMOKE DEVELOPED INDEX GREATER THAN 50 WHEN TESTED IN ACCORDANCE WITH UL 723/ASTM E84.
 - TUBING PENETRATING FRAMING MEMBERS WITHIN ONE INCH OF THE EXPOSED FRAMING SHALL BE PROTECTED BY STEEL, MIL PLATES NOT LESS THAN 18 GAUGES OF THICKNESS. THE STEEL PLATE SHALL EXTEND ALONG THE FRAMING MEMBER A MINIMUM OF 1-1/2 INCHES BEYOND THE OUTSIDE DIAMETER OF THE TUBING.
 - BORING HOLES OR SLEEVES SHALL PROVIDE ADEQUATE CLEARANCE BETWEEN THE PIPING AND STRUCTURE TO ALLOW FOR FREE LONGITUDINAL MOVEMENT.
 - TUBING PASSING THROUGH DRILLES, OR NOTCHED METAL STUDS, OR JOISTS, OR HOLLOW SHELL MASONRY WALLS SHALL BE PROTECTED FROM ABRASION DUE TO THERMAL EXPANSION AND CONTRACTION BY ELASTOMERIC OR PLASTIC SLEEVES, GROMMETS, OR OTHER APPROVED MEANS.
 - TUBING SHALL NOT BE INSTALLED WITHIN THE FIRST 18" OF PIPING CONNECTED TO A WATER HEATER.
 - TUBING SHALL BE DISINFECTED PER THE CALIFORNIA PLUMBING CODE.

GENERAL NOTES

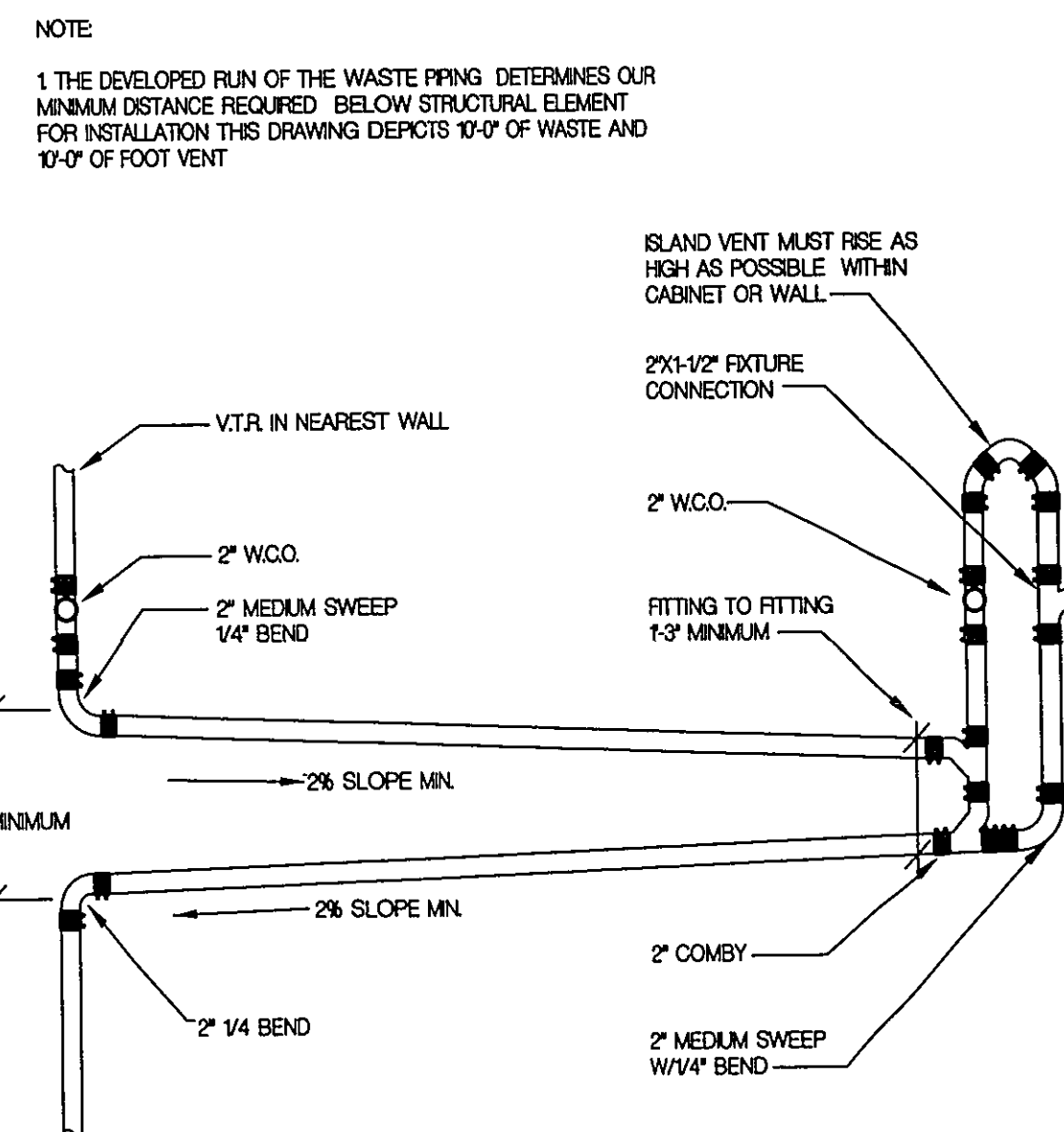
| CITY PRESSURE PSI = 75 | |
|---------------------------|--------------|
| LOSS THRU 3/4" METER = 10 | |
| LOSS DUE ELEVATION = 13 | |
| (25 FT X 3) | |
| AVAILABLE PRESSURE = 52 | |
| PIPE SIZE | FIXTURE UNIT |
| 1/2" | 8 F.U. |
| 3/4" | 20 F.U. |
| 1" | 39 F.U. |

TABLE 5-1
NO. OF BATHROOMS: 1 TO 1.5, 2 TO 2.5, 3 TO 3.5
NO. OF BEDROOMS: 1 TO 2, 2 TO 3, 3 TO 4, 4 TO 5, 5 TO 6
FIRST HR. RAINING GALLONS: 42, 54, 66, 78, 90, 102, 114, 126, 138, 150, 162, 174, 186, 198, 210, 222, 234, 246, 258, 270, 282, 294, 306, 318, 330, 342, 354, 366, 378, 390, 402, 414, 426, 438, 450, 462, 474, 486, 498, 510, 522, 534, 546, 558, 570, 582, 594, 606, 618, 630, 642, 654, 666, 678, 690, 702, 714, 726, 738, 750, 762, 774, 786, 798, 810, 822, 834, 846, 858, 870, 882, 894, 906, 918, 930, 942, 954, 966, 978, 990, 1002, 1014, 1026, 1038, 1050, 1062, 1074, 1086, 1098, 1110, 1122, 1134, 1146, 1158, 1170, 1182, 1194, 1206, 1218, 1230, 1242, 1254, 1266, 1278, 1290, 1302, 1314, 1326, 1338, 1350, 1362, 1374, 1386, 1398, 1410, 1422, 1434, 1446, 1458, 1470, 1482, 1494, 1506, 1518, 1530, 1542, 1554, 1566, 1578, 1590, 1602, 1614, 1626, 1638, 1650, 1662, 1674, 1686, 1698, 1710, 1722, 1734, 1746, 1758, 1770, 1782, 1794, 1806, 1818, 1830, 1842, 1854, 1866, 1878, 1890, 1902, 1914, 1926, 1938, 1950, 1962, 1974, 1986, 1998, 2010, 2022, 2034, 2046, 2058, 2070, 2082, 2094, 2106, 2118, 2130, 2142, 2154, 2166, 2178, 2190, 2202, 2214, 2226, 2238, 2250, 2262, 2274, 2286, 2298, 2310, 2322, 2334, 2346, 2358, 2370, 2382, 2394, 2406, 2418, 2430, 2442, 2454, 2466, 2478, 2490, 2502, 2514, 2526, 2538, 2550, 2562, 2574, 2586, 2598, 2610, 2622, 2634, 2646, 2658, 2670, 2682, 2694, 2706, 2718, 2730, 2742, 2754, 2766, 2778, 2790, 2802, 2814, 2826, 2838, 2850, 2862, 2874, 2886, 2898, 2910, 2922, 2934, 2946, 2958, 2970, 2982, 2994, 3006, 3018, 3030, 3042, 3054, 3066, 3078, 3090, 3102, 3114, 3126, 3138, 3150, 3162, 3174, 3186, 3198, 3210, 3222, 3234, 3246, 3258, 3270, 3282, 3294, 3306, 3318, 3330, 3342, 3354, 3366, 3378, 3390, 3402, 3414, 3426, 3438, 3450, 3462, 3474, 3486, 3498, 3510, 3522, 3534, 3546, 3558, 3570, 3582, 3594, 3606, 3618, 3630, 3642, 3654, 3666, 3678, 3690, 3702, 3714, 3726, 3738, 3750, 3762, 3774, 3786, 3798, 3810, 3822, 3834, 3846, 3858, 3870, 3882, 3894, 3906, 3918, 3930, 3942, 3954, 3966, 3978, 3990, 4002, 4014, 4026, 4038, 4050, 4062, 4074, 4086, 4098, 4110, 4122, 4134, 4146, 4158, 4170, 4182, 4194, 4206, 4218, 4230, 4242, 4254, 4266, 4278, 4290, 4302, 4314, 4326, 4338, 4350, 4362, 4374, 4386, 4398, 4410, 4422, 4434, 4446, 4458, 4470, 4482, 4494, 4506, 4518, 4530, 4542, 4554, 4566, 4578, 4590, 4602, 4614, 4626, 4638, 4650, 4662, 4674, 4686, 4698, 4710, 4722, 4734, 4746, 4758, 4770, 4782, 4794, 4806, 4818, 4830, 4842, 4854, 4866, 4878, 4890, 4902, 4914, 4926, 4938, 4950, 4962, 4974, 4986, 4998, 5010, 5022, 5034, 5046, 5058, 5070, 5082, 5094, 5106, 5118, 5130, 5142, 5154, 5166, 5178, 5190, 5202, 5214, 5226, 5238, 5250, 5262, 5274, 5286, 5298, 5310, 5322, 5334, 5346, 5358, 5370, 5382, 5394, 5406, 5418, 5430, 5442, 5454, 5466, 5478, 5490, 5502, 5514, 5526, 5538, 5550, 5562, 5574, 5586, 5598, 5610, 5622, 5634, 5646, 5658, 5670, 5682, 5694, 5706, 5718, 5730, 5742, 5754, 5766, 5778, 5790, 5802, 5814, 5826, 5838, 5850, 5862, 5874, 5886, 5898, 5910, 5922, 5934, 5946, 5958, 5970, 5982, 5994, 6006, 6018, 6030, 6042, 6054, 6066, 6078, 6090, 6102, 6114, 6126, 6138, 6150, 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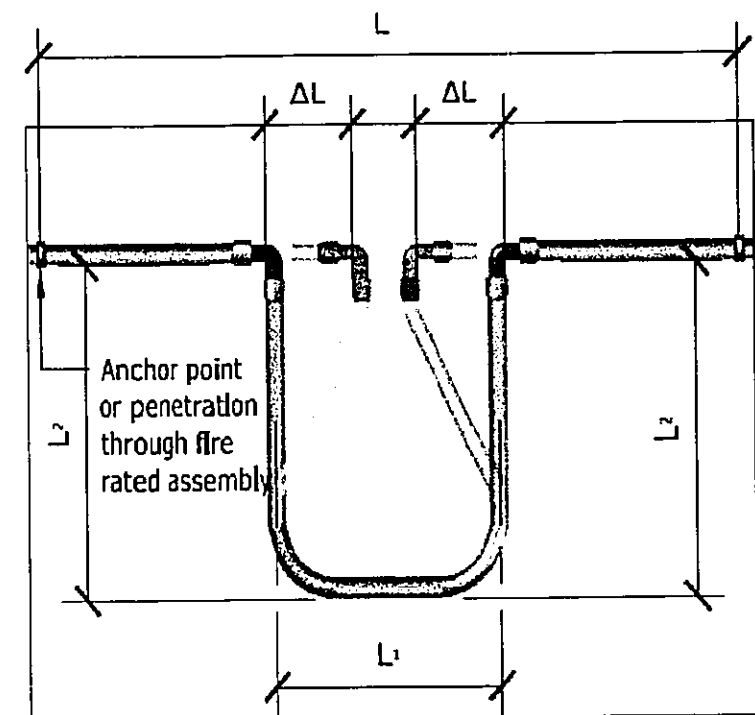
WATER SERVICE LATERAL

SCALE NONE ⑧



ISLAND SINK VENT

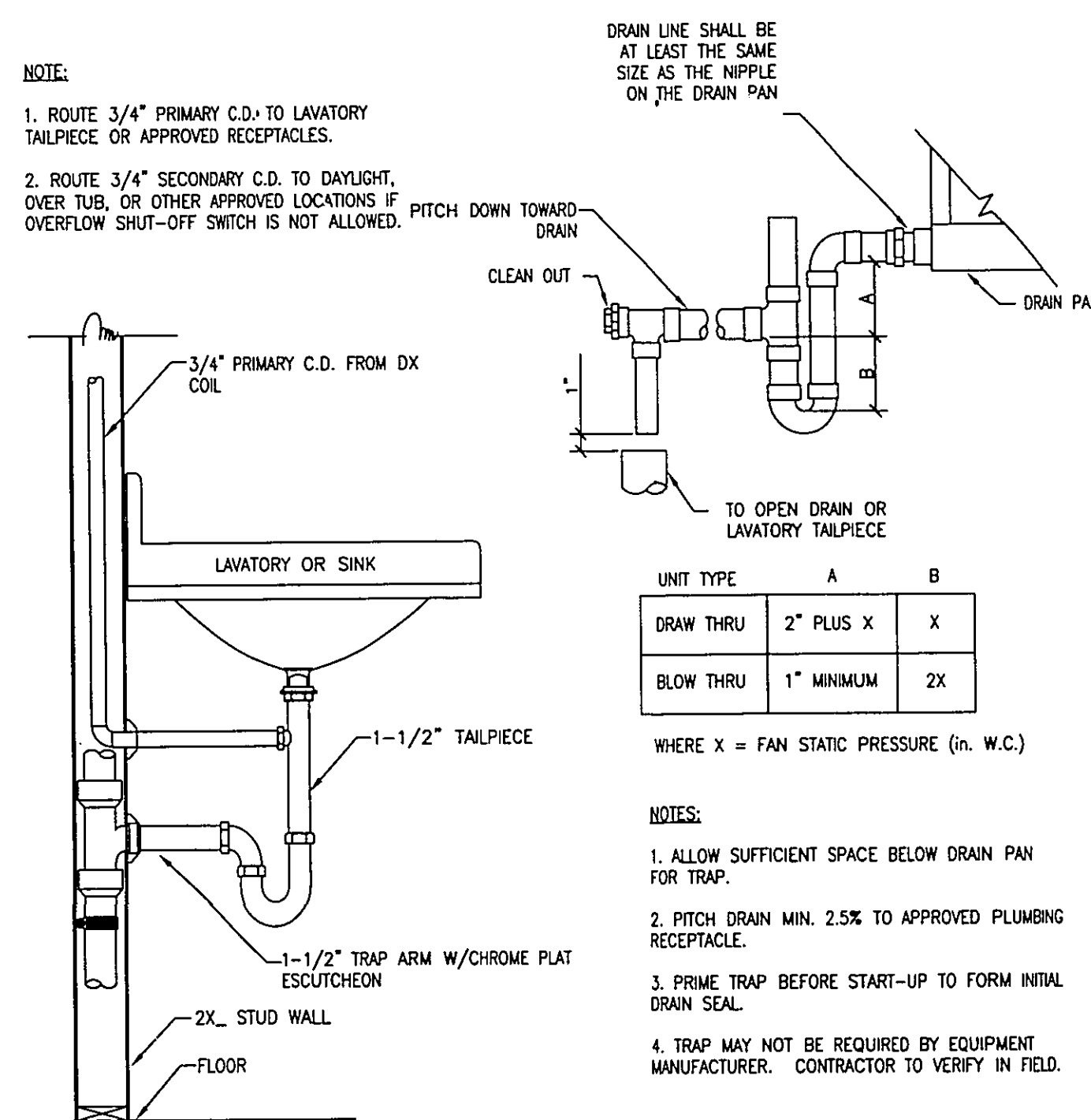
SCALE NONE ⑤



Expansion Loop
Use the formula below to calculate the minimum length of the expansion arm:
 $L_b = C \times \sqrt{QRT(D \times \Delta T)}$
L - Is the total distance for the tubing run from a fixed point to a fixed point.
Lb - Is the flexible arm in inches.
C - Is the material constant (12 for PEX).
D - Is the outside diameter of the tubing.
 ΔT - Is the thermal expansion length in inches.
However, the arm length (Lb) must be divided into three sections using the following formula:
 $L_b = 5L$
Example:
 $L = 36$ inches
 $L_1 = 36/5$
 $L_1 = 7.2$ inches
 $L_2 = 2L$
 $L_2 = 14.4$ inches

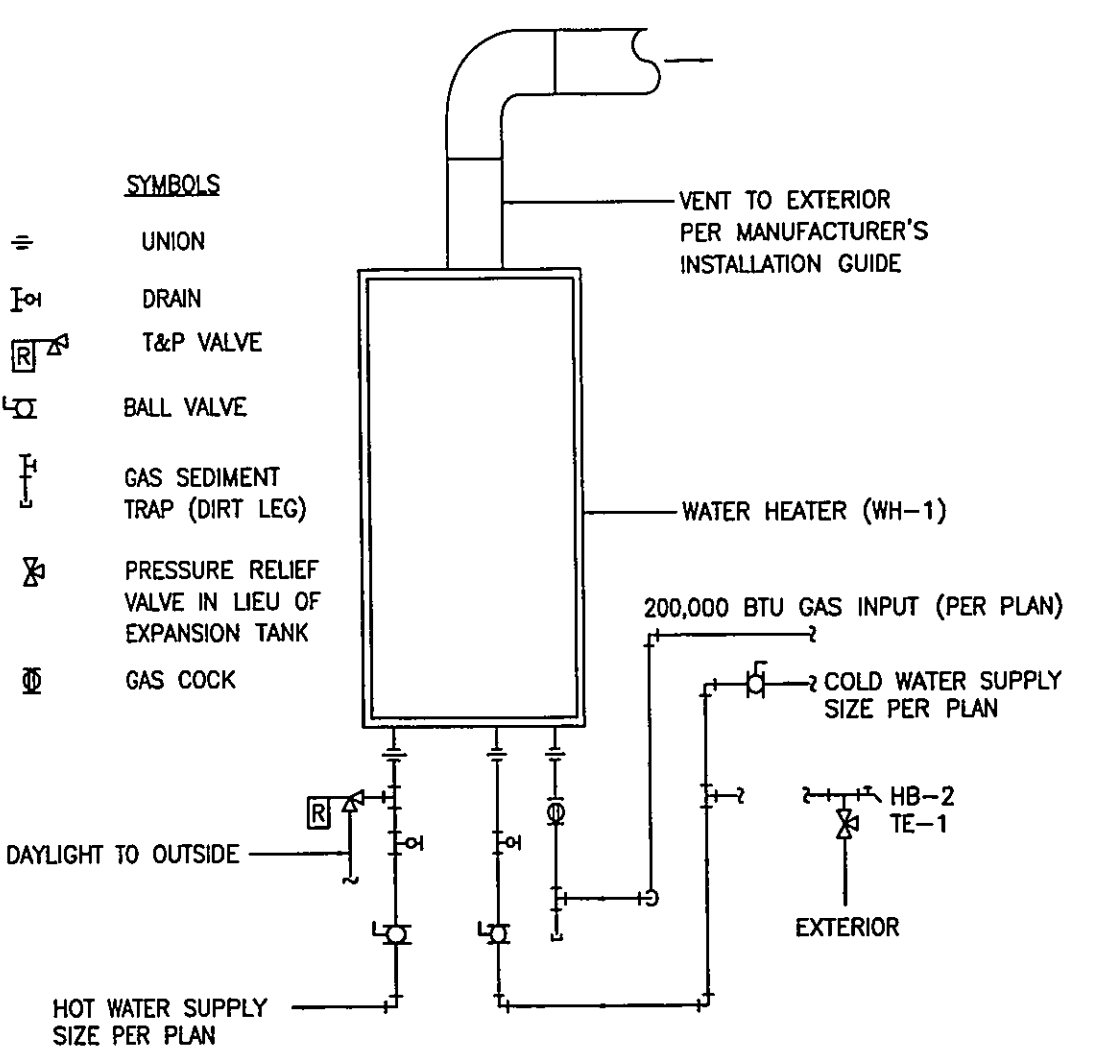
PEX EXPANSION LOOP

SCALE NONE ⑨



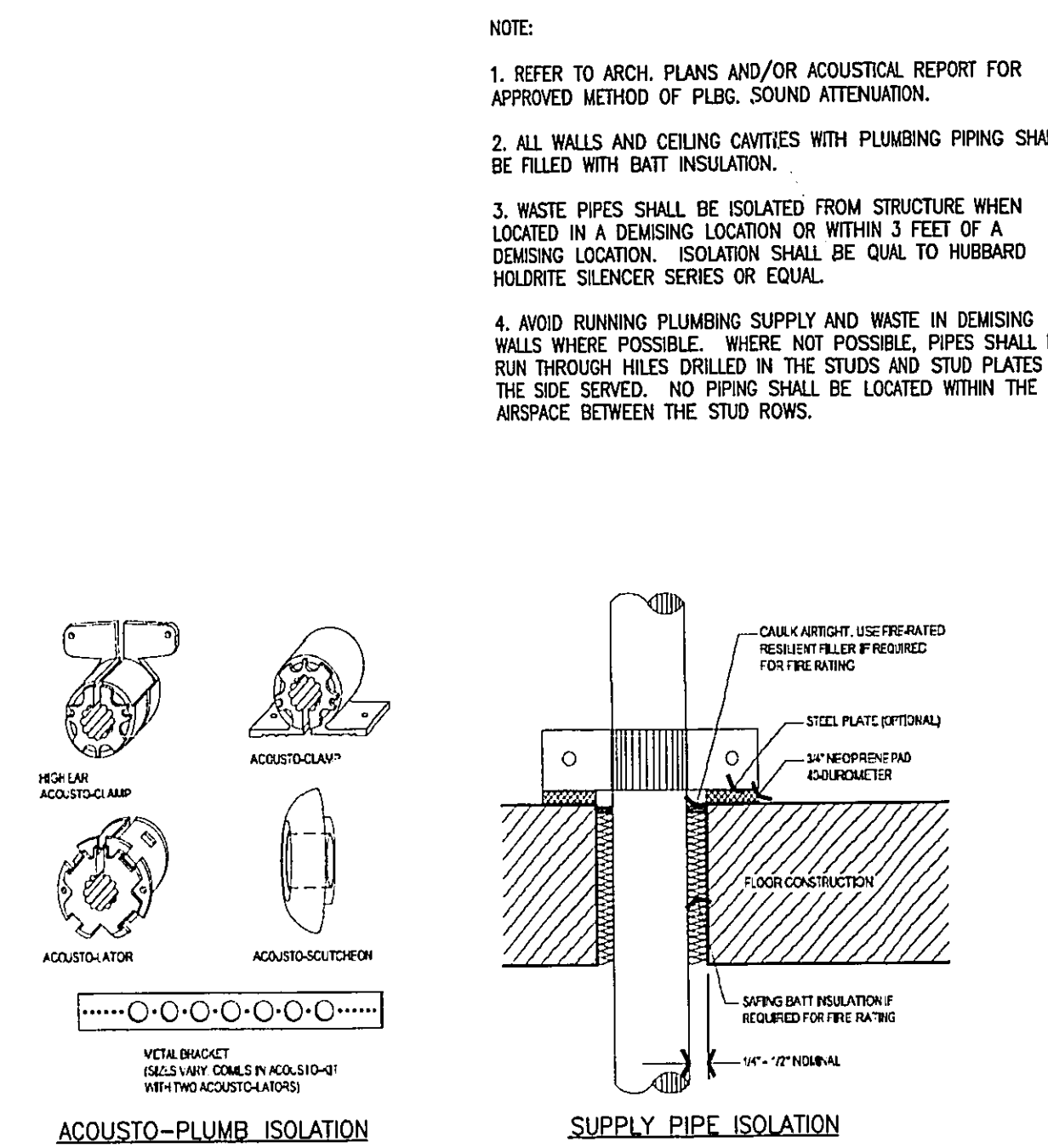
CONDENSATE DRAIN & TRAP DETAIL

SCALE NONE ⑥



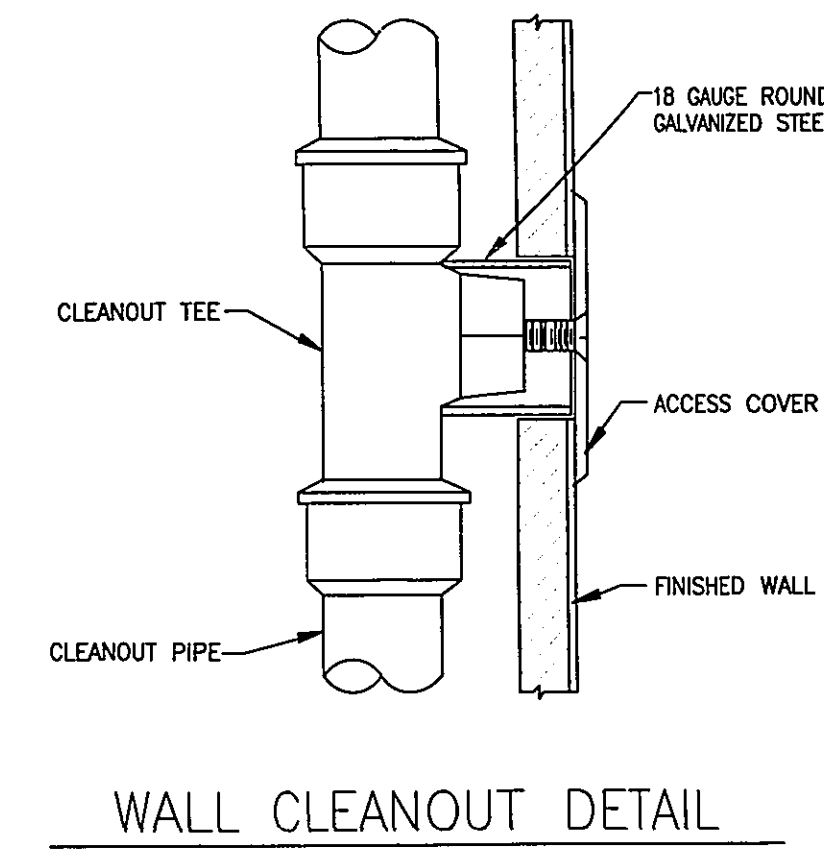
TANKLESS WATER HEATER PIPING

SCALE NONE ⑦

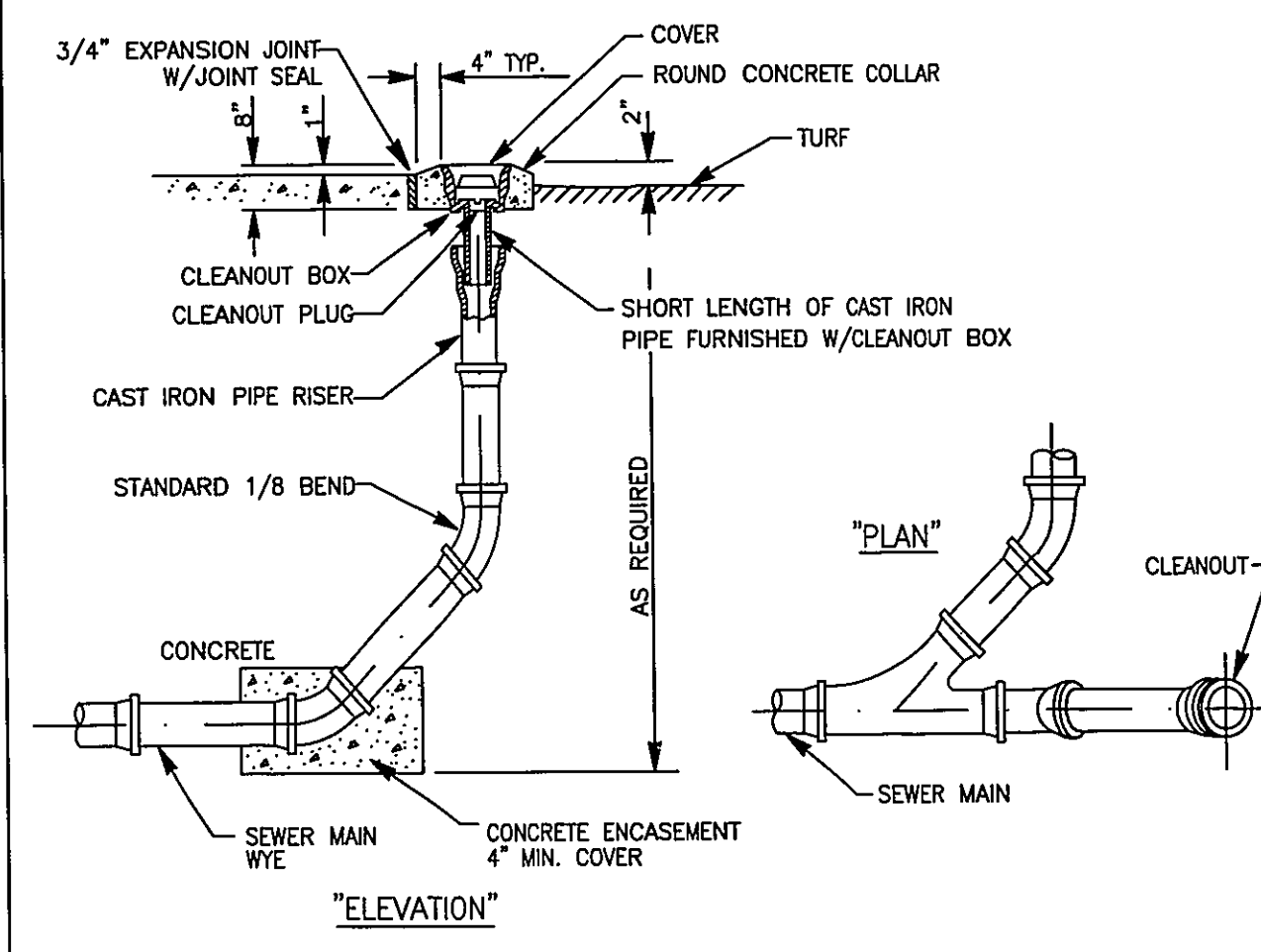


PLUMBING ISOLATION

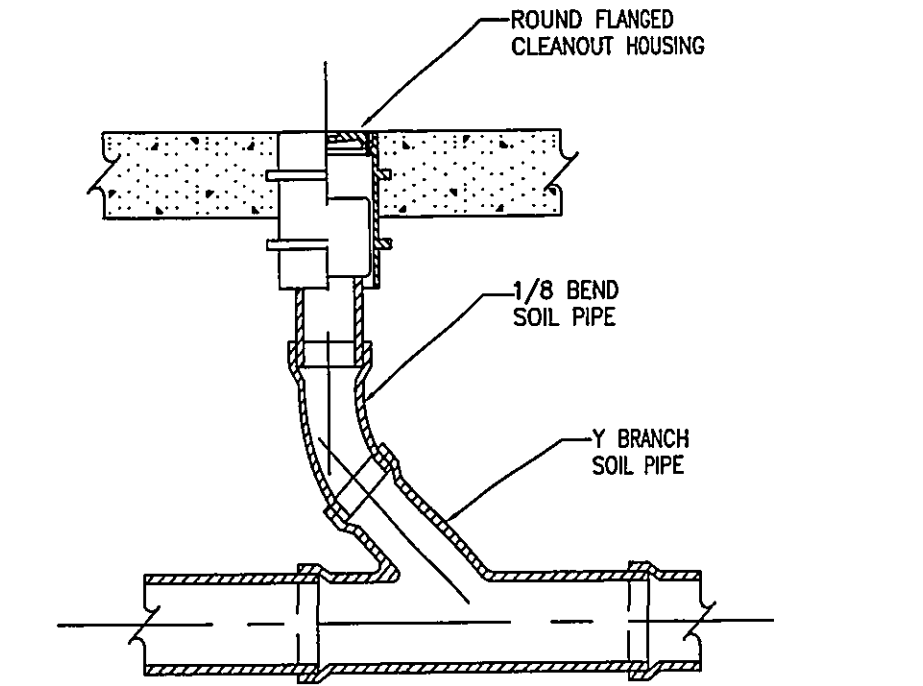
SCALE NONE ③



WALL CLEANOUT DETAIL



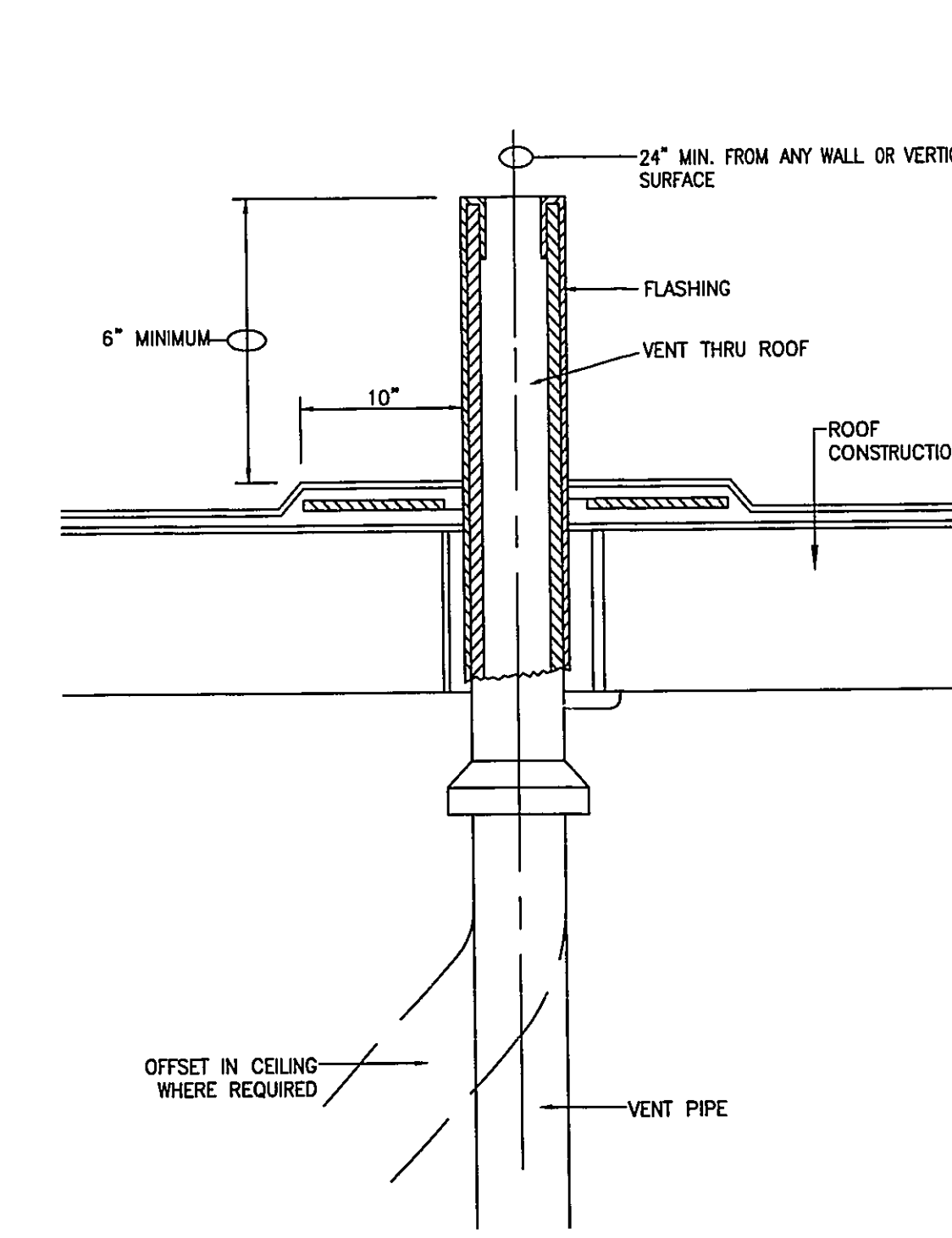
TYPICAL EXTERIOR CLEANOUT DETAIL



SANITARY CLEANOUT FLOOR SLAB

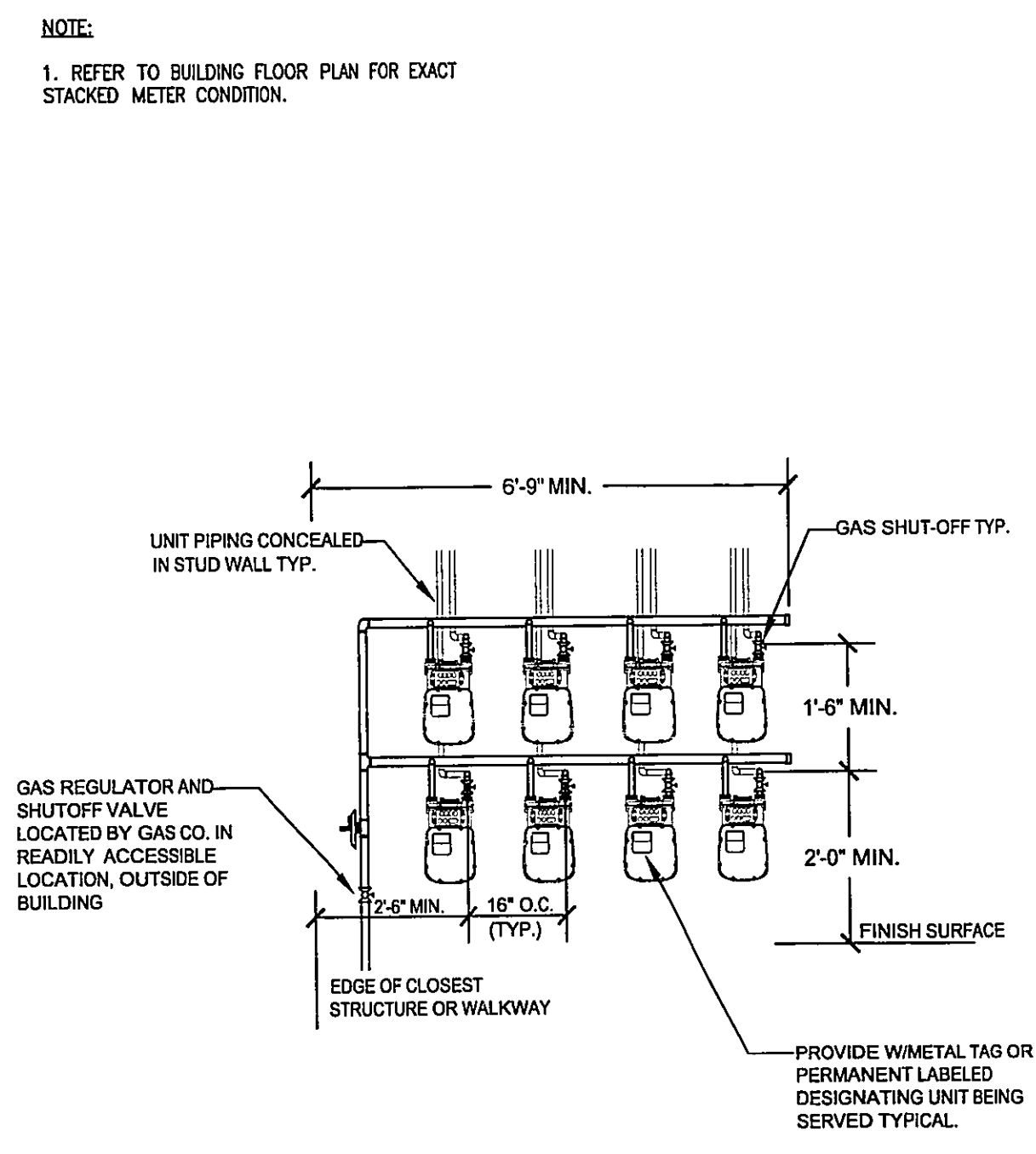
SEWER CLEANOUTS

SCALE NONE ①



PLBG. VENT THRU ROOF

SCALE NONE ④



STACKED GAS METER DETAIL

SCALE NONE ②

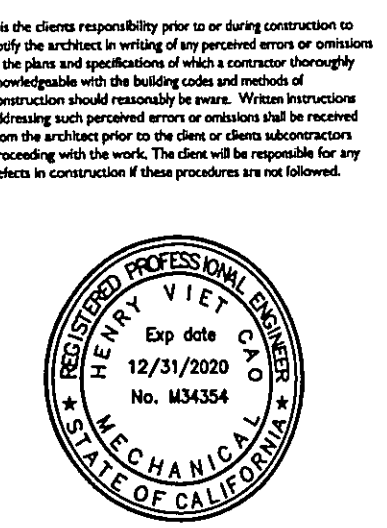
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1401 N. Baseline #100 Orange, CA 92667
PH: 714-538-3802; FX: 714-538-3812

Owner:



RIVERVIEW ATTACHED HOMES
YORBA LINDA, CALIFORNIA

FEB 17, 2020
Revisions

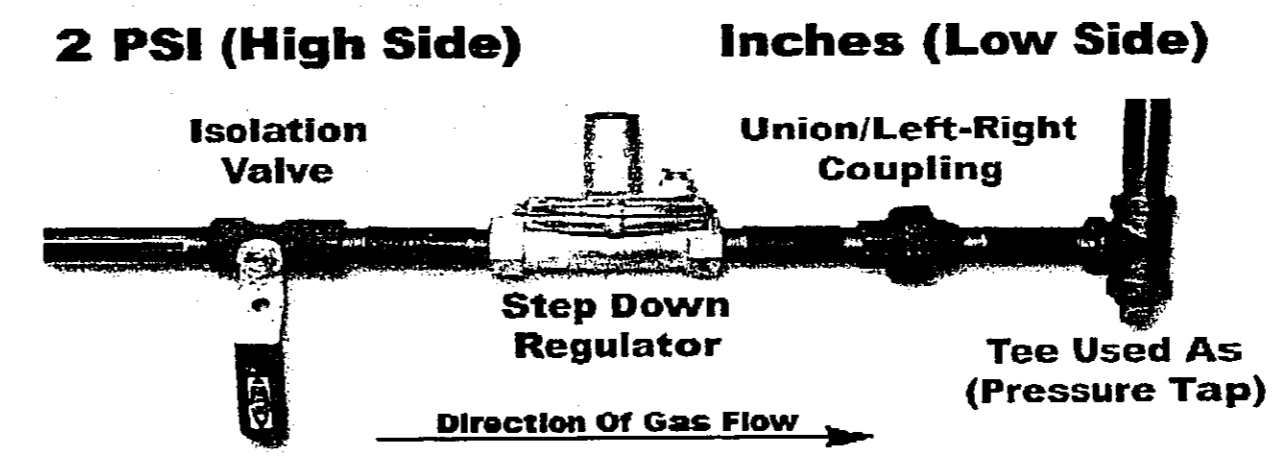


PLUMBING DETAILS

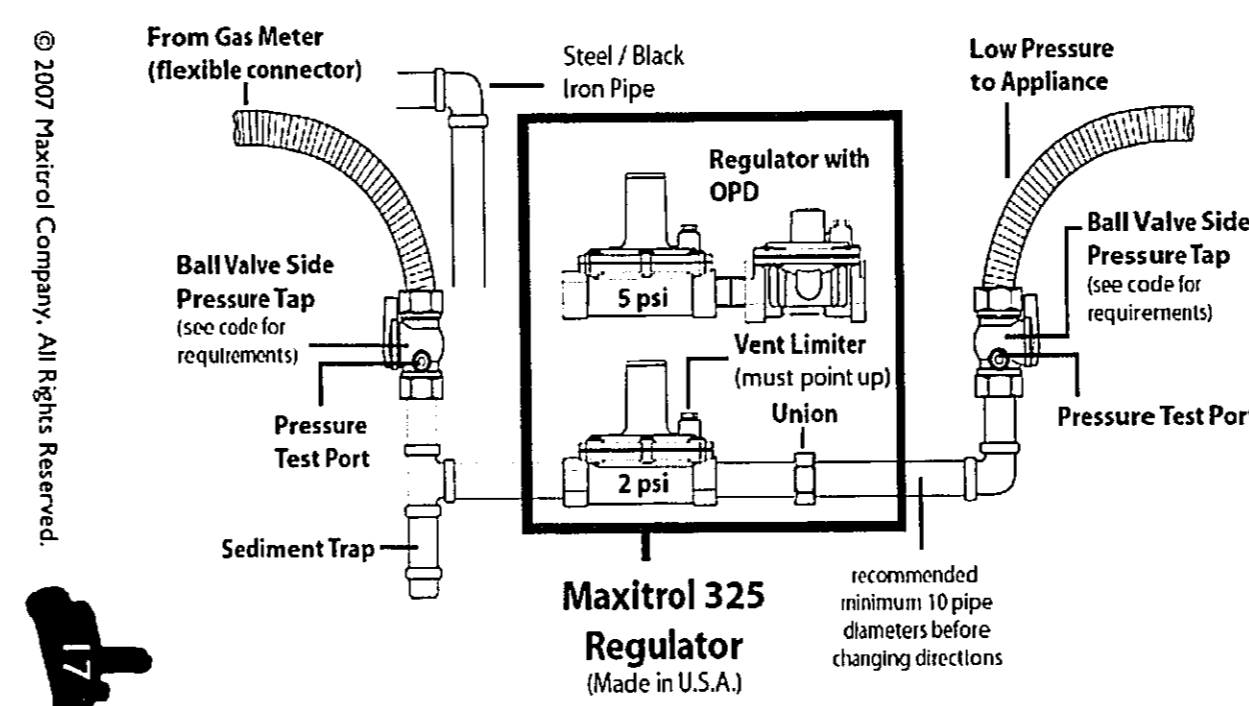
P-0.1

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- Builder shall install step-down regulator manifold in ventilated locations that have adequate room to work (2-foot clearance front and sides). Regulators must be reached safely between 3 and 5 feet above ground level. Examples of suitable locations provided the above guidelines are followed: garage, water heater closet, utility room, and outside wall of the unit if serving. **Attic installations are unacceptable.**
- Builder shall install a shut-off valve, step-down regulator, union and bypass tee (to be used as a pressure tap) as per step-down regulator manifold diagram.
- Step-down regulators are suitable for multi-position mounting when using a vent line. However, when using a vent-limiting device, the regulator must be mounted in a horizontal upright position.



Typical Regulators / Manifold Configuration When Using A Vent Limiter
(Refer to National and Local Codes for Requirements)



WARNING 1/2 TO 5 PSI (3.4-34.5 kPa) MEDIAN GAS PRESSURE. DO NOT REMOVE.
NOTE: PERMANENTLY ATTACHED METAL TAG PER 2001 C.P.C. SECTION 12184 EXCEPTION No. 4 SHOWING THE FOLLOWING:

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m Lever Acting Design

Line Pressure Regulators

CSA Design Certified Z21.80 / CAN 6.22 For 2-psi piping systems

| Model Number | Capacity | Pressure |
|--------------|----------------|----------|
| 325-3L | 140,000 Btu/hr | 100 psig |
| 325-5AL | 300,000 Btu/hr | 100 psig |
| 325-7L | 900,000 Btu/hr | 100 psig |

Capacity: Total load of all appliances combined
 325-3L (1/2" x 1/2") 140,000 Btu/hr
 325-5AL (1/2" x 1/2") 300,000 Btu/hr
 325-7L (1/2" x 1/2") 900,000 Btu/hr

Pressure: 100 psig (7.0 bar) inlet, 2.0 psig (0.14 bar) outlet

325-3L, 325-5AL, 325-7L
Pipe sizes from 3/8" to 1 1/2"

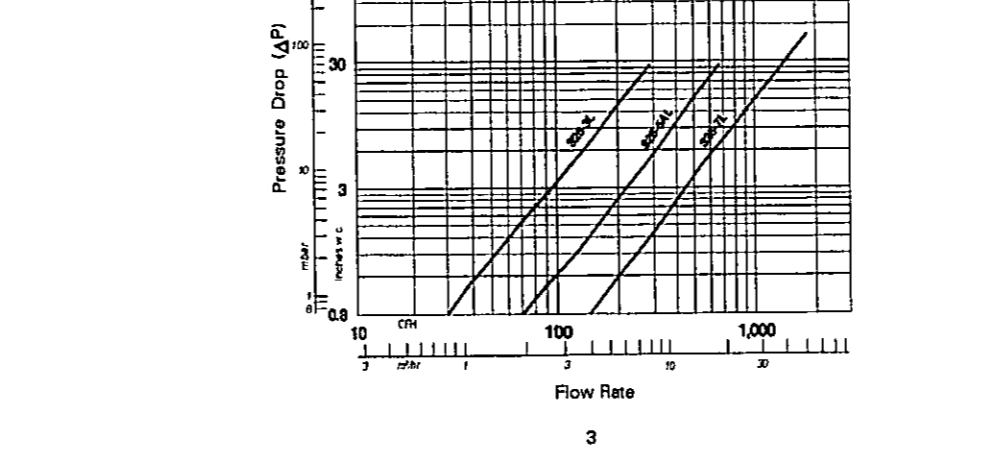
MAXITROL company

Capacities and Pressure Drop

| Model Number | Capacity | Pressure |
|--------------|----------------|----------|
| 325-3L | 140,000 Btu/hr | 100 psig |
| 325-5AL | 300,000 Btu/hr | 100 psig |
| 325-7L | 900,000 Btu/hr | 100 psig |

| Model Number | Capacity | Pressure |
|--------------|----------------|----------|
| 325-3L | 140,000 Btu/hr | 100 psig |
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| Model Number | Capacity | Pressure |
|--------------|----------------|----------|
| 325-3L | 140,000 Btu/hr | 100 psig |
| 325-5AL | 300,000 Btu/hr | 100 psig |
| 325-7L | 900,000 Btu/hr | 100 psig |



m Lever Acting Design

325 Series L-Model Line Pressure Regulators

The new line pressure regulator standard - ANSI Z21.80
Although Maxitrol's 325 Series are certified to ANSI Z21.80, an appliance regulator has been listed to ANSI Z21.80 in the past. When listed as an appliance regulator, it is very different than the new standard for line pressure regulators. The new standard for line pressure regulators, ANSI Z21.80, is the new ANSI standard for line pressure regulators. Maxitrol's new 325 Series Line Pressure Regulators (Z21.80) for 2-psi piping systems with the 7 1/2 inches w.c. outlet spring.

The 325 Series are Class 1, precision machined regulators, meeting utility specifications, for use on 2-psi piping systems such as CSST, corrugated stainless steel or wrought copper tubing. The regulators are high performance, high-pressure regulators that provide a level within the appliance's pressure set point. The regulator is tested upstream of equipment already fitted with an appliance regulator.

The entire 2-psi system concept would not have been possible without the development of the compact 325 Series regulator.

An optional vent limiter, the 325-3L and 325-5AL offer piping to an outside area in the event of a gas leak. In a gas leak, the vent limiter allows the gas to vent through the regulator. The vent limiter is tested to ANSI Z21.80. The 325 Series are suitable for multi-position mounting. The vent limiter, when used, the regulator must be mounted in a horizontal upright position.

The self-aligning valve is made of viton rubber. Housing and diaphragm are made of aluminum die casting and all internal parts are carefully selected and corrosion resistant. The diaphragm is a high quality, reinforced synthetic rubber composite.

The regulator is certified for inlet pressures up to 2 psig, and can withstand emergency pressure set points up to 10 psig. One pressure direction is not required for supply pressures up to 2 psig. These regulators provide the same level of protection in the event of a failure. As apply, the regulator standard requires more approval and testing than the regulator standard for appliance regulators. The 325 Series regulators will continue to be available as CSA certified appliance regulators, as well as non-certified models for up to 10-psi inlet pressure. See bulletin MS2006-12-03.

TAD Consulting
Mechanical, Plumbing & Energy Consultant
1401 N. Balaia, #103 Orange, CA 92667
Ph: 714-538-3802, Fx: 714-538-3812

Owner:



RIVERVIEW ATTACHED HOMES
YORBA LINDA, CALIFORNIA

Feb 17, 2020
Revisions

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2 PSI LINE PRESSURE REGULATOR SCALE NONE 1 P-0.2

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TAD Consulting
 Mechanical, Plumbing & Energy Consultant
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 Ph: 714-538-3802, Fax: 714-538-3812

Owner:
WILLIAM LYON HOMES
 465 MACARTHUR CT., 8TH FLR
 NEWPORT BEACH, CA 92660



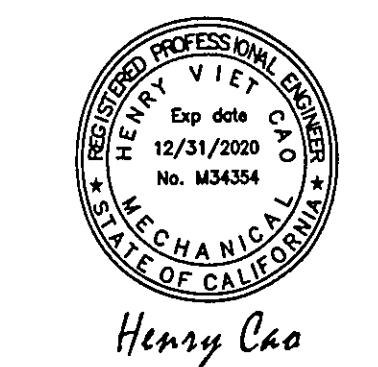
William Lyon
Homes

RIVERVIEW ATTACHED HOMES
 YORBA LINDA, CALIFORNIA

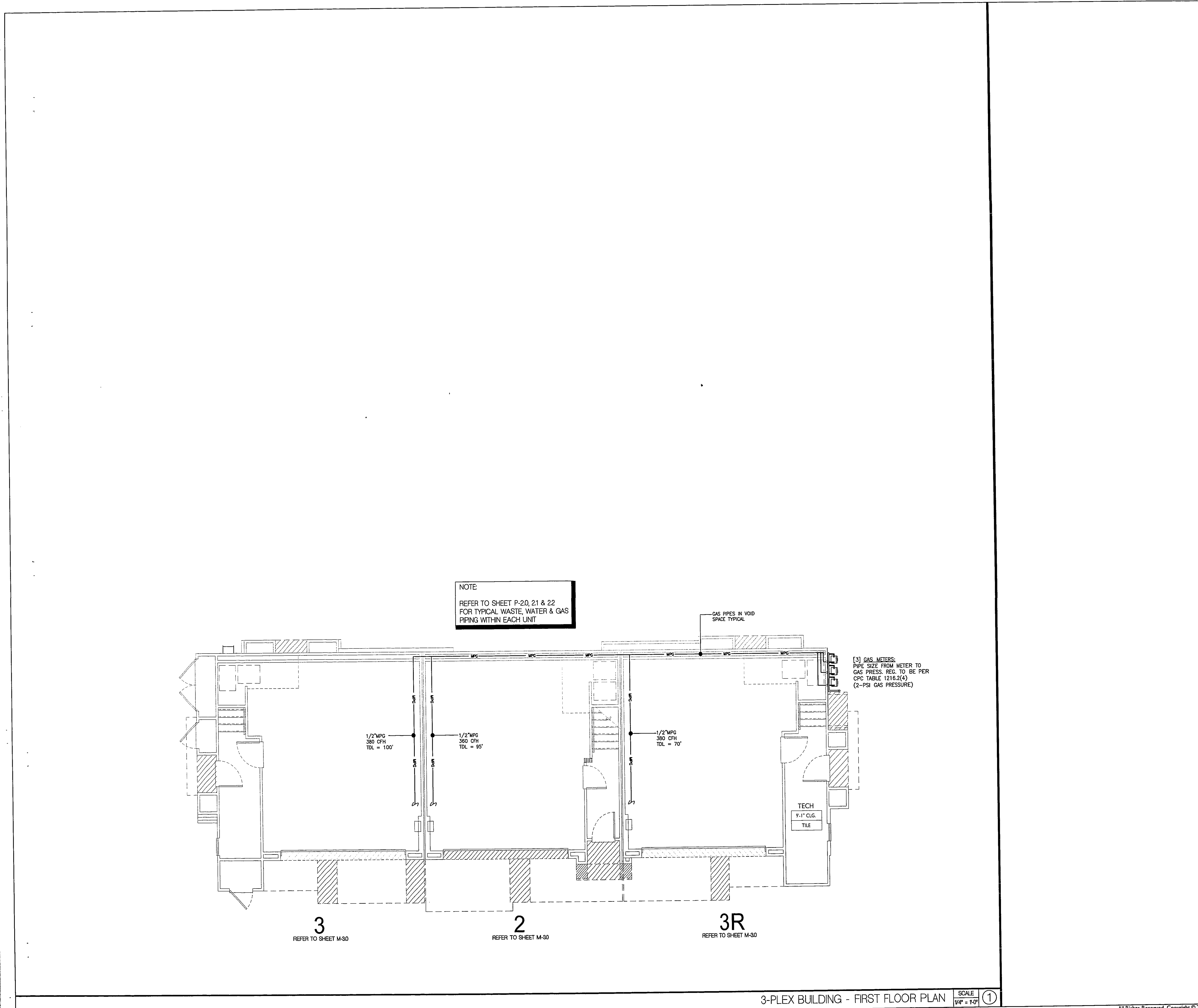
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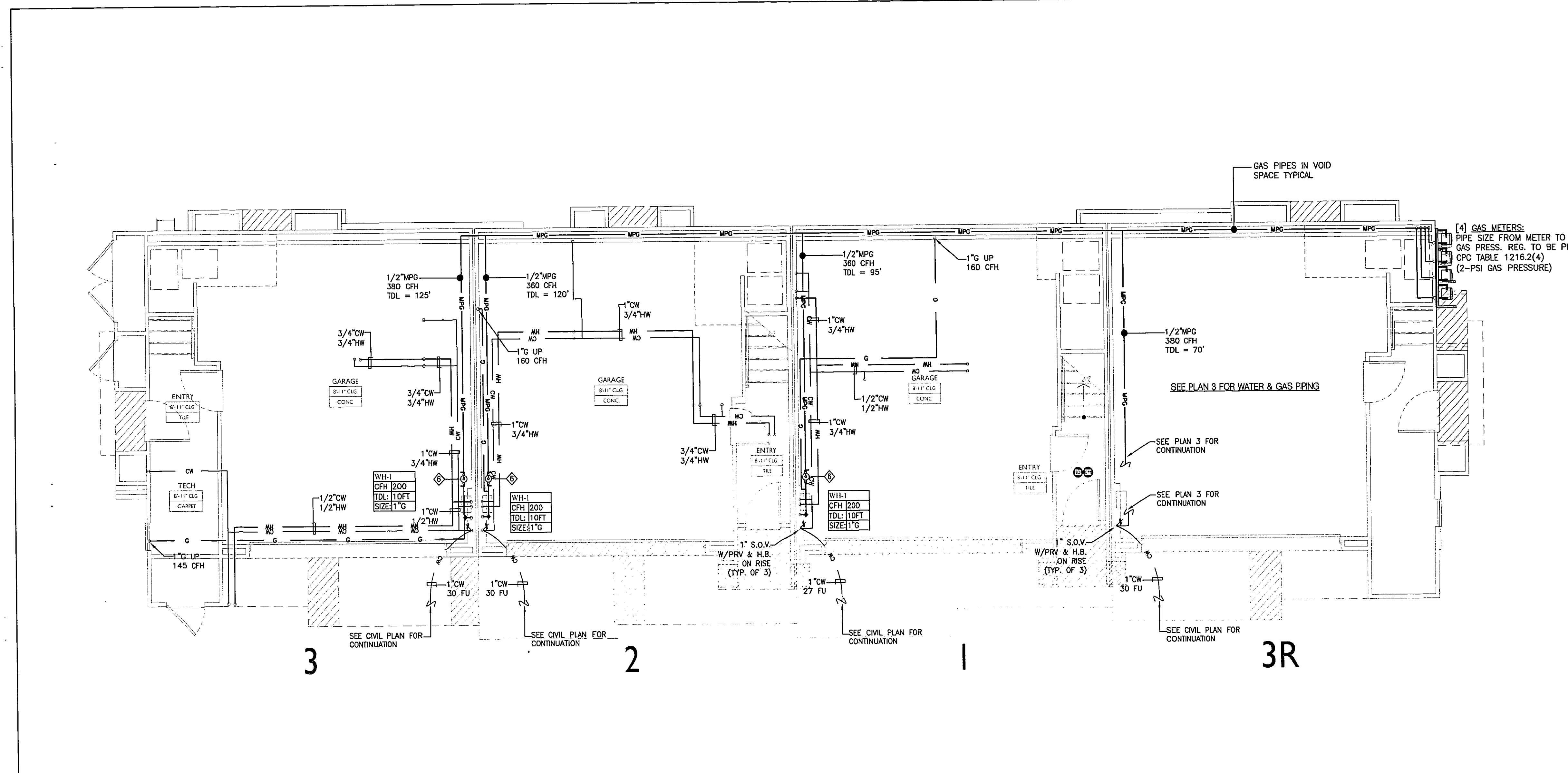
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I, the undersigned, hereby certify that I am a duly licensed professional engineer in the State of California and that I am the author of the design and specifications of which a portion of this drawing is a part. I am not aware of any falsification of the information furnished to me in connection with the preparation of this drawing. I am not aware of any falsification of the information furnished to me in connection with the preparation of this drawing. I am not aware of any falsification of the information furnished to me in connection with the preparation of this drawing.

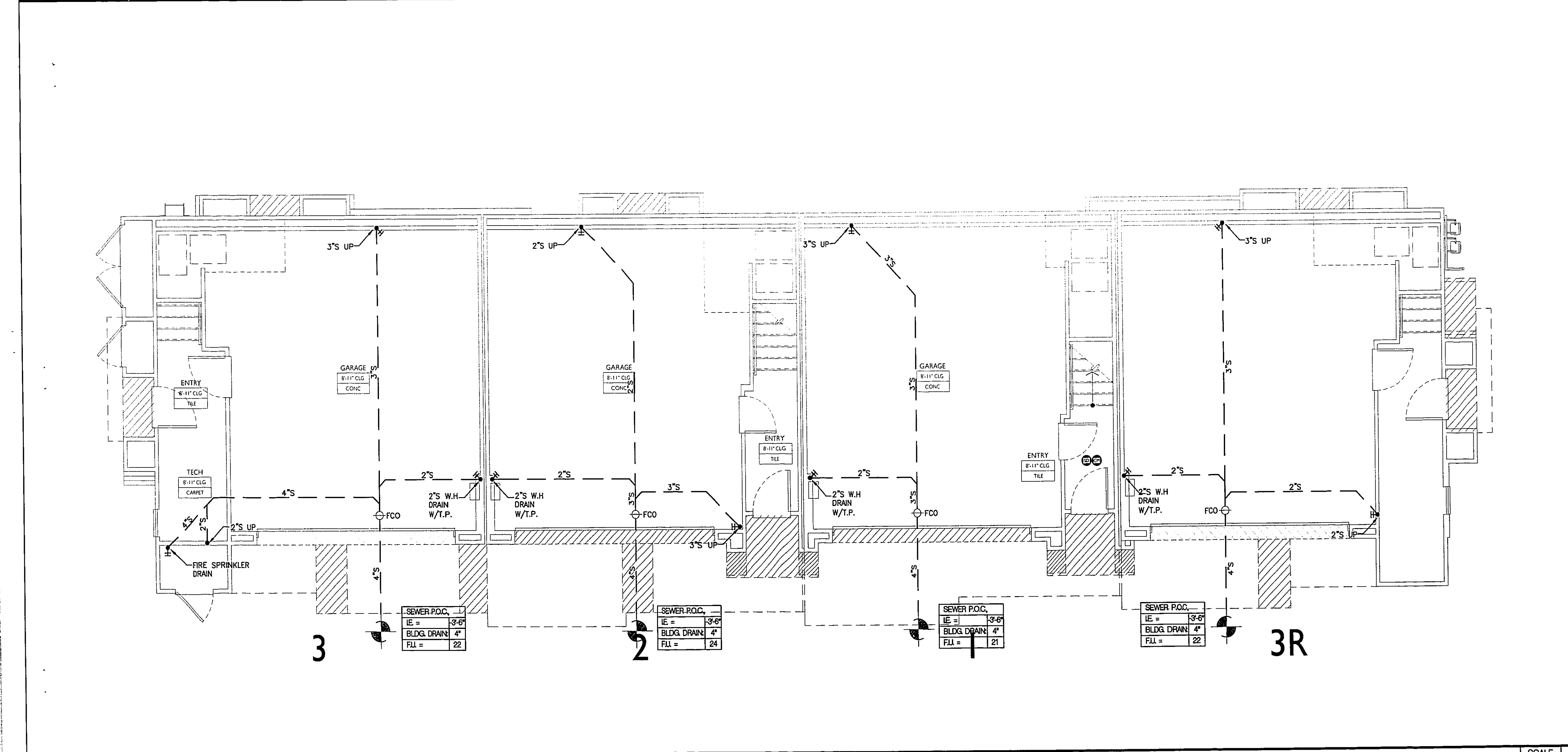


PLUMBING 3-PLEX
 1ST FLOOR PLAN
P-1.0





4-PLEX BUILDING - FIRST FLOOR PLAN WATER & GAS SCALE 1/4" = 1'-0" ②



4-PLEX BUILDING - FIRST FLOOR PLAN WASTE & VENT SCALE 1/4" = 1'-0" ①

| DRAINAGE FIXTURE UNIT (UNIT 1) | | | |
|--------------------------------|----------|--------|-------|
| FIXTURE | PER STUB | D.F.U. | TOTAL |
| WC | 3 | 3 | 9 |
| LAV | 3 | 1 | 3 |
| TUB-1/TUB-2 | 1 | 2 | 2 |
| SHWR | 1 | 2 | 2 |
| WM | 1 | 3 | 3 |
| KS | 1 | 2 | 2 |
| LT | - | 2 | - |
| D.F.U. TOTAL= | | | 21 |

| WATER SERVICE FIXTURE UNIT (UNIT 1) | | | |
|-------------------------------------|----------|----------|-------|
| FIXTURE | PER STUB | W.S.F.U. | TOTAL |
| WC | 3 | 2.5 | 7.5 |
| LAV | 3 | 1 | 3 |
| TUB-1/TUB-2 | 1 | 4 | 4 |
| SHWR | 1 | 2 | 2 |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 1.5 | - |
| HOSE BIBB | 2 | 2.5+1 | 3.5 |
| W.S.F.U. TOTAL= | | | 23.0 |

| DRAINAGE FIXTURE UNIT (UNIT 2) | | | |
|--------------------------------|----------|--------|-------|
| FIXTURE | PER STUB | D.F.U. | TOTAL |
| WC | 3 | 3 | 9 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 1 | 2 | 2 |
| SHWR | 2 | 2 | 4 |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 2 | - |
| D.F.U. TOTAL= | | | 24 |

| WATER SERVICE FIXTURE UNIT (UNIT 2) | | | |
|-------------------------------------|----------|----------|-------|
| FIXTURE | PER STUB | W.S.F.U. | TOTAL |
| WC | 3 | 2.5 | 7.5 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 1 | 4 | 4 |
| SHWR | 2 | 2 | 4 |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 1.5 | - |
| HOSE BIBB | 2 | 2.5+1 | 3.5 |
| W.S.F.U. TOTAL= | | | 30.0 |

| DRAINAGE FIXTURE UNIT (UNIT 3) | | | |
|--------------------------------|----------|--------|-------|
| FIXTURE | PER STUB | D.F.U. | TOTAL |
| WC | 3 | 3 | 9 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 2 | 2 | 4 |
| SHWR | - | 2 | - |
| WM | 1 | 3 | 3 |
| KS | 1 | 2 | 2 |
| LT | - | 2 | - |
| D.F.U. TOTAL= | | | 22 |


| WATER SERVICE FIXTURE UNIT (UNIT 3) | | | |
|-------------------------------------|----------|----------|-------|
| FIXTURE | PER STUB | W.S.F.U. | TOTAL |
| WC | 3 | 2.5 | 7.5 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 2 | 4 | 8 |
| SHWR | - | 2 | - |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 1.5 | - |
| HOSE BIBB | 2 | 2.5+1 | 3.5 |
| W.S.F.U. TOTAL= | | | 30.0 |

| GAS DEMAND (UNIT 1 OR 2) | | |
|--------------------------|---------|-----|
| APPLIANCE | BTU/HR | CFH |
| WATER HEATER | 200,000 | 200 |
| DRYER | 35,000 | 35 |
| GAS RANGE | 65,000 | 65 |
| FAU | 60,000 | 60 |
| TOTAL | 360,000 | 360 |

| GAS DEMAND (UNIT 3) | | |
|---------------------|---------|-----|
| APPLIANCE | BTU/HR | CFH |
| WATER HEATER | 200,000 | 200 |
| DRYER | 35,000 | 35 |
| GAS RANGE | 65,000 | 65 |
| FAU | 60,000 | 60 |
| TOTAL | 360,000 | 360 |

- SHEET SPECIFIC KEYNOTES:
- ◇ UP/DOWN X 1/2" CW TO FIXTURE
 - ◇ UP/DOWN X 1/2" HAC TO FIXTURE
 - ◇ UP/DOWN X 3/4" HAC TO FIXTURE
 - ◇ UP/DOWN X 1/2" G TO FIXTURE
 - ◇ UP/DOWN X 3/4" G TO FIXTURE
 - ◇ MAXIROL 2-PSI PRESSURE REG. W/ VENT LIMITER. INSTALL BELOW TANKLESS WATER HEATER.
 - ◇ PRIMARY CONDENSATE DRAIN DN. TO LAVATORY TRAP/ICE.
 - ◇ OVERFLOW CONDENSATE DRAIN TO DAYLIGHT.

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Owner:
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4695 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

William Lyon
Homes

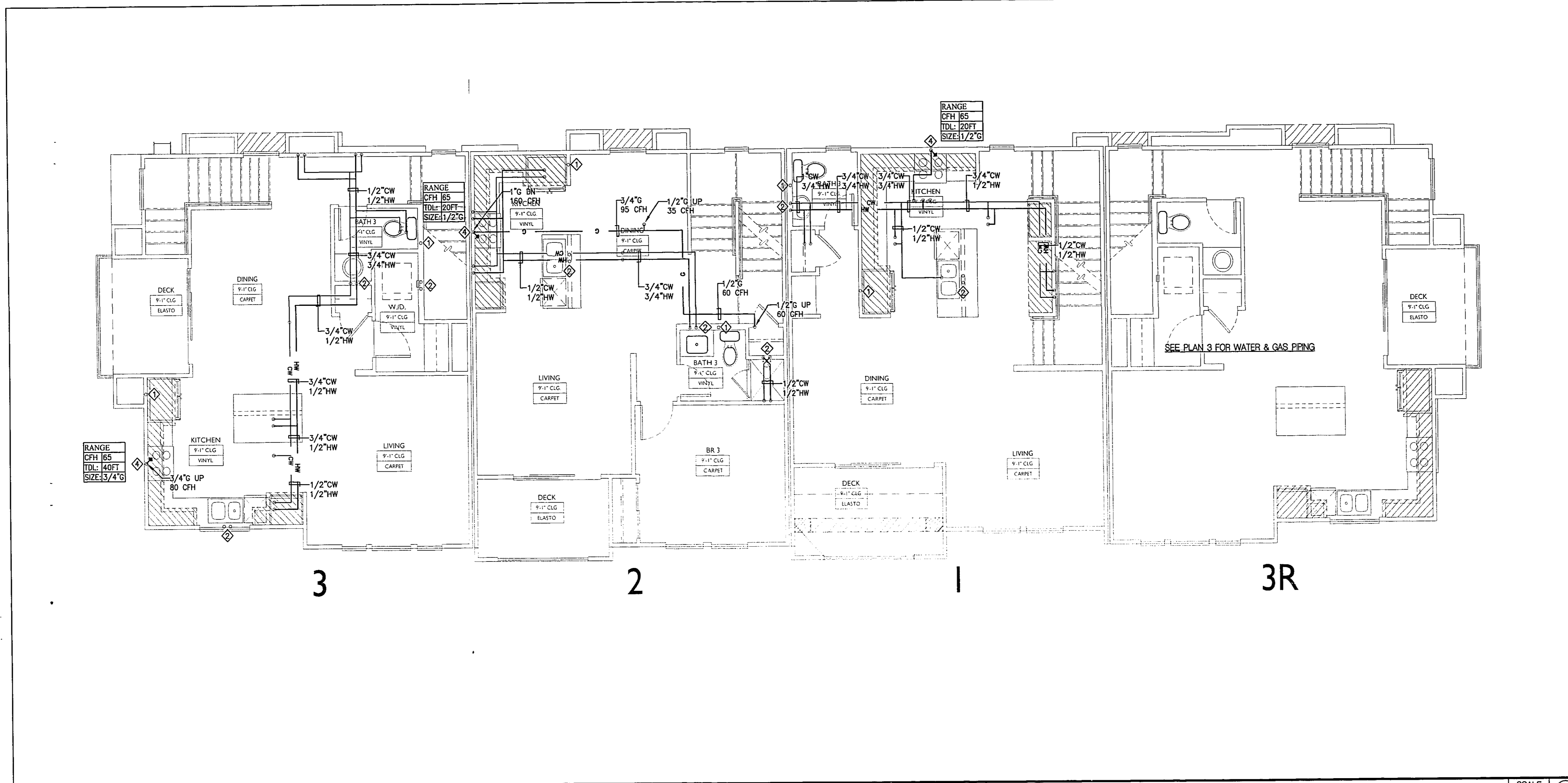
RIVERVIEW ATTACHED HOMES
YORBA LINDA, CALIFORNIA

FEB 17, 2020
Revisions

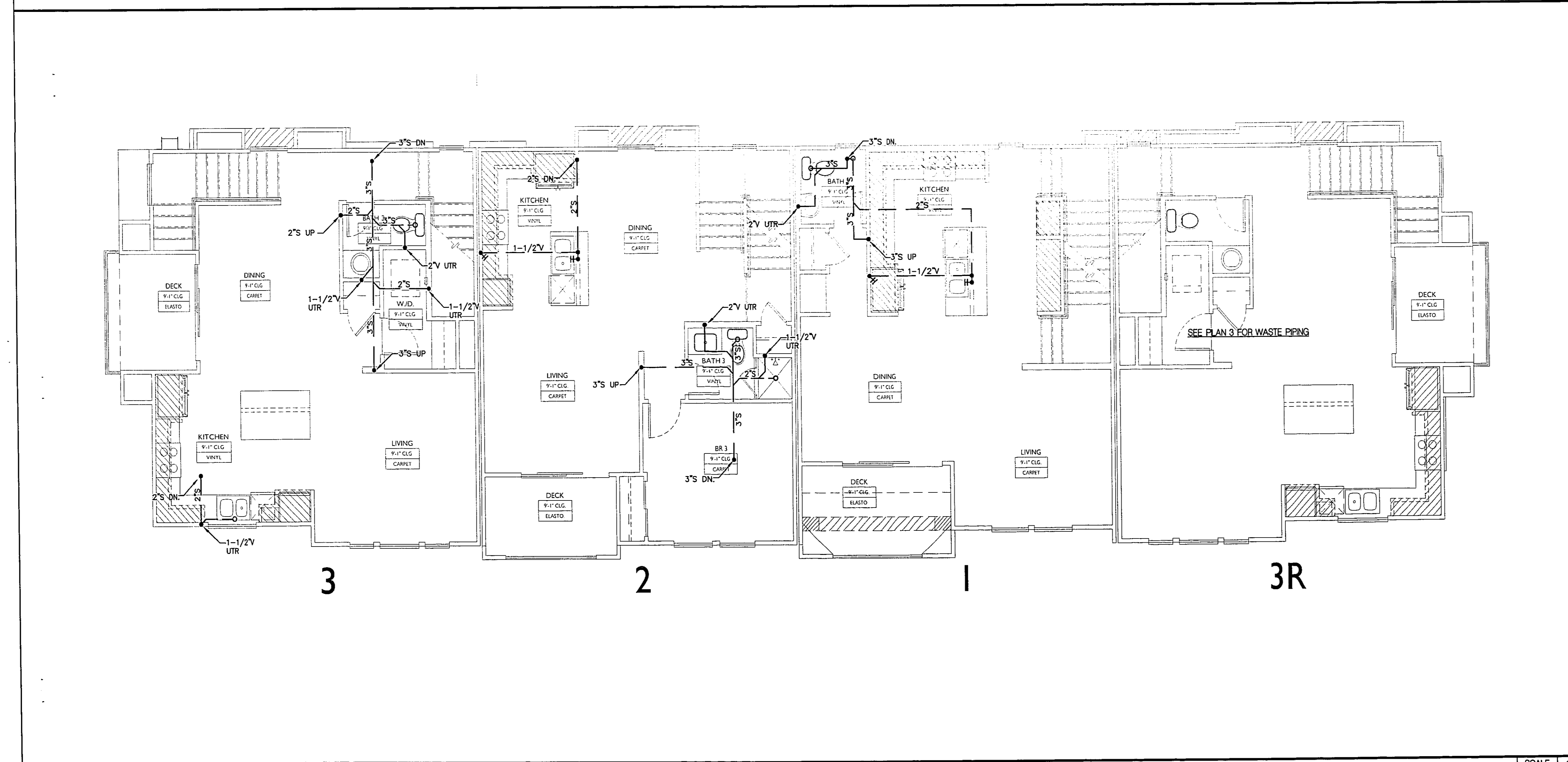


PLUMBING 4-PLEX
1ST FLOOR PLAN
P-2.0

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4-PLEX BUILDING - SECOND FLOOR PLAN WATER & GAS SCALE 1/4" = 1'-0" ②



4-PLEX BUILDING - SECOND FLOOR PLAN WASTE & VENT SCALE 1/4" = 1'-0" ①

| DRAINAGE FIXTURE UNIT (UNIT 1) | | | |
|--------------------------------|----------|--------|-------|
| FIXTURE | PER STUB | D.F.U. | TOTAL |
| WC | 3 | 3 | 9 |
| LAV | 3 | 1 | 3 |
| TUB-1/TUB-2 | 1 | 2 | 2 |
| SHWR | 1 | 2 | 2 |
| WM | 1 | 3 | 3 |
| KS | 1 | 2 | 2 |
| LT | - | 2 | - |
| D.F.U. TOTAL= | | | 21 |

| WATER SERVICE FIXTURE UNIT (UNIT 1) | | | |
|-------------------------------------|----------|----------|-------|
| FIXTURE | PER STUB | W.S.F.U. | TOTAL |
| WC | 3 | 2.5 | 7.5 |
| LAV | 3 | 1 | 3 |
| TUB-1/TUB-2 | 1 | 4 | 4 |
| SHWR | 1 | 2 | 2 |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 1.5 | - |
| HOSE BIBB | 2 | 2.5+1 | 3.5 |
| W.S.F.U. TOTAL= | | | 27.0 |

| DRAINAGE FIXTURE UNIT (UNIT 2) | | | |
|--------------------------------|----------|--------|-------|
| FIXTURE | PER STUB | D.F.U. | TOTAL |
| WC | 3 | 3 | 9 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 1 | 2 | 2 |
| SHWR | 2 | 2 | 4 |
| WM | 1 | 3 | 3 |
| KS | 1 | 2 | 2 |
| LT | - | 2 | - |
| D.F.U. TOTAL= | | | 24 |

| WATER SERVICE FIXTURE UNIT (UNIT 2) | | | |
|-------------------------------------|----------|----------|-------|
| FIXTURE | PER STUB | W.S.F.U. | TOTAL |
| WC | 3 | 2.5 | 7.5 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 1 | 4 | 4 |
| SHWR | 2 | 2 | 4 |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 1.5 | - |
| HOSE BIBB | 2 | 2.5+1 | 3.5 |
| W.S.F.U. TOTAL= | | | 30.0 |

| DRAINAGE FIXTURE UNIT (UNIT 3) | | | |
|--------------------------------|----------|--------|-------|
| FIXTURE | PER STUB | D.F.U. | TOTAL |
| WC | 3 | 3 | 9 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 2 | 2 | 4 |
| SHWR | - | 2 | - |
| WM | 1 | 3 | 3 |
| KS | 1 | 2 | 2 |
| LT | - | 2 | - |
| D.F.U. TOTAL= | | | 22 |

| WATER SERVICE FIXTURE UNIT (UNIT 3) | | | |
|-------------------------------------|----------|----------|-------|
| FIXTURE | PER STUB | W.S.F.U. | TOTAL |
| WC | 3 | 2.5 | 7.5 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 2 | 4 | 8 |
| SHWR | - | 2 | - |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 1.5 | - |
| HOSE BIBB | 2 | 2.5+1 | 3.5 |
| W.S.F.U. TOTAL= | | | 30.0 |

| GAS DEMAND (UNIT 1 OR 2) | | |
|--------------------------|---------|-----|
| APPLIANCE | BTU/HR | CFH |
| WATER HEATER | 200,000 | 200 |
| DRYER | 35,000 | 35 |
| GAS RANGE | 65,000 | 65 |
| FAU | 60,000 | 60 |
| TOTAL | 360,000 | 360 |

| GAS DEMAND (UNIT 3) | | |
|---------------------|---------|-----|
| APPLIANCE | BTU/HR | CFH |
| WATER HEATER | 200,000 | 200 |
| DRYER | 35,000 | 35 |
| GAS RANGE | 65,000 | 65 |
| FAU | 80,000 | 80 |
| TOTAL | 380,000 | 380 |

- SHEET SPECIFIC KEYNOTES:
- ◆ UP/DOWN X 1/2" CW TO FIXTURE
 - ◆ UP/DOWN X 1/2" H&C TO FIXTURE
 - ◆ UP/DOWN X 3/4" H&C TO FIXTURE
 - ◆ UP/DOWN X 1/2" G TO FIXTURE
 - ◆ UP/DOWN X 3/4" G TO FIXTURE
 - ◆ MAXIMIZ. 2-PSI PRESSURE REG. W/ VENT LIMITER. INSTALL BELOW TANKLESS WATER HEATER.
 - ◆ PRIMARY CONDENSATE DRAIN DN. TO LAVATORY TRAP/DECK.
 - ◆ OVERFLOW CONDENSATE DRAIN TO DAYLIGHT.

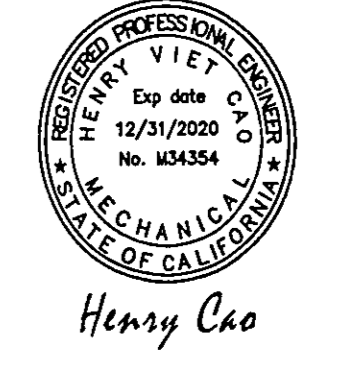
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Mechanical, Plumbing & Energy Consultant
1401 N. Brea, #103 Orange, CA 92667
PH: 714-558-3602, FX: 714-558-3812

Owner:
WILLIAM LYON HOMES
4695 MACARTHUR CT., 8TH FLR
NEWPORT BEACH, CA 92660

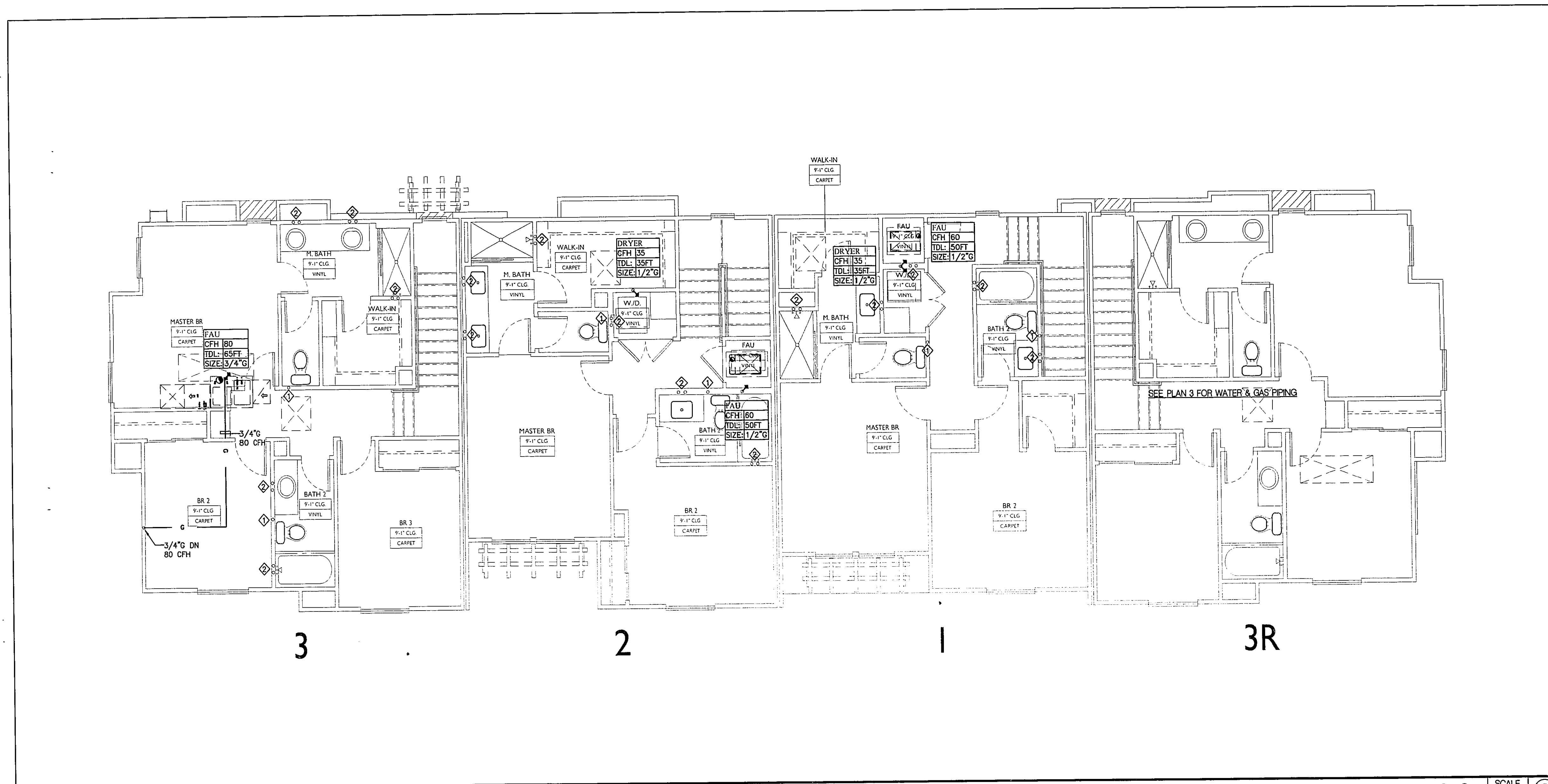
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Homes

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YORBA LINDA, CALIFORNIA

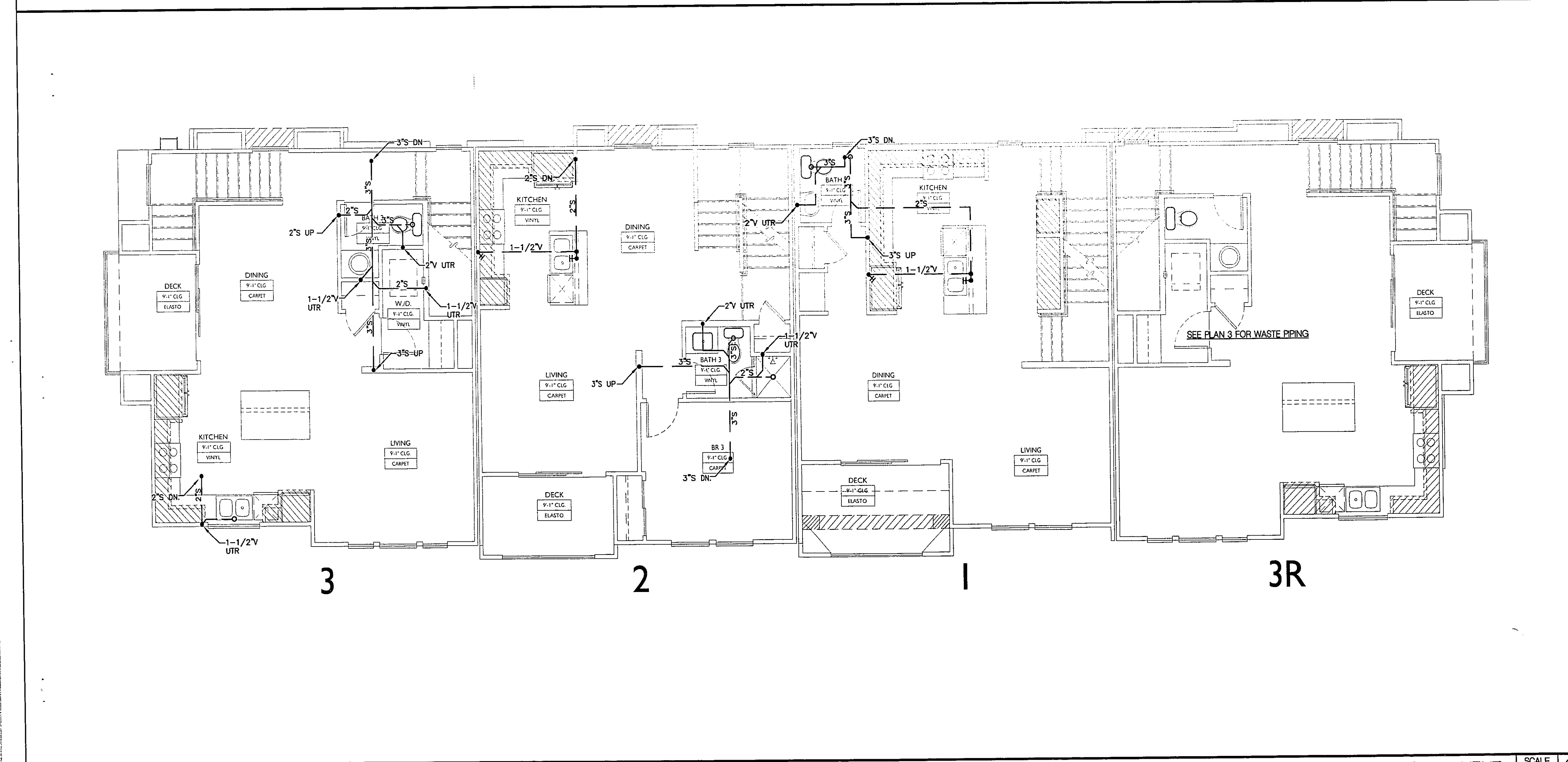
FEB 17, 2020
Revisions



PLUMBING 4-PLEX
2ND FLOOR PLAN
P-2.1



4-PLEX BUILDING - THIRD FLOOR PLAN WATER & GAS SCALE 1/4" = 1'-0" ②



4-PLEX BUILDING - THIRD FLOOR PLAN WASTE & VENT SCALE 1/4" = 1'-0" ①

| DRAINAGE FIXTURE UNIT (UNIT 1) | | | |
|--------------------------------|----------|--------|-------|
| FIXTURE | PER STUB | D.F.U. | TOTAL |
| WC | 3 | 3 | 9 |
| LAV | 3 | 1 | 3 |
| TUB-1/TUB-2 | 1 | 2 | 2 |
| SHWR | 1 | 2 | 2 |
| WM | 1 | 3 | 3 |
| KS | 1 | 2 | 2 |
| LT | - | - | - |
| D.F.U. TOTAL= | | | 21 |

| WATER SERVICE FIXTURE UNIT (UNIT 1) | | | |
|-------------------------------------|----------|----------|-------|
| FIXTURE | PER STUB | W.S.F.U. | TOTAL |
| WC | 3 | 2.5 | 7.5 |
| LAV | 3 | 1 | 3 |
| TUB-1/TUB-2 | 1 | 4 | 4 |
| SHWR | 1 | 2 | 2 |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 1.5 | - |
| HOSE BIBB | 2 | 2.5+1 | 3.5 |
| W.S.F.U. TOTAL= | | | 27.0 |

| DRAINAGE FIXTURE UNIT (UNIT 2) | | | |
|--------------------------------|----------|--------|-------|
| FIXTURE | PER STUB | D.F.U. | TOTAL |
| WC | 3 | 3 | 9 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 2 | 2 | 4 |
| SHWR | 2 | 2 | 4 |
| WM | 1 | 3 | 3 |
| KS | 1 | 2 | 2 |
| LT | - | - | - |
| D.F.U. TOTAL= | | | 24 |

| WATER SERVICE FIXTURE UNIT (UNIT 2) | | | |
|-------------------------------------|----------|----------|-------|
| FIXTURE | PER STUB | W.S.F.U. | TOTAL |
| WC | 3 | 2.5 | 7.5 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 1 | 4 | 4 |
| SHWR | 2 | 2 | 4 |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 1.5 | - |
| HOSE BIBB | 2 | 2.5+1 | 3.5 |
| W.S.F.U. TOTAL= | | | 30.0 |

| DRAINAGE FIXTURE UNIT (UNIT 3) | | | |
|--------------------------------|----------|--------|-------|
| FIXTURE | PER STUB | D.F.U. | TOTAL |
| WC | 3 | 3 | 9 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 2 | 2 | 4 |
| SHWR | - | - | - |
| WM | 1 | 3 | 3 |
| KS | 1 | 2 | 2 |
| LT | - | - | - |
| D.F.U. TOTAL= | | | 22 |


| WATER SERVICE FIXTURE UNIT (UNIT 3) | | | |
|-------------------------------------|----------|----------|-------|
| FIXTURE | PER STUB | W.S.F.U. | TOTAL |
| WC | 3 | 2.5 | 7.5 |
| LAV | 4 | 1 | 4 |
| TUB-1/TUB-2 | 2 | 4 | 8 |
| SHWR | - | - | - |
| WM | 1 | 4 | 4 |
| KS | 1 | 3 | 3 |
| LT | - | 1.5 | - |
| HOSE BIBB | 2 | 2.5+1 | 3.5 |
| W.S.F.U. TOTAL= | | | 30.0 |

| GAS DEMAND (UNIT 1 OR 2) | | |
|--------------------------|---------|-----|
| APPLIANCE | BTU/HR | CFH |
| WATER HEATER | 200,000 | 200 |
| DRYER | 35,000 | 35 |
| GAS RANGE | 65,000 | 65 |
| FAU | 65,000 | 60 |
| TOTAL | 365,000 | 360 |

| GAS DEMAND (UNIT 3) | | |
|---------------------|---------|-----|
| APPLIANCE | BTU/HR | CFH |
| WATER HEATER | 200,000 | 200 |
| DRYER | 35,000 | 35 |
| GAS RANGE | 65,000 | 65 |
| FAU | 65,000 | 60 |
| TOTAL | 365,000 | 360 |

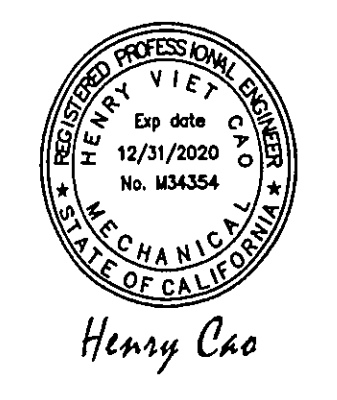
- SHEET SPECIFIC KEYNOTES:**
- ⊕ UP/DOWN X 1/2" CW TO FIXTURE
 - ⊕ UP/DOWN X 1/2" HAC TO FIXTURE
 - ⊕ UP/DOWN X 3/4" HAC TO FIXTURE
 - ⊕ UP/DOWN X 1/2" G TO FIXTURE
 - ⊕ UP/DOWN X 3/4" G TO FIXTURE
 - ⊕ MAXIMUM 2-PSI PRESSURE REG. W/ VENT LIMITER. INSTALL BELOW TANKLESS WATER HEATER.
 - ⊕ PRIMARY CONDENSATE DRAIN DN. TO LAVATORY TRAP/ICE.
 - ⊕ OVERFLOW CONDENSATE DRAIN TO DAYLIGHT.

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William Lyon
Homes

RIVERVIEW ATTACHED HOMES
YORBA LINDA, CALIFORNIA

FEB 17, 2020
Revisions




PLUMBING 4-PLEX
3RD FLOOR PLAN
P-2.2

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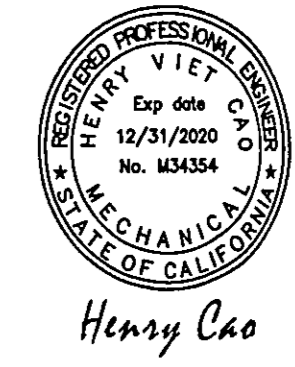


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Homes

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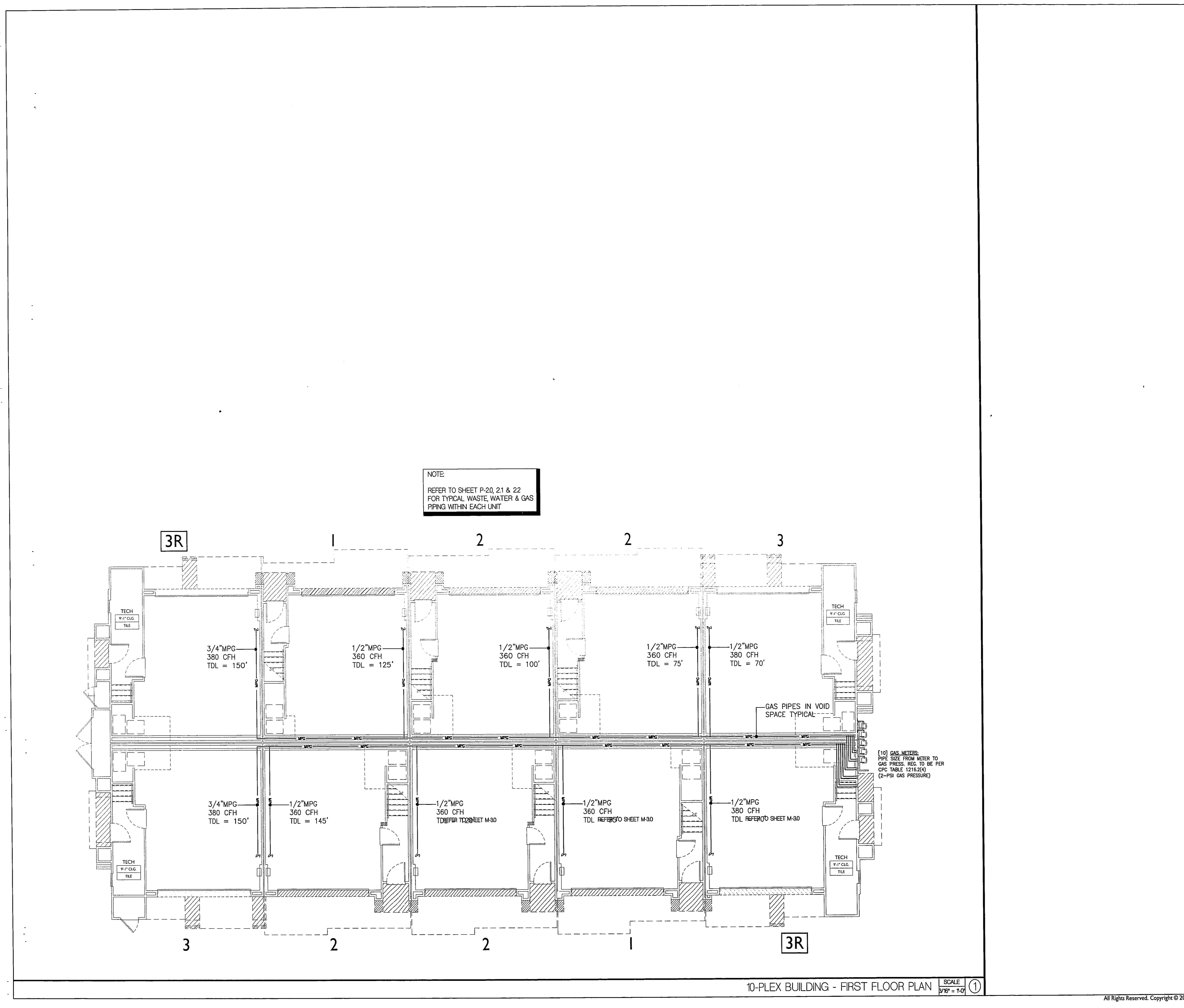
FEB 17, 2020
 Revisions

As the design professional you shall design and construct to meet the minimum requirements of the applicable codes and standards and shall be responsible for the design and construction of the project. The design professional shall be responsible for the design and construction of the project. The design professional shall be responsible for the design and construction of the project.

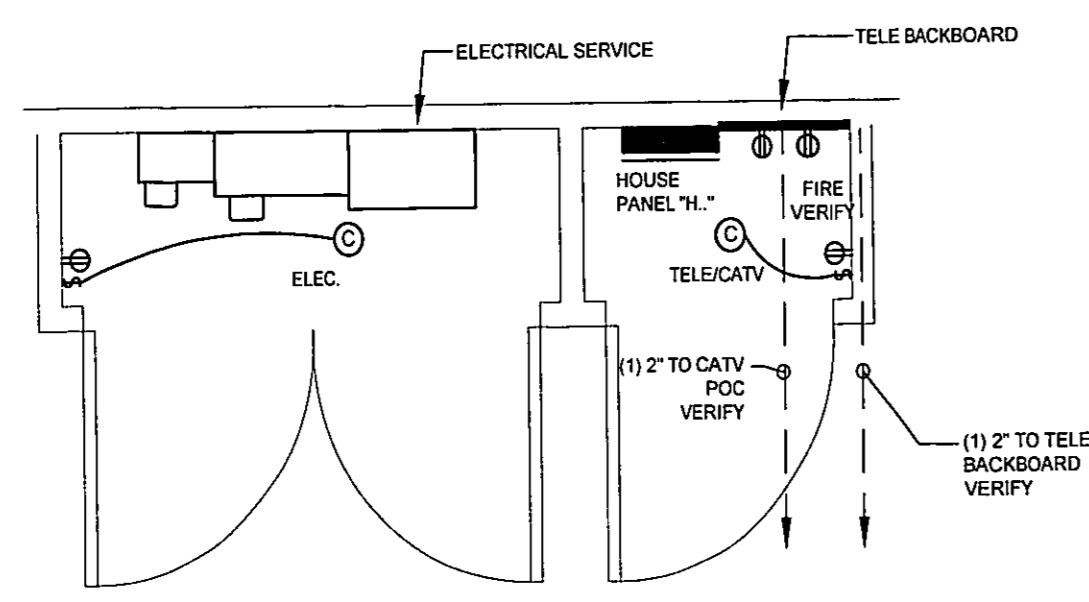


Henry Cao

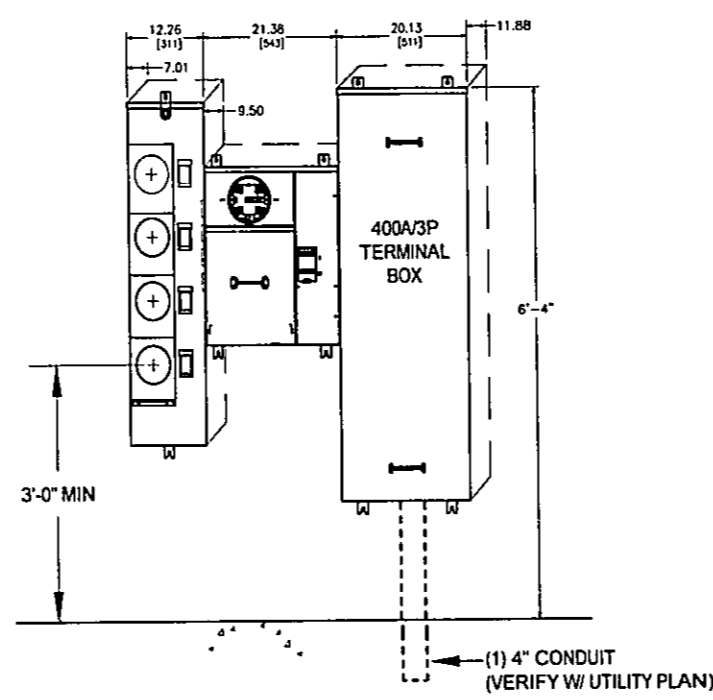
PLUMBING 10-PLEX
 1ST FLOOR PLAN
P-3.0



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3 PLEX ELECTRICAL CLOSET FLOOR PLAN 8

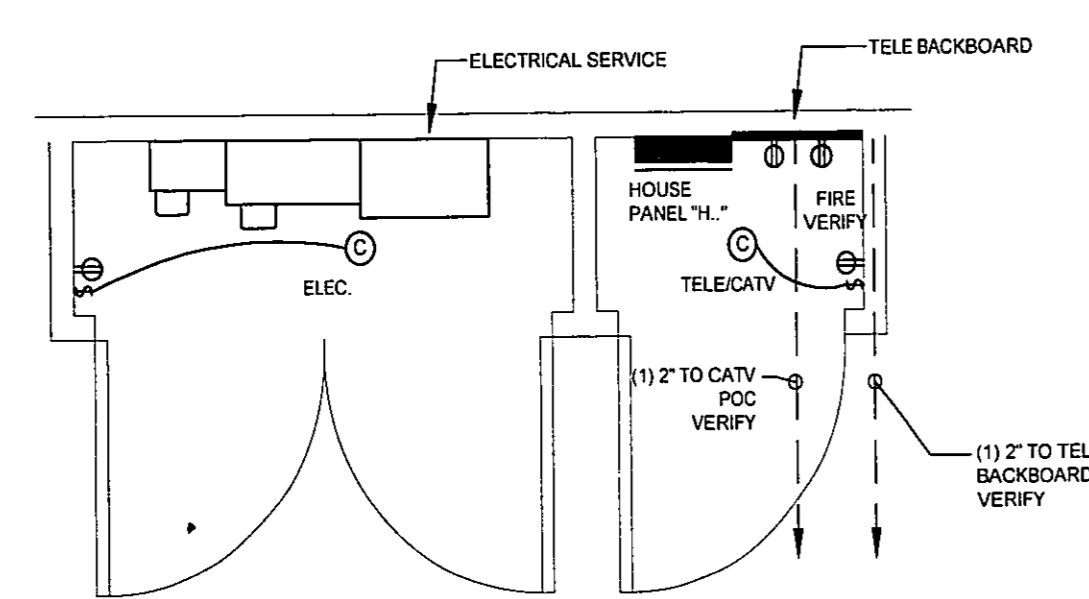


BUILDING 3-PLEX EQUIPMENT ELEVATION 4

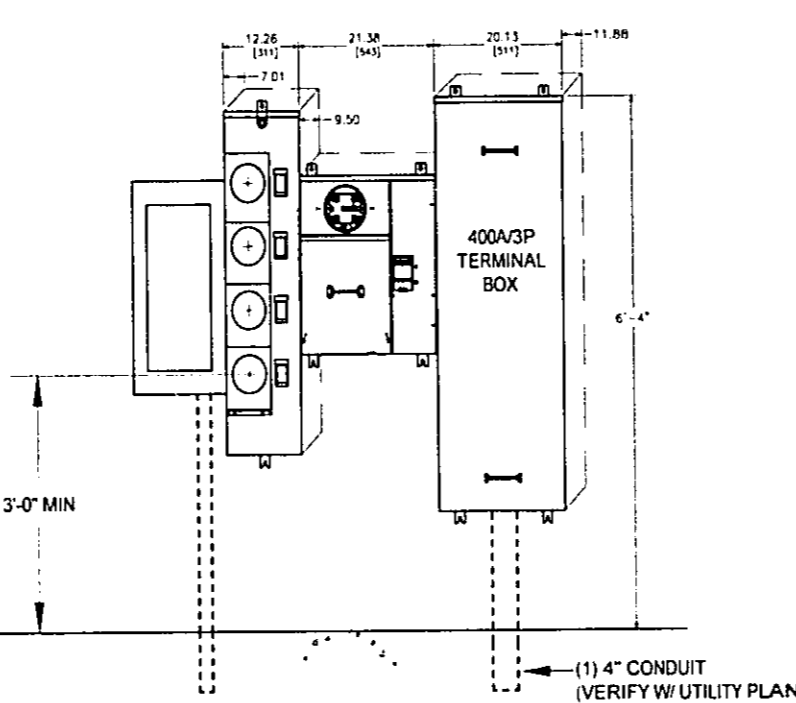
DWELLING UNIT ELECTRICAL CALCULATIONS
BASIC CALCULATIONS PER NEC 220

| UNIT TYPE | GENERAL LIGHTING LOAD | | | | | | | | | | APPLIANCES | | | | | | | | | |
|-----------|-----------------------|------|------|------|-----|------|------|------|------|------|------------|------|------|------|------|--|--|--|--|--|
| | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | | | | | |
| PLAN 1 | 1888 | 4748 | 3000 | 1500 | 604 | 3000 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | | | | | |
| PLAN 2 | 1816 | 4248 | 3000 | 1500 | 604 | 3000 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | | | | | |
| PLAN 3 | 1548 | 4644 | 3000 | 1500 | 604 | 3000 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | 1200 | | | | | |

UNIT ELECTRICAL CALCULATIONS 1



4 PLEX ELECTRICAL CLOSET FLOOR PLAN 9

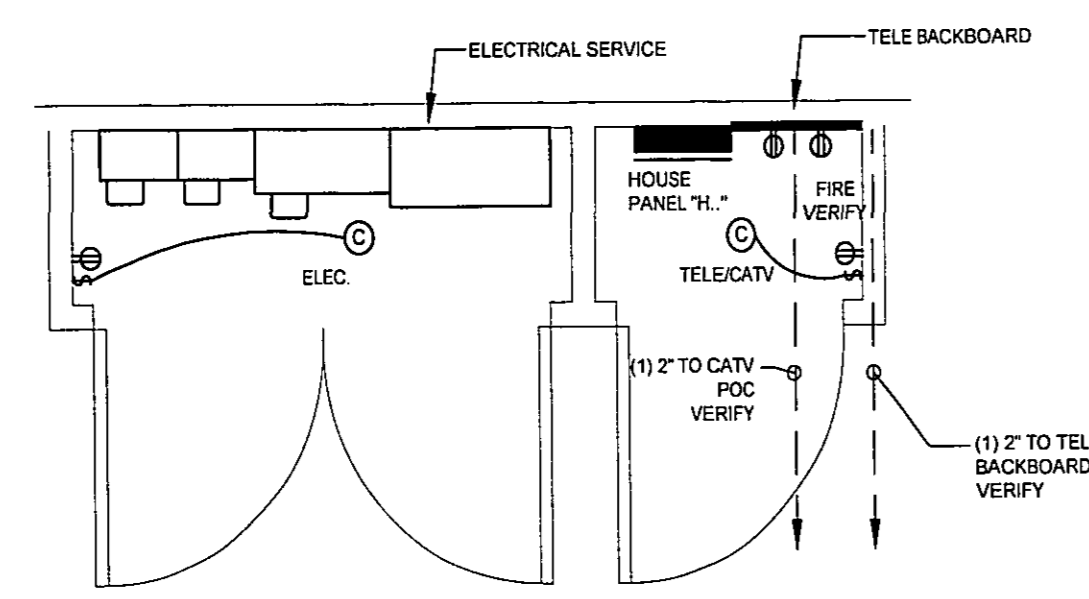


BUILDING 4-PLEX EQUIPMENT ELEVATION 5

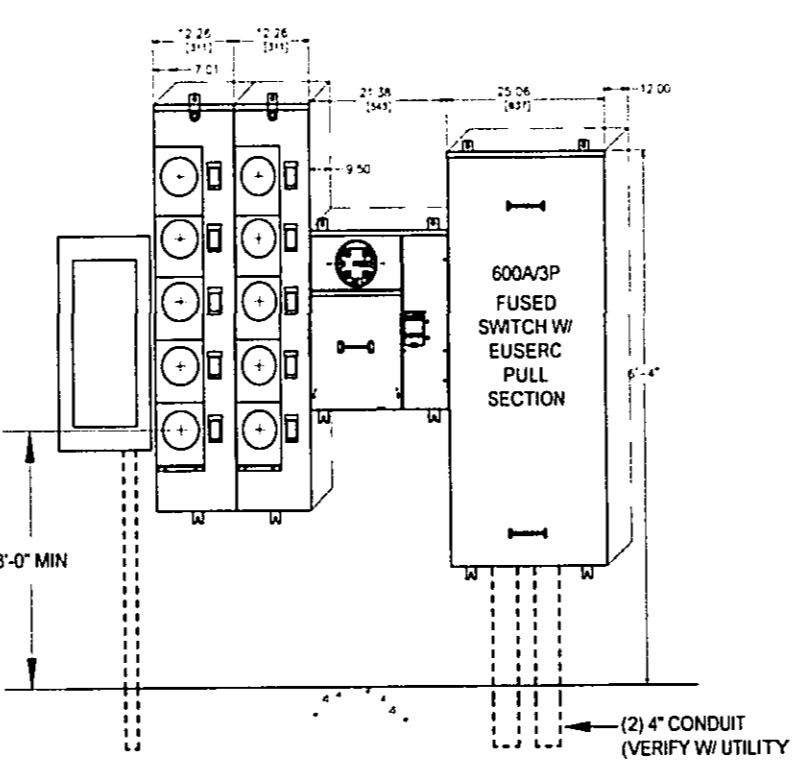
BUILDING ELECTRICAL CALCULATIONS
OPTIONAL CALCULATIONS PER NEC 220.82

| UNIT TYPE | BUILDING 3-PLEX | | | BUILDING 4-PLEX | | | BUILDING 10-PLEX | | |
|--|-----------------|------|-----------------|-----------------|------|-----------------|------------------|------|-----------------|
| | QUANTITY | LOAD | CALCULATED LOAD | QUANTITY | LOAD | CALCULATED LOAD | QUANTITY | LOAD | CALCULATED LOAD |
| DISHWASHER | 3 | 1200 | 3600 | 4 | 1200 | 4800 | 10 | 1200 | 12000 |
| MICROWAVE OVEN | 3 | 1200 | 3600 | 4 | 1200 | 4800 | 10 | 1200 | 12000 |
| GARAGE DISPOSAL | 3 | 1000 | 3000 | 4 | 1000 | 4000 | 10 | 1000 | 10000 |
| GARAGE OPENER | 3 | 200 | 600 | 4 | 200 | 800 | 10 | 200 | 2000 |
| SIMILATED COOKING LOAD (PER 220.84 (A)) | 3 | 8000 | 24000 | 4 | 8000 | 32000 | 10 | 8000 | 80000 |
| UNIT NET CALCULATED LOAD (LIGHTING + HVAC) | 45347 | | 9243 | 59243 | | 146596 | | | |
| BUILDING SUBTOTAL (VA) | 80567 | | 109053 | | | 270966 | | | |
| DEMAND FACTOR (TABLE 220.84) | 45% | | 45% | | | 45% | | | |
| SUBTOTAL DEMAND | 37220 | | 49051 | | | 116516 | | | |
| EV CHARGER @ 125% | 3 | 7200 | 21600 | 4 | 7200 | 28800 | 10 | 7200 | 72000 |
| BUILDING NET CALCULATED LOAD (VA) | 38820 | | 77851 | | | 188516 | | | |
| BUILDING NET CALCULATED LOAD (AMP) @ 120/208V 3PH 4W | 183 | | 216 | | | 524 | | | |
| BUILDING MAIN OVERCURRENT PROTECTION | 400A/2P | | 400A/2P | | | 600A/2P | | | |

BUILDING ELECTRICAL CALCULATIONS 2



10 PLEX ELECTRICAL CLOSET FLOOR PLAN 10



BUILDING 10-PLEX EQUIPMENT ELEVATION 6

Series Rating Based on Eaton - Cutler Hammer

| Series | Rating | Breaker Type | Breaker Size | Breaker Rating | Breaker Type | Breaker Size | Breaker Rating |
|--------|--------|--------------|--------------|----------------|--------------|--------------|----------------|
| 1000 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 1250 | 125 | 125 | 125 | 125 | 125 | 125 | 125 |
| 1500 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |
| 1750 | 175 | 175 | 175 | 175 | 175 | 175 | 175 |
| 2000 | 200 | 200 | 200 | 200 | 200 | 200 | 200 |
| 2500 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| 3000 | 300 | 300 | 300 | 300 | 300 | 300 | 300 |
| 3500 | 350 | 350 | 350 | 350 | 350 | 350 | 350 |
| 4000 | 400 | 400 | 400 | 400 | 400 | 400 | 400 |
| 4500 | 450 | 450 | 450 | 450 | 450 | 450 | 450 |
| 5000 | 500 | 500 | 500 | 500 | 500 | 500 | 500 |
| 6000 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| 7000 | 700 | 700 | 700 | 700 | 700 | 700 | 700 |
| 8000 | 800 | 800 | 800 | 800 | 800 | 800 | 800 |
| 10000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 | 1000 |

SERIES RATING BASED ON EATON - CUTLER HAMMER

SERIES RATING INFORMATION 3



RIVERVIEW
SANTEE, CALIFORNIA

WILLIAM LYON HOMES
NEWPORT BEACH, CA

DO NOT SCALE PLANS

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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ELECTRICAL LOAD CALCULATIONS & CLOSET FLR PLNS

SHEET SCALE: []

PROJECT MANAGER: []

DESIGNER: []

DRAWN BY: []

REVIEWED BY: []

1ST BLDG. DEPT. SUBMITTAL: []

ISSUED FOR CONSTRUCTION: []

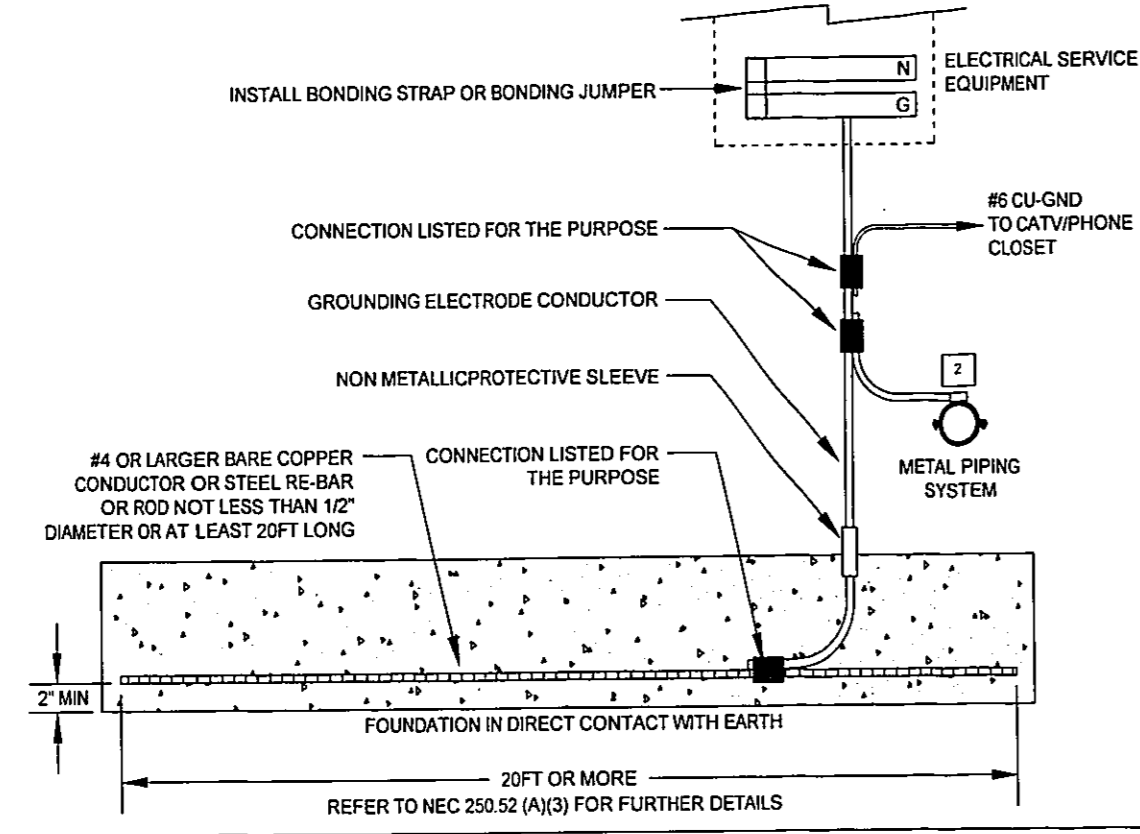
JOB NUMBER: []

CAD FILE NAME: []

SHEET: E0.2

02/13/2020

TTM NO.



CONCRETE ENCASED ELECTRODE 8

| FEEDER SCHEDULE | | | | | |
|-----------------|-----|------|-----------|------------------|----------------------------|
| ID | QTY | SIZE | MATERIAL | GROUND CONDUCTOR | CONDUIT SIZE OR CABLE TYPE |
| ① | 3 | #1 | THWN-2-CU | #2 | CU |
| ② | 3 | #30 | AL | #1 | AL SE CABLE |
| ③ | 3 | #40 | AL | #1 | AL SE CABLE |
| ④ | 3 | #20 | AL | #1 | AL SE CABLE |
| ⑤ | 3 | #2 | THWN-2-CU | #8 | CU |

NOTE: NO CABLE TO BE INSTALLED IN WOOD FRAME CONSTRUCTION ABOVE GRADE DRY LOCATIONS. SE CABLE IN DIRECT CONTACT WITH INSULATION MUST USE 60°C WIRE AMPACITY.
 ** ALL FEEDERS SHOWN AS 220 IN DIRECT CONTACT WITH INSULATION SHALL BE 450.
 ** ALL FEEDERS SHOWN AS 300 IN DIRECT CONTACT WITH INSULATION SHALL BE 440.

SINGLE LINE DIAGRAM FEEDER SCHEDULE 5

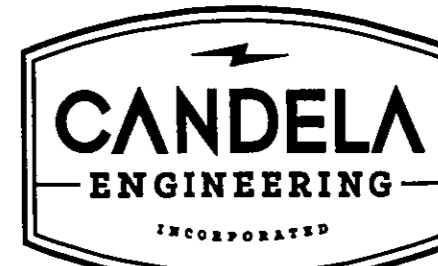
- 1 REFER TO CONCRETE ENCASED ELECTRODE DETAIL ON THIS SHEET
- 2 BOND TO ALL METALLIC PIPING SYSTEMS (E. G. COLD WATER, GAS, ETC.) BOND TO COLD WATER METAL PIPE WITHIN THE FIRST 5 FT OF ENTERING THE BUILDING IF CONNECTION IS MADE INSIDE THE BUILDING
- 3 RESIDENTIAL LOAD CENTER: DISCONNECTER BRANCH BREAKER, TYPE BR (10 KAC BREAKERS)
- 4 HOUSE PANEL: 100AMP/2P TENANT MAIN - TYPE BRH (22 KAC BREAKERS) WITH USE KIT
- 5 REMOTE HOUSE PANEL: 20AMP/3P MAIN

SINGLE LINE DIAGRAM KEYNOTES 4

- 1. ELECTRICAL EQUIPMENT BASED ON FACTOR IN SHAMMER EQUIPMENT. CONTRACTOR TO VERIFY ALL EQUIPMENT CLEARANCE PRIOR TO ORDERING EQUIPMENT.
- 2. SE CABLE MAY BE USED IN TYPE V CONSTRUCTION (WOOD FRAME) ABOVE GROUND DRY LOCATIONS ONLY WHEN SE CABLE IS INSTALLED IN CONTACT WITH INSULATION, THE 60°C TEMPERATURE RATING MUST BE USED (NEC 310.15(B)(3)).
- 3. ALL EQUIPMENT TO BE LISTED BY A RECOGNIZED TESTING AGENCY. TERMINALS TO BE RATED FOR ALUMINUM AND COPPER WIRE.
- 4. SYSTEM IS SERVICED. ALL COMPONENTS MUST BE FROM THE SAME MANUFACTURER. LISTED BREAKER COMBINATIONS SHALL BE AVAILABLE TO THE AUTHORITY HAVING JURISDICTION UPON REQUEST.
- 5. INSTALL EQUIPMENT PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS (E. G. LUG TORQUE, MINIMUM WIRE BENDING RADIUS, BONDING, GROUNDING, ETC.)
- 6. THE MAXIMUM AVAILABLE FAULTY CURRENT IS BASED ON WORST CASE FAULT CURRENT PUBLISHED BY THE UTILITY COMPANY. CONDUCTOR TO CARRY FAULT CURRENT EXCEPT FROM UTILITY COMPANY FOR EACH SERVICE. IF AVAILABLE FAULT CURRENT IS HIGHER THAN SHOWN IN THE DRAWINGS, CONTACT ELECTRICAL ENGINEER IMMEDIATELY.
- 7. CONTRACTOR TO PROVIDE LABEL AT SERVICE DISCONNECT SWITCH SPECIFYING THE MAXIMUM AVAILABLE FAULT CURRENT AND DATE ENERGIZED AS SHOWN BELOW (NEC 110.24):

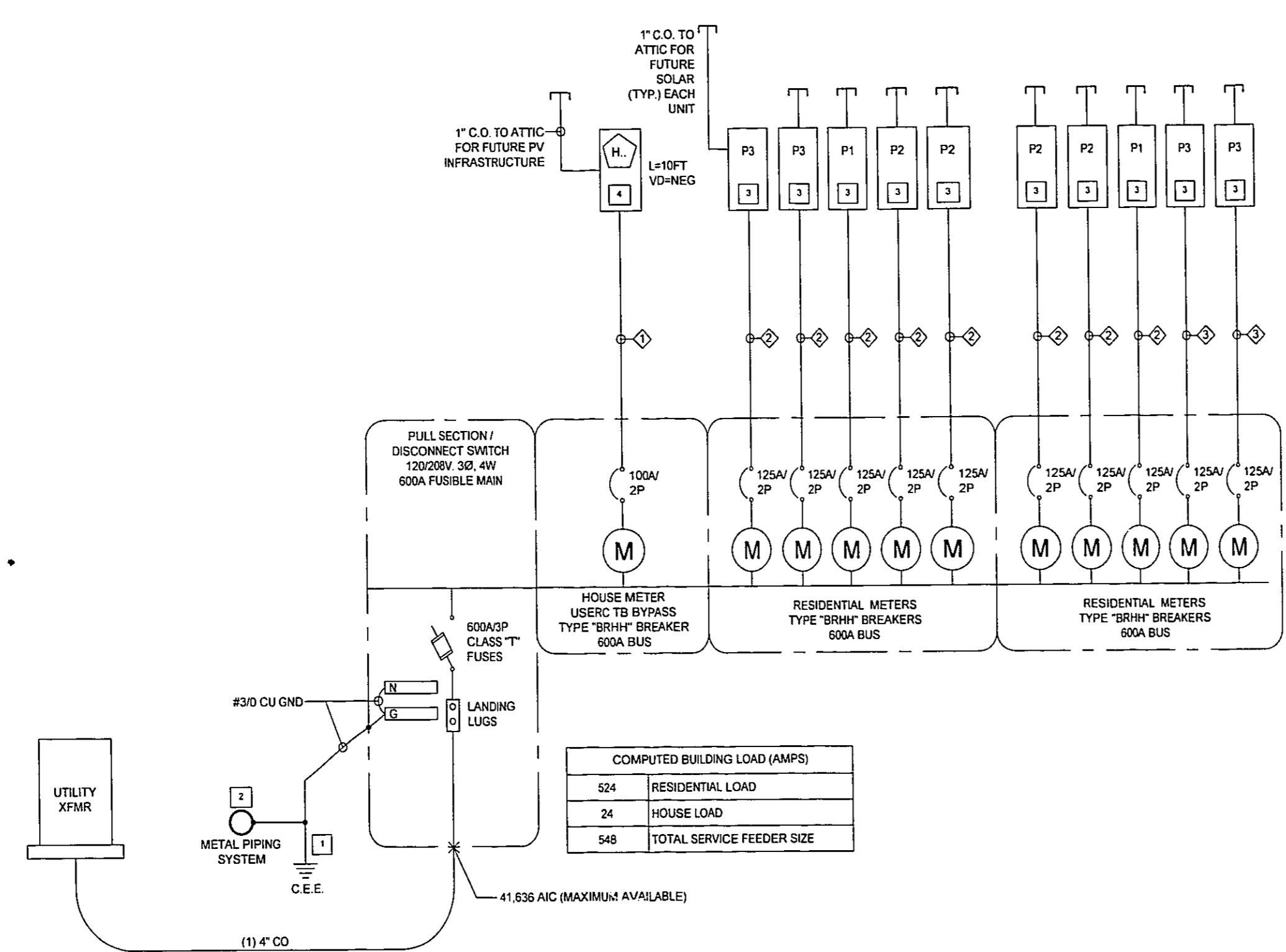
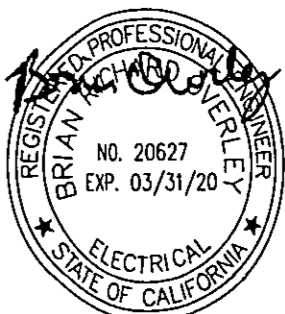
WARNING
 ARC FLASH & SHOCK HAZARD
 APPROPRIATE PPE REQUIRED
XX,XXX AMPS
 DATE: XXXXX
 SERVICED SYSTEM. REPLACE COMPONENTS WITH IDENTIFIED REPLACEMENTS ONLY.

SINGLE LINE DIAGRAM NOTES 1

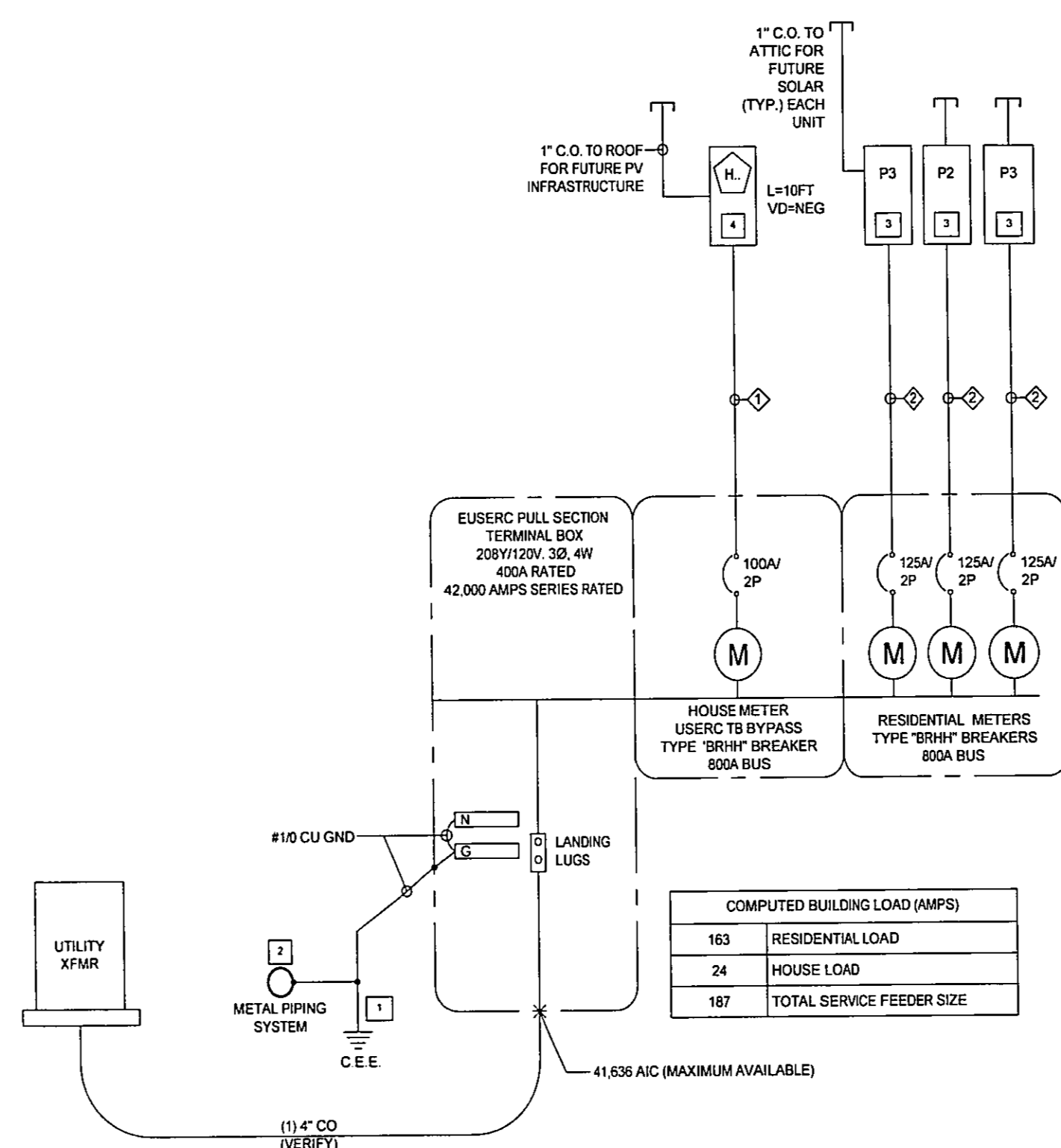


LIGHTING DESIGN ELECTRICAL ENGINEERING

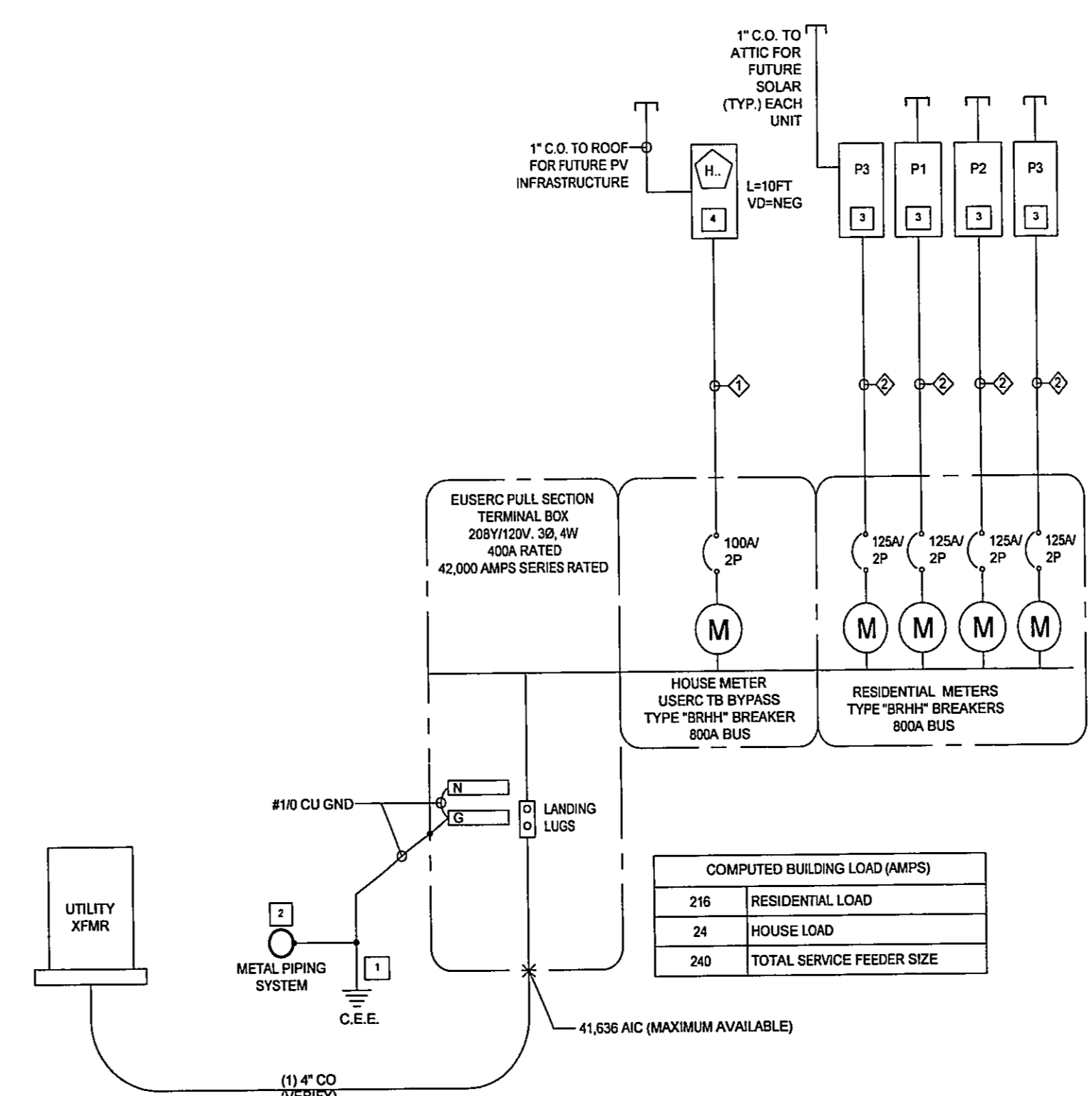
27201 Calle SanDiego
 Dana Point, CA 92624
 Ph. 949.201.1333
 candelaengineering.com



NOT USED 6



BUILDING 5-PLEX SINGLE LINE DIAGRAM 2



BUILDING 6-PLEX SINGLE LINE DIAGRAM 3

TTM NO.

RIVERVIEW
 SANTEE, CALIFORNIA

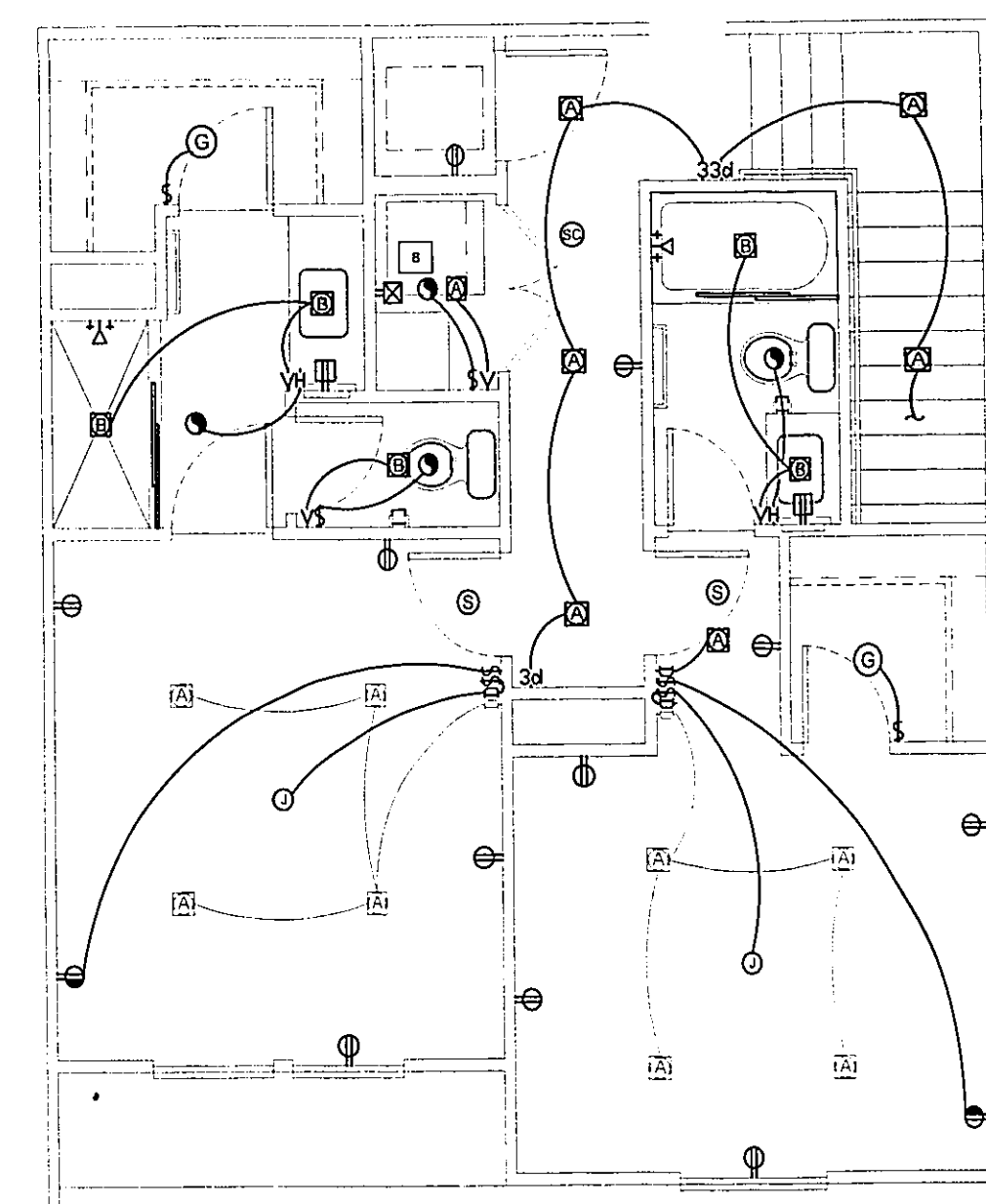
WILLIAM LYON HOWES
 NEWPORT BEACH, CA

| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
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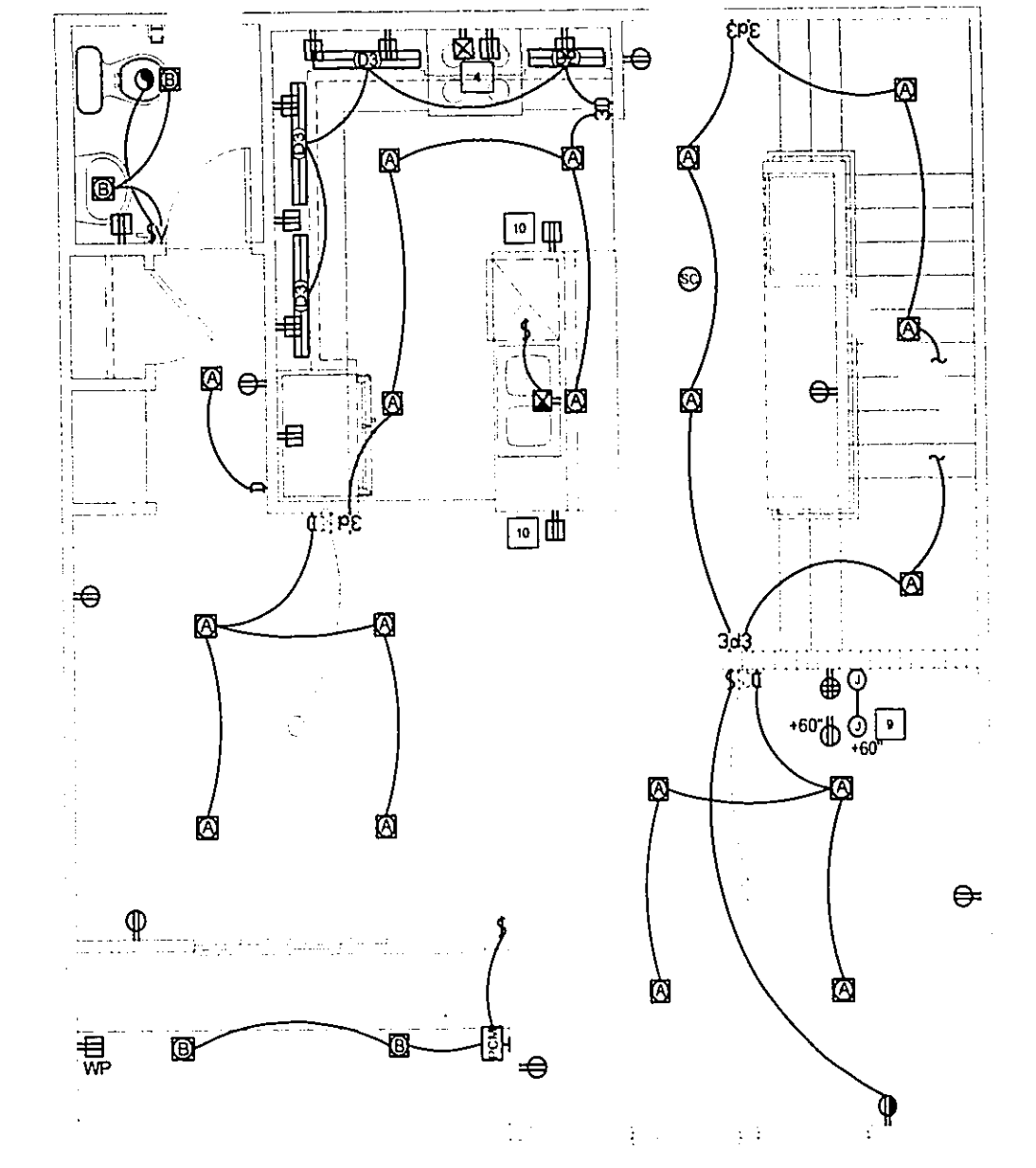
ELECTRICAL SINGLE LINE DIAGRAMS

| | |
|----------------------------|--------|
| SHEET SCALE: | |
| PROJECT MANAGER: | BB |
| DESIGNER: | BB |
| CHECKER: | |
| REVIEWED BY: | |
| 1ST ELEC. DEPT. SUBMITTAL: | 10-13 |
| ISSUED FOR CONSTRUCTION: | |
| JOB NUMBER: | |
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| | SHEET: |

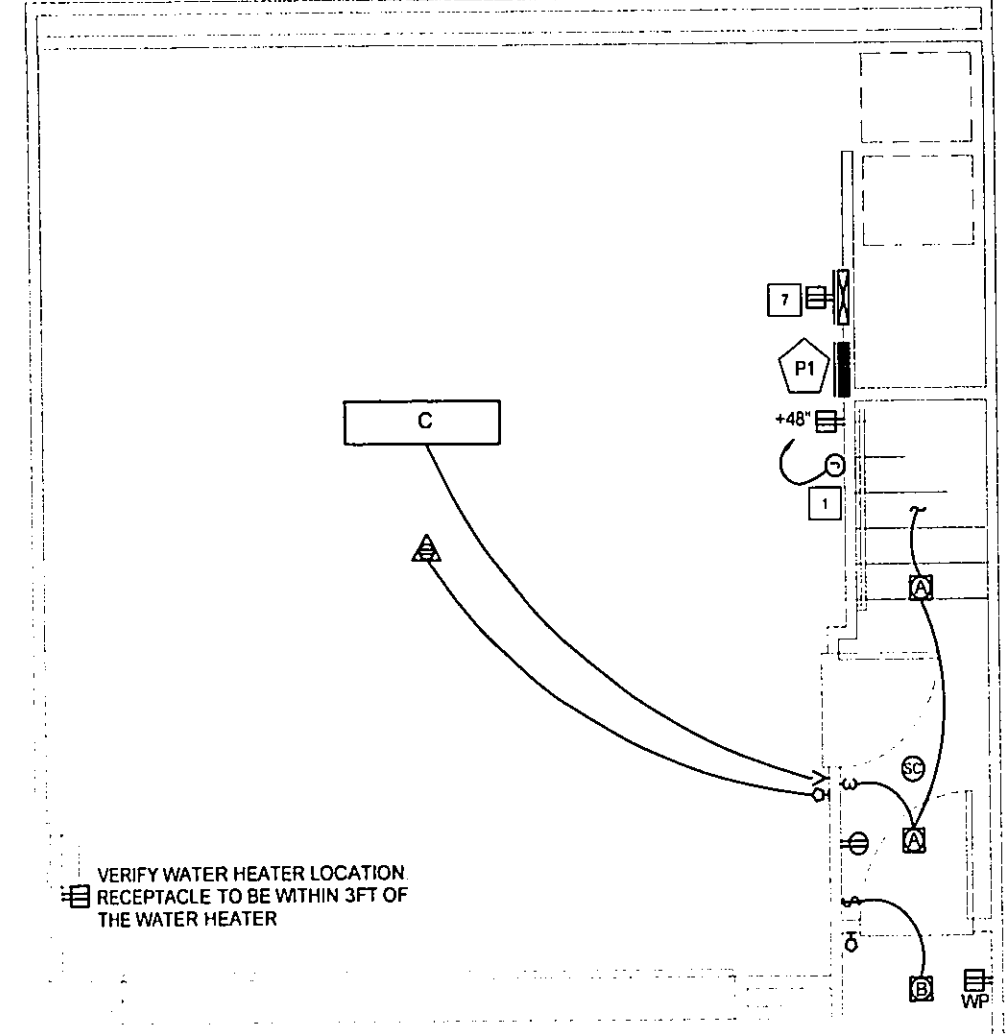
02/13/2020 E0.3



PLAN 1 - 3RD FLOOR ELECTRICAL FLOOR PLAN 5



PLAN 1 - 2ND FLOOR ELECTRICAL FLOOR PLAN 3



PLAN 1 - 1ST FLOOR ELECTRICAL FLOOR PLAN 1

UNIT PLAN NOTES

- INTERIOR RESIDENTIAL PLAN WIRING PERMITTED TO BE TYPE NM CABLE IN ACCORDANCE WITH NEC ARTICLE 304 AND LOCAL CODES. MINIMUM WIRING SIZE PER THE 90 DEGREE COLUMN OF NEC TABLE 310.15(B)(16) (I.E. #14 CU FOR 15A CIRCUIT BREAKERS AND #12 CU FOR 20A CIRCUIT BREAKERS).
- REFER TO "TYPICAL DEVICE HEIGHT INSTALLATION DETAIL" ON THIS SHEET FOR TYPICAL DEVICE HEIGHTS FOR HANDICAP ACCESSIBLE AND "SMARTABLE" PLANS. REFER TO "HANDICAP DEVICE HEIGHT INSTALLATION DETAIL" ON THIS SHEET FOR REQUIRED MINIMUM AND MAXIMUM DEVICE HEIGHTS.
- REFER TO STATE OF CALIFORNIA MANDATORY MEASURES ON THIS SHEET FOR LUMINAIRE AND CONTROL REQUIREMENTS.
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE PERMANENTLY WIRED INTO THE PLANS AC POWER LINE AND 3" MORE THAN ONE DETECTOR IS REQUIRED TO BE INSTALLED WITH THE PLANS. THE DETECTORS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE DETECTOR WILL ACTIVATE ALL THE DETECTORS IN THE PLAN. DETECTORS ARE TO BE DISCONNECTED OTHER THAN THAT FOR OVERCURRENT AND SHALL HAVE INTEGRAL BATTERY BACKUPS. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE LISTED WITH THE STATE FIRE MARSHAL AND LOCATED A MINIMUM OF 3FT AWAY FROM A HVAC SUPPLY OR RETURN.
- SMOKE DETECTORS TO BE BRK# 9120 OR EQUAL.
- COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE BRK# SC9120B OR EQUAL.
- PROVIDE SLOPE ADAPTERS AS REQUIRED FOR RECESSED DOWNLIGHTS FOR SLOPED CEILING.
- RECESSED NONMETALLIC ELECTRICAL BOXES MAY BE USED IN RESIDENTIAL PLANS PROVIDED THAT THEIR SIZE DOES NOT EXCEED THE MAXIMUM SPECIFICATIONS OF THE SELECTED LISTED FIRE STOPPING SYSTEM TO MAINTAIN THE RATING OF THE ASSEMBLY.
- OUTLET BOXES IN OPPOSITE FACES OF PARTY WALLS SHALL BE SEPARATED BY 16" (MINIMUM).
- LIGHT SWITCHES SHALL BE INSTALLED ON ACTIVE SIDE OF SLIDING GLASS DOORS AND STRIKE SIDE OF HINGED DOORS.
- REFER TO MECHANICAL PLANS FOR EXHAUST FAN SCHEDULE AND PROVIDE CONTROLS AS REQUIRED. EXHAUST FANS SHOWN NOTED AS "CONTINUOUSLY RUNNING" SHALL HAVE A DISCONNECT SWITCH (EITHER LOCAL OR REMOTE) IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- ALL 15 AND 20A BRANCH CIRCUIT THAT SUPPLY OUTLETS INSTALLED IN DWELLING PLAN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARKING GARAGES, DECKS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE AFCI BRANCH CIRCUIT INTERRUPTER.
- ALL DWELLING PLAN 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- ALL 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, OUTDOORS, WITHIN 6FT OF SINKS, KITCHEN COUNTERTOPS, AND GARAGES INCLUDING GARAGE DOOR OPENER AND EQUIPMENT RECEPTACLES SHALL BE GFCI PROTECTED.
- ANY MULTIWIRE BRANCH CIRCUIT HOME RUNS TO COMPLY WITH SECTION 210.4(B) FOR USE OF IDENTIFIED HANDLE TIES OR MULTIPLE CIRCUIT BREAKERS.
- RECEPTACLES OF 15 AND 20 AMPERES IN A WET LOCATION RECEPTACLES OF 15 AND 20 AMPERES, 120 AND 240 VOLTS IS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF (NEMA) AND IS LISTED IDENTIFIED AS "WET" TYPE. THE RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT (WET) TYPE AND SHALL BE GFI PROTECTED.

LIGHTING FIXTURE LEGEND

- LED CAN LIGHT
- LED RECESSED CAN LIGHT DAMP LOCATION
- FLUORESCENT SURFACE MOUNT
- LED UNDER CABINET LIGHT - 2FT (DIMMABLE)
- LED UNDER CABINET LIGHT - 3FT (DIMMABLE)
- LED UNDER CABINET LIGHT - 4FT (DIMMABLE)
- LED SURFACE MOUNT LIGHT
- LED PENDANT LIGHT (VERIFY WITH INTERIOR DESIGNER)
- LED SURFACE MOUNT (IN THE ATTIC)
- LED WALL LIGHT WET LOCATION
- LED STRIP LIGHT
- LED WALL LIGHT FOR REFERENCE ONLY REFER TO BUILDING SHEETS FOR CIRCUITING.
- LED RECESSED CAN LIGHT FOR REFERENCE ONLY REFER TO BUILDING SHEETS FOR CIRCUITING.
- OPTIONAL LED CAN LIGHT

ELECTRICAL DEVICE LEGEND

- REFER TO SHEET E1.1 FOR MOUNTING HEIGHTS
- SINGLE POLE SWITCH
 - MANUAL ON - AUTOMATIC OFF "VACANCY" SENSOR SWITCH
 - HUMIDISTAT WALL SWITCH
 - DIMMER SWITCH
 - 3 WAY SWITCH
 - 3 WAY DIMMER SWITCH
 - 4 WAY SWITCH
 - WHOLE HOUSE FAN SWITCHES (PROVIDED BY HVAC, INSTALLED BY ELECTRICAL)
 - DUPLEX RECEPTACLE
 - QUAD-PLEX RECEPTACLE
 - SPLIT WIRED "HALF-HOT" RECEPTACLE
 - GFCI PROTECTED RECEPTACLE MOUNTED IN CEILING
 - GFCI PROTECTED RECEPTACLE
 - GFCI PROTECTED RECEPTACLE W/ WEATHERPROOF COVER
 - DUPLEX RECEPTACLE - COMBINATION GFCI & GFI PROTECTED BREAKER AT UNIT LOADCENTER
 - HALF HOT DUPLEX RECEPTACLE - GFCI & GFI PROTECTED BREAKER AT UNIT LOADCENTER
 - QUICK CHARGE USB CHARGER RECEPTACLE (VERIFY) - GFCI PROTECTED IN THE KITCHEN AREA
 - JUNCTION BOX
 - SMOKE DETECTOR
 - COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
 - RECESSED ELECTRICAL PANEL
 - SURFACE MOUNTED ELECTRICAL PANEL
 - EXHAUST FAN FOR MECHANICAL PLANS
 - ALIGN WITH DOWNLIGHTS WHERE POSSIBLE

LOW VOLTAGE DEVICE LEGEND

- BROWN FOR LOCATION ONLY. REFER TO SPECIFICATIONS BY OTHER.
- DATA OUTLET
 - TELEVISION OUTLET
 - PUSH-BUTTON SWITCH
 - DOOR BELL CHIME
 - MEDIA DISTRIBUTION ENCLOSURE
 - PHOTOCELLUMINATION SENSOR COMBO. PAINT FACE PLATE TO MATCH BUILDING COLOR.

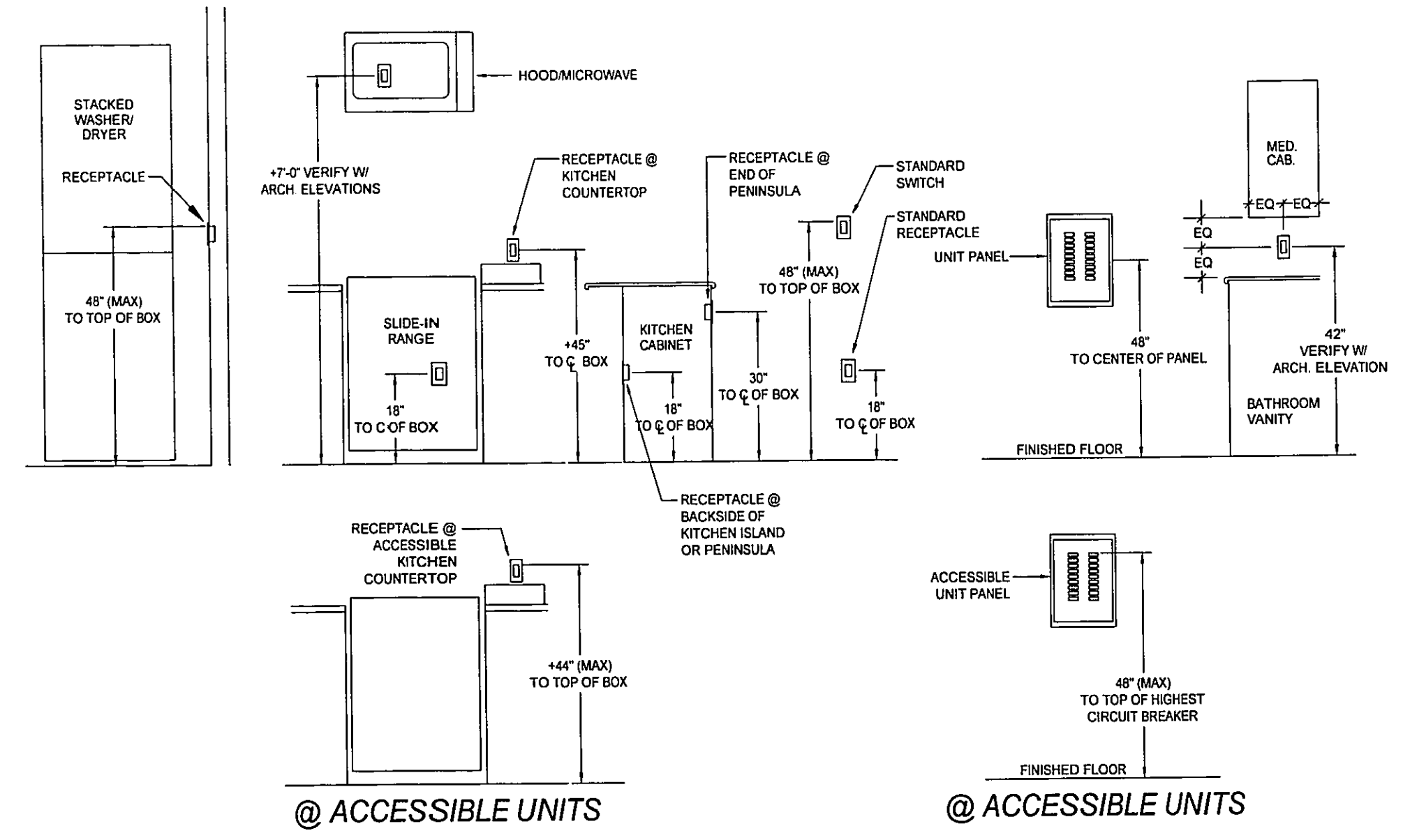
ELECTRICAL KEY NOTES

- FUTURE EV CHARGER PROVIDE 4" SQUARE BOX @ 48" AFF AND 1" CONDUIT TO PLAN ELECTRICAL PANEL FOR FUTURE USE WITH PULL ROPE.
- PROVIDE LIGHT, SWITCH, RECEPTACLE IN ATTIC.
- PROVIDE FORCED AIR UNIT DISCONNECT SWITCH ATTACHED TO EQUIPMENT FOR UNITS ACCESSED FROM ATTIC. PROVIDE DISCONNECT SWITCH IN CEILING FOR RECESSED "PANCAKE" UNITS. PROVIDE POWER FOR CONDENSATE PUMP IF REQUIRED. REFER TO MECHANICAL PLANS FOR REQUIREMENTS.
NOTE: FURNACE MUST BE HARD WIRED TO AN APPROVED DISCONNECT UTILIZING AN APPROVED WIRING METHOD OF CHAPER 4. FLEXIBLE CORD CONNECTION TO A RECEPTACLE OUTLET NOT ALLOWED.
- PROVIDE A RECEPTACLE FOR THE HOOD @ 47"-49" AFF (VERIFY).
- PROVIDE POWER FOR THE MICROWAVE. VERIFY HEIGHT WITH CABINET DRAWINGS.
- WHOLE HOUSE FAN SPEED CONTROL. VERIFY REQUIREMENTS WITH TITLE 24 PLANS. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFO.
- PROVIDE RECEPTACLE IN MEDIA ENCLOSURE (CONFIRM WITH LOW VOLTAGE PLANS)
- CONTINUOUSLY RUNNING EXHAUST FAN REFER TO MECHANICAL PLANS. LABEL SWITCH "WHOLE HOUSE FAN DISCONNECT SWITCH TO REMAIN ON AT ALL TIMES. TURNING FAN OFF WILL DETERIORATE INDOOR AIR QUALITY."
- HIGH DUPLEX AND LOW QUAD RECEPTACLE. LOW VOLTAGE RING FOR WALL MOUNTED TV WIRE PASS THROUGH 48" AFF (VERIFY HEIGHT WITH OWNER).
- +30" RECEPTACLE MOUNTING HEIGHT SHALL BE WITHIN THE TOP 12" OF THE ISLAND COUNTER.
- PROVIDE POWER AND DISCONNECT SWITCH FOR THE MEDIA ROOM UNIT.
- INSTALL ONLY WHEN 3RD FLOOR OPTION IS USED.

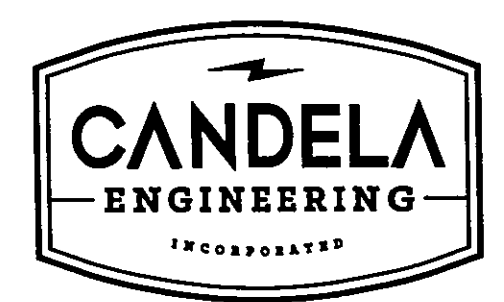
| PANEL SCHEDULE - P1 | | | | | | | | | |
|---|----------------------|------------------|------|------|------|--------------------------------|------|------|-------|
| MOUNTING: RECESSED | | VOLTAGE: 120/208 | | | | BUS RATING: 150A | | | |
| TYPE: LOADCENTER | | PHASE: 1 | | | | AIC: 10 KAC (42K SERIES RATED) | | | |
| ENCLOSURE: NEMA 1 | | WIRES: 3 | | | | DISTRIBUTION: 36 | | | |
| MAIN LUGS | | | | | | | | | |
| CKT | DESCRIPTION | TRIP | NOTE | A | B | DESCRIPTION | NOTE | TRIP | CKT |
| 1 | GENERAL LITG | 15 | 1 | 821 | 821 | GENERAL LITG | 1 | 15 | 2 |
| 3 | GENERAL LITG | 15 | 1 | 821 | 821 | GENERAL LITG | 1 | 15 | 4 |
| 5 | GENERAL LITG | 15 | 1 | 821 | 821 | GENERAL LITG | 1 | 15 | 6 |
| 7 | GENERAL LITG | 15 | 1 | 821 | 821 | GENERAL LITG | 1 | 15 | 8 |
| 9 | FURNACE | 15 | 2 | 758 | 148 | BATH PLUGS | | 20 | 10 |
| 11 | CONDENSING UNIT 20V | ZSA/2P | 2 | 1747 | 1500 | 380 BATH PLUGS | | 20 | 12 |
| 13 | 3P B C/L 1.48 CU SMD | | | | | SMALL APPLIANCE | | 1 | 20 |
| 15 | FUTURE EV CHARGER | | | | | 3900 | 1500 | 20 | 16 |
| 17 | BOV | | | | | LAUNDRY | | 4 | 20 |
| 19 | | | | | | 1500 MICROWAVE | | 4 | 20 |
| 21 | | | | | | 1200 DISHWASHER | | 4 | 20/2P |
| 23 | | | | | | 1288 GARBAGE DISPOSAL | | 4 | 24 |
| 25 | | | | | | 960 GARAGE DOOR OPENER | | 20 | 26 |
| 27 | | | | | | | | | 28 |
| 29 | | | | | | | | | 30 |
| VOLT/AMPS PER LINE | | | | | | KVA @ 125% (LCI) | | | |
| SUBTOTAL KVA | | | | | | KVA (TOTAL FEEDER) | | | |
| TOTAL MINIMUM FEEDER SIZE (AMPS) REFER TO UNIT LOAD | | | | | | CALCULATIONS | | | |

- NOTES:
- COMBINATION TYPE AFCI CIRCUIT BREAKER
 - VERIFY MECHANICAL LOAD AND ELECTRICAL REQUIREMENTS WITH THE ACTUAL EQUIPMENT IN THE FIELD.
 - LOAD CAPACITY AND PANEL SPACE FOR FUTURE LOAD.
 - COMBINATION TYPE AFCI & GFCI CIRCUIT BREAKER.

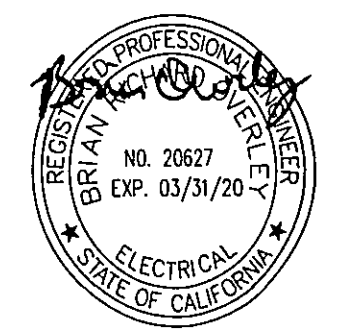
PLAN 1 PANEL SCHEDULE 4



TYPICAL RECEPTACLE HEIGHT INSTALLATION DETAIL 2



LIGHTING DESIGN | ELECTRICAL ENGINEERING
 27202 Calle Juanita
 Dana Point, CA 92624
 Ph. 949.201.1333
 candelaengineering.com



RIVERVIEW
 SANTEE, CALIFORNIA

WILLIAM L'YON HOMIES
 NEWPORT BEACH, CA

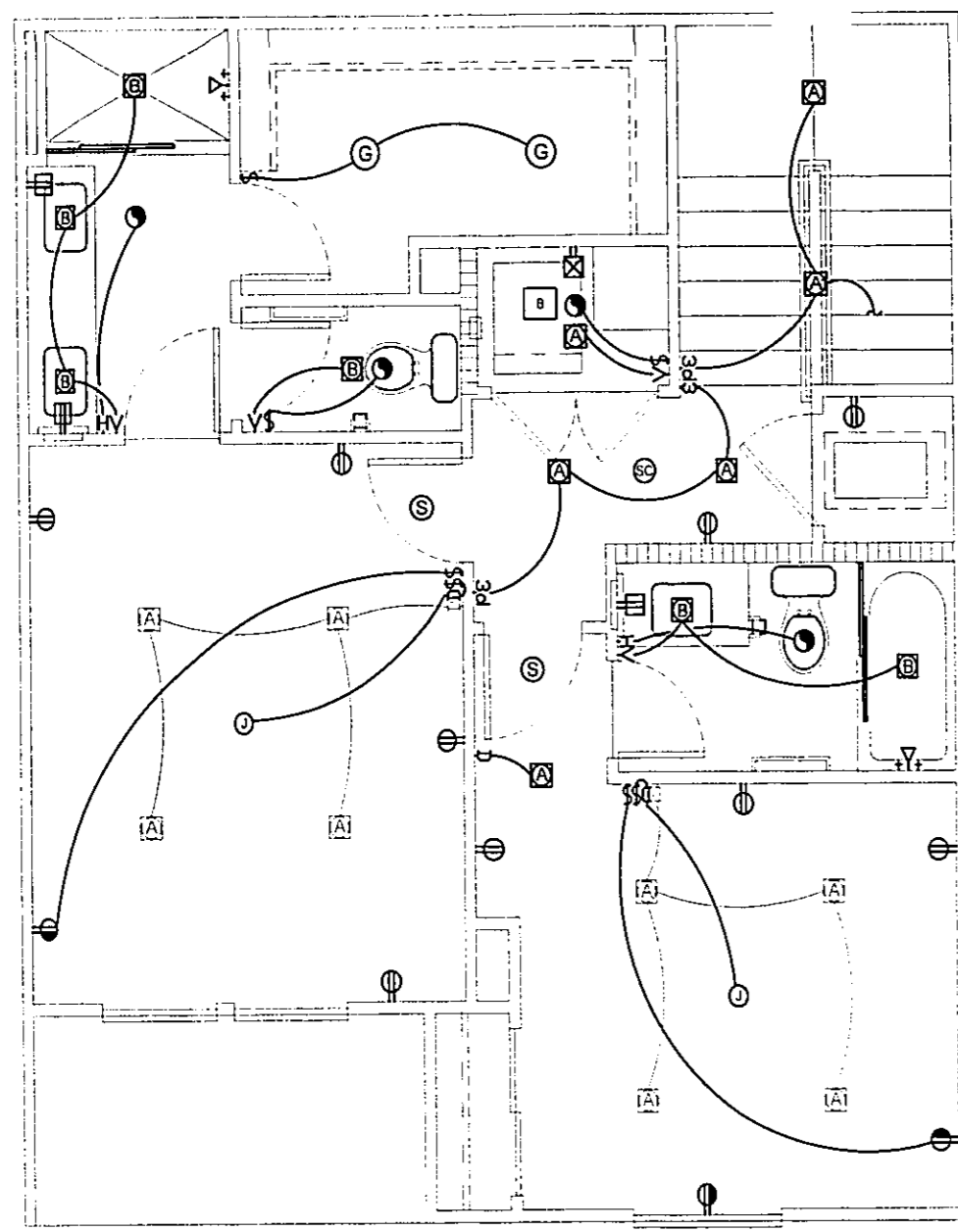
| REVISIONS | | |
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PLAN 1 ELECTRICAL FLOOR PLANS

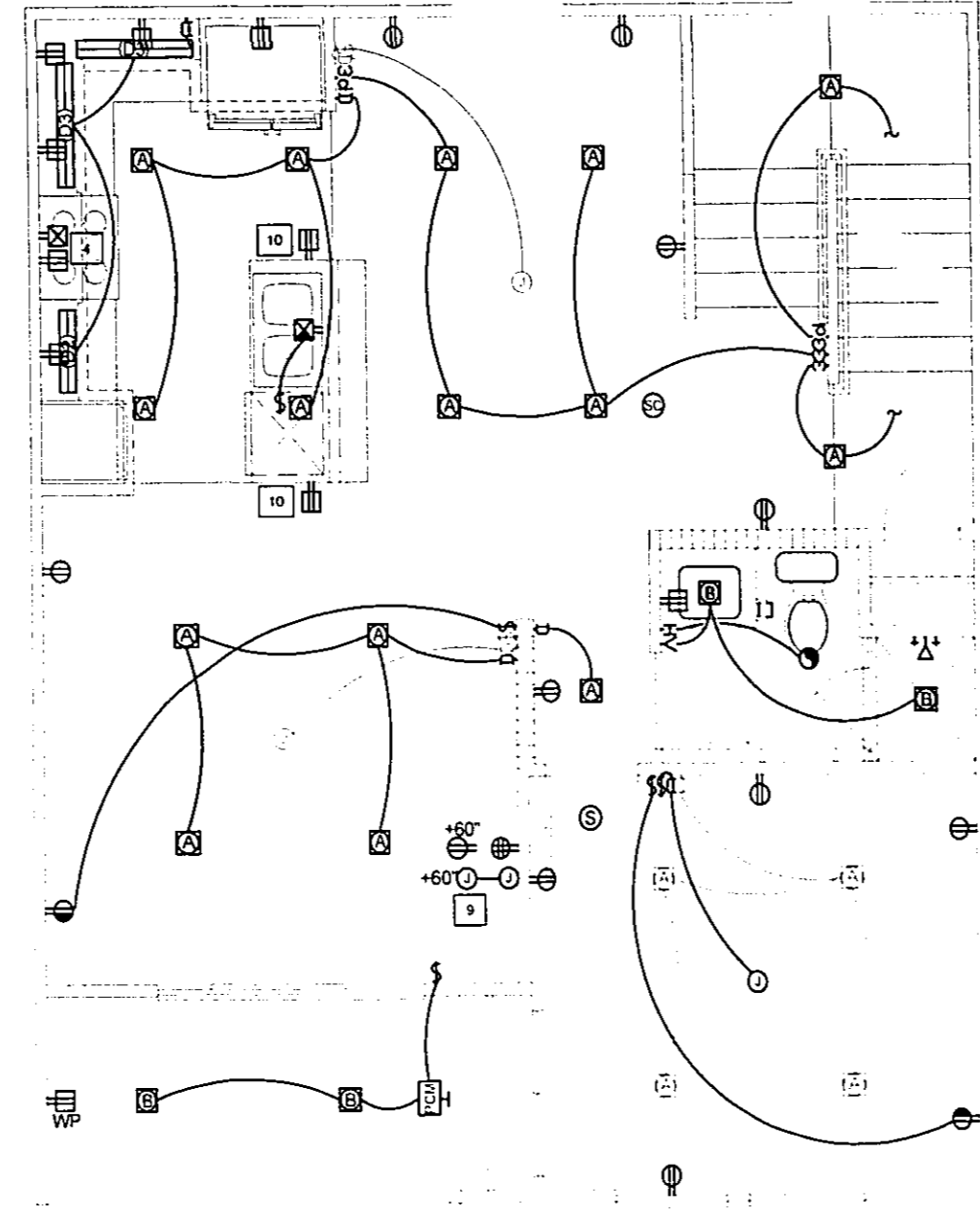
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| SHEET SCALE: | |
| PROJECT MANAGER: | mm |
| DESIGNER: | sm |
| DRAWN BY: | |
| REVIEWED BY: | |
| 1ST BLDG. DEPT. SUBMITAL: | 18-118 |
| ISSUED FOR CONSTRUCTION: | |
| JOB NUMBER: | |
| CAD FILE NAME: | |
| SHEET: | E.1.1 |

02/13/2020

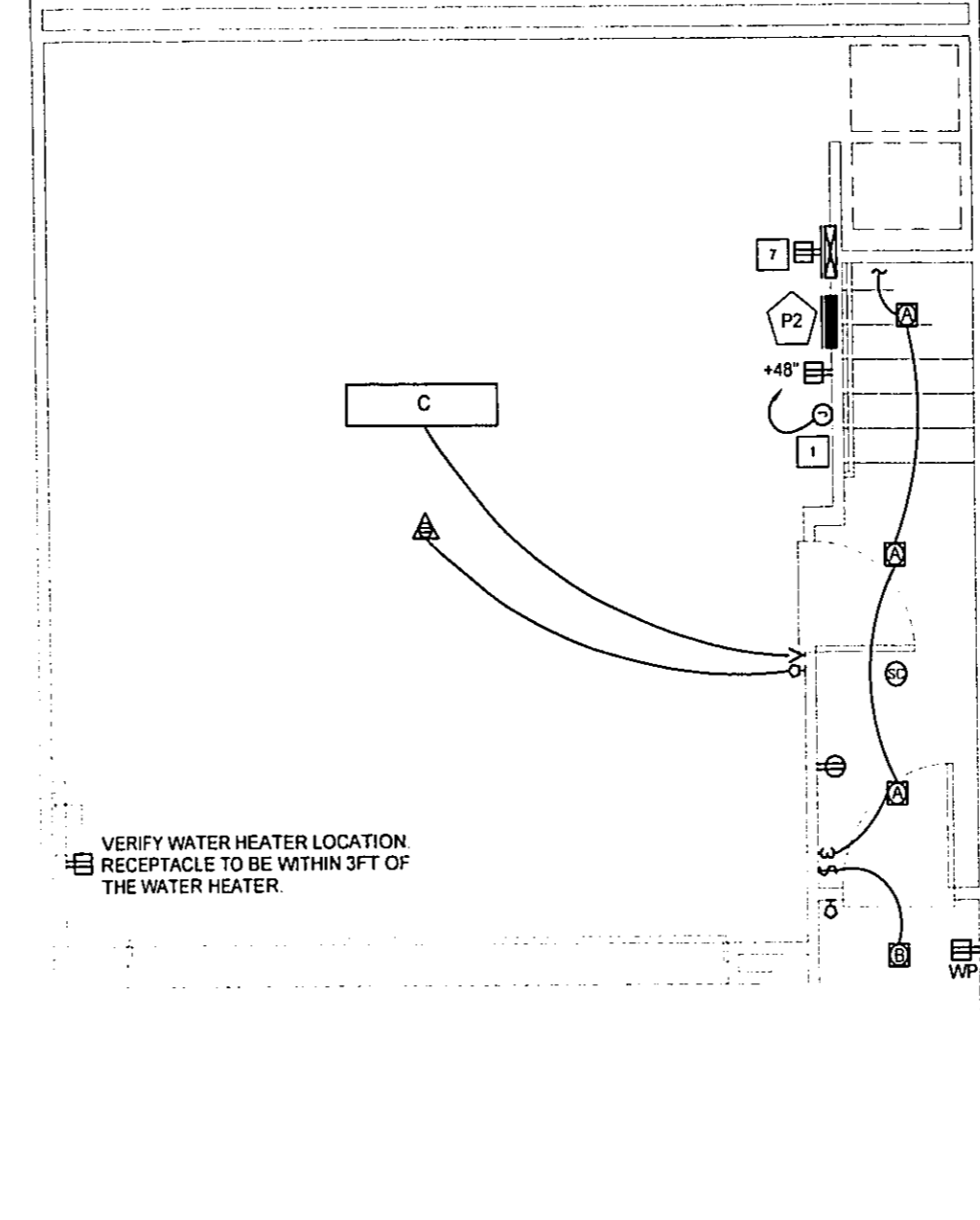
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PLAN 2 - 3RD FLOOR ELECTRICAL FLOOR PLAN 5



PLAN 2 - 2ND FLOOR ELECTRICAL FLOOR PLAN 3



PLAN 2 - 1ST FLOOR ELECTRICAL FLOOR PLAN 1

UNIT PLAN NOTES

- INTERIOR RESIDENTIAL PLAN WIRING PERMITTED TO BE TYPE NM-CABLE IN ACCORDANCE WITH NEC ARTICLE 310 AND LOCAL CODES. MINIMUM WIRING SIZE FOR THE 90 DEGREE COLUMNS OF REC-TABLE 310.15(B)(16) IS #14 CU FOR 15A CIRCUIT BREAKERS AND #12 CU FOR 20A CIRCUIT BREAKERS.
- REFER TO TYPICAL DEVICE HEIGHT INSTALLATION DETAIL ON THIS SHEET FOR TYPICAL DEVICE HEIGHTS FOR HANDICAP ACCESSIBLE AND ADAPTABLE PLANS. REFER TO TYPICAL DEVICE HEIGHT INSTALLATION DETAIL ON THIS SHEET FOR REQUIRED MINIMUM AND MAXIMUM DEVICE HEIGHTS.
- REFER TO STATE OF CALIFORNIA MANDATORY MEASURES ON THIS SHEET FOR LUMINAIRE AND CONTROL REQUIREMENTS.
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE PERMANENTLY WIRED INTO THE PLANS AC POWER LINE AND, IF MORE THAN ONE DETECTOR IS REQUIRED TO BE INSTALLED WITHIN THE PLAN, THE DETECTORS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE DETECTOR WILL ACTIVATE ALL THE DETECTORS IN THE PLAN. DETECTORS HAVE NO OTHER DISCONNECT OTHER THAN THAT FOR OVERCURRENT AND SHALL HAVE INTEGRAL BATTERY BACKUPS. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE LISTED WITH THE STATE FIRE MARSHALL AND LOCATED A MINIMUM OF 3FT AWAY FROM A HVAC SUPPLY OR RETURN.
- SMOKE DETECTORS TO BE: BRK4 9120 OR EQUAL.
- COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE: BRK4 SC9120B OR EQUAL.
- PROVIDE SLOPE ADAPTERS AS REQUIRED FOR RECESSED DOWNLIGHTS FOR SLOPED CEILINGS.
- RECESSED NONMETALLIC ELECTRICAL BOXES MAY BE USED IN RESIDENTIAL PLANS PROVIDED THAT THEIR SIZE DOES NOT EXCEED THE MAXIMUM SPECIFICATIONS OF THE SELECTED LISTED FIRE STOPPING SYSTEM TO MAINTAIN THE RATING OF THE ASSEMBLY.
- OUTLET BOXES IN OPPOSITE FACES OF PARTY WALLS SHALL BE SEPARATED BY 10" (MINIMUM).
- LIGHT SWITCHES SHALL BE INSTALLED ON ACTIVE SIDE OF SLIDING GLASS DOORS AND STRIKE SIDE OF HINGED DOORS.
- REFER TO MECHANICAL PLANS FOR EXHAUST FAN SCHEDULE AND PROVIDE CONTROLS AS REQUIRED. EXHAUST FANS SHOWN NOTED AS "CONTINUOUSLY RUNNING" SHALL HAVE A DISCONNECT SWITCH (EITHER LOCAL OR REMOTE) IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- ALL 15 AND 20A BRANCH CIRCUIT THAT SUPPLY OUTLETS INSTALLED IN DWELLING PLAN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BREAKROOMS, OFFICES, BEDROOMS, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER.
- ALL DWELLING PLAN 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- ALL 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, OUTDOORS, WITHIN 6FT OF SINKS, KITCHEN COUNTERTOPS, AND GARAGES INCLUDING GARAGE DOOR OPENER AND EQUIPMENT RECEPTACLES SHALL BE GFCI PROTECTED.
- ANY MULTIWIRE BRANCH CIRCUIT HOME RUNS TO COMPLY WITH SECTION 210.4(B) FOR USE OF IDENTIFIED HANDLES OR MULTIPOLE CIRCUIT BREAKERS.
- RECEPTACLES OF 15 AND 20 AMPERES IN A WET LOCATION: RECEPTACLES OF 15 AND 20 AMPERES, 120 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF (WPI) AND IS LISTED IDENTIFIED AS "EXTRA DUTY." THE RECEPTACLES SHALL BE LISTED AS THE WEATHER RESISTANT (WR) TYPE AND SHALL BE GFI PROTECTED.

LIGHTING FIXTURE LEGEND

- LED CAN LIGHT
- LED RECESSED CAN LIGHT DAMP LOCATION
- FLUORESCENT SURFACE MOUNT
- LED UNDER CABINET LIGHT - 2FT (DIMMABLE)
- LED UNDER CABINET LIGHT - 3FT (DIMMABLE)
- LED UNDER CABINET LIGHT - 4FT (DIMMABLE)
- LED SURFACE MOUNT LIGHT
- LED PENDANT LIGHT (VERIFY WITH INTERIOR DESIGNER)
- LED SURFACE MOUNT (IN THE ATTIC)
- LED WALL LIGHT WET LOCATION
- LED STEP LIGHT
- LED WALL LIGHT FOR REFERENCE ONLY REFER TO BUILDING SHEETS FOR CIRCUITING.
- LED RECESSED CAN LIGHT FOR REFERENCE ONLY REFER TO BUILDING SHEETS FOR CIRCUITING.
- OPTIONAL LED CAN LIGHT

ELECTRICAL DEVICE LEGEND

- REFER TO SHEET E-1 FOR RELATING REGISTS
- 1 SINGLE POLE SWITCH
 - 2 MANUAL ON - AUTOMATIC OFF "VACANCY" SENSOR SWITCH
 - 3 HUMIDISTAT WALL SWITCH
 - 4 DIMMER SWITCH
 - 5 3 WAY SWITCH
 - 6 3 WAY DIMMER SWITCH
 - 7 4 WAY SWITCH
 - 8 WHOLE HOUSE FAN SWITCHES (PROVIDED BY HVAC, INSTALLED BY ELECTRICAL)
 - 9 DUPLEX RECEPTACLE
 - 10 QUAD PLEX RECEPTACLE
 - 11 SPLIT WIRED "HALF-HOT" RECEPTACLE
 - 12 GFCI PROTECTED RECEPTACLE MOUNTED IN CEILING
 - 13 GFCI PROTECTED RECEPTACLE
 - 14 GFCI PROTECTED RECEPTACLE WITH WEATHERPROOF COVER
 - 15 DUPLEX RECEPTACLE - COMBINATION GFCI & GPO
 - 16 PROTECTED BREAKER AT UNIT LOAD CENTER
 - 17 HALF HOT DUPLEX RECEPTACLE - GFCI & GFCI PROTECTED BREAKER AT UNIT LOAD CENTER
 - 18 QUICK CHARGE USB CHARGER RECEPTACLE (VERIFY) - GFCI PROTECTED IN THE KITCHEN AREA
 - 19 JUNCTION BOX
 - 20 SMOKE DETECTOR
 - 21 COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
 - 22 RECESSED ELECTRICAL PANEL
 - 23 SURFACE MOUNTED ELECTRICAL PANEL
 - 24 EXHAUST FAN PER MECHANICAL PLANS ALIGN WITH DOWNLIGHTS WHERE POSSIBLE

LOW VOLTAGE DEVICE LEGEND

- SHOWN FOR LOCATION ONLY. REFER TO SPECIFICATIONS BY OTHER.
- 1 TELEPHONE OUTLET
 - 2 DATA OUTLET
 - 3 TELEVISION OUTLET
 - 4 PUSH-BUTTON SWITCH
 - 5 DOOR BELL CHIME
 - 6 MEDIA DISTRIBUTION ENCLOSURE
 - 7 PHOTOCELLUMINATION SENSOR COMBO, PAINT FACE PLATE TO MATCH BUILDING COLOR

ELECTRICAL KEY NOTES

- FUTURE EV CHARGER PROVIDE 4" SQUARE BOX @ 48" AFF AND 1" CONDUIT TO PLAN ELECTRICAL PANEL FOR FUTURE USE WITH PULL ROPE.
- PROVIDE LIGHT, SWITCH, RECEPTACLE IN ATTIC.
- PROVIDE FORCED AIR UNIT DISCONNECT SWITCH ATTACHED TO EQUIPMENT FOR UNITS ACCESSIBLE FROM ATTIC. PROVIDE DISCONNECT SWITCH IN CEILING FOR RECESSED "PANCAKE" UNITS. PROVIDE POWER FOR CONDENSATE PUMP IF REQUIRED. REFER TO MECHANICAL PLANS FOR REQUIREMENTS.
- NOTE: FURNACE MUST BE HARD WIRED TO AN APPROVED DISCONNECT UTILIZING AN APPROVED WIRING METHOD OF CHAPTER 9 (FLEXIBLE CORD CONNECTION TO A RECEPTACLE OUTLET NOT ALLOWED).
- PROVIDE A RECEPTACLE FOR THE HOOD @ 48" AFF (VERIFY).
- PROVIDE POWER FOR THE MICROWAVE. VERIFY HEIGHT WITH CABINET DRAWINGS.
- WHOLE HOUSE FAN FAN SPEED CONTROL. VERIFY REQUIREMENTS WITH TITLE 24 PLANS. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFO.
- PROVIDE RECEPTACLE IN MEDIA ENCLOSURE (CONFIRM WITH LOW VOLTAGE PLANS)
- CONTINUOUSLY RUNNING EXHAUST FAN (REFER TO MECHANICAL PLANS. LABEL SWITCH: "WHOLE HOUSE FAN DISCONNECT SWITCH TO REMAIN ON AT ALL TIMES. TURNING FAN OFF WILL DETERIORATE INDOOR AIR QUALITY."
- HIGH DUPLEX AND LOW QUAD RECEPTACLE. LOW VOLTAGE RING FOR WALL MOUNTED TV WIRE PASS THROUGH 48" AFF (VERIFY HEIGHT WITH OWNER)
- +30" RECEPTACLE MOUNTING HEIGHT SHALL BE WITHIN THE TOP 12" OF THE ISLAND COUNTER.
- PROVIDE POWER AND DISCONNECT SWITCH FOR THE MECHANICAL UNIT.
- INSTALL ONLY WHEN 3RD FLOOR OPTION IS USED.

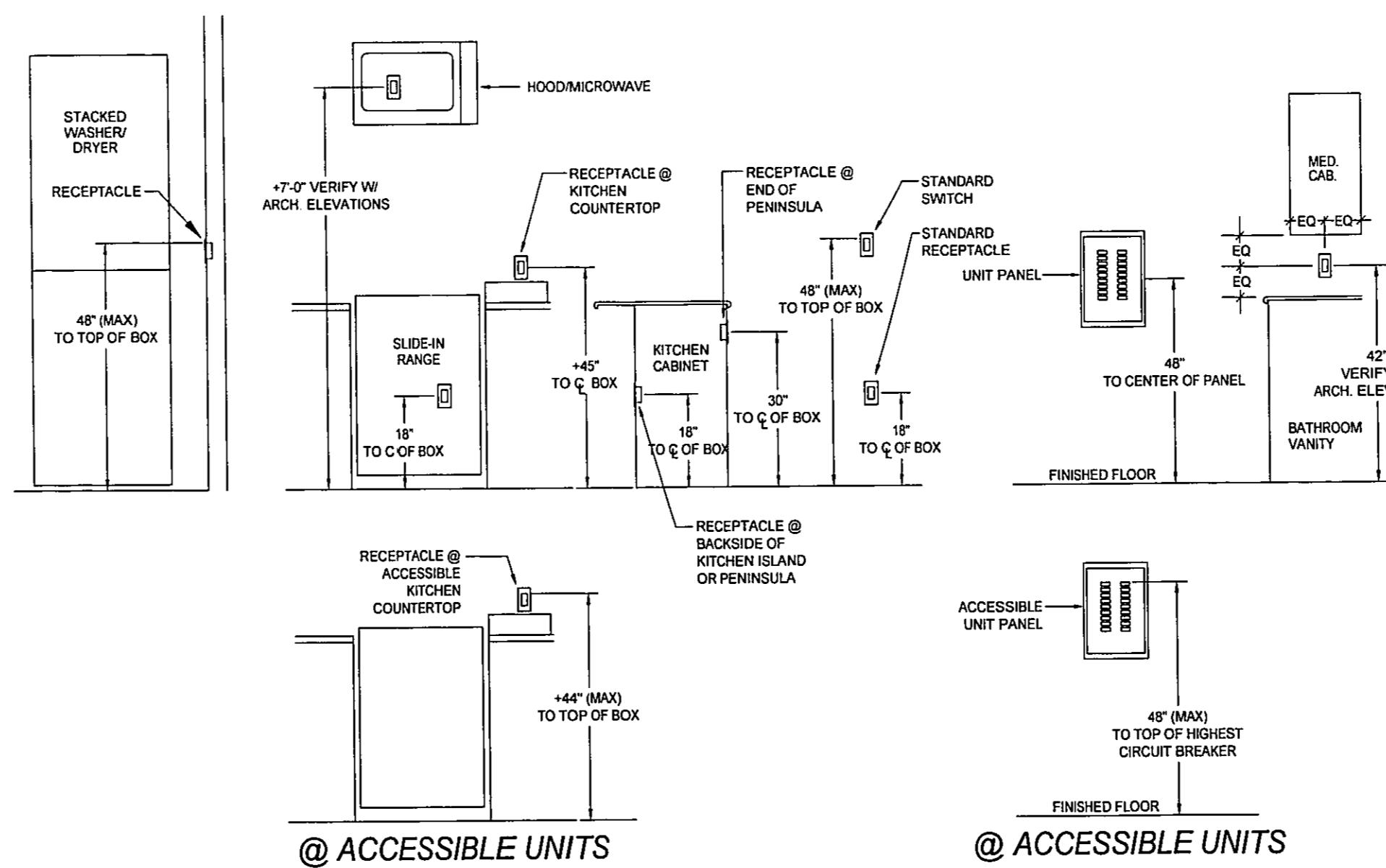
PANEL SCHEDULE - P2

| MOUNTING: RECESSED | | VOLTAGE: 120/208 | | BUS RATING: 150A | | | | | |
|--------------------|----------------------|------------------|------|----------------------------------|------|------------------------|------------|------|-----|
| TYPE: LOAD CENTER | | PHASE: 1 | | AIC: 50 KVAIC (40X SERIES RATED) | | | | | |
| ENCLOSURE: NEMA 3 | | WIRING: 3 | | DISTRIBUTION: 25 | | | | | |
| | | MAIN LEGS: | | | | | | | |
| CKT | DESCRIPTION | TRIP | NOTE | A | B | DESCRIPTION | NOTES | TRIP | CKT |
| 1 | GENERAL LIT | 15 | 1 | 850 | 850 | GENERAL LIT | | 1 | 15 |
| 3 | GENERAL LIT | 15 | 1 | 850 | 850 | GENERAL LIT | | 1 | 15 |
| 5 | GENERAL LIT | 15 | 1 | 850 | 850 | GENERAL LIT | | 1 | 15 |
| 7 | GENERAL LIT | 15 | 1 | 850 | 850 | GENERAL LIT | | 1 | 15 |
| 9 | FURNACE | 15 | 2 | 750 | 130 | BATH PLUGS | | 20 | 50 |
| 11 | CONDENSING UNIT 208V | 25A/2P | 2 | | 17M | 130 | BATH PLUGS | 20 | 12 |
| 13 | JEN KILL 120 CEILING | | | 17M | 1500 | SMALL APPLIANCE | | 1 | 20 |
| 15 | FUTURE EV CHARGER | | | 8900 | 1500 | LAUNDRY | | 4 | 20 |
| 17 | DOB | | | | | SMALL APPLIANCE | | 1 | 20 |
| 19 | | | | | | LAUNDRY | | 4 | 20 |
| 21 | | | | | | 1500W MICROWAVE | | 4 | 20 |
| 23 | | | | | | DISHWASHER | | 4 | 20 |
| 25 | | | | | | 1000W GARBAGE DISPOSAL | | 4 | 20 |
| 27 | | | | | | GARAGE DOOR OPENER | | 20 | 26 |
| 29 | | | | | | | | | 30 |

VOLT AMPS PER LINE:
 SUB-TOTAL (VA) TOTAL (VA)
 TOTAL MINIMUM FEEDER SIZE (AMPS): REFER TO UNIT LOAD CALCULATIONS KVA (TOTAL FEEDER)

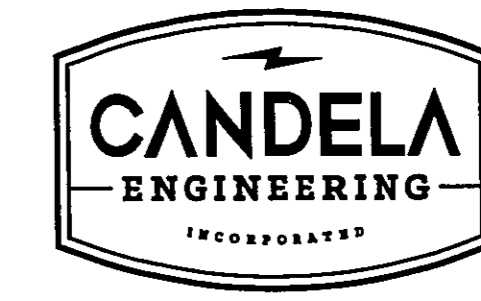
- NOTES:
- COMBINATION TYPE AFCI CIRCUIT BREAKER
 - VERIFY MECHANICAL LOAD AND ELECTRICAL REQUIREMENTS WITH THE ACTUAL EQUIPMENT IN THE FIELD.
 - LOAD CAPACITY AND PANEL SPACE FOR FUTURE LOAD.
 - COMBINATION TYPE AFCI & GFCI CIRCUIT BREAKER.

