

SYCAMORE ACADEMY CHINO TEMPORARY RELO CAMPUS

5500 FRANCIS AVE, CHINO, CA 91710

CONDITIONAL USE PERMIT - 2ND SUBMITTAL

3/11/2026

Satoh Brothers International, Inc.
 19750 S. VERMONT AVE. SUITE 100 TORRANCE, CA 90502
 TEL 310.768.2700 FAX 310.532.8878 www.satohbrothers.com

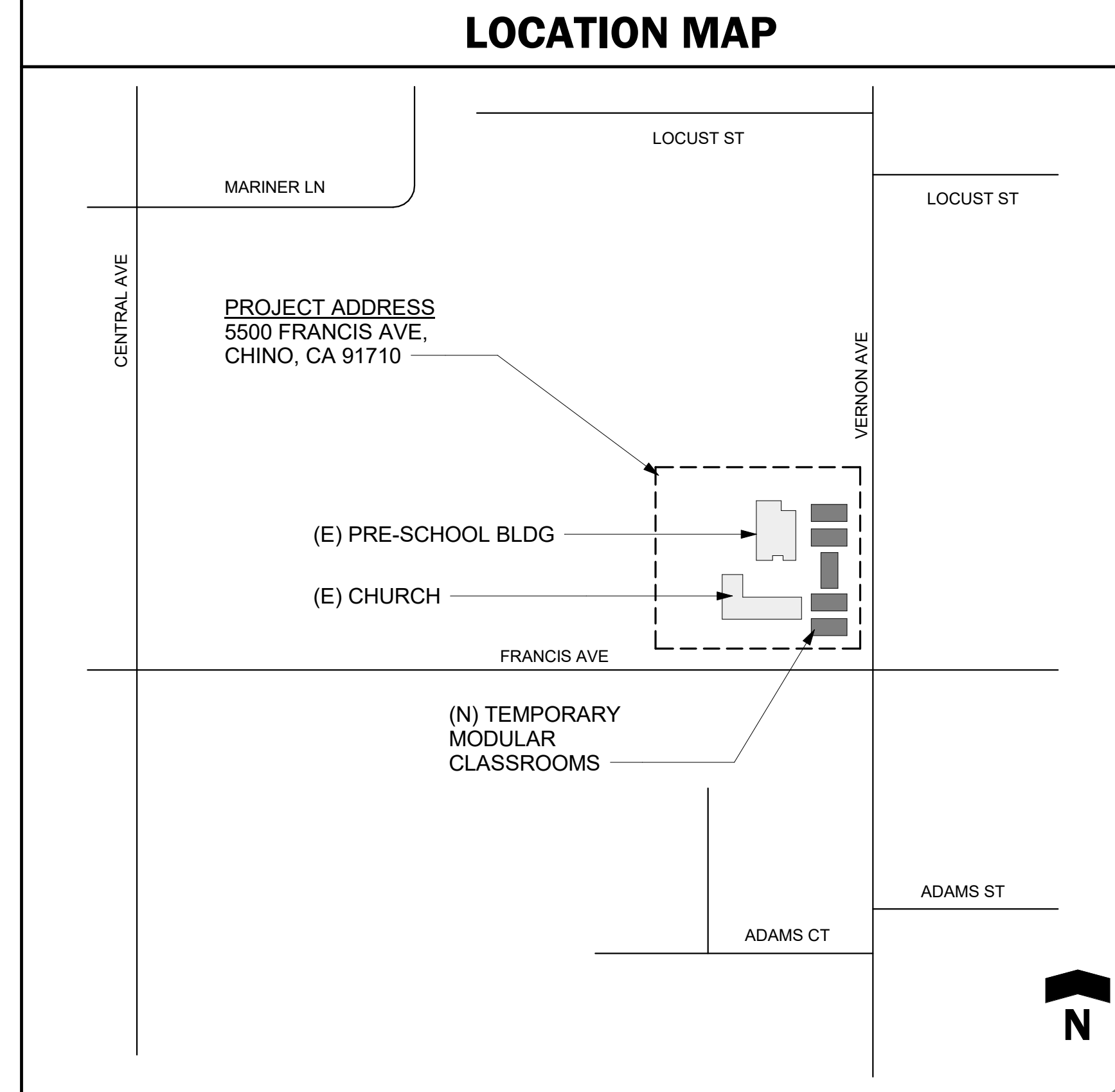
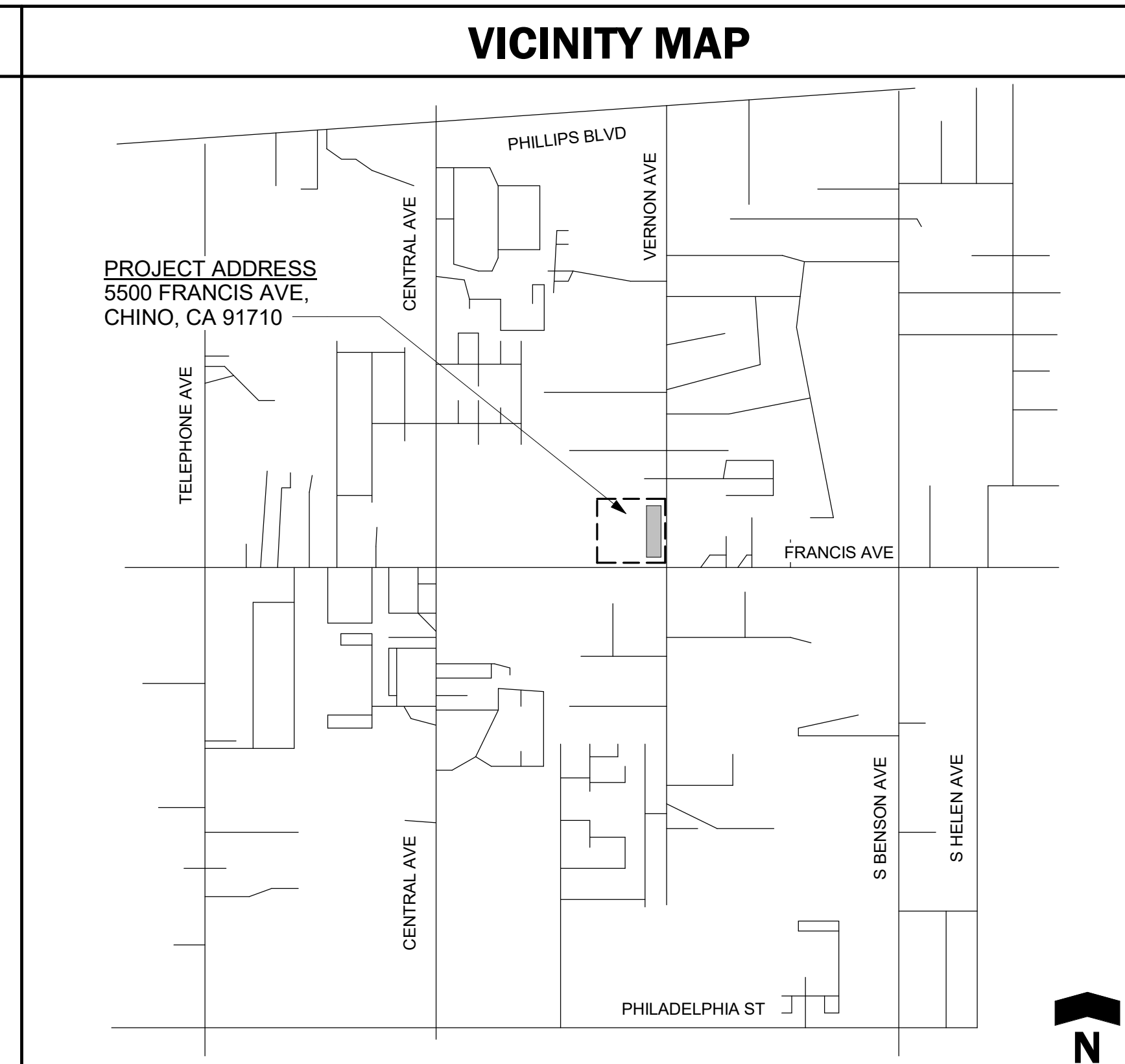


SYCAMORE ACADEMY CHINO TEMPORARY RELO CAMPUS
 SYCAMORE ACADEMY
 5500 FRANCIS AVE, CHINO, CA 91710

DIRECTORY	
<p>OWNER SYCAMORE ACADEMY CHARTER SCHOOL ADDRESS: P.O. BOX 1400, 23151 PALOMAR ST., WILDOMAR, CA 92585 TEL: (951) 678-5217 CONTACT: BARBARA HALE E-MAIL: b.hale@sycamoreacademycharter.org</p>	<p>LANDLORD CHRIST LUTHERAN CHURCH OF CHINO ADDRESS: 5500 FRANCIS AVE CHINO, CA 91710 TEL: (909) 627-1433 CONTACT: LINNEA PIERSON E-MAIL: ljpierson12@gmail.com</p>
<p>OPAR (OWNER'S AUTHORIZED REPRESENTATIVE) GONZALEZ DEVELOPMENT CONSULTING LLC ADDRESS: 3131 WILLOW RD, NORTHBROOK, IL 60062 TEL: (323) 807-8173 CONTACT: ANTONIO GONZALEZ E-MAIL: antonio@gonzalezdev.com</p>	<p>LANDSCAPE ARCHITECT NUVIS ADDRESS: 20250 SW ACACIA STREET, SUITE 260 NEWPORT BEACH, CA 92660 TEL: (714) 754-7311 CONTACT: ROBERT STONE E-MAIL: rstone@nuvis.net</p>
<p>ARCHITECT SATOH BROTHERS INTERNATIONAL, INC ADDRESS: 19750 S. VERMONT AVE, SUITE 100, TORRANCE, CA 90502 TEL: (310) 768-2700 CONTACT: AKIKO OZAKI E-MAIL: aozaki@satohbrothers.com</p>	<p>ELECTRICAL ENGINEER PACIFIC ENGINEERS GROUP ADDRESS: 1106 W. MAGNOLIA BLVD., SUITE A BURBANK, CA 91506 TEL: (818) 859-7081 CONTACT: ANTHONY FAJARDO E-MAIL: anthonyfajardo@pacifceng.net</p>
<p>CIVIL ENGINEER TAIT & ASSOCIATES, INC ADDRESS: 701 N. PARKCENTER DR., SANTA ANA, CA 92705 TEL: (714) 560-8671 CONTACT: ALEX GONZALEZ E-MAIL: agonzalez@tait.com</p>	<p>MODULAR MANUFACTURER WILLSCOT 195 E MORGAN ST PERRIS, CA 92571 TEL: (951) 241-8339 CONTACT: CARMEN AGUILAR E-MAIL: carmen.aguilar@willscot.com</p>
<p>GEOTECHNICAL ENGINEER NINYO & MOORE ADDRESS: 355 S GRAND AVE STE 2450, LOS ANGELES, CA 90071 TEL: (949) 753-7070 CONTACT: RONALD HALLUM E-MAIL: rhallum@ninyoandmoore.com</p>	
<p>TRAFFIC ENGINEER LLG ENGINEERS ADDRESS: 2 EXECUTIVE CIRCLE, SUITE 250, IRVINE, CA 92614 TEL: (949) 825-6175 CONTACT: DAN KLOOS E-MAIL: kloos@llgengineers.com</p>	

PROJECT DATA	
PROJECT SUMMARY	
(5) 24' X 60' NEW TEMPORARY MODULAR CLASSROOM BUILDINGS INSTALLED IN AN EXISTING CHURCH TURF AREA. FENCING, GATES AND PAVEMENT WILL BE INSTALLED, INCLUDE PROVISION OF ACCESSIBLE PARKING SPACES AND ACCESSIBLE CURB CUT. UTILITIES ARE TEMPORARY WITH TANKS FOR WATER SUPPLY AND OVERHEAD POWER SUPPLY.	
SEWER SHALL BE TIED INTO ON-SITE PRIVATE SEWER LINE. THE INTENT OF ALL WORK SHALL BE TEMPORARY FOR 2-YEAR OF USE.	
PROPERTY INFORMATION	
ADDRESS:	5500 FRANCIS AVE, CHINO, CA 91710
APN:	1014-281-09-0000
LOT:	3.09 ACRE
ZONING DESIGNATION:	RD1
LOT COVERAGE:	14%
LANDSCAPE COVERAGE:	36.85%
GENERAL PLAN LAND USE:	INCORPORATED CITY/TOWN
FAR:	14%
IMPERVIOUS AREA RATIO:	47.25%
BUILDING DATA	
BUILDING:	PRE-MANUFACTURED RELOCATABLE CLASSROOM BUILDING
TYPE OF CONSTRUCTION:	TYPE V-B
STORY:	1-STORY
BUILDING HEIGHT:	11'-6" (SHIPPING HEIGHT TO GRADE APPROXIMATELY 14'-3")
AREA:	1,440 SF X (5) BUILDINGS = 7,200 SF TOTAL
OCCUPANCY TYPE:	E-OCC
FIRE SPRINKLER:	NO
	7,200 SF PROPOSED <12,000 SF .:
SPRINKLER NOT REQ'D	
FIRE ALARM:	YES (DEFERRED SUBMITTAL)
DEFERRED SUBMITTALS	
FIRE ALARM	

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JOB NO.	2530SAC-D
PM	AO
DATE	3/11/2026
REVISION	
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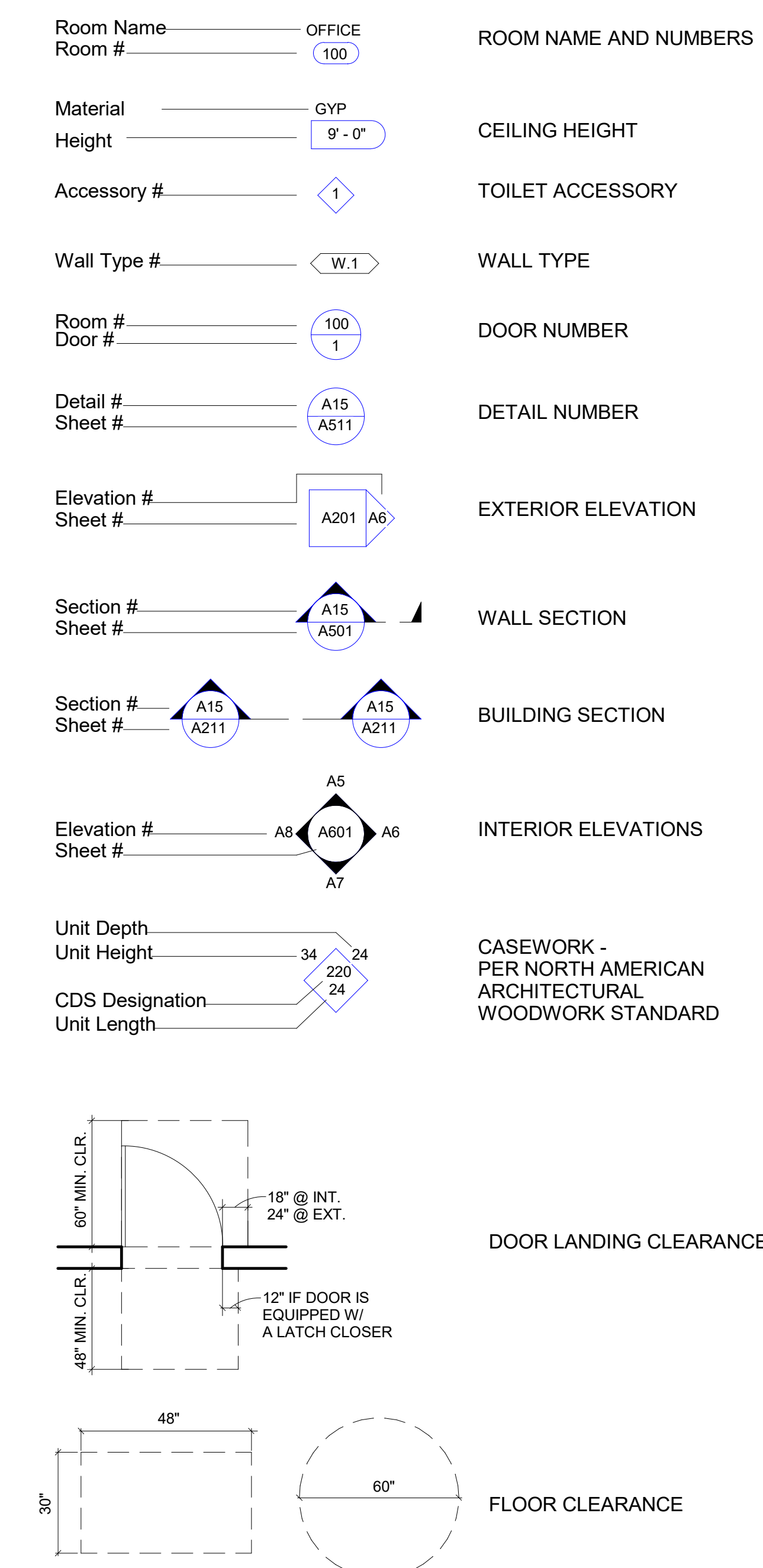
COVER SHEET
G001

ABBREVIATIONS

FOR ADDITIONAL ABBREVIATIONS, SEE OTHER DISCIPLINE SHEETS. ABBREVIATIONS MAY VARY BETWEEN DISCIPLINES.

@	AT	MAX.	MAXIMUM
¢	CENTERLINE	MECH.	MECHANICAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
A.C.	ASPHALTIC CONCRETE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATELY	M.O.	MASONRY OPENING
ARCH.	ARCHITECT	NO./#	NUMBER
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O.C.	ON CENTER
CLG.	CEILING	O.F.C.I.	OWNER FURNISHED CONTRACTOR
CONC.	CONCRETE	INSTALLED	INSTALLED
C.M.U.	CONCRETE MASONRY UNITS	O.F.O.I.	OWNER FURNISHED OWNER
CONT.	CONTINUOUS	INSTALLED	INSTALLED
D.G.	DECOMPOSED GRANITE	O.H.	OPPOSITE HAND
DIA.	DIAMETER	O.L.F.	OCCUPANT LOAD FACTOR
DN.	DOWN	PEMB	PRE-ENGINEERED METAL BUILDING
D.F.	DRINKING FOUNTAIN	P.H.	PANIC HARDWARE
D.S.	DOWNSPOUT	P.L.	PROPERTY LINE
DWG.	DRAWING	R.	STAIR RISER
(E)	EXISTING	RAD.	RADIUS
EA.	EACH	REF.	REFRIGERATOR
E.J.	EXPANSION JOINT	REQ'D.	REQUIRED
ELEC.	ELECTRIC	RM.	ROOM
ELEV.	ELEVATOR	R.O.	ROUGH OPENING
EQ.	EQUAL	SF	SQUARE FEET
EQIP.	EQUIPMENT	SIM.	SIMILAR
EXT.	EXTERIOR	SPEC.	SPECIFICATIONS
F.D.	FLOOR DRAIN	S.S.	STAINLESS STEEL OR SERVICE SINK
F.E.	FIRE EXTINGUISHER (WALL HUNG)	STRUCT.	STRUCTURAL
F.E.C.	FIRE EXTINGUISHER AND CABINET	SYM.	SYMMETRICAL
F.F.	FINISH FLOOR	T.	STAIR TREAD
F.O.C.	FACE OF CONCRETE	T. & G.	TONGUE AND GROOVE
F.O.M.	FACE OF MASONRY	T.O.C.	TOP OF CURB
F.O.S.	FACE OF STUD	T.O.D.	TOP OF DECK
F.R.P.	FIBERGLASS REINFORCED PLASTIC	T.O.P.	TOP OF PARAPET
F.S.	FLOOR SINK	T.O.S.	TOP OF STEEL
F.V.	FIELD VERIFY	T.O.W.	TOP OF WALL
FT.	FOOT OR FEET	TEMP.	TEMPORARY
GA.	GAUGE OR GAGE	TYP.	TYPICAL
GALV.	GALVANIZE	U.N.O.	UNLESS NOTED OTHERWISE
GYP.	GYPSUM	U.O.N.	UNLESS OTHERWISE NOTED
H.M.	HOLLOW METAL	U.	URINAL
HORIZ.	HORIZONTAL	V.C.T.	VINYL COMPOSITION TILE
HT.	HEIGHT	V.I.F.	VERIFY IN FIELD
INT.	INTERIOR	VERT.	VERTICAL
LAB.	LABORATORY	W/	WITH
LAM. PLAS.	LAMINATED PLASTIC	W.C.	WATER CLOSET
LAV.	LAVATORY		

SYMBOLS



APPLICABLE CODES & STANDARDS

GENERAL CODES & STANDARDS

2025 CA ADMINISTRATIVE CODE TITLE 24 PART 1

2025 CA BUILDING CODE TITLE 24 PART 2 VOLUME 1 AND 2

2025 CA ELECTRICAL CODE TITLE 24 PART 3

2025 CA MECHANICAL CODE TITLE 24 PART 4

2025 CA PLUMBING CODE TITLE 24 PART 5

2025 CA ENERGY CODE TITLE 24 PART 6

2025 CA FIRE CODE TITLE 24 PART 9

2025 CA BUILDING STANDARDS TITLE 24 PART 12

TITLE 19 - CCR STATE FIRE MARSHAL REGULATIONS CHANGES

NFPA 101 - LIFE SAFETY CODE, 2021

AMERICANS WITH DISABILITIES ACT (ADA), TITLE II: ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)

CITY OF CHINO ZONING ORDINANCE

FIRE SPRINKLER

NFPA 13 - INSTALLATION OF SPRINKLER SYSTEMS 2022 EDITION

NFPA 14 - INSTALLATION OF STANDPIPE SYSTEMS, PRIVATE HYDRANT AND HOSE SYSTEMS 2019 EDITION

NFPA 24 - INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES 2022 EDITION

NFPA 25 - INSPECTION, TESTING, MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS 2023 EDITION

FIRE ALARM

NFPA 72 - NATIONAL FIRE ALARM CODE (CA AMENDED) 2022 EDITION

GENERAL NOTES

1. VERIFY DIMENSIONS, LOCATIONS OF EXISTING UTILITIES, AND CONDITIONS ON THE JOB SITE PRIOR TO THE START OF WORK OR PORTIONS OF THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS. EXISTING CONDITIONS ARE INDICATED AS A RESULT OF FIELD OBSERVATIONS. INFORMATION SHOWN ON AVAILABLE DOCUMENTS AND FIELD CONDITIONS AT THE TIME OF PREPARATION, AND ARE NOT GUARANTEED TO BE ACCURATE.
2. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH GOVERNING CODES, ORDINANCES, REGULATIONS AND LAWS.
3. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS AND SCAFFOLDING IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHERE CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
5. DIMENSIONS SHOWN ON DRAWINGS SUPERSEDE SCALED DIMENSIONS.
6. DETAILS MARKED 'TYPICAL' SHALL APPLY IN SIMILAR CASES.
7. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OR PER COMMON INDUSTRY PRACTICE IF THERE ARE NO LIKE CASES.
8. PRIOR TO THE START OF WORK COORDINATE THE REQUIREMENTS OF THE TRADES INDICATED HEREIN AND THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBDIVIDE THE WORK.
10. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE NEW WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, NOTIFY THE OWNER AND MAKE CORRECTIONS REQUIRED TO BRING THE NEW WORK INTO COMPLIANCE WITH THE CODE.
11. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY A WRITTEN CHANGE ORDER AND IF REQUIRED BY STATUTE, APPROVED BY THE AGENCY HAVING JURISDICTION, IN COMPLIANCE WITH THE GOVERNING CODES.
12. PROVIDE THE OWNER, THE OWNER'S REPRESENTATIVE, AND THE PROJECT INSPECTOR FULL ACCESS TO THE SITE AT ALL TIMES.
13. COOPERATE WITH THE OWNER PROVIDED TESTING LAB TO OBTAIN TEST SAMPLES. THE INSPECTOR FOR THE AGENCY HAVING JURISDICTION SHALL HAVE FULL ACCESS TO THE WORK AT ALL TIMES.
14. DIMENSIONS ARE TO GRID LINES, FACE OF CONCRETE, FACE OF CONCRETE MASONRY UNITS, AND FACE OF STUDS, UNLESS NOTED OTHERWISE.
15. CONTRACTOR'S SAFETY BARRICADES AND TEMPORARY FENCING SHALL PROTECT THE PUBLIC FROM CONSTRUCTION ACTIVITIES. THE SAFETY BARRICADE SHALL PROTECT AND SECURE THE CONSTRUCTION AREA. TEMPORARY FENCING SHALL BE PROVIDED TO PROTECT AND SECURE STORAGE YARDS. THE EXACT LOCATION OF SAFETY BARRICADE AND TEMPORARY FENCING SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
16. PENETRATIONS NOT SHOWN ON THE PLANS THAT REQUIRE CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH EXISTING OR NEW STRUCTURAL ELEMENTS ARE NOT ALLOWED UNLESS THE DETAILS HAVE BEEN REVIEWED BY THE OWNER OR THE PROJECT'S STRUCTURAL ENGINEER.
17. LOCATE ON-SITE UTILITIES BY OBTAINING AND PAYING FOR THE SERVICES OF A UTILITY LOCATER.
18. CONTACT AN UNDERGROUND UTILITY SERVICE TO CHECK PUBLIC UTILITIES PRIOR TO WORK IN A PUBLIC WAY.
19. WHERE CONFLICTS OCCUR IN THE DOCUMENTS, BID THE MORE EXPENSIVE ITEM.
20. SAFEGUARDS DURING DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH CBC CHAPTER 33 AND CFC CHAPTER 33.

TENANT IMPROVEMENT NOTES

1. CONSTRUCTION ACTIVITIES SHALL BE CONTAINED WITHIN FENCED OR BARRICADED AREAS. CONSTRUCTION ACTIVITIES THAT GENERATE DISRUPTIVE NOISE, ODORS, AND DUST TO BE SCHEDULED TO MINIMIZE DISRUPTION TO OCCUPANTS AT THE SITE AND NEIGHBORING PROPERTY. MODIFY THE PROJECT SCHEDULE AT THE OWNER'S REQUEST WHEN DISRUPTIONS CANNOT BE AVOIDED.
2. EXERCISE CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING, AND CONDUIT, AND TO PREVENT HAZARD TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES. THE OWNER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN ON THESE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND IDENTIFYING UNDERGROUND UTILITIES AND STRUCTURES.
3. PHOTO DOCUMENT THE EXISTING CONDITIONS OF THE SITE INCLUDING THE CONTRACTOR'S YARD AREA; AREAS WHERE TRENCHING WILL BE OCCURRING AND WHERE VEHICLE TRAFFIC IS ANTICIPATED. TEST IRRIGATION SYSTEM FOR PROPER OPERATION. AT PROJECT COMPLETION THE AREAS ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION INCLUDING, BUT NOT LIMITED TO, INSTALLING SOD AT DAMAGED TURF AREAS, REPLACING DAMAGED PLANTING, REPAIRING DAMAGED UNDERGROUND UTILITIES, PATCHING DAMAGED ASPHALT PAVING, RESTRIPIING PAVING AND REPLACEMENT OF DAMAGED CONCRETE.
4. HAVE EMERGENCY SHUT-OFF PROCEDURES IN PLACE PRIOR TO START OF CONSTRUCTION. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH SHUT-OFF VALVE LOCATIONS ON SITE AND HAVE PROPER TOOLS AVAILABLE TO OPERATE VALVES.
5. BUILDINGS UNDERGOING ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 33 AND CBC CHAPTER 33. MAINTAIN EXISTING FIRE ALARM SYSTEM UNTIL THE NEW SYSTEM OR SYSTEM MODIFICATIONS ARE FUNCTIONAL.
6. WHERE ITEMS ARE CUT, DEMOLISHED OR REMOVED, PATCH SURFACES AFFECTED TO MATCH ADJACENT SURFACES. MATCH MATERIAL, TEXTURE, AND PATTERN. REMOVE FASTENERS AND ANCHORS AND PATCH HOLES.
7. WHERE ITEMS ARE CUT, REMOVED OR DEMOLISHED AND PAINTING OR FINISHING IS REQUIRED TO MATCH ADJACENT SURFACES, PAINT OR FINISH THE ENTIRE PLANE OF THE REPAIR.
8. THESE DRAWINGS DO NOT SHOW MATERIALS TO BE REMOVED AND REINSTALLED IN ORDER TO INSTALL NEW WORK. THE EXTENT OF REMOVAL AND REINSTALLATION IS TO BE DETERMINED BY THE CONTRACTOR AND IS NOT CONSIDERED DEMOLITION. REINSTALL MATERIALS PER THE DEMOLISHED ITEMS' NOTES ABOVE.
9. REMOVE, DEMOLISH OR DISPOSE MEANS REMOVE FROM THE SITE AND DISPOSE IN A LEGAL FASHION.
10. SEE ELECTRICAL FOR ADDITIONAL DEMOLITION.

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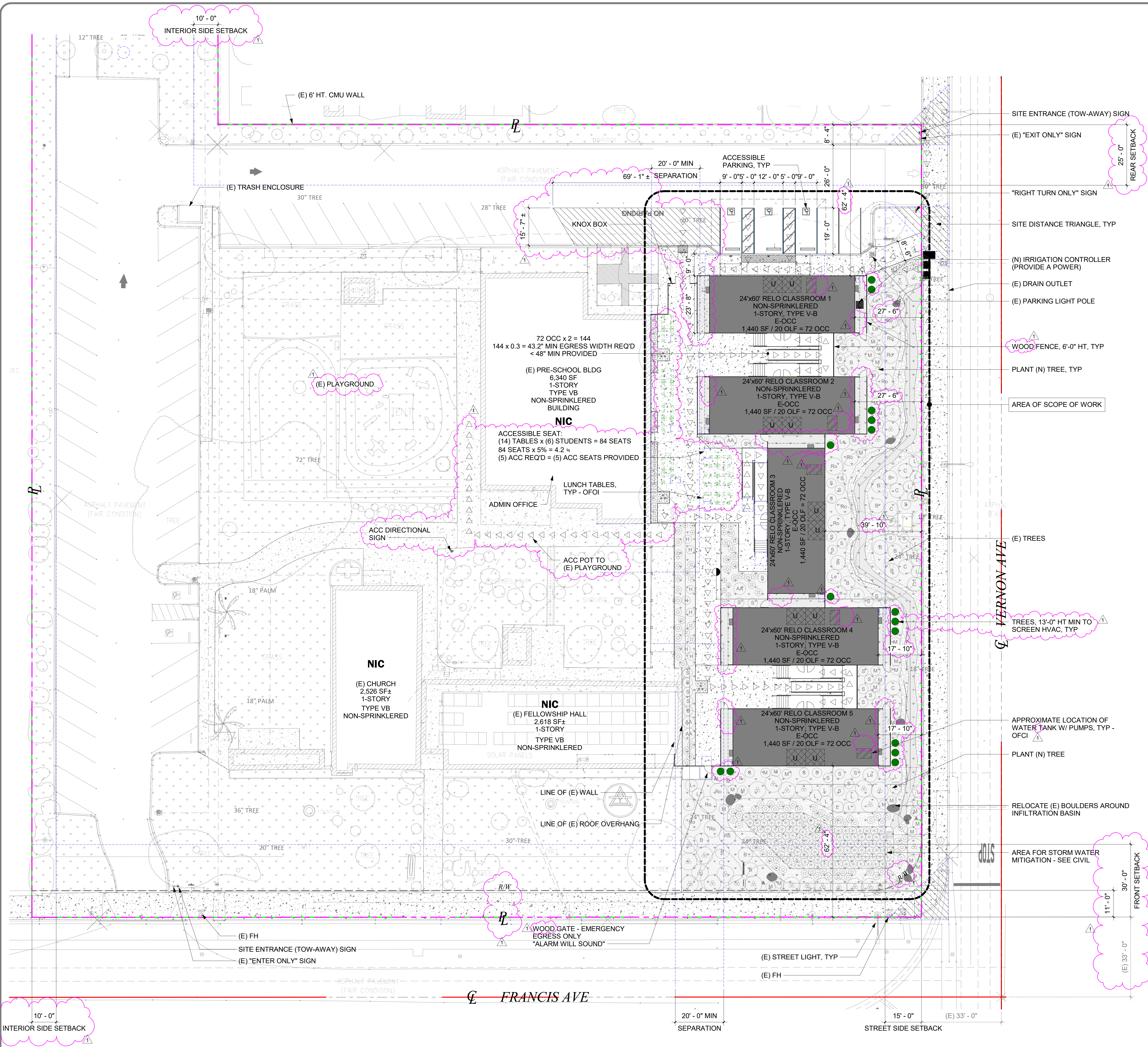


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ABBREV. SYMBOLS AND GEN. NOTES

G002



PARKING CALCULATION

PARKING COUNT

[CHINO MUNICIPAL CODE 20.18.030]

(N) TEMPORARY CLASSROOMS - 1ST TO 8TH GRADE	ELEMENTARY AND SECONDARY SCHOOLS: 2 SPACES FOR EACH CLASSROOM
	10 CLASSROOMS X 2
	20 SPACES (WEEKDAYS)

TOTAL PARKING PROPOSED: **61 SPACES**

[CBC 2025 TABLE 11B-208.2: PARKING SPACES]
51-75 SPACES: 3 ACCESSIBLE PARKING REQ'D

ACCESSIBLE PARKING PROPOSED: **3 SPACES**

[CBC 2025 11B-208.2.4 VAN PARKING SPACES]
FOR EVERY 6 ADA PARKING SPACES: 1 VAN PARKING REQ'D

ADA VAN PARKING PROPOSED: **1 SPACE**

SITE LEGEND

	NEW RELO CLASSROOM
	EXISTING BUILDING (NIC)
	SITE CONCRETE
	ACCESSIBLE RESTROOM
U	UNISEX
	ACCESSIBLE PATH OF TRAVEL
	ACCESSIBLE ENTRANCE

• ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80".

SITE NOTES

- FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET G002.

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- DRINKING WATER SHALL BE PROVIDED WITHIN EACH CLASSROOM.
- REFER TO RELOCATABLE CLASSROOM BUILDING DRAWINGS FOR UTILITY CONNECTIONS AND ADDITIONAL INFORMATION.

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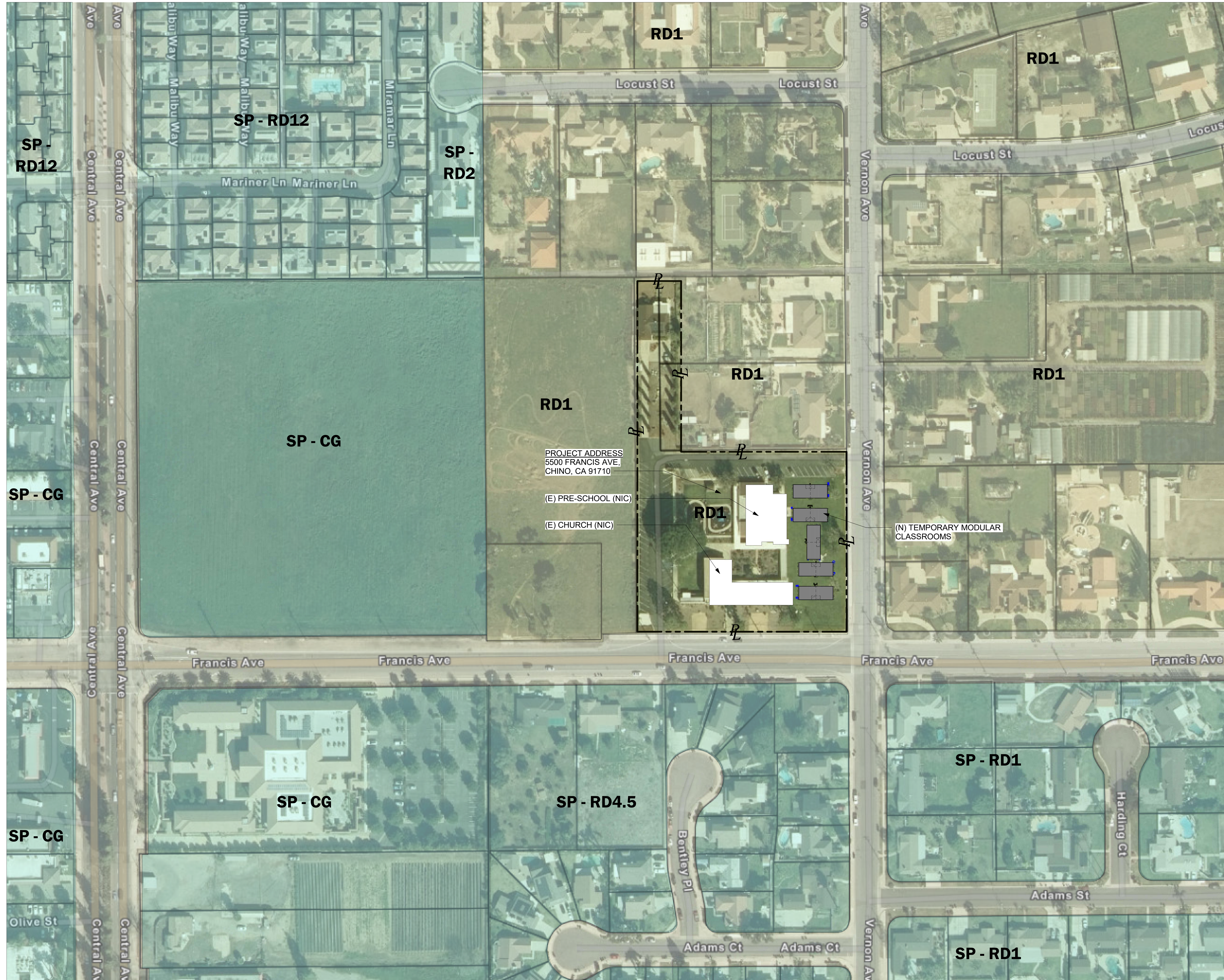
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DRC REV 1	3/11/2026

SITE PLAN - CODE ANALYSIS

G003

SCALE: 1/16" = 1'-0"

PROPOSED SITE PLAN - CODE ANALYSIS C10
1/16" = 1'-0"



SITE LEGEND

- NEW BUILDING
- EXISTING BUILDING

SITE NOTES

1. FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET G002

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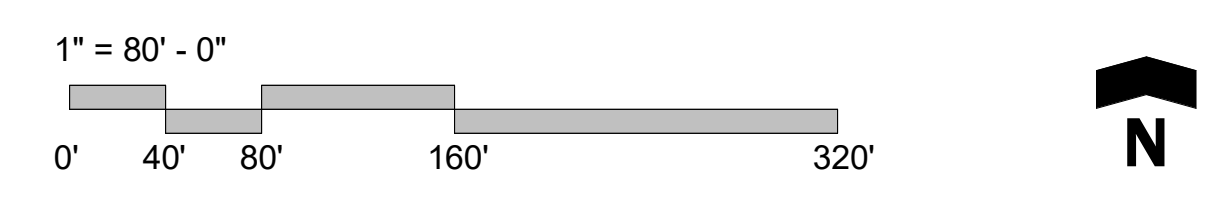


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SITE UTILIZATION MAP

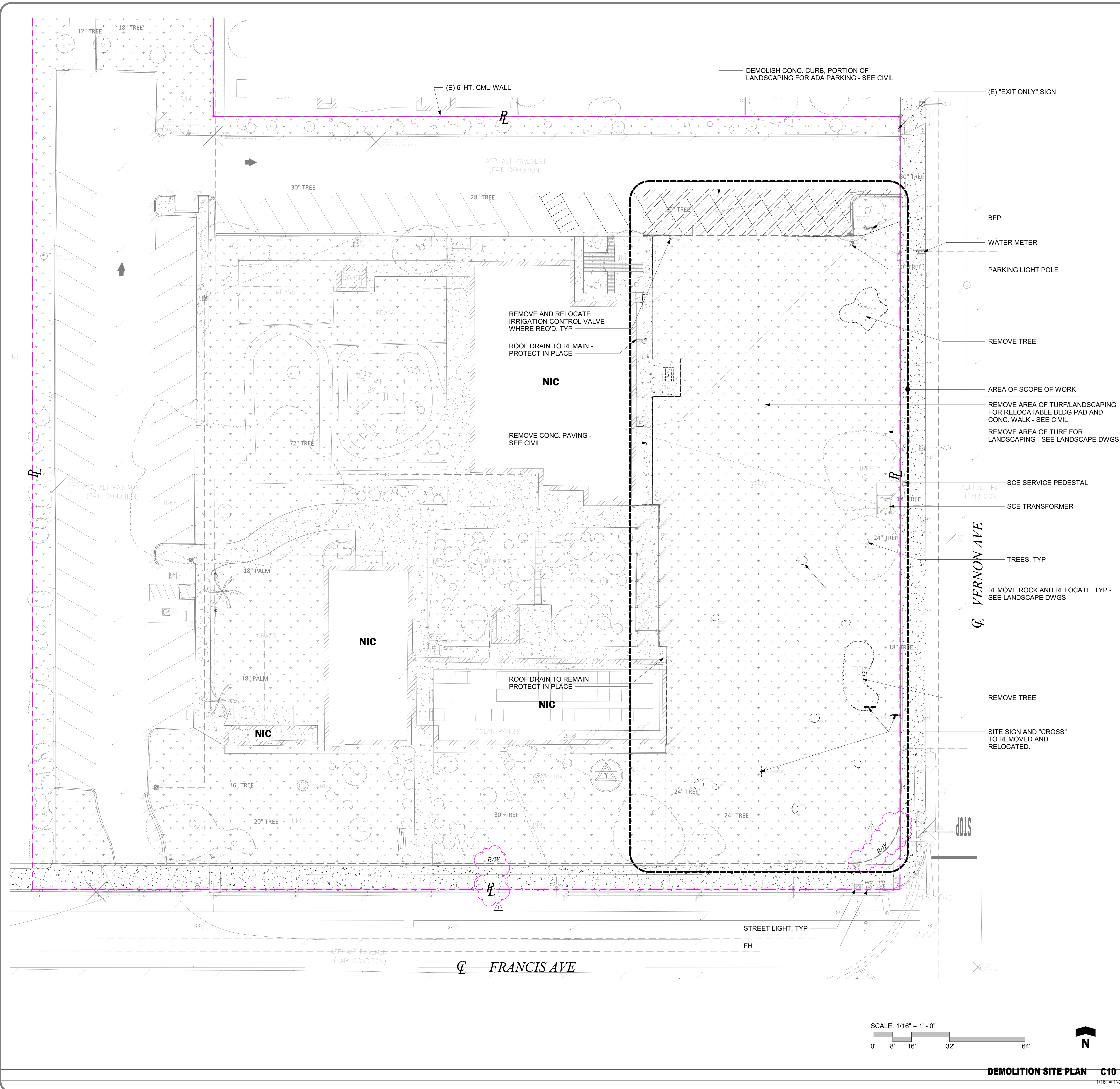
G004



SITE UTILIZATION MAP C10
 1" = 80'-0"

M L K J I H G F E D C B A

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SITE LEGEND

- EXISTING BUILDING
- EXISTING CONCRETE PAVING
- EXISTING AC PAVING
- ITEM TO BE DEMOLISHED

DEMOLITION NOTES

- FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET G002

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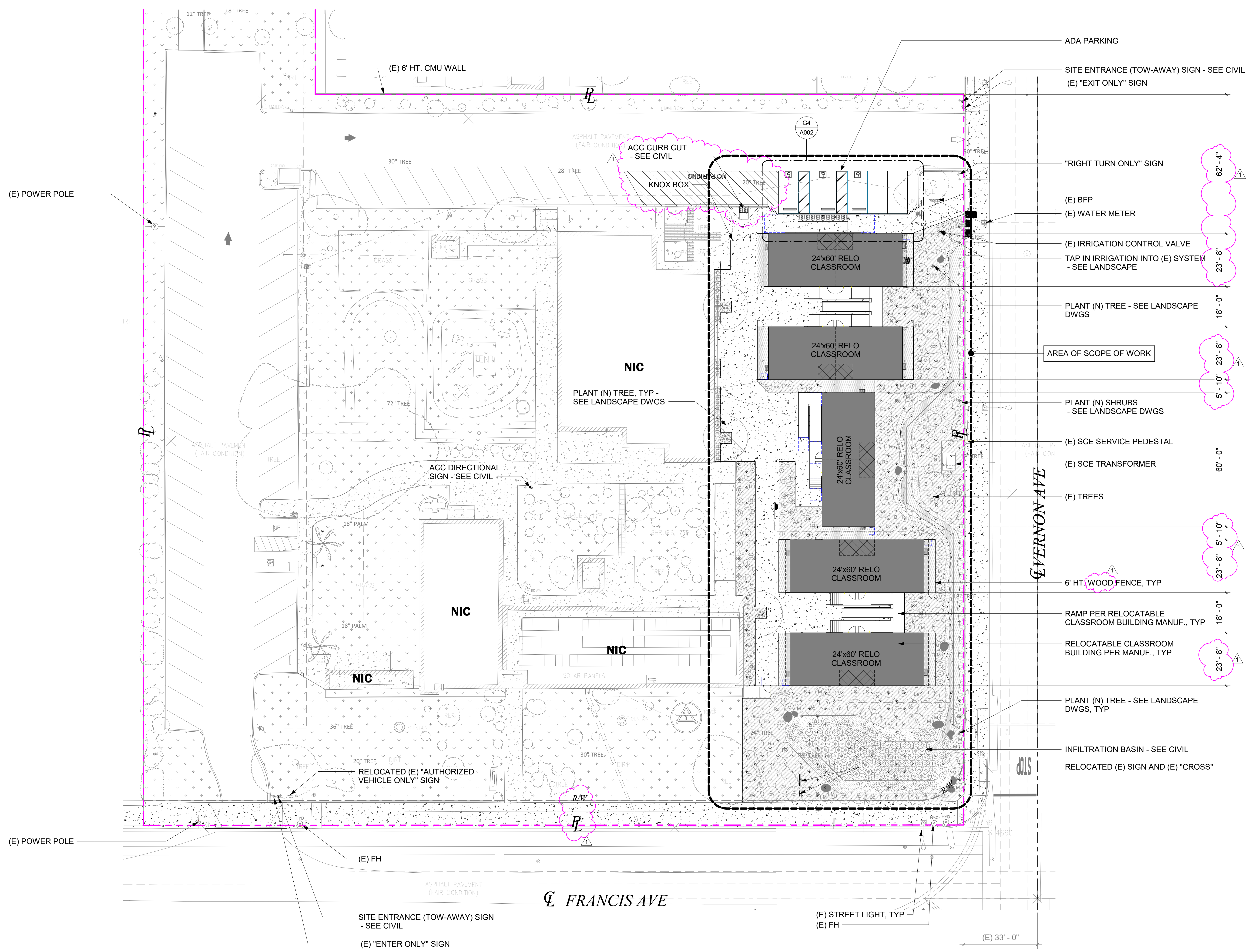
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DEMOLITION SITE PLAN

AD001

SCALE: 1/16" = 1' - 0"

DEMOLITION SITE PLAN C10
 1/16" = 1'-0"



SITE LEGEND

- NEW BUILDING
- EXISTING BUILDING
- CONCRETE PAVING
- AC PAVING
- EXISTING CONCRETE PAVING
- LANDSCAPING

SITE NOTES

1. FOR TYPICAL SYMBOLS AND ABBREVIATIONS, SEE SHEET G002
2. SEE A005 FOR FENCE AND GATES PLAN.

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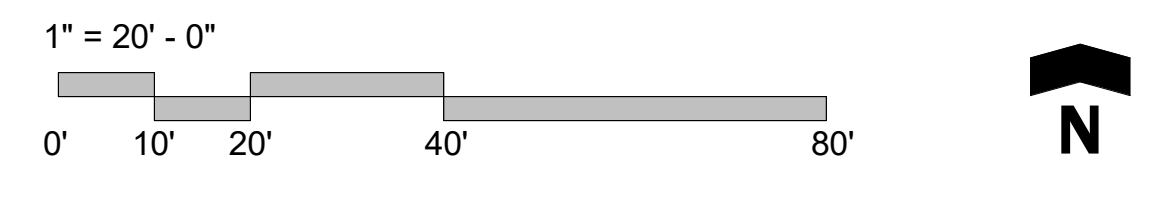


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SITE PLAN

A001



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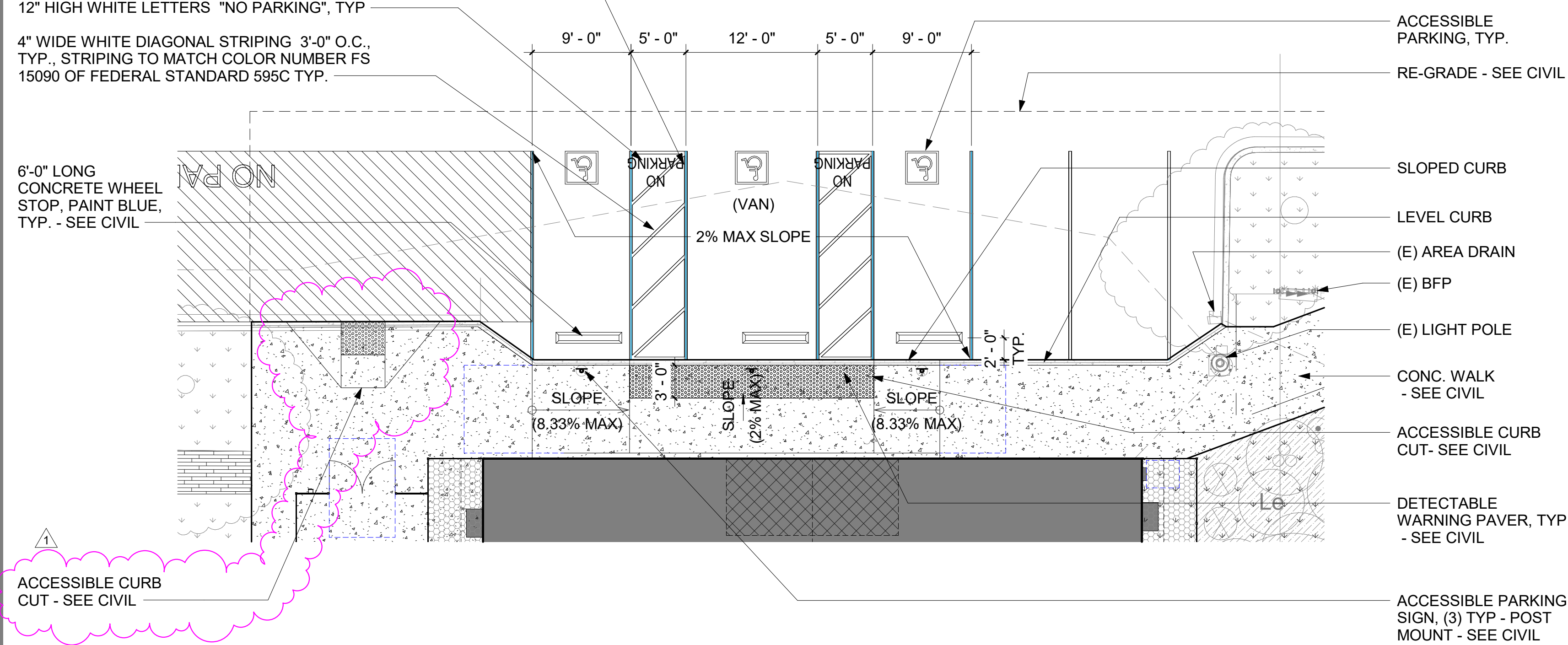
4" WIDE BLUE STRIPING, TYP. STRIPING TO MATCH COLOR NUMBER FS 15090 OF FEDERAL STANDARD 595C, TYP.

12" HIGH WHITE LETTERS "NO PARKING", TYP.

4" WIDE WHITE DIAGONAL STRIPING 3'-0" O.C., TYP., STRIPING TO MATCH COLOR NUMBER FS 15090 OF FEDERAL STANDARD 595C TYP.

6'-0" LONG CONCRETE WHEEL STOP, PAINT BLUE, TYP. - SEE CIVIL

ACCESSIBLE CURB CUT - SEE CIVIL



ACCESSIBLE PARKING, TYP.

RE-GRADE - SEE CIVIL

SLOPED CURB

LEVEL CURB

(E) AREA DRAIN

(E) BFP

(E) LIGHT POLE

CONC. WALK - SEE CIVIL

ACCESSIBLE CURB CUT-SEE CIVIL

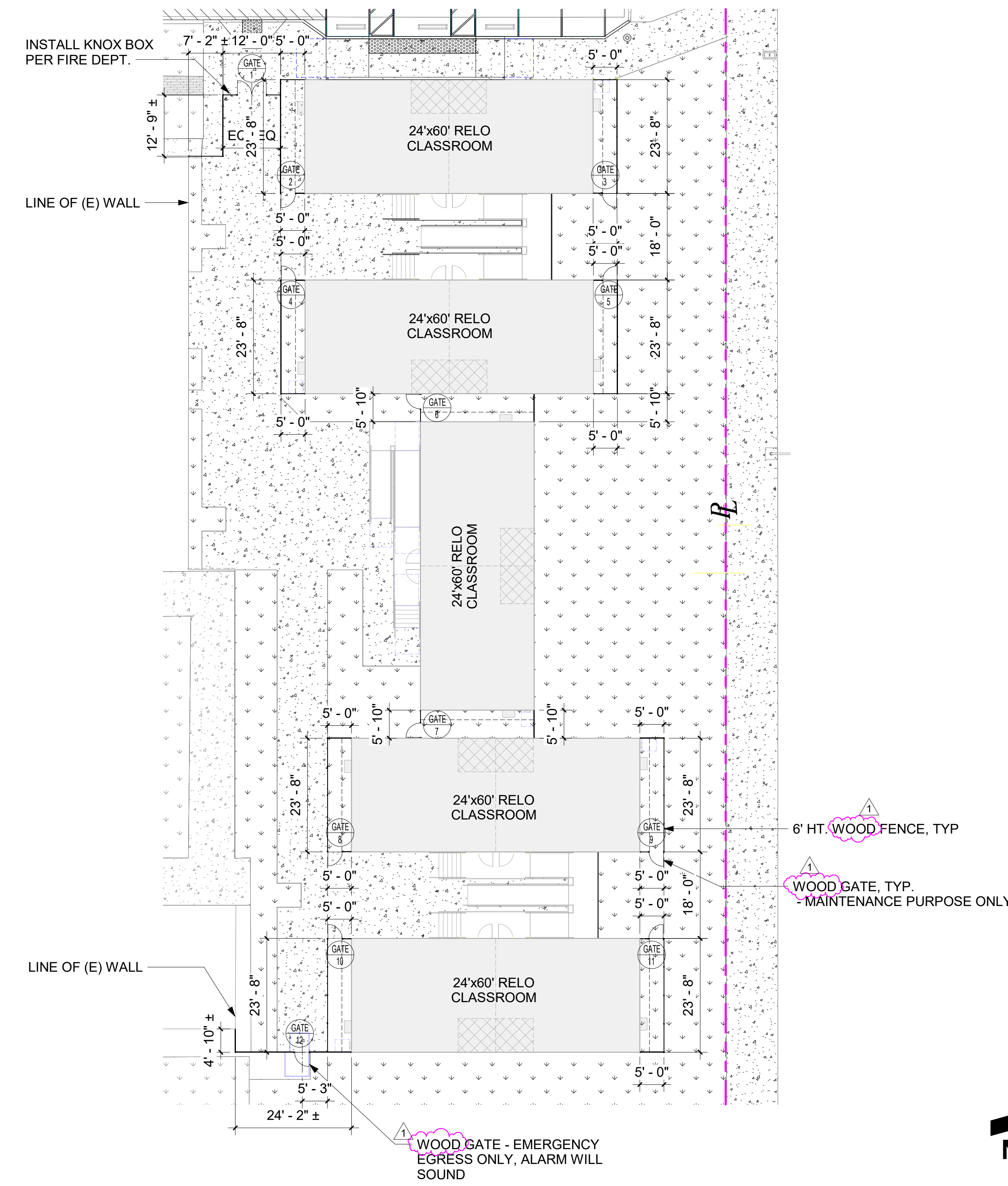
DETECTABLE WARNING PAVER, TYP. - SEE CIVIL

ACCESSIBLE PARKING SIGN, (3) TYP. - POST MOUNT - SEE CIVIL



ACCESSIBLE PARKING PLAN G4

1/8" = 1'-0"



LINE OF (E) WALL

6' HT. WOOD FENCE, TYP.

WOOD GATE, TYP. - MAINTENANCE PURPOSE ONLY

WOOD GATE - EMERGENCY EGRESS ONLY, ALARM WILL SOUND

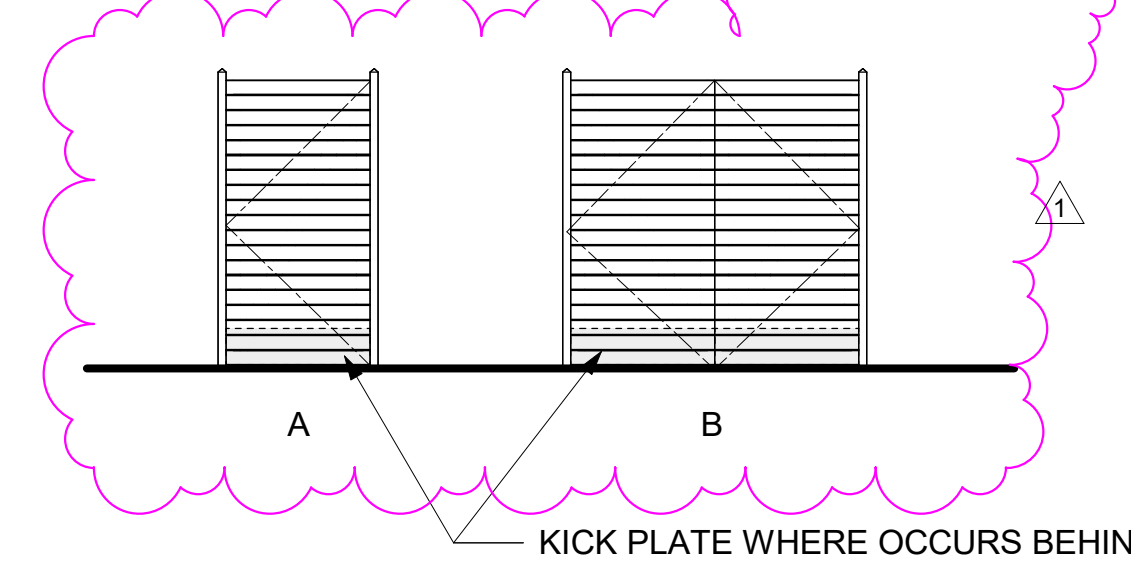


PROPOSED FENCE AND GATE PLAN A6

1/16" = 1'-0"

GATE SCHEDULE

GATE #	WIDTH	HEIGHT	TYPE	MAT.	FINISH	COMMENTS
1	6'-0"	6'-0"	B	WOOD	STAINED	ADA LEVER, KICK PLATE, SEE DETAILS
2	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
3	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
4	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
5	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
6	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
7	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
8	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
9	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
10	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
11	3'-0"	6'-0"	A	WOOD	STAINED	MAINTENANCE USE ONLY - PAD LOCK BY OWNER
12	3'-0"	6'-0"	A	WOOD	STAINED	EMERGENCY EGRESS ONLY - ALARM WILL SOUND, ADA LEVER, KICK PLATE



GATE SCHEDULE NOTES

- GENERAL NOTES:**
- MAXIMUM EFFORT TO OPERATE EXTERIOR ACCESSIBLE GATE IS 5 LBS. ADJUST OPENING FORCE OF GATES TO 5 LB.
 - GATE LOCATIONS & CLEARANCES - SEE: SYMBOL G002
 - OPERABLE FLOOR HARDWARE PARTS SHALL BE POSITIONED AT MINIMUM OF 34" AND MAXIMUM OF 44" ABOVE THE FINISH FLOOR OR GROUND.
 - TYPICAL WOOD FENCE AND GATE, SEE: SYMBOL A005

GATE SCHEDULE LEGEND

- MATERIAL**
- ALUM. ALUMINUM
 - WD. WOOD
 - STL. STEEL
- FINISH**
- ST. STAINED
 - P-1 PAINT (SEMI-GLOSS)
 - P-2 PAINT (SEMI-GLOSS)

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 19750 S. VERMONT AVE., SUITE 100 TORRANCE, CA 90502
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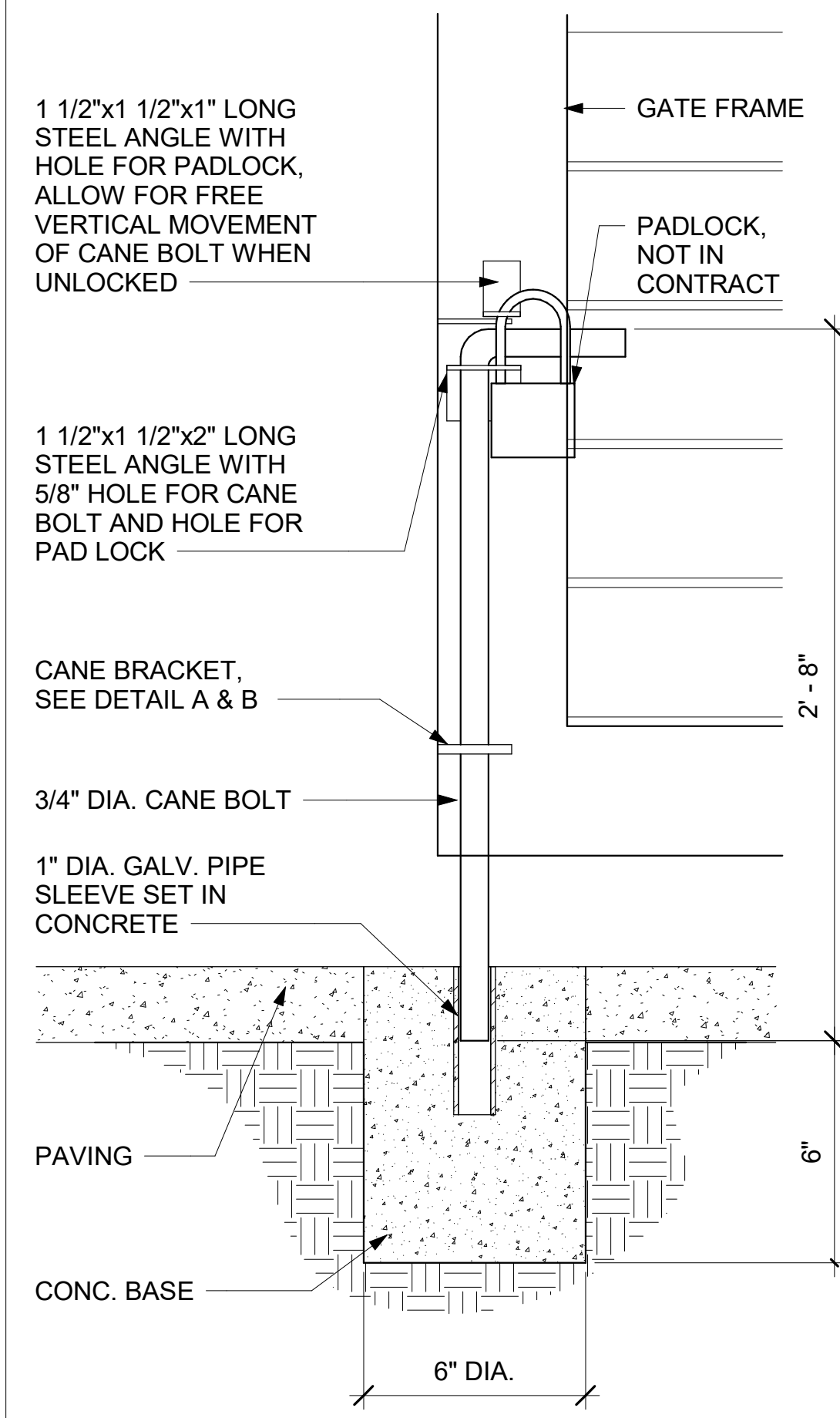
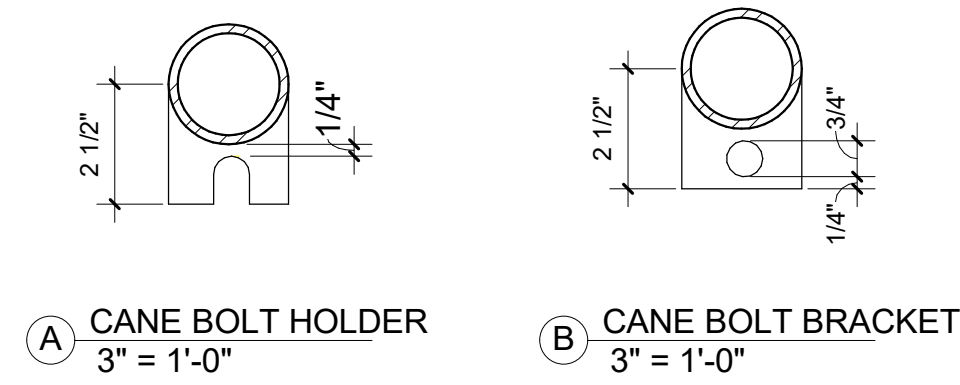


SYCAMORE ACADEMY CHINO TEMPORARY RELO CAMPUS
 SYCAMORE ACADEMY
 5500 FRANCIS AVE, CHINO, CA 91710

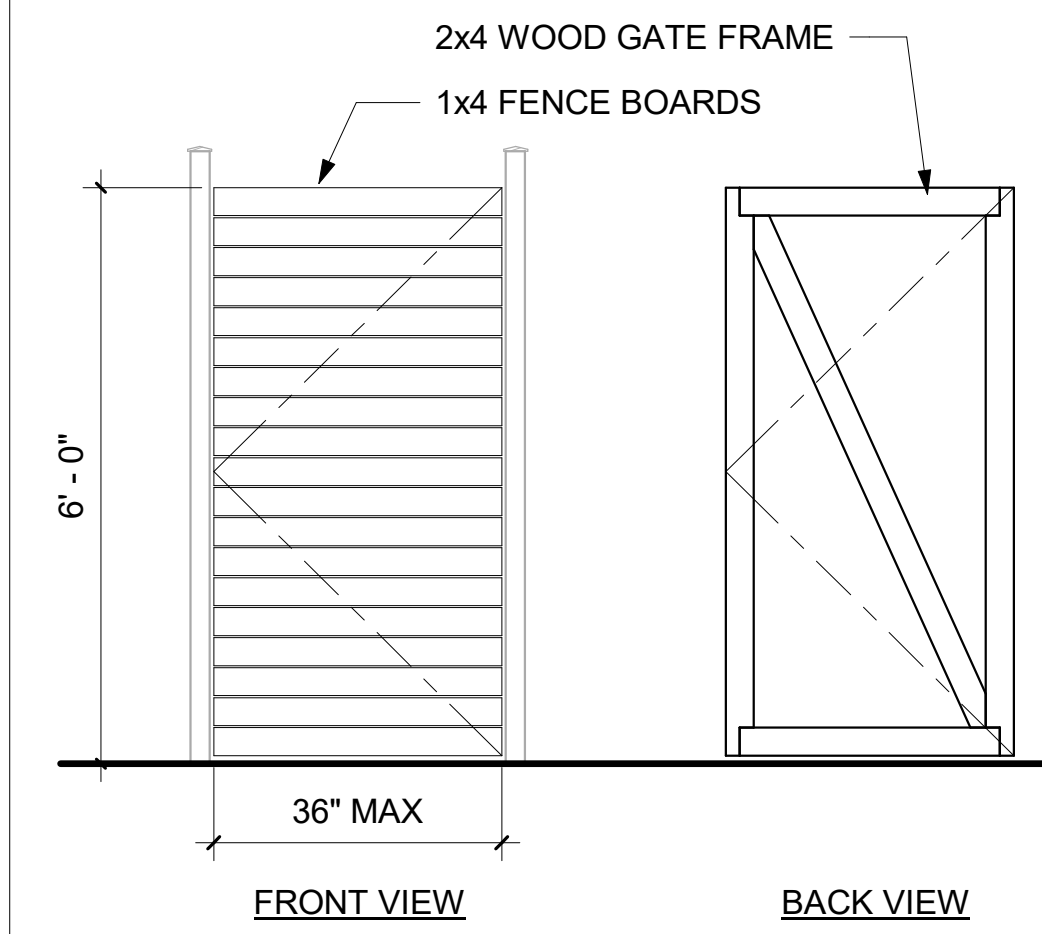
JOB NO.	2530SAC-D
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DRG REV 1	3/11/2026

