

PROJECT: ORTUNO'S PLAZA

NORTH.

THIS PROJECT WILL CONFORM TO THE 2022
 2022 California Building & Safety Codes
 2022 Calif. Electrical Code (CEC)
 2022 Calif. Plumbing Code (CPC)
 2022 Calif. Mechanical Code (CMC)
 2022 Calif. Fire Code (CFC)
 2022 Calif. Energy Code
 2022 Calif. Green Code (CGC)
 2010 ADA STANDAR

ATTACHMENT C

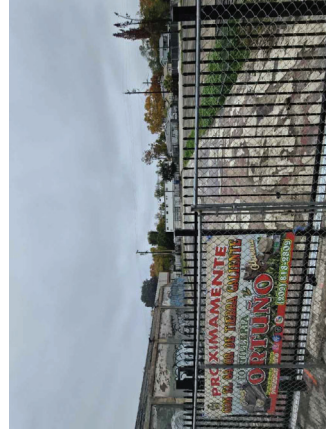
INDEX OF DRAWINGS

- A-0.-COVER SHEET
- A-1.-SITE PLAN.
- A-2.-CIRCULATION PLAN.
- A-3.- RESTROOM ADA
- A-4.-DETAILS ADA 01 PLAN
- A-5.-DETAILS ADA 02 PLAN
- A-6.-TRASH ENCLOSURE DETAILS TYP PLAN

Scope:
 The proposal includes a drive-thru for two
 tortilleria trucks, parking for two food trucks,
 a restroom, a office and 11 parking spaces.

TYPE OF OCCUPANCY	TYPE OF CONSTRUCTION	STORIES
A-2/ B	V-B	0

BUILDING INFO	
LOT SIZE	0.43 ACRE
FIRE SPRINKLES:	NO
SOLAR PANELS	NO



LOT



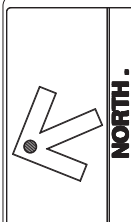
LOCATION

PROJECT:
ORTUNO'S PLAZA

PROJECT:	Ortuno's Plaza
ADDRESS:	131 W Main St MERCED, CA 95340
OWNER:	RAMIRO ORTUNOS 209 818 28 09
APN:	031-161-023-000
TITLE:	1 OF 06
DATE:	NOV 2025
DESIGNER:	eliso@expiemech-fab.com
SCALE:	N/A
A-0	OF 06 SHEETS

Guadalupe Chavez
 Signature. NOVEMBER 2025
 Date.

COVER SHEET
 SCALE 1/8" = 1'-0"



NORTH.

