

# SHEET INDEX

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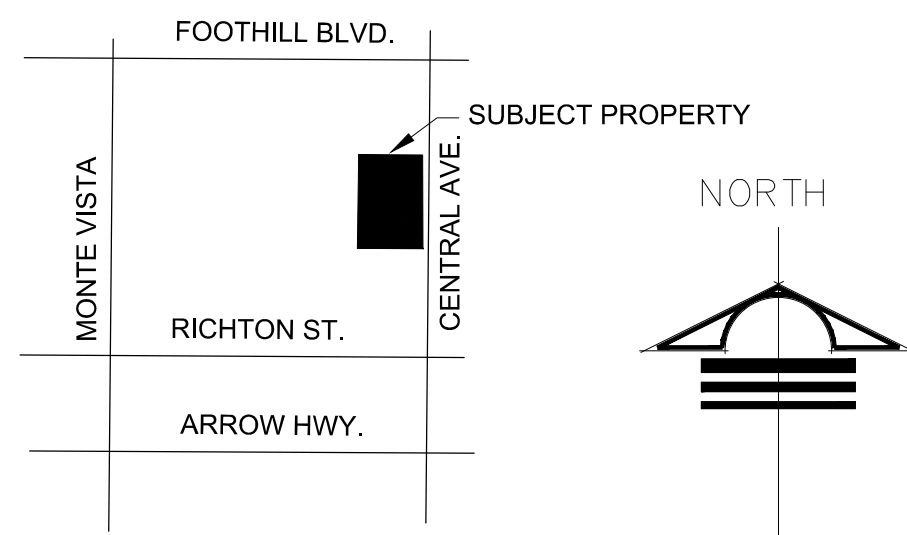
# PROJECT INFORMATION

LEGAL ADDRESS: 4674 BROOKS ST. MONTCLAIR, CA 91763

TOTAL BUILDING AREA:	OCCUPANCY	FACTOR
9,600 SQ. FT.	BUSINESS	1.554/100=16
4,171 SQ. FT.	WAREHOUSE	8,046/500=16
1,554 SQ. FT.		TOTAL 32
8,046 SQ. FT.		

CONSTRUCTION TYPE: V-B  
 OCCUPANCY GROUP: S-1 / B  
 ZONNING: -  
 STORIES: SINGLE STORY  
 OCCUPANCY LOAD: -

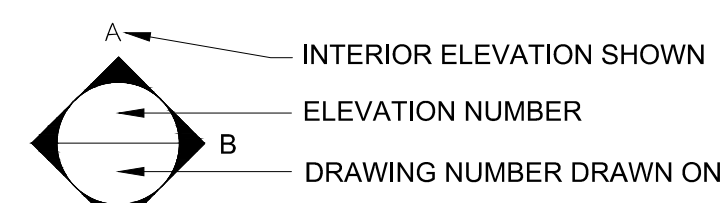
# VICINITY MAP



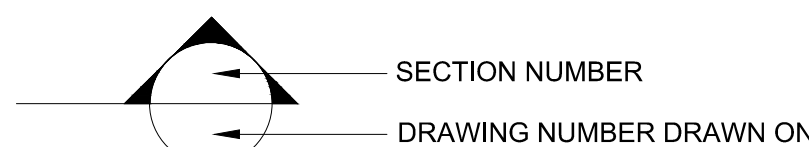
# ABBREVIATIONS

AC	ASPHALTIC CONCRETE	FT	FOOT, FEET
CLG	CEILING	GALV	GALVANIZED
CLR	CLEAR	GYP BD	GYP SUM BOARD
CONC	CONCRETE	HORIZ	HORIZONTAL
CONT	CONTINUOUS	HT	HEIGHT
DIA	DIAMETER	JSTS	JOISTS
DIM	DIMENSION	MAX	MAXIMUM
DWG	DRAWING	MIN	MINIMUM
	EACH	NO	NUMBER
	ELEVATION	OC	ON CENTER
EQ	EQUAL	REQD	REQUIRED
EW	EACH WAY	SIM	SIMILAR
EXIST	EXISTING	SQ	SQUARE
	FLOOR DRAIN	THK	THICK
	FLOOR	TYP	TYPICAL
FIN	FINISH	W	WITH
	FLOOR SINK	WH	WATER HEATER

# LEGEND



# ROOM ELEVATION



# FULL HEIGHT SECTION

SCALE IF REQUIRED: 3/4" = 1'-0"

SECTION	23, 25, 26
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# NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER PLOES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF 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.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158 AND 180,670) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- THE AREA OF RENOVATION, STRUCTURE REPAIR, ALTERATION, OR ADDITION MUST FULLY COMPLY. (SEC 1134B.2 [3112(a)(j)])
- A PRIMARY ENTRANCE TO THE BUILDING OR FACILITY AND THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION, STRUCTURE REPAIR, OR ADDITION MUST FULLY COMPLY (SEC 1134.2.1 [3112(a)(l)])
- SANITARY FACILITIES, AND WHEN PROVIDED, DRINKING FOUNTAINS AND PUBLIC TELEPHONES SERVING THE AREA OF RENOVATION SHALL COMPLY WITH ALL PROVISIONS OF DIVISION I - NEW BUILDINGS. (SEC 1134B.2.1 [3112(a)(iii)])
- FOR PROJECTS WITH A VALUATION OF LESS THAN (\$139,394), A REQUEST FOR UNREASONABLE HARSHNESS MAY BE MADE IF THE COST OF RETROFITTING THE PATH OF TRAVEL, BATHROOMS, PUBLIC TELEPHONES AND DRINKING FOUNTAINS EXCEEDS 20% OF THE COST OF THE PROJECT. 1134B.2.1
- "PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY COUNTY OF LOS ANGELES BUILDING CODE CHAPTER 33.
- PUBLIC TOILET ROOMS SHALL BE PROVIDED WITH A MECHANICAL EXHAUST SYSTEM CAPABLE OF PROVIDING A MINIMUM 50 CFM PER EACH WATER CLOSET AND URINAL AND A MINIMUM 70CFH FOR HEAVY USE APPLICATION SUCH AS THEATER, SCHOOL, ETC.
- SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2 PERCENT SLOPE) IN ANY DIRECTION.
- WALKS AND SIDEWALKS SUBJECT TO THESE REGULATION SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH.
- WALKS AND SIDEWALKS SHALL BE 48 INCHES MINIMUM IN WIDTH.
- WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE), IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1133B.5.
- WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2 PERCENT SLOPE).
- THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION MEETING THE CLEARANCES AND REACH RANGE REQUIREMENTS OF SECTION 1118B.5
- CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLET, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR OR WORKING PLATFORM.
- ELECTRICAL RECEPTACLE OUTLET ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX OR RECEPTACLE HOUSING TO THE LEVEL OF THE FLOOR OR WORKING PLATFORM.
- THE CITY OF MONTCLAIR FIRE MARSHALL MUST BE CONTACTED FOR THEIR SEPARATE REQUIREMENT AND ALL FIRE DEPARTMENT REQUIREMENTS MUST BE COMPLETED PRIOR TO FINAL INSPECTION. MONTCLAIR FIRE DEPARTMENT CA BE CONTACTED AT 909-447-3557 OR THEIR OFFICE OS LOCATED AT 8901 MONTE VISTA AVENUE."
- "NO ROOF TOP EQUIPMENT MAY BE VISIBLE FROM PUBLIC WAY."
- "ALL PLANS, CALCULATIONS AND CONSTRUCTION RELATED DOCUMENTS MUST BE SCANNED TO CD IN A .tif FORMAT PRIOR TO FINAL INSPECTION".
- "EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE OF A KEY OR SPECIAL EFFORT".
- "EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE OF A KEY OR SPECIAL EFFORT".
- "THERE MUST BE NO SPECIAL KNOWLEDGE OF EFFORT TO OPEN DOORS".
- "ALL TENANTS MUST HAVE ACCESS TO THE MAIN ELECTRICAL ROOM FOR ACCESS OF THEIR MAIN SERVICE DISCONNECT".
- SIGNS MUST BE UNDER SEPARATE PERMIT.
- RACKS OVER 6' IN HEIGHT MUST REQUIRE PERMITS AND STRUCTURAL ENGINEERING.

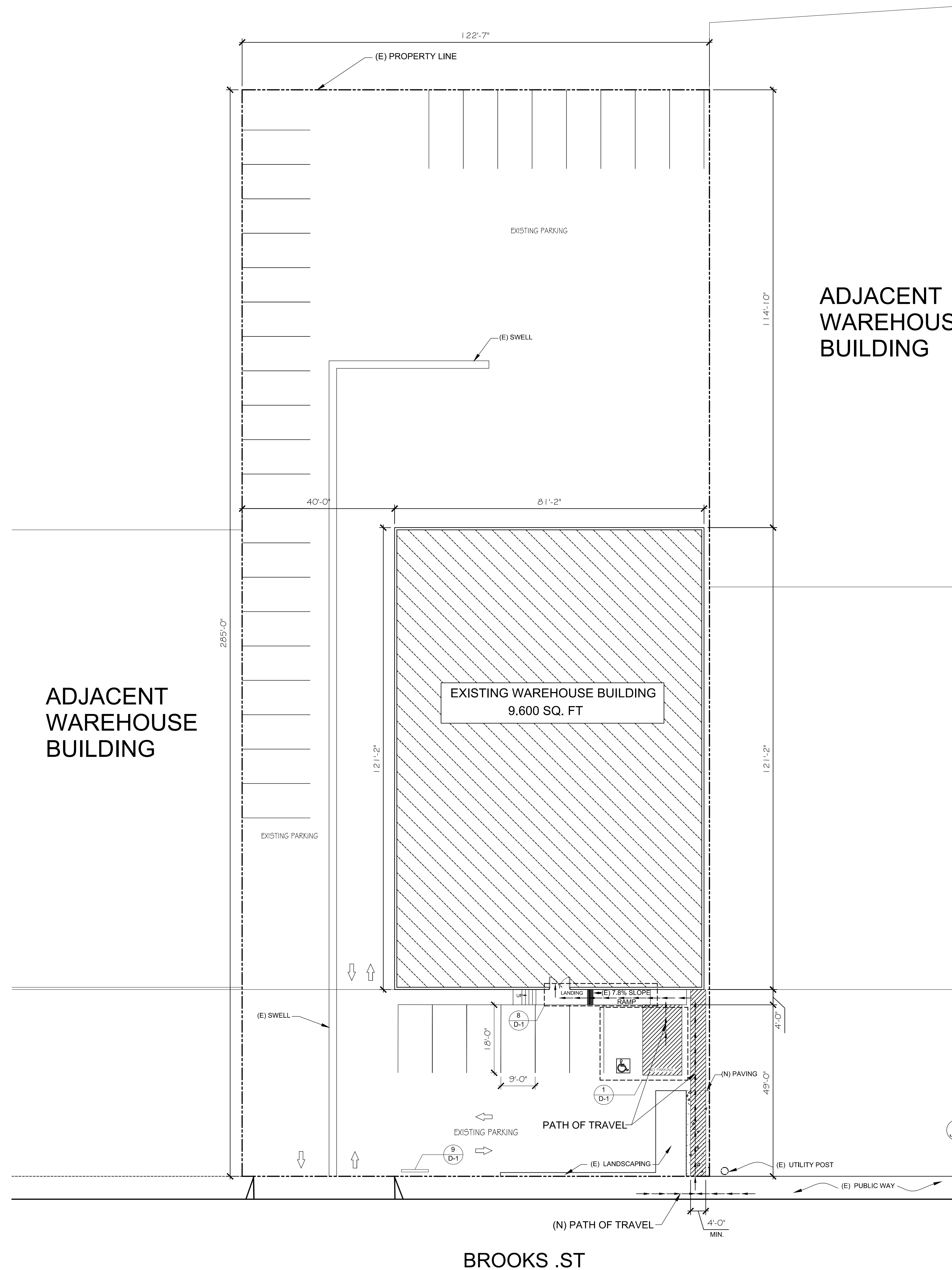
All work shall conform with the following:

### 2013 EDITIONS OF

- THE CALIFORNIA BUILDING CODE (CBC)
- PLUMBING CODE (CPC)
- MECHANICAL CODE (CMC)
- ELECTRICAL CODE (CEC)
- FIRE CODE (CFC)
- GREEN BUILDING CODE (GBC)
- NATIONAL ELECTRICAL CODE (NEC)
- CALIFORNIA RESIDENTIAL CODE (CRC)
- T-24

AND ALL CITY AND COUNTY LAWS AND ORDINANCES

# ADJACENT WAREHOUSE BUILDING

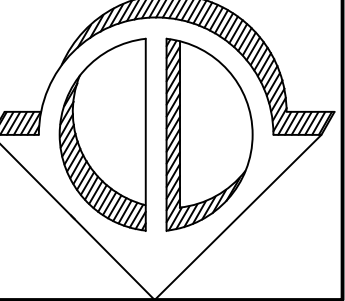


# SCOPE OF WORK

PERMITS REQUIRED: BUILDING, PLUMBING, ELECTRICAL

- CONSTRUCT NON BEARING PARTITION WALLS TO CREATE LARGER RESTROOMS AND OFFICES.
- CONVERT THREE EXISTING RESTROOMS TO ADA COMPLIANT RESTROOMS.
- PLUMBING FOR RELOCATING THREE EXISTING HAND SINK, NO UNDERGROUND PLUMBING.
- NEW RECEPTACLE OUTLETS IN OFFICES.
- RESTRIP EXISTING PARKING LOT TO INCLUDE ONE ADA COMPLIANT VAN ACCESSIBLE PARKING.
- PAINT AND FLOORING WITHIN INTERIOR OFFICES AND RESTROOMS.

**A DRAFTING ASSOCIATES**  
 203 W. BOCCARANS AVE.  
 GARDENA, CALIFORNIA 90248  
 TEL: (323) 885-1421 FAX: (323) 885-4637



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Name: WAREHOUSE  
 project address: 4674 BROOKS ST  
 MONTCLAIRE, CA 91763

REVISION	PURPOSE	DATE
		7/07/14

checked by: ###

date: #####  
 drawn by: ###  
 content:

**T-1**  
 drawing no: