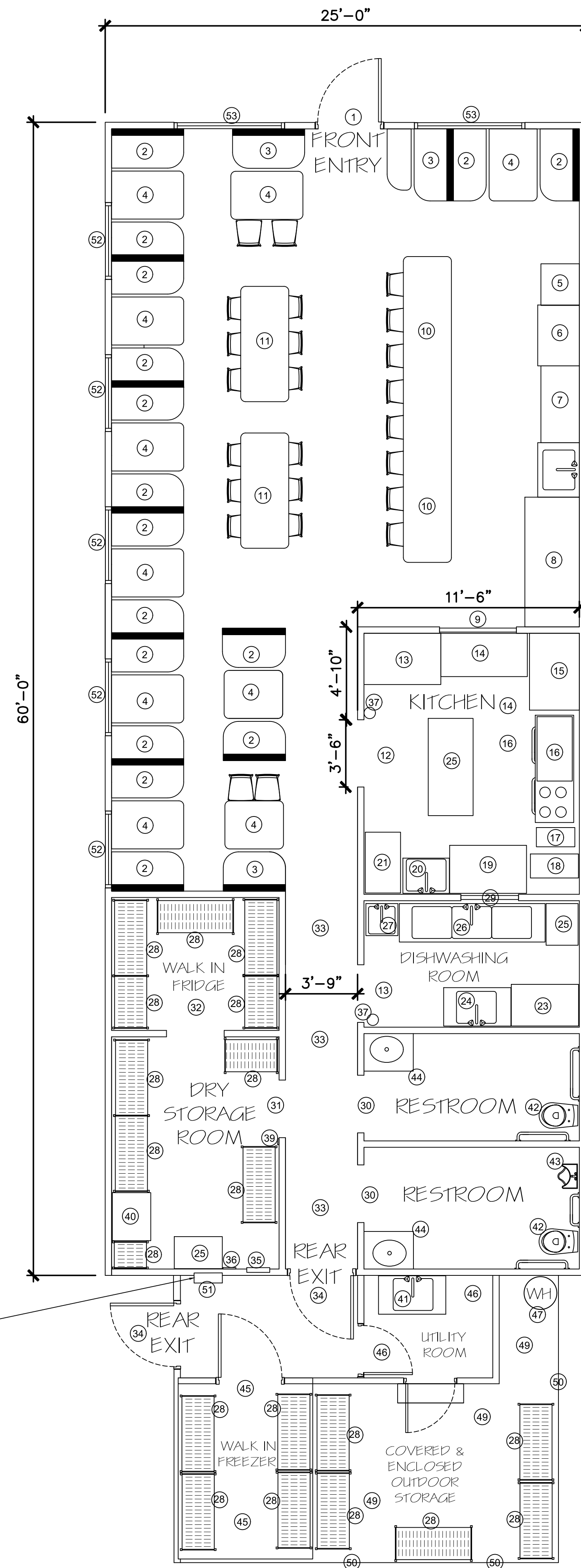


KEY NOTES

- 1 FRONT ENTRY 36" EXTERIOR SWING
- 2 DOUBLE BOOTH 3'-9" x 3'-9"
- 3 SINGLE BOOTH 3'-9" x 2'-1"
- 4 TABLE 3'-9" x 2'-6"
- 5 SODA DISPENSER, TEA & ICE MACHINE
- 6 CASH REGISTER & MISC. COFFEE SUPPLIES
- 7 COFFEE MACHINES, COFFEE CUPS & SOUP POT
- 8 REFRIGERATORS, ABOVE AND BELOW, JUICE & TEA DISPENSERS
- 9 PASS TRHU FOR FOOD FROM KITCHEN TO SERVERS 4'-5" FROM FLOOR 4' LONG & 23" HIGH
- 10 COUNTER SEATING 8 SEATS
- 11 ELONGATED TABLE W/6 UNFIXED SEATS
- 12 KITCHEN
- 13 SANDWICH STATION SHELVES ABOVE FRIDGE BELOW
- 14 SERVING TABLE TOASTERS DISHES FRIDGE BELOW
- 15 OPEN SHELVING
- 16 GRILL 4 BURNERS & 2 OVENS
- 17 OPEN STORAGE UNIT
- 18 DEEP FRYER
- 19 TABLE WITH MEAT SLICER
- 20 SINK
- 21 REFRIGERATOR
- 22 DISHWASHING ROOM
- 23 PRO CLEAN DISHWASHING MACHINE
- 24 LARGE DISHWASHING SINK
- 25 TABLE PREP/WORK HANGING POTS ABOVE
- 26 TRIPLE STAINLESS STEEL SINK UNIT
- 27 SINGLE SINK 20" x 20"
- 28 SHELVING STORAGE UNIT
- 29 PASS THRU FROM KITCHEN TO DISHWASHING ROOM 3' X 2'
- 30 ALL GENDER RESTROOM
- 31 DRY STORAGE ROOM
- 32 WALK IN REFRIGERATOR ROOM
- 33 HALLWAY TO REAR ENTRY
- 34 REAR ENTRY
- 35 INTERIOR ELECTRICAL PANEL
- 36 EMPLOYEE TIME CLOCK
- 37 FIRE EXTINGUISHER
- 38 MAIN GAS METER
- 39 ALARM CONTROL PANEL
- 40 UPRIGHT FREEZER
