AKA HEADSTART, INC. DAYCARE M.U.P.

GENERAL NOTES

1. THESE DRAWINGS & COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER & AUTHORIZED AGENTS, ON THE DESIGNATED PROPERTY ONLY.
2. ALL TRADES SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH THEY WILL BE EXPECTED TO PERFORM.
3. DIMENSIONS, GRADES, AND DETAILS SHALL BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. TYPICAL DETAILS SHALL APPLY WHERE SPECIFIC DETAILS (OR SECTIONS) ARE NOT GIVEN.
4. DEVIATIONS FROM THESE DOCUMENTS NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR IMMEDIATELY.
5. ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT BUILDING CODES AND ALL LAWS AND ORDINANCES OF THE AGENCIES HAVING JURISDICTION AND SHALL INCLUDE BUT NOT BE LIMITED TO TITLE 24 AND 2022 CBC, CEC, CMC, CPC, CFC AND 2022 CALIFORNIA ENERGY / EFFICIENCY STANDARDS.
6. DO NOT SCALE DRAWINGS. BEFORE COMMENCING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS. NOTIFY THE PROJECT ARCHITECT IMMEDIATELY IF THERE IS A CONFLICT WITH INTERPRETING THE PLANS.
7. THE ELECTRICAL, MECHANICAL, STRUCTURAL & PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE VARIOUS DRAWINGS. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT.
8. THE CONTRACTOR SHALL CONSULT THE ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATION OF ALL SLEEVES THROUGH WALLS AND FLOOR SLAB.
9. BUILDING OCCUPANT TO SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPYING THIS BUILDING.
10. THE CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH CFC, CHAPTER 14.
11. INTERIOR FINISHES SHALL COMPLY WITH CODES AS FOLLOWS: CFC CHAPTER 8, AND CBC CHAPTER 8.
12. PENETRATION OF FIRE-RESISTIVE WALLS, FLOOR / CEILINGS AND ROOF / CEILINGS SHALL BE PROTECTED AS REQUIRED IN CBC SECT. 712.
13. FIRE AND/OR SMOKE DAMPER ASSEMBLIES, INCLUDING SLEEVES & INSTALLATION SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.
14. GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2406.4
    a) FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE EITHER OF THE NEAREST EXPOSED EDGES OF THE GLAZING IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
    b) INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
    i) EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT. &
    ii) EXPOSED BOTTOM EDGE OF LESS THAN 18 INCHES ABOVE THE FLOOR &
    iii) EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR &
    iv) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES HORIZONTALLY OF THE PANE OF THE GLAZING.
15. A MATERIAL SAFETY DATA SHEET IS REQUIRED FOR ALL HAZARDOUS MATERIALS AND / OR TOXIC SUBSTANCES.
16. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNERS REPRESENTATIVE FOR SPECIAL MANUFACTURING EQUIPMENT NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY EQUIPMENT LOCATIONS WITH THE OWNERS REPRESENTATIVE AND/OR EQUIPMENT PRIOR TO FORMING THE SLAB FOR PROPER SIZE AND LOCATION OF FOUNDATION DEPRESSIONS, DRAINS, AND WARPS.
17. UNLESS OTHERWISE NOTED, STATED MANUFACTURER'S ITEMS SHALL BE "OR EQUAL". CONTRACTOR SHALL RECEIVE APPROVAL FOR ALL SUBSTITUTIONS IN WRITING BY THE ARCHITECT PRIOR TO BID AND/OR INSTALLATION.
18. THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE INCOMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF BUILDING PERMITS.
19. THE REVIEW OF SHOP DRAWINGS BY THE ARCHITECT SHALL NOT RELIEVE IN ANY MANNER THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS.
20. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
21. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM 4 INCHES HIGH WITH A STROKE WIDTH OF 0.5 INCH. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. CBC SECTION 5012
22. THE MEANS OF EGRESS WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. CBC 1008.1
23. 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. CBC 1013
24. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS OR OTHER DECORATIVE MATERIAL.
25. ONLY APPROVED DSA-AC DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CCR TITLE 24, PART 1, CHAPTER 6, ARTICLE 2, 3 AND 4 (CBC SEC. 11B-705.3)

