SUBWAY

8960 FLETCHER PKWY
SUITE B
LA MESA, CA 91942

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
⅊	PROPERTY LINE
ø	DIAMETER or ROUND
(E)	EXISTING
(N)	NEW
⊥	PERPENDICULAR
#	POUND or NUMBER
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
AD.	AREA DRAIN
ADJ	ADJUSTABLE
ADMIN	ADMINISTRATION
AGGR	AGGREGATE
AL	ALUMINUM
APPROX	APPROXIMATE
APPT	APPOINTMENTS
ARCH.	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
ASST	ASSISTANT
AUTO.	AUTOMATIC
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
CAB.	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CI	CAST IRON
CJ	CONTROL JOINT
CKBD	CHALKBOARD
CLG	CEILING
CLKG	CAULKING
CL	CLOSET
CLR	CLEAR
CNTR	COUNTER
COL	COLUMN
COMP	COMPRESSED
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CKS	COUNTERSUNK
CTR	CENTER
DBL	DOUBLE
DEP	DEPRESSED
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA or ø	DIAMETER
DIM.	DIMENSION
DIR	DIRECTOR
DISP	DISPENSER
DN	DOWN
D. O.	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EL	ELEVATOR or ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
EO	ELECTRICAL OUTLET
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRICAL WATER COOLER
EX	EXAMINATION
EXIST.	EXISTING
EXP	EXPANSION
EXP JT	EXPANSION JOINT
EXPO.	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CAB.
FHC	FIRE HOSE CAB.
FHMS	FLAT HEAD METAL SCREW
FIN.	FINISH

FL	FLOOR
FLASH.	FLASHING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FOW	FACE OF WALL
FR	FRAME
FRPF	FIREPROOFING
FT	FOOT OR FEET
FTG	FOOTING
FUNC	FUNCTION
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GEN	GENERAL
GI	GALVANIZED IRON
GL	GLASS
GLULAM	GLUE LAMINATED
GR	GRADE
GRD	GROUND
GYP	GYPSUM
HB	HOSE BIBB
HC	HANDICAPPED
H. C.	HOLLOW CORE
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HEX.	HEXAGON
HI.	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HOSP	HOSPITAL
H. R.	HANDRAIL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
IC	INTERCOM
ID	INSIDE DIAMETER (DIM.)
INSTR	INSTRUMENTATION
INSUL	INSULATION
INT	INTERIOR
JAN.	JANITOR
JT.	JOINT
LAB	LABORATORY
LAM.	LAMINATE
LAV or L	LAVATORY
LKR	LOCKER
LT	LIGHT
LTG	LIGHTING
M	MEN
MACH	MACHINE
MATL	MATERIAL
MAX.	MAXIMUM
MB	MACHINE BOLT
MBM	METAL BUILDING MANUFACTURE
MECH	MECHANICAL
MED	MEDICINE or MEDICAL
MET. or MTL	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
M. O.	MASONRY OPENING
MONIT	MONITOR
M. T.	METAL THRESHOLD
MTP	METAL TOILET PREPARATION
MULL.	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO. or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OAV	OXYGEN, AIR & VACUUM
OBS	OBSCURE
OC	ON CENTER
OFF.	OFFICE
OPG	OPENING
OPP HAND	OPPOSITE
O. R.	OPERATING ROOM
OVHD	OVERHEAD
OX.	OXYGEN
PTN	PARTITION
PEG BD	PEGBOARD
PHYS	PHYSICAL
PJ	POUR JOINT

PL	PLATE
P LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PREFAB	PREFABRICATED
PREP	PREPARATION
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE
PTR	PAPER TOWEL RECEPTACLE
PTS	PNEUMATIC TUBE STATION
Q. T.	QUARRY TILE
R	RISER
RAD. or R	RADIUS
RD	ROOF DRAIN
RECPT	RECEPTIONIST
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
RWL	RAINWATER LEADER
S	SINK or SOUTH
SC	SOLID CORE
SCD	SEAR COVER DISPENSER
SCHD	SCHEDULE
SD	SOAP DISPENSER
SECT.	SECTION
SEC'Y	SECRETARY
SH	SHELF
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SL	SLOPE
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPA.	SPACES
SPEC	SPECIFICATION
SQ	SQUARE
S/S	SERVICE SINK
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUPV	SUPERVISOR
SUSP	SUSPENDED
SYM	SYMMETRICAL
T or TRD	TREAD
TB	TOWEL BAR
TC	TOP OF CURB
TEL	TELEPHONE
TER	TERRAZZO
T & G	TONGUE AND GROOVE
THK	THICK
TKBD	TACKBOARD
TOC	TOP OF CONCRETE
TP	TOP OF PAVEMENT
TPD	TOILET PAPER DISPENSER
TRANS	TRANSCRIPTION
TREAT.	TREATMENT
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UCT	UNGLAZED CERAMIC TILE
UL	UNDERWRITERS LABORATORIES
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
UR or U	URINAL
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST.	VESTIBULE
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
YD	YARD

