

HPA inc. 18831 barden avenue - 596 - #100 Irvine, CA 92612



Owner: EBS Realty Partners



1300 BRISTOL STREET NORTH, SUITE 290 Irvine, CA 92614

Project: ONTARIO GROVE COMMERCIAL CENTER BUILDING 1

CITY PC#: B202004811 SFA PC#: 640-20 FENCE PC#: B202004813

Consultants: THENES DFA AR CONTROL SYSTEMS JOHNSON GREGG HUNTER GENERAL UNDERGROUND NORCAL

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE PRE PROTECTION SOLS ENGINEER

Title: ADA ACCESS NOTES

Project Number: 19383 Drawn by: CC Date: 10/28/19

Revision: PLAN CHECK CORRECTION 01/21/21 PLAN CHECK/ ASB2 04/05/21 PLANNING CORRECTION 06/25/21

Sheet: 1-A03.3



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Ownr:
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1300 BRISTOL STREET NORTH, SUIT 230
tel: (714) 459-4947
fax: (714) 653-9654

Project:
ONTARIO GROVE
COMMERCE CENTER
BUILDING 1
CITY PC#: B202004811
SFA PC#: 640-20
FENCE PC#: B202004813
SITE LIGHT PC#: B202004815
TRASH ENC. PC#: B202004812
1925 S GROVE AVENUE
ONTARIO, CA 91761

Consultants:
THENES DEFA
MECHANICAL AIR CONTROL SYSTEMS
PLUMBING JOHNSON
ELECTRICAL GREGG
LANDSCAPE HUNTER
SOLDESIGNER GENERAL/UNDERGROUND
NOBCAL

Project Number: 19383
Drawn by: CC
Date: 10/28/19
Revision:
PLAN CHECK CORRECTIVE 03/02/21
PLAN CHECK/ ASH2 04/05/21
PLANNING CORRECTION 05/29/21

Sheet:
I-A0.4.1

CONDITIONS OF APPROVAL

Planning Department: Land Development Division: Conditions of Approval
File No.: PDEV20-001
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City of Ontario
Planning Department
303 East B Street
Ontario, CA 91764
Phone: 909.393.2000
Fax: 909.393.2001

Planning Department
Land Development Division
Conditions of Approval

Meeting Date: October 27, 2020
File No.: PDEV20-001
Related Files: PAMT20-001

Project Description: A Development Plan to construct 4 industrial buildings totaling 355,254 square feet on 15.74 acres of land located at the southeast corner of Grove Avenue and Francis Street within the Business Park land use designation of the Grove Avenue Specific Plan (APNs: 113-041-14 & 113-041-27), submitted by EBS Realty Partners, LLC
Prepared by: Lorenna Miles, Senior Planner
Phone: 909.393.2276 (direct)
Email: lorenna@ontario.gov

The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

- 1.0 Standard Conditions of Approval. The project shall comply with the Standard Conditions for New Development, adopted by City Council Resolution No. 201702 on April 18, 2017. A copy of the Standard Conditions for New Development may be obtained from the Planning Department or City Clerk/Records Management Department.
2.0 Special Conditions of Approval. In addition to the Standard Conditions for New Development identified in condition 1.0 above, the project shall comply with the following special conditions of approval:
2.1 Title Lists.
(a) Development Plan approval shall become null and void 2 years following the issuance date of application approval, unless a building permit is issued and construction is commenced, and fully permitted tenant occupancy, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limit specified herein, or any other departmental condition of approval applicable to the Project, for the performance of specific conditions or improvements.
2.2 General Requirements. The Project shall comply with the following general requirements:
(a) All construction documentation that is submitted for consistency, including but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.
(b) The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

- (b) Areas designated for off-street parking, loading, and unloading and maintenance shall not be used for the outdoor storage of materials or equipment.
(c) Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) (L) (e).
(d) Outdoor loading and storage areas shall be provided with gates that are venting/obscuring by one of the following methods:
(i) Construct gates with a perforated metal sheet attached to the inside of the gate (50 percent screen); or
(ii) Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.
(e) The minimum clear height for minimum wall height shall be established based upon the corresponding wall height, as follows:
Screen Wall Height Minimum Gate Height
4 feet 10 feet
6 feet 9 feet
10 feet 8 feet
8 feet 8 feet
5 feet 6 feet

- 1.7 Site Utilities.
(a) All off-street parking facilities shall be provided with nighttime security lighting in accordance with the requirements of the California Electrical Code (CEC) and the California Fire Code (CFC) pursuant to Ontario Municipal Code Sections 4-11.08 (Special Residential Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking area, parking facilities shall be lit from sunset until sunrise, daily, and shall be operated by a photocell switching system.
(b) Unless intended as part of a master lighting program, no operation, utility, or lighting fixtures shall be illuminated on any adjacent property.

- 2.8 Mechanical and Rooftop Equipment.
(a) All exterior roof-mounted mechanical heating and air conditioning equipment, and all appliances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.
(b) All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative garden walls.
2.9 Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

- (b) If human remains are found during project grading/development/earthmoving/earth retention and/or construction, the applicant shall immediately notify the County Coroner and the Native American Community and Cultural Resources Department.
(c) If any archeological or paleontological resources are found during project grading/development/earthmoving/earth retention and/or construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archaeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures.
2.14 Indemnification. The applicant shall agree to defend, indemnify and hold harmless the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized body or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

- 2.15 Admittance Fees.
(a) Within 5 days following final application approval, the Notice of Determination (NOD) fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "City of Ontario Board of Supervisors," which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms, pursuant to the requirements of the California Environmental Quality Act (CEQA). Failure to provide said fee within the time period may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.
(b) After the Project's entitlement approval, prior to issuance of final building permits, the Planning Department's Plan Check and Issuance fees shall be paid at the rate established by resolution of the City Council.

- 2.16 Tribal Consultation Conditions.
(a) The project developer shall retain a Native American Monitor of California Ancestry (the "Tribal" or the "Consulting Tribal" that was consulted on the project pursuant to Assembly Bill 582-18) to conduct a Native American Indian Sensitivity Training for construction personnel prior to commencement of any excavation activities. The training session shall include a handbook and fact sheet to identify Native American resources encountered during earthmoving activities and the procedures followed to avoid, minimize, or mitigate the effects of the disturbance of any Native American resources. The general steps the Monitor would follow in conducting a salvage investigation are:
(i) The project developer shall retain a Native American Monitor of California Ancestry (the "Tribal" or the "Consulting Tribal" that was consulted on the project pursuant to Assembly Bill 582-18) to be on-site during all project-related, ground-disturbing construction activities (e.g., permanent removal, auguring, boring, grading, excavation, piling, trenching, and grubbing) of previously undisturbed or active soils to a maximum depth of two feet below the ground surface, as well as excavated materials (e.g., ground-disturbing activity). At their discretion, a Native American Monitor of California Ancestry may be present during the removal of any material to native soil, but not at the developer's expense.
(ii) A qualified archeologist and a Native American Monitor of California Ancestry (the "Tribal" or the "Consulting Tribal" that was consulted on the project pursuant to Assembly Bill 582-18) shall evaluate all archeological resources unearthed by project construction activities, if the resources are Native American in origin, the Tribal shall coordinate with the developer regarding treatment

Project File No.: PM 2017
Project Engineer: Michael Bhatnagar, P.E.
Date: October 19, 2020

City of Ontario Engineering Department Conditions of Approval form with checkboxes for Development Plan, Parcel Map, Tract Map, etc.

- 1.09 Prepare a fully executed Subdivision Agreement for City approval.
1.10 Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet.
1.11 Provide a preliminary title report current to within 30 days.
1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Metro-Rivers Community Facilities District Act of 1982.
1.13 New Model Colony (NMC) Developments:
(1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final addition map.
(2) Provide evidence of sufficient storm water capacity availability (Certificate of Storm Water Treatment Capabilities).
(3) Provide evidence of sufficient water availability (Certificate of Net MGD Available).

- 2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:
A. GENERAL.
(1) Permit includes Grading, Building, Demolition and Encroachment.
(2) Record Parcel Map No. 2017 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.
(3) Submit a subdivision plat copy of the record map to the City Engineer's office.
(4) Note that the applicant plans to be recognized partner in the City of Ontario.
(5) Note that the subject parcel is an "unincorporated" parcel in the City of Ontario and shall receive a Certificate of Compliance to be processed as a development project.
(6) Advise the City of Compliance as a condition of Survey.
(7) Make a Dedication of Easement.

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Project Engineer: Michael Bhatnagar, P.E.
Date: October 19, 2020

Project File No.: PM 2017
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Date: October 19, 2020

- 2.06 Provide (digital) documents, including but not limited to, all applicable to this project, and as approved by the City Attorney and the Engineering and Planning Department, ready for recording with the County of San Bernardino.
2.07 Note that the applicant plans to be recognized partner in the City of Ontario.
2.08 Submit a subdivision plat copy of the record map to the City Engineer's office.

THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE APPLICABLE STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-02) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.

- 2.09 Obligation of Assessment: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies:
State of California Department of Transportation (Caltrans)
San Bernardino County Flood District (SBFCFD)
San Bernardino County Flood Control District (SBFCO)
Federal Emergency Management Agency (FEMA)
California Valley Water District (CVWD) for wastewater service
United States Army Corps of Engineers (USACE)
California Department of Fish & Game
United States Environmental Agency (USEPA)
Other:
San Joaquin California Entomology (SCE) - for any improvements encroaching into their jurisdiction/property
2.10 Dedicate to the City of Ontario the right-of-way described below:
2.11 Dedicate to the City of Ontario the following easement(s):
2.14 New Model Colony (NMC) Developments:
(1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Conservancy (OMUC) to the destination/department of the grade water wall.
(2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary street use as a condition of approval.
(3) Upon approval, the Applicant shall enter into an agreement with the City of Ontario to pay any applicable fees as set forth by said agreement.

- 2.11 PRIOR TO PARCEL MAP APPROVAL, APPLICANT SHALL:
2.01 Dedicate to the City of Ontario, the right-of-way, described below:
2.02 Dedicate to the City of Ontario, the following easement(s):
2.03 Restrict vehicular access to the site as follows:
2.04 Vacate the following street(s) and/or easement(s):
2.05 Submit a copy of a recorded private reciprocal use agreement or assessment, the agreement or assessment shall include, as a minimum, common ingress and egress and joint maintenance of common areas areas and drive streets.
2.06 Provide (digital) documents, including but not limited to, all applicable to this project, and as approved by the City Attorney and the Engineering and Planning Department, ready for recording with the County of San Bernardino.
2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary lines (see Boundary Map found at: https://www.ci.ontario.ca/development/), the project developer may wish to provide the Letter to the Real Estate Transfer Disclosure Statement (LTER) to the City of Ontario.
2.08 File an application, for Recordation of Assessment, together with payment of a recordation fee, to the Assessor's Office, together with the following information:
(1)
(2)

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- 2.10 Signs. All Project signs shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).
2.11 Sound/Mitigation. The Project shall be constructed and operated in a manner so as not to exceed the maximum noise and exterior sound levels set forth in Ontario Municipal Code Title 1 (Public Welfare, Matters, and Conduct), Chapter 29 (Noise).
2.12 Conditions, Conditions and Restrictions (CCRs)/Mutual Access and Maintenance Agreements.
(a) CCRs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.
(b) The CCRs shall be in a form and contain provisions satisfactory to the City. The artificial incorporation or the property owners association and the CCRs shall be reviewed and approved by the City.
(c) CCRs shall ensure reciprocal parking and access between parcels.
(d) CCRs shall ensure reciprocal parking and access between parcels, and common maintenance of:
(i) Landscaping and irrigation systems within common areas;
(ii) Landscaping and irrigation systems within parking adjacent to the project, including that portion of any public right-of-way between the property line and right-of-way boundary line and the curb line and also the area enclosed within the curb line of a median drive (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;
(iii) Shared parking facilities and access drives; and
(iv) Utility and drainage easements.

- (e) CCRs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and control codes within the project area.
(f) The CCRs shall grant the City of Ontario the right of enforcement of the CCR provisions.
(g) A specific mitigation/procedure shall be established within the CCRs to enforcement of the permit by the City of Ontario. If adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.
2.13 Environmental Effects.
(a) The environmental impacts of the project were reviewed in conjunction with the Ontario Plan Environmental Impact Report, certified by the Ontario City Council on January 27, 2010, in conjunction with File # 19-0148 (see Attachment 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The applicant shall conduct no less significant environmental impacts. The City's Guidelines for the Implementation of the California Environmental Quality Act (CEQA) provides for the use of a single environmental assessment in situations where no impacts of a subsequent project are adequately analyzed. This Application introduces no new significant environmental impacts. All previously analyzed impacts of the development do not occur, and are incorporated herein by this reference. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, and are incorporated herein by this reference.

- (b) Each employee break area shall include seating and a shade tree.

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CONDITIONS OF APPROVAL

- 5. Structured Wiring - An integrated structured wiring system (low-voltage wiring) provides infrastructure for today's technology applications and the framework for the future technology advances. Requirements and benefits of a structured wiring system include:
- Residential (single-family and multi-family), commercial and industrial developments shall adhere to the City's Structured Wiring Ordinance.
- Allow for uniform resale & distribution of technology services
- Ensure scalability of wiring for future technology advances
- Provide consistent & standard wiring products throughout developments
- Enable the property infrastructure to interface effectively with broadband networks for highest bandwidth capacity
- Adoption of these standards will minimize retrofitting required to ensure new property owners are capable of the latest technologies and services

CITY OF ONTARIO MEMORANDUM

TO: PLANNING DEPARTMENT, Lorena Mejia
FROM: BUILDING DEPARTMENT, Kevin Shear
DATE: February 05, 2020
SUBJECT: PDEY20-001

- The plan does adequately address the departmental concerns at this time.
- No comments
- Report below.

Conditions of Approval

1. Standard Conditions of Approval apply.

KS:1 LR

AIRPORT LAND USE COMPATIBILITY PLANNING CONSISTENCY DETERMINATION REPORT

Project File No.: PMT20-001 & PDEY20-001
Address: Southeast corner of Grove Avenue and Francis Street
APN: 113-451-14 & 13-451-27
Use: Industrial Building/Vacant Private Athletic Fields
Proposed Land: Tentative Plan to subdivide 15.74 acres of land into 4 parcels & development plan to construct 4 industrial buildings totaling 355,224 square feet
Site Area: 15.74 acres Proposed Structure Height: 44'
ONTIAC Project Review: J8
Report Issuance Date: 03/11/2020

The project is impacted by the following ONT ALIUCP Compatibility Zones:
Safety Noise Impact Airspace Protection Overnight Notification
Zone 1 75+ dB CNEL High Terrain Zone Agitation/Excitement Deceleration
Zone 1A 70-75 dB CNEL [X] PA Notification Surfaces Recorded Overnight Notification
Zone 2 65-70 dB CNEL [X] Airspace Obstruction Surfaces [X] Real Estate Transaction Disclosure
Zone 3 60-65 dB CNEL Airspace Aviation Easement Area
Zone 4 Altitude Height 200 ft plus
Zone 5

The project is impacted by the following Chino ALIUCP Safety Zones:
Zone 1 Zone 2 Zone 3 Zone 4 Zone 5 Zone 6
Allowable Height:

CONSISTENCY DETERMINATION

This proposed Project is: [X] Exempt from the ALIUCP [ ] Consistent [ ] Consistent with Conditions [ ] Inconsistent

The proposed Project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALIUCP) for ONT.

Airport Planner Signature: Lorena Mejia

5.0 BUILDING CONSTRUCTION FEATURES

- 5.1 The developer/general contractor is to be responsible for reconstruction periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.
5.2 Approved numbers or address shall be placed on all new existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.
5.3 Multiple unit building complexes shall have building directories provided at the main entrances.
5.4 Multiple unit building complexes shall be designed to the requirements of the Fire Code.
5.5 Knox brand key-boxes shall be installed in building's acceptable to the Fire Department.
5.6 Picnics shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC.
5.7 OTHER SPECIAL USES
5.8 The storage, use, dispensing or handling of any hazardous materials shall be approved by the Fire Department.
5.9 High Piled Storage, or storage of combustible materials greater than twelve (12) feet in height for ordinary (Class I-V) commodities or storage greater than six feet (6') in height of high hazard (Group A) plastics, rubber tires, flammable liquids, etc. shall be approved by the Fire Department.
5.10 Underground fuel tanks, their associated piping and appurtenances shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Department, and San Remigius County Fire Department Hazardous Materials Division.
5.11 Undergarment fuel tanks, their associated piping and appurtenances shall be reviewed, approved, and permitted by Ontario Building Department, Ontario Department, and San Remigius County Fire Department Hazardous Materials Division.

<END>

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CITY OF ONTARIO MEMORANDUM

- TO: Shahi Matha, Development Director
Cathy Walker, Planning Director (City of memo only)
Diane Piro, Planning Director (City of memo only)
Cheryl Hernandez, Economic Development Director (City of memo only)
Khalid Ali, City Engineer
Katherine Manning, Planning Director
Ahmed Ali, Municipal Utility Company
Emily Henderson, Planning Director
Paul Ehrman, Deputy Fire Chief/Fire Marshal
Jay Barakat, T.E. Traffic Engineering Manager
Lorena Mejia, Airport Planning
Iris Woodley, Engineering Services
Joe De Souza, Code Enforcement (City of memo only)
Jenny Cheng, IT Department

DATE: Lorena Mejia, Senior Planner
February 03, 2020
SUBJECT: FILE # PDEY20-001 Finance Approv

This following project has been submitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by:

- Only DAB action is required
Both DAB and Planning Commission actions are required
Only Planning Commission action is required
Only DAB, Planning Commission and City Council actions are required
Only Zoning Administrator action is required

PROJECT DESCRIPTION: A Development Plan to construct 4 industrial buildings totaling 355,224 square feet on 15.74 acres of land located at the southeast corner of Grove Ave and Francis Street, within the City of Ontario's land use district of the Grove Avenue Specific Plan (APNs: 0113-451-14 & 0113-451-27, Related File: PMT20-001).