PLAN 2 PANEL SCHEDULE 4



SCALE: 1/2" = 1'-0"

TYPICAL RECEPTACLE HEIGHT INSTALLATION DETAIL 2



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RIVERVIEW
 SANTEE, CALIFORNIA

WILLIAM LYON HOMES
 NEWPORT BEACH, CA

DO NOT SCALE PLANS

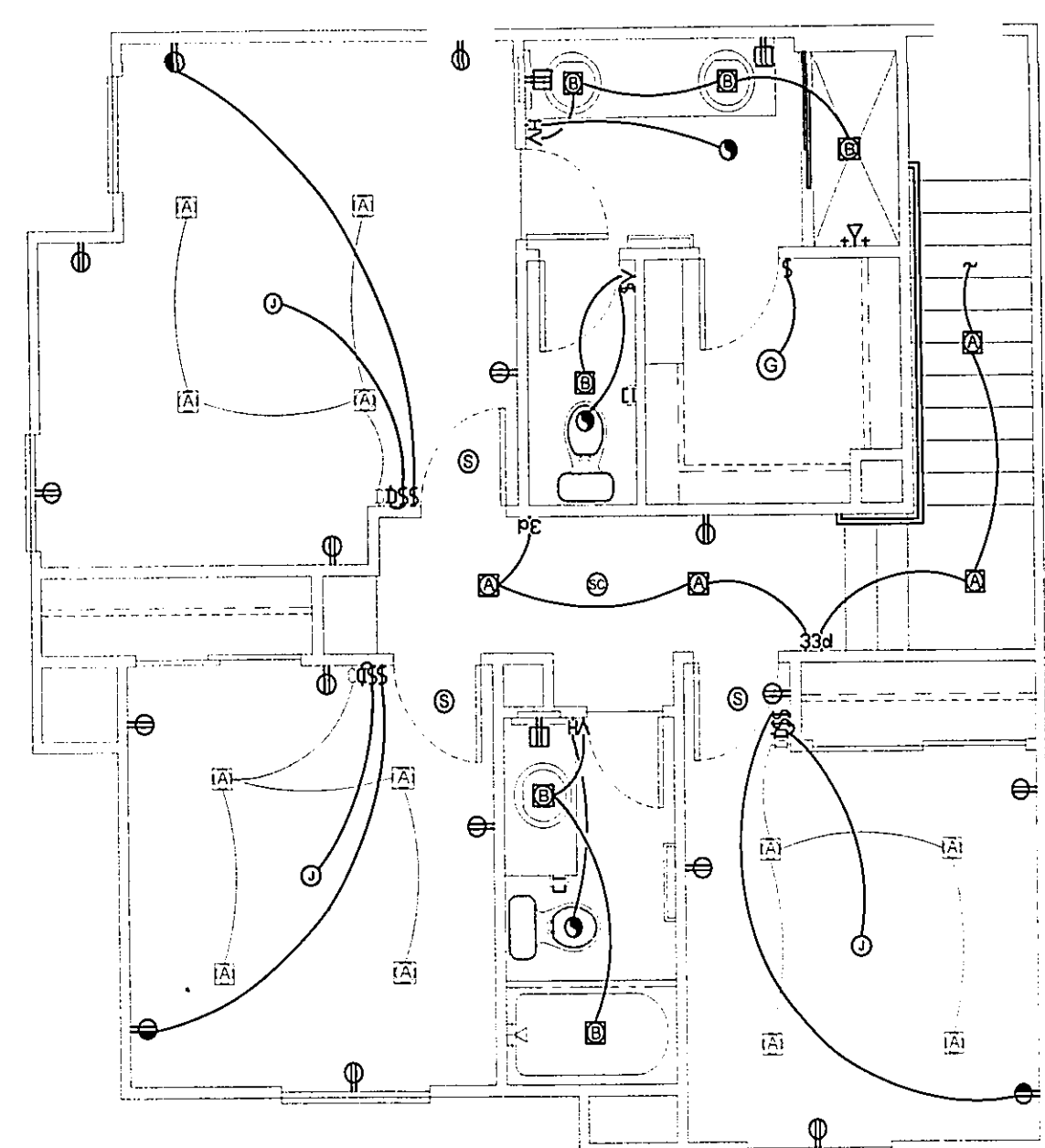
REVISIONS

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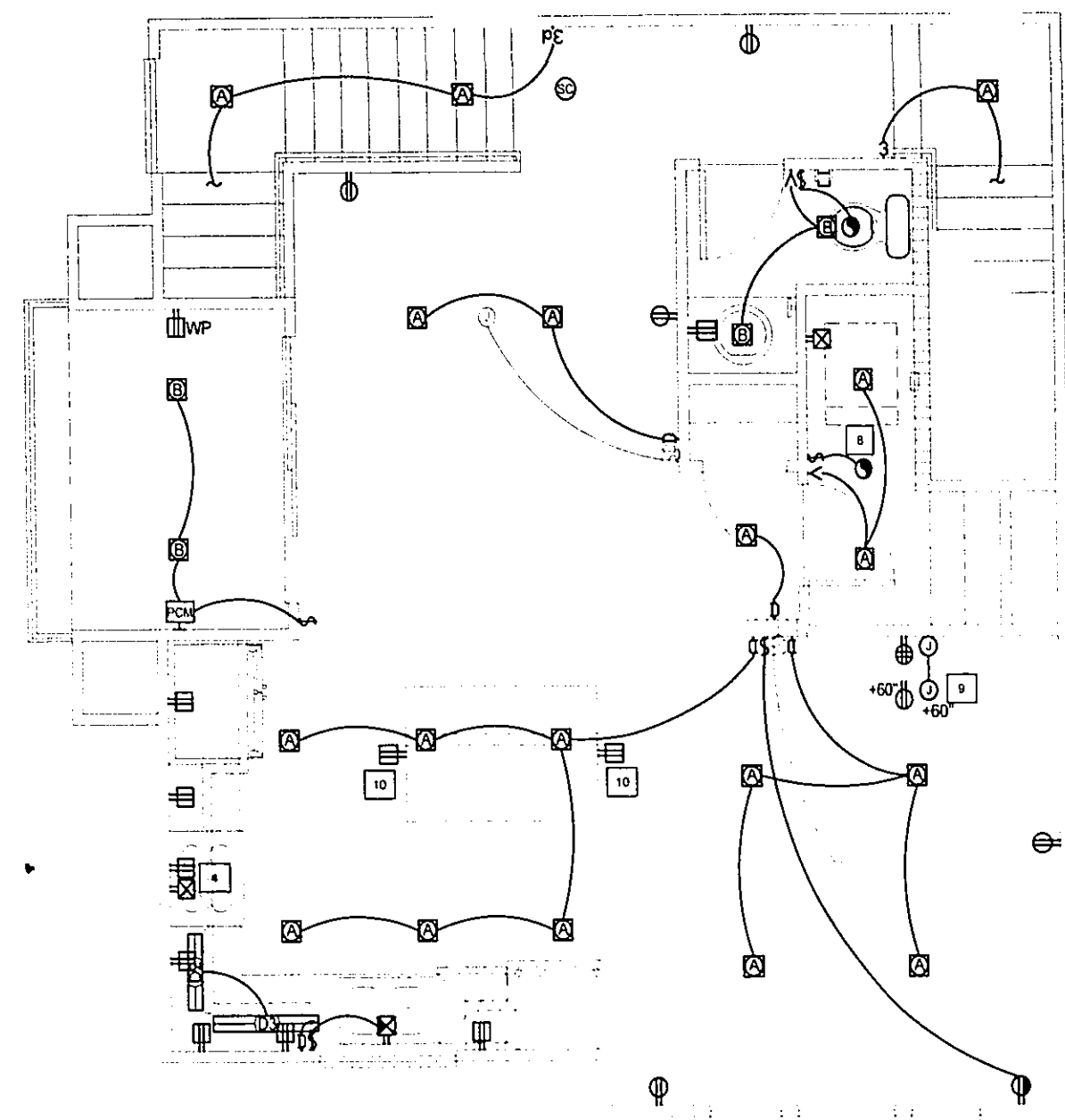
PLAN 2 ELECTRICAL FLOOR PLANS

| | |
|----------------------------|----------|
| SHEET SCALE: | |
| PROJECT MANAGER: | JD |
| DESIGNER: | FR |
| DRAWN BY: | |
| REVIEWED BY: | |
| 1ST BLDG. DEPT. SUBMITTAL: | 10/19/20 |
| ISSUED FOR CONSTRUCTION: | |
| JOB NUMBER: | |
| CAD FILE NAME: | |
| SHEET: | E1.2 |

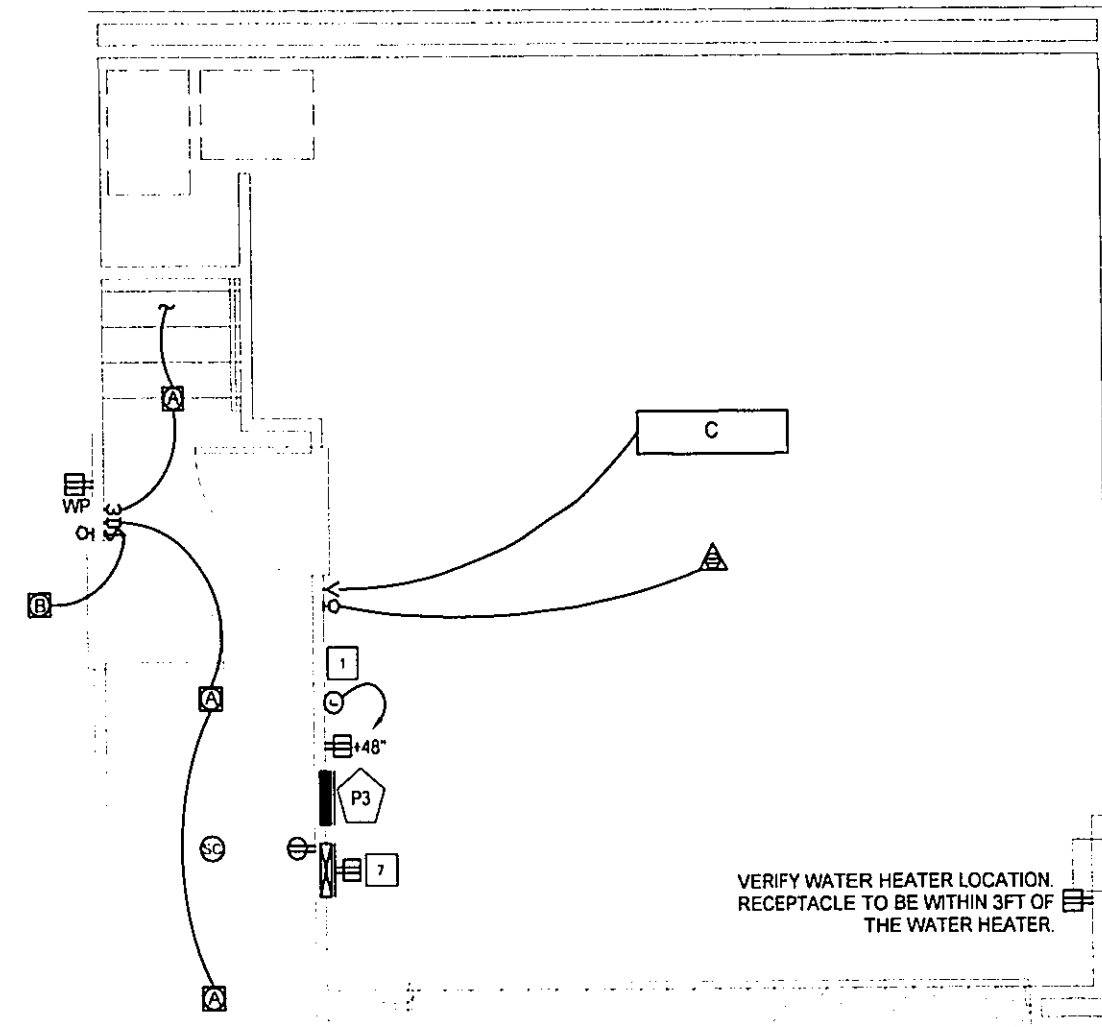
02/13/2020



PLAN 3 - 3RD FLOOR ELECTRICAL FLOOR PLAN 5



PLAN 3 - 2ND FLOOR ELECTRICAL FLOOR PLAN 3



PLAN 3 - 1ST FLOOR ELECTRICAL FLOOR PLAN 1

UNIT PLAN NOTES

- INTERIOR RESIDENTIAL PLAN WIRING PERMITTED TO BE TYPE NM-CABLE IN ACCORDANCE WITH NEC ARTICLE 310 AND LOCAL CODES. MINIMUM WIRING SIZE PER 18-00 DEGREE C COLUMN OF NEC TABLE 310.15(B)(16) IS #14 CU FOR 15A CIRCUIT BREAKERS AND #12 CU FOR 20A CIRCUIT BREAKERS.
- REFER TO TYPICAL DEVICE HEIGHT INSTALLATION DETAIL ON THIS SHEET FOR TYPICAL DEVICE HEIGHTS FOR HANDICAP ACCESSIBLE AND ADAPTABLE PLANS. REFER TO HANDICAP DEVICE HEIGHT INSTALLATION DETAIL ON THIS SHEET FOR REQUIRED MINIMUM AND MAXIMUM DEVICE HEIGHTS.
- REFER TO STATE OF CALIFORNIA MANDATORY MEASURES ON THIS SHEET FOR LUMINAIRE AND CONTROL REQUIREMENTS.
- SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE PERMANENTLY WIRED INTO THE PLANS AC POWER LINE AND, IF MORE THAN ONE DETECTOR IS REQUIRED TO BE INSTALLED WITHIN THE PLAN, THE DETECTORS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE DETECTOR WILL ACTIVATE ALL THE DETECTORS IN THE PLAN. DETECTORS HAVE NO OTHER DISCONNECT OTHER THAN THAT FOR OVERCURRENT AND SHALL HAVE INTEGRAL BATTERY BACKUPS. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE LISTED WITH THE STATE FIRE MARSHALL AND LOCATED A MINIMUM OF 3FT AWAY FROM A HVAC SUPPLY OR RETURN.
- SMOKE DETECTORS TO BE: BRM #120 OR EQUAL.
- COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE: BRM SC91228 OR EQUAL.
- PROVIDE SLOPE ADAPTERS AS REQUIRED FOR RECESSED DOWNLIGHTS FOR SLOPED CEILING.
- RECESSED NONMETALLIC ELECTRICAL BOXES MAY BE USED IN RESIDENTIAL PLANS PROVIDED THAT THEIR SIZE DOES NOT EXCEED THE MAXIMUM SPECIFICATIONS OF THE SELECTED LISTED-FIRE STOPPING SYSTEM TO MAINTAIN THE RATING OF THE ASSEMBLY.
- OUTLET BOXES IN OPPOSITE FACES OF PARTY WALLS SHALL BE SEPARATED BY 10" (MINIMUM).
- LIGHT SWITCHES SHALL BE INSTALLED ON ACTIVE SIDE OF SLIDING GLASS DOORS AND STRIKE SIDE OF HINGED DOORS.
- REFER TO MECHANICAL PLANS FOR EXHAUST FAN SCHEDULE AND PROVIDE CONTROLS AS REQUIRED. EXHAUST FANS SHOWN NOTED AS CONTINUOUSLY RUNNING SHALL HAVE A DISCONNECT SWITCH (EITHER LOCAL OR REMOTE) IF REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- ALL 15 AND 20A BRANCH CIRCUIT THAT SUPPLY OUTLETS INSTALLED IN DWELLING PLAN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BARS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COORDINATING TYPE AFCI-CIRCUIT INTERRUPTER.
- ALL DWELLING PLAN 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
- ALL 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, OUTDOORS, WITHIN 6FT OF SINKS, KITCHEN COUNTERTOPS, AND GARAGES INCLUDING GARAGE DOOR OPENER AND EQUIPMENT RECEPTACLES) SHALL BE GFCI PROTECTED.
- ANY MULTIWIRE BRANCH CIRCUIT HOME RUNS TO COMPLY WITH SECTION 210.4(B) FOR USE OF IDENTIFIED HANDLE TRIS OR MULTIPLE CIRCUIT BREAKERS.
- RECEPTACLES OF 15 AND 20 AMPERES IN A WET LOCATION RECEPTACLES OF 15 AND 20 AMPERES, 125 AND 250 VOLTS INSTALLED IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHER-PROOF (WP) AND IS LISTED IDENTIFIED AS "EXTRA DUTY" RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT (WR) TYPE AND SHALL BE GFCI PROTECTED.

LIGHTING FIXTURE LEGEND

- LED CAN LIGHT
- LED RECESSED CAN LIGHT DAMP LOCATION
- FLUORESCENT SURFACE MOUNT
- LED UNDER CABINET LIGHT - 2FT (DIMMABLE)
- LED UNDER CABINET LIGHT - 3FT (DIMMABLE)
- LED UNDER CABINET LIGHT - 4FT (DIMMABLE)
- LED SURFACE MOUNT LIGHT
- LED PENDANT LIGHT (VERIFY WITH INTERIOR DESIGNER)
- LED SURFACE MOUNT (IN THE ATTIC)
- LED WALL LIGHT WET LOCATION
- LED STRIP LIGHT
- LED WALL LIGHT FOR REFERENCE ONLY REFER TO BUILDING SHEETS FOR CIRCUITING
- LED RECESSED CAN LIGHT FOR REFERENCE ONLY REFER TO BUILDING SHEETS FOR CIRCUITING
- OPTIONAL LED CAN LIGHT

ELECTRICAL DEVICE LEGEND

- REFER TO SHEET E1.1 FOR MOUNTING HEIGHTS
- SINGLE POLE SWITCH
 - MANUAL ON - AUTOMATIC OFF "VACANCY" SENSOR SWITCH
 - HUMIDISTAT WALL SWITCH
 - DIMMER SWITCH
 - 3 WAY SWITCH
 - 3 WAY DIMMER SWITCH
 - 4 WAY SWITCH
 - WHOLE HOUSE FAN SWITCHES (PROVIDED BY HVAC, INSTALLED BY ELECTRICAL)
 - DUPLEX RECEPTACLE
 - QUAD-PLEX RECEPTACLE
 - SPLIT WIRED "HALF-HOT" RECEPTACLE
 - GFCI PROTECTED RECEPTACLE MOUNTED IN CEILING
 - GFCI PROTECTED RECEPTACLE
 - GFCI PROTECTED RECEPTACLE - WEATHERPROOF COVER
 - DUPLEX RECEPTACLE - COMBINATION CAGFCI & GFCI
 - PROTECTED BREAKER AT UNIT LOAD CENTER
 - HALF HOT DUPLEX RECEPTACLE - CAFCI & GFCI PROTECTED BREAKER AT UNIT LOAD CENTER
 - QUICK CHARGE USB CHARGER RECEPTACLE (VERIFY) - GFCI PROTECTED IN THE KITCHEN AREA
 - JUNCTION BOX
 - SMOKE DETECTOR
 - COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
 - RECESSED ELECTRICAL PANEL
 - SURFACE MOUNTED ELECTRICAL PANEL
 - EXHAUST FAN PER MECHANICAL PLANS
 - ALIGN WITH DOWNLIGHTS WHERE POSSIBLE

LOW VOLTAGE DEVICE LEGEND

- SHOWN FOR LOCATION ONLY. REFER TO SPECIFICATIONS BY OTHER.
- TELEPHONE OUTLET
 - DATA OUTLET
 - TELEVISION OUTLET
 - PUSH-BUTTON SWITCH
 - DOOR BELL CHIME
 - MEDIA DISTRIBUTION ENCLOSURE
 - PHOTOCELLULATION SENSOR COMBO
 - PAINT FACE PLATE TO MATCH BUILDING COLOR.

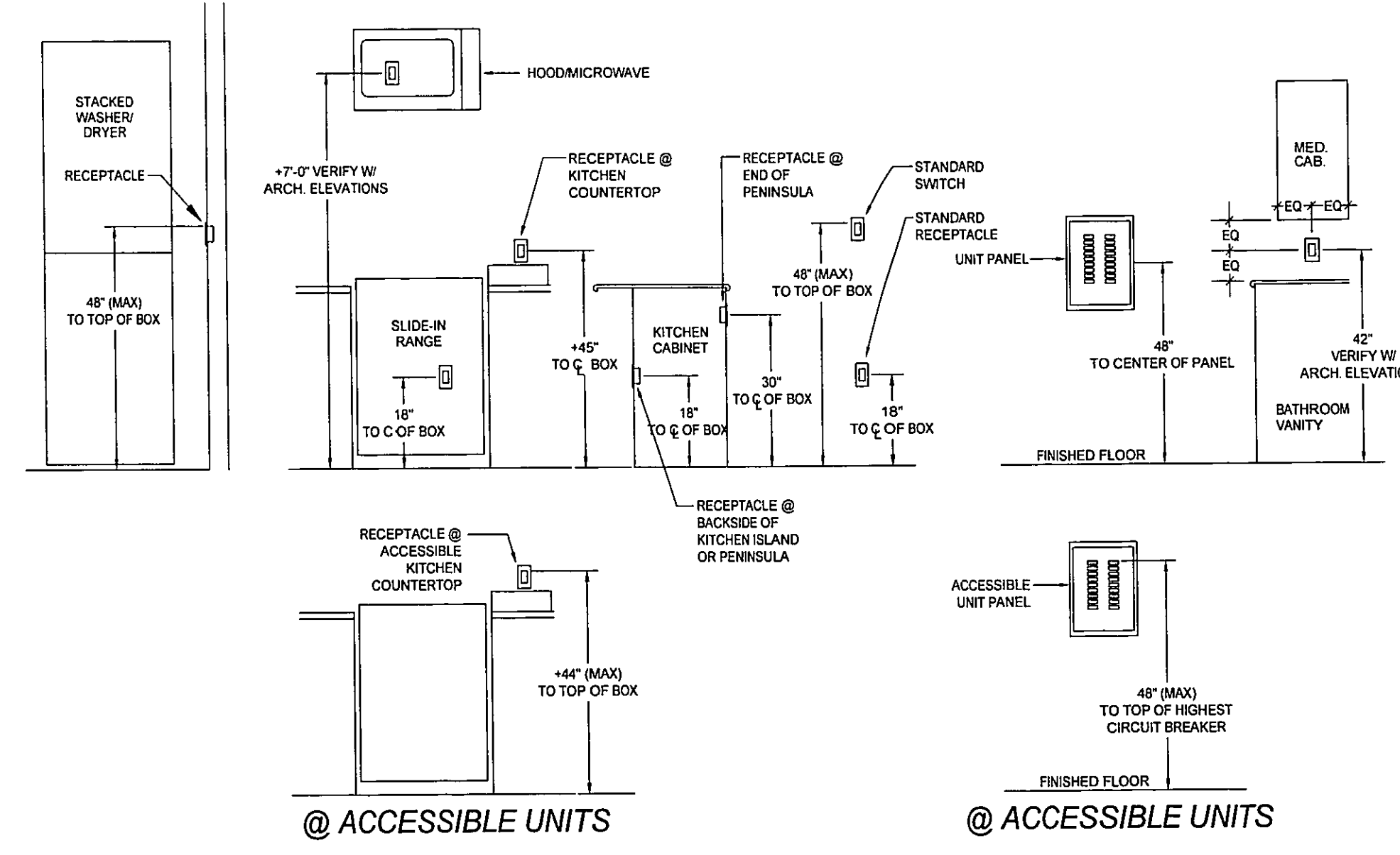
ELECTRICAL KEY NOTES

- FUTURE EV CHARGER PROVIDE 4" SQUARE BOX @ 48" AFF AND 1" CONDUIT TO PLAN ELECTRICAL PANEL FOR FUTURE USE WITH PULL ROPE.
- PROVIDE LIGHT, SWITCH, RECEPTACLE IN ATTIC.
- PROVIDE FORCED AIR UNIT DISCONNECT SWITCH ATTACHED TO EQUIPMENT FOR UNITS ACCESSIBLE FROM ATTIC. PROVIDE DISCONNECT SWITCH IN CEILING FOR RECESSED "FRANKIE" UNITS. PROVIDE POWER FOR CONDENSATE PUMP IF REQUIRED. REFER TO MECHANICAL PLANS FOR REQUIREMENTS.
- NOTE: FURNACE MUST BE HARD WIRED TO AN APPROVED DISCONNECT UTILIZING AN APPROVED WIRING METHOD OF CHAPTER 3. FLEXIBLE CORD CONNECTION TO A RECEPTACLE OUTLET NOT ALLOWED.
- PROVIDE A RECEPTACLE FOR THE HOOD @ 48" AFF (VERIFY).
- PROVIDE POWER FOR THE MICROWAVE. VERIFY HEIGHT WITH CABINET DRAWINGS.
- WHOLE HOUSE WF FAN SPEED CONTROL. VERIFY REQUIREMENTS WITH TITLE 24 PLANS. REFER TO MECHANICAL PLANS FOR ADDITIONAL INFO.
- PROVIDE RECEPTACLE IN MEDIA ENCLOSURE (CONFIRM WITH LOW VOLTAGE PLANS)
- CONTINUOUSLY RUNNING EXHAUST FAN (REFER TO MECHANICAL PLANS. LABEL SWITCH: WHOLE HOUSE FAN DISCONNECT SWITCH) TO REMAIN ON AT ALL TIMES. TURNING FAN OFF WILL DEGRADATE INDOOR AIR QUALITY.
- HIGH DUPLEX AND LOW QUAD RECEPTACLE LOW VOLTAGE RING FOR WALL MOUNTED TV WIRE PASS THROUGH 48" AFF (VERIFY HEIGHT WITH OWNERS).
- +30" RECEPTACLE MOUNTING HEIGHT SHALL BE WITHIN THE TOP 12" OF THE ISLAND COUNTER.
- PROVIDE POWER AND DISCONNECT SWITCH FOR THE MECHANICAL UNIT.
- INSTALL ONLY WHEN 3RD FLOOR OPTION IS USED.

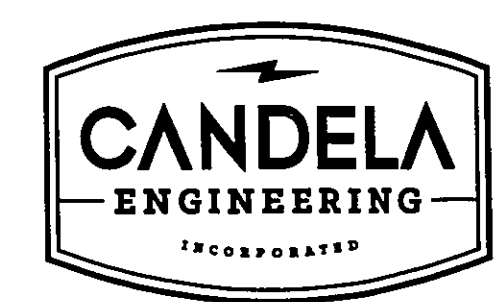
| PANEL SCHEDULE - P3 | | | | | | | | | |
|--|----------------------|------------------|------|--------------------------------|------|----------------------|------|------|--------|
| MOUNTING: RECESSED | | VOLTAGE: 120/208 | | BUS RATINGS: 150A | | | | | |
| TYPE: LOAD CENTER | | PHASE: 1 | | AIC: 100 KAC (4X SERIES RATED) | | | | | |
| ENCLOSURE: NEMA 1 | | WIRING: 3 | | MAIN: LUSS | | DISTRIBUTIONS: 34 | | | |
| CKT | DESCRIPTION | TRIP | NOTE | A | B | DESCRIPTION | NOTE | TRIP | CKT |
| 1 | GENERAL LTG | 15 | 1 | 929 | 929 | GENERAL LTG | | 1 | 15 |
| 3 | GENERAL LTG | 15 | 1 | 929 | 929 | GENERAL LTG | | 1 | 15 |
| 5 | GENERAL LTG | 15 | 1 | 929 | 929 | GENERAL LTG | | 1 | 15 |
| 7 | GENERAL LTG | 15 | 1 | 929 | 929 | GENERAL LTG | | 1 | 15 |
| 9 | FURNACE | 15 | 2 | 750 | 180 | BATH PLUGS | | 20 | 10 |
| 11 | CONDENSING UNIT 208V | 30A/2P | 2 | 1882 | 1500 | BATH PLUGS | | 20 | 12 |
| 13 | 2P 8 CU 1 PB CU-GND | | | | | SMALL APPLIANCE | | 1 | 20 |
| 15 | FUTURE EV CHARGER | | 3 | 3900 | 1500 | 3900 | 1500 | 1 | 20 |
| 17 | DOB | | | | | LAUNDRY | | 4 | 20 |
| 19 | | | | | | 1500 MICROWAVE | | 4 | 20 |
| 21 | | | | | | DISHWASHER | | 4 | 20A/2P |
| 23 | | | | | | 1500 SMALL APPLIANCE | | 1 | 20 |
| 25 | | | | | | 1000 GARAGE DISPOSAL | | 4 | 20 |
| 27 | | | | | | GARAGE DOOR OPENER | | 4 | 20 |
| 29 | | | | | | | | | 30 |
| VOLT AMPS PER LINE | | | | | | KVA @ 125% (LL) | | | |
| SUBTOTAL KVA: | | | | | | KVA (TOTAL FEEDER) | | | |
| TOTAL MINIMUM FEEDER SIZE (AMPS): REFER TO UNIT LOAD | | | | CALCULATIONS | | KVA (TOTAL FEEDER) | | | |

- NOTES:
- COMBINATION TYPE AFCI CIRCUIT BREAKER
 - VERIFY MECHANICAL LOAD AND ELECTRICAL REQUIREMENTS WITH THE ACTUAL EQUIPMENT IN THE FIELD.
 - LOAD CAPACITY AND PANEL SPACE FOR FUTURE LOAD.
 - COMBINATION TYPE AFCI & GFCI CIRCUIT BREAKER.

PLAN 3 PANEL SCHEDULE 4



TYPICAL RECEPTACLE HEIGHT INSTALLATION DETAIL 2



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 Dana Point, CA 92624
 Ph: 949.201.1333
 candelaeng.com



RIVERVIEW
 SANTEE, CALIFORNIA
 WILLIAM LYON HOMIES
 NEWPORT BEACH, CA

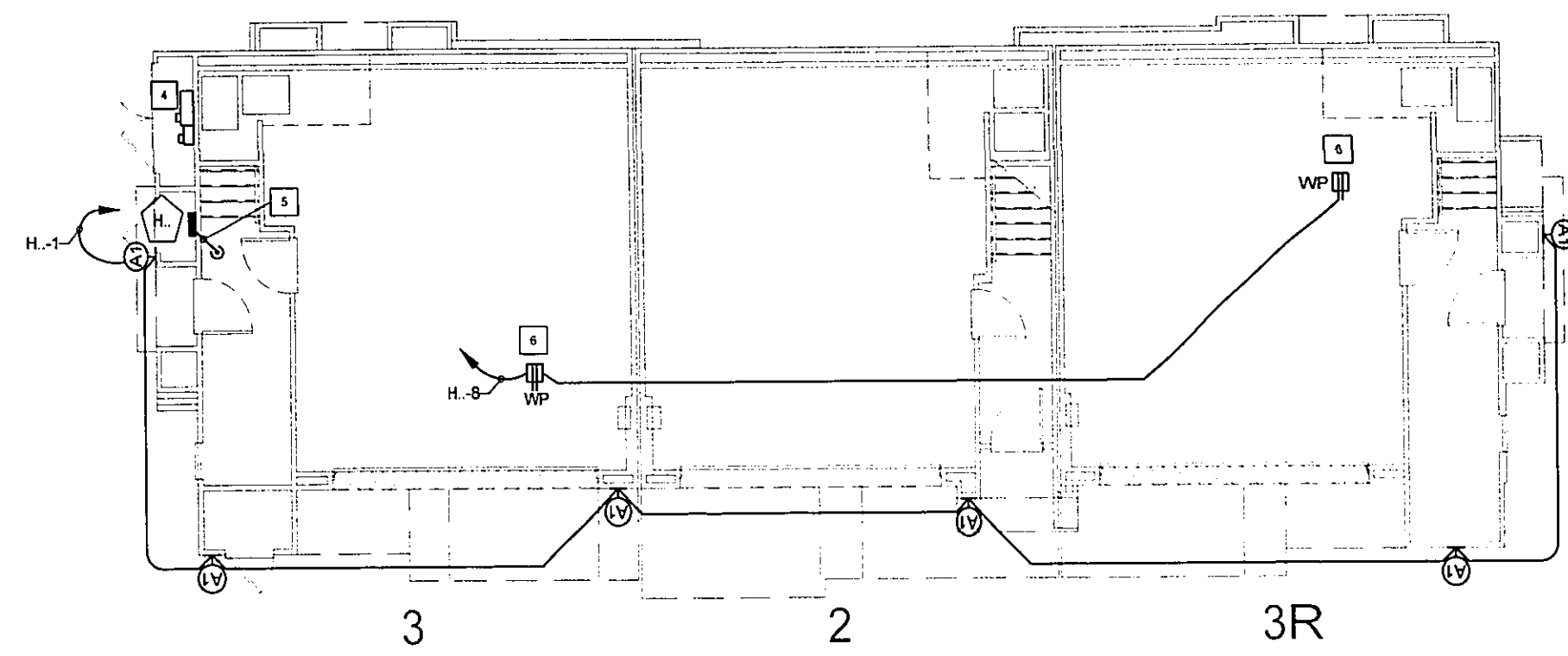
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PLAN 3
 ELECTRICAL
 FLOOR PLANS

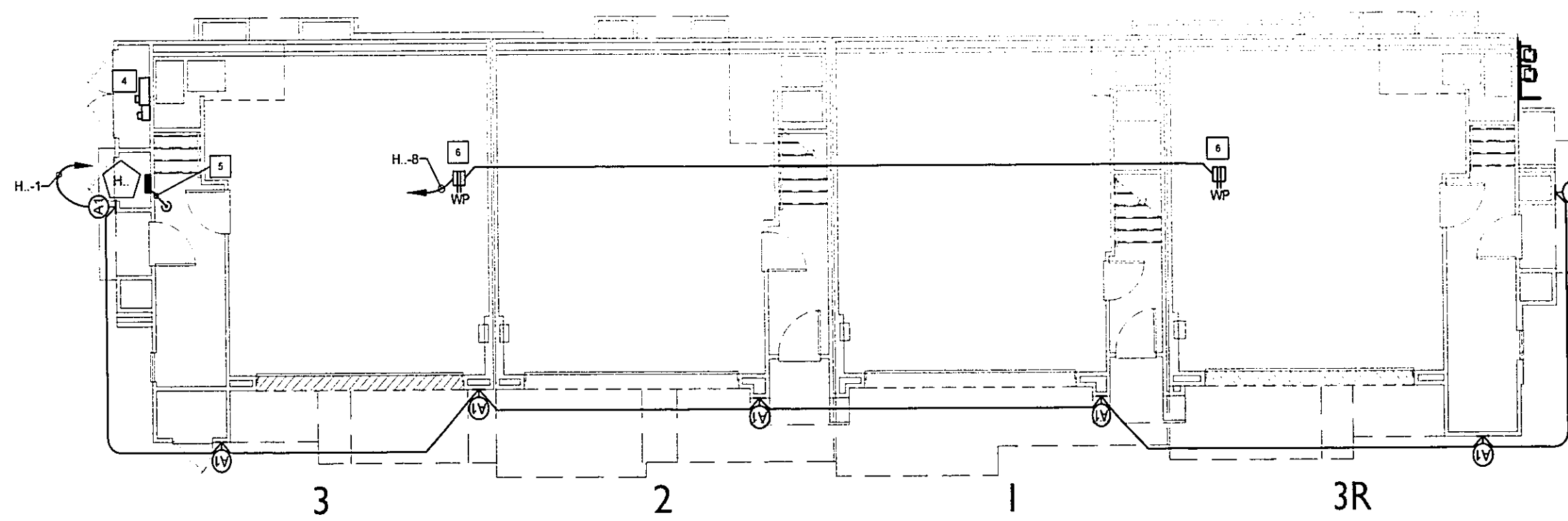
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 PROJECT MANAGER: _____
 DESIGNER: _____
 DRAWN BY: _____
 REVIEWED BY: _____
 1ST BLDG. DEPT. SUBMITTAL: _____
 ISSUED FOR CONSTRUCTION: _____
 JOB NUMBER: _____
 CAD FILE NAME: _____

02/13/2020 E1.3

TTM NO.



3-PLEX BUILDING - 1ST FLOOR - ELECTRICAL FLOOR PLAN 1



4-PLEX BUILDING - 1ST FLOOR - ELECTRICAL FLOOR PLAN 2

LIGHTING FIXTURE LEGEND

LED WALL LIGHT
1000 LUMENS AT 3000°K

ELECTRICAL DEVICE LEGEND

- Ⓢ SINGLE POLE SWITCH
- Ⓜ MANUAL ON - AUTOMATIC OFF "VACANCY" SENSOR SWITCH
- Ⓜ HUMIDISTAT WALL SWITCH
- Ⓢ DIMMER SWITCH
- 3 3 WAY SWITCH
- 3d 3 WAY DIMMER SWITCH
- 4 4 WAY SWITCH
- Ⓢ DUPLEX RECEPTACLE
- Ⓢ QUAD-POLE RECEPTACLE
- Ⓢ SPLIT WIRE "WAL-HOT" RECEPTACLE
- Ⓢ GFCI PROTECTED RECEPTACLE MOUNTED IN CEILING
- Ⓢ GFCI PROTECTED RECEPTACLE
- Ⓢ GFCI PROTECTED RECEPTACLE W/ WEATHERPROOF COVER
- Ⓢ JUNCTION BOX
- Ⓢ SMOKE DETECTOR
- Ⓢ COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
- Ⓢ RECESSED ELECTRICAL PANEL
- Ⓢ SURFACE MOUNTED ELECTRICAL PANEL
- Ⓢ EXHAUST FAN PER MECHANICAL PLANS
- Ⓢ ALIGN WITH DOWNLIGHTS WHERE POSSIBLE

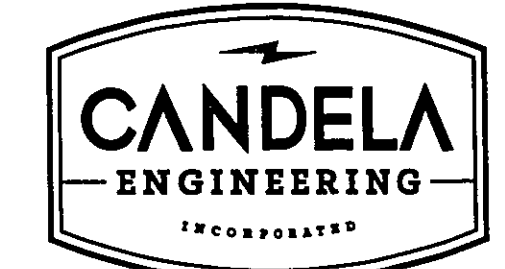
LOW VOLTAGE DEVICE LEGEND

SHOWN FOR LOCATION ONLY. REFER TO SPECIFICATIONS BY OTHER.

- Ⓢ TELEPHONE OUTLET
- Ⓢ DATA OUTLET
- Ⓢ TELEVISION OUTLET
- Ⓢ PUSH-BUTTON SWITCH
- Ⓢ DOOR BELL CHIME
- Ⓢ MEDIA DISTRIBUTION ENCLOSURE

ELECTRICAL KEY NOTES

- 1 FUTURE EV CHARGER PROVIDE 4" SQUARE BOX @ 145" AFF AND 1" CONDUIT TO UNIT ELECTRICAL PANEL FOR FUTURE USE
- 2 CONDENSING UNIT DISCONNECT SWITCH MOUNT @ +24" AFF 3/4" (OR 6/8") FUSIBLE DISCONNECT (NEMA 3-R RATED) FUSE AS INDICATED ON NAMEPLATE OF INSTALLED EQUIPMENT. RETAIL LOCATIONS FILED AND THIRTY-TWO (32) FROM DISCONNECT TO HVAC EQUIPMENT. REFER TO PANEL SCHEDULE FOR WIRE SIZE. REFER TO MECH PLAN FOR EXACT CONDENSER LOCATION.
- 3 REFER TO SITE LIGHTING PLAN FOR WALL LIGHT LOCATION. NOT ALL BUILDINGS WILL HAVE THIS LIGHT LOCATION.
- 4 UTILITY CLOSET MAY BE ON OTHER SIDE OF THE BUILDING. VERIFY WITH DRY UTILITY PLAN FOR EXACT LOCATION.
- 5 STUB UP 1" C.O. TO ROOF FOR FUTURE USE (FUTURE P) (FUTURE P)
- 6 OUTDOOR WEATHERPROOF RECEPTACLE LOCATED ON ROOF FOR AC UNITS. REFER TO MECHANICAL PLANS FOR AC UNIT LOCATIONS.



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27701 Calle Juanita
Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com



TTW NO.

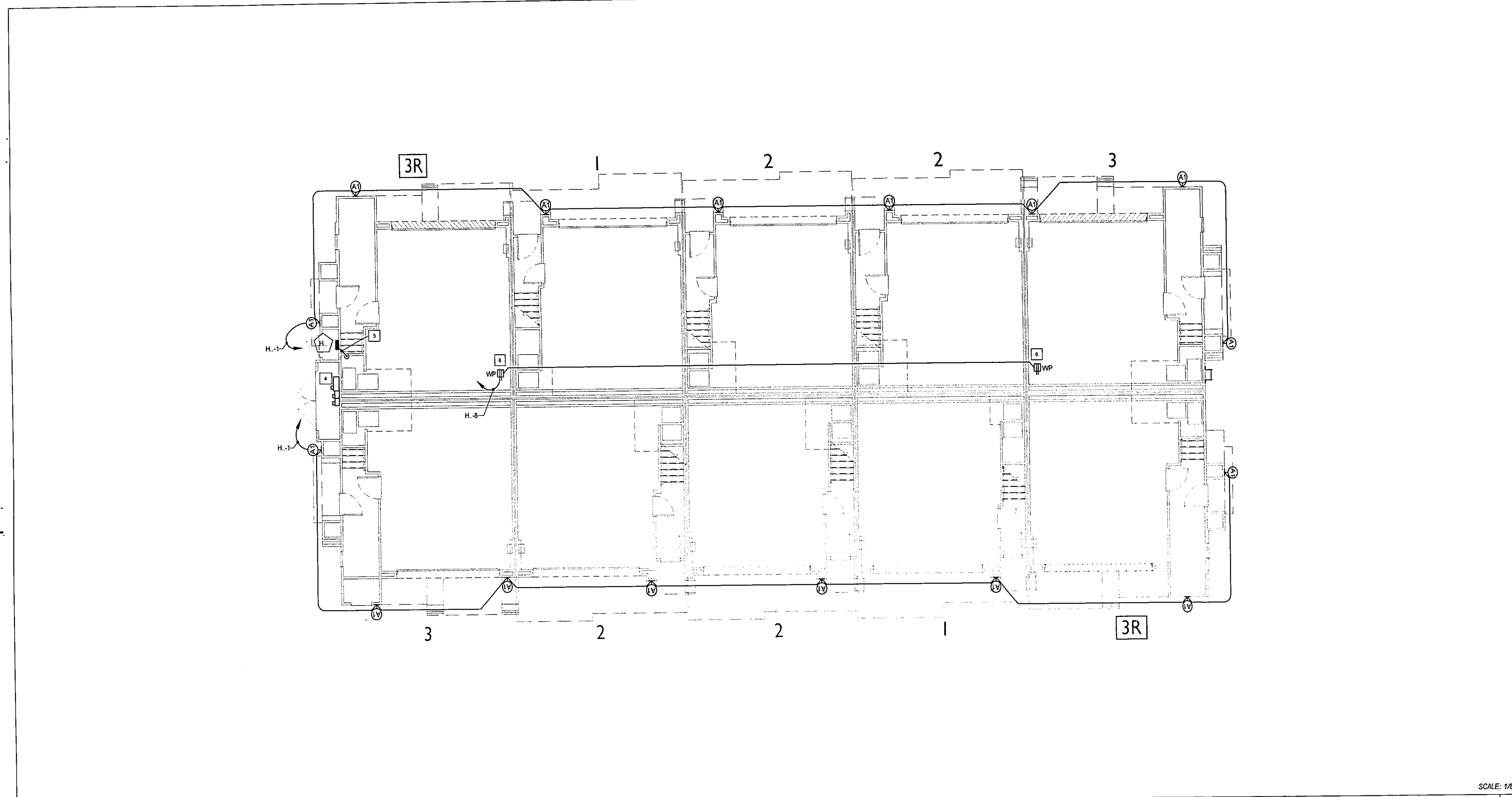
**RIVERVIEW
SANTEE, CALIFORNIA**
**WILLIAM LYON HOMES
NEWPORT BEACH, CA**

DO NOT SCALE PLANS

| REVISIONS | | |
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**3 & 4 PLEX BLDGS
ELECTRICAL
FLOOR PLANS**

| | |
|--------------------------|--------|
| SHEET SCALE: | |
| PROJECT MANAGER: | sm |
| DESIGNER: | sb |
| DRAWN BY: | |
| REVIEWED BY: | |
| 1ST BLDG DEPT. SUBMITAL: | 18-19 |
| ISSUED FOR CONSTRUCTION: | |
| JOB NUMBER: | |
| CAD FILE NAME: | |
| | SHEET: |
| 02/13/2020 | E2.1 |



10-PLEX BUILDING - 1ST FLOOR - ELECTRICAL FLOOR PLAN 1

LIGHTING FIXTURE LEGEND

LED WALL LIGHT
1000 LUMENS @ 3000°K

ELECTRICAL DEVICE LEGEND

- S SINGLE POLE SWITCH
- Y MANUAL ON - AUTOMATIC OFF "VACANCY" SENSOR SWITCH
- H HUMIDISTAT WALL SWITCH
- D DIMMER SWITCH
- 3 3 WAY SWITCH
- 3W 3 WAY DIMMER SWITCH
- 4 4 WAY SWITCH
- ⊕ DUPLEX RECEPTACLE
- ⊕ QUAD-PLEX RECEPTACLE
- ⊕ SPLIT WIRE "HALF-HOT" RECEPTACLE
- ⊕ GFCI PROTECTED RECEPTACLE MOUNTED IN CEILING
- ⊕ GFCI PROTECTED RECEPTACLE
- ⊕ GFCI PROTECTED RECEPTACLE W/ WEATHERPROOF COVER
- ⊕ JUNCTION BOX
- ⊕ SMOKE DETECTOR
- ⊕ COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
- RECESSED ELECTRICAL PANEL
- SURFACE MOUNTED ELECTRICAL PANEL
- EXHAUST FAN PER MECHANICAL PLANS
ALIGN WITH DOWNLIGHTS WHERE POSSIBLE

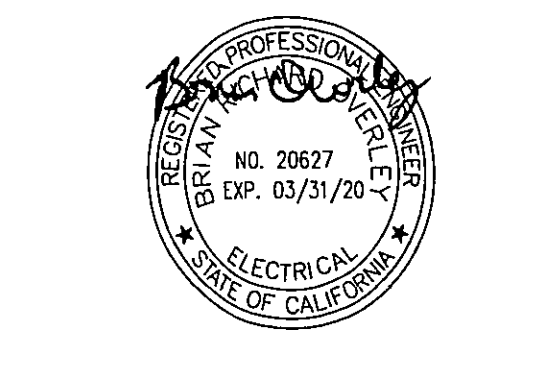
LOW VOLTAGE DEVICE LEGEND

- SHOWN FOR LOCATION ONLY. REFER TO SPECIFICATIONS BY OTHER.
- ☐ TELEPHONE OUTLET
 - ☐ DATA OUTLET
 - ☐ TELEVISION OUTLET
 - ☐ PUSH-BUTTON SWITCH
 - ☐ DOOR BELL CHIME
 - ☐ MEDIA DISTRIBUTION ENCLOSURE

ELECTRICAL KEY NOTES

- 1 FUTURE EV CHARGER PROVIDE 4" SQUARE BOX @ +48" AFF AND 1" CONDUIT TO UNIT ELECTRICAL PANEL FOR FUTURE USE
- 1 CONDENSING UNIT DISCONNECT SWITCH MOUNT @ +24" AFF 30AMP (OR 60AMP) FUSIBLE DISCONNECT (MEDIA 3/8" RATED) FUSE AS INDICATED ON NAMEPLATE OF INSTALLED EQUIPMENT. INSTALL LIQUIDTIGHT FLEX AND THINWALL FROM DISCONNECT TO HVAC EQUIPMENT. REFER TO PANEL SCHEDULE FOR WIRE SIZE. REFER TO MECH. PLAN FOR EXACT CONDENSER LOCATION.
- 1 REFER TO SITE LIGHTING PLAN FOR WALL LIGHT LOCATION. NOT ALL BUILDINGS WILL HAVE THIS LIGHT LOCATION.
- 1 UTILITY CLOSET MAY BE ON OTHER SIDE OF THE BUILDING. VERIFY WITH DRY UTILITY PLAN FOR EXACT LOCATION.
- 1 STUB UP 1" C.O. TO ROOF FOR FUTURE USE (FUTURE P)
- 1 OUTDOOR WEATHERPROOF RECEPTACLE LOCATED ON ROOF FOR AC UNITS. REFER TO MECHANICAL PLANS FOR AC UNIT LOCATIONS.

NOT USED 2



TTM NO.

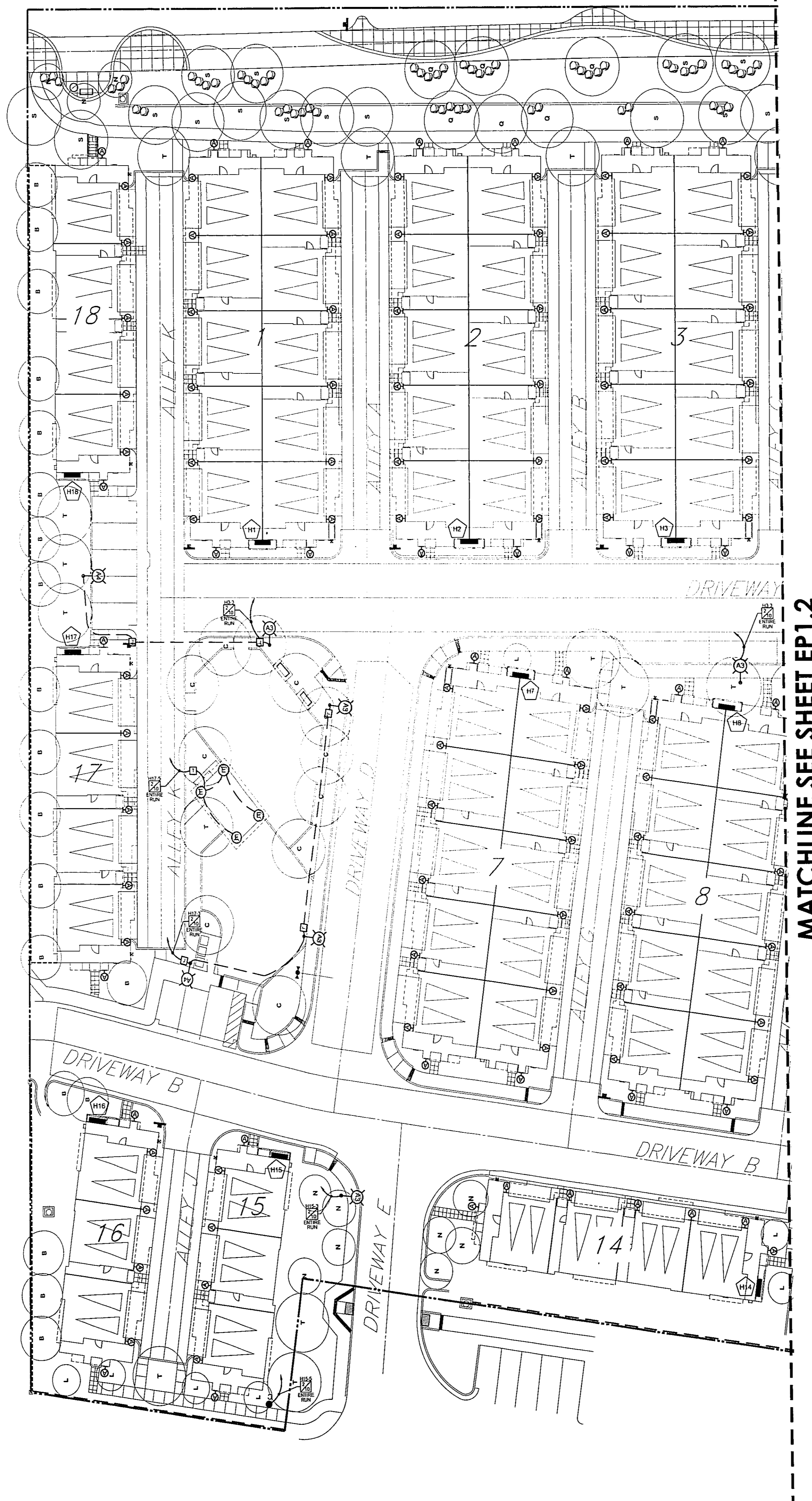
RIVERVIEW
SANTEE, CALIFORNIA

WILLIAM LYON HOMES
NEWPORT BEACH, CA

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10 PLEX BLDG.
ELECTRICAL
FLOOR PLANS

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| SHEET SCALE: | |
| PROJECT MANAGER: | |
| DRAWN BY: | |
| DESIGNED BY: | |
| REVIEWED BY: | |
| 1ST BLDG. DEPT. SUBMITTAL: | 18-128 |
| ISSUED FOR CONSTRUCTION: | |
| JOB NUMBER: | |
| CAD FILE NAME: | |
| SHEET: | E2.2 |
| DATE: | 02/13/2020 |



MATCHLINE SEE SHEET EP1.2

EXTERIOR SITE ELECTRICAL NOTES

1. EXTERIOR SITE LIGHTING CONDUITS TO BE # 12 THRUHWAN 2 CU IN 3/4" SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED. MINIMUM COVER PER NEC 300.5(A) (SEE THIS SHEET).
2. UNDERGROUND PULL BOXES ARE TO BE SIZE 3-12. ADDITIONAL PULL BOXES MAY BE NEEDED THAN CURRENTLY SHOWN ON THE PLANS TO HELP IN PULLING THE CONDUITS DURING INSTALLATION. THE COVER OF THE PULL BOXES ARE TO BE MARKED WITH "ELECTRIC".
3. SPLICES AND TAPS SHALL BE MADE IN PULL BOXES OR POLE BASE HAND HOLES ONLY.
4. REFER TO THE DRY UTILITY CONSULTANT PLANS OR SERVING UTILITY PLANS TO CONFIRM THE SERVICE LOCATION PRIOR TO BEGINNING UNDERGROUND WORK.
5. ELECTRICAL CONTRACTOR SHALL INSTALL A 3/16" MIN. PULL ROPE IN ALL EMPTY CONDUITS OR SLEEVES.
6. UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40, UNLESS LOCAL CODES OR THE SOILS REPORT REQUIRE A DIFFERENT TYPE OF CONDUIT.
7. THE ELECTRICAL CONTRACTOR MUST NEVER HAVE A GENERAL LIGHTING FIXTURE (WALL LIGHT, POLE LIGHT, BOLLARD, ETC.) WIRING AFTER AN ACCIDENT LIGHT SUCH THAT IF THE ACCIDENT LIGHT WAS REMOVED OR DAMAGED IT WOULD AFFECT THE GENERAL LIGHTING FIXTURES POWER.
8. THE ELECTRICAL CONTRACTOR MUST FLIP THE CIRCUIT BREAKER TO OFF BEFORE ANY MAINTENANCE OR REPLACEMENT OF AN ELECTRICAL FIXTURE, LAMP, DEVICE OR CONTROLLER.
9. IF GATES FOR PEDESTRIANS AND/OR VEHICLES ARE TO BE INSTALLED, THE ELECTRICAL CONTRACTOR IS TO COORDINATE WITH THE GATE CONTRACTOR(S) TO MAKE SURE ANY NECESSARY CONDUITS, CIRCUITS OR WIRING ARE TO BE INSTALLED OTHER THAN WHAT IS SHOWN ON THIS PLAN. ALSO, LOW VOLTAGE CONDUIT MAY ALSO BE NEEDED FOR ACCESS CONTROL. COORDINATE ON LOCATION AND REQUIREMENTS FOR RBOX BOX, PROVIDE EQUIPMENT AS REQUIRED.

ELECTRICAL DEVICE LEGEND

- JUNCTION BOX
- UNDERGROUND PULL BOX
- ▭ ELECTRICAL PANEL
- ▭ TRANSFORMER - DIRECT BURIAL (FOCUS INDUSTRIES-VERIFY WATTAGE)
- ▭ IRRIGATION CONTROLLER
- ▭ ELECTRICAL PANEL IDENTIFICATION
- - - PVC SCHEDULE 40 UNDERGROUND CONDUIT
- H-X CIRCUIT IDENTIFIER
- C# CIRCUIT NUMBER
- P# PANEL IDENTIFICATION
- VD=X% VOLTAGE DROP

ELECTRICAL KEY NOTES

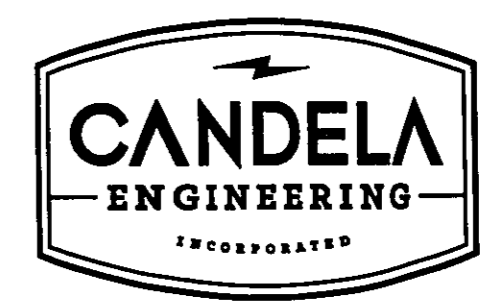
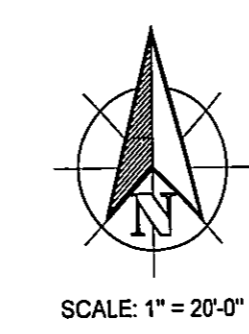
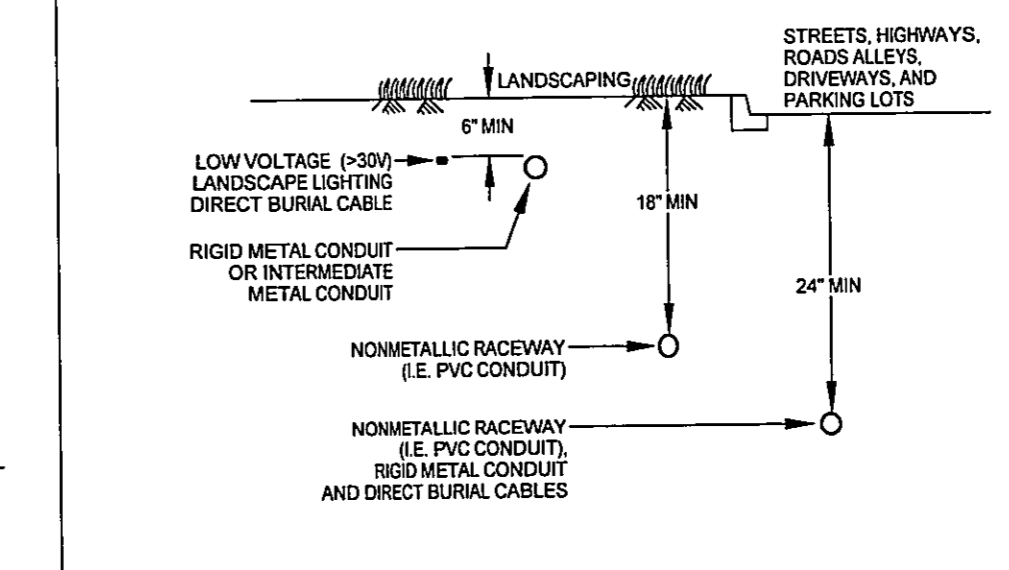
1. POWER FOR BACKLIT MONUMENT LIGHTING TO BE CONTROLLED BY ASTRONOMICAL TIME CLOCK. REFER TO MONUMENT PLANS BY OTHER FOR ADDITIONAL INFORMATION.
2. PULLBOX, CONDUIT WITH PULL ROPE FOR FUTURE EV CHARGING PARKING SPACES. RUN CONDUIT TO BUILDING ELECTRICAL CABINET.
3. POWER FOR LANDSCAPE FEATURE.
4. SEWER PUMP STATION CONTROL PANEL PROVIDED BY OTHERS.

- INDICATES CIRCUIT NUMBER (TYPICAL)
- 2 #12 THRUHWAN 2 CU IN 1 #12 CU-GND IN 3/4" SCH. 40 PVC CONDUIT
 - 3 #12 THRUHWAN 2 CU IN 1 #12 CU-GND IN 3/4" SCH. 40 PVC CONDUIT
 - 2 #12 THRUHWAN 2 CU IN 1 #12 CU-GND IN 3/4" SCH. 40 PVC CONDUIT

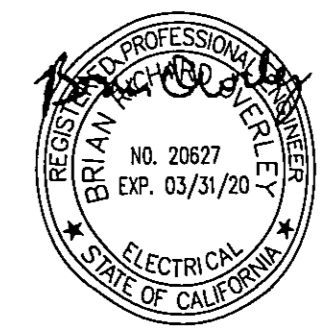
LIGHTING FIXTURE LEGEND

- 1. 53W LED 18FT POLE LIGHT
TYPE III LIGHTING DISTRIBUTION
USA8 DSS2-VLED-48LED-300MA-WW-XPD-1-120V
RINTS-124-11
3000 DEGREE K LAMP
- 2. 53W LED 18FT POLE LIGHT
TYPE IV LIGHTING DISTRIBUTION
USA8 DSS2-VLED-48LED-300MA-WW-XPD-1-120V
RINTS-124-11
3000 DEGREE K LAMP
- 3. 53W LED 18FT POLE LIGHT
TYPE V LIGHTING DISTRIBUTION
USA8 DSS2-VLED-48LED-300MA-WW-XPD-1-120V
RINTS-124-11
3000 DEGREE K LAMP
- 4. 15W LED BOLLARD
36" TALL
KIN8 CS230-14LHCK40V
3000 DEGREE K LAMP
ASYMMETRIC DISTRIBUTION. LIGHTS TO FACE SIDEWALK.
*FINISH BY OWNER
- 5. 15W LED TREE UP LIGHT (FIELD DIMMABLE)
HACCP ILL-D-W-H-HERMA POST
3000K
- 6. LED TRELLIS LIGHT (LOW VOLTAGE)
80W N81 LED-86-60-40-120-11-0282L-MINI CANOPY MOUNT
3000K
- 7. LED WALL LIGHT (1000 LUMEN MIN)
3000 DEGREE K LAMP - MIN. OF 17-0" TO BOTTOM OF FIXTURE.
- 8. LED WALL LIGHT (1000 LUMEN MIN)
3000 DEGREE K LAMP - MIN. OF 17-0" TO BOTTOM OF FIXTURE.
NOTE: TYPICAL LOCATIONS.
ONLY INSTALL PER SITE LIGHTING PLAN. NOT EVERY BUILDING.

MINIMUM COVER REQUIREMENTS



LIGHTING DESIGN | ELECTRICAL ENGINEERING
27301 Calle Juanita
Dana Point, CA 92624
Ph: 949.201.1335
candelaeengineering.com



TTM INC.

RIVERVIEW
SANTEE, CALIFORNIA

WILLIAM LYON HOMES
NEWPORT BEACH, CA

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ELECTRICAL SITE PLAN

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|----------------------------|--------------|
| SHEET SCALE: | |
| PROJECT MANAGER: | JD |
| DESIGNER: | SB |
| DRAWN BY: | |
| REVIEWED BY: | |
| 1ST BLDG. DEPT. SUBMITTAL: | 02-19 |
| ISSUED FOR CONSTRUCTION: | |
| JOB NUMBER: | |
| CAD FILE NAME: | |
| 02/13/2020 | ES1.1 |

MATCHLINE SEE SHEET EST. 1



EXTERIOR SITE ELECTRICAL NOTES

- EXTERIOR SITE LIGHTING CONDUCTORS TO BE #12 THRU #14 AWG 2 CU IN 3/4" SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED. MINIMUM COVER PER NEC 300.5(A) (SEE THIS SHEET).
- UNDERGROUND PULL BOXES ARE TO BE SIZE 3-1/2. ADDITIONAL PULL BOXES MAY BE NEEDED THAN CURRENTLY SHOWN ON THE PLANS TO HELP IN PULLING THE CONDUCTORS DURING INSTALLATION. THE COVER OF THE PULL BOXES ARE TO BE MARKED WITH "ELECTRIC".
- SPICES AND TAPS SHALL BE MADE IN PULL BOXES OR POLE BASE HAND HOLES ONLY.
- REFER TO THE DRY UTILITY CONSULTANT PLANS OR SERVING UTILITY PLANS TO CONFIRM THE SERVICE LOCATION PRIOR TO BEGINNING UNDERGROUND WORK.
- ELECTRICAL CONTRACTOR SHALL INSTALL A 3/16" MIN. PULL ROPE IN ALL EMPTY CONDUITS OR SLEEVES.
- UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40, UNLESS LOCAL CODES OR THE SOils REPORT REQUIRE A DIFFERENT TYPE OF CONDUIT.
- THE ELECTRICAL CONTRACTOR MUST NEVER HAVE A GENERAL LIGHTING FIXTURE (WALL LIGHT, POLE LIGHT, ROLLAND, ETC.) WIRED AFTER AN ACCESS LIGHT SUCH THAT IF THE ACCESS LIGHT WERE REMOVED OR DAMAGED IT WOULD AFFECT THE GENERAL LIGHTING FIXTURE'S POWER.
- THE ELECTRICAL CONTRACTOR MUST FLIP THE CIRCUIT BREAKER TO OFF BEFORE ANY MAINTENANCE OR REPLACEMENT OF AN ELECTRICAL FIXTURE, LAMP, DEVICE OR CONTROLLER.
- IF GATES FOR PEDESTRIANS AND/OR VEHICLES ARE TO BE INSTALLED, THE ELECTRICAL CONTRACTOR IS TO COORDINATE WITH THE SAME CONTRACTOR(S) TO MAKE SURE ANY NECESSARY CONDUITS, CIRCUITS OR WIRING ARE TO BE INSTALLED OTHER THAN WHAT IS SHOWN ON THIS PLAN. ALSO, LOW VOLTAGE CONDUIT MAY ALSO BE NEEDED FOR ACCESS CONTROL. COORDINATE ON LOCATION AND REQUIREMENTS FOR KNOX BOX, PROVIDE EQUIPMENT AS REQUIRED.

ELECTRICAL DEVICE LEGEND

- JUNCTION BOX
- UNDERGROUND PULL BOX
- ELECTRICAL PANEL
- ▣ TRANSFORMER - DIRECT BURIAL (FOCUS INDUSTRIES-VERIFY WATTAGE)
- ▤ IRRIGATION CONTROLLER
- ⊕ ELECTRICAL PANEL IDENTIFICATION
- PVC SCHEDULE 40 UNDERGROUND CONDUIT
- H-X CIRCUIT IDENTIFIER
- CIRCUIT NUMBER
- PANEL IDENTIFICATION
- VdX.X% VOLTAGE DROP

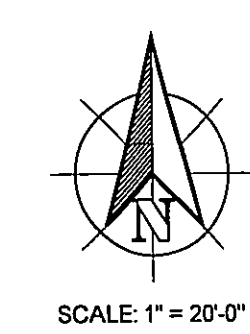
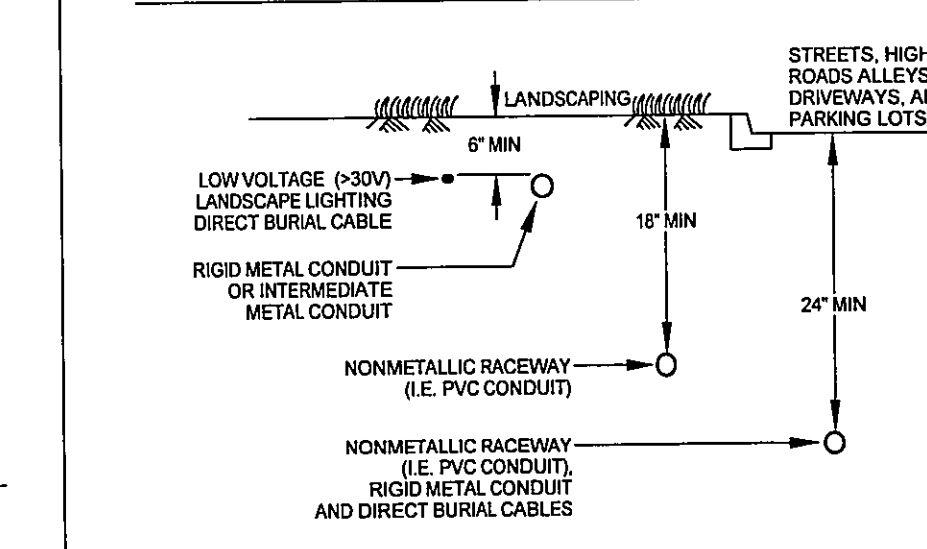
ELECTRICAL KEY NOTES

- POWER FOR BACKLIT MONUMENT LIGHTING. TO BE CONTROLLED BY ASTRONOMICAL CLOCK. REFER TO MONUMENT PLANS BY OTHER FOR ADDITIONAL INFORMATION.
 - PULLBOX CONDUIT WITH PULL ROPE FOR FUTURE EV CHARGING PARKING SPACES. RUN CONDUIT TO BUILDING ELECTRICAL CABINET.
 - POWER FOR LANDSCAPE FEATURE.
 - SEWER PUMP STATION CONTROL PANEL. PROVIDED BY OTHERS.
- INDICATES CIRCUIT NUMBER (TYPICAL)
- 2 #10 THRU #14 AWG 2 CU IN 1/2" SCHEDULE 40 PVC CONDUIT
 - 3 #10 THRU #14 AWG 2 CU IN 1/2" SCHEDULE 40 PVC CONDUIT
 - 2 #12 THRU #14 AWG 2 CU IN 1/2" SCHEDULE 40 PVC CONDUIT

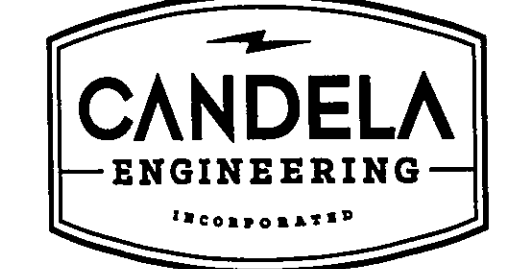
LIGHTING FIXTURE LEGEND

- 33W LED 18FT POLE LIGHT TYPE IV LIGHTING DISTRIBUTION LIGHTS ARE TO BE 3300A-WW-XPD-1-120V 3000 DEGREE K LAMP
 - 33W LED 18FT POLE LIGHT TYPE IV LIGHTING DISTRIBUTION LIGHTS ARE TO BE 3300A-WW-XPD-1-120V 3000 DEGREE K LAMP
 - 33W LED 18FT POLE LIGHT TYPE IV LIGHTING DISTRIBUTION LIGHTS ARE TO BE 3300A-WW-XPD-1-120V 3000 DEGREE K LAMP
 - 15W LED ROLLAND 36" TALL "SHADOWLAMP" 3000 DEGREE K LAMP ASYMMETRIC DISTRIBUTION. LIGHTS TO FACE SIDEWALK. FINISH BY OWNER.
 - 15W LED TREE LIGHT (FIELD DIMMABLE) 3000K 150-180-111-150MM POST 3000K
 - LED TRELLIS LIGHT (LOW VOLTAGE) 180-180-180-180-11-11-3000K MIN. CANOPY MOUNT 3000K
 - LED WALL LIGHT (1000 LUMEN MIN.) 3000 DEGREE K LAMP - MIN. OF +7'-0" TO BOTTOM OF FIXTURE.
 - LED WALL LIGHT (1000 LUMEN MIN.) 3000 DEGREE K LAMP - MIN. OF +7'-0" TO BOTTOM OF FIXTURE. NON-TYPICAL LOCATIONS. ONLY INSTALL PER SITE LIGHTING PLAN. NOT EVERY BUILDING.
- SELECT BY OWNER

MINIMUM COVER REQUIREMENTS



ELECTRICAL SITE PLAN 1



LIGHTING DESIGN | ELECTRICAL ENGINEERING
 27201 Calle Surferia
 Dana Point, CA 92624
 Ph. 949.201.1333
 candelaengineering.com



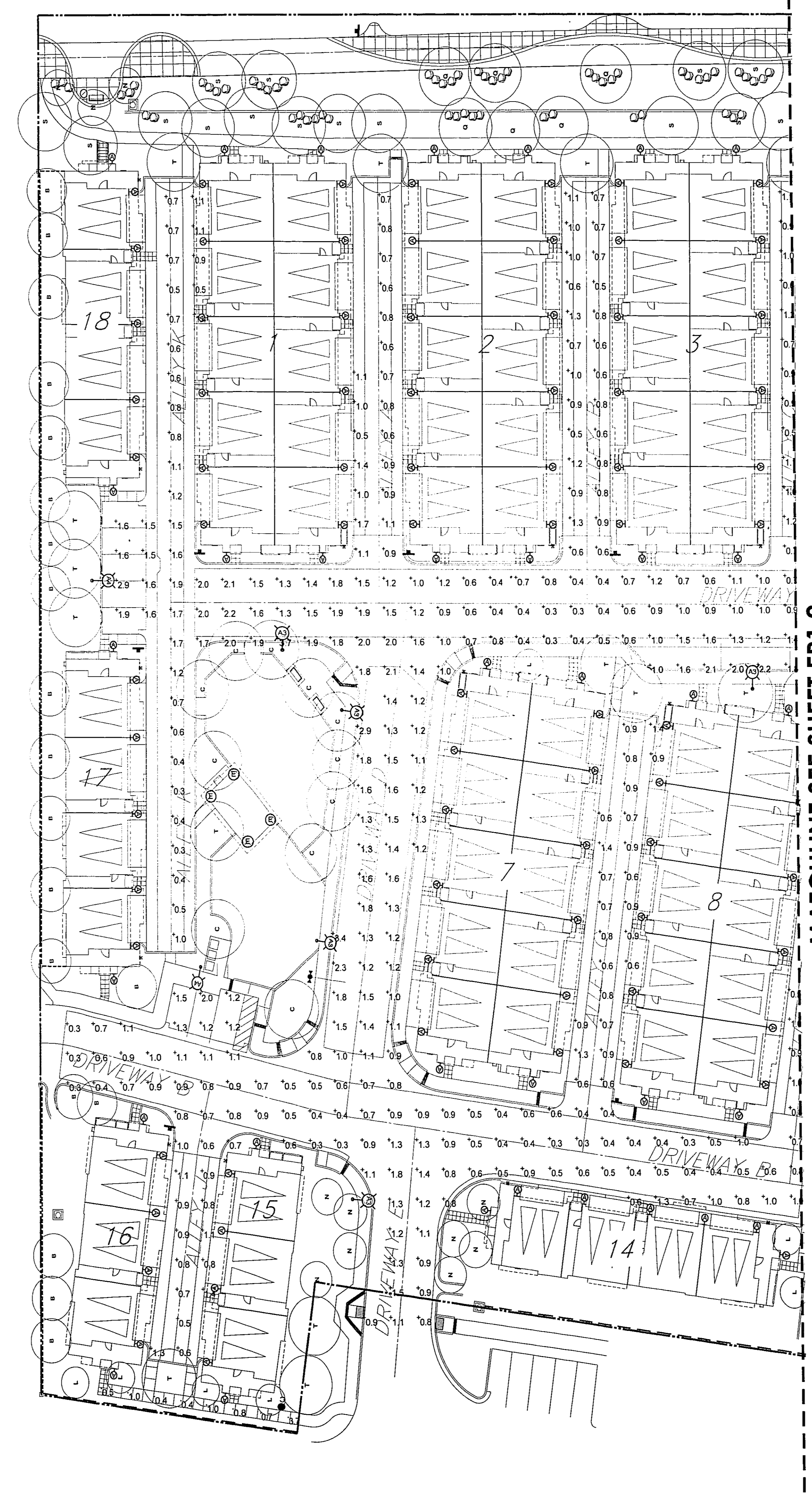
TTM NO.

RIVERVIEW
 SANTEE, CALIFORNIA
 WILLIAM LYON HOMES
 NEWPORT BEACH, CA

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ELECTRICAL SITE PLAN

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| SHEET SCALE: | |
| PROJECT MANAGER: | JD |
| DESIGNER: | JB |
| OWNER: | |
| REVIEWED BY: | |
| EST. BLDG. DEPT. SUBMITTAL: | 18-128 |
| ISSUED FOR CONSTRUCTION: | |
| JOB NUMBER: | |
| CAD FILE NAME: | |
| DATE: | 02/13/2020 |
| SHEET: | EST.1.2 |



MATCHLINE SEE SHEET EPI.2

PHOTOMETRIC SITE PLAN 1

EXTERIOR SITE ELECTRICAL NOTES

1. EXTERIOR BULKHEAD CONDUITORS TO BE #12 THIRTYTWO (32) CU IN 3/4" SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED. MINIMUM COVER PER NEC 300.5(A) (SEE THIS SHEET)
2. UNDERGROUND PULL BOXES ARE TO BE SIZE 3-10. ADDITIONAL PULL BOXES MAY BE NEEDED THAN CURRENTLY SHOWN ON THE PLANS TO HELP IN PULLING THE CONDUIT DURING INSTALLATION. THE COVER OF THE PULL BOXES ARE TO BE MARKED WITH "ELECTRIC".
3. SPLICES AND TAPS SHALL BE MADE IN PULL BOXES OR POLE BASE HAND HOLES ONLY.
4. REFER TO THE DRY UTILITY CONSULTANT PLANS OR SERVING UTILITY PLANS TO CONFIRM THE SERVICE LOCATION PRIOR TO BEGINNING UNDERGROUND WORK.
5. ELECTRICAL CONTRACTOR SHALL INSTALL A 3/8" MIN. PULL ROPE IN ALL EMPTY CONDUITS OR SLEEVES.
6. UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40, UNLESS LOCAL CODES OR THE SOILS REPORT REQUIRE A DIFFERENT TYPE OF CONDUIT.
7. THE ELECTRICAL CONTRACTOR MUST NEVER HAVE A GENERAL LIGHTING FIXTURE (WALL LIGHT, LIGHT BOLLARD, ETC.) WIRED AFTER AN ACCENT LIGHT SUCH THAT IF THE ACCENT LIGHT WAS REMOVED OR DAMAGED IT WOULD AFFECT THE GENERAL LIGHTING FIXTURE'S POWER.
8. THE ELECTRICAL CONTRACTOR MUST FLIP THE CIRCUIT BREAKER TO OFF BEFORE ANY MAINTENANCE OR REPLACEMENT OF AN ELECTRICAL FIXTURE, LAMP, SERVICE, OR CONTROLLER.
9. IF GATES FOR PEDESTRIANS AND/OR VEHICLES ARE TO BE INSTALLED, THE ELECTRICAL CONTRACTOR IS TO COORDINATE WITH THE GATE CONTRACTORS TO MAKE SURE ANY NECESSARY CONDUITS, CIRCUITS OR WIRING ARE TO BE INSTALLED OTHER THAN WHAT IS SHOWN ON THIS PLAN. ALSO, LOW VOLTAGE CONDUIT MAY ALSO BE NEEDED FOR ACCESS CONTROL. COORDINATE ON LOCATION AND REQUIREMENTS FOR KNOX BOX. PROVIDE EQUIPMENT AS REQUIRED.

ELECTRICAL DEVICE LEGEND

- JUNCTION BOX
- UNDERGROUND PULL BOX
- ELECTRICAL PANEL
- TRANSFORMER - DIRECT BURIAL (FOCUS INDUSTRIES-VERIFY WATTAGE)
- IRRIGATION CONTROLLER
- ELECTRICAL PANEL IDENTIFICATION
- PVC SCHEDULE 40 UNDERGROUND CONDUIT
- CIRCUIT IDENTIFIER
- CIRCUIT NUMBER
- PANEL IDENTIFICATION
- VOLTAGE DROP

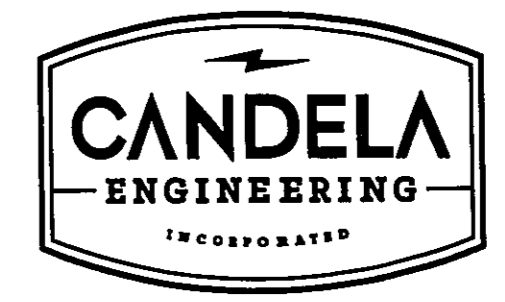
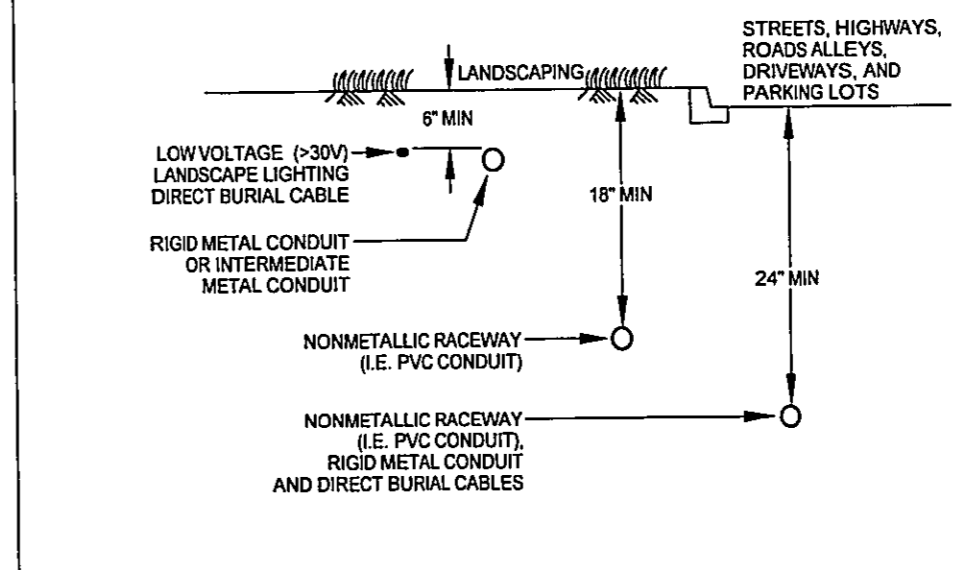
ELECTRICAL KEY NOTES

- 1. POWER FOR BACKLIT MONUMENT LIGHTING TO BE CONTROLLED BY ASTRONOMICAL TIME CLOCK. REFER TO MONUMENT PLANS BY OTHER FOR ADDITIONAL INFORMATION.
 - 2. PULL BOX, CONDUIT WITH PULL ROPE FOR FUTURE EV CHARGING PARKING SPACES. RUN CONDUIT TO BUILDING ELECTRICAL CABINET.
 - 3. POWER FOR LANDSCAPE FEATURE.
 - 4. SEWER PUMP STATION CONTROL PANEL PROVIDED BY OTHERS.
- INDICATES CIRCUIT NUMBER (TYPICAL)
- -
 -

LIGHTING FIXTURE LEGEND

- 53W LED 18FT POLE LIGHT TYPE II LIGHTING DISTRIBUTION USAR OSE/VLED-BI-48LED300MA-WW-XPD-1-120V RHTS-184-11 3000 DEGREE K LAMP
 - 53W LED 18FT POLE LIGHT TYPE IV LIGHTING DISTRIBUTION USAR OSE/VLED-IV-48LED300MA-WW-XPD-1-120V RHTS-184-11 3000 DEGREE K LAMP
 - 53W LED 18FT POLE LIGHT TYPE VI LIGHTING DISTRIBUTION USAR OSE/VLED-VI-48LED300MA-WW-XPD-1-120V RHTS-184-11 3000 DEGREE K LAMP
 - 15W LED BOLLARD 3" TALL KORN CR36-15L-04K-15W 3000 DEGREE K LAMP ASYMMETRIC DISTRIBUTION LIGHTS TO FACE SIDEWALK *FINISH BY OWNER
 - 10W LED TREE UP-LIGHT (FIELD DIMMABLE) HACCOR BL30-WH-PERMA POST 300K
 - LED TRELLE LIGHT (LOW VOLTAGE) 800 NSHLED-800-MFL-A8-12-11-3000L-MIN CANOPY MOUNT 300K
 - LED WALL LIGHT (1000 LUMEN MIN.) 3000 DEGREE K LAMP - MIN. OF 47-0" TO BOTTOM OF FIXTURE.
 - LED WALL LIGHT (1000 LUMEN MIN.) 3000 DEGREE K LAMP - MIN. OF 47-0" TO BOTTOM OF FIXTURE. NON-TYPICAL LOCATIONS ONLY INSTALL PER SITE LIGHTING PLAN. NOT EVERY BUILDING.
- SELECT BY OWNER

MINIMUM COVER REQUIREMENTS



LIGHTING DESIGN | ELECTRICAL ENGINEERING
 27201 Calle Naranja
 Dana Point, CA 92624
 Ph: 949.201.1333
 candelaengineering.com



TTM NO.

RIVERVIEW
SANTEE, CALIFORNIA

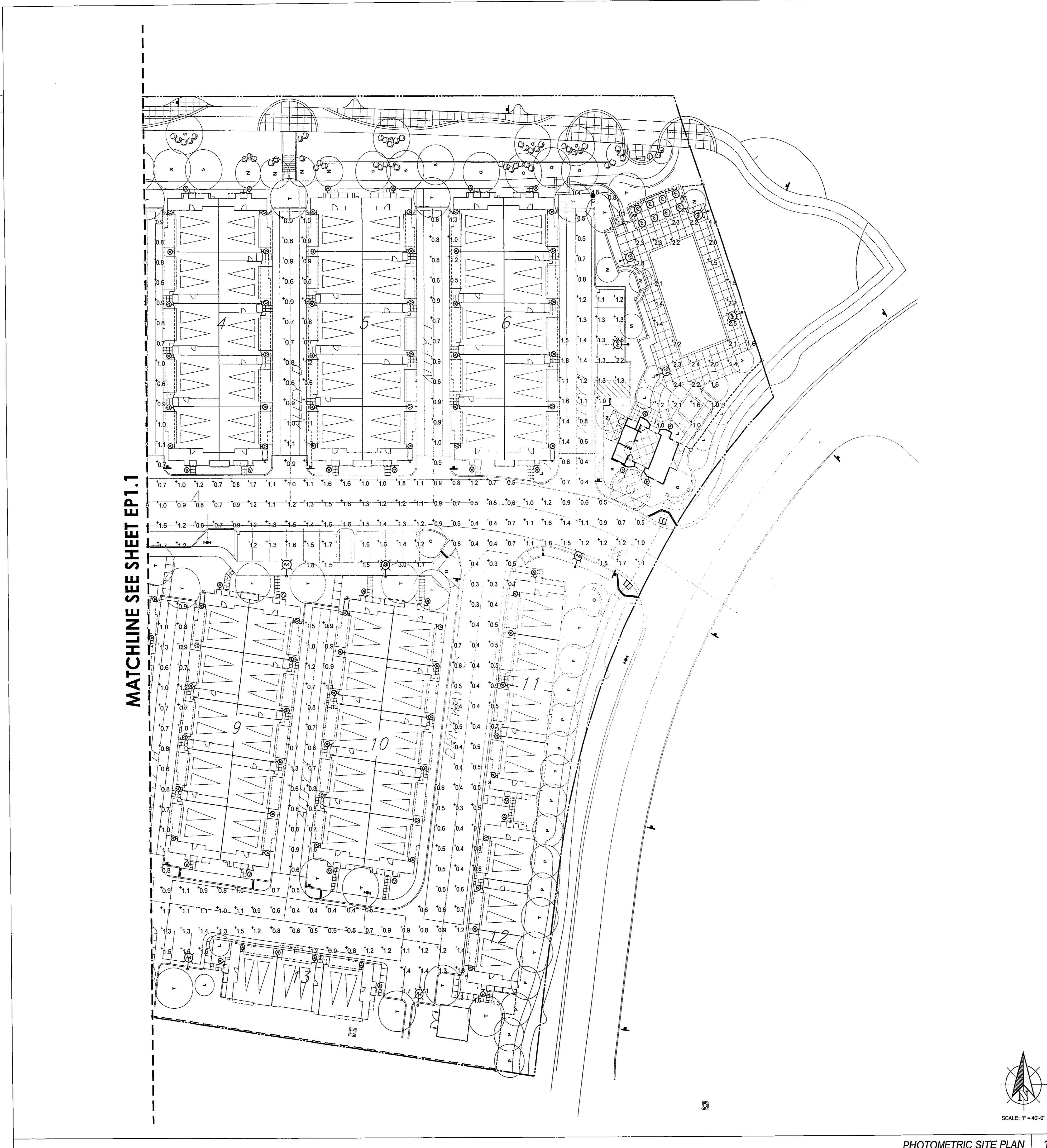
WILLIAM LYON HOMES
NEWPORT BEACH, CA

REVISIONS

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PHOTOMETRIC SITE PLAN

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| SHEET SCALE: | |
| PROJECT MANAGER: | |
| DESIGNER: | |
| DRAWN BY: | |
| REVIEWED BY: | |
| 1ST BLDG. DEPT. SUBMITTAL: | |
| ISSUED FOR CONSTRUCTION: | |
| JOB NUMBER: | |
| CAD FILE NAME: | |
| DATE: | 02/13/2020 |
| SHEET: | EPI.1 |



MATCHLINE SEE SHEET EP1.1

EXTERIOR SITE ELECTRICAL NOTES

- EXTERIOR SITE LIGHTING CONDUCTORS TO BE #12 THHN/THW-2 CU IN 3/4" SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED. MINIMUM COVER PER NEC 300.5(A) (SEE THIS SHEET).
- UNDERGROUND PULL BOXES ARE TO BE SIZE 3-1/2. ADDITIONAL PULL BOXES MAY BE NEEDED THAN CURRENTLY SHOWN ON THE PLANS TO HELP IN PULLING THE CONDUCTORS DURING INSTALLATION. THE COVER OF THE PULL BOXES ARE TO BE MARKED WITH "ELECTRIC".
- SPICES AND TAPS SHALL BE MADE IN PULL BOXES OR POLE BASE HAND HOLES ONLY.
- REFER TO THE DRY UTILITY CONSULTANT PLANS OR SERVING UTILITY PLANS TO CONFIRM THE SERVICE LOCATION PRIOR TO BEGINNING UNDERGROUND WORK.
- ELECTRICAL CONTRACTOR SHALL INSTALL A 3/16" MIN. PULL ROPE IN ALL EMPTY CONDUITS OR SLEEVES.
- UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40, UNLESS LOCAL CODES OR THE SOILS REPORT REQUIRE A DIFFERENT TYPE OF CONDUIT.
- THE ELECTRICAL CONTRACTOR MUST NEVER HAVE A GENERAL LIGHTING FIXTURE (WALL LIGHT, POLE LIGHT, ISLAND, ETC.) WIRED AFTER AN ACCENT LIGHT SIGN THAT IF THE ACCENT LIGHT WAS REMOVED OR DAMAGED IT WOULD AFFECT THE GENERAL LIGHTING FIXTURES POWER.
- THE ELECTRICAL CONTRACTOR MUST FLIP THE CIRCUIT BREAKER TO OFF BEFORE ANY MAINTENANCE OR REPLACEMENT OF AN ELECTRICAL FIXTURE, LAMP, DEVICE OR CONTROLLER.
- IF GATES FOR PEDESTRIANS AND/OR VEHICLES ARE TO BE INSTALLED, THE ELECTRICAL CONTRACTOR IS TO COORDINATE WITH THE GATE CONTRACTOR(S) TO MAKE SURE ANY NECESSARY CONDUITS, CIRCUITS OR WIRING ARE TO BE INSTALLED OTHER THAN WHAT IS SHOWN ON THIS PLAN. ALSO, LOW VOLTAGE CONDUIT MAY ALSO BE NEEDED FOR ACCESS CONTROL. COORDINATE ON LOCATION AND REQUIREMENTS FOR KNOX BOX, PROVIDE EQUIPMENT AS REQUIRED.

ELECTRICAL DEVICE LEGEND

- JUNCTION BOX
- UNDERGROUND PULL BOX
- ELECTRICAL PANEL
- TRANSFORMER - DIRECT BURIAL (FOCUS INDUSTRIES-VERIFY WATTAGE)
- IRRIGATION CONTROLLER
- ELECTRICAL PANEL IDENTIFICATION
- PVC SCHEDULE 40 UNDERGROUND CONDUIT
- H-X CIRCUIT IDENTIFIER
- CIRCUIT NUMBER
- PANEL IDENTIFICATION
- VD=X% VOLTAGE DROP

ELECTRICAL KEY NOTES

- POWER FOR BACKLIT MONUMENT LIGHTING. TO BE CONTROLLED BY ASTRONOMICAL TIME CLOCK. REFER TO MONUMENT PLANS BY OTHER FOR ADDITIONAL INFORMATION.
- PULL BOX, CONDUIT WITH PULL ROPE FOR FUTURE EV CHARGING PARKING SPACES. RUN CONDUIT TO BUILDING ELECTRICAL CABINET.
- POWER FOR LANDSCAPE FEATURE.
- SEWER PUMP STATION CONTROL PANEL. PROVIDED BY OTHERS.

○ INDICATES CIRCUIT NUMBER (TYPICAL)

- 2 #12 THHN/THW-2 CU & 1 #10 CU-GND IN 3/4" SCH. 40 PVC CONDUIT
- 3 #12 THHN/THW-2 CU & 1 #10 CU-GND IN 3/4" SCH. 40 PVC CONDUIT
- 3 #12 THHN/THW-2 CU & 1 #12 CU-GND IN 3/4" SCH. 40 PVC CONDUIT

LIGHTING FIXTURE LEGEND

- 35W LED 18FT POLE LIGHT TYPE IV LIGHTING DISTRIBUTION LUMEN 3500-LED-18-40-LED-3500A-WW-XPD-1-120V 3000 DEGREE K LAMP
- 35W LED 18FT POLE LIGHT TYPE IV LIGHTING DISTRIBUTION LUMEN 3500-LED-18-40-LED-3500A-WW-XPD-1-120V 3000 DEGREE K LAMP
- 35W LED 18FT POLE LIGHT TYPE IV LIGHTING DISTRIBUTION LUMEN 3500-LED-18-40-LED-3500A-WW-XPD-1-120V 3000 DEGREE K LAMP
- 15W LED ROLLARD 36" TALL KIM-FIX-15-DIM-LV-11 3000 DEGREE K LAMP AS MOUNTING DISTRIBUTION. LIGHTS TO FACE SIDEWALK. *FINISH BY OWNER
- 10W LED TREE LIP LIGHT (FILED DIMMABLE) HACCOP-BLS-D-W-H-PERMA-PCST 3000K
- LED TRELLIS LIGHT (LOW VOLTAGE) 8"X8" MIN-LED-8"X8" LAMP-12-11-3000K-MINI CANOPY MOUNT 3000K
- LED WALL LIGHT (1000 LUMEN MIN.) 3000 DEGREE K LAMP. MIN. OF 47-0" TO BOTTOM OF FIXTURE.
- LED WALL LIGHT (1000 LUMEN MIN.) 3000 DEGREE K LAMP. MIN. OF 47-0" TO BOTTOM OF FIXTURE. NON-TYPICAL LOCATIONS. ONLY INSTALL PER SITE LIGHTING PLAN. NOT EVERY BUILDING.

SELECT BY OWNER

MINIMUM COVER REQUIREMENTS

LOW VOLTAGE (0-750V) LANDSCAPE LIGHTING DIRECT BURIAL CABLE

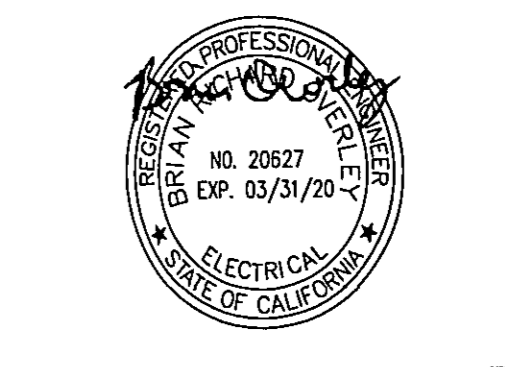
RIGID METAL CONDUIT OR WEATHER-RESISTANT METAL CONDUIT

NONMETALLIC RACEWAY (I.E. PVC CONDUIT)

NONMETALLIC RACEWAY (I.E. PVC CONDUIT) BURIED UNDER PAVEMENT AND DIRECT BURIAL CABLES

STREETS, HIGHWAYS, ROADS ALLEYS, DRIVEWAYS AND PARKING LOTS

SCALE: 1" = 40'-0"



**RIVERVIEW
SANTEE, CALIFORNIA**

**WILLIAM LYON HOMIES
NEWPORT BEACH, CA**

DO NOT SCALE PLANS

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**PHOTOMETRIC
SITE PLAN**

SHEET SCALE: _____

PROJECT MANAGER: JD

DESIGNER: JB

DRAWN BY: _____

REVIEWED BY: _____

1ST BLDG. DEPT. SUBMITTAL: 18-198

ISSUED FOR CONSTRUCTION: _____

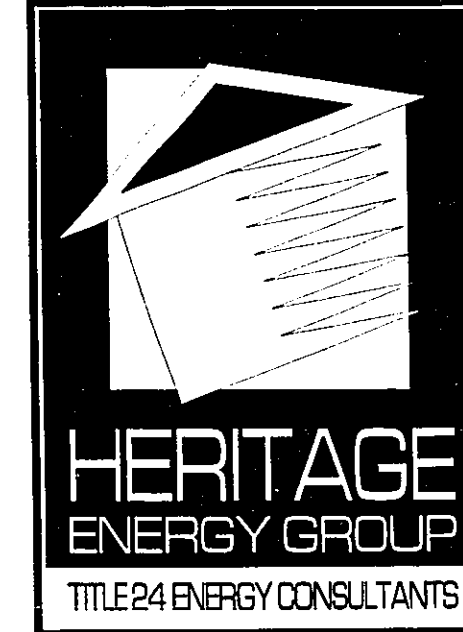
JOB NUMBER: _____

CAD FILE NAME: _____

SHEET: **EP1.2**

02/13/2020

TTM NO.



470 Wald
Irvine, CA 92618
T: 949-789-7221
F: 949-789-7222

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
Calculation Description: Title 24 Analysis

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Page 1 of 10

GENERAL INFORMATION table with columns for Item, Description, and Value. Includes Project Name, Location, City, State, Zip Code, Building Type, Project Status, Total Cond. Floor Area, and Addition Sub Area.

COMPLIANCE RESULTS table with columns for Item, Description, and Value. Includes Building Complies with Computer Performance, This Building Incorporates Features that require field testing, and This Building Incorporates one or more Special Features.

Registration Number: 219-P01025624-000-000-0000-0000
Registration Date/Time: 2019-12-09 16:35:34
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CFR18-01102019-1149

HERS Provider: CUCERTS, Inc.
Report Generated at: 2019-12-09 16:35:53

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
Calculation Description: Title 24 Analysis

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Page 2 of 10

ENERGY USE SUMMARY table with columns for Energy Use (kBtu/yr-ft²), Standard Design, Proposed Design, Compliance Margin, and Percent Improvement. Includes Space Heating, Space Cooling, WHV Ventilation, Water Heating, and PV Credit.

Registration Number: 219-P01025624-000-000-0000-0000
Registration Date/Time: 2019-12-09 16:35:34
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CFR18-01102019-1149

HERS Provider: CUCERTS, Inc.
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
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ENERGY DESIGN RATING table with columns for North, East, South, West, and Overall. Includes EDR of Standard Efficiency, EDR of Proposed Efficiency, EDR Value of Proposed PV + Battery, and Final Proposed EDR.

ENERGY DESIGN RATING PV SYSTEM INPUTS table with columns for Module Type, Azimuth (deg), Tilt (deg), Array Angle (deg), Tilt (ft in ft), and Inverter Eff. (%)

REQUIRED SPECIAL FEATURES table with columns for Item, Description, and Value. Includes PV System and Whole House Fan.

Registration Number: 219-P01025624-000-000-0000-0000
Registration Date/Time: 2019-12-09 16:35:34
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CFR18-01102019-1149

HERS Provider: CUCERTS, Inc.
Report Generated at: 2019-12-09 16:35:53

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
Calculation Description: Title 24 Analysis

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HERS FEATURE SUMMARY
This summary is a summary of the features that must be field-verified by a certified HERS Rater as a condition for receiving the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

BUILDING FEATURES INFORMATION table with columns for Item, Description, and Value. Includes Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, and Number of Water Heating Systems.

ZONE INFORMATION table with columns for Item, Description, and Value. Includes Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Air Change Rate, Water Heating System, and Water Heating System 2.

Registration Number: 219-P01025624-000-000-0000-0000
Registration Date/Time: 2019-12-09 16:35:34
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CFR18-01102019-1149

HERS Provider: CUCERTS, Inc.
Report Generated at: 2019-12-09 16:35:53

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
Calculation Description: Title 24 Analysis

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OPAQUE SURFACES table with columns for Item, Description, and Value. Includes Name, Zone, Construction, Azimuth, Orientation, Gross Area, Window & Door Area, and Tilt (deg).

ATTIC table with columns for Item, Description, and Value. Includes Name, Construction, Type, Roof Rise, Roof Reflectance, Roof Emittance, Radiant Barrier, and Cool Roof.

Registration Number: 219-P01025624-000-000-0000-0000
Registration Date/Time: 2019-12-09 16:35:34
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CFR18-01102019-1149

HERS Provider: CUCERTS, Inc.
Report Generated at: 2019-12-09 16:35:53

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
Calculation Description: Title 24 Analysis

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FENESTRATION/GLAZING table with columns for Item, Description, and Value. Includes Name, Type, Surface (Orientation-Adjust), Width, Height, Multiplier, Area, U-factor, SHGC, and Exterior Shading.

OPAQUE DOORS table with columns for Item, Description, and Value. Includes Name, Side of Building, Area, and U-factor.

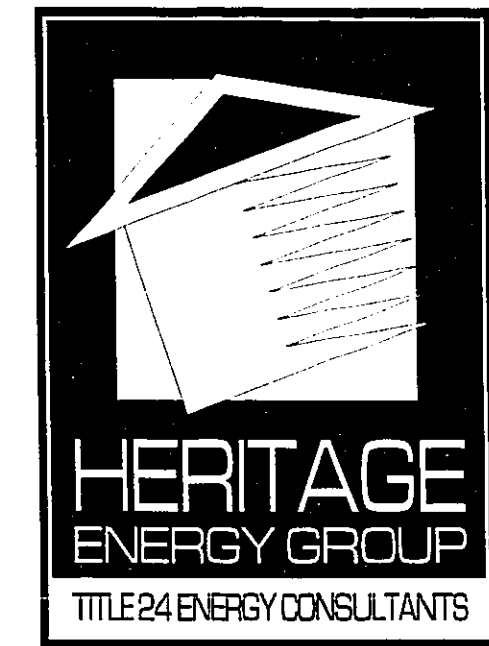
Registration Number: 219-P01025624-000-000-0000-0000
Registration Date/Time: 2019-12-09 16:35:34
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CFR18-01102019-1149

HERS Provider: CUCERTS, Inc.
Report Generated at: 2019-12-09 16:35:53

TITLE 24 ENERGY COMPLIANCE SHEET

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

Job Number: 19154
T24.1a



470 Wald
Irvine, CA 92618
T: 949-789-7221
F: 949-789-7222

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
Calculation Description: Title 24 Analysis

Calculation Date/Time: 10:36, Mon, Dec 09, 2019
Input File Name: 19154P1.rdb16e

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Page 7 of 10

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---------------------------|------------------------|---------------------|---|-------------------------------|-----------------------|---|
| Construction Name | Surface Type | Construction Type | Framing | Total cavity R-value | Water Design U-factor | Assembly Layers |
| Garage Exterior Wall | Exterior Walls | Wood Framed Wall | 2x4 @ 16 in. O.C. | none | 0.264 | <ul style="list-style-type: none"> Inside Finish System Board Quarry Fines Insulation @ 2x4 Exterior Finish Synthetic Stucco |
| R-30 Roof Attic | Ceilings (Below Attic) | Wood Framed Ceiling | 2x4 @ 24 in. O.C. | R-30 | 0.032 | <ul style="list-style-type: none"> Inside Finish System Board Quarry Fines Insulation @ 2x4 Clear Ceiling Joints @ 2x4 Stud Quarry Fines Insulation @ 2x4 Top Chord Rat Deck Wood Soiling/Weathering/Blocking @ 1/2 in. Gypsum Roofing 15/32 (Shooflex) |
| Attic Garage Roof Cans | Attic Roofs | Wood Framed Ceiling | 2x4 Top Chord of Roof Truss @ 24 in. O.C. | none | 0.430 | <ul style="list-style-type: none"> Quarry Fines Insulation @ 2x4 Top Chord Rat Deck Wood Soiling/Weathering/Blocking @ 1/2 in. Gypsum Roofing 15/32 (Shooflex) |
| Attic Roof Plan | Attic Roofs | Wood Framed Ceiling | 2x4 Top Chord of Roof Truss @ 24 in. O.C. | none | 0.430 | <ul style="list-style-type: none"> Quarry Fines Insulation @ 2x4 Top Chord Rat Deck Wood Soiling/Weathering/Blocking @ 1/2 in. Gypsum Roofing 15/32 (Shooflex) |
| R-13 Wall | Exterior Walls | Wood Framed Wall | 2x4 @ 16 in. O.C. | R-13 | 0.101 | <ul style="list-style-type: none"> Inside Finish System Board Quarry Fines Insulation @ 2x4 Exterior Finish 2 Coat Stucco |
| R-19 Wall | Exterior Walls | Wood Framed Wall | 2x6 @ 16 in. O.C. | R-19 as 5-1/2 in. cavity R-19 | 0.074 | <ul style="list-style-type: none"> Inside Finish System Board Quarry Fines Insulation @ 2x6 Exterior Finish 2 Coat Stucco |
| R-13 Wall | Interior Walls | Wood Framed Wall | 2x4 @ 16 in. O.C. | R-13 | 0.082 | <ul style="list-style-type: none"> Inside Finish System Board Quarry Fines Insulation @ 2x4 Clear Ceiling Joints @ 2x4 Stud Interior Finish Gypsum Board |
| CUSTOM R-19 Floor No Craw | Exterior Floors | Wood Framed Floor | 2x12 @ 16 in. O.C. | R-19 | 0.045 | <ul style="list-style-type: none"> Floor Surface Covered Floor Deck Wood Soiling/Weathering/Blocking Clear Floor Joist @ 2x12 Inside Finish System Board Quarry Fines Insulation @ 2x12 Clear Ceiling Joints @ 2x12 Stud |
| R-30 Roof Attic RB | Ceilings (Below Attic) | Wood Framed Ceiling | 2x4 @ 24 in. O.C. | R-30 | 0.032 | <ul style="list-style-type: none"> Quarry Fines Insulation @ 2x4 Clear Ceiling Joints @ 2x4 Stud Roofing 15/32 (Shooflex) |

Registration Number: 219-P0102265-010-000-00000-0000
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CF18-01102019-1149

HERS Provider: CACERTS Inc.
Report Generated at: 2019-12-09 16:38:53

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
Calculation Description: Title 24 Analysis

Calculation Date/Time: 10:36, Mon, Dec 09, 2019
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| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
|-----------|-------------|-------------------|------------------|-------------------|--------------------|----|----|----|----|----|----|
| Name | System Type | Distribution Type | Water Heater | Number of Heaters | Solar Fraction (%) | | | | | | |
| DHW Sys 1 | DHW | Standstill | DHW-Heater 1 (1) | 1 | 0% | | | | | | |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
|--------------|---------------------|-----------|-----------------|----------------------------------|-------------------|--------------------------------|------------------------------|-------------------------------|--------------------------------------|------------------------------------|---------------|
| Name | Heater Element Type | Tank Type | Number of Units | Uniform Energy Factor Efficiency | Input Rating (kW) | Thermal Efficiency (Efficient) | Standby Loss / Recovery Eff. | First Hour Rating / Flow Rate | NEEA Heat Pump Brand / Model / Other | Tank Location or Ambient Condition | Tank Location |
| DHW Heater 1 | Gas | | 1 | 0.20000 | 0.81 UEF | --200 Units | R-DR-C | 0 | 8 GPM | na | na |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
|-------------|----------------------------------|---------------------|---------------------|------------|---------------------------|----|----|----|----|----|----|
| SC Sys Name | System Type | Heating Unit Name | Cooling Unit Name | Fan Name | Distribution Name | | | | | | |
| HVAC1 | Other Heating and Cooling System | Heating Component 1 | Cooling Component 1 | HVAC Fan 1 | Air Distribution System 1 | | | | | | |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|---------------------|----------------|-----------------|------|------|--------------------|-----------------|-----------------------------|
| Name | System Type | Number of Units | EER | SEER | Zonally Controlled | Compressor Type | HERS Verification |
| Cooling Component 1 | Split/A/C Cond | 1 | 11.7 | 14 | Not Zoned | Single Speed | Cooling Component 1-req-000 |

| 01 | 02 | 03 | 04 | 05 | 06 |
|-----------------------------|------------------|----------------|--------------|---------------|-----------------------------|
| Name | Verified Airflow | Airflow Target | Verified EER | Verified SEER | Verified Refrigerant Charge |
| Cooling Component 1-req-000 | Required | 300 | Not Required | Not Required | Required |

Registration Number: 219-P0102265-010-000-00000-0000
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CF18-01102019-1149

HERS Provider: CACERTS Inc.
Report Generated at: 2019-12-09 16:38:53

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
Calculation Description: Title 24 Analysis

Calculation Date/Time: 10:36, Mon, Dec 09, 2019
Input File Name: 19154P1.rdb16e

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| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---------------------------|-------|--------------------------------|--------------------|---------------|-------------|-----------------------------------|
| Name | Type | Duct Leakage Verification | Insulation R-value | Duct Location | Bypass Duct | HERS Verification |
| Air Distribution System 1 | Attic | Specified Lower Leakage Target | 5 | Attic | None | Air Distribution System 1-req-000 |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|-----------------------------------|---------------------------|-------------------------|------------------------|----------------------|--------------|---------------------|-------------------------|
| Name | Duct Leakage Verification | Duct Leakage Target (%) | Verified Duct Location | Verified Duct Design | Required | Deeply Buried Ducts | Low Leakage Air Handler |
| Air Distribution System 1-req-000 | Required | 5.0 | Not Required | Not Required | Not Required | Not Required | Required |

| 01 | 02 | 03 | 04 |
|------------|------------------------------|----------------------|--------------------|
| Name | Type | Fan Power (Watt/CFM) | HERS Verification |
| HVAC Fan 1 | Single Speed PSC Furnace Fan | 0.58 | HVAC Fan 1-req-000 |

| 01 | 02 | 03 | 04 | 05 | 06 |
|--------------------|------------------------|------------------------------------|----|----|----|
| Name | Verified Fan Watt Draw | Required Fan Efficiency (Watt/CFM) | | | |
| HVAC Fan 1-req-000 | Required | 0.58 | | | |

| 01 | 02 | 03 | 04 | 05 | 06 |
|--------------------|--------|-------------|-------------|----------------------------|-------------------|
| Ducting Unit | MO CFM | MO Watt/CFM | MO Fan Type | MO Recovery Efficiency (%) | HERS Verification |
| Split HVAC/Verifac | 35 | 0.25 | Default | 0 | Required |

| 01 | 02 | 03 | 04 | 05 | 06 |
|------------|-----------------------|------------------|-----------------------|-------------|----------------|
| Name | Airflow Rate (CFM/HR) | Cooling Vent CFM | Cooling Vent Watt/CFM | Total Watts | Number of Fans |
| Vent Fan 1 | 5.27691700228316 | 4407 | 0.191058 | 724 | 1 |

Registration Number: 219-P0102265-010-000-00000-0000
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CF18-01102019-1149

HERS Provider: CACERTS Inc.
Report Generated at: 2019-12-09 16:38:53

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 1
Calculation Description: Title 24 Analysis

Calculation Date/Time: 10:36, Mon, Dec 09, 2019
Input File Name: 19154P1.rdb16e

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Page 10 of 10

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Randy Shaw
Signature Date: 2019-12-09 16:51:07
Company: **HERITAGE ENERGY GROUP**
Address: 470 Wald
City/State/Zip: Irvine, CA 92618
Phone: 949-584-1052

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I hereby declare under penalty of perjury under the laws of the State of California:
1. I am an engineer 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 and 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: Kristin Amador
Signature Date: 2019-12-09 16:55:24
Company: **WILLIAM LYON HOMES, INC. - SOUTHERN CA**
Address: 4695 MacArthur Court, 8th Floor
City/State/Zip: Newport Beach, CA 92660
Phone: 949-478-1311

Digitally signed by CACERTS. This digital signature is provided in order to secure the content of this registered document, and is in no way a registration. Provider responsibility for the accuracy of the information.