LEGENDS

- EARTH
- ROCK FILL
- SAND/MORTAR/PLASTER
- CONCRETE — CAST IN PLACE OR PRECAST
- BRICK
- CONCRETE BLOCK
- STONE — INCLUDES MARBLE
- METAL — OMIT INDICATION IN THIN MATERIAL
- METAL LATH
- WOOD, FINISH
- WOOD, FRAMING — THROUGH MEMBER
- WOOD, FRAMING — INTERRUPTED MEMBER
- PLYWOOD
- GLASS — OMIT INDICATION IN THIN MATERIAL
- ACOUSTIC TILE OR BOARD
- GYPSUM BOARD — OMIT DOUBLE LINES AT SMALL SCALE
- INSULATION, BATT
- INSULATION, RIGID
- DEMOUNTABLE PARTITION — SEE DETAIL; 6 — STUD SIZE WHEN NOT TYP.
- PERMANENT PARTITION — WHERE OCCURS
- TYPICAL FURRING 2" — UNLESS OTHERWISE NOTED (2", 1")
- GLAZED PARTITION
- WIRE MESH PARTITION
- CHAIN LINK FENCE
- 1-HOUR RATED PARTITION

SCOPE OF WORK

1. DEMO EXISTING DEMISING WALLS
2. REMOVE FLOOR TILES AND WALL COVERINGS
3. EXISTING T-BAR CEILING TO REMAIN
4. EXISTING BATHROOM TO REMAIN
5. EXISTING HVAC TO REMAIN
6. EXISTING ELECTRICAL PANEL TO REMAIN
7. INSTALL NEW SUBWAY EQUIPMENT AS PER PLAN
8. INSTALL NEW SUBWAY FLOOR AND WALL TILE
9. INSTALL NEW TYPE II HOOD
10. INSTALL NEW VINYL WALL COVERINGS
11. GREASE TRAP TO BE INSTALLED PER CODE REQUIREMENT. SEE DETAIL 2 SHEET P-2

NUMBER OF EMPLOYEES PER SHIFT
4 EMPLOYEES PER SHIFT

WATER SERVICE DISTRICT
HELIX WATER DISTRICT

SEWER SERVICE DISTRICT
CITY OF LA MESA

ASSESSOR'S PARCEL NUMBER
4902104600

LEGAL DESCRIPTION
CITY: LA MESA 1.23
AC M/L IN\LOT 2 SEC 17-16-1W
CITY/MUNI/TWP: LA MESA

NOTES:
1. TRASH ENCLOSURE INTERIOR WALL SURFACES ARE TO BE SMOOTH, SEALED, AND WASHABLE.
2. CONTRACTORS SHALL COMPLY WITH CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING ORDINANCE PER SECTION 14.27 OF THE LA MESA MUNICIPAL CODE.
3. THIS PROJECT SHALL COMPLY WITH CITY OF LA MESA SECURITY ORDINANCE NO. 2145 PER SECTION 14.07 OF THE LA MESA MUNICIPAL CODE.
4. PROVIDE PANIC HARDWARE ON ALL EXIT DOORS.
5. PER TABLE A, GROUP A 2007 CPC 1 UNISEX BATHROOM PROVIDED
6. 2008 NON-RESIDENTIAL EES INSTALLATION AND ACCEPTANCE FORMS TO BE ASSEMBLED AND POSTED WEATHER-PROTECTED WITHIN STRUCTURE.
7. APPLICABLE FORMS TO BE COMPLETED BY CONTRACTORS/INSTALLERS FOR REVIEW BY INSPECTORS PRIOR TO FINAL INSPECTION.
8. PROVIDE 2A-10BC FIRE EXTINGUISHER EVERY 75 FT. OF TRAVEL. MOUNTED ON WALLS 3-5 FT. ABOVE FINISHED FLOORS IN ACCESSIBLE AND VISIBLE LOCATIONS DETERMINED BY THE FIRE DEPARTMENT.
9. PROVIDE ADDRESS NUMBERS THAT ARE VISIBLE AND CONTRASTING IN COLOR TO BACKGROUND. SIZE OF NUMBERS AND MOUNTING LOCATION SHALL BE DETERMINED BY THE FIRE DEPARTMENT.

