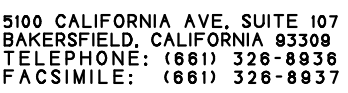




ARCHITECT



CONSULTANT

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NOTICE TO CONTRACTORS
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

PROJECT

**TENANT IMPROVEMENT
FOR**



DATE	ISSUED FOR
6-28-19	BUILDING DEPT SUBMITTAL

NO.	REVISIONS
1	
2	
3	
4	

TITLE SHEET

FILE NAME: 2366T1-C

SHEET

T-1.0

SITE INFORMATION



SITE PLAN

KEYNOTES

- | | | | |
|---|--|---|---|
| ① | EXISTING PATH OF TRAVEL TO PUBLIC RIGHT OF WAY | ⑥ | EXISTING SHORT TERM 34" HIGH X 24" WIDE INVERTED U-STYLE LOOP BICYCLE PARKING RACKS |
| ② | EXISTING 9'-0" ID-0" HANDICAP PARKING STALL WITH 3'-0"x3'-0" PAINTED STALL SIGNING TO GO PARKING SIGN MOUNTED BEHIND SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE PER CBC SECTION 124B-80" MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS | ⑦ | EXISTING FIRE HYDRANT |
| | | ⑧ | EXISTING PARKING STALLS |
| | | ⑨ | MENU BOARD - SEE DETAIL 1/A-10 |
| ③ | EXISTING MIN 5'-0" WIDE HANDICAP ACCESS AISLE FOR VAN ACCESS WITH THE WORDS "NO PARKING IN 12' HIGH CONTRASTING LETTERS" SLOPE NOT TO EXCEED 1/4:12 | | |
| ④ | EXISTING MIN 4'-0" WIDE HANDICAP ACCESSIBLE CURB RAMP- SLOPE SHALL NOT EXCEED 1:20 WITH 4'-0" MINIMUM LANDING AT TOP AND 1'-0" BORDER OF 1/4" WARNING GROOVES AT TOP PER CBC STANDARDS PROVIDE RAISED TRUNCATED DOME TILES FOR THE FULL WIDTH OF BOTTOM LANDING PER CITY STANDARDS | | |
| ⑤ | EXISTING TRASH ENCLOSURE | | |

PROJECT ANALYSIS

APPLICABLE CODES

2016 CBC / 2016 CMC / 2016 CPC / 2016 CEC / 2016 CFC

SITE ADDRESS: 1966 WEST AVE 'L'
LANCASTER, CA 93534

APN #: 3109-019-003

BUILDING DATA	
EXISTING BUILDING/AREA OF IMPROVEMENT	2,684 S.F.

FIRE SPRINKLER	NO
OCCUPANCY	A-2

OCCUPANT LOAD		
AREA	SQUARE FOOTAGE	# OF OCCUPANT
WALK-IN COOLER/STOR	184 SF	1 OCCUPANT
BOH	752 SF	8 OCCUPANTS
DINING	1,230 SF	13 SEATS
TOTAL OCCUPANT LOAD		82 OCC

EXITS REQUIRED	2
EXIT WIDTH REQUIRED (82 X .2)	16.4
EXITS PROVIDED	3
EXIT WIDTH PROVIDED	144

PARKING DATA

EXISTING CENTER NO CHANGE TO PARKING

BIKE PARKING PROVIDED BY ORIGINAL DEVELOPER

CALIFORNIA GREEN CODE NOTES

- CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN FOR APPROVAL BY THE ENFORCEMENT AGENCY THAT:
 - A. IDENTIFIES THE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE OR REPAIR, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
 - B. DETERMINES IF MATERIALS WILL BE SORTED ON-SITE OR MIXED.
 - C. IDENTIFIES DIVERSION FACILITIES WHERE MATERIAL COLLECTED WILL BE TAKEN.
 - D. SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE QUANTIFIED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
- DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCEING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 5.4002, ITEMS 1 THRU 4. THE WASTE MANAGEMENT PLAN SHALL BE SUBMITTED AND APPROVED BY THE ENFORCEMENT AGENCY PRIOR TO BEGINNING OF WORK FOR EXAMINATION BY THE ENFORCEING AGENCY (PER CGBSC 2006, DIVISION 5.4002.)
- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLAN. THE MINIMUM PERCENT SHALL BE CALCULATED AS THE AMOUNT OF MATERIALS DIVERTED BY WEIGHT OR VOLUME, BUT NOT BY BOTH. THE EXCEPTIONS ARE EXCAVATED SOIL AND LAND- CLEARING DEBRIS OR ALTERNATE WASTE RECYCLING METHODS THAT HAVE BEEN APPROVED BY LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST (PER CGBSC 2006, DIVISION 5.4003.)
- PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS SUCH AS INCLUDING BUT NOT LIMITED TO: MINIMUM 10' X 10' X 4' AREA OF CARDBOARD, GLASS, PLASTICS AND METALS (PER CGBSC 2006, DIVISION 5.4101)
- THE HVAC SYSTEM SHALL BE TESTED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS TO ENSURE EQUIPMENT IS FUNCTIONING PROPERLY. TESTS SHALL INCLUDE BUT ARE NOT LIMITED TO VISUAL INSPECTION OF FURNACE FIRE, AMP READING OF MOTOR TO ENSURE PROPER OPERATION, TESTS TO VERIFY PROPERLY SET POINTS TO ENSURE COOLING OPERATION, AIR BALANCE OF DUCT SYSTEM TO ENSURE PROPER AIR FLOW PER AC UNIT MANUFACTURER AND TO MATCH CONSTRUCTION DOCUMENTS.
- THE HVAC THERMOSTAT SHALL BE INSPECTED AND TESTED TO ENSURE PROPER OPERATION. TESTS SHALL INCLUDE BUT ARE NOT LIMITED TO PROGRAMMING, AND SET TEMPERATURES FOR COOLING AND HEATING.
- THE INDOOR AND OUTDOOR LIGHTING AND CONTROL SYSTEMS SHALL BE INSPECTED AND TESTED TO ENSURE PROPER INSTALLATION AND OPERATION. TESTS SHALL INCLUDE BUT ARE NOT LIMITED TO VISUAL INSPECTION OF ALL FIXTURES TO ENSURE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS, AND TO ENSURE CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE WATER HEATING SYSTEM SHALL BE INSPECTED AND TESTED TO ENSURE PROPER OPERATION. TESTS SHALL INCLUDE BUT ARE NOT LIMITED TO VISUAL INSPECTION FOR LEAKS, SET POINT AND VERIFICATION OF TEMPERATURE.
- ALL BUILDING SYSTEMS TESTING AND ADJUSTING PROCEDURES SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY BEST PRACTICES AND APPLICABLE STANDARDS ON EACH SYSTEM AS DETERMINED BY THE BUILDING OFFICIAL.
- UPON COMPLETION OF CONSTRUCTION CONTRACTOR SHALL PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH A LIST OF OPERATION AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES/MARRANTIES FOR EACH SYSTEM OPERATION AND MAINTENANCE INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 3442, AND THE LOCAL OR REGIONAL AGENCY'S OSHA REQUIREMENTS FOR ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCEING AGENCY.

SHEET INDEX

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A-20	REFLECTED CEILING PLAN	F5-30	KITCHEN EQUIPMENT ELECTRICAL
A-30	FINISH PLAN	F5-40	KITCHEN EQUIPMENT PLAN
A-40	FURNITURE PLAN	F5-50	KITCHEN EQUIPMENT PLAN
A-50	DETAILS	F5-51	KITCHEN HOOD SHOP DRAWINGS
A-60	SPECIFICATIONS	F5-52	KITCHEN HOOD SHOP DRAWINGS
A-61	SPECIFICATIONS	F5-53	KITCHEN HOOD SHOP DRAWINGS
A-62	SPECIFICATIONS	F5-54	KITCHEN HOOD SHOP DRAWINGS
A-63	SPECIFICATIONS	F5-55	KITCHEN HOOD SHOP DRAWINGS
A-64	SPECIFICATIONS	F5-56	KITCHEN HOOD SHOP DRAWINGS
A-65	SPECIFICATIONS	F5-57	KITCHEN HOOD SHOP DRAWINGS
		F5-58	KITCHEN HOOD SHOP DRAWINGS
		F5-59	KITCHEN HOOD SHOP DRAWINGS
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P-103	PLUMBING PLAN - GAS AND CONDENSATE	F6-61	KITCHEN WALK IN COOLER AND FREEZER
P-104	PLUMBING PLAN - ROOF	F5-10	KITCHEN CRITICAL DIMENSION PLAN
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P-301	PLUMBING PLAN - SCHEDULES	F5-80	KITCHEN GENERAL NOTES
P-400	PLUMBING PLAN - DETAILS		
P-401	PLUMBING PLAN - DETAILS		
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E-102	ELECTRICAL POWER AND SIGNAL PLAN		
E-301	ELECTRICAL ROOF		
E-401	ELECTRICAL LIGHTING CONTROL		
E-501	ELECTRICAL PANEL SCHEDULE		
E-502	ELECTRICAL DETAIL		
E-601	ELECTRICAL NOTES		
E-602	ELECTRICAL NOTES		
E-603	ELECTRICAL NOTES		
T-24	TITLE F 24		

PLUMBING FIXTURE COUNT

DINING AREA (1/30)	1,230 SF	41 OCC
BOH/OFFICE (1/200)	752 SF	4 OCC
WALK - IN(1/200)	184 SF	1 OCC
TOTAL		46 OCC

LESS THAN 50 OCCUPANTS ONLY ONE FIXTURE REQUIRED FOR EACH SEX
CPC TABLE 422| NOTE #3

GENERAL NOTES

1. VERIFY, AT SITE, ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
2. EQUIPMENT AND ITEMS INDICATED AS NOT BEING INCLUDED IN THE CONTRACT (N.I.C.) SHALL BE VERIFIED WITH THE OWNER'S REPRESENTATIVE AS TO SIZE, SHAPE AND UTILITY REQUIREMENTS TO INSURE COMPLETE AND PROPER INSTALLATION AND OPERATION.
3. ALL MANUFACTURED MATERIAL, EQUIPMENT, AND SYSTEMS SHALL BE INSTALLED AS DESIGNED BY THE MANUFACTURER UNLESS SPECIFIED TO THE CONTRARY AND ONLY THEN IS SUCH CONFLICT IS FIRST VERIFIED WITH THE ARCHITECT IN WRITING.
4. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
5. IN THE EVENT OF CONFLICTING STATEMENTS OR REQUIREMENTS, NOTIFY THE ARCHITECT IN SUFFICIENT TIME TO PERMIT THE ISSUANCE OF WRITTEN CLARIFICATION.
6. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
7. POST BUILDING ADDRESS PER FIRE DEPARTMENT REQUIREMENTS. VERIFY EXACT LOCATION WITH ARCHITECT.

DEFERRED SUBMITTALS

- I. A SITE DEVELOPMENT PERMIT IS REQUIRED FOR ANY EXTERIOR SIGNAGE INSTALLED