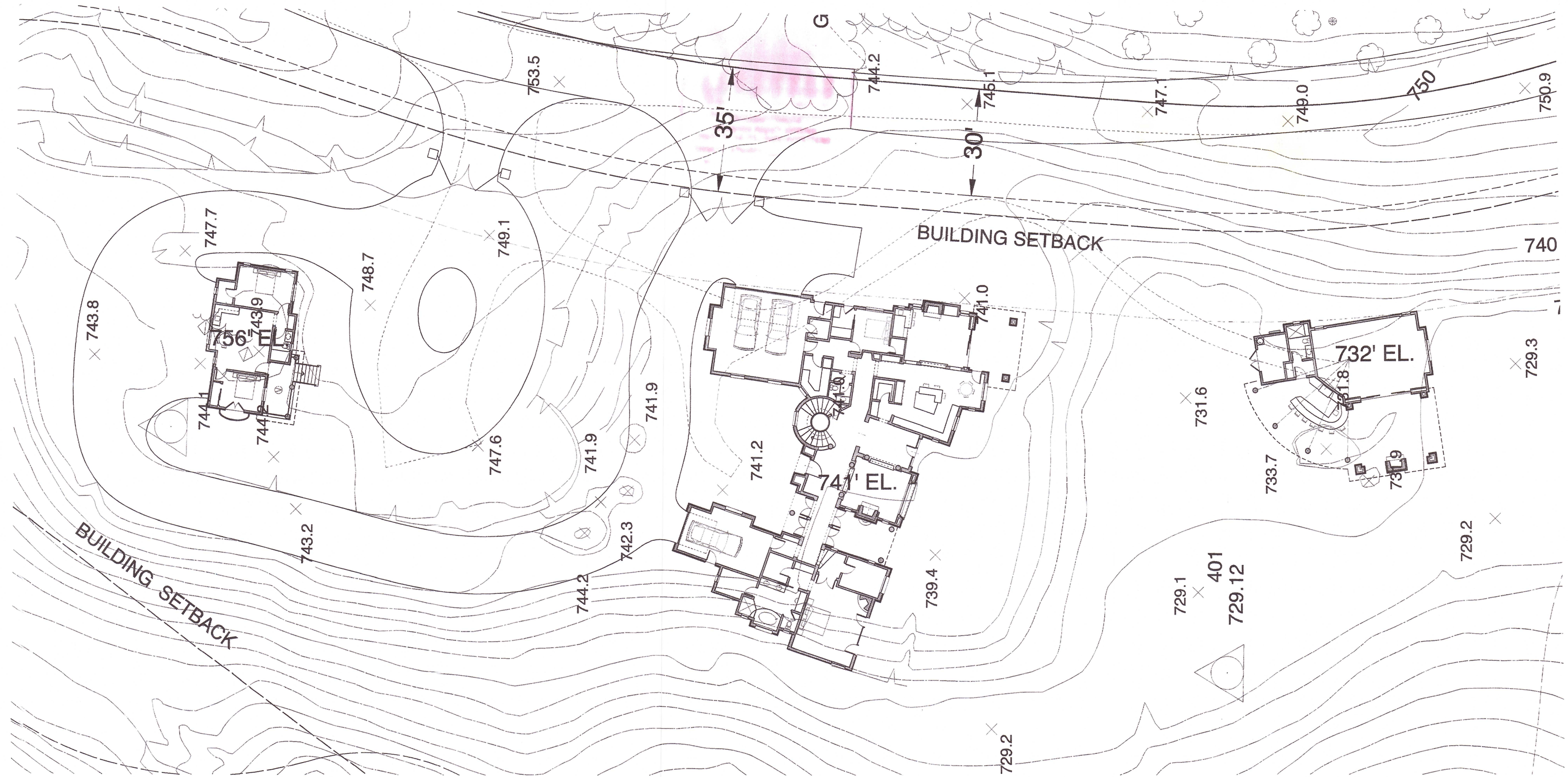




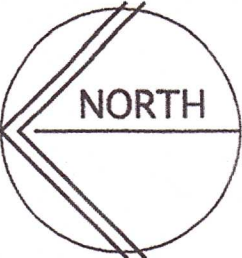
GUEST HOUSE
(SEE SHEET 'GH.1')

MAIN HOUSE
(SEE SHEETS 'A.2 & 3')

POOL HOUSE
(SEE SHEET 'PH.1')

OVERALL PLAN

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



- SHOWER NOTE:**
- "IN SHOWERS AND TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES"
- GLAZING NOTE:**
- "ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE 'U' VALUE"
- WATER HEATER NOTES:**
1. PROVIDE A MINIMUM OF 2 STRAPS TO RESIST HORIZONTAL DISPLACEMENT. PROVIDE A MINIMUM OF 3/4" X 24 GA. STRAPS WITH 1/4" X 3" LAG BOLTS ATTACHED DIRECTLY TO THE FRAMING PER U.P.C. SEC. 510.5 AND ALL OTHER CITY AND STATE APPLICABLE CODES.
 2. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH U.P.C. SEC. 507 AND TABLE 5-1.

