

ATTACHMENT D

Project Plans

BUILDING:	2022 CRC, CBC
MECHANICAL:	2022 CMC
PLUMBING:	2022 CPC
ELECTRICAL:	2022 CEC
FIRE:	CALIFORNIA FIRE CODE 2022 EDITION
ENERGY:	2022 BUILDING ENERGY EFFICIENCY STANDARDS
GREEN:	2022 CALIFORNIA GREEN BUILDING STANDARD CODE
LOCAL AUTHORITIES HAVING JURISDICTION: CITY OF COVINA MUNICIPAL CODE	

CODES

CONSULTANTS

ARCHITECTURAL	
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A2	T.I. FLOOR PLAN
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A2.2	INTERIOR ELEVATIONS/ RENDERINGS
A3	RCP / LIGHTING PLAN
A4	EXTERIOR ELEVATIONS
A5	ROOF PLAN

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M-1.1	NOTES & DETAILS
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SHEET INDEX

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CLIENT:
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RICK PROBST
216 E. ROWLAND STREET
COVINA, CA 91723

LOCATION:
216 E. ROWLAND STREET
COVINA, CA 91723

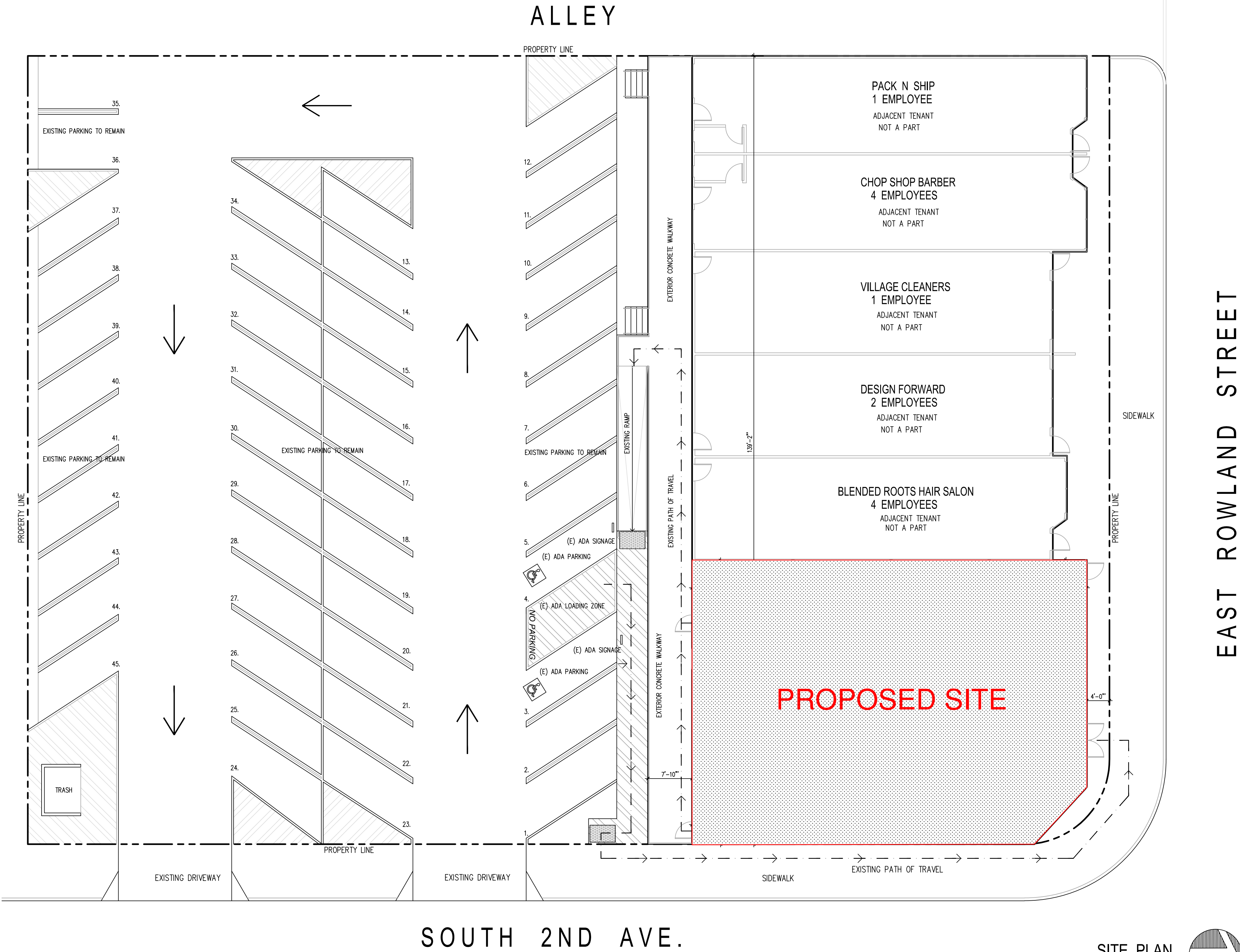
DRAWING TITLE:
SITE PLAN

PROJECT NO: 2448
PHASE:
DATE:
SCALE: 1" = 10'-0"
DRAWN BY: dr

REVISIONS:	
DATE:	REVISION
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SHEET NUMBER:

A0



SITE PLAN
SCALE: 1" = 10'-0"



BUILDING DATA:
EXISTING STRUCTURE: 1 LEVEL SHOPPING CENTER
OCCUPANCY: M
ZONE: COMMERCIAL
TYPE OF CONSTRUCTION: TYPE VB
SPRINKLERED: NO

AREA OF BUILDING: 9,330 SQ FT

AREA OF TENANT IMPROVEMENT:	
TENANT IMPROVEMENT	3,443 SQ. FT.
LOBBY (15 S.F. OCC.)	307 SF = 21 OCC.
SALES (15 S.F. OCC.)	1,365 SF = 91 OCC.
EMPLOYEE AREA (300 S.F. OCC.)	329 SF = 2 OCC.
SECURE VAULT (300 S.F. OCC.)	300 SF = 1 OCC.
BREAK ROOM (300 S.F. OCC.)	90 SF = 1 OCC.
PRODUCT INTAKE & DELIVERY (150 S.F. OCC.)	175 SF = 2 OCC.
OFFICE (150 S.F. OCC.)	176 SF = 2 OCC.
DATA ROOM (300 S.F. OCC.)	55 SF = 0 OCC.
TOILET ROOM / MOP SINK (0 S.F. OCC.)	150 SF = 0 OCC.
HALLWAY / MISC (300 S.F. OCC.)	496 SF = 2 OCC.
TOTAL COMBINED AREA:	3,443 SF
TOTAL OCCUPANTS:	= 122 OCC.

- * MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (75'-0")
- * PROVIDED - NO PATH OF EGRESS EXCEEDS 75'-0"
- * 4 EXITS PROVIDED

PARKING ANALYSIS	
GENERAL RETAIL : 1,672 SF / 122 OCC.	
1 SPACE PER 250 SF / 1672 SF = 7 SPACES	
TOTAL # EMPLOYEES @ LARGE SHIFT:	
1 SPACE PER 2 EMPLOYEES (15 EMPLOYEES) = 8 SPACES	
TOTAL REQUIRED: 15 SPACES	

Blended Roots hair Salon	4 employees.....	4 SPACES
(Tu-Fri 10am-7pm, Sat 9am-5pm, closed Sunday)		
Design Forward	2 employees.....	2 SPACES
(Mon-Thu 10am-5p by appointment only)		
Village Cleaners	1 employee.....	1 SPACE
(Mon-Fri 10am-5pm, Sat 10am-1pm, closed Sunday)		
Chop Shop Barber	4 employees.....	4 SPACES
(Mon 11am-7pm, Tu-Thu 10am-7pm, Fri 9am-6pm, Sat-Sun appointment only)		
Pack N Ship	1 employee.....	1 SPACE
(Mon-Fri 9am-6pm, Sat 9am-3pm, closed Sunday)		
TOTAL REQUIRED: 27 SPACES		
TOTAL PROVIDED: 45 SPACES		
(2 ADA SPACES)		

PLUMBING FIXTURE ANALYSIS		
MERCANTILE: RETAIL, SERVICE SHOPS, SALES, MARKET	MALE 1 PER 500	FEMALE 1 PER 750
OCCUPANCY: 121 OCC	1	1
REQUIRED:	1	1
PROVIDED: (1 ADA ACCESSIBLE) - ALL GENDER		
EMPLOYEE TOILET ROOM (ALL GENDER)		

- SCOPE OF WORK:**
- * RELOCATE ENTRY DOOR / NEW STOREFRONT TEMP GLASS
 - DEMO INTERIOR WALLS / NON-LOAD BEARING, DEMO TOILET ROOMS
 - NEW NON-LOAD BEARING WALLS
 - EXISTING T-BAR CEILING TO REMAIN / REPLACE OLD/DAMAGED TILES, AS NEEDED
 - EXISTING ELECTRICAL PANELS / A/C TO REMAIN
 - TWO NEW ADA TOILET ROOMS

SCOPE OF WORK /
PROJECT DATA

GENERAL NOTES:

1. 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, APPURTENANCES, 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.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE PROXIMLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND T.I. WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

FLOOR PLAN NOTES:

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
2. EXIST SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE PF PRIMARY POWER LOSS
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.
7. DOOR HANDLE, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
8. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED
9. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.8-1008.1.8.6
10. 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.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
12. 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:
 - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 - b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNIT EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
 - e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDING REQUIRED TO HAVE TWO OR MORE EXITS.
13. 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.
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND 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.

SECURITY REQUIREMENTS

1. A SINGLE SWINGING DOOR, THE ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT AND LATCH.
 - A. DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1 INCH WITH AN EMBEDMENT OF 5/8 INCH AND HAVE HARDENED INSERTS.
 - B. LATCHING DEVICE SHALL HAVE A DEAD LATCH IF MECHANISM HAS A KEY LOCKING FEATURE.
 - C. HOOK SHAPED OR EXPANDING LUG BOLTS SHALL HAVE A MINIMUM THROW OF 3/4".
 - D. DEAD BOLTS OF LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEAD BOLTS SHALL EMBED AT LEAST 1/2 INCH.
2. INACTIVE LEAF OF A PAIR OF DOORS AND UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT OR DEAD BOLTS AS SET FORTH IN ITEM 1 ABOVE.

EXCEPTIONS:

 1. BOLTS MAY BE NON-KEY OPERATED OR AUTOMATICALLY OPERATED WITH THE DEAD BOLT ON THE ACTIVE OR LOWER LEAF.
 2. MANUALLY OPERATED BOLTS AT THE TOP AND BOTTOM OF THE LEAF WHICH EMBED 1/2" INTO RECEIVING DEVICE MAY BE USED.
3. MANUALLY OPERATED EDGE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN DOORS ARE USED IN PAIRS, AUTOMATIC FLUSH BOLTS ARE PERMITTED PROVIDED THERE IS A DOOR KNOB OR SURFACE MOUNTED HARDWARE AND THE UNLATCHING OR ANY LEAF REQUIRES ONLY A SINGLE OPERATION.