REFERENCE SITE MAP

SITE LEGEND

- PROPOSED BUILDING CHANGE OF USE
- PROPOSED EARLY HEADSTART (TODDLER) OUTDOOR PLAY AREA
- PROPOSED HEADSTART (PRESCHOOL) OUTDOOR PLAY AREA
- EXISTING ASPHALT PAVING
- EXISTING LANDSCAPE AREA
- EXISTING CONCRETE PAVING
- PROPOSED CONCRETE PAVING
  ACCESSIBLE PATH OF TRAVEL: WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (CBC 11B-403.3)
- PROPOSED POURED-IN-PLACE SURFACING

OUTDOOR PLAY AREA

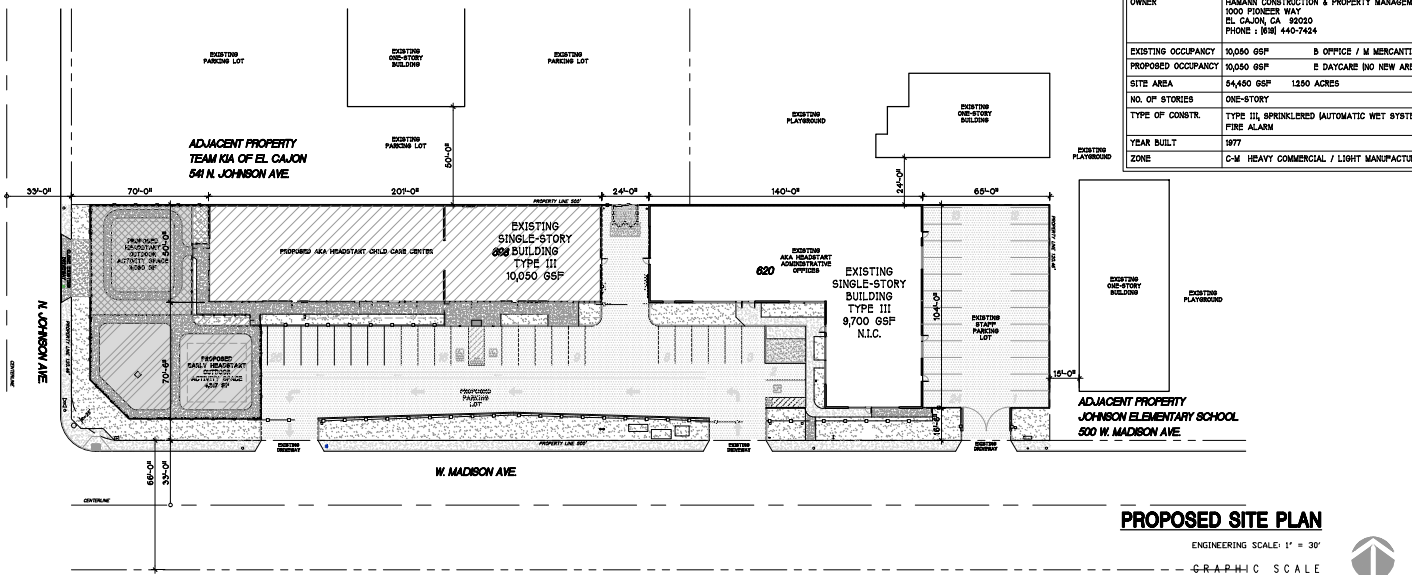
PLAY AREA	AREA (SF)
EARLY HEADSTART (56) HEADSTART (40)	4,200 3,000
TOTAL PLAY AREA (REQUIRED)	7,200
EARLY HEADSTART (PROPOSED) HEADSTART (PROPOSED)	4,317 3,030
TOTAL PLAY AREA (PROPOSED)	7,347

PROPOSED USE

NEW 1.5-5 YEARS OLD DAY CARE CENTER	
HOURS OF OPERATION	M-F 7AM TO 6PM
CHILDREN	M-F 8AM TO 4PM
EMPLOYEES	25
CHILDREN	96
TOTAL OCCUPANTS	121

LANDSCAPE AREA

	AREA (SF)
EXISTING	7,900
REMOVED / REPLACED	1,200
PROPOSED	0
TOTAL	6,700



PROPOSED SITE PLAN

ENGINEERING SCALE: 1" = 30'

GRAPHIC SCALE 0' 15' 30' 60'

BUILDING USES & AREAS

BUILDING	PRIMARY USE	OCCUP.	NO. OF STORIES	FLOOR AREA (SF)	LOT COVER. (SF)
BUILDING 620	ADMINISTRATIVE OFFICES	B	1	9,700	9,700
BUILDING 608	DAY CARE CENTER	E	1	10,050	10,050
TOTAL (EXISTING)				19,750	19,750
TOTAL (EXISTING) LOT COVERAGE :				19,750 SF / 54,450 SF	= 36%
TOTAL (EXISTING) FAR :				19,750 SF / 54,450 SF	= 36%

