

GENERAL NOTES

- 1. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
2. ALL EXTERIOR WALLS ARE EXISTING TO REMAIN.
3. ALL INTERIOR WALLS TO BE 2 x 4 STUDS @ 16" O.C. - U.N.O.
4. ALL INTERIOR WALLS SHALL BE 5/8" GYP. BD. U.N.O.
5. ANY PLUMBING FIXTURES HAVING A FLOOD LEVEL RIM LOCATED BELOW THE NEXT UPSTREAM MANHOLE COVER IS REQUIRED TO HAVE A BACK WATER VALVE INSTALLED PER ALL OF THE REQUIREMENTS OF C.P.C. 710.0
6. ALL WORK ON THIS PROJECT IS TO BE PERFORMED AND COMPLETED IN CONFORMITY WITH THE MOST RECENT EDITIONS OF THE CLAREMONT MUNICIPAL CODE, THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL AND ENERGY CODES. ALL WORK IS SUBJECT TO FIELD INSPECTION. ANY APPROVALS THAT APPEAR TO AUTHORIZE NON-CONFORMITY WITH THE ADOPTED STANDARDS ARE NOT VALID
7. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY
8. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS COMPENSATION INSURANCE CERTIFICATE
9. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION
10. EXCESS OR WASTE CONCRETE MAY NOT BE WAHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE

- BUILDING ENVELOPE REQUIREMENTS
1. DRYWALL SHALL BE SCREWED AND GLUED TO TOP AND BOTTOM PLATES.
2. ALL INTERSTITIAL SPACES SHALL BE FIRE-BLOCKED PER BUILDING CODE.
3. ANY NEW INSULATION SHALL BE IN FULL CONTACT WITH BOTH INTERIOR AND EXTERIOR AIR BARRIERS.
PLUMBING SYSTEM REQUIREMENTS
1. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURE PRIOR TO FINAL INSPECTION.
ELECTRICAL REQUIREMENTS
1. PROVIDE GFCI PROTECTED RECEPTACLES IN THE KITCHEN PER 210.8 CEC
2. PROVIDE TAMPER RESISTANT RECEPTACLES PER 406.12 CEC
3. ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICIENCY IN ACCORDANCE WITH TABLE 150.0 A PER CEC 150.0(K) 1(A).
4. TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED AS SPECIFIED IN CE 406.12 (A) THROUGH (C)

PROJECT INFORMATION

PROJECT NAME: BLAISDELL COMMUNITY CENTER
PROJECT ADDRESS: 440 S COLLEGE AVE CLAREMONT CA, 91711
A.P.N.: 8315-022-900
LEGAL: NORTH EAST POMONA TRACT LOT COM AT INTERSECTION OF W LINE OF TR # 19320 WITH N LINE OF OAK PARK DR PER DOC # 3756.10-24-56 TH W ON SD N LINE 331 FT TH N 130 FT TH W 134 FT TH N 150 FT TH W 165 FT TH N ON E LINE OF COLLEGE AVE 330 FT TH E 630 FT TH S ON SD W LINE 630 FT TO BEG PART OF SW 1/4 OF LOT 11
DESIGNER: LOTUS CONSTRUCTION GROUP 405 SAINT AUGUSTINE AVE. CLAREMONT CA 91711 909 | 821 | 1558 CONTRACTORS LIC. #B-801827 PROJECT DESIGNER: WALTER FAUSTLIN

ZONING AND AGENCY INFORMATION

CITY: CLAREMONT
COUNTY: LOS ANGELES
ZONING: P / RC
OCCUPANCY: A-3
TYPE: V-A
SPECIAL REVIEW: NA
HOA: NA
SPECIAL DISTRICT: NA
CC&R: NA

SHEET INDEX

Table with 2 columns: ARCHITECTURE, SHEET NUMBER, and SHEET TITLE. Includes entries for Title Sheet, California Green Build, Existing Floor Plan, and Interior Elevations.

ABBREVIATIONS

Large table of abbreviations and their corresponding full names, organized in columns. Includes terms like AND, CENTERLINE, DIAMETER, POUND OR NUMBER, DISPENSER, DIVISION, DEAD LOAD, DOWN, DOOR OPENING, DAMPER, DOOR, DRAWER, DOWNSPOUT, DRAWING, EXISTING, EAST, EACH, EXHAUST FAN, ELEVATION, ELECTRICAL, ELEVATOR, EMERGENCY, ENCLOSURE, ELECTRICAL PANELBOARD, ESTIMATE, EQUAL, EQUIPMENT, EXIST, EXPOSED OR EXPANSION, EXTERIOR, BOARD, BELOW, BITUMINOUS, BUILDING, BLOCK, BLOCKING, BUILT, BEAM, BOTTOM, BEARING, BOTH SIDES, BASEMENT, BETWEEN, BEVELED, BOTH WAYS, CHANNEL, CABINET, CEMENT, CERAMIC, CUBIC FEET, CAST IRON, CAST-IN PLACE CONCRETE, CIRCUMFERENCE, CIRCULATION, CONTROL JOINT, CEILING, CEILING HEIGHT, CAULK, CAULKING, CLOSET, CLEAR, CONCRETE MASONRY UNIT, CASED OPENING, CONDUIT ONLY, CLEAN OUT, COLUMB, COMBINATION, COMPOSITION, COMPARTMENT, CONCRETE, CONN, CONNECTION, CONSTRUCTION, CONTINUOUS, CASEMENT, COUNTERSUNK, COUNTER, CENTER, CUBIC YARD, DRAIN, DOUBLE, DEPARTMENT, DRINKING FOUNTAIN, DEMOLISH, DEMOLITION, DETAIL, DOUBLE HUNG, DIAGONAL, DIAMETER, DIMENSION, ANGLE, LENGTH, LONG, LABORATORY, LAMINATE, LABORATORY, LABEL, LADDER, LEFT HAND, LOCKER, LIVE LOAD, LIGHT, LIGHTWEIGHT, LOUVER, METER, MASONRY, MAXIMUM, MACHINE BOLT, MEMBER, MECHANICAL, MEDIUM, MEMBRANE, METAL, MANUFACTURER, MANHOLE, MINIMUM, MIRROR, MISCELLANEOUS, MILLWORK, MILLIMETER, MASONRY OPENING, MOUNTED, METAL, MILLION, NEW, NORTH, NATURAL, NOT IN CONTRACT, NUMBER, NOMINAL, NOT TO SCALE, OVERALL, OBSCURE, ON CENTER, OUTSIDE DIMENSION OR DIAM, OFF, OVERHEAD, OPENING, OPPOSITE, PARALLEL, PARTICLE BOARD, PRECAST CONCRETE, POUND PER CUBIC FOOT, PEDESTAL, PERFORATE(D), PLATE, PLAS LAM, PLAS, PLASTER, PANEL, PAINT, PAIR, PRE-CAST, PREFABRICATED, PREFINISHED, POUND PER SQUARE FOOT, POUND PER SQUARE INCH, POINT, PARTITION, PLYWOOD, POLYURETH, CHLORIDE, PAVEMENT, RISER, RETURN AIR, RADIUS, RABBIT, REBATE, ROOF DRAIN, RECESSED, REFERENCE, REFLECTED, (IVE), (OR), REFRIGERATOR, REINFORCED, REQUIRED, RESIDENCE, RESILIENT, RETURN, REVISION(S), REVISED, REGISTER, RIGHT HAND, ROOM, REMOVE, ROUGH OPENING, RAINWATER LEADER, SOUTH, SUPPLY AIR, SOLID CORE, SCHEDULE, SCREEN, STORM DRAIN, SECTION, SQUARE FOOT, SUPPLY FAN, SHELF, SHELVING, SHEET, SHEATING, SMAILER, SPECIFICATION, SPEAKER, SQUARE, STAINLESS STEEL, SQUARE SIN, STATION, SOUND TRANSMISSION CLASS, STANDARD, SEATING, STEEL, STORAGE, STRUCTURAL, SUSPEND, SYMMETRY(CAL), SYSTEM, TREAD, TOP OF CURB, TERRAZZO, TONGUE AND GROOVE, THICK, THRESHOLD, TOLERANCE, TOP OF PAVEMENT, TRANSFORM, TOP OF SLAB, TOP OF STEEL, TV, TOP OF WALL, TYPICAL, UNFINISHED, UNLESS NOTED OTHERWISE, UNO, VAPOR BARRIER, VINYL BASE, VARNISH, VERTICAL, VESTIBULE, VENEER, VINYL COMPOSITION TILE, WEST, WIDTH, WITH, WATER CLOSET, WOOD, WALL HUNG, WRUGHT IRON, WINDOW, WIRE MESH, WITHOUT, WATERPROOF, WORKING POINT, WAINSCOT, WET STAIRWELL, WEIGHT, WALTER THE FAUSTLIN, WELDED WIRE FABRIC.