EXCEPTIONS:

 1. GROUP R, DIVISION 3 OCCUPANCIES.
 - A PAIR OF DOORS NOT NORMALLY OCCUPIED, MANUALLY OPERATED BOLTS AND NO CLOSER MAY BE USED ON THE INACTIVE OPERATION.
4. SWINGING WOODEN DOORS SHALL BE:
 - A. SOLID CORE DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS.
 - B. PANEL TYPE DOOR HAVING:
 1. INDIVIDUAL PANELS OF AT LEAST 9/16 INCH THICKNESS WITH SHAVED PORTIONS OF AT LEAST 1/4 INCH THICKNESS, AND NOT MORE THAN 300 SQUARE INCHES IN AREA.
 2. STILES AND RAILS SHALL BE OF SOLID LUMBER NOT LESS THAN 1-3/8 INCHES IN THICKNESS AND 3 INCHES IN WIDTH. MULLIONS NOT OVER 18 INCHES LONG MAY BE 2" WIDE.
 3. CARVED AREAS SHALL BE AT LEAST 3/8 INCHES THICK.
5. LIGHTS GREATER THAN 6 INCHES IN DIMENSION IN DOORS SHALL BE TEMPERED, LAMINATED, OR GUARDED BY BARS, SCREENS OR GRILLES IN AN APPROVED MANNER.
6. USE ONE PIECE STOP INTEGRAL WITH DOOR JAMBS FOR IN SWINGING DOORS.
7. USE NON-REMOVABLE PINS FOR HINGES ACCESSIBLE FROM THE EXTERIOR.
8. USE CYLINDER GUARDS ON CYLINDER LOCKS WHEN THE CYLINDER PROJECTS BEYOND THE OUTER FACE OF THE DOOR.
9. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A DEAD BOLT LOCK, PADLOCK WITH A HARDENED SHACKLE, OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER. WHEN DOOR WIDTH EXCEEDS 9 FEET, BOTH SIDES SHALL BE SECURED BY LOCKING DEVICE OR RESTRAINED BY GUIDE.
10. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH ALL LOCKING DEVICE AND HAVE A FORCED ENTRY RESISTANCE LABEL. SLIDING GLASS DOORS USED FOR EMERGENCY EXITING SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR EXCESSIVE FORCE.
11. WINDOWS (LIGHTS) WITHIN 40 INCHES OF A LOCKING DEVICE ON A DOOR WHICH IS OPENABLE FROM THE INSIDE WITHOUT A KEY SHALL BE TEMPERED, LAMINATED, OR APPROVED BURGLAR-RESISTANT MATERIAL, OR SHALL BE GUARDED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER.
12. SLIDING GLASS WINDOWS SHALL BE EQUIPPED WITH A LOCKING DEVICE AND HAVE A FORCED ENTRY RESISTANCE LABEL. SLIDING GLASS WINDOWS USED FOR EMERGENCY EXITING SHALL BE OPENABLE FROM OUTSIDE WITHOUT USE OF A KEY, TOOL, OR EXCESSIVE FORCE.
13. OTHER OPENABLE WINDOWS SHALL BE EQUIPPED WITH SUBSTANTIAL LOCKING DEVICES.
14. LIGHTS (INCLUDING SKYLIGHTS WITHIN 16 FEET OF GRADE) IN GROUP B OCCUPANCIES WITH THE LEAST DIMENSION GREATER THAN 6 INCHES BUT LESS THAN 48 INCHES SHALL BE TEMPERED, LAMINATED, APPROVED BURGLAR-RESISTANT, OR GUARDED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER.
15. LOCKING DEVICE FOR SLIDING GLASS WINDOWS IN GROUP B OCCUPANCIES SHALL BE A SLIDE BAR, BOLT, CROSS BAR, AND/OR PADLOCK WITH HARDENED STEEL SHACKLE.
16. HATCHWAYS AND SCUTTLES SHALL BE SECURED FROM THE INSIDE WITH A SLIDE BAR, SLIDE BOLT AND/OR A PADLOCK WITH A HARDENED STEEL SHACKLE.
17. WOODEN HATCHWAYS LESS THAN 1-3/4 INCH THICK SOLID WOOD SHALL BE COVERED ON THE INSIDE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6 INCHES ON CENTER AROUND THE PERIMETER.
18. OTHER OPENINGS EXCEEDING 96 SQUARE INCHES WITH A LEAST DIMENSION EXCEEDING 8 INCHES SHALL BE SECURED BY METAL BARS, SCREENS OR GRILLES IN AN APPROVED MANNER.
19. TENANT SPACES IN RETAIL STORES, MALLS, ETC. SHALL BE SEPARATED FROM EACH OTHER BY STUD WALL CONSTRUCTION AND SHEATHING UP TO THE FLOOR OR ROOF ABOVE.

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL OBTAIN ALL BUILDING PERMITS.
2. ALL WORK SHALL CONFIRM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE, CURRENT EDITION AND APPLICABLE REQUIREMENTS FOR LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS FOR PROPOSED ALTERATIONS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF SITE AND SHALL NOTIFY BUILDING OWNER OF ANY OMISSIONS, CONFLICTS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. LIGHT FIXTURES SHALL BE SUPPORTED INDEPENDENT OF SUSPENDED CEILING CONSTRUCTION.
5. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
6. THE CONTRACTOR SHALL FURNISH AND BE FULL RESPONSIBLE FOR ALL BARRICADES, ADEQUATE SHORING, BRACING AND PROTECTIVE MEASURES TO SAFELY EXECUTE THE WORK.
7. PATCH, REPAIR AND REFINISH ALL EXISTING SURFACES DAMAGED BY THIS WORK, TO MATCH ADJACENT SURFACES AND FINISHES.
8. DURING HANDLING AN INSTALLATION OF WORK AT PROJECT SITE, CLEAN AND PROTECT WORK IN PROGRESS AND ADJOINING WORK ON A BASIS OF PERPETUAL MAINTENANCE. APPLY SUITABLE PROTECTIVE COVERING ON NEWLY INSTALLED WORK WHERE REASONABLY REQUIRED TO ENSURE FREEDOM FROM DAMAGE OR DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION. OTHERWISE, CLEAN AND PERFORM MAINTENANCE ON NEWLY INSTALLED WORK AS FREQUENTLY AS NECESSARY THROUGH REMAINDER OF CONSTRUCTION TO ENSURE OPERABILITY WITHOUT DAMAGE EFFECTS. UPON COMPLETION OF WORK, PROJECT SITE TO BE CLEANED READY FOR OCCUPANCY.
9. CONTRACTOR TO PROVIDE TRENCHING AS REQUIRED TO ACCOMMODATE UNDERGROUND UTILITIES.
10. WHERE NEW OPENINGS ARE INDICATED AT EXISTING PRECAST CONCRETE PANEL, SAWCUT AND REMOVE AS REQUIRED TO ACCOMMODATE SAME.
11. WHERE NEW CURVED ROOF OPENINGS AND PENETRATIONS OCCUR THROUGH EXISTING ROOF, PATCH AND REPAIR ROOF AS REQUIRED TO PROVIDE A WATERTIGHT CONDITION IN ACCORDANCE WITH THE ROOF MANUFACTURER'S GUARANTEE. CONTRACTOR SHALL NOTIFY BUILDING OWNER BEFORE PROCEEDING WITH THE WORK.
12. ALL PENETRATIONS THROUGH ONE-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED BY APPROVED FIRE ASSEMBLIES.
13. WHERE NEW OVERHEAD DOOR, STOREFRONTS AND/OR EXIT DOORS ARE INDICATED, COLOR, MATERIALS AND MANUFACTURER, AS APPLICABLE, SHALL MATCH EXISTING CONDITIONS.
14. ALL DOORS, HARDWARE AND TOILET FACILITIES SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
15. EXISTING FIRE SPRINKLER SYSTEM TO BE MODIFIED TO ACCOMMODATE NEW OR REVISED OFFICE AREA, WHERE APPLICABLE.
16. PROVIDE CONCRETE FILLER FROM INTERIOR SLAB TO CONCRETE TILT UP PANEL AS REQUIRED.
17. ALL METAL WINDOWS SHALL BE LABELED CERTIFYING COMPLIANCE WITH ANSI 134.0 (1972).
18. ALL WINDOWS SHALL BE LABELED CERTIFYING COMPLIANCE WITH NWMA 1S-2.
19. ALL METAL SLIDING DOORS SHALL BE LABELED CERTIFYING COMPLIANCE WITH ANSI 134.2 (1972).
20. ALL WOOD SLIDING DOORS SHALL BE LABELED CERTIFYING COMPLIANCE WITH NWMA 1S-2.
21. ALL EXTERIOR DOORS SHALL COMPLY WITH SECTION T-20-1495(D) OF THE STANDARDS.
22. THERE SHALL BE NO SUBSTITUTIONS OF ANY SPECIFIED PRODUCTS UNLESS WRITTEN APPROVAL IS OBTAINED FROM WOOD ARCHITECTURAL SERVICES OR BUILDING OWNER.
23. ALL CONSTRUCTION SHALL BE PER DRAWINGS AND SPECIFICATIONS, UNLESS OTHERWISE APPROVED BY WOOD ARCHITECTURAL SERVICES OR BUILDING OWNER.
24. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT SITE.
25. IT SHALL BE THE PROVIDE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BEING BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
26. CONTRACTOR SHALL, AT LEAST ONCE PER WEEK OR MORE FREQUENTLY AS NEEDED, REMOVE DEBRIS AND RUBBISH RESULTING FROM CONSTRUCTION OPERATIONS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ACCORDANCE WITH ALL DRAWINGS AND SPECIFICATIONS.
28. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALL SCALE. NOTIFY ARCHITECT IN THE EVENT OF DISCREPANCIES.
29. WHERE NEW PARTITIONS IS TO ALIGN WITH EXISTING WALL. REMOVE EXISTING CORNER BEAD, ALIGN, TAPE AND SPACKLE NEW PARTITION.
30. PROVIDE WATERPROOF SEAL AT ALL CORING AND TRENCHING IN CONCRETE SLAB AS REQUIRED.
31. FLUSH PATCH AREAS WHERE FLOOR IS NOT LEVEL OR TRUE, PRIOR TO FLOORING INSTALLATION.
32. PREPARE CONCRETE SLAB TO RECEIVE TENANT'S NEW FLOORING. CONTRACTOR TO REPORT AND RECTIFY ANY PROBLEMS WITH FLOOR GAPS, CRACKS OR LEVELING.
33. ALL THERMOSTATS SHALL BE LOCATED PER ENGINEERING DRAWINGS, UNLESS OTHERWISE DIRECTED BY THE BUILDING OWNER.
34. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
35. VERIFY KEYING OF LOCKS WITH TENANT AND BUILDING MANAGEMENT.
36. A.F.F. SHALL MEAN ABOVE FINISH FLOOR.


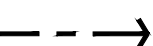



FIRE DEPARTMENT NOTES

1. VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
2. PLANS SHOWING UNDERGROUND PIPING OF ON SITE HYDRANTS AND SPRINKLER SYSTEMS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ON SITE PROTECTION FACILITIES (I.E., HYDRANTS, SPRINKLER SYSTEM, ETC.) SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO OCCUPANCY.
4. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE HYDRANT AND/OR SPRINKLER SYSTEM SHALL BE WITNESSED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE, AND NO UNDERGROUND PIPING SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS.
5. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
6. WIDTH AND HEIGHT OF REQUIRED EXIT DOORWAYS SHALL COMPLY WITH BUILDING CODE SECTION 1004.6
7. PROVIDE AN APPROVED, ONE-HOUR RATED, FIRE-RESISTIVE CORRIDOR WHERE INDICATED ON PLAN, PER BUILDING CODE SECTION 1005.
8. ALL CORRIDOR OPENINGS SHALL MEET THE REQUIREMENTS OF BUILDING CODE SECTION 1005.8, INCLUDING STEEL FRAMES, 20 MINUTE LABELED DOORS, HINGES, LATCHING DEVICES AND CLOSERS.
9. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FLOORCANDLE AT FLOOR LEVEL. BUILDING CODE SECTION 1012.
10. PROVIDE EXIT SIGNS PER BUILDING CODE SECTION 1013.
11. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
12. PROVIDE EXIT SIGNS WITH 6" HIGH MINIMUM LETTERS ON CONTRASTING BACKGROUND AT ALL REQUIRED EXITS.
13. ALL AISLES TO HAVE A MINIMUM 44" CLEARANCE TO REQUIRED EXITS.
14. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 75.
15. INTERIOR WALL AND CEILING FINISHES FOR ROOMS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATING OF 200.
16. FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIELD INSPECTION. GENERALLY, EXTINGUISHERS SHALL BE PLACED WITHIN 75 FEET TRAVEL DISTANCE FROM ANY POINT ON THE FLOOR. FIRE CODE SECTION 10.301(A). CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS.
17. BUILDING ADDRESS NUMBERS SHALL PROVIDE ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
18. COMMERCIAL DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVES UNLESS AREAS CONTAINING DUMPSTERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM.

