

REF. NO.	KEY NOTES
1	NEW ASPHALT PAVING AT PARKING LOT AND RESTRIPTING, TYP.
2	NEW CONCRETE WALKWAY
3	NEW ACCESSIBLE PARKING STALLS
4	EXISTING PLANTERS TO REMAIN, TYP.
5	NEW 1/2 SLOPE CONCRETE RAMP WITH METAL HANDRAILS, TYP.
6	NEW PLANTER ALONG BUILDING EDGE AND RAMP, TYP.
7	NEW LOADING DOCK GATES
8	EXISTING CONCRETE STEPS TO REMAIN, PROTECT-IN-PLACE, TYP.
9	EXISTING STEEL STAIRS AND LANDING TO REMAIN, PATCH AND REPAIR, REPAINT FINISH, TYP.
10	NEW PLANTING AREA, TYP.
11	NEW TRASH ENCLOSURE
12	NEW ELECTRICAL TRANSFORMER
13	EXISTING HISTORIC ENTRY STEPS TO REMAIN, PATCH AND REPAIR REPAINT CONCRETE FINISH, TYP.
14	NEW ACCESSIBLE ENTRY

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), STATE BUILDING CODE, TITLE 24 PART 2 AND ALL OTHER APPLICABLE CODES, AS ADOPTED BY THE CITY OF POMONA AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.

2. THE CIVIL, STRUCTURAL, PLUMBING & ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY WORK. IF THERE IS A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER'S DRAWINGS OR IF THE WORKING DRAWINGS CONFLICT WITH FIELD WORK, BEFORE ANY WORK IS STARTED, THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.

3. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ANY WORK. IN NO CASES SHALL DIMENSIONS BE SCALED FROM DRAWINGS.

4. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF LIGHTING REQUIREMENTS WITH ELECTRICAL CONTRACTOR BEFORE CONCRETE FORMWORK AND FRAMING WALLS, FOUNDATION, ETC.

5. DIMENSIONS ON DRAWINGS ARE SHOWN TO FACE OF MASONRY, COLUMN GRID LINES, FACE OF FINISH AND FACE OF STUD, UNLESS NOTED OTHERWISE. TYP. DIMENSIONS AND NOTATIONS SHALL TAKE PRECEDENCE OVER SCALE.

6. CONTRACTOR SHALL CONDUCT A JOB WALK WITH PROJECT TEAM PRIOR TO COMMENCEMENT OF SITE WORK.

7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE SCOPE OF WORK AS REQUIRED BY THE CITY BUILDING DEPARTMENT AND LOCAL MUNICIPAL CODES. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES, CITY, COUNTY AND STATE, CURRENTLY ADOPTED.

8. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS OTHERWISE NOTED.

9. ALL METAL COMPONENTS EMBEDDED SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL, U.N.O.

10. IF TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH ARE REQUIRED, OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, PRIOR TO ISSUANCE OF A BUILDING OR GRADING PERMIT.

11. CONTRACTOR SHALL COMPLY WITH LOCAL FIRE DEPARTMENT REQUIREMENTS PRIOR TO PLACING COMBUSTIBLE MATERIALS ON SITE.

12. ALL PROPERTY LINES AND BUILDING LOCATION ARE SHOWN ON THIS SITE PLAN.

13. REFER TO GENERAL NOTES FOR LIGHTING AND ANY OTHER RELATED WORK.

14. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.

15. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM, FIRE CODE 1103.2.2.

16. PROVIDE FENCING OR TEMPORARY SECURITY AT ALL AREAS OF WORK AND MATERIALS AND EQUIPMENT STORAGE, COORDINATE WITH LOCAL FIRE AND CITY BUILDING DEPARTMENT.

17. PROVIDE WEATHER PROTECTION TO ALL AREAS OF WORK AT ALL TIMES. PROVIDE REDUNDANT OR BACKUP WEATHER PROTECTION OF ALL EXPOSED WALLS/ROOF.

18. PROTECT SITE FEATURES, FURNISHINGS, EQUIPMENT, AND FINISHES FROM DAMAGE FROM ALL REPAIR WORK.

19. WHEN MATERIALS/FINISHES ARE DAMAGED BY REPAIRS, PATCH AND REPAIR ALL DAMAGED AREAS TO MATCH EXISTING EXACTLY IN TERMS OF SPECIES, COMPOSITION, TEXTURE, FINISH AND COLOR.

20. CONVENIENTLY LOCATE FIRE EXTINGUISHERS ON-SITE IN ALL AREAS OF ON-GOING WORK.

21. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER AND IN ACCORDANCE WITH THE CITY BUILDING DEPARTMENT REQUIREMENTS.

22. EXISTING FINISHES TO REMAIN, SHALL BE PROTECT-IN-PLACE. AREAS REQUIRED TO BE MODIFIED SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING FINISH, TYP.

23. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY INDICATED OTHERWISE.