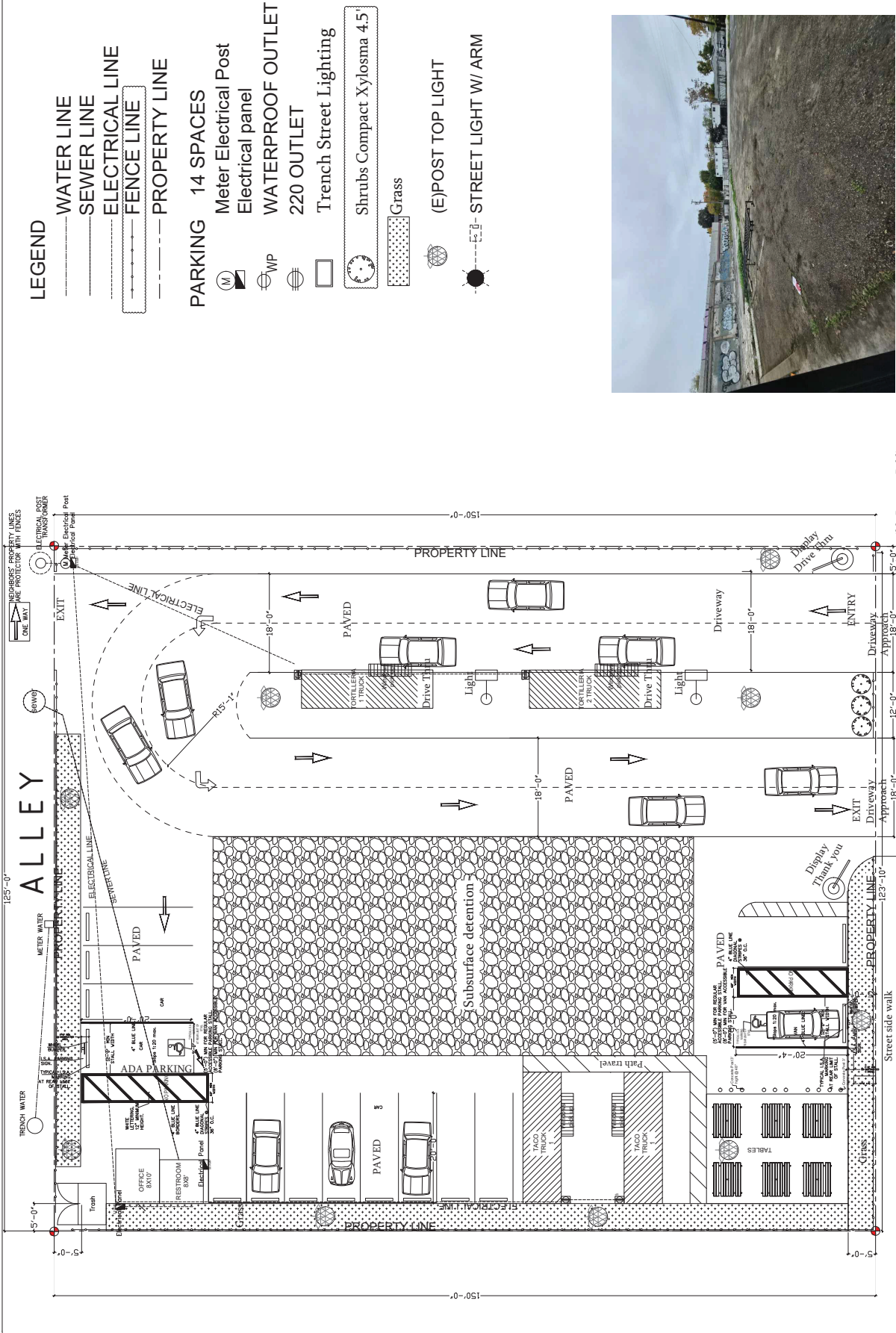
ORTUNO'S PLAZA

PROJECT:

LEGEND

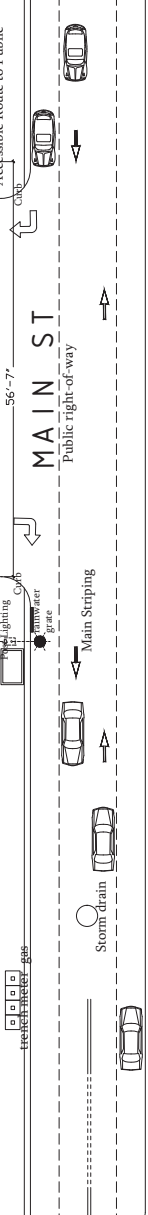
- WATER LINE
 - SEWER LINE
 - ELECTRICAL LINE
 - FENCE LINE
 - PROPERTY LINE
- PARKING 14 SPACES**
- Meter Electrical Post
 - Electrical panel
 - WP
 - WATERPROOF OUTLET
 - 220 OUTLET
 - Trench Street Lighting
 - Shrubs Compact Xylosma 4.5'
 - Grass
 - (E) POST TOP LIGHT
 - STREET LIGHT W/ ARM

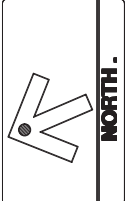
PROJECT: Ortuno's Plaza
 ADDRESS: 131 W Main st
 CITY: MERCED, CA 95340
 OWNER: RAMIRO ORTUNOS
 209 818 28 09
 APN: 031-161-023-000
 DATE: 1 OF 06 NOV 2025
 DRAWN: eliseo@zapiermech-fab.com
 SCALE: 1/8" = 1'-0"
A-1
 OF 06 SHRS.