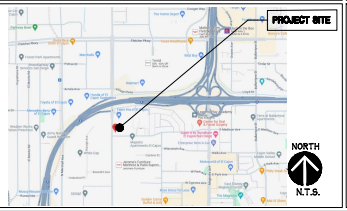
PARKING CALCS

OCCUPANCY	ONE SPACE PER	AREA (SF)	REQ. SPACES
608 @ CHILD CARE CENTER	500 SF	8,500	17
620 @ GENERAL OFFICE SPACE	250 SF	8,100	32.4
TOTAL SPACES REQUIRED			49.4
TOTAL SPACES PROPOSED			50

PROJECT SUMMARY

SCOPE OF WORK	1. CHILD CARE CENTER TENANT IMPROVEMENT WITHIN EXISTING OFFICE / RETAIL SPACE. IMPROVEMENTS INCLUDE NEW INTERIOR PARTITION WALLS, CABINETRY, PLUMBING FIXTURES, RESTROOMS, CEILINGS AND FINISHES TO CREATE DAY CARE ROOMS, OFFICES AND ACCESSORY SUPPORT SPACES.
AREA OF IMPROVEMENT	10,050 SF (EXISTING SUITE; NO NEW BUILT AREA)
	2. CONVERT PORTION OF ONSITE PARKING INTO NEW OUTDOOR PLAY ACTIVITY AREAS FOR EARLY HEADSTART (TODDLER) AND HEADSTART (PRESCHOOL) PROGRAMS (EXISTING IMPERVIOUS AREA)
AREA OF IMPROVEMENT	7,400 SF (EXISTING PAVING, NO NEW AREA)
	3. REMOVE & REPLACE EXISTING LANDSCAPE PLANTER OR ASPHALT PAVING WITH CONCRETE PAVING WALKWAYS
AREA OF IMPROVEMENT	1,485 SF (NEW OR REPLACED IMPERVIOUS AREA)
PROJECT ADDRESS (WATER METER ADD)	608 W. MADISON AVENUE EL CAJON, CA 92020
APN	482-260-12-00
LEGAL DESCRIPTION	CC000262 TCT PMEX ST WIDI DOC 77-345658 I
TENANT / FINANCIALLY RESPONSIBLE PARTY	AKA HEADSTART, INC. 620 W. MADISON AVE. EL CAJON, CA 92020 PHONE: 619.270.7009 CONTACT: AMANDA KELLEY AKelley@akaheadstart.org
OWNER	HAMANN CONSTRUCTION & PROPERTY MANAGEMENT 1000 PIONEER WAY EL CAJON, CA 92020 PHONE : (619) 440-7424
EXISTING OCCUPANCY	10,050 GSF — B OFFICE / M MERCANTILE
PROPOSED OCCUPANCY	10,050 GSF — E DAYCARE (NO NEW AREA)
SITE AREA	54,450 GSF — 1250 ACRES
NO. OF STORIES	ONE-STORY
TYPE OF CONSTR.	TYPE III, SPRINKLERED (AUTOMATIC WET SYSTEM) FIRE ALARM
YEAR BUILT	1977
ZONE	C-M HEAVY COMMERCIAL / LIGHT MANUFACTURING

VICINITY MAP



APPLICABLE CODES

THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)

THE 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) ADOPTS THE 2020 NATIONAL ELECTRIC CODE (NEC)

THE 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) ADOPTS THE 2021 UNIFORM MECHANICAL (UMC) CODE

THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) ADOPTS THE 2021 UNIFORM PLUMBING CODE (UPC)

THE 2022 EDITION OF THE CALIFORNIA FIRE CODE (CFC) BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC)

THE 2022 EDITION OF THE CALIFORNIA ENERGY CODE

PROJECT TEAM

ARCHITECT

JENNIFER ROBINSON
JENNIFER ROBINSON ARCHITECTS
8218 ROYAL GORGE DRIVE
SAN DIEGO, CA 92119
PHONE (619) 571-9114
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SHEET INDEX

T1.0 TITLE SHEET & REFERENCE SITE PLAN

ARCHITECTURAL
A1.0 EXISTING & PROPOSED SITE PLANS
A2.0 PROPOSED FLOOR PLAN

CITY OF EL CAJON

PERMIT NO. _____

APPLICANT : AKA HEADSTART, INC.

