

PROPOSED 1ST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



- ### KEYED NOTES
- LOCATION OF FIRE EXTINGUISHER (TYPICAL AS SHOWN)
 - PROVIDE ABOVE DOOR SIGN LEGEND STATING - "DOOR TO REMAIN UNLOCKED WHILE BUILDING IS OCCUPIED"
 - OCCUPANT LOAD SIGN TO BE POSTED IN A CONSPICUOUS PLACE NEAR ALL MAIN ENTRANCES (CBC 1008.1.9)
 - COUNTER SURFACE TO BE MAXIMUM 34" ABOVE FINISH FLOOR
 - INSTALL MINIMUM 2" AND MAXIMUM 4" CONTRASTING STRIPE AT FIRST AND LAST STEP OF STAIR RUN @ INTERIOR STAIRWAY CONTRASTING STRIPE TO BE INSTALLED 1" OFF EDGE
 - HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS OF FINISH SURFACE, SHALL BE UNIFORM AND UNINTERRUPTED NOT LESS THAN 34" AND NOT MORE THAN 38". 2022 CBC SECTION 1014
 - EXISTING STRUCTURAL COLUMNS TO REMAIN (PROTECT IN PLACE DURING CONSTRUCTION)
 - LOCATION OF BUILDING FIRE RISER
 - EXISTING HI-LO DRINKING FOUNTAIN LOCATION.
 - PROPOSED HI-LO DRINKING FOUNTAIN LOCATION.
 - LOCATION OF EXISTING MAIN ELECTRICAL SERVICE
 - DASHED LINE INDICATES AREA OF EXISTING 1 HR. FIRE WALL
 - EXISTING RESTROOM PARTITIONS TO REMAIN
 - EXISTING ELECTRICAL SUB PANEL
 - 30x48 CLEAR FLOOR AREA PER CBC 11B-305.3
 - W/ TOE CLEARANCE PER 11B-306 AT FORWARD APPROACH
 - EXISTING ELECTRICAL TRANSFORMER

WALL LEGEND

SYMBOL	DESCRIPTION
(Solid line)	EXISTING 2X STUD WALL @ 6" O.C.
(Dashed line)	EXISTING CONCRETE TILT UP WALL
(Thick solid line)	PROPOSED 2X FRAMED WALL
(Circle with cross)	LOCATION OF REQUIRED 1 HR. FIRE WALL

WATER EFFICIENCY SCHD.

NEW PLUMBING FIXTURES AND FITTINGS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATES SPECIFIED IN SECTION 5.303.3. SEE SHEETS T-2 - T-4 FOR GRN SHEETS.

FIXTURE NAME	FLOW RATE
SHOWER HEAD FIXTURE	2.0 GPM @ 90 PSI
KITCHEN FAUCET	1.8 GPM @ 60 PSI
LAVATORY	0.5 GPM @ 60 PSI
WATER CLOSET	1.28 GAL. / FLUSH
UTILITY FAUCET	1.5 GPM @ 60 PSI

WATER EFFICIENCY SECTION 5.303 OF CALIFORNIA GREEN CODE

ILLUMINATED EXITING SIGNS

EXITS SIGNS SHALL BE ILLUMINATED AT ALL TIMES. INSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS, THE SIGN SHALL BE CONNECTED TO A STORAGE (BACK-UP) BATTERY, UNIT EQUIPMENT OR AN ON-SITE BACK-UP POWER GENERATOR.

