

PROJECT TEAM

<p>OWNER CITY OF RANCHO MIRAGE 69-825 Highway 111 Rancho Mirage, CA 92270 Bruce Harry, Jr., Director of Public Works T: 760.770.3224 F: 760.770.3261</p>	<p>MPE ENGINEERING EQUITY SPEC CONSULTING ENGINEERS, INC. 42-600 Caroline Court, Suite 102 Palm Desert, CA 92211 Dave Calmer T: 760.834.1537 F: 760.832.7333</p>
<p>PROJECT LEAD & LANDSCAPE ARCHITECT HERMANN DESIGN GROUP 77-772 Flora Road, Suite A Palm Desert, CA 92211 Chris Hermann, RLA/ASLA - Principal In Charge Jose Estrada - Project Manager T: 760.777.9131 F: 760.777.9132</p>	<p>AUDIO-VISUAL CONSULTANT MUSICIANS OUTLET, INC. 44-850 San Pablo Palm Desert, CA 92260 Randy Hewitson T: 760.341.3171</p>
<p>ARCHITECT McAULIFFE & COMPANY, INC. 42-600 Caroline Ct., Suite 102 Palm Desert, CA 92211 Michael McAuliffe, AIA T: 760.773.0907 F: 760.773.0967</p>	<p>GEOTECHNICAL ENGINEERING PETRA, INC. 3190 Airport Loop Drive, Suite J1 Costa Mesa, CA 92626 Siamak Jafroudi, GE T: 714.549.8921 F: 714.549.1438</p>
<p>CIVIL ENGINEERING THE ALTUM GROUP 73-710 Fred Waring Drive, Suite 219 Palm Desert, CA 92260 Michael Peroni, APA, AEP James Bazua, P.E., RCE - Chief Engineer T: 760.346.4750 F: 760.340.0089</p>	<p>ENVIRONMENTAL ENGINEERING KUNZMAN ASSOCIATES, INC. 1111 Town & Country, Suite 34 Orange, CA 92668 William Kunzman, P.E. T: 714.973.8383 F: 714.973.8821</p>
<p>STRUCTURAL ENGINEERING BG STRUCTURAL ENGINEERING, INC. 75-175 Merle Drive, Suite 200 Palm Desert, CA 92211 Brian Gottlieb, P.E., RCE T: 760.568.3553 F: 760.568.5681</p>	<p>SPECIFICATIONS SPECTECH 79-645 Kingston Drive Bermuda Dunes, CA 92203 Jill Swanson T: 760.345.4808 F: 775.249.6569</p>
<p>ELECTRICAL ENGINEERING - PARK MRC ENGINEERING, INC. 72-880 Fred Waring Drive, Suite C-11 Palm Desert, CA 92260 Victor Leon T: 760.340.9005</p>	

<p>UTILITY PURVEYORS</p> <p>WATER: Coachella Valley Water District T: 760.398.2651</p> <p>SEWER: Coachella Valley Water District T: 760.398.2651</p> <p>GAS: Southern California Gas Company T: 800.427.2200</p> <p>CABLE: Time Warner Cable T: 760.340.2225</p>	<p>ELECTRICITY: Southern California Edison T: 800.684.8123</p> <p>TELEPHONE: Verizon T: 800.483.5000</p> <p>TRASH: Burrtec Waste & Recycling Services T: 760.340.2113</p> <p>UNDERGROUND UTILITY ALERT: USA Dig Alert T: 800.227.2600</p>
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<p>REQUIRED SPECIAL INSPECTIONS</p> <p>IN ADDITION TO REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CBC SECTION 1702:</p> <ol style="list-style-type: none"> SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION STRUCTURAL CONCRETE OVER 2,500 PSI FIELD WELDING HIGH STRENGTH BOLTS EXPANSION EPOXY ANCHORS STRUCTURAL MASONRY MOMENT FRAMES/CONNECTIONS

<p>DEFERRED SUBMITTALS</p> <p>THE FOLLOWING ITEMS ARE DESIGN-BUILD AND SHALL BE DEFERRED SUBMITTALS:</p> <ol style="list-style-type: none"> FIRE ALARM SYSTEM FIRE SUPPRESSION SYSTEM <p><small>Documents for deferred submittal items must be reviewed by the registered design professional in responsible charge who will forward them to the Building Official with a notation indicating that they have been reviewed and are in general conformance with the design of the building. Deferred Submittal items shall not be installed prior to Building Official approval.</small></p>
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<p>APPLICABLE MODEL CODES</p> <p>ALL CONSTRUCTION SHALL COMPLY WITH OR EXCEED THE FOLLOWING STANDARDS:</p> <table border="0"> <tr> <td>CALIFORNIA BUILDING CODE</td> <td>2010 EDITION</td> </tr> <tr> <td>CALIFORNIA PLUMBING CODE</td> <td>2010 EDITION</td> </tr> <tr> <td>CALIFORNIA MECHANICAL CODE</td> <td>2010 EDITION</td> </tr> <tr> <td>CALIFORNIA ENERGY CODE</td> <td>2010 EDITION</td> </tr> <tr> <td>CALIFORNIA ELECTRIC CODE</td> <td>2010 EDITION</td> </tr> <tr> <td>CALIFORNIA FIRE CODE</td> <td>2010 EDITION</td> </tr> <tr> <td>NFPA STANDARDS</td> <td>as adopted by TITLE 24</td> </tr> <tr> <td>CITY OF Rancho Mirage MUNICIPAL CODE</td> <td>CURRENT EDITION</td> </tr> </table>	CALIFORNIA BUILDING CODE	2010 EDITION	CALIFORNIA PLUMBING CODE	2010 EDITION	CALIFORNIA MECHANICAL CODE	2010 EDITION	CALIFORNIA ENERGY CODE	2010 EDITION	CALIFORNIA ELECTRIC CODE	2010 EDITION	CALIFORNIA FIRE CODE	2010 EDITION	NFPA STANDARDS	as adopted by TITLE 24	CITY OF Rancho Mirage MUNICIPAL CODE	CURRENT EDITION
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WHITEWATER PARK EXPANSION & AMPHITHEATER

CP 12-284

71-560 San Jacinto Drive ~ Rancho Mirage, CA 92270



<p>APPROVALS</p> <ol style="list-style-type: none"> PRELIMINARY PLAN DEVELOPMENT (PDP) Case No: PDP13004 Approved by Rancho Mirage City Council October 17, 2013 ENVIRONMENTAL ASSESSMENT Case No: EA130005 "Whitewater Park Expansion" Mitigated Negative Declaration Adopted by Rancho Mirage City Council October 17, 2013
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<p>PROJECT REPORTS</p> <ol style="list-style-type: none"> PRELIMINARY GEOTECHNICAL INVESTIGATION Report No: JN.13-283 November 08, 2013 Petra Geotechnical, Inc. REVISED GEOTECHNICAL RECOMMENDATIONS For Design & Construction of Retaining Walls Report No: JN.13-283 Revision 1 January 27, 2014 Petra Geotechnical, Inc. WHITEWATER PARK EXPANSION AIR QUALITY AND GLOBAL CLIMATE CHANGE IMPACT ANALYSIS Report No: 5327b August 11, 2013 Kunzman Associates, Inc.
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<p>PROJECT NOTES</p> <ol style="list-style-type: none"> The Project consists of an expansion of the Whitewater Park, improvements within the existing Park and the addition of a new Amphitheater facility. The Project shall be designed to meet or exceed the energy design requirements for Climate Zone 15. The Project shall meet or exceed the structural design requirements for 85 mph wind speed Exposure C. The Project shall meet or exceed the structural design requirements for Seismic Site Class D - refer to Geotechnical Report for additional requirements. The owner shall employ a registered design professional to perform structural observations. Deficiencies shall be reported in writing to the owner and the building. At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies which, to the best of the structural observers knowledge, have not been resolved. (Section 1710.1) The City has cleared existing trees from the project site. Contractor shall be responsible for stump removal.
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<p>PROJECT DESCRIPTION</p> <p>The City of Rancho Mirage is undertaking an expansion of the existing Whitewater Park on approximately 3 acres adjacent to the present park. Existing recreational facilities will remain substantially in place. The expansion plans include a new amphitheater and pedestrian promenade, new play equipment in a new children's play area, a new grand arrival with drop-off and vehicular turn-around, exercise stations, pickle ball courts, site furnishings, and expanded parking facilities.</p> <p>The amphitheater includes terrace seating areas, a covered performance platform, public restrooms, storage and back-of-house facilities.</p> <p>On site landscape improvements include new trees lining the pedestrian promenade and framing the grand arrival, extensive new plant material, lawn, irrigation improvements and park monument signage at the new grand arrival. Off site landscape improvements for Button Road and San Jacinto Drive include trees, shrubs, irrigation and decomposed granite.</p>

<p>PROJECT PLANNING & PERMIT NUMBERS</p> <p>PLANNING APPLICATION NUMBER: PDP13004</p> <p>CITY PROJECT NUMBER: CP 12-284</p> <p>PERMIT NUMBER: B1301382</p>
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<p>CITY OF RANCHO MIRAGE CONSTRUCTION NOTES</p> <ol style="list-style-type: none"> The City of Rancho Mirage CONSTRUCTION HOURS: Monday-Friday 7:00 AM - 7:00 PM Saturday 8:00 AM - 5:00 PM Sunday NOT PERMITTED Government Holidays NOT PERMITTED All Contractors shall have a current valid City business license prior to permit issuance per Rancho Mirage Municipal Code. All Contractors and/or owner-builders must submit Certificate of Workers Compensation insurance coverage prior to the issuance of a building permit per California Labor Code section 1800. Contractor and/or Owner shall provide a trash bin to insure proper clean-up of all building materials per ordinance of the Rancho Mirage Municipal Code. Storage of building materials or debris shall be confined to the lot for which the permit is issued. Adjacent vacant properties may not be utilized for this purpose unless written permission of the Owner of the adjacent property is on file with the permitting authority. The public Right-of-Way shall be maintained in a clear condition at all times. Comply with the City of Rancho Mirage Municipal Code.