- 41 OUTDOOR UTILITY SINK FOR FLOOR CLEANING
- 42 TOILET
- 43 URINAL
- 44 BATHROOM VANITY SINK
- 45 EXTERIOR WALK IN FREEZER
- 46 EMPLOYEE ONLY UTILITY ROOM FOR MOPPS AND CLEANING SOLUTIONS W/ CONCRETE FLOOR
- 47 WATER HEATER
- 48 WALK IN FREEZER
- 49 EXTERIOR COVERED ENCLOSED OPEN PATIO W/ CONCRETE FLOOR
- 50 DOG EARED FENCING
- 51 EXTERIOR 100 AMP MAIN ELECTRICAL PANEL
- 52 4' x 4' DUAL PANE PICTURE WINDOW
- 53 6' x 4' DUAL PANE PICTURE WINDOW



SEATING

- 8 FIXED BOOTHS 4 GUESTS = 32
- 2 FIXED BOOTHS 2 FIXED SEATS 2 UNFIXED SEATS = 4
- 1 FIXED BOOTH 2 GUESTS = 2
- 2 UNFIXED TABLES WITH 6 UNFIXED CHAIRS = 12
- 8 FIXED SEATS AT COFFEE BAR = 8
- TOTAL GUEST SEATS = 58**

(EXISTING)
GAS METER TO BE RELOCATED
TO REAR OF SOUTH EAST
CORNER OF NEW CAFE
CONSTRUCTION

(EXISTING)
100 AMP MAIN ELECTRICAL PANEL
PROPOSED UPGRADE TO NEW
400 AMP MAIN ELECTRIC PANEL
TO FEED 220 AMP SUB PANEL
ON NEW CAFE

REVISIONS

- ⚠
- ⚠
- ⚠

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OWNER INFORMATION

AUGUSTINE MARROQUIN FAMILY TRUST
55795 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284
EMAIL: CASASHOPYV71@HOTMAIL.COM
PHONE: 760 885-6755

C&S EXISTING FLOOR PLAN

C & S FAMILY CAFE
55795 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

PROJECT No
C22-0025

DATE
3/10/2026

SCALE
1/4" = 1'-0"

DRAWN BY
M.A.H.