- The plan does adequately address the departmental concerns at this time.
- No comments
- Report attached (1 copy and email 1 copy)
- Standard Conditions of Approval apply
The plan does not adequately address the departmental concerns.
The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Broadband Operations Anna Vasec Sr. Systems Analyst 03/02/2020
Department Signature Title Date

- 1. The City of Ontario is developing a fiber-optic telecommunications system throughout the city commonly known as OntarioNet. The fiber-optic telecommunications system is capable of providing advanced telecommunications services to homes and businesses in feasible areas within the city. OntarioNet will provide community related services including traffic management, online civic services, real-time reading, educational services, and a variety of other community services. OntarioNet and the high-speed data services it provides will keep the city on par with the modern workforces and ever changing lifestyles of the people and the community.
2. Communication systems proposed for on-site facilities will be placed underground within a duct and structure system to be installed by the developer. Maintenance of the installed system will be the responsibility of the City and/or Superior District fiber optic entity and not that of the developer, private homeowners association or private homeowners. Development of the proposed system is a condition for the development of all fiber optic on-site facilities and necessary to service the project as a stand-alone development.
3. The City requires public utility assessment for fiber optics and private aisles/utility ways.
4. Trenching, joint trenching, and boring shall be used to install the fiber-optic conduits. Fiber-optic conduit placement will generally be in a joint trench with Street Light conduits or in a separate trench and in the Right-of-Way (ROW) generally placed behind the sidewalk. Resulting conduit placement generally will be on the north side of street and the east side of street based on the direction of the street. Properly sized handholes shall be placed along the conduit path no greater than 500-foot apart in major streets and no greater than 300-foot apart within in-travel community streets. Handholes shall be strategically placed to allow for efficient entrance into commercial buildings, and residential properties and multi-walling units.

CONDITIONS OF APPROVAL:

- 1.0 GENERAL
1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Protection Standards ("Standards"). It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and all applicable codes or concerns be directed to the Bureau of Fire Prevention, at (909) 393-2029. For copies of Ontario Fire Department Standards please access the City of Ontario web site at www.cityofontario.ca, click on "Fire Department", and then on "Standards and Forms."
1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.
2.0 FIRE DEPARTMENT ACCESS
2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard PB-004.
2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard PB-005.
2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard PB-002.
2.4 Access drive aisles which cross property lines shall be provided with CCRs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.
2.5 "No Parking/Fire Lane" signs and/or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard PB-001.
2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch per PDEY20-001 as per Fire Department access. See Standards PB-003, PB-004 and PB-005.
2.7 Any time PDEY20-001 on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide calculating all weather access road shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by Fire Department and other emergency services.

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CITY OF ONTARIO MEMORANDUM

TO: Lorena Mejia, Senior Planner
FROM: Officer Emily Hernandez, Police Department
DATE: February 25, 2020
SUBJECT: PDEY20-001 - A DEVELOPMENT PLAN TO CONSTRUCT 4 INDUSTRIAL BUILDINGS TOTALING 355,224 SQUARE FEET, LOCATED AT THE SOUTHEAST CORNER OF GROVE AVENUE AND FRANCIS STREET.

The "Standard Conditions of Approval" contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below:

- Required lighting for all walkways, driveways, doorways, parking lots, hallways and other areas used by the public shall be provided. Lights shall operate via photocell. Photocells shall be provided to the Police Department and include the type of fixture proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
Roofing addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 6 feet tall and 2 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Associated letters shall also be included.
First floor common stairwells shall be constructed so as to either allow for visibility through the stairwell risers or to prohibit public access to the areas behind stairs.
The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Officer Emily Hernandez at (909) 408-1755 with any questions or concerns regarding these conditions.

CITY OF ONTARIO MEMORANDUM

TO: Lorena Mejia, Senior Planner
Planning Department
FROM: Paul Ehrman, Deputy Fire Chief/Fire Marshal
Fire Department
DATE: February 18, 2020
SUBJECT: PDEY20-001 - A Development Plan to construct 4 industrial buildings totaling 355,224 square feet on 15.74 acres of land located at the southeast corner of Grove Avenue and Francis Street, within the City of Ontario's land use district of the Grove Avenue Specific Plan (APNs: 0113-451-14 and 0113-451-27). Related File: PMT20-001.

- The plan does adequately address the Fire Department requirements at this time.
- Standard Conditions of Approval apply, as stated below.

SITE AND BUILDING FEATURES:

- A. 2016 CBC Type of Construction: Type I-B
B. Type of Roof Materials: Panelized
C. Ground Floor Areas: Varied, 3 Buildings - Largest being 130,821 Sq. Ft.
D. Number of Stories: 1 with Mezzanine
E. Total Square Footage: 3 Buildings totaling 228,886 Sq. Ft.
F. 2016 CBC Occupancy Classification(s): S



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Ownco:
EBS Realty Partners
1300 BRISTOL STREET NORTH, SUIT 230
Tel: (714) 459-4947
fax: (714) 653-8654

Project:
ONTARIO GROVE COMMERCE CENTER
BUILDING 1
CITY PC#: B202004811
SFA PC#: 640-20
FENCE PC#: B202004813
SITE LIGHT PC#: B202004815
TRASH ENC. PC#: B202004812

Consultants:
CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE PRESERVATION SOILS ENGINEER
THENES DFA AIR CONTROL SYSTEMS JOHNSON GREGG HUNTER GENERAL UNDERGROUND NORCAL

Title: Conditions of Approval

Project Number: 19383
Drawn by: CC
Date: 10/28/19
Revision:
PLAN CHECK CORRECTION 03/02/21
PLAN CHECK/ AS#2 04/05/21
PLANNING CORRECTION 05/29/21

Sheet:

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Owner:



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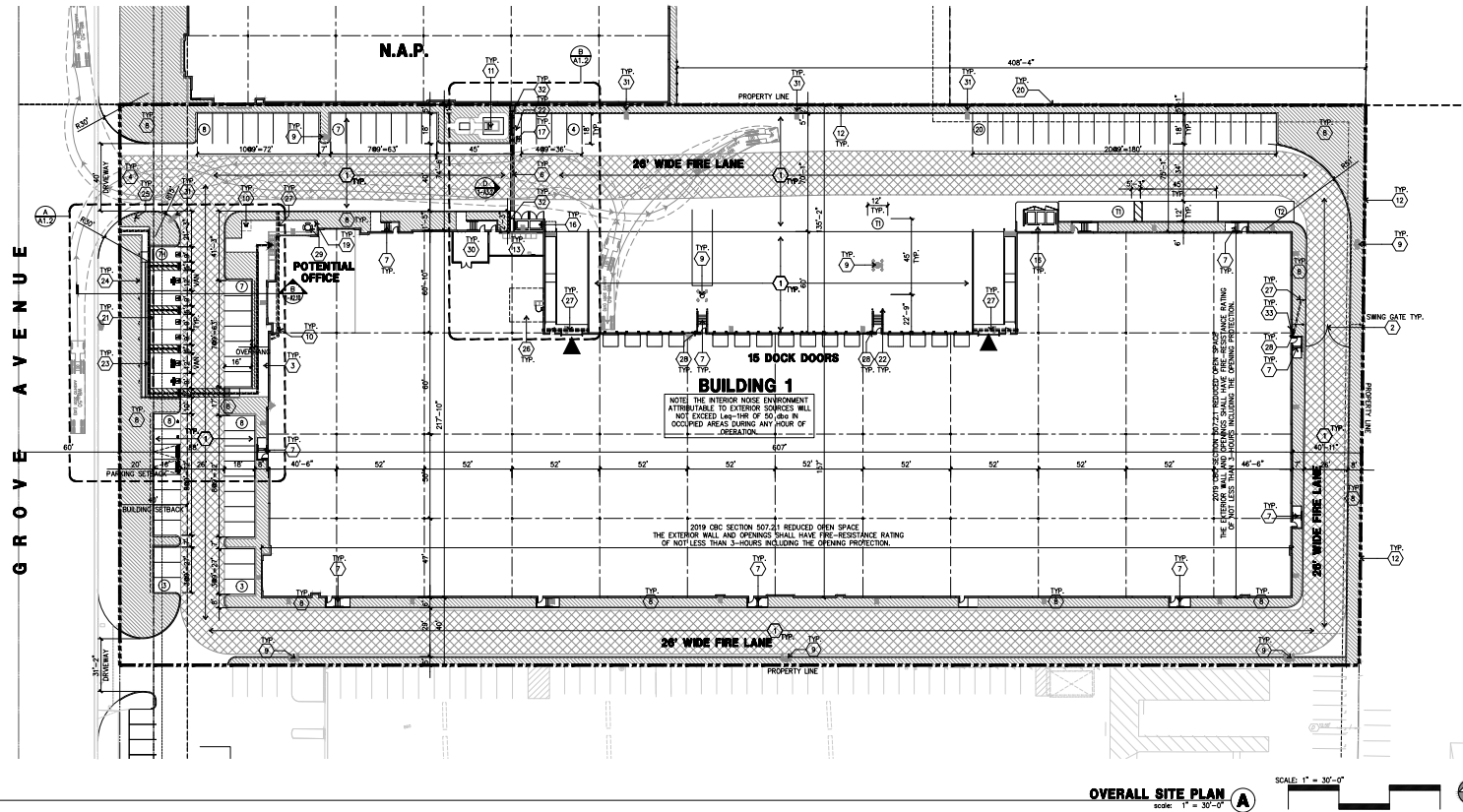
Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL THIENES  
STRUCTURAL DFA  
MECHANICAL AIR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL CREGG  
LANDSCAPE HUNTER  
PRESERVATION GENERAL UNDERGROUND  
SOILS ENGINEER NORCAL



OVERALL SITE PLAN  
scale: 1" = 30'-0"



**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" AND "S" DRAWINGS.
- 2 PROVIDE 8" HIGH METAL SWING GATES WITH KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS.
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH, SEE "L" DRAWING.
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.  
SLOPE TO BE 1/4" : 12" MAX.  
PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 PROVIDE 10" HIGH METAL MOTORIZED OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS. SEE DETAIL 8/AD.2.
- 7 EXTERIOR CONCRETE STAIRS. SEE DETAIL 1,2,3,5,9/AD.2
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 FIRE HYDRANTS & RISERS, SEE FP PLANS UNDER DEFERRED SUBMITTAL.
- 10 BKE RACK (4) CAPACITY TYPICAL. SEE DETAIL 13/AD.2.
- 11 TRANSFORMER. PROVIDE SCREENING PER AHJ REQUIREMENTS TO BLOCK VIEW FROM THE PUBLIC. MAINTAIN 5' CLEAR FROM PAVING ALL SIDES.
- 12 8" HIGH STEEL TUBE FENCE, SEE DETAIL 7/AD.2.
- 13 ELECTRICAL ROOM.
- 14 PROVIDE 12" WIDE CONCRETE STEP-OUT ADJACENT TO PARKING STALLS.
- 15 PROVIDE SIGNS IDENTIFYING ALL RECYCLING AND REFUSE COLLECTION AREAS AND THE MATERIALS ACCEPTED FOR RECYCLING SHALL BE POSTED ADJACENT TO ALL POINTS OF ACCESS TO EACH TRASH ENCLOSURE.
- 16 TRASH ENCLOSURE PER CITY STANDARD. SEE SHEET AD.9 AND AD.9A.
- 17 FUTURE SLIDING GATE MOTOR.
- 18 NO SMOKING SIGNAGE. SEE DETAIL 9/AD.5
- 19 DESIGNATED SMOKING AREA W/ SIGNAGE AND CIGARETTE POLE, SEE DETAIL 6&7/AD.5
- 20 PROVIDE RETAINING WALL WITH STEEL TUBE FENCE ON TOP WITH OVERALL HEIGHT OF 8" HIGH. SEE CIVIL AND STRUCTURAL.
- 21 PRE-CAST CONC. WHEEL STOP. SEE DETAIL 3/AD.1
- 22 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H. SEE DETAIL 9/AD.1
- 23 TRUNCATED DOME. SEE DETAIL 17/AD.1
- 24 ACCESSIBLE PARKING STALL SIGN. SEE DETAIL 19/AD.1.
- 25 ACCESSIBLE ENTRY SIGN. SEE DETAIL 15/AD.1.
- 26 RECYCLING AREA
- 27 ROOF DRAIN THROUGH CURBS, SEE DETAIL 18&20/AD.3
- 28 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS. SEE DETAIL 14,14&16/AD.3
- 29 EMPLOYEE OUTDOOR BREAK AREA WITH TABLES OR BENCH AND TREES. SEE "L" DRAWINGS.
- 30 PUMP ROOM, SEE STRUCTURAL "S" DRAWINGS.
- 31 SITE LIGHTING. SEE STRUCTURAL PLANS.
- 32 14" HIGH SCREEN WALL. SEE STRUCTURAL PLANS.
- 33 ADD A DETAIL FOR THE TRANSITION FROM A DOWNSPOUT TO RECTANGULAR DRAIN PIPE.

**SITE PLAN GENERAL NOTES**

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY NORCAL ENGINEERING, PROJECT NO: 21284-19 DATED AUGUST 14, 2019.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.

11. ALL BUILDINGS OF 5,000 S.F. IN SIZE WILL HAVE FIRE SPRINKLERS INSTALLED.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. KNOX BOXES WILL BE INSTALLED FOR ALL LEASE SPACES.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. THERE ARE NO EXISTING OR NEW EASEMENTS ON SITE. SEE CIVIL FOR FURTHER INFORMATION.
18. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

**SITE PLAN LEGEND**

- |  |   |  |   |
|--|---|--|---|
|  | CONCRETE PAVING - SEE "C" DWGS. FOR THICKNESS                                       |  | CLEAN AIR VEHICLE 9' X 18' SEE DETAIL 18/AD.1 |
|  | LANDSCAPED AREA   |  | FUTURE EV STALLS 9' X 18' SEE DETAIL 18/AD.1  |
|  | STANDARD PARKING STALL 9' X 18'   |  | LIGHT STANDARD                                |
|  | HANDICAP PARKING STALL 9' X 18' + 5' W/ ACCESSIBLE AISLE SEE DETAIL 11/AD.1         |  |   |
|  | VAN ACCESSIBLE HANDICAP STALL 12' X 18' + 5' W/ ACCESSIBLE AISLE SEE DETAIL 11/AD.1 |  |   |
|  | PATH OF TRAVEL (NOT TO EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE)         |  |   |
- NOTE: THE STRIPING OF ACCESSIBLE PARKING FOR EV STALLS MUST BE PAINTED WITH GREEN MARKINGS.

Title: Overall site plan

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PLAN CHECK CORRECTION 01/21/21  
PLAN CHECK/ AS2 04/05/21  
PLANNING CORRECTION 05/25/21

Sheet:

1-A1.1

CAUTION: IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT



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Owner:  
1300 BRISTOL STREET NORTH, SUIT 290  
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fax: (714) 653-8854

Project:  
ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1225 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:  
CIVIL THIENES  
STRUCTURAL DFA  
MECHANICAL AIR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL CREGG  
LANDSCAPE HUNTER  
PRESERVATION GENERAL UNDERGROUND  
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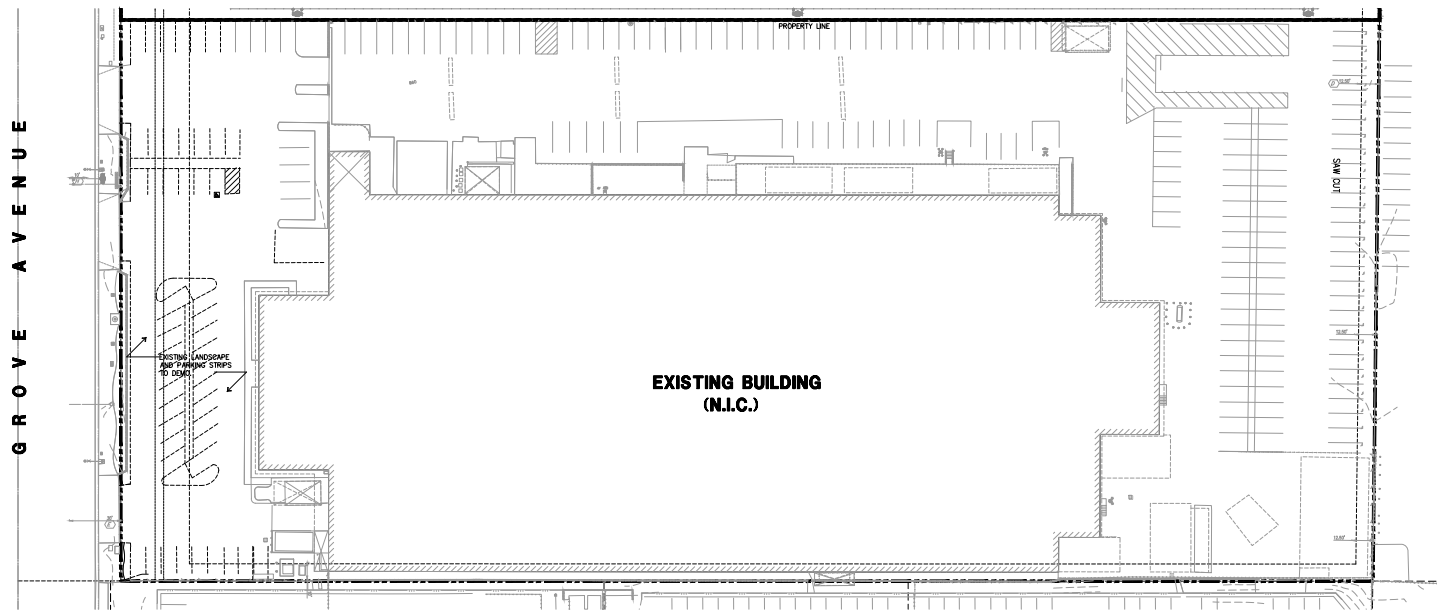
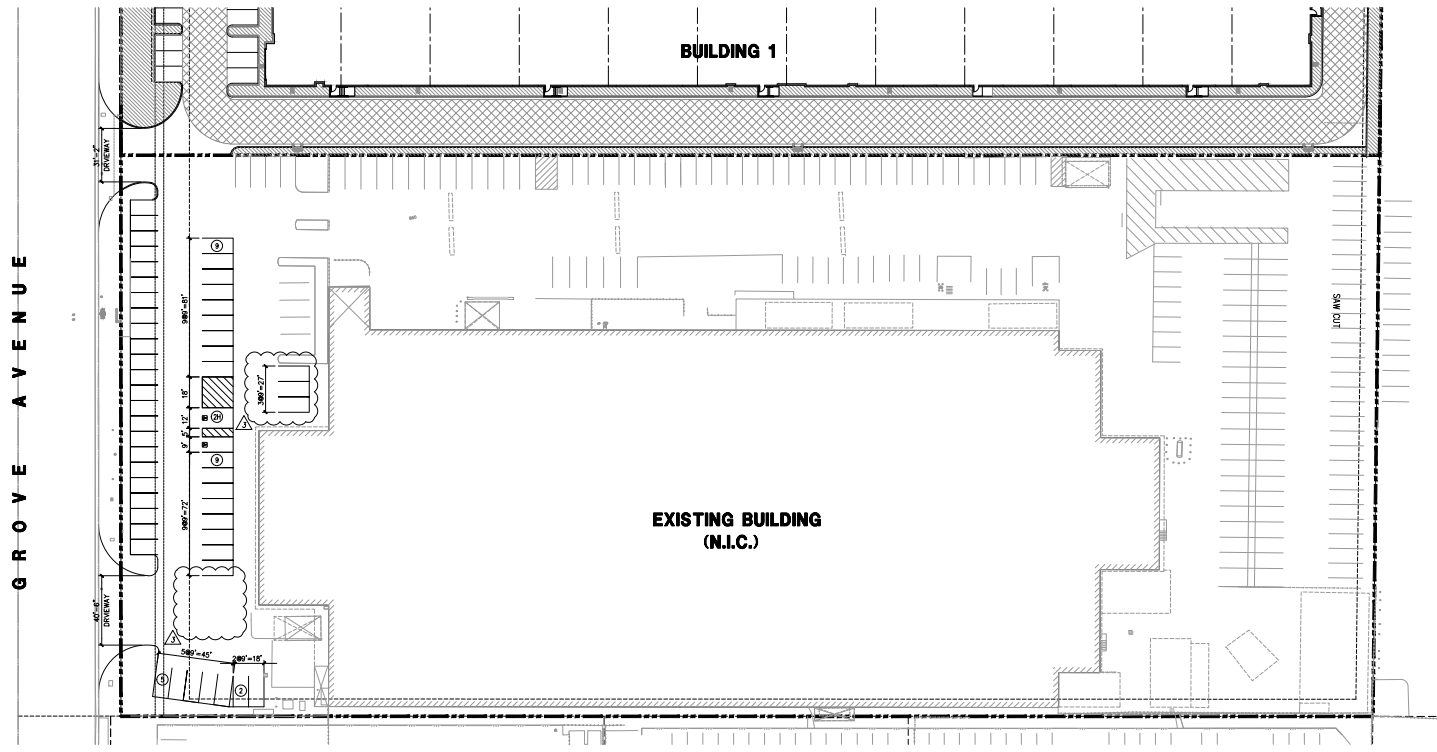
Title: Overall site plan (Cont.)

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PLAN CHECK CORRECTION 01/21/21  
PLAN CHECK/ AS#2 04/05/21  
PLANNING CORRECTION 05/25/21

Sheet:

1-A1.1.2

<b>PHASE 1</b>	<b>BLDG. 1</b>
<b>SITE AREA</b>	
In s.f.	244,640
In acres	5.62
<b>BUILDING AREA</b>	
Office 1st Floor	3,366
Office 2nd Floor	5,639
Warehouse	111,646
<b>TOTAL</b>	<b>120,651</b>
<b>COVERAGE</b>	<b>47.0%</b>
<b>FAR</b>	<b>0.49</b>
<b>AUTO PARKING REQUIRED</b>	
Office: 1/250 s.f. (n/a if does not exceed 10% of GFA)	0
Whse: 1st 20K @ 1/1,000 s.f.	20
above 20K @ 1/2,000 s.f.	51
<b>TOTAL</b>	<b>71</b>
<b>AUTO PARKING PROVIDED</b>	
Standard (9' x 18')	64
Standard Accessible parking (9'x18')	4
Parallel (8'x24')	0
Van Accessible Parking (12'x18')	1
Clean Air/Van Pool/EV (9'x18')	2
EV Standard Parking (9'x18')	2
EV Van Parking (12'x18')	1
EV Standard Accessible (9'x18')	1
<b>Total</b>	<b>75</b>
<b>TRAILER PARKING REQUIRED</b>	
1 per 4 dock doors	4
<b>TRAILER PARKING PROVIDED</b>	
Trailer (12' x45')	4
<b>Existing Building 4 Parking Stalls</b>	
Required Parking Stalls:	206 stalls
Reduced Parking Stalls:	96 stalls
Provided Parking Stalls:	206 stalls





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Owner:



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tel: (714) 469-4847  
fax: (714) 653-9854

Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004816  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL STRUCTURAL THENES  
MECHANICAL AR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL GREGG  
LANDSCAPE HUNTER  
FIRE PROTECTION GENERAL UNDERGROUND  
SOILS ENGINEER NORCAL

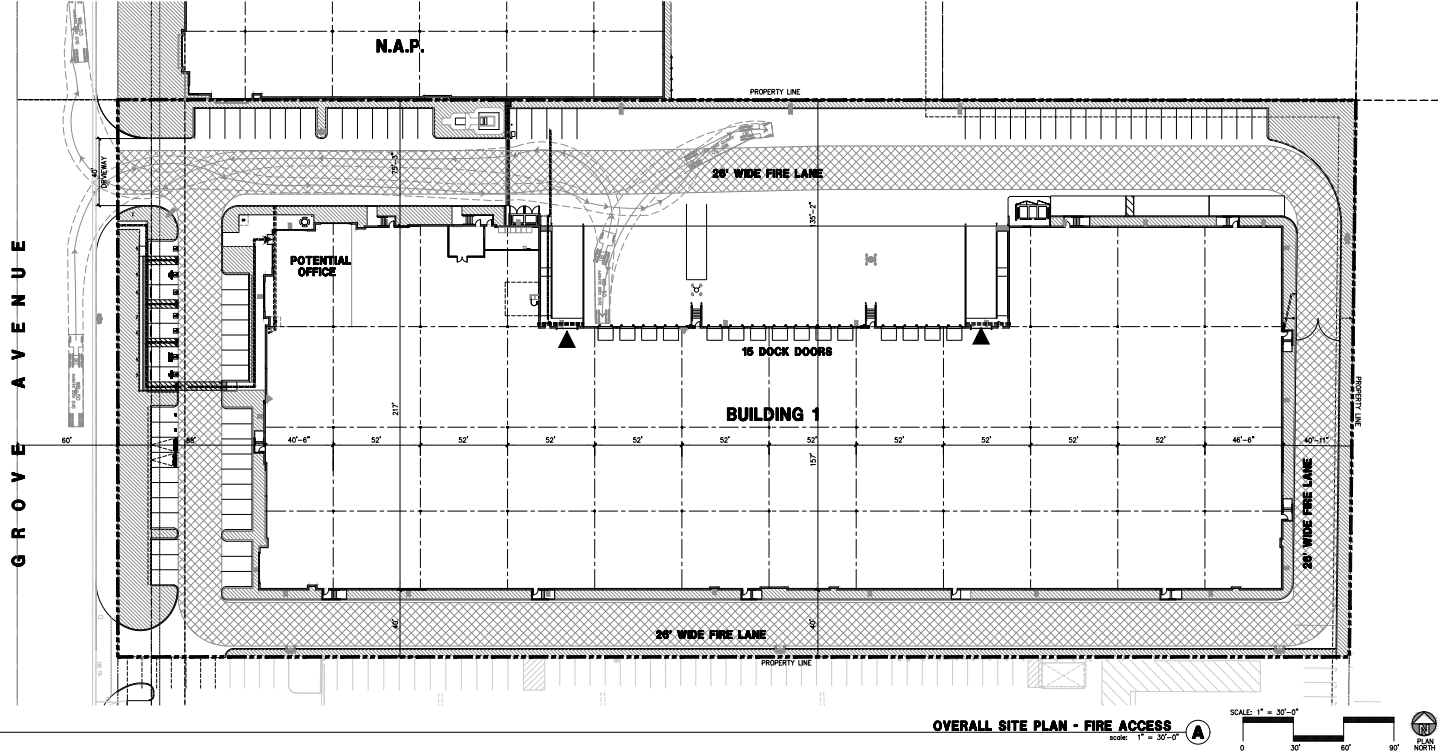
Title: FIRE ACCESS

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19

Revision:  
PLAN CHECK CORRECTION 01/21/21  
PLAN CHECK/ AS/BJ 04/05/21  
PLANNING CONNECTION 05/25/21

Sheet:

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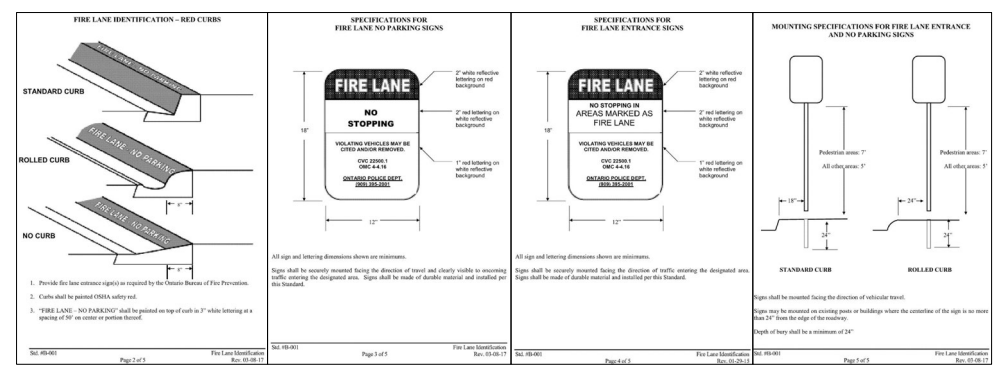


GENERAL NOTES - FIRE

- FIRE DEPARTMENT VEHICLE ACCESS ROADWAYS SHALL BE PROVIDED TO WITHIN 150.0 FT. OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING, UNLESS SPECIFICALLY APPROVED. ROADWAYS SHALL BE PAVED WITH AN ALL-WEATHER SURFACE AND SHALL BE A MINIMUM OF 24 FT. WIDE. SEE STANDARD #B-004.
- IN ORDER TO ALLOW FOR ADEQUATE TURNING RADII FOR EMERGENCY FIRE APPARATUS, ALL TURNS SHALL BE DESIGNED TO MEET THE MINIMUM 25' RISK AND 45' OUTSIDE TURNING RADII PER STANDARD #B-005.
- FIRE DEPARTMENT ACCESS ROADWAYS THAT EXCEED 150' IN LENGTH SHALL HAVE AN APPROVED TURN-AROUND PER STANDARD #B-002.
- ACCESS DRIVE ASSESS WHICH CROSS PROPERTY LINES SHALL BE PROVIDED WITH CURBS, ACCESS EASEMENTS, OR REPROCOATING AGREEMENTS, AND SHALL BE RECORDED ON THE TITLES OF AFFECTED PROPERTIES, AND COPIES OF SAME SHALL BE PROVIDED AT THE TIME OF BUILDING PLAN CHECK.
- "NO PARKING-FIRE LANE" SIGNS AND/OR RED PAINTED CURBS WITH LETTERING ARE REQUIRED TO BE INSTALLED IN INTERIOR ACCESS ROADWAYS IN LOCATIONS WHERE VEHICLE PARKING WOULD OBSTRUCT THE MINIMUM CLEAR WIDTH REQUIREMENT. INSTALLATION SHALL BE PER STANDARD #B-007.
- SECURITY GATES OR OTHER BARRIERS ON FIRE ACCESS ROADWAYS SHALL BE PROVIDED WITH A KNOWN BRAND KEY SWITCH OR PADLOCK TO ALLOW FIRE DEPARTMENT ACCESS. SEE STANDARDS #B-008, #B-009 AND #B-010.
- ANY TIME PRIOR TO ON-SITE COMBUSTIBLE CONSTRUCTION AND/OR STORAGE, A MINIMUM TWENTY-TWO (22) FT. WIDE CIRCULATING ALL WEATHER ACCESS ROAD SHALL BE PROVIDED TO WITHIN 150 FT. OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY BUILDING, UNLESS SPECIFICALLY APPROVED BY FIRE DEPARTMENT AND OTHER EMERGENCY SERVICES.
- THE REQUIRED FIRE FLOW PER FIRE DEPARTMENT STANDARDS, BASED ON THE 2006 CALIFORNIA FIRE CODE, APPROXIMATELY 8.5, 3000 GALLONS PER MINUTE (GPM) FOR 4 HOURS AT A MINIMUM OF 20 POUNDS PER SQUARE INCH (P.S.I.) RESIDUAL OPERATING PRESSURE.
- OFF-SITE (PUBLIC) FIRE HYDRANTS ARE REQUIRED TO BE INSTALLED ON ALL FRONTING STREETS AT A MINIMUM SPACING OF THREE HUNDRED FOOT (300) APART, PER ENGINEERING DEPARTMENT SPECIFICATIONS.

- THE WATER SUPPLY, INCLUDING WATER MAINS AND FIRE HYDRANTS, SHALL BE TESTED AND APPROVED BY THE ENGINEERING DEPARTMENT AND FIRE DEPARTMENT PRIOR TO COMBUSTIBLE CONSTRUCTION TO ASSURE AVAILABILITY AND RELIABILITY FOR FIREFIGHTING PURPOSES.
- UNDERGROUND FIRE MAINS WHICH CROSS PROPERTY LINES SHALL BE PROVIDED WITH CC & R EASEMENTS, OR REPROCOATING AGREEMENTS, AND SHALL BE RECORDED ON THE TITLES OF AFFECTED PROPERTIES, AND COPIES OF SAME SHALL BE PROVIDED AT THE TIME OF FIRE DEPARTMENT PLAN CHECK. THE SHARED USE OF PRIVATE FIRE MAINS OR FIRE PUMPS IS ALLOWABLE ONLY BETWEEN IMMEDIATELY ADJACENT PROPERTIES AND SHALL NOT CROSS ANY PUBLIC STREET.
- AN AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED. THE SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD. ALL NEW FIRE SPRINKLER SYSTEMS, EXCEPT THOSE IN SINGLE FAMILY DWELLINGS WHICH CONTAIN TRENCH (TDS) SPRINKLER HEADS OR MORE SHALL BE MONITORED BY AN APPROVED LISTED SUPERVISING STATION. AN APPLICATION ALONG WITH DETAILED PLANS SHALL BE SUBMITTED, AND A CONSTRUCTION PERMIT SHALL BE ISSUED BY THE FIRE DEPARTMENT, PRIOR TO ANY WORK BEING DONE.
- ROOF FRAME BUILDINGS THAT ARE TO BE SPRINKLED SHALL HAVE THESE SYSTEMS IN SERVICE (BUT NOT NECESSARILY FINISHED) BEFORE THE BUILDING IS ENCLOSED.
- FIRE DEPARTMENT CONNECTIONS (FDC) SHALL BE LOCATED ON THE ADDRESS SIDE OF THE BUILDING WITHIN ONE HUNDRED FIFTY FEET (150') OF A PUBLIC FIRE HYDRANT ON THE SAME SIDE OF THE STREET. PROVIDE IDENTIFICATION FOR ALL FIRE SPRINKLER CONTROL VALVES AND FIRE DEPARTMENT CONNECTIONS PER STANDARD #B-007. RAISED CURBS ADJACENT TO FIRE DEPARTMENT CONNECTION(S) SHALL BE PAINTED RED, FIVE FEET OTHER SIDE, PER CITY STANDARDS.
- A FIRE ALARM SYSTEM IS REQUIRED. THE SYSTEM DESIGN SHALL BE IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 72. AN APPLICATION ALONG WITH DETAILED PLANS SHALL BE SUBMITTED, AND A CONSTRUCTION PERMIT SHALL BE ISSUED BY THE FIRE DEPARTMENT, PRIOR TO ANY WORK BEING DONE.
- PORTABLE FIRE EXTINGUISHERS ARE REQUIRED TO BE INSTALLED PRIOR TO OCCUPANCY PER STANDARD #C-001. PLEASE CONTACT THE FIRE PROTECTION BUREAU TO DETERMINE THE EXACT NUMBER, TYPE AND PLACEMENT REQUIRED.

FIRE LANE IDENTIFICATION (STANDARD #B-001)

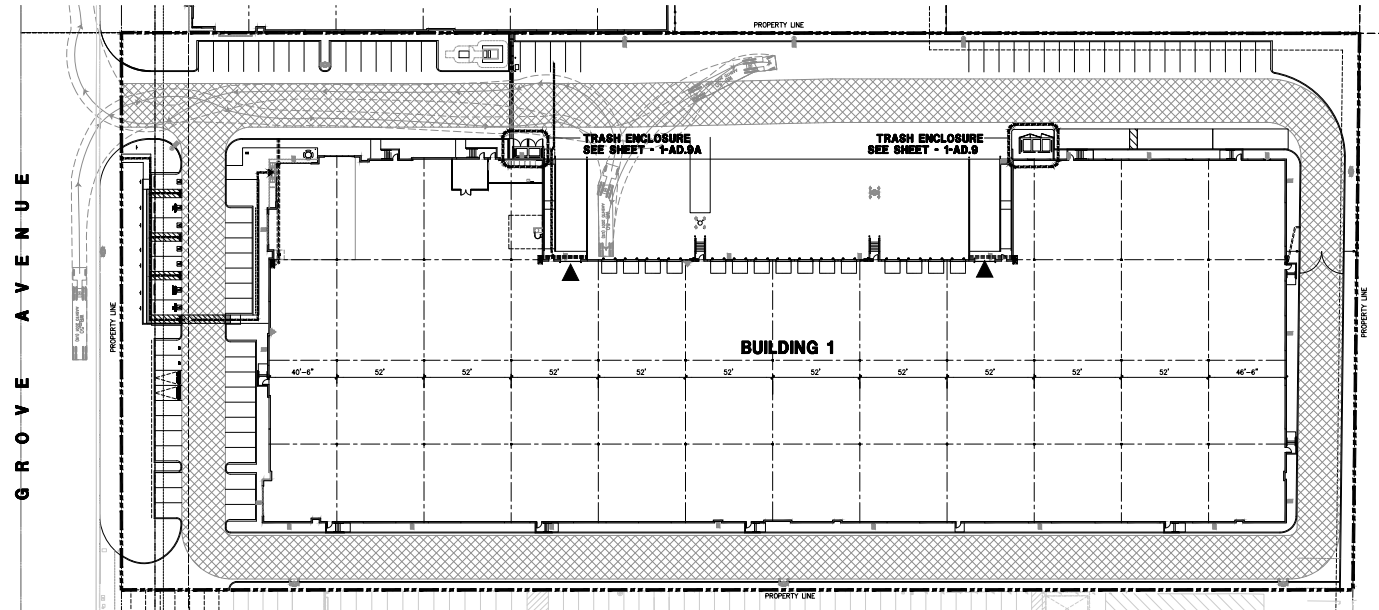


1. Provide the base concrete depth as required by the American Bureau of Fire Protection.  
2. Curbs shall be painted OSHA safety red.  
3. "FIRE LANE - NO PARKING" shall be painted on top of curb in 2" white lettering at a spacing of 30" on center as portion thereof.

