

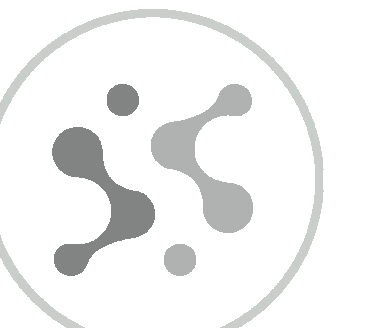
CAKE HOUSE COACHELLA

45800 DILLON RD
COACHELLA CA92236

ABBREVIATIONS	GENERAL NOTES	SYMBOLS AND LEGEND	PROJECT DIRECTORY	PROJECT DATA
<p>¢ CENTERLINE ∅ DIAMETER OR ROUND (E) EXISTING ABV. ABOVE ACOUS. ACOUSTICAL A.D. AREA DRAIN ADJ. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR A.F.G. ADJACENT FINISH GRADE AGGR. AGGREGATE AL. ALUMINUM APPROX. APPROXIMATE ARCH. ARCHITECT BD. BOARD B.I. BUILT-IN BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BLT. BOLT BM. BEAM BOT. BOTTOM C. CONDUIT CAB. CABINET CEM. CEMENT CER. CERAMIC CLG. CEILING CLO. CLOSET CLR. CLEAR C.M.U. CONCRETE MASONRY UNIT CNTE. COUNTER COL. COLUMN CONC. CONCRETE CONSTR. CONSTRUCTION CONT. CONTINUOUS CSMT. CASEMENT WINDOW CTR. CENTER D. DRYER DBL. DOUBLE DEPT. DEPARTMENT DET. DETAIL DIA. DIAMETER DIM. DIMENSION DN. DOWN D.O. DOOR OPENING DR. DOOR DS. DOWNSPOUT DW. DISH WASHER DWG'S DRAWINGS DWR. DRAWER E. EAST EA. EACH E.J. EXPANSION JOINT EL. ELEVATION ELEC. ELECTRICAL ENCL. ENCLOSED EQ. EQUAL EQUIP. EQUIPMENT EXIST. EXISTING EXP. EXPANSION EXPO. EXPOSED EXT. EXTERIOR FAU. FORCED AIR UNIT F.D. FLOOR DRAIN FDN. FOUNDATION F.F. FINISH FLOOR F.G. FINISH GRADE F.H. FIRE HYDRANT FIN. FINISH FIXED FIXED WINDOW FL. FLOOR F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MULLION F.O.S. FACE OF STUD F.P. FIREPLACE F.PRF. FIREPROOF FRAMG. FRAMING FT. FOOT OR FEET. FTG. FOOTING FURR. FURRING FUT. FUTURE G. GAS GA. GAUGE G.D. GARBAGE DISPOSAL GFCI GROUND FAULT CIRCUIT INTERRUPTER GL. GLASS GND. GROUND GR. GRADE GYP. GYPSUM GYP.BD. GYPSUM BOARD HDR. HEADER HDWD. HARDWOOD HDWE. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR HT. HEIGHT H.V.A.C. HEATING, VENTILATION & AIR COND. CONDITIONING HORZ. HORIZONTAL INSUL. INSULATION INT. INTERIOR LAV. LAVATORY</p> <p>LT. LIGHT L.V. LOW VOLTAGE MAX. MAXIMUM MECH. MECHANICAL MEMB. MEMBRANE MFG. MANUFACTURING MFR. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS MTL. METAL MUL. MULLION N. NORTH N.I.C. NOT IN CONTRACT NO. OR # NUMBER N.T.S. NOT TO SCALE O.A. OVERALL O.C. ON CENTER O.D. OUTSIDE DIAMETER O.D. OVERFLOW DRAIN OFF. OFFICE O.H. OVERHEAD O.H.C. OVERHEAD CABINET OPNG. OPENING OPP. OPPOSITE PL. PROPERTY LINE OR PLATE PLUSH. POLE AND SHELF PL. LAM. PLASTIC LAMINATE PLSTR. PLASTER PLUMB. PLUMBING PLYWD. PLYWOOD PNL. PANEL PNTRY. PANTRY P.P. PLANTING POCKET PR. PAIR PRCST. PRECAST PREFAB. PREFABRICATED PT. POINT PTN. PARTITION PTD. PAINTED R. RISER RAD. RADIUS R. RADIUS R.D. ROOF DRAIN REF. REFERENCE REFR. REFRIGERATOR REV. REVERSE REINF. REINFORCE, REINFORCED RGTR. REGISTER REQ. REQUIRED REST. RESTAURANT RESIL. RESILIENT RM. ROOM R.O. ROUGH OPENING R.V. ROOF VENT S. SOUTH S.C. SOLID CORE SCHED. SCHEDULE S.D. STORM DRAIN SECT. SECTION S.F. SQUARE FEET SH. SHELF SHR. SHOWER SHT. SHEET SKYLIT. SKYLIGHT SL. SLOPE/SLIDER (WINDOW) SLDR. SLIDING GLASS DOOR SPEC. SPECIFICATIONS SQ. SQUARE S.S. STAINLESS STEEL S.S.T. STAINLESS STEEL ST. STONE STD. STANDARD STL. STEEL STOR. STORAGE STRUCT'S. STRUCTURALS STRUCT. STRUCTURE SUSP. SUSPENDED SYM. SYMMETRICAL T. TREAD T.B. TOWEL BAR TEL. TELEPHONE TEMP. TEMPERED GLASS T.&G. TONGUE AND GROOVE THINK. THICK THR. THRESHOLD T.O.C. TOP OF CURB T.P.D. TOILET PAPER DISPENSER T.V. TELEVISION T.W. TOP OF WALL TYP. TYPICAL UNF. UNFINISHED UDG. UNDERGROUND VERT. VERTICAL V.P. VAPOR PROOF W.C. WATER CLOSET WD. WOOD W.H. WATER HEATER W/O. WITHOUT W.P. WATERPROOF WT. WEIGHT WTR. WATER</p>	<p>1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.</p> <p>2. ALL CONTRACTORS SHALL REPORT ANY CONFLICT / INCONSISTENCIES IMMEDIATELY TO THE OWNER.</p> <p>3. DO NOT SCALE DRAWINGS, DIMENSIONS PREVAIL.</p> <p>4. ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED, AND SHALL BE COMPLETE AND PROPERLY COORDINATED WITH ALL WORK ADJACENT OR RELATED TO IT.</p> <p>5. FRAMER SHALL LAYOUT ALL STUDS / CEILING JOISTS / RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS AND ANY OTHER ELECTRICAL / MECHANICAL FIXTURES.</p> <p>6. OWNER SHALL PAY FOR BUILDING AND OTHER PERMITS. CONTRACTOR SHALL OBTAIN BUILDING AND OTHER PERMITS FROM THE CITY OF JURISDICTION.</p> <p>7. FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2%.</p> <p>8. ALL NATURAL GAS APPLIANCES, THAT ARE INSTALLED IN THE BUILDING MUST BE EQUIPPED WITH APPROVED INTERMITTENT IGNITION DEVICES.</p> <p>9. ANY EXISTING STRUCTURE OR MATERIAL TO REMAIN THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING CONDITIONS.</p> <p>10. CONTRACTOR SHALL UTILIZE WINDOW PRODUCTS WITH FULL U-VALUE LABELING BY THE WINDOW MANUFACTURERS CHOICE OF DEFAULT OR NFRC-U METHOD. ALL EXTERIOR WINDOWS AND DOORS SHALL BE SET IN SEALANT, WEATHERSTRIPPED AND LABELED AS COMPLYING WITH ANSI STANDARD.</p> <p>11. SUPPLY AND INSTALL GALVANIZED SHEET METAL ROOF JACKS FOR VENTING. VENTS SHALL BE GANGED TOGETHER AND ROUTED TO BACKSIDE OF ROOF TO PENETRATE ROOF AS DIRECTED, MIN. 18" FROM FASCIA & 18" MIN. FROM RIDGES.</p> <p>12. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)</p> <p>13. ALTERNATIVE COMPLIANCE MEASURES FOR BRUSH MANAGEMENT; OPENINGS IN WALLS ADJACENT TO BRUSH MANAGEMENT ZONES, ALONG WITH A 10 FT. PERPENDICULAR RETURN, SHALL BE UPGRADED TO DUALTEMPERED.</p>	<p>ELEVATION MARKER</p> <p>DETAIL MARKER</p> <p>SECTION MARKER</p> <p>WINDOW TYPE INDICATOR</p> <p>DOOR TYPE INDICATOR</p> <p>MATCH LINE/DATUM POINT</p>	<p>OWNER: CAKE ENTERPRISES, INC 350 W. NINTH AVE. STE 106B ESCONDIDO, CA 92025</p> <p>DESIGNER: DIANE ZOURA SENSES & SPACES 1750 E PALOMAR ST. SUITE 4 CHULA VISTA, CA 91913 DIANE@SENSESANDSPACES.COM</p> <p>ELECTRICAL: NEAL ALAGIA ALAGIA ENGINEERING 17743 DEL PASO DR. 858.602.6996 ALAGIAENGINEERING@GMAIL.COM</p> <p>MECHANICAL, PLUMBING AND TITLE - 24: DAVID J. MCKINLEY MCKINLEY ENGINEERING 608 HILO WAY VISTA, CA 92081 619.857.3172 DAVID@MCKINLEY-ENGINEERING.COM</p> <p>WATER & SEWER FINANCIALLY RESPONSIBLE PARTY: CAKE ENTERPRISES, INC 350 W. NINTH AVE. STE 106B ESCONDIDO, CA 92025</p>	<p>SCOPE OF WORK: IMPROVEMENT OF EXISTING COMERCIAL BUILDING. PROPOSED USE IS COMMERCIAL. TOTAL SCOPE OF WORK AREA: 1854SF</p> <p>PROJECT ADDRESS: 45800 DILLON RD. COACHELLA, CA 92236</p> <p>HISTORIC: NO</p> <p>ASSESSOR'S PARCEL NO.: 696-550-008</p> <p>LEGAL DESCRIPTION: 1.27 ACRES M/L IN POR SE 1/4 OF SEC 20 T5S R8E</p> <p>EXISTING USE: COMMERCIAL AND SERVICES</p> <p>PROPOSED USE: COMMERCIAL AND SERVICES</p> <p>LOT SIZE: 1.303 AC - 56,762 SF</p> <p>OCCUPANCY GROUP:</p> <p>SPRINKLERS: NO</p> <p>ZONING: RESIDENTIAL COMMERCIAL (R-C)</p> <p>DOMAIN: RIVERSIDE COUNTY</p> <p>PLANNING AREA: COACHELLA</p> <p>STORIES: 1 STORY</p> <p>YEAR OF CONSTRUCTION:</p> <p>PROPOSED LANDSCAPE NO</p> <p>PROPERTY SERVICED BY NATURAL GAS: YES</p> <p>PROPERTY CONNECTED TO ELECTRICAL GRID: YES</p> <p>SETBACK</p> <p>FRONT YARD 15FT SIDE YARD 0SF REAR YARD 0SF</p> <p>HEIGHT LIMIT 2 STORIES/35FT</p> <p>PARKING REQUIREMENTS</p> <p>PER SECTION 17.54.010 (C) (1) ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA.</p> <p>8 PARKING STALL PROVIDING</p>
	<p>ENERGY EFFICIENCY NOTES</p> <p>HERS FEATURE SUMMARY</p> <p>THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING TABLES BELOW. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY.</p> <p>PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS MUST BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY</p> <p>HERS VERIFICATION REQUIRED. PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. CF3R FORMS MUST BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY</p> <p>REQUIRED SPECIAL FEATURES</p> <p>THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS.</p>	<p>APPLICABLE CODES</p> <p>IT IS THE INTENT OF THESE CONTRACT DOCUMENTS THAT THE NEW CONSTRUCTION OF THE PROJECT WHEN COMPLETED SHALL CONFORM TO REGULATIONS AT THE TIME OF PLAN CHECK, OF THE FOLLOWING CODES. GOVERNING CODES; PERFORM ALL WORK IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA ADMINISTRATIVE CODES AND THE FOLLOWING ADOPTED CODES AND REGULATIONS, AND STANDARDS:</p> <ul style="list-style-type: none"> - CALIFORNIA AND FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACTS. - CALIFORNIA BUILDING STANDARDS CODE 2022. - CALIFORNIA MECHANICAL CODE 2022. - CALIFORNIA PLUMBING CODE 2022. - CALIFORNIA ELECTRICAL CODE 2022. - CALIFORNIA TITLE 24 2022. - CALIFORNIA FIRE CODE 2022. - NATIONAL FIRE PROTECTION ASSOC. - AMERICAN DISABILITY ACT. - TCA CERAMIC TILE INSTALLATION 2022. - MASONRY ASSOCIATION. - CALIFORNIA ENERGY EFFICIENCY STANDARDS 2022. - CALIFORNIA GREEN BUILDING STANDARDS CODE 2022. <p>VICINITY MAP</p>	<p>GENERAL G 101 TITLE SHEET G102 SITE PLAN</p> <p>ARCHITECTURAL A001 EXISTING + DEMO FLOOR PLAN A101 PROPOSED FLOOR PLAN A102 EGRESS FLOOR PLAN A103 ACCESSIBILITY FLOOR PLAN A105 ELEVATIONS A106 ELEVATIONS A107 BUILDING SECTIONS A108 ASSEMBLIES & SCHEDULES A109 RESTROOM & ACCESSIBILITY DETAILS A110 ACCESSIBILITY DETAILS A111 ADA SIGNAGE & DETAILS A112 ADA SIGNAGE & DETAILS</p>	<p>NOTE</p> <p>IF THE CITY BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.</p>

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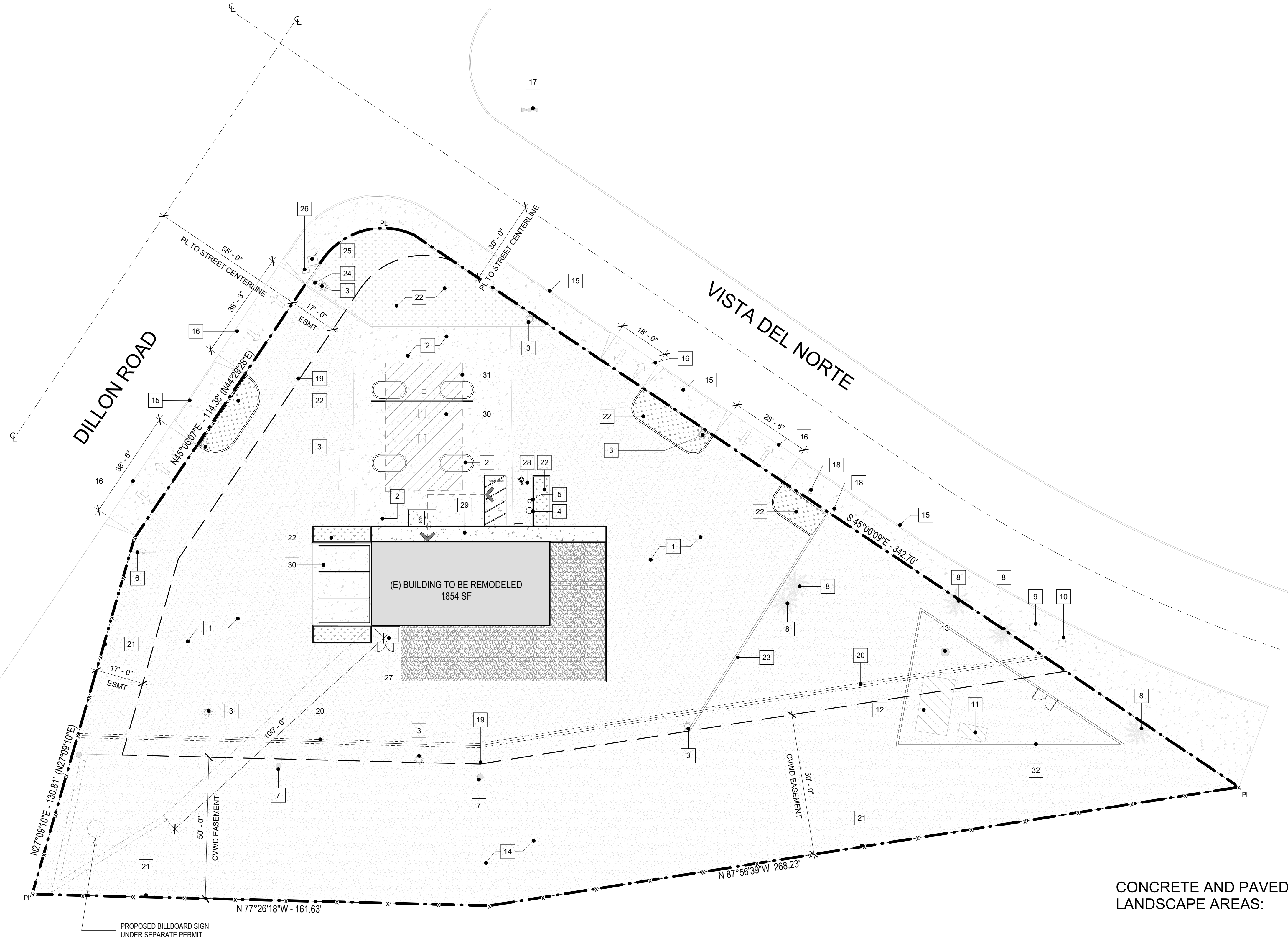
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TITLE SHEET

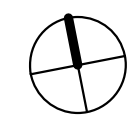
Drawing No.

G101



CONCRETE AND PAVED AREAS: 25,946 sf
 LANDSCAPE AREAS: 29,064 SF

SITE PLAN
 1" = 20'-0"



GENERAL NOTES

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KEYNOTES

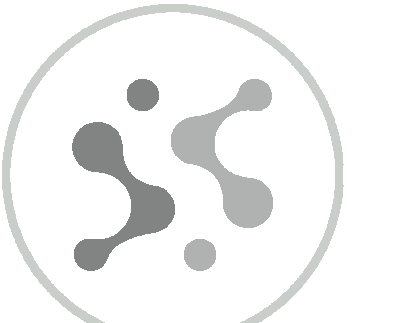
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LIGHT POLE
- SEWER MANHOLE
- SEWER CLEANOUT
- (E) SIGN 1 TO REMAIN
- ELECTRICAL POLE
- (E) PALM TREE
- VERIZON BOX
- ELECTRICAL BOX
- (E) GENERATOR
- (E) EQUIP. ROOM
- (E) CELLULAR TOWER
- DIRT
- (E) CURB LINE TO REMAIN
- (E) CURB CUT TO REMAIN
- FIRE HYDRANT
- WATER METER
- EASEMENT SETBACK LINE
- (E) 18" DIAM. CVWD DRAIN LINE
- (E) CHAIN LINK FENCE
- PLANTER
- (E) BRICK WALL
- (E) SIGN 2 TO REMAIN
- TRANSFORMER
- TELEPHONE BOX
- TRASH & RECYCLE CAN
- ACCESSIBLE PARKING SPACES AND THE ADJACENT LOADING AND UNLOADING ACCESS AISLES SLOPES SHALL NOT EXCEED 1/4" / FT. IN ANY DIRECTION.
- ROUTE OF ACCESSIBLE TRAVEL
- STANDARD PARKING STALL (8'-6" MIN. x 18'-0" MIN.)
- (E) CANOPY - NO WORK PROPOSED
- (P) BLOCK WALL

LEGEND

- (P/E) CONCRETE
- (P) GRAVEL
- (P/E) LANDSCAPE
- (E) DIRT
- (E) ASPHALT
- (E) CANOPY TO REMAIN - NO WORK PROPOSED
- (E) BUILDING TO BE REMODELED

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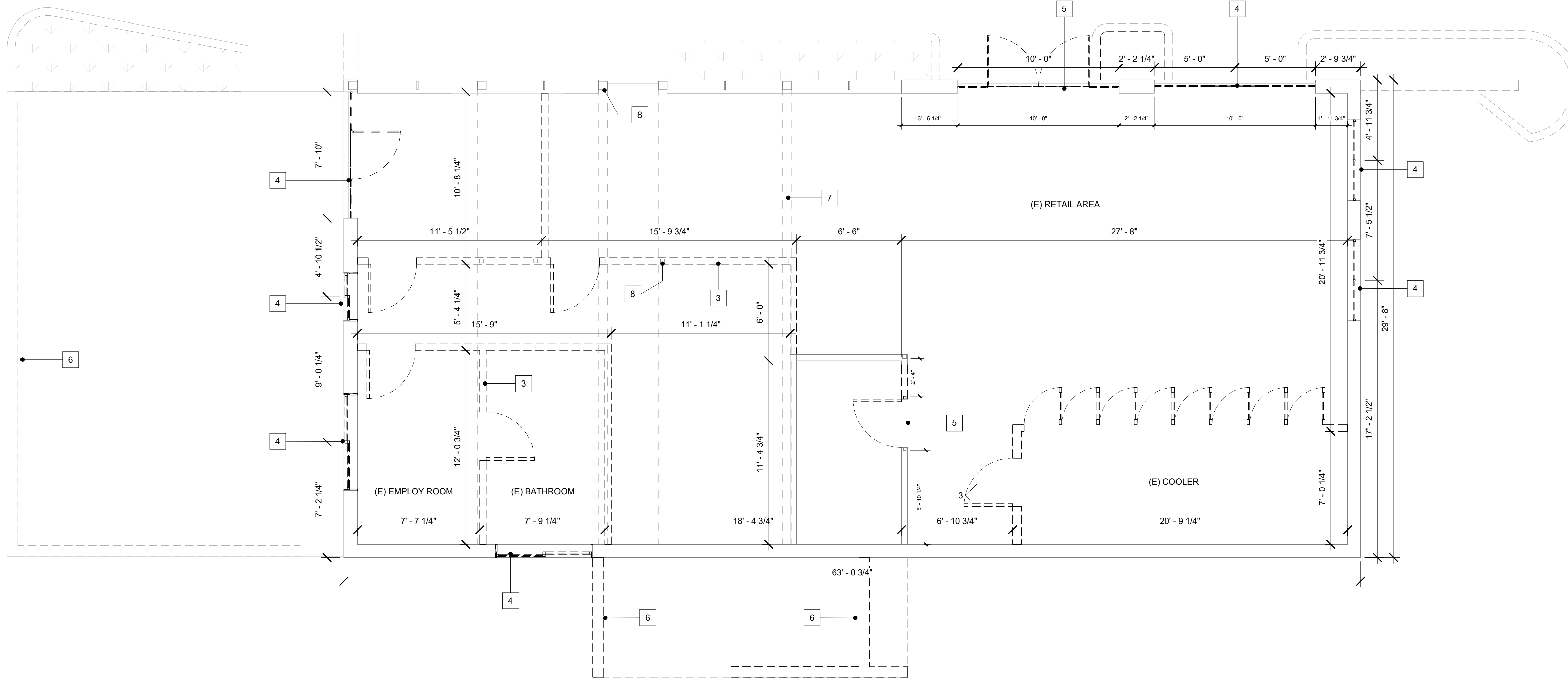
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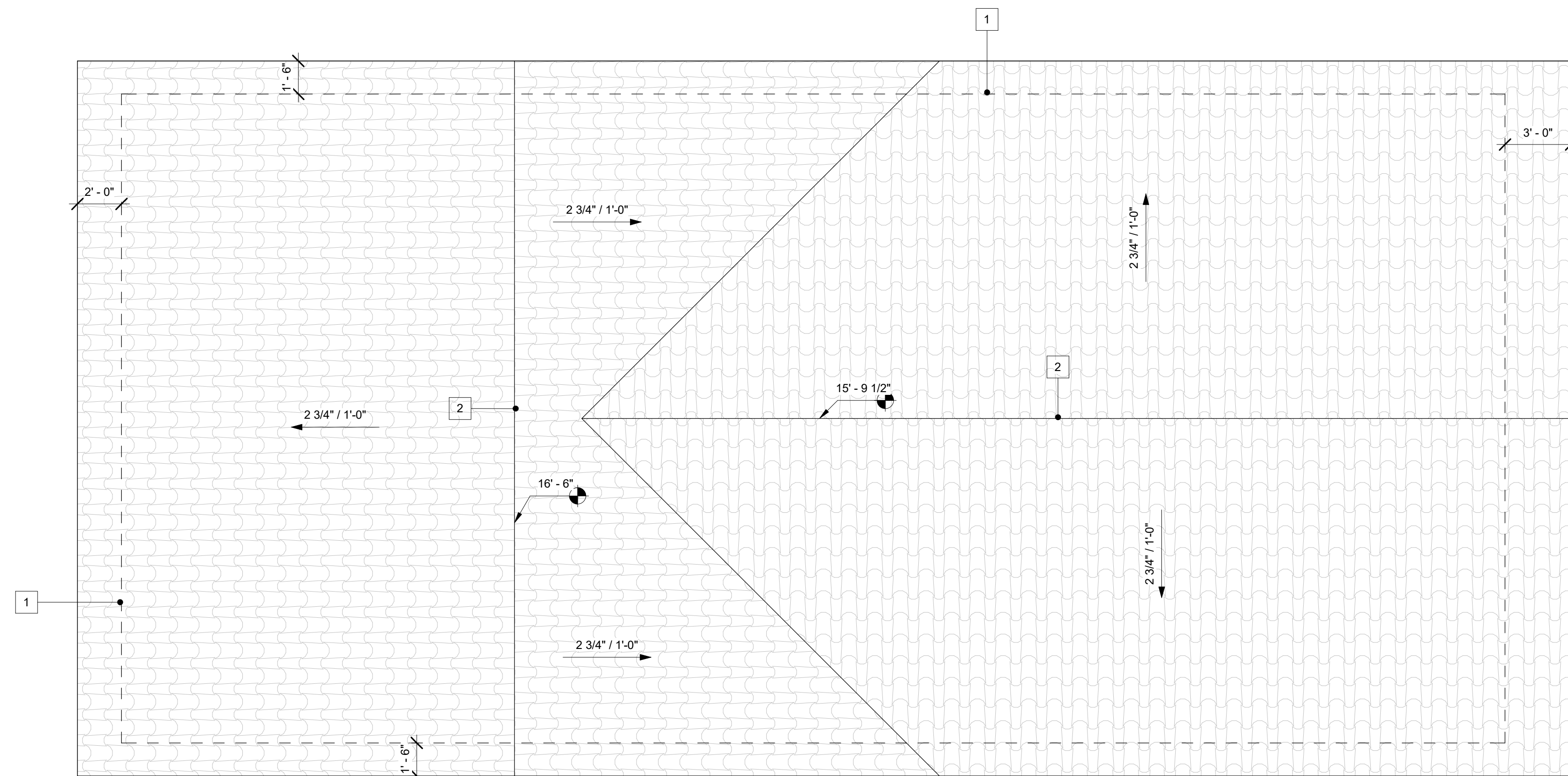
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SITE PLAN

Drawing No.
G102



EXISTING/DEMO FLOOR PLAN
1/4" = 1'-0"



EXISTING ROOF PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

SYMBOL	DESCRIPTION
	WALL / ITEM TO BE DEMOLISHED
	WALL / ITEM TO REMAIN
	DOOR TO BE DEMOLISHED
	DOOR TO REMAIN
	NEW WALL

NOTE: CONTRACTOR TO PROVIDE PROTECTION FOR ALL WALLS AND BUILDING ELEMENTS TO REMAIN.

GENERAL NOTES

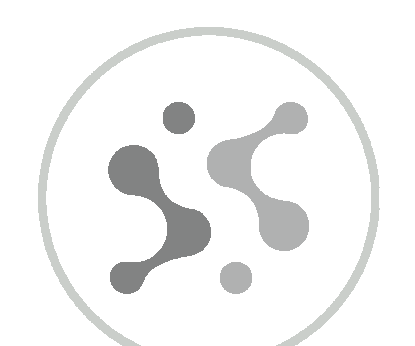
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KEYNOTES

- LINE OF WALL BELOW
- RIDGE
- (E) INTERIOR WALL TO BE DEMOLISHED
- (E) OPENING TO BE INFILL
- (E) DOOR/WINDOW TO BE DEMOLISH AND FILLED AS NEEDED
- (E) EXISTING BLOCK WALLS TO BE DEMOLISHED
- (E) BEAMNS ABOVE
- (E) STRUCTURE TO REMAIN

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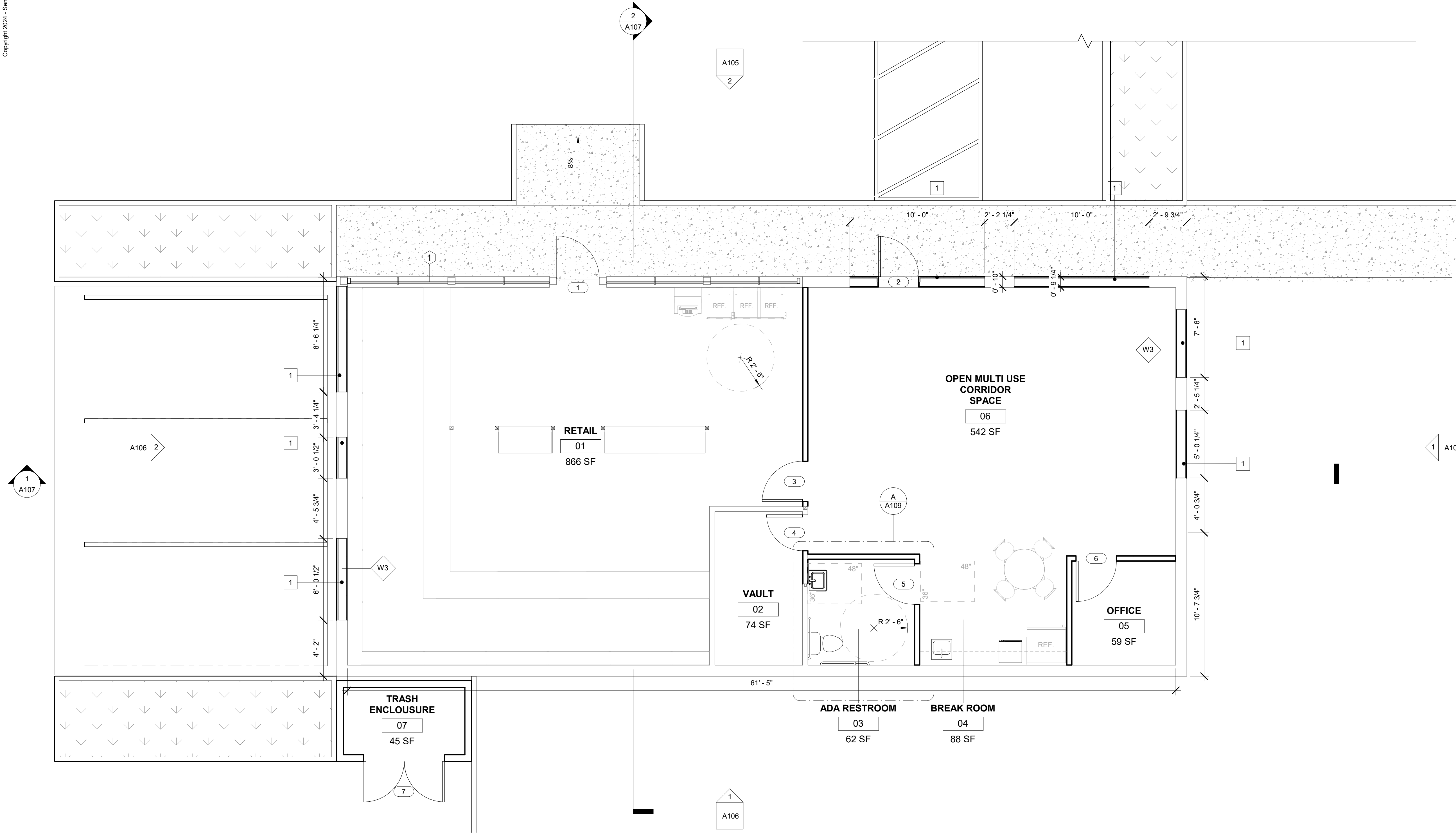
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EXISTING + DEMO FLOOR PLAN

Drawing No. A001

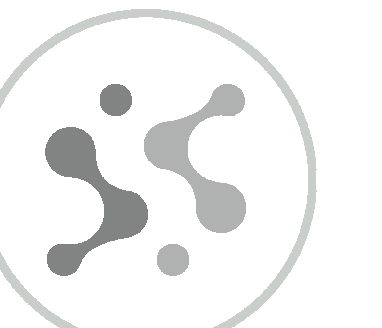


PROPOSED FLOOR PLAN
1/4" = 1'-0"

KEYNOTES	GENERAL NOTES	FLOOR PLAN LEGEND
<p>1 INFILL GLASS WITH WOOD WALL W3 - PER ASSEMBLIE SCHEDULE</p>	<p>1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.</p> <p>2. ALL CONTRACTORS SHALL REPORT ANY CONFLICT / INCONSISTENCIES IMMEDIATELY TO THE OWNER.</p> <p>3. DO NOT SCALE DRAWINGS. DIMENSIONS PREVAIL.</p> <p>4. ALL WORK UNDER ALL SECTIONS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE HIGHEST STANDARDS OF PRACTICE RELATED TO THE TRADES INVOLVED, AND SHALL BE COMPLETE AND PROPERLY COORDINATED WITH ALL WORK ADJACENT OR RELATED TO IT.</p> <p>5. FRAMER SHALL LAYOUT ALL STUDS / CEILING JOISTS / RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS AND ANY OTHER ELECTRICAL / MECHANICAL FIXTURES.</p> <p>6. OWNER SHALL PAY FOR BUILDING AND OTHER PERMITS. CONTRACTOR SHALL OBTAIN BUILDING AND OTHER PERMITS FROM THE CITY OF JURISDICTION.</p> <p>7. FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 2%.</p> <p>8. ALL NATURAL GAS APPLIANCES, THAT ARE INSTALLED IN THE BUILDING MUST BE EQUIPPED WITH APPROVED INTERMITTENT IGNITION DEVICES.</p>	<p>SYMBOL</p> <p>--- WALL / ITEM TO BE DEMOLISHED</p> <p>— WALL / ITEM TO REMAIN</p> <p>— DOOR TO BE DEMOLISHED</p> <p>— DOOR TO REMAIN</p> <p>— NEW WALL</p> <p>NOTE: CONTRACTOR TO PROVIDE PROTECTION FOR ALL WALLS AND BUILDING ELEMENTS TO REMAIN.</p>
	<p>9. ANY EXISTING STRUCTURE OR MATERIAL TO REMAIN THAT IS DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING CONDITIONS.</p> <p>10. CONTRACTOR SHALL UTILIZE WINDOW PRODUCTS WITH FULL U-VALUE LABELING BY THE WINDOW MANUFACTURERS CHOICE OF DEFAULT OR NFRC-U METHOD. ALL EXTERIOR WINDOWS AND DOORS SHALL BE SET IN SEALANT, WEATHERSTRIPPED AND LABELED AS COMPLYING WITH ANSI STANDARD.</p> <p>11. SUPPLY AND INSTALL GALVANIZED SHEET METAL ROOF JACKS FOR VENTING. VENTS SHALL BE GANGED TOGETHER AND ROUTED TO BACKSIDE OF ROOF TO PENETRATE ROOF AS DIRECTED, MIN. 18" FROM FASCIA & 18" MIN. FROM RIDGES.</p> <p>12. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)</p> <p>13. ALTERNATIVE COMPLIANCE MEASURES FOR BRUSH MANAGEMENT: OPENINGS IN WALLS ADJACENT TO BRUSH MANAGEMENT ZONES, ALONG WITH A 10 FT. PERPENDICULAR RETURN, SHALL BE UPGRADED TO DUALTEMPERED, DUAL-GLAZED PANES. REF. L1.2.</p>	

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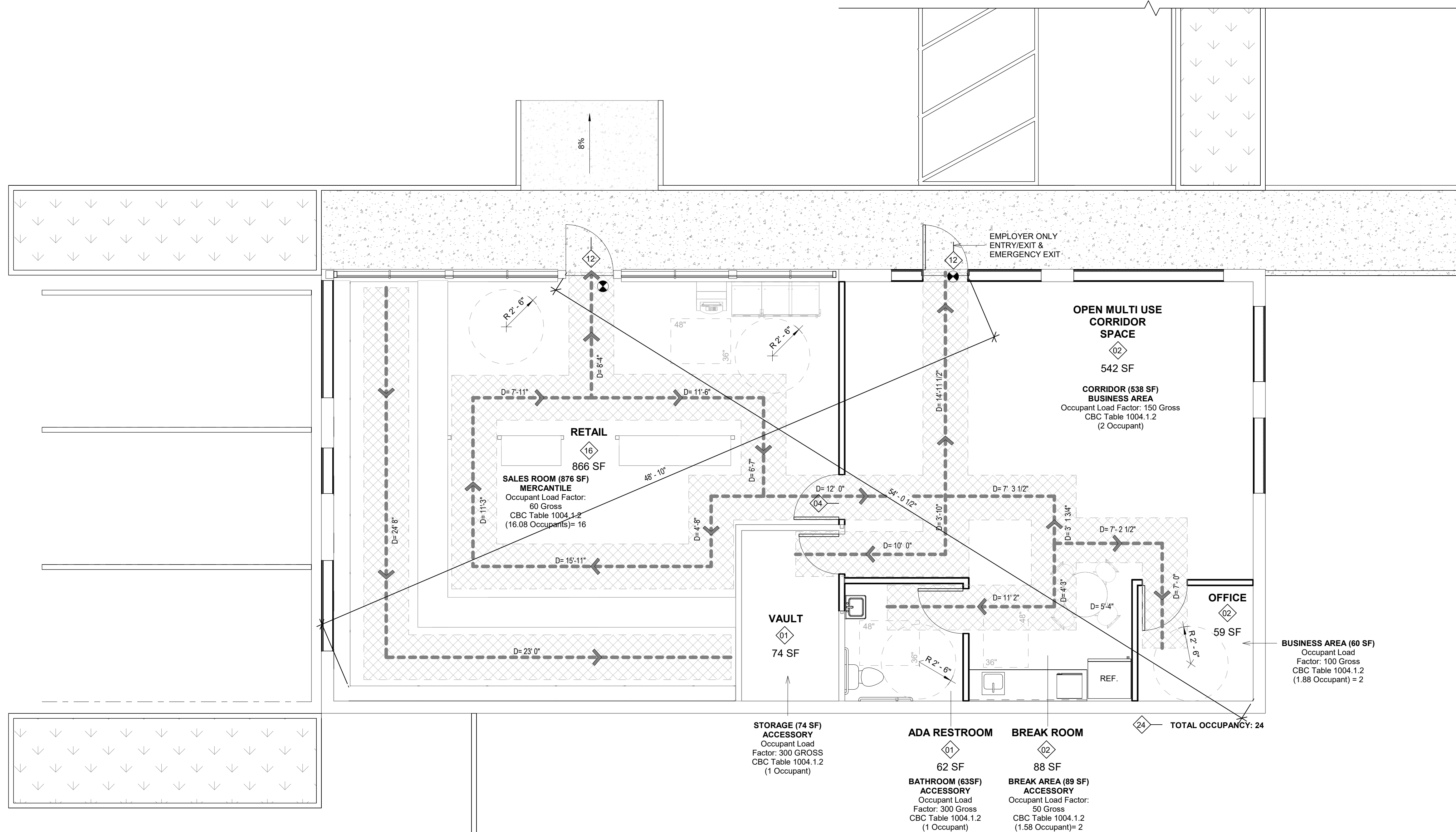
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SUBMITTAL 01 08 APR 2024

PROPOSED FLOOR PLAN

Drawing No.

A101



LEGEND

- 36" ACCESSIBLE PATH OF TRAVEL - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
- ACCESSIBILITY CLEARANCES (SEE ACCESSIBILITY NOTES AND GENERAL CONDITIONS) ALL CLEARANCES SHALL COMPLY WITH CBC 2019 CHAPTER 11B.
- TACTILE EXIT SIGN - SEE DETAIL 2 / A112
- TACTILE EXIT ROUTE SIGN - SEE DETAIL 2 / A112
- WALL / CEILING MOUNTED EMERGENCY EXIT SIGN

EGRESS FLOOR PLAN
1/4" = 1'-0"

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EGRESS & ACCESSIBILITY NOTES

ACCESSIBLE ROUTE - ACCESSIBLE ROUTES SHALL COMPLY WITH CBC SECTION 11B-402. WALKING SURFACES SHALL PROVIDE CLEARANCES COMPLYING WITH CBC SECTION 11B-403.5. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 PER CBC SECTION 11B-403.3. EXCEPT AS PROVIDED IN CBC SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES (1118 MM) MINIMUM. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES (1219 MM) MINIMUM.

MEANS OF EGRESS - A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO A PUBLIC WAY. A MEANS OF EGRESS CONSISTS OF THREE SEPARATE AND DISTINCT PARTS: THE EXIT ACCESS, THE EXIT AND THE EXIT DISCHARGE. MEANS OF EGRESS SHALL COMPLY WITH CBC CHAPTER 10.

DESIGN OCCUPANT LOAD - THE NUMBER OF OCCUPANTS WHOM MEANS EGRESS ACILITIES SHALL BE PROVIDED, WHERE OCCUPANTS FROM ACCESSORY AREA EGRESS THROUGH A PRIMARY SPACE, THE CALCULATED OCCUPANT LOAD FOR THE PRIMARY SPACE SHALL INCLUDE THE TOTAL OCCUPANT LOAD OF THE PRIMARY SPACE PLUS THE NUMBER OF OCCUPANTS EGRESSING THROUGH IT FROM THE ACCESSORY AREA.

MINIMUM EGRESS WIDTH - THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES (MM) SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.3 INCHES (7.62 MM) PER OCCUPANT FOR STAIRWAYS AND BY 0.2 INCHES (5.08 MM) PER OCCUPANT FOR OTHER EGRESS COMPONENTS. MULTIPLE MEANS OF EGRESS SHALL BE SIZED SUCH THAT THE LOSS OF ANY ONE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MAINTAINED TO THE TERMINATION OF THE MEANS OF EGRESS. (CBC SEC. 1005.1)

DOOR ENCROACHMENT - DOORS, WHEN FULLY OPENED, AND HANDRAILS SHALL NOT REDUCE THE REQUIRED MEANS OF EGRESS WIDTH BY MORE THAN 7 INCHES (178 MM). DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF. OTHER NONSTRUCTURAL PROJECTIONS SUCH AS TRIM AND SIMILAR DECORATIVE FEATURES SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH A MAXIMUM OF 1 1/2 INCHES (38 MM) ON EACH SIDE. (CBC SEC. 1005.7)

EXIT SIGNS - EXIT SIGNS SHALL BE INTERNALLY AND EXTERNALLY ILLUMINATED AT ALL TIMES. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY LOSS. (CBC SEC. 1013.1, 1013.3, 1013.6.3)

EGRESS - EGRESS DOORS MUST BE READILY OPENABLE FROM EGRESS SIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (CBC SEC. 1010.1.9) UNLATCHING ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION. (CBC SEC. 1010.1.9.6)

EGRESS ILLUMINATION - THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (CBC SEC 1008.2.1)

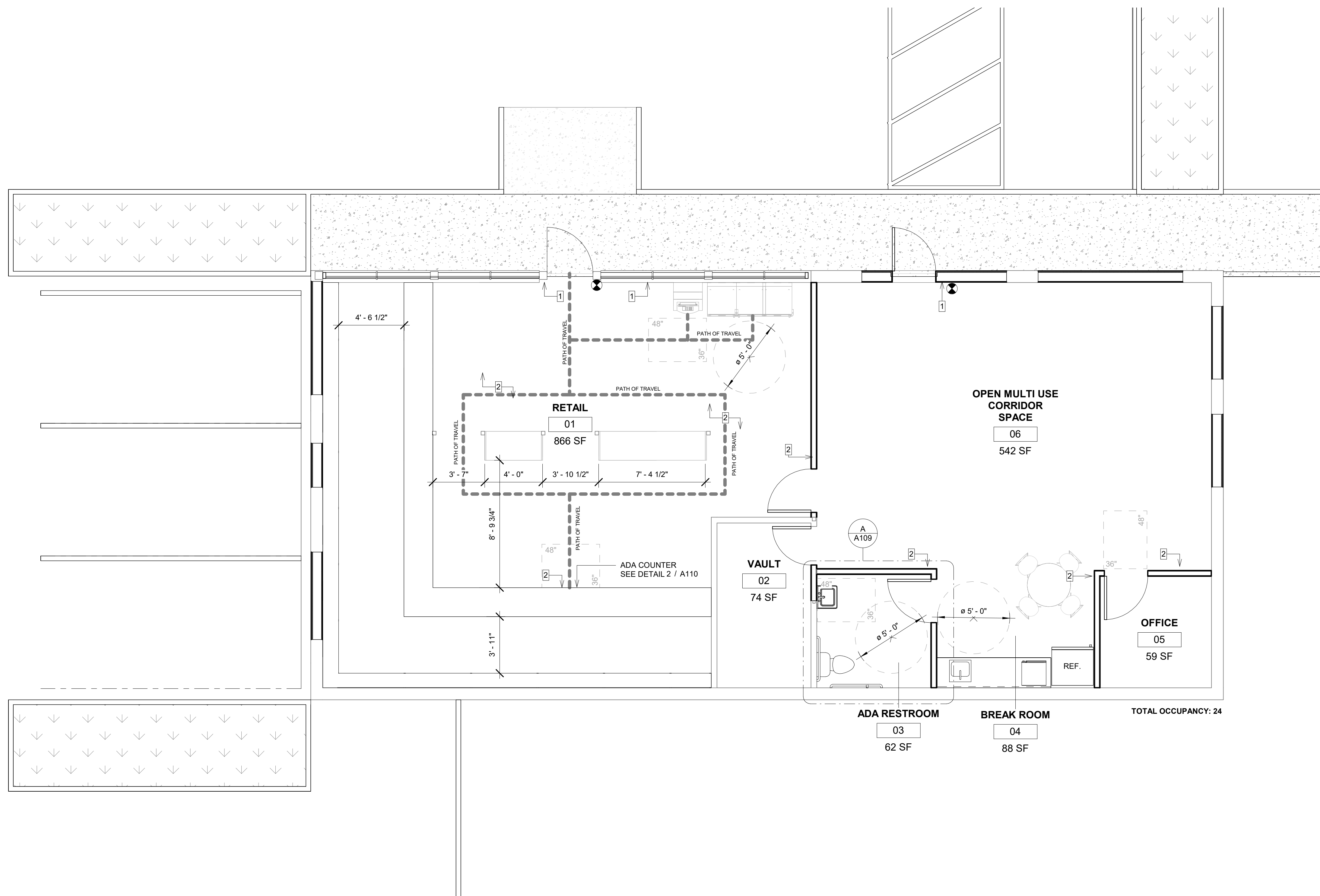
ILLUMINATION EMERGENCY POWER - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. (CBC SEC 1008.3)

IN THE EVENT OF POWER SUPPLY FAILURE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

1. INTERIOR EXIT ACCESS STAIRWAYS AND RAMP.
 2. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMP.
 3. EXIT PASSAGEWAYS.
 4. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH CBC SECTION 1028.1.
 5. EXTERIOR LANDINGS AS REQUIRED BY CBC SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE. (CBC SEC. 1008.3.2)
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CBC SECTION 2702. (CBC SEC 1008.3.4)
- ILLUMINATION LEVEL UNDER EMERGENCY POWER. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (CBC SEC. 1008.3.5).
- THIS FACILITY WILL NOT UTILIZE DELAYED EGRESS COMPONENTS OR SYSTEMS.

EGRESS FLOOR PLAN

Drawing No. **A102**



ACCESSIBILITY NOTES

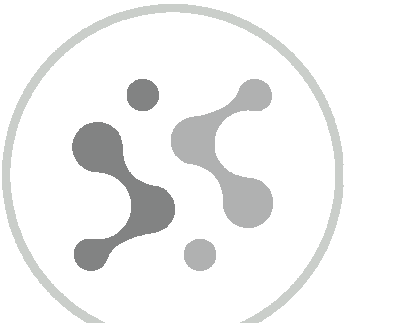
1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. (CBC SEC. 11B-206.2.1)
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. (CBC SEC. 11B-206.2.2)
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH UNLESS EXEMPTED BY CBC 2019 SECTION 11B206.2.3 EXCEPTIONS 1 THROUGH 7. (CBC SEC. 11B-206.2.4)
4. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH CBC SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (864 MM) MINIMUM AND 44 INCHES (1118 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (CBC SEC. 11B-404.2.7)
5. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM. (CBC SEC. 11B-309.4)
6. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES (813 MM) MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES (610 MM) DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES (914 MM) MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM). (CBC SEC. 11B-404.2.3)
7. MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH CBC SECTION 11B-404.2.4, FIGURE 11B-404.2.4.1 AND TABLE 11B-404.2.4.1. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. (CBC SEC. 11B-404.2.4)
8. FLOOR OR GROUND SURFACE WITHIN REQUIRED MANEUVERING CLEARANCES SHALL BE STABLE, FIRM, AND SLIP RESISTANT IN COMPLIANCE WITH CBC SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. (CBC SEC. 11B-404.2.4.4)
9. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES (457 MM) OF THE LATCH SIDE AT AN INTERIOR DOORWAY, OR WITHIN 24 INCHES (610 MM) OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES (203 MM) BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. (CBC SEC. 11B-404.2.4.3 AND FIG. 11B-404.2.4.3)
10. THRESHOLDS, IF PROVIDED AT DOORWAYS, SHALL BE AS FOLLOWS: CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT (CBC SEC. 11B-303.2) AND CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2 (CBC SEC. 11B-303.3)
11. SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH (1.6 MM) OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (CBC SEC. 11B-404.2.10)
12. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS: INTERIOR HINGED DOORS AND GATES: 5 POUNDS (22.2 N) MAXIMUM; SLIDING OR FOLDING DOORS: 5 POUNDS (22.2 N) MAXIMUM; REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (66.7 N); EXTERIOR HINGED DOORS: 5 POUNDS (22.2 N) MAXIMUM. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION. (CBC SEC. 11B-404.2.9)
13. EXCEPT AS PROVIDED IN CBC SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. (CBC SEC. 11B-403.5.1)
14. EMPLOYEE WORKSTATIONS SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH DIVISION 4. SPACES AND ELEMENTS WITHIN EMPLOYEE WORKSTATIONS SHALL ONLY BE REQUIRED TO COMPLY WITH CBC SECTIONS 11B-207.1, 11B-215.3, 11B-302, 11B-303, 11B-308.1.1, 11B-308.1.2, AND 11B-404.2.3 UNLESS EXEMPTED BY OTHER PARTS OF THIS CODE. COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORKSTATIONS SHALL COMPLY WITH SECTION 11B-206.2.8. (CBC SEC. 11B-203.9)
15. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES (813 MM) MINIMUM FOR A LENGTH OF 24 INCHES (610 MM) MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES (1219 MM) LONG MINIMUM AND 36 INCHES (914 MM) WIDE MINIMUM. (CBC SEC. 11B-403.5.1, EXCEPTION 1)
16. EXTERIOR EXIT DOORS SHALL HAVE A SIGN POSTED ABOVE STATING: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.
17. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.
18. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION & FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZED. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS. (CBC SEC. 1010.1)
19. GATES USED AS A COMPONENT IN A MEANS OF EGRESS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR DOORS. (CBC SEC. 1010.2)
20. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (CBC SEC. 11B-404.2.8.1)

ACCESSIBILITY FLOOR PLAN
1/4" = 1'-0"

NOTES	LEGEND	ACCESSIBLE REACH RANGES NOTES	
<p>ALL ADA WORK PER NOTES ON THIS SHEET, CODE, DETAILS ON SHEETS, A109, A110, A111, A112.</p> <p>ACCESSIBLE SIGNAGE & DETAILS REQUIREMENTS SEE A111 & A112.</p>	<p> 36" ACCESSIBLE PATH OF TRAVEL - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.</p> <p> ACCESSIBILITY CLEARANCES (SEE ACCESSIBILITY NOTES AND GENERAL CONDITIONS) ALL CLEARANCES SHALL COMPLY WITH CBC 2019 CHAPTER 11B.</p> <p> TACTILE EXIT SIGN - SEE DETAIL 2 / A112</p> <p> TACTILE EXIT ROUTE SIGN - SEE DETAIL 2 / A112</p> <p> WALL / CEILING MOUNTED EMERGENCY EXIT SIGN</p>	<p>1. REACH RANGES SHALL COMPLY WITH CBC SEC 11B-308</p> <p>2. UNOBSTRUCTED FORWARD REACH:</p> <p>2.1. HIGH FORWARD REACH SHALL BE A MAXIMUM OF 48 INCHES AND LOW FORWARD REACH SHALL BE A MINIMUM OF 15 INCHES ABOVE FINISHED FLOOR.</p> <p>3. OBSTRUCTED HIGH REACH:</p> <p>3.1. WHERE REACH DEPTH IS A MAXIMUM 20 INCHES, HIGH FORWARD REACH SHALL BE A MAXIMUM OF 48 INCHES ABOVE FINISHED FLOOR.</p> <p>3.2. WHERE REACH DEPTH EXCEEDS 20 INCHES, HIGH FORWARD REACH MAXIMUM SHALL BE 44 INCHES AND REACH DEPTH MAXIMUM SHALL BE 25 INCHES.</p> <p>3.3. CLEAR FLOOR SPACE EXTENDING UNDERNEATH OBSTRUCTION ELEMENTS FOR A DISTANCE NOT LESS THAN REQUIRED REACH DEPTH OVER OBSTRUCTION.</p> <p>4. WHERE A PARALLEL APPROACH IS ALLOWED, UNOBSTRUCTED SIDE REACH SHALL BE PER CBC FIGURE 11B-308.3.1</p> <p>4.1. HIGH SIDE REACH SHALL BE A MAXIMUM OF 48 INCHES AND MINIMUM OF 15 INCHES ABOVE FINISHED FLOOR.</p> <p>5. WHERE PARALLEL APPROACH IS ALLOWED, OBSTRUCTED SIDE REACH SHALL BE PER CBC FIGURE 11B-308.3.2</p> <p>5.1. HEIGHT OF OBSTRUCTION 34 INCHES MAXIMUM.</p> <p>5.2. DEPTH OF OBSTRUCTION 24 INCHES MAXIMUM.</p> <p>5.3. WHERE REACH DEPTH IS A MAXIMUM OF 10 INCHES, HIGH SIDE REACH MAXIMUM SHALL BE 48 INCHES.</p> <p>5.4. WHERE REACH DEPTH EXCEEDS 10 INCHES, HIGH SIDE REACH MAXIMUM SHALL BE 46 INCHES AND REACH DEPTH MAXIMUM SHALL BE 24 INCHES.</p>	<p>16. EXTERIOR EXIT DOORS SHALL HAVE A SIGN POSTED ABOVE STATING: THIS DOOR TO REMAIN UNLOCKED WHILE BUSINESS IS OCCUPIED.</p> <p>17. PROVIDE PANIC HARDWARE AT EXIT DOORS WHERE NOTED.</p> <p>18. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION & FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZED. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS. (CBC SEC. 1010.1)</p> <p>19. GATES USED AS A COMPONENT IN A MEANS OF EGRESS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS FOR DOORS. (CBC SEC. 1010.2)</p> <p>20. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. (CBC SEC. 11B-404.2.8.1)</p>

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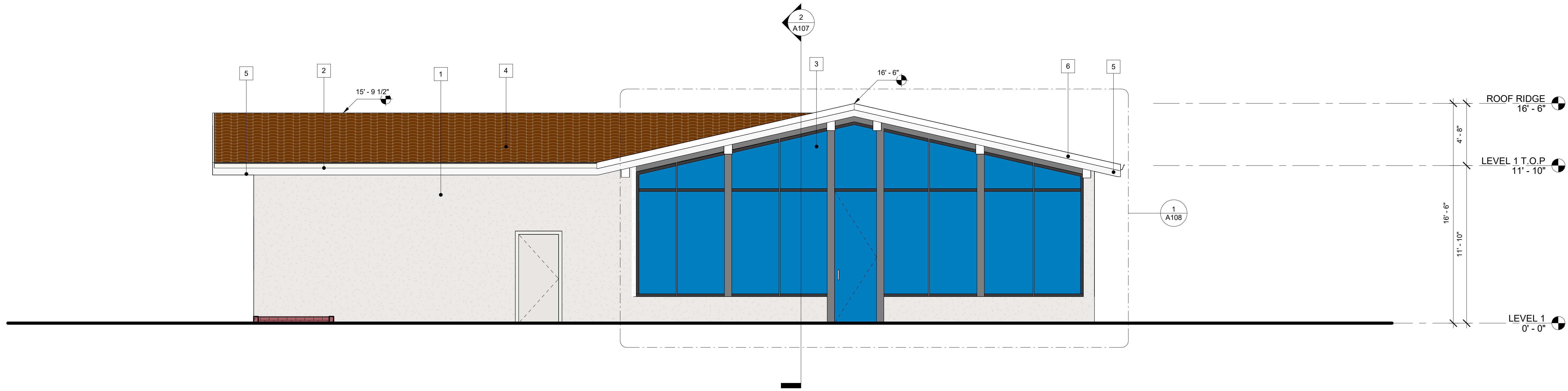
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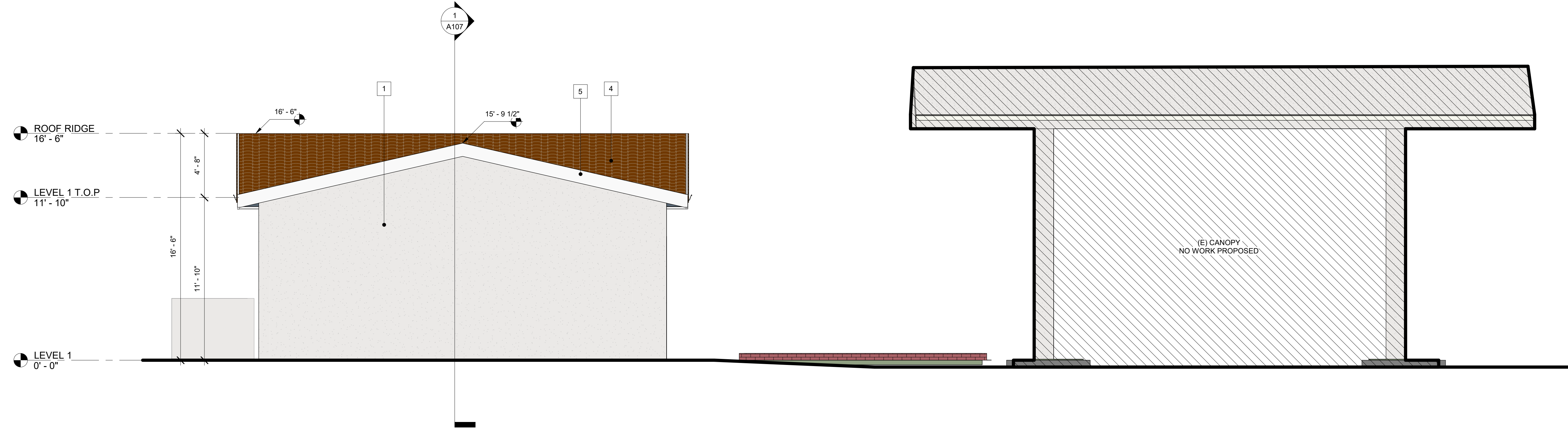
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ACCESSIBILITY FLOOR PLAN

Drawing No. **A103**



2 NORTH ELEVATION
1/4" = 1'-0"



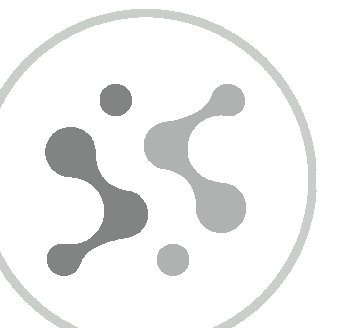
1 EAST ELEVATION
1/4" = 1'-0"

KEYNOTES

- 1 STUCCO FINISH - COLOR TBD
- 2 (P) METAL 4X4 GUTTER - COLOR TO MATCH WINDOWS AND DOORS
- 3 (P) GLASS CURTAIN WALL
- 4 (E) ROOF TO REMAIN, REFINISH AS NEEDED
- 5 (E) WOOD FASCIA TO BE PAINTED - COLOR TBD
- 6 (E) SPANISH TILE FASCIA TO REMAIN

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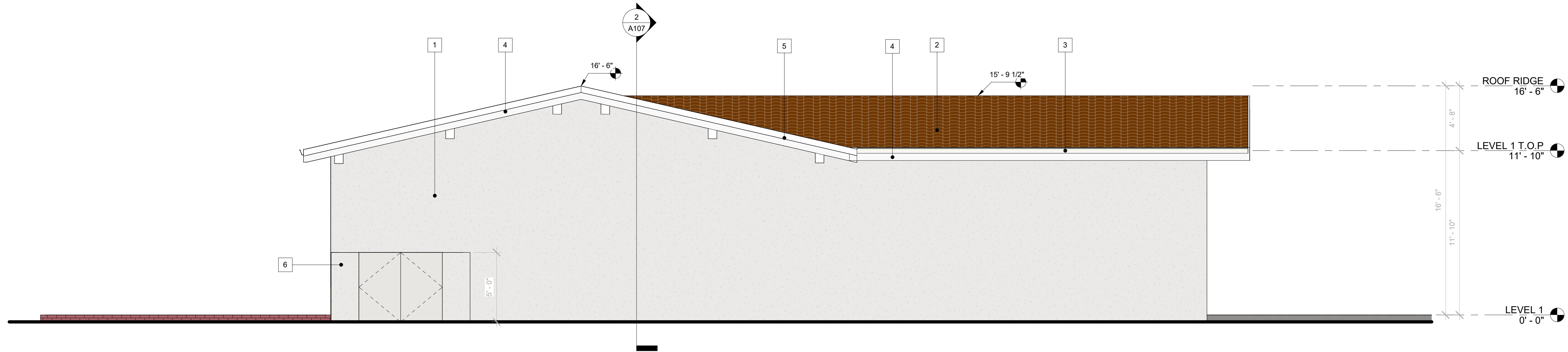
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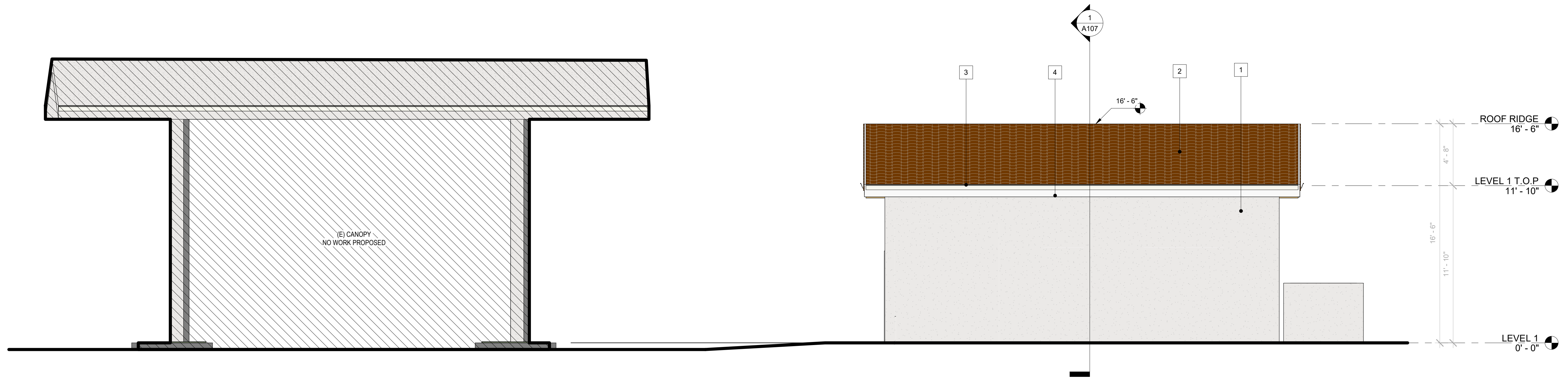
ELEVATIONS

Drawing No.

A105



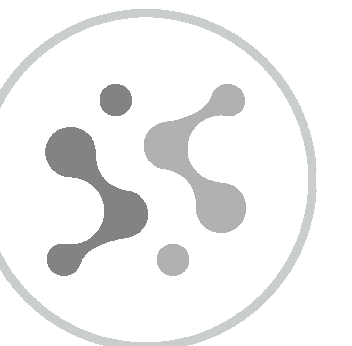
SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

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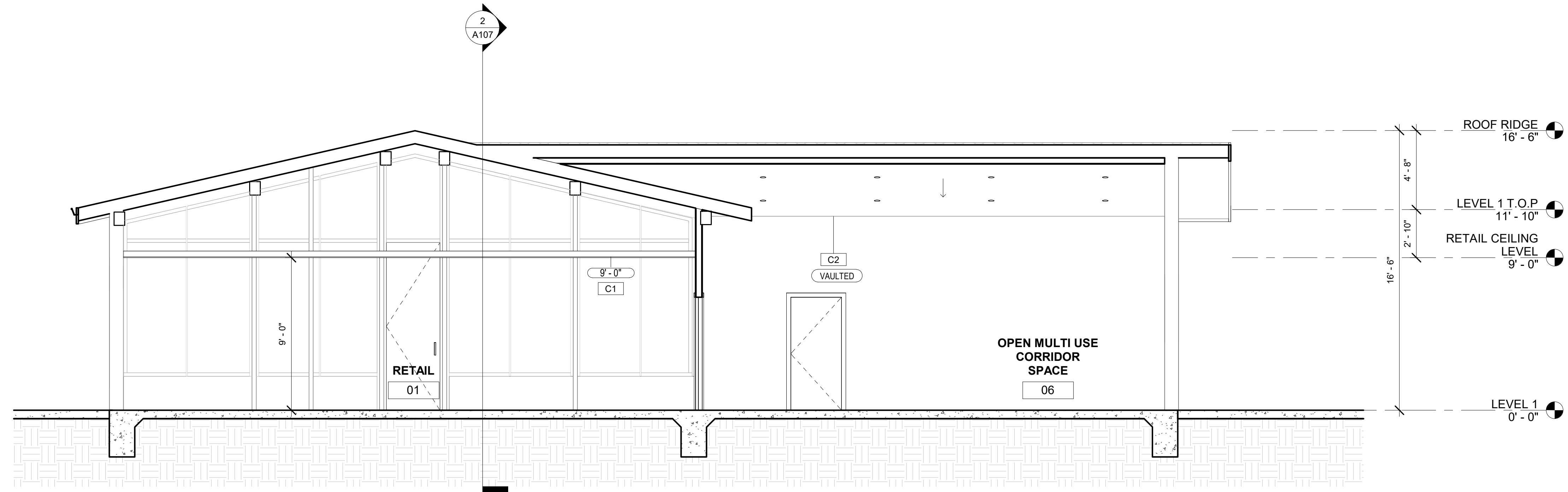
ELEVATIONS

Drawing No.

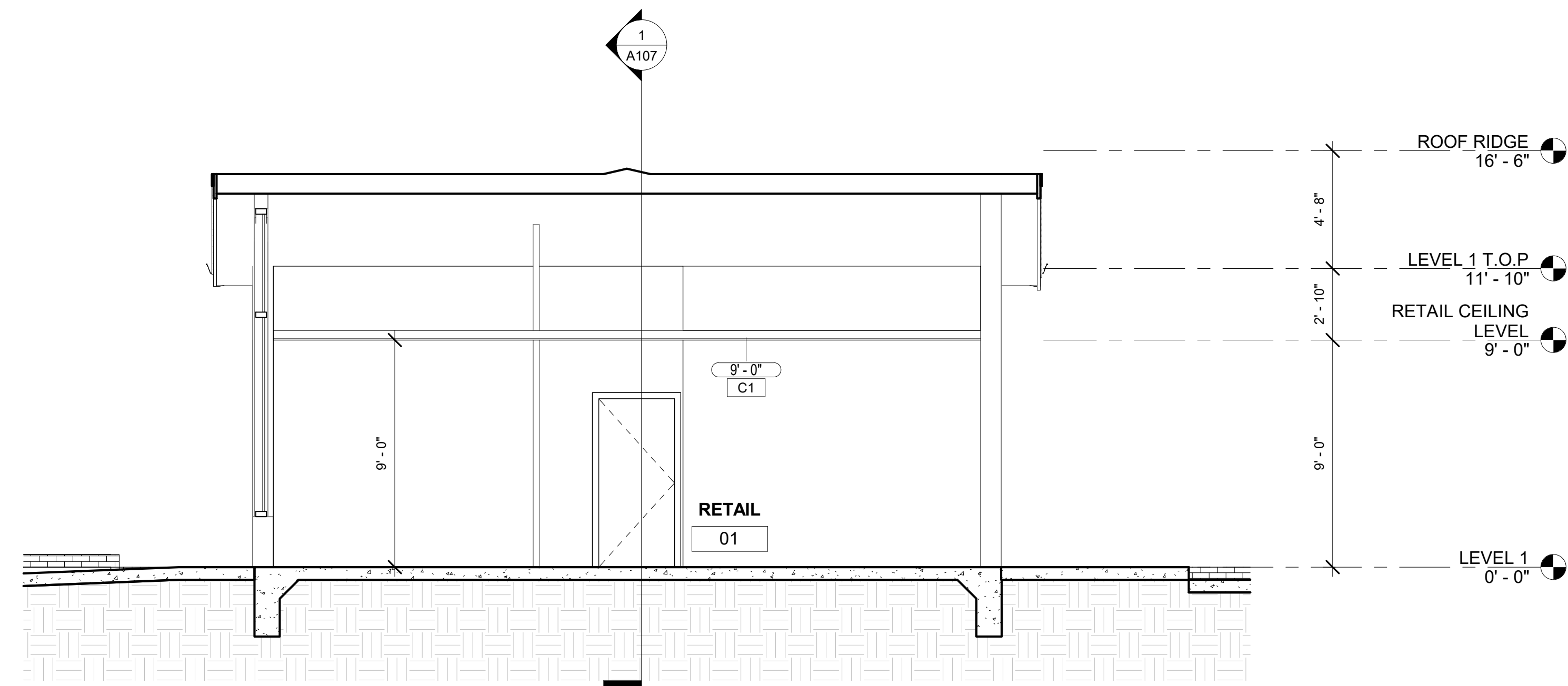
A106

KEYNOTES

- 1 STUCCO FINISH - COLOR TBD
- 2 (E) ROOF TO REMAIN, REFINISH AS NEEDED
- 3 (P) METAL 4X4 GUTTER - COLOR TO MATCH WINDOWS AND DOORS
- 4 (E) WOOD FASCIA TO BE PAINTED - COLOR TBD
- 5 (E) SPANISH TILE FASCIA TO REMAIN
- 6 TRASH & RECYCLE CAN



1 SECTION 1
1/4" = 1'-0"



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

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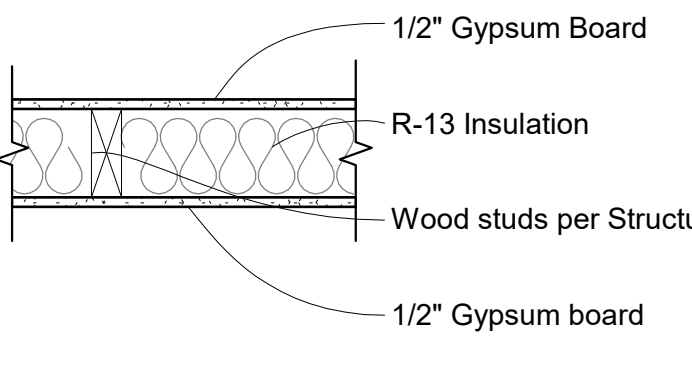
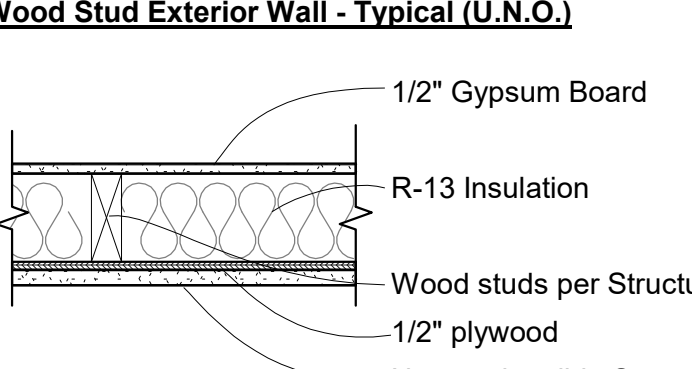
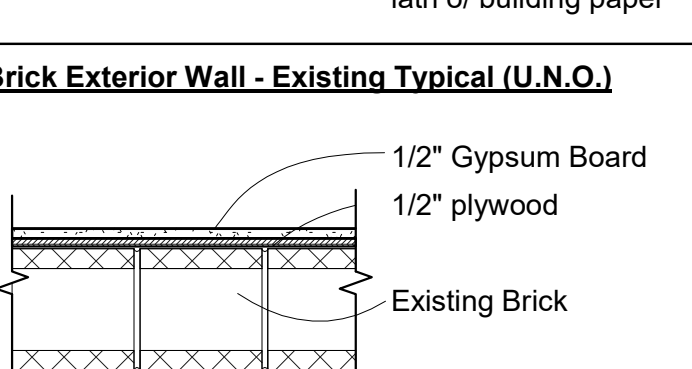
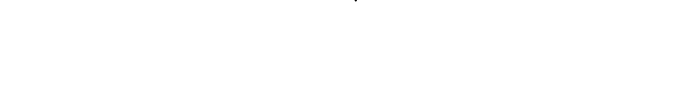
BUILDING
SECTIONS

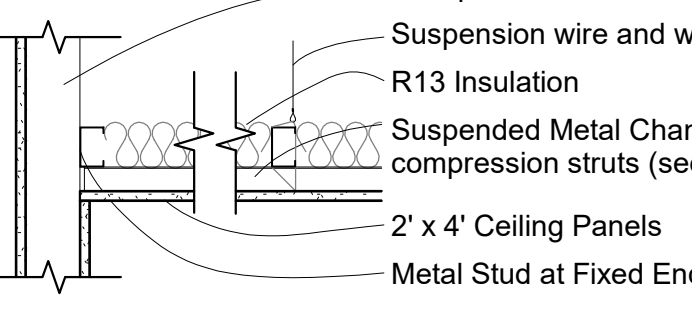
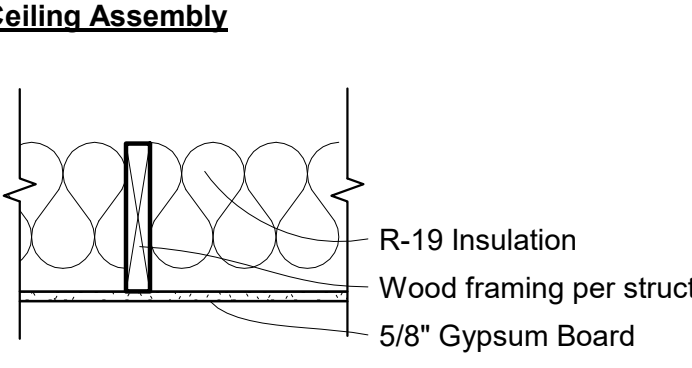
INSULATION	
ROOF	R - 19
WALL	R - 13

Drawing No.

A107

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Symbol	Wall Assemblies	Fire Rating	Sound Rating	Test Assembly	Description
W1 With 4" Studs	Wood Stud Interior Partition - Typical (U.N.O.) 	N/R	N/A	N/A	---
W2 With 6" Studs	Wood Stud Interior Partition - Typical (U.N.O.) 	N/R	N/A	N/A	---
W3 With 8" Studs	Wood Stud Exterior Wall - Typical (U.N.O.) 	N/R	N/A	N/A	---
W4 Existing Brick 8" Wall	Brick Exterior Wall - Existing Typical (U.N.O.) 	N/R	N/A	N/A	---

Symbol	Ceiling Assemblies	Fire Rating	Sound Rating	Test Assembly	Description
C1	2' x 4' ACT SYSTEM CEILING 	N/A	N/A	N/A	---
C2	Ceiling Assembly 	N/A	N/A	N/A	---

Door Schedule									
Mark	Type	Description	Phase Created	Width	Height	Thickness	Tempered/Safety	Fire Rating	Comments
1	B	SWING	New Construction	3' - 2"	9' - 11"	0' - 2"	YES	NO	
2	A	SWING	New Construction	3' - 0"	6' - 8"	0' - 2"		NO	
3	A	SWING	New Construction	3' - 0"	6' - 8"	0' - 2"		NO	
4	A	SWING	New Construction	2' - 8"	6' - 8"	0' - 2"		NO	
5	A	SWING	New Construction	3' - 0"	6' - 8"	0' - 2"		NO	
6	A	SWING	New Construction	3' - 0"	6' - 8"	0' - 2"		NO	
7	YY		New Construction	6' - 0"	5' - 0"	0' - 2"			
8	CCCC		New Construction	8' - 0"	6' - 8"				

DOOR & WINDOW NOTES:

1. EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER COMPLYING WITH ONE OF THE FOLLOWING (COUNTY BUILDING CODE 92.1.708A.2):

A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDA/CSA 1011/S.2/A440.

B. GLASS BLOCK UNITS

C. MINIMUM 20-MINUTE FIRE-RESISTANCE-RATED (PROVIDE LISTING OR TEST REPORT)

D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

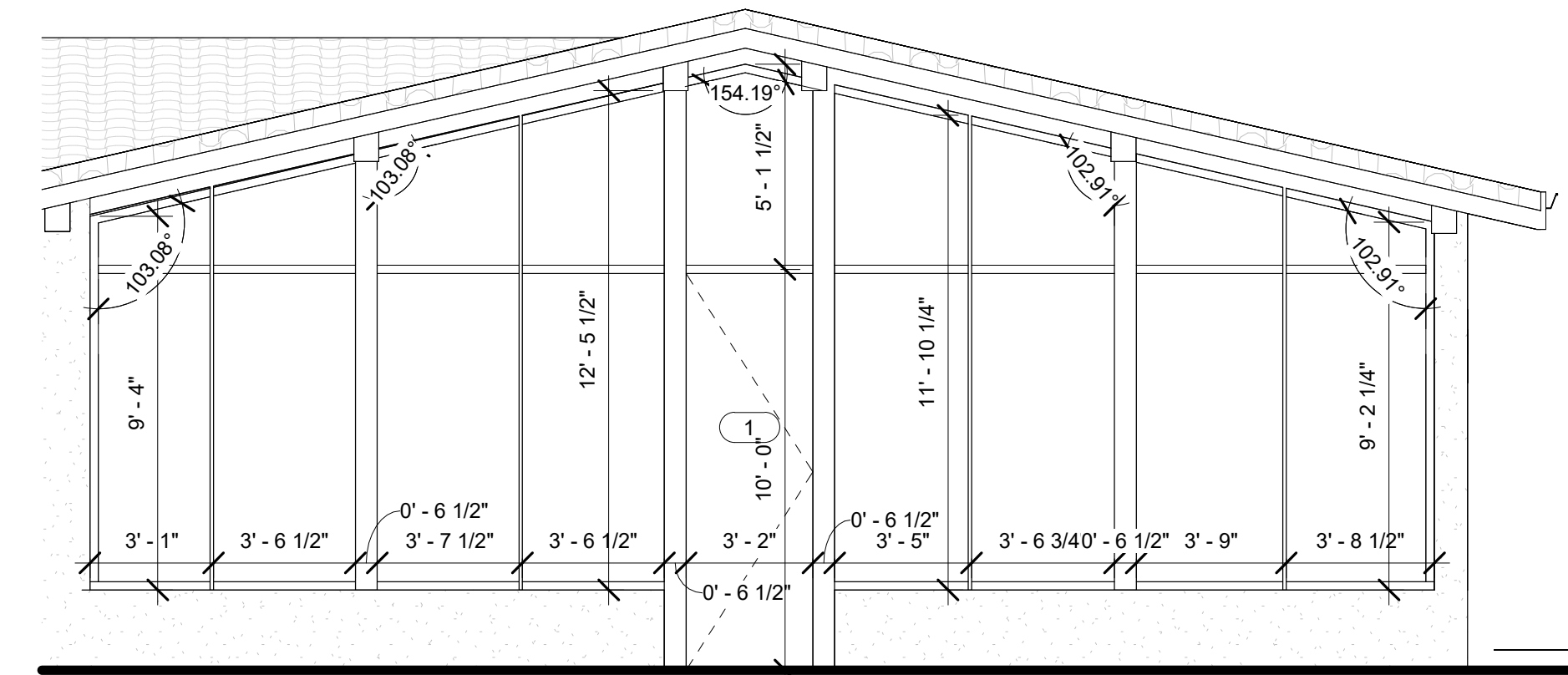
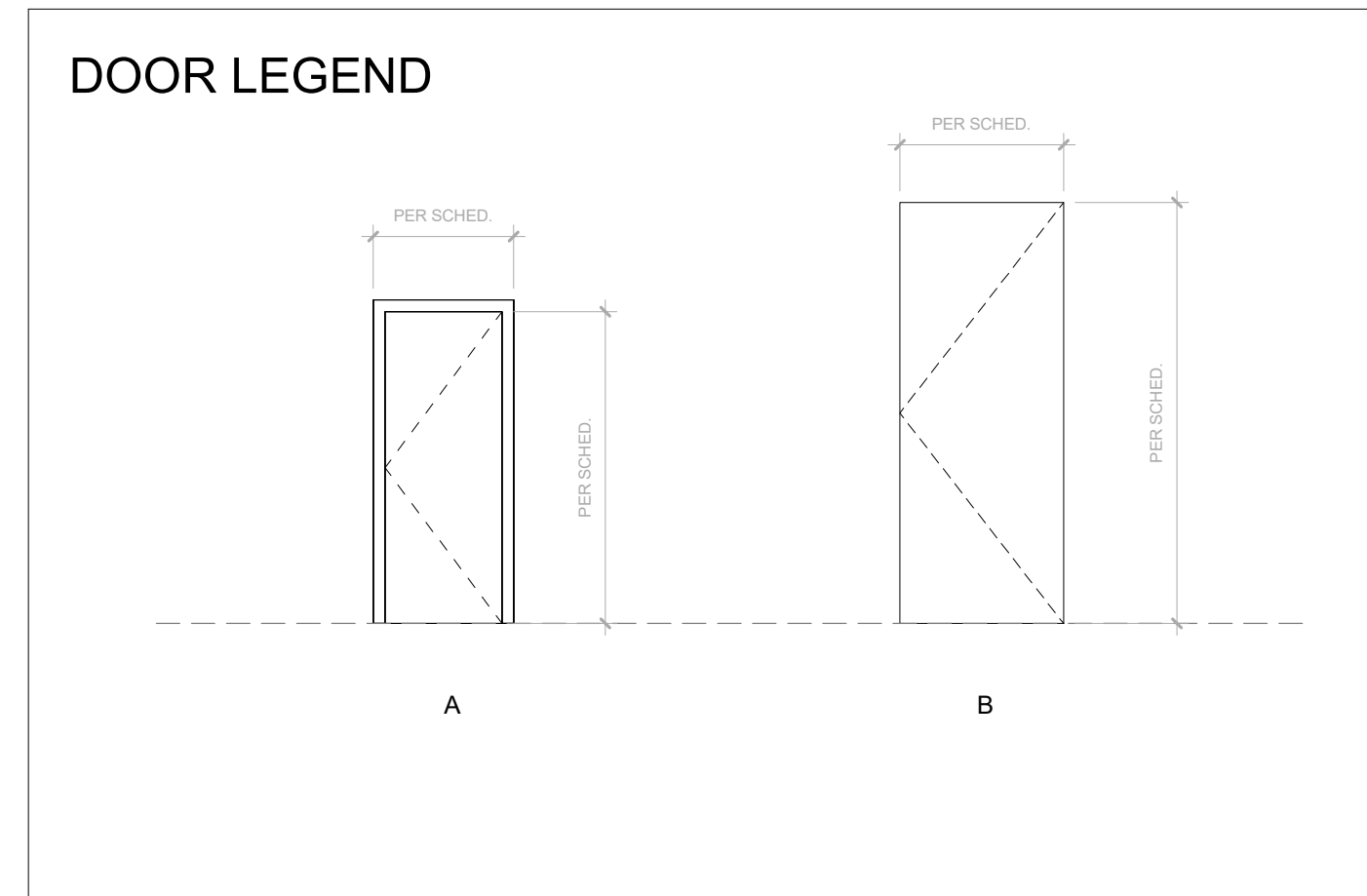
2. EXTERIOR DOORS IN COMPLIANCE WITH ONE OF THE FOLLOWING (COUNTY BUILDING CODE 92.1.708A.3):

A. EXTERIOR SURFACE OR CLADDING OF NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL

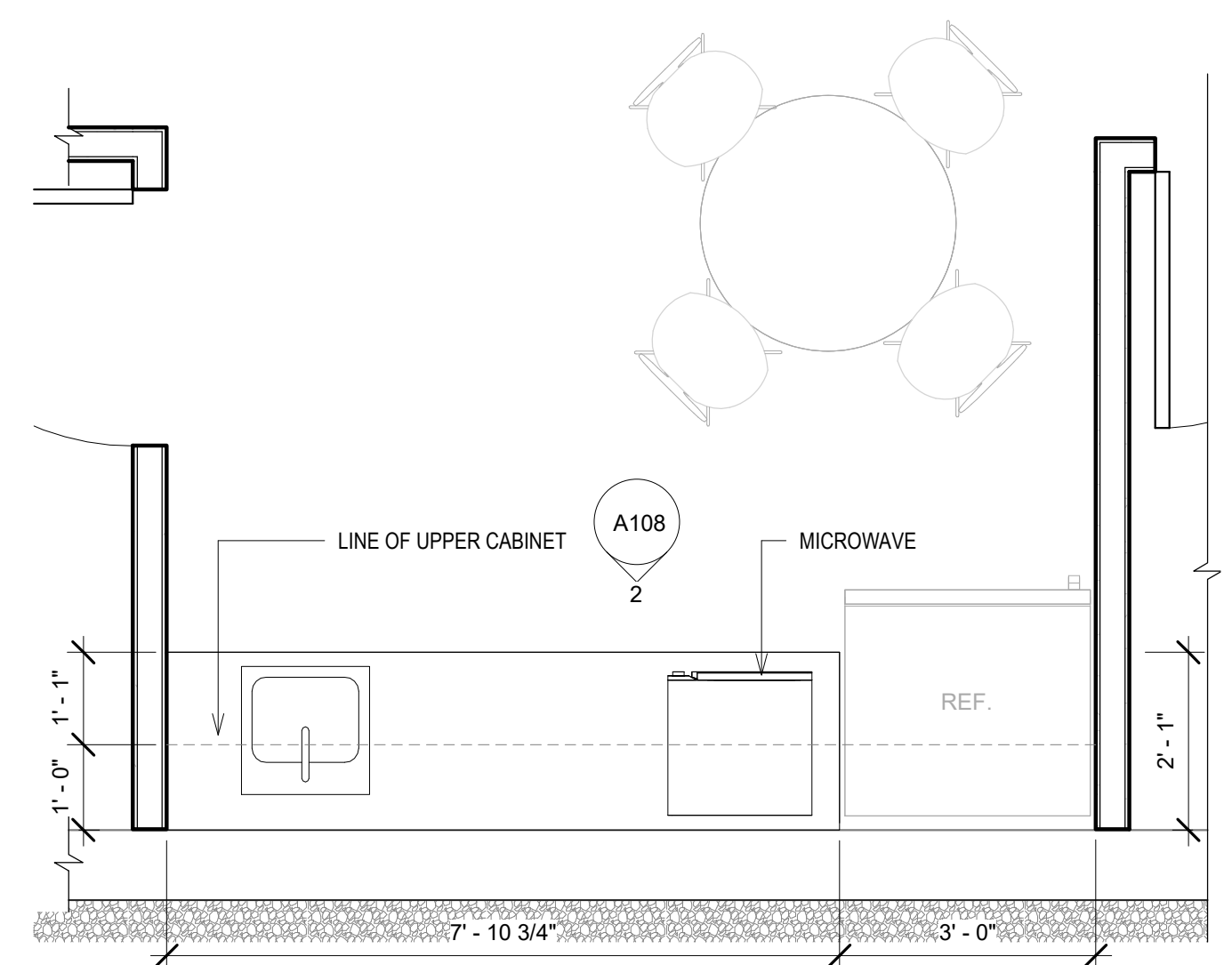
B. SOLID-CORE WOOD MINIMUM 1-3/8-INCH THICK

C. MINIMUM 20-MINUTE FIRE-RATED

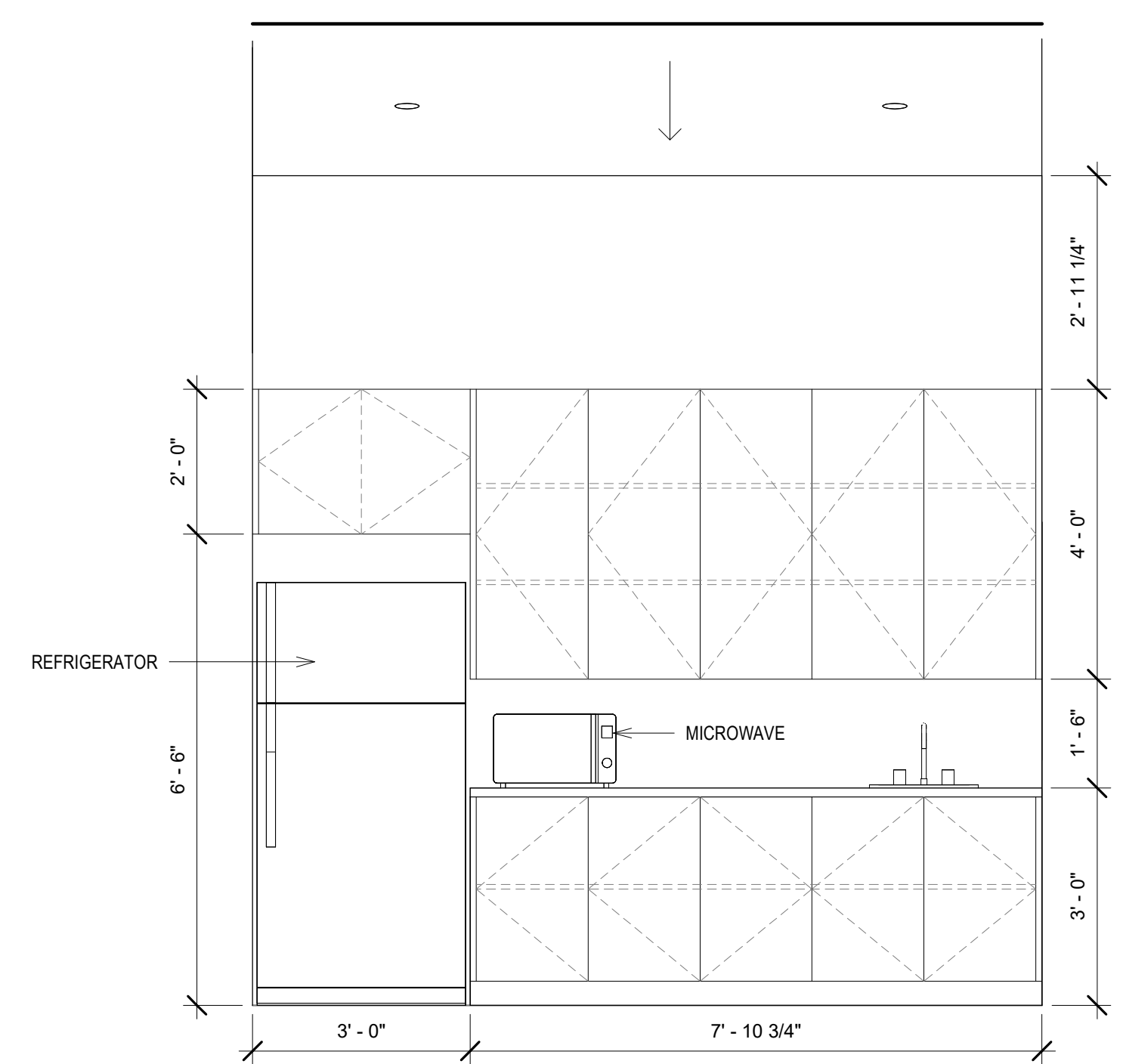
D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1



1 FRONT CURTAIN WALL
1/4" = 1'-0"



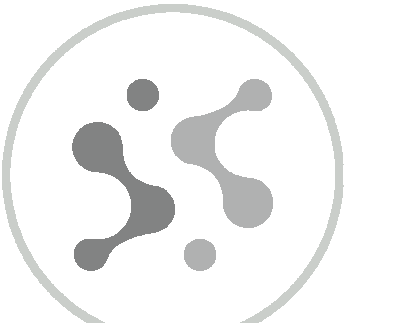
ENLARGED KITCHENETTE
1/2" = 1'-0"



2 KITCHENETTE ELEVATION
1/2" = 1'-0"

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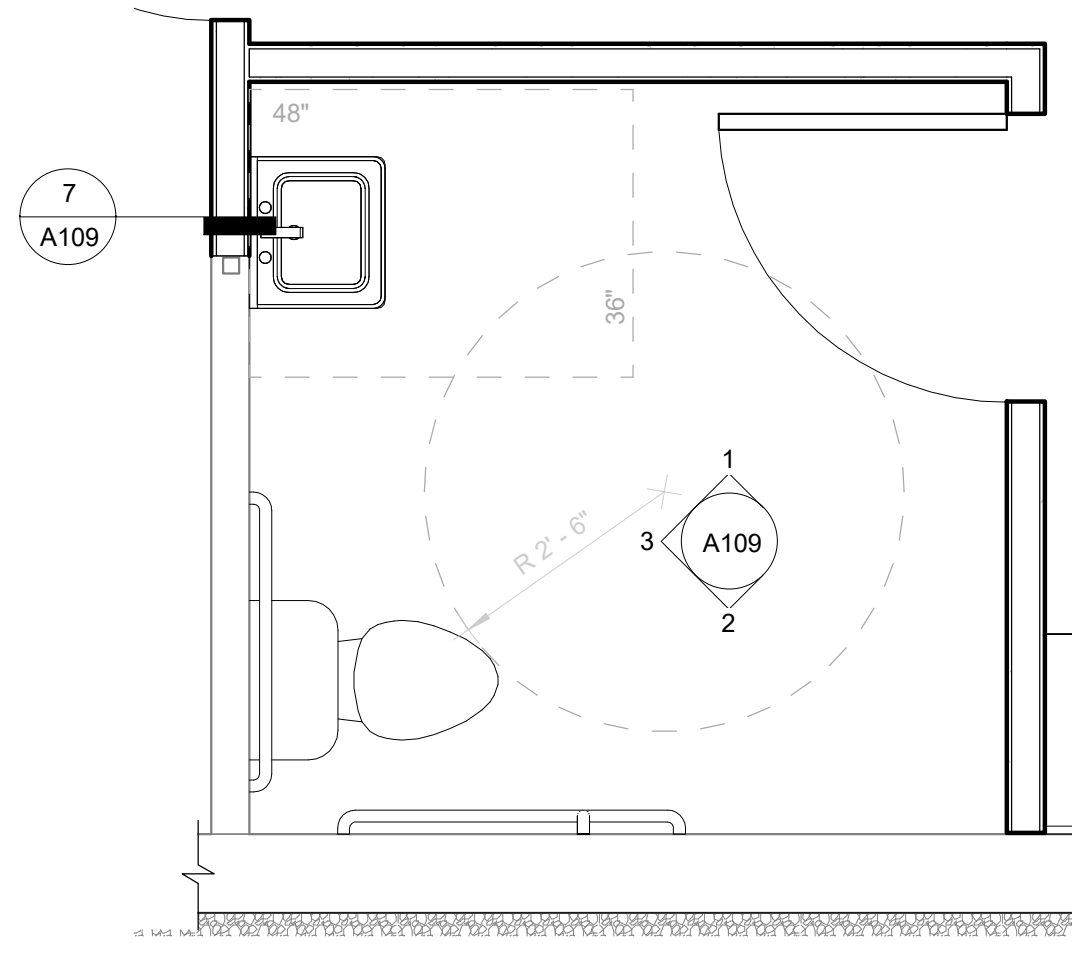
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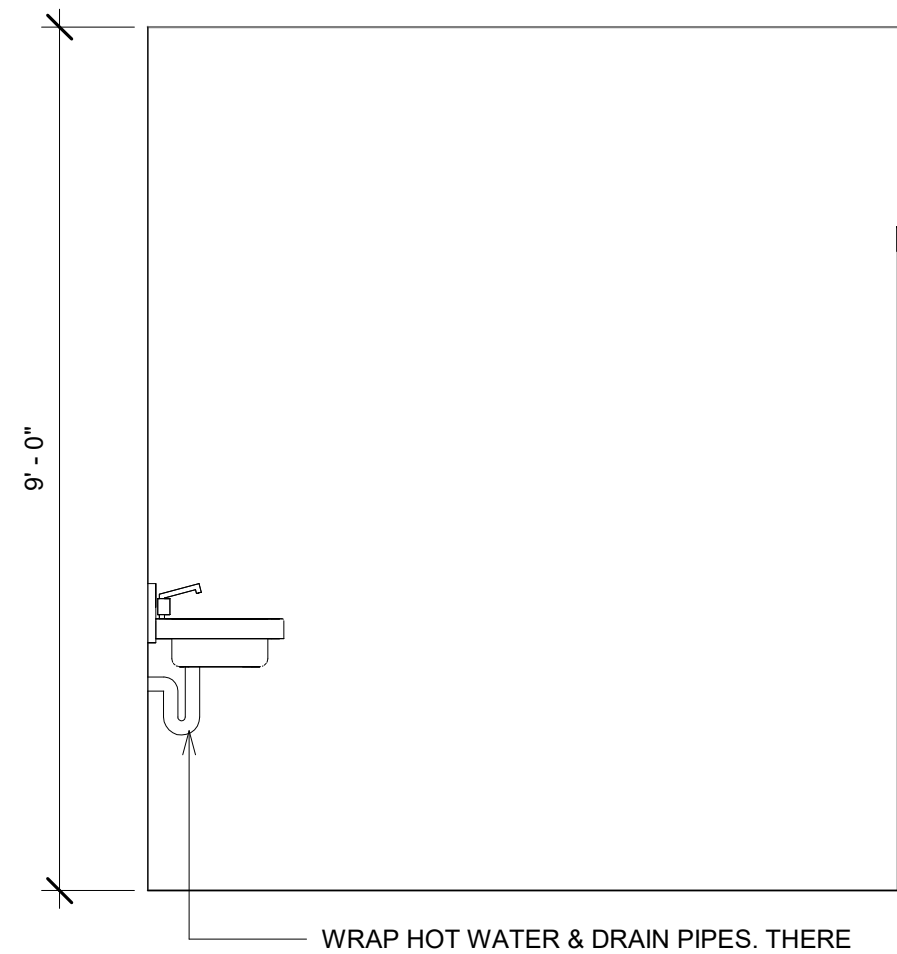
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ASSEMBLIES & SCHEDULES

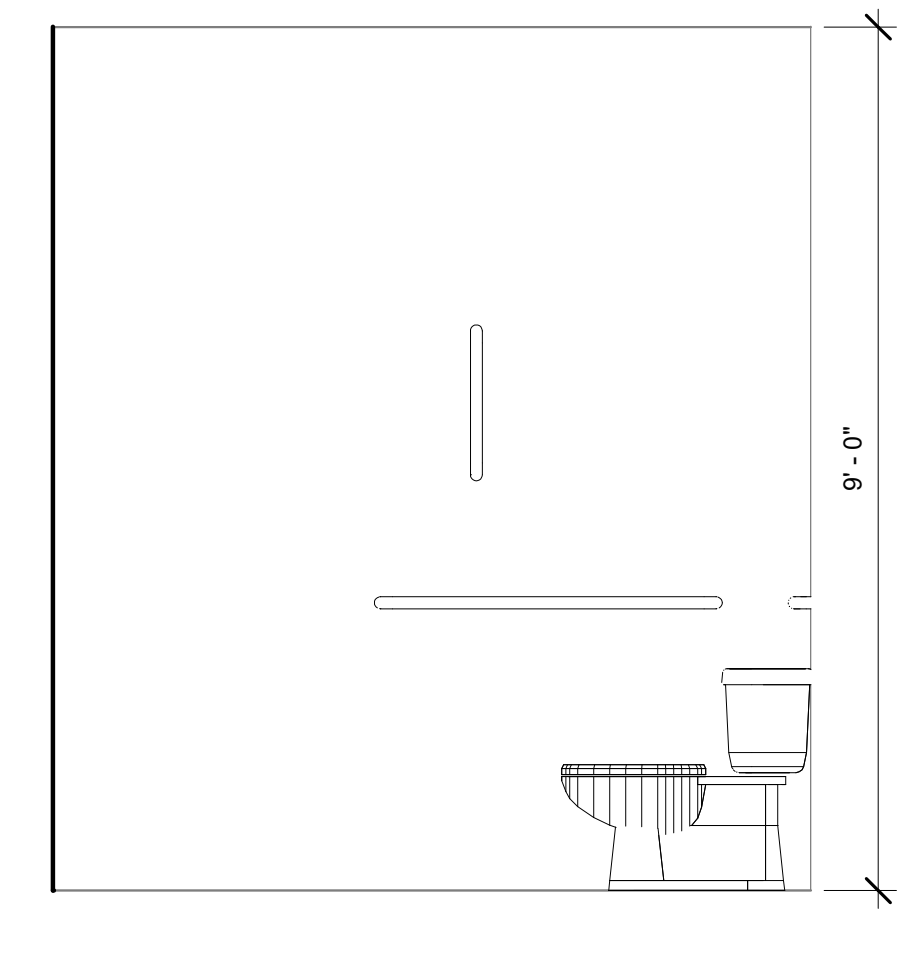
Drawing No.
A108



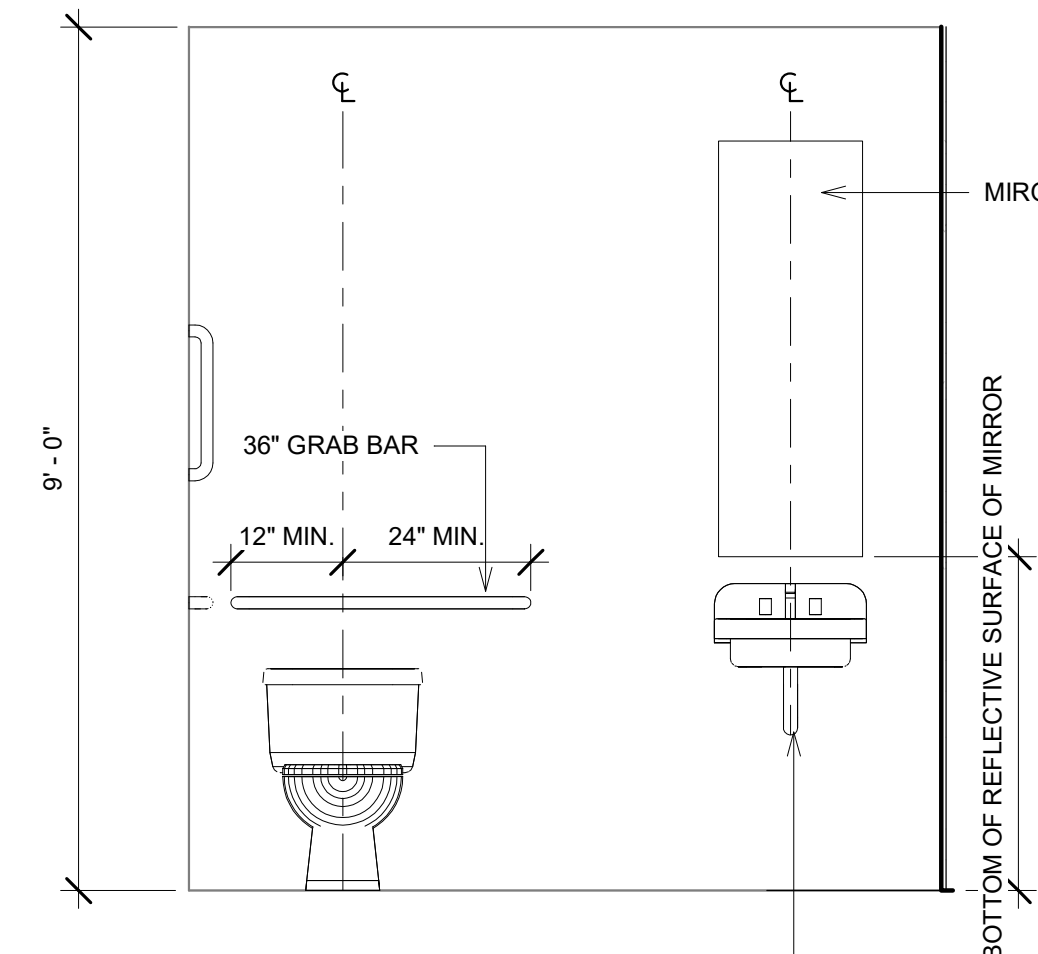
A ENLARGED ADA RESTROOM
1/2" = 1'-0"



1 ADA RESTROOM NORTH ELEVATION
1/2" = 1'-0"



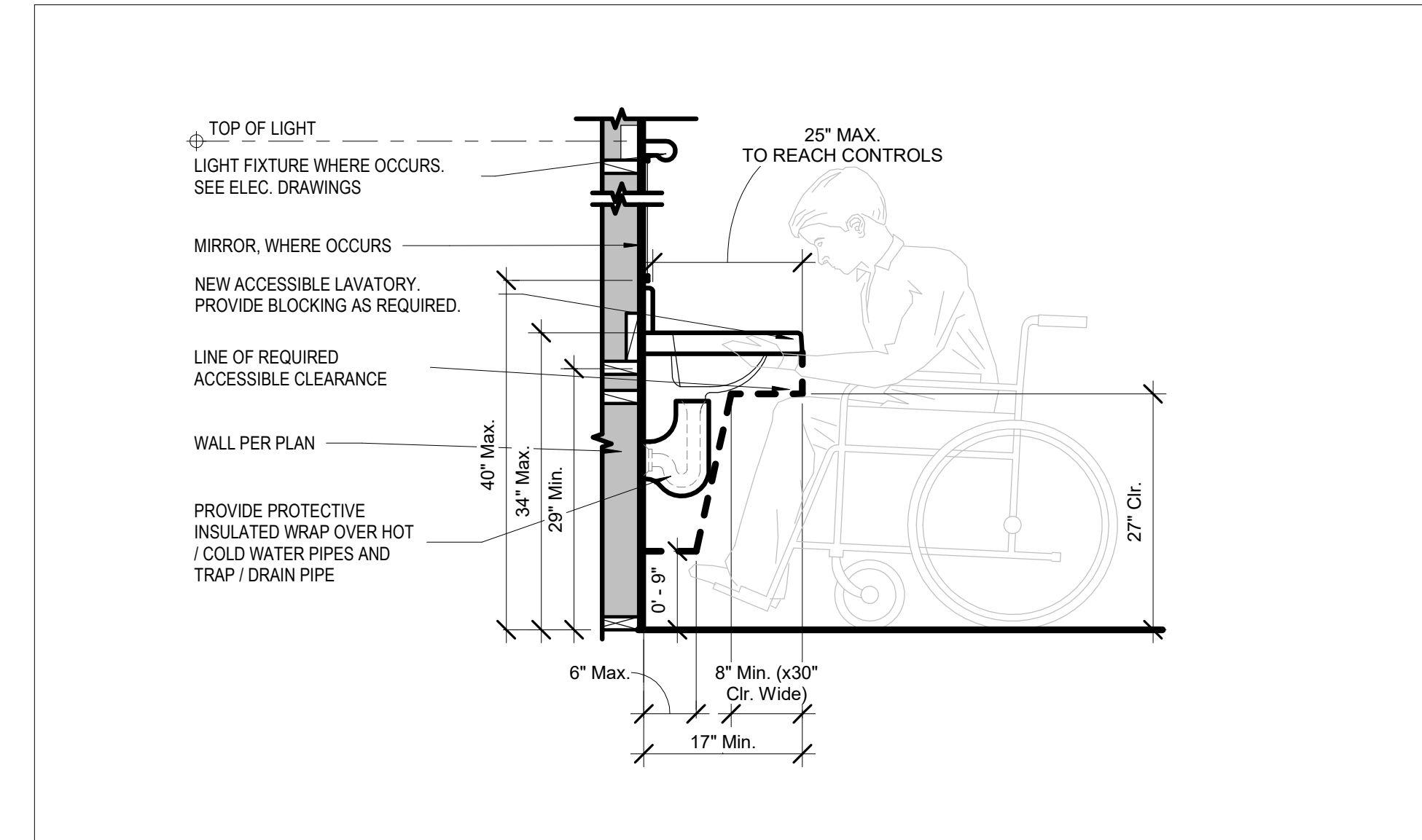
2 ADA RESTROOM SOUTH ELEVATION
1/2" = 1'-0"



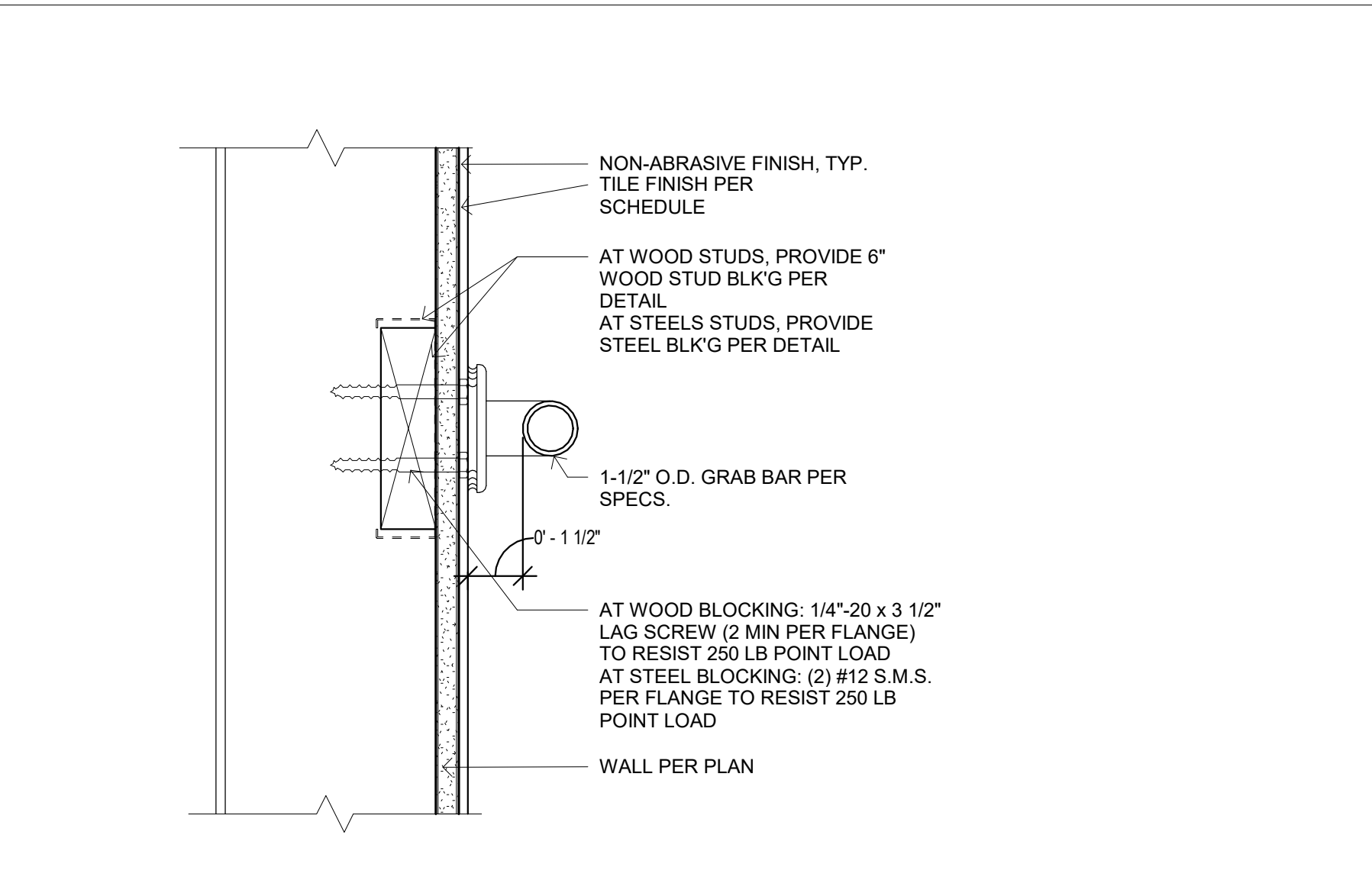
3 ADA RESTROOM WEST ELEVATION
1/2" = 1'-0"

FINISH LEGEND

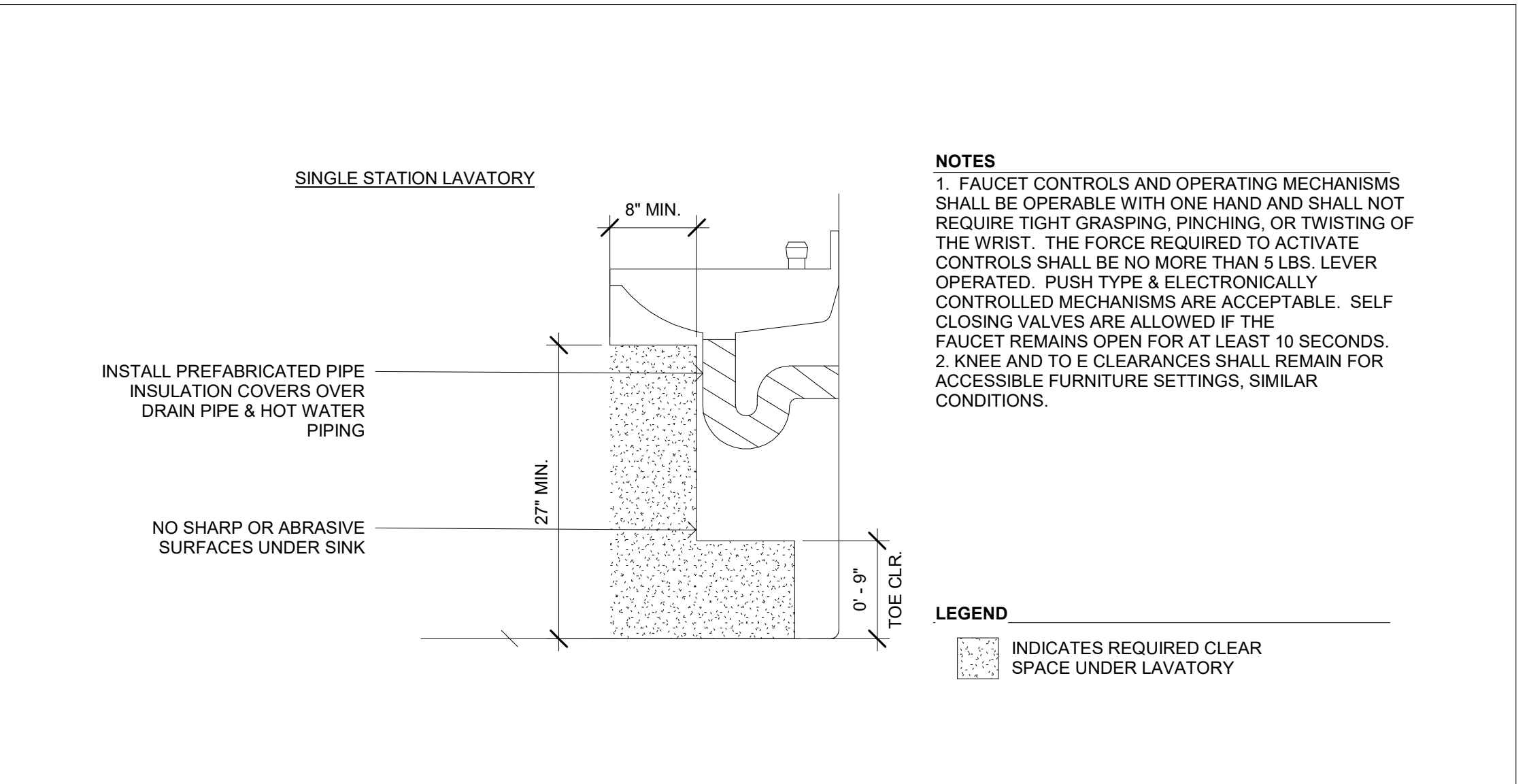
BASE	
B1	CERAMIC TILE
FLOOR	
F1	CERAMIC TILE
WALL	
W1	CERAMIC TILE
CEILING	
C1	CERAMIC TILE



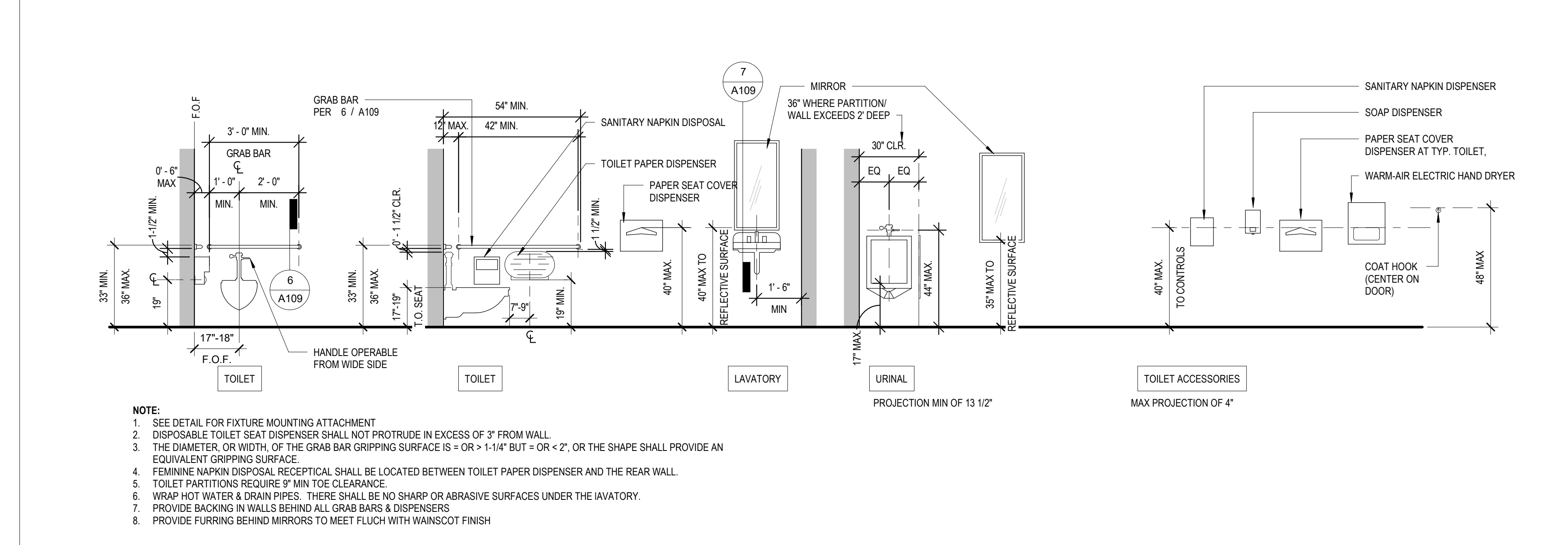
LAVATORY CLEARANCE
SCALE: 3/4" = 1'-0" **7**



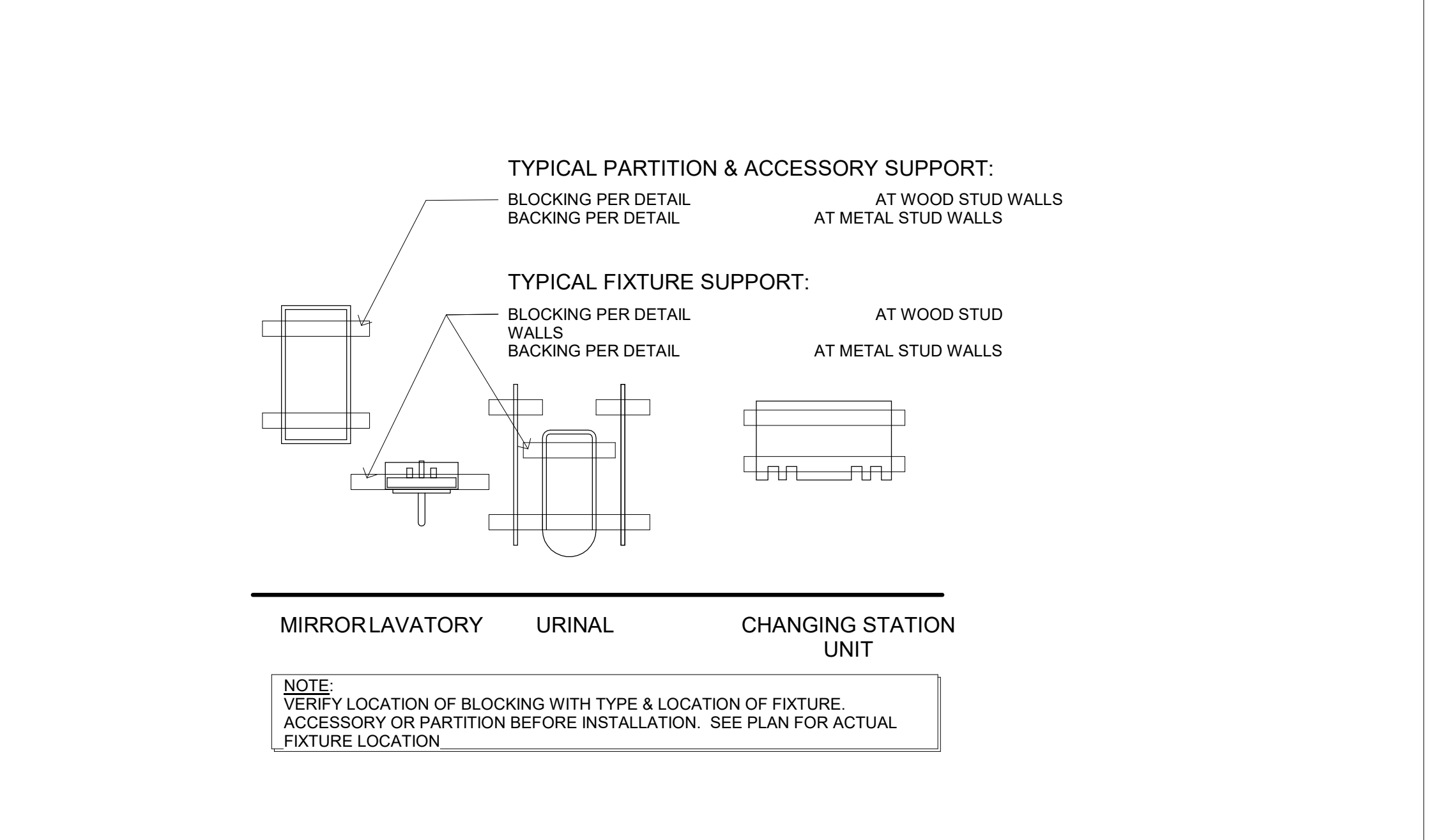
GRAB BAR
SCALE: 3" = 1'-0" **6**



TOE AND KNEE CLEARANCES
SCALE: 1" = 1'-0" **4**



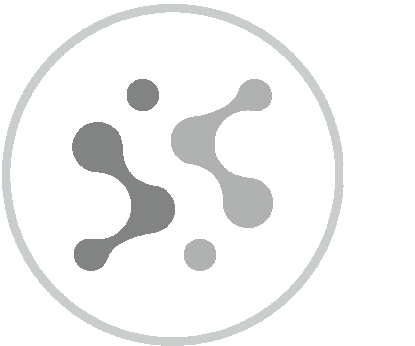
BATHROOM ACCESSORIES
SCALE: 3/8" = 1'-0" **8**



TOILET FIXTURE SUPPORT
SCALE: 3/8" = 1'-0" **5**

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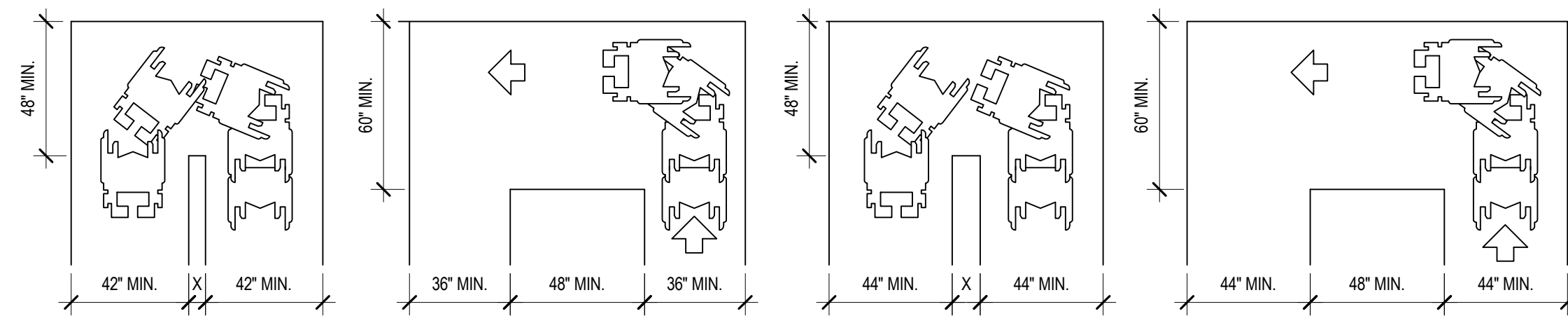
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RESTROOM & ACCESSIBILITY DETAILS

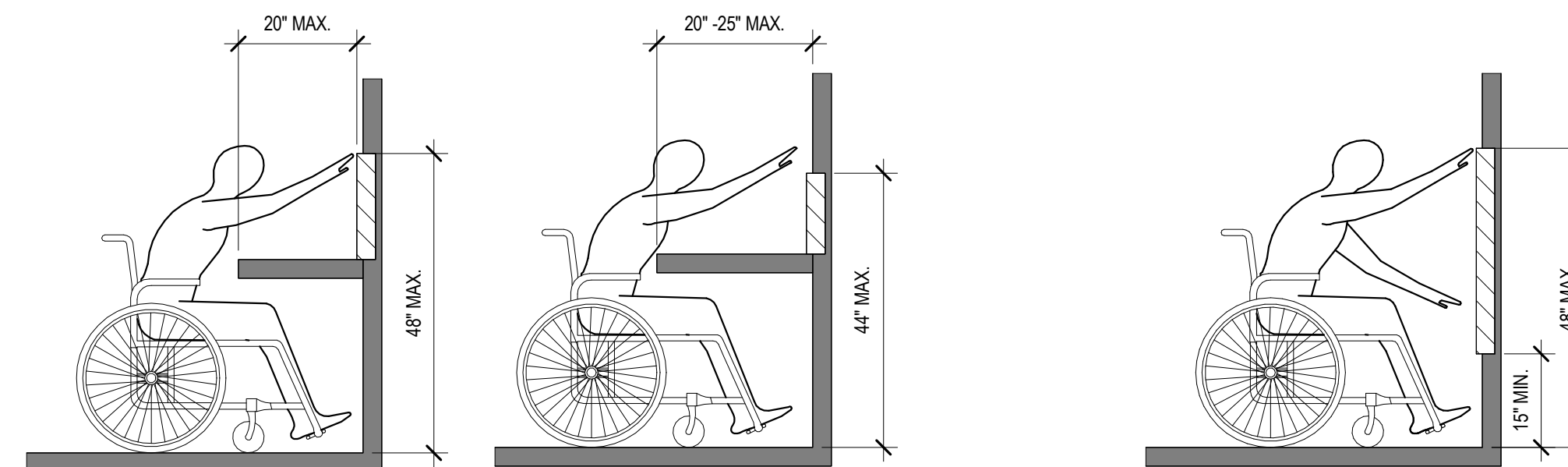
Drawing No.

A109



TURN AROUND AN OBSTRUCTION - 36" AISLE, 90 DEGREE TURN

TURN AROUND AN OBSTRUCTION - 44" AISLE, 90 DEGREE TURN



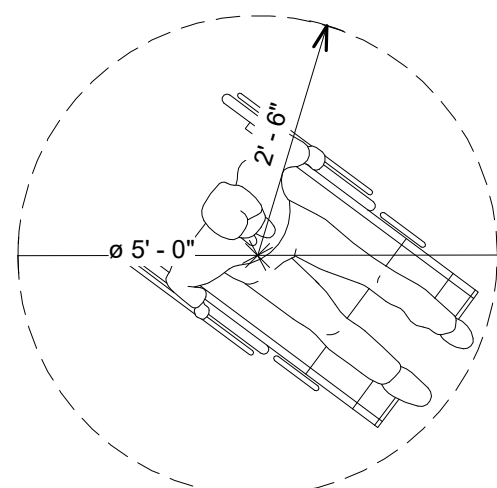
(a) FIG. 11B 308.2.2

(b) FIG. 11B 308.2.1

TURN AROUND AND OBSTRUCTION

SCALE: 1/4" = 1'-0" ④

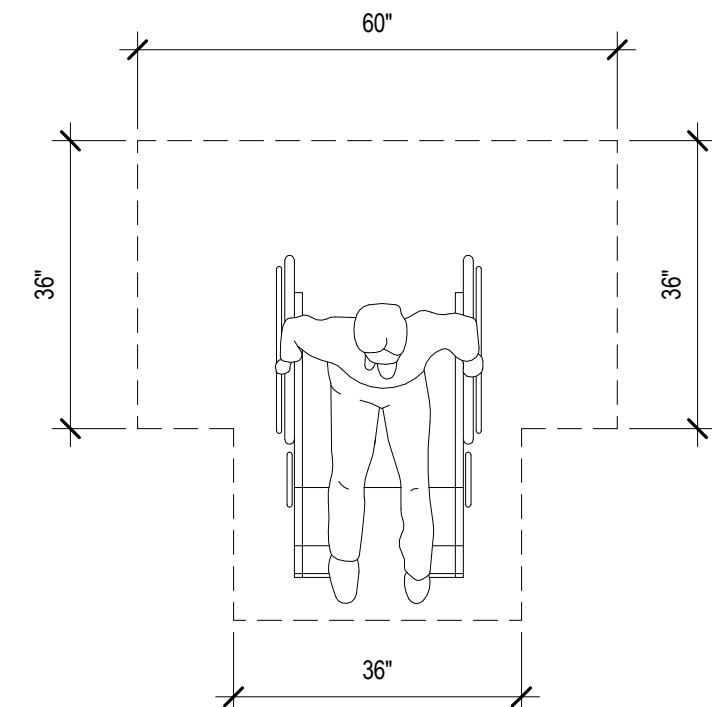
NOTES:
THE TURNING SPACE SHALL BE A SPACE OF 60" DIAMETER MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306



WHEEL CHAIR TURNING RADIUS PER CBC 11B-304.2.1

NOTES:

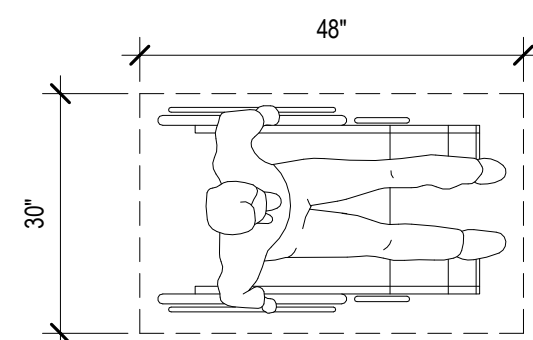
1. THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60" SQUARE MINIMUM WITH ARMS AND BASE 36" WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS. 12" MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTION 24" MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306 ONLY AT THE END OF EITHER THE BASE OR ONE ARM.
2. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACE.
3. FLOOR OR GROUND SURFACES OF A TURNING SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.



T-SHAPED CLEARANCE PER CBC FIGURE 11B-304.3.2

NOTES:

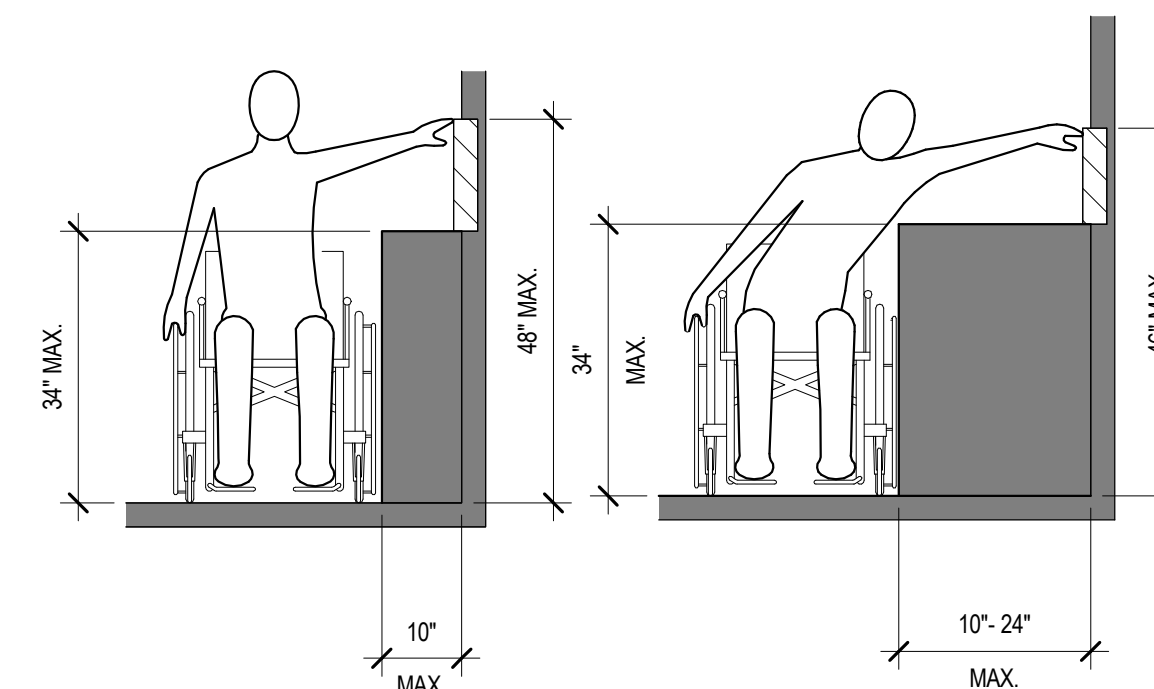
1. THE CLEAR FLOOR OR GROUND SPACE SHALL BE A 30" MINIMUM. FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH SECTION 11B-302. CHANGES IN LEVEL ARE NOT PERMITTED. EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.
2. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 11B-306.
3. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.
4. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR OR GROUND SPACE.



PARALLEL / FORWARD APPROACH CLEAR FLOOR SPACE PER CBC FIGURE 11B-305.3

FORWARD REACH

SCALE: 1/2" = 1'-0" ①



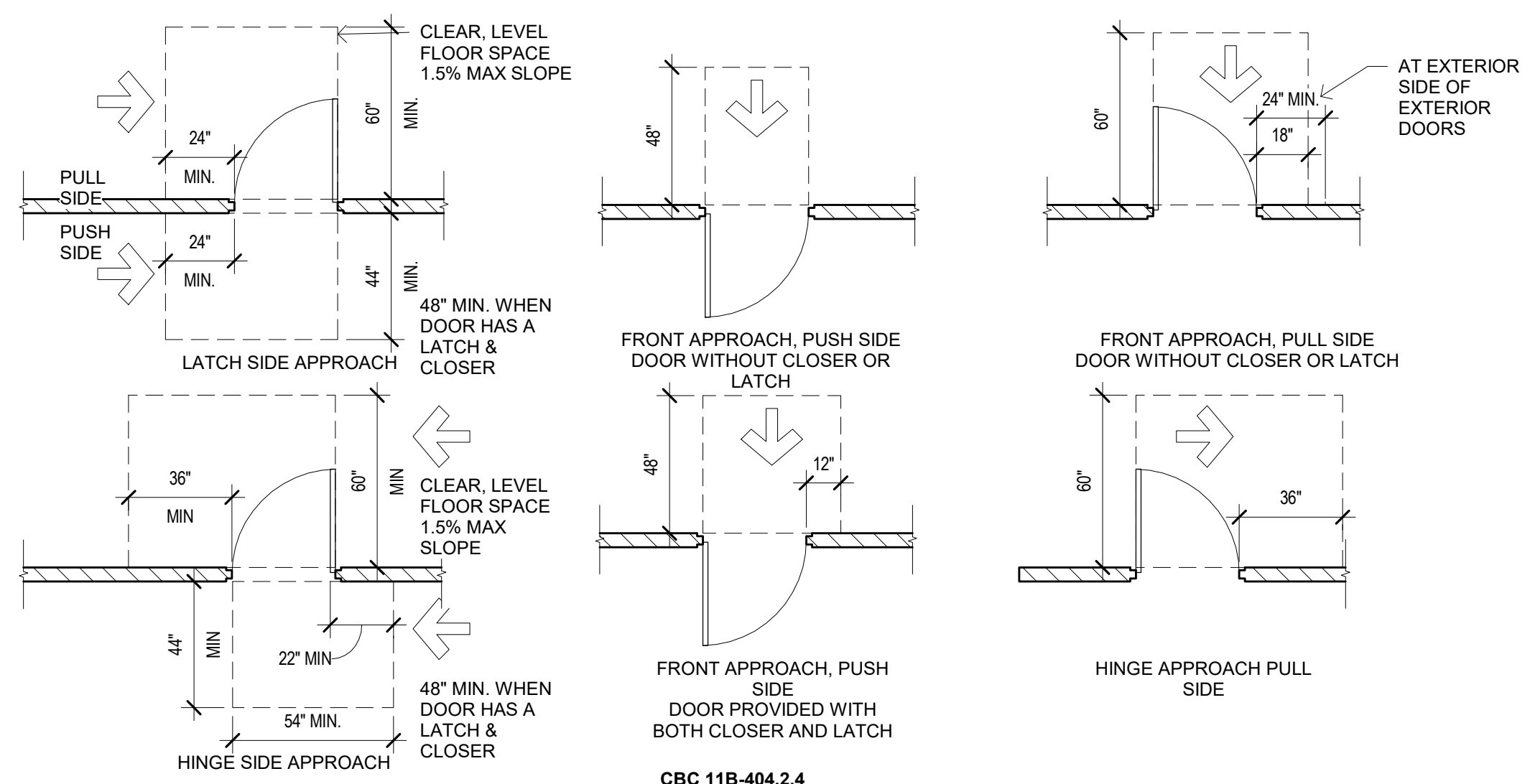
(a)

FIG. 11B 308.3.2

(b)

TURNING AND CLEAR FLOOR SPACE

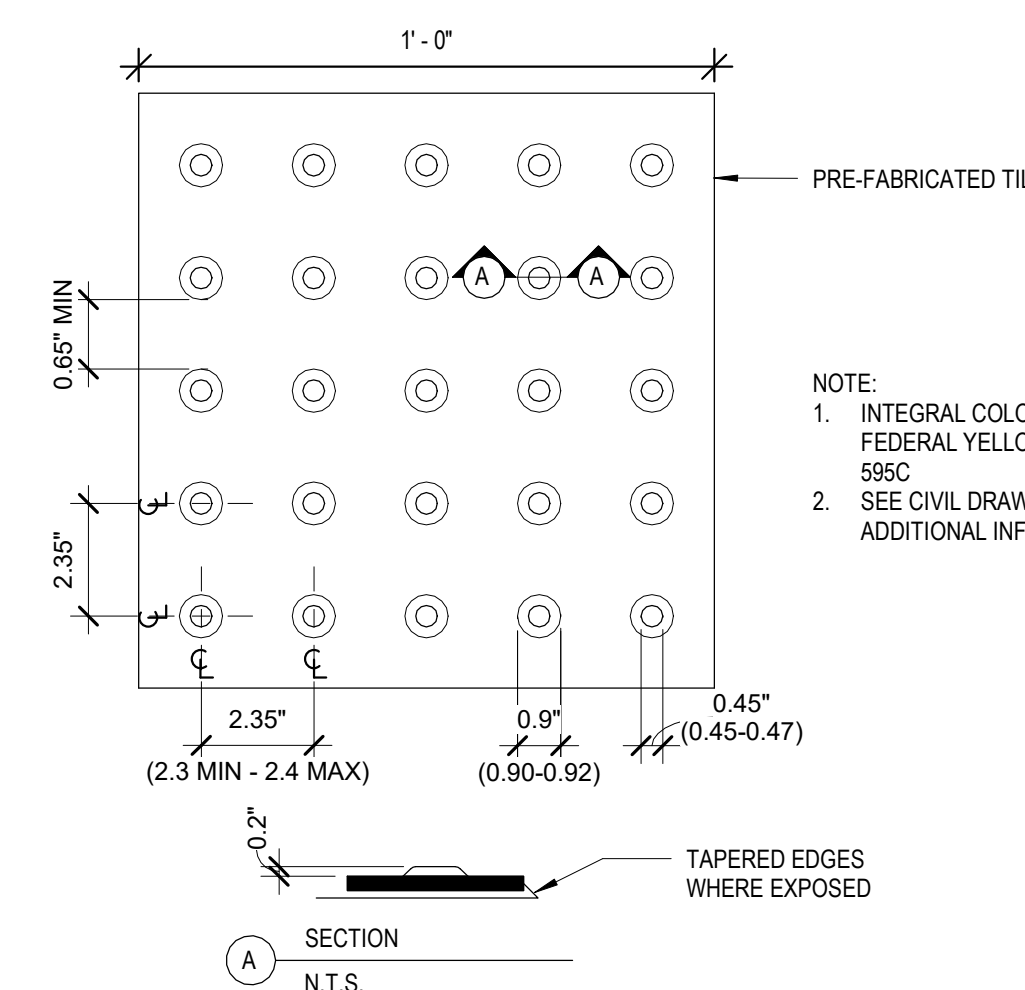
SCALE: 1/2" = 1'-0" ⑤



CBC 11B-404.2.4

SIDE REACH

SCALE: 1/2" = 1'-0" ②



NOTE:
1. INTEGRAL COLOR SHALL BE FEDERAL YELLOW FS 3538 58C
2. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

SECTION N.T.S.

MANEUVERING CLEARANCES

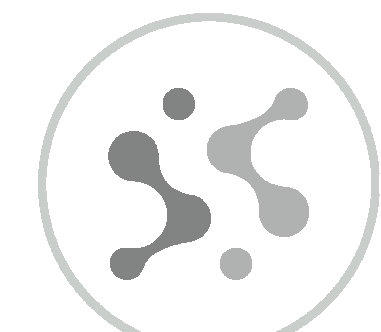
SCALE: 1/4" = 1'-0" ⑥

DETECTABLE WARNING TILE

SCALE: 3" = 1'-0" ③

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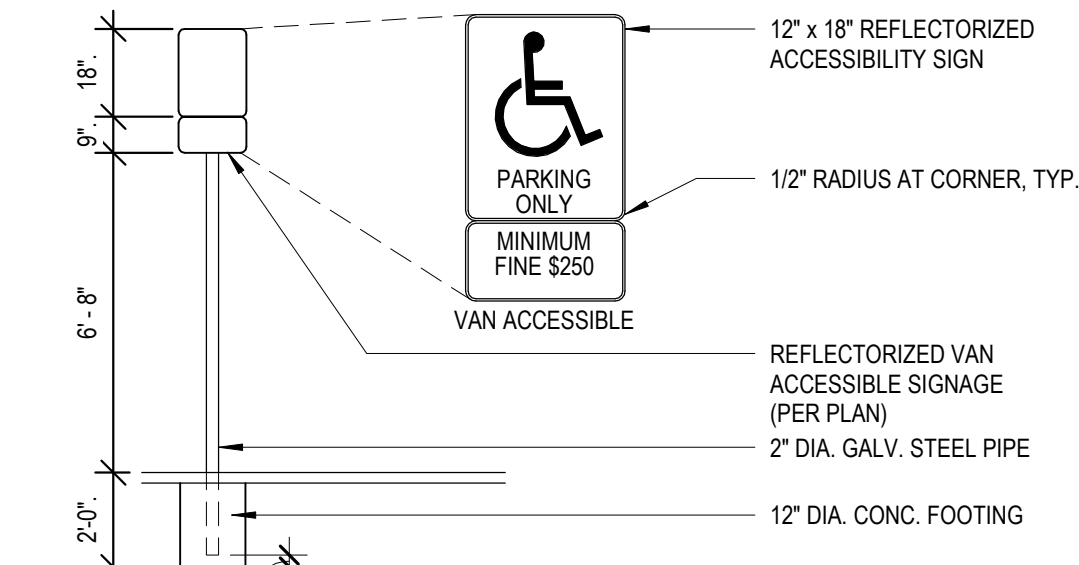
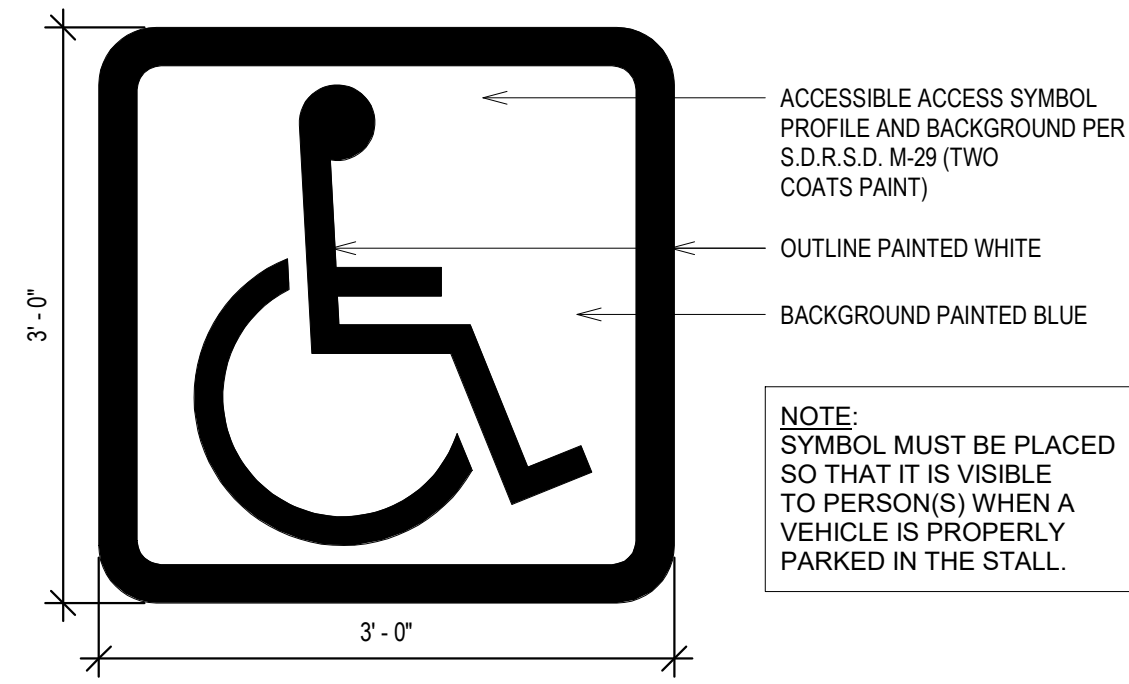
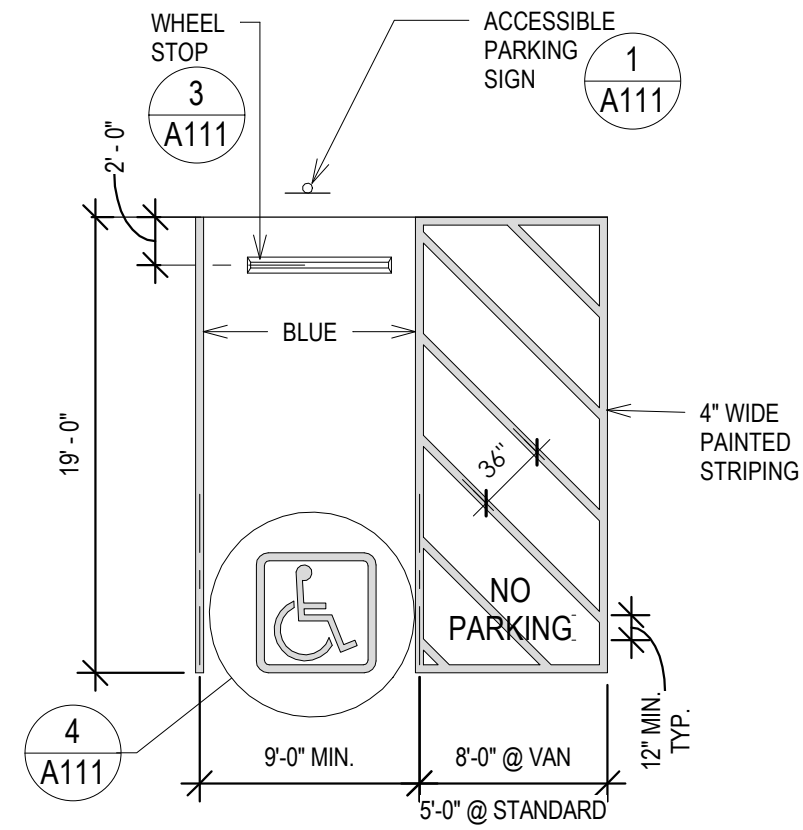
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ACCESSIBILITY DETAILS

Drawing No.

A110

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SIGNS NOTES

- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 599B. (CBC SECTION 11B-703.7.2.1)
- CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I" (CBC SEC. 11B-703.2.4), AND A STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER (CBC SEC. 11B-703.5.7).
- CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE I. LOWER CASE CHARACTERS ARE PERMITTED. (CBC TABLE 11B-703.5.5)
- CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (CBC SECTION 11B-703.7.1)
- WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING: (CBC SECTION 11B-703.2)
 - LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MIN. AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. (CBC SECTION 11B-703.2)
 - PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MIN. OF 6" IN HEIGHT. (CBC SECTION 11B-703.6.1 & 11B-703.6.3)
 - TEXT SHALL BE IN A HORIZONTAL FORMAT. (CBC SECTION 11B-703.5.10)
 - BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM AND 1/2 INCH (12.7 MM) MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS. (CBC SEC. 11B-703.3.2)

- NOTES:
- SIGN SHALL BE CONSTRUCTED OF A MINIMUM 0.062" THICK ALUMINUM.
 - LETTERING, SYMBOL AND BORDER SHALL BE REFLECTIVE WHITE, ON BLUE BACKGROUND
 - PLACE IN FRONT OF EACH ACCESSIBLE PARKING STALL WITHIN CLEAR VIEW, BUT NOT TO OBSTRUCT PASSAGE FROM PARKING STALL OR ANY WALKWAY.
 - WHERE SPACE IS DESIGNED FOR VAN ACCESSIBILITY, A SIGN "VAN ACCESSIBLE" SHALL BE INSTALLED.
 - MINIMUM VAN ACCESSIBLE VERTICAL CLEARANCE IS 8'-2"

ACCESSIBLE PARKING

SCALE: 1/8" = 1'-0"

7

ACCESSIBLE PARKING SYMBOL

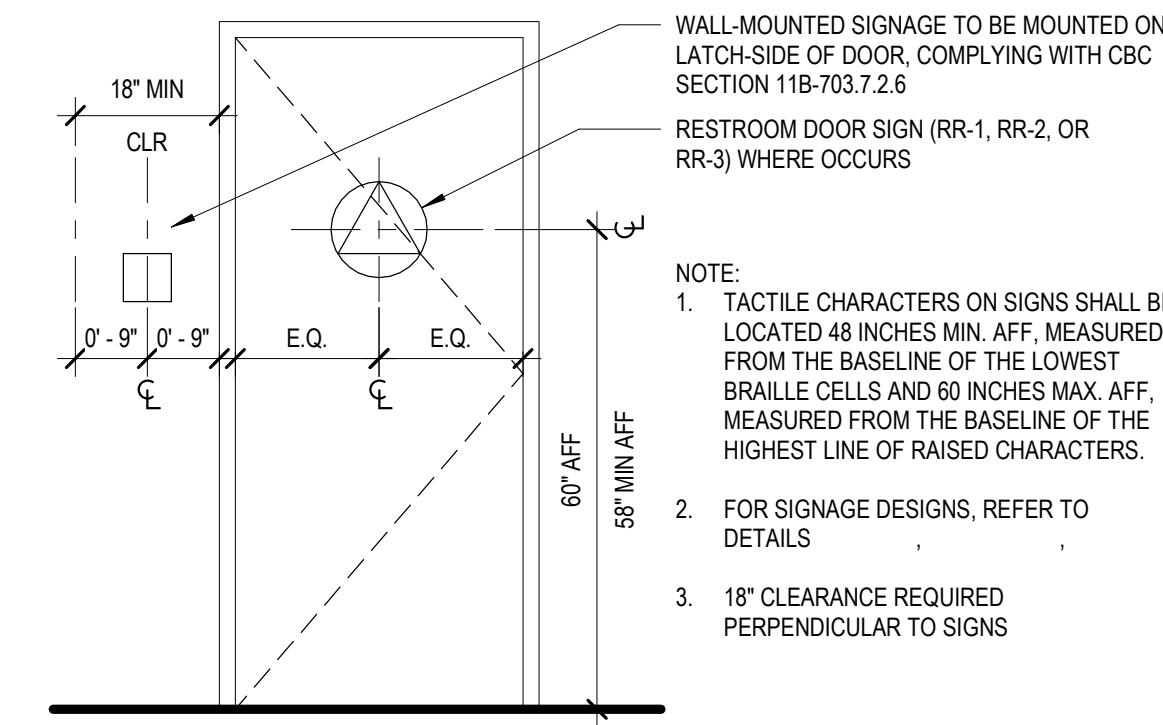
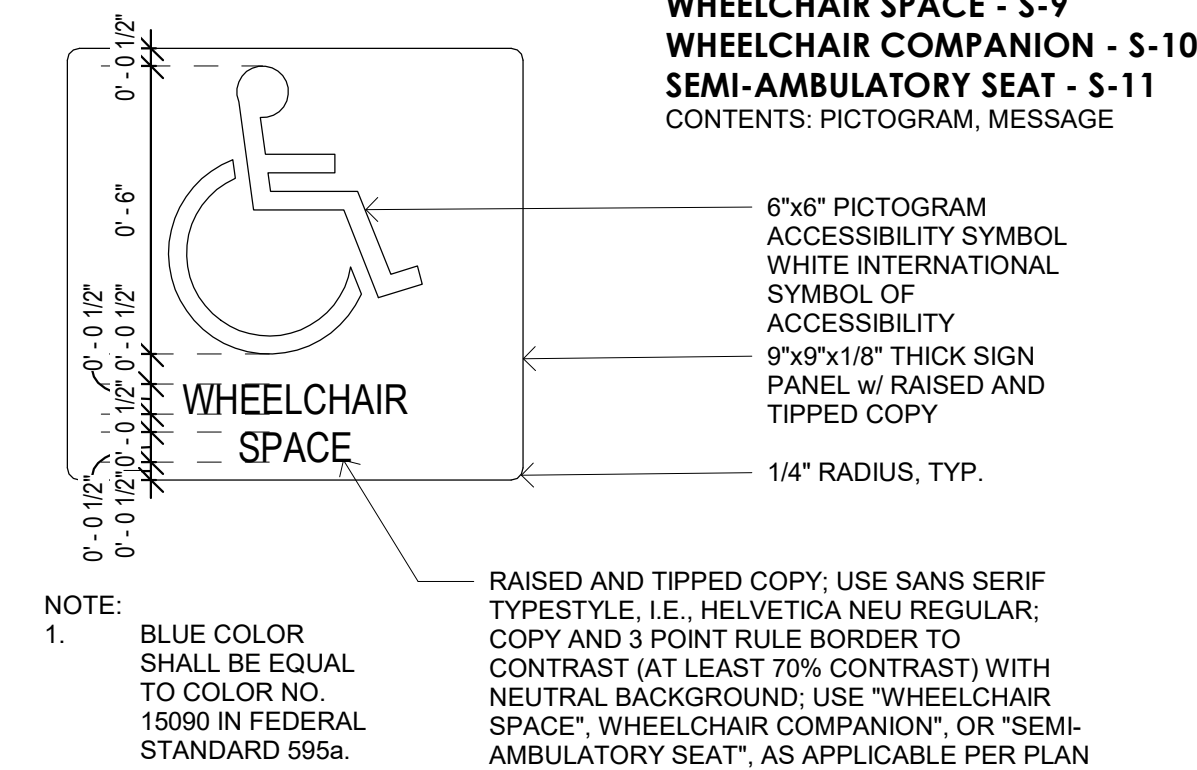
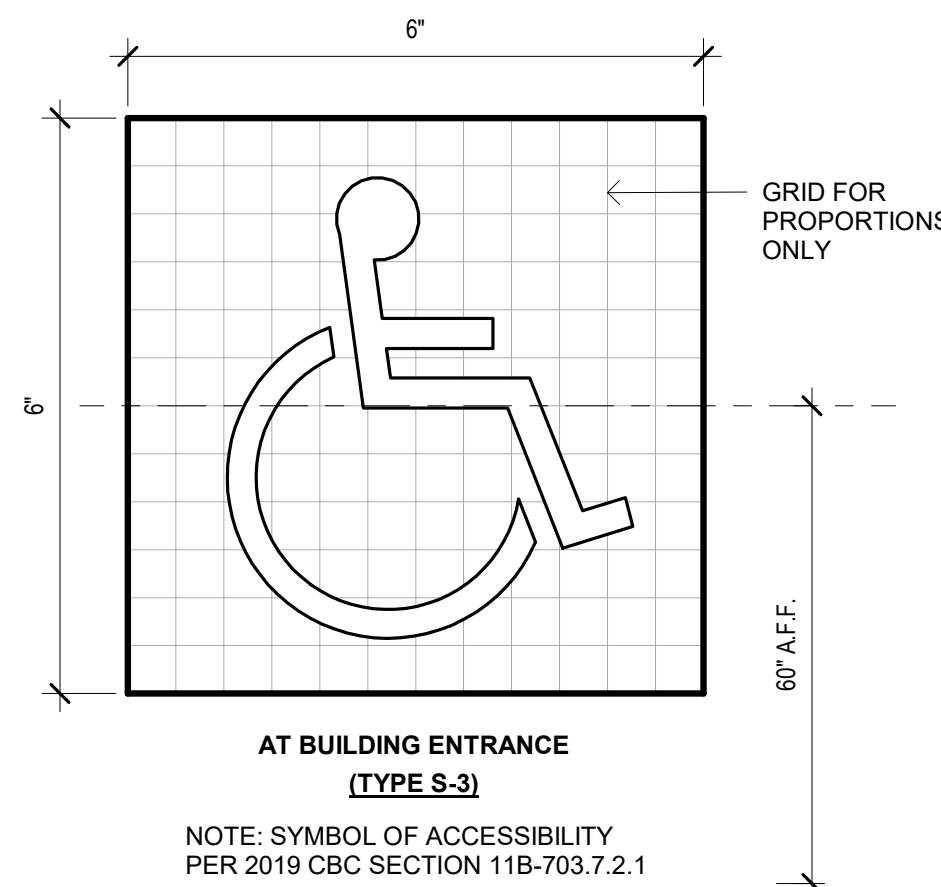
SCALE: 1" = 1'-0"

4

ACCESSIBLE PARKING SIGN

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

1



INTERNACIONAL SYMBOL OF ACCESSIBILITY

SCALE: 6" = 1'-0"

8

ACCESSIBLE FACEPLATE DETAIL

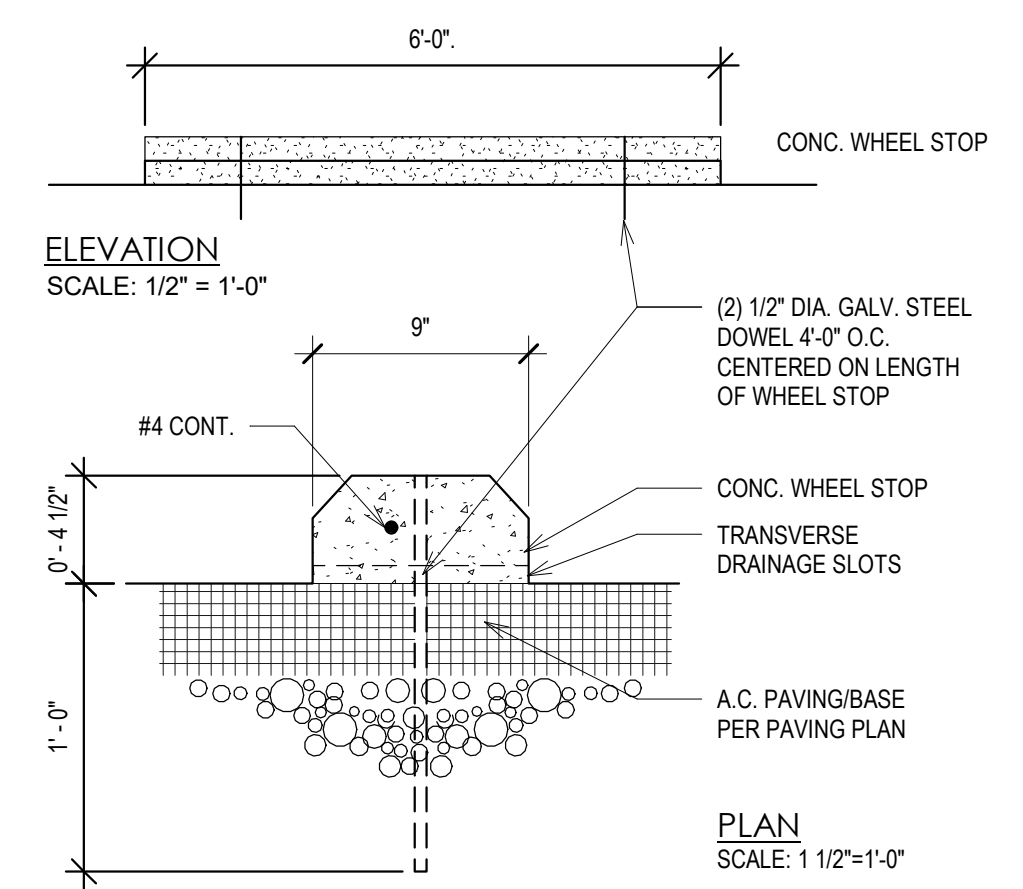
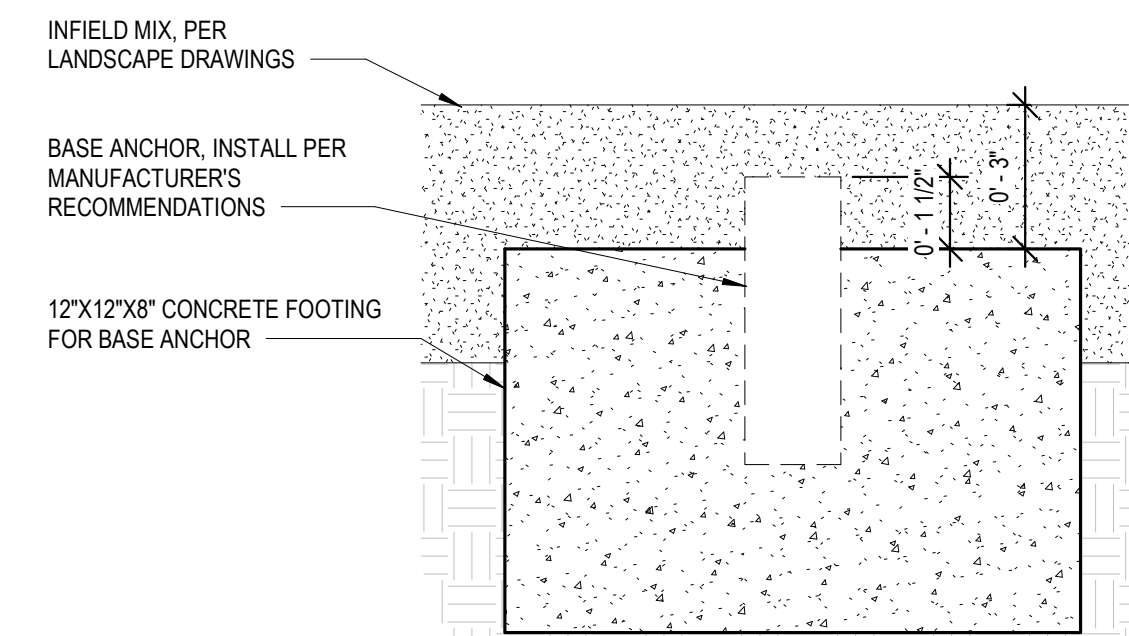
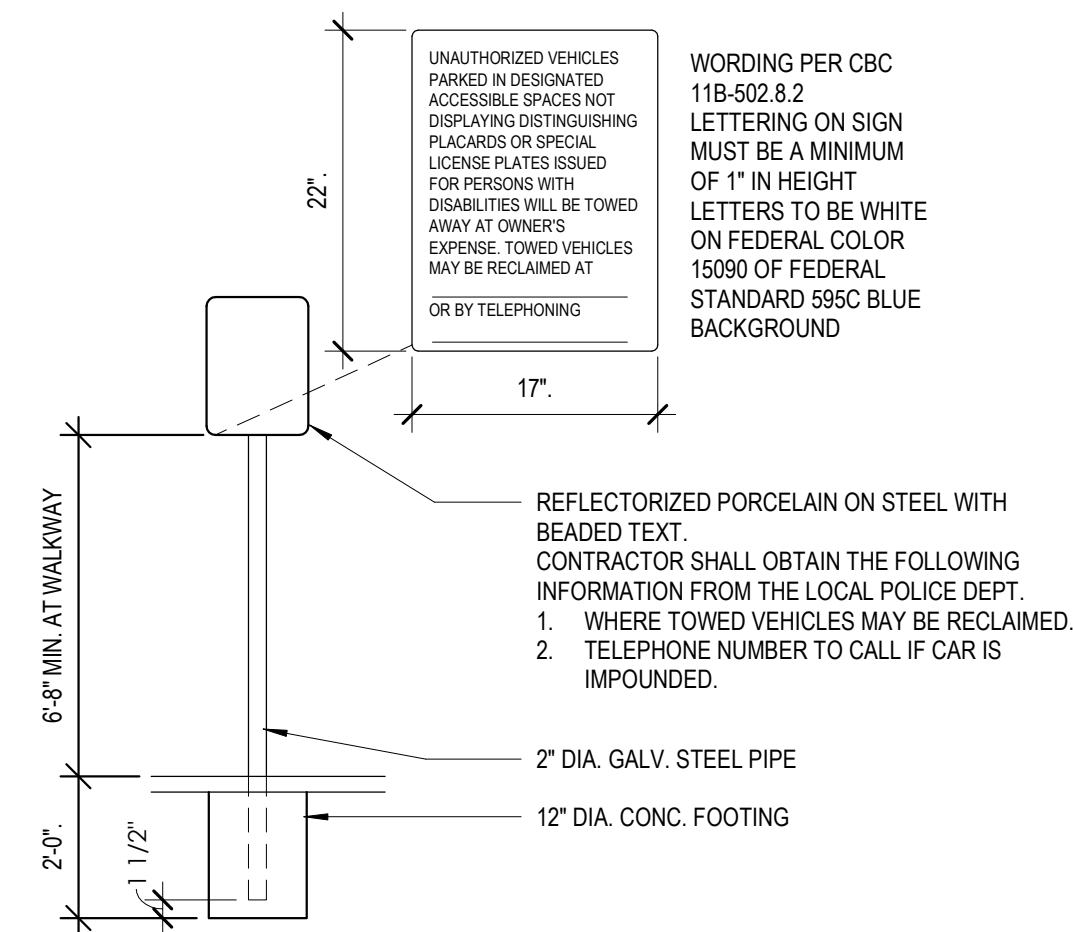
SCALE: 3" = 1'-0"

5

SIGNAGE MOUNTING DETAIL

SCALE: 1/2" = 1'-0"

2



ACCESSIBLE ENTRANCE/TOW AWAY SIGN

SCALE: 3/4" = 1'-0"

9

BASE ANCHOR

SCALE: 3" = 1'-0"

6

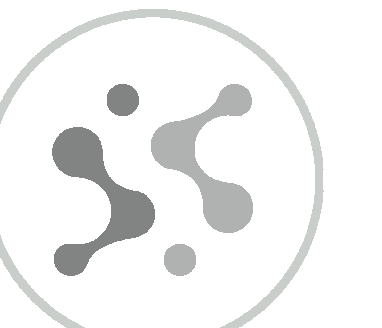
WHEEL STOP

SCALE: 1 1/2" = 1'-0"

3

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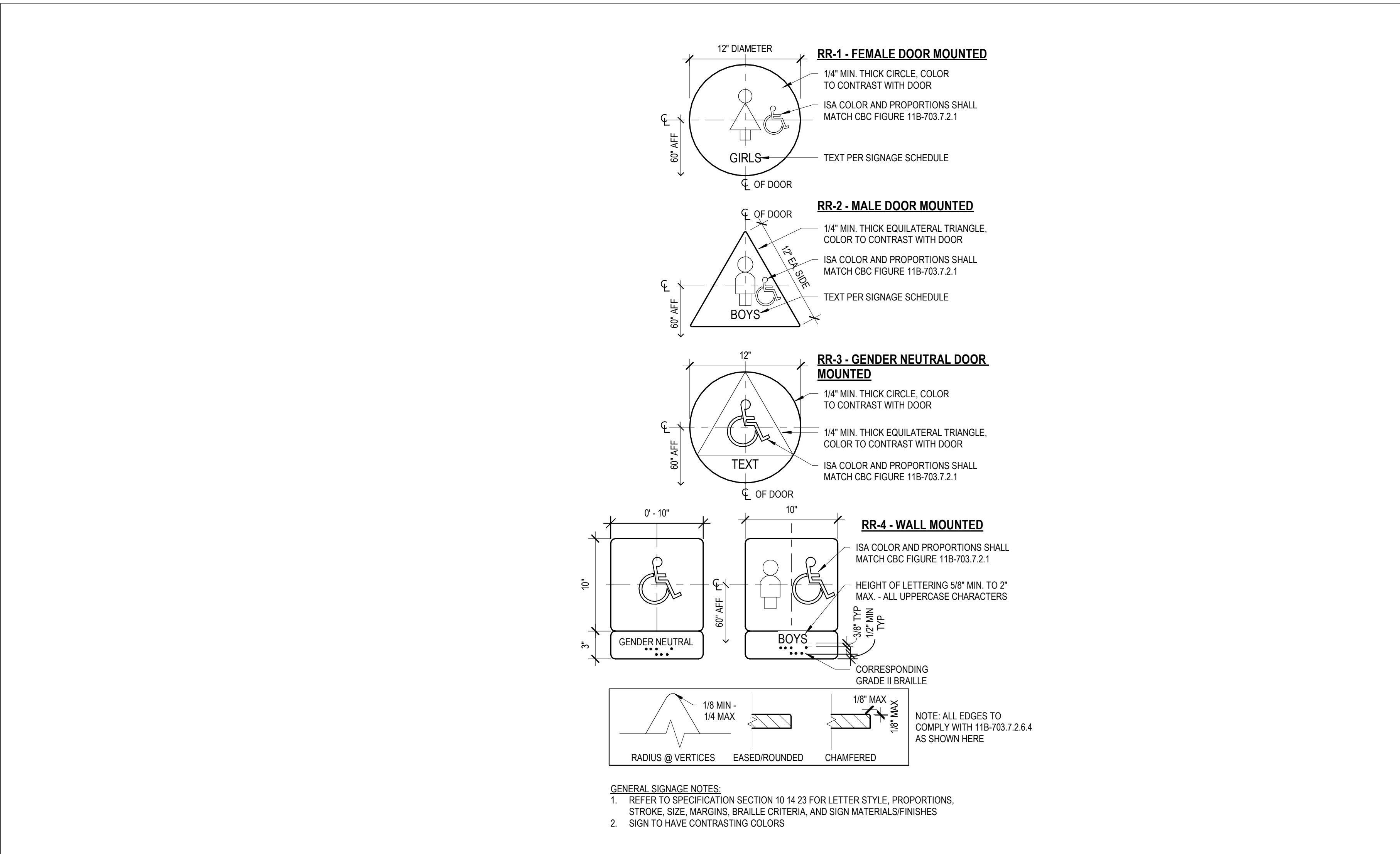
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SUBMITTAL 01 08 APR 2024

ADA SIGNAGE & DETAILS

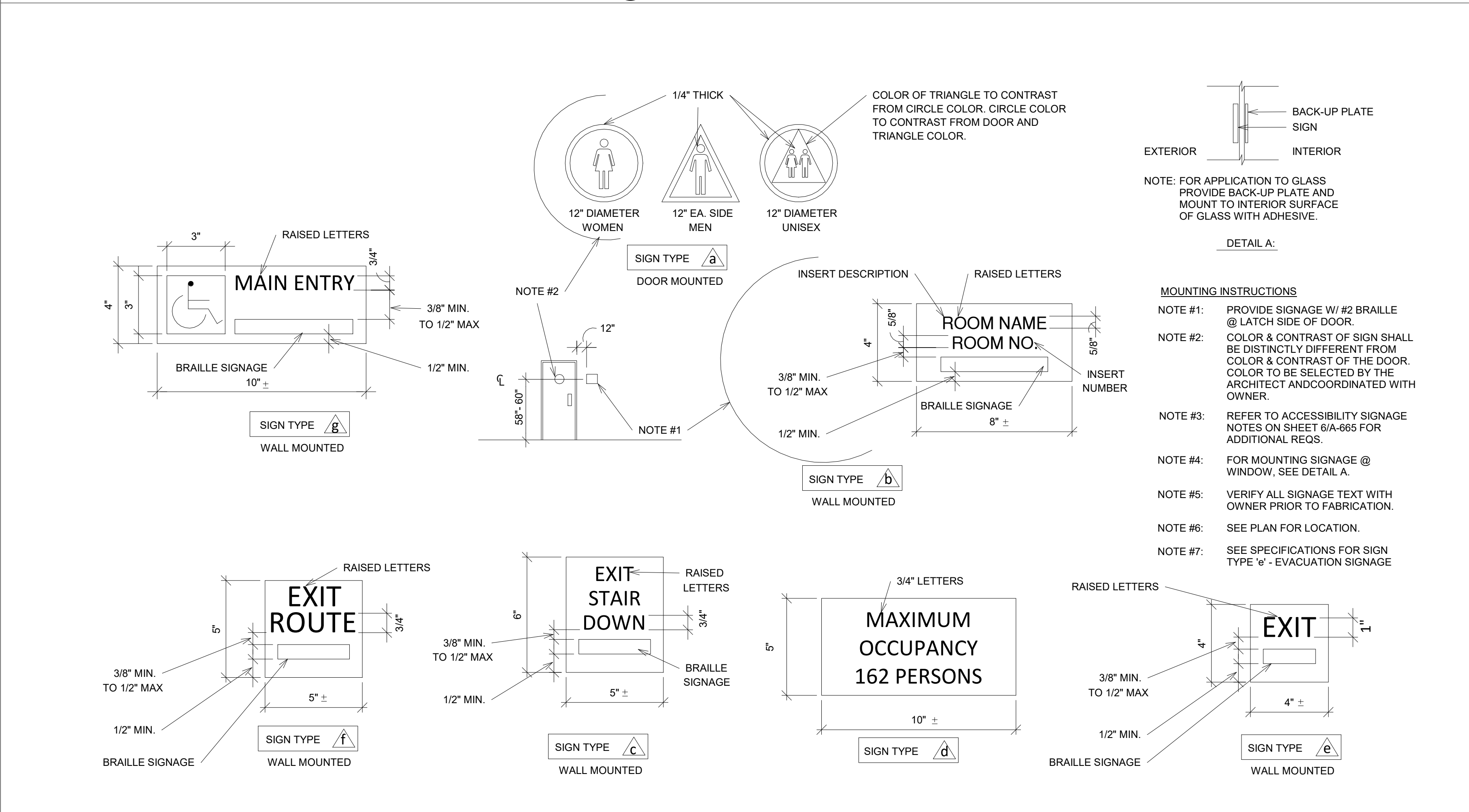
Drawing No.

A111



RESTROOMS SIGNAGE TYPES

SCALE: 1 1/2" = 1'-0" ①

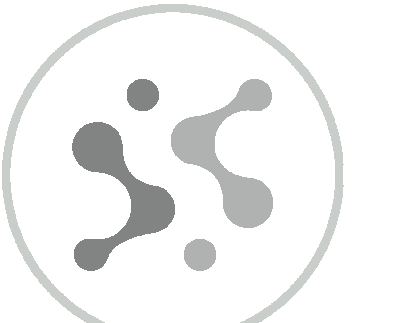


SIGNAGE MOUNTING AND ANCHORING

SCALE: 3" = 1'-0" ②

CAKE HOUSE COACHELLA

45800 DILLON RD
 COACHELLA CA92236



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 1750 E Palomar Street, Suite E
 Chula Vista, CA 91913
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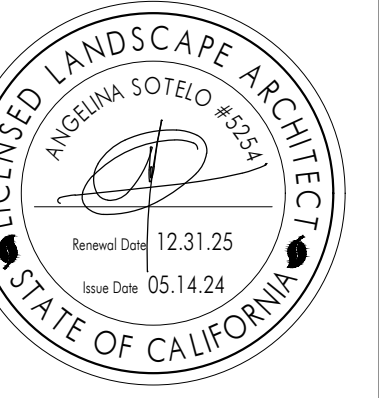
SUBMITTAL 01 08 APR 2024

ADA SIGNAGE & DETAILS

Drawing No. A112



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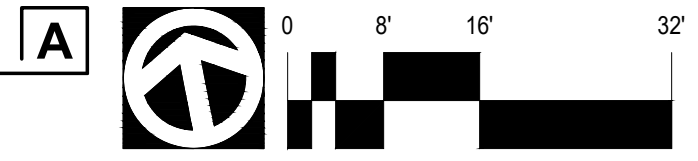
ILLUSTRATIVE
PLAN

SHEET

L-1



ILLUSTRATIVE PLAN
SCALE 1"=16'-0"



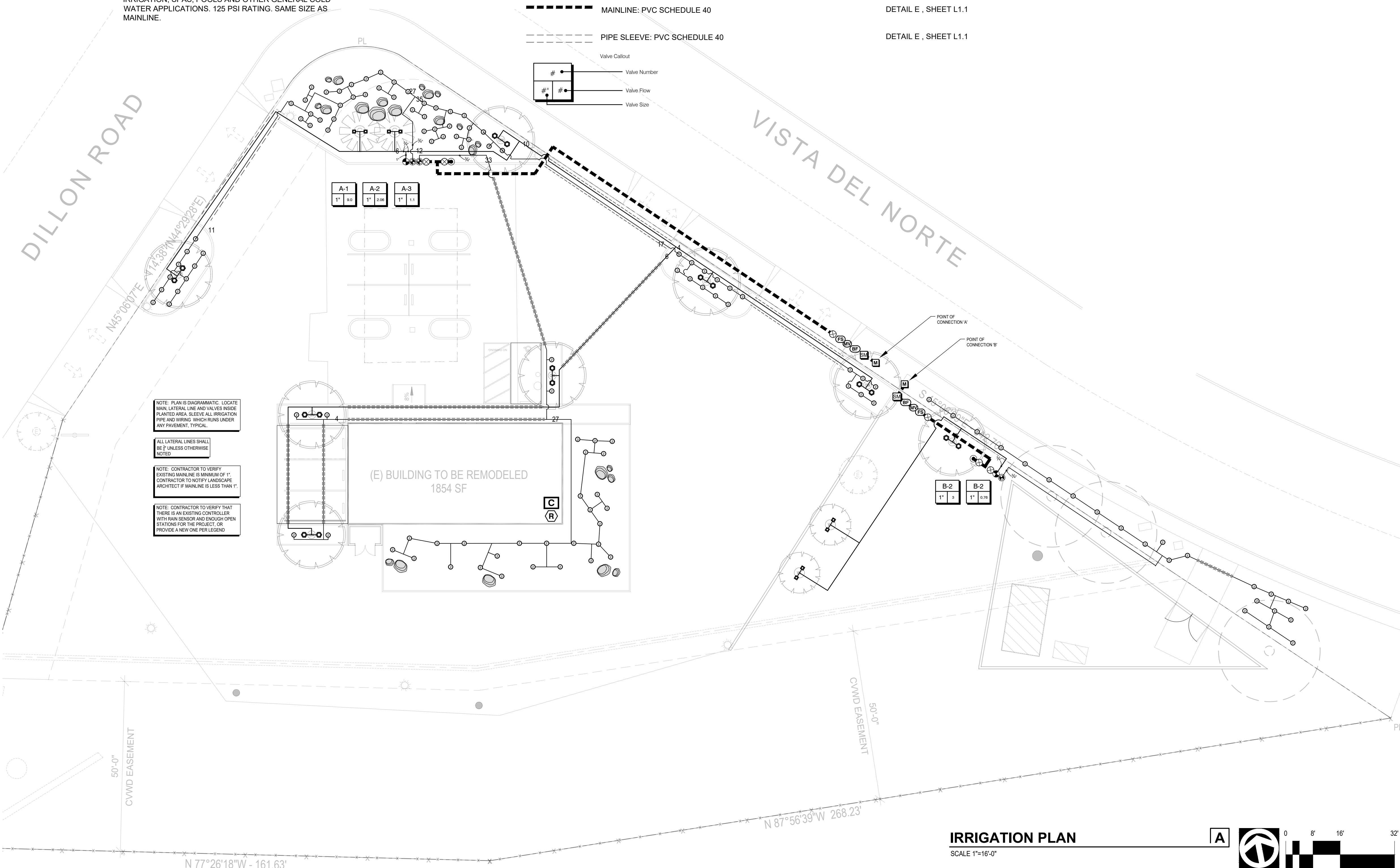
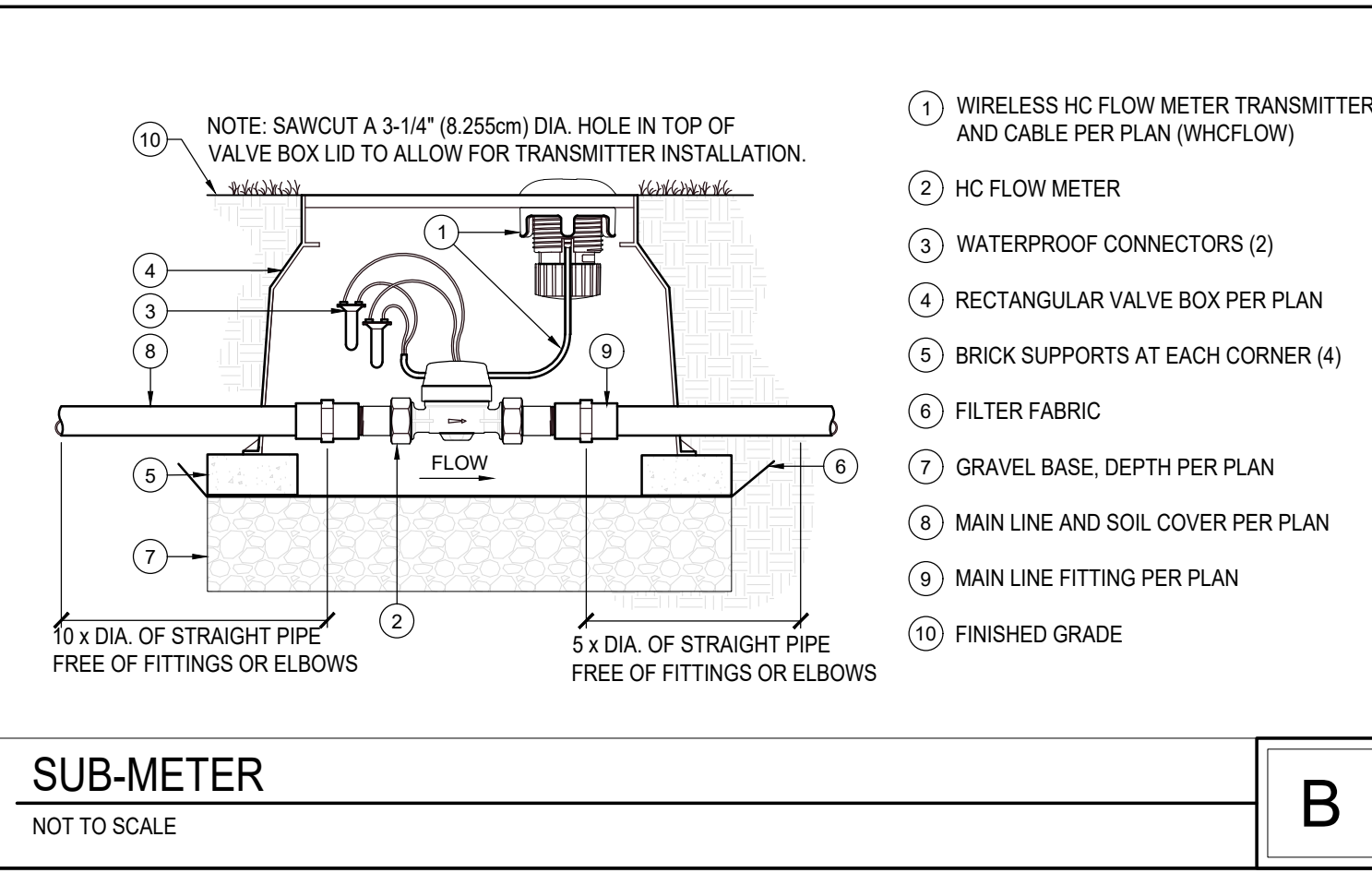
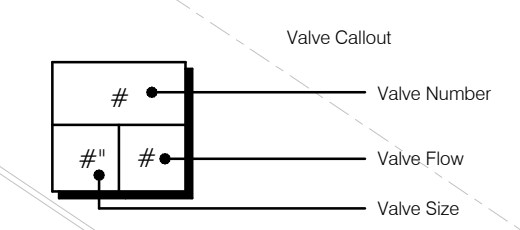
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IRRIGATION NOTES

- CONTRACTOR SHALL INSTALL IRRIGATION SYSTEMS THAT ARE COMPLETE AND FUNCTIONING IN EVERY WAY.
- PLANS ARE PRECISE, AND YET DIAGRAMMATIC. PRECISE LOCATION OF HEADS SHALL BE FIELD ADJUSTED TO MEET MINOR VARIATIONS IN PLAN.
- CONTRACTOR SHALL CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES, AND SERVICES PRIOR TO TRENCHING.
- CONTRACTOR SHALL CHECK AND VERIFY WATER PRESSURE OF 75 PSI AT POINT OF CONNECTION (P.O.C.) NEAR SITE ENTRY PRIOR TO BEGINNING OF WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY.
- POINT OF CONNECTION (P.O.C.) - REFER TO PLAN FOR LOCATIONS OF THE TWO EXISTING WATER METERS
- DIRECT BURIAL CONTROL WIRE SHALL BE 24 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS, UP, UL APPROVED, 14-GAUGE (MINIMUM) CONTROL WIRE, 12-GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. SIZE OF WIRE FOR RUNS OVER 1000' LONG SHALL BE PER MANUFACTURER'S SPECS.
- NEUTRAL WIRES: WHITE (#12 AWG), DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.
- PILOT WIRES: (#14 AWG) USE AS MANY AS NECESSARY.
- VALVE NO. VALVE NO. VALVE NO.
1. YELLOW STRIPE 7. YELLOW W/ BLACK STRIPE 13. ORANGE W/ RED STRIPE
2. ORANGE STRIPE 8. ORANGE W/ BLACK STRIPE 14. PURPLE W/ WHITE STRIPE
3. BLUE STRIPE 9. RED W/ BLACK STRIPE 15. BROWN W/ WHITE STRIPE
4. BLACK STRIPE 10. WHITE W/ RED STRIPE 16. YELLOW W/ WHITE STRIPE
5. BROWN STRIPE 11. YELLOW W/ RED STRIPE 17. BLUE W/ WHITE STRIPE
6. PURPLE STRIPE 12. BLUE W/ RED STRIPE 18. RED W/ WHITE STRIPE
- SPARE WIRES: TWO (2) RED (#14 AWG) FROM FURTHEST VALVE OR MANIFOLD TO EACH CONTROLLER. *COLORS REPEAT FOR VALVES BEYOND 18.
- CONTRACTOR TO PROVIDE TWO EXTRA CONTROL WIRES AT FURTHEST VALVE BACK TO THE CONTROLLER AND (ALT ITEM) ONE EXTRA WIRE FROM EACH VALVE BANK BACK TO CONTROLLER.
- IN-LINE WIRE SPLICES SHALL BE MADE ONLY IN PULL BOXES, OR PLASTIC VALVE BOXES, WITH WATERPROOF SEALING PACKETS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED. SLEEVEING SHALL BE MARKED AT EACH END OF FLATWORK OR WALLS BY A PAINT DOT.
- CONTRACTOR SHALL NOTE LOCATIONS OF TREES ON PLANTING PLAN AND SHALL ROUTE IRRIGATION PIPE AND PLACE HEADS TO PREVENT CONFLICTS WITH TREE PLANTING. GROUP VALVES IN BOXES, PARALLEL TO EACH OTHER, IN PLANTING AREAS. LOCATE PIPE ALONG EDGE OF PLANTING AREAS WHEREVER POSSIBLE.
- ALL PIPE AND WIRE UNDER VEHICULAR USE AREAS AND PAVING SHALL BE 30" DEEP AND INSTALLED IN PVC SCHEDULE 40 SLEEVES. SLEEVES SHALL BE AT LEAST TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE TO BE ENCLOSED, WITH A MINIMUM OF 2" SIZE.
- FLUSH ALL PIPES CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.
- ALL HEADS TO BE 3" MINIMUM FROM BROW DITCH OR WALLS.
- OBTAIN AN IRRIGATION COVERAGE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF DESIRED INSPECTION TIME.
- PROVIDE ANTI-DRAIN VALVES OF CORRECT LINE SIZE WHERE FIELD CONDITIONS DEMAND, PER PLANS, AND/OR AS REQUIRED.
- CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 8"-0" INTERVALS AND BURIED BENEATH MAINLINE WHERE POSSIBLE OR AT THE SAME DEPTH AS MAINLINE ALONG EDGES OF PLANTING AREAS.
- ALL "DRIP" IRRIGATION DEVICES, SHALL HAVE VALVES THAT SERVICE "DRIP" IRRIGATION AND SHALL BE INSTALLED WITH AN APPROVED FILTER, PER PLAN.
- CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS TO COMPLETELY COVER PLANTING AREAS WHILE AVOIDING WALKS, BUILDINGS, POSTS, COLUMNS, AND WINDOWS.
- ALL TRENCHES SHALL BE WETTED AND RECOMPACTED TO 90% MINIMUM UNDER FLATWORK AND 85% IN PLANTING AREAS.
- SYSTEM CONTROLLER SHALL BE SUPPLIED WITH THE CORRECT BATTERY BACK UP AND CONNECTED TO A RAIN SENSOR SHUTOFF DEVICE AND MOISTURE SENSOR, PER PLAN.
- CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:
A. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.
B. PROVIDE PLASTIC SEALED DIAGRAMMATIC PLAN OF SYSTEM IDENTIFYING STATION NUMBERS AND AREA THEY WATER, MOUNT INSIDE EACH CONTROLLER.
C. CONTRACTOR SHALL MOUNT IRRIGATION SCHEDULING GUIDELINES (PROVIDED BY LANDSCAPE ARCHITECT) IN A PLASTIC SLEEVE IN THE CONTROLLER BOX. CONTRACTOR IS REQUIRED TO USE MULTIPLE STARTS FOR EACH VALVE TO ACHIEVE DEEP WATERING.
D. "AS-BUILT" DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, SOURCE OF ELECTRICAL POWER FOR CONTROLLER CLOCK, CONTROL WIRE SLEEVES, AND BELOW GRADE HEADS, IF DIFFERENT THAN PLANS. LOCATE BY DIMENSIONING FROM TWO FIXED POINTS (CONTRACTOR MAY USE A BLUEPRINT OF THE SPRINKLER PLAN AND EDIT IN PERMANENT RED INK FOR THE AS-BUILT DRAWING.)
- PROVIDE THE FOLLOWING TOOLS AND MATERIALS AS PART OF THIS CONTRACT:
A. ALL EQUIPMENT OPERATION MANUALS AND GUARANTEES.
B. 1 PLASTIC SEALED DIAGRAM OF SYSTEM AREAS. GET REDUCED PRINT FROM LANDSCAPE ARCHITECT.
C. 1 AS-BUILT DRAWINGS.
D. 2 SETS OF AUTOMATIC CONTROLLER KEYS FOR EACH CONTROLLER.
E. 1 QUICK COUPLER VALVE KEYS AND 1 HOSE SWIVEL AND BIBB ASSEMBLIES.
F. 1 WRENCH FOR DISASSEMBLING EACH TYPE OF SPRINKLER HEAD SUPPLIED.
G. 1 SCREWDRIVER FOR ADJUSTING EACH TYPE OF SPRINKLER HEAD SUPPLIED.
- ALL IRRIGATION IMPROVEMENTS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.
- AN IRRIGATION AUDIT REPORT MAY BE REQUIRED PRIOR TO OCCUPANCY
- PRIOR TO RELEASE OF SECURITY, THE APPLICANT SHALL SUBMIT A LANDSCAPE IRRIGATION AUDIT THAT VERIFIES WATER USE IS WITHIN THE PARAMETERS OF WHAT WAS APPROVED ON THE PROJECT. THE AUDIT SHALL BE CONDUCTED BY A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON(S) WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
☒	RAINBIRD 1400 FLOOD BUBBLER MULTI-STREAM BUBBLER, FIXED RISER, 0.5 GPM.	30	0.50	DETAIL N, SHEET L1.1	SM	HUNTER HC FLOW 100 SUBMETER	DETAIL B, SHEET L1.0
☉	RAINBIRD RWS-B-C 18" LONG RZWS WITH INSTALLED 0.50 GPM BUBBLER OPTIONS, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE	30	0.50	DETAIL O, SHEET L1.1	MV	RAIN BIRD 300-BPES GLOBE 3" 3" BRASS MASTER VALVE, WITH GLOBE CONFIGURATION. WITH A PATENTED NYLON SCRUBBER THAT SCRAPES A STAINLESS STEEL SCREEN TO PREVENT DEBRIS BUILD-UP AND CLOGGING.	DETAIL B, SHEET L1.1
☉	RAIN BIRD LRV-075 3/4" LOW FLOW DV VALVE			DETAIL D, SHEET L1.1	BF	ZURN 975XL2 1" WITH ZURN BRONZE 1" WYE STRAINER 1-SXL REDUCED PRESSURE BACKFLOW DEVICE AND ENCLOSURE. INSTALL IN AN APPROVED VANDAL-PROOF STRONG BOX BACKFLOW PREVENTER ENCLOSURE GREEN COLOR.	DETAIL A, SHEET L1.1
☉	RAIN BIRD XT025 W/ XERI-BUG 20PC 1/2" FEMALE THREADED POINT SOURCE DRIP EMITTER. QUANTITY CODED EMITTERS WITH FLOW RATES OF 2.0 GPH EACH. RECOMMENDED PRESSURE FROM 20 PSI-50 PSI. 1 EMITTER FOR SMALL SHRUBS. TWO EMITTERS FOR LARGER SHRUBS. SEE PLAN.	20	2.00 (GPH)	DETAIL J,K, SHEET L1.1	C	RAIN BIRD ESPLXME2 W/ (1) ESPLXMSM12 24 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (1) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	DETAIL M, SHEET L1.1
☉	RAIN BIRD PGA GLOBE 1", 1-1/2", 2" ELECTRIC REMOTE CONTROL VALVE, GLOBE.			DETAIL F, SHEET L1.1	R	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	DETAIL L, SHEET L1.1
☉	RAIN BIRD 3-RC 3/4" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.			DETAIL I, SHEET L1.1	FS	RAIN BIRD FS-100-P 1" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXVM(P) LXDM LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	DETAIL C, SHEET L1.1
☉	SPEARS BALL VALVE 1/2", 3/4", 1", 1-1/4", 1-1/2", 2" THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.			DETAIL H, SHEET L1.1	M	WATER METER TO REMAIN	
---					---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	DETAIL E, SHEET L1.1
---					---	MAINLINE: PVC SCHEDULE 40	DETAIL E, SHEET L1.1
---					---	PIPE SLEEVE: PVC SCHEDULE 40	DETAIL E, SHEET L1.1



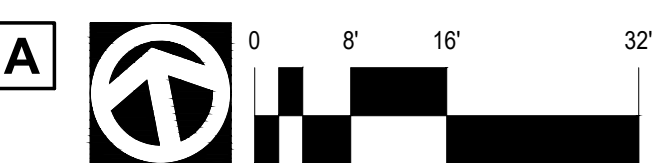
NOTE: PLAN IS DIAGRAMMATIC. LOCATE MAIN LATERAL LINE AND VALVES INSIDE PLANTING AREAS. SLEEVE ALL IRRIGATION PIPE AND WIRING WHICH RUNS UNDER ANY PAVEMENT, TYPICAL.

ALL LATERAL LINES SHALL BE 2" UNLESS OTHERWISE NOTED.

NOTE: CONTRACTOR TO VERIFY EXISTING MAINLINE IS MINIMUM OF 1" CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF MAINLINE IS LESS THAN 1".

NOTE: CONTRACTOR TO VERIFY THAT THERE IS AN EXISTING CONTROLLER WITH RAIN SENSOR AND ENOUGH OPEN STATIONS FOR THE PROJECT OR PROVIDE A NEW ONE PER LEGEND.

IRRIGATION PLAN
SCALE 1"=16'-0"



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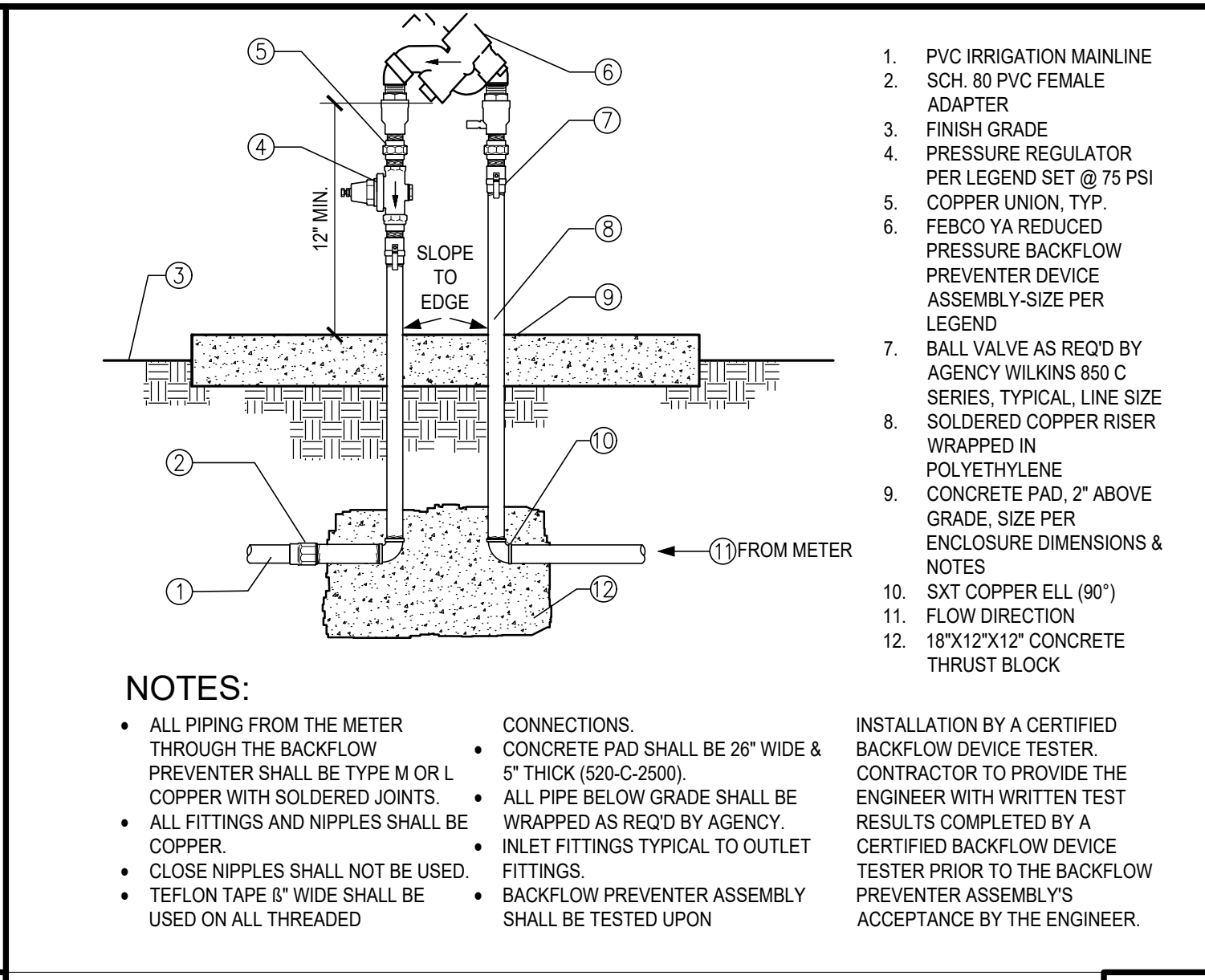
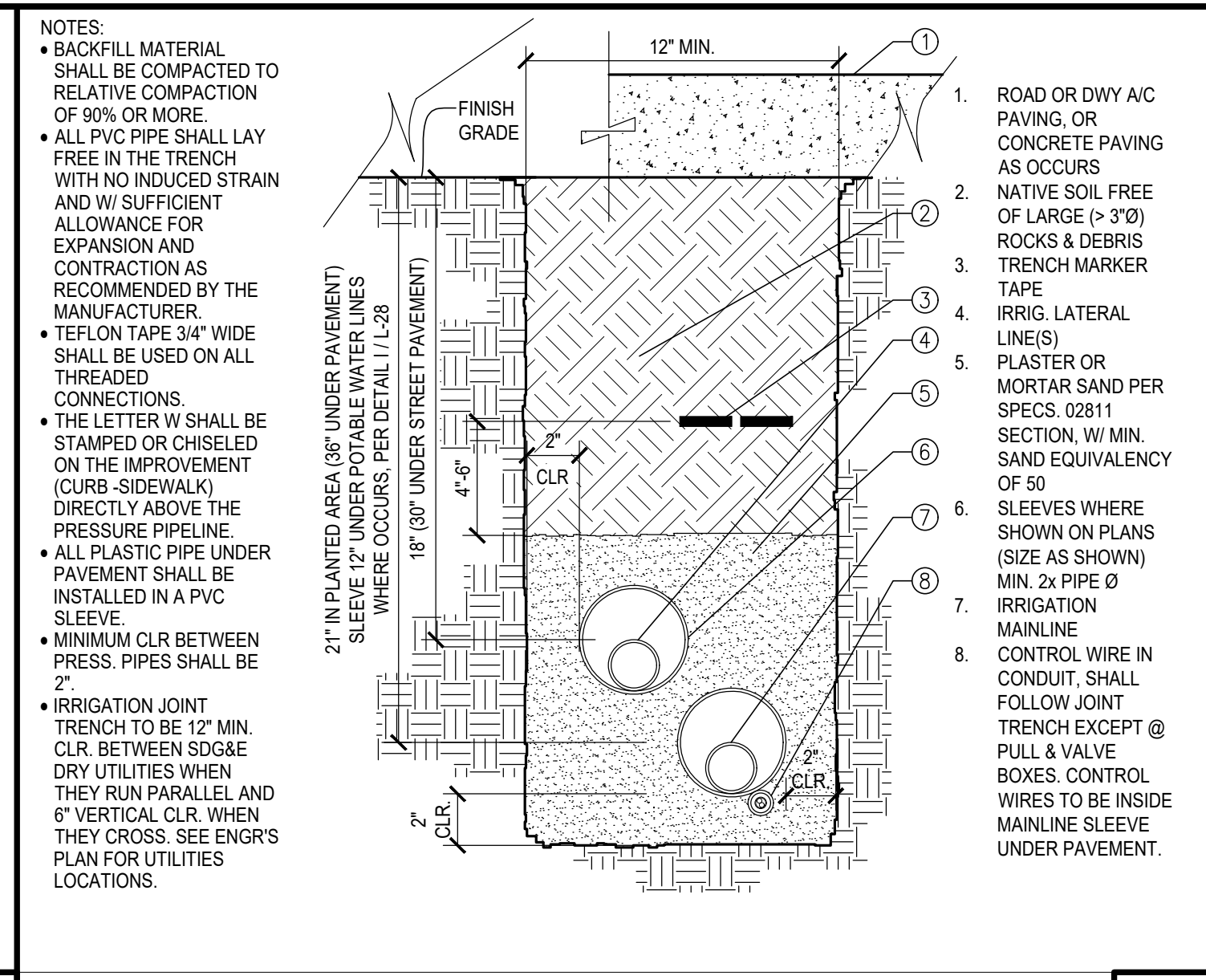
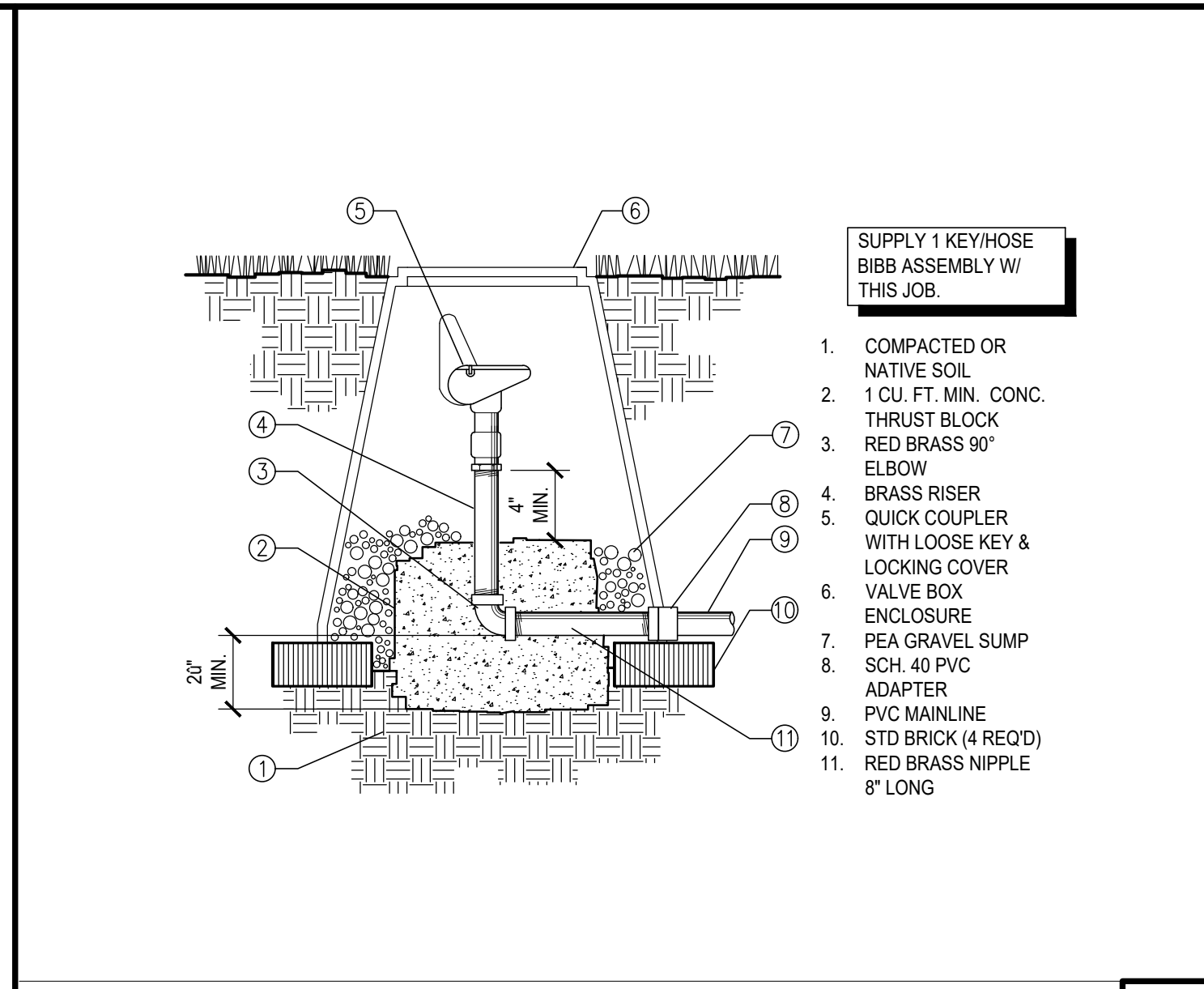
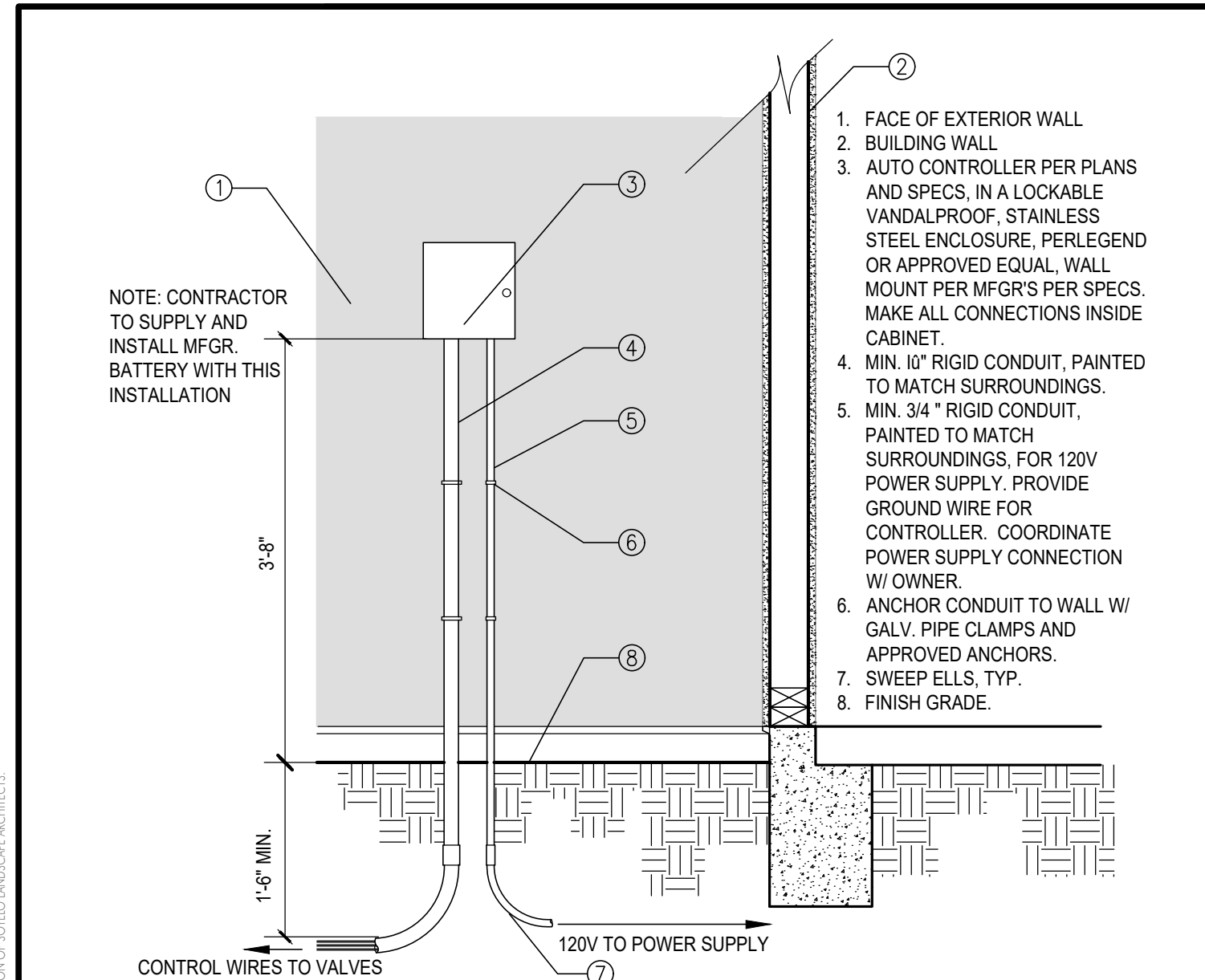
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COACHELLA CA 92236

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IRRIGATION PLAN

SHEET
L1.0

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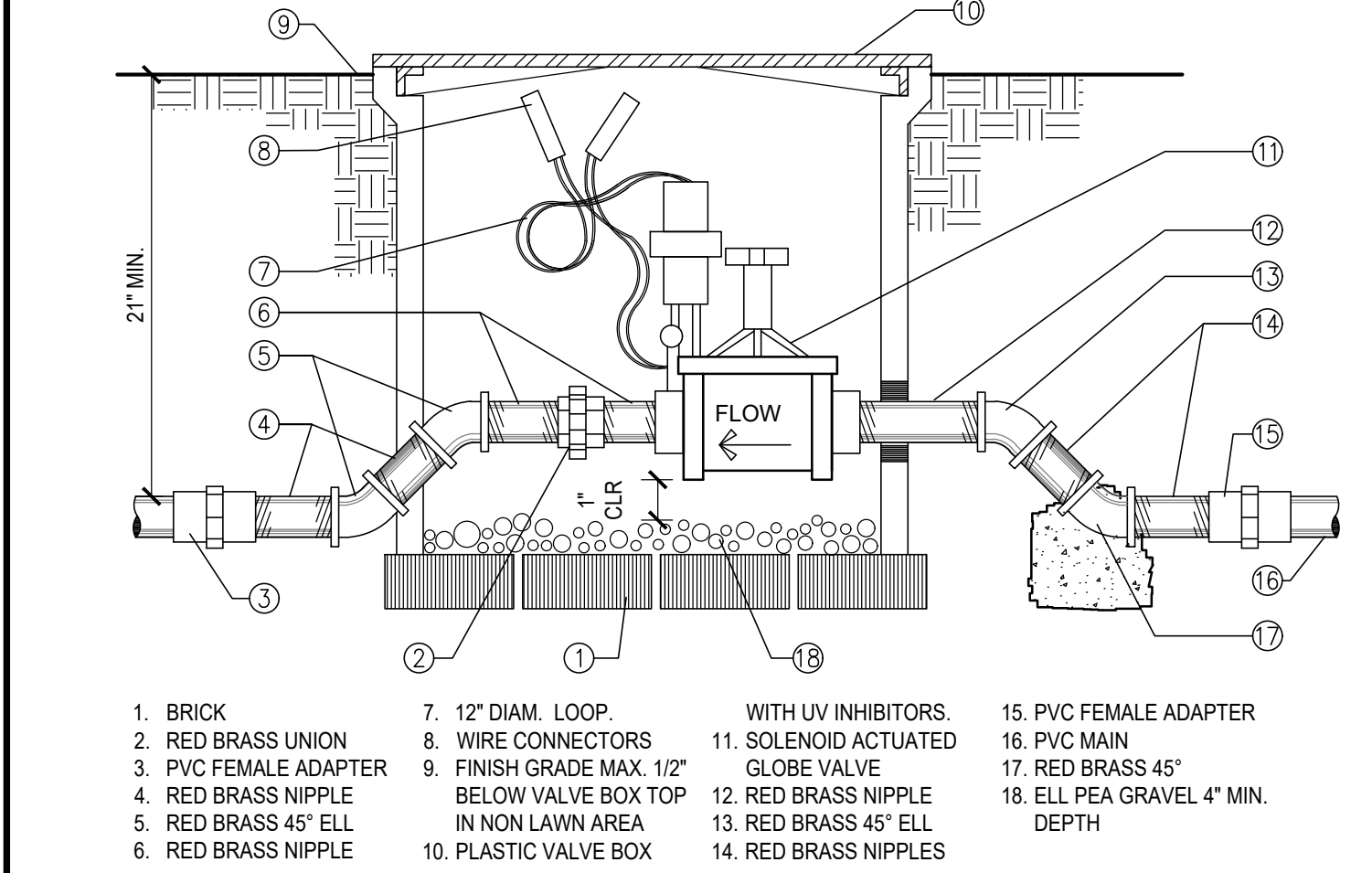
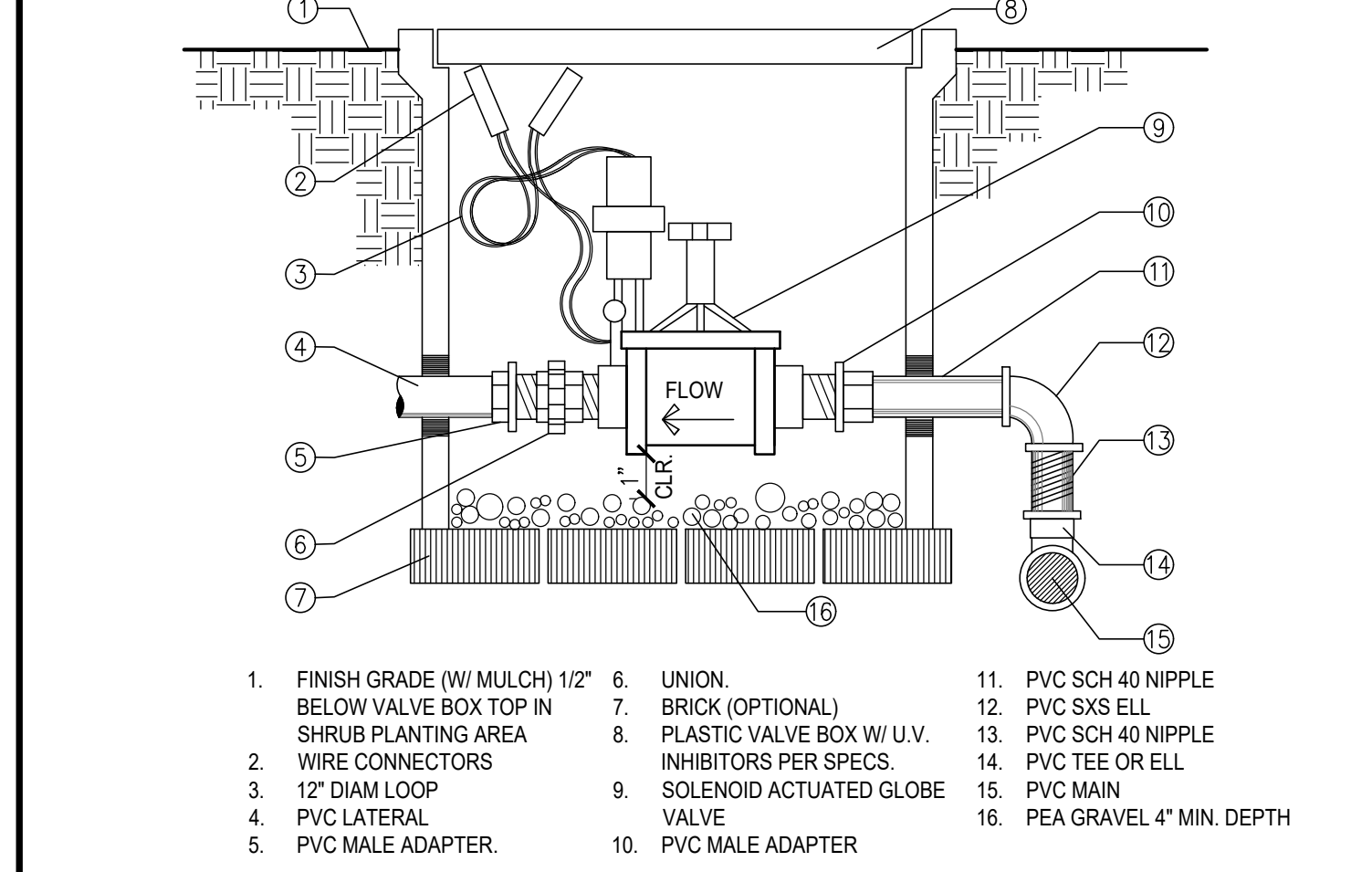
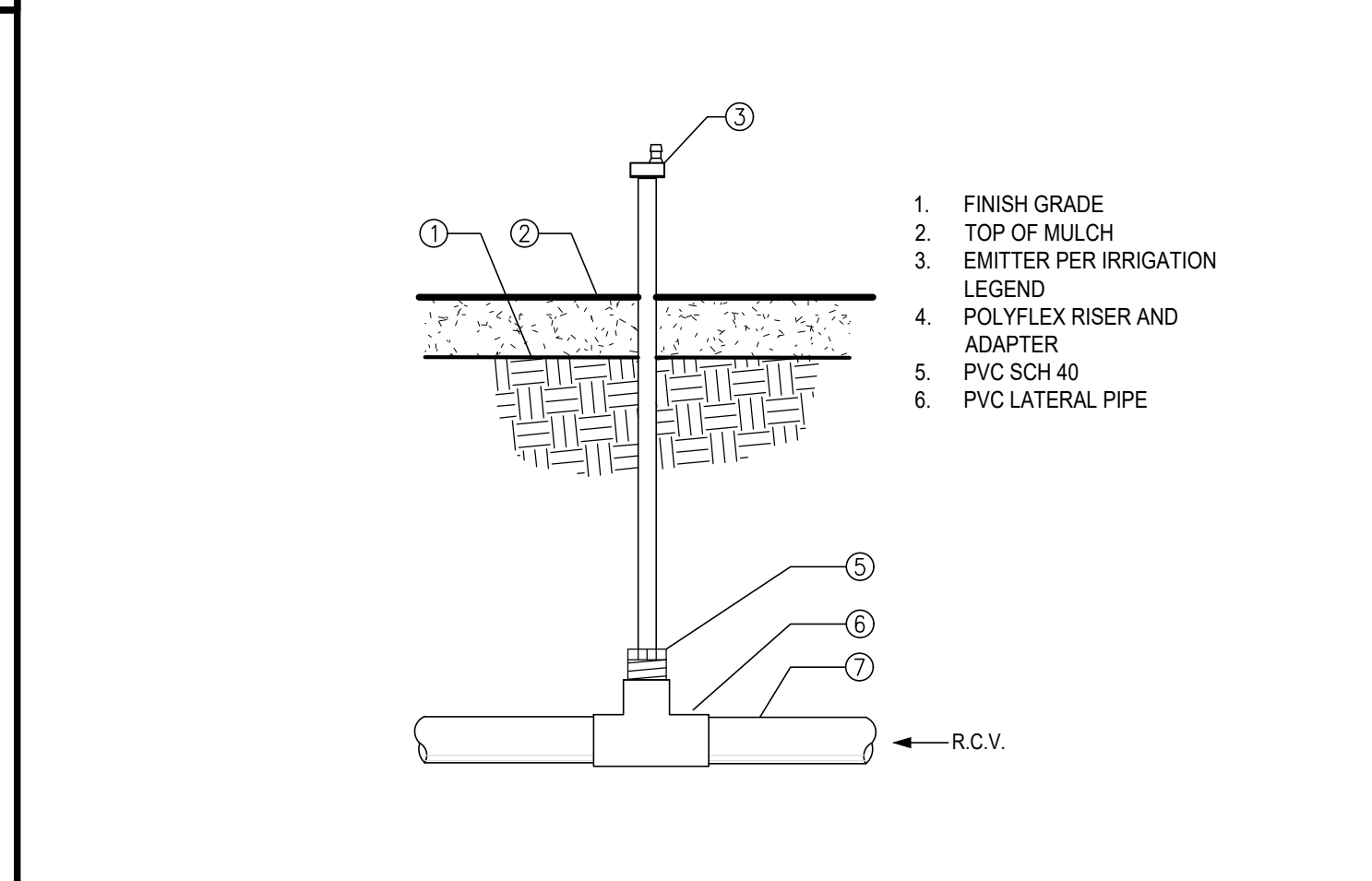
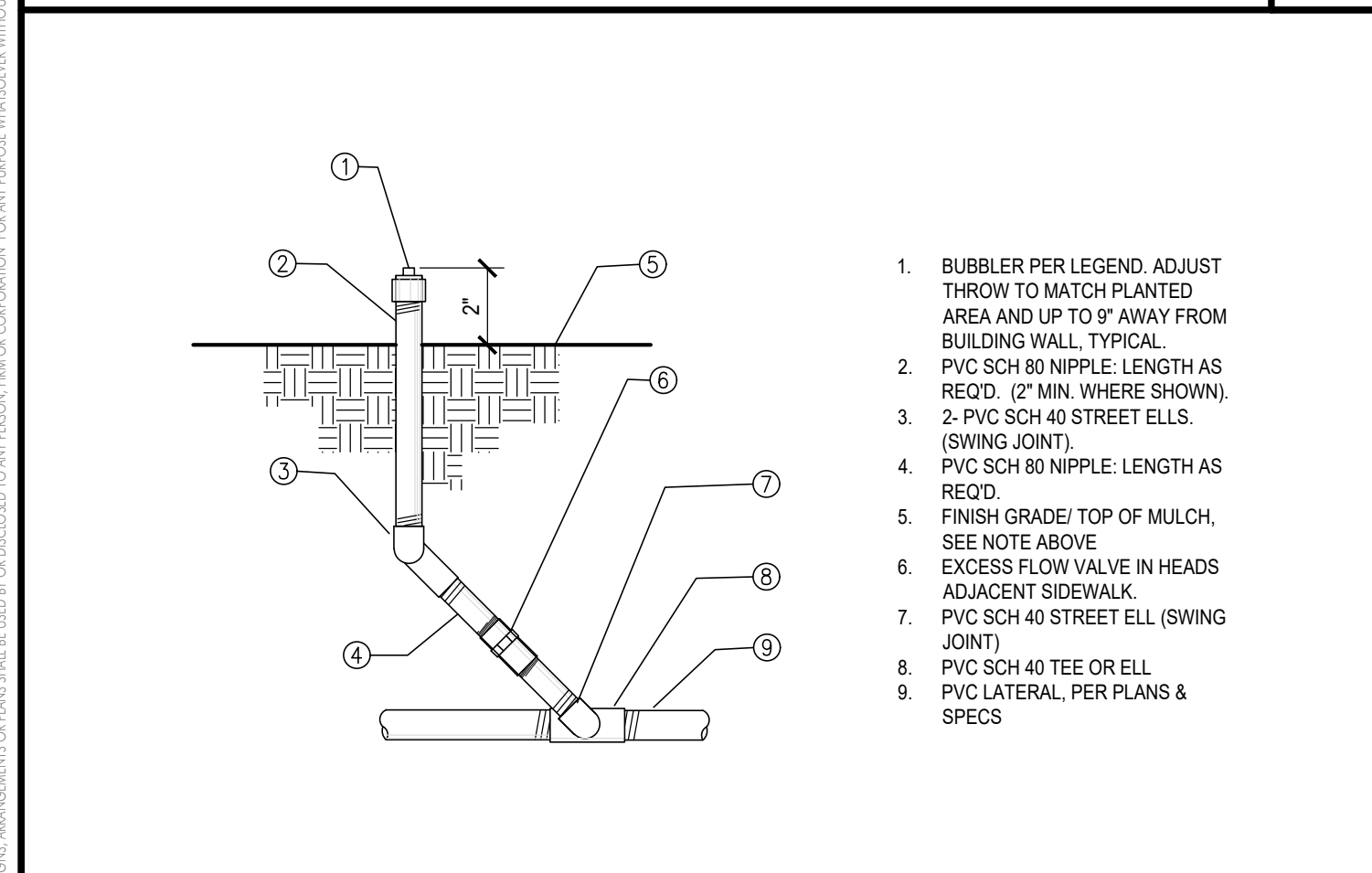


AUTOMATIC CONTROLLER
NOT TO SCALE

QUICK COUPLER VALVE IN BOX
NOT TO SCALE

JOINT TRENCH
NOT TO SCALE

REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE

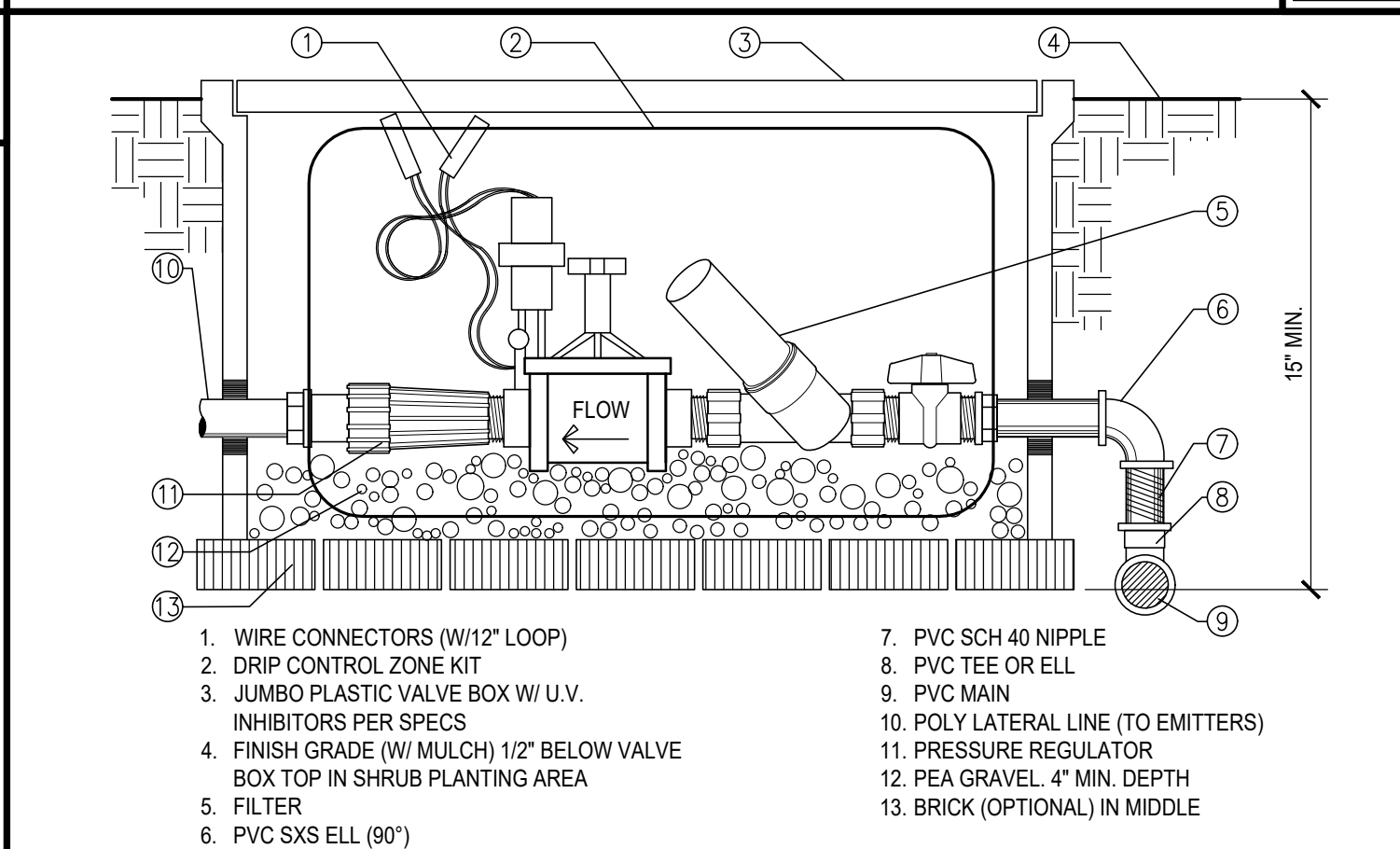
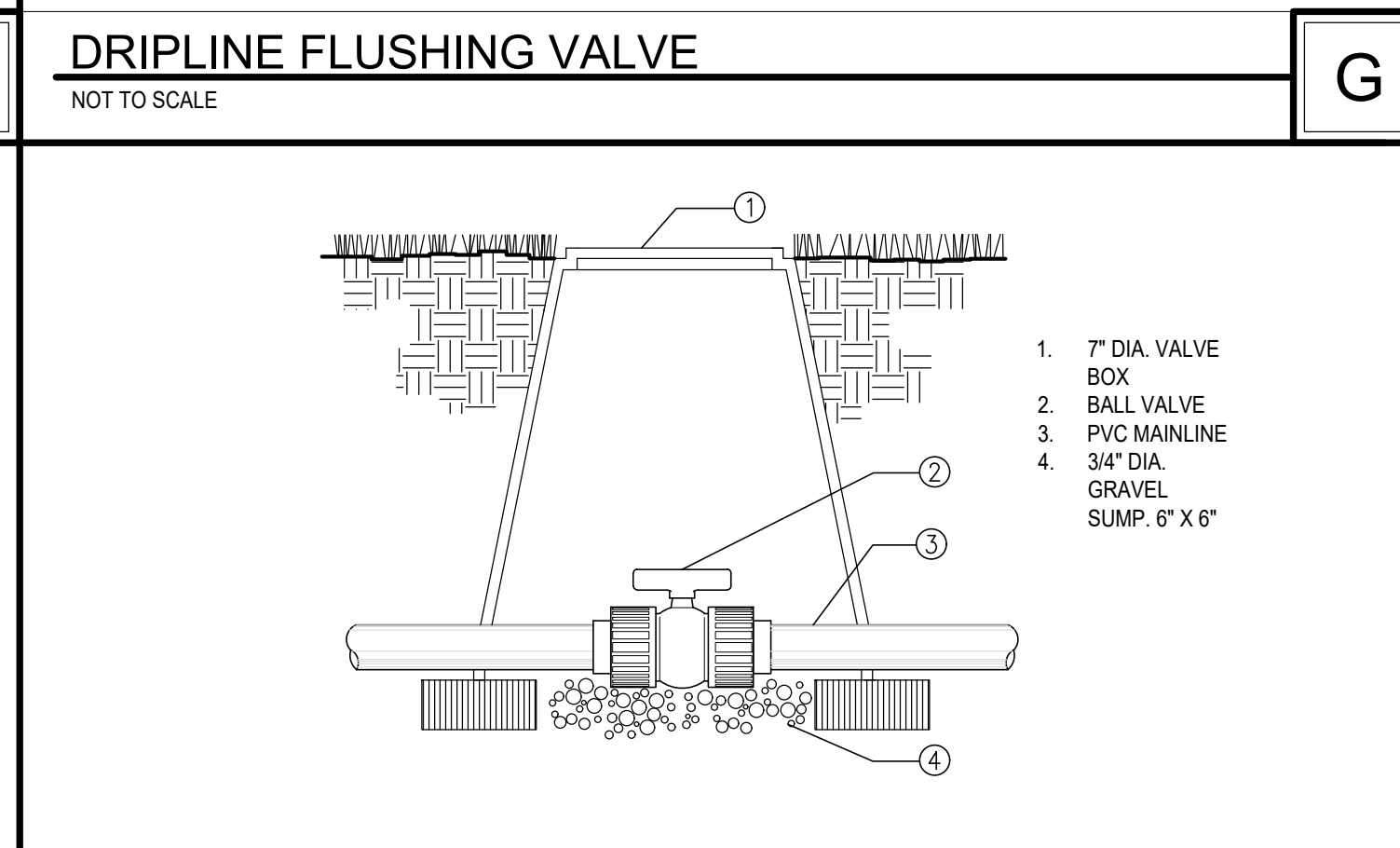
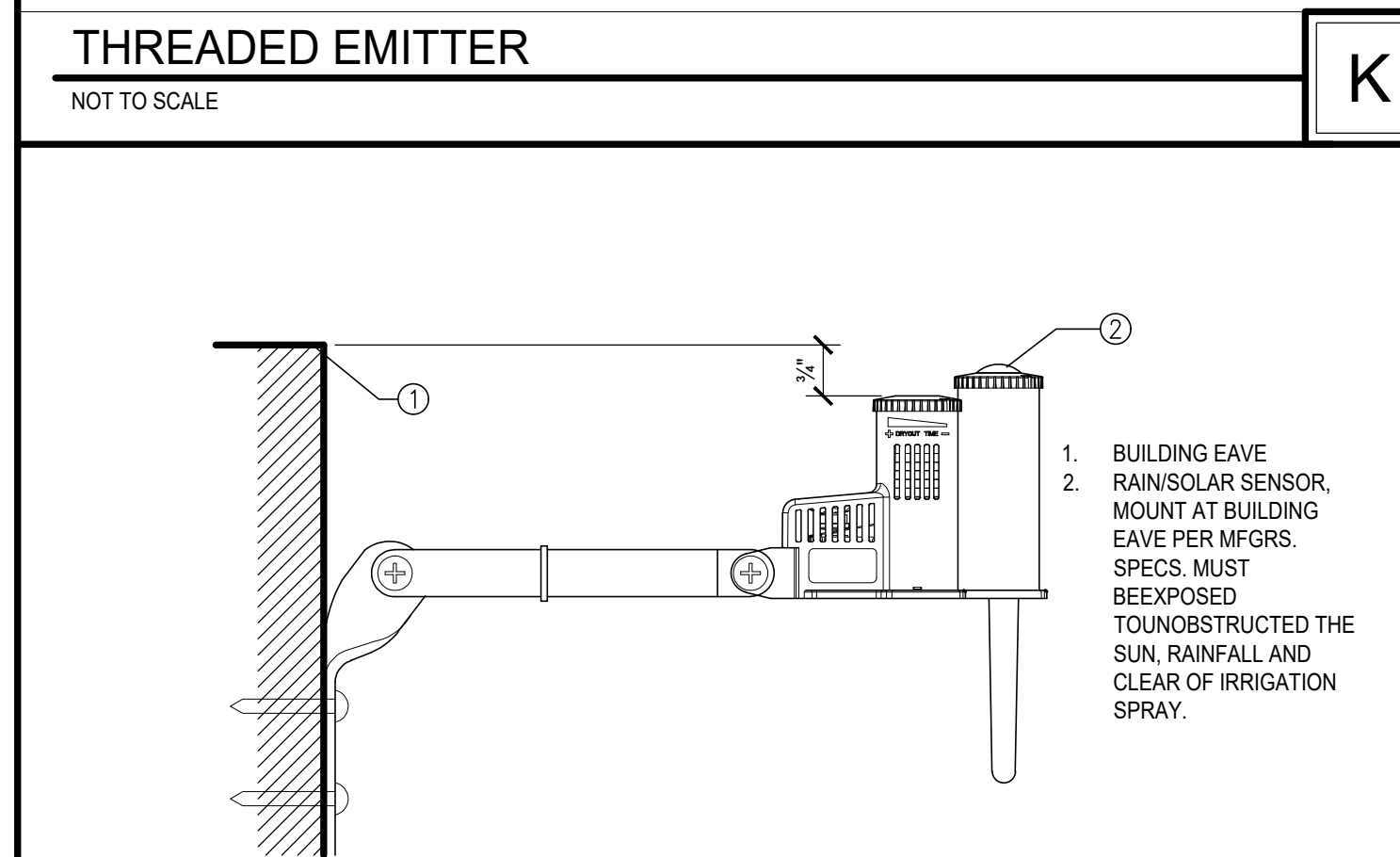
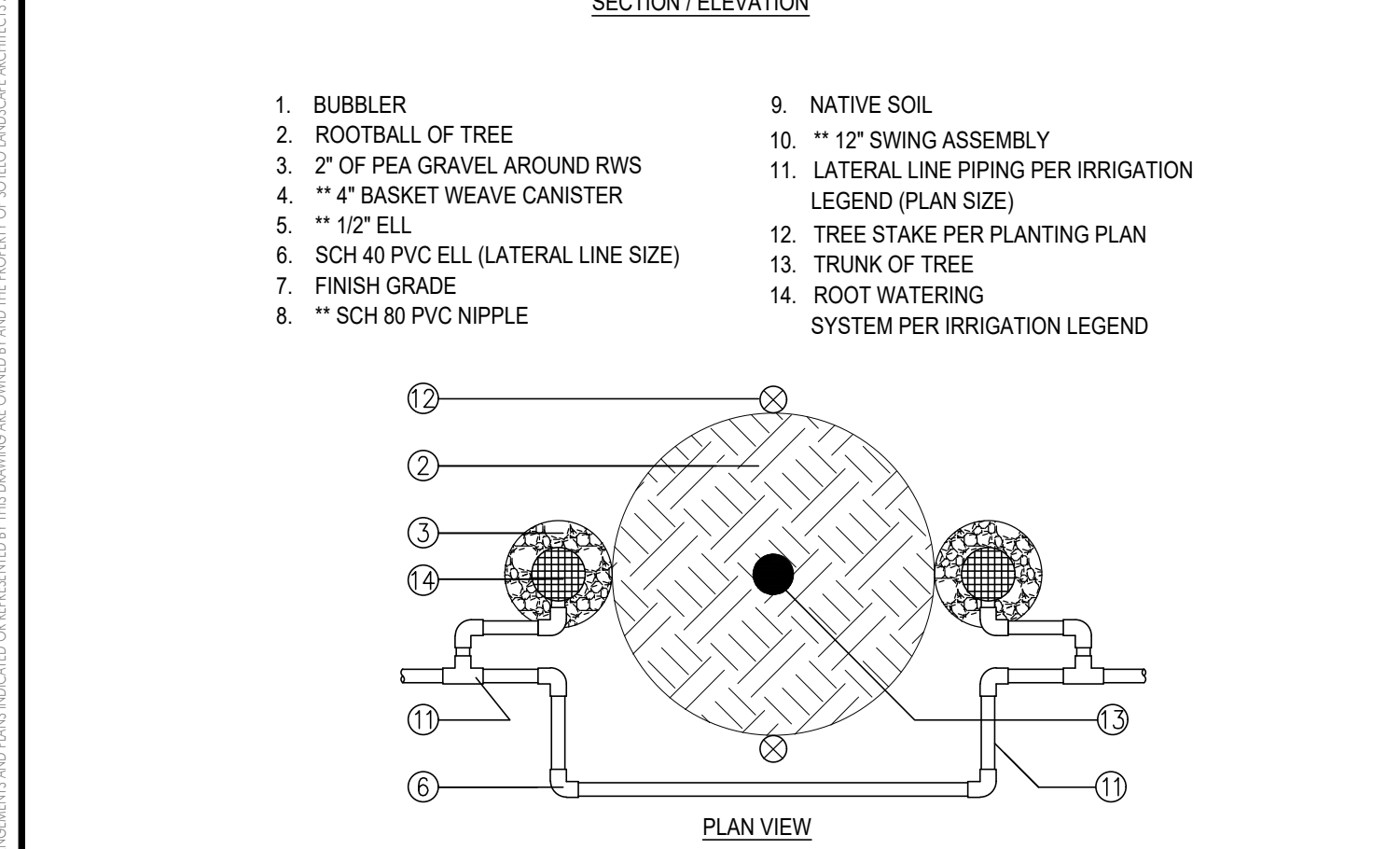
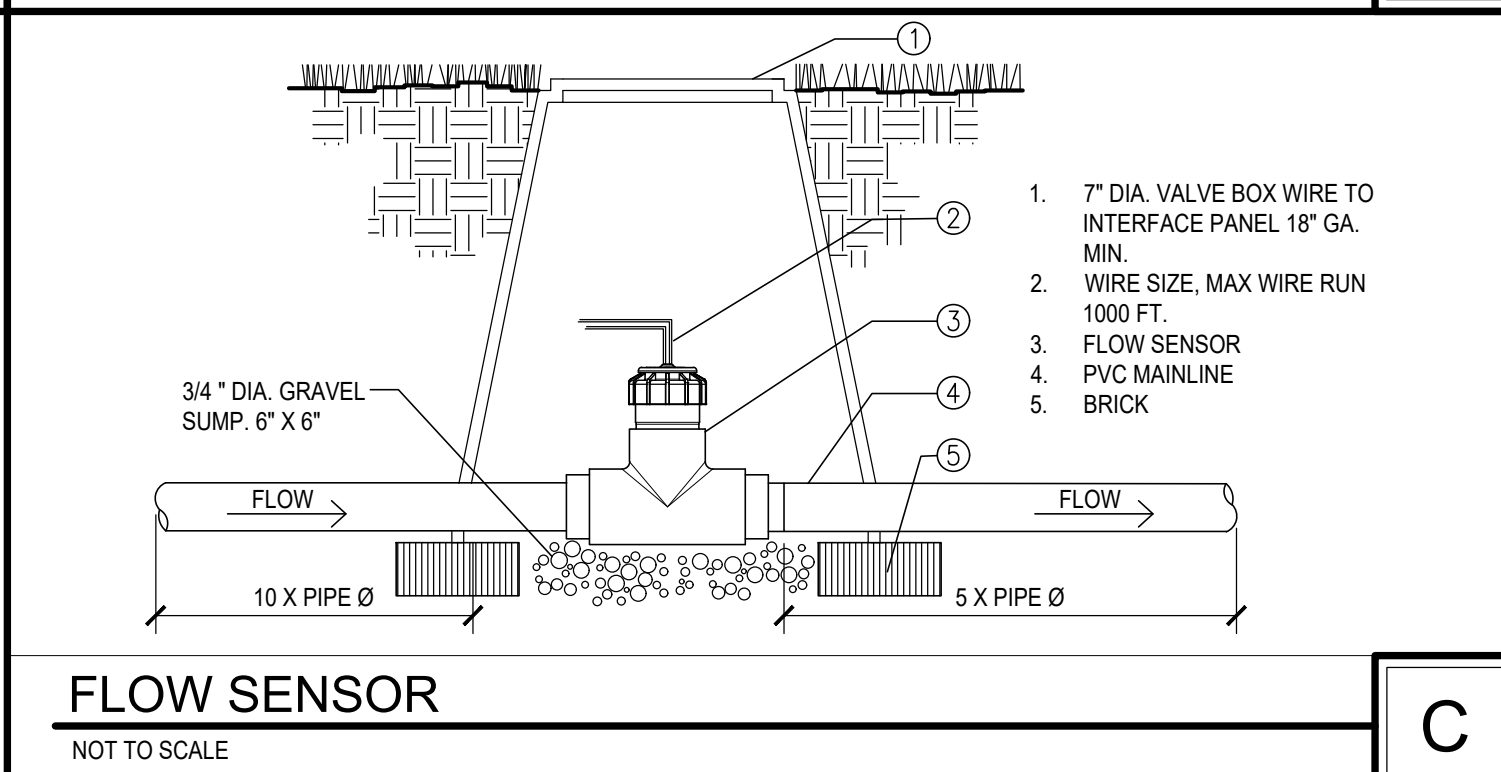
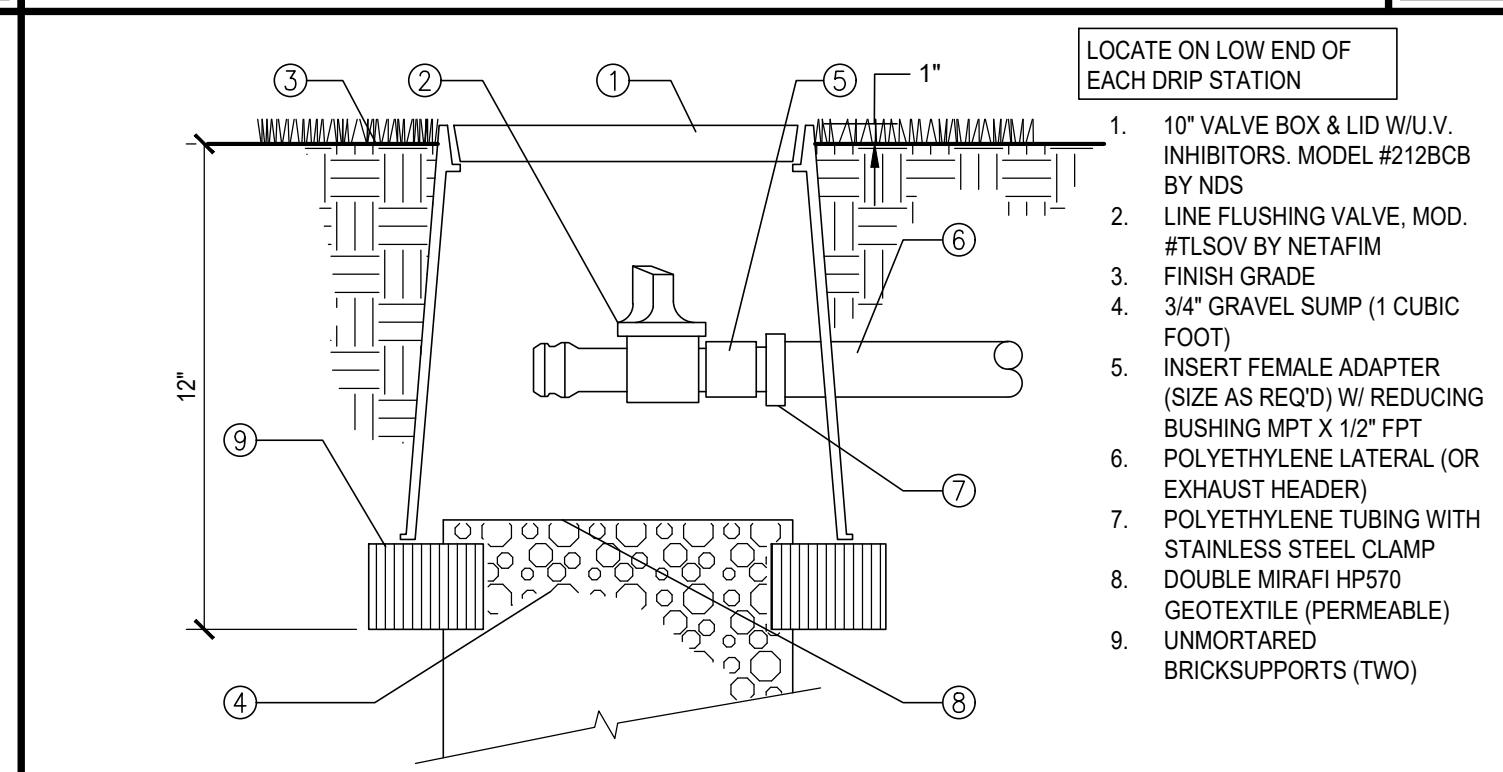
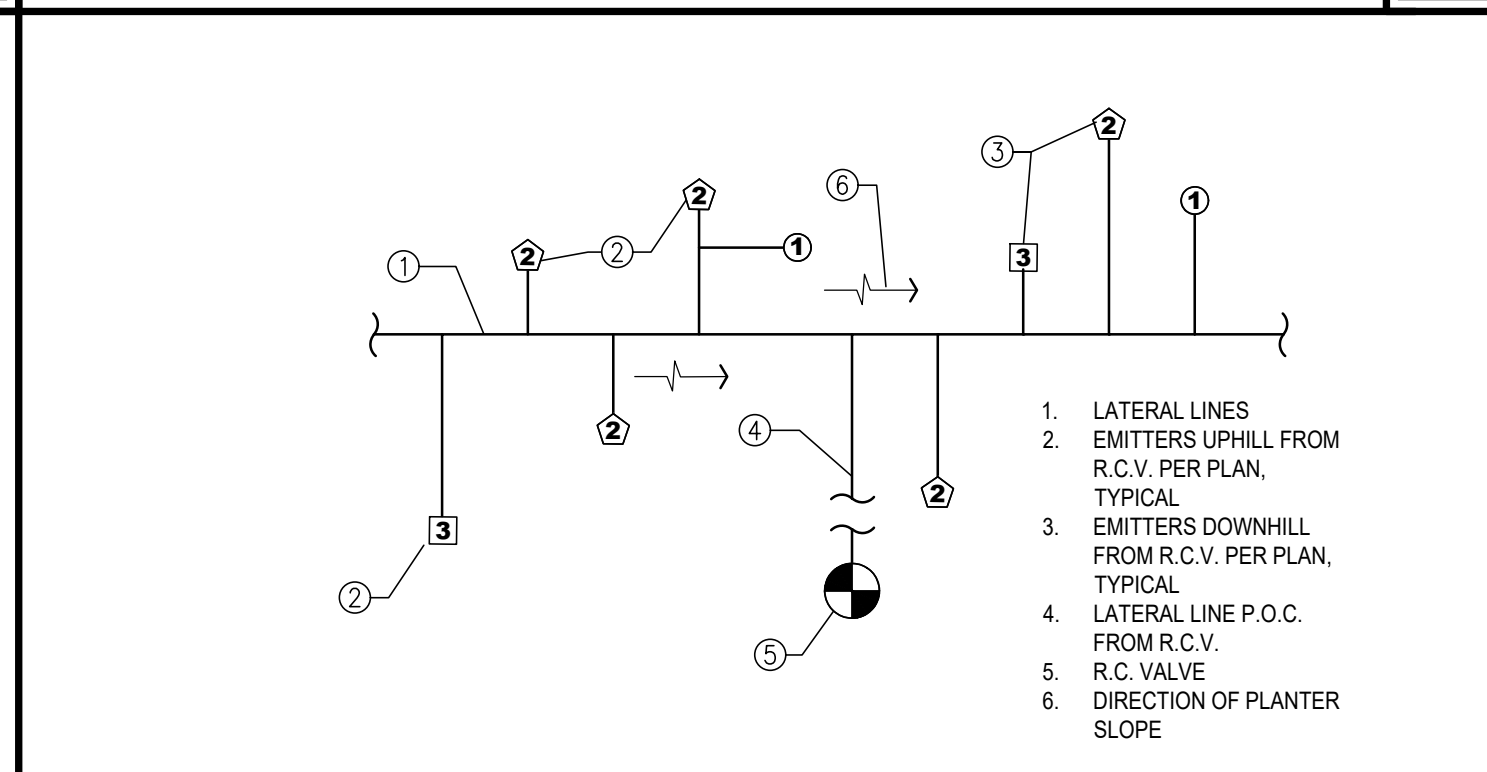
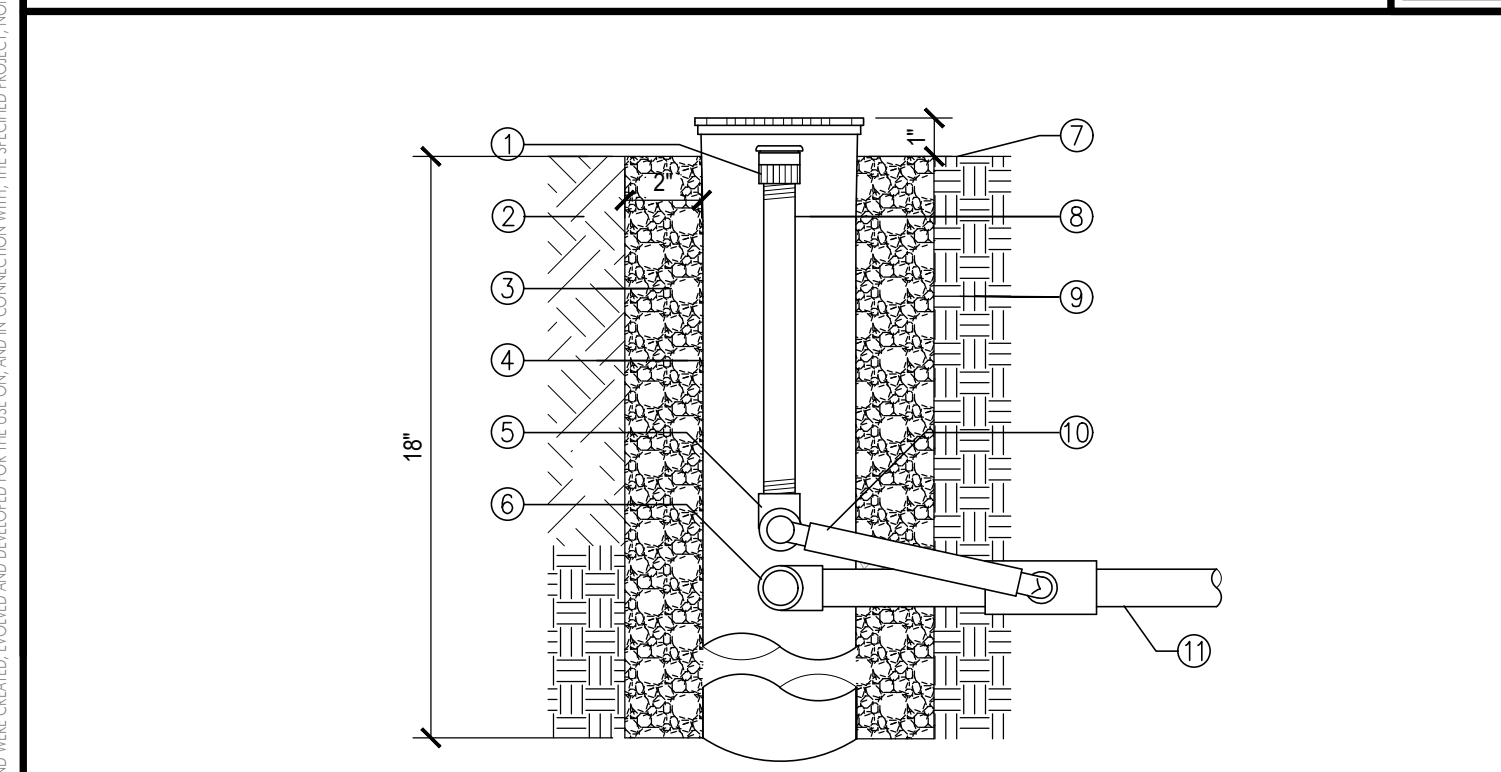


BUBBLER
NOT TO SCALE

THREADED EMITTER DOWNHILL FROM R.C.V.
NOT TO SCALE

REMOTE CONTROL VALVE
NOT TO SCALE

MASTER VALVE
NOT TO SCALE

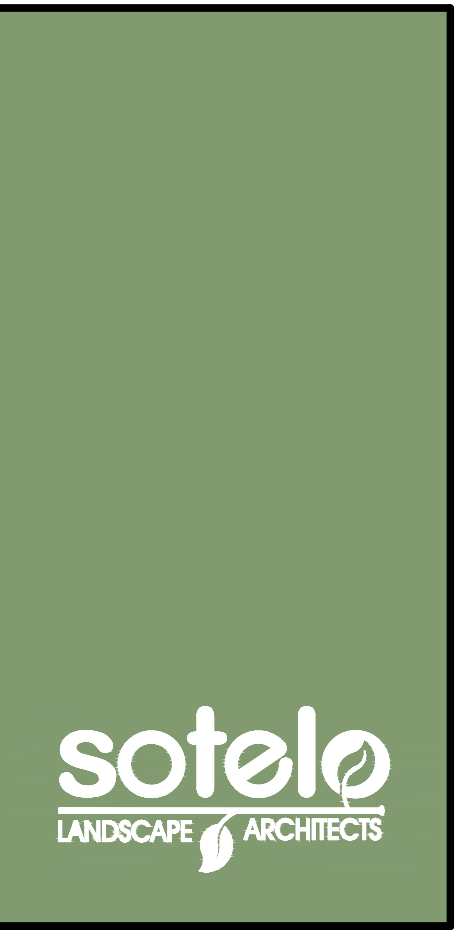


SUPPLEMENTAL TREE ROOT WATERING SYSTEM
NOT TO SCALE

RAIN / SOLAR SENSOR
NOT TO SCALE

BALL VALVE
NOT TO SCALE

DRIP REMOTE CONTROL VALVE
NOT TO SCALE



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IRRIGATION DETAILS

SHEET
L1.1

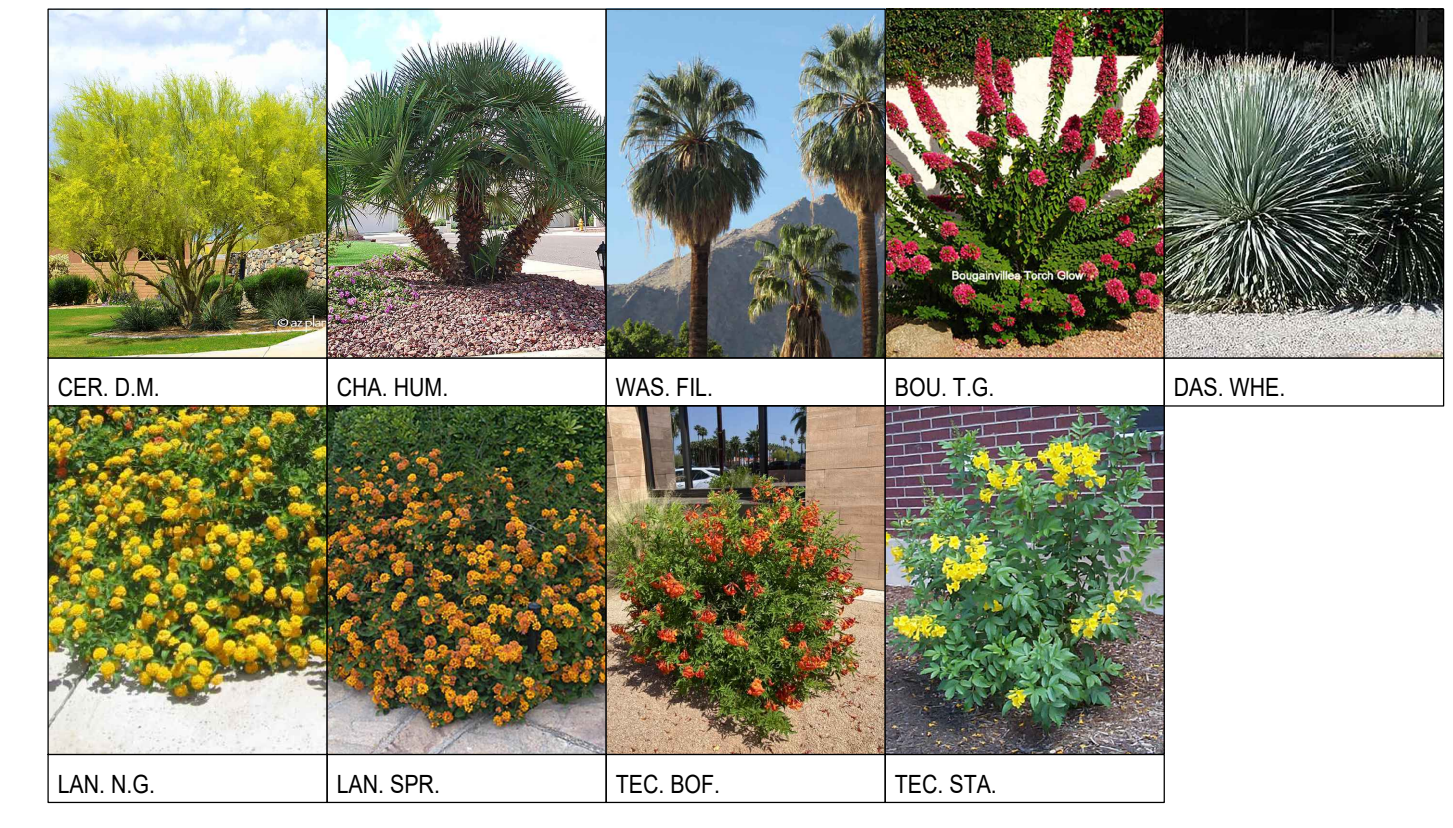
SHADING LEGEND & SUMMARY

REQUIRED % OF PARKING AREA TO BE SHADED:	50% MINIMUM
TOTAL PARKING AREA: (EXCLUDES DRIVE AISLES)	1,417 S.F.
SHADING REQUIRED (50%):	708.5 S.F.
PARKING AREA SHADED BY TREES AND EXISTING CANOPY:	779 S.F. = 54.9%

TREE SIZE SHOWN AT 15 YEARS MATURITY (OBTAINED FROM THE RIVERSIDE COUNTY FRIENDLY PLANT LIST), PER RIVERSIDE COUNTY ORDINANCE 348, SECTION 18.12

PLANT LIST

ABBR	SIZE	QTY	SCIENTIFIC NAME	COMMON NAME	WUCOLS
TREES					
CER. D.M.	36" BOX	8	CERCIDIUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE	L
CHA. HUM.	24" BOX	2	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	M
WAS. ROB.	12" BTH	2	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	M
SHRUBS					
BOU. T.G.	5 GAL.	39	BOUGAINVILLEA TORCH GLOW	TORCH GLOW BOUGAINVILLEA	M
DAS. WHE.	15 GAL.	6	DASYLIRION WHEELERI	DESERT SPOON	L
LAN. N.G.	5 GAL.	26	LANTANA 'NEW GOLD'	GOLDEN SPREADING LANTANA	M
LAN. SPR.	5 GAL.	31	LANTANA 'SPREADING SUNSET'	SPREADING SUNSET LANTANA	M
TEC. BOF.	5 GAL.	13	TECOMARIA 'BELLS OF FIRE'	BELLS OF FIRE TECOMA	M
TEC. STA.	15 GAL.	8	TECOMA STANS	YELLOW BELLS	M



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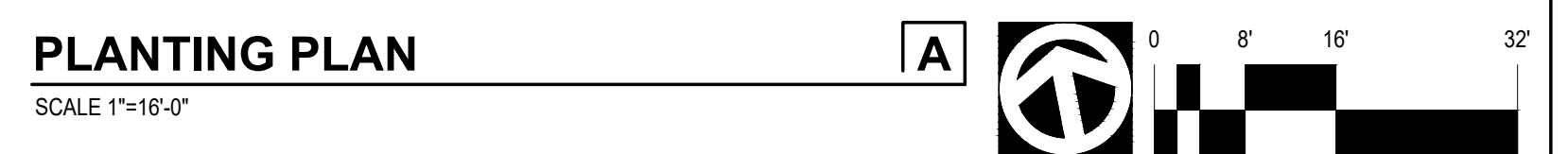


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PLANTING PLAN

SHEET
L2.0



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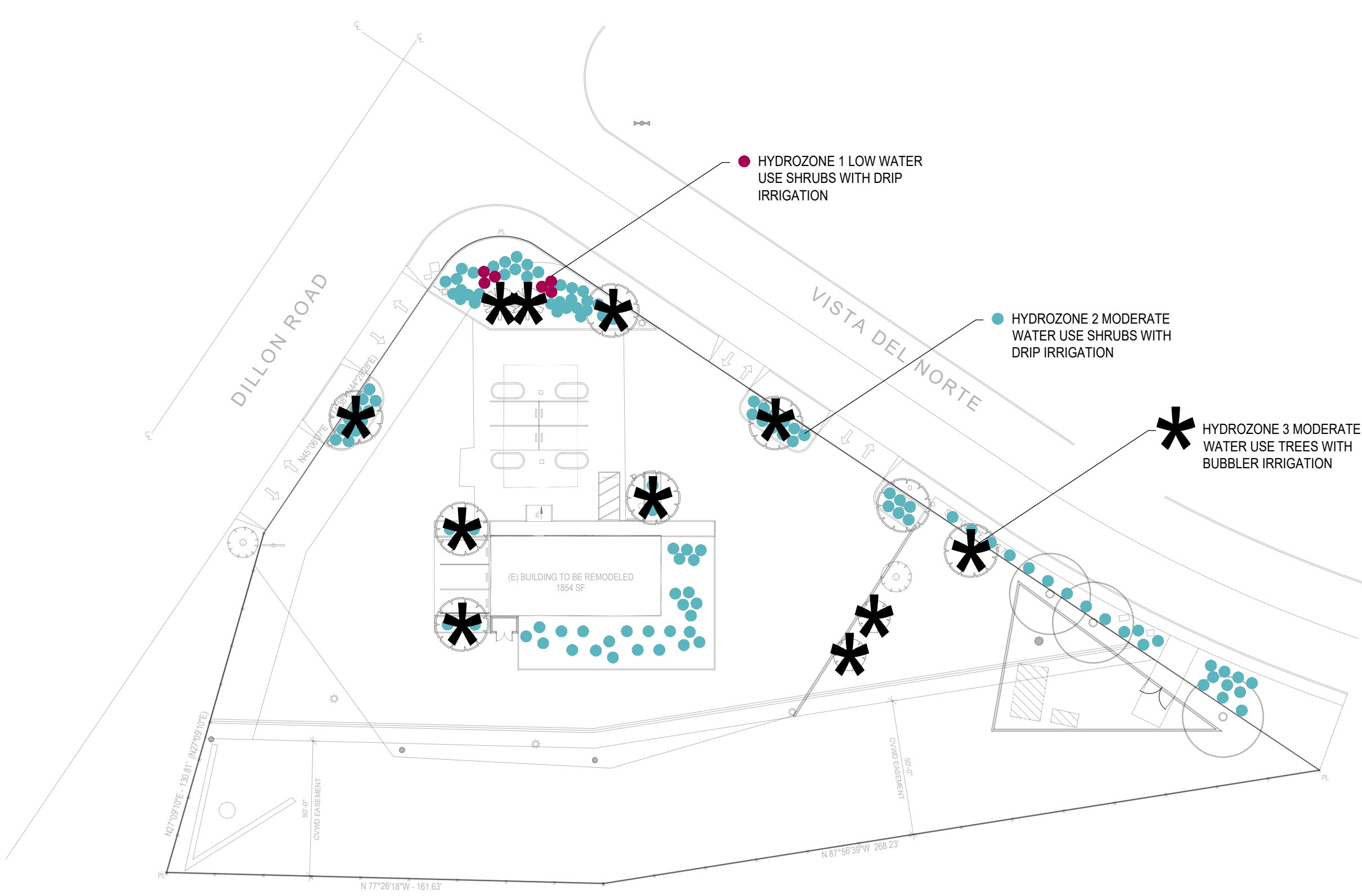


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PLANTING
NOTES &
DETAILS

SHEET
L2.1



HYDROZONE MAP

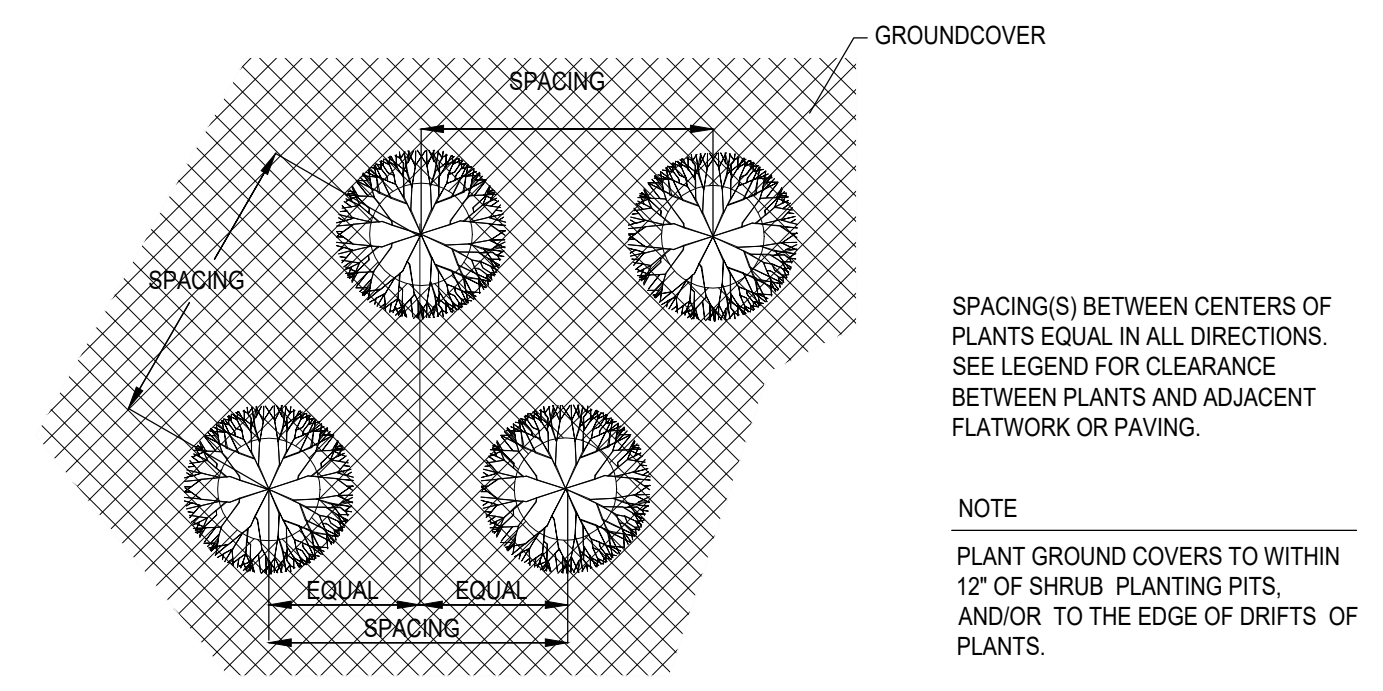
MAXIMUM ALLOWABLE WATER ALLOWANCE (MAWA):
 $(ET_o) \times (0.62) \times [(0.45) \times LA] / 748$
 $(76 \times 0.62) \times [(0.45) \times 1,956] / 748 = 55.44$

ESTIMATED TOTAL WATER USE (ETWU):
 $(ET_o) \times (0.62) \times [(PF \times HA)/IE] / 748$

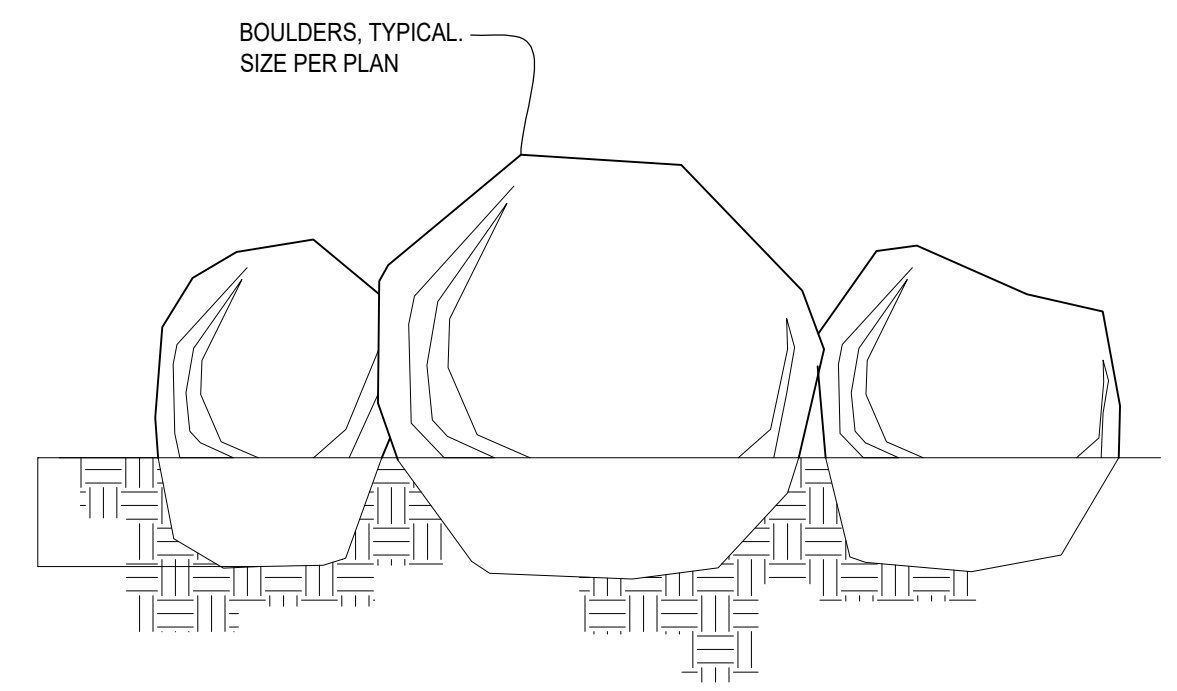
- **HYDROZONE 1**
LOW WATER USE SHRUBS WITH DRIP IRRIGATION
 $(76) \times (0.62) \times [(0.1 \times 72)/0.9] / 748 = 0.50$
- **HYDROZONE 2**
MODERATE WATER USE SHRUBS WITH DRIP IRRIGATION
 $(76) \times (0.62) \times [(0.4 \times 1,404)/0.9] / 748 = 39.30$
- * **HYDROZONE 3**
MODERATE WATER USE TREES WITH BUBBLER IRRIGATION
 $(76) \times (0.62) \times [(0.4 \times 480)/0.85] / 748 = 14.22$

ETWU = 55.44 < MAWA = 54.02

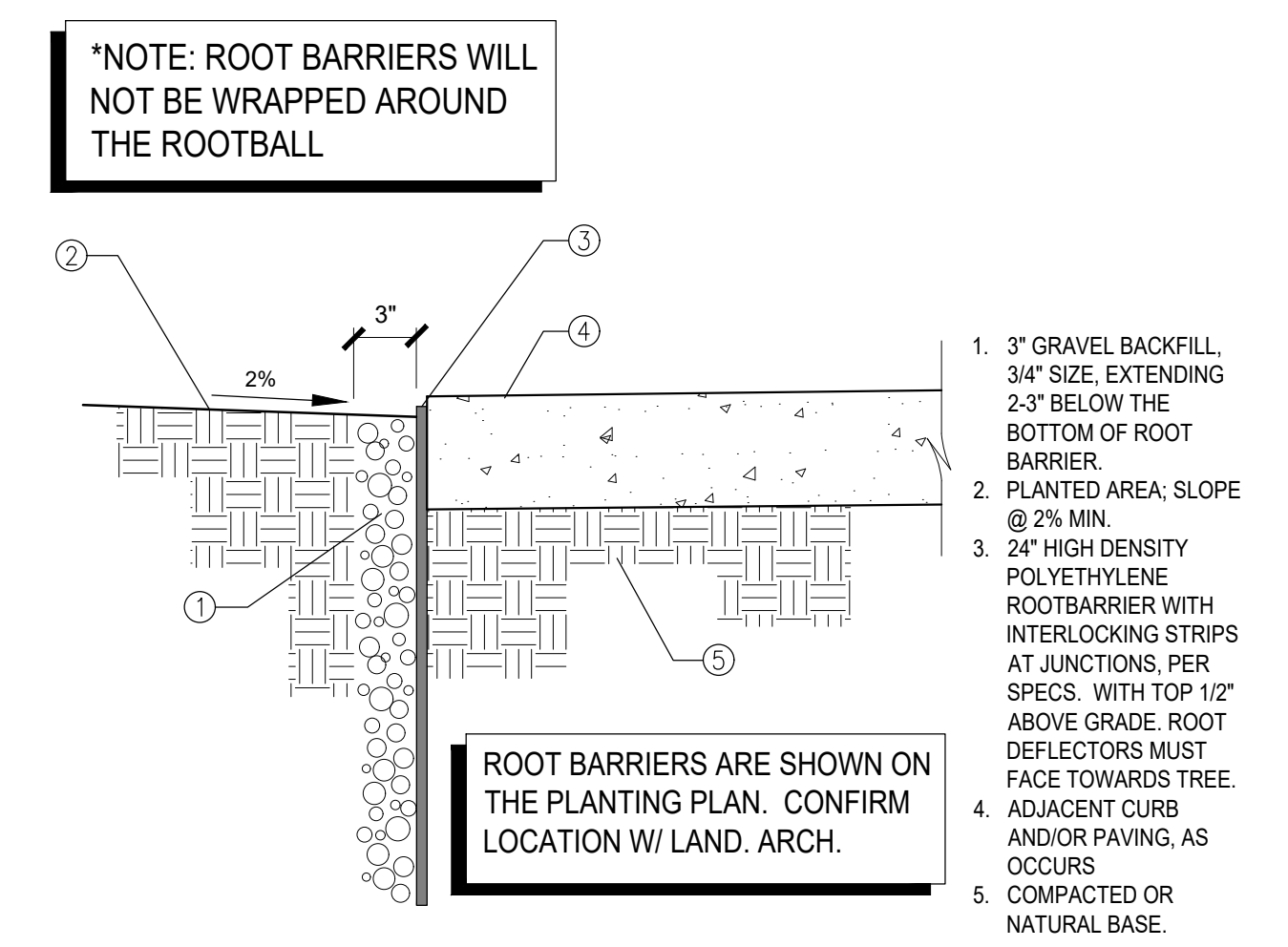
TRIANGULAR SPACING
GROUNDCOVERS & SHRUBS
NOT TO SCALE



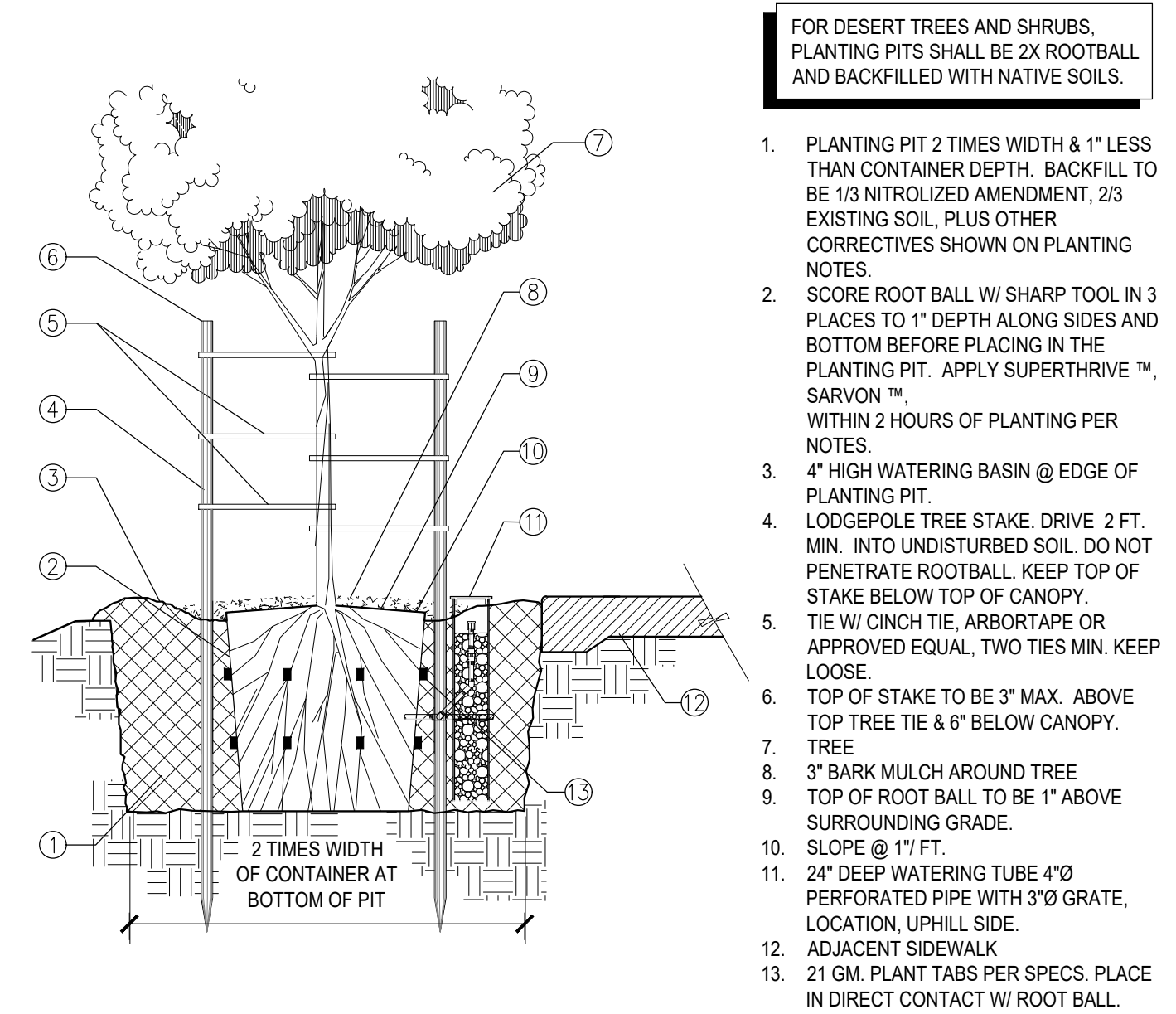
BOULDERS
NOT TO SCALE



ROOT BARRIER
NOT TO SCALE



TREE PLANTING
NOT TO SCALE



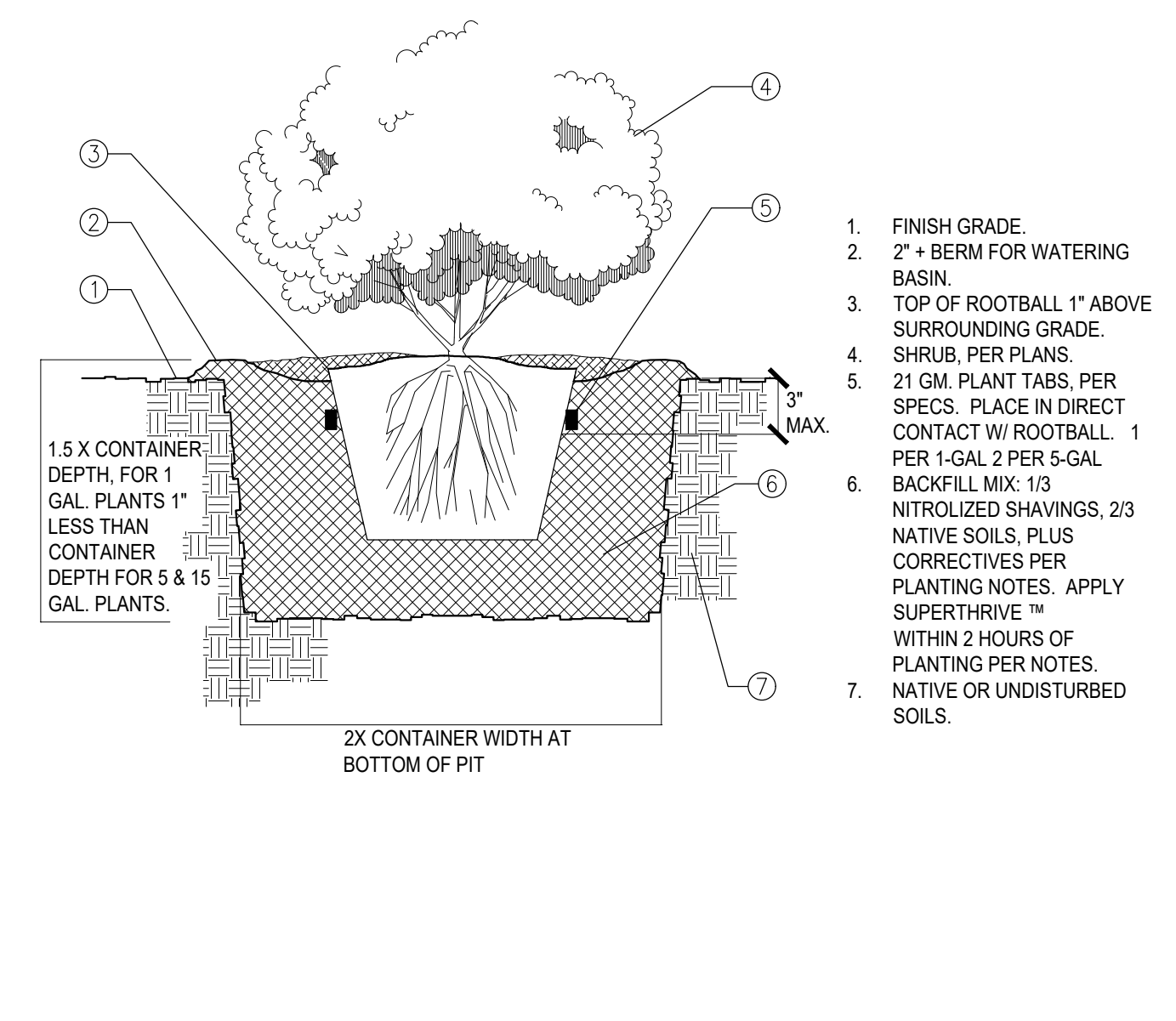
PLANTING NOTES

A SOIL TEST SHALL BE MADE BY LANDSCAPE CONTRACTOR PRIOR TO THE BEGINNING OF WORK AND THE RECOMMENDATIONS MUST BE USED FOR INSTALLATION. AN IRRIGATION AUDIT REPORT MAY BE REQUIRED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY. IF A CERTIFICATE OF COMPLETION IS REQUIRED BY THE CITY, PLEASE NOTIFY LANDSCAPE ARCHITECT 48 HOURS BEFORE INSPECTION.

THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS RECEIVE SUPERTHRIVE™ VITAMIN SOLUTION AT TIME OF INSTALLATION

- LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE WITHIN PLUS OR MINUS .10 FEET OF FINISH GRADE.
- THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (IE: PATENTED MONROVIA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE "PREMIUM" NURSERY STOCK.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.
- THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
- PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.
- SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.
- LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.
- TREE AND SHRUB PITS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
- TREE AND SHRUB PITS 15 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1" LESS THAN CONTAINER DEPTH.
- TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.
- DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
- CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.
 - 100 LBS. OF GYPSUM PER 1000 SQ. FT.
 - 70 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER 1000 SQ. FT.
 - 6 LBS. OF IRON SULFATE PER 1000 SQ. FT.
 - 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.
 - 5 CUBIC YARDS OF NITROGENIZED ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)
- AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 8".
- NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.
- NITROGENIZED ORGANIC AMENDMENT SHALL BE HUMIC COMPOST FROM AGRI-SERVICE, LOAMEX™, OR APPROVED EQUAL.
- PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS SHALL CONSIST OF 1/3 NITROGENIZED ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRI-C (6-2-4 W/ 5% SULFUR) PER CUBIC YARD.
 - B. ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SARVON™, PER MANUFACTURER'S SPECIFICATIONS IN ADVANCE OF PLANTING.
 - C. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 1 HOUR OF PLANTING.
- ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:
 - ONE PER 1-GALLON; TWO PER 5-GALLON; FIVE PER 15-GALLON; 12 PER 24" BOXED TREES; 18 PER 36" BOXED TREES (SEE L.A. FOR RATES FOR LARGER STOCK). PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND 1" FROM ROOTBALL (BOXED TREES SHALL BE IN 2 LAYERS GOING UP ALONG SIDES OF THE ROOTBALL).
 - ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, AND ALL 4" POTS SHALL RECEIVE TWO
- 5-GRAM TABLETS EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL PER NOTE 17.
- BOUGAINVILLEAS SHALL BE PLANTED WITH INTACT ROOTBALLS. NO BROKEN ROOTBALLS WILL BE ACCEPTED.
- ALL PLANTS EXCEPT BOUGAINVILLEAS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.
- ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
- STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
- ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 3" DEEP LAYER OF SHREDDED FIR BARK, OR APPROVED EQUAL. ALL BARK TO BE NITROGENIZED WITH 5% NITROGEN. WHEN GRAVEL OR COBBLE GROUND COVER IS USED, A LANDSCAPE FILTER FABRIC MUST BE INSTALLED, WITH AN OVERLAP OD 12" MIN. BETWEEN ROLLS AND FASTENED WITH STAPLES FLUSH TO THE FABRIC TO PREVENT MOVEMENT.
- IF THE SOIL TEST PREVIOUSLY MENTIONED SHOWS THAT PERMEABILITY RATES ARE LESS THAN 5" PER HOUR, LANDSCAPE ARCHITECT MAY REQUIRE A TREE DRAIN SYSTEM.
- A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.

SHRUB PLANTING
NOT TO SCALE



45800 Dillon Road
Design Conclusion: The following sizes are required:
 Water Meter: 3/4" (Existing to remain)
 Backflow Preventer: Not required
 Pressure Regulator: Not Required
 Main Pipe Size - 3/4" copper - existing to remain

Room	Fixture	Water Fixture Units CW	Drainage Fixture Units SS
1st Floor	Water Closet, Tank	2.5	4
(2 RR's)	Lav	1	1
	Sink, Breakroom	1.5	2
	Hose Bibb	2.5	0
	Project Building Design Units	8	7
	Design Water Flow per Chart A103.(2)	7	

Water Supply Pressure Calcs	
Estimated design water pressure based on 5/6/24 City staff reading	70
3/4" Meter @ 7 gpm (Master Meter data)	-1
Pressure at inlet to regulator at 7 gpm	69
Minimum Static Pressure After Regulator	69
Elevation Difference = ft =6.9	-3
Minimum Pressure Required	-15
Available for loss in supply pipes	51.0
Developed Length of Pipe:	
Length from Meter to Building Inlet:	230
Building Inlet to Far Use Point:	40
Equivalent Length of Fittings: 10 elbows, 5 tees - 3/4"	45
Total Developed Length =	315
Available Pressure Drop=	16.2
16.2 psi/hft flows 13 gpm in 3/4" Type L copper	
Flow velocity limit of 8 ft/sec allows 13 gpm in 1" Type M copper	
Pressure drop and flow velocity limits match	
Branch Allowance Calculations, per Table	Per App
Cold Water- Copper max velocity 8 ft/sec	"Tank Toilets"
1" Type L copper, 8 ft/sec psi/hft carries 20 gpm	32 units
3/4" type L copper 8 ft/sec carries 13 gpm	17 units
1/2" type L copper 8 ft/sec carries 4.5 gpm	7 units

General Plumbing Notes

- All plumbing installations shall meet the current 2022 California Plumbing Code, plus any City of Coachella amendments or ordinances.
- Provide all water supply drops to appliances shall with angle-stop valves near point-of-use, unless otherwise noted.
- Angle-stop valves shall be 1/4 turn, brass body, NSF-approved lead-free.
- Water closets shall be ultra low flush type (1.28 gals per flush max.)
- Lavatory faucet shall not exceed a water flow of 1.8 gpm.
- Provide water heater
- per Plumbing Equipment Schedule.
- Water heater pressure and temperature relief valve drain shall comply with Section 608.5 CPC.
- Ball valves shall be Apollo bronze body with PTFE (Teflon) seats and seals.
- Slope all drain and waste lines minimum 1/4" per foot of run.
- Each plumbing fixture that connects to the sanitary sewer shall be properly trapped and vented in accordance with 2022 CPC.
- Building drain and vent piping materials shall comply with CPC Sections 701.0 and 903.0.
- All sanitary system materials shall be listed by an approved listing agency.
- Wall clean-outs shall be ABS. Floor clean-outs shall be Zurn brass with flush floor cover plate.
- Each vent shall rise vertically to a point not less than six (6) inches above the flood-level rim of the fixture served before offsetting horizontally or before being connected to any other vent, unless prohibited by structural conditions.
- Plumbing fixtures and fittings shall comply with all the requirements in Section 4.303 of the California Green Building Code.
- Contractor shall perform leak testing on all plumbing systems per CPC.

Piping materials shall be as follows:

Fluid	Symbol	Materials	Notes
Cold Water Above Ground	CW	Copper, Type L, lead-free solder	Provide angle stop valve at each supply point.
Hot Water	HW	Copper, Type L, lead-free solder	Insulate per CPC 609.11. Insulation thickness must be equal or greater than pipe diameter. Provide angle stop valve at each use point.
Drain, Waste and Vent	SS, V	Schedule 40 ABS sanitary piping. ASTM D2661	Join with ABS solvent cement per manufacturer's instructions. Slope drain and waste lines minimum 1/4" per foot of run.
Condensate	C	3/4" Sch 40 PVC.	Slope 1/8" per foot. Where outdoors, paint with PVC-adhering paint for UV protection.

Schedule of Plumbing Component Sizes, unless otherwise noted:

Component	Water Supply	Sewer Trap Arm	Sewer Vent
Water Closet (tank)	1/2"	3"	2"
Lavatory in Restroom	1/2"	1-1/2"	1-1/2"
Breakroom Sink	1/2"	2"	2"

PLUMBING EQUIPMENT SCHEDULE											
ELECTRIC POINT-OF-USE WATER HEATER											
ITEM	QTY.	ENERGY INPUT	TEMP. RANGE	CAPACITY	P&T RELIEF SIZE	WATER CONN'S. SIZE	ENERGY EFFICIENCY	SERVICE	MAKE / MODEL	ELECTRICAL	REMARKS
WH 01	1	ELECTRIC 1440 WATTS	65F-145F	4 GAL TANK	3/4"	1/2"	0.98	Breakroom Sink Restroom Lav	BOSCH TRONIC ES4	120V-1Ø / 1440 Watt Resistive Heater	WEIGHT: 17 lbs. Factory provided P&T relief valve. Set TEMP TO 110F



REV.	DATE	BY	DESCRIPTION

MCKINLEY ENGINEERING

MCKINLEY ENGINEERING
 608 HILO WAY VISTA, CA 92081
 (619) 857-3172

PROJECT TITLE:
 CAKE HOUSE COACHELLA
 45800 DILLON ROAD, COACHELLA, CA 92236

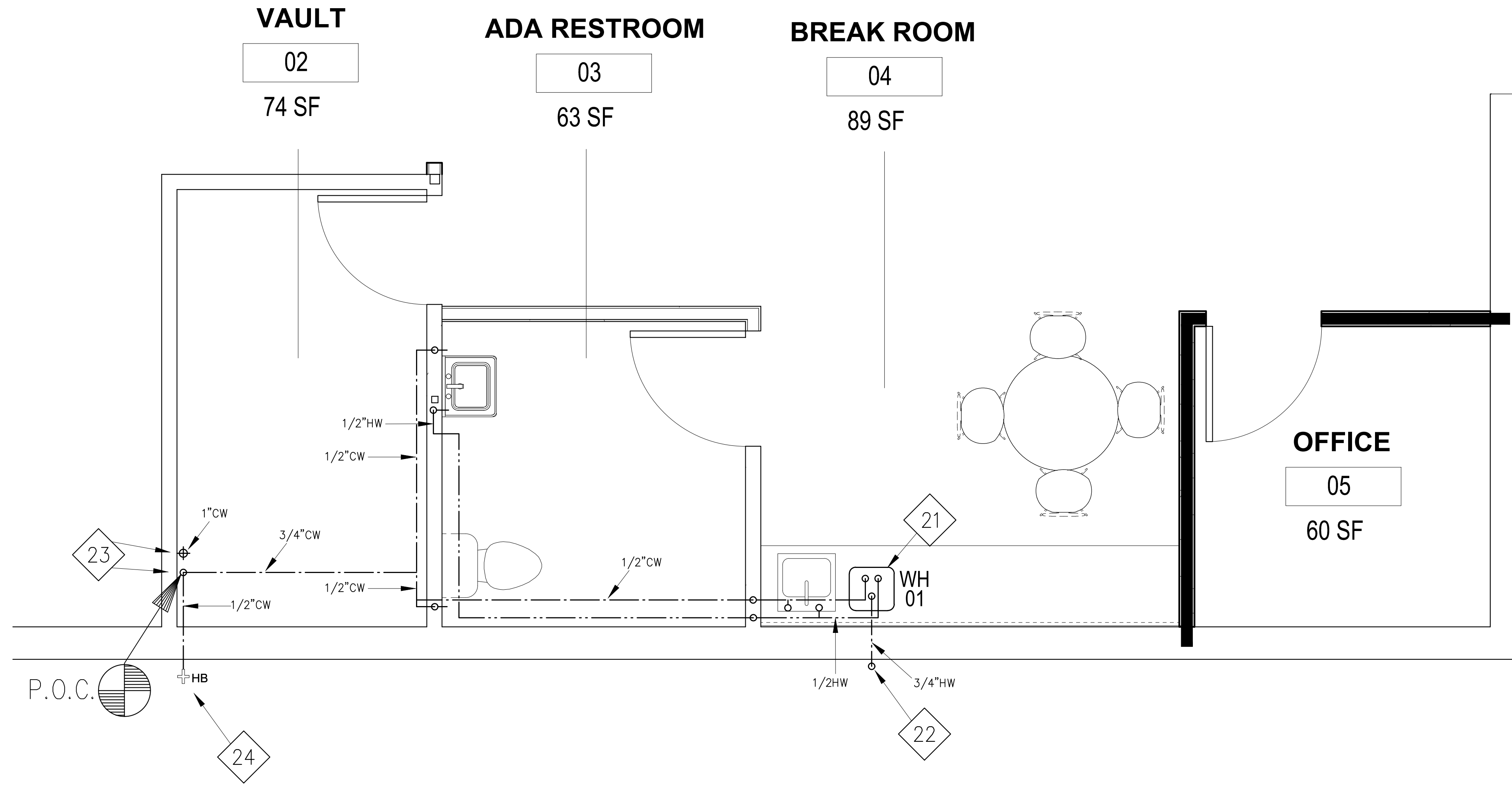
SHEET TITLE:
 PLUMBING NOTES & SCHEDULES

DRAWN BY
 DJM

DATE
 5-6-24

SCALE
 AS NOTED

SHEET
 PO



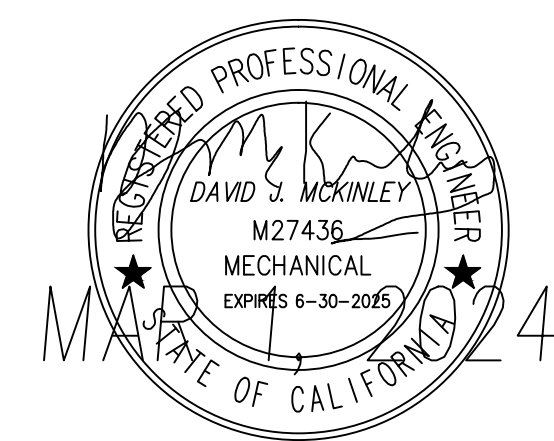
WATER SUPPLY PLAN, 1/2' = 1 FT.

SHEET NOTES

- 21 Install electric Point-of-Use water heater under counter on floor.
- 22 Terminate P&T relief discharge line at 12" above grade.
- 23 Ex'g 3/4" & 1" copper risers open in floor. Contractor shall remove surrounding casing and if necessary embedding concrete to expose these lines. Extend the 1" line to the surface and install a threaded cap. Extend the 3/4" line to provide water service to the facility. Provide 3/4" ball valve at 12" a.f.f.
- 24 Provide brass hose bibb. Provide American Valve Hose-Bib Lock MFL50, or alternative approved by owner.

LEGEND

- SS (SANITARY SEWER PIPING)
- SS (UNDERGROUND SANITARY SEWER PIPING)
- V (VENT PIPING)
- CW (COLD WATER PIPING)
- HW (HOT WATER PIPING)



REV.	DATE	BY	DESCRIPTION

MCKINLEY ENGINEERING

McKINLEY ENGINEERING
608 HILLO WAY VISTA, CA 92081
(619) 857-3172

PROJECT TITLE:
COACHELLA CAKE HOUSE
45800 DILLON ROAD, COACHELLA, CA 92236

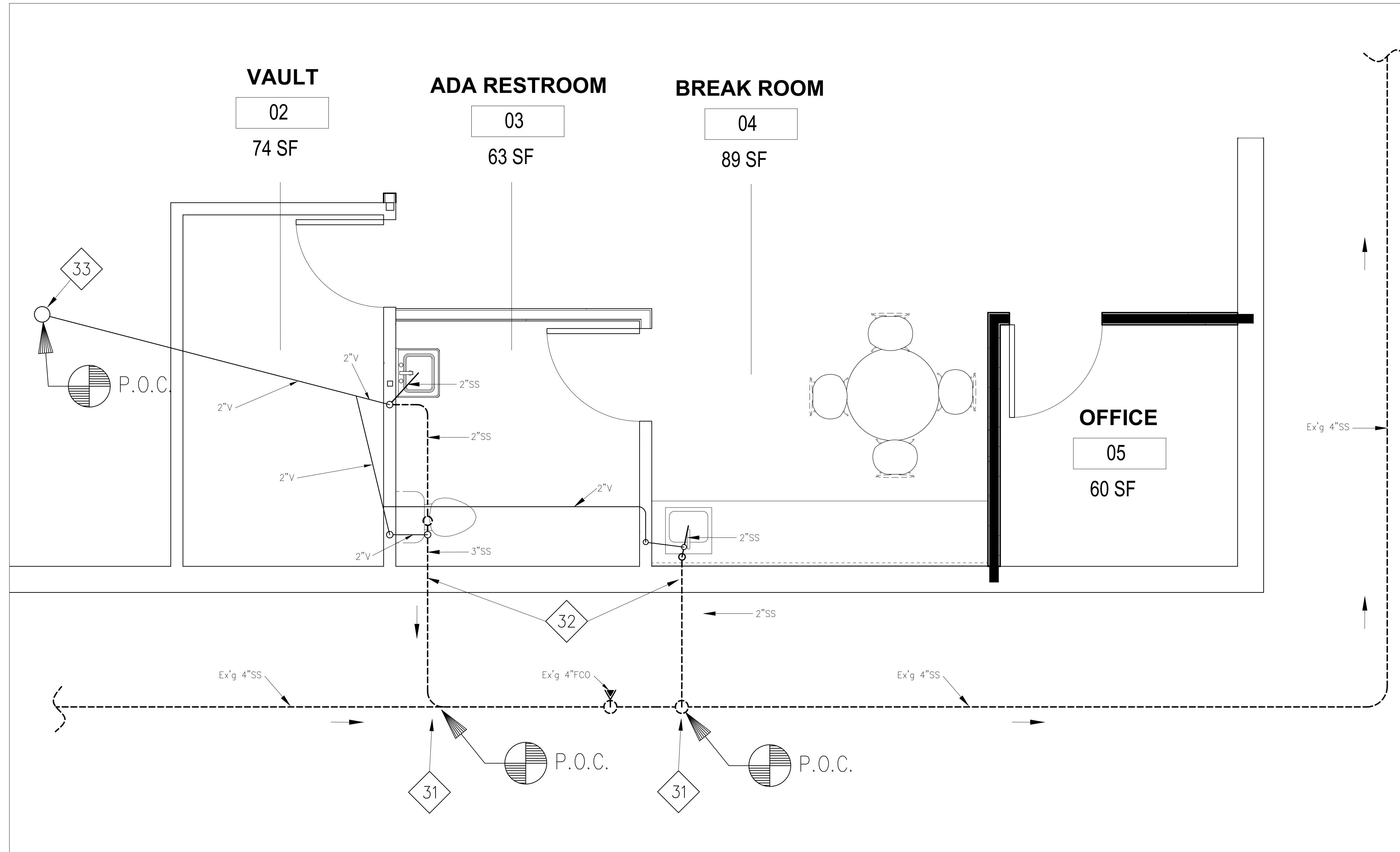
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WATER SUPPLY PLAN

DRAWN BY
DJM

DATE
5-6-24

SCALE
1/2" = 1 FT.

SHEET
P1



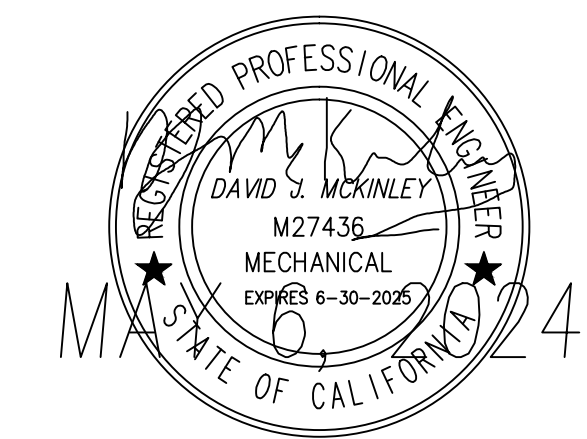
DRAIN-WASTE-VENT PLAN, 1/2"=1 FT.

SHEET NOTES

- 31 Location of existing sewer main must be verified by contractor in order to make correct points of connection. Typical 2 places.
- 32 Excavate under building footing to run new sanitary sewer lines. If impractical due to interferences, or if sewer main elevation prevents proper line slope, penetrate wall as low as possible, drop line below grade as close to wall as possible and provide permanent protective cover for portion of sewer line above grade. Typical 2 places.
- 33 Route sewer vent through existing roof penetration made for former furnace flue. Remove flue vent cap, and provide flashing and mastic as needed to properly seal around sewer vent line.

LEGEND

- SS (SANITARY SEWER PIPING)
- - - - - SS (UNDERGROUND SANITARY SEWER PIPING)
- V (VENT PIPING)
- . - . - . CW (COLD WATER PIPING)
- - . - - . HW (HOT WATER PIPING)



REV.	DATE	BY	DESCRIPTION

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608 HILLO WAY VISTA, CA 92081
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PROJECT TITLE:
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45800 DILLON ROAD, COACHELLA, CA 92236

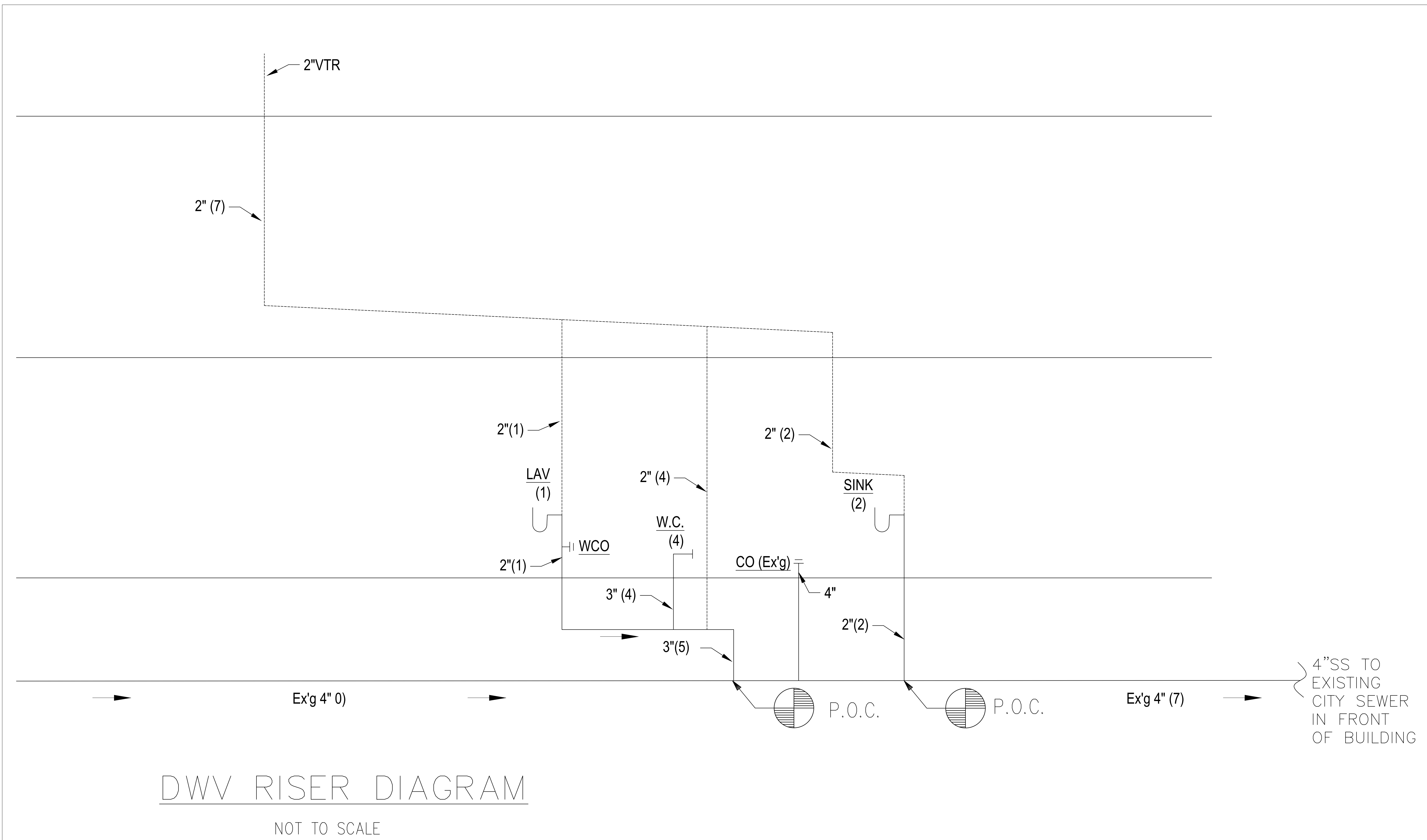
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DRAIN-WASTE-VENT PLAN

DRAWN BY
D.J.M.

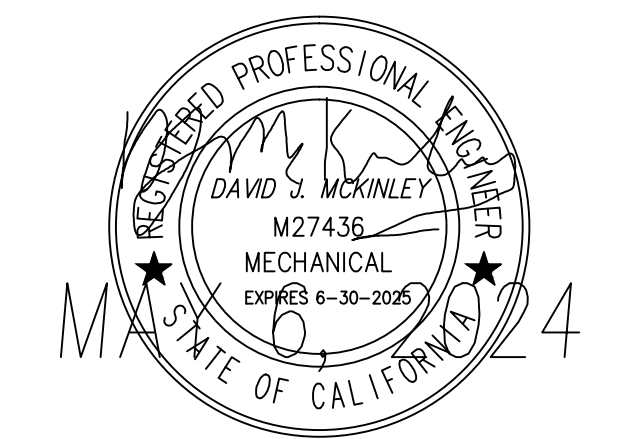
DATE
5-6-24

SCALE
1/2"=1 FT.

SHEET
P2

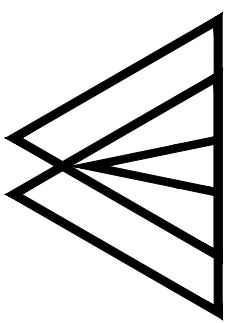


DWV RISER DIAGRAM
NOT TO SCALE



REV.	DATE	BY	DESCRIPTION

MCKINLEY ENGINEERING



MCKINLEY ENGINEERING
608 HILO WAY VISTA, CA 92081
(619) 857-3172

PROJECT TITLE:
COACHELLA CAKE HOUSE
45800 DILLON ROAD, COACHELLA, CA 92236

SHEET TITLE:
DWV RISER DIAGRAM

DRAWN BY DJM
DATE 5-6-24
SCALE NOT TO SCALE
SHEET P3