



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division. The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.



DELTA SHORES WEST 50' LDR 140.2188

ISSUED BY
D Wheeler
on Feb 04, 2026

OPTIONAL PACKAGE TABLE:									
Option Package Table and the Option Package Table are shown in the same color. Please refer to the individual construction plans for details on page 2.									
Option Package	Elevation	1st Floor Sq Ft	2nd Floor Sq Ft	3rd Floor Sq Ft	4th Floor Sq Ft	5th Floor Sq Ft	6th Floor Sq Ft	7th Floor Sq Ft	8th Floor Sq Ft
Base Model	A	2188							
Package 01	D	2188							
Package 02	E	2188							
Package 03	A	2188							
Package 04	D	2188							
Package 05	E	2188							

Option Package	System Capacity (kW)	System Project Value
Option Package 01	4.05	12000
Option Package 02		
Option Package 03		

Mandatory Requirements 2022 California Green Building Standard Code			
For Residential Building Permits			
Project Address: 3145 FREEMONT BLVD. SACRAMENTO CA 95832 Date: 09/21/2023			
ITEM	CODE	REQUIREMENTS	MEASURE SUMMARY
PLANNING AND DESIGN			
1	4.106.2	Storm Water Drainage and Retention	Prevention of Erosion and Runoff on Site
2	4.106.1	Crafting and Fencing	Prevention of Water from Entering Buildings
WATER EFFICIENCY & CONSERVATION			
3	4.106.4	Electric Vehicle (EV) Charging Station	Facilitate Future EV Charging Station
4	4.303	Water Use Reduction Future Schedule	CA Plumbing Code
5	4.304.1	Landscape area over 100 sq. ft.	MWEED Landscape Budget Required
MATERIAL CONSERVATION & RESOURCE EFFICIENCY			
6	4.406.1	Product Packaging	Recycle/Reuse 50% of Construction Materials, Waste Management Plan
7	4.408	Construction Waste Reduction, Disposal & Recycling	Owner Manual for Measures Used
8	4.410.1	Operation and Maintenance Manual	Owner Manual for Measures Used
ENVIRONMENTAL QUALITY			
9	4.503.1	Fireplaces and Woodstoves	Gas Direct Vent, Wood EPA Phase 2
10	4.504.1	Covering of Dust Opening/Protection of Equipment	Plastic, Sheet Metal, Tape or Other
11	4.504.2	Fresh Material Pollutant Control	Adhesives, Sealants, State VOC Limits
12	4.504.3	Volatile Organic Compound (VOC) Control	City Form CDD-179 Required at Final Inspection
13	4.504.3	Coastal Emissions	Coastal and Bay Institute Green Label, Scientific Certifications Systems Indoor Air Quality Gold
14	4.504.3.1	Coastal Emissions	80% of Flooring VOC Limits
15	4.504.4	Resilient Flooring Systems	Formaldehyde Limits Table 4.504.4
16	4.504.4	Compressed Gas	Under 500 P.S.I. Pressure, No Lead
17	4.505.2.1	Coastal Emissions	Measure Content of Building Materials
18	4.505.3	Coastal Emissions	Humidity Control
19	4.506.1	Coastal Emissions	ACCA Manual 1 (Sheet metal), D (Sheet metal), and E (Equipment) string
20	4.507.2	Heating and Air-Conditioning System Design	ACCA Manual 1 (Sheet metal), D (Sheet metal), and E (Equipment) string

COO-0183 Revised: 03-13-2023 Page 1 of 1

SHEET INDEX

PLAN 140.2188

SHEET NUMBER	SHEET DESCRIPTION
TS.1	TITLE SHEET PLAN
GN1	GENERAL NOTES
GN2	GENERAL NOTES
GN3	GENERAL NOTES
GN4	GENERAL NOTES

ARCHITECTURAL

1.1	FIRST FLOOR PLAN 'A'
1.2	FIRST FLOOR PLAN OPTIONS
2.1	SUB INTERFACE PLAN 'A'
2.2	PARTIAL SLAB INTERFACE PLANS 'D' AND 'E'
2.3	PARTIAL SLAB INTERFACE PLAN OPTIONS
3.A1	FRONT & REAR EXTERIOR ELEVATIONS & ROOF PLAN 'A'
3.A2	RIGHT & LEFT EXTERIOR ELEVATIONS PLAN 'A'
3.A3	FRONT EXTERIOR ELEVATION 'E' AT 9'-1" PLT. HGT.
3.A4	RIGHT, LEFT & REAR EXTERIOR ELEVATIONS AT ENHANCED OPTION PLAN 'A'
3.D1	PARTIAL FIRST AND SECOND FLOOR PLAN 'D'
3.D2	FRONT & REAR EXTERIOR ELEVATIONS & ROOF PLAN 'D'
3.D3	RIGHT & LEFT EXTERIOR ELEVATIONS PLAN 'D'
3.D4	FRONT EXTERIOR ELEVATION 'E' AT 9'-1" PLT. HGT.
3.D5	RIGHT, LEFT & REAR EXTERIOR ELEVATIONS AT ENHANCED OPTION PLAN 'D'
3.E1	PARTIAL FIRST AND SECOND FLOOR PLAN 'E'
3.E2	FRONT & REAR EXTERIOR ELEVATIONS & ROOF PLAN 'E'
3.E3	RIGHT & LEFT EXTERIOR ELEVATIONS PLAN 'E'
3.E4	FRONT EXTERIOR ELEVATION 'E' AT 9'-1" PLT. HGT.
3.E5	RIGHT, LEFT & REAR EXTERIOR ELEVATIONS AT ENHANCED OPTION PLAN 'E'
4.1	INTERIOR ELEVATIONS
4.2	BUILDING SECTIONS
5.1	FIRST FLOOR UTILITY PLAN
5.2	FIRST FLOOR UTILITY PLAN OPTIONS
6.1	PARTIAL FLOOR PLAN 'A/D/E' AT OPTIONAL PATIOS
6.2	PARTIAL ROOF PLAN, REAR AND PARTIAL RIGHT ELEVATION AT COVERED PATIO 'A'
6.3	PARTIAL ROOF PLAN, REAR AND PARTIAL RIGHT ELEVATION AT COVERED PATIO 'A'
6.4	PARTIAL ROOF PLAN, REAR AND PARTIAL RIGHT ELEVATION AT COVERED PATIO 'D'

STRUCTURAL

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SN2	STANDARD DETAILS
SN3	STANDARD DETAILS
S2.1	LEVEL 0 PLAN (FOUNDATION) ELEVATION A, E & OPTIONS
S2.1A	LEVEL 0 PLAN (FOUNDATION) ELEVATION D, E & OPTIONS
S2.2	LEVEL 1 PLAN (ROOF FRAMING) ELEVATION A
S2.2A	LEVEL 1 PLAN (ROOF FRAMING) ELEVATION D
S2.3	LEVEL 1 PLAN (ROOF FRAMING) ELEVATION D
S2.4	LEVEL 1 PLAN (ROOF FRAMING) ELEVATION E
SD.1	PLAN 2 (140.2188) STRUCTURAL DETAILS
SD.2	PLAN 2 (140.2188) STRUCTURAL DETAILS

MECHANICAL

MN1	STANDARD NOTES
MN2	STANDARD DETAILS
M2.1	LEVEL 1 PLAN (MECHANICAL LAYOUT) ELEVATION A
MD.1	MECHANICAL DETAILS

PLUMBING

PN1	STANDARD NOTES
PN2	STANDARD DETAILS
P2.1	LEVEL 1 PLAN (WATER LAYOUT) ALL ELEVATIONS
P2.2	LEVEL 0 PLAN (DRAIN, WASTE AND VENT LAYOUT) ALL ELEVATIONS
P2.3	LEVEL 1 PLAN (DRAIN, WASTE AND VENT LAYOUT) ALL ELEVATIONS
P2.1	PLUMBING DETAILS

ELECTRICAL

EN1	STANDARD NOTES, DETAILS AND LOAD CALCULATIONS
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T24

TN1	TITLE 24 COMPLIANCE
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T2.2	PLAN 2 TITLE 24 COMPLIANCE

CALGREEN

CS.1	CALGREEN MANDATORY MEASURES
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SOLAR

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FV - 02	FV LAYOUTS
FV - 02.1	FV LAYOUTS
FV - 03	MOUNTING LAYOUT
FV - 04	ELECTRICAL DIAGRAM
FV - 05	LABELING
FV - 06.0	SPEC SHEET
FV - 06.1	SPEC SHEET
FV - 06.2	SPEC SHEET
FV - 06.3	SPEC SHEET
FV - 06.4	SPEC SHEET

FIRE SPRINKLER

FPI	FIRE SPRINKLER PLAN GENERAL NOTES AND DETAILS
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LANDSCAPE

L-1	COVER SHEET
L-2	GENERAL SPECIFICATION
L-3	GENERAL SPECIFICATION
L-4	STREET TREE PLAN A
L-5	STREET TREE PLAN B
L-6	STREET TREE PLAN C
L-7	TYPICAL LAYOUT
L-8	PLANS 1608 & 2181 LANDSCAPE
L-9	PLANS 2501 & 2601 LANDSCAPE
L-10	PLANT PALETTES
L-11	LANDSCAPE DETAILS
L-12	IRRIGATION PLAN 1608
L-13	IRRIGATION PLAN 2181
L-14	IRRIGATION PLAN 2501
L-15	IRRIGATION PLAN 2601
L-16	IRRIGATION LEGEND & DETAILS
L-17	IRRIGATION DETAILS

REVISION

ABBREVIATIONS

ABV.	ABOVE	GA.	GAUSE	RM.	ROOM
A/C	AIR CONDITIONING	GAR. DISP.	GARBAGE DISPOSAL	R.O.	ROUGH OPENING
ADJ.	ADJUSTABLE	G.F.I.	GROUND-FAULT CIRCUIT	S & P	SHELF AND POLE
ALT.	ALTERNATE	I.	INTERRUPTER	S.C.	SOLID CORE
AMP.	AMPERAGE	G.I.	GALVANIZED IRON	S.D.	SMOKE DETECTOR
BD.	BOARD	GL.	GLASS	S.H.	SINGLE HUNG
BLN.	BELON	GYP. BD.	GYPSUM BOARD	SHT.	SHEET
C.	CENTER LINE	H.C.	HOLLOW CORE	SHTS.	SHEATHING
CAB.	CABINET	HOR.	HEADER	SHWR.	SHOWER
CLS.	CEILING	HST. OR HT.	HEIGHT	SIM.	SIMILAR
CLR.	CLEAR	INSUL.	INSULATION	SL.	SLIDING
CONC.	CONCRETE	INT.	INTERIOR	SL. SL.	SLIDING GLASS
CPT.	CARPET	LAM.	LAMINATED	STD.	STANDARD
C.T.	CERAMIC TILE	LAV.	LAVATORY	S.V.	SHEET VINYL
D.	DRYER	LUM.	LUMINOUS	TEMP.	TEMPERED GLASS
DBL.	DOUBLE	M.C.	MEDICINE CABINET	THK.	THICK
D.S.	DUAL GLAZED	MFR.	MANUFACTURER	T.O.C.	TOP OF CURB
DIA.	DIAMETER	MIN.	MINIMUM	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MTD.	MOUNTED	T.O.S.	TOP OF SLAB
DISP.	DISPOSAL	MTL.	METAL	TYP.	TYPICAL
DP.	DEEP	N.C.	NOT IN CONTRACT	U.N.O.	UNLESS NOTED OTHERWISE
DR.	DOOR	N.T.S.	NOT TO SCALE	V.P.	VAPOR PROOF
D.S.	DOWNSPOUT	O.	OVER	W.	WASHER
DTL.	DETAIL	O.C.	ON CENTER	W.	WITH
D.V.	DISHWASHER	O.S.A.	OUTSIDE AIR	WD.	WOOD
EA.	EACH	R.	PROPERTY LINE	WDM.	WINDOW
ELEV.	ELEVATION	P.B.	PUSH BUTTON	WH	WATER HEATER
EQ.	EQUAL	PH.	PHONE	WI.	WROUGHT IRON
EXH.	EXHAUST	PLT.	PLATE	WP.	WEATHER PROOF
EXT.	EXTERIOR	PLYND.	PLYWOOD		
FAU.	FORCED AIR UNIT	PR.	PAIR		
F.S./FX.	FIXED GLASS	P.T.D.F.	PRESSURE TREATED		
F.S.	FUEL GAS		DOUGLAS FIR		
FIN.	FINISH	R.	RISER		
FLR.	FLOOR	RAD.	RADIUS		
FLR. LINE	FLOOR LINE	R.A.G.	RETURN AIR GRILL		
FLUOR.	FLUORESCENT	REF.	REFRIGERATOR		
F.M.C.	FLOOR MATERIAL	REF.	REFERENCE		
CHANE	CHANGE	RE/S	RE-SAWN		
FR. DR.	FRENCH DOOR	REV.	REVERSE		
FTS.	FOOTINGS				

CODE ABBREVIATIONS

C.R.C.	CALIFORNIA RESIDENTIAL CODE
C.B.C.	CALIFORNIA BUILDING CODE
C.F.C.	CALIFORNIA FIRE CODE
C.M.C.	CALIFORNIA MECHANICAL CODE
C.P.C.	CALIFORNIA PLUMBING CODE
C.E.C.	CALIFORNIA ELECTRICAL CODE
I.C.C.	INTERNATIONAL CODE COUNCIL

ARCHITECTURAL SYMBOLS

	BUILDING SECTION
	SECTION INDICATOR
	SHEET NUMBER
	DETAIL REFERENCE
	DETAIL NUMBER
	SHEET NUMBER
	OFFSET REFERENCE
	DIFFERENTIAL IN FLOOR LEVEL OR FINISH SURFACE
	REVISION REFERENCE
	REVISION NUMBER
	REFER TO TITLE SHEET

SCALE NOTE

IF BOX IS 1" SQ. THEN SCALE IS 1/4" = 1'-0"
IF BOX IS 1/2" SQ. THEN SCALE IS 1/8" = 1'-0"

NOTES.

- SEPARATE PERMITS ARE REQUIRED FOR ANY PROPANE TANK, SEPTIC, LEACH FIELDS AND WELLS; IF PROPOSED, ONLY REFERENCE THE LOCATION, ABOVE/BELOW GROUND (PROPANE TANK) AND NEW/EXISTING/RELOCATED ON THE HOUSE PLANS. (CITY OF SACRAMENTO ORDINANCES, POLICIES & PROCEDURES)
- THIS PROJECT AND PLAN DOES NOT PROPOSED ON OFFERS OPTIONAL GAS FIREPLACES, FIRE-MANUFACTURED FIREPLACE WILL BE A LISTED APPROVED UNIT. (C.R.C. R1005.1)
- PLOT PLANS FOR INDIVIDUAL LOTS WILL BE PROVIDED BY THE CIVIL ENGINEER TO SHOW THE DETAILS ON THE DRAINAGE AROUND THE BUILDING FOUNDATION. C685C4.106.2 AND 4.106.3. DETAILS AND NOTES ADDRESSING EROSION AND SEDIMENT CONTROL PER CITY OF SACRAMENTO ORDINANCES, POLICIES AND PROCEDURES.

CODE INFORMATION

APPLICABLE CODES:

THE PROJECT MUST COMPLY WITH THE FOLLOWING CODES:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA CODE OF REGULATIONS
- 2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1
- 2022 CALIFORNIA RESIDENTIAL CODE, PART 2.5
- 2022 CALIFORNIA ELECTRICAL CODE, PART 3
- 2022 CALIFORNIA MECHANICAL CODE, PART 4
- 2022 CALIFORNIA PLUMBING CODE, PART 5
- 2022 CALIFORNIA FIRE CODE, PART 4
- 2022 CALIFORNIA ENERGY CODE - TITLE 24, PART 6
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART II

PLANS MUST COMPLY WITH COUNTY AND ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS

OCCUPANCY:

R3 / U

CONSTRUCTION TYPE:

V - B

PROJECT DESCRIPTION:

1 STORY SINGLE FAMILY DETACHED RESIDENTIAL PLAN WITH 3 ELEVATION TYPES

- * FIRE SPRINKLER PLANS INCLUDED WITH THIS PLAN SET. RESIDENTIAL BUILDING IS EQUIPPED WITH FIRE SPRINKLERS.

NOTE: PLAN 140.1605 WAS DESIGNATED FOR COMPLIANCE WITH THE CITY OF SACRAMENTO UNIVERSAL DESIGN ORDINANCE

SQUARE FOOTAGE		
PLAN 140.2188		
FIRST FLOOR AREA	2188	SQ. FT.
TOTAL AREA	2188	SQ. FT.
GARAGE AREA	417	SQ. FT.
PORCH AREA	71	SQ. FT.
ELEVATION 'A'	85	SQ. FT.
ELEVATION 'D'	85	SQ. FT.
ELEVATION 'E'	92	SQ. FT.
OPTIONS:		
COVERED PATIO	136	SQ. FT.

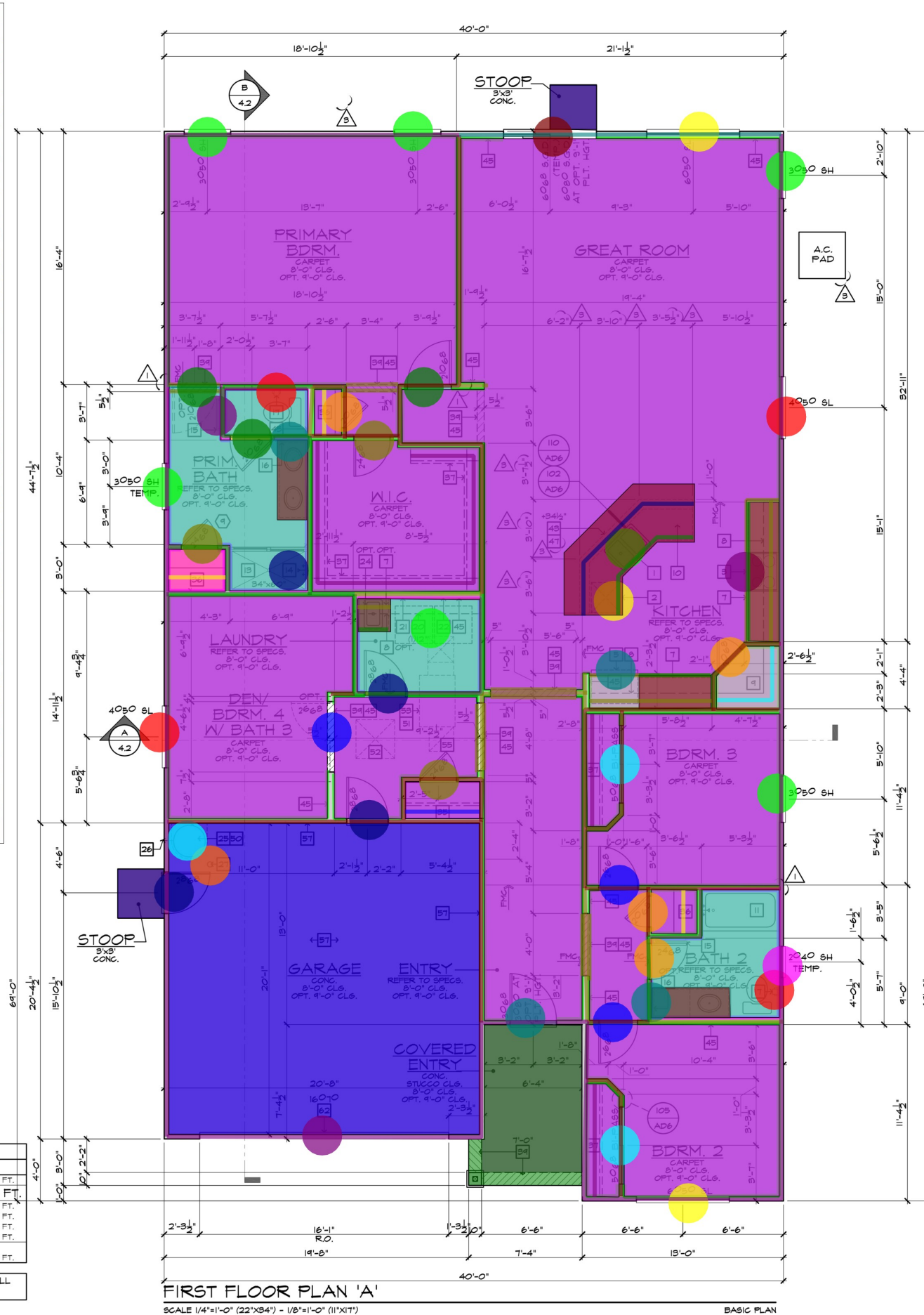


Fire Separation Distance Compliance for Residential Master Plans (Excluded One- and Two-Family Dwellings and Townhouses) This form must be incorporated into the cover sheet of all master plans.

SECTION 1: Fire Separation Distance Compliance for exterior walls of all structures constructed with these plans: 1. 1st floor below.

- Exterior walls shall be of one-hour fire-resistance-rated construction, tested in accordance with ASTM E119 or UL 263 with exposure from both sides. See details 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 2

482.8	SQ	FT	
1825.6	SQ	FT	
220.1	SQ	FT	
470.5	FT		
115.4	FT		
401.8	SQ	FT	
1778.3	SQ	FT	
50.2	SQ	FT	
207.2	SQ	FT	
68.1	SQ	FT	
60.5	FT		
18.0	SQ	FT	
1.0	EA		
1.0	EA		
1.0	EA		
1.0	EA		
9.4	FT		
4.9	FT		
46.1	FT		
7.0	FT		
94.0	SQ	FT	
23.9	FT		
19.1	FT		
1.0	EA		
1.0	EA		
2.0	EA		
2.0	EA		
1.0	EA		
1.0	EA		
3.0	EA		
4.0	EA		
2.0	EA		
1.0	EA		
3.0	EA		
3.0	EA		
1.0	EA		
1.0	EA		
2.0	EA		
5.0	EA		
2.0	EA		
1.0	EA		
1.0	EA		
165.3	FT		
76.7	FT		
45.1	FT		
12.1	FT		
210.9	FT		
20.8	FT		



- | <div> <div></div> <div>FLOOR PLAN NOTES</div> <div>18-05-2023</div> </div> | |
|--|--|
| 1. | SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S |
| 2. | DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S |
| 3. | SLIDE-IN RANGE/OVEN COMBINATION W/ BUILT-IN MICRO-HOOD OR VENTED HOOD W/ LIGHT & FAN - VERIFY WITH MFR'S SPEC'S |
| 5. | 34" CLEAR REFRIGERATOR SPACE - PROVIDE PLUMBING FOR ICEMAKER (RECESSED IN WALL) |
| 7. | BASE CABINETS - REFER TO INTERIOR ELEVATIONS |
| 8. | UPPER CABINETS - REFER TO INTERIOR ELEVATIONS |
| 9. | PANTRY WITH 5 SHELVES |
| 10. | ISLAND CABINET - REFER TO INTERIOR ELEVATIONS |
| 11. | TUB/SHOWER COMBINATION WITH MAINSCOT TO 12" ABOVE DRAIN - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S |
| 13. | SHOWER PAN WITH MAINSCOT TO 12" - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S |
| 14. | SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TONEL BAR |
| 15. | TONEL BAR - PROVIDE 2X SOLID BACKING |
| 16. | RECESSED MEDICINE CABINET (MIRRORED) |
| 17. | TOILET PAPER HOLDER |
| 20. | INTERIOR SHELF - REFER TO PLAN FOR SIZE AND QUANTITY |
| 21. | PROVIDE WATER AND WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL) |
| 22. | DRYER VENT (C.M.C. SEC. 504.4.2) |
| 24. | LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S |
| 25. | HEAT PUMP WATER HEATER - PROVIDE SEISMIC BRACINGS (C.P.C. SEC. 501.2) |
| 26. | TEMPERATURE AND PRESSURE RELIEF VALVE - DRAIN TO EXTERIOR (C.P.C. SECTION 608.5) |
| 27. | 4" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 36" EMBEDMENT INTO CONCRETE (C.P.C. SEC. 507.1.5.1) |
| 35. | COATS WITH SHELF AND POLE |
| 36. | LINEN WITH 5 SHELVES |
| 37. | WARDROBE WITH SHELF & POLE - DETAIL I17/AD6 |
| 39. | FLAT SOFFIT - REFER TO PLAN FOR HEIGHT (INTERIOR FLAT SOFFIT REFER TO OPTIONAL PLATE NOTES). |
| 43. | LOW WALL - REFER TO PLAN FOR HEIGHT |
| 45. | 2X6 WALL |
| 47.) | 2X8 WALL |
| 50. | N.H. 'B' VENT TO OUTSIDE AIR (C.P.C. - CH. 5) |
| 51. | F.A.U. 'B' VENT TO OUTSIDE AIR |
| 52. | 30" X 30" ATTIC ACCESS (C.R.C. R307) - DETAIL I06/AD6 |
| 53. | F.A.U. IN ATTIC - REFER TO MECH. PLAN - DETAIL I02/AD6 |
| 55. | RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN |
| 57. | FIRE SEPARATION BETWEEN HOUSE AND GARAGE WALLS. PROVIDE (1) LAYER OF 1/2" GYPSUM BOARD (C.R.C. TABLE R302.6) |
| 62. | SECTIONAL GARAGE DOOR - REFER TO PLAN FOR SIZE |
| 70. | 2"x6" MIN. BACKING LOCATED BETWEEN 32"-39 1/4" A.F.F. FOR FUTURE MOUNTED GRAB BAR PER C.R.C. SEC. R327 & R327.1.1. SEE GN-HOOD FRAMING-WALL FRAMING NO. 6. |



APPROVED
City of Sacramento Planning & Community Development Department
Residential Building Division
Consultant

By: **Tammie Rikard**
on Aug 20, 2024

THE APPROVAL OF ALL
PLUMBING / MECHANICAL /
ELECTRICAL
IS SUBJECT TO FIELD INSPECTION

DELTA SHORES WEST 50' LDR

KB HOME
SACRAMENTO

3005 Douglas Blvd.
Suite 250
Roseville, CA 95661
Tel: (916) 945-3880
Fax: (916) 5945-3856

ISSUED BY
Community Development Department

By: **RLLeach**
on Sep 03, 2024



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.

The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

ISSUE DATE: 01/23/23

PROJECT No.: 500887

DIVISION MGR.: C.G.

REVISIONS:

1 BLDG. DEPT. CORRECTIONS
10/23/23 CA2304ICNP

3 MODEL FRAMEWALK REV.
03/26/24 CA2307ICNP



PLAN:
140.2188

SHEET:
1.1

SPEC LEVEL 1

CITY OF SACRAMENTO

- 48/AD3

Electrical Conduit Under Slab

Concrete Patio

Concrete Slab @ Garage

8" Concrete Curb

47/AD3

Concrete Walkway

Concrete Driveway

Concrete Stoop

91/AD5

12"X12" Column

6.1 FT

11.0 FT

66.6 SQ FT

398.8 SQ FT

28.9 FT

5.8 FT

26.4 SQ FT

143.0 SQ FT

27.0 SQ FT

16.1 FT

1.0 EA
-
- SLAB PLAN NOTES

18 C.R.C. 2022

1. CONCRETE PATIO/PORCH SLAB PER STRUCTURAL- SLOPE ¼" PER FT. MIN.

2. CONCRETE GARAGE SLAB PER STRUCTURAL- SLOPE 2" MIN.

3. CONCRETE FOUNDATION PER STRUCTURAL

4. MIN. 36" SQUARE CONCRETE STOOP UNO.- SLOPE ¼" PER FT. MIN.

5. CONCRETE DRIVEWAY SLOPE ¼" PER FT. MIN.

6. PROVIDE ELECTRICAL CONDUIT UNDER SLAB AT ISLAND

7. 36" WIDE CONCRETE WALKWAY - SLOPE MIN. ¼" PER FOOT

8. 4" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (C.F.C. SEC. 507.13.1)

NOTE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS SHALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (C.R.C. SECTION 84.01, 8 AND EXCEPTION)

NOTE: SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE AND MASONRY WALLS AND CONCRETE FLOORS. (C.F.C. SECTION 812.10)
- kb

HOME

SACRAMENTO

City of Sacramento Plan Review

Community Development

Residential Building Division

Consultant

By: Tammie Rikard

on Aug 20, 2024

DELTA SHORES

WEST 50' LDR

KB HOME

SACRAMENTO

3005 Douglas Blvd.

Suite 250

Roseville, CA 95661

Tel: (916) 945-3880

Fax: (916) 5945-3856

SACRAMENTO

Community Development

Community Development Department

By: RLLeach

on Sep 03, 2024

APPROVED

UNDER

TITLE 18.17

CITY CODE

CITY OF

SACRAMENTO, CALIFORNIA

PLANNING DEPARTMENT

1

BLDG. DEPT. CORRECTIONS

10/23/23

CA23041CNP

3

MODEL FRAMEWALK REV.

03/26/24

CA2307CNP

PLAN:

140.2188

SHEET:

2.1

SPEC LEVEL 1

CITY OF SACRAMENTO

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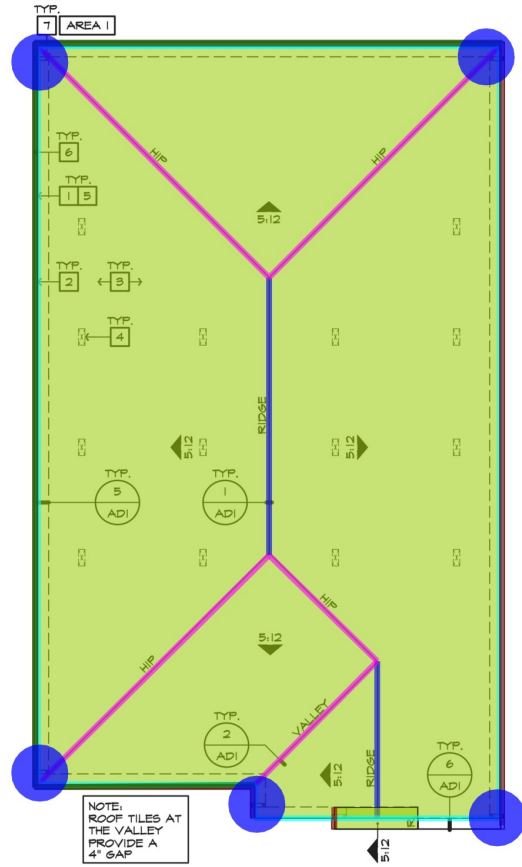
136.6 SQ FT

SPEC LEVEL 1
CITY OF SACRAMENTO



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ISSUED BY
By: **RLLeach**
on Dec 26, 2023



ROOF PLAN 'A'

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

ROOF PLAN NOTES "A"

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

ROOF MATERIAL: CONCRETE "FLAT" TILE
(I.C.B.O. - #3748)

12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNLESS
NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNLESS
NOTED OTHERWISE

"LP TECH SHIELD" RADIANT BARRIER OSB SHEATHING
(REG CA-TBTOXN) INSTALLED STANDARD ON ENTIRE ROOF. INCLUDE
ALL VERTICAL SURFACES AND GABLE END WALLS IN THE ATTIC

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE.
PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE
REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED
IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER
VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE
RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY.
THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE
BOTTOM THIRD OF THE ATTIC SPACE. C.R.C. SEC. 806.2 EXCEPTION 2.

*** PROVIDE ROOF VENTS AT THIS AREA, ONLY IF GARAGE CEILING
IS GYPSUM BOARD SEALED.

* CALCULATION BY 1/150. (HIGH/LOW VENTING NOT USED).

NOTES:

- OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH
COVERINGS.
- EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS.
- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION
SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH
SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE
ROOF SHEATHING AND AT THE LOCATION OF VENT. (C.R.C. 806.3)

AREA 1:

VENTILATION REQUIRED:

ATTIC AREA = 2614

SQ. FT. / 300 8/11 SQ. FT.

X 144 = 1284 SQ. IN.

TOTAL HIGH AND LOW = 1284 SQ. IN.

X 50% = 642 SQ. IN.

VENTILATION PROVIDED:

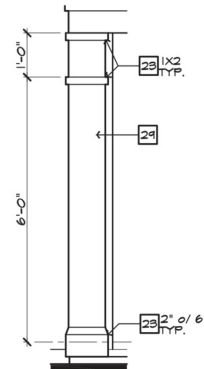
HIGH

(6) O/HASHIN VENT(S) AT 45 SQ. IN. EA. = 510 SQ. IN.

LOW

(6) O/HASHIN VENT(S) AT 45 SQ. IN. EA. = 760 SQ. IN.

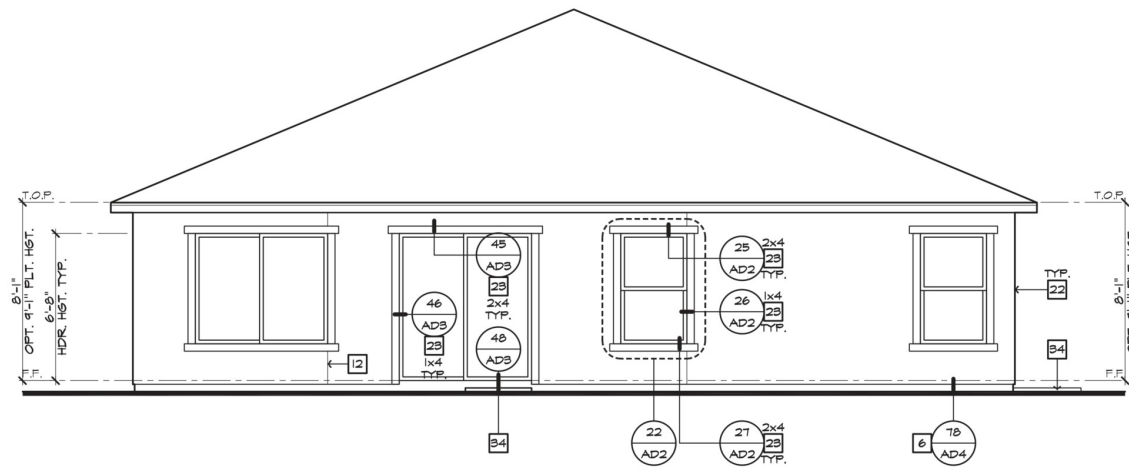
TOTAL = 1280 SQ. IN.



DETAIL 'A'

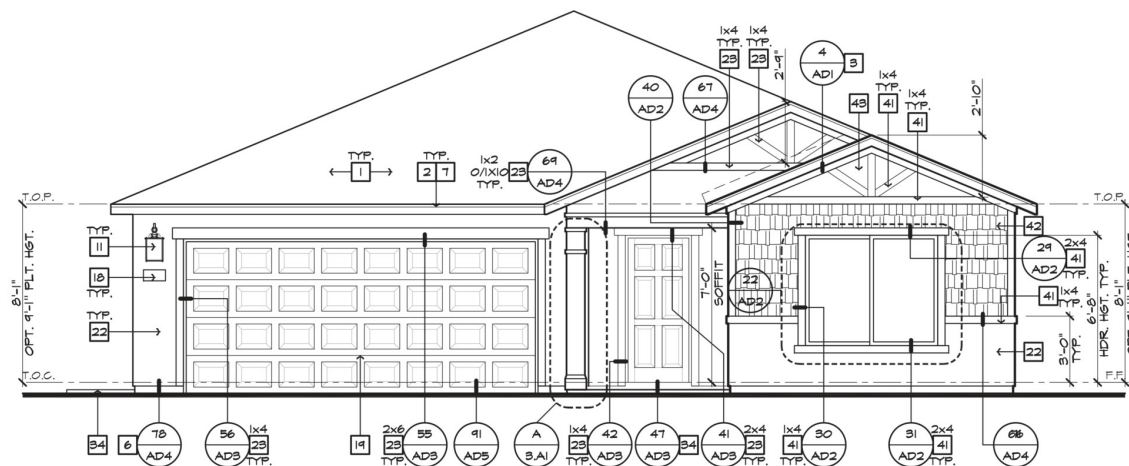
SCALE 1/2"=1'-0"

Concrete Flat Tiles (Plan A) Pitch#5	2885.4 SQ FT
Ridge Flashing	39.5 FT
Hip Flashing	118.3 FT
G.I Drip Screed	223.7 FT
Gutter	205.2 FT
G.I Flashing	129.7 FT
Downspout	5.0 EA



REAR ELEVATION 'A'

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



FRONT ELEVATION 'A'

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

ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO GENERAL NOTES
2.	2X FASCIA/BARGEBOARD
3.	6.1. FLASHING
6.	6.1. DRIP SCREED
7.	GUTTER
11.	COACH LIGHT (SEE SPECS) - REFER TO UTILITY PLANS
12.	STUCCO CONTROL JOINTS - REFER TO ELEVATION SEE DETAIL 9T/ADS
18.	ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN PER R314.1.2 & 15.32.090 CITY OF SACRAMENTO LOCAL AMENDMENTS
19.	SECTIONAL GARAGE DOOR
22.	EXTERIOR PLASTER - REFER TO GENERAL NOTES
23.	STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
29.	STUCCO COLUMN
34.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
41.	EXPOSED "CEMENTITIOUS FIBER" TRIM - REFER TO ELEVATION FOR SIZE
42.	"CEMENTITIOUS FIBER" SHAKE SIDING
43.	"CEMENTITIOUS FIBER" BACKER BOARD
ROOF PLAN NOTES	
1.	LINE OF ROOF
2.	LINE OF WALL BELOW
3.	ROOF TILE - REFER TO GENERAL NOTES
4.	O'HASIN LOW PROFILE VENT
5.	WOOD FASCIA
6.	GUTTER - LOCATIONS TO BE VERIFIED BY INSTALLER
7.	DOWN SPOUT- LOCATION TO BE VERIFIED BY INSTALLER
HEADER HEIGHT NOTES	
9'-1" PLATE HEIGHT	
• WINDOW HEADER HEIGHT, AT FIRST FLOOR - 8'-0" U.N.O.	
• ENTRY DOOR, HEADER HEIGHT - 8'-0" U.N.O.	
• SLIDING GLASS DOOR, HEADER HEIGHT - 8'-0" U.N.O.	



DELTA SHORES WEST 50' LDR

KB HOME
SACRAMENTO
3005 Douglas Blvd.
Suite 250
Roseville, CA 95661
Tel: (916) 945-3880
Fax: (916) 5945-3856

ISSUE DATE: 01/23/23
PROJECT No.: 500887
DIVISION MGR.: C.G.
REVISIONS:

1. BLDG. DEPT. CORRECTIONS 10/23/23 CA23041CNP



PLAN:
140.2188
SHEET:
3.A1

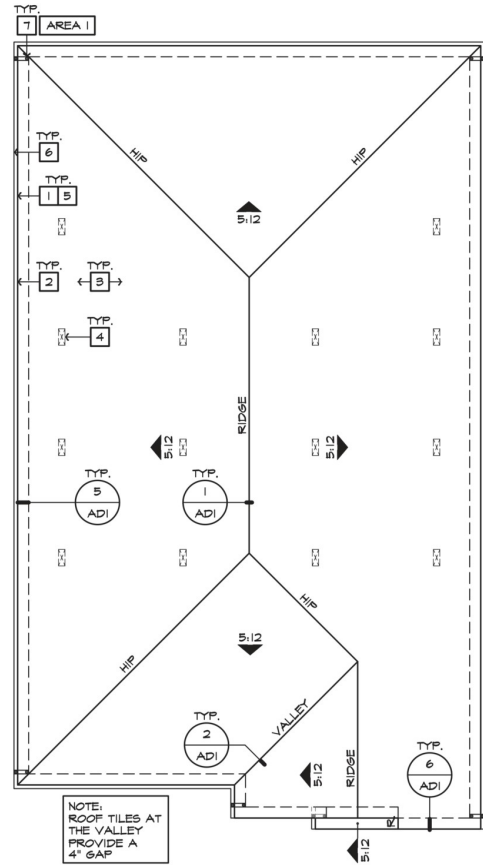
SPEC LEVEL 1
CITY OF SACRAMENTO





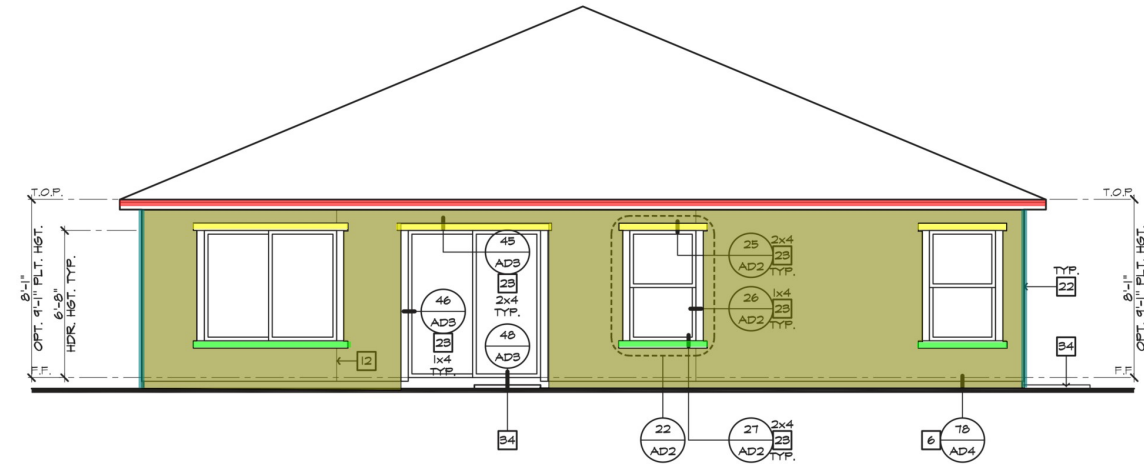
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ISSUED BY
By: **RLLeach**
on Dec 26, 2023



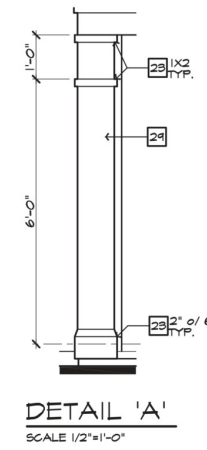
ROOF PLAN 'A'
SCALE 1/8\"/>

Exterior Plaster - Stucco Finish	310.6 SQ FT
Cementitious Fiber Shaking Siding	38.6 SQ FT
Cementitious Fiber Trim	52.7 FT
Stucco Over Foam Trim	27.3 FT
Fascia Board	74.6 FT
1X4 Stucco Trim	22.4 FT
2X4 Stucco trim	46.4 FT

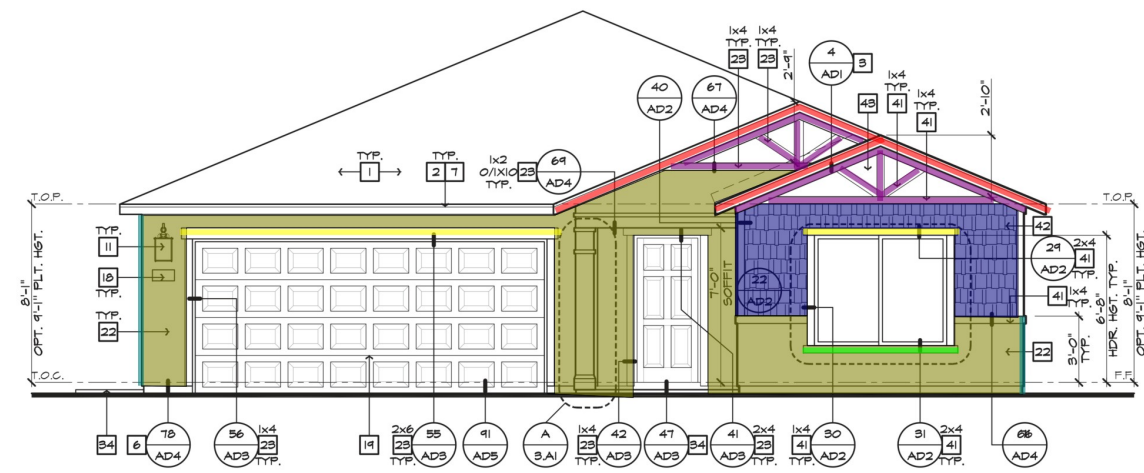


REAR ELEVATION 'A'
SCALE 1/4\"/>

ROOF PLAN NOTES "A"	
INDICATES ROOF SLOPE AND DIRECTION U.N.O.	
ROOF MATERIAL: CONCRETE "FLAT" TILE (I.C.B.O. - #3748)	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNLESS NOTED OTHERWISE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNLESS NOTED OTHERWISE	
"LP TECH SHIELD" RADIANT BARRIER OSB SHEATHING (REG CA-TB30TN) INSTALLED STANDARD ON ENTIRE ROOF. INCLUDE ALL VERTICAL SURFACES AND GABLE END WALLS IN THE ATTIC	
ATTIC VENT CALCULATION	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE, PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM THIRD OF THE ATTIC SPACE. C.R.C. SEC. 806.2 EXCEPTION 2.	
** PROVIDE ROOF VENTS AT THIS AREA, ONLY IF GARAGE CEILING IS GYPSPUM BOARD SEALED.	
* CALCULATION BY 1/150. (HIGH/LOW VENTING NOT USED).	
NOTES: 1. OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS. 2. EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS. 3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENT. (C.R.C. 806.3)	
AREA 1.	
VENTILATION REQUIRED: ATTIC AREA = 2614	SQ. FT. / 300 8/11 SQ. FT. X 144 = 1284 SQ. IN. TOTAL HIGH AND LOW = 1284 SQ. IN. X 50% = 642 SQ. IN.
VENTILATION PROVIDED:	
HIGH (6)	0/HASIN VENT(S) AT 45 SQ. IN. EA. = 570 SQ. IN.
LOW (6)	0/HASIN VENT(S) AT 45 SQ. IN. EA. = 760 SQ. IN. TOTAL = 1330 SQ. IN.



DETAIL 'A'
SCALE 1/2\"/>



FRONT ELEVATION 'A'
SCALE 1/4\"/>

ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO GENERAL NOTES
2.	2X FASCIA/BARGEBOARD
3.	6.1. FLASHING
6.	6.1. DRIP SCREED
7.	GUTTER
11.	COACH LIGHT (SEE SPECS) - REFER TO UTILITY PLANS
12.	STUCCO CONTROL JOINTS - REFER TO ELEVATION SEE DETAIL 47/ADS
18.	ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN PER R314.1.2 & 15.32.090 CITY OF SACRAMENTO LOCAL AMENDMENTS
19.	SECTIONAL GARAGE DOOR
22.	EXTERIOR PLASTER - REFER TO GENERAL NOTES
23.	STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
29.	STUCCO COLUMN
34.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
41.	EXPOSED "CEMENTITIOUS FIBER" TRIM - REFER TO ELEVATION FOR SIZE
42.	"CEMENTITIOUS FIBER" SHAKE SIDING
43.	"CEMENTITIOUS FIBER" BACKER BOARD

ROOF PLAN NOTES	
1.	LINE OF ROOF
2.	LINE OF WALL BELOW
3.	ROOF TILE - REFER TO GENERAL NOTES
4.	0/HASIN LOW PROFILE VENT
5.	WOOD FASCIA
6.	GUTTER - LOCATIONS TO BE VERIFIED BY INSTALLER
7.	DOWN SPOUT- LOCATION TO BE VERIFIED BY INSTALLER

HEADER HEIGHT NOTES 9'-1" PLATE HEIGHT	
• WINDOW HEADER HEIGHT, AT FIRST FLOOR - 8'-0" U.N.O.	
• ENTRY DOOR, HEADER HEIGHT - 8'-0" U.N.O.	
• SLIDING GLASS DOOR HEADER HEIGHT - 8'-0" U.N.O.	



APPROVED
By: **Tammie Rikard**
on Dec 12, 2023

DELTA SHORES WEST 50' LDR

KB HOME
SACRAMENTO
3005 Douglas Blvd.
Suite 250
Roseville, CA 95661
Tel: (916) 945-3880
Fax: (916) 5945-3856

ISSUE DATE: 01/23/23
PROJECT No.: 500887
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REVISIONS:

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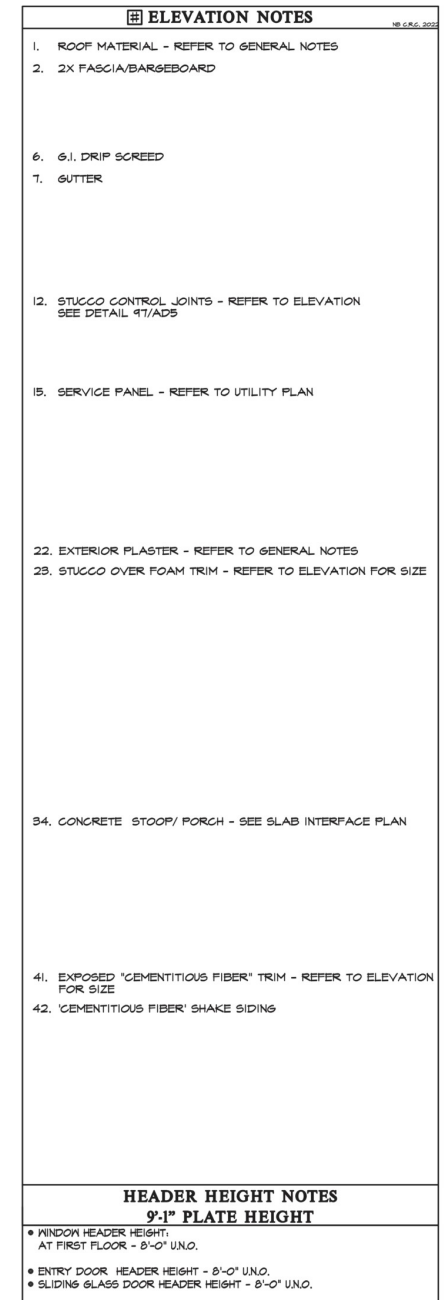
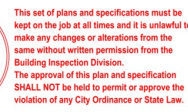


PLAN:
140.2188
SHEET:
3.A1

SPEC LEVEL 1
CITY OF SACRAMENTO

APPROVED
By: **Adrienne Spease**
on Dec 14, 2023

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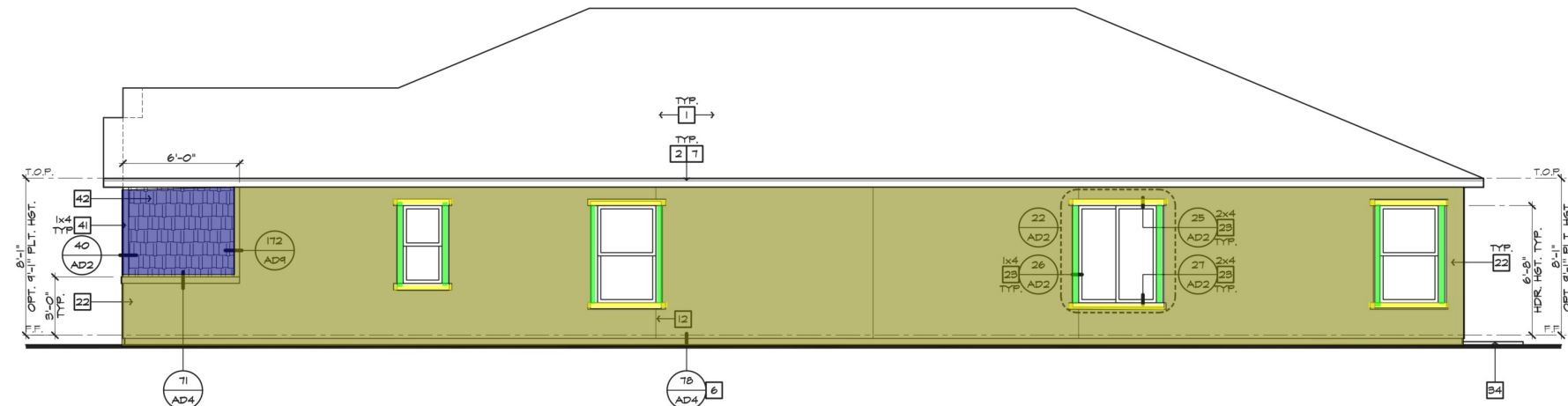
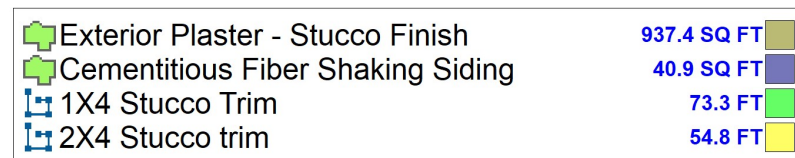


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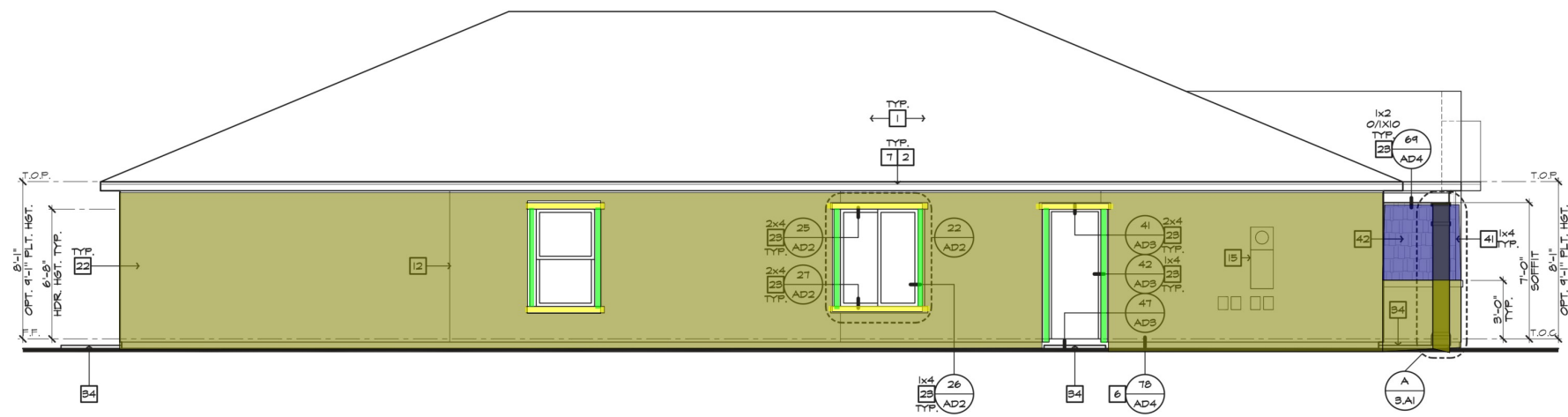


SPEC LEVEL 1
CITY OF SACRAMENTO



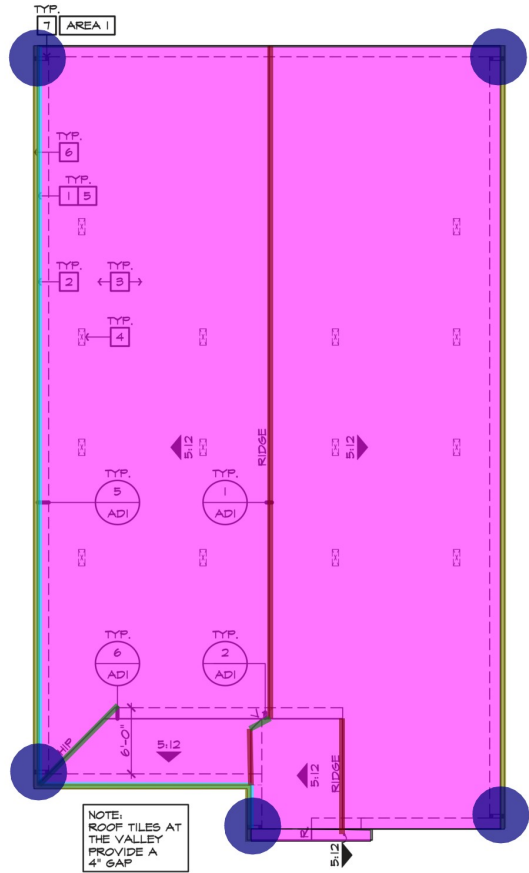
RIGHT ELEVATION 'A'

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



LEFT ELEVATION 'A'

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



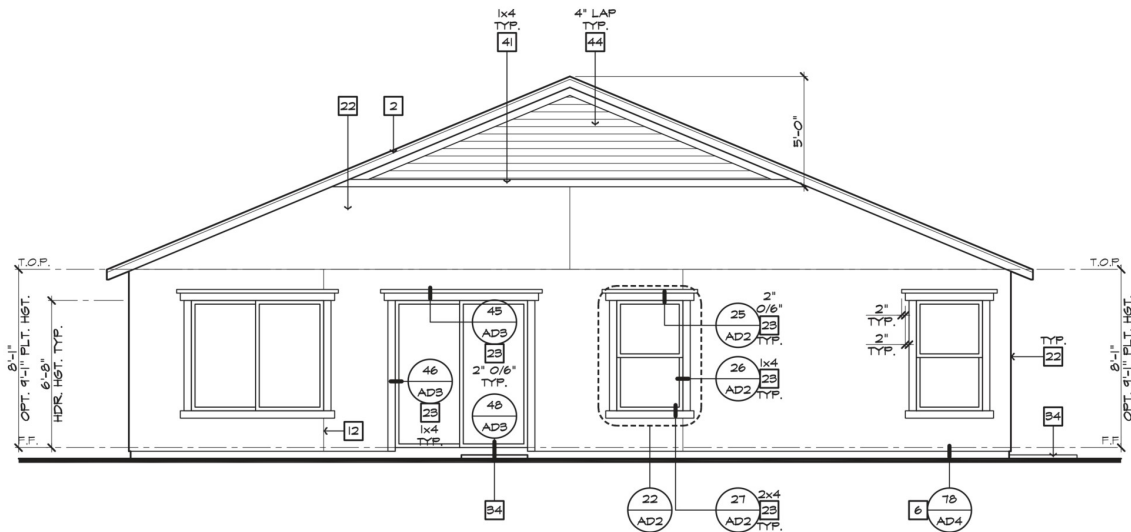
ROOF PLAN 'D'

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

ROOF PLAN NOTES "D"	
	INDICATES ROOF SLOPE AND DIRECTION U.N.O.
ROOF MATERIAL: CONCRETE "FLAT" TILE (I.C.B.O. - #3748)	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNLESS NOTED OTHERWISE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNLESS NOTED OTHERWISE	
"LP TECH SHIELD" RADIANT BARRIER OSB SHEATHING (REG. CA-TBTOXN) INSTALLED STANDARD ON ENTIRE ROOF. INCLUDE ALL VERTICAL SURFACES AND GABLE END WALLS IN THE ATTIC	
ATTIC VENT CALCULATION	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE, PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM THIRD OF THE ATTIC SPACE. C.R.C. SEC. 806.2 EXCEPTION 2.	
** PROVIDE ROOF VENTS AT THIS AREA, ONLY IF GARAGE CEILING IS GYPSUM BOARD SEALED.	
* CALCULATION BY 1/150. (HIGH/LOW VENTING NOT USED).	
NOTES:	
1. OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS.	
2. EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS.	
3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENT. (C.R.C. 806.3)	
AREA I.	
VENTILATION REQUIRED:	SQ. FT. / 300
ATTIC AREA = 2642	8,91 SQ. FT.
	X 144 = 1242 SQ. IN.
	TOTAL HIGH AND LOW = 1242 SQ. IN.
	X 50% = 646 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(6)	O'HASIN VENT(S) AT 45
	SQ. IN. EA. = 570 SQ. IN.
LOW	
(6)	O'HASIN VENT(S) AT 45
	SQ. IN. EA. = 760 SQ. IN.
	TOTAL = 1330 SQ. IN.

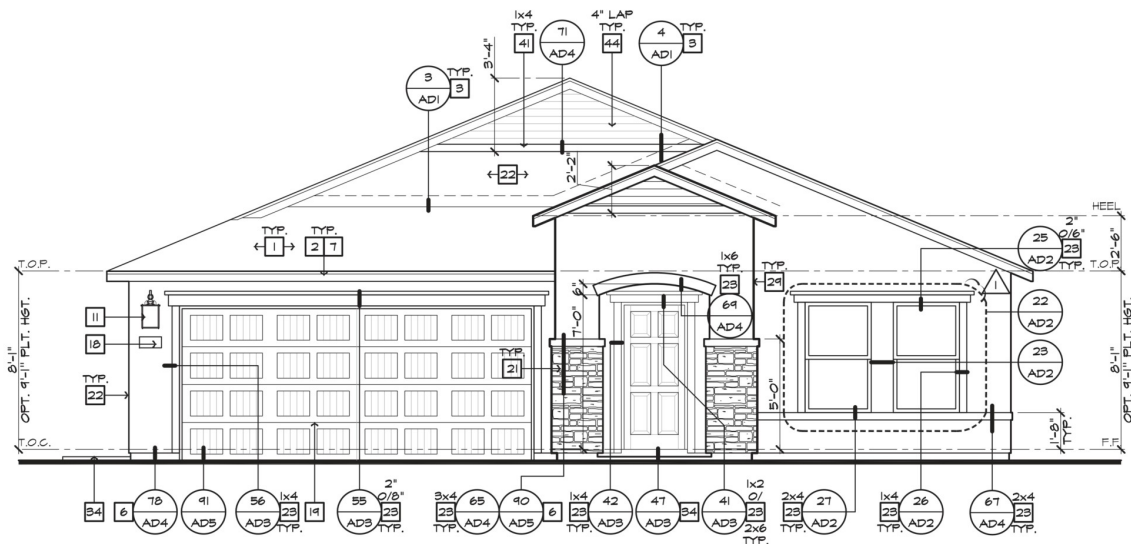


	Flat Concrete Tile Roofing (Pitch#5)	2898.7 SQ FT
	G.I. Drip Screenshot	90.0 FT
	Ridge Flashing	76.5 FT
	Hip Flashing	12.2 FT
	Gutter	162.4 FT
	Downspout	5.0 EA



REAR ELEVATION 'D'

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



FRONT ELEVATION 'D'

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



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ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO GENERAL NOTES
2.	2X FASCIA/BARGEBOARD
3.	6:1. FLASHING
6.	6:1. DRIP SCREED
7.	GUTTER
11.	COACH LIGHT (SEE SPECS) - REFER TO UTILITY PLANS
12.	STUCCO CONTROL JOINTS - REFER TO ELEVATION SEE DETAIL 47/ADS
18.	ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN PER R314.1.2 & 15.32.030 CITY OF SACRAMENTO LOCAL AMENDMENTS
19.	SECTIONAL GARAGE DOOR
21.	2" THICK SYNTHETIC STONE VENEER
22.	EXTERIOR PLASTER - REFER TO GENERAL NOTES
23.	STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
29.	STUCCO COLUMN
34.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
41.	EXPOSED "CEMENTITIOUS FIBER" TRIM - REFER TO ELEVATION FOR SIZE
44.	8" LAP HORIZONTAL "CEMENTITIOUS FIBER" SIDING
ROOF PLAN NOTES	
1.	LINE OF ROOF
2.	LINE OF WALL BELOW
3.	ROOF TILE - REFER TO GENERAL NOTES
4.	O'HASIN LOW PROFILE VENT
5.	WOOD FASCIA
6.	GUTTER - LOCATIONS TO BE VERIFIED BY INSTALLER
7.	DOWN SPOUT- LOCATION TO BE VERIFIED BY INSTALLER
HEADER HEIGHT NOTES	
9'-1" PLATE HEIGHT	
• WINDOW HEADER HEIGHT: AT FIRST FLOOR - 8'-0" U.N.O.	
• ENTRY DOOR: HEADER HEIGHT - 8'-0" U.N.O.	
• SLIDING GLASS DOOR: HEADER HEIGHT - 8'-0" U.N.O.	



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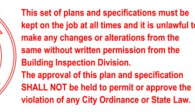
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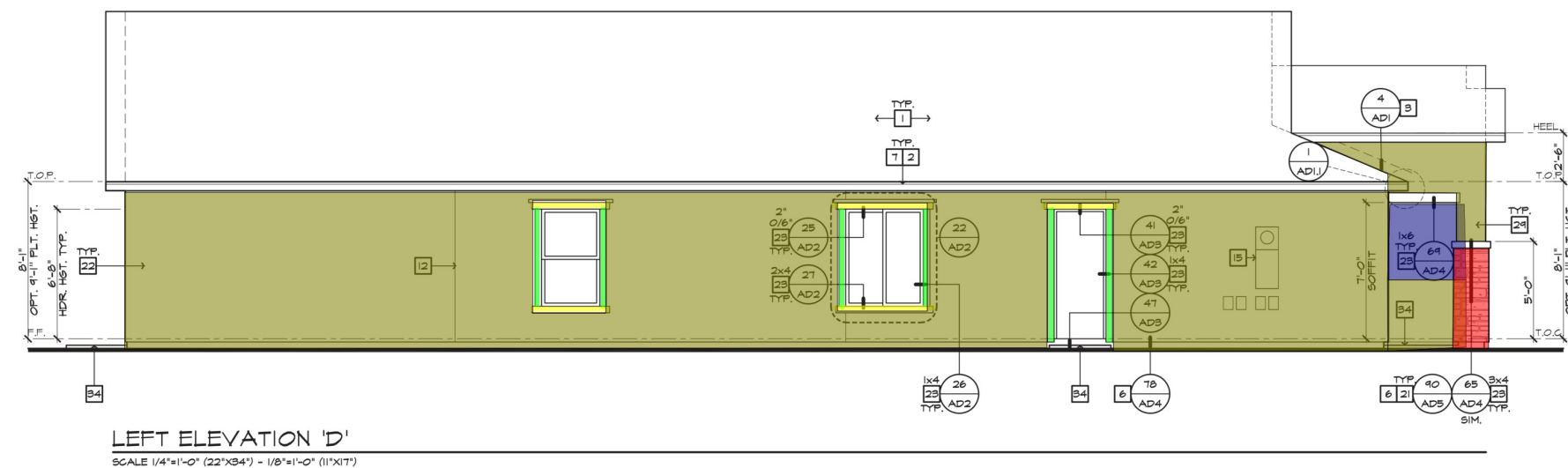
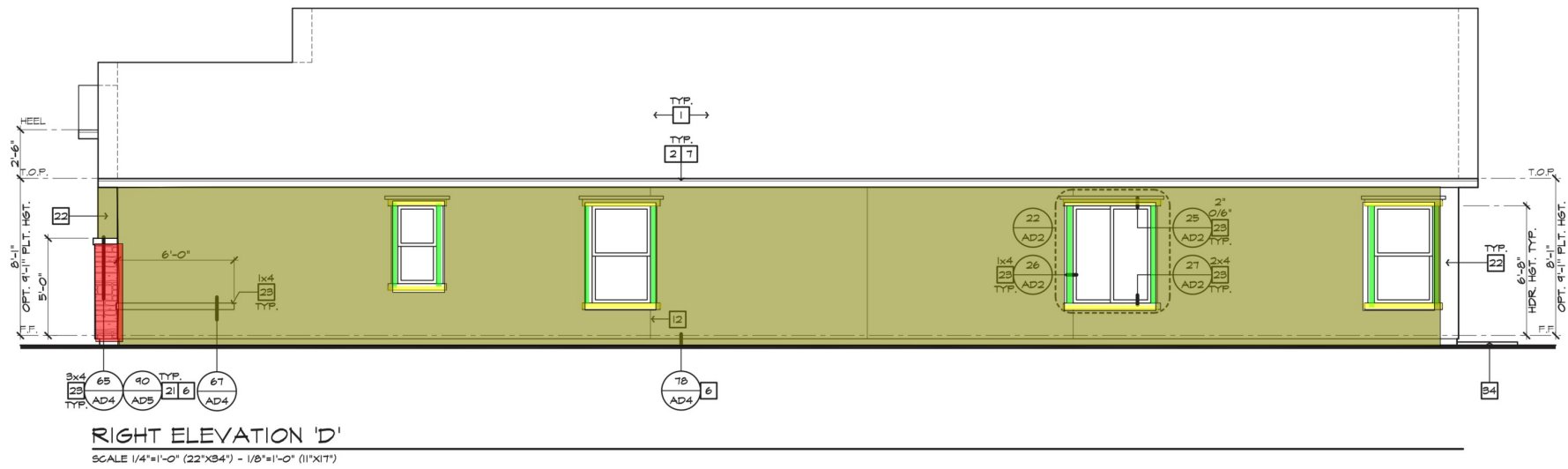


PLAN:
140.2188
SHEET:
3.D2

SPEC LEVEL 1
CITY OF SACRAMENTO



 1X4 Stucco Trim	73.3 FT	
 2X4 Stucco trim	54.8 FT	
 Cementitious Fiber Shaking Siding	15.3 SQ FT	
 Exterior Plaster - Stucco Finish	962.1 SQ FT	
 2" Thk Synthetic Stone Veneer	16.4 SQ FT	



ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO GENERAL NOTES
2.	2X FASCIA/BARGEBOARD
3.	6:1. FLASHING
6.	6:1. DRIP SCREED
7.	GUTTER
12.	STUCCO CONTROL JOINTS - REFER TO ELEVATION SEE DETAIL 47/AD5
15.	SERVICE PANEL - REFER TO UTILITY PLAN
21.	2" THICK SYNTHETIC STONE VENEER
22.	EXTERIOR PLASTER - REFER TO GENERAL NOTES
23.	STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
34.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN
HEADER HEIGHT NOTES	
9'-1" PLATE HEIGHT	
• WINDOW HEADER HEIGHT: AT FIRST FLOOR - 8'-0" UN.O. • ENTRY DOOR HEADER HEIGHT - 8'-0" UN.O. • SLIDING GLASS DOOR HEADER HEIGHT - 8'-0" UN.O.	



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WEST 50' LDR

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PLAN:
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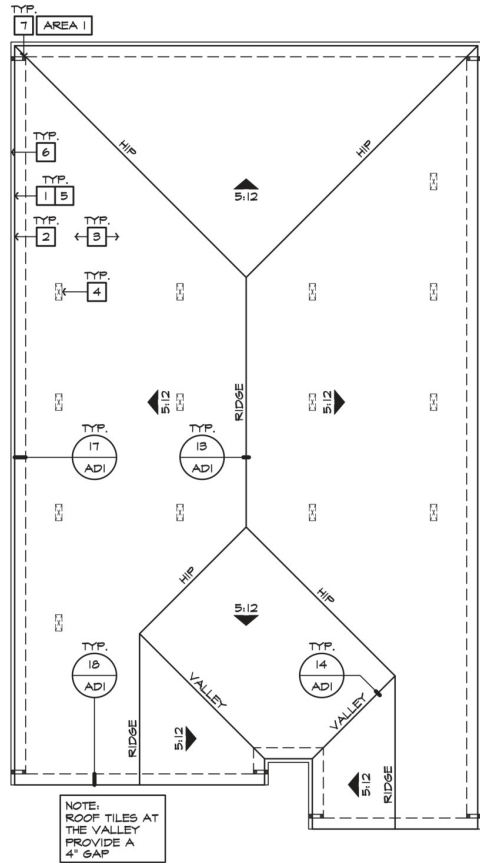
SHEET:
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SPEC LEVEL 1
CITY OF SACRAMENTO

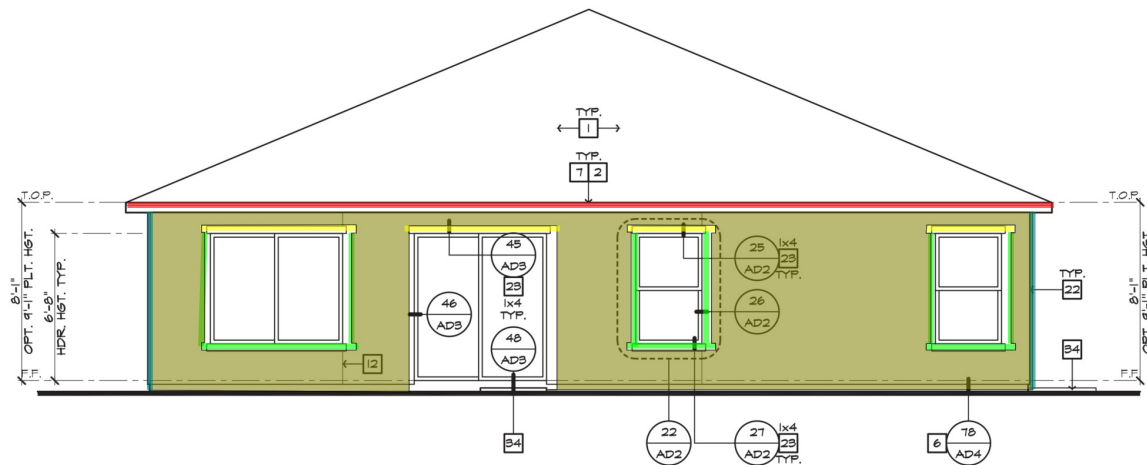




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ROOF PLAN 'E'
SCALE 1/8"=1'-0" (22'X34') - 1/16"=1'-0" (11'X17')



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

ROOF PLAN NOTES "E"



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

ROOF MATERIAL: CONCRETE "S" TILE
(I.C.B.O. - #3748)

12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNLESS
NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNLESS
NOTED OTHERWISE

"LP TECH SHIELD" RADIANT BARRIER OSB SHEATHING
(RES CA-131070N) INSTALLED STANDARD ON ENTIRE ROOF, INCLUDE
ALL VERTICAL SURFACES AND GABLE END WALLS IN THE ATTIC

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE,
PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE
REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED
IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER
VENTILATORS SHALL BE LOCATED NOT MORE THAN 5 FEET BELOW THE
RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE
BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE
BOTTOM THIRD OF THE ATTIC SPACE, C.R.C. SEC. 806.2 EXCEPTION 2.

*** PROVIDE ROOF VENTS AT THIS AREA ONLY IF GARAGE CEILING
IS GYPSUM BOARD SEALED.

* CALCULATION BY 1/150. (HIGH/LOW VENTING NOT USED).

NOTES:

1. OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH
COVERINGS.

2. EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS.

3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION
SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH
SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE
ROOF SHEATHING AND AT THE LOCATION OF VENT. (C.R.C. 806.3)

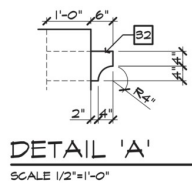
AREA 1:

VENTILATION REQUIRED:	SQ. FT. / 300	8.74 SQ. FT.
ATTIC AREA = 2687	X 144 =	1266 SQ. IN.
	TOTAL HIGH AND LOW =	1266 SQ. IN.
	x 50% =	633 SQ. IN.

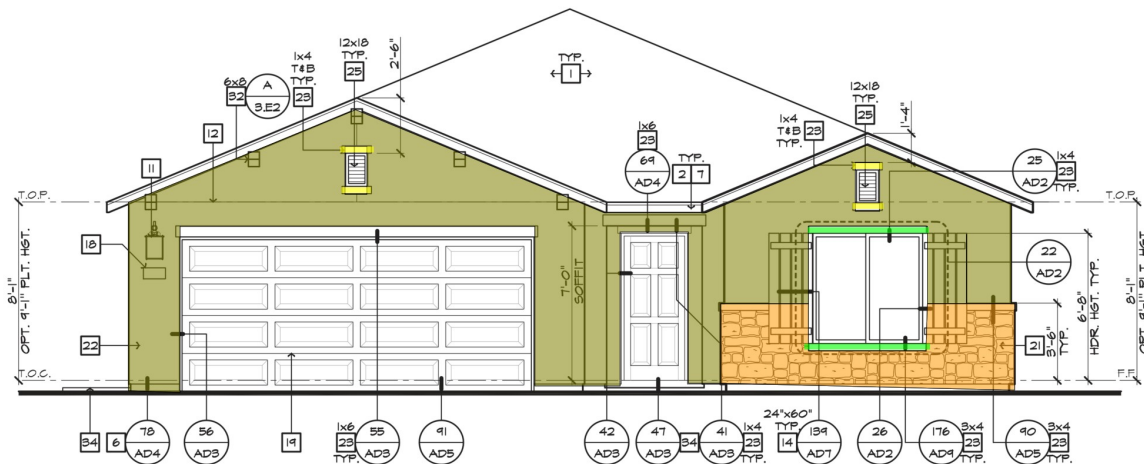
VENTILATION PROVIDED:

HIGH:		
(6)	O'HAGIN VENT(S) AT 45	SQ. IN. EA. = 570 SQ. IN.
LOW:		
(8)	O'HAGIN VENT(S) AT 45	SQ. IN. EA. = 760 SQ. IN.
	TOTAL =	1330 SQ. IN.

1X4 Stucco Trim	56.9 FT
Exterior Plaster - Stucco Finish	373.1 SQ FT
Stucco Over Foam Trim	16.1 FT
Fascia Board	42.0 FT
2X4 Stucco trim	27.7 FT
2" Stone Veneer	38.7 SQ FT



DETAIL 'A'
SCALE 1/2"=1'-0"



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

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO GENERAL NOTES
2. 2X FASCIA/BARGEBOARD
3. 6X6 POSTS - REFER TO GENERAL NOTES
4. 4X4 POSTS - REFER TO GENERAL NOTES
5. 2X4 STUDS - REFER TO GENERAL NOTES
6. 6X1 DRIP SCREED
7. GUTTER
8. 2X4 STUDS - REFER TO GENERAL NOTES
9. 2X4 STUDS - REFER TO GENERAL NOTES
10. 2X4 STUDS - REFER TO GENERAL NOTES
11. COACH LIGHT (SEE SPECS) - REFER TO UTILITY PLANS
12. STUCCO CONTROL JOINTS - REFER TO ELEVATION SEE DETAIL 47/ADS
13. 2X4 STUDS - REFER TO GENERAL NOTES
14. DECORATIVE FOAM/ WOOD/ POLYURETHANE SHUTTER - REFER TO ELEVATION FOR SIZE
15. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN PER R314.1.2 & 15.32.090 CITY OF SACRAMENTO LOCAL AMENDMENTS
16. SECTIONAL GARAGE DOOR
17. 2" THICK SYNTHETIC STONE VENEER
18. EXTERIOR PLASTER - REFER TO GENERAL NOTES
19. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
20. DECORATIVE FALSE VENT WOOD/ FOAM/ POLYURETHANE - REFER TO ELEVATION FOR SIZE AND MATERIAL
21. 2X4 STUDS - REFER TO GENERAL NOTES
22. CORBEL (POLYURETHANE/ FOAM/ WOOD) - REFER TO ELEV. FOR SIZE
23. 2X4 STUDS - REFER TO GENERAL NOTES
24. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN

ROOF PLAN NOTES

1. LINE OF ROOF
2. LINE OF WALL BELOW
3. ROOF TILE - REFER TO GENERAL NOTES
4. O'HAGIN LOW PROFILE VENT
5. WOOD FASCIA
6. GUTTER - LOCATIONS TO BE VERIFIED BY INSTALLER
7. DOWN SPOUT- LOCATION TO BE VERIFIED BY INSTALLER

HEADER HEIGHT NOTES 9'-1" PLATE HEIGHT

- WINDOW HEADER HEIGHT - 8'-0" U.N.D.
- ENTRY DOOR - HEADER HEIGHT - 8'-0" U.N.D.
- SLIDING GLASS DOOR HEADER HEIGHT - 8'-0" U.N.D.



DELTA SHORES WEST 50' LDR

KB HOME
SACRAMENTO
3005 Douglas Blvd.
Suite 250
Roseville, CA 95661
Tel: (916) 945-3880
Fax: (916) 5945-3856

ISSUE DATE: 01/23/23
PROJECT No.: 500887
DIVISION MGR.: C.G.
REVISIONS:

1. BLDG. DEPT. CORRECTIONS 10/23/23 CA23041CNP



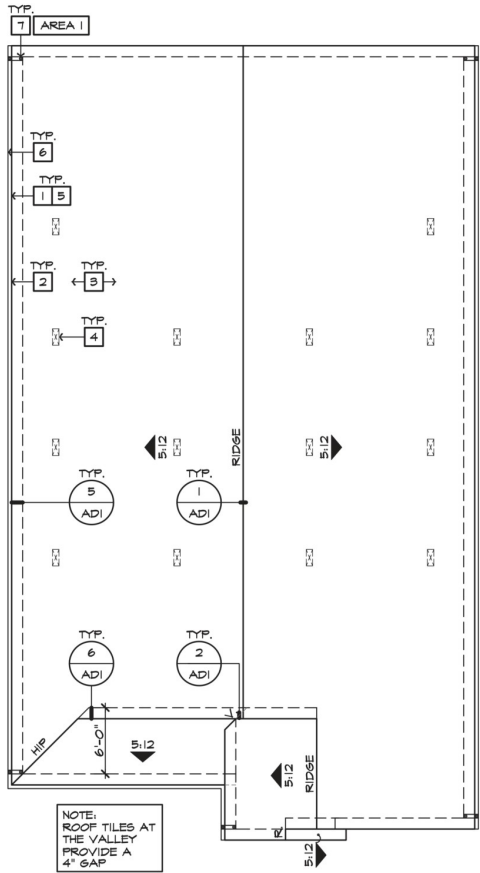
PLAN:
140.2188
SHEET:
3.E2

SPEC LEVEL 1
CITY OF SACRAMENTO



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SACRAMENTO
Community Development
ISSUED BY
RLLeach
on Dec 26, 2023

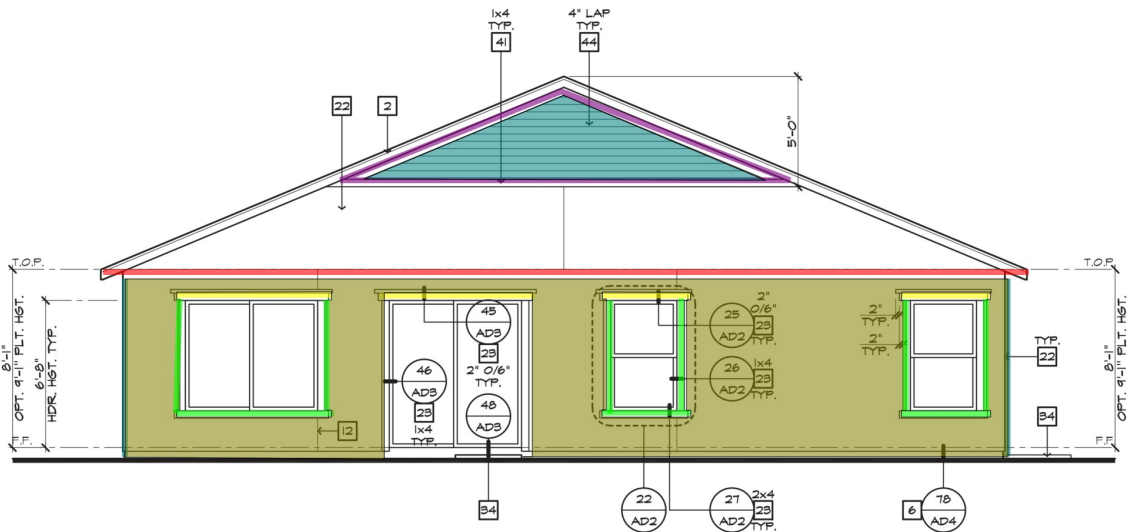


ROOF PLAN 'D'

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

ROOF PLAN NOTES "D"	
	INDICATES ROOF SLOPE AND DIRECTION U.N.O.
ROOF MATERIAL: CONCRETE "FLAT" TILE (I.C.B.O. - #3748)	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNLESS NOTED OTHERWISE	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNLESS NOTED OTHERWISE	
"LP TECH SHIELD" RADIANT BARRIER OSB SHEATHING (REG CA-150(TN)) INSTALLED STANDARD ON ENTIRE ROOF. INCLUDE ALL VERTICAL SURFACES AND GABLE END WALLS IN THE ATTIC	
ATTIC VENT CALCULATION	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE, PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM THIRD OF THE ATTIC SPACE. C.R.C. SEC. 806.2 EXCEPTION 2.	
** PROVIDE ROOF VENTS AT THIS AREA, ONLY IF GARAGE CEILING IS GYPSUM BOARD SEALED.	
* CALCULATION BY 1/150. (HIGH/LOW VENTING NOT USED).	
NOTES: 1. OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS. 2. EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS. 3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENT. (C.R.C. 806.3)	
AREA 1: VENTILATION REQUIRED: ATTIC AREA = 2642	
SQ. FT. / 300 8,811 SQ. FT. X 144 = 1242 SQ. IN. TOTAL HIGH AND LOW = 1242 SQ. IN. X 50% = 646 SQ. IN.	
VENTILATION PROVIDED: HIGH (6) O'HASIN VENT(S) AT 45 SQ. IN. EA. = 570 SQ. IN. LOW (6) O'HASIN VENT(S) AT 45 SQ. IN. EA. = 760 SQ. IN. TOTAL = 1330 SQ. IN.	

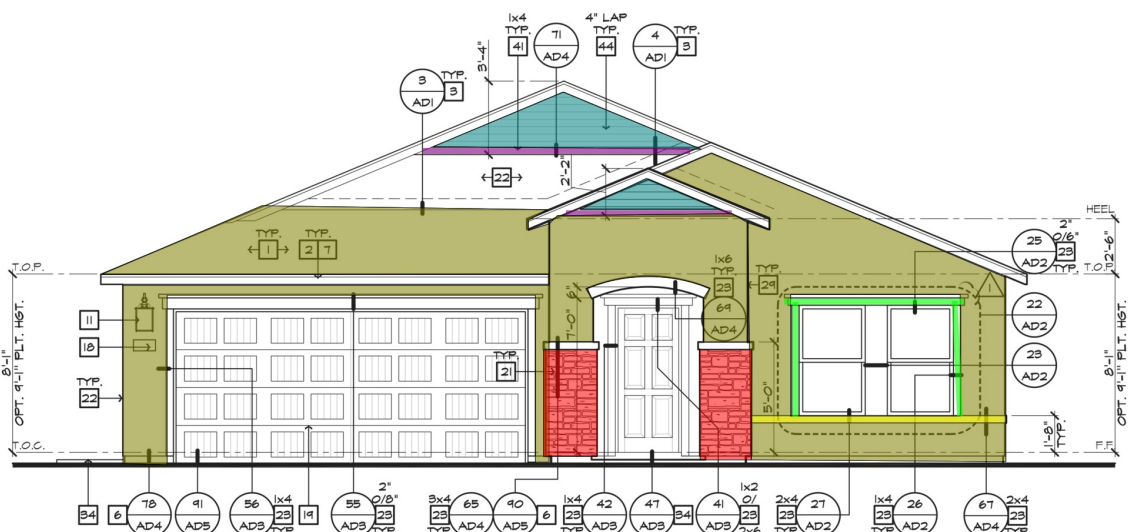
SACRAMENTO
Community Development
APPROVED
By: Adrienne Spease
on Dec 14, 2023



REAR ELEVATION 'D'

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

2X4 Stucco trim	67.0 FT
1X4 Stucco Trim	128.6 FT
Fascia Board	84.0 FT
Stucco Over Foam Trim	32.3 FT
Exterior Plaster - Stucco Finish	1587.9 SQ FT
1X4 Cementitious Trim	124.0 FT
Fiber Cement Siding	218.4 SQ FT
2" Thk Synthetic Stone Veneer	94.0 SQ FT



FRONT ELEVATION 'D'

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

ELEVATION NOTES	
1. ROOF MATERIAL - REFER TO GENERAL NOTES	
2. 2X FASCIA/BARGEBOARD	
3. 6:1. FLASHING	
6. 6:1. DRIP SCREED	
7. GUTTER	
11. COACH LIGHT (SEE SPECS) - REFER TO UTILITY PLANS	
12. STUCCO CONTROL JOINTS - REFER TO ELEVATION SEE DETAIL 47/ADS	
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN PER R314.1.2 & 15.32.030 CITY OF SACRAMENTO LOCAL AMENDMENTS	
19. SECTIONAL GARAGE DOOR	
21. 2" THICK SYNTHETIC STONE VENEER	
22. EXTERIOR PLASTER - REFER TO GENERAL NOTES	
23. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE	
29. STUCCO COLUMN	
34. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN	
41. EXPOSED "CEMENTITIOUS FIBER" TRIM - REFER TO ELEVATION FOR SIZE	
44. 8" LAP HORIZONTAL "CEMENTITIOUS FIBER" SIDING	
ROOF PLAN NOTES	
1. LINE OF ROOF	
2. LINE OF WALL BELOW	
3. ROOF TILE - REFER TO GENERAL NOTES	
4. O'HASIN LOW PROFILE VENT	
5. WOOD FASCIA	
6. GUTTER - LOCATIONS TO BE VERIFIED BY INSTALLER	
7. DOWN SPOUT- LOCATION TO BE VERIFIED BY INSTALLER	
HEADER HEIGHT NOTES	
9'-1" PLATE HEIGHT	
• WINDOW HEADER HEIGHT: AT FIRST FLOOR - 8'-0" U.N.O.	
• ENTRY DOOR HEADER HEIGHT - 8'-0" U.N.O.	
• SLIDING GLASS DOOR HEADER HEIGHT - 8'-0" U.N.O.	



SACRAMENTO
Community Development
APPROVED
By: Tammie Rikard
on Dec 12, 2023

DELTA SHORES WEST 50' LDR

KB HOME
SACRAMENTO
3005 Douglas Blvd.
Suite 250
Roseville, CA 95661
Tel: (916) 945-3880
Fax: (916) 5945-3856

ISSUE DATE: 01/23/23
PROJECT No.: 500887
DIVISION MGR.: C.G.
REVISIONS:

1. BLDG. DEPT. CORRECTIONS
10/23/23 CA2041CNP



PLAN:
140.2188
SHEET:
3.D2

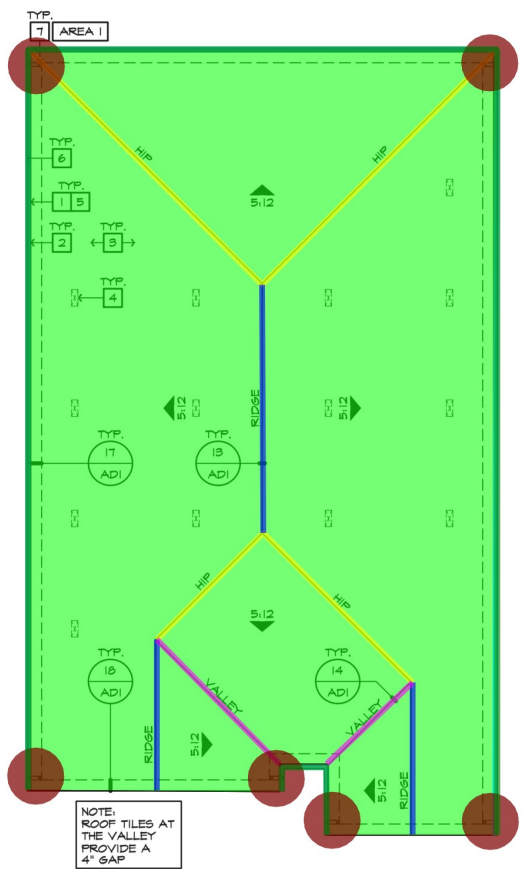
SPEC LEVEL 1
CITY OF SACRAMENTO

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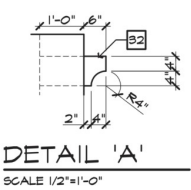
ISSUED BY
By: RLLeach
on Dec 26, 2023



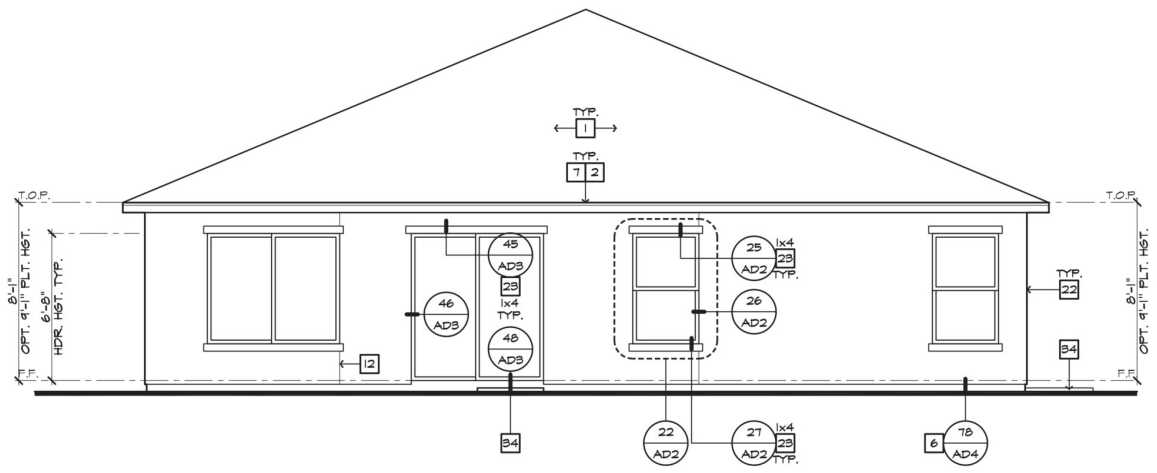
ROOF PLAN 'E'
SCALE 1/8"=1'-0" (22'X34') - 1/16"=1'-0" (11'X17')

ROOF PLAN NOTES "E"	
	INDICATES ROOF SLOPE AND DIRECTION, U.N.O.
ROOF MATERIAL: CONCRETE "S" TILE (I.C.B.O. - #3748)	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNLESS NOTED OTHERWISE	
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"LP TECH SHIELD" RADIANT BARRIER OSB SHEATHING (RES CA-1310T07N) INSTALLED STANDARD ON ENTIRE ROOF, INCLUDE ALL VERTICAL SURFACES AND GABLE END WALLS IN THE ATTIC	
ATTIC VENT CALCULATION	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE, PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 5 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM THIRD OF THE ATTIC SPACE, C.R.C. SEC. 806.2 EXCEPTION 2.	
** PROVIDE ROOF VENTS AT THIS AREA, ONLY IF GARAGE CEILING IS GYPSUM BOARD SEALED.	
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NOTES:	
1. OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERINGS.	
2. EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS.	
3. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF VENT. (C.R.C. 806.3)	
AREA 1:	
VENTILATION REQUIRED:	SQ. FT. / 300 8.74 SQ. FT.
ATTIC AREA = 2687	X 144 = 1266 SQ. IN.
	TOTAL HIGH AND LOW = 1266 SQ. IN.
	X 50% = 633 SQ. IN.
VENTILATION PROVIDED:	
HIGH:	
(6) OHAGIN VENT(S) AT 45	SQ. IN. EA. = 570 SQ. IN.
LOW:	
(8) OHAGIN VENT(S) AT 45	SQ. IN. EA. = 760 SQ. IN.
	TOTAL = 1330 SQ. IN.

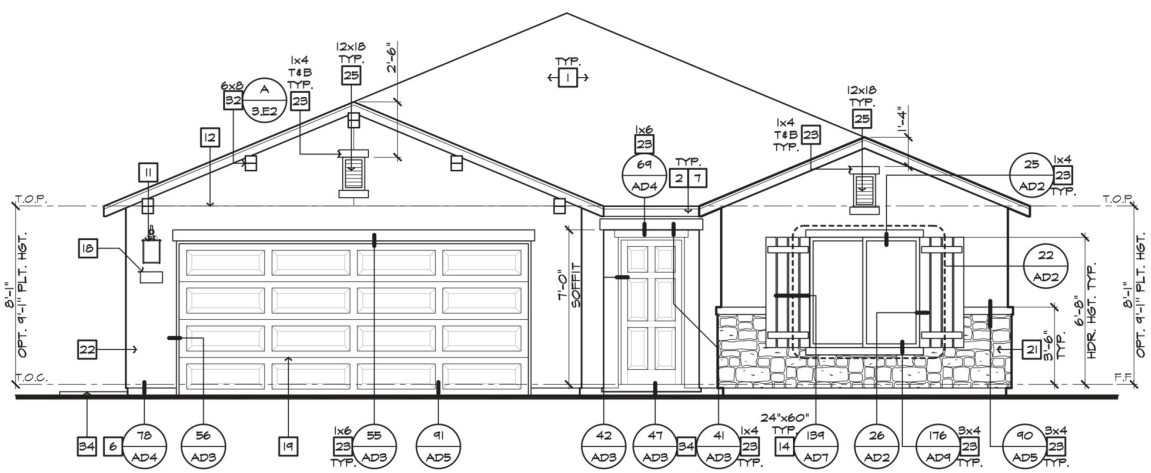
	Flat Concrete Tile Roofing (Pitch#5)	2910.2 SQ FT
	Hip Flashing	93.0 FT
	Ridge Flashing	49.9 FT
	Valley Flashing	26.5 FT
	Gutter	193.3 FT
	Downspout	6.0 EA
	G.i. Drip Screenshot	193.2 FT



DETAIL 'A'
SCALE 1/2"=1'-0"



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



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

ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO GENERAL NOTES
2.	2X FASCIA/BARGEBOARD
6.	6.1. DRIP SCREED
7.	GUTTER
11.	COACH LIGHT (SEE SPECS) - REFER TO UTILITY PLANS
12.	STUCCO CONTROL JOINTS - REFER TO ELEVATION SEE DETAIL 47/ADS
14.	DECORATIVE FOAM/ WOOD/ POLYURETHANE SHUTTER - REFER TO ELEVATION FOR SIZE
18.	ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN PER R314.1.2 & 15.32.090 CITY OF SACRAMENTO LOCAL AMENDMENTS
19.	SECTIONAL GARAGE DOOR
21.	2" THICK SYNTHETIC STONE VENEER
22.	EXTERIOR PLASTER - REFER TO GENERAL NOTES
23.	STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25.	DECORATIVE FALSE VENT WOOD/ FOAM/ POLYURETHANE - REFER TO ELEVATION FOR SIZE AND MATERIAL
32.	CORBEL (POLYURETHANE/ FOAM/ WOOD) - REFER TO ELEV. FOR SIZE
34.	CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN

ROOF PLAN NOTES	
1.	LINE OF ROOF
2.	LINE OF WALL BELOW
3.	ROOF TILE - REFER TO GENERAL NOTES
4.	OHAGIN LOW PROFILE VENT
5.	WOOD FASCIA
6.	GUTTER - LOCATIONS TO BE VERIFIED BY INSTALLER
7.	DOWN SPOUT- LOCATION TO BE VERIFIED BY INSTALLER
HEADER HEIGHT NOTES	
9'-1" PLATE HEIGHT	
* WINDOW HEADER HEIGHT, AT FIRST FLOOR - 8'-0" U.N.O.	
* ENTRY DOOR, HEADER HEIGHT - 8'-0" U.N.O.	
* SLIDING GLASS DOOR HEADER HEIGHT - 8'-0" U.N.O.	



APPROVED
By: Tammie Rikard
on Dec 12, 2023

DELTA SHORES WEST 50' LDR

KB HOME
SACRAMENTO
3005 Douglas Blvd.
Suite 250
Roseville, CA 95661
Tel: (916) 945-3880
Fax: (916) 5945-3856

ISSUE DATE: 01/23/23
PROJECT No.: 500887
DIVISION MGR.: C.G.
REVISIONS:

1. BLDG. DEPT. CORRECTIONS 10/23/23 CA23041CNP



PLAN:
140.2188
SHEET:
3.E2

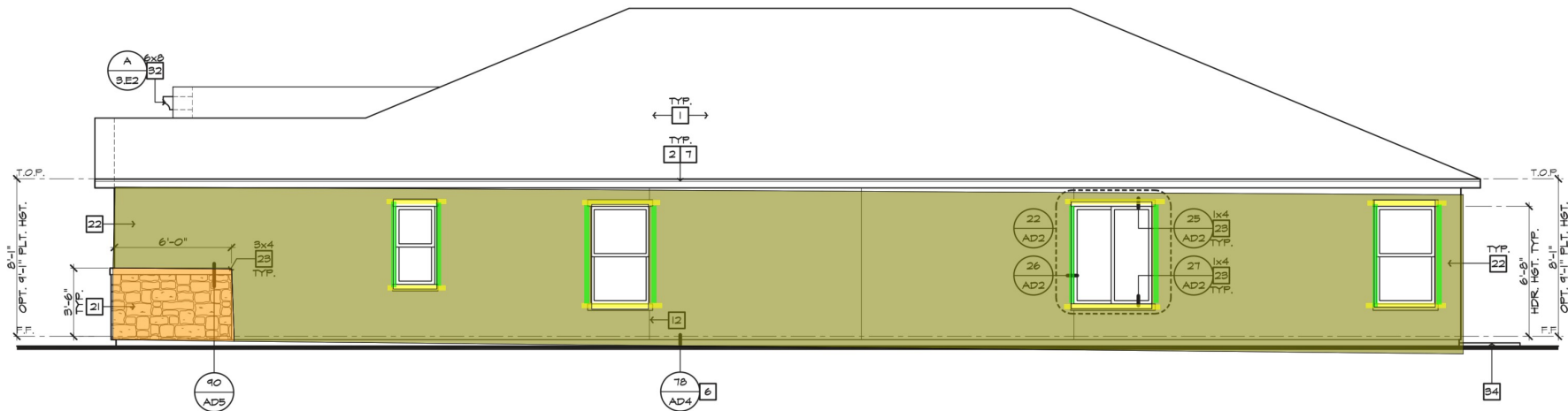
SPEC LEVEL 1
CITY OF SACRAMENTO

APPROVED
By: Adrienne Spease
on Dec 14, 2023



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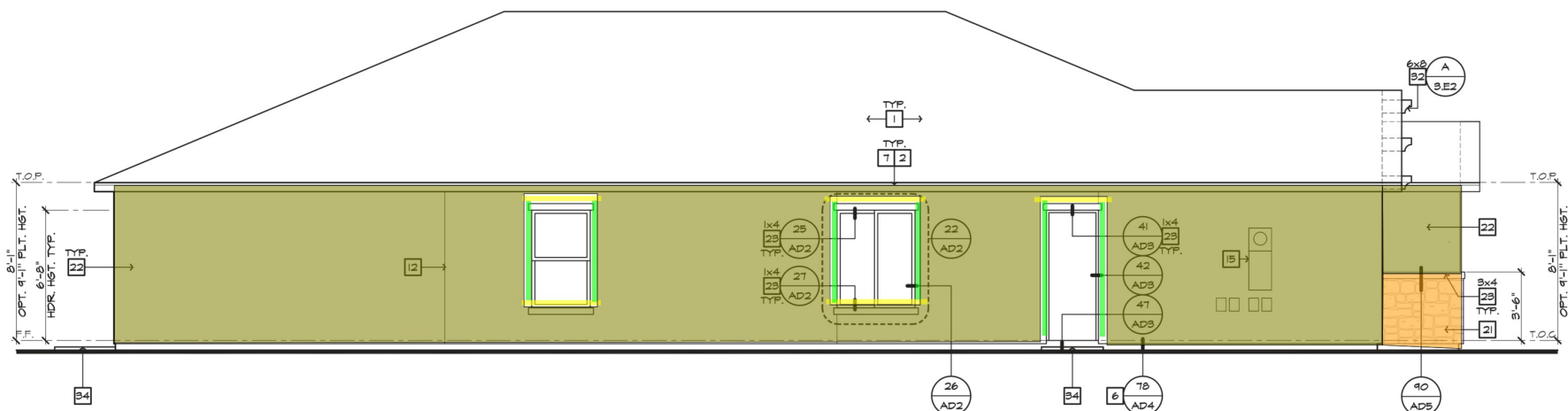
SACRAMENTO **ISSUED BY**
Community Development **Community Development Department**
By: **RLLeach**
on Dec 26, 2023



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

Exterior Plaster - Stucco Finish	933.9 SQ FT
2X4 Stucco trim	54.8 FT
1X4 Stucco Trim	73.3 FT
2" Thk Synthetic Stone Veneer	NAN SQ FT
2" Stone Veneer	37.8 SQ FT

SACRAMENTO **APPROVED**
City of Sacramento Plan Review
PLANNING
By: **Adrienne Spease**
on Dec 14, 2023



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

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO GENERAL NOTES

2. 2X FASCIA/BARGEBOARD

6. 6.1. DRIP SCREED

7. GUTTER

12. STUCCO CONTROL JOINTS - REFER TO ELEVATION SEE DETAIL 47/AD5

15. SERVICE PANEL - REFER TO UTILITY PLAN

21. 2" THICK SYNTHETIC STONE VENEER

22. EXTERIOR PLASTER - REFER TO GENERAL NOTES

23. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE

32. CORBEL (POLYURETHANE/ FOAM/ WOOD) - REFER TO ELEV. FOR SIZE

34. CONCRETE STOOP/ PORCH - SEE SLAB INTERFACE PLAN

HEADER HEIGHT NOTES

9" PLATE HEIGHT

WINDOW HEADER HEIGHT:
AT FIRST FLOOR - 8'-0" UNO.

ENTRY DOOR HEADER HEIGHT - 8'-0" UNO.

SLIDING GLASS DOOR HEADER HEIGHT - 8'-0" UNO.



SACRAMENTO **APPROVED**
City of Sacramento Plan Review
Residential Building Division
By: **Tammie Rikard**
on Dec 12, 2023

DELTA SHORES
WEST 50' LDR

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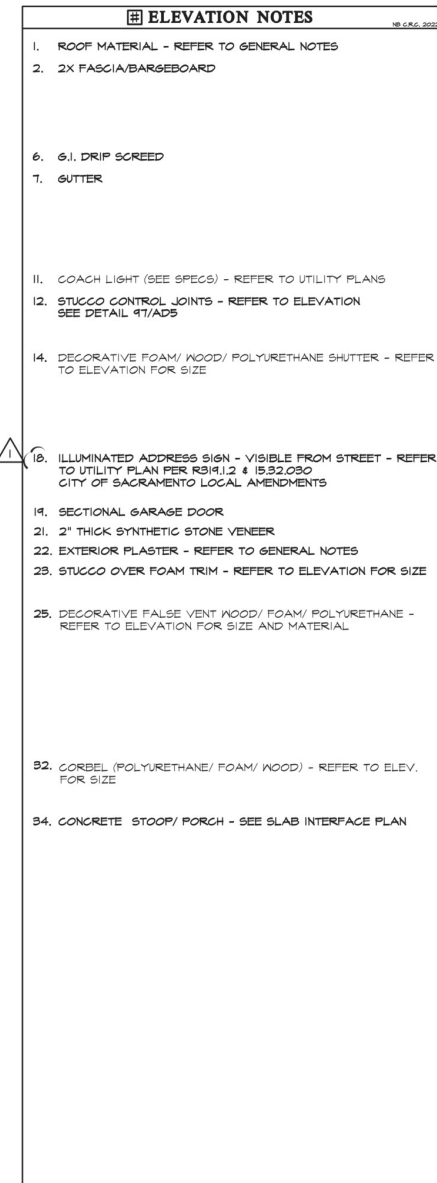
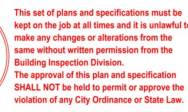
ISSUE DATE: 01/23/23
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REVISIONS:



PLAN:
140.2188
SHEET:
3.E3

SPEC LEVEL 1
CITY OF SACRAMENTO

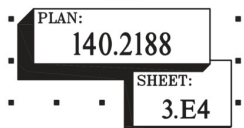
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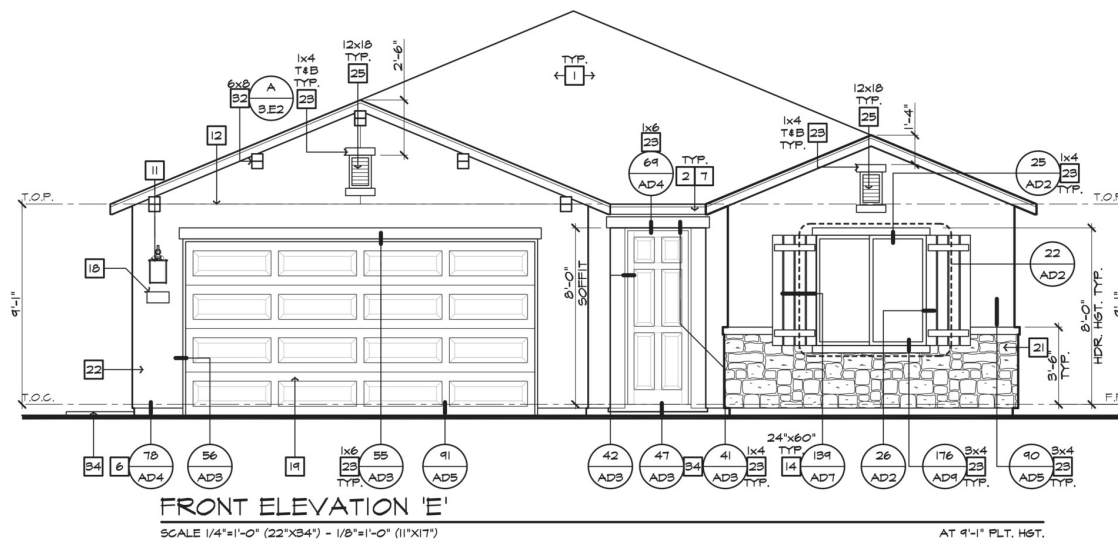
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SACRAMENTO**

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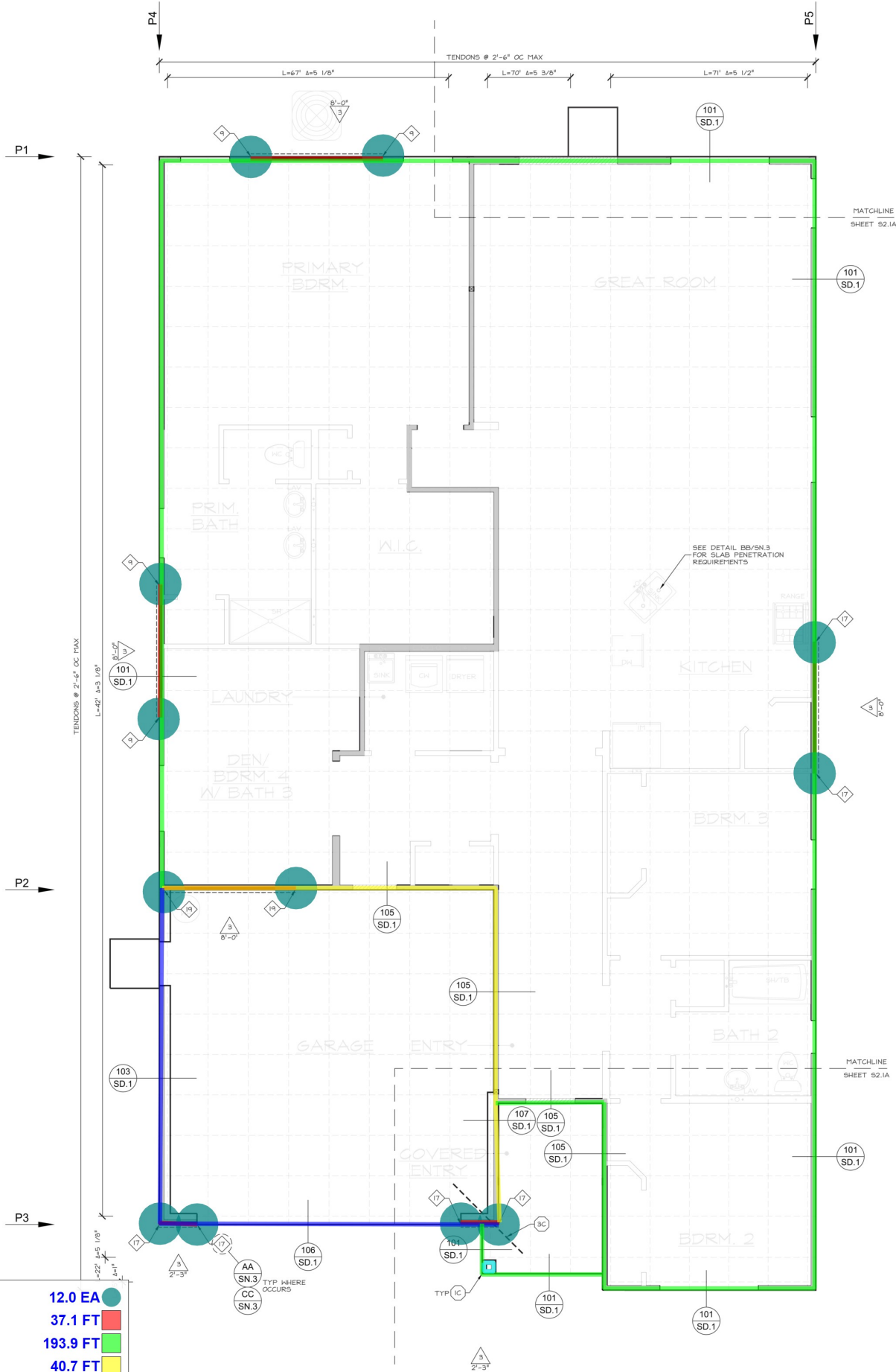


SPEC LEVEL 1
CITY OF SACRAMENTO



Hold-Down
3
101/SD.1
105/SD.1
103/SD.1
1C
1C

12.0 EA
37.1 FT
193.9 FT
40.7 FT
41.1 FT
NAN EA
2.3 FT



ELEVATION A

SHEARWALL SCHEDULE ¹			
TYPE	SILL ² PLATE	ANCHOR SPACING ^{3,4,5}	
		ANCHOR BOLTS	MASA ANCHORS
1	2X	1/2" x 10" @ 40" OC	40" OC
2	2X	1/2" x 10" @ 34" OC	34" OC
3	2X	1/2" x 10" @ 20" OC	20" OC
4	2X	1/2" x 10" @ 16" OC	16" OC
5	3X	1/2" x 12" @ 14" OC	12" OC

1. SEE DETAIL C/SN.2 FOR TYPICAL SHEARWALL FRAMING ILLUSTRATION, DETAIL D/SN.2 FOR ALLOWABLE SHEARWALL PENETRATIONS.
2. 3X SILL PLATES TO BE SINGLE MEMBERS AND REQUIRE STAGGERED NAILING. AT 3X SILL PLATES ANCHOR BOLTS ARE 12" LONG AND MASA ANCHORS ARE INSTALLED WITH (1) 10# NAILS.
3. EITHER ANCHOR TYPE MAY BE USED, MIN (2) ANCHORS PER SHEARWALL. SEE DETAIL G/SN.3 FOR INSTALLATION REQUIREMENT. SEE SN.1, SECTION 2.1 FOR MISSED ANCHOR RETROFIT SPECIFICATIONS.
4. SEE SN.1 SECTION 1.4 FOR ANCHOR PLATE WASHER SPECIFICATIONS.