- LPG APPLIANCES NOTE:**
- "LPG APPLIANCES SHALL NOT BE INSTALLED IN CRAWLSPACE (UMC SEC.801.1 AND SEC. 304.5)
- WET BAR NOTE:**
- ALL WET BARS SHOWN ON THESE PLANS ARE TO MEET THE LIMITATIONS AND REQUIREMENTS OF THE COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE 'WETBAR LIMITATIONS' HANDOUT DPLU No. 195(9/98).
- REQUIRED INSULATION (PER TITLE 24 CALC'S.)**
- MAIN RESIDENCE :
- WALLS - R - 19
- CEILINGS - R - 13 (BELOW GRADE WALLS)
- RAISED FLOOR - R - 30 (TYP. THROUGHOUT)
- R - 19 (VAULTED: UNVENTED)
- R - 30

- HVAC NOTE**
- ALL SIZES OF FAU UNITS, A/C CONDENSORS & RETURN AIR GRILLES TO BE VERIFIED BY CONTRACTOR
- FAU NOTE**
- 'ATTIC/UNDER FLOOR INSTALLATION MUST COMPLY W/SECTIONS 904, 908 & 909 OF CURRENT CMC'
- FIREPLACE/LOG LIGHTER NOTE:**
- "FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH L.P. LOG LIGHTERS ARE TO HAVE NO 'PIT' OR 'SUMP' CONFIGURATIONS"
- "THESE PLANS AND ALL WORK SHALL COMPLY WITH THE 2001 CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 COR AND THE 2001 NEC AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO, CALIFORNIA"

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DATE: 3 FEBRUARY '05 COUNTY P/C
28 MARCH '05 PERMIT

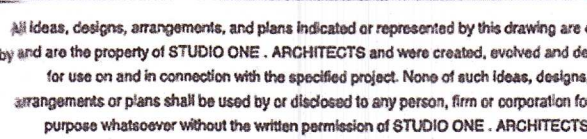
OVERALL
FLOOR PLAN

SCALE:

A.1

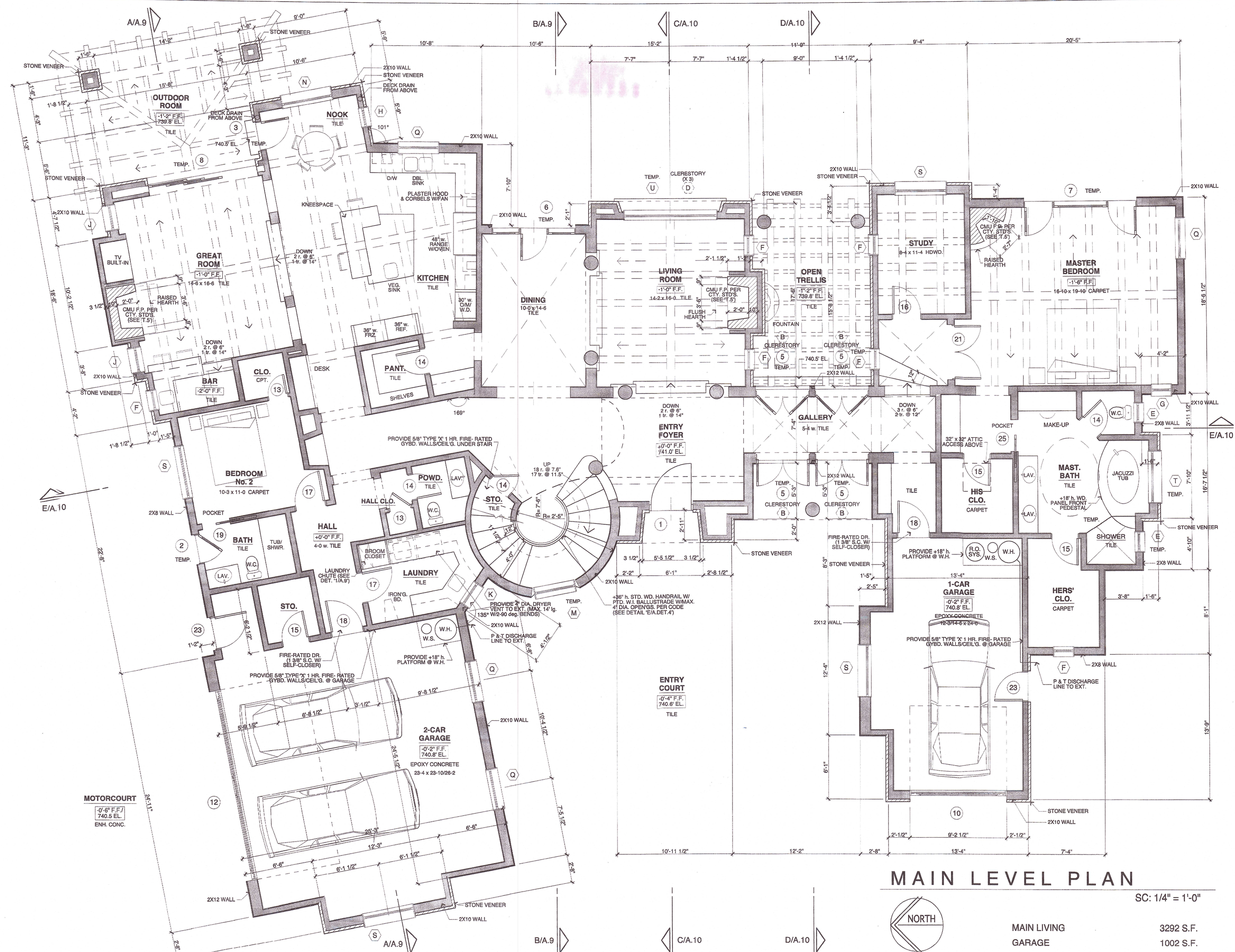
Douglas Fess, A.I.A.
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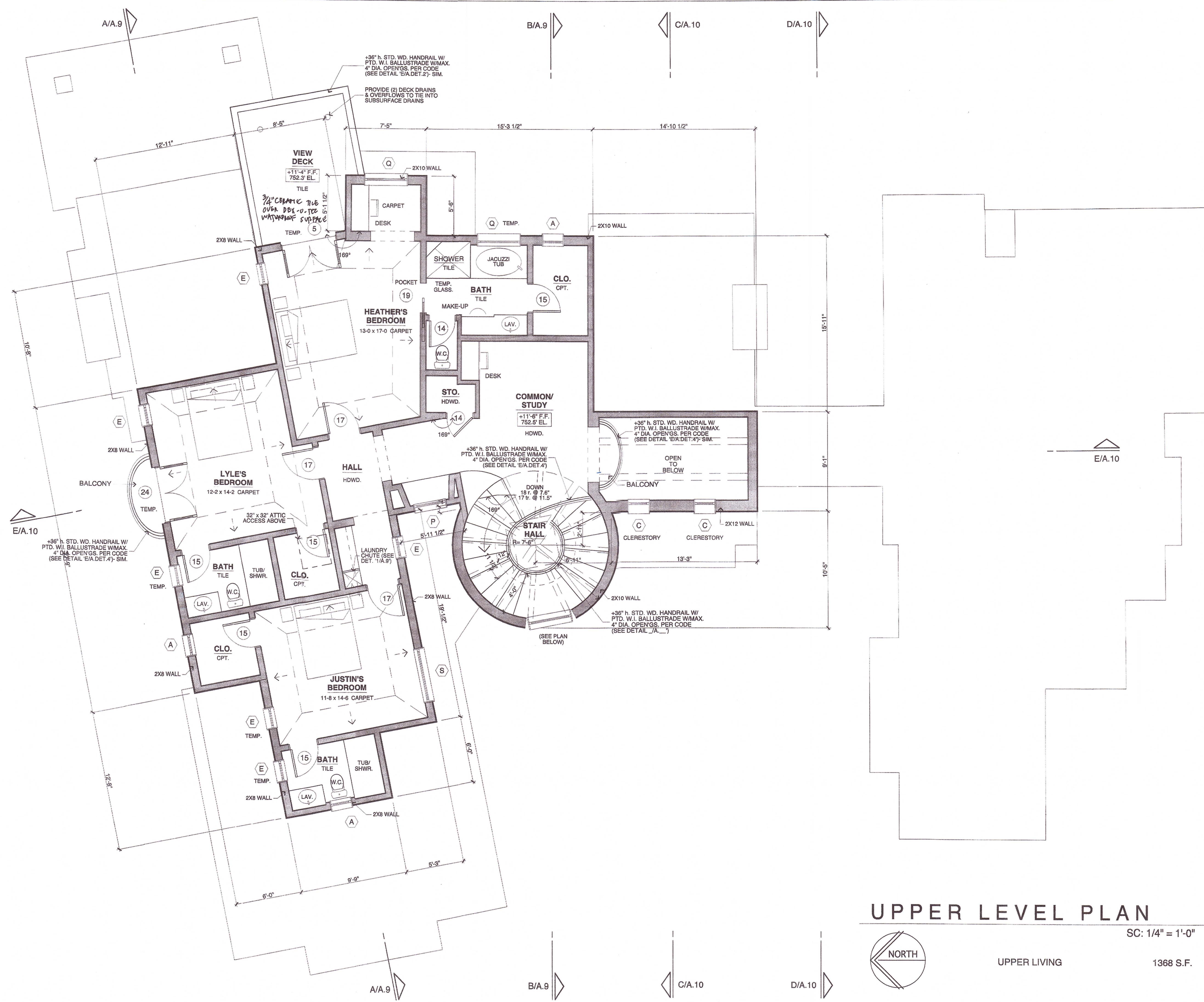
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SCALE:

A.2





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REGISTERED PROFESSIONAL ARCHITECT
DOUGLAS M. FESS
No. C 22258
Exp. 7-31-05
STATE OF CALIFORNIA

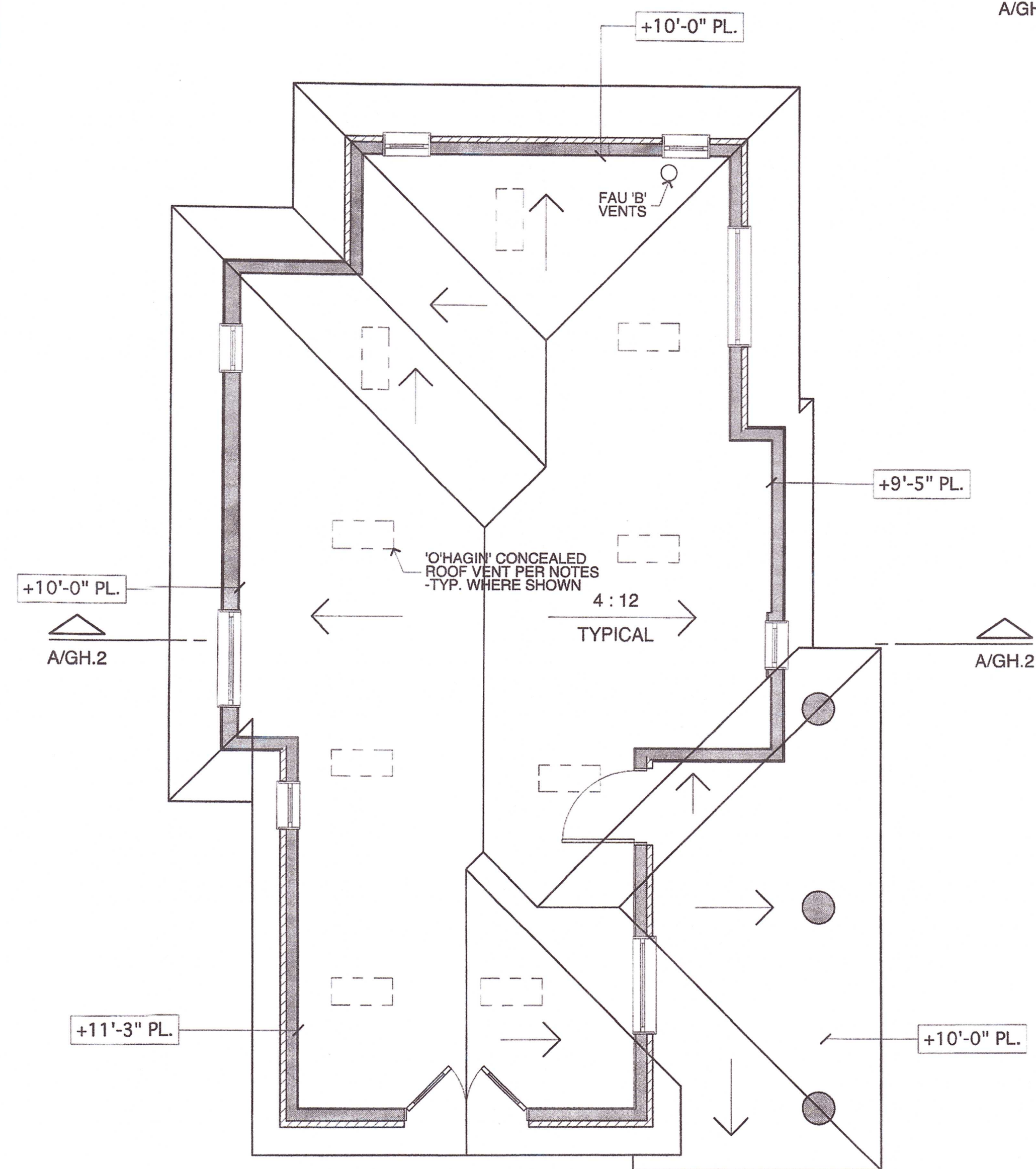
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UPPER LEVEL PLAN

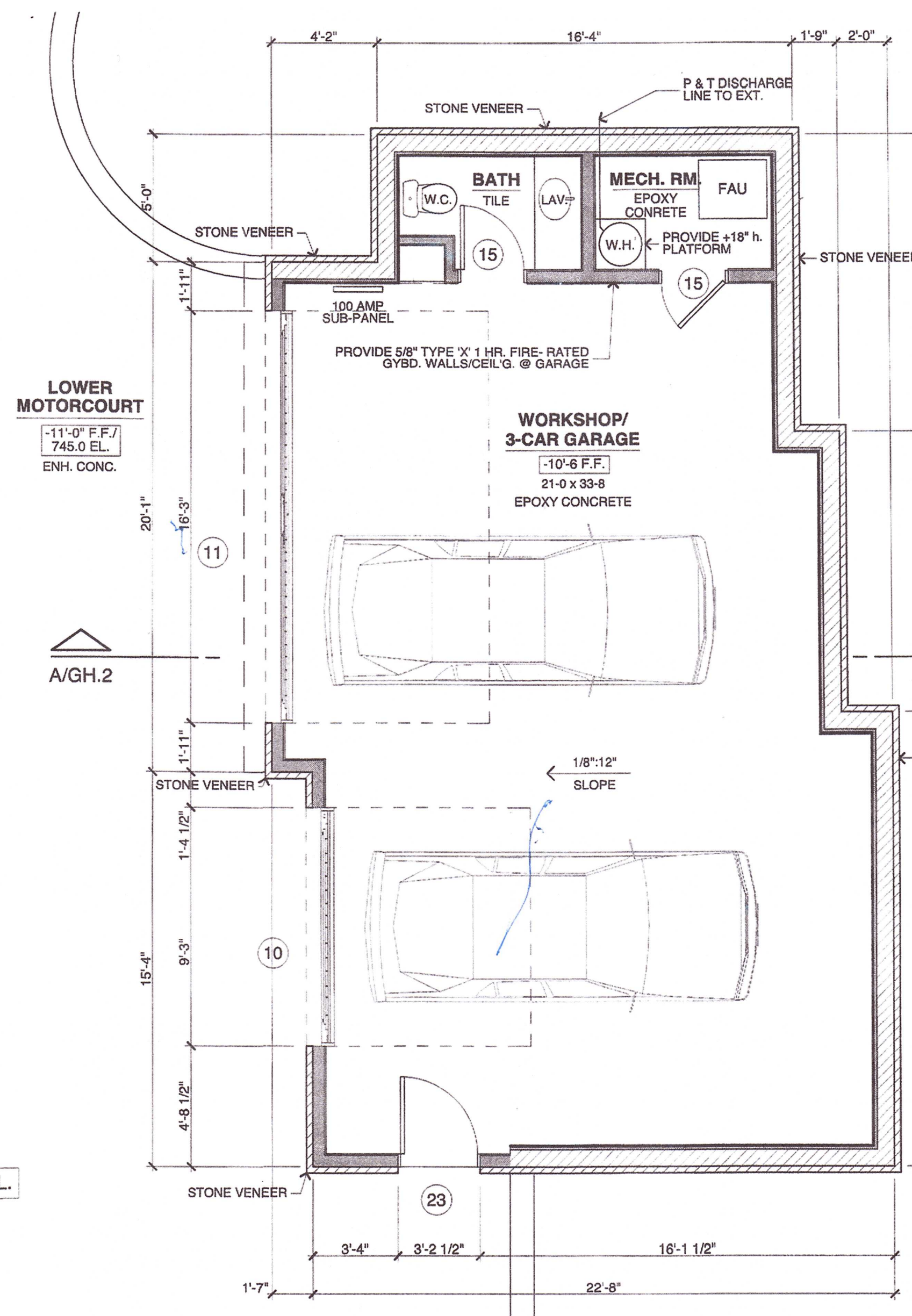
SCALE:

A.3

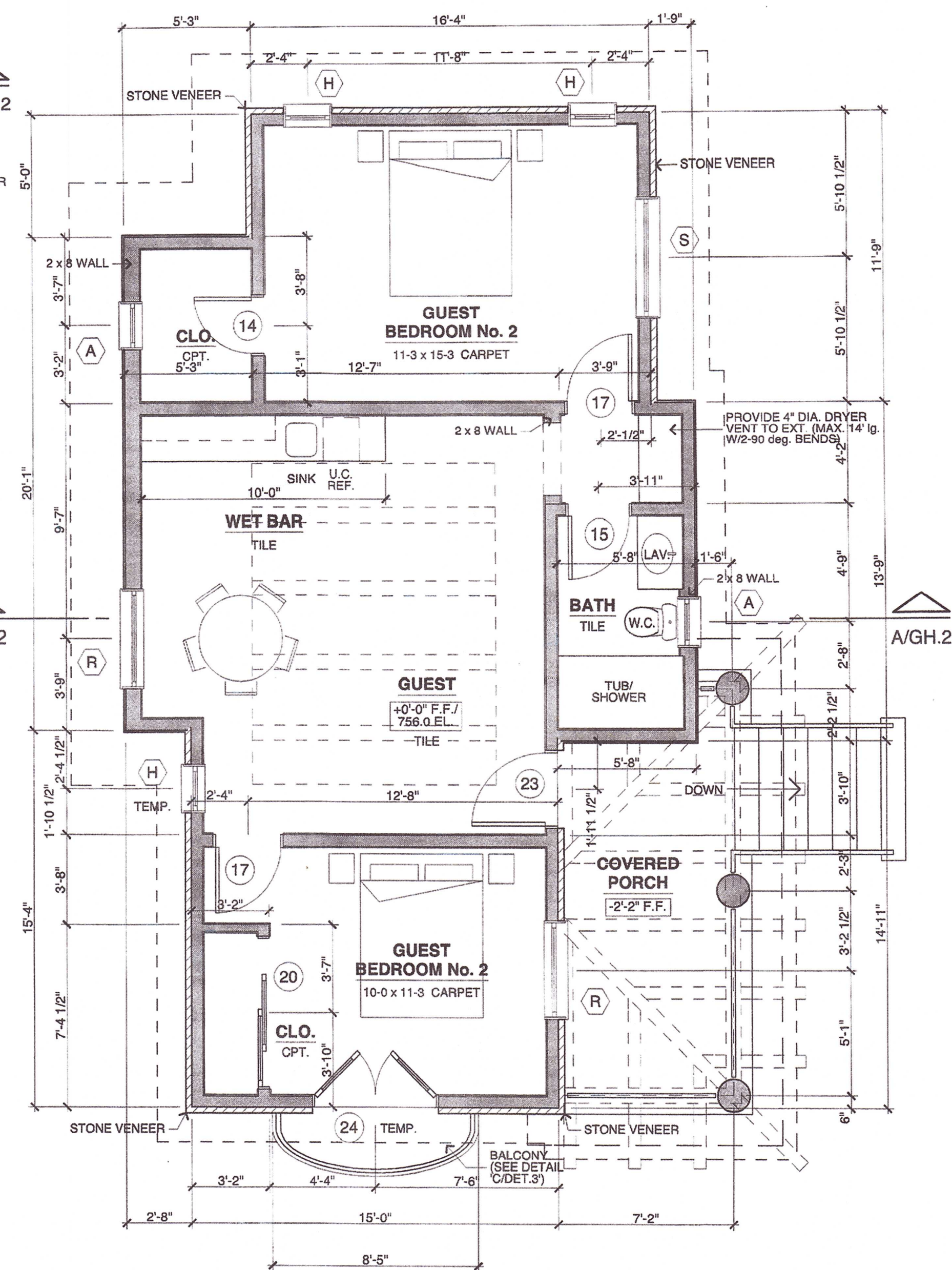


ROOF PLAN

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



LOWER LEVEL



MAIN LEVEL

GUEST HOUSE PLANS

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

MAIN LIVING 770 S.F.
LOWER GARAGE/WORKSHOP 810 S.F.

ROOF NOTES:

1. REDLANDS TWO-PIECE CLAY TILE BLEND ICBO No. 4300
2. 4 : 12 ROOF PITCH U.O.N.
3. GUTTERS & DOWNSPOUTS TO BE PTD. MTL. THROUGHOUT & TIED TO SUBSURFACE TIGHTLINE TO DAYLIGHT (SEE SHEET 'A.7' FOR FURTHER DESCRIPTION).

+ 0 DATUM EQUAL TO:
756.0' ELEVATION (@ GUEST HOUSE)

NOTE: DOWNSPOUTS SHOWN ARE TO BE VERIFIED BY CONTRACTOR AS TO LOCATION & QUANTITY. PROVIDE GUTTERS THROUGHOUT TO SUB-SURFACE TIGHTLINE.

ATTIC VENTILATION:

1. PROVIDE ATTIC VENTILATION WITH MINIMUM AREA EQUAL TO 1/150th OF ATTIC AREA TO BE VENTILATED.
2. VENT AREA REQUIRED: 5.2 S.F. (@ ROOF AREA / 150)
VENT AREA PROVIDED: 8.0 S.F. (8 REQ'D. @ 144 s.i. ea.)
3. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH, WITH MESH OPENINGS OF MAXIMUM 1/4" DIMENSION
4. VENTS TO BE INSTALLED IN ROOF FIELD ONLY (PER FIRE DEPARTMENT REQUIREMENTS).
5. ROOF VENTS: O'HAGIN CLOAKED VENT TILES (144 S.I. EA.)
6. AT FILL AREAS WHERE AIRFLOW IS BLOCKED BY STRUCTURE OR ROOF SHEATHING, PROVIDE OPENINGS IN SHEATHING BELOW FILL ROOF TO ALLOW AIRFLOW THROUGH INTERIOR OF ATTIC. OPENINGS TO BE EQUIVALENT IN AREA TO THE AREA THAT WAS BLOCKED BY THE FILL.

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**GUEST HOUSE-
FLOOR PLANS**

SCALE:

GH.1

ROOF NOTES:

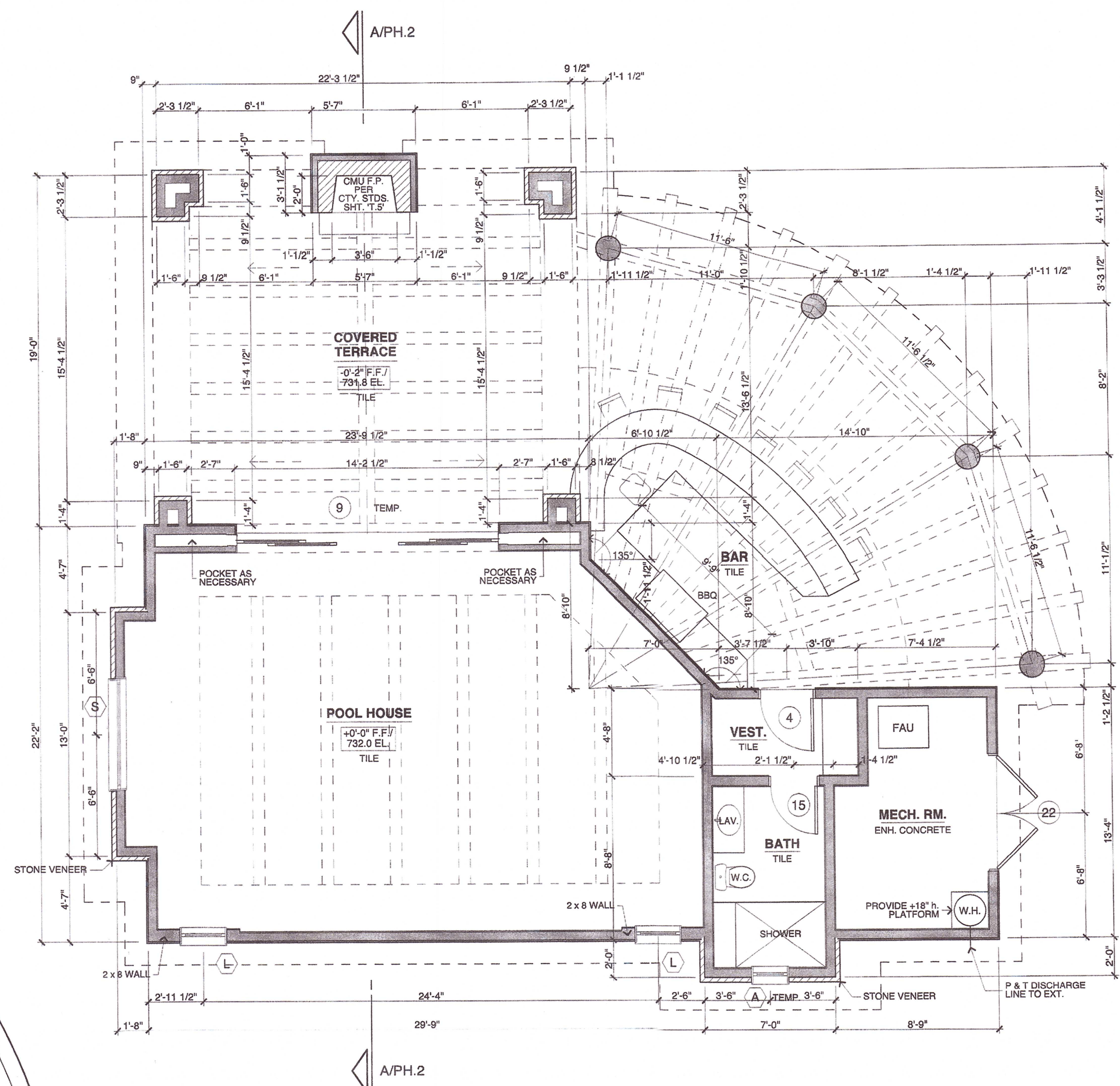
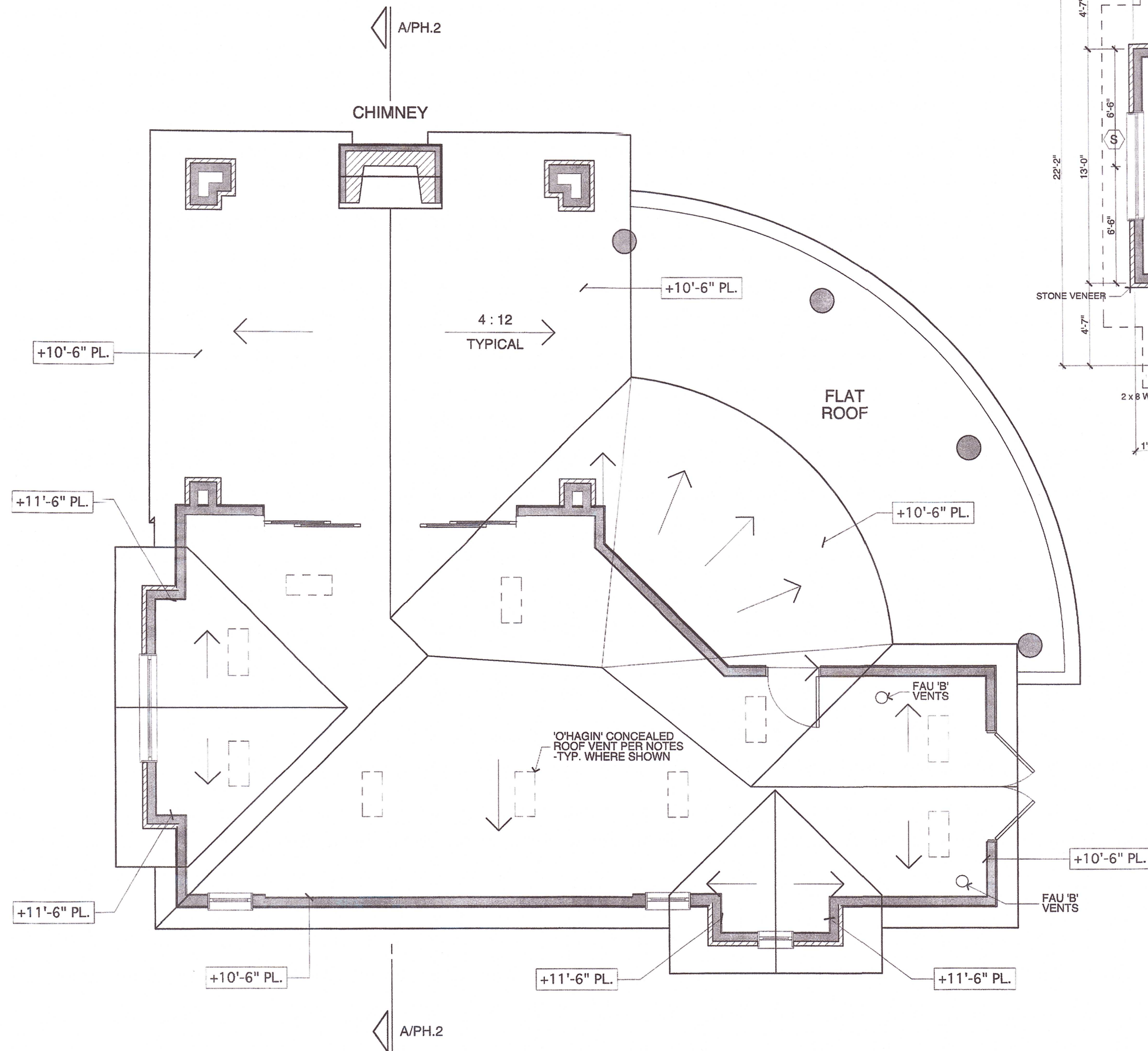
1. REDLANDS TWO-PIECE CLAY TILE BLEND ICBO No. 4300
2. 4 : 12 ROOF PITCH U.O.N.
3. GUTTERS & DOWNSPOUTS TO BE PTD. MTL. THROUGHOUT & TIED TO SUBSURFACE TIGHTLINE TO DAYLITE (SEE SHEET 'A.7' FOR FURTHER DESCRIPTION).

**+ 0 DATUM EQUAL TO:
732.0' ELEVATION (@ POOL HOUSE)**

NOTE: DOWNSPOUTS SHOWN ARE TO BE VERIFIED BY CONTRACTOR AS TO LOCATION & QUANTITY. PROVIDE GUTTERS THROUGHOUT TO SUB-SURFACE TIGHTLINE.

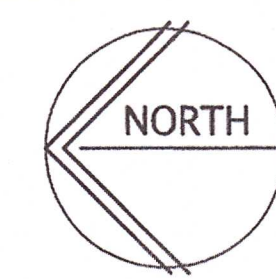
ATTIC VENTILATION:

1. PROVIDE ATTIC VENTILATION WITH MINIMUM AREA EQUAL TO 1/150th OF ATTIC AREA TO BE VENTILATED.
2. VENT AREA REQUIRED: 6.7 S.F. (@ ROOF AREA / 150)
VENT AREA PROVIDED: 10.0 S.F. (10 REQ'D. @ 144 s.i. ea.)
3. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH, WITH MESH OPENINGS OF MAXIMUM 1/4" DIMENSION
4. VENTS TO BE INSTALLED IN ROOF FIELD ONLY (PER FIRE DEPARTMENT REQUIREMENTS).
5. ROOF VENTS: O'HAGIN CLOAKED VENT TILES (144 S.I. EA.)
6. AT FILL AREAS WHERE AIRFLOW IS BLOCKED BY STRUCTURE OR ROOF SHEATHING, PROVIDE OPENINGS IN SHEATHING BELOW FILL ROOF TO ALLOW AIRFLOW THROUGH INTERIOR OF ATTIC. OPENINGS TO BE EQUIVALENT IN AREA TO THE AREA THAT WAS BLOCKED BY THE FILL.



POOL HOUSE PLAN

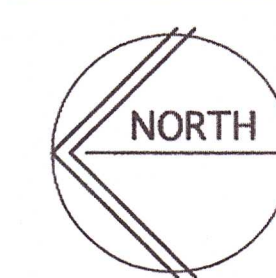
SC: 1/4" = 1'-0"



POOL LIVING 770 S.F.
MECHANICAL ROOM 105 S.F.

ROOF PLAN

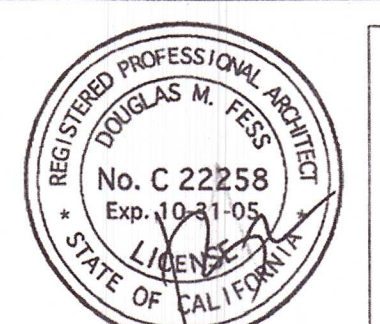
SC: 1/4" = 1'-0"



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**POOL HOUSE-
PLAN/ELEVATIONS**

SCALE:

PH.1