

ELFIN FOREST INTERPRETIVE CENTER

90% SUBMITTAL

TYPICAL ABBREVIATIONS

AB	ANCHOR BOLT	FDN	FOUNDATION	NIC	NOT IN CONTRACT	SC	SOLID CORE
AFF	ABOVE FLOOR FINISH	FN	FINISHED	NOM	NORMAL	S CONC	SEALED CONCRETE
ALT	ALTERNATE	FLR	FLOOR	NTS	NON-COMBUSTIBLE	SD	STORM DRAIN
ALU	ALUMINUM	FLUR	FLUORESCENT	ON CENTER	ON CENTER	SECT	SECTION
AN	ANODIZED	FR	FURRING	OC	OVERFLOW DRAIN	SIM	SIMILAR
ARCH	ARCHITECT	FRUR	FURRING	OD	OUTSIDE DIAMETER	S N D	SANITARY NAPKIN DISPENSER
AT	ACOUSTICAL TILE	GA	GAUGE/GAGE	OH	OPPOSITE HAND	S N DPL	SANITARY NAPKIN DISPOSAL
BD	BOARD	GAL	GALVANIZED	OPNG	OPENING	SPEC	SPECIFICATIONS
BFC	BELOW FINISHED CEILING	GALGBYB	GYPSON BOARD	OPP	OPPOSITE	SS	STAINLESS STEEL
BLDG	BUILDING	GC	GENERAL CONTRACTOR	OVHD	OVERHEAD	S & P	SHELF AND POLE
BLK	BLOCK	GI	GALVANIZED IRON	P	PARKING	S/S	SERVICE SINK
BLKG	BLOCKING	GL	GLASS	P A	PLANTING AREA	STD	STANDARD
BM	BEAM	GMMU	GLASS MESH MORTAR UNIT	PL	PARTITION	STL	STEEL
BOT	BOTTOM	GR	GRADE	PART	PART	STRUC	STRUCTURAL
BTWN	BETWEEN	HDCP	HANDICAPPED	PART BD	PARTICLE BOARD	SUSP	SUSPENDED
BUR	BUILT-UP ROOF	HOW	HOLLOW METAL	PC	PRECAST CONCRETE	T	TREAD
CB	CONCRETE BLOCK	HORIZ	HORIZONTAL	PIP	POURED IN PLACE	T & B	TOP & BOTTOM
CHAN	CHANNEL	HR	HOUR	PL	PLATE	T & G	TONGUE & GROOVE
CI	CAST IRON	HT	HEIGHT	P LAM	PLASTIC LAMINATE	TEL	TELEPHONE
CLG	CEILING	HVAC	HEATING, VENT, AIR COND.	PLYWD	PLYWOOD	TEMP	TEMPERED
CMP	CORRUGATED METAL PIPE	HWH	HOT WATER HEATER	PNL	PANEL	TD	TRASH DISPOSAL
CMU	CONCRETE MASONRY UNIT	ID	INSIDE DIAMETER	PR	PAIR	TJ	TOOLED JOINT
COL	COLUMN	INSUL	INSULATION OR INSULATING	PSF	POUNDS PER SQUARE FEET	TLT	TOILET
CONC	CONCRETE	INT	INTERIOR	PSI	POUNDS PER SQUARE INCHES	TOC	TOP OF CONCRETE
CONST	CONSTRUCTION	INV	INVERT	PT	POST TENSIONED	TOM	TOP OF MASONRY
CONTR	CONTINUOUS	JAN	JANITOR	QT	QUARRY TILE	TOS	TOP OF STEEL
CPT/C	CONTRACTOR	JST	JOIST	R	RISER OR RADIUS	TOW	TOP OF WALL
CPT	CARPET	JOINT	JOINT	RA	RETURN AIR	TOW D	TOWEL DISPENSER
DBL	DOUBLE	KO	KNOCKOUT	RB	RUBBER BASE	TOW DPL	TOWEL DISPOSAL
DET	DETAIL	LAM	LAMINATED	RD	ROOF DRAIN	TRANSF	TRANSFORMER
DM	DIMENSION	LAV	LAVATORY	RE	REFER/REFERENCE	TYP	TYPICAL
DN	DOWN	LH	LEFT HAND	REFL	REFLECTED OR REFLECTIVE	VAT	VINYL ASBESTOS TILE
DR	DOWN	LL	LIVE LOAD	REINF	REINFORCING	VB	VAPOR BARRIER
DWG	DRAWING	LWC	LIGHT WEIGHT CONCRETE	REQD	REQUIRED	VERT	VERTICAL
E	EXISTING	MATL	MATERIAL	RET	RETAINING	VIF	VERIFY IN FIELD
EA	EACH	MAX	MAXIMUM	REV	REVISION, REVISED	WVC	WATER WALL COVERING
EJ	EXPANSION JOINT	MCH	MECHANICAL	RF	RAISED FLOOR	W	WITH
EL	ELEVATION	MFCR	MANUFACTURER	RM	ROOM	W/O	WITHOUT
EQ	ELECTRICAL	MH	MANHOLE	RO	ROUGH OPENING	WC	WATER CLOSET
EQIP	EQUIPMENT	MN	MINIMUM	ROW	RIGHT OF WAY	WD	WOOD
EXT	EXTERIOR	MISC	MISCELLANEOUS	R T DPL	RECESSED TRASH DISPOSAL	WF	WALL FABRIC
FD	FLOOR DRAIN	MO	MASONRY OPENING	R TOW D	RECESSED TOWEL DISPENSER	WP	WATERPROOFING
		M	METAL	SAC	SUSPENDED ACOUSTIC CEILING	WNDW	WINDOW
		N	NORTH	SAT	SUSPENDED ACOUSTIC TILE	WWF	WELDED WIRE FABRIC
				SB	SPLASHBLOCK		

MATERIALS

	CONCRETE		WD/ CONTINUOUS BLKG
	AUTOCLAVED AERATED CONC BLK		WOOD BLOCKING
	STEEL/ METAL		GYPSON BOARD
	ALUMINUM		LOOSE FILL/ BLOWN-IN INSULATION
	FINISH WOOD		RIGID INSULATION
	PLYWOOD		STRAWBALE
	C.M.U./ BRICK MASONRY UNIT		EARTH
	PERFORM WALL PANEL		TRIDI PANEL

SYMBOLS LEGEND

	DETAIL SYMBOL		BUILDING SECTION
	REVISION SYMBOL		DOOR SYMBOL
	NORTH ARROW		WINDOW SYMBOL
	GRID BUBBLE		

SPECIAL INSPECTION & OFF-SITE FABRICATION

SPECIAL INSPECTION: YES NO

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

- _____
- _____

OFF-SITE FABRICATION: YES NO

- _____
- _____

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION: YES NO

PROJECT DIRECTORY

ARCHITECT:
 DREW HUBBELL/
 CONTACT: DEKA KANO
 HUBBELL & HUBBELL ARCHITECTS
 1970 SIXTH AVE.
 SAN DIEGO, CA 92101
 PH.: (619) 231-6101
 FAX: (619) 231-0564
 E-MAIL: drew@hubbellandhubbell.com

STRUCTURAL ENGINEER:
 CONTACT: PAUL CHRISTENSEN
 PALOS VERDES ENGINEERING
 6027-I PASO DELICIAS
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 RANCHO SANTA FE, CA 92067
 PH.: (858) 759-2434 x2
 FAX: (858) 759-8324
 E-MAIL: paul@pvcec.com

CIVIL ENGINEER:
 CONTACT: ERNEST GRABBE/
 FELICIANO RODRIGUES
 TRI-DIMENSIONAL ENGINEERING, INC.
 12527 KIRKHAM COURT
 PO BOX 791
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 E-MAIL: egrabbe@tdsds.com

MEP ENGINEER:
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 DANIEL GRAMMIER
 LINCOLNESCOTT
 401 WEST A STREET SUITE 1410
 SAN DIEGO, CA 92101
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 BUS FAX: (619) 233-3735
 E-MAIL: shayne.rolfe@lincolnescott.com

SOLAR DESIGN:
 CONTACT: SCOTT CARLSON
 COMPANY: CARLSON SOLAR
 43430 E. STATE HWY 74 #F PMB-221
 HEMET, CA 92344
 BUS: (877) 927-0782
 E-MAIL: scott@carlsonsolars.com

BLDG. DEPT. INFORMATION

SCOPE OF WORK:
 TO DESIGN A 1,000 SQ.FT. INTERPRETIVE CENTER W/ A 355 SQ.FT. COVERED ENTRY PATIO. THE PROPOSED DESIGN IS TO BE EXECUTED IN TWO SEPARATE PHASES. PHASE I INCLUDES THE WORK ESSENTIAL TO ENCLOSURE THE STRUCTURE AND PHASE II INCORPORATES PROPOSED EXTRA FEATURES TO BE INCLUDED AS FUNDS ARE SECURED.

MAJOR USE PERMIT P88-071M:
 MINOR DEVIATION FROM PLOT PLAN APPROVED IN CONNECTION WITH MAJOR USE PERMIT P88-071 FOR ELFIN FOREST RECREATIONAL RESERVE, DATED SEPTEMBER 17TH, 2007, BY JOSEPH FARACE, PLANNING MANAGER, REGULATORY PLANNING DIVISION.

BUILDING CODES:
 THIS PROJECT SHALL COMPLY WITH THE 1997 UBC, 2001 CBC, TITLE 24, 2000 UPC, 2000 UMC, 1999 NEC AND COUNTY OF SAN DIEGO ORDINANCES.

A.P.N.: 679-140-10

LEGAL DESCRIPTION: PARCEL 2 AND 3 OF P.M. 4700 OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 3 WEST, S.B.M., ACCORDING TO OFFICIAL PLATT THEREOF, SAN DIEGO COUNTY, CALIFORNIA, 5-6-76

LOT SIZE: 17.89AC. NET

AREA OF DISTURBED LAND: 3,500 SQ.FT. / 0.08AC

ZONING REGULATIONS:
GENERAL PLAN DESIGNATION: (18) MRC 4,8,20/SLOPE
REGIONAL CATEGORY: ECA
USE REGULATIONS: A-70
DEVELOPMENT REGULATIONS:
 DENSITY: 0.25
 BUILDING TYPE: C - NONRESIDENTIAL
 MAX. HEIGHT: 35 FT
 MAX. No. OF STORIES: 2
 SETBACKS: Frontyard: 60'
 Interior sideyard: 15'
 Exterior sideyard: 35'
 Rearyard: 25'

DESIGNATOR C
SCHEDULE C

BASIS FOR STRUCTURAL DESIGN

DESIGN LOADS:
 ROOF DL: 45.0 PSF
 LL: 20.0 PSF

SEISMIC CRITERIA: WIND:
 ZONE 4
 Ce = 0.67
 Na = 1.00
 Cq = 1.30
 I = 1.00
 Qs = 12.6 psf
 R = 4.5
 I = 1.0

DISTANCE TO SEISMIC SOURCE: > 5 KM
SOIL PROFILE TYPE: So
DESIGN WIND: 12.0 PSF

EXPANSION INDEX HAS BEEN DETERMINED TO BE GREATER THAN 20 AND THE RECOMMENDATIONS OF THE SOILS ENGINEER HAVE BEEN INCORPORATED INTO THESE PLANS.

EXPANSION INDEX HAS BEEN DETERMINED TO BE 20 OR LESS AND NO SPECIAL DESIGN RECOMMENDATIONS ARE REQUIRED.

AS A LICENSED ARCHITECT/ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE _____ AND PER TABLE 18-1-A OF THE 98 CBC I HAVE ASSIGNED THE FOLLOWING SOILS PARAMETERS FOR THE DESIGN OF THE FOUNDATION RELATED ELEMENTS OF THIS PROJECT: SEE SOILS REPORT.

NAME (PRINT) SIGNATURE DATE LICENSED ARCHITECT LICENSED ENGINEER

A FOUNDATION PRESSURE OF 1000 PSF HAS BEEN USED TO DESIGN FOUNDATIONS SUPPORTED ON UNCLASSIFIED, UNDISTURBED NATIVE SOILS. THE FOUNDATIONS WILL BE LOCATED ENTIRELY IN UNDISTURBED NATIVE SOILS.

PAUL S. CHRISTENSEN SIGNATURE DATE 10/4/07 OWNER LICENSED ARCHITECT LICENSED ENGINEER

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED MAY BE REQUIRED.

FOUNDATIONS / SOILS CRITERIA:
 SOILS ENGINEER:
 REPORT NO.: NONE

BLDG. DEPT. INFORMATION

PROJECT ADDRESS:
 8833 HARMONY GROVE RD
 ESCONDIDO, CA 92029

BUILDING OWNER:
 OLIVENHAIN MUNICIPAL WATER DISTRICT
 1966 OLIVENHAIN ROAD
 ESCONDIDO, CA 92024
 PH: (760) 753-6466
 FAX: (760) 753-1578