ASSESSOR PARCEL NO(S) : 482-260-12-00

REQUEST : CONVERT EXISTING OFFICE / RETAIL SHELL BUILDING INTO CHILD CARE CENTER ADJACENT TO HEADSTART, INC. ADMINISTRATIVE OFFICES AT 620 W. MADISON AVENUE. CONVERT A PORTION OF THE EXISTING PARKING LOT INTO OUTDOOR ACTIVITY PLAYGROUND AREAS FOR EARLY HEADSTART, AND HEADSTART DAYCARE PROGRAM.

PC RESOLUTION No. _____ APPROVED BY: _____

CC RESOLUTION No. _____ _____

ORDINANCE No. _____ DATE : _____

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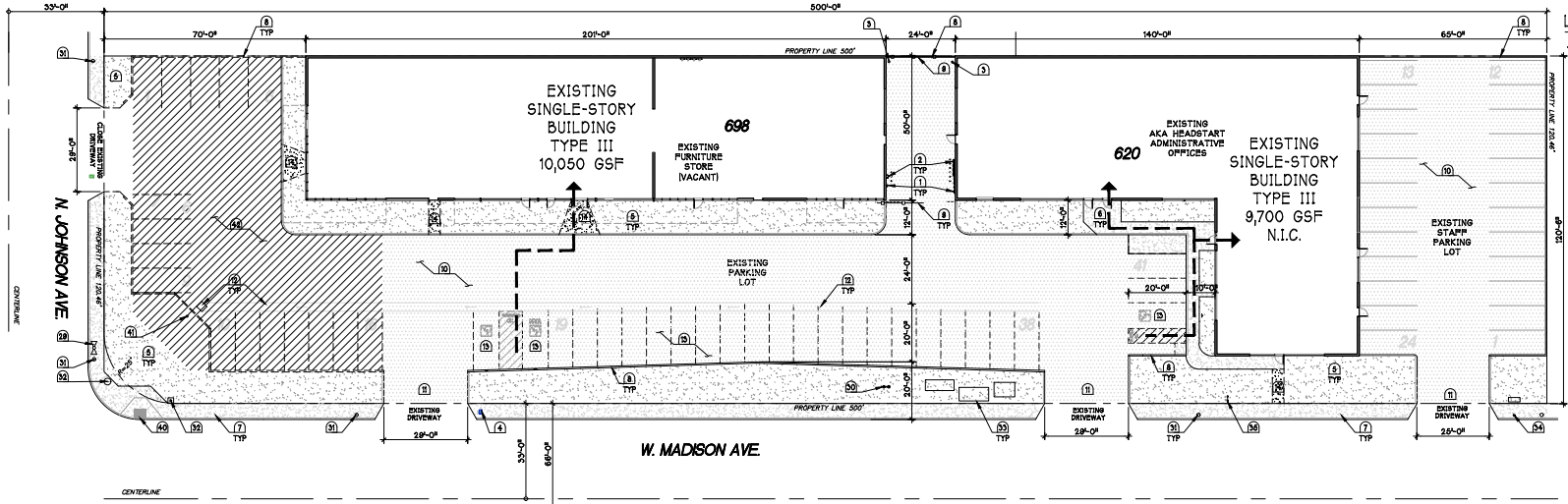
AKA HEADSTART, INC. DAY CARE
MINOR USE PERMIT
698 W. MADISON AVENUE, EL CAJON, CA 92020

