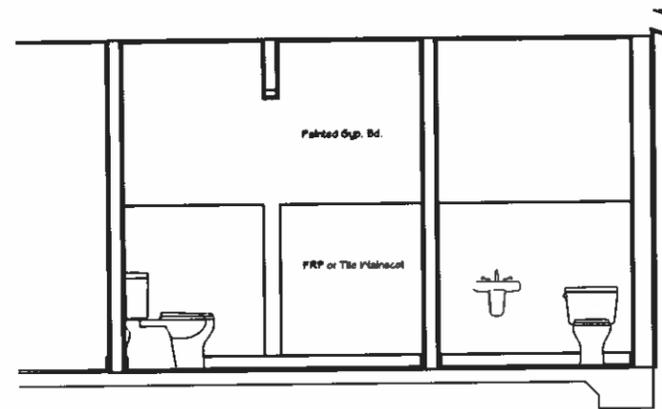
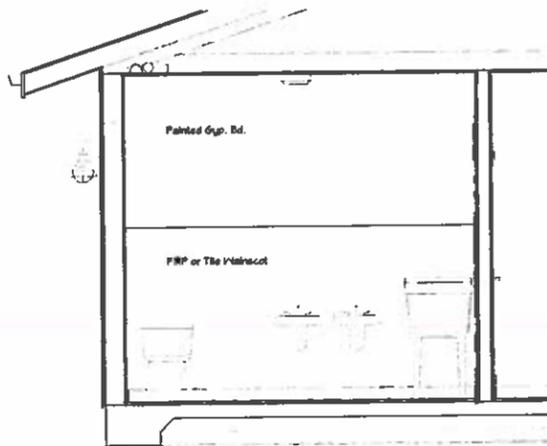


Interior Elevation 'A'



Interior Elevation 'B'



Interior Elevation 'C'

**Mounting Heights**

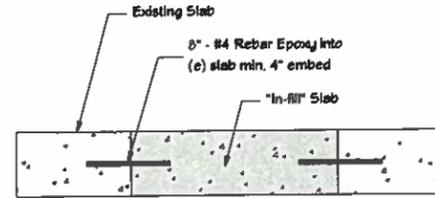
- Toilet & Sink in Elevation 'A' shall be mounted per the Accessibility Standards shown on sheets ADA1-6
- Toilets & Sinks in Elevations 'B' & 'C' shall be mounted for children's use as follows:
  - The location of the toilet measured from the side wall to the centerline should be between 12"-16"
  - The height of water closets should be between 11"-11" to the top of the seat
  - The outlet of the toilet paper dispensers should not be mounted lower than 14" and no higher than 19"
  - The top of the gripping surface at grab bars for children should be mounted between 16"-21" a.f.f. (refer ADA section 609.4)
  - A parallel approach shall be permitted at lavatories and sinks used primarily by children 5 years and younger
  - A knee clearance of 24" (instead of 27") a.f.f. minimum is permitted for children 6 to 12 years old

**INTERIOR ELEVATIONS**

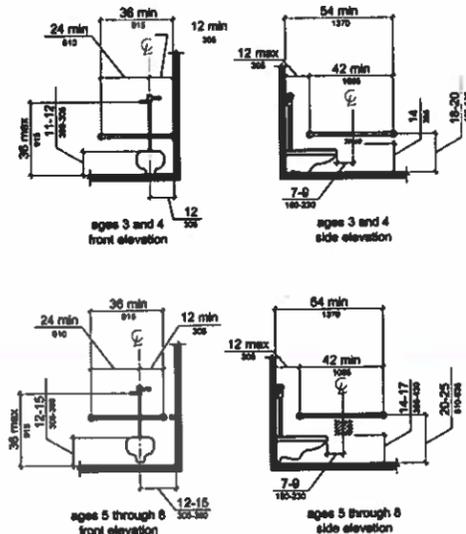
1/2" = 1'-0"

**PLUMBING NOTES**

- PROVIDE MIXING VALVES (TMV-1) AT ALL SINKS OR WATER HEATER TO ENSURE MAXIMUM 120°F AT SINK.
- PROVIDE TRAP PRIMERS AT ALL FLOOR DRAIN LOCATIONS.
- ENSURE 1/4" PER FOOT SLOPE FOR SANITARY SEWER PIPING.
- PROVIDE CLEANOUTS AT ALL LAVATORIES, HAND SINKS AND URINALS.
- FLOORS SHALL BE SLOPED TO FLOOR DRAINS PER CPC 418.5
- HOT WATER DELIVERED TO THE LAVATORIES SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F. WATER HEATER THERMOSTAT CANNOT BE USED AS AN ACCEPTABLE CONTROL PROVISION.
- NEW WATER CLOSETS SHALL NOT EXCEED A MAXIMUM WATER FLOW RATE OF 1.20 GALLONS PER FLUSH.
- NEW LAVATORY FAUCETS SHALL NOT EXCEED A MAXIMUM WATER FLOW RATE OF 0.50 GALLONS PER MINUTE @ 60PSI.
- NEW KITCHEN FAUCETS SHALL NOT EXCEED A MAXIMUM WATER FLOW RATE OF 1.80 GALLONS PER MINUTE @ 60PSI.



