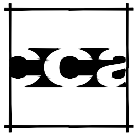


URBANE CAFE

655 EAST BETTERAVIA RD, SANTA MARIA, CA 93454



Carlie
Coatsworth
Architects, Inc.

2495 Campus Drive
Second Floor
Irvine, California 92612
Phone: 949.833.1030
Fax: 949.833.1140
www.ccarlarchitects.com

SCOPE OF WORK

- TENANT IMPROVEMENT ONLY.
- PROVIDING NEW NON BEARING WALLS/ PARTITIONS.
- NEW: CEILING, SOFFIT, HOOD, KITCHEN, DUCTWORK, AND EXHAUST FAN.
- G.C. IS RESPONSIBLE TO COORDINATE BETWEEN ALL SHEETS INCLUDING: ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, INTERIORS AND KITCHEN DISCIPLINES.

DEFERRED SUBMITTALS

- FIRE SPRINKLER SYSTEM MODIFICATIONS
- FIRE ALARM SYSTEM MODIFICATIONS
- HOOD EXTINGUISHING SYSTEMS
- TENANT SIGNAGE/AWNING

PROJECT DATA

APPLICABLE CODES/ CURRENT EDITIONS	
BUILDING	2016 CALIFORNIA BUILDING CODE
MECHANICAL	2016 CALIFORNIA MECHANICAL CODE
PLUMBING	2016 CALIFORNIA PLUMBING CODE
ELECTRICAL	2016 CALIFORNIA ELECTRICAL CODE
FIRE/LIFE SAFETY	2016 CALIFORNIA BUILDING CODE, ADA
ACCESSIBILITY	2016 CALIFORNIA ENERGY CODE
ENERGY	2016 CALIFORNIA ENERGY CODE
	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

BUILDING CLASSIFICATION

LEGAL DESCRIPTION	LOT 14 128-078-013, 004 & 005
OCCUPANCY GROUP	A2
CONSTRUCTION TYPE	V-B
SPRINKLERED	YES
NUMBER OF STORIES	1
ZONING	PER APPROVED 'ENOS RANCHO' SPECIFIC PLAN (PDF/CD-2)

BUILDING AREA

BUILDING	1,475 S.F.
TOTAL	1,475 S.F.

OCCUPANCY

DINNING	WAITING AREA	1/15	65 S.F.	13 OCCUPANTS
	SEATING AREA	1/15	367 S.F.	25 OCCUPANTS
	KITCHEN	1/200	673 S.F.	4 OCCUPANTS
	ACCESSORY + TOILET	1/300	258 S.F.	1 OCCUPANTS
	TOTAL:			43 OCCUPANTS
	PATIO	1/115	474 S.F.	32 OCCUPANTS

EXIT WIDTH

OCCUPANCY	AREA	S.F. / OCCUPANT	# OF OCC.	EXIT WIDTH REQ'D	PROVIDED
KITCHEN	673 SF	200	4	X 0.2 = 0.8'	6.8'
DINNING	432 SF	15	29	X 0.2 = 5.8'	6.8'
PATIO	474 SF	30	16	X 0.2 = 3.2'	6.8'
ACCESSORY	258 SF	300	1	X 0.2 = 0.2'	6.8'
TOTAL:					6.8'

TOTAL EXITS REQUIRED: 1 TOTAL EXITS PROVIDED: 1
MAXIMUM TRAVEL DISTANCE 75 FEET PER CBC 1006.2.1.

PARKING

THIS IS A TENANT IMPROVEMENT ONLY. SCOPE OF WORK DOES NOT CHANGE CURRENT/EXISTING APPROVED USE. THIS TENANT IMPROVEMENT STILL COMPLIES WITH THE EXISTING PARKING TALLY PER THE APPROVED CITY PLAN FOR 'ENOS RANCHOS - BRADLEY WEST'.

PLUMBING FIXTURES TABULATIONS

	KITCHEN	DINNING	PATIO	ACCESSORY	(18 MEN AND 18 WOMEN)
KITCHEN	673 SF / 200 = 4				
DINNING		432 SF / 30 = 15			
PATIO			474 SF / 30 = 16		
ACCESSORY				258 SF / 0 = 0	

PLUMBING FIXTURES	MEN		WOMEN		UNISEX	
	REQ'D	PROVIDED	REQ'D	PROVIDED	REQ'D	PROVIDED
WATER CLOSET	1	1	1	1	0	0
LAVATORY	1	1	0	0	0	0
URINAL	1	1	0	0	0	0

*** PLUMBING FIXTURES CALCULATIONS PER 2016 C.P.C. TABLE 422.1 AND OCCUPANT LOAD FACTORS PER B5C, D5A-55 AND D5A-55(C) - TABLE A. PLEASE REFER TO NOTE #3 TABLE 422.1 FOR SINGLE OCCUPANCY TOILET FACILITIES.

PROJECT SUMMARY

OWNER/DEVELOPER

URBANE CAFE
ATTN: DANI MAYER
78 N. ASH ST.
VENTURA, CA 93001
PHONE: (714) 381-9548

GENERAL CONTRACTOR

T.B.D.

ARCHITECT

CARLIE COATSWORTH ARCHITECTS, INC.
ATTN: CHRIS PAXTON
2495 CAMPUS DRIVE
SECOND FLOOR
IRVINE, CA 92612
PHONE: (949) 833-1930
FAX: (949) 833-1140

MECHANICAL, PLUMBING, AND ELECTRICAL ENGINEER

RPM ENGINEERS, INC.
ATTN: RAYMOND PHUA
102 DISCOVERY
IRVINE, CA 92618
PHONE: (949) 450-1229

KITCHEN DESIGN

COASTLINE DESIGN, INC.
ATTN: BOB KUCHINSKI
113 E. 23RD STREET
COSTA MESA, CA 92627
PHONE: (949) 722-8181

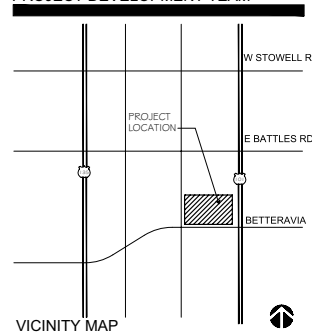
INTERIOR DESIGN

STUDIO MYD
ATTN: JONAS VAN VLIET
2926 LUFAS STREET
SAN DIEGO, CA 92104
PHONE: (714) 915-7332

EXPEDITOR

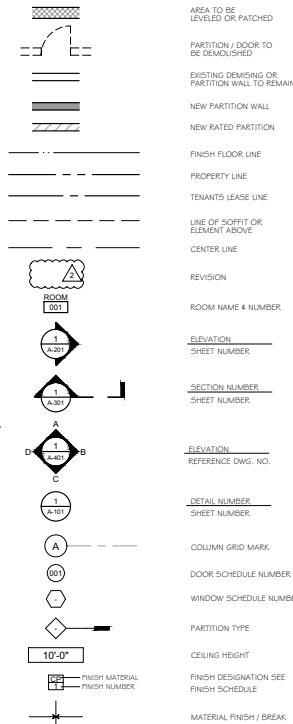
ESB CONSULTING
ATTN: TERRY WOMACK
6530 REFLECTION DRIVE #2381
SAN DIEGO, CA 92124
PHONE: (760) 707-9124

PROJECT DEVELOPMENT TEAM



ARCHITECTURAL		
G-001	TITLE SHEET	△△
G-002	CALL GREEN BUILDING CODE # GENERAL NOTES	△△
G-003	ACCESSIBILITY NOTES	△
G-004	SITE ACCESSIBILITY NOTES (FOR REFERENCE ONLY)	△
G-005	ACCESSIBILITY DETAILS	
G-006	RESPONSIBILITY SCHEDULE	
A-1.0.1	SITE PLAN (FOR REFERENCE ONLY)	
A-1.1.0	FLOOR PLAN	△△
A-1.1.1	REFLECTED CEILING PLAN	△△
A-1.1.2	FIXTURE PLAN	△△
A-1.1.3	ROOF PLAN	△△
A-2.01	ELEVATIONS	
A-5.01	DETAILS	
A-5.02	DETAILS	
A-5.03	DETAILS	
A-5.04	DETAILS	
A-5.05	STRUCTURAL DETAILS	
A-6.01	DOOR SCHEDULE # NOTES	
MECHANICAL		
M.1	HVAC NOTES, DETAILS, AND SPECIFICATIONS	△△
M.1.1	KITCHEN EQUIPMENT	△△
M.1.2	HOOD EQUIPMENT	
M.1.3	HOOD EQUIPMENT	
M.2	HVAC PLAN	△
M.3	DUCT FIRE WRAP	
M.4	ES REPORT	
T-24	TITLE 24 FORMS	△
PLUMBING		
P-1	PLUMBING NOTES, SPECS AND SCHEDULES	△△
P-1.1	PLUMBING DETAILS	△△
P-2	PLUMBING PLAN - WASTE AND VENT	△△
P-3	PLUMBING PLAN - HOT & COLD WATER & GAS	△△
P-4	PLUMBING PLAN - CONDENSATE	△△
ELECTRICAL		
E-1.0	SYMBOL LIST, FIXTURE SCHEDULE, DETAILS & NOTES	
E-2.0	ELECTRICAL LIGHTING PLAN	△△
E-3.0	ELECTRICAL POWER PLAN	△△
E-3.1	ELECTRICAL KITCHEN NOTES AND EQUIPMENT SCHED	△△
E-4.0	HVAC ELECTRICAL POWER PLAN	△△
E-5.0	SINGLE LINE DIAGRAM AND PANEL SCHEDULES	
E-6.0	T24 INDOOR LIGHTING FORMS	
E-6.1	T24 OUTDOOR LIGHTING FORMS	
KITCHEN		
K-1	REFLECTED CEILING AND LIGHTING PLAN	
K-1	FIXTURES AND FURNISHINGS PLAN	△△
K-2	FIXTURES AND FURNISHINGS SCHEDULE	△△
K-3	PLUMBING ROUGH-IN PLAN	△△
K-4	ELECTRICAL ROUGH-IN PLAN	△△
K-5	CURB AND FLOOR FINISH PLAN	
K-6	CONDUIT AND REFRIGERATION PLAN	
K-7	WALL BACKING PLAN	
K-8.1	EXHAUST AND AIR MAKE-UP PLAN	△
K-8.2	EXHAUST AND AIR MAKE-UP PLAN	
K-9	FIXTURE ELEVATIONS	
R-1	REFRIGERATION CALCS AND DETAILS	
INTERIOR		
I-1.0	REFLECTED CEILING PLAN	
I-9.0	FINISH PLAN	
I-9.1	FINISH LEGEND	
I-11.0	MILLWORK DETAILS	
I-11.1	MILLWORK DETAILS	
I-11.2	MILLWORK DETAILS	
I-12.0	ELEVATIONS	
I-12.2	ELEVATIONS	
SHEET INDEX		

FIRE DEPARTMENT NOTES



SPECIAL MECHANICAL / PLUMBING INSPECTIONS REQUIRED.

CITY OF SANTA MARIA MUNICIPAL CODE, TITLE 9 BUILDING REGULATIONS SECTIONS 9-1.224 THRU 9-1.226 AMENDING C.B.C. SECTIONS 1705.19, 1705.20, AND 1705.21. STATES THAT SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING AREAS:

- SMOKE DETECTORS WITH SMOKE DAMPERS AND H.V.A.C. SHUTOFFS.
- TWO LAYER FIRE WRAP SYSTEM

NOTE THAT THE G.C WILL BE RESPONSIBLE TO HIRE AN APPROVED TESTING AGENCY OR QUALIFIED THIRD PARTY SPECIAL INSPECTOR. THIS CANNOT BE THE INSTALLING CONTRACTOR. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT TO THE BUILDING INSPECTOR PRIOR TO CITY ISSUANCE OF FINAL INSPECTION. REFER TO THE 'SPECIAL MECHANICAL/ PLUMBING INSPECTIONS CERTIFICATE'.

SPECIAL INSPECTION NOTES

SYMBOLS LIST



ENOS RANCHOS - BRADLEY WEST
655 EAST BETTERAVIA RD.
SANTA MARIA, CA 93454

REVIEWS:

10 APRIL 2017	CLIENT / CITY SUBMITTAL
03 MAY 2017	HEALTH DEPT. SUBMITTAL
19 JUNE 2017	BUILDING DEPT. SUBMITTAL

PROJECT: 17017
FILE: G-001.DWG
DATE: 23 MARCH 2017
DRAWN BY: CP / TR
SCALE: AS NOTED

SHEET TITLE:
TITLE SHEET

G-001

CARPET SYSTEMS

- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
- CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
 - SCIENTIFIC 140 AT THE GOLD LEVEL OR HIGHER
 - NEA/CERTIFICATIONS SYSTEMS SUSTAINABLE CHOICE

CARPET CUSHION

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTES GREEN LABEL PROGRAM.

CARPET ADHESIVE

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504-4.1.

RESILIENT FLOORING SYSTEMS

FOR 50 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING, INSTALL RESILIENT FLOORING COMPLYING WITH THE VOC EMISSION LIMITS DEFINED IN THE 2009 COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) CRITERIA AND LISTED ON ITS HIGH PERFORMANCE DATA BASE. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENWASH CHILDREN 4 SCHOOLS PROGRAM; CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORING PROGRAM; THAT CAUTIONARY DEPARTMENT OF PUBLIC HEALTH 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)

VERIFICATION OF COMPLIANCE

DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVE	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVE NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	400
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	50
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80
*LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER	

TABLE 5.504.4.1 ADHESIVE VOC LIMIT

WALL AND FLOOR CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT SPACES AND PUBLIC SPACES SHALL HAVE AN STIC OF AT LEAST 40.

INTERIOR SOUND TRANSMISSION

- GENERAL CONTRACTOR TO DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS TO BE INCLUDED ARE:
 - HVAC SYSTEMS AND CONTROLS
 - INDOOR AND OUTDOOR LIGHTING AND CONTROLS
 - WATER HEATING SYSTEM
 - RENEWABLE ENERGY SYSTEMS
 - LANDSCAPE IRRIGATION SYSTEMS
 - WATER REUSE SYSTEMS
- PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH INDUSTRY PRACTICES AND APPLICABLE STANDARDS ON EACH SYSTEM.
- IN ADDITION TO TESTING AND ADJUSTING A NEW SPACE CONDITIONING SYSTEM, THE SYSTEM MUST BE BALANCED IN ACCORDANCE WITH PROCEDURES DEFINED BY APPROVED NATIONAL STANDARDS. AFTER COMPLETION OF TESTING, ADJUSTING, AND BALANCING, A FINAL REPORT OF TESTING SIGNED BY THE TESTING AGENCY MUST BE FORWARDED.
- AN OPERATION AND MAINTENANCE MANUAL WITH OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF WARRANTIES FOR EACH SYSTEM IN THE BUILDING MUST BE PROVIDED TO THE BUILDING OWNER.
- ALL INSPECTION REPORTS AND CERTIFICATION THAT THE OPERATION AND MAINTENANCE MANUAL HAS BEEN PROVIDED FOR THE BUILDING OWNER MUST BE SUBMITTED TO THE BUILDING DIVISION PRIOR TO CERTIFICATE OF OCCUPANCY.

COMMISSIONING

ADHESIVES, SEALANTS AND CAULKS

ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS:

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT APPLICATORS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR QUALITY POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE AVAILABLE, OR SCAQMD RULE 116B VOC LIMITS, AS SHOWN IN TABLES 5.504-4.1 AND 5.504-4.2. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 116B PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE, AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2 BELOW.
- AEROSOL ADHESIVES, AND SMALLER LITL SIZE OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATISTICAL VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

	SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL		250
MARINE DECK		760
NONMEMBRANE ROOF		300
ROADWAY		250
SINGLE-PLY ROOF MEMBRANE		450
OTHER		420
SEALANT PRIMERS		
ARCHITECTURAL		250
NONPOROUS		775
MODIFIED BITUMINOUS		500
MARINE DECK		760
OTHER		750

*LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

TABLE 5.504.4.2 SEALANT VOC LIMIT

COMPOSITE WOOD PRODUCTS

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARRS AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CFR 93.120 ET SEQ.), OR, OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 5.504-4.5

DOCUMENTATION

- VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:
- PRODUCT CERTIFICATIONS AND SPECIFICATIONS
 - CHAIN OF CUSTODY CERTIFICATIONS
 - PRODUCT LABELS AND INVOICES AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (USE CCR, TITLE 17, SECTION 93.120, ET SEQ.)
 - EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN STANDARDS 2469 OR EUROPEAN EN 339 STANDARD
 - OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

*MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

TABLE 5.504.4.5 FORMALDEHYDE LIMITS

PAINTS AND COATINGS

ARCHITECTURAL PAINTS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARS ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 5.504-4.3. UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 5.504-4.3 SHALL BE DETERMINED BY CLASSIFYING THE COATINGS AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.2.1, 4.3c AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 5.504-4.3 SHALL APPLY.

AEROSOL PAINTS AND COATINGS

AEROSOL PAINTS AND COATINGS SHALL MEET THE PM10 LIMITS FOR ROG IN SECTION 94520.02(A) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN TITLE 17, COMMENCING WITH SECTION 94520.02, AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PRESENT VOC BY WEIGHT OR PRODUCT LIMITS OF REGULATION 8 RULE 49.

VERIFICATION

- VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
- MANUFACTURERS PRODUCT SPECIFICATION
 - FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS

TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

TEMPORARY VENTILATION

THE FRESHMAY HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.

COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION

AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.

FILTERS

IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCURRED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8. MERV 9 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.

EXCEPTION

A MERV 11 FILTER SHALL BE ALLOWED FOR RETURN AIR ONLY OR RETURN WITH PREFILTERED OUTSIDE AIR, IF THE FILTER IS OF A REUSABLE, NONDISPOSABLE TYPE, AND THE FAN ENERGY USE OF THAT AIR DELIVERY SYSTEM IS 0.4 WATM OR LESS AT DESIGN AIRFLOW.

CHLOROFUOROCARBONS (CFCs)

INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN CFCs.

HALONS

INSTALL HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.

POLLUTANT CONTROL

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT/SPECIALTY COATINGS	400
BITUMINOUS ROOF COATING	500
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	350
FLUX FINISHING COATINGS	150
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ()	120
MAGNESITE CEMENT COATINGS	450
MASTIC BOTTLE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS AND UNDERCOATERS	400
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHIELCS:	
CPAQUE	730
SPECIALTY PRIMERS, SEALERS AND UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

() GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS

GENERAL NOTES

- "ARCHITECT" AS USED IN THESE DOCUMENTS REFERS TO:
 - CLARENDON ARCHITECTS, INC.
 - 2495 CAMPUS DRIVE 2ND FLOOR
 - IRVINE, CALIFORNIA 92612
 - PHONE: (949) 833-1930
- THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION - A201, 1997 EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS" ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS TO THE SAME EXTENT AS IF FOUND HEREIN.
- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS AND IN COMPLIANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL AUTHORITIES.
- DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF COLLUMNS AND TO FACE OF CONCRETE OR FACE OF STUAT AT WALLS AND PARTITIONS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS.
- A WORK NOTE "N1.C1" OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS AS REQUIRED.
- "ALSO" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES OF THE SAME PLANE, WHERE OPTIMUM BOARD FINISHES DIFFER, STUDS ARE TO BE OFFSET TO PERMIT A CONTINUOUS SMOOTH FINISH LINE IN ALL CORNERS OR WHERE SUCH CONDITIONS OCCUR.
- STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS, IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT TO OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE DETERMINED AT CONTRACTORS DISCRETION.
- DIMENSIONS, DETAILS, NOTES, AND/OR SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN USE SIMILAR UNLESS OTHERWISE NOTED.
- ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE TO THE CONCRETE SLAB OR CONCRETE FLOOR FILL, UNLESS OTHERWISE NOTED.
- DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE, WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONNECTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THE PROJECT.
- WHENEVER AN ARTICLE, DEVICE, OR PIECE OF EQUIPMENT IS SHOWN, SHADKED, OR REFERRED TO IN THESE DRAWINGS OR IN THE PERFORMANCE OF WORK, IN, ON, OR ABOUT THE JOB SITE, THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUBCONTRACTORS.
- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATION OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND FEDERAL SAFETY REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFINE IDENTIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
- UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, SLOTTED OR OTHERWISE MODIFIED WITHOUT PERMISSION OF THE ARCHITECT.
- WHEREVER NOT DETAILLED ON THE DRAWINGS, THE SUB-CONTRACTORS SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT, INCLUDING PLYWOOD BACKSUPPORTS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROVAL AND PERMITS FOR ALL DESIGNATED SYSTEMS, AND THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.
- NEITHER THE ARCHITECTS REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE SUB-CONTRACTOR FROM RESPONSIBILITY FOR DRAWINGS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS CALLED THE ARCHITECTS ATTENTION IN WRITING TO SUCH DEVIATION AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERROR OF ANY SORT IN THE SHOP DRAWINGS.
- INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 1 (G.C.F.P. 202) AND ALL LOCAL CODES AND ORDINANCES, GLASS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH ALL LOCAL GOVERNMENT PRODUCT SAFETY STANDARDS. CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.
- SUB-CONTRACTORS TO INVESTIGATE LOCATION OF EXISTING UTILITY LINES, REFER TO THE CIVIL DRAWINGS FOR LOCATIONS OF EXISTING UTILITY LINES, LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE. PRODUCT SAFETY RELATED SURFACES SHALL EXERCISE EXTREME CAUTION IN EXCAVATION AND TRENCHING TO AVOID INTERFERING EXISTING PIPES OR CONDUITS.
- SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING AND PATCH COATING AS REQUIRED TO FINISH THE WORK. PATCH COATING SURFACES SHALL MATCH ADJACENT EXISTING AND/OR NEWLY CONSTRUCTED SURFACES.
- DOOR LOCATIONS NOT ESTABLISHED BY DIMENSION SHALL BE CENTERED IN WALL OR 4" FROM FACE OF TO FINISH JAMB WHERE FEASIBLE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF A JOB AFTER ITS COMPLETION. CLEANING SHALL INCLUDE INTERIOR OF THE BUILDING AND PATH OF TRAVEL TO THE JOB SITE AND SHALL INCLUDE THE PARKING LOT, ELEVATORS, STAIRS, LOBBIES AND CORRIDORS.