ISSUE	DATE
MUP DRAWINGS	28 APR 2025

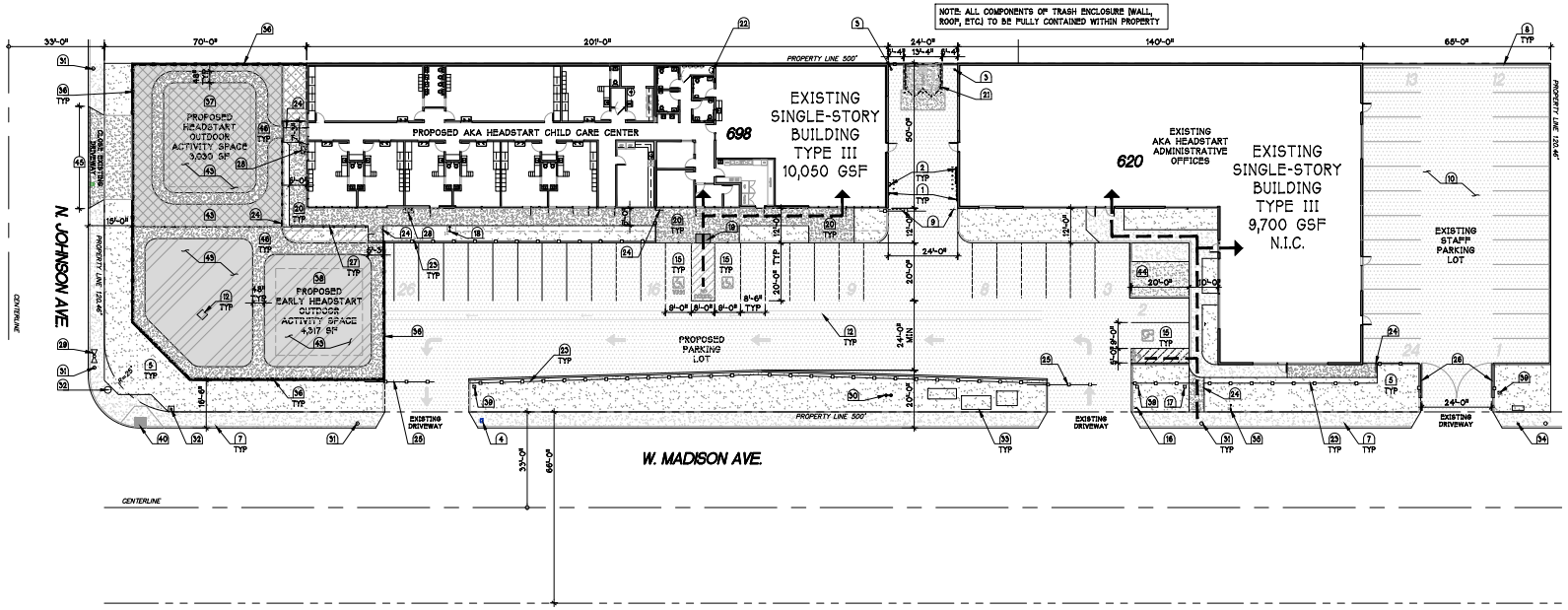
TITLE SHEET

T1.0

SHEET 1 OF 3



EXISTING / DEMOLITION SITE PLAN (A)



PROPOSED SITE PLAN (B)

LEGEND

- ACCESSIBLE ENTRANCE / POT TO PUBLIC RIGHT OF WAY
- PROPERTY LINE
- EXISTING ASPHALT PAVING
- EXISTING LANDSCAPE PLANTER
- EXISTING CONCRETE PAVING
- 7'-0" HIGH STEEL TUBE FENCE
- 3'-0" HIGH STEEL TUBE FENCE
- PROPOSED CONCRETE PAVING
- EARLY HEADSTART (TODDLER) OUTDOOR ACTIVITY AREA
- HEADSTART (PRESCHOOL) OUTDOOR ACTIVITY AREA
- REMOVE EXISTING ASPHALT TO ACCOMMODATE NEW FALL ZONE SURFACES
- POURED-IN-PLACE FALL ZONE SURFACE
- LANDSCAPE PLANTER TO MATCH EXISTING