All sign and lettering dimensions shown are minimums.  
Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic, including the designated area. Signs shall be made of durable material and installed per this standard.

All sign and lettering dimensions shown are minimums.  
Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic, including the designated area. Signs shall be made of durable material and installed per this standard.

Signs shall be mounted facing the direction of vehicular travel.  
Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway.  
Depth of posts shall be a minimum of 24".



**REFUSE STORAGE (TRASH ENCLOSURE) PLAN**  
 SCALE: 1" = 30'-0"  
 NORTH

**REFUSE & RECYCLING BIN REQUIREMENTS**

**BUILDING 1**  
 REFUSE AND RECYCLING ENCLOSURE TO CITY STANDARDS FOR 3 TRASH BINS AND 2 RECYCLING BINS, OR 20 CUBIC YARD COMPACTORS PER CITY STANDARDS.  
 WAREHOUSE REQUIREMENTS 4 CUBIC YARDS PER 3000 SF BUILDING AREA 12.625 SF/20.00 SQ = 4 BINS (4 BINS) + 1 BIN FOR ORGANIC, TOTAL 5 BINS PROVIDED 5 OF 6750X2400 4 CUBIC YARD BINS

**SOLID WASTE VEHICLE STANDARDS**

- VEHICLE ACCESS STANDARDS  
 A. REFUSE TRUCK TURNING RADIUS  
 INSIDE RADIUS: 28 FEET  
 OUTSIDE RADIUS: 42 FEET  
 B. REFUSE VEHICLE HEIGHT CLEARANCE: 15 FEET  
 C. REFUSE VEHICLE WIDTH CLEARANCE: 15 FEET  
 D. REFUSE VEHICLE BACKING: STRAIGHT ONLY. DISTANCE DETERMINED ON CASE BY CASE BASIS.  
 E. A MINIMUM 25 FOOT DISTANCE MUST BE MAINTAINED IN FRONT OF A BIN ENCLOSURE. THE ENCLOSURE MUST FACE THE DRIVEWAY, NOT PARKING SPACES.  
 F. ALLEYS MUST BE A MINIMUM OF 20 FEET IN WIDTH, AND HAVE ENOUGH ROOM TO ALLOW FOR A 28 FOOT MINIMUM TURNING RADIUS WHEN MAKING TURNS AT 90 DEGREE INTERSECTIONS IN THE ALLEY.  
 G. CONTAINERS MUST NOT OBSTRUCT TRAVEL PATH OF REFUSE VEHICLE, OR COMPROMISE THE ABILITY OF THE REFUSE VEHICLE TO SAFELY SERVICE THE CONTAINERS.

**TRASH ENCLOSURE CITY STANDARD**

SEE SHEET 1-AD.9 & 1-AD.9A FOR PLANS, DETAILS AND ELEVATIONS.

**SITE PLAN LEGEND**

--- ACCESSIBLE PATH OF TRAVEL

**CITY OF ONTARIO COMMERCIAL RECYCLER COLLECT PERMIT HOLDERS**

MAIN STREET FERRER  
 608 E MAIN STREET,  
 ONTARIO CA 91702  
 TEL: 909.966.6310

**CONSTRUCTION AND DEMOLITION RECYCLING PLAN**

WASTES GOING TO LANDFILL FROM CONSTRUCTION AND DEMOLITION ACTIVITIES MUST BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE BY RECYCLING, REDEMPTION, OR BY USE OF GREEN BUILDING PRACTICES. MATERIAL TARGETED FOR RECYCLING SHALL INCLUDE CONCRETE, ASPHALT, CLEAN WOOD (UNPAINTED OR UNSTAINED), BRICK, METAL, CARBONADO AND SHEEROCK. THE CITY MANAGER MAY MODIFY THE TARGETED MATERIALS BASED ON AVAILABLE MARKETS.  
 (1) A CONSTRUCTION AND DEMOLITION RECYCLING PLAN SHALL BE SUBMITTED FOR CONDUCTING THE FOLLOWING TYPES OF DEVELOPMENT ACTIVITIES:  
 (A) THE CONSTRUCTION OF ANY BUILDING OTHER THAN A SINGLE-FAMILY RESIDENTIAL BUILDING;  
 (B) THE DEMOLITION OR RENOVATION OF AND/OR ADDITIONS OF TENANT IMPROVEMENTS TO ANY BUILDING OTHER THAN A SINGLE-FAMILY RESIDENTIAL BUILDING WHEREBY THE TOTAL COSTS ARE PROJECTED TO BE GREATER THAN OR EQUAL TO ONE HUNDRED THOUSAND DOLLARS (\$100,000.00);  
 (C) ANY CITY-SPONSORED DEMOLITION OR RENOVATION WHEREBY THE TOTAL COSTS ARE PROJECTED TO BE GREATER THAN OR EQUAL TO ONE HUNDRED THOUSAND DOLLARS (\$100,000.00);  
 (D) A CONSTRUCTION AND DEMOLITION RECYCLING PLAN IS NOT REQUIRED FOR SMALLER DEMOLITION AND RENOVATION PROJECTS WITHIN THE CITY WHOSE TOTAL COSTS ARE LESS THAN ONE HUNDRED THOUSAND DOLLARS (\$100,000.00). CUSTOMERS PERFORMING THESE TYPES OF PROJECTS SHALL BE ENCOURAGED TO INHERIT AT LEAST FIFTY PERCENT (50%) OF ALL PROJECT-RELATED CONSTRUCTION AND DEMOLITION DEBRIS FROM LANDFILL TO RECYCLING OR REUSE OPERATIONS.  
 (E) IN PREPARING THE CONSTRUCTION AND DEMOLITION RECYCLING PLAN, CUSTOMERS FOR BUILDING OR DEMOLITION PROJECTS INVOLVING THE REMOVAL OF ALL OR PART OF AN EXISTING STRUCTURE SHALL CONSIDER DECONSTRUCTION TO THE MAXIMUM EXTENT FEASIBLE.  
 (F) PLANS MAY BE REQUIRED TO BE SUBMITTED ON CITY-APPROVED FORMS. PLANS SHALL FOCUS ON DIVERTING AT LEAST FIFTY PERCENT (50%) OF THE TOTAL CONSTRUCTION AND DEMOLITION DEBRIS GENERATED BY THE PROJECT FOR REUSE OR RECYCLING, AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING INFORMATION:  
 (1) THE ESTIMATED VOLUME OR WEIGHT OF THE PROJECT CONSTRUCTION AND DEMOLITION DEBRIS TO BE GENERATED, BY MATERIALS TYPE, THE ESTIMATED VOLUME OR WEIGHT OF CONSTRUCTION AND DEMOLITION DEBRIS THAT CAN FEASIBLY BE DIVERTED FOR REUSE OR RECYCLING, AND THE ESTIMATED VOLUME OR WEIGHT OF CONSTRUCTION AND DEMOLITION DEBRIS THAT WILL BE HAULED AS REFUSE. IN ESTIMATING THE VOLUME OR WEIGHT OF MATERIALS IDENTIFIED IN THE CONSTRUCTION AND DEMOLITION RECYCLING PLAN, THE CUSTOMER SHALL USE THE STANDARDIZED CONVERSION RATES APPROVED BY THE CITY FOR THIS PURPOSE;  
 (2) A DRAWING THAT IDENTIFIES AN AREA FOR THE LOADING AND COLLECTION OF RECYCLABLE MATERIALS WITH APPROPRIATE ACCESS FOR COLLECTION VEHICLES;  
 (3) A DESCRIPTION OF HOW THE MATERIALS WILL BE SEPARATED AT THE SOURCE AND/OR RECYCLED BY UTILIZING THE SERVICES OF A PROCESSOR;

- (4) IDENTIFICATION OF THE RECYCLED MATERIALS TO BE USED IN THE CONSTRUCTION OR REMODELING OF THE FACILITY.  
 (5) IDENTIFICATION OF THE PROPOSED WAREHOUSE OR FACILITY PROPOSED TO COLLECT OR RECEIVE RECYCLED MATERIALS, AND  
 (6) A DESCRIPTION OF GREEN BUILDING PRACTICES IN USE, IF ANY.  
 (7) ALL CUSTOMERS WITH PROJECTS SUBJECT TO THE PROVISIONS OF THIS CHAPTER SHALL IMPLEMENT, AT A MINIMUM, THE MEASURES IDENTIFIED IN THE CONSTRUCTION AND DEMOLITION RECYCLING PLAN AND SHALL DEMONSTRATE COMPLIANCE WITH THE FOLLOWING CONSTRUCTION SITE REQUIREMENTS:  
 (A) CONSTRUCTION WASTE AND DEMOLITION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE ON A REGULAR BASIS AND SHALL NOT BE STORED ON SITE AND IN THE OPEN FOR A PERIOD IN EXCESS OF FOUR (4) WEEKS, PROVIDED THAT SUCH WASTE IS NOT HAZARDOUS OR HAZARDOUS AND DOES NOT CONSTITUTE A NUISANCE, IN WHICH CASE IT MUST BE APPROPRIATELY SECURED AND REGULARLY REMOVED FROM THE CONSTRUCTION SITE.  
 (B) REASONABLE EFFORTS SHALL BE DEMONSTRATED TO PROVIDE FOR SEGREGATION OF RECYCLABLE CONSTRUCTION MATERIALS AND DEMOLITION DEBRIS FOR DIVERSION FROM LANDFILLS, AND  
 (C) CONSTRUCTION WASTE AND DEMOLITION DEBRIS THAT MAY BECOME HAZARDOUS SHALL BE CONTAINERIZED TO PREVENT LITTER.  
 (8) NO DEMOLITION PERMIT OR BUILDING PERMIT SHALL BE ISSUED FOR ANY DEVELOPMENT ACTIVITY SUBJECT TO THIS CHAPTER UNLESS THE CONSTRUCTION AND DEMOLITION RECYCLING PLAN HAS BEEN APPROVED BY THE CITY.  
 (9) THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY WILL BE CONTINGENT ON SUBMITTAL OF A REPORT THAT DOCUMENTS THE CONSTRUCTION AND DEMOLITION DEBRIS RECYCLED. THE REPORT SHALL BE SUBMITTED TO THE CITY MANAGER AND SHALL CONTAIN THE FOLLOWING INFORMATION:  
 (1) THE ESTIMATED AND ACTUAL QUANTITIES OF ALL CONSTRUCTION WASTE AND DEMOLITION DEBRIS LISTED IN THE CONSTRUCTION AND DEMOLITION RECYCLING PLAN;  
 (2) COPIES OF RECYCLING RECEIPTS OR OTHER PERTINENT DOCUMENTATION THAT DEMONSTRATES WASTE DIVERSION AND RECYCLING IN COMPLIANCE WITH THE APPROVED CONSTRUCTION AND DEMOLITION RECYCLING PLAN. CUSTOMERS SHALL MAKE REASONABLE EFFORTS TO ENSURE THAT ALL CONSTRUCTION AND DEMOLITION DEBRIS DIVERTED FOR RECYCLING OR HAULED TO LANDFILL ARE MEASURED AND RECORDED USING THE MOST ACCURATE METHOD OF MEASUREMENT AVAILABLE TO THE EXTENT PRACTICALLY. ALL CONSTRUCTION AND DEMOLITION DEBRIS FOR WHICH MEASURING IS NOT PRACTICAL SHALL BE SMALL SIZE OR OTHER CONSIDERATIONS, A VOLUMETRIC MEASUREMENT SHALL BE USED. FOR CONVERSION OF VOLUMETRIC MEASUREMENTS TO WEIGHT, CUSTOMERS SHALL USE THE STANDARDIZED CONVERSION RATES APPROVED BY THE CITY FOR THIS PURPOSE; AND  
 (3) ANY ADDITIONAL INFORMATION THE CUSTOMER BELIEVES IS RELEVANT TO DETERMINING ITS EFFORTS TO COMPLY IN GOOD FAITH WITH THIS SECTION.

**OMC - CHAPTER 3**

- SEC. 6-3.314. COMMERCIAL STORAGE STANDARDS.  
 ALL NEW DEVELOPMENT PROJECTS UTILIZING COMMERCIAL COLLECTION BINS RATHER THAN INDIVIDUAL CURBSIDE COLLECTION OF REFUSE MUST:  
 (4) HAVE SUBMITTED A SITE PLAN ON OR AFTER SEPTEMBER 1, 1993 FOR DEVELOPMENT PLAN REVIEW AS PRESCRIBED BY TITLE 9, PLANNING AND ZONING.  
 (5) ARE EXISTING DEVELOPMENT PROJECTS WHICH WILL BE ADDING THIRTY PERCENT (30%) OR MORE TO THE EXISTING FLOOR AREA, OR  
 (6) ARE EXISTING DEVELOPMENT PROJECTS WHICH WILL BE ADDING ONE THOUSAND (1,000) SQUARE FEET OR MORE, SHALL MEET THE REQUIREMENTS OF THE FOLLOWING PROVISIONS:  
 (1) EACH DEVELOPMENT SHALL INCLUDE AN AREA SET ASIDE FOR THE PROVISION OF ADEQUATE AND ACCESSIBLE ENCLOSURES FOR THE STORAGE OF RECYCLABLE MATERIALS AND REFUSE IN PROPER RECEPTACLES. THE DESIGN, CONSTRUCTION AND ACCESSIBILITY OF THE ENCLOSURES SHALL BE SHOWN ON THE SITE PLAN IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE SOLID WASTE DEPARTMENT AND THE DESIGN GUIDELINES LISTED BELOW.  
 (2) THE RECYCLING COLLECTION AREA AND THE REFUSE COLLECTION AREA SHALL BE ADJACENT TO ONE ANOTHER AND IN AN ENCLOSURE(S) CONVENIENTLY LOCATED NEXT TO THE BUILDING(S) IT SERVES AND EASILY ACCESSIBLE TO COLLECTION VEHICLES. NO ENCLOSURE SHALL BE LOCATED IN ANY REQUIRED SETBACK.  
 (3) THE ENCLOSURE(S) SHALL BE SCREENED FROM PUBLIC VIEW.  
 (4) THE EXTERIOR SIDING OF THE ENCLOSURES FOR RECYCLABLES SHALL BE POSTED WITH PERMANENT, REFLECTORIZED SIGNS STATING RECYCLABLES ONLY AND SOLAMENTE RECYCLABLES IN LETTERS A MINIMUM OF ONE AND ONE-HALF (1.5) INCHES  
 (5) IN HEIGHT FOR A TOTAL SIGN AREA WITHIN A MINIMUM WIDTH OF TEN (10) INCHES AND A MINIMUM LENGTH OF FOURTEEN (14) INCHES. EACH RECEPTACLE SHALL BE PAINTED WITH A SIGN IDENTIFYING WHICH MATERIAL IS TO BE DEPOSITED IN IT. GENERAL INSTRUCTIONS ABOUT HOW TO RECYCLE SHALL BE POSTED WITHIN THE ENCLOSURE OR NEAR THE RECYCLABLE AREA. THE INSTRUCTIONS SHALL BE VISIBLE TO THE USERS OF THE RECEPTACLES. THE NAME OF THE PERSON OR BUSINESS RESPONSIBLE FOR MAINTENANCE OF THE RECEPTACLES SHALL BE POSTED WITHIN THE ENCLOSURE.  
 (6) THE RECEPTACLES FOR THE RECYCLABLE MATERIALS, WITH THE EXCEPTION OF TWENTY TO FORTY (20-40) CUBIC YARD ROLL-OFF CONTAINERS, SHALL BE PERMANENTLY PROTECTED FROM ADVERSE ENVIRONMENTAL CONDITIONS WITH LIDS OR OTHER METHODS APPROVED BY THE SOLID WASTE DEPARTMENT AND THE FIRE DEPARTMENT. THE LIDS SHALL BE KEPT CLOSED WHEN THE RECEPTACLES ARE NOT BEING LOADED OR EMPTIED.  
 (7) THE ENCLOSURE(S) SHALL BE SECURED TO PREVENT THE REMOVAL OF RECYCLABLE MATERIALS BY UNAUTHORIZED PERSONS WHILE PERMITTING ACCESS TO IT BY AUTHORIZED PERSONS.  
 (8) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ENCLOSURE(S) IN A CLEAN CONDITION.  
 (9) THIS SECTION CONFORMS TO THE CALIFORNIA SOLID WASTE AND RECYCLING ACCESS ACT OF 1991 (PUBL. RES. CODE 142900 ET SEQ.) RELATED TO THE PROVISION OF ADEQUATE AREAS FOR COLLECTING AND LOADING RECYCLABLE MATERIALS.  
 (10) S. ORD. 2856, EFF. DECEMBER 21, 2004

**CONTAINER SIZE REQUIREMENTS**

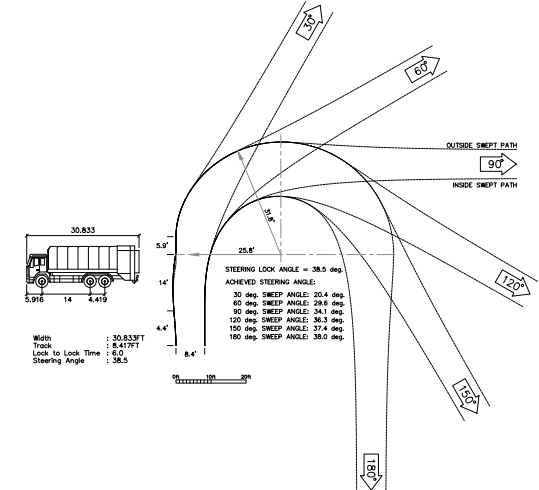
	Automated Cans	
	36 gallon	64 gallon
Height	45" (3'9")	48" (4'0")
Width	28" (2'4")	27.5" (2'3.5")
Depth	15" (1'3")	18" (1'6")

	Bins			
	1.5 cubic yard	3 cubic yard	4 cubic yard	6 cubic yard
Height	44" (3'8")	60" (5'0")	67" (5'7")	76" (6'4")
Width	31" (2'7")	46" (3'10")	58" (4'10")	66" (5'6")
Depth	14" (1'2")	18" (1'6")	24" (2'0")	30" (2'6")

**REFUSE & RECYCLING STANDARDS**

- CONTAINER STORAGE STANDARDS  
 A. THROUGH OPERATOR SHALL BE PROVIDED FOR SOLID WASTE VEHICLES.  
 B. ALL REFUSE ENCLOSURES SHALL BE LOCATED ON MAJOR DRIVES WITH DEVELOPMENTS TO ACHIEVE SMOOTH CIRCULAR TURNING RADIUS.  
 C. A FIVE FOOT WIDE CONCRETE APRON, WITH A 2% MAXIMUM PITCH, SHALL BE PLACED IN FRONT OF ALL REFUSE ENCLOSURES TO ALLOW FOR SAFE AND EFFICIENT REMOVAL OF BINS. NO DRAINAGE V-DITCHES OR CATCH BASINS SHALL BE ALLOWED WITHIN THE FIVE FOOT APRON.  
 D. TO ENCOURAGE RECYCLING, ENCLOSURES DESIGNED FOR A MAXIMUM OF ONE (1) BIN ARE PROHIBITED. ENCLOSURES SHALL ALLOW FOR STORAGE OF RECYCLING BINS OR CANS IN ADDITION TO REFUSE BINS.  
 E. ENCLOSURES MUST BE DESIGNED SO THAT REFUSE AND RECYCLING CONTAINERS MAY BE ACCESSED BY THE OPERATOR AND SERVED BY THE SERVICE PROVIDER WITHOUT MOVING OTHER BINS.  
 F. ENCLOSURES MUST BE DESIGNED SO THAT BIN LIDS FACE THE PEDESTRIAN ACCESS LOCATION.  
 G. ENCLOSURES MUST BE DESIGNED WITH A ROOF OR OVERHANG AT LEAST 8 VERTICAL FEET FROM THE GROUND. ENCLOSURES SHALL BE CONSTRUCTED WITH A SOLID ROOF MEETING ARCHITECTURAL AND APPROVED BY THE CITY.  
 H. ENCLOSURES SHALL BE LOCATED SO THAT REFUSE VEHICLES CAN PULL TO WITHIN 5 FEET OF GATES.  
 I. ENCLOSURES LOCATED CLOSER THAN 5 FEET TO AN ADJACENT STRUCTURE SHALL BE PROTECTED BY A CONCRETE OR METAL STEEL GATE. GATES SHALL BE INSTALLED IN THE GROUND SURFACE OF BIN ENCLOSURES TO PREVENT GATES FROM SWINGING SHUT.  
 J. ENCLOSURES SHALL BE SCREENED WITH PLANT MATERIAL, WHEREVER POSSIBLE.  
 K. REFER TO CITY OF ONTARIO ENCLOSURE DRAWINGS-P, 9, 10, 11  
 L. WAREHOUSE - 4 CUBIC YARDS PER 3000 SQ. FT.

**TRASH TRUCK TURNING RADIUS**



**HPA**  
 architecture  
 hpa, inc.  
 18831 barden avenue, #106 - 9100  
 Irvine, ca 92612  
 tel: 949-483-1770  
 fax: 949-483-0551  
 email: hpa@hparch.com

**REGISTERED ARCHITECT**  
 3-31-23  
 EXPIRES  
 STATE OF CALIFORNIA

Owner:  
**EBS**  
 Realty Partners  
 1300 BRISTOL STREET NORTH,  
 SUITE 290  
 tel: (714) 469-4847  
 fax: (714) 653-9854

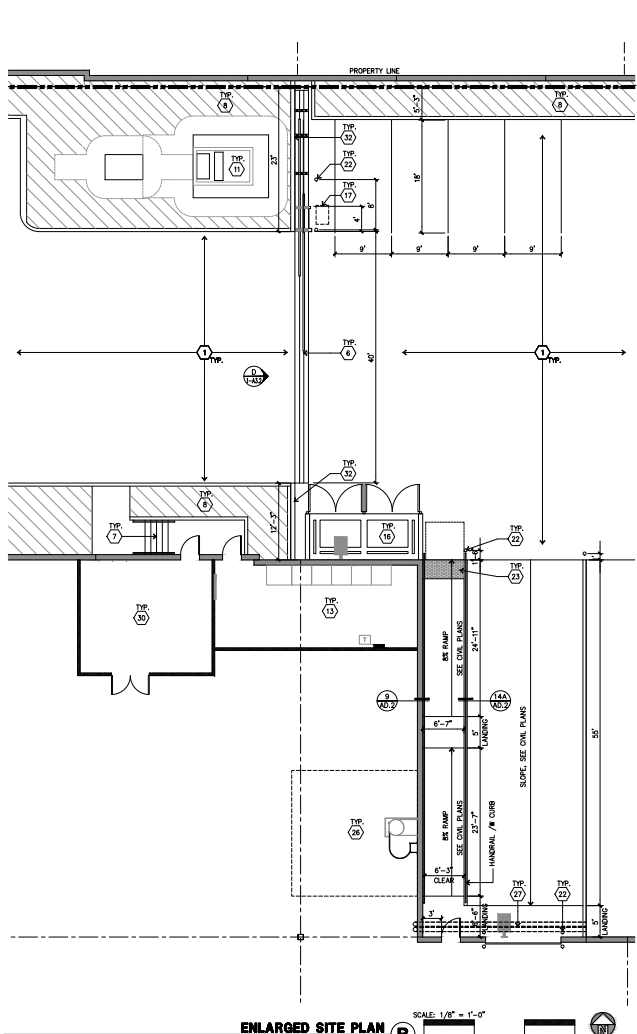
Project:  
 ONTARIO GROVE  
 COMMERCE CENTER  
 BUILDING 1  
 CITY PC#: B202004611  
 640-20  
 FENCE PC#: B202004813  
 SITE LIGHT PC#: B202004816  
 TRASH ENC. PC#: B202004812  
 1925 S GROVE AVENUE  
 ONTARIO, CA 91761

Consultants:  
 CIVIL: THENES  
 STRUCTURAL: DFA  
 MECHANICAL: AIR CONTROL SYSTEMS  
 PLUMBING: JOHNSON  
 ELECTRICAL: GREGG  
 LANDSCAPE: HUNTER  
 FIRE PROTECTION: GENERAL UNDERGROUND  
 SOILS ENGINEER: NORCAL

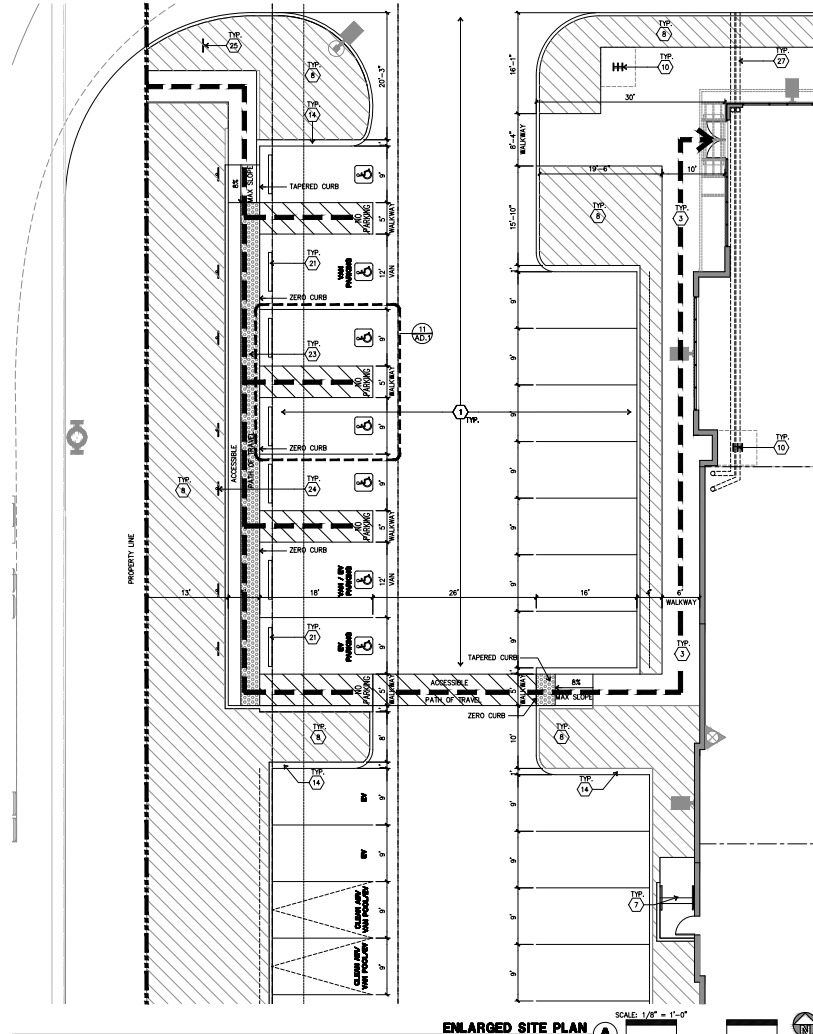
Title: REFUSE STORAGE

Project Number: 19383  
 Drawn by: CC  
 Date: 10/28/19  
 Revision:  
 PLAN CHECK CORRECTION 01/21/21  
 PLAN CHECK/ ASB 04/05/21  
 PLANNING CORRECTION 05/25/21

Sheet:  
**1-A1.B**



**ENLARGED SITE PLAN** SCALE: 1/8" = 1'-0"  
 BOOK: 1/A - 1-10  
 NORTH



**ENLARGED SITE PLAN** SCALE: 1/8" = 1'-0"  
 BOOK: 1/A - 1-10  
 NORTH

**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT. SEE "C" AND "S" DRAWINGS.
- 2 PROVIDE 8" HIGH METAL SWING GATES WITH KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS.
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWING.
- 4 DRIVEWAY APRONS TO BE CONSTRUCTED PER "C" AND "L" DRAWINGS.
- 5 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 PROVIDE 10" HIGH METAL MOTORIZED OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS. SEE DETAIL 8/AD.2.
- 7 EXTERIOR CONCRETE STAIRS. SEE DETAIL 1,2,3,5,9/AD.2
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 FIRE HYDRANTS & RISERS, SEE FP PLANS UNDER DEFERRED SUBMITTAL.
- 10 BIKE RACK (4) CAPACITY TYPICAL. SEE DETAIL 13/AD.2.
- 11 TRANSFORMER, PROVIDE SCREENING PER AHJ REQUIREMENTS TO BLOCK VIEW FROM THE PUBLIC. MAINTAIN 3' CLEAR FROM PAVING ALL SIDES.
- 12 8" HIGH STEEL TUBE FENCE, SEE DETAIL 7/AD.2.
- 13 ELECTRICAL ROOM.
- 14 PROVIDE 12" WIDE CONCRETE STEP-OUT ADJACENT TO PARKING STALLS. PROVIDE SIGNS IDENTIFYING ALL RECYCLING AND REFUSE COLLECTION AREAS AND THE MATERIALS ACCEPTED FOR RECYCLING SHALL BE POSTED ADJACENT TO ALL POINTS OF ACCESS TO EACH TRASH ENCLOSURE.
- 15 TRASH ENCLOSURE PER CITY STANDARD. SEE SHEET AD.9 AND AD.9.A.
- 16 FUTURE SLIDING GATE MOTOR.
- 17 NO SMOKING SIGNAGE, SEE DETAIL 9/AD.5
- 18 DESIGNATED SMOKING AREA W/ SIGNAGE AND CIGARETTE POLE, SEE DETAIL 6&7/AD.5
- 19 PROVIDE RETAINING WALL WITH STEEL TUBE FENCE ON TOP WITH OVERALL HEIGHT OF 8" HIGH. SEE CIVIL AND STRUCTURAL.
- 20 PRE-CAST CONC. WHEEL STOP. SEE DETAIL 3/AD.1
- 21 CONC. FILLED GUARD POST 6" DIA. U.N.O. 42" H. SEE DETAIL 19/AD.1
- 22 TRUNCATED DOME. SEE DETAIL 17/AD.1
- 23 ACCESSIBLE PARKING STALL SIGN. SEE DETAIL 19/AD.1.
- 24 ACCESSIBLE ENTRY SIGN. SEE DETAIL 15/AD.1.
- 25 RECYCLING AREA
- 26 ROOF DRAIN THROUGH CURBS, SEE DETAIL 18&20/AD.3.
- 27 EXTERIOR DOWNSPOUT WITH OVERFLOW SCOPPERS. SEE DETAIL 14,15&16/AD.3
- 28 EMPLOYEE OUTDOOR BREAK AREA WITH TABLES OR BENCH AND TREES. SEE "L" DRAWINGS.
- 29 PUMP ROOM, SEE STRUCTURAL "Y" DRAWINGS.
- 30 SITE LIGHTING. SEE STRUCTURAL PLANS.
- 31 14" HIGH SCREEN WALL. SEE STRUCTURAL PLANS.
- 32 ADD A DETAIL FOR THE TRANSITION FROM A DOWNSPOUT TO RECTANGULAR DRAIN PIPE.

**SITE PLAN GENERAL NOTES**

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY NORCAL ENGINEERING, PROJECT NO: 21284-19 DATED AUGUST 14, 2019.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6" O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. W/ EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. ALL BUILDINGS OF 5,000 S.F. IN SIZE WILL HAVE FIRE SPRINKLERS INSTALLED.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. KNOX BOXES WILL BE INSTALLED FOR ALL LEASE SPACES.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. THERE ARE NO EXISTING OR NEW EASEMENTS ON SITE. SEE CIVIL FOR FURTHER INFORMATION.
18. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

**SITE PLAN LEGEND**

- CONCRETE PAVING - SEE "C" DWGS. FOR THICKNESS
- LANDSCAPED AREA
- STANDARD PARKING STALL 9' X 18' SEE DETAIL 10/AD.1
- HANDICAP PARKING STALL 12' X 18' + 5' W/ ACCESSIBLE AISLE SEE DETAIL 11/AD.1
- VAN ACCESSIBLE HANDICAP STALL 12' X 18' + 5' W/ ACCESSIBLE AISLE SEE DETAIL 11/AD.1
- PATH OF TRAVEL (NOT TO EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE)
- CLEAN AIR VEHICLE 9' X 18' SEE DETAIL 18/AD.1
- FUTURE EV STALLS 9' X 18' SEE DETAIL 18/AD.1
- NOTE: THE STRIPING OF ACCESSIBLE PARKING FOR EV STALLS MUST BE PAINTED WITH GREEN MARKINGS.
- LIGHT STANDARD



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Owner:



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 tel: (714) 469-4847  
 fax: (714) 653-9854

Project:

ONTARIO GROVE COMMERCE CENTER  
 BUILDING 1  
 CITY PC#: B202004611  
 SFA PC#: 640-20  
 FENCE PC#: B202004813  
 SITE LIGHT PC#: B202004918  
 TRASH ENC. PC#: B202004912  
 1925 S GROVE AVENUE  
 ONTARIO, CA 91761

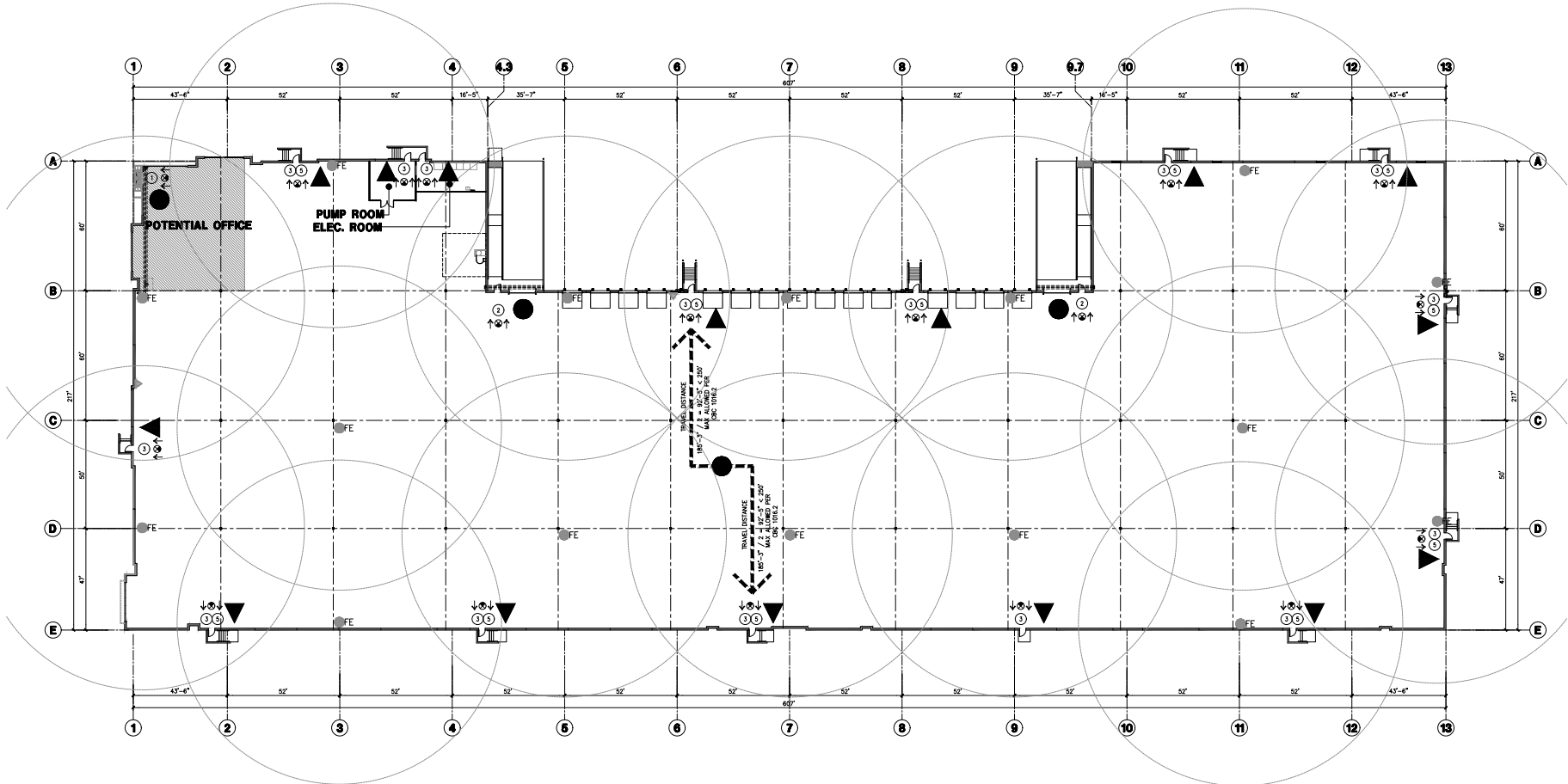
Consultants:

