ATTACHMENT NO. 2

HENEAN TRUCKING LOGISTICS CAMPUS

ADMINISTRATIVE SITE PLAN REVIEW SUBMITTAL NO.8

JUNE 19, 2026







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SHEET #	SHEET TITLE	06/19/26

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DRAWING INDEX | SCALE N.T.S. | 6

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CONTACT:

PROJECT DIRECTORY | SCALE N.T.S. | 5

PROJECT DESCRIPTION:

(N) OPEN STORAGE PARKING LOT FOR TRUCK TRAILERS, (N) CMU PERIMETER SCREEN WALLS, (N) ONE-STORY TRUCK MAINTENANCE SHOP BUILDING(BLDG A), (N) ONE-STORY OFFICE & STORAGE BUILDING(BLDG B), REMODEL & CHANGE OF USE FROM (E) RESIDENTIAL TO OFFICE(BLDG C).

PROJECT DESCRIPTION | SCALE N.T.S. | 4

LEGAL DESCRIPTION:

APN 0236-161-39

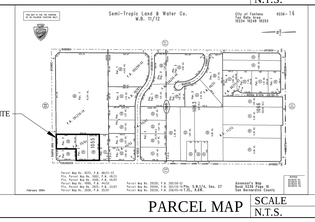
PARCEL 2 OF PARCEL MAP NO. 2836., IN THE CITY OF FONTANA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 25, PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3 OF PARCEL MAP NO. 2836., IN THE CITY OF FONTANA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 25, PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

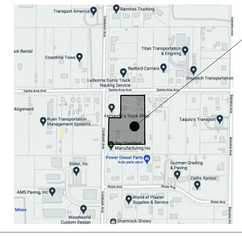
EXCEPT THE SOUTH 135.00 FEET THEREOF.

SAID LAND IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED MY 28, 1987 AS INSTRUMENT NO. 1987-178341 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION | SCALE N.T.S. | 3



PARCEL MAP | SCALE N.T.S. | 2



VICINITY MAP | SCALE N.T.S. | 1

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CONSULTANTS:

HENEAN TRUCKING LOGISTICS CAMPUS
13929 SANTA ANA AVENUE/BLDG A, BLDG B, BLDG C
FONTANA, CA 92337

DRAWING ISSUES NO.	ISSUE	DATE
1	PRELIMINARY SITE PLAN	05/17/21
2	SITE PLAN, REV 1	11/02/21
3	DD PROGRESS	11/03/21
4	DD PROGRESS	01/14/22
5	PLANNING SUBMITTAL NO.3	11/23/22
6	ADMIN. SITE PLAN REVIEW NO.4	06/21/24
7	ADMIN. SITE PLAN REVIEW NO.5	10/15/24
8	ADMIN. SITE PLAN REVIEW NO.6	02/03/25
9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

TITLE

COVER SHEET

INDEX PAGE

PROJECT 2105A
SCALE AS NOTED
DRAWN BY
DATE

SHEET NUMBER A0-0.0

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BUILDING GRID LINES



REVISION CLOUD



WINDOW SYMBOL



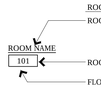
MATCH LINE



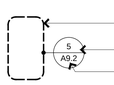
DOOR SYMBOL



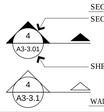
ROOM LABEL



DETAIL



SECTION



EXTERIOR ELEVATION



WALL TYPE



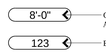
INTERIOR ELEVATION



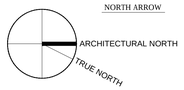
DIMENSION STRING



CEILING HEIGHT OR EQUIPMENT



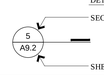
NORTH ARROW



WORK POINT, CONTROL POINT OR DATUM POINT



DETAIL TAG



ARCHITECTURAL SYMBOLS | SCALE N.T.S. | 12

&	And	F.A.	Fire Alarm	OVHD.	Overhead
<	Angle	F.A.U.	Forced Air Unit	OPNG.	Opening
@	At	F.D.	Floor Drain	OPP.	Opposite
℄	Centerline	FDN.	Foundation		
∅	Diameter or Round	F.G.	Finish Grade	PC.	Piece
⊥	Perpendicular	FIN.	Finish	PL.	Plate
#	Number	FLASH.	Flashing	PLBG.	Plumbing
(E)	Existing	FLR.	Floor	PLAS.	Plaster
		FLUOR.	Fluorescent	PLYWD.	Plywood
A.B.	Anchor Bolt	F.O.C.	Face of Concrete	PR.	Pair
A/C	Air Conditioned(ing)	F.O.F.	Face of Finish		
A.C.	Asphaltic Concrete	F.O.M.	Face of Masonry	RAD.	Radius
AC.T.	Acoustical Tile	F.O.S.	Face of Stud	R.D.	Roof Drain
ACOUS.	Acoustical	FPRF.	Fireproof	REF.	Reference
ADJ.	Adjustable	FRMG.	Framing	REINF.	Reinforced
A.F.F.	Above Finish Floor	F.S.	Full Size	REQ.	Required
ALT.	Alter or Alternate	FT.	Foot, Feet	RESIL.	Resilient
ALUM.	Aluminum	FTG.	Footing	REV.	Revised
ANOD.	Anodized	FURR.	Furring, Furred	RFG.	Roofing
A.P.	Access Panel			RM.	Room
APPROX.	Approximate	GA.	Gauge	R.O.	Rough Opening
ARCH.	Architectural	GALV.	Galvanized		
ASPH.	Asphalt	GL.	Glass, Glazing	S.	South
		GND.	Ground	S.C.	Solid Core
BD.	Board	GR.	Grade	SCHED.	Schedule
BITUM.	Bituminous	GYP.	Gypsum	SECT.	Section
BLDG.	Building			SEP.	Separate
BLK.	Block	H.	High	SHT.	Sheet
BLKG.	Blocking	H.B.	Hose Bib	SIM.	Similar
BM.	Beam	H.C.	Hollow Core	SLDG.	Sliding
BOT.	Bottom	HDWR.	Hardware	SPEC.	Specification
B.U.R.	Built Up Roofing	HDWD.	Hardwood	SQ.	Square
		HORIZ.	Horizontal	STD.	Standard
C.B.	Catch Basin	HR.	Hour	STL.	Steel
CLG.	Ceiling	HT.	Height	S.S.	Stainless Steel
CLOS.	Closet	HVAC.	Heating, Ventilation and Air Conditioning	STRUCT.	Structural
CLR.	Clear			SUSP.	Suspended
C.M.U.	Concrete Masonry Unit	H.W.	Hot Water	SYM.	Symmetrical
COL.	Column			SYS.	System
CONC.	Concrete	I.D.	Inside Diameter		
COND.	Condition or Condenser	INCL.	Including	T&G	Tongue & Groove
CONN.	Connection	INSUL.	Insulation	T.D.	Top of Drain
CONST.	Construction	INT.	Interior	TEL.	Telephone
CONT.	Continuous			TEMP.	Temperature
CONTR.	Contractor	JST.	Joist	THK.	Thick, Thickness
CTR.	Center	JT.	Joint	THR.	Threshold
CTSK.	Countersunk			T.P.	Top of Pavement
C.W.	Cold Water	LAM.	Laminate	T.O.S.	Top of Slab
		L.F.	Lineal Foot	T.S.	Top of Steel
D.	Deep, Depth	LVR.	Louver	T.V.	Television
DBL.	Double			T.W.	Top of Wall
DET.	Detail	MATL.	Material	TYP.	Typical
DIM.	Dimension	MAX.	Maximum		
DN.	Down	MECH.	Mechanical	UNF.	Unfinished
D.S.	Downspout	MEMB.	Membrane	U.O.N.	Unless Otherwise Noted
DWG.	Drawing	MET.	Metal		
DWR.	Drawer	MFR.	Manufacture		
		MIN.	Minimum	VERT.	Vertical
E.	East	MISC.	Miscellaneous	V.I.F.	Verify in Field
EA.	Each	M.O.	Masonry Opening	VOL.	Volume
E.J.	Expansion Joint	MTD.	Mounted		
ELEC.	Electrical	MUL.	Mullion	W.	West
EA.	Each			W/	With
ELEC.	Electrical	N.	North	W.H.	Water Heater
ELEV.	Elevation	N.I.C.	Not in Contract	W/O	Without
ENCL.	Enclosure	NO.	Number	WD.	Wood
E.O.S.	Edge of Slab	NOM.	Nominal	WP.	Waterproof
EQ.	Equal	N/A	Not Applicable	WPM.	WP Membrane
EQUIP.	Equipment	N.T.S.	Not to Scale	WT.	Weight
E.W.	Each Way				
EXIST.	Existing	O/	Over		
EXP.	Expansion	O.A.	Overall		
EXPO.	Exposed	OBSC.	Obscure		
EXT.	Exterior	O.C.	On Center		
		O.D.	Outside Diameter		

ABBREVIATIONS | SCALE N.T.S. | 9

- | SCALE N.T.S. | 6

BUILDING CODE SUMMARY | SCALE N.T.S. | 3

1) Project Name: Henean Trucking Logistics Campus

2) Project Address: 13929 Santa Ana Ave./10955 Calabash Ave. Fontana, CA 92337

3)APN#: 0236-161-39

4) Project Owner: Henean Trucking, Inc./ Glenda Lima

5) Project Description: (N) OPEN STORAGE PARKING LOT FOR TRUCK TRAILERS, (N) CMU PERIMETER SCREEN WALLS, (N) ONE-STORY TRUCK MAINTENANCE SHOP BUILDING, (N) ONE-STORY OFFICE & STORAGE BUILDING, MINOR EXTERIOR REMODEL & CONVERSION OF (E) CARETAKER UNIT BUILDING TO PROPOSED OFFICE BLDG.

6) Zoning: SWIP (Southwest Industrial Park) Specific Plan Overlay - Slover West Industrial District (Previously Jurupa North District. See Specific Plan Amendment)

7) Proposed Use: Registered Motor Vehicle Storage (per C.U.P.)

8) Occupancy Group: S-1/B

9) Construction Type: Type V-B

10) Fire Sprinkler: Required

11) No. of Stories: 1 (ALL BUILDINGS)

12) Building Height Limit: 45 Feet

13) Lot Tie: Parcels: 0236161390000, 0236161750000, 0236161760000 (S.B. County Assessor)

14) Demo. Permit: TBD

LOT DIMENSIONS: LOT
DEPTH: 371 ft
WIDTH: 295 ft
AREA: 78,957.28 sf

SETBACKS:
NORTH (Along Santa Ana Ave) 25 ft
WEST (Along Calabash Ave) 20 ft

HEIGHTS:
MAX. HEIGHT: 45 ft
BUILDING HEIGHT: 21 ft, 10 in (MAINTENANCE SHOP BLDG)
23 ft, 6 in (OFFICE/STORAGE BLDG)
14 ft, 4 in (EXISTING HOUSE REMODEL/CONVERSION TO OFFICE)

APPLICABLE REGULATIONS

2021 Fontana Municipal Code
2022 California Building Code
2022 California Plumbing Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Green Building Code (CALGreen)
2022 California Energy Code

FLOOR AREA CALCULTAION | SCALE N.T.S. | 2

BUILDING FLOOR AREA

BLDG A - Maintenance Shop Bldg:

TRUCK SHOP	2,515 S.F.
RESTROOMS	146 S.F.
RISER ROOM	27 S.F.
KITCHENETTE	117 S.F.
TOTAL	2,805 S.F. (NEW)

BLDG B - Office/Storage Bldg:

GUARD SHACK	145 S.F.
WAREHOUSE/STORAGE:	3,028 S.F.
OFFICE	638 S.F.
OFFICE RESTROOM	73 S.F.
KITCHENETTE	76 S.F.
TOTAL	3,960 S.F. (NEW)

BLDG C - OFFICE:

OFFICE:	1,127 S.F.
KITCHENETTE:	122 S.F.
RESTROOMS:	133 S.F.
OFFICE	533 S.F.
TOTAL	1,915 S.F. (EXISTING)

TOTAL FLOOR AREA = 8,680 S.F.

PARKING CALCULATION | SCALE N.T.S. | 1

PARKING CALCULATION

TOTAL PARKING REQUIRED:
BLDG A:
2,805 ÷ 300 = 9.35 = 10
TOTAL = 10 VEHICLE SPACES
BLDG B:
3,173 ÷ 1000 = 3.14 = 4 VEHICLE SPACES(WAREHOUSE/STORAGE) + 787 ÷ 250 = 3.14 = 4 VEHICLE SPACES(OFFICE)
TOTAL = 8 VEHICLE SPACES
BLDG C:
1,382 ÷ 250 = 6(OFFICE)
TOTAL = 6 VEHICLE SPACES

TOTAL = 24 VEHICLE SPACES REQUIRED

TOTAL PARKING PROVIDED:
25 VEHICLE SPACES (23(N)VEHICLE SPACES + 2(E)GARAGE SPACES)
27 TRAILER PARKING SPACES

LANDSCAPE CALCULATION | SCALE N.T.S. | 4

LANDSCAPE CALCULATION

TOTAL LANDSCAPED REQUIRED:
(78,957.28(LOT AREA) - 8,680(TOTAL BUILDING AREA))X0.15 = 10,542.6 S.F. LANDSCAPED AREA REQUIRED

TOTAL LANDSCAPED AREA PROVIDED = 13,506.15 S.F.

- | SCALE N.T.S. | 7

- | SCALE N.T.S. | 8

SHEET GRID DIAGRAM | SCALE N.T.S. | 11

12	9	6	3
11	8	5	2
10	7	4	1

ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM.

- | SCALE N.T.S. | 10

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CONSULTANTS:

HENEAN TRUCKING LOGISTICS CAMPUS
13929 SANTA ANA AVENUE/BLDG A, BLDG B, BLDG C
FONTANA, CA 92337

DRAWING ISSUES

NO.	ISSUE	DATE
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9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

TITLE

ABBREVIATIONS, SYMBOLS, & PROJ INFO

PROJECT 2105A
SCALE
DRAWN BY
DATE

SHEET NUMBER
A0-1.0

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BUILDING CODE: GENERAL REQUIREMENTS

1. 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 POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R306.3)

4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R306.4)

5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)

6. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR NEW CONSTRUCTION. EXISTING SHOWER HEADS & TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

7. UNIT SKYLIGHTS SHALL BE LABELED BY AN L.A. CITY-APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION, AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

8. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)

9. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

10. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING $1000.

11. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING $1000, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

13. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

14. PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

15. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP & LOW BATTERY SIGNAL.

16. PROVIDE 42" HIGH GUARDS WITH 4" MAX. CLEAR SPACING OPENING BETWEEN RAILS.

17. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

18. WHERE REQUIRED, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.

19. WHERE REQUIRED, THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

20. OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:
    A. TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LABC SECTION 303.7
    B. FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.

21. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48'. (210-52 NEC)

22. THE FIRST LIGHT IN THE NEW AND REMODELED BATHROOMS AND KITCHEN SHALL BE AN ENERGY EFFICIENT LIGHT MEETING A MINIMUM OF 40 LUMES PER WATT (E.G. FLUORESCENT LAMP). (T-24, SEC. 130(B) & 150(K))

23. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE (R302.11)

24. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQ FT. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

25. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

26. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

27. 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.

28. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND T.I. WORK OVER $10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.

29. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

30. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTINGS SHALL BE MADE AVAILABLE AT THE JOB SITE.
31. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZE OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)

BUILDING CODE: GENERAL REQUIREMENTS (CONT.):

STRUCTURAL REQUIREMENTS

1. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION OF LAG BOLTS '05 NDS
2. ALL BOLT HOLES, OTHER THAN LAG BOLT HOLES SHALL BE DRILLED $\frac{1}{16}$" TO $\frac{1}{8}$" OVERSIZED. 8.1.2.1, '05 NDS.
3. SHOP WELDS MUST BE PERFORMED IN A LA CITY BLDG. DEPT. LICENSED FABRICATOR'S SHOP.
4. ALL BOLT HOLES SHALL BE DRILLED A MAXIMUM OF $\frac{1}{16}$" OVERSIZED AND INSPECTOR SHALL VERIFY AT JOB SITE.

ADDRESS NUMBERS

R319.1 ADDRESS NUMBERS. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS OF SHALL BE USED TO IDENTIFY THE STRUCTURE.

PARKING

MINIMUM OF (6) SIX SPACES FOR THE FIRST ACRE PER 12.21A4

APPLICABLE CODES (CONT.) :

GRADING AND FOUNDATION

1. FOUNDATION AND FLOOR SLABS SHALL CONFIRM TO THE FOLLOWING OR THE RECOMMENDATION OF AN APPROVED SOILS REPORT:
   A. DEPTH OF THE FOOTINGS BELOW THE NATURAL AND FINISHED GRADES SHALL NO BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.
   B. EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.
   C. FOOTINGS SHALL BE REINFORCED WITH A MINIMUM 4 - $\frac{1}{2}$ INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED WITHIN 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE FOOTINGS.
   D. THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.
   E. CONCRETE FLOOR SLABS ON GRADE SHALL BE PLACED ON A 4' FILL OF COARSE AGGREGATE OR ON A MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3 1/2 INCH THICK AND SHALL BE REINFORCED WITH #4 REBARS AT 16 INCH ON CENTER IN BOTH DIRECTIONS.
2. CONCRETE SLABS ON EXPANSIVE SOIL, COMPACTED FILL OR SLOPES OVER 1:10 SHALL BE PLACED ON A 4-INCH FILL OR COARSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3 1/2 INCH THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES ON CENTER EACH WAY. (LABC SECTION 1808.6, LARC SECTION R403.1.8, R506.1)

GENERAL NOTES:

1. ALL CONSTRUCTION WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AS THEY RELATE TO DRAWINGS AND SHALL BE RESPONSIBLE FOR SAME. IN ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE DESIGNER/TENANT IMMEDIATELY, PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CHANGES TO THE APPROVED PLAN MUST BE BROUGHT TO THE PLAN CHECKER'S ATTENTION. EXTRAS WILL NOT BE ALLOWED FOR UNVERIFIED EXISTING JOB CONDITIONS.
3. DO NOT SCALE DRAWINGS. U.N.O. LARGE SCALE DETAILS GOVERN SMALL SCALE DETAILS.
4. ALL DRAWINGS ARE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR THE ARCHITECT.
5. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND OTHER RULES, REGULATIONS AND ORDINANCES APPLICABLE TO THE LOCATION OF THIS PROJECT
6. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
7. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.
8. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER AND IN NO WAY SHALL WEAKEN THE STRUCTURAL STRENGTH OF THE EXISTING BUILDING. ALL DAMAGE SHALL BE IMMEDIATELY REPAIRED AND AT NO COST TO THE OWNER OR TENANT.
9. COMPLY WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION.
10. PROVIDE THE OWNER AND TENANT WITH A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES. CONTRACTOR SHALL INCLUDE BUILDER'S RISK COVERAGE IN HIS CERTIFICATE.
11. KEEP PREMISES CLEAN DURING ALL PHASES OF THE CONSTRUCTION. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
12. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY
13. CLEAN ALL WINDOWS, GLASS, MIRRORS, FLOORS, AND WALL TILES UPON COMPLETION OF THE WORK.
14. COORDINATE ALL WORK WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS.
15. VERIFY ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO CONSTRUCTION.
16. ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE 'CONTRACTOR' INCLUDE THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS; THEY SHALL BE ONE AND THE SAME.
17. THE CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES AND APPLIANCES, AND SHALL SUPPLY ALL SUCH FIXTURES AND APPLIANCES, UNLESS NOTED OTHERWISE.
18. THE CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NECESSARY ACCESS PANELS (IN PARTITIONS, FLOORS OR CEILINGS) AND COORDINATE EXACT LOCATIONS WITH THE DESIGNER/ TENANT PRIOR TO INSTALLATION.
19. THE CONTRACTOR SHALL SUPPLY AND INSTALL BLOCKING AND SUPPORTS IN PARTITIONS AND CEILINGS AS REQUIRED FOR INSTALLATION OF SPECIFIED EQUIPMENT, ACCESSORIES, AND CABINETRY.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SUPPLY OF THE TEMPORARY UTILITIES (POWER, LIGHTING, WATER) TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE WHO ARE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR.
21. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY.
22. CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
23. VERIFY ALL APPLIANCES - TYPE SIZE , MANUFACTURER REQUIREMENTS WITH OWNER.
24. EACH SUBCONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE CONTRACTED WORK, INCLUDING RIGGING OF MATERIALS AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS AND/OR SLEEVES.
25. ALL MATERIALS TO BE INSTALLED SHALL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A STANDARDS.
26. USE SUFFICIENT STUDS AND CHANNELS AND CONFORM TO INDUSTRY STANDARDS.
27. PROVIDE ADEQUATE FRAMING FOR LIGHTING AND MECHANICAL EQUIPMENT (DIFFUSERS AND/OR ACCESS PANELS). ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL MEET THE STANDARDS OF ALL REQUIRED LOCAL AND STATE CODES AND ORDINANCES.
28. COORDINATE ARCHITECTURAL AND STRUCTURAL DIMENSIONS PRIOR TO FABRICATION AND ASSEMBLY OF ANY BUILDING COMPONENTS. IN EVENT OF A DISCREPANCY, CONTACT ARCHITECT AND OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
29. PROVIDE THE OWNER ALL APPLICABLE WARRANTIES, GUARANTEES, MAINTENANCE MANUALS, ETC. INCLUDING A COPY OF THE CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
30. PROVIDE FULL SCALE MOCK UPS FOR OWNER & ARCHITECT REVIEW PRIOR TO FABRICATION OF THE FOLLOWING: DECK GUARD/HANDRAILS, EXTERIOR YARD FENCE, CUSTOM SKYLIGHT, ETC.
31. COORDINATE OPERATION HOURS WITH OWNER AND CITY AS NECESSARY.
32. COORDINATE ALL ON SITE & OFF SITE VEHICLE PARKING WITH OWNER AND CITY AS NECESSARY.
33. PROVIDE (N) ELECTRIC PANEL AND UPGRADED FUSE. SERVICE TO NEW MAIN PANEL LOCATION. ELECTRICAL SUB-CONTRACTOR TO SUBMIT AND PULL ALL REQUIRED PERMITS- 'DESIGN BUILD.' - VERIFY PANEL/SERVICE SIZE BASED ON ARCH. DWGS. AND COORDINATE W/ ARCHITECT AND OWNER
34. ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND FREE OF FAULTS AND DEFECTS. ENGAGE FULLY LICENSED AND INSURED MECHANICS AND SPECIALISTS IN THEIR TRADE FOR FIRST CLASS WORKMANSHIP THROUGHOUT ALL VISIBLE AREAS OF THE PROJECT.
35. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER WITHIN THREE WEEKS OF SIGNING THE CONTRACT FOR CONSTRUCTION A WEEK BY WEEK SCHEDULE FOR THE PROJECT AS IT IS OUTLINED AT THAT TIME. SUBSTANTIAL REVISIONS IN THIS SCHEDULE SHALL BE REPORTED TO THE ARCHITECT DURING THE COURSE OF CONSTRUCTION.
36. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION FOR THE FOLLOWING: STRUCTURAL STEEL AND CUSTOM METAL WORK (VEHICULAR GATE YARD GATE, ETC),
37. UNLESS NOTED OTHERWISE IN THE DRAWINGS, ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF STUD OF THE DIMENSIONED ASSEMBLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ALLOW FOR THE FINISH MATERIALS WHEN POSITIONING WALL, FLOOR AND ROOF FRAMING AS REQUIRED TO YIELD THE VISIBLE LINES AND PLANES DESCRIBED IN THE DRAWINGS.
38. TOP OF STEEL ELEVATIONS ARE PROVIDED IN THE DRAWINGS AS AN AID TO THE STEEL SUBCONTRACTOR; NOTWITHSTANDING, THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR VERIFYING ELEVATIONS IN GENERAL SUBMISSION OF SHOP DRAWINGS SHALL BE CONSTRUED AS SAID VERIFICATION AND ACCEPTANCE. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS OR INCONSISTENCIES.

GENERAL NOTES (CONT.) :

39. CONTRACTOR TO PROVIDE SECURITY CONSULTANT/SUBCONTRACTOR TO DESIGN AND DEVELOP SECURITY SYSTEM FOR HOUSE. COORDINATE WITH ARCHITECT AND OWNER DURING CONSTRUCTION - TYP.
40. ALL EXPOSED STEEL WORK TO HAVE PITS, FILED WELDS GROUND SMOOTH PRIMED AND PAINTED - VERIFY COLOR WITH ARCHITECT - TYP.
41. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2010 CALIFORNIA BUILDING CODE (CBC), 2010 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CEnC).
42. AQMD (AIR QUALITY MANAGEMENT DISTRICT) NOTIFICATION IS REQUIRED FOR PROJECTS INVOLVING DEMOLITION ACTIVITY WHERE ASBESTOS CONTAINING MATERIAL IS PRESENT. FOR MORE INFORMATION CONTACT AQMD AT (909)-396-2336 OR SEARCH WWW.AQMD.GOV.
43. PROVIDE SAFEGUARDING FEATURES DURING CONSTRUCTION SUCH AS PROTECTION OF ADJOINING PROPERTY AND OTHER ITEMS SUCH AS SITE FENCING AND BARRIERS (CBC 3306), SANITATION (CBC 3305), ETC.
44. EXTERIOR BUILDING OPENINGS CONFORM TO SECURITY PROVISIONS. [CHAPTER 8.48.020, 8.48.120 SMMC]
45. CONTRACTOR TO COORDINATE W/ SOUTHERN CALIFORNIA EDISON TO DETERMINE FINAL LOCATION/ROUTE OF NEW UNDERGROUND UTILITIES - SEE ELECTRICAL PLANS FOR PROPOSED ROUTE.
46. CONTRACTOR TO PROVIDE REQUIRED DOCUMENTATION TO CITY FOR WASTE MANAGEMENT APPROVAL AS REQ'D TO PULL DEMO PERMIT & BUILDING PERMIT. CONTACT CITY FOR DETAILED REQUIREMENTS.
47. NO PLOTTABLE EASEMENTS HAVE BEEN IDENTIFIED ON THIS PROPERTY PER SURVEYOR EASEMENT VERIFICATION DATED FEBRUARY 2025.

SHOP DRAWINGS : CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR THE FOLLOWING:

1. CMU BLOCK WALLS.
2. ROLLING ENTRY SITE GATE & SWING GATES
3. ALL MILLWORK WHERE EXISTS

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DRAWING ISSUES

NO.	ISSUE	DATE
1	PRELIMINARY SITE PLAN	05/17/21
2	SITE PLAN, REV 1	11/02/21
3	DD PROGRESS	12/03/21
4	DD PROGRESS	01/14/22
5	PLANNING SUBMITTAL NO.3	11/23/22
6	ADMIN. SITE PLAN REVIEW NO.4	06/21/24
7	ADMIN. SITE PLAN REVIEW NO.5	10/15/24
8	ADMIN. SITE PLAN REVIEW NO.6	02/03/25
9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

TITLE

GENERAL AND BUILDING CODE NOTES

PROJECT 2105A
SCALE AS NOTED
DRAWN BY
DATE
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SHEET NUMBER A0-1.1

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FINISHED JOB IN ALL RESPECTS. CONTRACTOR IS TO MAKE ACCURATE FIELD INSPECTIONS OF ALL ASPECTS OF THE JOB, VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR REQUIRED INFORMATION THAT DOES NOT APPEAR ON THE DRAWINGS.

2. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT EDITION OF ALL RELEVANT BUILDING, ZONING, MECHANICAL, PLUMBING, ELECTRICAL, ACCESSIBILITY AND FIRE SAFETY CODES IN EFFECT AND WITH ALL OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS, AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO INSTALL OR PERFORM HIS WORK IN CONFORMANCE WITH AFOREMENTIONED CODES, AND TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND THE PROVISIONS OF THE CODE PRIOR TO CONSTRUCTION.

3. WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE OR LOCAL LAWS, CODES, ORDINANCES, RULES OR REGULATIONS THE MOST STRINGENT SHALL GOVERN.

4. CONTRACTOR TO SECURE NECESSARY DEMOLITION PERMITS PRIOR TO THE EXCAVATION OF THE WORK AND SHALL TAKE FULL RESPONSIBILITY FOR ANY AND ALL SHORING, CRIBBING, SCAFFOLDING, AND ANY AND ALL OTHER TEMPORARY SUPPORTING DEVICES REQUIRED FOR THE EXCAVATION OF THIS WORK. CONTRACTOR SHALL ALSO MAKE NECESSARY ARRANGEMENTS WITH THE GOVERNING POWER, PHONE, CABLE, SEWER, WATER, STORM DRAIN, GAS, AND ALL OTHER MUNICIPAL, STATE, COUNTY AND UTILITY AGENCIES FOR ON-SITE SERVICE INTERRUPTION, LOCATION OF NEW AND EXISTING TO BE RELOCATED UTILITIES, TEMPORARY SERVICES, REALIGNMENTS OF SURFACE METERS, VAULTS AND PLATES OR ANY ASPECT OF THE PROJECT REQUIRING SIMILAR LIAISON AND COORDINATION. ALL UTILITY EQUIPMENT, METERS, PANELS, OVERHEAD LINES AND EXPOSED PIPING SHALL BE LOCATED PRECISELY AS SHOWN ON THE DRAWINGS; WHEN NOT SHOWN, COORDINATE LOCATION WITH ARCHITECT PRIOR TO COMMENCING WORK. NO EXTRAS WILL BE ALLOWED FOR RELOCATING INCORRECTLY POSITIONED VISIBLE EQUIPMENT, METERS, PANELS, WIRING, PIPING AND THE LIKE.

5. OWNER SHALL PAY FOR THE PLAN CHECK AND BUILDING PERMIT FEES; CONTRACTOR SHALL PAY FOR ALL OTHER PERMITS AND FEES.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY AND SECURITY PRECAUTION PROGRAMS IN CONNECTION WITH THE WORK.

7. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE JOB SITE. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT. CORRECTIONS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE EXECUTION OF THE WORK. BY SUBMITTING A BID FOR THE WORK THE CONTRACTOR VERIFIES THAT HE AND APPROPRIATE SUBCONTRACTORS HAVE FAMILIARIZED THEMSELVES WITH ACTUAL SITE CONDITIONS VISIBLE FROM THE EXTERIOR OR INTERIOR OF THE PREMISES OR FROM ACCESSIBLE ATTIC AND UNDER-FLOOR AREAS. NO EXTRAS WILL BE ALLOWED FOR RECTIFYING CONDITIONS VISIBLE AT THE TIME OF BIDDING.

8. ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND FREE OF FAULTS AND DEFECTS. ENGAGE FULLY LICENSED AND INSURED MECHANICS AND SPECIALISTS IN THEIR TRADE FOR FIRST CLASS WORKMANSHIP THROUGHOUT ALL VISIBLE AREAS OF THE PROJECT.

9. SHOP DRAWINGS, SAMPLES, CATALOG CUTS, PROJECT DATA, PERFORMANCE CHARTS, INSTRUCTION MANUALS, BROCHURES AND OTHER INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND/OR OWNER WHEN REQUESTED. NO PORTION OF SUCH WORK OR SUCH MATERIALS SHALL BE COMMENCED OR ORDERED UNTIL SUBMITTAL HAS BEEN APPROVED BY ARCHITECT AND OWNER.

10. THE ARCHITECT AS THE OWNER'S AGENT SHALL DECIDE ALL QUESTIONS AS TO THE INTENT OF THE DRAWINGS AND THE MERIT OF THE MATERIALS AND WORKMANSHIP. ARCHITECT'S DECISION IN ALL MATTERS PERTAINING TO AESTHETICS SHALL BE FINAL.

11. THE CONTRACTOR SHALL GUARANTEE ALL ASPECTS OF HIS WORK AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE PROJECT. THIS IS IN ADDITION TO ANY OTHER EQUIPMENT AND MATERIAL WARRANTIES AND GUARANTEES IN EFFECT.

12. ALL MATERIALS, EQUIPMENT, OR TRADES REQUIRING LEAD TIME OR ORDERING SHALL BE SCHEDULED BY CONTRACTOR TO ALLOW FOR THE TIMELY EXECUTION OF THE WORK. NO CHANGES OR EXTRAS WILL BE GRANTED FOR MATERIAL ORDERED WITH INSUFFICIENT TIME FOR THEIR PROPER CONSTRUCTION AND IMPLEMENTATION. CONTRACTOR SHALL NOTIFY THE ARCHITECT WITHIN 7 DAYS OF SIGNING THE CONTRACT FOR CONSTRUCTION OF ANY PROBLEMS IN OBTAINING THE MATERIALS AND FINISHES SPECIFIED.

13. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER WITHIN ONE WEEK OF SIGNING THE CONTRACT FOR CONSTRUCTION A WEEK BY WEEK SCHEDULE FOR THE PROJECT AS IT IS OUTLINED AT THAT TIME. SUBSTANTIAL REVISIONS IN THIS SCHEDULE SHALL BE REPORTED TO THE ARCHITECT DURING THE COURSE OF CONSTRUCTION.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES DONE TO EXISTING WORK DURING CONSTRUCTION, AND SHALL REPAIR AND REFINISH SUCH DAMAGES TO FORMER CONDITION AT NO EXPENSE TO THE OWNER. CONTRACTOR SHALL PROTECT WORK AND ADJACENT NON-WORK AREAS FROM WEATHER, EQUIPMENT, DUST AND DEBRIS, AND SHALL BE RESPONSIBLE FOR MAINTAINING THE PREMISES IN A CLEAN AND SAFE CONDITION AT ALL TIMES.

15. CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT IN ATTENDANCE AT THE PROJECT SITE AT ALL TIMES DURING THE PROGRESS OF THE WORK.

16. UNLESS NOTED OTHERWISE IN THE DRAWINGS ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF PARTITION ASSEMBLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ALLOW FOR THE FINISH MATERIALS WHEN POSITIONING WALL, FLOOR, AND ROOF FRAMING AS REQUIRED TO YIELD THE VISIBLE LINES AND PLANES DESCRIBED IN THE DRAWINGS.

17. TOP OF STEEL ELEVATIONS ARE PROVIDED IN THE DRAWINGS AS AN AID TO THE STEEL SUBCONTRACTOR; NOTWITHSTANDING, THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR VERIFYING ELEVATIONS IN GENERAL SUBMISSION OF SHOP DRAWINGS SHALL BE CONSTRUED AS SAID VERIFICATION AND ACCEPTANCE. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS OR INCONSISTENCIES.

18.GENERAL CONTRACTOR TO FULLY COMPLY WITH CONTRUCTION WASTE MANAGEMENT CRITERIA ON 4/A0-2.02B

19. THE INTENT OF THIS PROJECT IS TO CONSTRUCT THE BUILDINGS DESCRIBED HEREIN. ADDITIONAL INFORMATION WILL BE PROVIDED BY THE ARCHITECT AS REQUESTED BY THE CONTRACTOR IN SPECIFIC AREAS BUT ANY SUCH PROVISION SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE THE BUILDING DESCRIBED IN THE CONTRACT DOCUMENTS.

20. THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:
1. DRAWINGS AS LISTED IN SHEET INDEX HEREON.
2. SPECIFICATIONS, IN SEPARATE 8-1/2 ' X 11' BOOKLET WITH HEADINGS AS LISTED IN KEY NOTES.
3. STRUCTURAL CALCULATIONS.
4. ALL ADDENDA AND MODIFICATION ISSUED PRIOR TO AND AFTER EXECUTION OF THE AGREEMENT.

21. WHEN REQUESTED IN THE DRAWINGS OR SPECIFICATION, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO THE ARCHITECT. PRIOR TO SUBMISSION TO THE ARCHITECT, THE CONTRACTOR SHALL CHECK ALL SHOP DRAWINGS AND OTHER SUCH DATA FOR QUANTITY, SIZE AND DIMENSIONS. ARCHITECT WILL ANSWER QUESTIONS RAISED AND WILL MAKE DETERMINATIONS REGARDING QUALITY OF MATERIAL AND EQUIPMENT, DESIGN AND ARRANGEMENT DECISIONS AND COLOR SELECTIONS BUT WILL NOT BE RESPONSIBLE FOR QUANTITY, SIZE OR DIMENSIONAL ERRORS. SUBMIT THREE COPIES OF DRAWINGS REQUESTED, ONE TO BE RETAINED BY THE ARCHITECT.

22. IN CASE OF CONFLICTING INFORMATION WITHIN THE CONTRACT DOCUMENTS:
1. LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
2. NOTES IN THE SPECIFICATIONS SHALL HAVE PRECEDENCE OVER UNNOTED DRAWINGS.
3. NOTES IN THE DRAWINGS SHALL HAVE PRECEDENCE OVER NOTES IN THE SPECIFICATIONS.
4. DIMENSIONS IN THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
NOTIFY THE ARCHITECT IMMEDIATELY WHEN CONFLICT ARISES.

23. USE INDICATED DIMENSIONS ONLY, DO NOT SCALE FROM DRAWINGS.

24. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY

25. PROVIDE SHOP DRAWINGS FOR OWNER/ ARCHITECT REVIEW AND APPROVAL FOR ALL BUILT-IN AND/OR FABRICATED MILLWORK-TYP.

26. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OR DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

27. DOCUMENTATION SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE TIME OF FINAL INSPECTION VERIFYING THAT A MINIMUM OF 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING COMPLIES WITH ONE OF THE FOLLOWING:

I.THE VOC EMISSION LIMITS DEFINED IN THE CHPS CRITERIA AND LISTED ON ITS HIGH PERFORMANCE DATABASE, OR

II. CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM, OR

III. RFCI FLOORSCORE PROGRAM, OR

IV. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION OF V OLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1(SPEC 01350)(5.714.4.4.6)

A. APPLICATION AND ADMINISTRATION

WHEN ALTERATIONS OR ADDITIONS ARE MADE TO EXISTING BUILDINGS OR FACILITIES, AN ACCESSIBLE PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION OR ADDITION SHALL BE PROVIDED UNLESS OTHERWISE EXEMPT. §11B-202.4

PRIMARY ACCESSIBLE PATH OF TRAVEL SHALL INCLUDE A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY; TOILET AND BATHING FACILITIES SERVING THE AREA; DRINKING FOUNTAINS SERVING THE AREA; PUBLIC TELEPHONES SERVING THE AREA, AND SIGNS. §11B-202.4

WHEN THE ADJUSTED CONSTRUCTION COST IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD $147,863.00, THE COST OF COMPLIANCE WITH THE PRIMARY ACCESSIBLE PATH OF TRAVEL REQUIREMENTS IS LIMITED TO 20 PERCENT OF THE ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS PRESENTLY PLANNED AND THOSE DURING THE PRECEDING THREE-YEAR PERIOD. §11B-202.4

ADJUSTED CONSTRUCTION COST OF ALTERATIONS, STRUCTURAL REPAIRS OR ADDITIONS DOES NOT INCLUDE THE COST OF ALTERATIONS TO PATH OF TRAVEL ELEMENTS. §11B-202.4

IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE, PRIORITY SHOULD BE GIVEN TO THOSE ELEMENTS THAT WILL PROVIDE THE GREATEST ACCESS IN THE FOLLOWING ORDER: (1) AN ACCESSIBLE ENTRANCE; (2) AN ACCESSIBLE ROUTE TO THE ALTERED AREA; (3) AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE ACCESSIBLE UNISEX RESTROOM;(4) ACCESSIBLE TELEPHONES; (5) ACCESSIBLE DRINKING FOUNTAINS; AND (6) WHEN POSSIBLE, ADDITIONAL ACCESSIBLE ELEMENTS SUCH AS PARKING, SIGNS, STORAGE AND ALARMS. §11B-202.4

B. BUILDING BLOCKS

FLOOR OR GROUND SURFACES

FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. §11B-302.1

CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE ½ INCH MAXIMUM. §11B-302.2, FIGURE 11B-302.2

CHANGES IN LEVEL

VERTICAL CHANGES IN LEVEL FOR FLOOR OR GROUND SURFACES MAY BE ¼ INCH HIGH MAXIMUM AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL GREATER THAN ¼ INCH AND NOT EXCEEDING ½ INCH IN HEIGHT SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. §11B-303, FIGURES 11B-303.2 & 11B-303.3

CHANGES IN LEVEL GREATER THAN ½ INCH IN HEIGHT SHALL BE RAMPED AND SHALL COMPLY WITH THE REQUIREMENTS OF 11B-405 RAMPS OR 11B-406 CURB RAMPS AS APPLICABLE. §11B-303

ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN A VERTICAL DIMENSION BETWEEN WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE OR BY GUARDS OR HANDRAILS WITH A GUIDE RAIL CENTERED 2 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. THESE REQUIREMENTS DO NOT APPLY BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY. §11B-303.5

C. TURNING SPACE

CIRCULAR TURNING SPACES SHALL BE A SPACE OF 60 INCHES DIAMETER MINIMUM AND MAY INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 11B-306 KNEE AND TOE CLEARANCE. §11B-304.3.1

T-SHAPED TURNING SPACES SHALL BE A T-SHAPED SPACE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. §11B-304.3.2, FIGURE 11B-304.3.2 KNEE AND TOE CLEARANCE

FOR LAVATORIES AND BUILT-IN DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, TOE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AND 9 INCHES IN HEIGHT ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF 19 INCHES MINIMUM. §11B-306.2.1

TOE CLEARANCE SHALL EXTEND 19 INCHES MAXIMUM UNDER LAVATORIES FOR TOILET AND BATHING FACILITIES AND 25 INCHES MAXIMUM UNDER OTHER ELEMENTS. §11B-306.2.2

AT LAVATORIES IN TOILET AND BATHING FACILITIES, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH FOR A DEPTH OF 11 INCHES AT 9 INCHES ABOVE THE FINISH FLOOR OR GROUND AND FOR A DEPTH OF 8 INCHES AT 27 INCHES

D. DOORS, DOORWAYS, AND GATES

DOORS, DOORWAYS, AND GATES PROVIDING USER PASSAGE SHALL BE PROVIDED IN ACCORDANCE WITH 11B-206.5 DOORS, DOORWAYS, AND GATES. §11B-206.5

DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 11B-404 DOORS, DOORWAYS, AND GATES. §11B-404.1

REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. §11B-402.2.1

AT LEAST ONE OF THE ACTIVE LEAVES OF DOORWAYS WITH TWO LEAVES SHALL COMPLY WITH 11B-404.2.3 CLEAR WIDTH AND 11B-404.2.4 MANEUVERING CLEARANCES. §11B-404.2.2

MAXIMUM MEASURED FROM THE SURFACE OF THE VEHICULAR WAY WHERE FUEL DISPENSERS ARE INSTALLED ON EXISTING CURBS. §11B-308.3.2

OPERABLE PARTS

OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM. §11B-309.4

E. ACCESSIBLE ROUTES

1. GENERAL

AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE. §11B-206.2.1 (SEE EXCEPTIONS)

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. §11B-206.2.2 (SEE EXCEPTION)

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES. §11B-206.2.3 (SEE EXCEPTIONS)

IN NEW CONSTRUCTION OF BUILDINGS WHERE ELEVATORS ARE REQUIRED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, AND WHICH EXCEED 10,000 SQUARE FEET ON ANY FLOOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH STAIR AND EACH ESCALATOR. §11B-206.2.3.2

IN EXISTING BUILDINGS THAT EXCEED 10,000 SQUARE FEET ON ANY FLOOR AND IN WHICH ELEVATORS ARE REQUIRED BY 11B-206.2.3 MULTI-STORY BUILDINGS AND FACILITIES, WHENEVER A NEWLY CONSTRUCTED MEANS OF VERTICAL ACCESS IS PROVIDED VIA STAIRS OR AN ESCALATOR, AN ACCESSIBLE MEANS OF VERTICAL ACCESS VIA RAMP, ELEVATOR OR LIFT SHALL BE PROVIDED WITHIN 200 FEET OF TRAVEL OF EACH NEW STAIR OR ESCALATOR. §11B-206.2.3.2

AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS WITHIN THE BUILDING OR FACILITY, INCLUDING MEZZANINES, WHICH ARE OTHERWISE CONNECTED BY A CIRCULATION PATH. §11B-206.2.4 (SEE EXCEPTIONS 1 THROUGH 7)

ACCESSIBLE ROUTES SHALL COINCIDE WITH OR BE LOCATED IN THE SAME AREA AS GENERAL CIRCULATION PATHS. WHERE CIRCULATION PATHS ARE INTERIOR, REQUIRED ACCESSIBLE ROUTES SHALL ALSO BE INTERIOR; AN ACCESSIBLE ROUTE SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USEDFOR SIMILAR PURPOSES, EXCEPT AS PERMITTED BY CHAPTER 10. §11B-206.3

2. DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

CURB RAMPS SHALL HAVE DETECTABLE WARNINGS THAT EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF THE RAMP RUN LESS THAN 2 INCHES MAXIMUM ON EACH SIDE, EXCLUDING ANY FLARED SIDES. §11B-247.1.2.2, §11B-705.1.2.2

ON PERPENDICULAR CURB RAMPS, DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 TO 8 INCHES FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY. §11B-247.1.2.2, §11B-705.1.2.2

ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND THE SIDEWALK LESS THAN 2 INCHES MAXIMUM ON EACH SIDE §11B-247.1.2.2, §11B-705.1.2.2, FIGURE 11B-406.3.2

WALKS THAT CROSS OR ADJOIN A ROUTE PROVIDED FOR VEHICULAR TRAFFIC, SUCH AS IN A STREET, DRIVEWAY, OR PARKING FACILITY, SHALL BE SEPARATED BY DETECTABLE WARNINGS, CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS. §202, §11B-247.1.2.5, §11B-705.1.2.5

DETECTABLE WARNINGS PROVIDED TO SEPARATE WALKS THAT CROSS OR ADJOIN A ROUTE PROVIDED FOR VEHICULAR TRAFFIC, SUCH AS IN A STREET, DRIVEWAY, OR PARKING FACILITY, SHALL BE 36 INCHES IN WIDTH AND CONTINUOUS AT THE BOUNDARY BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS. §202, §11B-247.1.2.5, §11B-705.1.2.5

ABOVE THE FINISH FLOOR OR GROUND INCREASING TO 29 INCHES HIGH MINIMUM ABOVE THE FINISH FLOOR OR GROUND AT THE FRONT EDGE OF A COUNTER WITH A BUILT-IN LAVATORY OR AT THE FRONT EDGE OF A WALL-MOUNTED LAVATORY FIXTURE. §11B-306.3.3, FIGURE 11B-306.3(C)

AT DINING AND WORK SURFACES REQUIRED TO BE ACCESSIBLE, KNEE CLEARANCE SHALL BE PROVIDED THAT IS 30 INCHES IN WIDTH AT 27 INCHES ABOVE THE FINISH FLOOR OR GROUND FOR A DEPTH OF AT LEAST 19 INCHES. §11B-306.3 PROTRUDING OBJECTS

EXCEPT FOR HANDRAILS, OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND LESS THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE NO MORE THAN 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. HANDRAILS MAY PROTRUDE 4½ INCHES MAXIMUM. §11B-307.2, FIGURE 11B-307.2

FREESTANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS NO MORE THAN 12 INCHES WHEN LOCATED FROM 27 TO 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. §11B-307.3, FIGURE 11B-307.3(A)

PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES. §11B-307.5

LOWEST EDGE OF A SIGN OR OTHER OBSTRUCTION, WHEN MOUNTED BETWEEN POSTS OR PYLONS SEPARATED WITH A CLEAR DISTANCE GREATER THAN 12 INCHES, SHALL BE LESS THAN 27 INCHES OR MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND. §11B-307.3, FIGURE 11B-307.3(B)

VERTICAL CLEARANCE SHALL BE AT LEAST 80 INCHES HIGH ON CIRCULATION PATHS EXCEPT AT DOOR CLOSERS AND DOOR STOPS, WHICH MAY BE 78 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-307.4

GUARDRAILS OR OTHER BARRIERS WITH A LEADING EDGE LOCATED 27 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE ON CIRCULATION PATHS IS LESS THAN 80 INCHES HIGH. §11B-307.4, FIGURE 11B-307.4

WHERE A GUY SUPPORT IS USED WITHIN EITHER THE WIDTH OF A CIRCULATION PATH OR 24 INCHES MAXIMUM OUTSIDE OF A CIRCULATION PATH, A VERTICAL GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT A HAZARD OR AN OVERHEAD OBSTRUCTION. §11B-307.4.1, FIGURE 11B-307.4.1

3. REACH RANGES

ELECTRICAL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.1

ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED WITHIN ALLOWABLE REACH RANGES. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. §11B-308.1.2.

HIGH FORWARD REACH THAT IS UNOBSTRUCTED SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND. §11B-308.2.1, FIGURE 11B-308.2.1

HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES OR LESS AND 44 INCHES MAXIMUM WHERE THE REACH DEPTH EXCEEDS 20 INCHES. HIGH FORWARD REACH SHALL NOT EXCEED 25 INCHES IN DEPTH. §11B-308.2.2, FIGURE 11B-308.2.2

HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR WHERE THE SIDE REACH IS UNOBSTRUCTED OR THE DEPTH OF ANY OBSTRUCTION DOES NOT EXCEED 10 INCHES. §11B-308.3.1, FIGURE 11B-308.3.1

HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND WHERE THE HIGH SIDE REACH IS OVER AN OBSTRUCTION MORE THAN 10 INCHES BUT NOT MORE THAN 24 INCHES IN DEPTH. §11B-308.3.2, FIGURE 11B-308.3.2

OBSTRUCTIONS FOR HIGH SIDE REACH SHALL NOT EXCEED 34 INCHES IN HEIGHT AND 24 INCHES IN DEPTH. §11B-308.3.2, FIGURE 11B-308.3.2

OBSTRUCTED HIGH SIDE REACH FOR THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. §11B-308.3.2

OBSTRUCTED HIGH SIDE REACH FOR THE OPERABLE PARTS OF FUEL DISPENSERS SHALL BE PERMITTED TO BE 54 INCHES

4. OPERABLE PARTS

OPERABLE PARTS SHALL COMPLY WITH SECTION 11B-309

11B-309.2 CLEAR FLOOR SPACE - A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED

11B-309.3 HEIGHT - OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 11B-308.

11B-309.4 OPERATION - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

D. GENERAL SITE AND BUILDING ELEMENTS

PARKING SPACES

WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND KIND REQUIRED PER SECTION 11B-208 PARKING SPACES. §11B-208.1

PROVIDE ( ) ACCESSIBLE PARKING SPACES AS REQUIRED BY TABLE 11B-208.2. §11B-208.2 (SEE EXCEPTIONS)

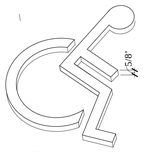
PROVIDE ACCESSIBLE SPACES FOR EACH PARKING FACILITY (PARKING LOTS AND PARKING STRUCTURES). THE NUMBER OF PARKING SPACES REQUIRED TO BE ACCESSIBLE IS TO BE CALCULATED SEPARATELY FOR EACH PARKING FACILITY; THE REQUIRED NUMBER IS NOT BASED ON THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN ALL OF THE PARKING FACILITIES PROVIDED ON SITE. §11B-208

ONE IN EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 MINIMUM NUMBER, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE". ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE. §11B-208.2.4, 11B-502, FIG 11B-502, 11B-502.3, & 11B-502.3.3

PROVIDE DETECTABLE WARNING DETAILS SHOWING COMPLIANCE WITH THE FOLLOWING: A. DETECTABLE WARNING SURFACES AT TRANSIT BOARDING PLATFORM EDGES, BUS STOPS, HAZARDOUS VEHICULAR AREAS, REFLECTING POOLS, AND TRACK CROSSINGS SHALL COMPLY WITH SECTION 11B-705.1.1.3.1. §11B-705.1

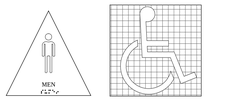


INTERNATIONAL ACCESSIBILITY SYMBOL



RAISED





PROPORTIONS INTERNATIONAL SIGN OF ACCESSIBILITY



INTERNATIONAL TTY SYMBOL



INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS

LETTERS AND NUMBERS:

1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE BY GRADE 2 BRAILLE.
2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH.
3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.
4. SPECIFIC REQUIREMENTS FOR DEPTHS, CASE, PROPORTIONS, HEIGHT, STROKE THICKNESS, SPACING AND LINE SPACING (BASED ON WIDTHS AND HEIGHTS OF THE LETTERS 'O' AND 'I')
5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
6. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 1121B, THE MINIMUM CHARACTER HEIGHT SHALL BE 3".
7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND.

SIGN LOCATIONS:

1. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
2. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.6. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT LEAF DOORS, SIGNS SHALL BE PLACE ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT THE PERSON MAY APPROACH WITHIN 3' OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
3. ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
4. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.
5. SIGNS WILL COMPLY SECTION 11B - 703

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.

WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15090 ON FEDERAL STANDARD # 595B.

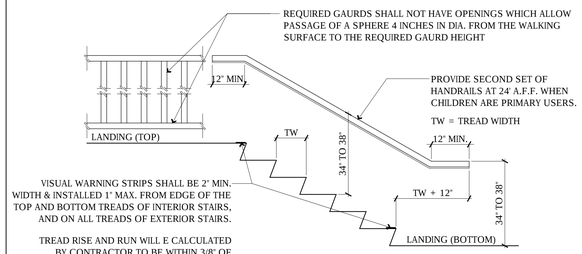
6. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

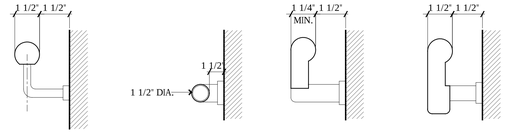
BRAILLE:

1. USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
2. 0.2 INCH SPACE BETWEEN CELLS.
3. DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.
4. DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS TO BE .3 ON CENTER

SIGNS & PICTOGRAMS

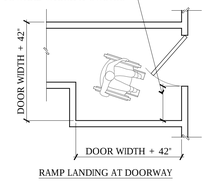
SCALE	
N.T.S.	3



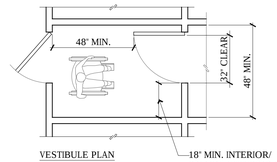


HANDRAIL | GRAB BAR | GRAB BAR | HANDRAIL

18" MIN. INTERIOR/ 24" MIN. EXTERIOR BEYOND STRIKE EDGE OF A GATE OR DOOR ON THE SIDE TOWARD WHICH IT SWINGS

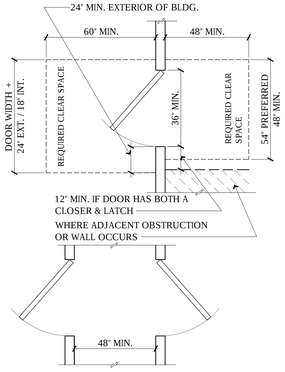


RAMP LANDING AT DOORWAY



VESTIBULE PLAN

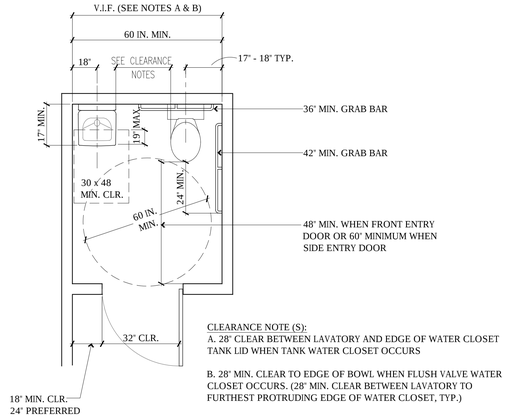
18" MIN. INTERIOR/ 24" MIN. EXTERIOR OF BLDG.



CORRIDOR PLAN

NOTE (S):
CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.

WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48". FOR ADDITIONAL INFORMATION, SEE APPLICABLE NOTES ON TYPICAL ACCESSIBILITY NOTES SHEET.

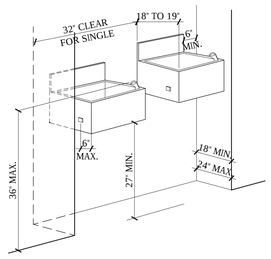


CLEARANCE NOTE (S):
A. 28" CLEAR BETWEEN LAVATORY AND EDGE OF WATER CLOSET TANK LID WHEN TANK WATER CLOSET OCCURS

B. 28" MIN. CLEAR TO EDGE OF BOWL WHEN FLUSH VALVE WATER CLOSET OCCURS. (28" MIN. CLEAR BETWEEN LAVATORY TO FURTHEST PROTRUDING EDGE OF WATER CLOSET, TYP.)

REACH REQUIREMENTS

SCALE	
N.T.S.	7



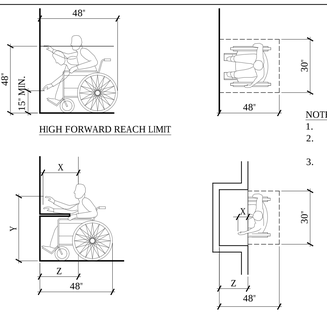
RECESSED FOUNTAINS:

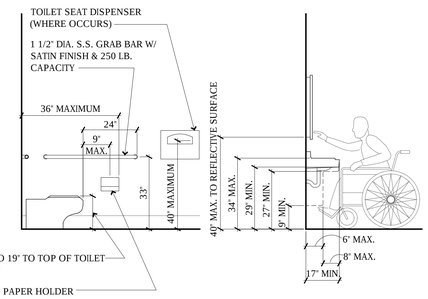
1. WITHIN ALCOVES MINIMUM 63" WIDE, MINIMUM 18" DEEP WHEN DOUBLE DRINKING FOUNTAINS ARE REQUIRED AND 32" MIN. CLR. WHEN A SINGLE FOUNTAIN IS PERMITTED.
2. SEE TYPICAL ACCESSIBILITY NOTES SHEET SECTIONS 'R' & 'U'.

PROJECTING FOUNTAINS:

1. WARNING FOR THE VISION IMPAIRED AT A PROJECTED DRINKING FOUNTAIN CAN BE PROVIDED BY EITHER OF THE FOLLOWING MEANS:
2. THE SURFACE OF THE FLOOR OR GROUND AT THE DRINKING FOUNTAIN CAN BE OF CONTRASTING COLOR WITH A TEXTURE THAT CONTRASTS IN RESILIENCY WITH THE ADJACENT FINISHED FLOOR MATERIAL, SO THAT IT CAN BE SENSED BY A CANE, WITH THE TEXTURE EXTENDING FROM THE WALL TO ONE FOOT BEYOND THE FRONT EDGE OF THE DRINKING FOUNTAIN AND ONE FOOT BEYOND EACH SIDE OF THE FOUNTAIN, OR
3. INSTALL WING WALLS ON EACH SIDE OF THE DRINKING FOUNTAIN TO PROJECT OUT FROM THE MAIN WALL AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6" OF THE PATH OF TRAVEL FLOOR FINISH. THERE MUST BE 32" CLEAR BETWEEN THE WING WALLS, OR

NOTE:
ILLUSTRATIONS SHOWN HERE ARE FOR DIMENSIONAL ACCESSIBILITY PURPOSES ONLY. A SECOND DRINKING FOUNTAIN SHOULD BE PROVIDED AT A MOUNTING HEIGHT SUITABLE TO PERSONS WITH LIMITED PHYSICAL BENDING ABILITY, ADJACENT TO THE ACCESSIBLE FOUNTAIN, MAINTAINING MINIMUM CLEARANCES NOTED AND AS REQUIRED. PROVIDE TEXTURED AREA OF CONTRASTING COLOR TO IDENTIFY WATER FOUNTAIN LOCATION AS NOTED. WHEN FOUNTAIN IS AT AN INTERIOR LOCATION, THE TEXTURED AREA SHALL ALSO BE OF DIFFERENT RESILIENCY THAN THAT OF THE ADJACENT FLOOR SURFACE FINISH. SEE TYPICAL ACCESSIBILITY NOTES SHEET FOR ADDITIONAL REQUIREMENTS.



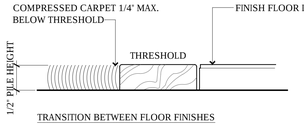


NOTE (S):
1. PROVIDE PRIVACY DOOR LOCK WHEN IT IS A PRIVATE TOILET OR FOR UNISEX USE.
2. GRAB BARS; SEE TYPICAL ACCESSIBILITY NOTES SHEET.

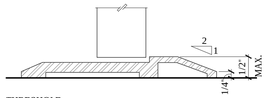
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ACCESSIBILITY FOR BATHROOMS

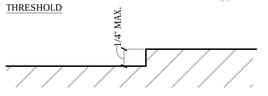
SCALE	
N.T.S.	2



TRANSITION BETWEEN FLOOR FINISHES



THRESHOLD

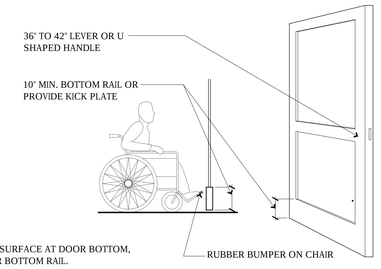


LEVEL CHANGE (S)

NOTE:
1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

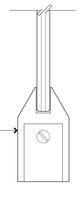
THRESHOLD & LEVEL CHANGES

SCALE	
N.T.S.	8



DOOR TYPE:
1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.

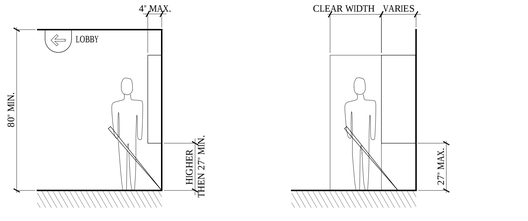
HARDWARE:
1. OPERABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. OPERABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
3. MOUNTED 36" TO 42".
4. MAXIMUM 8.5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR.

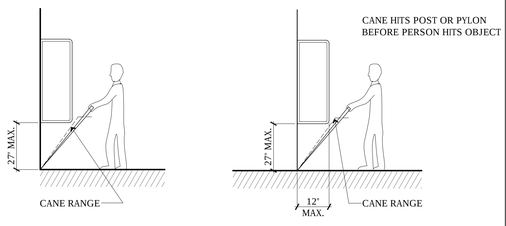


(WHERE INDICATED)
A NARROW FRAME WITH A BEVELED TOP EDGE (30 DEGREE MAXIMUM BEVEL TO VERTICAL PLANE) INSTALLED AT THE BOTTOM OF A GLASS DOOR (WITH NO SIDE FRAMES) MAY BE USED IN LIEU OF PROVIDING THE REQUIRED 10-INCH UNINTERRUPTED SURFACE AT THE BOTTOM OF THE DOOR.

DOOR

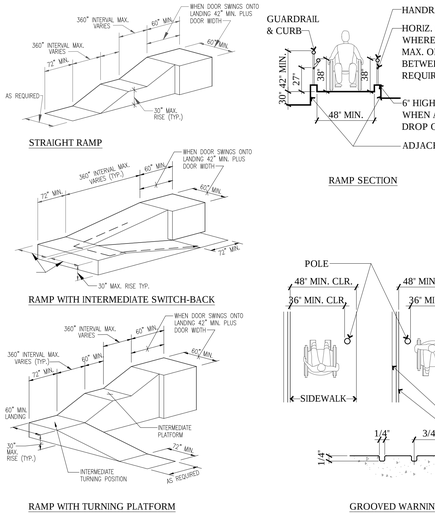
SCALE	
N.T.S.	5





PROTRUDING OBJECTS

SCALE	
N.T.S.	4



STAIR & HANDRAIL DETAILS

SCALE	
N.T.S.	1

RAMP DETAILS & NOTES

SCALE	
N.T.S.	9

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NO.	ISSUE	DATE
1	PRELIMINARY SITE PLAN	05/17/21
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4	DD PROGRESS	01/14/22
5	PLANNING SUBMITTAL NO.3	11/23/22
6	ADMIN. SITE PLAN REVIEW NO.4	06/21/24
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8	ADMIN. SITE PLAN REVIEW NO.6	02/03/25
9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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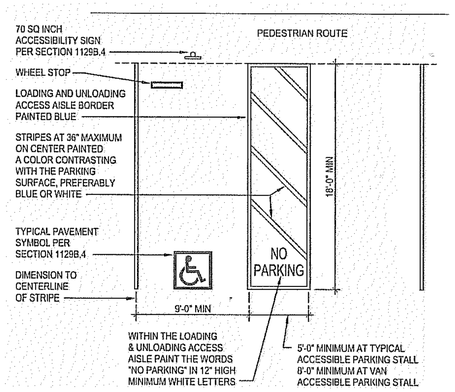
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DATE

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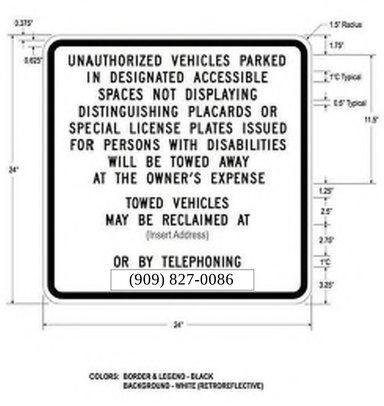
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PARKING ACCESSIBILITY STRIPING | SCALE N.T.S. | 12

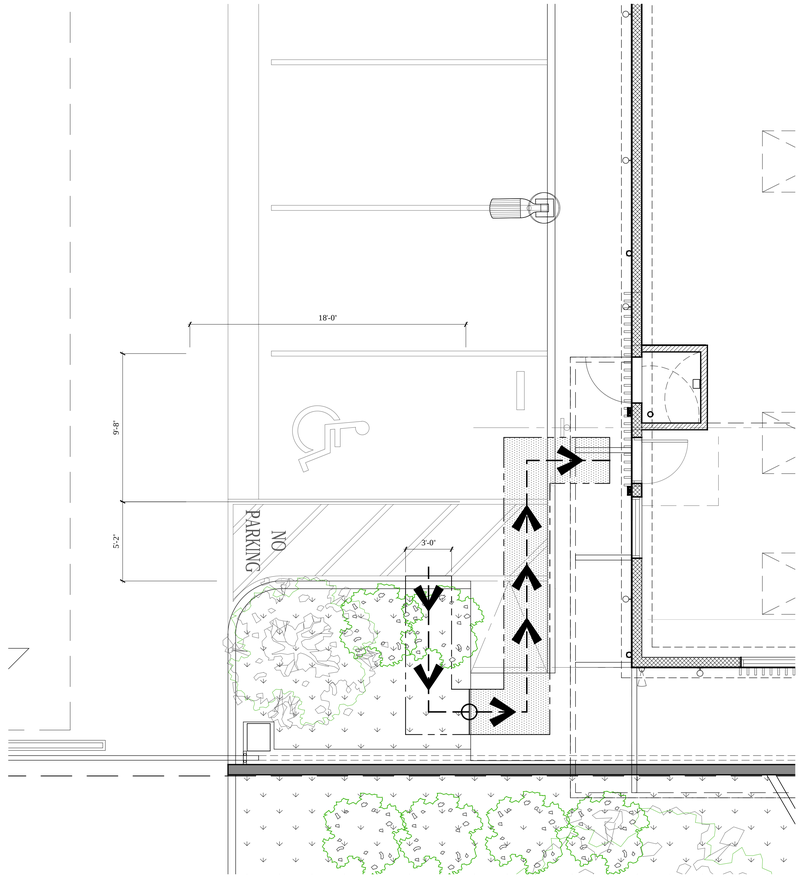


PARKING ACCESSIBILITY SIGNAGE | SCALE N.T.S. | 11



COLORS: BORDER & LEGEND - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)

PARKING ACCESSIBILITY SIGNAGE | SCALE N.T.S. | 10



ENLARGED SITE ACCESSIBILITY PLAN | SCALE 1/4" = 1'-0" | 4

1. VAN ACCESSIBLE PARKING SPACE
2. CONCRETE WHEEL STOP ANCHORED TO PAVING
3. METAL POST FOR MOUNTING OF ALL ACCESSIBLE PARKING SIGNAGE
4. 4" WIDE PARKING STRIPPING (TYP. AT ASPHALT PAVING)
5. (N)TREE

KEYNOTES | SCALE N.T.S. | 3

- ADJACENT PROPERTIES NOT IN SCOPE
- CONCRETE PAVING
- BASE AGGREGATE (PER CIVIL DETAIL # 2/C4-1.0)
- ASPHALT PAVING
- GRAVEL
- GROUND COVER
- [N] TREE
- [N] BUSH/SHRUB
- EGRESS PATH OF TRAVEL
- EXIT ACCESS TRAVEL DISTANCE
- 30'-0" EXIT ACCESS TO PUBLIC RIGHT OF WAY

LEGEND | SCALE N.T.S. | 2

1. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES.

2. A PARKING SPACE IDENTIFICATION SIGN SHALL BE VISIBLE FROM EACH PARKING SPACE. SIGNS SHALL BE PERMANENTLY POSTED EITHER IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

GENERAL NOTES | SCALE N.T.S. | 1

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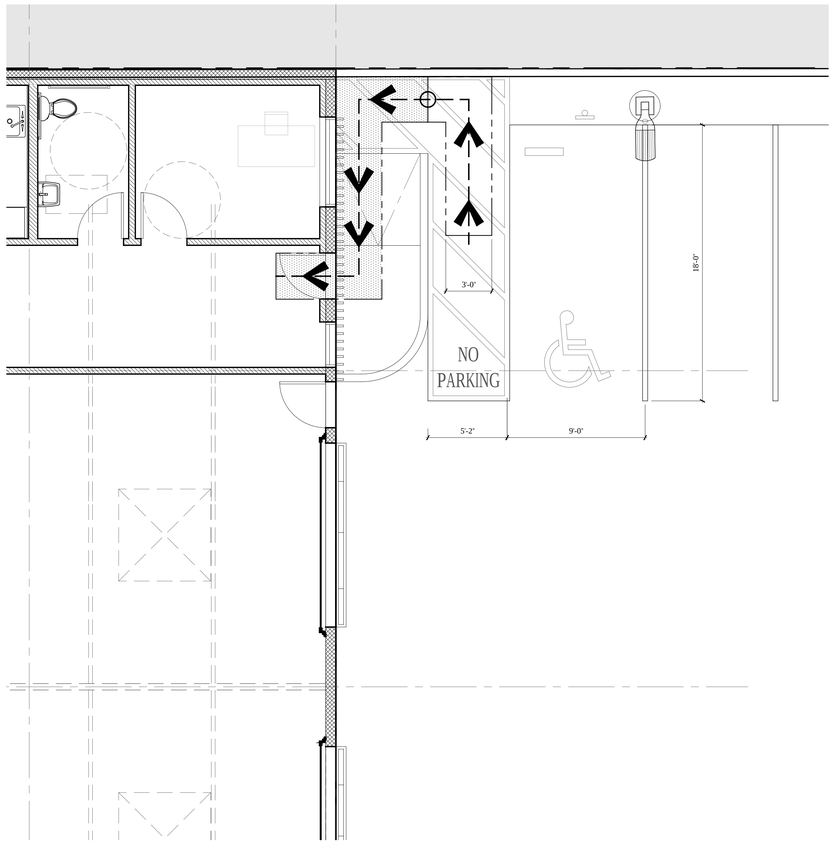
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ENLARGED SITE ACCESSIBILITY PLAN | SCALE 1/4" = 1'-0" | 4

1 VAN ACCESSIBLE PARKING SPACE
2 CONCRETE WHEEL STOP ANCHORED TO PAVING
3 METAL POST FOR MOUNTING OF ALL ACCESSIBLE PARKING SIGNAGE
4 4" WIDE PARKING STRIPPING (TYP. AT ASPHALT PAVING)
5 (N)TREE

KEYNOTES | SCALE N.T.S. | 3

ADJACENT PROPERTIES NOT IN SCOPE
CONCRETE PAVING
BASE AGGREGATE (PER CIVIL DETAIL # 2/C4-1.0)
ASPHALT PAVING
GRAVEL
GROUND COVER
[N] TREE
[N] BUSH/SHRUB
EGRESS PATH OF TRAVEL
EXIT ACCESS TRAVEL DISTANCE
30'-0" EXIT ACCESS TO PUBLIC RIGHT OF WAY

LEGEND | SCALE N.T.S. | 2

1. PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES.

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GENERAL NOTES | SCALE N.T.S. | 1

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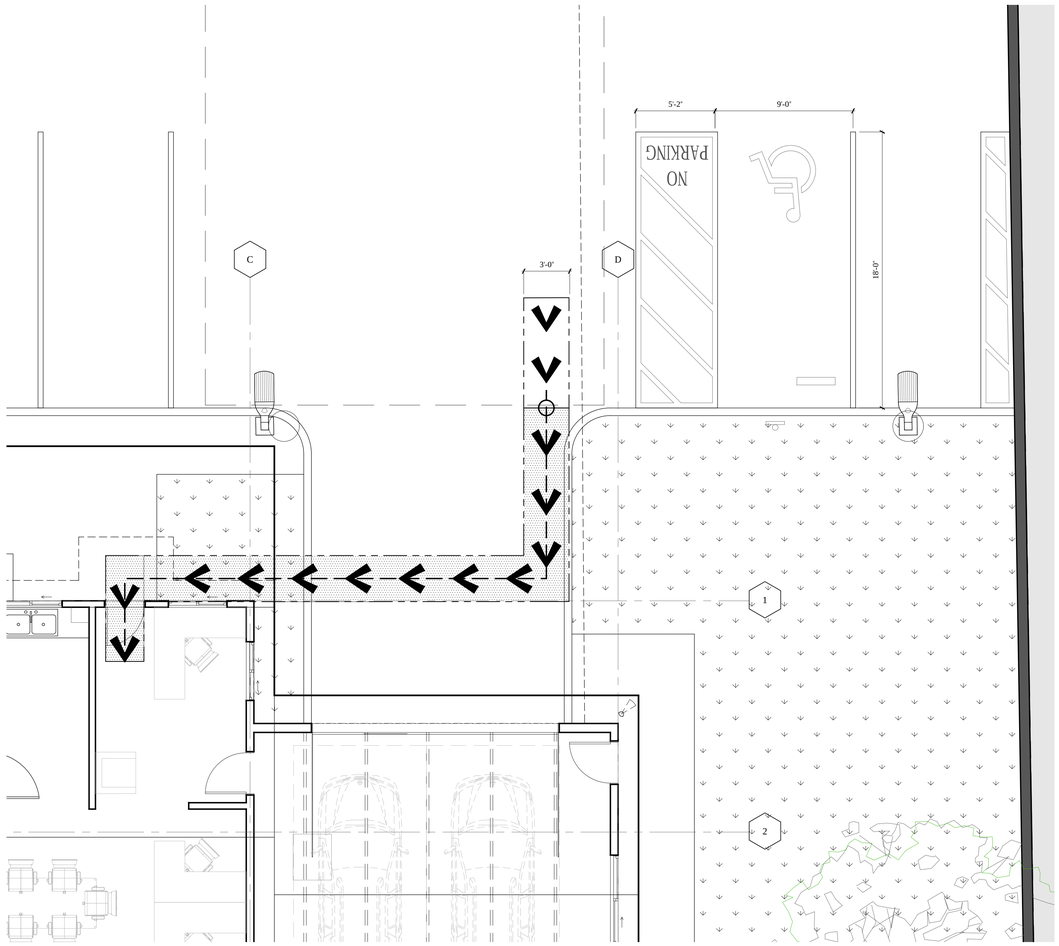
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ENLARGED SITE ACCESSIBILITY PLAN | SCALE 1/4" = 1'-0" | 4

1 VAN ACCESSIBLE PARKING SPACE
2 CONCRETE WHEEL STOP ANCHORED TO PAVING
3 METAL POST FOR MOUNTING OF ALL ACCESSIBLE PARKING SIGNAGE
4 4' WIDE PARKING STRIPPING (TYP. AT ASPHALT PAVING)
5 (N)TREE

KEYNOTES | SCALE N.T.S. | 3

ADJACENT PROPERTIES NOT IN SCOPE
CONCRETE PAVING
BASE AGGREGATE (PER CIVIL DETAIL # 2/C4-1.0)
ASPHALT PAVING
GRAVEL
GROUND COVER
[N] TREE
[N] BUSH/SHRUB
EGRESS PATH OF TRAVEL
EXIT ACCESS TRAVEL DISTANCE
30'-0"
EXIT ACCESS TO PUBLIC RIGHT OF WAY

LEGEND | SCALE N.T.S. | 2

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GENERAL NOTES | SCALE N.T.S. | 1

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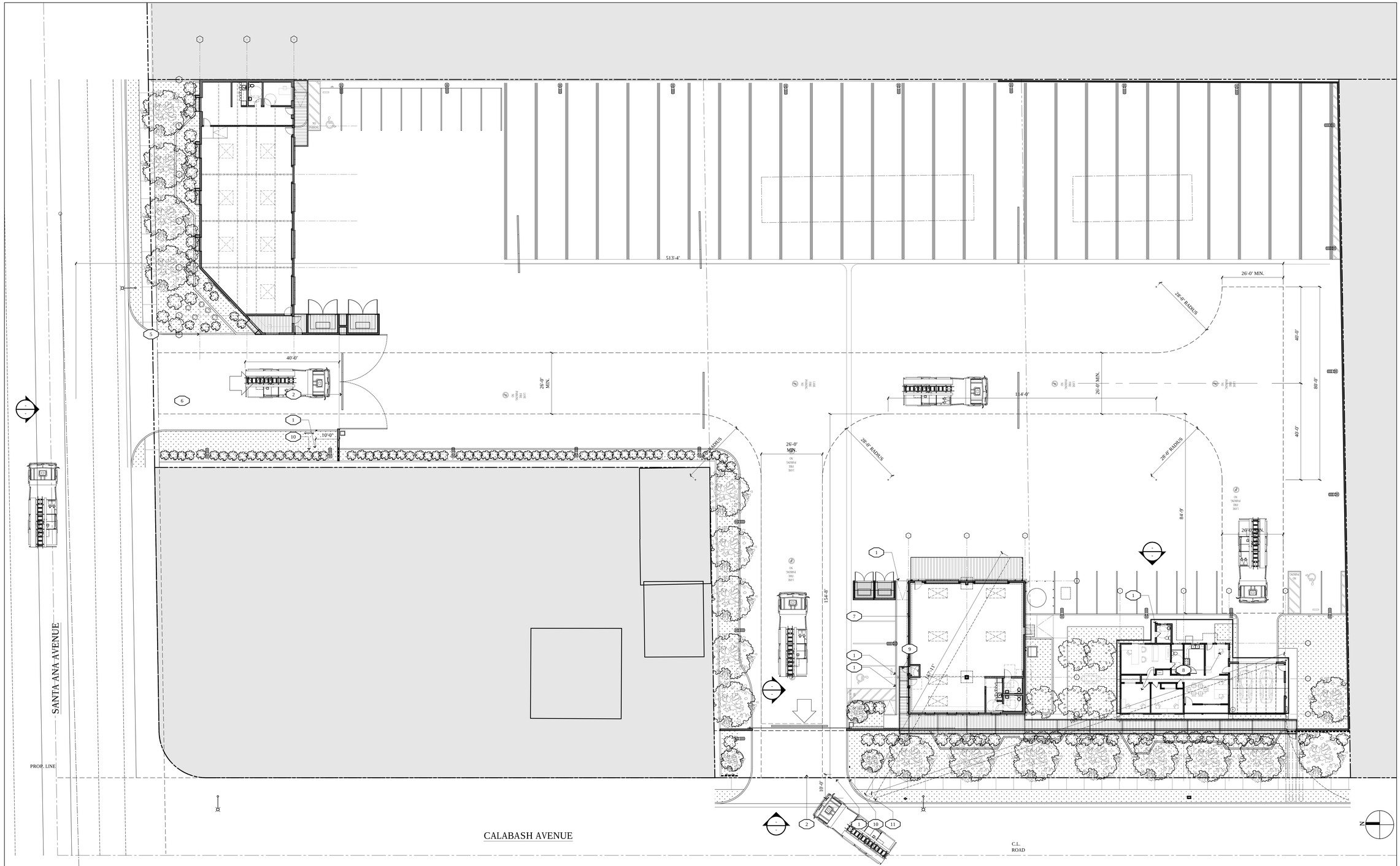
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FIRE SAFETY SITE PLAN — SCALE 1/16" = 1'-0" — 2

1	KNOX BOX
2	ELECTRIC SLIDING GATE
3	(N)PUBLIC HYDRANT
4	(N)FDC
5	ADDRESS SIGN
6	MAIN ENTRY
7	(N)MAIN BUILDING
8	(E)AUXILIARY BUILDING
9	RISER ROOM
10	BUILDING AND PREMISE DIRECTORY
11	NEW PUBLIC FIRE HYDRANT

KEY NOTES — SCALE - — 4

KNOX BOX

FIRE TRUCK PATH OF TRAVEL

(N)PUBLIC FIRE HYDRANT (IF REQUIRED)

(N) LANDSCAPE AREA

LEGEND — SCALE - — 1

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10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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TITLE

FIRE SAFETY

SITE PLAN

PROJECT 2105A
SCALE AS NOTED
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SHEET NUMBER A0-3.0

FIRE DEPARTMENT NOTES

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUNDS, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
2. A FIRE SAFETY AND EMERGENCY EVACUATION PLAN SHALL BE PREPARED AND MAINTAINED FOR THE OCCUPANCIES SPECIFIED IN FIRE CODE 404.2 AS REQUIRED BY FIRE CODE 404.1.SUBMIT FIRE SAFETY AND EMERGENCY EVACUATION PLANS TO THE REGIONAL FIRE PREVENTION INSPECTION OFFICE FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THESE PLANS ARE TO BE PART OF T.I. SUBMITTAL TO FIRE DEPARTMENT.
3. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3 AS REQUIRED FOR THE USES SPECIFIED IN BUILDING CODE CHAPTER 4, BUILDING AREA INCREASE ALLOWANCES SPECIFIED IN BUILDING CODE SECTIONS 506 AND 507 AND THE OCCUPANCY GROUPS SPECIFIED IN BUILDING CODE SECTION 903.2. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2. FIRE SPRINKLER DRAWINGS ARE A DEFERRED SUBMITTAL
4. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3. THE FINAL NUMBER AND LOCATION OF ALL FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR AS PART OF T.I. SUBMITTAL TO FIRE DEPARTMENT.
5. PROVIDE AN APPROVED MANUAL FIRE ALARM OR AUTOMATIC SMOKE DETECTION SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN FIRE CODE 907 AS REQUIRED FOR THE USES SPECIFIED IN BUILDING CODE CHAPTER 4 PLUS THE OCCUPANCY GROUPS AND USES SPECIFIED IN FIRE CODE 907.2 THROUGH 907.2.29. FIRE ALARM AND SMOKE DETECTION PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2. THESE PLANS ARE TO BE PART OF T.I. SUBMITTAL TO FIRE DEPARTMENT.
6. IN THE EVENT OF POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE MEANS OF EGRESS SYSTEM FOR A DURATION OF NOT LESS 90 MINUTES IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE 1008.2 & 1008.3
7. DOORS IN THE MEANS OF EGRESS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AS SET FORTH IN BUILDING CODE 1010.1.9.
8. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1013.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1013.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1013.5 AND 1013.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION. AS PART OF TENANT T.I. INSPECTION.
9. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1013.6.3.
10. EMERGENCY RESPONDER RADIO COVERAGE CFC 510 SHALL HAVE A MIN. SIGNAL STRENGTH OF 95 DM. APPLICANT SHALL COMPLY WITH 510 THROUGH 510.6.3.
11. CBC 402.7.3 EMERGENCY POWER SHALL BE PROVIDED IN OPEN MALL OPERATING EMERGENCY VOICE/ALARMS COMMUNICATIONS IN ACCORDANCE WITH SECTION 2702.
12. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIME THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY BUILDING CODE 1008.2 AND 1008.2.1.
15. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
16. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. BUILDING CODE 1004.3. FIRE CODE 1004.3.
17. CBC 1004.3 POSTING OF OCCUPANT LOAD SHALL HAVE OCCUPANT LOAD OF THE ROOM NEAR ROOM AND MAIN EXIT TO BE MAINTAINED BY OWNERS AND OWNERS AGENT

BUILDING QUALIFICATION

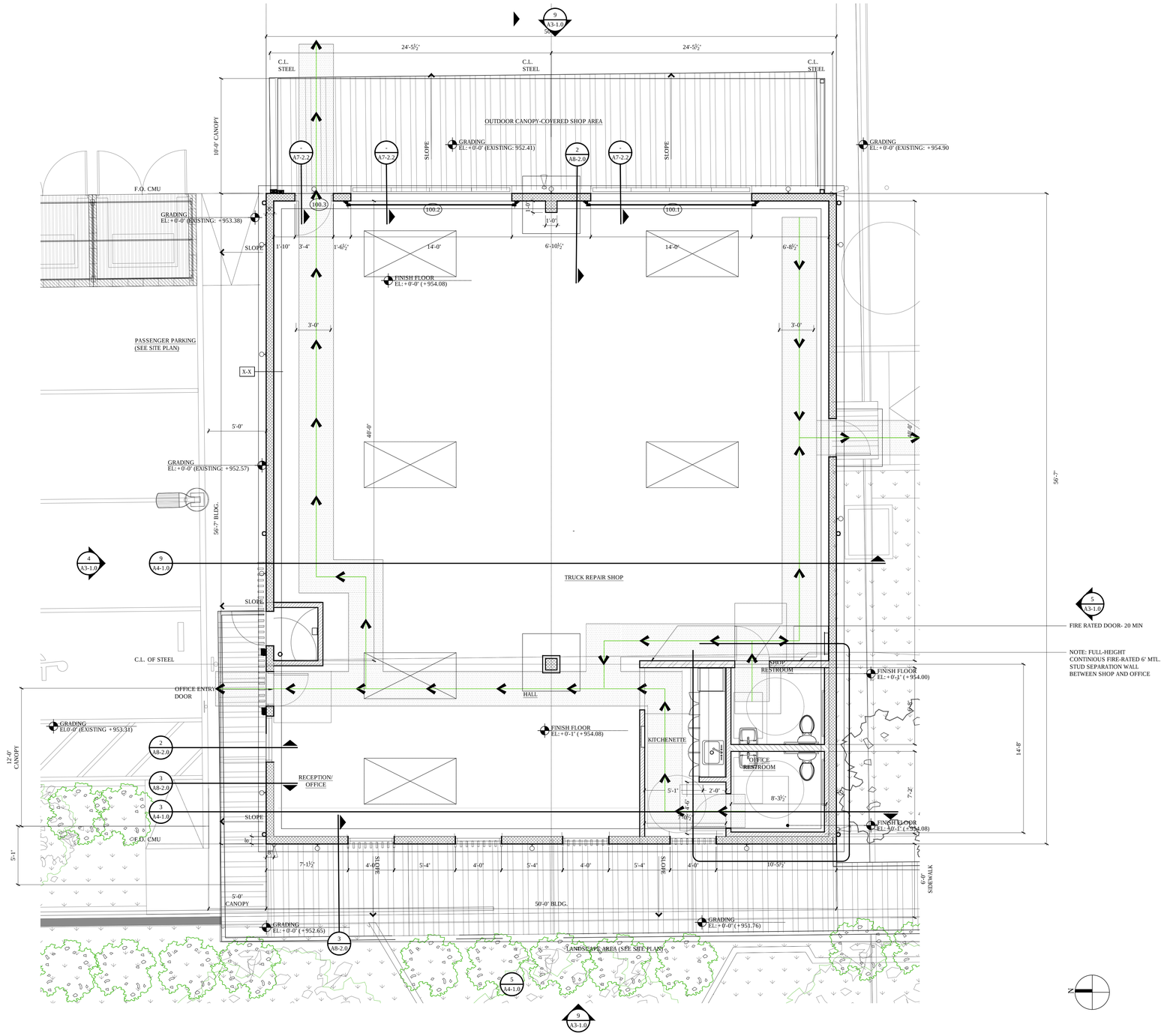
OCCUPANCY:
BUILDING CONSTRUCTION TYPE:.....II-B
FULLY SPRINKLERED .....YES (NFPA 13 SECTION 903.3.1.1)
PROPOSED BUILDING HEIGHT.....42'-0" (3 STORIES)
ALLOWABLE BUILDING HEIGHT.....75'-00" (6 STORIES)
PROPOSED BUILDING FLOOR AREA....3 STORY MAIN BLDG (A/B/C) 44,762 SF
.....BLDG C: 486 SF
.....BLDG D: 852 SF
.....BLDG E: 761 SF
.....TOTAL: 46,861 SF

UPDATE ALL.

FIRE DEPARTMENT NOTES | SCALE N.T.S. | 6

1. FLOOR AREAS ARE BASED ON BUILDING CODE REQUIREMENTS ONLY AND ARE MEASURED TO THE INTERIOR OF EXTERIOR / PERIMETER WALLS AND THE CENTER LINE OF DEMISING WALLS.
2. THE EXIT TRAVEL PATH AND COMMON EGRESS PATH ARE ESTIMATES ONLY. ACTUAL PATHS WILL BE DETERMINED BY FUTURE TENANT DRAWINGS.
3. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE WHERE THE WALL OCCURS IN AN ACCESSIBLE CONCEALED FLOOR, FLOOR CEILING, OR ATTIC SPACE. SUCH IDENTIFICATION SHALL:
   A.) BE LOCATED WITHIN 15-FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30-FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
   B.) INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM ⅜ INCH STROKE IN CONTRASTING COLOR PER (703) CFC / (703.7) CBC INCORPORATING THE SUGGESTED WORDING: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'
4. MEANS OF EGRESS FOR STAIRWAYS ARE CALCULATED BY 0.2" PER OCCUPANT ACCORDING TO CBC 1005.3.1 EXCEPTION 1 AND MEANS OF EGRESS FOR OTHER COMPONENTS ARE ALLOCATED BY 0.15" PER OCCUPANT ACCORDING TO CBC 1005.3.2 EXCEPTION 1 SINCE THE EQUIPPED BUILDINGS HAVE AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2 THROUGHOUT.
5. SEE REFLECTED CEILING PLAN FOR FIRE SPRINKLER LOCATIONS-
   NOTE: FIRE SPRINKLERS UNDER SEPARATE PERMIT BY LICENSED PROVIDER - TYP.:

EGRESS GENERAL NOTES | SCALE N.T.S. | 4



EGRESS PLAN - TRUCK SHOP BUILDING | SCALE 1/4" = 1'-0" | 5

OCCUPANT LOAD AND EGRESS CALCULATIONS (PER 2019 CBC TABLE 1004.5):

BLDG A: 1ST FLOOR — OCCUPANCY TYPE F -2-: 2484 SF ÷ 100 = 25 OCC.
TOTAL OCCUPANTS = 25 OCCUPANTS

BLDG B: 1ST FLOOR — OCCUPANCY TYPE A-2: 2339 SF ÷ 200 = 12 OCC.
TOTAL OCCUPANTS = 12 OCCUPANTS

REQUIRED EGRESS WIDTH PER SECTION 1005.1:

BLDG A: 1ST FLOOR — OCCUPANCY TYPE F-2: 25 OCCUPANTS x 0.2" = 5.0"
5.0" /2 = 2.5" REQ'D EGRESS WIDTH PER EXIT

BLDG B: 1ST FLOOR — OCCUPANCY TYPE A-2: 12 OCCUPANTS x 0.2" = 2.4"
2.4" /2 = 1.2" REQ'D EGRESS WIDTH PER EXIT

EGRESS:

REQUIRED COMMON PATH OF EGRESS TRAVEL DISTANCE (PER 2019 CBC TABLE 1017.2):

WITH SPRINKLER SYSTEM < 100 FT

MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE W/ SPRINKLER SYSTEM:

BLDG A: 1ST FLOOR = 70'-0 1/4" < 100 FT
BLDG B: 1ST FLOOR = 96'-7 3/4" < 100 FT

REQUIRED EXIT ACCESS TRAVEL DISTANCE (PER 2019 CBC TABLE 1017.2):

MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM < 400 FT

TRAVEL DISTANCES:

BLDG A : 1ST FLOOR = 61'-0½" < 400 FT
BLDG B: 1ST FLOOR = 67'-7⅞" < 400 FT

NUMBER OF EXITS REQUIRED (PER 2019 CBC TABLE 1006.3.2)

EXITS PROVIDED:

BLDG A: 1ST FLOOR = 25 OCC = 1 EXIT REQ'D (2 PROVIDED)
BLDG B: 1ST FLOOR = 12 OCC = 1 EXIT REQ'D (2 PROVIDED)

EXIT ACCESS TRAVEL DISTANCE (PER 2019 CBC TABLE 1017.2) & OCCUPANT LOAD PER TABLE 1006.3.2:

OCCUPANCY 'F-2' WITH (NFPA 13) SPRINKLER SYSTEM < 400 FT - MAX OCCUPANTS = 500

OCCUPANCY 'A-2' WITH (NFPA 13) SPRINKLER SYSTEM < 400 FT - MAX OCCUPANTS = 500

MAX. EXIT ACCESS TRAVEL DISTANCE:

BLDG A: 1ST FLOOR = 61'-0½" < 400 FT
BLDG B: 1ST FLOOR = 67'-7⅞" < 400 FT

REQUIRED EXIT ACCESS DOORWAY SEPARATION DISTANCE (PER 2019 CBC 1007.1.1 EXCEPTION 2):

> 1/3 OF MAX. OVERALL DIAGONAL OF MAIN AREA

BLDG A: 1ST FLOOR = 61'-0½" / 3 = 20'-4 1/4" MIN. DOORWAY SEPARATION
EXIT ACCESS DOORWAY SEPARATION PROVIDED: 67'-10½" > 20'-4 1/4"

BLDG B: 1ST FLOOR = 67'-5⅞" / 3 = 22'-5⅝" MIN. DOORWAY SEPARATION
EXIT ACCESS DOORWAY SEPARATION PROVIDED: 27'-3⅛" > 22'-5⅞"

UPDATE ALL.

EGRESS/ OCCUPANCY CALCS. | SCALE N.T.S. | 3

MINIMUM PLUMBING FACILITIES
PER CPC 2019 TABLE 422.1

FIRST FLOOR

OUTDOOR DINING — 5511.2SF/ 30SF PER PERSON = 184 PERSONS

92 MALE — 92 FEMALE

2 W.C. REQ'D. — 3 W.C. REQ'D.

5 TOTAL WATER CLOSETS REQUIRED < 9 TOTAL WATER CLOSETS PROVIDED

UPDATE ALL.

PLUMBING FIXTURE CALCS. | SCALE N.T.S. | 2

PATH OF EGRESS- TYP.