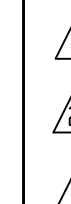
SHEET CONTENTS
FLOOR PLAN
EXISTING CAFE

SHEET

A-2

EXISTING C&S CAFE FLOOR PLAN / SEATING PLAN

SCALE 1/4"=1'-0"



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AUGUSTINE MARROUIN FAMILY TRUST
55795 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284
EMAIL: CASASHOPV71@HOTMAIL.COM
PHONE: 760 865-6755

PROPOSED CAFE SEATING PLAN

C & S FAMILY CAFE
C & S FAMILY RESTAURANT
55795 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

PROJECT No
C22-0025

DATE
3/10/2026

SCALE
1/4" = 1'-0"

DRAWN BY
M.A.H.

SHEET CONTENTS
FLOOR PLAN

SHEET

A-3

SEATING

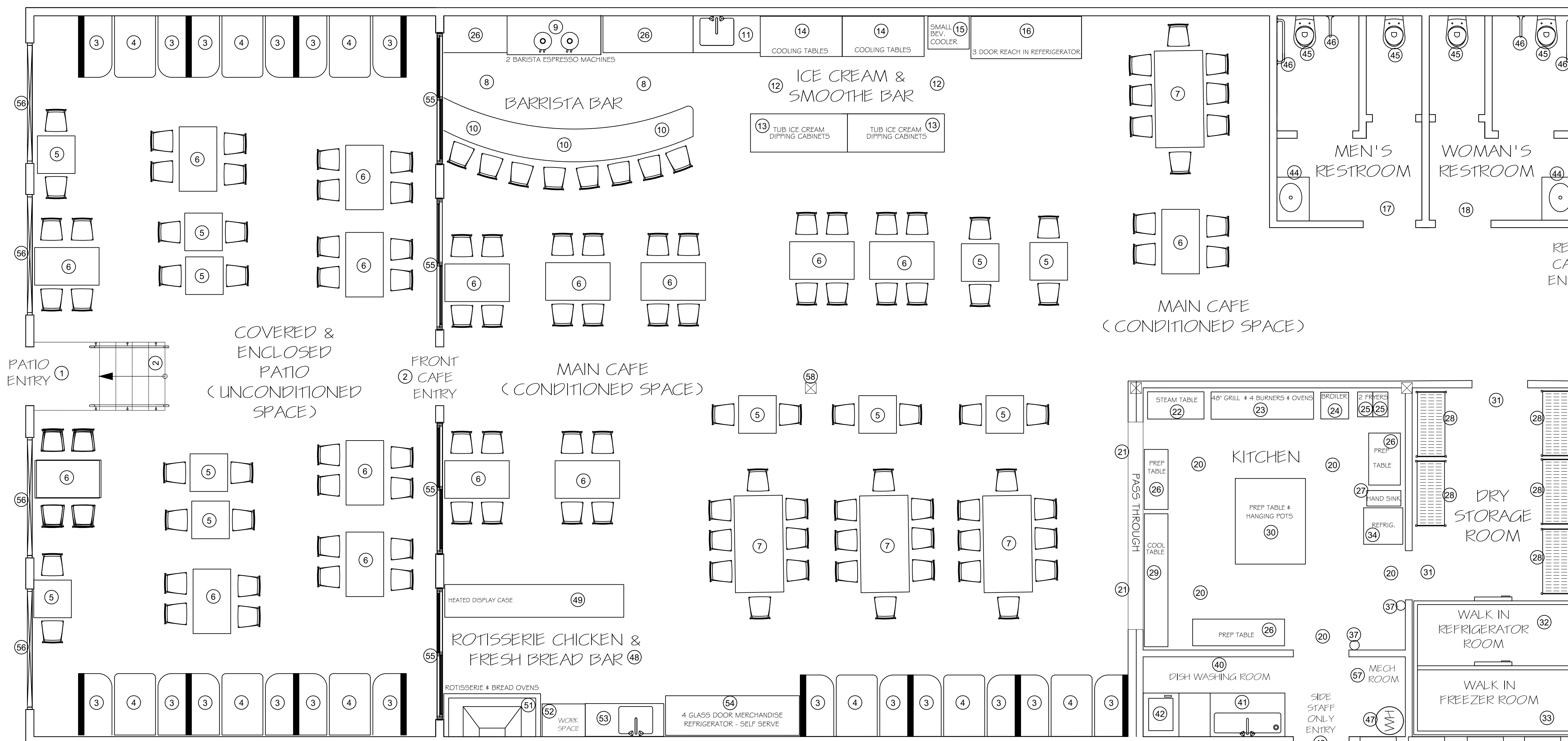
9 FIXED BOOTHS 4 GUESTS	=	36
7 UNFIXED TABLES WITH 2 UNFIXED CHAIRS	=	14
16 UNFIXED TABLES WITH 4 UNFIXED CHAIRS	=	64
4 UNFIXED TABLES WITH 8 UNFIXED CHAIRS	=	32
8 FIXED SEATS AT BAR	=	8
TOTAL GUEST SEATING	=	154