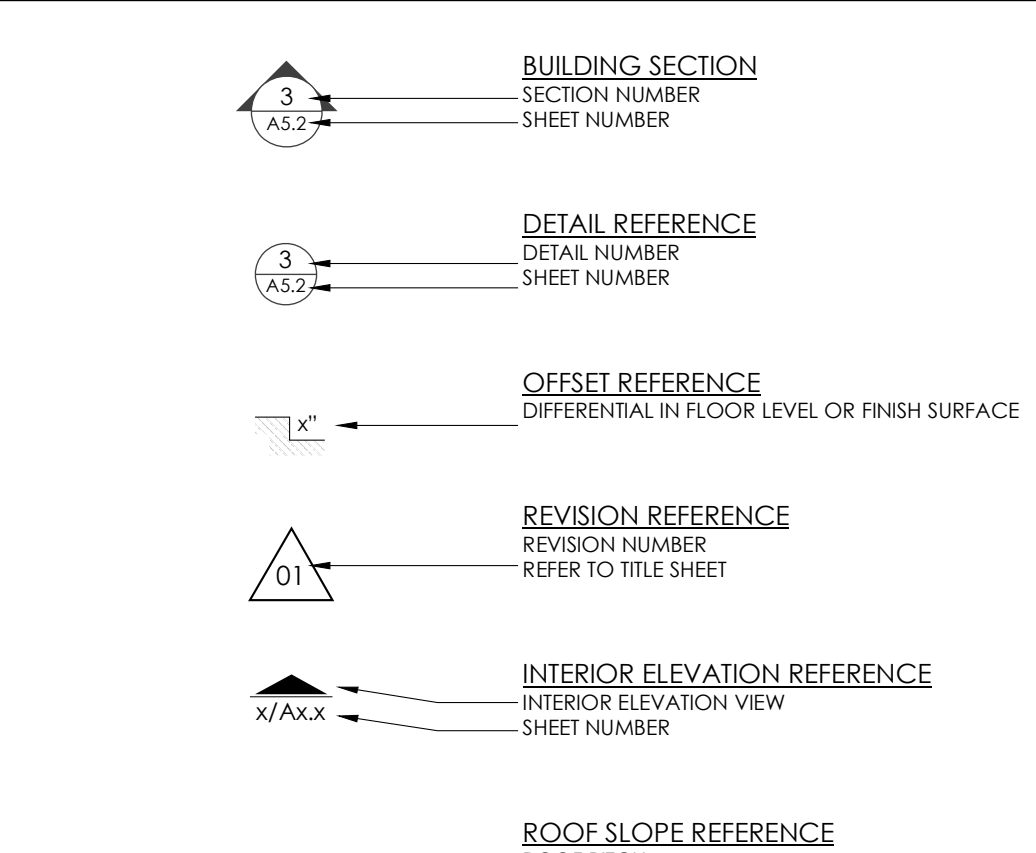
BEST PRACTICES

- 1. PLEASE NOTE THAT CONSTRUCTION HOURS ARE FROM 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY. 9:00 AM TO 6:00 PM WEEKENDS AND HOLIDAYS.
2. PLEASE REMEMBER TO PRACTICE "BUILDING BETTER STORM WATER QUALITY" BY NOT WASHING DOWN CONTAMINATES INTO THE STREET AND CONTAIN WATER AND CONTAMINATES ON SITE AND PROPERLY REMOVE. KEEP STREET CLEAN AND FREE OF DEBRIS AND NO STORAGE OF CONSTRUCTION MATERIAL, EQUIPMENT, TRAILER, TEMPORARY TOILET FACILITIES. FOR MORE INFORMATION, PLEASE CONTACT ENGINEERING DIVISION AT (909) 399-5465.
3. PLEASE CONTACT COMMUNITY SERVICES REGARDING WASTE MANAGEMENT PROGRAM REGARDING DISPOSAL OF CONSTRUCTION MATERIALS AND DEBRIS.
4. PLEASE REMEMBER TO KEEP CLEAN CONSTRUCTION SITE AND STORE EQUIPMENT, MATERIALS AND DEBRIS IN THE REAR YARD, OUT OF VIEW FROM THE PUBLIC/STREET.
5. PLEASE REMEMBER TO BE CONSIDERATE OF NEIGHBORS BY OBSERVING REQUIRED HOURS OF CONSTRUCTION, CLEAN CONSTRUCTION SITES, MAINTAINING LANDSCAPING AND BY COMPLETING THE PROJECT IN A TIMELY MANNER.
6. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPELY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000 BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FOR THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS
8. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORECS OF WIND OR WATER
9. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND
10. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL 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 WAHED INTO THE DRAINAGE SYSTEM.
11. DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD-SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE 1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO \$5,000 (SECTION (D) AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN THE COUNTY JAIL OR BOTH
12. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND OR REGULATIONS.

