

## GENERAL NOTES

- CONTRACTOR TO FURNISH AND MAINTAIN TEMPORARY SANITARY FACILITIES AS REQUIRED DURING CONSTRUCTION.
- ALL REQUIRED WORK AND ALL REPAIR OF DAMAGES ON AND OFF PUBLIC PROPERTY (SIDEWALK, CURB, STREET, ETC.) OCCURRING AS RESULT OF CONSTRUCTION PROCEDURE, ETC., SHALL BE DONE ACCORDING TO GOVERNING REGULATIONS, SPECIFICATIONS, ETC., MATCH AND PATCH THIS WORK TO BE CONSISTENT WITH SAID ADJOINING CONDITIONS AT NO EXTRA COST.
- PROVIDE AND COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE, ETC., WORK TO PROVIDE COMPLETE OPERATING SYSTEMS. ALL NECESSARY WORK INVOLVING EXISTING CURBS, STREETS, SIDEWALKS, ETC., TRENCHING, BACK FILLING, REPAIRING, ETC., INSIDE AND OUTSIDE OF PROPERTY LINES SHALL BE PROVIDED.
- FOR UTILITIES, SEE PLUMBING AND ELECTRICAL DRAWINGS FOR BUILDING WORK. SEE CIVIL AND ELECTRICAL DRAWINGS FOR SITEWORK.
- ALL ROOF DRAINS DISCHARGING RAIN WATER WITHIN 25 FEET OF PROPERTY LINES AT STREETS, SHALL BE CONDUCTED TO DRAINAGE WITHOUT SHEET FLOW OVER SIDEWALKS. SEE BUILDING, PLUMBING AND CIVIL DRAWINGS.
- PROVIDE PEDESTRIAN PROTECTION BARRICADES AND / OR CANOPIES AS REQUIRED BY THE LOCAL AUTHORITIES, OR AS NECESSARY FOR PEDESTRIANS SAFETY.
- ALL WORK MATERIALS, METHODS, ETC., SHALL CONFORM TO ALL GOVERNING CODES, REGULATIONS AND AGENCIES.
- GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF REQUIRED PORTABLE FIRE EXTINGUISHERS. (NIC)
- GLASS AND GLAZING TO COMPLY WITH 16 CFR PART 2101 OF CONSUMER PRODUCT SAFETY COMMISSION.
- CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY ALL DIMENSIONS AND CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND / OR POTENTIAL PROBLEMS TO THE ARCHITECT IN WRITING.
- DURING CONSTRUCTION, CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
- CONTRACTOR SHALL PROVIDE ALL CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY THE AIR CONDITIONING, PLUMBING AND ELECTRICAL SYSTEMS.
- ALL DIMENSIONS SHOWN ARE TO CENTER LINE OF COLUMNS AND BEAMS, FACE OF STUDS UNLESS OTHERWISE NOTED.
- ALL OCCUPABLE AREAS OF THE BUILDING SHALL BE MECHANICALLY VENTILATED. THE VERY MINIMUM AIR CHANGE PER HOUR SHALL NOT BE LESS THAN TWO PER HOUR. SEE MECHANICAL.
- ALL TOILET ROOMS SHALL BE VENTILATED WITH 5 MINUTE AIR CHANGE BY MECHANICAL MEANS. SEE MECHANICAL DRAWINGS.
- SIGN CONTRACTOR TO OBTAIN SEPARATE PERMITS FROM BUILDING DEPARTMENT FOR INSTALLATION OF ALL SIGNS AS REQUIRED BY LOCAL CODE.
- THESE DOCUMENTS WILL INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS, MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE DESCRIBED, ANY WORK OR MATERIALS NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE INTENT THEREOF, ARE IMPLIED AND ARE TO BE PROVIDED FOR AS IF SPECIFICALLY DESCRIBED.