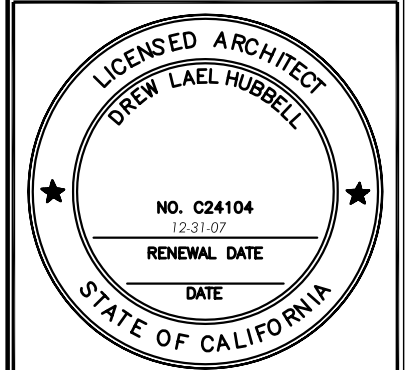
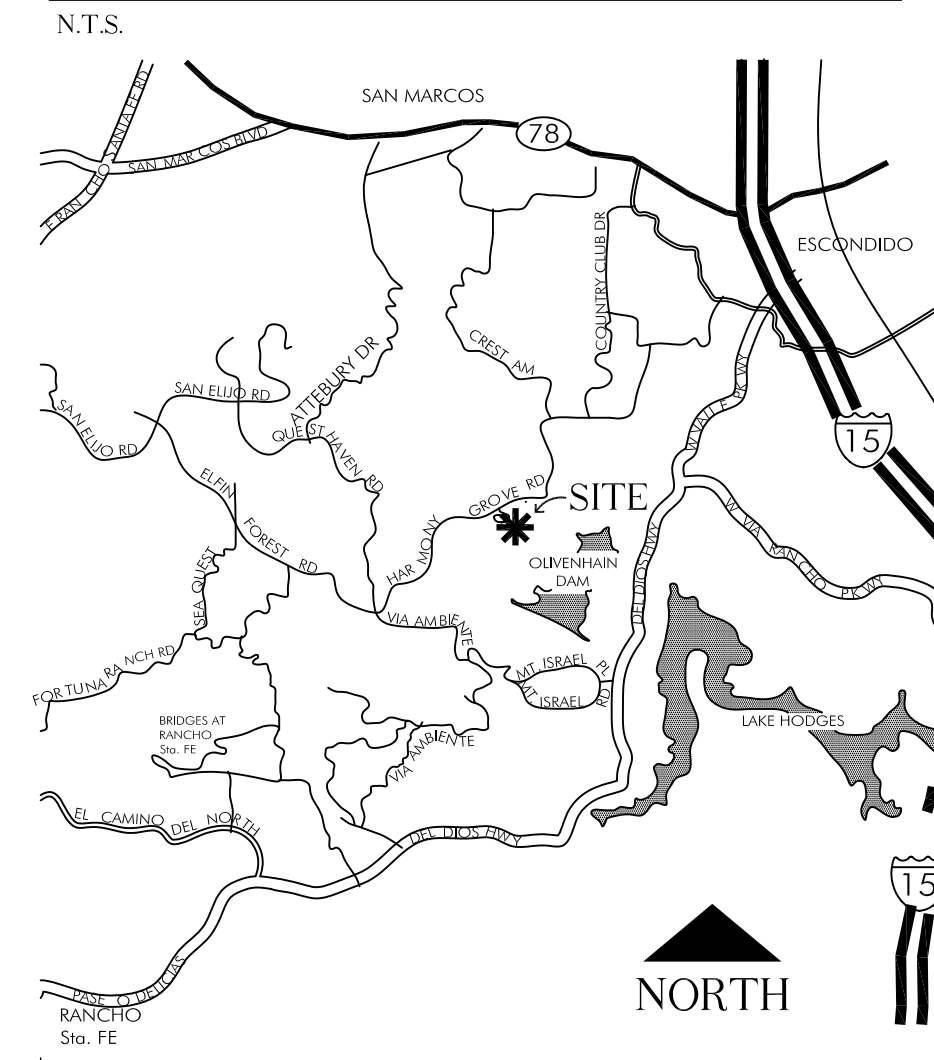
PROJECT COORDINATOR:
 JEFF ANDERSON
 PARKS DEPARTMENT SUPERVISOR
 ELFIN FOREST REC. RESERVE
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JOSEPH RANDALL
 OLIVENHAIN WATER DIST.
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 ESCONDIDO, CA 92024
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VICINITY MAP



ELFIN FOREST INTERPRETIVE CENTER
 90% SUBMITTAL
 RECREATIONAL RESERVE
 8833 HARMONY GROVE
 ESCONDIDO, CA 92029

HUBBELL & HUBBELL
 1970 Sixth Avenue
 San Diego, CA 92101
 (619) 231-0446 & (760) 765-0171
 Date: 10-29-07 Drawn: DK, JR, RB Job#: 0713

REVISION DATES:

DRAWN BY:
 DK, JR, RB

PLOT SCALE
 N.T.S.

SHEET NUMBER
 TS

SHEET 01 OF 19



MINIMUM CONSTRUCTION SPECIFICATIONS (Reference: UBC 1997 Edition)

These are minimum specifications established by the Uniform Building Code and shall not supersede any more restrictive specifications shown on the approved plans.

A. Foundation and Underfloor

- 1. Concrete: Concrete for footings shall have a minimum compressive strength of 2,500 psi at 28 days...
2. Wood and Earth Separation: Foundations supporting wood shall extend at least 2" above the adjacent finish grade...
3. Concrete Slabs: Slabs on grade shall be at least 3 1/2" thick...
4. Treated Wood: All foundation plates or sills and sleepers on a concrete slab...
5. Anchor Bolts and Sill Plates: Foundation plates or sills shall be bolted to the foundation...
6. Underfloor Ventilation: Underfloor areas shall be ventilated by an approved mechanical means or by openings in foundation walls.

corners. Vents shall be covered with corrosion-resistant wire mesh with mesh openings of 1/4" in dimension.
7. Underfloor Access: Underfloor areas shall be accessible by a crawl hole not less than 18" by 24", unobstructed by pipes, ducts or similar construction.
8. Foundation Reinforcement: Foundations and stem walls shall be provided with a minimum of one No. 4 bar at the top and bottom of the footing.

B. Wood Framing

- 1. Lumber: All joists, rafters, beams and posts 2" to 4" thick shall be No. 2 grade Douglas Fir-Larch or better.
2. Braced wall lines: Buildings shall be provided with exterior and interior braced wall lines. Spacing shall not exceed 25 feet in center in both the longitudinal and transverse directions in each story.
3. Cross Bridging: Floor joists and rafters 12" or more in depth and spanning more than 3" shall be supported laterally by bridging or full depth blocking at intervals not exceeding 8' unless:
a) Both edges of the member are held in line or
b) The compression edge of the member is supported throughout its length to prevent lateral displacement.

- 4. Blocking of Joist and Rafters: Provide blocking at ends and at supports of floor joists and rafters.
5. Blocking of Roof Trusses: Provide solid blocking at the ridge line and at the exterior walls of truss roofs.
6. Double Joists: Floor joists shall be doubled under bearing partitions running parallel over the joists.
7. Rafter Bracing: Rafter purlin braces are to be not less than 45 degrees to the horizontal.
8. Ridges, Hips and Valleys: Rafters shall be framed directly opposite each other at the ridge.
9. Rafter Ties: Rafter ties shall be placed not more than 4' on center where rafters and ceiling joists are not parallel.
10. Truss Clearance: Provide 1/2" minimum clearance between top plates of interior non-bearing partitions and bottom chords of trusses.
11. Top Plates: Provide double top plates with minimum 48" lap splice.
12. Nailing: Nailing will be in compliance with Table 23-II-B-1 of the U.B.C.
13. Firestopping: Firestopping shall be provided in the following locations.
14. Fire Block Construction: Except as provided in 13d above, fireblocking shall consist of 2" nominal lumber or two thicknesses of 1" nominal lumber with broken lap joints or one thickness of 2x3/2 inch wood structural panel or one thickness of 3/4 inch Type 2-M particleboard with joints backed by 3/4 inch Type 2-M particleboard.
15. Studs: In one or two story buildings, studs for exterior walls and interior bearing walls shall be not less than 2"x4" at not more than 16" on center.
16. Glue-lam Lumber: An A.I.T.C. Certificate of Compliance for glued laminated wood members shall be given to the Building Inspector prior to framing inspection.

C. General Material Specifications

- 1. Mortar Mix: Mortar to be used on construction of masonry walls, foundation walls, and retaining walls shall consist of 1 part portland cement, 3 1/2 parts sand, and 1/4 to 1/2 part hydrated lime.
2. Grout Mix: The mix for grout shall be 1 part portland cement, 2 to 3 parts sand, 1/10 part hydrated lime, and 2 parts gravel.
3. Masonry: The masonry units shall comply with A.S.T.M. Spec. C90, Grade N, for hollow unit concrete blocks.
4. Reinforcing Steel: The reinforcing steel used in construction of reinforced masonry or concrete structures shall be deformed and comply with A.S.T.M. Spec. A615, Grade 40.
5. Structural Steel: Steel used as structural shapes such as wide flange sections, channels, plates, angles shall comply with A.S.T.M. Spec. A36. Pipe columns shall comply with A.S.T.M. Spec. A53. Structural tubes shall comply with A.S.T.M. Spec. A500, Grade B.
6. Foundation Dampproofing: Foundation walls enclosing a basement below finished grade shall be dampproofed outside by approved methods and materials.
7. Attic Ventilation: Attic ventilating area shall be not less than 1/150 of the area of the ceiling ventilated, except that the area may be reduced to 1/300 provided at least 50 percent of the ventilating area is located a minimum of 3" above eave or cornice vents with the balance of the required ventilation provided by eave and/or cornice vents.
8. Weep Scream: A weep screed with a minimum vertical attaching flange of 3 1/2" shall be provided at or below the foundation purling for all exterior stud walls finished on the exterior with stucco.
9. Flashing Around Openings: Every opening in any exterior wall shall be flashed with sheet metal or water proof building paper.
10. Flashing: All flashing, counter flashing and coping, when of metal, shall be of not less than No. 26 U.S. gauge corrosion-resistant metal.
11. Roof Covering: All roof covering shall be installed per applicable requirements of Tables 15B1, 15B2, 15C, 15D1, 15D2, and 15E.
12. Electric Meter Enclosure: Contact San Diego Gas and Electric Company.
13. Smoke Detectors: (Sec. 310.9.1) a) Dwelling units, congregate residences and hotel or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors.

locations must be of non-combustible materials.

- 6) At openings between attic spaces and chimney chases for factory-built chimneys.
7) Where wood sleepers are used for laying out masonry or concrete fire-resistive floors, the space between the floor slab and the underside of the wood flooring shall be filled with noncombustible material or fire blocked in such a manner that there will be no open spaces under the flooring which will exceed 100 sq ft in area and such space shall be filled solidly under all permanent partitions so that there is no communication under flooring between adjoining rooms.

EXCEPTIONS:

- 1. Fire blocking need not be provided in such floors when at or below grade level in gymnasiums.
2. Fire blocking need be provided only at the juncture of each alternate lane and at the ends of each lane in a bowling alley.
3. Fire blocks may also be of gypsum board, cement fiber board, batts or blankets of mineral or glass fiber, or other approved materials installed in such a manner as to be securely retained in place.
4. In concealed spaces of stud walls and partitions including furred spaces at the ceiling and floor levels, and at 10' intervals both horizontal and vertical.
5. In openings around vents, pipes, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels.
6. In efficiency dwelling units, hotel suites and in hotel and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of the main sleeping area.

shall be installed in accordance with the approved manufacturer's instructions.

- b) In new construction, required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup.
c) When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000.00 (except repairs to exterior surfaces) and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke detectors shall be installed in accordance with the following:

In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where the story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway and in the adjacent room, exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

In efficiency dwelling units, hotel suites and in hotel and congregate residence sleeping rooms, detectors shall be located on the ceiling or wall of the main sleeping area.

Table 23-I-Q - Nailing Schedule (minimum unless otherwise noted)

Table with 2 columns: Connection and Nailing. Lists various connections like joist to sill, rafter to joist, double top plates, etc., with corresponding nailing requirements.

- Notes: 1. Common or box nails may be used except where otherwise stated. 2. Common or deformed shank. 3. Common. 4. Deformed shank. 5. Nails spaced at 6" on center at edges, 12" at intermediate supports except 6" at all supports where spans are 48" or more.
6. Corrosion-resistant siding or ceiling nails conforming to the requirements of Section 2325.1.
7. Fasteners spaced 3" on center at exterior edges and 6" on center at intermediate supports.
8. Corrosion-resistant roofing nails with 7/16" diameter head and 1 1/2" length for 1/2" sheathing and 1 3/4" length for 2x3/2" sheathing conforming to the requirements of Sec. 2325.1.
9. Corrosion-resistant staples with nominal 7/16" crown and 1 1/8" length for 1/2" sheathing and 1 1/2" length for 2x3/2" sheathing conforming to the requirements of Section 2325.1.
10. Panel supports at 16" (20" if strength axis in the long direction of the panel, unless otherwise marked). Casing or finish nails spaced 6" on panel edges, 12" at intermediate supports.
11. Panel supports at 24" Casing or finish nails spaced 6" on panel edges, 12" at intermediate supports.

NOTICE: These minimum specifications become part of the approved plans when included with the approval of the construction permit. Construction shall comply with these specifications. These minimum specifications are made a part of the plans for the proposed building(s) to be located at: (Plan or Permit File Number, _____) Sheet _____ of _____

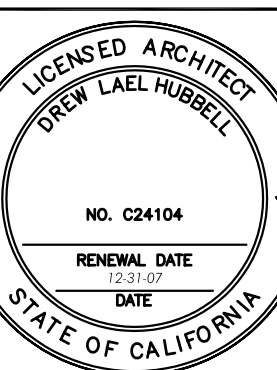
GENERAL NOTES

NOTE: THE FOLLOWING SPECIFICATIONS SHALL APPLY UNLESS NOTED OTHERWISE ON THE DRAWINGS.