SYMBOLS

- COLUMN LINE — LETTERS IN VERT. DIRECTION; NUMBERS IN HORIZ. DIRECTION
- DOOR SYMBOL — SEE DOOR SCHEDULE
- WINDOW TYPE — SEE WINDOW SCHEDULE
- LOUVER TYPE — SKIP LETTERS "I" & "O"
- REVISION — CLOUD AROUND REVISION
- MATCH LINE — SHADED PORTION IS THE SIDE CONSIDERED
- WORK POINT, CONTROL POINT OR DATUM POINT
- SECTION — SECTION IDENTIFICATION; SHEET WHERE SECTION IS DRAWN
- DETAIL — DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN
- INTERIOR ELEVATION(S) — ELEVATION IDENTIFICATION (UNFOLD ELEVATIONS CLOCKWISE. NO ARROWS MEANS ELEVATION NOT SHOWN.); SHEET WHERE ELEVATION IS DRAWN
- ROOM IDENTIFICATION — LOBBY 301 — ROOM NAME; ROOM NUMBER

SHEET INDEX

TS TITLE SHEET (THIS SHEET)
SITE SITE PLAN
1 FLOOR PLAN
2 FLOOR FINISH PLAN & CEILING PLAN
1 SUBWAY EQUIPMENT DTLS
2 SUBWAY EQUIPMENT DTLS
3 SUBWAY EQUIPMENT DTLS
4 SUBWAY EQUIPMENT DTLS
S-1 DETAILS
S-2 STRUCTURAL FLOOR PLAN
HC-1 HANDICAPPED DETAILS
HC-2 HANDICAPPED DETAILS
CN-1 NOTES
EHS HEALTH NOTES
P-1 PLUMBING NOTES
P-2 PLUMBING DETAILS
P-3 PLUMBING FLOOR PLAN
M-1 MECHANICAL NOTES
M-2 MECHANICAL FLOOR PLAN
E-1 ELECTRICAL NOTES
E-2 ELECTRICAL PLAN

AREA ANALYSIS (TYPE V B)

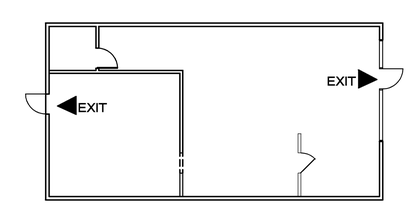
BASIC ALLOWABLE	ACTUAL SQUARE FOOTAGE	UNITY EQUATION
B = 9000	1337 SQ. FT.	1337/9000 = 0.15<1.0

EXITING ANALYSIS

AREA	SQ. FTGE.	OCCUP. LOAD FCTR	OCCUP. LOAD	REQ. NUM. OF EXITS
DINING AREA	638	1/15	43	45< 50 = 1 EXIT
STOCKROOM AREA	364	1/300	1.21	
FOOD PREP. AREA	161	1/200	.81	

PLUMBING OCCUPANCY ANALYSIS

PER CPC 412.3 EXCEPTION #3 BUSINESS OCCUPANCIES WITH LESS THAN 1500 SQ. FT MAY BE DESIGNED WITH ONE TOILET FACILITY.



PROVIDE A SIGN INSIDE ABOVE MAIN ENTRY DOORS STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". MINIMUM 1" HIGH LETTERS.

PROVIDE ILLUMINATED EXITS SIGNS PER CODE REQUIREMENTS

NO.	DATE

P.E. INCORPORATED
PASQUINI ENGINEERING
903 H Street Suite 300
Bakersfield, Ca. 93304
Telephone: (661)-328-9600
Fax: (661)-328-9030

THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS A "WET STAMP & SIGNATURE" FROM BOTH THE ENGINEER OF RECORD AND A APPROVAL STAMP WITH A "WET STAMP & SIGNATURE" FROM THE LOCAL GOVERNING AGENCY ARE PRESENT.

DWG. BY	J.P.
CHK'D BY	
DATE	7/30/2010
JOB NO.	6190
FILE NO.	619022

EXP. 12/31/10

SHEET **TS** OF SHEET

PRINTED: 10/8/2010

GENERAL NOTES

1. GENERAL

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM WITH THE APPLICABLE PORTIONS AND EDITIONS OF THE FOLLOWING CODES.
A. CALIFORNIA ADMINISTRATIVE CODE. TITLES 19, 20, 24
B. CALIFORNIA BUILDING CODE, 2007 EDITION
C. CALIFORNIA MECHANICAL CODE, 2007 EDITION
D. CALIFORNIA PLUMBING CODE, 2007 EDITION
E. CALIFORNIA ELECTRICAL CODE, LATEST EDITION
F. PUBLIC HEALTH CODE OF THE CALIFORNIA STATE DEPARTMENT OF PUBLIC HEALTH AND LOCAL HEALTH DEPARTMENT.
G. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT, (CAL/OSHA), TITLE 8 "GENERAL SAFETY ORDERS".
H. RULES AND REGULATIONS OF THE STATE AND LOCAL FIRE MARSHALS.
J. A.D.A.A.G.