## CONTRACTOR NOTES

- BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PLANS PERTAINING TO THIS WORK. CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF AS TO ALL CONDITIONS AND LIMITATIONS APPLYING TO THIS WORK. HE SHALL ESTIMATE AND INCLUDE IN HIS BID A SUM SUFFICIENT TO COVER THE COST OF ALL LABOR AND MATERIALS TO ACCOMPLISH THE INTENT OF THESE PLANS, AND NO SUBSEQUENT ALLOWANCE WILL BE MADE TO THIS CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THESE REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN PERMITS AS REQUIRED BY THE GOVERNING AUTHORITIES FOR CONSTRUCTION.
- ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS SHALL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL PREPARE AND SUBMIT PLANS, AND OBTAIN PERMITS AS REQUIRED BY THE GOVERNING AUTHORITIES FOR PLAN CHECK AND CONSTRUCTION.
- THE CONTRACTOR SHALL PROCURE IN THE OWNER'S NAME, AND CHARGES FOR INSTALLATION OF THE WATER AND GAS METERS AND ALL PIPING FROM MAIN TO SAID METERS.
- THE CONTRACTOR SHALL SEND PROPER NOTICES, MAKE ALL NECESSARY ARRANGEMENTS AND PERFORM ALL SERVICES REQUIRED IN THE MAINTENANCE OF ALL PUBLIC UTILITIES.
- THE CONTRACTOR SHALL REQUIRE SUCH COOPERATION OF THE VARIOUS TRADES AS WILL BE NECESSARY TO COMPLETE EACH AND EVERY PART OF THE WORK, EVEN THOUGH NOT SPECIFICALLY INDICATED, NOTED OR DETAILED ON THE DRAWINGS OR SPECIFICATIONS.
- DIMENSIONS AND CONDITIONS AT THE JOBSITE SHALL BE VERIFIED BY THE CONTRACTOR. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS OR CODE REQUIREMENTS SHALL BE REPORTED TO THE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED BY THE ARCHITECT PRIOR TO THE INSTALLATION OF ANY WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL APPLICABLE REQUIREMENTS OF CAL-OHSA PERTAINING TO CONSTRUCTION SAFETY.
- THE CONTRACTOR SHALL PROTECT ALL PUBLIC PAVING, STREETS AND SIDEWALKS, AND SHALL MAKE ALL NECESSARY REPAIRS AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL PROTECT ALL PRIVATE PROPERTY, ROADS AND WALLS, AND SHALL MAINTAIN THEM DURING THE COURSE OF THE WORK, AND SHALL REPAIR ALL DAMAGES TO THE WORK, AND SHALL REPAIR ALL DAMAGES AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL, AND HEREBY DOES, WARRANT ALL WORK PERFORMED BY HIM FOR THE PERIOD OF ONE YEAR FROM THE TIME OF FINAL OCCUPANCY, WORK SHALL INCLUDE ALL MATERIALS, FIXTURES, EQUIPMENT AND LABOR.
- DAMAGE (HOLES, OPENINGS, SCRATCHES ETC.) RESULTING FROM DEMOLITION OR CONSTRUCTION ACTIVITIES REQUIRED FOR THIS PROJECT SHALL BE REPAIRED (PATCHED / REPLACED) TO MATCH AND BE UNNOTICABLE FROM THE EXISTING ADJACENT SURFACE.
- CONTRACTOR SHALL PROVIDE ENOUGH SHORINGS AND BRACINGS TO SUPPORT ALL CONSTRUCTION LOADS.
- SHOP DRAWINGS AND DETAILS SHALL BE APPROVED PRIOR TO INSTALLATION.
- CONTRACTOR TO PROVIDE COMPLETE APPROVED WATER PROOFING SYSTEM AND MEMBRANES IN ALL KITCHEN AREA, WATER STATION, BAR AREA, SERVICE AREA,

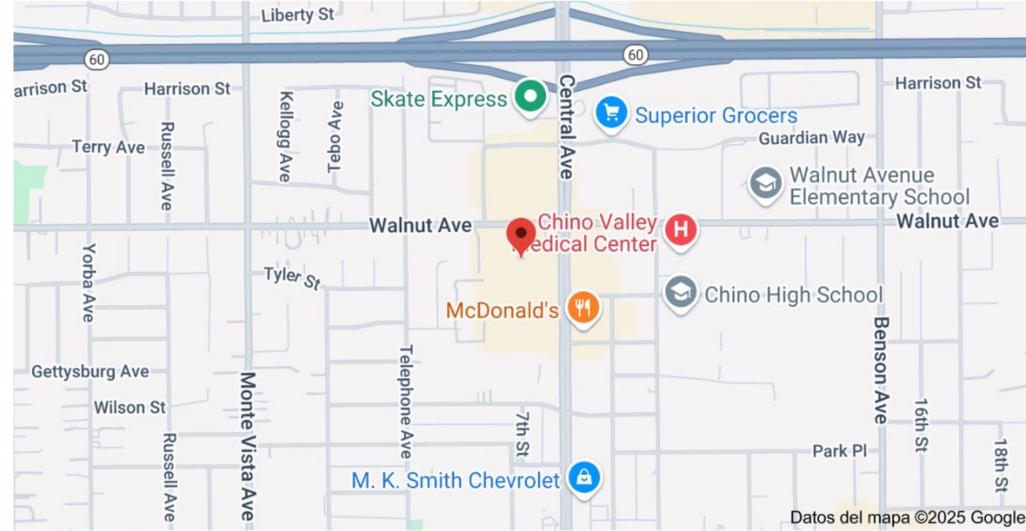
## NOTES

- Exit signs shall be internally or externally illuminated
- Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
- Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
- Exit signs shall be illuminated at all times. (1011.3)
- Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
- Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
- Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- All egress door operation shall also comply with Section 1008.1.9- 1008.1.9.12
- The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
- The means of egress illumination level shall not be less than 1 foot-candle at the walking surface
- The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas:
  - Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress
  - Corridors, exit enclosures and exit passageways in buildings required to have two or more exits;
  - Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
  - Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or more exits.
- Exterior landings, as required by Section 1008.1.6, for exit discharge doorways in buildings required to have two or more exits.
- The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.
- Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

