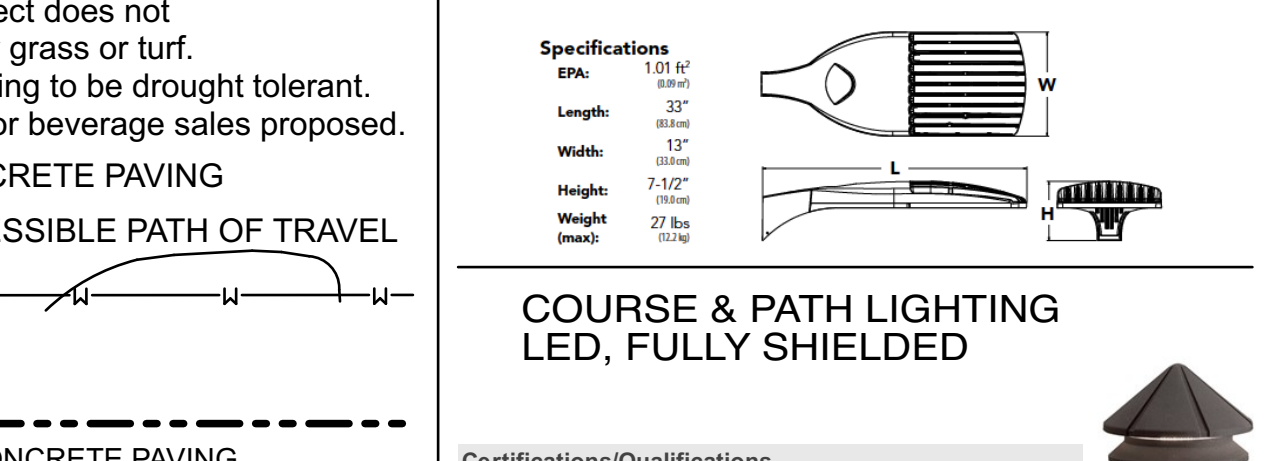
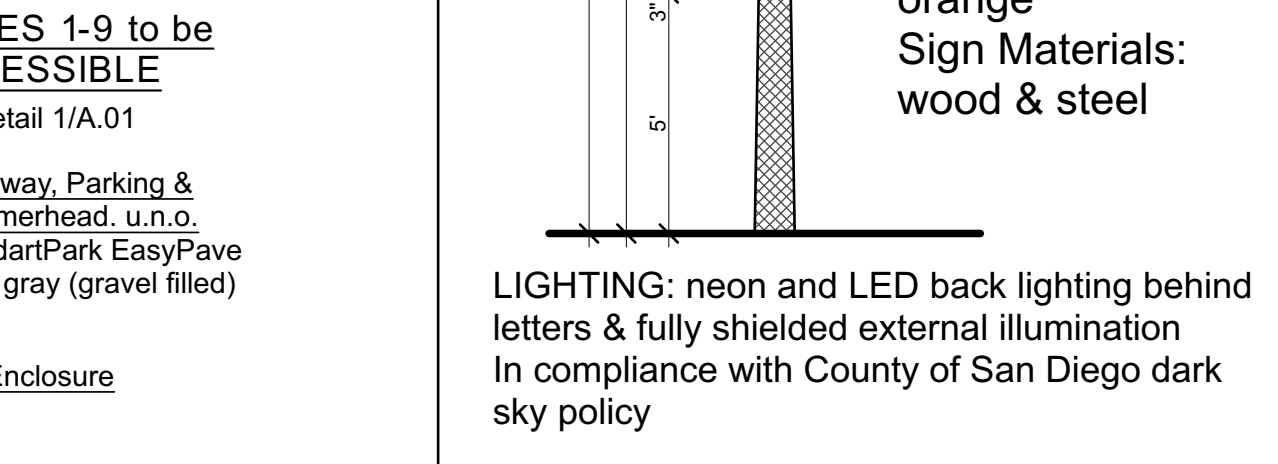
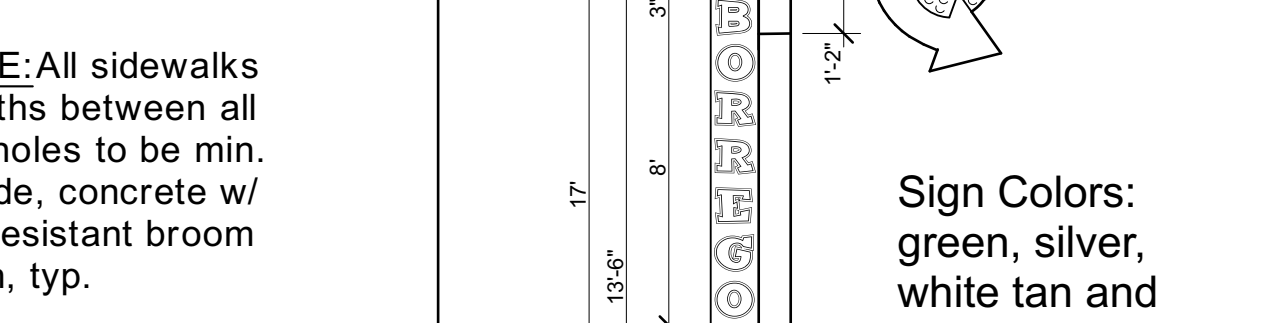