GENERAL NOTES

28. CONTRACTOR SHALL BE RESPONSIBLE AND SHALL PROVIDE ALL BLOCKING AND BRACING IN WALLS AND CEILING FOR ALL MILLWORK, SHELVING, WALL WEIGHT, ETC. AS REQUIRED FOR ERECTION.

STAIRS, EXITS AND OCCUPANT LOADS

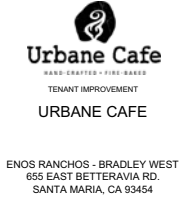
- REQUIRED EXIT DOORS:
 - SHALL BE OPEN ABLE FROM INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. THIS NEED NOT APPLY TO EXTERIOR EXIT DOORS IN GROUP B OCCUPANCY WITH AN ADJACENT SIGN STATING THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS AND WITH A LOCKING DEVICE READY TO BE DESTROYABLE AS LOCKED.)
 - ALL EXIT DOORS MUST OPEN ON A LANDING NOT MORE THAN 1/2' BELOW THRESHOLD TO BUILDING CODE. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. CHANGE IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP.
 - ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 OCCUPANTS PER BUILDING CODE.
 - PAVIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS SERVING ROOMS, CORRIDORS, OR STAIRWAYS HANDLING AN OCCUPANT LOAD OF 50 OR MORE PERSONS.
 - DOORS SHALL NOT BE LESS THAN 3'-0" x 6'-0" H WITH NO SINGLE LEAF EXCEEDING 4'-0" IN WIDTH.
 - DOORS AND DOORWAYS: THE FLOOR ADJACENT TO DOORWAY SHALL BE LEVEL FOR A DISTANCE OF FIVE FEET FROM THE DOOR IN THE DIRECTION OF DOOR SWING AND SHALL EXTERIOR NOT LESS THAN ONE FOOT BEYOND EACH SIDE OF THE DOOR.
 - ILLUMINATED EXIT SIGNS SHALL BE PROVIDED WHERE REQUIRED; BY AND IN ACCORDANCE WITH APPLICABLE LAWS.
 - ALL REQUIRED EXITS AND BULD CORRIDORS/TURNS SHALL HAVE EXIT SIGNS. EXIT SIGNS SHALL HAVE LETTERS WITH A PRINCIPAL STROKE NOT LESS THAN 3/4" WIDE AND 4" HIGH.
 - CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1017.1.
 - ANY ROOM THAT IS USED FOR AN ASSEMBLY, DINING, DRINKING OR SIMILAR PURPOSE WHERE FIXED SEATS ARE NOT INSTALLED SHALL HAVE THE CAPACITY OF THE ROOM POSTED IN A CONSPICUOUS PLACE ON AN APPROVED SIGN NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM. POSTING SHALL BE BY MEANS OF A DURABLE SIGN HAVING CONTRASTING COLOR FROM THE BACKGROUND TO WHICH IT IS ATTACHED. SUCH SIGNS SHALL INDICATE THE NUMBER OF OCCUPANTS PERMITTED FOR EACH ROOM AND NO PERSON SHALL DEPART OR REMOVE SUCH SIGNS EXCEPT AS AUTHORIZED BY THE ENFORCING AGENCY.

MECHANICAL, PLUMBING AND ELECTRICAL

- PROVIDE ACCESS DOORS OR PANELS IN CEILING AND WALL CONSTRUCTION AS REQUIRED BY INSTALLATION OF MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK, IN ADDITION TO THOSE SHOWN ON THE DRAWINGS.
- SUB-CONTRACTORS SHALL VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PLATFORMS AND BASES AS WELL AS POWER, WATER AND DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR CONTRACTORS SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO OWNER.
- MECHANICAL AND ELECTRICAL CONTRACTORS SHALL VERIFY SIZE, SHAPE AND LOCATIONS OF HOUSING KEEP PADS FOR THEIR EQUIPMENT. ANY FIELD CHANGES SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.

ENERGY NOTES

- AIR LEAKAGE AT EXTERIOR DOORS SHALL BE LIMITED BY THE FOLLOWING:
 - ALL DOORS SHALL BE PROVIDED WITH A SEAL, ASTRALGAL OR BAFFLE AT THE HEAD AND SILL.
 - DOOR JAMBS MOUNTED ON EITHER THE INSIDE OR OUTSIDE OF AN EXTERIOR WALL SHALL HAVE THE ADJACENT WALL CONSTRUCTION A MINIMUM OF ONE INCH.
 - DOORS REQUIRING VERTICAL TRACK GUIDES SHALL USE A CONTINUOUS MOUNTING ANGLE, SEALED IN ACCORDANCE WITH ITEM 1-G LISTED BELOW.
 - DOORS MOUNTED BETWEEN THE JAMBS SHALL HAVE A CONTINUOUS SEAL OR BAFFLE AT EACH JAMB.
 - MEETING RAISLS OF SECTIONAL DOORS AND MEETING STILES OR RAISLS OF BLUPARTING DOOR SHALL BE PROVIDED WITH A SEAL, ASTRALGAL OR BAFFLE.
 - SWINGING AND REVOLVING DOORS SHALL BE WEATHER STRIPPED AT THE HEAD, SILL AND JAMBS.
 - OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALL AND FOUNDATIONS, PENETRATIONS OF UTILITY SERVICES THROUGH WALL FLOORS AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE.
 - ALL RATED WINDOWS SHALL HAVE GASKETS AT HEAD AND JAMB.
 - ALL FIXED WINDOWS SHALL BE SEALED TO LIMIT AIR INFILTRATION.
 - OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, JOINTS BETWEEN WALLS AND FOUNDATIONS, JOINTS BETWEEN WALL AND ROOF, JOINTS BETWEEN WALL PANELS, JOINTS AT PENETRATIONS OF UTILITIES THROUGH THE ENVELOPE SHALL BE SEALED, CAULKED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.

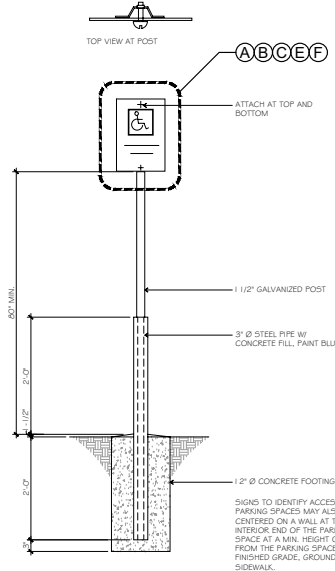


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PROJECT:	16026
FILE:	G-002.DWG
DATE:	23 MARCH 2017
DRAWN BY:	CP
SCALE:	AS NOTED

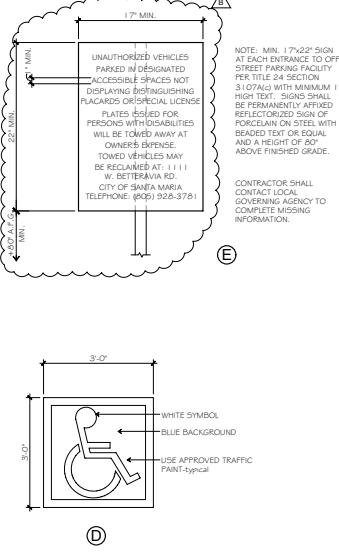
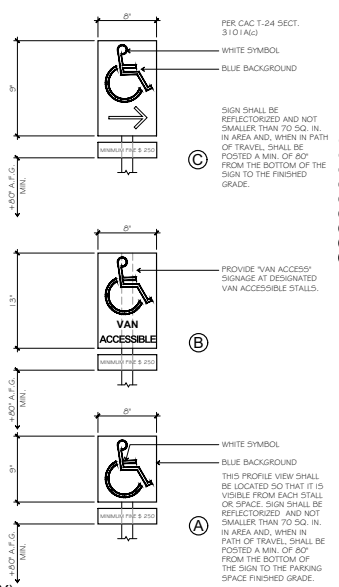
SHEET TITLE:
CALIFORNIA GREEN BUILDING CODE & GENERAL NOTES

G-002



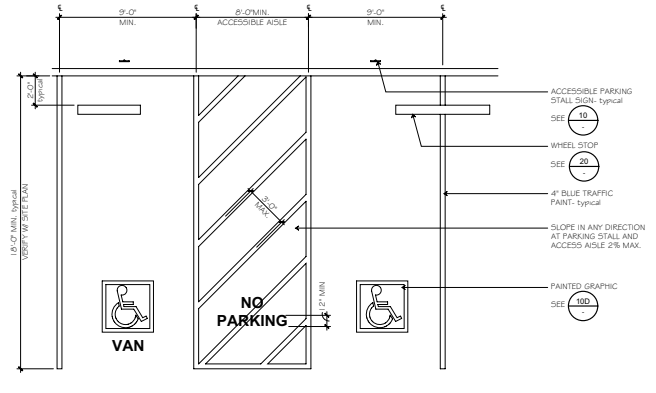
ACCESSIBLE SIGNAGE (FOR REFERENCE ONLY)

SCALE: N.T.S.

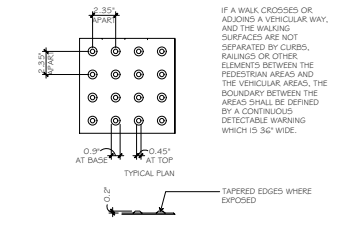


10 TYPICAL STANDARD AND VAN STALL ACCESSIBLE PARKING (FOR REFERENCE ONLY)

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

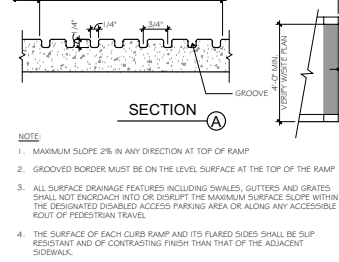


NOTE: TO VERIFY ALL EXISTING SITE ACCESSIBILITY FEATURES ARE CODE COMPLIANT, CONTACT ARCHITECT IF ITEMS DO NOT COMPLY WITH THE CODE.



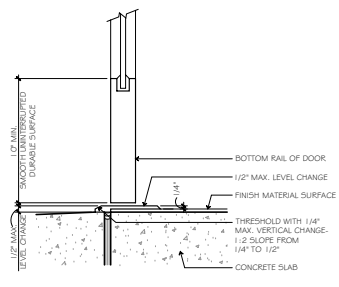
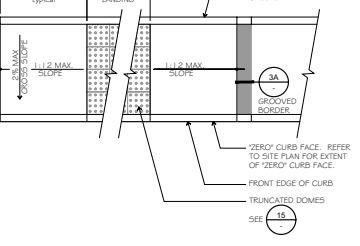
15 TRUNCATED DOMES (FOR REFERENCE ONLY)

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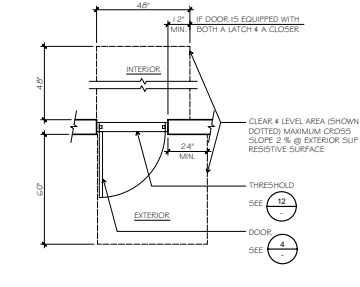
RAMP PLANS AND DETAILS (FOR REFERENCE ONLY)

SCALE: N.T.S.



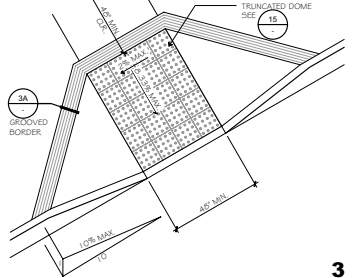
BOTTOM RAIL/THRESHOLD

SCALE: N.T.S.

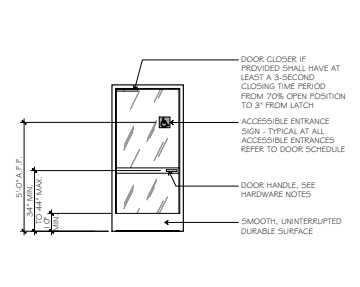


EXTERIOR DOOR CLEARANCES

SCALE: N.T.S.

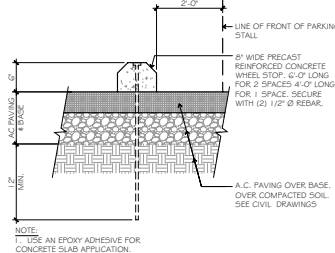


3 TYPICAL ENTRANCE/EXIT DOOR



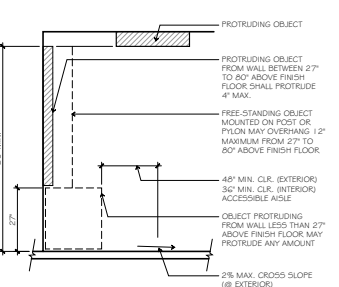
4 TYPICAL ENTRANCE/EXIT DOOR

SCALE: N.T.S.



20 PRECAST CONCRETE WHEEL STOP (FOR REFERENCE ONLY)

SCALE: N.T.S.



16 ACCESSIBILITY ROUTE CLEARANCES

SCALE: N.T.S.

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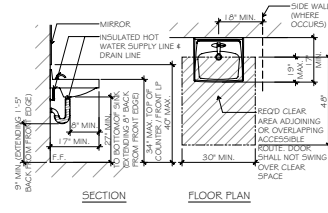
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19 JUNE 2017	BUILDING DEPT. PERMITS/LLI

PROJECT: 17017
FILE: G-004.DWG
DATE: 23 MARCH 2017
DRAWN BY: CP
SCALE: AS NOTED

SHEET TITLE:
SITE ACCESSIBILITY DETAILS (FOR REFERENCE ONLY)

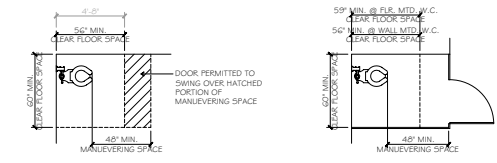
G-004



NOTES:
 1. THERE SHALL BE NO SHARP ABRASIVE SURFACES UNDER LAVATORIES.
 2. ALL HOT WATER AND ALL DRAIN PIPES MUST BE INSULATED OR OTHERWISE COVERED.

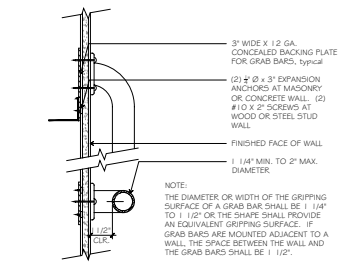
TYPICAL LAVATORY ROOM REQUIRED ACCESSIBILITY DIMENSIONS AND CLEARANCES 17

SCALE: N.T.S.



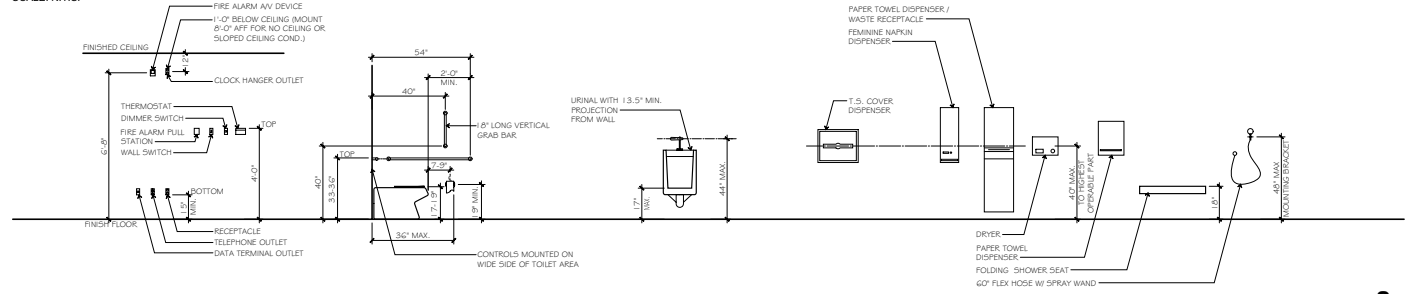
TYPICAL TOILET ACCESSIBILITY DIMENSIONS & CLEARANCES 1

SCALE: N.T.S.



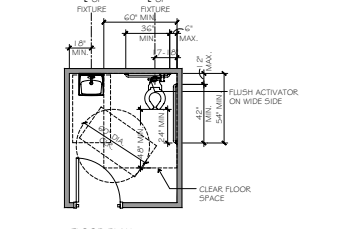
GRAB BAR DETAIL 18

SCALE: N.T.S.



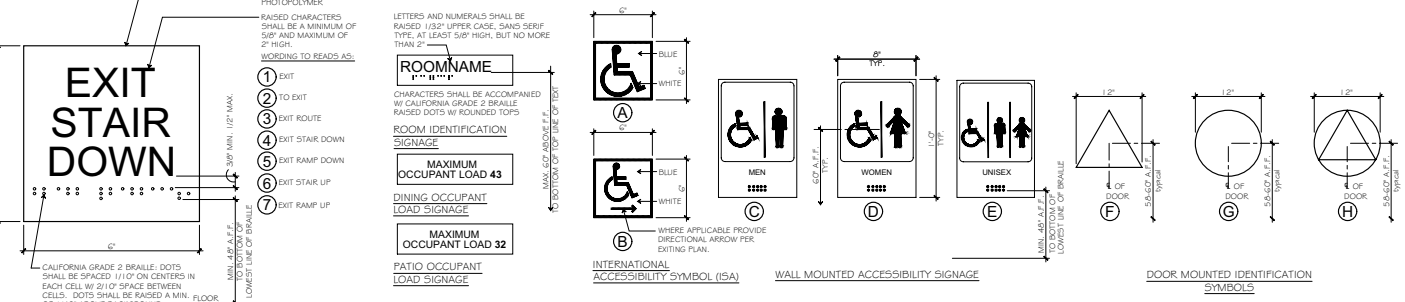
ACCESSIBLE MOUNTING HEIGHTS 2

SCALE: N.T.S.