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINISHING OF HIS WORK IN THE MANNER AND FORMS PRESCRIBED BY THE PLANS AND SPECIFICATIONS. REPORT DISCREPANCIES OF ERROR AND OMISSIONS IN THE PLANS AND SPECIFICATIONS FOR THE WORK PRIOR TO SUBMITTING BID.
2. CONTRACTORS ARE TO PROTECT ALL PROPERTY AND THE WORK OF ALL TRADES AGAINST DAMAGE OR INJURY CAUSED BY HIS ACTIVITY AND THE ACTIVITY OF HIS SUBCONTRACTOR.
3. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE DURATION OF CONSTRUCTION OF THIS PROJECT. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
4. CONTRACTORS SHALL INDIVIDUALLY WARRANT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE AGREED.
5. THE ARCHITECT WILL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN, ON, OR ABOUT THE JOB SITE, METHODS OF PERFORMANCE OR TIMELINESS OF PERFORMANCE OF THE WORK.
6. IN CASE OF CONFLICT, NOTES AND SPECIFIC DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE "GENERAL NOTES AND SPECIFICATIONS" AND OVER TYPICAL DETAILS.
7. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
8. THE OWNER RESERVES THE RIGHT TO CHANGE, INCREASE OR REDUCE THE WORK AS MAY BE NECESSARY.
9. CONTRACTOR SHALL NOT MAKE CHANGES NOR DO EXTRA WORK WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR HIS REPRESENTATIVE.
10. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT ANY DISCREPANCY OR OMISSION HE MAY DISCOVER.
11. THE SUBCONTRACTORS ARE CONSIDERED TO BE EXPERTS IN THEIR RESPECTIVE FIELDS AND SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY OF ANY WORK DESIGNED BY ARCHITECT WHICH CANNOT BE FULLY COMPLIED WITH OR GUARANTEED PRIOR TO THE INSTALLATION OF THE WORK.
12. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON DRAWINGS.
13. WHERE NO DETAILS ARE SHOWN OR NOTED, FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK.
14. THE GENERAL CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION AND NOTIFY THE ARCHITECT OF ALL REGULATORY AGENCIES INVOLVED OF DISCREPANCIES PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT 24 HOURS PRIOR TO THE PLACEMENT OF ANY CONCRETE.
16. CONTRACTOR SHALL NOT USE OLD-GROWTH WESTERN RED CEDAR, SITKA SPRUCE, WESTERN HEMLOCK, PACIFIC SILVER FIR, OR COASTAL REDWOOD, UNLESS IT IS RECYCLED.
17. THE HIGHEST PART OF ANY PART OF THE BUILDING INCLUDING CHIMNEYS, VENTS, TOWERS, ETC., SHALL NOT EXCEED 35'-0" ABOVE GRADE.
18. OPENINGS TO BE CALKED AND SEALED; I.E., AROUND JOINTS IN WINDOWS, WALL SOLE PLATES, OPENINGS FOR UTILITY PIPING AND WIRING, ETC..
19. NOT USED
20. NOT USED
21. ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER (WITH THE EXCEPTION OF STRAWBALE WALLS) TO PROTECT THE INTERIOR WALL COVERING, AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
22. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING (typical).
23. ALL DIMENSIONS SHALL BE FACE OF STUD OR PERFORM WALL PANEL UNLESS OTHERWISE NOTED.
24. SAFETY GLAZING (SECT. 2406) SHALL BE USED WITHIN 24" OF A DOOR AND WHEN THE BOTTOM EDGE OF GLAZING IS WITHIN 60" OF THE WALKING SURFACE.
25. ALL DEBRIS TO BE REMOVED FROM SITE.
26. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
27. *THE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.* SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS THE CONTRACTORS RESPONSIBILITY.
28. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SUBJECT TO EXISTING FIELD CONDITIONS BEFORE STARTING WORK, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
29. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THESE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION.
30. GOVERNING CODES (INCLUDING BUT NOT LIMITED TO THE FOLLOWING): 2001 CALIFORNIA BUILDING CODE / 1997 UNIFORM BUILDING CODE 1999 NATIONAL ELECTRIC CODE 2000 UNIFORM MECHANICAL CODE 2000 UNIFORM PLUMBING CODE NATIONAL FIRE PROTECTION CODE 2000 UNIFORM FIRE CODE CALIFORNIA STATE TITLE 24 - ENERGY CONSERVATION ACT CALIFORNIA STATE TITLE 24 - ACCESS BY THE PHYSICALLY HANDICAPPED CALIFORNIA STATE TITLE 19 - LIFE AND SAFETY UNIFORM FIRE CODE
31. IF THE BUILDING IS TO BE FULLY FIRE SPRINKLED, SEE FIRE PREVENTION NOTES THIS SHEET AND SP SHEET FOR FURTHER INFORMATION.
32. FIRE DAMPERS, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
33. FIRE RESISTIVE WALL CONSTRUCTION SHALL BE MAINTAINED AT ALL BUILT-IN FIXTURES, (WHERE OCCURS)
34. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT, SUCH AS STANDPIEPS, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED.
35. THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 35' ABOVE GRADE (ORD. 10960 NS) WITH THE EXCEPTION OF STRUCTURES WHERE THE GRADE DIFFERENTIAL BETWEEN THE HIGHEST AND LOWEST GRADE IS FROM THE PERIMETER WALL IS GREATER THAN 10' IN WHICH CASE THE HIGHEST POINT SHALL NOT BE GREATER THAN 40' ABOVE GRADE OR ADJACENT SIDEWALK.
36. THE ARCHITECT CAN NOT BE HELD RESPONSIBLE FOR CHANGES OR MODIFICATIONS TO THE APPROVED PLANS WITHOUT THE ARCHITECT'S REVIEW AND APPROVAL.
37. THE CONTRACTOR SHOULD NOTIFY THE ARCHITECT WHEN CONSTRUCTION REACHES THE FOLLOWING KEY PERIODS, SO ARCHITECT CAN VISIT THE SITE, REVIEW CONSTRUCTION, AND ANSWER QUESTIONS. a. UPON COMPLETION OF FOUNDATION FORM WORK, PRIOR TO POURING FOOTINGS AND SLABS. b. PRIOR TO FRAMING INSPECTION. THE ARCHITECT CAN NOT BE HELD RESPONSIBLE FOR ERRORS DURING CONSTRUCTION, IF NOT NOTIFIED OF THESE KEY DATES.

FLASHING

- 1. ALL FLASHING, COUNTER-FLASHING AND COPING OF METAL SHALL BE NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL AND CONFORM TO ASTM A525.
2. FLASH AND COUNTER-FLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CALK WOOD BEAMS AND OUTLOOKERS PROJECTED THROUGH EXTERIOR WALLS OR ROOF SURFACES.
3. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH APPROVED METHOD AND MATERIALS, WHICH CONFORMS TO STANDARDS OF LOCAL AND APPLICABLE CODES.



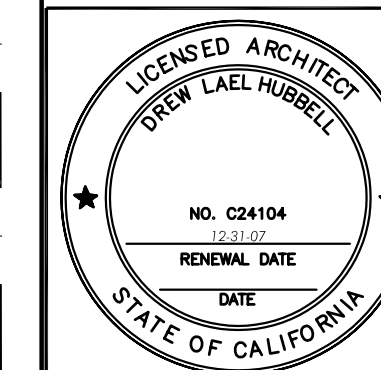
ELFIN FOREST INTERPRETIVE CENTER 90% SUBMITTAL RECREATIONAL RESERVE 8833 HARMONY GROVE ESCONDIDO, CA 92029

HUBBELL & HUBBELL 1970 Sixth Avenue San Diego, CA 92101 (619)231-0446 & (760)765-0171 Drawn: DK, JR, RB Job#: 0713 Date: 10-29-07

REVISION DATES:

Table with 2 columns: Revision number and description.

DRAWN BY: DK, JR, RB PLOT SCALE N.T.S. SHEET NUMBER



ELFIN FOREST INTERPRETIVE CENTER

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(619)231-0446 & (760)765-0171
Date: 10-29-07 Drawn: DK, JR, RB Job#: 0713

REVISION DATES:

DRAWN BY:
DK, JR, RB

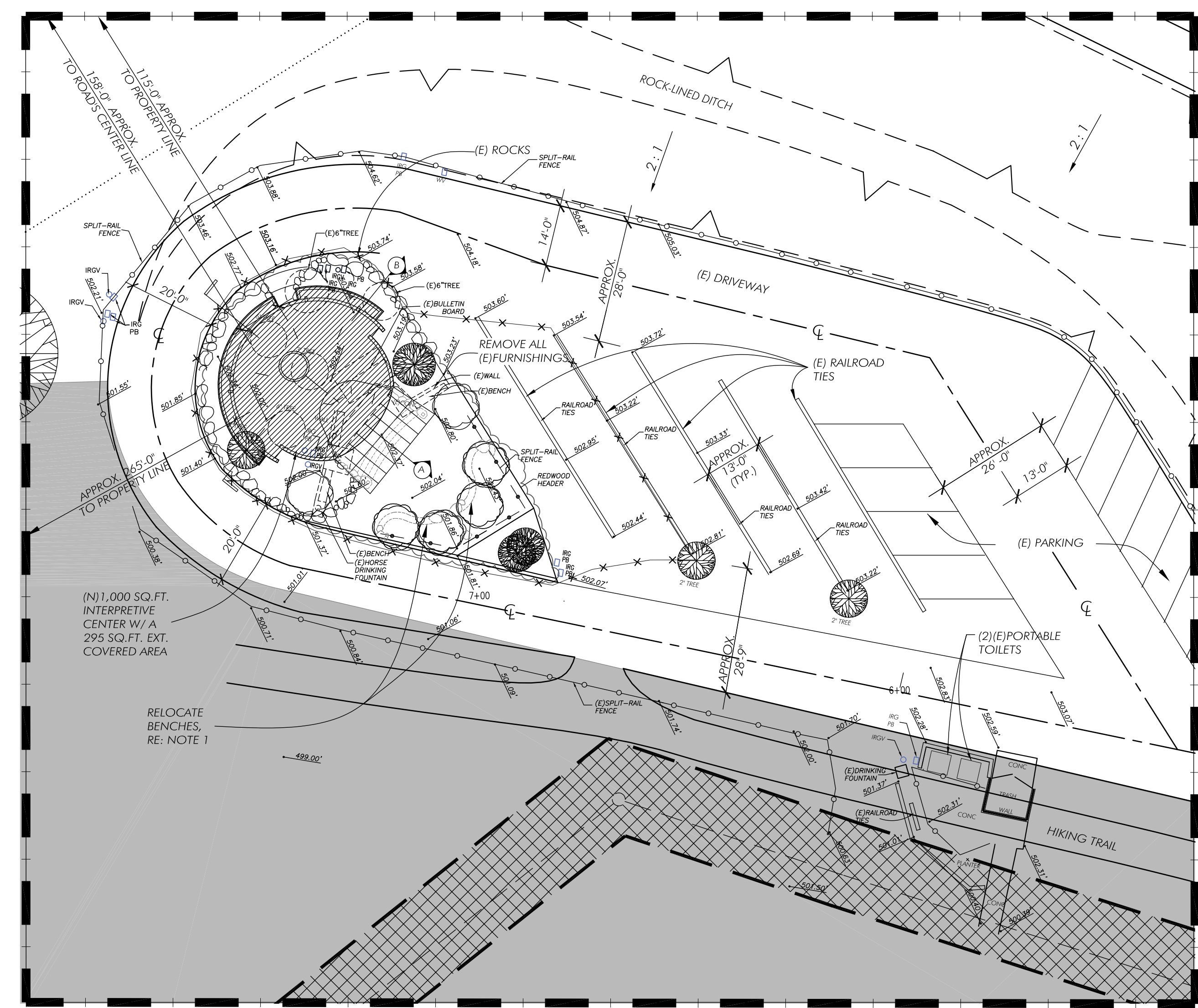
PLOT SCALE

1"=60', 1"=20'

SHEET NUMBER

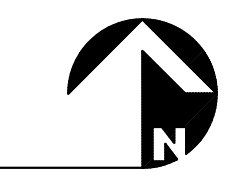
SP1

SHEET 03 OF 19



SITE PLAN

SCALE: 1"= 20'-0"

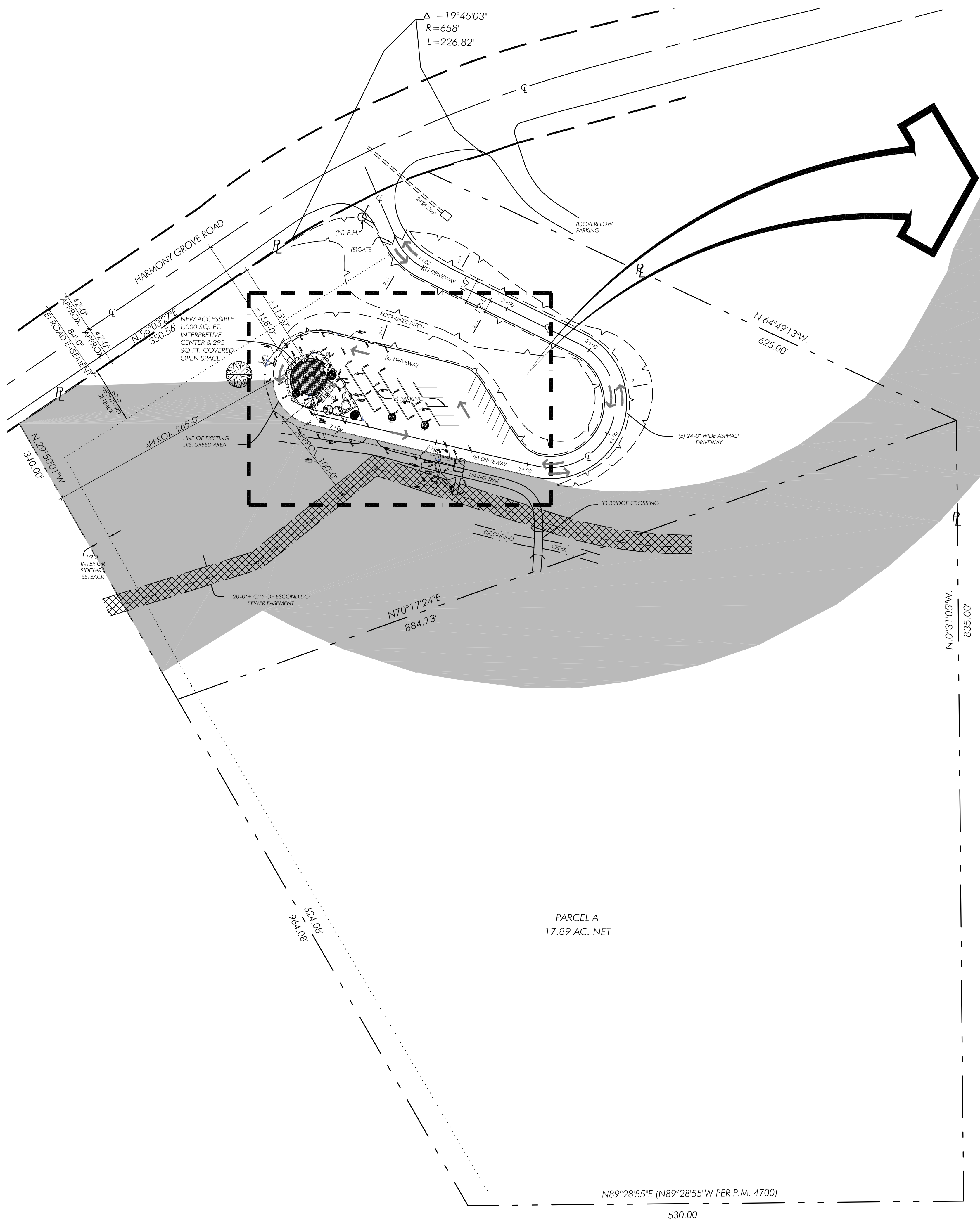


LEGEND

- AREA OF DISTURBED LAND (CURRENT) APPROX. 3,500 SQ. FT. OR 0.08 AC
- 100 YR. FLOOD PLAIN
- PROPERTY LINE
- SETBACK LINE
- CENTER LINE OF STREET
- (E) ROADWAY EASEMENT
- (E) SEWER EASEMENT
- (E) SPLIT RAIL FENCE TO REMAIN
- (E) SPLIT RAIL FENCE TO BE REMOVED
- (N) APPROX. 7'-0" HIGH FENCE
- (E) TREES TO BE REMOVED
- (E) TREES REMAIN
- (N) TREES
- (N) FIRE HYDRANT

NOTES:

1. (E) BENCHES TO BE RELOCATED TO FOLLOW THE PROPOSED SHAPE SHOWN ON SHEET A1, AND INTEGRATED INTO THE FINAL SEATING ARRANGEMENT.
2. (E) FIRE HYDRANT LOCATED ON THE WEST SIDE OF HARMONY GROVE RD., WITHIN A RADIUS OF 500 FT. (SEE LOCATION MAP ON TS).
3. CONTRACTOR MUST KEEP THE DRIVEWAY FREE OF ANY CONSTRUCTION DEBRIS, MATERIALS, TOOLS AND EQUIPMENT AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
4. NEW FIRE HYDRANT WILL BE PROVIDED AND INSTALLED BY OWNER.
5. WORK AT PARKING AREA AND DRIVEWAYS ARE NOT PART OF THE SCOPE OF WORK AND WILL REMAIN AS IS.
6. TOPOGRAPHIC INFORMATION IS BASED ON DRAWINGS PROVIDED BY THE CLIENT, THEREFORE THE ARCHITECT CANNOT ASSURE THE ACCURACY OF THE TOPOGRAPHIC DATUM AS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY GREATER THAN 1'-0" BETWEEN THE PROPOSED ELEVATIONS SHOWN ON THE DRAWINGS AND THE ACTUAL CONDITIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT PRIOR TO BEGINNING ANY WORK ON SITE.