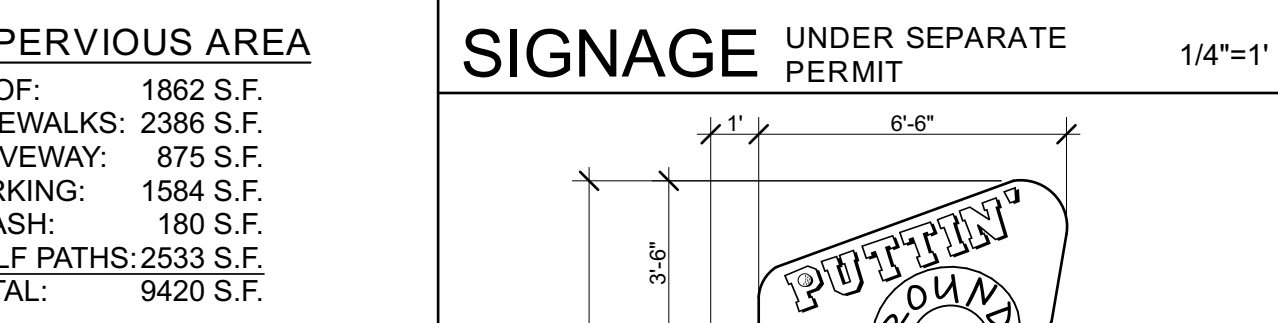
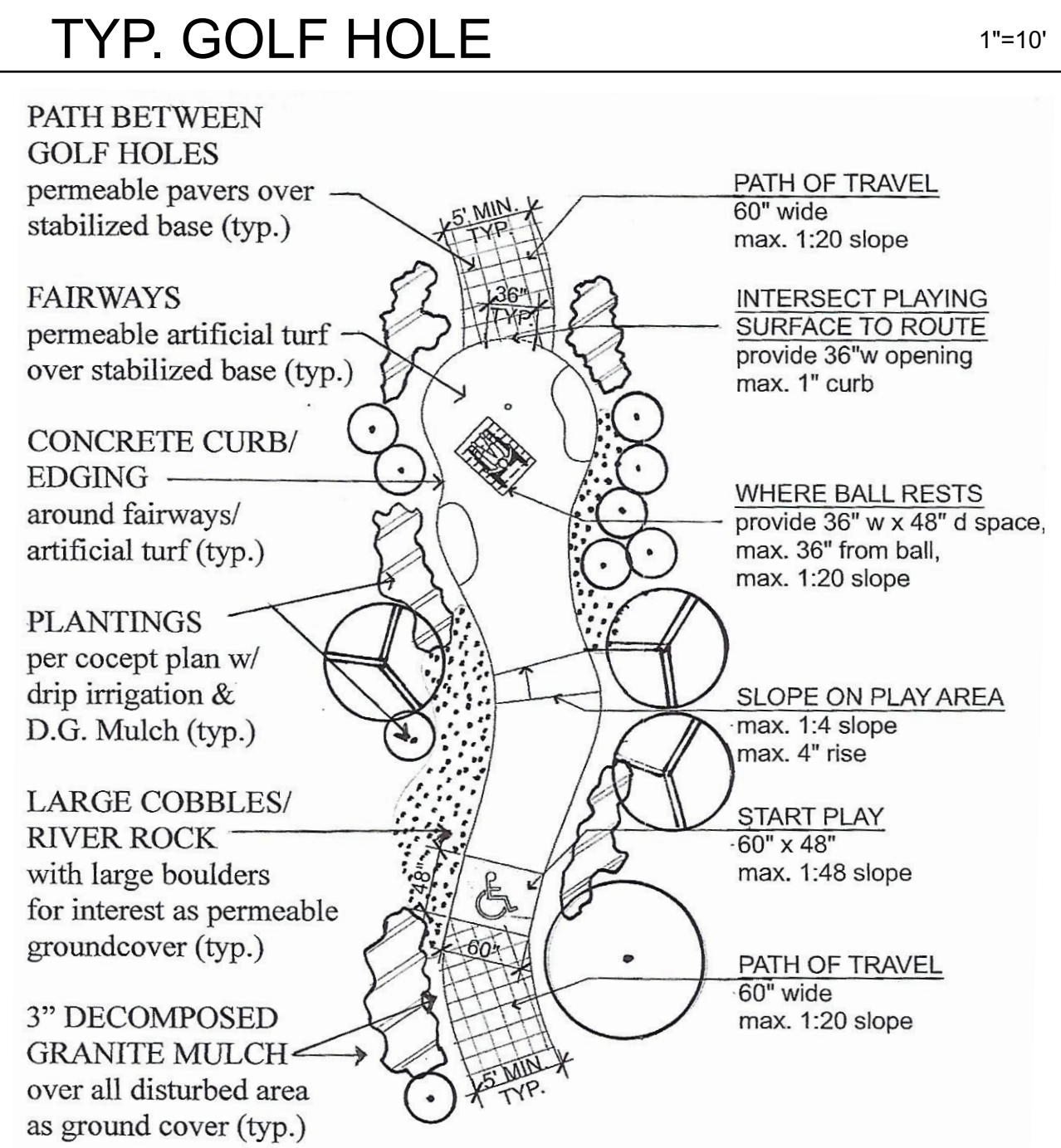
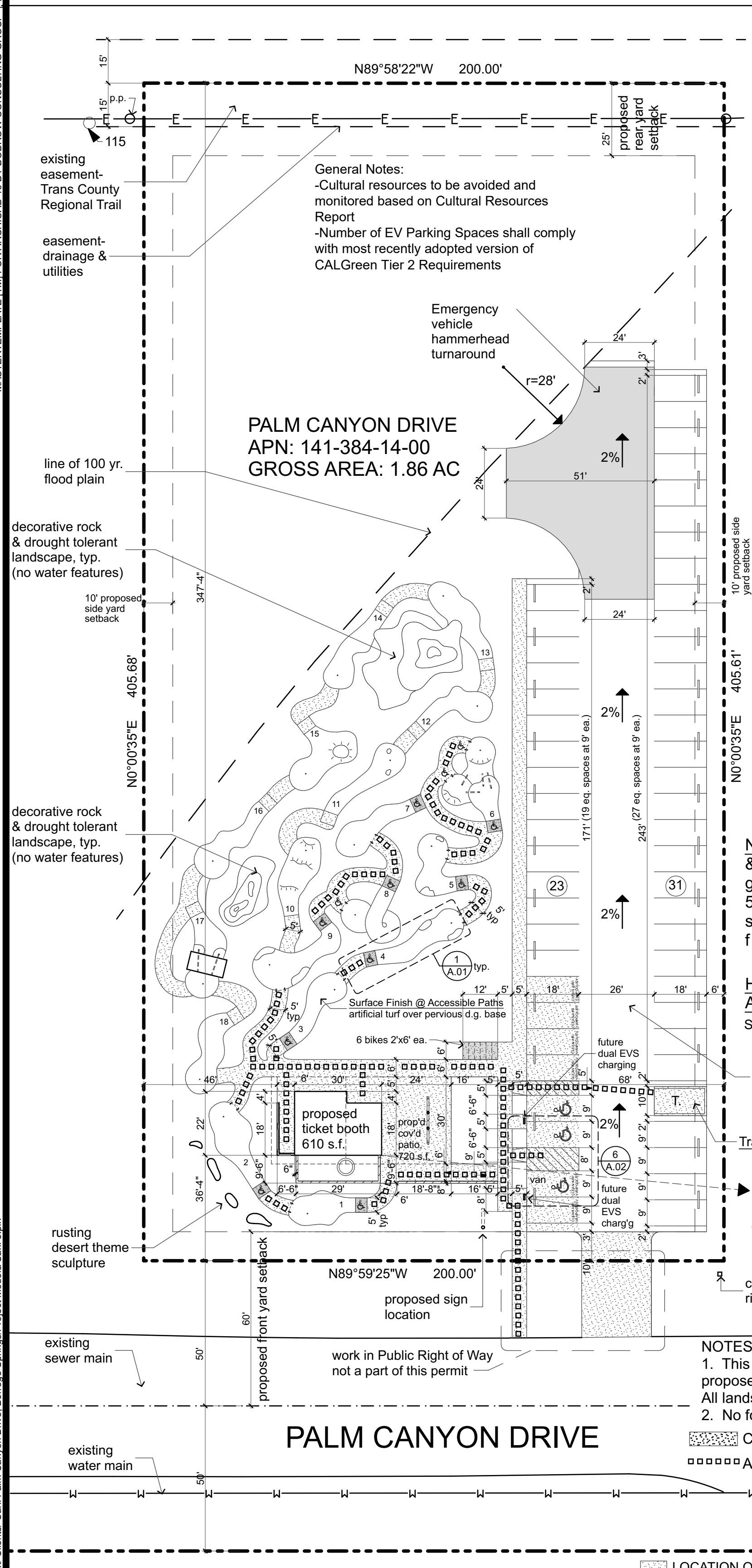