<p>PROJECT DATA</p> <p>ASSESSORS PARCEL NUMBERS: 684-181-012, 684-181-032, 684-181-033, 684-181-036, 684-181-037, 684-150-011, 684-150-016, 684-150-018, 684-150-025</p> <p>STREET ADDRESS: 71-560 San Jacinto Drive Rancho Mirage, CA 92270</p> <p>LEGAL DESCRIPTION: Lot/Parcel: A PORTION OF SECTION 12, T5S, R5E, S8M Tract Number: Records of Riverside County, CA</p> <p>ZONING / LAND USE DESIGNATION: OS-PP (Opens Space - Public Park)</p> <p>SPECIFIC PLAN: Highway 111 East Specific Plan (District 6 & 8)</p> <p>PROPOSED BUILDING SIZE: Enclosed Building: 3,825 SF Covered Platform: 1,700 SF LOT SIZE: 9.98 Acres 434,729 SF</p> <p>LOT COVERAGE: New Structure: 5,525 SF Exist. Structures: 2,739 SF Total Bldg. Footprint: 8,264 SF Lot Coverage: 1.78%</p> <p>PROPOSED BUILDING DESCRIPTION: New single story covered amphitheater platform with adjacent production support spaces. 4,970 SF of enclosed space.</p> <p>EXISTING STRUCTURE(S) DESCRIPTION: Existing single story restroom/utility structure (existing to remain - no improvements); 1,869 SF Existing historical stone residence (existing to remain - no improvements); 870 SF</p>
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T	TITLE SHEET
G	GENERAL INFORMATION
G1.0	GENERAL NOTES & CODE ANALYSIS
G1.1	EXITTING PLAN - HOUSE SEATING
G1.2	EXITTING PLAN - BACK-OF-HOUSE & PLATFORM
G1.3	SIGNAGE PLAN & DETAILS
G2.0	ADA BUILDING ACCESSIBILITY REQUIREMENTS
G2.1	ADA SITE ACCESSIBILITY REQUIREMENTS
G2.2	ADA PATH OF TRAVEL - SITE
C	CIVIL
C1	TITLE SHEET
C2	DEMOLITION SHEET
C3	DEMOLITION SHEET
C4	DEMOLITION SHEET
C5	GRADING AND DRAINAGE SHEET
C6	GRADING AND DRAINAGE SHEET
C7	GRADING AND DRAINAGE SHEET
C8	BUILDING GRADING & STORM DRAIN SHEET
C9	BUILDING WALL SHEET
C10	WATER, SEWER, STORM DRAIN, STRIPING & CURB CONTROL SHEET
C11	WATER, STORM DRAIN, STRIPING & CURB CONTROL SHEET
C12	DETAIL SHEET
L	LANDSCAPE
L-1	TITLE SHEET
L-2	CONSTRUCTION PLAN
L-3	CONSTRUCTION PLAN
L-4	CONSTRUCTION PLAN
L-5	CONSTRUCTION DETAILS
L-6	CONSTRUCTION DETAILS
L-7	CONSTRUCTION DETAILS
L-8	CONSTRUCTION DETAILS
L-9	IRRIGATION PLAN
L-10	IRRIGATION PLAN
L-11	IRRIGATION PLAN
L-12	IRRIGATION DETAILS
L-13	TREE STUMP REMOVAL PLAN
L-14	PLANTING PLAN
L-15	PLANTING PLAN
L-16	PLANTING PLAN
L-17	PLANTING DETAILS
LE	LANDSCAPE ELECTRICAL
LE-1	ELECTRICAL SITE PLAN
LE-2	SITE PHOTOMETRICS PLAN
LE-3	ELECTRICAL DETAILS
LE-4	ELECTRICAL DETAILS
LE-5	TITLE 24

A	ARCHITECTURAL
A1.0	AMPHITHEATER SITE PLAN
A1.1	AMPHITHEATER PLAN
A2.0	HOUSE SEATING PLAN
A2.1	HOUSE SEATING DIMENSION PLAN
A2.2	STAIR & RAMP PLANS
A2.3	STAIR SECTIONS
A2.4	SITE DETAILS
A2.5	SITE DETAILS
A2.6	SITE DETAILS & SITE SECTION
A2.7	SITE LIGHTING PLAN
A3.0	BACK-OF-HOUSE FLOOR PLAN
A3.1	SLAB PLAN
A3.2	BACK-OF-HOUSE DIMENSION PLAN
A3.3	ENLARGED PLANS - PUBLIC RR
A3.4	ENLARGED PLANS - PR RR
A3.5	REFLECTED CEILING PLAN
A3.6	REFLECTED CANOPY PLAN
A3.7	CANOPY SECTIONS & DETAILS
A3.8	CANOPY SECTIONS
A3.9	ROOF PLAN
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS - BOH
A4.2	BUILDING SECTIONS - BOH
A4.3	GREEN ROOM SECTIONS
A4.4	WALL SECTIONS
A4.5	WALL SECTIONS
A4.6	CANOPY BULK-HEAD
A5.0	EXTERIOR CARDINAL ELEVATIONS
A5.1	EXTERIOR ELEVATIONS
A5.2	EXTERIOR ELEVATIONS
A5.3	EXTERIOR ELEVATIONS
A5.4	EXTERIOR ELEVATIONS
A6.0	INTERIOR ELEVATIONS
A6.1	INTERIOR ELEVATIONS
A6.2	INTERIOR ELEVATIONS
A6.3	INTERIOR ELEVATIONS
A7.0	SCHEDULES
A8.0	BUILDING DETAILS
A8.1	ROOF DETAILS
A8.2	PIVOT DOOR DETAILS

PARKING ANALYSIS:	
PROVIDED PARKING:	
Existing Typical Spaces	65
Existing Accessible Spaces	4
TOTAL EXISTING SPACES	69
Existing Typical Spaces to be removed	-10
Existing Accessible Spaces to be removed	-3
TOTAL SPACES TO BE REMOVED	-13
New Typical Spaces to be Added	+53
New Accessible Spaces to be Added	+7
TOTAL NEW SPACES	+60
TOTAL Typical Spaces Provided	108
TOTAL Accessible Spaces Provided (7 ADA Spaces + 1 Van Accessible)	8
TOTAL PARKING SPACES PROVIDED	116

<p>NEW SPACES: PER APPROVED PDP & EA</p> <p>Off-site/shared parking arrangements are presently used for special events hosted in the Park. These arrangements will continue to support the parking demand for special events and large events hosted at the proposed amphitheater.</p>

M	MECHANICAL
M1	TITLE SHEET
M2	MECHANICAL PLAN
P	PLUMBING
P1.0	TITLE SHEET
P2	PLUMBING PLAN
P3	FIXTURE SCHEDULE
P3.1	DETAILS AND DIAGRAMS
P3.2	ISOMETRIC DIAGRAMS
E	ELECTRICAL
E1.0	TITLE SHEET - NOTES, LEGEND, LOAD CALCULATIONS
E1.1	SPECIFICATIONS (ALSO SEE SPECIFICATIONS BOOK)
E1.2	FIXTURE AND DEVICE SCHEDULES
E2.0	LIGHTING PLAN
E2.1	POWER & COMMUNICATIONS
E2.2	AMPHITHEATER SEATING AREA & ELECTRICAL PLAN
E3.0	SLD AND SERVICE
E3.1	PANEL SCHEDULES
E3.2	DETAILS AND DIAGRAMS
E3.3	DETAILS AND DIAGRAMS