ENLARGED SITE PLANS

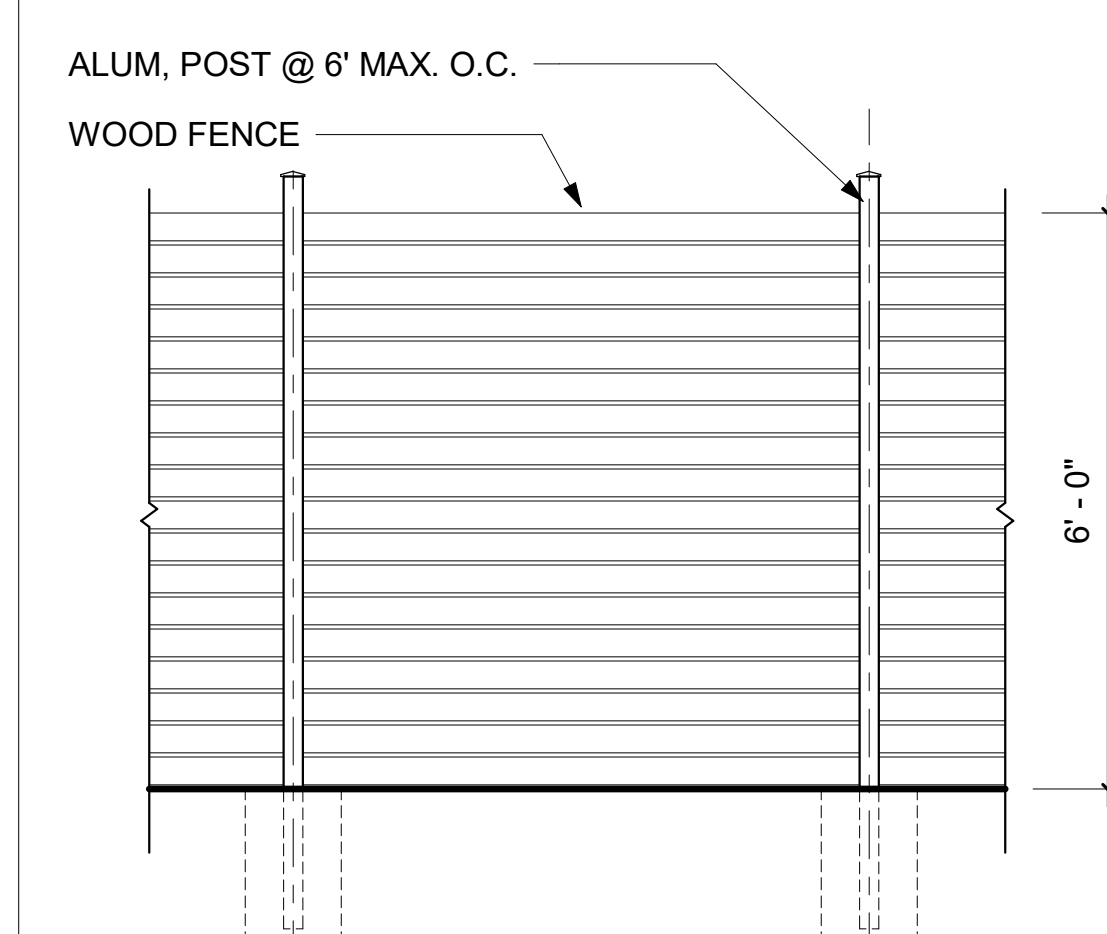
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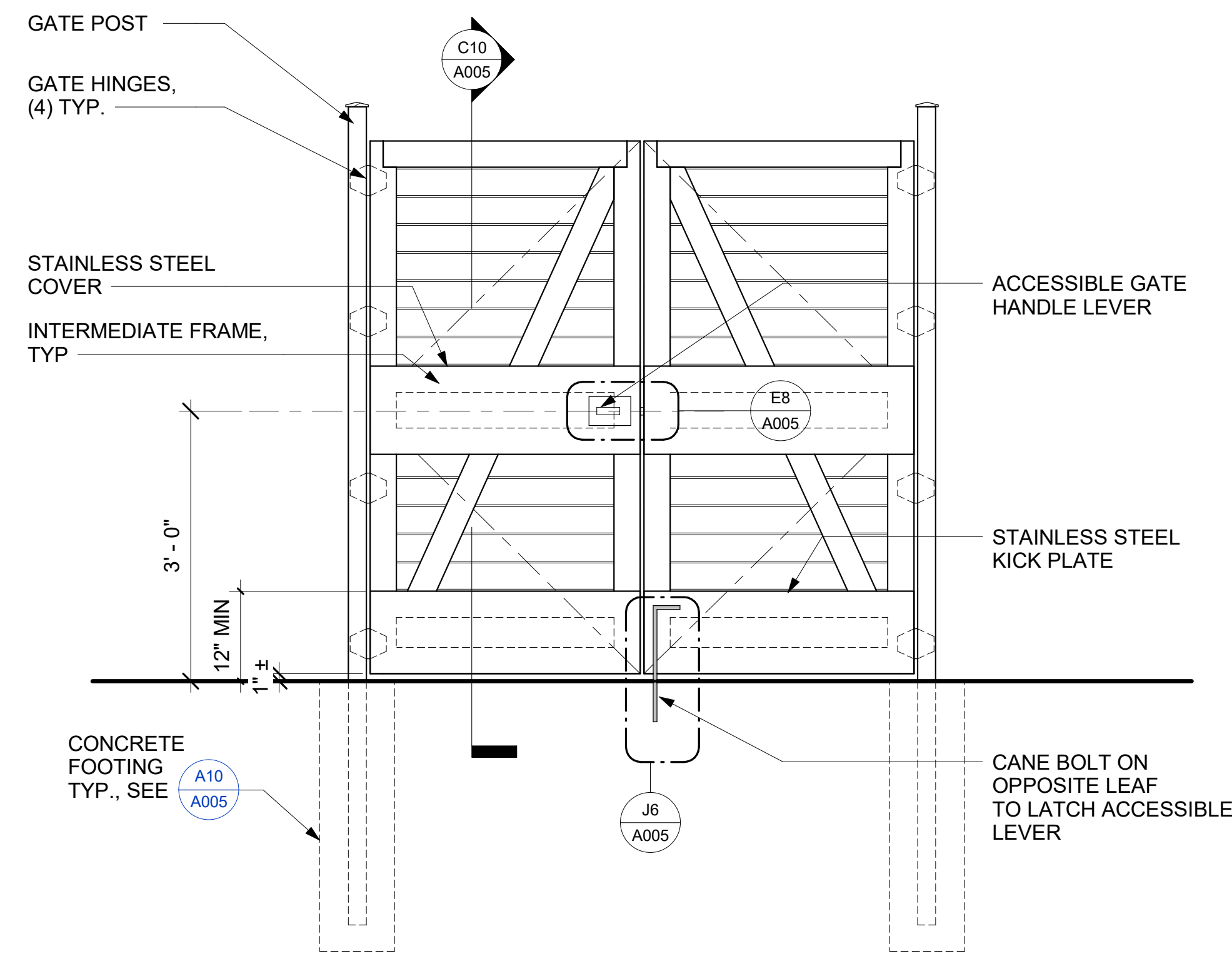
CANE BOLT - WOOD GATE **J6**
3" = 1'-0"



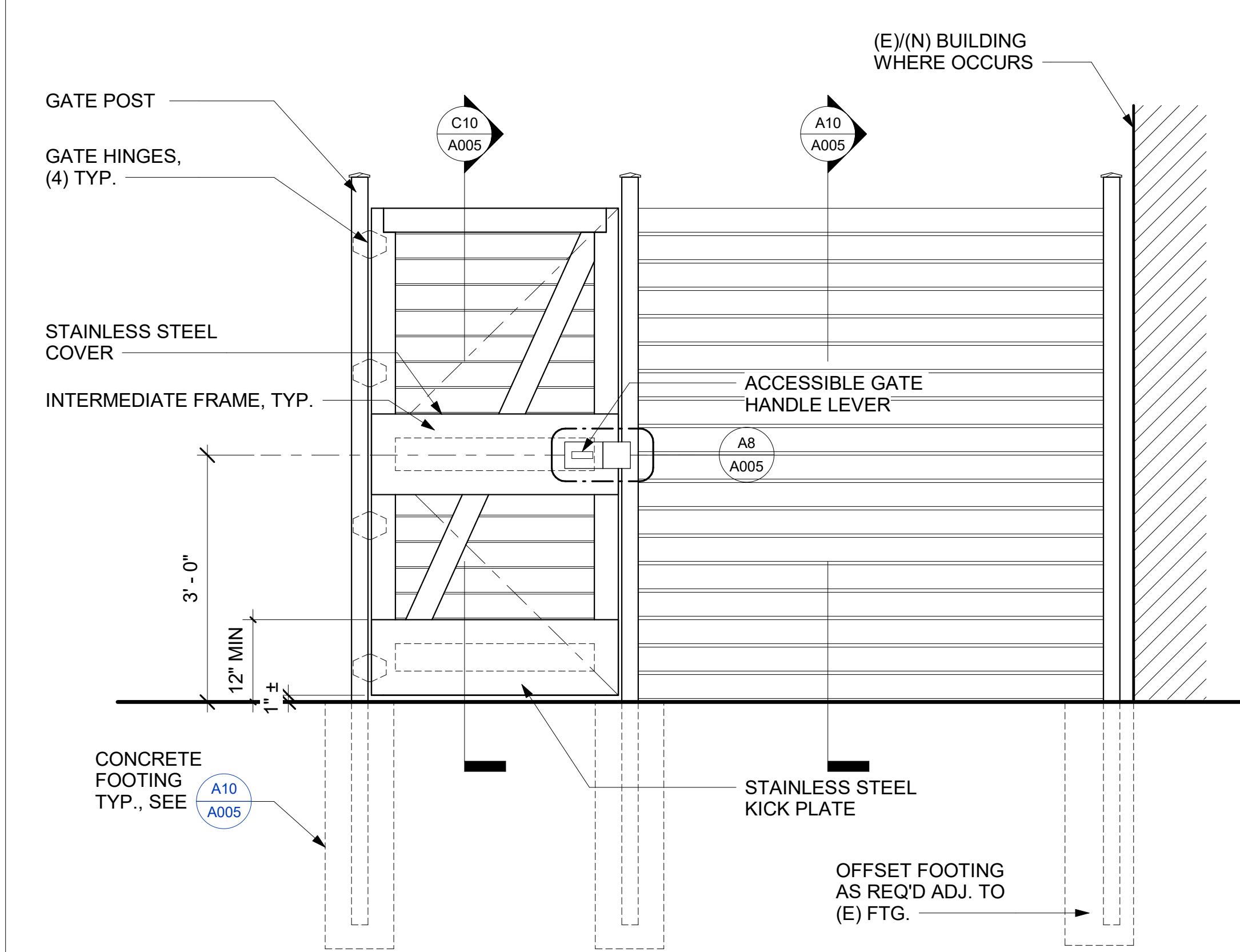
WOOD GATE ELEVATION **C2**
1/2" = 1'-0"



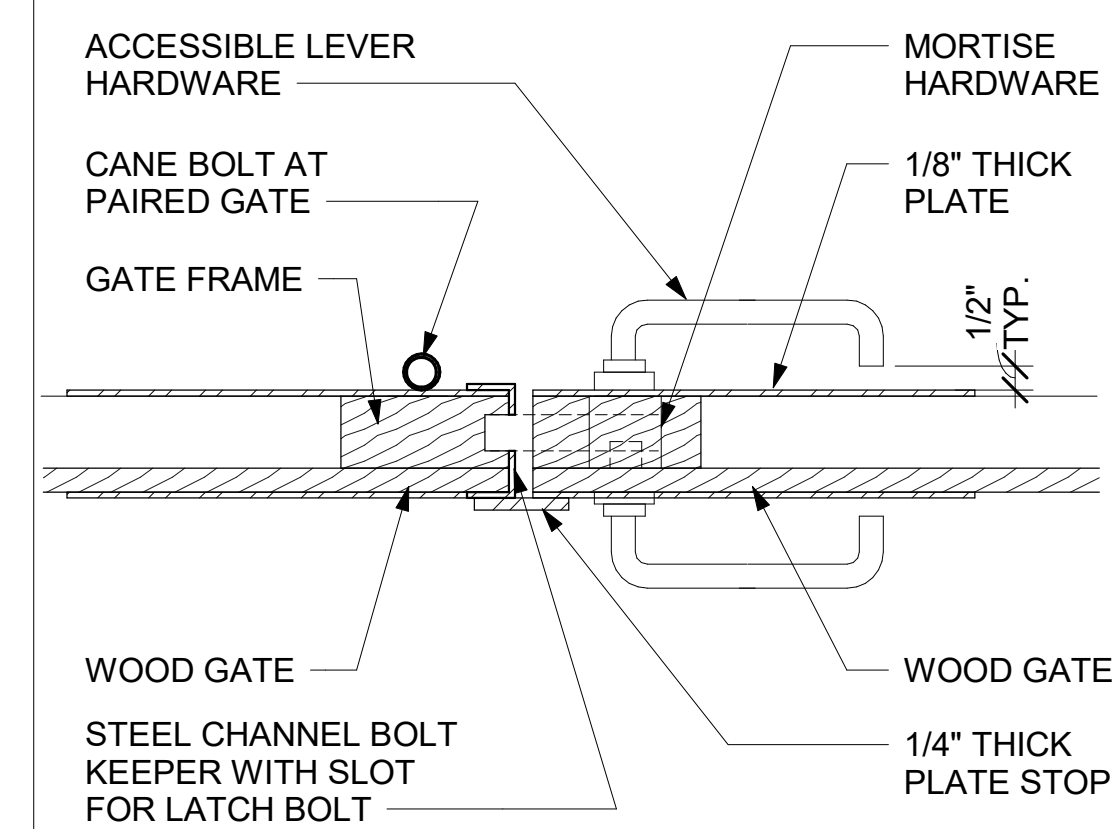
WOOD FENCE ELEVATION **A2**
1/2" = 1'-0"



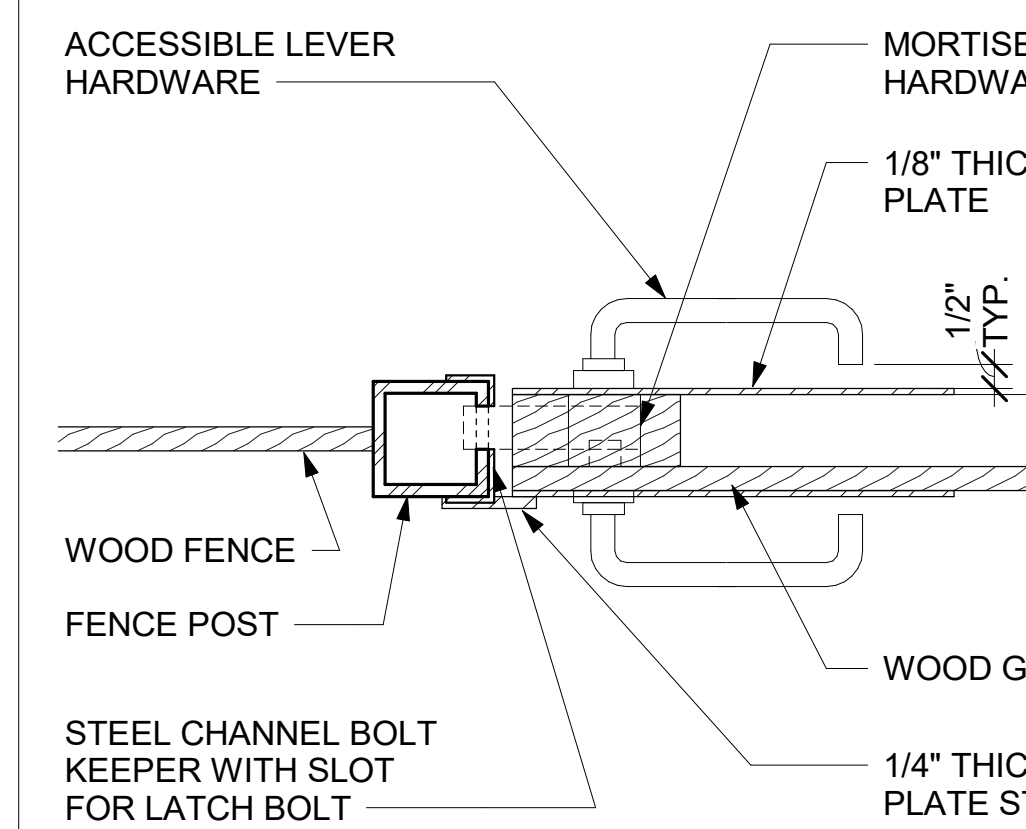
PEDESTRIAN WOOD GATE - PAIRED **E6**
3/4" = 1'-0"



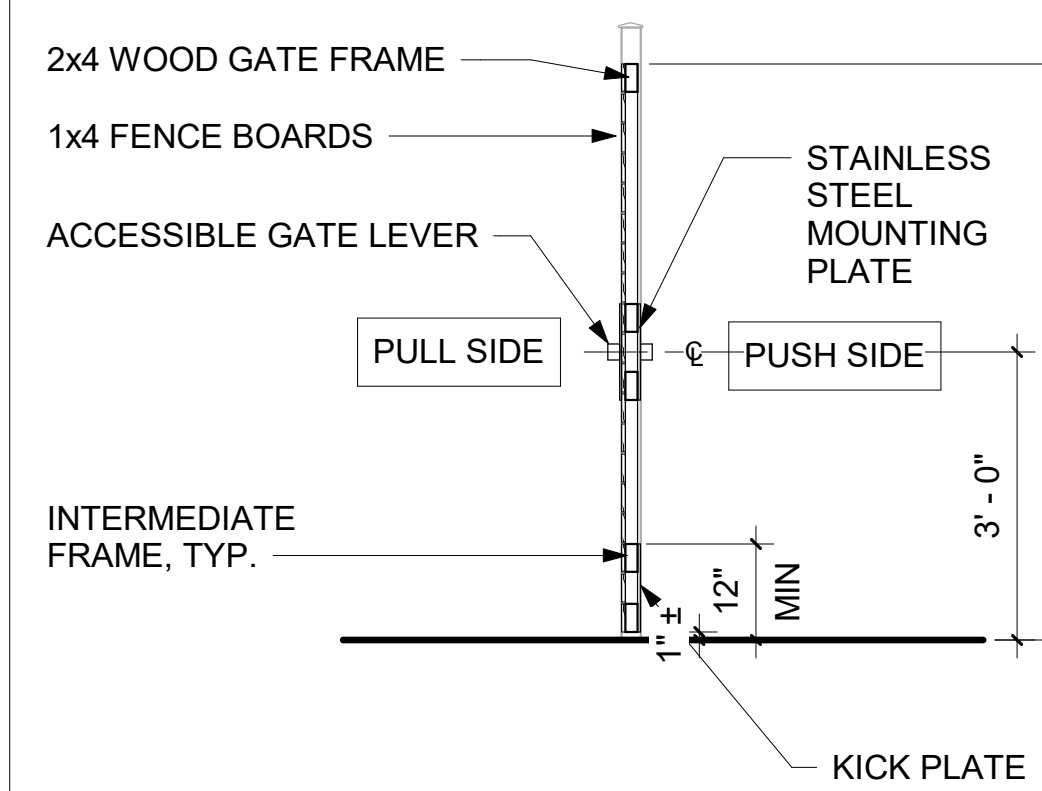
PEDESTRIAN WOOD GATE - SINGLE **A6**
3/4" = 1'-0"



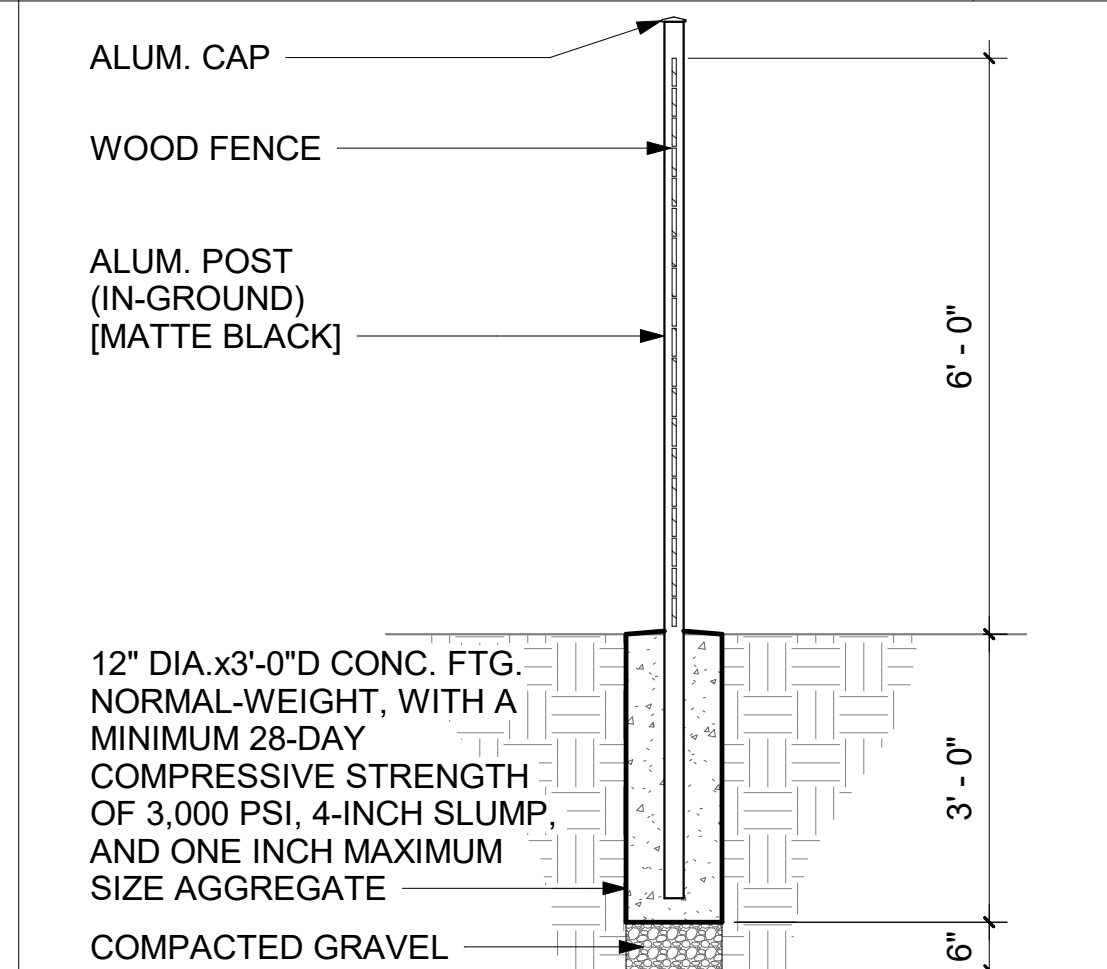
ACCESSIBLE GATE HARDWARE **E8**
PAIRED GATES 3" = 1'-0"



ACCESSIBLE GATE HARDWARE **A8**
SINGLE GATE 3" = 1'-0"



WOOD GATE SECTION **C10**
1/2" = 1'-0"



WOOD FENCE POST AND FOOTING **A10**
1/2" = 1'-0"

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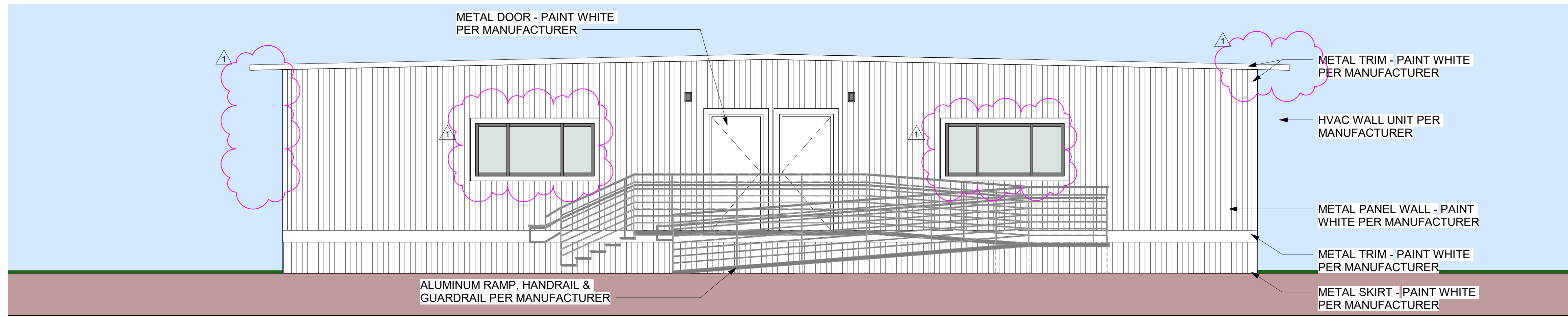


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WOOD FENCE DETAILS

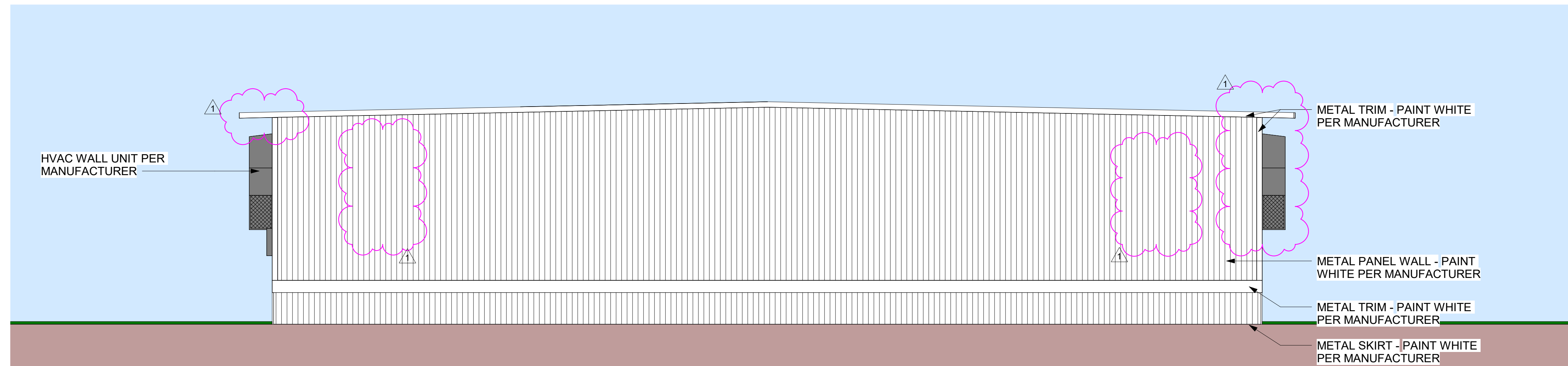
A005



NOTE:
DIMENSIONS & OTHER MISCELLANEOUS INFORMATION -
REFER TO RELOCATABLE MANUFACTURER'S DRAWINGS.

RELO CLASSROOM - FRONT ELEVATION C2

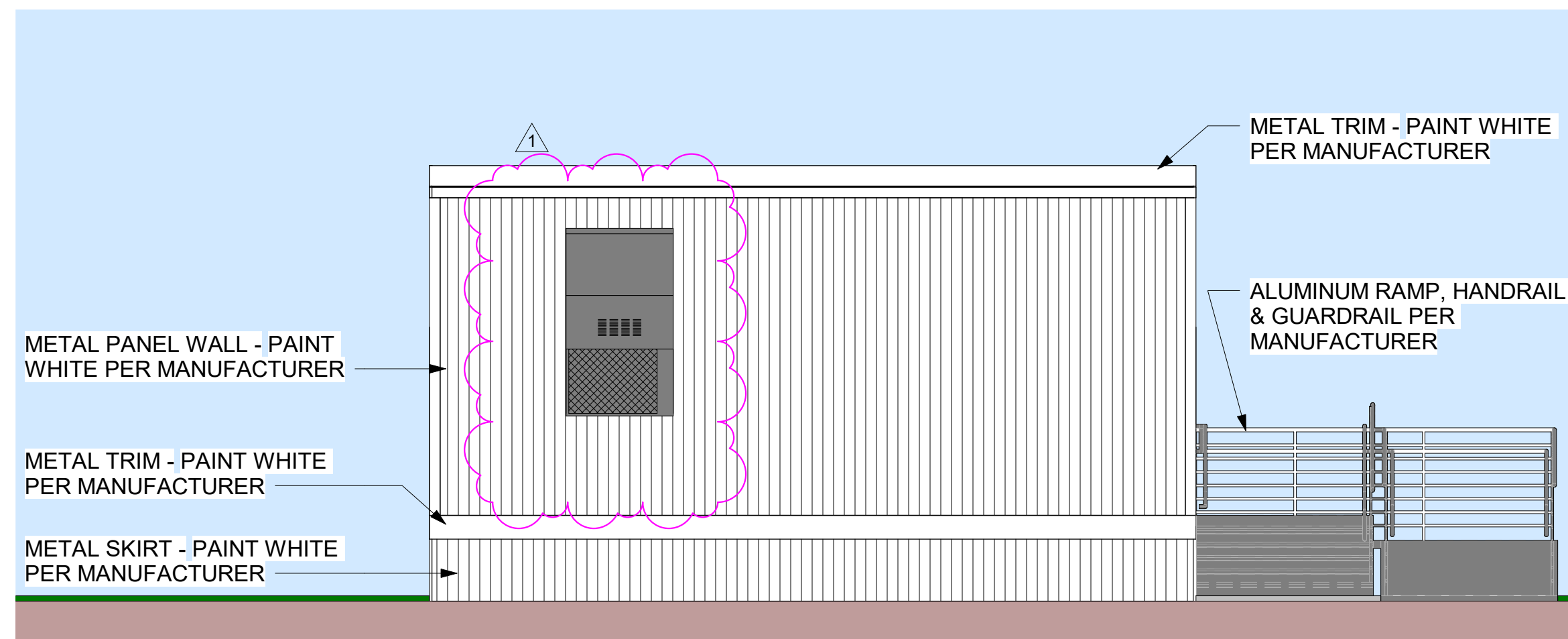
1/4" = 1'-0"



NOTE:
DIMENSIONS & OTHER MISCELLANEOUS INFORMATION -
REFER TO RELOCATABLE MANUFACTURER'S DRAWINGS.

RELO CLASSROOM - BACK ELEVATION C5

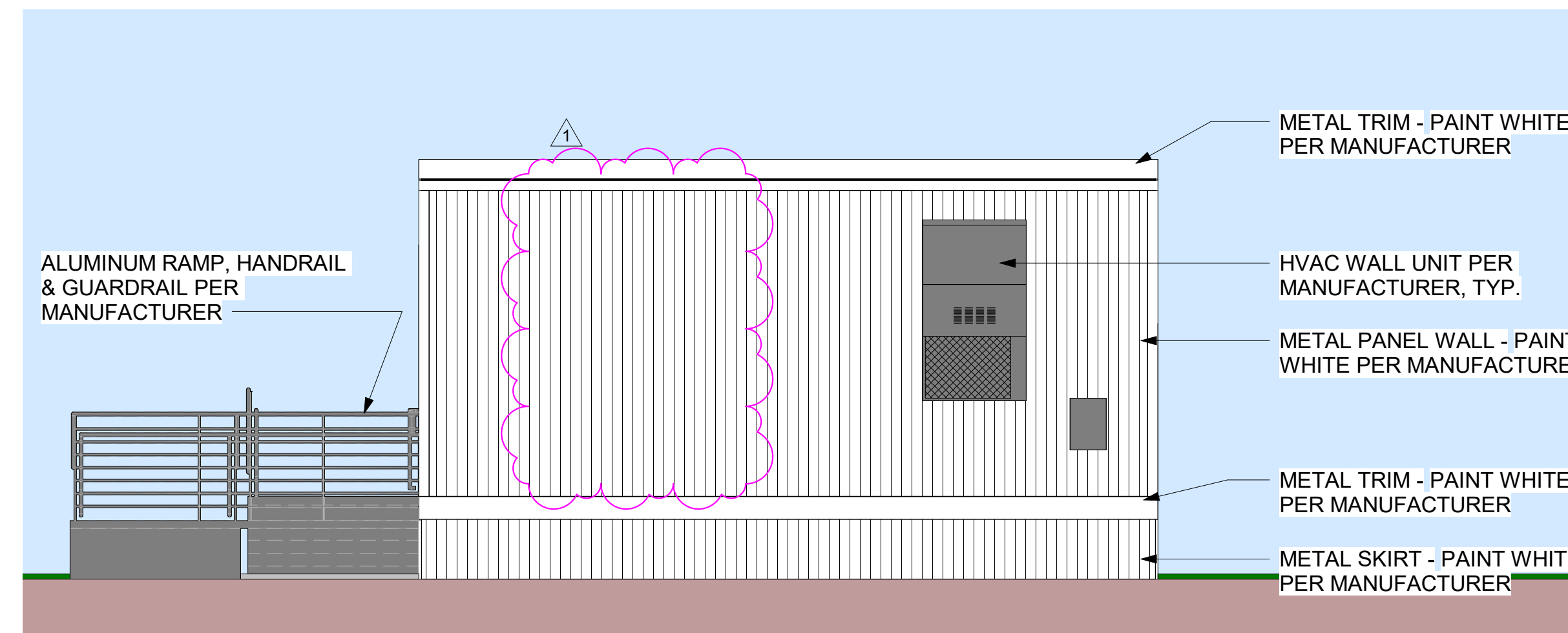
1/4" = 1'-0"



NOTE:
DIMENSIONS & OTHER MISCELLANEOUS INFORMATION -
REFER TO RELOCATABLE MANUFACTURER'S DRAWINGS.

RELO CLASSROOM - SIDE ELEVATION 1 H7

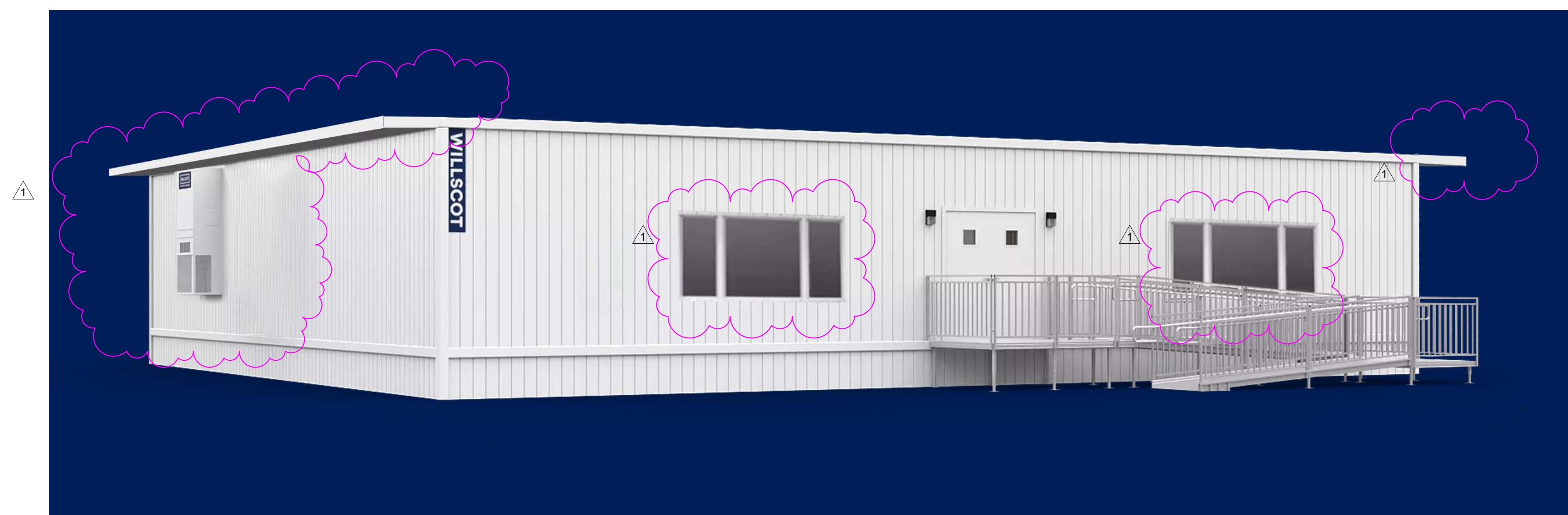
1/4" = 1'-0"



NOTE:
DIMENSIONS & OTHER MISCELLANEOUS INFORMATION -
REFER TO RELOCATABLE MANUFACTURER'S DRAWINGS.