SITE PLAN
 SCALE 1/8" = 1'-0"
 DATE: NOVEMBER 2025

LOT
 Signature: *Guadalupe Chavez*
 Date:





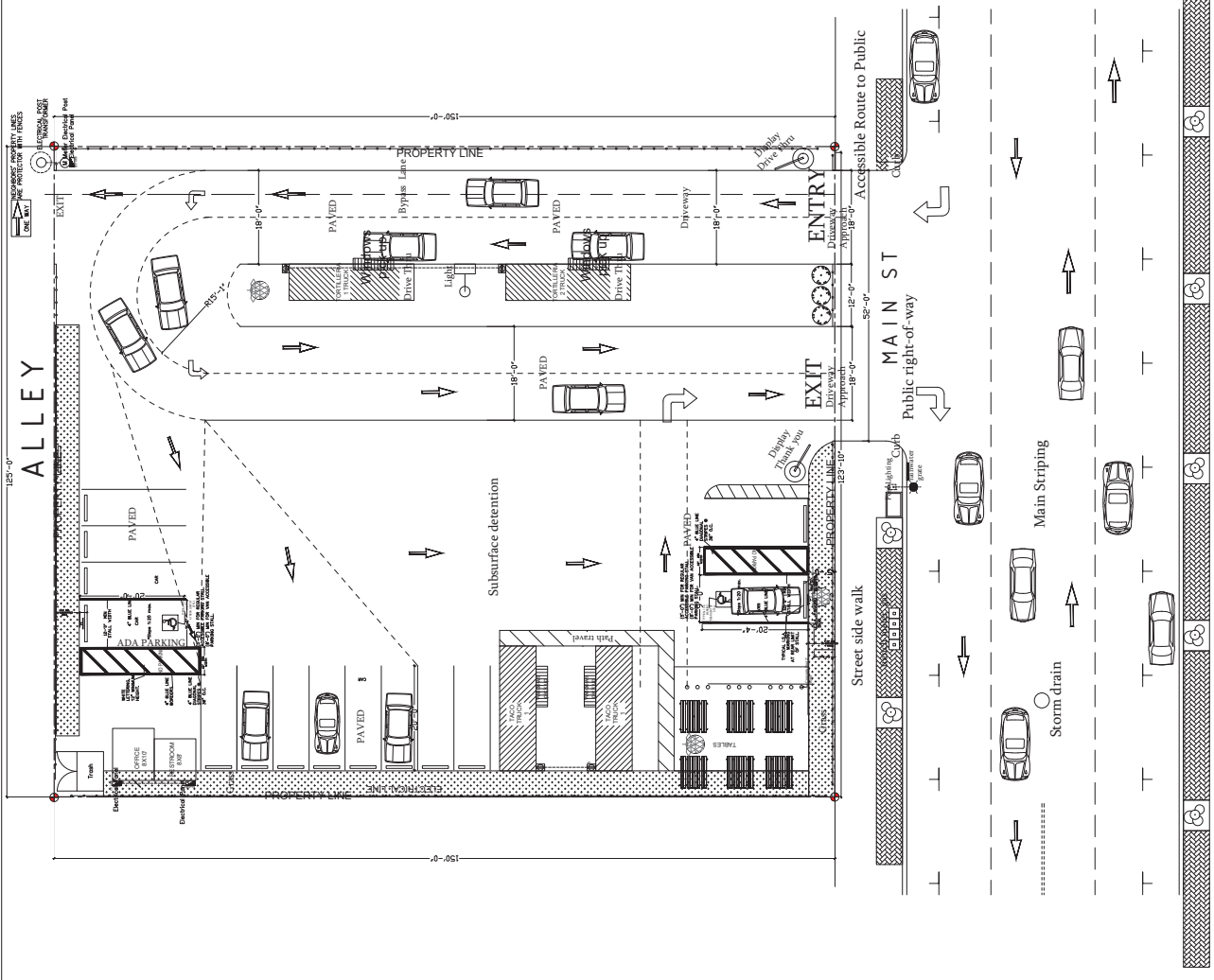
PROJECT: ORTUNO'S PLAZA

PROJECT: Ortuno's Plaza
 ADDRESS: 131 W Main St
 CITY: MERCED, CA 95340
 OWNER: RAMIRO ORTUNOS
 PHONE: 209 818 28 09
 APN: APN:031-161-023-000
 DATE: 3 OF 06 NOV 2025
 DRAWN BY: eliseo@zspjmmch-1db.com
 SCALE: 3/32"=1'-0"
 SHEET: A-2
 OF 06 SHRS.