CIVIL: THENES  
 STRUCTURAL: DFA  
 MECHANICAL: AIR CONTROL SYSTEMS  
 PLUMBING: JOHNSON  
 ELECTRICAL: GREGG  
 LANDSCAPE: HUNTER  
 FIRE PROTECTION: GENERAL UNDERGROUND  
 SOILS ENGINEER: NORCAL

Title: Enlarged site plan

Project Number: 19383  
 Drawn by: CC  
 Date: 10/28/19  
 Revision:  
 1 PLAN CHECK CORRECTION 01/21/21  
 2 PLAN CHECK / ASH2 04/05/21  
 3 PLANNING CORRECTION 05/25/21

Sheet:  
**1-A1.2**

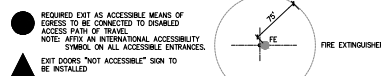


**EXIT PLAN**  
Scale: 1" = 20'-0"  
PLAN NORTH

**MEANS OF EGRESS NOTES**

- EGRESS SHALL NOT PASS THROUGH ROOMS WHICH ARE NOT ACCESSORY USE OR HIGH HAZARD.
- EGRESS DOORS SHALL COMPLY WITH SECTION 1008.1
- READILY DISTINGUISHABLE
- 3/4" CLEAR OPENING
- HINGED DOORS
- FORCE TO OPEN LESS THAN 15 LBS
4. ELEMENTS SHALL NOT PROJECT WITH IN THE REQUIRED WIDTH MORE THAN 4"
- ALL ROOMS HAVE A MIN. CLEAR CEILING OF 7'-0"
- EGRESS PATH OF TRAVEL SHALL HAVE EXIT SIGNS POSTED IN ACCORDANCE WITH SECTION 1001.
- EXIT SIGNS SHALL BE ILLUMINATED PER SECTION 1008 - SEE ELECTRICAL.
- ANY TIME THE BUILDING OR A PORTION OF THE BUILDING IS OCCUPIED THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF 1 FOOT CANDLE AT THE WALKING SURFACE.
- POWER SUPPLY FOR EGRESS LIGHTING SHALL BE PROVIDED AND ALSO ON EMERGENCY PACK UP PER SECTION 1008.1 - SEE ELECTRICAL.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL BE PROVIDED POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1008.3
- WHERE A KEY IS NEEDED TO OPERATE A DOOR IN THE EGRESS PATH A SIGN SHALL BE POSTED "THIS DOOR TO REMAIN IN LOCKED WHEN BUILDING IS OCCUPIED"
- EGRESS DOORS OR GATES SHALL OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE PER 1008.1.
- DOOR THRESHOLDS SHALL NOT EXCEED 1/2"
- LANDINGS ON EACH SIDE OF THE DOOR SHALL BE LEVEL.
- DOORS INTO STAIR LANDINGS SHALL NOT EXCEED 1" INTO REQUIRED EGRESS WIDTH
- TACTILE EXIT SIGNS SHALL BE PROVIDED PER CHAPTER 11B, EXTERIOR DOOR "EXIT" AT EXIT STAIRS "EXIT STAIR DOWN" MARK PATH "EXIT ROUTE"
- ALL CORRIDORS SERVING 10 OR MORE OCCUPANTS ARE A MIN. OF 44' WIDE
- ALL CORRIDORS WITH A TRAVEL DISTANCE GREATER THAN 200' ARE MIN. 60" WIDE
- CIRCULATION AISLES SHALL BE A MIN. OF 36" WIDE
- EVERY PORTION IN WHICH SEATS, TABLES, EQUIPMENT SHALL BE PROVIDED EVERY PORTION IN WHICH SEATS, TABLES, EQUIPMENT SHALL BE PROVIDED
- ADGES SHALL COMPLY WITH CHAPTER 11B
- TWO EXITS REQUIRED WHEN OCCUPANT LOAD EXCEEDS 50 OCCUPANTS.
- ALL EXIT SIGNS SHALL BE ILLUMINATED WITH HARMONIC SYSTEM.

**EXITING LEGEND**



**OCCUPANT LOAD CALCULATION**

TOTAL BUILDING AREA: 117,740 S.F. (INCLUDING MEZZANINE AREA)  
OCCUPANT LOAD: 263  
MEZZANINE AREA: 111,935 S.F. (1/500) = 224  
OFFICE AREA: GROUND: 3,077 S.F. + MEZZANINE: 2,728 S.F. = 5,805 S.F. (1/150) = 39  
TOTAL OCCUPANT LOAD = 263  
PER CBC SECTION 1009, SAME NUMBER OF MEANS OF EGRESS TO BE PROVIDED AS REQUIRED NUMBER BY CBC SECTION 1006.2 & 1006.3

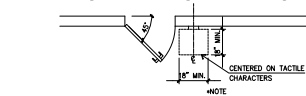
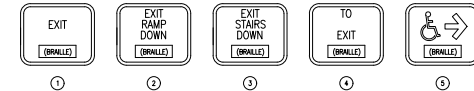
**EXIT WIDTH CALCULATION**

REQUIRED EXIT NUMBER: 2 EXITS PER SECTION 1001.  
PROVIDE EXIT AS  
ACCESSIBLE MEANS OF EGRESS: 3 EXITS ( )  
EXITS: 15 EXITS (▲)

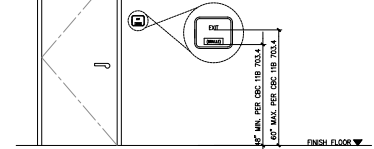
NOTE: ABOVE IS BASED ON 2019 IBC.

**TACTILE EGRESS SIGNAGE**

SEE SHEET 10A11/2-AD.3A FOR DIMENSIONS AND DETAILS.



NOTE: PROVIDE DIRECTIONAL SIGN ON DOORS THAT ARE NOT ACCESSIBLE TO THE NEAREST ACCESSIBLE EXIT DOOR PER CBC 1009.10



**TACTILE EGRESS SIGNAGE LOCATION**  
Scale: 1/2" = 1'-0" (B)



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Owner:



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SUITE 290  
IRVINE, CA 92614  
tel: (714) 469-4847  
fax: (714) 653-9854

Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004818  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL STRUCTURAL THENES  
MECHANICAL AR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL GREGG  
LANDSCAPE HUNTER  
FIRE PROTECTION GENERAL UNDERGROUND  
SOILS ENGINEER NORICAL

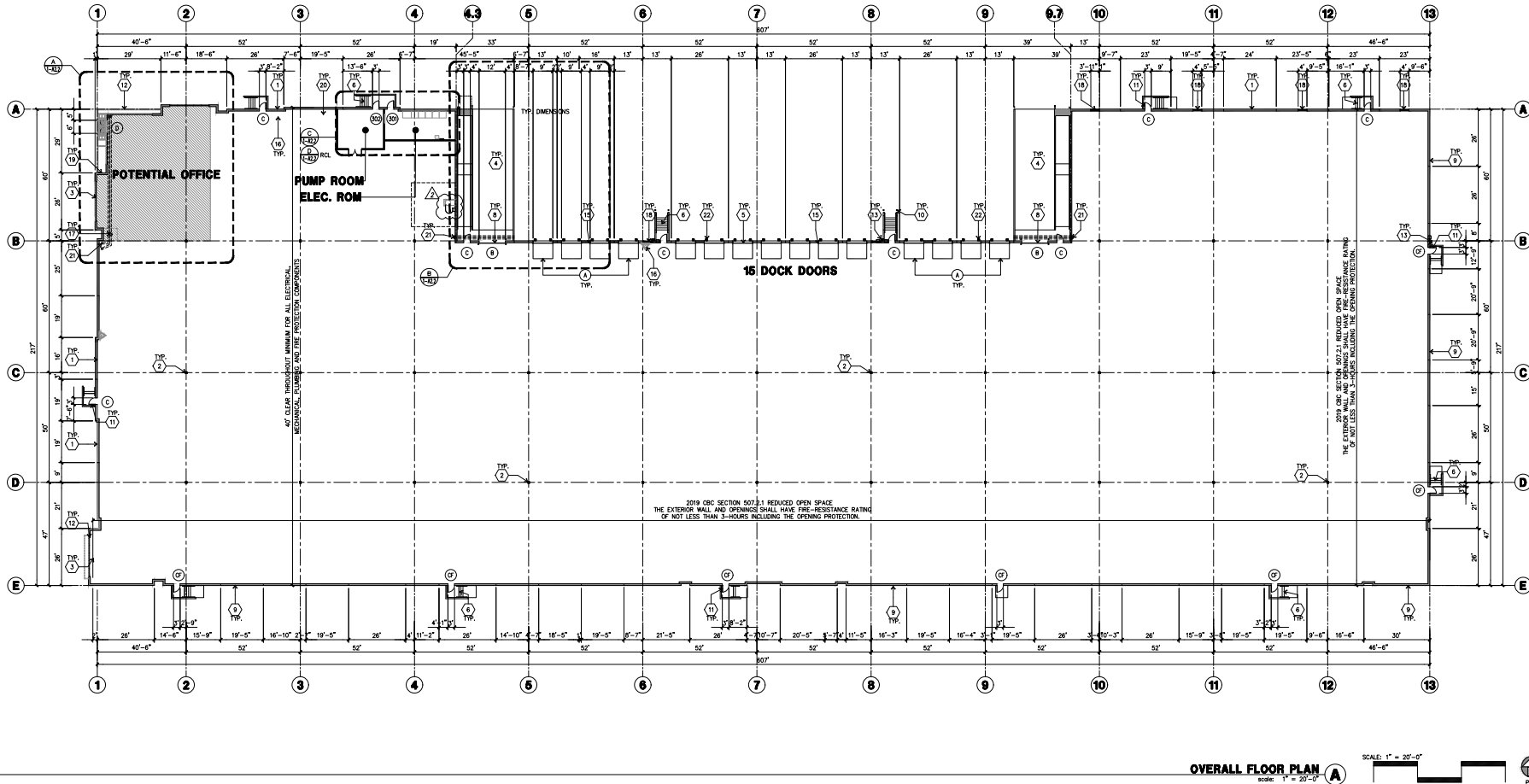
Title: Exit plan

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19

Revision:  
▲ PLAN CHECK CORRECTION 01/21/21  
▲ PLAN CHECK/ ASH 04/05/21  
▲ PLANNING CORRECTION 05/25/21

Sheet:

1-A2.0



**OVERALL FLOOR PLAN**  
scale: 1" = 20'-0"



**KEYNOTES - FLOOR PLAN**

1. CONCRETE TILT-UP PANEL. SEE "D" DIMS. FOR THICKNESS AND STEEL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE "S" DIMS. FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE BEAM BY 42" HIGH CONC TILT-UP GUARD WALL. SEE "D" DIMS FOR DETAIL.
5. 9'-0" X 10' TRUCK DOOR. SECTIONAL OH. STANDARD GRADE. SEE A-1 FOR DESIGN INCLUDING.
6. CONCRETE STAR PER DETAIL 1.2,3,5,9/AD.2 AND "S" DRAWINGS.
7. 3'-0" X 4'-0" X 4'-0" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
8. PROVIDE FIRE RATED ON JOINTS ALONG GRID LINES "T" AND "J", SEE DETAIL 4/AD.3.
9. CONC. FILLED GUARD POST. 6" DIA. U.L.C.O. 42". SEE DETAIL 9/AD.1.
10. 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
11. STEEL TUBE CANOPY SEE DETAIL 7/AD.3A.
12. EXTERIOR DOWNSPOUT WITH OVERFLOW SCOPPER, SEE DETAIL 14,15,16/AD.3.
13. OVERFLOW SCOPPER, SEE DETAIL 14/AD.3.
14. Z GUARD. SEE DETAIL 2/AD.4.
15. FIRE RISER, WITH PROTECTION BOLLARDS. SEE F.P. DWGS.
16. INTERIOR BIKE RACK. SEE DETAIL 13/AD.2. BIKE RACK CAPACITY TO COMPLY WITH CALIFORNIA AT 5% OF THE TOTAL PARKING STALLS PROVIDED.
17. 4'X8' METAL LOUVER. SEE DETAIL 8/AD.4 AND "M" DRAWINGS.
18. KNOX BRAND KEY-BOX SHALL BE INSTALLED IN LOCATION PER FIRE DEPARTMENT STANDARD.
19. ROOF ACCESS LADDER. SEE DETAIL 20/AD.3.
20. INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS. SEE DETAIL 6,6A/AD.3A.
21. TRUCK DOOR BUMPERS PER DETAIL 4/1-AD.4.

**GENERAL NOTES - FLOOR PLAN**

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT APPROXIMATE 100' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY HAZARDOUS/TOXIC SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE WEARING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE NOT USED. ALL ROOF BOLTS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE ROOF STRIP 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, OR FACE OF STUD U.L.C.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A-1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HAZARDOUS.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LINE TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR. SEE PER CBC 11336.1.1.
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

**WALL LEGEND-ALL FLOOR PLANS**

- |   |  |
|---|--|
| 1 | CONCRETE TILT-UP WALL. SEE "S" DRAWING FOR PANEL THICKNESS.  |
| 2 | CONCRETE TILT-UP WALL W/ FLUORING. SEE DETAIL 12/AD.5.   |
| 3 | ENERGY-EFFICIENT STOREFRONT SYSTEM. SEE DETAIL 16/AD.4.  |
| 4 | 1-HOUR FIRE RATED 3 5/8" SO GL. METAL STUD(U.L.C.O.) @ 16" O.C. W/ 5/8" CHS. TYPE "C" ON BOTH SIDES EXTENDING TO TOP. SEE DETAIL 3,5,9/AD.3. |
| 5 | PROVIDE FIRE DAMPER FOR HVAC DUCT PENETRATION AND ALL CONDUIT/PIPES PENETRATION TO HAVE FIRE RATED SEALANT.                                  |

**FLOOR NOTES AND POUR STRIPS REQUIREMENTS**

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "D" DIMS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 90R
  2. TRENCH COMPACTION - 90R
  3. BUILDING FLOOR SLAB. SEE "S" DIMS
  4. CONCRETE TO BEAD FOR CLASS IV FLOOR PER A.C.I. 302-R-80
  5. SLAB SAW-CUT TO BE DONE WITH A "SEET CUT" C-2000 OR LARGER MACHINE IMMEDIATELY AFTER FINISH TROWELING. CLEAN OUT SAW CUT JOINTS AT THE END OF PROJECT.
  6. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
  7. CONTRACTOR TO CURE SLAB WITH NET CURING USING BURELEN OR TRANSGUARD COVER. FOR 7 DAYS MIN.
  8. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
  9. 9.0 CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB. 1037-5015-03 OVERALL AVERAGE.
  10. 17'-0" X 24" LOCAL MINIMUM.
  11. ANCHORAGE TO BE APPLIED ON A PER FOUR BASIC. LOCAL MINIMUM MINIMUM TO APPLY ON EACH TEST WITHIN POUR.
  12. 11.0 FLY ASH IN THE CONCRETE.
  13. WHERE INDICATED, AND ALL OFFICE AREA.
- A. PROVIDE VAPOR BARRIER (USING STEEL OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER BOLL NUMBER OF MANUFACTURER'S RECOMMENDATION.
- B. CONCRETE SLAB SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURELEN, CURING COMPOUND, OR RELEASE AGENTS.
- C. DO NOT FILL CONTROL/CONSTRUCTION JOINTS WITH M-80 JOINT FILLER.

**PAINT NOTES**

1. INTERIOR CONC. WALL: FRAZEE SWISS COFFEE.
2. ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GRIDDERS: LIGHT GRAY SHOP PRIMER.
3. COLUMN PAINT: SAFETY YELLOW UP TO 12' AFF AND PAINT WAREHOUSE WALL COLOR FROM 12' TO BOTTOM OF GRIDDECS.
13. SHIMASELL/AROLDOLTH OR APPROVED EQUAL FLOOR SEALER APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
14. 14.0 PERMANENT GREASE PER PANEL MARKS ON FLOOR SLAB.
15. NO RED CALL MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
- 15.10' POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
16. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PER BOND BY COOLBURNE EPOXY INJECTION RESIN OR EQUAL.
17. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
18. MM-80 OR EQUAL AT SPEED BAY ONLY.