Registration Number: 219-P0102265-010-000-00000-0000
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version: CF18-01102019-1149

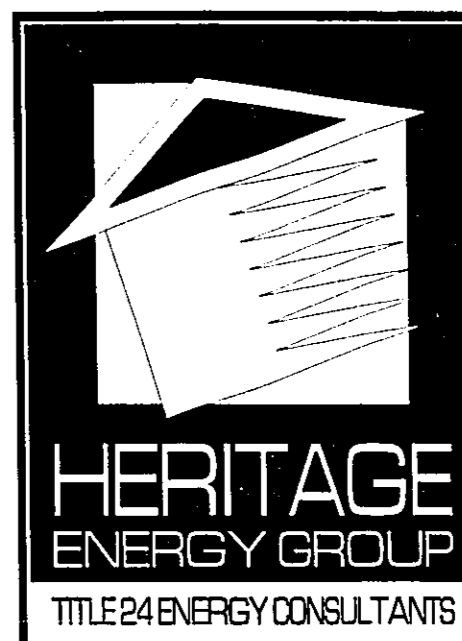
HERS Provider: CACERTS Inc.
Report Generated at: 2019-12-09 16:38:53

TITLE 24 ENERGY COMPLIANCE SHEET

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

Job Number: 19154

T24.1b



470 Wald
Irvine, CA 92618
T: 949-789-7221
F: 949-789-7222

TITLE 24 ENERGY COMPLIANCE SHEET

RIVERVIEW ATTACHED HOMES
SANTANA, CALIFORNIA

Job Number: 19154

T24.2a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 2
Calculation Description: Title 24 Analysis
Calculation Date/Time: 16:09, Mon, Dec 09, 2019
Input File Name: 19154P2.tbl5x
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Page 1 of 10

| GENERAL INFORMATION | | | |
|---------------------|---------------------------------|-----------------------|--|
| 01 | Project Name | Plan 2 | |
| 02 | Calculation Description | Title 24 Analysis | |
| 04 | City/County | Review Attached Homes | |
| 06 | Zip Code | 92701 | Standards Version
Compliance 2019 |
| 08 | City/County | 09 | Software Version
ENR/Pho 7.2 |
| 10 | Building Type | Single Family | Front Orientation (deg/Cards)
Central |
| 12 | Project Scope | Interior Construction | Number of Dwelling Units
1 |
| 14 | Total Cond. Floor Area (ft²) | 1416 | Number of Zones
1 |
| 16 | Stab Area (ft²) | 10 | Number of Stories
3 |
| 18 | Addition Cond. Floor Area (ft²) | 0 | Natural Gas Available
Yes |
| 20 | Addition Stab Area (ft²) | 0 | Geating Percentage (%)
15.4% |

| 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
Project Name: Plan 2
Calculation Description: Title 24 Analysis
Calculation Date/Time: 16:09, Mon, Dec 09, 2019
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| ENERGY USE SUMMARY | | | | | | |
|-------------------------------|-----------------|-----------------|-------------------|---------------------|--|--|
| Energy Use (kBtu/yr) | Standard Design | Proposed Design | Compliance Margin | Percent Improvement | | |
| Space Heating | 3.39 | 4.48 | -3.09 | 41.2% | | |
| Space Cooling | 20.93 | 17.72 | 1.21 | 19.3% | | |
| HVAC Ventilation | 1.19 | 1.19 | 0.00 | 0.0% | | |
| Water Heating | 10.09 | 10.06 | 0.03 | 0.3% | | |
| PV Credit | — | -0.22 | 0.22 | — | | |
| North Facing Compliance Total | 35.60 | 35.03 | 0.57 | 29.1% | | |
| Space Heating | 3.39 | 4.48 | -3.09 | -71.9% | | |
| Space Cooling | 20.93 | 17.72 | 1.21 | 19.3% | | |
| HVAC Ventilation | 1.19 | 1.19 | 0.00 | 0.0% | | |
| Water Heating | 10.09 | 10.06 | 0.03 | 0.3% | | |
| PV Credit | — | -0.22 | 0.22 | — | | |
| East Facing Compliance Total | 35.60 | 35.03 | 0.57 | 8.7% | | |
| Space Heating | 3.39 | 4.48 | -3.09 | -25.2% | | |
| Space Cooling | 20.93 | 17.72 | 1.21 | 19.3% | | |
| HVAC Ventilation | 1.19 | 1.19 | 0.00 | 0.0% | | |
| Water Heating | 10.09 | 10.06 | 0.03 | 0.3% | | |
| PV Credit | — | -0.22 | 0.22 | — | | |
| South Facing Compliance Total | 35.60 | 35.03 | 0.57 | 24.6% | | |
| Space Heating | 3.39 | 4.48 | -3.09 | -42.6% | | |
| Space Cooling | 20.93 | 17.72 | 1.21 | 21.8% | | |
| HVAC Ventilation | 1.19 | 1.19 | 0.00 | 0.0% | | |
| Water Heating | 10.09 | 10.06 | 0.03 | 0.3% | | |
| PV Credit | — | -0.22 | 0.22 | — | | |
| West Facing Compliance Total | 35.60 | 34.72 | 0.88 | 2.5% | | |

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 2
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| ENERGY DESIGN RATING | | | | |
|----------------------|------|------|------|------|
| North | 47.2 | 46.9 | 33.7 | 16.2 |
| East | 47.2 | 46.3 | 33.7 | 16.2 |
| South | 47.2 | 46.3 | 33.7 | 16.2 |
| West | 47.2 | 47.1 | 33.7 | 16.2 |

Design meets Tier 2 requirement of 15% or greater code compliance margin (CALGreen A.203.1.2.1) and QI verification prerequisite.

Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A.203.1.2.2) and QI verification prerequisite.

Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone C219 (CALGreen A.403.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and QI must be verified.

Notes:
- Excess PV Generation EDR Credit: Excessing PV after final may violate Net Energy Marking (NEM) rules.

| DC System Size (kWp) | Module Type | CR | Asimuth (deg) | Tilt (deg) | Array Spacing (ft) | Tilt (in 12) | Inverter Eff. (%) |
|----------------------|-------------|----|---------------|------------|--------------------|--------------|-------------------|
| 2 | Standard | 1 | 100 | deg | 22.0 | 4.8 | 36 |

PV System offsets 66% of the total proposed design kWh/yr.

REQUIRED SPECIAL FEATURES
The following are features that must be included as a condition for meeting the modeled energy performance for this computer analysis.
- PV System: 2 kWp
- Whole House Fan
- Floor has high level of insulation

Registration Number: 219-1012025434-000-0000000000
Registration Date/Time: 2019-12-09 16:09:24
CA Building Energy Efficiency Standards - 2019 Residential Compliance
Report Version: CFR-01162019-1149
HERS Provider: CACERTS Inc.
Report Generated at: 2019-12-09 16:09:51

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Plan 2
Calculation Description: Title 24 Analysis
Calculation Date/Time: 16:09, Mon, Dec 09, 2019
Input File Name: 19154P2.tbl5x
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| HERS FEATURE SUMMARY | | | | | | |
|----------------------|------------------------------|------|---|---|---|---|
| 01 | Conditioned Floor Area (ft²) | 1416 | 1 | 2 | 1 | 1 |

| BUILDING - FEATURES INFORMATION | | | | | | |
|---------------------------------|------------------------------|--------------------------|--------------------|-----------------|---------------------------------------|---------------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Project Name | Conditioned Floor Area (ft²) | Number of Dwelling Units | Number of Bedrooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
| Plan 2 | 1416 | 1 | 2 | 1 | 1 | 1 |

| ZONE INFORMATION | | | | | | |
|------------------|-------------|------------------|-----------------------|---------------------|------------------------|------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Zone Name | Zone Type | HVAC System Name | Zone Floor Area (ft²) | Avg. Ceiling Height | Water Heating System 1 | Water Heating System 2 |
| Plan | Conditioned | HVAC1 | 1416 | 9 | CHWS Sys 1 | NA |

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Registration Date/Time: 2019-12-09 16:09:24
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HERS Provider: CACERTS Inc.
Report Generated at: 2019-12-09 16:09:51

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| OPaque SURFACES | | | | | | | |
|-----------------|--------|-----------------------|---------------|-------------|------------------|--------------------------|-------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Name | Zone | Construction | Asym. Admitt. | Orientation | Gross Area (ft²) | Window & Door Area (ft²) | U-Factor (Btu/ft²-hr-F) |
| Rear Wall | Plan | R-13 Wall | 180 | Back | 225 | 31 | 0.90 |
| Front Wall | Plan | R-13 Wall | 0 | Front | 225 | 110 | 0.90 |
| Rear Wall 2 | Plan | R-13 Wall | 180 | Back | 225 | 8 | 0.90 |
| Front Wall 2 | Plan | R-13 Wall | 0 | Front | 225 | 50 | 0.90 |
| Party Wall | Plan | R-13 Wall | NA | NA | 543 | 0 | NA |
| Party Wall 2 | Plan | R-13 Wall | NA | NA | 543 | 0 | NA |
| Roof | Plan | R-30 Flat Ins. RB | NA | NA | 519 | NA | NA |
| Raised Floor | Plan | R-30 Floor No. Cracks | NA | NA | 510 | NA | NA |
| 0 Wall | Garage | Garage Exterior Wall | 180 | Back | 100 | 0 | 0.90 |
| R Wall | Garage | Garage Exterior Wall | 270 | Rear | 150 | 24 | 0.90 |
| R Roof | Garage | Garage Exterior Roof | 0 | Front | 100 | 0 | 0.90 |
| L Wall | Garage | Garage Exterior Wall | 90 | Left | 100 | 0 | 0.90 |
| R Roof 2 | Garage | R-30 Flat Ins. RB | NA | NA | 10 | NA | NA |

| ATTIC | | | | | | | |
|--------------|-------------------------|----------|-----------|------------------|---------------|-----------------|-----------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
| Name | Construction | Type | Roof Rise | Roof Reflectance | Roof Entrance | Radient Barrier | Cool Roof |
| Attic Plan | Attic No/Plan | Vertical | 0 | 0.1 | 0.65 | Yes | No |
| Attic_Garage | Attic Garage Roof Cores | Vertical | 0 | 0.1 | 0.65 | No | No |

| PENETRATION / GLAZING | | | | | | | | | |
|-----------------------|--------|---------------------------|------------|-------------|----------|----------|------|------------------|-------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
| Name | Type | Surface Orientation/Asym. | Width (ft) | Height (ft) | Multiple | U-Factor | SHGC | Exterior Shading | |
| Window | Window | Rear Wall (Back-180) | — | — | 1 | 1.24 | 0.31 | 0.23 | Insect Screen (Default) |
| Window 1 | Window | Rear Wall (Back-180) | — | — | 1 | 1.00 | 0.32 | 0.25 | Insect Screen (Default) |
| Window 2 | Window | Front Wall (Front-0) | — | — | 1 | 1.00 | 0.31 | 0.23 | Insect Screen (Default) |
| Window 3 | Window | Front Wall (Front-0) | — | — | 1 | 1.00 | 0.31 | 0.23 | Insect Screen (Default) |
| Window 4 | Window | Rear Wall 2 (Back-180) | — | — | 1 | 1.00 | 0.32 | 0.25 | Insect Screen (Default) |
| Window 5 | Window | Front Wall 2 (Front-0) | — | — | 1 | 1.00 | 0.31 | 0.23 | Insect Screen (Default) |

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| OPaque DOORS | | | |
|--------------|---------------------|------------|----------|
| 01 | 02 | 03 | 04 |
| Name | Surface of Building | Area (ft²) | U-Factor |
| Door | Front Wall | 24.0 | 0.10 |
| Door 2 | R Wall | 24.0 | 0.10 |

| OPaque SURFACE CONSTRUCTIONS | | | | | | |
|------------------------------|------------------------|---------------------|---|--------------------|------------------------|--|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
| Construction Name | Surface Type | Construction Type | Framing | Total Crdy R-Value | Window Design U-Factor | Assembly Layers |
| Garage Exterior Wall | Exterior Walls | Wood Framed Wall | 2x4 @ 16 in. O.C. | none | 0.364 | Insulate Finish: Gypsum Board
Cavity/Framing: 2x4 / 2x4
Exterior Finish: 1/2" Gypsum Board |
| R-30 Roof Attic | Ceilings (Below Attic) | Wood Framed Ceiling | 2x4 @ 24 in. O.C. | R-30 | 0.032 | Insulate Finish: Gypsum Board
Cavity/Framing: R-30 / 2x4
Other Ceiling: 1/2" Gypsum Board
The Gap: none
Insulation: 10 RPS (R-10) |
| Attic Garage Roof Cores | Attic Roofs | Wood Framed Ceiling | 2x4 Top Chord of Roof Truss @ 24 in. O.C. | none | 0.400 | Cavity/Framing: 2x4 / 2x4 Top Chord
Insulate Finish: Wood Siding/Insulating Sheathing
The Gap: present
Insulation: 10 RPS (R-10) |
| Attic Roof Plan | Attic Roofs | Wood Framed Ceiling | 2x4 Top Chord of Roof Truss @ 24 in. O.C. | none | 0.400 | Cavity/Framing: 2x4 / 2x4 Top Chord
Insulate Finish: Wood Siding/Insulating Sheathing
The Gap: present
Insulation: 10 RPS (R-10) |
| R-13 Wall | Exterior Walls | Wood Framed Wall | 2x4 @ 16 in. O.C. | R-13 | 0.101 | Insulate Finish: Gypsum Board
Cavity/Framing: R-13 / 2x4
Other Side Finish: Gypsum Board |
| R-13 Wall 1 | Interior Walls | Wood Framed Wall | 2x4 @ 16 in. O.C. | R-13 | 0.092 | Insulate Finish: Gypsum Board
Cavity/Framing: R-13 / 2x4
Other Side Finish: Gypsum Board |
| R-30 Floor No. Cracks | Exterior Floors | Wood Framed Floor | 2x10 @ 24 in. O.C. | R-30 | 0.033 | Insulate Finish: Gypsum Board
Cavity/Framing: R-30 / 2x10
Other Floor Finish: Gypsum Board
Cavity/Framing: R-30 / 2x10
Over Ceiling: none: R-30 Insul. |
| R-30 Roof Attic RB | Ceilings (Below Attic) | Wood Framed Ceiling | 2x4 @ 24 in. O.C. | R-30 | 0.032 | Insulate Finish: Gypsum Board
Cavity/Framing: R-30 / 2x4
Over Ceiling: none: R-30 Insul. |

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470 Wald
Irvine, CA 92618
T: 949-789-7221
F: 949-789-7222

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| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|-----------------|--------|-------------------------|----------------|-----------------------------|------------------|-----------|
| Name | Zone | Area (ft ²) | Perimeter (ft) | Edge Insul. R-value @ Depth | Ceiling Fraction | Insulated |
| Slab-on-Grade | Plan | 0.0 | 10 | None | 0.0 | No |
| Slab-on-Grade 2 | Garage | 0.0 | 0.1 | None | 0 | No |

| 01 | 02 | 03 | 04 | 05 | 06 |
|------|-------------|-------------------|--------------|-------------------|--------------------|
| Name | System Type | Distribution Type | Water Heater | Number of Heaters | Solar Fraction (%) |
| None | None | None | None | 1 | 0% |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
|--------------|---------------------|------------------------------|--------------------|--|--|----------------------------------|-----------------------------|-------------------------------|--------------------------------------|------------------------------------|----|
| Name | Heater Element Type | Tank Type | Tank Volume (gall) | Uniform Energy Factor / Energy Factor Efficiency | Inlet Rating / Outlet Thermal Efficiency | Tank Insulation R-value (inches) | Standby Loss Recovery (lit) | First Hour Rating / Flow Rate | NEEA Heat Pump Brand / Model / Other | Tank Location or Ambient Condition | |
| DRW Heater 1 | Gas | Consumer Installation (LEFT) | 1 | 0.60000 | 0.01 UEF | ~200 Rbtu/h | R-0.00 | 0 | 0 CFM | 10 | 10 |

| 01 | 02 | 03 | 04 | 05 | 06 |
|-------------|----------------------------------|---------------------|---------------------|------------|---------------------------|
| SC Sys Name | System Type | Heating Unit Name | Cooling Unit Name | Fan Name | Distribution Name |
| HVAC1 | Other Heating and Cooling System | Heating Component 1 | Cooling Component 1 | HVAC Fan 1 | Air Distribution System 1 |

| 01 | 02 | 03 | 04 |
|---------------------|-------------|-----------------|------------|
| Name | System Type | Number of Units | Efficiency |
| Heating Component 1 | None | 1 | 0 AFUE |

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| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|---------------------|-------------|-----------------|---------------------|--------------------|-----------------|-----------------------------|----|
| Name | System Type | Number of Units | Efficiency EER SEER | Zonally Controlled | Compressor Type | HERS Verification | |
| Cooling Component 1 | Split/Cond | 1 | 11.7 14 | Not Zonal | Single Speed | Comfy Component 1 HERS Cool | |

| 01 | 02 | 03 | 04 | 05 | 06 |
|-------------------------------|------------------|----------------|--------------|---------------|-----------------------------|
| Name | Verified Airflow | Airflow Target | Verified EER | Verified SEER | Verified Refrigerant Charge |
| Cooling Component 1 HERS Cool | Required | 350 | Not Required | Not Required | Required |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---------------------------|------------|-------------------------------|--------------------|---------------|-------------|-------------------------------------|
| Name | Type | Duct Leakage | Insulation R-value | Duct Location | Bypass Duct | HERS Verification |
| Air Distribution System 1 | Duct/Attic | Specified Lower Leakage Value | 5 | Attic | None | Air Distribution System 1 HERS Cool |

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 |
|-------------------------------------|---------------------------|-------------------------|------------------------|----------------------|---------------|---------------------|-------------------------|
| Name | Duct Leakage Verification | Duct Leakage Target (%) | Verified Duct Location | Verified Duct Design | Elbowed Ducts | Deeply Buried Ducts | Low Leakage Air Handler |
| Air Distribution System 1 HERS Cool | Required | 5.0 | Not Required | Not Required | Not Required | Not Required | Required |

| 01 | 02 | 03 | 04 |
|------------|-----------------------------|-----------------------|----------------------|
| Name | Type | Fan Power (Watts/CFM) | HERS Verification |
| HVAC Fan 1 | Single Speed PSC Hummer Fan | 0.00 | HVAC Fan 1 HERS Cool |

| 01 | 02 | 03 |
|---------------------|------------------------|-------------------------------------|
| Name | Verified Fan Watt Draw | Required Fan Efficiency (Watts/CFM) |
| HVAC Fan 1 HERS Fan | Required | 0.00 |

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| 01 | 02 | 03 | 04 | 05 | 06 |
|-------------------------------|--------|------------|-------------|-------------------------------|-------------------|
| Overlith Unit (Fan) HERS Cool | IQ CFM | IQ Min/CFM | IQ Fan Type | IQ Recovery Effectiveness (%) | HERS Verification |
| None | 0.0 | 0.0 | Default | 0 | Required |

| 01 | 02 | 03 | 04 | 05 | 06 |
|----------|---------------------|------------------|------------------------|-------------|----------------|
| Name | Airflow Rate (CFM)2 | Cooling Test CFM | Cooling Vent Watts/CFM | Total Watts | Number of Fans |
| WH Fan 1 | 2.18102010244632 | 440 | 0.761020 | 724 | 1 |

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DOCUMENTATION AUTHORITY'S DECLARATION STATEMENT
I, the undersigned, hereby certify that the information provided on this Certificate of Compliance is accurate and complete.

Documentation Author Name: Rudy Sains
Signature: *Rudy Sains*
Company: Heritage Energy Group
Signature Date: 2019-12-09 16:51:11
Address: 470 Wald
City/State/Zip: Irvine, CA 92618
Phone: 949-584-1052

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I, the undersigned, hereby certify that the information provided on this Certificate of Compliance is accurate and complete.

Responsible Designer Name: Kristin Amargal
Signature: *Kristin Amargal*
Company: William Lyon Homes, Inc. - Southern CA
Signature Date: 2019-12-09 16:55:24
Address: 4695 MacArthur Court, 8th Floor
City/State/Zip: Newport Beach, CA 92660
Phone: 949-476-1311

Digitally signed by CAECERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

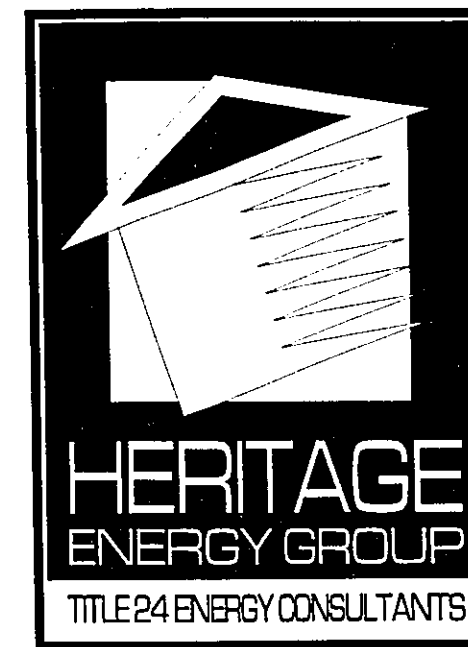
Registration Number: 219-0010250434-000-000-000000000
CA Building Energy Efficiency Standards - 2016 Residential Compliance
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TITLE 24 ENERGY COMPLIANCE SHEET

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

Job Number: 19154

T24.2b



470 Wald
Irvine, CA 92618
T: 949-789-7221
F: 949-789-7222

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Table with 2 columns: Item ID and Description. Includes Project Name, City, Zip Code, Climate Zone, Building Type, Project Scope, and Addition Count.

Table with 2 columns: Item ID and Description. Includes Compliance Results for HERS, Title 24, and Special Features.

Registration Number: 219-101266444-000-000000-0000
Registration Date/Time: 2019-12-09 16:12:24
CA Building Energy Efficiency Standards - 2016 Residential Compliance

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Table with 5 columns: Energy Use (BTU/yr), Standard Design, Proposed Design, Compliance Margin, and Percent Improvement. Includes Space Heating, Space Cooling, and Water Heating.

Registration Number: 219-101266444-000-000000-0000
Registration Date/Time: 2019-12-09 16:12:24
CA Building Energy Efficiency Standards - 2016 Residential Compliance

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Table with 5 columns: EDR of Standard Efficiency, EDR of Proposed Efficiency, EDR Value of Proposed PV + Battery, and Final Proposed EDR. Includes North, East, South, and West orientations.

Registration Number: 219-101266444-000-000000-0000
Registration Date/Time: 2019-12-09 16:12:24
CA Building Energy Efficiency Standards - 2016 Residential Compliance

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Table with 2 columns: Item ID and Description. Includes HERS Feature Summary and Building Features Information.

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CA Building Energy Efficiency Standards - 2016 Residential Compliance

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Table with 2 columns: Item ID and Description. Includes Opaque Surfaces and Attic information.

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Table with 2 columns: Item ID and Description. Includes Extrusion/Glazing and Overhangs/Finns information.

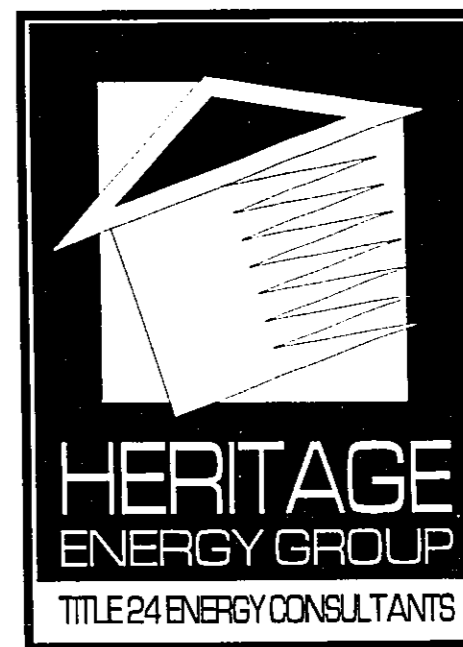
Registration Number: 219-101266444-000-000000-0000
Registration Date/Time: 2019-12-09 16:12:24
CA Building Energy Efficiency Standards - 2016 Residential Compliance

TITLE 24 ENERGY COMPLIANCE SHEET

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

Job Number: 19154

T24.3a



470 Wald
Irvine, CA 92618
T: 949-789-7221
F: 949-789-7222

TITLE 24 ENERGY COMPLIANCE SHEET

RIVERVIEW ATTACHED HOMES
SANTEE, CALIFORNIA

Job Number: 19154

T24.3b

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| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|------------------------|-----------------------|---------------------|---|---------------------------------|----------------------|--|
| Construction Name | Surface Type | Construction Type | Framing | Roof Deck Routine | Water Drain U-Factor | Assembly Layers |
| Garage Exterior Wall | Exterior Wall | Wood Framed Wall | 2x4 @ 16 in. O.C. | none | 0.264 | Insulation: Gypsum Board
Cavity/Fram: 2x4
Exterior Finish: Synthetic Stucco |
| R-20 Roof Attic | Ceiling (Below Attic) | Wood Framed Ceiling | 2x4 @ 24 in. O.C. | R-20 | 0.032 | Insulation: Gypsum Board
Cavity/Fram: R-13 @ 2x4
One Ceiling: None R-20 Insul. |
| Attic Garage Roof Deck | Attic Roof | Wood Framed Ceiling | 2x4 Top Chord of Roof Truss @ 24 in. O.C. | none | 0.650 | Cavity/Fram: No Insul / 2x4 Top Chord
Roof Deck: Wood Sheathing/Decking
Top of Deck: None
Roofing: 12 PSF Roofing |
| Attic Roof Plan | Attic Roof | Wood Framed Ceiling | 2x4 Top Chord of Roof Truss @ 24 in. O.C. | none | 0.400 | Insulation: Gypsum Board
Cavity/Fram: R-13 @ 2x4
Exterior Finish: 1/2" Gypsum Board |
| R-13 Wall | Exterior Wall | Wood Framed Wall | 2x4 @ 16 in. O.C. | R-13 | 0.101 | Insulation: Gypsum Board
Cavity/Fram: R-13 @ 2x4
One Side: None
Opposite Board |
| R-13 Wall | Exterior Wall | Wood Framed Wall | 2x4 @ 16 in. O.C. | R-13 | 0.092 | Insulation: Gypsum Board
Cavity/Fram: R-13 @ 2x4
One Side: None
Opposite Board |
| R-19 Floor Crawlspace | Floor Over Crawlspace | Wood Framed Floor | 2x4 @ 16 in. O.C. | R-19 in 5-1/2 in. cavity (R-19) | 0.000 | Insulation: Gypsum Board
Cavity/Fram: R-19 in 5-1/2 in. cavity (R-19)
One Side: None
Opposite Board |
| R-20 Roof Attic RB | Ceiling (Below Attic) | Wood Framed Ceiling | 2x4 @ 24 in. O.C. | R-20 | 0.032 | Insulation: Gypsum Board
Cavity/Fram: R-13 @ 2x4
One Ceiling: None R-20 Insul. |

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| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
|------------|-------------|-------------------|--------------|-------------------|--------------------|------------|------------|------------|------------|------------|------------|
| Name | System Type | Distribution Type | Water Heater | Number of Heaters | Solar Fraction (%) | DRY Heat 1 | DRY Heat 2 | DRY Heat 3 | DRY Heat 4 | DRY Heat 5 | DRY Heat 6 |
| DRY Heat 1 | Gas | Consumer | 1 | 1 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 | 0.0000 |

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|------------|------|------------------|--------------|---------------|---------------|-----------------------------|----------|----------|----------|----------|----------|
| Name | Type | Verified Airflow | Allow Target | Verified SEER | Verified SEER | Verified Refrigerant Charge | Required | Required | Required | Required | Required |
| DRY Heat 1 | Gas | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |

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|---------------------|-------------|-----------------|------------|-----|------|-------------------|-----------------|-----------------------------|----------|----------|----------|
| Name | System Type | Number of Units | Efficiency | EER | SEER | Zoning Controlled | Compressor Type | HERS Verification | Required | Required | Required |
| Cooling Component 1 | Split/Cond | 1 | 11.7 | 14 | 14 | Not Zoned | Single Speed | Cooling Component 1-Heat-01 | 1 | 1 | 1 |

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|---------------------|-------------|-----------------|------------|-----|------|-------------------|-----------------|-----------------------------|----------|----------|----------|
| Name | System Type | Number of Units | Efficiency | EER | SEER | Zoning Controlled | Compressor Type | HERS Verification | Required | Required | Required |
| Cooling Component 1 | Split/Cond | 1 | 11.7 | 14 | 14 | Not Zoned | Single Speed | Cooling Component 1-Heat-01 | 1 | 1 | 1 |

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TITLE 24 ENERGY COMPLIANCE SHEET

Mandatory Measures

T24.MM

2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information. Exceptions may apply. (Original 05/2016)

Table with 2 columns: Measure ID and Measure Description. Includes sections for Building Envelope Measures, Air Leakage, Insulation, Windows, and Mechanical Systems.

2016 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Measure Description. Includes sections for Mechanical Systems, Water Heating, and Ventilation.

2016 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Measure Description. Includes sections for Water Heating and Ventilation, and Electrical Systems.

2016 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Measure ID and Measure Description. Includes sections for Electrical Systems, Lighting, and Energy Modeling.

ENGINEER OF WORK'S DESIGN CERTIFICATION

I, AARON PARKER, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE ENGINEERING DESIGN OF THIS PROJECT AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

SIGNED: [Signature] DATE: 4-28-20
REGISTRATION NO. R.C.E. 68547 MY REGISTRATION EXPIRES ON 9-30-21

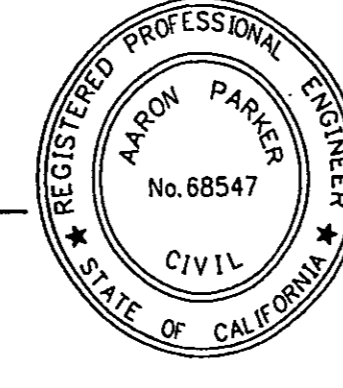


FIRM: SB&O INC.
ADDRESS: 3980 RUFFIN ROAD, SUITE 120 SAN DIEGO, CA 92123
TELEPHONE: (858) 560-1141

ENGINEER OF WORK'S RECORD DRAWING CERTIFICATION

I, AARON PARKER, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE PREPARATION OF THE ENGINEERING PORTION OF THE RECORD DRAWINGS AND THAT THE INFORMATION SHOWN IS BASED ON AN INVESTIGATION AND SURVEY OF THE IMPROVEMENTS BETWEEN THE DATES OF [] AND [] TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE INFORMATION SHOWN ON THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.

SIGNED: [Signature] DATE: []
REGISTRATION NO. R.C.E. 68547 MY REGISTRATION EXPIRES ON 9-30-21



FIRM: SB&O INC.
ADDRESS: 3980 RUFFIN ROAD, SUITE 120 SAN DIEGO, CA 92123
TELEPHONE: (858) 560-1141

RESIDENTIAL FLOOD STATEMENT

I, AARON PARKER, A REGISTERED CIVIL ENGINEER/LAND SURVEYOR HEREBY CERTIFY THAT THE FLOOD ELEVATIONS SHOWN ON THIS AS-BUILT GRADING PLAN HAVE BEEN VERIFIED BY ME AND THAT SAID ELEVATIONS ARE AT OR ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY THE BASE FLOOD DISCHARGE RATES SET FORTH IN THE FLOOD DAMAGE PREVENTION ORDINANCE - CHAPTER 15.52 OF THE SANTEE MUNICIPAL CODE.

SIGNED: [Signature] DATE: []
REGISTRATION NO. R.C.E. 68547 EXPIRES ON 9-30-21

SOIL ENGINEER'S DESIGN CERTIFICATION

I, William D. Olson, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY CERTIFY THAT A SAMPLING AND STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN THE DATES OF [] AND [] THREE COMPLETE COPIES OF THE SOILS REPORT COMPILED FROM THIS STUDY, WITH MY RECOMMENDATIONS, HAS BEEN SUBMITTED TO THE OFFICE OF THE DIRECTOR OF DEVELOPMENT SERVICES.

I HAVE REVIEWED THE PROJECT DESIGN AND THE GRADING SHOWN HEREON IS CONSISTENT WITH THE RECOMMENDATIONS CONTAINED IN THE APPROVED SOILS AND GEOTECHNICAL REPORTS FOR THE PROJECT.

SIGNED: [Signature] DATE: 4-21-20
REGISTRATION NO. 45283 EXPIRES ON 7/31/22



FIRM: LEIGHTON & ASSOCIATES, INC.
ADDRESS: 3834 MURPHY CANYON ROAD, B-205 SAN DIEGO, CA 92123
TELEPHONE: (858) 300-8491

GEOTECHNICAL REPORT(S): GEOTECHNICAL REVIEW AND UPDATE LETTER FOR RIVERVIEW TOWN CENTER RESIDENTIAL DEVELOPMENT AND TOWN CENTER THEATER DEVELOPMENT, PROJECTS SANTEE, CALIFORNIA, PREPARED BY LEIGHTON AND ASSOCIATES, INC., DATED FEBRUARY 27, 2019.

SOIL ENGINEER'S RECORD DRAWING CERTIFICATION

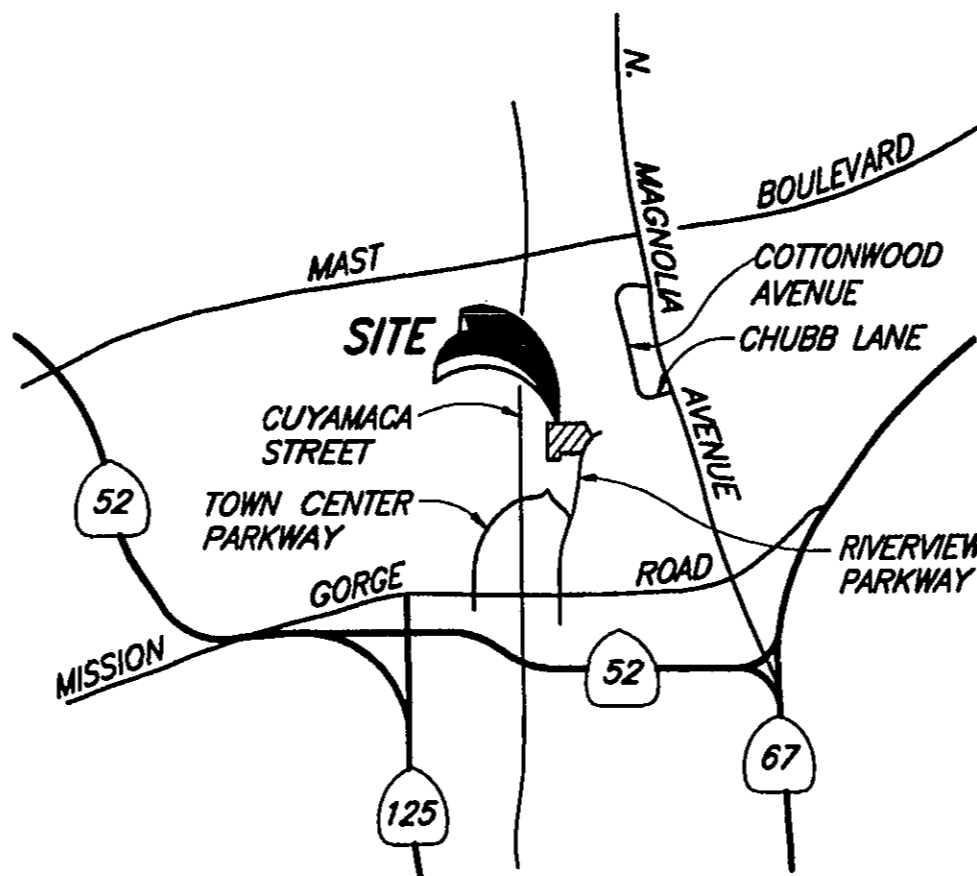
I, [] A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE GEOTECHNICAL ASPECTS OF THE GRADING OF THIS PROJECT, TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE GRADING CONFORMS WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORTS AND PLANS WITH THE EXCEPTION THAT ANY CHANGES OR DEVIATIONS FROM THE PLANS DUE TO UNFORSEEN FIELD CONDITIONS HAVE BEEN IDENTIFIED IN THE FINAL SOILS REPORT FOR THE PROJECT.

SIGNED: [Signature] DATE: []
REGISTRATION NO. [] EXPIRES ON []

FIRM: LEIGHTON & ASSOCIATES, INC.
ADDRESS: 3834 MURPHY CANYON ROAD, B-205 SAN DIEGO, CA 92123
TELEPHONE: (858) 300-8491



PRECISE GRADING PLANS FOR RIVERVIEW



VICINITY MAP

NOT TO SCALE
THOMAS BROTHERS PG. 1231, GRID 0-6
2006 EDITION

OWNER'S ACCEPTANCE

I, BRYAN BERGERON, AS OWNER OF THE PROPERTY DESCRIBED HEREOF ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION AND WITH MY FULL CONSENT. I UNDERSTAND ALL CONSTRUCTION MUST CONFORM TO CURRENT CITY STANDARDS AND BE COMPLETED IN ACCORDANCE WITH THESE PLANS.

SIGNED: [Signature] DATE: 5-4-2020
BRYAN BERGERON, VICE PRESIDENT

ADDRESS: WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION
4695 MACARTHUR COURT, 8TH FLOOR
NEWPORT BEACH, CA 92660
TELEPHONE: (949) 239-7215

OWNER/APPLICANT

WILLIAM LYON HOMES, INC., A CALIFORNIA CORPORATION
4695 MACARTHUR COURT, 8TH FLOOR
NEWPORT BEACH, CA 92660

SIGNED: [Signature] DATE: 5-4-2020
BRYAN BERGERON, VICE PRESIDENT

LEGAL DESCRIPTION

PARCEL 2 OF PARCEL MAP NO. 210333, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 4, 2013 AS FILE NO. 2013-0139733 OF OFFICIAL RECORDS.

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BY PHOTOGRAMMETRIC METHODS. PHOTOGRAMMETRY PROVIDED BY INLAND AERIAL SURVEYS, INC. PROJECT NO. 17-11033. THE TOPOGRAPHY WAS COMPILED FROM AERIAL PHOTOGRAPHY DATED 12-15-2017.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS A LINE BETWEEN STATION 2085 AND STATION 2086 PER RECORD OF SURVEY 11252 RECORDED OCTOBER 8, 1987 AS FILE NO 87-569294 OF OFFICIAL RECORDS.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM
THE COMBINED GRID FACTOR AT POINT 11252 IS 0.9999847.
GRID DISTANCE = GROUND DISTANCE TIMES COMBINED SCALE FACTOR.

SHEET INDEX

Table with 2 columns: SHEET NO. and DESCRIPTION. Lists sheets 1 through 33 including Title Sheet, Notes and Details, Key Map, Precise Grading Plans, Basin Details, Irrigation Plan, Construction Plan, etc.

LEGEND OF ABBREVIATIONS

Table with 2 columns: T.C., F.L., P.L., etc. and their corresponding descriptions like TOP OF CURB, FLOW LINE ELEVATION, PROPERTY LINE, etc.

SITE ADDRESS

NORTH TOWN CENTER PARKWAY, WEST RIVERVIEW PARKWAY, SANTEE, CA 92071

GRADING QUANTITIES

CUT: 6,400 C.Y.
FILL: 0 C.Y.
EXPORT: 6,400 C.Y.

GENERAL STANDARDS OF CONSTRUCTION

UNLESS OTHERWISE NOTED ON THE PLANS, ALL WORK SHALL CONFORM WITH THE FOLLOWING STANDARD SPECIFICATIONS AND DRAWINGS:

STANDARD SPECIFICATIONS:

- 1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. STANDARD SPECIAL PROVISIONS.
3. CITY OF SANTEE PUBLIC WORKS STANDARDS, LATEST EDITION.
4. CALIFORNIA DEPARTMENT OF TRANSPORTATION, MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES, LATEST EDITION.
5. STANDARD SPECIFICATIONS OF THE PADRE DAM MUNICIPAL WATER DISTRICT, LATEST EDITION.
6. CALIFORNIA STORMWATER QUALITY ASSOCIATION (C.A.S.Q.A.), STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK CONSTRUCTION, LATEST EDITION.
7. CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), LATEST EDITION.

STANDARD DRAWINGS:

- 1. CITY OF SANTEE STANDARD DRAWINGS.
2. SAN DIEGO REGIONAL STANDARD DRAWINGS (S.D.R.S.D.) AS RECOMMENDED BY THE REGIONAL STANDARDS COMMITTEE, MAINTAINED AND PUBLISHED BY THE SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS, LATEST EDITION.
3. STANDARD DRAWINGS OF THE PADRE DAM MUNICIPAL WATER DISTRICT, LATEST EDITION.

LEGEND

Legend table with columns: DESCRIPTION and SYMBOL. Lists symbols for Project Boundary, Top of Curb Elevation, Finish Surface Spot Elevation, Slope, Limits of Grading, etc.

Approval stamps from City of Santee (Fire Department, Public Works Manager, Engineering Division, Planning Division, Traffic Section) and Padre Dam Municipal Water District.

Construction Record table with columns: CONSTRUCTION RECORD, REFERENCES, DATE, BY, REVISIONS, ACPID, BENCHMARK, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY, REVIEWED, PROJECT NO., CITY OF SANTEE, DEPARTMENT OF DEVELOPMENT SERVICES, CITY W.O. NO., DRAWING NO., SHEET 1 OF 33.

RIVERVIEW - PRECISE GRADING PLANS

GENERAL NOTES:

- SUBDIVISION MONUMENTATION SHALL BE PROTECTED AT ALL TIMES. PRIOR TO ISSUANCE OF GRADING PERMIT THE SUBDIVISION BOUNDARY SHALL BE STAKED AND FLAGGED, WITH LATHES AT LEAST THREE FEET IN HEIGHT, AT ALL SUBDIVISION CORNERS, ANGLE POINTS, AND POINTS OF CURVE. WHERE BOUNDARY LINES EXCEED THREE HUNDRED FEET IN LENGTH STAKES SHALL BE PLACED ON LINE AT NOT OVER THREE HUNDRED FOOT INTERVALS. WHERE PERMISSION FOR OFFSITE GRADING HAS BEEN GRANTED THE LIMITS OF OFF-SITE WORK SHALL BE STAKED AND FLAGGED ALSO. OFF-SITE WORK SHALL BE CLEARLY IDENTIFIED WITH DIFFERENT COLOR FLAGGING OR MARKINGS FROM THE SUBDIVISION BOUNDARY FLAGGING. THE CONTRACTOR SHALL AT ALL TIMES PROTECT THE SUBDIVISION BOUNDARY AND OFF-SITE MARKERS AND SHALL IMMEDIATELY REPLACE ANY MARKERS THAT ARE DISTURBED OR DESTROYED.
- ACCEPTANCE OF THIS GRADING PLAN DOES NOT CONSTITUTE ACCEPTANCE OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR PUBLIC ROAD PURPOSES.
- FINAL ACCEPTANCE OF THESE GRADING PLANS IS SUBJECT TO FINAL ACCEPTANCE OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- WASTE MATERIAL GENERATED FROM GRADING OPERATIONS SHALL BE HAULLED TO A LEGAL DUMP SITE AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.
- AN ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK BEING PERFORMED WITHIN THE LIMITS OF THE PUBLIC RIGHT OF WAY.
- ALL SLOPES OVER THREE FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED IN ACCORDANCE WITH CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
 - SAN DIEGO GAS & ELECTRIC 1-800-422-4133
 - PACIFIC BELL TELEPHONE 1-800-422-4133
 - COX CABLE TV 263-5793
 - PURE DAW MUNICIPAL WATER DISTRICT 448-3111 (WATER AND SEWER)
- REQUESTS FOR RELEASE OF GRADING AND EROSION CONTROL SECURITIES UPON COMPLETION OF THE WORK SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF SANTEE LAND DEVELOPMENT MANUAL.
- ACCEPTANCE OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIALS' ACCEPTANCE OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED IN THE AREA COVERED BY THESE PLANS. NO WORKER OF ANY CONTRACTOR SHALL BE RESPONSIBLE FOR CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTION 15.58.990, SANTEE MUNICIPAL CODE).
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 7:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY. NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAY OR CITY HOLIDAYS. WORK ON SATURDAY REQUIRES THE WRITTEN APPROVAL OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A SMOOTH CONTIGUOUS TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJACENT CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE ACCEPTANCE OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJACENT PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SLIDING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION IN NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- ALL OFFSITE HAUL ROUTES ARE SUBJECT TO THE ACCEPTANCE OF THE CITY ENGINEER. THE CONTRACTOR SHALL MAKE APPLICATION FOR A HAUL PERMIT, IN A FORMAT SUITABLE TO THE DEPARTMENT OF DEVELOPMENT SERVICES. A MINIMUM OF 72 HOURS PRIOR TO BEGINNING WORK, THE GRADING PERMIT SHALL NOT BE ISSUED PRIOR TO ISSUANCE OF THE HAUL PERMIT.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THESE PLANS SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES. IF ANY PORTION OF THIS PROJECT IS TO BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR ACCEPTANCE.
- FINISH GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1 OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES BETWEEN OCTOBER 1 AND APRIL 1. ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE ACCEPTED LANDSCAPING AND IRRIGATION PLANS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SANTEE-DEPARTMENT OF DEVELOPMENT SERVICES AT (619) 258-4100 A MINIMUM OF 48 HOURS BEFORE ANY WORK COMMENCES AND 24 HOURS PRIOR TO REQUESTS FOR INSPECTION. CALL (619) 258-4100 x168 FOR ALL INSPECTION REQUESTS. ALL WORK PERFORMED UNDER THIS PERMIT IS SUBJECT TO THE INSPECTION REQUIREMENTS OF THE SANTEE GRADING ORDINANCE. THE CONTRACTOR IS REFERRED TO SECTION 15.58.930 OF THE SANTEE MUNICIPAL CODE FOR A LIST OF DETAILED REQUIREMENTS. FAILURE TO PROVIDE ADEQUATE NOTIFICATION TO THE DEPARTMENT OF DEVELOPMENT SERVICES REQUESTING INSPECTION OF THE WORK AT THE APPROPRIATE TIMES MAY RESULT IN ISSUANCE OF A STOP WORK ORDER FOR THE GRADING OPERATIONS.

GENERAL NOTES CONTINUED:

- TO ENSURE COMPLIANCE WITH THE ACCEPTED GRADING PLAN AND AS A CONDITION OF ACCEPTANCE OF THE GRADING PLAN, THE OWNER, ITS TENANTS, ITS CONTRACTORS, AND ITS SUB-CONTRACTORS SHALL MAINTAIN THE PREMISES SUBJECT TO THE GRADING PLAN OPEN FOR INSPECTION BY CITY REPRESENTATIVES AT ALL TIMES GRADING OPERATIONS ARE OCCURRING, AND AT ALL OTHER TIMES, UPON REASONABLE DEMAND BY THE CITY.
- UPON COMPLETION OF THE GRADING WORK SHOWN ON THESE PLANS AND PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY, THE OWNER SHALL HAVE AS-BUILT GRADING PLANS PREPARED. PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF SANTEE-DEPARTMENT OF DEVELOPMENT SERVICES POLICY REGARDING CONSTRUCTION CHANGES AND AS-BUILT DRAWINGS FOR PRIVATE DEVELOPMENT.
- SLOPE RATIOS:
 - CUT 2:1 FILL 2:1
 - EXCAVATION: 6:400 C.Y. FILL: 0 C.Y. WASTE: 6:400 C.Y.
 - (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS).
 - SHRINKAGE/EXPANSION: N/A
- ACCEPTANCE OF THESE PLANS BY THE CITY OF SANTEE IS VALID FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. FAILURE TO COMMENCE CONSTRUCTION WITHIN ONE YEAR VIOLES ACCEPTANCE OF THE PLANS.
- THE FOLLOWING SOILS REPORT(S) SHALL BE CONSIDERED PART OF THIS GRADING PLAN. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT(S).
 - "GEOTECHNICAL INVESTIGATION FOR 'RIVERVIEW'"
 - FIRM: LGC VALLEY, INC.
 - ADDRESS: 2420 GRAND AVENUE, SUITE F2 VISTA, CA 92081
 - TELEPHONE: (760) 599-7000

ENVIRONMENTAL NOTES

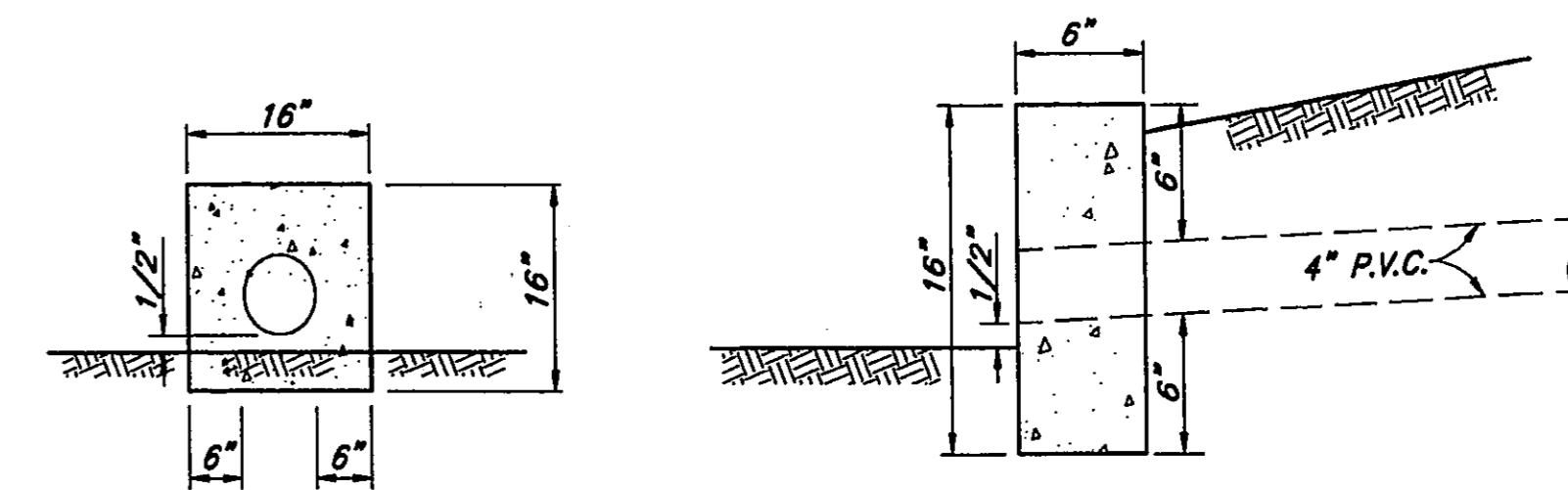
- ALL UNPAVED CONSTRUCTION AREAS SHALL BE SPRINKLED WITH WATER OR OTHER ACCEPTABLE SAN DIEGO APCD DUST CONTROL AGENTS DURING DUST-GENERATING ACTIVITIES TO REDUCE DUST EMISSIONS. ADDITIONAL WATERING OR ACCEPTABLE APCD DUST CONTROL AGENTS SHALL BE APPLIED DURING DRY WEATHER OR WINDY DAYS UNTIL DUST EMISSIONS ARE NOT VISIBLE.
- TRUCKS HAULING DIRT AND DEBRIS SHALL BE COVERED TO REDUCE WINDBLOWN DUST AND SPILLS. DIRT SHALL NOT BE OVER THE HEIGHT OF THE TRUCK BED.
- ON DRY DAYS, DIRT OR DEBRIS SPILLED ONTO PAVED SURFACES SHALL BE SWEEPED UP IMMEDIATELY TO REDUCE RESUSPENSION OF PARTICULATE MATTER CAUSED BY VEHICLE MOVEMENT. APPROACH ROUTES TO CONSTRUCTION SITES SHALL BE CLEANED DAILY OF CONSTRUCTION-RELATED DIRT IN DRY WEATHER.
- ON-ROAD STOCKPILES OF EXCAVATED MATERIAL SHALL BE COVERED OR WATERED.
- ABIDE BY ALL CONDITIONS OF APPROVAL FOR DUST CONTROL REQUIRED BY THE SAN DIEGO APCD.
- USE LOW POLLUTANT-EMITTING CONSTRUCTION EQUIPMENT.
- EQUIP CONSTRUCTION EQUIPMENT WITH PRECHAMBER DIESEL ENGINES (OR EQUIVALENT) TOGETHER WITH PROPER MAINTENANCE AND OPERATION TO REDUCE EMISSIONS OF NITROGEN OXIDE, TO THE EXTENT AVAILABLE AND FEASIBLE.
- USE ELECTRICAL CONSTRUCTION EQUIPMENT, TO THE EXTENT FEASIBLE.
- WHERE SUITABLE RIPARIAN HABITAT IS WITHIN 500 FEET OF THE SUBJECT SITE, CONSTRUCTION SHALL BE TIMED TO AVOID THE LEAST BELL'S VIREO BREEDING SEASON (MARCH 15 THROUGH SEPTEMBER 15) TO AVOID THE POSSIBILITY OF CONSTRUCTION NOISE IMPACTS TO THE SPECIES. IF CONSTRUCTION MUST OCCUR DURING THE NESTING SEASON, THE PROTOCOL SHALL CONDUCT A FULL PROTOCOL SURVEY OF THE ADJACENT RIPARIAN HABITAT FOR THE PRESENCE OF THE LEAST BELL'S VIREO AND SUBMIT A REPORT TO THE CITY AND THE JOINT WILDLIFE AGENCIES PRIOR TO GRADING. SAID REPORT SHALL INCORPORATE SOUND ATTENUATION MEASURES TO REDUCE NOISE IMPACTS, AS PROVIDED IN THE MASTER ER MITIGATION AND MONITORING PROGRAM.
- TO AVOID POTENTIAL IMPACTS TO NESTING RAPTORS, TREES WILL BE REMOVED BETWEEN SEPTEMBER AND JANUARY. OUTSIDE OF THE BREEDING SEASON OF LOCAL RAPTOR SPECIES. IF TREE REMOVAL MUST BE CONDUCTED DURING THE BREEDING SEASON OF FEBRUARY 1 TO AUGUST 30, A RAPTOR NEST SURVEY SHALL BE CONDUCTED BY A QUALIFIED BIOLOGIST PRIOR TO ANY REMOVAL TO DETERMINE IF ANY RAPTOR NESTS ARE PRESENT. IF ANY RAPTOR NEST IS DISCOVERED, A BUFFER SHALL BE ESTABLISHED (TYPICALLY 500 FEET) AROUND THE TREE UNTIL THE YOUNG ARE INDEPENDENT OF THE NEST SITE. NO CONSTRUCTION ACTIVITIES MAY OCCUR WITHIN THIS BUFFER AREA UNTIL A BIOLOGIST DETERMINES THAT THE FLEDGLINGS ARE INDEPENDENT OF THE NEST.

UTILITY COORDINATION NOTES: (AS APPLICABLE)

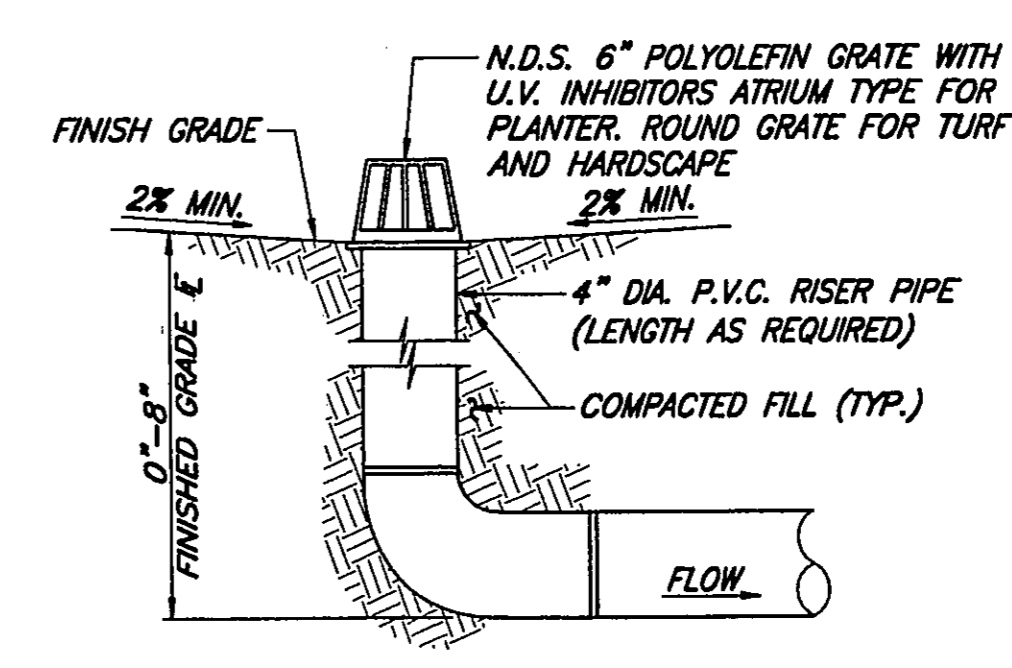
THESE PLANS CONTAIN MEANDERING BIKE AND PEDESTRIAN PATHS. THE LOCATION OF ALL ABOVE GROUND AND AT GRADE UTILITIES SHALL BE COORDINATED WITH THE MEANDERING PATH. NO ABOVE GROUND FACILITY SHALL BE LOCATED WITHIN TWO FEET OF THE PATH (PREFERRED MINIMUM IS THREE FEET). ACTUAL LOCATION OF UTILITIES IS SUBJECT TO APPROVAL BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CONSTRUCTION/ENCROACHMENT PERMIT. ALL ABOVE GROUND FACILITIES SHALL BE PAINTED WITH AMERON AMERSHIELD RAPID RESPONSE RT1405 PAINT IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

SPECIAL NOTES:

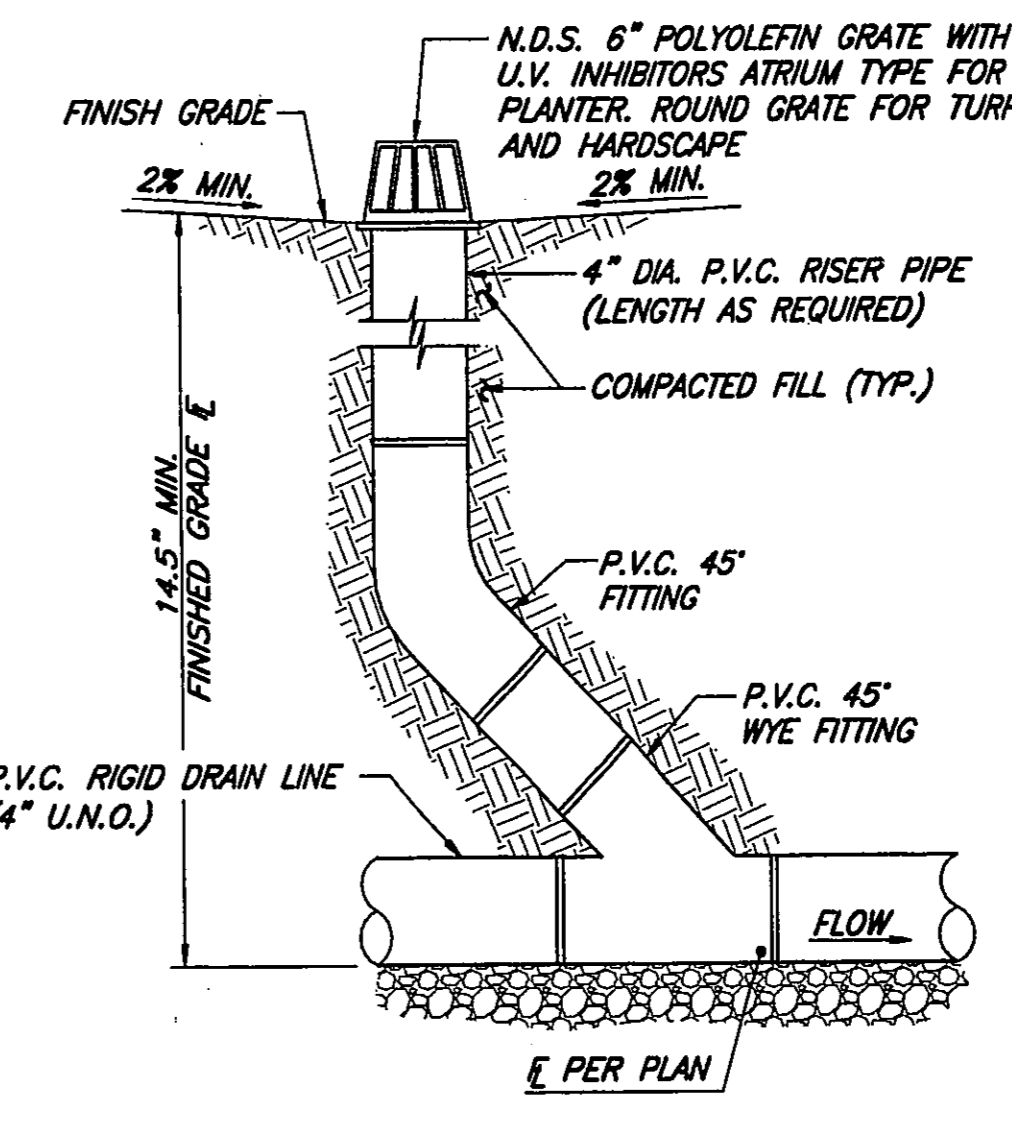
- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BOTH VERTICAL AND HORIZONTAL PRIOR TO COMMENCING GRADING OPERATIONS.
 - CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISION IS NECESSARY BECAUSE OF LOCATION OF EXISTING UTILITIES.
 - LOCATION AND ELEVATIONS OF IMPROVEMENTS, TO BE MET BY WORK, SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION OF NEW WORK.
 - GRADES SHOWN ARE FINISH GRADES. CONTRACTOR SHALL DETERMINE NECESSARY SUBGRADE ELEVATIONS AND SHALL CONSTRUCT SMOOTH TRANSITION BETWEEN FINISH GRADES SHOWN.
 - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
 - THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE STATE OF CALIFORNIA SAFETY ORDERS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHETHER (OR NOT) THE FIELD CONDITIONS AT STORM DRAIN INLETS AND OUTLETS ARE PER THE APPROVED PLANS. IF FIELD CONDITIONS DIFFER FROM THE APPROVED PLANS, THE CONTRACTOR SHALL CONTACT THE SUPERINTENDENT SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REVISIONS TO THE PLANS, AND (TO OBTAIN) PUBLIC AGENCY APPROVAL, IF REQUIRED, PRIOR TO CONTRACTOR INSTALLING STORM DRAIN STRUCTURES.
 - IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT PER THE APPROVED PLANS BY THE OWNER/PERMITTEE.
 - ALL EXISTING UTILITIES OR STRUCTURES ARE INDICATED HEREON BASED ON INFORMATION OF RECORD. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - ALL EXTERIOR STAIRS, CONSISTING OF GREATER THAN 1 STEP, SHALL INCLUDE HANDRAILS ON EACH SIDE IN CONFORMANCE WITH C.B.C. SECTION 1012.
 - CROSS-SLOPES (SLOPE PERPENDICULAR TO THE PATH OF TRAVEL) FOR ALL EXTERIOR WALKWAYS SHALL BE LESS THAN 2% (1 FOOT FALL IN 50 FEET).
 - ALL WALKWAY GRADES (IN THE DIRECTION OF TRAVEL) SHALL BE LESS THAN 5% (1 FOOT FALL IN 20 FEET) UNLESS NOTED OTHERWISE. ANY WALKWAY EXCEEDING 5% SHALL RECEIVE HANDRAILS AND WHEEL GUARDS PER C.B.C. SECTION 1133B.
 - ALL WALKWAYS WITH A SLOPE OF LESS THAN 6% SHALL BE AT LEAST 5' SLIP RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED FINISH AND WALKWAYS WITH A SLOPE OF 6% OR GREATER SHALL BE SLIP RESISTANT PER C.B.C. SECTION 1133B.
 - TOP-OF-WALL (T.W.) ELEVATIONS SHOWN ON PLANS ARE THE MINIMUM ALLOWABLE ELEVATIONS FOR THE RETAINING WALLS. THE HEIGHT OF EACH MASONRY COURSE MAY FORCE THE CONTRACTOR TO BUILD THE RETAINING WALL SLIGHTLY HIGHER THAN THE ELEVATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOT INSTALL THE TOP-OF-WALL ANY LOWER THAN THE ELEVATIONS SHOWN ON THE PLAN.
 - RETAINING WALL PROFILES ARE NOT PROVIDED. THE PLANS DO NOT CALL OUT EVERY CHANGE IN T.W. OR CHANGE IN FOOTING ELEVATIONS. THE CONTRACTOR SHALL STEP THE WALL BASED UPON ADJACENT FINISHED GRADES.
 - DEEPEMED FOOTING LOCATIONS ARE SHOWN HERE SYMBOLICALLY AT LOCATIONS WHERE THE EXISTING GRADE ABOVE THE BUILDING MUST BE LOWER THAN 8" BELOW THE FINISHED FLOOR. DEEPEMED FOOTING DEPTHS, DESIGN AND STEP LOCATIONS SHALL ALWAYS BE INDICATED BY THE STRUCTURAL ENGINEER'S FOUNDATION PLANS. FURTHERMORE, THE FOUNDATION PLANS MAY CALL FOR ADDITIONAL DEEPEMED FOOTING LOCATIONS THAT ARE NOT SHOWN HERE.
 - THE CONTRACTOR SHALL INSTALL CONTINUOUS 36 INCH DETECTABLE WARNING (TRUNCATED DOME) IN ALL LOCATIONS THAT A PEDESTRIAN WALKWAY ADJACENT A VEHICULAR WAY THAT IS NOT SEPARATED BY CURBS OR RAILINGS.



DETAIL A
NOT TO SCALE



DETAIL ~ AREA DRAIN A
NOT TO SCALE



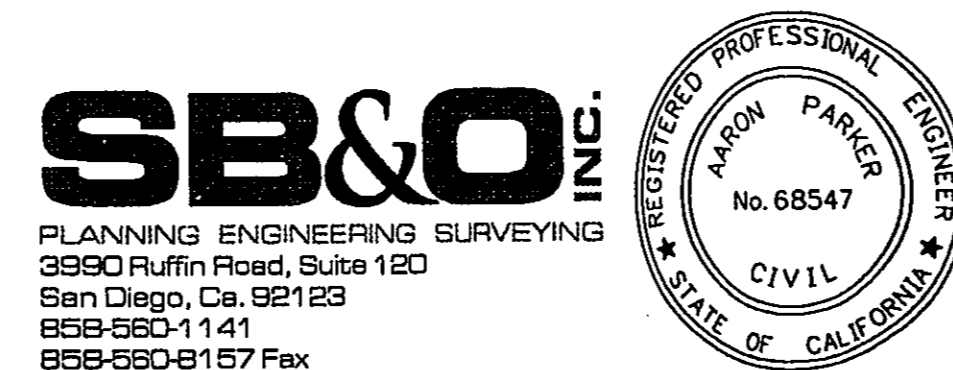
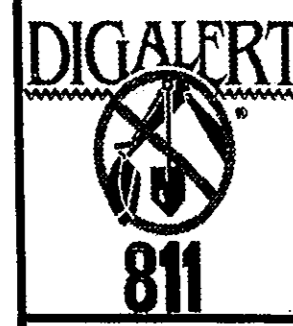
DETAIL ~ AREA DRAIN B
NOT TO SCALE FOR ALL DRAINS DEEPER THAN 8"

EROSION CONTROL NOTE:

FOR EROSION CONTROL MEASURES DURING BUILDING CONSTRUCTION AND PRECISE GRADING, SEE ROUGH GRADING PLANS DRAWING 2019-163A.

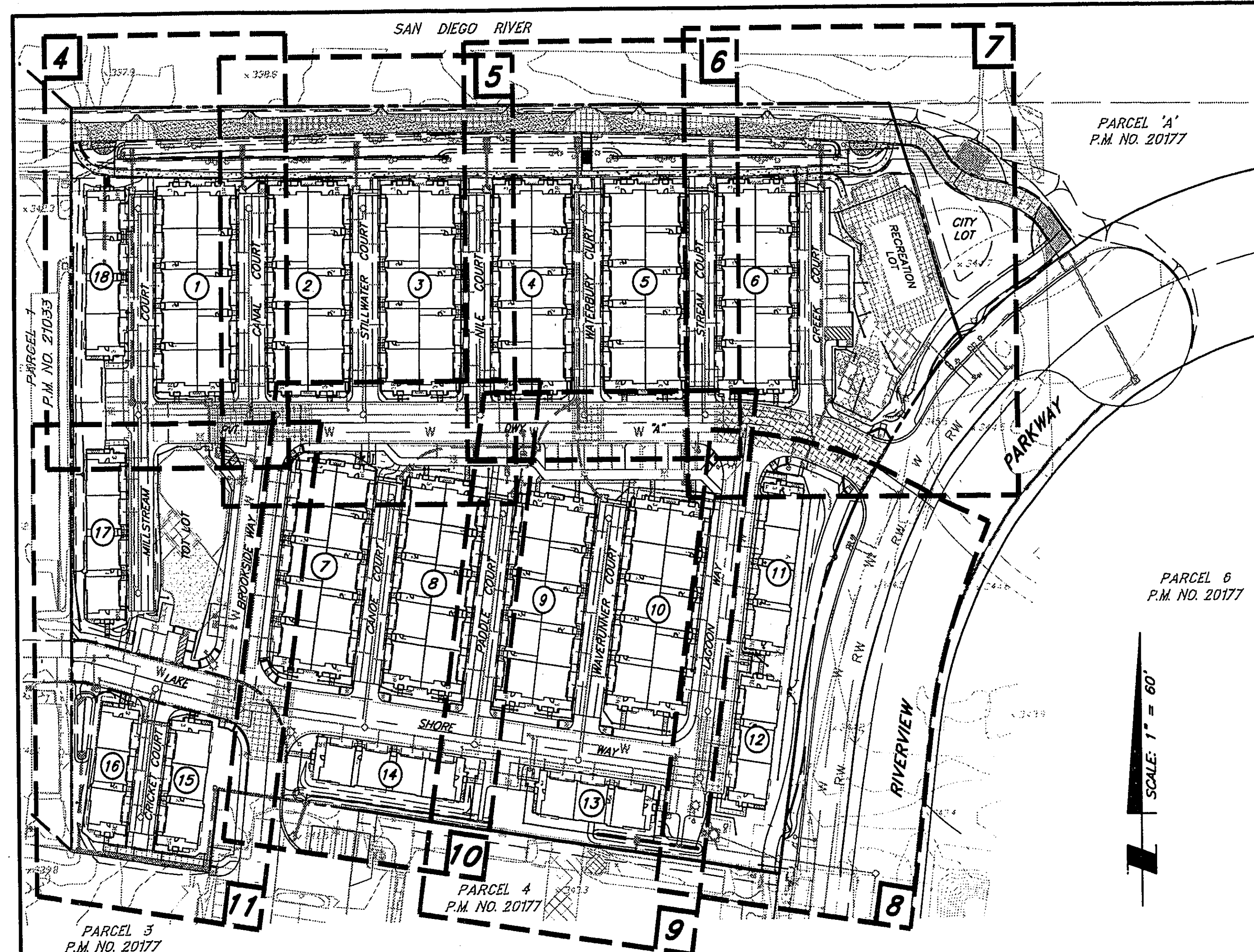
PARCEL A OFFSITE WORK NOTE:

THE DEVELOPER SHALL BE OBLIGATED TO GRADE, IMPROVE, AND LANDSCAPE THE CITY OWNED PARCEL A IN ACCORDANCE WITH THESE APPROVED PLANS ("IMPROVEMENTS"). THE DEVELOPER OF THE PROPERTY SHALL PERFORM THE IMPROVEMENTS CONCURRENTLY WITH THE ONSITE RESIDENTIAL WORK AND SHALL SUBSTANTIALLY COMPLETE THE IMPROVEMENTS PRIOR TO THE LAST PHASE OF RESIDENTIAL OCCUPANCY. THE CITY SHALL BE RESPONSIBLE FOR PROVIDING ACCESS AND ANY NECESSARY COUNTY ENCROACHMENT PERMITS FOR PERFORMANCE OF THE IMPROVEMENTS. THE OBLIGATION TO PERFORM THE IMPROVEMENTS SHALL EXPIRE IF THE CITY DOES NOT PROVIDE PERMISSION OR PERMITS FOR THE IMPROVEMENTS PRIOR TO DECEMBER 31, 2021. THE DEVELOPER SHALL NOT BE REQUIRED TO POST BONDS OR SECURITIES FOR THE IMPROVEMENTS, NOR SHALL THE PERFORMANCE OF THE IMPROVEMENTS BE TIED TO THE ISSUANCE OF ANY PERMITS, INCLUDED BUT NOT LIMITED TO, GRADING, BUILDING, OCCUPANCY OR RELEASE OF ANY CITY DEPOSITS OR BONDS.



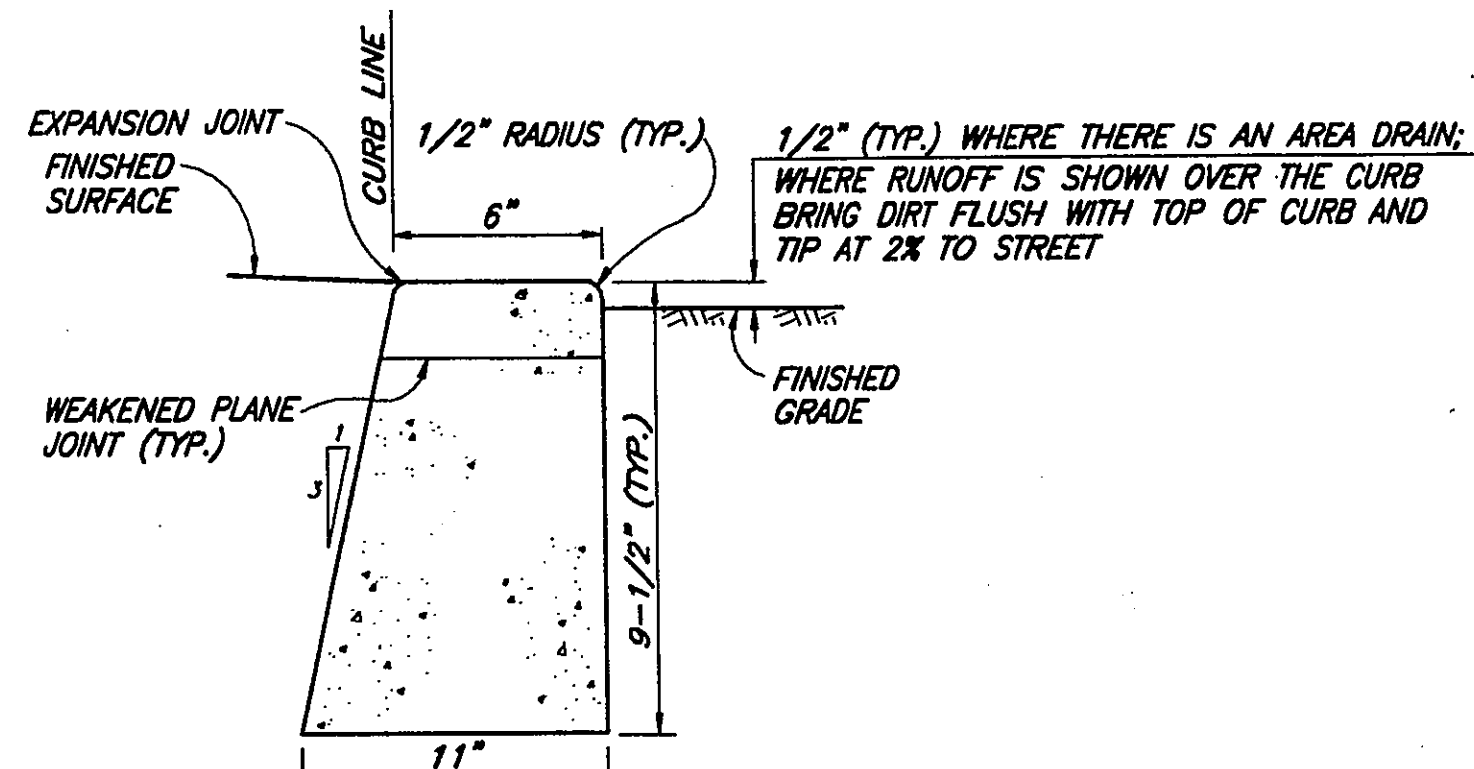
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|---------------------|--|------------------------------|------|----|-----------|----------|---|-------|-------------|----------|------------|-----------|----------------------------|------------------------------------|---------------|-------------|----------|
| CONSTRUCTION RECORD | | REFERENCES | DATE | BY | REVISIONS | APPROVED | BENCHMARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. | |
| CONTRACTOR | | 2005-099-1000, 2006-842-850 | | | | | CITY OF SANTEE GPS POINT #2005 PER ROS 11252 | | J.S. | T.P. | A.P. | 5-14-2020 | PRECISE GRADING PLANS FOR: | TM 2018-01 | | | |
| INSPECTOR | | 2007-629-643, 2014-032-108 | | | | | LEAD PILE AND BRASS TAG STAMPED LS 2001 PER MAP 4141, 4' OFFSET TO THE SOUTHEAST CORNER OF LOT 49 OF MAP 4141, ELEVATION 336.00' NGVD 29. | | HONG | W | A | 4-28-20 | PROJECT ENGINEER | RIVERVIEW | DR-2018-3 | G-1330 | 2019-217 |
| DATE COMPLETED | | 2018-342, 2019-160, 173, 186 | | | | | | | | | | | NOTES AND DETAILS | | | 74852.30 | |

VIEW/REVIEW/DESIGN/CONSTRUCTION/PLAN



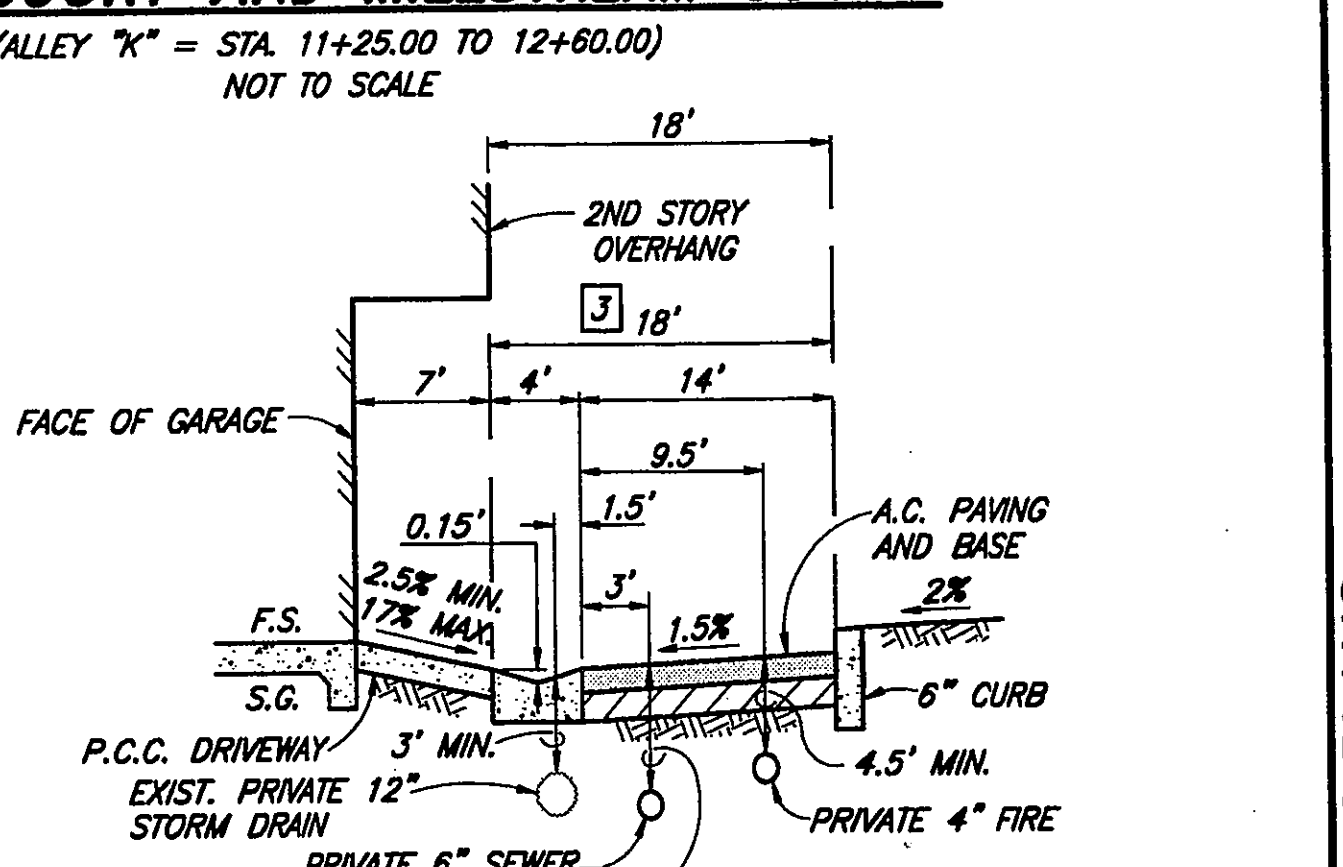
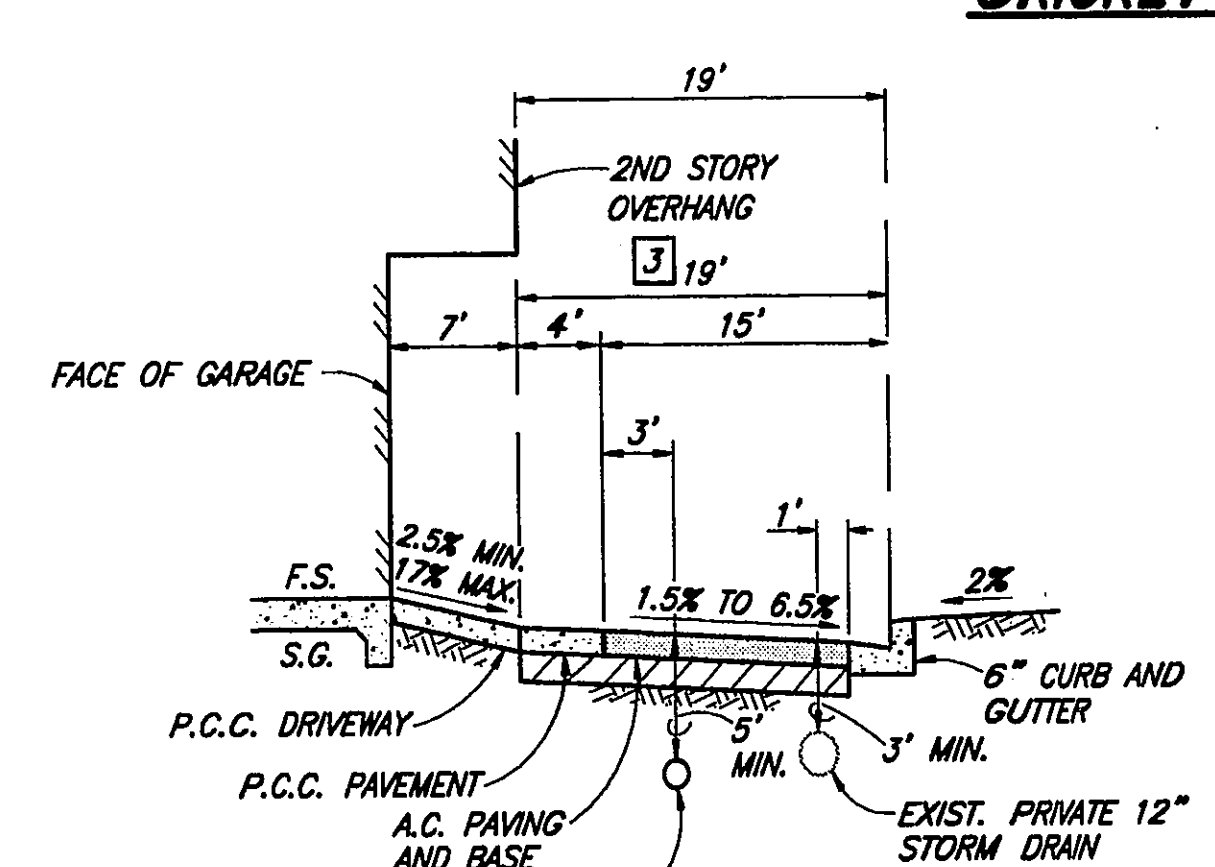
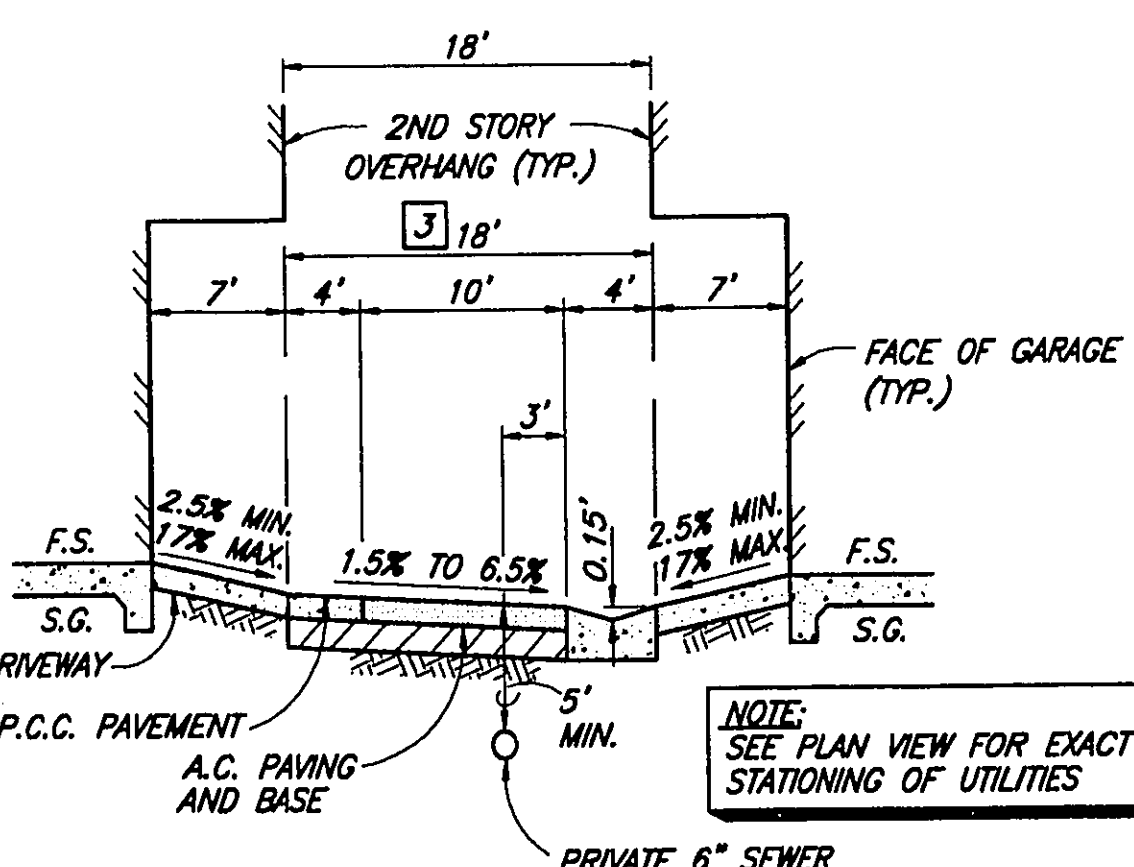
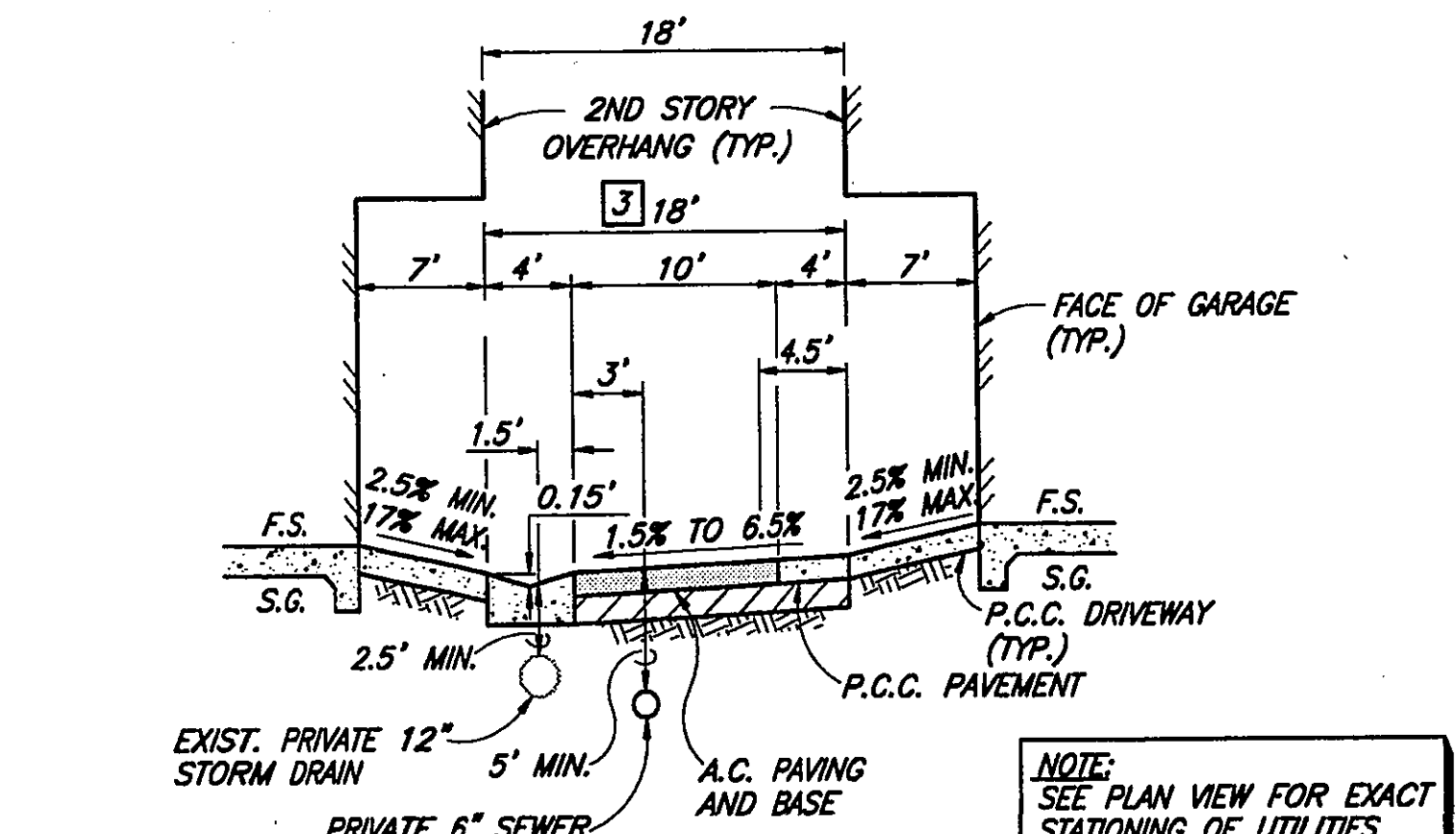
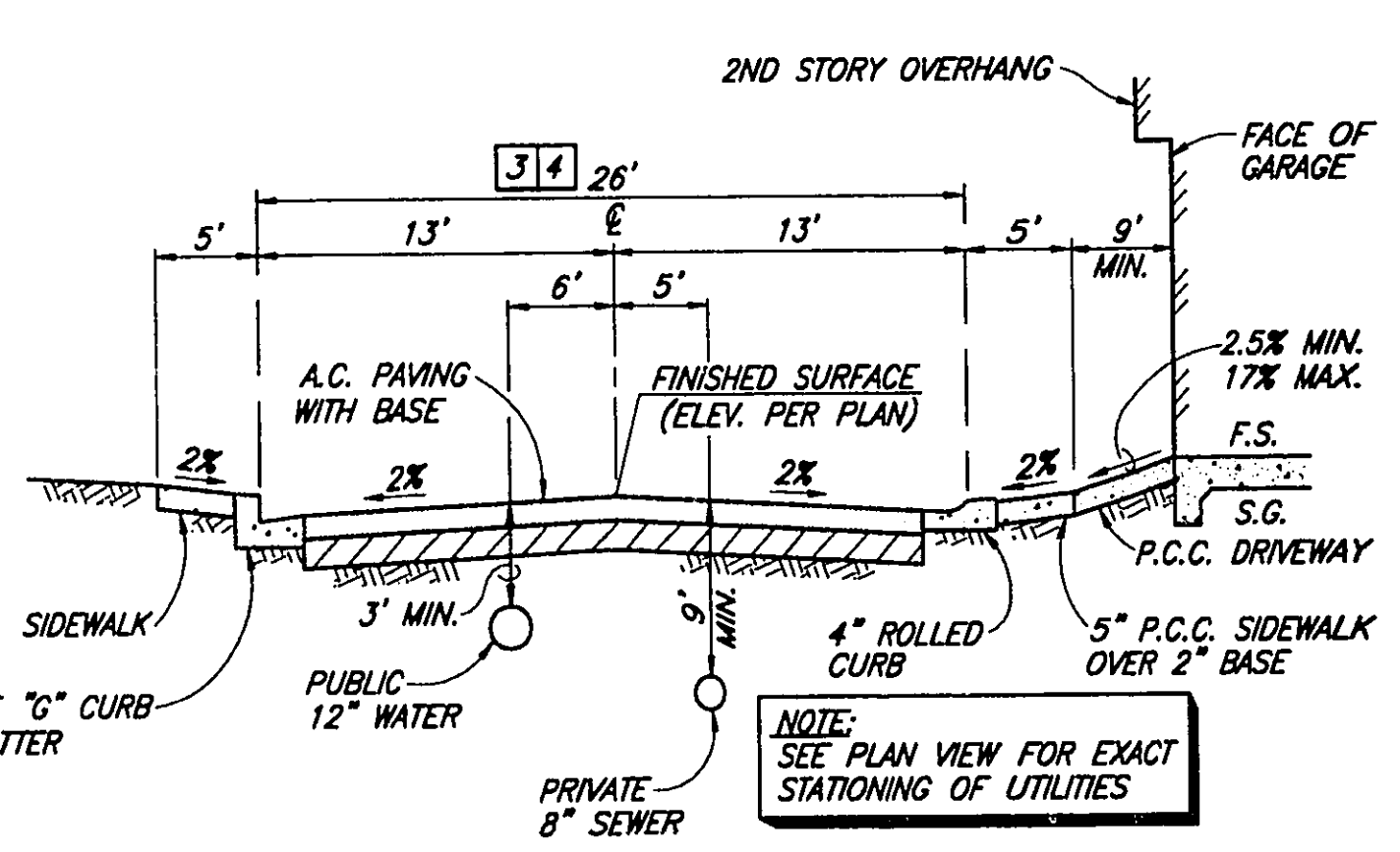
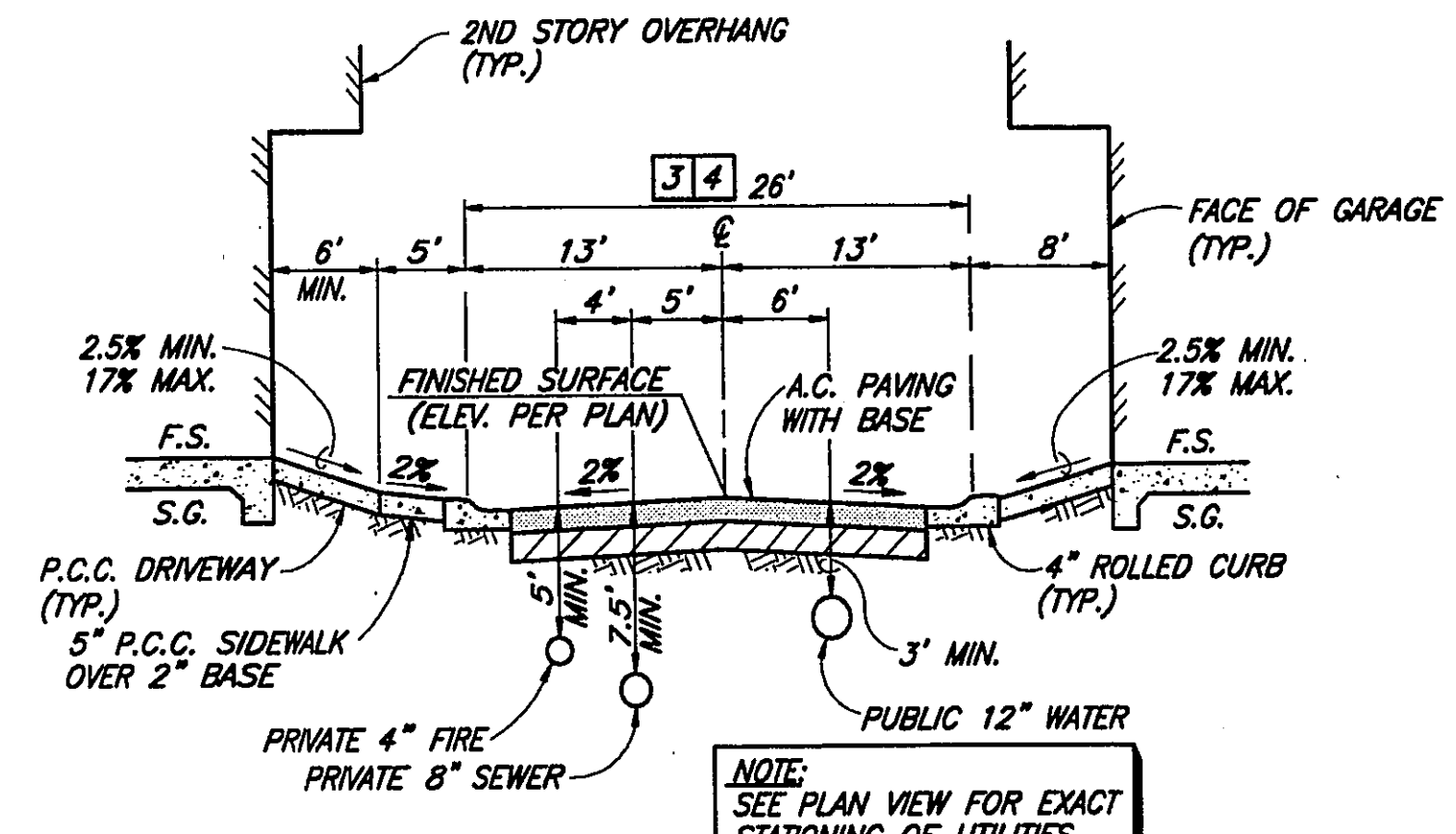
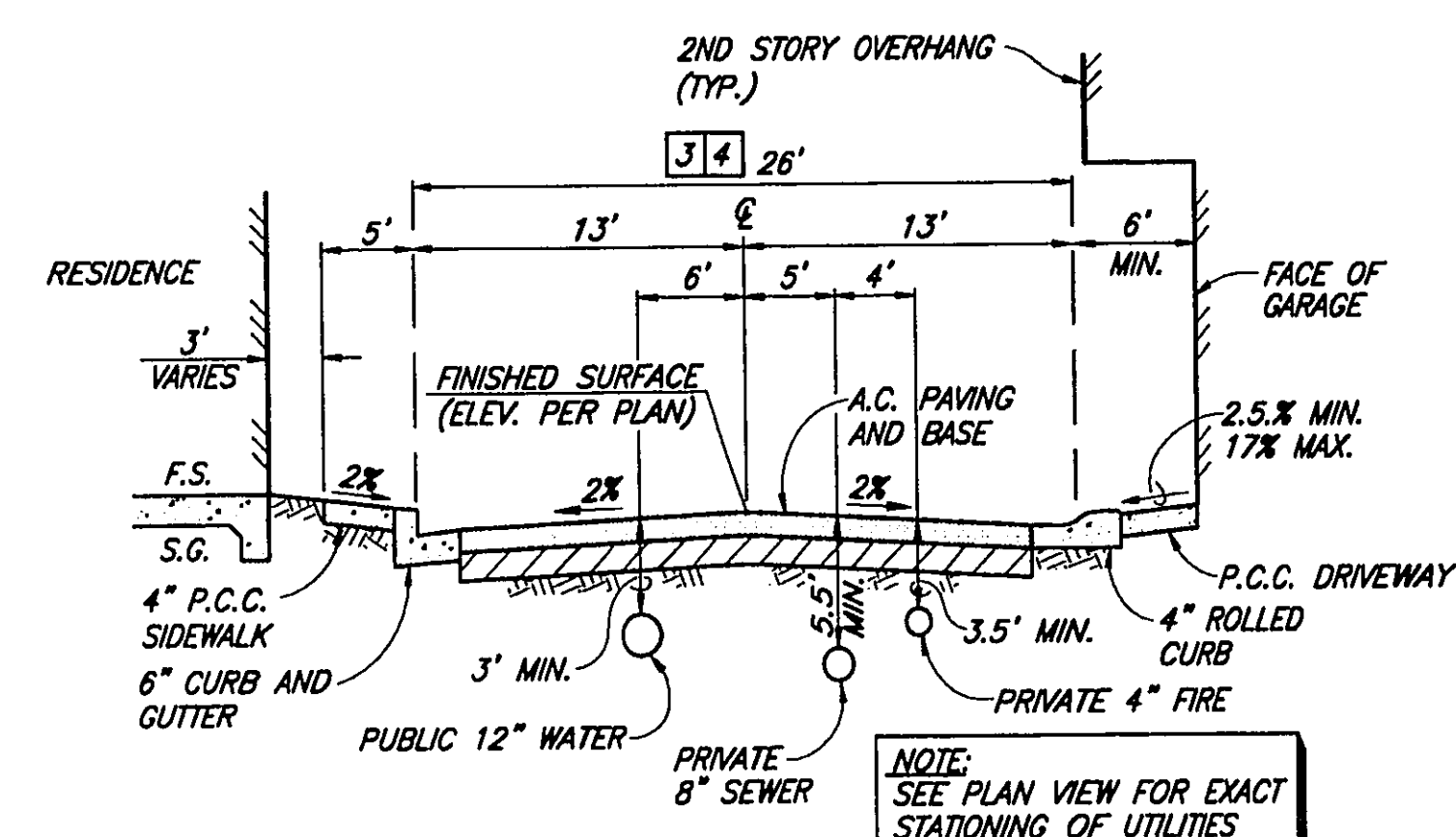
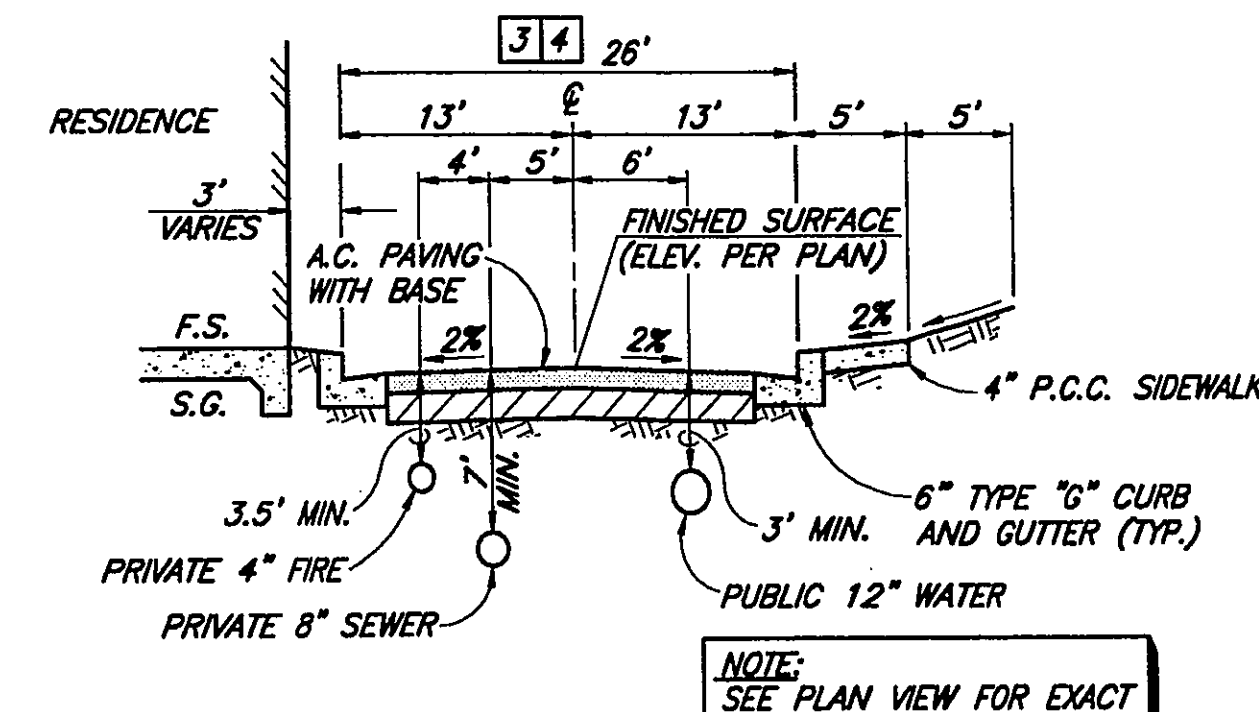
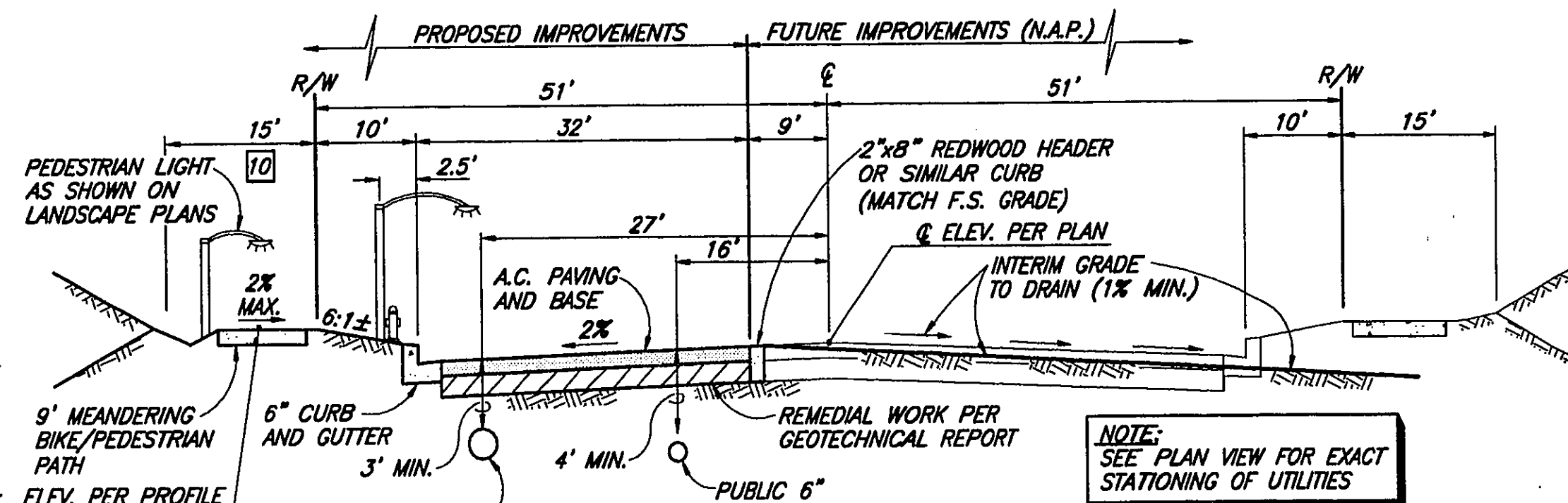
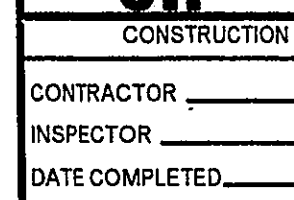
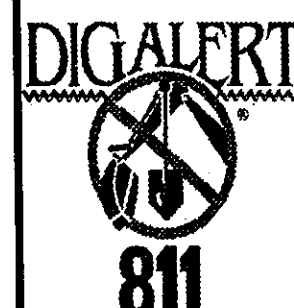
EASEMENTS

- 1 EXISTING 45' WIDE PEDESTRIAN AND SLOPE EASEMENT PER P.M. NO. 20177 TO BE VACATED.
- 2 EXISTING 15' WIDE PUBLIC PEDESTRIAN, LANDSCAPE AND MAINTENANCE EASEMENT PER P.M. NO. 20177 TO BE VACATED.
- 3 PROPOSED EMERGENCY ACCESS EASEMENT, WIDTH VARIES.
- 4 PROPOSED 26' WIDE PADRE DAM MUNICIPAL WATER DISTRICT EASEMENT (CURB TO CURB).
- 5 M.T.S. EASEMENT RECORDED PER DOCUMENT NO. _____
- 6 FUTURE M.T.S. EASEMENT RECORDED PER DOCUMENT NO. _____
- 7 15' WIDE DRAINAGE EASEMENT RECORDED PER DOCUMENT NO. _____
- 8 7.5' WIDE DRAINAGE EASEMENT RECORDED PER DOCUMENT NO. _____
- 9 PROPOSED PEDESTRIAN ACCESS AND SLOPE EASEMENT.
- 10 PROPOSED PEDESTRIAN, LANDSCAPE, AND MAINTENANCE EASEMENT.
- 11 EXISTING 15' WIDE PUBLIC PEDESTRIAN, LANDSCAPE AND MAINTENANCE EASEMENT PER P.M. NO. 20177.
- 12 RECIPROCAL ACCESS EASEMENT RECORDED PER DOCUMENT NO. _____



NOTES

1. CONCRETE SHALL BE 520-C-2500.
2. INSTALL EXPANSION JOINTS 120' O.C.
3. INSTALL WEAKENED PLANE JOINTS 20' O.C.



SB&O INC.