SITE PLAN - EXISTING W/ PROPOSED INT. CENTER

SCALE: 1"= 60'-0"



CAD FILE: Elfin_SPT.dwg

EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION/SEDIMENT CONTROL, PRIOR TO COMPLETION OF FINAL IMPROVEMENTS, SHALL BE PERFORMED BY THE CONTRACTOR OR QUALIFIED PERSON AS INDICATED BELOW:

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND FOR PERMANENT POST CONSTRUCTION TREATMENT CONTROL PERMANENT BMP'S, THE WATER QUALITY TECHNICAL REPORT (WQTR) IF APPLICABLE.
- FOR STORM DRAIN INLETS, PROVIDE A GRAVEL BAG SILT BASIN IMMEDIATELY UPSTREAM OF INLET AS INDICATED ON DETAILS.
- FOR INLETS LOCATED AT SUMPS ADJACENT TO TOP OF SLOPES, THE CONTRACTOR SHALL ENSURE THAT WATER DRAINING TO THE SUMP IS DIRECTED INTO THE INLET AND THAT A MINIMUM OF 1.00' FREEBOARD EXISTS AND IS MAINTAINED ABOVE THE TOP OF THE INLET. IF FREEBOARD IS NOT PROVIDED BY GRADING SHOWN ON THESE PLANS, THE CONTRACTOR SHALL PROVIDE IT VIA TEMPORARY MEASURES, I.E. GRAVEL BAGS OR DIKES.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.
- THE CONTRACTOR SHALL REMOVE SILT AND DEBRIS AFTER EACH MAJOR RAINFALL.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER OR RESIDENT ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION/SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED BY THE RESIDENT ENGINEER DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES, WHICH MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION/SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON. ALL EROSION/SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE DONE TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING FOR THE AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION/SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL ARRANGE FOR WEEKLY MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION/SEDIMENT CONTROL MEASURES AND OTHER RELATED CONSTRUCTION ACTIVITIES.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

- STABILIZATION:** ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
- STRUCTURAL PRACTICES:** DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
- OPERATION AND MAINTENANCE, FUNDING:** POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PERMANENT POST-CONSTRUCTION BMP NOTES

- OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
- PERMANENT POST CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR RESIDENT ENGINEER AND THE ENGINEER OF WORK.

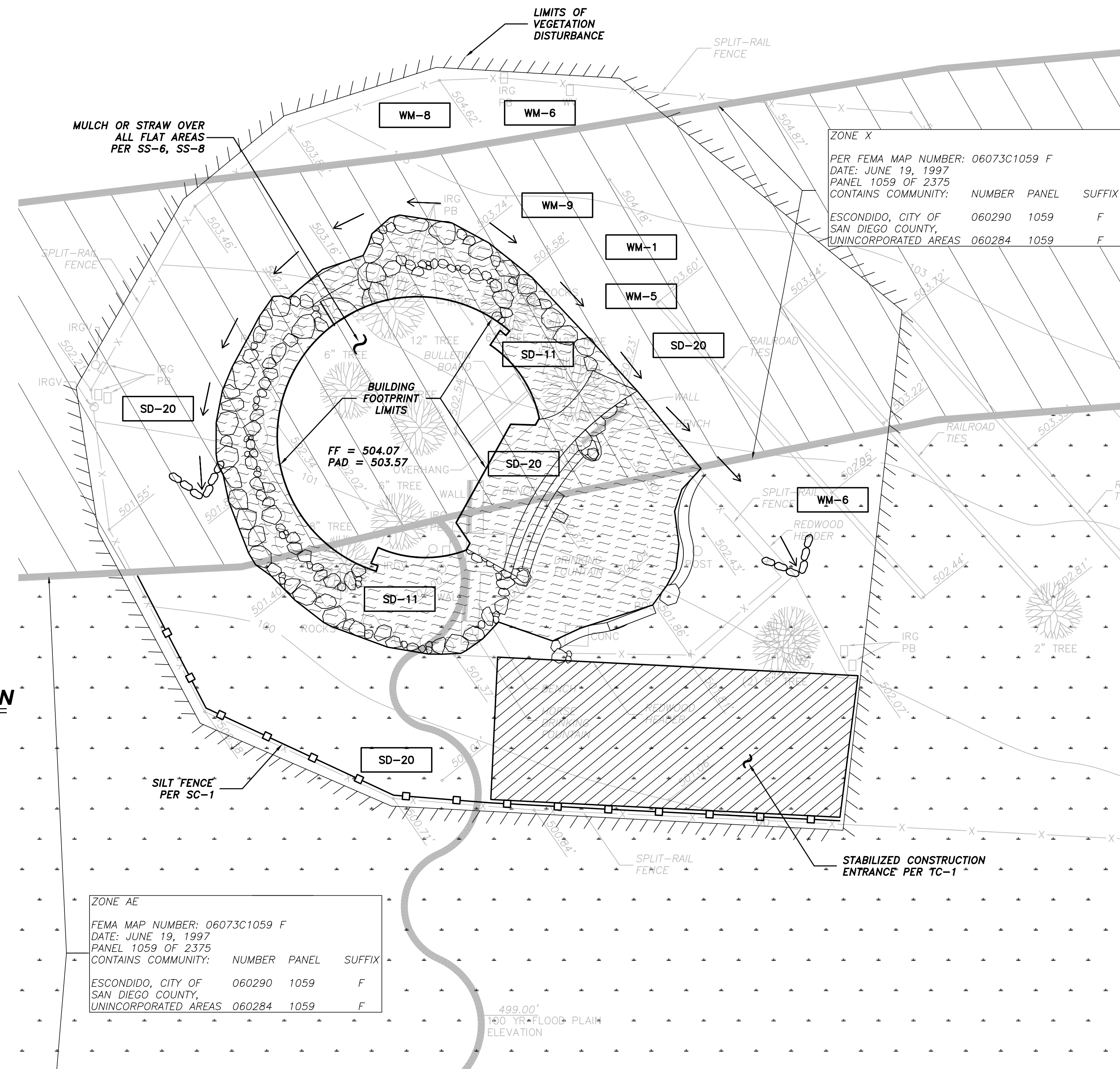
BMP LEGEND

DESCRIPTION	STD DWG	SYMBOL
LIMITS OF VEGETATION AND GRADING	SS-2	
TEMPORARY SWALE	SS-9	
WASTE MANAGEMENT CONTROL BMPs:		
MATERIAL DELIVERY & STORAGE	WM-1	
SOLID WASTE (TRASH) AREA	WM-5	
HAZARDOUS WASTE MANAGEMENT	WM-6	
CONCRETE WASHOUT AREA	WM-8	
SANITARY WASTE AREA (PORTO-JOHN)	WM-9	
TEMPORARY RUNOFF CONTROL BMPs:		
SILT FENCE	SC-1	
STABILIZED CONSTRUCTION ENTRANCE	TC-1	
MULCH OR STRAW COVER FLAT AREAS	SS-6, SS-8	
GRAVEL BAG BARRIER/BERM STACKED TWO HIGH MINIMUM (U.N.O.)	SC-6, SC-8	
PERMANENT BMPs:		
DRAINAGE FROM ROOF AREAS AND OTHER IMPERVIOUS SURFACES SHALL BE DIRECTED TO FLAT VEGETATED AREAS	SD-11	
SLOPE PAVEMENT TOWARDS FLAT VEGETATED AREAS OR USE POROUS PAVEMENT	SD-20	

BMP MANUAL REFERENCES:

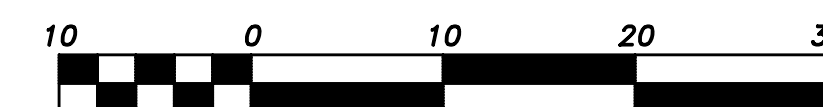
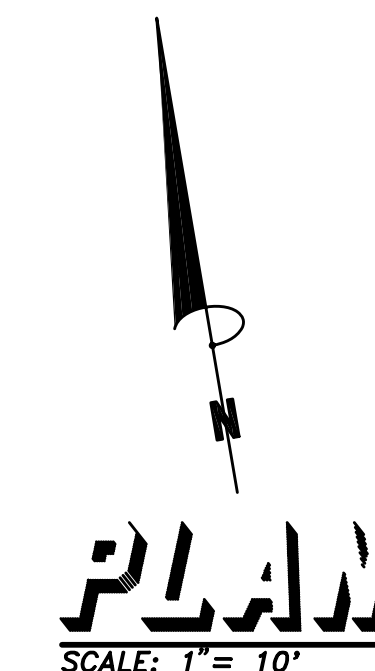
- FOR PROPER SCHEDULING, SEE SS-1
- FOR DUST CONTROL MEASURES, SEE WE-1
- FOR WATER CONSERVATION MEASURES, SEE NS-1
- FOR PAVING OPERATIONS, SEE NS-3
- FOR MATERIAL USE & STOCKPILE MANAGEMENT, SEE WM-1, WM-2, & WM-3
- FOR SPILL PREVENTION & CONTROL ISSUES, SEE WM-4
- FOR HAZARDOUS & NON-HAZARDOUS LIQUID WASTE MANAGEMENT SEE WM-6, & WM-10
- FOR STREET SWEEPING, SEE SC-7

* THESE DETAILS AND NOTES CAN BE FOUND IN THE CALTRANS CONSTRUCTION SITE BMP MANUAL, MARCH, 2003, AND ALSO IN THE APPENDIX OF THE COMPANION WPCP REPORT



CONSTRUCTION AND PERMANENT BMP PLAN

SCALE: 1"=10'



ELFIN FOREST INTERPRETIVE CENTER
 90% completion submittal
 RECREATIONAL RESERVE
 8833 HARMONY GROVE
 ESCONDIDO, CA 92029

HUBBELL & HUBBELL
 1970 Sixth Avenue
 San Diego, CA 92101
 (619)231-0446 & (760)765-0171
 Date: 8-20-07 Drawn: DK, JR Job#: 0713

REVISION DATES:

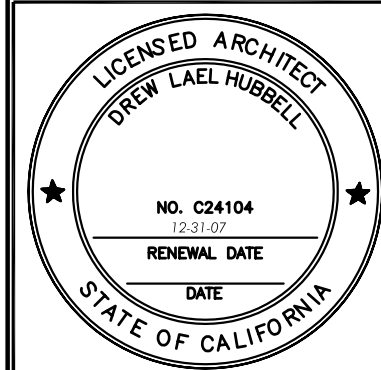
Δ	

DRAWN BY:
 BRIAN BEGGS
 PLOT SCALE
 1"=10'
 SHEET NUMBER

C1
 SHEET OF



P.O. BOX 791 POWAY, CA 92074 (858)748-8333 FAX (858)748-8412



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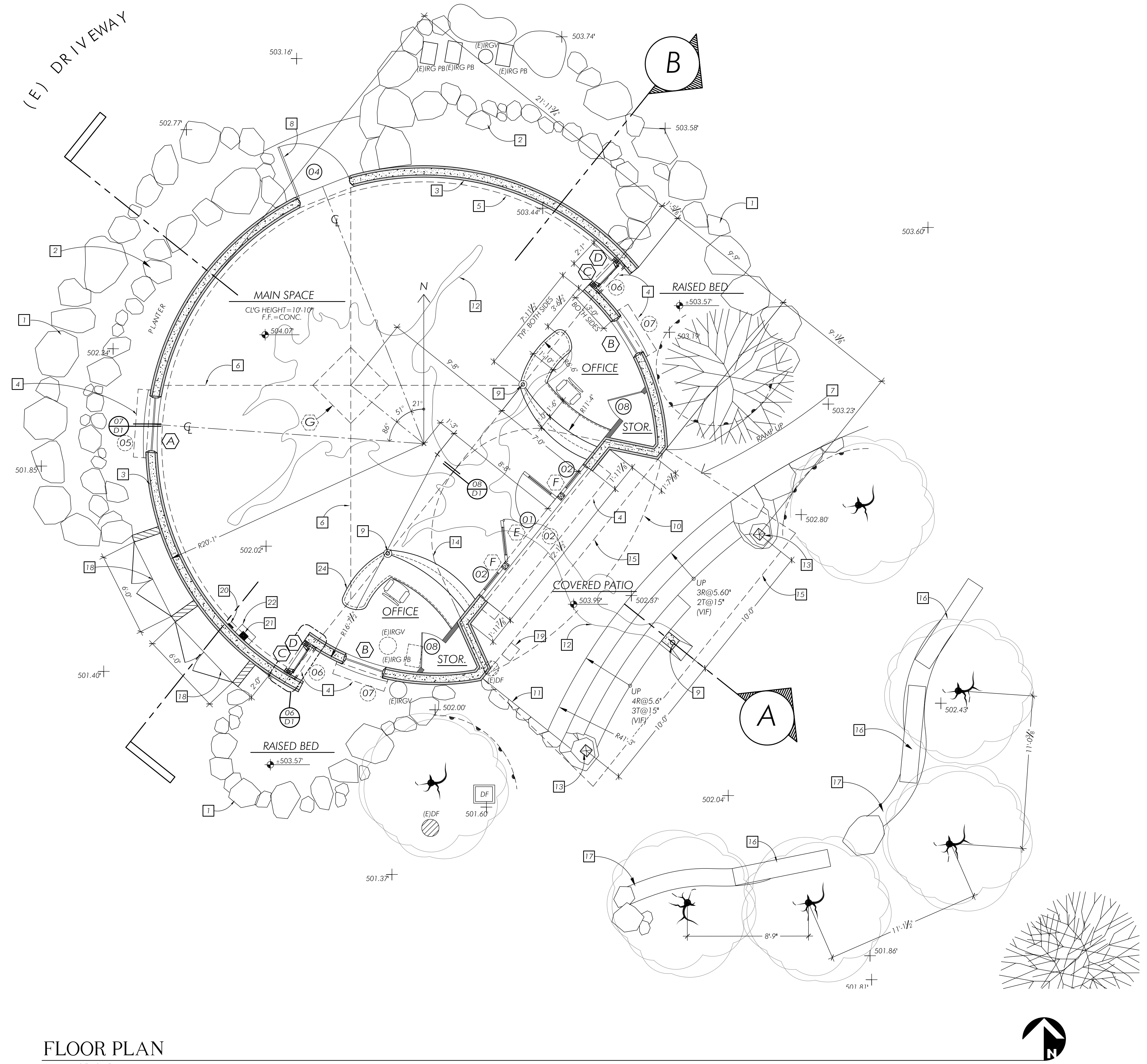
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PLOT SCALE 1/4"=1'-0"
SHEET NUMBER A1
SHEET 06 OF 19