# PUTTIN' AROUND BORREGO

(Miniature Golf Course)

## Palm Canyon Drive

## Borrego Springs, California



### GENERAL NOTES

- The inspector will recheck for expansive soils and/or grading requirements at the first foundation inspection.
- This project will comply with the County of San Diego lighting ordinance Section 59.101 et. Seq. of the San Diego County Code and with Section 6322 et. Seq. of the County Zoning Ordinance. All lighting to be fully shielded downward.
- All work shown on plans is proposed (new) construction and improvements.
- All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13'-6". The grade shall not exceed 20%.
- Driveway shall be paved with concrete and support min. weight of 75,000 lbs.
- All buried utilities must be clearly marked.
- All striping on concrete to be yellow, striping on asphalt to be white.
- Site lighting level min. shall be 1 foot candle min. in parking field.
- There will be no grates located on walks or sidewalks.
- The only vertical drops exceeding 4" in height are adjacent to walks or sidewalk area between the walk and a vehicular way.
- There are no adjacent vertical drops exceeding 30" at any walk or sidewalk in this project.
- There are no obstructions overhanging pedestrian ways.
- ADDRESS NUMBERS: REQUIRED AT DRIVEWAY ENTRANCE AND FRONT ELEVATION OF STRUCTURES.
- Provide two sided address sign at driveway entrance and front elevation, location per site plan. Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. The address numbers shall contrast with their background and be a minimum of 6" in height with a 1/2" stroke for commercial buildings.
- Address entrance sign to read: TBD w/6" high numbers.
- Address building signs to read: TBD at bldg. w/12" high numbers.
- DESIGNATED PARKING SPACES FUEL EFFICIENT/LOW-EMITTING/VANPOOL.
- Parking Stall Marking: Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR/VANPOOL/EV
- County code requires that every new structure have a fire retardant roof covering that is at least class 'A' min. See roof plan for roofing type.
- Provide fire-stops, vertical and horizontal in enclosed spaces at 10' intervals, max. (C.B.C. Sec. 708.2.1), typ. of any stud wall over 10'.
- Exterior wall framing to be 2x6 min., per struct. dwgs.
- Insulation: Walls R-19, Roof R-30.
- All interior walls to be 5/8" type 'x' gypbd.
- All plumbing walls to be 2x6 framing and 1 layer of 5/8" water resistant gyp. bd. Insulate wall with R-batt insulation.
- Constructed pervious surfaces shall not be sealed.

### FIRE NOTES

- FIRE SPRINKLERS REQUIRED: Structures shall have an automatic fire sprinkler system installed per NFPA 13D standard and the County Fire Code. Fire sprinkler system plans shall be submitted and approved by the County Fire Authority, and the system shall be ready for hydrostatic testing prior to framing inspection.