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Project:  
**ONTARIO GROVE  
COMMERCE CENTER**  
BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:  
CIVIL THENES  
STRUCTURAL DFA  
MECHANICAL AIR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL GREGG  
LANDSCAPE HUNTER  
FIRE PROTECTION GENERAL UNDERGROUND  
SOILS ENGINEER NORCAL

Title: Overall floor plan

Project Number: 19383  
Drawn by: CC

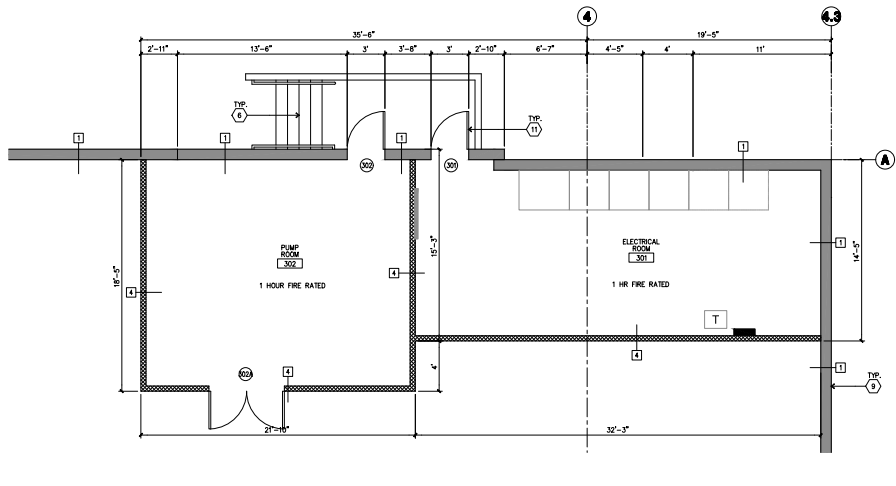
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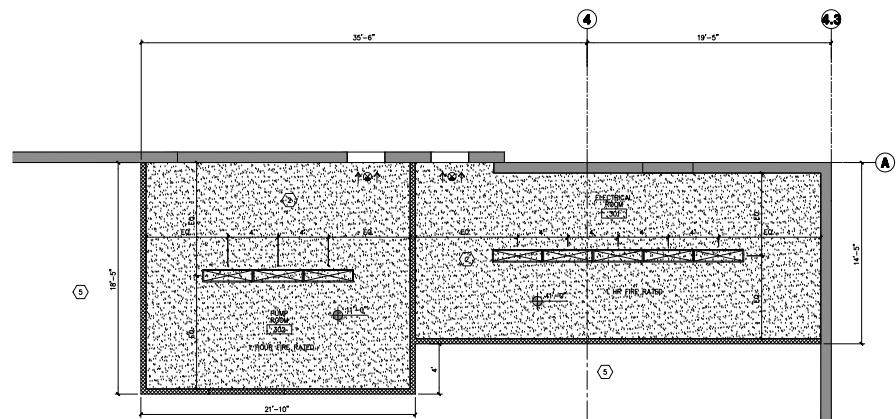
PLAN CHECK CORRECTION 01/21/21  
PLAN CHECK/ ASH2 04/05/21  
PLANNING CORRECTION 05/25/21

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ENLARGED FLOOR PLAN - PUMP ROOM AND ELEC. ROOM



RCL PLAN - PUMP ROOM AND ELEC. ROOM

KEYNOTES - CEILING PLAN

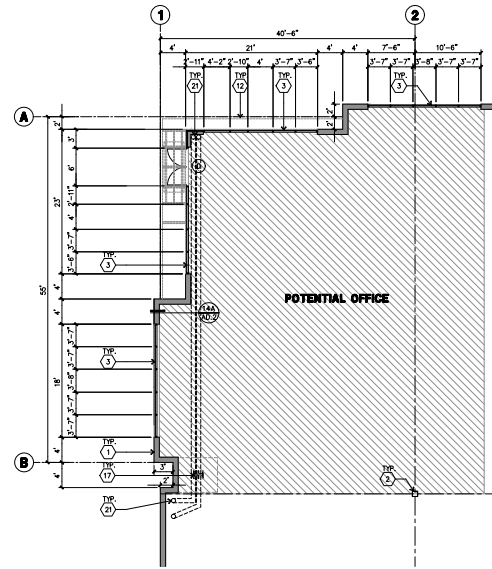
- 1. 2' x 4' acoustical tile ceiling in suspended T-bar track system see details 18/7/AD.6
2. 1 LAYER 5/8\"/>

GENERAL NOTES - CEILING PLAN

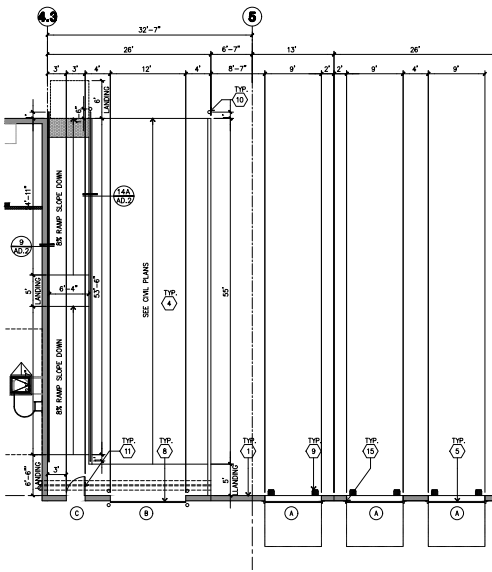
- 1. ALL DRYWALL LIGHTS TO BE RECESSED TYPE.
2. ALL LIGHTS & SPRINKLER HEADS TO BE CENTER OF TILE PATTERN.
3. ALL ROOMS TO HAVE EQUAL TILE PERIMETERS, U.N.O.

LEGEND - REFLECTED CEILING PLAN

- 1/2\"/>



ENLARGED FLOOR PLAN - POTENTIAL OFFICE



ENLARGED FLOOR PLAN - WALL LEGEND

KEYNOTES - FLOOR PLAN

- 1. CONCRETE TILT-UP PANEL. SEE \"S\" DWGS. FOR THICKNESS AND STEEL REQUIREMENTS.
2. STRUCTURAL STEEL COLUMN. SEE \"S\" DRAWINGS FOR SIZE.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE FLOOR-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN TOPS AT APPROXIMATELY 100' O.C.A. SEPARATE PERMIT WILL BE REQUIRED FOR AN APPROVED CONCRETE SYSTEM.
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
C. THE BUILDING FLOOR SLAB IS SLOPED. SEE \"T\" DRAWINGS FOR FINISH SURFACE ELEVATIONS.

WALL LEGEND-ALL FLOOR PLANS

- 1. CONCRETE TILT-UP WALL. SEE \"S\" DRAWING FOR PANEL THICKNESS.
2. CONCRETE TILT-UP WALL W/ FURRING. SEE DETAIL 12/AD.10.
3. ENERGY-EFFICIENT STOREFRONT SYSTEM. SEE DETAIL 18/AD.4.

FLOOR NOTES AND POUR STRIPS REQUIREMENTS

- 1. FLOOR COMPACTOR - 80#.
2. TRENCH COMPACTOR - 80#.
3. BUILDING FLOOR SLAB: SEE \"S\" DWGS
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-R-89

PAINT NOTES

- 1. INTERIOR CONG. WALL: FRANGE SWISS COFFEE
2. ALL STRUCTURAL STEEL MEMBER INC: COLLARS, LEDGERS, JOISTS, & ORDERS. LIGHT GRAY SHOP PRIMER.



18831 barder avenue #6 - #9, #100 Irvine, CA 92612



Owner: EBS Realty Partners



1300 BRISTOL STREET NORTH, SUITE 290 Irvine, CA 92614

Project: ONTARIO GROVE COMMERCE CENTER BUILDING 1

CITY PC#: B202004611 SFA PC#: 640-20 FENCE PC#: B202004813 SITE LIGHT PC#: B202004916 TRASH ENG. PC#: B202004812

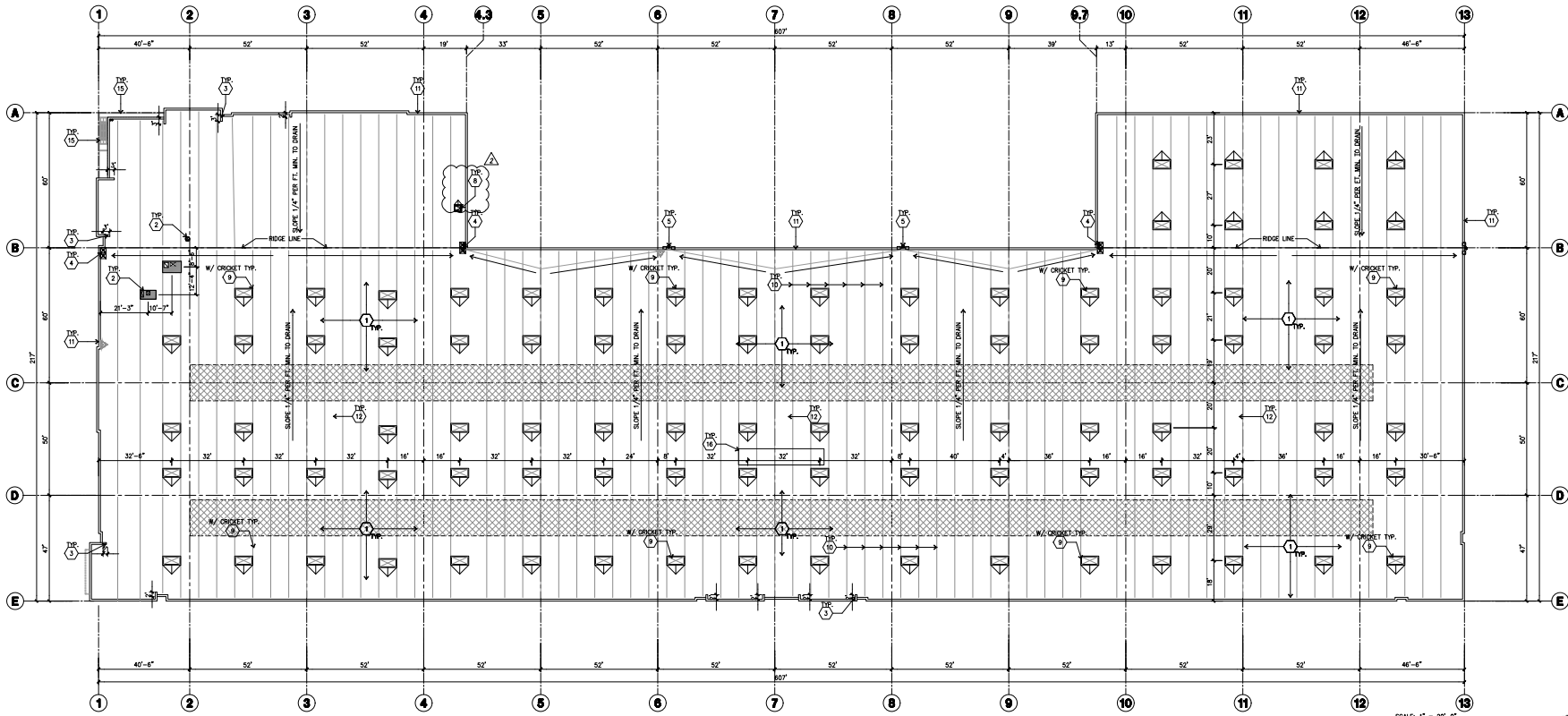
Consultants: CIVIL THENES, STRUCTURAL DFA, MECHANICAL AR CONTROL SYSTEMS, PLUMBING JOHNSON, ELECTRICAL GREGG, LANDSCAPE HUNTER, FIRE PROTECTION GENERAL UNDERGROUND, SOILS ENGINEER NORICAL

Title: Enlarged floor plan

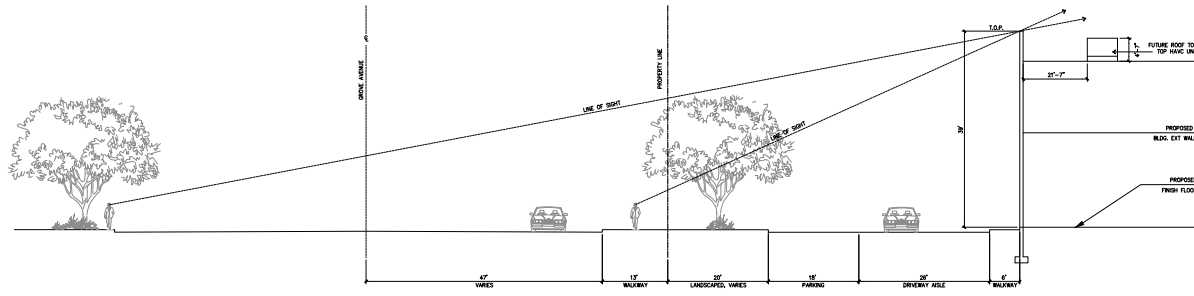
Project Number: 19383 Drawn by: CC Date: 10/28/19

Revision: 1. PLAN CHECK CORRECTION 01/21/21 2. PLAN CHECK/ ASH/ 04/05/21 3. PLANNING CORRECTION 06/25/21

Sheet: 1-A2.2



**OVERALL ROOF PLAN**  
SCALE: 1" = 20'-0"



**OFFICE SECTION STUDY AT GROVE AVENUE**  
SCALE: 1" = 10'-0"

**KEYNOTES - ROOF PLAN**

- 1 PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING. (A.U.G. ROOFING TO BE 40-24 CAP ROOFING BY JOHNS-MANVILLE OR EQUAL (CLASS A RATED) TO MEET NO COLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE.
- 2 FUTURE ROOF TOP UNITS, UNDER SEPARATE PERMIT.
- 3 PARAPET RETURN.
- 4 INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS, SEE DETAIL 6.6A/AD.3A
- 5 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUMPER, SEE DETAIL 14.15.18/AD.3
- 6 OVERFLOW SCUMPER, SEE DETAIL 14.6B/AD.3
- 7 NOT USED.
- 8 ROOF ACCESS HATCH, SEE DETAIL 20/AD.2
- 9 SKYLIGHTS WITH BURGLAR BARS, SEE DETAIL 5/AD.3
- 10 SKYLIGHTS, SEE STRUCTURAL PLANS.
- 11 PARAPETS, SEE EXTERIOR ELEVATIONS AND DETAILS 1.2/AD.3.
- 12 DOWNSPUT FINAL, SEE DETAIL 7/AD.3.
- 13 CROCKET AT CURB PLATFORM, SEE DETAIL 11/AD.3.
- 14 WHITE SCUM FOL INSULATION UNDERSIDE OF ROOF DECK.
- 15 STEEL CANOPY WITH COVER ABOVE DOORS, SEE DETAIL 7/AD.3A AND STRUCTURAL DRAWINGS.
- 16 ROOF TOP ADDRESS PER REQUIREMENTS OF THE CITY OF ONTARIO.

**ROOF LEGEND**

	4" x 8" NON-VENTED CURB MOUNTED FIXED SKYLIGHT SEE DETAIL 1 & 2 /AD.3		BUILDING PARAPET LINE SEE DETAIL 1 & 2 /AD.3
	ROOF HATCH SEE DETAIL 20/AD.2		INTERIOR ROOF DRAIN W/ OVERFLOW DRAIN SEE DETAIL 14.15.17,18/AD.3
	STRUCTURAL JOISTS SEE "S" DRAWINGS		ROOF EXHAUST, SEE STRUCTURAL, MECHANICAL, AND DETAIL 7/AD.3.
	FUTURE ROOF TOP UNIT, FOR REFERENCE ONLY.		INTERIOR DRAIN WITH OVERFLOW SCUMPER, SEE DETAIL 14.15.17,18/AD.3

**FUTURE SOLAR READY AREA CALCULATION**

OVERALL ROOF AREA:	115,012 S.F.
SKYLIGHT AREA (32 E.A.):	2,880 S.F.
NET ROOF AREA:	112,132 S.F.
15% OF NET ROOF AREA (REQUIRED):	30,304 S.F.
PROVIDED SOLAR AREA:	16,820 S.F.

**SKYLIGHT CALCULATIONS**

**PROJECT:**  
CLEAR HEIGHT IN WAREHOUSE AREA = 40 FT. CLEAR FROM 6" BEYOND COLUMN "C"  
SEE A2.1 FOR LOCATIONS

**REQUIRED**  
BUILDING FOOTPRINT = 115,012 S.F.  
SKYLIGHTS REQUIRED = 2.5% = 2,876 S.F. = 90 SKYLIGHTS

**PROVIDED**  
SKYLIGHTS PROVIDED = 2.5% = 2,876 S.F. = 90 SKYLIGHTS

**MODEL**  
SKYLIGHT MODEL: MANUFACTURED BY BRISTOLITE DANLIGHTING SYSTEM MODEL # 148B-35-08-1-HSI OR EQUAL, ICC-ESR-3177

**GENERAL NOTES**

- NOTE:**
- ALL EXTERIOR ROOF-TOP MECHANICAL, HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SHOWN TO BE COMPLETELY SCREENED AND TREATED WITH A NEUTRAL COLOR TO BLEND WITH THE BUILDING AND ROOFING MATERIALS WHEN VISIBLE FROM A STREET OR FROM ADJACENT PROPERTIES. THE PLANS SHALL INCLUDE A CROSS-SECTION DRAWING SHOWING HOW THE EQUIPMENT IS TO BE SCREENED FROM VIEW (INCLUDE DIMENSIONS, MATERIALS, COLORS, ETC).
  - ALL BUILDING DRAINAGE OUTLETS, DOWN SPOUTS, VENTS, ETC. SHALL BE COMPLETELY CONCEALED FROM PUBLIC VIEW OR SHALL BE ARCHITECTURALLY COMPATIBLE (DECORATIVE) WITH THE EXTERIOR BUILDING DESIGN AND COLOR.
  - ALL TOWER ELEMENTS ON THE BUILDINGS SHALL BE FULLY WALLED AND FINISHED ON ALL SIDES AND INCLUDE DETAILING APPROPRIATE TO ARCHITECTURAL STYLE PROPOSED, SO AS TO BE A FULLY THREE-DIMENSIONAL, FOUR-SIDED ELEMENT OF THE BUILDING. THE SATISFACTION OF THE PLANNING DIRECTOR, "TOWER ELEMENTS" SHALL INCLUDE ARCHITECTURAL COMPONENTS OF THE BUILDING THAT ARE HIGHER THAN THE ADJACENT BUILDING PARAPET OR ROOF.
  - WHEN CHANGES IN PARAPET HEIGHT OCCUR, A RETURN INTO THE BUILDING SHALL BE PROVIDED FOR A DISTANCE OF AT LEAST 6 FT. SO THAT THE INCLOSURE OF THE WALL PANEL CANNOT BE OBSERVED OR READILY DISCOVERED BY THE PUBLIC.
  - AT BUILDING CORNERS, WHERE CONDITIONS EXIST THAT WOULD ALLOW THE PUBLIC TO SEE THE BACK INTERIOR SIDE OF PARAPET WALLS RESULTING FROM CHANGES IN PARAPET HEIGHTS, THE RAISED PARAPET AREA SHALL BE CONSTRUCTED SO AS TO BE A FULLY THREE-DIMENSIONAL, FOUR-SIDED ELEMENT OF THE BUILDING, TO THE SATISFACTION OF THE PLANNING DIRECTOR.



