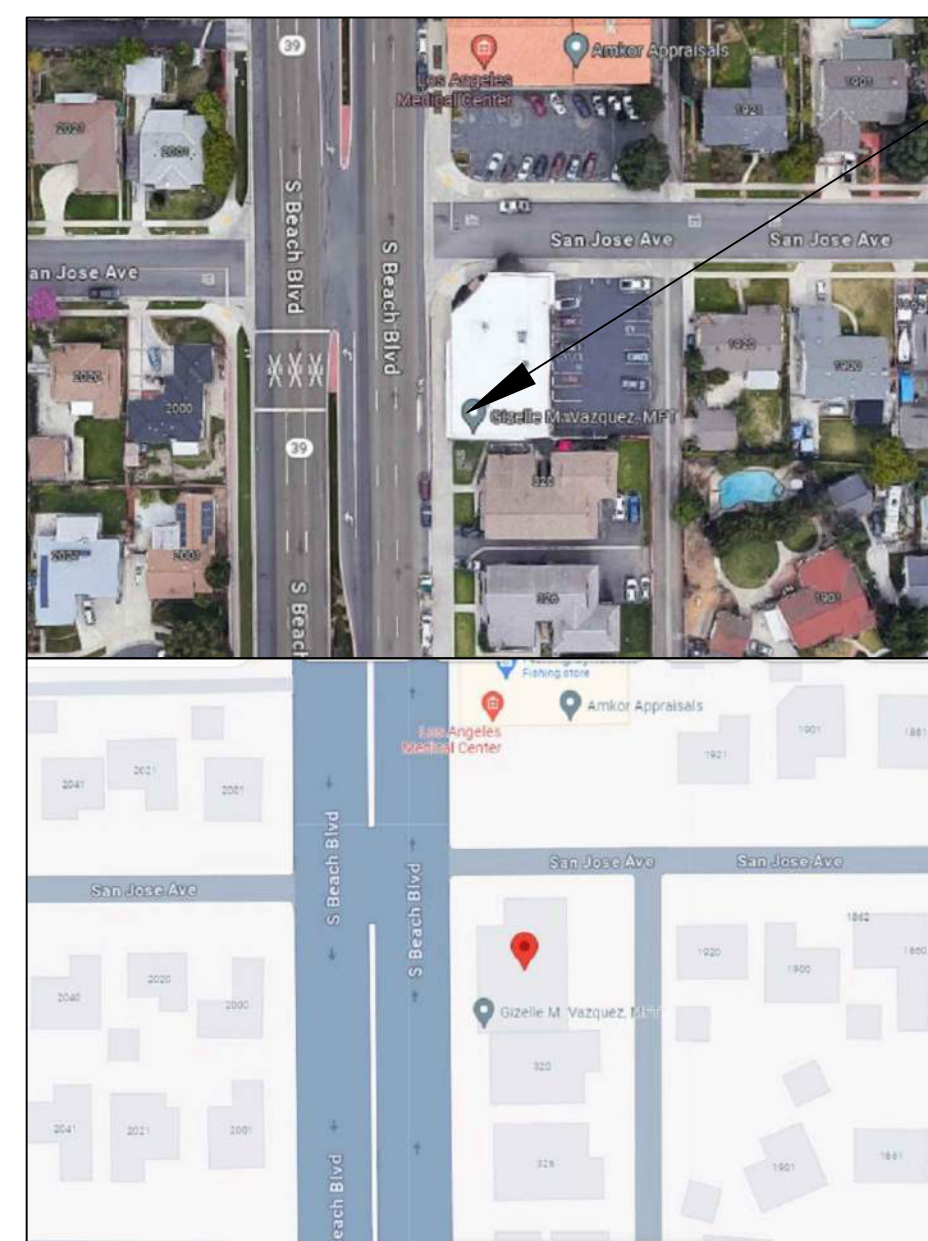


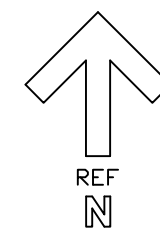
GENERAL NOTES:

