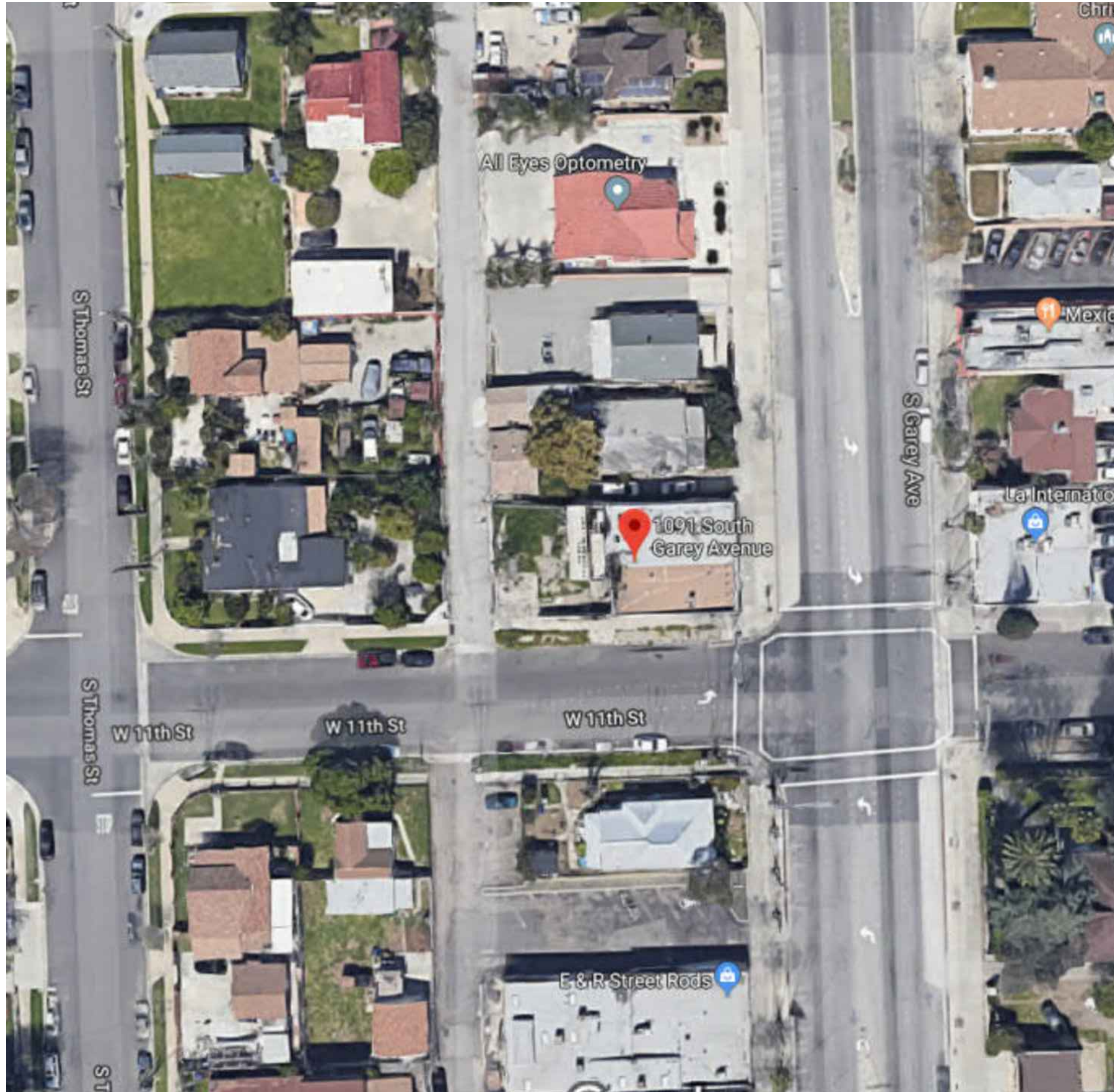


# Tenant Improvement Plans



## Site Image

Scale: nts

#### SITE SPECIFIC NOTES

1. There will be no hazardous materials used or stored within this tenant space that exceeds the allowable quantities listed in CBC tables 907.1(1) and 907.1(2).
2. The fire alarm system (refer to electrical plans) is to be a manual fire alarm complying with CBC 907.2.2
3. The fire alarm system shall be tied into the sprinkler system such that, upon water flow from the sprinkler system, the fire alarm occupant notification appliances will activate (refer to electrical plans).
4. Means of egress, including exit discharge, shall be illuminated when building is occupied and be powered for a minimum of 90 minutes on battery power per CBC 1006. Landlord is required to comply with this requirement in common areas.
5. Exit signs shall be provided on egress path and at exit doors and shall be illuminated at all times and be powered for a minimum of 90 minutes on battery power per CBC 1011. Landlord is required to comply with this requirement in common areas.

LANDLORD FIRE DEPARTMENT REQUIREMENTS:

It is the tenants understanding that the landlord has met and is responsible for the following items affecting the tenant spaces;

1. Has provided street numbers, 12" high and illuminated, for this building in accordance with UMC 8.28.050-CFC 2013 505.1
2. Has provided signage at entry doors reading "This door must remain unlocked when building is occupied"
3. Has provided a Knox box fire department entry box in accordance with CFC chapter 5 section 506 with tenant entry key
4. Has provided parapet ladders and signage per Upland fire department requirements
5. Has provided egress lighting per CBC 1006 and exit signage per CBC 1011 with minimum 90 minute battery power in case of an emergency
6. Has provided Knox-locking fire department connection caps per Upland fire department requirements and CFC 912.3
7. Has provided fire department connection signage (CFC 912.4) and immediate access to fire department connections (CFC 912.3.2)
8. Has provided main entrance door hardware that is readily distinguishable as locked. CFC 1008.1.9.3/2.1

## FIRE DEPARTMENT NOTES:

- Note that contractor shall follow the requirements of CFC 2013 chapter 33 - fire safety during construction and demolition.
- Note the code officials/ inspectors may require additional fire extinguishers at the time of final inspection. They may also require additional exit signs. Contractor provide as directed.
- Contractor shall make deferred submittals of the fire sprinkler system and the fire alarm system.
- All entry doors to the tenant area are to be keyed with the overall building keying system so that these entry doors can be opened by the key in the fire department access "knock box" (3200 series), at the main entry. Mounted no higher than 5 feet above the ground. Provide a master key at final inspection.
- Contractor to keep a copy of the approved fire stamp set of plans on the job site at all times.
- Contractor shall submit to the Upland fire prevention bureau a copy of the stamped and signed approved plans in PDF format on a CD prior to final inspection per UMG 8.28.09-0-CFC 2013 907.1.10

ADDITIONAL NOTES:

- Plans for modifications to existing fire protection equipment such as standpipes, sprinkler systems and fire alarm systems, shall be submitted to the Building Division and approved by the Fire Department before this equipment is altered or modified.
- Wall, floor and ceiling shall not exceed the flame spread classifications in CBC Table 803.9.

ADDITIONAL NOTES:

- ADDITIONAL** The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appliances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- ii. Exit signs shall be internally or externally illuminated.
- iii. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
- iv. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
- v. Exit signs shall be illuminated at all times. (1011.3)
- vi. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 40 min. in case of primary power loss. The emergency power system shall provide power for a duration of not less than 40 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. (1011.6.3)
- vii. Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. See 100B.1.9 for exceptions.
- viii. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor.
- ix. Label placed directly above egress doors: **THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.**
- x. All egress door operation shall also comply with Section 100B.1.9 -- 100B.1.9.1.2
1. An egress door shall be set in motion when subjected to a 30° force. The door shall swing to the fully open position when an opening force not to exceed 15 pounds is applied to the latch side. CBC 100B.1.2
2. The opening force for interior side swing doors without closers shall not exceed 5 pounds. CBC 100B.1.2
- xi. 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.
- xii. "Additional directional exit signage may be required by the City at the time of final inspection"
- xiii. Where combustible construction occurs, fire blocking must be provided in accordance with Section 710.2 at the following locations:
1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels.
2. In concealed spaces of stud walls and partitions, including furred spaces, at 10-foot intervals along the length of the wall.
3. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
4. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the wall under the stairs is unfinished.
5. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels, with noncombustible materials.
- xiv. Wall, floor and ceiling shall not exceed the flame spread classifications in CBC Table 803.9.
- xv. Prior to calling for foundation inspection, final grading and compaction reports shall be submitted to and approved by the Building Inspection Department and any revisions from the original soil report incorporated into the plans and specifications.

## VICINITY MAP



# SHEET INDEX

• A0	COVER SHEET AND NOTES
• A1	SITE PLANS
• A2.1	NEW FLOOR PLAN
• A2.2	EXISTING FLOOR PLAN
• A3	EXTERIOR ELEVATIONS

### Project Data:

APN 8341-020-021  
Lot = 5250 sq.ft.

(E) Building (1091) = 1724 sq.ft.  
(E) Building (1079) = 634 sq.ft.  
(E) Storage = 538 sq.ft.  
Total Building = 2896 sq.ft.

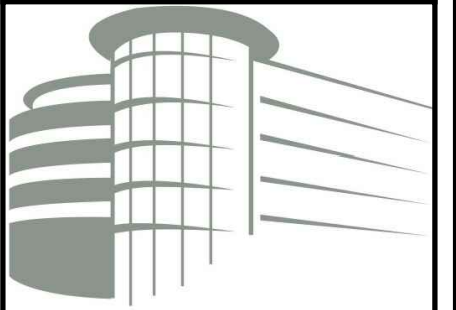
Proposed Remodel - Unit A = 1 145 sq.ft.  
Proposed Remodel - Unit B = 639 sq.ft.  
Proposed Remodel - Unit C = 623 sq.ft.  
Proposed Landscape Area = 765 sq.ft.  
(N) Building Total = no change sq.ft.  
(N) Lot Coverage = 2945 sq.ft. or 56%  
Addition = 49 sq.ft.  
**PARKING SPACES PROVIDED = 4**

Construction Type: V-b  
Sprinklers Required/ provided: No  
Occupancy:  
Existing: M - mercantile  
Proposed: B - business  
Construction Material: Metal  
Zoning: Corridors Specific Plan, Midtown Segment

## SCOPE OF WORK:


1. The existing building and use is mercantile (small grocery market). The building was damaged from fire at the south west corner. This area will be re-constructed as needed to patch and seal the damaged elements. The building will be adjusted from two rentable commercial (M/user/occupancy) units to three rentable commercial (B/user/occupancy) units. The building is exteriorly upgraded so that the building appears more uniform in appearance. The proposed exterior facelift will incorporate stucco, stone veneer and decorative trim. Parking spaces will be added at the rear of the property, accessible from the alley. Landscaping will be provided at the rear of the building next to the proposed parking spaces.

Applicable Codes:  
- 2016 CBC, 2016 CFC, 2016 CPC, 2016 CMC, 2016 CEC,  
2016 CALIFORNIA ENERGY STANDARDS AND THE 2016 NEC,  
2016 UPC/ UMC, 2016 EXISTING BUILDING CODE, 2016  
CALIFORNIA HISTORICAL BUILDING CODE



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	REV	BY	DATE
1	ping	bjh	111410
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5	-	-	-

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STAMP:

PROJECT ADDRESS:

1079-1091  
South Garey  
Avenue,  
Pomona, Ca.  
91767

CLIENT:

John Sayegh  
Startechtel  
206 North Towne Avenue  
Pomona, Ca. 91767

Q3#	
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C1018

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Oct.  
2017

DRAWN BY:

BJH

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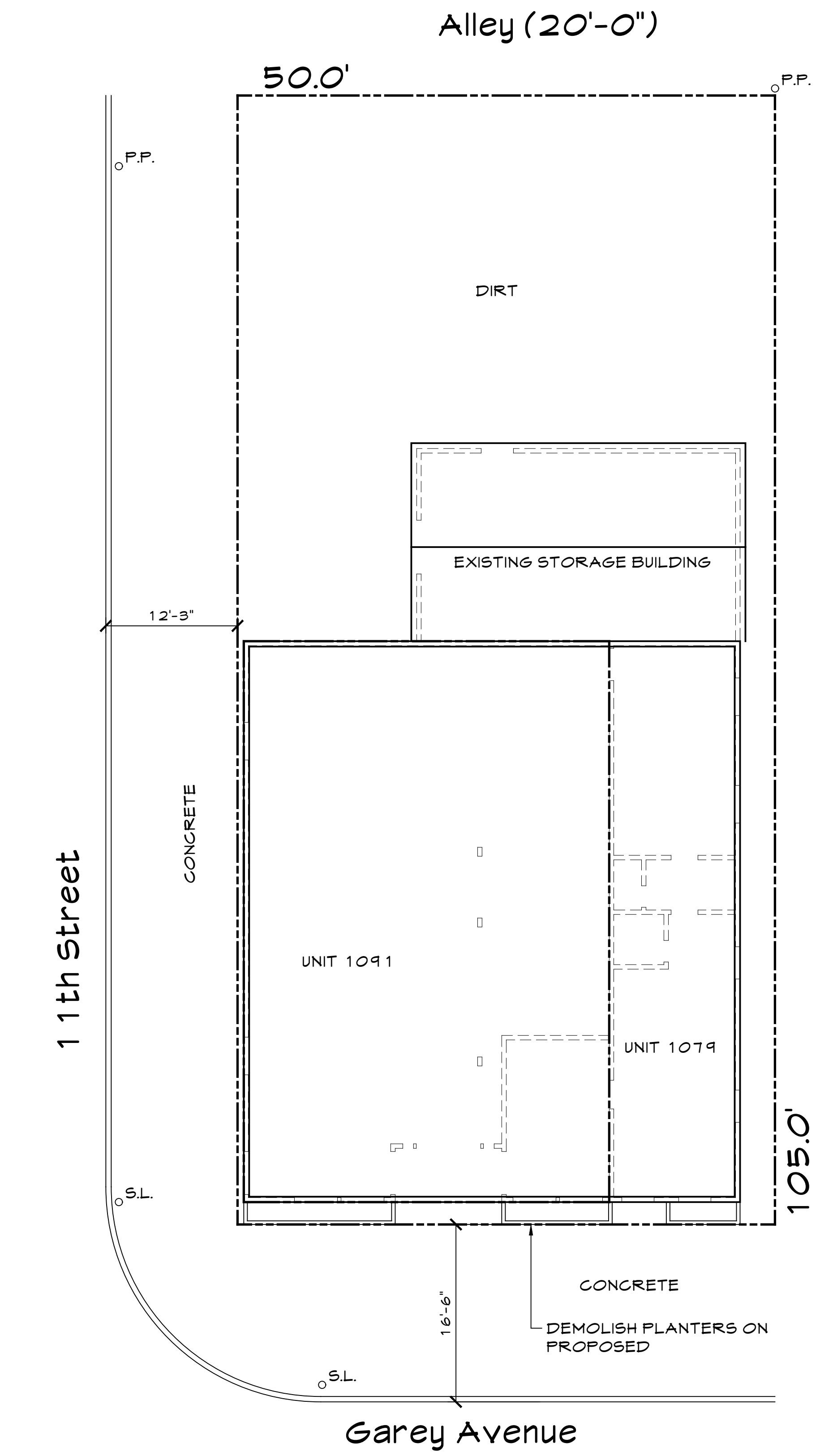
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AO

Cover Sheet





(E) Site Plan

Scale: 1/8" = 1'-0"

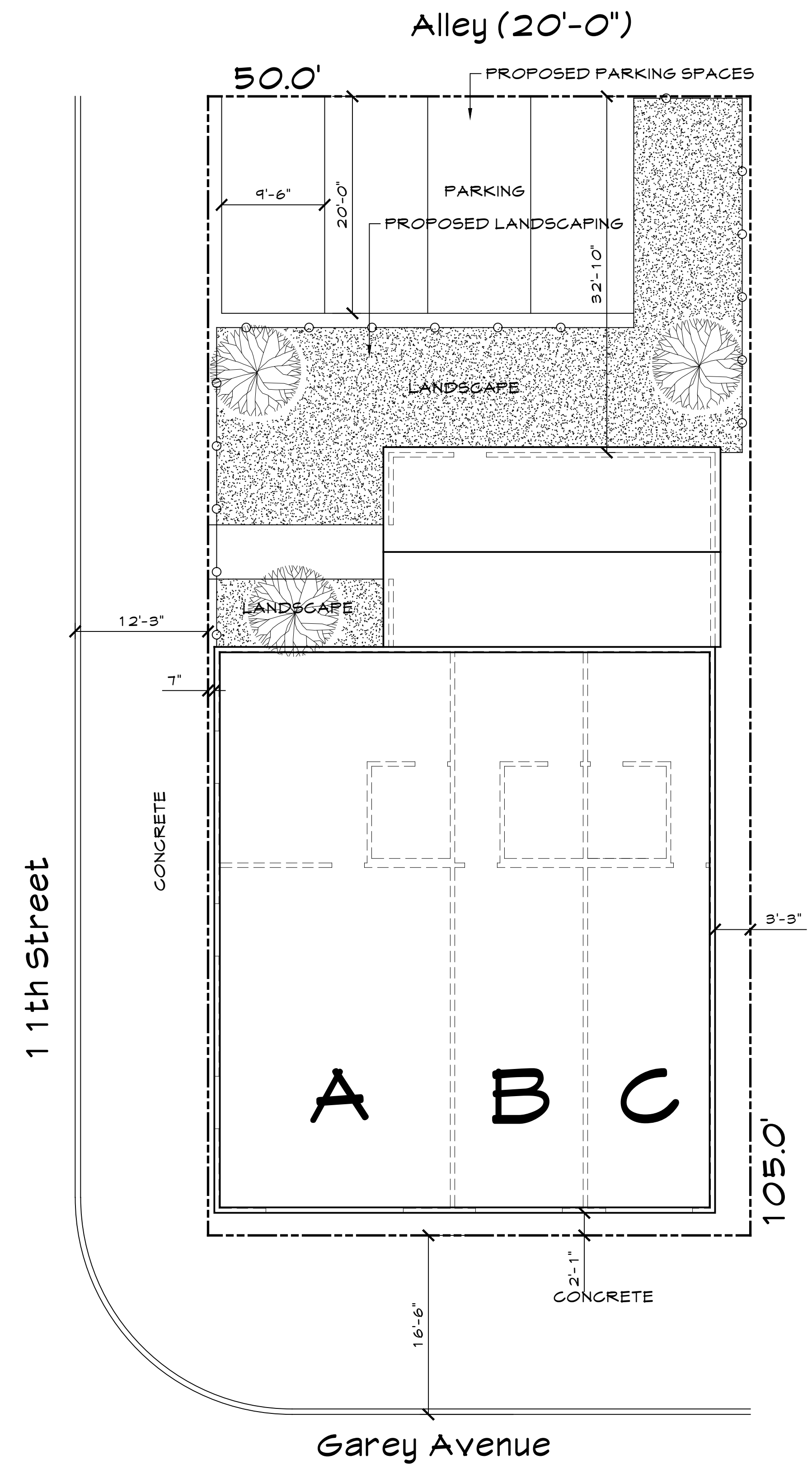
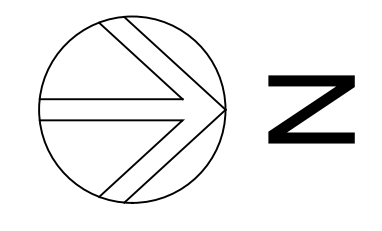
**Project Data:**

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 (E) Building (1079) = 634 sq.ft.  
 (E) Storage = 538 sq.ft.  
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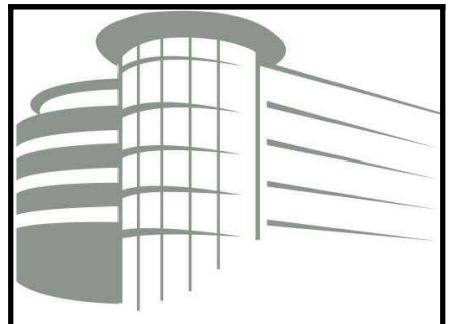
Proposed Unit A = 1145 sq.ft.  
 Proposed Unit B = 639 sq.ft.  
 Proposed Unit C = 623 sq.ft.  
 (N) Building Total = 2945 sq.ft.  
 Addition = 49 sq.ft.  
 (N) Lot Coverage = 2945 sq.ft. or 56%

PARKING SPACES PROVIDED = 4



(N) Site Plan

Scale: 1/8" = 1'-0"



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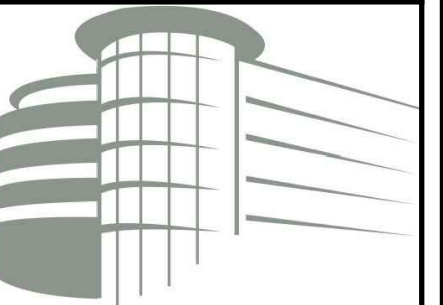
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SHEET #

A1

Site Plan

SHEET TITLE:



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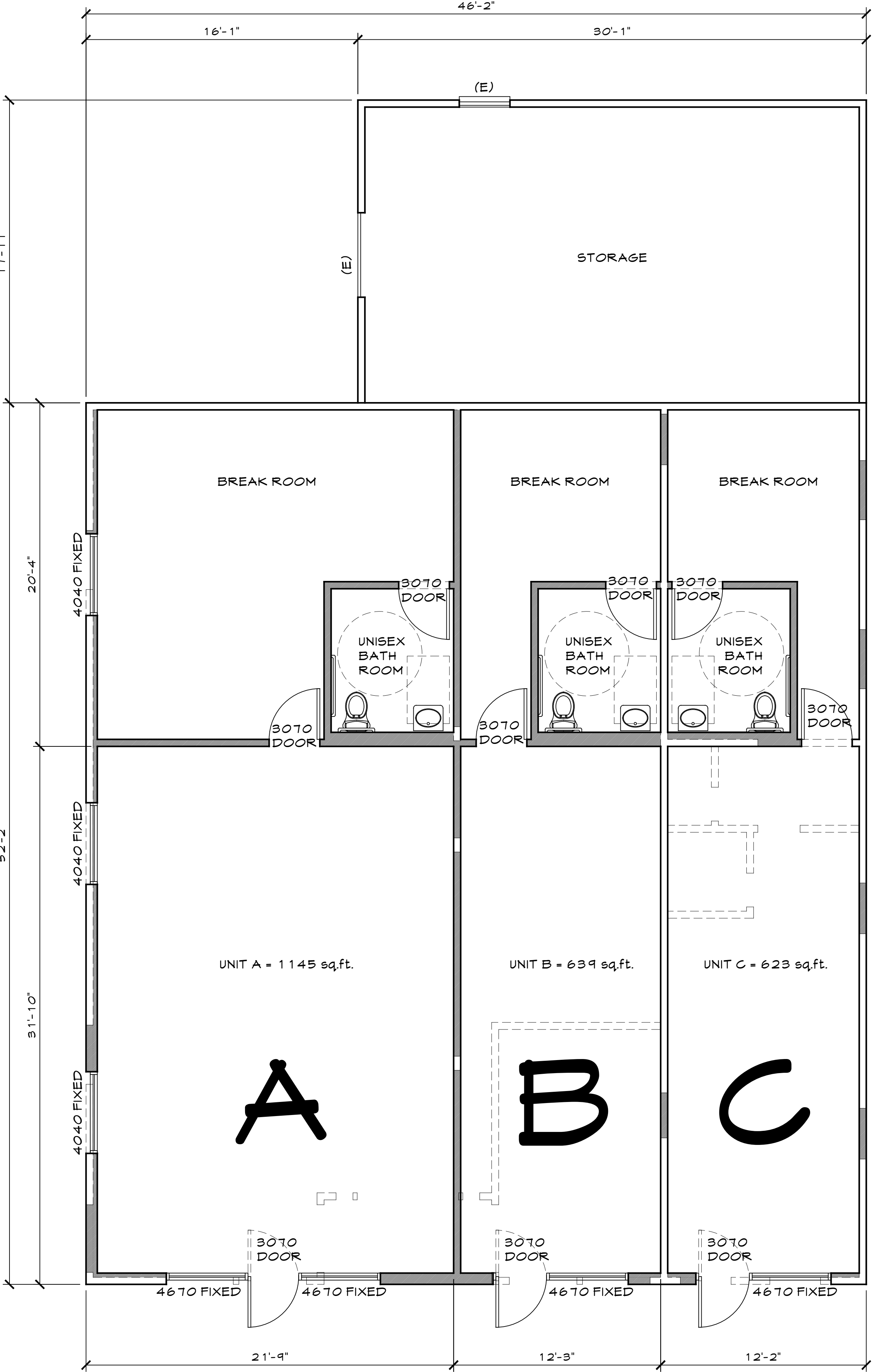
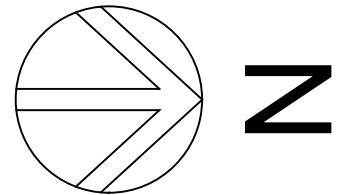
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SHEET #  
A2.1

(N) Floor Plan

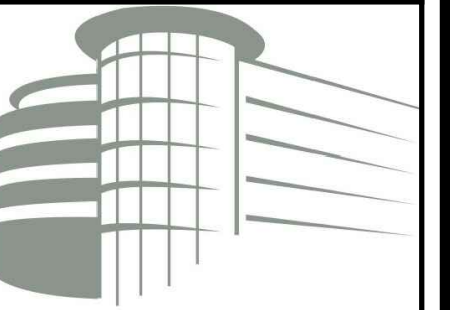
Legend

- NEW WALL
- EXISTING WALL TO REMAIN AS IS
- EXISTING WALL TO BE DEMOLISHED



New Floor Plan

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



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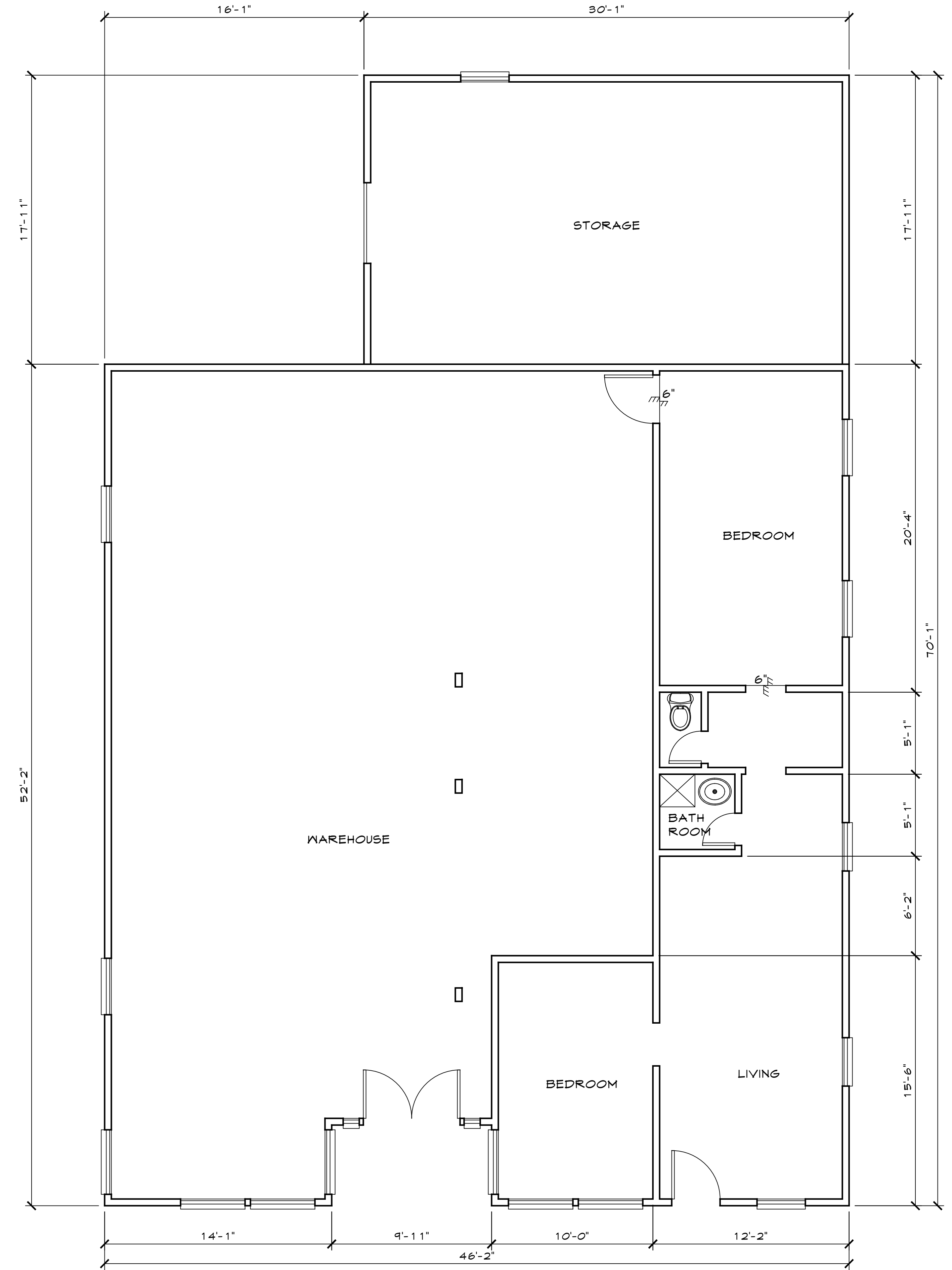
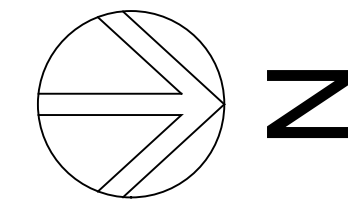
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A2.2

(E) Floor Plan

Legend

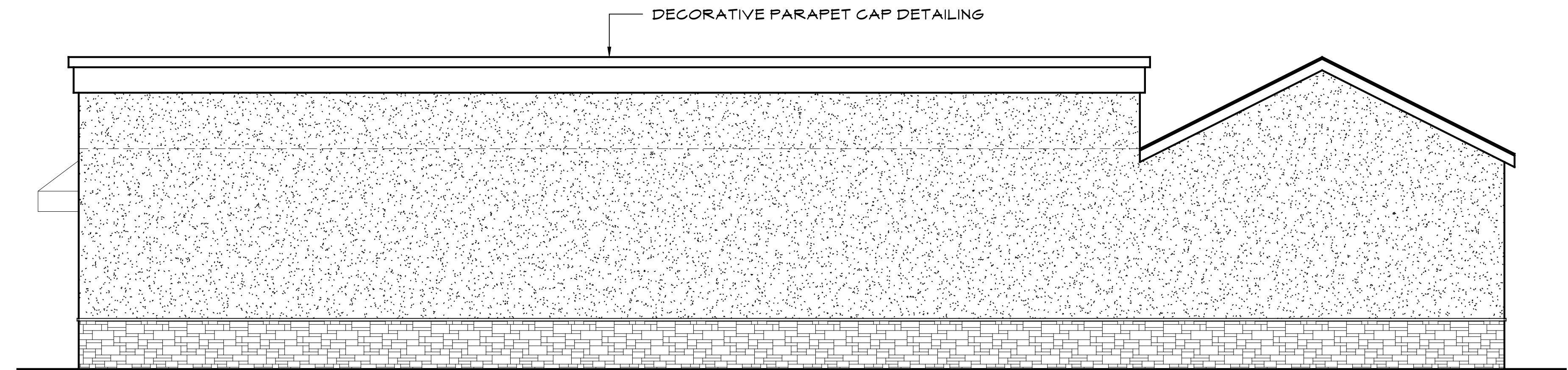
- NEW WALL
- EXISTING WALL TO REMAIN AS IS
- EXISTING WALL TO BE DEMOLISHED



(E) Floor Plan

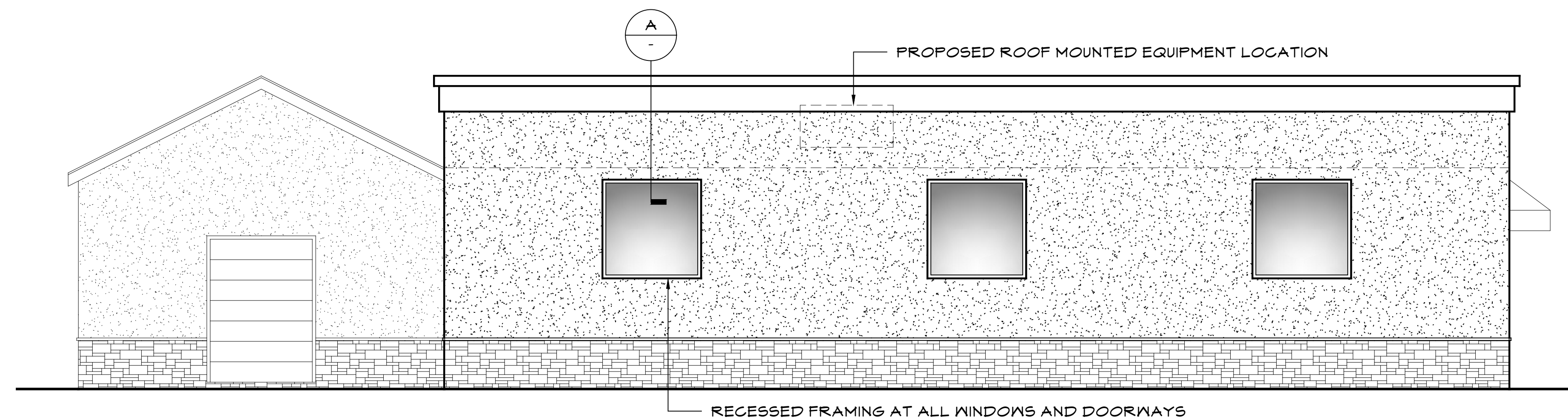
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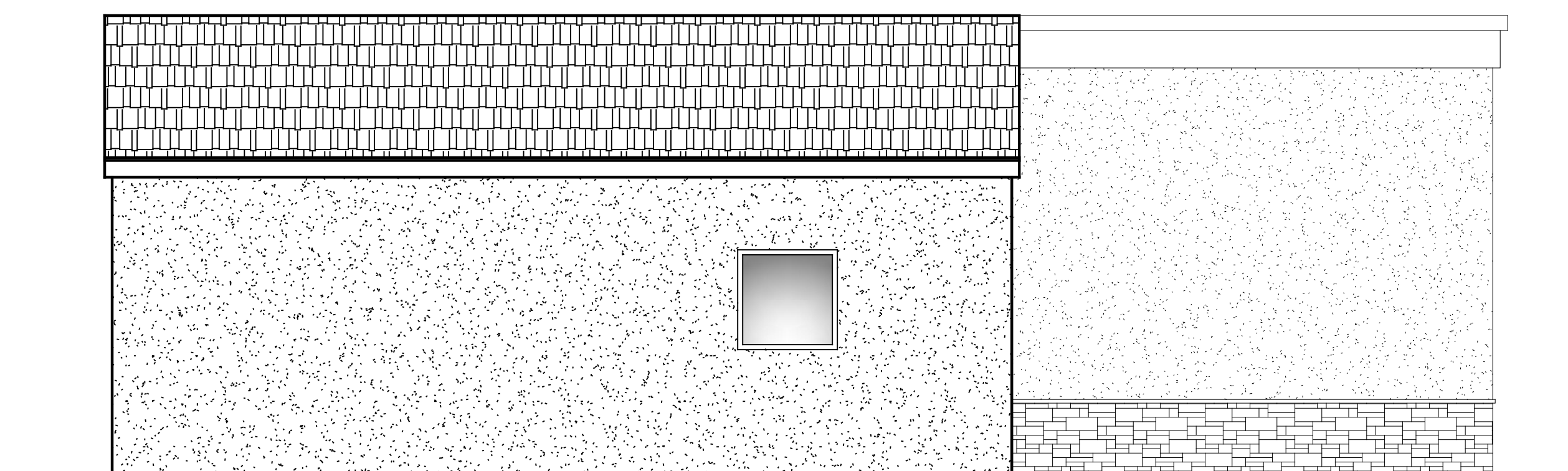
# North Elevation

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



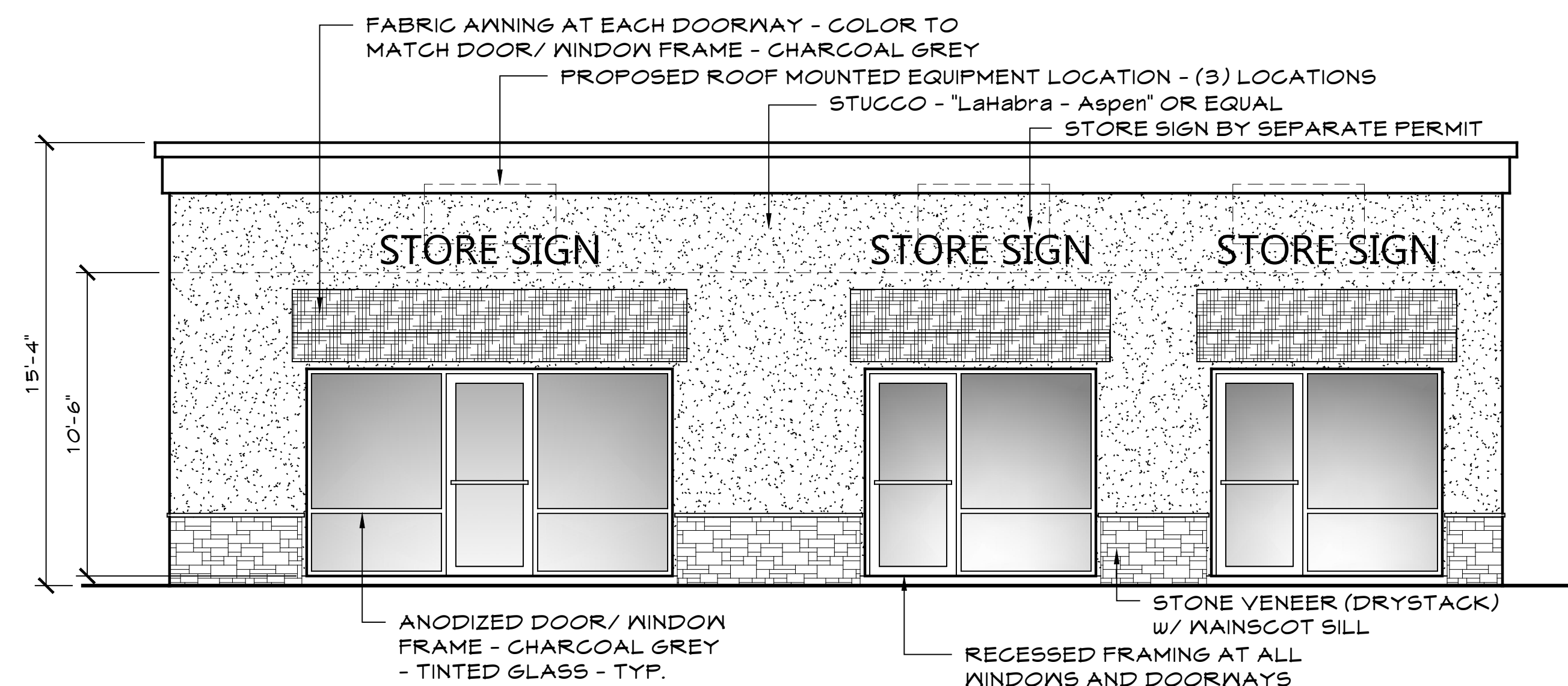
# South Elevation

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



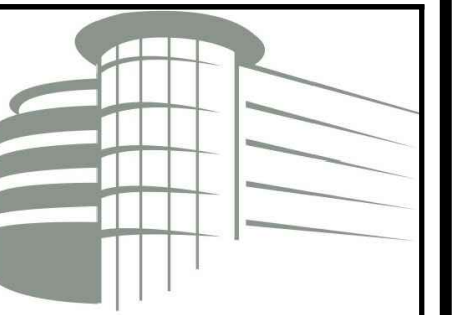
# West Elevation

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



# East Elevation

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



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A3

Exterior Elevations