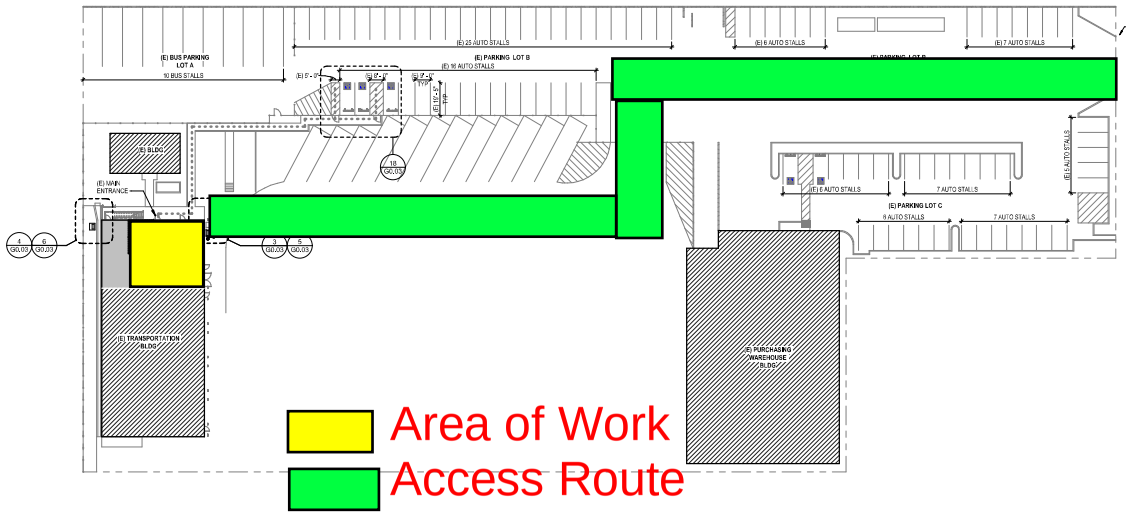
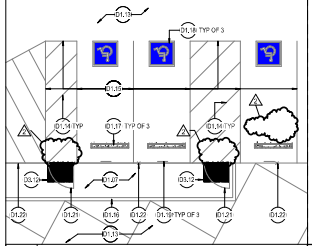
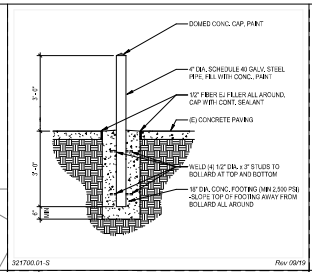


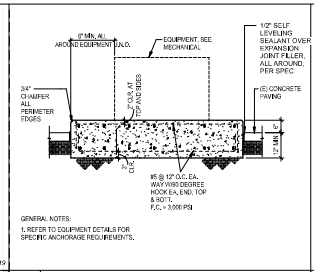
24 SITE PLAN
1" = 20'-0"



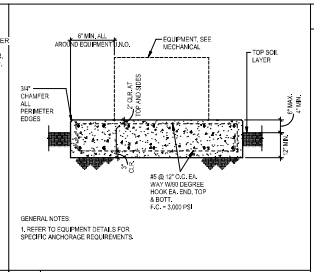
18 DEMOLITION ENLARGED SITE PLAN AREA
1/8" = 1'-0"



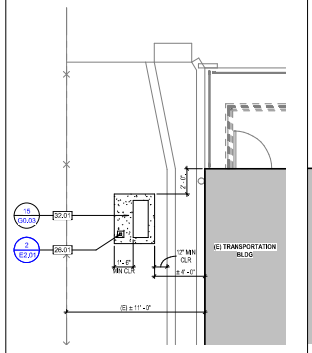
17 PIPE BOLLARD
1/2" = 1'-0"



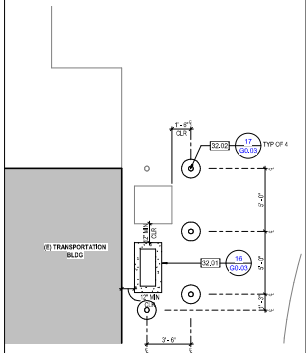
16 TYPICAL CONCRETE PAD @ C. PAVING
1/2" = 1'-0"



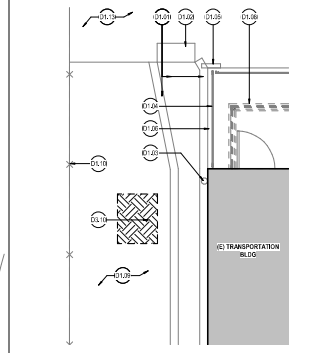
15 TYPICAL CONCRETE PAD @ SOIL LAYER
1/2" = 1'-0"