CONSTRUCTION NOTES

1. EXISTING ELECTRICAL METER
2. EXISTING GAS METER
3. EXISTING FIRE SPRINKLER RISER
4. EXISTING WATER METER
5. EXISTING PLANTER
6. EXISTING CONCRETE PAVING
7. EXISTING CITY SIDEWALK, CURB, AND GUTTER
8. EXISTING SITE WALL
9. EXISTING 7'-0" HIGH TUBE STEEL FENCE
10. EXISTING ASPHALT PAVING
11. EXISTING DRIVEWAY TO REMAIN IN USE
12. EXISTING CONCRETE SWALE & STORM DRAIN
13. REMOVE EXISTING PARKING STRIPING & SIGNAGE
14. REMOVE EXISTING CONCRETE PAVING
15. ACCESSIBLE PARKING, LOADING & SIGNAGE
16. ACCESSIBLE ENTRANCE SIGNAGE
17. KNOX BOX PER CITY STANDARDS
18. BACK FLOW PREVENTOR
19. CURB CUT (E) CURB & DETECTABLE WARNING SURFACE
20. CONCRETE PAVING / ACCESSIBLE PATH OF TRAVEL: ALL WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (CBC 11B-403.3)
21. TRASH ENCLOSURE PER CITY STANDARDS & CPC 304.3.3 NOTE: ALL COMPONENTS OF TRASH ENCLOSURE (WALL, ROOF, ETC.) TO BE FULLY CONTAINED WITHIN PROPERTY
22. ROOF ACCESS LADDER
23. 7' H TUBE STEEL FENCE
24. TUBE STEEL MANUAL GATE W/ PANIC HARDWARE
25. 24' W X 7' H ROLLING TUBE STEEL MANUAL VEHICLE GATE
26. 12' W X 7' H SWINGING TUBE STEEL MANUAL VEHICLE GATE
27. 3' H TUBE STEEL FENCE
28. TROUGH HANDWASH SINK
29. EXISTING FIRE HYDRANT
30. EXISTING FIRE DEPARTMENT CONNECTION
31. EXISTING POWER POLE
32. EXISTING TRAFFIC LIGHT
33. EXISTING ELECTRICAL EQUIPMENT
34. EXISTING BUS STOP
35. EXISTING BACK FLOW PREVENTOR
36. RETAINING WALL W/ TUBE STEEL FENCE ABOVE
37. KAPLAN SUNNY DAYS PLAY & SHADE STRUCTURE OR EQ.
38. KAPLAN BEGINNERS FUN CLIMBER PLAY & SHADE STRUCTURE OR EQ.
39. PROVIDE KNOX BOX OR KEY SWITCH @ VEHICLE GATE
40. EXISTING CURB RAMP & DETECTABLE WARNING SURFACE
41. REMOVE EXISTING FLAG POLE
42. REMOVE EXISTING SITE WALLS & SURFACES TO ACCOMMODATE NEW WORK
43. PROVIDE POURED-IN-PLACE FALL ZONE SURFACE
44. PROVIDE CURB AND CREATE PLANTER
45. CLOSE EXISTING DRIVEWAY W/ CURB, GUTTER, AND SIDEWALK PER G-2 & G-7
46. PROVIDE CONCRETE TRIKE PATH

GRAPHIC SCALE
0' 10' 20' 40'
1" = 20'-0"

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AKA HEADSTART, INC. DAY CARE
MINOR USE PERMIT
698 W. MADISON AVENUE, EL CAJON, CA 92020

ISSUE	DATE
☒ MUP DRAWINGS	28 APR 2025

EXISTING & PROPOSED SITE PLAN

A1.0

SHEET 2 OF 3

CONSTRUCTION STORMWATER BMP NOTES

1. All applicable temporary construction and non-stormwater discharge BMPs shall be implemented in accordancewith the City of El Cajon minimum BMP requirements included in the El Cajon Municipal Code 13.10 and the City of El Cajon Jurisdictional Runoff Management Program (JRMP).
2. The owner/owner's contractor(s) are responsible for pollution prevention practices to prevent the discharge of sediment and pollutants to the publicstorm drain system.
3. The owner/owner's contractor(s) are responsible for the prevention of erosion caused by grading, clearing of vegetation, demolition or construction.
4. All stormwater BMPs shall ke maintained for the duration of te project.
5. All applicable temporary construction erosion and sediment control BMPs shall be implemented for all portions of the project area where applicable. All onsite drainage pathways that convey concentrated flows shall be stabilized toprevent erosion.
6. Run-on from areas outside the project area shall be diverted around work areas to the extent feasible. Run-on that cannot be diverted shall be managed using appropriate erosion and sediment control BMPs.
7. Graded areas around the project perimeter will drain away from the face of slopes at the end of each working day.
8. Provide effective sediment scrimenter control around project area to help prevent transport of soil and sediment offsite sy using fiber rolls, gravel bags, orother equally effective BMPs.
9. Any sediment tracked onto offsite paved areas shall be removed via sweeping at least daily. All BMPs shall be installec and maintained in accordance vith the applicable fact sheets (CASQA, County of San Diego, City of El Cajon).
10. Solid waste and other construction wastes shall be placed in a container daily located in a designated area and shall bedisposed of in accordance with applicable requirements.
11. Construction Materials shall be stored in a manner to help avoid being transported in storm water runoff discharges. Concrete waste shall not be washed out onto the ground surface. Concrete washout shall be disposed properly and placed in a washout area designed in accordance with factsheets (CASQA, County of San Diego, City of El Cajon).
12. Erosion Control measures vill be implemented starting the frst day of clearing, grading or soil disturbance or construction. These controls will remain in effect until all relevant operations have been completed and disturbed soil have eitner: established vegetation; or other permanent erosion control at 70% completion).
13. Stockpiles and other sources of pollutants shall be covered when the chance of rain, within the next 48-hours with, is atleast 50% precipitation.
14. All gravel bags shall have ¼ inch minimum aggregate (No sandbags or burlap type bags allowed).
15. In case of Emergency Contct Name:_____ Phone:_____