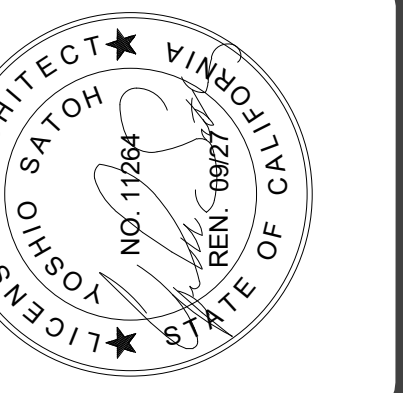
RELO CLASSROOM - SIDE ELEVATION 2 C7

1/4" = 1'-0"



RELO CLASSROOM - COLOR RENDER EXAMPLE C10

1/2" = 1'-0"



JOB NO.	2530SAC-D
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△ DRC REV 1	3/11/2026
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COLORED BUILDING ELEVATIONS

ELECTRICAL SYMBOLS

	PANEL DESIGNATION, LETTER IDENTIFIES THE PANEL.		
	LIGHTING PANEL.		
	DISTRIBUTION SWITCHBOARD.		
	GROUND ROD IN GROUND YARD BOX.		
	JUNCTION BOX MOUNTED IN CEILING SPACE OR ON CEILING IF NO CEILING SPACE.		
	DOUBLE DUPLEX OUTLET: 125V, 20 AMP, NEMA 5-20R, +18" TO TOP OF BOX, U.O.N.		
	TELEPHONE OUTLET: +48" A.F.F. WITH 2100 WIREMOLD VERTICAL RISER TO CEILING SPACE		
	DATA JACK OUTLET IN 5" SQ. BOX WITH 1-GANG RING AND 2100 WIREMOLD VERTICAL RISER TO ACCESSIBLE CEILING SPACE. +18" A.F.F. U.O.N.		
	CEILING MOUNTED WIRELESS ACCESS POINT.		
	WALL MOUNTED CLOCK/SPEAKER, MOUNT @ 80" TO 96" A.F.F. ON WALLS. MATCH TO EXISTING.		
	EXTERIOR WALL MOUNTED SPEAKER.		
	CONDUIT ONLY WITH #12 PULL WIRE	W.P.	WEATHERPROOF.
	EXISTING.	(N)	NEW.
	ABOVE FINISHED FLOOR.	U.O.N.	UNLESS OTHERWISE NOTED.

PANEL TERMINAL CABINET 24"x24"x6" DEEP
WP DATA PULLBOX 24"x24"x6" DEEP

WP FIRE ALARM PULLBOX 12"x12"x6" DEEP

	CONDUIT, EXPOSED IN UNFINISHED AREAS, CONCEALED ABOVE CEILING OR IN WALL IN FINISHED AREAS.		
	HOMERUN TO PANEL "X", CIRCUITS 1, 3, 5.		
	CONDUIT, IN OR BELOW FLOOR OR BELOW GRADE.		
	EXISTING CONDUIT.		
	3/4\"/>	3/4\"/>	3/4\"/>
	3/4\"/>	3/4\"/>	3/4\"/>

CABLE TYPE

"A" CABLE - "WEST PENN" NO. 355, 2 PAIR #22
"AW" CABLE - "WEST PENN" NO. AQ235, 2 PAIR #22 (FLOODED TYPE)
"BW" CABLE - "WEST PENN" NO. AQ293, 1 PAIR #18 SHIELDED - SPEAKER CABLE
"C" CABLE - 4 PAIR #24 UTP CATEGORY 6 CABLE, PLENUM TYPE
"D" CABLE - 4 PAIR #24 UTP CATEGORY 6 CABLE, PLENUM TYPE
"DFO" CABLE - 12 STRAND MULTIMODE 50UM FIBER OPTIC CABLE, FLOODED TYPE (UNDERGROUND)
"DW" CABLE - 4 PAIR #24 UTP CATEGORY 6 CABLE (FLOODED TYPE)
"TW" CABLE - 4 PAIR #24 UTP CATEGORY 6 CABLE (FLOODED TYPE)

DATA/COMPUTER CABLE AND WIRING (CONDUITS CONCEALED ON WALLS AND EXPOSED ABOVE T-BAR CEILING)	
—10—	ONE "10" CABLE.
—20—	TWO "20" CABLES.
—30—	THREE "30" CABLES.
—40—	FOUR "40" CABLES.
—50—	FIVE "50" CABLES.
—60—	SIX "60" CABLES.
—70—	SEVEN "70" CABLES.
—80—	EIGHT "80" CABLES.
—90—	NINE "90" CABLES.
—110—	ELEVEN "110" CABLES.
—120—	TWELVE "120" CABLES.

PANEL CABLE AND WIRING (CONDUITS CONCEALED ON WALLS AND EXPOSED ABOVE T-BAR CEILING)	
—1T—	ONE "T" CABLE.
—2T—	TWO "T" CABLES.
—3T—	THREE "T" CABLES.
—4T—	FOUR "T" CABLES.
—5T—	FIVE "T" CABLES.
—1T, 1B—	ONE "T" AND ONE "B" CABLE.

GENERAL NOTES

- INCLUDE ALL ELECTRICAL DEMOLITION AS PART OF THIS CONTRACT. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF WALL REMOVALS. CEILING CHANGES AND ALL OTHER SIMILAR WORK. ELECTRICAL DEMOLITION SHALL INCLUDE DISCONNECTION AND REMOVAL OF AFFECTED LIGHTS, OUTLETS AND ALL OTHER ELECTRICAL DEVICES. REMOVE AND PLUG OR CAP ALL AFFECTED CONDUITS. REMOVE WIRES IF REMOVED OUTLETS AFFECT DOWNSTREAM ACTIVE OUTLETS. PROVIDE ALL WORK NECESSARY TO REROUTE AND RECONNECT AFFECTED CIRCUITS.
- ALL EXPOSED CONDUITS AND BOXES AT INTERIOR OR EXTERIOR OF THE BUILDING SHALL BE PAINTED TO MATCH THE SURFACES WHERE INSTALLED. VERIFY ALL PAINT COLOR SELECTIONS WITH ARCHITECT PRIOR TO APPLICATION.
- DISPOSE OF ALL EQUIPMENT AND MATERIAL AND REMOVE FROM SITE. EQUIPMENT WITH SALVAGE VALUE AS DETERMINED BY THE DISTRICT SHALL BE DELIVERED TO THE DISTRICT'S DESIGNATED WAREHOUSE.
- COORDINATE THE ELECTRICAL WORK WITH THE WORK OF OTHER TRADES.
- ALL TRENCHES OUTSIDE OF THE BARRICADE LIMITS SHALL BE BACKFILLED AND PAVED NOT LATER THAN 72 HOURS AFTER BEING OPENED. DURING THE TIME THE TRENCHES ARE OPEN IN TRAFFIC AREAS, THE CONTRACTOR SHALL PROVIDE TRAFFIC PLATES.
- WHERE EXISTING STRUCTURAL WALLS ARE CORED FOR NEW CONDUIT RUNS, SEPARATION BETWEEN CORED HOLES SHALL BE THREE INCHES FROM NEW OR EXISTING HOLES, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- THE REPRESENTATION OF PHYSICAL PLACEMENT OF EXISTING CONDUITS HAS BEEN DEVELOPED FROM THE BEST INFORMATION AVAILABLE FROM THE DISTRICT AT THE TIME THE DRAWINGS WERE PREPARED. THE DISTRICT PROVIDES THIS ONLY AS A GENERAL GUIDELINE FOR THE CONVENIENCE OF BIDDERS/CONTRACTORS AND DOES NOT GUARANTEE OR WARRANT IN ANY WAY EXPRESSLY OR IMPLIED, THE ACCURACY OF THESE REPRESENTATIONS. NOTHING IN THIS DISCLAIMER AFFECTS IN ANY WAY THE DUTY OF THE CONTRACTOR TO FURNISH ACCURATE "AS-BUILT" DRAWINGS AFTER THE COMPLETION OF THE CONTRACT.
- PROVIDE GROUND WIRES IN ALL FEEDERS AND BRANCH CIRCUITS.
- ALL UNDERGROUND CONDUITS SHALL BE ENTIRELY ENCASED IN CONCRETE 3" THICK ON ALL SIDES WITH MULTIPLE CONDUITS SPACED NOT LESS THAN 1-1/2" APART. MINIMUM DEPTH OF NOT LESS THAN 27" BELOW FINISHED GRADE TO THE TOP OF CONCRETE ENVELOPE.
- IN EXISTING BUILDINGS, CONTRACTORS SHALL NOT RUN IN AREAS CONTAMINATED BY MATERIALS MADE OF ASBESTOS UNTIL THE ASBESTOS MATERIALS HAVE BEEN REMOVED OR ENCAPSULATED.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND EQUIPMENT AND MATERIAL APPROVED FOR USE UNDER THIS CONTRACT.
- WHEN TRENCHING FOR NEW UNDERGROUND CONDUIT, EXERCISE EXTREME CARE TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL DAMAGED LINES.
- CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH THE EXISTING OR NEW STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED ON THE DRAWINGS OR APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND DSA FIELD ENGINEER.
- INCLUDE ALL NECESSARY DEMOLITION AS PART OF THIS WORK.
- IN FINISHED AREAS INSTALL ALL CONDUITS CONCEALED IN WALL OR IN ATTIC SPACE. IF EXPOSED CONDUIT CANNOT BE AVOIDED IN FINISHED AREA, USE "WIREMOLD" TYPE RACEWAYS AND BOXES. THIS REQUIREMENT SHALL APPLY WHETHER OR NOT WIREMOLD RACEWAYS ARE INDICATED ON DRAWINGS.
- DO NOT RUN "WIREMOLD" RACEWAYS ON CEILING WITH GLE-ON ACOUSTIC TILES. RUN RACEWAYS ON WALLS.
- QUANTITY OF WIRES SHOWN IN ALL CONDUITS IS FOR GENERAL GUIDELINE. SUPPLIER OF FIRE ALARM SYSTEM SHALL PREPARE CONSTRUCTION DRAWINGS SHOWING ALL NECESSARY WIRES AND CABLES AND WIRE TYPES AND SIZES OF ALL CONDUITS SHOWN. PROVIDE ALL SPARE WIRES BETWEEN BUILDINGS.
- DRAWINGS DO NOT SHOW ALL THE NECESSARY J-BOXES AND PULL BOXES WHICH WILL BE REQUIRED THROUGHOUT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL THESE BOXES AS NECESSARY TO TERMINATE CONDUITS AND RACEWAYS. PAINT BOXES TO MATCH COLOR OF THE FINISHED SURFACE WHERE THE BOXES ARE ATTACHED TO THE BUILDINGS. CONCEALED BOXES MAY NOT BE PAINTED.
- ALL JUNCTION BOXES INDICATED ON BUILDING EXTERIORS SHALL BE WEATHERPROOF TYPE.
- FIRE ALARM WIRES SHALL BE COPPER TYPE THW/THHN.
- ALL SIGNAL WIRING IN UNDERGROUND CONDUITS SHALL BE WET LOCATION TYPE.
- ALL DEMOLISHED ELECTRICAL EQUIPMENT & DEVICES WITH SALVAGE VALUE AS DETERMINED BY THE DISTRICT SHALL BE DELIVERED TO DISTRICT WAREHOUSE WITHOUT EXTRA COST TO THE DISTRICT.
- *UPON COMPLETION OF THE INSTALLATION OF THE FIRE ALARM SYSTEM, THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES, OR WITH GAR TO COORDINATE FOR INTER-CONNECTION OF THE FIRE ALARM SYSTEM WITH OTHER BUILDINGS, SYSTEMS, OR EQUIPMENT. ONCE ALL FUNCTIONS INDICATED IN THE FIRE ALARM SYSTEM SEQUENCE OF OPERATIONS HAVE BEEN VERIFIED THROUGH TESTING BY THE INSTALLING CONTRACTOR, AND ACCEPTANCE TEST MUST BE PERFORMED IN THE PRESENCE OF THE AUTHORITIES HAVING JURISDICTION, OWNER AUTHORIZED REPRESENTATIVE, FIRE MARSHALL, AND DSA INSPECTOR. THE ACCEPTANCE TEST MUST SUCCESSFULLY DEMONSTRATE ALL FUNCTIONS REQUIRED IN THE CONTRACT.
- *SPECIFIC COMPONENTS ON CATALOG CUT SHEETS MUST BE HIGHLIGHTED, OR IDENTIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL INTERMEDIATE BOXES ALONG CONDUIT RUNS AS NECESSARY TO TERMINATE CONDUITS AND RACEWAYS. PROVIDE ACCESS PANELS TO CONCEALED BOXES ABOVE HARD PLASTER CEILING. PAINT BOXES TO MATCH COLOR OF THE FINISHED SURFACE THAT THE BOXES ARE ATTACHED TO THE BUILDINGS. CONCEALED BOXES MAY NOT BE PAINTED.
- ALL COVER PLATES FOR LIGHTING, POWER AND SIGNAL OUTLETS SHALL BE STAINLESS STEEL.
- USE PLENUM RATED CABLES WHEN INSTALLING EXPOSED LOW VOLTAGE CABLE IN PLENUM RATED CEILING.
- PROVIDE EXPANSION/DEFLECTION FITTINGS WHEN RUNNING CONDUITS BETWEEN SEISMIC JOINTS OR BETWEEN TWO BUILDINGS/STRUCTURE WHETHER SHOWN ON DRAWINGS OR NOT.
- WHEREVER POSSIBLE, CONCEAL NEW CONDUITS AND BOXES IN CEILING, ATTIC SPACE OR WALLS. FISH CONDUITS INSIDE OF STUD WALLS WHERE POSSIBLE. WHERE EXPOSED RACEWAYS AND BOXES HAVE TO BE USED IN FINISHED AREAS, USE "WIREMOLD" TYPE SURFACE RACEWAYS AND BOXES AND PAINT TO MATCH WALLS.
- VERIFY CONDUIT STUB UP AREAS OUTSIDE ALL BUILDINGS AND STUB UP AT BEST AREAS TO AVOID EXISTING WINDOWS, VENTS, ETC.
- REPLACE ALL DAMAGE CEILING TILE DUE TO NEW POWER & SIGNAL INSTALLATION AT RELO BUILDINGS. MATCH EXISTING TILE AND FINISH.
- PROVIDE STAINLESS STEEL COVER PLATES TO ALL RECESS BOXES THAT ARE NOT BEING USED.
- THE CALIFORNIA ENERGY CODE SECTION 10-103 REQUIRES ACCEPTANCE TESTING ON ALL NEWLY INSTALLED LIGHTING CONTROLS, MECHANICAL SYSTEMS, ENVELOPES, AND PROCESS EQUIPMENT AFTER INSTALLATION AND BEFORE PROJECT COMPLETION. AN ACCEPTANCE TEST IS A FUNCTIONAL PERFORMANCE TEST TO HELP ENSURE THAT NEWLY INSTALLED EQUIPMENT IS OPERATING AND IN COMPLIANCE WITH THE ENERGY CODE.
- LIGHTING CONTROLS ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED LIGHTING CONTROLS ACCEPTANCE TEST TECHNICIAN (ATT).
- MECHANICAL SYSTEM ACCEPTANCE TESTS MUST BE PERFORMED BY A CERTIFIED MECHANICAL ATT FOR PROJECTS SUBMITTED ON OR AFTER OCTOBER 1, 2021.
- ENVELOPE AND PROCESS EQUIPMENT ACCEPTANCE TESTS SHALL BE PERFORMED BY THE INSTALLING CONTRACTOR, ENGINEER/ARCHITECT OF RECORD OR THE OWNER'S AGENT.
- A LISTING OF CERTIFIED ATT CAN BE FOUND AT: <https://www.energy.ca.gov/programs-and-topics/programs/acceptance-test-technician-certification-provider-program/acceptance-test-technician-certification-provider-program/acceptance-test-technician-certification-provider-program>
- THE ACCEPTANCE TESTING PROCEDURES MUST BE REPEATED, AND DEFICIENCIES MUST BE CORRECTED BY THE BUILDER OR INSTALLING CONTRACTOR UNTIL THE CONSTRUCTION/INSTALLATION OF THE SPECIFIED SYSTEMS CONFORM AND PASS THE REQUIRED ACCEPTANCE CRITERIA.
- PROJECT INSPECTORS WILL COLLECT THE FORMS TO CONFIRM THAT THE REQUIRED ACCEPTANCE TESTS HAVE BEEN COMPLETED.

CODES, STANDARDS & GUIDES

PARTIAL LIST OF APPLICABLE CODES AS OF January 1, 2023

2025 California Administrative Code (CAC), Part 1, Title 24 CCR*
2025 California Building Code (CBC), Part 2, Title 24 CCR
(2021 International Building Code, Vol. 1 & 2, and 2025 California amendments)
2025 California Electrical Code (CEC), Part 3, Title 24 CCR
(2020 National Electrical Code and 2019 California Amendments)
2025 California Mechanical Code (CMC), Part 4, Title 24 CCR
(2021 IAPMO Uniform Mechanical Code and 2025 California amendments)
2025 California Plumbing Code (CPC), Part 5, Title 24 CCR
(2021 IAPMO Uniform Plumbing Code and 2025 California amendments)
2025 California Energy Code (CEC), Part 6, Title 24 CCR
2025 California Fire Code (CFC), Part 9, Title 24 CCR
(2021 International Fire Code and 2025 California Amendments)
2025 California Existing Building Code (CEBC), Part 10, Title 24 CCR
(2021 International Existing Building Code and 2025 California Amendments)
2025 California Green Building Standards Code (CALGreen), Part 11, Title 24 CCR
2025 California Referenced Standards Code, Part 12, Title 24 CCR
Title 19 CCR, Public Safety, State Fire Marshal Regulations
2016 ASME A17.1/CSA 34-13 Safety Code for Elevators and Escalators (per 2025 CBC Part 2 Ch 35)
Note: Cal/OSHA Elevator Unit enforces CCR Title 8 and uses the 2004 ASME A17.1 by adoption

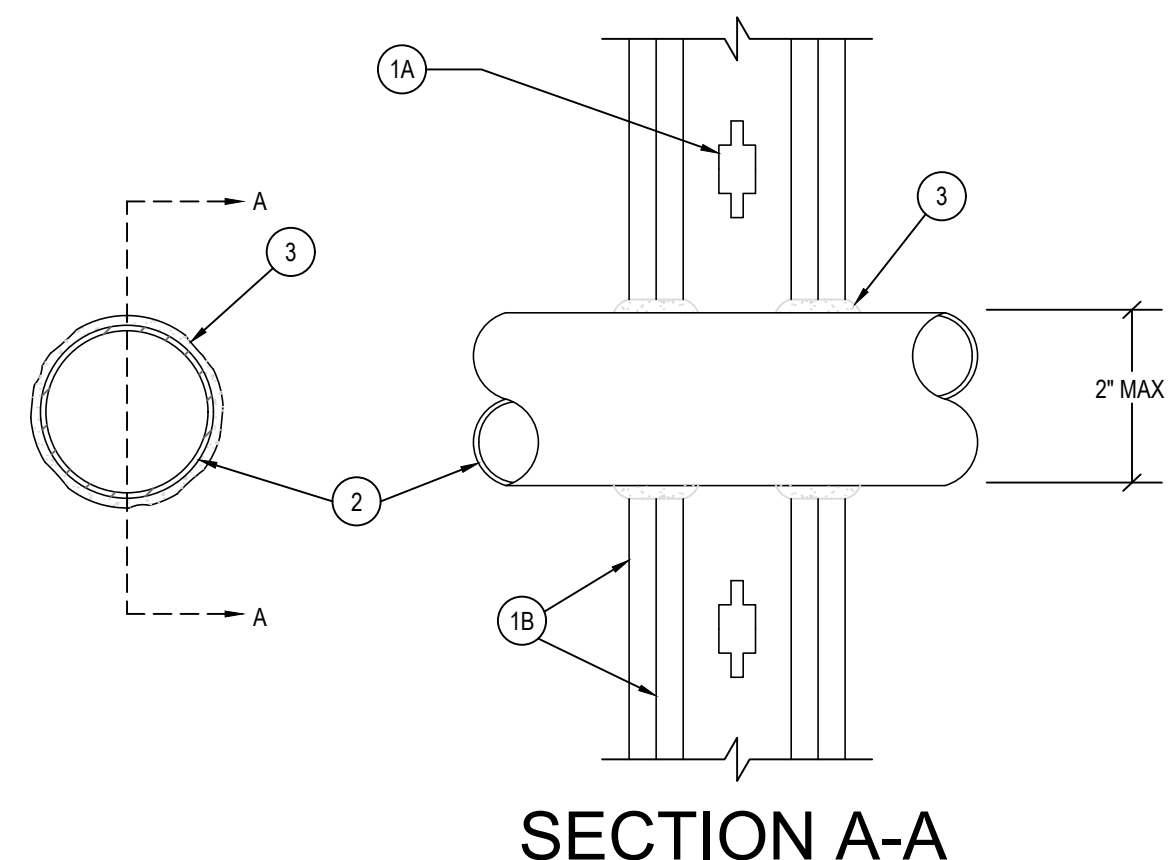
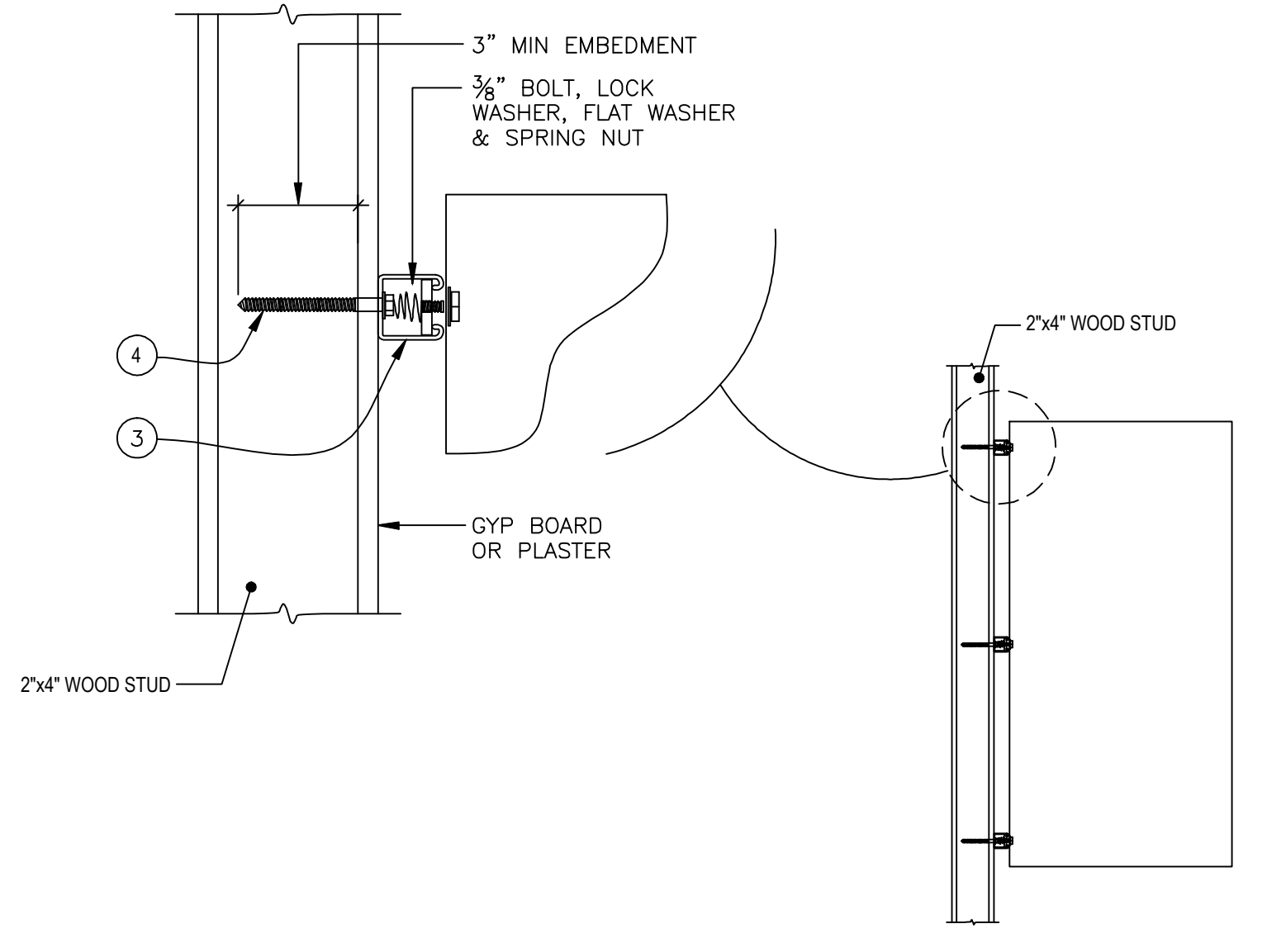
PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13 - Standard for the Installation of Sprinkler Systems (CA amended).....2025 Edition
NFPA 14 - Standard for the Installation of Standpipe and Hose Systems (CA amended).....2025 Edition
NFPA 17 - Standard for Dry Chemical Extinguishing Systems.....2025 Edition
NFPA 17A - Standard for Wet Chemical Extinguishing Systems.....2025 Edition
NFPA 20 - Standard for the Installation of Stationary Pumps for Fire Protection.....2025 Edition
NFPA 22 - Standard for Water Tanks for Private Fire Protection.....2025 Edition
NFPA 24 - Standard for the Installation of Private Fire Service Mains and Their Appurtenances (CA amended).....2025 Edition
NFPA 72 - National Fire Alarm and Signaling Code (CA amended).....2025 Edition
NFPA 80 - Standard for Fire Doors and Other Opening Protectives.....2025 Edition
NFPA 2001 - Standard on Clean Agent Fire Extinguishing Systems (CA amended).....2025 Edition
UL 300 - Standard for Fire Testing of Fire Extinguishing Systems for Protection of Commercial Cooking Equipment.....2025 (R2010)
UL 464 - Audible Signaling Devices for Fire Alarm and Signaling Systems, Including Accessories.....2025 Edition
UL 621 - Standard for Heat Detectors for Fire Protective Signaling Systems.....2025 Edition
UL 1971 - Standard for Signaling Devices for the Hearing Impaired.....2025 (R2010)
ICC 300 - Standard for Bleachers, Folding and Telescopic Seating, and Grandstands.....2025 Edition

For a complete list of applicable NFPA standards refer to 2025 CBC (SFM) Chapter 35 and California Fire Code Chapter 80.

See California Building Code Chapter 35 for State of California amendments to the NFPA Standards.

*All parts of the 2025 California Building Code become effective January 1, 2023



SECTION A-A

THROUGH - PENETRATION FIRESTOP SYSTEM

System No. WLS 3001
Last 12/2022
F Rating: 1, 2, 3 and 4 hr (See Item 2 and 3)
T Rating: 1, 2, 3 and 4 hr (See Item 3)
L Rating: 4800 F, less than 1 CFM @ 1 hr

- Wall Assembly: The 1, 2, 3 or 4 hr fire-rated system wall/assembly shall be constructed of the materials and in the manner described in the individual USBC or U400 Series Wall or Partition System in the U.S. Fire Resistance Directory and shall include the following construction features:
 - Slab: Wall framing may consist of either wood studs (max 2x4 fire rated assemblies) or steel channel studs. Wood studs consist of max 2x4 in (51 x 102 mm) under span and 1x4 in (38 x 102 mm) over span. Steel studs consist of max 2x4 in (51 x 102 mm) under span and 1x4 in (38 x 102 mm) over span. Steel studs to be max 5/8 in (32 mm) wide by 1/8 in (3 mm) deep channels spaced max 24 in (610 mm) O.C.
 - System Board: Non 1/2 or 5/8 in (13 or 16 mm) thick, 4 in (102 mm) wide with square or rounded edges. The system wallboard type, thickness, number of layers, fastener type and sheet orientation shall be specified in the individual USBC or U400 Series Design in the U.S. Fire Resistance Directory. Max clear opening is 6 in (150 mm).
- Through Penetration: One Metallic pipe, conduit or tubing installed either concentrically or eccentrically within the firestop system. The annular space between pipe, conduit or tubing and peripheral of opening shall be max 1/4 in (3 mm) (joint corrected to max 1/2 in (13 mm)). Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types of steel metallic pipe, conduit or tubing may be used:
 - Steel Pipe - Non 24 in (610 mm) diam (or smaller) Schedule 40 (or heavier) steel pipe.
 - Non Pipe - Non 24 in (610 mm) diam (or smaller) service weight (or heavier) cast iron soil pipe, non 12 in (305 mm) diam (or smaller) or Class 50 (or heavier) duct iron pressure pipe.
 - Copper Tubing - Non 6 in (152 mm) diam (or smaller) steel conduit or non 4 in (102 mm) diam (or smaller) steel electrical metallic tubing.
 - Copper Tubing - Non 6 in (152 mm) diam (or smaller) Type 1 (or heavier) copper tubing.
 - Copper Pipe - Non 6 in (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
 Through Penetration Product - Flexible Metal Piping - The following types of steel flexible metal gas piping may be used:
 - Non 2 in (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering or piping may or may not be removed on both sides of floor or wall assembly. OMEGA FLEX INC
 - Non 1 1/2 in (38 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering or piping may or may not be removed on both sides of floor or wall assembly. TITELIX CORP AERON DQ
 - Non 2 in (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering or piping may or may not be removed on both sides of floor or wall assembly. WARD MFG INC
- Fill Void or Cavity Material - Caulk or Sealant - Min 5/8, 1-1/4, 1-7/8 and 2-1/2 in (16, 30, 45, and 64 mm) thickness of caulk for 1, 2, 3 and 4 hr rated assemblies, respectively, applied within annulus, flush with both surfaces of wall. Min 1 1/4 in (30 mm) deep bead of caulk applied to gasket base/pressure interface at joint contact location on both sides of wall. The hourly F Rating of the fire stop system is dependent upon the hourly fire rating of the wall assembly in which it is installed, as shown in the following table. The hourly F Rating of the firestop system is dependent upon the type or size of the pipe or conduit and the hourly fire rating of the wall assembly in which it is installed, as indicated below.

Min Pipe or Conduit Diam in. (mm)	F Rating Hr	T Rating Hr
1 (25)	1 or 2	0, 1 or 2
1 1/2 (38)	3 or 4	3 or 4
4 (102)	1 or 2	0
6 (152)	3 or 4	0
12 (305)	1 or 2	0

* When copper pipe is used, T Rating is for 3M COMPANAY - CP 2016 - caulk of FB-3000 WT sealant.
* Bearing the UL Classification Marking

Applicable Code: 2022 CBC
MEP Component Anchorage Note
All mechanical, plumbing, and electrical components shall be anchored and installed per the details on the DSA-approved construction documents. The following components shall be anchored or braced to meet the force and displacement requirements prescribed in the 2022 CBC Sections 1617A.1.18 through 1617A.1.26 and ASCE 7-16 Chapters 13, 26, and 30:

- All permanent equipment and components.
- Temporary, movable or mobile equipment that is permanently attached (e.g., hard wired) to the building utility services such as electricity, gas or water. "Permanently attached" shall include all electrical connections except plugs for 110V/250 volt receptacles having a flexible cable.
- Temporary, movable or mobile equipment which is heavier than 400 pounds or has a center of mass located 4 feet or more above the adjacent floor or roof level that directly support the component is required to be restrained in a manner approved by DSA.

The following mechanical and electrical components shall be positively attached to the structure but need not demonstrate design compliance with the above requirements. These components shall be positively attached to the connections provided between the component and associated ductwork, piping, and conduit. Flexible connections must allow movement in both transverse and longitudinal directions:

- Components weighing less than 400 pounds and having a center of mass located 4 feet or less above the adjacent floor or roof level that directly support the component.
- Components weighing less than 20 pounds, or in the case of distributed systems, less than 5 pounds per foot, which are suspended from a roof or floor or hung from a wall.

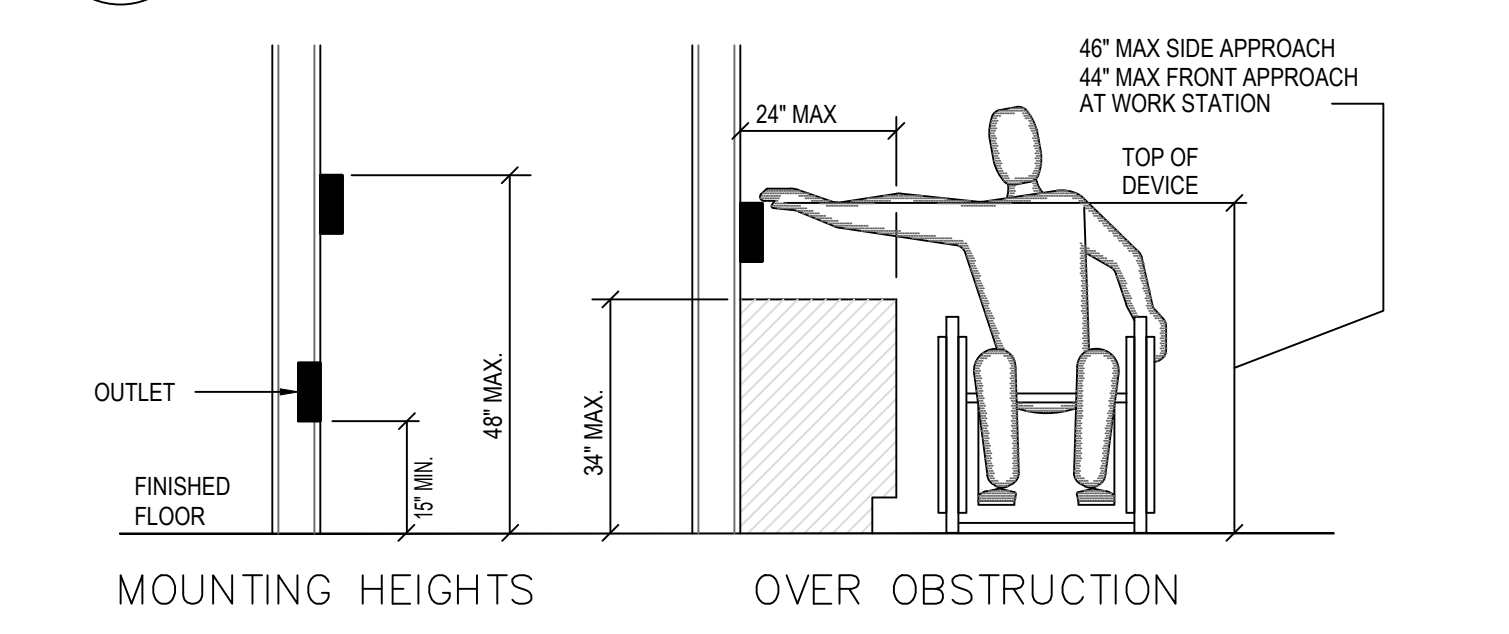
The anchorage of all mechanical, electrical and plumbing components shall be subject to the approval of the design professional in general responsible charge or structural engineer delegated responsibility and acceptance by DSA. The project inspector will verify that all components and equipment have been anchored in accordance with the above requirements.

