

# CONVENIENCE STORE CONCEPT DRAWINGS



REVISIONS		
No.	Revisions	Date
1	CITY RE-SUBMITTAL	06-10-2020
0	CONCEPTUAL DRAWINGS	02-14-20

Consultant:  
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Project Name and Address  
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SHEET TITLE:  
 CONCEPTUAL  
 DRAWING

Project	Sheet
RKS-66079	<b>CD1</b>
Date	
10-15-2019	
Scale	
3/16"=1'-0"	

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**GENERAL NOTES:**

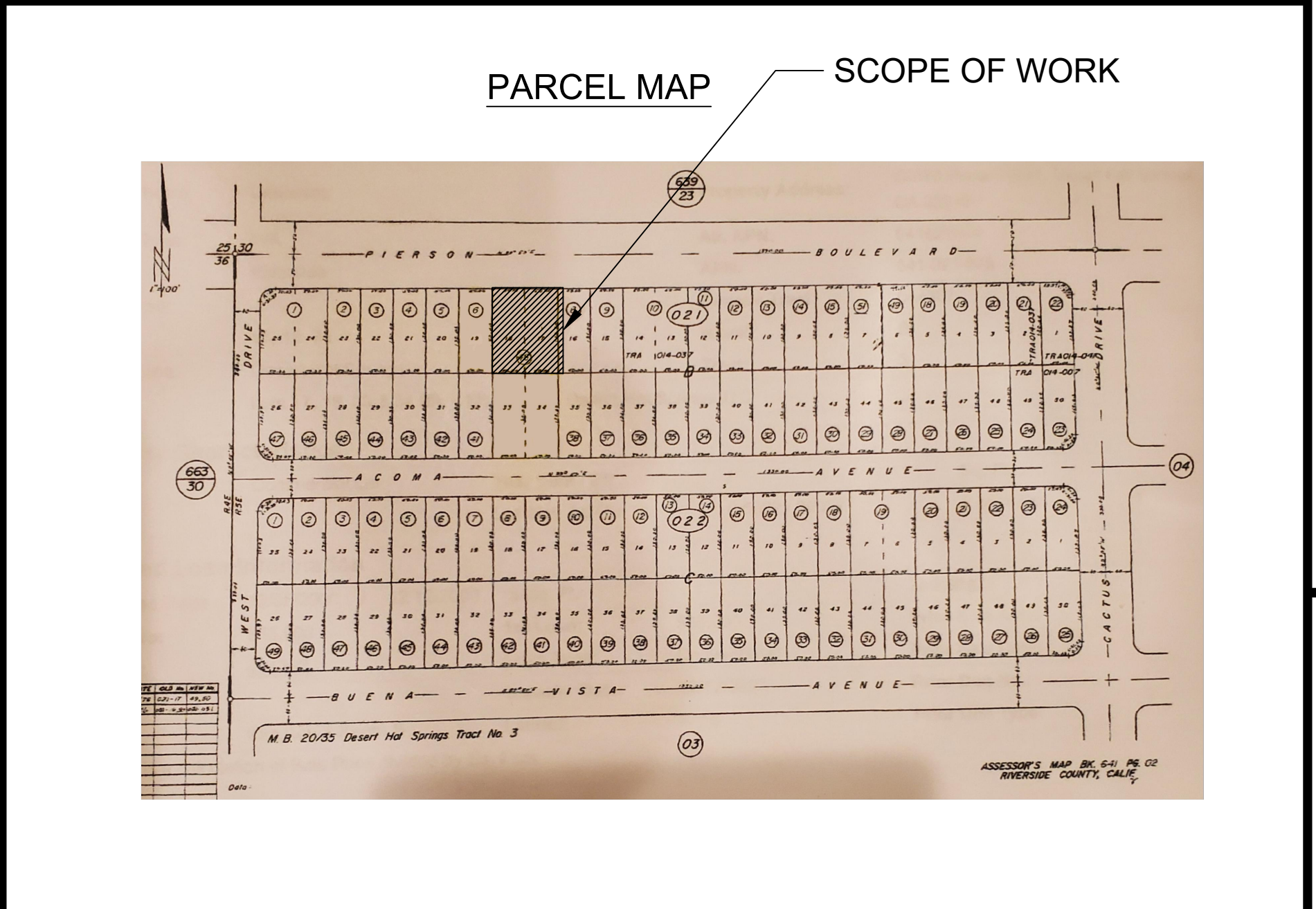
- GENERAL NOTES APPLY TO ALL DRAWINGS
- ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF METAL STUDS, FACE OF MASONRY OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR SHALL FURNISH AND INSTALL 2" X 10" CONTINUOUS WOOD BLOCKING IN STUD PARTITIONS FOR ANCHORAGE OF WALL ATTACHED ITEMS, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: GRAB BARS, VANITY UNITS, TOILET ACCESSORIES, WALL CABINETS, AND WALL MOUNTED FIXTURES, MARKERS BOARDS, TACK BOARDS.
- GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL CHASE SIZES WITH MECHANICAL SUBCONTRACTOR.
- WALL OPENINGS FOR FIRE DAMPERS SHALL BE FRAMED PER FIRE DAMPER MANUFACTURER'S RECOMMENDATIONS.
- GENERAL CONTRACTOR SHALL COORDINATE SIZES AND LOCATIONS OF 4" HIGH CONCRETE HOUSEKEEPING PADS WITH THE MECHANICAL AND ELECTRICAL EQUIPMENT SUPPLIES.
- LOCATE CONTROL JOINTS (CJ) AND CONTROL JOINTS ABOVE (CJA) WHERE SHOEN ON THE DRAWINGS. ISOLATE GYPSUM BOARD SURFACES WITH CONTROL WHERE:
  - ELEMENT, DISSIMILAR WALL OR PARTITION OR OTHER VERTICAL PENETRATION CONSTRUCTION CHANGES WITHIN PLANES OF THE CEILING.
  - CEILING RUN EXCEEDS 30 LINEAL FEET.
  - CONTROL JOINTS OCCUR IN STRUCTURAL ELEMENTS OF THE BUILDING.
  - PARTITION OR FURRING RUN EXCEEDING 30 LINEAL FEET.
- ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING ETC., SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/ OR SMOKE WITH FIRE SAFING AND APPROVED FIRESTOPPING SEALANT.
- THE GENERAL CONTRACTOR SHALL COORDINATE CUTOUTS FOR CASEWORK, MILLWORK, OR OTHER EQUIPMENT AS REQUIRED.
- ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
- NO ASBESTOS OR PCB CONTAINING MATERIALS SHALL BE USED ON THIS PROJECT.
- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTOR DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILINGS OR IN ARCHITECT APPROVED UTILITY SPACED IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- SCRIBE GYPSUM BOARD OF WALLS AND PARTITIONS TO IRREGULARITIES OF STRUCTURE AND ROOF DECK ABOVE. PROVISIONS SHALL BE MADE AT FULL HEIGHT NON-BEARING WALLS FOR 2-INCH VERTICAL MOVEMENT OF THE BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE SAFING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATING OF RESPECTIVE WALLS. FILL AT SIMPLE PARTITIONS WITH MATERIALS CAPABLE OF RESISTING THE PASSAGE OF SMOKE.

**GENERAL SYMBOLS**

	DETAIL NUMBER
	CROSS REFERENCE
	SHEET ON WHICH DRAWN
	SIMILAR OR TYPICAL REFERENCE
	WALL SECTION
	SIMILAR OR TYPICAL REFERENCE
	DETAIL REFERENCE
	BUILDING SECTION
	BUILDING ELEVATION
	INTERIOR ELEVATION
	CASEWORK
	ELEVATION
	LEGEND/KEY NOTE
	COLUMN LINE
	ROOM NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	WALL TYPE
	REVISION NUMBER
	DESCRIPTION

	EARTH
	GRAVEL/BALLAST
	SAND
	CONCRETE
	PRECAST CONCRETE
	STEEL
	GYM FLOOR
	WOOD (CONTINUOUS BLOCKING)
	WOOD (NON-CONTINUOUS BLOCKING)
	WOOD (TRIM/FINISH)
	GLASS
	STONE
	SHINGLES
	CONCRETE MASONRY UNIT
	BRICK VENEER
	METAL STUDS
	STEEL (LARGE SCALE)
	PLYWOOD (LARGE SCALE)
	GYPSUM WALL BOARD (LARGE SCALE)
	BATT INSULATION
	RIGID INSULATION
	SPRAY FOAM INSULATION
	MINERAL WOOL INSULATION
	PROTECTION BOARD
	CARPET (LARGE SCALE)
	ACOUSTICAL TILE (LARGE SCALE)
	TILE (LARGE SCALE)



**SCOPE OF WORK:**

CONSTRUCT NEW CONVENIENCE STORE WITH KITCHEN.

**BUILDING INFORMATION:**

APN#: 641-021-048

TYPE OF CONSTRUCTION:  
OCCUPANCY:  
FIRE SPRINKLERS:

PROPERTY ADDRESS:  
66079 PIERSON BLVD.  
DESERT HOT SPRINGS, CA 92240

OWNER/ APPLICANT:  
KARNAIL SINGH RANDNAWA  
8703 NANTES LANE  
RIVERSIDE, CA 92503  
951-509-3552  
malkiatsingh86@gmail.com

**PROJECT DESCRIPTION**

(N) CONVENIENCE STORE - RESTAURANT ADDITION.

**SHEET INDEX**

- A0 - GENERAL NOTES & ABBREVIATIONS
- A1- SITE PLAN
- A2- FLOOR PLAN
- A3- REFLECTIVE CEILING PLAN & ROOF EQUIPMENT PLAN
- A4- ELEVATIONS
- A5- SECTION DETAILS
- A6- DETAILS & WINDOW & DOOR SCHEDULE

- E0- COVER SHEET
- E1- INDEX & GENERAL NOTES
- E2- SINGLE LINE DIAGRAM & PANEL SCHEDULES
- E3- EXIT SIGNAGE
- E4- POWER
- E5- LIGHTING
- E6- LIGHTING CONTROLS
- E7- SITE LIGHTING & PHOTOMETRICS
- E8- ROOF LAYOUT
- E9- DETAILS
- E10- FLOOR PENETRATION DETAILS
- E11- TITLE 24

- P0- GENERAL NOTES & ABBREVIATIONS
- P1- PLUMBING SITE PLAN
- P2- PLUMBING FLOOR PLAN
- P3- DETAILS

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SHEET TITLE:  
**GENERAL NOTES & ABBREVIATIONS**

Project RKS-66079	Sheet <b>A0</b>
Date 10-15-2019	
Scale NONE	

# CONVENIENCE STORE CONSTRUCTION 100% PROGRESS SET



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**BUILDING INFORMATION:**

APN#: 641-021-048  
 LOT SIZE SQFT.: 25,930.6354 SQFT  
 LOT SIZE IN ACRES: 0.595 ACRES  
 LOT COVERAGE PERCENTAGE: 1%  
 FLOOR AREA RATIO: 0.096

OCCUPANCY: N/A  
 FIRE SPRINKLERS: N/A  
 PROPERTY SQFT. 2,497.34 SQFT.

LANDSCAPING SQ FT.: 370.51 SQFT.

WALKWAY AT STORE FRONT SQFT.: 276.12 SQFT

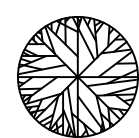
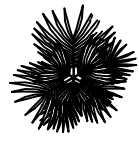



PARKING LOT SQFT.: 1,122 SQFT.  
 NUMBER OF PARKING SPACES REQUIRED:  
 (1 SPACE PER 250 SQUARE FEET)

CLASSIFICATION: RETAIL PARKING CENTER

COMMERCIAL ZONE DRIVEWAY AND DRIVE AISLE WIDTHS:  
 TWO-WAY COMMERCIAL DRIVEWAYS SHALL HAVE A  
 MINIMUM WIDTH OF 24 FEET.

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- LEGEND:**
-  BRAHEA ACULEATA  
INSTALLED AT 6' HEIGHT.
  -  PINEAPPLE DATE  
INSTALLED AT 6' HEIGHT.
  -  CERCIDIUM 'DESERT  
MUSEUM'  
LOW BRANCH PALO VERDE  
INSTALLED AT 6' HEIGHT.
  -  HESPERALOE  
INSTALLED AT 24" HEIGHT.
  -  ALOE 'BLUE ELF'  
INSTALLED AT 24" HEIGHT.

**SCOPE OF WORK:**

CONSTRUCT A CONVENIENCE STORE INCLUDING  
 RESTAURANT ADDITION WITH TYPE 21 OFF SALE  
 GENERAL LICENSE WITH:  
 (N) ADEQUATE PAVED PARKING LOT,  
 (N) LANDSCAPING,  
 (N) TRASH ENCLOSURE  
 (N) GREASE TRAP.



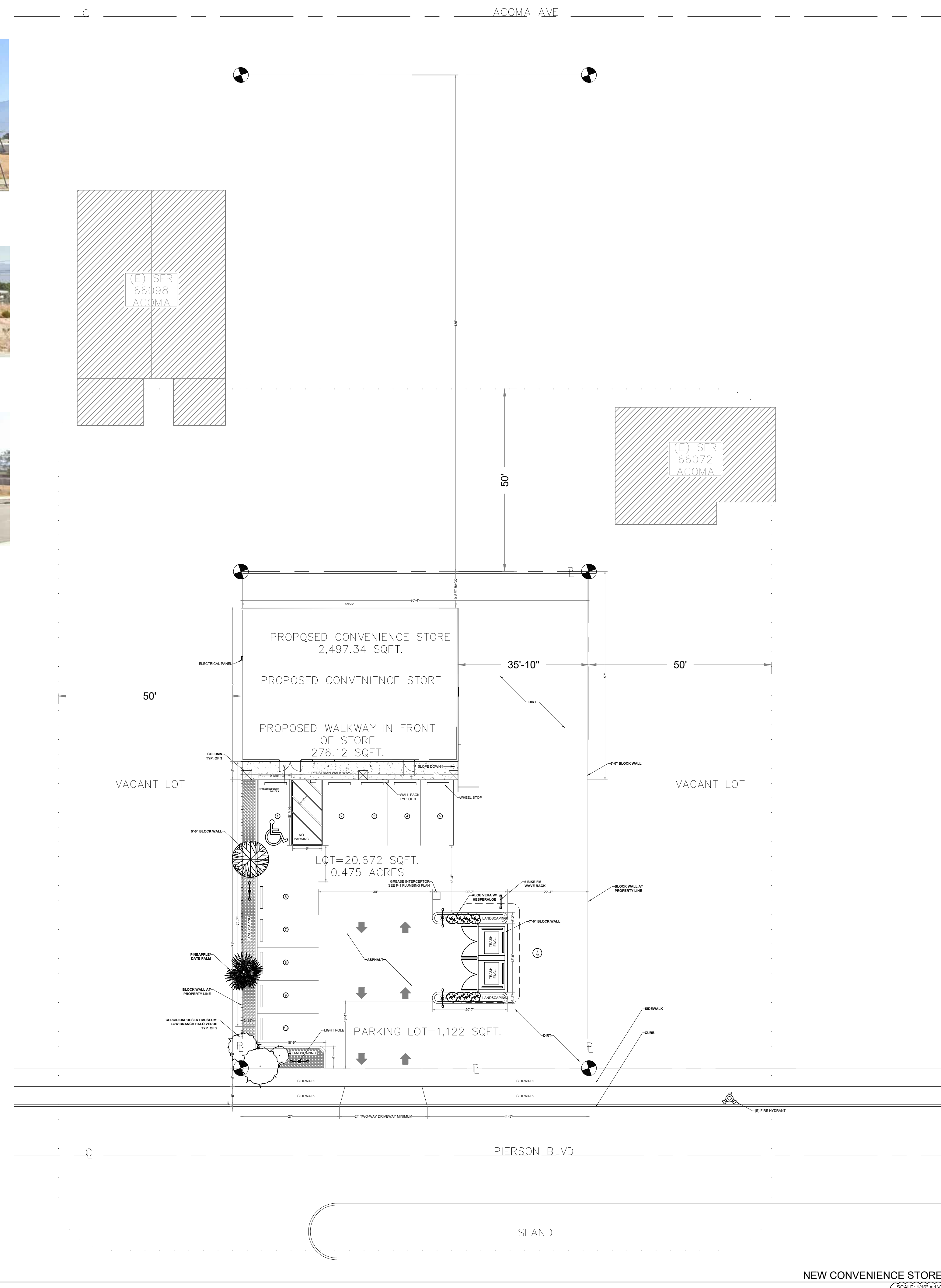
(E) VACANT LOT SOUTH VIEW



(E) VACANT LOT SOUTHEAST VIEW



(E) VACANT LOT SOUTHWEST VIEW



**GENERAL NOTES:**

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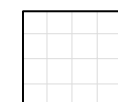
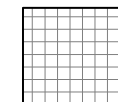
SHEET TITLE:  
**SITE PLAN**

Project RKS-66079	Sheet <b>A1</b>
Date 10-15-2019	
Scale 1/4"=1'-0"	

NEW CONVENIENCE STORE  
 SCALE 1/4" = 1'-0"

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**GENERAL NOTES:**

-  12 IN. X 12 IN. CIRQUE WHITE
-  VINYL TILE FLOORING 6 IN X 6 IN. CERAMIC FLOOR.