FLOOR PLAN KEYNOTES

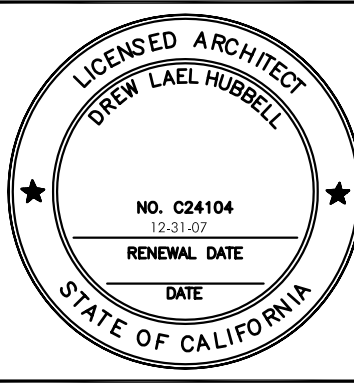
- NOTE:
- SUPERSCRIBED NUMBERS ON THE KEYNOTES BELOW INDICATE THE PHASE IN WHICH THE DESCRIBED WORK IS TO BE PERFORMED.
- [X] PHASE 1 = BASE BID [X] PHASE 2 = ADDITIVE ALTERNATE. BID AS SEPARATE LINE ITEMS TO BE INCLUDED AS FUNDS ALLOW.
- 1 EXISTING STONES TO BE REPLACED W/ LARGE BOULDERS THAT WILL PARTIALLY HELP RETAIN THE EARTH TO FORM A RAISED BED
 - 2 DRY-STACKED GRANITE BOULDER PLANTER WALL, APPROX. 4'-0" WIDE x 3'-0" HIGH.
 - 3 10" PERFORM WALL PANELS. FINISH PER SCHEDULE.
 - 4 L. O. METAL ROLLING SHUTTERS ABOVE.
 - 5 L. O. CURVED EDGE CEILING ABOVE.
 - 6 L. O. 2x4 CEDAR STRIPS AT CARDINAL POINTS @ CEILING ABOVE.
 - 7 ACCESSIBLE ROUTE OF TRAVEL. RAMP NOT TO EXCEED SLOPE RATIO OF 1:12
 - 8 EXIT ONLY METAL DOOR
 - 9 4" STEEL PIPE COLUMNS - FINISH PER SCHEDULE.
 - 10 L. O. CURVED TRIDI PANEL CEILING ABOVE - FINISH PER SCHEDULE.
 - 11 GRANITE BOULDER SEAT WALL AT PATIO SLAB EDGE.
 - 12 OUTLINE OF MOSAIC GLASS TILE INLAID ON CONC. FLOOR.
 - 13 8x8 WOOD POST SET ON BOULDER
 - 14 L. O. BENT STEEL PIPE ABOVE
 - 15 L. O. PHOTOVOLTAIC PANEL STRUCTURE ABOVE
 - 16 (E) BENCHES TO BE RELOCATED
 - 17 ADDITION TO STONE BENCHES
 - 18 BATTERY STORAGE CABINET W/ 1/2" METAL DOOR W/ LOUVER VENTS.
 - 19 OUTBACK PV BREAKER ABOVE. SEE COMPONENT 08 ON SHEET E2 FOR MORE INFO.
 - 20 CHARGER CONTROLLER. SEE COMPONENT 02 ON SHEET E2 FOR MORE INFO.
 - 21 DISTRIBUTION PANEL. SEE COMPONENT 03 ON SHEET E2.
 - 22 INVERTER PANEL BELOW. SEE COMPONENT 04 ON SHEET E2.
 - 23 OUTBACK PV BREAKER. REFER TO COMPONENT 08 ON SHEET E2.
 - 24 CUSTOM RECEPTION/WORK DESK, BOTH SIDES.

LEGEND

- 2x4 @ 16" O.C. FULL HEIGHT WOOD STUD WALL CONSTRUCTION, W/ 1/2" GYPSUM WALLBOARD BOTH SIDES. FINISH PER SCHEDULE.
- 6" CONCRETE BLOCK WALL
- 10" STANDARD PERFORM WALL PANEL. FINISH PER SCHEDULE.
- DRY-STACKED GRANITE BOULDER WALL
- + 502.44' (E) POINT ELEVATION
- BIOBARRIERS TREE ROOT BARRIER
- (E) TREES TO REMAIN
- NEW OR RELOCATED OAK TREE (PHASE 1)
- DF ACCESSIBLE DRINKING FOUNTAIN
- (E)IRG/PB EXISTING IRRIGATION PULL BOX
- (E)IRG/PB EXISTING IRRIGATION PULL BOX TO BE REMOVED
- (E)IRGV EXISTING IRRIGATION VALVE TO REMAIN
- (E)IRGV EXISTING IRRIGATION VALVE TO BE REMOVED
- (E)IDF EXISTING DRINKING FOUNTAIN TO BE REMOVED
- (E)IDF EXISTING DRINKING FOUNTAIN TO REMAIN



FLOOR PLAN
SCALE: 1/4"=1'-0"
0 1' 2' 4' 10'



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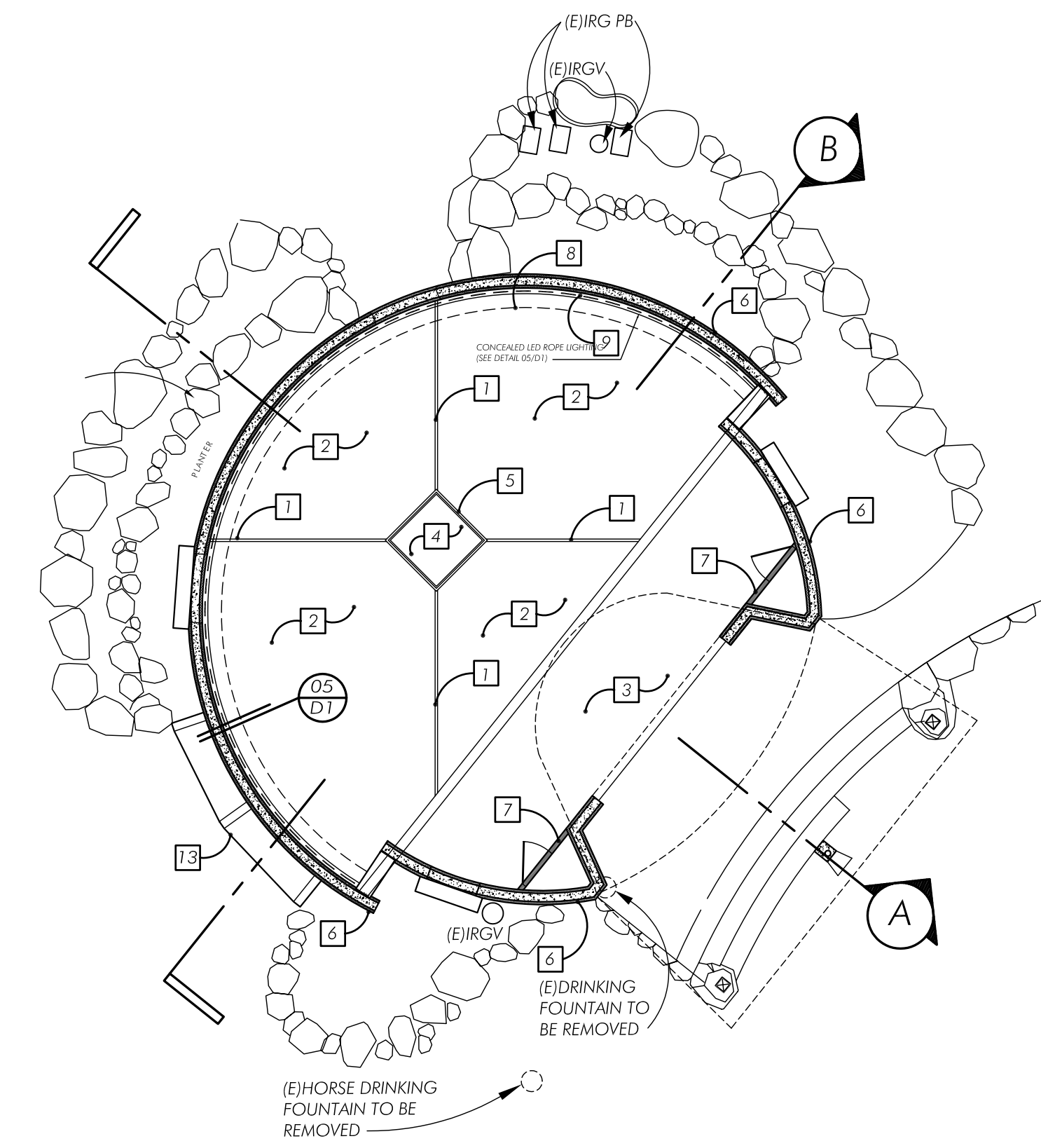
REVISION DATES:

DRAWN BY:
 DK, JR, RB
 PLOT SCALE
 AS SHOWN
 SHEET NUMBER

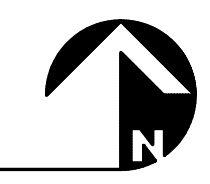
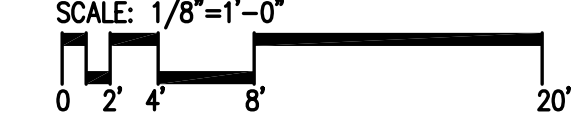
A2

REFLECTED CL'G PLAN KEYNOTES

- NOTE:
 -SUPERSCRIBED NUMBERS ON THE KEYNOTES BELOW INDICATE THE PHASE IN WHICH THE DESCRIBED WORK IS TO BE PERFORMED.
- ☐ PHASE 1 = BASE BID ☐ PHASE 2 = ADDITIVE ALTERNATE. BID AS SEPARATE LINE ITEMS TO BE INCLUDED AS FUNDS ALLOW.
- 1 EXPOSED 2x4 CEDAR STRIP (MATCHING CARDINAL POINTS)
 - 2 2" GYP. BOARD ATTACHED TO STRUCTURAL MEMBERS W/ WATER BASED ACRYLIC PAINT FINISH. (SEE ARCHITL FINISH SCHEDULE)
 - 3 TRI-D PANEL VAULTED CEILING W/ PLASTER FINISH ON BOTH SIDES. (SEE ARCHITL FINISH SCHEDULE)
 - 4 WELUX CURB MOUNTED SKYLIGHT MODEL FCM 4646 W/ SHATTER PROOF GLAZING. (SEE WINDOWS SCHEDULE FOR ALL ACCESSORIES)
 - 5 2x10 P.T.D.F. CURB AT SKYLIGHT (SEE ARCHITL DETAIL)
 - 6 PERFORM BLOCK WALL WITH PLASTER FINISH ON BOTH SIDES (FINISH SCHEDULE)
 - 7 2x4 WALL (FINISH PER SCHEDULE)
 - 8 START OF CURVED FOAM EDGE @ 1'-1 3/4" FROM WALL
 - 9 LED ROPE LIGHTING