### CONTRACTOR NOTES

- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, GRADES, ELEVATIONS, AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO THE BEGINNING OF EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF FEDERAL AND STATE OF CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS AND REGULATION.
- DO NOT SCALE ANY DRAWING IN THIS SET.
- CONTRACTOR SHALL CLOSE ALL DIMENSION STRINGS AND OTHERWISE VERIFY ALL DIMENSIONS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ALL DISCREPANCIES PRIOR TO COMMENCING WORK.
- ALL WORK SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODE AND ALL LOCAL CODES HAVING JURISDICTION OVER THE WORK INCLUDING BUT NOT LIMITED TO THE 2016 CGBSC, CEC, CMC, CPC, CFC AND CBES.
- ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS, AND DETAILS.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL STRUCTURAL DETAILS.
- MATERIAL NOTES AND SPECIFICATIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE STANDARD SPECIFICATIONS.
- TRADE NAMES AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL AND PLUMBING, WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION AND OBSERVATION VISITS SHALL NOT INCLUDE INSPECTION FOR THESE MEASURES OR CONSTRUCTION METHODS.
- OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND HE SHALL COORDINATE ALL DETAILS.
- ALL WORK NOT DETAILED OR NOTED SHALL BE CONSTRUCTED IN ACCORDANCE WITH OTHER SIMILAR WORK SHOWN ON THE DRAWINGS AND TYPICAL DETAILS.
- ALL ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR APPROVAL SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE IN RESPECT TO WORKMANS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- UPON SUBMITTAL OF CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTORS AND GENERAL CONTRACTOR FOR THIS PROJECT.

### ABBREVIATIONS

#	And	CPT	Carpet	EXT	Exterior	MAX	Maximum	RD	Roof Drain
@	At	CT	Ceramic Tile	FD	Floor Drain	MO	Masonry Opening	REQD	Required
ACT	Acoustic Ceiling Tile	CTYD	Courtyard	FEC	Fire Extinguisher Cabinet	MECH	Mechanical	VIF	Verify in Field
AD	Area Drain	DBL	Double	FLR	Fixture	MIN	Minimum	W/	With
AFF	Above Finished Floor	DEM	Demolish or Demolition	FLR	Floor	MTL	Metal	WD	Wood
ALUM	Aluminum	DIA	Diameter	FO	Face Of	NIC	Not in Contact		
ANCD	Anodized	DIM	Dimension	FND	Foundation	NO	Number		
BSMT	Basement	DMS	Dimensions	GA	Gauge	NOM	Nominal		
BYND	Beyond	DN	Down	GALV	Galvanized	OC	On Center		
BOT	Bottom	DR	Door	GWB	Gypsum Wall Board	OH	Opposite Hand		
CIP	Cast in Place	DWG	Drawing	HC	Hollow Core	OZ	Ounce		
CJ	Control Joint	EA	E'ach	HI	High	PCC	Pre-Cast Concrete		
CLG	Control Joint	EJ	Expansion Joint	HM	Hollow Metal	PLUMB	Plumbing		
CLR	Clear	EL	Elevation	HP	High Point	PLYD	Plywood		
CMU	Concrete Masonry Unit	ELEC	Electrical	HR	Hour	PT	Pressure Treated		
COL	Column	ELEV	Elevation	HVAC	Heating, Ventilating, Air Conditioning	PNT	Paint		
CONC	Concrete	EQ	Equal	INSUL	Insulation	INT	Interior		
CONT	Continuous	EXJT	Expansion Joint	INT	Interior	INSUL	Insulation		
		EXP JT	Expansion Joint	LO	Low	RBR	Rubber		
						RCP	Reflected Ceiling Plan		

### PROJECT DATA

APN#: 141-384-14-00  
 Legal Owner: Joe Carl, (760) 522-8530  
 Property Address: Joe Carl, (760) 522-8530  
 Joe Carl, (760) 522-8530  
 Palm Canyon Drive, Borrego Springs, CA  
 Zoning: C42, Rural Commercial  
 Lot Size: 1.88 Acres  
 Building S.F.: 379 s.f.  
 ticket office, storage  
 161 s.f.  
 total conditioned space  
 540 s.f.  
 electric/mechanical room  
 72 s.f.  
 total building  
 612 s.f.  
 outdoor covered patio  
 720 s.f.

Proposed Occup.: Type B Business (ticket booth)  
 Total Occupant Load: Business 218 + 150 = 1.46  
 Storage 161 + 300 = 0.54  
 Toilet Rooms 168 + 0 = 0  
 Mech/Elec. 72 + 0 = 0  
 Total: 2  
 Exits required: One exit  
 Construction Type: V-B  
 Height: 2-story/35' max.

Parking spaces req'd: Mini Golf Holes 3/hole x 18 holes = 54  
 Parking provided: See note regarding CalGREEN Tier 2

### SCOPE OF WORK

612 S.F. NEW SINGLE STORY BUILDING WITH 720 S.F. COVERED PATIO,  
 18 HOLE MINIATURE GOLF COURSE AND ASSOCIATED SITE WORK &  
 PARKING AREA  
 180 S.F. TRASH ENCLOSURE

COUNTY OF SD. REFERENCE NUMBERS: (TBD)  
 Site Plan Review: PDS2021-STP-21-016  
 Plan Check: PDS2021-  
 Landscape Review: PDS2021

### APPLICABLE CODES

*To be reviewed under building permit process*

### LANDSCAPE NOTES

MAWA (annual gallons allowed)  
 Eto x 0.62 x (ETAF x area) = MAWA  
 75.4 x 0.62 x (4249.6) = 198,660 gal. per year

ETWU (annual gallons required)  
 Eto x 0.62 x (ETAF x area) = 154,641 gal. per year

LAND DISTURBANCE

PAD + SLOPES:	23,008	SF
DRIVEWAY:	18,200	SF
PRIMARY SEPTIC:	0	SF
FIRE CLEARING:	0	SF
TOTAL:	41,208	SF

IF ≥ 1 AC. PROVIDE MID#: 0.94 AC. < 1.0 AC.

"ALL REQUIRED FIRE CLEARING WILL NOT CREATE A LAND DISTURBANCE ACTIVITY AS DEFINED BY COUNTY CODE."