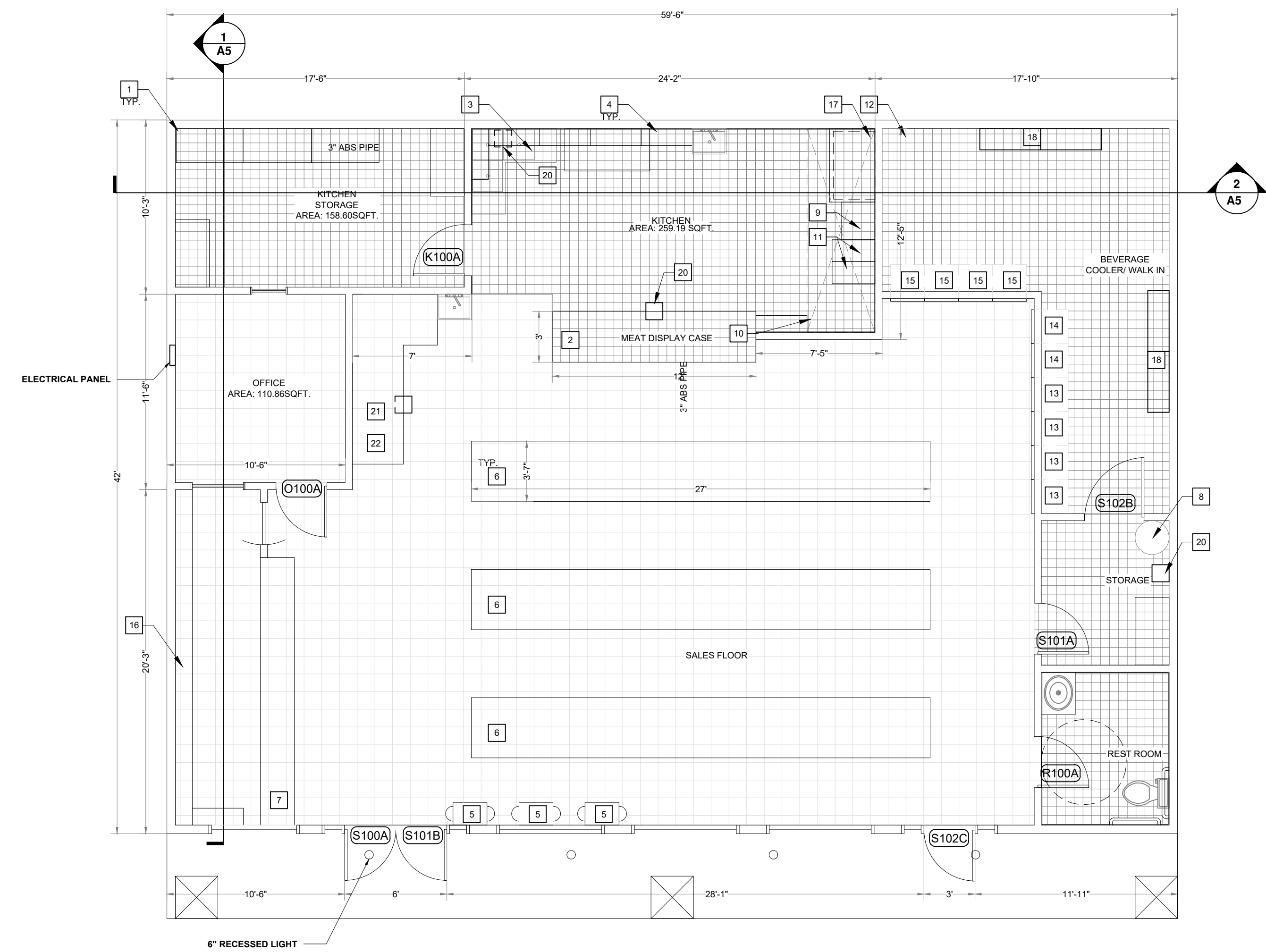
**KEY NOTES:**

- 1 24"X 48" 6-SHELF STORAGE RACK
- 2 REFRIGERATED MEAT DISPLAY CASE
- 3 3 COMPARTMENT SINK
- 4 STAINLESS STEEL WORK SHELF
- 5 TABLE TOP
- 6 FLOOR SHELVING
- 7 SALES COUNTER
- 8 WATER HEATER
- 9 STAINLESS STEEL GAS RANGE
- 10 TYPE I, WALL CANOPY HOOD
- 11 GAS FLOOR FRYERS
- 12 THERMOSTATIC GRIDDLE
- 13 BEER AND WINE
- 14 DAIRY
- 15 SODA BEVERAGE/ WATER
- 16 HARD LIQUOR SHELVING
- 17 AVANTCO CHEF BASE REFRIGERATOR
- 18 ENERGY SOLUTIONS WALK IN EVAPORATOR
- 19 GREASE INTERCEPTOR
- 20 FLOOR DRAINS
- 21 SODA MACHINE
- 22 BEVERAGE COUNTER

**FINISH SCHEDULE**

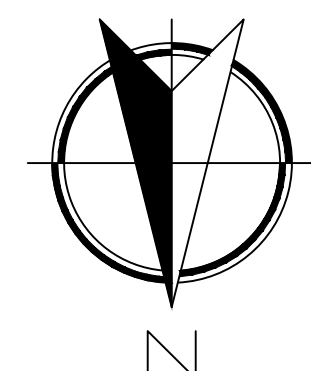
NOTE: ALL FINISHES, WALL PANELS, CEILING PANELS, AND ANY APPLIED FINISHES SHALL COMPLY WITH COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH HANDOUT TITLED "ACCEPTED WALL AND CEILING MATERIALS" AND "CONSTRUCTION PLAN APPROVAL PROCEDURES FOR FOOD FACILITIES" BOOKLET

ROOM	CEILING	FLOOR	COVE MIN 3/8" RADIUS	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL
KITCHEN STORAGE	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL PAINTED	DIAL TILE - LIGHT COLORED, 1/4", IMPACT RESISTANT, NON-ABSORBANT W/ GROUT SEALED TO BE IMPERVIOUS TO WATER, GREASE, AND ACID	DIAL TILE COVE, SAME AS FLOOR	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL
KITCHEN	FRP - WHITE .30 INCH PAINTED A WHITE SEMI-GLOSS PAINT.	DIAL TILE - LIGHT COLORED, 1/4", IMPACT RESISTANT, NON-ABSORBANT W/ GROUT SEALED TO BE IMPERVIOUS TO WATER, GREASE, AND ACID	DIAL TILE COVE, SAME AS FLOOR	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL
STORAGE	GYPSUM BOARD CEILING	DIAL TILE - LIGHT COLORED, 1/4", IMPACT RESISTANT, NON-ABSORBANT W/ GROUT SEALED TO BE IMPERVIOUS TO WATER, GREASE, AND ACID	DIAL TILE COVE, SAME AS FLOOR	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL
RESTROOM	GYPSUM BOARD CEILING	DIAL TILE - LIGHT COLORED, 1/4", IMPACT RESISTANT, NON-ABSORBANT W/ GROUT SEALED TO BE IMPERVIOUS TO WATER, GREASE, AND ACID	DIAL TILE COVE, SAME AS FLOOR	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL	FRP - WHITE .30 INCH LAMINATED TO 5/8" GYPSUM PANEL
WALK-IN COOLER	STAINLESS STEEL	DIAL TILE - LIGHT COLORED, 1/4", IMPACT RESISTANT, NON-ABSORBANT W/ GROUT SEALED TO BE IMPERVIOUS TO WATER, GREASE, AND ACID	DIAL TILE COVE, SAME AS FLOOR	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL



NEW CONVENIENCE STORE - FLOOR PLAN

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



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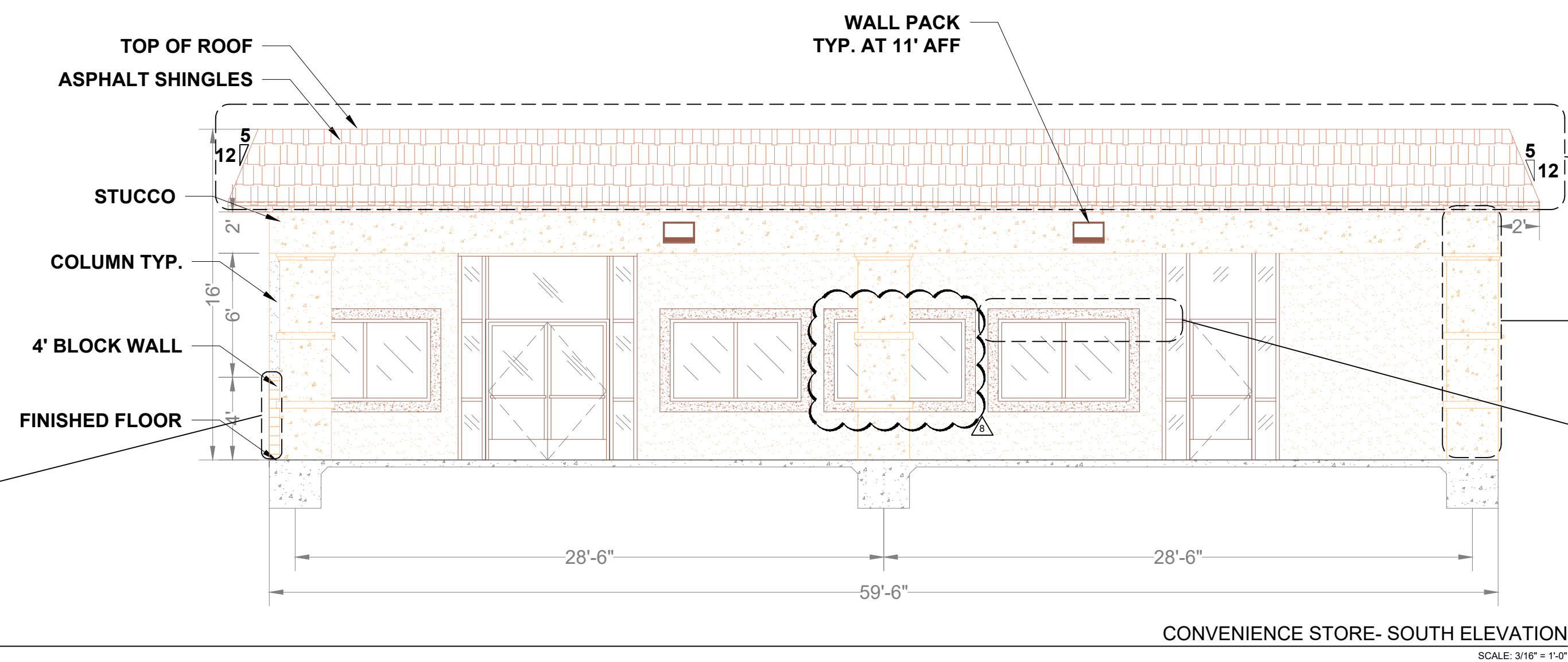
SHEET TITLE:  
**FLOOR PLAN**

Project RKS-6679	Sheet <b>A2</b>
Date 10-15-2019	
Scale 3/16"=1'-0"	

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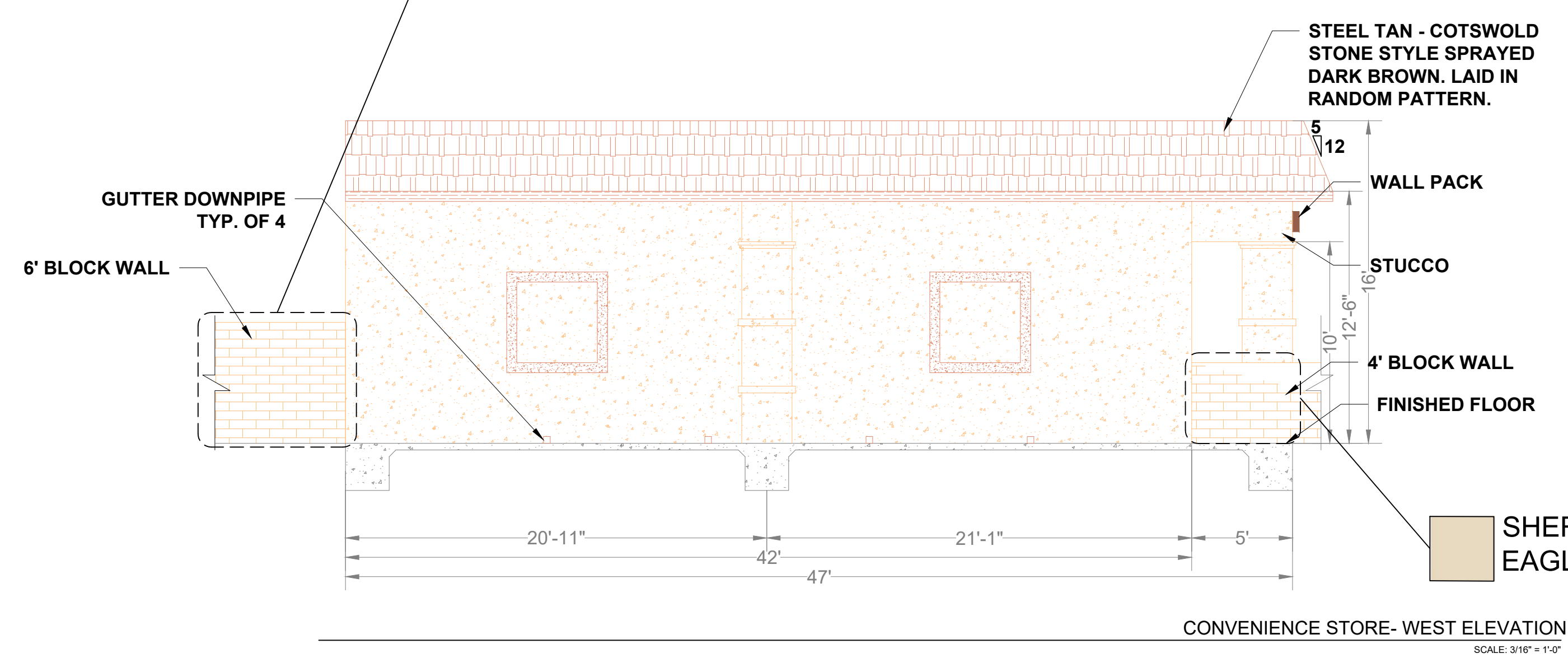
**GENERAL NOTES:**