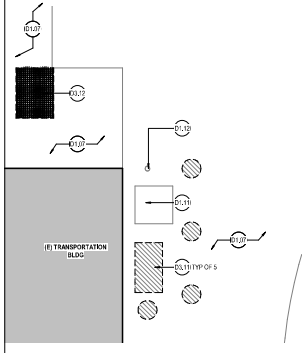
6 ENLARGED SITE PLAN AREA
1/4" = 1'-0"



5 ENLARGED SITE PLAN AREA
1/4" = 1'-0"



4 DEMOLITION ENLARGED SITE PLAN AREA
1/4" = 1'-0"



3 DEMOLITION ENLARGED SITE PLAN AREA
1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. THE DEMOLITION PLAN OUTLINES SOME OF THE SCOPE OF THE WORK INVOLVED FOR THE DEMOLITION PHASE OF THIS PROJECT. CONTRACTOR SHALL REVIEW ALL SHEETS FOR ADDITIONAL DEMO SCOPE.
2. CONTRACTOR SHALL VERIFY EXISTING SITE AND BUILDING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING DEMOLITION ACTIVITIES. CONTRACTOR SHALL NOT SCALE DRAWINGS. CONTRACTOR WILL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
3. AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUESTS FOR ADDITIONAL MONEY WILL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR.
4. CONTRACTOR WILL BE REQUIRED TO REPAIR, REPLACE, OR PATCH EXISTING BUILDINGS, DRIVEWAYS, SIDEWALKS, CANOPIES, AND/OR PARKING AREAS DISTURBED BY DEMOLITION.
5. CONTRACTOR WILL BE REQUIRED TO REGRADE AND HYDROMULCH AREAS AFFECTED BY DEMOLITION.
6. ALL FURNITURE WILL BE REMOVED OR RELOCATED BY THE OWNER AS NECESSARY PRIOR TO THE DEMOLITION WORK OF THIS PROJECT. CONTRACTOR SHALL COORDINATE WITH OWNER AS REQUIRED.
7. REMOVE EXISTING CONSTRUCTION TO THE EXTENT INDICATED ON THE DRAWINGS. SHOULD ANY DAMAGE OCCUR TO ANY EXISTING CONSTRUCTION TO REMAIN, THE CONTRACTOR SHALL REPAIR THE DAMAGE, TO MATCH EXISTING/ADJACENT CONSTRUCTION.
8. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES.
9. CONTRACTOR SHALL REMOVE DEBRIS REGULARLY AS NECESSARY TO ELIMINATE INTERFERENCE WITH ROADS, STREET, WALKS, AND ALL OTHER ADJACENT FACILITIES.
10. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF TEMPORARY DUST AND/OR SOUND PARTITION BETWEEN CONSTRUCTION AREA AND AREAS NOT IN SCOPE AS NECESSARY. DEMOLITION ACTIVITIES SHALL BE PERFORMED SO AS TO PRODUCE MINIMAL DISTURBANCE TO EXISTING FACILITY AND OCCUPANTS (I.E., MINIMIZE EXCESSIVE AND PROLONGED NOISE LEVELS AND DUST.)
11. NOTIFY THE BUILDING OWNER OF ANY MATERIALS, FIXTURES, ETC. TO BE REMOVED THAT ARE DEEMED SALVAGEABLE, TURN OVER ANY REQUESTED ITEMS TO THE BUILDING OWNER IN GOOD CONDITION.
12. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
13. MAINTAIN THE INTEGRITY OF ALL EXISTING RATED WALLS, FIRE SEAL ANY PENETRATIONS WITH U.L. APPROVED ASSEMBLY.
14. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, DETERMINE THE NATURE AND EXTENT OF THE CONFLICT AND NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
15. PROTECT EXISTING SITE IMPROVEMENTS AND LANDSCAPING TO REMAIN, INCLUDING BUT NOT LIMITED TO EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE, AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIAL OR EXCAVATED MATERIAL WITHIN DRIP LINES.
16. CONTRACTOR SHALL PROVIDE TRAFFIC HANDLING MEASURES AS NECESSARY TO PROTECT THE GENERAL PUBLIC AT ALL TIMES, AND AS REQUIRED BY GOVERNING AUTHORITIES.
17. DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.
18. WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICES BEFORE PROCEEDING WITH DEMOLITION.
19. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ELECTRIC, GAS, WATER, TELEPHONE, STORM SEWER, AND SANITARY SEWER FOR FIELD LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITY LINES, PRIOR TO COMMENCEMENT WITH ANY DEMOLITION WORK. CONTRACTOR SHALL IDENTIFY ALL ELECTRICAL CIRCUITS SERVICING THE AREA INVOLVED WITH THIS DEMOLITION. THOSE CIRCUITS SHALL THEN BE LOCKED OUT AND TAGGED OUT IF THEY DO NOT SERVICE ANY OF THE REMAINING BUILDING. THOSE CIRCUITS WHICH ARE IDENTIFIED TO SERVICE BOTH THE AREA TO BE DEMOLISHED AND THE REMAINING BUILDING SHALL BE SPLIT SO AS TO KILL ALL ELECTRICAL POWER TO THE AREA TO BE DEMOLISHED WHILE MAINTAINING POWER TO THE REMAINDER OF THE BUILDING.
20. CONTRACTOR TO RELOCATE UTILITIES & EQUIPMENT AS REQUIRED TO ACCOMMODATE NEW HVAC, ELECTRICAL & PLUMBING REQUIREMENTS FOR NEW RENOVATION WORK.
21. REFER TO MEPT DRAWINGS FOR DEMOLITION OF MEPT SYSTEMS. IDENTIFY WORK REQUIRED BY THE CONTRACTOR WHICH MAY AFFECT DEMOLITION AND/OR REPAIRS OF ARCHITECTURAL ELEMENTS. COORDINATE WITH RELATED SUBS THE EXTENT OF ALL DEMOLITION WORK.
22. PATCH FLOORS, WALLS CEILINGS WHICH REMAIN AT LOCATIONS WHERE PIPES, CONDUITS, ETC. ARE REMOVED AS REQUIRED TO MATCH EXISTING CONDITIONS OR TO RECEIVE NEW FINISHES.
23. WHERE EXISTING FINISH FLOOR IS REMOVED, PREPARE SURFACE TO RECEIVE NEW FLOORING
24. NOTIFY ARCHITECT & OWNER OF ANY POSSIBLE ASBESTOS CONTAINING MATERIALS DISCOVERED BEFORE PROCEEDING WITH WORK. PROTECT INTERIOR CONSTRUCTION TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
25. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING WORK.
26. CONTRACTOR TO PROVIDE ALL NECESSARY SHORING FOR PROTECTION OF EXISTING STRUCTURE AND FOUNDATION TO REMAIN.
27. ALL DASHED LINES ARE DEMOLITION LINES UNLESS NOTED OTHERWISE (U.N.O.)