OCCUPANT LOAD FACTOR:

154 PERSONS	
UNFIXED SEATING 2200 SQ FT / 15	= 147
FIXED SEATING 425 SQ FT / 7	= 70
WALKING / WAITING 400 SQ FT / 5	= 80
KITCHENS 935 / 200SQ FT / PERSON	= 4.67 = 5

KEY NOTES

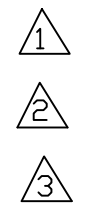
- 1 FRONT PATIO ENTRY 42" COMMERCIAL GRADE TEMPERED GLASS EXTERIOR SWING DOOR WITH 4' x 4' LANDING & 4 1/2" STEPS TO 2" ELEVATED FINISH FLOOR DUE TO FLOOD ZONE AREA
- 2 FRONT ENTRY 42" COMMERCIAL GRADE TEMPERED GLASS EXTERIOR SWING FROM CAFE TO COVERED PATIO
- 3 FIXED BOOTH 3'-9" X 3'-9" SEATING FOR 4 TABLE 3'-9" X 2'-6"
- 5 UNFIXED TABLE & CHAIRS SEATING FOR 2
- 6 UNFIXED TABLE & CHAIRS SEATING FOR 4
- 7 UNFIXED TABLE & CHAIRS SEATING FOR 8
- 8 BARRISTA BAR
- 9 2 BARRISTA ESPRESSO MACHINES
- 10 COUNTER SEATING 8 FIXED SEATS
- 11 SHARED SINK BETWEEN BARRISTA BAR & SMOOTHIE BAR
- 12 ICE CREAM & SMOOTHIE BAR
- 13 2 TUB ICE CREAM DIPPING CABINETS
- 14 2 COOLING TABLES
- 15 SMALL BEVERAGE COOLER - FOR EMPLOYEES
- 16 3 DOOR REACH IN REFRIGERATOR - SELF SERVE
- 17 MEN'S RESTROOM ADA COMPLIANT
- 18 WOMAN'S RESTROOM ADA COMPLIANT
- 19 REAR ENTRY ADA COMPLIANT RAMP / ENTRY
- 20 KITCHEN
- 21 PASS THRU FOR SERVERS FROM KITCHEN 4'-5" FROM FLOOR 12' 8" LONG & 24" HIGH
- 22 STEAM TABLE
- 23 48" GRILL 4 BURNER & OVENS
- 24 BROILER
- 25 2 DEEP FRYERS
- 26 PREP TABLE
- 27 HAND SINK 20" x 20"
- 28 SHELVING STORAGE UNIT
- 29 COOL TABLE
- 30 PREP TABLE & HANGING POTS
- 31 DRY STORAGE ROOM
- 32 WALK IN REFRIGERATOR ROOM
- 33 WALK IN FREEZER ROOM
- 34 REFRIGERATOR
- 35 EXTERIOR 220 AMP ELECTRICAL SUB PANEL
- 36 FIRE SUPPRESSION SYSTEM LOCATION
- 37 FIRE EXTINGUISHER
- 38 MAIN GAS METER
- 39 MAIN WATER SHUT OFF
- 40 DISHWASHING ROOM
- 41 LARGE DISHWASHING SINK
- 42 DISHWASHING MACHINE
- 43 EMPLOYEE ENTRANCE
- 44 BATHROOM VANITY SINK
- 45 TOILET
- 46 HANDICAP HANDHOLDS ADA COMPLIANT
- 47 WATER HEATER
- 48 ROTISSERIE CHICKEN & FRESH BREAD BAR
- 49 HEATED DISPLAY CASE
- 51 ROTISSERIE CHICKEN & FRESH BREAD BAKING OVENS W/HOOD
- 52 PREP TABLE
- 53 SINK
- 54 4 GLASS DOOR MERCHANDISE REFRIGERATOR - SELF SERVE
- 55 8' x 6' DUAL PANE LOW E GLIDER WINDOWS
- 56 7' x 7' INSULATED OVERHEAD GARAGE DOORS
- 57 MECHANICAL ROOM
- 58 8' x 8' STRUCTURAL SUPPORT POST SEE STRUCTURAL