1. VANDE HEY RALEIGH MULTI COLOR CUSTOM TILE COLOR STEEL TAN - COTSWOLD STONE STYLE SPRAYED DARK BROWN. LAID IN RANDOM PATTERN. MULTI-COLOR CUSTOM TILE ROOFS
2. SHERWIN-WILLIAMS SW 7573 EAGLE BEIGE STUCCO WALL.
3. SHERWIN-WILLIAMS SW 7573 EAGLE BEIGE BLOCK WALL.
4. SHERWIN-WILLIAMS SW 6046 SWING BROWN FOAM TRIM.

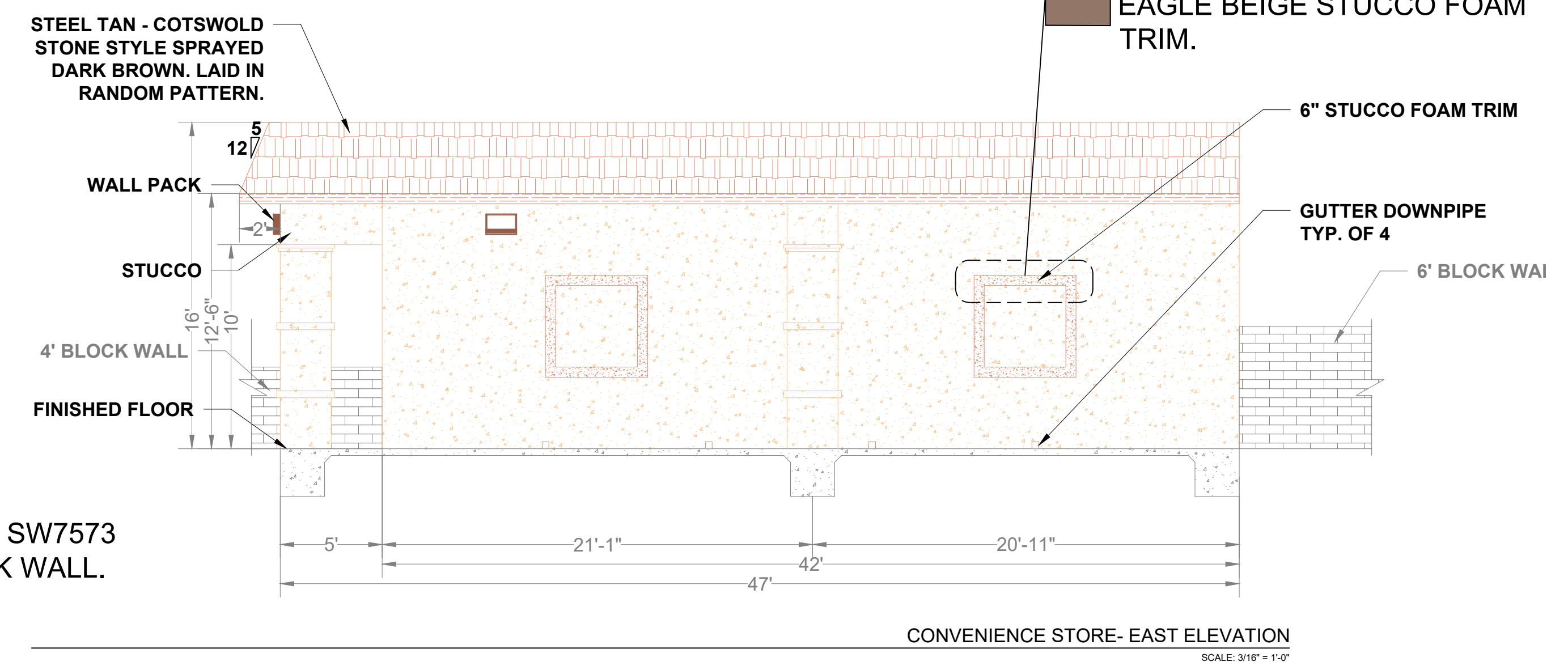


-  VANDE HEY RALEIGH MULTI COLOR CUSTOM TILE COLOR
-  SHERWIN-WILLIAMS SW7573 EAGLE BEIGE STUCCO.
-  SHERWIN-WILLIAMS SW6046 EAGLE BEIGE STUCCO FOAM TRIM.

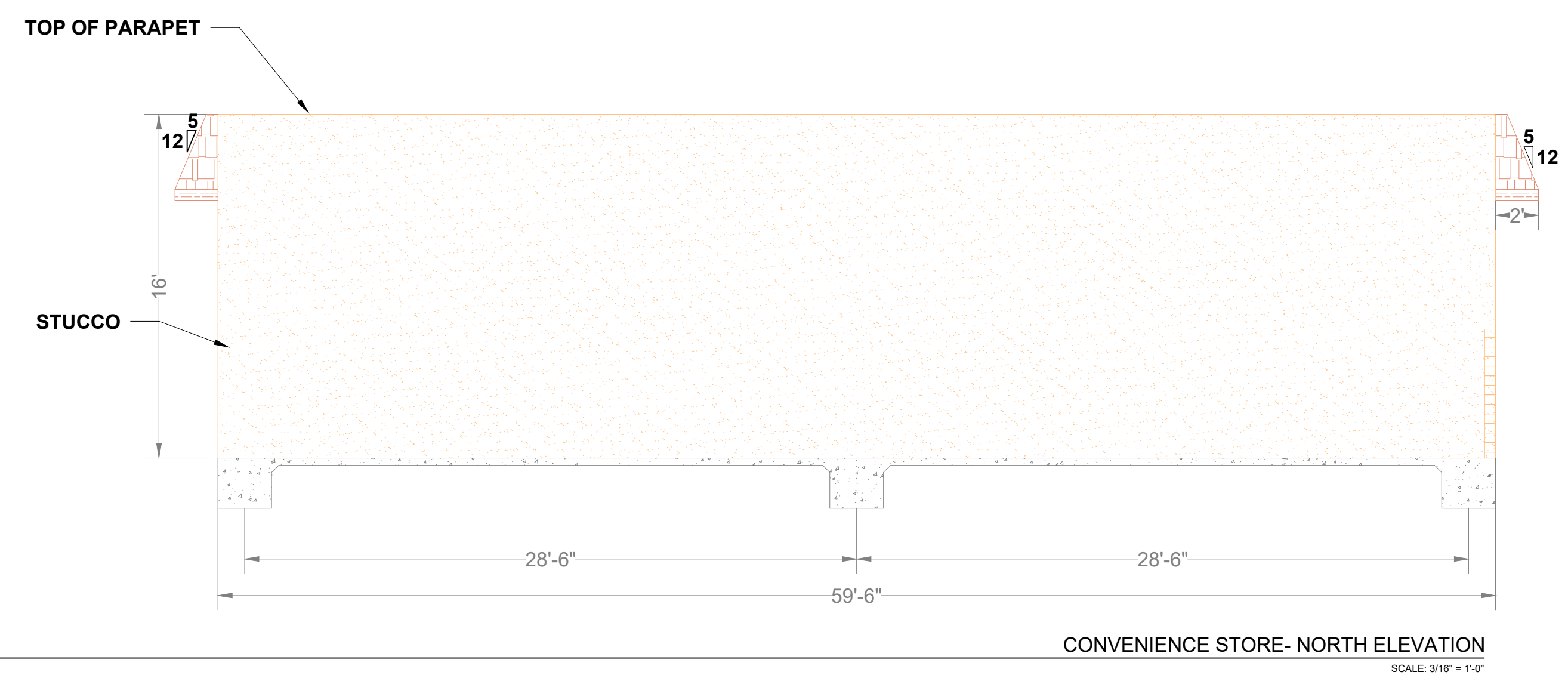
SHERWIN-WILLIAMS SW7573 EAGLE BEIGE BLOCK WALL.



SHERWIN-WILLIAMS SW7573 EAGLE BEIGE BLOCK WALL.



SHERWIN-WILLIAMS SW6046 EAGLE BEIGE STUCCO FOAM TRIM.



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 ELEVATIONS

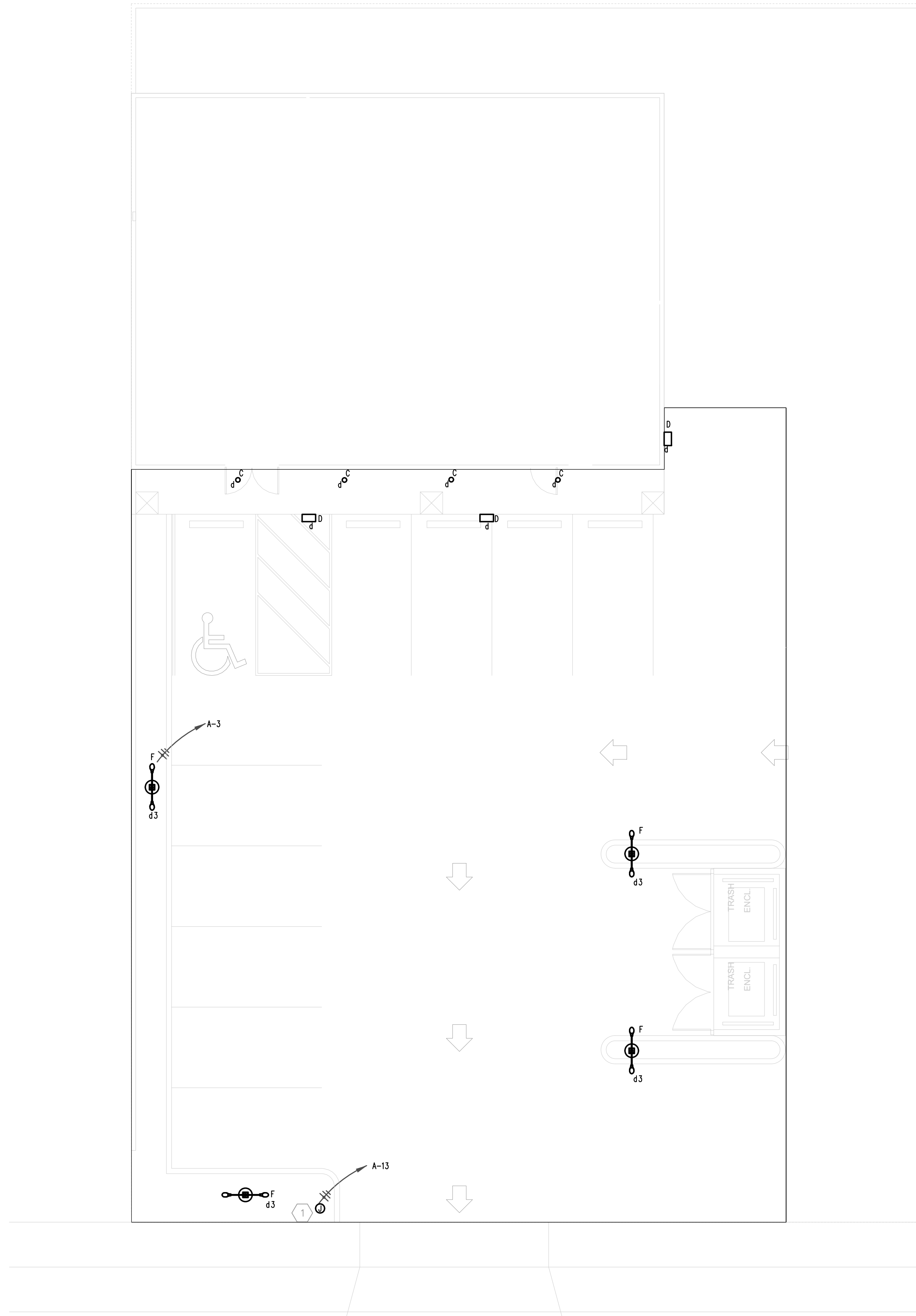
Project RKS.66079	Sheet <b>A4</b>
Date 10-15-2019	
Scale 3/16"=1'-0"	