SITE PLAN KEYED NOTES

#	Description
02.01	(E) TOW AWAY SIGN
26.01	NON-FUSIBLE DISCONNECT SWITCH ON UNISTRUT SUPPORT, SEE ELECTRICAL DRAWINGS
32.01	4" H, HOUSEKEEPING PAD, SEE ELECTRICAL & MECHANICAL DRAWINGS
32.02	PIPE BOLLARDS WITH CONCRETE FOOTING

DEMOLITION KEYED NOTES

#	Description
D1.01	(E) CONCRETE GUTTER, PROTECT IN PLACE
D1.02	(E) CATCH BASIN, PROTECT IN PLACE
D1.03	(E) DOWNSPOUT, PROTECT IN PLACE
D1.04	(E) HANDRAIL, PROTECT IN PLACE
D1.05	(E) SURFACE MOUNT JUNCTION BOX, PROTECT IN PLACE
D1.06	(E) CONCRETE PLATFORM, PROTECT IN PLACE
D1.07	(E) CONCRETE PAVING, PROTECT IN PLACE
D1.08	(E) LINE OF STAIRS WITH HANDRAIL OVERHANG, PROTECT IN PLACE
D1.09	(E) LANDSCAPE, PROTECT IN PLACE
D1.10	(E) CHAIN LINK FENCE WITH CONCRETE FOOTINGS, PROTECT IN PLACE
D1.11	(E) CONDENSING UNIT OVER HOUSEKEEPING PAD, PROTECT IN PLACE
D1.12	(E) BOLLARD WITH CONCRETE FOOTING, PROTECT IN PLACE
D1.13	(E) ASPHALT PAVING, PROTECT IN PLACE
D1.14	(E) 4" WIDE WHITE STRIPES, PROTECT IN PLACE
D1.15	(E) 4" WIDE BLUE STRIPES, PROTECT IN PLACE
D1.16	(E) CONCRETE CURB, PROTECT IN PLACE
D1.17	(E) PRECAST CONCRETE WHEEL STOPS, PROTECT IN PLACE
D1.18	(E) ISA SIGNAGE, PROTECT IN PLACE
D1.19	(E) ACCESSIBLE PARKING SIGNAGE
D1.21	(E) SERVICE CHAIN LINK GATE, PROTECT IN PLACE
D1.22	(E) CHAIN LINK FENCE, PROTECT IN PLACE
D3.10	PORTION OF (E) LANDSCAPE AREA TO BE REMOVED IN ITS ENTIRETY
D3.11	PORTION OF (E) CONCRETE PAVING TO BE REMOVED IN ITS ENTIRETY
D3.12	(E) TRUNCATED DOMES TO BE REMOVED IN IT'S ENTIRETY, PATCH AND REPAIR (E) FINISHES AS REQUIRED

SITE PLAN LEGEND

- PATH OF TRAVEL
- (E) PROPERTY LINE
- (E) CHAIN LINK FENCE TO REMAIN
- (E) BUILDING NOT IN SCOPE
- (E) BUILDING AREA OF WORK
- TOILET ROOMS NOT IN SCOPE W = WOMENS M = MENS
- (E) LANDSCAPE / PLANTER AREA TO BE REMOVED
- DEMOLITION AREA OF WORK
- 00.00 CONSTRUCTION KEY NOTE
- (00.00) DEMOLITION KEY NOTE

PARKING CALCULATION

(E) PARKING LOT A (BUS):

	PROVIDED	REQUIRED
STALLS	10	

(E) PARKING LOT B :

	PROVIDED	REQUIRED
STANDARD STALLS	51	
ACCESSIBLE STALLS	03	03
• STANDARD	02	
• VAN	01	
TOTAL P-LOT STALLS	54	

(E) PARKING LOT C :

	PROVIDED	REQUIRED
STANDARD STALLS	29	
ACCESSIBLE STALLS	02	02
• STANDARD	01	
• VAN	01	
TOTAL P-LOT STALLS	31	

PATH OF TRAVEL STATEMENT

"DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:
THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS, AS PART OF THE DESIGN OF THIS PROJECT. THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE **ITEMS SHALL BE BROUGHT INTO COMPLIANCE** WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

THE STATEMENT INDICATES THAT THE ITEMS NOT IDENTIFIED AND NOT IN COMPLIANCE SHALL BE BROUGHT INTO COMPLIANCE BY MEANS OF CONSTRUCTION CHANGE DOCUMENTS. **IT DOES NOT MEAN AN UNREASONABLE HARDSHIP CAN BE SUBMITTED IN LIEU OF COMPLIANCE.**

"ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLANS IS A BARRIER-FREE ACCESS ROUTE WITHOUT ABRUPT LEVEL CHANGES EXCEEDING ½" IF BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAXIMUM AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP-RESISTANT, CROSS-SLOPE SHALL NOT BE STEEPER THAN 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT BE STEEPER THAN 1:20. ACCESSIBLE PART OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND FREE OF OBJECTS PROTRUDING MORE THAN 4" FROM THE WALL ABOVE 27" AND LESS THAN 80" ABOVE THE FLOOR. ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL."

PBK

ARCHITECT: PBK Architects, Inc.
RANCHO CUCAMONGA
9165 Rochester Avenue, Suite 100
Rancho Cucamonga
California 91730
P 909-987-0909
PBK.com

B202301766

City of Ontario Building Department
APPROVED & REVISED
NOW CODE COMPLIANT
This approval does not imply approval of items which shall not be construed to permit or approve any violation of the applicable codes in existence.
Date: 01/10/2023 1:34:17 PM

REVIEWED
FOR
CODE COMPLIANCE
Dec 15, 2023
BPR CONSULTING GROUP

TRANSPORTATION CENTER

PROJECT ADDRESS:
9442 South Etiwanda Ave
Ontario, CA 91761

CitySubmittal - Registration #B202301766

ONTARIO-MONTCLAIR SCHOOL DISTRICT

KEY PLAN
NORTH PLAN TRUE

Consultant

Architect
LICENSED ARCHITECT
Kyle Ng
No. C-31162
REN. 08-31-2025
STATE OF CALIFORNIA

CLIENT
ONTARIO - MONTCLAIR SCHOOL DISTRICT

DATE	PROJECT NUMBER
3/3/23	220316

REVISIONS

No.	Description	Date
1	CITY BACK CHECK	10/2023
2	CITY BACK CHECK	12/2023

CitySubmittal - Registration #B202301766

OVERAL SITE PLAN, ENLARGED SITE PLAN, DEMO. SITE PLAN & MISC. DETAILS

G0.03