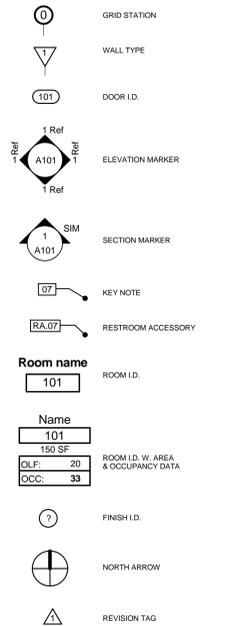
2 VICINITY MAP

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:



SYMBOL LEGEND



ABBREVIATIONS

AC	Air Conditioning Condenser	LS	Laundry Sink
AB	Anchor Bolts	LAV	Lavatory
ABCH	Architectural	LT WGT	Light Weight
AWN	Awning	LN	Lined Closet
BM	Beam	MFR	Manufacturer
BLKG	Bleeking	MAN	Manicure
BR	Broom Closet	MECH	Mechanical
BLDGS	Building	MCM/CM	Medicine Cabinet/Mirror
CAB	Cabinet	MIN	Minimum
CRPT	Carpet	MIR	Mirror
CLG	Ceiling	NAP	Napkin Receptacle
CL	Center Line	N	New
CT	Ceramic Tile	NCH1	Nominal
C/O	Clean Out	NIC	Not in Contract
CLR	Clear	NIS	Not To Scale
CLD	Closet	OBSC	Obscure
CN	Cold Water	OC	On Center
CNOC	Concrete	OPB	Opening
CMU	Concrete Masonry Units	OPP	Opposite
CONT	Continuous	PTD	Pointed
CJ	Control Joint	PR	Pair
DTL	Detail	P	Pantry
DIA	Diameter	PTD	Paper Towel Dispenser
DIM	Dimension	PL	Plate
DW	Dishwasher	P.O.C.	Point of Connection
DN	Down	PV	Pressure Treated Douglas Fir
DS	Downspout	PTDF	Pressure Treated Douglas Fir
DWG	Drawing	RAD	Radius
DF	Drinking Fountain	HD	Range Hood
DRY	Dryer	R/O	Range/ Oven
EA	Each	REL	Reference
ELEC	Electrical	REF	Refrigerator
EM	Electrical Meter	R	Remove
EP	Electrical Panel	REQD	Required
ELEV	Elevation	RAB	Return Air Grill
EMB	Embed	R	Riser
EQUIP	Equipment	RH	Roof Hook
EQ	Existing	RD	Roof Drain
EJ	Expansion Joint	RM	Room
FOC	Face of Concrete	RO	Rough Opening
FOF	Face of Finish	SCH	Schedule
FOB	Face of Stud	SCD	Seat Cover Dispenser
FCU	Faucet	SHLF	Shelf
FDC	Fire Dept. Connection	SHP	Shelf and Pole
FE	Fire Extinguisher	SHW	Shower
FI	Fire Hydrant	SIM	Similar
FR	Fire Retardant	SD	Soap Dispenser
FSH	Fire Sprinkler Head	SG	Solid Core
FBR	Fire Sprinkler Riser	SPEC	Specifications
FLR	Floor	SQ	Square
FD	Floor Drain	SF	Square Feet
FAU	Forced Air Unit	SS	Stainless Steel
GI	Galvanized Iron	STD	Standard
GD	Garbage Disposal	STL	Steel
GA	Gauge or Gage	STR	Structural
GC	General Contractor	THK	Thick
GB36	Grab Bar 24" Long	TP	Toilet Paper
GYPB	Gypsum Board	T & B	Top + Bottom
HC	Hand Cap	TOB	Top of Beam
HDW	Hardware	TOC	Top of Concrete
HGT	Height	TOP	Top of Parapet
HM	Hollow Metal	T.O.S.	Top of Sheathing
HRZ	Horizontal	TOW	Top of Wall
HS	Hose Stop	TB	Towel Bar 24" Long
HW	Hot Water	TD	Towel Dispenser
INSUL	Insulation	TRASH	Trash Enclosure
INT	Interior	TR	Trash Receptacle
JST	Joint	T	Thick
K/S	Kitchen Sink	T/SH	Tub Shower Combination

GENERAL NOTES

- The General Contractor shall furnish all materials, labor, equipment, transportation and services necessary for the satisfactory completion of the Work unless designated specifically otherwise. Work shown in these drawings designated Not In Contract (N.I.C.) is shown for informational purposes only and is NOT the responsibility of the General Contractor. All equipment, work, and materials shall comply with all current applicable model codes, local municipal codes, ordinances, and governing regulations, and the Contract Documents.
- The Contractor shall coordinate the installation of the various trade items within the space above all ceilings (including, but not limited to: structural members, mechanical ducts and insulation, conduits, raceways, sprinkler systems, light fixtures, ceiling systems, and any special structural supports required) and shall be responsible for maintaining the finish ceiling height indicated in the Drawings and the Finish Schedule. Ceiling heights dimensions are to the finish surface of the ceiling unless noted otherwise.
- Access panels shall be provided and installed wherever required by the Building Code or for the proper operation or maintenance of mechanical, electrical or other concealed equipment, whether or not indicated on the Drawings. The General Contractor shall coordinate the size, location, and type of access panel(s) with other Subcontractors' work and with the Architect prior to installation of any access panels.
- When it is necessary to interrupt any existing utility service(s) to make connections and/or corrections, a minimum of 48 hours advanced notice shall be given to the Owner. Interruptions in utility services shall be of the shortest possible duration for the Work at hand and shall be approved in advance by the Owner.
- In the event the utility service is interrupted without the required 48 hour advanced notice, then the General Contractor shall be financially liable for all damages suffered by the Owner due to unauthorized interruption. Reconnection shall be made immediately.
- Final Clean-Up and Disposal: The General Contractor shall remove debris, rubbish and waste material from the Owner's property and common areas to a lawful disposal area and pay all hauling and dumping costs. The General Contractor shall conform to pertinent Federal, State, and Local laws, regulations and orders upon completion of Work. All construction areas shall be left vacuum-clean and free from debris. Clean all dust, dirt, stains, hand marks, paint spots, droppings and other blemishes.
- The General Contractor shall exercise extreme caution during the construction period to protect existing buildings and facilities indicated to remain including the exterior and interior finishes, furniture and equipment.
- The General Contractor to provide approved temporary sanitary facilities (IE chemical toilets) on the construction site prior to commencement of the Work.
- The General Contractor shall have sole control over and charge of and responsibility for construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
- The Architect shall not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.
- The Architect shall have authority to reject Work that does not conform to the Contract Documents.
- If concealed or unknown physical conditions are encountered at the site that differ materially from those indicated in the Contract Documents or from those conditions ordinarily found to exist, these conditions shall be brought to the attention of the Architect and the Owner prior to continuing with the Work.
- Structures in the course of construction, alteration or demolition shall comply with Chapter 14 of the 2010 California Fire Code and NFPA 241.

PROJECT NOTES

These Project Notes are not all-inclusive and DO NOT relieve the Contractor(s) on this Project of their responsibility to review all relevant codes. The Contractor shall ask questions, call to the attention of the Architect and Owner any and all discrepancies, omissions and errors in these documents.

INSPECTIONS

- The Contractor shall be responsible to make application for, secure and pay for all permits and fees required by the various permitting agencies and utility purveyors. Unless otherwise specified in writing by the owner.
- The Contractor shall be responsible to schedule all inspections. Normal inspections by the building, engineering, fire and other permitting agency departments shall be conducted as required by those respective agencies. All re-inspection fees shall be paid by the contractor.

CONSTRUCTION DOCUMENTS

- Contract Drawings and Specifications are mutually inclusive and what is required by one is required by the other. There is no precedence intended or implied between Drawings and Specifications and, in the event of a conflict, the Architect shall be their interpreter. Any work installed prior to and/or in conflict with such interpretation shall be corrected by the Contractor at the Contractor's expense and at no additional cost to the Owner.
- In no case shall dimensions be scaled from Drawings. The Contractor shall verify all conditions and dimensions in the field before proceeding with subsequent work. Any discrepancies between conditions indicated and actual field conditions shall be brought to the attention of the Architect for clarification prior to proceeding. Any work installed prior to and/or in conflict with such clarification shall be corrected by the Contractor at the Contractor's expense and at no additional cost to the Owner.
- All dimensions are to face of stud or centerline of walls, columns and beams unless otherwise noted. Floor elevations are to top of concrete slab unless otherwise noted.
- All symbols and abbreviations used on the Drawings are considered to be construction standards. Any questions regarding the exact meaning of a symbol or abbreviation shall be brought to the attention of the Architect for clarification.
- Details marked "TYPICAL" shall apply in reasonably inferable similar conditions unless indicated otherwise.
- Notes contained within these documents which use the words "PROVIDE" or "INSTALL" shall be interpreted to mean "THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL" unless noted otherwise.
- The Specifications and ALL Consultant Drawings are supplemental to the Architectural Drawings. It shall be the Contractor's responsibility to coordinate with the Architectural Drawings before the installation of any of the Consultant's work and to bring any discrepancies or conflicts to the attention of the Architect in writing for clarification. Improperly installed work shall be corrected by the General Contractor at the General Contractor's expense and at no expense to the Architect, the Architect's Consultants, or the Owner.
- The General Contractor and the General Contractor's Subcontractors are responsible for reviewing, bidding, coordinating and performing their work based on the ENTIRE set of Contract Documents. Improperly installed work or contract requirements identified by these Documents excluded by the Contractor without prior written approval of the Architect shall be corrected by the General Contractor at the General Contractor's expense and at no expense to the Architect, his Consultants, or the Owner.
- Any Work installed in conflict with the Contract Documents shall be corrected by the Contractor at the Contractor's expense and at no additional expense to the Owner, the Architect, or the Architect's Consultants.
- Drawings of existing conditions have been compiled from existing data supplied by the Owner to the Architect. The Architect makes no warranty either expressed or implied for the accuracy or completeness of the existing information recorded. The General Contractor shall field verify ALL existing conditions. The General Contractor shall notify in writing any discrepancies for clarification prior to proceeding with work.

BUILDING AREA MODIFICATION CALCULATION

FRONTAGE INCREASE CALCULATION
 $Lf = [F/P - 0.25]W/30$
 $F = 220 LF$
 $P = 482 LF$
 $W > 30 FT$ All Directions
 $Lf = [220LF/482 LF - 0.25]30/30$
 $Lf = 0.21$

AUTOMATIC SPRINKLER SYSTEM INCREASE
 $A.t = 5,500 SF$
 $l.s = 3$

BUILDING AREA MODIFICATION
 $A.a = [A.t + [A.l \times l.f]] + [A.l \times l.s]$
 $A.a = [5,500 SF + [5,500 \times 0.21] + [5,500 \times 3]]$
 $A.a = 23,155 SF$ total allowable building area

CODE ANALYSIS

AMPHITHEATER CODE ANALYSIS

01. BUILDING OCCUPANCY & CONSTRUCTION TYPE

Occupancy - *CBC Chapter 3*
 Group A-1

Construction Type - *CBC Table 601*
 Type V-B

Fire-Resistance Rating Requirements for Building Elements (Hours) - *CBC Table 601*

Primary Structural Frame:	0 HR
Bearing Walls - Exterior:	0 HR
Bearing Walls - Interior:	0 HR
Nonbearing Walls & Partitions Exterior:	0 HR
Nonbearing Walls & Partitions Interior:	0 HR
Floor Construction & Secondary Members:	0 HR
Roof Construction & Secondary Members:	0 HR

Roof Covering Classification - *CBC Table 1505.1*
 Class - A roof provided

02. FIRE SUPPRESSION REQUIREMENTS

Fire Suppression System Requirement - *CBC Section 903, Table 903.2.11.6, Section 410.6*
 Automatic Sprinkler System to be provided & buildings fully sprinklered

03. BUILDING SITING

Number of Buildings on Site - *CBC Section 503.1.2*
 There will be a total of 3 building on the site;
 Two buildings are existing (historic stone structure, restroom/utility building)
 Amphitheater platform & support spaces will be the third building

Fire-Resistance Rating Requirement - Exterior Walls (Fire Separation Distance)
CBC Table 602
 $X > 30 FT$ between all buildings & property line = 0 HR Fire Resistance Required

Exterior Wall Opening Protection Requirements (Fire Separation Distance + Protection)
CBC Table 705.6
 $X > 30 FT + (UP, S)$ Protection = Not Required

Building Area Modifications - *CBC Section 506*

Frontage Increase
 Automatic Sprinkler System Increase
 SEE CALCULATIONS ABOVE

04. CONSTRUCTION TYPE & ALLOWABLE SIZE

Allowable Building Height - *CBC Table 503*

A-1, Type V-B
 Allowable Height: 40 FT (1-story); Actual Height: 27'-8" (1-Story) (Platform to Canopy)

Allowable Building Floor Area - *CBC Table 503*

A-1, Type V-B
 Base Allowable Floor Area: 5,500 SF;
 Adjusted Allowable Floor Area: 23,155 SF (see calculations above)
 Actual Floor Area: 5,525 SF (Including Platform)

05. SPECIAL OCCUPANCY REQUIREMENTS

Special Detailed Requirements Based on Use & Occupancy - *CBC Section 410*
 Per definition, the performance area is classified as a PERMANENT PLATFORM.

CBC 410.4 Platform Construction - Platform is to be constructed of concrete and is non-combustible; there is no storage area beneath.

410.5 Dressing & Appurtenant Rooms:

410.5.1 Separation from Stage - Stage Height <50 FT = 1 HR separation (See Exiting Plans)

410.5.2 Separation from each other - 1 HR fire barriers required between appurtenant rooms as listed in this section; (see Exiting Plans for fire barrier location)

410.5.3 Stage Exits - See Exiting Plans for Platform exiting

06. FIRE & SMOKE PROTECTIVE ELEMENTS

Fire Barriers - *CBC Section 707*
 1-HR Fire Barriers as required by CBC410.5

Penetrations - *CBC Section 713*

Project to comply with provisions of this section at fire-resistance-rated wall assemblies

Opening Protectives - *CBC Section 715, Table 715.4*

Exterior Walls - 1 HR Required Assembly Rating = 3/4 Fire Door
 Fire-resistance-rated glazing to be provided at glass transoms - where occurs.

07. ADDITIONAL FIRE PROTECTION SYSTEMS

Fire Alarm & Detection Systems - *CBC Section 907.2.1*
 Occupant Load >300 people = Provide a manual fire alarm system that activates an occupant notification system

Initiating Devices - *CBC Section 907.4*

Provide manual fire alarm boxes and smoke detectors as required per this Section

Occupant Notification Systems - *CBC Section 907.5*

Provide a fire alarm system and alarm notification appliances as required per this Section

08. INTERIOR FINISH MATERIALS

Interior Wall & Ceiling Finish Requirements by Occupancy - *CBC Table 803.9*
 Occupancy Group A-1 + Sprinklered:

Exit Enclosures & Exit Passageways: NA to this Project
 Corridors: NA to this Project
 Rooms & Enclosed Spaces: C

Interior Floor Finish - *CBC Section 804*

Minimum critical radiant flux: Class II materials required.

09. EGRESS SYSTEMS

Occupant Load - *CBC Section 1004 & Table 1004.1.1*

Refer to Exiting Plans for Occupant Load Calculations

Means of Egress - *CBC Chapter 10*

Refer to Exiting Plans for compliance with Means of Egress requirements

10. SPECIAL USE REQUIREMENTS

Refer to 05. Special Occupancy Requirements above

11. SITE & BUILDING ACCESSIBILITY REQUIREMENTS

Site & Building Accessibility - *CBC Chapter 11B*
 Refer to ADA Accessibility plans G1.4, G2.0, G2.1, G2.2, A1.1, A3.3, A3.4

12. MISCELLANEOUS PROVISIONS

Plumbing Fixtures - *CPC Table 4-1, A*

Plumbing Fixtures Required - Amphitheater Audience:

Amphitheater Audience: 9852 SF / 15 SF/p. = 640 p. (320 male + 320 female)
 Male: (3) Water Closets; (3) Urinals; (2) Lavatories
 Female: (11) Water Closets; (2) Lavatories
 Drinking Fountains: (3)

Plumbing Fixtures Provided:

Existing Restrooms:
 Male: (2) Water Closets; (3) Urinals; (3) Lavatories
 Female: (5) Water Closets; (3) Lavatories
 Drinking Fountains: (2)

New Restrooms at Amphitheater:

Male: (3) Water Closets; (2) Urinals; (2) Lavatories
 Female: (7) Water Closets; (2) Lavatories
 Drinking Fountains: (2)

TOTAL Public Restrooms:

Male: (5) Water Closets; (5) Urinals; (5) Lavatories
 Female: (12) Water Closets; (5) Lavatories
 Drinking Fountains: (4)

Plumbing Fixtures Required - Amphitheater Back-of-House:

Back-of-House: 2,509 SF / 30 SF/p. = 84 p. (42 male + 42 female)
 Male: (3) Water Closets; (1) Urinals; (2) Lavatories
 Female: (4) Water Closets; (2) Lavatories
 Drinking Fountains: N/A

Plumbing Fixtures Provided - Amphitheater Back-of-House:

Male: (3) Water Closets; (1) Urinals; (3) Lavatories
 Female: (4) Water Closets; (3) Lavatories
 Drinking Fountains: (2)
 Showers: (1) Male; (1) Female (Principal Dressing Rooms)



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**Whitewater
 Park Expansion
 & Amphitheater**

**CP 12-284
 71-560 San Jacinto Dr
 Rancho Mirage, CA
 92270**

for
**The City of
 Rancho Mirage**

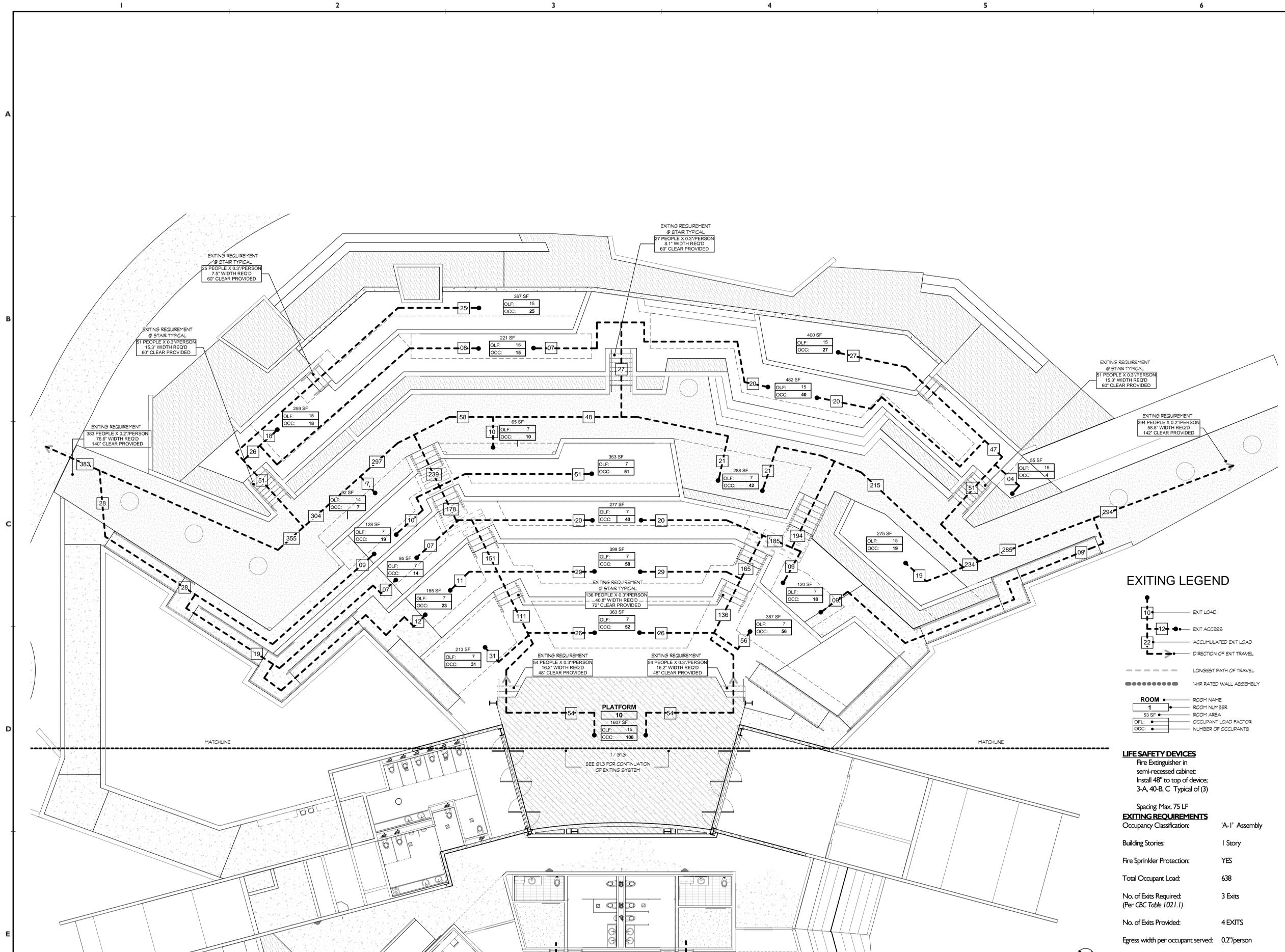
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SHEET TITLE: GENERAL NOTES & CODE ANALYSIS
SHEET NUMBER:

GI.0

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1 SEATING EXITING PLAN
1/8" = 1'-0"

EXITING LEGEND

- EXIT LOAD
- EXIT ACCESS
- ACCUMULATED EXIT LOAD
- DIRECTION OF EXIT TRAVEL
- LONGEST PATH OF TRAVEL
- 1-HR RATED WALL ASSEMBLY
- ROOM**
- ROOM NAME
- ROOM NUMBER
- ROOM AREA
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS

LIFE SAFETY DEVICES
Fire Extinguisher in semi-recessed cabinet; Install 48" to top of device; 3-A, 40-B, C Typical of (3)

Spacing: Max. 75 LF
EXITING REQUIREMENTS
Occupancy Classification: 'A-1' Assembly
Building Stories: 1 Story
Fire Sprinkler Protection: YES
Total Occupant Load: 638
No. of Exits Required: (Per CBC Table 1021.1) 3 Exits
No. of Exits Provided: 4 EXITS
Egress width per occupant served: 0.27/person



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Whitewater Park Expansion & Amphitheater

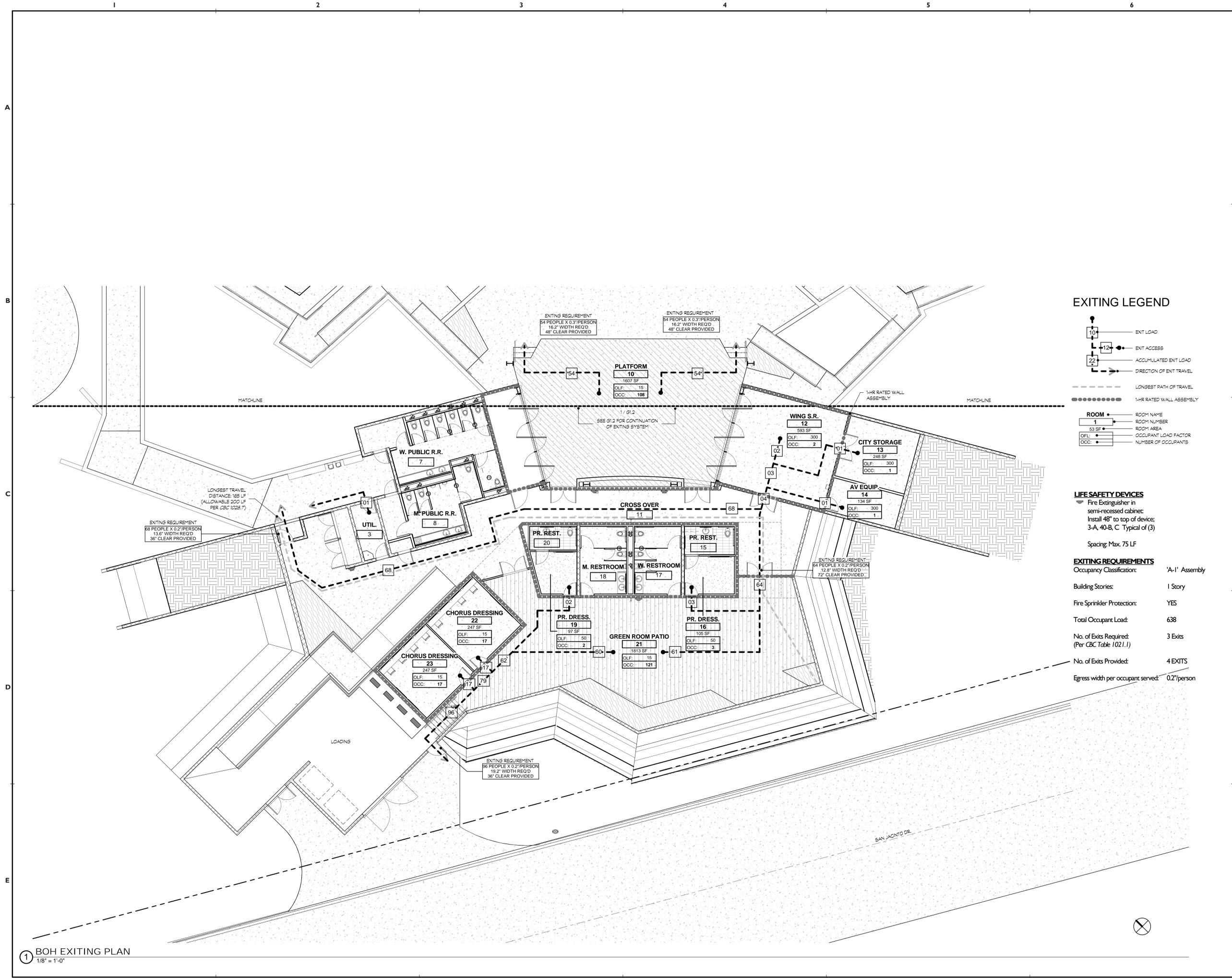
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SHEET TITLE:
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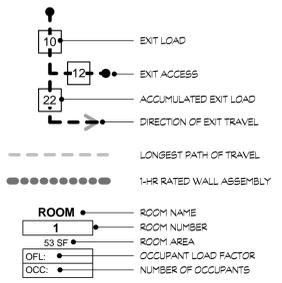
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EXITING LEGEND



LIFE SAFETY DEVICES

Fire Extinguisher in semi-recessed cabinet; Install 48" to top of device; 3-A, 40-B, C Typical of (3)
Spacing: Max. 75 LF

EXITING REQUIREMENTS

Occupancy Classification: 'A-1' Assembly
Building Stories: 1 Story
Fire Sprinkler Protection: YES
Total Occupant Load: 638
No. of Exits Required: (Per CBC Table 1021.1) 3 Exits
No. of Exits Provided: 4 EXITS
Egress width per occupant served: 0.2"/person

McA
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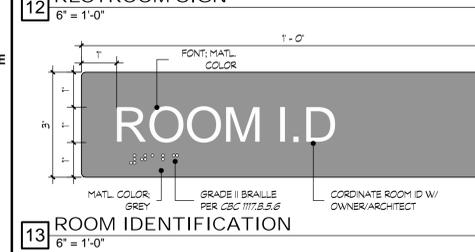
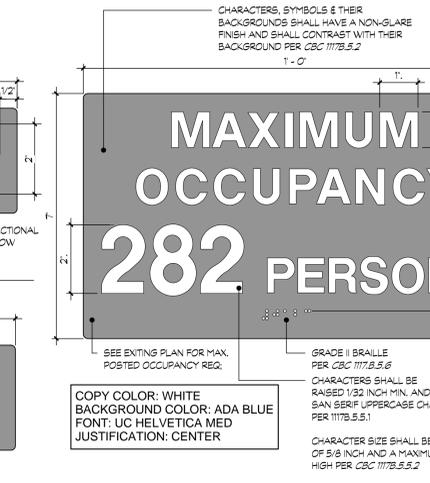
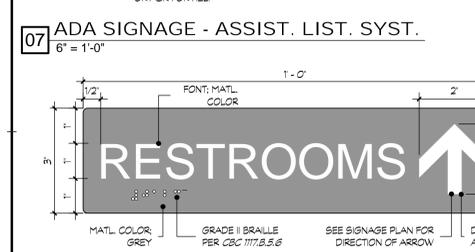
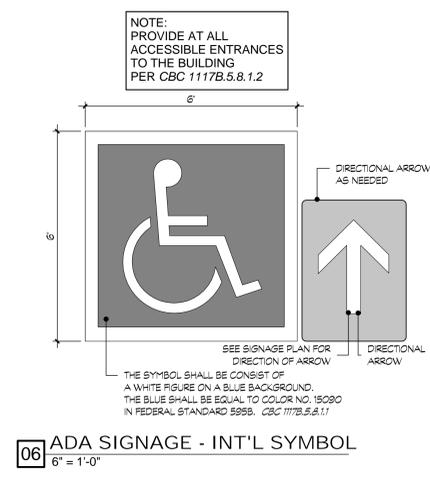
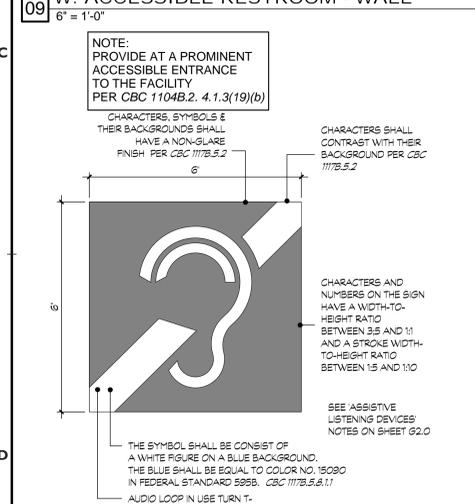
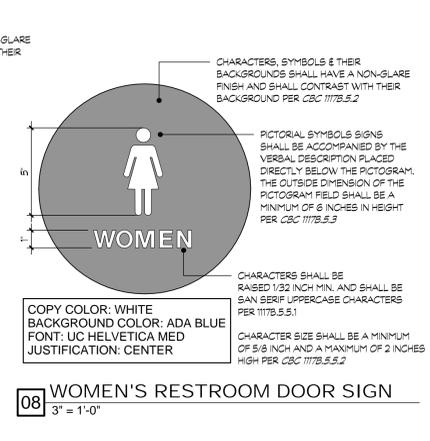
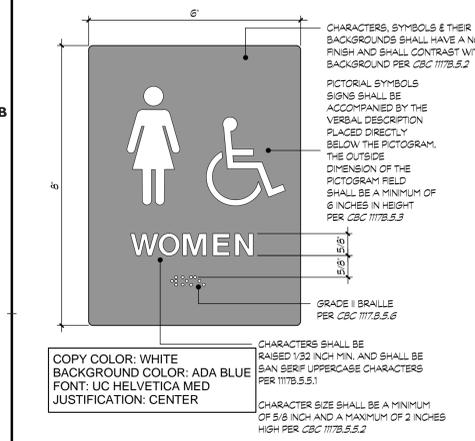
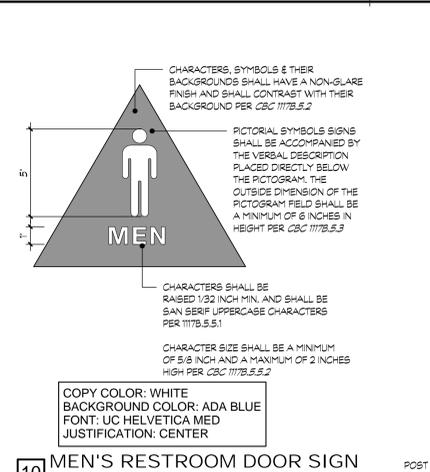
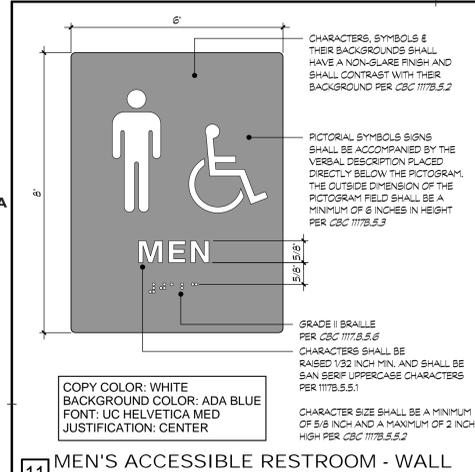
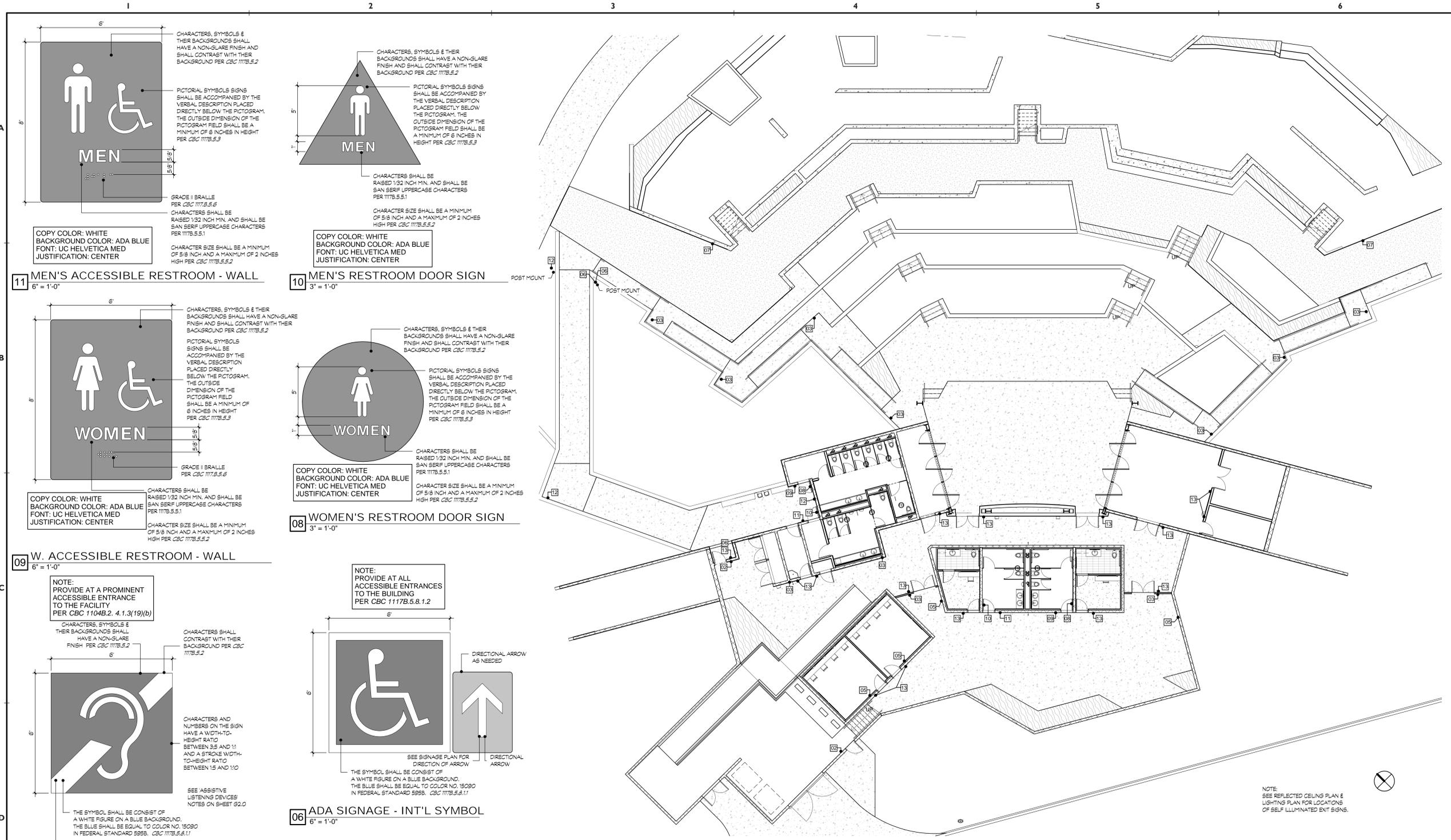
Whitewater Park Expansion & Amphitheater

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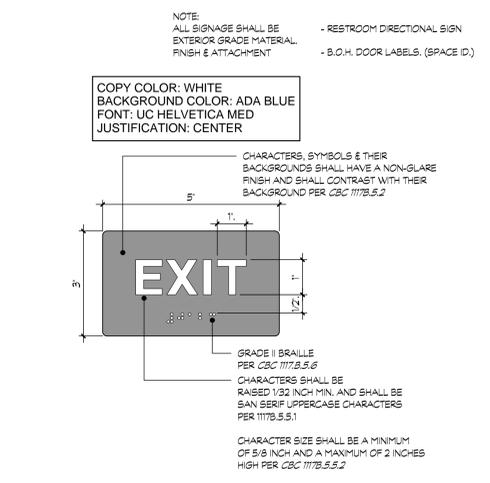
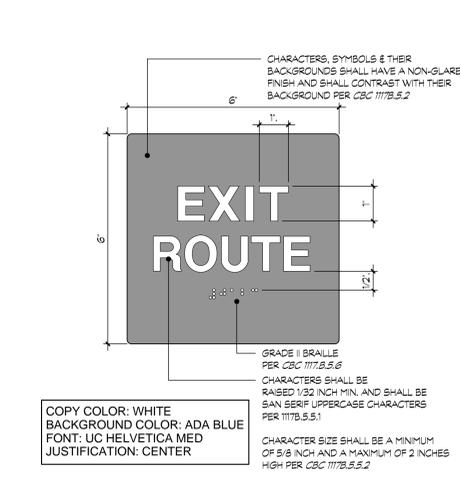
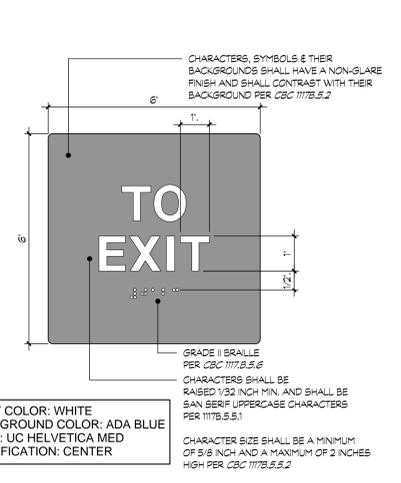
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EXITING PLAN - BACK-OF-HOUSE & PLATFORM
SHEET NUMBER:
GI.2

1 BOH EXITING PLAN
1/8" = 1'-0"

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1 SIGNAGE PLAN
3/32" = 1'-0"



NOTE: ALL SIGNAGE SHALL BE EXTERIOR GRADE MATERIAL FINISH & ATTACHMENT. - RESTROOM DIRECTIONAL SIGN - B.O.H. DOOR LABELS. (SPACE ID.)

NOTE: SEE REFLECTED CEILING PLAN & LIGHTING PLAN FOR LOCATIONS OF SELF ILLUMINATED EXIT SIGNS.

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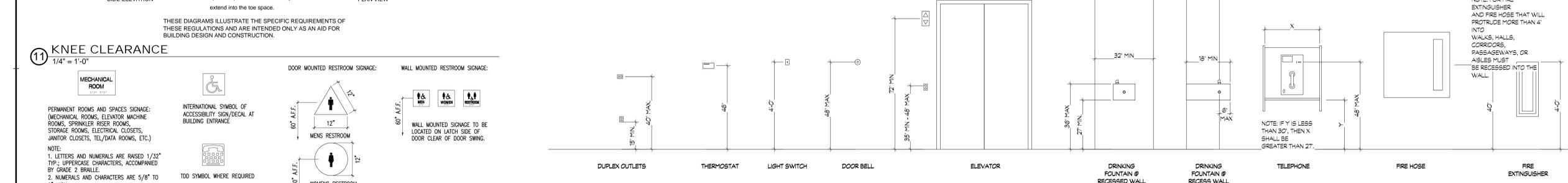
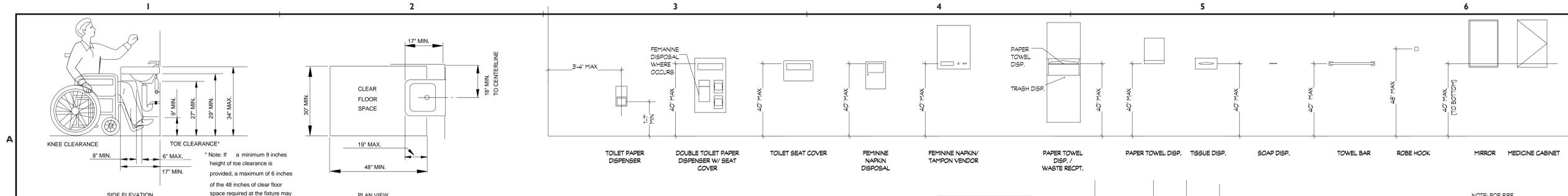
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SHEET TITLE: **SIGNAGE PLAN & DETAILS**
SHEET NUMBER:

GI.3

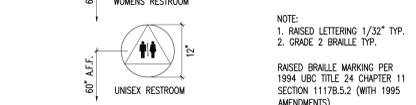
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11 KNEE CLEARANCE
1/4" = 1'-0"

PERMANENT ROOMS AND SPACES SIGNAGE: (MECHANICAL ROOMS, ELEVATOR MACHINE ROOMS, SPRINKLER RISER ROOMS, STORAGE ROOMS, ELECTRICAL CLOSETS, JANITOR CLOSETS, TEL/DATA ROOMS, ETC.)

NOTE:
1. LETTERS AND NUMERALS ARE RAISED 1/32" TYP.; UPPER CASE CHARACTERS, ACCOMPANIED BY GRADE 2 BRAILLE.
2. NUMERALS AND CHARACTERS ARE 5/8" TO 2" HIGH.
3. MOUNTING HEIGHT IS 60" FROM FINISH FLOOR TO CENTERLINE OF SIGN.
4. MOUNTED TO WALL ADJACENT TO LATCH SIDE OF DOOR.

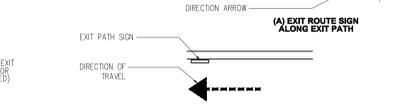


10 REQ. SIGNAGE
3/4" = 1'-0"

RAISED BRAILLE MARKING PER 1994 UBC TITLE 24 CHAPTER 11 SECTION 1117B.5.2 (WITH 1995 AMENDMENTS)

9 REST. SIGNAGE
3/4" = 1'-0"

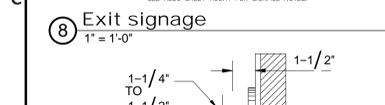
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1. RAISED LETTERING 1/32" TYP.
2. GRADE 2 BRAILLE TYP.