SPECIFICATIONS ARE A PART OF THIS CONTRACT AND SHALL TAKE PRECEDENCE OVER DRAWINGS.

DETAILS MARKED TYPICAL ON DRAWINGS ARE INTEND TO SHOW TYPICAL CONDITIONS FOR THE ENTIRE PROJECT AND ARE TO APPLY WHERE SIMILAR CONDITIONS OCCUR.

THE GENERAL CONTRACTOR SHALL BE RESPONSABLE FOR VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO ASSURE COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, AND THE ACCURATE LOCATION OF STRUCTURAL MEMBERS AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPEMENT.

2. DIMENSIONS

CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WITH THIS PROJECT. REPORT ALL DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING.

DIMENSIONS SHOWN ON THE DRAWINGS ARE TO CENTER LINE OF STUDS, COLUMN OR GRID LINE OR TO FACE OF STUD PARTITIONS UNLESS OTHERWISE NOTED.

DO NOT SCALE DRAWINGS THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.

3. DOORS

UNLESS OTHERWISE NOTED DOORS SHALL BE LOCATED AS FOLLOWS:
A. WHERE DOOR FRAME IS NEXT TO ADJACENT WALL EDGE OF DOOR OPENING TO FACE OF WALL OR CABINET = 5".
B. IN CENTER OF WALL OF ROOM.
C. AS DIMENSIONED ON TYPICAL LAYOUT OF PARTICULAR ROOM.

5. CEILING

CEILING HEIGHT SHALL BE 8'-0" IN OFFICE FROM FINISH FLOOR TO CEILING.

CEILING SUSPENSION SYSTEMS SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CBC, 2007 EDITION

6. PARTITIONS

TYPICAL PARTITION SHALL BE 2X4 STUDS WITH 1/2" GYPSUM BOARD ON EACH FACE TO A HEIGHT OF 8'-6". STUD SPACING SHALL BE 16" o.c.

7. EXITS

ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

VICINITY MAP

CONSULTANTS

BUILDING DESIGN / STRUCTURAL
PASQUINI ENGINEERING
903 "H" STREET, SUITE 300
BAKERSFIELD, CA. 93304
(661) 328-9600

BUILDING DATA

APPLICABLE CODES

TITLE 19 PUBLIC SAFETY	CBC	UFC
TITLE 20 PUBLIC UTILITY	UPC	NEC
TITLE 24 BUILDING STANDARDS	UMC	ADAAG

CALIFORNIA MECHANICAL & PLUMBING CODES

CITY OF SAN DIEGO REGULATIONS AND ORDINANCES

2007 CALIFORNIA ELECTRICAL CODE

2008 TITLE 24 ENERGY EFFICIENCY STANDARDS

BUILDING OCCUPANCY
B- PER 2007 CBC 303.1 EXCEPTION 1
OCCUPNAT LOAD LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS GROUP B

CONSTRUCTION TYPE
VB SPRINKLERED

HOURS OF OPERATION
WORK AUTHORIZED BY BUILDING PERMITS

ALL OPERATIONS AUTHORIZED BY BUILDING PERMITS, INCLUDING THE DELIVERY, SETUP AND USE OF EQUIPMENT, SHALL BE CONDUCTED ON PREMISES DURING THE HOURS OF 7:00AM TO 6:00PM ON MONDAY THROUGH FRIDAY AND ON SATURDAYS BETWEEN 8:00AM AND 5:00PM. NO WORK SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS OBSERVED BY THE CITY OF SAN MARCOS. FAILURE TO COMPLY WILL RESULT IN THE ISSUANCE OF CITATIONS. CITATIONS REQUIRE A MANDOTORY COURT APPEARANCE IN NORTH COUNTY SUPERIOR COURT AND COURT OSTS UP TO $2,701 PER OFFENSE. REPEAT VIOLATIONS WILL RESULT IN SUSPENSION OF ALL WORK ON PREMISES UNTIL THE CITY DETERMINES THAT APPROPRIATE MEASURES ARE IN PLACE TO PREVENT ANY HOURS OF OPERATION VIOLATIONS.