### SPECIAL INSPECTION NOTES

### SHEET INDEX

A.01	TITLE SHEET / SITE PLAN
A.02	BUILDING ELEVATIONS
A.03	FLOOR PLAN & SKETCHES
L-1	CONCEPT LANDSCAPE PLAN

### PROJECT TEAM

**ARCHITECT:**  
 WYLIE ARCHITECTURE PLANNING INT. DESIGN, INC  
 PHONE: 760-789-7621  
 CONTACT: CAROLE WYLIE

**STRUCTURAL ENGINEER:**  
 SCHMIT ENGINEERING  
 PHONE: 760-703-3389  
 CONTACT: JOHN SCHMIT

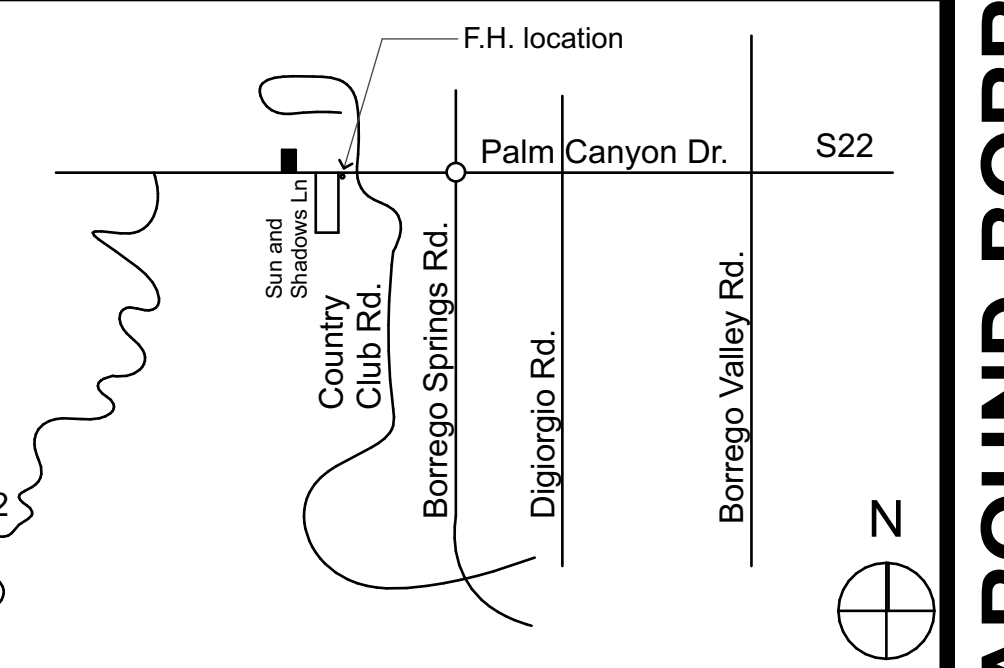
**MECHANICAL PLUMBING ELECTRICAL ENGINEER:**  
 ENGINEERED SYSTEMS  
 PHONE: 619-723-2020  
 CONTACT: CRAIG MOYA

**CIVIL ENGINEER:**  
 PROJECTION ENGINEERING, INC.  
 PHONE: 760-443-6504  
 CONTACT: PAUL FISHER

**LANDSCAPE ARCHITECT:**  
 CHISHOLM LAND PLANNING  
 PHONE: 619-206-1643  
 CONTACT: JOE CHISHOLM

**SOILS & GEOTECHNICAL ENGINEER:**  
 T.B.D.

### VICINITY MAP

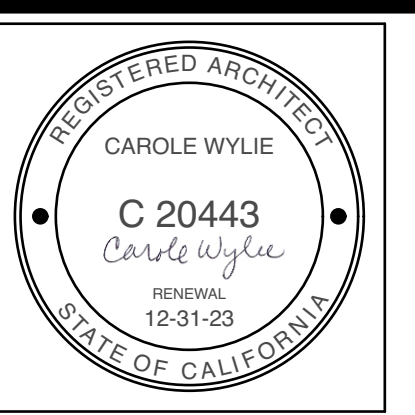


### BLDG. DEPT. STAMPS


### SITE PLAN

### PALM CANYON DRIVE

1" = 30'



**Wylie Architecture**  
 15628 Thornbush Road  
 Ramona, California 92065  
 Ph. (760)-789-7621  
 www.wyliearchitecture.com

These drawings and specifications, under the copyright of Wylie Architecture, shall remain the property of Wylie Architecture. The client shall be permitted to retain copies, including reproducible copies for job information and reference in connection with the client's use and occupancy of the Project. These materials shall not be used by the Client or anyone else, on other projects or additions to this Project.

### PUTTIN' AROUND BORREGO

## Palm Canyon Drive

## Borrego Springs, California

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date: 1/6/22  
 Scale: AS NOTED  
 Drawn:  
 Job:  
 Sheet

