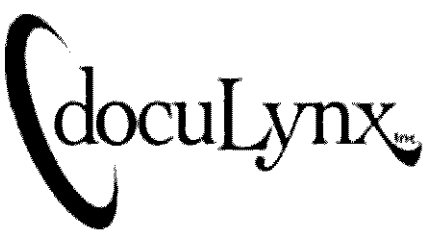
MAP-PLAN

MAP IDENTIFIER

35MM ROLL #: **AC2004062**



15378 Avenue of Science
San Diego, CA

FSS003 (Rev 06/06)

Contract No. 511451

Featherstone Canyon Christian Camp

allowable area calculations per UBC...

based on Table 5–B

Assembly Building..........Type III..........allowable area : 13,500 SQ. FT...
allowable increases :
separation on 3 sides;
70' – 20' = 50' x 2.5% = 125% = 13,500 sq. ft.
total = 13,500 + 13,500 = 27,000 SF
increase based on fire sprinklers :
13,500 x 2 = 27,000 SF

final allowable area : 27,000 SF...
actual area = 8,143 sq. feet...

Guest House ....Type III..........allowable area : unlimited area...
actual area = 2,924 sq. feet...

Maintanance Building......Type III..........allowable area : 8000 Sq. Ft...
increase based on fire sprinklers :
8,000 x 3 = 24,000 SF

final allowable area : 24,000 SF...
actual area = 2,016 sq. feet...

ALLOWABLE AREAS...

1... All utilities, except electrical lines rated 33KV or greater, shall be installed underground...
2... All vehicle repair and service activities (if required) shall be wholly contained within an enclosed building...
3... All compressors shall be located within buildings to eliminate impacts on adjacent properties...

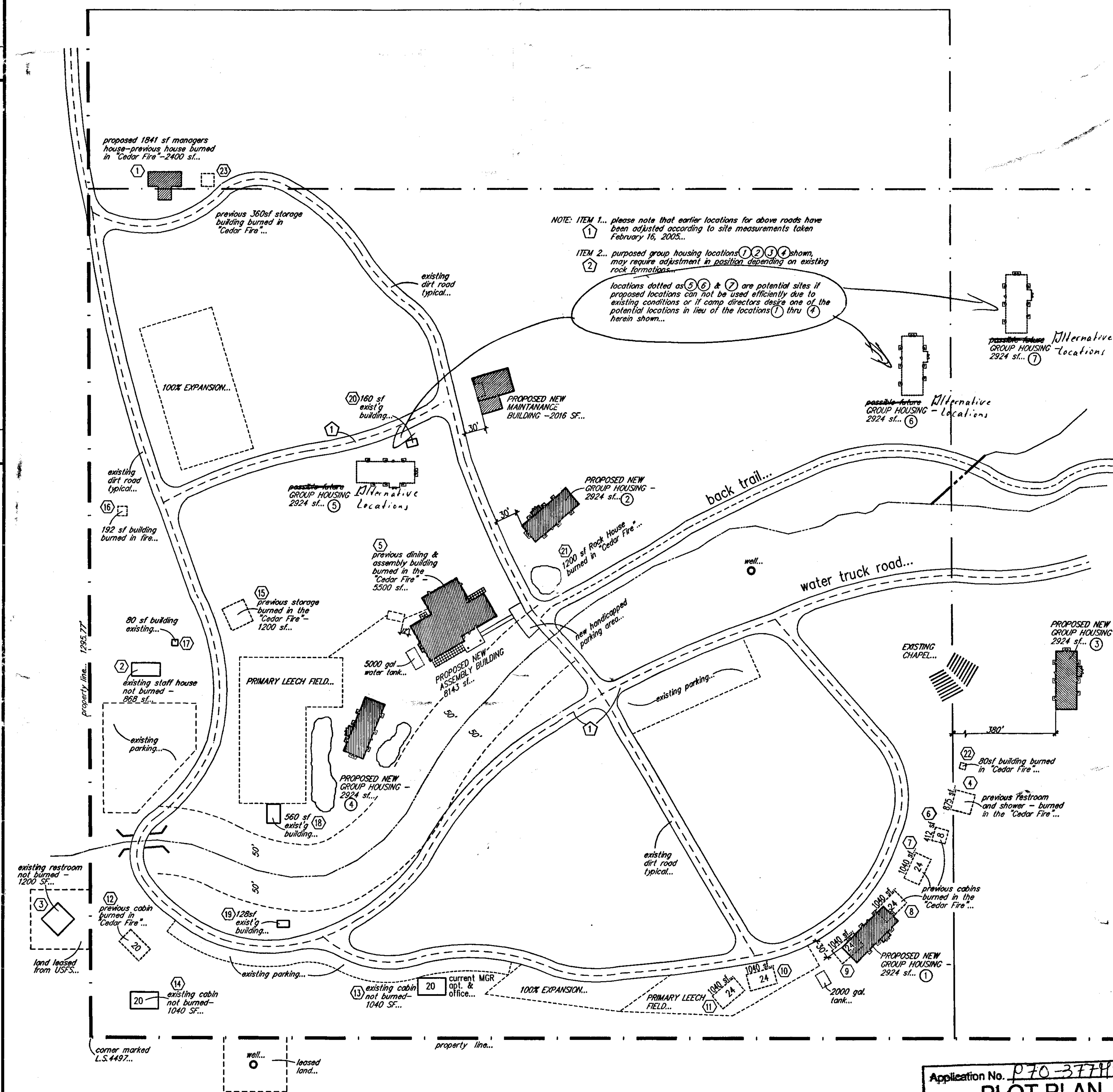
Fire Department Requirements :
4... The buildings will be automatically fire sprinklered. Fire sprinkler system plans shall be submitted to the County of San Diego Fire Department for approval prior to installation...
5... Fire Department knox box shall be flush mounted at a 5'-6' height from finished floor near the front entrance doors of the main building...
6... Install a supervised sprinkler water flow detection alarm system as per National Fire Protection Association pamphlet No. 71. These plans must be designed by a certified fire alarm specialist and submitted for Fire Prevention approval prior to installation...
7... Fire sprinklers may need to be relocated to provide adequate coverage when improvements are installed. Engineered drawings must be submitted to the Fire Department for approval prior to any system modification...
8... Portable Multi-purpose fire extinguishers with a minimum rating of 2A-10BC must be installed. Contact a certified extinguisher company for proper placement of equipment...
9... Address directory shall be provided next to all major entanceways to this project. All units shall be clearly identified with designators 12" high with 1" strokes mounted on contrasting backgrounds...
10... All decorative materials must be flame resistive. Prior to release of occupancy, the Developer must submit manufactures State Fire Marshal's listing of all materials being used. Cloth and other flammables must display a label of the State Fire Marshal's seal of approval...

11... Building address shall be provided on the building in such a position as to be plainly visible and legible from the street per section 502...

MISC. NOTES...

A.B.	anchor bolt
A.C.	air conditioning or aspaltic concrete
AC. P.	accoustical plaster
A.C.P.	asphaltic concrete paving
AC. T.	accoustical tile
A.D.	area drain
ADJ.	adjustable
APPROX.	approximate
ARCH.	architect(ural)
ASPH.	asphalt(ic)
A.P.	access panel
ANOD.	anodized
AGGR.	aggregate
ALT.	alternate
ALUM.	aluminum
ACOUS.	acoustical
BAT.	batten
BD.	board
BLDG.	building
BLK(G)	block(ing)
BM	beam
B.M.	bench mark
BOT.	bottom
B.N.	boundry nailing
BRG	bearing
BTWN	between
BITUM	bituminous
CAB.	cabinet
C.B.	catch basin
C.C.	center to center
CLG	ceiling
C.T.	ceramic tile
C.I.	cast iron
C.J.	construction joint
CLR	clear
C	center line
CLO	closet
C.O.	clean out
COL.	column
COMP.	composition
CONC.	concrete
C.W.	cold water
CAR.	carpet
CEM.	cement
CER.	ceramic
CONST.	construction
CONT.	continue(ous)
CONTR.	contractor
CORR.	corridor
CONN.	connection
CNTR	counter
C.	casement
CTSK	countersunk
CLKNG	caulking
CTR	center
DET	detail
D–F	douglas fir
D.F.	drinking fountain
DIA	diameter
DN	down
DIM	dimension
DO	ditto
DWR	drawer
D.S.	down spout
DWG(S)	drawing(s)
DBL	double
DR	door
D.O.	door opening
DEPT.	department
D.H.	double hung
DISP.	dispenser
E.	east
EXIST	existing
(E)	existing
EA.	each
E.J.	expansion joint
ELEC.	electrical
ELEV.	elevation
E.P.	electrical panel
EQ.	equal
E.S.	each side
E.F.	each face
E.W.	each way
EXP.	expansion
EXPO.	exposed
EXT.	exterior
EQUIP.	equipment
E.W.C.	electric water cooler
ENCL.	enclosure
E.N.	edge nailing
ENG.	engineer
ENT.	entrance
EMER.	emergency
E.G.	existing grade
EXH.	exhaust
EL.	elevator
F.A.	fire alarm
F.O.B.	face of block
F.O.C.	face of concrete
F.O.S.	face of stud
F.O.M.	face of masonry
F.C.	framing clip
F.D.	floor drain
F.E.(C)	fire extinguisher (cabinet)
F.H.	flat head
FIN.	finish
FIX	fixture
FLR	floor
FT	foot/feet
FTG	footing
FURR	furring
FDN	foundation
F.H.C.	fire hose cabinet
FLUOR.	fluorescent
F.S.	full size
F.G.	finish grade
F.F.	finish floor
FUT.	future
F.O.P.	face of post
F.	fixed
FLASH.	flashing
F.O.F.	face of finish
G.A.	gauge
GALV.	glavanized
G.D.	garbage disposal
G.I.	galvanized iron
GL	glass
GND	ground
GRD	grade
GYP	gypsum
G.B.	grab bar
GEN	general
G.C.	general contractor
GLU	glue
HR	hour
H.B.	hose bibb
H.C.	hollow core
HDWD	hardwood
HDWR	hardware
HORIZ	horizontal
H.P.	horse power
HT	height
H.W.	hot water
H.M.	hollow metal
HDR	header
HGT	height
HVY	heavy
H/C	handicapped
I.D.	inside dimension
I.D.	inside diameter
INSUL.	insulation
INT.	interior
INCL(G)	include(ing)
JST	joist
JT	joint
JAN	janitor
K.D.	kiln dry
K.O.	knock out
K.P.	kick plate
K.W.	kilowatt
KIT.	kitchen
LAV	lavatory
LB	pound
LN	line
LT	light
LONG.	longitudinal
LAM.	laminate(d)
LDGR	ledger
L.F.	linear feet
L.B.	lag bolt
MIR	mirror
MACH	machine
MAT	material
MAX	maximum
M.C.	medicine cabinet
MTL	metal
MECH.	mechanical
MFR	manufacturer
MGR	manager
M.H.	man hole
MIN.	minimum
MISC.	miscellaneous
MLDG	moulding
M.T.P.	metal toilet partition
MEMB.	membrane
MO.	masonry opening
MTD	mounted
MED	medium
M.T.	metal threshold
MUL	mullion
MAS.	masonry
M.B.	machine bolt
M.L.	match line
N	north
NAT	natural
N.I.C.	not in contract
N.T.S.	not to scale
NO.	number
NOM.	nominal
OBS	obscure
O.C.	on center
O.D.	outside dimension
O.D.	outside diameter
O.F.S.	outside face of stud
O.H.	overhead
OPNG	opening
OPP.	opposite
OZ	ounce
OFF.	office
PRTN	partition
PAV	paving
P.B.	push button
P.C.	pre cast
P.C.C.	portland cement concrete
P.H.	panic hardware
PLAS	plaster
PL or ℙ	plate or property line
PLYWD	plywood
PR	pair
P.T.D.	paper towel dispenser
PT	point
PREFAB	prefabricated
P.T.	pressure treated
P. LAM	plastic laminate
P.S.F.	per square foot
PSI	per square inch
P.T.D/R	combination paper towel dispenser / receptacle
P.T.R.	paper towel receptacle
Q.T.	quarry tile
QLTY	quality
QUAN	quantity
QT	quart
RS	rough sawn
RAD	radius
R.O.	rough opening
RO	rough
RDWD	redwood
REQ'D	required
R.A.	return air
R.D.	roof drain
REF	reference
REINF	reinforced
RESIL	resilient
RM	room
REG	register
RET	return
RFG	roofing
R.A.G.	return air grille
REFR	refrigerator
S	south
S.B.	splash block
S.D.	soap dispenser
SCR	screen
SECT	section
SEL	select
SEP	separation
SH	shelf
SHT	sheet
SIM	similar
SL	sliding
S.M.	sheet metal
SPEC.	specification
SQ	square
S.S.	service sink
SST	stainless steel
STA	station
STL	steel
STD	standard
STOR	storage
STRUCT.	structure(al)
SYM	symmetrical
ST	street
SHTG	sheathing
S.H.	single hung
S.C.	solid core
SCHED	schedule
SHWR	shower
S.C.D.	seat cover dispenser
S.N.D.	sanitary napkin dispenser
S.N.R.	sanitary napkin receptacle
SUSP	suspended
S.A.T.	suspended acoust. tile
S.A.G.	supply air grille
S.A.R.	supply air register
T.B.	towel bar
T.C.	top of curb/ concrete
TEL	telephone
T&G	tongue & groove
T.T.B.	telephone terminal board
T.V.	television
TOW	top of wall
TYP	typical
T.P.D.	toilet paper dispenser
TER	terrazzo
T	tread
THK	thick
TP	top of pavement
TH	threshold
TEXT	texture
TOR	top of rafters
TOS	top of sheathing
U.N.O.	unless noted otherwise
UR	urinal
UTIL	utility
UNF	unfinished
V	volt
V.A.T.	vinyl asbestos tile
VERT.	vertical
VEST	vestibule
V.F.W.C.	vinyl fabric wall covering
V.G.	vertical grain
V.C.P.	vitreous clay pipe
V.T.R.	vent thru roof
VENT.	ventilation

ABBREVIATIONS...



Plot Plan...
1"=100'

North...
40 acres...

Application No. P70-377M1
PLOT PLAN
Approved BY THE SAN DIEGO DIRECTOR OF THE DEPARTMENT OF PLANNING & LAND USE
02-28-2005
GARY L. PRYOR
Director
By [signature]
TITLE

FEMA No. 920601703

project owner..........Featherstone Canyon Christian Camp...
owner's address..........24352 Featherstone Canyon Road, Lakeside CA 92040 (619) 980-7526
project address..........24352 Featherstone Canyon Road, Lakeside CA 92040 (619) 980-7526
legal description..........NW 1/4 of NE 1/4 & NE 1/4 of NW 1/4 of sec 20-14-2E and SW 1/4 of SE 1/4 & SE 1/4 of SW 1/4 of sec 17-14-2E...
assessor's parcel number..........332-010-08-00 & 331-130-14-00
thomas brother's map..........page 1193, grid C-4...
proposed land use..........New Assembly Building, New Maintanance Building, New Group House and New Managers Residence...
proposed building type..........Polysteel bearing walls and non-combustible roofing...
occupancy..........Assembly Bldg = A2.1 ; Group House = R3 ; Maintanance Building = S3 Residence = R3...
type of construction..........type III...
building height..........Assembly Bldg = 23'-6" ; Group House = 12'-6" ; Shop = 18'-10"...
stories..........Assembly Bldg = 1 ; Group House = 1 ; Shop = 1...

PROJECT DATA...

project areas :

proposed building area

assembly building floor area..........8,143 sq. ft...
guest house floor area..........2,924 sq. ft... (X 4 = 11,696 sq. ft...)
maintanance building floor area..........2,016 sq. ft...

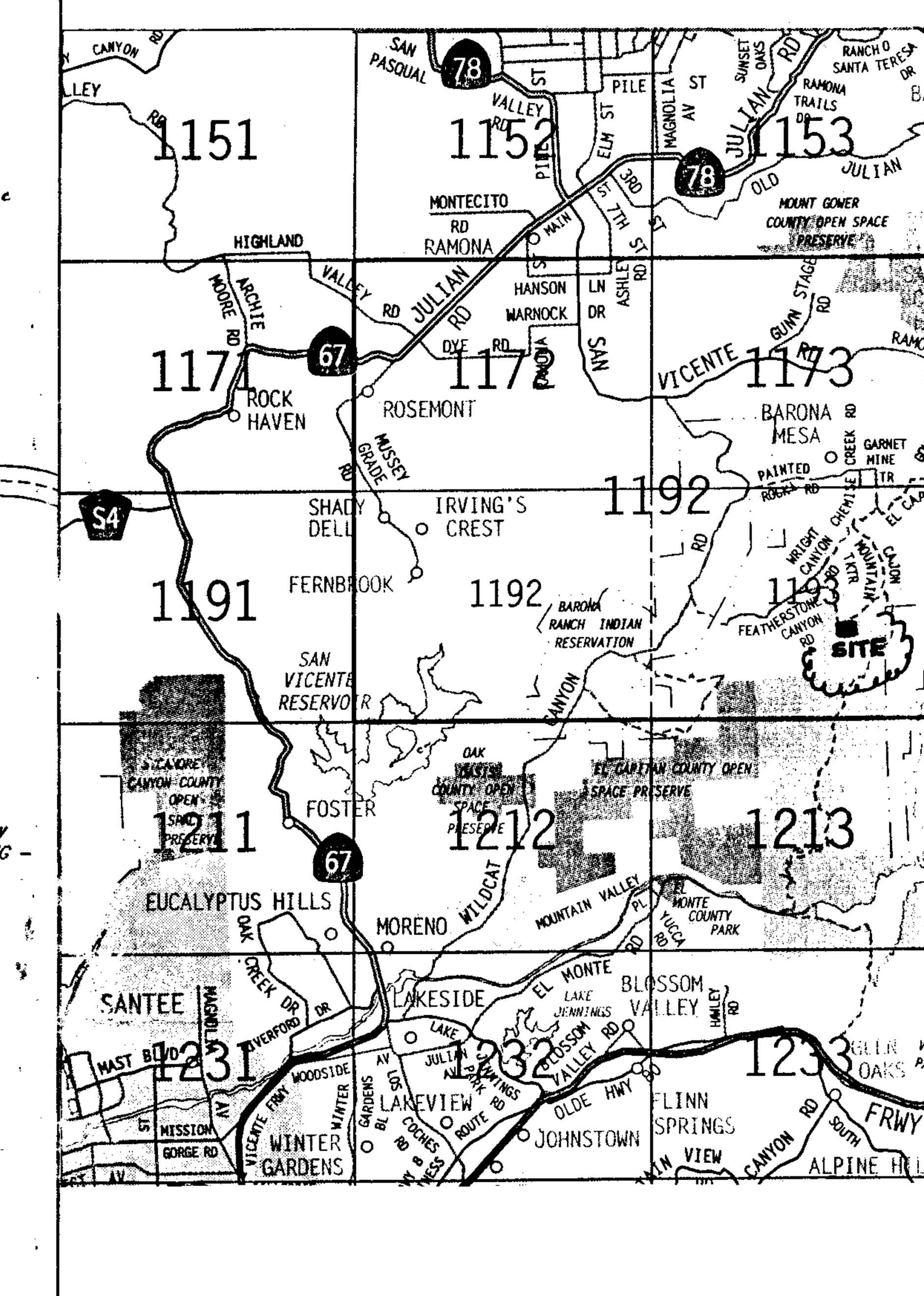
applicable codes :

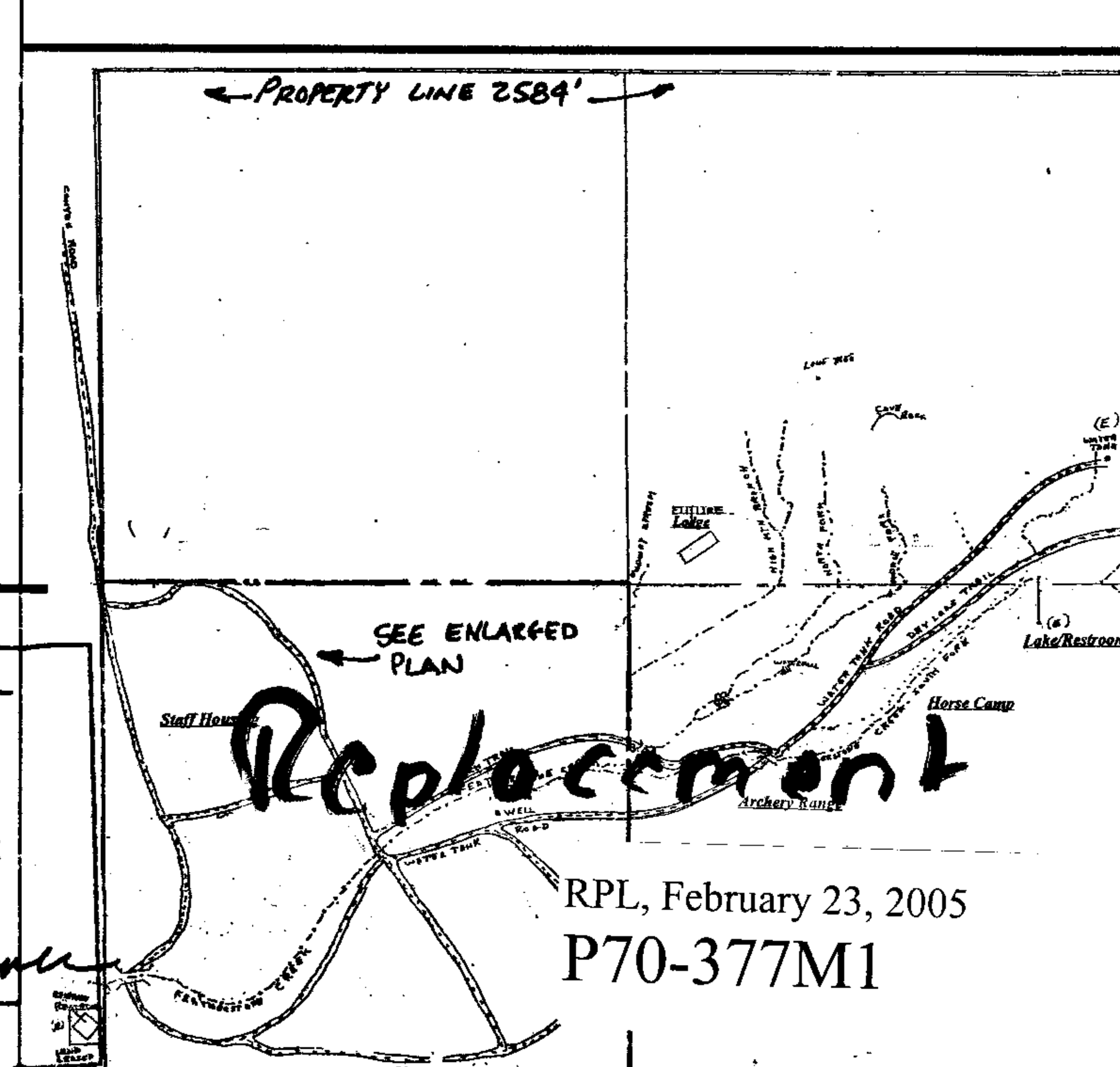
project shall comply with the following codes :

2001 California Building Code (CBC) ...
2001California Mechanical Code (CMC)...
2001 California Electrical Code (CEC)...
2001 California Plumbing Code (CPC)...
title 24 energy...

these plans and all work shall comply with the California Building Standards Code found in State of California Title 24 CCR as amended and adopted by the County of San Diego...

PROJECT AREAS...





RPL, February 23, 2005
P70-377M1

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ARCHITECT
president

CALIFORNIA LICENSES
Architect – C-5094
Contractor – 285869
Real Estate Broker 00655674

REVISIONS

LPG ENGINEERING 322 North Coast Highway 101 Encinitas, CA 92024 H.V.A.C. ENGINEER
LPG ENGINEERING 322 North Coast Highway 101 Encinitas, CA 92024 ELECTRICAL ENGINEER
STRUCTURAL ENGINEER
LPG ENGINEERING 322 North Coast Highway 101 Encinitas, CA 92024 MECHANICAL ENGINEER

3"=1'-0" 1 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0"

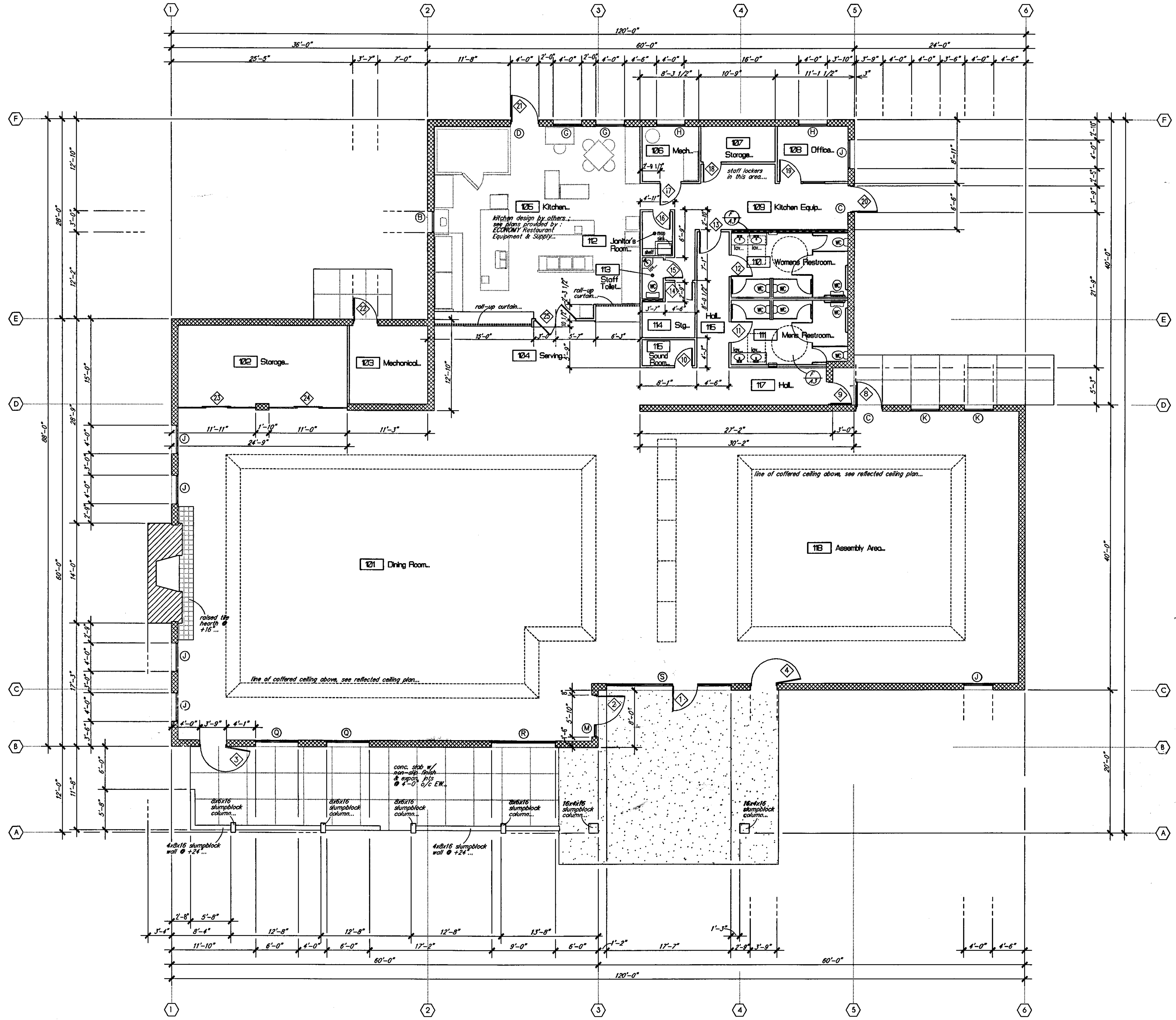
VERIFY ALL CONDITIONS & DIMENSIONS AT JOB SITE PRIOR TO JOB SUBMITTAL.

gary m. garcia... CONSULTING
311 west alvarado street, fallbrook CA 92028
(760) 728-6324 fax and phone...

DRAWN BY : GM Garcia
CHECKED BY :
DATE : Feb. 18, 2005

SHEET NO. T-1 OF SHEETS

PROJECT NUMBER



first floor plan...

1/8"=1'-0"

square footages...

first floor area .... 8143 sq. ft.

covered area .... 1409 sq. ft.

wall legend...

- denotes 2x4 studs @ 16" o/c...
- denotes 2x6 studs @ 16" o/c...
- denotes 10" polysteel wall...

misc. floor plan notes...

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LICENSES
Architect - C-5094
Contractor - 285869
Real Estate Broker 00655674

REVISIONS

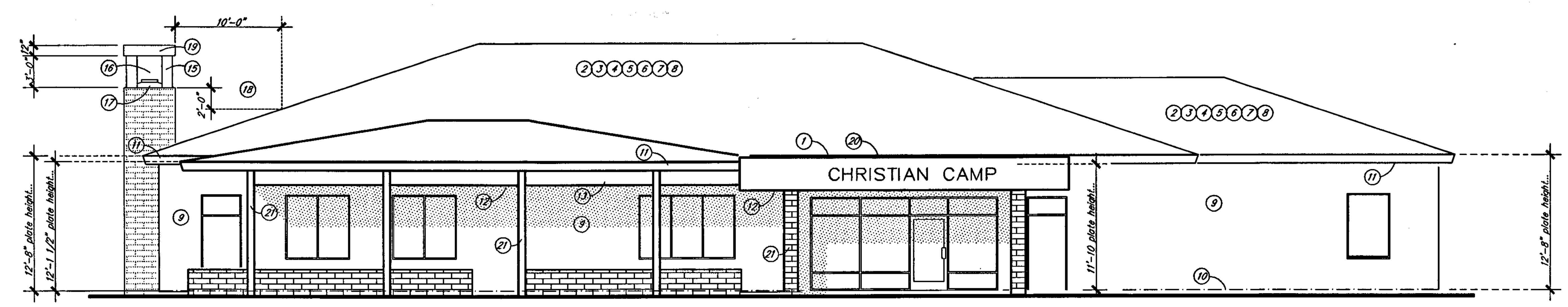
Assembly Building...

gary m. garcia... consulting...

SHEET NO. A-1

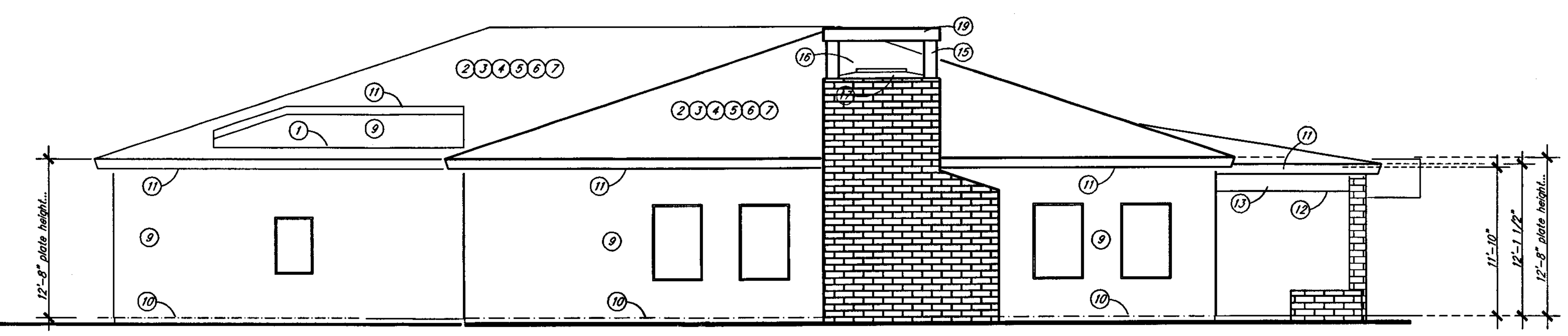
RPL, FEBRUARY 23,2005

P70-377M1



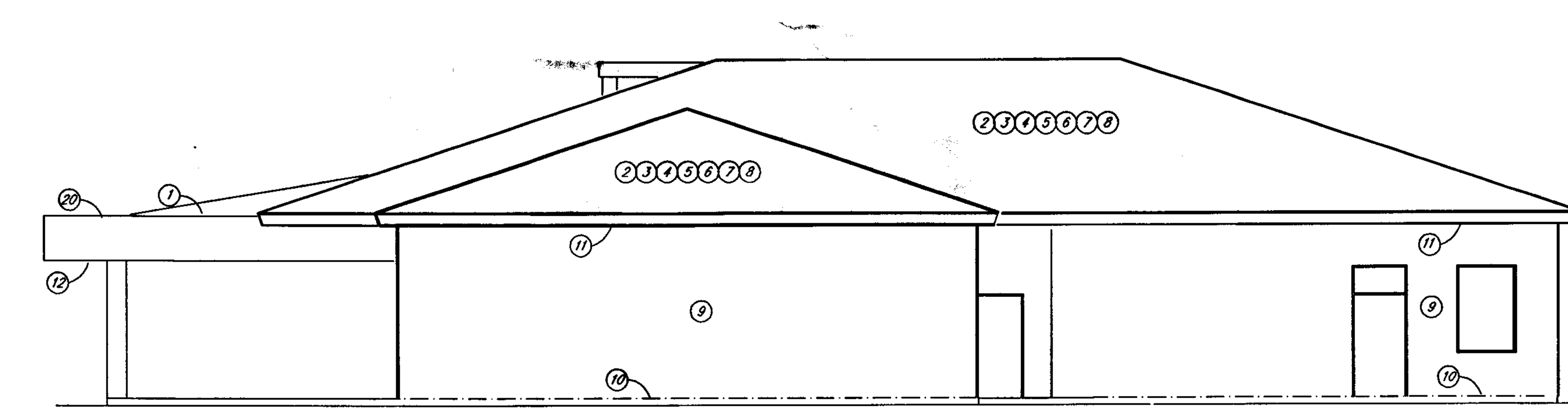
front exterior elevation...

1/8" = 1'-0"



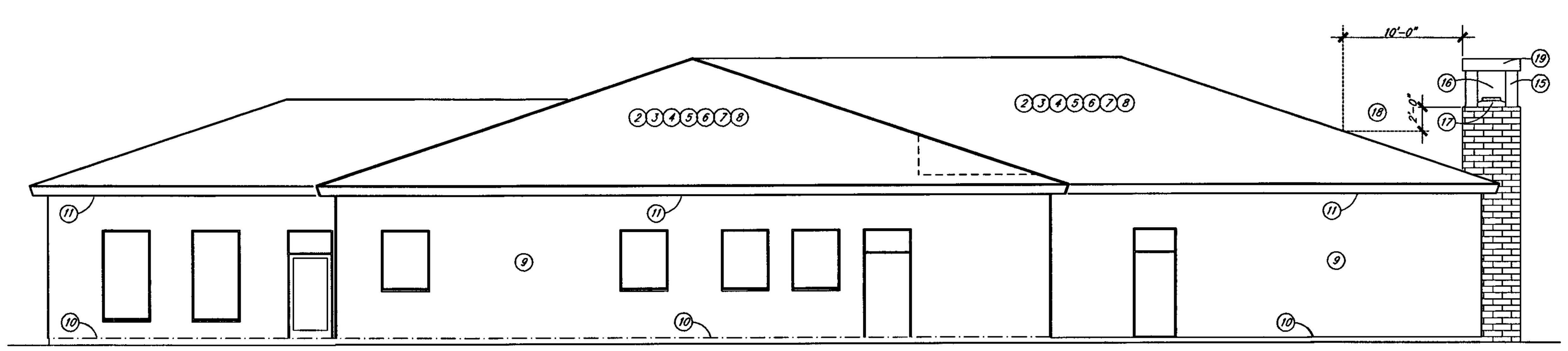
left exterior elevation...

1/8" = 1'-0"



right exterior elevation...

1/8" = 1'-0"



rear exterior elevation...

1/8" = 1'-0"

elevation notes...

1... roofing material at flat roof areas shall be :
class 'B' built-up roofing ;
cap sheet——ASTM D3909——UL – G3 BUR
ply sheet——ASTM D2179——type 4 UL – G3 BUR
base sheet——ASTM D4601——type 2 UL – G2 BUR
minimum roof slope shall be 1/4":12"...

2... roofing material at sloped roof shall be :
flat concrete roof tiles (as selected by owner)...
ICBO #ER-4660, Class A

3... install roofing materials over 1 layer 40# WP roofing felt...

4... typical roof slope shall be 4" : 12"...

5... installation of all roofing systems shall be done in accordance with manufacturers printed specifications...

6... contractor shall provide all flashing and counter flashing required at all roof valley's and roof to vertical wall connections. all flashing shall be a minimum of 26 ga...

7... contractor shall provide and properly install all roofing to insure a water tight system...

8... attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension... (section 1505.3)...

9... typical exterior finish :
stucco system to be applied to polysteel forms. "hard coat" type system is recommended. the system includes a base coat containing fiberglass fibers and are applied directly over polysteel form and galvanized steel furring strips at a thickness of 3/16" to 1/4". the system is finished off with a thin, synthetic color coat.
if system requires a metal lath be used, attach the lath to the polysteel furring strips using 3/4" self taping lath-head screws...

10... typical metal stucco screed shall be as follows :
26 ga. min. galvanized weep screed, 4" above grade or 2" above conc. or paving...

11... stucco soffit at roof eaves and fascia.....

12... stucco soffit at entry area...

13... stucco finish over beams...

14... raised architectural band constructed from 2x framing with stucco finish......
or
optional : 4" x 2'-6" foam trim with stucco color coat finish...

15... 4x8x8 exposed slumpblock...

16... provide spark arrester at chimney...

17... concrete cap...

18... all fireplace chimney's are to be a min. of 10'-0" horizontally and 2'-0" vertically from any part of the building or roof...

19... metal stud cap with stucco finish on all sides, top and bottom...

20... sheet metal drip edge flashing...

21... 4x8x16 exposed slumpblock with tan grout...

22... 2x2 ballasters @ 5" o/c w/ (2) 1/4" Ø lag screws at each ballasters...

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Contractor – 285869
Real Estate Broker
00655674

REVISIONS

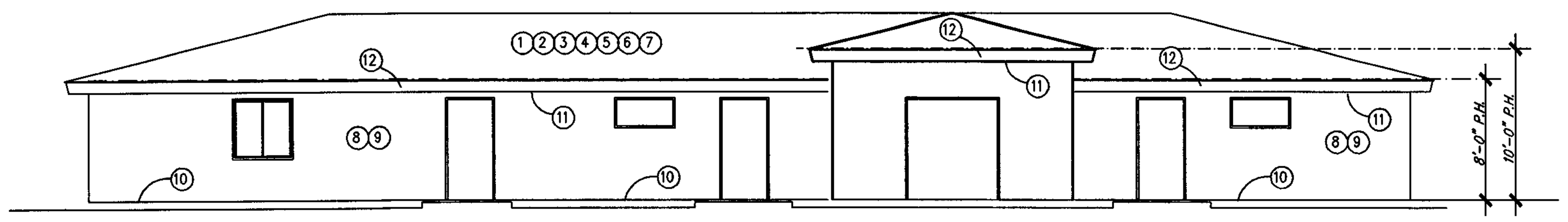
Exterior Elevations...

gary m. garcia... CONSULTING...

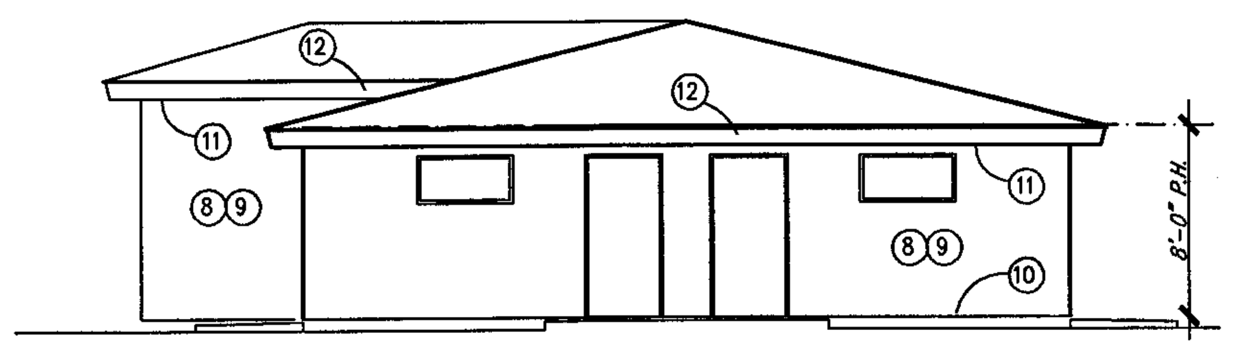
SHEET NO. A-2

RPL, FEBRUARY 23,2005

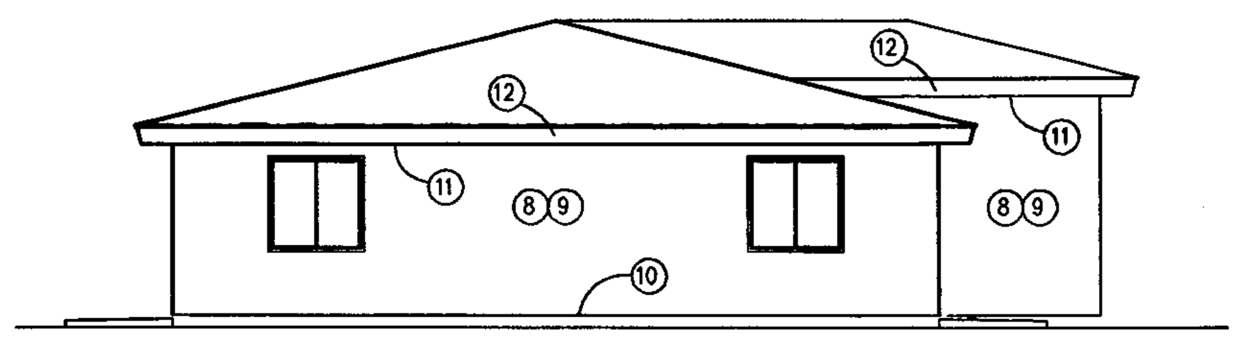
P70-377M1



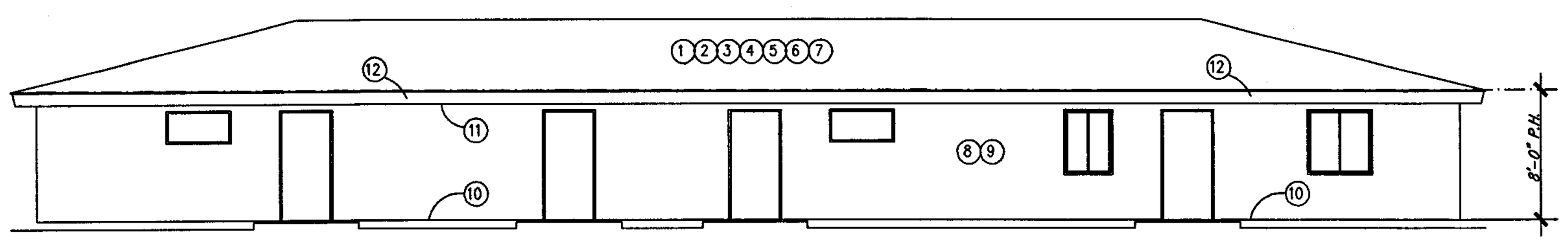
Rear Elevation... 1/8"



Left Elevation... 1/8"



Right Elevation... 1/8"



Front Elevation... 1/8"

elevation notes...

1... roofing material shall be :
Eaglelite flat concrete roofing tiles...
ICBO# ER-4660, Class 'A'...

2... install roofing materials over 1 layer 30# WP roofing felt... extending from the eaves up the roof to a line 24" inside the exterior wall line of the building, (2) two layers of underlayment shall be applied shingle fashion and solidly cemented together with an approved cementing material...

3... typical roof slope shall be : 3" : 12"...

4... installation of all roofing systems shall be done in accordance with manufacturers printed specifications...

5... contractor shall provide all flashing and counter flashing required at all roof valley's, roof to vertical wall connections and all eaves. all flashing shall be a minimum of 26 ga...

6... contractor shall provide and properly install all roofing to insure a water tight system...

7... attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension... (section 1505.3)...

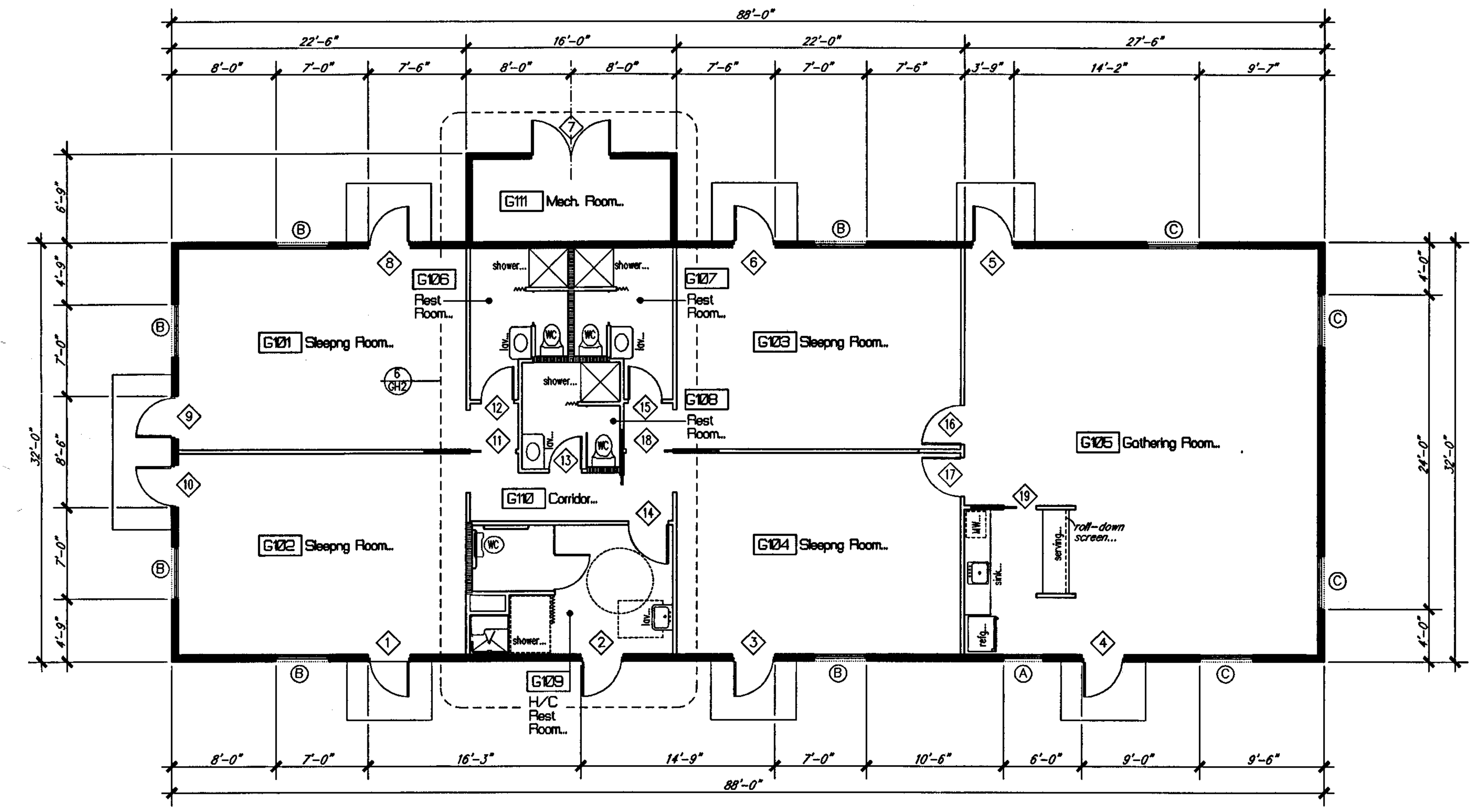
8... where stucco occurs over plywood sheathing, apply 2 layers of Grade D paper... otherwise - all weather exposed surfaces shall have a weather resistive barrier to protect the interior wall covering and the exterior openings shall be flashed in such a manner as to make them waterproof... (section 1402)...

9... typical exterior finish shall be :
3 coat (7/8" min. thickness) 'Hand Trowel' finish...
for building paper see note 8, for stucco screed see note 10...

10... typical metal stucco screed shall be as follows :
26 ga. min. galvanized weep screed, 4" above grade or 2" above conc. or paving...

11... all soffits shall be provided with a stucco finish...
provide vents at soffits per roof plan...

12... 2x8 fascia board with a stucco finish...



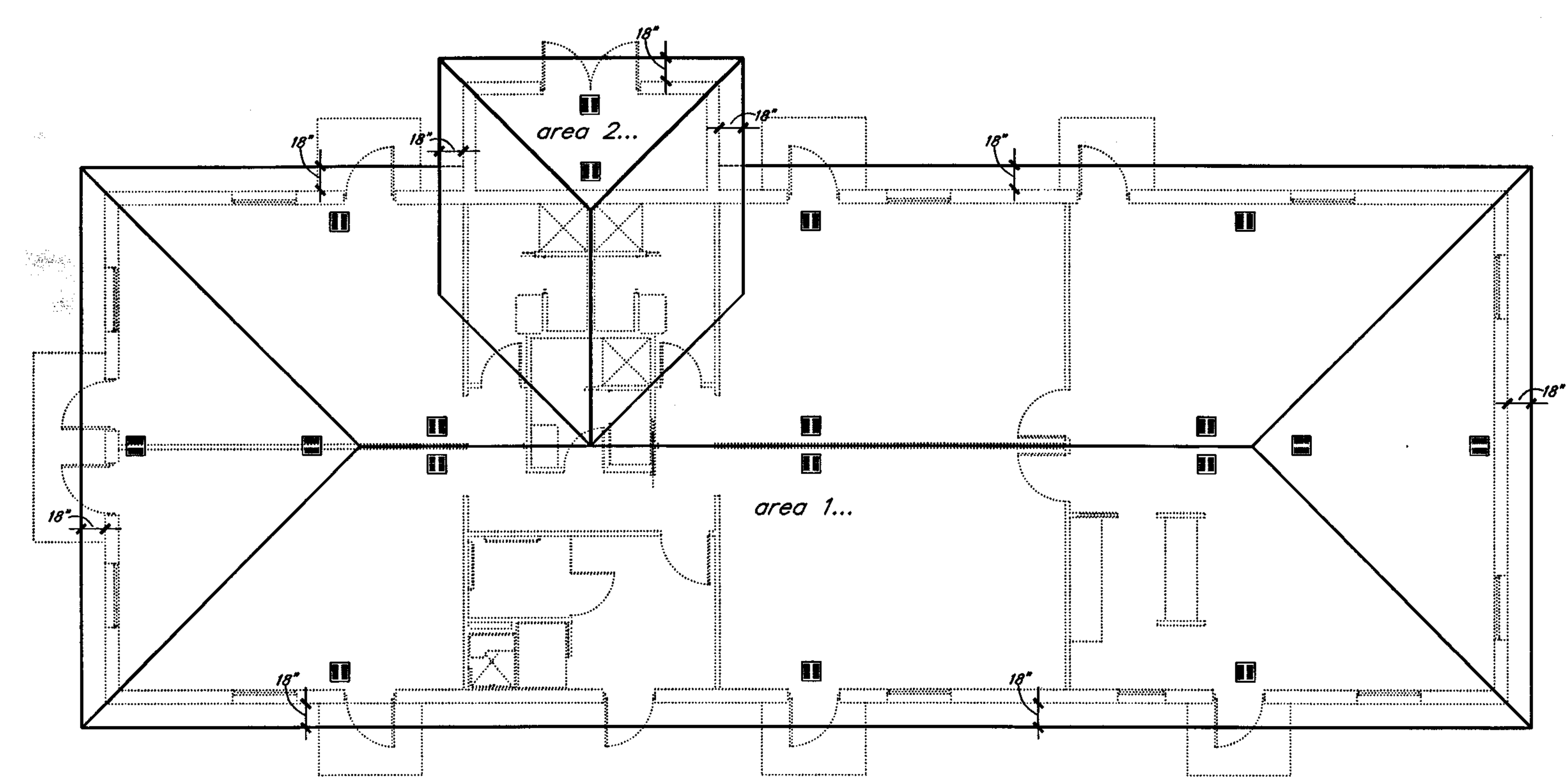
Cabin Floor Plan... 1/8"

wall legend...

denotes 2x4 studs @ 16" o/c...

denotes 2x6 studs @ 16" o/c...

denotes 6" polysteel core for 9 1/4" wall width...



Roof Plan... 1/8"

roof plan legend...

denotes eave vent - size per attic calcs...

denotes dormer vent - size per attic calcs...

denotes o'hagin (cloaked) attic vents - size per attic calcs...

denotes roof slope...

attic ventilation calcs...

area 1...

attic area = 2816 sq. ft. = 405,504 sq. in.
vent area req'd = 405504 / 300 = 1351.68 sq. in. / 2 = 675.84 sq. in. @ hi & low...
provide :
upper vents : provide 8 o'hagin vents at top (@ 98.75 sq. in. ea.)...
lower vents : provide 8 o'hagin vents at bot. (@ 98.75 sq. in. ea.)...

total provided :
790.0 sq. in. + 790.0 sq. in. = 1580 sq. in > 1351.68 sq. in. req'd...

attic ventilation calcs...

area 2...

attic area = 108 sq. ft. = 15552 sq. in.
vent area req'd = 15552 / 300 = 51.84 sq. in. / 2 = 25.92 sq. in. @ hi & low...
provide :
upper vents : provide 1 o'hagin vent at top (@ 98.75 sq. in.)...
lower vents : provide 1 o'hagin vent at bot. (@ 98.75 sq. in.)...

total provided :
98.75 sq. in. + 98.75sq. in. = 197.5 sq. in > 51.84 sq. in. req'd...

RPL, FEBRUARY 23,2005

P70-377M1

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ARCHITECTURAL
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2077 Sequoia Crest
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PHILLIP C. FERGUSON
ARCHITECT
president

CALIFORNIA
LICENSES
Architect - C-5094
Contractor - 285869
Real Estate Broker
00655674

REVISIONS

LPG ENGINEERING
322 North Coast Highway 101
Encinitas, CA 92024
H.V.A.C. ENGINEER

LPG ENGINEERING
322 North Coast Highway 101
Encinitas, CA 92024
ELECTRICAL ENGINEER

STRUCTURAL ENGINEER

LPG ENGINEERING
322 North Coast Highway 101
Encinitas, CA 92024
MECHANICAL ENGINEER

Group Housing
Cabin...

gary m. garcia...
CONSULTING...
311 west alvarado street, fallbrook CA 92028
(760) 728-6304 fax and phone....

DRAWN BY : GM Garcia
CHECKED BY :
DATE : feb. 18, 2005

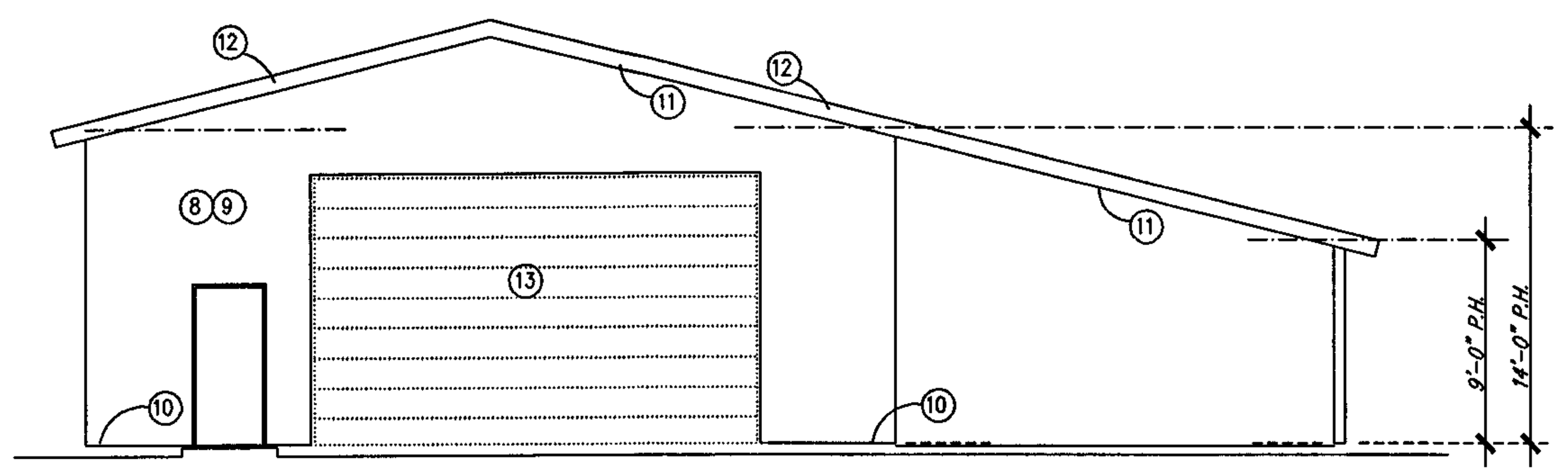
VERIFY ALL CONDITIONS & DIMENSIONS AT JOB SITE PRIOR TO COST SUBMITTAL

SHEET NO. OF

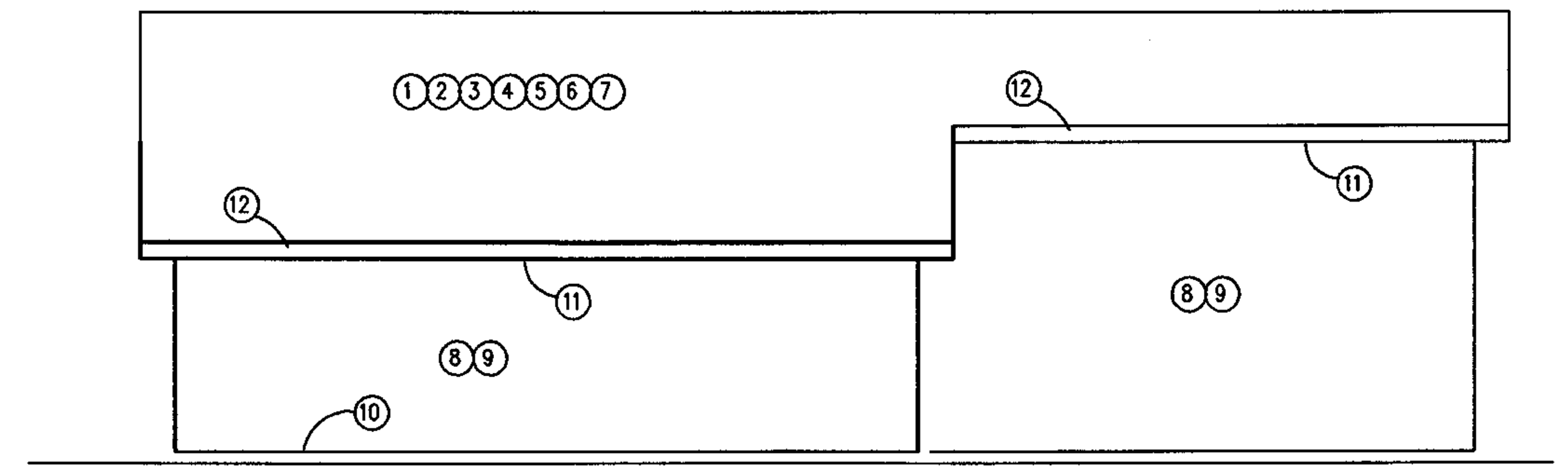
GH1

OF SHEETS

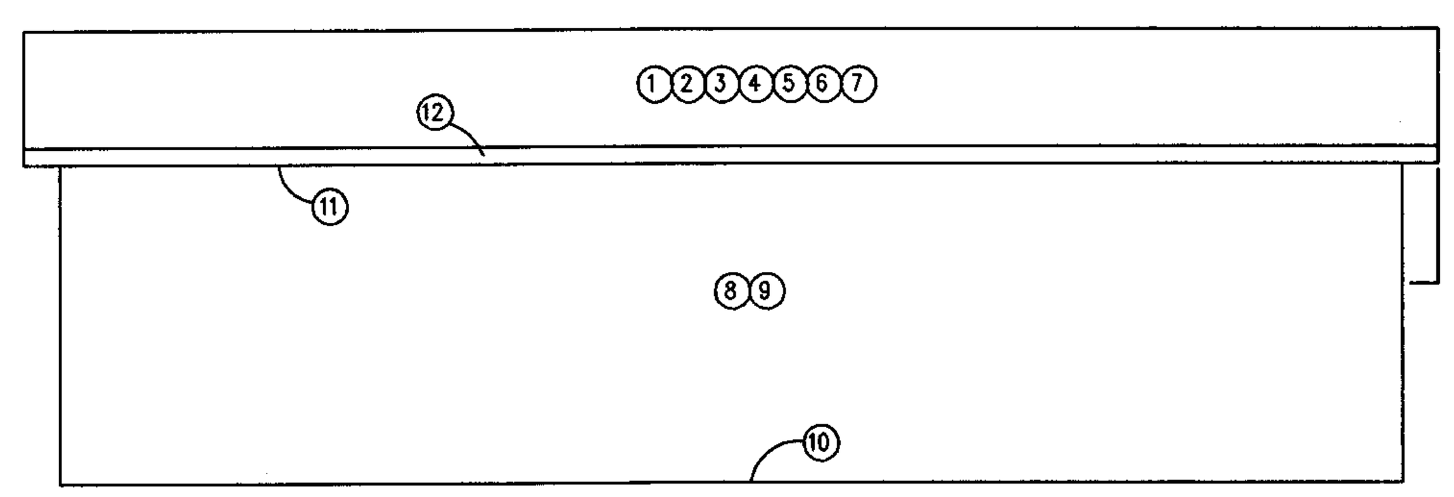
PROJECT NUMBER



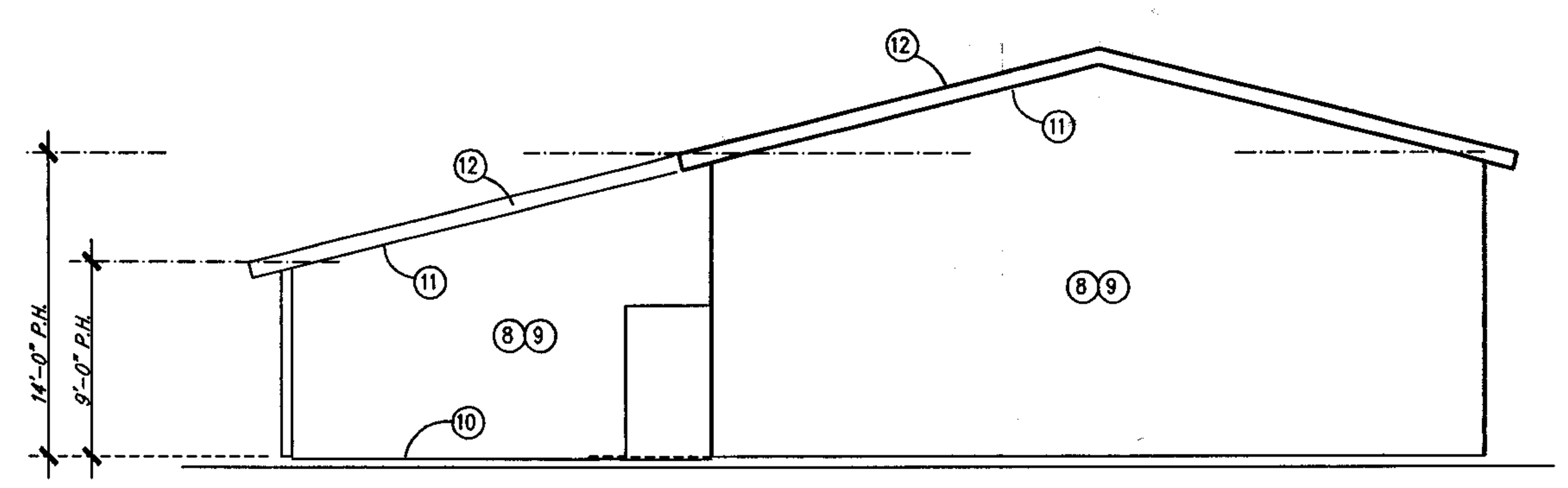
Front Elevation... 1/8"



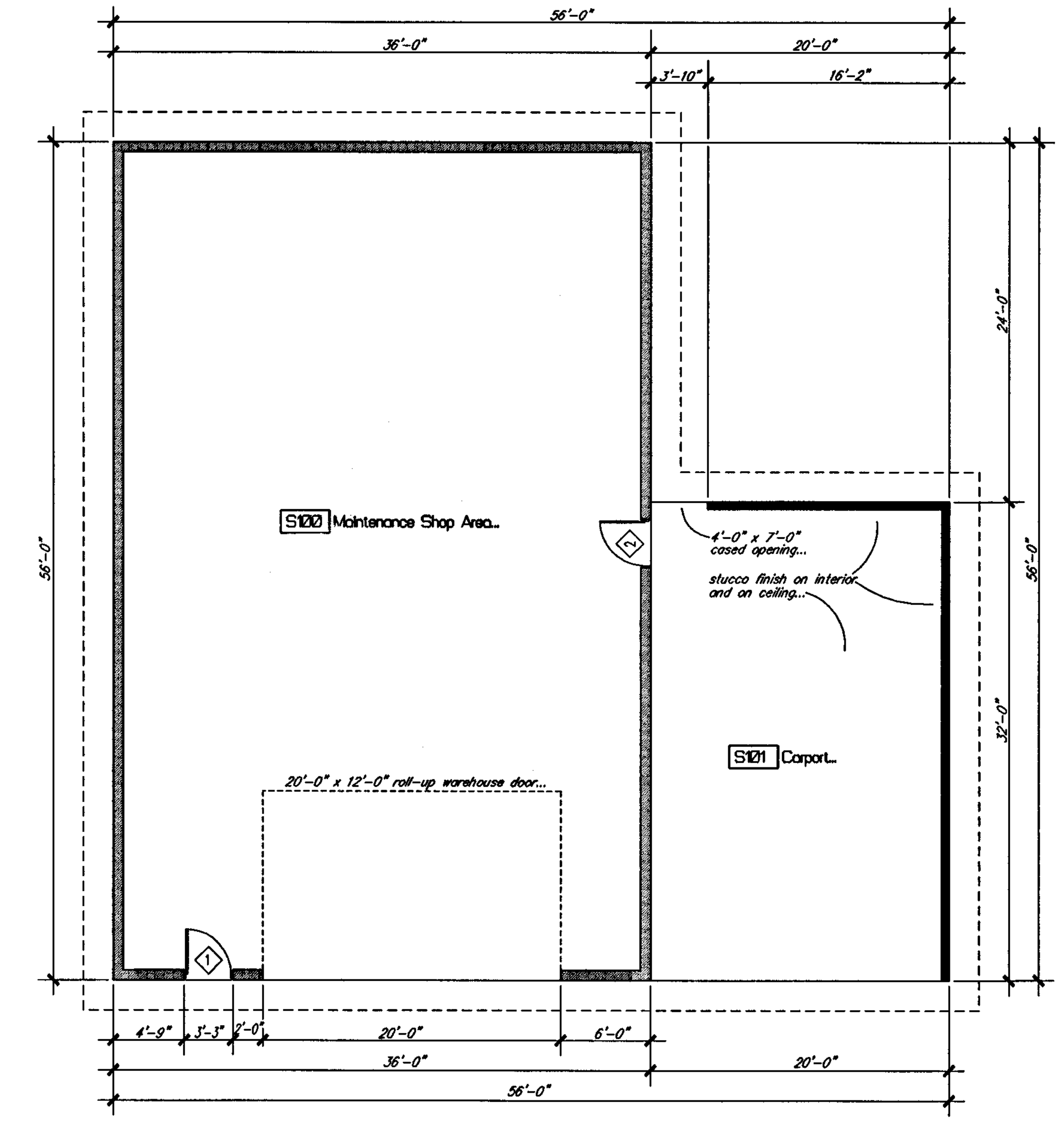
Right Elevation... 1/8"



Left Elevation... 1/8"



Rear Elevation... 1/8"



Maintenance Building... 1/8"

elevation notes...

1... roofing material shall be :
Eaglelite flat concrete roofing tiles...
ICBO# ER-4660, Class 'A'...

2... install roofing materials over 1 layer 30# WP roofing felt... extending from the eaves up the roof to a line 24" inside the exterior wall line of the building, (2) two layers of underlayment shall be applied shingle fashion and solidly cemented together with an approved cementing material...

3... typical roof slope shall be : 3" : 12"...

4... installation of all roofing systems shall be done in accordance with manufacturers printed specifications...

5... contractor shall provide all flashing and counter flashing required at all roof valley's, roof to vertical wall connections and all eaves. all flashing shall be a minimum of 26 ga...

6... contractor shall provide and properly install all roofing to insure a water tight system...

7... attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension...
(section 1505.3)...

8... where stucco occurs over plywood sheathing, apply 2 layers of Grade D paper... otherwise – all weather exposed surfaces shall have a weather resistive barrier to protect the interior wall covering and the exterior openings shall be flashed in such a manner as to make them waterproof... (section 1402)...

9... typical exterior finish shall be :
3 coat (7/8" min. thickness) 'Hand Trowel' finish...
for building paper see note 8, for stucco screed see note 10...

10... typical metal stucco screed shall be as follows :
26 ga. min. galvanized weep screed, 4" above grade or 2" above conc. or paving...

11... all soffits shall be provided with a stucco finish...

12... 2x8 fascia board with a stucco finish...

13... commercial grade roll-up door...

wall legend...

- denotes 2x4 studs @ 16" o/c...
- denotes 2x6 studs @ 16" o/c...
- denotes 6" polysteel core for 9 1/4" wall width...
- denotes 8" polysteel core for 11" wall width...

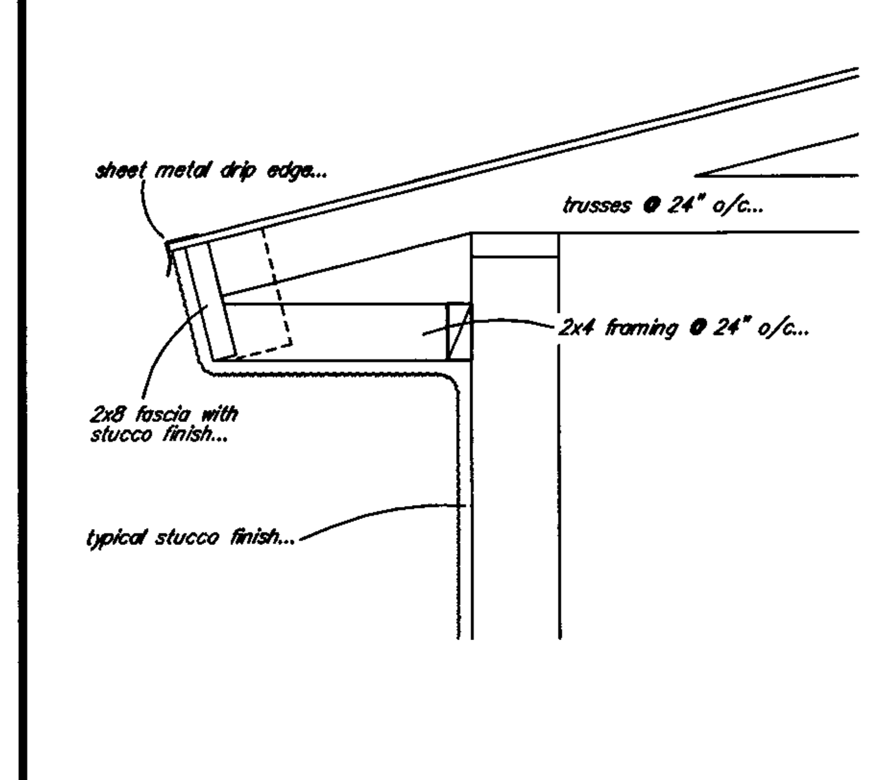
roof plan legend...

- denotes eave vent – size per attic calcs...
- denotes dormer vent – size per attic calcs...
- denotes o'hagin (cloaked) attic vents – size per attic calcs...
- denotes roof slope...

attic ventilation calcs...

attic area = 2016 sq. ft. = 290,304 sq. in.
vent area req'd = 290304 / 300 = 967.68 sq. in. / 2 = 483.84 sq. in. @ hi & low...
provide :
upper vents : provide 6 o'hagin vents at top (@ 98.75 sq. in. ea.)...
lower vents : provide 6 o'hagin vents at bot. (@ 98.75 sq. in. ea.)...

total provided :
592.5 sq. in. + 592.5 sq. in. = 1185 sq. in > 967.68 sq. in. req'd...



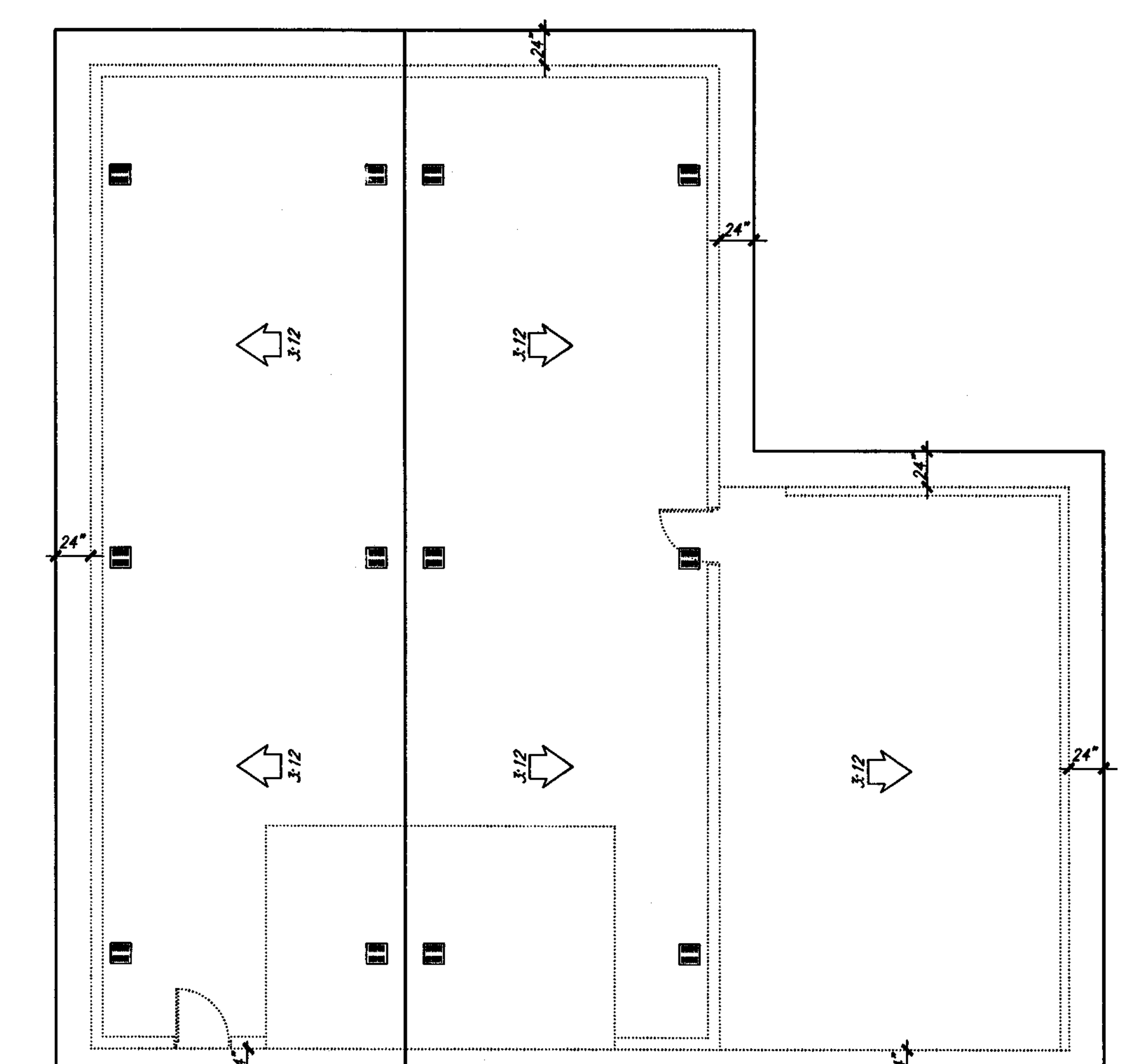
1 typical fascia detail...

sym...	door... width...	hgt...	thk...	type of door...	door description...	finish...	door frame...	butts... Qty	size...	hardware...	door stops...	misc. hardware...
◇1	3'-0"	6'-8"	1 3/4"	S.C. masonite...	slab...	painted...	1 1/2" metal frame...	1.5	3 1/2"x 3 1/2"	entry deadbolt...	none...	
◇2	3'-0"	6'-8"	1 3/4"	S.C. masonite...	slab...	painted...	1 1/2" metal frame...	1.5	3 1/2"x 3 1/2"	entry deadbolt...	none...	
◇3												

DOOR SCHEDULE...

room name...	floors... material...	finish...	base... material...	finish...	walls... material...	finish...	ceilings... material...	finish...	special...	remarks...
S100 Maintenance Shop Area...	exposed concrete...	clean...	none...	none...	1/2" gyp. bd. – type 'X'...	knock-down texture – flat paint finish...	1/2" gyp. bd. – type 'X'...	knock-down texture – flat paint finish...	none...	
S101 Carport...	exposed concrete...	clean...	none...	none...	stucco finish...		stucco finish...		none...	

ROOM FINISH SCHEDULE...



Roof Plan... 1/8"

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LICENSES
Architect – C-5094
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00655674

3"=1'-0" 1 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 1/2"=1'-0" 3/8"=1'-0" 1/4"=1'-0" 1/8"=1'-0"

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MECHANICAL ENGINEER

Maintenance Building...

gary m. garcia...
CONSULTING...
311 west alvarado street, fallbrook CA 92028
(760) 728-6394 fax and phone....Designbygmg@AOL.com

DRAWN BY : ..GM. Garcia..
CHECKED BY :
DATE : ..feb. 18, 2005..

VERIFY ALL CONDITIONS & DIMENSIONS AT JOB SITE PRIOR TO COST SUBMITTAL

SHEET NO. OF
MB1
OF SHEETS
PROJECT NUMBER

CERTIFICATE OF COMPLIANCE: RESIDENTIAL — Page 1 — CF-1R

Project Title.......... Ellsworth Gatehouse
Project Address........ 0000 Highland Trails Dr. ******* Ramona — Date..12/11/01 13:56:45
v6.01
Documentation Author... Diane P. Mendoza, D & R Calcs, 14107 Ipava Drive, Poway, CA 92064, 858-486-9506
Building Permit # / Plan Check / Date / Field Check/ Date
Climate Zone........... 10
Compliance Method...... MICROPAS6 v6.01 for 2001 Standards by Enercomp, Inc.

MICROPAS6 v6.01 File-ELLSWTH Wth-CTZ10S92 Program-FORM CF-1R
User#-MP0864 User-D & R Calcs Run-Ellsworth Gatehouse

GENERAL INFORMATION

Conditioned Floor Area.....	1183 sf
Building Type............	Single Family Detached
Construction Type	New
Building Front Orientation.	Front Facing 90 deg (E)
Number of Dwelling Units...	1
Number of Stories.........	1
Floor Construction Type....	Slab On Grade
Glazing Percentage.........	24.6 % of floor area
Average Glazing U-factor...	0.52 Btu/hr-sf-F
Average Glazing SHGC.......	0.59
Average Ceiling Height.....	10 ft

BUILDING SHELL INSULATION

Component Type	Frame Type	Cavity R-value	Sheathing R-value	Total R-value	Assembly U-factor	Location/Comments
Wall	n/a	R-n/a	R-20.0	R-20	0.046	
Roof	Wood	R-30	R-n/a	R-30	0.031	
SlabEdge	None	R-0	R-0		F2=0.760	
SlabEdge	None	R-0	R-0		F2=0.510	

FENESTRATION

Orientation		Area (sf)	U-Factor	SHGC	Interior Shading	Exterior Shading	Over-hang/ Fins
Window	Front (E)	12.0	0.500	0.590	Standard	Standard	Yes
Door	Front (E)	24.0	0.550	0.590	Standard	Standard	None
Window	Right (N)	49.3	0.500	0.590	Standard	Standard	None
Window	Back (NW)	32.5	0.500	0.590	Standard	Standard	None
Window	Back (W)	25.0	0.500	0.590	Standard	Standard	None
Door	Back (W)	96.0	0.550	0.590	Standard	Standard	None
Window	Back (W)	15.0	0.500	0.590	Standard	Standard	Yes
Window	Left (SW)	22.5	0.500	0.590	Standard	Standard	Yes
Window	Left (S)	15.0	0.500	0.590	Standard	Standard	None

CERTIFICATE OF COMPLIANCE: RESIDENTIAL — Page 2 — CF-1R

Project Title.......... Ellsworth Gatehouse — Date..12/11/01 13:56:45

MICROPAS6 v6.01 File-ELLSWTH Wth-CTZ10S92 Program-FORM CF-1R
User#-MP0864 User-D & R Calcs Run-Ellsworth Gatehouse

THERMAL MASS

Type	Exposed	Area (sf)	Thickness (in)	Location/Comments
SlabOnGrade	No	1183	4.0	Covered
ExteriorVert	No	1203	6.0	Exterior Mass wall

HVAC SYSTEMS

Equipment Type	Minimum Efficiency	Refrigerant Charge and Airflow	Duct Location	Duct R-value	Tested Duct Leakage	ACCA Manual D	Thermostat Type
Furnace	0.780 AFUE	n/a	Attic	R-4.2	No	No	Setback
ACSplit	10.00 SEER	No	Attic	R-4.2	No	No	Setback

WATER HEATING SYSTEMS

Tank Type	Heater Type	Distribution Type	Number in System	Energy Factor	Tank Size (gal)	External Insulation R-value
Storage	Gas	Standard	1	0.60	40	R- n/a

SPECIAL FEATURES AND MODELING ASSUMPTIONS

*** Items in this section should be documented on the plans, ***
*** installed to manufacturer and CEC specifications, and ***
*** verified during plan check and field inspection. ***

This building incorporates a High Mass Design.

REMARKS

Verify HVAC sizing & equipt. w/ a Mechanical Engineer/Contractor.
Total Sensible heat load - 24455. Sensible cool'g load - 22485.
FAU to be BRYANT #376CAV036070 - 53000 Btu or eq.
Water heater - A.O. Smith FGR-40 or equal. Energy factor .60 min

CERTIFICATE OF COMPLIANCE: RESIDENTIAL — Page 3 — CF-1R

Project Title.......... Ellsworth Gatehouse — Date..12/11/01 13:56:45

MICROPAS6 v6.01 File-ELLSWTH Wth-CTZ10S92 Program-FORM CF-1R
User#-MP0864 User-D & R Calcs Run-Ellsworth Gatehouse

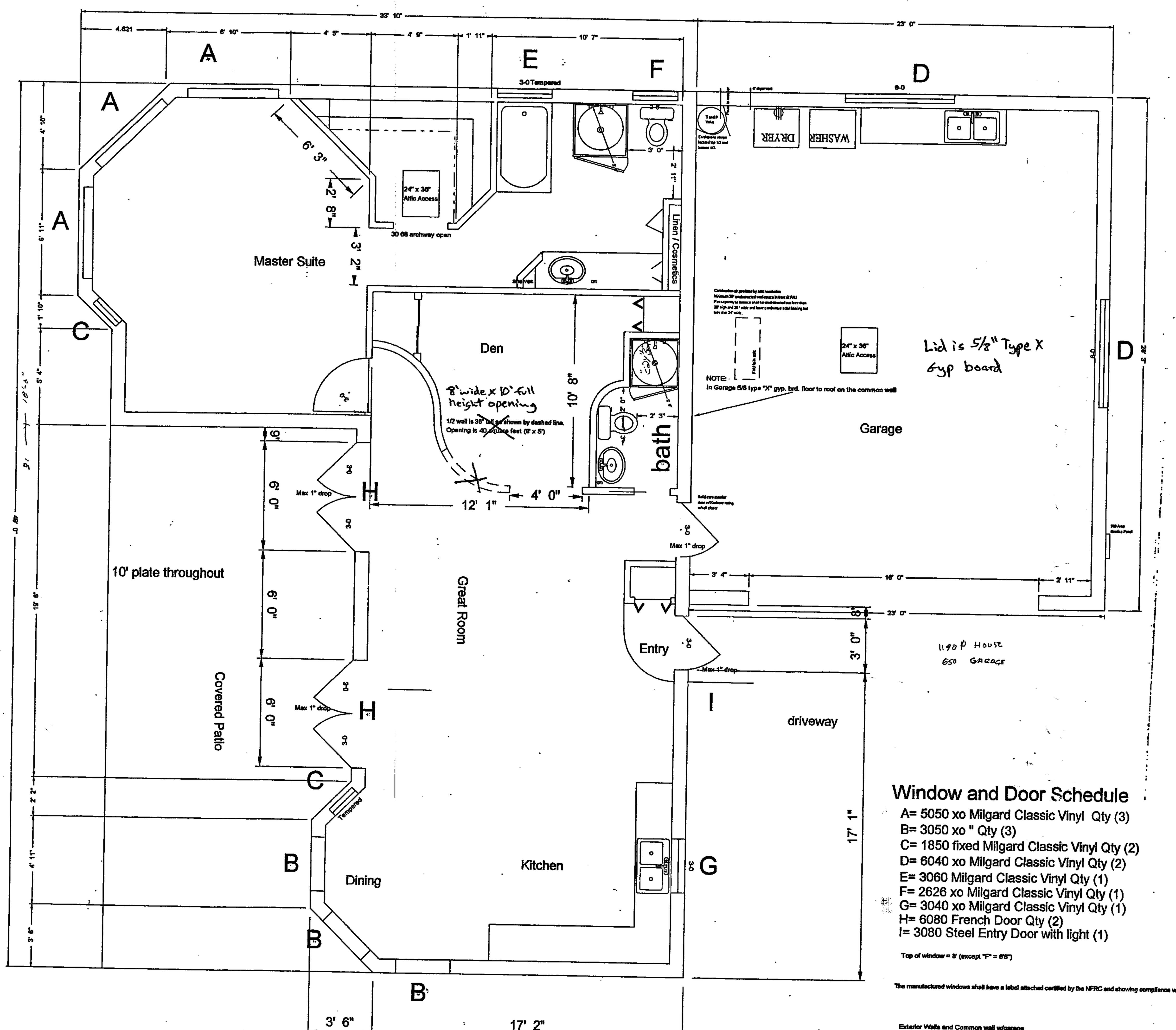
COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title-24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features Modeling Assumptions section.

DESIGNER or OWNER	DOCUMENTATION AUTHOR
Name.... Tony Ellsworth	Name.... Diane P. Mendoza
Company. owner	Company. D & R Calcs
Address.	Address. 14107 Ipava Drive, Poway, CA 92064
Phone... (760) 788-7500 x201	Phone... 858-486-9506
License.	
Signed.. ______ (date)	Signed.. Diane P. Mendoza 12-11-01 (date)

ENFORCEMENT AGENCY

Name....
Title...
Agency..
Phone...
Signed.. ______ (date)



Window and Door Schedule

A= 5050 xo Milgard Classic Vinyl Qty (3)
B= 3050 xo " Qty (3)
C= 1850 fixed Milgard Classic Vinyl Qty (2)
D= 6040 xo Milgard Classic Vinyl Qty (2)
E= 3060 Milgard Classic Vinyl Qty (1)
F= 2626 xo Milgard Classic Vinyl Qty (1)
G= 3040 xo Milgard Classic Vinyl Qty (1)
H= 6080 French Door Qty (2)
I= 3080 Steel Entry Door with light (1)

Top of window = 8' (except "F" = 6'8")

The manufactured windows shall have a label attached certified by the NFRC and showing compliance with energy calcs.

Exterior Walls and Common wall w/garage
PolySteel
International Conference of Building Officials – (ICBO) 4295, 3401

MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Page 1 of 2) MF-1R

Note: Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. Items marked with an asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

Instructions: Check or initial applicable boxes when completed or enter N/A if not applicable.

DESCRIPTION	DESIGNER	ENFORCEMENT
Building Envelope Measures:		
* §150(a): Minimum R-19 ceiling insulation.	✓	
§150(b): Loose fill insulation manufacturer's labeled R-Value.	N/A	
* §150(c): Minimum R-13 wall insulation in wood framed walls or equivalent U-value in metal frame walls (does not apply to exterior mass walls).	✓	
* §150(d): Minimum R-13 raised floor insulation in framed floors.	N/A	
§150(l): Slab edge insulation - water absorption rate no greater than 0.3%, water vapor transmission rate no greater than 2.0 perm/inch.	N/A	
§118: Insulation specified or installed meets insulation quality standards. Indicate type and form.	✓	
§116-17: Fenestration Products, Exterior Doors, and Infiltration/Exfiltration Controls	✓	
1. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.		
2. Fenestration products (except field-fabricated) have label with certified U-value, certified Solar Heat Gain Coefficient (SHGC), and infiltration certification.		
3. Exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed.		
§150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only.	N/A	
§150(f): Special infiltration barrier installed to comply with § 151 meets Commission quality standards.	N/A	
§150(e): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs.	N/A	
1. Masonry and factory-built fireplaces have:		
a. Closeable metal or glass door		
b. Outside air intake with damper and control		
c. Flue damper and control		
2. No continuous burning gas pilot lights allowed.		
Space Conditioning, Water Heating and Plumbing System Measures:		
§110-§113: HVAC equipment, water heaters, showerheads and faucets certified by the Commission.	✓	
§150(h): Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.	✓	
§150(i): Setback thermostat on all applicable heating and/or cooling systems.	✓	
§150(j): Pipe and tank insulation	✓	
1. Storage gas water heaters rated with an Energy Factor less than 0.58 must be externally wrapped with insulation having an installed thermal resistance of R-12 or greater.		
2. First 5 feet of pipes closest to water heater tank, non-recirculating systems, insulated (R-4 or greater)		
3. Back-up tanks for solar system, unfired storage tanks, or other indirect hot water tanks have R-12 external insulation or R-16 combined internal/external insulation.		
4. All buried or exposed piping insulated in recirculating sections of hot water systems.		
5. Cooling system piping below 55° F insulated.		
6. Piping insulated between heating source and indirect hot water tank.		

July 1, 1999

MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Page 2 of 2) MF-1R

Instructions: Check or initial applicable boxes when completed or enter N/A if not applicable.

DESCRIPTION	DESIGNER	ENFORCEMENT
Space Conditioning, Water Heating and Plumbing System Measures: (continued)		
* §150(m): Ducts and Fans	✓	
§114: Pool and Spa Heating Systems and Equipment.	N/A	
§115: Gas fired central furnaces, pool heaters, spa heaters or household cooking appliances have no continuously burning pilot light. (Exception: Non-electrical cooking appliances with pilot < 150 Btu/hr)	✓	
Lighting Measures:		
§150(k)1: Luminaires for general lighting in kitchens shall have lamps with an efficacy of 40 lumens/watt or greater for general lighting in kitchens. This general lighting shall be controlled by a switch on a readily accessible lighting control panel at an entrance to the kitchen.	✓	
§150(k)2: Rooms with a shower or bathtub must have either at least one luminaire with lamps with an efficacy of 40 lumens/watt or greater switched at the entrance to the room or one of the alternatives to this requirement allowed in §150(k)2; and recessed ceiling fixtures are IC (insulation cover) approved.	✓	

WITHHELD (1) TO CONVEY THE INFORMATION CONTAINED THEREIN TO OTHERS (2) TO COPY, PHOTOCOPY, REPRODUCE, TRANSLATE OR REDUCE TO ANY ELECTRONIC MEDIUM OR MACHINE READABLE FORM, IN WHOLE OR INPART (3) TO FABRICATE THE ARTICLES SHOWN HEREIN IN WHOLE OR INPART EXCEPT UPON WRITTEN AUTHORIZATION OF RANGASWAMY & ASSOCIATES, INC.

MD Mulder
Michael Mulder
5-22-02

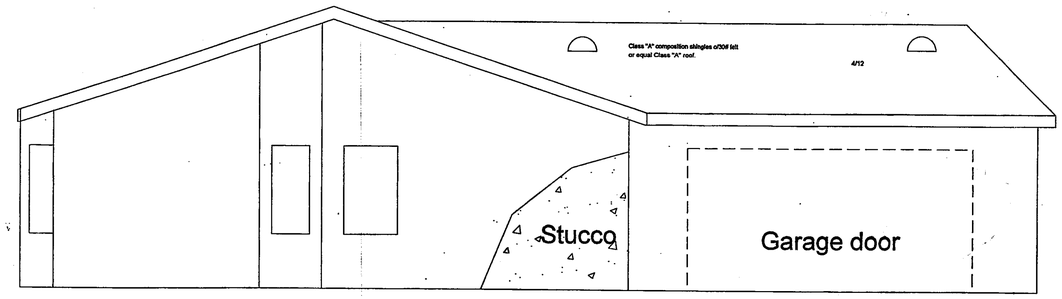
Date	Ch'k'd	Revision

Designed by: T.E.
Drawn by: T.E./M.M.
Checked by:
Approved by: X
Date: 5-20-02
Scale: 1 = .25

HIGHLAND TRAILS DRIVE, RAMONA, CA
JOB TITLE
GATEHOUSE
APN # 276-100-51

SHEET NO.
S1.3
XXX

RPL, FEBRUARY 23,2005
P70-377M1



Interior Side View (South Elevation)

Provide Roof ventilation equal to 1/300
of roof for this dwelling.
Attic Ventilation:
Vents to be well distributed throughout
the attic, such that all portions of the attic
are properly ventilated, and at least 50%
of required vents are to be at least 3 feet
above eitso eaves or cornice vents per U.B.C

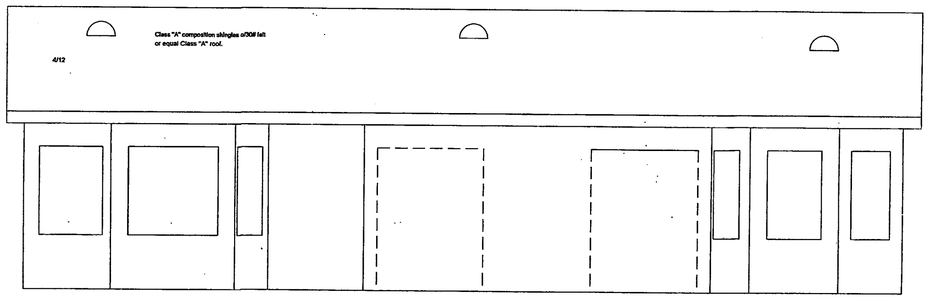
1589 square feet living area plus 644 square
feet of garage = 1852square feet of floor area
for this building.

1832 /300=6.11

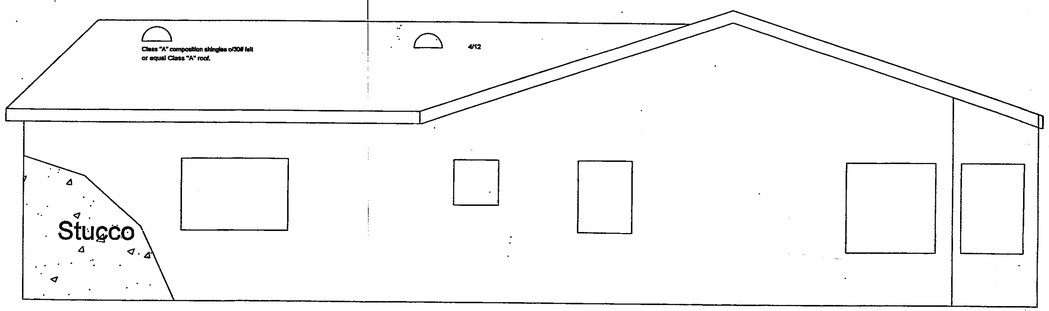
6.11" x 144 sq inches = 880 square inches

Provide 6 "AMPCOR" roof vents (minimum) at 155 square inches each.

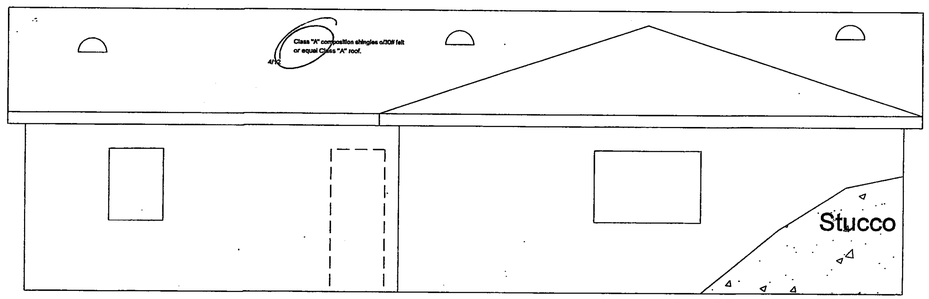
6 vents at 155 sq. in. each = 930 sq. in. (6.46 sq. feet)



Exterior Side View (West Elevation)



North Elevation



Side View (East Elevation)

All weather exposed surfaces shall have a weather resistant barrier to protect the interior wall covering.

Exterior openings shall be flashed in such a manner as to make them weatherproof.

Michael Mulder
5-22-02

Date	Ch'k'd	Revision

HIGHLAND TRAILS DRIVE, RAMONA, CA

JOB TITLE
GATEHOUSE
APN # 276-100-51

Designed by: T.E./M.M.
Drawn by: T.E./M.M.
Checked by:
Approved by: X

Date: 5-20-02
Scale: 1 = .25

SHEET NO.
S1.4
XXX

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Featherstone Canyon Christian Camp

allowable area calculations per UBC...

based on Table 5-B

Assembly Building............Type III..............allowable area : 13,500 SQ. FT...
allowable increases :
separation on 3 sides;
70' - 20' = 50' x 2.5% = 125% = 13,500 sq. ft.
total = 13,500 + 13,500 = 27,000 SF
increase based on fire sprinklers :
13,500 x 2 = 27,000 SF

final allowable area : 27,000 SF...
actual area = 8,143 sq. feet...

Guest House ....Type III..............allowable area : unlimited area...
actual area = 2,924 sq. feet...

Maintanance Building......Type III..............allowable area : 8000 Sq. Ft...
increase based on fire sprinklers :
8,000 x 3 = 24,000 SF

final allowable area : 24,000 SF...
actual area = 2,016 sq. feet...

ALLOWABLE AREAS...

1... All utilities, except electrical lines rated 33KV or greater, shall be installed underground...
2... All vehicle repair and service activities (if required) shall be wholly contained within an enclosed building...
3... All compressors shall be located within buildings to eliminate impacts on adjacent properties...

Fire Department Requirements :
4... The buildings will be automatically fire sprinklered. Fire sprinkler system plans shall be submitted to the County of San Diego Fire Department for approval prior to installation...
5... Fire Department knox box shall be flush mounted at a 5'-6' height from finished floor near the front entrance doors of the main building...
6... Install a supervised sprinkler water flow detection alarm system as per National Fire Protection Association pamphlet No. 71. These plans must be designed by a certified fire alarm specialist and submitted for Fire Prevention approval prior to installation...
7... Fire sprinklers may need to be relocated to provide adequate coverage when improvements are installed. Engineered drawings must be submitted to the Fire Department for approval prior to any system modification...
8... Portable Multi-purpose fire extinguishers with a minimum rating of 2A-10BC must be installed. Contact a certified extinguisher company for proper placement of equipment...
9... Address directory shall be provided next to all major entanceways to this project. All units shall be clearly identified with designators 12" high with 1" strokes mounted on contrasting backgrounds...
10... All decorative materials must be flame resistive. Prior to release of occupancy, the Developer must submit manufactures State Fire Marshal's listing of all materials being used. Cloth and other flammables must display a label of the State Fire Marshal's seal of approval...

11... Building address shall be provided on the building in such a position as to be plainly visible and legible from the street per section 502...

MISC. NOTES...

A.B. anchor bolt
A.C. air conditioning or aspaltic concrete
AC. P. accoustical plaster
A.C.P. asphaltic concrete paving
AC. T. accoustical tile
A.D. area drain
ADJ. adjustable
APPROX. approximate
ARCH. architect(ural)
ASPH. asphalt(ic)
A.P. access panel
ANOD. anodized
AGGR. aggregate
ALT. alternate
ALUM. aluminum
ACOUS. acoustical

BAT. batten
BD. board
BLDG. building
BLK(G) block(ing)
BM beam
B.M. bench mark
BOT. bottom
B.N. boundry nailing
BRG bearing
BTWN between
BITUM bituminous

CAB. cabinet
C.B. catch basin
C.C. center to center
CLG ceiling
C.T. ceramic tile
C.I. cast iron
C.J. construction joint
CLR clear
C center line
CLO closet
C.O. clean out
COL. column
COMP. composition
CONC. concrete
C.W. cold water
CAR. carpet
CEM. cement
CER. ceramic
CONST. construction
CONT. continue(ous)
CONTR. contractor
CORR. corridor
CONN. connection
CNTR counter
C. casement
CTSK countersunk
CLKNG caulking
CTR center

DET detail
D-F douglas fir
D.F. drinking fountain
DIA diameter
DN down
DIM dimension
DO ditto
DWR drawer
D.S. down spout
DWG(S) drawing(s)
DBL double
DR door
D.O. door opening
DEPT. department
D.H. double hung
DISP. dispenser

E. east
EXIST existing
(E) existing
EA. each
E.J. expansion joint
ELEC. electrical
ELEV. elevation
E.P. electrical panel
EQ. equal
E.S. each side
E.F. each face
E.W. each way
EXP. expansion
EXPO. exposed
EXT. exterior
EQUIP. equipment
E.W.C. electric water cooler
ENCL. enclosure
E.N. edge nailing
ENG. engineer
ENT. entrance
EMER. emergency
E.G. existing grade
EXH. exhaust
EL. elevator

F.A. fire alarm
F.O.B. face of block
F.O.C. face of concrete
F.O.S. face of stud
F.O.M. face of masonry
F.C. framing clip
F.D. floor drain
F.E.(C) fire extinguisher (cabinet)
F.H. flat head
FIN. finish
FIX fixture
FLR floor
FT foot/feet
FTG footing
FURR furring
FDN foundation
F.H.C. fire hose cabinet
FLUOR. fluorescent
F.S. full size
F.G. finish grade
F.F. finish floor
FUT. future
F.O.P. face of post
F. fixed
FLASH. flashing
F.O.F. face of finish

G.A. gauge
GALV. glavanized
G.D. garbage disposal
G.I. galvanized iron
GL glass
GND ground
GRD grade
GYP gypsum
G.B. grab bar
GEN general
G.C. general contractor
GLU glue

HR hour
H.B. hose bibb
H.C. hollow core
HDWD hardwood
HDWR hardware
HORIZ horizontal
H.P. horse power
HT height
H.W. hot water
H.M. hollow metal
HDR header
HGT height
HVY heavy
H/C handicapped

I.D. inside dimension
I.D. inside diameter
INSUL. insulation
INT. interior
INCL(G) include(ing)

JST joist
JT joint
JAN janitor

K.D. kiln dry
K.O. knock out
K.P. kick plate
K.W. kilowatt
KIT. kitchen

LAV lavatory
LB pound
LN line
LT light
LONG. longitudinal
LAM. laminate(d)
LDGR ledger
L.F. linear feet
L.B. lag bolt

MIR mirror
MACH machine
MAT material
MAX maximum
M.C. medicine cabinet
MTL metal
MECH. mechanical
MFR manufacturer
MGR manager
M.H. man hole
MIN. minimum
MISC. miscellaneous
MLDG moulding
M.T.P. metal toilet partition
MEMB. membrane
MO. masonry opening
MTD mounted
MED medium

M.T. metal threshold
MUL mullion
MAS. masonry
M.B. machine bolt
M.L. match line

N north
NAT natural
N.I.C. not in contract
N.T.S. not to scale
NO. number
NOM. nominal

OBS obscure
O.C. on center
O.D. outside dimension
O.D. outside diameter
O.F.S. outside face of stud
O.H. overhead
OPNG opening
OPP. opposite
OZ ounce
OFF. office

PRTN partition
PAV paving
P.B. push button
P.C. pre cast
P.C.C. portland cement concrete
P.H. panic hardware
PLAS plaster
PL or ℄ plate or property line
PLYWD plywood
PR pair
P.T.D. paper towel dispenser
PT point
PREFAB prefabricated
P.T. pressure treated
P. LAM plastic laminate
P.S.F. per square foot
PSI per square inch
P.T.D/R combination paper towel dispenser / receptacle
P.T.R. paper towel receptacle

Q.T. quarry tile
QLTY quality
QUAN quantity
QT quart

RS rough sawn
RAD radius
R.O. rough opening
RO rough
RDWD redwood
REQ'D required
R.A. return air
R.D. roof drain
REF reference
REINF reinforced
RESIL resilient
RM room
REG register
RET return
RFG roofing
R.A.G. return air grille
REFR refrigerator

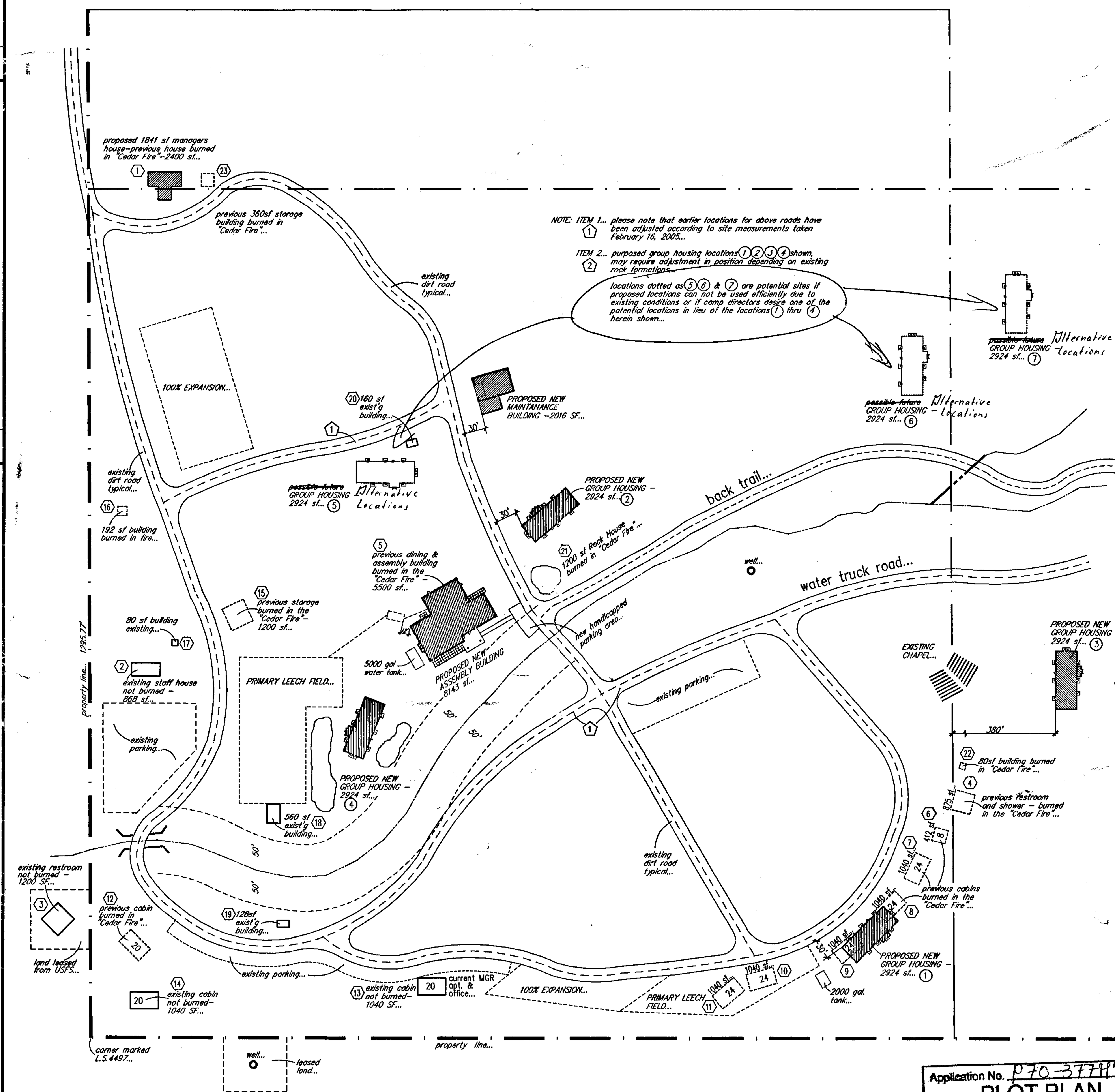
S south
S.B. splash block
S.D. soap dispenser
SCR screen
SECT section
SEL select
SEP separation
SH shelf
SHT sheet
SIM similar
SL sliding
S.M. sheet metal
SPEC. specification
SQ square
S.S. service sink
SST stainless steel
STA station
STL steel
STD standard
STOR storage
STRUCT. structure(al)
SYM symmetrical
ST street
SHTG sheathing
S.H. single hung
S.C. solid core
SCHED schedule
SHWR shower
S.C.D. seat cover dispenser
S.N.D. sanitary napkin dispenser
S.N.R. sanitary napkin receptacle
SUSP suspended
S.A.T. suspended acoust. tile
S.A.G. supply air grille
S.A.R. supply air register

T.B. towel bar
T.C. top of curb/ concrete
TEL telephone
T&G tongue & groove
T.T.B. telephone terminal board
T.V. television
TOW top of wall
TYP typical
T.P.D. toilet paper dispenser
TER terrazzo
T tread
THK thick
TP top of pavement
TH threshold
TEXT texture
TOR top of rafters
TOS top of sheathing

U.N.O. unless noted otherwise
UR urinal
UTIL utility
UNF unfinished

V volt
V.A.T. vinyl asbestos tile
VERT. vertical
VEST vestibule
V.F.W.C. vinyl fabric wall covering
V.G. vertical grain
V.C.P. vitreous clay pipe
V.T.R. vent thru roof
VENT. ventilation

ABBREVIATIONS...



PROJECT DATA...

FEMA No. 920601703

project owner..............................Featherstone Canyon Christian Camp...
owner's address..........................24352 Featherstone Canyon Road, Lakeside CA 92040 (619) 980-7526
project address..........................24352 Featherstone Canyon Road, Lakeside CA 92040 (619) 980-7526
legal description........................NW 1/4 of NE 1/4 & NE 1/4 of NW 1/4 of sec 20-14-2E and SW 1/4 of SE 1/4 & SE 1/4 of SW 1/4 of sec 17-14-2E...
assessor's parcel number............332-010-08-00 & 331-130-14-00
thomas brother's map.................page 1193, grid C-4...
proposed land use......................New Assembly Building, New Maintanance Building, New Group House and New Managers Residence...
proposed building type................Polysteel bearing walls and non-combustible roofing...
occupancy...................................Assembly Bldg = A2.1 ; Group House = R3 ; Maintanance Building = S3 Residence = R3...
type of construction....................type III...
building height.............................Assembly Bldg = 23'-6" ; Group House = 12'-6" ; Shop = 18'-10"...
stories...Assembly Bldg = 1 ; Group House = 1 ; Shop = 1...

project areas :

proposed building area

assembly building floor area..............................8,143 sq. ft...
guest house floor area...2,924 sq. ft... (X 4 = 11,696 sq. ft...)
maintanance building floor area..........................2,016 sq. ft...

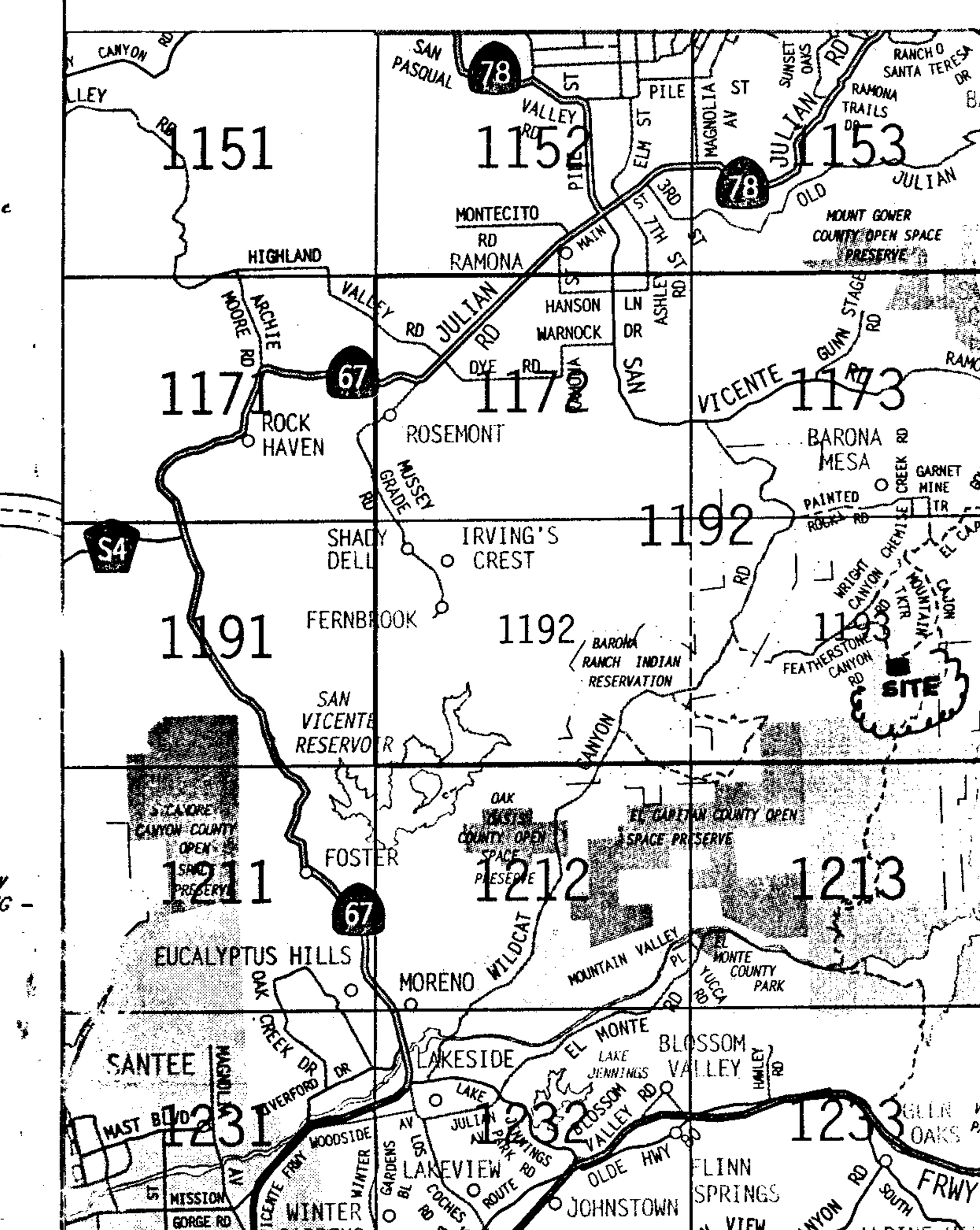
applicable codes :

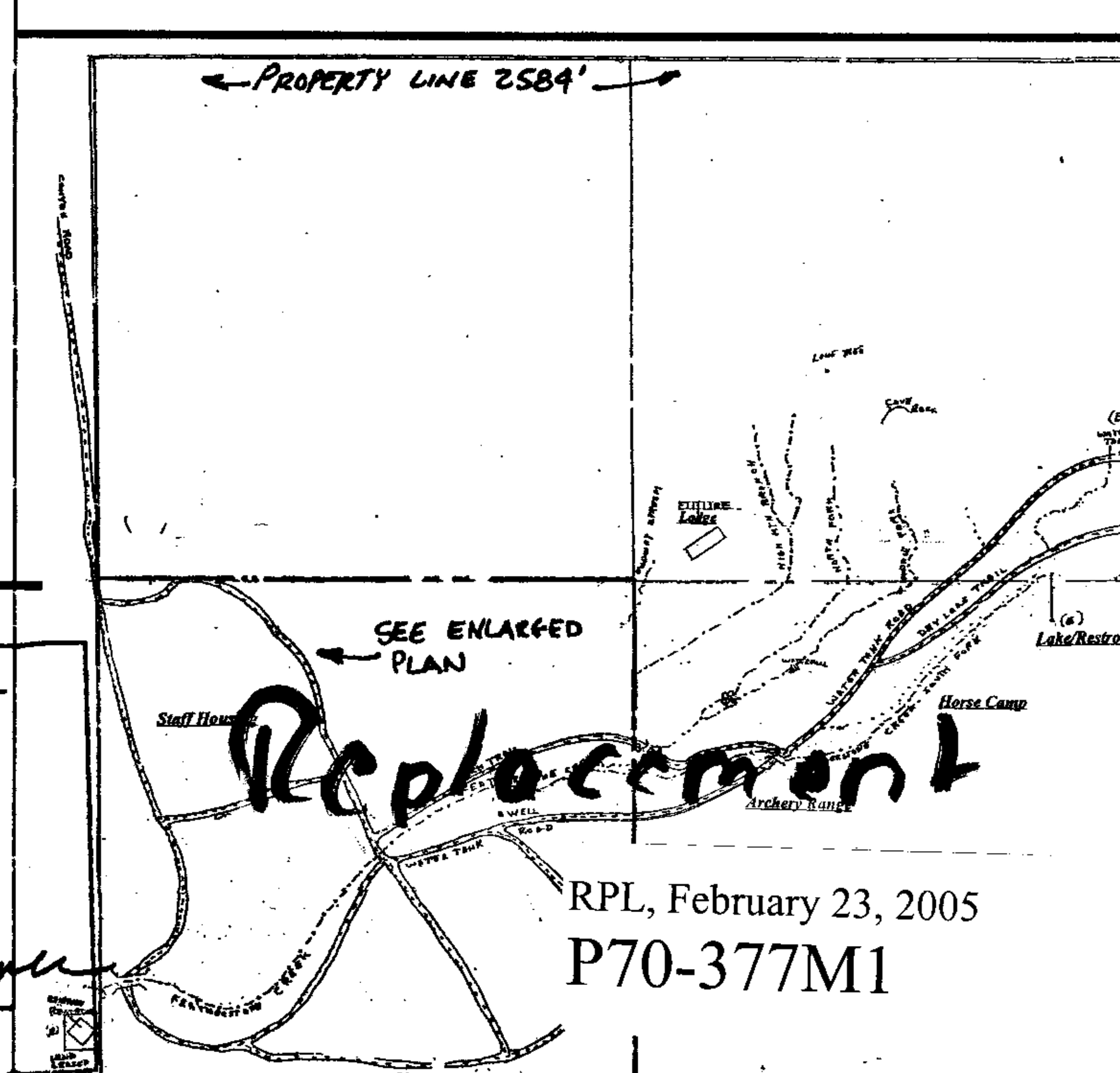
project shall comply with the following codes :

2001 California Building Code (CBC) ...
2001California Mechanical Code (CMC)...
2001 California Electrical Code (CEC)...
2001 California Plumbing Code (CPC)...
title 24 energy...

these plans and all work shall comply with the California Building Standards Code found in State of California Title 24 CCR as amended and adopted by the County of San Diego...

PROJECT AREAS...





Replacement

RPL, February 23, 2005
P70-377M1

Application No. P70-377M1
PLOT PLAN
Approved BY THE SAN DIEGO DIRECTOR OF THE DEPARTMENT OF PLANNING & LAND USE
02-23-2005
GARY L PRYOR
Director
By ________ TITLE

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CALIFORNIA LICENSES
Architect - C-5094
Contractor - 285869
Real Estate Broker 00655674

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LPG ENGINEERING 322 North Coast Highway 101 Encinitas, CA 92024 ELECTRICAL ENGINEER
STRUCTURAL ENGINEER
LPG ENGINEERING 322 North Coast Highway 101 Encinitas, CA 92024 MECHANICAL ENGINEER

3"=1'-0" 1 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 1/2"=1'-0" 3/8"=1'-0" 1/4"=1'-0" 1/8"=1'-0"

VERIFY ALL CONDITIONS & DIMENSIONS AT JOB SITE PRIOR TO COST SUBMITTAL

gary m. garcia... CONSULTING...
311 west alvarado street, fallbrook CA 92028
(760) 728-6394 fax and phone....Designbygmg@AOL.com

DRAWN BY : ...GM. Garcia......
CHECKED BY : ....
DATE : ....Feb. 18, 2005....

SHEET NO. OF
T-1
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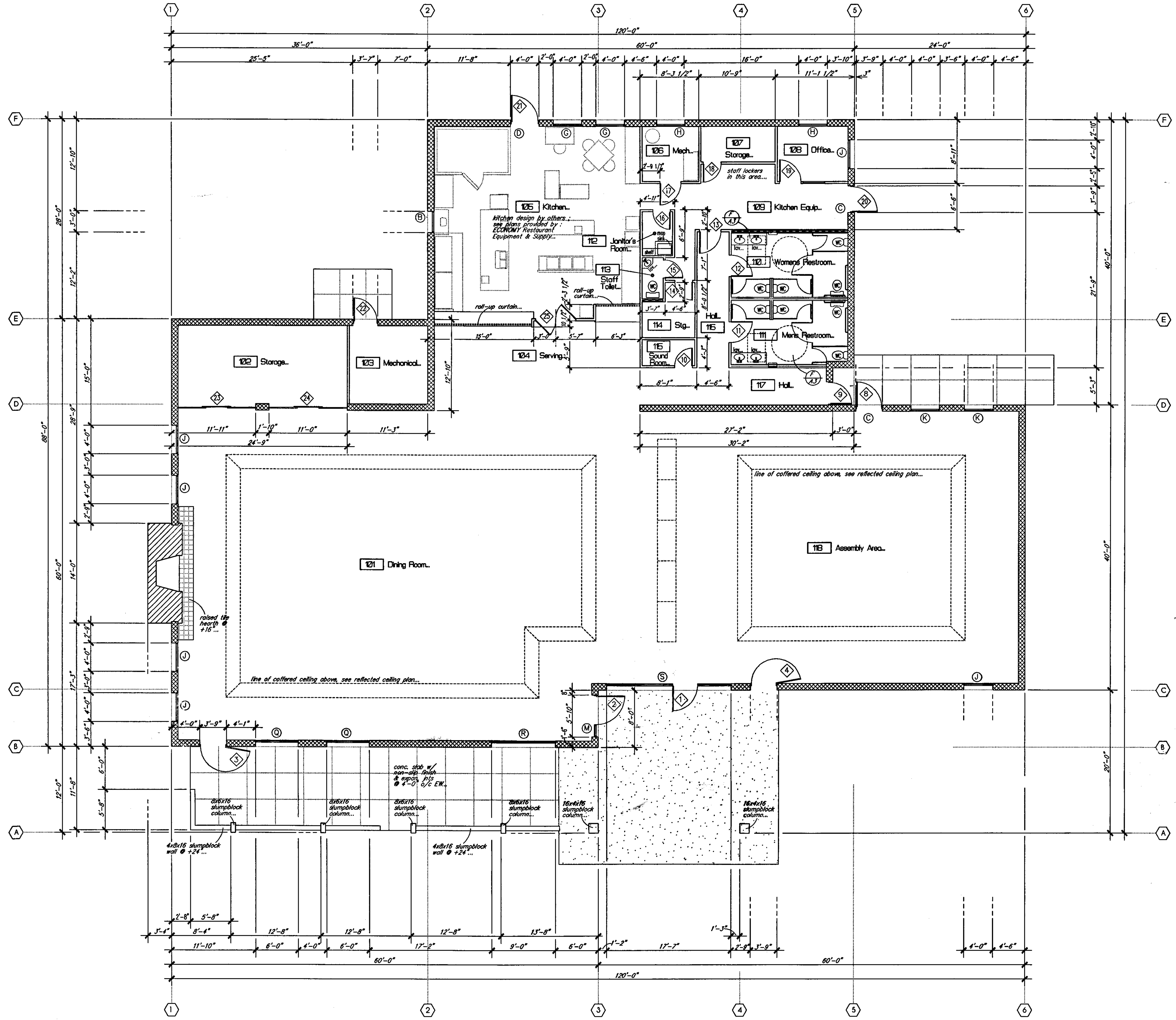
PROJECT NUMBER



first floor plan...

1/8"=1'-0"

square footages...

first floor area.........................8143 sq. ft.

covered area.........................1409 sq. ft.

wall legend...

denotes 2x4 studs @ 16" o/c...

denotes 2x6 studs @ 16" o/c...

denotes 10" polysteel wall...

misc. floor plan notes...

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Assembly Building...

gary m. garcia... consulting...

SHEET NO. OF

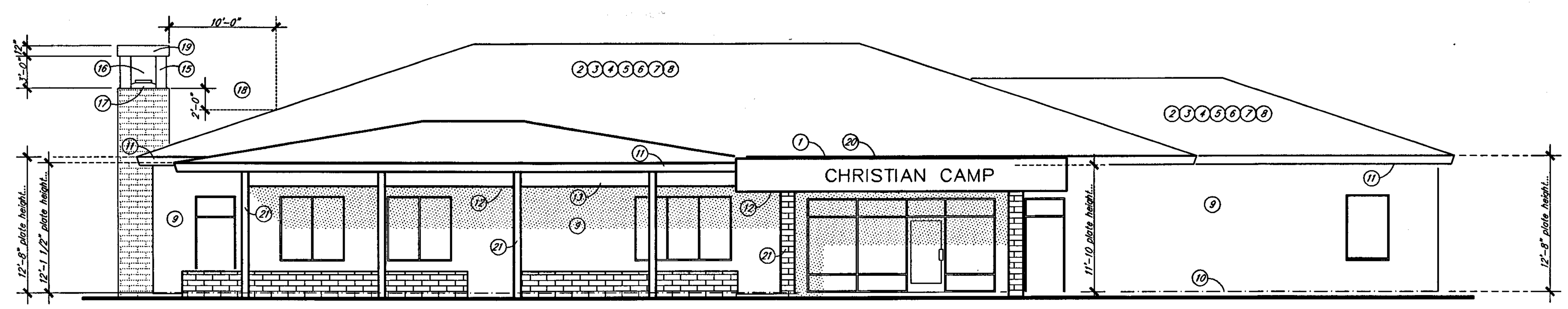
A-1

OF SHEETS

PROJECT NUMBER

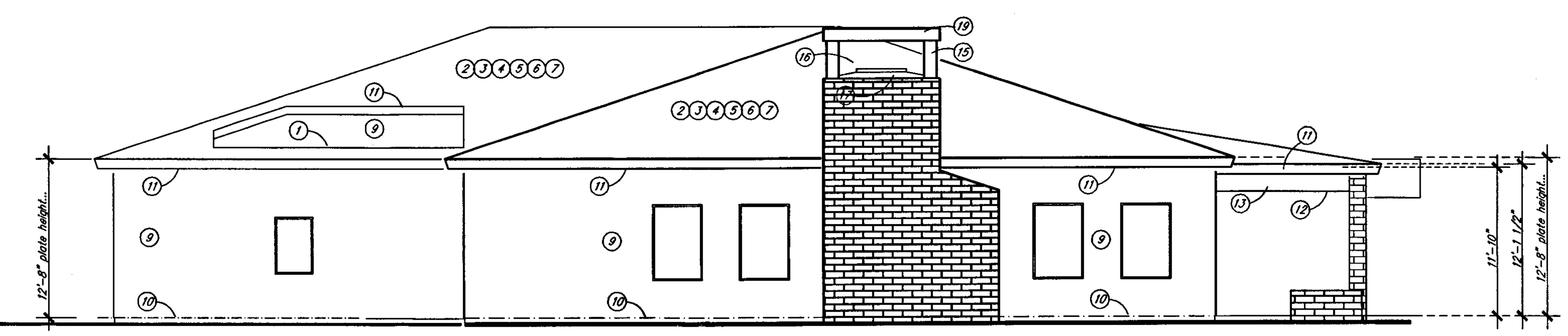
RPL, FEBRUARY 23,2005

P70-377M1



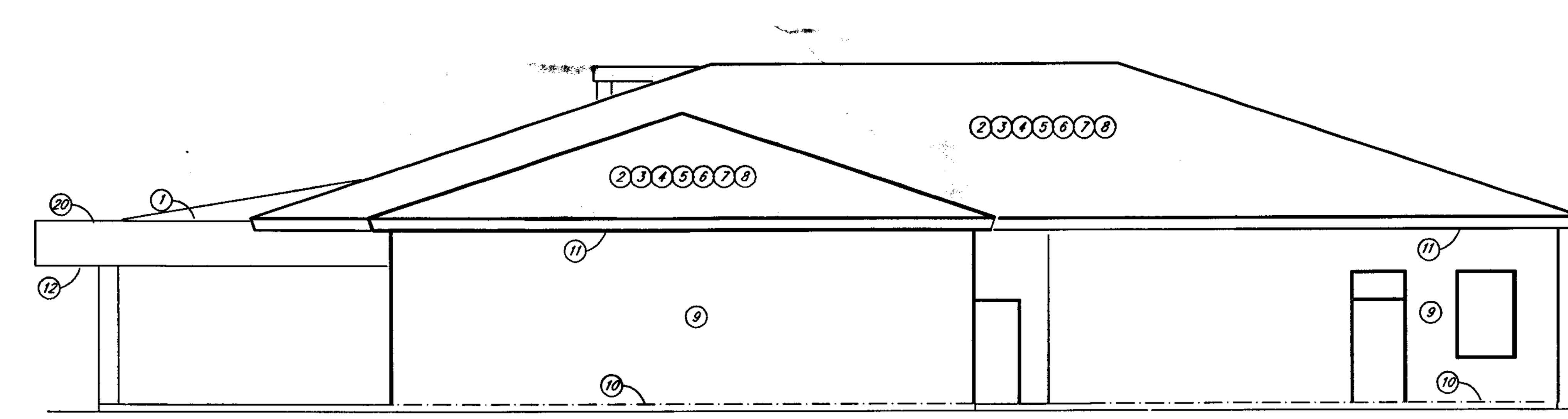
front exterior elevation...

1/8" = 1'-0"



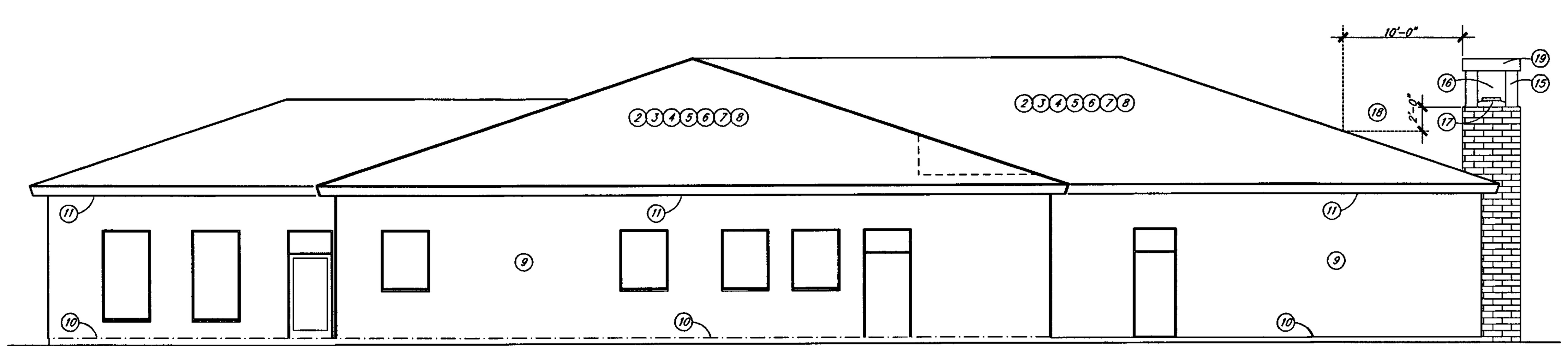
left exterior elevation...

1/8" = 1'-0"



right exterior elevation...

1/8" = 1'-0"



rear exterior elevation...

1/8" = 1'-0"

elevation notes...

1... roofing material at flat roof areas shall be :
class 'B' built-up roofing ;
cap sheet——ASTM D3909——UL – G3 BUR
ply sheet——ASTM D2179——type 4 UL – G3 BUR
base sheet——ASTM D4601——type 2 UL – G2 BUR
minimum roof slope shall be 1/4":12"...

2... roofing material at sloped roof shall be :
flat concrete roof tiles (as selected by owner)...
ICBO #ER-4660, Class A

3... install roofing materials over 1 layer 40# WP roofing felt...

4... typical roof slope shall be 4" : 12"...

5... installation of all roofing systems shall be done in accordance with manufacturers printed specifications...

6... contractor shall provide all flashing and counter flashing required at all roof valley's and roof to vertical wall connections. all flashing shall be a minimum of 26 ga...

7... contractor shall provide and properly install all roofing to insure a water tight system...

8... attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension...
(section 1505.3)...

9... typical exterior finish :
stucco system to be applied to polysteel forms. "hard coat" type system is recommended. the system includes a base coat containing fiberglass fibers and are applied directly over polysteel form and galvanized steel furring strips at a thickness of 3/16" to 1/4". the system is finished off with a thin, synthetic color coat.
if system requires a metal lath be used, attach the lath to the polysteel furring strips using 3/4" self taping lath-head screws...

10... typical metal stucco screed shall be as follows :
26 ga. min. galvanized weep screed, 4" above grade or 2" above conc. or paving...

11... stucco soffit at roof eaves and fascia.....

12... stucco soffit at entry area...

13... stucco finish over beams...

14... raised architectural band constructed from 2x framing with stucco finish......
or
optional : 4" x 2'-6" foam trim with stucco color coat finish...

15... 4x8x8 exposed slumpblock...

16... provide spark arrester at chimney...

17... concrete cap...

18... all fireplace chimney's are to be a min. of 10'-0" horizontally and 2'-0" vertically from any part of the building or roof...

19... metal stud cap with stucco finish on all sides, top and bottom...

20... sheet metal drip edge flashing...

21... 4x8x16 exposed slumpblock with tan grout...

22... 2x2 ballasters @ 5" o/c w/ (2) 1/4" Ø lag screws at each ballasters...

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Exterior Elevations...

gary m. garcia... consulting...
311 west alvarado street, fallbrook ca 92028
(760) 728-6394 fax and phone

DRAWN BY : GM Garcia
CHECKED BY :
DATE : feb. 18, 2005

SHEET NO. OF
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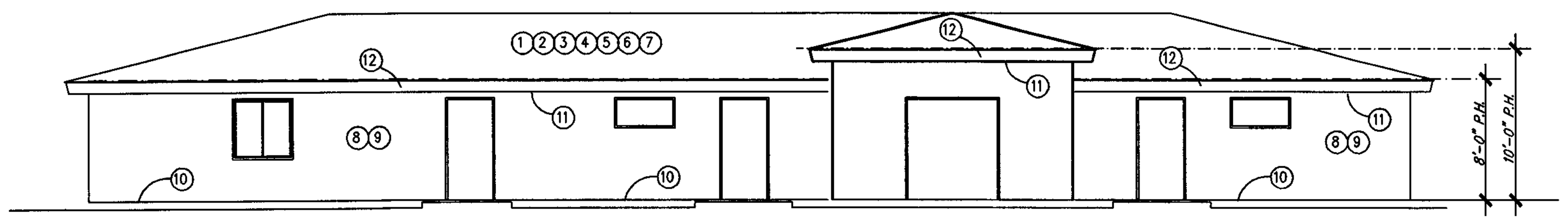
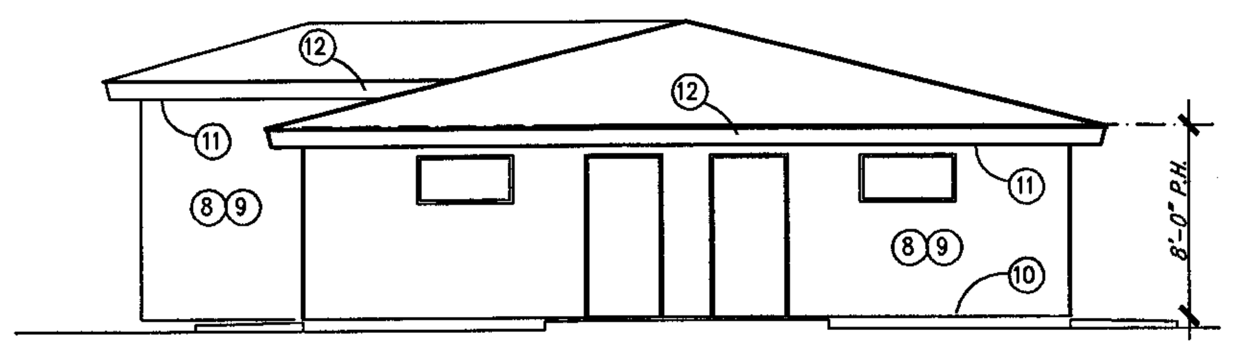
VERIFY ALL CONDITIONS & DIMENSIONS AT JOB SITE PRIOR TO COST SUBMITTAL

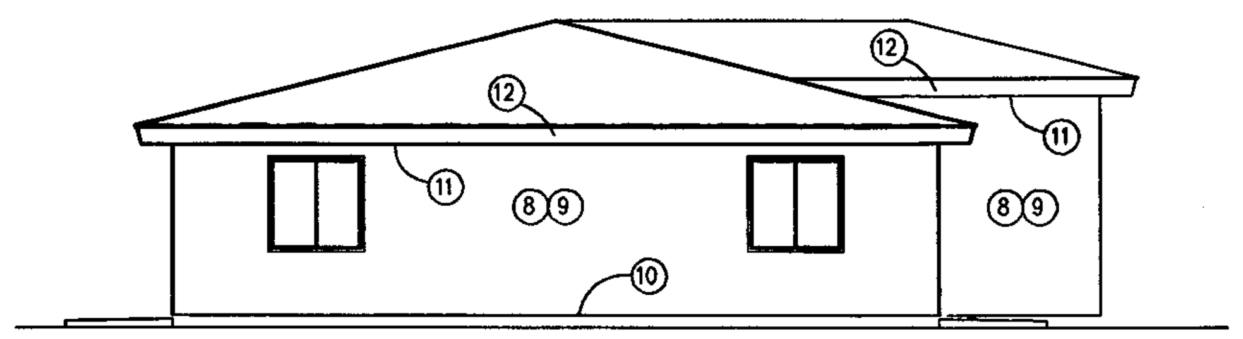
RPL, FEBRUARY 23,2005
P70-377M1



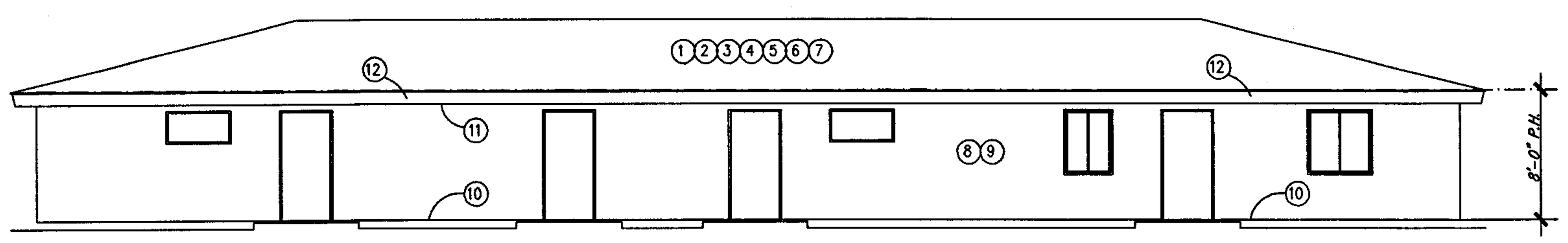
Rear Elevation... 1/8"



Left Elevation... 1/8"



Right Elevation... 1/8"



Front Elevation... 1/8"

elevation notes...

1... roofing material shall be :
Eaglelite flat concrete roofing tiles...
ICBO# ER-4660, Class 'A'...

2... install roofing materials over 1 layer 30# WP roofing felt... extending from the eaves up the roof to a line 24" inside the exterior wall line of the building, (2) two layers of underlayment shall be applied shingle fashion and solidly cemented together with an approved cementing material...

3... typical roof slope shall be : 3" : 12"...

4... installation of all roofing systems shall be done in accordance with manufacturers printed specifications...

5... contractor shall provide all flashing and counter flashing required at all roof valley's, roof to vertical wall connections and all eaves. all flashing shall be a minimum of 26 ga...

6... contractor shall provide and properly install all roofing to insure a water tight system...

7... attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension... (section 1505.3)...

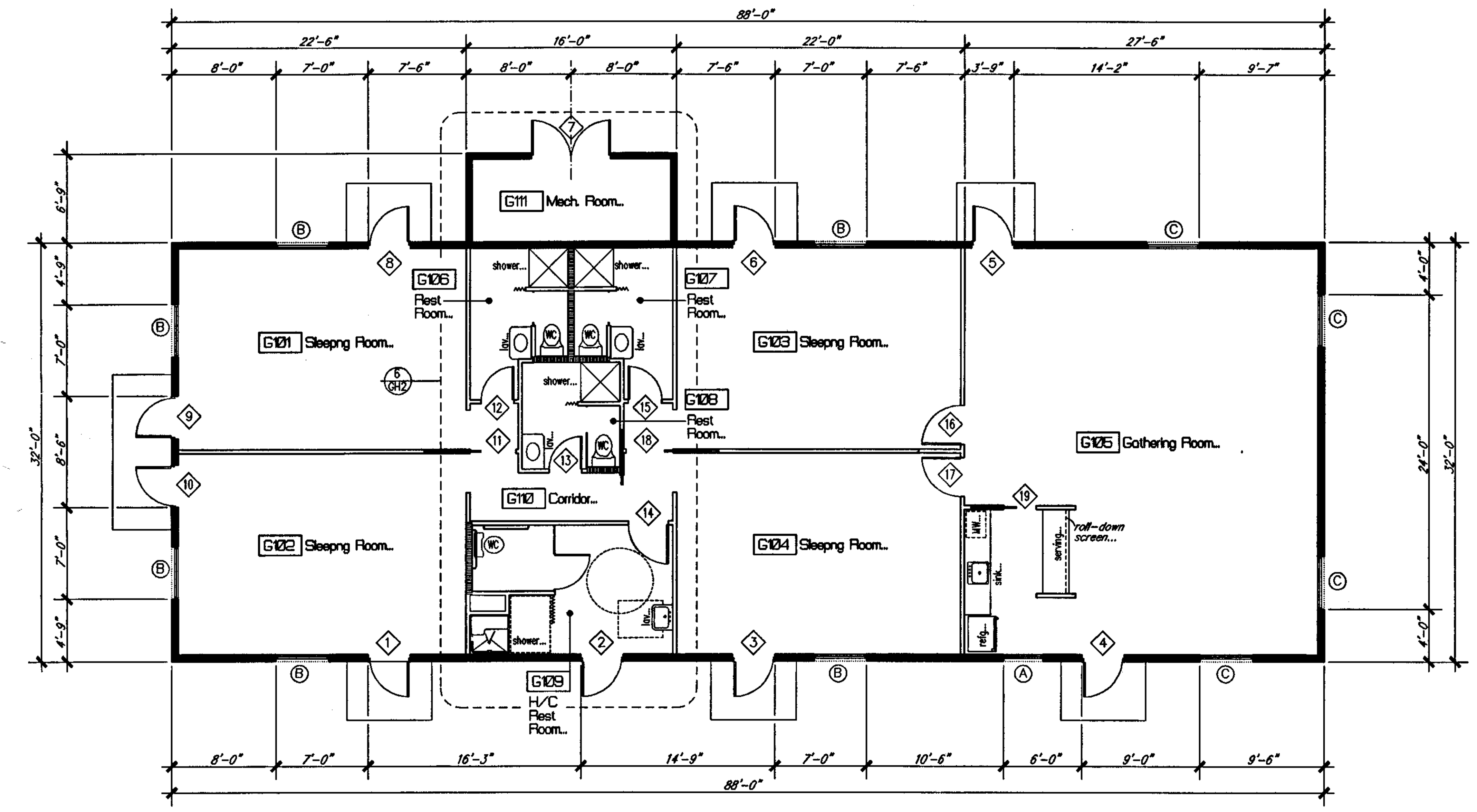
8... where stucco occurs over plywood sheathing, apply 2 layers of Grade D paper... otherwise – all weather exposed surfaces shall have a weather resistive barrier to protect the interior wall covering and the exterior openings shall be flashed in such a manner as to make them waterproof... (section 1402)...

9... typical exterior finish shall be :
3 coat (7/8" min. thickness) 'Hand Trowel' finish...
for building paper see note 8, for stucco screed see note 10...

10... typical metal stucco screed shall be as follows :
26 ga. min. galvanized weep screed, 4" above grade or 2" above conc. or paving...

11... all soffits shall be provided with a stucco finish... provide vents at soffits per roof plan...

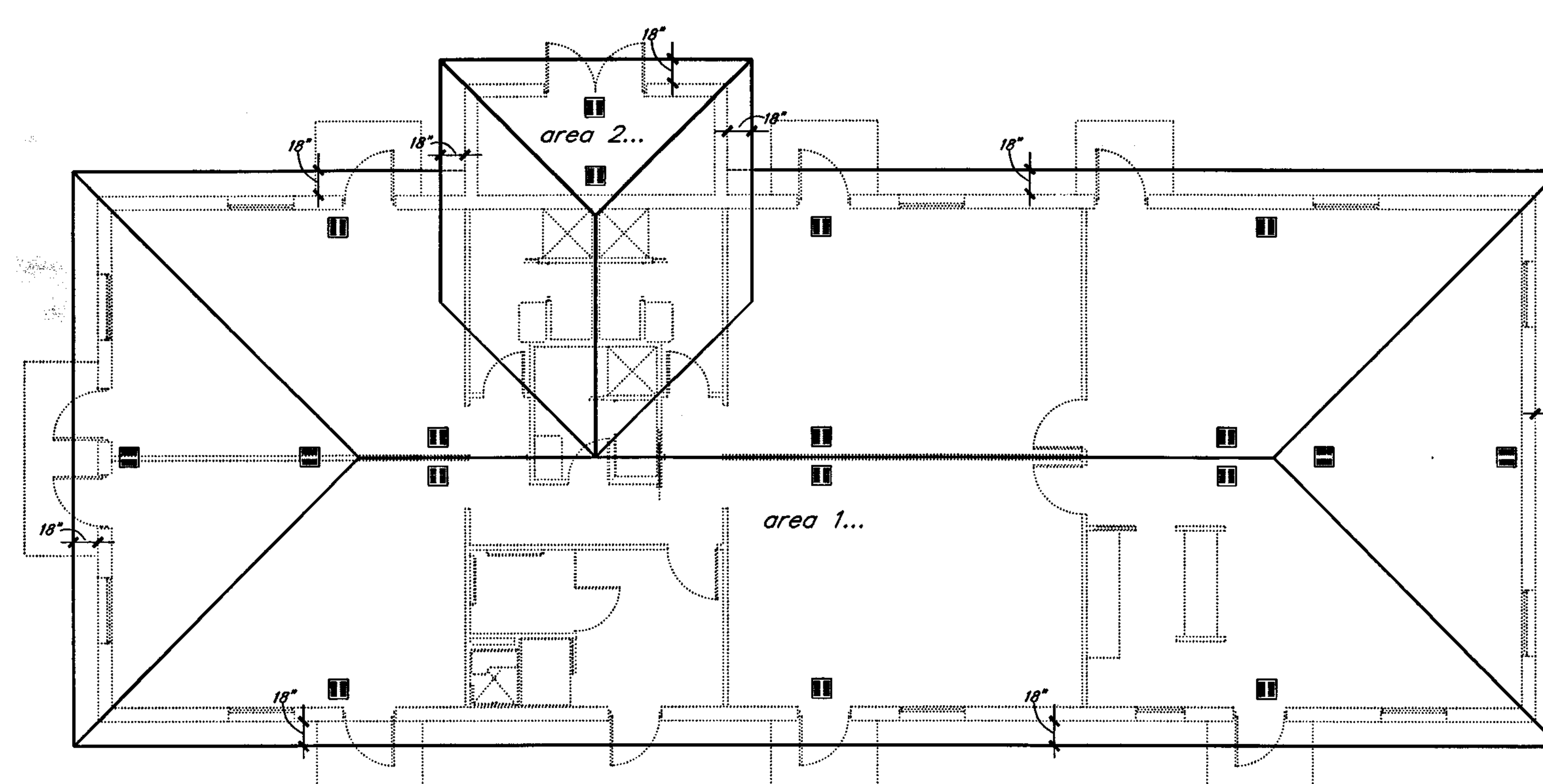
12... 2x8 fascia board with a stucco finish...



Cabin Floor Plan... 1/8"

wall legend...

- denotes 2x4 studs @ 16" o/c...
- denotes 2x6 studs @ 16" o/c...
- denotes 6" polysteel core for 9 1/4" wall width...



Roof Plan... 1/8"

roof plan legend...

- denotes eave vent – size per attic calcs...
- denotes dormer vent – size per attic calcs...
- denotes o'hagin (cloaked) attic vents – size per attic calcs...
- denotes roof slope...

attic ventilation calcs...

area 1...

attic area = 2816 sq. ft. = 405,504 sq. in.
vent area req'd = 405504 / 300 = 1351.68 sq. in. / 2 = 675.84 sq. in. @ hi & low...
provide :
upper vents : provide 8 o'hagin vents at top (@ 98.75 sq. in. ea.)...
lower vents : provide 8 o'hagin vents at bot. (@ 98.75 sq. in. ea.)...

total provided :
790.0 sq. in. + 790.0 sq. in. = 1580 sq. in > 1351.68 sq. in. req'd...

attic ventilation calcs...

area 2...

attic area = 108 sq. ft. = 15552 sq. in.
vent area req'd = 15552 / 300 = 51.84 sq. in. / 2 = 25.92 sq. in. @ hi & low...
provide :
upper vents : provide 1 o'hagin vent at top (@ 98.75 sq. in.)...
lower vents : provide 1 o'hagin vent at bot. (@ 98.75 sq. in.)...

total provided :
98.75 sq. in. + 98.75sq. in. = 197.5 sq. in > 51.84 sq. in. req'd...

RPL, FEBRUARY 23,2005

P70-377M1

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STRUCTURAL ENGINEER

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MECHANICAL ENGINEER

Group Housing Cabin...

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gary m. garcia...
CONSULTING...
311 west alvarado street, fallbrook CA 92028
(760) 728-6394 fax and phone....Designbygmg@AOL.com

DRAWN BY : GM Garcia
CHECKED BY :
DATE : feb. 18, 2005

VERIFY ALL CONDITIONS & DIMENSIONS AT JOB SITE PRIOR TO COST SUBMITTAL

SHEET NO. OF
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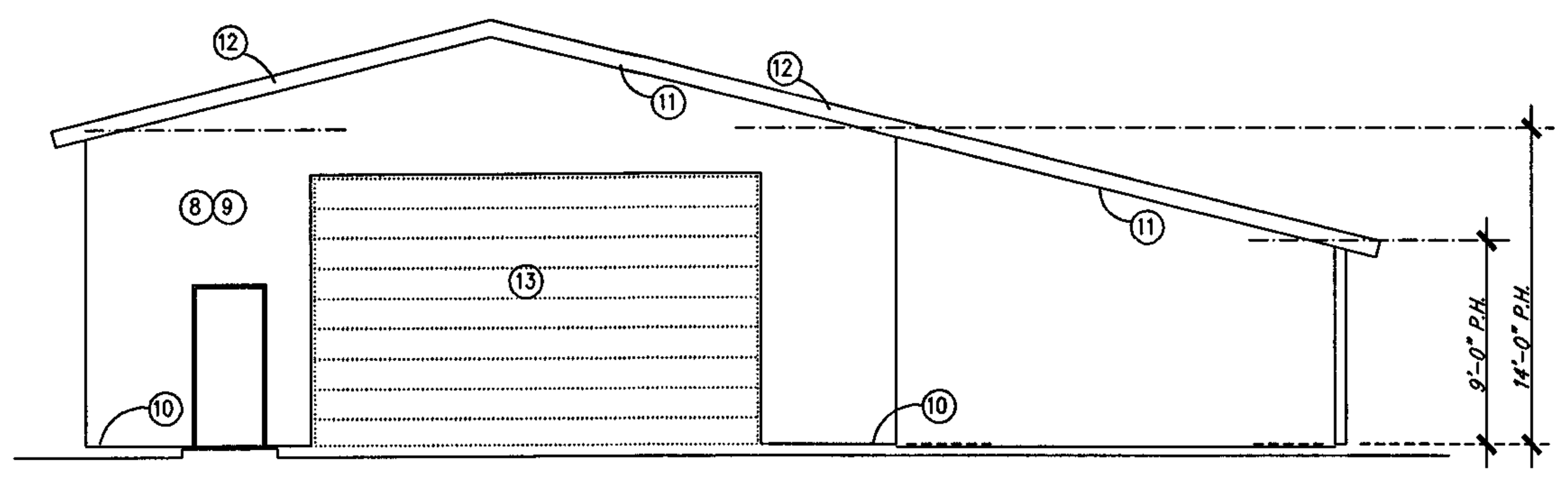
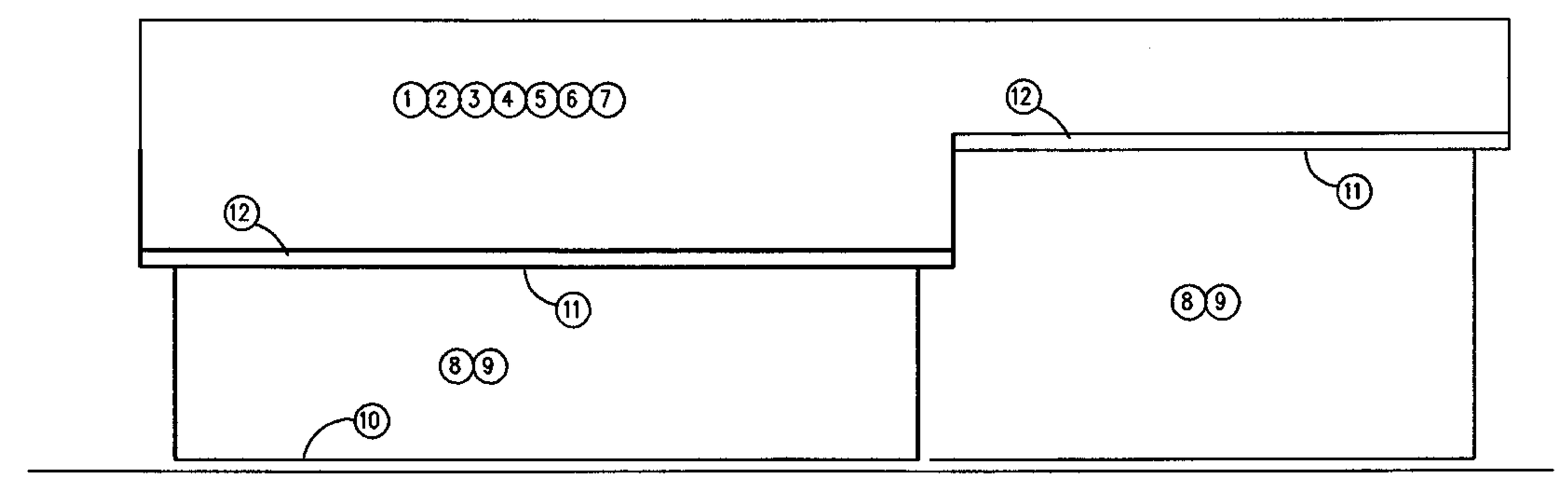
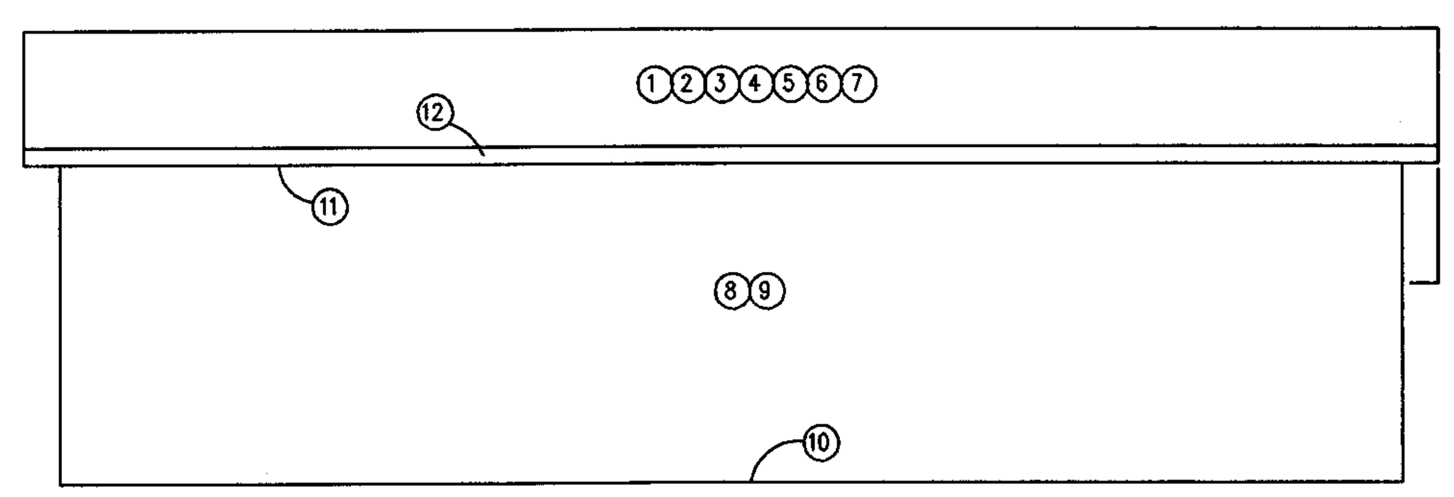


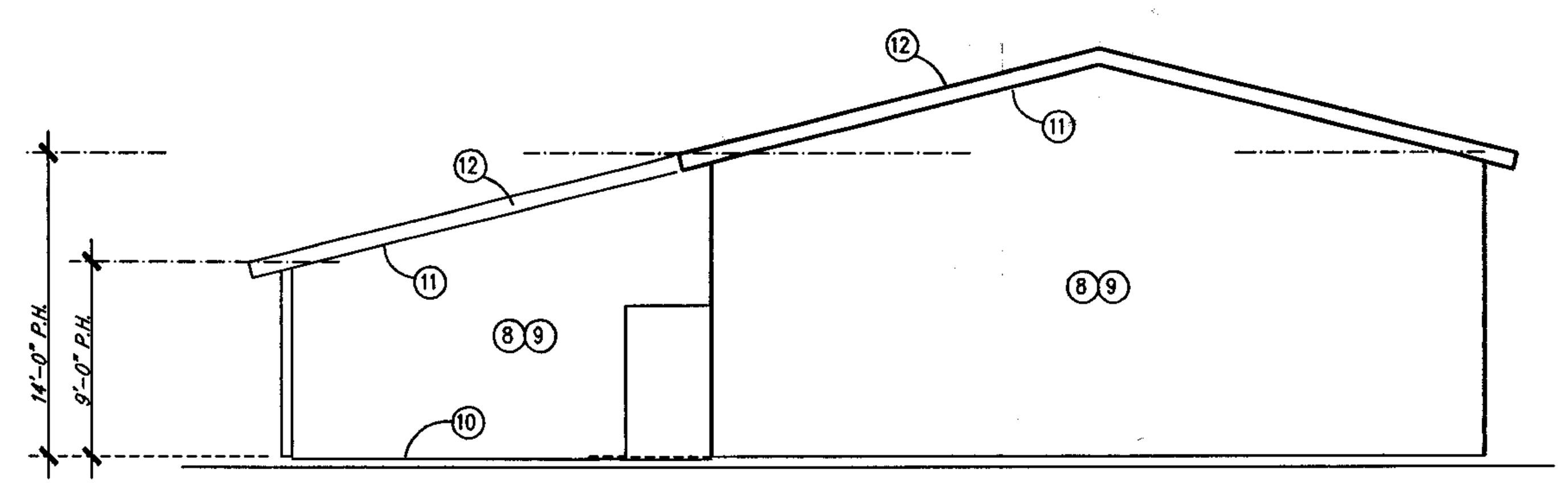
Front Elevation... 1/8"



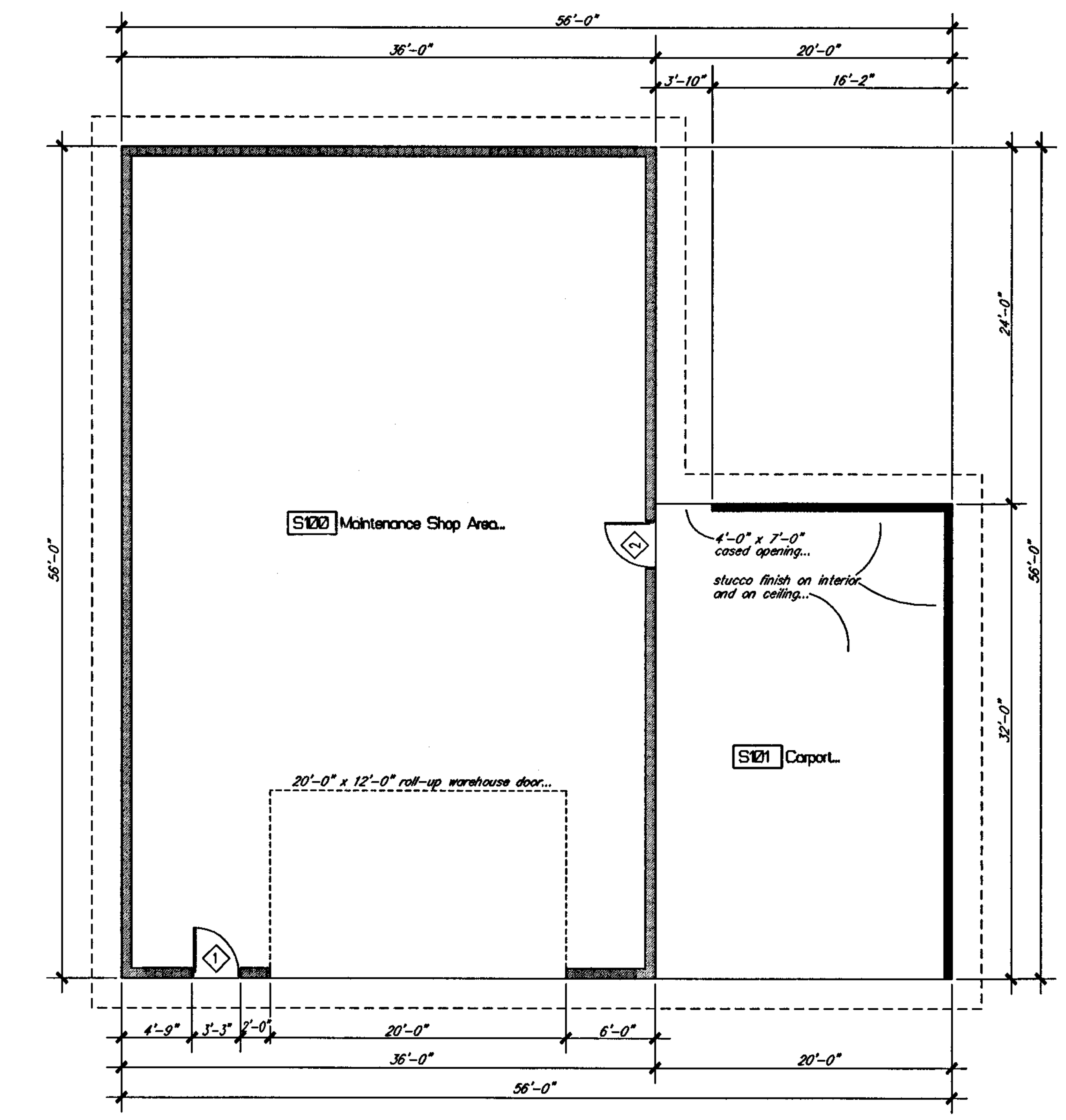
Right Elevation... 1/8"



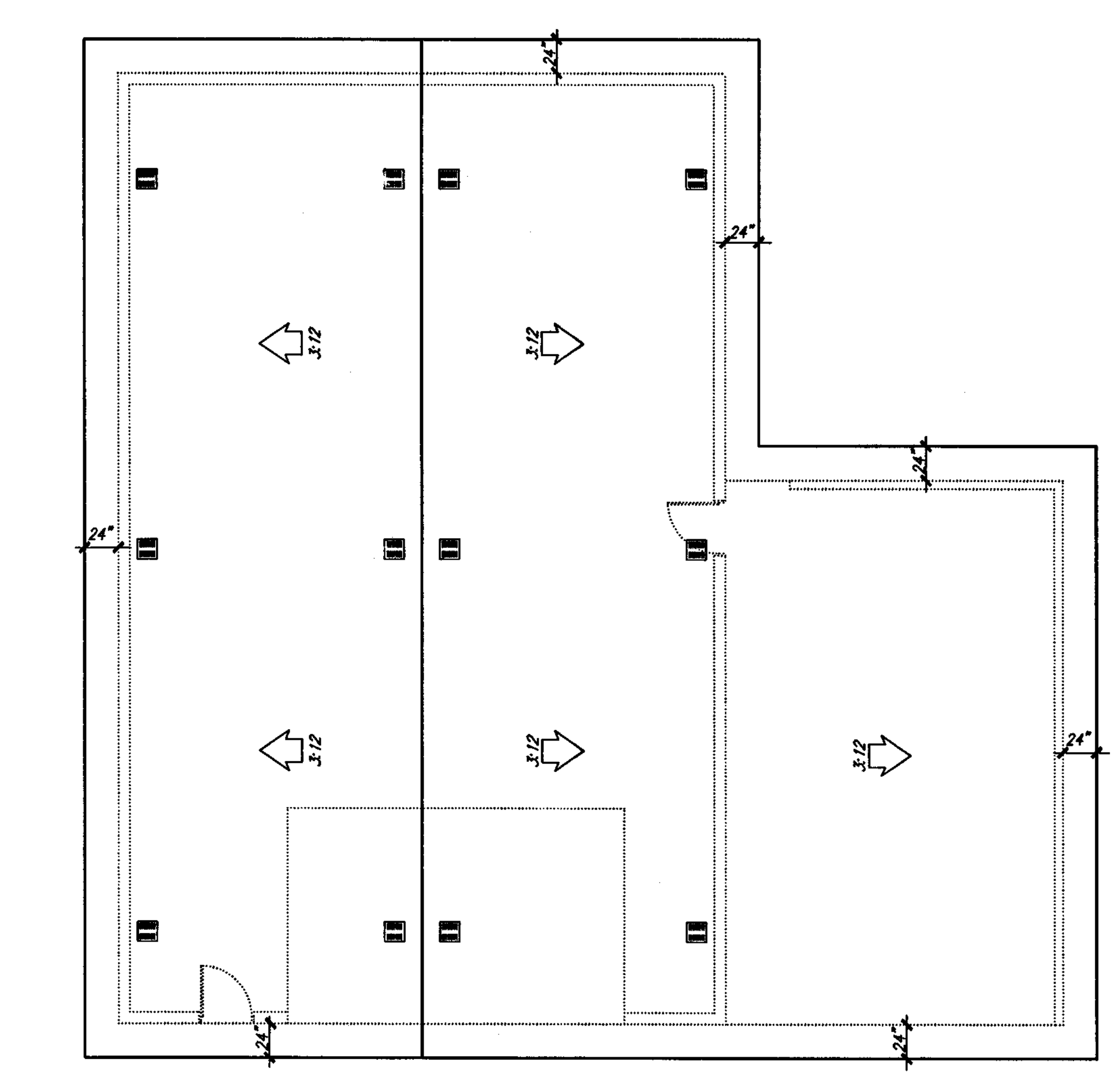
Left Elevation... 1/8"



Rear Elevation... 1/8"



Maintenance Building... 1/8"



Roof Plan... 1/8"

elevation notes...

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ICBO# ER-4660, Class 'A'...

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3... typical roof slope shall be : 3" : 12"...

4... installation of all roofing systems shall be done in accordance with manufacturers printed specifications...

5... contractor shall provide all flashing and counter flashing required at all roof valley's, roof to vertical wall connections and all eaves. all flashing shall be a minimum of 26 ga...

6... contractor shall provide and properly install all roofing to insure a water tight system...

7... attic ventilation openings shall be covered with corrosion-resistant metal mesh with mesh openings of 1/4" in dimension... (section 1505.3)...

8... where stucco occurs over plywood sheathing, apply 2 layers of Grade D paper... otherwise – all weather exposed surfaces shall have a weather resistive barrier to protect the interior wall covering and the exterior openings shall be flashed in such a manner as to make them waterproof... (section 1402)...

9... typical exterior finish shall be :
3 coat (7/8" min. thickness) 'Hand Trowel' finish...
for building paper see note 8, for stucco screed see note 10...

10... typical metal stucco screed shall be as follows :
26 ga. min. galvanized weep screed, 4" above grade or 2" above conc. or paving...

11... all soffits shall be provided with a stucco finish...

12... 2x8 fascia board with a stucco finish...

13... commercial grade roll-up door...

wall legend...

- denotes 2x4 studs @ 16" o/c...
- denotes 2x6 studs @ 16" o/c...
- denotes 6" polysteel core for 9 1/4" wall width...
- denotes 8" polysteel core for 11" wall width...

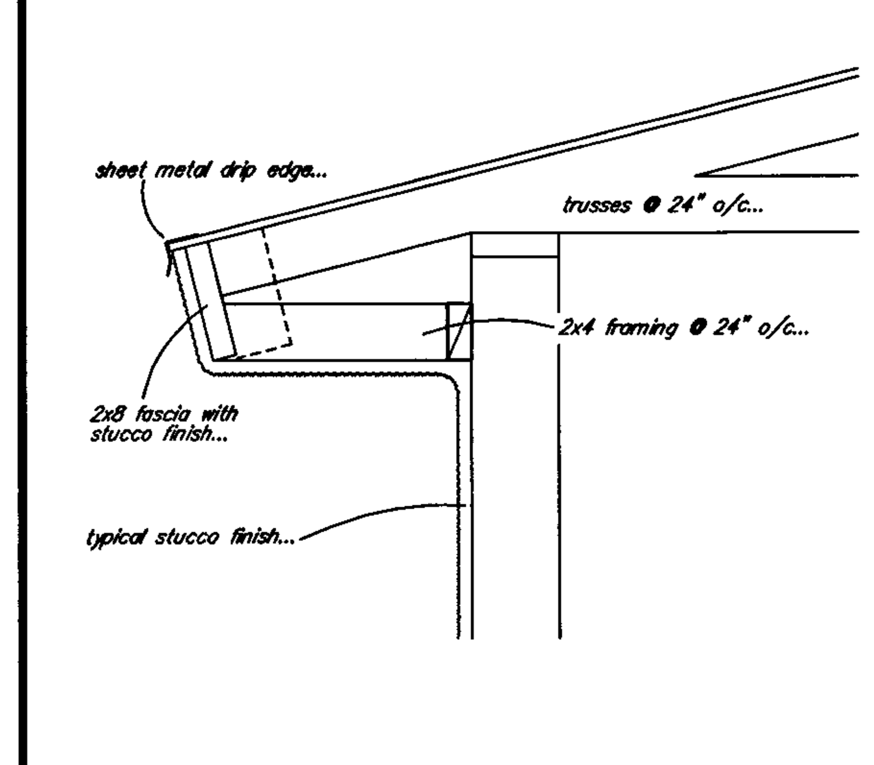
roof plan legend...

- denotes eave vent – size per attic calcs...
- denotes dormer vent – size per attic calcs...
- denotes o'hagin (cloaked) attic vents – size per attic calcs...
- denotes roof slope...

attic ventilation calcs...

attic area = 2016 sq. ft. = 290,304 sq. in.
vent area req'd = 290304 / 300 = 967.68 sq. in. / 2 = 483.84 sq. in. @ hi & low...
provide :
upper vents : provide 6 o'hagin vents at top (@ 98.75 sq. in. ea.)...
lower vents : provide 6 o'hagin vents at bot. (@ 98.75 sq. in. ea.)...

total provided :
592.5 sq. in. + 592.5 sq. in. = 1185 sq. in > 967.68 sq. in. req'd...



1 typical fascia detail...

sym...	door... width...	hgt...	thk...	type of door...	door description...	finish...	door frame...	butts... Qty	size...	hardware...	door stops...	misc. hardware...
◇1	3'-0"	6'-8"	1 3/4"	S.C. masonite...	slab...	painted...	1 1/2" metal frame...	1.5	3 1/2"x 3 1/2"	entry deadbolt...	none...	
◇2	3'-0"	6'-8"	1 3/4"	S.C. masonite...	slab...	painted...	1 1/2" metal frame...	1.5	3 1/2"x 3 1/2"	entry deadbolt...	none...	
◇3												

DOOR SCHEDULE...

room name...	floors... material...	floors... finish...	base... material...	base... finish...	walls... material...	walls... finish...	ceilings... material...	ceilings... finish...	ceilings... special...	remarks...
S100 Maintenance Shop Area...	exposed concrete...	clean...	none...	none...	1/2" gyp. bd. – type 'X'...	knock-down texture – flat paint finish...	1/2" gyp. bd. – type 'X'...	knock-down texture – flat paint finish...	none...	
S101 Carport...	exposed concrete...	clean...	none...	none...	stucco finish...		stucco finish...		none...	

ROOM FINISH SCHEDULE...

IMAGINEERS
The IMAGINEERS Inc.
a Calif. Corp.
since 1972

ARCHITECTURAL
PLANNING
DESIGN
DEVELOPMENT

ADDRESS
2077 Sequoia Crest
Vista, Calif. 92081

PHONE
(760) 727-0679
FAX
(760) 727-0629

PHILLIP C. FERGUSON
ARCHITECT
president

CALIFORNIA
LICENSES
Architect – C-5094
Contractor – 285869
Real Estate Broker
00655674

3"=1'-0" 1 1/2"=1'-0" 1"=1'-0" 3/4"=1'-0" 1/2"=1'-0" 3/8"=1'-0" 1/4"=1'-0" 1/8"=1'-0"

REVISIONS

LPG ENGINEERING
322 North Coast Highway 101
Encinitas, CA 92024
H.V.A.C. ENGINEER

LPG ENGINEERING
322 North Coast Highway 101
Encinitas, CA 92024
ELECTRICAL ENGINEER

STRUCTURAL ENGINEER
LPG ENGINEERING
322 North Coast Highway 101
Encinitas, CA 92024
MECHANICAL ENGINEER

Maintenance Building...

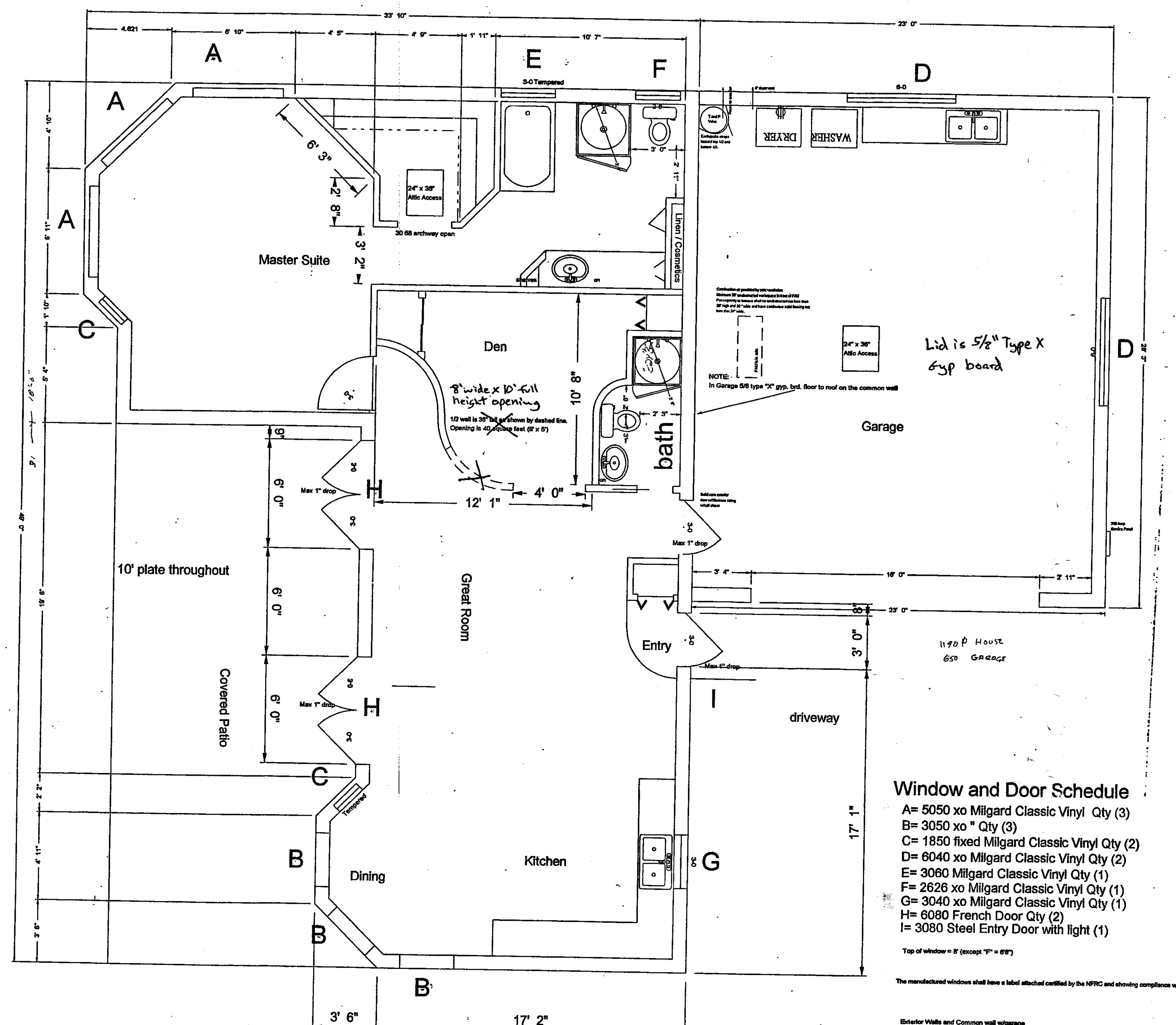
gary m. garcia...
CONSULTING...
311 west alvarado street, fallbrook CA 92028
(760) 728-6394 fax and phone.....Designbygmg@AOL.com

DRAWN BY : ..GM. Garcia...
CHECKED BY : ....
DATE : ..feb. 18, 2005...

VERIFY ALL CONDITIONS & DIMENSIONS AT JOB SITE PRIOR TO COST SUBMITTAL...

SHEET NO. OF
MB1
OF SHEETS
PROJECT NUMBER

RPL, FEBRUARY 23,2005
P70-377M1



Window and Door Schedule

A= 5050 xo Milgard Classic Vinyl Qty (3)
B= 3050 xo " Qty (3)
C= 1850 fixed Milgard Classic Vinyl Qty (2)
D= 6040 xo Milgard Classic Vinyl Qty (2)
E= 3060 Milgard Classic Vinyl Qty (1)
F= 2626 xo Milgard Classic Vinyl Qty (1)
G= 3040 xo Milgard Classic Vinyl Qty (1)
H= 6080 French Door Qty (2)
I= 3080 Steel Entry Door with light (1)

Top of window = 8' (except "F" = 6'8")

The manufactured windows shall have a label attached certified by the NFRC and showing compliance with energy calcs.

Exterior Walls and Common wall w/garage
PolySteel
International Conference of Building Officials – (ICBO) 4295, 3401

CERTIFICATE OF COMPLIANCE: RESIDENTIAL Page 1 CF-1R

Project Title.......... Ellsworth Gatehouse Date..12/11/01 13:56:45
Project Address........ 0000 Highland Trails Dr. ******* Ramona *v6.01* *******
Documentation Author... Diane P. Mendoza
D & R Calcs
14107 Ipava Drive
Poway, CA 92064
858-486-9506

Building Permit #
Plan Check / Date
Field Check/ Date

Climate Zone.......... 10
Compliance Method...... MICROPAS6 v6.01 for 2001 Standards by Enercomp, Inc.

MICROPAS6 v6.01 File-ELLSWTH Wth-CTZ10S92 Program-FORM CF-1R
User#-MP0864 User-D & R Calcs Run-Ellsworth Gatehouse

GENERAL INFORMATION

Conditioned Floor Area..... 1183 sf
Building Type.............. Single Family Detached
Construction Type .... New
Building Front Orientation. Front Facing 90 deg (E)
Number of Dwelling Units... 1
Number of Stories.......... 1
Floor Construction Type.... Slab On Grade
Glazing Percentage......... 24.6 % of floor area
Average Glazing U-factor... 0.52 Btu/hr-sf-F
Average Glazing SHGC....... 0.59
Average Ceiling Height..... 10 ft

BUILDING SHELL INSULATION

Component Type	Frame Type	Cavity R-value	Sheathing R-value	Total R-value	Assembly U-factor	Location/Comments
Wall	n/a	R-n/a	R-20.0	R-20	0.046	
Roof	Wood	R-30	R-n/a	R-30	0.031	
SlabEdge	None	R-0	R-0		F2=0.760	
SlabEdge	None	R-0	R-0		F2=0.510	

FENESTRATION

Orientation		Area (sf)	U-Factor	SHGC	Interior Shading	Exterior Shading	Over-hang/ Fins
Window	Front (E)	12.0	0.500	0.590	Standard	Standard	Yes
Door	Front (E)	24.0	0.550	0.590	Standard	Standard	None
Window	Right (N)	49.3	0.500	0.590	Standard	Standard	None
Window	Back (NW)	32.5	0.500	0.590	Standard	Standard	None
Window	Back (W)	25.0	0.500	0.590	Standard	Standard	None
Door	Back (W)	96.0	0.550	0.590	Standard	Standard	None
Window	Back (W)	15.0	0.500	0.590	Standard	Standard	Yes
Window	Left (SW)	22.5	0.500	0.590	Standard	Standard	Yes
Window	Left (S)	15.0	0.500	0.590	Standard	Standard	None

CERTIFICATE OF COMPLIANCE: RESIDENTIAL Page 2 CF-1R

Project Title.......... Ellsworth Gatehouse Date..12/11/01 13:56:45

MICROPAS6 v6.01 File-ELLSWTH Wth-CTZ10S92 Program-FORM CF-1R
User#-MP0864 User-D & R Calcs Run-Ellsworth Gatehouse

THERMAL MASS

Type	Exposed	Area (sf)	Thickness (in)	Location/Comments
SlabOnGrade	No	1183	4.0	Covered
ExteriorVert	No	1203	6.0	Exterior Mass wall

HVAC SYSTEMS

Equipment Type	Minimum Efficiency	Refrigerant Charge and Airflow	Duct Location	Duct R-value	Tested Duct Leakage	ACCA Manual D	Thermostat Type
Furnace	0.780 AFUE	n/a	Attic	R-4.2	No	No	Setback
ACSplit	10.00 SEER	No	Attic	R-4.2	No	No	Setback

WATER HEATING SYSTEMS

Tank Type	Heater Type	Distribution Type	Number in System	Energy Factor	Tank Size (gal)	External Insulation R-value
Storage	Gas	Standard	1	0.60	40	R- n/a

SPECIAL FEATURES AND MODELING ASSUMPTIONS

*** Items in this section should be documented on the plans, ***
*** installed to manufacturer and CEC specifications, and ***
*** verified during plan check and field inspection. ***

This building incorporates a High Mass Design.

REMARKS

Verify HVAC sizing & equipt. w/ a Mechanical Engineer/Contractor.
Total Sensible heat load - 24455. Sensible cool'g load - 22485.
FAU to be BRYANT #376CAV036070 - 53000 Btu or eq.
Water heater - A.O. Smith FGR-40 or equal. Energy factor .60 min

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CERTIFICATE OF COMPLIANCE: RESIDENTIAL Page 3 CF-1R

Project Title.......... Ellsworth Gatehouse Date..12/11/01 13:56:45

MICROPAS6 v6.01 File-ELLSWTH Wth-CTZ10S92 Program-FORM CF-1R
User#-MP0864 User-D & R Calcs Run-Ellsworth Gatehouse

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title-24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility. When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features Modeling Assumptions section.

DESIGNER or OWNER

Name.... Tony Ellsworth
Company. owner
Address.
Phone... (760) 788-7500 x201
License.
Signed.. ______ (date)

DOCUMENTATION AUTHOR

Name.... Diane P. Mendoza
Company. D & R Calcs
Address. 14107 Ipava Drive
Poway, CA 92064
Phone... 858-486-9506
Signed.. Diane P. Mendoza 12-11-01 (date)

ENFORCEMENT AGENCY

Name....
Title...
Agency..
Phone...
Signed.. ______ (date)

MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Page 1 of 2) MF-1R

Instructions: Check or initial applicable boxes when completed or enter N/A if not applicable.

DESCRIPTION	DESIGNER	ENFORCEMENT
Building Envelope Measures:		
* §150(a): Minimum R-19 ceiling insulation.	✓	
§150(b): Loose fill insulation manufacturer's labeled R-Value.	N/A	
* §150(c): Minimum R-13 wall insulation in wood framed walls or equivalent U-value in metal frame walls (does not apply to exterior mass walls).	✓	
* §150(d): Minimum R-13 raised floor insulation in framed floors.	N/A	
§150(l): Slab edge insulation.	N/A	
§118: Insulation specified or installed meets insulation quality standards. Indicate type and form.	✓	
§116-17: Fenestration Products, Exterior Doors, and Infiltration/Exfiltration Controls	✓	
§150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only.	N/A	
§150(f): Special infiltration barrier installed to comply with § 151 meets Commission quality standards.	N/A	
§150(e): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs.	N/A	
Space Conditioning, Water Heating and Plumbing System Measures:		
§110-§113: HVAC equipment, water heaters, showerheads and faucets certified by the Commission.	✓	
§150(h): Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.	✓	
§150(i): Setback thermostat on all applicable heating and/or cooling systems.	✓	
§150(j): Pipe and tank insulation	✓	

July 1, 1999

MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Page 2 of 2) MF-1R

Instructions: Check or initial applicable boxes when completed or enter N/A if not applicable.

DESCRIPTION	DESIGNER	ENFORCEMENT
Space Conditioning, Water Heating and Plumbing System Measures: (continued)		
* §150(m): Ducts and Fans	✓	
§114: Pool and Spa Heating Systems and Equipment	N/A	
§115: Gas fired central furnaces, pool heaters, spa heaters or household cooking appliances have no continuously burning pilot light.	✓	
Lighting Measures:		
§150(k)1: Luminaires for general lighting in kitchens shall have lamps with an efficacy of 40 lumens/watt or greater for general lighting in kitchens.	✓	
§150(k)2: Rooms with a shower or bathtub must have either at least one luminaire with lamps with an efficacy of 40 lumens/watt or greater.	✓	

WITHHELD (1) TO CONVEY THE INFORMATION CONTAINED THEREIN TO OTHERS (2) TO COPY, PHOTOCOPY, REPRODUCE, TRANSLATE OR REDUCE TO ANY ELECTRONIC MEDIUM OR MACHINE READABLE FORM, IN WHOLE OR INPART (3) TO FABRICATE THE ARTICLES SHOWN HEREIN IN WHOLE OR INPART EXCEPT UPON WRITTEN AUTHORIZATION OF RANGASWAMY & ASSOCIATES, INC.

MD Mulder
Michael Mulder
5-22-02

Date	Ch'k'd	Revision

Designed by: T.E.
Drawn by: T.E./M.M.
Checked by:
Approved by: X

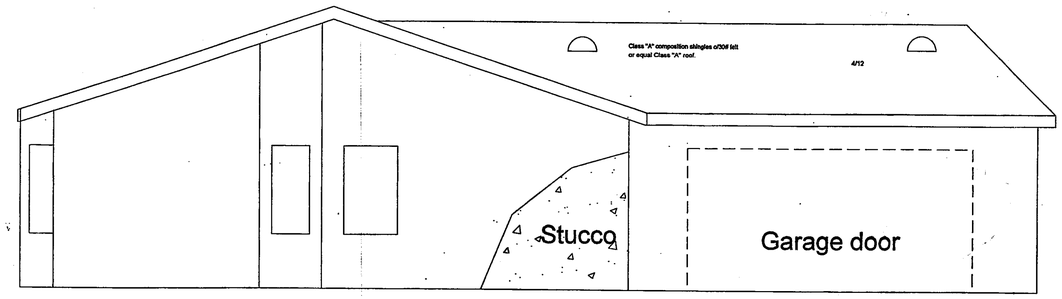
Date: 5-20-02
Scale: 1 = .25

HIGHLAND TRAILS DRIVE, RAMONA, CA

JOB TITLE
GATEHOUSE
APN # 276-100-51

SHEET NO.
S1.3
XXX

RPL, FEBRUARY 23,2005
P70-377M1



Interior Side View (South Elevation)

Provide Roof ventilation equal to 1/300
of roof for this dwelling.
Attic Ventilation:
Vents to be well distributed throughout
the attic, such that all portions of the attic
are properly ventilated, and at least 50%
of required vents are to be at least 3 feet
above eitso eaves or cornice vents per U.B.C

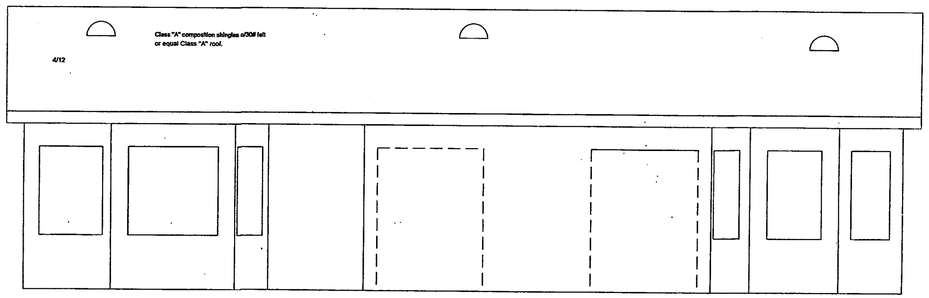
1589 square feet living area plus 644 square
feet of garage = 1852square feet of floor area
for this building.

1832 /300=6.11

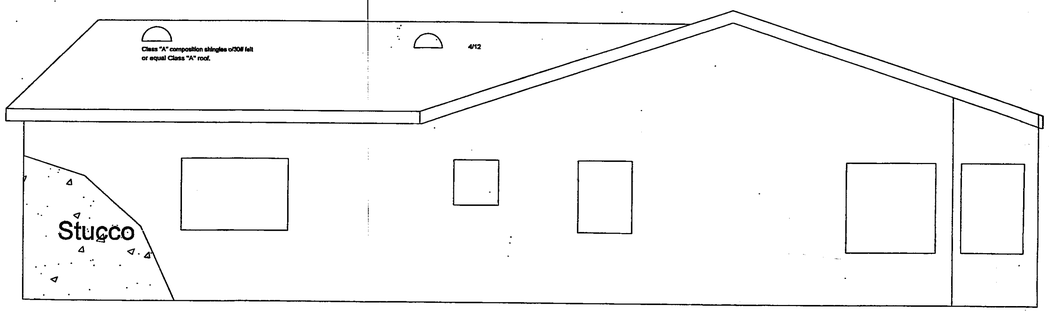
6.11" x 144 sq inches = 880 square inches

Provide 6 "AMPCOR" roof vents (minimum) at 155 square inches each.

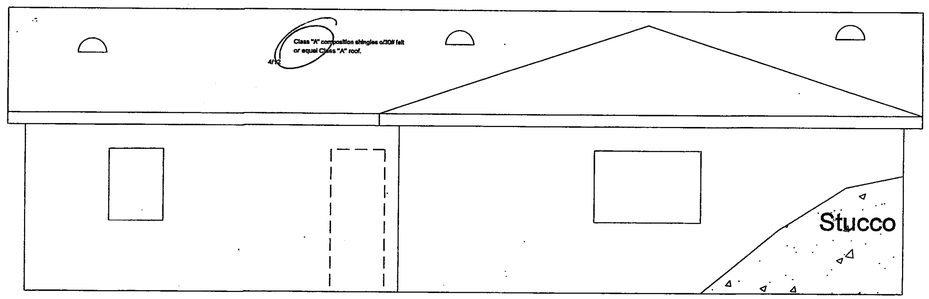
6 vents at 155 sq. in. each = 930 sq. in. (6.46 sq. feet)



Exterior Side View (West Elevation)



North Elevation



Side View (East Elevation)

All weather exposed surfaces shall have a weather resistant barrier to protect the interior wall covering.

Exterior openings shall be flashed in such a manner as to make them weatherproof.

Michael Mulder
5-22-02

Date	Ch'k'd	Revision

HIGHLAND TRAILS DRIVE, RAMONA, CA

JOB TITLE
GATEHOUSE
APN # 276-100-51

Designed by: T.E./M.M.
Drawn by: T.E./M.M.
Checked by:
Approved by: X

Date: 5-20-02
Scale: 1 = .25

SHEET NO.
S1.4
XXX

RPL, FEBRUARY 23,2005
P70-377M1