MISCELLANEOUS NOTES:

EVERY ASSEMBLY AREA SHALL HAVE THE OCCUPANT LOAD POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OF THE ROOM

LEGEND

-  FIRE EXTINGUISHER (TRAVEL DISTANCE BETWEEN EXTINGUISHERS NOT TO EXCEED 75'.)
-  EGRESS PATH OF TRAVEL
-  EXIT SIGN
-  'E' - TACTILE EXIT
-  'ER' - TACTILE EXIT ROUTE

4 EXITS PROVIDED

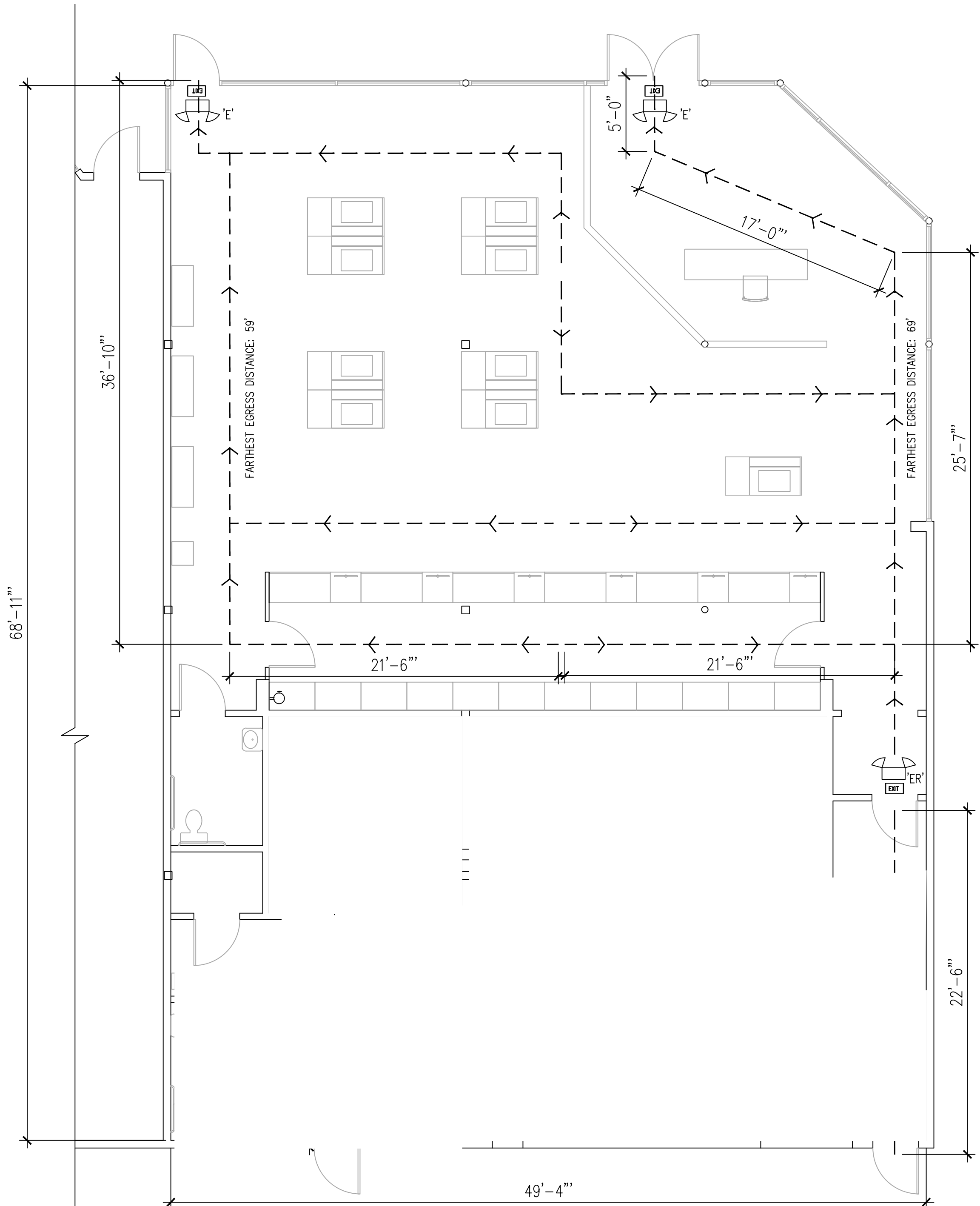
MAXIMUM OCCUPANT LOAD SIGNAGE SHALL BE POSTED AT A CONSPICUOUS SPACE NEAR THE MAIN EXIT OF THE ROOM

NOTE:
DOORS SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED CORRIDOR WIDTH OR AT LANDINGS WHEN FULLY OPENED. AND NOT MORE THAN 50% IN ANY POSITION.

EGRESS ILLUMINATION LIGHTS W/ INTENSITY OF NOT LESS THAN ONE-FOOT CANDLE AT FLOOR LEVEL. IN THE EVENT OF POWER 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. THE INSTALLATION OF THE EMERGENCY SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. AS PER 2016 CBC SECTION 1006.3 ILLUMINATION EMERGENCY POWER. LITHONIA- ELM-10 (WITH BATTERY PACK) (OR EQUAL)

DIRECTIONAL EXIT SIGN, ILLUMINATED IF REQUIRED. UNIVERSAL MOUNTING, SINGLE CIRCUIT W/ 90 MIN. BATTERY PACK.

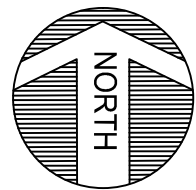
LITHONIA- EDG - GREEN LED TOP MOUNT (OR RQUAL)



- * MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (75'-0")
- * PROVIDED - NO PATH OF EGRESS EXCEEDS 75'-0"
- * 4 EXITS PROVIDED

PATH OF TRAVEL
EGRESS PLAN

SCALE: 3/16"=1'-0"



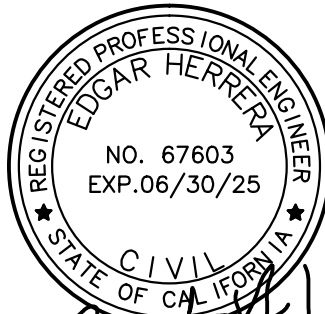
REYNOSO
design studio

17832 E. Edna Place
COVINA, CA 91722
626-536-7786

designer: DANNY REYNOSO
ReynosoDesignStudio@gmail.com

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CONSULTANT



CLIENT:

T.I. - RILANO INC.
RICK PROBST
216 E. ROWLAND STREET
COVINA, CA 91723

LOCATION:

216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:

PATH OF EGRESS PLAN

PROJECT NO: 2448





PHASE:

DATE:

SCALE: 3/16" = 1'-0"

DRAWN BY: dr

REVISIONS:

DATE:	REVISION
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	_____
	_____

SHEET NUMBER:

A0.1

A. GENERAL

- * Carefully identify limits of selective demolition.
- * Mark interface surfaces as required to enable workmen also to identify items to be removed and items to be left in place intact.
- * Prepare and follow an organized plan for demolition and removal of items.

2. General work shall not proceed until all protective work is placed as required to protect the buildings activities, properties, and personnel from the hazards of the work. Noise, dust, etc., shall be kept to a minimum, by careful handling, dampening, etc., as required.

3. Existing work damaged in the prosecution of the work shall be repaired or restored to it's original condition at the Contractor's expense.

4. Demolition shall be done only by experienced workers using appropriate tools and equipment and provided with all necessary safeguards.

5. Wherever the removal of any existing finished surface is required by the drawings and/or specifications, the contractor shall make due allowance for finishing all unfinished surfaces exposed as a result of such work.

6. All materials removed under this contract which are not to be salvaged or reused shall become the property of the contractor and be promptly removed from the site. At all times use movable debris boxes, covered, to convey the material through the building. Do not store or permit debris to accumulate on the site.

7. Extreme care shall be exercised to prevent chipping, breakage, bending, and mishandling of all materials.

8. Upon completion of demolition work, leave the property and adjacent areas clean and satisfactory to the Architect and Owner.

B. ARCHITECTURE

1. Doors and Hardware: Remove carefully to avoid damage. Store doors and hardware to be reused in a location designated by Architect.

2. Partitions: Remove partition finish, studs, plates, and sills.

C. MECHANICAL AND ELECTRICAL

1. Carefully review drawings, and determine lines to be removed and those to be kept active or to be reactivated. Protect lines to remain. Provide for minimum service interruption of lines to remain.

2. Remove fixtures and equipment as indicated. When indicated for reuse, clean, store as directed, and protect. Identify point of reuse. See mechanical drawings for additional information on demolition required for H.V.A.C.. and plumbing work.
3. Remove lines completely wherever possible. Cut and cap, or plug in a positive manner, behind the back of finish material.

4. Contractor shall maintain and/or reconnect continuity all HVAC, Plumbing, Electrical and Gas utility services that serve other rooms or areas that same day.
5. Patch and repair all floor penetrations from existing Plumbing, Electrical and Mechanical utilities being dem. New floor infill shall maintain required fire separation existing slab.

6. See Mechanical, Electrical and Plumbing drawings for additional information on demolition required for HVAC, Electrical and Plumbing.

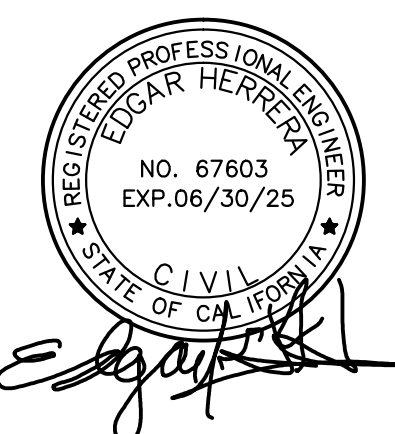
6. Remove all demolished utilities back to the point of origin. Cap per code.

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CONSULTANT



CLIENT:

T.I. — RILANO INC.
RICK PROBST
216 E. ROWLAND STREET
COVINA, CA 91723

LOCATION:

216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:

DEMOLITION PLAN

PROJECT NO: 2448

PHASE:

DATE:





SCALE: $1/4" = 1'-0"$

DRAWN BY: dr

REVISIONS:

REVISIONS:

DATE:	REVISION
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SHEET NUMBER:



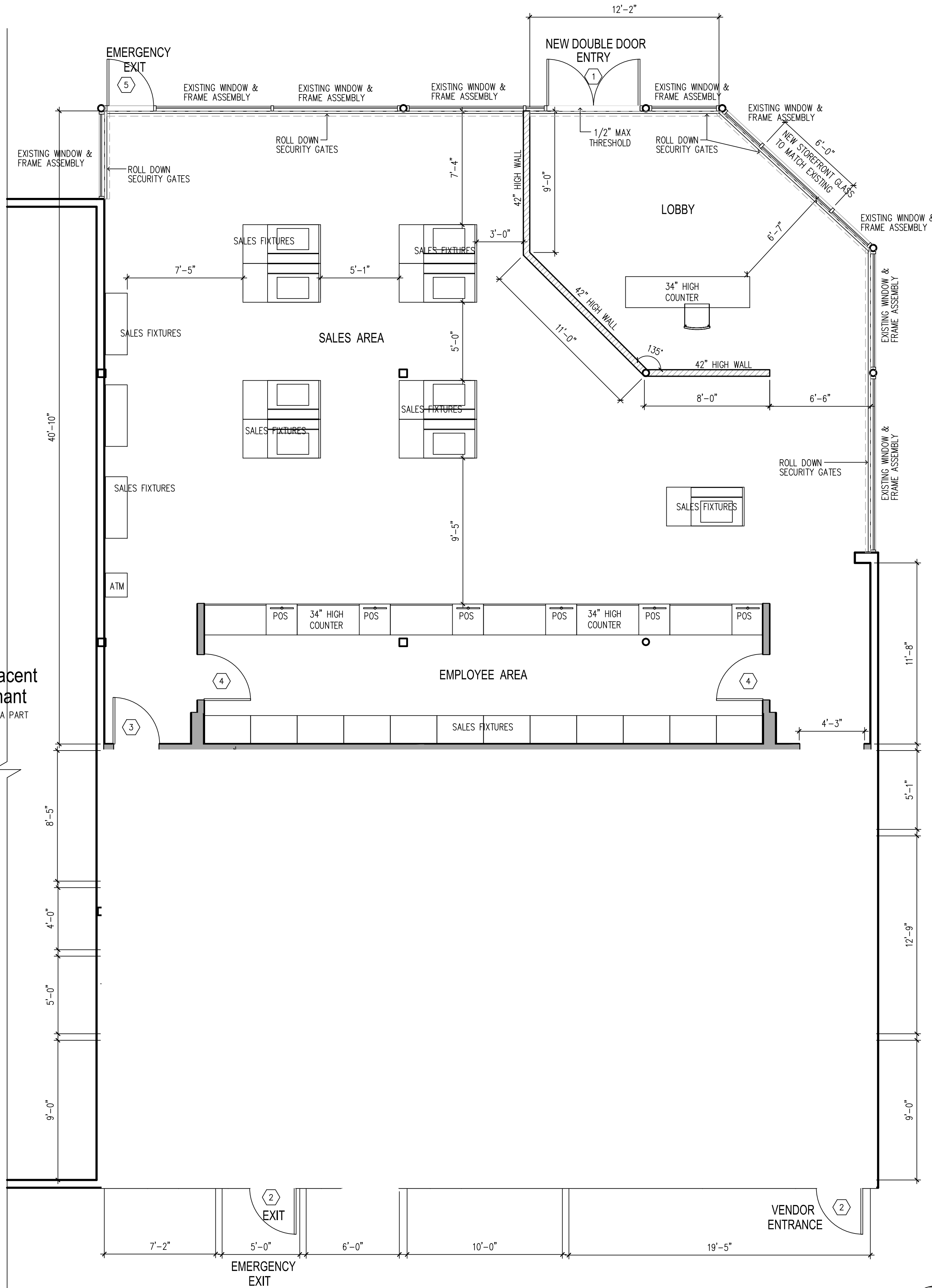
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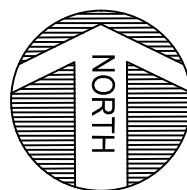
DOOR SCHEDULE						
DOOR NO.	LOCATION	SIZE	DOOR		FRAME	REMARKS
			MAT'L	THK	MAT'L	
1	(E) ENTRY	(2) 3'-0" X 7'-0"	GLS	-	GLS	DOUBLE DOOR ENTRY
2	REAR DOOR	3'-0" X 7'-0"	MTL	-	MTL	SOLID CORE EXIT DOOR
3	TOILET ROOM	3'-0" X 7'-0"	HC WD	1 3/4"	WD	EQUIP WITH SELF CLOSING DEVICE
4	TYPICAL DOOR	3'-0" X 7'-0"	HC WD	1 3/4"	WD	
5	(E) ENTRY	3'-0" X 7'-0"	GLS	-	GLS	EMERGENCY DOOR

WALL LEGEND	
	(E) CONSTRUCTION TO REMAIN
	NEW EXTERIOR WALL 2X6 WALL STUDS @16" O.C. W/ 1/2" GYPSUM BOARD @ INSIDE FACE 7/8" LATH & PLASTER @ OUTSIDE FACE (MATCH EXISTING FINISH)
	NEW INT. WALL 3 5/8" x 20 GUAGE METAL STUDS @ 16" O.C. 5/8" DRYWALL ON BOTH SIDES OR 2X4 WD STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD ON BOTH SIDES

adjacent
tenant
NOT A PART



FLOOR PLAN
SCALE: 1/4" = 1'-0"
T.I.: 3,443 SQ. FT.



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COVINA, CA 91723

LOCATION:

216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:

FLOOR PLAN

PROJECT NO: 2448

PHASE:

DATE:

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

DRAWN BY: dr

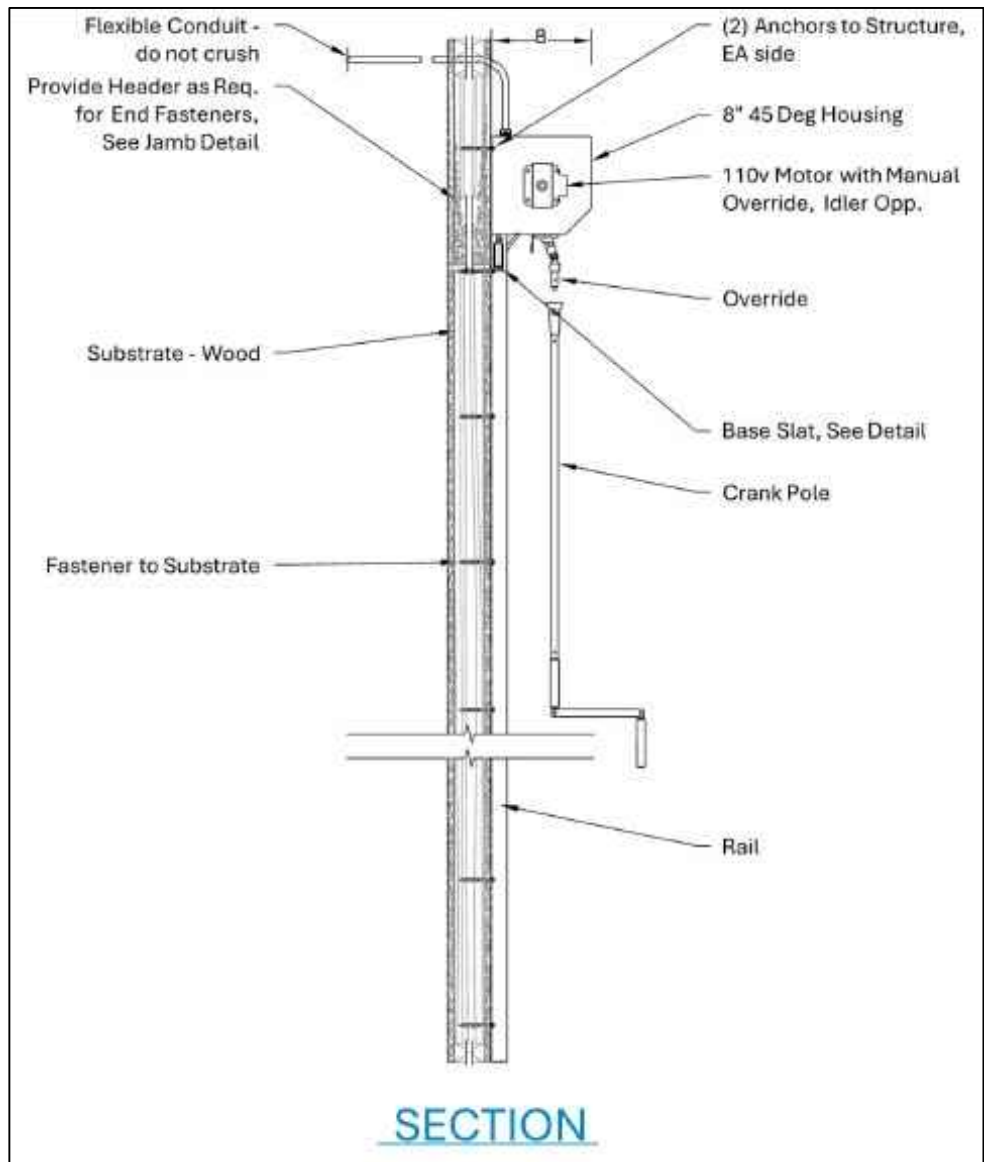
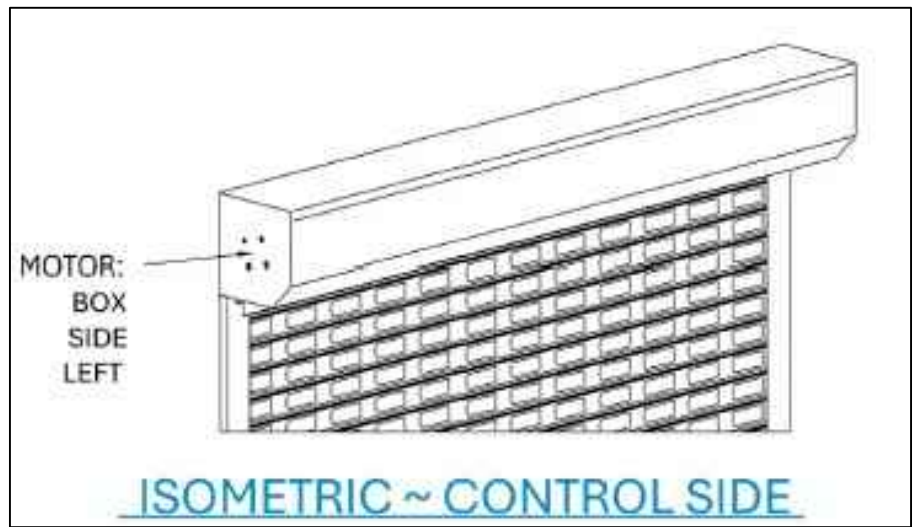
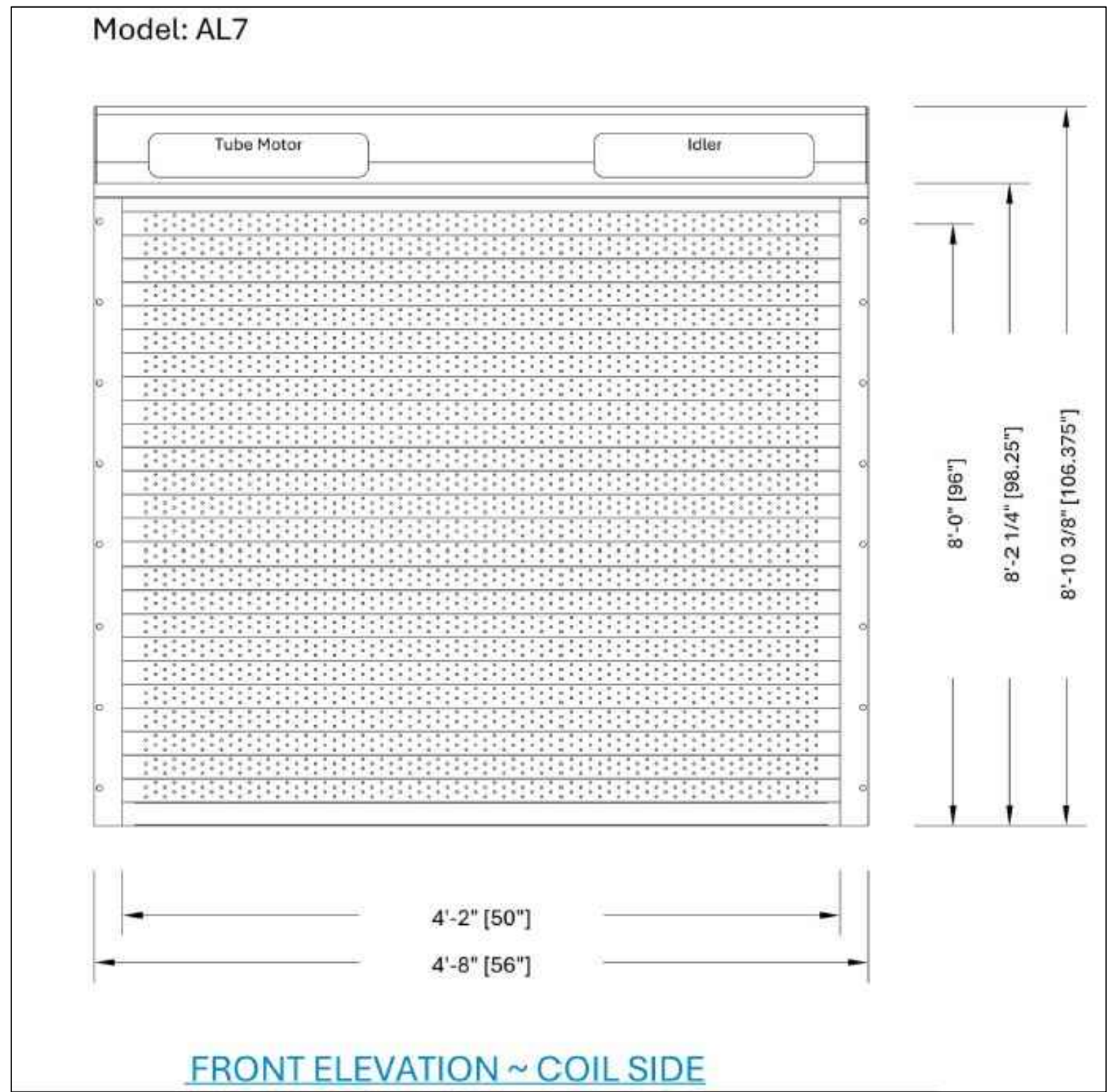
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DATE: REVISION

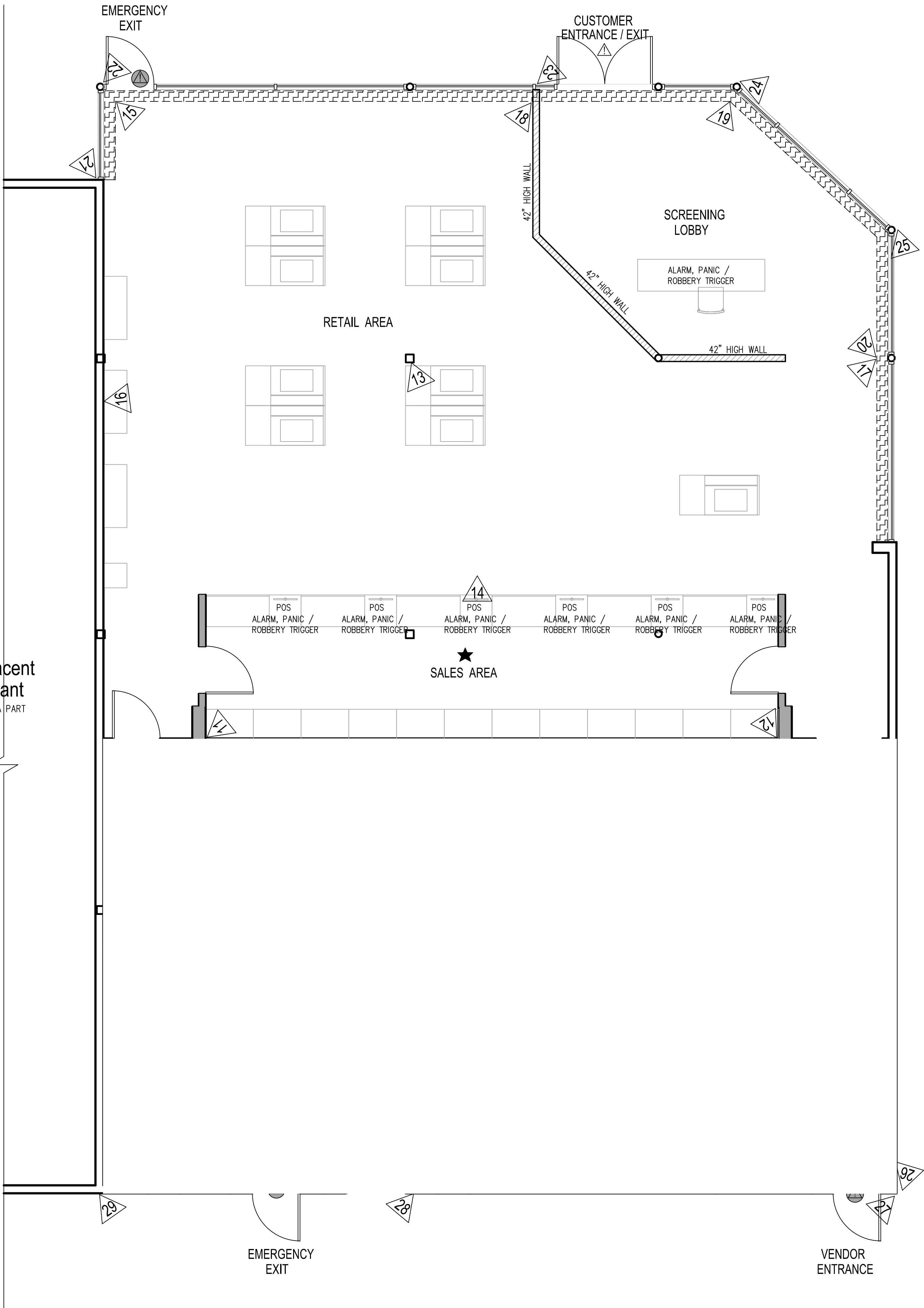
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A2

ROLL DOWN SECURITY GATES



adjacent
tenant
NOT A PART



SECURITY PLAN
SCALE: 1/4" = 1'-0"



SYMBOL LEGEND

30 FIXED ANGLE CAMERAS # 1-30

Secure Vault
The Secure Vault will have full-length walls from floor to ceiling and will be constructed with high-quality and durable drywall. We will line the walls of the Secure Vault with 16ga steel sheeting. The Secure Vault will be fully separated from all other areas, and will only be used to store cannabis, and the only place where cannabis is stored. It is imperative that only the quantity of product necessary to fulfill the anticipated sales for the day be relocated from the Secure Vault into the Sales Area. The Secure Vault is meant to store only product. Any excess cash on site will be stored in a secure safe in the manager's office.

Delivery Security Plan - We have an entire SOP for the delivery process and security.
• Deliveries will be available during store hours, which are 9am-9pm, seven days a week.
• Deliveries will not be scheduled after 8pm so all drivers can finish their deliveries & be back at store by 9pm.
• The delivery vehicle will be store owned and unmarked per DCC guidelines.
• Delivery vehicles will be stored on-site in the parking lot. In the event the number of delivery vehicles grows to more than two we will find a suitable off-site storage parking.

Security Plan - We have an entire SOP for our Security Plan.
• The Security camera plan calls for 9 exterior cameras and a total of 21 cameras. Self hosted hardware over 30 TB of storage allowing for up to six months of video archive.
• Security guards - We will start with one guard on duty with an overlap of 1-2 hours between shifts and adjust based on customer volume. Guards will be stationed at the front door checking ID's for entry. There will be a TV with a selection of camera feeds including all the exterior cameras and several interior cameras adjacent to the guards station.

ROLL-DOWN STEEL SHUTTERS (AFTER HOURS)

- ★ LIMITED ACCESS AREA
- △ ALARM, DOOR CONTACT
- SOLID CORE DOOR W/ LATCH GUARD
- \$ CURRENCY STORAGE (TL30 SAFE)

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CONSULTANT



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RICK PROBST
216 E. ROWLAND STREET
COVINA, CA 91723

LOCATION:

216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:

SECURITY PLAN

PROJECT NO: 2448

PHASE:

DATE:

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

DRAWN BY: dr

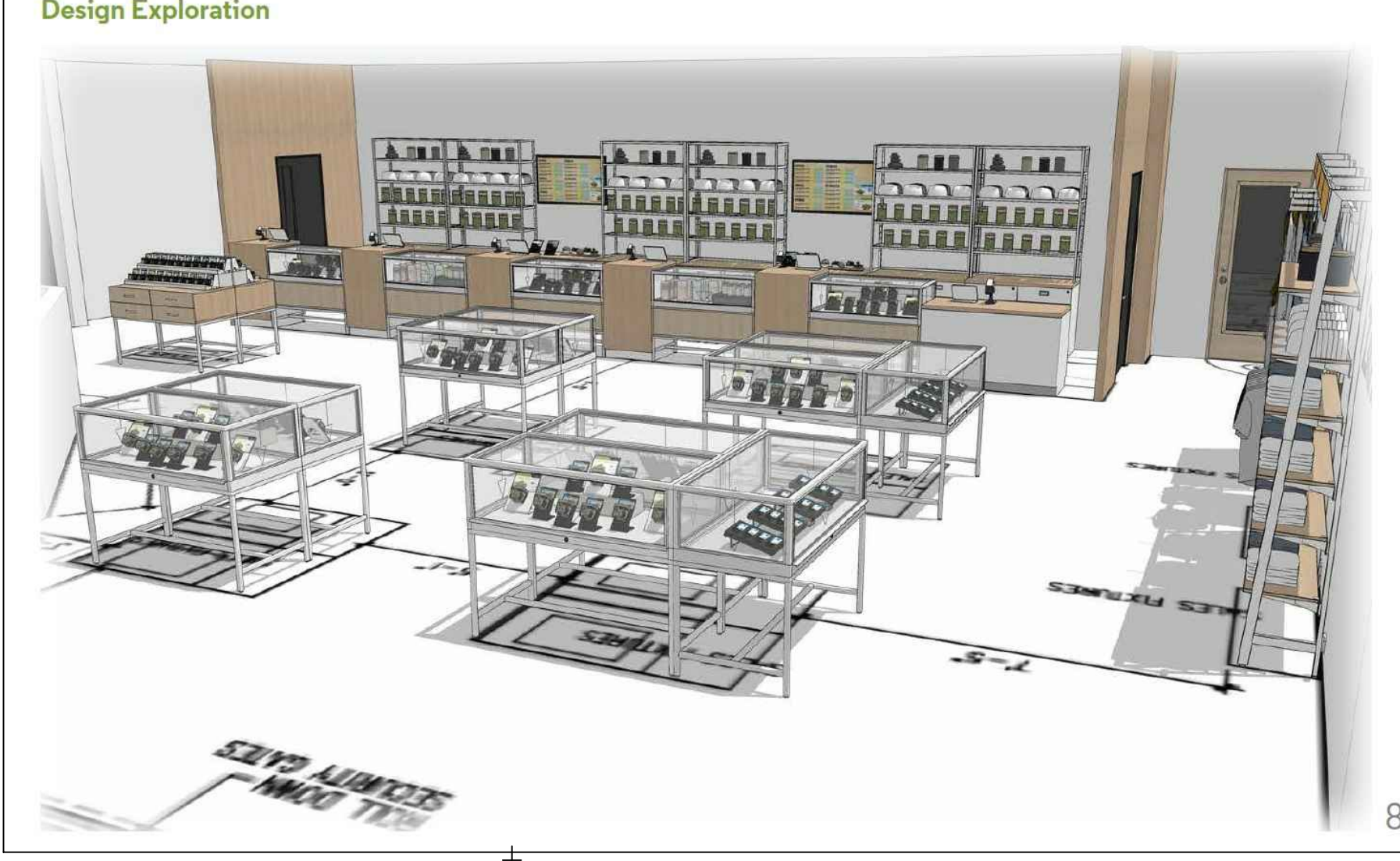
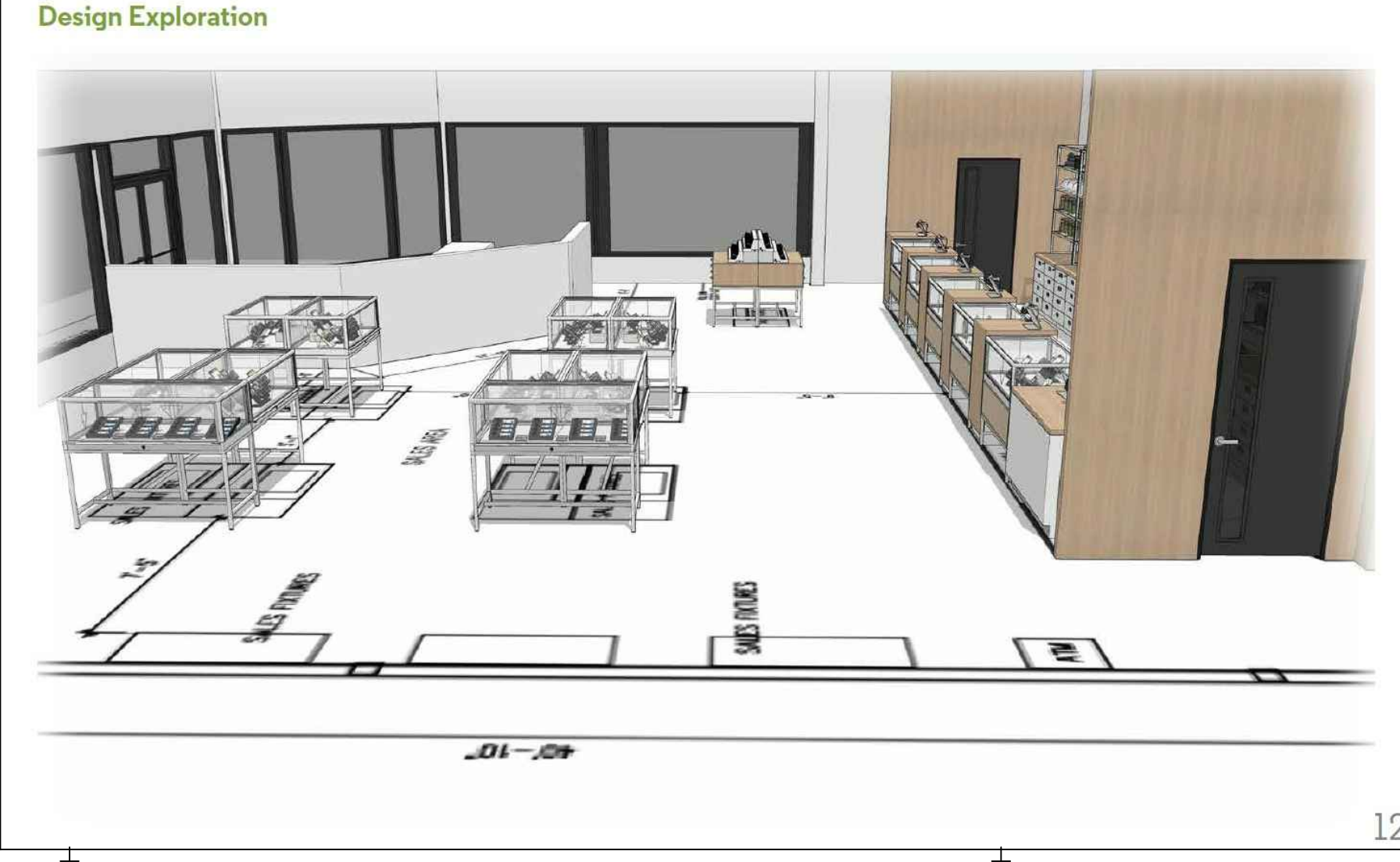
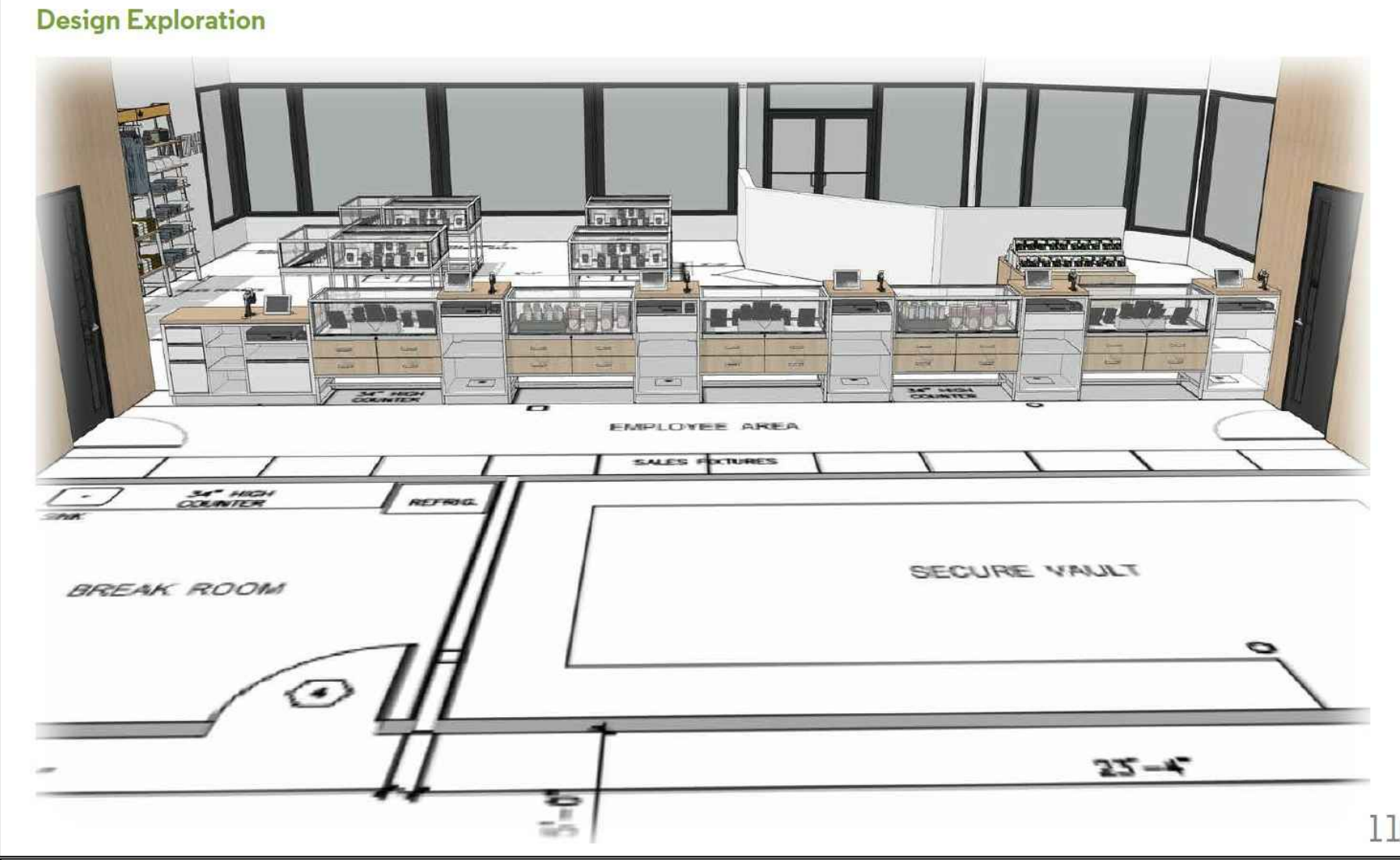
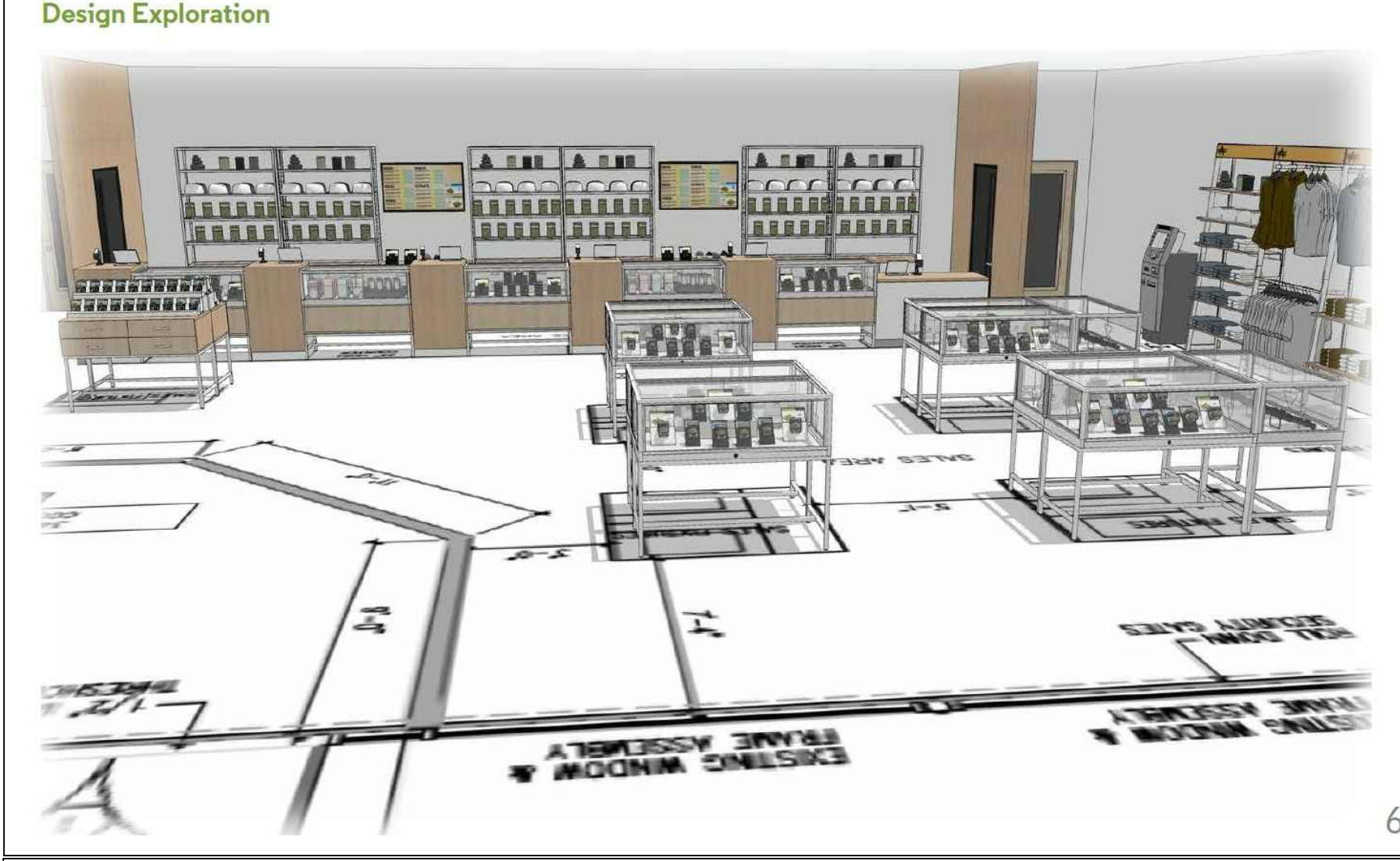
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REYNOSO

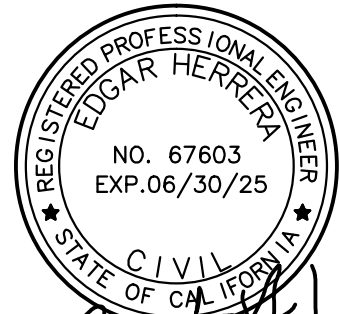
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[Signature]

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COVINA, CA 91723

LOCATION:

216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:

INTERIOR ELEVATIONS / RENDERINGS

PROJECT NO: 2448

PHASE:

DATE:

SCALE:

DRAWN BY: dr

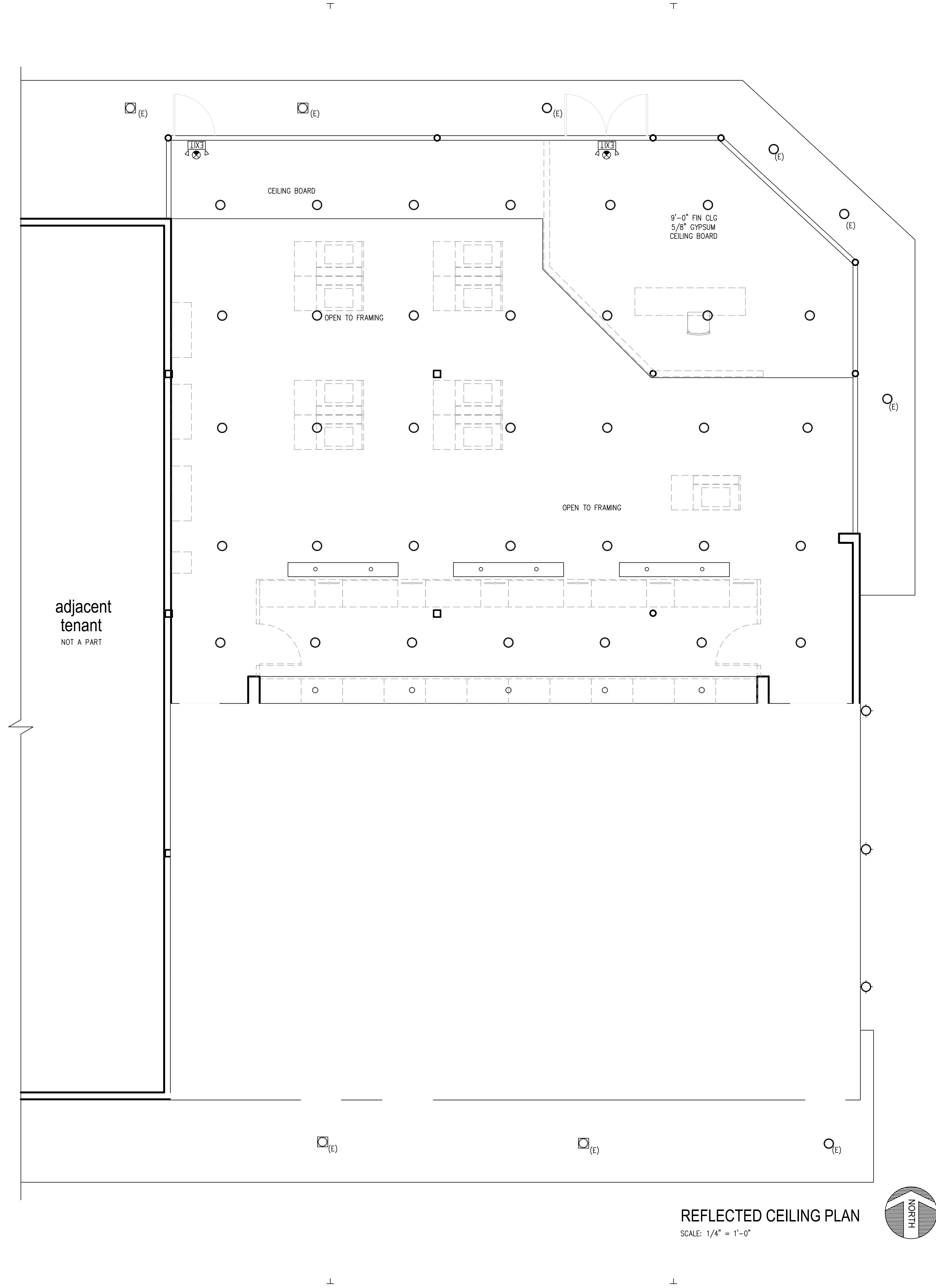
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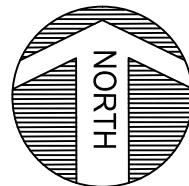
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A2.2



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



SYMBOL LEGEND

- 6" LED DOWNLIGHT WITH REGRESSED LENS TRIM. 0-10V DIMMING DRIVER
- 6" LED DOWNLIGHT WITH REGRESSED LENS TRIM. 0-10V DIMMING DRIVER AND 90MIN BATTERY BACKUP
- 2X4 RECESSED LED CURVED PANEL WITH 0-10V DIMMING DRIVER
- 2X4 RECESSED LED CURVED PANEL WITH 0-10V DIMMING DRIVER AND 90MIN BATTERY BACKUP
- LED EXIT SIGN
- EXTERIOR LED WALL MOUNTED FIXTURE WITH VERIFY WITH GOOSENECK
- EXTERIOR LED CANOPY FIXTURE

NOTE:

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ETERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH THE GRAPHICS AND POWER SOURCE REQUIREMENTS IN SECTIONS 1011.5.1 AND 1011.5.3, RESPECTIVELY. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5-FOOT CANDLES (54 LUX).

- ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.

- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PERMISE'S ELETRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM EMERGENCCY SYSTEM FOR THE FOLLOWING AREAS:

A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND APCES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.

B. CORRIDIRS, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS IN BUILDINGD REQUIRED TO HAVE TWO OR MORE EXITS.

C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXXIT DISCHARGE IS ACOMPLISHED FOR BUILDINGD REQUIRED TO HAVE TWO OR MORE EXITS.

D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

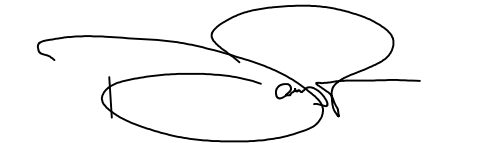
E. EXTERIOR LANDINGS FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

- THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEMM WHICH IS TO PROVIDE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1-1/2 HOUR IN CASE OF PRIMARY POWER LOSS. CONTINUED ILLUMINATION IS TO BE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR AND THE INSTALLATION OF THE EMERGENCY POWER SYSTEM.

- EMERGENCY LIGHTING FACILITES 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. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATION OF 40 TO 1 SHALL NOT BE EXCEEDED.

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CONSULTANT



CLIENT:
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RICK PROBST
216 E. ROWLAND STREET
COVINA, CA 91723

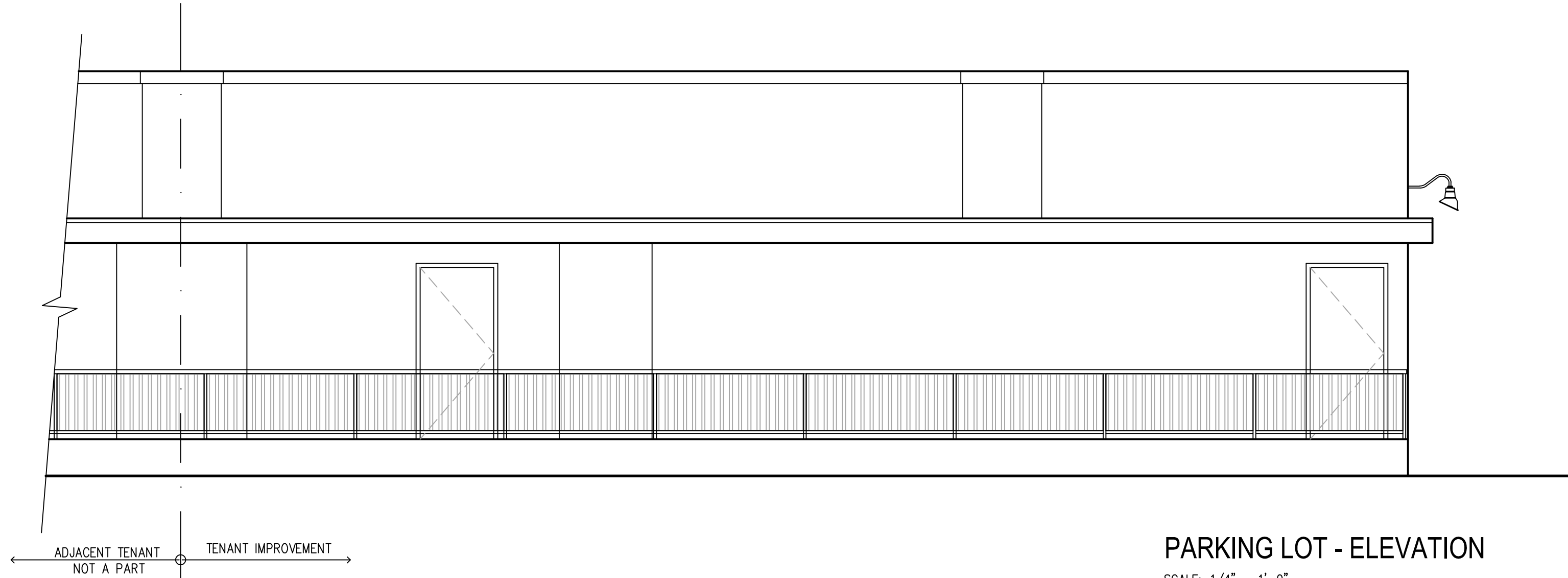
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216 E. ROWLAND STREET
COVINA, CA 91723

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RCP

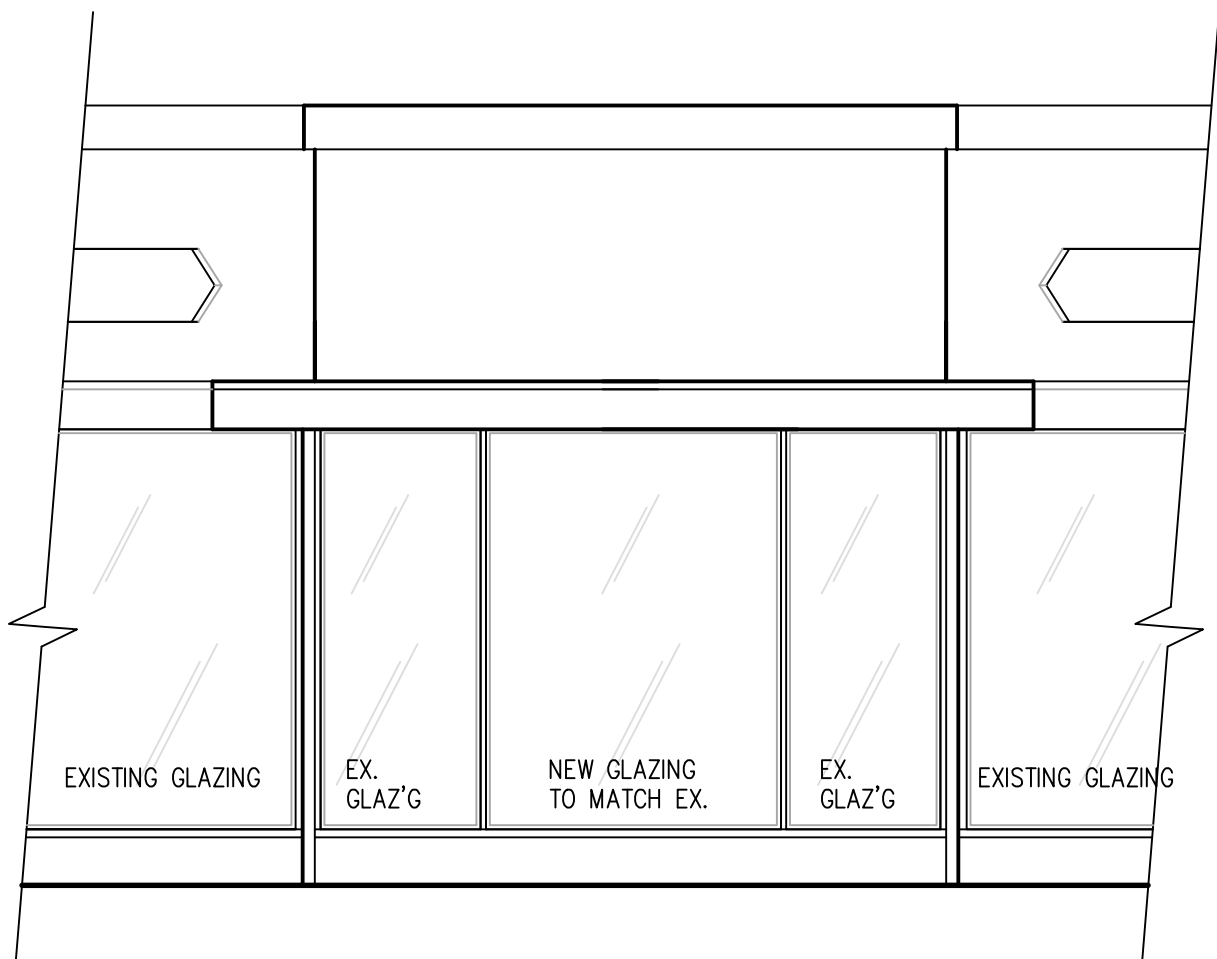
PROJECT NO: 2448
PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

REVISIONS:	
DATE:	REVISION
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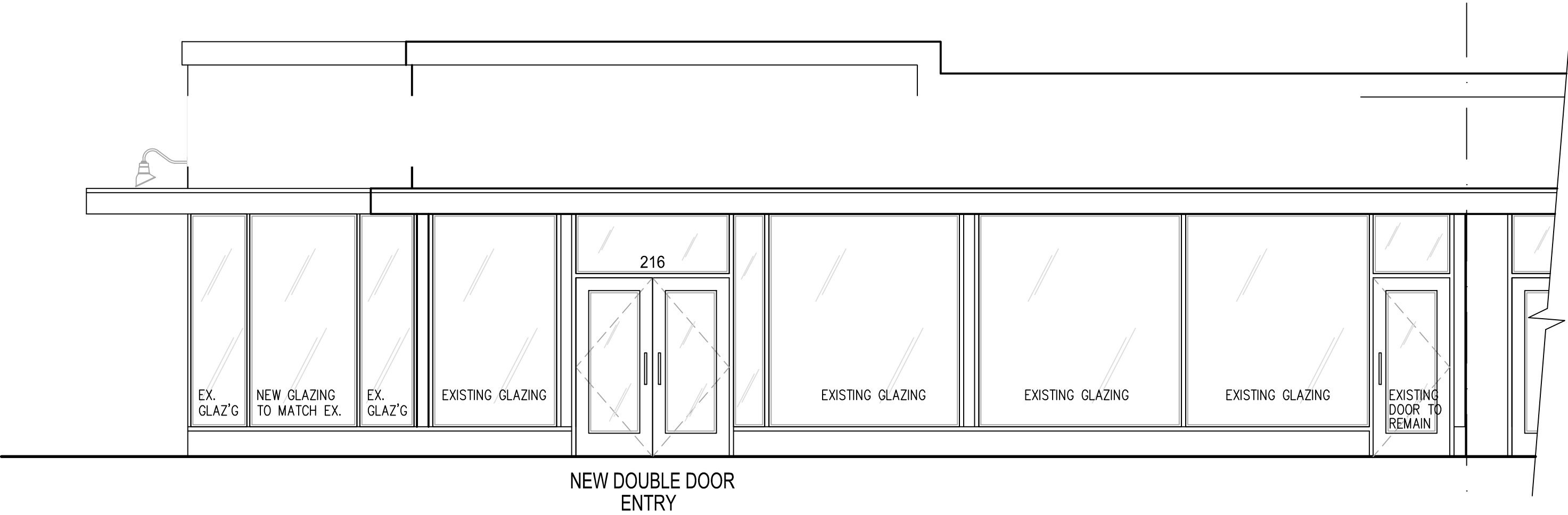
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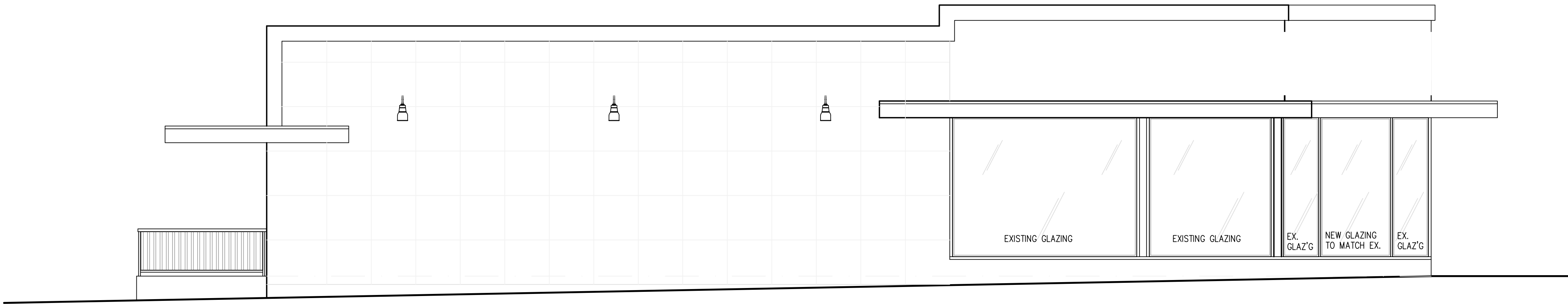
PARKING LOT - ELEVATION
SCALE: 1/4" = 1'-0"



CORNER of E. ROWLAND & S. 2ND AVE - ELEVATION
SCALE: 1/4" = 1'-0"



E. ROWLAND ST. - ELEVATION
SCALE: 1/4" = 1'-0"



S. 2ND AVE - ELEVATION
SCALE: 1/4" = 1'-0"

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COVINA, CA 91723

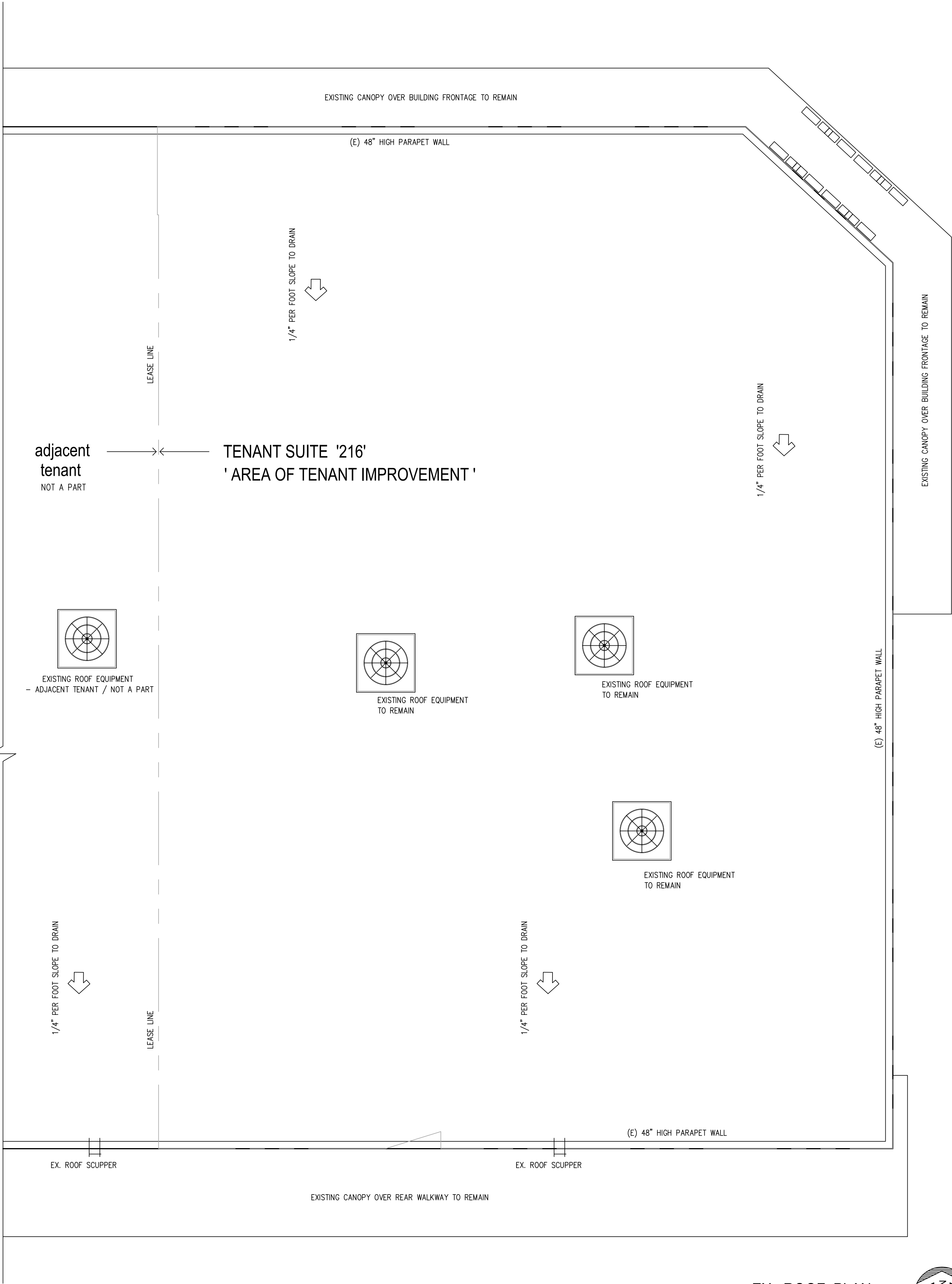
LOCATION:
216 E. ROWLAND STREET
COVINA, CA 91723

DRAWING TITLE:
EXTERIOR ELEVATIONS

PROJECT NO: 2448
PHASE:
DATE:
SCALE: 1/4" = 1'-0"
DRAWN BY: dr

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DATE:	REVISION
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EX. ROOF PLAN
SCALE: 1/4" = 1'-0"