LEGEND | SCALE N.T.S. | 1

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CONSULTANTS:

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FONTANA, CA 92337

DRAWING ISSUES

NO.	ISSUE	DATE
1	PRELIMINARY SITE PLAN	05/17/21
2	SITE PLAN_REV 1	11/02/21
3	DD PROGRESS	12/03/21
4	DD PROGRESS	01/24/22
5	PLANNING SUBMITTAL NO.3	11/23/22
6	ADMIN. SITE PLAN REVIEW NO.4	06/21/24
7	ADMIN. SITE PLAN REVIEW NO.5	10/15/24
8	ADMIN. SITE PLAN REVIEW NO.6	01/03/25
9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

TITLE

LIFE SAFETY /

EGRESS PLAN - BLDG A

TRUCK SHOP BUILDING

PROJECT 2105A
SCALE AS NOTED
DRAWN BY
DATE
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SHEET NUMBER A0-3.1

FIRE DEPARTMENT NOTES

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUNDS, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
2. A FIRE SAFETY AND EMERGENCY EVACUATION PLAN SHALL BE PREPARED AND MAINTAINED FOR THE OCCUPANCIES SPECIFIED IN FIRE CODE 404.2 AS REQUIRED BY FIRE CODE 404.1.SUBMIT FIRE SAFETY AND EMERGENCY EVACUATION PLANS TO THE REGIONAL FIRE PREVENTION INSPECTION OFFICE FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THESE PLANS ARE TO BE PART OF T.I. SUBMITTAL TO FIRE DEPARTMENT.
3. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3 AS REQUIRED FOR THE USES SPECIFIED IN BUILDING CODE CHAPTER 4, BUILDING AREA INCREASE ALLOWANCES SPECIFIED IN BUILDING CODE SECTIONS 506 AND 507 AND THE OCCUPANCY GROUPS SPECIFIED IN BUILDING CODE SECTION 903.2. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2. FIRE SPRINKLER DRAWINGS ARE A DEFERRED SUBMITTAL
4. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3. THE FINAL NUMBER AND LOCATION OF ALL FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR AS PART OF T.I. SUBMITTAL TO FIRE DEPARTMENT.
5. PROVIDE AN APPROVED MANUAL FIRE ALARM OR AUTOMATIC SMOKE DETECTION SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN FIRE CODE 907 AS REQUIRED FOR THE USES SPECIFIED IN BUILDING CODE CHAPTER 4 PLUS THE OCCUPANCY GROUPS AND USES SPECIFIED IN FIRE CODE 907.2 THROUGH 907.2.29. FIRE ALARM AND SMOKE DETECTION PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2. THESE PLANS ARE TO BE PART OF T.I. SUBMITTAL TO FIRE DEPARTMENT.
6. IN THE EVENT OF POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE MEANS OF EGRESS SYSTEM FOR A DURATION OF NOT LESS 90 MINUTES IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE 1008.2 & 1008.3
7. DOORS IN THE MEANS OF EGRESS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AS SET FORTH IN BUILDING CODE 1010.1.9.
8. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1013.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1013.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1013.5 AND 1013.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION. AS PART OF TENANT T.I. INSPECTION.
9. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1013.6.3.
10. EMERGENCY RESPONDER RADIO COVERAGE CFC 510 SHALL HAVE A MIN. SIGNAL STRENGTH OF 95 DM. APPLICANT SHALL COMPLY WITH 510 THROUGH 510.6.3.
11. CBC 402.7.3 EMERGENCY POWER SHALL BE PROVIDED IN OPEN MALL OPERATING EMERGENCY VOICE/ALARMS COMMUNICATIONS IN ACCORDANCE WITH SECTION 2702.
12. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIME THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY BUILDING CODE 1008.2 AND 1008.2.1.
15. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
16. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. BUILDING CODE 1004.3. FIRE CODE 1004.3.
17. CBC 1004.3 POSTING OF OCCUPANT LOAD SHALL HAVE OCCUPANT LOAD OF THE ROOM NEAR ROOM AND MAIN EXIT TO BE MAINTAINED BY OWNERS AND OWNERS AGENT

BUILDING QUALIFICATION

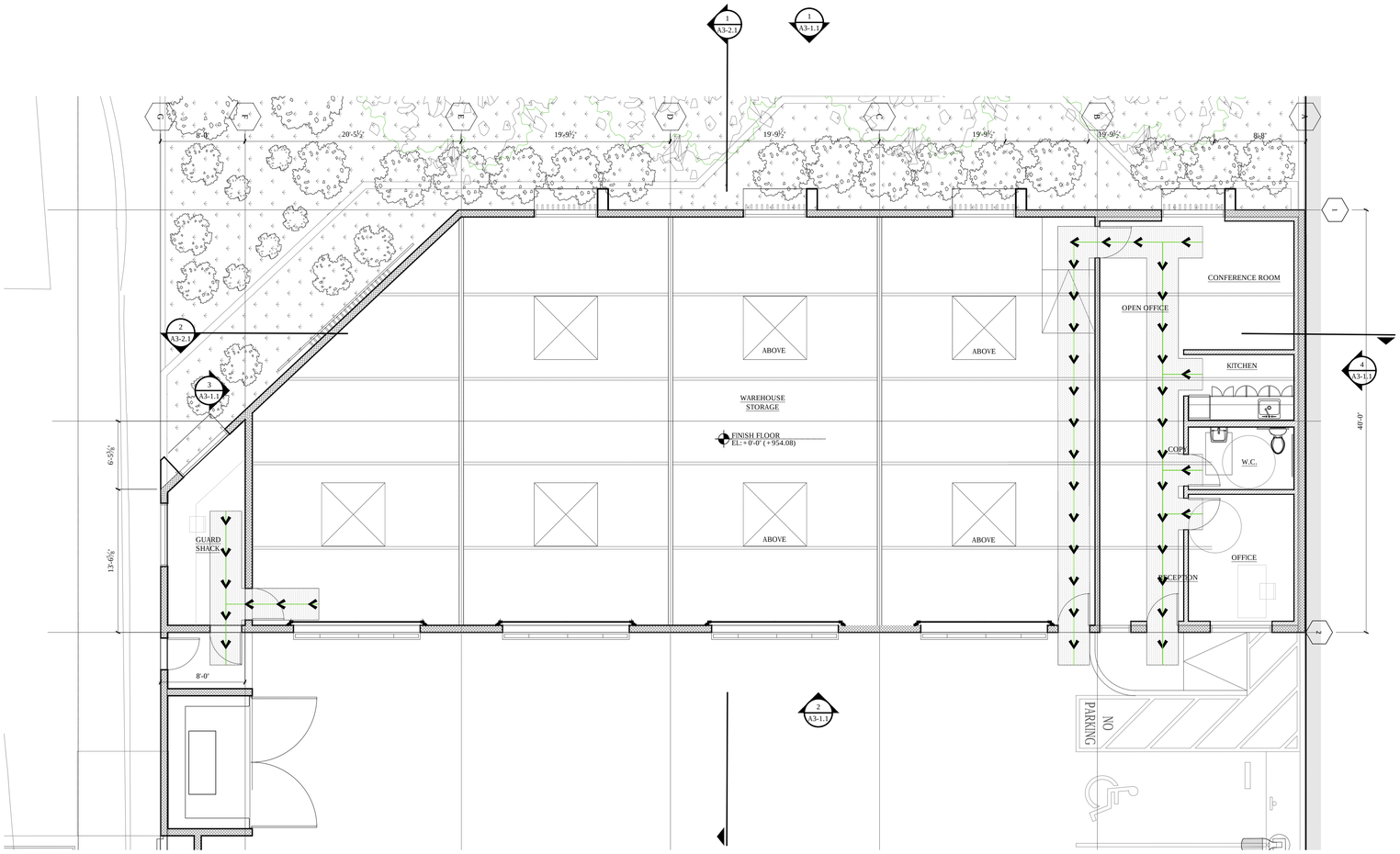
OCCUPANCY:
BUILDING CONSTRUCTION TYPE.....II-B
FULLY SPRINKLERED .....YES (NFPA 13 SECTION 903.3.1.1)
PROPOSED BUILDING HEIGHT.....42'-0" (3 STORIES)
ALLOWABLE BUILDING HEIGHT.....75'-00" (6 STORIES)
PROPOSED BUILDING FLOOR AREA....3 STORY MAIN BLDG (NOT USED) 162 SF
.....BLDG C: 486 SF
.....BLDG D: 852 SF
.....BLDG E: 261 SF
.....TOTAL: 1,761 SF

UPDATE ALL.

FIRE DEPARTMENT NOTES | SCALE N.T.S. | 6

1. FLOOR AREAS ARE BASED ON BUILDING CODE REQUIREMENTS ONLY AND ARE MEASURED TO THE INTERIOR OF EXTERIOR / PERIMETER WALLS AND THE CENTER LINE OF DEMISING WALLS.
2. THE EXIT TRAVEL PATH AND COMMON EGRESS PATH ARE ESTIMATES ONLY. ACTUAL PATHS WILL BE DETERMINED BY FUTURE TENANT DRAWINGS.
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   A.) BE LOCATED WITHIN 15-FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30-FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
   B.) INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM ⅜ INCH STROKE IN CONTRASTING COLOR PER (703) CFC / (703.7) CBC INCORPORATING THE SUGGESTED WORDING: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'
4. MEANS OF EGRESS FOR STAIRWAYS ARE CALCULATED BY 0.2" PER OCCUPANT ACCORDING TO CBC 1005.3.1 EXCEPTION 1 AND MEANS OF EGRESS FOR OTHER COMPONENTS ARE ALLOCATED BY 0.15" PER OCCUPANT ACCORDING TO CBC 1005.3.2 EXCEPTION 1 SINCE THE EQUIPPED BUILDINGS HAVE AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2 THROUGHOUT.
5. SEE REFLECTED CEILING PLAN FOR FIRE SPRINKLER LOCATIONS-
   NOTE: FIRE SPRINKLERS UNDER SEPARATE PERMIT BY LICENSED PROVIDER - TYP.:

EGRESS GENERAL NOTES | SCALE N.T.S. | 4



EGRESS PLAN - OFFICE & STORAGE BUILDING | SCALE 3/16" = 1'-0" | 5

OCCUPANT LOAD AND EGRESS CALCULATIONS (PER 2019 CBC TABLE 1004.5):

BLDG A: 1ST FLOOR — OCCUPANCY TYPE F -2: 2484 SF ÷ 100 = 25 OCC.
TOTAL OCCUPANTS = 25 OCCUPANTS

BLDG B: 1ST FLOOR — OCCUPANCY TYPE A-2: 2339 SF ÷ 200 = 12 OCC.
TOTAL OCCUPANTS = 12 OCCUPANTS

REQUIRED EGRESS WIDTH PER SECTION 1005.1:

BLDG A: 1ST FLOOR — OCCUPANCY TYPE F-2: 25 OCCUPANTS x 0.2" = 5.0"
5.0" /2 = 2.5" REQ'D EGRESS WIDTH PER EXIT

BLDG B: 1ST FLOOR — OCCUPANCY TYPE A-2 12 OCCUPANTS x 0.2" = 2.4"
2.4" /2 = 1.2" REQ'D EGRESS WIDTH PER EXIT

EGRESS:

REQUIRED COMMON PATH OF EGRESS TRAVEL DISTANCE (PER 2019 CBC TABLE 1017.2):

WITH SPRINKLER SYSTEM < 100 FT

MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE W/ SPRINKLER SYSTEM:

BLDG A: 1ST FLOOR = 70'-0 1/4" < 100 FT
BLDG B: 1ST FLOOR = 96'-7 3/4" < 100 FT

REQUIRED EXIT ACCESS TRAVEL DISTANCE (PER 2019 CBC TABLE 1017.2):

MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM < 400 FT

TRAVEL DISTANCES:

BLDG A : 1ST FLOOR = 61'-0⅝" < 400 FT
BLDG B: 1ST FLOOR = 67'-7⅞" < 400 FT

NUMBER OF EXITS REQUIRED (PER 2019 CBC TABLE 1006.3.2)

EXITS PROVIDED:

BLDG A: 1ST FLOOR = 25 OCC = 1 EXIT REQ'D (2 PROVIDED)
BLDG B: 1ST FLOOR = 12 OCC = 1 EXIT REQ'D (2 PROVIDED)

EXIT ACCESS TRAVEL DISTANCE (PER 2019 CBC TABLE 1017.2) & OCCUPANT LOAD PER TABLE 1006.3.2:

OCCUPANCY 'F-2' WITH (NFPA 13) SPRINKLER SYSTEM < 400 FT - MAX OCCUPANTS = 500

OCCUPANCY 'A-2' WITH (NFPA 13) SPRINKLER SYSTEM < 400 FT - MAX OCCUPANTS = 500

MAX. EXIT ACCESS TRAVEL DISTANCE:

BLDG A: 1ST FLOOR = 61'-0⅝" < 400 FT
BLDG B: 1ST FLOOR = 67'-7⅞" < 400 FT

REQUIRED EXIT ACCESS DOORWAY SEPARATION DISTANCE (PER 2019 CBC 1007.1.1 EXCEPTION 2):

40'-0"

1/3 OF MAX. OVERALL DIAGONAL OF MAIN AREA

BLDG A: 1ST FLOOR = 61'-0⅝" / 3 = 20'-4 1/4" MIN. DOORWAY SEPARATION
EXIT ACCESS DOORWAY SEPARATION PROVIDED: 67'-10¾" > 20'-4 1/4"

BLDG B: 1ST FLOOR = 67'-5⅞" / 3 = 22'-5⅞" MIN. DOORWAY SEPARATION
EXIT ACCESS DOORWAY SEPARATION PROVIDED: 27'-3⅞" > 22'-5⅞"

UPDATE ALL.

EGRESS/ OCCUPANCY CALCS. | SCALE N.T.S. | 3

MINIMUM PLUMBING FACILITIES
PER CPC 2019 TABLE 422.1

FIRST FLOOR

OUTDOOR DINING 5511.2SF/ 30SF PER PERSON = 184 PERSONS

92 MALE 92 FEMALE

2 W.C. REQ'D. 3 W.C. REQ'D.

5 TOTAL WATER CLOSETS REQUIRED < 9 TOTAL WATER CLOSETS PROVIDED

UPDATE ALL.

PLUMBING FIXTURE CALCS. | SCALE N.T.S. | 2

PATH OF EGRESS- TYP.

LEGEND | SCALE N.T.S. | 1

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310.672.4749 www.fernstudio.com

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CONSULTANTS:

HENEAN TRUCKING LOGISTICS CAMPUS
13929 SANTA ANA AVENUE/BLDG A, BLDG B, BLDG C
FONTANA, CA 92337

DRAWING ISSUES

NO.	ISSUE	DATE
1	PRELIMINARY SITE PLAN	05/17/21
2	SITE PLAN, REV 1	11/02/21
3	DD PROGRESS	12/01/21
4	DD PROGRESS	01/14/22
5	PLANNING SUBMITTAL NO.3	11/23/22
6	ADMIN. SITE PLAN REVIEW NO.4	06/21/24
7	ADMIN. SITE PLAN REVIEW NO.5	10/15/24
8	ADMIN. SITE PLAN REVIEW NO.6	02/03/25
9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

TITLE

LIFE SAFETY /

EGRESS PLAN - BLDG B

OFFICE & STORAGE BUILDING

PROJECT 2105A
SCALE AS NOTED
DRAWN BY
DATE

SHEET NUMBER A0-3.2

FIRE DEPARTMENT NOTES

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUNDS, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
2. A FIRE SAFETY AND EMERGENCY EVACUATION PLAN SHALL BE PREPARED AND MAINTAINED FOR THE OCCUPANCIES SPECIFIED IN FIRE CODE 404.2 AS REQUIRED BY FIRE CODE 404.1.SUBMIT FIRE SAFETY AND EMERGENCY EVACUATION PLANS TO THE REGIONAL FIRE PREVENTION INSPECTION OFFICE FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THESE PLANS ARE TO BE PART OF T.I. SUBMITTAL TO FIRE DEPARTMENT.
3. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3 AS REQUIRED FOR THE USES SPECIFIED IN BUILDING CODE CHAPTER 4, BUILDING AREA INCREASE ALLOWANCES SPECIFIED IN BUILDING CODE SECTIONS 506 AND 507 AND THE OCCUPANCY GROUPS SPECIFIED IN BUILDING CODE SECTION 903.2. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2. FIRE SPRINKLER DRAWINGS ARE A DEFERRED SUBMITTAL
4. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3. THE FINAL NUMBER AND LOCATION OF ALL FIRE EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR AS PART OF T.I. SUBMITTAL TO FIRE DEPARTMENT.
5. PROVIDE AN APPROVED MANUAL FIRE ALARM OR AUTOMATIC SMOKE DETECTION SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN FIRE CODE 907 AS REQUIRED FOR THE USES SPECIFIED IN BUILDING CODE CHAPTER 4 PLUS THE OCCUPANCY GROUPS AND USES SPECIFIED IN FIRE CODE 907.2 THROUGH 907.2.29. FIRE ALARM AND SMOKE DETECTION PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2. THESE PLANS ARE TO BE PART OF T.I. SUBMITTAL TO FIRE DEPARTMENT.
6. IN THE EVENT OF POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE THE MEANS OF EGRESS SYSTEM FOR A DURATION OF NOT LESS 90 MINUTES IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE 1008.2 & 1008.3
7. DOORS IN THE MEANS OF EGRESS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT AS SET FORTH IN BUILDING CODE 1010.1.9.
8. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1013.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1013.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1013.5 AND 1013.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION. AS PART OF TENANT T.I. INSPECTION.
9. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1013.6.3.
10. EMERGENCY RESPONDER RADIO COVERAGE CFC 510 SHALL HAVE A MIN. SIGNAL STRENGTH OF 95 DM. APPLICANT SHALL COMPLY WITH 510 THROUGH 510.6.3.
11. CBC 402.7.3 EMERGENCY POWER SHALL BE PROVIDED IN OPEN MALL OPERATING EMERGENCY VOICE/ALARMS COMMUNICATIONS IN ACCORDANCE WITH SECTION 2702.
12. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIME THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY BUILDING CODE 1008.2 AND 1008.2.1.
15. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
16. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. BUILDING CODE 1004.3. FIRE CODE 1004.3.
17. CBC 1004.3 POSTING OF OCCUPANT LOAD SHALL HAVE OCCUPANT LOAD OF THE ROOM NEAR ROOM AND MAIN EXIT TO BE MAINTAINED BY OWNERS AND OWNERS AGENT

BUILDING QUALIFICATION

OCCUPANCY:
BUILDING CONSTRUCTION TYPE:.....II-B
FULLY SPRINKLERED .....YES (NFPA 13 SECTION 903.3.1.1)
PROPOSED BUILDING HEIGHT.....42'-0" (3 STORIES)
ALLOWABLE BUILDING HEIGHT.....75'-00" (5 STORIES)
PROPOSED BUILDING FLOOR AREA....3 STORY MAIN BLDG (NOT INCL.) 2,582 SF
.... BLDG C: 486 SF
.... BLDG D: 852 SF
.... BLDG E: 261 SF
.... TOTAL: 1,599 SF

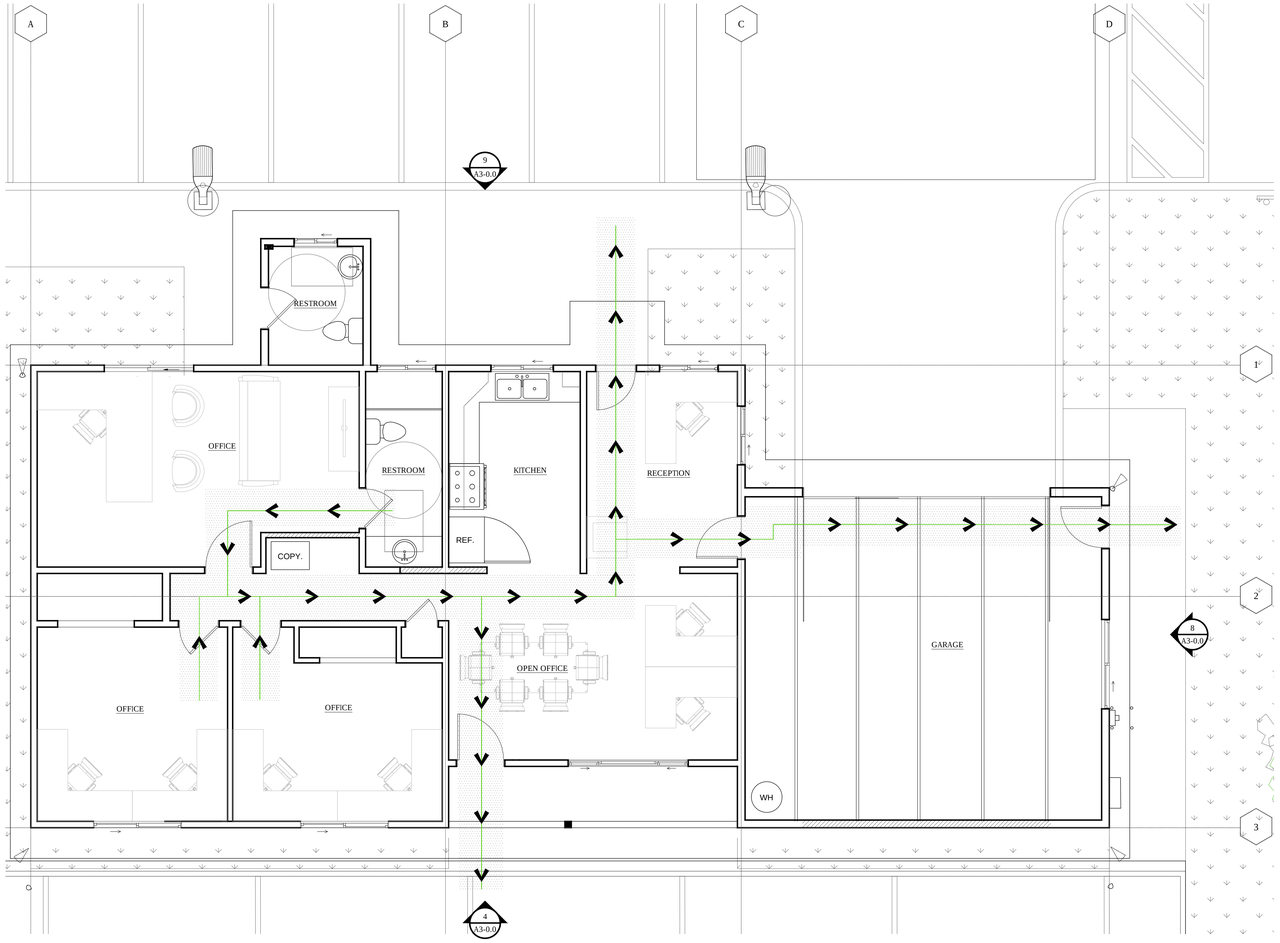
UPDATE ALL.

FIRE DEPARTMENT NOTES | SCALE N.T.S. | 6

EGRESS GENERAL NOTES

1. FLOOR AREAS ARE BASED ON BUILDING CODE REQUIREMENTS ONLY AND ARE MEASURED TO THE INTERIOR OF EXTERIOR / PERIMETER WALLS AND THE CENTER LINE OF DEMISING WALLS.
2. THE EXIT TRAVEL PATH AND COMMON EGRESS PATH ARE ESTIMATES ONLY. ACTUAL PATHS WILL BE DETERMINED BY FUTURE TENANT DRAWINGS.
3. FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE WHERE THE WALL OCCURS IN AN ACCESSIBLE CONCEALED FLOOR, FLOOR CEILING, OR ATTIC SPACE. SUCH IDENTIFICATION SHALL:
   - A.) BE LOCATED WITHIN 15-FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30-FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
   - B.) INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM ⅜ INCH STROKE IN CONTRASTING COLOR PER (703) CFC / (703.7) CBC INCORPORATING THE SUGGESTED WORDING: 'FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS'
4. MEANS OF EGRESS FOR STAIRWAYS ARE CALCULATED BY 0.2" PER OCCUPANT ACCORDING TO CBC 1005.3.1 EXCEPTION 1 AND MEANS OF EGRESS FOR OTHER COMPONENTS ARE ALLOCATED BY 0.15' PER OCCUPANT ACCORDING TO CBC 1005.3.2 EXCEPTION 1 SINCE THE EQUIPPED BUILDINGS HAVE AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2 THROUGHOUT.
5. SEE REFLECTED CEILING PLAN FOR FIRE SPRINKLER LOCATIONS-
   NOTE: FIRE SPRINKLERS UNDER SEPARATE PERMIT BY LICENSED PROVIDER - TYP.:

EGRESS GENERAL NOTES | SCALE N.T.S. | 4



EGRESS PLAN - OFFICE & STORAGE BUILDING | SCALE 1/4" = 1'-0" | 5

N

EGRESS/ OCCUPANCY CALCS.

OCCUPANT LOAD AND EGRESS CALCULATIONS (PER 2019 CBC TABLE 1004.5):

BLDG A: 1ST FLOOR — OCCUPANCY TYPE F -2: 2484 SF ÷ 100 = 25 OCC.
TOTAL OCCUPANTS = 25 OCCUPANTS

BLDG B: 1ST FLOOR — OCCUPANCY TYPE A-2: 2339 SF ÷ 200 = 12 OCC.
TOTAL OCCUPANTS = 12 OCCUPANTS

REQUIRED EGRESS WIDTH PER SECTION 1005.1:

BLDG A: 1ST FLOOR — OCCUPANCY TYPE F-2: 25 OCCUPANTS x 0.2" = 5.0"
5.0" /.2 =2.5' REQ'D EGRESS WIDTH PER EXIT

BLDG B: 1ST FLOOR — OCCUPANCY TYPE A-2 12 OCCUPANTS x 0.2" = 2.4"
2.4" /.2 = 1.2' REQ'D EGRESS WIDTH PER EXIT

EGRESS:

REQUIRED COMMON PATH OF EGRESS TRAVEL DISTANCE (PER 2019 CBC TABLE 1017.2):

WITH SPRINKLER SYSTEM < 100 FT

MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE W/ SPRINKLER SYSTEM:

BLDG A: 1ST FLOOR = 70'-0 1/4" < 100 FT
BLDG B: 1ST FLOOR = 96'-7 3/4" < 100 FT

REQUIRED EXIT ACCESS TRAVEL DISTANCE (PER 2019 CBC TABLE 1017.2):

MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM < 400 FT

TRAVEL DISTANCES:

BLDG A : 1ST FLOOR = 61'-0⅝" < 400 FT
BLDG B: 1ST FLOOR = 67'-7⅛" < 400 FT

NUMBER OF EXITS REQUIRED (PER 2019 CBC TABLE 1006.3.2)

EXITS PROVIDED:

BLDG A: 1ST FLOOR = 25 OCC = 1 EXIT REQ'D (2 PROVIDED)
BLDG B: 1ST FLOOR = 12 OCC = 1 EXIT REQ'D (2 PROVIDED)

EXIT ACCESS TRAVEL DISTANCE (PER 2019 CBC TABLE 1017.2) & OCCUPANT LOAD PER TABLE 1006.3.2:

OCCUPANCY 'F-2' WITH (NFPA 13) SPRINKLER SYSTEM < 400 FT - MAX OCCUPANTS = 500

OCCUPANCY 'A-2' WITH (NFPA 13) SPRINKLER SYSTEM < 400 FT - MAX OCCUPANTS = 500

MAX. EXIT ACCESS TRAVEL DISTANCE:

BLDG A: 1ST FLOOR = 61'-0⅝" < 400 FT
BLDG B: 1ST FLOOR = 67'-7⅛" < 400 FT

REQUIRED EXIT ACCESS DOORWAY SEPARATION DISTANCE (PER 2019 CBC 1007.1.1 EXCEPTION 2):

> 1/3 OF MAX. OVERALL DIAGONAL OF MAIN AREA

BLDG A: 1ST FLOOR = 61'-0⅝" / 3 = 20'-4 1/4" MIN. DOORWAY SEPARATION
EXIT ACCESS DOORWAY SEPARATION PROVIDED: 67-10½" > 20'-4 1/4"

BLDG B: 1ST FLOOR = 67'-5⅞" / 3 = 22'-5⅞" MIN. DOORWAY SEPARATION
EXIT ACCESS DOORWAY SEPARATION PROVIDED: 27'-3⅛" > 22'-5⅞"

UPDATE ALL.

EGRESS/ OCCUPANCY CALCS. | SCALE N.T.S. | 3

PLUMBING FIXTURE CALCS.

MINIMUM PLUMBING FACILITIES
PER CPC 2019 TABLE 422.1

FIRST FLOOR

OUTDOOR DINING 5511.2SF/ 30SF PER PERSON = 184 PERSONS

92 MALE 92 FEMALE

2 W.C. REQD. 3 W.C. REQD.

5 TOTAL WATER CLOSETS REQUIRED < 9 TOTAL WATER CLOSETS PROVIDED

UPDATE ALL.

PLUMBING FIXTURE CALCS. | SCALE N.T.S. | 2

PATH OF EGRESS- TYP.

LEGEND

SCALE N.T.S. | 1

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DRAWING ISSUES

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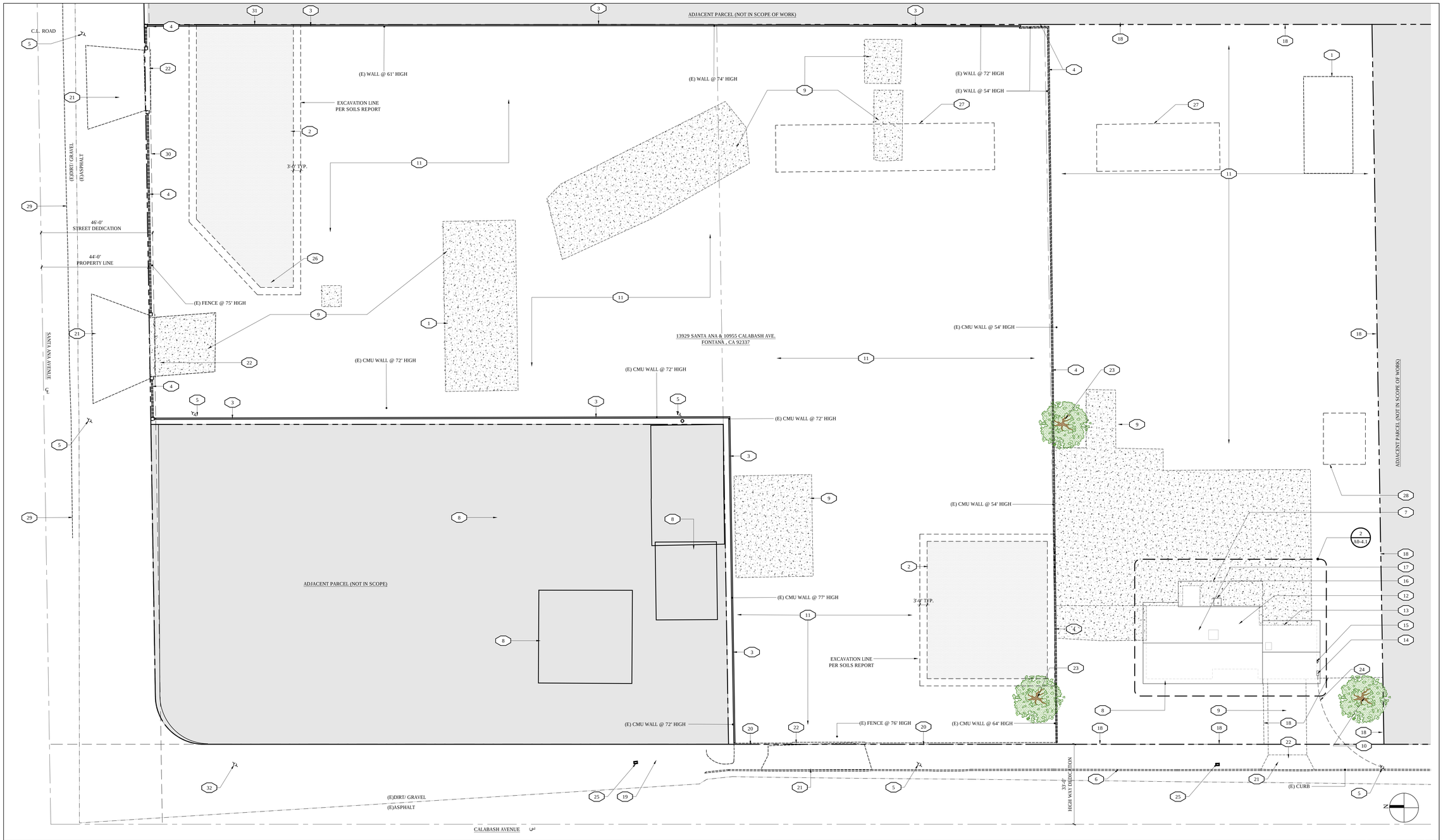
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TITLE

LIFE SAFETY / EGRESS PLAN
- BLDG C (N) OFFICE USE
(CONVERSION/REMODEL
HOUSE TO OFFICE)

PROJECT 2105A
SCALE AS NOTED
DRAWN BY
DATE

SHEET NUMBER A0-3.3



SITE DEMOLITION PLAN

SCALE 1/16" = 1'-0" | 2

- REMOVE (E) MISC. CONCRETE SLAB CONDITIONS/ LOCATIONS ACROSS SITE - SEE CIVIL DWGS.
- SEE KEY NOTES FOR LOCATION OF (E) MASONRY BLOCK WALL FENCES TO REMAIN.
- PROVIDE ANY ADDED REPAIR & COORDINATION WORK AS REQD TO (E) WALLS - TYP.
- EXCAVATE AS REQD FOR NEW UTILITIES, SITE DRAINAGE, POWER, SITE LIGHTING, SEWER & WATER, MEP & ARCH., STRUCTURAL DWGS.
- EXCAVATE FOR NEW SIDE WALLS AS REQD - SEE CIVIL DWGS.
- (E) STRUCTURES TO REMAIN ON SITE ARE TO REMAIN AS-IS UNLESS OTHERWISE NOTED. SEE ARCH & MEP DWGS.
- EXCAVATE FOR (N) 400 AMP POWER SOURCE AS REQD - SEE ELECTRICAL.
- SEE CIVIL DWGS FOR ADDITIONAL DEMOLITION/EXCAVATION REQUIREMENTS - TYP.
- SEE SITE PLAN OF DIMENSIONAL CONTROL INFORMATION

GENERAL DEMOLITION NOTES

SCALE - | 7

1. REMOVE (E) STRUCTURE / INCLUDING FOUNDATIONS/ SLAB.
2. PROPOSED LOCATION OF (N) BUILDING. EXCAVATE AS REQ. FOR (N) FOUNDATIONS/ SLAB - SEE FLOOR PLANS & STRUCTURAL DRAWINGS & SOILS REPORT
3. (E)BLOCK WALL FENCE TO REMAIN.
4. (E)BLOCK WALL FENCE TO BE REMOVED.
5. (E)POWER POLES TO BE REMOVED - PROVIDE (N) UNDERGROUND SERVICE LINES AS REQD - TYP.
6. (E)CONCRETE CURB TO BE REMOVED
7. REMOVE PORTION OF EXISTING ROOF
8. (E) RESIDENTIAL STRUCTURE TO REMAIN/BE REMODELED - SEE PLANS
9. REMOVE (E) CONC. SLAB.
10. (E)TREE TO REMAIN.
11. PROVIDE (N) GRADING AS REQD FOR (N) CONCRETE PAVED LOT - SEE CIVIL DWGS.
12. (E)ROOFLINE TO REMAIN - SEE PLANS
13. (E)FACADE TO REMAIN - SEE PLANS
14. (E)POWER SERVICE (MAIN PANEL) TO REMAIN & EXISTING OVERHEAD SERVICE DISCONNECTED FROM POLE & RECONNECTED TO (N)SERVICE AS PART OF (N) STRUCTURE - SEE ELECTRICAL DWGS.
15. (E)GAS METER TO REMAIN
16. (E)WATER HEATER TO REMAIN
17. (E)ROOF TOP HVAC PACKAGE UNIT TO REMAIN
18. (E)5'-0" HIGH CHAIN LINK FENCE TO BE REMOVED
19. (E)ADJACENT PROPERTY DRIVEWAY TO REMAIN
20. (E)VERTICAL METAL FENCING TO BE REMOVED
21. (E)CONC. APRON TO BE REMOVED
22. (E)METAL VEHICULAR GATE TO BE REMOVED
23. (E)TREE TO BE REMOVED
24. (E)OVERHEAD POWER SERVICE TO 200 AMP PANEL CONNECTION FROM POLE TO HOUSE TO BE REMOVED & REPLACED W/ (N) UNDERGROUND POWER SERVICE.
25. (E)WATER METER TO REMAIN
26. LOCATION OF (N)GATE/GUARD HOUSE
27. EXCAVATE FOR 9N) INFILTRATION BASIN - SEE CIVIL
28. EXCAVATE FOR (N) SUMP PIT - SEE CIVIL
29. (E) EDGE OF ASPHALT STREET PAVING
30. (N) LINE OF STREET DEDICATION - SEE A1-1.0
31. PROVIDE (E) BLOCKWALL FOR FUTURE BLDG WALL TO BE INSTALLED
32. (E) POWER POLE TO REMAIN - NIC

KEY NOTES

SCALE - | 4

- DEMO AREA/ NEW BLD
- DEMO (E) CONC SLAB
- FENCE
- ADJACENT PARCEL/ NOT IN SCOPE
- LANDSCAPE AREA

LEGEND

SCALE - | 1

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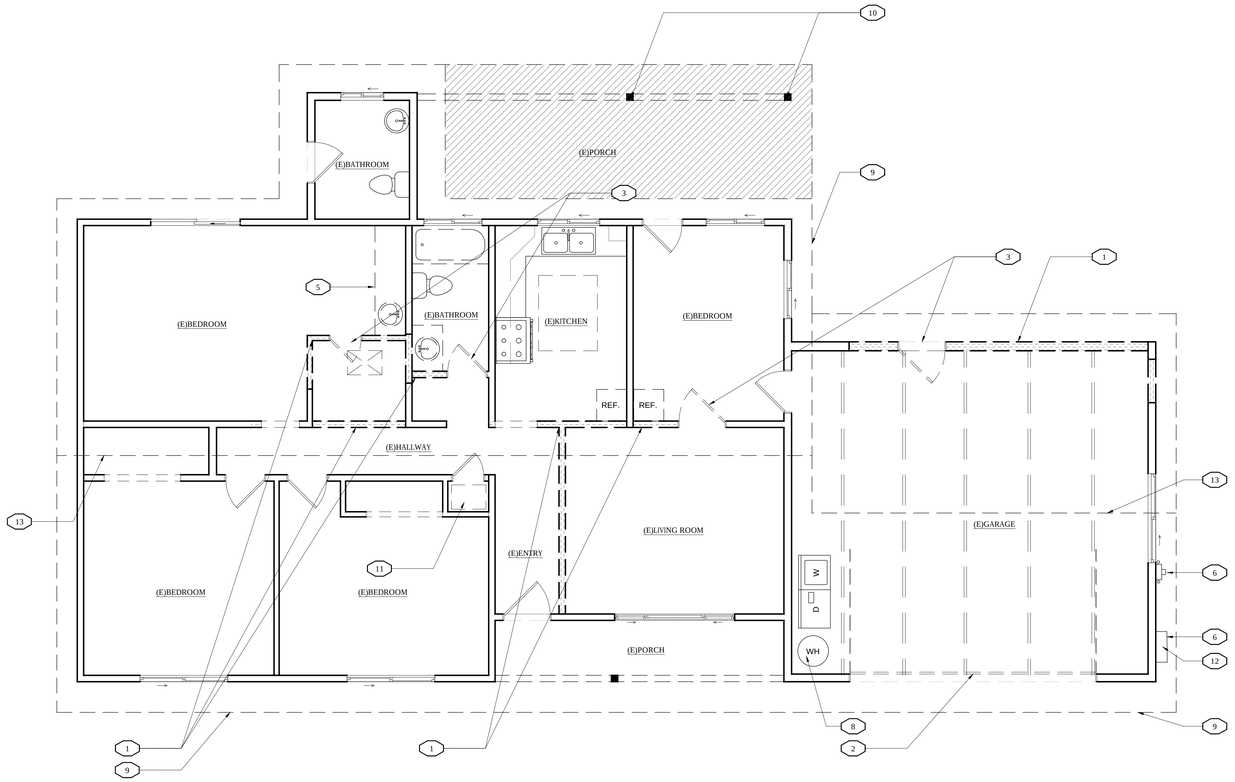
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TITLE

SITE DEMOLITION PLAN/
EXISTING CONDITIONS

PROJECT 2105A
SCALE AS NOTED
DRAWN BY
DATE
SHEET NUMBER A0-4.0

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SITE DEMOLITION PLAN

SCALE 1/4" = 1'-0" | 2

- (E) ELECTRICAL SERVICE TO REMAIN ASSUMED 200 AMP SERVICE - VIF
- (E) SEWER LINE & PLUMBING FIXTURE CONNECTIONS TO REMAIN - VIF
- PROVIDE (N) PLUMBING FIXTURES THROUGHOUT
- REMOVE (E) LIGHT FIXTURES THROUGHOUT
- (E) ROOF TOP HVAC PACKAGE UNIT TO REMAIN - VIF
- (E) SLAB ON GRADE CONSTRUCTION - VIF
- (E) WINDOWS TO REMAIN
- (E) APPLIANCES TO BE REMOVED & REPLACED - BY OWNER
- (E) WATER HEATER TO REMAIN
- (E) RESTROOMS TO BE REMODELED FOR ADA COMPLIANCE - TYP.
- PROVIDE ROOF/WALL SUPPORT AS REQUIRED AT DEMOLITION CONDITIONS - TYP. - SEE STRUCTURAL
- SEE DEMOLITION SITE PLAN FOR RELATED SITE DEMO WORK
- NOTE: HOUSE IS BEING CONVERTED/REMODELED TO GENERAL 'OFFICE USE'. ALL RESIDENTIAL GRADE CONDITIONS TO BE REMOVE AND/OR UPGRADED TO COMMERCIAL USE & COD REQUIREMENTS - TYP.

GENERAL NOTES

SCALE - | 7

(E) WALLS TO REMAIN

(E) WALL TO BE REMOVED

(E) AREA TO BE REMOVED

LEGEND

SCALE - | 4

1. REMOVE (E) WALL - SEE FLOOR PLAN
2. REMOVE (E) GARAGE DOOR
3. REMOVE (E) DOOR
4. REMOVE (E) ROOF OVER OUTDOOR PATIO
5. REMOVE (E) MILLWORK/COUNTER/PLUMBING
6. (E) ELECTRICAL PANEL TO REMAIN
7. (E) GAS METER TO REMAIN
8. (E) WATER METER TO REMAIN
9. (E) ROOF TO REMAIN
10. (E) 4" X 4" WOOD POST TO BE REMOVED
11. (E) FURNACE - VIF
12. (E) OVERHEAD POWER SERVING LINE TO BE DISCONNECTED - SEE ELECTRICAL DWGS.
13. (E) ROOF RIDGELINE - SEE ROOF PLAN

KEY NOTES

SCALE - | 1

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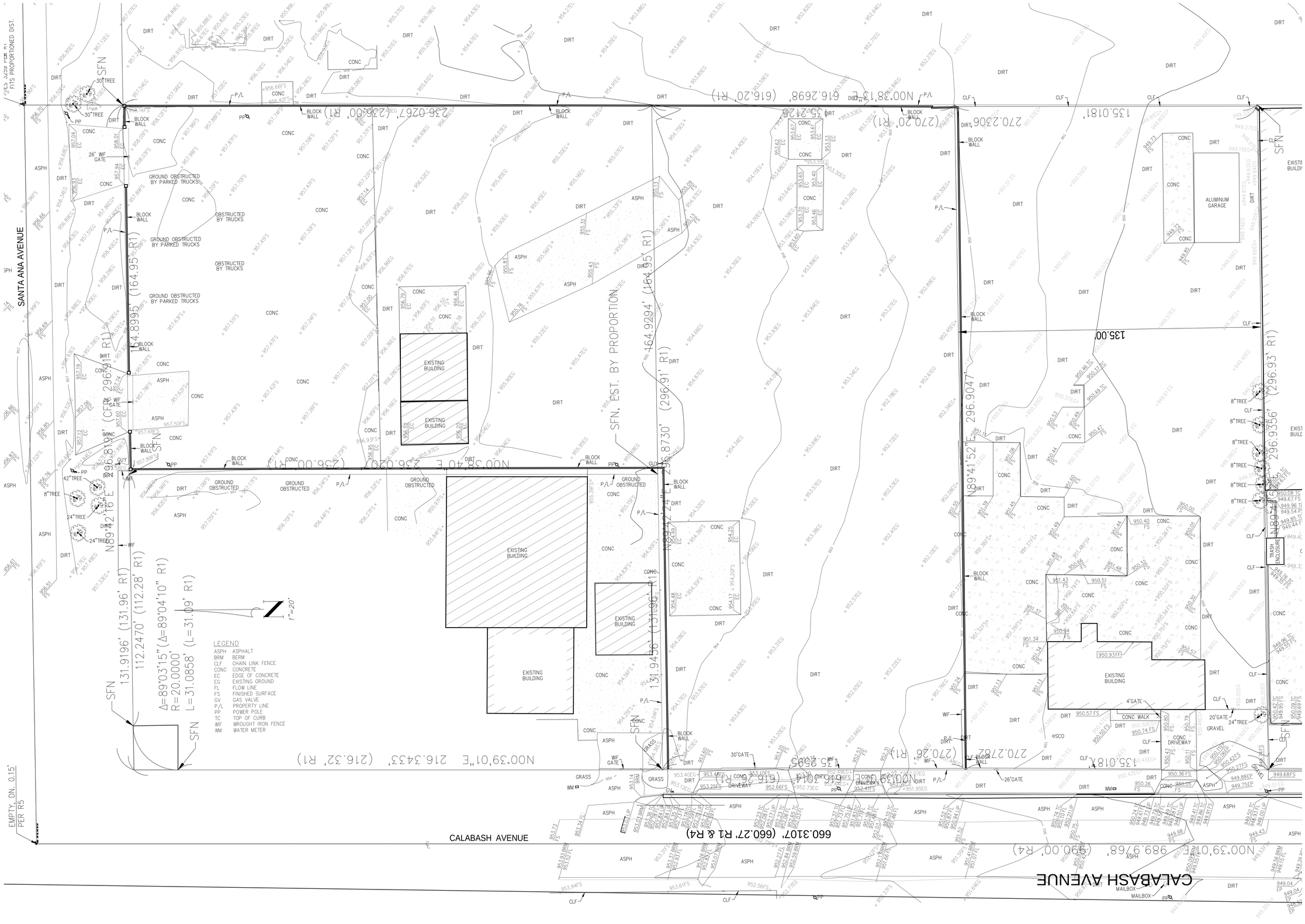
TITLE

EXISTING RESIDENCE
DEMOLITION PLAN
(CONVERSION TO
OFFICE USE)

PROJECT 2105A
SCALE AS NOTED
DRAWN BY
DATE

SHEET NUMBER A0-4.1

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NOTE: NO PLOTTABLE EASEMENTS HAVE BEEN IDENTIFIED ON THIS PROPERTY PER SURVEYOR EASEMENT VERIFICATION DATED FEBRUARY 2025.

TOPOGRAPHIC SURVEY | SCALE 1/16" = 1'-0" | 1

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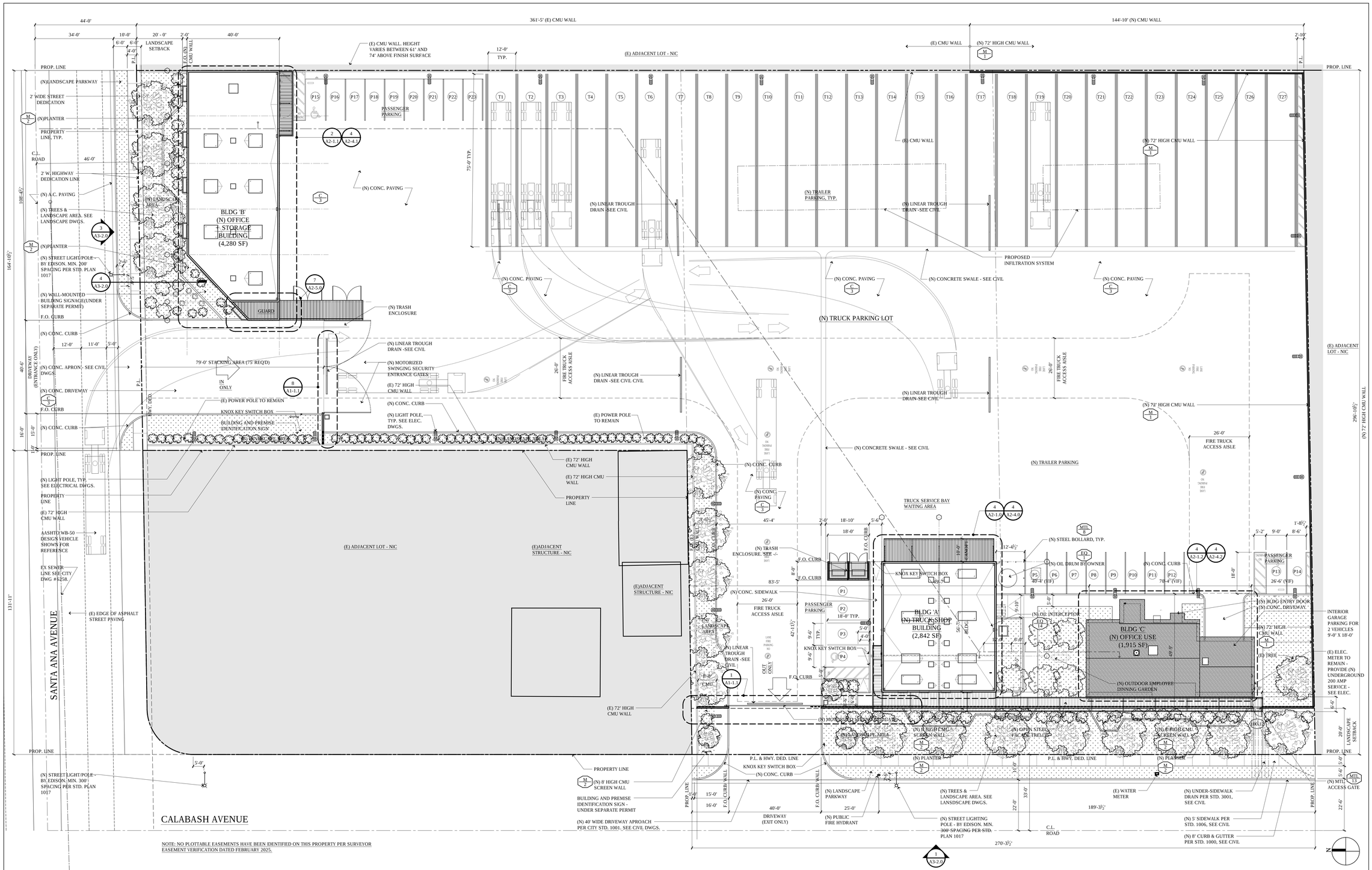
TOPOGRAPHIC SURVEY

(FOR REFERENCE ONLY)

PROJECT 2105A
SCALE AS NOTED
DRAWN BY -
DATE

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SHEET NUMBER A1-0.1



SITE PLAN | SCALE 1/16" = 1'-0" | 2

BLDG 'A' - NEW TRUCK SHOP

- PROVIDE NEW 400 AMP UNDERGROUND SERVICE PANEL POWER SERVICE F ROM CALABASE AVE - SEE ELEC.
- PROVIDE (N) WATER&GAS LINE + METERS CONNECTION FROM CALABASH AVE
- (N) SEWER LINE CONNECTION AT SANTA ANNA AVE

BLDG 'B' - NEW OFFICE + WAREHOUSE

- PROVIDE NEW 400 AMP UNDERGROUND POWER SERVICE FROM SANTA ANNA AVE - SEE ELEC.
- (N) SEWER LINE CONNECTION AT SANTA ANNA AVE
- PROVIDE (N) ON SITE WATER&GAS LINE CONNECTION FROM SANTA ANNA AVE

BLDG 'C' - NEW OFFICE (RESIDENTIAL CONVERSION TO OFFICE)

- (E) 200 AMP OVERHEAD POWER SERVICE TO BE REROUTED TO NEW UNDERGROUND SERVICE IN SAME LOCATION - (E) 200 AMP METER TO REMAIN
- EXISTING SEWER IS ASSUMED TO BE SEPTIC - TO BE REMOVED
- EXISTING WATER & GAS SUPPLY LINE FROM CALABASH TO (E) HOUSE TO REMAIN UNDER NEW OFFICE USE
- (N) SEWER UNDERGROUND SERVICE TO SEWER MAIN ALONG SANTA ANNA

GENERAL NOTES | SCALE - | 4

- EXISTING ABOVE GROUND UTILITIES WILL BE CONDITIONED TO UNDERGROUND IN COORDINATION WITH EDISON.
- ALL TRUCK MAINTENANCE SHALL TAKE PLACE INSIDE OF THE ENCLOSED MAINTENANCE SHOP BUILDING
- REPAIR AND/OR REPLACE ANY (E)SITE WALLS WHERE DAMAGED - SEE DEMO PLAN FOR LOCATIONS.
- PROVIDE (N) CONC. DRIVEWAY APRONS AT SANTA ANNA & CALABASH DRIVEWAY & (E) ROAD INTERSECTIONS - SEE CIVIL
- PROVIDE (N) LANDSCAPING & IRRIGATION & LANDSCAPE LIGHTING - SEE LANDSCAPE PLANS.
- PROVIDE (N)SITE LIGHTING AND SECURITY CAMERAS - SEE ELEC.
- FOR LOT PAVING & DRAINAGE SEE CIVIL DWGS
- PROVIDE (N) AUTOMATIC VEHICULAR SECURITY GATES ALONG SANTA ANNA & CALABASH AVE,
- PROVIDE NEW CONC. CURB & SIDEWALK ALONG CALABASH AVE ONLY
- ALL SITE/PARKING LOT LIGHTING POWER TIED TO BLDG 'A' (N) ELEC, SERVICE
- PROVIDE (N) STREET IMPROVEMENTS ALONG SANTA ANNA AVE & CALABASH AVE UNDER SEPARATE 'B' PERMIT
- (N) STREET IMPROVEMENTS TO INCLUDE (N) CONC. STREET CURBS, (N) CONC SIDEWALKS, (N) STREET LIGHTING & (N) UNDERGROUND POWER SERVICE - TYP.

LEGEND | SCALE - | 1

- (N) 8' HIGH CMU SITE WALL
- (N) 72' HIGH CMU SITE WALL
- (E) PERIMETER CMU SITE WALL
- (N) LIGHT POLE - SEE ELECTRICAL
- (N) LANDSCAPE AREA - SEE LANDSCAPE DWGS
- (N) CONCRETE SIDEWALK
- (N) CONCRETE PAVING

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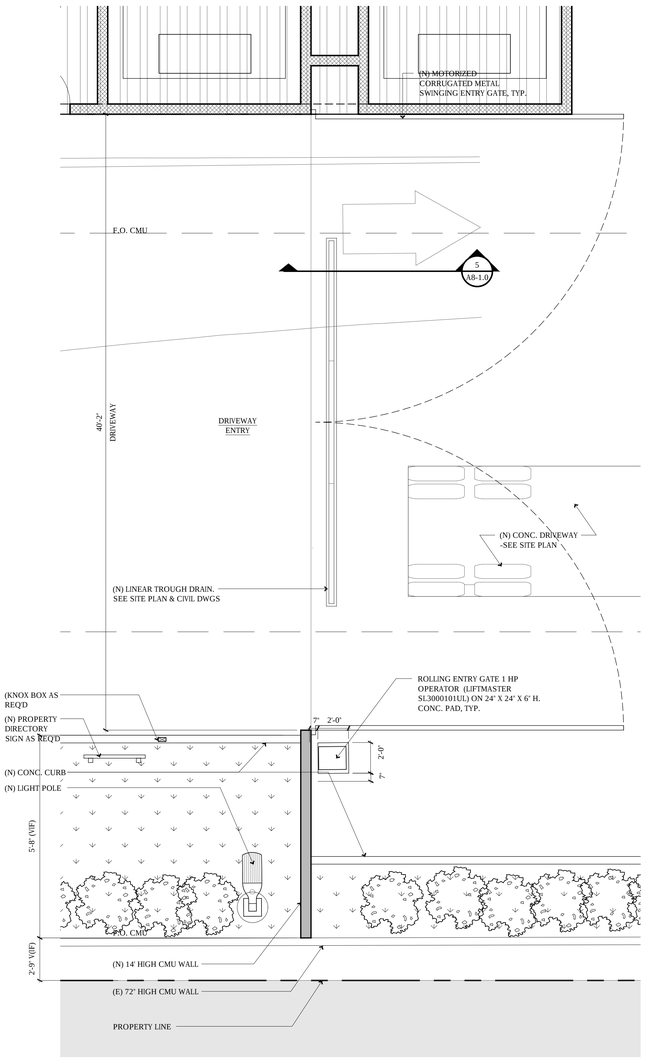
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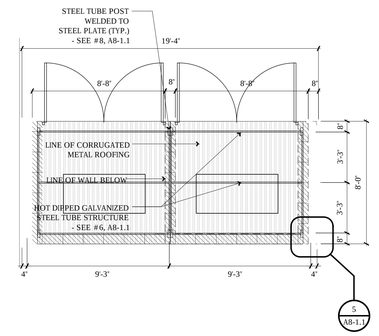
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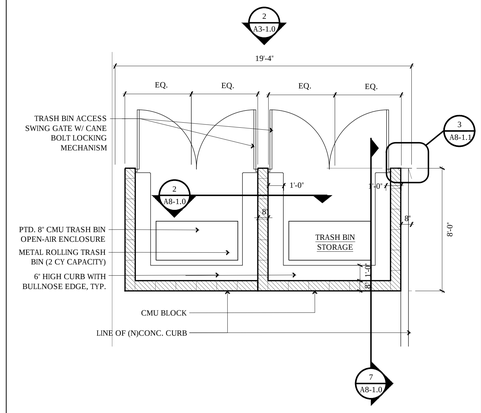
PROJECT 2105A
SCALE AS NOTED
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SHEET NUMBER A1-1.0



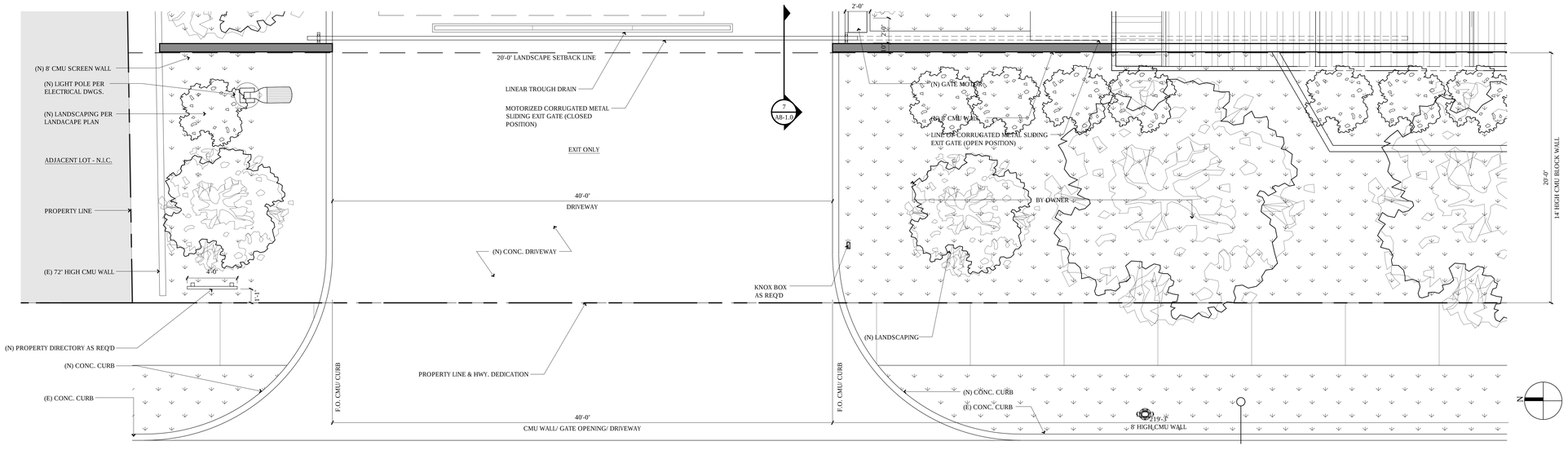
ENTRY GATE OPERATING EQP. / ENLARGED PLAN @SANTA ANA AVE. | SCALE 1/4" = 1'-0" | 11



TRASH ENCLOSURE REFLECTED CEILING PLAN | SCALE 1/4" = 1'-0" | 6



TRASH ENCLOSURE ENLARGED PLAN | SCALE 1/4" = 1'-0" | 3



EXIT GATE / ENLARGED PLAN @ CALABASH AVE. | SCALE 1/4" = 1'-0" | 1

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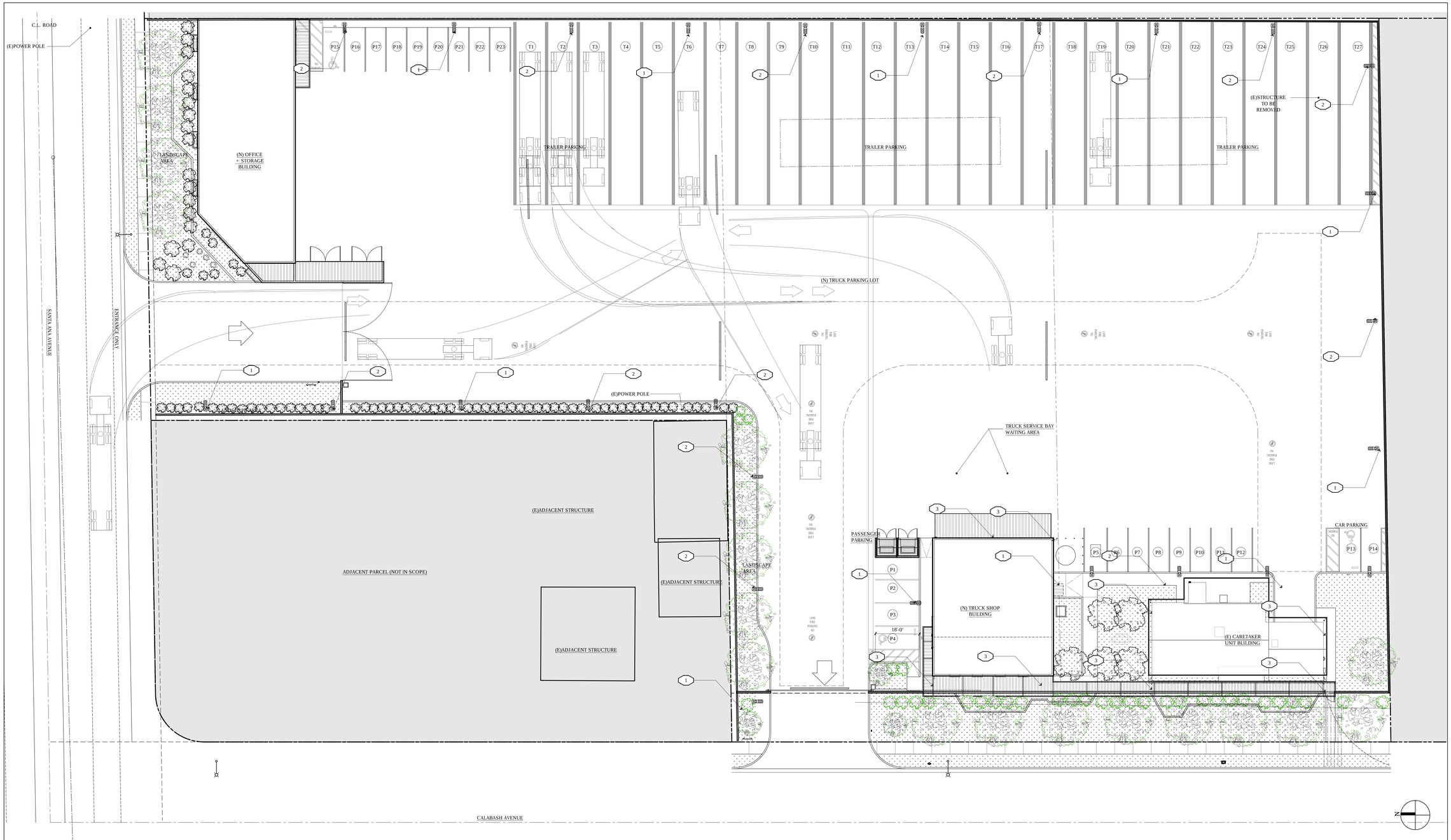
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ENLARGED SITE PLANS

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SECURITY PLAN | SCALE 1/16" = 1'-0" | 2

1. 33' H. LIGHT POLE ON CONC. BASE W/ OWNER FURNISHED AND INSTALLED SECURITY CAMERA MOUNTED HIGH ON POLE. PROVIDE BURIED ELECT. CONDUIT HOMERUN TO NVR/POWER INVERTER
2. 33' H. LIGHT POLE W/O CAMERA
3. WALL MOUNTED NETWORK VIDEO RECORDER(NVR) / POWER INVERTER FURNISHED AND INSTALLED BY OWNER. PROVIDE BURIED ELECT. CONDUIT BETWEEN HIGH VOLTAGE PANEL AND NVR
4. HIGH VOLTAGE ELECT. PANEL, SEE ELECT. DWGS.
5. 1" ELECT. CONDUIT FOR LOW VOLTAGE POWER AND SIGNAL (CAT 5E OR 6E).
6. NOT USED
7. MOTORIZED ROLLING GATE CONTROLLED BY INDIVIDUAL REMOTES HELD BY EACH DRIVER
8. IN-GROUND SECURITY UPLIGHT, SEE ELECT. DWGS.

KEYNOTES | SCALE - | 7

1. SECURITY CAMERAS ARE TO BE POWER OVER ETHERNET (POE)TYPE WITH 360 DEGREE VIEW. UNDERGROUND CONDUITS FOR POWER/SIGNAL CAN SHARE THE SAME TRENCH AS HIGH VOLTAGE CONDUITS BUT ARE TO BE SEPARATED BY A MINIMUM OF 6'.
2. ALL CABLE FOR POWER AND SIGNAL WILL BE FURNISHED AND INSTALLED BY OWNER.
3. EXACT LOCATION OF UNDERGROUND CONDUIT PATHING IS TO BE DETERMINED IN THE FIELD BY GC. LOCATION SHOWN ON DRAWINGS IS DIAGRAMMATICAL FOR REFERENCE ONLY.
4. ALL KEYNOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.

GENERAL NOTES | SCALE - | 4

LEGEND | SCALE - | 1

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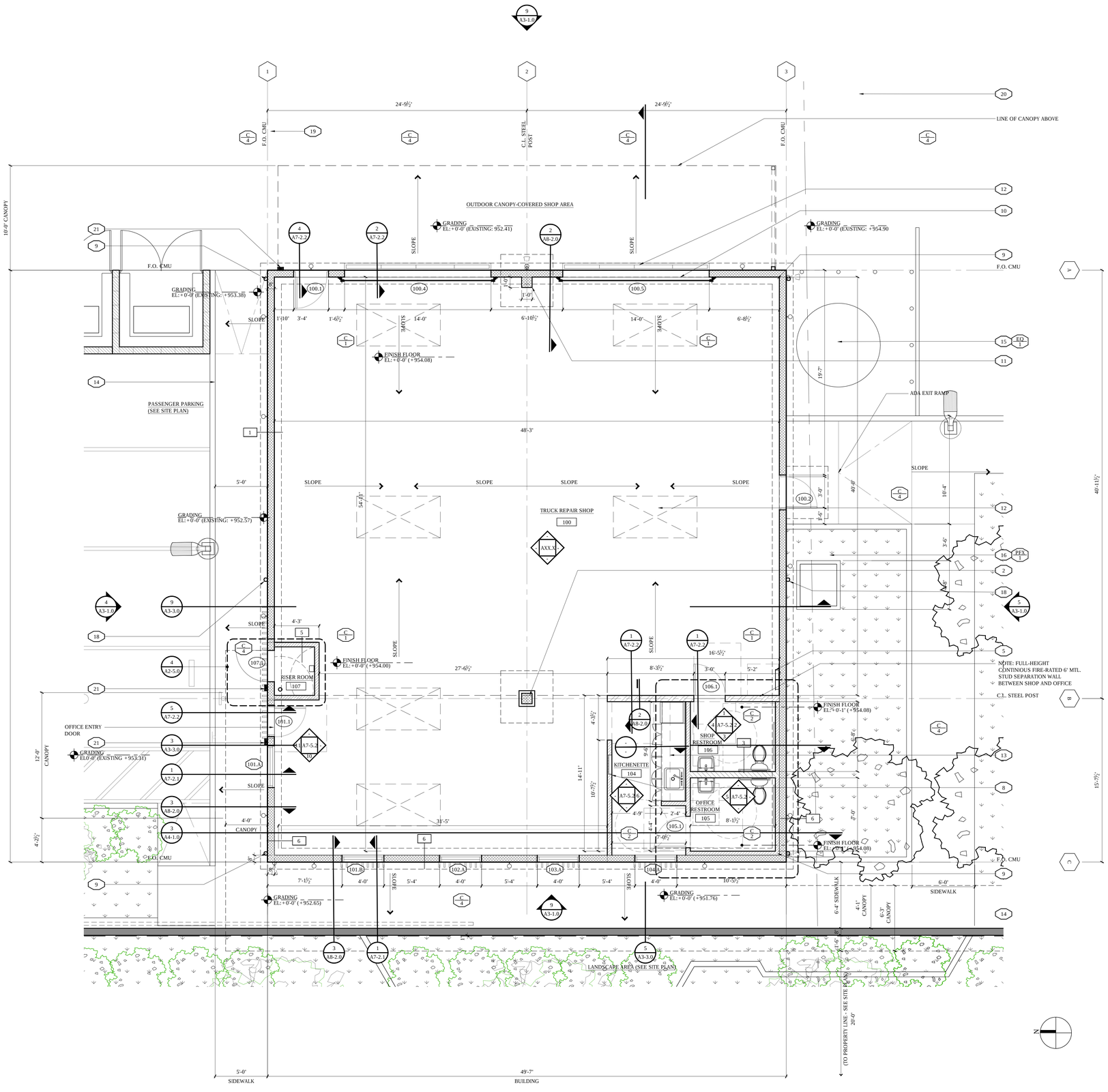
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- PROVIDE (N) 400 AMP POWER SERVICE - SEE ELEC.
- PROVIDE BATT INSULATION (40 STC MIN) IN ALL INTERIOR PARTITIONS - TYP.
- PROVIDE GYP. & MTL. FURRING CHANNELS ON SIDE FACE OF ALL MASONRY PERIMETER WALLS IN OFFICES/ RESTROOMS - TYP.
- ALL INSIDE FACE OF MASONRY SHOP WALLS TO BE EXPOSED CONC. BLOCK - TYP.

GENERAL NOTES

SCALE N.T.S. | 3

1. (N)5" DIA STEEL TUBE COLUMN - SEE STRUCTURAL
2. (N)COLUMN - SEE STRUCTURAL
3. (N)STEEL BEAM ABOVE - SEE STRUCTURAL
4. (N)METAL JOISTS @ 24' O.C. - SEE STRUCTURAL
5. (N)MAIN ELECTRICAL PANEL - SEE ELEC. DWGS (NEW 400 AMP SERVICE)
6. (N)FULL HEIGHT FRAMED PARTITION
7. (N)VINYL WRAPPED BATT INSULATION
8. (N)SUB-PANEL AS REQ'D - SEE ELEC.
9. (N)ROOF DRAIN - TIED TO DRAINAGE SYSTEM - SEE PLUMBING & CIVIL DWGS
10. (N)ROLL-UP DOOR - SEE DOOR SCHEDULE
11. (N)MASONRY PEIR - SEE STRUCTURAL
12. (N)RECESSED FLOOR DRAIN - SEE PLUMBING
13. (N)KITCHENETTE MILLWORK W/ CABINETS ABOVE
14. (N)RAISED CONC. CURB & SIDEWALK - SEE SITE PLAN
15. TRUCK OIL STORAGE TANK
16. OIL INTERCEPTOR - SEE PLUMBING
17. LINE OF FOOTING BELOW - SEE STRUCTURAL
18. DOWNSPOUT, CONNECT TO STORM DRAIN - SEE CIVIL DWGS
19. (N)CONC. CURB - TYP.
20. (E)PROPERTY LINE
21. KNOX KEY SWITCH BOX

KEY NOTES-

SCALE N.T.S. | 2

- [N]METAL STUD PARTITION WALL- SEE A7-4.0
- [N] 8'X8'X12" CONC. MASONRY WALL
- X — WALL TYPE TAG. - SEE SHEET A7-4.0
- FIRE-RATED SEPARATION WALL

LEGEND

SCALE N.T.S. | 1

FLOOR PLAN - TRUCK SHOP BUILDING

SCALE 1/4" = 1'-0" | 4

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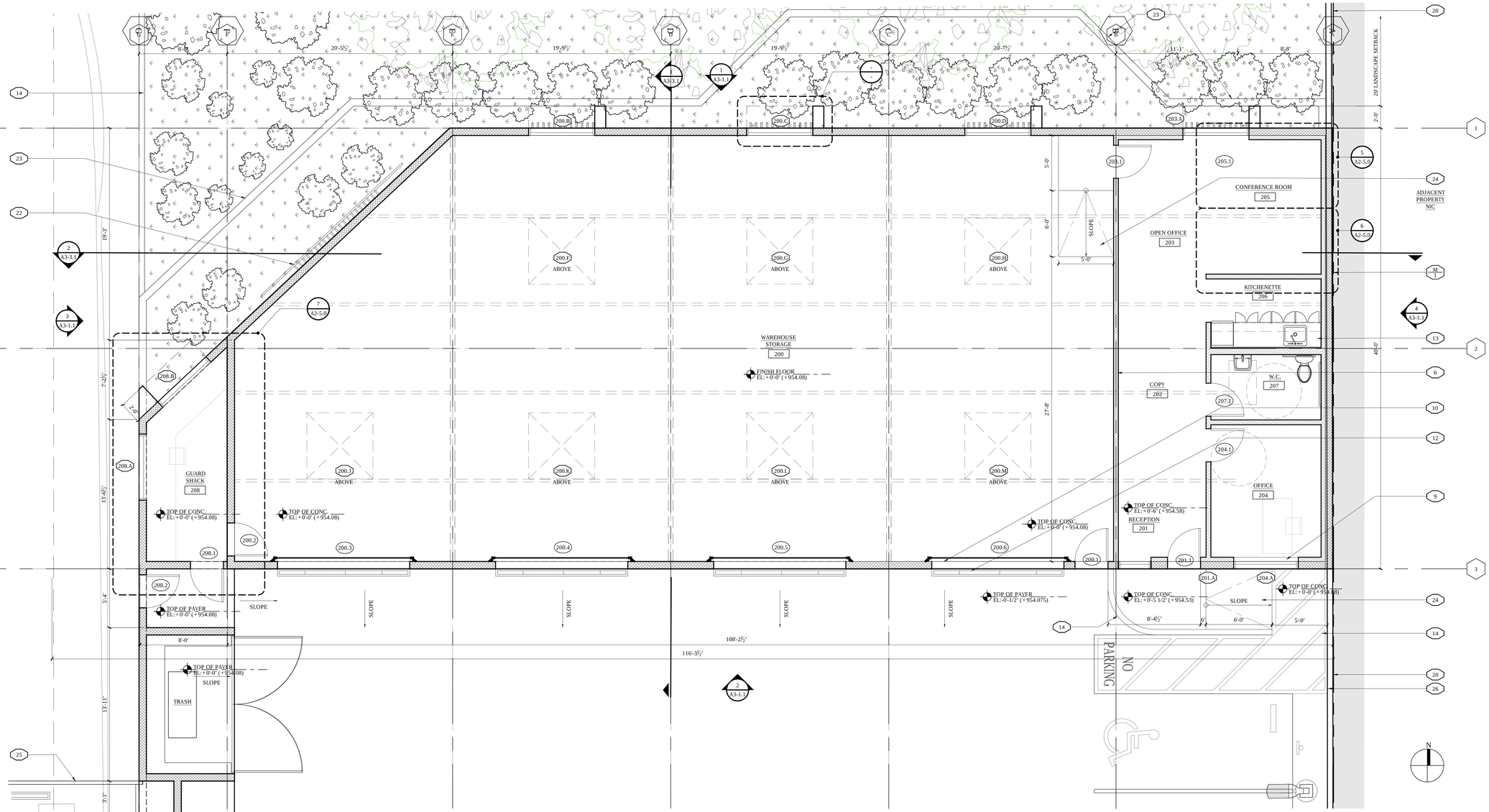
FLOOR PLAN - BLDG A

(N) TRUCK SHOP BUILDING

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FLOOR PLAN - OFFICE & STORAGE BUILDING | SCALE 1/4" = 1'-0" | 2

- PROVIDE (N) 400 AMP POWER SERVICE - SEE ELEC.
- PROVIDE BATT INSULATION (40 STC MIN) IN ALL INTERIOR PARTITIONS - TYP. (5/1)
- PROVIDE GYP. & MTL. FURRING CHANNELS ON SIDE FACE OF ALL MASONRY PERIMETER WALLS IN OFFICES/ RESTROOMS - TYP.
- ALL INSIDE FACE OF MASONRY SHOP WALLS TO BE EXPOSED CONC. BLOCK - TYP.

GENERAL NOTES | SCALE N.T.S. | 7

1. (N)5" DIA STEEL TUBE COLUMN - SEE STRUCTURAL
2. (N)COLUMN - SEE STRUCTURAL
3. (N)STEEL BEAM ABOVE - SEE STRUCTURAL
4. (N)METAL JOISTS @ 24" O.C. - SEE STRUCTURAL
5. (N)MAIN ELECTRICAL PANEL - SEE ELEC. DWGS (NEW 400 AMP SERVICE)
6. (N)FULL HEIGHT FRAMED PARTITION (TM/1)
7. (N)VINYL WRAPPED BATT INSULATION
8. (N)SUB-PANEL AS REQ'D - SEE ELEC.
9. (N)ROOF DRAIN - TIED TO DRAINAGE SYSTEM - SEE PLUMBING & CIVIL DWGS
10. (N)ROLL-UP DOOR - SEE DOOR SCHEDULE
11. (N)MASONRY PEIR - SEE STRUCTURAL
12. (N)RECESSED FLOOR DRAIN - SEE PLUMBING
13. (N)KITCHENETTE MILLWORK W/ CABINETS ABOVE
14. (N)RAISED CONC. CURB & SIDEWALK - SEE SITE PLAN
15. TRUCK OIL STORAGE TANK
16. OIL INTERCEPTOR - SEE PLUMBING
17. LINE OF FOOTING BELOW - SEE STRUCTURAL
18. DOWNSPOUT, CONNECT TO STORM DRAIN - SEE CIVIL DWGS
19. (N)CONC. CURB - TYP.
20. (E)PROPERTY LINE
21. KNOX KEY SWITCH BOX
22. (N) BLDG SIGNAGE - UNDER SEPARATE PERMIT - TYP.
23. (N) LANDSCAPE PLANTER
24. (N) CONC. RAMP (ADA COMPLIANT)
25. (N) VEHICULAR GATE
26. (E) CONC. WALL TO REMAIN

KEY NOTES- | SCALE N.T.S. | 4

- [N]METAL STUD PARTITION WALL- SEE A7-4.0
- [N] 8'X8'X16' CONC. MASONRY WALL (M/1) (M/2)
- X — WALL TYPE TAG. - SEE SHEET A7-4.0
- FIRE-RATED SEPARATION WALL

LEGEND | SCALE N.T.S. | 1

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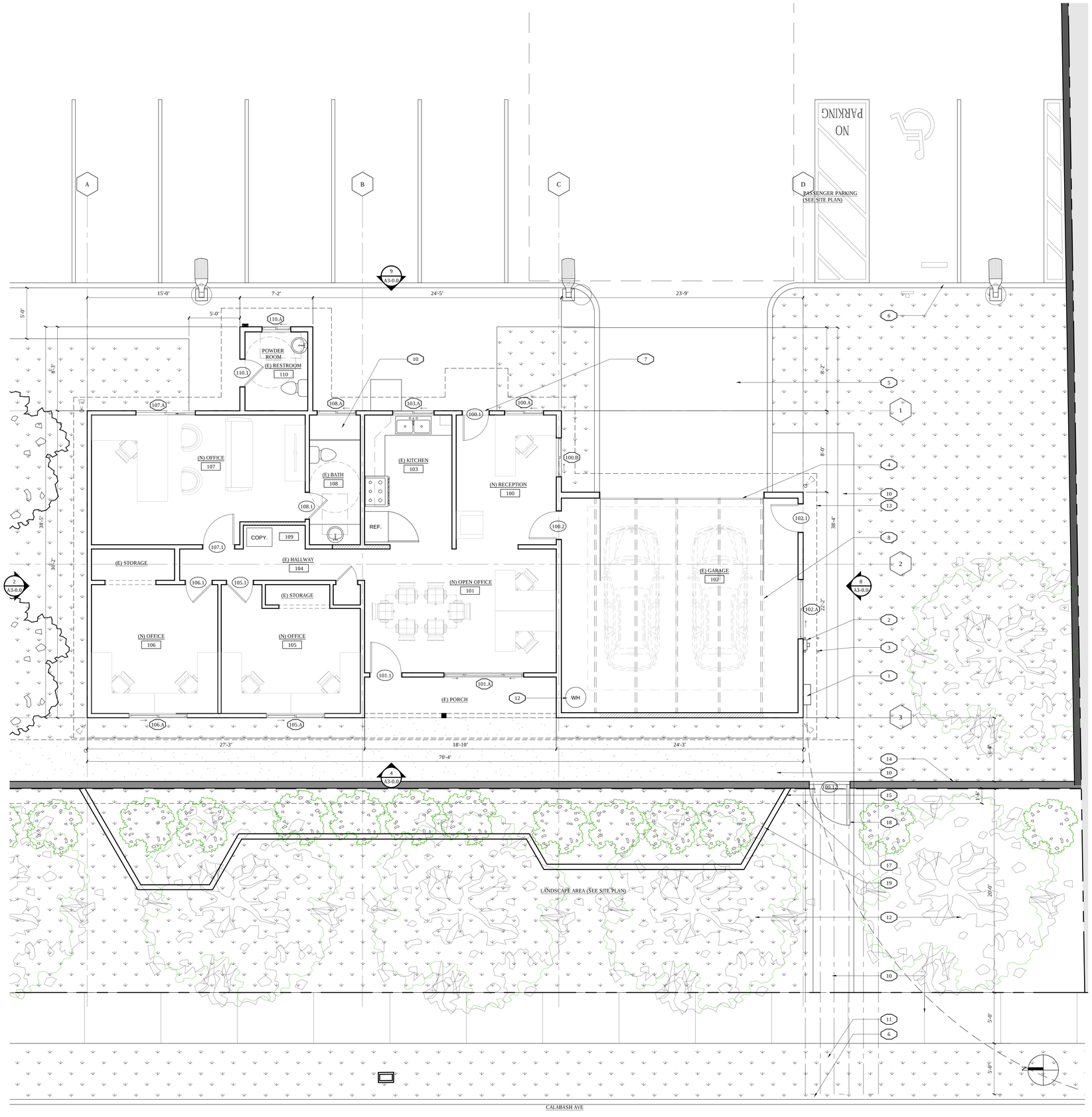
FLOOR PLAN - BLDG B

(N) OFFICE &

STORAGE BUILDING

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FLOOR PLAN - NEW OFFICE USE

SCALE 1/4" = 1'-0" | 4

- CONVERT EXISTING RESIDENCE TO NEW OFFICE USE - SEE A0-4.1
- NOTE: HOUSE IS BEING CONVERTED/REMODELED TO GENERAL OFFICE USE. ALL EXISTING RESIDENTIAL GRADE CONDITIONS ARE TO BE REMOVED AND/OR UPGRADED TO COMMERCIAL USE & CODE REQUIREMENTS - TYP.
- NOTE: EXISTING HOUSE SLAB ON GRADE TO REMAIN AS PART OF OFFICE CONVERSIONS

GENERAL NOTES

SCALE N.T.S. | 3

1. (E) ELECTRICAL PANEL TO REMAIN
2. (E) GAS METER TO REMAIN
3. (E) STEEL BOLLARDS TO REMAIN
4. (N) GARAGE DOOR
5. (N) CONC. DRIVE WAY
6. (N) CONC. CURB
7. (N) OFFICE BLDG ENTRY DOOR
8. (N) OFFICE PARKING IN GARAGE FOR 2 VEHICLES
9. (N) COPY MACHINE LOCATION
10. (N) CONC. SIDEWALK
11. (N) LANDSCAPED PARKWAY - TYP. ALONG CALABASH
12. (E) WATER HEATER TO REMAIN
13. LINE OF ROOF ABOVE - TYP.
14. (N) CONC. BLOCK SITE WALL - SEE ENLARGED SITE PLAN (M/2)
15. (N) CONC. BLOCK PLANTER - SEE ENLARGED SITE PLAN
16. (N) SHOWER - CONVERT (E) BATH TUB TO (N) SHOWER USE
17. (N) LINE OF STEEL CANOPY ABOVE
18. (N) STEEL MAN SECURITY GATE TO MATCH (MTL/3) (DW)
19. RAISED LANDSCAPE PLANTER (M/2)

KEY NOTES-

SCALE N.T.S. | 2

- [N]METAL STUD PARTITION WALL- SEE A7-4.0
- [E]8"X8"X12" CONC. MASONRY WALL
- X — WALL TYPE TAG, - SEE SHEET A7-4.0
- FIRE-RATED SEPARATION WALL

LEGEND

SCALE N.T.S. | 1

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FLOOR PLAN - BLDG C

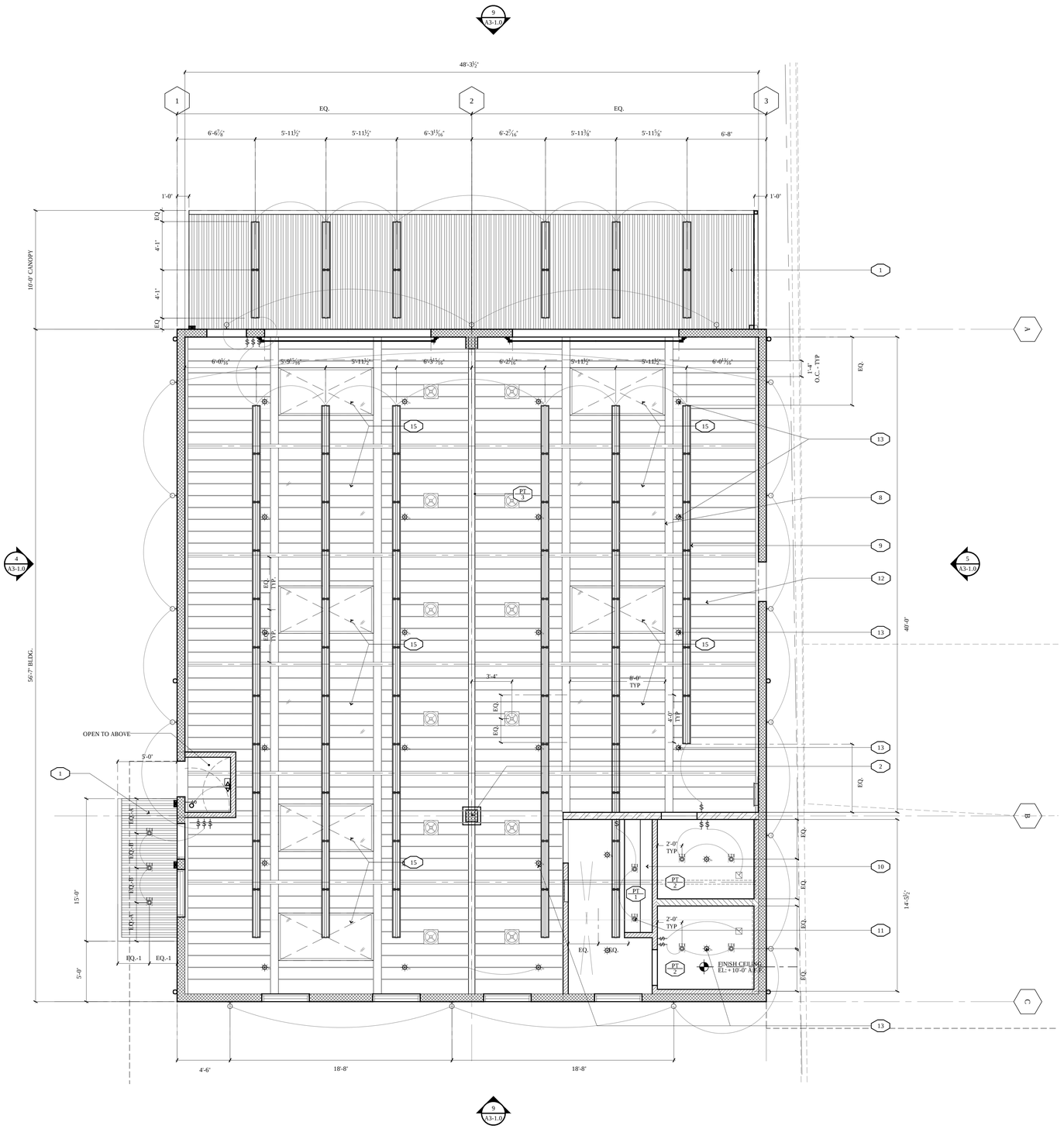
(N) OFFICE USE

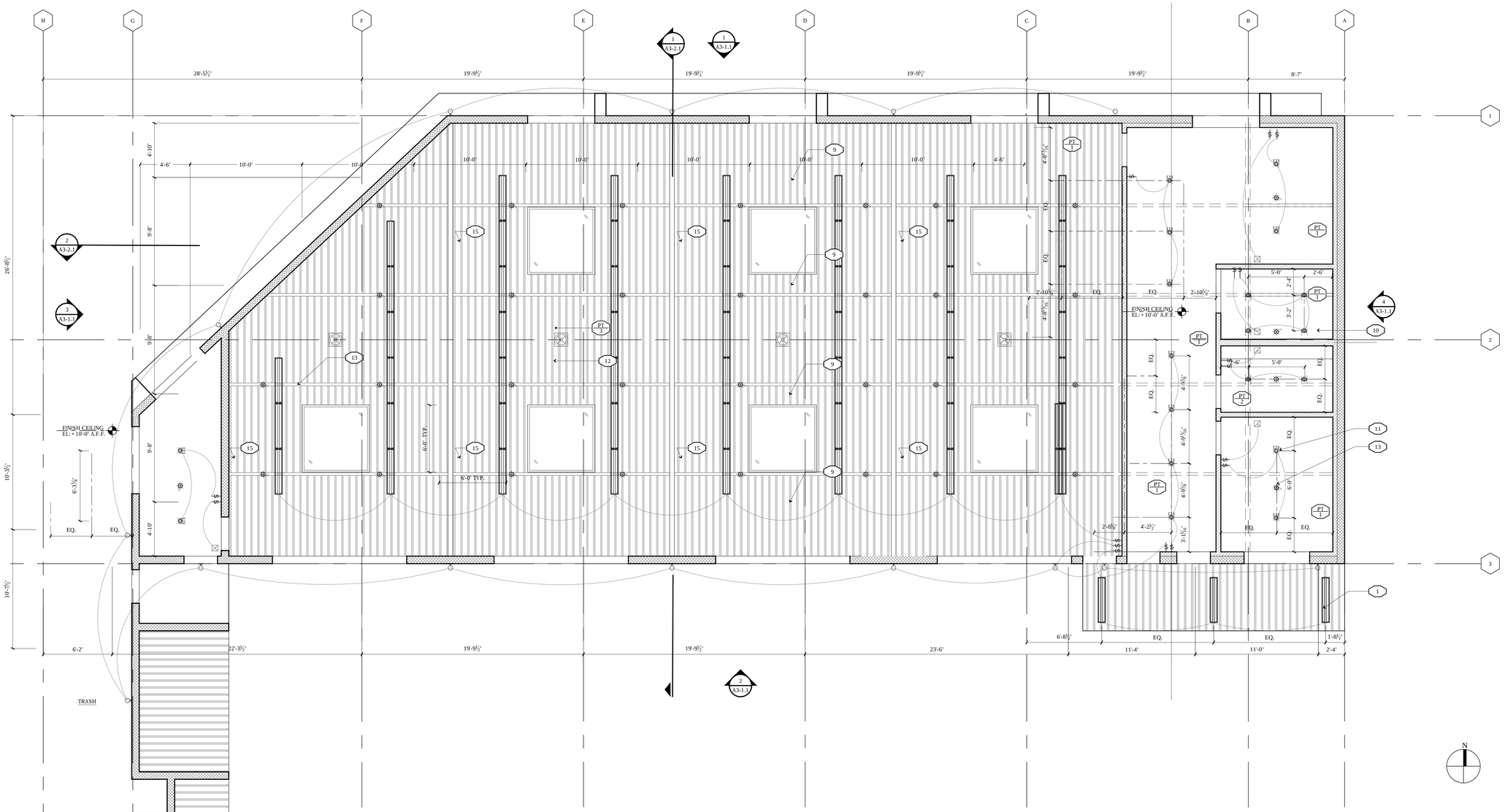
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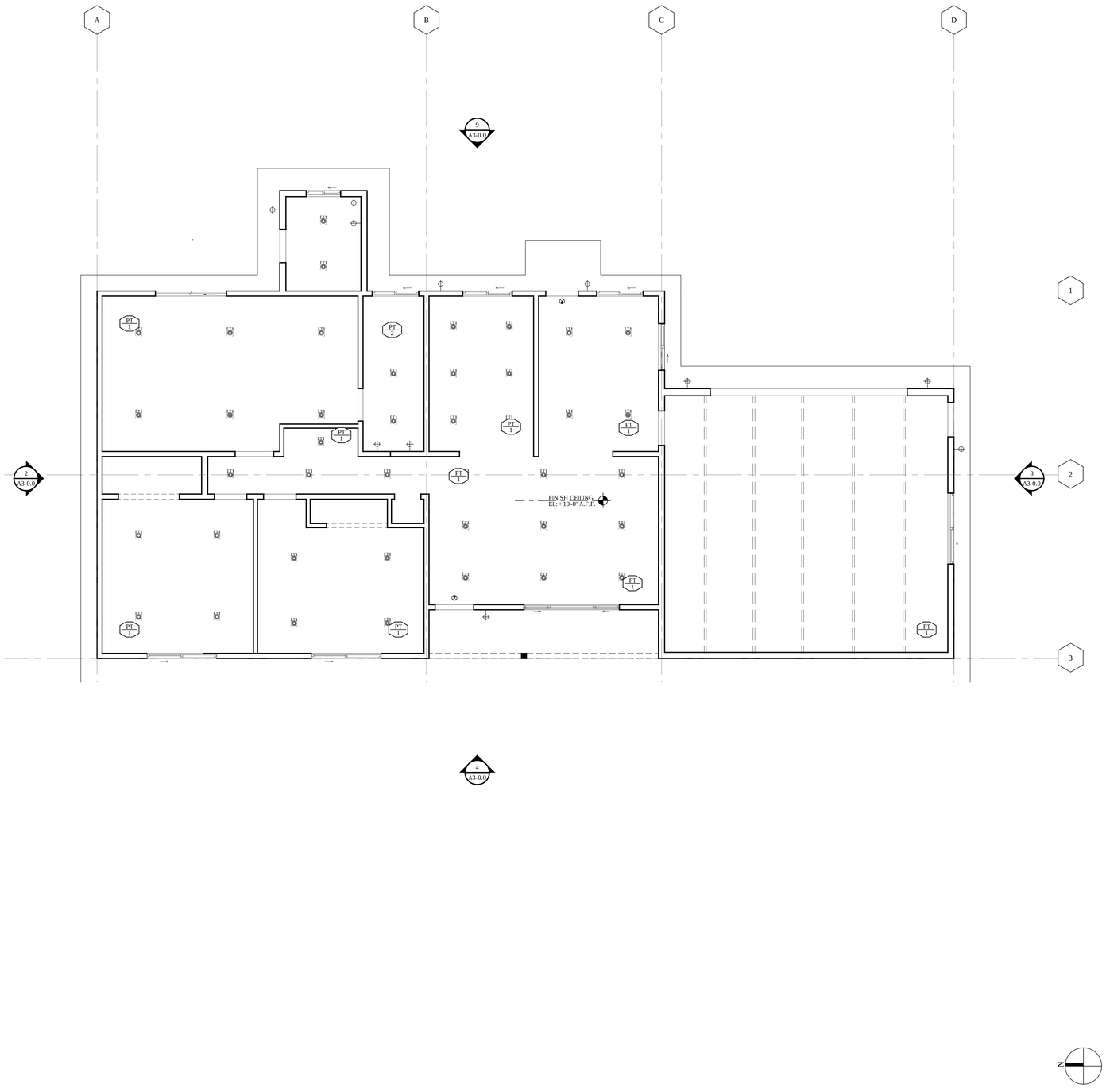
HOUSE TO OFFICE)

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48'-3½"
EQ.
EQ.
6'-6⅞"
5'-11½"
5'-11½"
6'-3⅛"
6'-2⅞"
5'-11⅜"
5'-11⅝"
6'-8"
1'-0"
1'-0"
10'-0" CANOPY
4'-1"
4'-1"
EQ.
EQ.
56'-7" BLDG.
OPEN TO ABOVE
5'-0"
15'-0"
5'-0"
EQ.-1
EQ.-1
EQ.
EQ.
EQ.


H
G
F
E
D
C
B
A
1
2
3
28'-5½"
19'-9½"
19'-9½"
19'-9½"
19'-9½"
8'-7"
26'-8½"
10'-5½"
10'-7½"
4'-10"
4'-6"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
4'-6"
9'-8"
9'-8"
9'-8"
4'-10"
4'-8⁹⁄₁₆"
4'-8⁹⁄₁₆"
2-10⅝"
2-10⅝"
EQ.
EQ.
EQ.