FINISH SCHEDULE

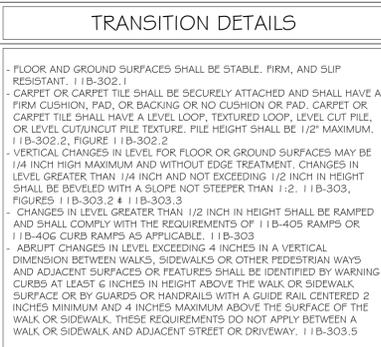
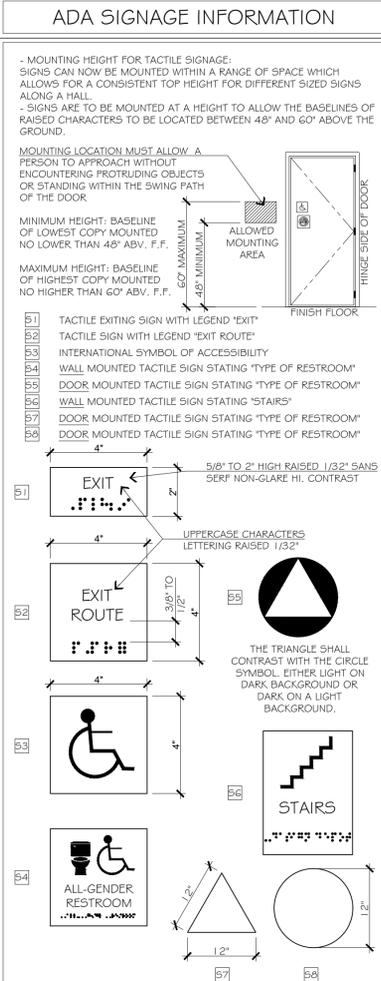
#	BASE	FINISH	REMARKS
[W1]	GYP. BOARD	(2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ BY: SHERWIN WILLIAMS OR EQUAL	1-HR FIRE RATED ASSEMBLY @ CORRIDORS
[W2]	F.R.P. PANEL	MOISTURE RESISTANT FRP WALL PANEL, COLOR: WHITE	TEXTURE: SMOOTH & WASHABLE SURFACE
[W3]	CERAMIC TILE	3/16" CERAMIC TILE BY: EMSEER TILE, SERIES: CHOICE, COLOR: WHITE	TEXTURE: SMOOTH & WASHABLE SURFACE
[W4]	CERAMIC COVING BASE	3/8" MIN. COVING FLOORING BASE BOARD, COLOR: TO MATCH WALL FINISH	1/16" GROUT JOINT RECOMMENDATION
[W5]	COVE BASE	3/8" MIN. RADIUS, 6" MIN. HI. COVING FLOORING BASE BOARD	EXISTING TO REMAIN WHERE POSSIBLE PROPOSED TO MATCH EX.

#	BASE	FINISH	REMARKS
[F1]	CARPET	LOW PILE, BERBER, NYLON CARPET OWNER TO SPECIFY MANUFACTURER AND COLOR	EXISTING TO REMAIN IF PRESENT
[F2]	LAMINATED FLOORING	LAMINATED TILE OWNER TO SPECIFY MANUFACTURER AND COLOR	EXISTING TO REMAIN IF PRESENT
[F3]	CERAMIC TILE	24" SQ. CERAMIC TILE OWNER TO SPECIFY MANUFACTURER AND COLOR	3/16" GROUT JOINT RECOMMENDATION EXISTING TO REMAIN IF PRESENT
[F4]	EXISTING LAMINATE	EXISTING LAMINATE FLOORING TO REMAIN	3/16" GROUT JOINT RECOMMENDATION EXISTING TO REMAIN IF PRESENT
[F5]	EXISTING EXPOSED CONG.	EXISTING EXPOSED CONCRETE FLOOR TO REMAIN	REPAIR AND SEAL AS NECESSARY

#	BASE	FINISH	REMARKS
[C1]	GYP. BOARD	(2) LAYERS OF ENAMEL PAINT, COLOR: _____ CODE: _____ BY: SHERWIN WILLIAMS OR EQUAL	TEXTURE: _____
[C2]	LAY-IN "T" BAR	2'x4" LAY-IN ACOUSTIC PANEL	SEE SHEET A-G.1 FOR SPECIFICATIONS
[C3]	EXISTING CEILING TO REMAIN	EXISTING PAINTED GYPSUM BOARD CEILING	EXISTING TO REMAIN WHERE POSSIBLE
[C4]	EXISTING EXPOSED STRUCTURE	EXISTING STRUCTURE TO BE EXPOSED, PAINTED BLACK	PROVIDE SKIRM PAPER AS NECESSARY

FINISH NOTES:

- ALL MATERIAL USED AS INTERIOR TRIM SHALL HAVE A MINIMUM CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX SHALL NOT EXCEED 100.
- OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED.
- CURTAINS, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA TO WHICH SUCH MATERIALS AREA ATTACHED.



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EXP. 9-30-25
STATE OF CALIFORNIA

PROJECT NUMBER: R02007
DRAWN BY: AWC
CHECKED BY: JHJ
DATE: 3/18/2024
REVISION:
SHEET IDENTIFIER: A-1.1
SHEET 10 OF

COMMERCIAL TENANT IMPROVEMENT FOR
SPRINGS CHARTER SCHOOL
2115 COMPTON AVE.
CORONA, CA 92881

PROPOSED 1ST LEVEL FLOOR PLAN

PROJECT TITLE

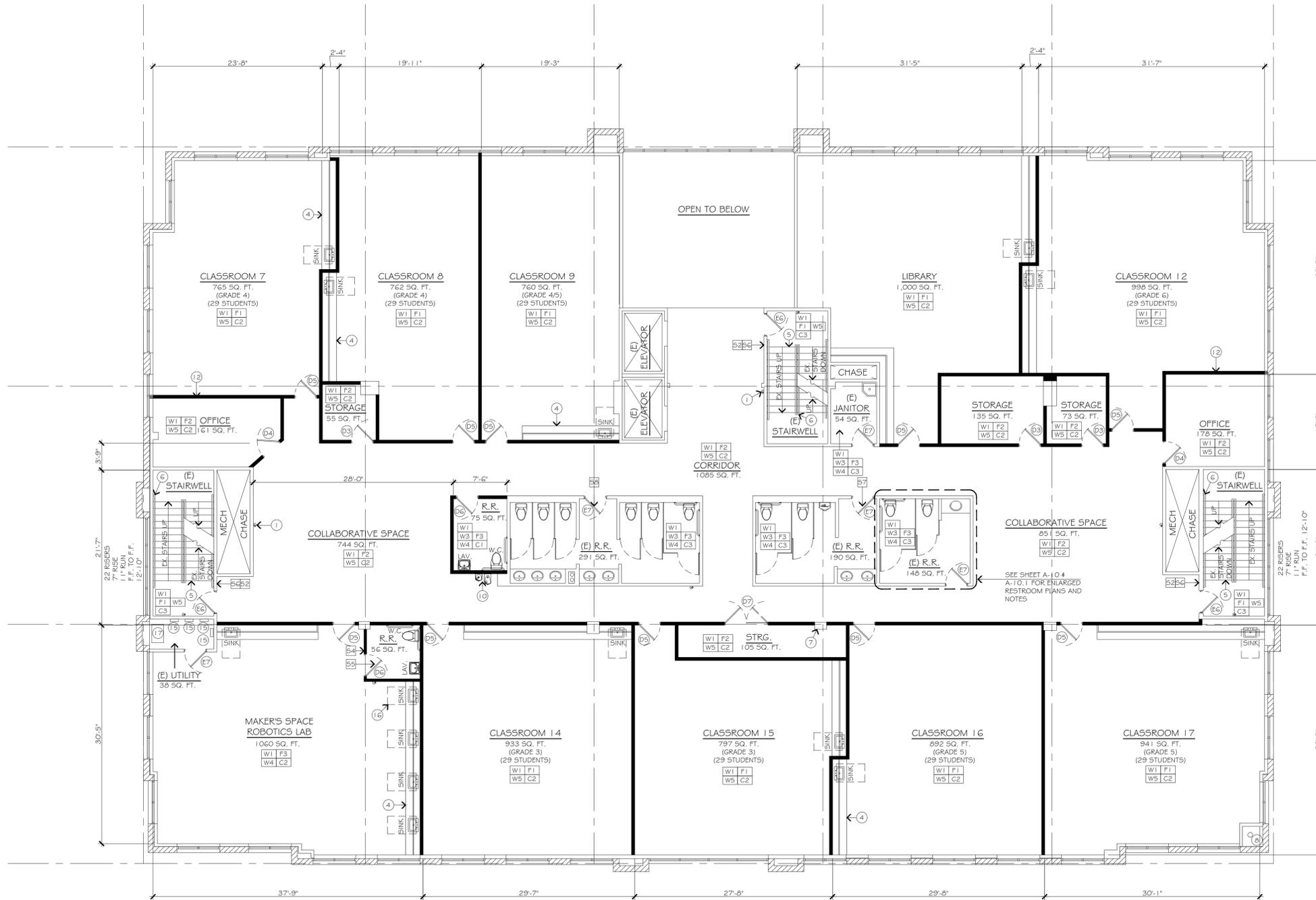
SHEET DESCRIPTION

REV. BY: DATE

REV. BY	DATE	DESCRIPTION
1	12-6-2022	AWC

PREPARED BY: JOHN H. JOHNSON
DATE: 3/18/2024

EXHIBIT 9



PROPOSED 2ND LEVEL FLOOR PLAN

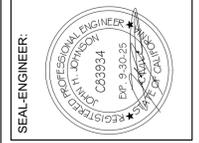
SCALE: 1/8" = 1'-0"