**SLAB IN-FILL DETAIL**  
No Scale

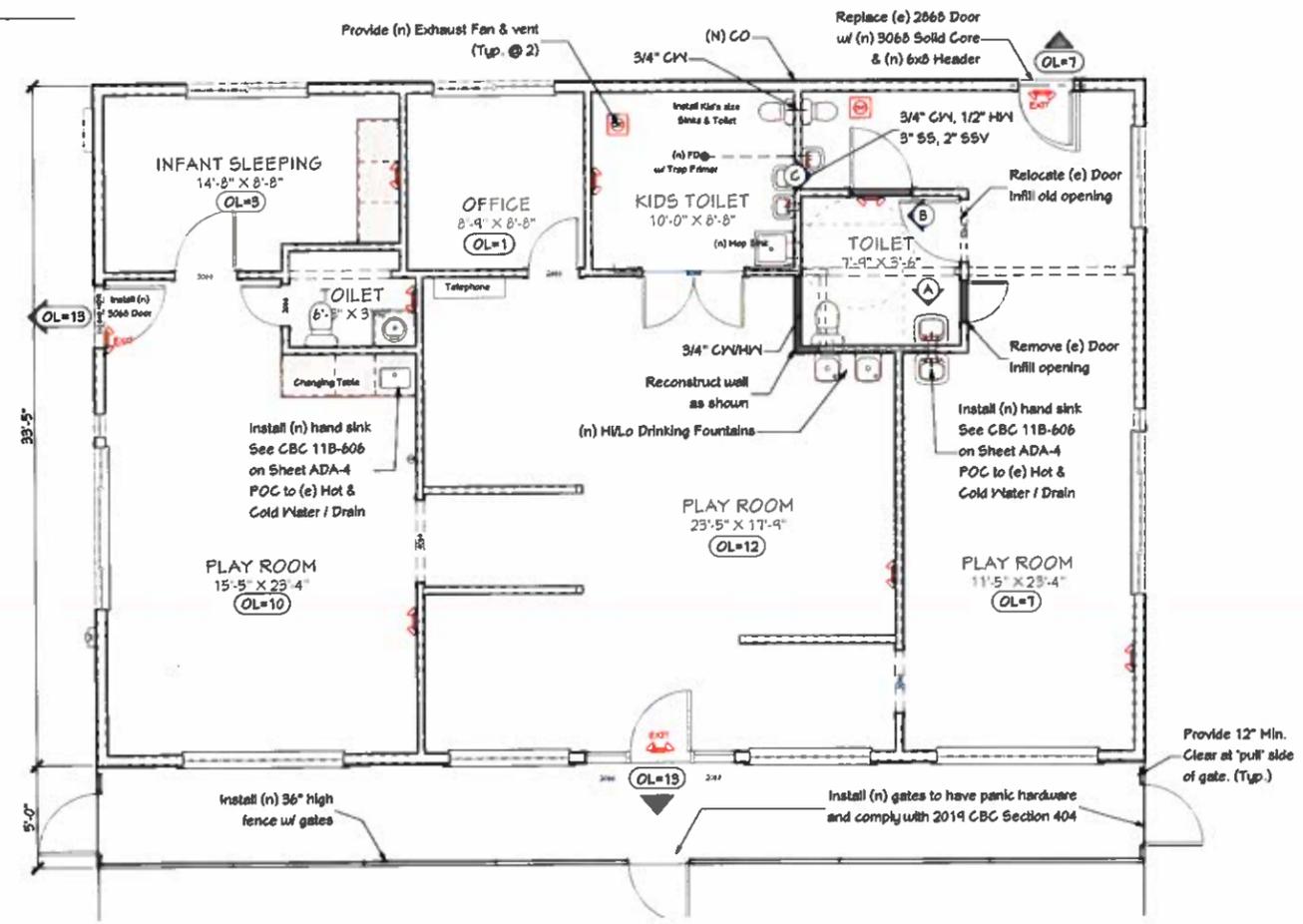


**ELECTRICAL NOTES**

- PROVIDE TAMPER-RESISTANT RECEPTACLES IN ALL ROOMS WHERE CHILDREN WILL BE PRESENT PER C.E.C. 406.12(3)
- ALL EMERGENCY EXIT LIGHTS SHALL HAVE A MINIMUM 90 MINUTE RATED CAPACITY BATTERY UNDER FULL LOAD.
- PROVIDE EMERGENCY EXIT LIGHTS WHERE SHOWN BELOW. PROVIDE EXIT LIGHTS AT LOCATIONS INDICATED.

**MECHANICAL NOTES**

- PROVIDE MINIMUM EXHAUST FOR KID'S TOILET = 100 CFM.
- PROVIDE MINIMUM EXHAUST FOR PLAYROOM TOILET = 50 CFM.
- MINIMUM OUTSIDE AIR TO PROVIDE = 245 CFM.
- EXISTING HVAC SYSTEM TO BE RE-BALANCED FOR CHANGE IN USE.
- VERIFY EXHAUST FANS IN TOILET ROOMS HAVE A MIN. 50 CFM EXHAUST RATE PER CMC TABLE 409.1.
- PROVIDE CARBON MONOXIDE DETECTORS IN ALL CLASSROOMS.
  - CARBON MONOXIDE DETECTORS SHALL COMPLY WITH THE FOLLOWING:
    - THEY SHALL BE LISTED IN ACCORDANCE WITH UL 2034
    - THEY SHALL BE POWERED PRIMARILY WITH BUILDING POWER AND HAVE BATTERY BACKUP.
    - WIRING SHALL BE PERMANENT AND WITHOUT DISCONNECTING MEANS OTHER THAN FOR OVER-CURRENT PROTECTION.
    - IF COMBINATION MONOXIDE/SMOKE ALARMS ARE USED, THEY SHALL BE LISTED IN ACCORDANCE WITH UL 2034 & UL 217.



**PROPOSED FLOOR PLAN**  
1/4" = 1'-0"  
Total Occupant Load = 33 Occupants

RECEIVED  
AUG 26 2020  
CITY OF PLACERVILLE  
DEVELOPMENT SERVICES DEPT.

Revision	Date
1	11/10/20
2	12/17/20
3	12/17/20



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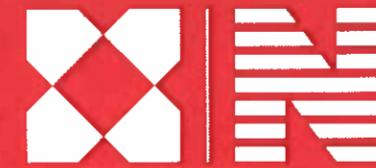
**PROPOSED FLOOR PLAN**

A BUILDING REMODEL FOR  
Kids Town Montessori  
163 Placerville Drive  
Placerville, California 95667

FILE NO:	2009Base
DATE:	8/1/2020
SHEET NO:	A-4

# 163 Placerville Drive, Placerville, CA

## Distance Aerial



**Newmark  
Knight Frank**



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