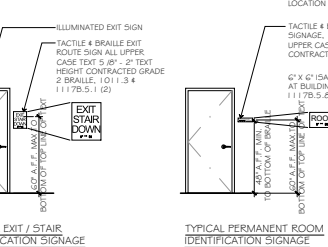
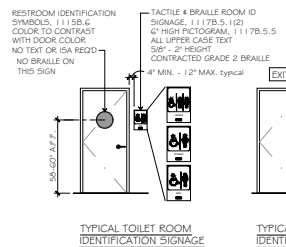
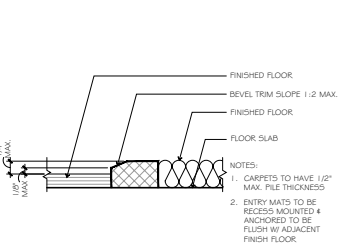


TYPICAL TOILET ROOM REQUIRED ACCESSIBILITY DIMENSIONS AND CLEARANCES 19

SCALE: N.T.S.



TACTILE EXIT SIGNAGE



FLOOR LEVEL CHANGE 20

SCALE: N.T.S.

ACCESSIBILITY SIGNAGE AND NOTES

SCALE: N.T.S.

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PROJECT: 17017

FILE: G-005.DWG

DATE: 23 MARCH 2017

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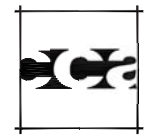
SHEET TITLE: AS NOTED

ACCESSIBILITY DETAILS

G-005

1. THE GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE TO MANAGE SCHEDULES AND SECURE ALL FURNISHED ITEMS.
2. THE G.C. IS EXPECTED TO ACCEPT ALL DELIVERIES WHEN THEY ARRIVE. ANY REFUSED SHIPMENTS WILL BE AT THE G.C.'S COST TO RETURN.
3. THE G.C. IS RESPONSIBLE TO KNOW ALL LOCAL REQUIREMENTS FOR INSPECTION. TIMEFRAMES ON FIRE ALARM OR SPRINKLER SYSTEMS REQUIRED. SUBMIT TO CITY WITHIN 3 DAYS OF CONSTRUCTION START FOR APPROVALS.
4. UPON ENTERING AGREEMENT, THE G.C. HAS AGREED TO PROVIDE THE NECESSARY STAFF AS REQUIRED TO COMPLETE THE RESTAURANT ON TIME.
5. JOB SUPERINTENDENT MUST HAVE WORKED WITH YOUR COMPANY FOR AT LEAST ONE YEAR AND MUST HAVE A MINIMUM OF 3 YEARS EXPERIENCE IN JOB SUPERVISION. JOB SUPERINTENDENT IS NOT A WORKING SUPERINTENDENT, BUT ONLY A SUPERINTENDENT TO BE ON THE JOB. EVERY DAY SUPERVISOR ON THE JOB.
6. G.C. TO PROVIDE DUMPSTER FOR ALL SITE WASTE ACCORDING TO LANDLORD REQUIREMENTS AND REMOVE PRIOR TO OPENING DAY.
7. G.C. TO CLEAN RESTAURANT PRIOR TO FINAL INSPECTION DATE OR TURNOVER.
8. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO FIND OUT IF THE PROJECT IS UNION OR NON-UNION. BID SUBMITTED WILL BE FINAL AND WILL NOT BE ADJUSTED.

PRE-CONSTRUCTION REQUIREMENTS



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DESCRIPTION	PERMIT	LANDLORD	FINISH	MECHANICAL	ELECTRICAL	PLUMBING	PAINTING	OTHER	REMARKS
FLOOR CONSTRUCTION									
CONCRETE SLAB									
SLAB INFILL									
TRENCH / CORE DRILL									
EXTERIOR WALLS									
STOREFRONT FRAMING & FINISH									
SIGN BAND									
SERVICE DOOR									NOT USED IN PROJECT
FRAMING									
FURRING & FINISH									
INSULATION									
INTERIOR WALLS									
DEMISING WALL STUDS									
DEMISING WALL FINISH									
DEMISING WALL INSULATION									
PARTITION FRAMING									
PARTITION FINISH									
DOORS, FRAMES & HARDWARE									
FIBER REINFORCED PANELS (FRP)									
CORNER GUARDS									
PAINTING									
EXTERIOR									
STORE INTERIOR									
CEILING / ROOF									
ACOUSTICAL CEILING TILE									
GYPSON BOARD CEILING / SOFFITS									
ROOF / DECK INSULATION									LANDLORD REQUIRED SUB-CONTRACTOR
ROOF WORK									
STOREFRONT									
STOREFRONT SYSTEM & GLAZING									WHEN REQUIRED BY LANDLORD
TEMPORARY BARRICADE									
ENTRY DOORS & HARDWARE									
MECHANICAL (HVAC)									
ROOF TOP UNIT 1									NOT USED IN PROJECT
ROOF TOP UNIT 2									NOT USED IN PROJECT
ROOF TOP UNIT 3									NOT USED IN PROJECT
EXHAUST FAN 1									
EXHAUST FAN 2									
EXHAUST FAN 3									
DUCTWORK & DAMPERS									
GRILLES, REGISTERS & DIFFUSERS									
THERMOSTATS, SENSORS & WIRING									
ROOF TOP UNIT CONNECTIONS									GAS AND CONDENSATE DRAINAGE SYSTEM
PLUMBING									
WATER & SEWER ROUGH-IN									
FIXTURES									
WATER HEATER									
ROOF TOP UNIT CONNECTIONS									

RESPONSIBILITY SCHEDULE

DESCRIPTION	PERMIT	LANDLORD	FINISH	MECHANICAL	ELECTRICAL	PLUMBING	PAINTING	OTHER	REMARKS
ELECTRICAL									
MAIN SERVICE CONNECTION									
SUB PANELS									
TRANSFORMER									NOT USED IN PROJECT
WIRING									
OUTLETS									
LIGHT FIXTURES AND BULBS									DINING ROOM FIXTURES MARKED WITH "OFC" WILL BE FURNISHED BY THE OWNER AND CONTRACTOR INSTALLED. PLEASE REFER TO LEGEND ON A-111.
EMERGENCY LIGHT FIXTURES									
EXIT SIGNS									
SIGN OUTLET WIRING									
SPEAKERS / AUDIO									
F.O.S. CABLE & CONNECTIONS									
TELEPHONE & DATA CONNECTIONS									
ROOF TOP UNIT CONNECTIONS									
CIRCUIT BREAKERS									
EMS									
FIRE PROTECTION									
SPRINKLER MAIN									GC TO MODIFY AS REQUIRED
SPRINKLER SYSTEM									COORDINATE WITH LANDLORD AS REQUIRED
FIRE EXTINGUISHERS									AS REQUIRED BY LOCAL JURISDICTION
FIRE ALARM SYSTEM									COORDINATE WITH LANDLORD & LOCAL JURISDICTION
SIGNAGE									
PRIMARY SIGN									GC TO PROVIDE BLOCKING. SIGN BY SIGN VENDOR.
ACCESSIBLE SIGNAGE									
FURNISHINGS									
FURNITURE / FIXTURES									
CASHIWRAP / COUNTER WALL									G.C. RESPONSIBLE FOR WALL
TOILET ROOM ACCESSORIES									TENANT TO SUPPLY SOAP & PAPER TOWEL.
MISCELLANEOUS ITEMS									
PERMIT									TO BE REIMBURSED BY TENANT-DO NOT INCLUDE IN BID
DEMOLITION									NOT IN PROJECT
DUMPSTER									COORDINATE LOCATION WITH LANDLORD
SECURITY SYSTEM									
CLOSE-OUT									
CLEANING AT TURNOVER									
AS-BUILTS									

NOTE:
G.C. IS RESPONSIBLE TO COORDINATE BETWEEN ALL SHEETS INCLUDING: ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, INTERIOR AND KITCHEN DISCIPLINES. IF ANY DISCREPANCIES OCCUR THE G.C. SHALL NOTIFY THE ARCHITECT AS SOON AS POSSIBLE.



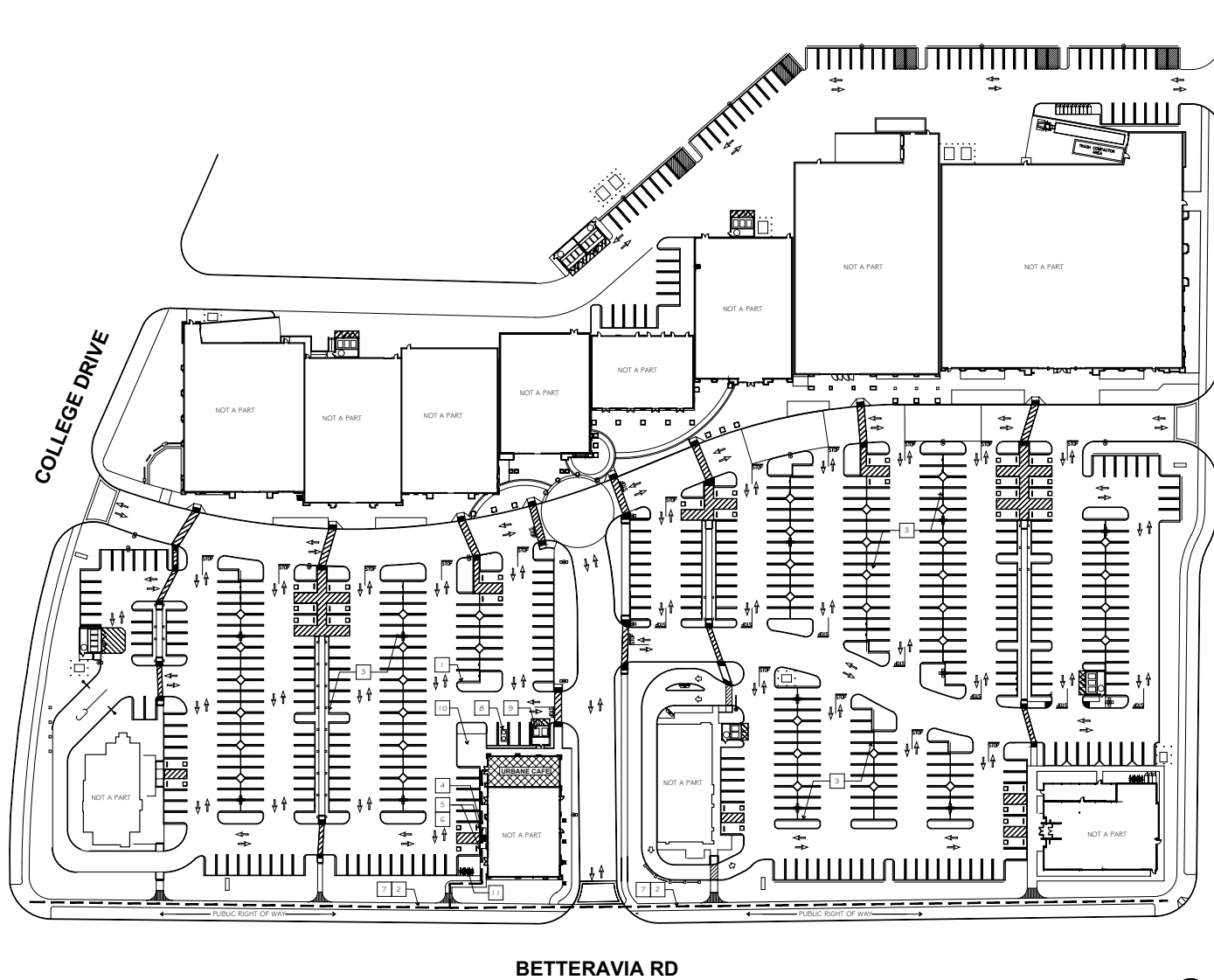
ENOS RANCHOS - BRADLEY WEST
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REVISIONS:
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PROJECT: 17017
FILE: G-00G.DWG
DATE: 23 MARCH 2017
DRAWN BY: CP
SCALE: AS NOTED

SHEET TITLE:
RESPONSIBILITY SCHEDULE

G-006



1. VERIFY THAT ALL GRADES AND CLEARANCE ON SITE COMPLY WITH REQUIREMENTS FOR PERSONS WITH DISABILITIES.
2. CONTRACTOR TO VERIFY ALL INFORMATION CONTAINED ON THIS DRAWING. CONTACT ARCHITECT IF ANY DISCREPANCIES EXIST.
3. THIS IS A TENANT IMPROVEMENT ONLY. SCOPE OF WORK DOES NOT CHANGE CURRENTLY EXISTING APPROVED USE. EXISTING PARKING PER APPROVED CITY PLAN STILL COMPLIES FOR ENCINITAS RANCH TOWN CENTER.

GENERAL NOTES

- 1 (E) CURB, typical.
- 2 (E) SIDEWALK, W/ 5% MAX. SLOPE AND 2% MAX CROSS SLOPE ALONG ACCESSIBLE PATH OF TRAVEL, typical.
- 3 (E) PARKING LOT, APPROVED BY UNDER THE 'ENOS RANCHOS - BRADLEY WEST PLANS'
- 4 (E) ADA ACCESSIBLE RAMP, REFER TO 3 (3.05A)
- 5 (E) ACCESSIBLE PARKING STALL WITH ALL SYMBOLS, SIGNS, RAMPS AS REQUIRED TO MEET TITLE 24 AND ADA REQUIREMENTS, REFER TO 2 (2.05A)
- 6 (E) ACCESSIBLE SIGNAGE, REFER TO 11 (11.05A)
- 7 (E) PUBLIC RIGHT OF WAY.
- 8 (E) GREASE INTERCEPTOR.
- 9 (E) TRASH ENCLOSURE.
- 10 (E) TENANT PATIO AREA.
- 11 (E) BIKE RACK LOCATION

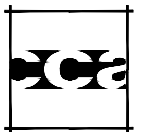
KEYNOTES

--- ACCESSIBLE PATH OF TRAVEL THIS INTERIOR TENANT IMPROVEMENT DOES NOT MODIFY OR HINDER THE EXISTING PATH OF TRAVEL TO THE ENTRANCE OF THE BUILDING.

LOCATION OF PROPOSED INTERIOR TENANT IMPROVEMENTS

LEGEND

SITE PLAN (FOR REFERENCE ONLY)



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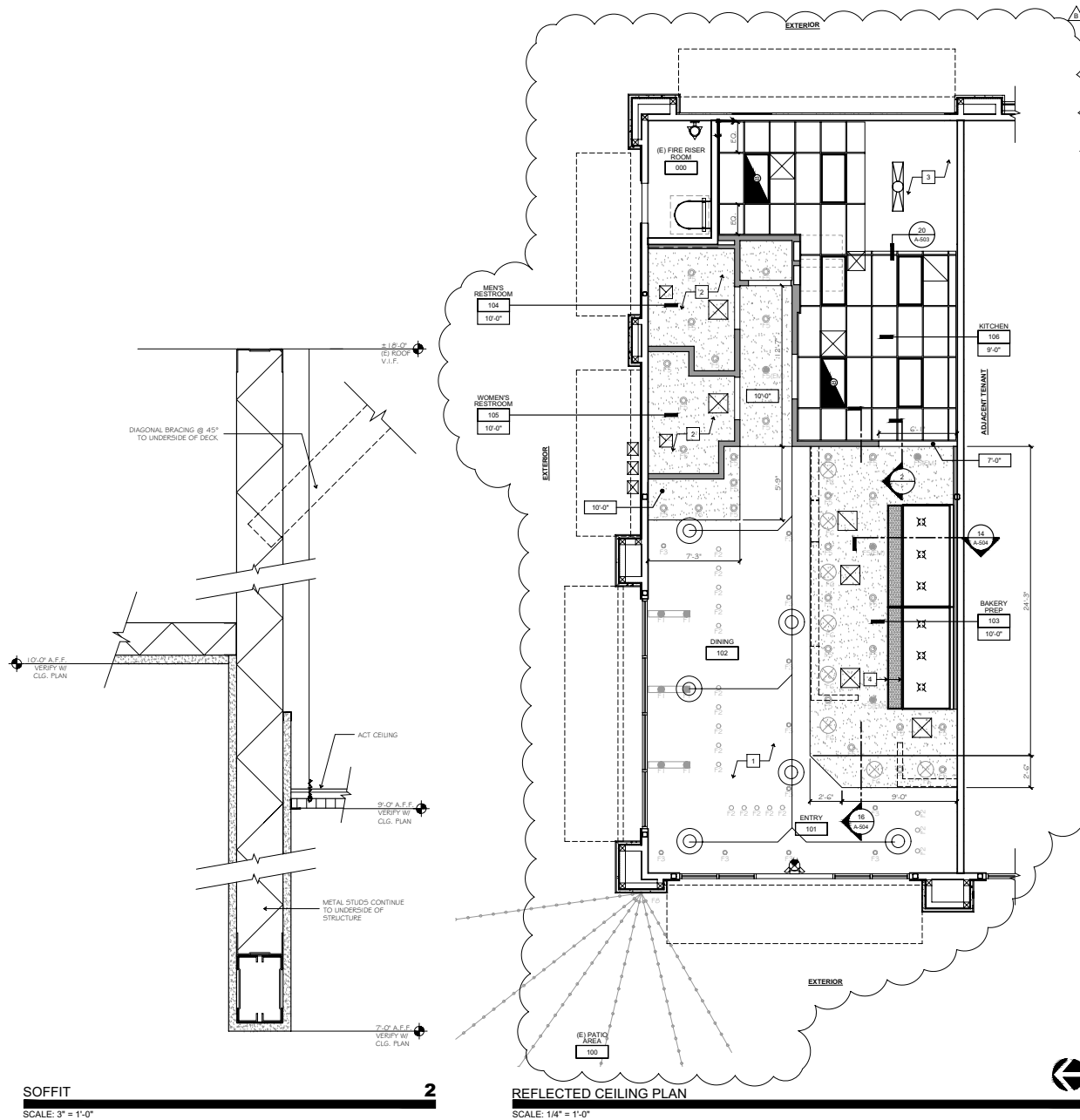
REVISIONS:

10	APRIL, 2017
11	CLIENT / CITY SUBMITTAL
12	03 MAY, 2017
13	HEALTH DEPT. RESUBMITTAL
14	19 JUNE, 2017
15	BUILDING DEPT. RESUBMITTAL

PROJECT: 17017
FILE: A-101.DWG
DATE: 23 MARCH 2017
DRAWN BY: CP
SCALE: AS NOTED

SHEET TITLE:
SITE PLAN (FOR REFERENCE ONLY)

A-101



SOFFIT
SCALE: 3" = 1'-0"

REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

1. REFER TO SHEET **A-501**, **A-502**, AND **A-503** FOR TYPICAL SUSPENDED CEILING NOTES AND DETAILS.
2. CEILING GRID TO BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE, V.P.S.
3. FOR LIGHTING PLAN, LIGHT FIXTURES, AND FINISHES, REFER TO INTERIOR DESIGNER SHEETS AND KITCHEN DESIGNER SHEETS.
4. ANY CONSTRUCTION THAT IS WITHIN 24" OF THE HOOD NEEDS TO BE 1 HR ASSEMBLY.
5. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND 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.

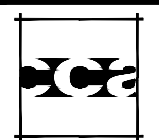
GENERAL NOTES

- 1 EXPOSED CEILING - PAINT STRUCTURE, DUCTS, INSULATION, ETC. PER **I-7.0**.
- 2 PAINTED GYP. BD. CEILING. REFER TO SHEET **I-7.0** FOR ADDITIONAL NOTES, FINISHES & DETAIL.
- 3 NO CEILING OVER WALK-IN COOLER.
- 4 (N) EXHAUST HOOD - SEE SHEET **K-6**.

KEYNOTES

- HEAVY DUTY SUSPENDED T-BAR CEILING GRID PRELUDE XL WITH 2" X 4" LAY-IN ACOUSTICAL CEILING PANELS; HANSTRONG - CLEAN ROOM VL 270 (UNPERFORATED & WASHABLE VINYL PANEL).
- 5/8" PAINTED GYP. BOARD CEILING OVER CEILING JOISTS. JOISTS TO BE TAPED AND SANDED SMOOTH.
- 2'X4' LIGHTING FIXTURE - REFER TO ELECTRICAL DRAWINGS.
- 2'X4' LIGHTING FIXTURE - REFER TOP ELECTRICAL DRAWINGS.
- VAPOR PROOF LIGHT FIXTURE BY COOLER MANUFACTURER.
- LED EMERGENCY BUG EYES - REFER TO ELECTRICAL DRAWINGS.
- ILLUMINATED EXIT SIGN WITH DIRECTIONAL ARROWS - REFER TO ELECTRICAL DRAWINGS.
- EXISTING DEMISING WALL.
- NEW CONSTRUCTION.
- CEILING DIFFUSER - REFER TO MECHANICAL DRAWINGS.
- EXHAUST AIR REGISTER - REFER TO MECHANICAL DRAWINGS.
- RETURN AIR REGISTER - REFER TO MECHANICAL DRAWINGS.
- SUPPLY AIR REGISTER - REFER TO MECHANICAL DRAWINGS.
- LED LIGHT PENDANT - REFER TO ELECTRICAL DRAWINGS AND SHEET I-7.0. - THIS FIXTURE IS "OFCI"
- LED TRACK LIGHT - REFER TO ELECTRICAL DRAWINGS AND SHEET I-7.0. - THIS FIXTURE IS "OFCI"
- LED PENDANT FIXTURE - REFER TO ELECTRICAL DRAWINGS AND SHEET I-7.0. - THIS FIXTURE IS "OFCI"
- 4" RECESSED LED FIXTURE - REFER TO ELECTRICAL DRAWINGS AND SHEET I-7.0. - THIS FIXTURE IS TO BE PROVIDED AND INSTALLED BY THE G.C.
- LARGE LED PENDANT - REFER TO ELECTRICAL DRAWINGS AND SHEET I-7.0. - THIS FIXTURE IS "OFCI"
- CORD MOUNTED LED STRING - REFER TO ELECTRICAL DRAWINGS AND SHEET I-7.0. - THIS FIXTURE IS "OFCI"

LEGEND



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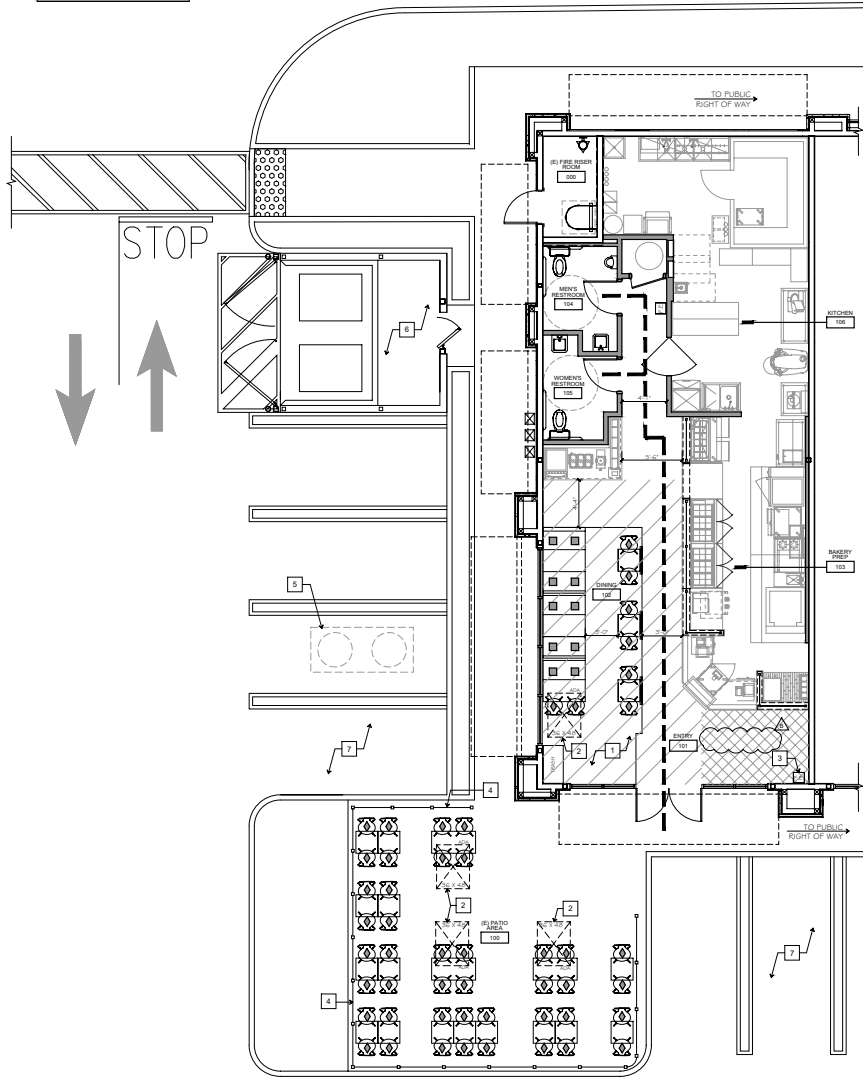
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PROJECT: 17017
FILE: A-111.DWG
DATE: 23 MARCH 2017
DRAWN BY: TR
SCALE: AS NOTED
SHEET TITLE: REFLECTED CEILING PLAN

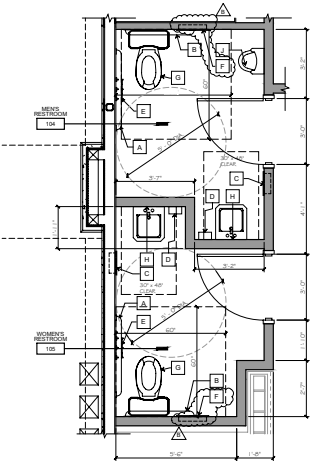
A-111

PER CBC 1006.2.1, TWO EXITS ARE NOT REQUIRED SINCE THE OCCUPANT LOAD IS LESS THAN 49 OCCUPANTS. A MAXIMUM 75' TRAVEL DISTANCE HAS BEEN PROVIDED.



- A 3'-0" LONG BY 1 1/2" O.D. STAINLESS STEEL GRAB BAR (B-620GX42), SEE 2 & 19 ON SHEET G-005
- B 3'-0" LONG BY 1 1/2" O.D. STAINLESS STEEL GRAB BAR (B-620GX30), SEE 2 & 19 ON SHEET G-005
- C RECESSED PAPER TOWEL DISPENSER/TRASH RECEPTACLE (B-3603) SEE 2 ON SHEET G-005 FOR MOUNTING.
- D WALL MOUNTED SOAP DISPENSER (B-41112).
- E SURFACE MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER (B-2892).
- F SURFACE MOUNTED SEAT COVER DISPENSER (B-221), SEE 2 ON SHEET G-005 4 MANUF. FOR MOUNTING.
- G FLOOR MOUNTED FLUSH VALVE WITH SENSOR TOILET - REFER TO PLUMBING DRAWINGS
- H MIRROR WITH ROLL-FORMED CHANNEL FRAME IN STAINLESS STEEL FINISH
- J ADA COMPLIANT URINAL - REFER TO PLUMBING PLANS

- NOTES:**
- REFER TO SHEET G-005 FOR ADDITIONAL ACCESSIBLE NOTES, DIMENSIONS AND DETAILS, typical.
 - STAINLESS STEEL TOILET ROOM ACCESSORIES AS MANUFACTURED BY BORKER, WASHINGTON EQUIPMENT COMPANY OR EQUIVA., typical.
 - REFER TO PLUMBING DRAWINGS FOR PLUMBING FIXTURE SPECIFICATIONS, typical.



TOILET ROOM ACCESSORY PLAN 2
SCALE: 3/8" = 1'-0"

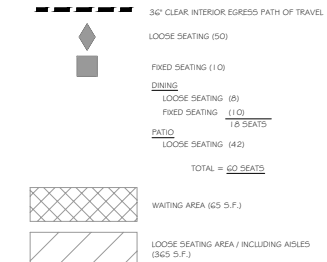
FIXTURE PLAN 1
SCALE: 3/16" = 1'-0"

- PROVIDE "K" RATED PORTABLE FIRE EXTINGUISHER(S) FOR THE KITCHEN AREA COMMERCIAL HOOD SYSTEM.
- MINIMUM 2A 10B-C FIRE EXTINGUISHERS SHALL BE PROVIDED. TRAVEL DISTANCE TO ANY EXTINGUISHER SHALL NOT EXCEED 75' FEET FROM ANY PORTION OF THE BUILDING. EXTINGUISHER(S) SHALL BE HUNG NO HIGHER THAN 44 INCHES MEASURED FROM THE FLOOR TO THE TOP OF THE EXTINGUISHER.
- THE SURFACE OF FLOORS SHALL BE SLIP RESISTANT, WHEN TESTED IN ACCORDANCE WITH ASTM C 1028B TEST PROCEDURE FOR COEFFICIENT OF FRICTION, TILE MUST ACHIEVE A WET AND DRY VALUE OF NOT LESS THAN 0.60.

GENERAL NOTES

- ALL FURNISHINGS PER SHEETS: K-1 AND K-2.
- ACCESSIBLE SEATING LOCATION (60 X 5% = 3 TOTAL).
- MIN. 2A 10B-C FIRE EXTINGUISHER HUNG NO HIGHER THAN 44" TO TOP OF EXTINGUISHER FROM FINISH FLOOR. SEE DETAIL 12 A-001.
- (N) PATIO RAIL PER INTERIOR DESIGNER.
- (E) GREASE INTERCEPTOR. LOCATION TO REMAIN.
- (E) TRASH CONTAINER. LOCATION TO REMAIN.
- (E) PARKING TO REMAIN.

KEYNOTES



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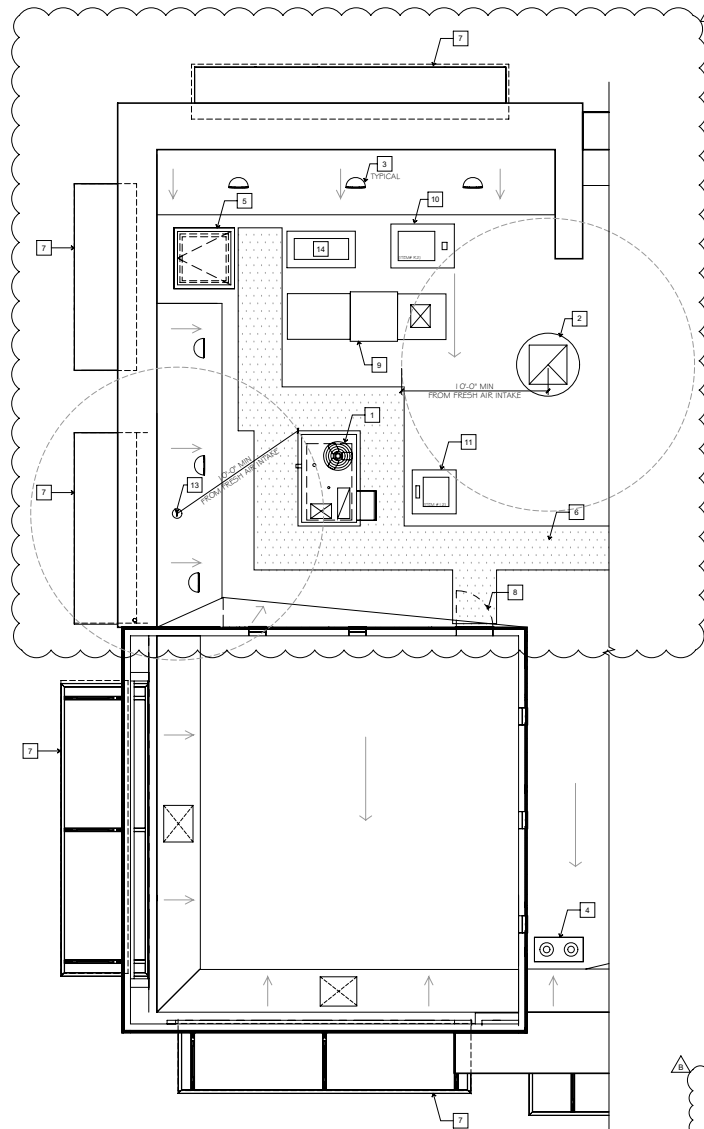
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PROJECT: 17017
FILE: A-112.DWG
DATE: 23 MARCH 2017
DRAWN BY: TR
SCALE: AS NOTED

SHEET TITLE:
FIXTURE PLAN

A-112

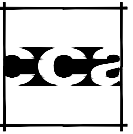


ROOF PLAN
SCALE: 1/4" = 1'-0"



- 1 (E) ROOFTOP MECHANICAL UNIT TO REMAIN AND BE REUSED. REFER TO MECHANICAL DRAWINGS.
- 2 (N) EXHAUST FAN. REFER TO MECHANICAL PLANS.
- 3 (E) ROOF VENT.
- 4 (E) ROOF DRAIN.
- 5 (E) ROOF ACCESS HATCH TO REMAIN
- 6 (E) ROOF WALKING PATH TO REMAIN
- 7 (E) AWNINGS BELOW
- 8 (E) ROOF ACCESS MAINTENANCE DOOR
- 9 (N) MAKE-UP AIR. REFER TO MECHANICAL PLANS AND STRUCTURAL DETAILS ON SHEET A-505.
- 10 COMPRESSOR RACK (ITEM #R2 SERVING WALK-IN COOLER COIL). - BY F.E.C. REFER TO STRUCTURAL DETAILS ON SHEET A-505.
- 11 REMOTE CONDENSING UNIT (ITEM #I2 SERVING #1 ICE MACHINE). - BY F.E.C. REFER TO STRUCTURAL DETAILS ON SHEET A-505.
- 12 (N) EXHAUST FAN. REFER TO MECHANICAL PLANS.
- 13 (N) EXHAUST DUCT. REFER TO MECHANICAL PLANS.
- 14 (N) CONDENSING UNIT (CUAS). REFER TO MECHANICAL PLANS AND STRUCTURAL DETAILS ON SHEET A-505.

KEYNOTES



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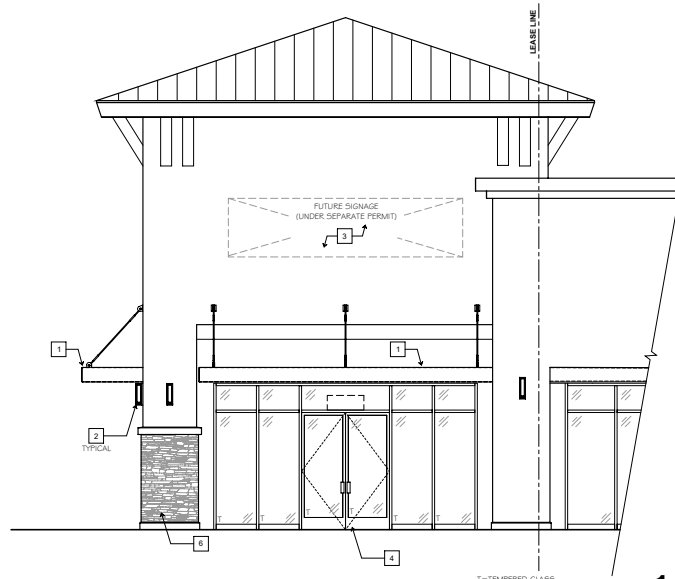
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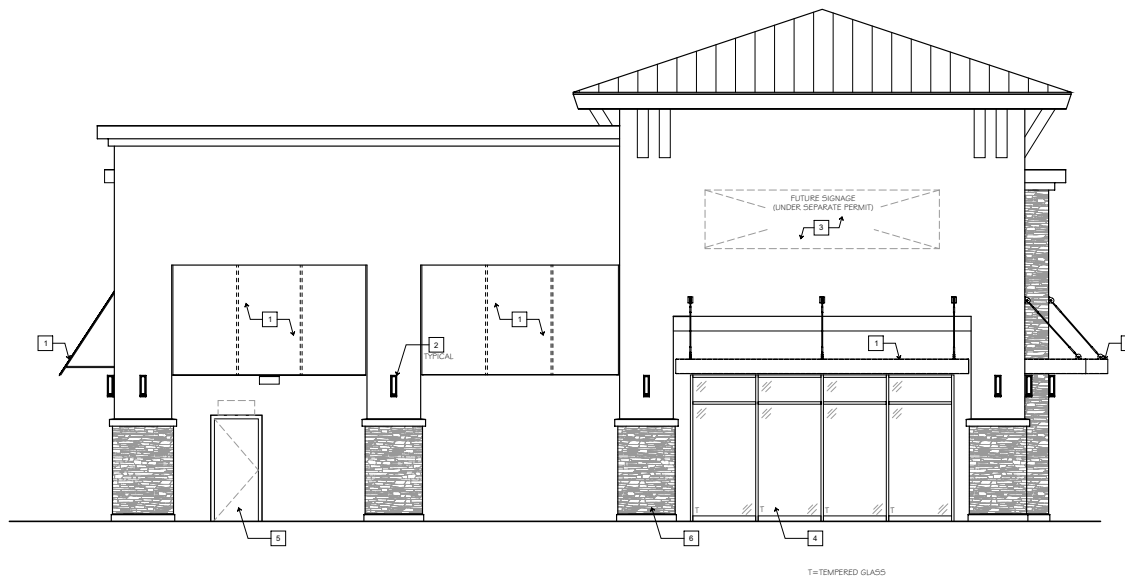
PROJECT:	17017
FILE:	A-113.DWG
DATE:	23 MARCH 2017
DRAWN BY:	TR
SCALE:	AS NOTED

SHEET TITLE:
ROOF PLAN

A-113



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



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

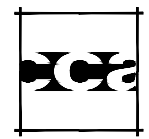
- 1 (E) SIGNAGE STRUCTURE/ AWNING STRUCTURE TO REMAIN.
- 2 (E) EXTERIOR LIGHTING TO REMAIN.
- 3 SIGNAGE IS UNDER SEPARATE PERMIT BY SIGNAGE VENDOR.
- 4 (E) STOREFRONT AND STOREFRONT DOORS TO REMAIN.
- 5 (E) SERVICE DOOR TO REMAIN (N.I.C.).
- 6 (E) COLUMNS TO REMAIN.

KEYNOTES

SEPARATE PERMIT:
SIGNAGE IS UNDER SEPARATE PERMIT BY SIGNAGE VENDOR.

- 1. IT IS THE RESPONSIBILITY OF THE TENANT'S SIGN / AWNING VENDOR TO VERIFY ZONING REQUIREMENTS WITH THE LOCAL JURISDICTION.
- 2. ALL TENANT SIGNAGE / AWNINGS TO BE UNDER SEPARATE PERMIT.