24. REFER TO CIVIL DRAWINGS FOR SITE WORK INFO, TYP.

25. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGES TO OWNERS PROPERTY AS A RESULT OF NEGLIGENCE.

26. CONTRACTOR SHALL REPAIR ALL INTERIOR AND EXTERIOR FLOORS, WALLS AND CEILING DAMAGED OR ALTERED DURING CONSTRUCTION AS PART OF THE PROJECT. ALL FINISHES SHALL MATCH EXISTING ADJACENT IN MATERIAL, FINISH AND COLOR. MINIMIZE DISRUPTION TO PREMISES AND EACH TENANT SPACE. NON-REPAIR PARTITIONS AS NEEDED, UNLESS NOTED OTHERWISE.

27. PROVIDE PEDESTRIAN PROTECTION AT ALL AREAS OF WORK AS REQUIRED.

28. PROVIDE A 48" MIN. CLR. PEDESTRIAN WALKWAY DURING CONSTRUCTION. PROVIDE UTILITY PROTECTION AS REQUIRED BY THE BUILDING DEPARTMENT.

29. GENERAL CONTRACTOR SHALL COORDINATE SITE DRAINAGE, ELECTRICAL, AND EXISTING UTILITIES (IF ANY) WORK TO PROVIDE A COMPLETE OPERATING SYSTEMS, UNLESS NOTED OTHERWISE.

30. ALL REQUIRED WORK AND REPAIR OF DAMAGES ON AND OFF PUBLIC PROPERTY (ALLEY, SIDEWALKS, DRIVEWAYS, CURBS, STREETS, ETC.) SHALL BE DONE ACCORDING TO GOVERNING REGULATIONS. MATCH AND PATCH THIS WORK TO BE CONSISTENT WITH REGULATIONS AND EXISTING FINISHING CONDITIONS.

31. ALL NEW FINISHES TO MATCH EXISTING, PATCH AND REPAIR, PREP, PRIME AND PAINT, TYP. U.N.O.

32. CONSTRUCTION SITE SHALL IMPLEMENT THE BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY CITY AND LOCAL CODES.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER THE BUILDING CODE	TYPE IIB
FIRE FLOW CALCULATION AREA	AREA 42, 928 SF. FT.
FIRE FLOW BASED ON THE FIRE FLOW CALCULATION	4500 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	0 GPM
TOTAL FIRE FLOW REQUIRED	4500 GPM

PUBLIC WORK NOTES:

1. IT IS THE OWNERS AND THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES AND TO ADDRESS ALL REPAIRS REQUESTED BY THE PUBLIC WORKS INSPECTOR BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITION OF THE SAID PUBLIC IMPROVEMENTS.

2. UNDERGROUNDINGS OF ALL EXISTING AND PROPOSED UTILITY LINES IS REQUIRED AS PER CITY OF POMONA MUNICIPAL CODE SECTION 22-318(I).

3. THE PARKWAY LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER PER CITY OF POMONA MUNICIPAL CODE SECTION 46-436.

A. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAIN, NATURAL DRAINAGE COURSES OR WIND.

B. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

C. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND NOT ALLOWED TO LEAK AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

D. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE WASHED INTO THE DRAINAGE SYSTEM.

E. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

F. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING TRACKED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

G. ANY SLOPES WITH DISTURBED SOILS OR DEVOID OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

33. 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 BACKGROUND, 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 502.1.

34. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 6.

35. ELEVATORS, ESCALATORS AND MOVING WALKS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN BUILDING CODE CHAPTER 30.

36. BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE REQUIREMENTS OF 3002.4.1A THROUGH 3002.4.7A, BUILDING CODE 3002.4A. ELEVATOR GATE SIZE 8'-6" CLEAR X 6'-6" CLEAR.

37. ALL BUILDINGS AND STRUCTURES FOUR OR MORE STORES ABOVE OR FOUR OR MORE STORES BELOW GRADE PLANE SHALL HAVE AT LEAST ONE ELEVATOR MEETING THE STRETCHER REQUIREMENTS AND SHALL BE PROVIDED OR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS, BUILDING CODE 3002.4.

38. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL, BUILDING CODE 1006.3.

39. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, 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, BUILDING CODE 1006.3.

40. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, BUILDING CODE 1006.1.9.

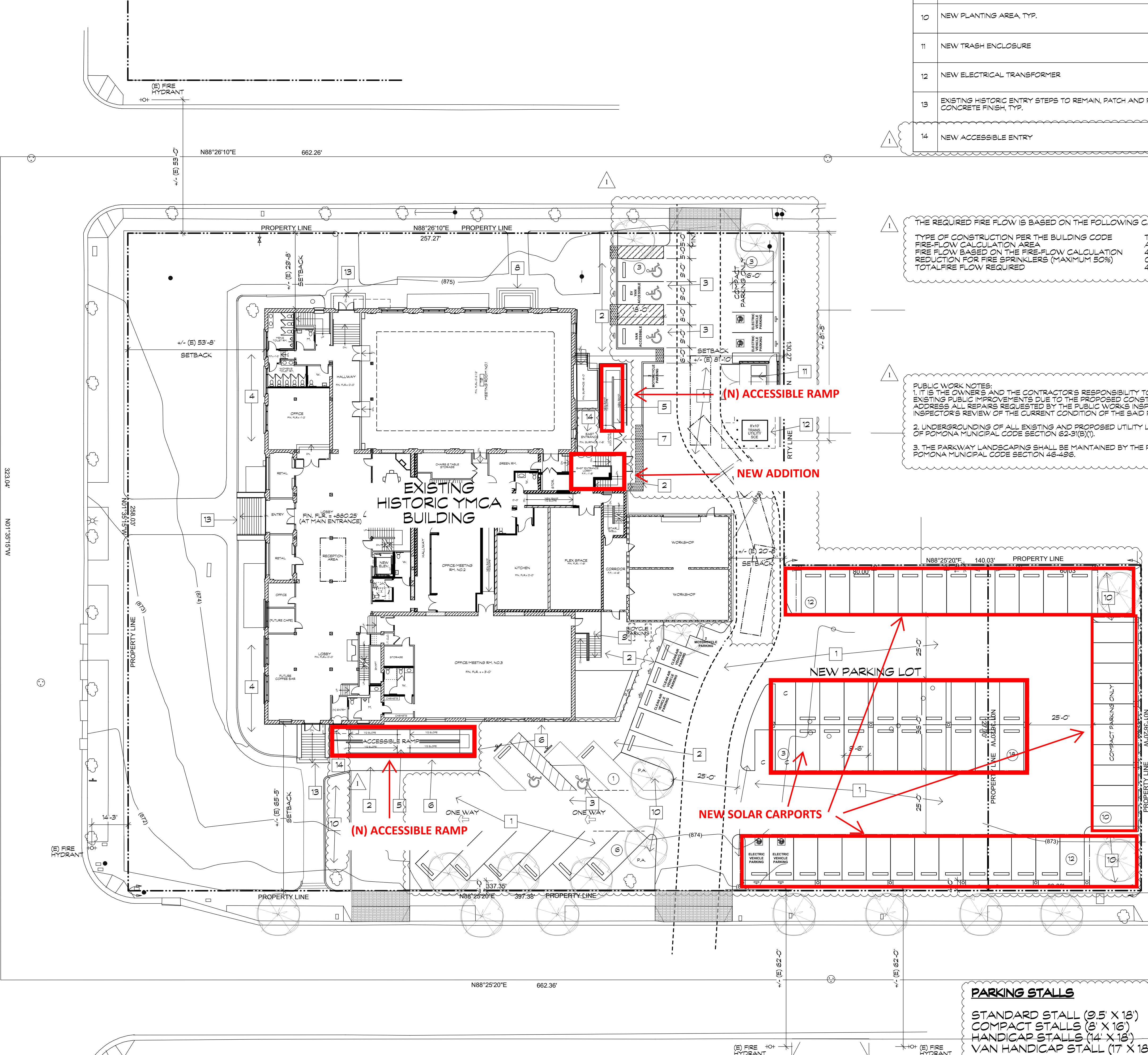
41. EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED, BUILDING CODE 101.1. NOTE: ADDITIONAL EXITS SIGNS MAY BE REQUIRED AT TIME OF FIELD INSPECTION.

42. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.

43. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 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 APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, FIRE CODE 304.3.3.

44. A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP A OCCUPANCIES HAVING AN OCCUPANT LOAD OF 300 OR MORE, BUILDING CODE 907.2.1. SUBMIT PLANS TO THE FIRE ALARM PLAN CHECKOUT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

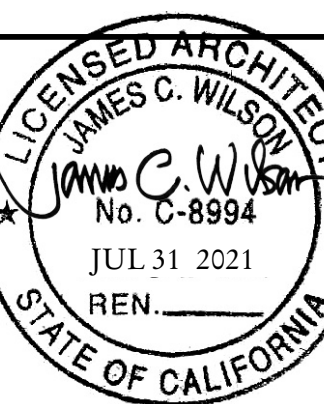
PARKING STALLS	
STANDARD STALL (9'5" X 16')	51
COMPACT STALLS (8' X 16')	16
HANDICAP STALLS (14' X 16')	3
VAN HANDICAP STALL (17' X 16')	1
EV VAN HANDICAP STALL (17' X 16')	1
EV STALLS (9'5" X 16')	4
CLEAN AIR STALL (17' X 16')	3
TOTAL	79



PROPOSED SITE PLAN

thirtieth
street
architects
inc.

2821 newport blvd. newport beach,
california 92663 (949) 675-2643



THE VILLAGE
TENANT IMPROVEMENT
350 NORTH GAREY AVE.
POMONA, CALIFORNIA

PROPOSED SITE PLAN
#17123

5/30/18 Plan Check Submittal
7/30/18 SCE Revision
9/6/18 Plan Check Re-submittal

SHEET
A-1.1
OF

1" = 20'-0"