Applicable Code: 2022 CBC
Piping, Ductwork, and Electrical Distribution System Bracing Note
Piping, ductwork, and electrical distribution systems shall be braced to comply with the forces and displacements prescribed in ASCE 7-16 Section 13.3 as defined in ASCE 7-16 Sections 13.6.5, 13.6.6, 13.6.7, 13.6.8; and 2022 CBC, Sections 1617A.1.24, 1617A.1.25 and 1617A.1.26.

The method of showing bracing and attachments to the structure for the identified distribution system are as noted below. When bracing and attachments are based on a preapproved installation guide (e.g., HCAI OPM for 2013 CBC or later), copper and steel bracing system installer guide or manual shall be available on the jobsite prior to the start of and during the hanging and bracing of the distribution systems. The Structural Engineer of Record shall verify the adequacy of the structure to support the hanger and brace loads.
Mechanical Piping (MP), Mechanical Ducts (MD), Plumbing Piping (PP), Electrical Distribution Systems (E):
MP □ MD □ PP □ E □ Option 1: Detailed on the approved drawings with project specific notes and details.
MP □ MD □ PP □ E □ Option 2: Shall comply with HCAI Preapproval (OPM #) # _____

DESIGN PROFESSIONAL USER NOTE (do not copy this 'user note' to the plans).
Mechanical/Plumbing/Electrical Design Professionals: Identify which option(s) apply for your project. If the first option is chosen, provide project specific details, consistent with the supporting structural support framing materials, showing support and bracing; clearly indicate the supports and bracing for all applicable systems. For the second option, specify the OPM # (for 2013 CBC or later) applicable to the conditions of the project. Coordinate with the SEOR to verify the adequacy of the structure to support all hanger and brace loads.

3 E101 IDF CABINET WALL MOUNTING DETAIL N.T.S.



1 E101 MOUNTING HEIGHTS N.T.S.

TYPICAL MOUNTING HEIGHTS ABOVE FINISHED FLOOR (UNLESS OTHERWISE NOTED ON DRAWINGS)	
+48" TO TOP OF BOX	LIGHT SWITCHES, DIMMER SWITCHES, FIRE ALARM PULL STATION, DUCT DETECTOR TEST PANEL, INTERCOM CALL SWITCH, SPEAKER VOLUME CONTROL, T-STATS, BY-PASS THERM, WALL TELEPHONE.
+15" TO BOTTOM OF BOX	ALL DUPLEX RECEPTACLES, WALL OUTLET FOR DESK TELEPHONE, COMPUTER OUTLET, UNLESS OTHERWISE NOTED.

Satoh Brothers International, Inc.
19750 S. VERMONT AVE., SUITE 400 TORRANCE, CA 90502
TEL: 310-768-2700 FAX: 310-532-8878 www.satohbrothers.com

REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
Exp. 09/30/27
823-978
STATE OF CALIFORNIA

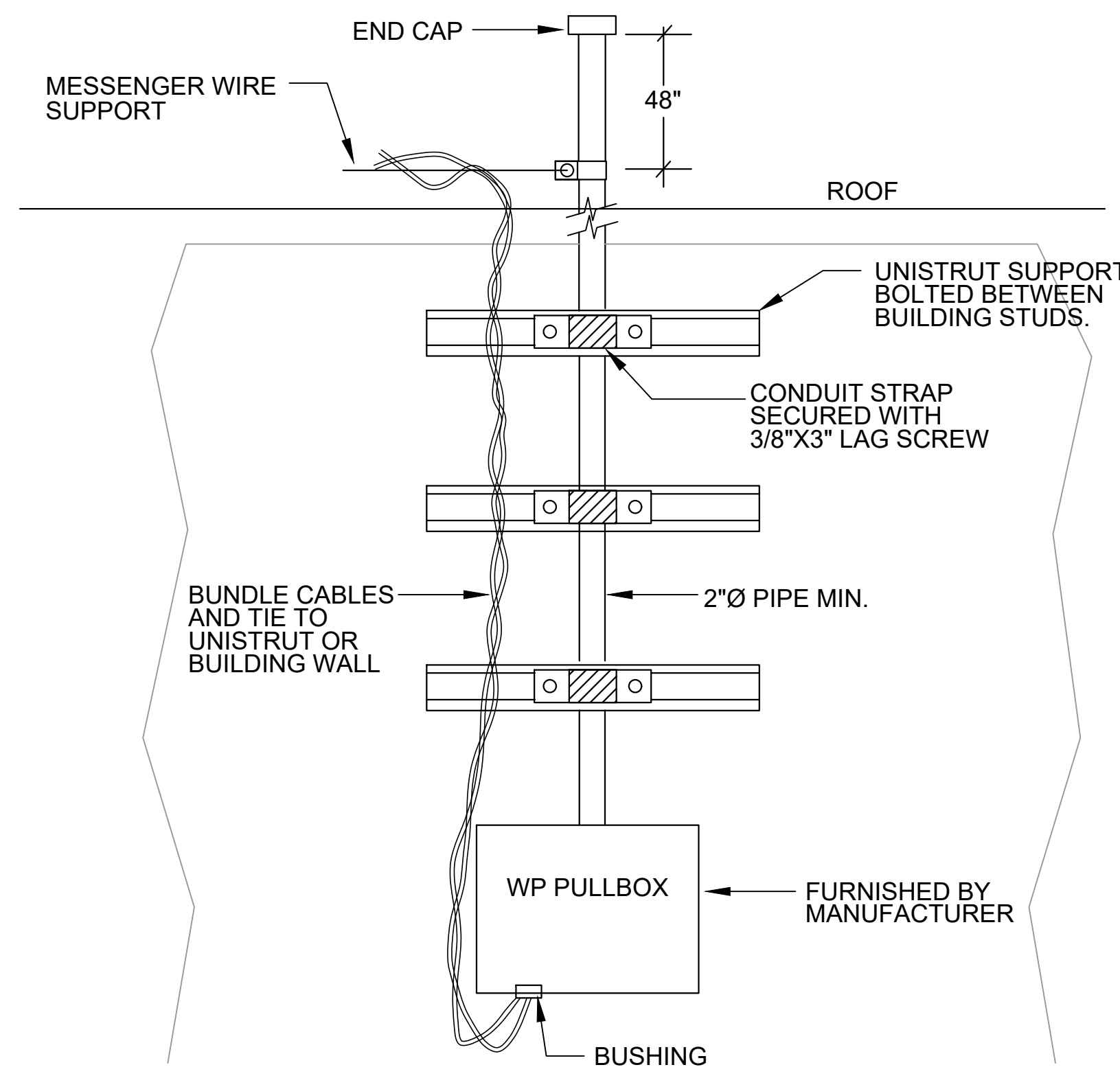
PACIFIC ENGINEERS GROUP
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1106 W. Magnolia Blvd., Suite A
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(818) 859-7081 y26-001
info@pacifceng.com

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5500 FRANCIS AVE, CHINO, CA 91710

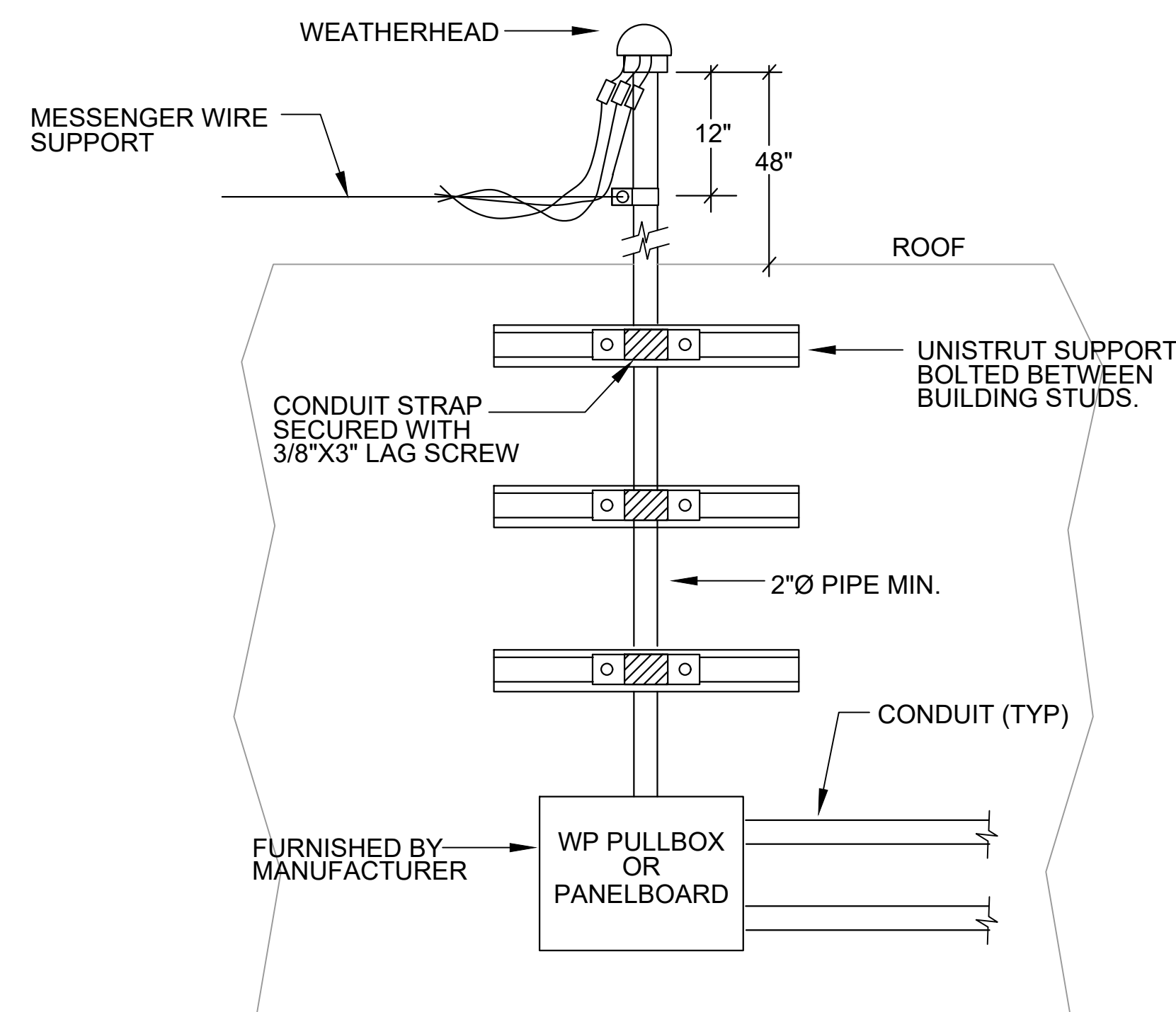
JOB NO.	2530SAC-D
PM	
DATE	1/29/2026
DRG REV 1	3/9/2026

SYMBOL LIST, NOTES, CODES & DETAILS

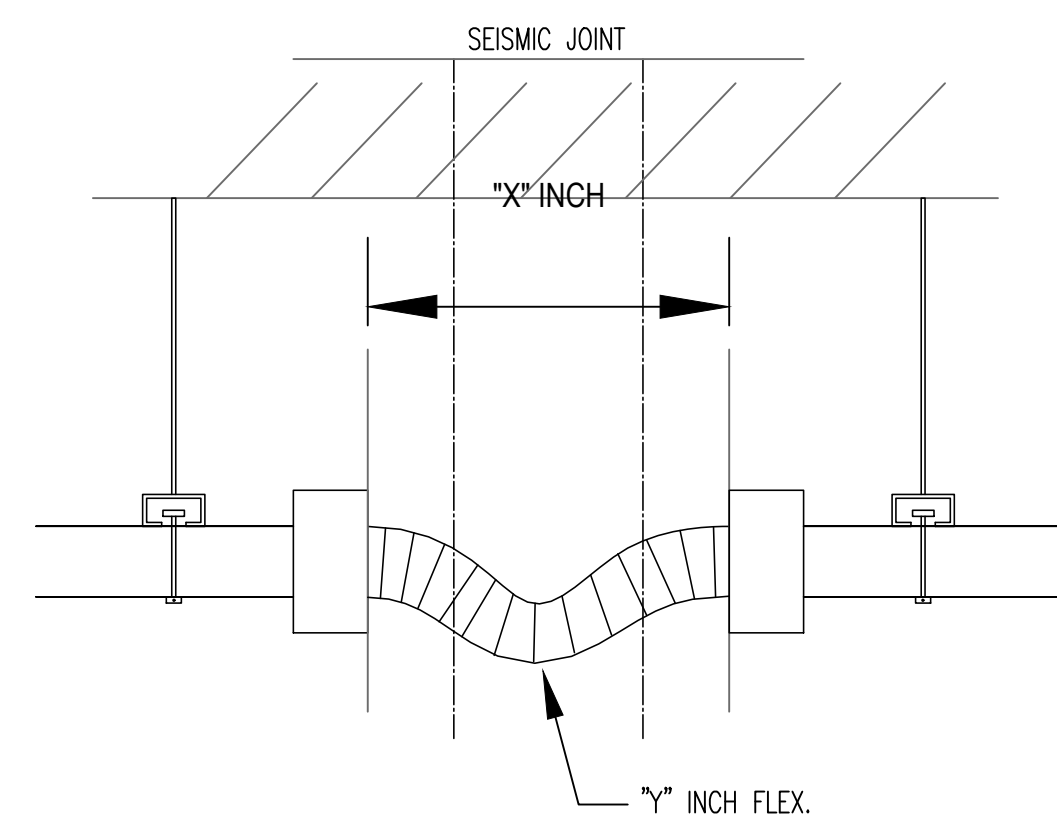
E101



1
E103
PIPE SUPPORT/MASTDDETAIL (SIGNAL/FA)
N.T.S.



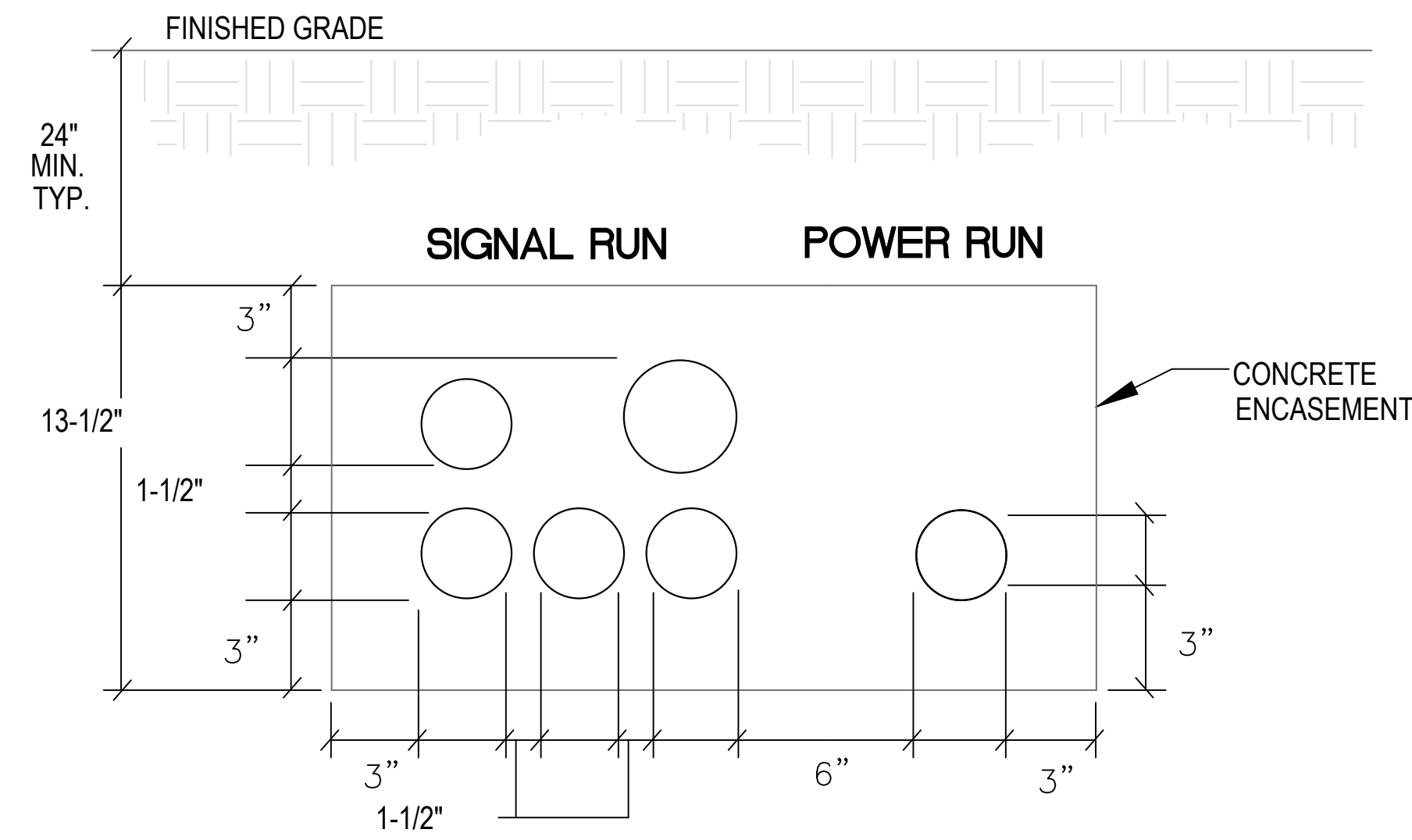
2
E103
WEATHERHEAD/MAST DETAIL (POWER)
N.T.S.



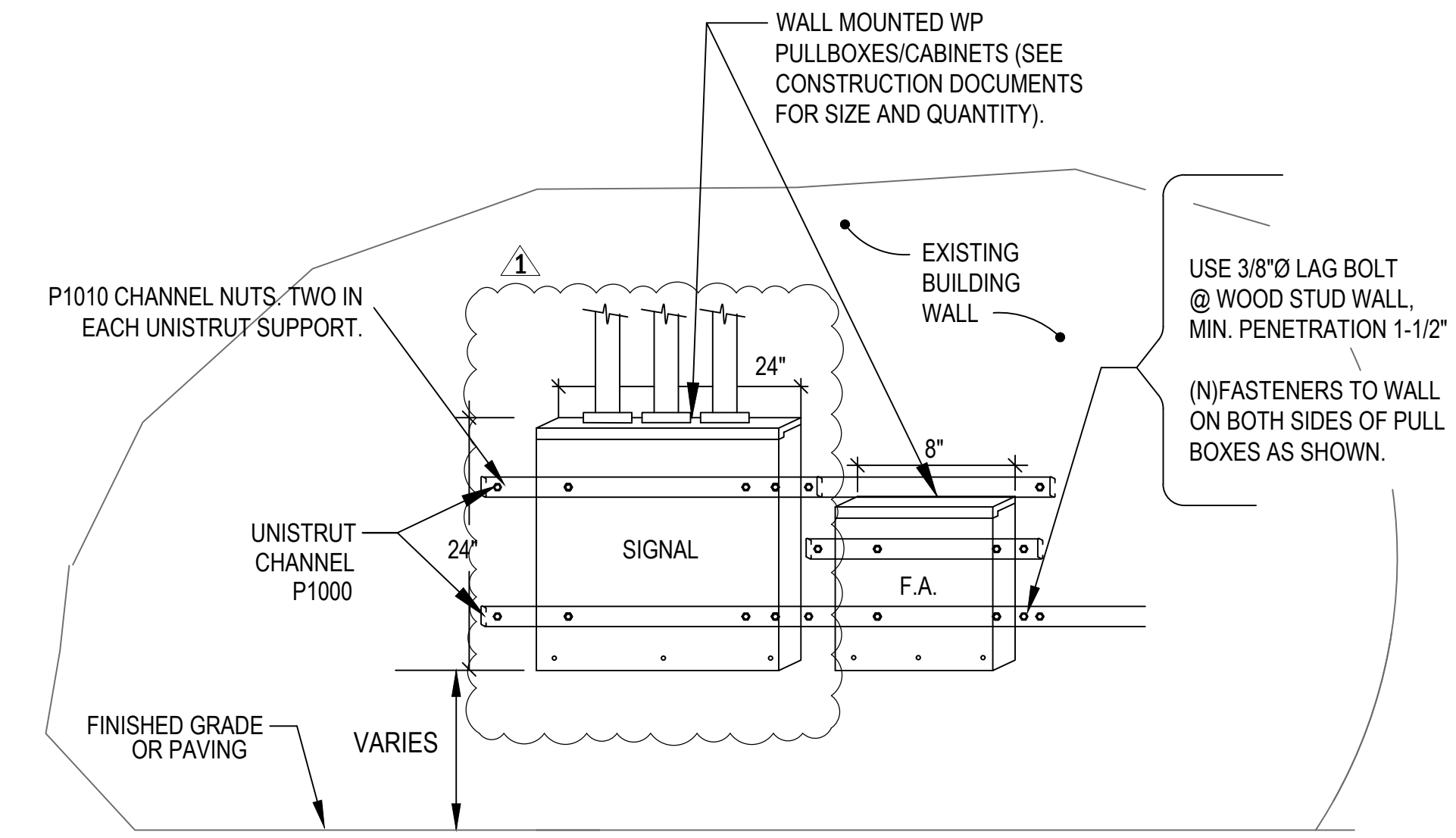
CONDUIT SIZE	X\"/>
3/4\"/>	
1-1/2\"/>	
2\"/>	
3\"/>	

2
E103
CONDUIT RUN BETWEEN SEISMIC/EXPANSION JOINT OR DIFFERENT STRUCTURE
N.T.S.

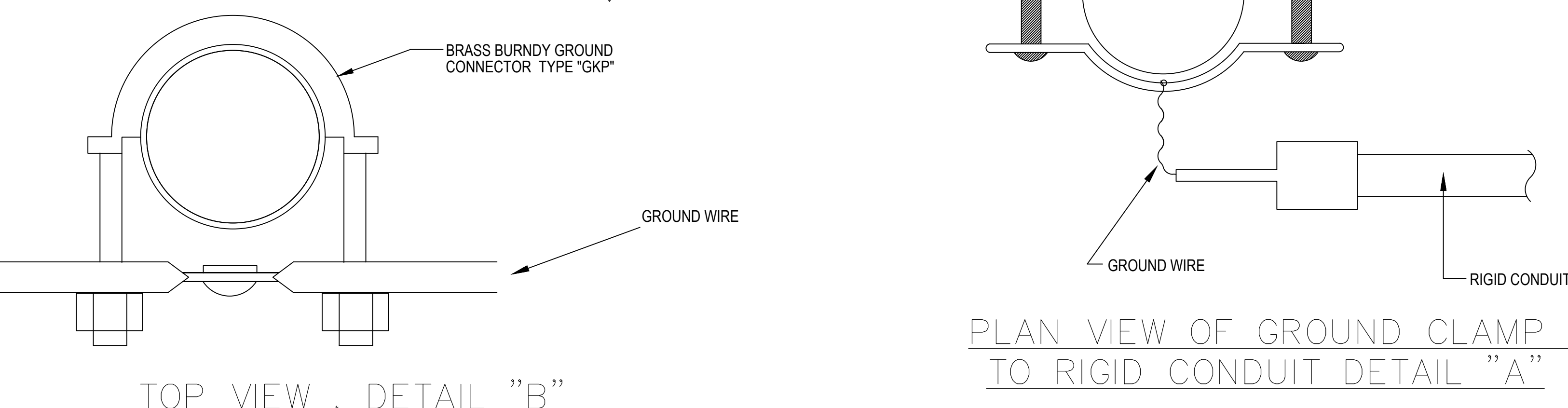
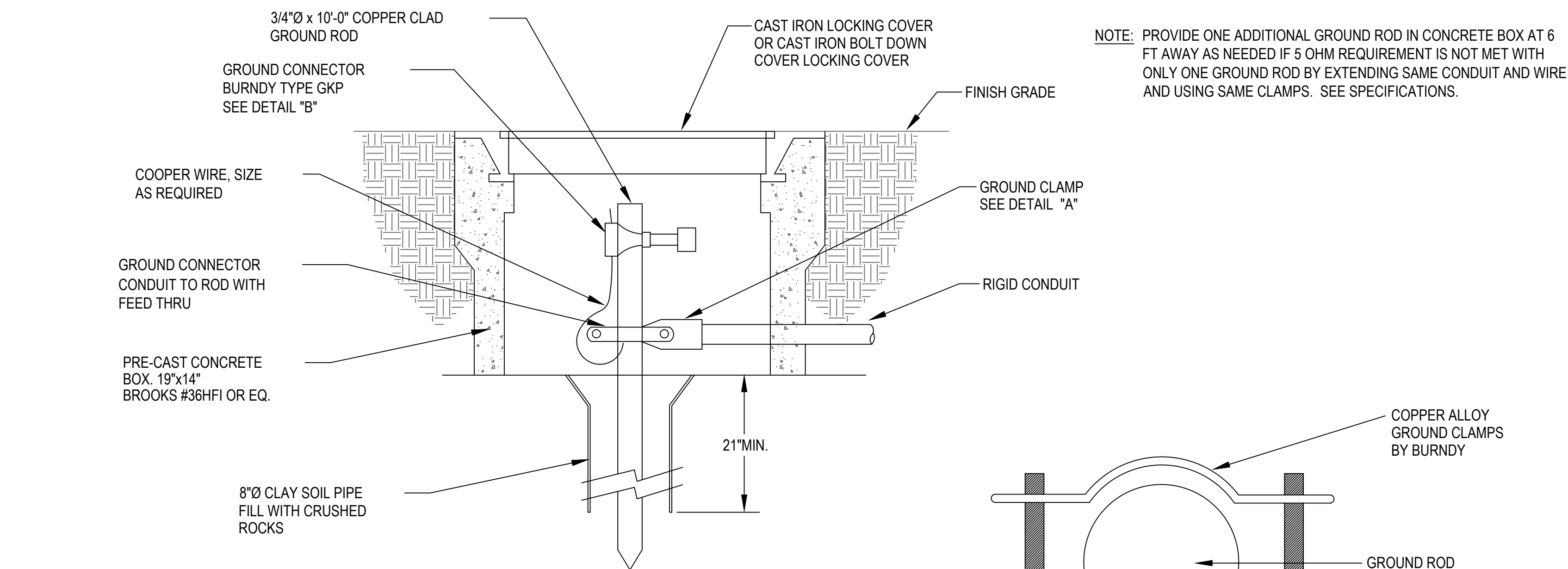
NOTE: SEISMIC JOINT OCCURS BETWEEN GRIDS 27\"/>



3
E103
CONDUIT DUCT BANK SECTION
N.T.S.
NOTE: DETAILS SHOWS TYPICAL CONDUIT SPACING AND DEPTH ONLY. REFER TO DRAWINGS FOR EXACT QUANTITY AND SIZES OF CONDUITS. IN PAVED AREAS, BACKFILL WITH SLURRY.



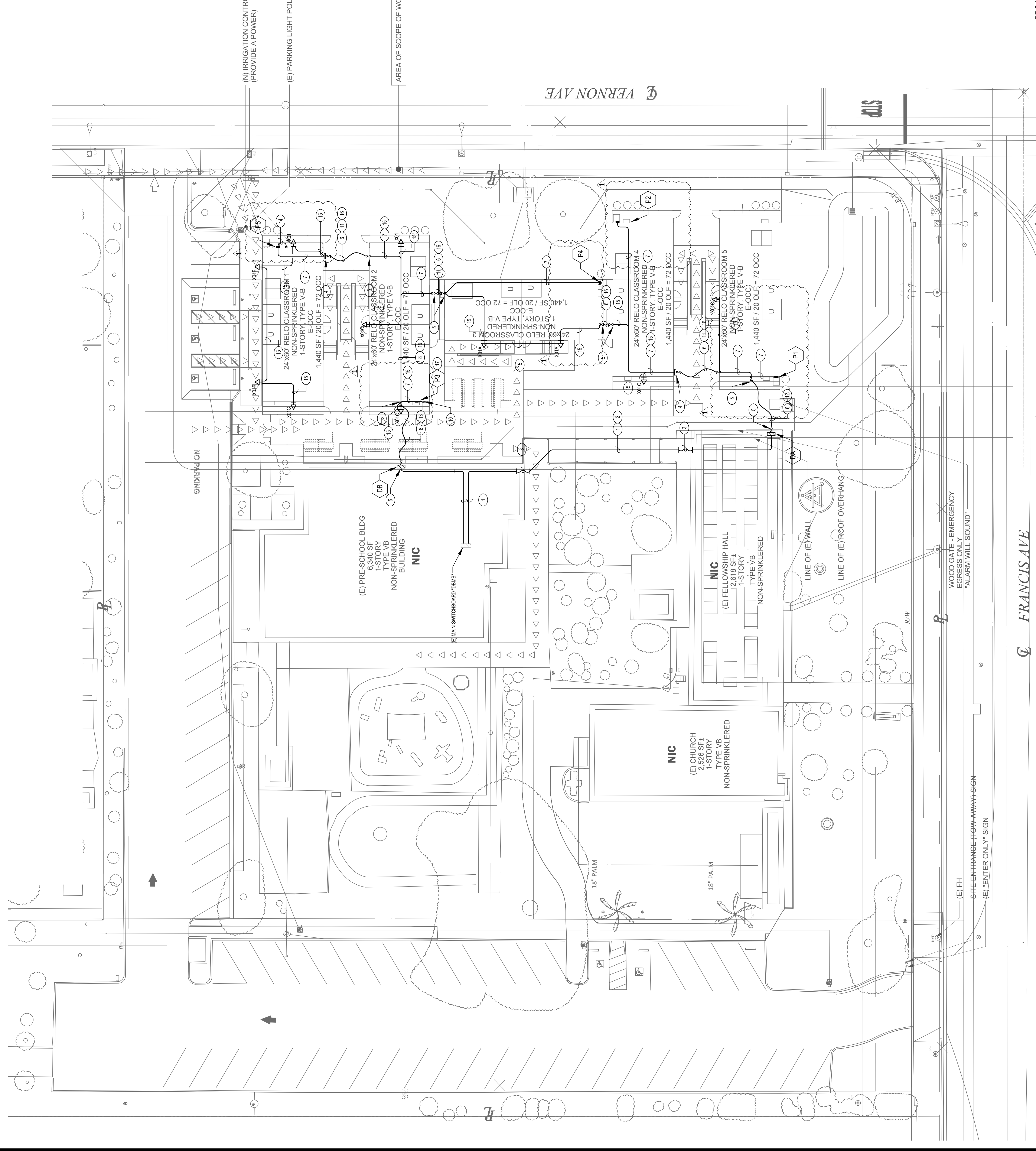
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E103
POWER/COMMUNICATION JUNCTION BOXES/CABINETS DETAIL
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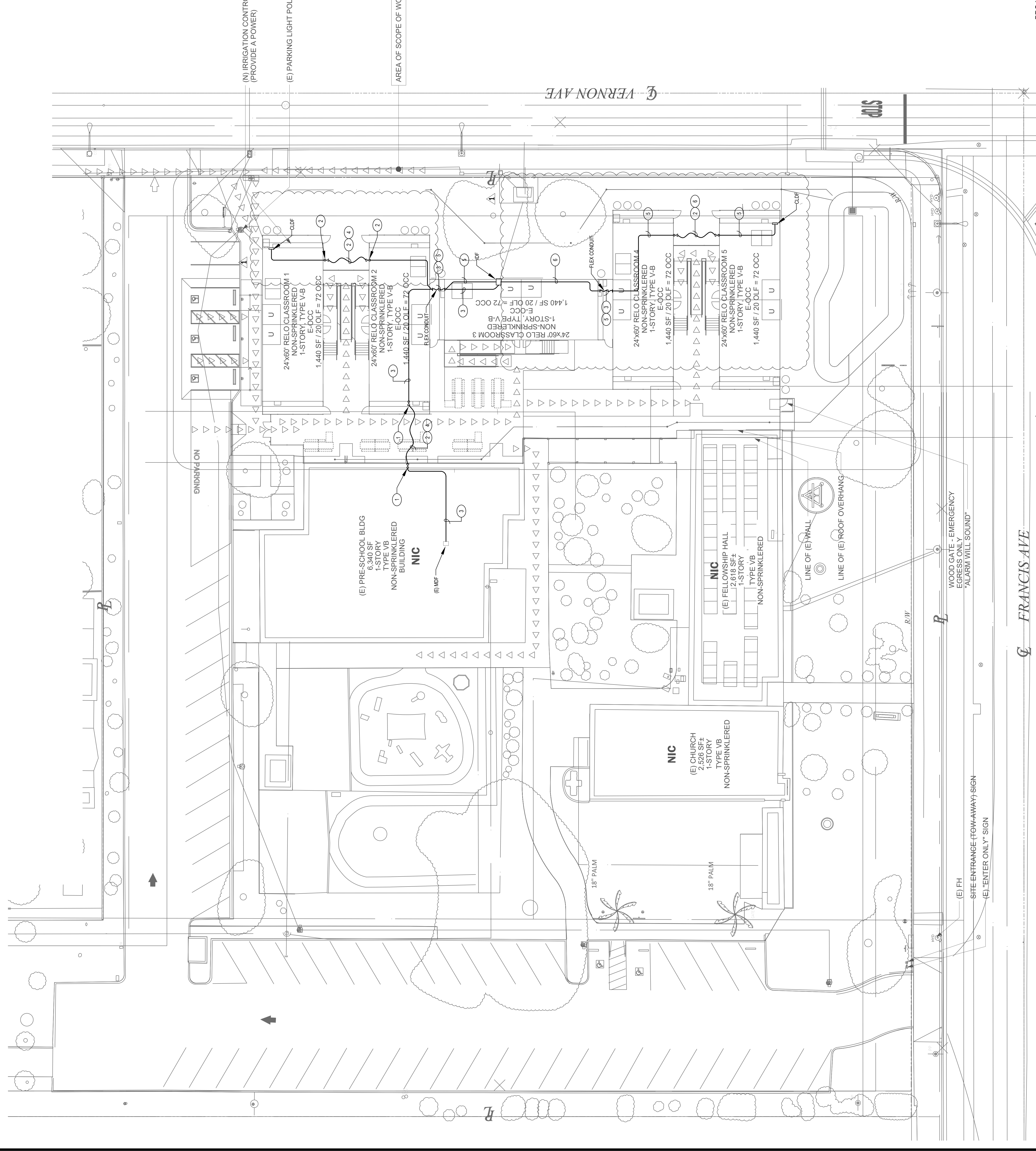


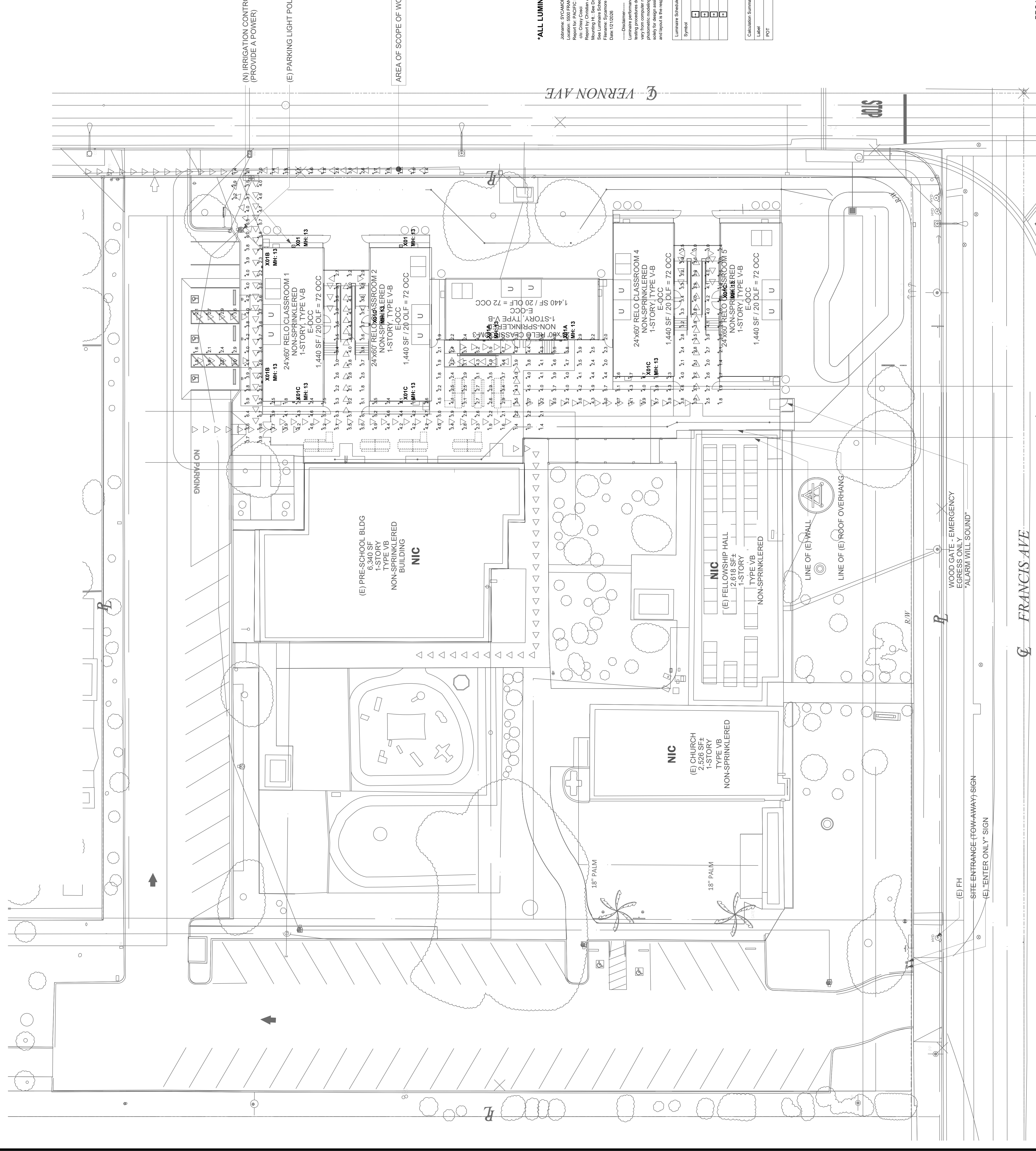
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E103
GROUND ROD AND PRE-CAST CONCRETE GROUND BOX DETAIL
N.T.S.