PLANNING ENGINEERING SURVEYING
3990 Plurifin Road, Suite 120
San Diego, CA 92123
658-950-1141
658-950-8157 Fax

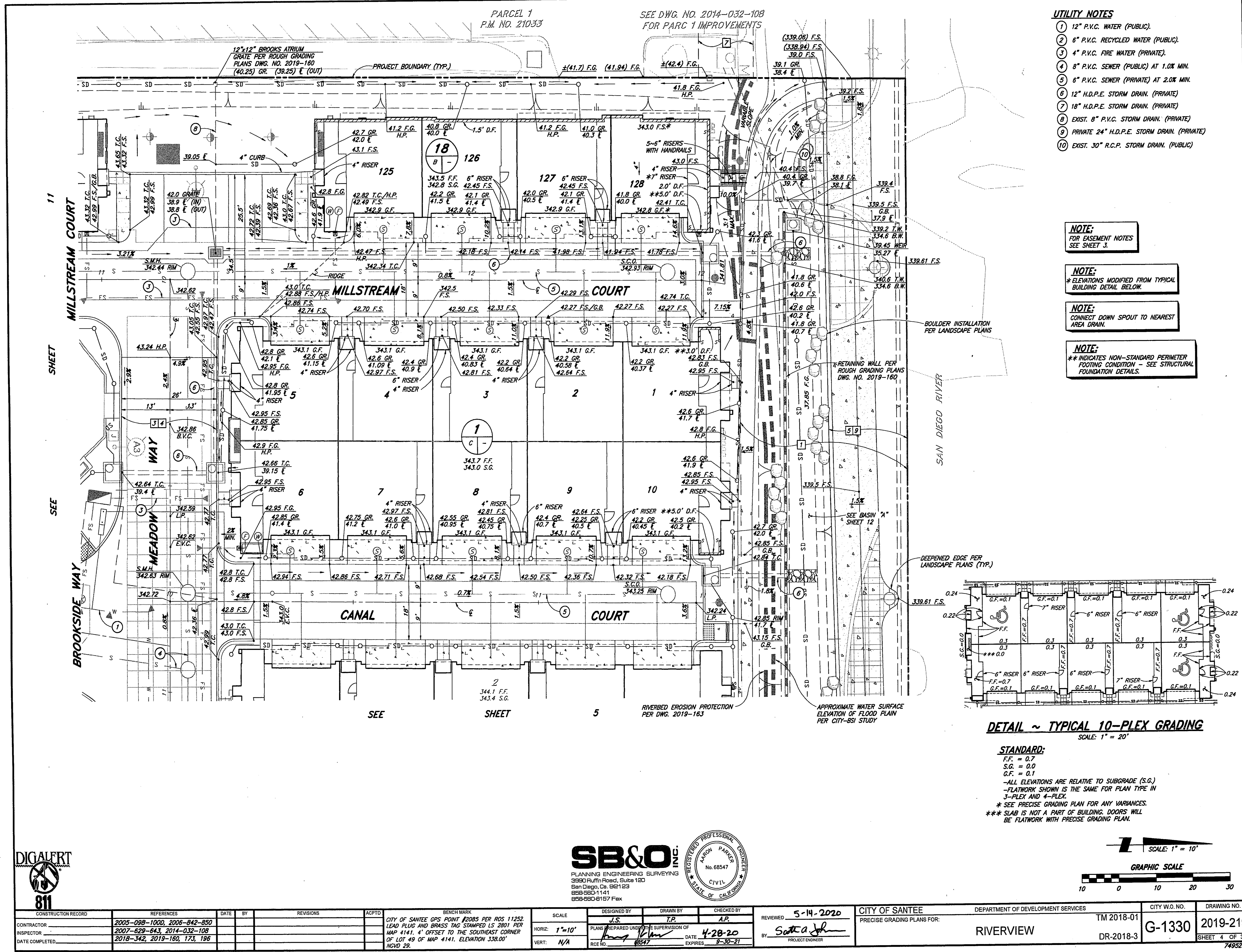


| | | | | | | | | | | | | | | | | |
|----------------|---|------|----|-----------|-------|-----------|---|---------------|-------------|----------|------------|---------------|----------------------------|------------------------------------|---------------|---------------|
| CONTRACTOR | 2005-09B-1000, 2006-042-850
2007-629-643, 2014-032-108
2018-342, 2019-160, 173, 196 | DATE | BY | REVISIONS | ACPTD | BENCHMARK | CITY OF SANTEE GPS POINT #2085 PER ROS 11252
LEAD PLUG AND BRASS TAG STAMPED LS 2801 PER
MAP 4141, 4' OFFSET TO THE SOUTHWEST CORNER
OF LOT 49 OF MAP 4141, ELEVATION 338.00'
NVD 28. | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
| INSPECTOR | | | | | | | | HORIZ: 1"=60' | J.S. | T.P. | A.P. | 5-14-2020 | PRECISE GRADING PLANS FOR: | | TM 2018-01 | 2019-218 |
| DATE COMPLETED | | | | | | | | VERT: N/A | | | | By S.A.C.A.R. | RIVERVIEW | DR-2018-3 | G-1330 | SHEET 3 OF 33 |

RIVERVIEW - PRECISE GRADING PLANS

PARCEL 1
P.M. NO. 21033

SEE DWG. NO. 2014-032-108
FOR PARC 1 IMPROVEMENTS



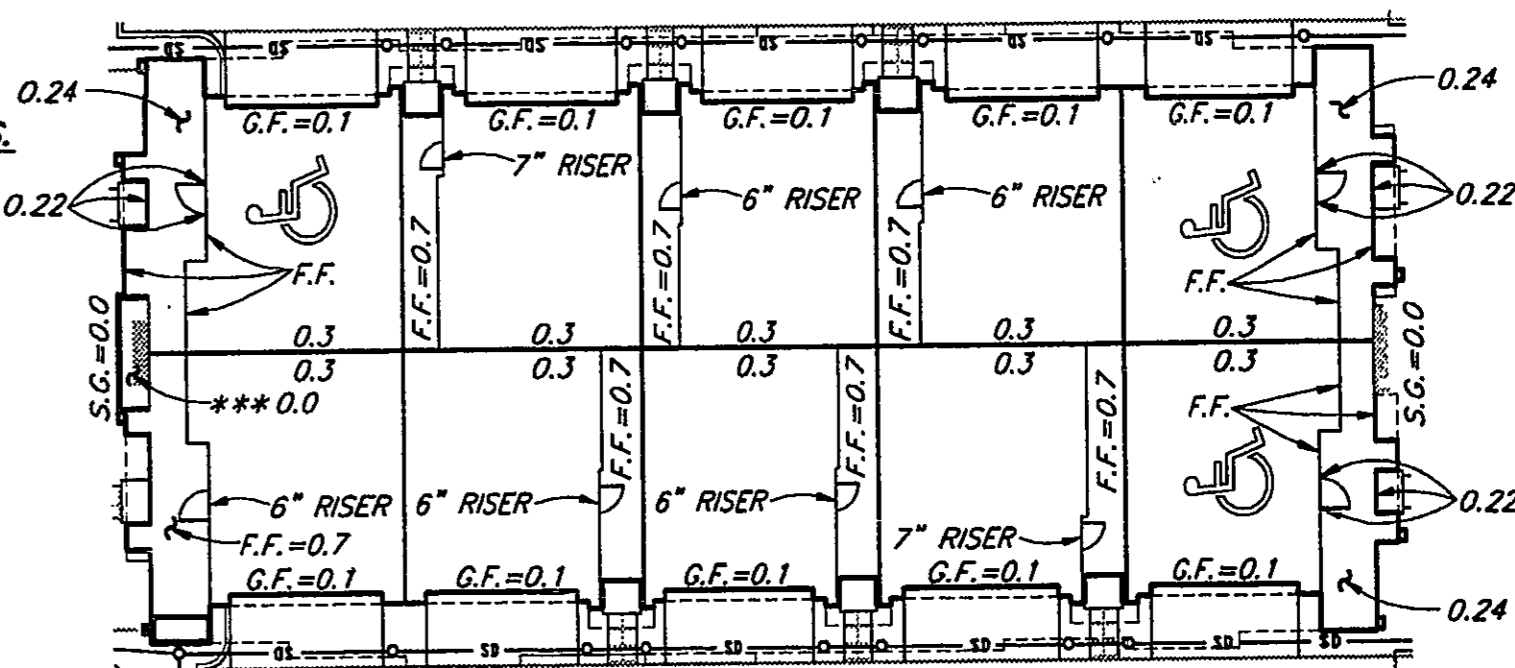
- UTILITY NOTES**
- 1 12" P.V.C. WATER (PUBLIC)
 - 2 6" P.V.C. RECYCLED WATER (PUBLIC)
 - 3 4" P.V.C. FIRE WATER (PRIVATE)
 - 4 8" P.V.C. SEWER (PUBLIC) AT 1.0X MIN.
 - 5 6" P.V.C. SEWER (PRIVATE) AT 2.0X MIN.
 - 6 12" H.D.P.E. STORM DRAIN (PRIVATE)
 - 7 18" H.D.P.E. STORM DRAIN (PRIVATE)
 - 8 EXIST. 8" P.V.C. STORM DRAIN (PRIVATE)
 - 9 PRIVATE 24" H.D.P.E. STORM DRAIN (PRIVATE)
 - 10 EXIST. 30" R.C.P. STORM DRAIN (PUBLIC)

NOTE:
FOR EASEMENT NOTES
SEE SHEET 3.

NOTE:
* ELEVATIONS MODIFIED FROM TYPICAL
BUILDING DETAIL BELOW.

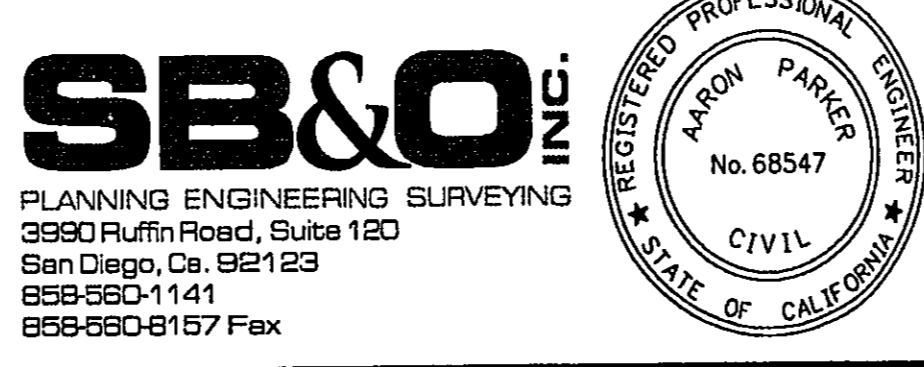
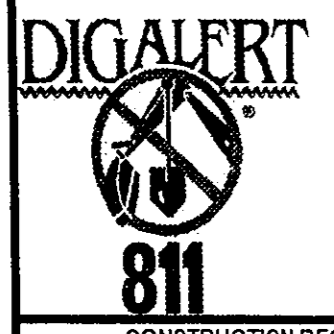
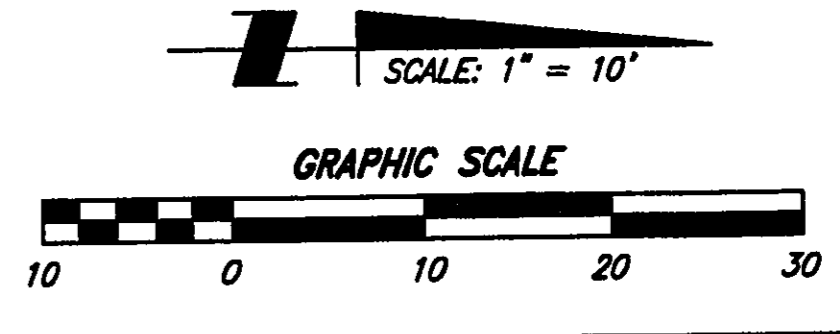
NOTE:
CONNECT DOWN SPOUT TO NEAREST
AREA DRAIN.

NOTE:
** INDICATES NON-STANDARD PERIMETER
FOOTING CONDITION - SEE STRUCTURAL
FOUNDATION DETAILS.



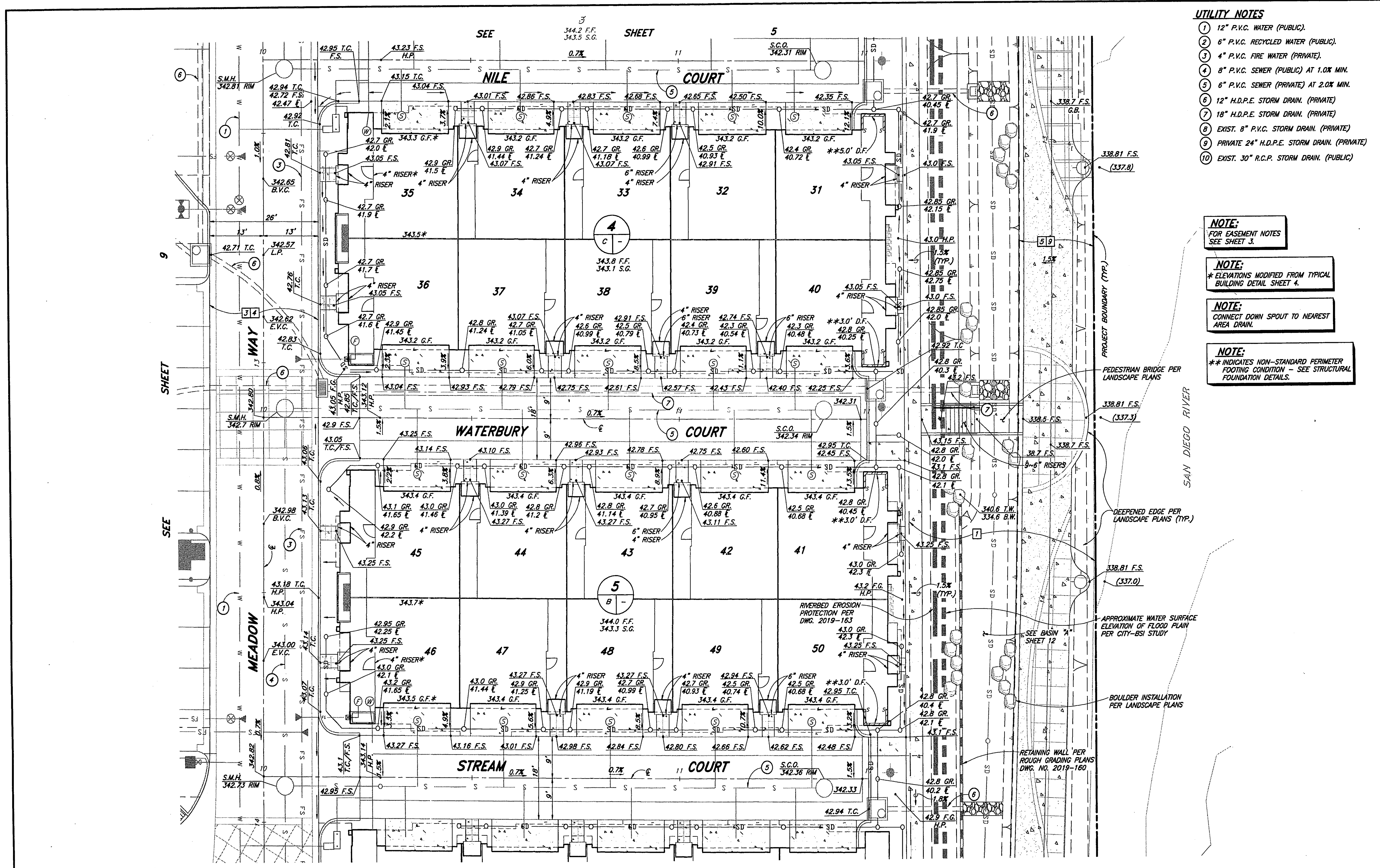
DETAIL ~ TYPICAL 10-PLEX GRADING
SCALE: 1" = 20"

STANDARD:
F.F. = 0.7
S.G. = 0.0
G.F. = 0.1
- ALL ELEVATIONS ARE RELATIVE TO SUBGRADE (S.G.)
- FLATWORK SHOWN IS THE SAME FOR PLAN TYPE IN
3-PLEX AND 4-PLEX.
* SEE PRECISE GRADING PLAN FOR ANY VARIANCES.
*** SLAB IS NOT A PART OF BUILDING. DOORS WILL
BE FLATWORK WITH PRECISE GRADING PLAN.



| | | | | | | | | | | | | | | | | |
|----------------|---|------|----|-----------|-------|---|----------------------------|---|----------|------------------|-----------|----------------------------|------------------------------------|---------------|---------------|----------|
| CONTRACTOR | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCHMARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. | |
| | 2005-098-1000, 2006-842-850
2007-629-843, 2014-032-108
2018-342, 2019-160, 173, 196 | | | | | CITY OF SANTEE GPS POINT #2085 PER ROS 11252
LEAD PLUG AND BRASS TAG STAMPED LS 2801 PER
MAP 4141, 4' OFFSET TO THE SOUTHEAST CORNER
OF LOT 49 OF MAP 4141, ELEVATION 338.00'
NOV 29. | HORIZ: 1"=10'
VERT: N/A | J.S. | T.P. | A.P. | 5-14-2020 | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | TM 2018-01 | G-1330 | 2019-219 |
| INSPECTOR | | | | | | | | PLANS PREPARED UNDER THE SUPERVISION OF | DATE | BY | | PRECISE GRADING PLANS FOR: | RIVERVIEW | DR-2018-3 | SHEET 4 OF 33 | |
| DATE COMPLETED | | | | | | | | DATE | EXPIRES | PROJECT ENGINEER | | | | | 74952.30 | |

RIVERVIEW - PRECISE GRADING PLANS



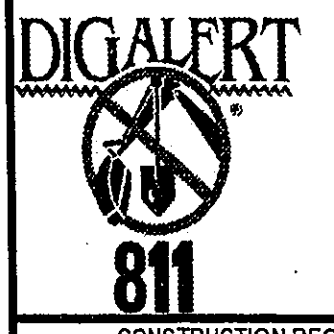
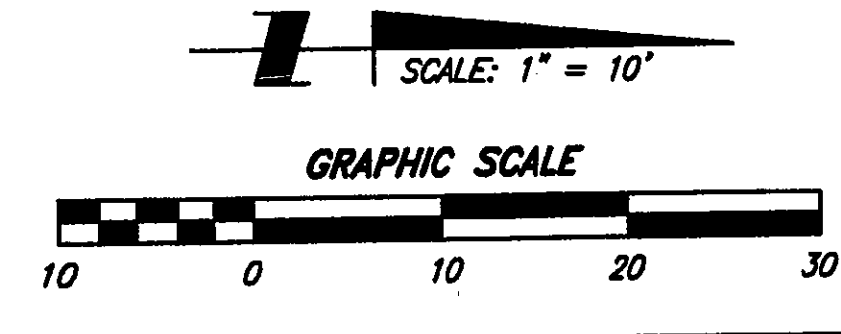
- UTILITY NOTES**
- 1 12" P.V.C. WATER (PUBLIC)
 - 2 6" P.V.C. RECYCLED WATER (PUBLIC)
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 - 4 8" P.V.C. SEWER (PUBLIC) AT 1.0% MIN.
 - 5 6" P.V.C. SEWER (PRIVATE) AT 2.0% MIN.
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 - 7 18" H.D.P.E. STORM DRAIN (PRIVATE)
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 - 10 EXIST. 30" R.C.P. STORM DRAIN (PUBLIC)

NOTE:
FOR EASEMENT NOTES
SEE SHEET 3.

NOTE:
* ELEVATIONS MODIFIED FROM TYPICAL
BUILDING DETAIL SHEET 4.

NOTE:
CONNECT DOWN SPOUT TO NEAREST
AREA DRAIN.

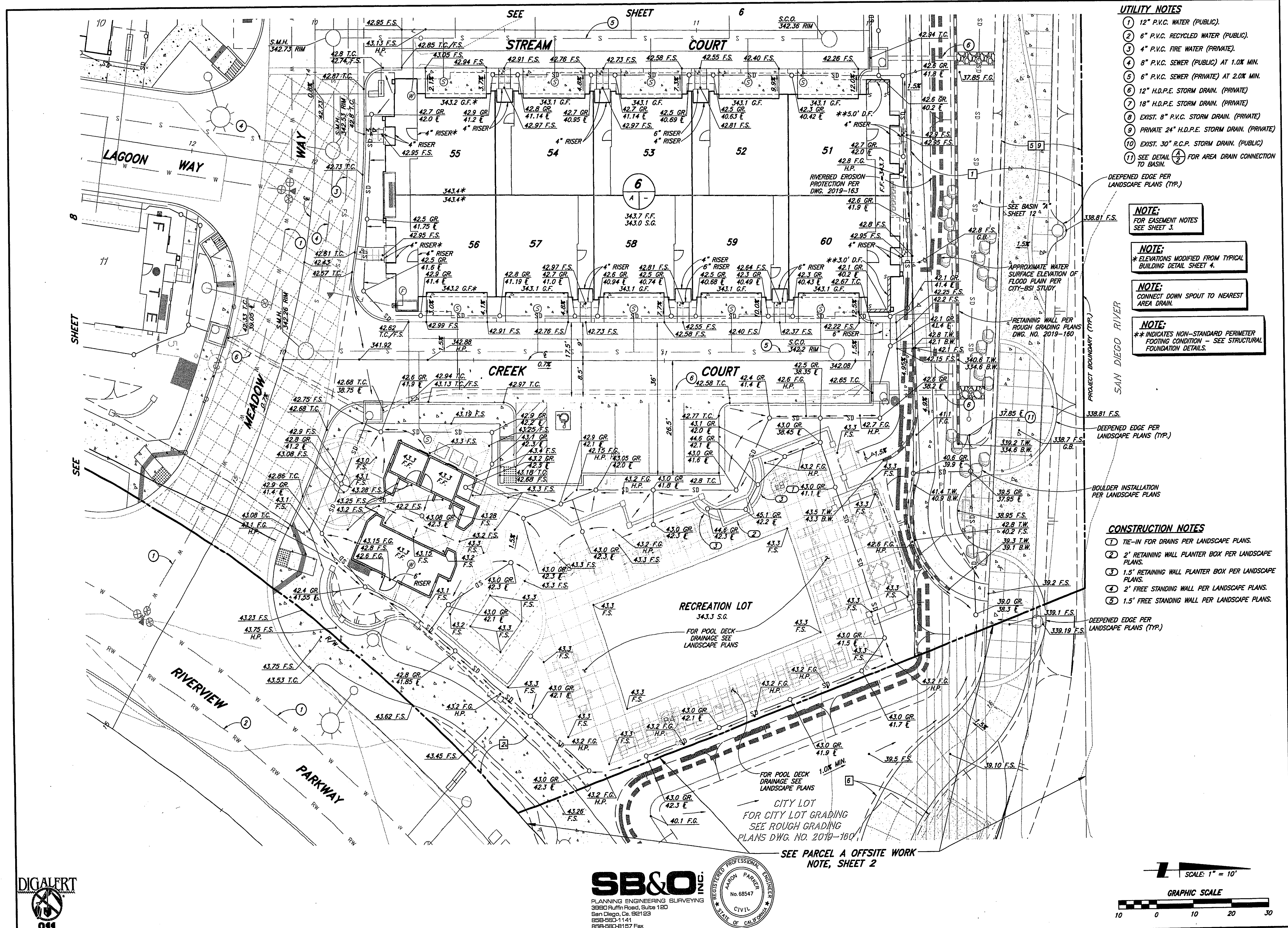
NOTE:
** INDICATES NON-STANDARD PERIMETER
FOOTING CONDITION - SEE STRUCTURAL
FOUNDATION DETAILS.



SB&O INC.
PLANNING ENGINEERING SURVEYING
3950 Ruffin Road, Suite 120
San Diego, CA 92123
619-593-1141
619-593-8157 Fax

| | | | | | | | | | | | | | | |
|----------------|------------------------------|------|----|-----------|------|---|---|----------|------------|-----------|---------------------------|------------------------------------|---------------|-------------|
| CONTRACTOR | 2005-088-1000, 2005-842-850 | DATE | BY | REVISIONS | REPT | BENCHMARK | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
| INSPECTOR | 2007-629-643, 2014-032-108 | | | | | CITY OF SANTEE GPS POINT #2085 PER ROS 11252.
LEAD PLUG AND BRASS TAG STAMPED LS 2801 PER
MAP #141. 4" OFFSET TO THE SOUTHEAST CORNER
OF LOT 49 OF MAP #141. ELEVATION 338.00'
NGVD 29. | J.S. | T.P. | A.P. | 5-14-2020 | PRECISE GRADING PLANS FOR | RIVERVIEW | TM 2018-01 | 2019-221 |
| DATE COMPLETED | 2018-342, 2019-160, 173, 196 | | | | | | PLANS PREPARED UNDER THE SUPERVISION OF | DATE | EXPIRES | BY | | | DR-2018-3 | G-1330 |
| | | | | | | | RCE No. 68547 | 4-28-20 | 3-30-21 | S. W. ... | | | | 811 |

RIVERVIEW - PRECISE GRADING PLANS



- UTILITY NOTES**
- 1 12" P.V.C. WATER (PUBLIC)
 - 2 6" P.V.C. RECYCLED WATER (PUBLIC)
 - 3 4" P.V.C. FIRE WATER (PRIVATE)
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 - 9 PRIVATE 24" H.D.P.E. STORM DRAIN (PRIVATE)
 - 10 EXIST. 30" R.C.P. STORM DRAIN (PUBLIC)
 - 11 SEE DETAIL (A) FOR AREA DRAIN CONNECTION TO BASIN.

- CONSTRUCTION NOTES**
- 1 TIE-IN FOR DRAINS PER LANDSCAPE PLANS.
 - 2 2" RETAINING WALL PLANTER BOX PER LANDSCAPE PLANS.
 - 3 1.5' RETAINING WALL PLANTER BOX PER LANDSCAPE PLANS.
 - 4 2" FREE STANDING WALL PER LANDSCAPE PLANS.
 - 5 1.5' FREE STANDING WALL PER LANDSCAPE PLANS.

NOTE:
FOR CASSEMENT NOTES SEE SHEET 3.

NOTE:
* ELEVATIONS MODIFIED FROM TYPICAL BUILDING DETAIL SHEET 4.

NOTE:
CONNECT DOWN SPOUT TO NEAREST AREA DRAIN.

NOTE:
** INDICATES NON-STANDARD PERIMETER FOOTING CONDITION - SEE STRUCTURAL FOUNDATION DETAILS.

CONSTRUCTION NOTES

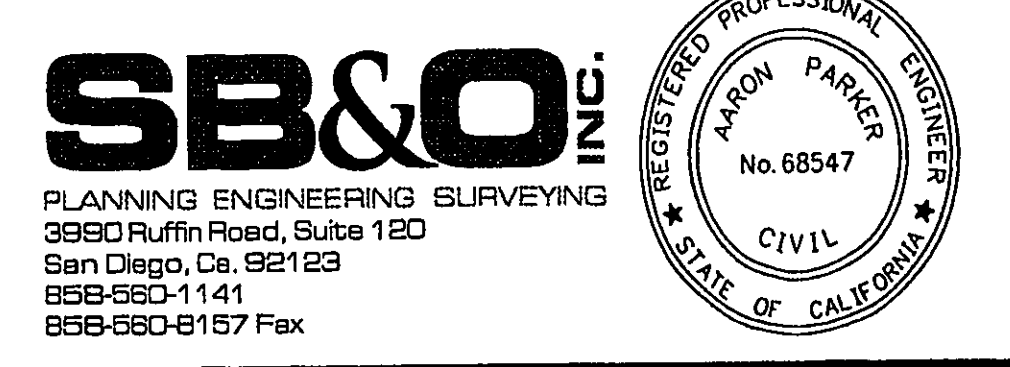
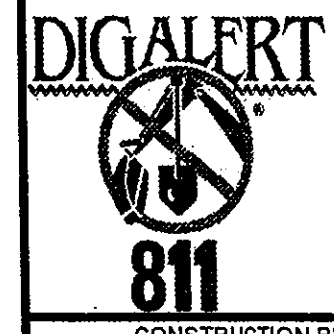
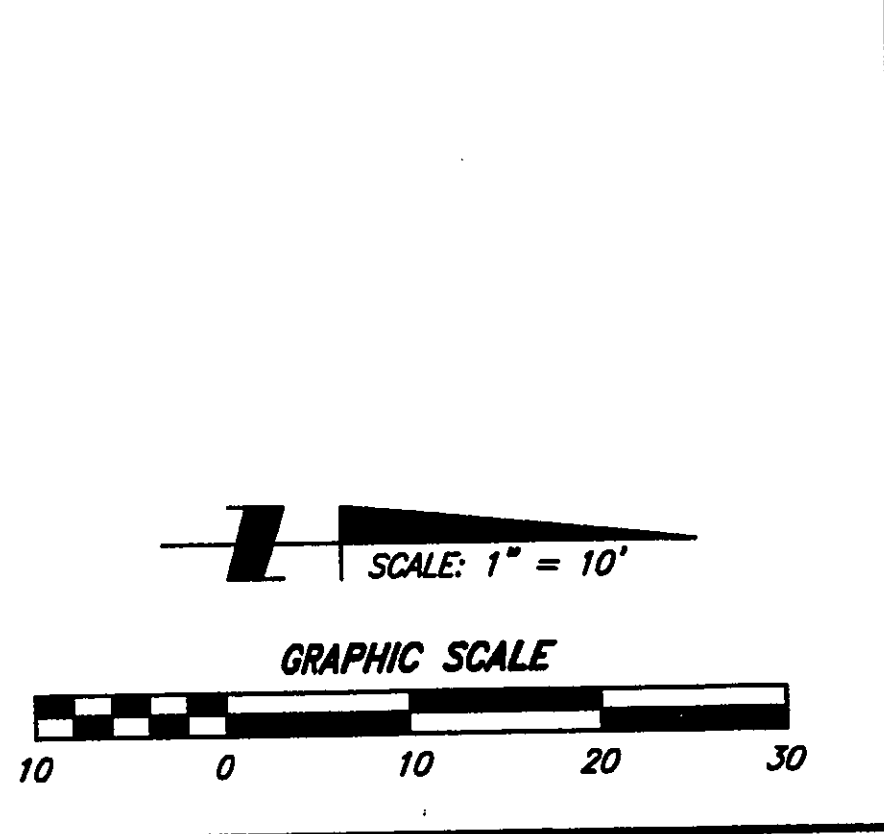
- 1 TIE-IN FOR DRAINS PER LANDSCAPE PLANS.
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NOTE:
FOR CASSEMENT NOTES SEE SHEET 3.

NOTE:
* ELEVATIONS MODIFIED FROM TYPICAL BUILDING DETAIL SHEET 4.

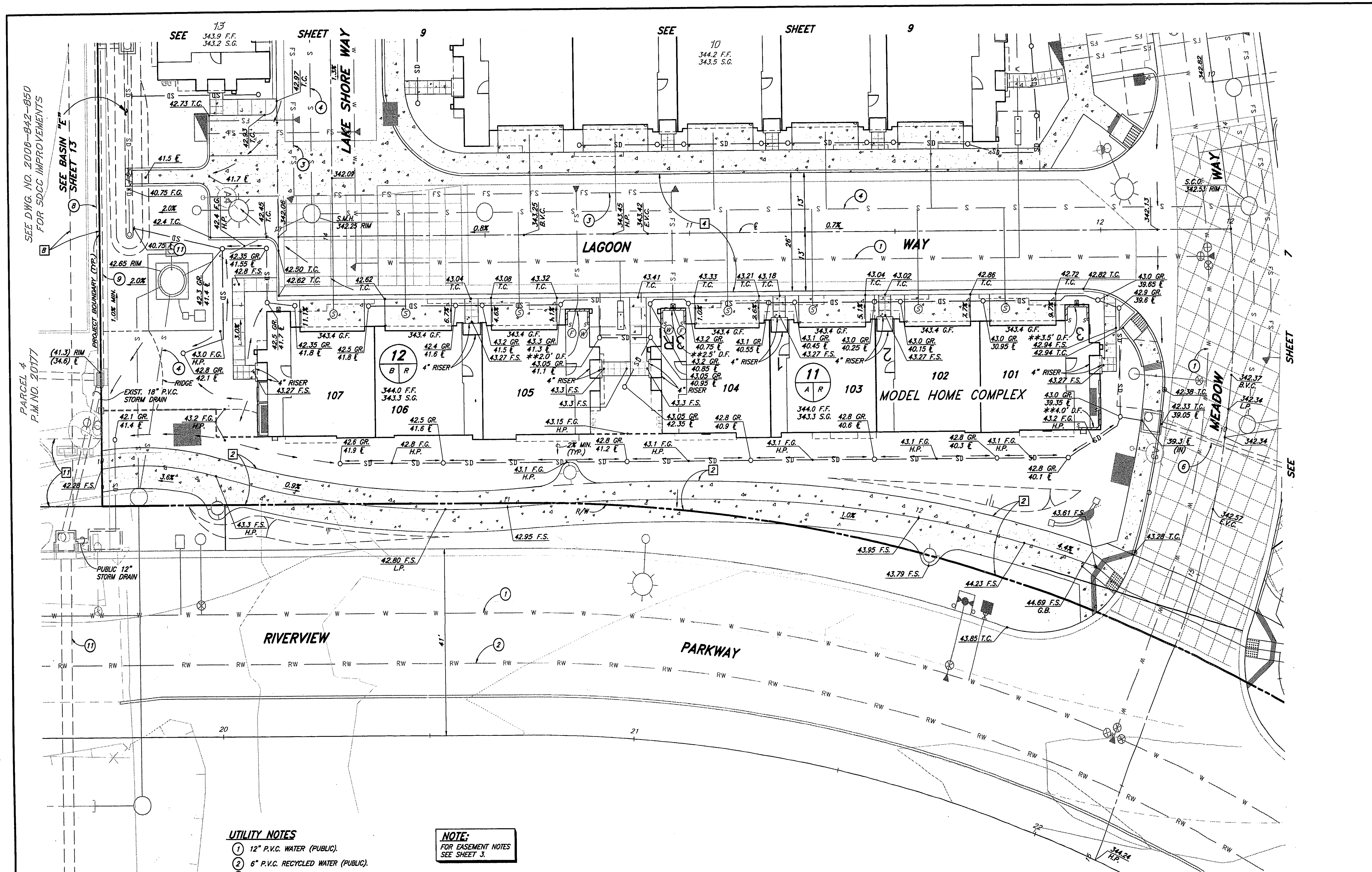
NOTE:
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| | | | | | | | | | | | | | | | | |
|---------------------|--|------------------------------|------|----|-----------|-------|--|---------------|-------------|----------|------------|------------------|----------------------------|------------------------------------|---------------|---------------|
| CONSTRUCTION RECORD | | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCHMARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
| CONTRACTOR | | 2005-088-1000, 2006-942-890 | | | | | CITY OF SANTEE GPS POINT #2085 PER ROS 11252 | HORIZ: 1"=10' | J.S. | T.P. | A.P. | 5-14-2018 | PRECISE GRADING PLANS FOR: | | TM 2018-01 | 2019-222 |
| INSPECTOR | | 2007-629-643, 2014-032-108 | | | | | LEAD PLUG AND BRASS TAG STAMPED LS 2001 PER | VERT: N/A | | | | DATE: 4-18-20 | RIVERVIEW | | DR-2018-3 | G-1330 |
| DATE COMPLETED | | 2018-342, 2019-160, 173, 196 | | | | | MAP 4141, 4' OFFSET TO THE SOUTHEAST CORNER | | | | | PROJECT ENGINEER | | | | SHEET 7 OF 33 |
| | | | | | | | OF LOT 49 OF MAP 4141, ELEVATION 339.00' | | | | | | | | | 74952.30 |
| | | | | | | | NGVD 29. | | | | | | | | | |

RIVERVIEW - PRECISE GRADING PLANS



UTILITY NOTES

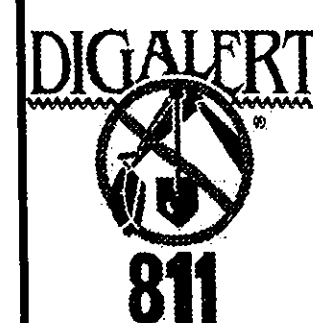
- ① 12" P.V.C. WATER (PUBLIC)
- ② 6" P.V.C. RECYCLED WATER (PUBLIC)
- ③ 4" P.V.C. FIRE WATER (PRIVATE)
- ④ 8" P.V.C. SEWER (PUBLIC) AT 1.0% MIN.
- ⑤ 6" P.V.C. SEWER (PRIVATE) AT 2.0% MIN.
- ⑥ 12" H.D.P.E. STORM DRAIN (PRIVATE)
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- ⑩ EXIST. 30" R.C.P. STORM DRAIN (PUBLIC)
- ⑪ SEE DETAIL (A) FOR AREA DRAIN CONNECTION TO BASIN.

NOTE:
FOR EASEMENT NOTES
SEE SHEET 3.

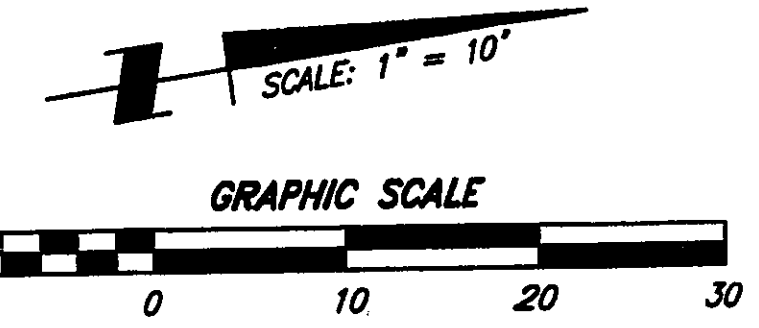
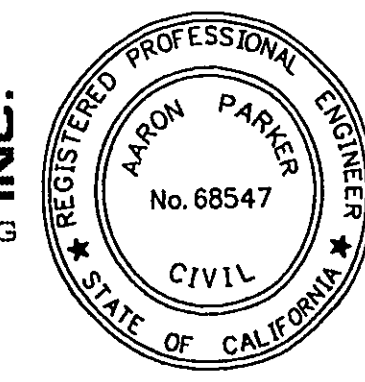
NOTE:
* ELEVATIONS MODIFIED FROM TYPICAL
BUILDING DETAIL SHEET 4.

NOTE:
CONNECT DOWN SPOUT TO NEAREST
AREA DRAIN.

NOTE:
** INDICATES NON-STANDARD PERIMETER
FOOTING CONDITION - SEE STRUCTURAL
FOUNDATION DETAILS.



SB&O INC.
PLANNING ENGINEERING SURVEYING
3990 Ruffin Road, Suite 120
San Diego, Ca. 92123
659-950-1141
659-950-8157 Fax



| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ADPTD |
|---------------------|------------------------------|------|----|-----------|-------|
| CONTRACTOR | 2005-098-1000, 2006-842-850 | | | | |
| INSPECTOR | 2007-629-643, 2014-032-108 | | | | |
| DATE COMPLETED | 2018-342, 2019-180, 173, 196 | | | | |

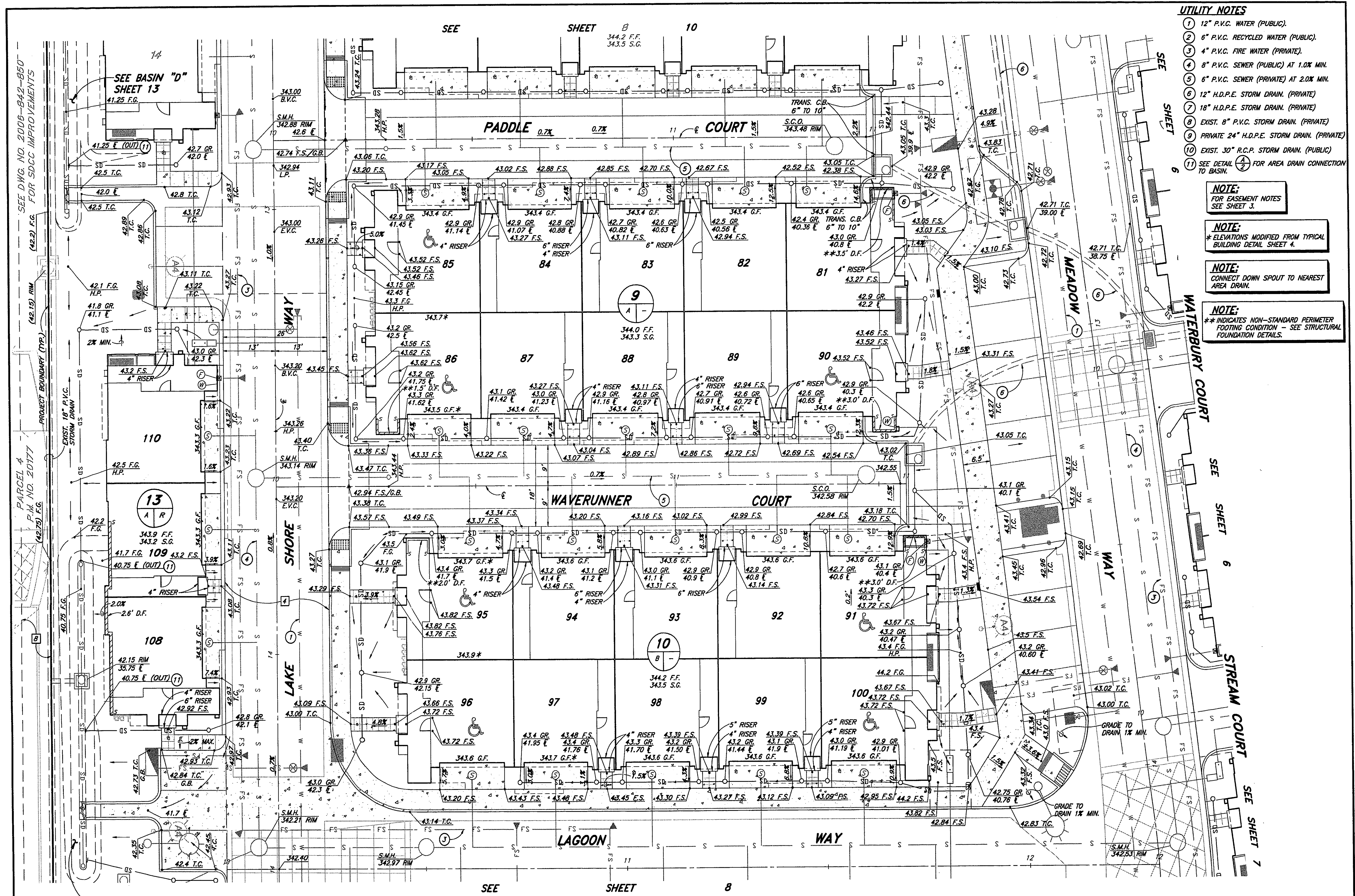
BENCHMARK
CITY OF SANTEE GPS POINT #2085 PER ROS 11252
LEAD PLUG AND BRASS TAG STAMPED L.S. 2801 PER
MAP 4141, 4' OFFSET TO THE SOUTHEAST CORNER
OF LOT 49 OF MAP 4141. ELEVATION 338.00'
NGVD 29.

| | | | | |
|---------------|---|----------|-------------|-----------|
| SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED |
| HORIZ: 1"=10' | J.S. | T.R. | A.P. | 5-14-2012 |
| VERT: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | DATE | BY | |
| | 4-28-20 | 8-30-21 | S. K. A. P. | |

CITY OF SANTEE
DEPARTMENT OF DEVELOPMENT SERVICES
PRECISE GRADING PLANS FOR:
RIVERVIEW

| | |
|---------------|---------------|
| CITY W.O. NO. | DRAWING NO. |
| TM 2018-01 | 2019-223 |
| DR-2018-3 | G-1330 |
| | SHEET 8 OF 33 |
| | 74852.30 |

RIVERVIEW - PRECISE GRADING PLANS



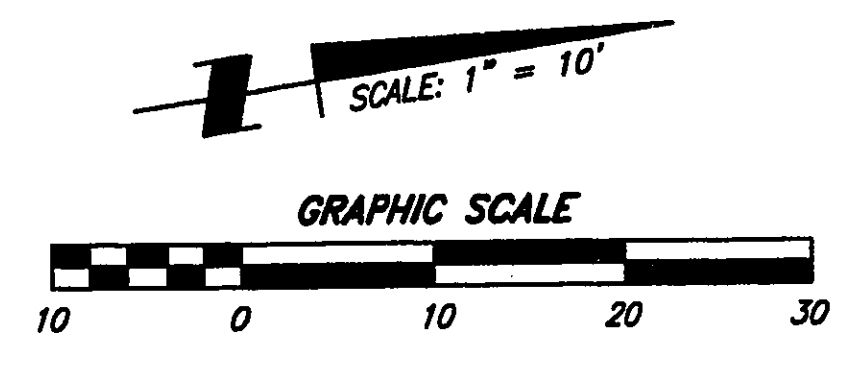
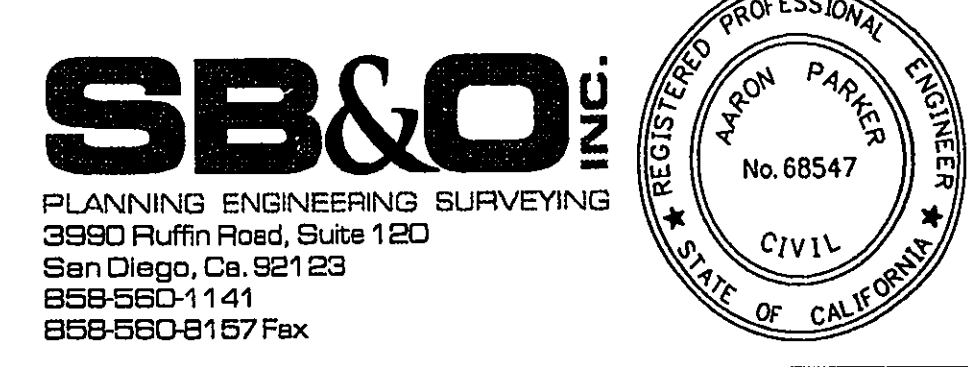
- UTILITY NOTES**
- 1 12" P.V.C. WATER (PUBLIC)
 - 2 6" P.V.C. RECYCLED WATER (PUBLIC)
 - 3 4" P.V.C. FIRE WATER (PRIVATE)
 - 4 8" P.V.C. SEWER (PUBLIC) AT 1.0% MIN.
 - 5 6" P.V.C. SEWER (PRIVATE) AT 2.0% MIN.
 - 6 12" H.D.P.E. STORM DRAIN (PRIVATE)
 - 7 18" H.D.P.E. STORM DRAIN (PRIVATE)
 - 8 EXIST. 8" P.V.C. STORM DRAIN (PRIVATE)
 - 9 PRIVATE 24" H.D.P.E. STORM DRAIN (PRIVATE)
 - 10 EXIST. 30" R.C.P. STORM DRAIN (PUBLIC)
 - 11 SEE DETAIL FOR AREA DRAIN CONNECTION TO BASIN.

NOTE:
FOR CASSEMENT NOTES SEE SHEET 3.

NOTE:
* ELEVATIONS MODIFIED FROM TYPICAL BUILDING DETAIL SHEET 4.

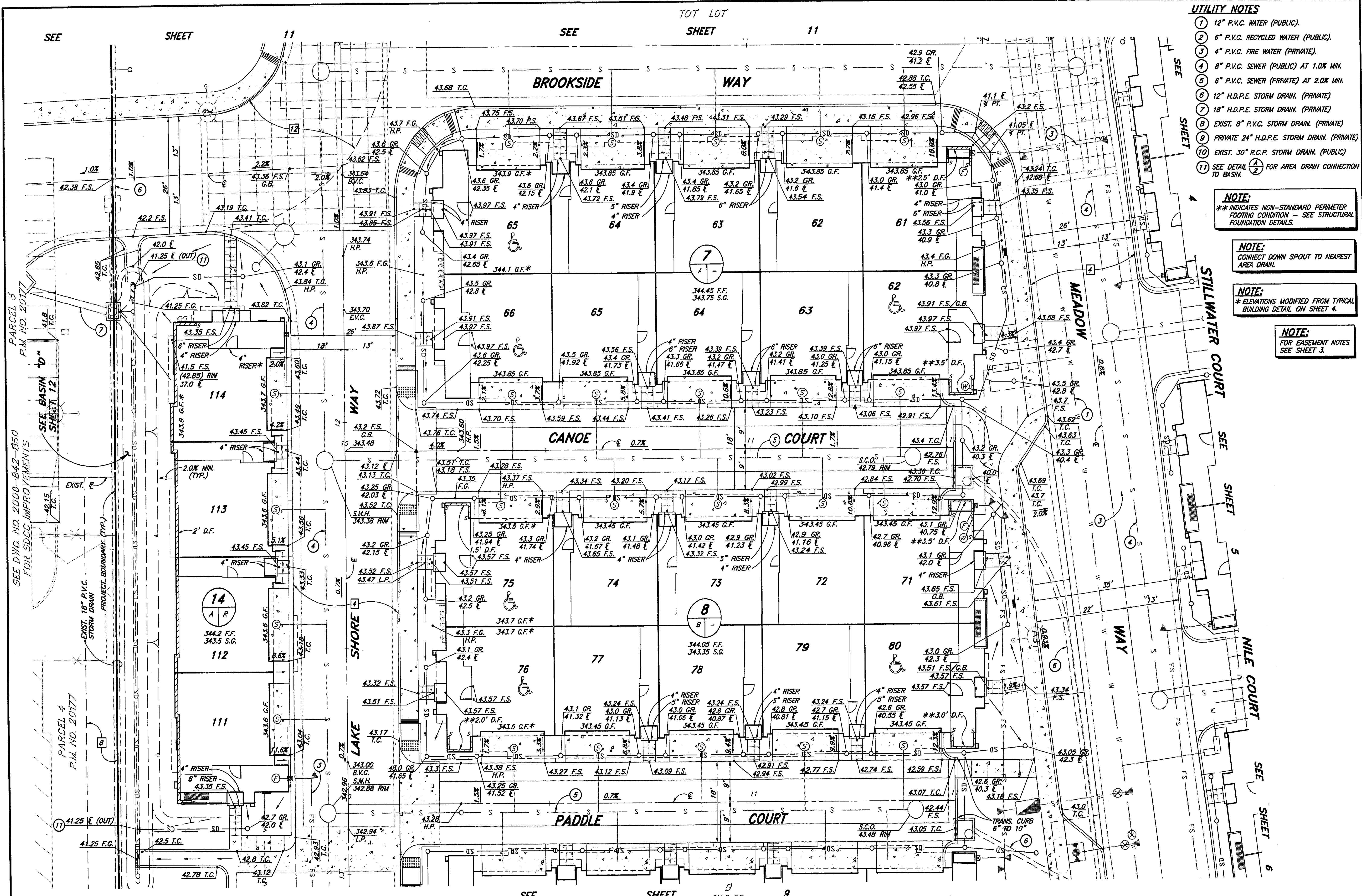
NOTE:
CONNECT DOWN SPOUT TO NEAREST AREA DRAIN.

NOTE:
** INDICATES NON-STANDARD PERIMETER FOOTING CONDITION - SEE STRUCTURAL FOUNDATION DETAILS.



| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACFTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------------------------|------|----|-----------|-------|--|----------------------------|-------------|----------|------------|-----------|----------------------------|------------------------------------|---------------|-------------|
| CONTRACTOR | 2005-098-1000, 2006-842-850 | | | | | CITY OF SANTEE GPS POINT #2085 PER RS 11252
LEAD PLUG AND BRASS TAG STAMPED LS 2801 PER
MAP #141. 4' OFFSET TO THE SOUTHEAST CORNER
OF LOT 49 OF MAP #141. ELEVATION 338.00'
NOV 22. | HORIZ: 1"=10'
VERT: N/A | J.S. | T.P. | A.P. | 5-14-2022 | PRECISE GRADING PLANS FOR: | RIVERVIEW | TM 2018-01 | 2019-224 |
| INSPECTOR | 2007-629-643, 2014-032-108 | | | | | | | | | | | | | | |
| DATE COMPLETED | 2018-342, 2019-160, 173, 196 | | | | | | | | | | | | | | |

RIVERVIEW - PRECISE GRADING PLANS



- UTILITY NOTES**
- ① 12" P.V.C. WATER (PUBLIC)
 - ② 6" P.V.C. RECYCLED WATER (PUBLIC)
 - ③ 4" P.V.C. FIRE WATER (PRIVATE)
 - ④ 8" P.V.C. SEWER (PUBLIC) AT 1.0% MIN.
 - ⑤ 6" P.V.C. SEWER (PRIVATE) AT 2.0% MIN.
 - ⑥ 12" H.D.P.E. STORM DRAIN (PRIVATE)
 - ⑦ 18" H.D.P.E. STORM DRAIN (PRIVATE)
 - ⑧ EXIST. 8" P.V.C. STORM DRAIN (PRIVATE)
 - ⑨ PRIVATE 24" H.D.P.E. STORM DRAIN (PRIVATE)
 - ⑩ EXIST. 30" R.C.P. STORM DRAIN (PUBLIC)
 - ⑪ SEE DETAIL (A) FOR AREA DRAIN CONNECTION TO BASIN.

NOTE:
 ** INDICATES NON-STANDARD PERIMETER FOOTING CONDITION - SEE STRUCTURAL FOUNDATION DETAILS.

NOTE:
 CONNECT DOWN SPOUT TO NEAREST AREA DRAIN.

NOTE:
 * ELEVATIONS MODIFIED FROM TYPICAL BUILDING DETAIL ON SHEET 4.

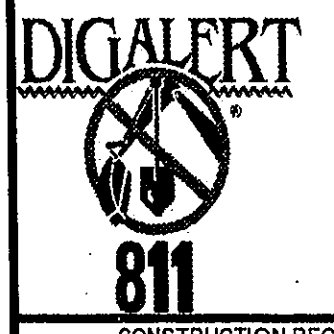
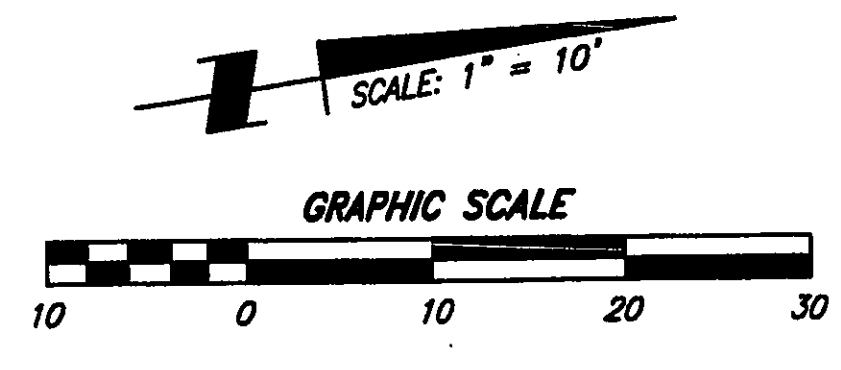
NOTE:
 FOR EASEMENT NOTES SEE SHEET 3.

SEE DWG. NO. 2008-842-850 FOR SDCS IMPROVEMENTS.

EXIST. 18" P.V.C. STORM DRAIN PROJECT BOUNDARY (TYP.)

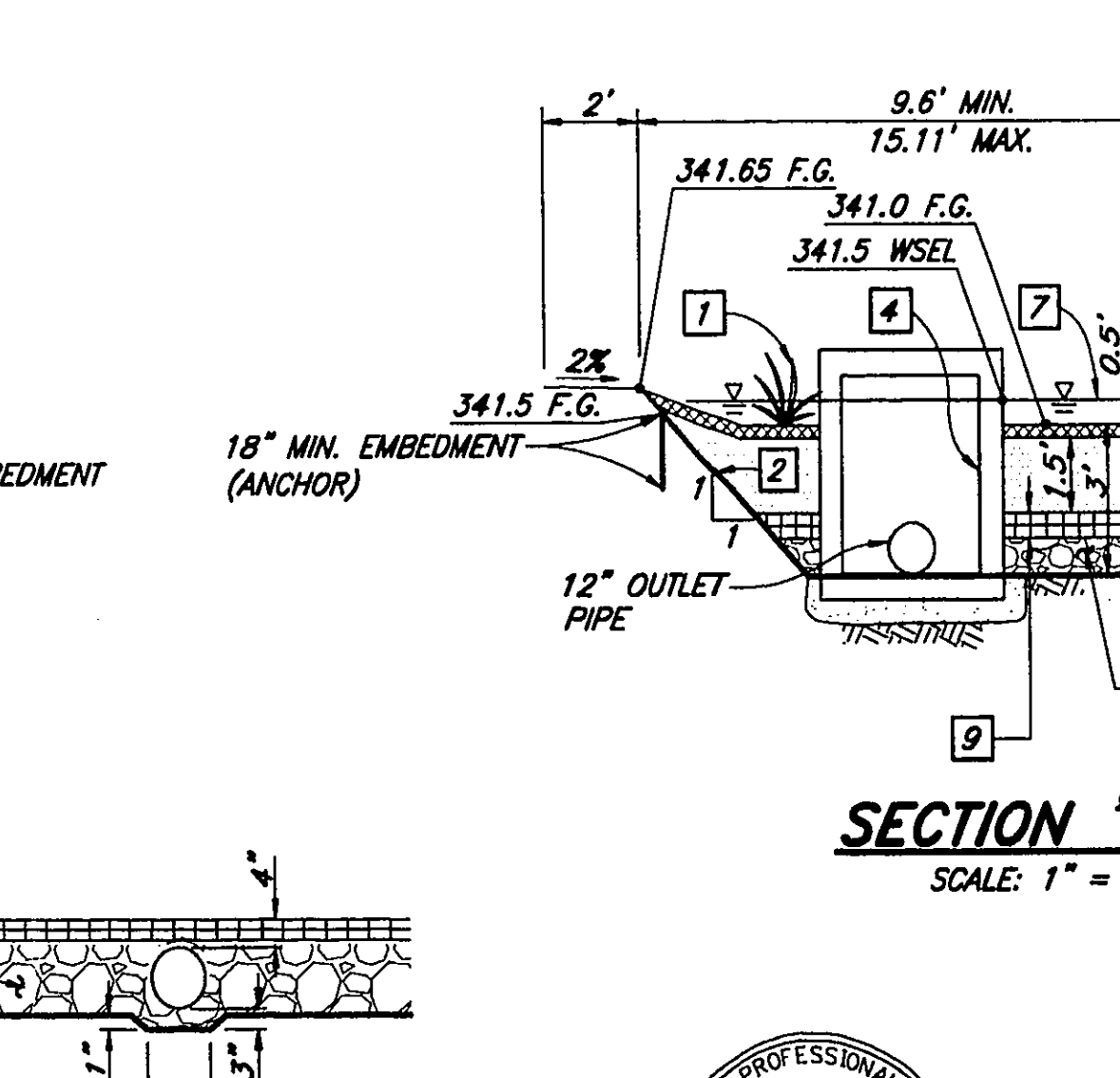
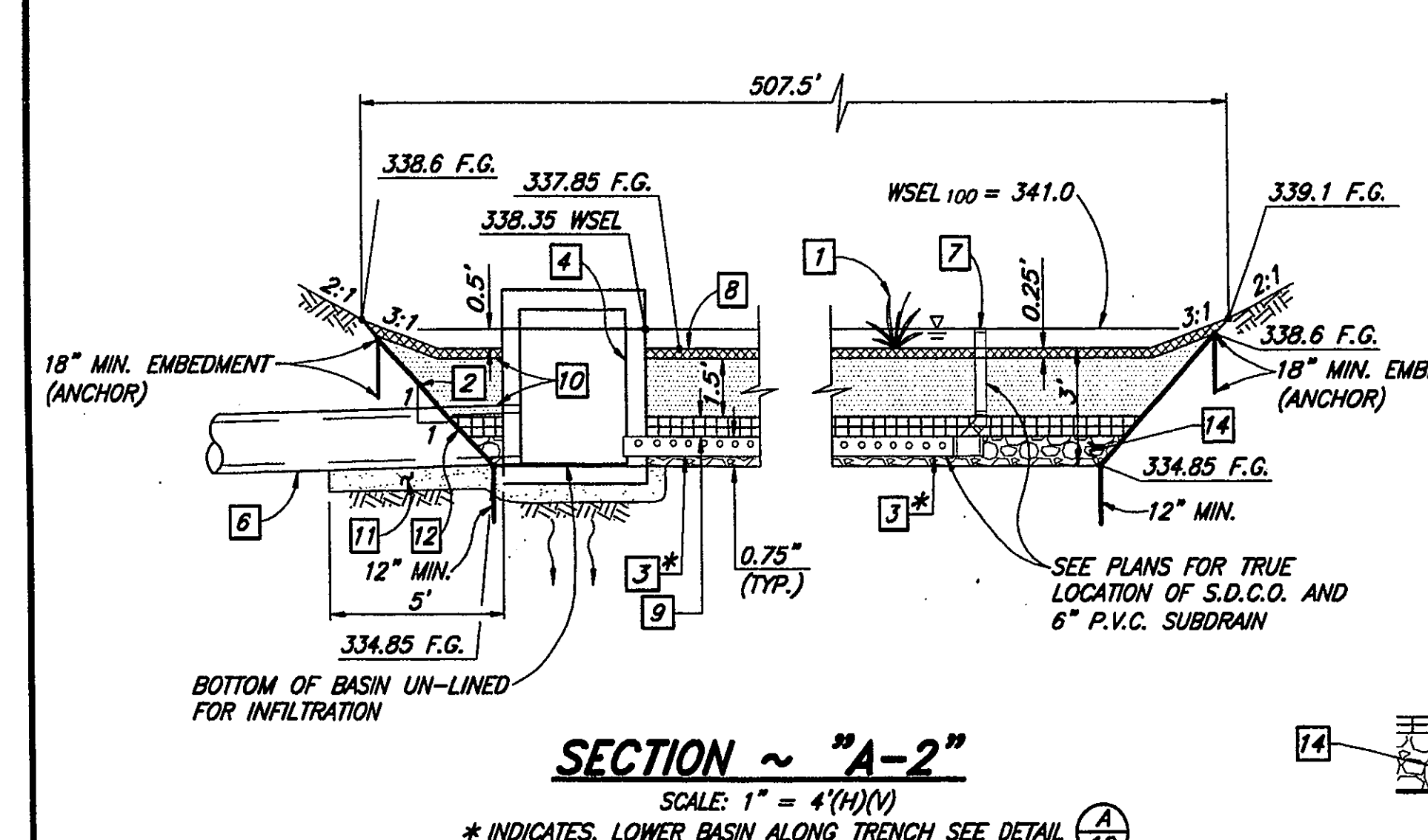
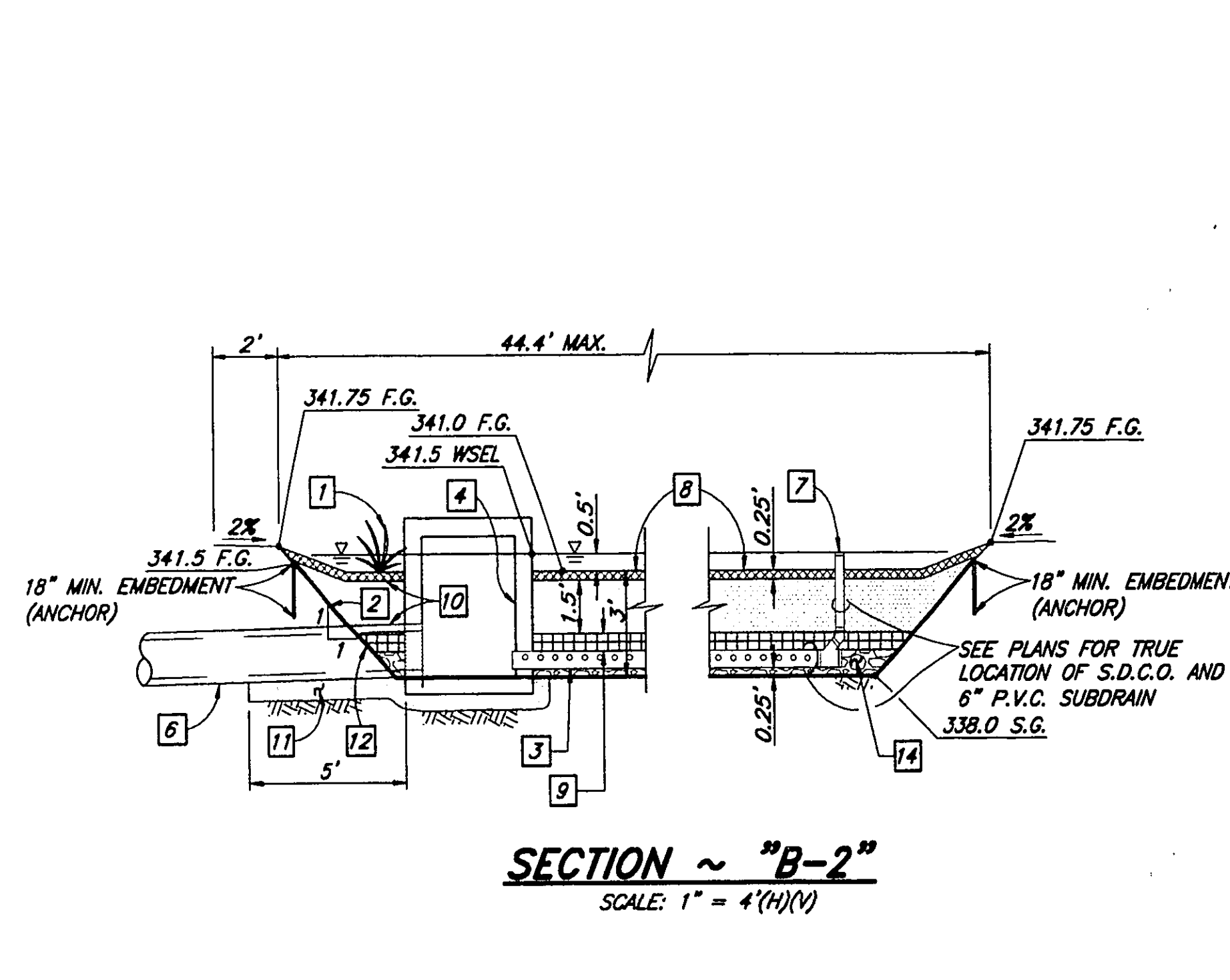
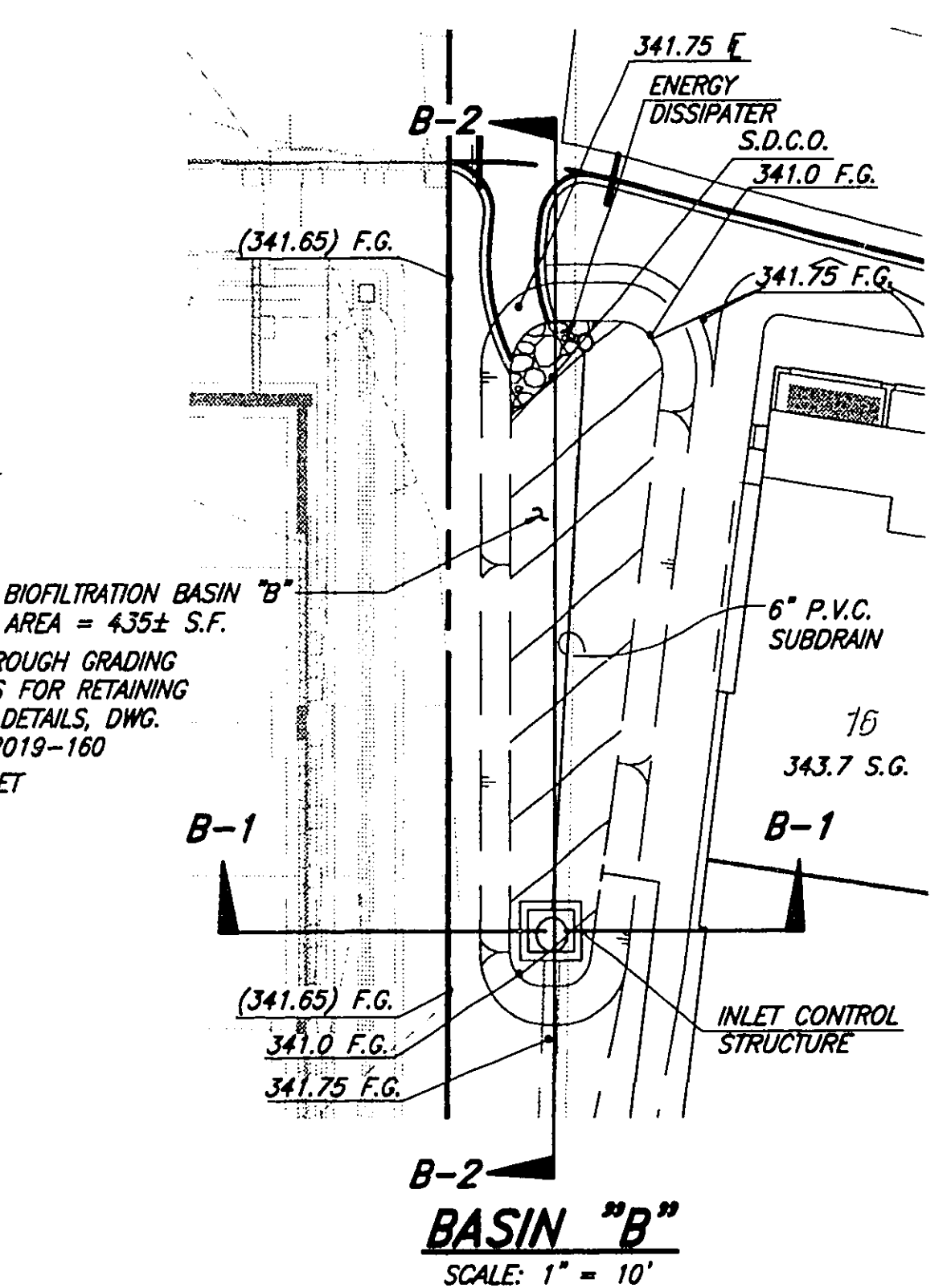
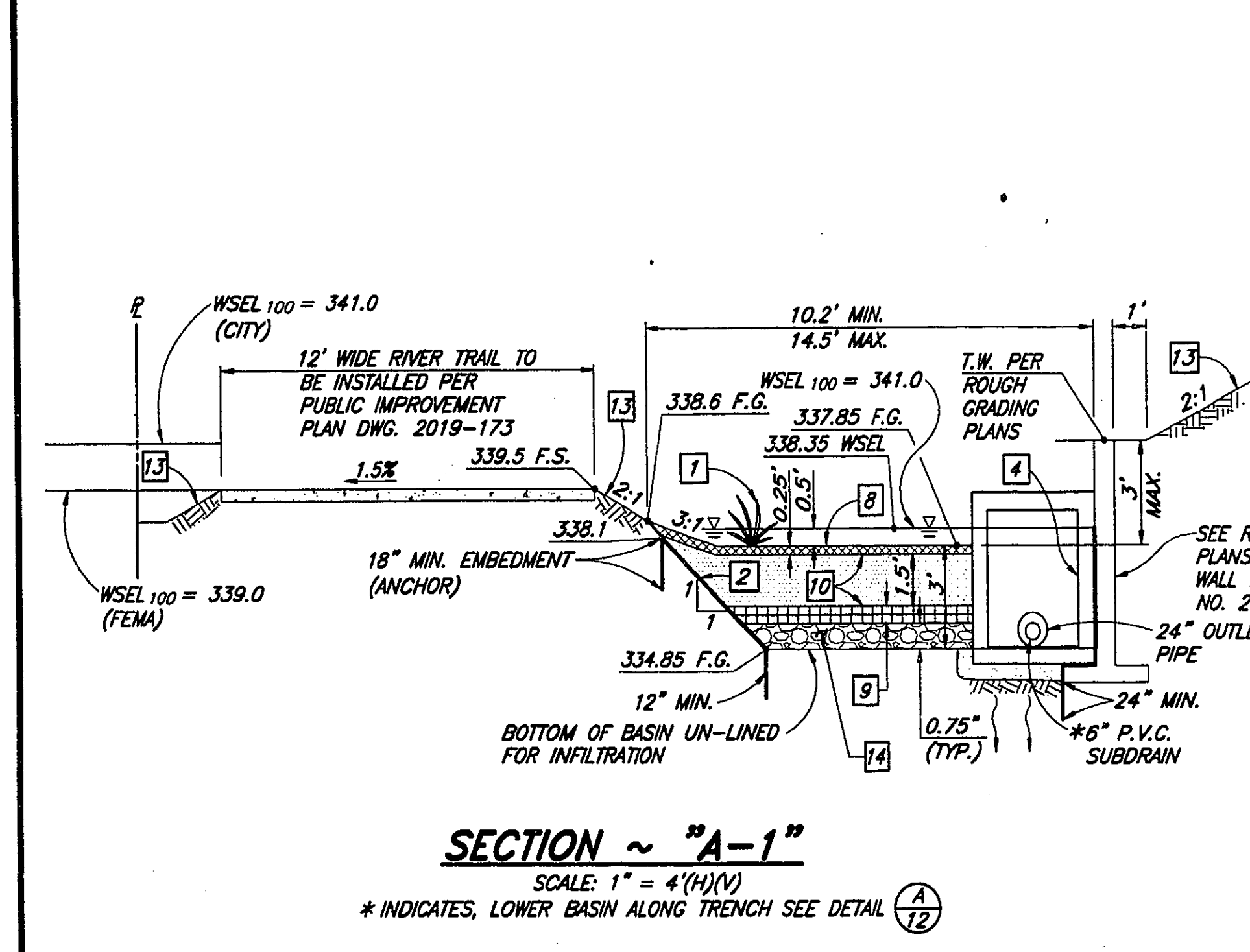
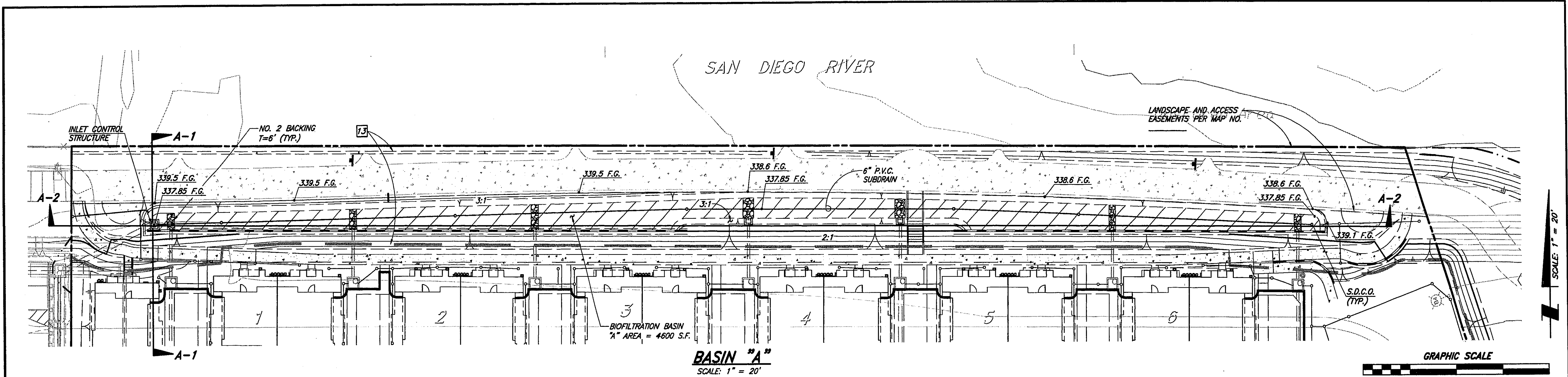
PARCEL 3 P.M. NO. 20777
 PARCEL 4 P.M. NO. 20777
 SEE BASIN "D" SHEET 12

SB&O INC.
 REGISTERED PROFESSIONAL ENGINEER
 PLANNING ENGINEERING SURVEYING
 3890 Puffin Blvd, Suite 120
 San Diego, Ca. 92123
 619-593-1141
 619-593-1577 Fax



| CONTRACTOR | REFERENCES | DATE | BY | REVISIONS | ACPTD | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|----------------|------------------------------|------|----|-----------|-------|---------------|---|----------|------------|-------------|----------------------------|------------------------------------|---------------|----------------|
| CONTRACTOR | 2005-098-1000, 2005-842-850 | | | | | SCALE | J.S. | T.P. | A.P. | 5-14-2020 | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | TM 2018-01 | 2019-225 |
| INSPECTOR | 2007-622-843, 2014-032-108 | | | | | HORIZ: 1"=10' | PLANS PREPARED UNDER THE SUPERVISION OF | | | 4-28-20 | PRECISE GRADING PLANS FOR: | RIVERVIEW | DR-2018-3 | 8-30-21 |
| DATE COMPLETED | 2018-342, 2019-180, 173, 198 | | | | | VERT: N/A | BY | | | S. S. S. S. | | | G-1330 | 2019-225 |
| | | | | | | | | | | | | | | SHEET 10 OF 33 |
| | | | | | | | | | | | | | | 74852.30 |

RIVERVIEW - PRECISE GRADING PLANS



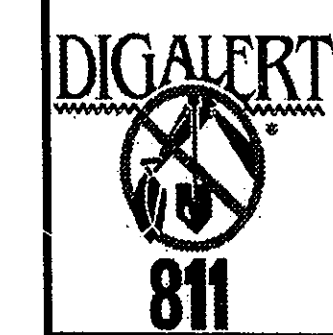
BIOFILTRATION DETAIL NOTES

- 1 PLANTING PER LANDSCAPING PLANS.
 - 2 30 MIL. P.V.C. LINER. ALL JOINTS TO BE SEALED WITH 12" MIN. OVERLAP. SEAL ALL PENETRATIONS.
 - 3 6" SLOTTED P.V.C. SUBDRAIN (ASTM D-3034), 3" MIN. FROM BOTTOM. SUBDRAIN WRAPPED IN MIRAFI 140N FABRIC "SOCK".
 - 4 OUTLET CONTROL STRUCTURE PER ROUGH GRADING PLANS, DWG. NO. 2019-160.
 - 5 OUTLET PIPE STORM DRAIN PER ROUGH GRADING PLANS, DWG. NO. 2019-160.
 - 6 CLEANOUT PER SDR35 SC-01. RIM = F.G. + 0.5'
 - 7 INSTALL 3" THICK WELL AGED SHREDDED HARDWOOD MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST 12 MONTHS. MULCH MUST BE NON-FLOATING.
 - 8 FILTER COURSE TO BE 3" CLEAN AND WASHED SAND (ASTM NO. 33) OVER 3" LAYER OF ASTM NO. 8 STONE.
 - 9 SOIL MEDIA INFILTRATION = (BSM SPECIFICATION PER APPENDIX G OF COUNTY OF SAN DIEGO L.I.D. HANDBOOK JUNE 2014) PER COUNTY OF SAN DIEGO L.I.D. HANDBOOK:
- | BSM COMPOSITION | SANDY LOAM | | | |
|-----------------|------------|----------|---------|----------------------|
| | SAND | SILT | CLAY | COMPOST |
| VOLUME | 65% | 20% | 15% | |
| WEIGHT | 75%-80% | 10% MAX. | 3% MAX. | 9% MAX. ¹ |
- ¹ 9% COMPOST BY WEIGHT RESULTS IN APPROXIMATELY 5% ORGANIC MATTER BY WEIGHT.
- 10 2-SACK SLURRY BACKFILL AROUND STORM DRAIN LINE, PIPE ZONE. SLURRY BACKFILL TO START AT STORM DRAIN BOX AND EXTEND AT LEAST 5 FEET BEYOND SLOPE FACE.
 - 11 SEAL PVC LINER AROUND PIPES. USE A PIPE BOOT AND PVC SKIRT TO SEAL ALL LINER PENETRATIONS FOR PIPES. PVC SKIRT SHOULD BE SEALED TO THE PARENT LINER PER MANUFACTURER'S RECOMMENDATIONS (TYPICALLY A WEDGE WELDER). THE PIPE BOOT SLEEVE SHOULD BE ATTACHED TO THE PIPE USING BUTYL TAPE AND STAINLESS STEEL BAND CLAMP. ATTACH THE LINER TO CONCRETE STRUCTURES:
 1. PREPARE A PVC SKIRT FOR CONCRETE STRUCTURE.
 2. ATTACHED THE LINER TO THE CONCRETE STRUCTURE USING A STAINLESS STEEL BANDEN STRIP. ALSO ADHERE THE LINER TO THE CONCRETE USING A WATER PROOF ADHESIVE PER THE MANUFACTURE'S RECOMMENDATIONS (TYPICALLY A POLYURETHANE).
 3. THE PVC SKIRT TO BE SEALED TO THE PARENT LINER PER MANUFACTURER'S RECOMMENDATIONS (TYPICALLY A WEDGE WELDER).
 - 12 RIVERBED EROSION PROTECTION MATTING PER MANUFACTURER'S SPECIFICATIONS AND DETAIL SEE (F-3)
 - 13 AGGREGATE STORAGE LAYER CLASS 2 PERMEABLE MATERIAL (CALTRANS SPECIFICATIONS 6B-1.025).