WALL LEGEND	
SYMBOL	DESCRIPTION
	EXISTING 2X STUD WALL @ 16' O.C.
	EXISTING CONCRETE TILT UP WALL
	PROPOSED 2X FRAMED WALL
	LOCATION OF REQUIRED 1 HR. FIRE WALL

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 R.C.E. NO. 83934
 DATE 3/18/2024

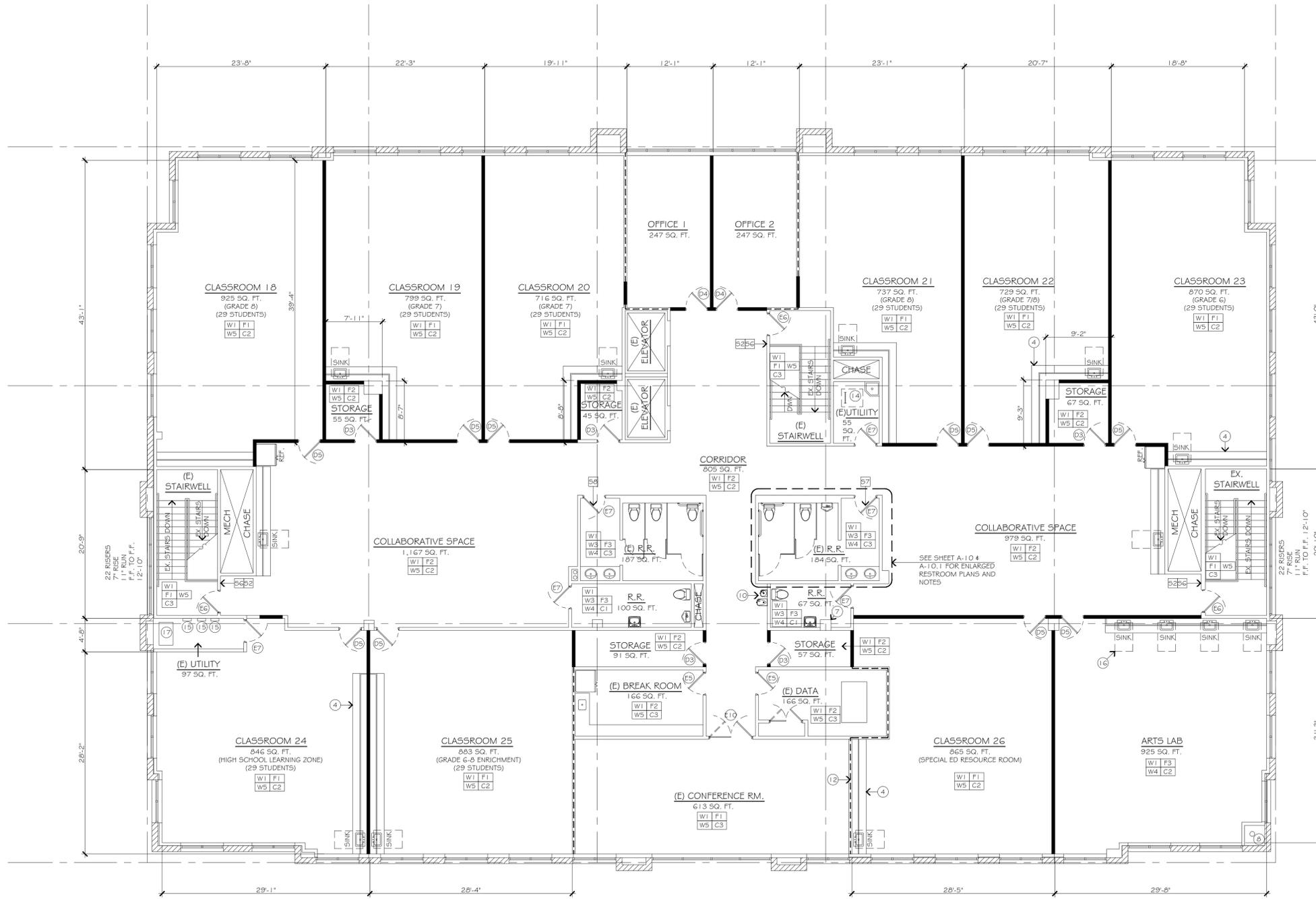


COMMERCIAL TENANT IMPROVEMENT FOR
SPRINGS CHARTER SCHOOL
 2115 COMPTON AVE.
 CORONA, CA 92881

PROJECT TITLE: COMMERCIAL TENANT IMPROVEMENT FOR SPRINGS CHARTER SCHOOL
 SHEET DESCRIPTION: PROPOSED 2ND LEVEL FLOOR PLAN

REV BY	DATE	DESCRIPTION
1	12-6-2022	DPR2022-0028

PROJECT NUMBER	R02007
DRAWN BY	AWC
CHECKED BY	JHJ
DATE	3/18/2024
REVISION	
SHEET IDENTIFIER	A-2.1
SHEET	12 OF



PROPOSED 3RD LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



DOOR SCHEDULE

#	SIZE	THK.	QTY.	TYPE	REMARKS
EXISTING DOORS					
(1)	6'-0" x 7'-0"	1-3/4"	2	S.F.	EXISTING DOUBLE 36" DOOR - SELF CLOSING - NO LATCHING DEVICE PRESENT - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
(2)	3'-0" x 7'-0"	1-3/4"	2	H.C.M.	EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
(3)	3'-0" x 7'-0"	1-3/4"	2	S.F.	EXISTING 36" DOOR - SELF CLOSING - NO LATCHING DEVICE PRESENT - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
(4)	4'-0" x 7'-0"	1-3/4"	1	H.C.M.	EXISTING 48" DOOR - SELF CLOSING - NO LATCHING DEVICE PRESENT - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
(5)	3'-0" x 7'-0"	1-3/4"	5	S.C.S.	EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
(6)	3'-0" x 7'-0"	1-3/4"	7	S.C.S.	EXISTING 36" DOOR - SELF CLOSING - W/ PANIC HARDWARE - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - 20 MIN FIRE RATED