# PROPOSAL VOCATIONAL SCHOOL EXISTING COMMERCIAL BUILDING

12526 CENTRAL AVE . SUITE 105 CHINO ,CA 91710.

## VICINITY MAP



**EXTERIOR BUILDING MOUNTED CONDUITS, PIPING, RACEWAYS, EQUIPMENT OR THE LIKE SHALL NOT BE PERMITTED.**

**SIGNS MUST BE INSTALLED UNDER SEPARATE PERMIT.**

**ROOF MOUNTED EQUIPMENT MAY NOT BE VISIBLE FROM PUBLIC WAY.**

## PROJECT SUMMARY

PROJECT NAME: **COMMERCIAL BUILDING**  
& ADDRESS: **12526-12532 CENTRAL AVE  
CHINO , CA 91710.**

OWNER: **LON MORSE**

TENANT : **THE ENHANCED INSTITUTE OF BEAUTICANS + BARBERS**

LEGAL DESCRIPTION: **Lot : Port lot 37 Tract: Santa Ana del Chino.  
COUNTY ASSESSORS PARCEL: 1016-3710-30000**

SCOPE OF WORK: **1.- PROPOSAL VOCATIONAL SCHOOL INTO EXISTING BUILDING  
5,460 SF.**

TYPE OF CONSTRUCTION : **TYPE II**  
OCCUPANCY GROUP: **CHANGE USE B TO E**

TYPE OF CONSTRUCTION: **EXISTING MASONRY BLOCK**  
BUILDING USAGE: **E**

PROJECT AREA: **(E) BUILDING 1 : 13,930 SF  
IMPROVEMENT AREA : 5,460 SF**

## CONSULTANT'S RESPONSIBILITY

Designer : **Usachi Design**  
7340 E. Florence Ave. Suite 18 ,Downey ,Ca 90241.  
(562) 299-7548)

Structural Engineer : **Agapito Fernandez**  
1800 W. Beverly Blvd , Montebello ,CA 90640  
(818)626 2088

Electrical Engineer : **M&S Electrical Engineering INC**  
4055 Wilshire Blvd #260 Los Angeles 90010  
(213) 383-0073

## CODES

2022 CBC/ 2015 IBC  
2022 CRC /2015 IRC  
2022 CEC/2014 NEC  
2022 CMC /2015 UMC  
2022CPC /2015 UPC  
2020GREEN BUILDING STANDARD CODE  
2022 CALIFORNIA ENERGY CODE  
CITY OF CHINO NON-CONSTRUCTION SPECIAL  
CONDITION USE PERMIT.

## SHEET INDEX

- C: COVER PAGE**  
**1: SITE PLAN**  
**2. FLOOR PLAN TENANT IMPROVEMENT**  
**3. EXITING & OCCUPANCY LOAD ANALYSIS**  
**4: PARKING ANALYSIS & PEDESTRIAN ACCESS**  
**5 : EXISTING A/C ON THE ROOF.**

## REVISIONS

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- 2
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- 5

COVER SHEET / NOTE

12526 -12532 CENTRAL AVE.  
CHINO , CA 91710.

LON MORSE

Date:

Scale: AS SHOWN

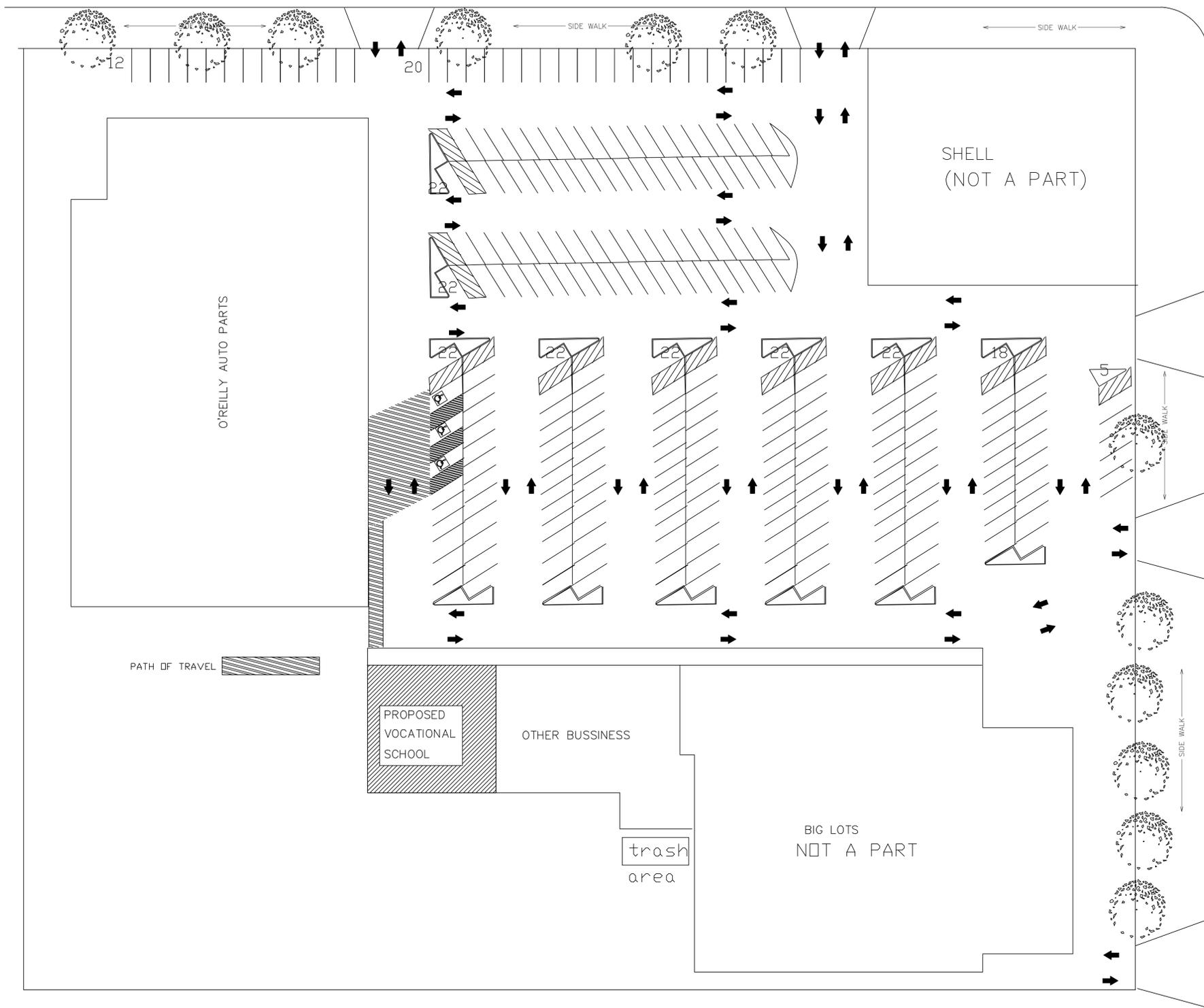
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**C**