- LEGEND**
- WATER LINE
 - SEWER LINE
 - ELECTRICAL LINE
 - FENCE LINE
 - PROPERTY LINE
- PARKING 11 SPACES**
- Meter Electrical Post
 - Electrical panel
 - WATERPROOF OUTLET
 - 220 OUTLET
 - Trench Street Lighting
 - Shrubs Compact Xylosma 4.5'
 - Trees
 - Grass
 - (E)POST TOP LIGHT
 - STREET LIGHT W/ ARM

CIRCULATION PLAN

SCALE 3/32" = 1' - 0"
 Signature: *Quadalupa Chavez* Date: *NOVEMBER 2025*





NOTES
 THIS PROJECT WILL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIF. RESIDENTIAL CODE (CRC), 2022 CALIF. ELECTRICAL CODE (CEC), 2022 CALIF. PLUMBING CODE (CPC), 2022 CALIF. MECHANICAL CODE (CMC), 2022 CALIF. FIRE CODE (FC), 2022 CALIF. ENERGY CODE (CEC), 2022 CALIF. GREEN CODE (CGC)

LEGEND
EXISTING WALLS
 =====
NEW WALLS
 /-----/

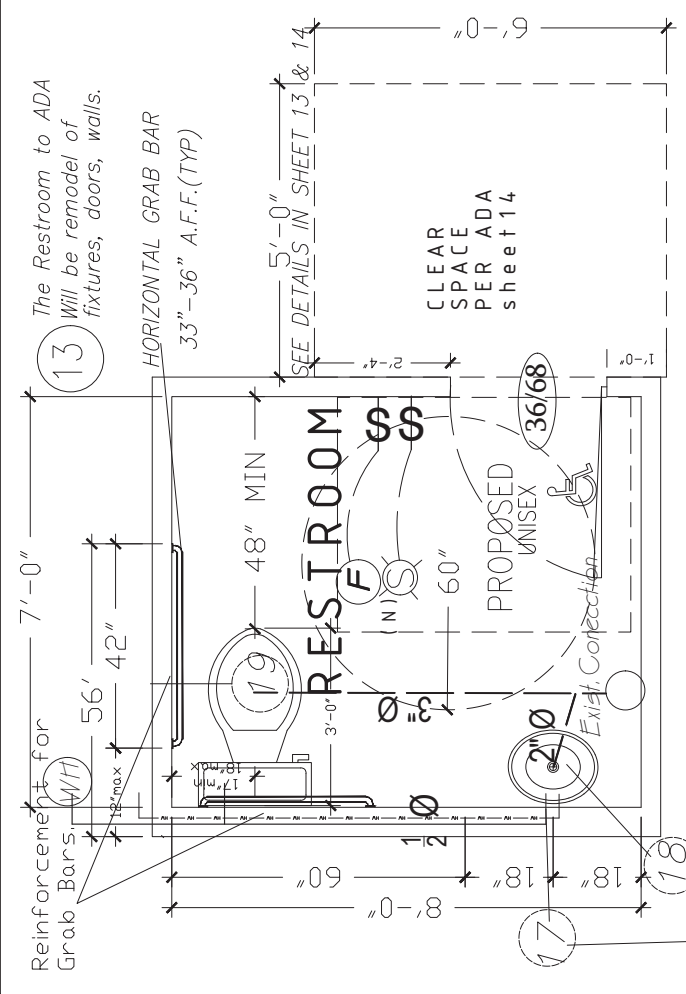
PROJECT:
 RANCHO PATTERSON'S BAKERY

PROJECT: Ortuno's Plaza
 ADDRESS: 131 W Main St
 MERCED, CA 95340
 OWNER: RAMIRO ORTUNOS
 208.818.28.09
 APN: 031-161-023-000
 SHEETS: 3 OF 06 DATE: NOV. 2025
 EMAIL: eliseo@zapiermeh-fbb.com
 SCALE: 1/4" = 1'-0"
 SHEET: A-3
 DRAWN: GUADALUPE CHAVEZ
 CHECKED: JESSICA WILSON
 DATE: 11/11/25
 OF 06 SHEETS.

PLUMBING LEGEND
 --- WATER COLD COPPER
 --- WATER HOT COPPER
 --- SEWER LINE PVC

ELECTRICAL LEGEND

	LIGHT BR30 LED Bulb, Built-in Trim, 65 Watt Equal, 2700K Warm White 700 Lumens (55 ft candle)
	VACANCY SENSOR CONTROLLED
	WALL LIGHTING HIGH-EFFICIENCY LED MOTION SENSOR
	OUTLET GROUND FAULT CIRCUIT INTERRUPTER, 18" A.F.F.
	SWITCH, Occupancy/Vacancy Motion Sensor PIR, Wall Mount, 3-Way/Sway, Commercial or Residential, 120-277V, Height: 48" max.
	EXHAUST FAN
	PANEL ELECTRIC



To specific fixtures
 Equipment schedule
 sheet 05

Fixtures should be with
 MAXIMUM WATER FLOW RATES:
 a.- Water Closets: 1.28gpf
 b.- Kitchen Faucets: 1.8gpm @ 60 psi
 d.- Lavatory Faucets: 1.2gpm @ 60 psi.
 e.- Showerheads: 1.8gpm

Requirements for lights are as follows:
 All lighting is to be high efficacy.
 At least one bathroom light is to be controlled by an occupancy sensor. Exterior lights are to be controlled by a motion sensor with photocell. Recessed lights are to be occupancy sensor controlled or dimmer switch controlled.

Guadalupe Chavez
 Signature. Date
 NOVEMBER 2025

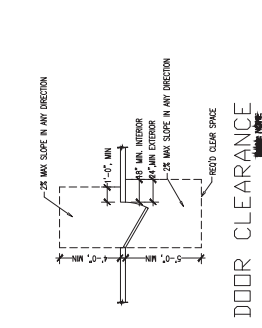
RESTROOM ADA
 SCALE NTP

NORTH.

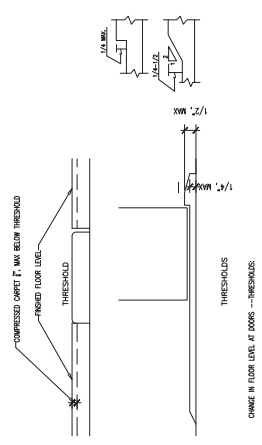
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PROJECT:
RANCHO PATTERSON'S BAKERY

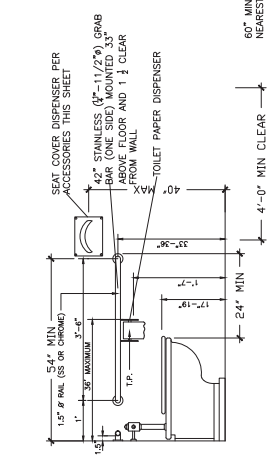
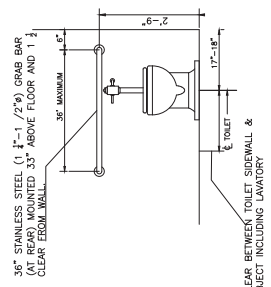
PROJECT: Ortuno's Plaza
 ADDRESS: 131 W. Main St
 MERCED, CA 95340
 OWNER: RAMIRO ORTUNOS
 DATE: 209.818.28.09
 APN: 031-161-023-000
 SHEET: 5 OF 06 DATE: NOV 2025
 DRAWN: eliseo@zoplanmech-fab.com
 SCALE: 1/4" = 1'-0"
 PROJECT: A-5
 OF 06 SHEETS



DOOR CLEARANCE



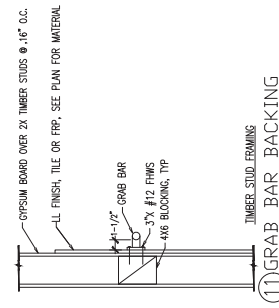
CHANGE IN FLOOR LEVEL AT DOORS - THRESHOLDS:
 1. CHANGE IN LEVEL UP TO 1/4" AND MAX SLOPE VERTICAL AND HORIZONTAL TREATMENT.
 2. CHANGE IN LEVEL GREATER THAN 1/4" AND SHALL BE ACCOMMODATED BY MAXIMUM OF 1/4" RAMP.
 3. CHANGE IN LEVEL GREATER THAN 1/4" AND SHALL BE ACCOMMODATED BY MAXIMUM OF 1/4" RAMP.



WATER CLOSET

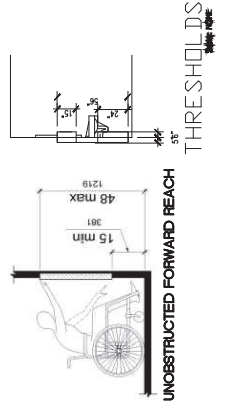
NOTES:
 INSTALL 2x6 FLAT BLOCKING OR 16 GA 6" WIDE METAL FLAT BACKER ALL GRAB BARS.
 GRAB BAR FASTENERS & MOUNTING SUPPORT TO WITHSTAND 250 LBS APPLIED AT ANY POINT PER C.B.C. SECTION 11B-609.8

WATER CLOSET CONTROLS TO BE WITHIN 44" OF THE FLOOR. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHELL REQUIRE TIGHT GRASPING.
 PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE PER C.B.C. SECTION 11B-309.4

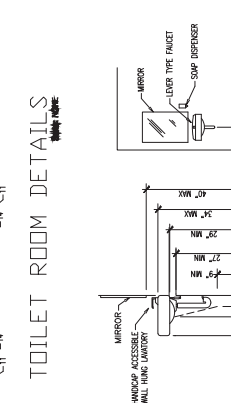


11 GRAB BAR BACKING

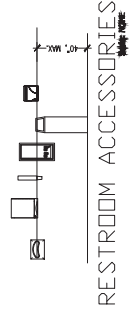
- INTERIOR ELEVATION KEY NOTES**
1. LAVATORY - REFER TO PLUMBING DRAWINGS AND DETAILS
 2. TOILET - REFER TO PLUMBING DRAWINGS AND DETAILS
 3. FRP PANEL - SMOOTH FINISH
 4. 36" GRAB BAR (BOBRICK B-6806/36 SATIN FINISH)
 5. 48" GRAB BAR (BOBRICK B-6806/48 SATIN FINISH)
 6. 24"x36" MIRROR
 7. SOAP DISPENSER (BOBRICK B-2111 SATIN FINISH)
 8. TOILET SEAT COVER DISPENSER (BOBRICK B221 SATIN FINISH)
 9. TOILET PAPER COVER DISPENSER (BOBRICK B2888 SATIN FINISH)
 10. TOILET DISPENSER (BOBRICK B-2621 SATIN FINISH)
 11. SHEET VINYL FLOORING
 12. GYPSUM BOARD - SMOOTH FINISH AT TOILETS, ORANGE PEEL AT OTHER AREAS, TYPICAL
 13. ALL GYPSUM WALL BOARD TO RECEIVE (1) COAT OF PRIME AND (2) COATS OF PAINT.
 14. 4" HIGH RUBBER COVE BASE



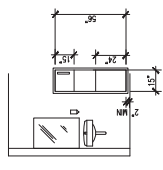
UNOBSTRUCTED FORWARD REACH



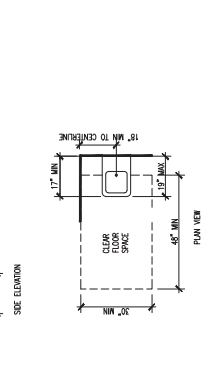
TOILET ROOM DETAILS



RESTROOM ACCESSORIES



OPTIONAL DISPENSER/TRASH DETAIL



WALL HUNG LAVATORY

- NOTES:
 1. PROVIDE CLEAR SPACE UNDER LAVATORY 30" WIDE BY 48" DEEP BY 27" HIGH.
 2. ALL OPERABLE PARTS OF FIXTURES AND ACCESSORIES TO BE LOADED 48" MAX ABOVE FINISH FLOOR.
 3. OPERABLE PARTS OF FIXTURES MUST OPERATE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST.
 4. 5 POUND MAXIMUM FORCE REQUIRED TO ACTIVATE CONTROLS.
 5. PROVIDE 18" MAXIMUM CLEARANCE FROM OPERABLE PARTS TO REACH RANGE (48" MAXIMUM ABOVE FINISHED FLOOR RECOMMENDED).
 6. INSULATE TRAP AND ALL EXPOSED WATER LINES.
 7. FACETS ARE LOWER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED 3/8" CLOSING INCHES (MIN. TO SECOND OPEN FLOOR)

DETAILS ADA 02 PLAN
 SCALE NTP

Guadalupe Chavez Signature
 Date NOVEMBER 2025

