

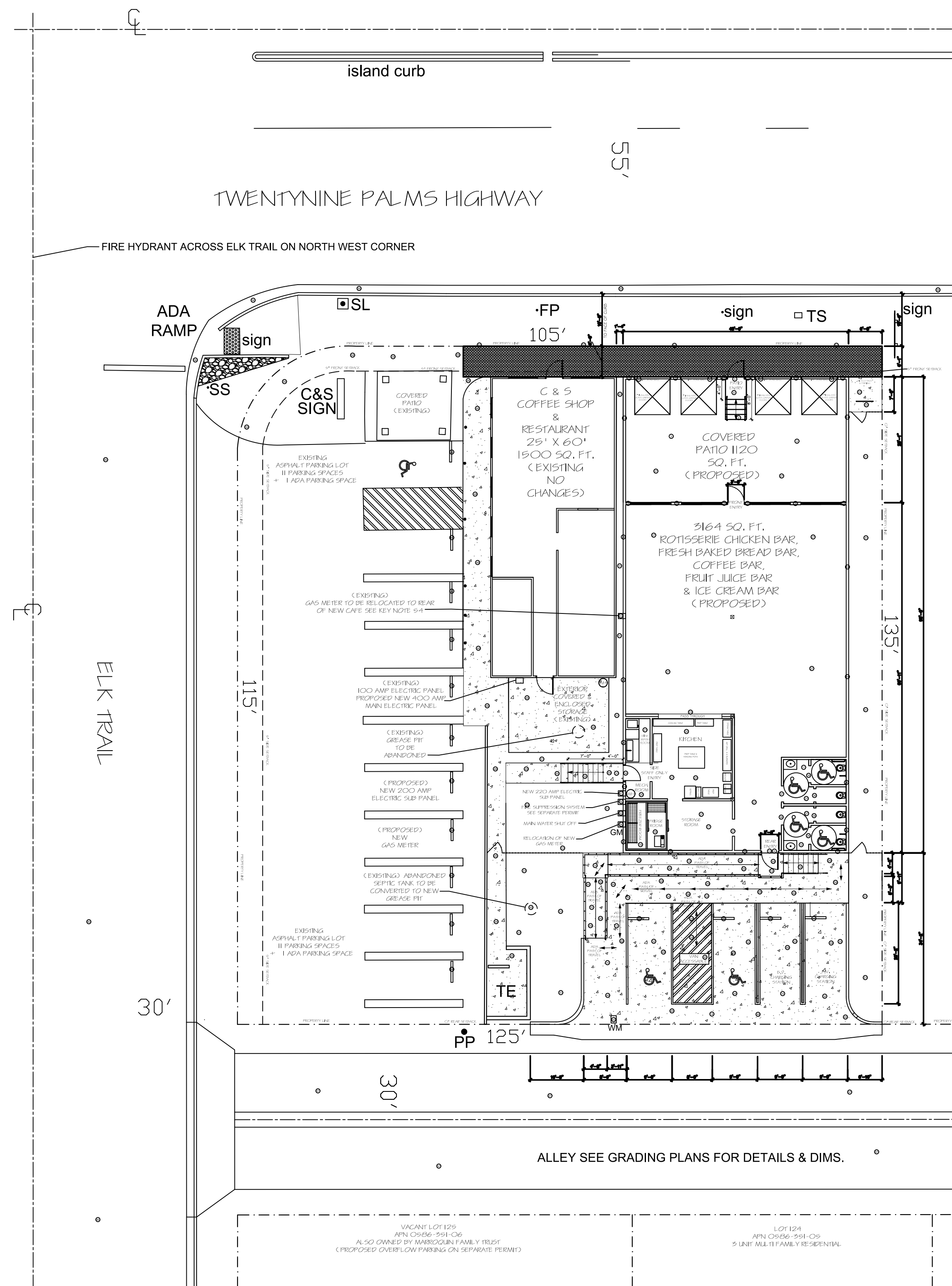
KEY NOTES

- 1 EXISTING C & S FAMILY RESTAURANT (NO CHANGES) EXCEPT MAIN ELECTRICAL PANEL UPGRADE
- 2 FRONT PATIO ENTRY WITH 4' LANDING & 4 STEPS UP TO 2' ELEVATED FINISH FLOOR DUE TO FEMA FLOOD ZONE AREA a
- 3 COVERED & ENCLOSED PATIO (UNCONDITIONED SPACE)
- 4 7' x 7' INSULATED GLASS GARAGE DOORS
- 5 ENTRY TO PATIO
- 6 42" COMMERCIAL TEMPERED GLASS EXTERIOR ENTRY DOOR
- 7 RESTAURANT FRONT ENTRY
- 8 COFFEE BAR
- 9 SHARED SINK FOR COFFEE BAR & ICE CREAM/JUICE BAR
- 10 ICE CREAM & JUICE BAR
- 11 ADA MEN'S RESTROOM
- 12 ADA WOMEN'S RESTROOM
- 13 REAR ENTRY
- 14 REAR ADA LANDING & PATHWAY
- 15 ADA RAMP TO/FROM ADA & E.V. PARKING AT REAR OF CAFE
- 16 STEPS
- 17 KITCHEN DRY STORAGE
- 18 WALK IN FRIDGE
- 19 WALK IN FREEZER
- 20 MECHANICAL ROOM
- 21 DISHWASHING ROOM
- 22 KITCHEN
- 23 14' PASS THROUGH FOR SERVERS
- 24 R-19 INSULATION.
- 25 R-30 INSULATION.
- 26 ROOF JOISTS @ 24" O.C. SEE STRUCTURAL PLANS FOR DETAILS
- 27 4" REINFORCED CONCRETE SLAB ON RAISED 2' ELEVATED WITH FILL (APPROX. 475 C.Y.s) UNDER SLAB IS TO BE IMPORTED IN LIFTS & COMPACTED SOIL DUE TO PROPERTY WITHIN FEMA FLOOD ZONE a
- 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 60" ADA COMPLIANT LANDING
- 41 NEW GAS METER TO BE PLACED AT REAR OF NEW CAFE
- 42 WATER METER
- 43 LOCATION OF OLD GAS METER TO BE MOVED TO REAR
- 44 MINIMUM 6" WHEEL STOP WHEEL STOPS SHALL BE 6" HIGH AND PLACED 3' FROM END OF PARKING STALL
- 45 ADA "VAN ACCESSIBLE" DESIGNATION LABELING
- 46 EXISTING ABANDONED SEPTIC TANK TO BE CONVERTED TO NEW GREASE TANK
- 47 NEW 220AMP SUB PANEL
- 48 EXISTING CONCRETE
- 49 NEW CONCRETE
- 50 GLOBAL INDUSTRIAL WAVE BIKE RACK BELOW GROUND MOUNT, GREEN
- 51 DECOMPOSED GRANITE "DG" GROUND COVER (PALM SPRINGS GOLD)
- 52 HOLLAND 8.5 in. x 4.25" x 2.375" RECTANGLE BEECHWOOD FM CONCRETE PAVER
- 53 FIRE SUPPRESSION SYSTEM SEE SEPARATE PERMIT
- 54 MAIN WATER SHUT OFF
- 55 RELOCATION OF NEW GAS METER
- 56 6" FRONT AND SIDE SETBACKS - 0' SIDE AND REAR SETBACKS
- 57 6" CURB & GUTTER PER TOWN OF YUCCA VALLEY STANDARD DWG NO. 200
- 58 CROSS GUTTER AND SPANDREL PER TOWN OF YUCCA VALLEY STANDARD DWG NO. 230
- 59 ALLEY PER TOWN OF YUCCA VALLEY STANDARD DWG NO. 231 & 240
- 60 SIDEWALK PER TOWN OF YUCCA VALLEY STANDARD DWG NO. 220
- 61 DETECTABLE WARNING SURFACE PER TOWN OF YUCCA VALLEY STANDARD DWG NO. 221 SHT2
- 62 LOCAL ROADWAY PER TOWN OF YUCCA VALLEY STANDARD DWG NO. 101 (ELK TRAIL)

PARKING CALCULATION PER CHAPTER 9.33 RESTAURANTS TABLE 3-G
 1 SPACE PER 50 SQUARE FEET OF SEATING AREA (INCLUDING OUTDOOR DINING)

EXISTING C&S CAFE	690 SQUARE FEET
PROPOSED NEW CAFE	2,625 SQUARE FEET UNFIXED SEATING 2,200 FIXED SEATING 2,200
TOTAL	3,315 SQUARE FEET
DIVIDED BY 50	66 SPACES

APN 0586-351-06 VACANT LOT 125 TO THE SOUTH ACROSS ALLEY ALSO OWNED BY MR. MARROQUIN IS A PROPOSED OVERFLOW PARKING LOT TO BE APPLIED FOR ON A SEPARATE PERMIT



SITE PLAN LEGEND

- FP FLAG POLE
- GM GAS METER
- WM WATER METER
- TS TRAFFIC SIGNAL
- ADA AMERICAN DISABILITY ACT COMPLIANT
- PP POWER POLE
- TS TRAFFIC SIGN
- TE TRASH ENCLOSURE
- SS STOP SIGNS
- WH WATER HEATER
- SL STREET LIGHT
- FH FIRE HYDRANT ACROSS STREET ON ELK TRAIL

SITE PLAN

SCALE

1/16" = 1'-0"

REVISIONS

- 1
- 2
- 3

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SITE PLAN

C & S FAMILY RESTAURANT
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PROJECT No
 C22-0025

DATE
 3/10/2026

SCALE
 AS INDICATED

DRAWN BY
 M.A.H.

SHEET CONTENTS
 SITE PLAN
 BUILDING DATA

SHEET

C-0