(7)	3'-0" x 7'-0"	1-3/4"	21	S.C.S.	EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
(8)	3'-0" x 7'-0"	1-3/4"	1	S.F.	EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
(9)	3'-0" x 7'-0"	1-3/4"	1	S.C.S.	EXISTING 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - 20 MIN FIRE RATED
(10)	6'-0" x 7'-0"	1-3/4"	1	S.C.S.	EXISTING DOUBLE 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
PROPOSED DOORS					
(11)	6'-0" x 7'-0"	1-3/4"	2	H.C.M.	DBL. 36" DOOR - SELF CLOSING - PROVIDE PANIC HARDWARE - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - 20 MIN FIRE RATED
(12)	6'-0" x 7'-0"	1-3/4"	2	S.F.	DBL. 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
(13)	3'-0" x 7'-0"	1-3/4"	15	H.C.M.	36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - PROVIDED SIGNAGE AS NECESSARY
(14)	3'-0" x 7'-0"	1-3/4"	5	H.C.M.	36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE - 20 MIN. RATED
(15)	3'-0" x 7'-0"	1-3/4"	25	H.C.M.	36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE
(16)	3'-0" x 7'-0"	1-3/4"	7	H.C.M.	36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE W/ KICK PLATE
(17)	6'-0" x 7'-0"	1-3/4"	1	H.C.M.	DBL. 36" DOOR - SELF CLOSING - NO SPECIAL KNOWLEDGE REQ. TO OPERATE

NOTES:
 - ALL HARDWARE TO BE NICKEL PLATED W/ SATIN FINISH U.N.O.
 - ALL HOLLOW CORE METAL FRAMES BY: TIMLEY OR EQUAL
 - ALL STORE FRONT HARDWARE BY: PASCO OR EQUAL
 - PANIC BAR HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 3051UL 10C AND HAVE A MAXIMUM UNLATCHING FORCE THAT SHALL NOT EXCEED 15#
 A READILY VISIBLE DURABLE SIGN SHALL BE POSTED ON THE EGRESS SIDE OF THE MAIN ENTRANCE DOUBLE DOORS STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND

DOOR HARDWARE NOTES

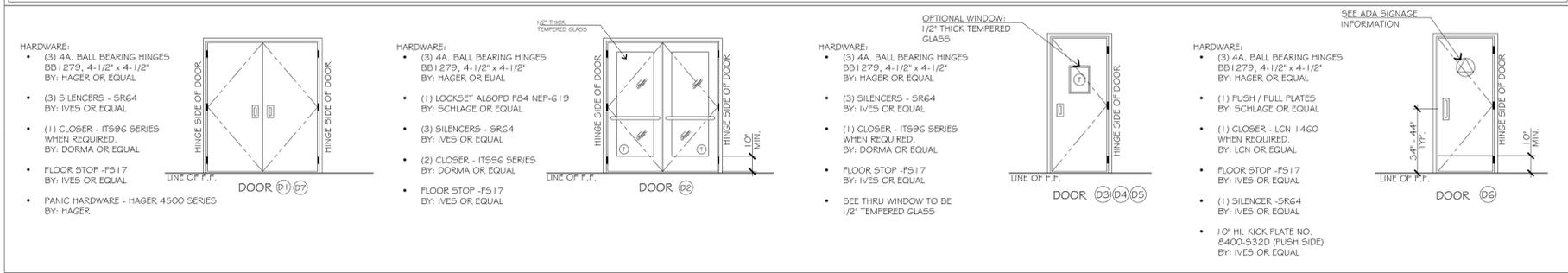
- ALL DOORS SHALL HAVE LEVER HARDWARE (HANDLE), THE LEVER HARDWARE SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS EGRESS PER SECTION 11B-404.2.B AND PART 2, PER SECTION 12-10-2022 REQUIREMENTS FOR LEVER HARDWARE AS ADOPTED BY THE STATE FIRE MARSHAL
 - DOOR CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IN 5 SECONDS MINIMUM PER SECTION 11B-404.2.B
 - DOOR OPENING FORCE OF 5 POUNDS MAXIMUM FOR INTERIOR AND EXTERIOR DOORS. A DOOR OPENING FORCE OF 15 POUNDS MAXIMUM FOR ALL FIRE RATED DOORS SHALL BE PROVIDED PER SECTION 11B-404.2.9 OF CALIFORNIA BUILDING CODE 2022.
 - ALL DOORS SHALL COMPLY WITH C.B.C. 2022 SECTION 1008.1.9 THRU SECTION 1008.1.10.2.
 - ALL DOOR GLAZING SHALL BE TEMPERED GLASS.
 - DOORS USED AS MEANS OF EGRESS SHALL BE EQUIPPED WITH FULL PANIC HARDWARE PER C.B.C. 2022 SECTION 1008.1.10 - SEE EGRESS PLAN.

WINDOW SCHEDULE

#	SIZE	QTY.	TYPE	MATL.	REMARKS
(1)	4'-0" x 4'-0"	1	X-O	ALUMINUM FRAME	PASS THROUGH WINDOW - TEMPERED
(2)	10'-0" x 5'-0"	1	X-O	ALUMINUM FRAME	PASS THROUGH WINDOW - TEMPERED

- ALL EXTERIOR WINDOWS ARE EXISTING TO REMAIN

PROPOSED DOOR ELEVATIONS



WALL LEGEND

SYMBOL	DESCRIPTION
	EXISTING 2X STUD WALL @ 16" O.C.
	EXISTING CONCRETE TILT UP WALL
	PROPOSED 2X FRAMED WALL
	LOCATION OF REQUIRED 1 HR. FIRE WALL

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PROJECT TITLE

SHEET DESCRIPTION

PROPOSED 3RD LEVEL FLOOR PLAN

REV.	BY	DATE	DESCRIPTION
1	AWC	12-6-2022	DPR2022-0028

PROJECT NUMBER
R02007

DRAWN BY
AWC

CHECKED BY
JHJ

DATE
3/18/2024

REVISION

SHEET IDENTIFIER
A-3.1

SHEET 14 OF