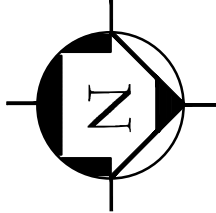


VICINITY MAP
(NOT TO SCALE)



GENERAL PLAN NOTES:

1. INFORMATION SHOWN ON THIS DRAWING DEPICTS TENANT IMPROVEMENT.
2. ALL STRUCTURES, UTILITIES, PARKING AND LANDSCAPING SHOWN, IS EXISTING.
3. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THIS DRAWING IS IN DOUBT OR WHERE THERE APPEARS TO BE AN ERROR ON THIS DRAWING OR A DISCREPANCY BETWEEN THE DRAWING AND THE FIELD CONDITIONS, THE OWNER SHALL BE NOTIFIED TO VERIFY CORRECT PROCEDURE TO BE FOLLOWED. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT INSTRUCTIONS FROM THE OWNER THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES ERRORS IN THE SPECIFICATIONS AND NOTATIONAL ERRORS ON THE DRAWING WHERE DOUBTFUL OF INTERPRETATION.
4. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE CONDITIONS AFFECTING HIS WORK BEFORE PROCEEDING, AND SHALL REPORT TO THE OWNER ANY CONDITION WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF HIS WORK. NOT REPORTING ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS BY THE CONTRACTOR AND/OR SUBCONTRACTOR.
5. DO NOT SCALE THIS DRAWING. FIELD VERIFY ALL DIMENSIONS AND JOB CONDITIONS.

DRAWING INDEX	
DRAWING	SHT.#
Site Plan	A-1
Floor Plan Bldg 510 & 526 W. Monterey (proposed)	A-2
Floor Plan Bldg 510 & 526 W. Monterey (existing)	A-2e
Floor Plan Bldg 526 W. Monterey & 253 N. Rebecca St. (proposed)	A-3
Floor Plan Bldg 526 W. Monterey & 253 N. Rebecca St. (existing)	A-3e
Elevations (proposed)	A-4
ADA PARKING	ADA -1
ADA TOILET ROOMS	ADA - 2
SUSPENDED CEILING DETAILS	SUS CEIL. DETAILS

PROPERTY LOCATION: 510, 526 W. Monterey Rd.
253 N. Rebecca St.
POMONA CA 91768

NAME OF OWNER: Jenaro Garcia

DRAWN BY: TED MANUEL
PHONE: 909-262-2033
OFFICE: 679 E. MARSHALL CT.
CLAREMONT CA 91711

OCCUPANCY GROUPS:
OCC - B: OFFICES
OCC - F1: ASSEMBLY WORK

DATA

APN# 8340 - 034 - 021
APN# 8340 - 034 - 004
APN# 8340 - 034 - 009
ZONE: POCIND
LOT SIZE = 0.314 ACRES, 13,714 sf

OCCUPANCY: GROUP B
OCCUPANT LOAD: 10
CONSTRUCTION TYPE: III-B
OCCUPANCY: GROUP F2
OCCUPANT LOAD: 47
CONSTRUCTION TYPE: III-B

OWNER
JENARO GARCIA

LEGAL DESCRIPTION
A CRABB'S SUB OF E 1/2 BLK 159 POMONA TRACT
(EX OF STS) LOT 1 AND (EX ST) LOT 2

TYPE OF CONSTRUCTION: TYPE V-B
NON-SPRINKLERED

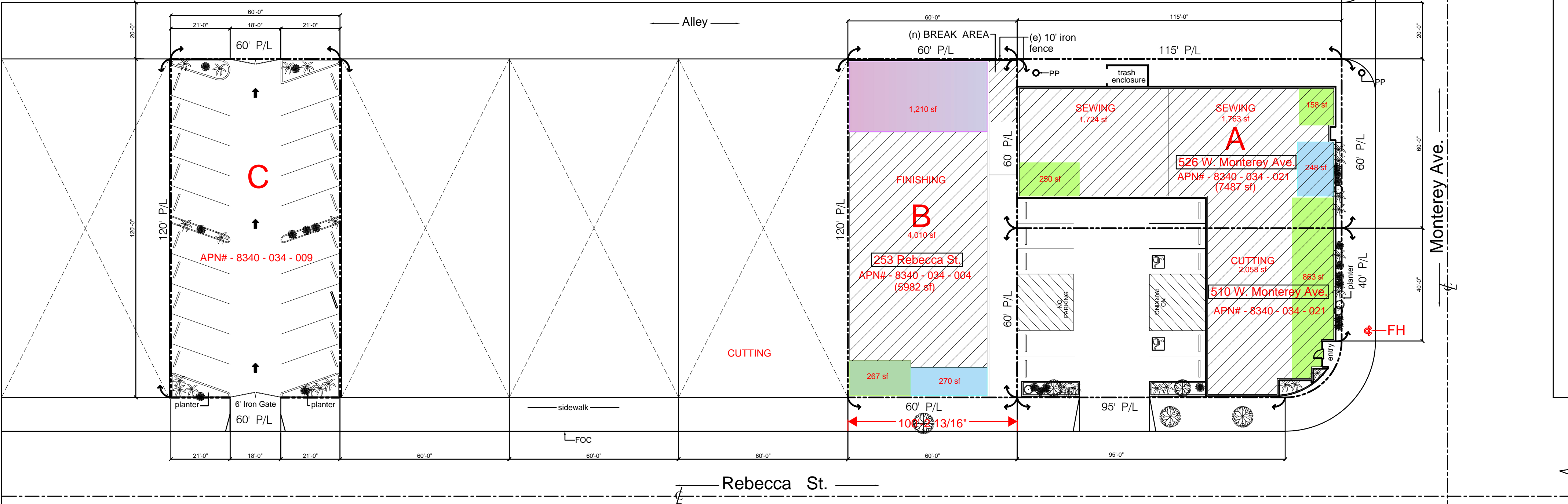
SCOPE OF WORK

- 1 DEMO ALL EXISTING NON-COMPLIANT BATHROOMS AND REDESIGN TO MEET LATEST ADA REQUIREMENTS.
- 2 REPLACE ALL NON-COMPLIANT ACCESS DOORS
- 3 REPLACE ALL WINDOWS WITH LOW E
- 4 (E) T-BAR CEILING TO REMAIN. DAMAGED T-BAR TO BE REPAIRED PER ATTACHED DETAILS.
- 5 ALL NEW WOOD PARTITION WALLS FOR TOILET ROOMS AND OFFICES SHALL BE CONVENTIONALLY FRAMED AND SUPPORTED PER CODE.

APPLICABLE CODES:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, CAL GREEN

Occupant Load Calculation				
NAME	OCCUPANT TYPE	AREA sf	AREA (per occupant)	OCCUPANT LOAD
OFFICE	B	1,538 sf	150	10
FACTORY ASSEMBLY WORK	F2	9,555 sf	200	47
SHIPPING & RECEIVING	H5	1,210 sf	200	6
TOILET RMS.		518 sf	N/A	N/A

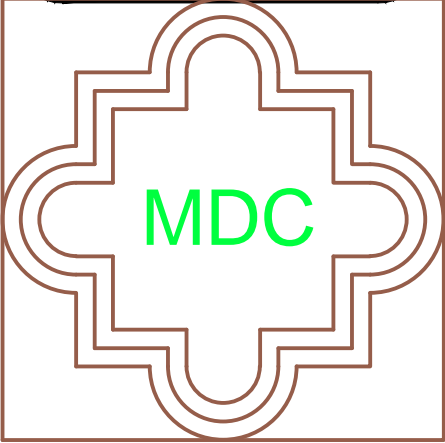


SITE PLAN
(1 = 300)

PROPERTY LOCATION:
510, 526 W. Monterey Ave.
253 N. Rebecca St.
Pomona CA, 91768

SITE PLAN
GOLD CREST INDUSTRIES

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF MANUEL'S DESIGN AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH MANUEL'S DESIGN.



DATE
4/10/22

SCALE
(1 = 299)

A-1