GENERAL NOTES



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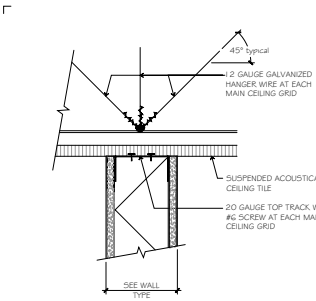
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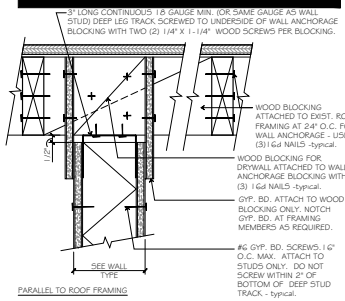
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DATE:	23 MARCH 2017
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SCALE:	AS NOTED

SHEET TITLE:
ELEVATIONS

A-201

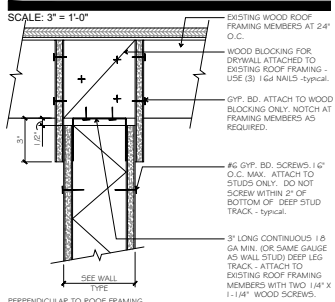


PARTITION AT CEILING 17



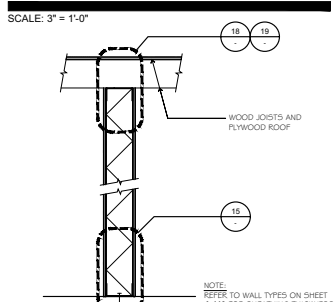
PARALLEL TO ROOF FRAMING

PARTITION AT STRUCTURE 18



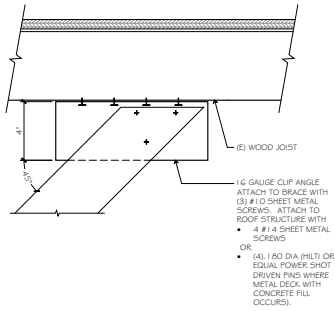
PERPENDICULAR TO ROOF FRAMING

PARTITION AT STRUCTURE 19

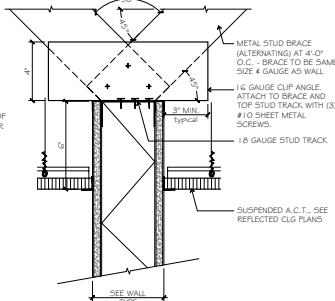


TYPICAL WALL SECTION 20

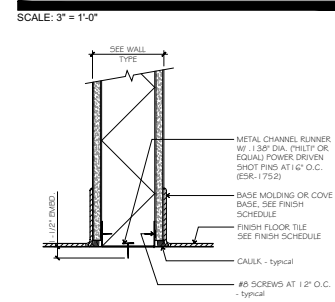
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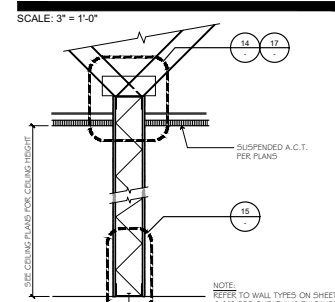
PARTITION AT CEILING 17



PARTITION AT CEILING 14

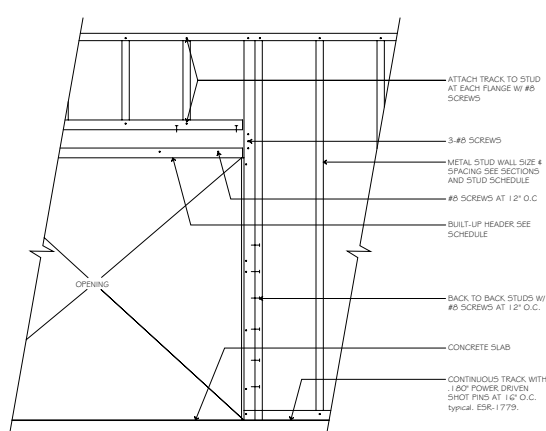


PARTITION AT FLOOR 15

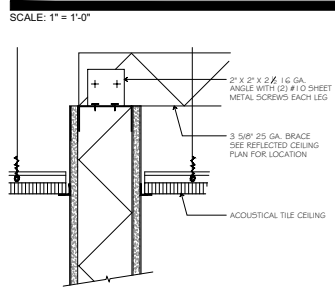


TYPICAL WALL SECTION 16

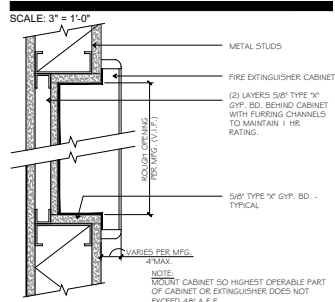
SCALE: 1" = 1'-0"



PARTIAL HEADER DETAIL

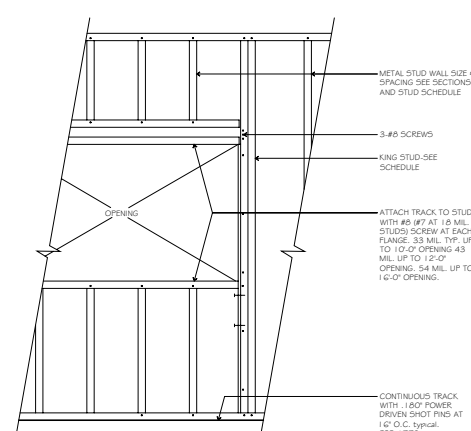


WALL BRACE 11

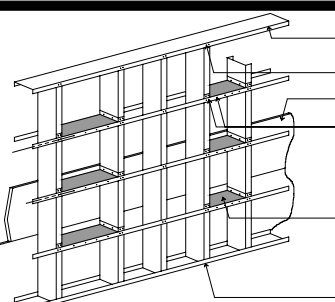


FIRE EXTINGUISHER CABINET 12

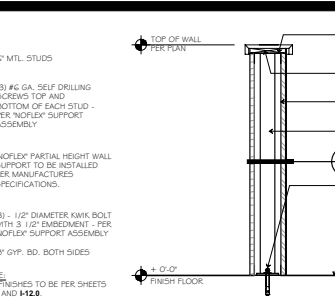
SCALE: 1" = 1'-0"



LOW WALL SUPPORT 8



LOW WALL W/ SUPPORT COLUMN 4



LOW WALL W/ SUPPORT COLUMN 4

SCALE: 1" = 1'-0"

KING STUDS	SPAN	HEADER SIZE	
TO MATCH WALL	4'-0"	3x25 1x2-33 INT. 3x25 1x2-43 DEMISING	SIZE OF WALL AND 33 MILS
INT. PARTITION	6'-0"	3x25 1x2-33 INT.	SIZE OF WALL AND 33 MILS
DEMISING WALL	6'-0"	6x05 1x2-43 DEMISING	SIZE OF WALL AND 33 MILS
DEMISING WALL	8'-0"	6x05 1x2-33 INT. 6x05 1x2-43 DEMISING	SIZE OF WALL AND 33 MILS
INT. PARTITION	12'-0"	8x05 1x2-43 INT. 8x05 1x2-54 (50 KSI) DEMISING	SIZE OF WALL AND 45 MILS
	3	8x05 1x2-54 INT. 8x05 1x2-68 (50 KSI) DEMISING	SIZE OF WALL AND 54 MILS

2

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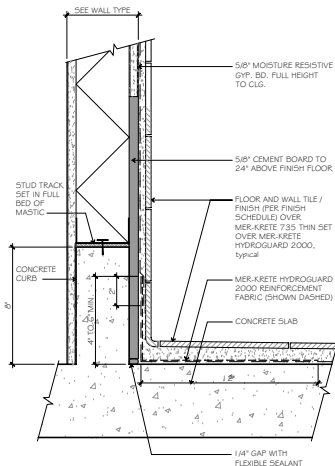
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 SCALE: AS NOTED

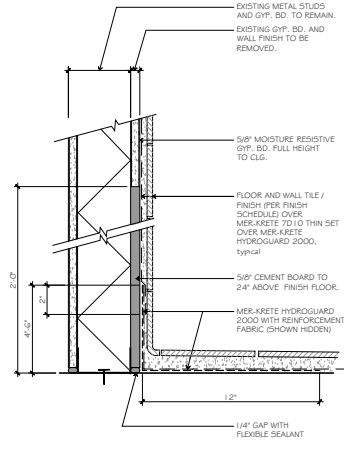
SHEET TITLE: DETAILS

A-501
 SHEET 14 OF 17
 UNIFORM DRAWING SYSTEM - U.S. NATIONAL CAD STANDARD VERSION 3.1



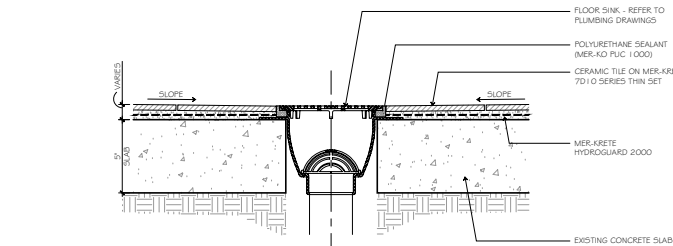
NOTES:
1. FOR STUD TRACK ATTACHMENT SEE 15

CURB
SCALE: 3" = 1'-0"

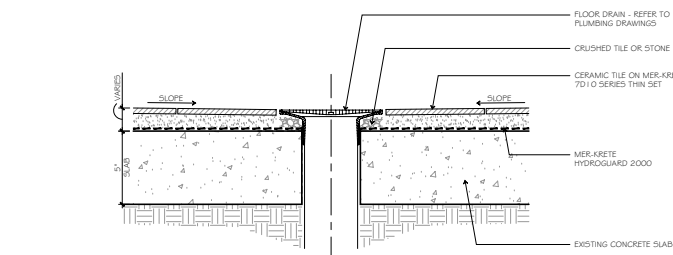


NOTES:
1. SEE INSTALLATION PER TILE COUNCIL OF AMERICA 4 AND 5.
2. MORTAR BED SHALL BE MER-KRETE "UNDER-LAY" M TWO PART SYSTEM.
3. PROVIDE FOAM FILLER IF REQUIRED AROUND PIPE PENETRATION FOR CLOSING LARGE OPENINGS.

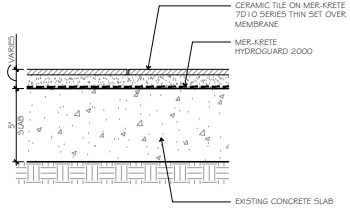
WATERPROOFING
SCALE: 3" = 1'-0"



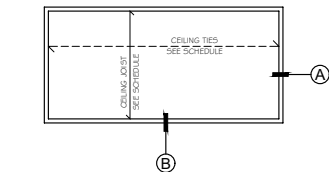
FLOOR SINK DRAIN
SCALE: 3" = 1'-0"



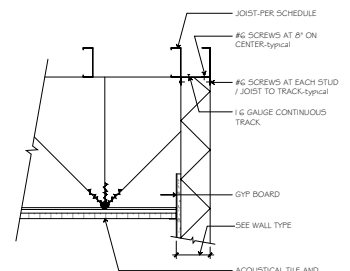
FLOOR DRAIN
SCALE: 3" = 1'-0"



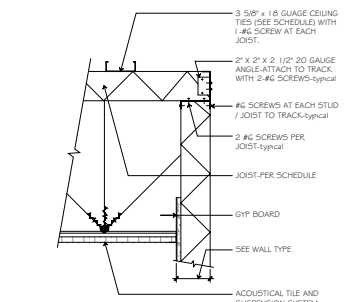
FLOOR ASSEMBLY
SCALE: 3" = 1'-0"



PLAN

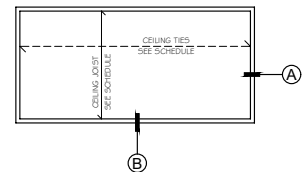


SECTION

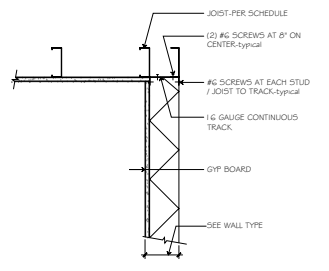


SECTION

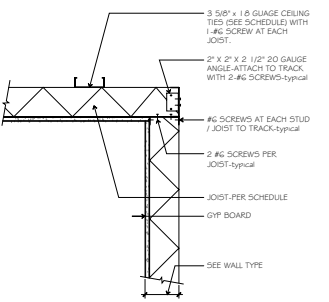
CEILING FRAMING DETAILS
SCALE: 1 1/2" = 1'-0"



PLAN



SECTION



SECTION

WALL WITH GYP BOARD CEILING
SCALE: 1 1/2" = 1'-0"

- INTERIOR PARTITIONS (NON-LOAD BEARING)**
- BUILDING CODE USED IS IRC 2012 / AISI S100-2012 / CBC 2016.
 - ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE.
 - THE BRIDGING, BLOCKING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
 - DRYWALL (GYPSBOARD) FINISH IS ON BOTH SIDES OF WALL OR MOUNT BY BLOCKED / STRAPPED BY THE MANUFACTURER (U.N.O.).
 - UNLESS OTHERWISE NOTED ON THE PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS.
 - TOP TRACK SIZE WILL BE MIN. 33 MIL FOR PARTITION U.N.O.
 - DESIGN LOAD: LATERAL LOAD = 5 PSF, DEFLECTION LIMIT = 1/120

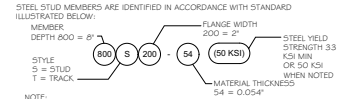
METAL STUDS	SIZE (SSMA DESIGNATION)	SPACING	MAXIMUM HEIGHT
3-3/8" x 25 GA	3C25125-18	1'-0"	11'-0"
3-5/8" x 20 GA	3C25125-33	1'-0"	16'-0"
4" x 20 GA	4C05125-33	1'-0"	25'-0"
4" x 18 GA	4C05137-43	1'-0"	33'-0"
4" x 16 GA	4C05137-54	1'-0"	42'-0"

CEILING JOISTS (GYPSBOARD CEILING)

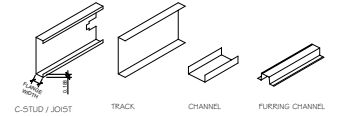
- BUILDING CODE USED IS IRC 2012 / AISI S100-2007 / CBC 2016.
- ALL THE METAL STUDS USED SHALL BE 33 KSI U.N.O. CONFORMING TO BUILDING CODE.
- STUD TRACKS SHALL BE UNPUNCHED STUDS OF SAME GAUGE AS STUD UNLESS NOTED OTHERWISE.
- 3C2125-43 CEILING TIES (SEE SCHEDULE) WITH 2-#6 SCREWS AT EACH JOIST.
- GYPSBOARD IS ON ONE SIDE OF CEILING U.N.O.
- DESIGN LOAD: DEAD LOAD = 5 PSF & LIVE LOAD = 10 PSF. TOTAL DEFLECTION LIMIT = 1/500
- NO STORAGE LOAD ALLOWED

SIZE (SSMA DESIGNATION)	SPACING	SPAN	CEILING TIES (BRACING) MAX. SPACING
**3C25125-18 (25 GA)	1'-0"	4'-0"	4'-0"
3C25125-33 (20 GA)	1'-0"	9'-4"	4'-0"
4C05125-33 (20 GA)	1'-0"	14'-0"	4'-0"
4C05137-43 (18 GA)	1'-0"	20'-4"	4'-0"

* WEB STIFFENER TO BE REQUIRED AT SUPPORTS. USE STUD SEGMENT OR MIN. 2# GA. GUP ANGLE.



NOTE:
1. FOR THOSE SECTIONS WHERE TWO DIFFERENT YIELD STRENGTHS (33 KSI AND 50 KSI) ARE SHOWN, THE YIELD STRENGTH USE IN THE DESIGN, IF GREATER THAN 33 KSI, NEEDS TO BE IDENTIFIED ON THE DESIGN AND ORDERING OF STEEL (I.E., 4C05142-54 (50KSI)).



SCHEDULE
SCALE: NONE

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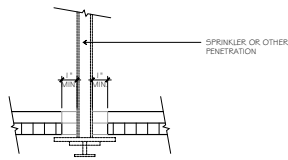
REVISIONS:

NO.	DATE	DESCRIPTION
1	10 APRIL 2017	CLIENT / U CITY SUBMITTAL
2	03 MAY 2017	HEALTH DEPT. SUBMITTAL
3	19 JUNE 2017	BUILDING DEPT. SUBMITTAL

PROJECT: I 6026
FILE: A-502.DWG
DATE: 23 MARCH 2017
DRAWN BY: TR
SCALE: AS NOTED

SHEET TITLE:
DETAILS

A-502

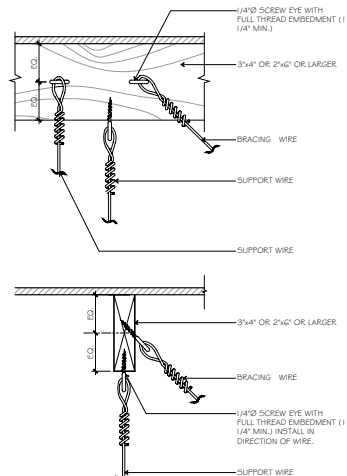


NOTE:
SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

CEILING PENETRATION

SCALE: 3" = 1'-0"

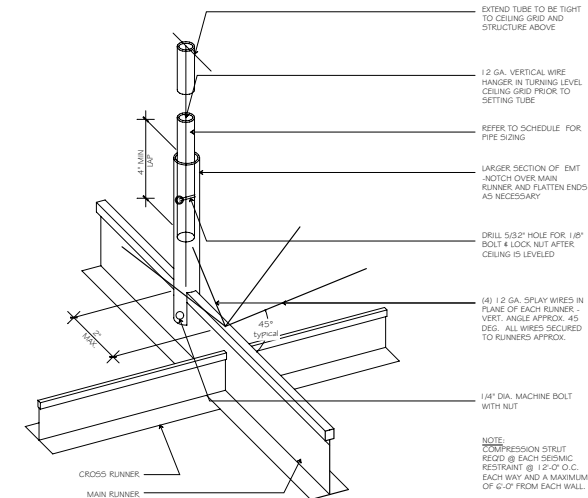
17



COMPRESSION STRUT AND SCHEDULE-OPTIONAL

NOT TO SCALE

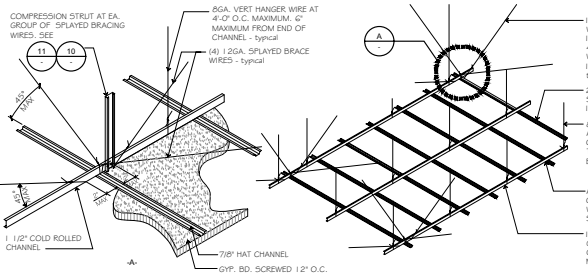
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COMPRESSION STRUT AND SCHEDULE

NOT TO SCALE

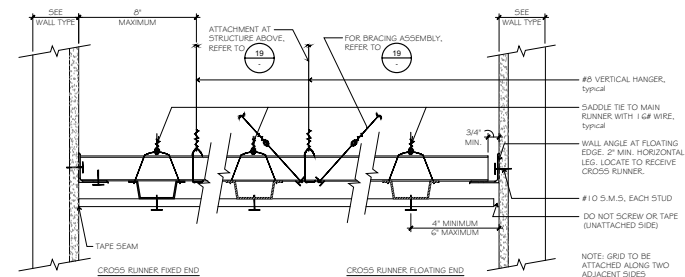
11



TYPICAL SUSPENDED GYP. BD CEILING

NOT TO SCALE

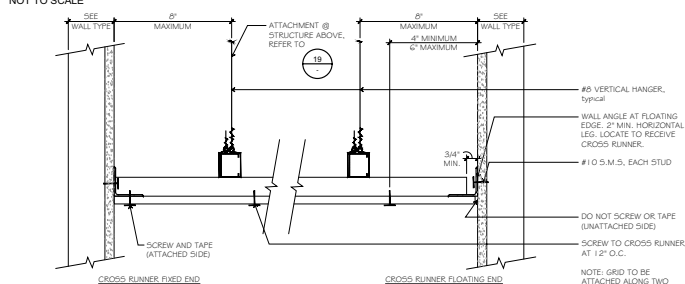
12



MAIN RUNNER

NOT TO SCALE

1



CROSS RUNNER

NOT TO SCALE

2

LATERAL FORCE BRACING (COMPRESSION STRUT) REQUIRED - A STRUT FASTENED TO THE MAIN RUNNER EXTENDING TO AND FASTENED TO STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. METAL STUDS OR EMT CONDUIT PER DETAILS 31 OR 41 ARE ACCEPTABLE. COMPRESSION STRUTS REQUIRED AT 12'-0" O.C. AND A MINIMUM OF 6'-0" FROM EACH WALL.

THE FOLLOWING IS TO BE CONSIDERED WHEN COMPLYING WITH THE ABOVE SECTION:

- IN A STRUCTURE WHERE THE ROOF SYSTEM IS COMPOSED OF BEAMS, FURRINS, AND SUB-FURRINS, THE 2x4 SUB-FURRINS ARE NOT TO BE CONSIDERED STRUCTURAL MEMBERS SUPPORTING THE ROOF.
- THE STRUT SHALL BE VERTICAL AND SHALL NOT HANG MORE THAN ONE IN SIX (1/6) OUT OF PLUMB.
- STRUTS SHALL BE DESIGNED IN ACCORDANCE WITH ASCE 7-10, 1.3.5.4 DESIGN REQUIREMENTS.

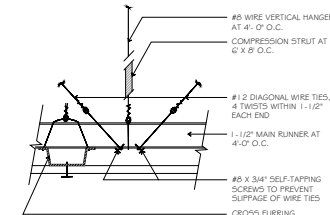
IN LIEU OF A CALCULATION, THE FOLLOWING STRUT TYPES AND LENGTHS ARE ACCEPTABLE:

SCHEDULE	
CONDUIT SIZE	MAXIMUM HEIGHT
1/2" DIA	8'-0"
3/4" DIA	12'-0"
1" DIA	18'-0"
1 1/4" DIA	27'-0"
1 1/2" DIA	34'-0"
2" DIA	50'-0"

METAL STUDS:

THE FOLLOWING SPANS ARE BASED UPON STUDS HAVING A 1/8" LEG WITH A 3/8" RETURN. DOUBLE STUDS ARE CONNECTED TOGETHER IN THE SHAPE OF A "T" WITH (1) #6 SHEET METAL SCREW AT 12" O.C.