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**GENERAL NOTES:**

**SHEET NOTES:**

1. PROVIDE AND INSTALL JUNCTION BOX. FIELD VERIFY EXACT LOCATION. TRENCH 1" PVC.



**SITE LIGHTING PLAN:**

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

REVISIONS		
No.	Revisions	Date
9	CITY RE-SUBMITTAL	06-29-2020
8	CITY RE-SUBMITTAL	06-10-2020
7	COUNTY HEALTH - SUBMITTAL	03-18-2020
6	CITY MEETING: 100% CS UPDATED	03-03-2020
5	CITY COMMENTS: 100% CS UPDATE	02-05-2020
4	REDUCE STORE TO 2500SQFT / 100% CS	01-22-2020
3	CITY COMMENTS: 100% CS	12-17-2019
2	CITY COMMENTS: 100% CS	12-05-2019
1	CITY COMMENTS	11-11-2019
0	PRELIMINARY PLANS	10-16-2019

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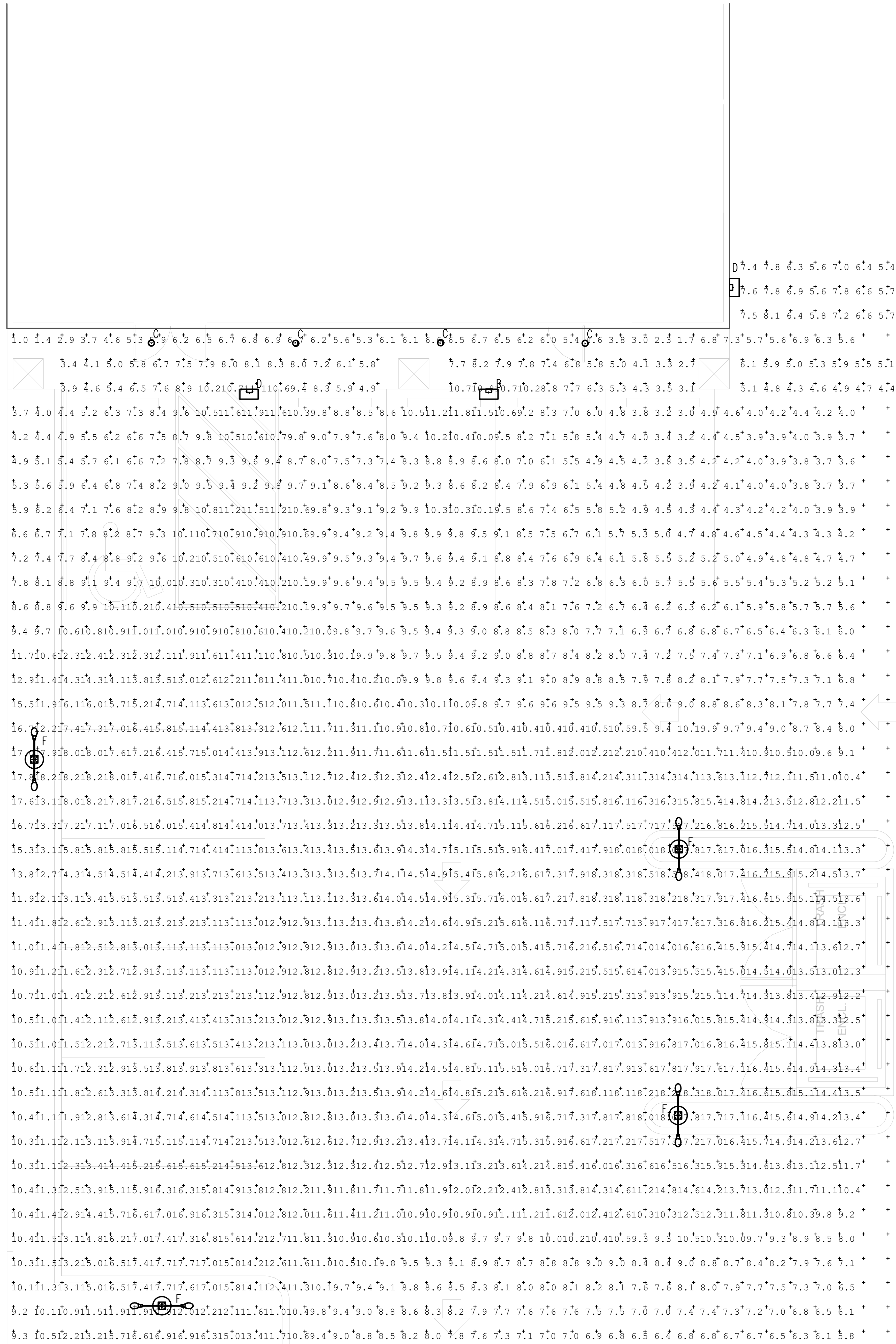
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SHEET TITLE:  
**SITE LIGHTING**

Project RK3-66079	Sheet <b>E3.0</b>
Date 10-16-2019	
Scale 1/8"=1'-0"	

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GENERAL NOTES:



Luminaire Schedule			
Symbol	Qty	Description	Lum. Lumens
☐	4	GL18-2-105LA-4870-NW	11352
⊕	3	TWR1 LED 2 50K MVOLT	3525
○	4	6BPMW LED	611

Calculation Summary			
Label	Units	Avg	Max
site Workplane 1	Fc	11.20	18.5
			1.0

REVISIONS		
No.	Revisions	Date
9	CITY RE-SUBMITTAL	06-28-2020
8	CITY RE-SUBMITTAL	06-10-2020
7	COUNTY HEALTH - SUBMITTAL	03-18-2020
6	CITY MEETING/ 100% CS UPDATED	03-03-2020
5	CITY COMMENTS/ 100% CS UPDATE	02-05-2020
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SHEET TITLE:  
**PHOTOMETRICS  
 CALCULATIONS**

Project RK3-66079	Sheet <b>E3.1</b>
Date 10-15-2019	Scale N.T.S.

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