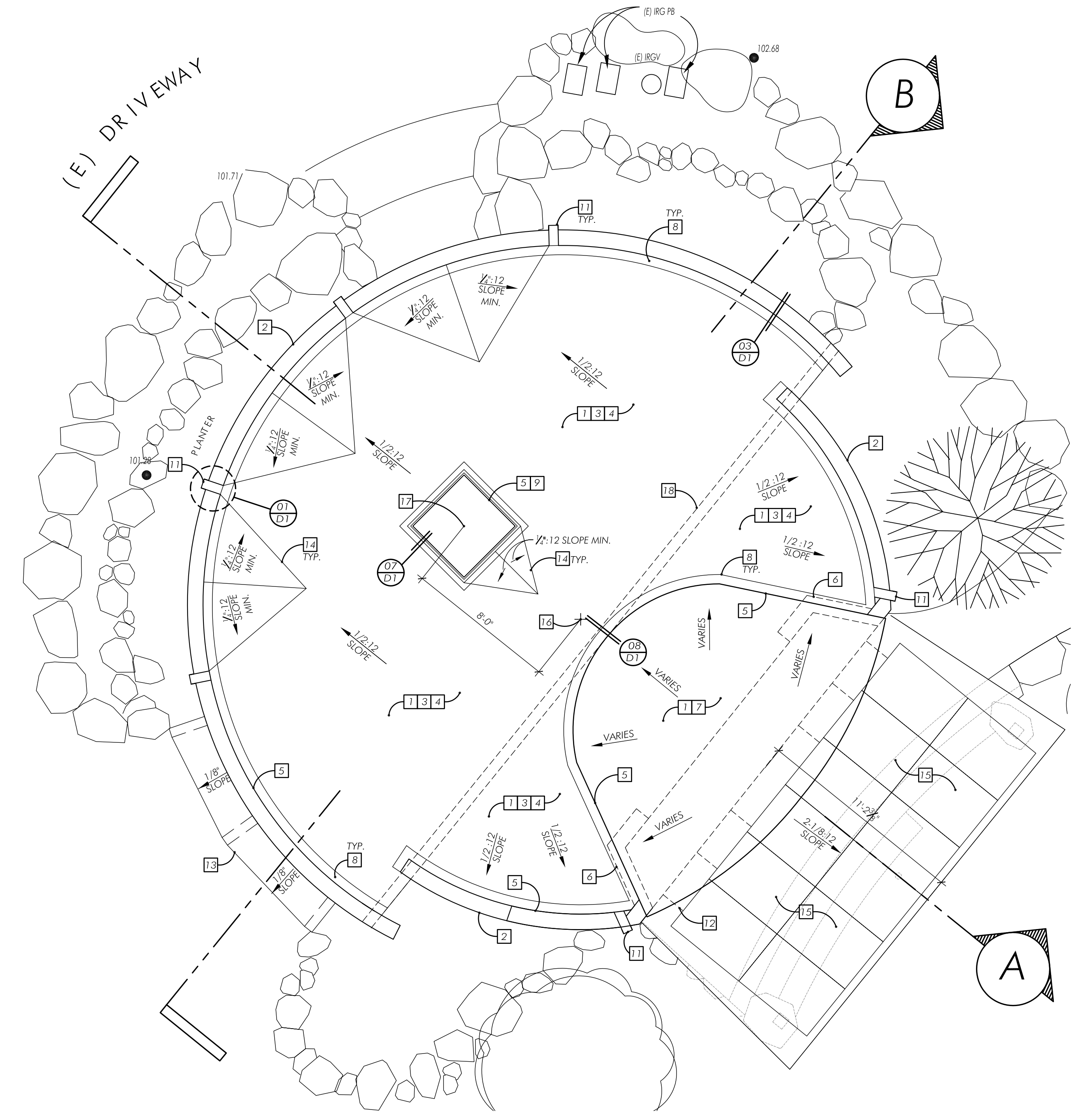


REFLECTED CEILING PLAN

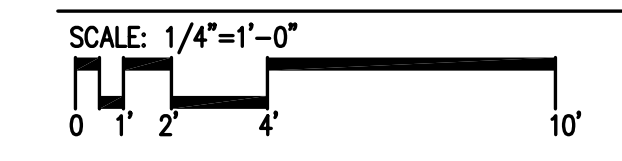


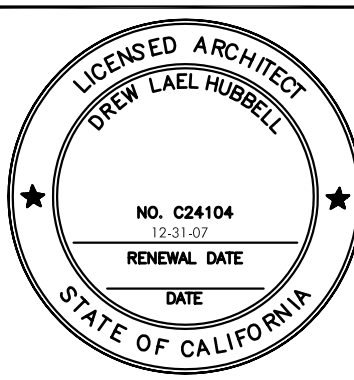
ROOF PLAN KEYNOTES

- NOTE:
 -SUPERSCRIBED NUMBERS ON THE KEYNOTES BELOW INDICATE THE PHASE IN WHICH THE DESCRIBED WORK IS TO BE PERFORMED.
- ☐ PHASE 1 = BASE BID ☐ PHASE 2 = ADDITIVE ALTERNATE. BID AS SEPARATE LINE ITEMS TO BE INCLUDED AS FUNDS ALLOW.
- 1 ALL NEW STRUCTURES, AND EVERY EXISTING STRUCTURE WHEN 50% OR MORE OF THE TOTAL ROOF AREA IS REROOFED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONES DESIGNATED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION, OR BY A LOCAL AGENCY, SHALL HAVE AT LEAST A CLASS "A" ROOF COVERING. ROOF COVERINGS IN ALL OTHER AREAS SHALL HAVE A CLASS "C" RETARDANT ROOF COVERING. (U.B.C. SEC. 1503.1)
 - 2 24 GA. GALVANIZED STEEL GRAVEL STOP
 - 3 3-PLY MINERAL WHITE COATED SURFACED FIBERGLASS BUILT-UP ROOF SYSTEM
 - 4 J. DRAIN GREEN ROOF SYSTEM ASSEMBLY PER DETAILS
 - 5 AT THE JUNCTURE OF THE ROOF AND VERTICAL SURFACES, FLASHING AND COUNTERFLASHING SHALL BE PROVIDED PER THE ROOFING MANUFACTURER'S INSTRUCTIONS AND, WHEN OF METAL, SHALL NOT BE LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT METAL. (U.B.C. SEC. 1509)
 - 6 LINE OF WALL BELOW
 - 7 CURVED TRI-D PANEL W/ SHOTCRETE ON BOTH SIDES AND PLASTER FINISH TO MATCH WALLS
 - 8 6" WIDE, 3/2" GRAVEL AT ROOF PERIMETER W/ 3" x 4" LIGHTWEIGHT ALUMINUM EDGE
 - 9 CURB MOUNT SKYLIGHT, INSTALLATION AND FLASHING PER MANUFACTURER
 - 10 L. O. BEAM BELOW
 - 11 GALVANIZED THREE-SIDE SCUPPER. SLOPE A MIN. 1/2:12
 - 12 OUTBACK P.V. BREAKER ON TOP OF TRELIS.
 - 13 6" CONC. SLAB BELOW W/ #4 REBARS @ 18" O.C. EA. WAY.
 - 14 TYPICAL CRICKET CONDITION AS RECOMMENDED PER MANUFACTURER
 - 15 (12), KYOCERA 200 WATT PHOTOVOLTAIC MODULES (JL1703)
 - 16 CENTER OF 20-1" RADIUS WALL
 - 17 CENTER POINT OF SKYLIGHT
 - 18 L. O. BEAM BELOW



ROOF PLAN





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(619)231-0446 & (760)765-0171
Date: 10-29-07 Drawn: DK, JR, RB Job#: 0713

REVISION DATES:

DRAWN BY:
DK, JR, RB

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

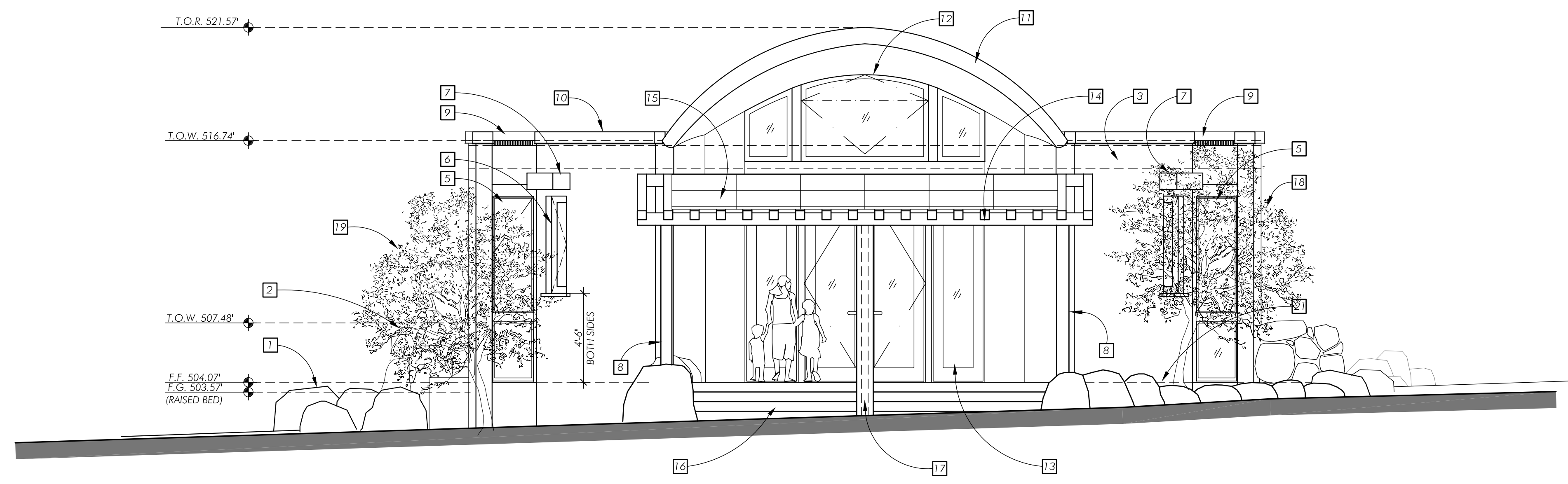
SHEET NUMBER

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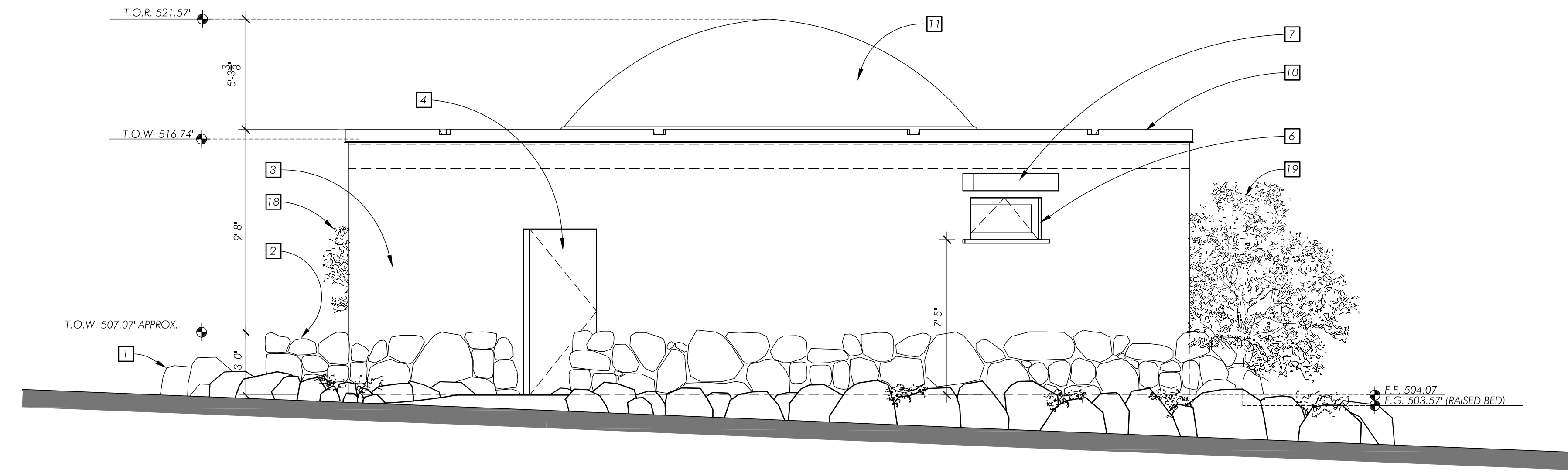
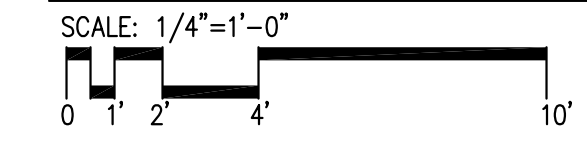
SHEET 08 OF 19

ELEVATION KEYNOTES

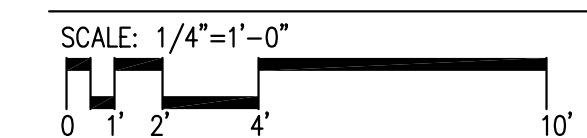
- NOTE:
-SUPERSCRIBED NUMBERS ON THE KEYNOTES BELOW INDICATE THE PHASE IN WHICH THE DESCRIBED WORK IS TO BE PERFORMED.
- #1 PHASE 1 - BASE BID #2 PHASE 2 - ADDITIVE ALTERNATE. BID AS SEPARATE LINE ITEMS TO BE INCLUDED AS FUNDS ALLOW.
 - 1 (E) STONES SURROUNDING THE STAGING AREA TO BE REPLACED W/ GRANITE BOULDERS AND LEVELED UP ALL AROUND.
 - 2 DRY-STACKED GRANITE BOULDER AT PLANTER WALL.
 - 3 15"(W) x 120"(H) x 10"(THICK) REINFORCED PERFORM WALL PANELS. FINISH PER SCHEDULE.
 - 4 EXIT ONLY HOLLOW METAL DOOR.
 - 5 INTEGRITY WOOD ULTRIX CASEMENT OVER PICTURE UNIT WINDOWS W/ CONCEALED METAL ROLLER SHUTTER BY ROLLAC.
 - 6 INTEGRITY WOOD ULTRIX WINDOW.
 - 7 LAWRENCE ROLL UP SERVICE COUNTER DOOR.
 - 8 8x8 WOOD COLUMN SET ON BOULDERS.
 - 9 EXTENSIVE GREEN ROOF SYSTEM ASSEMBLY PER DETAIL.
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 - 12 CUSTOM, ARCHED-TOP, OFF-CENTER, OPERATION W/ FIXED SIDE PANELS WINDOWS W/ INT. AND EXT. FINISHINGS TO MATCH DOOR BELOW. (SEE WINDOWS AND DOORS SCHEDULE).
 - 13 WOOD CLAD, DOUBLE INSWING DOORS W/ SIDELITES BY MARVIN.
 - 14 HEAVY TIMBER SHADING STRUCTURE.
 - 15 PHOTOVOLTAIC PANELS PER DETAILS (SEE SHEET E2).
 - 16 FOUNDATION AND CONCRETE SLAB PER STRUCTURAL. FINISH PER SCHEDULE.
 - 17 EXTERIOR STL. PIPE COLUMN PER STRUCTURAL. FINISH PER SCHEDULE.
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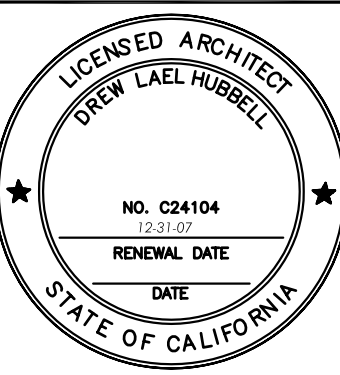


SOUTHEAST ELEVATION



NORTHWEST ELEVATION





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Date: 10-29-07 Drawn: DK, JR, RB Job#: 0713

REVISION DATES:

NO.	DATE	DESCRIPTION

DRAWN BY: DK, JR, RB

PLOT SCALE N.T.S

SHEET NUMBER

A6

SHEET 11 OF 19

NOTE:
- THE PROPOSED PROJECT WILL BE EXECUTED IN TWO SEPARATE PHASES AS SHOWN BELOW. ALL WORK LISTED ON THE FIRST PHASE ARE PART OF THE BID.
- IF ANY WORK IS NOT LISTED IN THE TABLE BELOW OR THERE IS CONFLICTING INFORMATION, PLEASE CONTACT THE ARCHITECT OR THE PROJECT MANAGER AT THE OLIVENHAIN WATER DISTRICT FOR CLARIFICATIONS. PROVIDE SEPARATE LINE ITEM COSTS FOR EACH PHASE 2 ELEMENT.

PHASE 1		PHASE 2	
BUILDING COMPONENT	DESCRIPTION	BUILDING COMPONENT	DESCRIPTION
SITE WORK	- SITE PREPARATION - GRADING / COMPACTION - RELOCATION / REMOVAL OF (E) ELEMENTS - POSTS, SIGNS, FENCES, AND DRINKING FOUNTAIN - PLACEMENT OF GRANITE BOULDERS AROUND THE BUILDING (INCORPORATE EXISTING STONES) - RELOCATION / INSTALLATION OF TREES	SITE WORK	- DRY-STACK STONE PLANTER WALLS - LANDSCAPE WORK - CONSTRUCTION / COMPLETION OF BOULDER SEAT - DRINKING FOUNTAINS, SPIGOTS
SUBSTRUCTURE / BUILDING SHELL	- FOUNDATION / SLAB CONSTRUCTION W/ ALL ASSOCIATED COMPONENTS - BOULDER WALLS @ PATIO SLAB EDGE - EXTERIOR BUILDING WALLS W/ ALL ASSOCIATED COMPONENTS - WINDOWS & DOORS (INCLUDING ROLL-UP DOORS) - ROOF ASSEMBLY AND SKYLIGHT W/ ALL ASSOCIATED COMPONENTS (FLASHINGS, MEMBRANE & INSTALLATION) - STEEL POSTS	BUILDING SHELL	- BATTERY STORAGE STRUCTURE - INSTALLATION OF GREEN ROOF SYSTEM - EASY TIMBER CONSTRUCTION (TRELLIS) STRUCTURE) - INTERIOR WALLS, CLOSETS AND DESKS
SERVICES / UTILITIES	- ELECTRICAL WIRING & INSTALLATION OF FIXTURES - PROVIDE & INSTALL FIRE EXTINGUISHER - PROVIDE & INSTALL FIRE HYDRANT - PER OWNER	SERVICES / UTILITIES	- P.V. SYSTEM W/ ALL ASSOCIATED COMPONENTS (OUTBACK POWER SYSTEM, CHARGE CONTROLLER, INVERTER, DISTRIBUTOR, GENERATOR SET, BATTERIES) - LED ROPE LIGHTING INSTALLATION & CONNECTION
FINISHES	- CONCRETE FLOOR SEALER / PROTECTION COAT - ALL WALL FINISHES, INTERIOR AND EXTERIOR AND PROTECTION COATINGS - CEILING INSTALLATION W/ FLAT PAINT FINISH	FINISHES	- INTERIOR & EXTERIOR POST FINISHING - INLAID MOSAIC GLASS TILES AT CONCRETE SLAB - FOAM CORNERS @ CEILING EDGE W/ PLASTER FINISH & PROPOSED MURAL PAINTINGS

DOOR SCHEDULE

LOW E II DUAL GLAZING

MARVIN DOORS - 0.29 U-VALUE
0.35 SHGC RATING

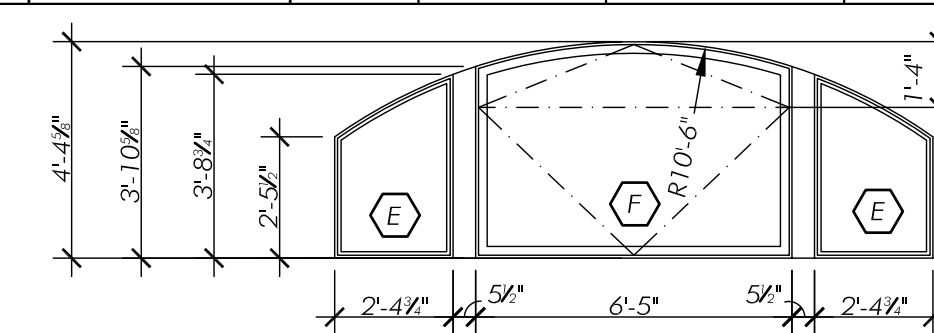
#	SIZE (wxh)	DOOR							FRAME		HARDWARE	REMARKS ALL GLAZING TO BE LOW-e2 W/ ARGON
		QTY.	TYPE	MAT.	THICK.	FINISH	GLASS SF	CORE	MAT.	FINISH		
01	6'-1 1/2" x 10'-0"	1	INSWING, FRENCH	INT. PINE WD. EXT. EXTRUDED ALUMINUM	2 1/2"	INT. TREATED WD. EXT. KYNAR	312.15	LVL	WOOD CLAD	INT. TREATED WD. EXT. KYNAR	01	MARVIN CLAD 2 1/2" RESIDENTIAL INSWING FRENCH DOOR, XX-RH, CMIFD25100
02	2'-8 1/2" x 10'-0"	2	STATIONARY, DIRECT GLAZE	INT. PINE WD. EXT. EXTRUDED ALUMINUM	2 1/2"	INT. TREATED WD. EXT. KYNAR	110.00	LVL	WOOD CLAD	INT. TREATED WD. EXT. KYNAR	02	MARVIN CLAD 2 1/2" RESIDENTIAL STATIONARY, DIRECT GLAZE, CMIFD60100
03	12'-3" x 10'-0"	1	OVERHEAD COILING	GALV. STL	3/8"	BAKED-ON PRIMER W/ POLYESTER TOP COAT	-	-	STL	BLACK PRIMER	03	LAWRENCE STANDARD DUTY FIRE DOOR, MODEL #SLFC-PG
04	4'-0" x 10'-0"	1	EXIT ONLY	GALV. STL	1 3/4"	BAKED OR PRIME PAINT	-	POLY- STYRENE	GALV. STL	BAKED OR PRIME PAINT	04	HOLLOW METAL FLUSH
05	4'-1" x 2'-3 3/8"	1	COUNTER SERVICE	GALV. STL	3/8"	BAKED-ON PRIMER W/ POLYESTER TOP COAT	-	-	EXTRD. ALUM.	CLEAR ANODIZED	05	LAWRENCE COUNTER SERVICE DOOR, MODEL #CDFP-PG
06	2'-7 3/8" x 10'-10 1/8"	2	ROLLING SHUTTER	EXTRUDED ALUMINUM	1 1/2"	ANODIZED	-	HOLLOW	EXTRD. ALUM.	POLYESTER ENAMEL BAKED	06	ROLLAC RLL4 W/ MAXI RAIL, 45" BOX, AND MANUAL CRANK OPERATOR
07	3'-1" x 4'-11 1/8"	2	COUNTER SERVICE	GALV. STL	3/8"	BAKED-ON PRIMER W/ POLYESTER TOP COAT	-	-	EXTRD. ALUM.	CLEAR ANODIZED	07	LAWRENCE COUNTER SERVICE DOOR, MODEL #CDFP-PG
08	2'-6" x 6'-8"	2	INTERIOR	MDF	1 1/2"	SLAB PAINT GRADE	-	SOLID	EXTRD. ALUM.	CLEAR ANODIZED	08	T.M.COB, TM1000

WINDOW SCHEDULE

ALL WINDOWS TO BE LOW E II DUAL GLAZED

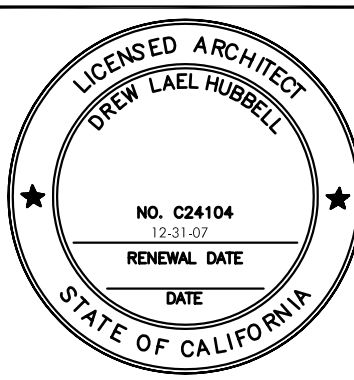
MARVIN OPERATOR - 0.30 U-VALUE; 0.29 SHGC RATING
MARVIN STATIONARY - 0.29 U-VALUE; 0.36 SHGC RATING
INTEGRITY - 0.29 U-VALUE; 0.30 SHGC RATING
VELUX SKYLIGHT - 0.48 U-FACTOR; 0.33 SHGC RATING

#	SIZE (wxh) ALL R.O., U.O.N.	WINDOW					REMARKS	
		QTY.	TYPE	MAT.	FINISH	GLASS S.F.	MODEL #	ALL WINDOWS TO BE CLAD EXTERIOR WOOD STAINED INTERIOR, U.O.N.
A	4'-1" x 2'-3 3/8"	1	AWNING	WOOD ULTREX	INT. TREATED PINE BARE WD EXT. ULTREX	83.75	IAWN4927	INTEGRITY WD. ULTREX AWNING UNIT
B	3'-1" x 4'-11 1/8"	2	CASEMENT	WOOD ULTREX	INT. TREATED PINE BARE WD EXT. ULTREX	145.64	ICAP3759	INTEGRITY WD. ULTREX CASEMENT UNIT, (1) R.H. OPERATOR AND (1) L.H. OPERATOR
C	2'-5" x 6'-3 3/8"	2	STATIONARY	WOOD ULTREX	INT. TREATED PINE BARE WD EXT. ULTREX	57.68	ICA2539	INTEGRITY WD. ULTREX, 1 UNIT WIDE, 2 UNITS HIGH, STATIONARY BELOW
D	2'-5" x 2'-7 3/8"	2	CASEMENT	WOOD ULTREX	INT. TREATED PINE BARE WD EXT. ULTREX	110.517	ICA2571	INTEGRITY WD. ULTREX, 1 UNIT WIDE, OPERATOR OVER STATIONARY (1) R.H. OPERATOR AND (1) L.H. OPERATOR
E	SHOWING BELOW	1	ROUND TOP AWNING	WOOD CLAD	INT. TREATED PINE BARE WD EXT. EXTRUDED ALUMINUM	22.45 (APPROX.)	CUSTOM	MARVIN CLAD RT6 OPERABLE OFF CENTER -AWNING (DIMENSIONS BELOW)
F	SHOWING BELOW	2	ROUND TOP STATIONARY	WOOD CLAD	INT. TREATED PINE BARE WD EXT. EXTRUDED ALUMINUM	12.36 (APPROX.)	CUSTOM	MARVIN CLAD RT17 & RT18, DIRECT DUAL GLAZE (DIMENSIONS BELOW)
G	3'-10 1/2" x 3'-10 1/2"	1	SKYLIGHT	ROLLED FORMED ALUMINUM	INT. TREATED PINE BARE WD EXT. EXTRUDED ALUMINUM	15.02	FCM 4646	VELUX FIXED, CURB MOUNTED SKYLIGHT W/ ELECTRIC HEABLOCK AWNING PROVIDE INTERIOR SAFETY STEEL BARS AND PRISMATIC ACRYLIC DIFFUSER.



NOTES:
1. ALL NEW DOORS AND WINDOWS TO HAVE TEMPERED AND DUAL GLAZING AND MUST COMPLY WITH ANSI / AAMA / NWWDA 101 / I.S.2 STRUCTURAL REQUIREMENTS.
2. ALL WINDOWS AND DOORS' DIMENSIONS TO BE VERIFIED, REVIEWED AND APPROVED PER MANUFACTURER PRIOR TO PURCHASE AND INSTALLATION.

FINISH SCHEDULE				
BUILDING COMPONENT	BASE / SURFACE MATERIAL	LOCATION	PHASE	FINISH / REMARKS
FLOOR	SMOOTH CONC.	INTERIOR	1	CLEAR SATIN WATER BASED ACRYLIC RESIN SEALER W/ OPTIONAL NO SKID ADDITIVE BY SEAL-KRETE OR SIMILAR
			2	INLAID MOSAIC GLASS TILE BY ARTIST - PATTERN SUPPLIED BY ARTIST
WALLS	PERFORM WALL	INTERIOR	1	SMOOTH HAND TROWELED EXPO STUCCO COLOR #449, "TRADEWIND"
		EXTERIOR	1	SMOOTH HAND TROWELED EXPO STUCCO, MILANO ARCHITECTURAL COLORS SERIES, COLOR #225, "SORRENTO", W/ TAGPRUF CLEAR, WATER BASED GRAFFITI RESISTANT COATINGS
	WOOD FRAME W/ GYP. BOARD	INTERIOR	1	FRAZEE WATER BASED ACRYLIC PAINT TO MATCH WALLS
CEILING	GYP. BOARD OR PLASTER	INTERIOR	1	066 ENVIROKOTE PRIMER AND ACRYLIC COPOLYMER PAINT, 029 ENVIROKOTE BY FRAZEE. IF PLASTER, HAND TROWELED EXPO STUCCO COLOR #449, "TRADEWIND" OVER METAL LATH.
	CONCRETE OVER TRIDI	INTERIOR & EXTERIOR	1	HAND TROWELED EXPO STUCCO, MILANO ARCHITECTURAL COLORS SERIES, COLOR #259, "PORTICO"
TRELLIS	WOOD	EXTERIOR	2	SEMI TRANSPARENT WOOD SEALER BY FRAZEE
POSTS	METAL PIPES	INTERIOR	2	BY ARTIST - GLAZED CLAY W/ RELIEF DECORATION
		EXTERIOR	2	BY ARTIST - CAST AND CARVED CONCRETE
	WOOD (AT TRELLIS)	EXTERIOR	1	CLEAR WOOD SEALER BY FRAZEE
		INTERIOR	1	CLEAR WOOD SEALER BY FRAZEE
WOOD (AT ENTRY DOORS)	WOOD	INTERIOR	1	CLEAR WOOD SEALER BY FRAZEE
		EXTERIOR	1	EXTRUDED ALUM. CLAD PROVIDED BY MARVIN



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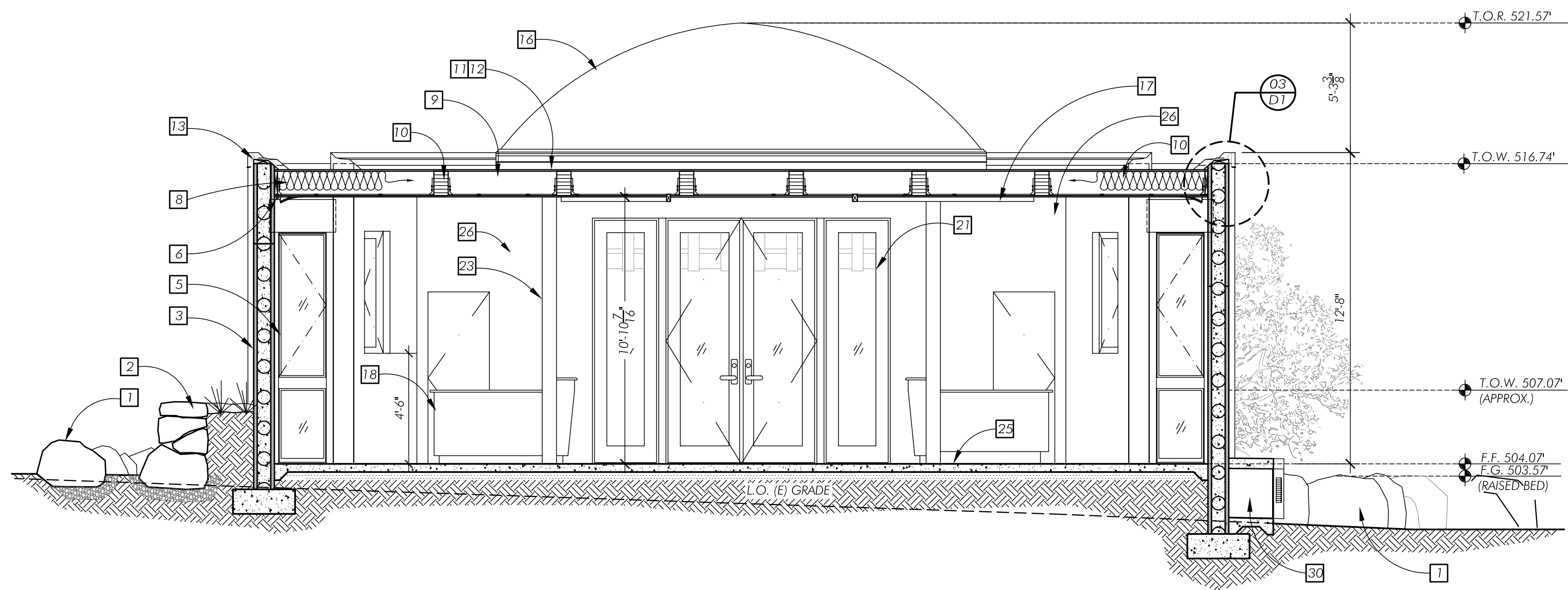
SECTION KEYNOTES

