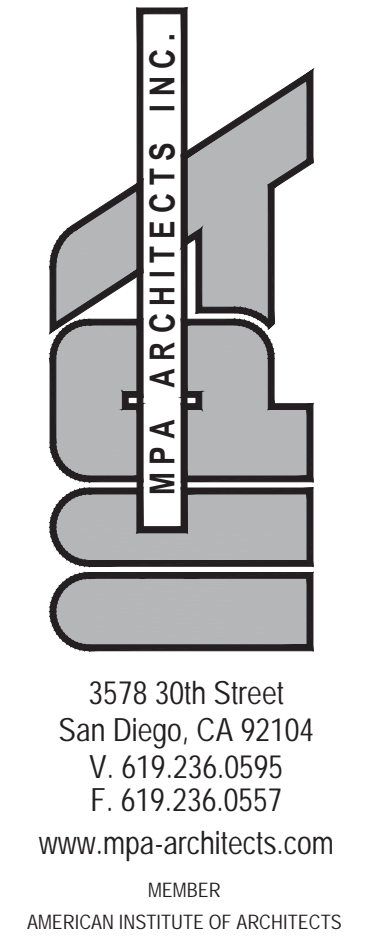


A PROPOSED TENANT IMPROVEMENT FOR:

# WINTERHAVEN PUBLIC SAFETY FACILITY

518 RAILROAD AVENUE  
WINTERHAVEN, CA 92283



3578 30th Street  
San Diego, CA 92104  
V. 619.236.0595  
F. 619.236.0557  
MEMBER  
AMERICAN INSTITUTE OF ARCHITECTS

CLIENT

COUNTY OF IMPERIAL  
PLANNING & DEV.  
SERVICES DEPT  
801 MAIN STREET  
EL CENTRO, CA 92243  
(760) 482-4236

PROJECT  
WINTERHAVEN  
PUBLIC SAFETY FACILITY  
WINTERHAVEN, CA

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLAN CHECK CHANGES	02-01-17
2	PLAN CHECK CHANGES	02-01-17
3	PLAN CHECK CHANGES	02-16-17
4	PRE-IBD REVISIONS	02-23-17
5	IBD REVISIONS	05-18-17
6	IBD REVISIONS	06-07-17

MECHANICAL SECTION		
M1.0	MECHANICAL SCHEDULES, NOTES & LEGEND	
M1.1	MECHANICAL TITLE 24 COMPLIANCE FORMS	
M1.2	MECHANICAL TITLE 24 COMPLIANCE FORMS	
M1.3	MECHANICAL TITLE 24 COMPLIANCE FORMS	
M2.0	MECHANICAL PLAN	
M3.0	MECHANICAL DETAILS	
M3.1	MECHANICAL DETAILS	

PLUMBING SECTION		
P1.0	PLUMBING NOTES	
P1.1	PLUMBING SCHEDULES	
P2.0	PLUMBING SITE PLAN	
P3.0	PLUMBING DOMESTIC WATER & VENT PLAN	
P3.1	PLUMBING WATER PLAN	
P4.0	PLUMBING DETAILS	

ELECTRICAL SECTION		
E1.0	ELECTRICAL SITE PLAN	
E1.P	ELECTRICAL PHOTOMETRIC SITE PLAN	
E2.0	ELECTRICAL LIGHTING PLAN	
E2.P	ELECTRICAL PHOTOMETRIC PLAN	
E3.0	ELECTRICAL POWER PLAN	
E4.0	LOW VOLTAGE PLAN	
E5.0	ELECTRICAL MECHANICAL PLAN	
E6.0	ELECTRICAL SCHEDULES	
E7.0	PANEL SCHEDULES	
E8.0	SINGLE LINE DIAGRAM	
E9.0	ELECTRICAL TITLE 24 COMPLIANCE FORMS	
E10.0	ELECTRICAL TITLE 24 COMPLIANCE FORMS	
E11.0	ELECTRICAL TITLE 24 COMPLIANCE FORMS	
E12.0	ELECTRICAL TITLE 24 COMPLIANCE FORMS	

SHEET TITLE  
COVER SHEET

DATE: 04-17-16 SCALE: AS NOTED  
DRAWN BY: CB DATE: 15137 CS1.0.DWG  
CREATED BY: JR SHEET NUMBER  
PROJECT NO: 15137

CS1.0

### PROJECT DIRECTORY

**PROPERTY OWNER**  
COUNTY OF IMPERIAL  
PLANNING & DEVELOPMENT SERVICES  
801 MAIN STREET  
EL CENTRO, CA 92243  
CONTACT: NORMA LILLEGARD  
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**MECHANICAL / PLUMBING**  
BTA ENGINEERS, INC.  
9845 ERMA RD, SUITE 204  
SAN DIEGO, CA 92131  
CONTACT: BONG MANLULU  
P: (858) 715-6601  
F: (858) 433-7287  
E-MAIL: bong@btaengineers.com

**ELECTRICAL DESIGNER**  
NUTTER ELECTRICAL DESIGN, INC.  
2103 FAUCON ST, SUITE B  
SAN DIEGO, CA 92103  
CONTACT: DAVID NUTTER  
P: (619) 278-0076 EXT. 114  
F: (619) 278-0078  
E-MAIL: noderic@pacbell.net

**ARCHITECT**  
MPA ARCHITECTS, INC.  
3578 30TH ST  
SAN DIEGO, CA 92104  
CONTACT: JOHN RUMSEY  
P: (619) 236-0595 EXT. 322  
F: (619) 236-0557  
E-MAIL: jrumsey@mpa-architects.com

**CIVIL ENGINEER**  
DYNAMIC CONSULTING ENGINEERS, INC.  
2415 IMPERIAL BUSINESS PARK DR., STE. B  
IMPERIAL, CA 92251  
CONTACT: CARLOS BELTRAN, P.E.  
P: (760) 545-0162  
F: (760) 545-0163  
E-MAIL: cbeltran@dcinc.pro

**CONTRACTOR**  
TO BE DETERMINED  
CONTACT:  
P:  
F:  
E-MAIL:

**STRUCTURAL ENGINEER**  
MPA ARCHITECTS, INC.  
3578 30TH ST  
SAN DIEGO, CA 92104  
CONTACT: JOHN RUMSEY  
P: (619) 236-0595 EXT. 322  
F: (619) 236-0557  
E-MAIL: jrumsey@mpa-architects.com

### COVER SHEET NOTES

- HAZARDOUS MATERIALS WILL NOT BE STORED AND/OR USED WITHIN THE PROPOSED BUILDING WHICH EXCEEDS THE QUANTITIES LISTED IN CBC TABLE 307.1(1)
- CONTRACTOR SHALL BE RESPONSIBLE FOR PEDESTRIAN PROTECTION DURING DEMOLITION AND CONSTRUCTION PER GOVERNING CODE.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT-OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

### ABBREVIATIONS

ABV	ABOVE	MFG	MANUFACTURE (R)
AFF	ABOVE FINISH FLOOR	MAX	MAXIMUM
A/C	AIR CONDITIONING	MECH	MECHANICAL
ALUM	ALUMINUM	MIN	MINIMUM
ARCH	ARCHITECT (URAL)	MULL	MULLION
AT			
BM	BEAM	NIC	NOT IN CONTRACT
BLK	BLOCK (ING)	NTS	NOT TO SCALE
BOT	BOTTOM	NG	NATURAL GRADE
BLDG	BUILDING		
CLG	CEILING	OFF	OFFICE
CIR	CIRCUIT	OC	ON CENTER
CL	CLEAR	OPNG	OPENING
COL	COLUMN	OPH	OPPOSITE HAND
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONST	CONSTRUCTION	PNT	PAINT (ED)
CONT	CONTINUOUS	PLAM	PLASTIC LAMINATE
CTR	COUNTER	PWD	PLYWOOD
		POL	POLISHED
		PROJ	PROJECT
DTL	DETAIL		
DIA	DIAMETER	RE	REFERENCE
DM	DIMENSION	REFR	REFRIGERATOR
DBL	DOUBLE	REM	REMOVE (O) (ABLE)
DF	DOUGLAS FIR	REQD	REQUIRED
DN	DOWN	RESLT	RESILIENT
DR	DOOR	REV	REVISION (S) REVISED
DWR	DRAWER	RM	ROOM
DWG	DRAWING	RO	ROUGH OPENING
		RD	ROUND
EA	EACH	SCH	SCHEDULE
EBG	EDGE BAND	ELEV	ELEVATION
ELEV	ELEVATION	EQAL	EQUAL
EPT	EQUIPMENT	SHT	SHEET
(E)	EXISTING	SM	SIMILAR
EXP	EXPOSED	SGL	SINGLE
EXT	EXTERIOR	SLDG	SLIDING
EG	EXTERIOR GRADE	SC	SOLID CORE
		SLD SUR	SOLID SURFACE
FOS	FACE OF STUD	SPEC	SPECIFICATION
FT	FEET, FOOT	SS	STAINLESS STEEL
FIN	FINISH (ED)	STO	STORAGE
FF	FINISH FLOOR	STR	STRUCTURAL
FP	FIREPLACE	SUSP	SUSPENDED
FL	FLOOR (ING)	SWR	SEWER/SEWER LINE
FD	FLOOR DRAIN		
FLUR	FLUORESCENT	TEL	TELEPHONE
FG	FUEL GAS	TYP	TYPICAL
FG	FURRED (ING)	THRU	THROUGH
GYP BRD	GYP SUM BOARD	VIF	VERIFY IN FIELD
		VTC	VINYL COMPOSITION TILE
HB	HOSE BIBB	VERT	VERTICAL
HC	HOLLOW CORE	VTR	VENT THRU ROOF
HDW	HARDWARE	VTC	VENT THRU CEILING
HWID	HARDWOOD	WI	WITH
HORZ	HORIZONTAL	W/O	WITHOUT
HVAC	HEATING/VENTILATION/AIR CONDITIONING	WC	WATER CLOSET
		WD	WOOD
		WDB	WOOD BASE
IN (")	INCH	WI	WROUGHT IRON
ID	INSIDE DIAMETER	WTR	WATER / WATER LINE
INT	INTERIOR		
LAV	LAVATORY		