TOP VIEW . DETAIL "B"

PLAN VIEW OF GROUND CLAMP TO RIGID CONDUIT DETAIL "A"







***ALL LUMIN**

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 Location: 5000 FRAN
 Date: 12/15/2023
 Report by: Christian
 Checked by: Christian
 File name: 20240401
 Date: 12/15/2023

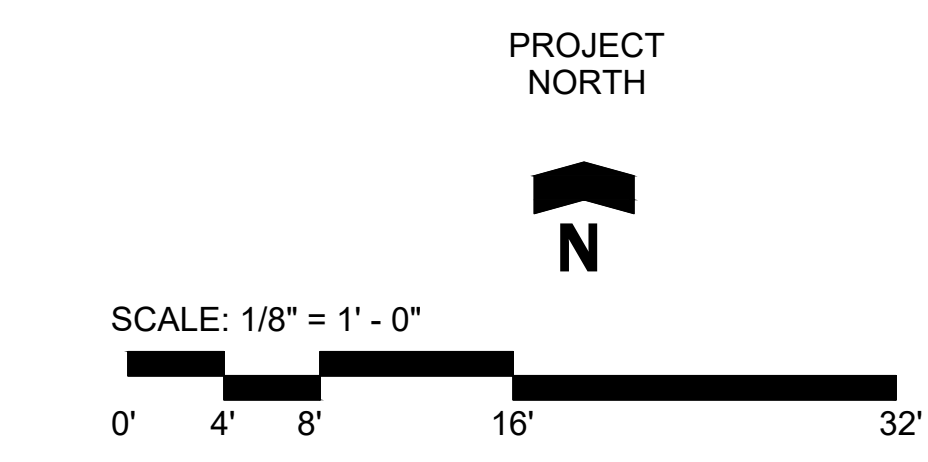
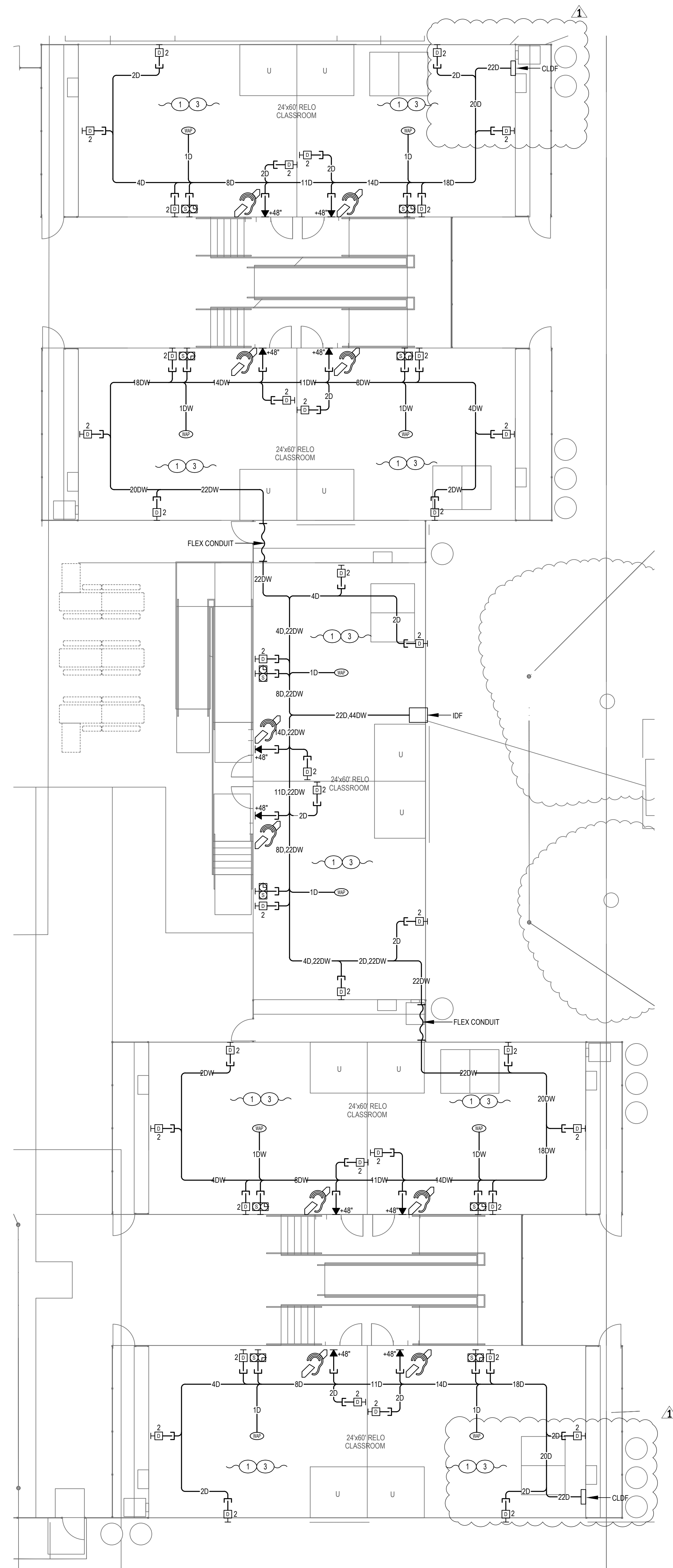
---Disclaimer---
 Luminaire performance
 may vary from computer
 model for the conditions
 and layout in the field

Luminaire Schedule	Symbol	Calculation Summary
		Local
		POT

SCALE: 1/16" = 1'-0"

0' 8' 16' 32'

SITE PLAN - PHOTOMETRIC CALCULATION

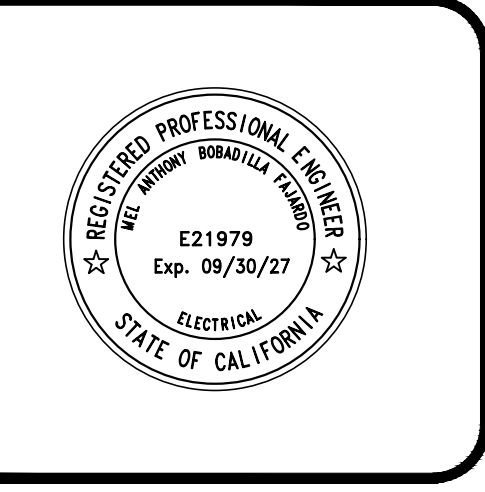


RELO CLASSROOM SIGNAL PLAN C10

KEYED NOTES

- 1 RUN DATA, PA, TELEPHONE AND OTHER LOW VOLTAGE CABLES EXPOSED IN CEILING SPACE WITH L-HOOK CABLE SUPPORT AT 48" ON CENTER, EXCEPT FIRE ALARM CABLES. CABLE SUPPORT SHALL BE DEDICATED TO EACH RESPECTIVE LOW VOLTAGE SIGNAL SYSTEM.
- 2 WEATHERPROOF PULLBOX 16"x16"x6" DEEP, MOUNT HIGH ON WALL.
- 3 PROVIDE PORTABLE ASSISTIVE LISTENING SYSTEM WITH COMPLETE TRANSMITTER AND MINIMUM (4) RECEIVERS, (2) NECK LOOP RECEIVERS, MICROPHONE AND BATTERY CHARGER SIMILAR OR EQUAL TO "LISTEN TECHNOLOGIES HLKS-4A1".
- 4 AERIAL CABLE WITH MESSENGER WIRE. MAINTAIN 12 MIN. CLEARANCE ABOVE GROUND AND 5 MIN. ABOVE LOW ROOF.

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 TEL 310.766.2700 FAX 310.532.8878 www.satohbrothers.com



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 1106 W. Magnolia Blvd., Suite A
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 info@pacificeng.net

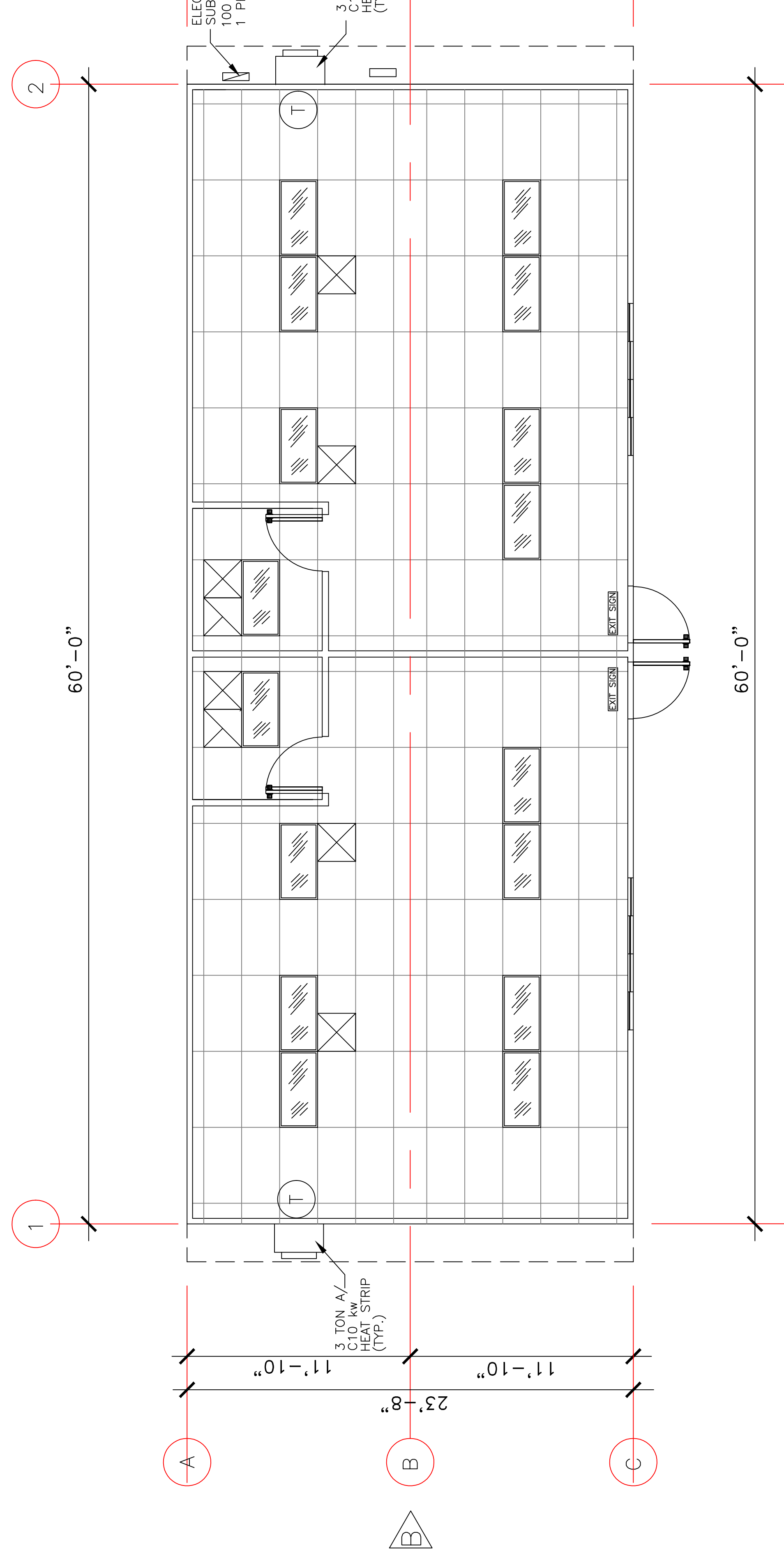
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 SYCAMORE ACADEMY
 5500 FRANCIS AVE, CHINO, CA 91710

JOB NO.	2530SAC-D
PM	
DATE	1/29/2026
DRG REV 1	3/9/2026

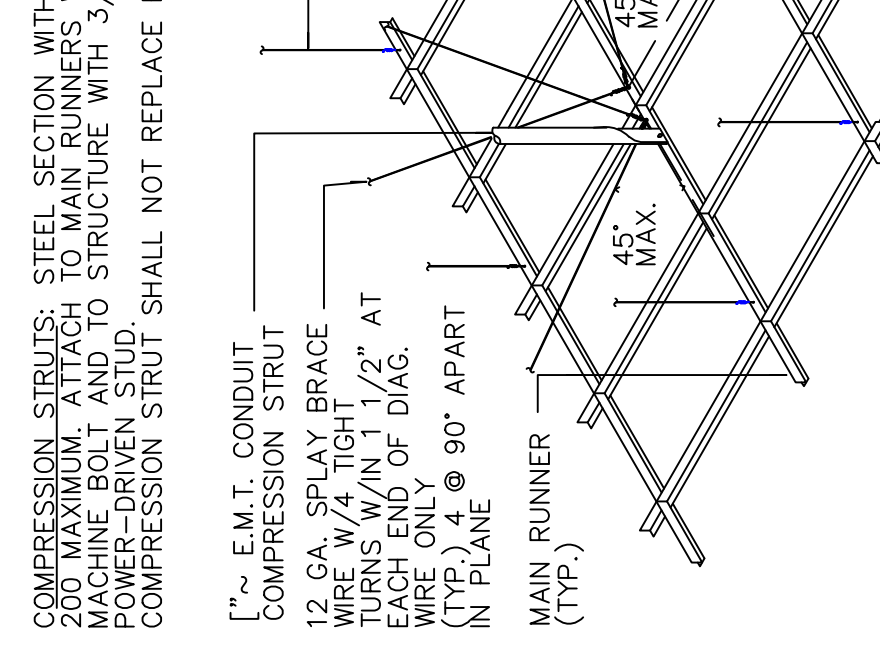
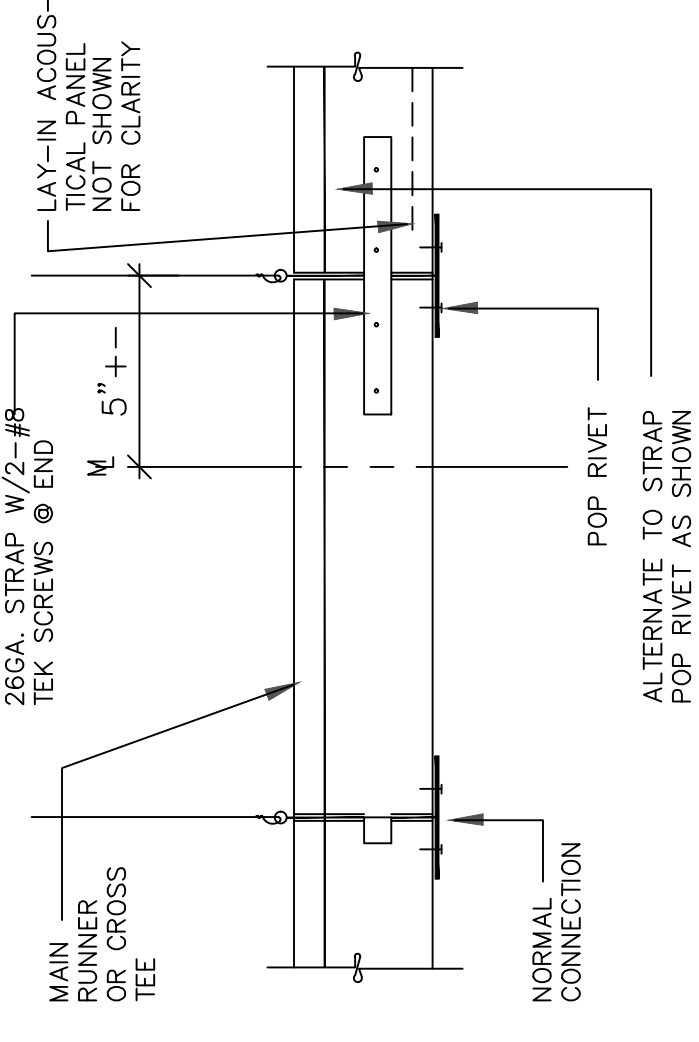
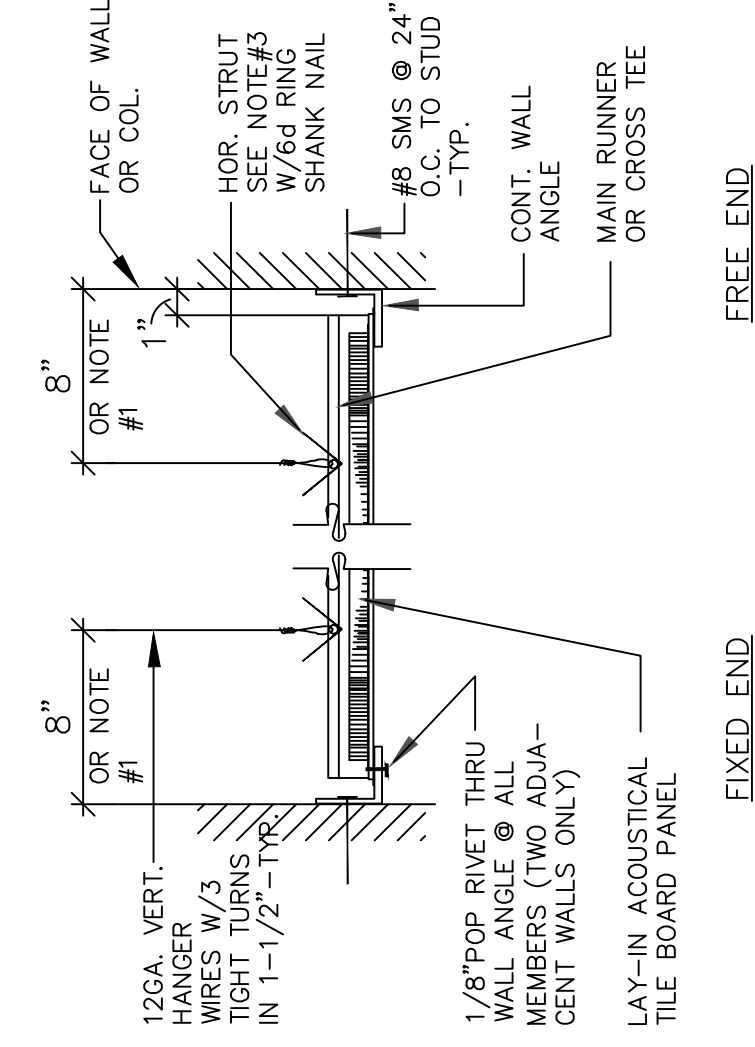
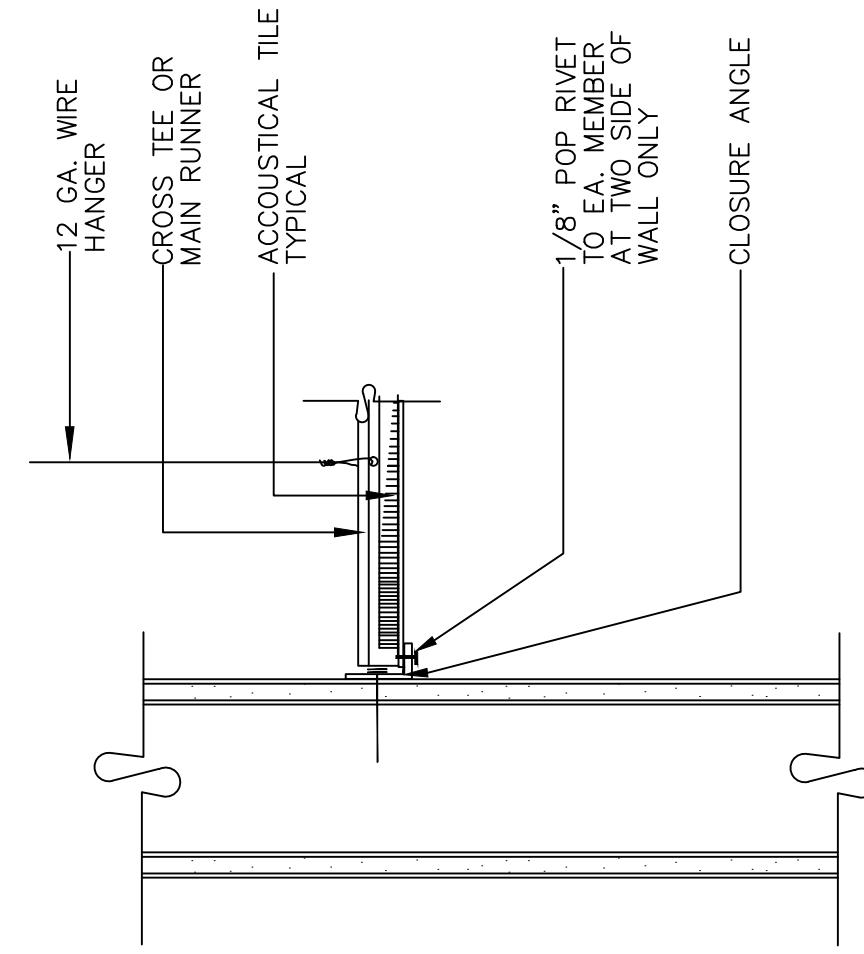
RELO CLASSROOM SIGNAL PLAN

E301

SERIAL # building # 1 MDS-657449 & MDS-657447
 SERIAL # building # 2 MDS-657442 & MDS-657441
 SERIAL # building # 3 MDS-657846 & MDS-657845
 SERIAL # building # 4 MDS-657877 & MDS-657876
 SERIAL # building # 5 MDS-657856 & MDS-657855



24'X60' MODULAR CLASSROOM BUILDING REFLECTED CEILING PLAN



T-BAR CEILING DETAIL AT WALL SCALE: N.T.S.

6 GRID TO WALL CONNECTION DTLS NOT TO SCALE

5 MODULE LINE "T" GRID CONN. NOT TO SCALE

4 LATERAL BRACING ATTACHMENT DETAIL NOT TO SCALE

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NO.	DESCRIPTION

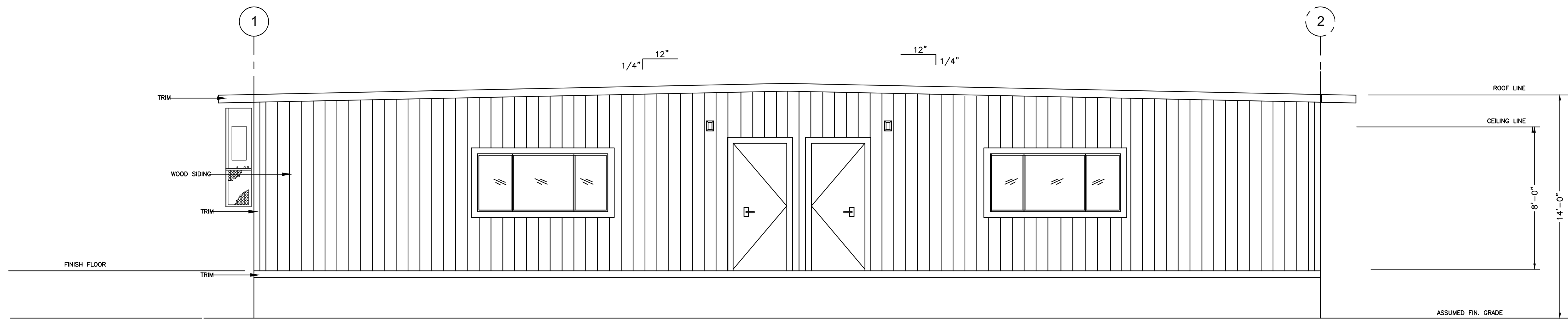
K&A ARCHITECTS / PLANNERS
KEN AGHAROKH AIA
 7935 SVL BOX VICTORVILLE, CA 92595
 PHONE: 760.444.4444
 E-MAIL: KAANDA@AAGL.COM

SYCAMORE ACADEMY OF SCIENCE & CULTURAL ARTS
 24' X 60' MODULAR CLASSROOM BUILDING
 13000 PIPELINE AVE., CHINO, CA 91710
 EXTERIOR ELEVATIONS

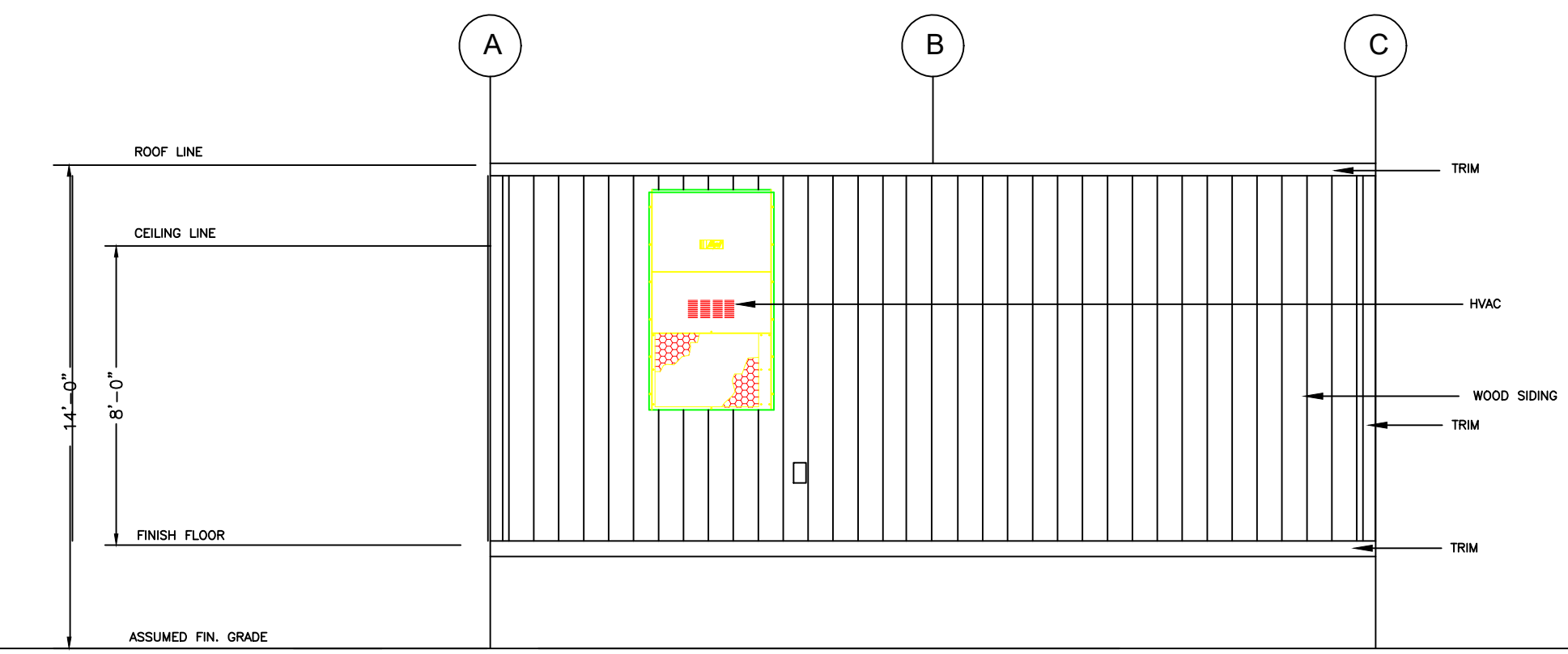
DATE 03 / 03 / 2026
 SCALE AS SHOWN
 DRAWN BY K.A.
 CHECKED BY K.A.