WALNUT AVENUE



SITE PLAN 5,460 sf

REVISIONS	
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**NOTICE:**  
 WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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- SOIL REPORTS
- T24
- STRUCTURAL CALCS
- GRADING PLAN

**PROJECT:** VOCATIONAL SCHOOL  
 12525-12532 CENTRAL AVE.  
 SUITE 103, CHINO CA, 91710

**OWNER:** EIBB CORP

**DRAWN**  
 DATE 11/22/19  
 SCALE  
 JOB NO.

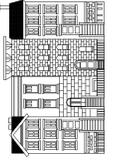
**SHEET**

**1 OF 5**

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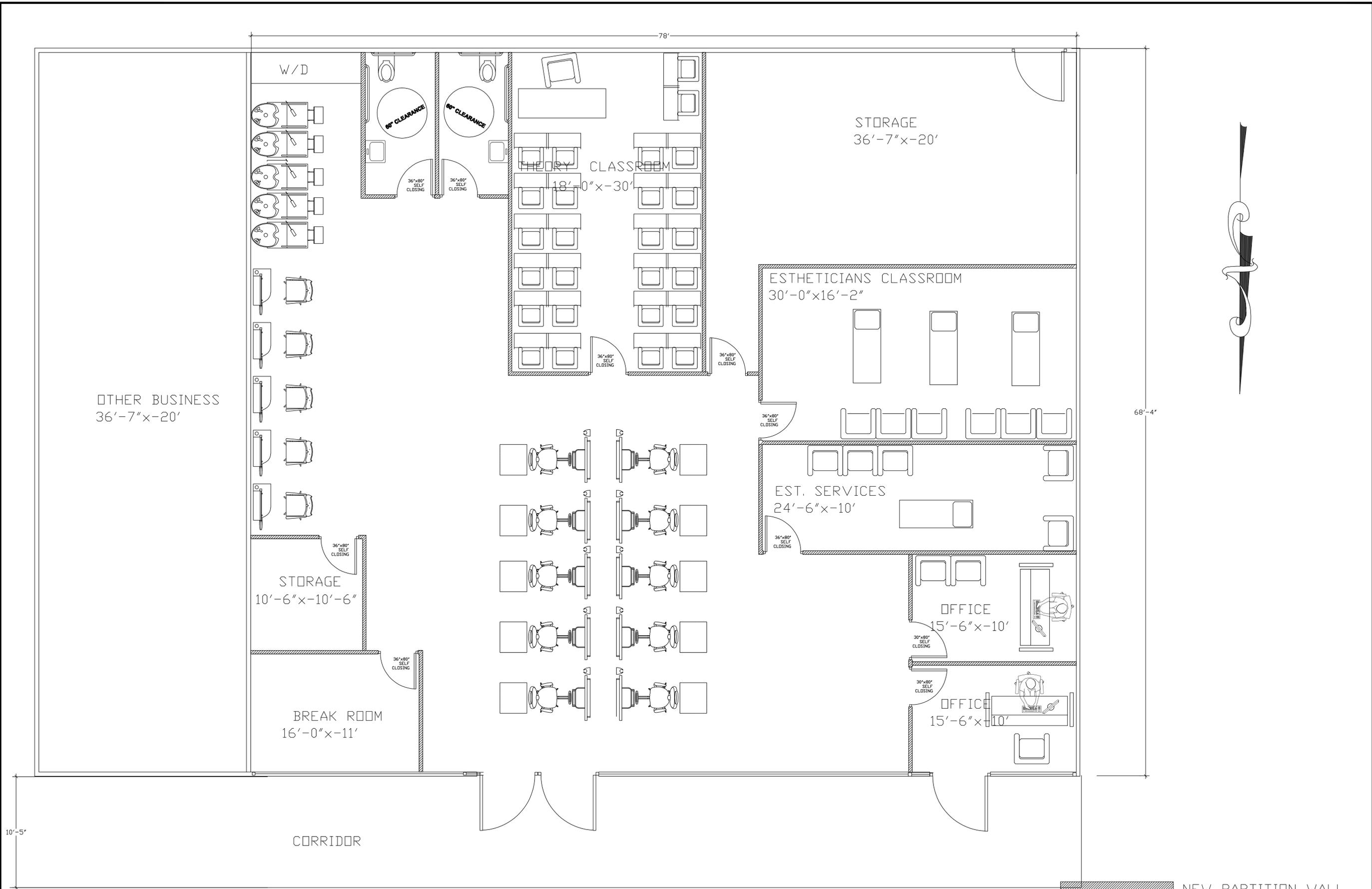
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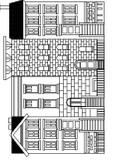
**FLOOR PLAN** 5,460 sf  
**SCALE:** 1/4" : 1'

NEW PARTITION WALL  
 STRUCTURAL (E) WALLS

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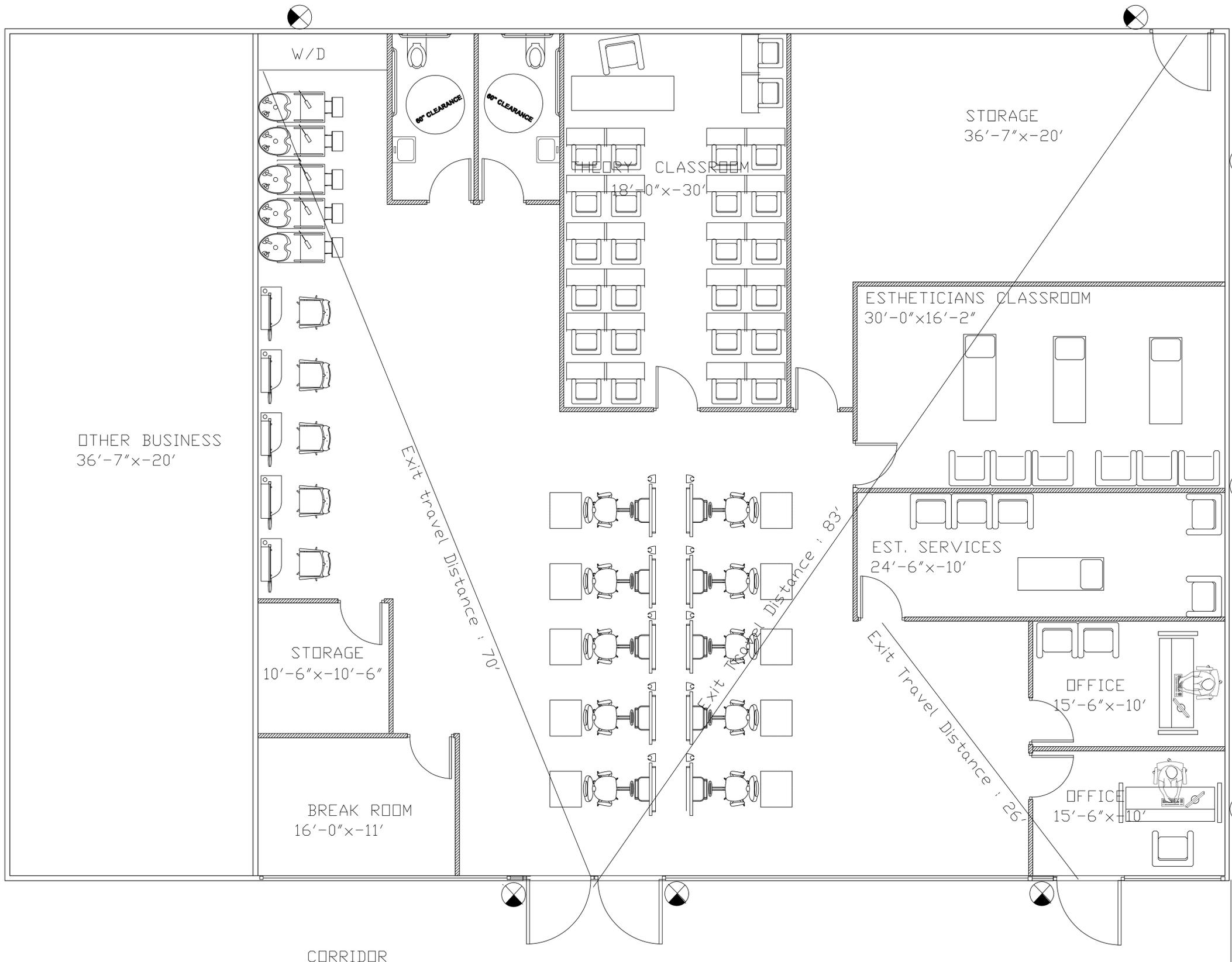
• STRUCTURAL CALCS  
 • GRADING PLAN  
 • T24