TREATMENT BMP SCHEDULE

| BMP | TYPE | MANUFACTURER/ MODEL NO. | CASQA NO. | SURFACE AREA (S.F.) REQUIRED | SURFACE AREA (S.F.) PROVIDED | BASEIN FLOOR ELEVATION | BASEIN FLOOR DEPTH | FLOOR DIMENSIONS LENGTH x WIDTH | DWG. NO. | INSPECTION FREQUENCY | MAINTENANCE FREQUENCY |
|----------|----------------------|----------------------------|-------------|------------------------------|------------------------------|------------------------|--------------------|---------------------------------|----------|----------------------|-----------------------|
| A* NR ** | BIOFILTRATION (PR-1) | - | SD-10/TC-12 | 4,693 | 4,985 | 337.85 | 0.75' | 503' x 10' | 2019-227 | QUARTERLY | SEMI-ANNUALLY |
| B* SW ** | BIOFILTRATION (BF-1) | - | SD-10/TC-12 | 422 | 435 | 341.0 | 0.75' | 40' x 8' | 2019-227 | QUARTERLY | SEMI-ANNUALLY |
| D* SM ** | BIOFILTRATION (BF-1) | - | SD-10/TC-12 | 363 | 446 | 341.25 | 0.75' | 135' x 1' | 2019-228 | QUARTERLY | SEMI-ANNUALLY |
| E* SE ** | BIOFILTRATION (BF-1) | - | SD-10/TC-12 | 275 | 341 | 340.75 | 0.75' | 69' x 1.75' | 2019-228 | QUARTERLY | SEMI-ANNUALLY |
| RP-1** | PROPRIETARY (BF-3) | MODULAR WETLAND MWS-L-4-B | MP-40 | 0.140 C.F.S. | 0.150 C.F.S. | - | - | - | 2019-176 | QUARTERLY | SEMI-ANNUALLY |
| RP-2** | PROPRIETARY (BF-3) | MODULAR WETLAND MWS-L-6-12 | MP-40 | 0.250 C.F.S. | 0.270 C.F.S. | - | - | - | 2019-176 | QUARTERLY | SEMI-ANNUALLY |

* PER PRECISE GRADING PLANS
** PER STORM WATER QUALITY MANAGEMENT PLANS

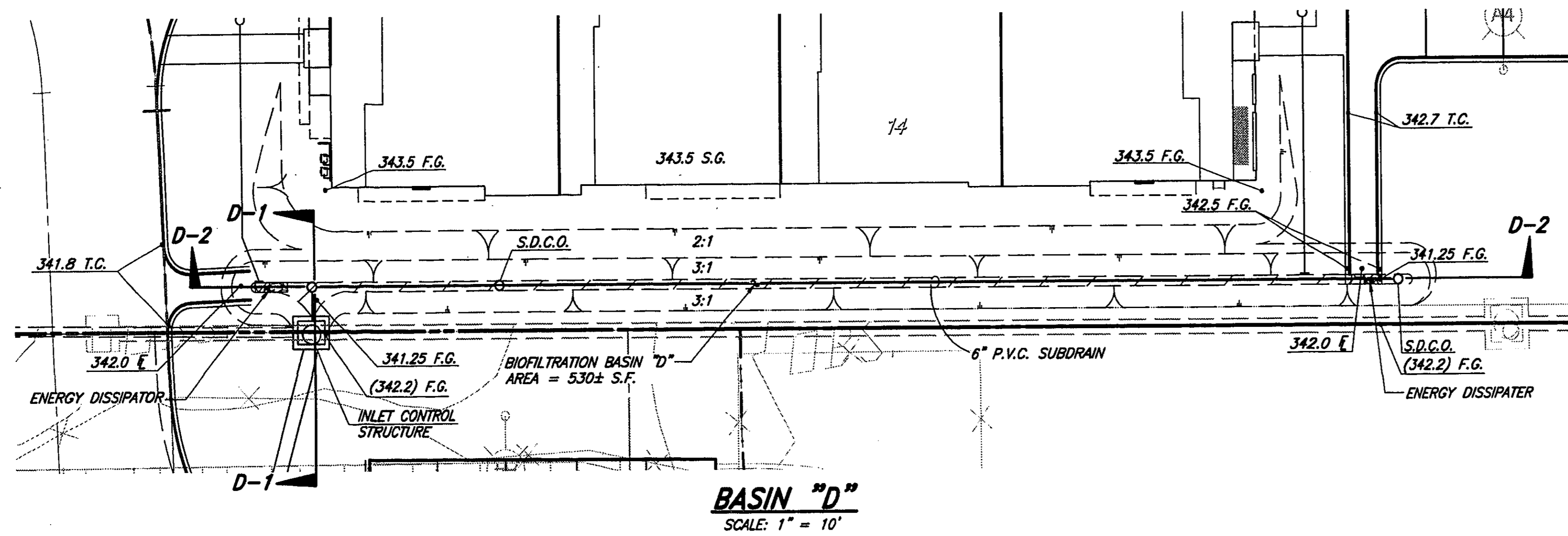


(A) DETAIL ~ LOWER BASIN ALONG UNDERDRAIN TRENCH
NOT TO SCALE

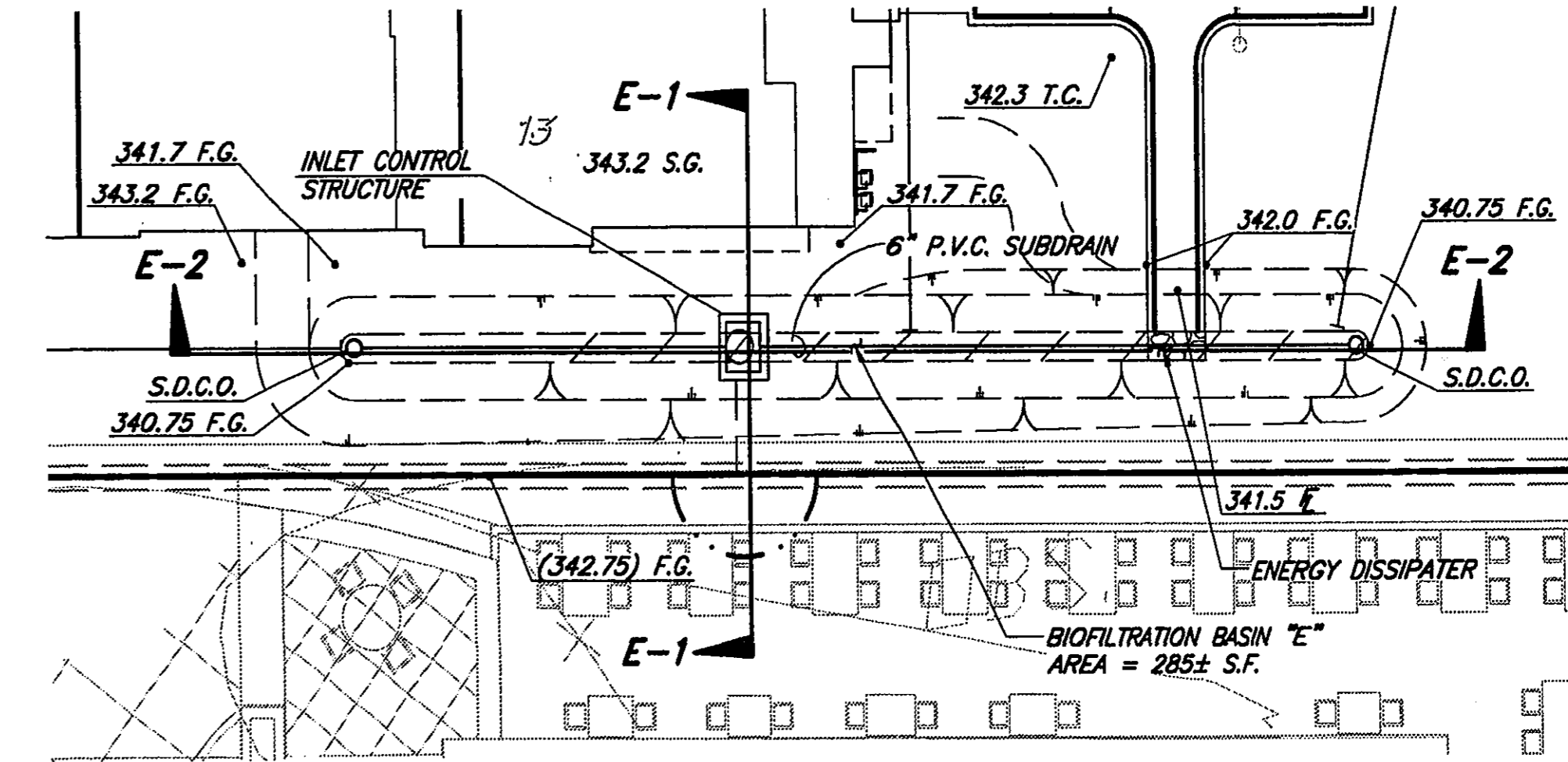


| | | | | | | | | | | | | | | | |
|----------------|------------------------------|------|----|-----------|-------|--|---|----------|------------|-----------|----------------|------------------------------------|---------------|-------------|----------------|
| CONTRACTOR | 2005-09B-100D, 2006-842-850 | DATE | BY | REVISIONS | ACPTD | BENCHMARK | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. | |
| INSPECTOR | 2007-629-643, 2014-032-108 | | | | | CITY OF SANTEE GPS POINT #2085 PER ROS 11252
LEAD PLUG AND BRASS TAG STAMPED 15' 2001' PER
MAP 4141, 4' OFFSET TO THE SOUTHEAST CORNER
OF LOT 49 OF MAP 4141. ELEVATION 338.00'
NGVD 29. | J.S. | T.R. | A.P. | 5-14-2020 | | | TM 2018-01 | 2019-227 | |
| DATE COMPLETED | 2018-342, 2019-160, 173, 196 | | | | | | PLANS PREPARED UNDER THE SUPERVISION OF | | | 4-28-20 | | RIVERVIEW | DR-2018-3 | G-1330 | SHEET 12 OF 33 |
| | | | | | | | DATE | | | 8-30-21 | | | | 74952.30 | |

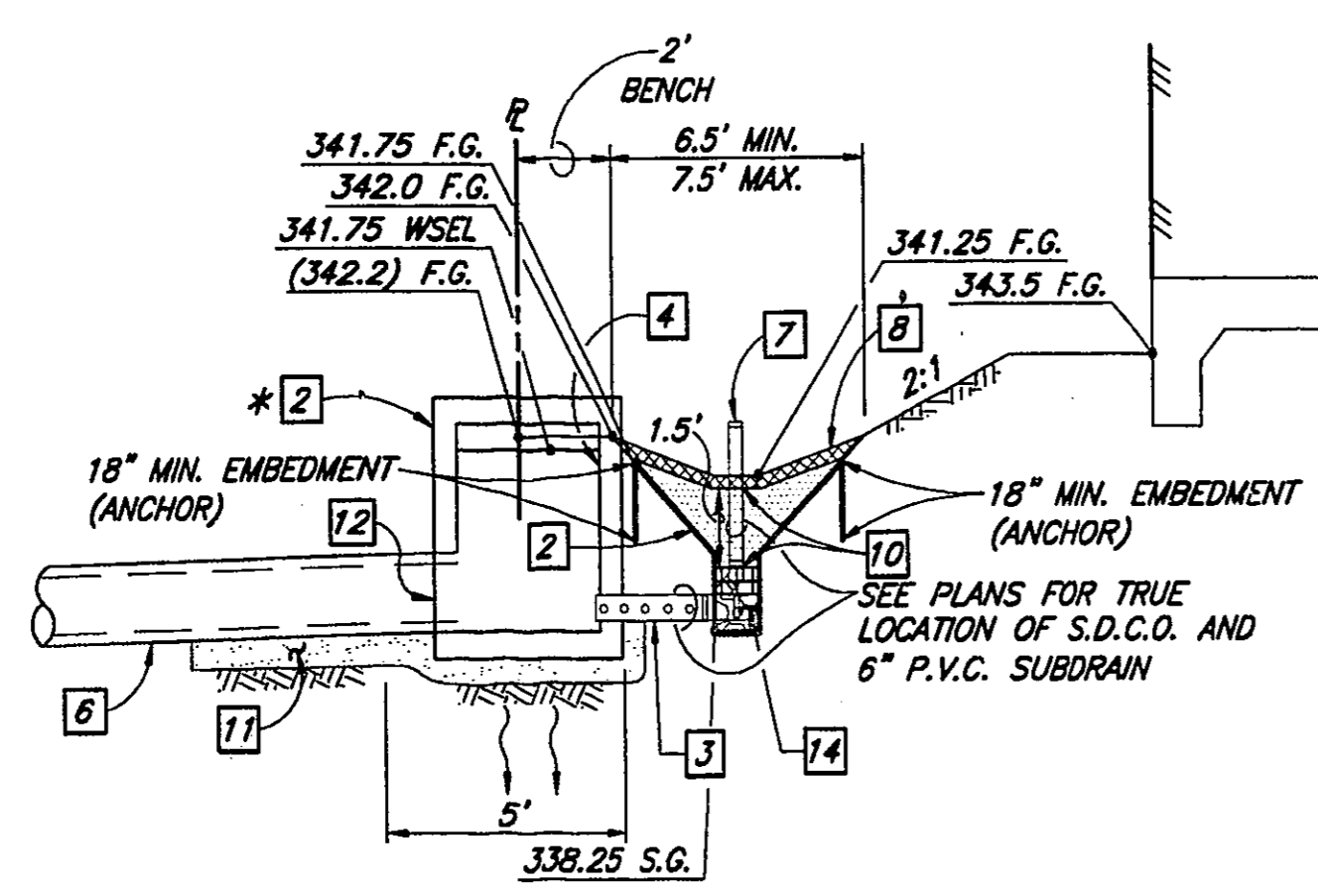
RIVERVIEW - PRECISE GRADING PLANS



BASIN "D"
SCALE: 1" = 10'

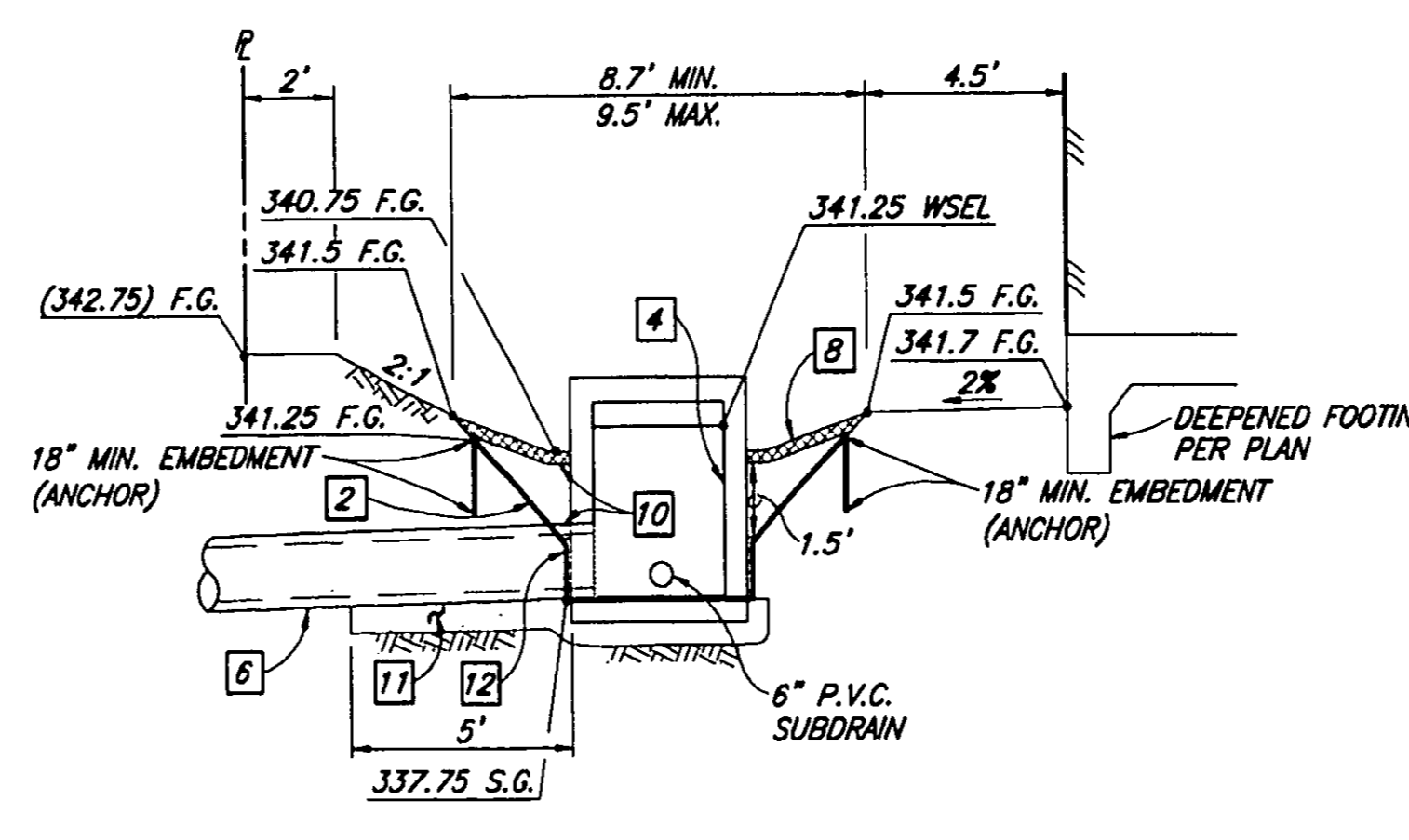


BASIN "E"
SCALE: 1" = 10'



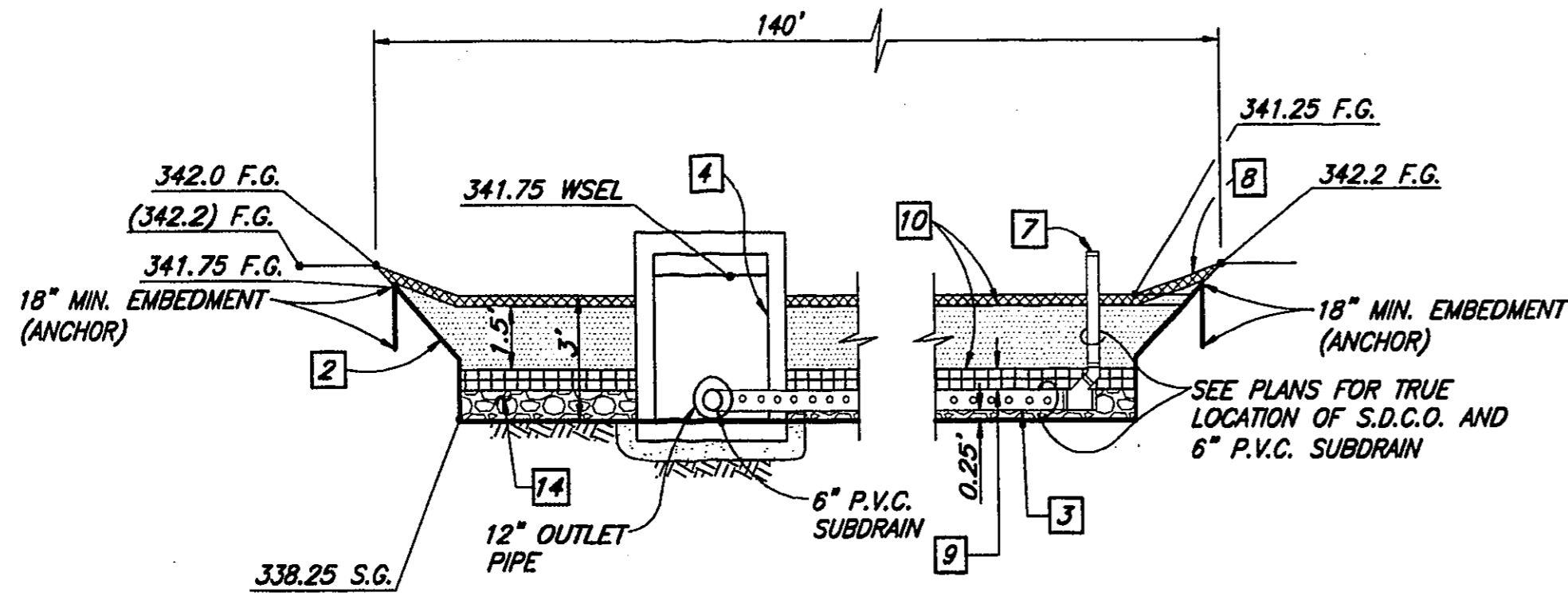
SECTION ~ "D-1"

SCALE: 1" = 4'(H/V)
INDICATES WRAP LINER AROUND STRUCTURE WITH SLOPE



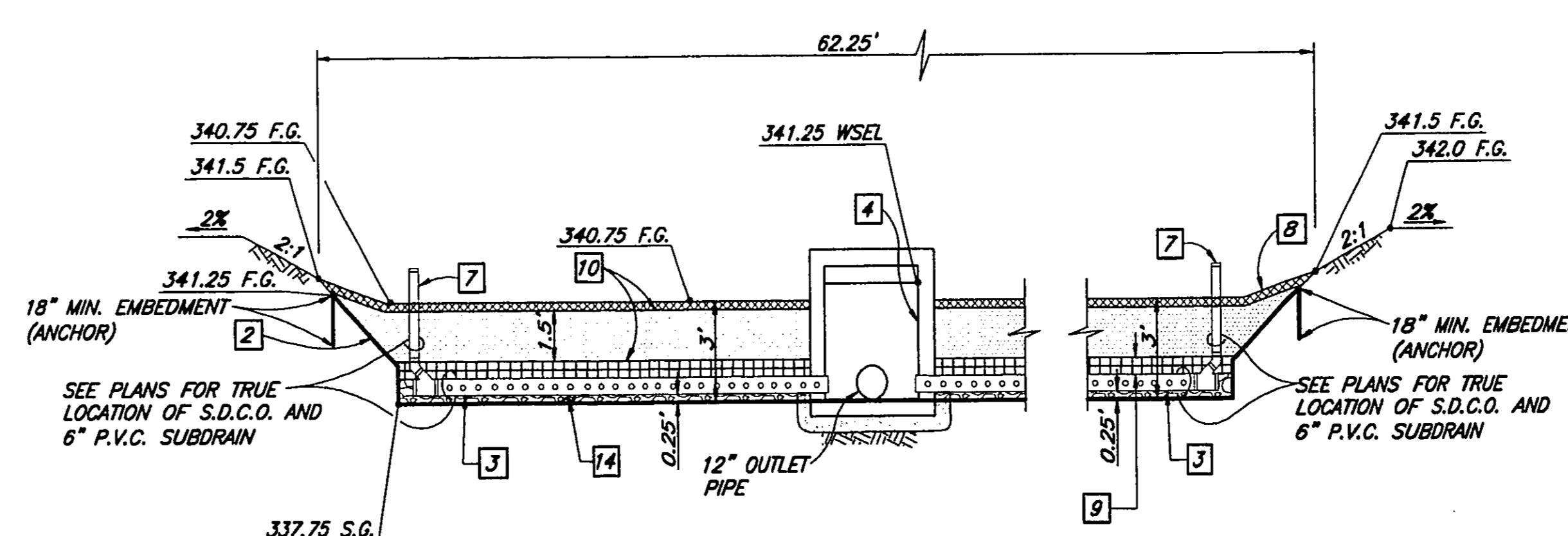
SECTION ~ "E-1"

SCALE: 1" = 4'(H/V)



SECTION ~ "D-2"

SCALE: 1" = 4'(H/V)

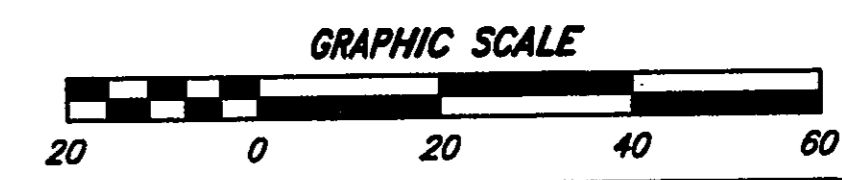
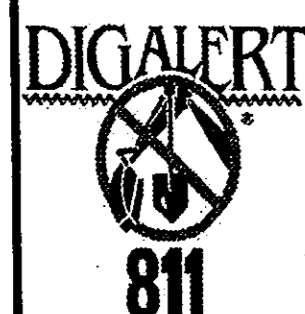


SECTION ~ "E-2"

SCALE: 1" = 4'(H/V)

BIOFILTRATION DETAIL NOTES

- 1 PLANTING PER LANDSCAPING PLANS.
 - 2 30 MIL. P.V.C. LINER. ALL JOINTS TO BE SEALED WITH 12" MIN. OVERLAP. SEAL ALL PENETRATIONS.
 - 3 6" SLOTTED P.V.C. SUBDRAIN (ASTM D-3034), 3" MIN. FROM BOTTOM. SUBDRAIN WRAPPED IN MIRAF 140M FABRIC "SOCK".
 - 4 OUTLET CONTROL STRUCTURE PER ROUGH GRADING PLANS, DWG. NO. 2019-160
 - 5 OUTLET PIPE STORM DRAIN PER ROUGH GRADING PLANS, DWG. NO. 2019-160.
 - 6 CLEANOUT PER SDSO SC-01. RIM = F.G. + 0.5'
 - 8 INSTALL 3" THICK WELL AGED SHREDDED HARDWOOD MULCH THAT HAS BEEN STOCKPILED OR STORED FOR AT LEAST 12 MONTHS. MULCH MUST BE NON-FLOATING.
 - 9 FILTER COURSE TO BE 3" CLEAN AND WASHED SAND (ASTM NO. 33) OVER 3" LAYER OF ASTM NO. 8 STONE.
 - 10 SOIL MEDIA INFILTRATION = (BSM SPECIFICATION PER APPENDIX G OF COUNTY OF SAN DIEGO L.I.D. HANDBOOK JUNE 2014) PER COUNTY OF SAN DIEGO L.I.D. HANDBOOK:
- | BSM COMPOSITION | SANDY LOAM | | | |
|-----------------|------------|----------|---------|----------|
| | SAND | SILT | CLAY | COMPOST |
| VOLUME | 65% | 20% | 15% | |
| WEIGHT | 75%-80% | 10% MAX. | 3% MAX. | 9% MAX.! |
- 9% COMPOST BY WEIGHT RESULTS IN APPROXIMATELY 5% ORGANIC MATTER BY WEIGHT.
- 11 2-SACK SLURRY BACKFILL AROUND STORM DRAIN LINE. PIPE ZONE SLURRY BACKFILL TO START AT STORM DRAIN BOX AND EXTEND AT LEAST 5 FEET BEYOND SLOPE FACE.
 - 12 SEAL PVC LINER AROUND PIPES:
USE A PIPE BOOT AND PVC SKIRT TO SEAL ALL LINER PENETRATIONS FOR PIPES. PVC SKIRT SHOULD BE SEALED TO THE PARENT LINER PER MANUFACTURER'S RECOMMENDATIONS (TYPICALLY A WEDGE WELDER). THE PIPE BOOT SLEEVE SHOULD BE ATTACHED TO THE PIPE USING BUTYL TAPE AND STAINLESS STEEL BAND CLAMP.
ATTACH THE LINER TO CONCRETE STRUCTURES:
1. PREPARE A PVC SKIRT FOR CONCRETE STRUCTURE.
2. ATTACHED THE LINER TO THE CONCRETE STRUCTURE USING A STAINLESS STEEL BATTEN STOP. ALSO ADHERE THE LINER TO THE CONCRETE USING A WATER PROOF ADHESIVE PER THE MANUFACTURER'S RECOMMENDATIONS (TYPICALLY A POLYURETHANE).
3. THE PVC SKIRT TO BE SEALED TO THE PARENT LINER PER MANUFACTURER'S RECOMMENDATIONS (TYPICALLY A WEDGE WELDER).
 - 13 NOT USED.
 - 14 AGGREGATE STORAGE LAYER CLASS 2 PERMEABLE MATERIAL (CALTRANS SPECIFICATIONS 68-1.025).



| | | | | | | | | | | | | | | | | |
|---------------------|-----------|---|------|----|-----------|-------|---|---------------|---|----------|------------|--------------------------------|----------------------------|------------------------------------|---------------|-------------|
| CONSTRUCTION RECORD | | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCHMARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
| CONTRACTOR | INSPECTOR | 2005-028-1000, 2008-949-850
2007-620-643, 2014-032-109
2018-342, 2019-160, 173, 198 | | | | | CITY OF SANTEE GPS POINT #2085 PER ROS 11252.
LEAD PLUG AND BRASS TAG STAMPED LS 2801 PER
MAP 4141, 4' OFFSET TO THE SOUTHEAST CORNER
OF LOT 49 OF MAP 4141, ELEVATION 338.00'
NOVD 29. | SCALE | J.S. | T.P. | A.P. | 5-14-2020 | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
| DATE COMPLETED | | | | | | | | HORIZ. VARIES | PLANS PREPARED UNDER THE SUPERVISION OF | DATE | BY | PROJECT ENGINEER | PRECISE GRADING PLANS FOR: | | | |
| | | | | | | | | VERT. 1" = 4' | James Parker | 4-28-20 | Sutcliffe | RIVERVIEW | TM 2018-01 | | | |
| | | | | | | | | | RCE NO. 168547 | EXPIRES | 9-30-21 | RIVERVIEW | DR-2018-3 | G-1330 | 2019-228 | |
| | | | | | | | | | | | | BIOFILTRATION PLAN AND DETAILS | | SHEET 13 OF 33
74952.30 | | |

RIVERVIEW - PRECISE GRADING PLANS

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR RIVERVIEW

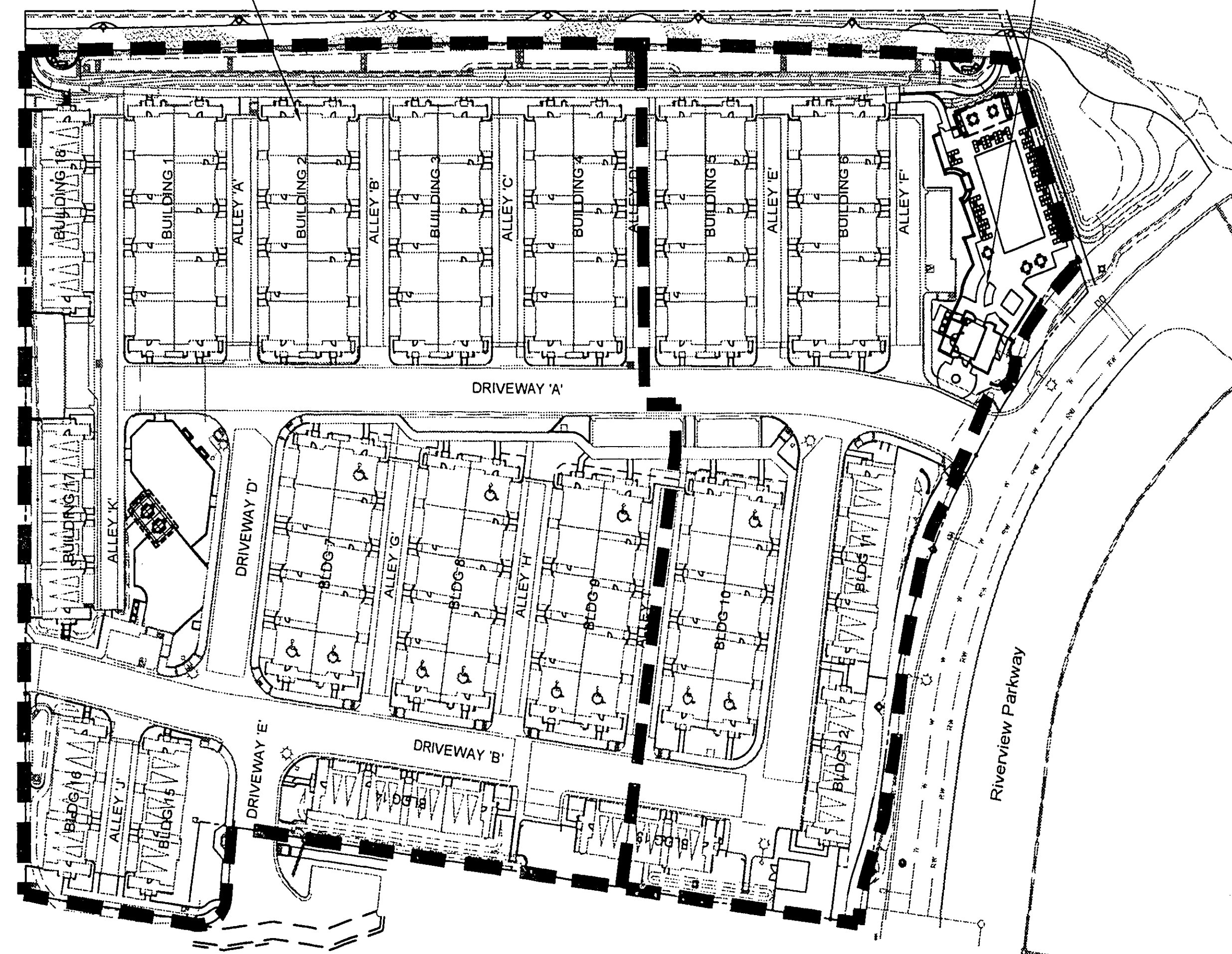
Santee, CA

SEE SHEET:
LI-01 FOR IRRIGATION PLAN
LC-01 FOR CONSTRUCTION PLAN
LP-01 FOR PLANTING PLAN

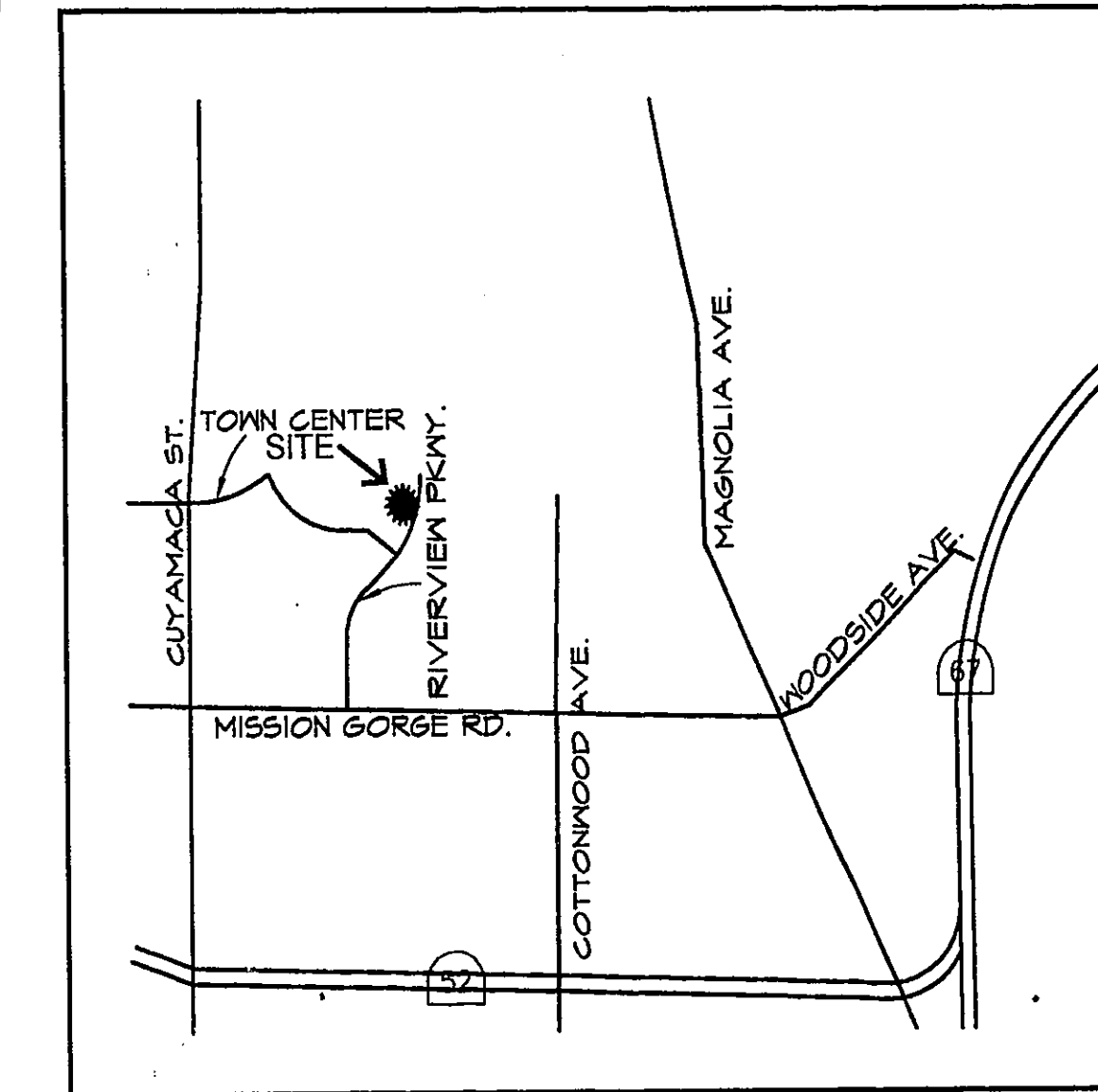
SEE SHEET:
LI-02 FOR IRRIGATION PLAN
LC-02 FOR CONSTRUCTION PLAN
LP-02 FOR PLANTING PLAN

GENERAL NOTES

1. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE, AND SHALL REPAIR, AT HIS COST, ANY DAMAGE RESULTING FROM HIS OPERATIONS. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (1) WORKER'S COMPENSATION; (2) PUBLIC COMPREHENSIVE GENERAL LIABILITY; AND (3) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE LIFE, SAFETY OR ADJACENT WORK, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING MINIMUM LIABILITY COVERAGE DURING THE CONTRACT PERIOD:
BODILY INJURY: \$250,000 PER INDIVIDUAL PER OCCURRENCE
PROPERTY DAMAGE: \$100,000 PER OCCURRENCE, AGGREGATE
2. THE CONTRACTOR SHALL CAUSE TO BE NAMED AS ADDITIONAL INSURED IN SUCH CONTRACTOR'S PUBLIC LIABILITY AND AUTOMOBILE LIABILITY POLICIES THE FOLLOWING: (A) WILLIAM LYON HOMES; (B) HOWARD ASSOCIATES, INC.
3. THE CONTRACTOR AGREES TO HOLD HARMLESS THE OWNER AND LANDSCAPE ARCHITECT FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIAL SUPPLIERS OR AGENTS.
4. ALL LOCAL MUNICIPAL AND STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CODES AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE BEGINNING WORK. THE LOCATIONS OF THESE ITEMS SHOWN IN THE PLANS ARE APPROXIMATE ONLY, AND THERE MAY BE ADDITIONAL UTILITIES PRESENT WHICH ARE NOT INDICATED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
6. THE CONTRACTOR SHALL OBTAIN AND REVIEW A SET OF THE APPROPRIATE ARCHITECTURAL, ELECTRICAL AND CIVIL ENGINEERING PLANS PRIOR TO BEGINNING WORK.
7. PERMITS FOR ALL WORK INDICATED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL HAVE A VALID CONTRACTOR'S LICENSE FOR THE PARTICULAR WORK BEING PERFORMED. THE CONTRACTOR SHALL NOT ALLOW THE LICENSE TO LAPSE DURING THE CONTRACT PERIOD.
9. NO MATERIAL SUBSTITUTIONS OF ANY KIND WILL BE ALLOWED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.



KEY MAP
NTS



VICINITY MAP
NOT TO SCALE

| | |
|--|---|
| Landscape Architect:
Howard Associates, Inc.
2442 Second Avenue
San Diego, CA. 92101
ph. (619) 718-9660 | Owner:
William Lyon Homes
4695 MacArthur Court, 8th Floor
Newport Beach, CA 92660
ph. (949) 833-3600 |
|--|---|

| Sheet Index | | |
|--------------|---------------|------------------------------------|
| Sheet Number | Sheet Title | Sheet Name |
| 14 | TL-01 | Title Sheet |
| 15-16 | LI-01 - LI-02 | Irrigation Plan |
| 17-19 | LI-03 - LI-05 | Irrigation Legend, Details & Notes |
| 20-21 | LC-01 - LC-02 | Construction Plan |
| 22-26 | LC-03 - LC-07 | Construction Legend & Details |
| 27-29 | LP-01 - LP-03 | Planting Plan |
| 30 | LP-04 | Planting Legend, Notes and Details |
| 31-32 | L-01 - L-02 | Lighting Plan |
| 33 | LD-01 | Drainage Plan |

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGES OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO AND THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS THE LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

HOWARD ASSOCIATES
619-718-9660

BY: *[Signature]* DATE: 11-13-19
REGISTRATION NO. 2681
EXPIRATION DATE: 3-31-21

- NOTES:**
1. ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY THE PROJECT OWNER, INCLUDING THE PUBLIC RIGHT OF WAY, IN A HEALTHY, DISEASE FREE CONDITION.
 2. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM STRUCTURES.

Landscape Calculations

| | |
|------------------------------------|------------------------|
| A. Total Project Site Area: | 244,840 s.f. 5.6 acres |
| B. Total Proposed Landscaped Area: | 54,313 s.f. 1.2 acres |
| C. Net Landscaped Area Percentage | 21% |

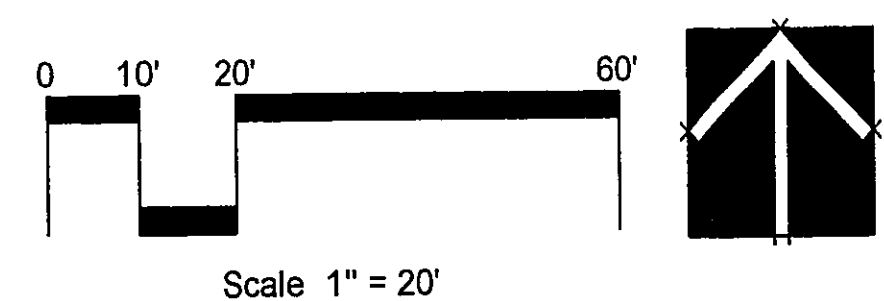
rla 2681
HOWARD ASSOCIATES
 landscape architecture
 2442 Second Avenue
 San Diego, CA 92101 (619) 718-9660

| CONSTRUCTION RECORD | | | | | | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|--|--|--|--|--|------------|------|----|-----------|-------|------------|------------|---|---------------|-----------------|---------------------------|--|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | | | | | | SCALE | JWH | NTS | JWH | <i>[Signature]</i> | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: | | | |
| INSPECTOR | | | | | | | | | | | | HORIZ: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | | | <i>[Signature]</i> | TITLE SHEET | | TL-01 | 2019-229 |
| DATE COMPLETED | | | | | | | | | | | | VERT: N/A | RLA NO. 2681 | DATE 11-13-19 | PROJECT PLANNER | River View at Town Center | | | | SHEET 14 OF 33 |
| | | | | | | | | | | | | | | | | | | | | |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



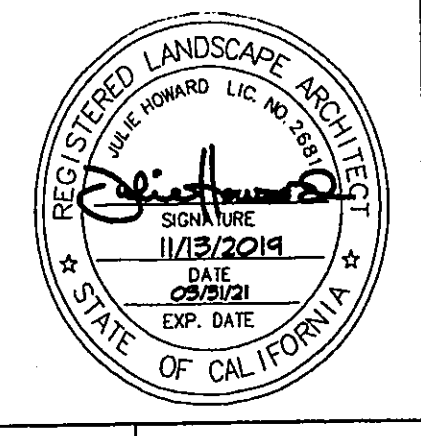
REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.



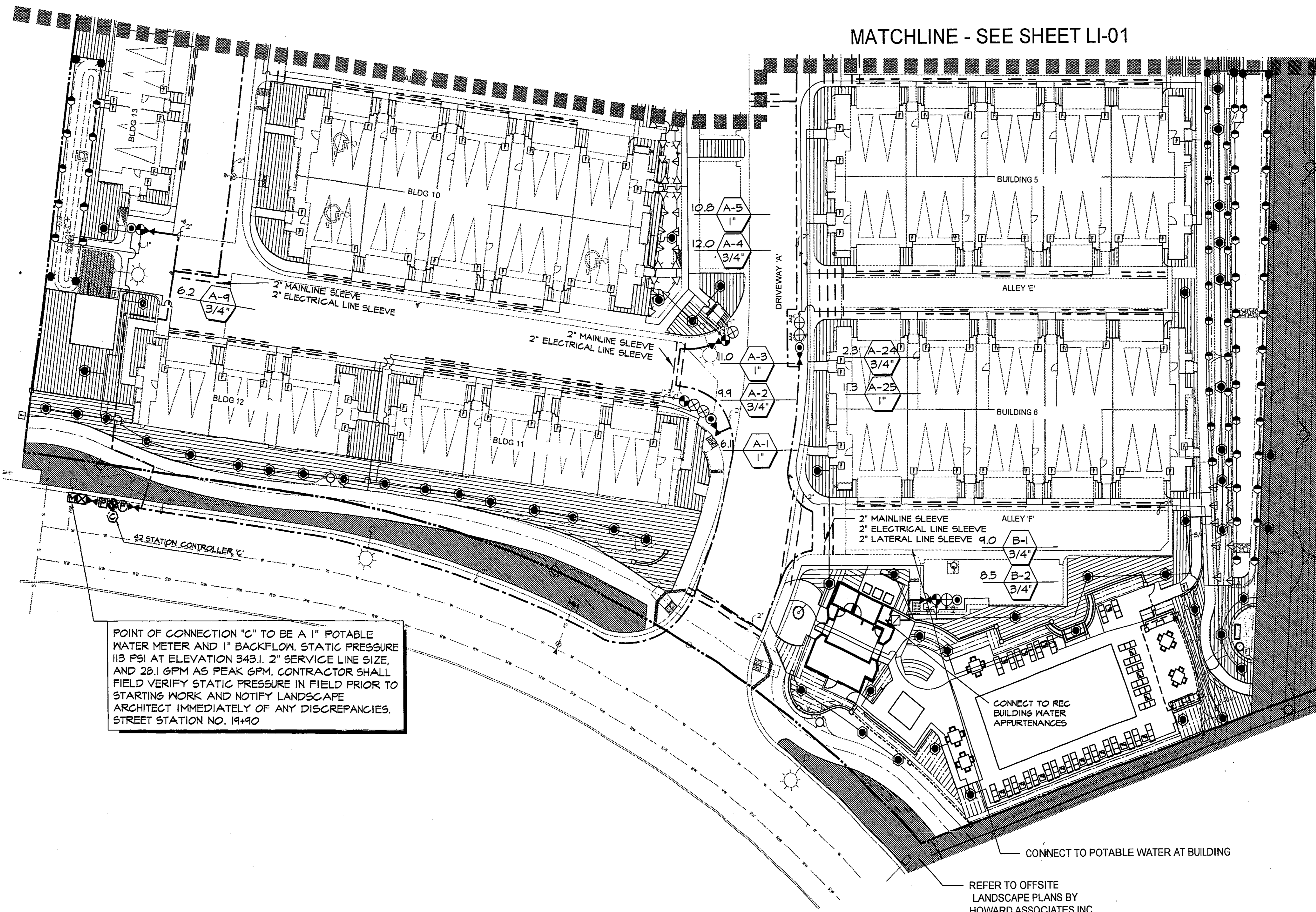
Scale 1" = 20'

NOTE:
SEE SHEET LI-03 FOR IRRIGATION LEGEND, CALCS & NOTES

| CONSTRUCTION RECORD | | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCHMARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|--|------------|------|----|-----------|-------|-----------|-----------|---|----------|------------|-----------------|---------------------------|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | | | JWH | RIS | JWH | <i>Sisko</i> | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | | 2019-230 |
| INSPECTOR | | | | | | | | HORIZ: NA | PLANS PREPARED UNDER THE SUPERVISION OF | | | DATE | 11-13-19 | | | |
| DATE COMPLETED | | | | | | | | VERT: NA | PLANS PREPARED UNDER THE SUPERVISION OF | | | DATE | 11-13-19 | | | |
| | | | | | | | | | RA No. 2019-230 | | | PROJECT PLANNER | River View at Town Center | | LI-01 | SHEET 15 OF 33 |



LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



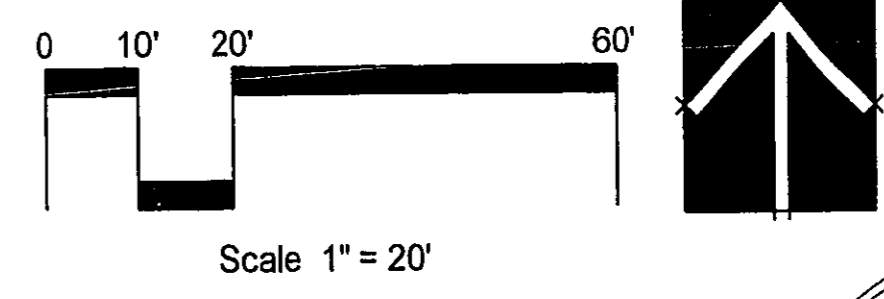
MATCHLINE - SEE SHEET LI-01

REFER TO OFFSITE LANDSCAPE PLANS BY HOWARD ASSOCIATES INC.

POINT OF CONNECTION "C" TO BE A 1" POTABLE WATER METER AND 1" BACKFLOW STATIC PRESSURE 1/3 PSI AT ELEVATION 343.1. 2" SERVICE LINE SIZE, AND 20.1 GPM AS PEAK GPM. CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE IN FIELD PRIOR TO STARTING WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. STREET STATION NO. 19+40

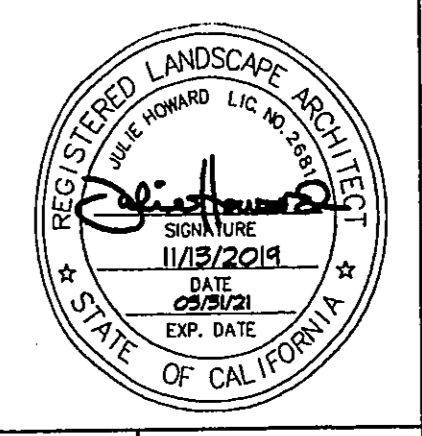
CONNECT TO POTABLE WATER AT BUILDING

REFER TO OFFSITE LANDSCAPE PLANS BY HOWARD ASSOCIATES INC.



Scale 1" = 20'

ria 2681
HOWARD ASSOCIATES
 landscape architecture
 2442 Second Avenue
 San Diego, CA 92101 (619) 718-9660



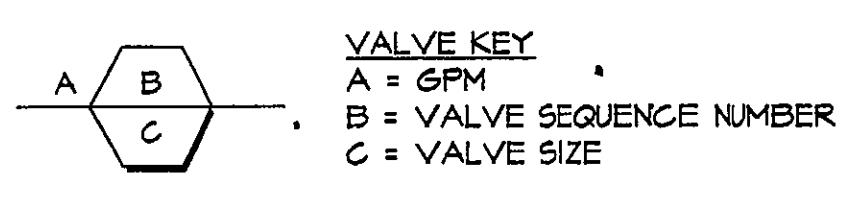
NOTE:
 SEE SHEET LI-03 FOR IRRIGATION LEGEND, CALCS & NOTES

| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|-----------|---|----------|------------|-----------------|---|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | HORIZ: NA | JWH | NTS | JWH | SL/SL | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:
IRRIGATION PLAN | | LI-02 | 2019-231 |
| INSPECTOR | | | | | | | VERT: NA | PLANS PREPARED UNDER THE SUPERVISION OF | | | BY: [Signature] | River View at Town Center | | | SHEET 16 OF 33 |
| DATE COMPLETED | | | | | | | | DATE | 11-13-19 | EXPIRES | 3-31-21 | | | | |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

Onsite Irrigation Legend

| SYMBOL | MANFR | MODEL | DESCRIPTION | GPM | RADIUS | PSI |
|--------|--|--|--|------|--------|-----|
| ● | RAINBIRD | RD-06-NP-R-VANI4-18-90 | HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY | 0.28 | 8'-14" | 30 |
| ● | RAINBIRD | RD-06-NP-R-VANI4-18-180 | HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY | 0.36 | 8'-14" | 30 |
| ● | RAINBIRD | RD-06-NP-R-VANI4-18-360 | HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY | 1.10 | 8'-14" | 30 |
| ● | RAINBIRD | RD-06-NP-HE-VAN8-90 | HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY | 0.29 | 5'-8" | 30 |
| ● | RAINBIRD | RD-06-NP-HE-VAN8-180 | HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY | 0.39 | 5'-8" | 30 |
| ● | RAINBIRD | RD-06-NP-HE-VAN8-360 | HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY | 1.11 | 5'-8" | 30 |
| ⊕ | RAIN BIRD | XGZ-100-FRF | CONTROL ZONE KIT | | | |
| ⊕ | RAIN BIRD | 6B SERIES | MASTER REMOTE CONTROL VALVE- 2" | | | |
| ⊕ | RAINBIRD | PSBR | REMOTE CONTROL VALVE (SIZE PER PLAN) | | | |
| ⊕ | RAINBIRD | RNG-B-1402 | ROOT WATERING BUBBLER (2 EA/TREE) | 5 | | 30 |
| ⊕ | RAINBIRD | XFS SUB-SURFACE DRIPLINE FLUSH POINT- MDGFCAP FLUSH CAP | | | | |
| ⊕ | WILKINS | 500XLYSBR | PRESSURE REGULATOR VALVE- 1-1/2" | | | |
| ⊕ | KING BROS. | BLOCKED TRUE UNION | BALL VALVE - LINE SIZE | | | |
| ⊕ | FEBCO | 825Y | REDUCED PRESSURE BACKFLOW PREVENTER - 1-1/2" SIZE | | | |
| ⊕ | RAINBIRD | ESP-14LXME WITH ESP LXD DECODER 36 STATION CONTROLLER IN LXMMSPED PEDESTAL | | | | |
| ⊕ | FEBCO | 825Y | REDUCED PRESSURE BACKFLOW PREVENTER - 1" SIZE | | | |
| ⊕ | 1" POTABLE WATER METER BY OWNER | | | | | |
| ⊕ | RAINBIRD | FS07SP | FLOW SENSOR - 14 AWG WIRE IN CONDUIT BETWEEN FLOW METER AND MASTER VALVE | | | |
| --- | LASCO - PVC SCH 40 SLEEVE - 2 TIME DIAMETER OF WORKING LINE | | | | | |
| --- | PVC CL 200 LATERAL LINE - BURY 12" MIN, 24" UNDER NON-VEHICULAR PAVING, 30" UNDER VEHICULAR PAVING | | | | | |
| --- | PVC SCH 40 MAINLINE - BURY 18" MIN, 30" UNDER NON-VEHICULAR PAVING, 36" UNDER VEHICULAR PAVING | | | | | |
| --- | RAINBIRD XFS-06-18-100 DRIPLINE 1ST ROW 6" OFF PAVING, BURY 2"-3" DEPTH TYP. | | | | | |



IRRIGATION NOTES

- THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
- A. ALL RISERS SHALL BE P.V.C. SCHEDULE 80.
 B. ALL PIPE FITTINGS SHALL BE P.V.C. SCHEDULE 40.
- A. ALL WIRE SHALL BE ANG-UP, DIRECT BURIAL TYPE, AND ALL SPLICES AND CONNECTIONS SHALL BE MADE WITH PEN-TITE CONNECTORS OR EQUAL. EACH VALVE ON A CONTROLLER SHALL HAVE A SEPARATE WIRE COLOR. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN.
 B. CONTROL WIRE SHALL BE BUNDLED AND PLACED BENEATH MAINLINE.
 C. WIRE BETWEEN FLOW METER AND CONTROLLER SHALL BE 14 GAUGE AND SHALL BE PLACED IN A 3/4" CONDUIT.
- BACKFLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE IRRIGATION PLAN. INSTALLATION SHALL CONFORM TO LOCAL GOVERNING CODES AND REGULATIONS AND MANUFACTURER'S SPECIFICATIONS.
- CHECK VALVES SHALL BE USED WHERE INDICATED AND WHERE NECESSARY TO PREVENT WATER FLOW FROM LOWER ELEVATION HEADS WHEN SYSTEM IS TURNED OFF.
- ALL AUTOMATIC VALVES SHALL BE LOCATED WITHIN SHRUB AREAS. BALL VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES.
- ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC, SCHEDULE 80 TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS. SLEEVES OVER A BROW DITCH SHALL BE GALVANIZED STEEL TWICE THE DIAMETER OF THE SLEEVED LINE.
- AUTOMATIC CONTROLLERS SHALL BE SIZE AND TYPE AS NAMED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE.
- PRIOR TO BACKFILLING IRRIGATION TRENCHES:
 A. ALL MAINLINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 125 P.S.I. FOR A PERIOD OF FOUR HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
 B. ALL LATERALS SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE HOUR.
- THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE EVEN COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, WALKWAYS, WALLS, AND DRIVES.
- WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL PERFORM A COVERAGE TEST OF WATER AFFORDED THE PLANTING AREAS TO ENSURE IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF SIXTY (60) DAYS AND SHALL WATER ON A DAILY BASIS.
- PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS-BUILT" DRAWING ON A COPY OF THE APPROVED IRRIGATION PLANS SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED.
- PRIOR TO FINAL ACCEPTANCE, THE IRRIGATION CONTRACTOR SHALL PLACE A LAMINATED, REDUCED COPY OF THE AS-BUILT IRRIGATION PLAN, COLOR-CODED AS TO COVERAGE AREAS FOR EACH VALVE, IN THE CONTROLLER ENCLOSURE.
- THE IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.

NOTE:
 IRRIGATION HEADS SHALL NOT BE LOCATED WITHIN 2 FEET OF HARDSCAPE

IRRIGATION HEADS WILL BE LOCATED TO PREVENT RUNOFF AND OVERSPRAY

ALL WATER FROM TESTING OF SYSTEM SHALL BE CAPTURED AND CONTAINED ON SITE

METER 'A' CONTROLLER 'A'

| California Water Efficient Landscape Worksheet | | | | | | | |
|---|-------------------|--------------------------------|---|--------------------------|---------------|---|----------------|
| Reference Evapotranspiration (ET _o) | 51.2 | Project Type | Residential | 0.55 | | | |
| Hydrozone # / Planting Description ^a | Plant Factor (PF) | Irrigation Method ^b | Irrigation Efficiency (IE) ^c | Landscape Area (Sq. Ft.) | ETAF x Area | Estimated Total Water Use (ETWU) ^d | |
| Regular Landscape Areas | | | | | | | |
| Shrubs & GC - MW | 0.5 | Drip | 0.81 | 0.62 | 16,978 | 10480 | 332,685 |
| Shrubs & GC - LW | 0.3 | Drip | 0.81 | 0.37 | 21,600 | 8000 | 253,952 |
| Slope Basin - MW | 0.5 | Overhead | 0.75 | 0.67 | 8,322 | 5548 | 176,116 |
| Turf - HW | 0.8 | Overhead | 0.75 | 1.07 | 1,671 | 1782 | 56,581 |
| Slope - MW | 0.5 | Overhead | 0.75 | 0.67 | 4,210 | 2807 | 89,095 |
| | | | | Totals | 52,781 | 25811 | 819,333 |
| ETWU Total | | | | | | | 819,333 |
| Maximum Allowed Water Allowance (MAWA) ^e | | | | | | | 848,011 |

ETAF Calculations

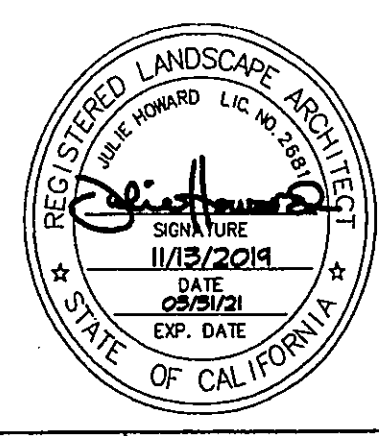
| Regular Landscape Areas | |
|-------------------------|-------|
| Total ETAF x Area | 25811 |
| Total Area | 48571 |
| Average ETAF | 0.53 |

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

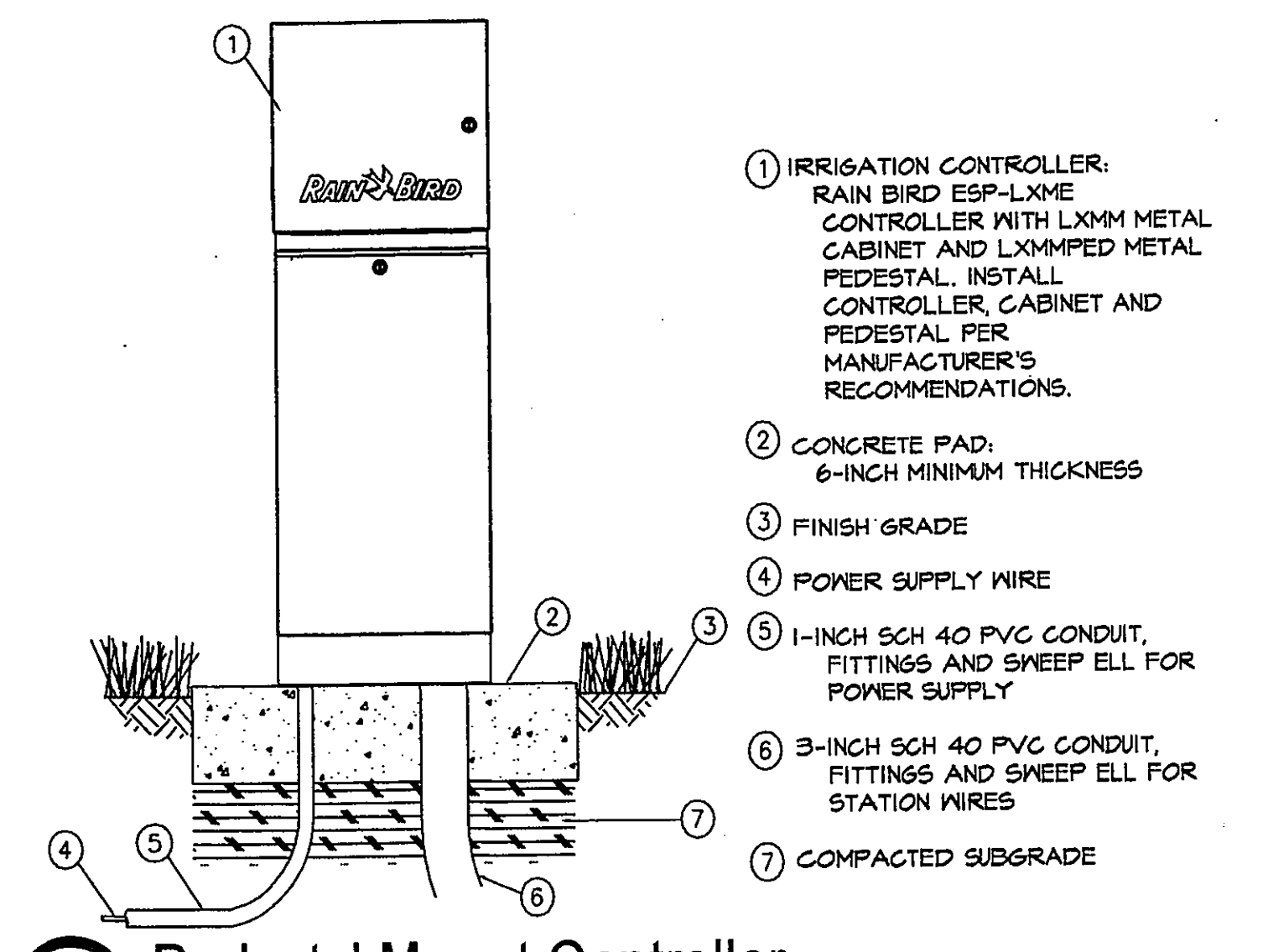
| | |
|-------------------|-------|
| Total ETAF x Area | 25811 |
| Total Area | 48571 |
| Average ETAF | 0.53 |

fla 2681
HOWARD ASSOCIATES
 landscape architecture
 2442 Second Avenue
 San Diego, CA 92101 (619) 718-9660



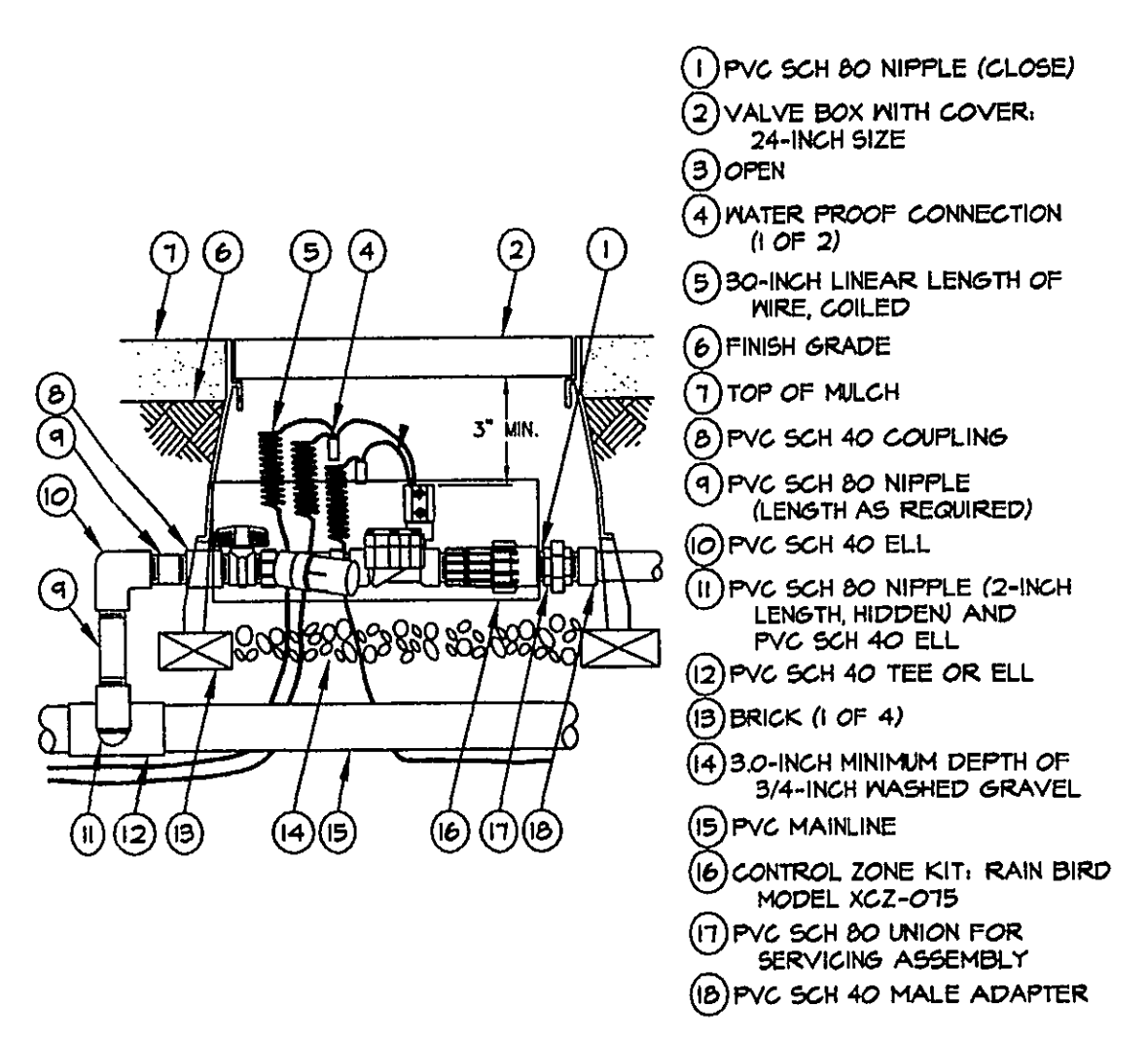
| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|-------|---|----------|------------|----------|--|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | | JWH | NTS | JWH | 6/15/20 | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW AT TOWN CENTER | | LI-03 | 2019-232 |
| INSPECTOR | | | | | | | | PLANS PREPARED UNDER THE SUPERVISION OF | | | BY | | | | |
| DATE COMPLETED | | | | | | | | DATE | 11.13.19 | EXPIRES | 3/31/21 | | | | SHEET 17 OF 33 |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



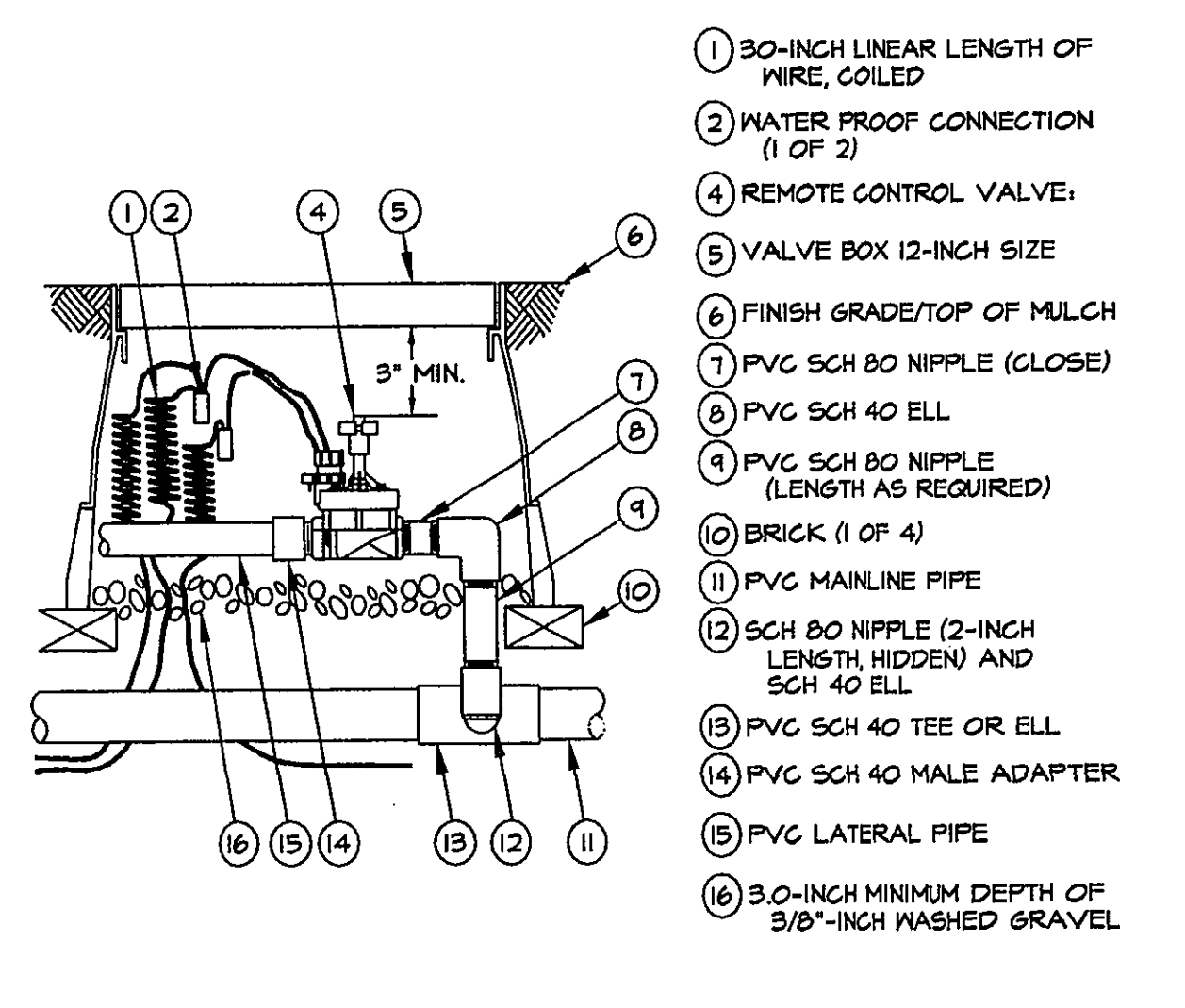
A Pedestal Mount Controller

- 1 IRRIGATION CONTROLLER: RAIN BIRD ESP-LINE CONTROLLER WITH LXM-METAL CABINET AND LXM-METAL FEDESTAL. INSTALL CONTROLLER CABINET AND FEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 CONCRETE PAD, 6-INCH MINIMUM THICKNESS
- 3 FINISH GRADE
- 4 POWER SUPPLY WIRE
- 5 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
- 6 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
- 7 COMPACTED SUBGRADE



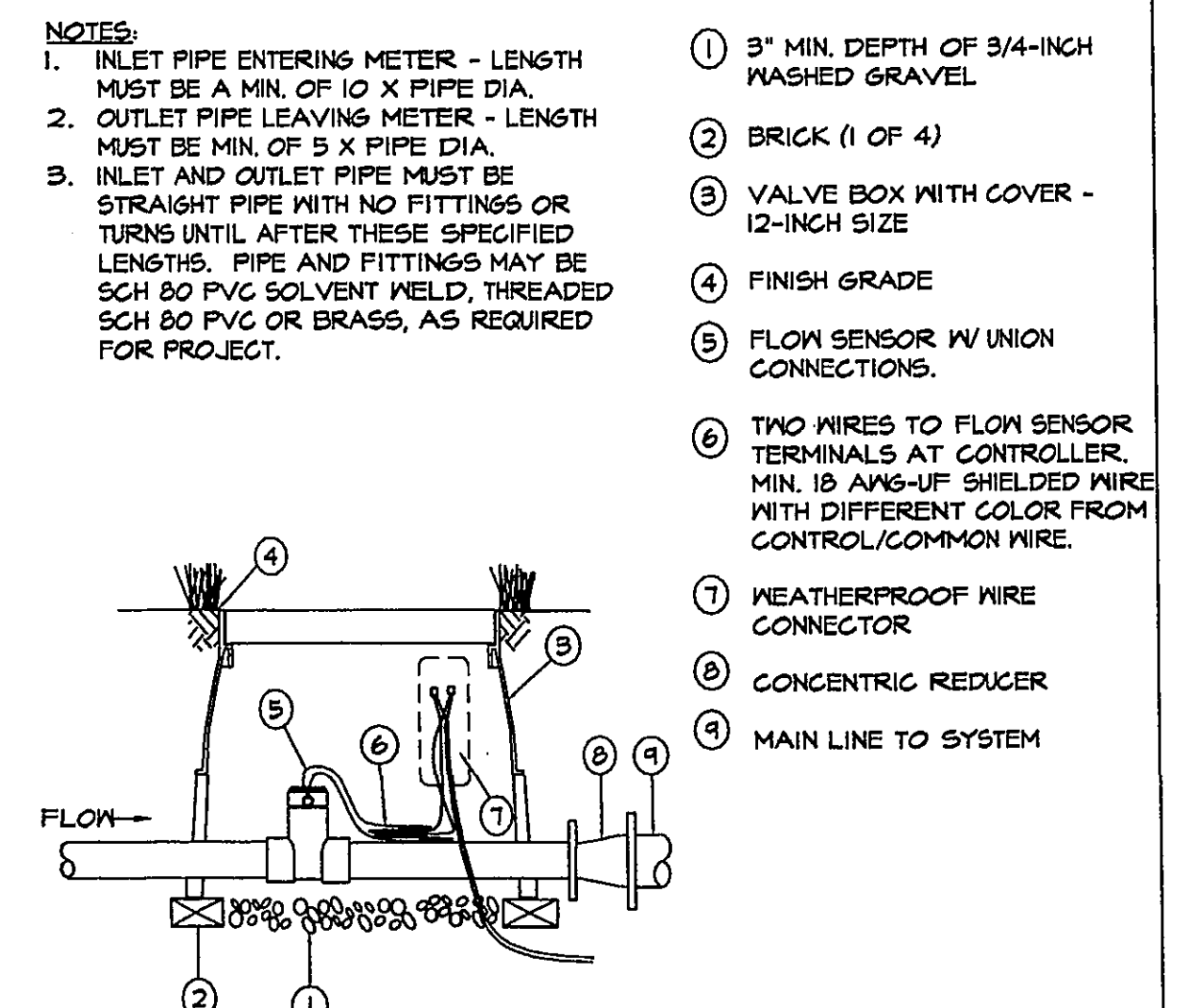
B Xerigation Control Zone Kit

- 1 PVC SCH 80 NIPPLE (CLOSE)
- 2 VALVE BOX WITH COVER, 24-INCH SIZE
- 3 OPEN
- 4 WATER PROOF CONNECTION (1 OF 2)
- 5 30-INCH LINEAR LENGTH OF WIRE COILED
- 6 FINISH GRADE
- 7 TOP OF MULCH
- 8 PVC SCH 40 COUPLING
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 PVC SCH 40 ELL
- 11 PVC SCH 80 NIPPLE (2-INCH LENGTH HIDDEN AND PVC SCH 40 ELL)
- 12 PVC SCH 40 TEE OR ELL
- 13 BRICK (1 OF 4)
- 14 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 15 PVC MAINLINE
- 16 CONTROL ZONE KIT, RAIN BIRD MODEL XZ-075
- 17 PVC SCH 80 UNION FOR SERVICING ASSEMBLY
- 18 PVC SCH 40 MALE ADAPTER



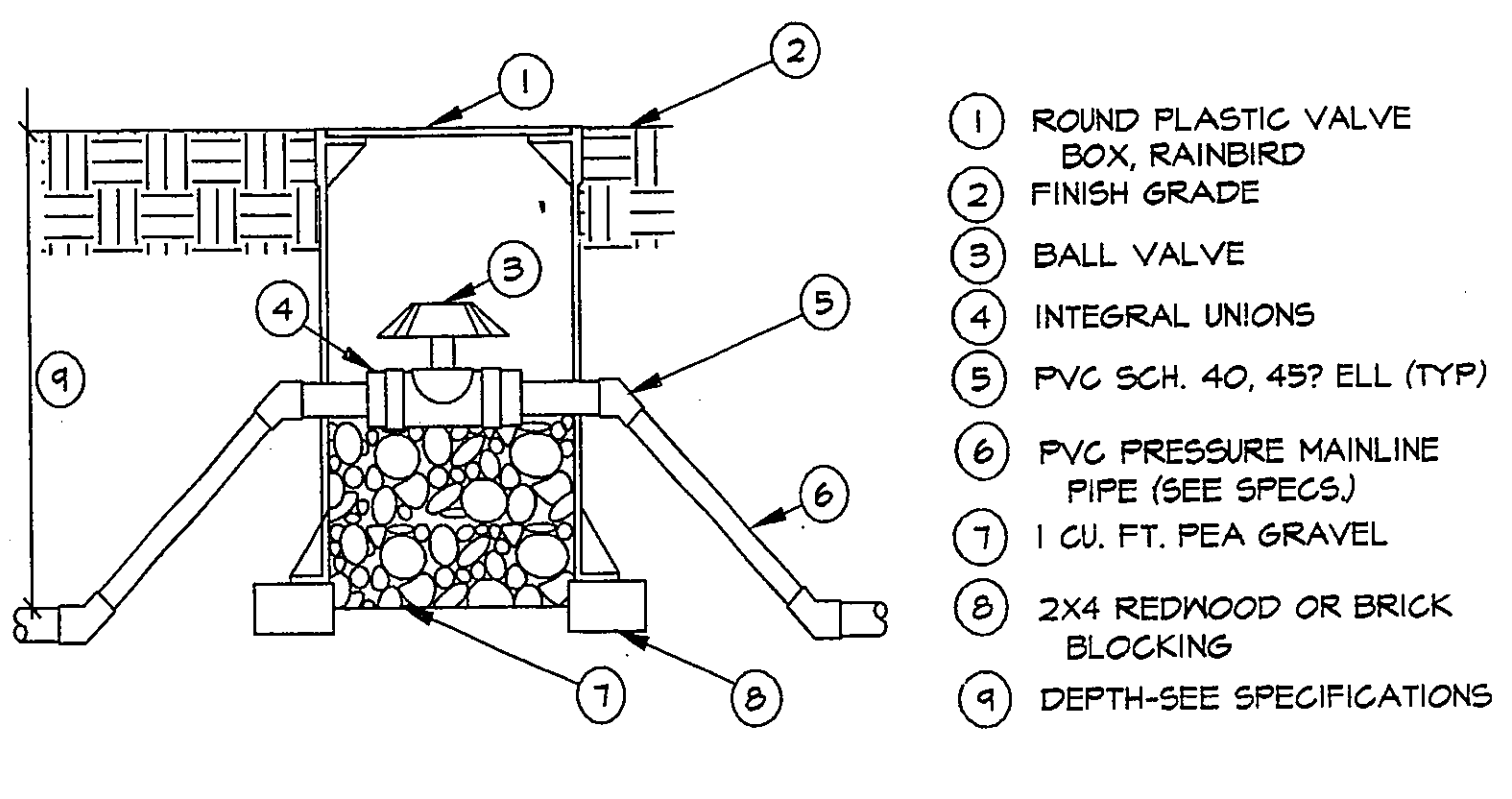
C Remote Control Valve

- 1 30-INCH LINEAR LENGTH OF WIRE COILED
- 2 WATER PROOF CONNECTION (1 OF 2)
- 3 REMOTE CONTROL VALVE
- 4 VALVE BOX 12-INCH SIZE
- 5 FINISH GRADE/TOP OF MULCH
- 6 PVC SCH 80 NIPPLE (CLOSE)
- 7 PVC SCH 40 ELL
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 BRICK (1 OF 4)
- 10 PVC MAINLINE PIPE
- 11 SCH 80 NIPPLE (2-INCH LENGTH HIDDEN) AND SCH 40 ELL
- 12 PVC SCH 40 TEE OR ELL
- 13 PVC SCH 40 MALE ADAPTER
- 14 PVC LATERAL PIPE
- 15 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



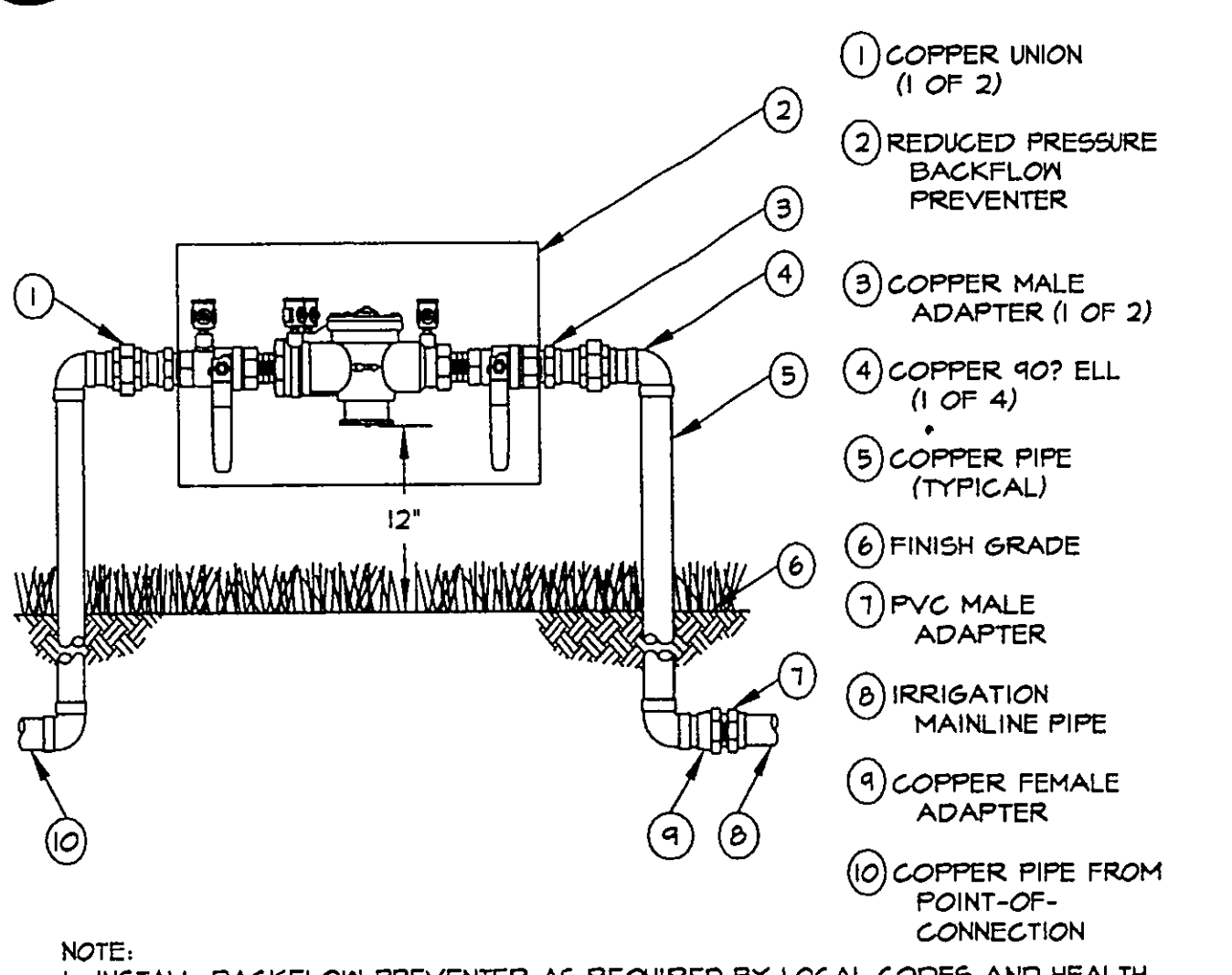
D Flow Sensor

- 1 3" MIN. DEPTH OF 3/4-INCH WASHED GRAVEL
- 2 BRICK (1 OF 4)
- 3 VALVE BOX WITH COVER - 12-INCH SIZE
- 4 FINISH GRADE
- 5 FLOW SENSOR W/ UNION CONNECTIONS
- 6 TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
- 7 WEATHERPROOF WIRE CONNECTOR
- 8 CONCENTRIC REDUCER
- 9 MAIN LINE TO SYSTEM



E Ball Valve

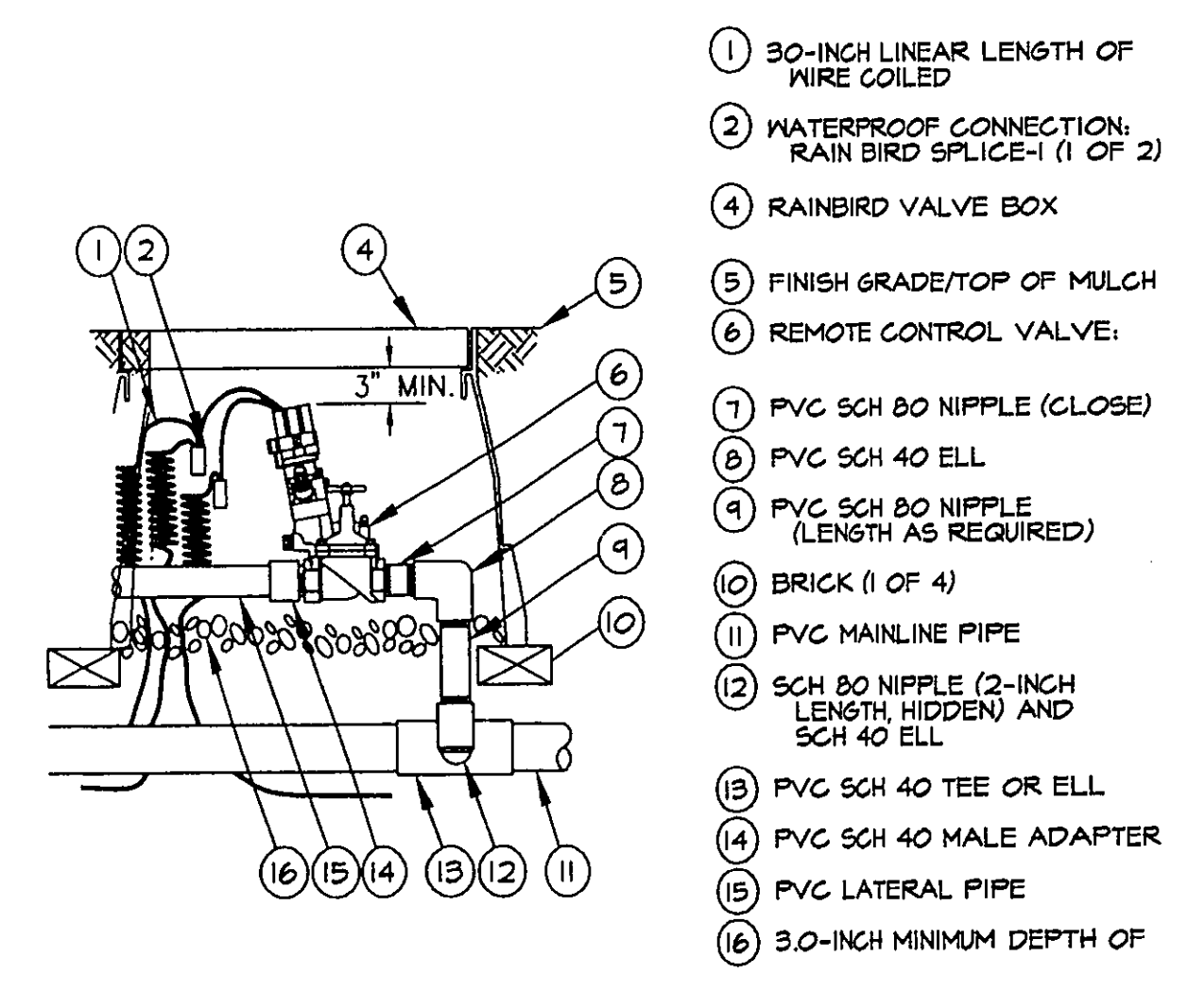
- 1 ROUND PLASTIC VALVE BOX, RAINBIRD
- 2 FINISH GRADE
- 3 BALL VALVE
- 4 INTEGRAL UNIONS
- 5 PVC SCH. 40, 45° ELL (TYP)
- 6 PVC PRESSURE MAINLINE PIPE (SEE SPECS.)
- 7 1 CU. FT. PEA GRAVEL
- 8 2X4 REDWOOD OR BRICK BLOCKING
- 9 DEPTH-SEE SPECIFICATIONS



F Reduced Pressure Backflow Preventer

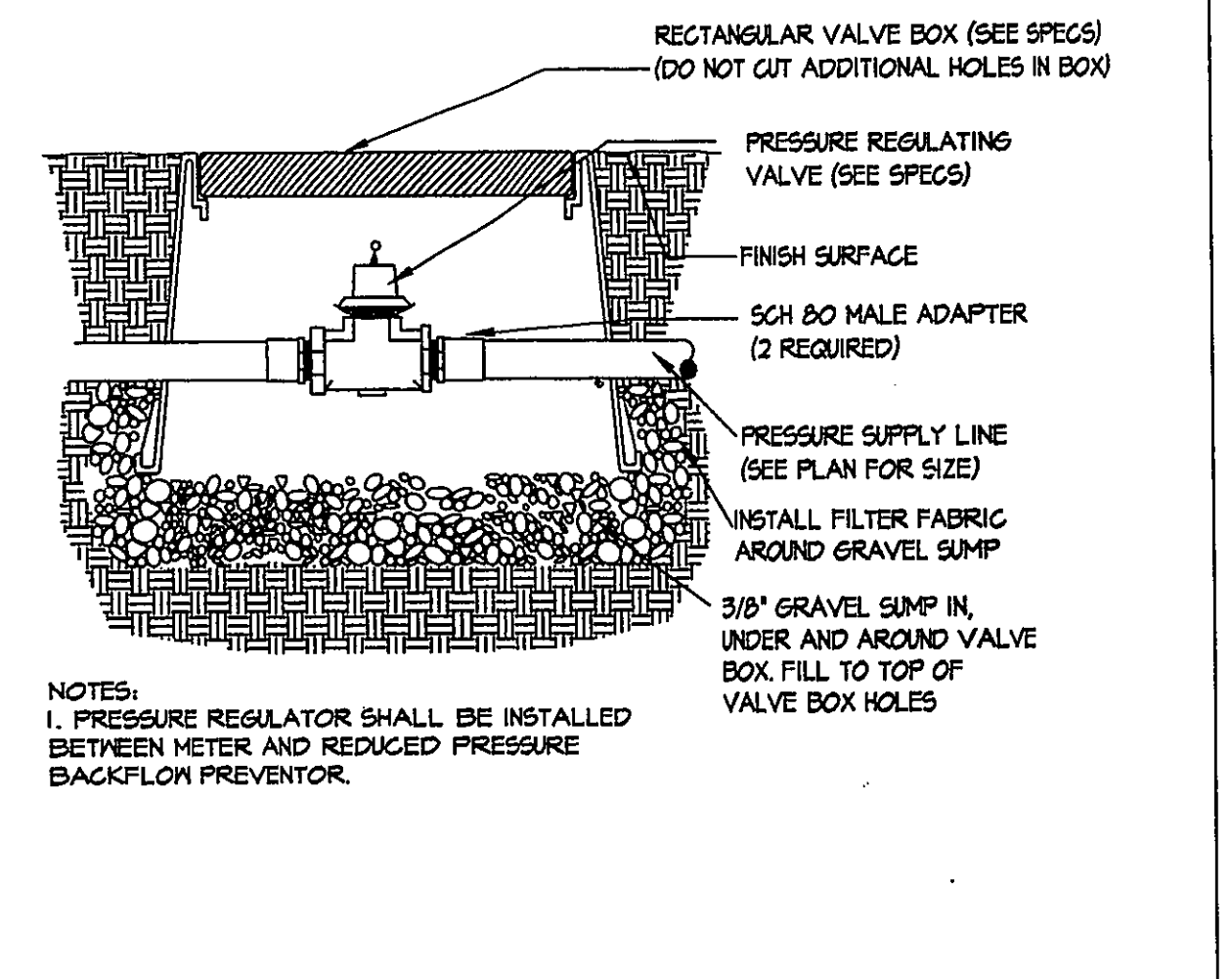
- 1 COPPER UNION (1 OF 2)
- 2 REDUCED PRESSURE BACKFLOW PREVENTER
- 3 COPPER MALE ADAPTER (1 OF 2)
- 4 COPPER 90° ELL (1 OF 4)
- 5 COPPER PIPE (TYPICAL)
- 6 FINISH GRADE
- 7 1/2" MALE ADAPTER
- 8 IRRIGATION MAINLINE PIPE
- 9 COPPER FEMALE ADAPTER
- 10 COPPER PIPE FROM POINT-OF-CONNECTION

NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.



G Remote Master Control Valve

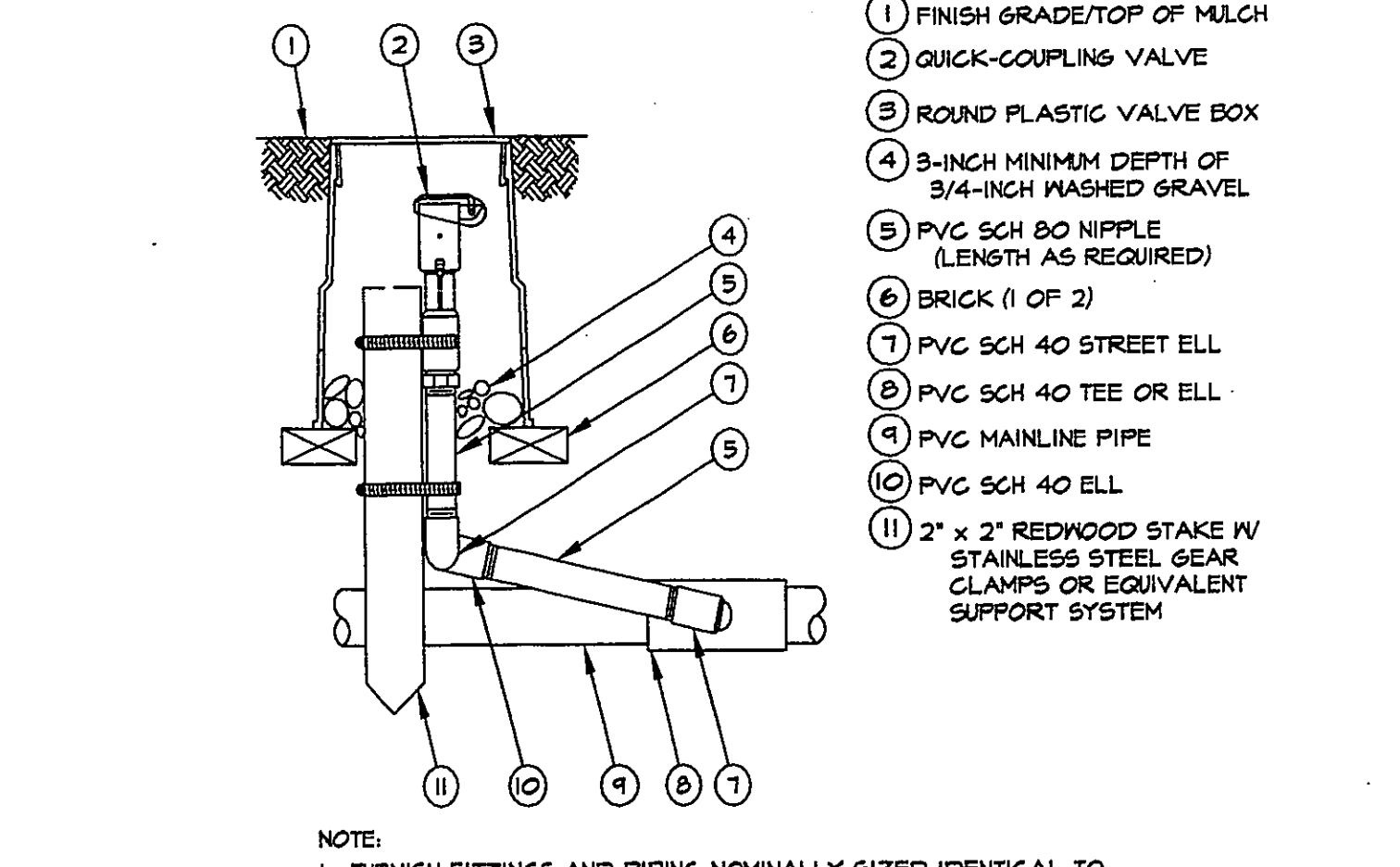
- 1 30-INCH LINEAR LENGTH OF WIRE COILED
- 2 WATERPROOF CONNECTION, RAIN BIRD SPLICE-1 (1 OF 2)
- 3 RAINBIRD VALVE BOX
- 4 FINISH GRADE/TOP OF MULCH
- 5 REMOTE CONTROL VALVE
- 6 PVC SCH 80 NIPPLE (CLOSE)
- 7 PVC SCH 40 ELL
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 BRICK (1 OF 4)
- 10 PVC MAINLINE PIPE
- 11 SCH 80 NIPPLE (2-INCH LENGTH HIDDEN) AND SCH 40 ELL
- 12 PVC SCH 40 TEE OR ELL
- 13 PVC SCH 40 MALE ADAPTER
- 14 PVC LATERAL PIPE
- 15 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



H Pressure Regulator

- 1 30-INCH LINEAR LENGTH OF WIRE COILED
- 2 WATERPROOF CONNECTION, RAIN BIRD SPLICE-1 (1 OF 2)
- 3 RAINBIRD VALVE BOX
- 4 FINISH GRADE/TOP OF MULCH
- 5 REMOTE CONTROL VALVE
- 6 PVC SCH 80 NIPPLE (CLOSE)
- 7 PVC SCH 40 ELL
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 BRICK (1 OF 4)
- 10 PVC MAINLINE PIPE
- 11 SCH 80 NIPPLE (2-INCH LENGTH HIDDEN) AND SCH 40 ELL
- 12 PVC SCH 40 TEE OR ELL
- 13 PVC SCH 40 MALE ADAPTER
- 14 PVC LATERAL PIPE
- 15 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

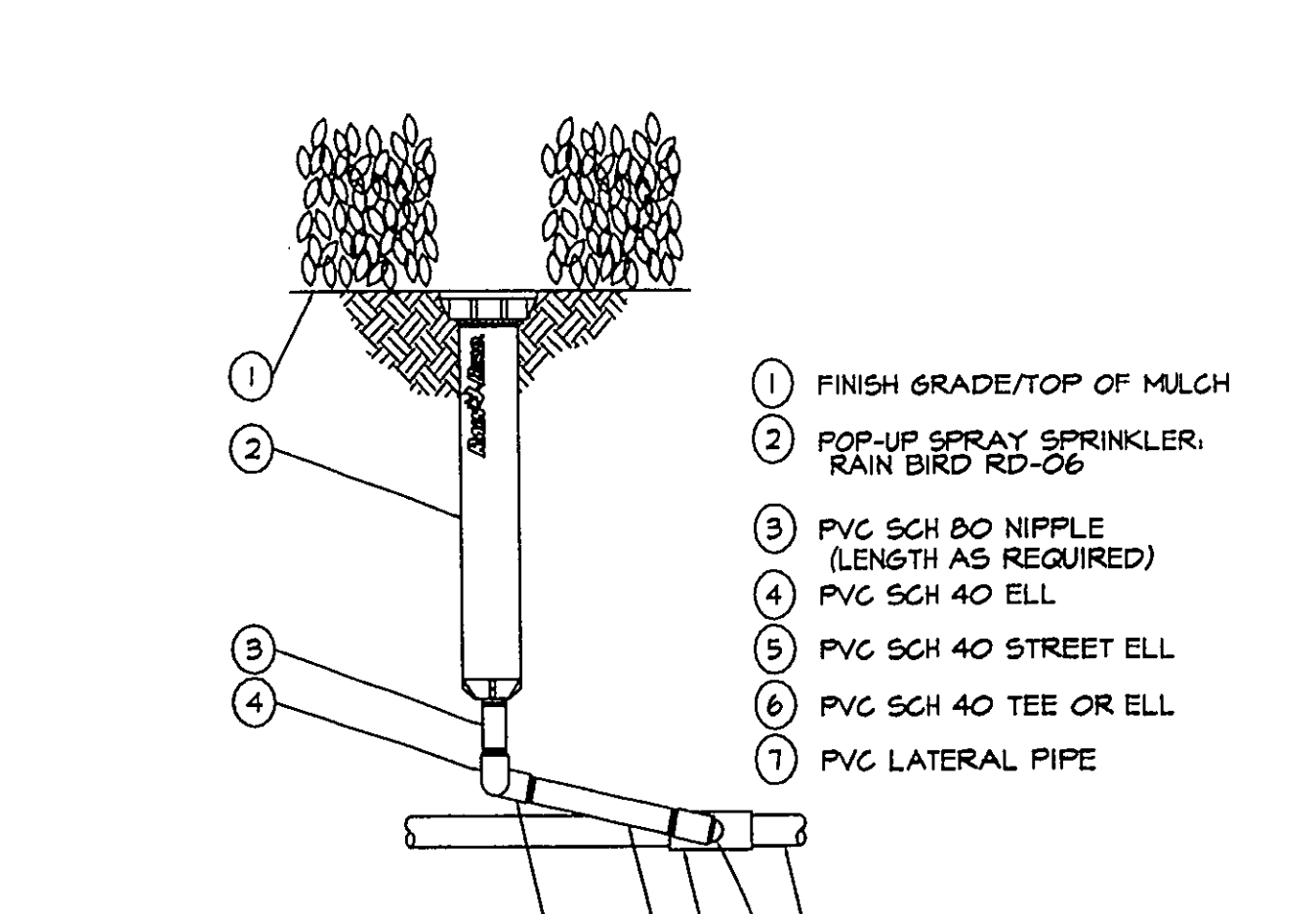
NOTE:
1. PRESSURE REGULATOR SHALL BE INSTALLED BETWEEN METER AND REDUCED PRESSURE BACKFLOW PREVENTER.