REFLECTED CEILING PLAN - TAKECARE UNIT BUILDING | SCALE 1/4" = 1'-0" | 4

KEY NOTES | SCALE N.T.S. | 2

ELECTRICAL FIXTURES

GRAPHIC	FIXTURE TYPE	DESCRIPTION	GRAPHIC	FIXTURE TYPE	DESCRIPTION	GRAPHIC	FIXTURE TYPE	DESCRIPTION
	LT-1	TYP RECESSED LED, DIMMABLE DOWNLIGHT		LT-9	EXIT SIGN			TELEPHONE/DATA
	LT-2	FLUSH MOUNT WET LINEAR LED DOWNLIGHT		LT-10	BACKLIGHT ADDRESS LETTERS		EF-1	EXST FAN-ENRGY STAR RTD, DUCTED TO OUTSIDE
	LT-4	FLUSH MOUNT IN-GROUND LED UPLIGHT				FS		CONCEALED FIRE SPRINKLER
	LT-5	EXT PARKING SECURITY FLOOD LIGHTS			FLOOR OUTLET - SEE PLANS	CM CM/SD	CM-1	CARBON MONOXIDE / SMOKE DETECTOR
	LT-6	UNDERCABINET LED STRIP LIGHT		E-1	DUPLEX OUTLET- SEE PLANS			SUPPLY DIFFUSER - SEE MEP PLANS
	LT-7	INT. TASK LIGHT WITH BACK UP GENERATOR	S		ELECTRICAL SWITCH			RETURN DIFFUSER - SEE MEP PLANS
	LT-8	WALL SCONCE	S_D		DIMMER SWITCH			

NOTE: FS FIRE SPRINKLER UNDER SEPARATE PERMIT BY LICENSED FIRE SPRINKLER PROVIDER

LEGEND | SCALE N.T.S. | 1

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5	PLANNING SUBMITTAL NO.3	11/23/22
6	ADMIN. SITE PLAN REVIEW NO.4	06/21/24
7	ADMIN. SITE PLAN REVIEW NO.5	10/15/24
8	ADMIN. SITE PLAN REVIEW NO.6	02/03/25
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10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

TITLE

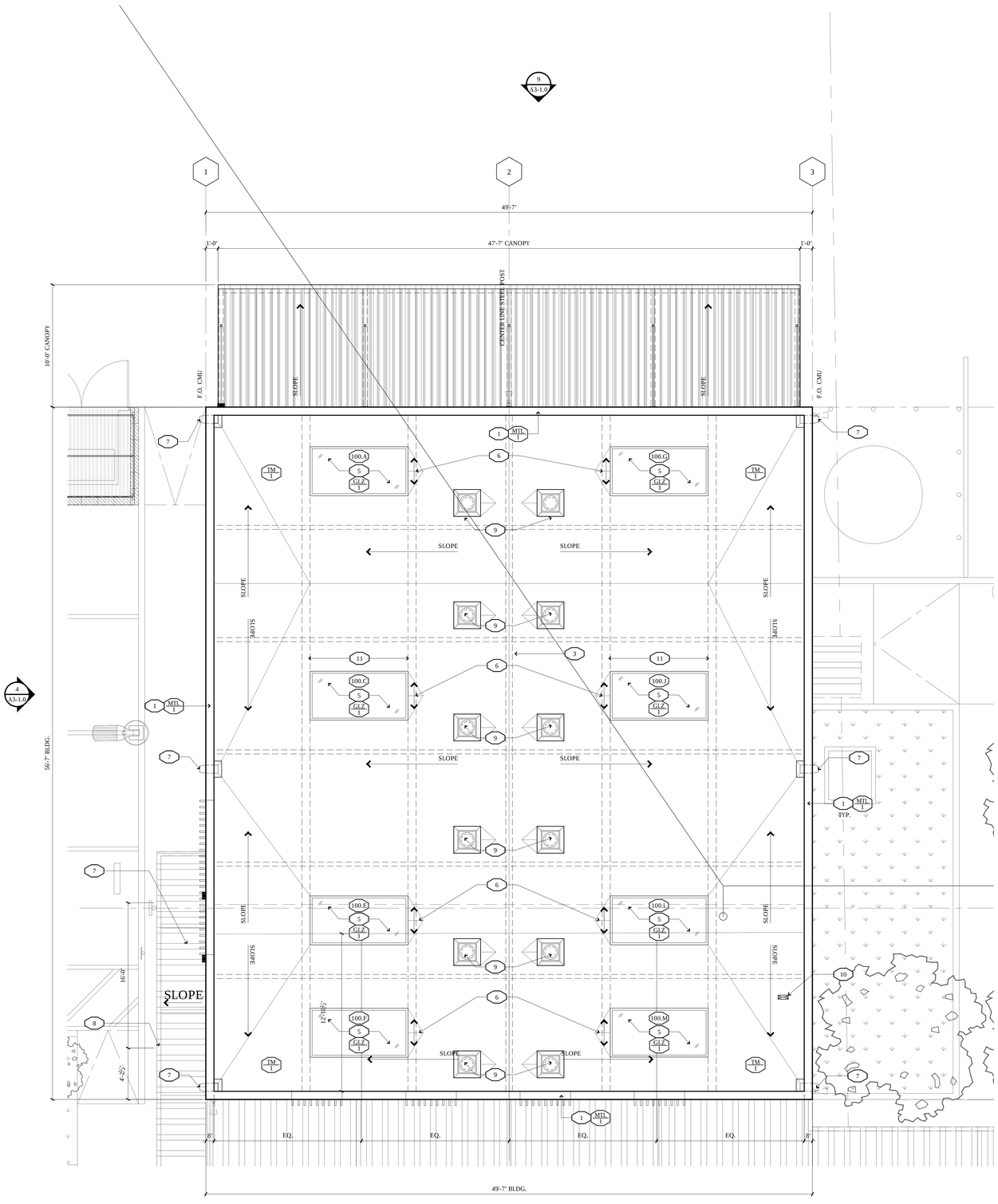
REFLECTED CEILING PLAN - BLDG C

(N) OFFICE USE

(CONVERSION/REMODEL OF HOUSE TO (N) OFFICE)

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SCALE AS NOTED
DRAWN BY
DATE
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SHEET NUMBER A2-3.2



ROOF PLAN - TRUCK SHOP BUILDING | SCALE 1/4" = 1'-0" | 4

1 (N)PAINTED SHEET METAL PARAPET CAP MTL 1
2 (N)RAISED CURB FOR HVAC UNIT - SEE MEP
3 (N)STEEL BEAM BELOW - SEE STRUCTURAL
4 (N)HVAC ROOFTOP UNIT - SEE MEP HVAC 1
5 (N)SKYLIGHT GLZ 1
6 (N)CRICKET SLOPE AT EACH SKYLIGHT - TYP.
7 (N)ROOF SCUPPER & OVERFLOW - SEE PLUMBING DWGS
8 (N)METAL MECHANICAL ROOF SCREEN MTL 1
9 (N)ROOF VENTS- SEE MECH. DWGS
10 (N)BATHROOM VENTS - SEE PLUMBING
11 LINE OF 8X10 BEAM BELOW- SEE STRUCTURAL

KEY NOTES | SCALE N.T.S. | 2

- | SCALE N.T.S. | 1

- | SCALE N.T.S. | 3

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DRAWING ISSUES

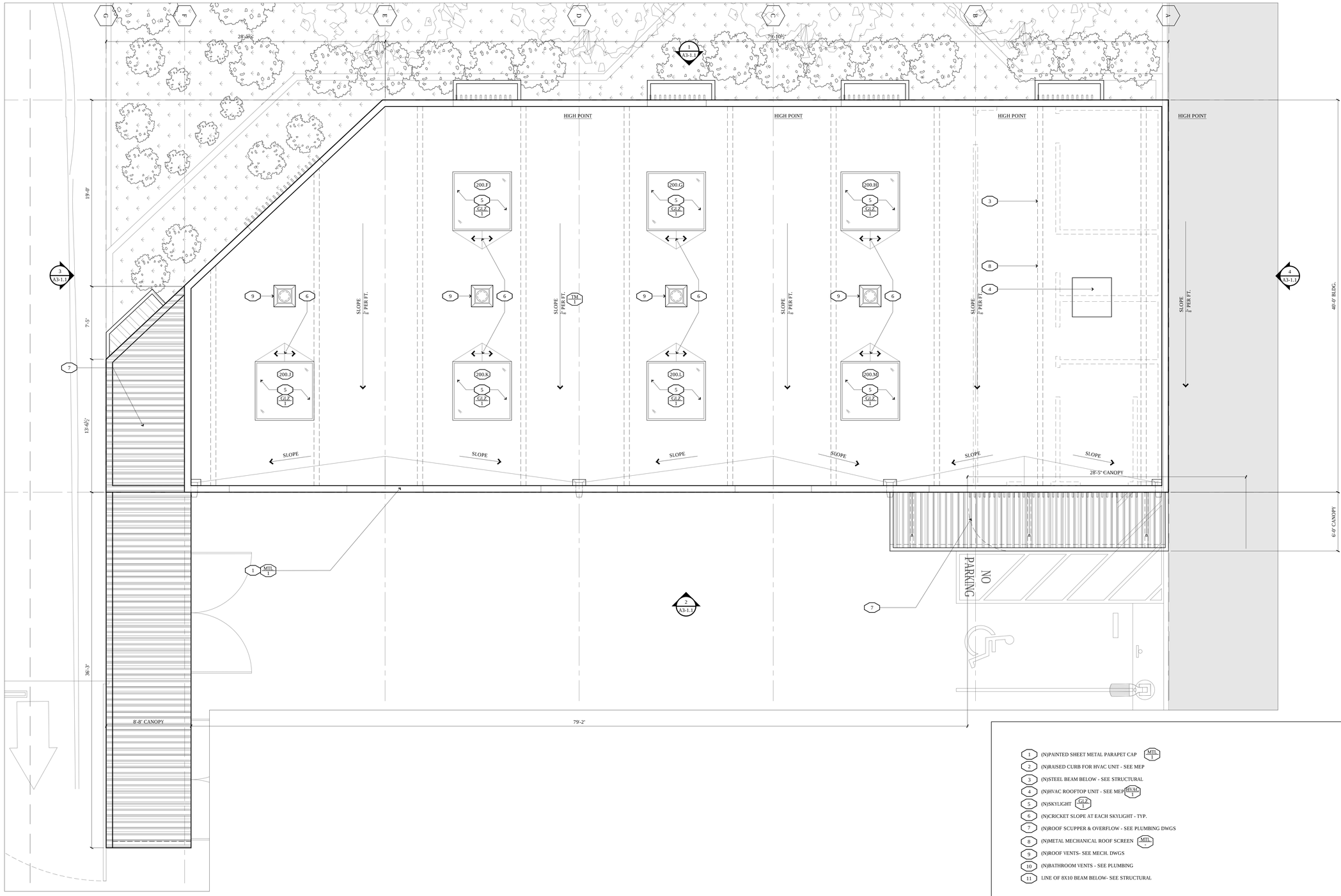
NO.	ISSUE	DATE
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9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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TITLE
ROOF PLAN - BLDG A
(N) TRUCK SHOP BUILDING

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DATE
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SHEET NUMBER
A2-4.0



1. (N)PAINTED SHEET METAL PARAPET CAP (MTL 1)
2. (N)RAISED CURB FOR HVAC UNIT - SEE MEP
3. (N)STEEL BEAM BELOW - SEE STRUCTURAL
4. (N)HVAC ROOFTOP UNIT - SEE MEP (HVAC 1)
5. (N)SKYLIGHT (GLZ 1)
6. (N)CRICKET SLOPE AT EACH SKYLIGHT - TYP.
7. (N)ROOF SCUPPER & OVERFLOW - SEE PLUMBING DWGS
8. (N)METAL MECHANICAL ROOF SCREEN (MTL 2)
9. (N)ROOF VENTS- SEE MECH. DWGS
10. (N)BATHROOM VENTS - SEE PLUMBING
11. LINE OF 8X10 BEAM BELOW- SEE STRUCTURAL

ROOF PLAN - OFFICE & STORAGE BUILDING | SCALE 1/4" = 1'-0" | 4

KEY NOTES | SCALE N.T.S. | 1

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9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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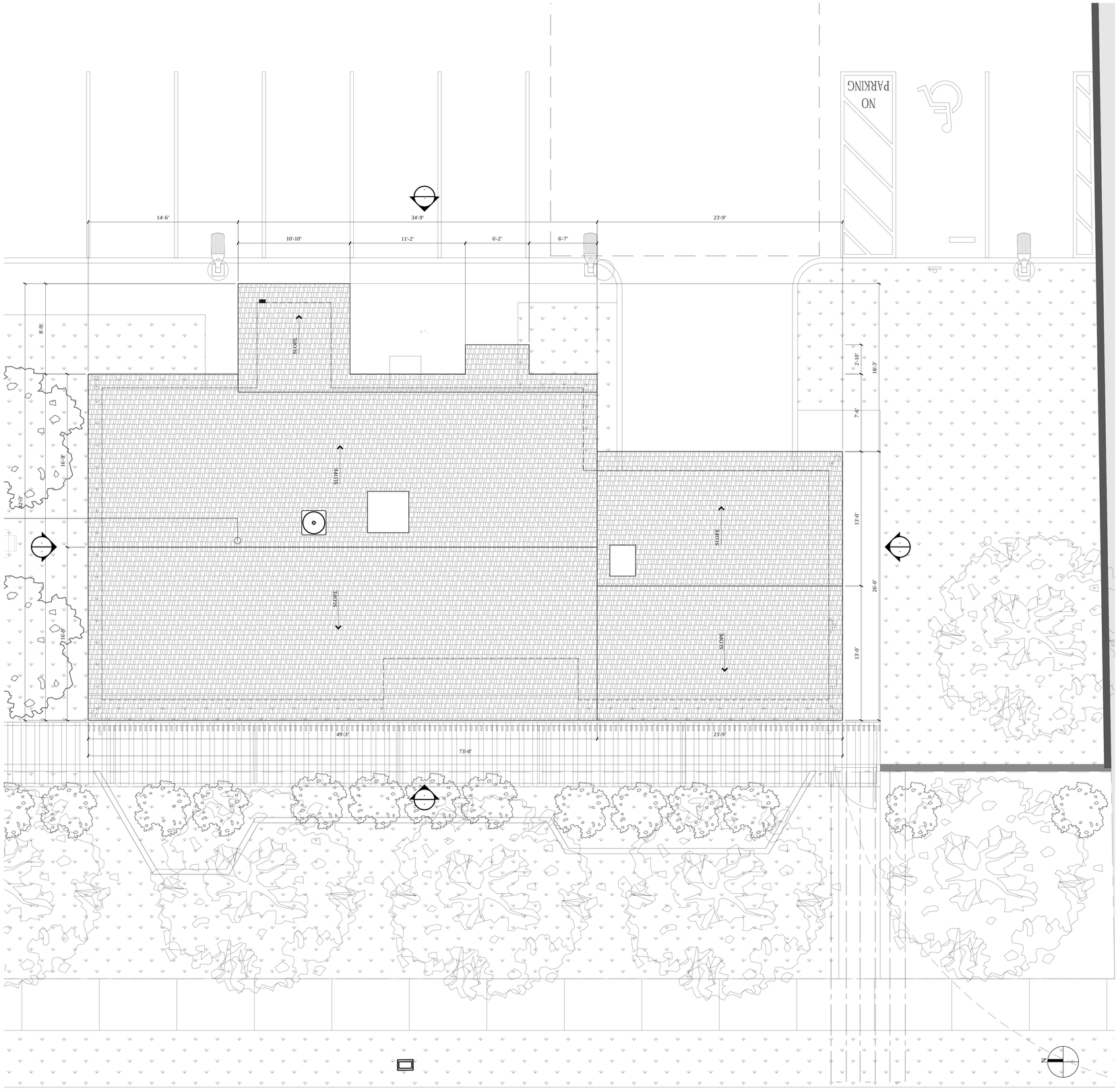
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ROOF PLAN - BLDG B

(N) OFFICE & STORAGE BUILDING

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SHEET NUMBER A2-4.1



ROOF PLAN - CARETAKER UNIT BUILDING | SCALE 1/4" = 1'-0" | 4

KEY NOTES | SCALE N.T.S. | 2

- | SCALE N.T.S. | 1

- | SCALE N.T.S. | 3

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9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

TITLE

ROOF PLAN - BLDG C

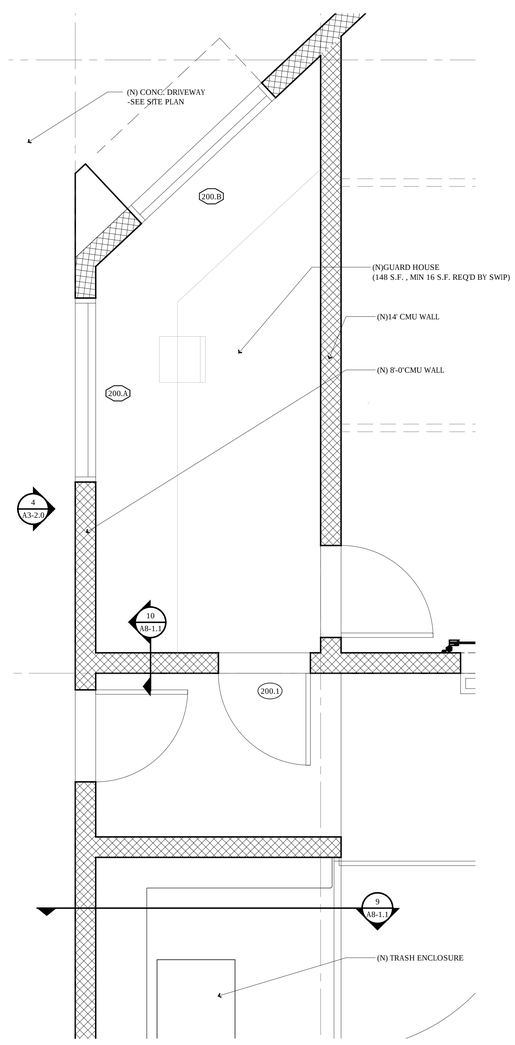
(N) OFFICE USE

(CONVERSION/ REMODEL

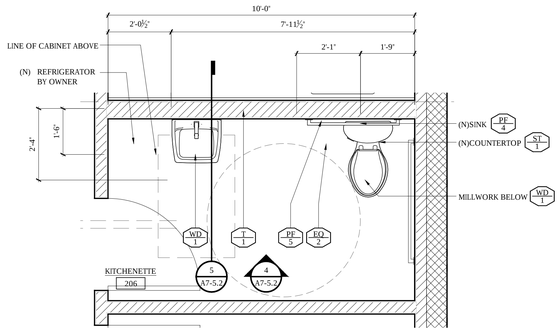
OF HOUSE TO OFFICE)

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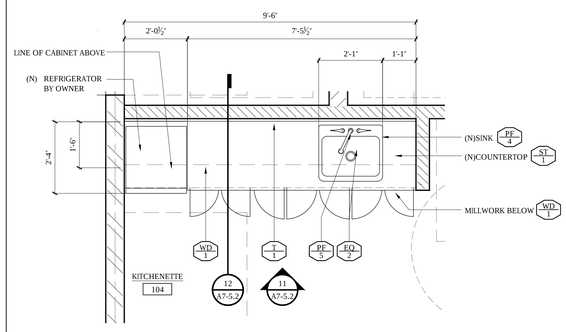
SHEET NUMBER A2-4.2



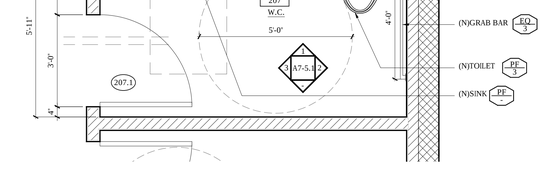
GATE GUARD HOUSE | SCALE 1/2" = 1'-0" | 7



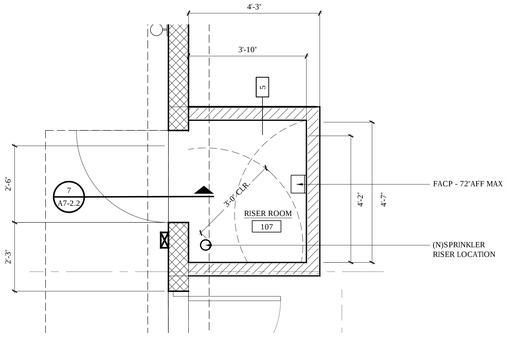
OFFICE & STORAGE BLDG. - ENLARGED KITCHENETTE PLAN | SCALE - | 6



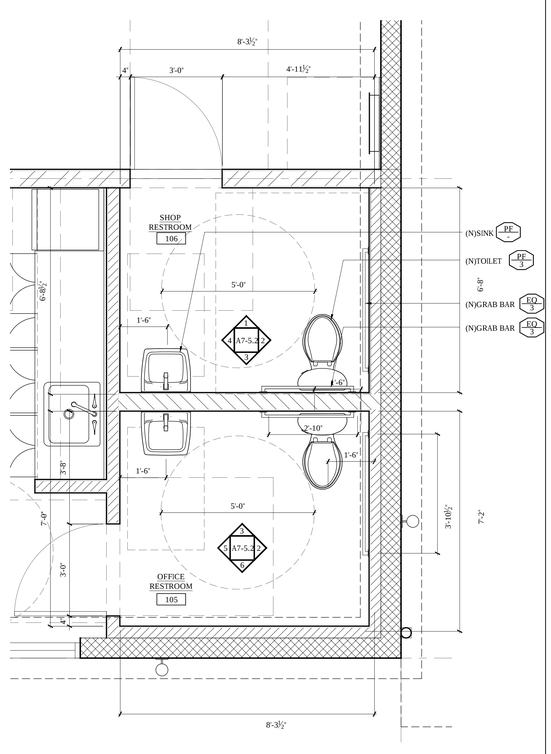
TRUCK SHOP BUILDING - ENLARGED KITCHENETTE PLAN | SCALE 1/2" = 1'-0" | 3



OFFICE & STORAGE BLDG. - ENLARGED RESTROOM PLAN | SCALE - | 5



TRUCK SHOP BUILDING - ENLARGED RISER ROOM PLAN | SCALE 1/2" = 1'-0" | 4



TRUCK SHOP BUILDING - ENLARGED BATHROOM PLAN | SCALE 1/2" = 1'-0" | 1

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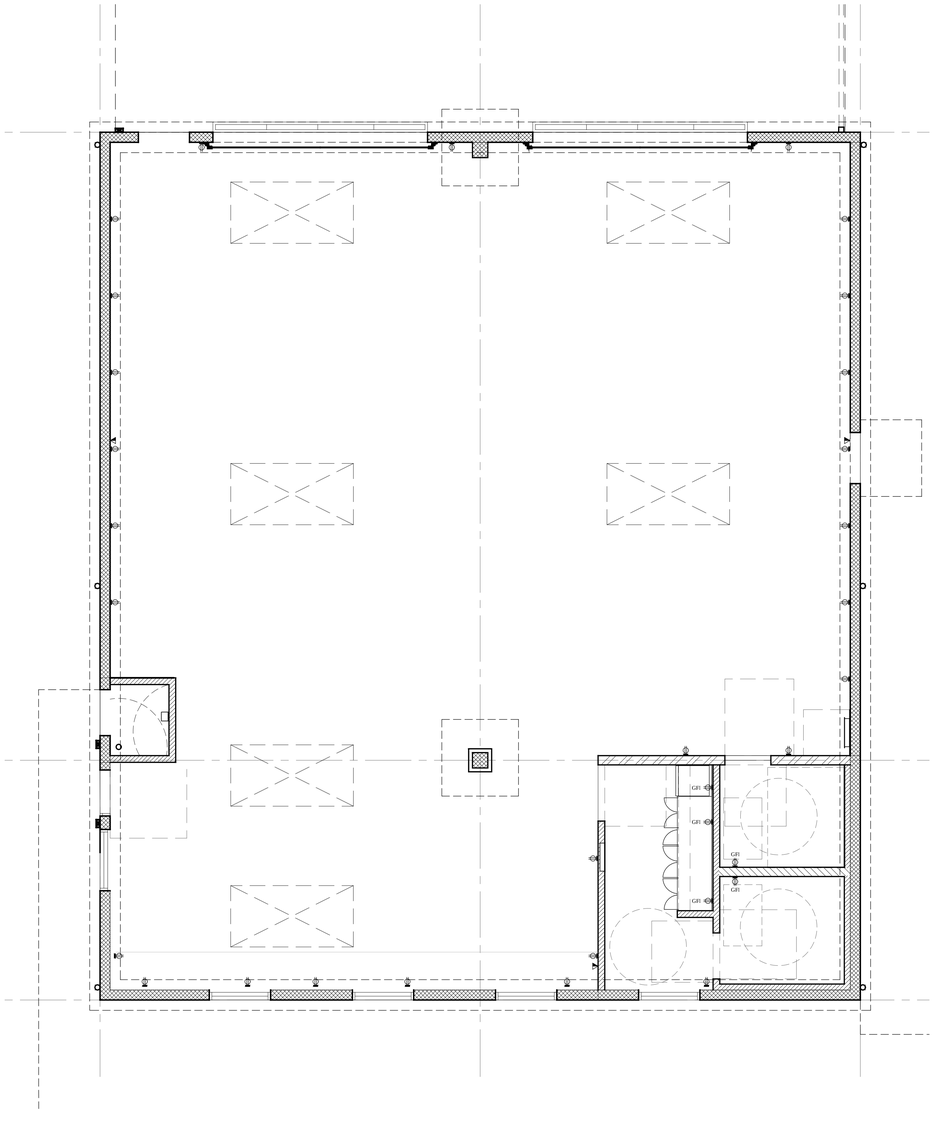
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TITLE

ENLARGED FLOOR PLANS

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DRAWN BY
DATE
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SHEET NUMBER A2-5.0



POWER PLAN | SCALE 1/16" = 1'-0" | 4

NOTE:
SEE RCP FOR SWITCH LOCATIONS

GENERAL NOTES | SCALE N.T.S. | 2

ELECTRICAL FIXTURES

GRAPHIC	FIXTURE TYPE	DESCRIPTION	GRAPHIC	FIXTURE TYPE	DESCRIPTION	GRAPHIC	FIXTURE TYPE	DESCRIPTION
	LT 1	TYP RECESSED LED, DIMMABLE DOWNLIGHT		LT 7	WALL SCONCE			TELEPHONE/DATA
	LT 2	FLUSH MOUNT LINEAR LED DOWNLIGHT			FLOOR OUTLET - SEE PLANS		EF 1	EXST FAN-ENRGY STAR RTD, DUCTED TO OUTSIDE
	LT 3	FLUSH MOUNT WET EXT LINEAR LED DOWNLIGHT		E 1	DUPLEX OUTLET-SEE PLANS	FS_1		CONCEALED FIRE SPRINKLER
	LT 4	FLUSH MOUNT IN-GROUND LED UPLIGHT	S		ELECTRICAL SWITCH			EXIT SIGN
	LT 5	EXT PARKING SECURITY FLOOD LIGHTS	S_D		DIMMER SWITCH	CM/SD	CM 1	CARBON MONOXIDE / SMOKE DETECTOR
	LT 6	UNDERCABINET LED STRIP LIGHT						SUPPLY DIFFUSER - SEE MEP PLANS
	LT 8	TASK LIGHT WITH BACK UP GENERATOR						RETURN DIFFUSER - SEE MEP PLANS

NOTE: FS_1 FIRE SPRINKLER UNDER SEPARATE PERMIT BY LICENSED FIRE SPRINKLER PROVIDER

LIGHTING LEGEND | SCALE N.T.S. | 1

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DRAWING ISSUES

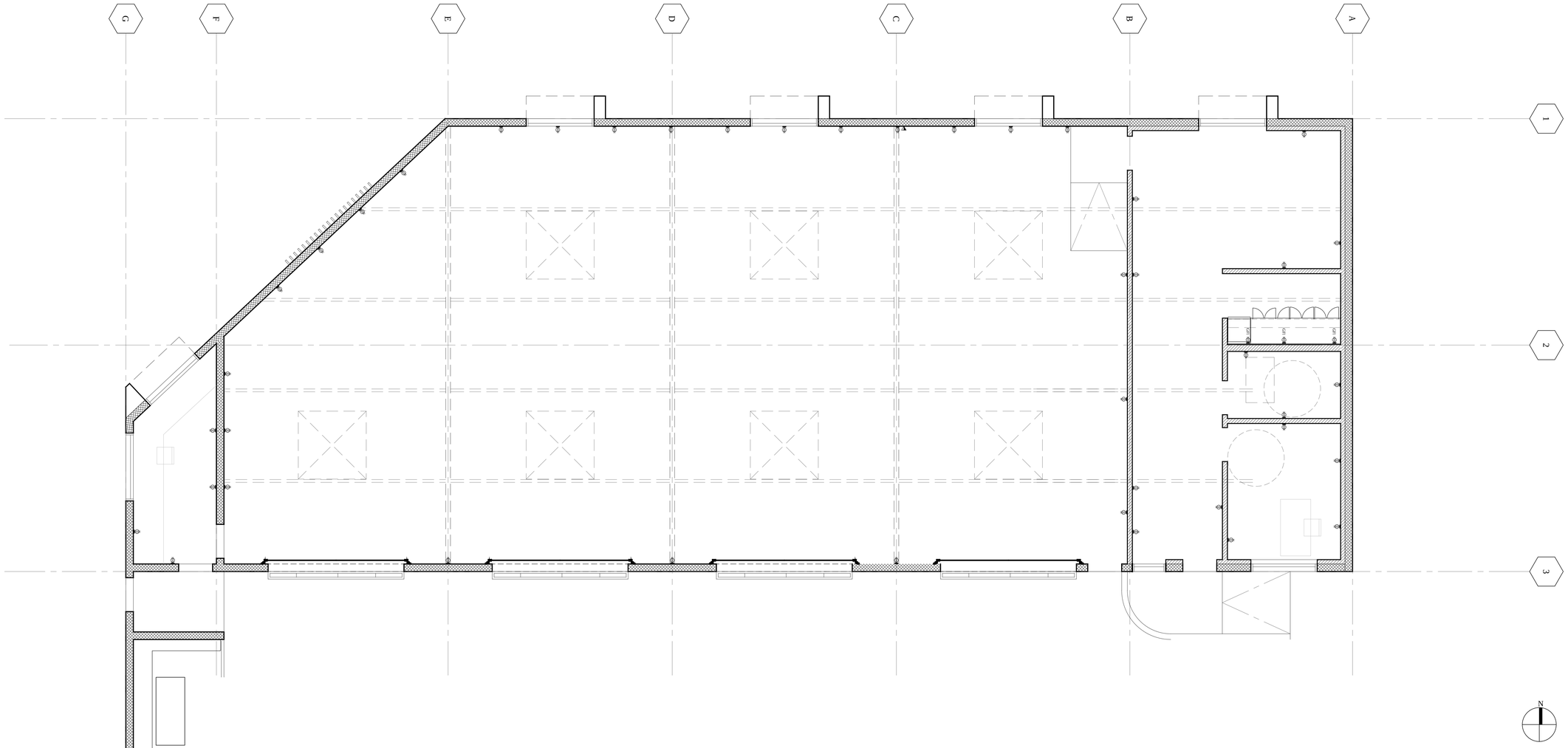
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10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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TITLE
POWER PLAN

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SHEET NUMBER
A2-6.0



POWER PLAN - OFFICE & STORAGE BUILDING | SCALE 1/4" = 1'-0" | 2

NOTE:
SEE RCP FOR SWITCH LOCATIONS

GENERAL NOTES | SCALE N.T.S. | 7

KEY NOTES- | SCALE N.T.S. | 4

ELECTRICAL FIXTURES

GRAPHIC	FIXTURE TYPE	DESCRIPTION	GRAPHIC	FIXTURE TYPE	DESCRIPTION	GRAPHIC	FIXTURE TYPE	DESCRIPTION
	LT 1	TYP RECESSED LED, DIMMABLE DOWNLIGHT		LT 7	WALL SCONCE			TELEPHONE/DATA
	LT 2	FLUSH MOUNT LINEAR LED DOWNLIGHT			FLOOR OUTLET - SEE PLANS		EF 1	EXST FAN-ENRGY STAR RTD, DUCTED TO OUTSIDE
	LT 3	FLUSH MOUNT WET EXT LINEAR LED DOWNLIGHT		E 1	DUPLEX OUTLET- SEE PLANS			CONCEALED FIRE SPRINKLER
	LT 4	FLUSH MOUNT IN-GROUND LED UPLIGHT			ELECTRICAL SWITCH			EXIT SIGN
	LT 5	EXT PARKING SECURITY FLOOD LIGHTS			DIMMER SWITCH	CM CM/SD	CM 1	CARBON MONOXIDE / SMOKE DETECTOR
	LT 6	UNDERCABINET LED STRIP LIGHT						SUPPLY DIFFUSER - SEE MEP PLANS
	LT 8	TASK LIGHT WITH BACK UP GENERATOR						RETURN DIFFUSER - SEE MEP PLANS

NOTE: FS, FIRE SPRINKLER UNDER SEPARATE PERMIT BY LICENSED FIRE SPRINKLER PROVIDER

LIGHTING LEGEND | SCALE N.T.S. | 1

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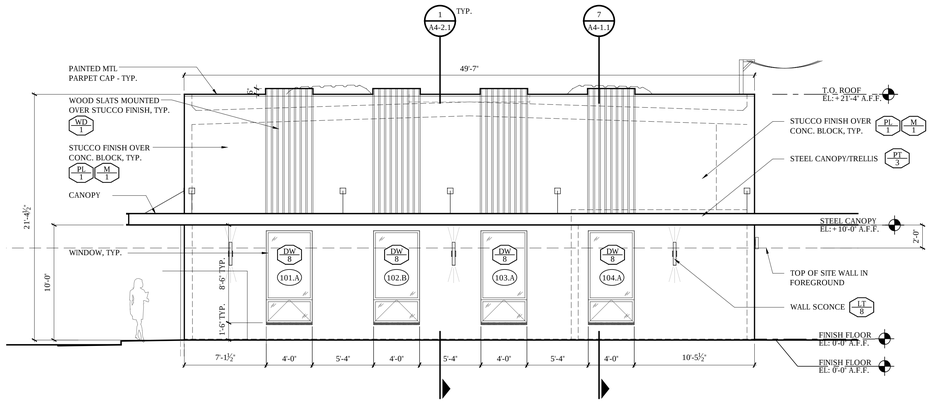
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POWER PLAN

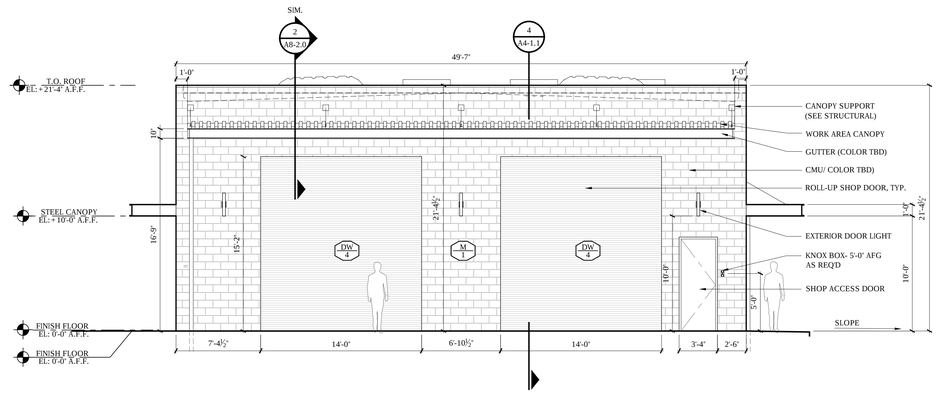
OFFICE & STORAGE BUILDING

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SHEET NUMBER A2-6.1



EXTERIOR BUILDING ELEVATION: SOUTH | SCALE 3/16" = 1'-0" | 9

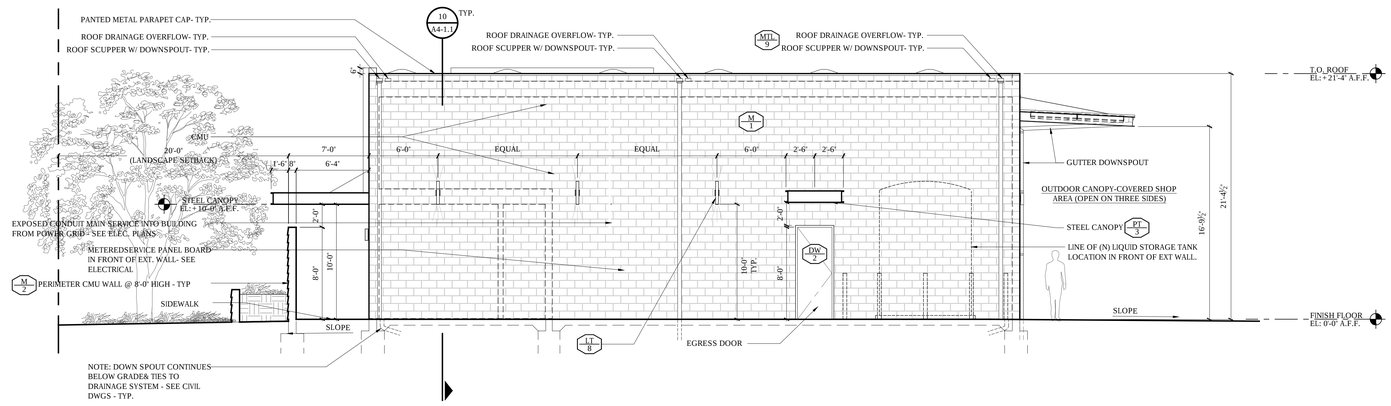


EXTERIOR BUILDING ELEVATION: NORTH | SCALE 3/16" = 1'-0" | 3

CONCRETE BLOCK M 1

CONCRETE BLOCK M 2

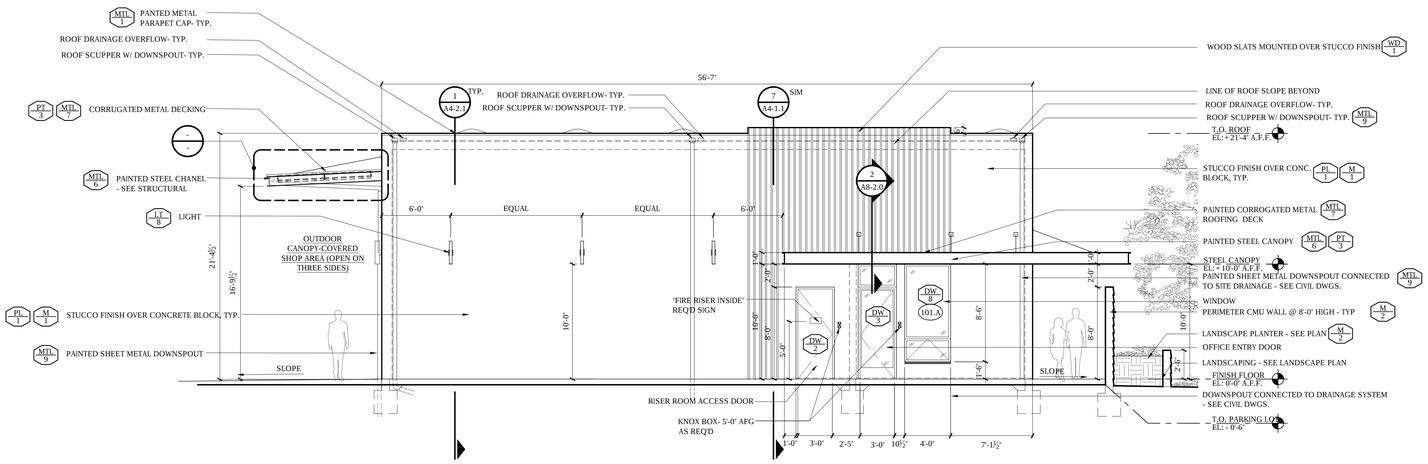
LEGEND | SCALE N.T.S. | 2



EXTERIOR BUILDING ELEVATION: EAST | SCALE 3/16" = 1'-0" | 5

- G.C. TO COORDINATE SLOPED FACE CONCRETE BLOCK LOCATIONS & FLAT FACE CONCRETE BLOCK LOCATIONS AS NEEDED FOR MOUNTING CANOPIES & OTHER MOUNTING CONDITIONS
- BUILDING SIGNAGE IS SUBJECT TO THE APPROVAL OF A SEPARATE DESIGN REVIEW APPLICATION
- FOR ROOF DRAIN SYSTEM CONNECTIONS TO SITE DRAINAGE SYSTEM - SEE CIVIL TYP.

GENERAL NOTES | SCALE N.T.S. | 1



EXTERIOR BUILDING ELEVATION: WEST | SCALE 3/16" = 1'-0" | 4

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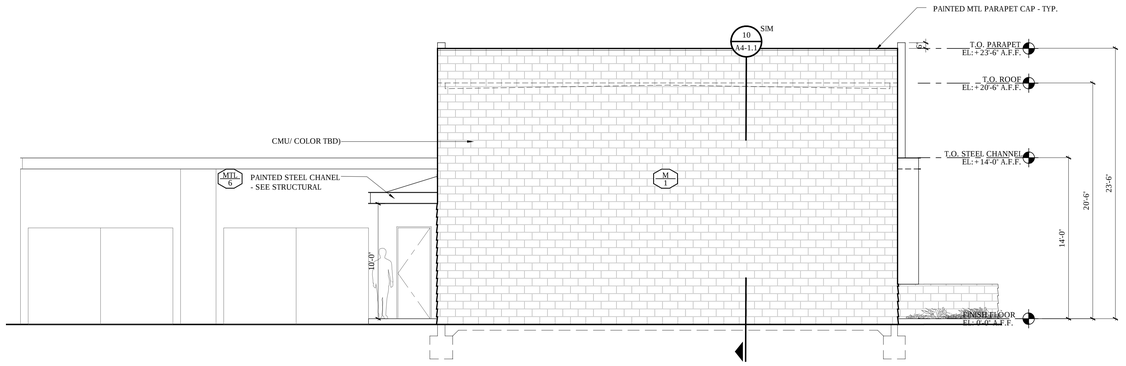
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EXTERIOR BUILDING
- BLDG A ELEVATIONS
(N) TRUCK SHOP BUILDING

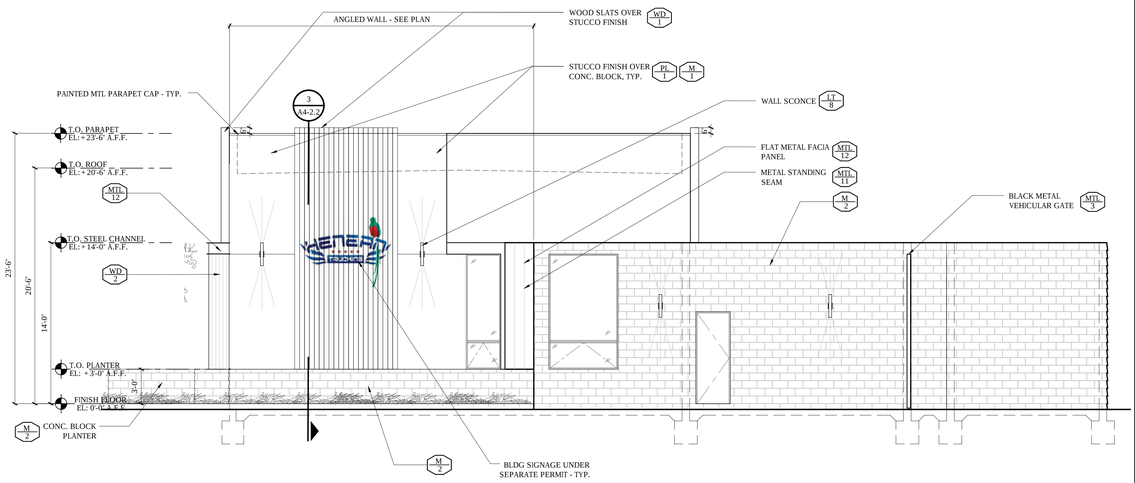
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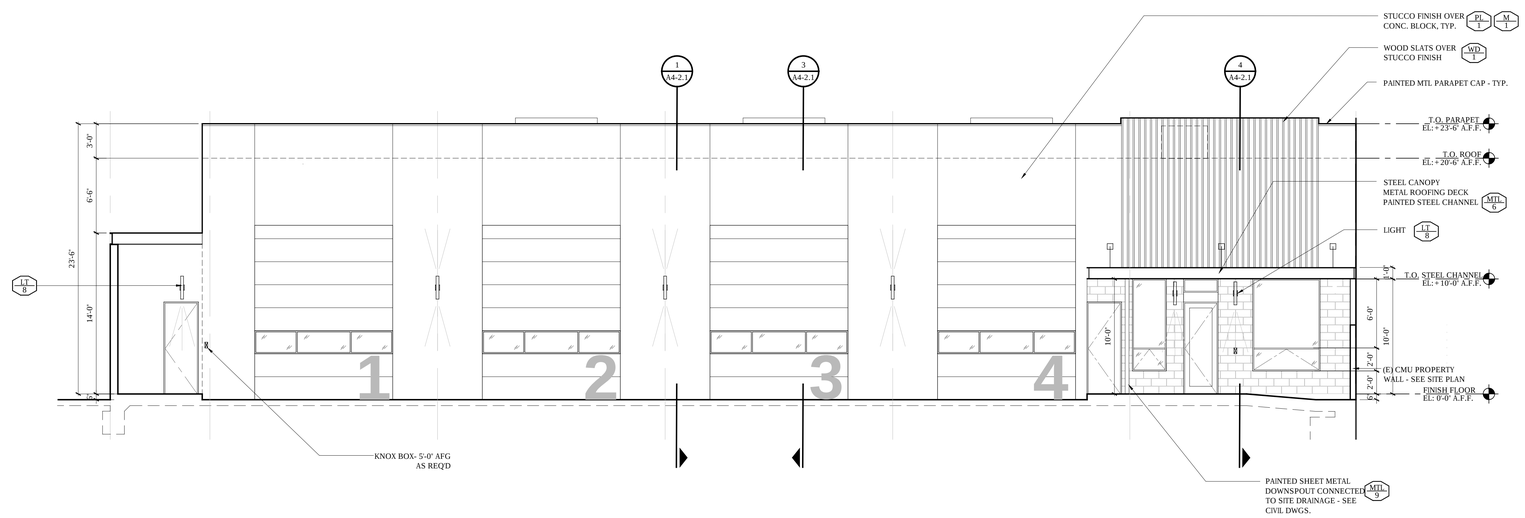
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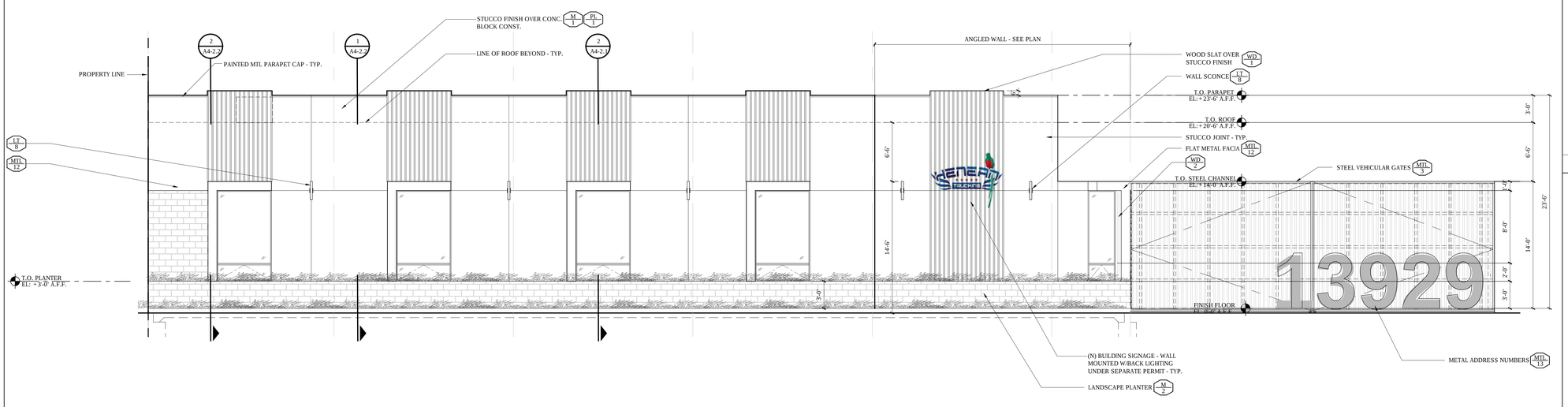
EXTERIOR BUILDING ELEVATION: EAST | SCALE 3/16" = 1'-0" | 9



EXTERIOR BUILDING ELEVATION: WEST | SCALE 3/16" = 1'-0" | 3



EXTERIOR BUILDING ELEVATION: SOUTH | SCALE 3/16" = 1'-0" | 2



EXTERIOR BUILDING ELEVATION: NORTH | SCALE 3/16" = 1'-0" | 4

CONCRETE BLOCK M 1

CONCRETE BLOCK M 2

LEGEND | SCALE N.T.S. | 1

- G.C. TO COORDINATE SLOPED FACE CONCRETE BLOCK LOCATIONS & FLAT FACE CONCRETE BLOCK LOCATIONS AS NEEDED FOR MOUNTING CANOPIES & OTHER MOUNTING CONDITIONS
- BUILDING SIGNAGE IS SUBJECT TO THE APPROVAL OF A SEPARATE DESIGN REVIEW SIGN APPLICATION

GENERAL NOTES | SCALE N.T.S. | 1

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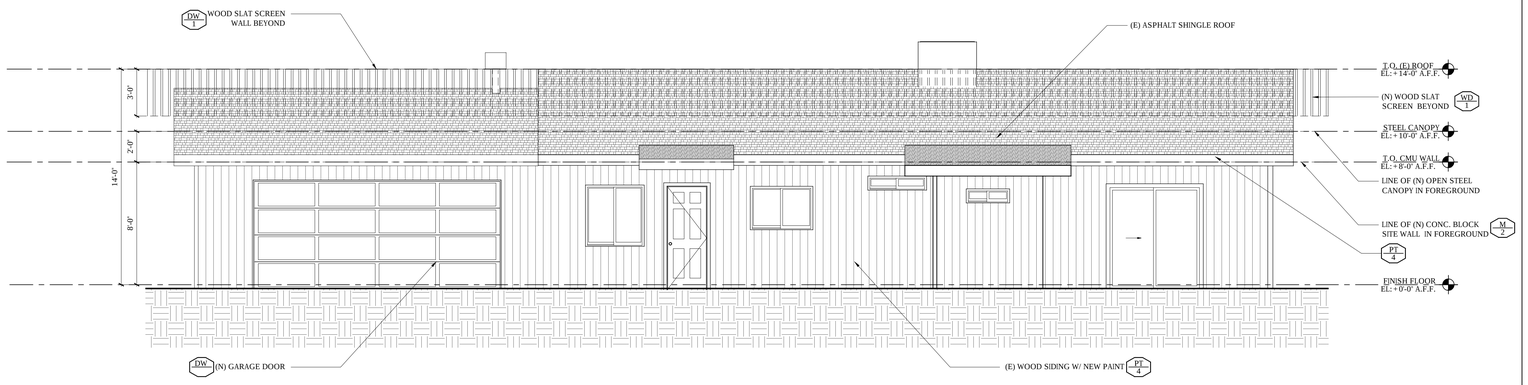
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TITLE

EXTERIOR BUILDING
- BLDG B ELEVATIONS
(N) OFFICE & STORAGE
BUILDING

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SHEET NUMBER A3-1.1

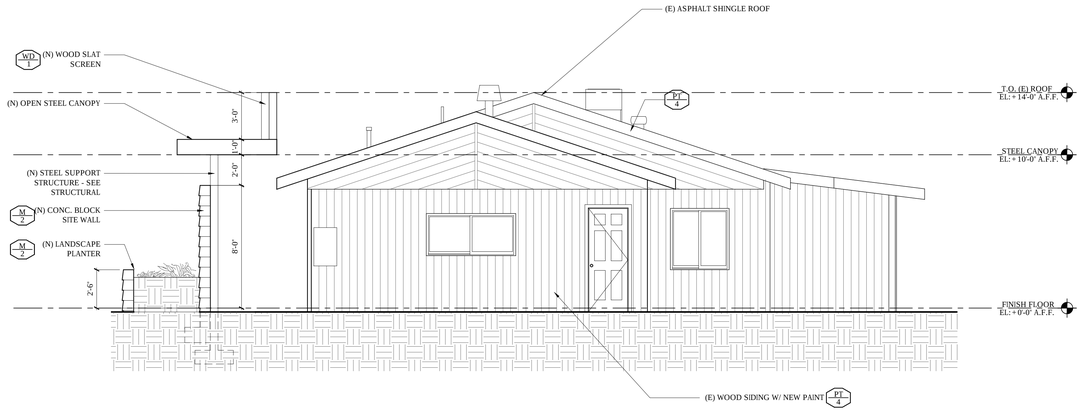


EXTERIOR BUILDING ELEVATION: EAST | SCALE 1/4" = 1'-0" | 9

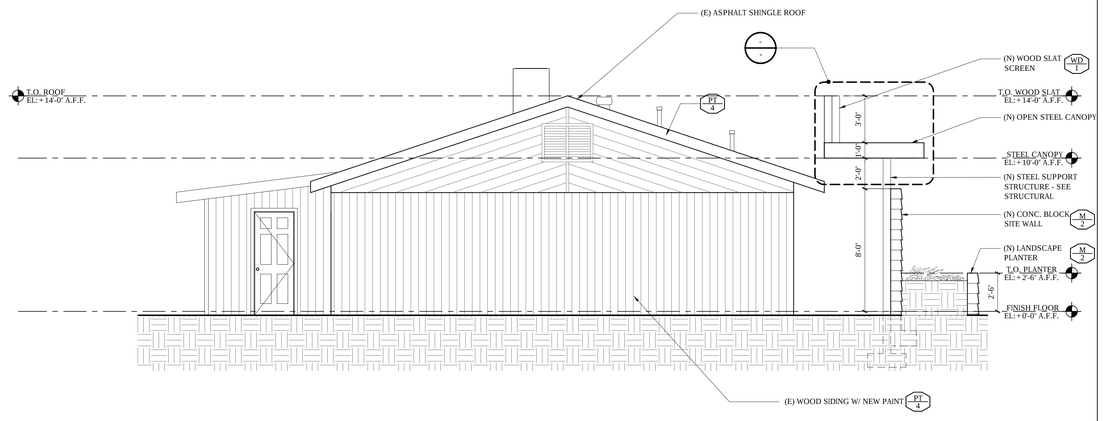
CONCRETE BLOCK M 1

CONCRETE BLOCK M 2

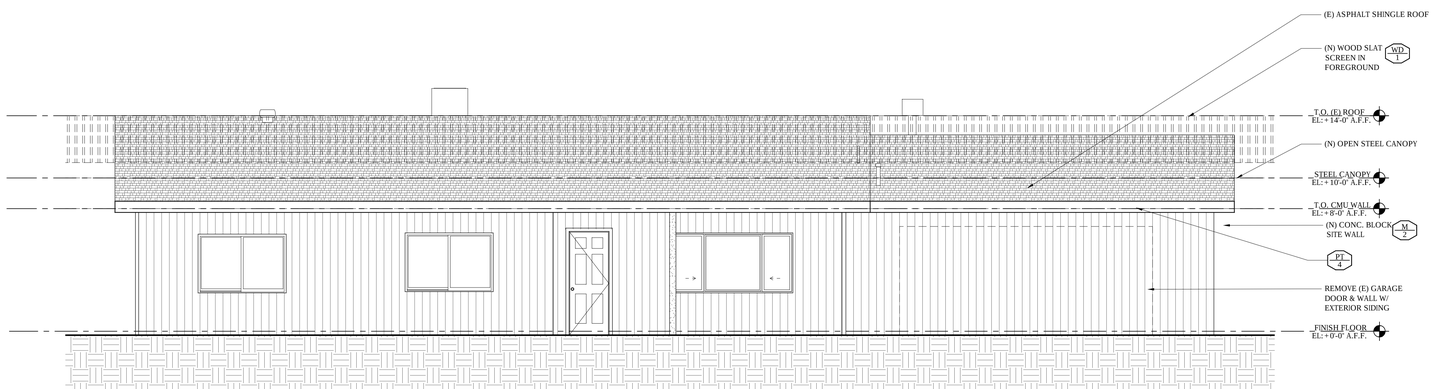
LEGEND | SCALE N.T.S. | 3



EXTERIOR BUILDING ELEVATION: SOUTH | SCALE 1/4" = 1'-0" | 8



EXTERIOR BUILDING ELEVATION: NORTH | SCALE 1/4" = 1'-0" | 2



EXTERIOR BUILDING ELEVATION: WEST | SCALE 1/4" = 1'-0" | 4

- G.C. TO COORDINATE SLOPED FACE CONCRETE BLOCK LOCATIONS & FLAT FACE CONCRETE BLOCK LOCATIONS AS NEEDED FOR MOUNTING CANOPIES & OTHER MOUNTING CONDITIONS
- BUILDING SIGNAGE IS SUBJECT TO THE APPROVAL OF A SEPARATE DESIGN REVIEW APPLICATION

GENERAL NOTES | SCALE N.T.S. | 1

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DRAWING ISSUES

NO.	ISSUE	DATE
1	PRELIMINARY SITE PLAN	05/17/21
2	SITE PLAN, REV 1	11/02/21
3	DD PROGRESS	12/03/21
4	DD PROGRESS	01/14/22
5	PLANNING SUBMITTAL NO.3	11/29/22
6	ADMIN. SITE PLAN REVIEW NO.4	06/21/24
7	ADMIN. SITE PLAN REVIEW NO.5	10/15/24
8	ADMIN. SITE PLAN REVIEW NO.6	02/03/25
9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

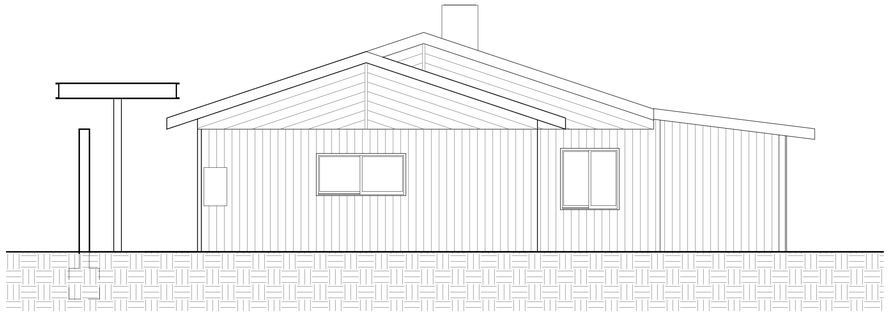
TITLE

EXTERIOR BUILDING
- BLDG C ELEVATIONS
(N) OFFICE USE
(CONVERSION/REMODEL OF HOUSE TO (N) OFFICE)

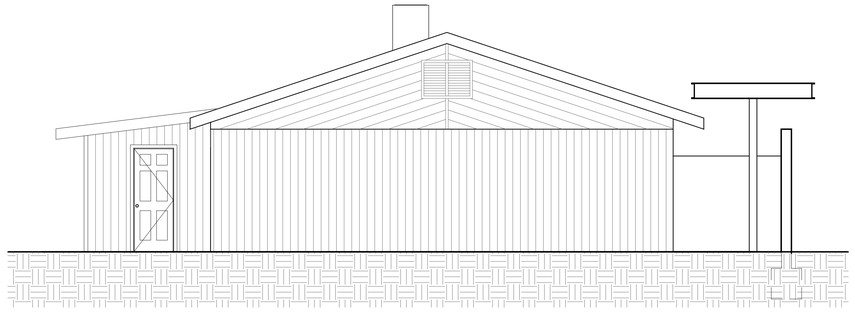
PROJECT 2105A
SCALE AS NOTED
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DATE

SHEET NUMBER A3-1.2

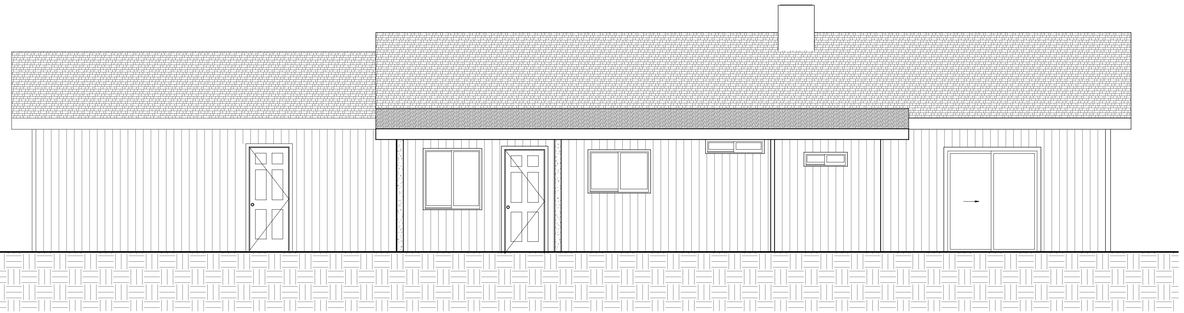
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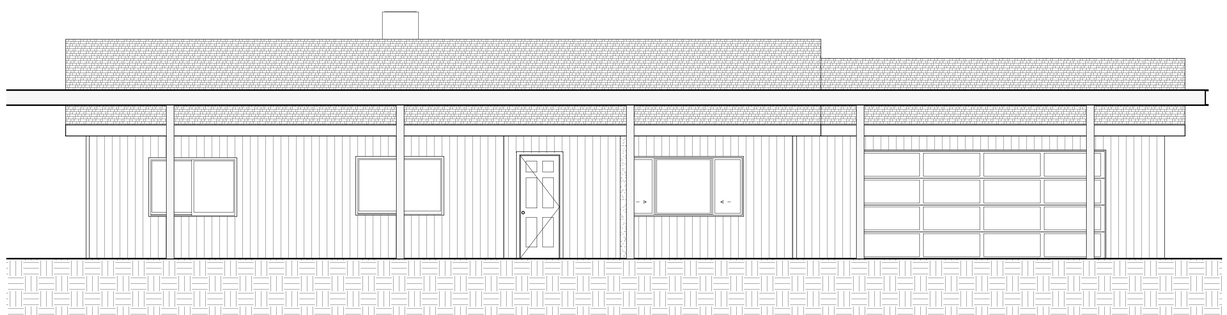
EXTERIOR BUILDING ELEVATION: SOUTH | SCALE 1/4" = 1'-0" | 6



EXTERIOR BUILDING ELEVATION: NORTH | SCALE 1/4" = 1'-0" | 5



EXTERIOR BUILDING ELEVATION: EAST | SCALE 1/4" = 1'-0" | 4



EXTERIOR BUILDING ELEVATION: WEST | SCALE 1/4" = 1'-0" | 3

CONCRETE BLOCK M1

CONCRETE BLOCK M2

LEGEND | SCALE N.T.S. | 2

- G.C. TO COORDINATE SLOPED FACE CONCRETE BLOCK LOCATIONS & FLAT FACE CONCRETE BLOCK LOCATIONS AS NEEDED FOR MOUNTING CANOPIES & OTHER MOUNTING CONDITIONS
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NOT FOR CONSTRUCTION

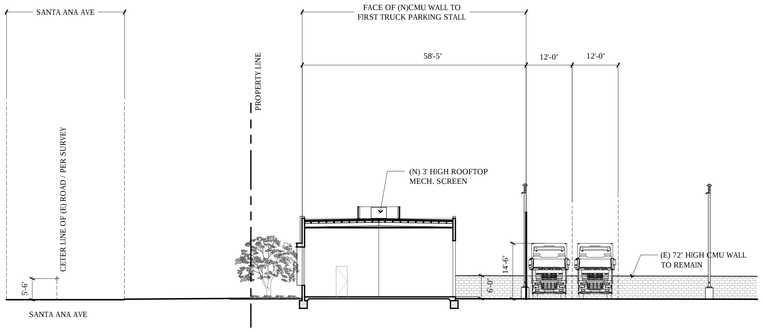
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EXISTING EXTERIOR

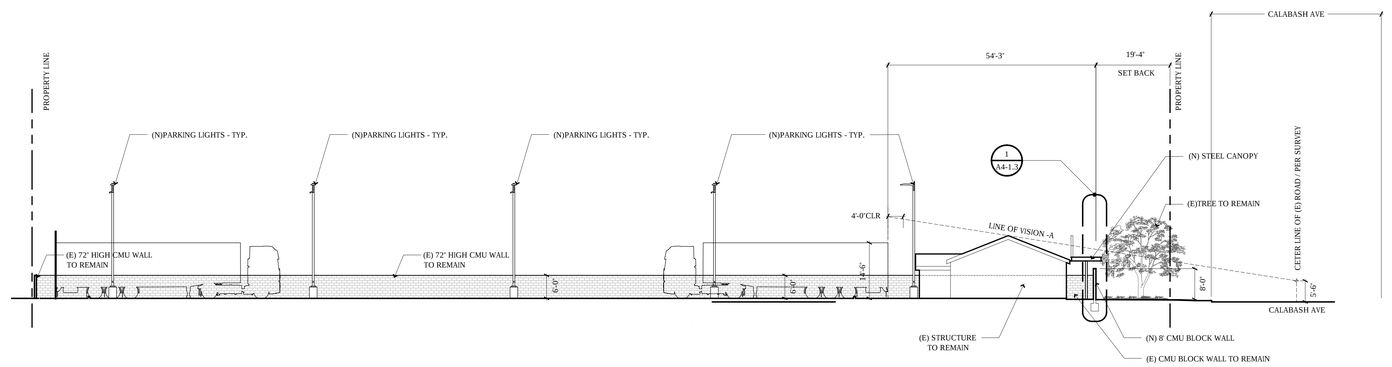
BUILDING ELEVATIONS

PROJECT 2105A
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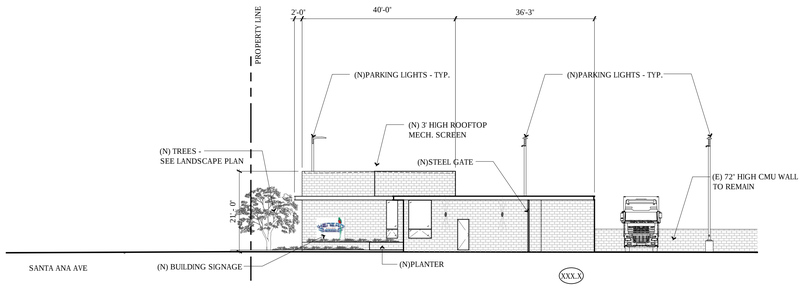
SHEET NUMBER A3-1.2



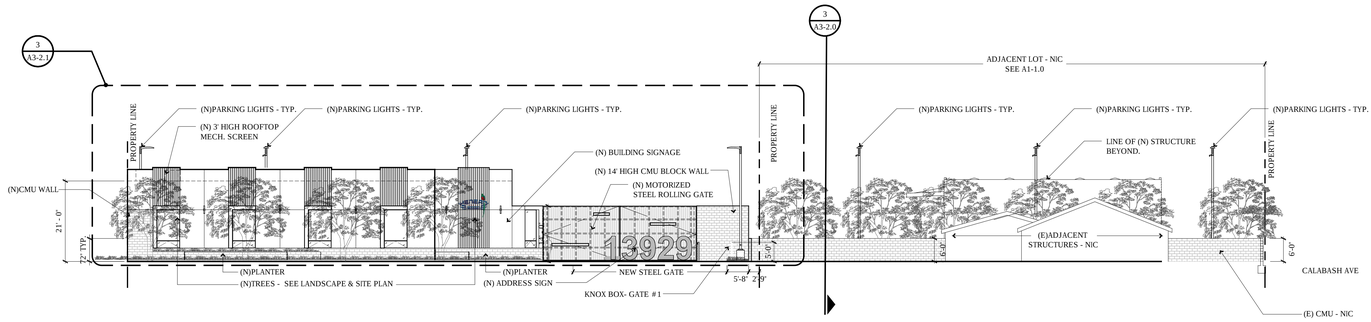
PARTIAL SITE SECTION / LIVE OF VISION DIAGRAM - SANTA ANA AVE. | SCALE 1/16" = 1'-0" | 5



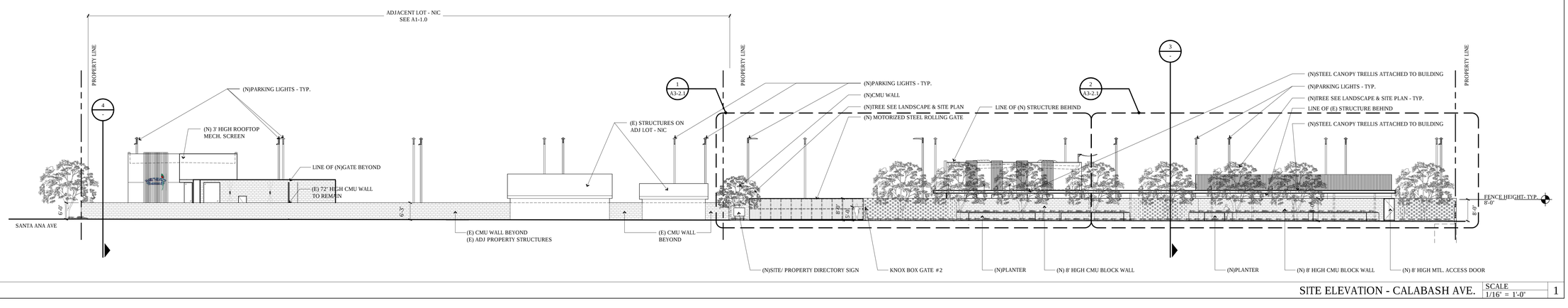
PARTIAL SITE SECTION / LIVE OF VISION DIAGRAM - CALABASH AVE. | SCALE 1/16" = 1'-0" | 3



SITE ELEVATION/ SECTION @ GATE/ GUARD HOUSE ENTRY | SCALE 1/16" = 1'-0" | 4



SITE ELEVATION - SANTANA AVE. | SCALE 1/16" = 1'-0" | 2



SITE ELEVATION - CALABASH AVE. | SCALE 1/16" = 1'-0" | 1

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NOT FOR CONSTRUCTION

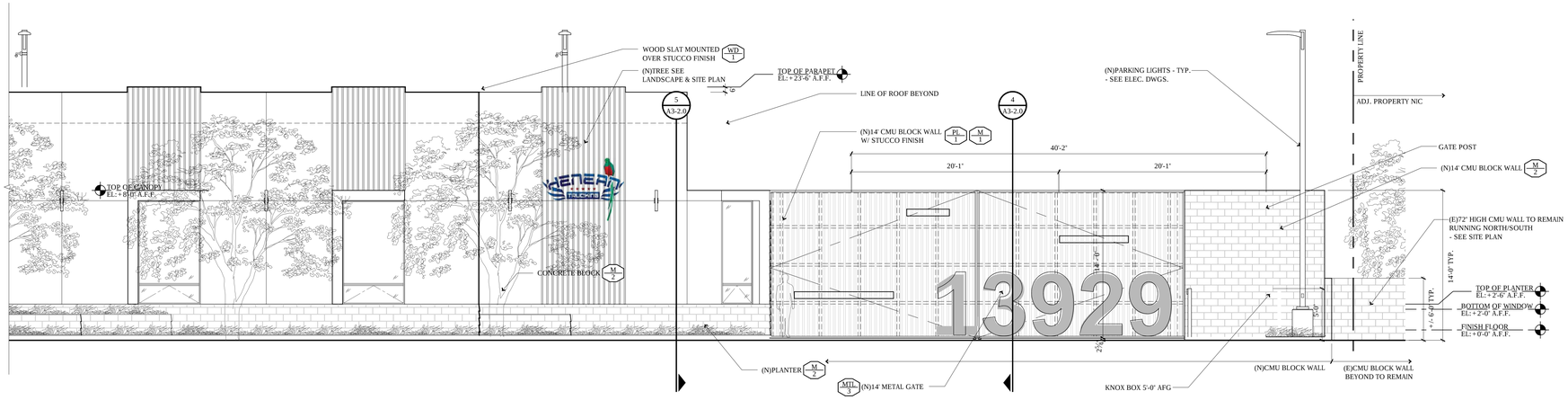
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OVERALL SITE ELEVATIONS

PROJECT 2105A
SCALE AS NOTED
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DATE

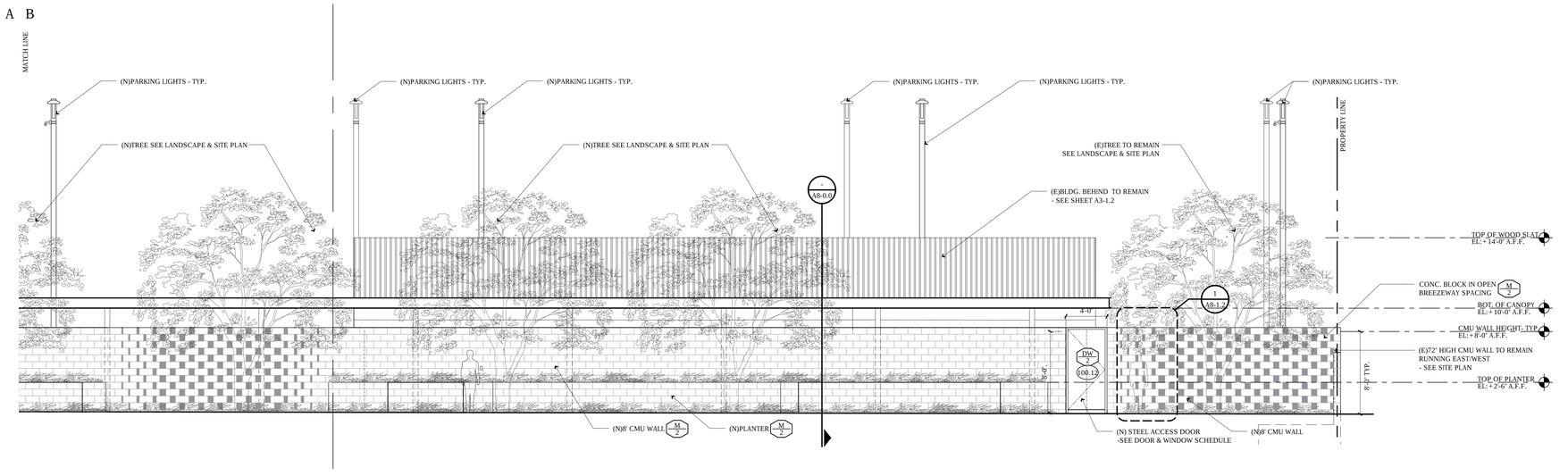
SHEET NUMBER A3-2.0

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NOTE: FOR BLDG 'B' FULL FACADE SEE A3-1.1

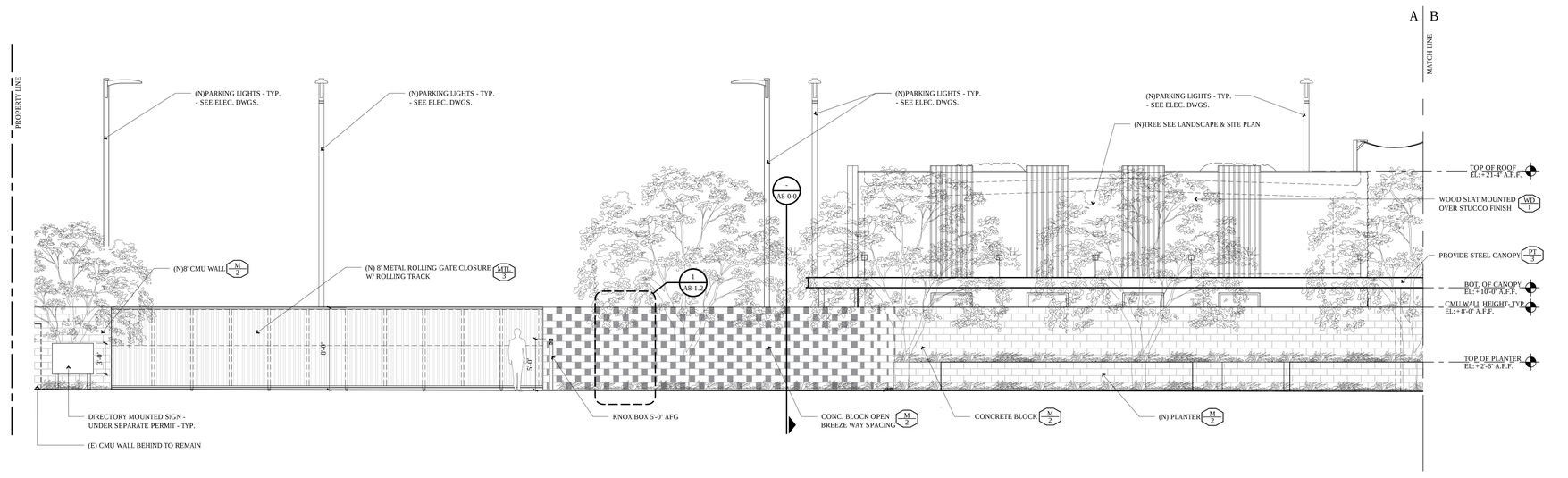
MAIN GATE ELEVATION - SANTANA AVE. | SCALE 3/16" = 1'-0" | 6



GATE ELEVATION - CALABASH AVE | SCALE 3/16" = 1'-0" | 5

CONCRETE BLOCK M 1
CONCRETE BLOCK M 2

LEGEND | SCALE N.T.S. | 2



GATE ELEVATION - CALABASH AVE. | SCALE 3/16" = 1'-0" | 4

- G.C. TO COORDINATE SLOPED FACE CONCRETE BLOCK LOCATIONS & FLAT FACE CONCRETE BLOCK LOCATIONS AS NEEDED FOR MOUNTING CANOPIES & OTHER MOUNTING CONDITIONS
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GENERAL NOTES | SCALE N.T.S. | 1

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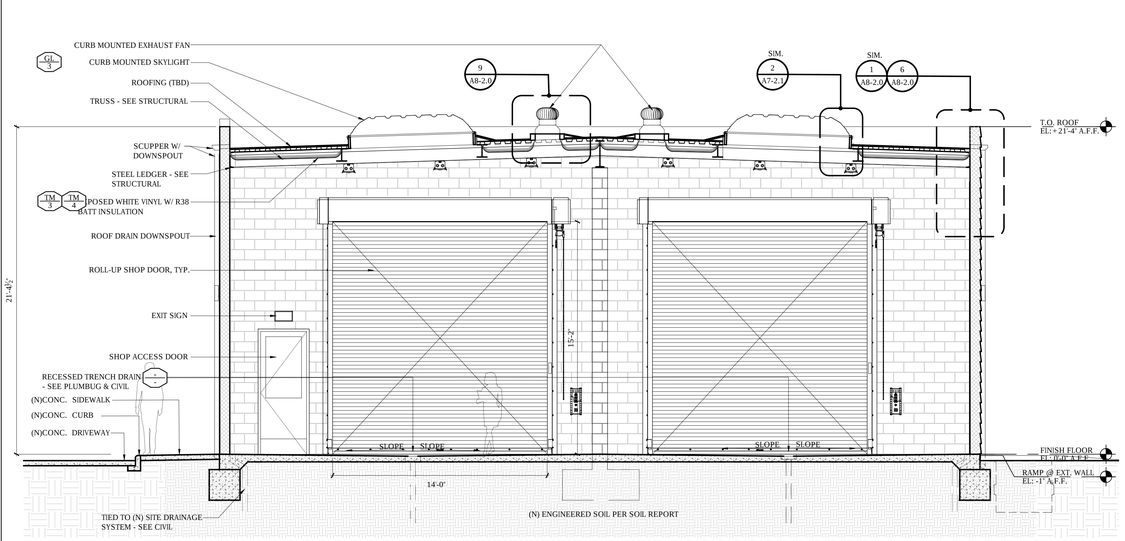
NO.	ISSUE	DATE
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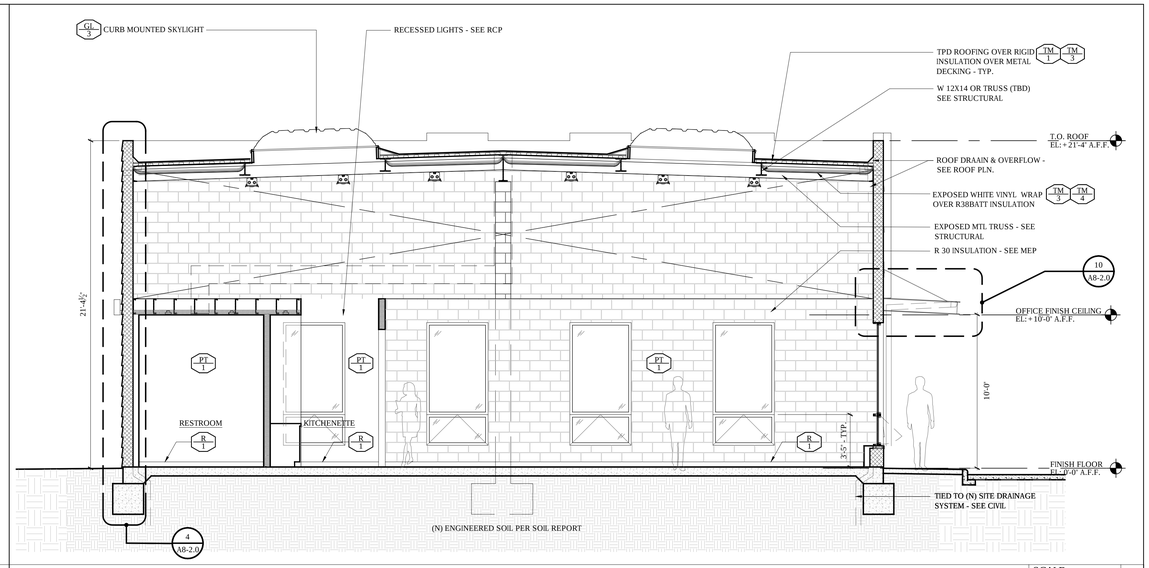
TITLE
ENLARGED
SITE ELEVATIONS

PROJECT 2105A
SCALE AS NOTED
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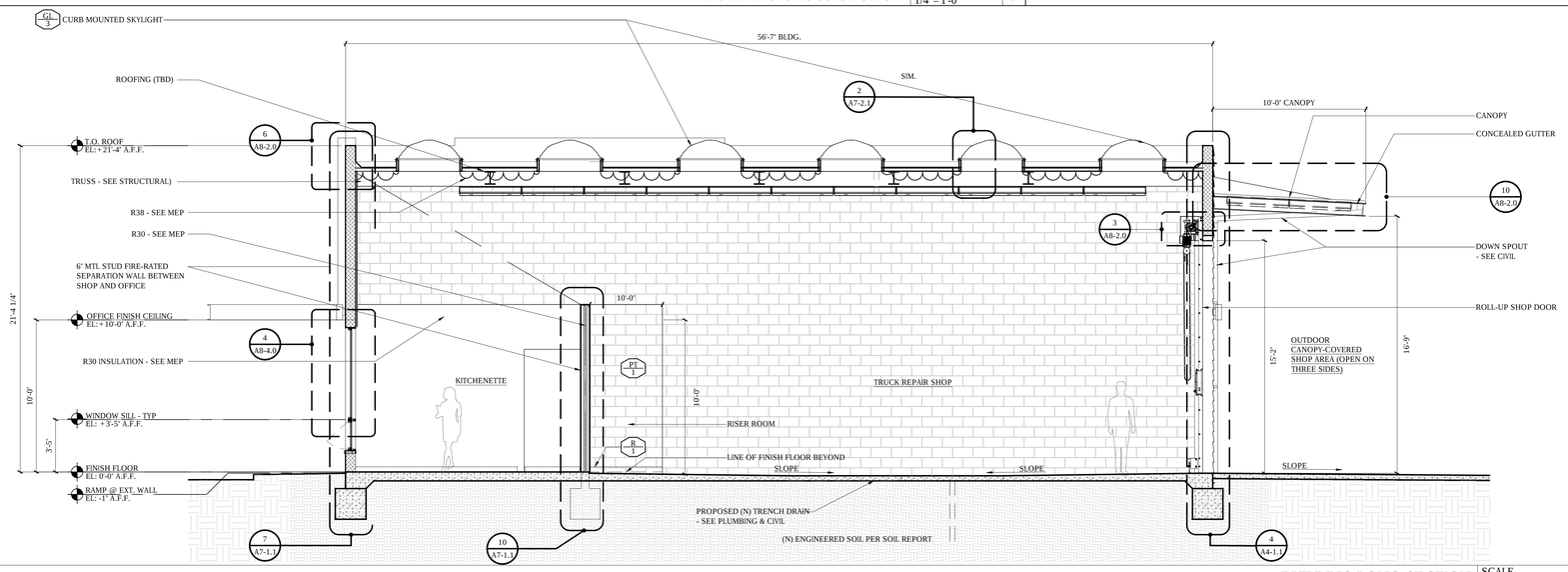
SHEET NUMBER
A3-2.1



BUILDING CROSS SECTION | SCALE 1/4" = 1'-0" | 9



BUILDING CROSS SECTION | SCALE 1/4" = 1'-0" | 3



BUILDING LONG SECTION | SCALE 1/4" = 1'-0" | 5

\- | SCALE N.T.S. | 2

\- | SCALE 1/4" = 1'-0" | 4

\- | SCALE N.T.S. | 1

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DRAWING ISSUES

NO.	ISSUE	DATE
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NOT FOR CONSTRUCTION

TITLE

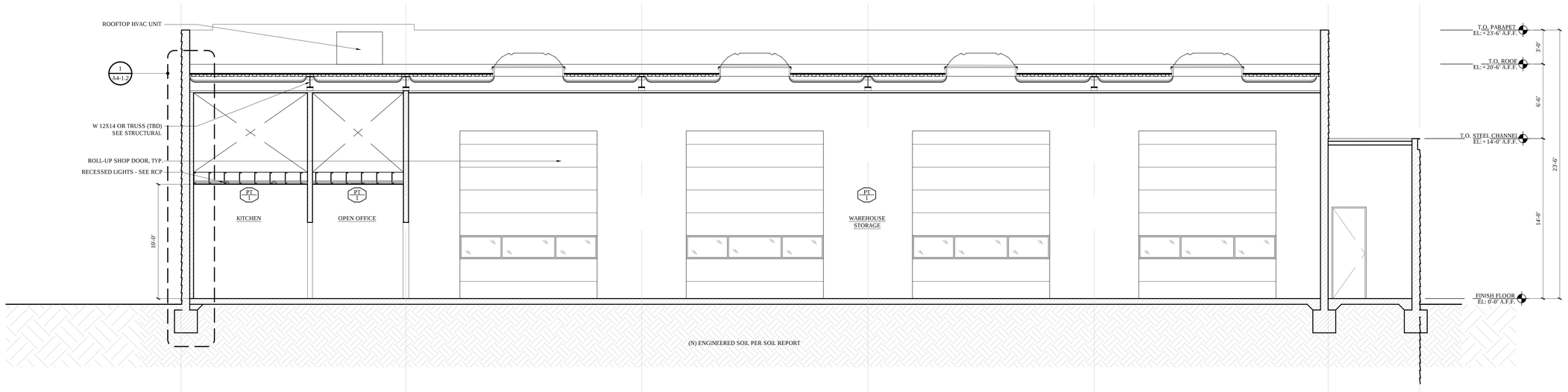
BUILDING SECTIONS

- BLDG A

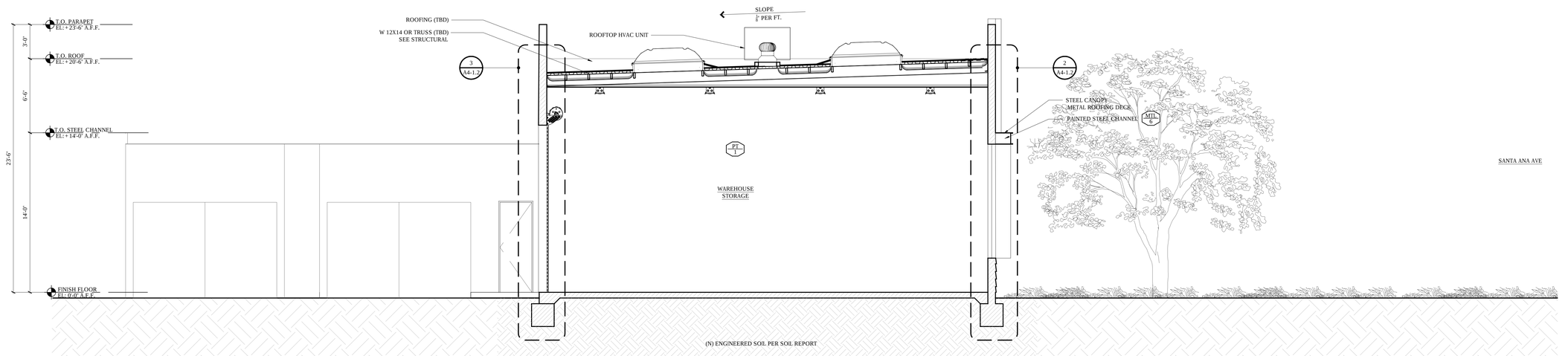
(N) TRUCK SHOP BUILDING

PROJECT 2105A
SCALE AS NOTED
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SHEET NUMBER A3-3.0



BUILDING LONG SECTION | SCALE 1/4" = 1'-0" | 2



BUILDING LONG SECTION | SCALE 1/4" = 1'-0" | 1

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10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

TITLE

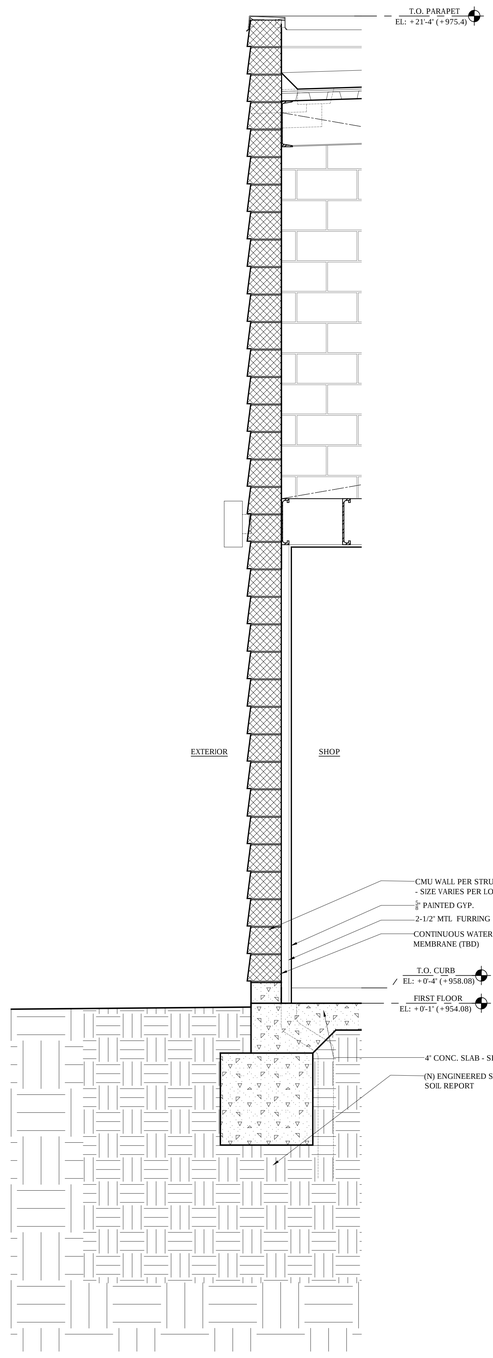
BUILDING SECTIONS- BLDG B

(N) OFFICE/STORAGE

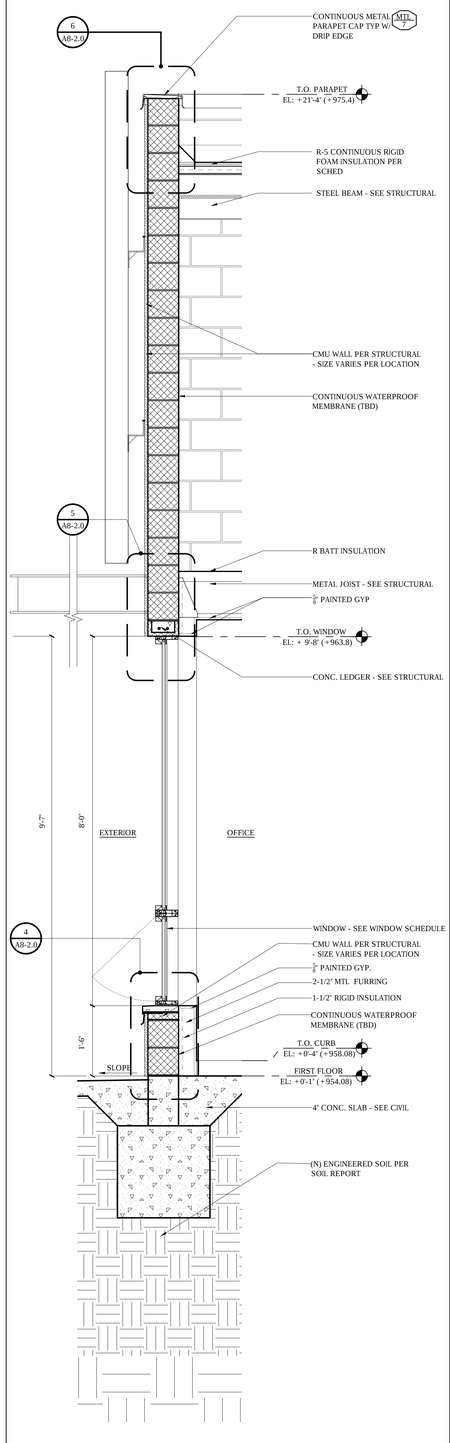
BUILDING

PROJECT 2105A
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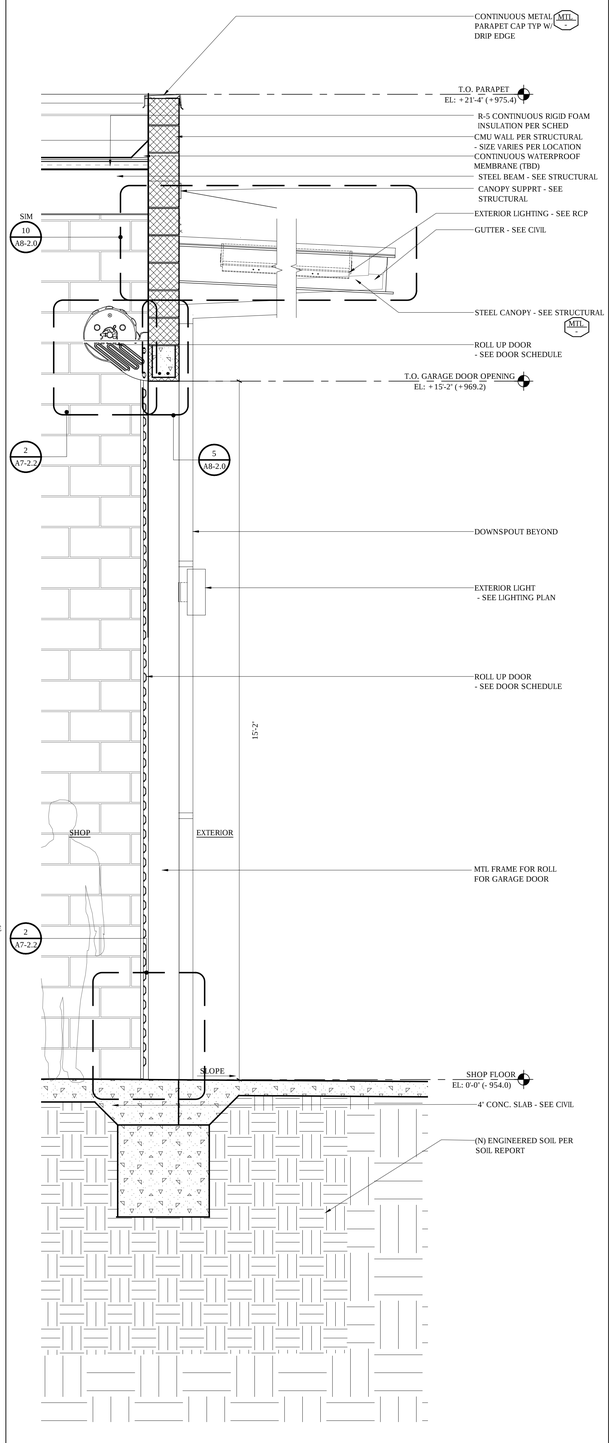
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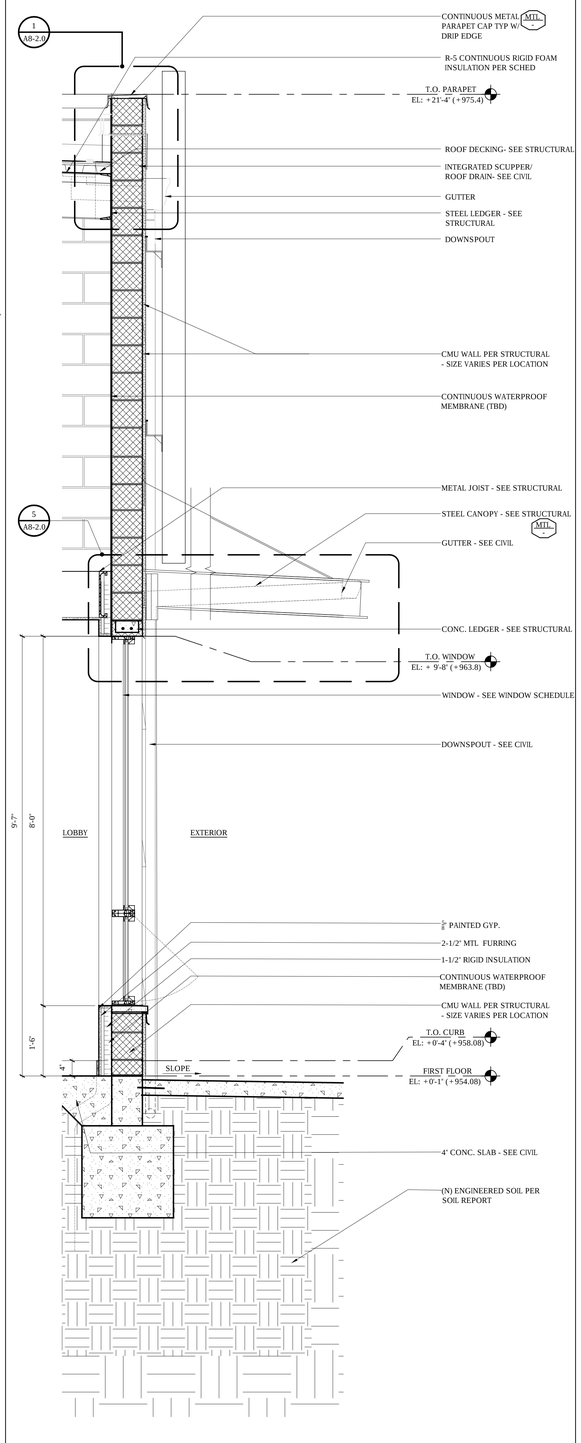
TYP. SLOPED CMU BLOCK WALL SECTION | SCALE 3/4" = 1'-0" | 10



WALL SECTION @ WEST WALL | SCALE 3/4" = 1'-0" | 7



WALL SECTION @ EAST WALL | SCALE 3/4" = 1'-0" | 4



WALL SECTION @ NORTH WALL | SCALE 3/4" = 1'-0" | 1

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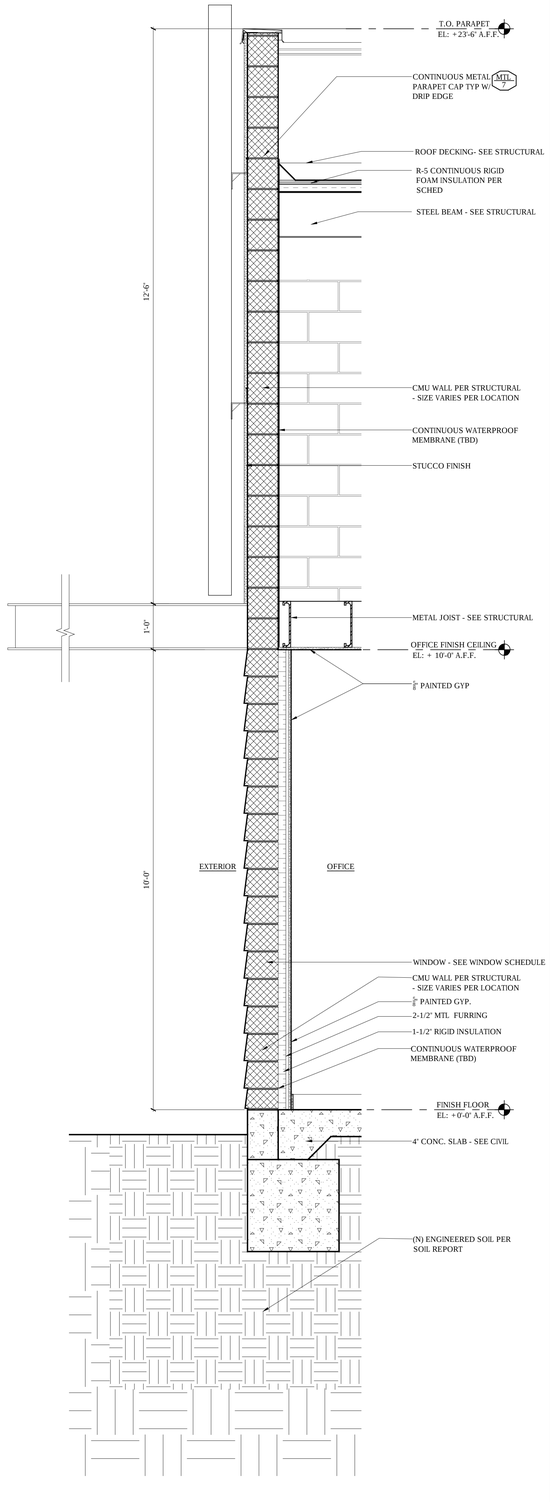
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WALL SECTIONS - BLDG A

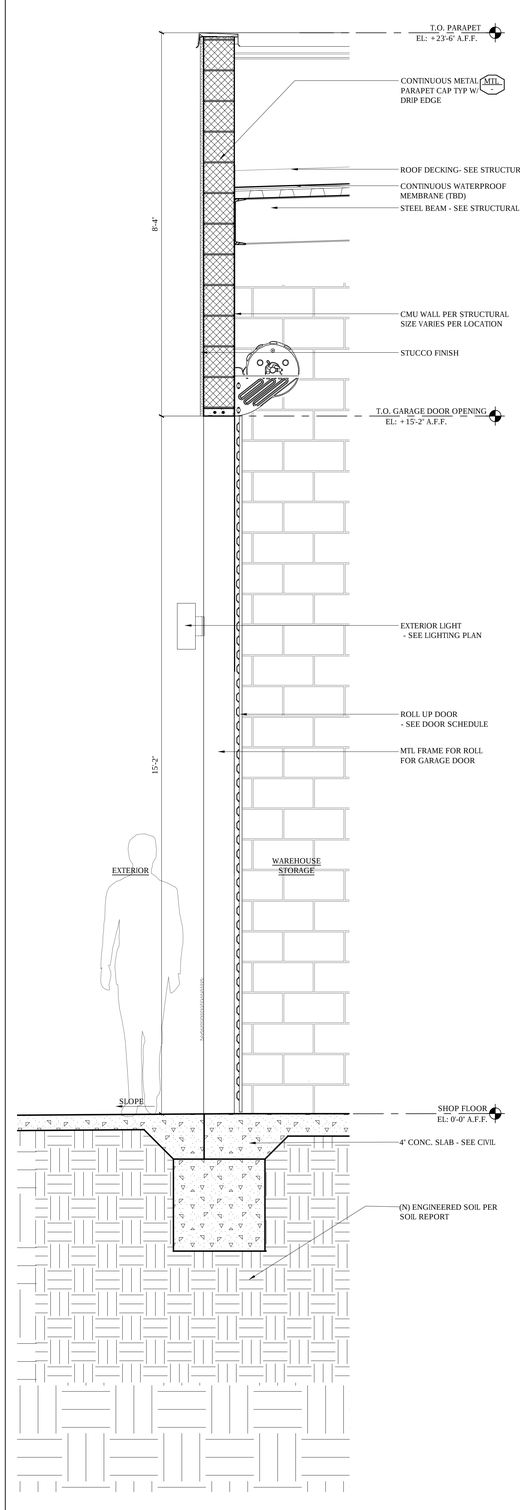
(N) TRUCK SHOP BUILDING

PROJECT 21054
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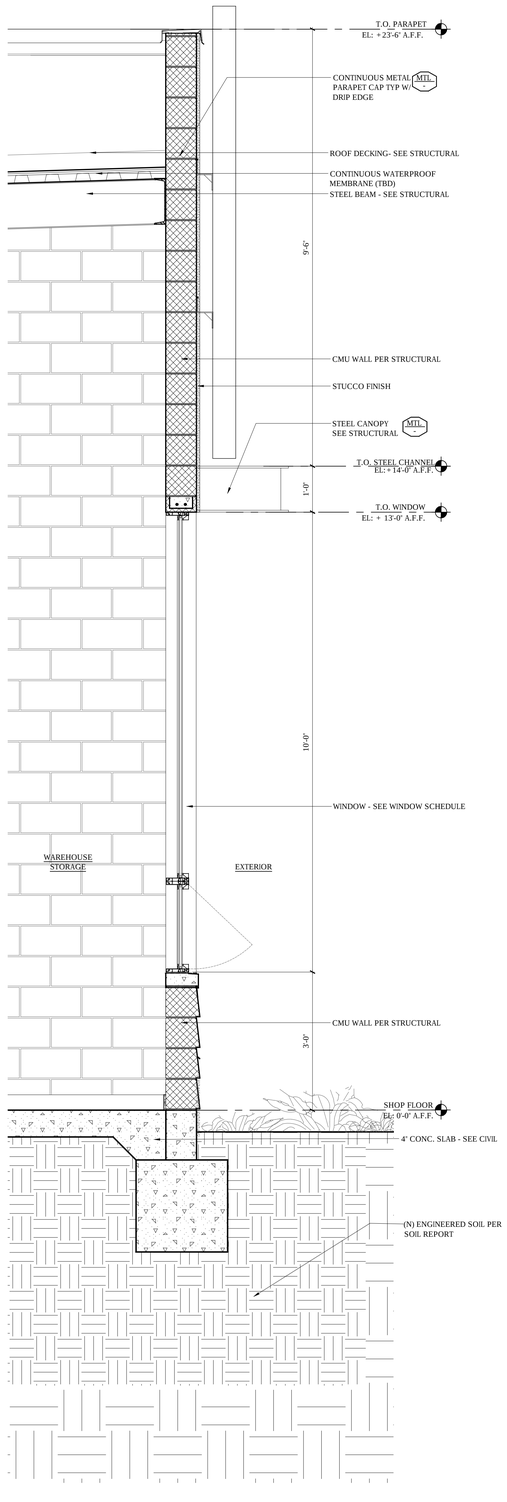
SHEET NUMBER A4-1.1



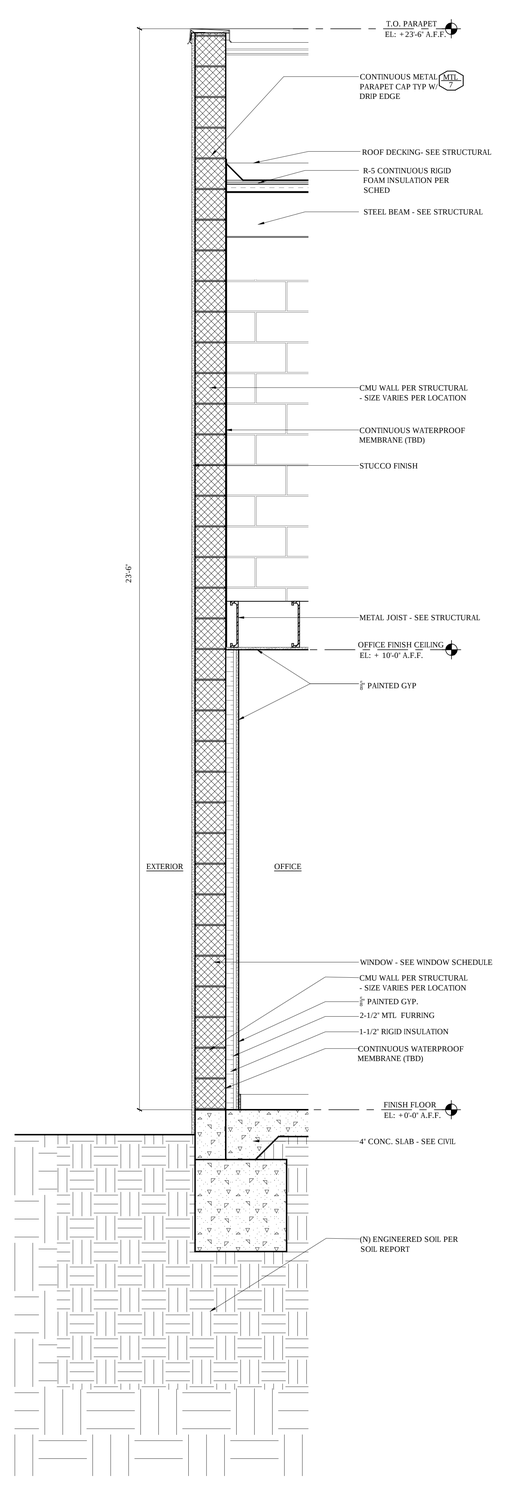
WALL SECTION @ SOUTH WALL | SCALE 3/4" = 1'-0" | 4



WALL SECTION @ SOUTH WALL | SCALE 3/4" = 1'-0" | 3



WALL SECTION @ NORTH WALL | SCALE 3/4" = 1'-0" | 2



WALL SECTION @ EAST WALL | SCALE 3/4" = 1'-0" | 1

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10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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TITLE

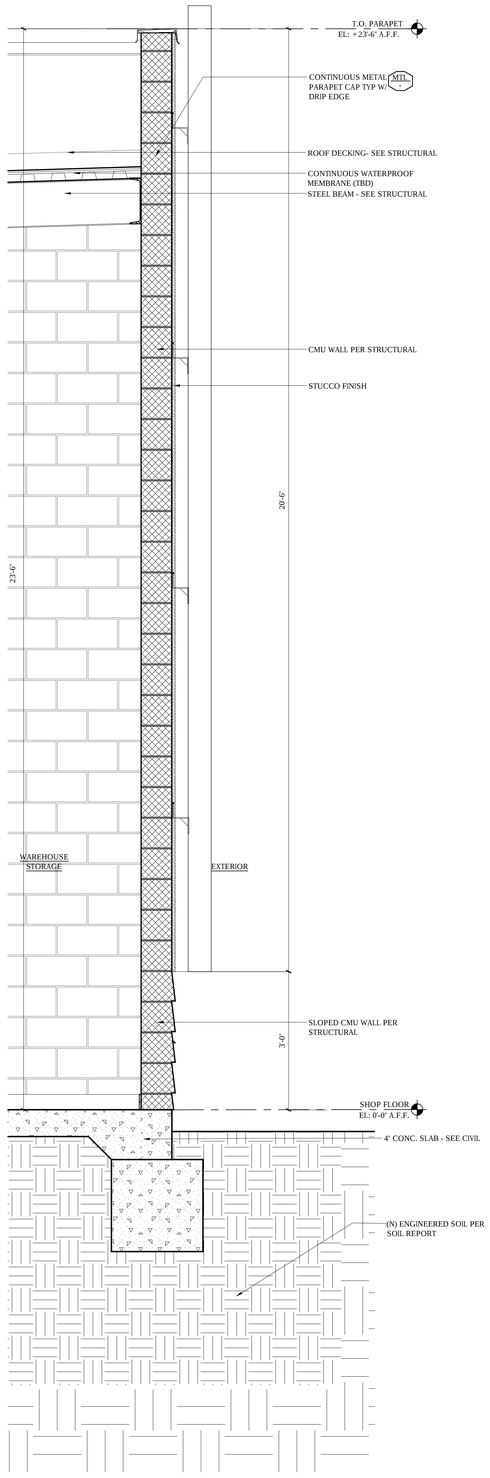
WALL SECTIONS - BLDG B

(N) OFFICE & STORAGE

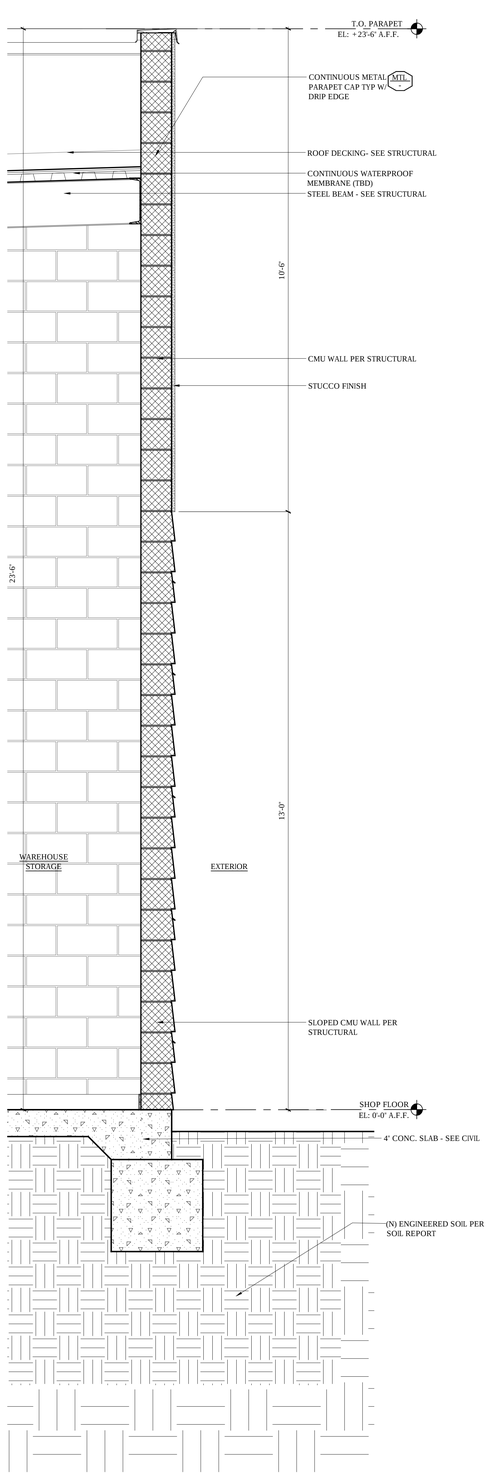
BUILDING

PROJECT 2105A
SCALE AS NOTED
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SHEET NUMBER A4-2.1

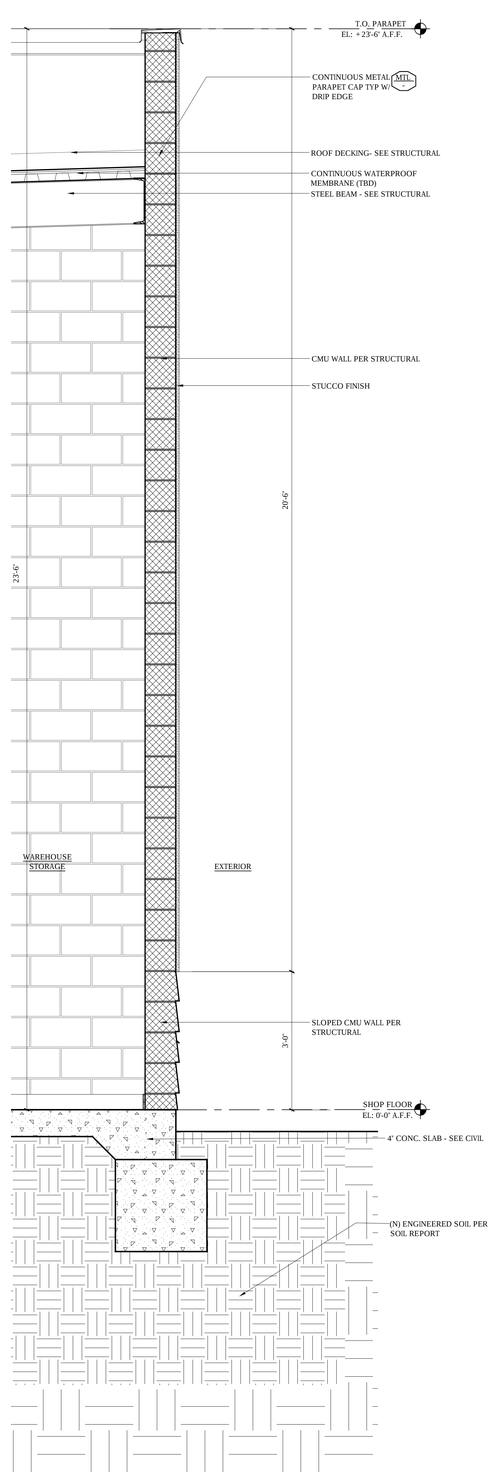


SCALE 3/4" = 1'-0" | 4



SCALE 3/4" = 1'-0" | 3

SLOPED CMU & STUCCO WALL SECTION 2 @ NORTH WALL | SCALE 3/4" = 1'-0" | 2



SLOPED CMU & STUCCO WALL SECTION 1 @ NORTH WALL | SCALE 3/4" = 1'-0" | 1

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FONTANA, CA 92337

DRAWING ISSUES

NO.	ISSUE	DATE
1	PRELIMINARY SITE PLAN	05/17/21
2	SITE PLAN, REV 1	11/02/21
3	DD PROGRESS	12/03/21
4	DD PROGRESS	01/14/22
5	PLANNING SUBMITTAL NO.3	11/23/22
6	ADMIN. SITE PLAN REVIEW NO.4	06/21/24
7	ADMIN. SITE PLAN REVIEW NO.5	10/15/24
8	ADMIN. SITE PLAN REVIEW NO.6	02/03/25
9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

NOT FOR CONSTRUCTION

TITLE

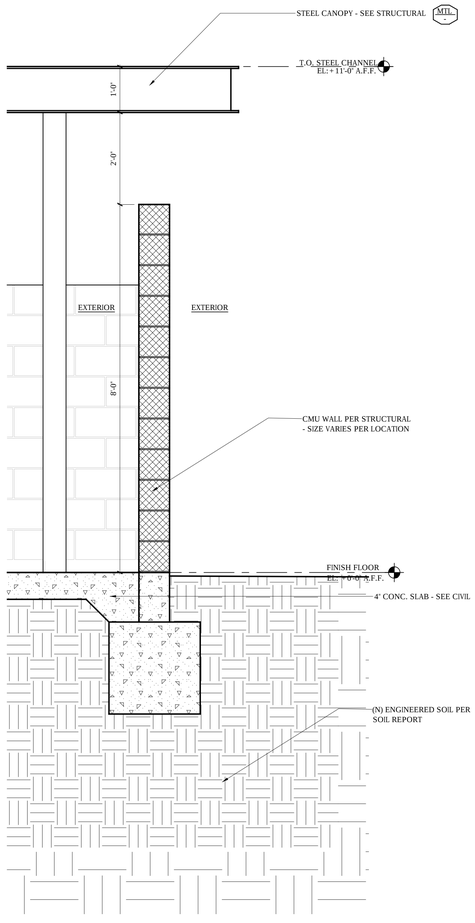
WALL SECTIONS - BLDG B

(N) OFFICE & STORAGE

BUILDING

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WALL SECTION @ WEST WALL | SCALE 3/4" = 1'-0" | 1

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10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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TITLE

WALL SECTIONS - BLDG C

(N) OFFICE USE

(CONVERSION/REMODEL HOUSE TO OFFICE)

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SYMBOLS	SPECIFICATIONS	SYMBOLS	SPECIFICATIONS	SYMBOLS	SPECIFICATIONS	SYMBOLS	SPECIFICATIONS
			DIVISION 8: DOOR & WINDOWS - HARDWARE		DIVISION 12: FURNISHINGS		DIVISION 1: GENERAL REQUIREMENTS
		GL-1	1/2" SAFETY GLASS SET IN STEEL ANGLE, CR LAURENCE, 10 2000 CRL CASCADE SYSTEM WWW.CRL-ARCH.COM/PRODUCT_PAGE/DOORS_ENTRANCES/GLASS_WALL_OFFICE_SYSTEMS.HTML#CASCADE	F-1	EXTERIOR GRADE DINING TABLE- BY OWNER	X-1	NOT USED
		DW-1	DOME SKYLIGHT				
		DW-2	1-3/4" METAL DOOR W/ CENTRAL LITE (INTERIOR DOOR)		DIVISION 13: SPECIAL CONSTRUCTION		DIVISION 2: SITE CONSTRUCTION
		DW-3	EXTERIOR DOOR IN METAL FRAME		NOT USED	SC-1	NOT USED
		DW-4	COMMERCIAL STEEL ROLL-UP DOOR	SP-1	CONCEALED CEILING ACCESS PANEL		
		DW-5	ALUMINUM STOREROOM DOOR W/ GLASS LITE W/ CLEARSTORY WINDOW ABOVE				DIVISION 3: CONCRETE
		DW-6	ALUMINUM FIXED WINDOW		DIVISION 14: CONVEYING SYSTEM	C-1	[N]5" CONC SLAB ON GRADE - SEE STRUCTURAL (BROOM FINISH)
		DW-7	ALUMINUM OPERABLE AWNING WINDOW		NOT USED	C-2	[N] 5" CONC SLAB ON GRADE - SEE STRUCTURAL (ETCHED EXPOSED AGGREGATE FINISH)
		HD-1	ESCUTCHEON PLATE & KEYED ENTRY FOR EXTERIOR SWING DOOR - TBD			C-3	[N] 5" CONC SLAB ON GRADE - PARKING LOT - SEE CIVIL DWG
		HD-2	PASSAGE DOOR LEVER - W/ PRIVACY PIN WHERE OCCURS - TBD		DIVISION 22: PLUMBING	C-4	[N] CONC. SIDEWALK - SEE CIVIL DWG
		HD-3	DEAD BOLT - TBD	PF-1	WALL-HUNG LAVATORY - KOHLER SOHO (ADA COMPLIANT)		
		HD-4	SELF CLOSING & SELF LATCHING HARDWARE - TBD	PF-2	LAVATORY FAUCET - KOHLER - GOOSENECK TOUCHLESS (ADA COMPLIANT)		DIVISION 4: MASONRY
		HD-5	DOOR HINGES - STANDARD BRUSHED STAINLESS	PF-3	KOHLER TOILET, WELLWORTH CLASSIC - K-3575-RA WWW.US.KOHLER.COM	M-1	TYP CONCRETE BLOCK (8"X8"X12")
		HD-6	CABINET PULLS - STAINLESS STEEL - TBD	PF-8	KITCHEN FAUCET, PURIST, K-7507 WWW.US.KOHLER.COM	M-2	SPECIALTY CONCRETE BLOCK (8"X8"X12") - SLOPED FACED
		GL-1	1" INSULATED GLASS, LOW-E, (WINDOWS)	PF-9	UNDERMOUNT KITCHEN SINK, PURIST, K-7507 WWW.US.KOHLER.COM	M-3	BREEZE BLOCK
		GL-2	1" INSULATED TEMPERED GLASS, LOW-E (EXTERIOR DOORS / VERTICAL)	PF-10	CHRONOMITE INSTANT-FLOW C-MICRO MODEL #CN-20L/240 - INSTAHOT WATER HEATER		
		GL-3	FROSTED DOME SKYLIGHT - 4' X 8' - VELUX				DIVISION 5: METAL
		GL-4	TEMPERED GLASS BATHROOM MIRRORS		DIVISION 23: MECHANICAL	MTL-1	PAINTED METAL ROOF PARAPET CAP
		--	EXTERIOR METAL GATE OPENER	EF-1	ROOF MOUNTED WAREHOUSE EXHAUST FAN - COOK : 120HLC-B, 1300CFM, WITH MOUNTING CURB, BACKDRAFT DAMPER AND MESH SCREEN. PROVIDE THERMOSTAT TO START FAN ON TEMP RISE.	~~MTL-2~~	~~NEW SITE FENCING - DESIGN MASTER "CLASSIC" 8FT HIGH - BLACK #900~~
				EF-2	CMF PRO SERIES 300 CMF CEILING BATHROOM EXHAUST - SEE MECH	MTL-3	SITE GATES & ROLLING GATES - DESIGNMASTER "CLASSIC" 14FT HIGH FENCING - BLACK #9004
				HVAC-1	TYP. ROOF MOUNTED PACKAGE UNIT - SEE MECH	MTL-4	12" HIGH - STAINLESS STEEL ADDRESS NUMBERS - FONT T.B.D. (SEE SAN BERNARDINO FPS - ARABIC 4"MIN.)
			DIVISION 9: FINISHES	--	METAL GATE OPENER- SEE DOOR & WINDOW SCHEDULE	MTL-6	EXPOSED STEEL PAINTED STEEL CHANNEL - SEE STRUCTURAL
		PT-1	BENJAMIN MOORE - AURA - SIMPLY WHITE - EGG SHELL			MTL-7	PAINTED METAL CANOPY/ROOF DECKING - COLOR TBD
		PT-2	BENJAMIN MOORE - AURA - SIMPLY WHITE - SEMI-GLOSS		DIVISION 26: LIGHTING	MTL-8	SQUARE STEEL BOLLARD - PAINTED
		PT-3	EXPOSED STEEL PAINT - FLAME OFF FIRE BARRIER INTUMESCENT 2HR FIRE RATED PAINT - ESR-3874 W/ DARK BRONZE TOPCOAT PAINT TO MATCH WINDOW FRAMES	LT-1	TYP. RECESSED LED DIMMABLE DOWNLIGHT	MTL-9	RECTANGULAR STEEL DOWN SPOUT- COLOR TBD
		PL-1		LT-2	FLUSH MOUNTED EXT. - WET CONDITION - LINEAR LED DOWN LIGHT - SELUX M1 - L60WR_SS , 3500K - LENGTHS VARY SEE RCP	MTL-10	METAL ADDRESS NUMBER & SIGNAGE (SEE SAN BERNARDINO FPS - ARABIC 4"MIN.)
		ST-1	KITCHENETTE CORNER TOPS & BACKSPLASH - CESAR STONE QUARTS OR SIMILAR - COLOR TBD	~~LT-4~~	~~FLUSH MOUNT IN-GROUND EXTERIOR LED UPLIGHT - MP LIGHTING: L05-3-W353H-N-F-0-S-MA, 3500K~~		
		R-1	4" RUBBER COVED BASE BOARD (COLOR TBD)	LT-5	EXTERIOR SECURITY LED FLOOD LIGHTS - WESTGATE: SL-20W-BZ-30K, 3000K		DIVISION 6: WOOD & PLASTICS
				LT-6	SURFACE MOUNTED UNDERCABINET LED STRIP LIGHT - CORE ALUSF_COMP, 3000K	WD-1	NOT USED
			DIVISION 10: SPECIALTIES	LT-7	INTERIOR TASK LIGHT WITH BACK UP GENERATOR	R-1	RUBBER COVED BASE BOARD - (COLOR TBD)
		CM-1	CARBON MONOXIDE SMOKE DETECTOR	LT-8	EXTERIOR WALL SCONCE CALIBER LED		
				LT-9	EXIT SIGN		DIVISION 7: THERMAL & MOISTURE PROTECTION
			DIVISION 11: EQUIPMENT	LT-10	BACKLIT ADDRESS LETTERS	TM-1	PVC SINGLE PLY 80 BRAND ROOFING
			NOTE: ALL APPLIANCES TO BE FURNISHED BY OWNER, AND INSTALLED BY CONTRACTOR. VERIFY ALL APPLIANCES WITH OWNER PRIOR TO INSTALLATION AND ORDER	LT-11	LIGHTING FOR MONUMENT DIRECTORY SIGN- IF NEEDED	TM-2	R-19 THERMAL / ACOUSTIC BATT INSULATION
		EQ-1	400 GAL OIL STORAGE TANK - BY OWNER	LT-12	LANDSCAPE LIGHTING	TM-3	R-MAX TSX-8500 - R-38 RIGID FOAM ROOF INSULATION
		EQ-2	REFRIGERATOR - TBD - BY OWNER			TM-4	EXPOSED WHITE VINYL WRAP OVER BATT INSULATION - TBD
		EQ-3	36" AND 42" S.S. ADA GRAB BAR - BOBRICK - B-5806		DIVISION 32: EXTERIOR IMPROVEMENTS	TM-5	OWNS CORNING - ECOTOUCH PINK FIBERGLAS - ACOUSTIC BATT INSULATION - R-13 - WALL INSULATION TO BE STC 40 MIN TYP. SEE WALL ASSEMBLY GA# WP 3241- DTL 7/A7-1.0
		EQ-4	SURFACE MOUNTED TOILET PAPER DISPENSER - BOBRICK - B-2888	SD-2	MAXWELL IV DRYWELL - SEE CIVIL DWGS FOR MORE INFO		
		EQ-5	RECESSED TOILET SEAT COVER DISPENSER - BOBRICK - B-3013	SD-8	NDS PRO - TRAFFIC RATED 6" TRENCH DRAIN OR APPROVED EQUAL		
		EQ-6	SURFACE MOUNTED SOAP DISPENSER - BOBRICK B-4112				
		EQ-9	WALL MOUNTED MIRROR - BOBRICK B-165				
		EQ-10	RECESSED PAPER TOWEL DISPENSER W/ TRASH - BOBRICK B-3944				
		EQ-12	RECESSED SANITARY NAPKIN DISPENSERS - BOBRICK B-35303				
		EQ-13	ROLL UP DOOR MECHANICAL OPERATOR by Commercial Door Co.				

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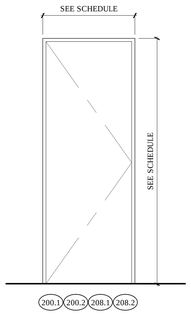
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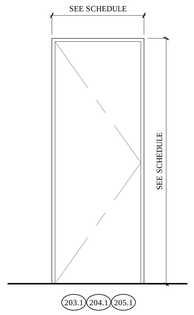
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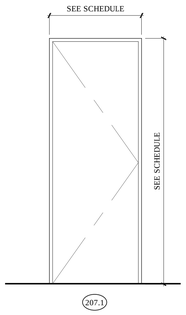
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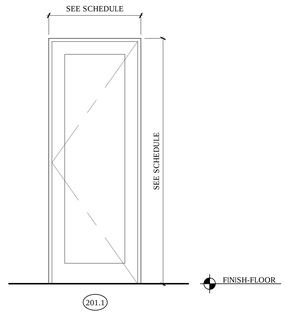
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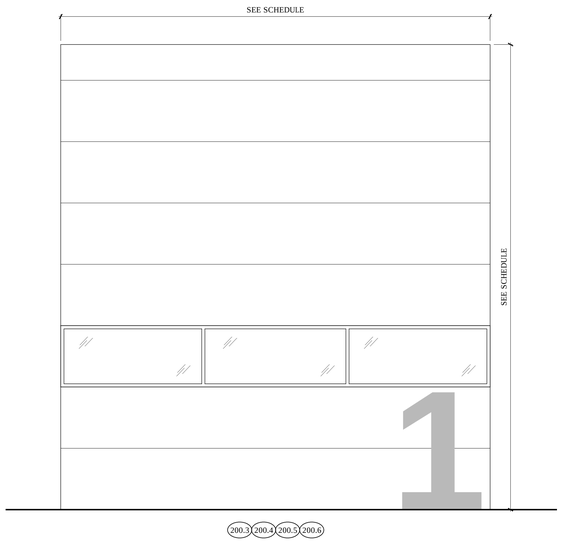
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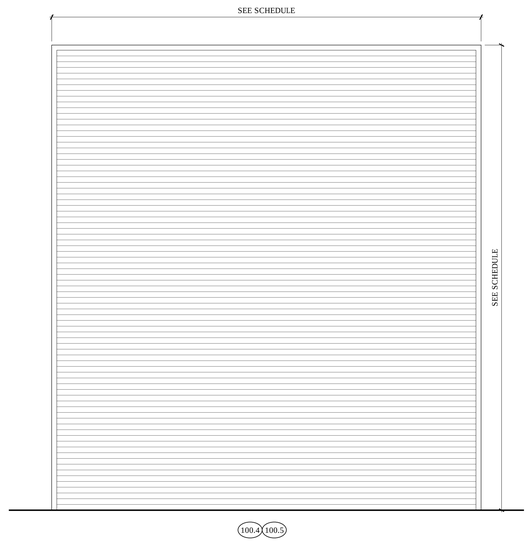


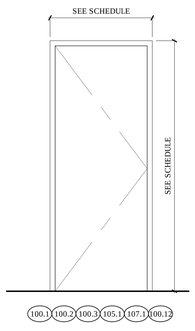


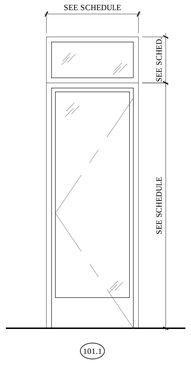


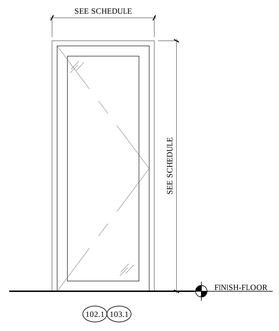




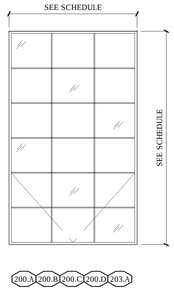


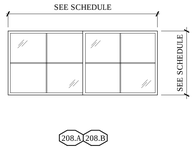


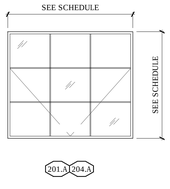


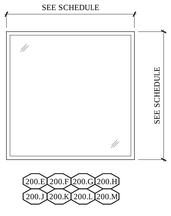


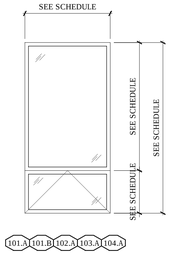
DOOR TYPES | SCALE N.T.S. | 8











WINDOW TYPES | SCALE N.T.S. | 7

DOOR SCHEDULE

LEGEND
SGL: SINGLE ACTING DOOR
PR: PAIR
TRI: THREE SINGLE ACTING DOORS
RU: ROLL-UP
IRU: INTERIOR ROLL-UP
HMD: HOLLOW METAL DOOR
SCWD: SOLID CORE WOOD DOOR
HM: STEEL DOOR
AL: ALUMINUM DOOR
RRU: RATED ROLL-UP
OSD: OVERHEAD SECTIONAL DOOR
SLDR: SLIDER
SFD: STOREFRONT DOOR
HMF: HOLLOW METAL FRAME
ALF: ALUMINUM FRAME
SP: SPECIAL
GL: TEMPERED SAFETY GLASS

ROOM NAME	DOOR NUMBER	DOOR TYPE	DOOR OPENING		THICK-NESS	DOOR MATERIAL	FRAME MATERIAL	DETAILS			RATED DOOR	HARDWARE	REMARKS
			WIDTH	HEIGHT				HEAD	JAMB	SILL			
REPAIR SHOP	100.1	SGL	3' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	-	-	METAL DOOR IN METAL FRAME W/ SELF CLOSER DW-2
REPAIR SHOP	100.2	SGL	3' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	-	-	METAL DOOR IN METAL FRAME W/ SELF CLOSER DW-2
SHOP RESTROOM	106.1	SGL	3' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	1HR	-	METAL DOOR IN METAL FRAME W/ SELF CLOSER DW-2
REPAIR SHOP	100.4	RU	14' - 0"	15' - 2"	-	METAL	METAL	-	-	-	-	-	ELECTRIC OPERATED ROLL-UP DOOR DW-4
REPAIR SHOP	100.5	RU	14' - 0"	15' - 2"	-	METAL	METAL	-	-	-	-	-	ELECTRIC OPERATED ROLL-UP DOOR DW-5
KITCHENETTE	100.3	SGL	3' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	1HR	-	METAL DOOR IN METAL FRAME W/ SELF CLOSER DW-2
RECEPTION	101.1	SGL	3' - 0"	8' - 0"	1-3/4"	ALUMN	ALUMN	-	-	-	-	-	ENTRY DOOR W/ AUTOMATIC CLOSER - ALUM STOREFRNT STYLE ENTRY DOOR W/ CENTER GLASS LITE DW-3
OFFICE	102.1	SGL	3' - 0"	8' - 0"	1-3/4"	WD	ALUMN	-	-	-	-	-	CENTRAL GLASS LITE DW-6
OFFICE	103.1	SGL	3' - 0"	8' - 0"	1-3/4"	WD	ALUMN	-	-	-	-	-	CENTRAL GLASS LITE DW-6
OFF. RESTROOM	105.1	SGL	3' - 0"	8' - 0"	1-3/4"	SOLID CORE WD	ALUMN	-	-	-	-	-	METAL DOOR IN METAL FRAME DW-2
RISER ROOM	107.1	SGL	3' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	-	-	METAL DOOR IN METAL FRAME W/ SELF CLOSER DW-2
													METAL DOOR IN METAL FRAME W/ FIXED SECURITY WINDOW W/ SELF CLOSER DW-2
ACCESS DOOR	100.12	SGL	4' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	-	-	METAL DOOR IN METAL FRAME DW-2
OPEN OFFICE	203.1	SGL	3' - 0"	8' - 0"	1-3/4"	WD	ALUMN	-	-	-	-	-	CENTRAL GLASS LITE DW-6
CONF. ROOM	204.1	SGL	3' - 0"	8' - 0"	1-3/4"	WD	ALUMN	-	-	-	-	-	CENTRAL GLASS LITE DW-6
OFFICE	205.1	SGL	3' - 0"	8' - 0"	1-3/4"	WD	ALUMN	-	-	-	-	-	CENTRAL GLASS LITE DW-6
RESTROOM	207.1	SGL	3' - 0"	8' - 0"	1-3/4"	SOLID CORE WD	ALUMN	-	-	-	-	-	METAL DOOR IN METAL FRAME DW-2
RECEPTION	201.1	SGL	3' - 0"	8' - 0"	1-3/4"	ALUMN	ALUMN	-	-	-	-	-	ENTRY DOOR W/ AUTOMATIC CLOSER - ALUM STOREFRNT STYLE ENTRY DOOR W/ CENTER GLASS LITE DW-3
WAREHOUSE	200.1	SGL	3' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	-	-	METAL DOOR IN METAL FRAME W/ SELF CLOSER DW-2
WAREHOUSE	200.2	SGL	3' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	-	-	METAL DOOR IN METAL FRAME W/ SELF CLOSER DW-2
GUARD SHACK	208.1	SGL	3' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	-	-	METAL DOOR IN METAL FRAME W/ SELF CLOSER DW-2
ACCESS DOOR	208.2	SGL	3' - 0"	8' - 0"	1-3/4"	METAL	METAL	-	-	-	-	-	METAL DOOR IN METAL FRAME DW-2
WAREHOUSE	200.3-6	E	14' - 0"	15' - 0"	1 3/4"	HM	HMF	-	-	-	-	-	(N) LOADING DOCK ROLL-UP DOOR, DW-1

WINDOW SCHEDULE

LEGEND
CLR: CLEAR
CT: CLEAR TEMPERED
CL: CLEAR LAMINATED
CTL: CLEAR TEMPERED LAMINATED
CA: CLEAR ANODIZED
NA: NOT APPLICABLE
IRREG: IRREGULAR
FR: FROSTED
TR: TRANSOM

ROOM NAME	WINDOW NUMBER	WINDOW TYPE	WINDOW OPENING		GLAZING TYPE	FRAME MATERIAL	OPER.	DETAILS			FIRE ASSEM.	REMARKS
			WIDTH	HEIGHT				HEAD	JAMB	SILL		
RECEPTION	101.A		4' - 0"	8' - 0"		ALUMINUM	FIXED/ OPER.	-	-	-		- DW-8
RECEPTION	101.B		4' - 0"	8' - 0"		ALUMINUM	FIXED/ OPER.	-	-	-		- DW-8
OFFICE	102.A		4' - 0"	8' - 0"		ALUMINUM	FIXED/ OPER.	-	-	-		- DW-8
OFFICE	103.A		4' - 0"	8' - 0"		ALUMINUM	FIXED/ OPER.					- DW-8
KITCHENETTE	104.A		4' - 0"	8' - 0"		ALUMINUM	FIXED/ OPER.	-	-	-		- DW-8
SHOP	100.A-M		4' - 0"	4' - 0"	ACRYLIC	ALUMINUM	FIXED/ OPER.	-	-	-		SKYLIGHT DW-1
WAREHOUSE	200.A-D		6' - 0"	10' - 0"		ALUMINUM	FIXED/ OPER.	-	-	-		- DW-8
OPEN OFFICE	203.A		6' - 0"	10' - 0"		ALUMINUM	FIXED/ OPER.	-	-	-		- DW-8
GUARD SHACK	208.A-B		7' - 0"	3' - 0"		ALUMINUM	FIXED/ OPER.	-	-	-		- DW-8
RECEPTION	201.A		5' - 10"	5' - 0"		ALUMINUM	FIXED/ OPER.	-	-	-		- DW-8
OFFICE	204.A		5' - 10"	5' - 0"		ALUMINUM	FIXED/ OPER.	-	-	-		- DW-8
WAREHOUSE	200.E-M		6' - 0"	6' - 0"	ACRYLIC	ALUMINUM	FIXED/ OPER.	-	-	-		SKYLIGHT DW-1

NOTE: SEE A7-2.1 & A7-2.2 FOR DOOR & WINDOW DETAILS

DOOR + WINDOW SCHEDULE | SCALE N.T.S. | 1

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9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

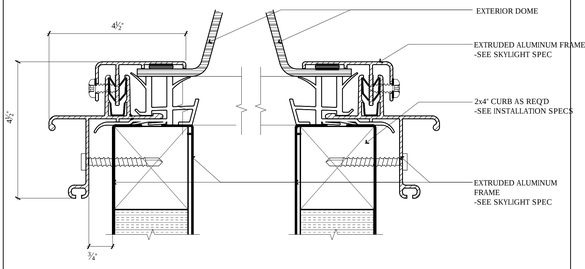
NOT FOR CONSTRUCTION

TITLE
DOOR AND WINDOW SCHEDULE

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SCALE AS NOTED
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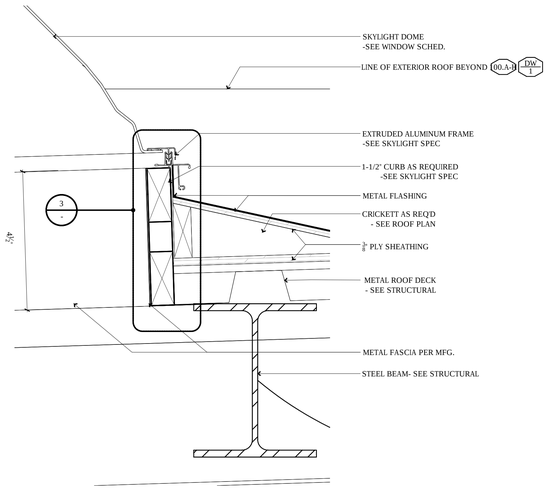
SHEET NUMBER A7-2.0

	SCALE 1-1/2" = 1'-0" 12		SCALE 6" = 1'-0" 9
	SCALE 1-1/2" = 1'-0" 11		SCALE 3" = 1'-0" 8



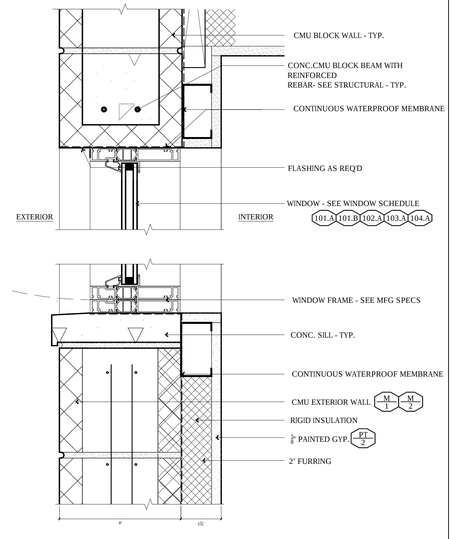
TYP. SKYLIGHT CURB DETAIL BY MFR.

	SCALE 1-1/2" = 1'-0" 6		SCALE 3" = 1'-0" 3



TYP. SKYLIGHT CURB DETAIL

	SCALE 1-1/2" = 1'-0" 4		SCALE 3" = 1'-0" 2



TYP. EXRERIOR WINDOW SILL DETAIL

	SCALE 1-1/2" = 1'-0" 10		SCALE 1-1/2" = 1'-0" 7

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TITLE

WINDOW DETAILS

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SHEET NUMBER A7-2.1

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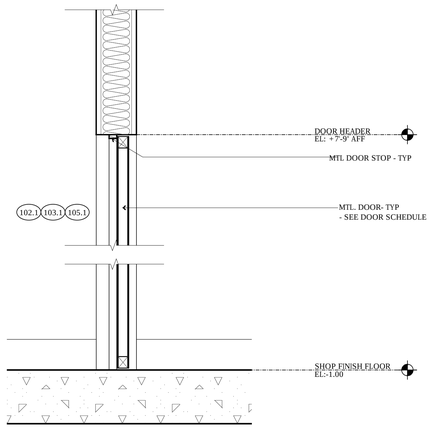
SCALE 1-1/2" = 1'-0"

12

-

SCALE 6" = 1'-0"

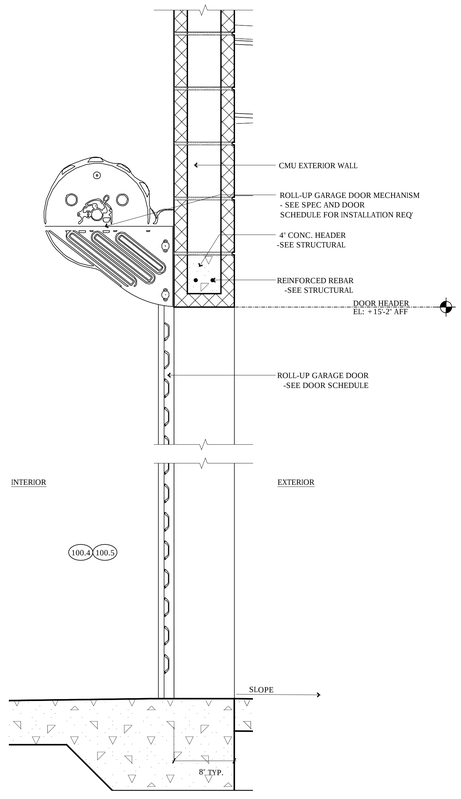
9



TYP. INTERIOR OFFICE AREA DOOR DETAIL

SCALE 1-1/2" = 1'-0"

6



-

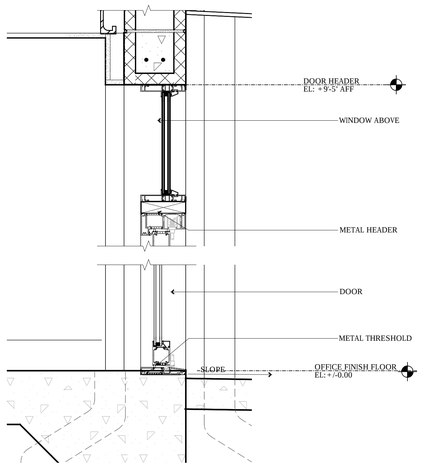
SCALE 1-1/2" = 1'-0"

11

-

SCALE 3" = 1'-0"

8



THRESHOLD/ HEADER DETAIL @ MAIN BLD ENTRY

SCALE 1-1/2" = 1'-0"

5

ROLL-UP GARAGE DOOR HEADER/ THRESHHOLD DETAIL

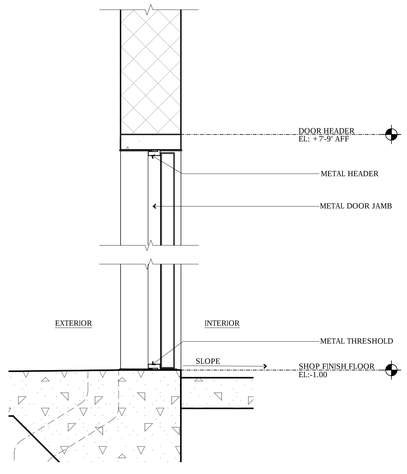
SCALE 1-1/2" = 1'-0"

2

-

SCALE 1-1/2" = 1'-0"

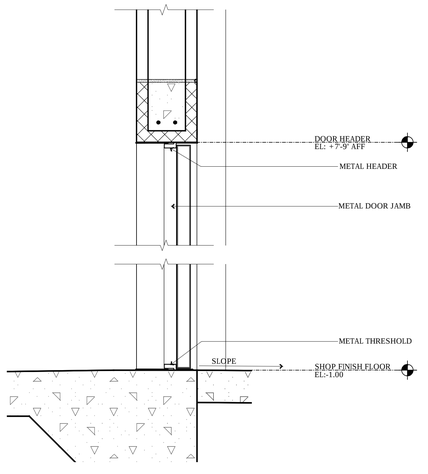
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EXIT DOOR DETAIL @ SHOP

SCALE 1-1/2" = 1'-0"

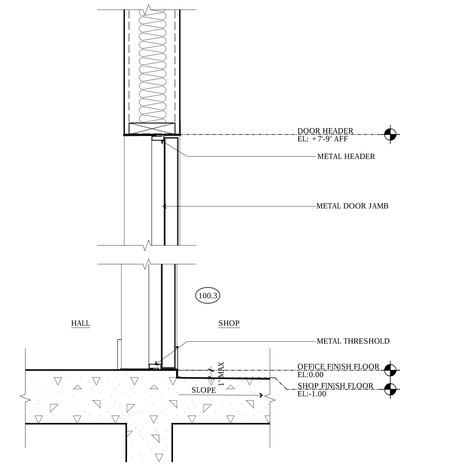
7



THRESHOLD/ HEADER DETAIL @ SHOP EXTERIOR DOOR

SCALE 1-1/2" = 1'-0"

4



THRESHOLD/ HEADER DETAIL @ OFFICE/ SHOP WALL

SCALE 1-1/2" = 1'-0"

1

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10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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TITLE

DOOR DETAILS

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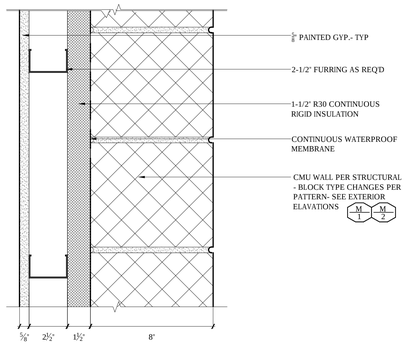
NO.	ISSUE	DATE
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10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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TITLE
PARTITION TYPES

PROJECT 2105A
SCALE 3"=1'-0"
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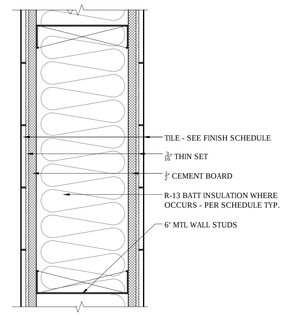
SHEET NUMBER
A7-4.0



TYPE_6

NON RATED EXT. CMU WALL WITH FURRING

SCALE 3"= 1-0" | 6

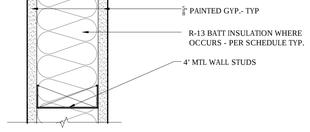


NOTE: PROVIDE NONABSORBENT SURFACES UP TO MIN HEIGHT OF 6- FEET ABOVE FLOOR ON INTERIOR

TYPE_3

NON-RATED INT. WALL, 6" STUDS (BATHROOM)

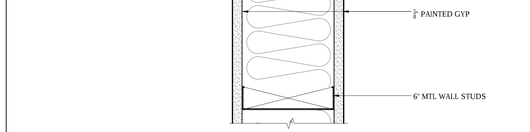
SCALE 3"= 1-0" | 3



TYPE_5

NON RATED INT. WALL - 4" STUDS (OFFICE)

SCALE 3"= 1-0" | 5

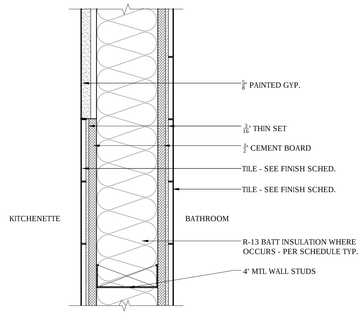


NOTE: (No. 16 CARBON SHEET STEEL GAUGE) APPROVED NAILABLE METAL STUDS 24"O.C. WITH FULL LENGTH 5/8" TYPE GYPSUM WALL BOARD APPLIED VERTICALLY AND NAILED 7" O.C. WITH 6d CEMENT-COATED COMMON NAILS. APPROVED METAL FASTENER GRIPS USED WITH NAIL AT VERTICAL BUTT JOINTS ALONG STUDS.

TYPE_2

1-HR RATED INTERIOR WALL, 6" STUDS

SCALE 3"= 1-0" | 2

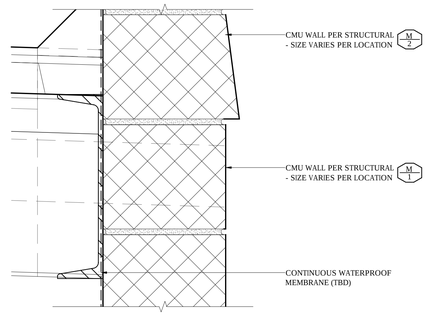


NOTE: PROVIDE NONABSORBENT SURFACES UP TO MIN HEIGHT OF 6- FEET ABOVE FLOOR ON INTERIOR

TYPE_4

NON-RATED INT.WALL, 4"STUDS (BTHRM/ KTCH)

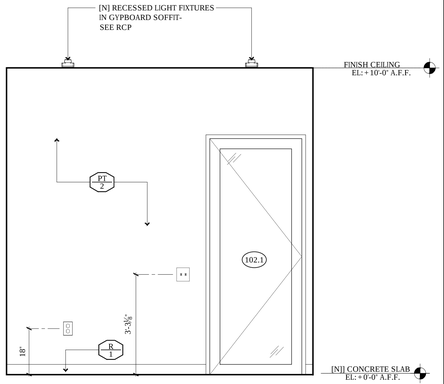
SCALE 3"= 1-0" | 4



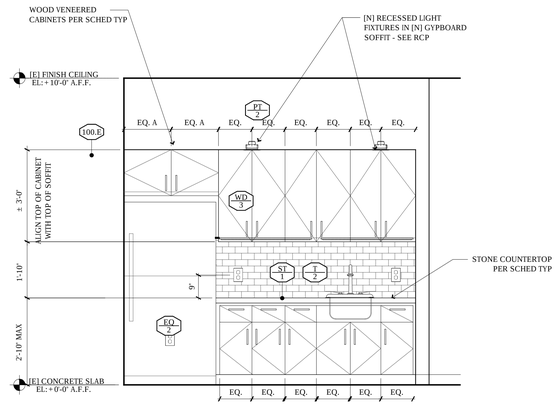
TYPE_1

NON-RATED EXTERIOR 8" CMU WALL

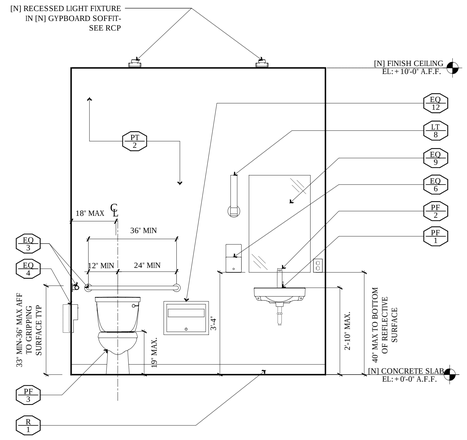
SCALE 3"= 1-0" | 1



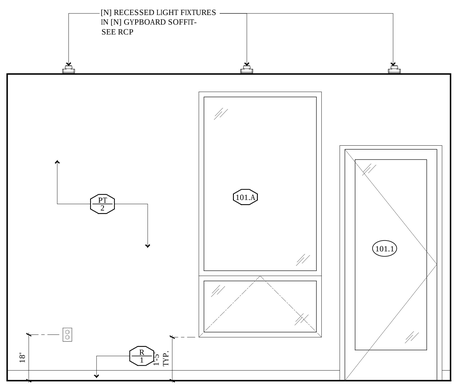
EAST INTERIOR ELEVATION: OFFICE #102 | SCALE 1/2" = 1'-0" | 9



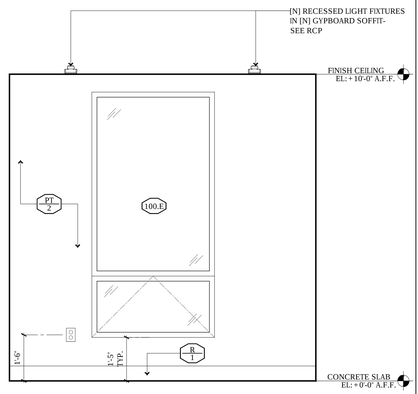
SOUTH INTERIOR ELEVATION: KITCHENETTE #104 | SCALE 1/2" = 1'-0" | 6



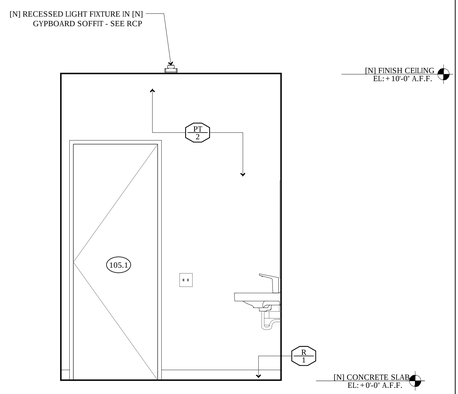
WEST INTERIOR ELEVATION: RESTROOM #106 (TYP.) | SCALE 1/2" = 1'-0" | 3



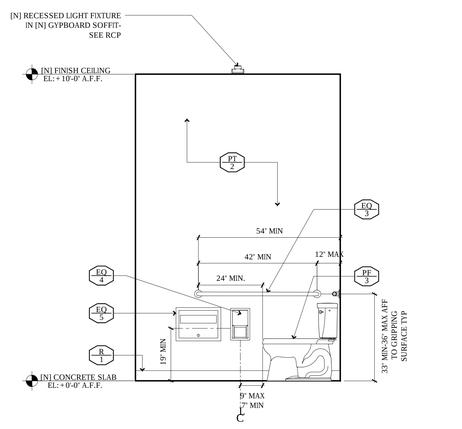
NORTH INTERIOR ELEVATION: RECEPTION #101 | SCALE 1/2" = 1'-0" | 11



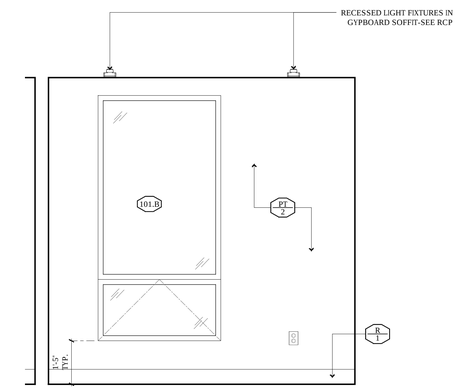
SOUTH INTERIOR ELEVATION: OFFICE #103 | SCALE 1/2" = 1'-0" | 8



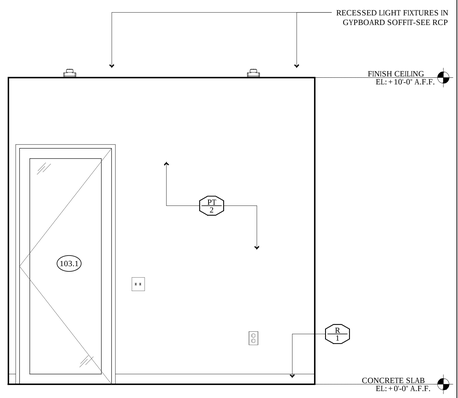
NORTH INTERIOR ELEVATION:RESTROOM #105 | SCALE 1/2" = 1'-0" | 5



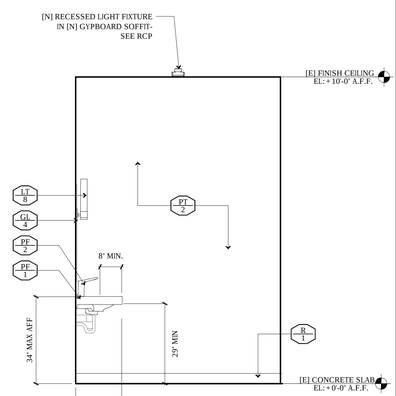
SOUTH INT. ELEVATION: RESTROOM #106 (TYP.) | SCALE 1/2" = 1'-0" | 2



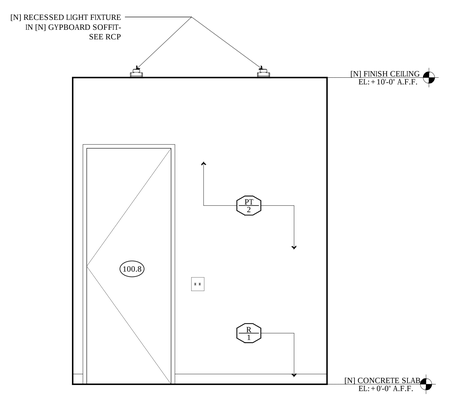
WEST INTERIOR ELEVATION: RECEPTION #101 | SCALE 1/2" = 1'-0" | 12



WEST INT. ELEVATION: OFFICE #103 | SCALE 1/2" = 1'-0" | 7



NORTH INT. ELEVATION: RESTROOM #106(TYP.) | SCALE 1/2" = 1'-0" | 4



EAST INTERIOR ELEVATION: RESTROOM | SCALE 1/2" = 1'-0" | 1

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10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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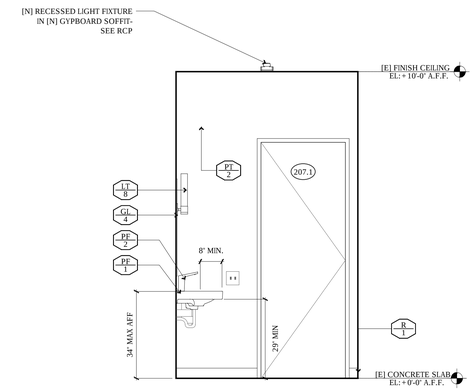
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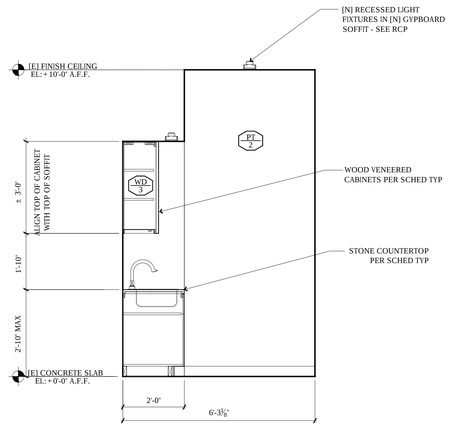
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SHEET NUMBER A7-5.0

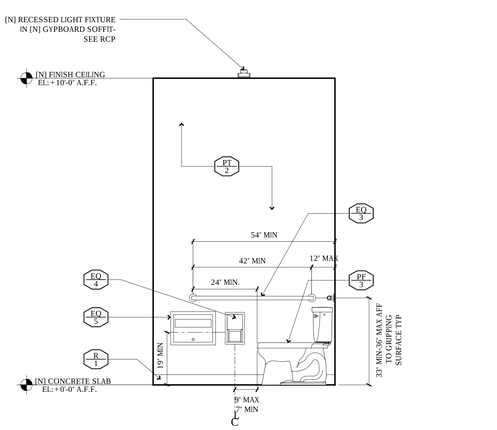
	SCALE 1/2" = 1'-0"	12		SCALE 1/2" = 1'-0"	9	SCALE 1/2" = 1'-0"	6
	SCALE 1/2" = 1'-0"	11		SCALE 1/2" = 1'-0"	8	EAST INT. ELEVATION: KITCHENETTE OFFICE & STORAGE	SCALE 1/2" = 1'-0"	5
	SCALE 1/2" = 1'-0"	12		SCALE 1/2" = 1'-0"	7	NORTH INT. ELEVATION: KITCHENETTE OFFICE & STORAGE	SCALE 1/2" = 1'-0"	4



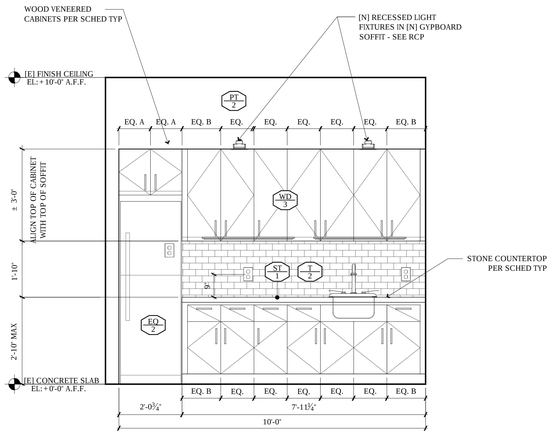
WEST INT. ELEVATION: RESTROOM OFFICE & STORAGE



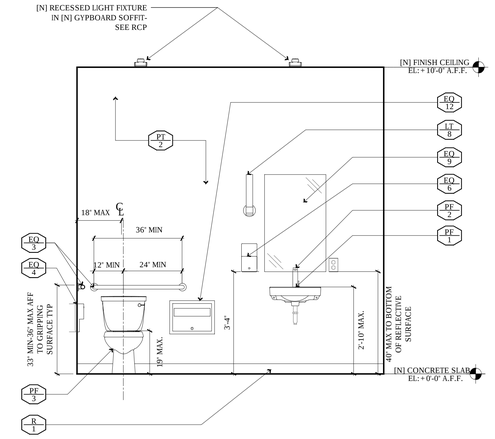
EAST INT. ELEVATION: KITCHENETTE OFFICE & STORAGE



EAST INT. ELEVATION: RESTROOM OFFICE & STORAGE



NORTH INT. ELEVATION: KITCHENETTE OFFICE & STORAGE



SOUTH INT. ELEVATION: RESTROOM OFFICE & STORAGE

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DRAWING ISSUES		
NO.	ISSUE	DATE
1	PRELIMINARY SITE PLAN	05/17/21
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8	ADMIN. SITE PLAN REVIEW NO.6	02/03/25
9	ADMIN. SITE PLAN REVIEW NO.7	02/06/26
10	ADMIN. SITE PLAN REVIEW NO.8	06/19/26

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TITLE

INTERIOR ELEVATIONS

OFFICE & STORAGE

PROJECT 2105A
SCALE AS NOTED
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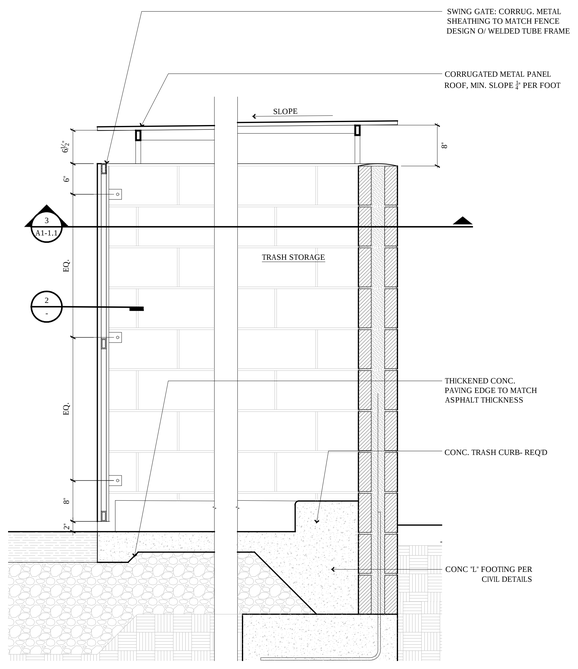
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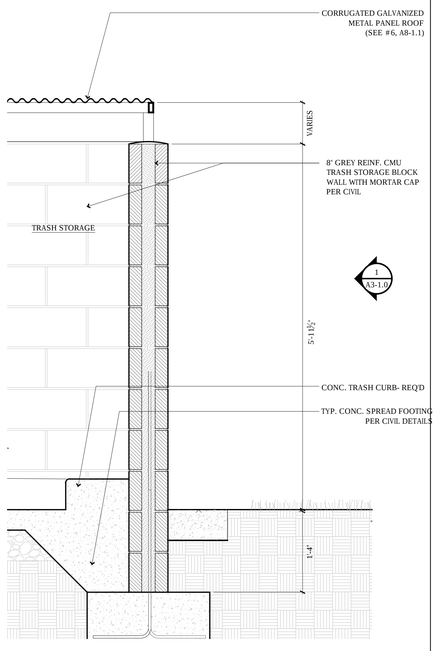
TITLE
SITE DETAILS

PROJECT 2105A
SCALE AS NOTED
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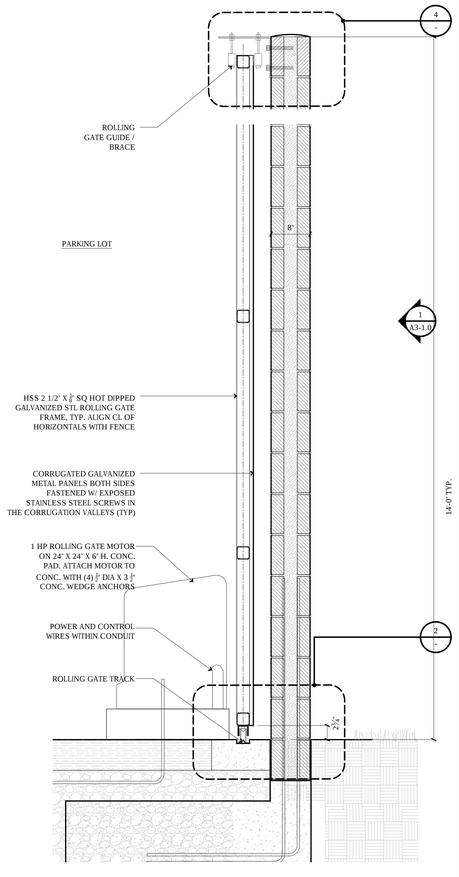
SHEET NUMBER
A8-1.0



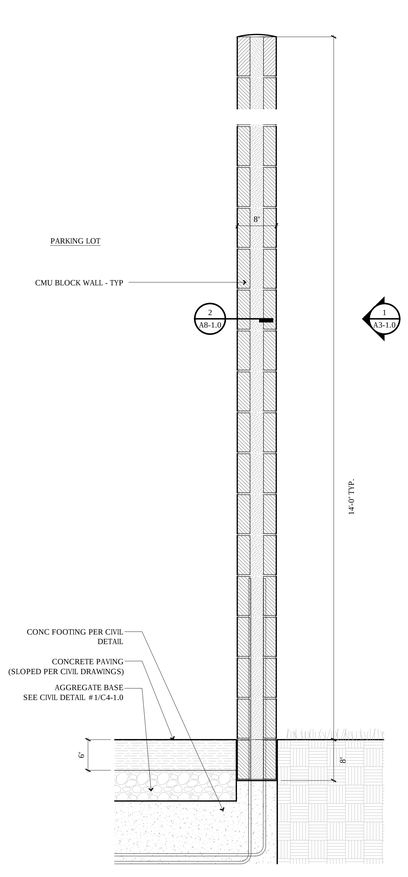
TRASH STORAGE CMU WALL/GATE SECTION — SCALE 1" = 1'-0" — 7



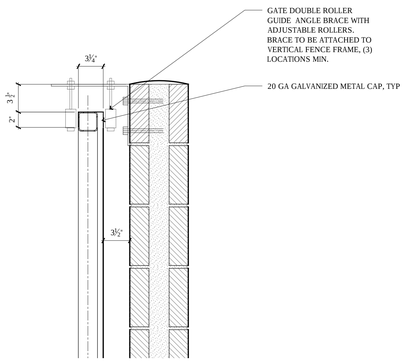
ROLLING ENTRY GATE IN CMU ALCOVE SECTION — SCALE 1" = 1'-0" — 5



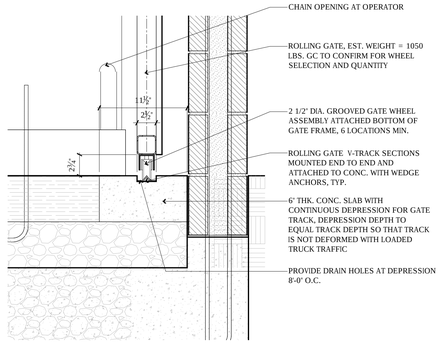
METAL CLAD ROLLING ENTRY GATE SECTION — SCALE 1" = 1'-0" — 3



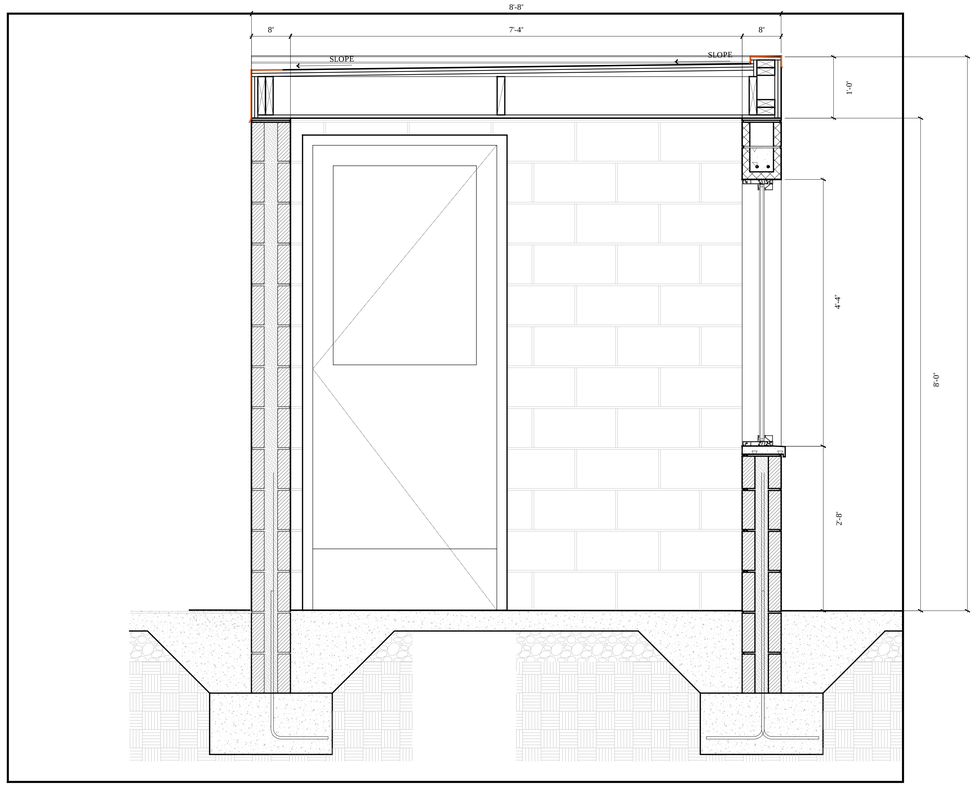
TYP. METAL CLAD SITE WALL SECTION — SCALE 1" = 1'-0" — 1



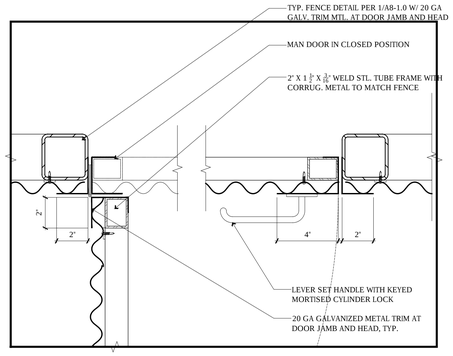
ROLLING GATE & FENCE HEAD DETAILS — SCALE 1-1/2" = 1'-0" — 4



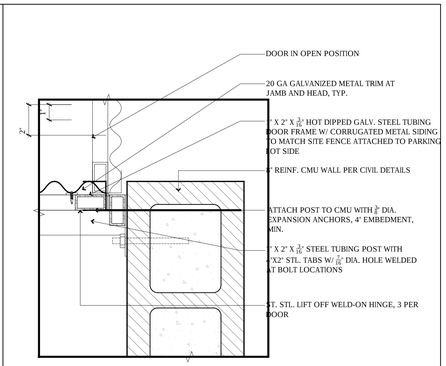
ROLLING GATE TRACK DETAIL — SCALE 1-1/2" = 1'-0" — 2



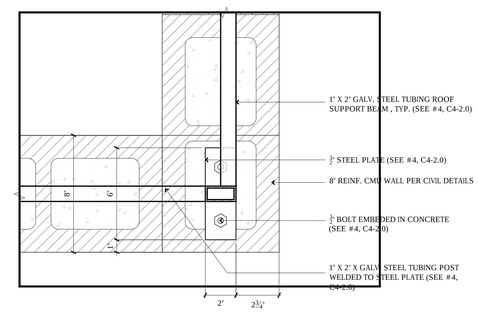
GUARD HOUSE WALL @ CMU PERIMETER WALL | SCALE 1" = 1'-0" | 9



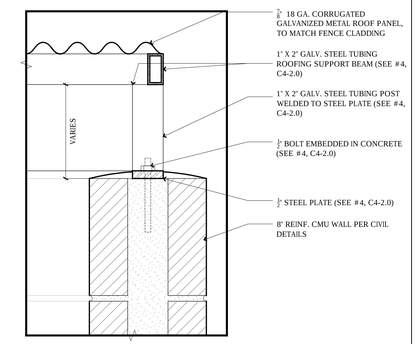
MAN DOOR JAMB | SCALE 3" = 1'-0" | 6



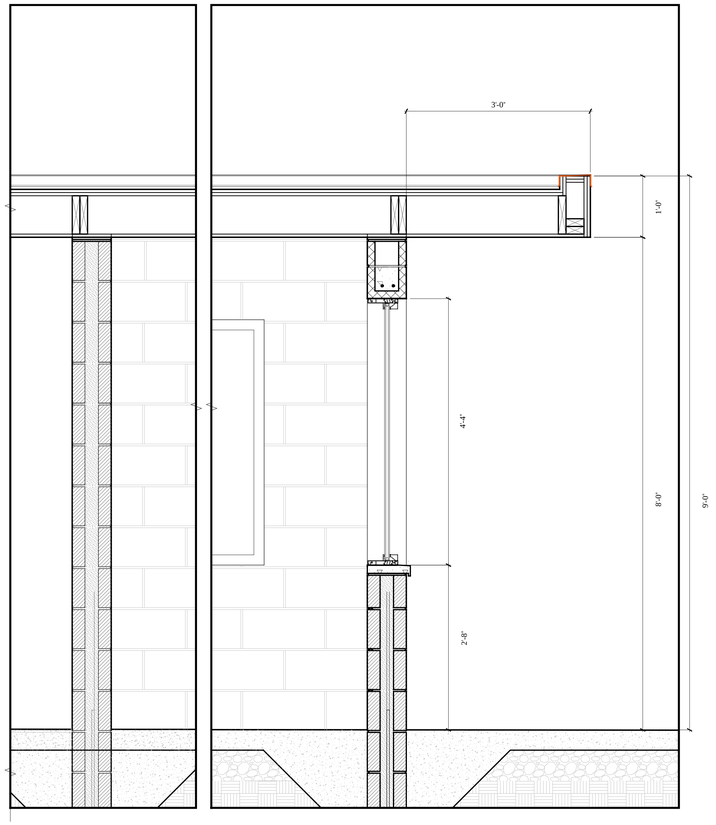
TRASH ENCLOSURE DOOR JAMB | SCALE 3" = 1'-0" | 3



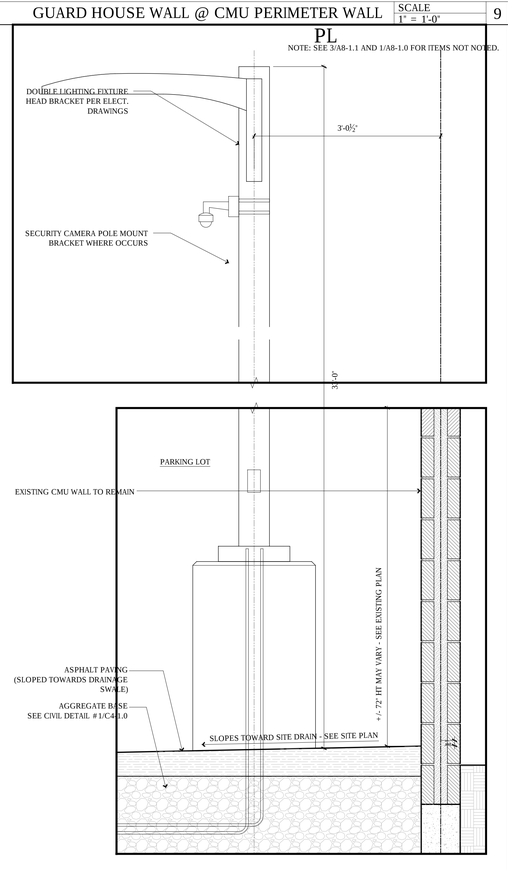
TRASH ENCLOSURE ROOF PLAN DETAIL | SCALE 3" = 1'-0" | 5



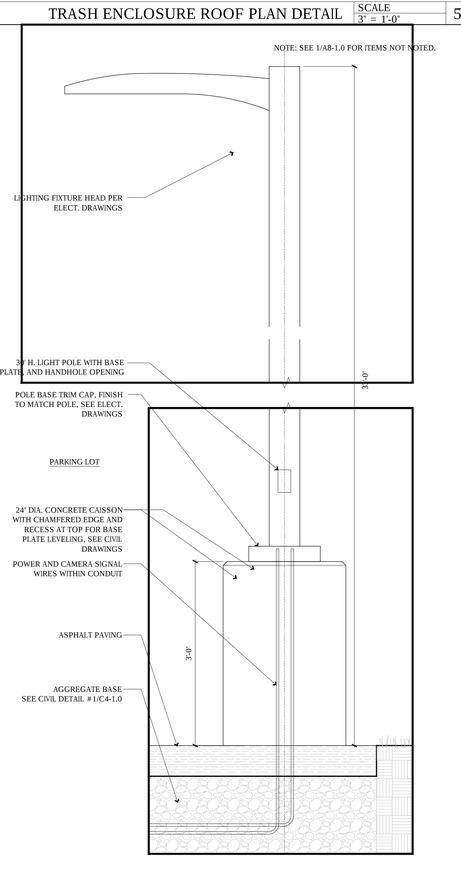
TRASH ENCLOSURE ROOF SECTION DETAIL | SCALE 3" = 1'-0" | 2



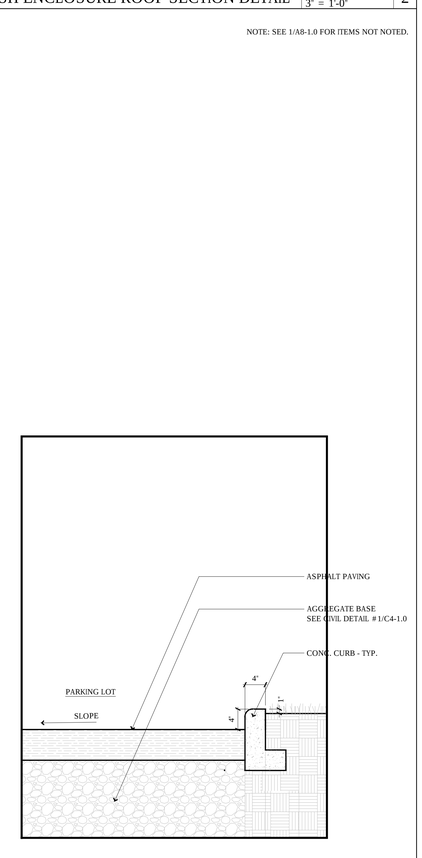
GUARD HOUSE EXTERIOR WALL @WINDOW | SCALE 1" = 1'-0" | 10



DOUBLE HEAD LIGHT POLE / BASE DETAIL | SCALE 1" = 1'-0" | 7



LIGHT POLE / BASE DETAIL | SCALE 1" = 1'-0" | 4



TYP. PAVING EDGE DETAIL | SCALE 1" = 1'-0" | 1

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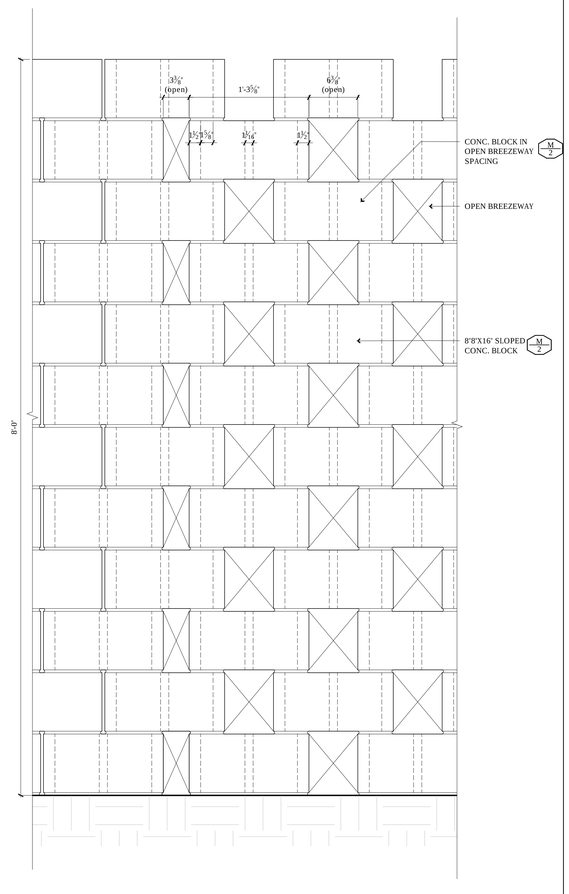
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TITLE
SITE DETAILS

PROJECT 2105A
SCALE AS NOTED
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A8-1.1

- SCALE 1" = 1'-0" 12	- SCALE 1-1/2" = 1'-0" 9	- SCALE 1-1/2" = 1'-0" 6	- SCALE 1-1/2" = 1'-0" 3
- SCALE 1" = 1'-0" 11	- SCALE 1-1/2" = 1'-0" 8	- SCALE 1" = 1'-0" 5	
- SCALE 1" = 1'-0" 10	- SCALE 1" = 1'-0" 7	- SCALE 1" = 1'-0" 4	OPEN BREEZE WAY BLOCK SPACING SCALE 1-1/2" = 1'-0" 1



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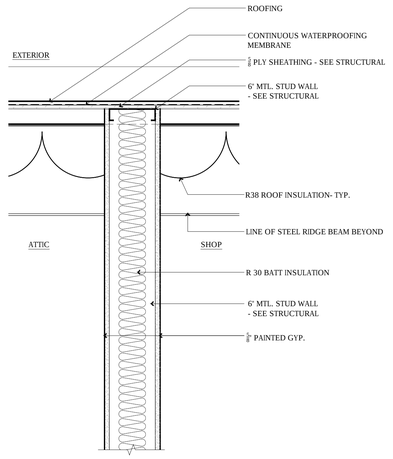
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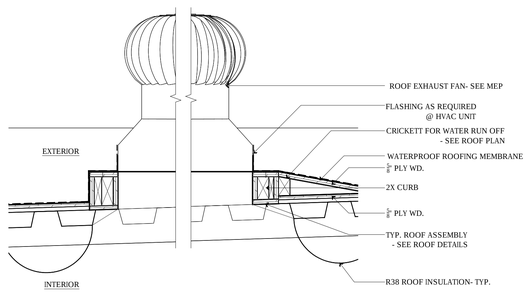
SITE DETAILS

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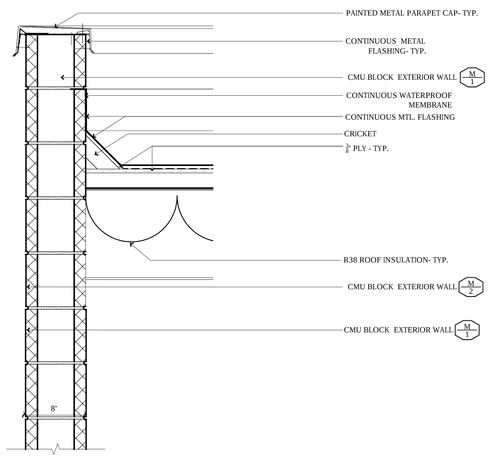
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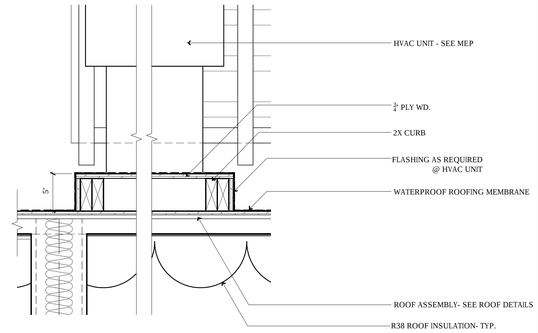
WALL/ ROOF DETAIL AT WALL BETWEEN OFFICE/ SHOP | SCALE 1-1/2" = 1'-0" | 12



CURB DETAIL @ ROOF EXHAUST FAN | SCALE 1-1/2" = 1'-0" | 9



TYP. PARAPET FLASHING DETAIL | SCALE 1-1/2" = 1'-0" | 6



NOTE: SEE MANUFACTURES SPECS ON CURB REQUIREMENTS

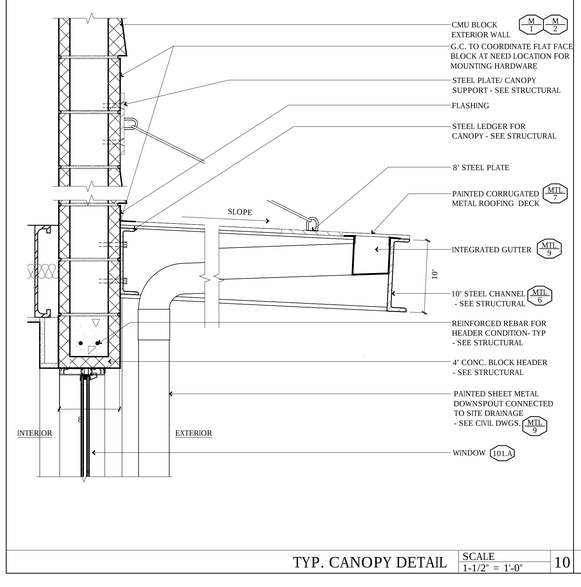
CURB DETAIL @ HVAC UNIT | SCALE 1-1/2" = 1'-0" | 3

HVAC SCREEN DETAIL @ ROOF CONNECTION | SCALE 1-1/2" = 1'-0" | 11

ENTRY DOOR HEADER/ SILL DETAIL | SCALE 3" = 1'-0" | 8

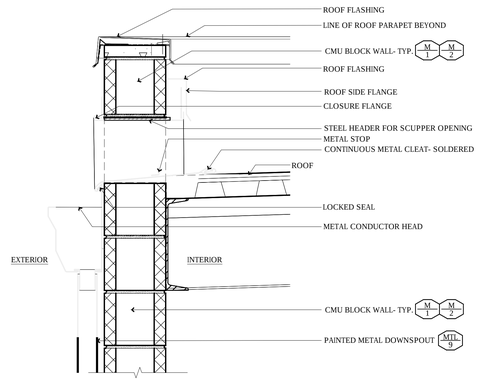
TYP. EXTERIOR WINDOW DETAIL | SCALE 1-1/2" = 1'-0" | 4

THRESHOLD DETAIL @ OFFICE/ SHOP WALL | SCALE 3" = 1'-0" | 2



TYP. CANOPY DETAIL | SCALE 1-1/2" = 1'-0" | 10

INTERIOR 4" CURB DETAIL @ SHOP WALL | SCALE 1-1/2" = 1'-0" | 7



ROOF SCUPPER/ OVERFLOW DETAIL | SCALE 1-1/2" = 1'-0" | 1

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TITLE

BUILDING DETAILS

PROJECT 2105A
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File: P:\2021\2105 FONTANA TRUCK YARD\TRANSFER\IN\240621 updated Landscape Plan from Design Works-Tyler\FONTANA TRUCK TRAILER YARD (4718) Concept 06-20-2024.pdf

TENTATIVE PARCEL MAP 21028

PARCEL NUMBER	GROSS ACREAGE	NET ACREAGE
1	0.90	0.89
2	0.92	0.92
3	0.92	0.92

LEGEND:

PP	POWER POLE
WIF	WROUGHT IRON FENCE
GUY	GUY WIRE
GV	GAS VALVE
℄	PROPERTY LINE
WM	WATER METER
WV	WATER VALVE
CLF	CHAIN LINK FENCE

GENERAL NOTES:

PROPERTY OWNER NAME: JE REAL ESTATE HOLDING COMPANY LLC
PROPERTY OWNER ADDRESS:
APPLICANT PHONE #:
PRELIMINARY TITLE REPORT DATED: JUNE 9, 2021

ENGINEER:
D&D ENGINEERING, INC
119 W. HYDE PARK BOULEVARD,
INGLEWOOD CA 90302
(424) 351-6800

SOILS ENGINEER:
GEOCON WEST, INC.
3303 N. SAN FERNANDO BLVD., SUITE 100
BURBANK, CA 91504-2531
(818) 841-8388

DATE OF SURVEY: SEPTEMBER 1, 2021

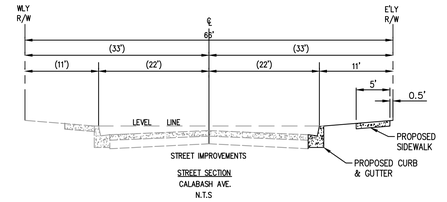
EXISTING LAND USE (ONSITE): COMMERCIAL
PROPOSED LAND USE (ONSITE): COMMERCIAL

DENSITY: PER SPECIFIC PLAN

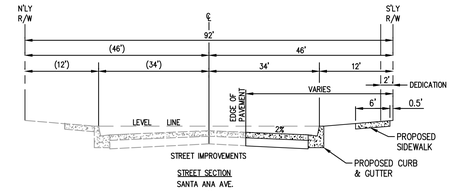
PROPERTY ADDRESS: 13929 SANTA ANA AVENUE, FONTANA, CALIFORNIA

ADJACENT STREETS/ALLEYS:
SANTA ANA AVENUE
CALABASH AVENUE

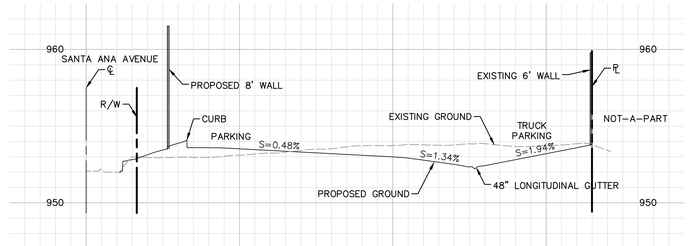
GROSS AREA: ±2.72 AC
NET AREA: ±2.71 AC



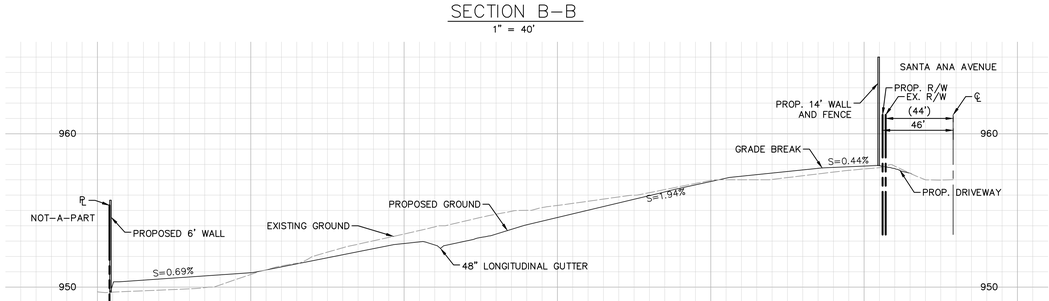
STREET SECTION
CALABASH AVE.
N.T.S



STREET SECTION
SANTA ANA AVE.
N.T.S



SECTION B-B
1" = 40'



SECTION A-A
1" = 40'

NOTE:

- ITEMS MARKED WITH AN ASTERISK (*) ARE TO BE REMOVED PER SEPARATE DEMOLITION PLAN PREPARED BY THE ARCHITECT.
- EXISTING ABOVE GROUND ELECTRICAL UTILITIES WILL BE CONDITIONED TO UNDERGROUND IN COORDINATION WITH SOCAL EDISON.
- EASEMENT NOTES PER STEWART TITLE OWNER'S POLICY NO. 0-2922-000034503 DATED DECEMBER 27, 2021.

ITEM 4 (BOOK 1111, PAGE 438 O.R.)
PUBLIC UTILITIES EASEMENT TO FONTANA FARMS BLANKET ESMT OVER E 1/2 OF W 1/2 OF W 1/2 OF FARM LOT 1055, (EAST HALF OF SUBJECT PROPERTY), BLANKET IN NATURE, NOT PLOTTABLE.

ITEM 5 (BOOK 1489, PAGE 949 O.R.)
PIPE LINES EASEMENT TO FONTANA UNION WATER BLANKET ESMT, NOT PLOTTABLE

D & D ENGINEERING, INC.
175 E. OLIVE AVENUE, SUITE #401
BURBANK, CA 91502
Phone: 424-351-6800

HENEAN TRUCKING

CONCEPTUAL GRADING PLAN
TPM 21028

SCALE: 1" = 20'
DATE: 05/29/2026
SHT NO.: C1

Drawing Name: G:\2021\Eng\2021\Conceptual-Entitlements\TPM\21028
Last Saved By: Jonathan
Last Saved At: May 29, 2026 - 2:42pm by Jonathan


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