PROJECT NO.
 A-106-2026

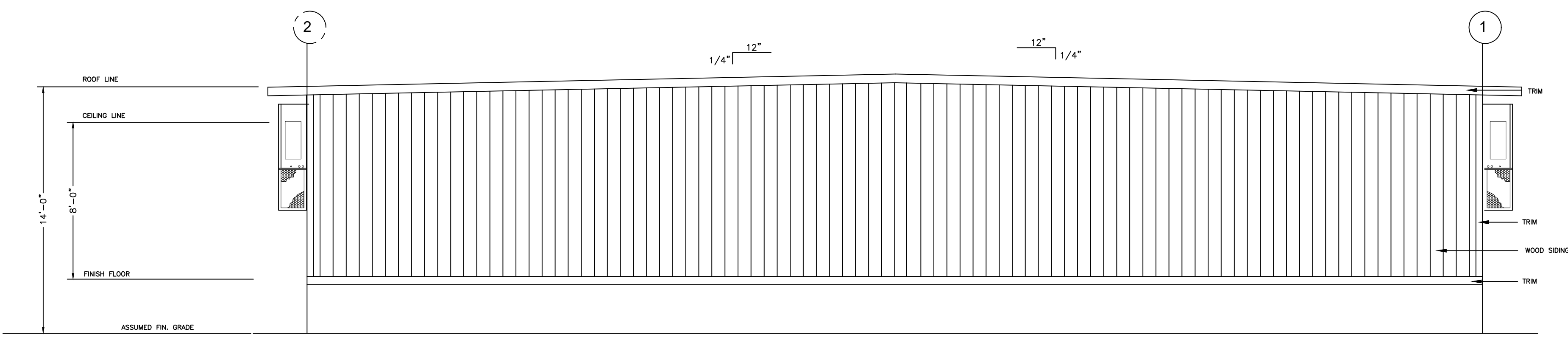
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 A-3.0



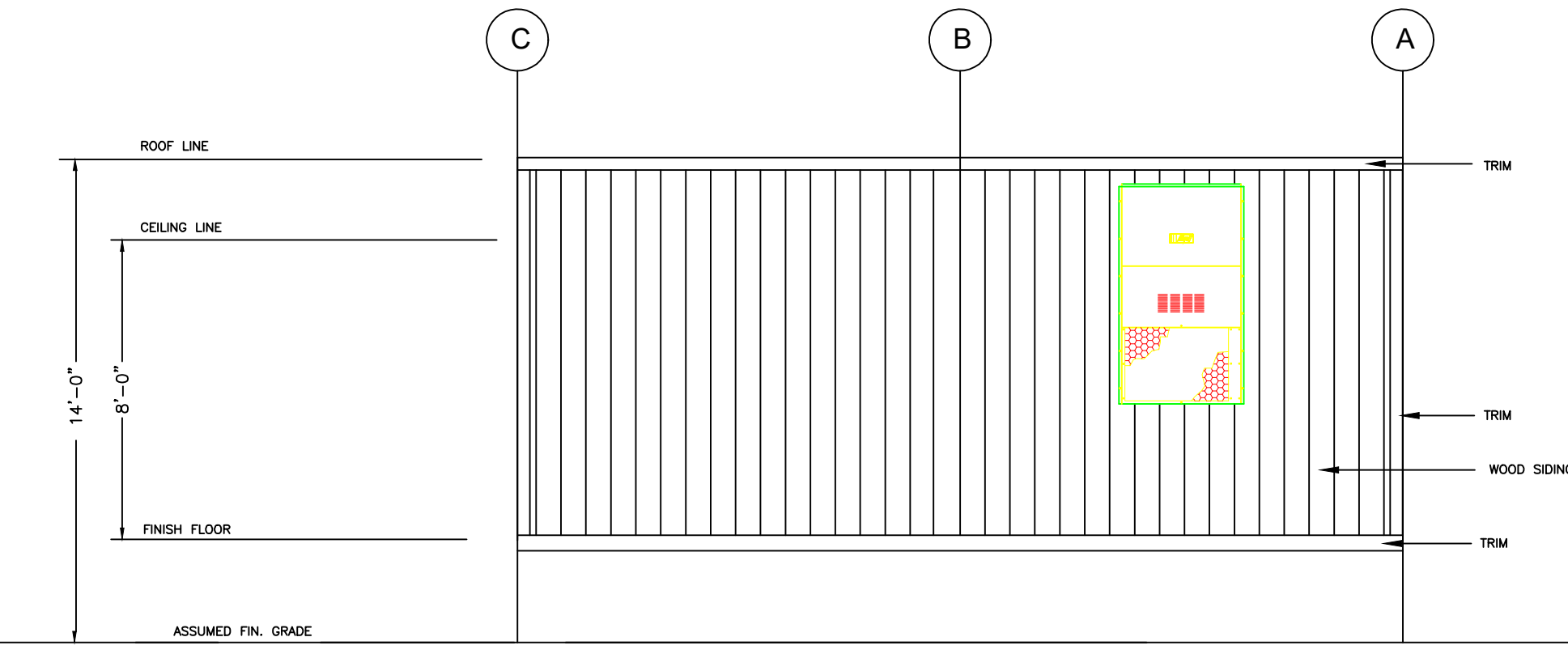
24' x 60' BUILDING ELEVATION (A)



24' x 60' BUILDING ELEVATION (B)



24' x 60' BUILDING ELEVATION (C)

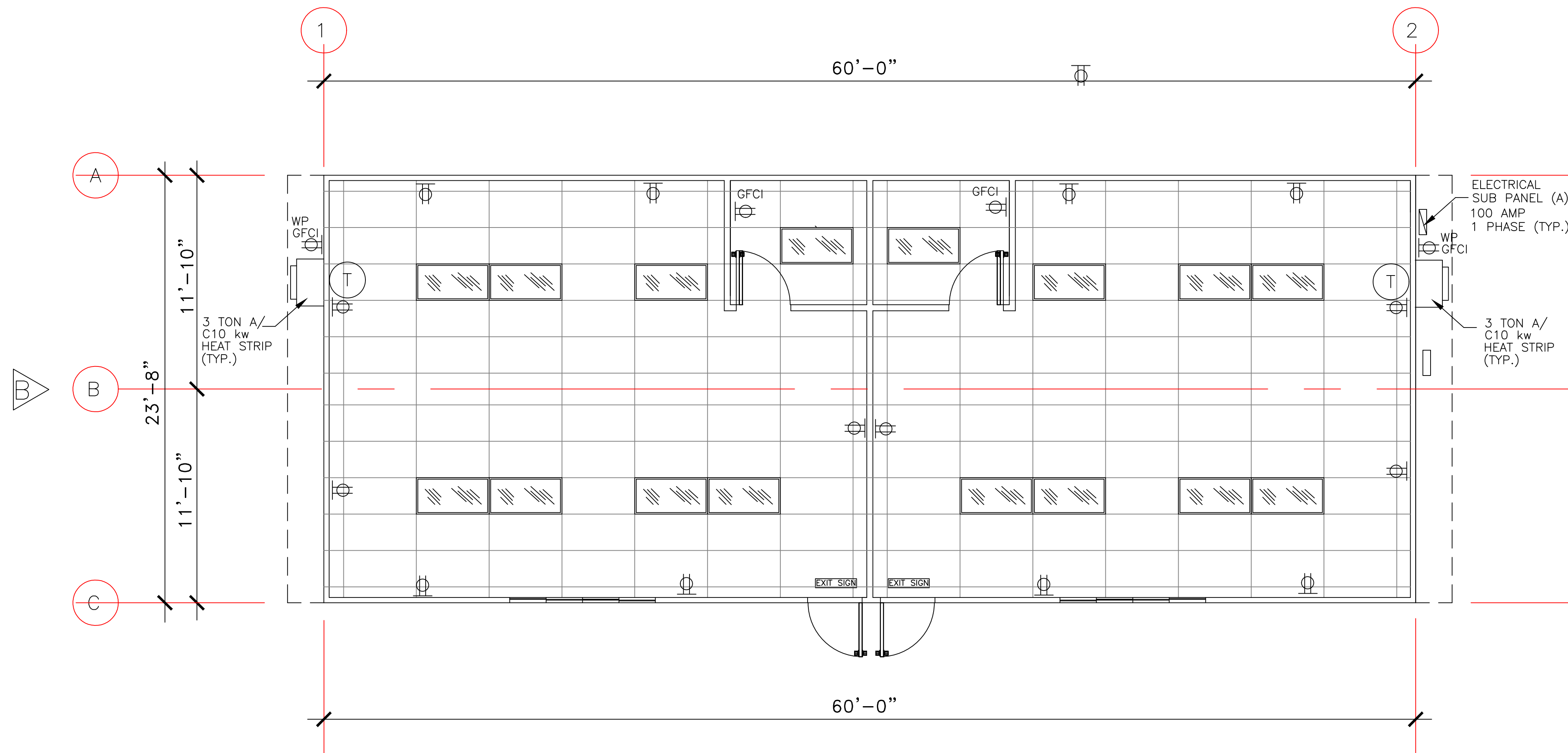


24' x 60' BUILDING ELEVATION (D)

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

WILLIAMS
SCOTSMAN

SERIAL # building # 1 MDS-657449 & MDS-657447
 SERIAL # building # 2 MDS-657442 & MDS-657441
 SERIAL # building # 3 MDS-657846 & MDS-657845
 SERIAL # building # 4 MDS-657877 & MDS-657876
 SERIAL # building # 5 MDS-657856 & MDS-657855



ELECTRICAL LEGEND

ELECTRICAL SCHEDULE

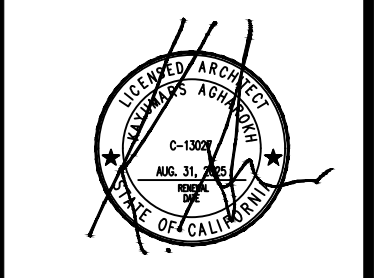
SYMBOL	DESCRIPTION	COLOR	QTY	REMARKS
⊕	DUPLEX RECEPTACLE WALL MOUNTED W/ COVER PLATE @ 16" A.F.F. U.N.O. (NO BRAND SPECIFIED)	IVORY		
⊕	GFCI DUPLEX WALL MOUNTED RCPT. W/ WEATHER PROOF J-BOX & COVER PLATE INSTALLED PER CODE (U.N.O.)	N/A		
⊕	THREE-WAY SWITCH W/COVER PLATE @ 46" A.F.F. U.N.O. (NO BRAND SPECIFIED)	IVORY		
⊕	SINGLE POLE SWITCH W/COVER PLATE @ 46" A.F.F. U.N.O. (NO BRAND SPECIFIED)	IVORY		
⊕	PORCH LIGHTS @ 84" A.F.F. U.N.O. BRAND: HARRIS #300 w/PHOTO CELL 120V	N/A		
⊕	THERMOSTAT @ 46" A.F.F. U.N.O. BRAND: WHITE RODGERS 1F56W444	N/A		
⊕	100 AMP 1 PHASE 120/240 W/125 AMP MAIN, 36" A.F.F. TO TOP OF PANEL/EXT. SURFACE (N.B.S.)	N/A		
⊕	2x4-TUBE FLUORESCENT FIXTURE, RECESS. MOUNTED, (NO BRAND SPECIFIED) 120V	N/A		
⊕	EXIT SIGN WITH 90 MINUTE BATTERY BACK UP, 120V	N/A		
⊕	DUPLEX RECEPTACLE FLOOR MOUNTED			
⊕	DATA 2X4 J BOX W/ COVER PLATE @ 16" A.F.F. U.N.O. (NO BRAND SPECIFIED)			
⊕	EXHAUST FAN			

RACEWAY ROMEX

NOTE:

- ALL EXISTING ELECTRICAL DEVICES (SWITCHES, OUTLETS, EMERGENCY LIGHTS, PHONE & DATA) TO REMAIN AS IS
- ALL MEASUREMENTS FOR DEVICES WHICH REQUIRE A HEIGHT ARE TO THE BOTTOM OF DEVICE UNLESS NOTED OTHERWISE
- ALL EXTERIOR ELECTRICAL DEVICES TO BE WEATHERPROOF.
- "DSMBI" TO PROVIDE CONDUIT WITH PULL STRING ONLY FOR TELEPHONE AND DATA AND CLEUT TO PULL REQUIRED WIERS FOR THOSE ITEMS.

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REVISIONS	
NO.	DESCRIPTION

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 E-MAIL: KAANDA@AAGL.COM

SYCAMORE ACADEMY OF SCIENCE & CULTURAL ARTS
 24' X 60' MODULAR CLASSROOM BUILDING
 13000 PIPELINE AVE., CHINO, CA 91710
 ELECTRICAL PLAN AND DETAILS

DATE 03 / 06 / 2025
 SCALE AS SHOWN
 DRAWN BY K.A.
 CHECKED BY K.A.

PROJECT NO.
 A-106-2026

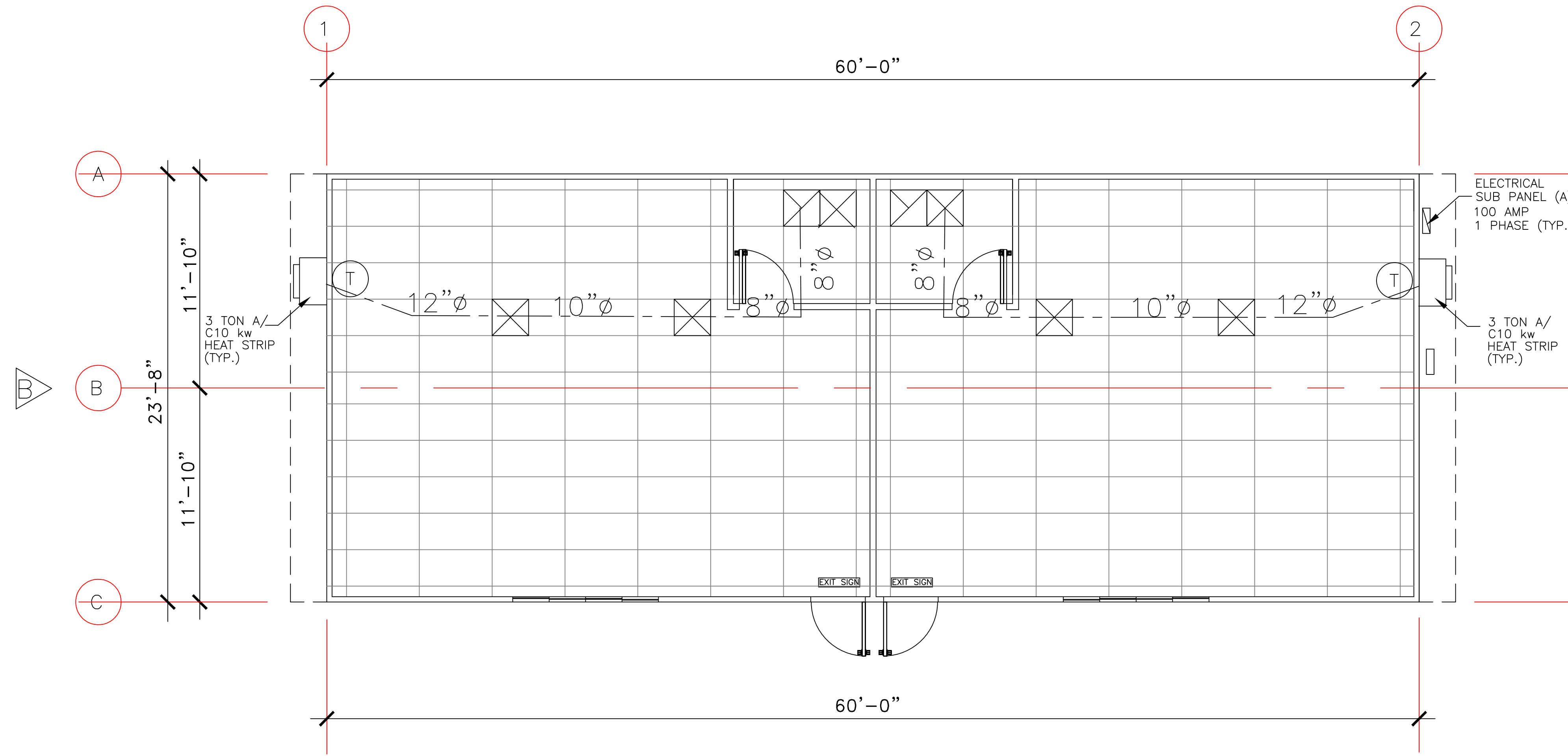
SHEET NO.
 E-1.0

24'X60' MODULAR CLASSROOM BUILDING ELECTRICAL PLAN

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


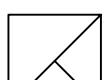


WILLIAMS
 SCOTSMAN

SERIAL # building # 1 MDS-657449 & MDS-657447
 SERIAL # building # 2 MDS-657442 & MDS-657441
 SERIAL # building # 3 MDS-657846 & MDS-657845
 SERIAL # building # 4 MDS-657877 & MDS-657876
 SERIAL # building # 5 MDS-657856 & MDS-657855

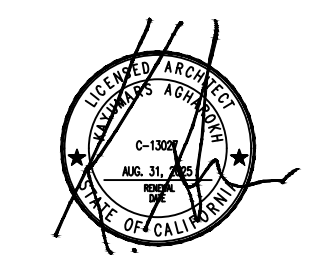


MECHANICAL LEGEND

— 12" FLEX DUCT—SEE PLAN FOR SIZE AND LOCATION

-  24" X 24" SUPPLY AIR GRILLE PERF. FACE
-  24" X 24" EXHAUST FAN (75 CFM) GRILLE PERF. FACE W/ 12" EXHAUST DUCT UP TO ROOF CAP.
-  T THERMOSTAT.
-  HP 1 3.5 TON HEAT PUMP, BARD WALL MOUNT.

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REVISIONS	
NO.	DATE / BY / DESCRIPTION

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SYCAMORE ACADEMY OF SCIENCE & CULTURAL ARTS
 24' X 60' MODULAR CLASSROOM BUILDING
 13000 PIPELINE AVE., CHINO, CA 91710
 MECHANICAL PLAN AND DETAILS

DATE 03 / 06 / 2026
 SCALE AS SHOWN
 DRAWN BY K.A.
 CHECKED BY K.A.

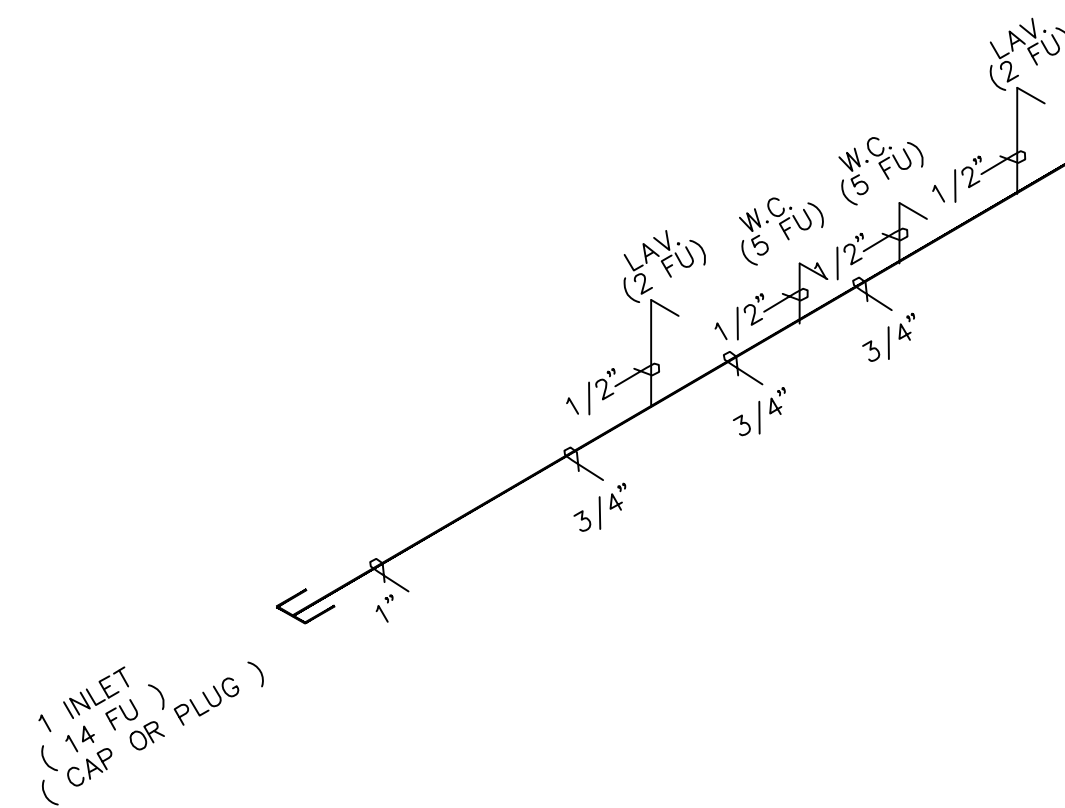
PROJECT NO.
 A-106-2026

SHEET NO.
 M-1.0

WILLIAMS
SCOTSMAN

24'X60' MODULAR CLASSROOM BUILDING MECHANICAL PLAN

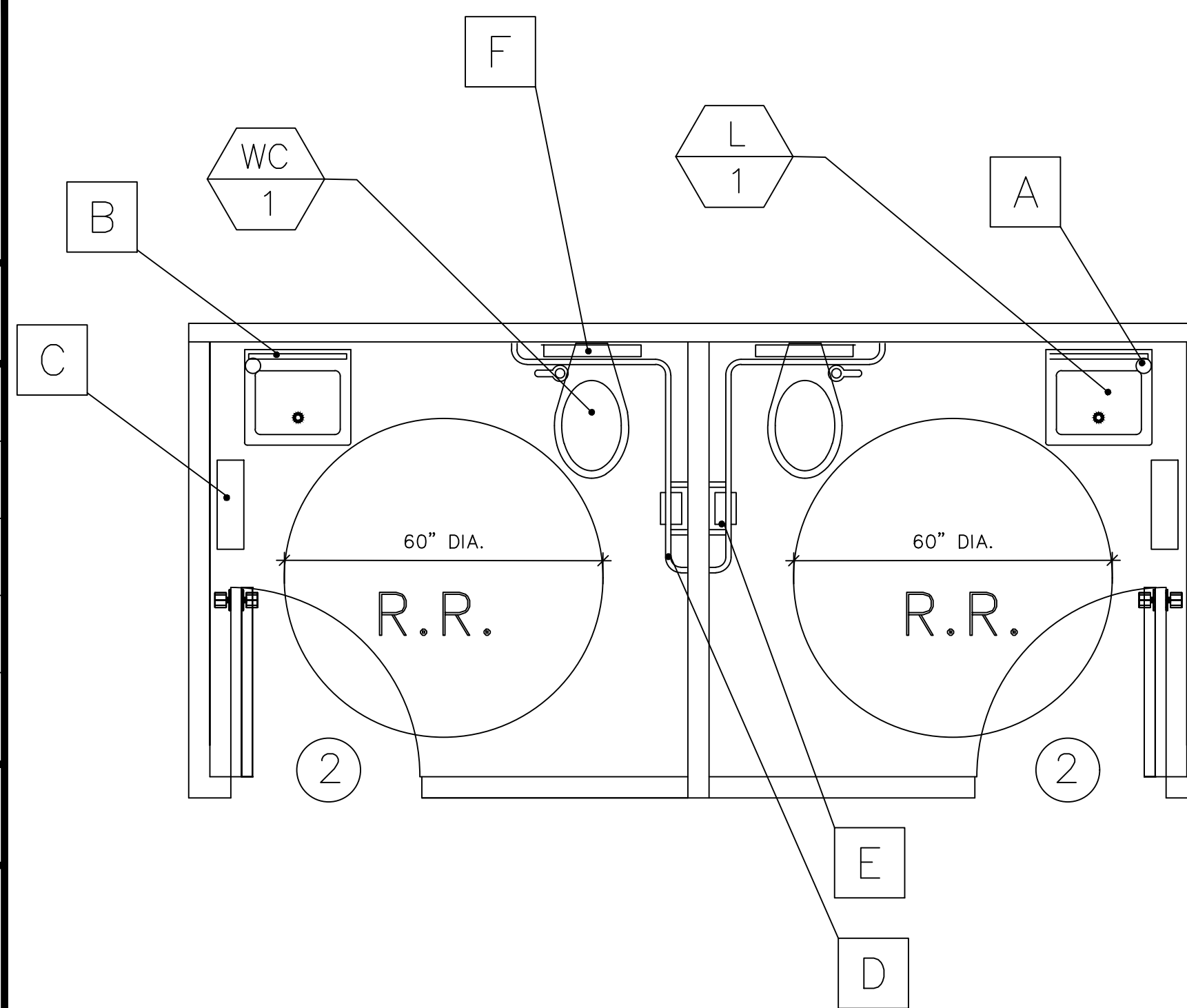
SCALE: 1/4" = 1'-0"



TYPE "L" COPPER
 PRESSURE RANGE - 46 TO 60 PSI
 MAXIMUM DEVELOPED LENGTH = LESS THAN 100'-0"
 WATER CLOSET TO BE TANK TYPE

PLUMBING TABLE

Q.QTY.	FIXTURE	F.U.	TOTAL
2	WC.	5	10
2	LAVY	2	4
TOTAL			14



PLUMBING SCHEDULE

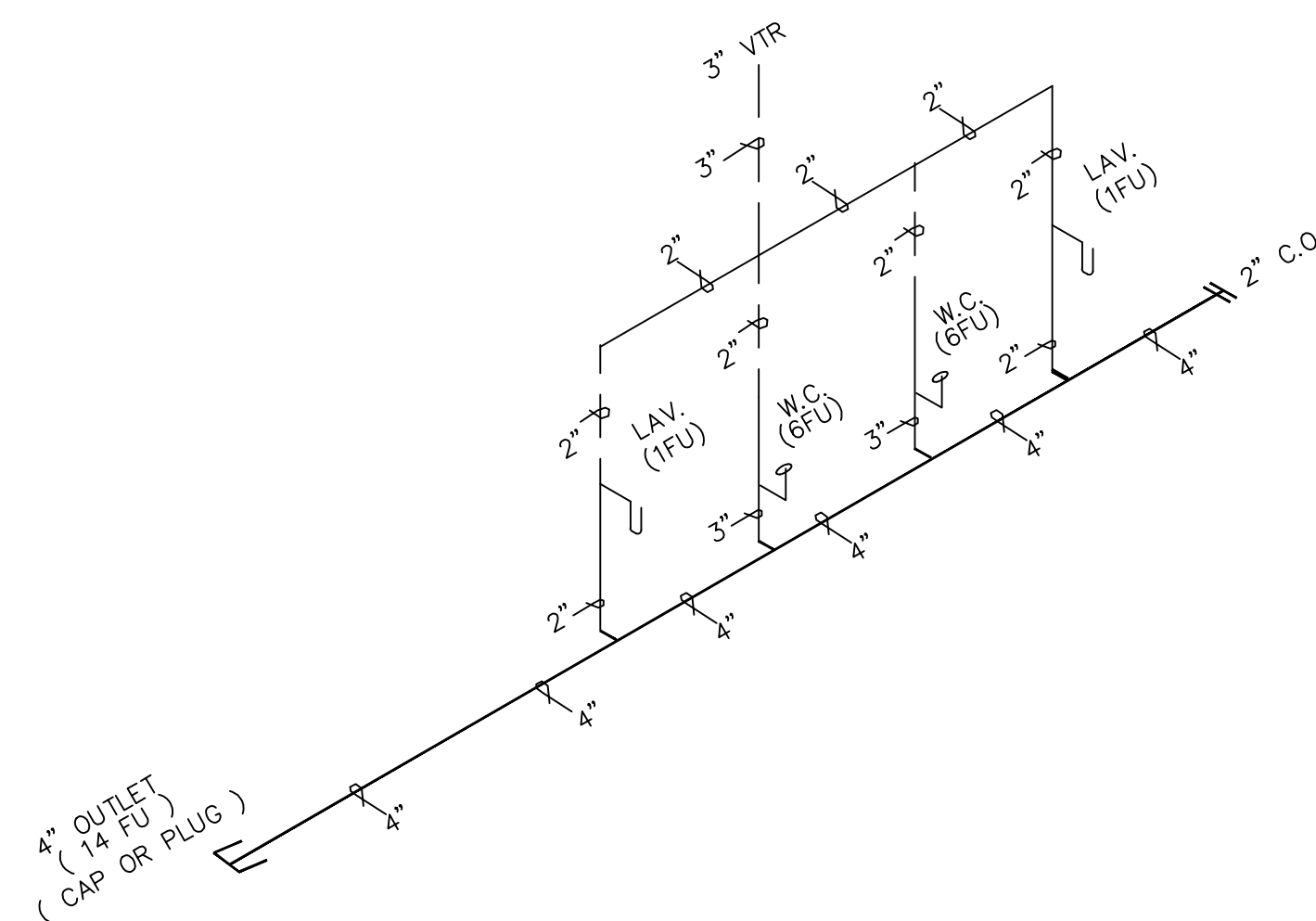
PLUMBING FIXTURES

- WATER CLOSET (HANDICAP - ADA); FLOOR MOUNT WITH OPEN FRONT SEAT. COLOR: WHITE
- LAVATORY (HANDICAP); WALL HUNG WITH LEVER FAUCET (ADA)
- INSTANT ELECTRIC WATER HEATER UNDER THE LAVYS AND THE BREAK ROOM SINK
- BREAK ROOM SINK

PLUMBING ACCESSORIES

- SOAP DISPENSER: LIQUID SOAP DISPENSER
- MIRROR: HANDICAP - 2430, NON HANDICAP - 2436
- PAPER TOWEL DISPENSER: SURFACE MOUNTED
- GRAB BAR: 1 1/2 X 36" AND 1 1/2 X 48"
- TOILET PAPER HOLDER: SINGLE ROLL SURFACE MOUNTED
- TOILET SEAT DISPENSER: SURFACE MOUNTED

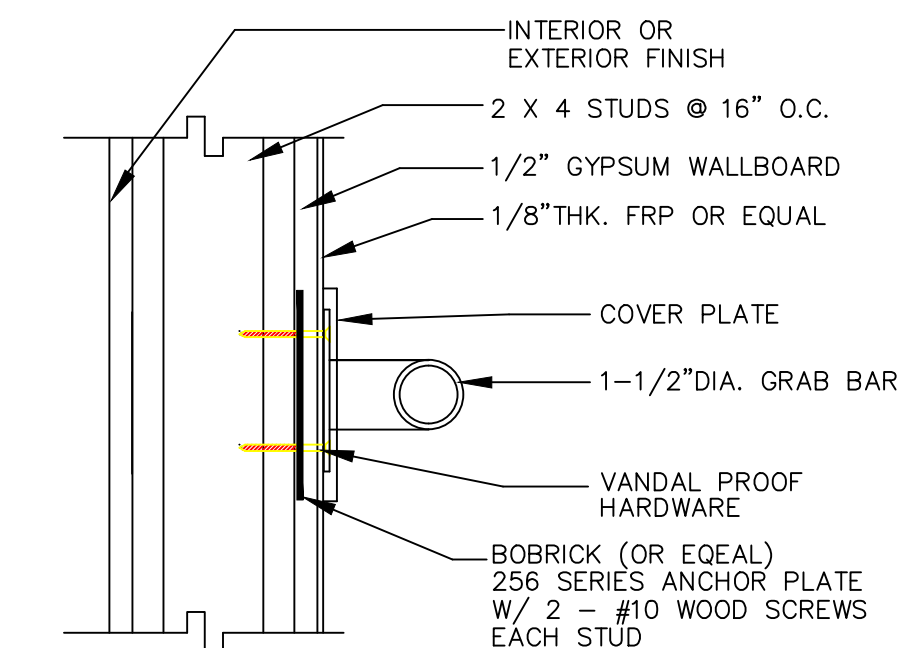
COLD WATER SUPPLY LINES



ROOF VENTS TO STUB UP 5'-0" FROM ENDWALL.
 A.B.S. SCHEDULE 40
 BASED ON 1/4" PER FOOT SLOPE
 PLACE A CLEANOUT AT UPPER TERMINAL
 END AND AT BRANCHES OVER 5' IN LENGTH

PLUMBING TABLE

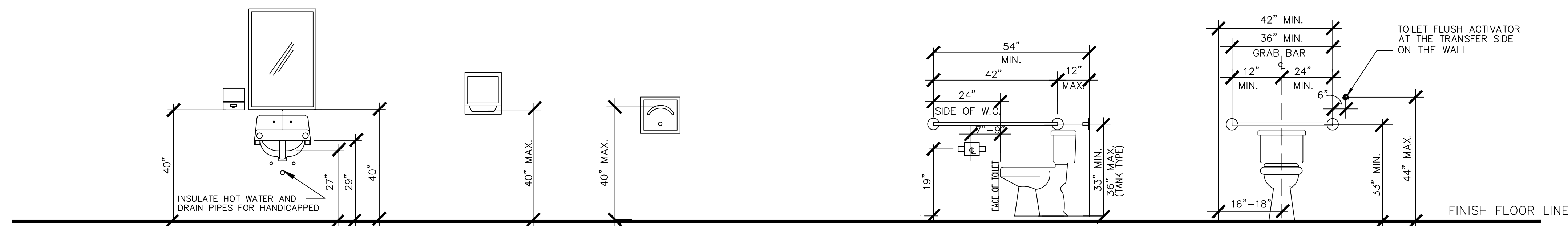
Q.QTY.	FIXTURE	F.U.	TOTAL
2	WC.	6	12
2	LAVY	1	2
TOTAL			14



VANDAL PROOF GRAB BAR CONN. DETAIL SCALE: N.T.S.

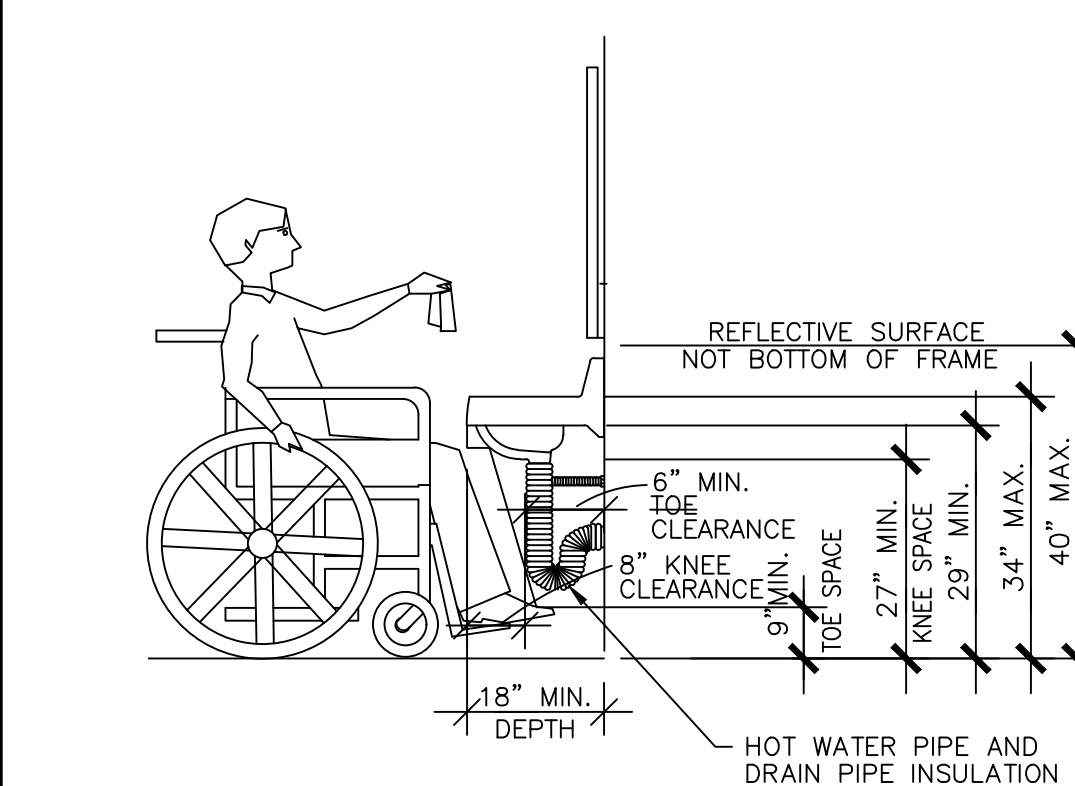
WASTE AND VENT LINES

RESTROOM PLAN SCALE: 1/4" = 1'-0"



- MIRROR
- LAVATORY
- SOAP DISPENSER
- PAPER TOWEL DISPENSER
- TOILET SEAT COVER DISPENSER
- WATERCLOSET (HANDICAPPED)
- GRAB BAR
- TOILET PAPER HOLDER

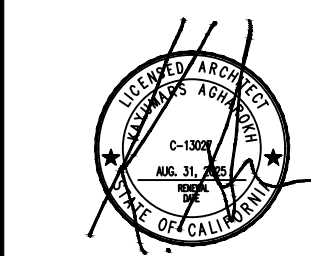
PLUMBING PLAN AND DETAILS SCALE: 1/4" = 1'-0"



ACCESSIBLE WHEELCHAIR CLEARANCE SCALE: N.T.S.