I Quick Coupling Valve

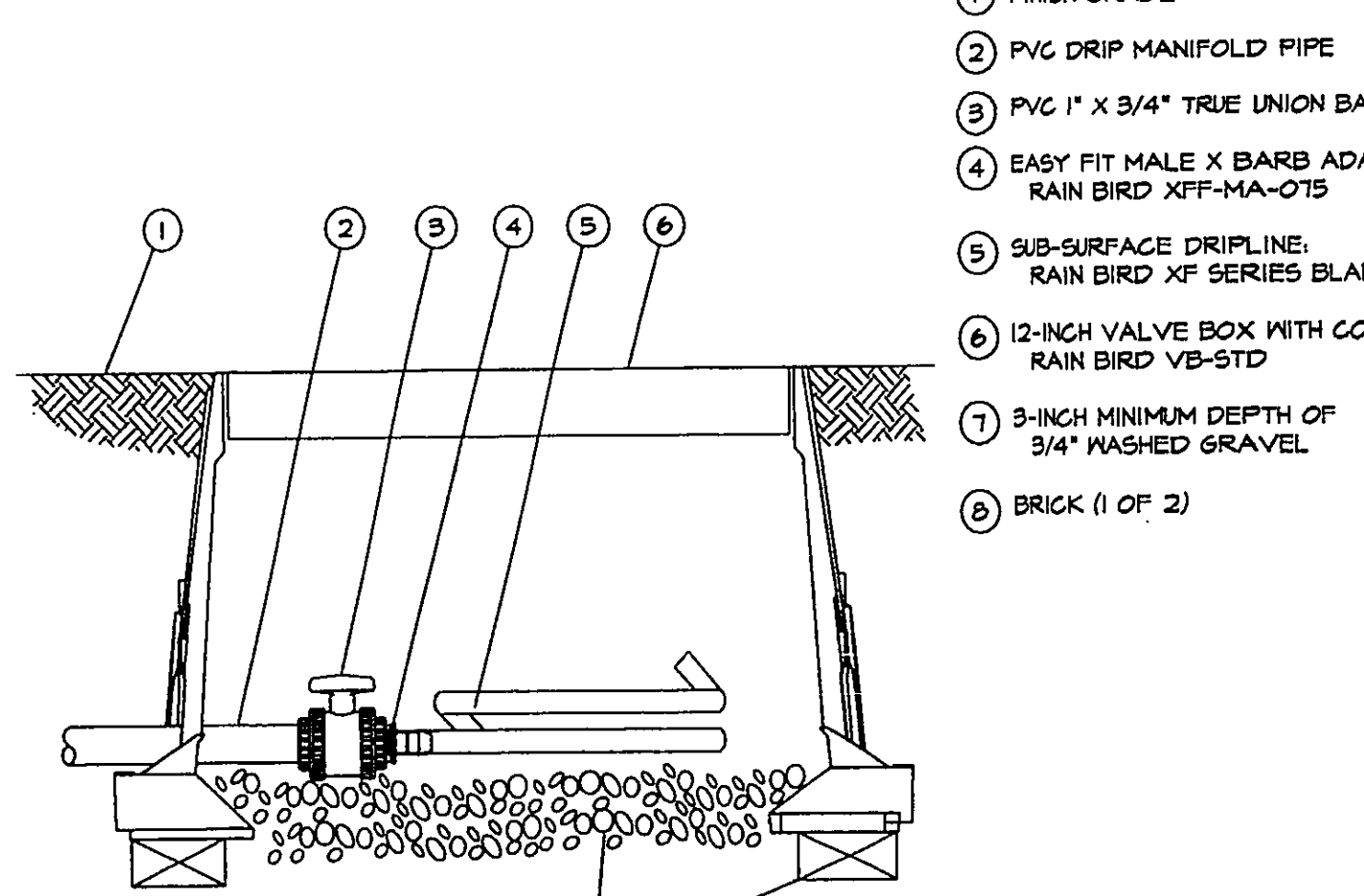
- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK-COUPLING VALVE
- 3 ROUND PLASTIC VALVE BOX
- 4 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2" x 2" REDWOOD STAKE W/ STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

NOTE:
1. FINISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. WHEN USED FOR RECYCLED WATER USE, QUICK COUPLER VALVES SHALL BE OF A TYPE APPROVED FOR RECYCLED WATER USE



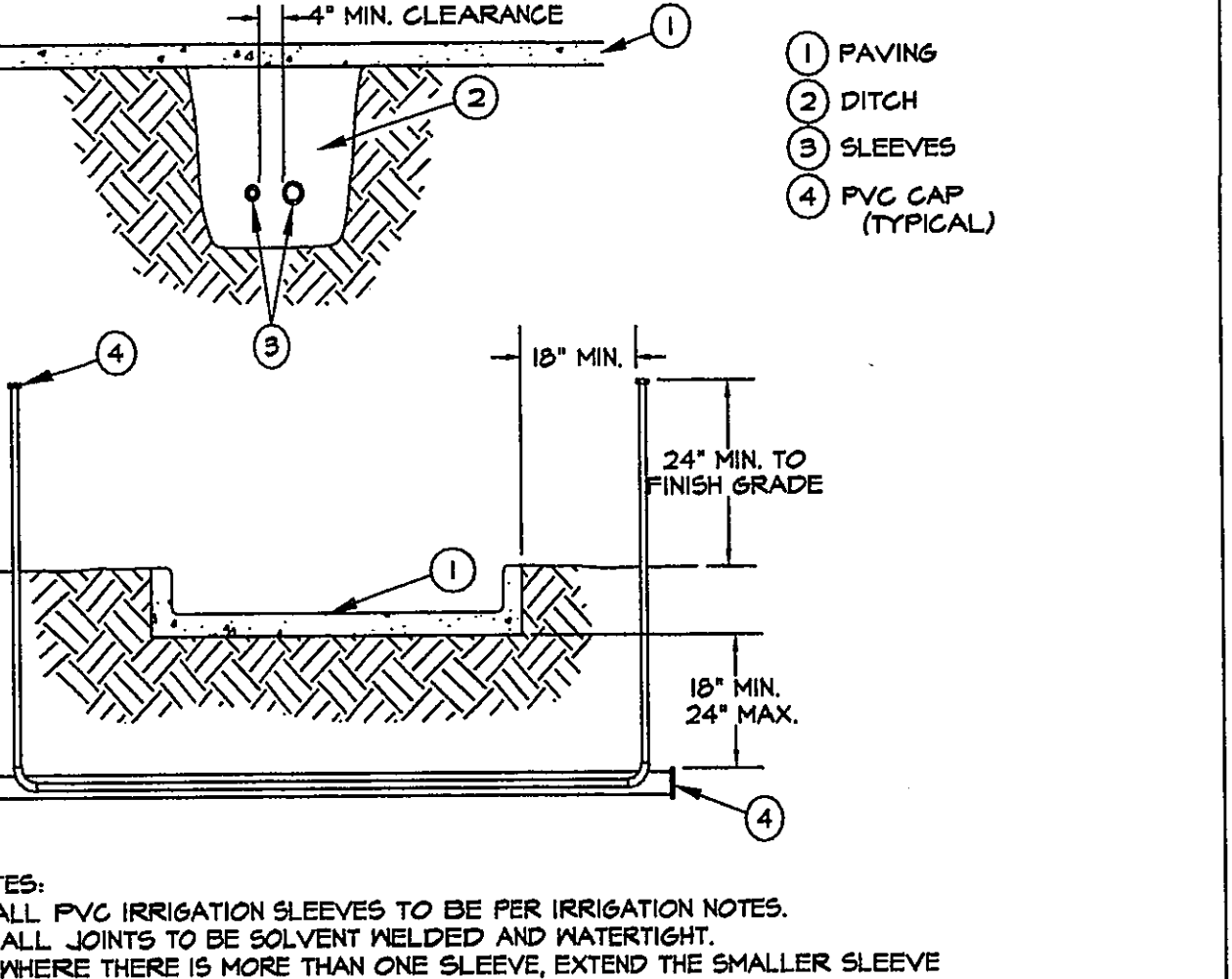
J Rainbird Spray Head

- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER, RAIN BIRD RD-06
- 3 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 4 PVC SCH 40 ELL
- 5 PVC SCH 40 STREET ELL
- 6 PVC SCH 40 TEE OR ELL
- 7 PVC LATERAL PIPE



K Rainbird Flush Point

- 1 FINISH GRADE
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC 1" x 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER, RAIN BIRD XFF-MA-075
- 5 SUB-SURFACE DRIPLINE, RAIN BIRD XF SERIES BLANK TUBING
- 6 12-INCH VALVE BOX WITH COVER, RAIN BIRD VB-5TD
- 7 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 8 BRICK (1 OF 2)



L Sleeving

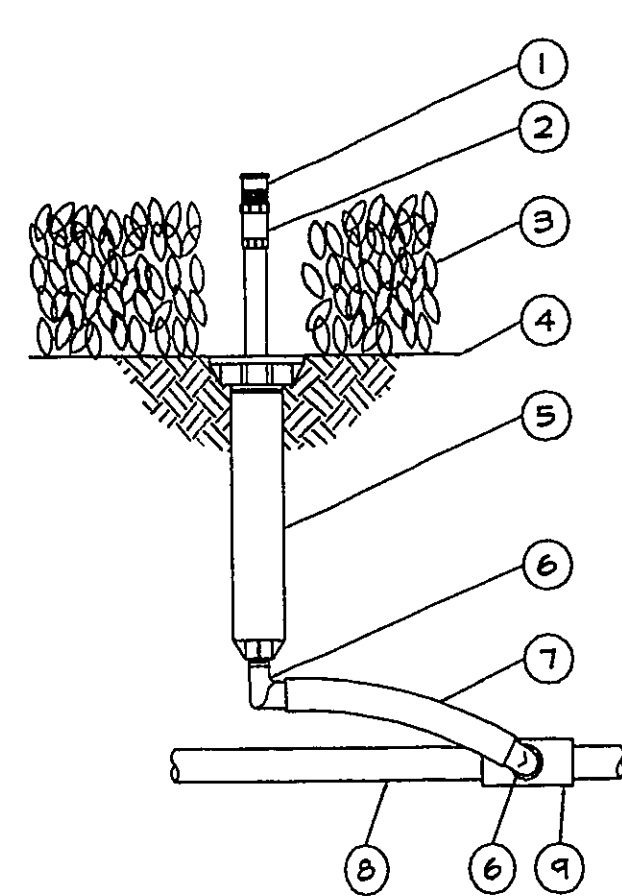
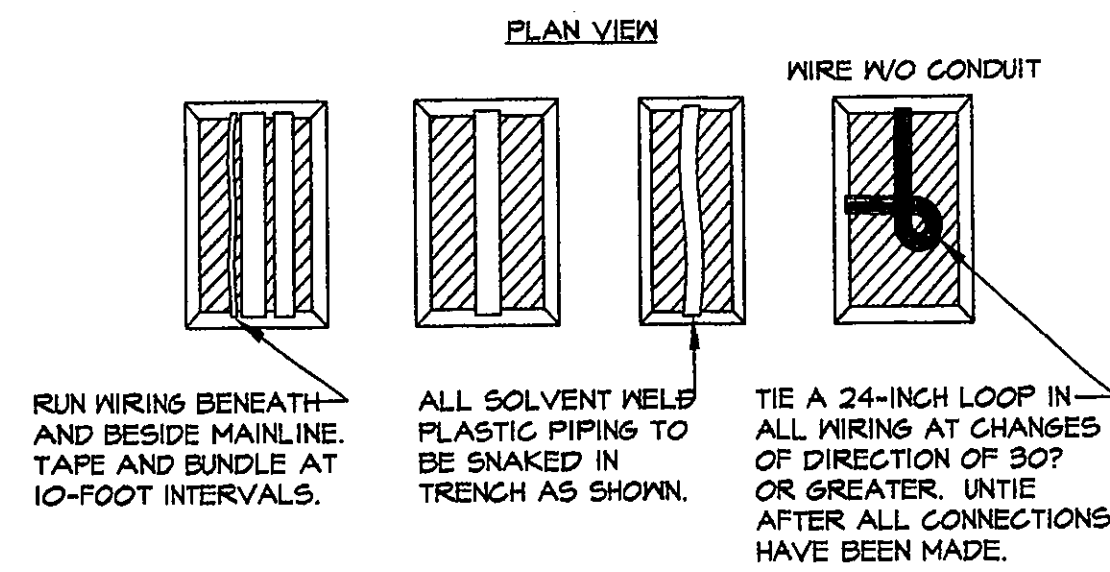
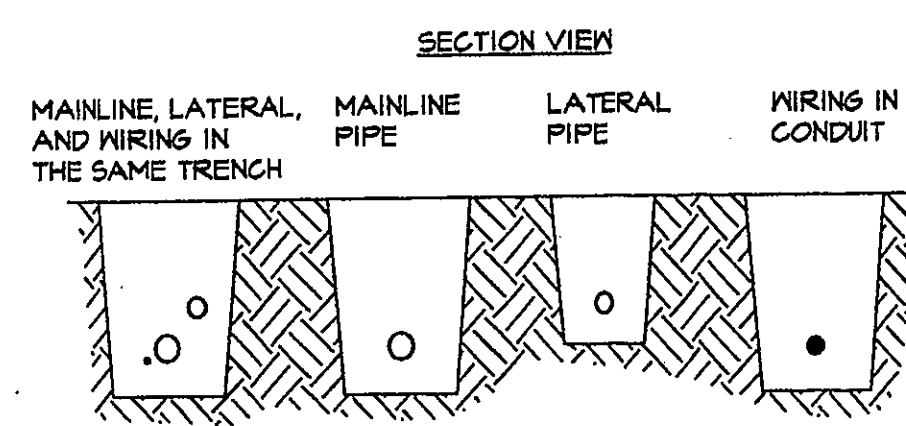
- 1 PAVING
- 2 DITCH
- 3 SLEEVES
- 4 PVC CAP (TYPICAL)

NOTE:
1. ALL PVC IRRIGATION SLEEVES TO BE PER IRRIGATION NOTES.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

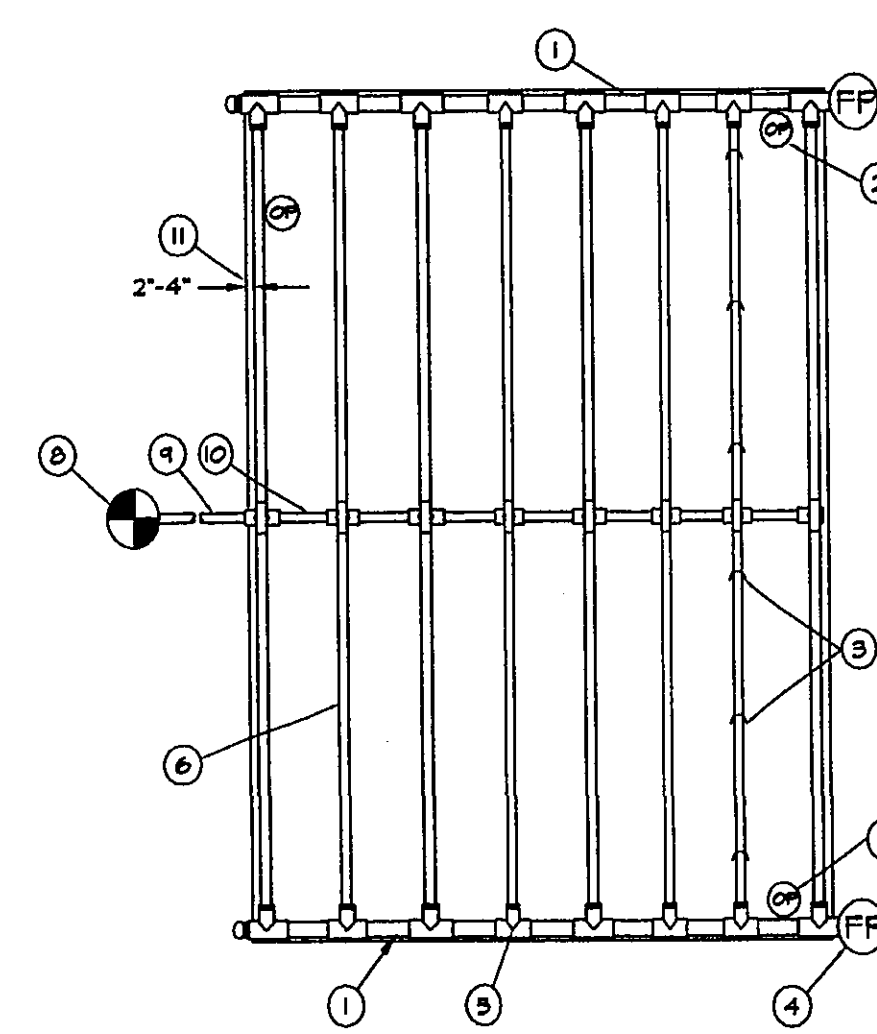
| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|-----------|---|----------|------------|-----------------|--|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | SCALE | JWH | JWH | JWH | Slisao | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR IRRIGATION LEGEND, DETAILS & NOTES | LI-04 | 2019-233 | |
| INSPECTOR | | | | | | | HORIZ: NA | PLANS PREPARED UNDER THE SUPERVISION OF | | | PROJECT PLANNER | River View at Town Center | | | |
| DATE COMPLETED | | | | | | | VERT: NA | DATE | 11-13-19 | EXPIRES | 3-31-21 | | | | SHEET 18 OF 33 |

fla 2681
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 landscape architecture
 2442 Second Avenue
 San Diego, CA 92101 (619) 718-9660

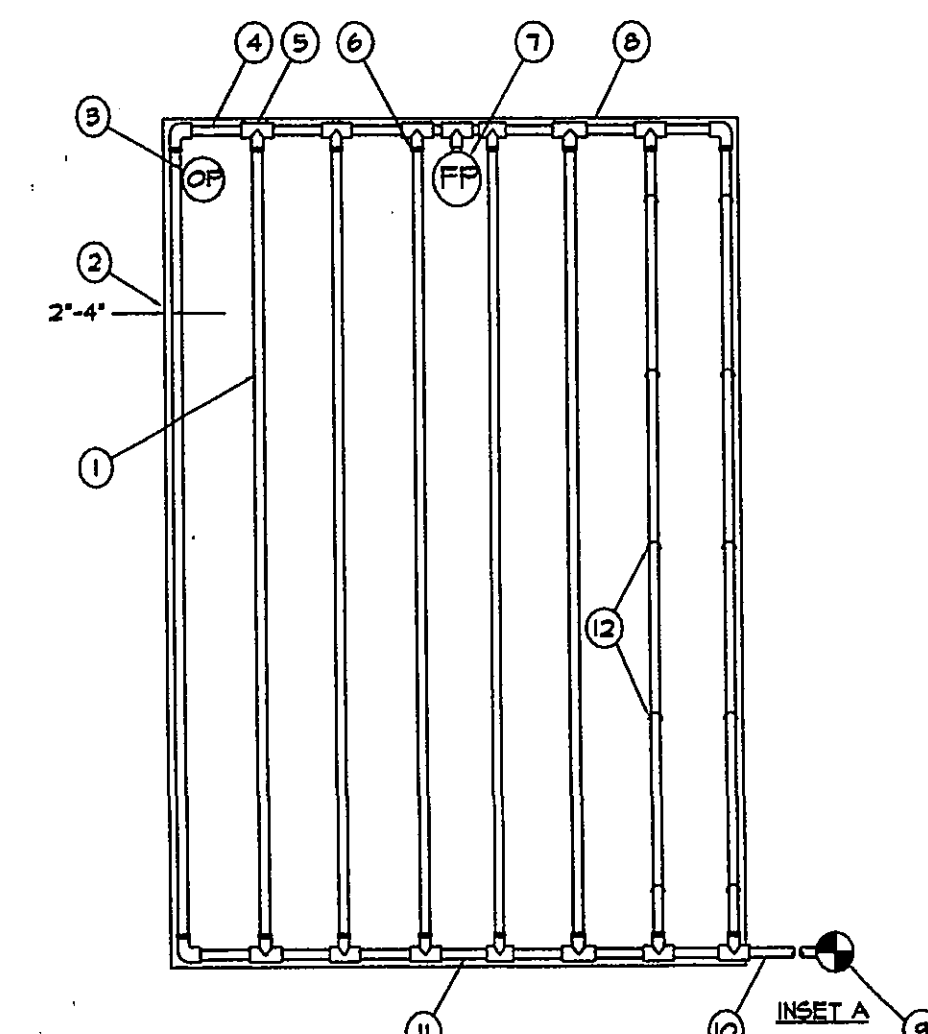
LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



- 1 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1800
- 2 PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
- 3 PLANT MATERIAL
- 4 FINISH GRADE/TOP OF MULCH
- 5 POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
- 6 1/2-INCH MALE NPT X 490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- 7 SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- 8 PVC LATERAL PIPE
- 9 PVC SCH 40 TEE OR ELL



- 1 PVC EXHAUST HEADER
- 2 OPERATION INDICATOR: RAIN BIRD MODEL OPERIND
- 3 XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING
- 4 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
- 5 PVC TEE W/ RAIN BIRD XFF-MA FITTING
- 6 SUB-SURFACE/SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL)
- 7 CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
- 8 IRRIGATION CONTROL VALVE: RAIN BIRD XZZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
- 9 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT
- 10 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT
- 11 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA



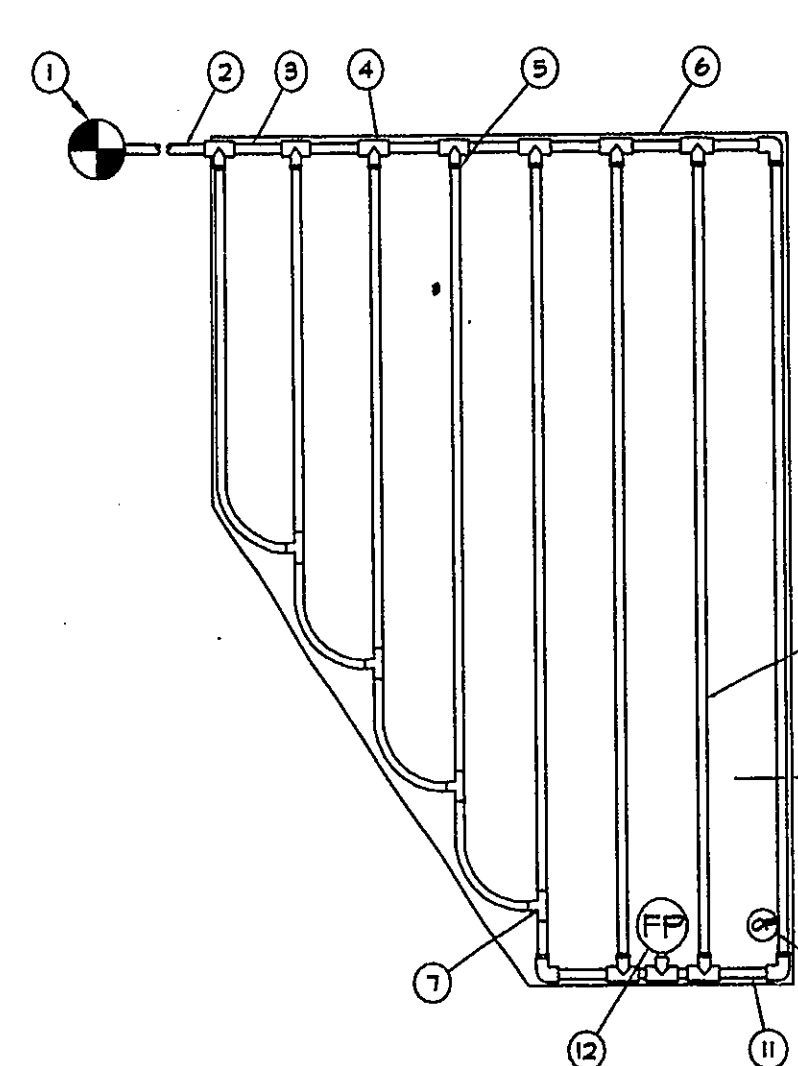
- 1 SUB-SURFACE/SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL)
- 2 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- 3 OPERATION INDICATOR: RAIN BIRD MODEL OPERIND
- 4 PVC EXHAUST HEADER
- 5 PVC SCH 40 TEE OR ELL (TYPICAL)
- 6 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 7 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
- 8 PERIMETER OF AREA
- 9 IRRIGATION CONTROL VALVE: RAIN BIRD XZZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
- 10 PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 11 PVC SUPPLY HEADER
- 12 XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DESIGN GUIDE FOR PROPER SPACING

M Pipe and Wire Trenching

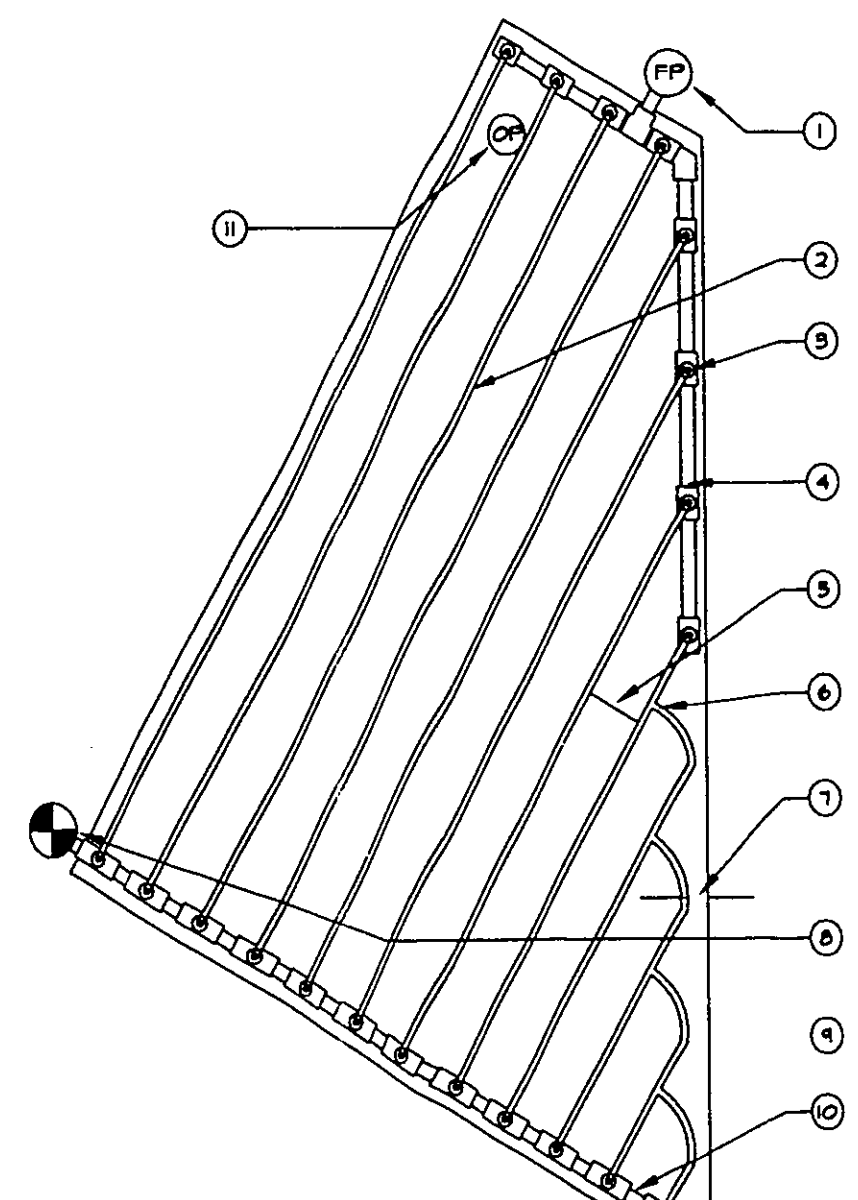
N Rainbird 1800 Series Tree Bubbler

O Rainbird XFS Center Feed Layout

P Rainbird XFS End Feed Layout



- 1 IRRIGATION CONTROL VALVE: RAIN BIRD XZZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
- 2 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 3 PVC SUPPLY HEADER
- 4 PVC SCH 40 TEE OR ELL (TYPICAL)
- 5 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 6 PERIMETER OF AREA
- 7 BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- 8 SUB-SURFACE/SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL)
- 9 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- 10 OPERATION INDICATOR: RAIN BIRD MODEL OPERIND
- 11 PVC EXHAUST HEADER
- 12 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFC FLUSH POINT"
- 13 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE



- 1 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
- 2 SUB-SURFACE/SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL)
- 3 1/2" OR 3/4" THREADED PVC TEE W/ XFF-MA XFF-ELBOW
- 4 EXHAUST HEADER PVC OR POLY
- 5 SEE SPECIFICATIONS FOR ROW SPACING
- 6 RAIN BIRD XFF-TEE
- 7 PERIMETER LATERALS 2' TO 4" FROM EDGE
- 8 IRRIGATION CONTROL VALVE: RAIN BIRD XZZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
- 9 AREA PERIMETER
- 10 PVC SUPPLY HEADER
- 11 OPERATION INDICATOR: RAIN BIRD MODEL OPERIND

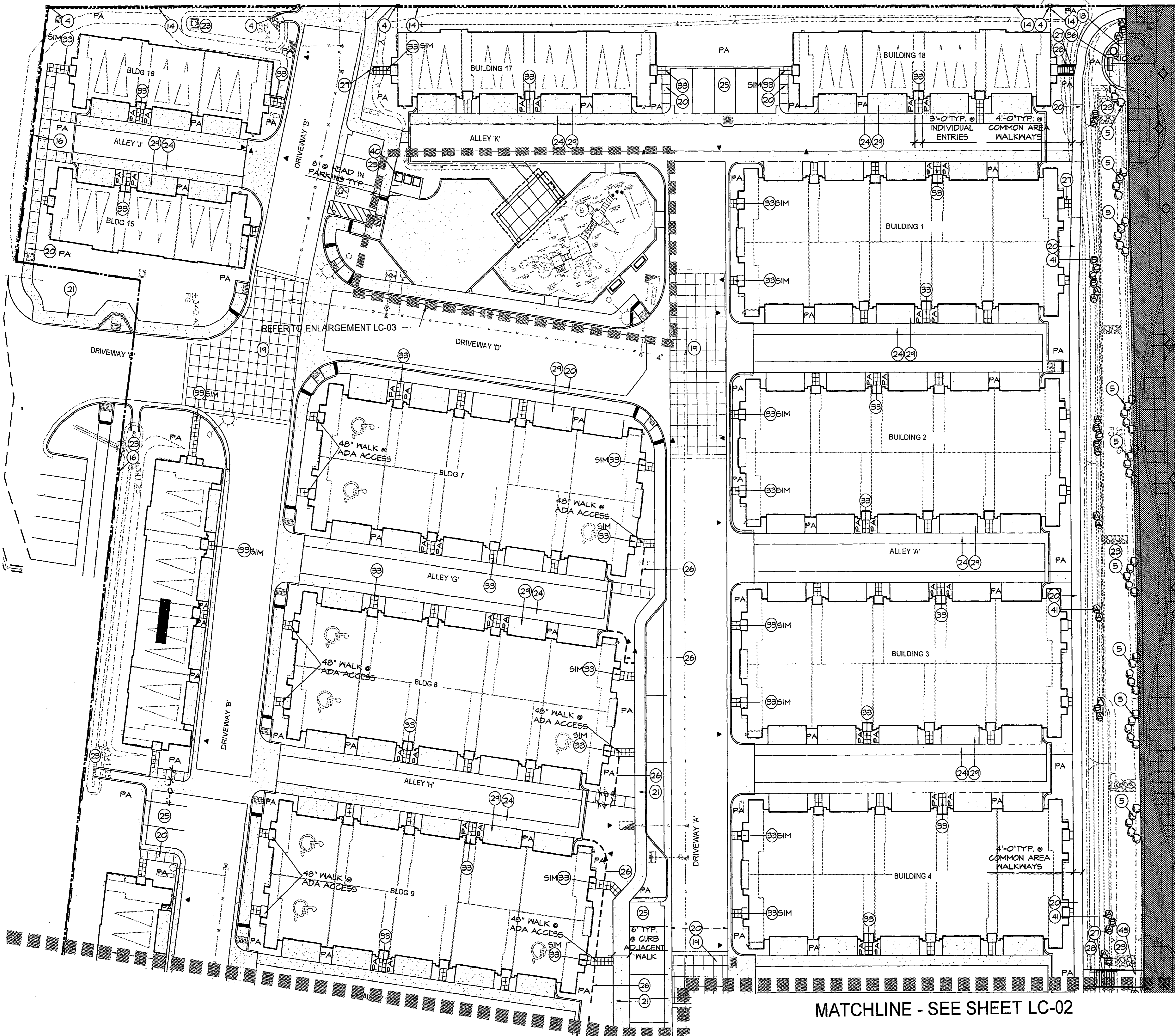
Q Rainbird XFS Irregular Area Layout

R Rainbird XFS Triangular Area Layout

| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|------------|---|----------|------------|-----------------|---|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | HORIZ: N/A | JWH | NTS | JWH | sls/ta | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: IRRIGATION LEGEND, DETAILS & NOTES | | LI-05 | 2019-234 |
| INSPECTOR | | | | | | | VERT: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | | | PROJECT PLANNER | River View at Town Center | | | SHEET 19 OF 33 |
| DATE COMPLETED | | | | | | | | DATE | 11-13-19 | | | | | | |
| | | | | | | | | EXPIRES | 3-31-21 | | | | | | |

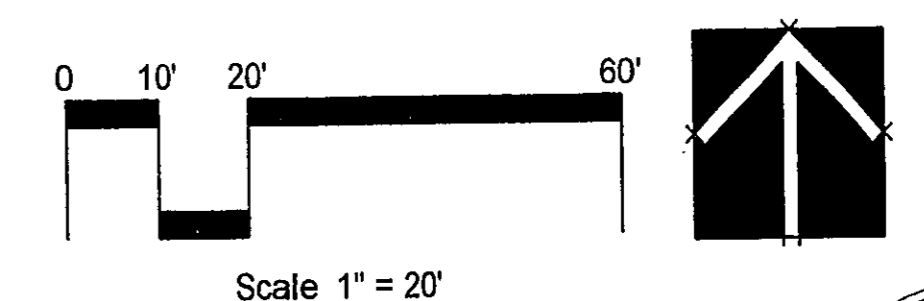
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LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR RIVER VIEW



MATCHLINE - SEE SHEET LC-02

REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.



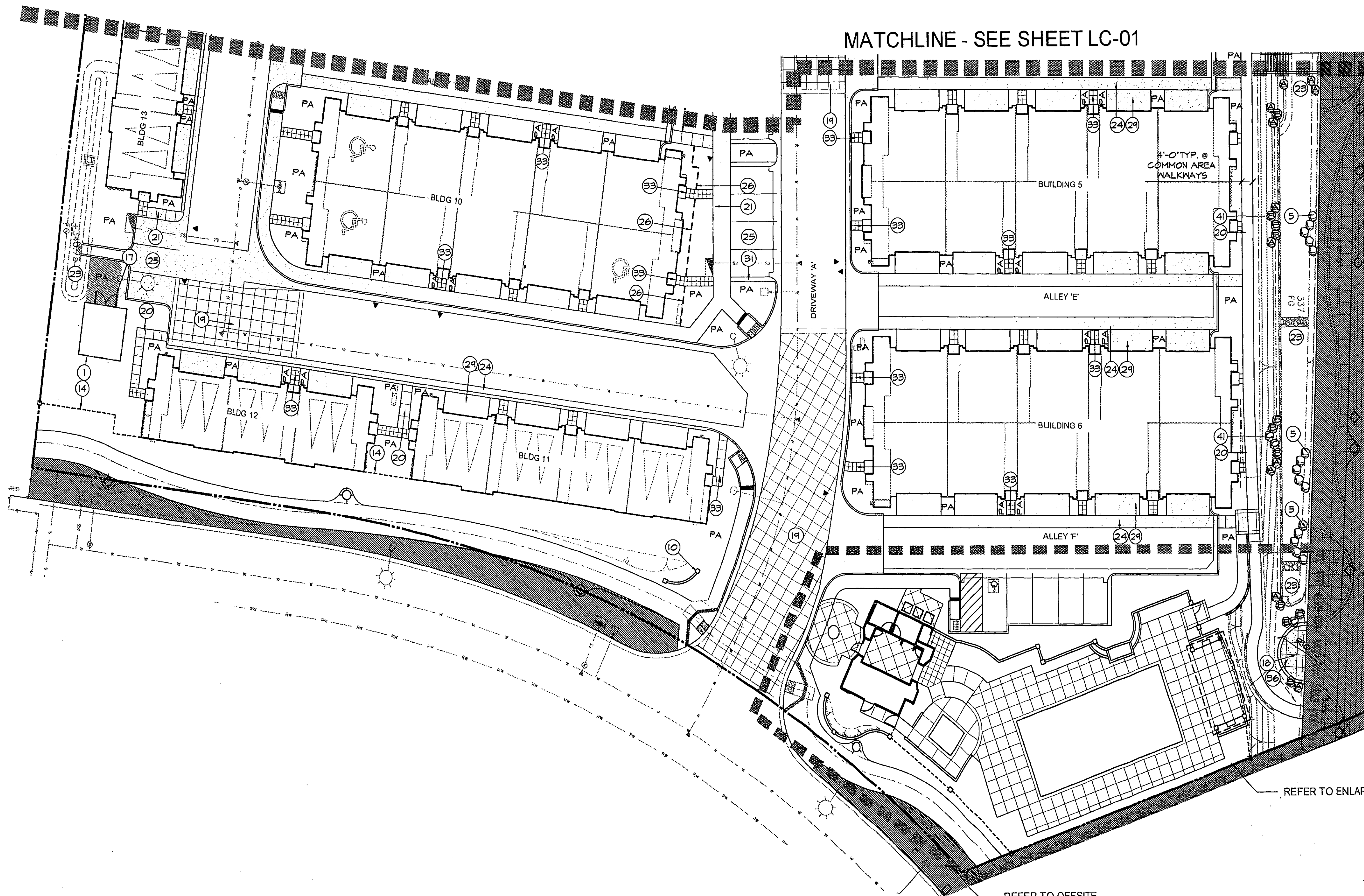
Scale 1" = 20'

NOTE:
SEE SHEET LC-04 FOR CONSTRUCTION LEGEND & NOTES

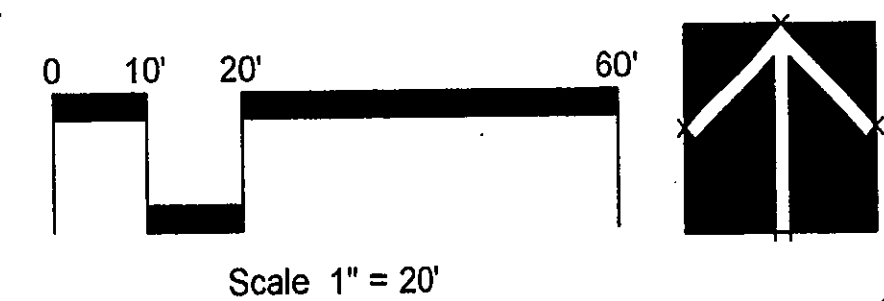
ria 2681
HOWARD ASSOCIATES
 landscape architecture
 2442 Second Avenue
 San Diego, CA 92101 (619) 718-9660

| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|------------|---|----------|-----------------|-----------------|---|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | HORIZ: N/A | JWM | NTS | JWM | <i>Slisko</i> | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:
CONSTRUCTION PLAN | | | 2019-235 |
| INSPECTOR | | | | | | | VERT: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | | | <i>Slisko</i> | RiverView at Town Center | | | SHEET 20 OF 33 |
| DATE COMPLETED | | | | | | | | PLA NO. 221 | | DATE 11-18-19 | PROJECT PLANNER | | | | |
| | | | | | | | | | | EXPIRES 3-31-21 | | | | | |

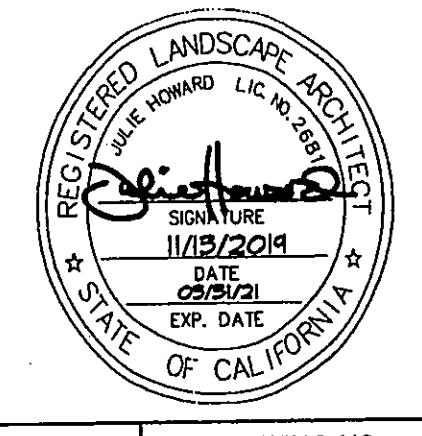
LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



NOTE:
SEE SHEET LC-04 FOR CONSTRUCTION LEGEND & NOTES

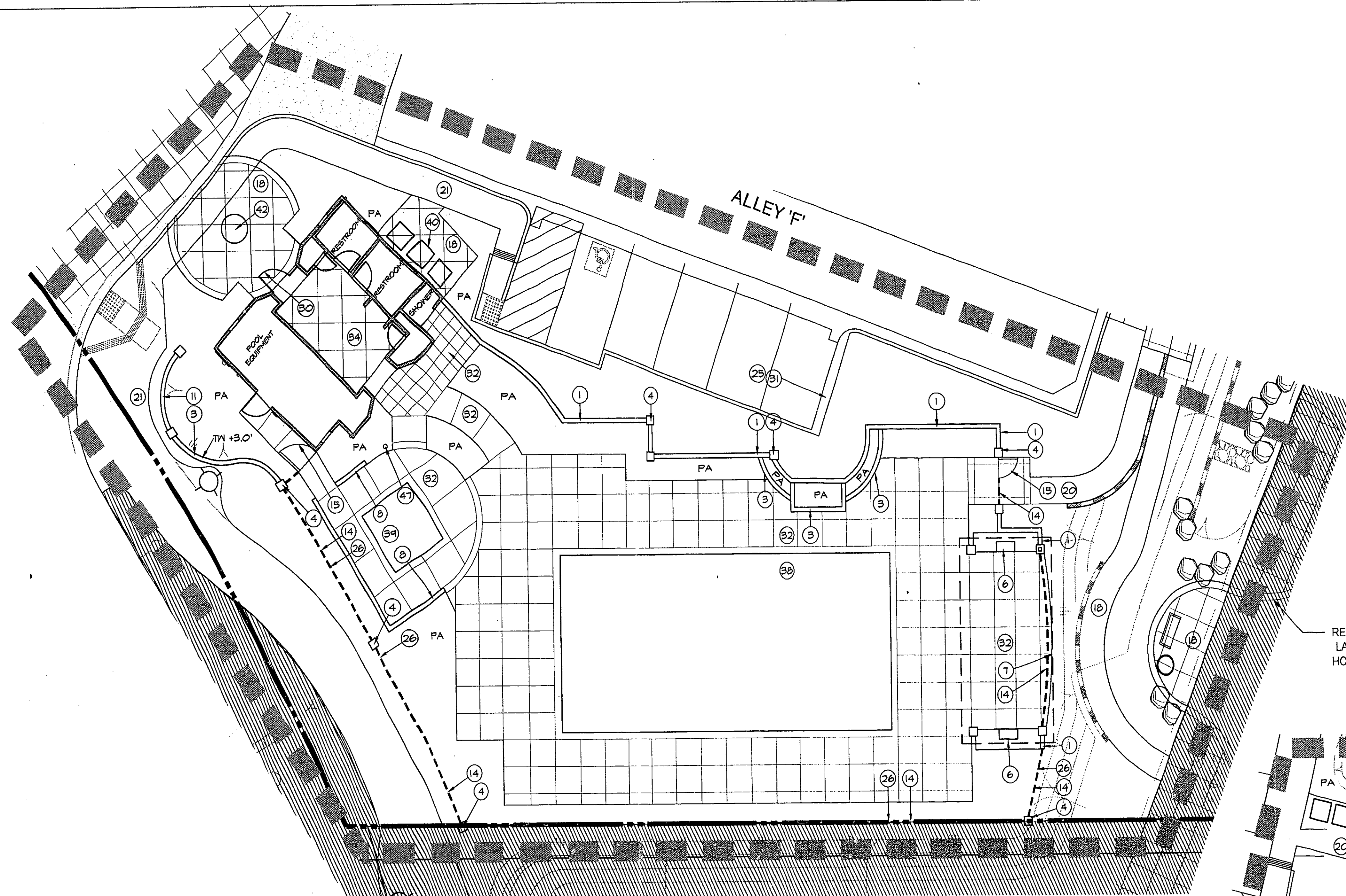


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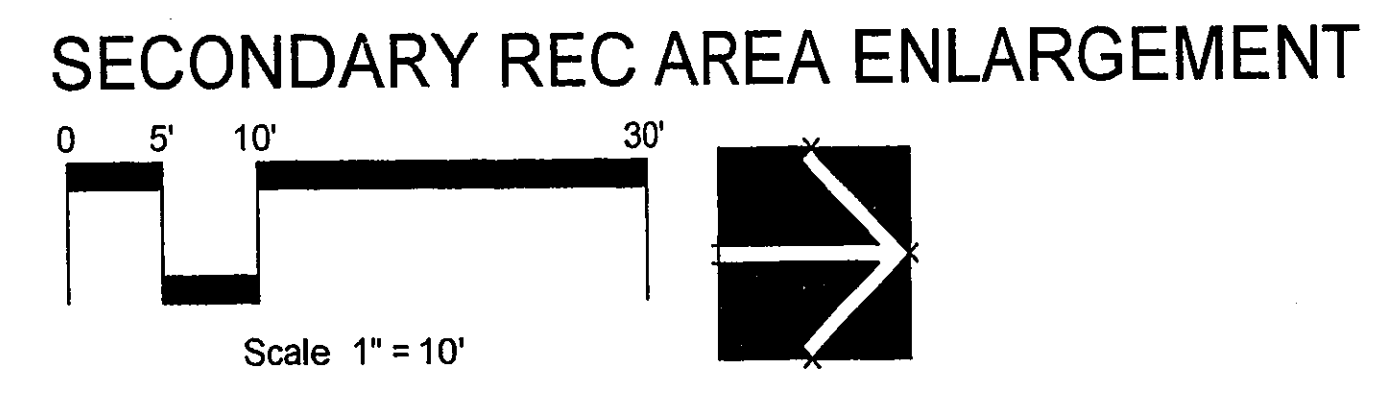
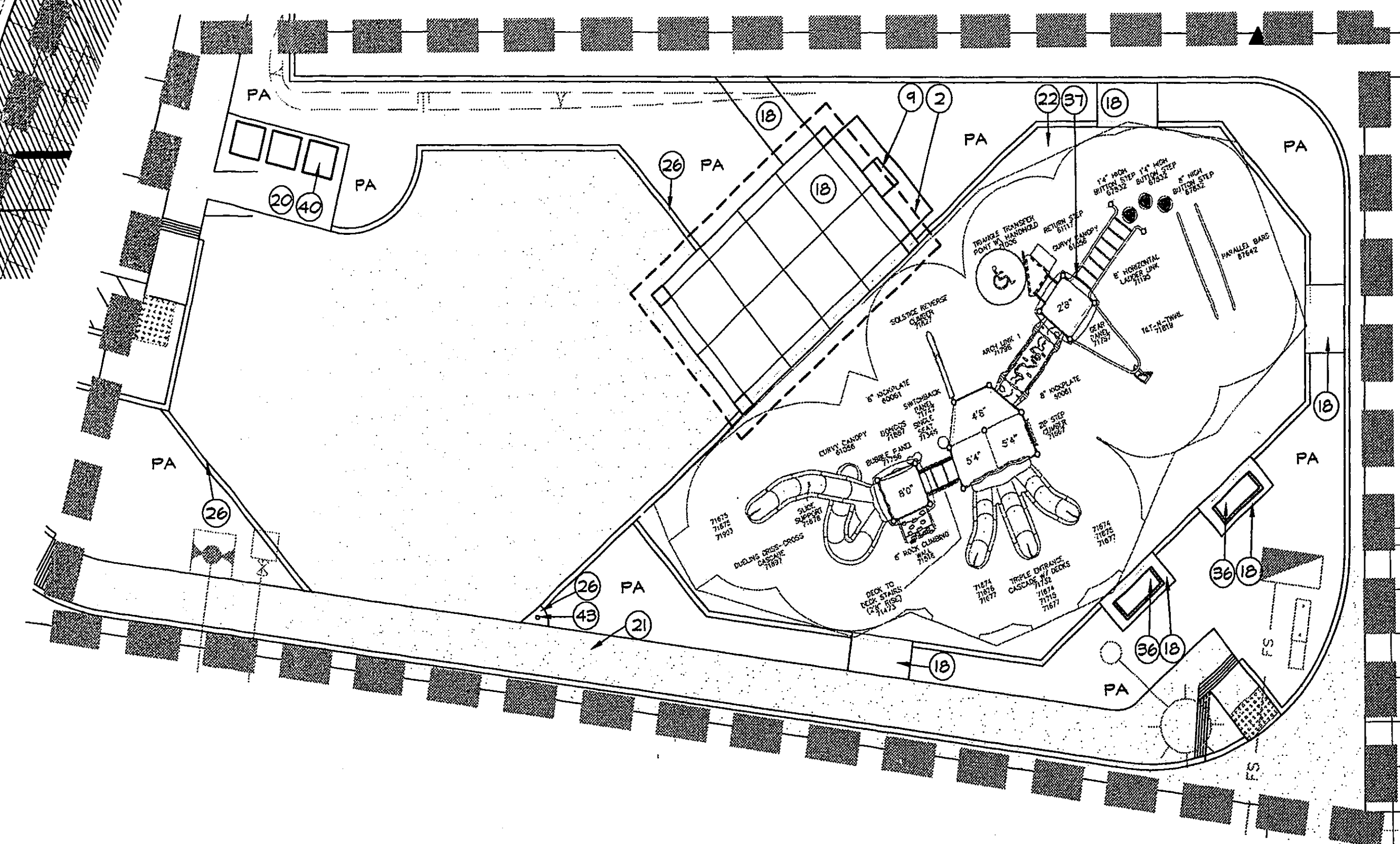
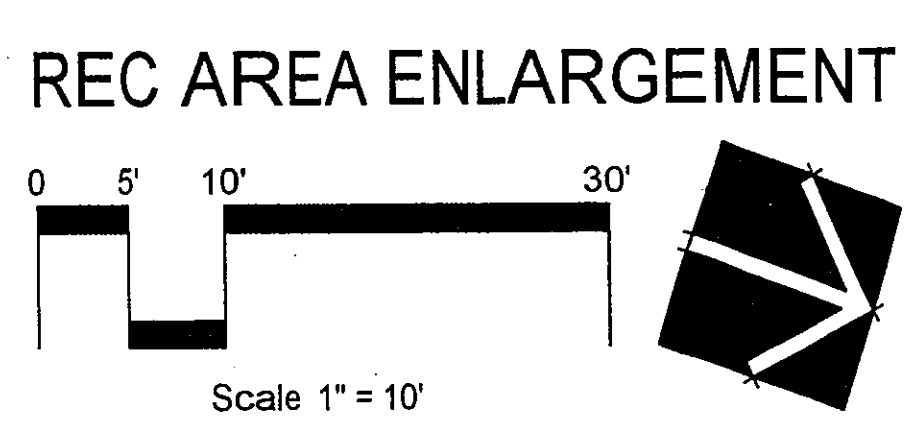


| CONSTRUCTION RECORD | | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|--|------------|------|----|-----------|-------|------------|------------|---|---------------|-----------------|--------------------|--|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | | | JWH | NTS | JWH | <i>S. Sisto</i> | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:
CONSTRUCTION PLAN
River View at Town Center | | | 2019-236 |
| INSPECTOR | | | | | | | | HORIZ: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | | | BY <i>D. J. L.</i> | | | | SHEET 21 OF 33 |
| DATE COMPLETED | | | | | | | | VERT: N/A | RLA NO. 2281 | DATE 11.13.19 | EXPIRES 3.31.21 | | | | | |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.



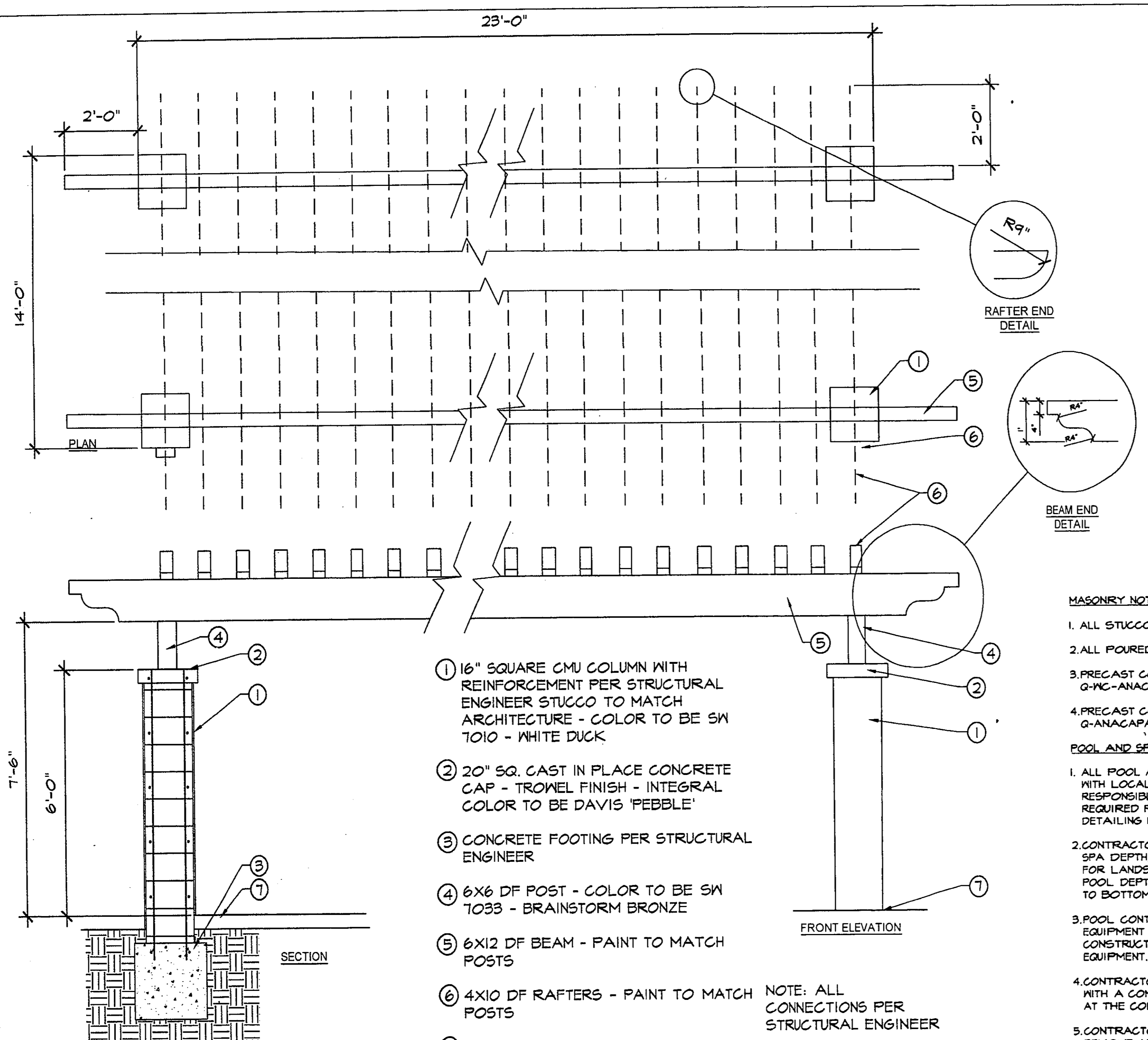
Scale 1" = 20'

NOTE:
SEE SHEET LC-04 FOR CONSTRUCTION LEGEND & NOTES

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landscape architecture
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| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACFTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|-----------|---|----------|-----------------|------------------|---|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | | JWH | NTS | JMH | <i>S/isto</i> | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR
CONSTRUCTION ENLARGEMENT PLANS
RiverView at Town Center | | LC-03 | 2019-237 |
| INSPECTOR | | | | | | | HORIZ: NA | PLANS PREPARED UNDER THE SUPERVISION OF | | | BY <i>D/itta</i> | | | | SHEET 22 OF 33 |
| DATE COMPLETED | | | | | | | VERT: NA | RLA NO. 221 | | DATE 11-19-18 | PROJECT PLANNER | | | | |
| | | | | | | | | | | EXPIRES 3-31-21 | | | | | |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



A Tot Lot Area Overhead Structure

GENERAL NOTES

1. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE, AND SHALL REPAIR, AT HIS COST, ANY DAMAGE RESULTING FROM HIS OPERATIONS. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (1) WORKER'S COMPENSATION; (2) PUBLIC COMPREHENSIVE GENERAL LIABILITY; AND (3) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE LIFE, SAFETY, OR ADJACENT WORK, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING MINIMUM LIABILITY COVERAGE DURING THE CONTRACT PERIOD: BODILY INJURY: \$250,000 PER INDIVIDUAL PER OCCURRENCE; PROPERTY DAMAGE: \$100,000 PER OCCURRENCE, AGGREGATE.
2. THE CONTRACTOR SHALL CAUSE TO BE NAMED AS ADDITIONAL INSURED IN SUCH CONTRACTOR'S PUBLIC LIABILITY AND AUTOMOBILE LIABILITY POLICIES THE FOLLOWING: (1) MOUNTAIN WEST; (2) HOWARD ASSOCIATES, INC.
3. THE CONTRACTOR AGREES TO HOLD HARMLESS THE OWNER AND LANDSCAPE ARCHITECT FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIAL SUPPLIERS OR AGENTS.
4. ALL LOCAL, MUNICIPAL, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CODES AND THE INFORMATION AND DESIGN PRESENTED IN THESE DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE BEGINNING WORK. THE LOCATIONS OF THESE UTILITIES PRESENT WHICH ARE NOT INDICATED ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE INFORMATION AND DESIGN PRESENTED IN THESE DRAWINGS.
6. THE CONTRACTOR SHALL OBTAIN AND REVIEW A SET OF THE APPROPRIATE ARCHITECTURAL, ELECTRICAL, AND CIVIL ENGINEERING PLANS PRIOR TO BEGINNING WORK.
7. PERMITS FOR ALL WORK INDICATED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL HAVE A VALID CONTRACTOR'S LICENSE FOR THE PARTICULAR WORK BEING PERFORMED. THE CONTRACTOR SHALL NOT ALLOW THE LICENSE TO Lapse DURING THE CONTRACT PERIOD.
9. NO MATERIAL SUBSTITUTIONS OF ANY KIND WILL BE ALLOWED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
10. OWNER IS HEREBY NOTIFIED THAT ALL WORK ON THESE PLANS IS SUBJECT TO NORMAL WEAR AND TEAR, AND ALL WORK MUST BE MAINTAINED ON A REGULAR BASIS. AN ANNUAL MAINTENANCE INSPECTION SHALL BE PERFORMED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF CALIFORNIA. THIS INSPECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, PLANT MATERIAL, IRRIGATION SYSTEMS, PAVING, POOL, FENCING AND LIGHTING.
11. OWNER IS HEREBY NOTIFIED THAT PLANT MATERIALS ARE LIVING, GROWING ORGANISMS, AND THAT IMPROPER MAINTENANCE MAY RESULT IN THEIR DEATH OR CAUSE OTHER PROBLEMS SUCH AS ROOT INTRUSION OR THE DEVELOPMENT OF SURFACE ROOTS. OWNER IS HEREBY FURTHER NOTIFIED THAT SOME OR ALL PLANT MATERIALS, INCLUDING TREES, SHRUBS, AND GRASS COVERS, SHOWN IN THESE DRAWINGS MAY NEED TO BE REMOVED AND/OR REPLACED AT SOME FUTURE TIME. IT SHALL BE THE OWNER'S RESPONSIBILITY TO PROVIDE ALL FUTURE OWNERS OF THIS PROJECT WITH A SET OF THESE PLANS, INCLUDING THESE NOTES.
12. THE CONTRACTOR SHALL ENSURE NO CROSS-CONNECT BETWEEN POTABLE AND NON-POTABLE WATER LINES PER RECYCLED WATER NOTES.

MASONRY NOTES

1. ALL STUCCO SHALL MATCH POOL BUILDING.
2. ALL POURED IN PLACE WALL CAPS SHALL BE PER DETAILS.
3. PRECAST CONCRETE WALL CAPS SHALL BE GCP ANACAPA 10' GPC-ANACAPA10. COLOR TO BE CHOSEN.
4. PRECAST CONCRETE COLUMN CAPS SHALL BE GCP 18" SQUARE. G-ANACAPA10. COLOR TO BE CHOSEN.

POOL AND SPA NOTES

1. ALL POOL AND SPA CONSTRUCTION SHALL BE IN CONFORMANCE WITH LOCAL AND STATE CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL HEALTH AND ANY OTHER REQUIRED PERMITS AND THE STRUCTURAL AND EQUIPMENT DETAILINGS REQUIRED TO OBTAIN THESE PERMITS.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING POOL AND SPA DEPTH, CONSTRUCTION DETAILS AND EQUIPMENT LOCATIONS FOR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO CONSTRUCTION. POOL DEPTH SHALL RANGE FROM 3 TO 5 FEET FROM WATER LEVEL TO BOTTOM OF POOL.
3. POOL CONTRACTOR SHALL COORDINATE INSTALLATION OF EQUIPMENT AND PIPING WITH THE GENERAL CONTRACTOR. SEE CONSTRUCTION PLANS FOR LOCATION OF POOL AND SPA EQUIPMENT.
4. CONTRACTOR TO SUBMIT AS-BUILT DRAWINGS OF ALL PIPING ALONG WITH A COMPLETE EQUIPMENT LIST TO THE LANDSCAPE ARCHITECT AT THE COMPLETION OF WORK.
5. CONTRACTOR SHALL PROTECT ADJACENT WORK AND MATERIALS. REMOVE ALL RUBBISH AND ACCUMULATED MATERIALS AND LEAVE WORK IN CLEAN, ORDERLY AND ACCEPTABLE CONDITION.
6. THE CONTRACTOR SHALL LEAVE THE ENTIRE PLUMBING SYSTEM INSTALLED IN THIS CONTRACT IN PROPER WORKING ORDER AND SHALL WITHOUT ADDITIONAL CHARGE, REPLACE ANY WORK OR MATERIAL WHICH DEVELOPS DEFECTS, EXCEPTING ORDINARY WEAR AND TEAR, WITHIN ONE (1) YEAR OF THE DATE OF ACCEPTANCE BY OWNER.

POOL FINISH SHALL BE WHITE PLASTER.

TILE FOR 6" POOL SCUM BAND TO BE DOUBLE ROW OF 3" CHLORINE RESISTANT GLAZED TILES WITH WHITE GROUT, UNLESS OTHERWISE NOTED. TILE FOR 6" SPA SCUM BAND TO MATCH POOL TILE (COLORS TO BE SELECTED BY OWNER AT TIME OF INSTALLATION.)

FILTERS FOR POOL AND SPA SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

HEATER SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

AUTOMATIC CHLORINATORS SHALL BE PROVIDED.

SKIMMERS SHALL BE COMMERCIAL TYPE WITH FLOAT AND CHECK VALVE, 1 1/2" THREAD (5/8" INQUIRY US8555 OR PROVED EQUAL).

RETURNING FROM FILTERS/HEATER SHALL BE AS FOLLOWS: POOL - 18" BELOW WATER LEVEL AND 5' MINIMUM FROM SKIMMER. 10' MINIMUM SEPARATION. SPA - 12" MINIMUM BELOW WATER LEVEL AND 5' MINIMUM FROM SKIMMER. INLETS SHALL BE WHITE. FLOW METERS FOR POOL AND SPA SHALL BE BLUE-WHITE F-300 OR APPROVED EQUAL.

PROVIDE LIGHTS IN POOL AND SPA. POOL PUMP AND LIGHTS SHALL BE ON SEPARATE 24-HOUR TIMERS.

SPA SHALL HAVE TWO-2 HP JET BOOSTER PUMP, TWO 2 HP AIR PUMP WITH (2) JETS. JETS SHALL BE ADJUSTABLE FOR DIRECTION. VARY HEIGHT OF SPA JETS AND SPA BENCH FOR A VARIETY OF JET ELEVATIONS.

SPA SHALL HAVE A TIMER SWITCH LOCATED ON WALL ADJACENT TO SPA. COORDINATE WITH GENERAL CONTRACTOR.

THE LOCATION OF ALL EXISTING FACILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES AND INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD VERIFICATION.

THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNAGE AND EQUIPMENT REQUIRED BY CODE.

THE CONTRACTOR SHALL INSTALL HANDRAILS AND STEPS AT THE POOL, ENTRIES. THE CONTRACTOR SHALL INSTALL A HANDRAIL AND STEPS AT THE SPA ENTRY.

CONTRACTORS SHALL INSTALL ADA LIFTS TO MEET ADA REQUIREMENTS

CONCRETE NOTES

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 PSI. CEMENT SHALL BE TYPE I. FINISH MEDIUM BROOM FINISH AND COLOR SHALL BE NATURAL GREY UNLESS OTHERWISE NOTED.
2. REINFORCING SHALL COMPLY WITH ASTM A615, GRADE 40.
3. CONTRACTOR SHALL INSTALL FULL-DEPTH EXPANSION JOINTS AND SCORE JOINTS AS SHOWN ON PLANS AND DETAILS, AND ADD ADDITIONAL JOINTS WHERE NECESSARY TO CONTROL CONCRETE CRACKING.

CARPENTRY NOTES

1. ALL LUMBER SHALL BE DONGLAS FIR, NO. 2 GRADE OR BETTER, UNLESS OTHERWISE INDICATED. ALL IN-GROUND POSTS SHALL BE REDWOOD, UNLESS OTHERWISE SPECIFIED.
2. ALL LUMBER SHALL BE MILLED S4S, UNLESS OTHERWISE INDICATED. MITER ALL CORNERS.
3. ALL CONNECTORS, ANCHORS AND ACCESSORIES, INCLUDING NAILS SHALL BE FABRICATED STRUCTURAL STEEL AND SHALL BE HOT-DIPPED GALVANIZED. ALL HARDWARE SHALL BE PAINTED TO MATCH WOOD, EXCEPT AS OTHERWISE NOTED IN PLANS AND DETAILS.
4. ALL WOOD OVERHEAD AND TRELLIS SURFACES SHALL BE PAINTED WITH ONE (1) COAT OF EXTERIOR PRIMER AND TWO (2) COATS OF WEATHER RESISTANT ALKYL ENAMEL. COLOR SHALL MATCH ARCHITECTURAL TRIM UNLESS NOTED OTHERWISE. PRIME ALL WOOD PRIOR TO ASSEMBLY.
5. ALL GATES SHALL BE SELF-CLOSING WITH STEEL STOPS.

LANDSCAPE DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE SHALL BE PER CIVIL ENGINEER PRECISE GRADING PLANS.
2. ALL LOCAL, MUNICIPAL AND STATE CODES, LAWS, RULES AND REGULATIONS PERTAINING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE PLANS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK HEREIN PRIOR TO BEGINNING WORK.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT IN PLACE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. ANY UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
5. SLEEVES ALL DRAIN LINES AS THEY PASS UNDER PAVED AREAS, WITH SCHEDULE 40 SLEEVES THREE TIMES THE SIZE OF THE WORKING PIPE.
6. GRADE ALL LANDSCAPED AREAS TO DRAIN AT 2% MINIMUM GRADE TOWARD AREA DRAINS, SWALES OR CURBS.

Construction Legend

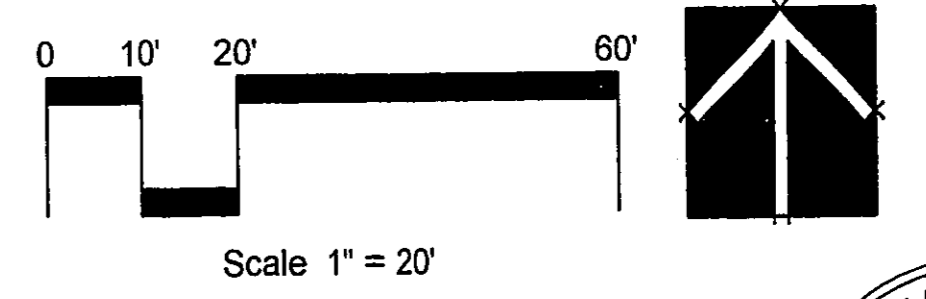
- MASONRY**
- 1 6' HEIGHT CMU BLOCK WALL WITH STUCCO TO MATCH POOL BUILDING. POURED IN PLACE CONCRETE CAP
 - 2 TOT LOT OVERHEAD STRUCTURE
 - 3 RETAINING PLANTER BLOCK WALL WITH STUCCO FINISH AND POURED IN PLACE CONCRETE CAP. HEIGHT PER PLAN.
 - 4 16" SQ. CMU BLOCK PILASTER WITH STUCCO TO MATCH POOL BUILDING AND POURED IN PLACE CONCRETE CAP
 - 5 3' x 3' x 3' BOULDERS- LOCAL GRAY 'HAWK RIDGE' AVAILABLE FROM KRC ROCK, BURY 1/2 AND BACKFILL BETWEEN BOULDERS AND WALKWAY
 - 6 BBQ COUNTER AT POOL AREA
 - 7 OVERHEAD STRUCTURE AT POOL AREA
 - 8 18" SEATWALL
 - 9 BBQ COUNTER AT TOT LOT
 - 10 PARTIALLY RETAINING WALL
 - 11 PARTIALLY RETAINING MONUMENT SIGN WALL
- FENCING/GATES**
- 14 6' HEIGHT TUBULAR STEEL FENCE
 - 15 6' HEIGHT TUBULAR STEEL POOL GATE
 - 16 6' HEIGHT VINYL FENCE KROY 'SANDSTONE'-INSTALL PER MANUFACTURER'S SPECIFICATIONS
 - 17 6' HEIGHT, 10' WIDE ALUMINUM paneled GATE
- FLATWORK AND PAVING**
- 18 ENHANCED PEDESTRIAN INTEGRAL-COLORED CONCRETE- DAVIS COLOR TBS BY LANDSCAPE ARCHITECT. SAWCUT JOINT AND ACID ETCH FINISH
 - 19 ENHANCED VEHICULAR INTEGRAL-COLORED CONCRETE WITH RETARDANT EXPOSED AGGREGATE FINISH- DAVIS COLOR TBS BY LANDSCAPE ARCHITECT. TROWEL FINISH AT BANDING.
 - 20 NATURAL GRAY CONCRETE WALK WITH MEDIUM BROOM FINISH AND SCORE JOINTS @ 5'-0" O.C. EXPANSION JOINTS @ 20' O.C. MAX ON LINEAR WALKWAYS
 - 21 CONCRETE CURB AND SIDEWALK PER STREET IMPROVEMENT PLANS
 - 22 POURED IN PLACE RUBBER TOT LOT PLAY SURFACING WITH CONCRETE EDGE COLOR: 50:50 BLACK AND STANDARD COLOR GREEN AVAILABLE FROM SURFACE MAX. CONTACT: MIKE ETCHISON@RECREATIONS.COM
 - 23 BIO BASIN PER CIVIL ENGINEER'S PLANS
 - 24 RIBBON WALKWAY IN ALLEYS
 - 25 PARKING SPACES PER CIVIL ENGINEER'S PLANS
 - 26 CONCRETE MONICURB
 - 27 CONCRETE STEPS- QTY AND RISER HEIGHT PER CIVIL ENGINEER'S GRADING PLANS
 - 28 HANDRAIL
 - 29 GUTTERS AND DRIVEWAYS PER CIVIL ENGINEER'S IMPROVEMENT PLANS
 - 30 POOL GATE AT REC AREA BUILDING
 - 31 12" CONCRETE BAND AT PARKING (18" TOTAL INCLUDING CURB)
 - 32 POOL DECK DAVIS COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT- ACID ETCH FINISH - BASE PER SOILS REPORT
 - 33 CONCRETE ENTRY WALKS
 - 34 CONCRETE PAVING AT BREEZEWAY-COLOR AND FINISH TO MATCH POOL DECK

MISCELLANEOUS

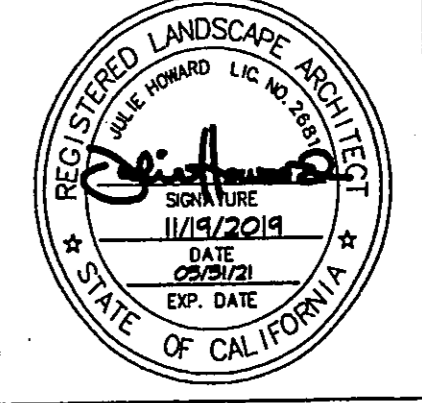
- 36 6' KEYSTONE RIDGE FULLMAN BENCH WITH BACK, P26 COLOR: BLACK
- 37 TOT LOT PLAY STRUCTURE 'SUNDANCE' PER PARK & PLAY SYSTEMS DRAWING. CONTACT MIKE ETCHISON AT RECREATIONS.COM
- 38 POOL WITH CANTILEVER COPING
- 39 SPA WITH CANTILEVER COPING
- 40 CLUSTER MAILBOXES- BY OWNER
- 41 1'-3" BOULDERS IN LOCAL GRAY COLOR- 'HAWK RIDGE' AVAILABLE FROM KRC ROCK SEE BOULDER SCHEDULE, SHEET X
- 42 48" BOWL PLANTER 'SOLIS' QR-S048BP COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT AVAILABLE FROM GCP.COM CONTACT SCOTT ULRICH
- 43 DOG/POT WASTE STATION #1003-L
- 44 RETAINING WALL PER GRADING PLANS
- 45 12' LONG CONTECH PONY PEDESTRIAN TRUSS BRIDGE WITH 42" CABLE RAIL AND WOOD DECKING. FRAME TO BE PAINTED STEEL- COLOR TO MATCH SHERWIN WILLIAMS SW 6475. MAINTAIN 9" CLR FROM BOTTOM OF FRAME TO SURFACE OF BASIN. INSTALL PER CONTECH CUSTOM DRAWING. CONTECHES.COM
- 46 HEADWALL/STEP PER CONTECH STANDARD DRAWING
- 47 SPA TIMER AND EMERGENCY SHUTOFF LOCATION

Boulder Legend

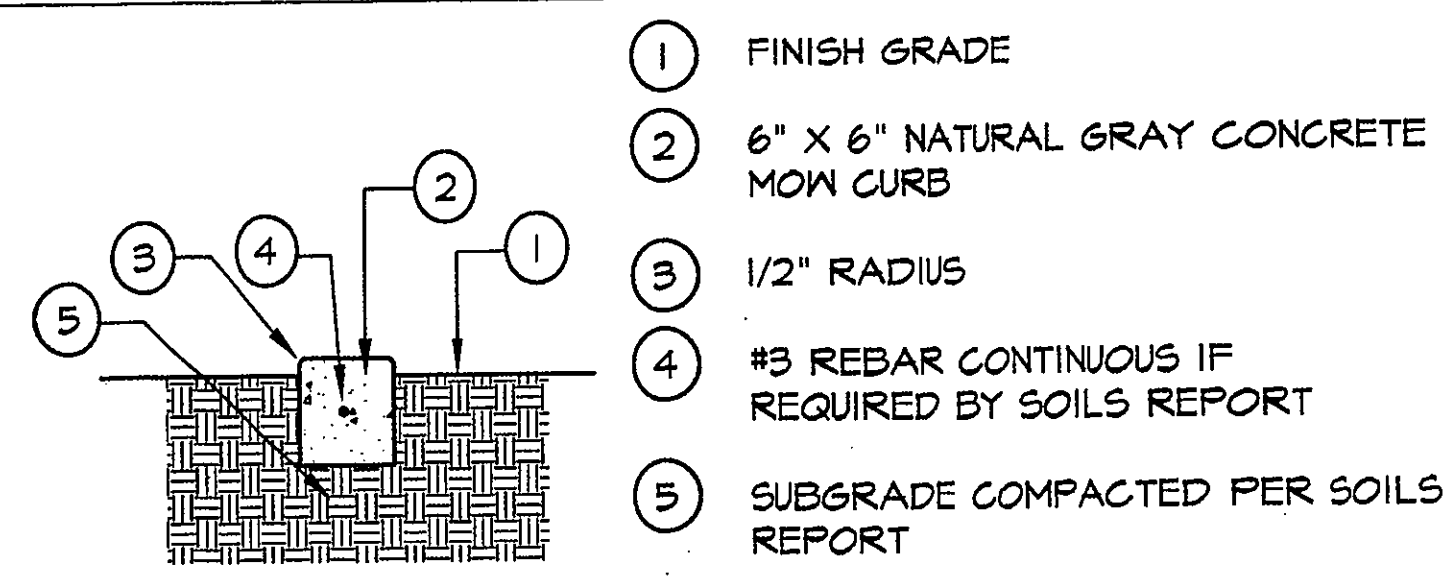
| SYMBOL | DESCRIPTION | QTY |
|--------|----------------------|-----|
| (A) | APPROX. 1' x 1' x 1' | 21 |
| (B) | APPROX 2' x 2' x 2' | 20 |
| (C) | APPROX 3' x 3' x 3' | 6 |



rla 2681
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 landscape architecture
 2442 Second Avenue
 San Diego, CA 92101 (619) 718-9660



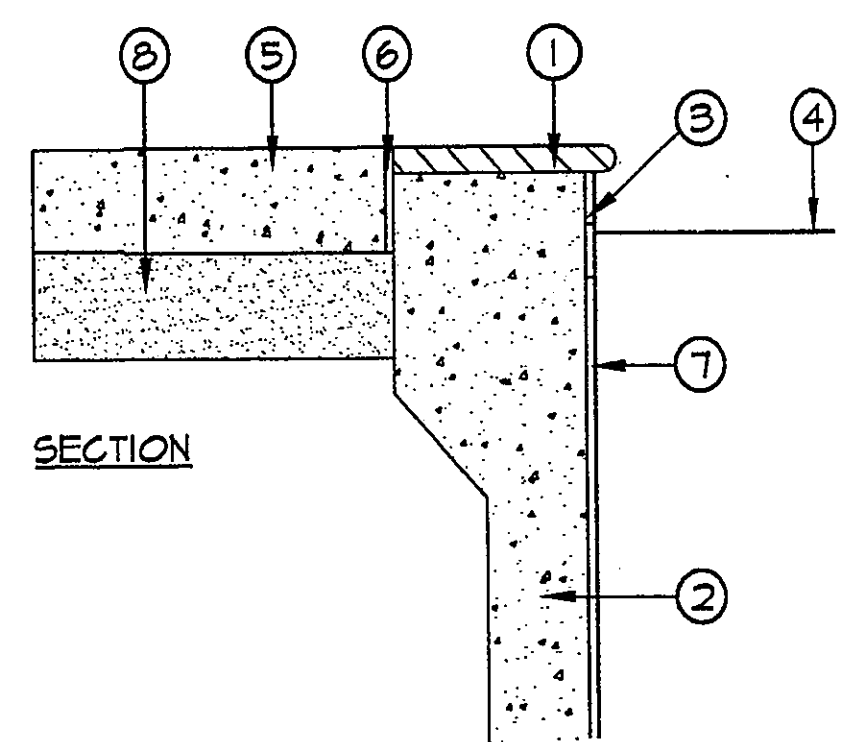
| CONTRACTOR | REVISIONS | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|----------------|-----------|------|----|-----------|-------|------------|-----------|---|----------|------------|-----------------|---|------------------------------------|---------------|----------------|
| INSPECTOR | | | | | | | HORIZ: NA | JWH | JWH | JWH | S/SL | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVERVIEW AT TOWN CENTER | | | 2019-238 |
| DATE COMPLETED | | | | | | | VERT: NA | PLANS PREPARED UNDER THE SUPERVISION OF | | | PROJECT PLANNER | | | | SHEET 23 OF 33 |



- 1 FINISH GRADE
- 2 6" X 6" NATURAL GRAY CONCRETE MOW CURB
- 3 1/2" RADIUS
- 4 #3 REBAR CONTINUOUS IF REQUIRED BY SOILS REPORT
- 5 SUBGRADE COMPACTED PER SOILS REPORT

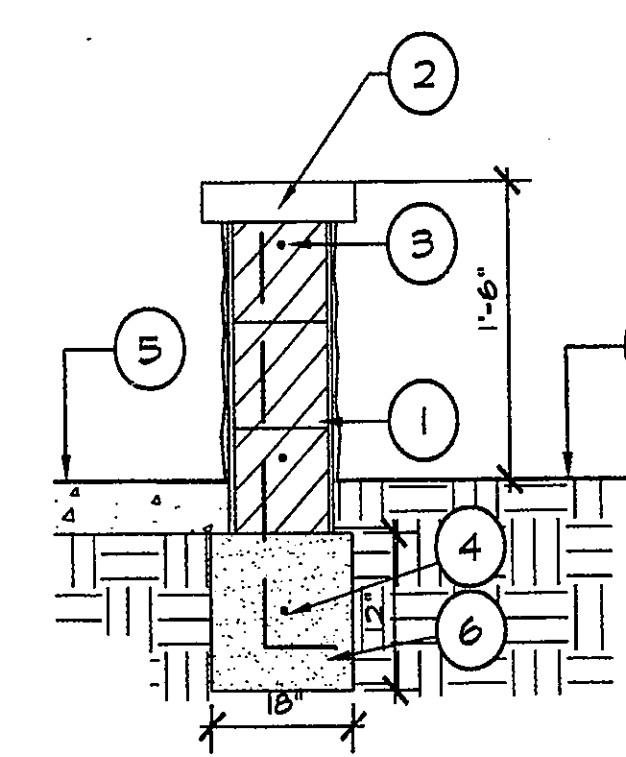
A Concrete Mow Curb

ALSO SEE POOL AND SPA NOTES FOR ADDITIONAL SPECIFICATIONS.



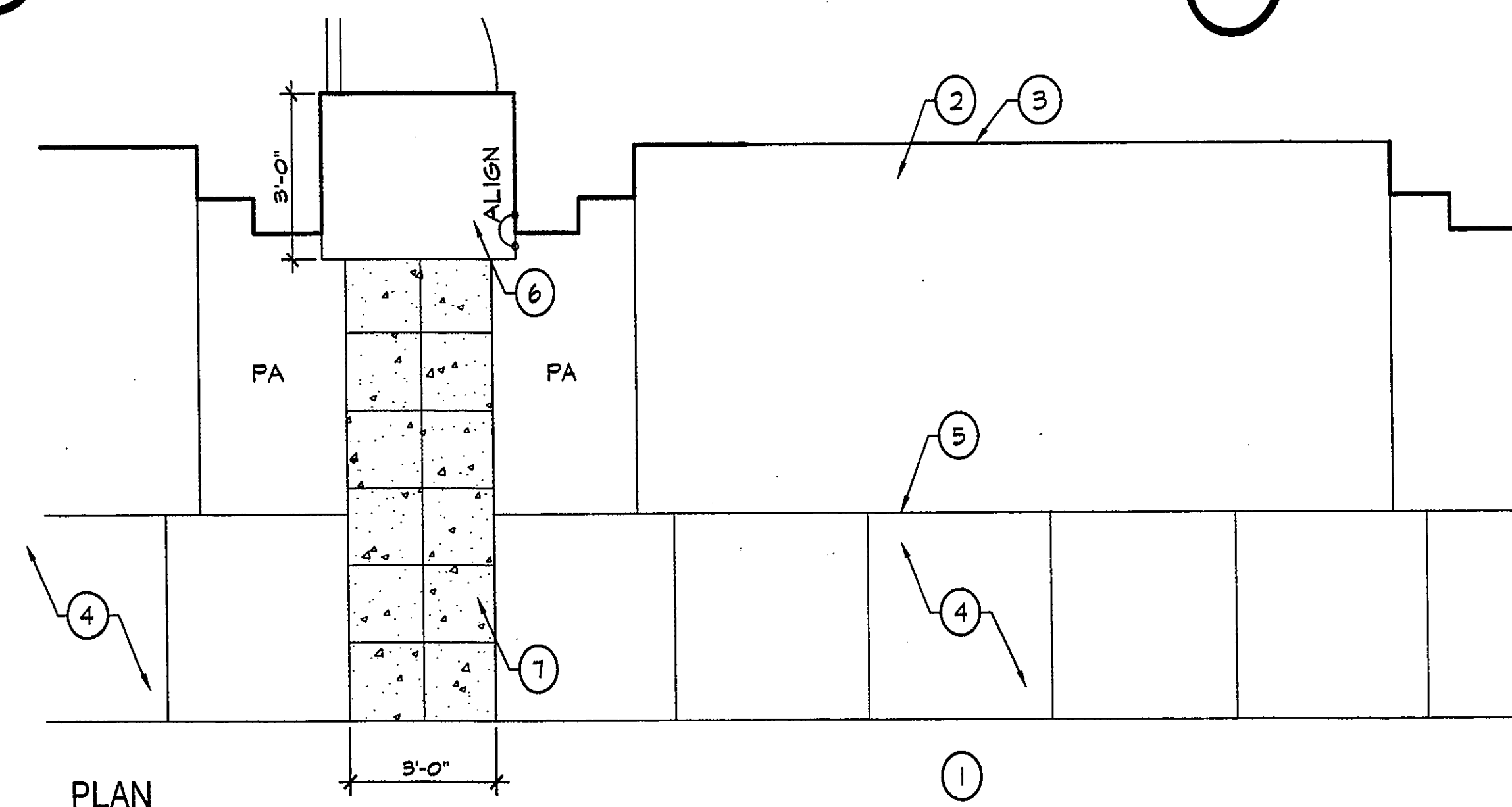
- 1 BULLNOSE HANDGRIP AND COPING HANGRETE COPING PRODUCTS 2" X 12" X 24" - COLOR TO MATCH DECK
- 2 POOL WALL WITH REINFORCING PER POOL CONTRACTOR
- 3 DOUBLE ROW OF 3X3 TILE - AVAILABLE FROM NATIONAL POOL TILE - NPT 'AZTEC' SERIES - COLOR COBALT
- 4 WATER LINE
- 5 POOL DECK - SECTION PER SOILS REPORT
- 6 EXPANSION JOINT WITH FLEXIBLE SEALANT
- 7 WHITE POOL PLASTER
- 8 BACKFILL PER SOILS REPORT

C Pool/Spa Coping



- 1 12" WIDE CMU WALL WITH STUCCO COAT TO MATCH ADJACENT ARCHITECTURE - COLOR TO BE SM TOIO - WHITE DUCK - GROUT ALL CELLS WITH REBAR
- 2 16" WIDE X 4" HEIGHT POURED IN PLACE CONCRETE CAP WITH DAVIS INTEGRAL COLOR 'PEBBLE' - TROWEL FINISH WITH SEALER
- 3 #3 REBAR @ 16" O.C. BOTH WAYS
- 4 #3 REBAR CONT.
- 5 FINISH SURFACE OF PAVING
- 6 CONCRETE FOOTING
- 7 FINISH GRADE PLANTING AREA

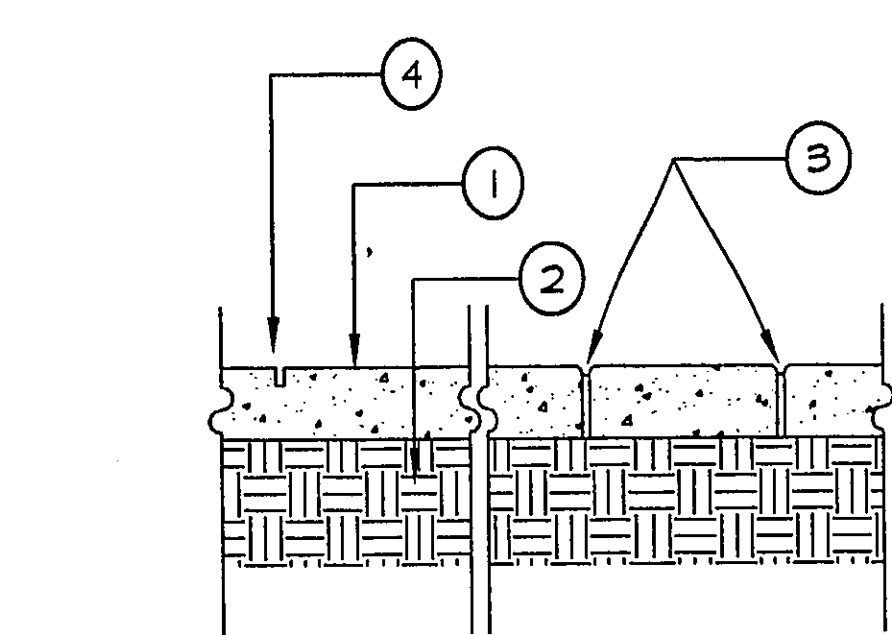
F Seat Wall



- 1 ASPHALT PAVING PER CIVIL ENGINEER'S PLANS
- 2 CONCRETE DRIVEWAY - NATURAL GRAY COLOR, MEDIUM BROOM FINISH
- 3 GARAGE DOOR
- 4 RIBBON WALKWAY PER CIVIL ENGINEER'S PLANS - NATURAL GRAY, MEDIUM BROOM FINISH
- 5 EXPANSION JOINT
- 6 STOOP PER ARCHIECT'S PLANS
- 7 CONCRETE WALK - NATURAL GRAY, MEDIUM TOPCAST FINISH, SAWCUT SCORE AT 18" ON CENTER

NOTE: SEE CIVIL ENGINEERING PLANS FOR ALL ELEVATIONS AND PAVING SECTIONS ON DRIVEABLE SURFACES

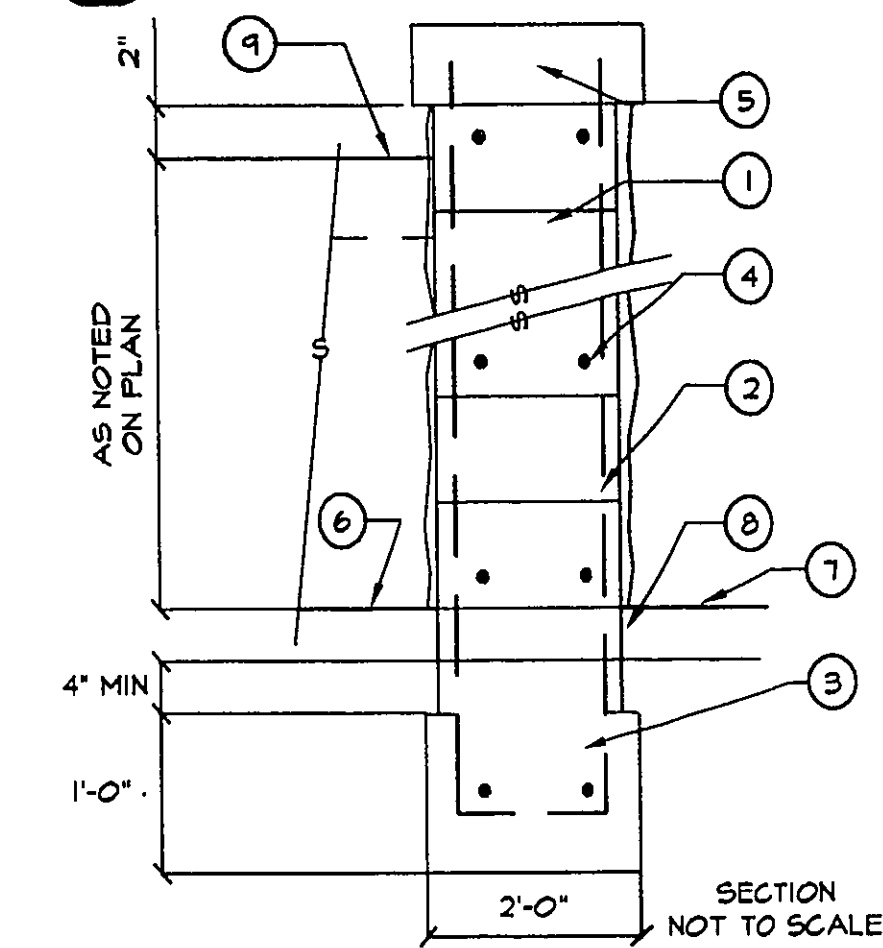
I Ribbon Walkway & Unit Entries at Driveways



- 1 4" CONCRETE PAVING - SECTION AND STRENGTH PER SOILS REPORT
- 2 COMPACTED SUBGRADE
- 3 1/2" PREFORMED FELT EXPANSION JOINT WITH 1/4" RADIUS @ EDGES - MAX 20' O.C.
- 4 1/4" SAWCUT OR TOOLED SCORE JOINT PER CONSTRUCTION PLAN - MAX 5' O.C.

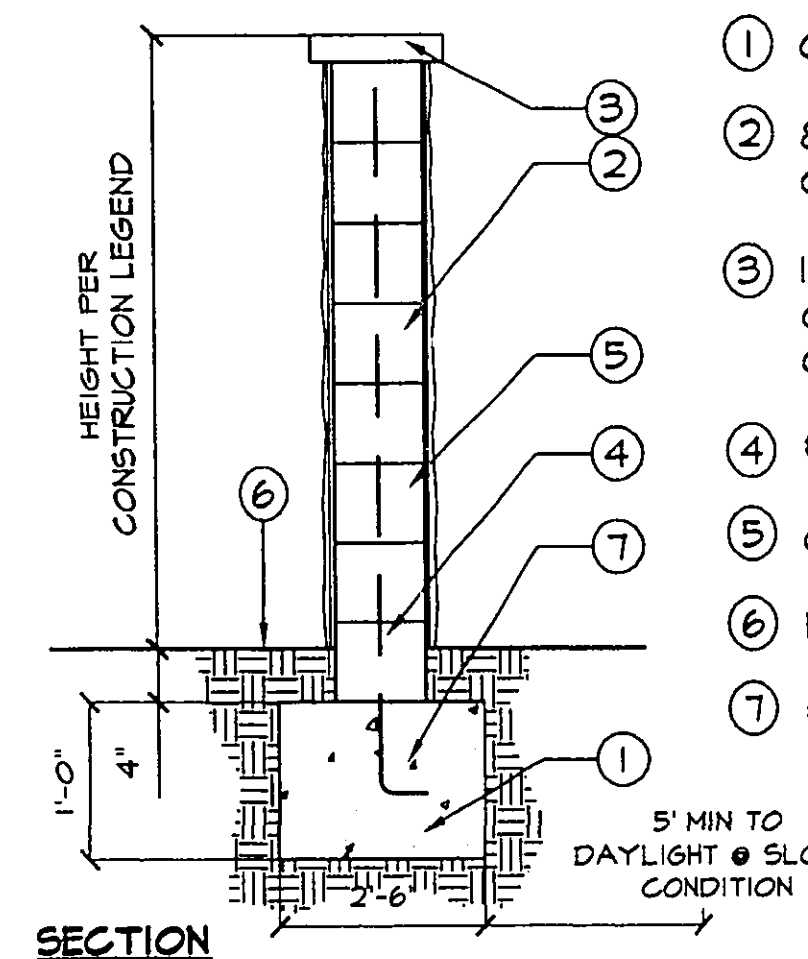
NOTE: COLOR AND FINISH PER CONSTRUCTION LEGEND

B Concrete Paving



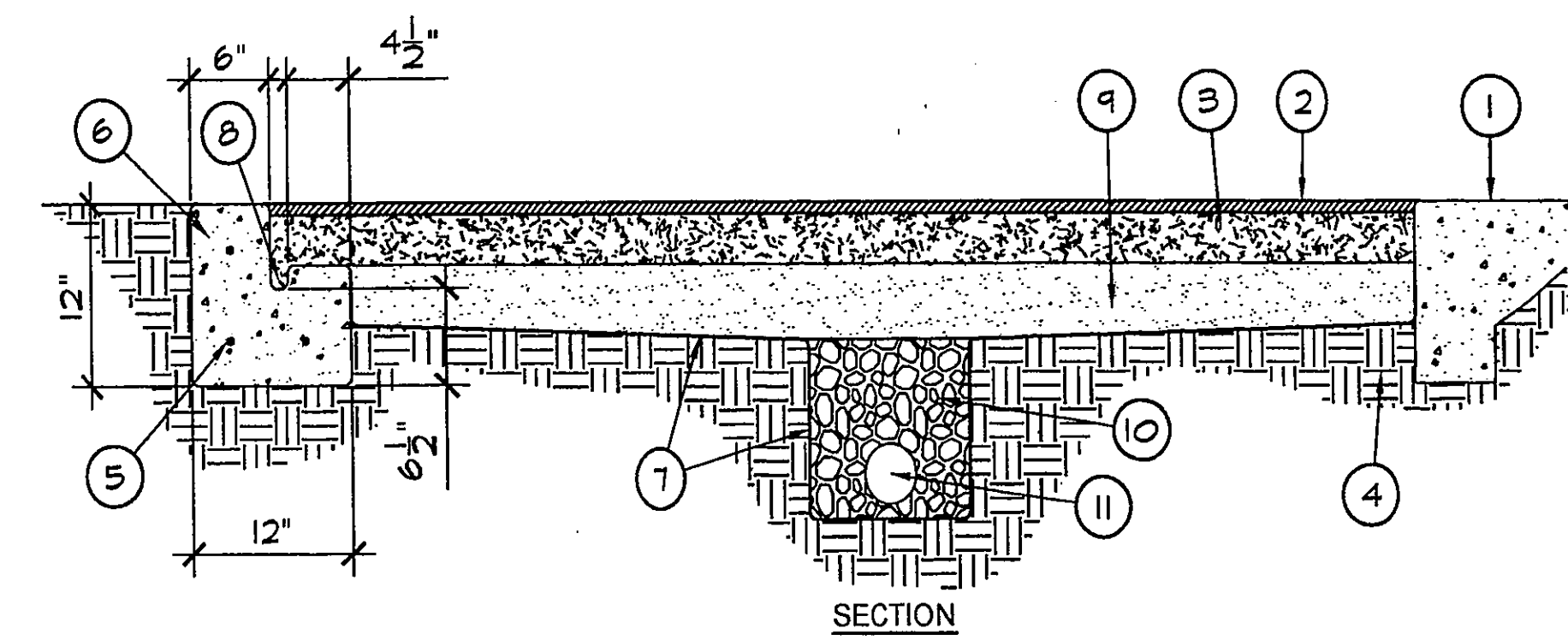
- 1 16" SQ. CMU COLUMN - STUCCO COAT TO MATCH ARCHITECTURE - COLOR SM TOIO WHITE DUCK
- 2 #4 REBAR ALL 4 CORNERS IN GROUTED CELLS
- 3 CONCRETE FOOTING WITH #4 REBAR RING
- 4 #4 REBAR RING HORIZONTAL AT 16" O.C.
- 5 10" PRECAST CAP - QUICKCRETE PRODUCTS Q-PC-ANACAP-10
- 6 FINISH GRADE OF PLANTING AREA
- 7 FINISH SURFACE
- 8 EXPANSION JOINT
- 9 TOP OF ADJACENT BLOCK WALL PER PLAN AND DETAIL - WHERE OCCURS

D Stucco Pilaster with Precast Cap



- 1 CONCRETE FOOTING
- 2 8" CMU WALL WITH STUCCO COAT, COLOR TO BE SM TOIO WHITE DUCK
- 3 10" PRECAST CONCRETE CAP - QUICKCRETE PRODUCTS Q-PC-ANACAP-10
- 4 #4 REBAR @ 16" O.C. BOTH WAYS
- 5 GROUT CELLS WITH REBAR
- 6 FINISH GRADE
- 7 #4 REBAR CONTINUOUS

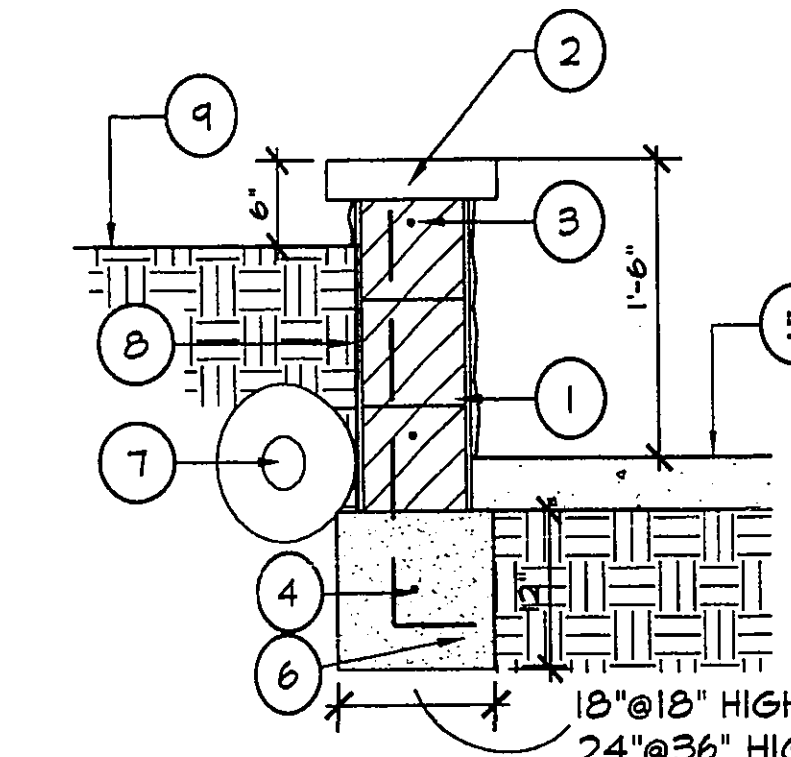
G Stucco Wall with Precast Cap



- 1 ADJACENT CONCRETE WALKWAY
- 2 COLORED TOP SURFACE COURSE 50/50 COLOR BLEND
- 3 POUR-IN-PLACE SHREDDED GBR CUSHION LAYER (DEPTH PER FALL HEIGHT REQUIREMENTS)
- 4 COMPACTED SUBGRADE
- 5 #4 REBAR CONTINUOUS
- 6 PLAY AREA CURB - COLOR TO MATCH ADJACENT PAVING
- 7 FILTER FABRIC - WRAP UP @ CURB, DOUBLE LAYER @ DRAIN, SECURE IN PLACE
- 8 1-1/2" SQ. CONTINUOUS KEYWAY
- 9 COMPACTED CLASS II BASE - DEPTH PER MANUFACTURER'S RECOMMENDATIONS
- 10 3/4" CRUSHED ROCK GRAVEL
- 11 4" DIA. PERFORATED DRAIN @ MIN. 1% FALL, PIPE-WRAPPED IN MIRAFI FILTER FABRIC - CONNECT TO CE AREA DRAIN SYSTEM

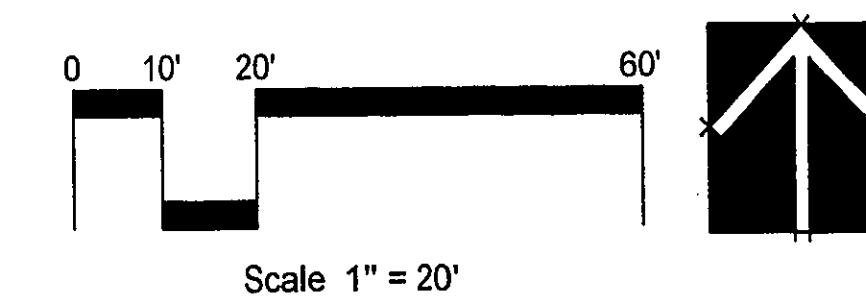
NOTE: TOP SURFACE COLOR SHALL BE PER CONSTRUCTION LEGEND

E Poured in Place Play Area Surfacing



- 1 8" WIDE CMU WALL WITH STUCCO COAT TO MATCH ADJACENT ARCHITECTURE - COLOR SM TOIO WHITE DUCK - GROUT ALL CELLS WITH REBAR
- 2 12" WIDE X 4" HEIGHT POURED IN PLACE CONCRETE CAP WITH DAVIS 'PEBBLE' INTEGRAL COLOR, TROWEL FINISH WITH SEALER
- 3 #3 REBAR @ 16" O.C. BOTH WAYS
- 4 #3 REBAR CONTINUOUS
- 5 FINISH SURFACE OF PAVING
- 6 CONCRETE FOOTING PER STRUCTURAL ENGINEER
- 7 4" DIAMETER PERFORATED DRAINLINE IN 12" DIAMETER 3/4" GRAVEL AND WRAPPED IN FILTER FABRIC. CONNECT PERF. PIPE TO AREA DRAIN SYSTEM
- 8 WATERPROOF BACK OF WALL WHERE BACKFILLED
- 9 FINISH GRADE INSIDE PLANTER TO BE 6" LOWER THAN TOP OF CAP

H Raised Planter Wall



Scale 1" = 20'

ria 2681
HOWARD ASSOCIATES
 landscape architecture
 2442 Second Avenue
 San Diego, CA 92101 (619) 718-9660



| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD |
|---------------------|------------|------|----|-----------|-------|
| | | | | | |
| | | | | | |
| | | | | | |

| BENCH MARK |
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| |

| SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|------------|---|----------|------------|
| | | | |
| HORIZ: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | | |
| VERT: N/A | | | |
| | | | |

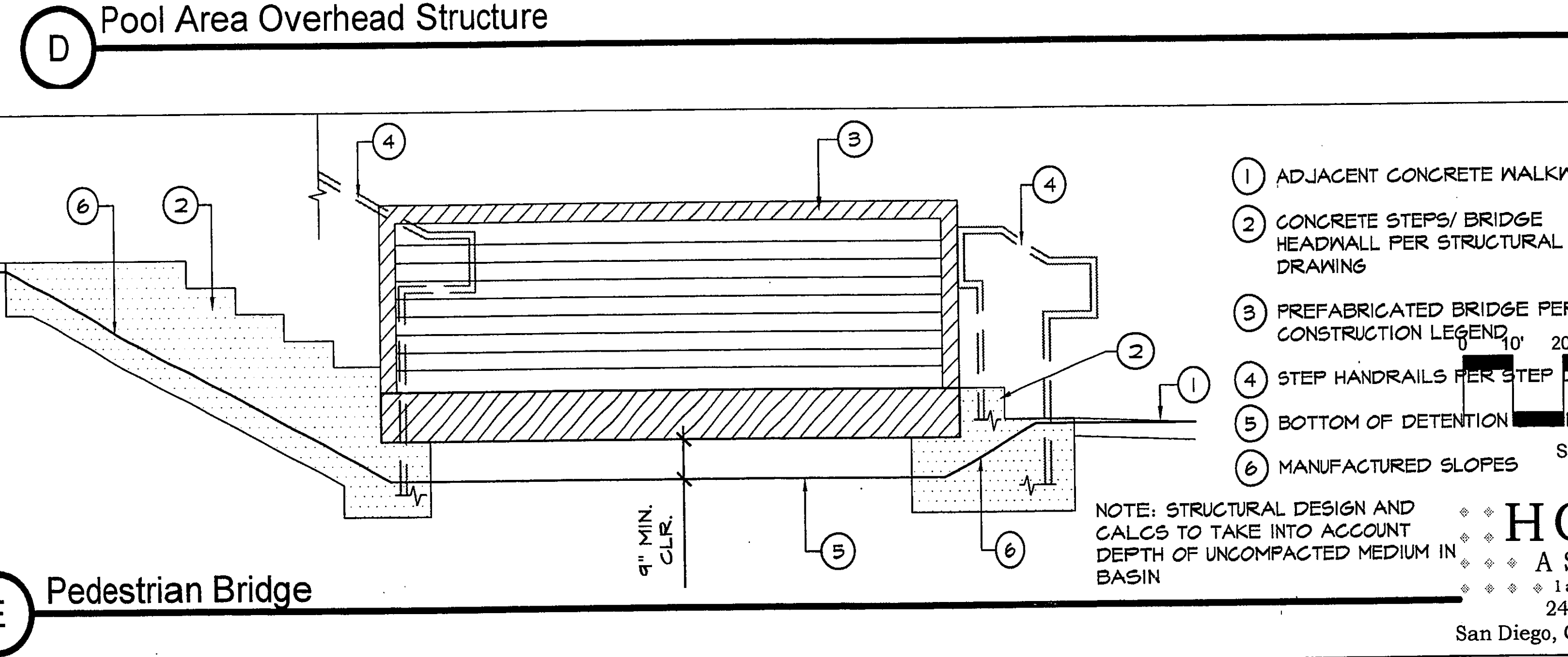
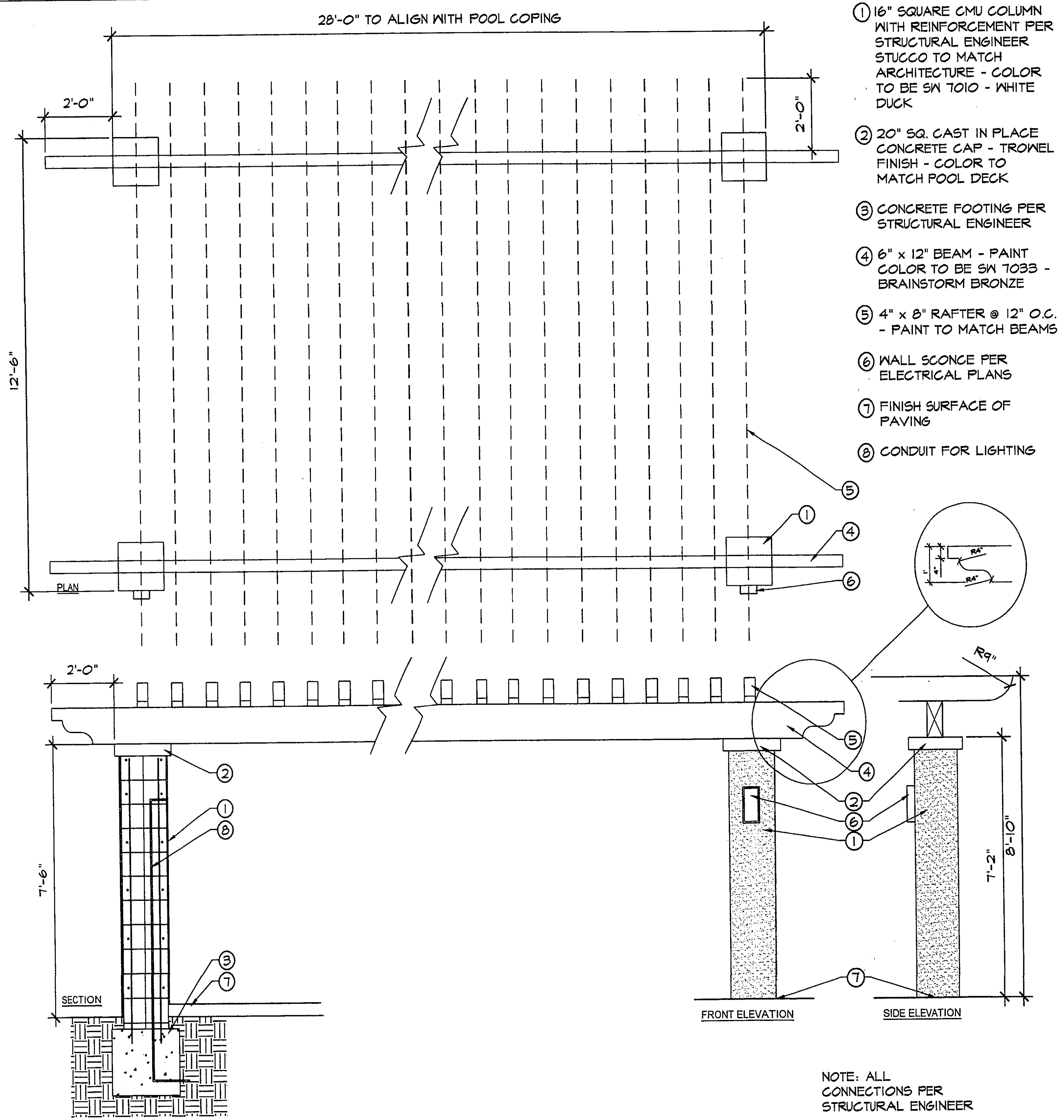
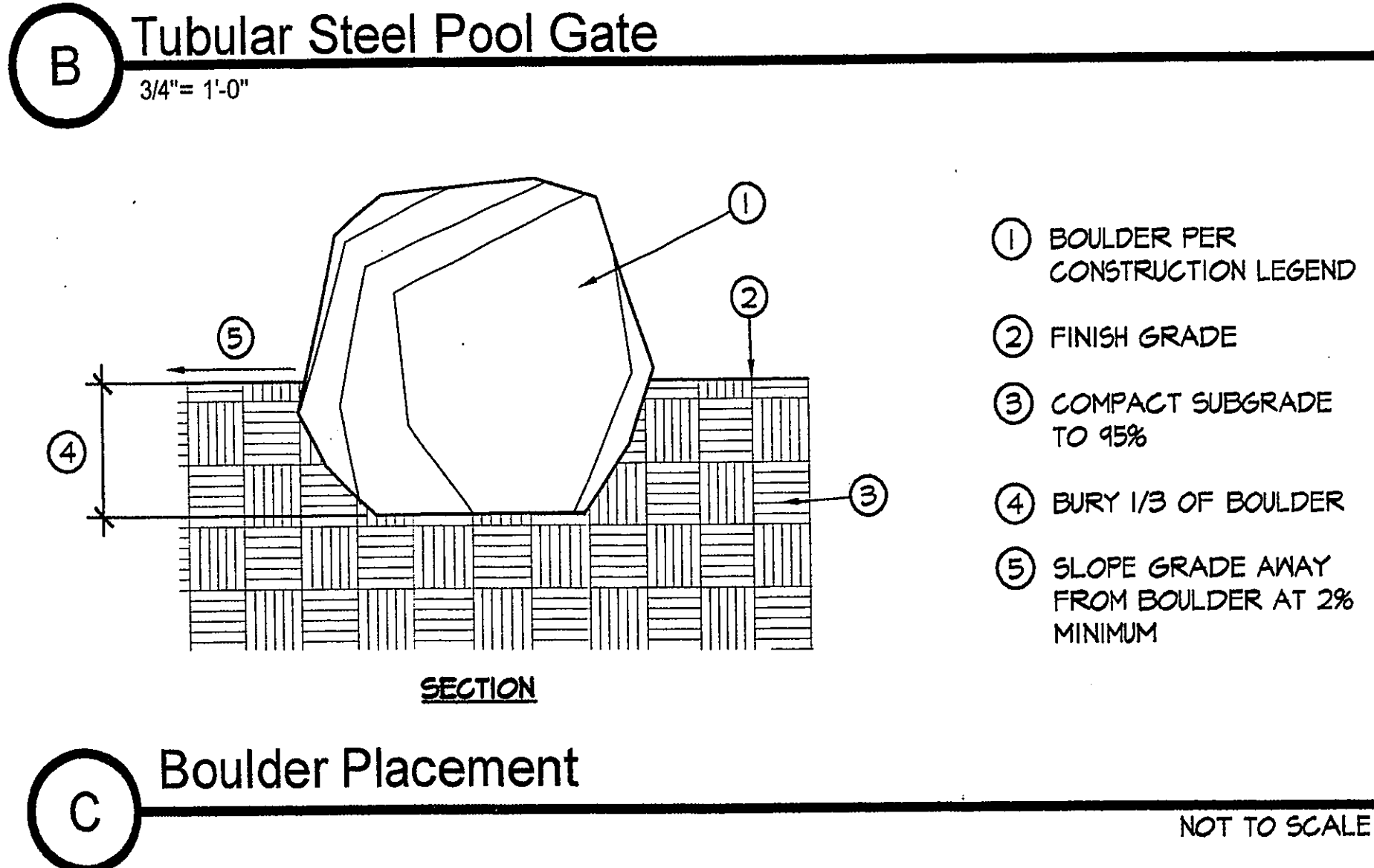
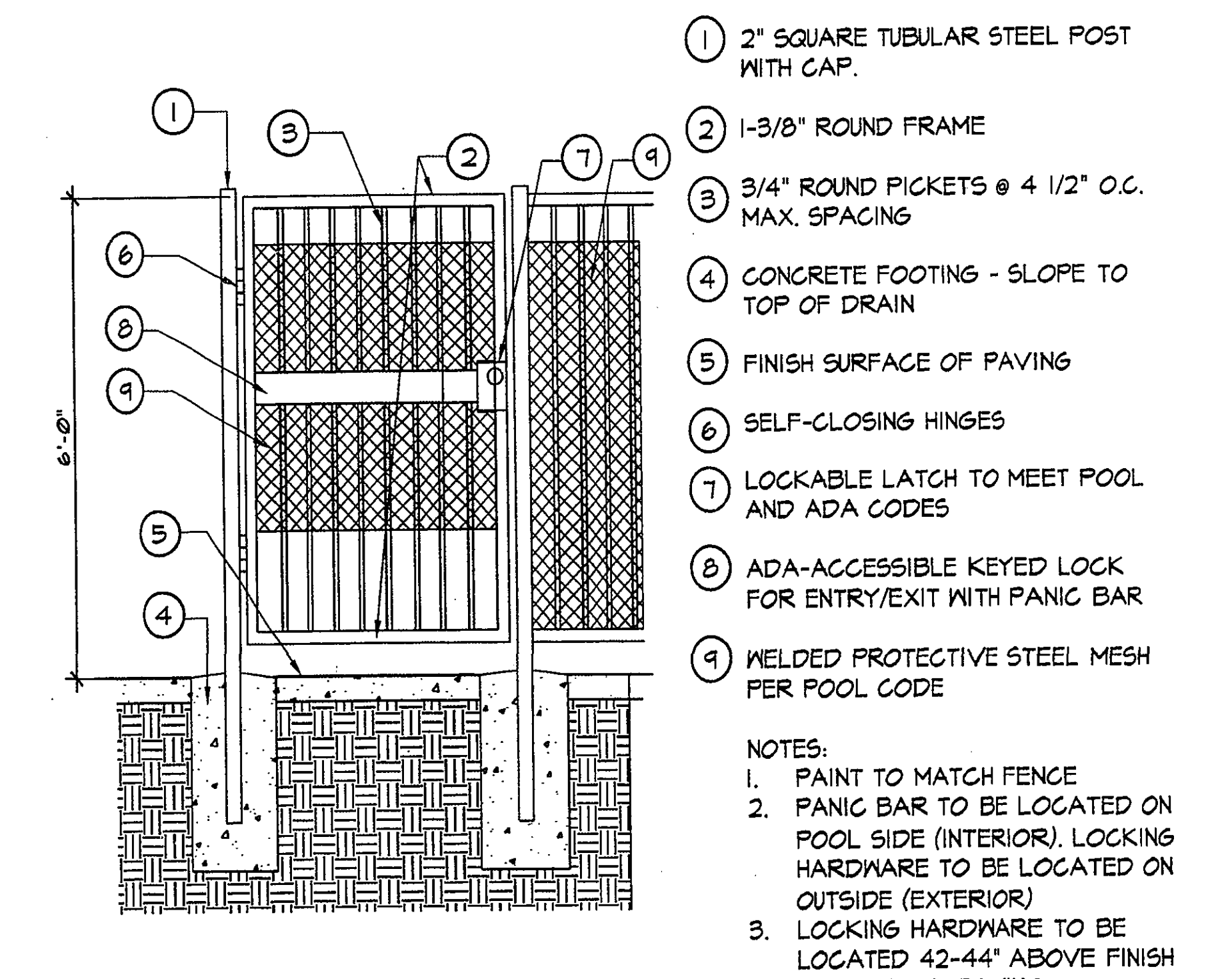
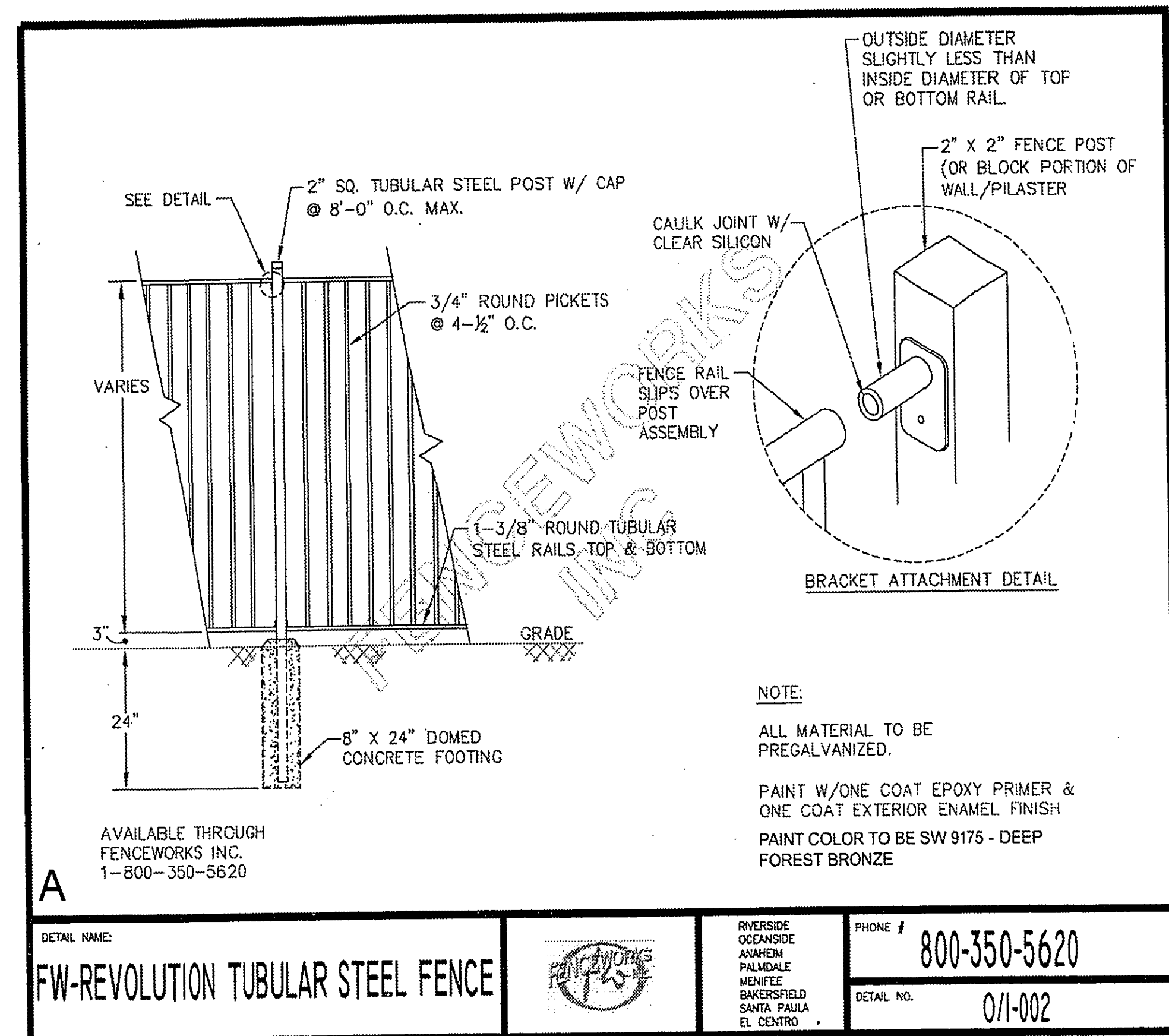
| REVIEWED | DATE | BY | PROJECT PLANNER |
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| | | | |

CITY OF SANTEE
 LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:
RiverView at Town Center

| DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|------------------------------------|---------------|-------------|
| | | |

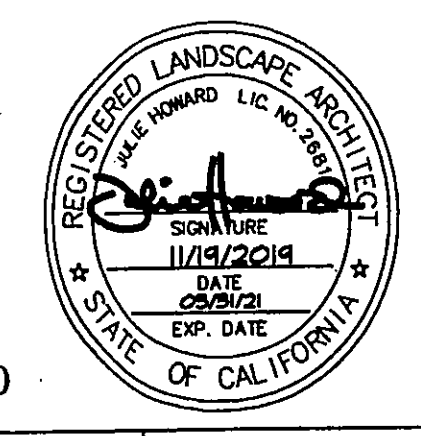
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LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

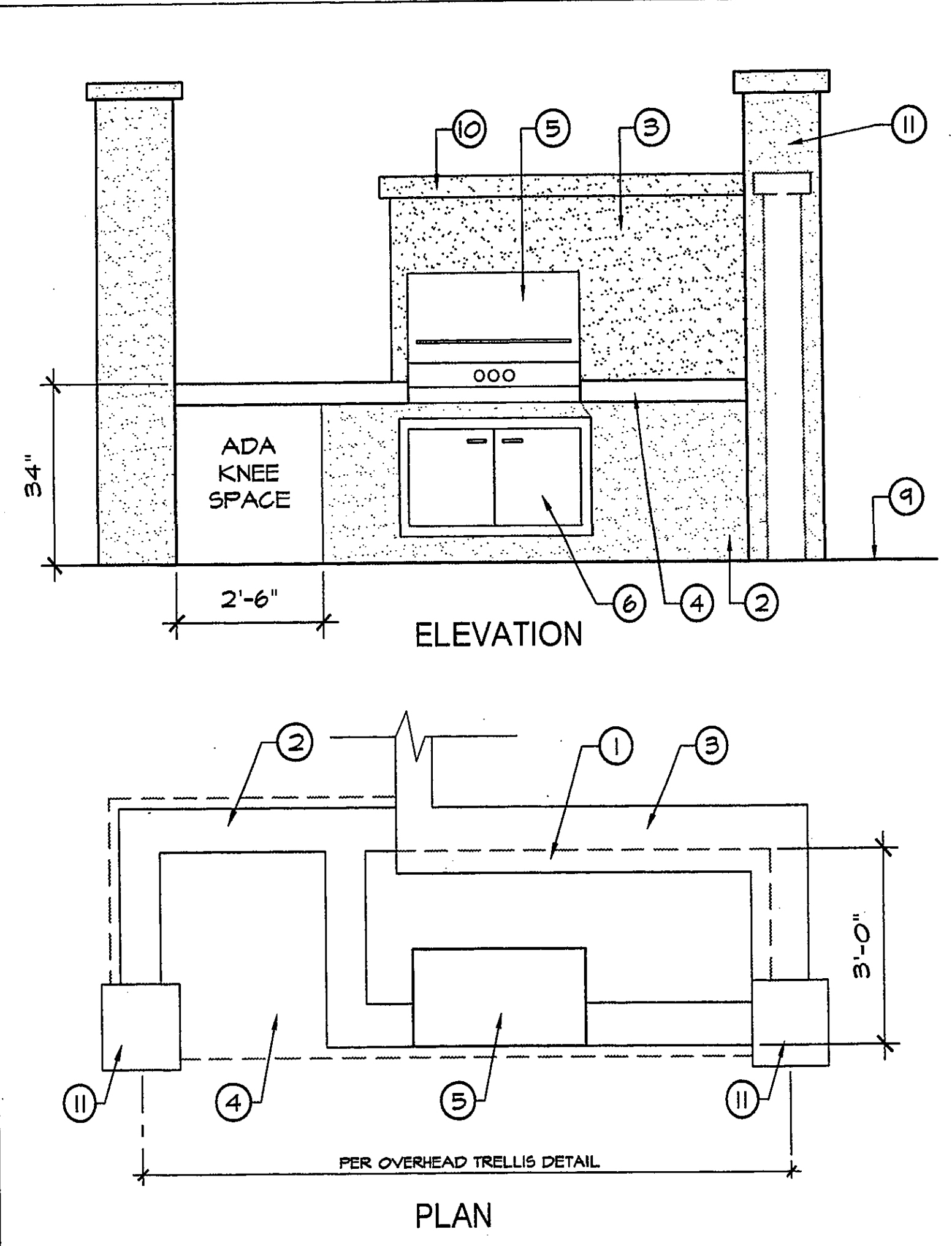


| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD |
|---------------------|------------|------|----|-----------|-------|
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| SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|-------------------------|---|----------|------------|----------|--|------------------------------------|---------------|-------------|
| HORIZ: N/A
VERT: N/A | JWH | NTS | JWH | Slisko | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:
CONSTRUCTION DETAILS
RiverView at Town Center | | | 2019-240 |
| | PLANS PREPARED UNDER THE SUPERVISION OF | DATE | DATE | BY | | | | |
| | | 11-18-19 | 3-31-21 | | | | | |
| | | | | | | | | |

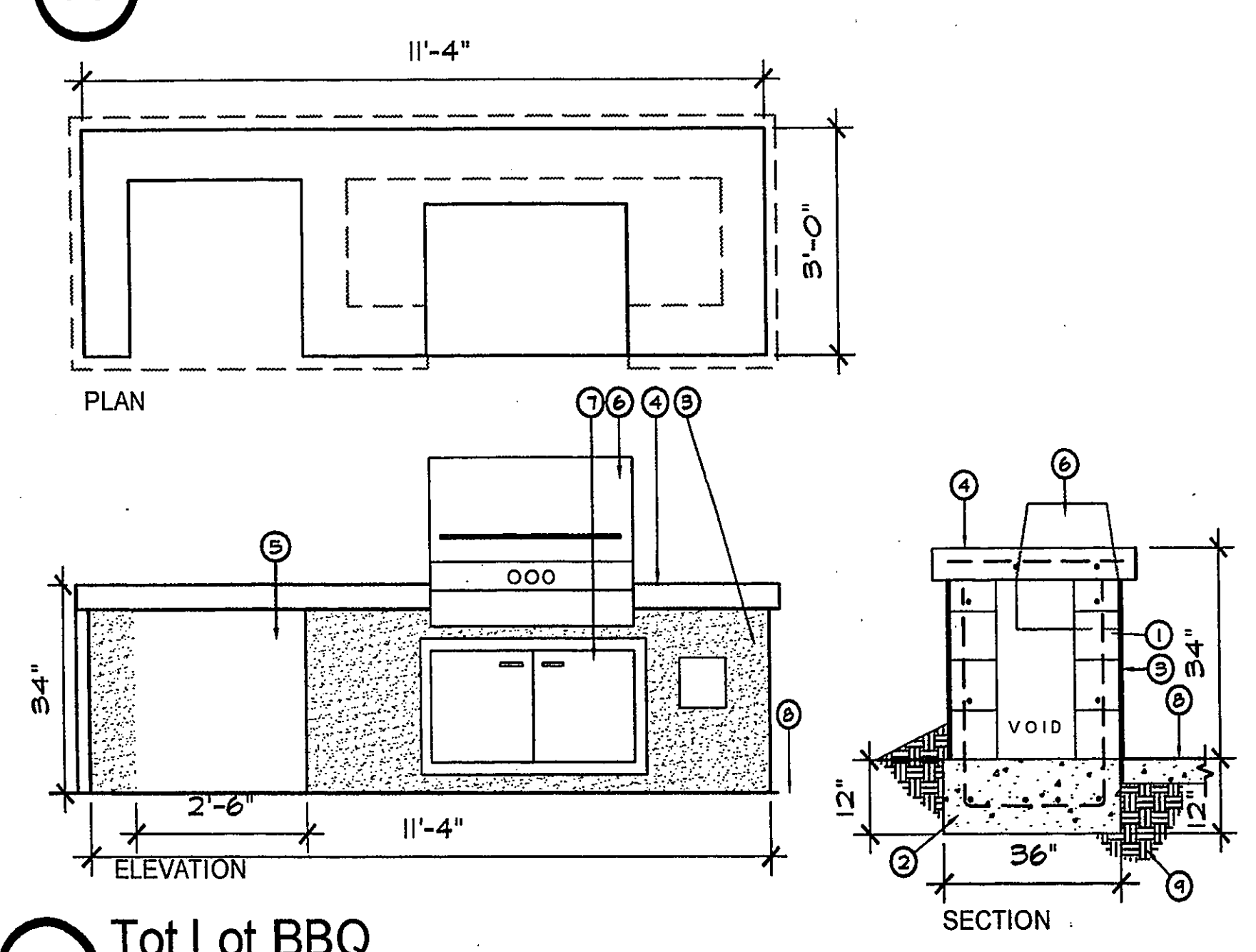


LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



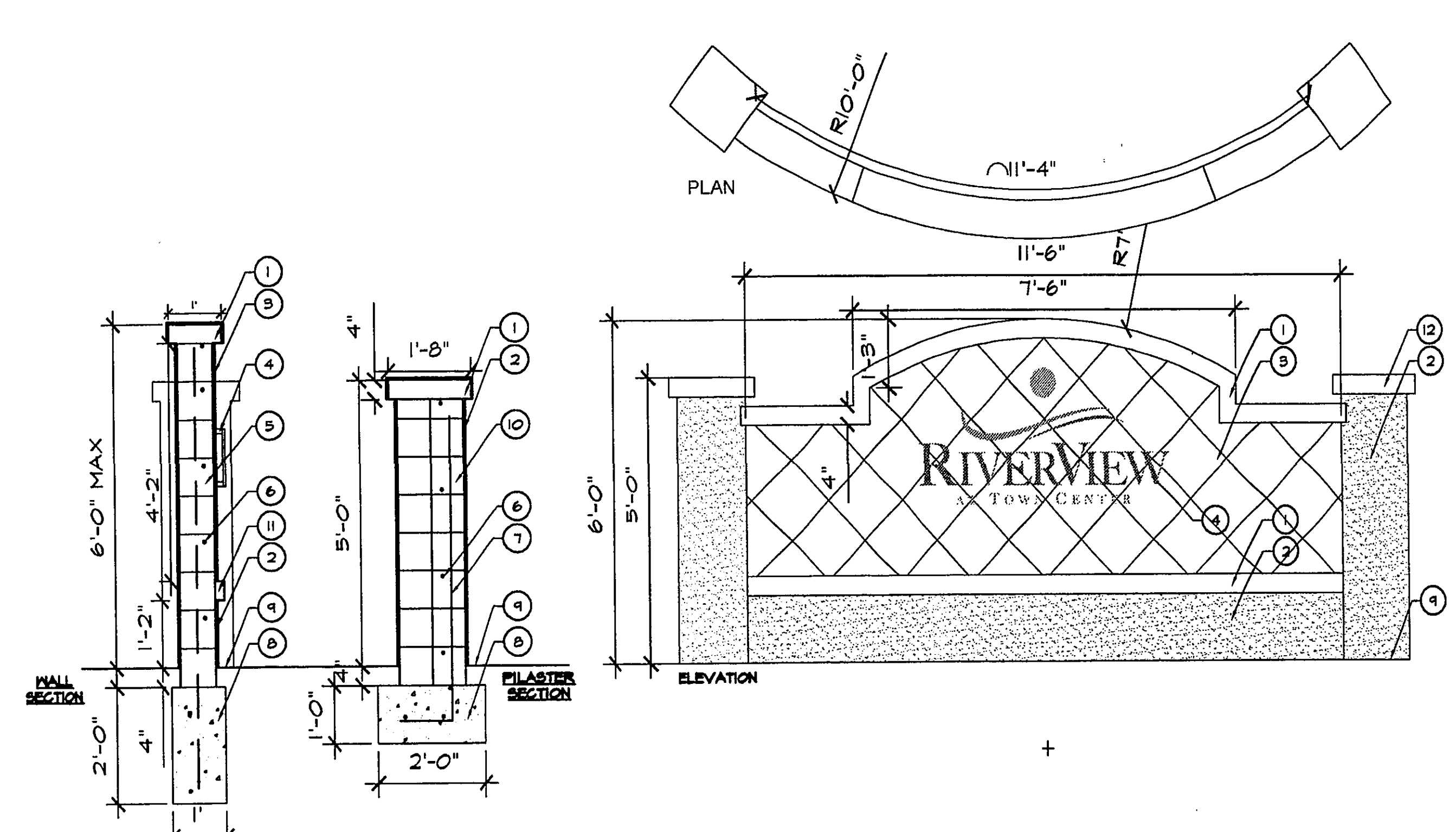
- ① 12" BLOCK WALL UNDER COUNTER WHERE SITE WALL CONTINUES TO 6' HEIGHT - REBAR @ 16" O.C. BOTH WAYS - GROUT FILL ALL CELLS WITH REBAR - STUCCO COAT TO MATCH ARCHITECTURE - COLOR TO BE SW 1010 WHITE DUCK
 - ② 8" BLOCK WALL WITH #3 REBAR BOTH WAYS @ 16" O.C. - STUCCO TO MATCH 12" BLOCK WALL - CONTINUE STUCCO UNDER ADA KNEE HOLE
 - ③ 8" WIDE EXTENSION OF BBQ WALL TO CREATE SITE WALL (SEE WALL DETAIL)
 - ④ 4" THICK INTEGRAL COLOR POURED IN PLACE COUNTER TOP - COLOR TO BE DAVIS 'PEBBLE' - TRONEL FINISH WITH SEALER - #3 REBAR @ 12" O.C. BOTH WAYS
 - ⑤ BBQ UNIT - TURBO THREE BURNER GAS GRILL - AVAILABLE AT WWW.BBQSGALORE.COM - MOUNT PER MANUFACTURER'S SPECIFICATIONS OR EQUAL AS APPROVED BY OWNER
 - ⑥ STAINLESS STEEL ACCESS DOOR
 - ⑦ CONCRETE FOOTINGS WITH #3 REBAR CONTINUOUS - ADJUST REBAR AT COLUMNS PER STRUCTURAL ENGINEER'S DRAWINGS
 - ⑧ GAS LINE WITH SHUTOFF VALVE PER CODE
 - ⑨ FINISH SURFACE OF PAVING
 - ⑩ WALL CAP PER WALL DETAIL
 - ⑪ 16" SQUARE OVERHEAD TRELLIS COLUMNS PER DETAIL C/LC-06
- NOTE: STRUCTURAL REINFORCING & WALL FOOTING PER STRUCTURAL ENGINEER

A Pool Area BBQ Counter



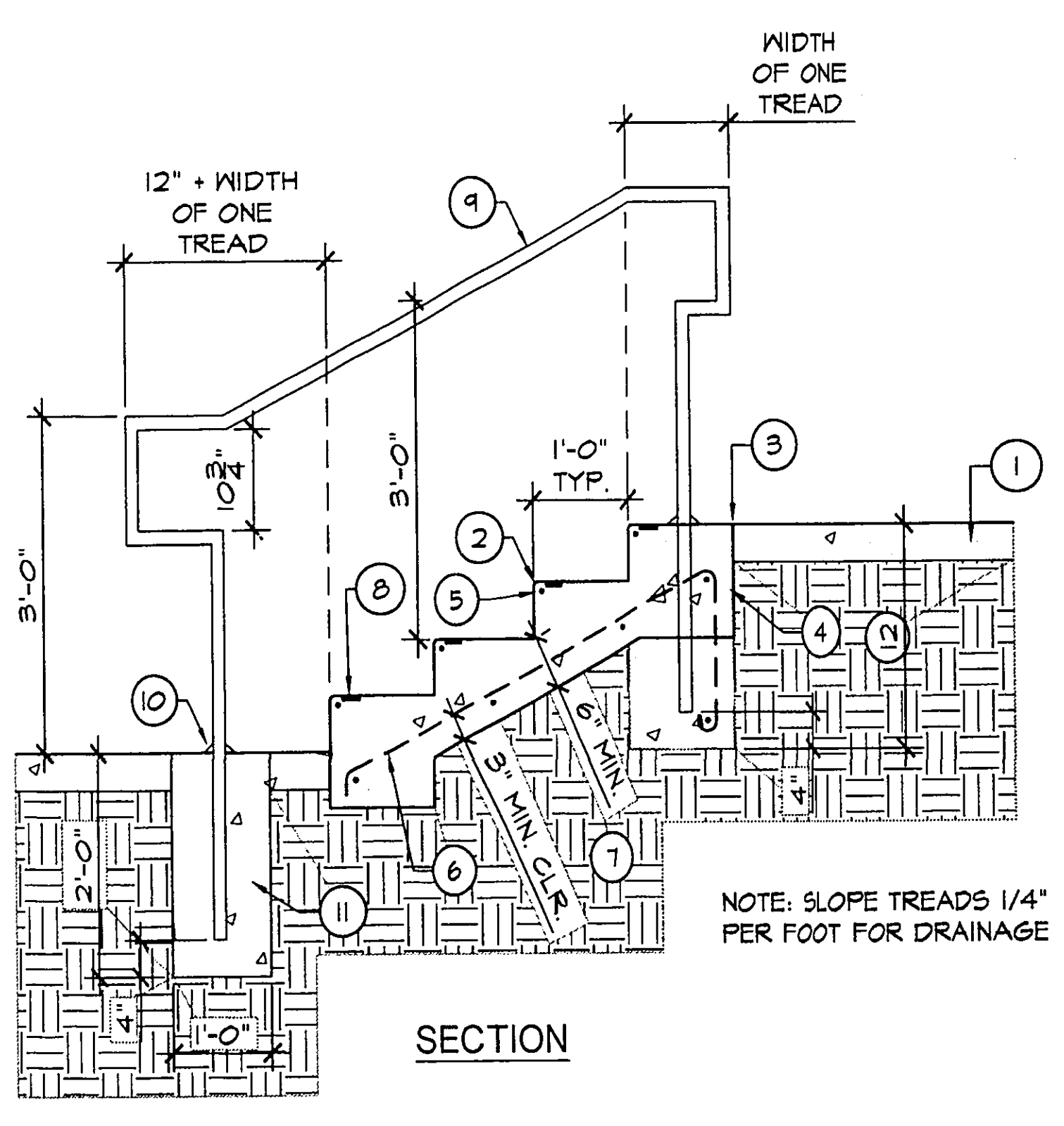
- ① 3" CMU WALLS WITH #5 REBAR VERTICAL @ 16" O.C. - GROUT FILL ALL CELLS SOLID
- ② CONCRETE FOOTINGS WITH #3 REBAR CONTINUOUS BOTH WAYS @ 16" O.C.
- ③ STUCCO VENEER TO MATCH ARCHITECTURE @ RECREATION AREA
- ④ 4" POURED IN PLACE CONCRETE COUNTERTOP - DAVIS 'PEBBLE' INTEGRAL COLOR WITH #3 REBAR CONTINUOUS BOTH WAYS @ 16" O.C. - TRONEL FINISH WITH SEALER - 2" OVERHANG @ ALL SIDES
- ⑤ ADA KNEE SPACE
- ⑥ BBQ UNIT - TURBO THREE BURNER GAS GRILL - AVAILABLE AT BBQSGALORE.COM - MOUNT PER MANUFACTURER'S SPECIFICATIONS - WITH ELECTRONIC IGNITION AND 1 HOUR TIMER
- ⑦ 14"x36" LOCKING ACCESS DOORS TO MATCH BBQ UNIT
- ⑧ FINISH SURFACE OF ADJACENT PAVING PER PLAN
- ⑨ COMPACTED SUBGRADE

C Tot Lot BBQ



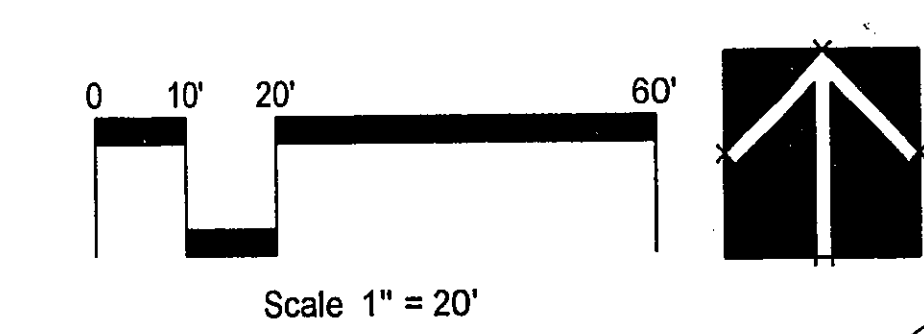
- ① 4" HIGH 20" SQUARE PRECAST CONCRETE CAP TO EXTEND 2" BEYOND WALL OR PLASTER CUT CAPS AS NEEDED FOR WALL RADIUS MAX JOINT 1/2"
- ② STUCCO COAT TO MATCH ADJACENT ARCHITECTURE
- ③ 12" x 12" MEXICAN NOGE TUMBLED FIELD TILE AVAILABLE FROM ARIZONA TILE, WWW.ARIZONATILE.COM
- ④ PIN MOUNTED STEEL LETTERING AND LOGO BY OTHERS - 12" HIGH - COLOR PER OWNER'S MARKETING DEPT.
- ⑤ 8" BLOCK WALL
- ⑥ #3 REBAR AT 16" ON CENTER BOTH WAYS
- ⑦ #3 VERTICAL REBAR @ ALL 4 CORNERS OF PILASTER
- ⑧ CONCRETE FOOTING WITH #3 REBAR @ 12" O.C. BOTH WAYS
- ⑨ FINISH GRADE
- ⑩ 16" CMU PILASTER
- ⑪ 4" x 2" PRECAST CONCRETE SURROUND @ BASE OF TILE
- ⑫ 12" PRECAST WALL CAP

B Monument Sign Wall

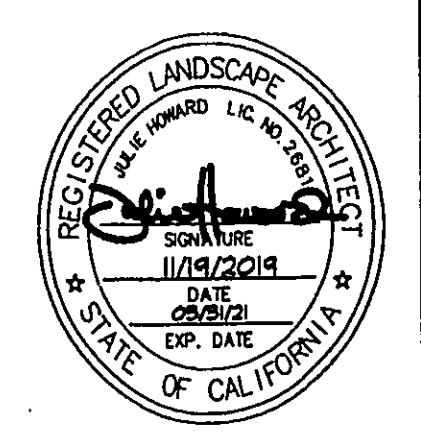


- ① CONCRETE PAVING
 - ② 1/4" RADIUS AT NOSE
 - ③ EXPANSION JOINT - TYPICAL AT TOP AND BOTTOM OF STEPS
 - ④ POURED IN PLACE CONCRETE STEPS WITH #4 REBAR @ 16" O.C. MAX BOTH WAYS. MEDIUM BROOM FINISH
 - ⑤ #3 NOSE BAR
 - ⑥ #3 REBAR @ 18" O.C. BOTH WAYS
 - ⑦ COMPACTED SUBGRADE PER SOILS REPORT
 - ⑧ 2" WIDE STRIPE OF SLIP-RESISTANT CONTRASTING COLOR TREAD WARNING - ENTIRE WIDTH OF TREAD - LOCATE 1" MAX FROM FRONT EDGE OF TREAD
 - ⑨ 1-1/2" SQ. STEP HANDRAIL - II 6A MIN (ASTM A500, GRB, 46 KSI YIELD) - WHERE SHOWN ON PLANS
 - ⑩ POST SHOE 45-234-112 @ EA. POST, TYP. AVAIL FROM KING ARCH. METALS (800) 542-2379
 - ⑪ CONCRETE FOOTING
- 24" WHERE HANDRAIL IS INSTALLED; 12" MIN WITH NO HANDRAIL
- NOTE: PAINT RAILINGS WITH ONE COAT OF PRIMER AND TWO COATS OF PAINT. COLOR TO BE SW 9175 - DEEP FOREST BROWN.

D Concrete Steps and Handrail



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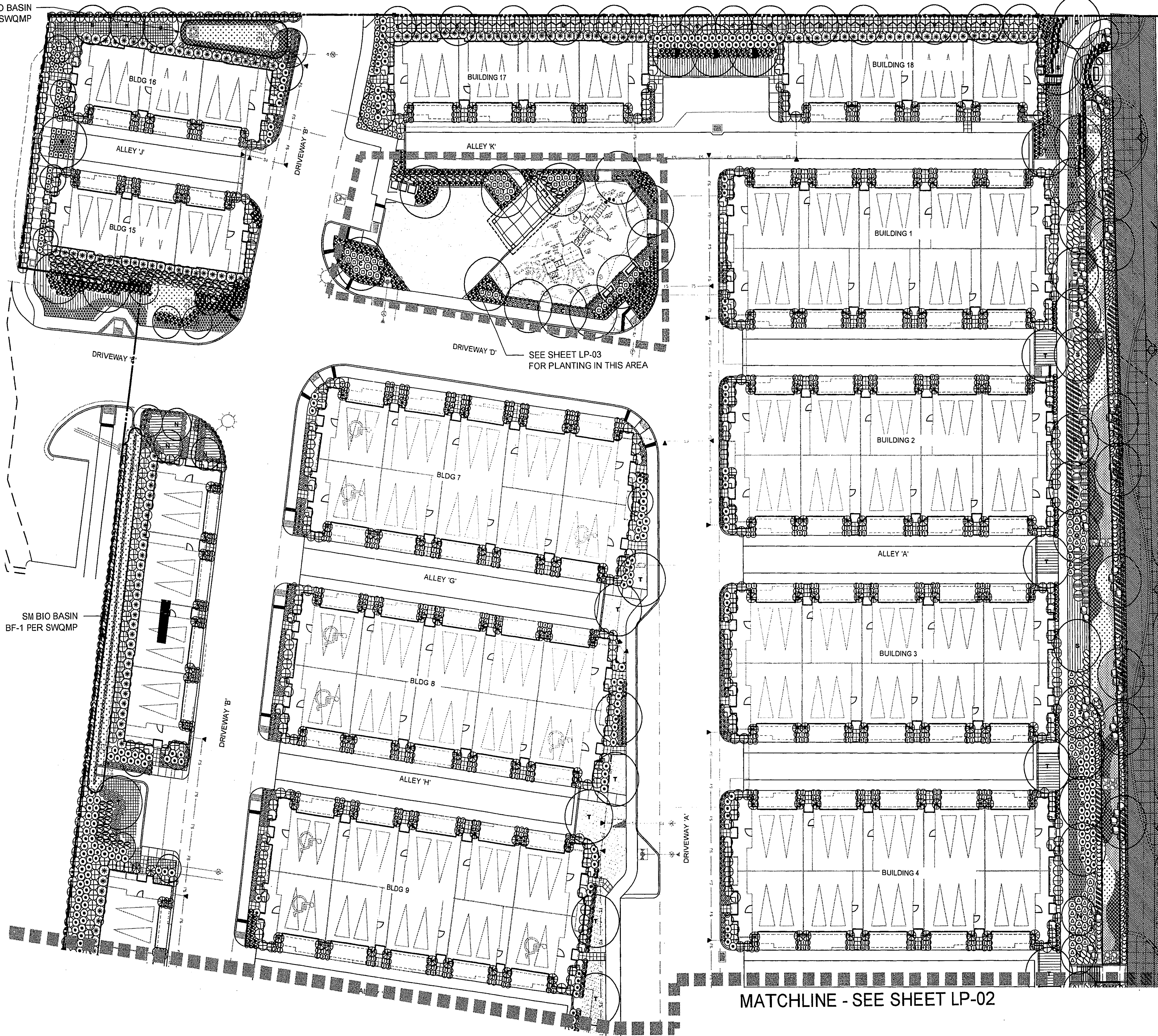


| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | REMARK |
|---------------------|------------|------|----|-----------|-------|--------|
| | | | | | | |
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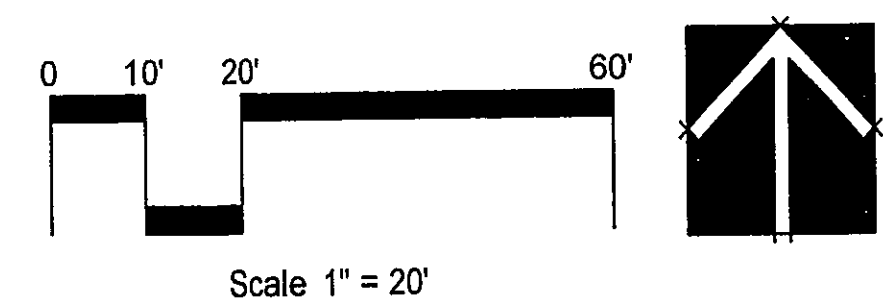
| SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|------------|---|----------|------------|----------------|---|------------------------------------|---------------|----------------|
| HORIZ: N/A | JWH | NTS | JWH | S. Shih | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVERVIEW AT TOWN CENTER | CONSTRUCTION DETAILS | LC-07 | 2019-241 |
| VERT: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | DATE | EXPRES | PROJECT DRAWER | | | | SHEET 26 OF 33 |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR RIVERVIEW

SW BIO BASIN
BF-1 PER SWQMP



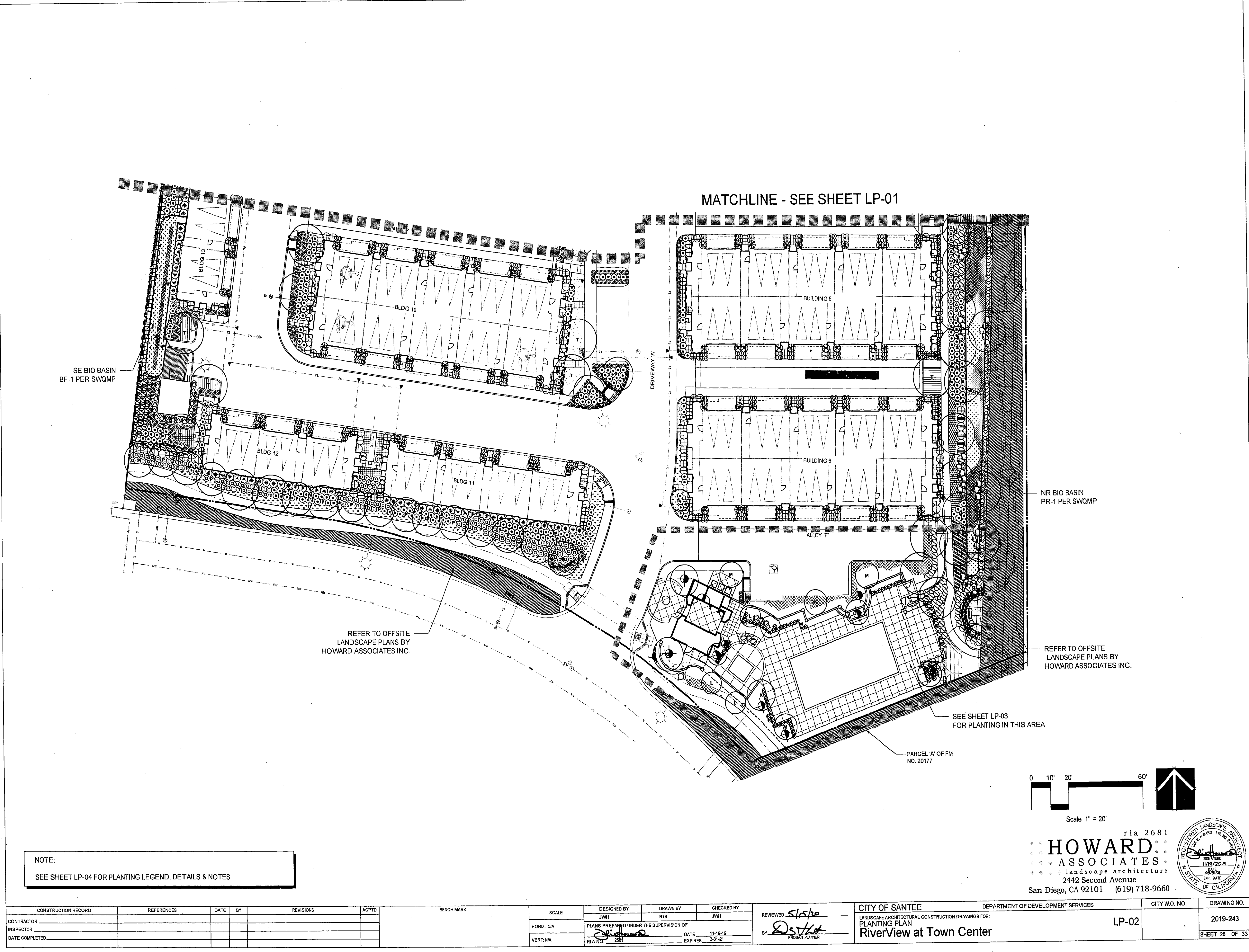
NOTE:
SEE SHEET LP-04 FOR PLANTING LEGEND, DETAILS & NOTES



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San Diego, CA 92101 (619) 718-9660

| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|-----------|-------------|----------|------------|-----------------|---|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | HORIZ: NA | JWH | NTS | JWH | <i>Sisko</i> | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:
PLANTING PLAN | | | 2019-242 |
| INSPECTOR | | | | | | | VERT: NA | | | | <i>R. Ho</i> | RiverView at Town Center | | | |
| DATE COMPLETED | | | | | | | | | | | PROJECT PLANNER | | | | SHEET 27 OF 33 |
| | | | | | | | | | | | | | | | |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



MATCHLINE - SEE SHEET LP-01

SE BIO BASIN
BF-1 PER SWQMP

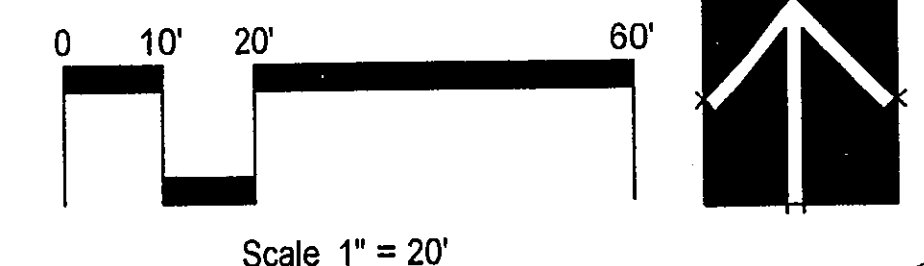
REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.

NR BIO BASIN
PR-1 PER SWQMP

REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.

SEE SHEET LP-03
FOR PLANTING IN THIS AREA

PARCEL 'A' OF PM
NO. 20177



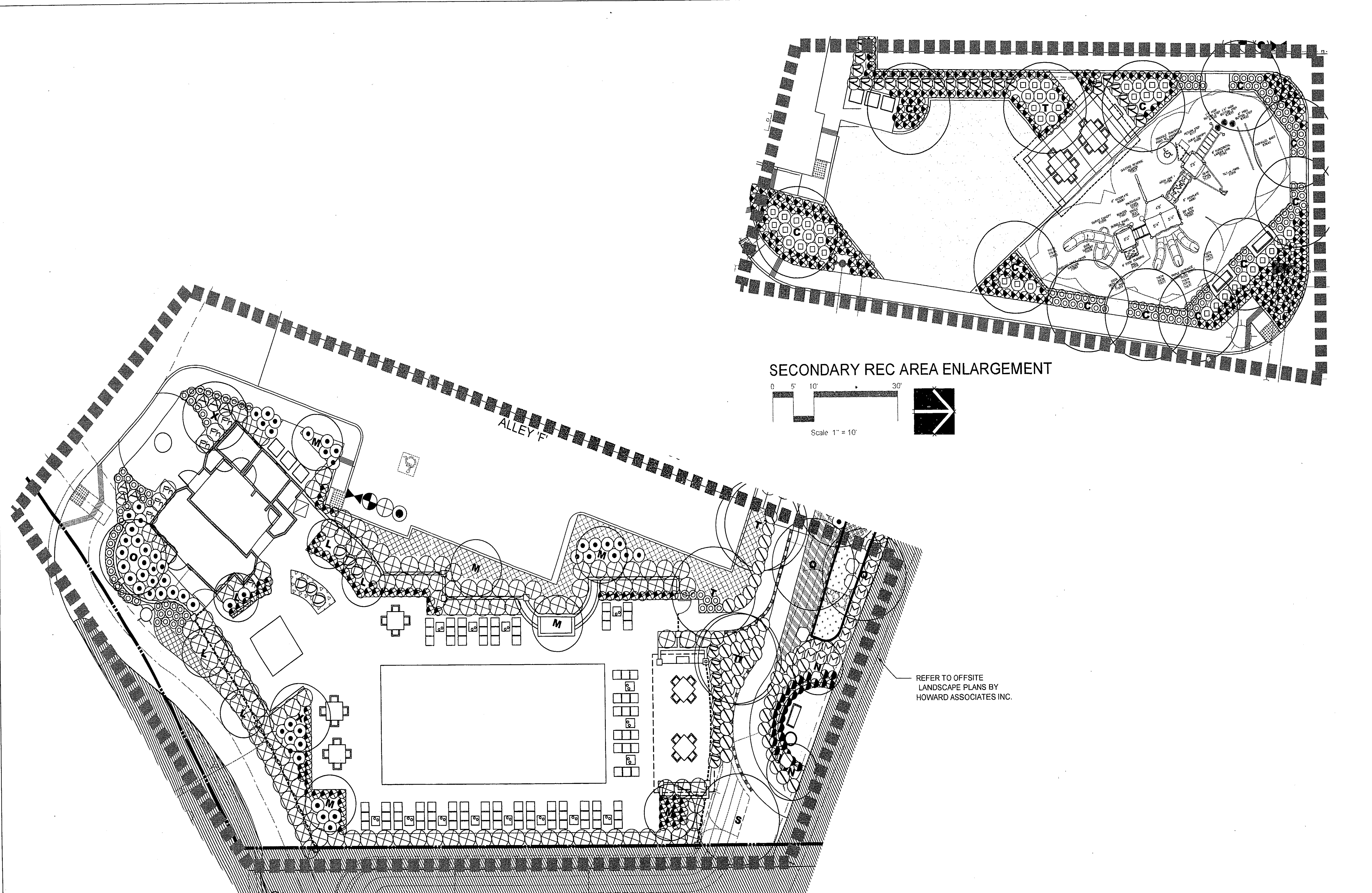
Scale 1" = 20'

NOTE:
SEE SHEET LP-04 FOR PLANTING LEGEND, DETAILS & NOTES

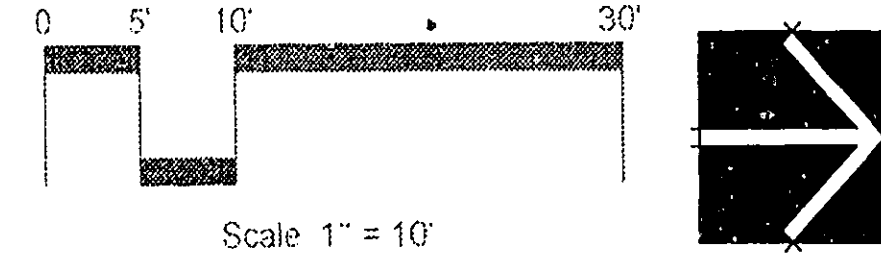
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| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|-----------|---|---------------|-----------------|------------------|--|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | | JWH | NTS | JWH | <i>S/S/ho</i> | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: | | | 2019-243 |
| INSPECTOR | | | | | | | HORIZ: NA | PLANS PREPARED UNDER THE SUPERVISION OF | | | BY <i>D/S/ho</i> | RiverView at Town Center | | | SHEET 28 OF 33 |
| DATE COMPLETED | | | | | | | VERT: NA | PLA NO. 20177 | DATE 11-19-19 | EXPIRES 3-31-21 | PROJECT PLANNER | | | | |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

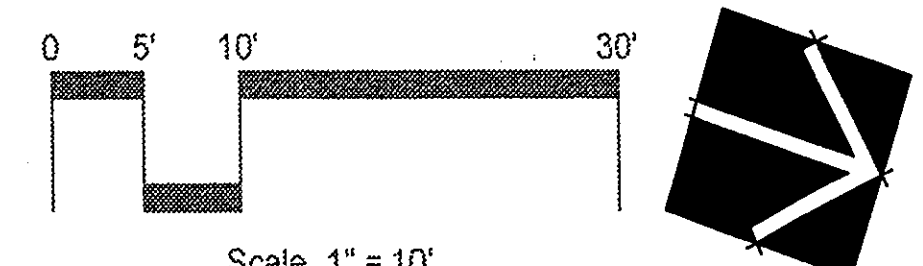


SECONDARY REC AREA ENLARGEMENT



Scale 1" = 10'

REC AREA ENLARGEMENT



Scale 1" = 10'

REFER TO OFFSITE LANDSCAPE PLANS BY HOWARD ASSOCIATES INC.

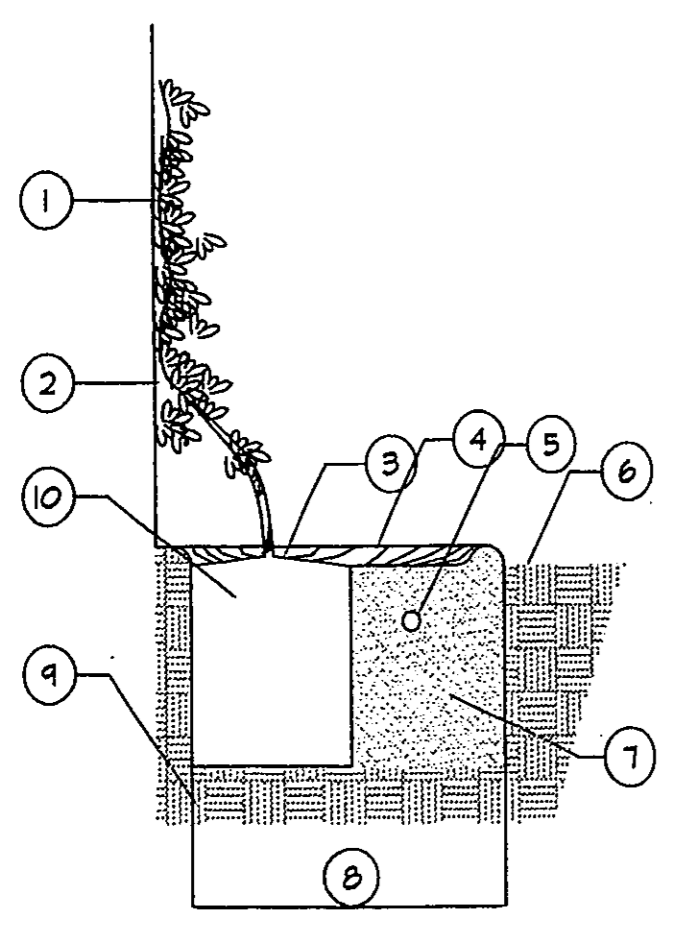
NOTE:
SEE SHEET LP-04 FOR PLANTING LEGEND, DETAILS & NOTES

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San Diego, CA 92101 (619) 718-9660



| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|------------|---|---------------|-----------------|--------------------|--|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | | JWH | NTS | JWH | <i>S. Slispe</i> | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:
PLANTING PLAN
River View at Town Center | | LP-03 | 2019-244 |
| INSPECTOR | | | | | | | HORIZ: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | | | BY <i>D. Della</i> | | | | SHEET 29 OF 33 |
| DATE COMPLETED | | | | | | | VERT: N/A | REL. NO. 201 | DATE 11-13-19 | EXPIRES 3-31-21 | | | | | |

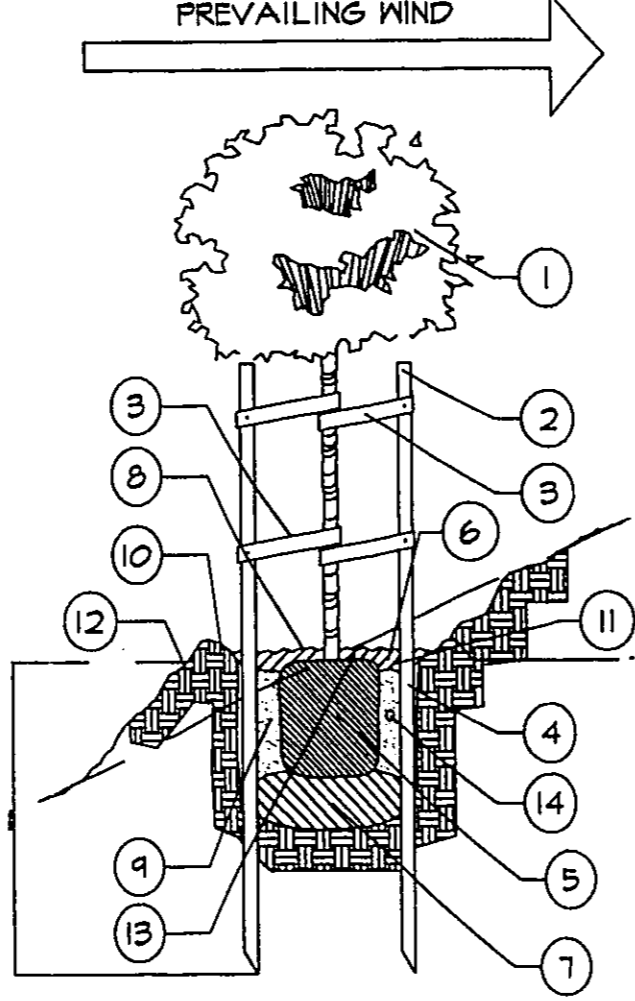
LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



- 1 VINE ATTACHED TO SURFACE OF WALL OR FENCE WITH VINE TIES
- 2 EXISTING WALL OR FENCE
- 3 PLANT SO THAT CROWN IS 1" ABOVE FINISH GRADE
- 4 4" WATERING BASIN
- 5 PLANT TABLETS PER PLANTING NOTES OR SPECIFICATIONS
- 6 FINISH GRADE

Vine Planting

NOTE: ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE WITHIN 8' OF A PAVED WALK, DRIVEWAY, OR CURB. SEE DETAIL.

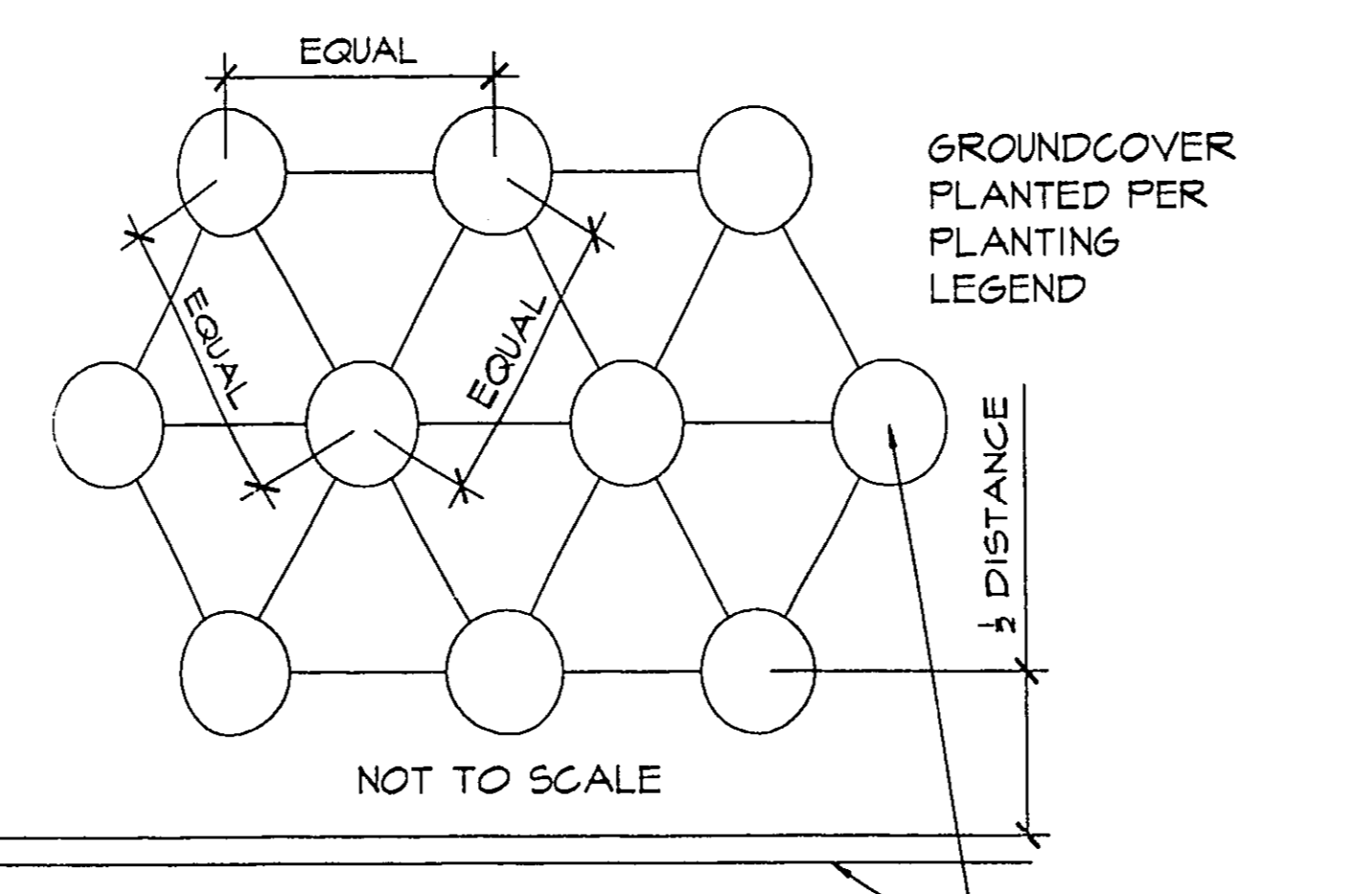


- 1 TREE PLANTED PER DETAIL
- 2 STAKE BELOW CROWN OF TREE
- 3 CORDED RUBBER TREE TIE - 2 PER STAKE. SECURE WITH 16d GALVANIZED NAIL
- 4 2" DIAMETER X 10' LONG LODGEPOLE PINE STAKE (2 TOTAL)
- 5 TREE ROOTBALL
- 6 DIG HOLE 2X WIDTH AND DEPTH OF ROOTBALL AND FILL WITH WATER AND ALLOW TO PERCOLATE INTO SUBSOIL. COVER WITH 2" OF APPROVED BARK MULCH FOR TREES, 10"-24" FROM TRUNK.
- 7 FILL HOLE WITH 6" DEPTH NATIVE BACKFILL MATERIAL. TAMP AND MOUND SLIGHTLY.
- 8 SET ROOT BALL IN HOLE SO THAT ROOT CROWN IS 1" ABOVE FINISH GRADE.
- 9 REPLACE BACKFILL MATERIAL (PER SPECIFICATIONS) UP TO 2/3 THE HEIGHT OF THE ROOT BALL, TAMPING AND SETTLING AROUND REMAINING 1/3 OF ROOT BALL.
- 10 CREATE IRRIGATION BASIN A MINIMUM OF 6" BEYOND SIDES OF ROOT BALL.
- 11 IRRIGATE FROM TOP TO SETTLE BACKFILL AND BERM, FILLING BASIN.
- 12 FINISH GRADE
- 13 PLACE 1" OF BARK MULCH 1'-2" FROM TRUNK
- 14 PLANT TABLETS PER PLANTING NOTES OR SPECIFICATIONS

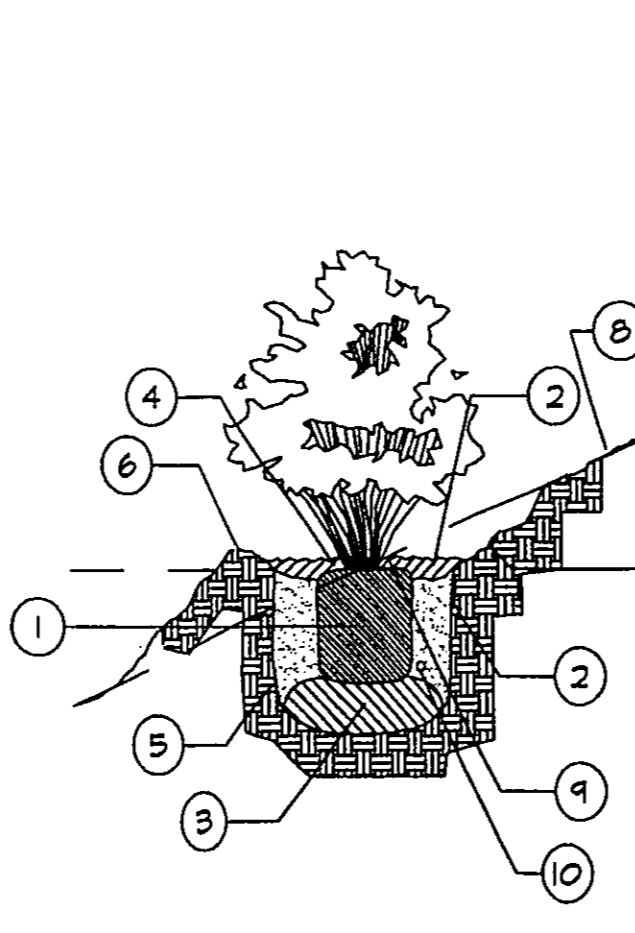
Tree Planting & Staking

PLANTING NOTES

1. THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING PLANTER AREAS AND PLANT MATERIAL AS INDICATED ON THE PLANS OR AS SPECIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
2. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. ALL PLANT LOCATIONS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. PLANT QUANTITIES ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN SYMBOLS AND QUANTITIES SHOWN.
3. APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS, A MINIMUM OF TEN DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS, INCLUDING THEIR ROOTS, SHALL BE ALLOWED TO COMPLETELY DIE BACK BEFORE PROCEEDING WITH WORK.
4. SUBMIT A SOIL SAMPLE AND A PLANT LIST TO THE "A AND L LABORATORY" IN SANTA ANA, CA, PRIOR TO ANY PLANTING. SUBMIT THE SOIL TEST TO THE LANDSCAPE ARCHITECT AND FOLLOW THE SOIL LABORATORY'S RECOMMENDATIONS PRIOR TO PLANTING.
5. EACH PLANT SHALL RECEIVE AGRIFORM PLANT TABLETS AS FOLLOWS:
 - 1 GAL CONTAINER (1) 21 GRAM
 - 5 GAL CONTAINER (3) 21 GRAM
 - 15 GAL CONTAINER (5) 21 GRAM
 - PER 3 INCHES OF BOXED TREE SIZE (1) 21 GRAM
 - PER TWO FEET OF BROWN TRUNK HEIGHT (1) 21 GRAM
6. PLANT BACKFILL SHALL BE 50% SITE SOIL AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
7. PLANTS SHALL BE INSTALLED PER PLANTING DETAILS PROVIDED IN THESE PLANS. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
8. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
9. PLACE PLANTS NO CLOSER THAN 12" TO SPRINKLER HEADS.
10. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF TWELVE MONTHS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR, WITHIN 15 DAYS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
11. ALL BACKFILL MIXES AND MULCHES SHALL CONSIST OF CLEAN ORGANIC MATERIALS, NATURALLY COMPOSTED. SOIL AMENDMENTS SHALL BE FREE OF ANY TRACES OF ANIMALS, ANIMAL WASTES OR ANIMAL BY-PRODUCTS.



GROUNDCOVER SPACING



Shrub Planting

- 1 SHRUB ROOTBALL
- 2 DIG HOLE 2X WIDTH AND DEPTH OF ROOTBALL AND FILL WITH WATER AND ALLOW TO PERCOLATE INTO SUBSOIL. COVER WITH 2" OF APPROVED BARK MULCH FOR TREES, 10"-24" FROM TRUNK.
- 3 FILL HOLE WITH 6" DEPTH NATIVE BACKFILL MATERIAL. TAMP AND MOUND SLIGHTLY.
- 4 SET ROOT BALL IN HOLE SO THAT ROOT CROWN IS 1" ABOVE FINISH GRADE.
- 5 REPLACE BACKFILL MATERIAL (PER SPECIFICATIONS) UP TO 2/3 THE HEIGHT OF THE ROOT BALL, TAMPING AND SETTLING AROUND REMAINING 1/3 OF ROOT BALL.
- 6 CREATE IRRIGATION BASIN A MINIMUM OF 6" BEYOND SIDES OF ROOT BALL.
- 7 IRRIGATE FROM TOP TO SETTLE BACKFILL AND BERM, FILLING BASIN.
- 8 FINISH GRADE
- 9 PLACE 1" OF BARK MULCH 1'-2" FROM MAIN STEM
- 10 PLANT TABLETS PER PLANTING NOTES OR SPECIFICATIONS

Plant Legend

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY. | MULTIPLS | FINAL SIZE |
|--|-------------------------------------|-----------------------------------|--------------------------|----------|----------|--------------|
| | | | (MILES STATED OTHERWISE) | | ZONE 3 | H x W |
| TREES: | | | | | | |
| C | CASSIA LEPTOPHYLLA | GOLD MEDALLION TREE | 24" BOX | 13 | M | 20' x 20' |
| N | LASERSTROEMIA I. 'NATCHEZ' | GRAPE MYRTLE - STD. | 24" BOX | 14 | M | 20' x 20' |
| L | LAURUS NOBILIS | SARATOGA BAY LAUREL - STD. | 24" BOX | 14 | L | 15' x 15' |
| B | LOPHOSTEMON CONFERTUS | BRISBANE BOX - FULL TO BASE | 24" BOX | 20 | M | 25' x 25' |
| M | MAGNOLIA G. 'MAJESTIC BEAUTY' | MAJESTIC BEAUTY MAGNOLIA | 24" BOX | 9 | M | 25' x 25' |
| O | OLEA EUROPA | OLIVE TREE - FIELD GROWN SPECIMEN | 72" BOX | 6 | L | 30' x 30' |
| X | PHOENIX DACTYLIFERA | DATE PALM | 18" BTH | 4 | L | 30' x 20' |
| P | PINUS CANARIENSIS | CANARY ISLAND PINE | 36" BOX | 14 | L | 50' x 20' |
| S | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE | 24" BOX | 24 | M | 50' x 40' |
| Q | QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX | 13 | L | 50' x 40' |
| T | TIJANA TIJU | TIJU TREE | 24" BOX | 33 | L | 50' x 30' |
| SHRUBS: | | | | | | |
| ⊙ | ARTEMISIA C. 'CANYON GRAY' | CALIFORNIA SAGEBRUSH | 1 GAL. | 265 | L | 2' x 2' |
| ⊙ | AGAVE 'BLUE FLAME' | BLUE FLAME AGAVE | 15 GAL. | 7 | L | 2' x 2' |
| ⊙ | AGAVE DESMITTIANA | SMOOTH AGAVE | 15 GAL. | 13 | L | 4' x 4' |
| ⊙ | CARISSA M. 'GREEN CARPET' | G. CARPET NATAL PLUM | 5 GAL. | 1001 | L | 3' x 3' |
| ⊙ | CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS | 24" BOX | 98 | L | 20' x 5' |
| ⊙ | LANTANA 'DALLAS RED' | DALLAS RED LANTANA | 5 GAL. | 84 | L | 3' x 3' |
| ⊙ | LIGUSTRUM 'TEXANUM' | TEXAS PRIVET | 5 GAL. | 757 | M | 4' x 4' |
| ⊙ | MULLENBERGIA RIGENS | DEER GRASS | 5 GAL. | 145 | L | 4' x 4' |
| ⊙ | PODOCARPUS HENKELLI | LONG LEAFED PODOCARPUS | 24" BOX | 12 | M | 3' x 3' |
| ⊙ | PODOCARPUS 'MAKI' | SHRUBBY YEM FINE | 24" BOX | 201 | M | 3' x 3' |
| ⊙ | RAPHIOLEPIS 'BALLERINA' | INDIAN HAWTHORN BALLERINA' | 5 GAL. | 468 | L | 3' x 3' |
| ⊙ | RAPHIOLEPIS INDICA 'SPRINGTIME' | INDIAN HAWTHORN | 5 GAL. | 106 | L | 4' x 4' |
| ⊙ | RAPHIOLEPIS UMBELLATA | INDIAN HAWTHORN | 5 GAL. | 179 | L | 5' x 5' |
| ⊙ | ROSA 'ICEBERG' | ICEBERG ROSE | 5 GAL. | 145 | M | 3' x 3' |
| ⊙ | ROSMARINUS 'ROMAN BEAUTY' | ROMAN BEAUTY ROSEMARY | 5 GAL. | 1022 | L | 2' x 2' |
| ⊙ | SALVIA 'BEES BLISS' | BEES BLISS SAGE | 5 GAL. | 210 | L | 2' x 2' |
| ⊙ | SALVIA 'HOT LIPS' | HOT LIPS SAGE | 5 GAL. | 45 | L | 2' x 2' |
| ⊙ | SALVIA LEBUCANTHA | MEXICAN BUSH SAGE | 5 GAL. | 44 | L | 3' x 3' |
| ⊙ | SALVIA 'M. SILMAN' | CLEVELAND SAGE | 5 GAL. | 154 | L | 4' x 4' |
| ⊙ | WESTRINGIA 'WYNYABBIE GEM' | AUSTRALIAN ROSEMARY | 5 GAL. | 62 | L | 5' x 4' |
| ⊙ | WESTRINGIA 'WYNYABBIE HIGHLIGHT' | VAR. AUSTRALIAN ROSEMARY | 5 GAL. | 588 | L | 3' x 3' |
| GROUND COVERS & VINES | | | | | | |
| ⊞ | BACCHARIS PILLULARIS 'PIGEON POINT' | DWARF COYOTE BRUSH | 1 GAL. | 18" O.C. | L | 1' x 3' |
| ⊞ | CARISSA M. 'GREEN CARPET' | G. CARPET NATAL PLUM | 1 GAL. | 18" O.C. | L | 1' x 3' |
| ⊞ | JUNCUS PATENS | CALIFORNIA GRAY RUSH | FLUGS | 12" O.C. | L | 2' x 3' |
| ⊞ | LANTANA 'NEW GOLD' | TRAILING LANTANA | 1 GAL. | 24" O.C. | L | 2' x 6' |
| ⊞ | MARATHON II FESCUE | TURF | 500 | | H | - |
| ⊞ | DRIVEABLE GRASS/CONCRETE SURFACE | | 500 | | H | - |
| ⊞ | ROSMARINUS 'HUNTINGTON CARPET' | HUNTINGTON CARPET ROSEMARY | FLATS | 12" O.C. | L | 10' x 3' |
| ⊞ | SENEGIO SERPENS | CHALK STICK | FLATS | 12" O.C. | L | 1' x 3' |
| ⊞ | CAREX PANSA | MEADOW SEDGE | 1 GAL. | 12" O.C. | L | 1' x 3' |
| ⊞ | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL. | 12" O.C. | M | 1' x 3' |
| ⊞ | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE ESPALIER | 15 GAL. ESP. PER PLAN | | L | 5' x 5' RACK |
| ⊞ | BOUSAINVILLEA 'OOH LA LA' | BOUSAINVILLEA | 1 GAL. | 12" O.C. | M | 1' x 3' |
| ⊞ | DIANELLA TASMANICA 'VAREGATA' | FLAX LILY | 1 GAL. | 12" O.C. | M | 1' x 3' |
| Basin Groundcovers (PER BMP DESIGN MANUAL APPENDIX E) | | | | | | |
| ⊞ | CAREX PANSA | MEADOW SEDGE | 1 GAL. | 12" O.C. | L | 1' x 3' |
| ⊞ | JUNCUS PATENS | CALIFORNIA GRAY RUSH | FLUGS | 12" O.C. | L | 2' x 3' |
| ⊞ | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL. | 12" O.C. | M | 1' x 3' |

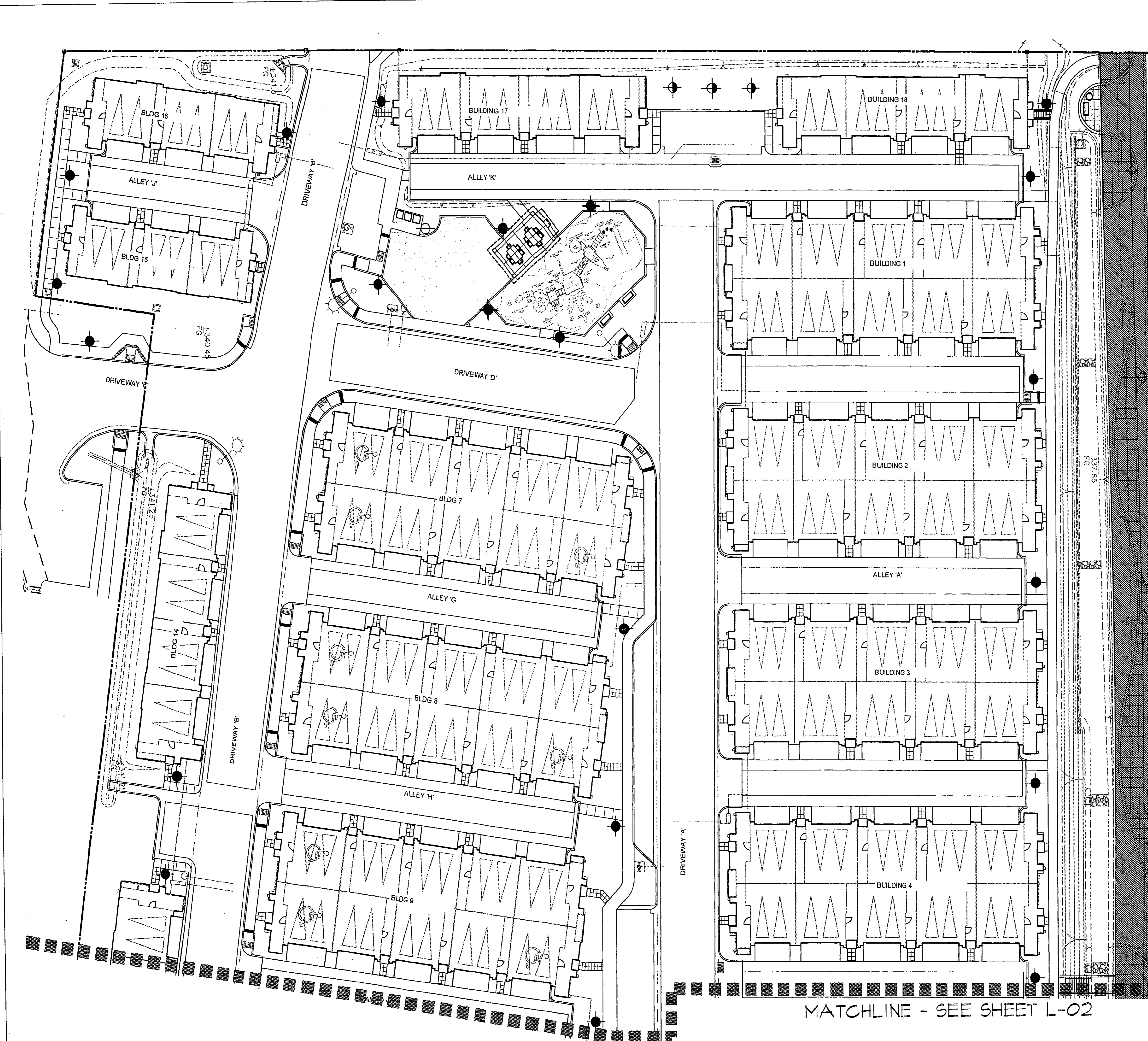
NOTE:
A 3" LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT WHERE TURF OR CREEPING GROUND COVER WILL BE USED

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HOWARD ASSOCIATES
landscape architecture
2442 Second Avenue
San Diego, CA 92101 (619) 718-9660



| CONTRACTOR | INSPECTOR | DATE COMPLETED | CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. | |
|------------|-----------|----------------|---------------------|------------|------|----|-----------|-------|------------|-------|-------------|----------|------------|----------|---|------------------------------------|---------------|----------------|----------|
| | | | | | | | | | | | JWH | NTS | JWH | Slishe | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:
PLANTING LEGEND & DETAILS
River View at Town Center | | | LP-04 | 2019-245 |
| | | | | | | | | | | | | | | DATE | 11-13-19 | EXPIRES | 5-31-21 | SHEET 30 OF 33 | |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

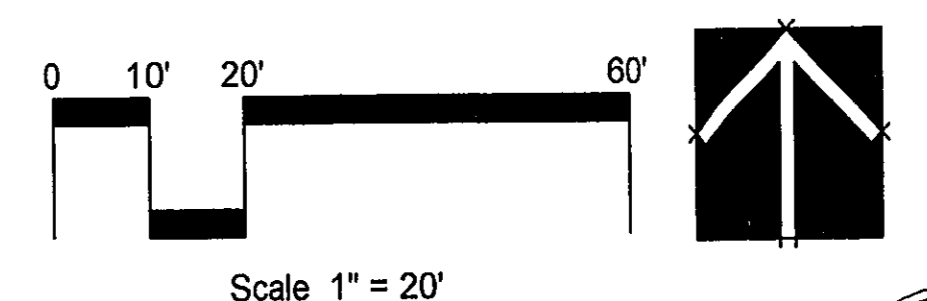


Lighting Legend

| SYMBOL | DESCRIPTION | MODEL/MANUFACTURER |
|--------|---------------------------------------|---|
| | MONUMENT SIGN BACKLIGHT | NR-3LED-AT |
| | WALL LOUVRE LIGHT | MM-LED20W-BZ |
| | BOLLARD LIGHT | PM-3LED-XT-BZ |
| | TREE UPLIGHT | FB-ZD-3LED-BZ |
| | DOWN LIGHT | PS-ZD-3LED-BZ |
| | SCONCE LIGHT | NL-3LED |
| | STRINGS LIGHTS | 1.5 INCH E11 BULB 100 LIGHTS FOR ALLOCCAS |
| | POOL LIGHT BY POOL CONTRACTOR | |
| | PUBLIC STREET LIGHT BY CIVIL ENGINEER | |

REFER TO OFFSITE LANDSCAPE PLANS BY HOWARD ASSOCIATES INC.

NOTE: LIGHTING PLAN IS CONCEPTUAL ONLY. FINAL LIGHTING PLAN TO BE DESIGNED BY OTHERS



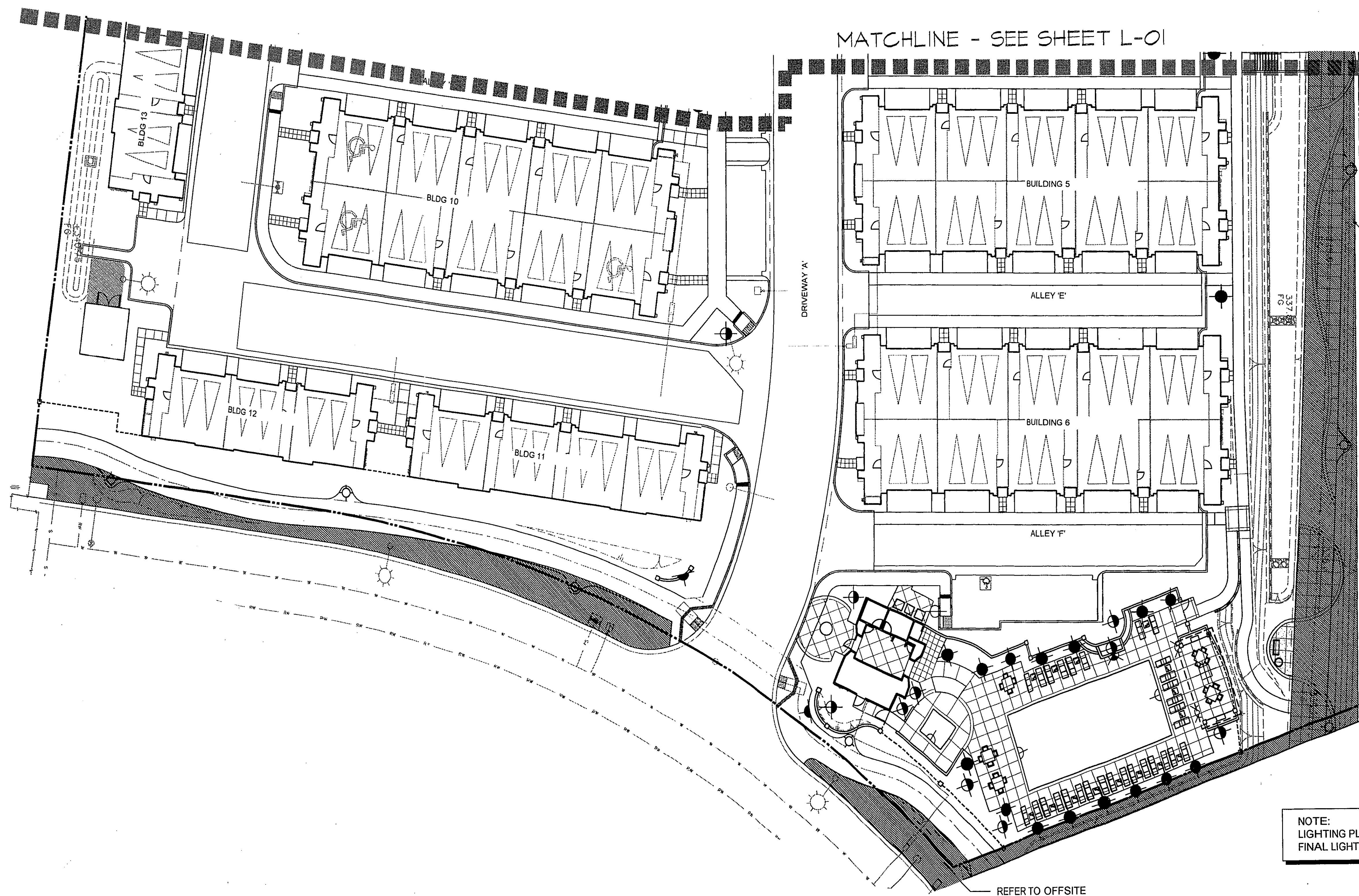
ria 2681
HOWARD ASSOCIATES
 landscape architecture
 2442 Second Avenue
 San Diego, CA 92101 (619) 718-9660



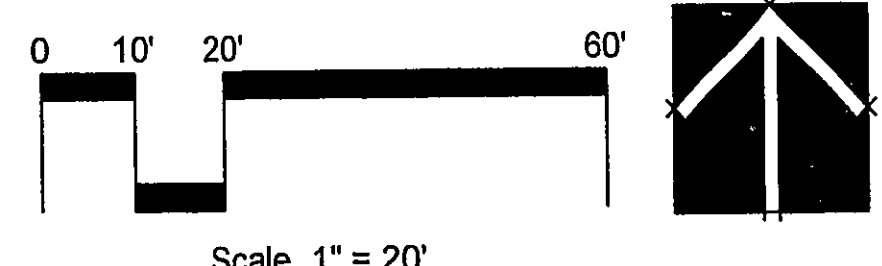
| | | | | | | | | | | | | | | | | |
|---------------------|--|------------|------|----|-----------|-------|------------|-----------|---|----------|------------|-----------------|--|------------------------------------|---------------|----------------|
| CONSTRUCTION RECORD | | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
| CONTRACTOR | | | | | | | | HORIZ: NA | JWH | RTS | JWH | 5/15/20 | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: | | | |
| INSPECTOR | | | | | | | | VERT: NA | PLANS PREPARED UNDER THE SUPERVISION OF | | | PROJECT PLANNER | River View at Town Center | | | L-01 |
| DATE COMPLETED | | | | | | | | | DATE | DATE | EXPIRES | | | | | 2019-246 |
| | | | | | | | | | 11-13-19 | 11-13-19 | 3-31-21 | | | | | SHEET 31 OF 33 |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

| Lighting Legend | | |
|-----------------|---------------------------------------|---|
| SYMBOL | DESCRIPTION | MODEL/MANUFACTURER |
| | MONUMENT SIGN BACKLIGHT | NR-BLED-AT |
| | WALL LOUVRE LIGHT | MM-LED20W-BZ |
| | BOLLARD LIGHT | PM-BLED-XT-BZ |
| | TREE UPLIGHT | FB-ZD-BLED-BZ |
| | DOWN LIGHT | PS-ZD-BLED-BZ |
| | SCONCE LIGHT | NL-BLED |
| | STRING LIGHTS | 1.5 INCH E17 BULB 100 LIGHTS FOR ALLOGGAS |
| | POOL LIGHT BY POOL CONTRACTOR | |
| | PUBLIC STREET LIGHT BY CIVIL ENGINEER | |

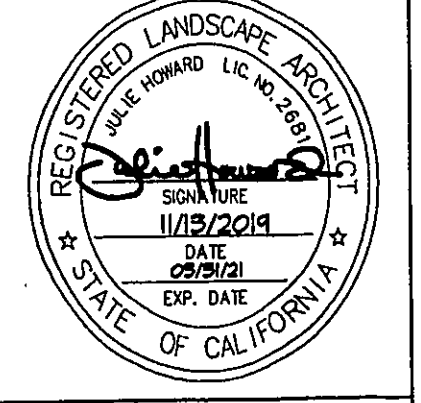


NOTE:
LIGHTING PLAN IS CONCEPTUAL ONLY.
FINAL LIGHTING PLAN TO BE DESIGNED BY OTHERS



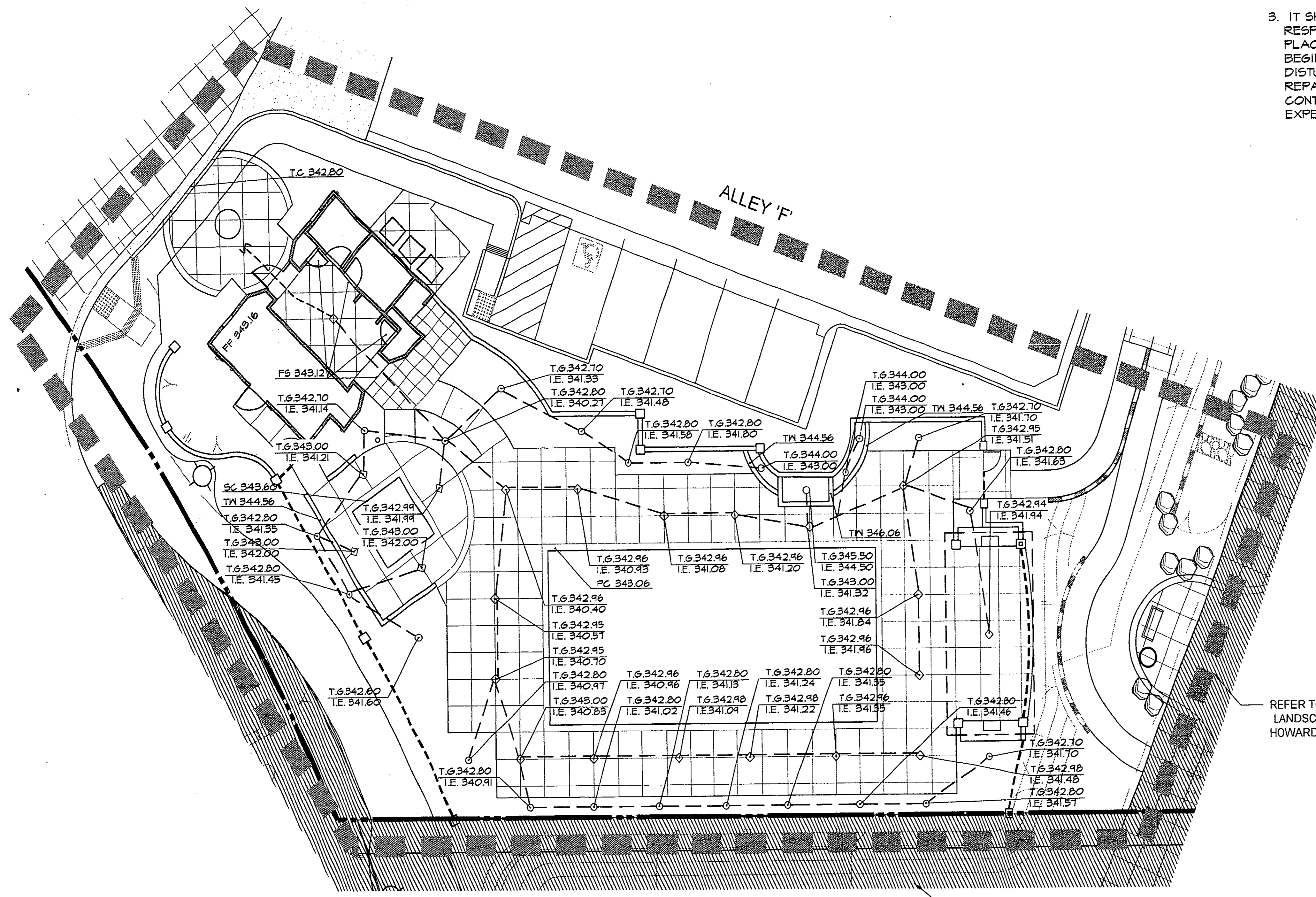
Scale 1" = 20'

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| | | | | | | | | | | | | | | | | |
|----------------|---------------------|------------|------|----|-----------|-------|-----------|------------|---|----------|------------|-----------------|--|------------------------------------|---------------|----------------|
| CONTRACTOR | CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | ACPTD | BENCHMARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
| INSPECTOR | | | | | | | | HORIZ: N/A | JWH | NTS | JWR | <i>Sistec</i> | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: | | | 2019-247 |
| DATE COMPLETED | | | | | | | | VERT: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | | | <i>R. V. A.</i> | LIGHTING PLAN | | | SHEET 32 OF 33 |
| | | | | | | | | | DATE | 11-13-19 | | | River View at Town Center | | | |
| | | | | | | | | | EXPIRES | 3-31-21 | | | | | | |
| | | | | | | | | | RLA NO. | 281 | | | | | | |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



LANDSCAPE DRAINAGE NOTES

1. ALL LOCAL, MUNICIPAL AND STATE CODES, LAWS, RULES AND REGULATIONS PERTAINING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE PLANS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK HEREIN PRIOR TO BEGINNING WORK.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT IN PLACE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. ANY UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. SLEEVE ALL DRAIN LINES AS THEY PASS UNDER PAVED AREAS, WITH SCHEDULE 40 SLEEVES TWICE THE SIZE OF THE WORKING PIPE.
5. GRADE ALL LANDSCAPED AREAS TO DRAIN AT 2% MINIMUM GRADE TOWARD AREA DRAINS, SWALES OR CURBS.
6. WALKWAYS AND PEDESTRIAN AREAS SHALL BE GRADED AT A MAXIMUM GRADIENT OF 4-1/2% ON WALKWAYS (UNLESS HANDRAIL IS SPECIFIED AND PROVIDED) AND 1-1/2% IN ANY DIRECTION IN OTHER AREAS. MAXIMUM CROSSFALL ON WALKWAYS TO BE 1.5%.
7. SEE CIVIL ENGINEER'S PLANS FOR ALL RETAINING CONDITIONS AND ALL FINISH GRADES.
8. ALL DRAINS MUST CONNECT TO ONSITE BMP'S. THEY SHALL NOT DISCHARGE TO THE STORM DRAIN CONVEYANCE SYSTEM.

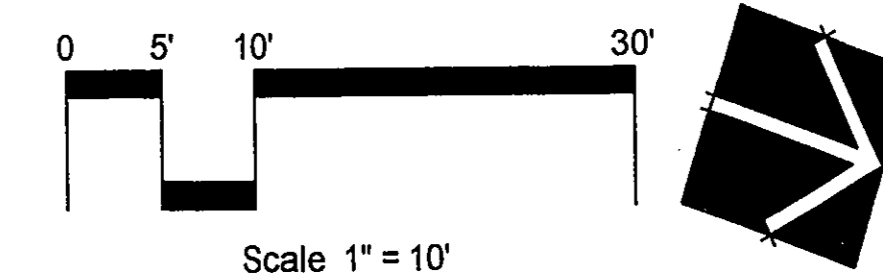
Landscape Drainage Legend

| SYMBOL | DESCRIPTION |
|--------|---|
| FF | FINISH FLOOR |
| FS | FINISH SURFACE |
| IE | INVERT ELEVATION |
| TC | TOP OF CURB |
| TG | TOP OF GRATE |
| TW | TOP OF WALL |
| ○ | INDICATES EXISTING OR PROPOSED GRADE PER PRECISE GRADING PLANS |
| ○ | 4" ROUND GREEN PLASTIC ATRIUM GRATE |
| □ | 3-1/4" SQ. URBAN ACCESSORIES (U) METAL DRAIN INLET - FONDER COATED TO MATCH FENCE COLOR |
| --- | 4" PVC DRAINLINE - SLOPE AT MINIMUM 1% |

REFER TO OFFSITE LANDSCAPE PLANS BY HOWARD ASSOCIATES INC.

REC AREA ENLARGEMENT

PARCEL 'A' OF PM NO. 2017



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 San Diego, CA 92101 (619) 718-9660



| CONSTRUCTION RECORD | REFERENCES | DATE | BY | REVISIONS | AC/PD | BENCH MARK | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY | REVIEWED | CITY OF SANTEE | DEPARTMENT OF DEVELOPMENT SERVICES | CITY W.O. NO. | DRAWING NO. |
|---------------------|------------|------|----|-----------|-------|------------|------------|---|----------|------------|-----------------|---|------------------------------------|---------------|----------------|
| CONTRACTOR | | | | | | | HORIZ: N/A | JWH | NTS | JWH | 5/15/10 | LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR | | | |
| INSPECTOR | | | | | | | VERT: N/A | PLANS PREPARED UNDER THE SUPERVISION OF | | | BY: [Signature] | DRAINAGE PLAN | | | |
| DATE COMPLETED | | | | | | | | DATE | 11-18-10 | DATE | PROJECT PLANNER | RiverView at Town Center | | | |
| | | | | | | | | EXPIRES | 3/31/21 | | | | | LD-01 | 2019-248 |
| | | | | | | | | | | | | | | | SHEET 33 OF 33 |

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW