

Fanita Drive Villas

PROJECT: *A new Residential Development*
 ADDRESS: 8504 Fanita Drive Santee Ca. 92071
 BUILDING DATA:
 APN: 386-690-38

ZONING & LAND USE REQUIREMENTS

	REQUIRED	PROPOSED
DENSITY RANGE (DU/GROSS ACRE)	55%	11.6
MAXIMUM LOT COVERAGE	55%	MAX. 47%
OFF STREET PARKING	2 SPACES/DU	2 SPACES/DU
VISITOR PARKING	2 SPACES	2 SPACES
GREEN BUILDING	TIER 2	TIER 2
FRONT SETBACK	10 FT	10 FT
SIDE SETBACK	5 FT	5 FT
REAR SETBACK	10 FT	10 FT
PRIVATE OPEN SPACE	100 S.F. / UNIT	AVG. 1096 S.F./UNIT
COMMON OPEN SPACE	150 S.F. / UNIT	150.6 S.F. / UNIT

SHEET INDEX

ARCHITECTURAL

A1-0	TITLE SHEET
A2-1	FLOOR PLAN SCHEME "A"
A2-2	FLOOR PLAN SCHEME "B"
A3-1	ELEVATIONS SCHEME "A"
A3-2	ELEVATIONS SCHEME "B"
A3-3	SECTIONS SCHEME "A" & "B"

LANDSCAPE

L-1	PRELIMINARY LANDSCAPE PLAN
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LOTS SQUARE FOOTAGE

LOT A	8599. SQ.FT.
LOT B	*1205. SQ.FT. *555. SQ.FT. FOR AMENITIES AND *650. SQ.FT. FOR OPEN SPACE
LOT C	768. SQ.FT.
LOT 1	2,040. SQ.FT.
LOT 2	2,101. SQ.FT.
LOT 3	2,102. SQ.FT.
LOT 4	2,102. SQ.FT.
LOT 5	2,099. SQ.FT.
LOT 6	2,103. SQ.FT.
LOT 7	2,103. SQ.FT.
LOT 8	2,052. SQ.FT.

STORAGE AREA INSIDE GARAGE

179.25 ON CEILING INSIDE THE GARAGE, ON EACH INDIVIDUAL HOUSE

SQUARE FOOT INFORMATION

REFERENCE	HOUSE FIRST FL SQ.FT.	HOUSE SECOND FL. SQ.FT.	GARAGE SQ.FT.	TOTAL
Proposed LOT 1	406. SQ.FT.	796. SQ.FT.	451.5. SQ.FT.	1,653.5 SQ.FT.
Proposed LOT 2	561 SQ.FT.	954 SQ.FT.	451.5. SQ.FT.	1,966.5 SQ.FT.
Proposed LOT 3	561 SQ.FT.	954 SQ.FT.	451.5. SQ.FT.	1,966.5 SQ.FT.
Proposed LOT 4	561 SQ.FT.	954 SQ.FT.	451.5. SQ.FT.	1,966.5 SQ.FT.
Proposed LOT 5	561 SQ.FT.	954 SQ.FT.	451.5. SQ.FT.	1,966.5 SQ.FT.
Proposed LOT 6	561 SQ.FT.	954 SQ.FT.	451.5. SQ.FT.	1,966.5 SQ.FT.
Proposed LOT 7	561 SQ.FT.	954 SQ.FT.	451.5. SQ.FT.	1,966.5 SQ.FT.
Proposed LOT 8	406. SQ.FT.	796 SQ.FT.	451.5. SQ.FT.	1,653. SQ.FT.

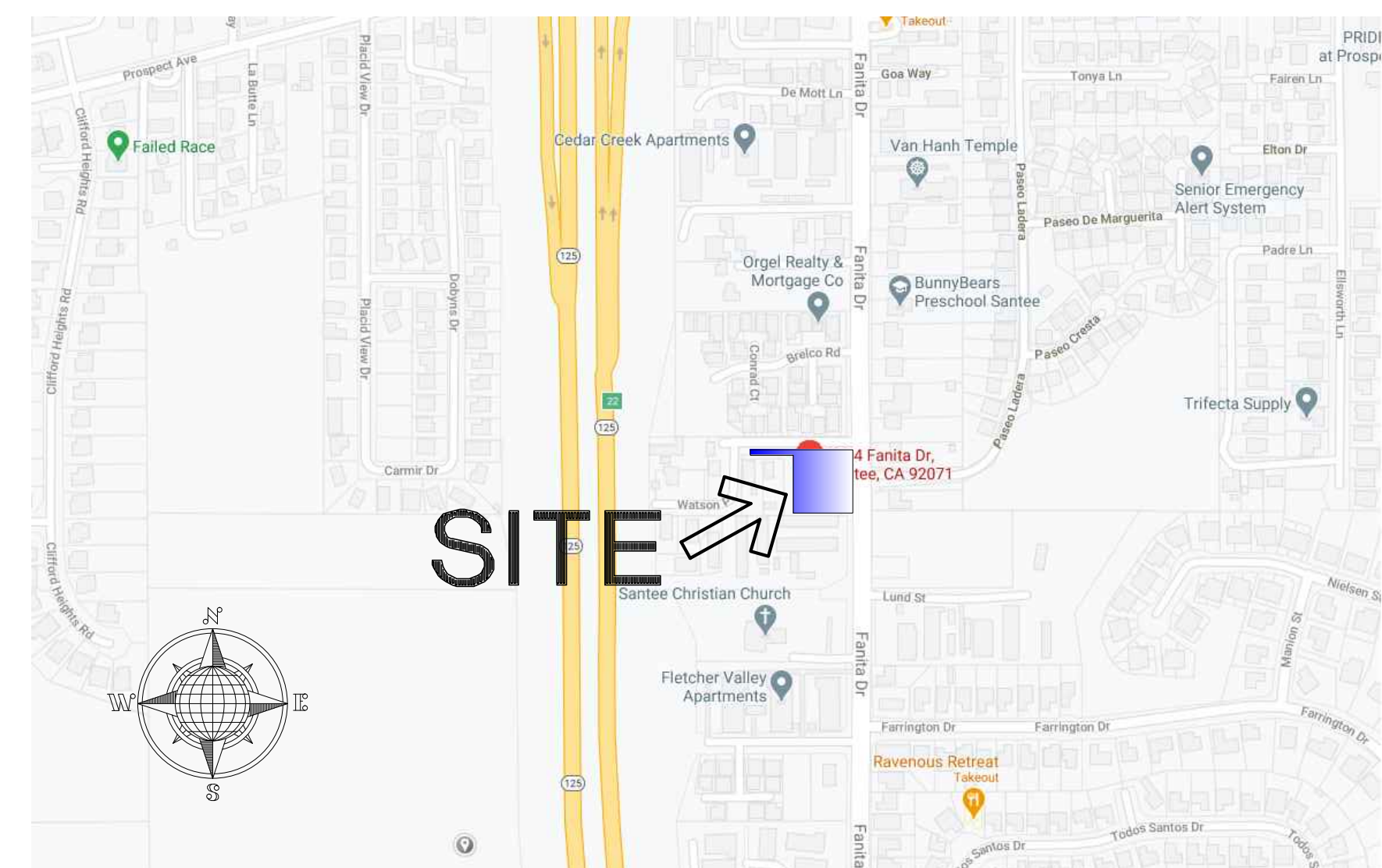


GENERAL NOTES

- GROUND FAULT INTERRUPTERS: PROVIDE ICBO APPROVED GFI FOR ALL EXTERIOR, BATH, DRESSING, KITCHEN AREA OUTLETS, AND IN/AROUND KNOWN WATER SOURCE CONTACT AREAS.
- ELECTRICAL SUB-CONTRACTOR: VERIFY WITH GENERAL CONTRACTOR AND OWNER FOR ANY ADDITIONAL ELECTRICAL REQUIREMENTS AND THEIR LOCATION.
- VERIFY LOCATION OF ALL ELECTRICAL SHOWN WITH OWNER AND GENERAL CONTRACTOR AND BRAND NAME, STYLE, AND QUALITY WITH OWNER.
- ALL SWITCHES TO BE "SILENT TYPE" 42" AFF. ALL CONVENIENCE OUTLETS 15" ABOVE FLOOR U.O.N.
- THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND THE EXACT NATURE AND EXTENT OF THE WORK TO BE DONE, TAKING INTO ACCOUNT ANY SPECIAL OR FEATURES PECULIAR TO THIS JOB.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY ELECTRICAL PERMIT(S) PRIOR TO JOB START AND OBTAIN PROPER INSPECTION FROM DEPARTMENT OF BUILDING AND SAFETY.
- ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE JOB.
- ALL WIRING TO BE THHN OR THWN 600 VOLTS U.O.N.
- ALL FEEDER AND BRANCH CIRCUIT CONDUCTORS ARE BASED ON COPPER CONDUCTOR RATING.
- ALL BALLASTS SHALL BE HPF, C.B.M. AND LOWEST HEAT AVAILABLE, AND U.L. APPROVED
- ALL FIXTURES SHALL BE U.L. LISTED AND APPROVED FOR THE PURPOSE.
- RECESSED FIXTURES IN FIRED RATED CEILINGS OR SUPPLY AIR PLENUMS SHALL BE APPROVED FOR THE RATING OF THE CEILING. PROVIDE AIR TIGHT GASKETS TO SEAL AROUND OPENINGS.
- STEMS OF PENDANT MOUNTED FIXTURES SHALL BE APPROVED FOR EARTHQUAKE DURABILITY.
- EXACT LOCATION OF EQUIPMENTS SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.
- ALL WIRING SHALL BE INSTALLED IN METALLIC CONDUIT.
- MINIMUM WIRE SIZE #12, THW, CU MINIMUM CONDUIT 1/2".
- USE IVORY DECORATIVE RECEPTACLES, SWITCHES, COVER PLATES, THROUGHOUT OFFICE AREA.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
- CONDUCTOR PENETRATION OF FIRE RATED PORTIONS OF A STRUCTURE SHALL BE EFFECTIVELY SEALED AND SLEEVED WITH STEEL FLEX 3 FEET EACH SIDE OF PENETRATION, OR OTHER APPLIED METHODS.
- NO BX, AC, MC OR ROMEX TYPE WIRING SHALL BE ALLOWED.
- ALL SIGNS SHALL BE CONTROLLED/OPERATED ON A SEPARATE CIRCUIT VIA A SEVEN (7) DAY TIME CLOCK OR PROGRAMMABLE RELAY PANEL.
- ALL LIGHTING SHALL BE CONTROLLED/OPERATED VIA TIME CLOCK OR PROGRAMMABLE RELAY PANEL, EXCEPT THE NIGHTLIGHT AND EMERGENCY LIGHT.

Title Sheet

VICINITY MAP



Taller de Arquitectura
 PLANNING AND DESIGN

4645 Ruffner Street, Ste L, San Diego, Ca. 92116, Tel. (619) 427-4101
 Email Address: joaquin@tallerdearquitectura.com

PROJECT INFORMATION

OWNER: TARIK ALAHMAD
 7710 BALBOA AVENUE, STE 201C
 SAN DIEGO, CALIFORNIA 92111

PROJECT ADDRESS: 8504 FANITA DRIVE
 SANTEE, CA. 92071

BUILDING TYPE: TYPE V B, SPRINKLER

ASSessor PARCEL No: 386-690-38-00

BUILDING CODE: 2019 CBC WHICH ADOPTS THE 2018 IBC.

OCCUPANCY: TYPE "R-3"

ZONE: R-1 LOW-MED DENSITY RESIDENTIAL

LOT SIZE: .67 AC/29,620 SQ.FT.

LEGAL DESCR: LOT 9 BLK. D CITY OF SANTEE, SUBDIVISION TR# 688 TR 688 BLOCK D LOT 9 DOCUM. 11-20319

GOVERNING AGENCIES

CITY OF SANTEE
 PADRE DAM SEWER AND WATER DISTRICT

GENERAL NOTES

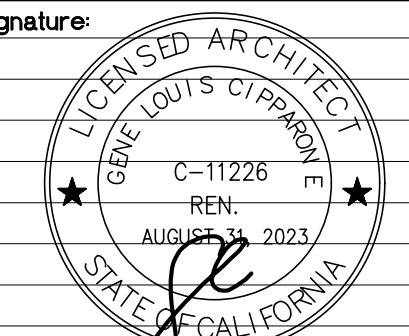
- RESIDENTIAL CONSTRUCTION COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE FOLLOWING MODEL CODES: 2018 IBC, 2019 UPC, 2019 UMC AND 2011 NEC.
- THIS PROJECT WILL COMPLY WITH THE CITY OF SANTEE CITY LIGHTING ORDINANCE
- A MINIMUM 10-FOOT PERIMETER SETBACK IS REQUIRED BY TABLE 13.10.040 E.

SCOPE OF WORK

BUILD NEW 2 TWO STORY HOUSES WITH ATTACH GARAGES, SUBDIVISION OF LOTS IN TO SINGLE FAMILY RESIDENCE

Issues and Revisions		
No.	Date	Issues and Revisions
03/15/21		Preliminary Design

Stamp and Signature:



Project Name: 8504 Fanita Drive, Santee
 Project No: 106R2021
 Date: 03/15/2021
 Cad File:
 Description:

Sheet No.

A1-0