GENERAL NOTES

- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE SN 4 SD SHEETS AND INCORPORATE THEM IN THE CONSTRUCTION OF THE STRUCTURE.
- PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/BIOS PERFORMED BEFORE PERMIT ISSUANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

FOUNDATION NOTES

FOUNDATION SPECIFICATIONS:

- SLAB EDGE THICKNESS: 12"
- WIDTH OF THICKENED EDGE: 12"
- PERIMETER REINFORCING: N/A
- MINIMUM STEM WIDTH: 8" AT GARAGE, 6" AT PORCHES
- CONCRETE STRENGTH: 3000 PSI
- WATER/CEMENT RATIO: 0.50

*MEASURED FROM TOP OF SLAB TO BOTTOM OF FOOTING.

BUILDING INTERIOR:

10" THICK POST-TENSIONED SLAB OVER MIN 10 MIL THICK VAPOR RETARDER, OVER PREPARED SUB-GRADE. WITH CLIENT/GEOTECH'S APPROVALS A 2'-4" LAYER OF FEA GRAVEL MAY BE PLACED BELOW THE VAPOR RETARDER TO LEVEL SLOPED PADS AND PROVIDE A STABLE WORK SURFACE. REFER TO SECTION 1.4 FOUNDATION NOTES ON SHEET SN.1 FOR ADDITIONAL RECOMMENDATIONS.

EXTERIOR POST-TENSION CONCRETE:

SLOPE TO DRAINAGE PER ARCH, MIN 1/8" PER 1'-0" @ GARAGE, 1/4" PER 1'-0" @ PORCH/PATIO. SEE BUILDING SLAB FOR REMAINING SPECIFICATIONS.

ALL EXTERIOR PT SLABS SHALL BE STEREPED FROM THE MAIN SLAB TO ALLOW 2" OF FEA GRAVEL AND 4" OF CONCRETE (4" TOTAL) TO BE INSTALLED.

FLATHORK:

NON-STRUCTURAL FLATHORK, SLOPE TO DRAIN PER ARCHITECT.

KEYNOTES

1C CONCRETE CURB TO BE POURED MONOLITHICALLY W/ PT SLAB. VERIFY COLUMN/WALL DIMENSIONS WITH ARCHITECTURAL PLANS. UNO, PROVIDE ADU POST BASE AT POST CONDITION. SEE DETAIL III/SD.1.

3C 6'-0" LONG #4 BAR TEB OF TENDONS, (2) TOTAL, 6" CLR FROM CORNER, TYP.

ISSUED BY

RLLeach

on Dec 26, 2023

ISSUED BY

RLLeach

on Dec 26, 2023

HOLDOWN SCHEDULE			
TYPE	SIMPSON ¹ TYPE	MIN ² HD POST	HD TO POST CONNECTION
9	STHD10	4X	(24) 16d SINKER
17	HDU4	4X	(10) SD5 1/4x2 1/2 SCREWS
19	HDUB	4X	(20) SD5 1/4x2 1/2 SCREWS
20	HDUB	4X	(20) SD5 1/4x2 1/2 SCREWS

1. SEE DETAIL CC/SN.3 FOR TYPICAL HOLDOWN INSTALLATION.
2. HOLDOWN POSTS TO MATCH WALL DEPTH. WHERE 4X6 & 6X6 OPTION IS GIVEN, INSTALL 4X6 IN A 4" WALL, 6X6 IN A 6" WALL. IN LIEU OF SSTB HOLDDOWN ANCHOR.
3. WHERE 3X SILL PLATES ARE USED PROVIDE SSTB MODEL IN LIEU OF SSTB HOLDDOWN ANCHOR.
4. WHERE EMBEDMENT IS GREATER THAN FOOTING DEPTH PROVIDE WIDENED AND/OR DEEPENED FOOTING AROUND ANCHOR. SEE DETAIL AA/SN.3 FOR SSTB/5B ANCHOR AND PLAN SPECIFIED DETAIL FOR F1554 ROD REQUIREMENTS.

SYMBOLS LEGEND

LENGTH

1. DENOTES SHEARWALL TYPE & MINIMUM LENGTH REQUIRED. REFER TO SHEARWALL SCHEDULE ON THIS SHEET.

WHERE OCCURS, N/A = NO HOLDOWNS REQUIRED

2. DENOTES HOLDOWN & POST SIZE REQUIRED AT END OF SHEARWALL. REFER TO HOLDOWN SCHEDULE ON THIS SHEET.

3. DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.

4. DENOTES DETAIL REFERENCE.

5. DENOTES BEARING WALL.

6. DENOTES 2X PRESSURE TREATED SLEEPER EMBEDDED INTO CONCRETE. PROVIDE (2) 20# AT EACH END AND AT 24" OC, TYP AT DOORS WITH THRESHOLD.

7. DENOTES PLUMBING FIXTURE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS). SEE DETAIL BV/SN.3 FOR SLAB PENETRATION REQUIREMENTS.

8. DENOTES PERIMETER FOOTING AT NON PT CONDITIONS. REFER TO FOUNDATION SPECIFICATIONS ON THIS SHEET.

9. DENOTES PERIMETER FOOTING WITH STEPHWALL, AT NON PT CONDITIONS REFER TO FOUNDATION SPECIFICATIONS ON THIS SHEET.

10. DENOTES PERIMETER OF SLAB, REFER TO FOUNDATION SPECIFICATIONS ON THIS SHEET.

11. DENOTES PERIMETER OF SLAB WITH STEPHWALL, REFER TO FOUNDATION SPECIFICATIONS ON THIS SHEET.

12. DENOTES PT TENDON. REFER TO SN.1, SECTION 3.3 FOR SPECIFICATIONS.

13. L= DENOTES TENDON LENGTH (INCLUDES ADDITIONAL 2'-0" AT STRESSING END)

14. A= DENOTES TENDON ELONGATION LENGTH

FOR JURISDICTION USE:

APPROVED

By: **Tammie Rikard**

on Dec 12, 2023

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SACRAMENTO, CA
(916) 945-3880

PROJECT: DG
DESIGNER: JG
DRAWN BY: QES
CHECKED BY: TS
ISSUE DATE: 03/27/2023
REVISIONS:
1. PLAN CHECK 11-17-2023
2. FRAMEWALL REV 11-17-2023

STAMP:

PLAN NUMBER: **PLAN 140.2188**

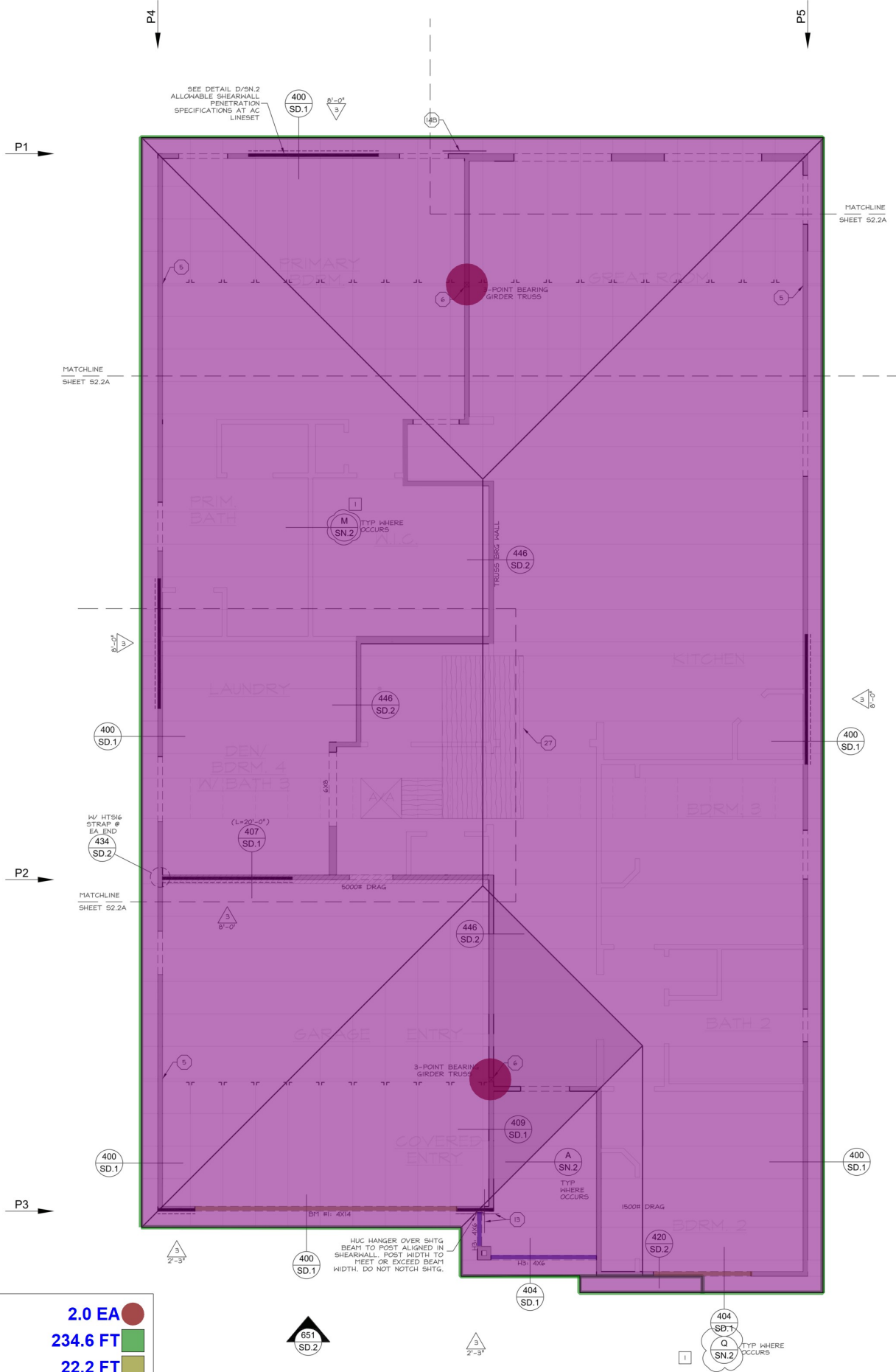
TITLE: **LEVEL 0 PLAN (FOUNDATION) ELEVATION A**

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

SHEET NUMBER: **S2.1**

JOB NUMBER: HS22444

- 4X4 Post
400/SD.1
4X114 Wood Header
4X6 Wood Header
Pre-Manufactured Roof Truss
- 2.0 EA
234.6 FT
22.2 FT
8.6 FT
2892.0 SQ FT



ELEVATION A

SHEARWALL SCHEDULE				
TYPE	APA RATED SHEATHING	FRAMING MEMBER AT ADJOINING PANEL EDGE	SOLE PLATE CONNECTION ^{5,4,8} TO BLOCKING ⁵ TO RIM/BEAM ⁷	TOP PLATE CONNECTION TO RIM/BEAM ⁷ OR BLKG
1	3/8" ONE FACE W/ 8d @ 6" OC EDGE, 12" OC FIELD	2X	16d @ 6" OC	LTP CLIPS @ 16" OC OR 6" SDNC @ 16" OC
2	3/8" ONE FACE W/ 8d @ 4" OC EDGE, 12" OC FIELD	2X	16d @ 4" OC	LTP CLIPS @ 12" OC OR 6" SDNC @ 16" OC
3	3/8" ONE FACE W/ 8d @ 3" OC EDGE, 12" OC FIELD	3X OR (2) 2X	(2) ROWS 16d @ 4" OC OR 6" SDNC @ 8" OC	LTP CLIPS @ 8" OC OR 6" SDNC @ 8" OC
4	3/8" ONE FACE W/ 8d @ 2" OC EDGE, 12" OC FIELD	3X	(2) ROWS 16d @ 4" OC OR 6" SDNC @ 8" OC	LTP CLIPS @ 6" OC OR 6" SDNC @ 6" OC
12	15/32" ONE FACE W/ 10d @ 2" OC EDGE, 12" OC FIELD	3X	(2) ROWS 16d @ 4" OC OR 6" SDNC @ 8" OC	LTP CLIPS @ 8" OC OR 6" SDNC @ 6" OC

1. SEE DETAIL C/SN.2 FOR TYPICAL SHEARWALL FRAMING ILLUSTRATION, DETAIL D/SN.2 FOR ALLOWABLE SHEARWALL PENETRATIONS.
2. 3X FRAMING MEMBERS TO BE SINGLE MEMBERS AND REQUIRE STAGGERED NAILING (SEE DETAIL C/SN.2). DOUBLE 2X MEMBERS SHALL BE CONNECTED W/ (2) ROWS 16d @ 6" OC STAGGERED, FULL HEIGHT.
3. SOLE PLATE TO BE 2X UNDO ON PLAN. SOLE PLATE CONNECTION OCCURS ABOVE FOUNDATION PLATE LEVEL AT RAISED FLOOR AND/OR SECOND FLOOR APPLICATIONS ONLY. ALL SHEARWALL NAILING TO SOLE PLATE TO BE STAGGERED WHEN SPACING IS LESS THAN 4" OC. CONNECTIONS MAY BE OMITTED WHERE SHTG IS LAPPED PER DETAIL W/SN.2.
4. WHERE (2) ROWS OF SCREENS ARE SPECIFIED, PROVIDE DOUBLE 1 1/4" WIDE SCL RIM/BLOCK, 3 1/2" SCL AND DOUBLE 1 3/4" SCL ARE ACCEPTABLE ALTERNATIVES. DOUBLE RIM/BLOCK SHALL BE CONNECTED W/ (2) ROWS 16d @ 4" OC, STAGGERED.
5. AVERAGE SPACING TO BLOCKING IS NOTED. SCREEN CONNECTIONS TO BLOCKS SHALL HAVE MIN 3" END DISTANCE AND MIN 3" SPACING.
6. LTP CLIPS MAY BE EITHER LTP4 OR LTP5. INSTALLED IN THE HORIZONTAL ORIENTATION, WHERE CLIPS ARE REQUIRED ON EA FACE RIM/BLOCK TO BE SAME WIDTH AS WALL UNDO. SCREENS (SPRISON HARDWARE ONLY) ARE TO BE INSTALLED FROM UNDERSIDE OF DOUBLE 2X TOP PLATES INTO BOTTO OF RIM/BEAM/BLOCKING.
7. CONNECTION MAY BE OMITTED WHERE SHEAR IS LAPPED PER DETAIL W/SN.2. PROVIDE MIN 16d @ 12" OC SOLE PLATE TO RIM AT DEL-SIDED SHEARWALLS WHERE SHTG IS LAPPED ON ONLY (1) SIDE OF THE WALL. IT IS ACCEPTABLE TO ELIMINATE CLIPS ON (1) SIDE OF THE WALL OR DOUBLE THE SPECIFIED NAILING/SCREEN SPACING.
8. ALL NAILS SHALL HAVE PROPERTIES AS SHOWN ON SN.1 SECTION 6.7 NAILING & HARDWARE SCHEDULE, NOTE B3.

KEYNOTES	
LEVEL 1 BEARING WALL HEADER SCHEDULE	
OPENING	SIZE & SPEC 1,2,3
3'-0" MAX	(2) 2X8 OR 4X6 OR 6X6
5'-0" MAX	(2) 2X10 OR 4X8 OR 6X8
6'-0" MAX	(2) 2X10 OR 4X10 OR 6X8
6'-0" MAX ⁴	(2) 2X6 OR 4X4 OR 4X6 FLAT
1. UNDO SEE SN.1, SECTION 6.1 FOR MIN DESIGN STRENGTHS.	
2. 4X HEADER MAY BE USED IN 2X6 WALL. INSTALL FLUSH WITH EXTERIOR FACE OF WALL UNDO.	
3. INSTALL (1) 2X TRIMMER (MIN WIDTH AS HEADER) AT EA END OF HEADER UNDO.	
4. SUPPORTS GABLE END TRUSS ONLY; DOES NOT APPLY WHERE FLOOR OCCURS ABOVE.	
5. SEE DETAIL T/SN.2 FOR INSULATED HEADER FRAMING, WHERE REQUIRED.	
LEVEL 1 BEARING WALL STUD SCHEDULE	
PLATE HEIGHT	LOCATION SIZE & SPEC 1,2
INTERIOR	2X4 #2 DF @ 16" OC OR 2X6 STUD @ 16" OC
EXTERIOR	2X4 #2 DF @ 16" OC OR 2X6 STUD @ 16" OC
1. UNLESS NOTED OTHERWISE	
2. ALL 2X STUDS TO BE SAME DEPTH AS WALL.	
LEVEL 1 KING STUD SCHEDULE	
PLATE HEIGHT	OPENING WIDTH KING STUDS 2,3,4
5'-0" MAX	(1) 2X4 OR (1) 2X6
8'-0" MAX	(2) 2X4 OR (1) 2X6
10'-0" MAX	(3) 2X4 OR (1) 2X6
12'-0" MAX	(3) 2X4 OR (1) 2X6
16'-0" MAX	(4) 2X4 OR (1) 4X6 OR (2) 2X6
1. FOR BACK TO BACK OPENINGS W/ A FULL HEIGHT CENTER KING, SIZE CENTER KING FOR SUPT OF OPENING WIDTHS (EXAMPLE: (2) 3'-0" OPENINGS = KING FOR A 6'-0" OPENING)	
2. ALL KING STUDS ARE DESIGNED WITH A DEFLECTION LIMIT OF L/360.	
3. PROVIDE THE FOLLOWING AT NON-STANDARD CONDITIONS MIN, UNDO GARAGE DOOR IN PORCH HEADERS: (1) 2X KING STUDS, INTERIOR & GARAGEHOUSE WALLS; (1) 2X KING AT OPENINGS UP TO 12' WIDE & (2) 2X KINGS AT OPENINGS UP TO 16' WIDE.	
4. SEE SECTION 6.3 ON SHEET SN.1 FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.	

GENERAL NOTES	
1. IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE SN & SD SHEETS AND INCORPORATE THEM IN THE CONSTRUCTION OF THE STRUCTURE.	
2. PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/BIOS PERFORMED BEFORE PERMIT INSURANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.	
FRAMING NOTES	
ROOF FRAMING (WHERE OCCURS) PRE-MANUFACTURED ROOF TRUSSES BY TRUSS MANUFACTURER @ 24" OC, TYP UNDO SEE SN.1, SECTION 6.7 FOR DESIGN, MATERIAL, & SHOP DRAWING REQUIREMENTS. SEE DETAIL P/SN.2 FOR ALLOWABLE SPACING ADJUSTMENTS. ALL TRUSSES TO TRUSS CONNECTIONS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER. TRUSSES TO BUILDING CONNECTIONS SHALL BE AS FOLLOWS: SINGLE-PLY NON-GIRDER (MAX 8' SPAN) LUS24 (GREATER THAN 8' SPAN) HUS26 SINGLE-PLY GIRDER HUS26 TWO-PLY GIRDER HUS26-2 THREE-PLY GIRDER HUS28-3 * OR PRESSURE BLOCKING (4) 16d BLOCK TO CARRIER TRUSS, (2) 16d TOP NAILS BC TO CARRIER, (2) 16d END NAILS BC TO BLOCK AT ALL LOCATIONS WHERE TWO OR MORE ADJACENT TRUSSES WITH THE SAME WDG CONFIGURATION ARE CAPABLE OF CONTAINING A RECTANGLE 24" WIDE X 42" TALL OR GREATER BETWEEN TOP OF BC/BEAM AND BOTTOM OF TC/WEB A MIN 1X4 SCAB SHALL BE FIELD INSTALLED A MAXIMUM OF 42" ABOVE BC WITH (2) 8d NAILS TO EACH WEB UNDO ON PLANS. SEE DETAIL 475. HIP GIRDER: STEP EACH TRUSS BEHIND HIP GIRDER SUCH THAT EXTENDED TOP CHORDS / OVER-FRAMING IS SUPPORTED EVERY 2'-0" AS ALT. INSTALL 2X STRUT FROM TOP CHORD / OVER-FRAMING TO TRUSS BELOW, TYP AT ALL HIPPS.	
KEYNOTES	
5 DOUBLE 2X #2 DF POST	
6 4X4 POST	
13 C516 STRAP TOP PLATE/BEAM TO TRUSS/DRAW MEMBER. SEE DETAIL 435/SD.2 FOR ACCEPTABLE CONNECTIONS. (SEE DETAIL 428 AT ALIGNED TRUSS CONDITION)	
13B C516 STRAP TOP PLATE TO TOP PLATE WHERE TOP PLATES ARE NOT CONT LAPPED PER DETAIL E/SN.2. STRAP MAY BE INSTALLED ON TOP OR SIDE OF EITHER TOP PLATE. SEE DETAIL E/SN.2.	
13P C516 STRAP OVER SHTG. BLKG PANELS TO 2X FLAT BLKG BETWEEN TRUSSES. EXTEND STRAP FULL LENGTH OF BLKG PANELS. SEE DETAIL 427/SD.2.	
14B (2) C516 STRAPS TOP PLATE TO TOP PLATE WHERE TOP PLATES ARE NOT CONT LAPPED PER DETAIL E/SN.2. STRAPS MAY BE INSTALLED ON TOP OR SIDE OF EITHER TOP PLATE. SEE DETAIL E/SN.2.	
27 MIN 5'-0" X 10'-0" HVAC PLATFORM, LENGTHEN AS NEEDED TO END AT THE NEAREST TRUSS. MIN 3/4" PLYWOOD ON 2X6 FRAMING PLATED TO TRUSS BOTTOM CHORD. MIN 24" WIDE BY MAX 20'-0" LONG CATHALK TO ATTIC ACCESS. TRUSSES PER TO ACCOUNT FOR ADDITIONAL LOADS. PER SN.1 SECTION 6.7 AND NOTE 3.6	
28A MANUFACTURED BLKG PANELS BETWEEN TRUSSES, TRUSS BOTTOM CHORDS TO ROOF SHTG. TRUSSES PER TO ALIGN TRUSS VERTICAL & PANEL LOCATIONS. DESIGN EA PANEL TO TRANSFER 350 PLF. INSTALL ADDITIONAL STRAP FROM TOP OF TOP PLATE/BEAM TO BOTTOM OF BLKG PANELS. SEE DETAIL 419/SD.2.	
THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES OR ALTERATIONS MUST BE MADE BY THE DESIGNER. THE APPROVAL OF THIS PLAN AND SPECIFICATION SHALL NOT BE HELD TO PERMIT OR APPROVE THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW. SACRAMENTO COMMUNITY DEVELOPMENT ISSUED BY COMMUNITY DEVELOPMENT DEPARTMENT By: R.L. Leach on Dec 28, 2023	

SYMBOLS LEGEND	
LENGTH	DENOTES SHEARWALL TYPE & MINIMUM LENGTH REQUIRED. REFER TO SHEARWALL SCHEDULE ON THIS SHEET.
WHERE OCCURS, NHR - NO HOLDDOWS REQUIRED	
WHERE OCCURS, DENOTES ALIGNMENT WITH HOLDOWN ABOVE	
DENOTES HOLDOWN & POST SIZE REQUIRED AT END OF SHEARWALL. REFER TO HOLDOWN SCHEDULE ON THIS SHEET (WHERE OCCURS).	
WHERE OCCURS, DENOTES ALIGNMENT WITH HOLDOWN BELOW	
DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.	
DENOTES DETAIL REFERENCE.	
REFER TO DETONED SHEET #.	
DENOTES DETAIL REFERENCE IS AN ELEVATION.	
REFER TO DETONED SHEET #.	
DENOTES LOCATION OF OVERFRAMING/VALLEY TRUSSES. SEE DETAIL A/SN.2	
DENOTES EXTENTS OF CONTINUOUS 2X BACKING. REFER TO APPLICABLE DETAIL.	
DENOTES EXTENTS OF BLOCKED & EDGE NAILED DIAPHRAGM. REFER TO APPLICABLE KEYNOTE.	
DENOTES BEARING WALL.	
DENOTES SHEATHING REQUIRED AT NON-SHEARWALL LOCATION. COVER WALL FULL HEIGHT. SHEATHING THICKNESS AND NAILING AS NOTED ON PLAN.	
WHERE OCCURS, DENOTES WALL ABOVE.	
DENOTES INTERIOR NON-BEARING WALL.	
DENOTES BEAM OR HEADER. REFER TO BEAM SCHEDULE/BEARING WALL HEADER SCHEDULE ON THIS SHEET.	
DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS). ADJUST FRAMING LAYOUT AS REQUIRED, SEE DETAIL O/SN.2 FOR ALLOWABLE ADJUSTMENTS.	
ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM. PROVIDE 2X LADDER FRAMING @ 24" OC WHERE FRAMING BAY EXCEEDS 27'. TRUSS PER TO PROVIDE ADDL FRAMING AS REQUIRED TO CENTER/LOCATE ACCESS AND MAINTAIN MAX SPACING, S&D.	

FOR JURISDICTION USE:

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COMMUNITY DEVELOPMENT

APPROVED

City of Sacramento Plan Review

Residential Building Division

Consultant

By:

Tammie Rikard

on Dec 12, 2023

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DG

DESIGNER:

JG

DRAWN BY:

QES

CHECKED BY:

TS

ISSUE DATE:

03/27/2023

REVISIONS:

1 PLAN CHECK 11-17-2023

2 FRAMEWALK REV 11-17-2023

STAMP:

REGISTERED PROFESSIONAL ENGINEER

NO. 53749

EXPI. 08/31/25

STRUCTURAL

STATE OF CALIFORNIA

PLAN NUMBER:

PLAN 140.2188

TITLE:

LEVEL 1 PLAN (2ND FLOOR FRAMING) ELEVATION A

SCALE:

1/4" = 1'-0"

SHEET NUMBER:

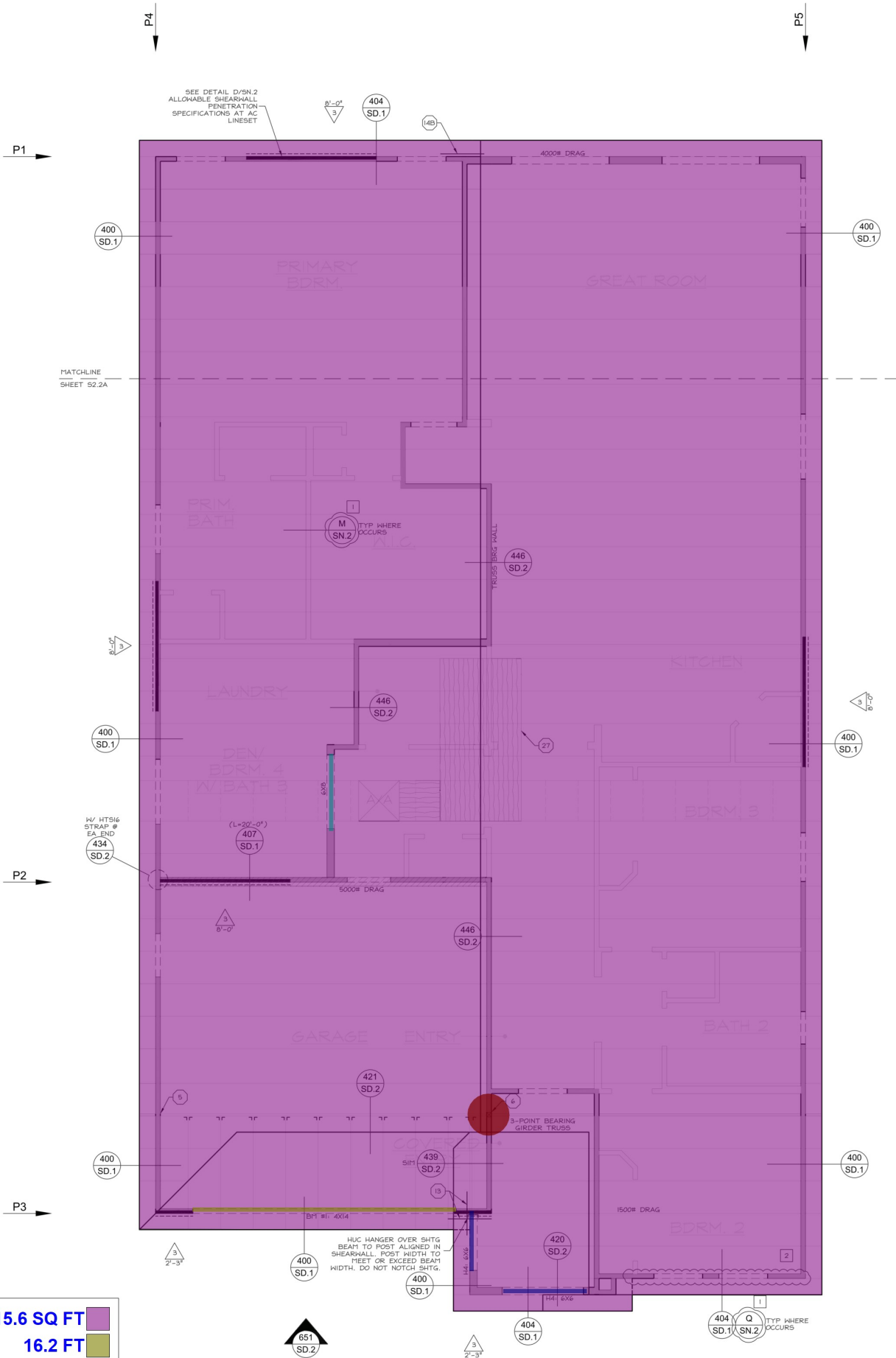
S2.2

JOB NUMBER:

HS22444

- Pre-Manufactured Roof Truss
 4X14 Wood Header
 6X6 Wood Header
 6X8 Wood Header
 4X4 Post

2915.6 SQ FT
16.2 FT
8.9 FT
4.7 FT
1.0 EA



ELEVATION D

KEYNOTES

- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE SN 4 SD SHEETS AND INCORPORATE THEM IN THE CONSTRUCTION OF THE STRUCTURE.
- PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/BIOS PERFORMED BEFORE PERMIT ISSUANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

GENERAL NOTES

- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE SN 4 SD SHEETS AND INCORPORATE THEM IN THE CONSTRUCTION OF THE STRUCTURE.
- PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/BIOS PERFORMED BEFORE PERMIT ISSUANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

FRAMING NOTES

- ROOF FRAMING (WHERE OCCURS)
PRE-MANUFACTURED ROOF TRUSSES BY TRUSS MANUFACTURER @ 24" OC. TYP UNDO SEE SN1, SECTION 6.7 FOR DESIGN, MATERIAL, & SHOP DRAWING REQUIREMENTS. SEE DETAIL P/SN.2 FOR ALLOWABLE SPACING ADJUSTMENTS. ALL TRUSSES TO TRUSS CONNECTIONS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER. TRUSSES TO BUILDING CONNECTIONS SHALL BE AS FOLLOWS:
- | | |
|-------------------------------------|----------|
| SINGLE-PLY NON-GIRDER (MAX 8' SPAN) | LUS24 |
| (GREATER THAN 8' SPAN) | HUS26 |
| SINGLE-PLY GIRDER | HUS26 |
| TWO-PLY GIRDER | HGUS26-2 |
| THREE-PLY GIRDER | HGUS26-3 |
- * OR PRESSURE BLOCKING (4) 16d BLOCK TO CARRIER TRUSS, (2) 16d TOE NAILS BC TO CARRIER, (2) 16d END NAILS BC TO BLOCK.
- AT ALL LOCATIONS WHERE TWO OR MORE ADJACENT TRUSSES WITH THE SAME HSD CONFIGURATION ARE CAPABLE OF CONTAINING A RECTANGLE 24" WIDE X 42" TALL OR GREATER BETWEEN TOP OF BC/BEAM AND BOTTOM OF TC/WEB A MIN 1/4" SCAB SHALL BE FIELD INSTALLED A MAXIMUM OF 42" ABOVE BC WITH (2) 8d NAILS TO EACH WEB UNDO ON PLANS. SEE DETAIL 475.
- HIP GIRDESS- STEP EACH TRUSS BEHIND HIP GIRDER SUCH THAT EXTENDED TOP CHORDS / OVER-FRAMING IS SUPPORTED EVERY 2'-0" AS ALT. INSTALL 2X STRUT FROM TOP CHORD / OVER-FRAMING TO TRUSS BELOW, TYP AT ALL HIP.

KEYNOTES

- DOUBLE 2X #2 DF POST
- 4X4 POST
- CS#6 STRAP TOP PLATE/BEAM TO TRUSS/DRAW MEMBER. SEE DETAIL 435/SD.2 FOR ACCEPTABLE CONNECTIONS. (SEE DETAIL 428 AT ALIGNED TRUSS CONDITION).
- CS#6 STRAP TOP PLATE TO TOP PLATE WHERE TOP PLATES ARE NOT CONT LAPPED PER DETAIL B/SN.2. STRAP MAY BE INSTALLED ON TOP OR SIDE OF EITHER TOP PLATE. SEE DETAIL E/SN.2.
- CS#6 STRAP OVER SHGT. BLKG PANELS TO 2X FLAT BLKG BETWEEN TRUSSES. EXTEND STRAP FULL LENGTH OF BLKG PANELS. SEE DETAIL 427/SD.2.
- CS#6 STRAPS TOP PLATE TO TOP PLATE WHERE TOP PLATES ARE NOT CONT LAPPED PER DETAIL B/SN.2. STRAPS MAY BE INSTALLED ON TOP OR SIDE OF TOP PLATES. SEE DETAIL E/SN.2.
- MIN 5'-0" X 10'-0" HVAC PLATFORM, LENGTHEN AS NEEDED TO END AT THE NEAREST TRUSS. MIN 3/4" PLYWOOD ON 2X6 FRAMING PLATED TO TRUSS BOTTOM CHORD. MIN 24" WIDE BY MAX 20'-0" LONG CATHALK TO ATTIC ACCESS. TRUSS MFR TO ACCOUNT FOR ADDITIONAL LOADS. PER SN1 SECTION 6.7 AND NOTE 3.6.
- MANUFACTURED BLKG PANELS BETWEEN TRUSSES, TRUSS BOTTOM CHORDS TO ROOF SHGT. TRUSS MFR TO ALIGN TRUSS VERTICAL # PANEL LOCATIONS. DESIGN EA PANEL TO TRANSFER 350 PLF. INSTALL ADDITIONAL STRAP FROM TOP OF TOP PLATE/BEAM TO BOTTOM OF BLKG PANELS. SEE DETAIL 419/SD.2.

LEVEL 1 BEARING WALL HEADER SCHEDULE

OPENING	SIZE & SPEC 1,2,3
3'-0" MAX	(2) 2X6 OR 4X6 OR 6X6
5'-0" MAX	(2) 2X10 OR 4X8 OR 6X8
6'-0" MAX	(2) 2X10 OR 4X10 OR 6X8
6'-0" MAX ⁴	(2) 2X6 OR 4X4 OR 4X6 FLAT

1. UNDO SEE SN1, SECTION 6.1 FOR MIN DESIGN STRENGTHS.
2. 4X HEADER MAY BE USED IN 2X6 WALL. INSTALL FLUSH WITH EXTERIOR FACE OF WALL UNDO.
3. INSTALL (1) 2X TRIMMER (MIN WIDTH AS HEADER) AT EA END OF HEADER UNDO.
4. SUPPORTS GABLE END TRUSS ONLY; DOES NOT APPLY WHERE FLOOR OCCURS ABOVE.
5. SEE DETAIL T/SN.2 FOR INSULATED HEADER FRAMING, WHERE REQUIRED.

LEVEL 1 BEARING WALL STUD SCHEDULE

PLATE HEIGHT	LOCATION	SIZE & SPEC 1,2
8'-1 1/2" PLATE	INTERIOR	2X4 #2 DF @ 16" OC OR 2X6 STUD @ 16" OC
8'-1 1/2" PLATE	EXTERIOR	2X4 #2 DF @ 16" OC OR 2X6 STUD @ 16" OC

1. UNLESS NOTED OTHERWISE
2. ALL 2X STUDS TO BE SAME DEPTH AS WALL.

LEVEL 1 KING STUD SCHEDULE

PLATE HEIGHT	OPENING WIDTH	KING STUDS 2,3,4
8'-1 1/2" PLATE	5'-0" MAX	(1) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	8'-0" MAX	(2) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	10'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	12'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	16'-0" MAX	(4) 2X4 OR (1) 4X6 OR (2) 2X6

1. FOR BACK TO BACK OPENINGS W/ A FULL HEIGHT CENTER KING, SIZE CENTER KING FOR SUPT OF OPENING WIDTHS (EXAMPLE: (2) 3'-0" OPENINGS = KING FOR A 6'-0" OPENING)
2. ALL KING STUDS ARE DESIGNED WITH A DEFLECTION LIMIT OF L/360.
3. PROVIDE THE FOLLOWING AT NON-STANDARD CONDITIONS MIN, UNDO GARAGE DOOR & PORCH HEADERS: (2) 2X KING STUDS, INTERIOR & GARAGE/HOUSE WALLS: (1) 2X KING AT OPENINGS UP TO 12' WIDE & (2) 2X KINGS AT OPENINGS UP TO 16' WIDE.
4. SEE SECTION 6.3 ON SHEET SN1 FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.

1. UNLESS NOTED OTHERWISE
2. ALL KING STUDS ARE DESIGNED WITH A DEFLECTION LIMIT OF L/360.
3. PROVIDE THE FOLLOWING AT NON-STANDARD CONDITIONS MIN, UNDO GARAGE DOOR & PORCH HEADERS: (2) 2X KING STUDS, INTERIOR & GARAGE/HOUSE WALLS: (1) 2X KING AT OPENINGS UP TO 12' WIDE & (2) 2X KINGS AT OPENINGS UP TO 16' WIDE.
4. SEE SECTION 6.3 ON SHEET SN1 FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.

LEVEL 1 KING STUD SCHEDULE

PLATE HEIGHT	OPENING WIDTH	KING STUDS 2,3,4
8'-1 1/2" PLATE	5'-0" MAX	(1) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	8'-0" MAX	(2) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	10'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	12'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	16'-0" MAX	(4) 2X4 OR (1) 4X6 OR (2) 2X6

1. FOR BACK TO BACK OPENINGS W/ A FULL HEIGHT CENTER KING, SIZE CENTER KING FOR SUPT OF OPENING WIDTHS (EXAMPLE: (2) 3'-0" OPENINGS = KING FOR A 6'-0" OPENING)
2. ALL KING STUDS ARE DESIGNED WITH A DEFLECTION LIMIT OF L/360.
3. PROVIDE THE FOLLOWING AT NON-STANDARD CONDITIONS MIN, UNDO GARAGE DOOR & PORCH HEADERS: (2) 2X KING STUDS, INTERIOR & GARAGE/HOUSE WALLS: (1) 2X KING AT OPENINGS UP TO 12' WIDE & (2) 2X KINGS AT OPENINGS UP TO 16' WIDE.
4. SEE SECTION 6.3 ON SHEET SN1 FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.

LEVEL 1 KING STUD SCHEDULE

PLATE HEIGHT	OPENING WIDTH	KING STUDS 2,3,4
8'-1 1/2" PLATE	5'-0" MAX	(1) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	8'-0" MAX	(2) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	10'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	12'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	16'-0" MAX	(4) 2X4 OR (1) 4X6 OR (2) 2X6

1. FOR BACK TO BACK OPENINGS W/ A FULL HEIGHT CENTER KING, SIZE CENTER KING FOR SUPT OF OPENING WIDTHS (EXAMPLE: (2) 3'-0" OPENINGS = KING FOR A 6'-0" OPENING)
2. ALL KING STUDS ARE DESIGNED WITH A DEFLECTION LIMIT OF L/360.
3. PROVIDE THE FOLLOWING AT NON-STANDARD CONDITIONS MIN, UNDO GARAGE DOOR & PORCH HEADERS: (2) 2X KING STUDS, INTERIOR & GARAGE/HOUSE WALLS: (1) 2X KING AT OPENINGS UP TO 12' WIDE & (2) 2X KINGS AT OPENINGS UP TO 16' WIDE.
4. SEE SECTION 6.3 ON SHEET SN1 FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.

LEVEL 1 KING STUD SCHEDULE

PLATE HEIGHT	OPENING WIDTH	KING STUDS 2,3,4
8'-1 1/2" PLATE	5'-0" MAX	(1) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	8'-0" MAX	(2) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	10'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	12'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	16'-0" MAX	(4) 2X4 OR (1) 4X6 OR (2) 2X6

1. FOR BACK TO BACK OPENINGS W/ A FULL HEIGHT CENTER KING, SIZE CENTER KING FOR SUPT OF OPENING WIDTHS (EXAMPLE: (2) 3'-0" OPENINGS = KING FOR A 6'-0" OPENING)
2. ALL KING STUDS ARE DESIGNED WITH A DEFLECTION LIMIT OF L/360.
3. PROVIDE THE FOLLOWING AT NON-STANDARD CONDITIONS MIN, UNDO GARAGE DOOR & PORCH HEADERS: (2) 2X KING STUDS, INTERIOR & GARAGE/HOUSE WALLS: (1) 2X KING AT OPENINGS UP TO 12' WIDE & (2) 2X KINGS AT OPENINGS UP TO 16' WIDE.
4. SEE SECTION 6.3 ON SHEET SN1 FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.

LEVEL 1 KING STUD SCHEDULE

PLATE HEIGHT	OPENING WIDTH	KING STUDS 2,3,4
8'-1 1/2" PLATE	5'-0" MAX	(1) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	8'-0" MAX	(2) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	10'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	12'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	16'-0" MAX	(4) 2X4 OR (1) 4X6 OR (2) 2X6

1. FOR BACK TO BACK OPENINGS W/ A FULL HEIGHT CENTER KING, SIZE CENTER KING FOR SUPT OF OPENING WIDTHS (EXAMPLE: (2) 3'-0" OPENINGS = KING FOR A 6'-0" OPENING)
2. ALL KING STUDS ARE DESIGNED WITH A DEFLECTION LIMIT OF L/360.
3. PROVIDE THE FOLLOWING AT NON-STANDARD CONDITIONS MIN, UNDO GARAGE DOOR & PORCH HEADERS: (2) 2X KING STUDS, INTERIOR & GARAGE/HOUSE WALLS: (1) 2X KING AT OPENINGS UP TO 12' WIDE & (2) 2X KINGS AT OPENINGS UP TO 16' WIDE.
4. SEE SECTION 6.3 ON SHEET SN1 FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.

LEVEL 1 KING STUD SCHEDULE

PLATE HEIGHT	OPENING WIDTH	KING STUDS 2,3,4
8'-1 1/2" PLATE	5'-0" MAX	(1) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	8'-0" MAX	(2) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	10'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	12'-0" MAX	(3) 2X4 OR (1) 2X6
8'-1 1/2" PLATE	16'-0" MAX	(4) 2X4 OR (1) 4X6 OR (2) 2X6

1. FOR BACK TO BACK OPENINGS W/ A FULL HEIGHT CENTER KING, SIZE CENTER KING FOR SUPT OF OPENING WIDTHS (EXAMPLE: (2) 3'-0" OPENINGS = KING FOR A 6'-0" OPENING)
2. ALL KING STUDS ARE DESIGNED WITH A DEFLECTION LIMIT OF L/360.
3. PROVIDE THE FOLLOWING AT NON-STANDARD CONDITIONS MIN, UNDO GARAGE DOOR & PORCH HEADERS: (2) 2X KING STUDS, INTERIOR & GARAGE/HOUSE WALLS: (1) 2X KING AT OPENINGS UP TO 12' WIDE & (2) 2X KINGS AT OPENINGS UP TO 16' WIDE.
4. SEE SECTION 6.3 ON SHEET SN1 FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.

SYMBOLS LEGEND

- LENGTH
DENOTES SHEARWALL TYPE & MINIMUM LENGTH REQUIRED. REFER TO SHEARWALL SCHEDULE ON THIS SHEET.
- WHERE OCCURS, NHR - NO HOLDDOWS REQUIRED
- WHERE OCCURS, DENOTES ALIGNMENT WITH HOLDOWN ABOVE
- DENOTES HOLDOWN & POST SIZE REQUIRED AT END OF SHEARWALL. REFER TO HOLDOWN SCHEDULE ON THIS SHEET (WHERE OCCURS).
- WHERE OCCURS, DENOTES ALIGNMENT WITH HOLDOWN BELOW
- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
- DENOTES DETAIL REFERENCE.
- REFER TO DENOTED SHEET #.
- DENOTES DETAIL REFERENCE IS AN ELEVATION.
- REFER TO DENOTED SHEET #.
- DENOTES LOCATION OF OVERFRAMING/VALLEY TRUSSES. SEE DETAIL A/SN.2
- DENOTES EXTENTS OF CONTINUOUS 2X BACKING. REFER TO APPLICABLE DETAIL.
- DENOTES EXTENTS OF BLOCKED & EDGE NAILED DIAPHRAGM. REFER TO APPLICABLE KEYNOTE.
- DENOTES BEARING WALL.
- DENOTES SHEATHING REQUIRED AT NON-SHEARWALL LOCATION. COVER WALL FULL HEIGHT. SHEATHING THICKNESS AND NAILING AS NOTED ON PLAN
- WHERE OCCURS, DENOTES WALL ABOVE.
- DENOTES INTERIOR NON-BEARING WALL.
- DENOTES BEAM OR HEADER. REFER TO BEAM SCHEDULE/BEARING WALL HEADER SCHEDULE ON THIS SHEET.
- DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS). ADJUST FRAMING LAYOUT AS REQUIRED, SEE DETAIL O/SN.2 FOR ALLOWABLE ADJUSTMENTS.
- ATTIC CATCHER FOR ARCHITECT W/ MIN 30' HEADROOM. PROVIDE 2X LADDER FRAMING @ 24" OC WHERE FRAMING BAY EXCEEDS 27'. TRUSS MFR TO PROVIDE ADD'L FRAMING AS REQUIRED TO CENTER/LOCATE ACCESS AND MAINTAIN MAX SPACING, S&D.

FOR JURISDICTION USE:
SACRAMENTO
City of Sacramento Plan Review
By: **Tammie Rikard**
on Dec 12, 2023

Structural
Mechanical
Electrical
Plumbing
Energy

Sacramento
Aliso Viejo
San Ramon



harris & sloan
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www.harrisandsloan.com

DELTA SHORES WEST
50' LOTS
SACRAMENTO, CA

KB HOMES
3005 DOUGLAS BLVD
SACRAMENTO, CA
(916) 945-3880

PROJECT MANAGER: DG

DESIGNER: JG

DRAWN BY: QES

CHECKED BY: TS

ISSUE DATE: 03/27/2023

REVISIONS:

1 PLAN CHECK 11-17-2023

2 FRAMEWALK REV 11-17-2023

STAMP:



PLAN NUMBER:

PLAN 140.2188

TITLE:

LEVEL 1 PLAN

(2ND FLOOR FRAMING)

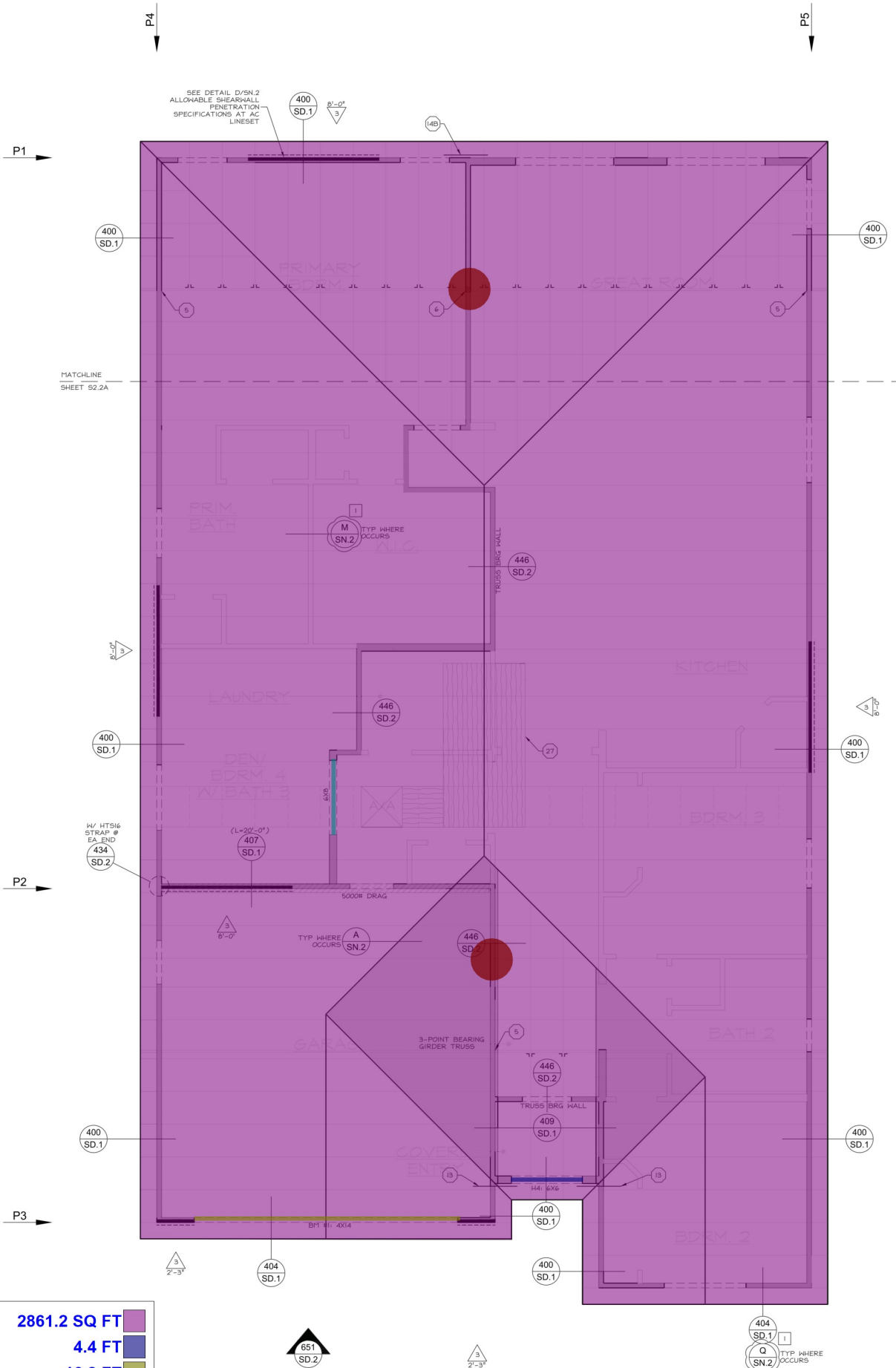
ELEVATION D

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

SHEET NUMBER:

S2.3

JOB NUMBER: HS22444



Pre-Manufactured Roof Truss

6X6 Wood Header

4X14 Wood Header

4X4 Post

6X8 Wood Header

2861.2 SQ FT

4.4 FT

16.2 FT

2.0 EA

4.6 FT

KEYNOTES

GENERAL NOTES

1. IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE SN & SD SHEETS AND INCORPORATE THEM IN THE CONSTRUCTION OF THE STRUCTURE.

2. PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION BIOS PERFORMED BEFORE PERMIT ISSUANCE ARE THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

FOR JURISDICTION USE:

SACRAMENTO
Community Development

APPROVED
Residential Building Division
Consultant
By: **Tammie Rikard**
on Dec 12, 2023

FRAMING NOTES

ROOF FRAMING (WHERE OCCURS)
PRE-MANUFACTURED ROOF TRUSSES BY TRUSS MANUFACTURER @ 24" OC, TYP UNDO SEE SN1, SECTION 6.7 FOR DESIGN, MATERIAL, & SHOP DRAWING REQUIREMENTS. SEE DETAIL P/SN.2 FOR ALLOWABLE SPACING ADJUSTMENTS. ALL TRUSSES TO TRUSS CONNECTIONS SHALL BE PROVIDED BY THE TRUSS MANUFACTURER. TRUSSES TO BUILDING CONNECTIONS SHALL BE AS FOLLOWS:

SINGLE-PLY NON-GIRDER
(MAX 8' SPAN)..... LUS24
(GREATER THAN 8' SPAN)..... HUS26
SINGLE-PLY GIRDER..... HUS26
TWO-PLY GIRDER..... HUS26-2
THREE-PLY GIRDER..... HUS26-3

* OR PRESSURE BLOCKING (4) 16d BLOCK TO CARRIER TRUSS, (2) 16d TOE NAILS BC TO CARRIER, (2) 16d END NAILS BC TO BLOCK

AT ALL LOCATIONS WHERE TWO OR MORE ADJACENT TRUSSES WITH THE SAME WEB CONFIGURATION ARE CAPABLE OF CONTAINING A RECTANGLE 24" WIDE X 42" TALL OR GREATER BETWEEN TOP OF BC/BEAM AND BOTTOM OF TC/WEB A MIN 1X4 SCAB SHALL BE FIELD INSTALLED A MAXIMUM OF 42" ABOVE BC WITH (2) 8d NAILS TO EACH WEB UNDO ON PLANS. SEE DETAIL 475.

HIP GIRDER: STEP EACH TRUSS BEHIND HIP GIRDER SUCH THAT EXTENDED TOP CHORDS / OVER-FRAMING IS SUPPORTED EVERY 2'-0". AS ALT., INSTALL 2X STRUT FROM TOP CHORD / OVER-FRAMING TO TRUSS BELOW, TYP AT ALL HIP.

KEYNOTES

5 DOUBLE 2X #2 DF POST

6 4X4 POST

13 C516 STRAP TOP PLATE/BEAM TO TRUSS/DRAW MEMBER. SEE DETAIL 435/SD.2 FOR ACCEPTABLE CONNECTIONS. (SEE DETAIL 428 AT ALIGNED TRUSS CONDITION).

13B C516 STRAP TOP PLATE TO TOP PLATE WHERE TOP PLATES ARE NOT CONT LAPPED PER DETAIL E/SN.2. STRAP MAY BE INSTALLED ON TOP OR SIDE OF EITHER TOP PLATE. SEE DETAIL E/SN.2.

13P C516 STRAP OVER SHGT. BLKG PANELS TO 2X FLAT BLKG BETWEEN TRUSSES. EXTEND STRAP FULL LENGTH OF BLKG PANELS. SEE DETAIL 427/SD.2.

14B (2) C516 STRAPS TOP PLATE TO TOP PLATE WHERE TOP PLATES ARE NOT CONT LAPPED PER DETAIL E/SN.2. STRAPS MAY BE INSTALLED ON TOP OR SIDE OF TOP PLATES. SEE DETAIL E/SN.2.

27 MIN 5'-0" X 10'-0" HVAC PLATFORM, LENGTHEN AS NEEDED TO END AT THE NEAREST TRUSS. MIN 3/4" PLYWOOD ON 2X6 FRAMING PLATED TO TRUSS BOTTOM CHORD. MIN 24" WIDE BY MAX 20'-0" LONG CATHALK TO ATTIC ACCESS. TRUSS MFR TO ACCOUNT FOR ADDITIONAL LOADS. PER SN1 SECTION 6.7 AND NOTE 3.6

28A MANUFACTURED BLKG PANELS BETWEEN TRUSSES, TRUSS BOTTOM CHORDS TO ROOF SHGT. TRUSS MFR TO ALIGN TRUSS VERTICAL # PANEL LOCATIONS. DESIGN EA PANEL TO TRANSFER 350 PLF. INSTALL ADDITIONAL STRAP FROM TOP OF TOP PLATE/BEAM TO BOTTOM OF BLKG PANELS. SEE DETAIL 414/SD.2.

LEVEL 1 BEARING WALL HEADER SCHEDULE		
OPENING	SIZE & SPEC	1,2,3
3'-0" MAX	(2) 2X8 OR 4X6 OR 6X6	
5'-0" MAX	(2) 2X10 OR 4X8 OR 6X8	
6'-0" MAX	(2) 2X10 OR 4X10 OR 6X8	
6'-0" MAX ¹	(2) 2X6 OR 4X4 OR 4X6 FLAT	

1. UNDO SEE SN1, SECTION 6.1 FOR MIN DESIGN STRENGTHS.
2. 4X HEADER MAY BE USED IN 2X6 WALL. INSTALL FLUSH WITH EXTERIOR FACE OF WALL UNDO.
3. INSTALL (1) 2X TRIMMER (MIN WIDTH AS HEADER) AT EA END OF HEADER UNDO.
4. SUPPORTS GABLE END TRUSS ONLY; DOES NOT APPLY WHERE FLOOR OCCURS ABOVE.
5. SEE DETAIL T/SN.2 FOR INSULATED HEADER FRAMING, WHERE REQUIRED.

LEVEL 1 BEARING WALL STUD SCHEDULE		
PLATE HEIGHT	LOCATION	SIZE & SPEC
8'-1 1/2" PLATE	INTERIOR	2X4 #2 DF @ 16" OC OR 2X6 STUD @ 16" OC
	EXTERIOR	2X4 #2 DF @ 16" OC OR 2X6 STUD @ 16" OC

1. UNLESS NOTED OTHERWISE
2. ALL 2X STUDS TO BE SAME DEPTH AS WALL.

LEVEL 1 KING STUD SCHEDULE		
PLATE HEIGHT	OPENING WIDTH	KING STUDS
8'-1 1/2" PLATE	5'-0" MAX	(1) 2X4 OR (1) 2X6
	6'-0" MAX	(2) 2X4 OR (1) 2X6
	8'-0" MAX	(3) 2X4 OR (1) 2X6
	10'-0" MAX	(3) 2X4 OR (1) 2X6
	12'-0" MAX	(3) 2X4 OR (1) 2X6
	16'-0" MAX	(4) 2X4 OR (1) 4X6 OR (2) 2X6

1. FOR BACK TO BACK OPENINGS W/ A FULL HEIGHT CENTER KING, SIZE CENTER KING FOR SUM OF OPENING WIDTHS (EX: 16'-0" 3'-0" OPENINGS = KING FOR A 6'-0" OPENING)
2. ALL KING STUDS ARE DESIGNED WITH A DEFLECTION LIMIT OF L/360.
3. PROVIDE THE FOLLOWING AT NON-STANDARD CONDITIONS MIN, UNDO GARAGE DOOR & PORCH HEADERS: (2) 2X KING STUDS, INTERIOR & GARAGE/HOUSE WALLS: (1) 2X KING AT OPENINGS UP TO 12' WIDE & (2) 2X KINGS AT OPENINGS UP TO 16' WIDE.
4. SEE SECTION 6.3 ON SHEET SN1 FOR ADDITIONAL FRAMING CONNECTION REQUIREMENTS.

UNDER TITLE 18.5 & 17 CITY CODE CITY OF SACRAMENTO ONLY

THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS FROM THE SAME WITHOUT WRITTEN PERMISSION FROM THE BUILDING INSPECTION DIVISION. THE APPROVAL OF THIS PLAN AND SPECIFICATION SHALL NOT BE HELD TO PERMIT OR APPROVE THE VIOLATION OF ANY CITY ORDINANCE OR STATE LAW.

SACRAMENTO
Community Development

ISSUED BY
By: **RLLeach**
on Dec 26, 2023

SYMBOLS LEGEND

LENGTH

WHERE OCCURS, DENOTES ALIGNMENT WITH HOLDOWN ABOVE

WHERE OCCURS, DENOTES ALIGNMENT WITH HOLDOWN BELOW

WHERE OCCURS, DENOTES ALIGNMENT WITH HOLDOWN BELOW

DENOTES KEYNOTE SPECIFICATION, REFER TO KEYNOTE SCHEDULE ON THIS SHEET.

DENOTES DETAIL REFERENCE.

REFER TO DENOTED SHEET #.

DENOTES DETAIL REFERENCE IS AN ELEVATION.

REFER TO DENOTED SHEET #.

DENOTES LOCATION OF OVERFRAMING/VALLEY TRUSSES. SEE DETAIL A/SN.2

DENOTES EXTENTS OF CONTINUOUS 2X BACKING. REFER TO APPLICABLE DETAIL.

DENOTES EXTENTS OF BLOCKED & EDGE NAILED DIAPHRAGM. REFER TO APPLICABLE KEYNOTE.

DENOTES BEARING WALL.

DENOTES SHEATHING REQUIRED AT NON-BEARING WALL LOCATION. COVER WALL FULL HEIGHT. SHEATHING THICKNESS AND NAILING AS NOTED ON PLAN.

WHERE OCCURS, DENOTES WALL ABOVE.

DENOTES INTERIOR NON-BEARING WALL.

DENOTES BEAM OR HEADER. REFER TO BEAM SCHEDULE/BEARING WALL HEADER SCHEDULE ON THIS SHEET.

DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS). ADJUST FRAMING LAYOUT AS REQUIRED, SEE DETAIL O/SN.2 FOR ALLOWABLE ADJUSTMENTS.

ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM. PROVIDE 2X LADDER FRAMING @ 24" OC WHERE FRAMING BAY EXCEEDS 27'. TRUSS MFR TO PROVIDE ADD'L FRAMING AS REQUIRED TO CENTER/LOCATE ACCESS AND MAINTAIN MAX SPACING, S&D.

SHEARWALL SCHEDULE				
TYPE	APA RATED SHEATHING	FRAMING MEMBER AT ADJOINING PANEL EDGE	SOLE PLATE CONNECTION ^{5,4,8} TO BLOCKING ⁵ TO RIM/BEAM ⁷	TOP PLATE CONNECTION TO RIM/BEAM/BLKG 4-8
1	3/8" ONE FACE W/ 8d @ 6" OC EDGE, 12" OC FIELD	2X	16d @ 6" OC	LTP CLIPS @ 16" OC OR 6" SDNC @ 16" OC
2	3/8" ONE FACE W/ 8d @ 4" OC EDGE, 12" OC FIELD	2X	16d @ 4" OC	LTP CLIPS @ 12" OC OR 6" SDNC @ 16" OC
3	3/8" ONE FACE W/ 8d @ 3" OC EDGE, 12" OC FIELD	3X OR (2) 2X	(2) ROWS 16d @ 4" OC LTPS @ 30" OC OR 6" SDNC @ 8" OC	LTP CLIPS @ 6" OC OR 6" SDNC @ 6" OC
4	3/8" ONE FACE W/ 8d @ 2" OC EDGE, 12" OC FIELD	3X	(2) ROWS 16d @ 2" OC LTPS @ 30" OC OR 6" SDNC @ 8" OC	LTP CLIPS @ 6" OC OR 6" SDNC @ 6" OC
12	15/32" ONE FACE W/ 10d @ 2" OC EDGE, 12" OC FIELD	3X	(2) ROWS 16d @ 4" OC LTPS @ 30" OC OR 6" SDNC @ 6" OC	LTP CLIPS @ 6" OC OR 6" SDNC @ 6" OC

1. SEE DETAIL C/SN.2 FOR TYPICAL SHEARWALL FRAMING ILLUSTRATION, DETAIL D/SN.2 FOR ALLOWABLE SHEARWALL PENETRATIONS.
2. 3X FRAMING MEMBERS TO BE SINGLE MEMBERS AND REQUIRE STAGGERED NAILING (SEE DETAIL C/SN.2). DOUBLE 2X MEMBERS SHALL BE CONNECTED W/ (2) ROWS 16d @ 6" OC STAGGERED, FULL HEIGHT.
3. SOLE PLATE TO BE 2X UNDO ON PLAN. SOLE PLATE CONNECTION OCCURS ABOVE FOUNDATION PLATE LEVEL AT RAISED FLOOR AND/OR SECOND FLOOR APPLICATIONS ONLY. ALL SHEARWALL NAILING TO SOLE PLATE TO BE STAGGERED WHEN SPACING IS LESS THAN 4" OC. CONNECTIONS MAY BE OMITTED WHERE SHGT IS LAPPED PER DETAIL W/SN.2.
4. WHERE (2) ROWS OF SCREENS ARE SPECIFIED, PROVIDE DOUBLE 1 1/4" WIDE SCL RIM/BLOCK, 3 1/2" SCL AND DOUBLE 1 3/4" SCL ARE ACCEPTABLE ALTERNATIVES. DOUBLE RIM/BLOCK SHALL BE CONNECTED W/ (2) ROWS 16d @ 4" OC, STAGGERED.
5. AVERAGE SPACING TO BLOCKING IS NOTED. SCREEN CONNECTIONS TO BLOCKS SHALL HAVE MIN 3" END DISTANCE AND MIN 3" SPACING.
6. LTP CLIPS MAY BE EITHER LTP4 OR LTP5. INSTALLED IN THE HORIZONTAL ORIENTATION. WHERE CLIPS ARE REQUIRED ON EA FACE RIM/BLKG TO BE SAME WIDTH AS WALL UNDO. SCREENS (SPRISON HARDWARE ONLY) ARE TO BE INSTALLED FROM UNDERSIDE OF DOUBLE 2X TOP PLATES INTO BOTTL OF RIM/BEAM/BLOCKING.
7. CONNECTION MAY BE OMITTED WHERE SHEAR IS LAPPED PER DETAIL W/SN.2. PROVIDE MIN 16d @ 12" OC SOLE PLATE TO RIM AT DEL-SIDED SHEARWALLS WHERE SHGT IS LAPPED ON ONLY (1) SIDE OF THE WALL. IT IS ACCEPTABLE TO ELIMINATE CLIPS ON (1) SIDE OF THE WALL OR DOUBLE THE SPECIFIED NAILING/SCREEN SPACING.
8. ALL NAILS SHALL HAVE PROPERTIES AS SHOWN ON SN1 SECTION 6.3 NAILING & HARDWARE SCHEDULE, NOTE B3

DELTA SHORES WEST
50' LOTS
SACRAMENTO, CA

PROJECT: AT

CLIENT: KB HOMES
3005 DOUGLAS BLVD
SACRAMENTO, CA
(916) 945-3880

PROJECT MANAGER: DG

DESIGNER: JG

DRAWN BY: QES

CHECKED BY: TS

ISSUE DATE: 03/27/2023

REVISIONS:

1 PLAN CHECK 11-17-2023

2 FRAMEWALK REV 11-17-2023

STAMP:

REGISTERED PROFESSIONAL ENGINEER
No. 53742
Exp. 08/31/25
STRUCTURAL
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 140.2188

TITLE: LEVEL 1 PLAN (2ND FLOOR FRAMING) ELEVATION E

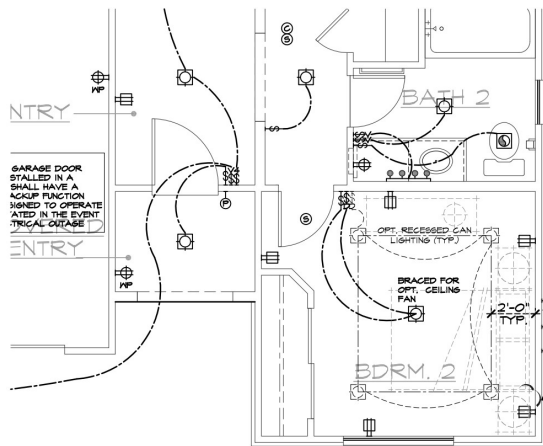
SCALE: 1/4" = 1'-0"

SHEET NUMBER: S2.4

JOB NUMBER: HS22444

- Duplex Convenience Combination Type Arc Fault Circuit
- Weather Proof Duplex Receptacle
- Seagull Lighting Traverse 2 Led Fixture (14 Watts)
- Wall Mounted Fluorescent Light Fixture
- Hanging LED Fixture (14 Watts)
- One Way Switch
- Three Way Dimmer Switch
- Four Way Switch
- Three Way Switch
- Lighting Dimmer Switch
- Duplex Receptacle
- Disconnect Switch
- Recessed Exhaust Fan Ducted
- Led Light Bar Sconce Fixture
- catv Receptacle
- Phone Outlet
- Service Box Telephone Cable T.V/
- Smoke Detector
- Carbon Monoxide
- Thermostat
- Junction Box
- Provide 240V (40A) Charger Point For EV
- Automatic Garage Door Opener W/ Battery Backup Function
- Push Button
- 200A Electric Panel W/ Minimum 225A Busbar Rating
- 125A Sub Panel W/ Reserved Space For Solar Electric & EV ...

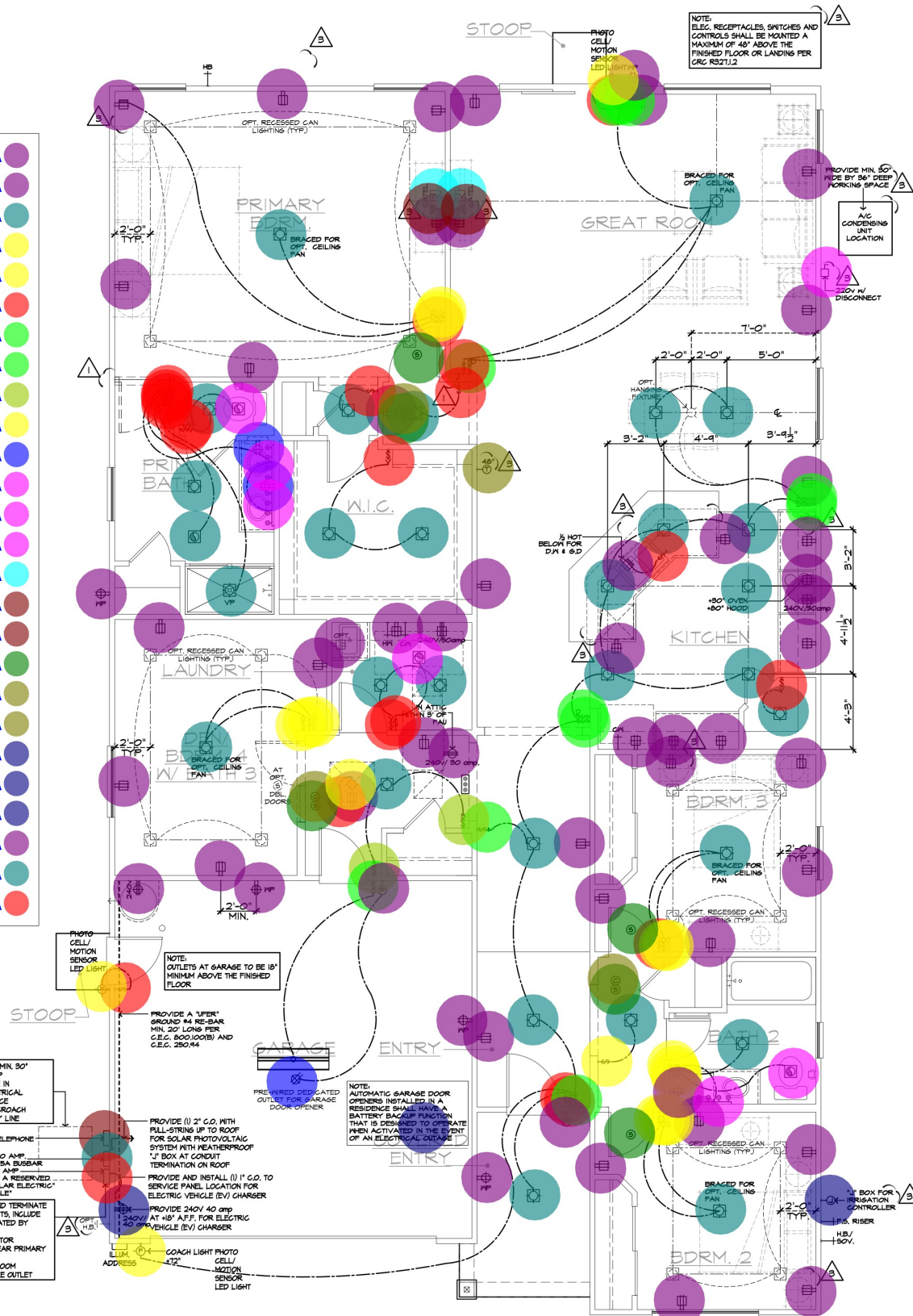
SCALE 1/4"=1'-0"



PARTIAL UTILITY PLAN 'E'

SCALE 1/4"=1'-0"

- 46.0 EA
- 7.0 EA
- 30.0 EA
- 3.0 EA
- 1.0 EA
- 21.0 EA
- 7.0 EA
- 4.0 EA
- 2.0 EA
- 14.0 EA
- 3.0 EA
- 1.0 EA
- 3.0 EA
- 3.0 EA
- 2.0 EA
- 2.0 EA
- 1.0 EA
- 6.0 EA
- 3.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 1.0 EA
- 2.0 EA
- 1.0 EA
- 1.0 EA



FIRST FLOOR UTILITY PLAN 'A'

SCALE 1/4"=1'-0"

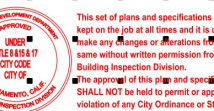
UTILITY LEGEND	
	120V DUPLEX CONVENIENCE RECEPTACLE 15' MIN. ABV. FIN. FLR. TYPICAL U.N.O.
	120V DUPLEX CONVENIENCE COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI) SEE NOTE BELOW
	120V DUPLEX CONVENIENCE RECEPTACLE SWITCH CONTROLLED 1/2 HOT SQUARE SYMBOL INDICATES 1/2 HOT ARC-FAULT
	120V RECEPTACLE W/ GFCI PROTECTION W/ WATER RESISTANT HOUSING
	120V RECEPTACLE W/ GFCI PROTECTION 120V DUPLEX CONVENIENCE RECEPTACLE CEILING MOUNTED
	120V RECESSED FLOOR RECEPTACLE W/ COVER, SQUARE INDICATES ARC-FAULT
	220V SINGLE CONVENIENCE RECEPTACLE, SQUARE INDICATES RECEPTACLE ON ARC-FAULT CIRCUIT, HEIGHT NOTED ON PLAN
	120V DUPLEX CONVENIENCE RECEPTACLE ON ARC-FAULT CIRCUIT WITH GFCI PROTECTION
	220V SINGLE CONVENIENCE RECEPTACLE W/ GFCI PROTECTION, SQUARE INDICATES ON ARC-FAULT CIRCUIT W/ GFCI PROTECTION
	120V CONVENIENCE RECEPTACLE SWITCH CONTROLLED 1/2 HOT ARC-FAULT CIRCUIT WITH GFCI PROTECTION
	TWO-POLE LIGHT SWITCH AT 42" ABV. FIN. FLR. 8' ABOVE COUNTER U.N.O.
	TWO-POLE LIGHT DIMMER SWITCH AT 42" ABV. FIN. FLR. 8' ABOVE COUNTER U.N.O.
	THREE-POLE LIGHT SWITCH
	FOUR-POLE LIGHT SWITCH
	VACANCY SENSOR LIGHT SWITCH CONTROLLED ON AUTO OFF
	FOUR-POLE LIGHT DIMMER SWITCH
	WALL MOUNTED FLUORESCENT LIGHT FIXTURE
	CEILING MOUNTED LED LIGHT FIXTURE (SEE SPECS)
	HANGING LED LIGHT FIXTURE - 14 WATTS (SEE SPECS)
	SEAGULL LIGHTING TRAVERSE II LED FIXTURE - 14 WATTS
	RECESSED EXHAUST FAN-DUCTED TO TERMINATE OUTSIDE THE BUILDING, SEE MECHANICAL PLANS ON VENTILATION SYSTEM
	ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET PER R314.1.2 & 15.32.050 CITY OF SACRAMENTO LOCAL AMENDMENTS
	48" FLUORESCENT LIGHT (2) BULBS
	12"x24" FLUORESCENT LIGHT
	12"x48" FLUORESCENT LIGHT (2) BULBS
	LED LIGHT BAR SCONCE FIXTURE (VERIFY SPECS ON MODEL AND NO. OF LIGHTS)
	OPTIONAL PRE-WIRED CEILING FAN AND SWITCH - LOCATED IN CENTER OF ROOM U.N.O.
	CEILING MOUNTED JUNCTION BOX
	MALL MOUNTED JUNCTION BOX
	FUSED DISCONNECT BOX
	DOOR CHIME
	CATV RECEPTACLE
	CABLE/TELE RECEPTACLE
	USB OUTLET
	PUSH BUTTON
	OPTIONAL PHONE OUTLET
	PHONE OUTLET
	SERVICE BOX
	HOSE BIB
	HOSE BIB W/ S.O.V.
	WATER STUB FOR ICE MAKER
	UL APPROVED PER ANSI/UL 217 CEILING MOUNTED SMOKE ALARM TO BE HARD WIRED WITH BATTERY BACK-UP (INSTALL AS PER 2022 C.R.C. SECTION R314.6) INTERCONNECTED IN A MANNER THE ACTIVATION OF ONE ACTIVATES ALL OF THE ALARMS. (C.R.C. SEC. R314.4)
	UL APPROVED UL 2084 CEILING MOUNTED CARBON MONOXIDE DETECTOR (C.R.C. SEC. R315.1) TO BE HARD WIRED WITH BATTERY BACK-UP (INSTALL PER C.R.C. SEC. R315.6) INTERCONNECTED IN A MANNER THE ACTIVATION OF ONE ACTIVATES ALL ALARMS. (C.R.C. SEC. R315.5)
	UL APPROVED UL 217 AND UL 2084 COMBINATION CARBON MONOXIDE AND SMOKE ALARM (C.R.C. SEC. R315.1)
	THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
	OPTIONAL SECURITY KEYPAD
	GAS TAP
	GAS KEY
	VP LISTED FOR NET/ DAMP LOCATIONS (CEC SEC. 410.12(A))
NOTE:	
ALL 120-VOLT, SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, PARLORS, LIBRARIES, DINING ROOMS, RECREATION ROOMS, LIVING ROOMS, BEDROOMS, BATHS, CLOSETS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREA SHALL PROVIDE AFCI (Arc-Fault Circuit Interrupter) PER C.E.C. SEC. 210.12(A). NOTE: TAMPER RESISTANT RECEPTABLES REQUIREMENTS PER 2022 C.E.C. SEC. 406.12.	
MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.	
ENERGY COMPLIANCE	
ALL INSTALLED LIGHTINGS SHALL BE HIGH-EFFICACY LIGHTINGS. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS AT LEAST ONE LIGHTING SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSORS. (CEC SEC. 150(K)(2)(I)) LIGHTING IN ALL HABITABLE SPACES SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS (CEC SEC. 150(K)(2)(I)). RECESSED CEILING LIGHTS SHALL NOT HAVE SEVEN BAY SOCKETS AND HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 cfm AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. MEET CLEARANCE & INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SEC. 410.16.	
OUTDOOR LIGHTING CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AUTOMATIC TIME SWITCH CONTROL. (CALIFORNIA ENERGY CODE SEC. 150(K)(3A))	



THE APPROVAL OF ALL
PLUMBING / MECHANICAL /
ELECTRICAL
IS SUBJECT TO FIELD INSPECTION

DELTA SHORES
WEST 50' LDR

KB HOME
SACRAMENTO
3005 Douglas Blvd.
Suite 250
Roseville, CA 95661
Tel: (916) 945-3880
Fax: (916) 5945-3856



ISSUE DATE: 01/23/23
PROJECT No.: 500887
DIVISION MGR.: C.G.
REVISIONS:

1. BLDG. DEPT. CORRECTIONS 10/23/23 CA2304CNF

2. MODEL FRAMEWALK REV. 03/26/24 CA2307CNF



PLAN:
140.2188
SHEET:
5.1

SPEC LEVEL 1
CITY OF SACRAMENTO



(ELEV D & E SIM)