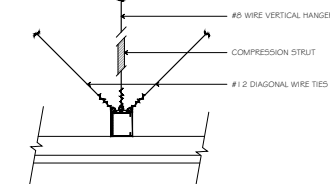
METAL STUD SIZE	GAUGE	MAX. HT. OF COMPRESSION STRUT	
		SINGLE STUD	DOUBLE STUD
2505 125-33	20 GA.	7'-0"	12'-0"
36251 25-33	20 GA.	6'-0"	17'-0"
36251 37-43	18 GA.	6'-0"	17'-0"
32025 25-33	20 GA.	6'-0"	26'-0"
32025 37-43	18 GA.	7'-0"	26'-0"
32025 137-43	18 GA.	7'-0"	34'-0"



BRACE ASSEMBLY

NOT TO SCALE

3



BRACE ASSEMBLY

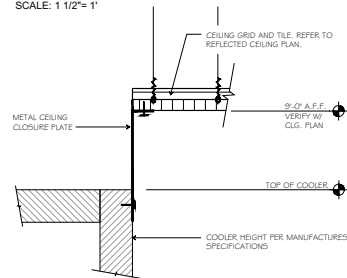
NOT TO SCALE

4

WIRE CONNECTIONS

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

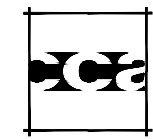
19



CLOSURE PLATE

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

20



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REVISONS:

10 APRIL 2017	CLIENT/LLI CITY SUBMITTAL
03 MAY 2017	HEALTH DEPT. SUBMITTAL
19 JUNE 2017	BUILDING DEPT. SUBMITTAL

PROJECT: 17017

FILE: A-503.DWG

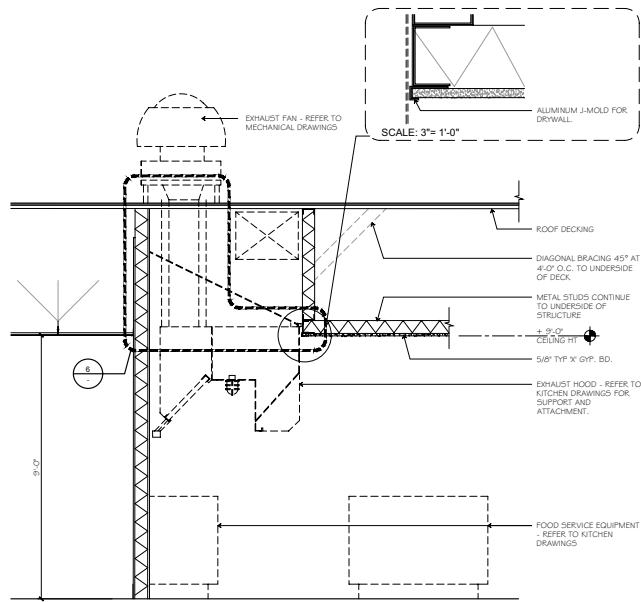
DATE: 23 MARCH 2017

DRAWN BY: TR

SCALE: AS NOTED

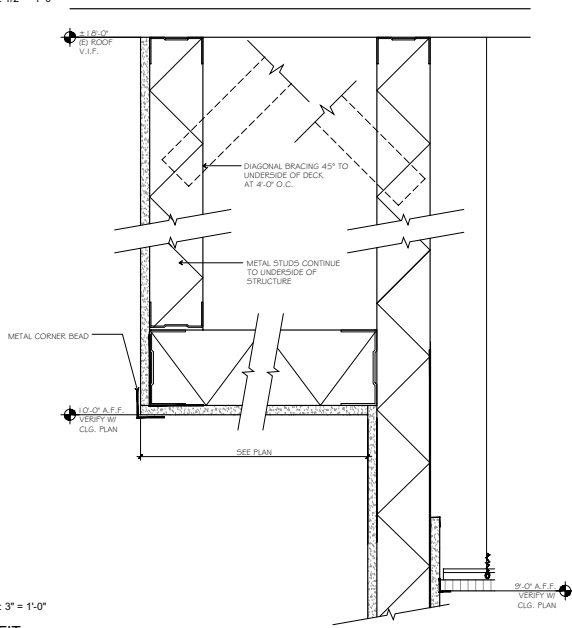
SHEET TITLE:
DETAILS

A-503



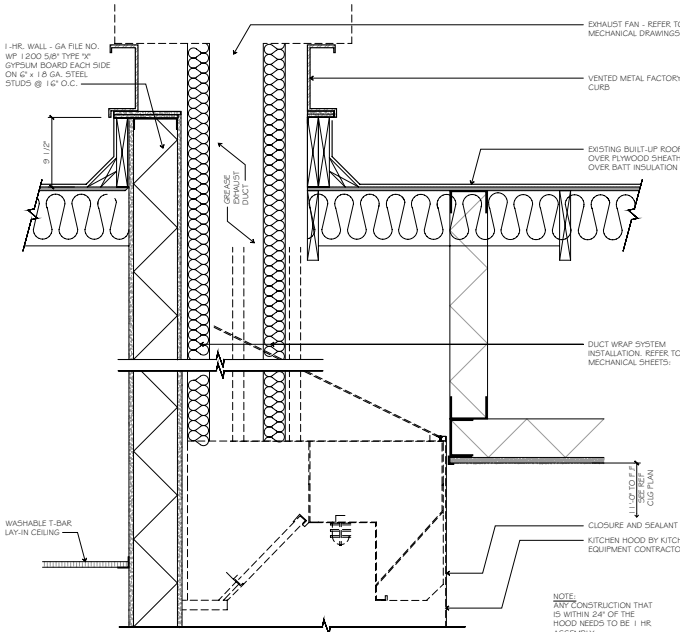
EXHAUST HOOD DETAIL

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



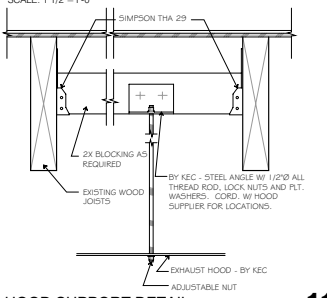
14

16



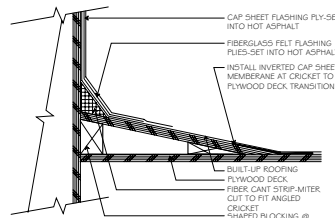
HOOD EXHAUST THROUGH ROOF

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



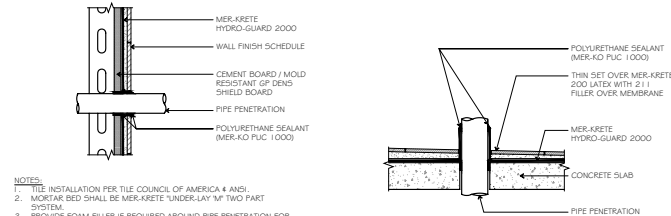
HOOD SUPPORT DETAIL

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



CRICKET

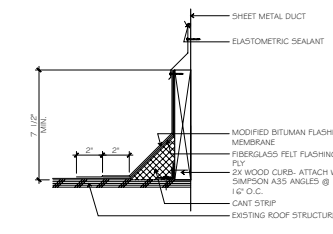
SCALE: 3" = 1'-0"



HORIZONTAL / VERTICAL PIPE PENETRATION

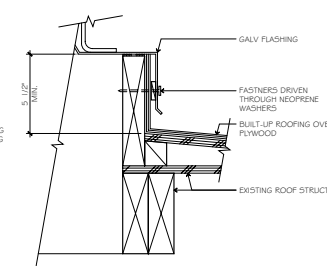
SCALE: 1" = 1'-0"

- NOTES:
1. THE INSTALLATION PER TILE COUNCIL OF AMERICA 4 ANS.
 2. MORTAR BED SHALL BE MER-KRETE "UNDER-LAY" M TWO PART SYSTEM.
 3. PROVIDE FOAM FILLER IF REQUIRED AROUND PIPE PENETRATION FOR CLOSING LARGE OPENINGS.
 4. CONCRETE FOR HORIZONTAL / DENS SHIELD FOR VERTICAL.



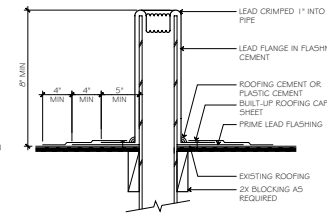
FLASHING AT PENETRATION

SCALE: 3" = 1'-0"



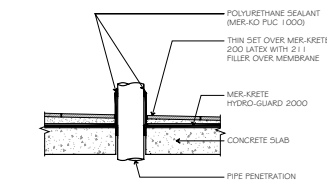
VENT THROUGH ROOF

SCALE: 3" = 1'-0"



CRICKET

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



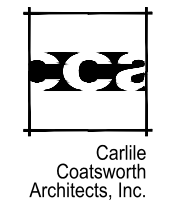
FLASHING AT PENETRATION

SCALE: NONE

- NOTES:
1. IF SPLIT LEAD SLEEVE IS NECESSARY, A CONTINUOUS LEAD SOLDER WILL BE REQUIRED.
 2. CLEAN AND PRIME THE ENTIRE RE-IN AREA.
- PIPE FLASHING/CLAMP**

PIPE FLASHING/CLAMP

SCALE: NONE



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19 JUNE 2017	BUILDING DEPT. SUBMITTAL

PROJECT: 17017

FILE: A-504.DWG

DATE: 23 MARCH 2017

DRAWN BY: TR

SHEET TITLE: AS NOTED

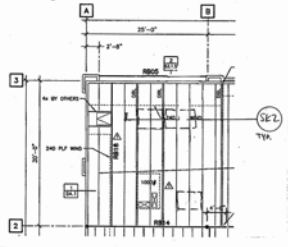
DETAILS

A-504



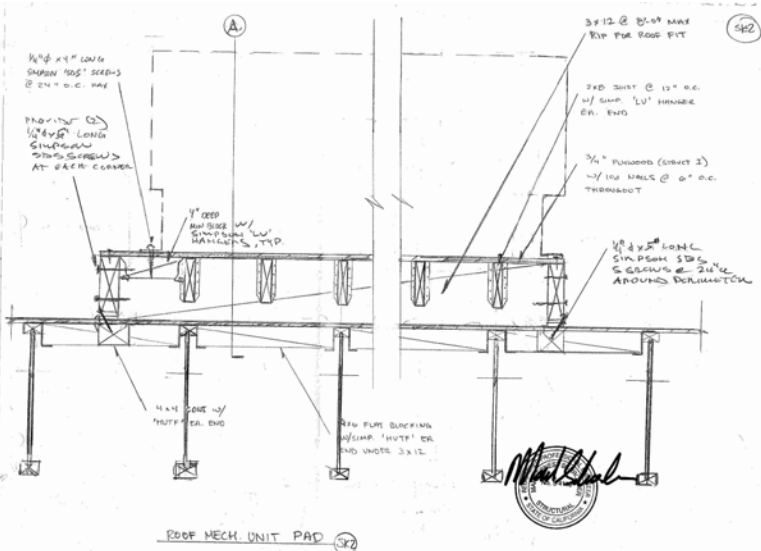
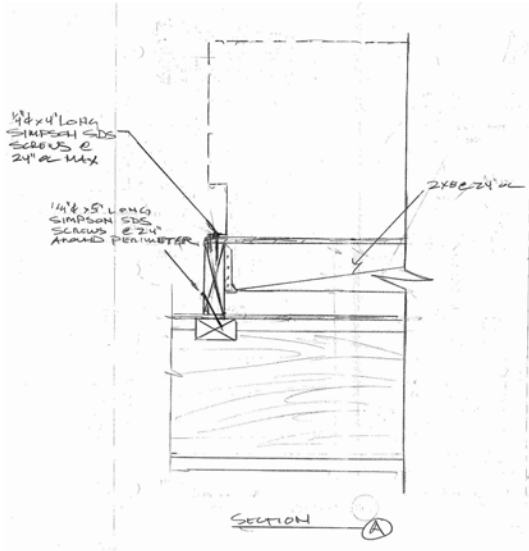
PROJECT AB-216
 DATE _____
 DESIGNER _____
 PAGE 56-1

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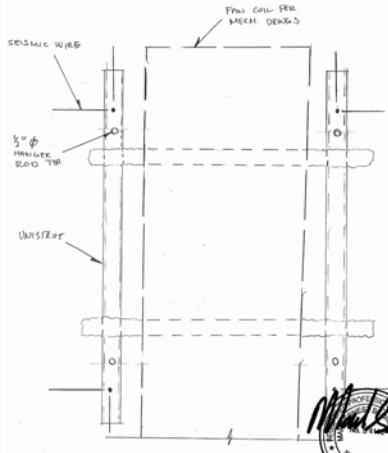
Michael
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA

MECHANICAL UNIT ROOF PLAN



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 PAGE 56-2

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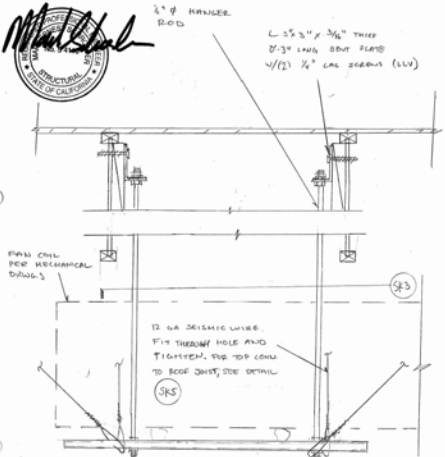
Michael
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA

FIBERGLASS COIL PLAN VIEW



PROJECT AB-216
 DATE _____
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 PAGE 56-3

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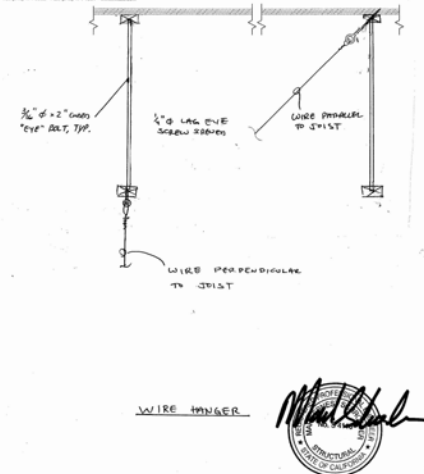


FIBERGLASS COIL SUPPORT



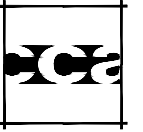
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 DATE _____
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 PAGE 56-3

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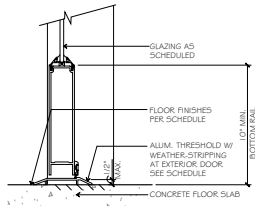
10 APRIL 2017	CLIENT/LLI CITY SUBMITTAL
03 MAY 2017	HEALTH DEPT. RESUBMITTAL
19 JUNE 2017	BUILDING DEPT. RESUBMITTAL

PROJECT: 17017
 FILE: A-505.DWG
 DATE: 23 MARCH 2017
 DRAWN BY: CP
 SCALE: AS NOTED

SHEET TITLE:
 STRUCTURAL DETAILS

A-505

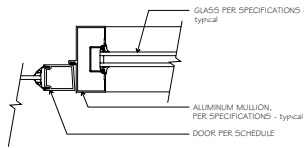
USING DIMENSION SYSTEM - U.S. NATIONAL CAD STANDARD VERSION 1.1



NOTES:
1. SEE SECTION 2403 OF C.B.C. FOR MINIMUM FRAME LAP OVER GLASS EDGE, MINIMUM GLASS EDGE CLEARANCE, AND REQUIRED GLASS SUPPORTS.

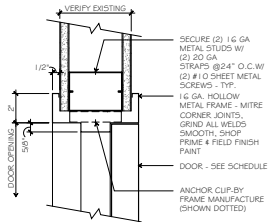
STOREFRONT DOOR SILL

SCALE: 3" = 1'-0"



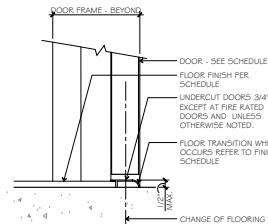
STOREFRONT DOOR JAMB

SCALE: 3" = 1'-0"



DOOR JAMB / HEAD SIM.

SCALE: 3" = 1'-0"



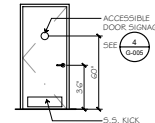
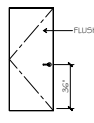
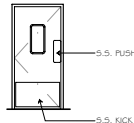
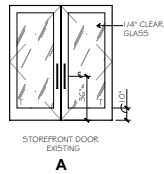
THRESHOLD

SCALE: 3" = 1'-0"

ANSI	US	DESCRIPTION	BASE METAL
130	US28	BITE COAT SATIN ALUMINUM	ALUMINUM
626	US26D	SATIN CHROMIUM PLATED	BRASS
628	US28	SATIN ALUMINUM, CLEAR ANODIZED	ALUMINUM
630	US32D	SATIN STAINLESS-STEEL, 300-SERIES	STAINLESS-STEEL
652	US26D	SATIN CHROMIUM PLATED	STEEL
689	US28	ALUMINUM PAINTED	ANY
AL	US28	ALUMINUM MILL FINISH	ALUMINUM
BLK	US19	BLACK	ANY
BLU		HANDICAP BLUE	ANY

ABBR	NAME
ADA	ADAMS-RITE MANUFACTURING CO.
BO	BY OTHERS
GLY	GLYNN-JOHNSON CORP.
HAG	HAGER HINGE CO.
KEE	KEEDEY MANUFACTURING
LON	LON CLOSERS
PEM	PEMCO
SCH	SCHLAGE LOCK CO.
TRI	TRIMCO

HARDWARE LEGEND



T. = TEMPERED GLASS

DOOR TYPES

DOOR #	DOOR TYPE	DOOR					FRAME			HDWR. SET	RATING	SIGNAGE	REMARKS		
		WIDTH	HEIGHT	THICK.	MATL.	FINISH	MATL.	FINISH	DETAIL						
1	A (EXISTING)	3'-0"	7'-0"	-	ALUM.	-	ALUM.	F.F.	HEAD (EXISTING)	JAMB (EXISTING)	SILL (EXISTING)	1	-	*	* ACCESSIBILITY SIGNAGE
2	D	3'-0"	7'-0"	1 3/4"	S.C.W.	-	H.M.	F.F.	3	4	4	2	-	*	* ACCESSIBILITY SIGNAGE - UNDERCUT DOOR 3/4"
3	D	3'-0"	7'-0"	1 3/4"	S.C.W.	-	H.M.	F.F.	3	3	4	2	-	*	* ACCESSIBILITY SIGNAGE - UNDERCUT DOOR 3/4"
4	C	3'-0"	7'-0"	1 3/4"	H.M.	-	H.M.	F.F.	5	3	4	3	-	-	-
5	B	3'-0"	7'-0"	-	-	-	ALUM.	S.S.	-	-	-	-	-	-	ELIASON DOOR "ENG-1", FINISH LAMINATE PER I-9, I.

F.F. = FACTORY FINISHED
H.M. = HOLLOW METAL
S.C.O. = SOLID CORE OAK
S.C.W. = SOLID CORE WOOD
S.S. = STAINLESS STEEL

DOOR SCHEDULE

HARDWARE SET #1 - EXISTING STOREFRONT DOOR

- 1 PUSH & PULL UNITS, G I 3 FINISH
- 1 CYLINDER WITH TRIMMED TURN W/ INDICATOR.
- 1 CONCEALED CLOSER
- 1 THRESHOLD
- 1 OFF SET PIVOTS
- 1 EXIT SIGN PER CBC
- 1 WEATHER-STRIPPING
- 1 4" ACCESSIBILITY DECAL
- 1 SIGN ABOVE DOOR WITH 1" HIGH WHITE LETTERS AND CONTRASTING BACKGROUND, READING: "THIS DOOR TO REMAIN UNLOCK WHEN BUILDING IS OCCUPIED."