NEW 220 AMP ELECTRIC SUB PANEL
FIRE SUPPRESSION SYSTEM SEE SEPARATE PERMIT
MAIN WATER SHUT OFF
RELOCATION OF NEW GAS METER

PROPOSED CAFE SEATING PLAN

SCALE 1/4" = 1'-0"



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YUCCA VALLEY, CALIFORNIA 92284
EMAIL: CASASHOPY71@HOTMAIL.COM
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PROPOSED CAFE FLOOR PLAN

C & S FAMILY CAFE
C & S FAMILY RESTAURANT
55795 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

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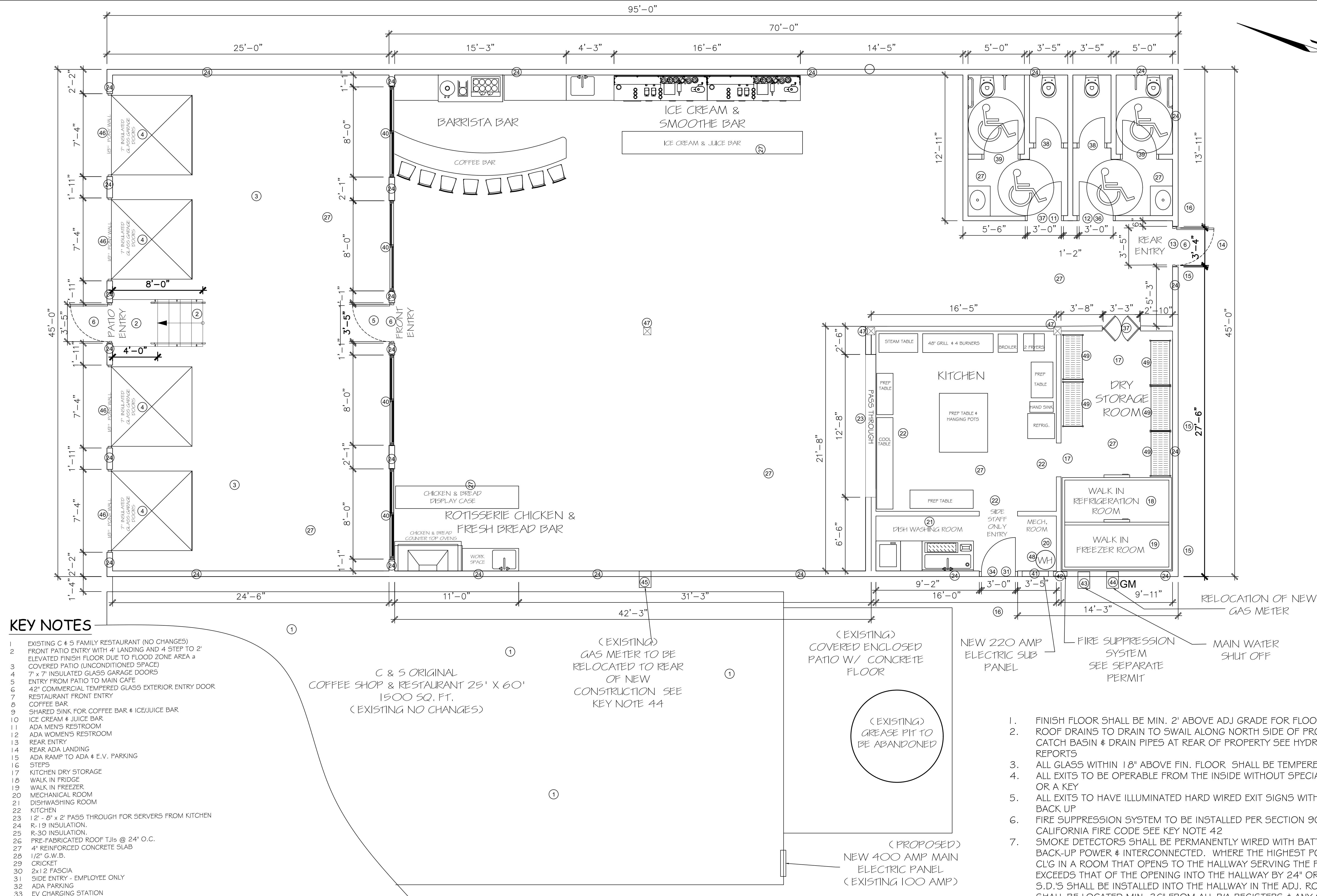
SCALE
1/4" = 1'-0"