1. WORK PERFORMED SHALL COMPLY WITH THE CURRENT APPLICABLE CODES. SEE TABLE:
 - 1.1. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
 - 1.2. STANDARD SPECIFICATIONS OF A.S.T.M.
 - 1.3. AMENDMENTS BY THE LOCAL JURISDICTION
2. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS. NOTES AND DIMENSIONS TAKES PRECEDENCE OVER SCALING OF THE DRAWING. EACH CONTRACTOR OR SUB-CONTRACTOR SHALL REPORT TO PROJECT OWNER AND ARCHITECT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK.
3. TYPICAL DETAILS AND SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT OTHERWISE SHOWN.
4. SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON PROJECT.
5. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OR ALLOWABLE FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE ARCHITECT IN WRITING FOR INTERPRETATION OR CLARIFICATION
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CALIFORNIA GREEN BUILDING STANDARDS (CGBS) SECTION 4.504.2
 - 6.1. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS
 - 6.2. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS
 - 6.3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED
 - 6.4. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS
 - 6.5. 80% OF FLOOR AREA CONTAINING RESILIENT FLOORING SHALL COMPLY WITH VOC EMISSION LIMITS PER THE COLLABORATIVE FOR HIGH-PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM
 - 6.6. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

VICINITY MAP



PROJECT LOCATION



300 S. Beach #A,B,C - T.I. FOR CHILD CARE

300 S. BEACH BLVD LA HABRA, CA 90631

PROPERTY INFORMATION

ADDRESS: 300 S BEACH BLVD LA HABRA, CA
 ZONE: R-4
 NUMBER OF STORIES: 1
 FIRE SPRINKLER: NO
 LEGAL DESCRIPTION: TR 3335 LOT 2 N 30 FT THEREOF (LOT 3)
 TYPE OF CONSTRUCTION: VB
 PREVIOUS OCCUPANCY: B
 PROPOSED OCCUPANCY : E
 Assessment No. 018-131-06
 Lot Number 2
 Legal Start Date 10/31/1957
 Doc. No. MM 101/27-29
 Map No. TR 3335
 LOT AREA: 12,560 SF
 BUILDING AREA: 5,628 SF

SCOPE OF WORK

1. COMBINE ROOMS BY REMOVING PARTITIONS TO MAKE (7) CLASS ROOMS FOR CHILD CARE.
2. CREATE A 1,600 SF PLAYGROUND AT THE PARKING LOT.
3. ADD 1 BATHROOM, REPLACE (2) URINALS WITH (2) TOILETS.
4. NO CHANGES OF MECHANICAL SYSTEM. ELECTRICAL WORK TO REPAIR ONLY. MEP PERMITS WILL BE PULLED SEPARATELY.

GOVERNING BUILDING CODES

2022 CBC, 2022 CPC, 2022 CEC, 2022 CMC
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 CITY OF LA HABRA CODE OF ORDINANCES
 CITY OF LA HABRA AMENDMENTS

CONTACT INFORMATION

OWNER
 Manoja Weerakoon
 manojaw01@gmail.com
 626-224-5259

ARCHITECT
JYL ARCHITECT
 2120 S. WATSON ST
 LA HABRA, CA 90631
 TEL: 562-665-6390
 JYLARCHITECT@GMAIL.COM

PLUMBING FIXTURE AND OCC.LOAD CALCULATION

OCCUPANT LOAD CALCULATION				PLUMBING FIXTURE CALCULATION cpc 422.1			
ROOM NAME	AREA (SF)	OCC. FACTOR	occ.load	E: Educational occupancy			
classroom 1	602	35	18	FOR STUDENT USE			
classroom 2	178	35	2	MALE		FEMALE	
classroom 3	443	35	13	WATERCLOSET	1 PER 50	1 PER 30	
classroom 4	212	35	6	URINAL	1 PER 100		
classroom 5	286	35	8	LAVATORY	1 per 40	1 per 40	
classroom 6	577	35	16				
classroom 7	107	35	3	PLUMBING FIXTURE BREAKDOWN			
PANTRY	46	150	1	REQ.	PROVIDED	REQ.	PROVIDED
OFFICE 1	83	150	1	WATERCLOSET	1	3	2
OFFICE 2	170	150	1	URINAL			3
LOBBY 1	240	15	16	LAVATORY	1	1	1
LOBBY 2	121	15	8				2
TOTAL			93				

PARKING

REQUIRED PARKING SPACES: 10
 PROVIDED PARKING SPACES: 10
 1 VAN ACCESSIBLE, 9 STANDARD

DRAWING INDEX

- CS- COVER SHEET
- A1- EXISTING SITE PLAN
- A2- PROPOSED SITE PLAN
- A3- EXISTING FLOOR PLAN
- A4- PROPOSED FLOOR PLAN
- A5- EXIT EGRESS PLAN
- A6- ACCESSIBILITY REFERENCE 1
- A6.1- ACCESSIBILITY REFERENCE 2

General Notes



JYL Architect
 ADU Specialist

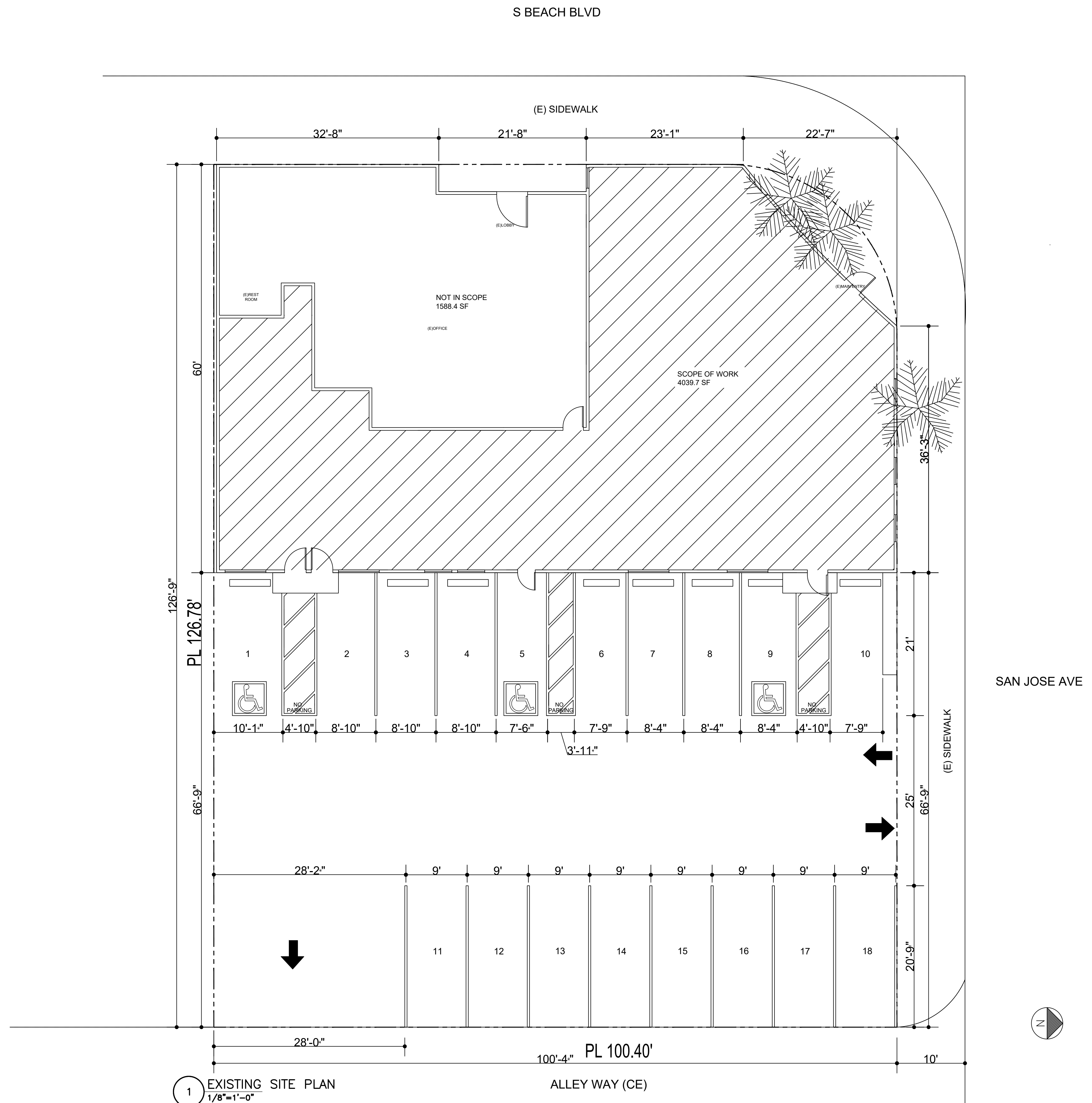


No.	Revision/Issue	Date

Firm Name and Address
JYL Architect
 2120 S Watson St.
 La Habra, CA 90631
 562-665-6390

Project Name and Address
 Weerakoon'S SCHOOL
 300 S Beach Blvd
 La Habra, CA
 90631

Project Weerakoon'S SCHOOL	Sheet CS
Date 7/11/2024	
Scale As Noted	



1 EXISTING SITE PLAN
1/8"=1'-0"

General Notes



JYL Architect
ADU Specialist



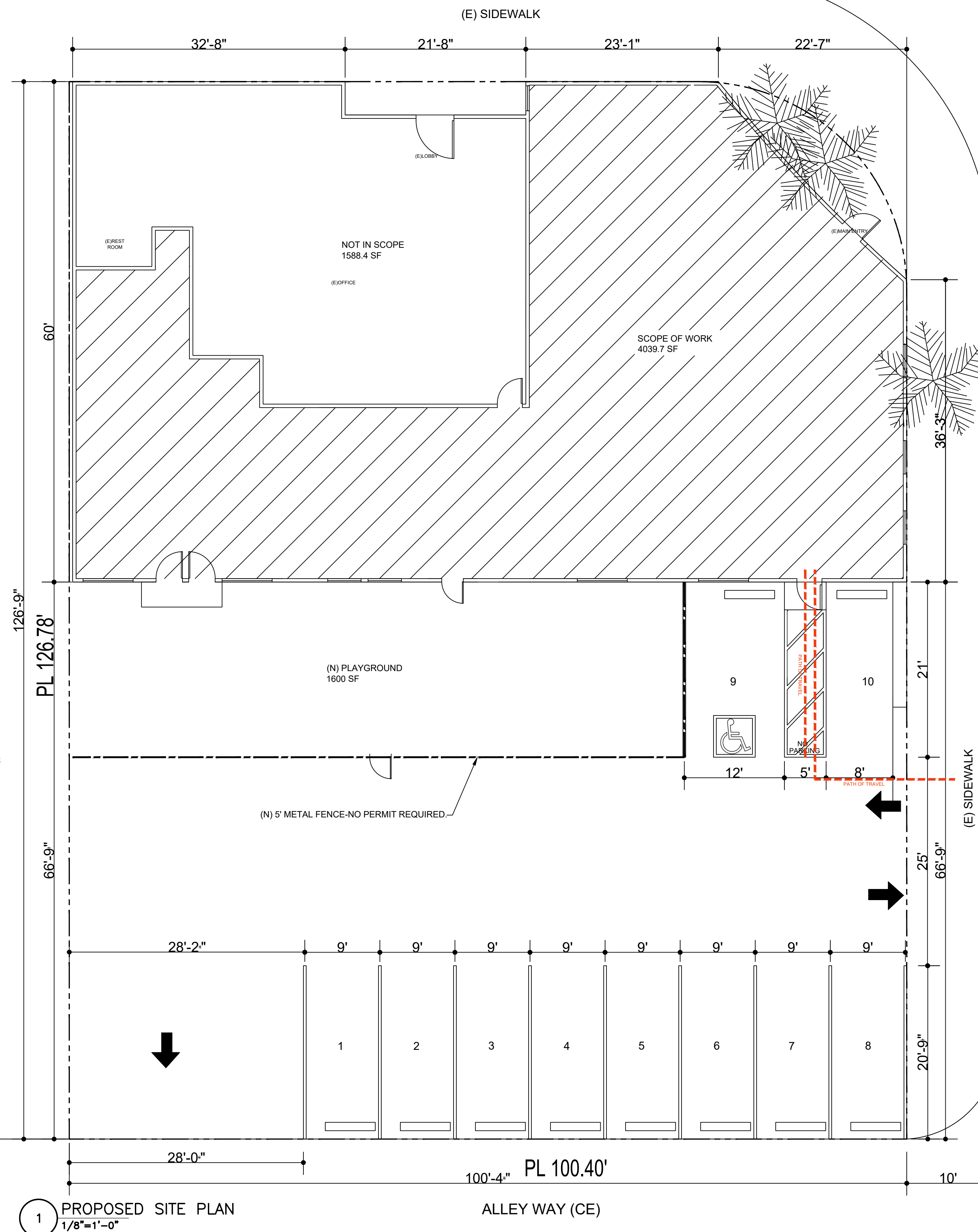
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 La Habra, Ca
 90631

Project Weerakoon's SCHOOL	Sheet A1
Date 7/11/2024	
Scale As Noted	

S BEACH BLVD

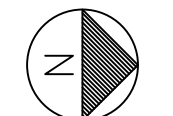


The Path of Travel (P.O.T) as verified by the project architect, is:

- A common barrier free accessible route from the public sidewalk and from the nearest disabled parking spaces through the primary entrance of the building to the specific area of alteration or addition and into the accessible toilets serving the alteration or addition,
- At least 48" wide without any abrupt vertical changes exceeding 1/2" beveled at 1:2 maximum slope, except that level changes do not exceed 1/4" vertical,
- The path surface is slip resistant, stable, firm and smooth,
- Passing spaces at least 60"x60" are located not more than 200' apart,
- Continuous gradients have 60" level areas not more than 400' apart,
- Cross slope does not exceed 2%,
- Slope in the direction of travel is less than 5% unless otherwise indicated as a ramp,
- Maintain POT free of overhanging obstructions to 80" minimum, protruding objects greater than 4" projection from wall or edge and 27" above finish grade

1 PROPOSED SITE PLAN
1/8"=1'-0"

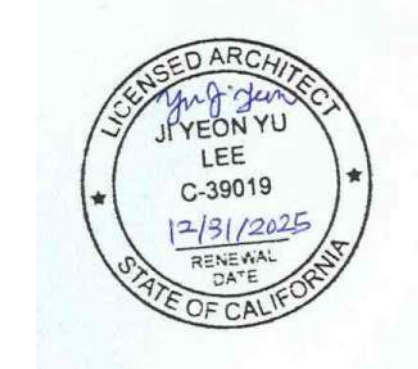
SAN JOSE AVE



General Notes



JYL Architect
ADU Specialist



No.	Revision/Issue	Date

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 La Habra, CA 90631
 562-665-6390

Project Name and Address
 Weerakoon's SCHOOL
 3000 S Beach Blvd
 La Habra, Ca
 90631

Project Weerakoon's SCHOOL	Sheet A2
Date 7/11/2024	
Scale As Noted	