### SCOPE OF WORK

THE WORK IN THESE 'BUILDING PLANS' SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

- SITE WORK:**
  - ALL NEW SITE INFRASTRUCTURE AND PREPARATION OF BUILDING PAD
- STRUCTURAL:**
  - CONSTRUCTION OF BUILDING FOR FIRE DEPARTMENT AND SHERIFF'S DEPARTMENT USE.
- INTERIOR WALLS, CEILING & FINISHES:**
  - INSTALL INTERIOR WALLS AND FINISHES PER PLAN
- PLUMBING SYSTEM:**
  - INSTALL PLUMBING SYSTEMS FOR RESTROOMS, LOCKER ROOM SHOWER FACILITIES, FIRE STATION KITCHEN AND SERVICE AREAS.
- MECHANICAL SYSTEM:**
  - INSTALL MECHANICAL SYSTEMS ASSOCIATED WITH FIRE STATION LIVING QUARTERS, LOCKER ROOMS AND RESTROOMS.
- ELECTRICAL SYSTEM:**
  - INSTALLATION OF ELECTRICAL SWITCHGEAR(S) AND SUB-PANELS
  - INSTALLATION OF EXTERIOR LIGHTS
  - INSTALLATION OF INTERIOR LIGHTING AND/OR RECEPTACLES
  - INSTALLATION OF ELECTRICAL SUB-PANEL
  - INSTALLATION OF J-BOX EXTERIOR SIGNS
  - INSTALLATION OF RECEPTACLES
- FIRE SUPPRESSION SYSTEM (UNDER SEPARATE PERMIT):**
  - UNDER A SEPARATE PERMIT - BY OTHERS

### UNDERGROUND SERVICE ALERT

TWO WORKING DAYS BEFORE YOU DIG  
Section 47164(2)17 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid. For your Dig Alert Identification Number call

call: TOLL FREE 1-800-422-4133 (Southern California)  
call: TOLL FREE 1-800-227-2600 (Northern California)  
call: TOLL FREE 1-800-227-2600 (Nevada)

### SITE ANALYSIS

**AREA ANALYSIS**  
SITE AREA: 0.99 ACRES 43,380 SQ. FT.  
PROPOSED BUILDING AREA: 9,727 SQ. FT.  
OUTDOOR PATIO AREA: 976 SQ. FT.  
PROPOSED BUILDING FOOTPRINT AREA: 10,703 SQ. FT.  
COVERAGE: 24.6% COVERAGE  
LAND USE ZONE: PCC - COMMERCIAL RETAIL

**PARKING ANALYSIS**  
PARKING SPACE PROVIDED: 27 STALLS

### DESIGN CRITERIA

THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE WHICH INCLUDES THE 2012 IBC, 2012 IMC & UPC, AND THE 2011 NEC AND TITLE 24 ENERGY AND DISABLE ACCESS REGULATIONS

- CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (CBC), 2013 EDITION
- CALIFORNIA BUILDING CODE (CBC), 2013 EDITION
- CALIFORNIA GREEN BUILDING CODE (CGBC), 2013 EDITION
- CALIFORNIA PLUMBING CODE (CPC), 2013 EDITION
- CALIFORNIA MECHANICAL CODE (CMC), 2013 EDITION
- CALIFORNIA ELECTRICAL CODE (CEC), 2013 EDITION
- CALIFORNIA FIRE CODE (CFC), 2013 EDITION
- NATIONAL ELECTRICAL CODE (NEC), 2013 EDITION
- THE AMERICANS WITH DISABILITIES ACT (ADA)
- TITLE 24 PART 2 CHAPTERS 10, 11, 11A & 11B (CBC, 2013 EDITION)
- 2013 ENERGY STANDARDS

### ASSESSOR'S PARCEL NUMBER

056-285-001

### LEGAL DESCRIPTION

### SPECIAL INSPECTION PROGRAM

ADDRESS OR LEGAL DESCRIPTION: 518 RAILROAD AVE  
WINTERHAVEN, CA 92283

PLAN CHECK NO.: 53733 OWNER'S NAME: IMPERIAL COUNTY DEVELOPMENT SERVICES

I AS THE OWNER, OR AGENT OF THE OWNER (CONTRACTORS MAY NOT EMPLOY THE SPECIAL INSPECTOR), CERTIFY THAT I, OR THE ARCHITECT/ENGINEER OF RECORD, WILL BE RESPONSIBLE FOR EMPLOYING THE SPECIAL INSPECTOR(S) AS REQUIRED BY THE UNIFORM BUILDING CODE (CBC) SECTION 101.1 FOR THE CONSTRUCTION PROJECT LOCATED AT THE SITE ABOVE. CBC SECTION 106.3.5

SIGNED: [Signature] DATE: 2-17-17

I AS THE ENGINEER/ARCHITECT OF RECORD, CERTIFY THAT I HAVE PREPARED THE FOLLOWING SPECIAL INSPECTION PROGRAM AS REQUIRED BY SECTION 106.3.5 FOR THE CONSTRUCTION PROJECT LOCATED AT THE SITE ABOVE.

SIGNED: [Signature] DATE: 2-17-17

### VICINITY MAP

(NOT TO SCALE)

### SPECIAL INSPECTION NOTES

- A CERTIFICATE OF SATISFACTORY COMPLETION ON WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE COUNTY OF IMPERIAL INSPECTION SERVICES DIVISION.
- SPECIAL INSPECTOR AND/OR TESTING LABORATORY MUST BE APPROVED BY THE COUNTY OF IMPERIAL.
- A PROPERTY OWNER'S FINAL REPORT OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED BY THE PROPERTY OWNER, PROPERTY OWNER'S AGENT OF RECORD, ARCHITECT OF RECORD, OR ENGINEER OF RECORD & SUBMITTED TO THE COUNTY OF IMPERIAL INSPECTION SERVICES DIVISION.
- THE SPECIAL INSPECTIONS IDENTIFIED ARE IN ADDITION TO THOSE REQUIRED BY SECTION 106 OF THE BUILDING CODE AS AMENDED. SPECIAL INSPECTION IS NOT A SUBSTITUTION INSPECTION BY A BUILDING DEPARTMENT INSPECTOR.
- NOT USED.
- SPECIAL INSPECTORS SHALL CHECK IN WITH THE BUILDING DEPARTMENT AND PRESENT THEIR CREDENTIALS FOR APPROVAL PRIOR TO BEGINNING WORK ON THE JOB SITE.
- SPECIAL INSPECTORS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 17 OF THE 2013 C.B.C.

### FIRE PROTECTION NOTES

- THE FIRE SPRINKLER SYSTEM SHALL BE IN COMPLIANCE WITH NFPA 13 AND THE CURRENT EDITION OF THE C.B.C. AND C.F.C. SHOP DRAWINGS SHOWING ALL PROPOSED WORK SHALL BE APPROVED BY THE LOCAL JURISDICTION.
- ALL INTERIOR FINISHES (WALL COVERING, CEILING TILE, ETC.) SHALL COMPLY WITH GSA CRITERIA FOR FLAME SPREAD, SMOKE DEVELOPMENT RATINGS, GSA REQUIREMENTS AND SHALL BE IN COMPLIANCE WITH THE CURRENT EDITION OF THE C.B.C., C.F.C. AND NFPA.
- ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A MINIMUM CLASS III FIRE SPREAD RATING, AND SHALL NOT EXCEED A FLAME SPREAD RATING OF 200 AND A SMOKE DENSITY RATING OF 450 AS SPECIFIED BY CURRENT EDITION OF THE C.B.C.
- ALL INTERIOR VENEER(S) IF USED SHALL COMPLY WITH CURRENT EDITION OF THE C.B.C.
- ALL SPECIAL LOCKING HARDWARE (CIPHER, KEY CARD, ETC.) MUST COMPLY WITH NFPA 101, 5.2.1.6 AND BE OPERABLE WITH NO MORE THAN ONE RELEASING OPERATION FROM THE DIRECTION OF EGRESS. ALL SPECIAL LOCKING HARDWARE SHALL BE APPROVED BY GSA, SAFETY AND ENVIRONMENTAL MANAGEMENT BRANCH (PEMS) PRIOR TO INSTALLATION.
- ALL FLEXIBLE AIR DUCTS, IF USED, SHALL MEET THE REQUIREMENTS OF NFPA 90A.2.3.2 IN CONSTRUCTION AND INSTALLATION.
- FIRE DAMPERS OR DOORS SHALL BE PROVIDED WHERE AIR DUCTS PENETRATE FIRE RATED OR AREA SEPARATION WALLS. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED.
- FIRE DAMPER ASSEMBLIES, INCLUDING SLEEVES, AND INSTALLATION PROCEDURES SHALL BE APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO INSTALLATION.
- COMPLETE PLANS AND SPECIFICATIONS FOR FIRE EXTINGUISHER SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE EXTINGUISHING SYSTEMS, BASEMENT PIPE INLETS, AND OTHER FIRE PROTECTION SYSTEMS AND APPURTENANCES THERE TO SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- FOAM PLASTICS SHALL NOT BE USED AS INTERIOR FINISH EXCEPT AS PROVIDED IN CURRENT EDITION OF THE C.B.C.
- CONTRACTOR TO PROVIDE SUFFICIENT 2A10BC FIRE EXTINGUISHERS SO THAT AN EXTINGUISHER CAN BE REACHED WITHIN 75 FEET OF NORMAL TRAVEL FROM ANY POINT REACHED WITHIN A SUITE. EXTINGUISHER LOCATIONS MAY BE DETERMINED BY FIELD INVESTIGATION AND SHALL BE AS REQUIRED BY THE LOCAL FIRE MARSHAL.
- ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS 20 OR MORE.
- AUTOMATIC SPRINKLER SYSTEMS SERVING SPRINKLERS SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY, OR REMOTE STATION SERVICE, OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
- INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE C.B.C., C.F.C. AND NFPA 72. SHOP DRAWINGS SHOWING MODIFICATIONS SHALL BE APPROVED BY THE LOCAL JURISDICTION.
- AN APPROVED AUDIBLE SPRINKLER FLOW ALARM (BELL) SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION.

### FIRE BLOCKING NOTES

FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 AT THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIRS STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

### STRUCTURAL OBSERVATION

THE OWNER SHALL EMPLOY A REGISTERED DESIGN PROFESSIONAL TO PERFORM STRUCTURAL OBSERVATIONS. DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER AND THE BUILDING OFFICIAL. 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 OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

### SYMBOLS / LEGEND

X	ROOM NAME
X	ROOM NUMBER
XXX	EQUIPMENT NUMBER
X	DOOR NUMBER
X	WINDOW NUMBER
X	KEY NOTE NUMBER
X	REVISION NUMBER
X	INTERIOR FINISH NUMBER
X	ELEVATION NUMBER
X	SHEET NUMBER
X	DETAIL NUMBER
X	WALL SECTION NUMBER, BUILDING SECTION LETTER
X	SHEET NUMBER
X	10'-0" A.F.F. ELEV. DATUM POINT
X	PARTITION TYPE
X	REFERENCE GRIDS