BUILDING INFORMATION

STORIES: 1
BASEMENT: NO
SPRINKLED / REQ'D: NO / NO
ROOF TYPE: ASPHALT SHINGLES
ROOF AGE: UNKNOWN
ROOF FRAMING: HEAVY TIMBER
WALL FINISH EXT: BOARD AND BATTEN
WALL FINISH INT: PLASTER / GYPSUM
PAINT CONDITION EXT: FAIR
FOUNDATION TYPE: SLAB ON GRADE
HVAC: UNKNOWN

ARCHITECTURAL SYMBOLS



CONSULTANTS

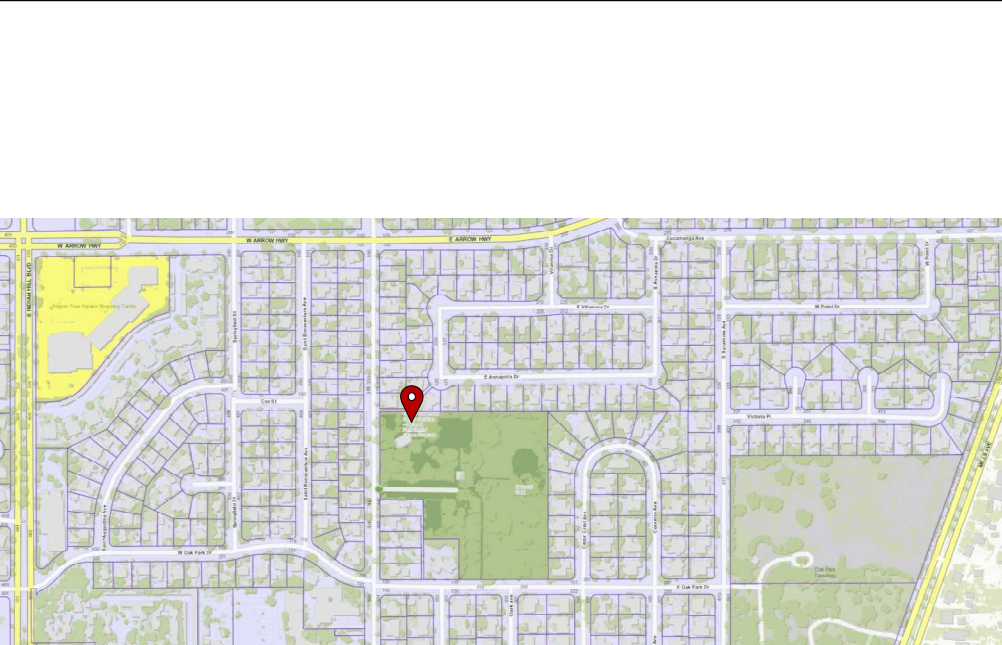
CODES

- REQUIRED CODES
2022 PART 2 CALIFORNIA BUILDING CODE
2022 PART 2.5 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 PART 3 CALIFORNIA ELECTRICAL CODE
2022 PART 4 CALIFORNIA MECHANICAL CODE
2022 PART 5 CALIFORNIA PLUMBING CODE
2022 PART 6 CALIFORNIA ENERGY CODE
2022 PART 9 CALIFORNIA FIRE CODE
2022 PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT DESCRIPTION

THE PROJECT IS AN INTERIOR KITCHENETTE REMODEL ONLY. NO EXTERIOR WORK NOR ADDITIONAL SQUARE FOOTAGE IS BEING PROPOSED.

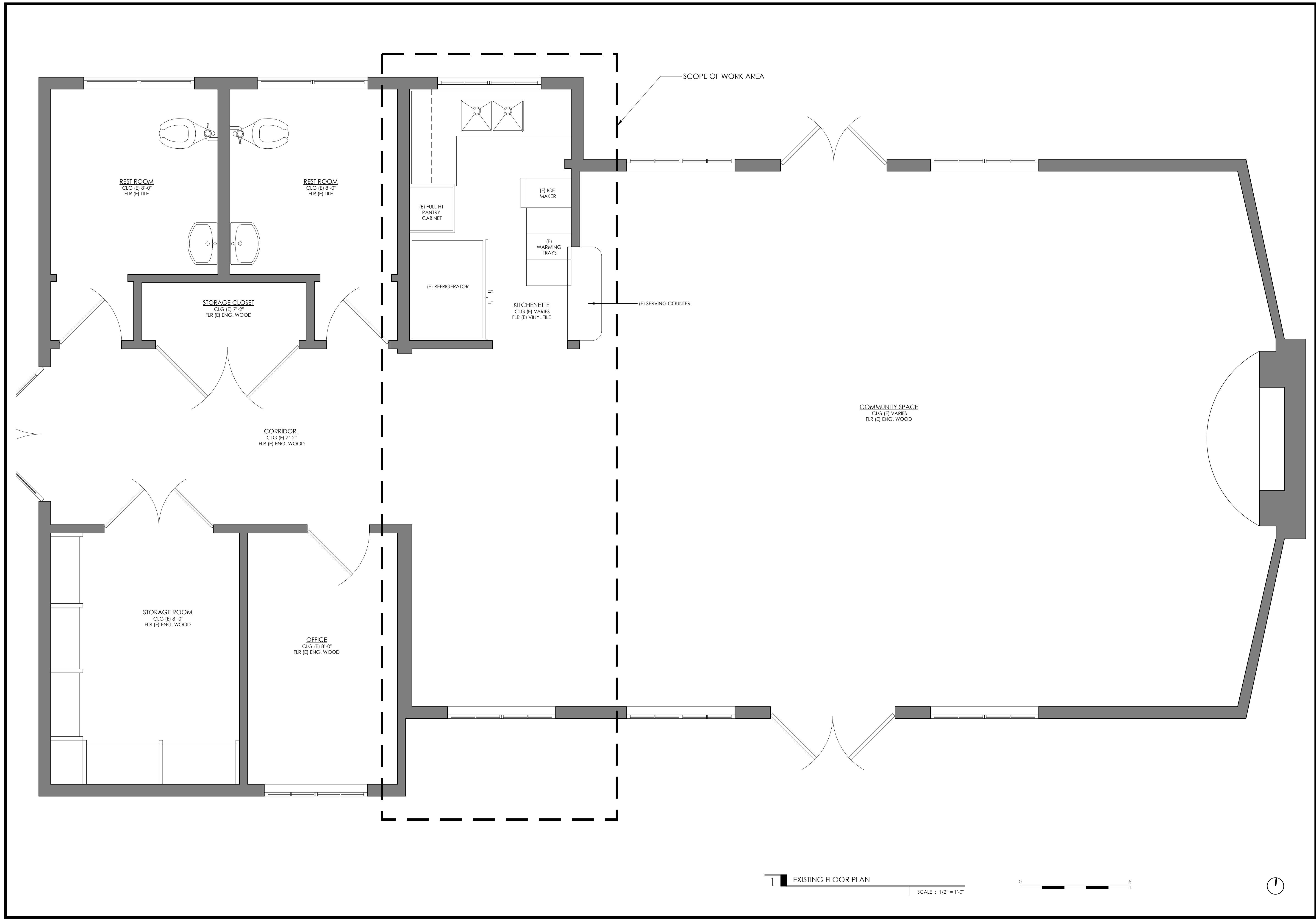
VICINITY MAP



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DATE: 10/26/23
DRAWN BY: WFF
SCALE: 1/4" = 1'-0" ON 11 x 17 SHEET
DRAWING: 04/24/24-33 SHEET

TITLE SHEET
Project Name: BLAISDELL COMMUNITY CENTER
440 S. College Ave. Claremont, CA 91711



1 EXISTING FLOOR PLAN
SCALE: 1/2" = 1'-0"



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ISSUE	DATE	REP.	DATE	DESIGNED BY	DATE
10/28/23		WF			

PROJECT NAME: **BLAISDELL COMMUNITY CENTER**
 440 S. College Ave.
 Claremont, CA 91711

DRAWING: ON 24 x 36 SHEET
 1/4" = 1'-0" ON 11 x 17 SHEET

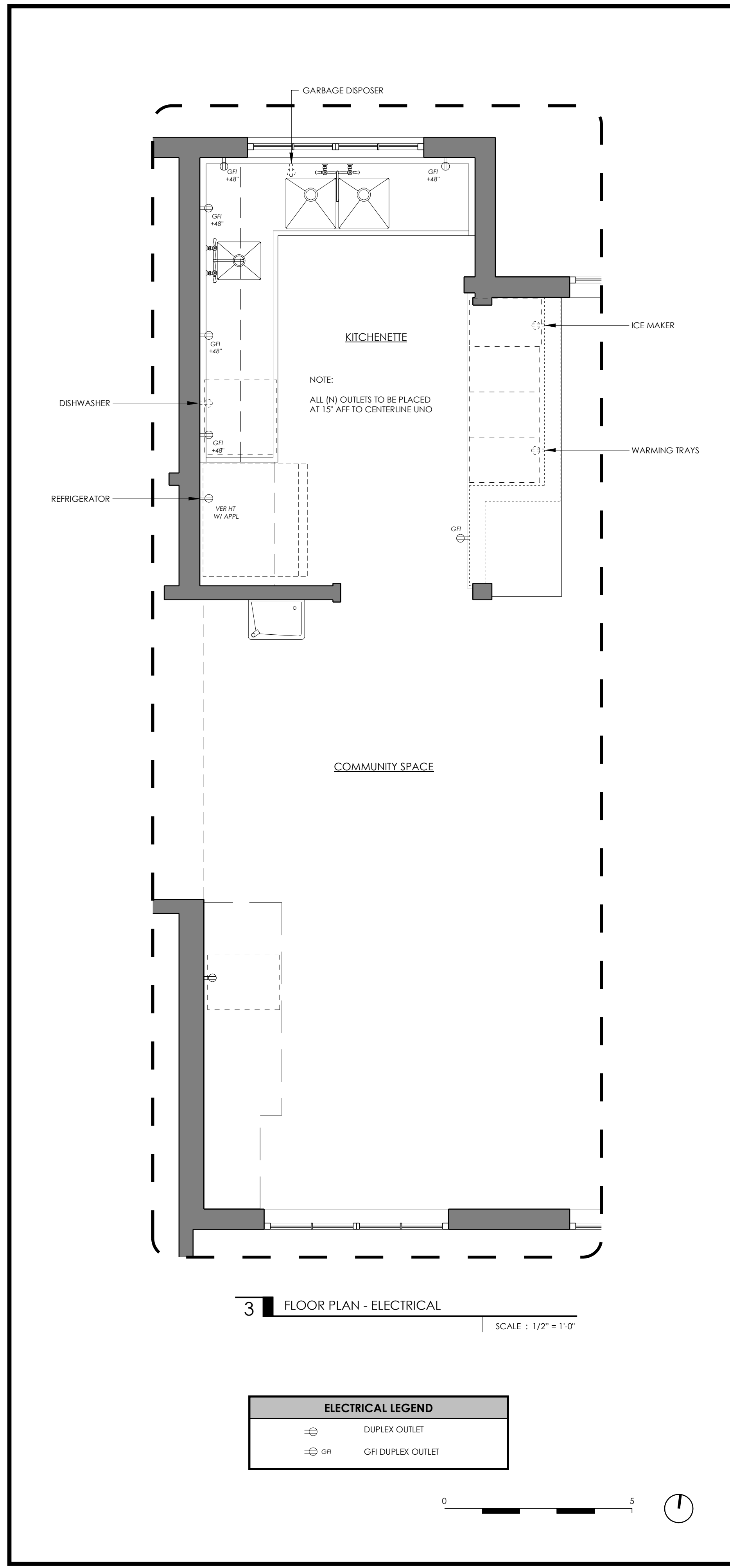
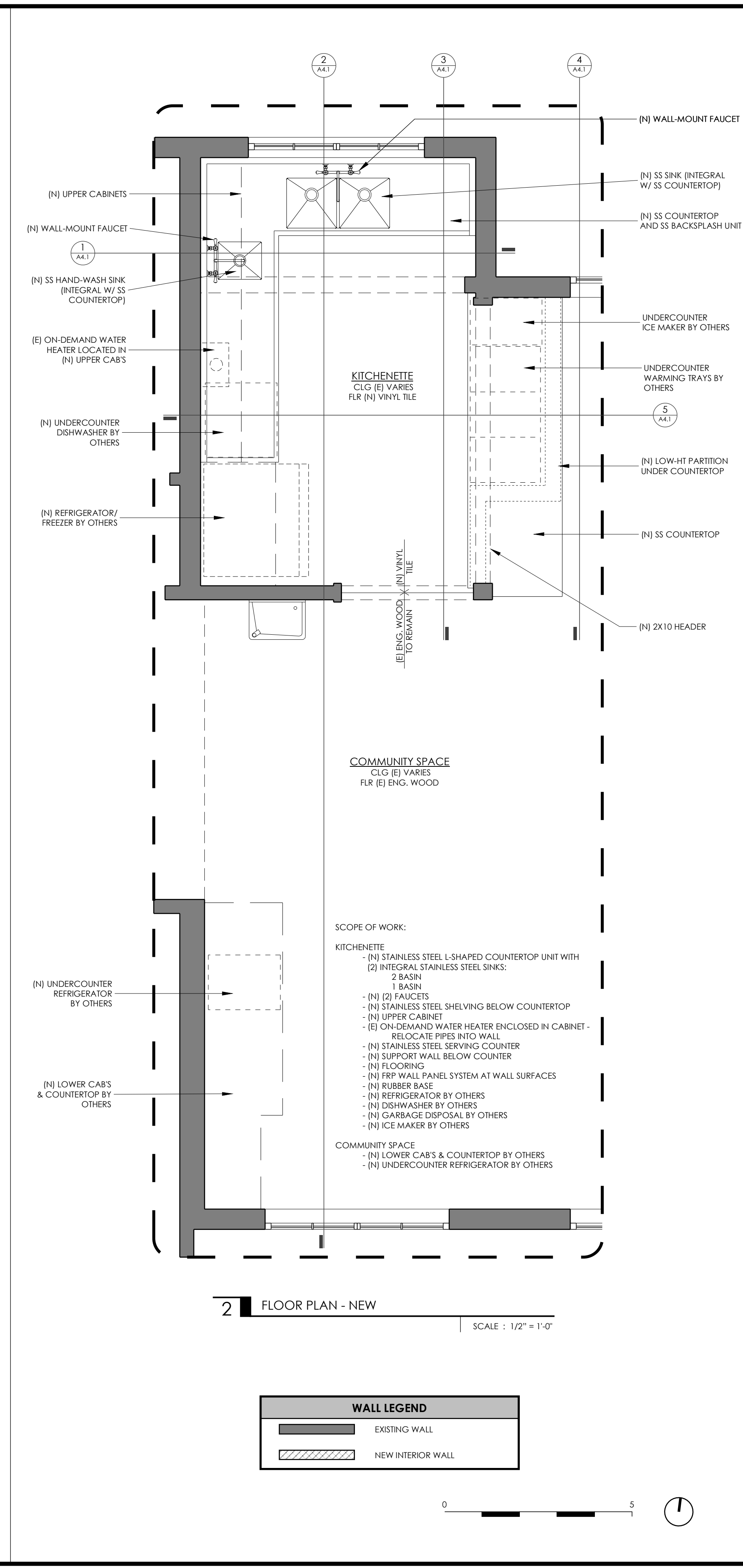
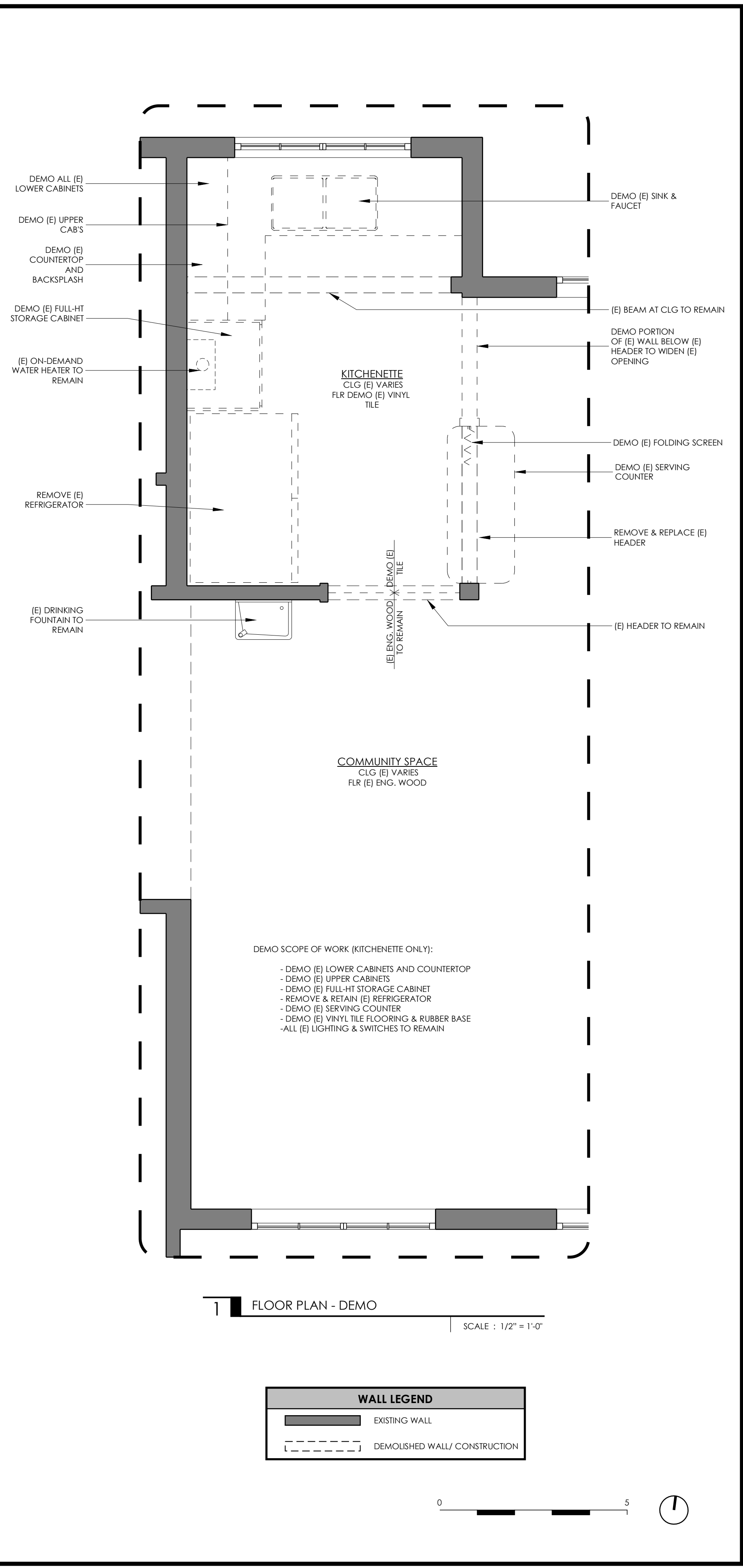
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DATE	
REV	
DRAWN BY	WF

ISSUE	10/28/23
DRAWING	ON 24 x 36 SHEET
1/A	1-10' ON 11 x 17 SHEET

FLOOR PLANS - DEMO/ NEW/ ELECTRICAL

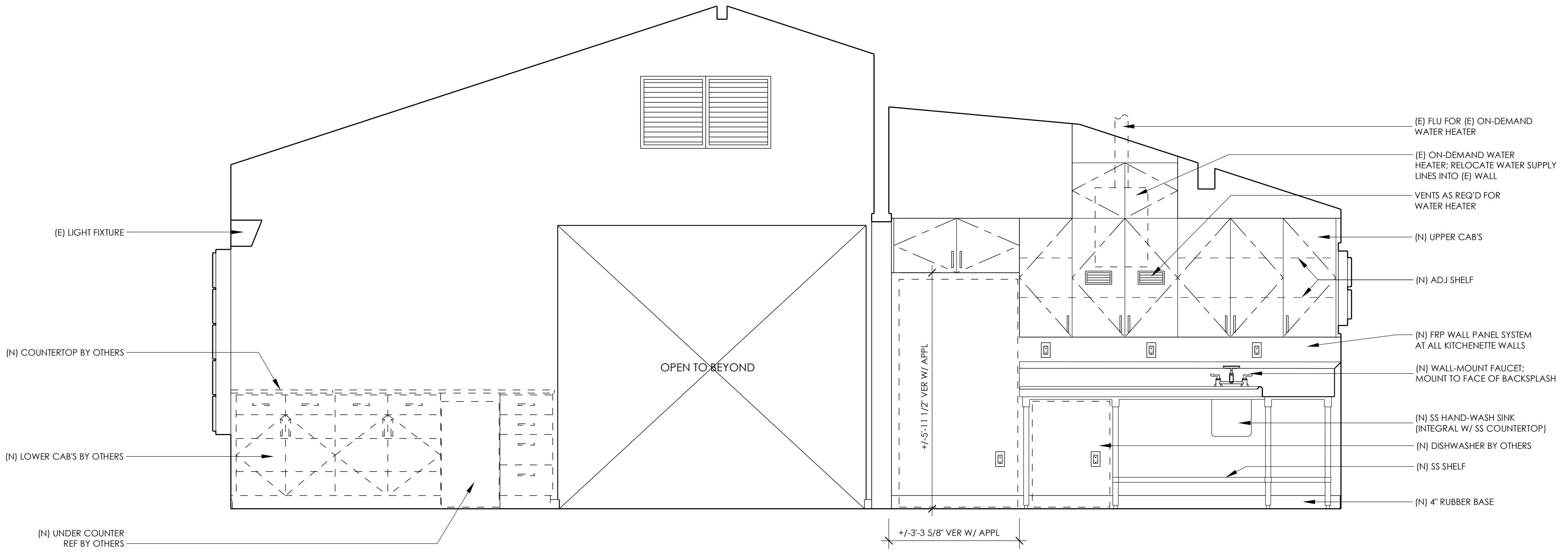
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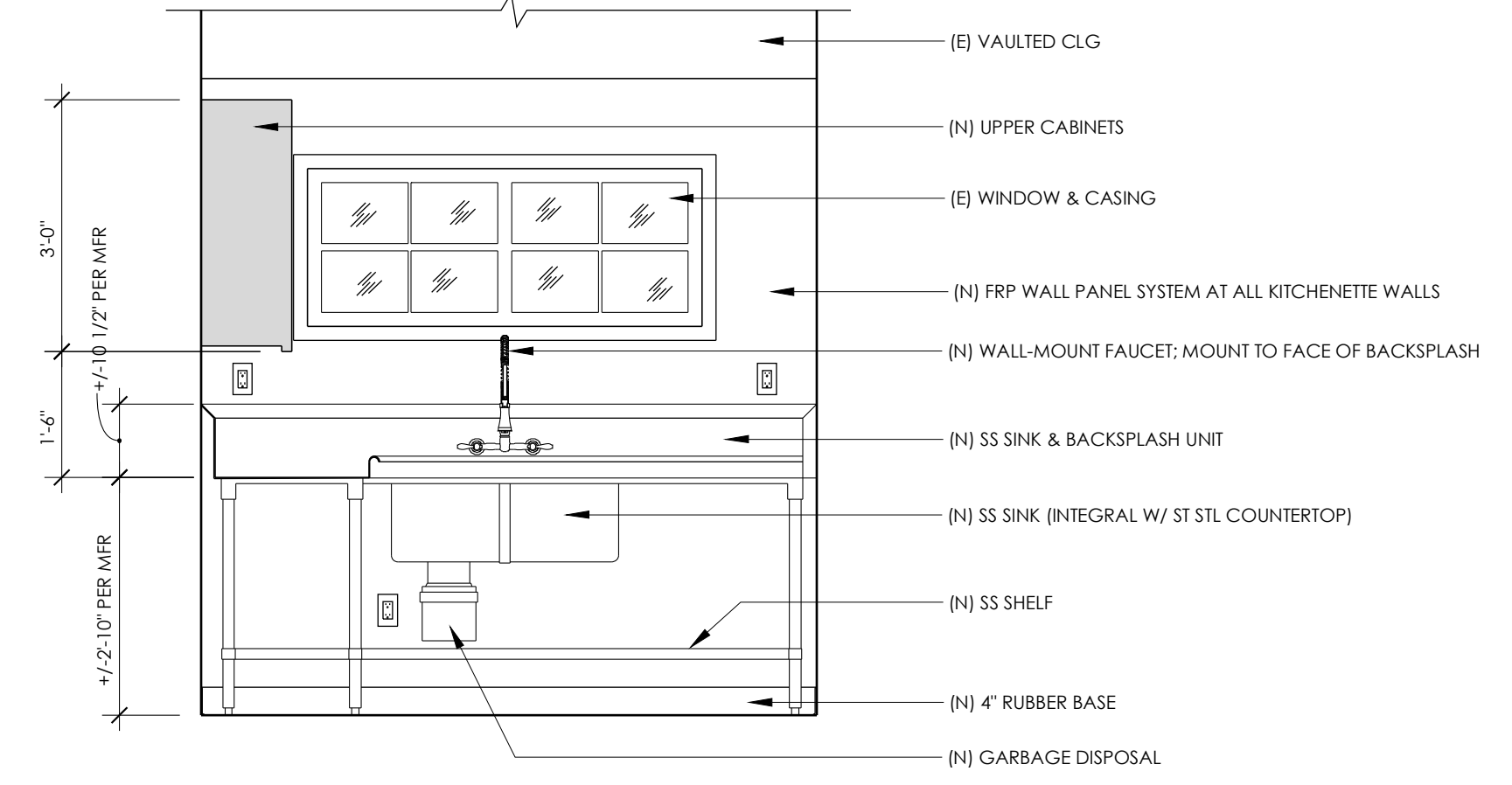
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DATE	REV	BY	DATE
10/28/23		WF	

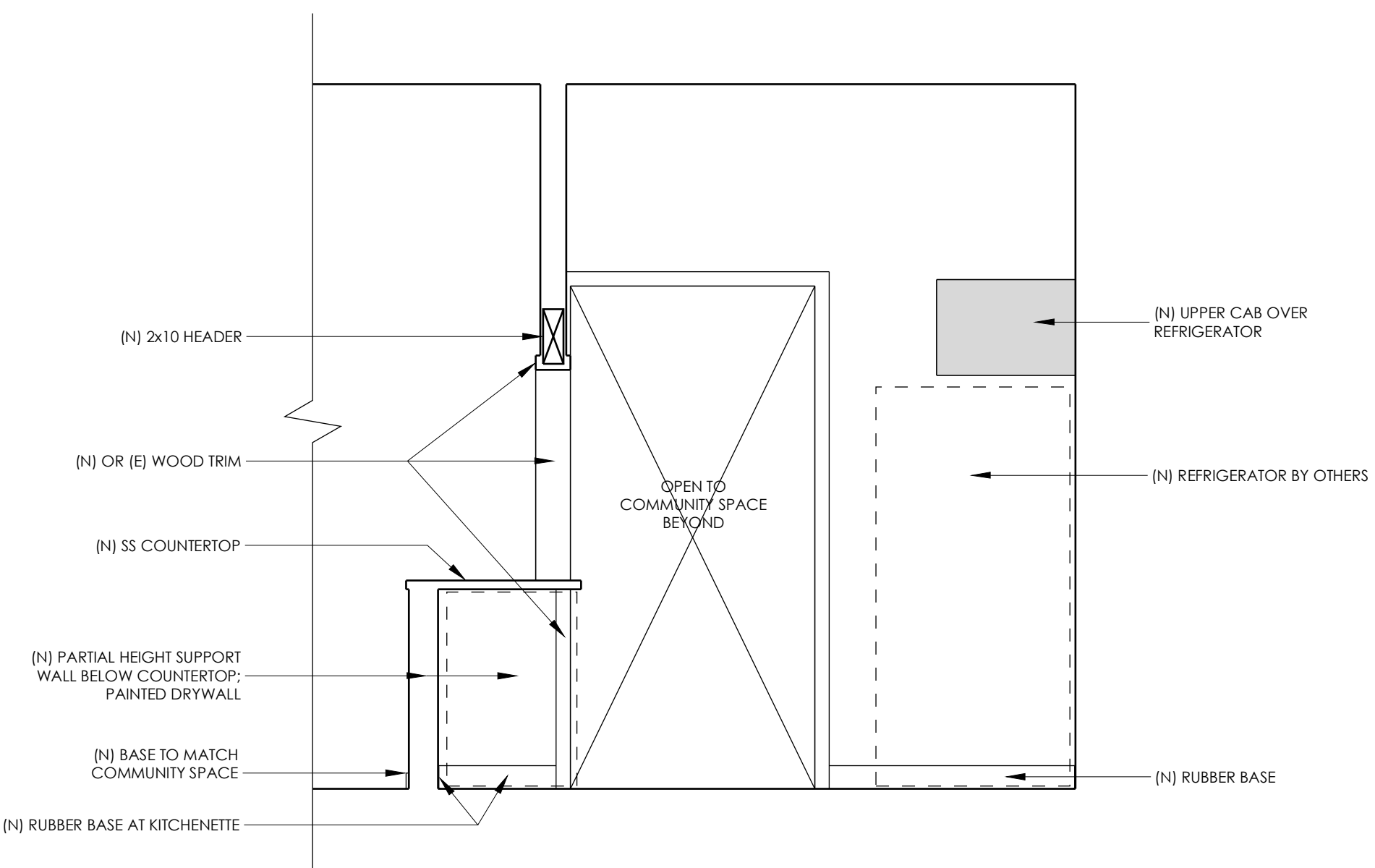
ISSUE: 10/28/23
 DRAWN BY: WF
 DRAWING: 10/28/23-34 SHEET
 1/A = 1'-0" ON 11 x 17 SHEET



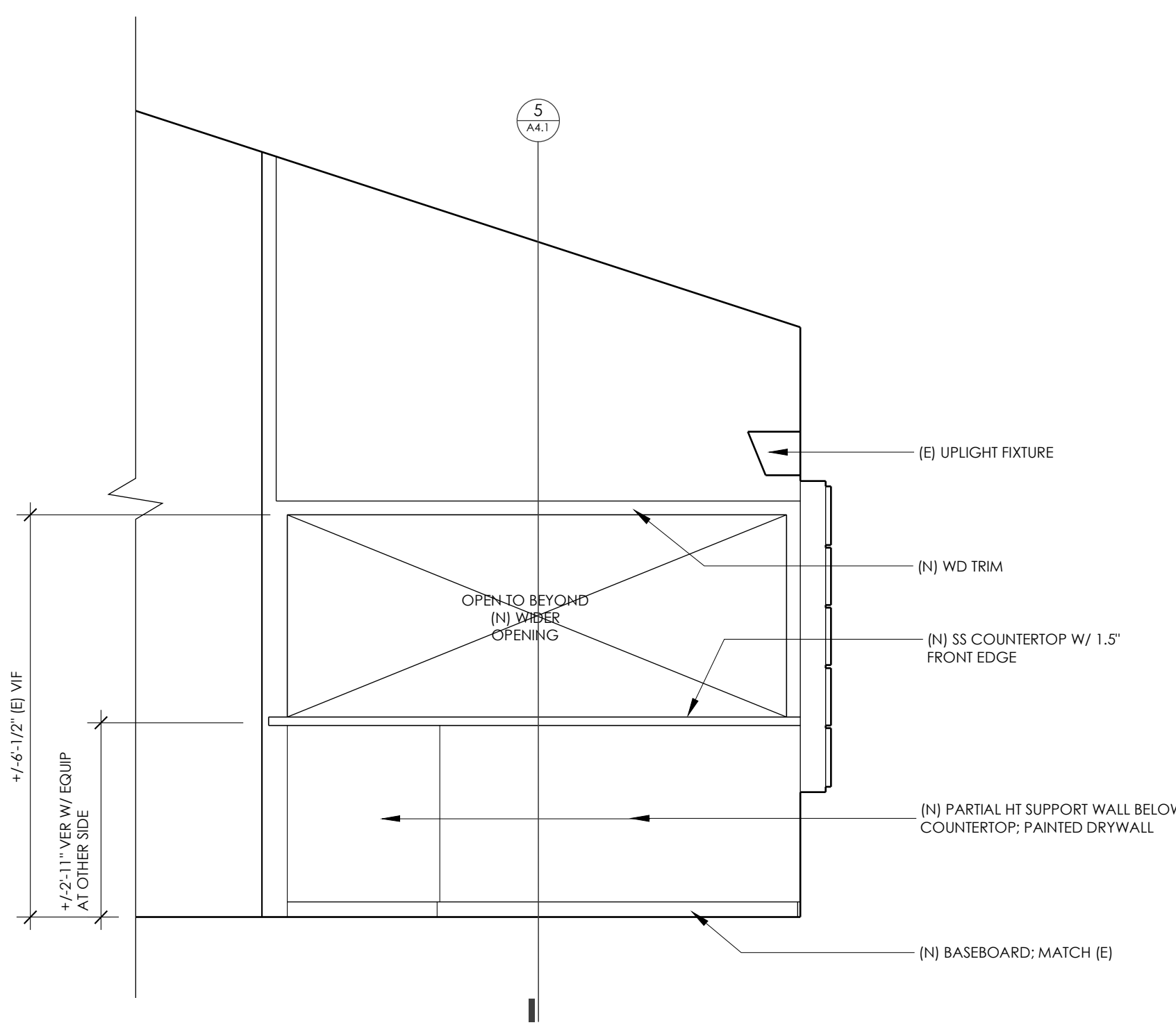
2 INTERIOR ELEVATION - WEST
 SCALE : 1/2" = 1'-0"



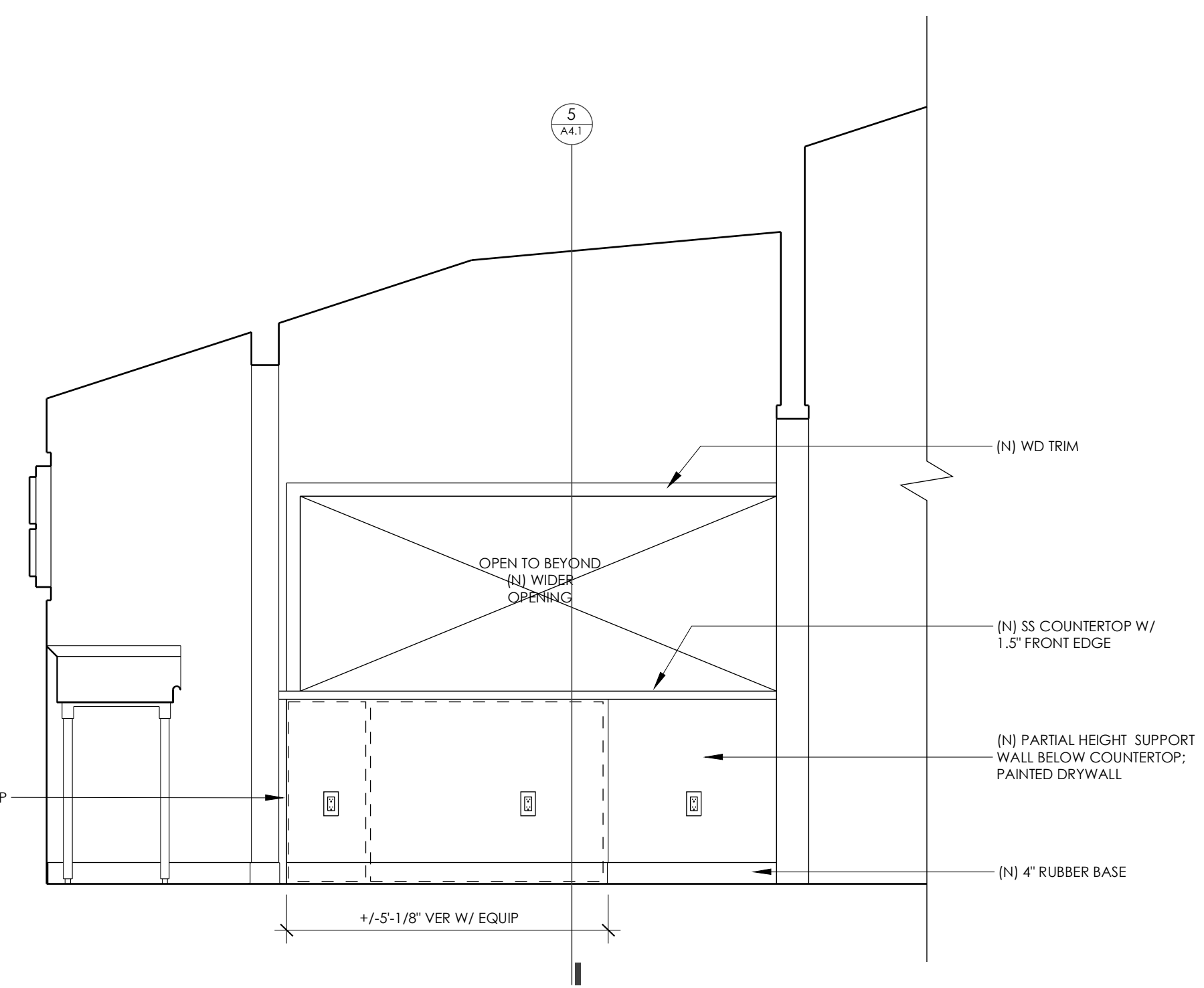
1 INTERIOR ELEVATION - NORTH
 SCALE : 1/2" = 1'-0"



5 INTERIOR ELEVATION - SOUTH
 SCALE : 1/2" = 1'-0"



4 INTERIOR ELEVATION - WEST (FROM COMMUNITY SPACE)
 SCALE : 1/2" = 1'-0"



3 INTERIOR ELEVATION - EAST
 SCALE : 1/2" = 1'-0"