HARDWARE SET #2 - NEW RESTROOM DOOR

- 1 1/2" PAIR HINGES, STANLEY 3 1/2" X 3 1/2"
- 1 SATIN CHROME FINISH
- 1 LEVER LATCH, SCHLAGE "Y" SERIES "SPARTA" 626 FINISH, PRIVACY LOCK, D405
- 1 WALL STOP, FINISH TO MATCH
- 3 SILENCERS
- 1 KICK PLATE, 12x34" US32D 050
- 1 SCREW MOUNTED ON PUSH SIDE OF DOOR
- 1 HANDICAP ACCESSIBLE SIGN DOOR & WALL MOUNTED CLOSER

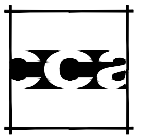
HARDWARE SET #3 - WH. SERVICE DOOR

- 1 1/2" PAIR HINGES, STANLEY 3 1/2" X 3 1/2"
- 1 SATIN CHROME FINISH
- 1 CLOSER, LON 4040
- 3 SILENCERS
- 1 KICK PLATE, 36x34" US32D 050
- 1 SCREW MOUNTED ON PUSH SIDE OF DOOR

HARDWARE SCHEDULE

1. THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR OR EXTERIOR DOORS OTHER THAN FIRE DOORS SHALL NOT EXCEED 5 LB.
2. THE BOTTOM TEN INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.
3. HAND ACTIVATED DOOR HARDWARE, HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINCHING OR TWISTING OF THE WRIST TO OPERATE.
4. EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT.
5. EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE ENTRYWAY IS NOT LESS THAN 32 INCHES MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.
6. THERE SHALL BE A LEVEL ON EACH SIDE OF A DOOR.
7. ALL DOOR AND DOOR FUNCTIONS SHALL MEET CALIFORNIA TITLE 24 ACCESSIBILITY REQUIREMENTS AND CBC CHAPTER 10 EXITING REQUIREMENTS. REFER TO SHEET G-003, G-004 FOR ADDITIONAL INFORMATION REQUIREMENTS.
8. INSTALL WEATHER STRIPPING IN COMPLIANCE WITH STATE ENERGY CONSERVATION REG. SEC. 2.53.17 AT ALL DOORS BETWEEN CONDITIONED AND NON-CONDITIONED SPACES OR EXTERIOR.
9. GLAZING CONTRACTOR SHALL VERIFY ALL EXISTING OPENING DIMENSIONS PRIOR TO FABRICATION.
10. ALL GLAZING SHALL CONFORM TO CHAPTER 24 OF THE C.B.C. AND PER CONSUMER PRODUCT SAFETY STANDARDS FOR ARCHITECTURAL GLASS.
11. GLAZING FRAMING SYSTEM TO BE DESIGNED PER SECTION 2403.3 OF THE CALIFORNIA BUILDING CODE.
12. EXTERIOR GLAZING, CURTAIN AND WINDOW WALLS, SKYLIGHTS, DOORS AND ALL OTHER EXTERIOR GLASS APPLICATIONS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 1609 OF THE CALIFORNIA BUILDING CODE.
13. EACH PANE OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION MARK SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, ENBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED.
14. ALL WINDOWS ARE FIXED AND NOT OPERABLE.

DOOR & WINDOW NOTES



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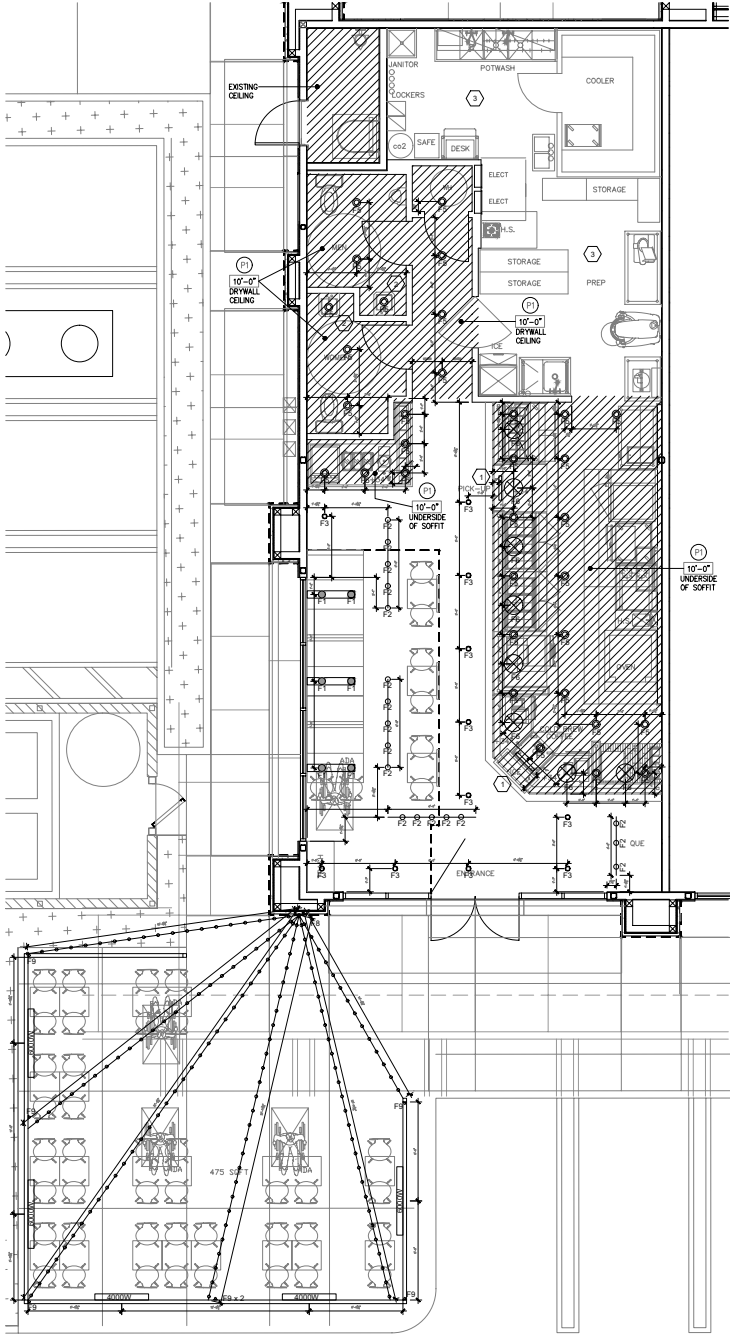
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19 JUNE 2017	BUILDING DEPT. PERMITSUBMITTAL

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SHEET TITLE:
DOOR SCHEDULE AND
NOTES

A-601



- REFLECTED CEILING KEYNOTES**
- 1 SEE DETAIL SHEET 1-11.2 FOR SIGNAGE
 - 2 CENTER OVER SINK
 - 3 ALL BOH LIGHTING PROVIDED BY GC

- REFLECTED CEILING PLAN**
1. VERIFY CONTROL TYPES AND DIMMING BALLAST ARE COMPATIBLE.
 2. DIMMING BALLAST AND CONTROL TYPES REFERENCED MAY REQUIRE ADDITIONAL WIRING FOR PROPER SWITCHING.
 3. *** CONTRACTOR TO VERIFY QUANTITY OF ALL FIXTURE TYPES.
 4. PENDANT LIGHT FIXTURES OVER TABLES TO BE CENTERED ON TABLE (U.N.O.)
 5. REFER TO EMERGENCY LIGHTING ON ARCHITECTURAL SHEETS.
 6. PROVIDE SEPARATE TRANSFORMER PER TRACK
 7. CONFIRM CIRCUITING AND LOCATION FOR REMOTE MOUNT TRANSFORMER.

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SYMBOL	TYPE	QTY	DESCRIPTION	PART NUMBER	CONTACT	VOLT	LAMP TYPE/WATTAGE	LAMP COLOR	LOCATION	CONTROL TYPE	PROVIDED BY
●	F1	6	TECHLIGHTING ALVA PENDANT	7070DALVPM13C8R-LED0912	Jason Borris FIX Lighting (951) 343-2341	120VAC	LED / 3W	2700K	DINING AREA CENTERED OVER TABLES	DIMMING	CLIENT
○	F2	18	FIXTURE: SUPER EGG MODEL 183 LIGHT: SORAKA MERIS	FIXTURE: OF-183X3-OB LIGHT: SORAKA MERIS	Jason Borris FIX Lighting (951) 343-2341	12VAC	LED / 7.5W	2700K	DINING AREA ALL TRACKS AT 15' INT	DIMMING	CLIENT
—	F2	TRACK 3 x 4' L	WAC LIGHTING, SOLID RAIL SYSTEM, AIRCRAFT SUSPENSION CABLE	RAIL: LM-16-OB SUSPENSION: LMG-C086-OB & LMG-1-OB	Jason Borris FIX Lighting (951) 343-2341	12VAC			DINING AREA		CLIENT
—	F2	TRACK 1 x 4' L	WAC LIGHTING, SOLID RAIL SYSTEM, AIRCRAFT SUSPENSION CABLE	RAIL: LM-16-OB SUSPENSION: LMG-C086-OB & LMG-1-OB	Jason Borris FIX Lighting (951) 343-2341	12VAC			DINING AREA		CLIENT
○	F3	11	FIXTURE: SUPER EGG MODEL 183 LIGHT: SORAKA MERIS	FIXTURE: OF-183X3-OB LIGHT: SORAKA MERIS	Jason Borris FIX Lighting (951) 343-2341	120VAC	LED / 7.5W	2700K	PATIO OF TRAVEL	DIMMING	CLIENT
○	F3	11	EXTENSION ROD TRD, 6' length VERIFY WITH DESIGNER	CANOPY: QMPT-0076L-OB EXTENSION: 04-1-OB	Jason Borris FIX Lighting (951) 343-2341	120VAC	LED / 16.6W	2700K	PATIO OF TRAVEL		CLIENT
○	F5	34	NORA LIGHTING, RECESSED 4" LED LIGHT	HOLDING: N48G-463848Y LIGHT: N48LC2-451527-9W	G.C.	120VAC	LED / 16.6W	2700K	SERVICE COUNTER SOFFIT	DIMMING	G.C.
⊗	F6	8	WAREHOUSE SHADE COLLECTION, COPPER PENDANT	H-15112-24-087-91-108R-1-LED-3E	Jason Borris FIX Lighting (951) 343-2341	120VAC	LED /	2700K	SERVICE COUNTER SOFFIT	DIMMING	CLIENT
⊗	F7	5	WAREHOUSE SHADE COLLECTION, COPPER GOODRICH PENDANT	H-15112-24-087-91-108R-1-LED-3E	Jason Borris FIX Lighting (951) 343-2341	120VAC	LED /	2700K	EXTERIOR FACADE	DIMMING	CLIENT
⊕	F8	6	PATIO STRING LIGHTS LIFT ON ROP	LSL-B-12-H-136-C-12	Jason Borris FIX Lighting (951) 343-2341	120VAC	LED / 2W	2700K	ABOVE PATIO TABLES	DIMMING	CLIENT
⊕	F9	7	PATIO LIGHT (MONO POINTS)	FIXTURE: LSL-B-12-H-136-C-12-LIA-1-11 BASE: WBA-2-06	Jason Borris FIX Lighting (951) 343-2341	12V	LED / 3W	2700K	PATIO POSTS	DIMMING	CLIENT

LIGHTING FIXTURE SCHEDULE

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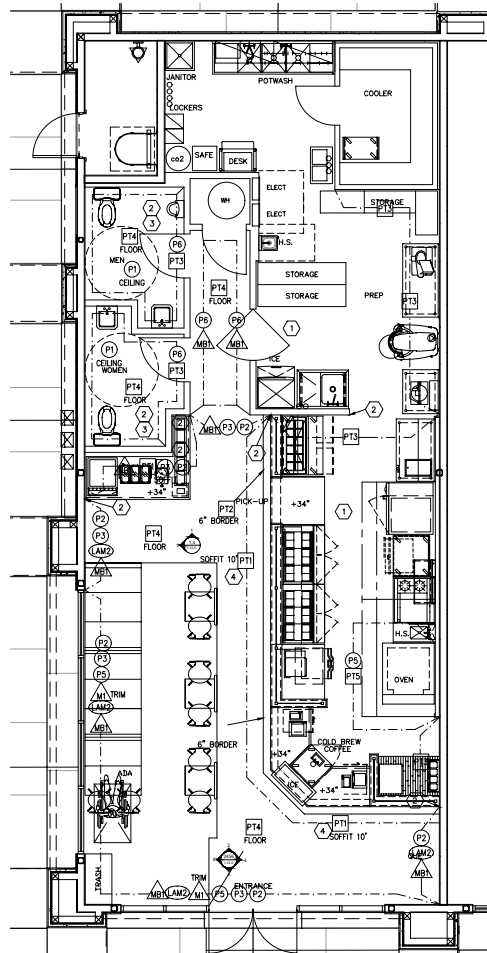
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REFLECTED CEILING PLAN

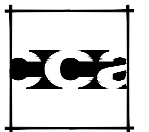


- 1 REFER TO FOOD SERVICE PLAN FOR ADDITIONAL FINISH INFO. AT KITCHEN AREA.
- 2 USE SCHLUTER/JOLLY PROFILE OR EQUAL TRANSITION PIECES AT ALL EXPOSED TILE EDGES.
- 3 SCHLUTER DILEX-AHK COVERED AT ALL BASES OF RESTROOM TILES
- 4 PROVIDE BULLNOSE TILE FOR PT1

FINISH PLAN KEYNOTES

1. NEW DRYWALL SURFACES SHALL RECEIVE #1100 HI BUILD PRIMER SEALER BY VISTA PAINT OR EQUAL.
2. PRIMER FOR ALL DRYWALL SURFACES SHALL BE #4000 UNPRIME TINTED ACRYLIC PRIMER BY VISTA PAINT OR EQUAL.
3. PAINTED SURFACES SHALL RECEIVE A MINIMUM OF (2) COATS OF PAINT. ADDITIONAL COATS MAY BE REQUIRED TO ACHIEVE SATURATION OF SELECTED COLORS. SEE LEGEND.
4. EXISTING FLOORING AREAS THAT ARE TO REMAIN ARE TO BE CLEANED, PATCHED AND REPAIRED TO LIKE NEW CONDITION. NOTIFY DESIGNER WHEN DEMO IS COMPLETE FOR ONSITE INSPECTION AND APPROVAL. SEE FINISH PLAN FOR AREAS TO REMAIN.
5. ALL DRYWALL SOFFIT CONDITIONS TO RECEIVE (P-1), UNLESS NOTED OTHERWISE.
6. UNLESS NOTED OTHERWISE, ALL WALL SURFACES SHALL RECEIVE PAINT (P-1) THROUGHOUT. SEE LEGEND.
7. ALL PARTITIONS TO BE (P-1) U.N.O.
8. REFER TO ELEVATIONS FOR FURTHER DETAIL & LOCATION OF FINISHES. PROVIDE DESIGNER WITH ALL SEAMING & FINISHES PLANS FOR APPROVAL PRIOR TO INSTALLATION.
A 5" HIGH SELF-RISING SLIMFOOT BASE IS REQUIRED AT ALL COUNTERS, U.N.O.
PAINT FINISH TO BE EGG-SHELL U.N.O.
ALL FLOOR GRIDS TO BE SEALED PER MANUFACTURERS RECOMMENDATIONS.
USE SCHLUTER DILEX-AHK EQUAL TRANSITION PIECES AT ALL EXPOSED TILE EDGES.

FINISH PLAN NOTES



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FINISH PLAN



FINISH PLAN
1/4"=1'-0"

1-9.0

801.1 SCOPE. PROVISIONS OF THIS CHAPTER SHALL GOVERN THE USE OF MATERIALS USED AS INTERIOR FINISHES, TRIM AND DECORATIVE MATERIALS.

801.2 INTERIOR WALL AND CEILING FINISH. THE PROVISIONS OF SECTION 803 SHALL LIMIT THE ALLOWABLE FIRE PERFORMANCE AND SMOKE DEVELOPMENT OF INTERIOR WALL AND CEILING FINISH MATERIALS BASED ON OCCUPANCY CLASSIFICATION.

801.3 INTERIOR FLOOR FINISH. THE PROVISIONS OF SECTION 804 SHALL LIMIT THE ALLOWABLE FIRE PERFORMANCE OF INTERIOR FLOOR FINISH MATERIALS BASED ON OCCUPANCY CLASSIFICATION.

801.4 DECORATIVE MATERIALS AND TRIM. DECORATIVE MATERIALS AND TRIM SHALL BE RESTRICTED BY COMBUSTIBILITY AND THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, IN ACCORDANCE WITH SECTION 806. [F]

801.5 APPLICABILITY. FOR BUILDINGS IN FLOOD HAZARD AREAS AS ESTABLISHED IN SECTION 1612.3, INTERIOR FINISHES, TRIM AND DECORATIVE MATERIALS BELOW THE DESIGN FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIALS.

801.6 APPLICATION. COMBUSTIBLE MATERIALS SHALL BE PERMITTED TO BE USED AS FINISH FOR WALLS, CEILINGS, FLOORS AND OTHER INTERIOR SURFACES OF BUILDINGS.

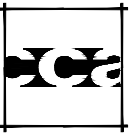
801.7 WINDOWS. SHOW WINDOWS IN THE EXTERIOR WALLS OF THE FIRST STORY ABOVE GRADE SHALL BE PERMITTED TO BE OF WOOD OR OF UNPROTECTED METAL FRAMING.

801.8 FOAM PLASTICS. FOAM PLASTICS SHALL NOT BE USED AS INTERIOR FINISH EXCEPT AS PROVIDED IN SECTION 803.4. FOAM PLASTICS SHALL NOT BE USED AS INTERIOR TRIM EXCEPT AS PROVIDED IN SECTION 806.3 OR 2604.2. THIS SECTION SHALL APPLY BOTH TO EXPOSED FOAM PLASTICS AND TO FOAM PLASTICS USED IN CONJUNCTION WITH A TEXTILE OR VINYL FACING OR COVER.

NOTE:

1. PAINT, TILE, OR OTHER FINISH MATERIAL USED ON WALLS AND CEILINGS OF ALL KITCHENS, FOOD PREPARATION WORK, AND STORAGE AREAS WILL BE A LIGHT COLOR WHICH HAS A LIGHT REFLECTIVE VALUE OF 70% OR GREATER.

2. THE MATERIAL SHOWN IN THE FINISH SCHEDULE WILL COMPLY WITH CBC TABLE 801.8 AND ALL WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION AND SMOKE DEVELOPMENT RATINGS.