FIRE NOTES

1. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CCR TITLE 19.
2. DURING CONSTRUCTION, AT LEAST ONE FIRE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.
3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
4. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 5012. CFC 505
5. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.11 AND SHALL MEET THE FLAME PROPOGATION PERFORMANCE CRITERIA OF THE CCR TITLE 19 DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY.
6. DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON- OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
7. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STANDPIPE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS OR OTHER DECORATIVE MATERIAL.
8. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY AND CFC 308.
9. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.

GREEN BUILDING STANDARDS

1. LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL PARKING: FUEL-EFFICIENT, VEHICLE PARKING WILL BE PROVIDED IN ACCORDANCE WITH CGC SECTION 5.106.5.2
2. LIGHT POLLUTION REDUCTION: EXTERIOR LIGHT POLLUTION MUST COMPLY WITH CGC SECTION 5.106.8
3. MOISTURE CONTROL: LANDSCAPE IRRIGATION SYSTEMS SHALL BE DESIGNED TO PREVENT SPRAY ON STRUCTURES. EXTERIOR ENTRIES SUBJECT TO FOOT TRAFFIC OR WIND-DRIVEN RAIN SHALL BE DESIGNED TO PREVENT WATER INTRUSION INTO THE BUILDING. CGC SECTION 5.407.2.2.1
4. WASTE MANAGEMENT: THE CONTRACTOR MUST SUBMIT TO THE ENGINEERING DEPARTMENT OR OTHER AGENCY THAT REGULATES CONSTRUCTION WASTE MANAGEMENT A WASTE MANAGEMENT PLAN THAT OUTLINES THE ITEMS LISTED IN CGC SECTION 5.408.1.1
5. RECYCLING: A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED AND/OR SALVAGED. CGC 5.408.1. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE. CGC SECTION 5.408.1.4
6. RECYCLING: AN IDENTIFIED, READILY ACCESSIBLE AREA SHALL BE PROVIDED THAT SERVES THE ENTIRE BUILDING FOR COLLECTING RECYCLING, SUCH AS PAPER, CARDBOARD, GLASS, PLASTICS, METALS, ETC. CGC SECTION 5.410.1
7. DOCUMENTATION: A BUILDING "SYSTEMS MANUAL" AS LISTED IN CGC SECTION 5.410.2.5 SHALL BE DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE AND THE FACILITIES OPERATOR. THE "SYSTEMS MANUAL" SHALL CONTAIN THE REQUIRED FEATURES LISTED IN CGC SECTION 5.410.2.5.1
8. POLLUTANT CONTROL: DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 5.504.3
9. POLLUTANT CONTROL: VOC's MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 5.504.4 AND TABLES 4.504.1, 5.504.4.1, 5.504.4.2, 5.504.4.3 AND 5.504.4.5 FOR: ADHESIVES, SEALANTS, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 5.504.4
10. POLLUTANT CONTROL: MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8. MERV 8 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY. CGC SECTION 5.504.5.3
11. POLLUTANT CONTROL: WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, SUCH AREAS ARE PROHIBITED WITHIN 25' OF BUILDING ENTRIES, WINDOWS AND OUTDOOR AIR INTAKES. SIGNAGE SHALL BE POSTED TO INFORM OCCUPANTS OF THE PROHIBITIONS. CGC SECTION 5.504.7
12. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC SECTION 102.3

PLUMBING FIXTURE REQ'S

PROPOSED OCCUPANCY TOTAL OCCUPANT LOAD [PER TABLE 4-1]				OCCUP. LOAD FACTOR	PRO. AREA [SF]	OCCUP. LOAD
GROUP E [DAYCARE]				35	3,460	89
TOTAL OCCUPANTS						89
	WATER CLOSETS		URINALS	LAVATORIES		DRNKG FNTNS
GROUP E [49 EACH]	MALE 1 : 50	FEMALE 1 : 50	MALE 1 : 100	MALE 1 PER 40	FEMALE 1 PER 40	1 PER 100
TOTAL REQUIRED	1	2	1	2	2	1
TOTAL PROVIDED	5	6	1	5	6	1