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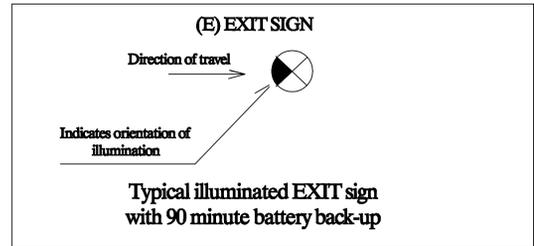
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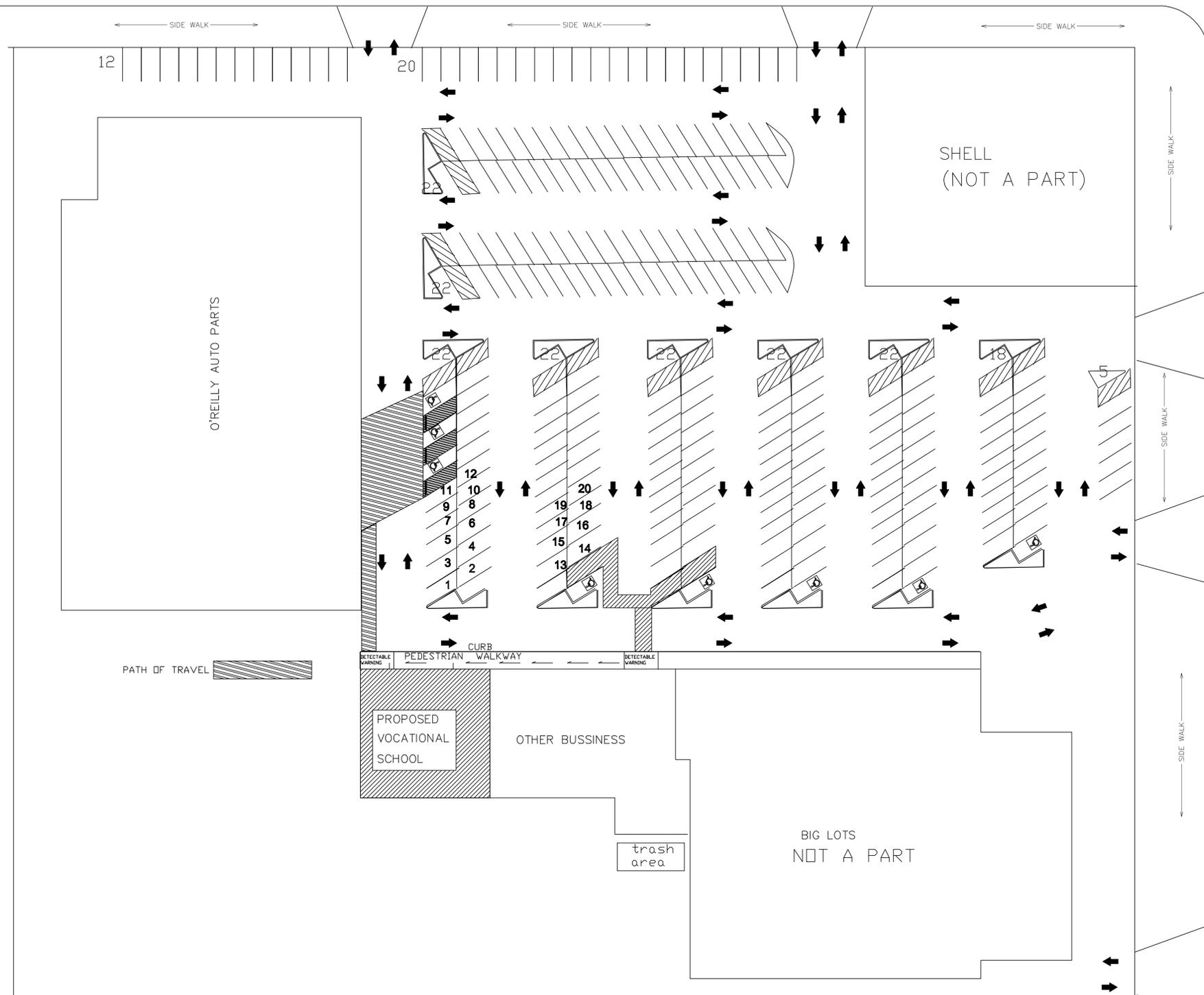
**OCCUPANT LOAD**  
 5,460 / 100 = 55 TOTAL OCCUPANT  
 EXITS REQUIRED 3  
 PROVIDED 3



**EXITING /OCUPANCY LOAD ANALYSIS**  
 SCALE: 1/4" : 1'

PLUMBING FIXTURES FOR COMMERCIAL RETAIL	
5,460 / 100 = 55 <b>REQUIRED</b>	<b>PROVIDED</b>
TOILET 1 PER 50	TOILET: 2
SINK 1 PER 50	SINK : 2

WALNUT AVENUE



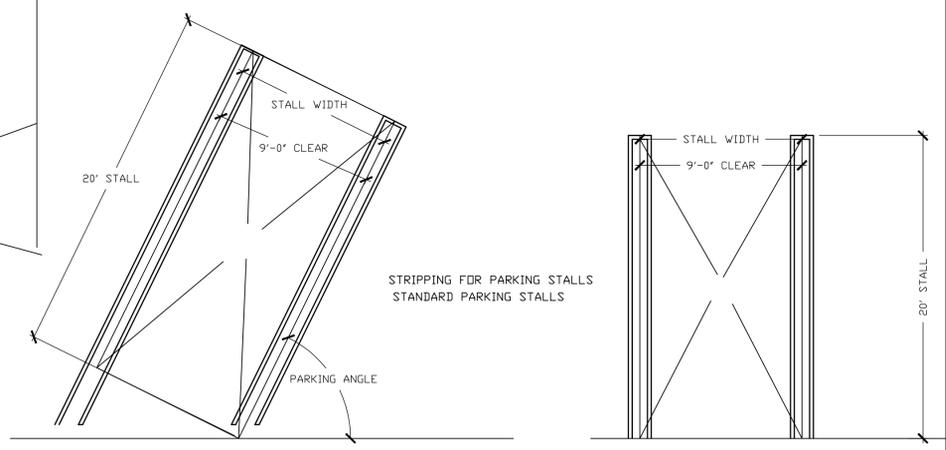
CENTRAL AVENUE

**PARKING ANALYSIS**

**ANALYSIS PARKING & PEDESTRIAN ACCESS**

EXISTING BUILDING	AREA	LEVEL	RATE	PARKING REQ'
COMMERCIAL BUILDING T.I.	5,460	First	1 sp/ 3 student	16
				Provided: 20 + 1 ADA
				Required: 16 /student + 4/ staff + 1 ADA

1 sp/ STAFF=4    1 sp / each 3 students at max occupancy = 16



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 EIBB CORP

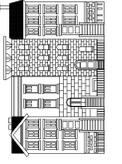
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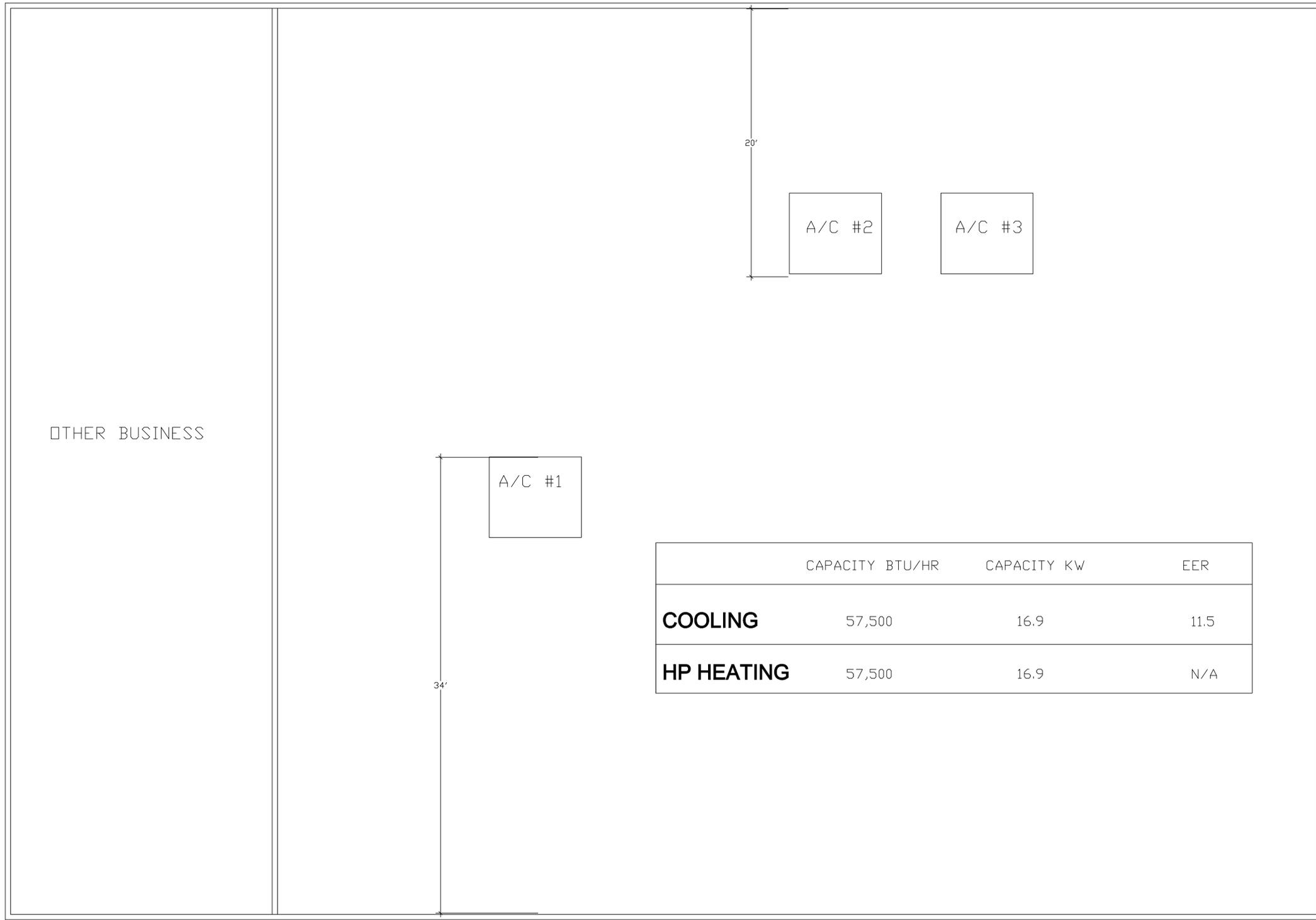
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EXISTING MECHANICAL EQUIPMENT  
 SCALE: 1/4" : 1'