DRAWN BY
M.A.H.

SHEET CONTENTS
FLOOR PLAN

SHEET

A-4



KEY NOTES

- 1 EXISTING C & S FAMILY RESTAURANT (NO CHANGES)
- 2 FRONT PATIO ENTRY WITH 4' LANDING AND 4 STEP TO 2' ELEVATED FINISH FLOOR DUE TO FLOOD ZONE AREA
- 3 COVERED PATIO (UNCONDITIONED SPACE)
- 4 7' x 7' INSULATED GLASS GARAGE DOORS
- 5 ENTRY FROM PATIO TO MAIN CAFE
- 6 42" COMMERCIAL TEMPERED GLASS EXTERIOR ENTRY DOOR
- 7 RESTAURANT FRONT ENTRY
- 8 COFFEE BAR
- 9 SHARED SINK FOR COFFEE BAR & ICE JUICE BAR
- 10 ICE CREAM & JUICE BAR
- 11 ADA MEN'S RESTROOM
- 12 ADA WOMEN'S RESTROOM
- 13 REAR ENTRY
- 14 REAR ADA LANDING
- 15 ADA RAMP TO ADA & E.V. PARKING
- 16 STEPS
- 17 KITCHEN DRY STORAGE
- 18 WALK IN FRIDGE
- 19 WALK IN FREEZER
- 20 MECHANICAL ROOM
- 21 DISHWASHING ROOM
- 22 KITCHEN
- 23 12' - 8" x 2' PASS THROUGH FOR SERVERS FROM KITCHEN
- 24 R-19 INSULATION
- 25 R-30 INSULATION
- 26 PRE-FABRICATED ROOF TJLS @ 24" O.C.
- 27 4" REINFORCED CONCRETE SLAB
- 28 1/2" G.W.B.
- 29 CRICKET
- 30 2x12 FASCIA
- 31 SIDE ENTRY - EMPLOYEE ONLY
- 32 ADA PARKING
- 33 EV CHARGING STATION
- 34 36" SOLID CORE EXTERIOR DOOR
- 35 36" LH INTERIOR DOOR
- 36 36" RH INTERIOR DOOR
- 37 39" SWINGING BAR DOORS FOR STAFF INTO KITCHEN
- 38 27" BATHROOM STALL DOOR
- 39 36" BATHROOM STALL DOOR
- 40 8' x 6' DUAL PANE GLIDER WINDOW OX
- 41 NEW 220 AMP ELECTRICAL SUB PANEL
- 42 FIRE SUPPRESSION SYSTEM SEE SEPARATE PERMIT
- 43 MAIN WATER SHUT OFF
- 44 NEW LOCATION OF NEW GAS METER
- 45 EXISTING LOCATION OF GAS METER TO BE RELOCATED TO SOUTH EAST CORNER OF NEW CAFE SEE KEY NOTE 44
- 46 18" PONY WALL BELOW GARAGE DOORS
- 47 8" x 8" STRUCTURAL SUPPORT POST SEE STRUCTURAL PLAN
- 48 WATER HEATER
- 49 SHELVING STORAGE UNIT

C & S ORIGINAL COFFEE SHOP & RESTAURANT 25' X 60' 1500 SQ. FT. (EXISTING NO CHANGES)

(EXISTING) GAS METER TO BE RELOCATED TO REAR OF NEW CONSTRUCTION SEE KEY NOTE 44

(EXISTING) COVERED ENCLOSED PATIO W/ CONCRETE FLOOR

(EXISTING) GREASE PIT TO BE ABANDONED

(PROPOSED) NEW 400 AMP MAIN ELECTRIC PANEL (EXISTING 100 AMP)

AREA CALCULATION

PUBLIC INDOOR AREA INCLUDING BATHROOMS	3,164 SQ. FT
PUBLIC COVERED PATIO AREA (UNCONDITIONED)	1,120 SQ. FT
TOTAL UNDER ROOF	4,280 SQ. FT

FLOOR PLAN

SCALE 1/4"=1'-0"

1. FINISH FLOOR SHALL BE MIN. 2' ABOVE ADJ GRADE FOR FLOOD ZONE
2. ROOF DRAINS TO DRAIN TO SWAIL ALONG NORTH SIDE OF PROPERTY TO CATCH BASIN & DRAIN PIPES AT REAR OF PROPERTY SEE HYDROLOGY REPORTS
3. ALL GLASS WITHIN 18" ABOVE FIN. FLOOR SHALL BE TEMPERED GLASS OR A KEY
4. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE
5. ALL EXITS TO HAVE ILLUMINATED HARD WIRED EXIT SIGNS WITH BATTERY BACK UP
6. FIRE SUPPRESSION SYSTEM TO BE INSTALLED PER SECTION 903.2 OF THE CALIFORNIA FIRE CODE SEE KEY NOTE 42
7. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACK-UP POWER & INTERCONNECTED. WHERE THE HIGHEST POINT OF A CLG IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE PUBLIC AREA EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, S.D.'S SHALL BE INSTALLED INTO THE HALLWAY IN THE ADJ. ROOM. S.D.'S SHALL BE LOCATED MIN. 36" FROM ALL R/A REGISTERS & ANY OTHER MECH. DUCT OPENINGS.
8. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS & SURFACES BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF A PAIR OF DOORS
9. EMERGENCY ESCAPE ROUTE SHALL LEAD TO A PUBLIC WAY
10. MAXIMUM SILL HEIGHT 44", EXCEPT WITH A CLEAR STORY WINDOW
11. R-19 INSULATION IN ALL EXTERIOR WALLS
12. R-30 INSULATION IN ALL CEILINGS
13. SEE STRUCTURAL PLANS FOR ROOF JOISTS & FRAMING DETAILS
14. 4" REINFORCED CONCRETE SLAB FLOORING
15. CERAMIC TILE IN BATHROOMS