PROPOSED OCCUPANCY TOTAL OCCUPANT LOAD [PER TABLE 4-1]				OCCUP. LOAD FACTOR	PRO. AREA [SF]	OCCUP. LOAD
GROUP B [BUSINESS]				150	3,404	23
TOTAL OCCUPANTS						23
	WATER CLOSETS		URINALS	LAVATORIES		DRNKG FNTNS
GROUP B [1 EACH]	MALE 1 : 150	FEMALE 1 : 115	MALE 1 : 1-100	MALE 1 : 175	FEMALE 1 : 150	1 PER 100
TOTAL REQUIRED	1	1	1	1	1	1
TOTAL PROVIDED	2	2	4	2	2	1

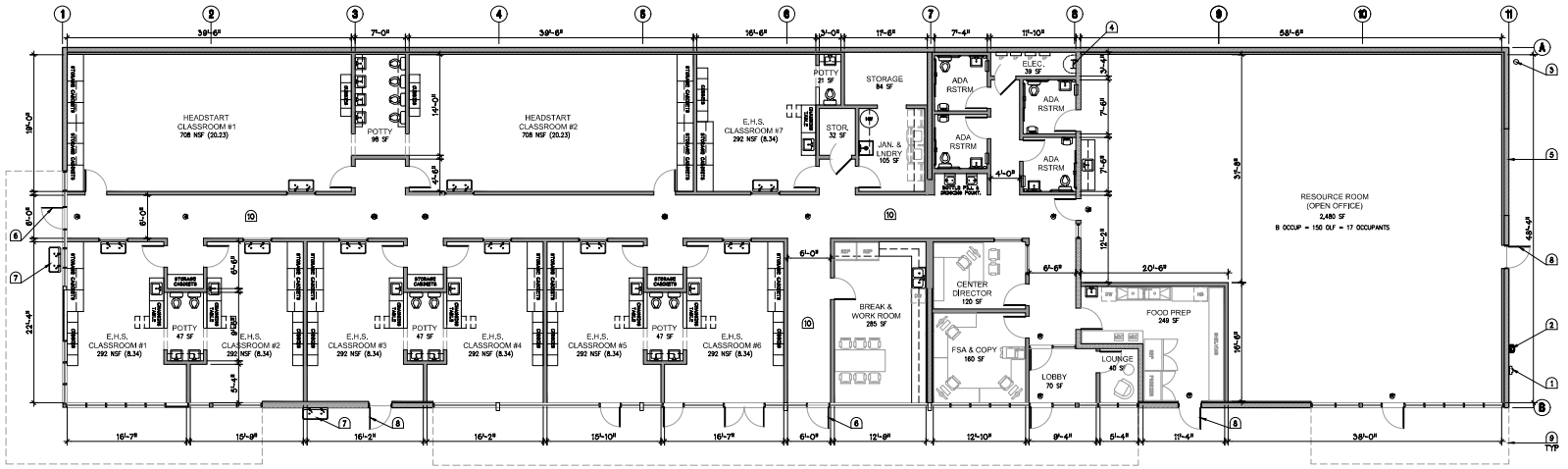
MINIMUM PLUMBING FACILITIES, CPC TABLE 422.1

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW EXTERIOR INFILL WALL; STUCCO AND PAINT TO MATCH EXISTING
- NEW INTERIOR PARTITION WALL TO 6" ABOVE CEILING
- FURRED CONCRETE WALL TO 6" ABOVE CEILING
- NEW LOW PARTITION WALL TO 4'-0" A.F.F.

CONSTRUCTION NOTES

1. EXISTING ELECTRICAL METER
2. EXISTING GAS METER
3. EXISTING FIRE SPRINKLER RISER
4. NEW ROOF ACCESS LADDER
5. INFILL EXISTING DOOR OPENING; STUCCO & PAINT TO MATCH EXISTING
6. NEW STOREFRONT DOOR TO MATCH EXISTING
7. NEW HANDWASH TROUGH SINK
8. REMOVE & REPLACE EXISTING HM DOOR; PAINT TO MATCH
9. EXISTING AWNING ABOVE W/ DOWNLIGHTS
10. ONE-HOUR RATED CORRIDOR W/ A MINIMUM WIDTH OF 60"



PROPOSED FLOOR PLAN (A)

GRAPHIC SCALE
0' 4' 10' 20'
1/8" = 1'-0"

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PROPOSED FLOOR PLAN

A2.0

SHEET 3 OF 3