Plotted On: 1/6/22

SDC PDS RCVD 01-11-22  
 STP21-016

# A.01

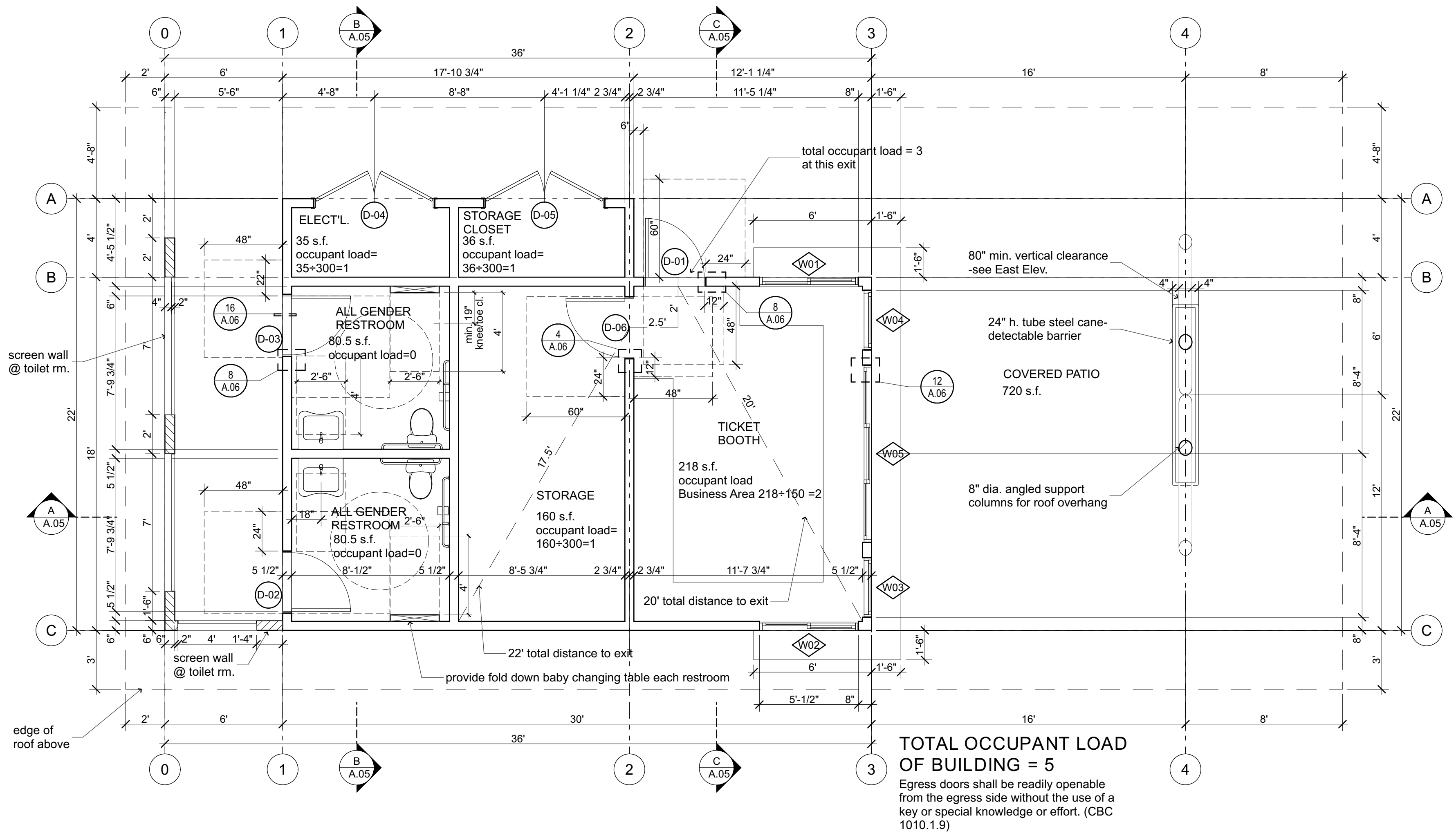
TITLE SHEET / SITE PLAN



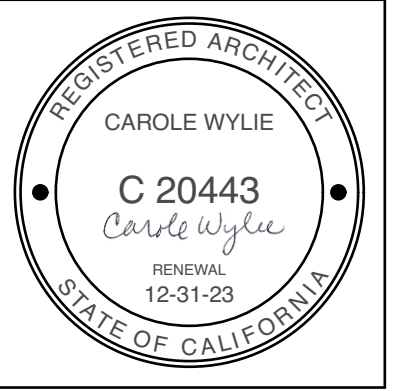




MASTERTEMPLATE (TM) FOR ARCHICAD 19 BY BOBROW CONSULTING GROUP. ALL RIGHTS RESERVED. WWW.BOBROW.COM  
 Users: carolwylie\carolwylie\Dropbox\Clients\Carril Palm Canyon Drive - Borrego Springs\Project Models\Carril.3.joh



**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**Wylie Architecture**  
15628 Thornbush Road  
Ramona, California 92065  
Ph. (760)-789-7621  
www.wyliearchitecture.com

These drawings and specifications, under the copyright Revision Act of 1976 shall remain the property of Wylie Architecture Planning Interior Design, Inc. and their consultants. The client shall be permitted to retain copies, including reproducible copies for job information and reference in connection with the client's use and occupancy of the Project. These materials shall not be used by the Client or anyone else, on other projects or additions to this Project.

**PUTTIN' AROUND BORREGO**  
Palm Canyon Drive  
Borrego Springs, California

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

Date: 1/6/22  
Scale: AS NOTED  
Drawn:    
Job:    
Sheet:  