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SYMBOL	MATERIAL TYPE	DESCRIPTION	DISTRIBUTOR/ CONTACT	SUPPLIED	INSTALLED	LOCATION	REMARKS/ NOTES
FLOOR FINISHES:							
PT1	PORCELAIN TILE	DAL TILE / WALL TILE COLOR: BISCUIT K179 / 6MM FIELD TILE SEMI GLOSS	WILLOW DECKER 619.228.4100 willow.decker@carille.com	G.C.	G.C.	SERVICE COUNTER, BEVERAGE AND SOFFIT STACHED PATTERN	G.C. TO SUBMIT SAMPLES
PT2	PORCELAIN TILE	CROSSVILLE / FLOOR TILE COLOR: SUPPLIES WHITE / 6MM TILE ACT TO 1065PFC	TONY ROBERTSON 619.862.3462 TROBERTSON@CROSSVILLE.COM	G.C.	G.C.	FRONT SERVICE COUNTER FLOOR	G.C. TO SUBMIT SAMPLES
PT4	CERAMIC TILE	REFIN / DESIGN INDUSTRY COLOR: IVORY GREY / 20X20	SEAN FRIEDEN 619.518.3011 sean@shome.com	G.C.	G.C.	DINING AREA & RESTROOMS	G.C. TO SUBMIT SAMPLES
WALL TILE & BASE:							
PT3	CERAMIC TILE	CAESAR / ONE COLOR: RICE 20X20	SEAN FRIEDEN 619.518.3011 sean@shome.com	G.C.	G.C.	FOR KITCHEN WALL TSD	G.C. TO SUBMIT SAMPLES
PT5	CERAMIC TILE	LDN GLOSSY BRICK WHITE 4X12 X WHITE BODY TILE	DANIELLE MORGAN 954.431.8522 DMORGAN@DLNOUT.COM	G.C.	G.C.	PIZZA OVEN FACADE	G.C. TO SUBMIT SAMPLES
G1	GROUT	LACTICRETE 78 STERLING SILVER EPOXY GROUT WITH SEALER	G.C.	G.C.	G.C.	PT1 & PT2 PORCELAIN TILE ON SERVICE COUNTER & BEVERAGE STATION	G.C. TO SUBMIT SAMPLES
G2	GROUT	LACTICRETE 78 STERLING SILVER SANDED & SEALED GROUT	G.C.	G.C.	G.C.	PT1 PORCELAIN TILE ON SOFFIT AND PT4 FLOOR TILE	G.C. TO SUBMIT SAMPLES
G3	GROUT	LACTICRETE 32 MOCHA USE EPOXY GROUT WITH SEALER	G.C.	G.C.	G.C.	ALL PT3 CERAMIC TILE	G.C. TO SUBMIT SAMPLES
M3	METAL BASE	BLACK POWDER COATED METAL BASE	MILLWORKER	M.W.	G.C.	DINING AREA	
PAINTS:							
P1	PAINT (WHITE)	TO MATCH FRAZEE WHITE SHADOW #181, WITH BENJAMIN MOORE PAINT, SEMI GLOSS FINISH	G.C.	G.C.	G.C.	SOFFIT AND RESTROOM CEILING	G.C. TO SUBMIT SAMPLES
P2	PAINT (BLACK)	BENJAMIN MOORE, BLACK SEMI GLOSS FINISH	G.C.	G.C.	G.C.	UPPER PART OF INTERIOR WALLS	G.C. TO SUBMIT SAMPLES
P3	PAINT (FAUX FINISH)	TO MATCH SAMPLE PROVIDED BY MYID	MYID	G.C.	G.C.	INTERIOR WALLS	
P4	PAINT (BLACK)	PAINT FOR ANODIZED ALUMINUM PROFILE TO MATCH RAL9005	G.C.	G.C.	G.C.	METAL TRIM	G.C. TO SUBMIT SAMPLES
P5	PAINT (COPPER)	ZOLATONE / PEARL TONE / PFX-C3057	G.C.	G.C.	G.C.	DINING AREA WALLS AND OVEN (CERAMIC TILE)	G.C. TO SUBMIT SAMPLES
P6	PAINT (TAUPE)	BENJAMIN MOORE FAIRVIEW TAUPE HC-85 SEMI GLOSS	G.C.	G.C.	G.C.	DINING AREA WALLS	G.C. TO SUBMIT SAMPLES
WALL PANELS/ LAMINATES:							
LAM1	LAB DESIGN / LANASTER WOOD	LAMINATE	G.C.	G.C.	G.C.	CABINETS, WALLS	SUBMIT SAMPLES FOR APPROVAL
LAM2	INTERIOR ARTS / 3100 VRN MALLORCA WALNUT	LAMINATE	G.C.	G.C.	G.C.	WAINSCOT	SUBMIT SAMPLES FOR APPROVAL
METAL, STAINLESS & TRIMS:							
M1	BLACK METAL	BLACK POWDER COATED METAL	BY MILLWORKER	G.C.	G.C.	TRIM FOR NEW WAINSCOT	SUBMIT SAMPLES FOR APPROVAL
RESINS & ACRYLICS:							
CC1	QUARTZ COUNTERTOP	CAESARSTONE COSMOPOLITAN WHITE / 5/16" / 2" GAUGE	MAGGIE RYBAK 619.623.0836 mrybak@caesarstone.com	MW	MW	SERVICE COUNTER TOP	SUBMIT SAMPLES FOR APPROVAL
WOOD:							
UPHOLSTERY:							
UPH1	UPHOLSTERY (BROWN)	REID WITH LTD. PATTERN: GRAY PINEAPPLE COLOR: CHESTNUT POLYURETHANE	SHARLENE MURTAGH 832.449.4540 smurtagh@reidwith.com	MW	MW	BENCH AND BOOTH SEATING	SUBMIT SAMPLES FOR APPROVAL
FINISH LEGEND							

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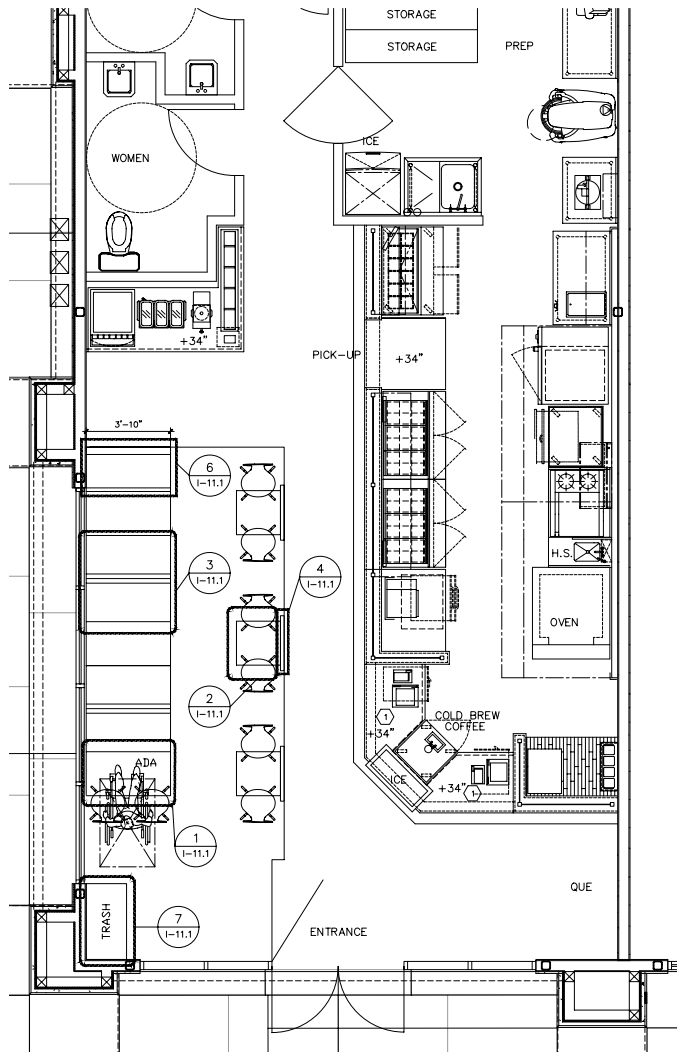
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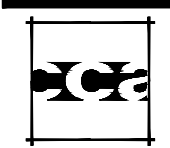
① SEE DETAIL SHEET I-11.2 FOR (2) BASKETS, (1) CATERING HOLDERS, & (2) MENU HOLDER

KEYNOTES



FLOOR PLAN

3/8"=1'-0"



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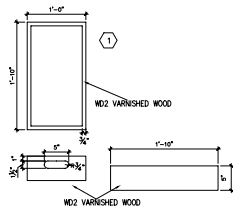
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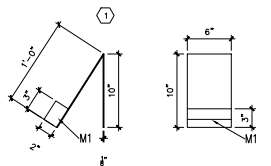
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PROJECT:
FILE:
DATE: 23 MARCH 2017
DRAWN BY:
SCALE: AS NOTED
SHEET TITLE:
MILLWORK DETAILS

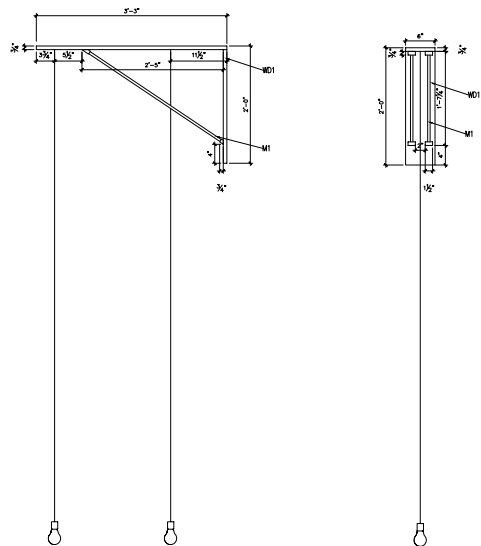
I-11.0



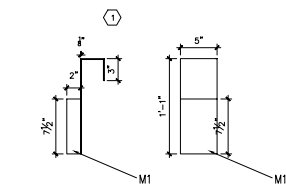
DISPLAY BASKET
SCALE 1"=1'-0" 13



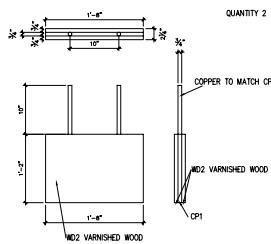
CATERING HOLDER
SCALE 1/2"=1'-0" 12



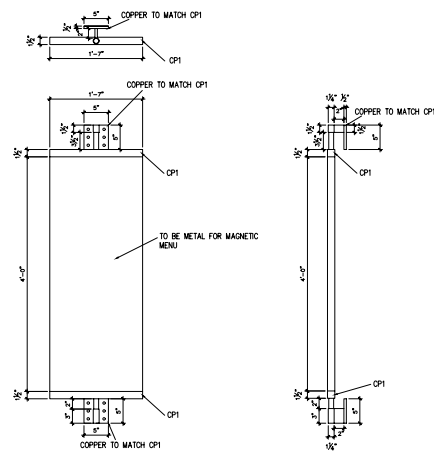
TWO PENDANT WALL HOLDER
SCALE 1"=1'-0" 14



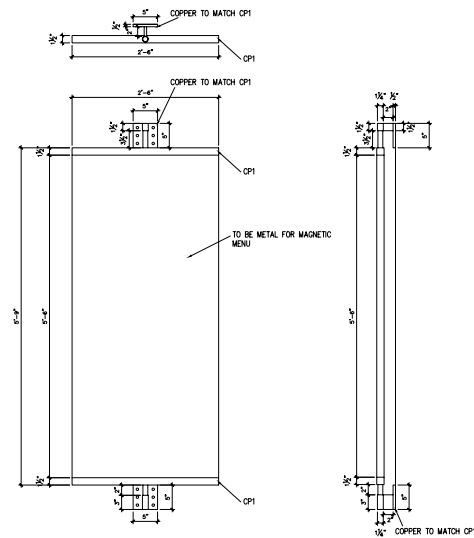
MENU HOLDER
SCALE 1/2"=1'-0" 11



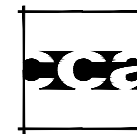
SIGNAGE
SCALE 1"=1'-0" 10



SMALL SIGN
SCALE 1"=1'-0" 9



LARGE SIGN
SCALE 1"=1'-0" 8



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Urbane Cafe

HAND-CRAFTED - FIRE-BRASED

TENANT IMPROVEMENT

URBANE CAFE

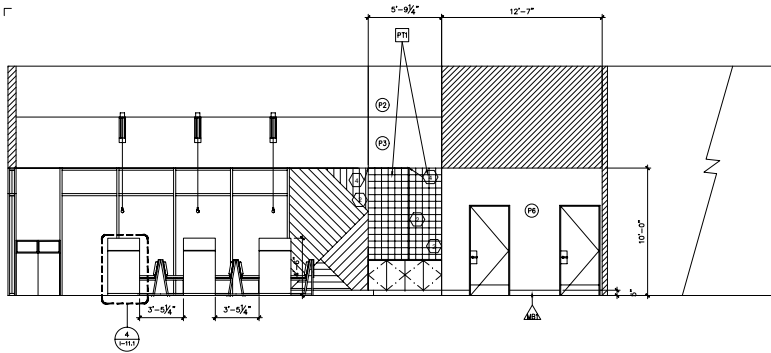
ENOS RANCHOS - BRADLEY WEST
655 EAST BETTERAVIA RD.
SANTA MARIA, CA 93454

REVISIONS:
10 APRIL 2017
PLAN CHECK SUBMITTAL

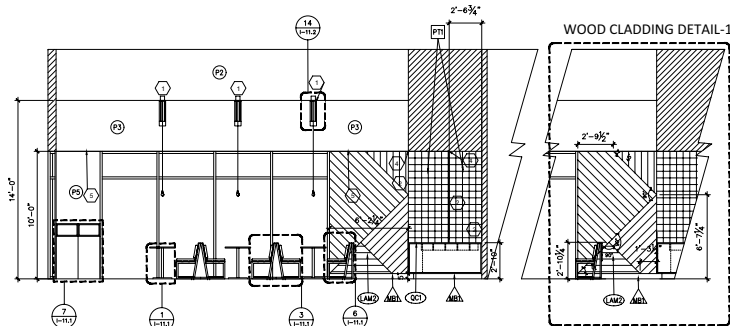
PROJECT:
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MILLWORK DETAILS

I-11.2



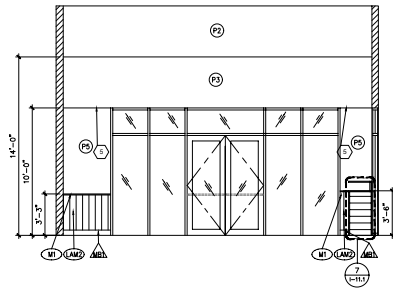
DINING AREA AND HIGH TOP TABLES
1/4"=1'-0" 6



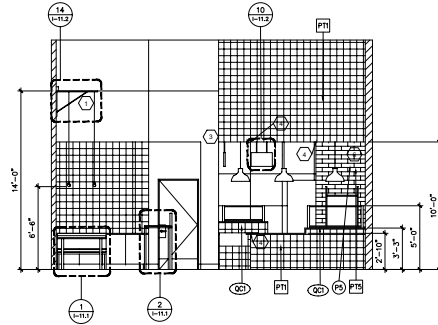
DINING ROOM
1/4"=1'-0" 3

KEY NOTES:

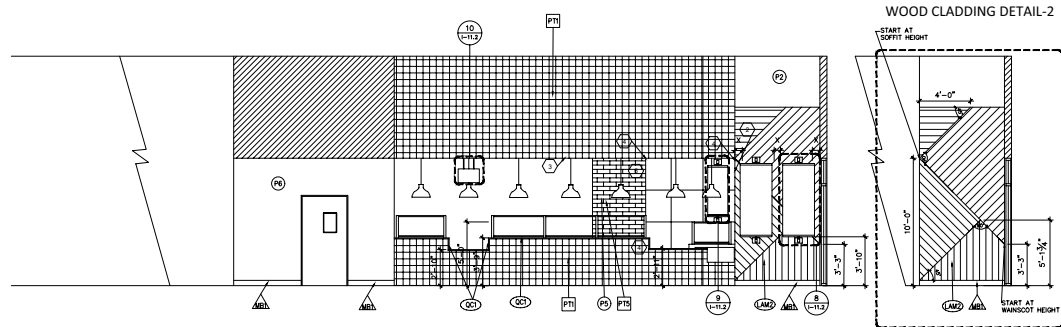
- 1 ALL PENDANTS TO BE CENTERED OVER DINING TABLES
- 2 USE SHOULDER/SOLLY PROFILE OR EQUAL TRANSITION PIECES AT ALL EXPOSED TILE EDGES.
- 3 PROVIDE BULLNOSE TILE
- 4 START TILE HERE
- 5 ALIGN WITH UPPER WINDOW MULLION
- 6 PREPARE TILE AND CONFIRM WITH ZOLATONE GUIDELINES



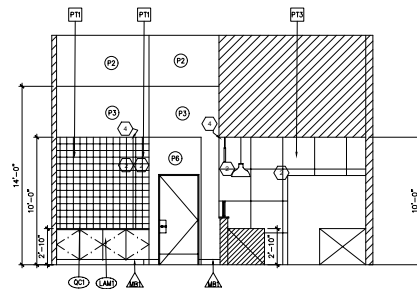
FRONT ENTRANCE
1/4"=1'-0" 5



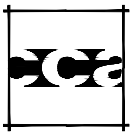
FRONT SERVICE COUNTER
1/4"=1'-0" 2



SERVICE COUNTER
1/4"=1'-0" 4



BEVERAGE STATION
1/4"=1'-0" 1



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Urbane Cafe

8880 GRATIOT AVENUE, SUITE 2000

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URBANE CAFE

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REVISIONS:

10 APRIL, 2017

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SHEET TITLE:

ELEVATIONS

I-12.0

NOTES:

1. ALL PLUMBING FIXTURES AND ACCESSORY ITEMS SHOULD BE INSTALLED PER ADAAG & 2016 CBC ACCESSIBILITY REQUIREMENTS AND PER MANUFACTURER'S GUIDELINES & RECOMMENDATIONS.
2. CONTRACTORS TO VERIFY ALL QUANTITY OF PLUMBING FIXTURES AND ACCESSORIES.

2016 CALIFORNIA BUILDING CODE (CBC)

11B-604.8.1.1.1 & 11B-604.8.1.1.3 Accessible lavatories. Lavatories required to be accessible shall comply with this subsection. The requirements of this subsection shall apply to lavatory fixtures, vanities and built-in lavatories.

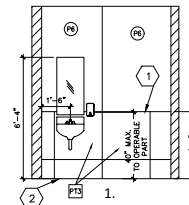
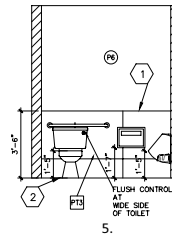
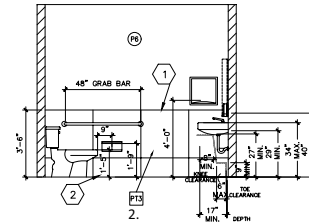
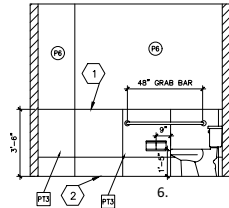
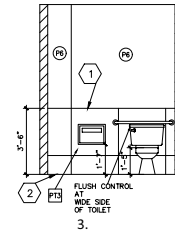
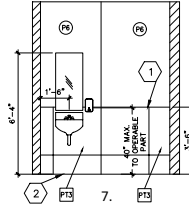
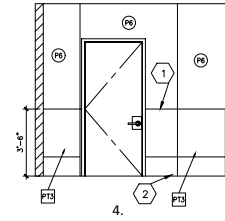
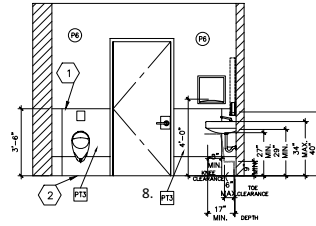
1. Faucet controls and operating mechanisms shall be operable with one hand in accordance with this chapter and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lbf (22.2 N). Lever-operated, push-type and electronically controlled mechanisms (preferable) are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2. Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18 inches (457 mm) to the centerline of the fixture. All lavatories that are designated to be accessible shall be a minimum 37 inches (432 mm) in horizontal depth and mounted with the rim or counter edge no higher than 34 inches (864 mm) above the finished floor and with vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory of 29 inches (737 mm) reducing to 27 inches (686 mm) at a point located 8 inches (203 mm) back from the front edge. In addition, a minimum 9-inch-high (230 mm) toe clearance must be provided extending back toward the wall to a distance no more than 6 inches (150 mm) from the back wall. The toe clearance space must be free of equipment or obstructions.

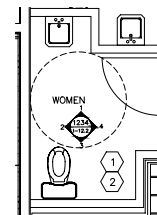
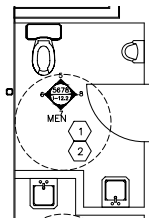
3. A clear floor space 30 inches by 48 inches (762 mm by 1219 mm) complying with Section 11B88.4 shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19 inches (483 mm) into knee and toe space underneath the lavatory.

4. Hot water and drainpipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.

- 1 USE SCHLUTER/JOLLY PROFILE OR EQUAL TRANSITION PIECES AT ALL EXPOSED TILE EDGES.
- 2 SCHLUTER DILEX-ANK COVERED AT ALL BASES OF RESTROOM TILE

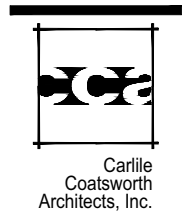


RESTROOMS ELEVATIONS 2
3/8"=1'-0"



ENLARGED RESTROOM PLAN 2

ENLARGED RESTROOM PLAN 1
3/8"=1'-0"



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REVISIONS:
FILE: 10 APRIL 2017
PLAN CHECK SUBMITTAL

PROJECT:
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DRAWN BY:
SCALE: AS NOTED

SHEET TITLE:
RESTROOMS ENLARGED
PLAN & ELEVATIONS



ENLARGED RESTROOM PLAN 2

ENLARGED RESTROOM PLAN 1
3/8"=1'-0"