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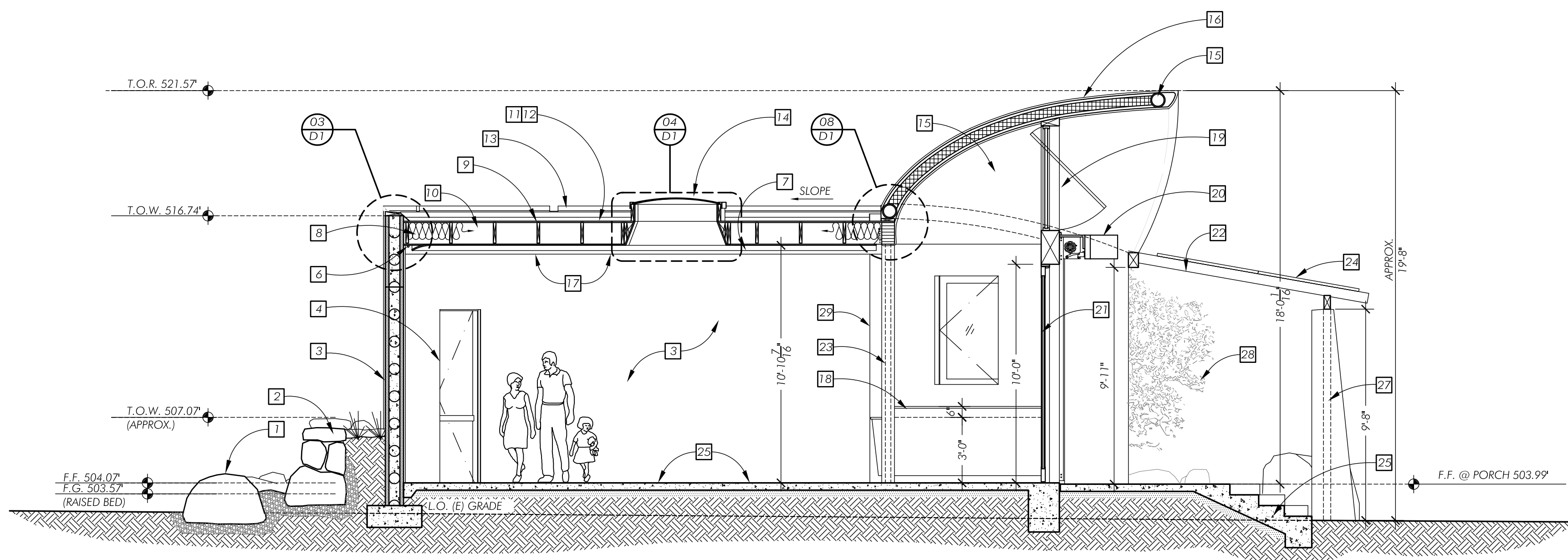
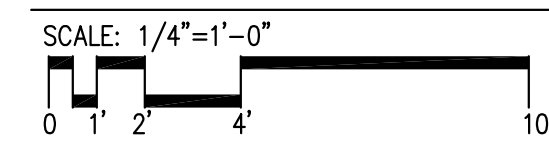
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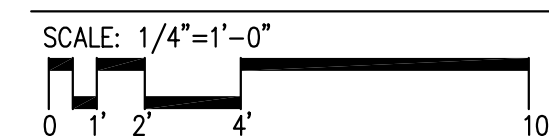
- [1] (E) BOULDERS SURROUNDING THE STAGING AREA TO BE DRYSTACKED W/ NEW GRANITE BOULDERS TO FORM A SHORT RETAINING WALL.
- [2] LARGE DRY-STACKED BOULDERS (BY OWNER) LAID TO CREATE PLANTER WALL.
- [3] 1.5"(W) x 120"(H) x 10"(THICK) REINFORCED PERFORM WALL PANELS, FINISH PER SCHEDULE. (SUPPLIER - WADE VERNON - (760) 815-5766)
- [4] EXIT ONLY HOLLOW METAL DOOR.
- [5] INTEGRITY WOOD ULTRIX CASEMENT OVER PICTURE UNIT WINDOWS W/ CONCEALED METAL ROLLER SHUTTER BY ROLLAC.
- [6] LED ROPE LIGHTING
- [7] GYPSUM BOARD TYPE "X" CEILING PER DETAIL. FINISH PER SCHEDULE.
- [8] R-30 FIBERGLASS BATT INSULATION, FORMALDEHYDE-FREE BY J.M.
- [9] ROOF RAFTERS PER STRUCTURAL
- [10] PSL JOISTS PER STRUCTURAL
- [11] 1/2" PLYWOOD SHEATHING W/ BUILT-UP ROOF SYSTEM. SEE DETAIL SHEET D1.
- [12] GREEN ROOF SYSTEM ASSEMBLY PER DETAIL.
- [13] PARAPET WALL W/ MTL. GRAVEL STOP FLASHING AND SPILL OUT SCUPPERS.
- [14] CURB MOUNTED VELLUX SKYLIGHT W/ IMPACT RESISTANT GLAZING AND EXTERIOR HEAT BLOCK AWNING W/ METAL SECURITY BARS, AND ACRYLIC DIFFUSER ON THE INTERIOR. SEE DETAIL SHEET D1.
- [15] BENT STEEL PIPE CONTINUED BEYOND PER STRUCTURAL
- [16] CURVED TRIDI PANELS W/ 5/8" POLYSTYRENE CORE AND 1 1/2" CONCRETE. FINISH PER SCHEDULE. (SUPPLIER - ROD HADRIAN (760)643-2307)
- [17] 2x4 CEDAR BOARD ATTACHED TO THE BOTTOM OF ROOF BEAMS PER PLAN.
- [18] CLASS A FIRE RETARDANT, FORMALDEHYDE-FREE, FSC CERTIFIED SANDED PLYWOOD W/ ENVIROSLAB COUNTERTOP RECEPTION DESK PER DETAIL.
- [19] CUSTOM, ARCHED-TOP, OFF-CENTER, WINDOW OPERATION W/ FIXED SIDE PANEL WINDOWS W/ INT. AND EXT. FINISHINGS TO MATCH DOOR BELOW. (SEE DOOR & WINDOW SCHEDULE).
- [20] LAWRENCE ROLL-UP METAL DOOR (SEE DOOR SCHEDULE).
- [21] WOOD CLAD, DOUBLE INSWING DOORS W/ SIDELITES BY MARVIN.
- [22] HEAVY TIMBER SHADING STRUCTURE PER PLANS
- [23] INTERIOR STEEL PIPE COLUMN PER STRUCTURAL. FINISH PER SCHEDULE.
- [24] PHOTOVOLTAIC PANELS PER DETAILS (SEE SHEET E2)
- [25] FOUNDATION AND CONCRETE SLAB PER STRUCTURAL. FINISH PER SCHEDULE.
- [26] 2x4 WOOD FRAMED CONSTRUCTION BEYOND W/ PAINTED SOLID CORE MDF DOOR, BOTH SIDES.
- [27] EXTERIOR STEEL PIPE COLUMN PER STRUCTURAL. FINISH PER SCHEDULE.
- [28] EXISTING TREE BEYOND TO REMAIN
- [29] L.O. WALL BEYOND
- [30] BATTERY STORAGE CABINET W/ 6" CONCRETE BLOCK WALL, 6" SLAB W/ #4 REBAR @ 4" O.C., AND 1/2" THK. METAL DOORS W/ LOUVER VENTS.

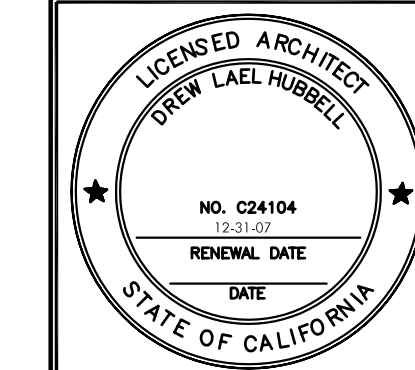


SECTION B



SECTION A





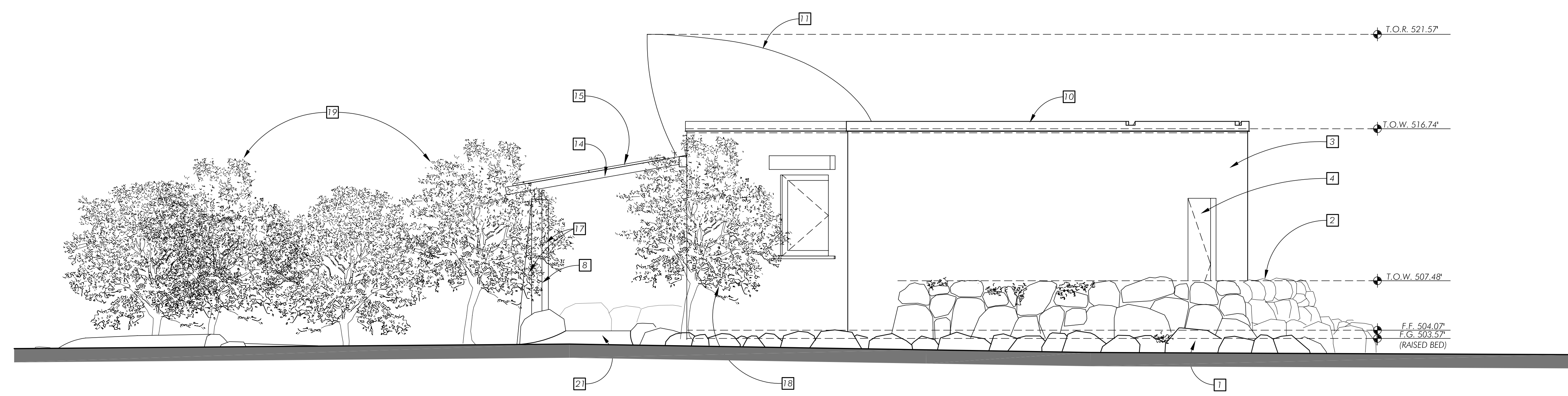
ELEVATION KEYNOTES

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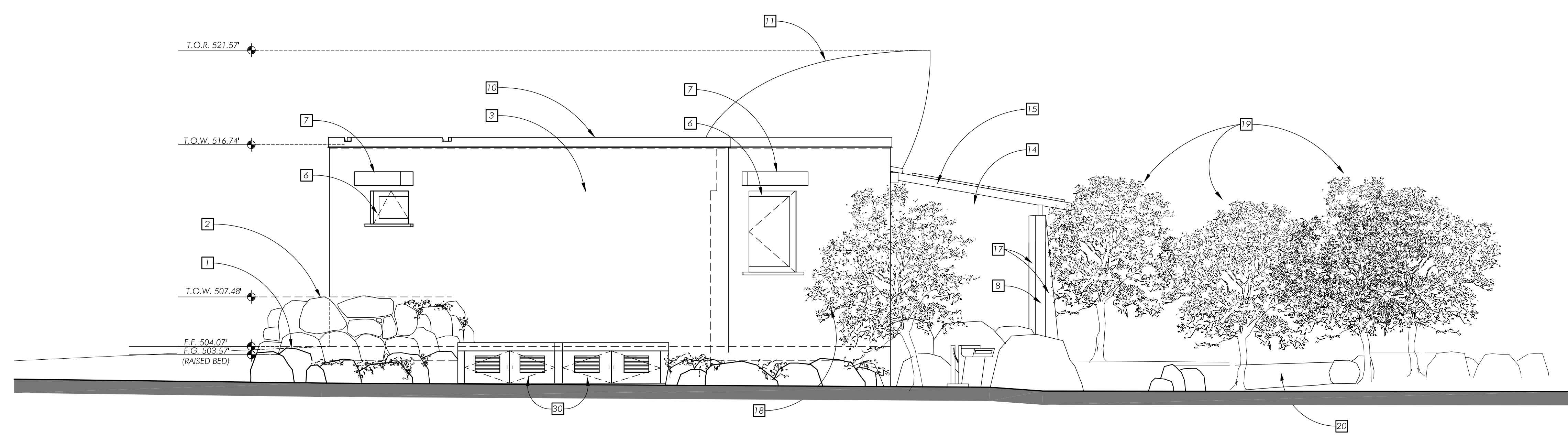
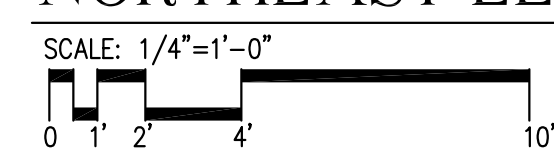
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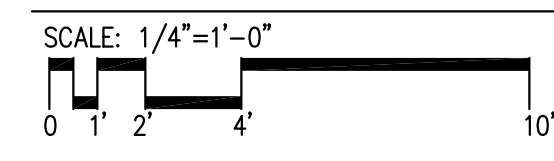
- 1 (E) STONES SURROUNDING THE STAGING AREA TO BE REPLACED W/ GRANITE BOULDERS AND LEVELED UP ALL AROUND.
- 2 DRY-STACKED GRANITE BOULDER AT PLANTER WALL.
- 3 12"W x 120"H x 10" THICK REINFORCED PERFORM WALL PANELS. FINISH PER SCHEDULE.
- 4 EXIT ONLY HOLLOW METAL DOOR.
- 5 INTEGRITY WOOD ULTREX CASEMENT OVER PICTURE UNIT WINDOWS W/ CONCEALED METAL ROLLER SHUTTER BY ROLLAC.
- 6 INTEGRITY WOOD ULTREX WINDOW.
- 7 LAWRENCE ROLL UP SERVICE COUNTER DOOR.
- 8 8x8 WOOD COLUMN SET ON BOULDERS.
- 9 EXTENSIVE GREEN ROOF SYSTEM ASSEMBLY PER DETAIL.
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- 20 (E) SEAT INCORPORATED INTO THE PROPOSED SEATS.
- 21 ACCESSIBLE ROUTE OF TRAVEL NOT TO EXCEED SLOPE RATIO 1:12.
- 22 EXISTING TREE BEYOND TO REMAIN.



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



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 (619) 231-0446 & (760) 765-0171
 Date: 10-29-07 Drawn: DK, JR, RB Job#: 0713

REVISION DATES:

DRAWN BY:
DK, JR, RB
 PLOT SCALE
1/4"=1'-0"
 SHEET NUMBER

A4