**A.03**  
Plotted On: 1/6/22

FLOOR PLAN & SKETCHES



# PLANT MATERIALS LIST

NATIVE, LOW SONORAN DESERT TYPE PLANTING  
 TREES: SCREENING/ SHADE/ THEME 15 GAL/ 24" BOX

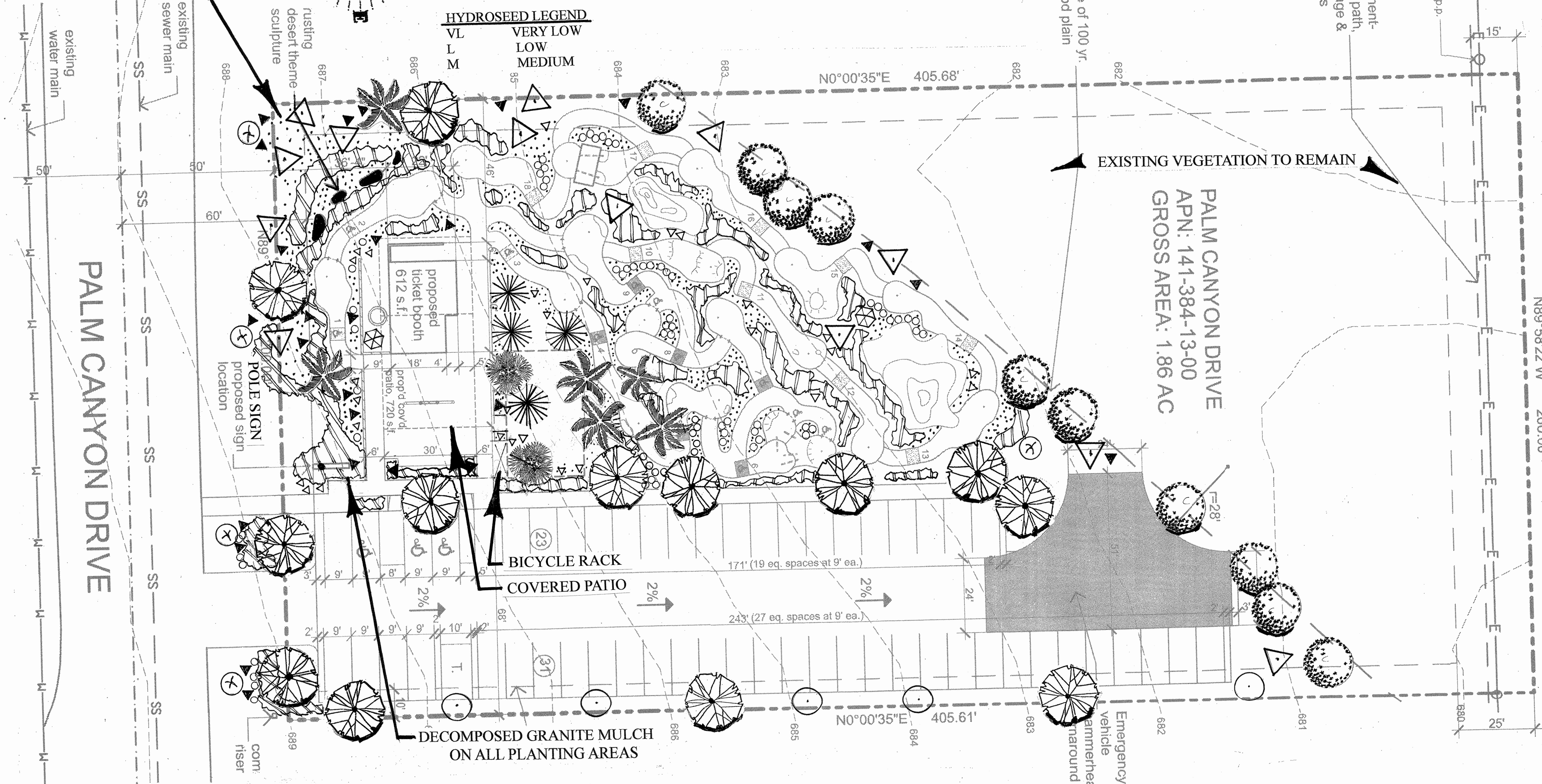
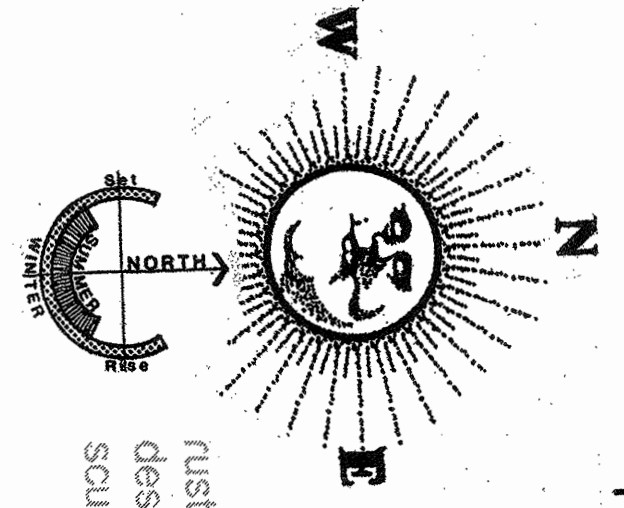
BOTANICAL NAME	COMMON NAME
PARKSONIA 'DESERT MUSEUM'	PALO VERDE
PROSOPIS ALBA 'COLORADO'	THONLESS MESQUITE
CHILOPSIS LINEARIS 'WARREN JONES'	DESERT WILLOW
CUPRESSUS ARIZONICA 'GLAUCA'	ARIZONA CYPRESS
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM

SHRUBS & LOW WATER GROUNDCOVER	1 GAL/ 5 GAL
ENCELIA FARINOSA	ENCESIO BRITTLEBRUSH
VERBENA RIGIDA	SAND VERBENA
SENNA THYLLODINEA	SILVER CASSIA
LEUCOPHYLUM CANDIDUM 'THUNDER CLOUD'	
DALEA GREGGI	TRAILING INDIGO BUSH

SYMBOL	HYDROZONE
(circle with dot)	L
(circle with cross)	L
(circle with triangle)	L
(circle with square)	VL
(circle with diamond)	L
(circle with star)	VL
(circle with circle)	VL
(circle with triangle)	VL
(circle with square)	VL
(circle with diamond)	VL
(circle with star)	VL
(circle with circle)	VL
(circle with triangle)	VL
(circle with square)	VL
(circle with diamond)	VL
(circle with star)	VL
(circle with circle)	VL
(circle with triangle)	VL
(circle with square)	VL
(circle with diamond)	VL
(circle with star)	VL

HYDROSEED LEGEND	
VL	VERY LOW
L	LOW
M	MEDIUM

BOULDERS & COBBLES AS GROUND COVER FOR INTEREST & TRANSITION TO NATIVE



## GENERAL NOTES

- ALL PROPOSED PLANTINGS WILL MEET THE MINIMUM REQUIREMENTS AS SET FORTH IN THE SAN DIEGO COUNTY GRADING ORDINANCE.
- ALL PROPOSED PLANTING WILL MEET THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE DESIGN MANUAL.
- ALL LANDSCAPE AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH SAN DIEGO COUNTY CODE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), SAN DIEGO REGIONAL STANDARD DRAWINGS, AS WELL AS THE STANDARDS AND CRITERIA OF THE LANDSCAPE TECHNICAL MANUAL.
- ALL PLANTINGS WILL CONFORM TO ANY APPROVED FIRE PROTECTION PLAN AS WELL AS ANY REQUIREMENTS OF THE FIRE PROTECTION DISTRICT.
- ALL SLOPES OVER 3 FT. HIGH WILL BE PLANTED AND IRRIGATED.
- ALL TREES, INC. STREET TREES, LOCATED WITHIN 5 FT. OF ANY HARDSCAPE, PAVEMENT, OR CURB SHALL BE PLANTED WITH ROOT CONTROL BARRIERS.
- ALL STREET TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY WILL OBTAIN AN ENCROACHMENT FROM THE DEPT. OF PUBLIC WORKS.
- ALL PLANTINGS AND IRRIGATION EQUIPMENT SHOWN INC. WITHIN THE DEDICATED RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL PLANTING BEDS WILL BE MULCHED WITH 3" ORGANIC MULCH.
- ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM WITH RECOMMENDATIONS MADE BY A SOILS TESTING LABORATORY.
- ALL PLANTINGS LOCATED WITHIN THE CLEAR SPACE EASEMENT WILL BE MAINTAINED AT A MAX. HEIGHT OF 36" AND/OR A MIN. CLEAR HEIGHT OF 60" TO ALLOW ADEQUATE VISIBILITY.
- ALL PLANTED AND MULCHED AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION BY THE PROPERTY OWNER.
- ALL LANDSCAPE AREAS SHALL PROVIDE FOR POSITIVE DRAINAGE.
- SEE CIVIL GRADING PLAN FOR ALL FINISHED ELEVATIONS AND STORMWATER DESIGN DETAILS.

## IRRIGATION NOTES

ALL AREAS SHOWN TO BE PLANTED WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW GALLONAGE, LOW PRECIPITATION RATE SPRAY HEADS AND DRIP IRRIGATION EQUIPMENT, WITH BUBBLER HEADS AT EACH TREE. HEADS WILL BE GROUPED INTO ZONES BASED ON EXPOSURE AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE. THERE WILL BE NO OVERSPRAY ONTO BUILDINGS, WALKS, BROW DITCHES OR DRIVEWAYS. A SMART CONTROLLER, WITH A RAIN SENSING DEVICE WILL BE PROVIDED. THE SYSTEM WILL BE DESIGNED TO MEET THE REQUIREMENTS OF THE COUNTY WATER EFFICIENT LANDSCAPE DESIGN MANUAL. A LANDSCAPE DOCUMENTATION PACKAGE WILL BE SUBMITTED ALONG WITH FINAL LANDSCAPE CONSTRUCTION DRAWINGS FOR THE PROJECT.

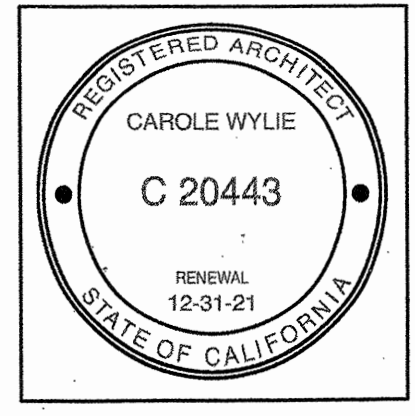
## STATEMENT OF COMPLIANCE

PER SECTION 86.709(b9) OF THE COUNTY LANDSCAPE ORDINANCE: I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY LANDSCAPE WATER CONSERVATION REGULATIONS, IN TITLE 8, DIVISION 6, CHAPTER 7. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS TO PROVIDE THE EFFICIENT USE OF WATER. BY:

JOE CHISHOLM RLA 1774 (EXPIRES 4-30-23) DATE: APRIL 27TH, 2021



Joe Chisholm, A.S.L.A.  
 CA License No. 1774



**Wylie Architecture**  
 15628 Thornbush Road  
 Ramona, California 92065  
 Ph. (760)-789-7621  
 www.wyliearchitecture.com

These drawings and specifications, under the copyright Revision Act of 1976 shall remain the property of Wylie Architecture Planning Interior Design, Inc. and their consultants. The client shall be permitted to retain copies, including reproducible copies for job information and reference in connection with the clients use and occupancy of the Project. These materials shall not be used by the Client or anyone else, on other projects or additions to this Project.

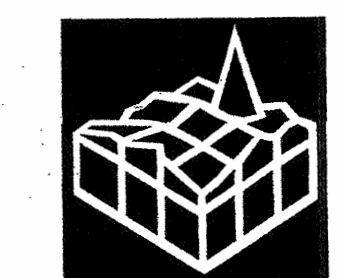
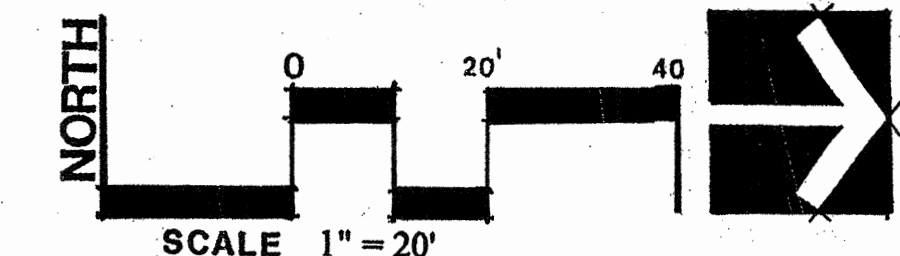
**PUTTIN' AROUND BORREGO**  
 Palm Canyon Drive  
 Borrego Springs, California  
**LANDSCAPE CONCEPT PLAN**

BY	REVISIONS	DATE

Date: MAY 1ST, 2021  
 Scale: AS NOTED  
 Drawn: [ ]  
 Job: [ ]  
 Sheet: [ ]

L.1

# PUTTIN' AROUND BORREGO LANDSCAPE CONCEPT PLAN



**Chisholm Land Planning**  
 LANDSCAPE ARCHITECTURE CA LIC 1774

4455 CHEROKEE AVE. STE 6 SAN DIEGO CA. 92116 chiland@hotm.com 760-745-3501