ISSUED BY
Community Development Department

By: *RLLeach*
on Dec 26, 2023

SYMBOLS LEGEND

	← DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
	← DENOTES DETAIL REFERENCE.
	← REFER TO DENOTED SHEET #.
	← DENOTES EQUIPMENT SPECIFICATION. REFER TO SCHEDULES ON THIS SHEET.
	← SUPPLY DUCT
	← SUPPLY DUCT (DROPPED CEILING)
	← RETURN DUCT
	← RETURN DUCT (DROPPED CEILING)
	← EXHAUST VENT/JUPP DUCT
	← EXHAUST VENT/JUPP DUCT (DROPPED CEILING)
	← LINESSET
	← FORCED AIR UNIT, HORIZONTAL
	← FORCED AIR UNIT, VERTICAL
	← CONDENSER
	← SUPPLY GRILLE, SEE MN.I, SECTION 2.3 → = DIRECTION OF AIRFLOW XXXXX = GRILLE SIZE XXX CFM = AIRFLOW (ALL ZONES OPERATING) (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
	← RETURN GRILLE, SEE MN.I, SECTION 2.3 → = DIRECTION OF AIRFLOW XXXXX = GRILLE SIZE
	← AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE MN.I, SECTION 2.3
	← EXHAUST FAN
	← INLINE FAN → = DIRECTION OF AIRFLOW
	← MOTORIZED
	← BAROMETRIC
	← MANUAL
	← INFRAD RADIATION
	← HARD FIRE
	← THERMOSTAT, SEE MN.I, SECTION 2.6
	← SMOKE AND CARBON MONOXIDE DETECTORS S=SMOKE DETECTOR C=CARBON MONOXIDE DETECTOR S/C=C/CMBO DETECTOR
	← ERV WALL MOUNTED CONTROL WITH FAULT INDICATOR DISPLAY
	← WHOLE HOUSE FAN
	← TO ABOVE FROM BELOW ABOVE/BELOW
	← WYE
	← WALL CAP
	← DRYER VENT
	← ROUND RISER
	← OVAL RISER
	← WYE
	← TANKLESS
	← TANKED
	← ATTIC ACCESS PER ARCHITECT W/ MIN 30° HEADROOM
	← BEAM/HEADER PER STRUCTURAL PLANS
	← SHEARWALL PER STRUCTURAL PLANS
	← FRAMING MEMBER PER STRUCTURAL PLANS
	← RECESSED LIGHT FIXTURE. VERIFY EXACT LOCATION WITH UTILITY

THE APPROVAL OF ALL
PLUMBING / MECHANICAL
ELECTRICAL
IS SUBJECT TO FIELD INSPECTION

Structural
Mechanical
Electrical
Plumbing
Energy

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50' LOTS
SACRAMENTO, CA

KB HOMES
1005 DOUGLAS BLVD
SACRAMENTO, CA
(916) 445-2880

PROJECT: _____
CLIENT: _____

PROJECT MANAGER:	LC
DESIGNER:	JF
DRAWN BY:	QES
CHECKED BY:	FR
ISSUE DATE:	03-27-2023
REVISIONS:	
1	PLAN CHECK 11-17-2023
2	FRAMEWALK REV 11-17-2023

STAMP:

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. PERROD
EXPIRES 09/30/24
#18824
MECHANICAL
STATE OF CALIFORNIA

PLAN NUMBER:	PLAN 140.2188
SHEET TITLE:	

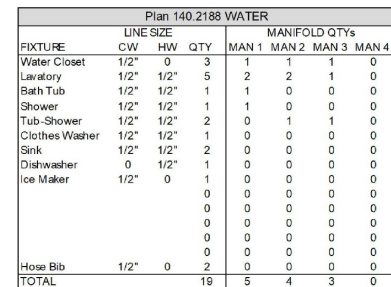
LEVEL 1 PLAN
(MECHANICAL LAYOUT
ELEVATION A

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

SHEET
NUMBER:

M2.1

JOB NUMBER: HS2244A



Plan 140.2188 WATER TOTALS			
	Water Service	13.4	GPM
4	Cold Water	13.3	GPM
	Hot Water	8.6	GPM

GENERAL NOTES

1. IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE PN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
2. PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

PROJECT SPECIFICATIONS

GENERAL:
SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

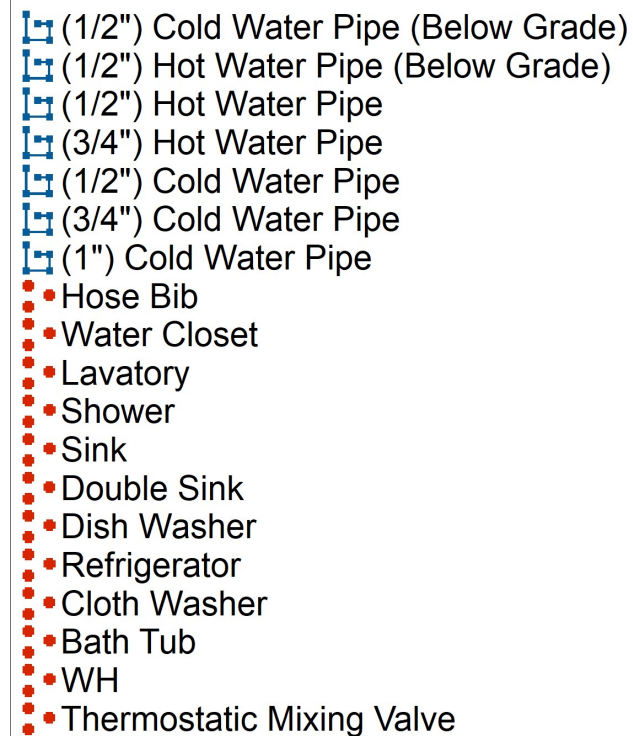
WATER:
1" DUAL SERVICE WATER INSTALLED PRIOR TO BUILDING ENTRY, VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION, FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER AND BEFORE FIRST 90° TURN, INSTALL 1/2" LINE BETWEEN METER AND POINT OF SPLIT, DOMESTIC WATER LINE SIZES NOTED ON PLAN, BELOW GRADE WATER PIPE TO BE PVC OR CPVC, ABOVE GRADE TO BE PER TUBING, UNO, SEE SECTION 2.2/CPVC FOR GENERAL REQUIREMENTS AND ALTERNATES.

DRAIN, WASTE AND VENT:
ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS, SEE
SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES.
VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO
CONSTRUCTION.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

KEYNOTES

- 7 FIRE SPRINKLER SYSTEM SPLITS OFF WATER SERVICE LINE AFTER PUMP, PROVIDE 1/2" LINE FROM METER TO POINT OF SPLIT. DOMESTIC SERVICE LINE SIZE NOTED ON PLANS. LINES MAY SPLIT IN GROUND, SEE DETAIL 06/PD.1 OR IN EXTERIOR WALL, SEE DETAIL 06/PD.1.
- 8 PIPING BEHIND BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE THIN ENOUGH TO PASS THROUGH EXISTING FOUNDATION. AND REPLACEMENT OF THE ENCLOSED PIPE AND INSULATION.
- 12 ISLAND SINK VENT, SEE DETAIL 300/PD.1.
- 13 TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN THE FISS OF 30° USE TERMINAL CLAM CUTS. SEE DETAIL 212/PD.1.
- 16 INSTALL PIPE HORIZONTALLY THROUGH HALL AND TIE INTO ADJACENT FIXTURE PRIOR TO ENTERING FLOOR/ATTIC. SEE STRUCTURAL PLANS FOR ALLOWABLE HOLE SIZES IN WALL.



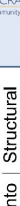
- | | | |
|----------|---|---|
| 8.9 FT |  | E DRAIN, PRIMARY DRAIN TO TIE INTO
E/C, SEE DETAIL 410/PO.1 - SECONDARY
TIE-IN, OVER WINDOW, LOCATION MAY
VARY. APPROVAL REQUIRED IF IT IS EASILY
ACCESSIBLE TO LOWER ROOF. |
| 8.6 FT |  | Y FOR WATER HEATER WITH 2" DRAIN
MAY BE OMITTED WITH APPROVAL. |
| 95.1 FT |  | |
| 31.5 FT |  | |
| 104.1 FT |  | |
| 35.7 FT |  | |
| 78.7 FT |  | |
| 2.0 EA |  | |
| 2.0 EA |  | |
| 3.0 EA |  | |
| 1.0 EA |  | |
| 1.0 EA |  | |
| 1.0 EA |  | |
| 1.0 EA |  | |
| 1.0 EA |  | |
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| 1.0 EA |  | |
| 1.0 EA |  | |

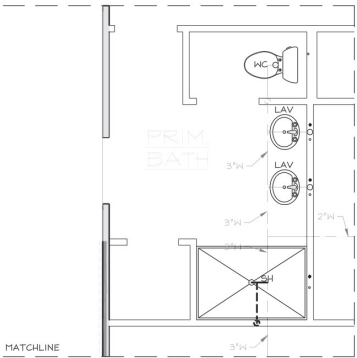
TANKED HEAT PUMP WATER HEATER ¹					
TYPE	MAKE / MODEL	UEF ²	IST IR RATING (GAL.)	ELECTRICAL VOLTS PH-MCOP	UNIT HEIGHT (LB5)
	RUEH1 PRO 150A	3.5	67	200-240V IPH-30A	590
	RHEEH1 PRO H45 T2	3.5	75	200-240V IPH-30A	770
	RUEH1 PRO H80 T2	3.5	87	200-240V IPH-30A	910

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER'S DISCRETION.

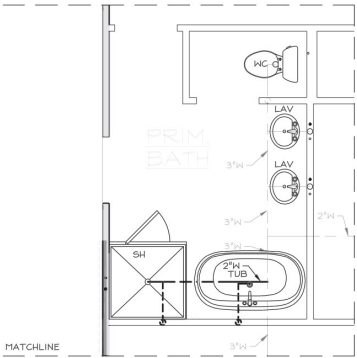
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.

 VALVE/STUB OUT, SEE PN1, SECTION 2.1
 WASHER WATER/ DRAIN BOX, SEE PN1, SECTION 2.2
 WASTE CLEAN OUT, SEE PN1, SECTION 2.3
 HOSE BIBB, SEE PN1, SECTION 3.1
 TANKLESS
 TANKED
 WATER HEATER, SEE PN1, SECTION 3.2
 DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS.)
 DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS.)
 ATTIC ACCESS PER ARCHITECT W/ MIN 30° HEADROOM.
 BEAM/HEADER PER STRUCTURAL PLANS
 SHEARWALL PER STRUCTURAL PLANS
 FRAMING MEMBER PER STRUCTURAL PLANS
 RECESSED LIGHT FIXTURE, VERIFY EXACT LOCATION WITH UTILITY PLANS
 DENOTES CONTINUOUS EXTERIOR FOOTING. (AS SPECIFIED ON STRUCTURAL PLANS.)
 DENOTES CONTINUOUS FOOTING WITH STEWALL. (AS SPECIFIED ON STRUCTURAL PLANS.)
 DENOTES CONTINUOUS INTERIOR FOOTING. (AS SPECIFIED ON STRUCTURAL PLANS.)

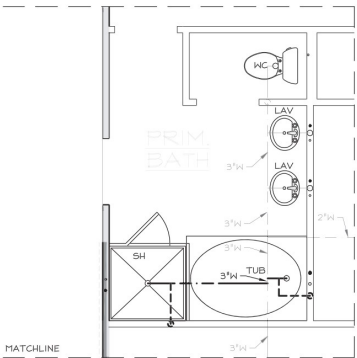
FOR JURISDICTION USE:	
THE APPROVAL OF ALL PLUMBING / MECHANICAL / ELECTRICAL IS SUBJECT TO REGISTRATION	
APPROVED City of Sacramento Planning Division Residential Building Division Consulting	
SACRAMENTO Community Development	
By: Tammie Rikard on Aug 20, 2024	
	
Structural Mechanical Electrical Plumbing Energy	
Sacramento Aliso Viejo San Ramon	
toll free 800.877.1430 www.harrisandsloan.com	
	
harris & sloan	
PROJECT: DELTA SHORES WEST 50' LOTS SACRAMENTO, CA	
CLIENT: KB HOMES 3005 DOUGLAS BLVD SACRAMENTO, CA (916) 945-3880	
PROJECT MANAGER: L.C.	
DESIGNER: JF	
DRAWN BY: QES	
CHECKED BY: FR	
ISSUE DATE: 03-27-2023	
REVISIONS:	
1 NOT USED	
2 FRAME/HALK REV II-10-2023	
3 CLIENT REVISIONS 01-16-2024	
4 NOT USED	
5 CALEHP REVS 04-19-2024	
STAMP:	
	
PLAN NUMBER: PLAN 140.2188	
SHEET TITLE: LEVEL 1 PLAN (WATER LAYOUT) ALL ELEVATIONS	
SCALE: 1/4" = 1'-0"	
SHEET NUMBER: P2.1	
JOB NUMBER: H522444	



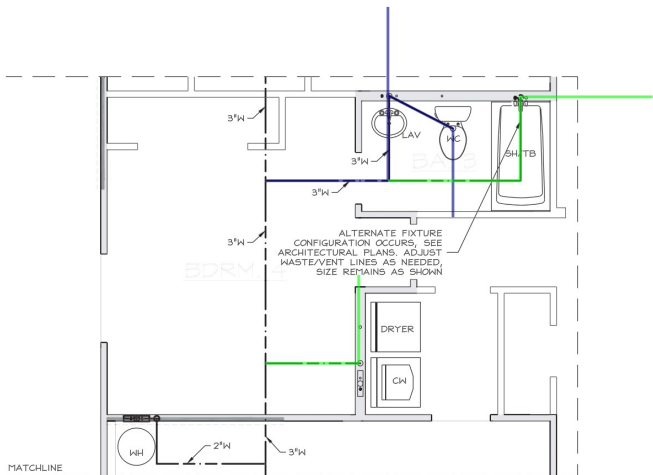
SOLID SURFACE SHOWER OPT



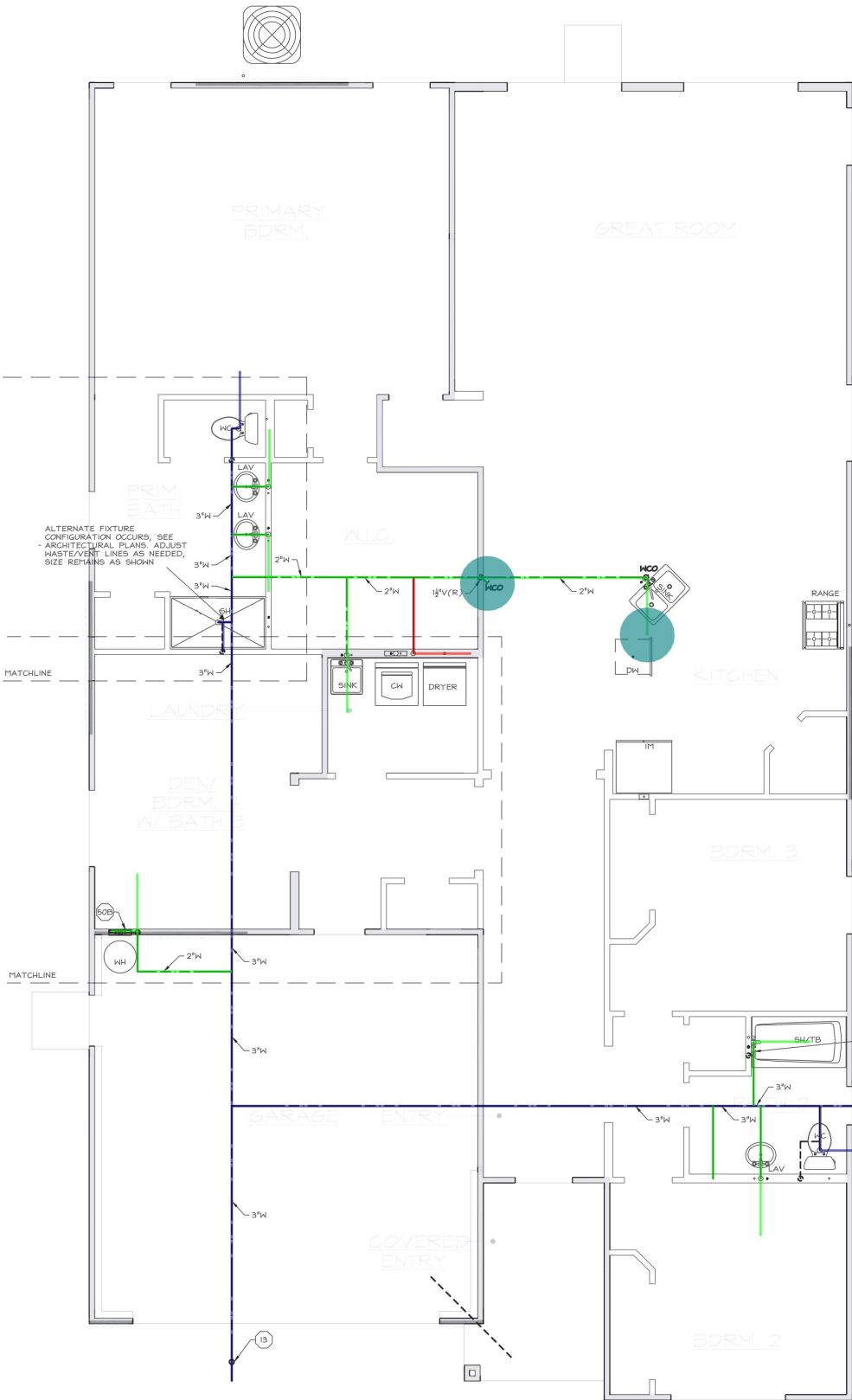
SUPER MASTER BATH OPT



DELUXE MASTER BATH OPT



BDRM. 4 W/ BATH 3 OPT



Plan 140.2188 DRAIN-WASTE-VENT					
FIXTURE	DFU	TRAP	LINE SIZE		QTY
Water Closet	3.0	3"	3"	2"	3
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	5
Bath Tub	2.0	1 1/2"	2"	1 1/2"	1
Shower	2.0	2"	2"	1 1/2"	1
Tub-Shower	2.0	1 1/2"	2"	1 1/2"	2
Clothes Washer	3.0	2"	2"	1 1/2"	1
Sink	2.0	1 1/2"	2"	1 1/2"	2
Dishwasher	2.0	1 1/2"	0	0	1
Ice Maker	0.0	0	0	0	0
Pet Wash	2.0	2"	2"	1 1/2"	0
Dbl Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"	0
n/a					
TOTAL	31.0				16

GENERAL NOTES

1. IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE PN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.

2. PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

PROJECT SPECIFICATIONS

GENERAL:
SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

WATER:
IF DUAL SERVICE METER INSTALLED PRIOR TO BUILDING ENTRY, VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION. FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER. PER DETAIL 101/101.1 INSTALL MIN 1 1/2" LINE BETWEEN METER AND POINT OF SPLIT. DOMESTIC WATER LINE SIZES NOTED ON PLAN. BELOW GRADE WATER PIPE TO BE PVC OR CPVC, ABOVE GRADE TO BE PEX TUBING, UNO. SEE SECTION 2.2/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES.

DRAIN, WASTE AND VENT:
ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO CONSTRUCTION.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

3" Waste Pipe
2" Waste Pipe
WCO
COTG
2" Vent Pipe

KEYNOTES

119.5 FT
94.7 FT
2.0 EA
1.0 EA
7.0 FT

APPROVED
UNDER THE 15418.17 CITY CODE CITY OF SACRAMENTO, CA
This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.
The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

ISSUED BY
RLeach
on Dec 26, 2023

LEVEL INDICATOR



SYMBOLS LEGEND

- WASTE LINE
- WASTE VENT LINE
- CONDENSATE
- GAS LINE
- COLD WATER LINE
- HOT WATER LINE
- RE-CIRCULATION LOOP
- GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
- WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
- WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
- HOSE BIBB, SEE PN.1, SECTION 3.1
- TANKLESS
- TANKED
- WATER HEATER, SEE PN.1, SECTION 3.2
- DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS.)
- DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS.)
- ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.
- BEAM/HEADER PER STRUCTURAL PLANS
- SHEARMALL PER STRUCTURAL PLANS
- FRAMING MEMBER PER STRUCTURAL PLANS
- RECESSED LIGHT FIXTURE, VERIFY EXACT LOCATION WITH UTILITY PLANS
- DENOTES CONTINUOUS EXTERIOR FOOTING (AS SPECIFIED ON STRUCTURAL PLANS.)
- DENOTES CONTINUOUS FOOTING WITH STEPMALL (AS SPECIFIED ON STRUCTURAL PLANS.)
- DENOTES CONTINUOUS INTERIOR FOOTING (AS SPECIFIED ON STRUCTURAL PLANS.)

TANKED HEAT PUMP WATER HEATER					
TYPE	MAKE MODEL	UEF ²	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MSCP	UNIT HEIGHT (LBS)
WHL 50	RHEEM PRO H80 T2	3.5	67	208-240V 1PH-30A	590
WHL 65	RHEEM PRO H46 T2	3.5	75	208-240V 1PH-30A	770
WHL 80	RHEEM PRO H80 T2	3.5	87	208-240V 1PH-30A	910

1. MINIMUM REQUIRED SIZE SHOWN, MAY BE INCREASED AT BUILDER OPTION.
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.

FOR JURISDICTION USE:
APPROVED
By: **Tammie Rikard**
on Dec 12, 2023

THE APPROVAL OF ALL
PLUMBING / MECHANICAL / ELECTRICAL
IS SUBJECT TO FIELD INSPECTION

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DELTA SHORES WEST
50' LOTS
SACRAMENTO, CA
PROJECT MANAGER: LC
DESIGNER: JF
DRAWN BY: QES
CHECKED BY: FR
ISSUE DATE: 03-27-2023
REVISIONS:
1 NOT USED
2 FRAMEWALK REV II-17-2023

KB HOMES
3005 DOUGLAS BLVD
SACRAMENTO, CA
(916) 945-3880

PROJECT: LC
DESIGNER: JF
DRAWN BY: QES
CHECKED BY: FR
ISSUE DATE: 03-27-2023
REVISIONS:
1 NOT USED
2 FRAMEWALK REV II-17-2023



PLAN NUMBER:
PLAN 140.2188

SHEET TITLE:
**LEVEL 0 PLAN
(DRAIN, WASTE & VENT LAYOUT)
ALL ELEVATIONS**

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

SHEET NUMBER:
P2.2

JOB NUMBER: H522444

2" Vent Pipe
(1-1/2") Vent Pipe
(3/4") Mechanical Condensate Dr...

133.3 FT

9.9 FT

54.0 FT

Plan 140.2188 DRAIN-WASTE-VENT					
FIXTURE	DFU	TRAP	DRAIN	VENT	QTY
Water Closet	3.0	3"	3"	2"	3
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	5
Bath Tub	2.0	1 1/2"	2"	1 1/2"	1
Shower	2.0	2"	2"	1 1/2"	1
Tub-Shower	2.0	1 1/2"	2"	1 1/2"	2
Clothes Washer	3.0	2"	2"	1 1/2"	1
Sink	2.0	1 1/2"	2"	1 1/2"	2
Dishwasher	2.0	1 1/2"	0	0	1
Ice Maker	0.0	0	0	0	0
Pet Wash	2.0	2"	2"	1 1/2"	0
Dr/Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"	0
n/a					
TOTAL	31.0				16

GENERAL NOTES

- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE PN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
- PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

PROJECT SPECIFICATIONS

GENERAL:
SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

WATER:
1" DUAL SERVICE METER INSTALLED PRIOR TO BUILDING ENTRY. VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION. FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER. PER DETAIL 101/PD.1. INSTALL MIN 1 1/2" LINE BETWEEN METER AND POINT OF SPLIT. DOMESTIC WATER LINE SIZES NOTED ON PLAN. BELOW GRADE WATER PIPE TO BE PVC OR CPVC, ABOVE GRADE TO BE PEX TUBING, UNO. SEE SECTION 2.2/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES.

DRAIN, WASTE AND VENT:
ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO CONSTRUCTION.

SOLAR:
SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

KEYNOTES

- FIRE SPRINKLER SYSTEM SPLITS OFF WATER SERVICE LINE AFTER METER. PROVIDE 1/2" LINE FROM METER TO POINT OF SPLIT. DOMESTIC SERVICE LINE SIZE NOTED ON PLANS. LINES MAY SPLIT IN GROUND. SEE DETAIL 101/PD.1 OR IN EXTERIOR WALL. SEE DETAIL 105/PD.1.
- PIPING BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE THAT ALLOWS FOR INSTALLATION, REMOVAL, AND REPLACEMENT OF THE ENCLOSED PIPE AND INSULATION.
- ISLAND SINK VENT. SEE DETAIL 300/PD.1.
- THO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL 212/PD.1.
- INSTALL PIPE HORIZONTALLY THROUGH HALL AND TIE INTO ADJACENT FIXTURE PRIOR TO ENTERING FLOOR/ATTIC. SEE STRUCTURAL PLANS FOR ALLOWABLE HOLE SIZES IN WALL FRAMING.
- 3/4" HVAC CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV. DRAIN PIECE. SEE DETAIL 410/PD.1. SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
- LOW-HALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN

LEVEL INDICATOR

LEVEL 1

SYMBOLS LEGEND

WASTE LINE
WASTE VENT LINE
CONDENSATE
GAS LINE
COLD WATER LINE
HOT WATER LINE
RE-CIRCULATION LOOP

GAS VALVE/STUB OUT, SEE PN.1, SECTION 2.1
WASHER WATER/RAIN BOX, SEE PN.1, SECTION 2.2
WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
HOSE BIBB, SEE PN.1, SECTION 3.1

TANKLESS
TANKED
WATER HEATER, SEE PN.1, SECTION 3.2

DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.
BEAM/HEADER PER STRUCTURAL PLANS
SHEARWALL PER STRUCTURAL PLANS
FRAMING MEMBER PER STRUCTURAL PLANS
RECESSED LIGHT FIXTURE. VERIFY EXACT LOCATION WITH UTILITY PLANS

DENOTES CONTINUOUS EXTERIOR FOOTING (AS SPECIFIED ON STRUCTURAL PLANS.)
DENOTES CONTINUOUS FOOTING WITH STEPWALL (AS SPECIFIED ON STRUCTURAL PLANS.)
DENOTES CONTINUOUS INTERIOR FOOTING (AS SPECIFIED ON STRUCTURAL PLANS.)

TANKED HEAT PUMP WATER HEATER

TYPE	MAKE MODEL	VEF ²	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-MSCP	UNIT HEIGHT (LBS)
WHL 50	RHEEM PRO H50 T2	3.5	67	208-240V 1PH-30A	590
WHL 65	RHEEM PRO H65 T2	3.5	75	208-240V 1PH-30A	770
WHL 80	RHEEM PRO H80 T2	3.5	87	208-240V 1PH-30A	910

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.
2. VERIFY REQUIRED VEF PER T24 DOCUMENTATION.

FOR JURISDICTION USE:

SACRAMENTO
City of Sacramento Plan Review
Residential Building Division
Consultant
By: **Tammie Rikard**
on Dec 12, 2023

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SACRAMENTO, CA
(916) 945-3880

PROJECT MANAGER: LC
DESIGNER: JF
DRAWN BY: QES
CHECKED BY: FR
ISSUE DATE: 03-27-2023

REVISIONS:
1 NOT USED
2 FRAMEWALK REV 11-17-2023

STAMP:
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 09/30/24
STATE OF CALIFORNIA
MECHANICAL

PLAN NUMBER:
PLAN 140.2188
SHEET TITLE:
LEVEL 1 PLAN (DRAIN, WASTE & VENT LAYOUT) ALL ELEVATIONS

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

SHEET NUMBER:
P2.3

JOB NUMBER: H522444