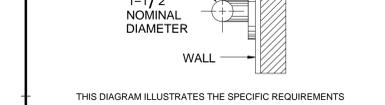
8 Exit signage
1" = 1'-0"

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

12 TYP. GRAB BAR SECTION
1/4" = 1'-0"



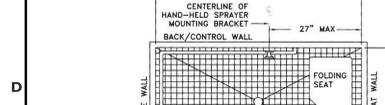
13 MULTIPLE - ACCOMMODATION TOILET FACILITY
1/2" = 1'-0"



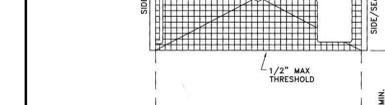
14 SINGLE - ACCOMMODATION TOILET FACILITY
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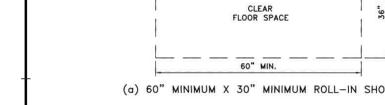
15 ADA ROLL-IN SHOWER DETAILS



16 INTERNATIONAL ACCESSIBILITY SYMBOL
1/4" = 1'-0"



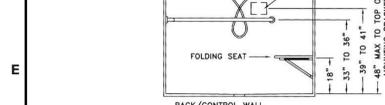
17 RESTROOM ACCESSORIES
1/2" = 1'-0"



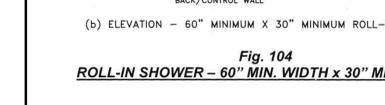
18 RESTROOM ACCESSORIES



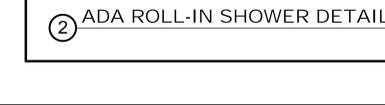
19 RESTROOM ACCESSORIES



20 RESTROOM ACCESSORIES



21 RESTROOM ACCESSORIES



22 RESTROOM ACCESSORIES

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105 RESTROOM ACCESSORIES

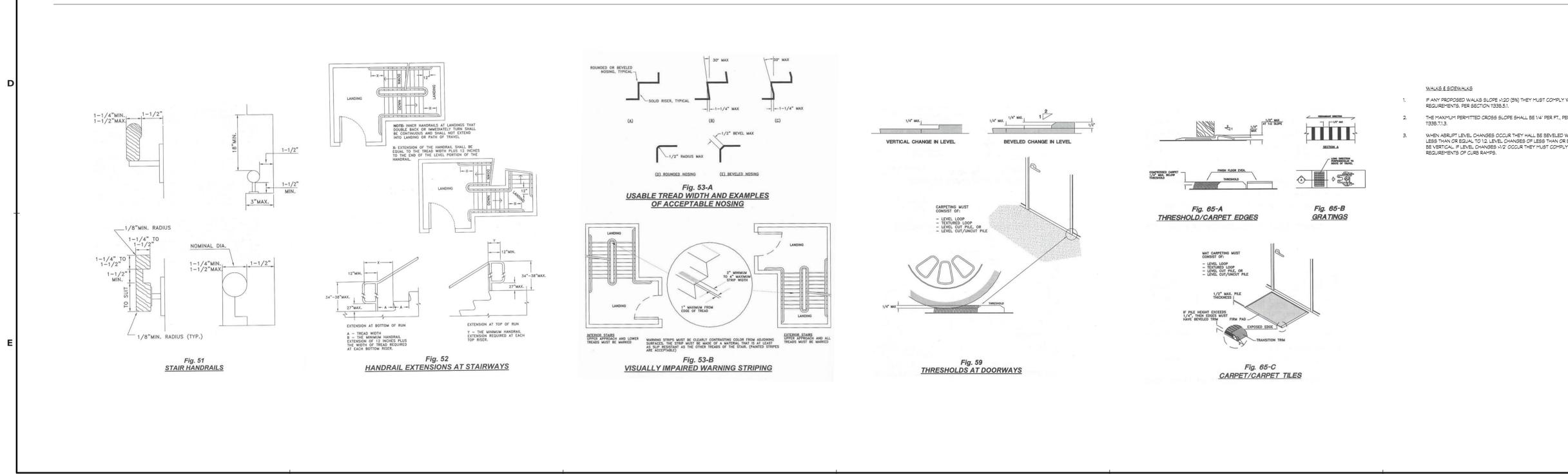
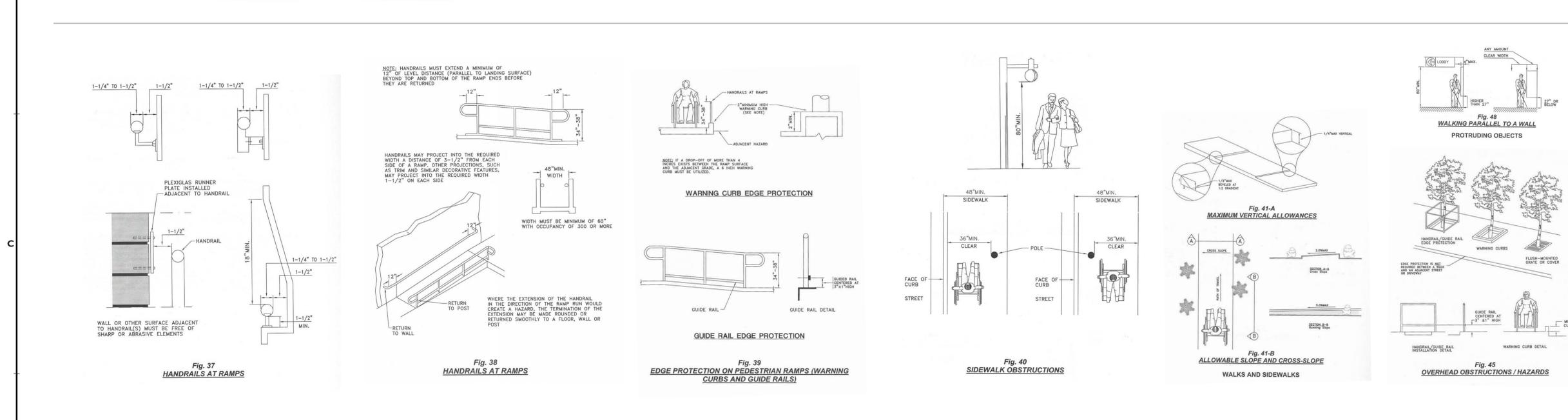
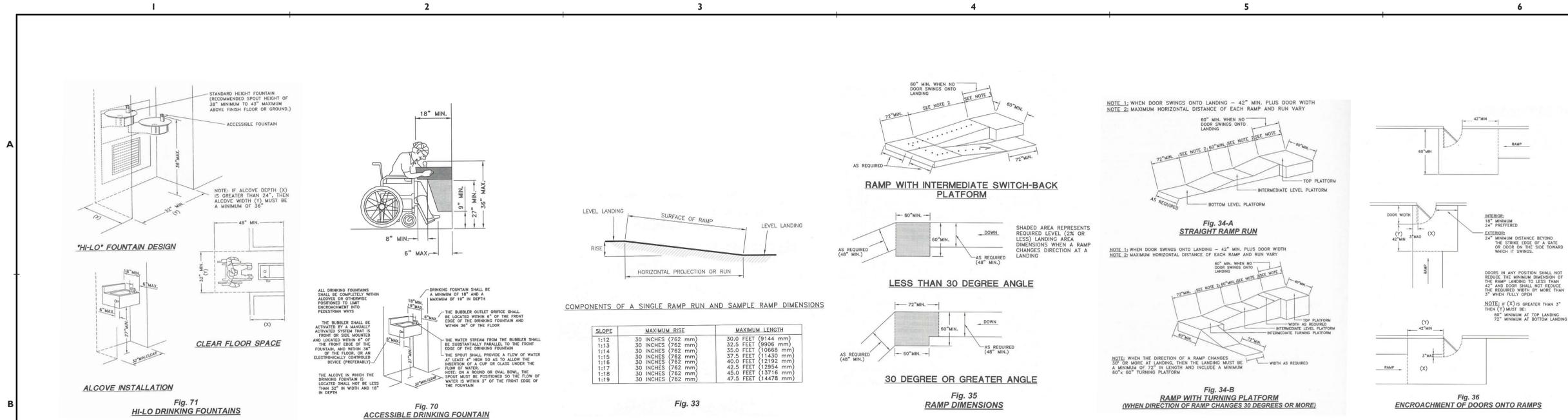
106 RESTROOM ACCESSORIES

107 RESTROOM ACCESSORIES

108 RESTROOM ACCESSORIES

109 RESTROOM ACCESSORIES

110 RESTROOM ACCESSORIES



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DRAWING DATE: **03-07-2014**

REVISIONS:

2/10/14	PCC01
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ISSUE DATES:

PLANNING SUBMITTAL SET	DRAWN BY:
DESIGN DEVELOPMENT SET	MR
PLANS CHECK SET	CHECKED BY:
12.30.2013	McA
PERMIT SET	McA PROJECT NO:
BID SET	13-007
CONSTRUCTION SET	

Whitewater Park Expansion & Amphitheater

CP 12-284
71-560 San Jacinto Dr
Rancho Mirage, CA 92270

for
The City of Rancho Mirage

69-825 Highway 111
Rancho Mirage, CA 92270

760.324.4511

SHEET TITLE:
ADA SITE ACCESSIBILITY REQUIREMENTS

SHEET NUMBER:

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