WILLIAMS
SCOTSMAN

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REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
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10			

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PLUMBING PLAN AND DETAILS

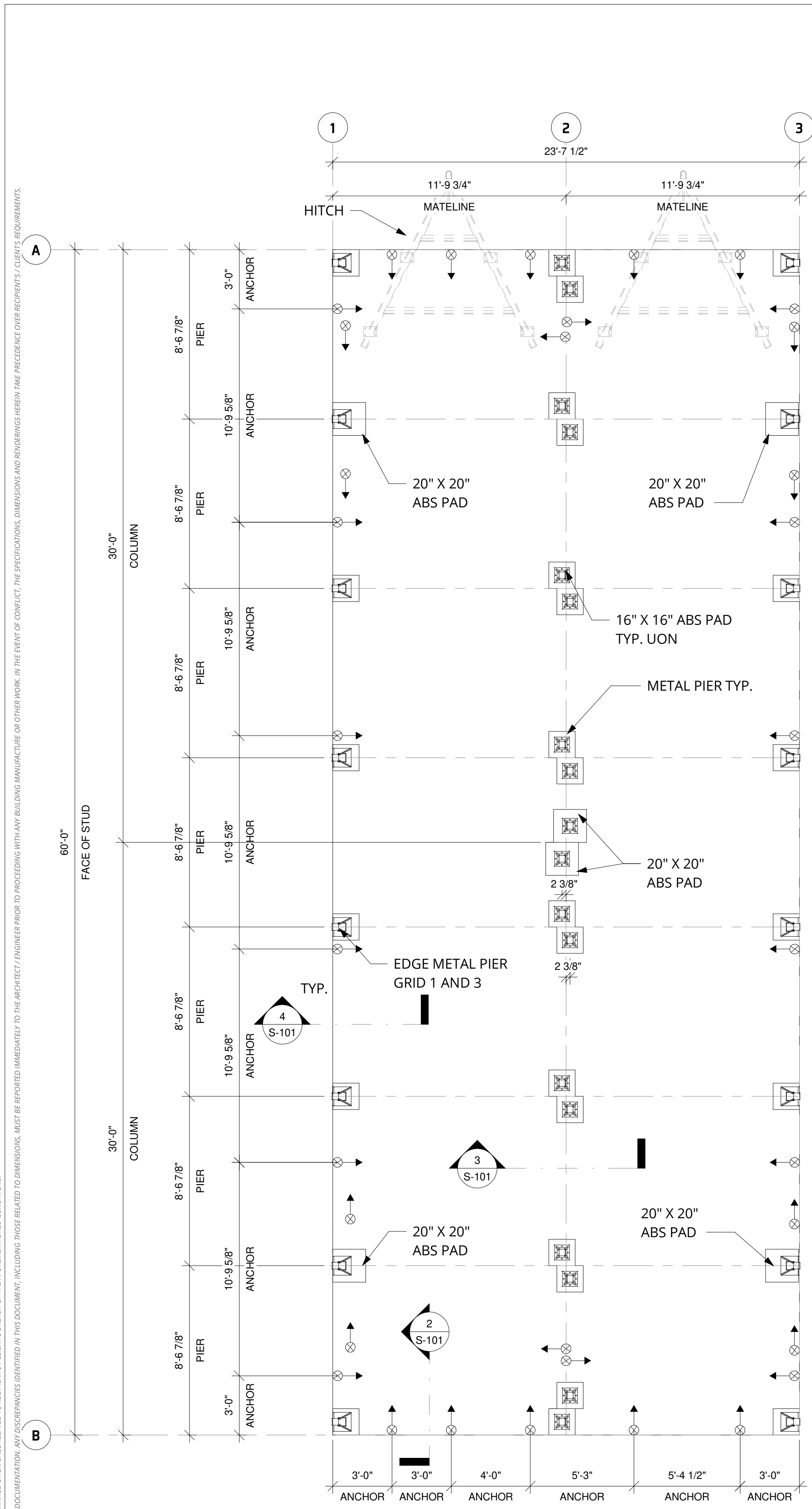
DATE 03/06/2025
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PROJECT NO.
 A-106-2026

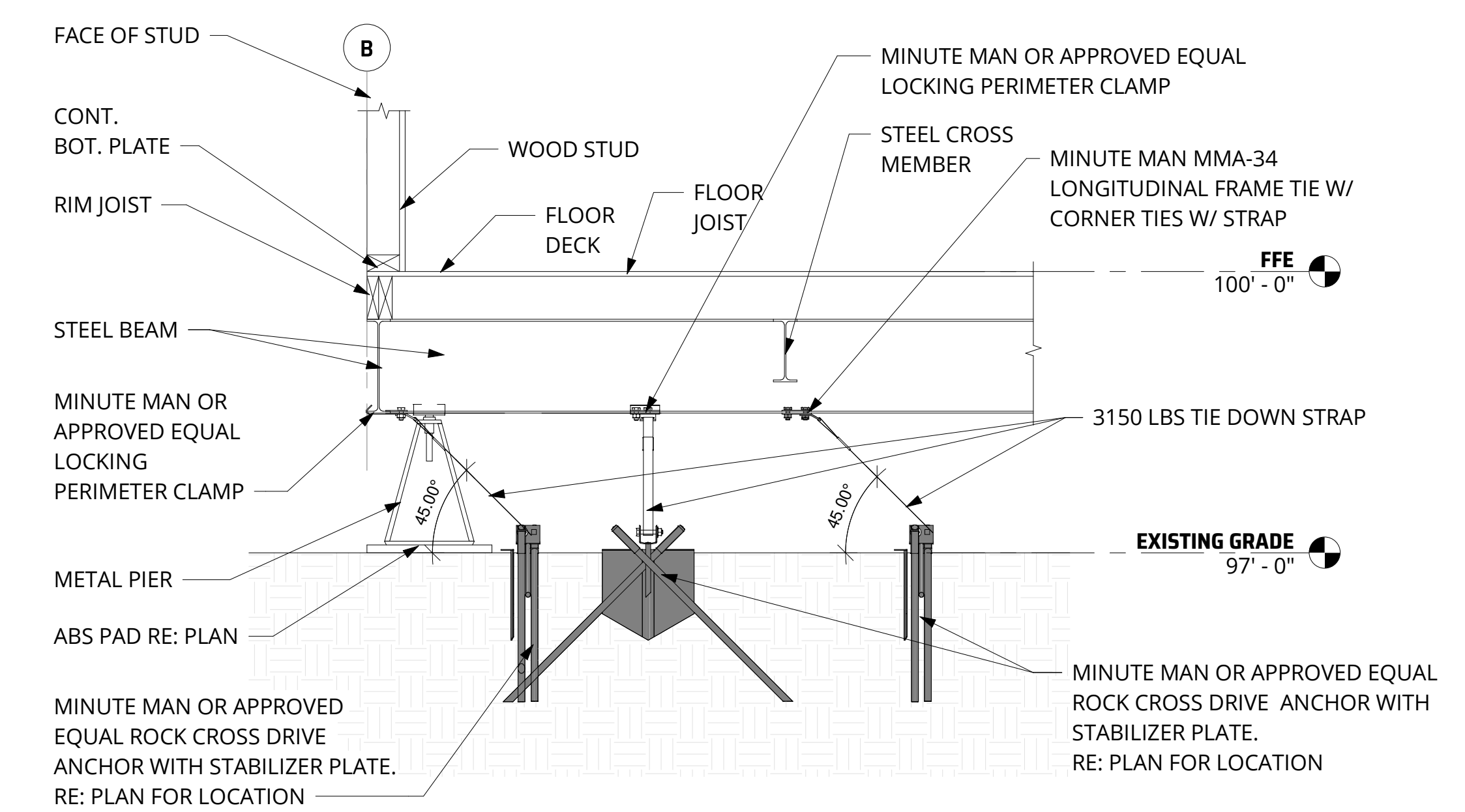
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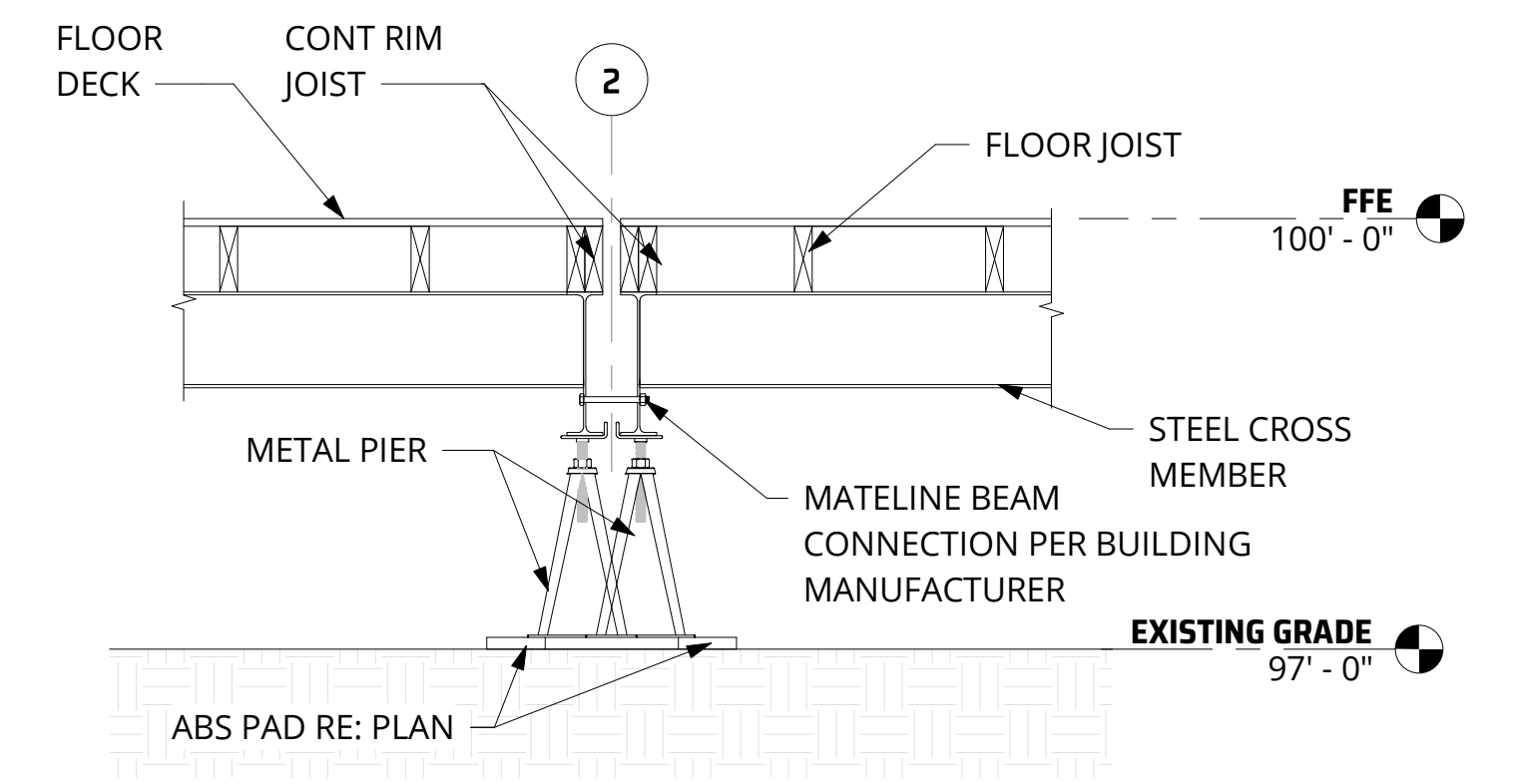
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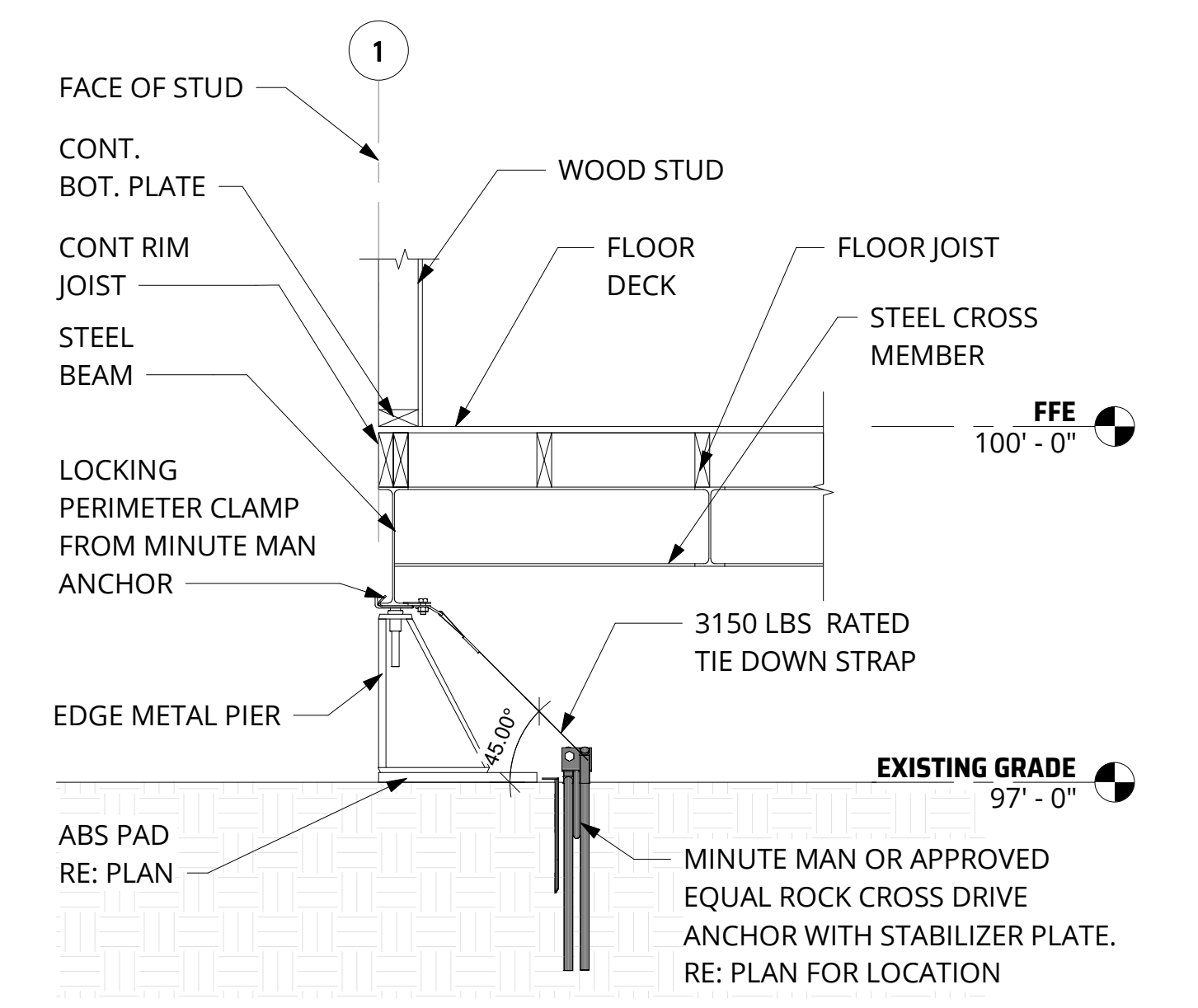
1 FOUNDATION PLAN
1/4" = 1'-0"



2 ENDWALL SECTION
3/4" = 1'-0"

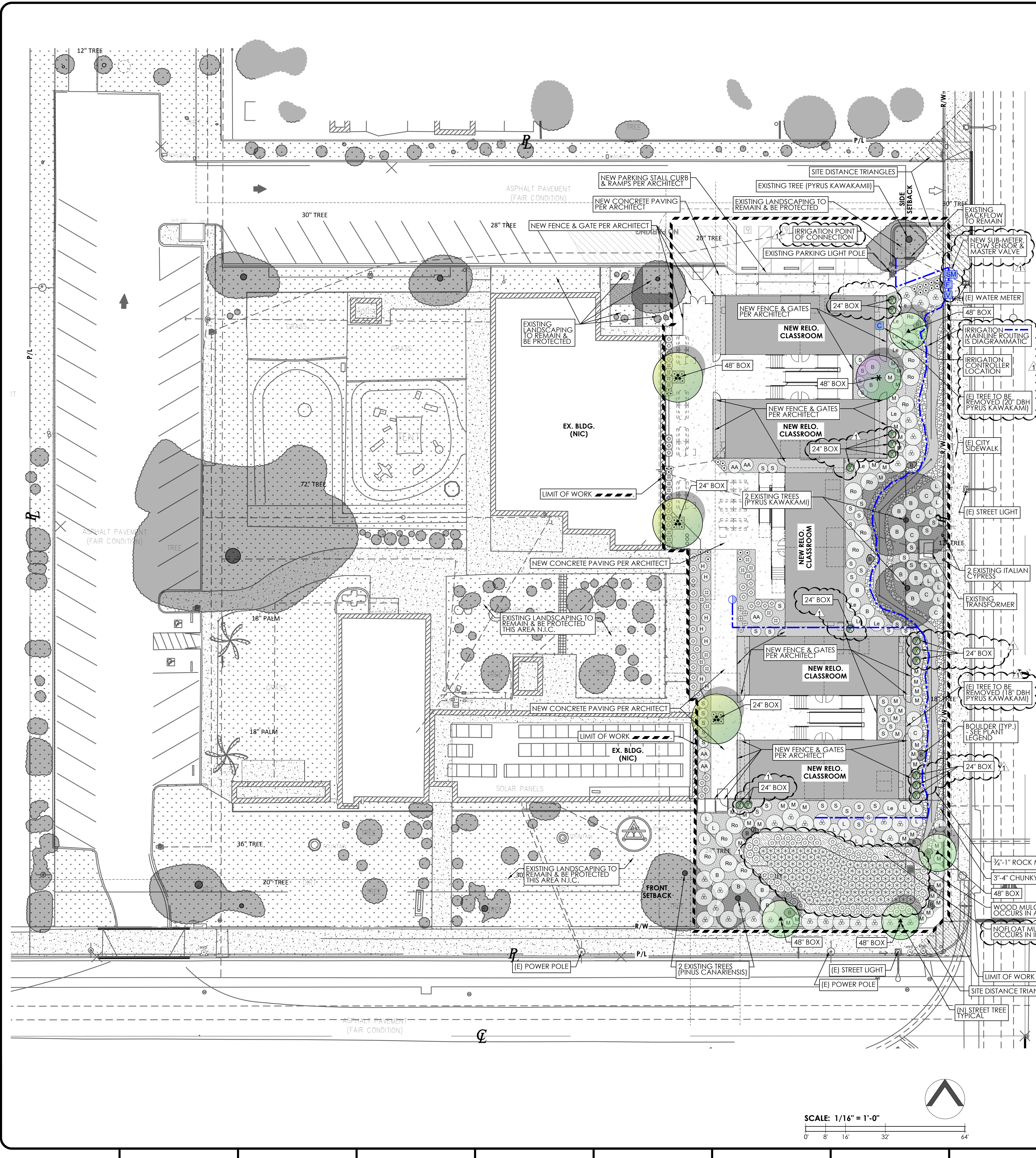


3 MATELINE SECTION
3/4" = 1'-0"



4 LONG SIDE SECTION
3/4" = 1'-0"

16" X 16" ABS PAD
20" X 20" ABS PAD
EDGE METAL PIER
LOCKING PERIMETER CLAMP
METAL PIER
MINUTE MAN ANCHOR
MINUTE MAN OR APPROVED EQUAL ROCK CROSS DRIVE ANCHOR WITH STABILIZER PLATE. RE: PLAN FOR LOCATION



NOTES

1. ALL LANDSCAPE AREAS SHALL RECEIVE A WATER CONSCIOUS AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE UTILIZED WHEREVER APPROPRIATE.
2. ALL ON-SITE PLANTING AND IRRIGATION SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY AND HEALTHY APPEARANCE.
3. THE CRITERIA OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WILL BE CALCULATED & APPROVED TO ASSURE COMPLIANCE OF EFFICIENT USE OF WATER WITHIN THE NEW DESIGNED LANDSCAPE PLAN.

nuvis
 LANDSCAPE ARCHITECTURE
 20250 SW ACACIA ST, STE 260
 NEWPORT BEACH, CA
 U. S. A. 92660
 PH: 714.754.7311

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	Height x Spread (O.C. Spacing)	WUCOLS	QTY.
TREES						
(Symbol)	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX & 48" BOX	12'-25' x 12'-25' Spacing Per Plan	L	3
(Symbol)	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	12'-15' x 2'-3' Spacing Per Plan	L	15
(Symbol)	PYRUS KAWAKAMII	EVERGREEN PEAR	48" BOX	15'-25' x 10'-15' Spacing Per Plan	L	4
(Symbol)	VITEX AGNUS-CASTUS	CHASTE TREE	48" BOX	20' x 20' Spacing Per Plan	L	1
SHRUBS						
(Symbol)	Agave Attenuata	Fox Tail Agave	5 Gal.	4'-5' x 6'-8' Spacing Per Plan	VL	5
(Symbol)	Agave 'Blue Glow'	Blue Glow Agave	5 Gal.	1'-2' x 1'-2' Spacing Per Plan	VL	5
(Symbol)	Agave Desmetiana 'Variegata'	Smooth Agave	5 Gal.	2'-3' x 2'-3' Spacing Per Plan	VL	22
(Symbol)	Aloe 'Blue Elf'	Blue Elf Aloe	1 Gal.	1'-2' x 1'-2' Spacing Per Plan	L	36
(Symbol)	Bougainvillea 'Oo-La-La'	Oo-la-la TM Bougainvillea	5 Gal.	2'-3' x 6'-8' Spacing Per Plan	L	14
(Symbol)	Callistemon x V. 'Little John'	Bottlebrush Little John	5 Gal.	3' x 3' Spacing Per Plan	L	38
(Symbol)	Carex Praegracilis	Western Meadow Sedge	1 Gal.	1' x 3' Spacing Per Plan	L	123
(Symbol)	Ceanothus Griseus Horizontalis	Carmel Creeper Ceanothus	5 Gal.	2' x 6' Spacing Per Plan	L	7
(Symbol)	Hesperaloe Parviflora	Red Yucca	5 Gal.	3'-4' x 3'-4' Spacing Per Plan	VL	7
(Symbol)	Lantana Montevidensis	Trailing Lantana	1 Gal.	2' x 6' Spacing Per Plan	L	21
(Symbol)	Leucophyllum Frutescens	Texas Ranger	5 Gal.	6'-8' x 6'-8' Spacing Per Plan	L	10
(Symbol)	Muhlenbergia Capillaris Regal Mist	Regal Mist Pink Muhly	5 Gal.	3'-4' x 4' Spacing Per Plan	L	41
(Symbol)	Myoporum Parvifolium	Ground Cover Myoporum	1 Gal.	1' x 8'-10' Spacing Per Plan	L	31
(Symbol)	Nassella Pulchra	Purple Needlegrass	5 Gal.	1'-3' x 1'-3' Spacing Per Plan	L	59
(Symbol)	Rosmarinus Officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gal.	2' x 8' Spacing Per Plan	L	14
(Symbol)	Salvia Clevelandii 'Allen Chickering'	Blue Bush Sage	5 Gal.	4' x 4' Spacing Per Plan	L	44
MULCH						
(Symbol)	ALL SHRUB AREAS (Except for Infiltration Basin) SHALL RECEIVE A 3" LAYER OF FOREST FLOOR COMPOSTED WOOD MULCH 1/2" - 1 1/2" SIZE, OR APPROVED EQUAL. Mulch shall have a minimum 80% Recycled content.					APPROX. 8,068 Sq. Ft.
(Symbol)	INFILTRATION BASIN SLOPES AND BOTTOM SHALL RECEIVE A 3" LAYER OF NO-FLOAT CYPRESS BLEND WOOD MULCH 1/2" - 1 1/2" SIZE, OR APPROVED EQUAL.					APPROX. 2,054 Sq. Ft.
(Symbol)	1/2" ROCK MULCH TO BE ADDED WHERE SHOWN ON PLAN IN 3" THICK LAYER. ROCK MULCH TO MATCH EXISTING ROCK MULCH USED ON EXISTING SITE.					APPROX. 2,163 Sq. Ft.
(Symbol)	3"-4" CHUNKY ROCK TO BE SELECTED TO COMPLEMENT ROCK MULCH. CHUNKY ROCK TO BE USED FOR DRY CREEK AS SHOWN ON PLAN.					APPROX. 1,329 Sq. Ft.
BOULDERS						
(Symbol)	EXISTING BOULDERS ON SITE TO BE RE-LOCATED AS SHOWN ON PLAN.					

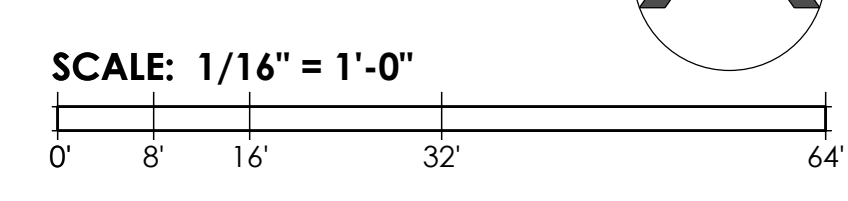
SITE DATA

SITE AREA	29,620 S.F.
PROVIDED LANDSCAPE AREA	10,122 S.F.
TREE CALCULATIONS	
GROSS ACREAGE	.68 AC.
TREES REQUIRED 20 TREES/AC.	14
TREES PROVIDED (NEW)	23
EXISTING TREES TO REMAIN	6
TREE BOX SIZE PERCENTAGES	
24" BOX	74%
48" BOX	26%
TREE SPECIES REQUIRED	
TREE SPECIES PROVIDED	4
SHRUBS AREA PROVIDED	8,068 SF
BIO-RETENTION AREA	2,054 SF
SHRUBS REQUIRED 1 SHRUB/25 SF	405
SHRUBS PROVIDED (NEW)	477

TREE REMOVAL MITIGATION

THIS PROJECT PROPOSES REMOVAL OF TWO EXISTING TREES (PYRUS KAWAKAMII / EVERGREEN PEAR) AS NOTED ON PLAN WITH EACH TREE TRUNK DIAMETER MEASURING BETWEEN 15"-29" AT BREAST HEIGHT, ACCORDING TO CITY'S TREE REPLACEMENT ORDINANCE TABLE 20.19-4.1, MINIMUM REQUIRED REPLACEMENT QUANTITY IS 6(SIX) TREES AT 48" BOX SIZE EACH.

OF ALL PROPOSED NEW TREES SHOWN ON PLAN, A TOTAL OF 6 TREES IS DESIGNATED TO BE 48" BOX SIZE TO SATISFY THIS REPLACEMENT REQUIREMENT.



Satoh Brothers International, Inc.
 19750 S. VERMONT AVE. SUITE 100 TORRANCE, CA 90502
 TEL 310.768.2700 FAX 310.532.8878 www.satohbrothers.com



SYCAMORE ACADEMY CHINO TEMPORARY RELO CAMPUS
 SYCAMORE ACADEMY
 5500 FRANCIS AVE, CHINO, CA 91710

JOB NO. 25305AC-D
PM RWS/AF
DATE 3/12/2026

DRG REV 1 3/11/2026

LANDSCAPE PLAN
L001

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TREES



CERCIDIUM 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



CUPRESSUS SEMPERVIRENS
ITALIAN CYPRESS



PYRUS KAWAKAMII
EVERGREEN PEAR



VITEX AGNUS-CASTUS
CHASTE TREE

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LANDSCAPE ARCHITECTURE

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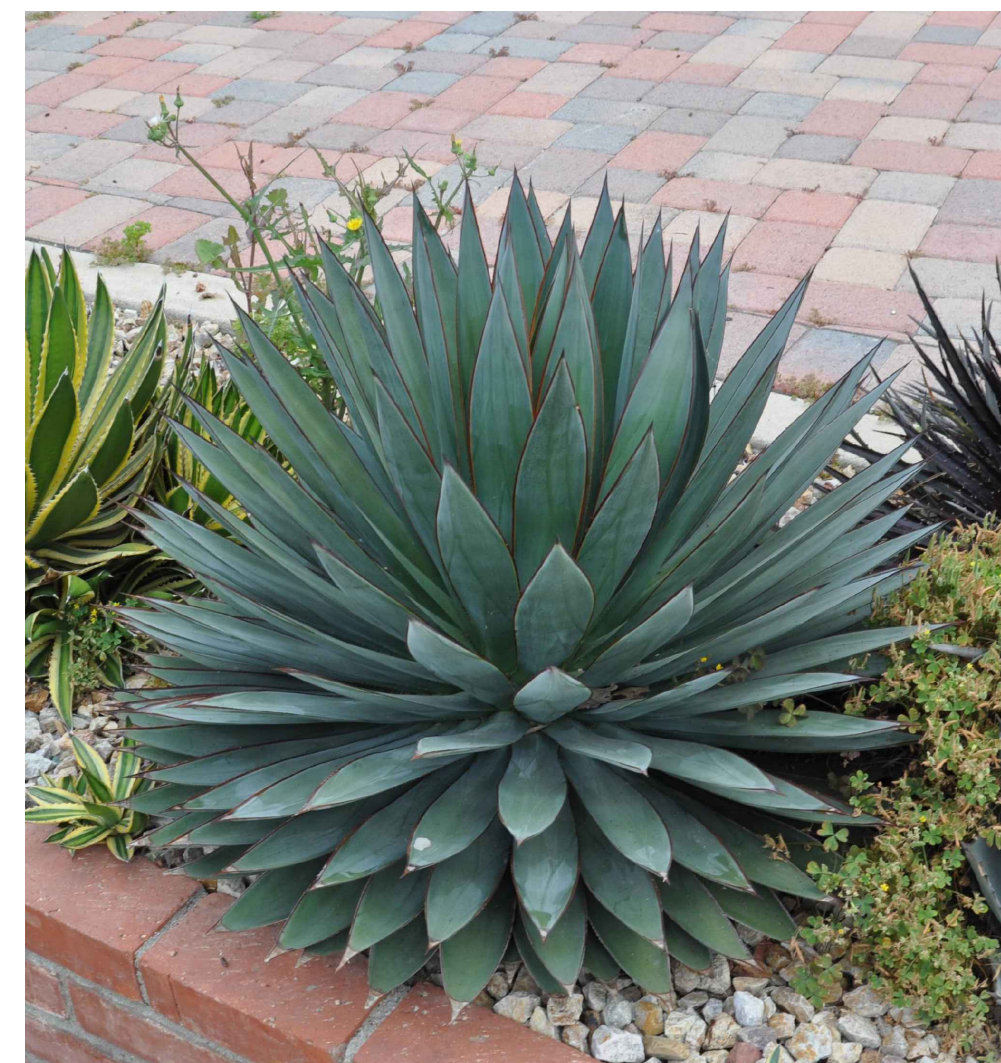
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SHRUBS



Agave Attenuata
Fox Tail Agave



Agave 'Blue Glow'
Blue Glow Agave



Agave Desmetiana 'Variegata'
Smooth Agave



Aloe 'Blue Elf'
Blue Elf Aloe



Bougainvillea 'Oo-La-La'
Oo-la-la TM Bougainvillea



Callistemon x V. 'Little John'
Bottlebrush Little John



Carex Praegracilis
Western Meadow Sedge



Ceanothus Griseus Horizontalis
Carmel Creeper Ceanothus



Hesperaloe Parviflora
Red Yucca



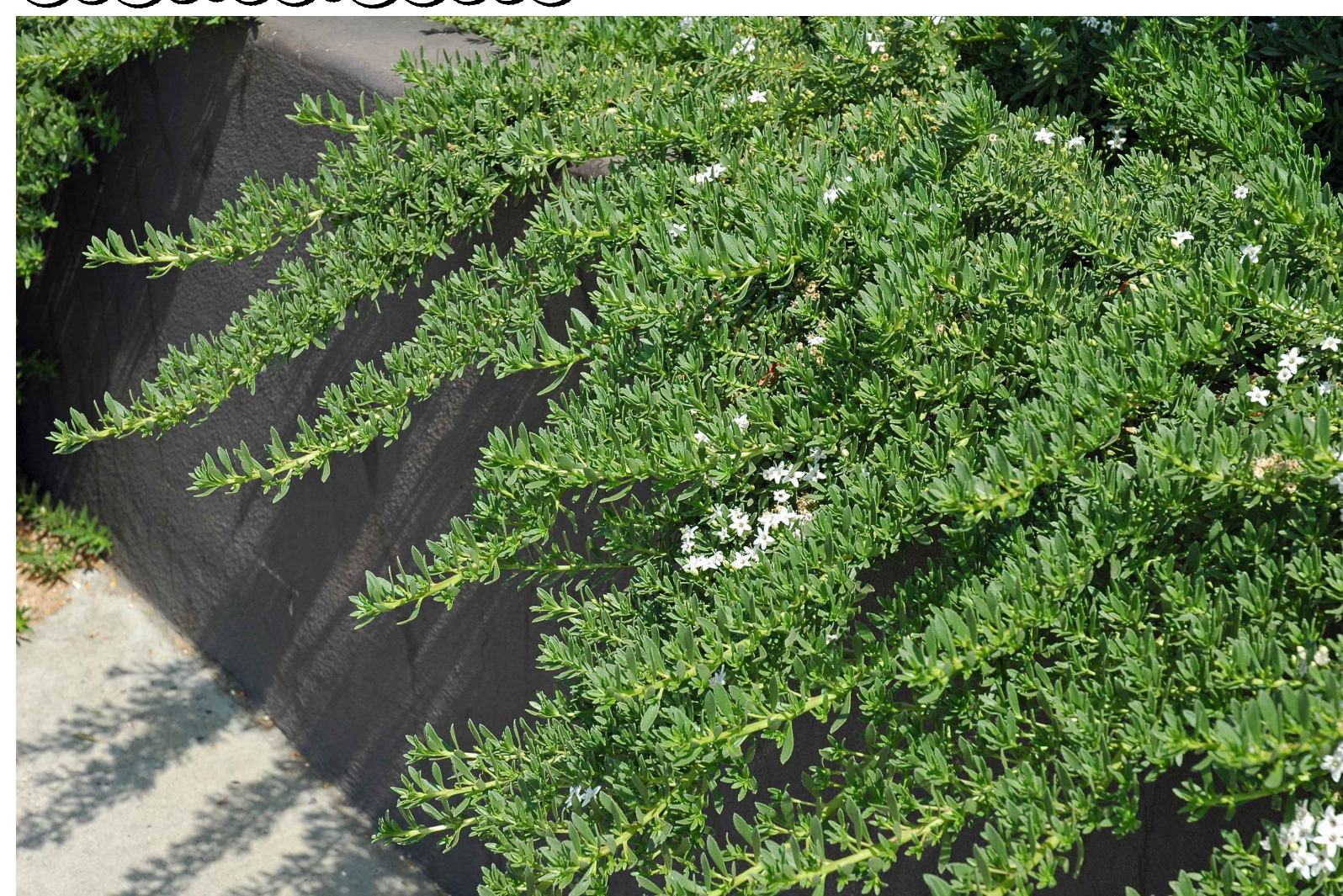
Lantana Montevidensis
Trailing Lantana



Leucophyllum Frutescens
Texas Ranger



Muhlenbergia Capillaris Regal Mist
Regal Mist Pink Muhly



Myoporum Parvifolium
Ground Cover Myoporum



Nassella Pulchra
Purple Needlegrass



Rosmarinus Officinalis 'Huntington Carpet'
Huntington Carpet Rosemary



Salvia Clevelandii 'Allen Chickering'
Blue Bush Sage

SYCAMORE ACADEMY CHINO TEMPORARY RELO CAMPUS

SYCAMORE ACADEMY

5500 FRANCIS AVE, CHINO, CA 91710

JOB NO.	2530SAC-D
PM	RWS/AF
DATE	3/12/2026
DRG REV 1	3/9/2026

LANDSCAPE PLANT IMAGES

L002