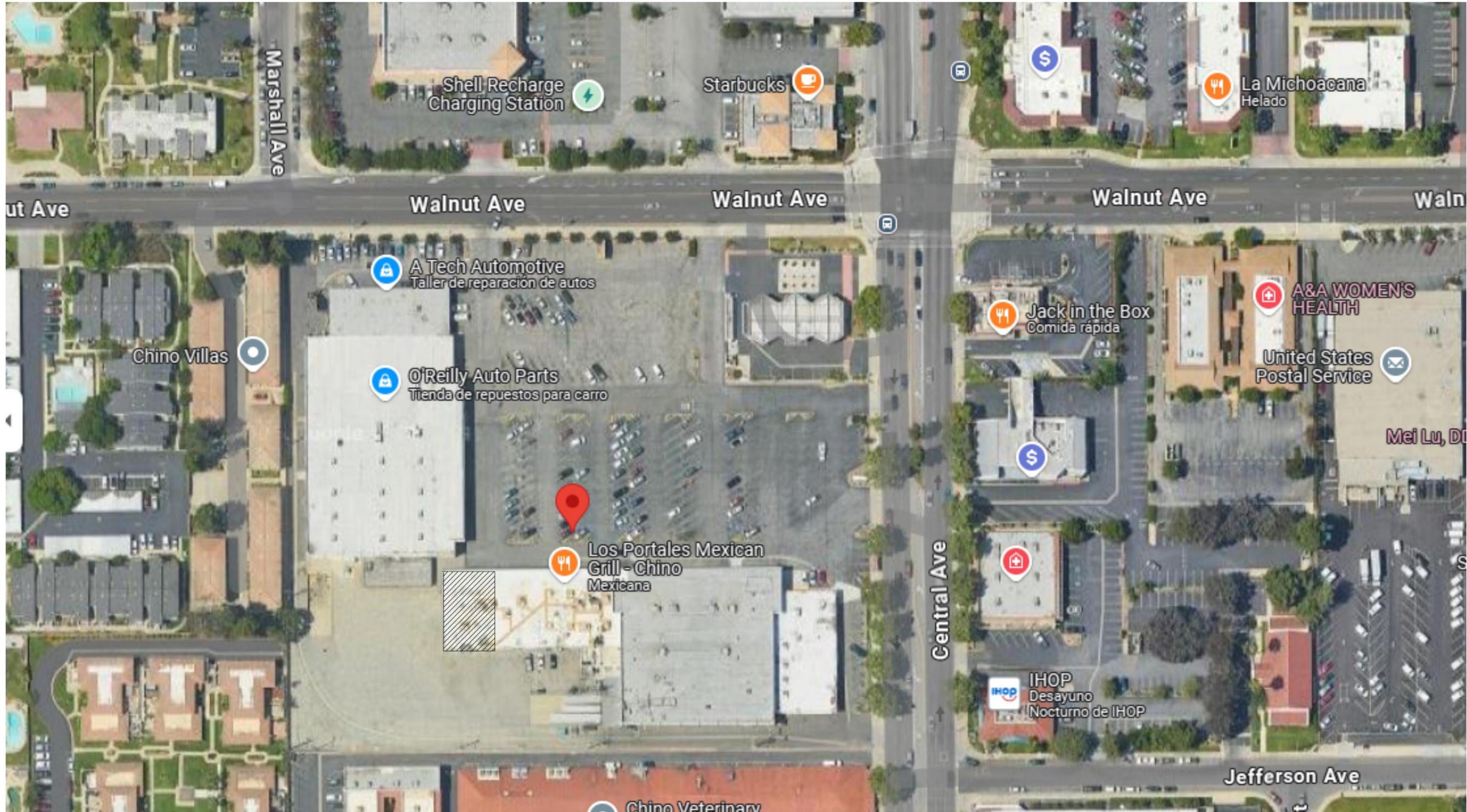
EXISTING A/C EQUIPMENT

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# SITE UTILIZATION MAP



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