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fax: (714) 653-9854

**Project:**  
ONTARIO GROVE COMMERCE CENTER  
BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004818  
TRASH ENG. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

**Consultants:**  
CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE TREE PROTECTION SOILS ENGINEER  
THENES DFA AR CONTROL SYSTEMS JOHNSON GREGG HUNTER GENERAL UNDERGROUND NORCAL

Title: Overall roof plan

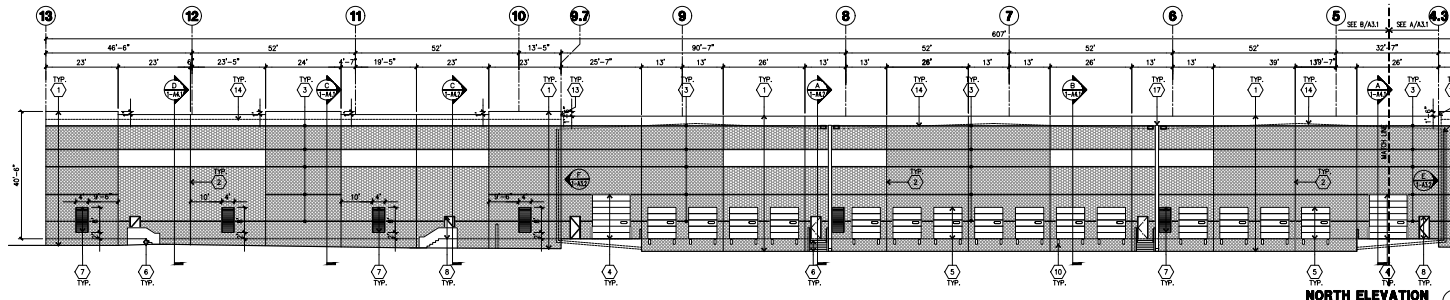
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Date: 10/28/19

**Revision:**

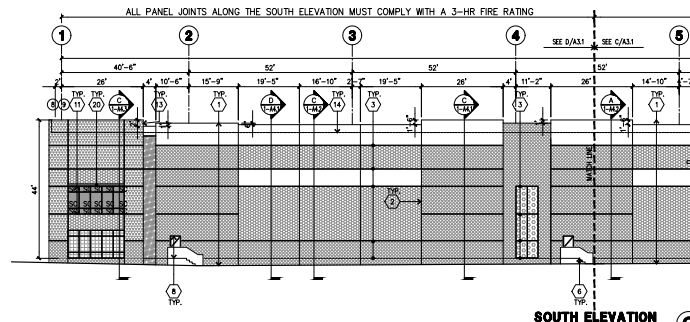
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PLAN CHECK/ ASH	04/05/21
PLANNING CORRECTION	05/25/21

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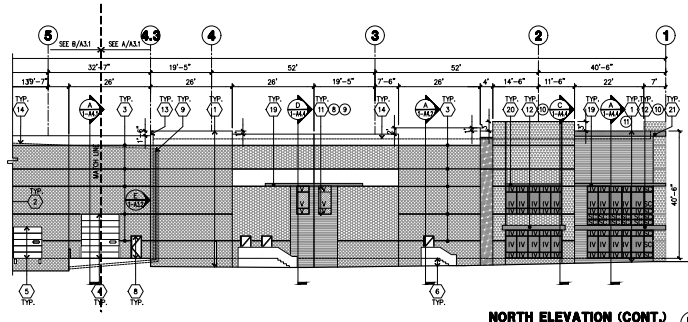
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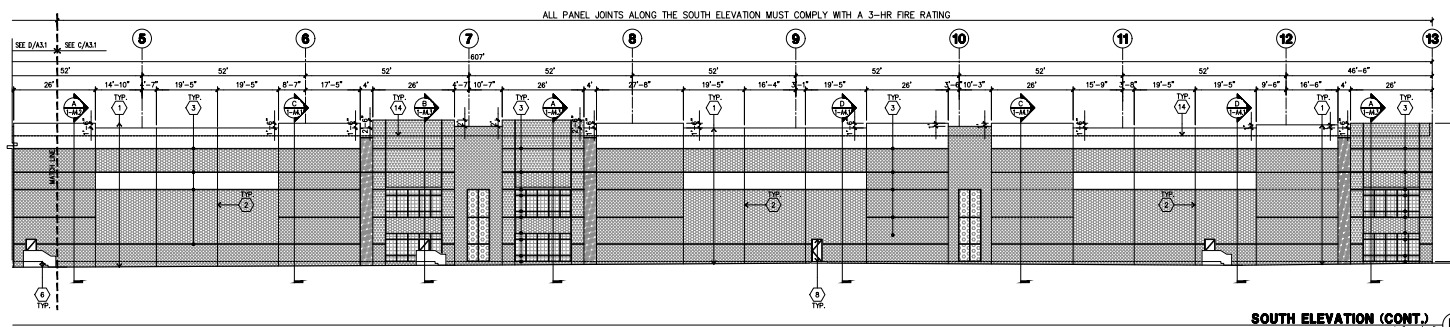
**NORTH ELEVATION**  
scale: 1/16" = 1'-0"



**SOUTH ELEVATION**  
scale: 1/16" = 1'-0"



**NORTH ELEVATION (CONT.)**  
scale: 1/16" = 1'-0"



**SOUTH ELEVATION (CONT.)**  
scale: 1/16" = 1'-0"

**KEYNOTES - ELEVATIONS**

- 1 CONCRETE TILT-UP PANEL(PAINTED). SEE "2" DWG. FINISH GRADE VARIES. SEE "C" DRAWINGS.
- 2 PANEL JOINT. SEE "3" DRAWINGS. SEE DETAIL 4/A/D.3
- 3 PANEL REVEAL. SEE DETAIL 3/A/D.3
- 4 ALL REVEALS TO HAVE A MAX. Ø 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR.
- 5 OVERHEAD DOOR Ø DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 OVERHEAD DOOR Ø DOCK HIGH.
- 7 PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 8 CONCRETE STAIR LANDING AND METAL PIPE RISING. PROVIDE NON SKID FINISH TO MEET ADA. REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPS INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 9 7'x8' Ø H METAL LOUVER. SEE DETAIL 8/A/D.4
- 10 HOLLOW METAL DOORS. SEE DOOR SCHEDULE.
- 11 PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
- 12 PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 13 INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS.
- 14 CONTRACTOR TO VERIFY WITH PLUMBING DRAWINGS. SEE DETAIL 14, 15 & 17/A/D.3
- 15 DOOR BUMPER. SEE DETAIL 4/A/D.4
- 16 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- 17 TUBE STEEL CANOPY WITH TEMPERED GLAZING.
- 18 COVER OVER ENTRANCE. SEE DETAIL 7/1-A/D.3A
- 19 PARAPET RETURN.
- 20 ROOF LINE BEYOND.
- 21 APPROPRIATE LOCATION OF BUILDING ADDRESS PER FIRE DEPT. REQUIREMENTS. 3/8" x 2" THICK HIGH DENSITY FOAM "MELTICUT" SELF-LETTING 1/2" PC FACES SPOT TO WALL. COLOR TO BE SELECTED BY ARCHITECT. PROVIDE LIGHTING FOR ADDRESS AS REQUIRED PER POLICE DEPT.
- 22 WALL MOUNTED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS.
- 23 EXTERIOR METAL DOWNSPOUT #/ 2 OVERFLOW SCUPPERS. SEE DETAIL 13, 14, 15, 16/A/D.3, PAINTED TO MATCH BLDG EXTERIOR COLOR.
- 24 CONCRETE TILT-UP PANEL SHALL BE INSTALLED IN LOCATION PER FIRE DEPARTMENT STANDARD.
- 25 ROOF ACCESS WITH GUARDRAILS. SEE FLOOR PLAN.
- 26 10' TALL CANOPY AT 25' A.F.F. PER DETAIL --.
- 27 8' TALL CANOPY AT 25' A.F.F. PER DETAIL --.
- 28 2'-0" TALL CANOPY AT THE TOP OF THE PARAPET PER DETAIL --.

**ELEVATION COLOR LEGEND/SCHED.**

1	CONCRETE TILT-UP PANEL	PAINTE BRAND SHERWIN WILLIAMS SW 7025 PURE WHITE
2	CONCRETE TILT-UP PANEL	PAINTE BRAND SHERWIN WILLIAMS SW 7071 GRAY SCREEN
3	CONCRETE TILT-UP PANEL	PAINTE BRAND SHERWIN WILLIAMS SW 7072 ONLINE
4	CONCRETE TILT-UP PANEL	PAINTE BRAND SHERWIN WILLIAMS SW 7073 NETWORK GRAY
5	CONCRETE TILT-UP PANEL	PAINTE BRAND SHERWIN WILLIAMS SW 7074 SOFTWARE
6	CONCRETE TILT-UP PANEL	PAINTE BRAND SHERWIN WILLIAMS SW 6175 FAVORITE TAN
7	CONCRETE TILT-UP PANEL	PAINTE BRAND SHERWIN WILLIAMS SW 7692 INDIGO BATH
8	MULLIONS	CLEAR ANODIZED MULLIONS
9	GLAZING	COLOR: BLUE REFLECTIVE GLAZING
10	TUBE STEEL CANOPY	SHERWIN WILLIAMS ADVANCE LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR (NATURAL FINISH) WOOD-BASED FINISHES (NATURAL FINISH) SHERWIN LARSEN

**GLAZING LEGEND**

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- 1 INSULATED VISION GLASS
  - 2 SINGLE LITE VISION GLASS
  - 3 SPANDELS GLASS WITH CONCRETE BEHIND
  - 4 SPANDELS GLASS
  - 5 1" INSULATED VISION GLASS
  - 6 1/2" INSULATED VISION GLASS (3" PADLOCK W/ SOLARFILM & 1/4" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES W/ 0.22" PIPING) (SEE DETAIL 14)
  - 7 1" VISION GLASS
  - 8 1/4" VISION GLASS
  - 9 1" SPANDELS WITH CONCRETE BEHIND
  - 10 1/2" CLEAR WITH HARMONY BLUE #6-0025 OPACODAT PAINTED ON REFLECTIVE, INSTALLED ON CONCRETE.
  - 11 SPANDELS GLASS
  - 12 1/4" VERTICAL PADLOCK WITH HARMONY BLUE #6-0025 OPACODAT PAINTED ON REFLECTIVE.
  - 13 MULLIONS: ALUMINUM BLACK ANODIZED MULLIONS

**GENERAL NOTES - ELEVATIONS**

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. TOP. CLR. TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST TO WIND EXPOSURE "C" WINDS.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL #/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO INSTALLATION REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDELS GLAZING, ALLOW SPACE BEHIND SPANDELS TO BREATHE.
- I. HIGH PERFORMANCE GLASS.
- J. ALL CONCRETE OPENING ARE TO BE PRE-QUANTIFIED THAT GLASS CAN BE ORDERED WITHIN 30 DAYS OF START OF DRAWING. THIS IS INCLUDE THE REQUIRED FOR SHOP DRAWINGS REVIEW PREFERENCE IS FOR MEDIUM PERFORMANCE GLASS.



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Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1  
CITY PC#: B202004611  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004918  
TRASH ENG. PC#: B202004912  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

- CIVIL STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SUBS ENGINEER
- THERMES
- DFA
- AR CONTROL SYSTEMS
- JOHNSON
- GREGG
- HUNTER
- GENERAL UNDERGROUND
- NORICAL

Title: Elevations

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19

Revision:  
1 PLAN CHECK CORRECTION 01/21/21  
2 PLAN CHECK/ AS/2 04/05/21  
3 PLANNING CORRECTION 05/26/21

Sheet:

1-A3.1



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Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL THENES  
STRUCTURAL DFA  
MECHANICAL AIR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL GREGG  
LANDSCAPE HUNTER  
FIRE PROTECTION GENERAL UNDERGROUND  
SOLE ENGINEER NORCAL

Title: Elevations

Project Number: 19383

Drawn by: CC

Date: 10/28/19

Revision:

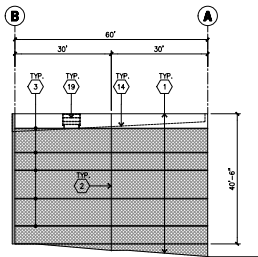
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PLAN CHECK/ ASH2 04/05/21

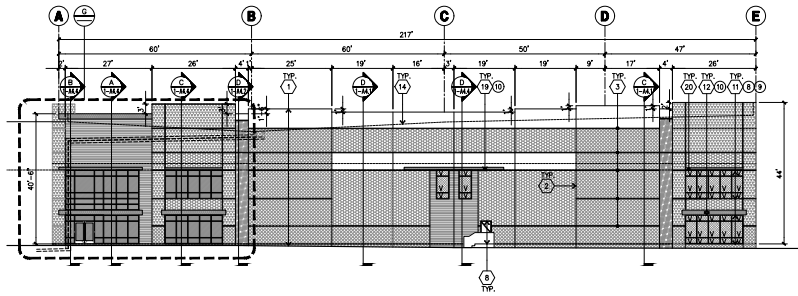
PLANNING CORRECTION 05/25/21

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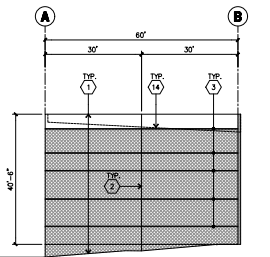
1-A3.2



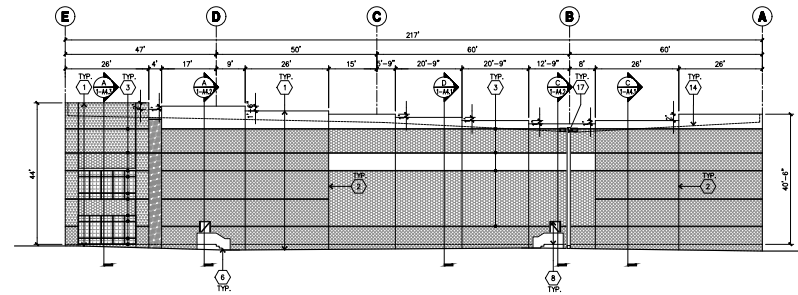
**NORTHEAST ELEVATION**  
scale: 1/16" = 1'-0"



**WEST ELEVATION**  
scale: 1/16" = 1'-0"



**NORTHWEST ELEVATION**  
scale: 1/16" = 1'-0"



**EAST ELEVATION**  
scale: 1/16" = 1'-0"

**KEYNOTES - ELEVATIONS**

- 1 CONCRETE TILT-UP PANEL(PAINTED). SEE "3" DWG. FINISH GRADE VARIES. SEE "C" DRAWINGS.
- 2 PANEL JOINT. SEE "5" DRAWINGS. SEE DETAIL 4/AD.3
- 3 PANEL REVEAL. SEE DETAIL 3/AD.3  
ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER.  
REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR.
- 4 OVERHEAD DOOR # DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR # DOCK HIGH.  
PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR LANDING AND METAL PIPE BALUNING. PROVIDE NON-SKID NOZING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 4" W. X 8" H METAL LOUVER. SEE DETAIL 8/AD.4.  
PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE.  
PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.  
PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS.  
CONTRACTOR TO VERIFY WITH PLUMBING DRAWINGS.  
SEE DETAIL 14, 15 & 17/AD.5
- 10 DOCK BUMPER. SEE DETAIL 4/AD.4
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
- 12 TUBE STEEL CANOPY WITH TEMPERED GLAZING  
COVER OVER ENTRANCE. SEE DETAIL 7/1-AD.3A.
- 13 PARAPET RETURN.
- 14 ROOF LINE BEYOND.
- 15 APPROXIMATE LOCATION OF BUILDING ADDRESS PER FIRE DEPT. REQUIREMENTS. 36" H X 2" THICK HIGH DENSITY FOAM "HELIVETICA" BOX LETTER W/ 1/4" PVC FACES PROXY TO WALL. COLOR TO BE SELECTED BY ARCHITECT. PROVIDE LIGHTING FOR ADDRESS AS REQUIRED PER FIRE DEPT.
- 16 WALL MOUNTED LIGHT FIXTURES. SEE ELECTRICAL DRAWINGS.
- 17 EXTERIOR METAL DOWNSPUT W/ 2 OVERFLOW SCUPPERS.  
SEE DETAIL 13, 14, 15, 16/AD.5. PAINTED TO MATCH BLDG.
- 18 KNOX BRAND KEY-BOX SHALL BE INSTALLED IN LOCATION PER FIRE DEPARTMENT STANDARD.
- 19 ROOF ACCESS WITH GUARDRAILS. SEE FLOOR PLAN.
- 20 10" TALL CANOPY AT 23' A.F.F. PER DETAIL --.
- 21 8" TALL CANOPY AT 23' A.F.F. PER DETAIL --.
- 22 2'-0" TALL CANOPY AT THE TOP OF THE PARAPET PER DETAIL --.

**GENERAL NOTES - ELEVATIONS**

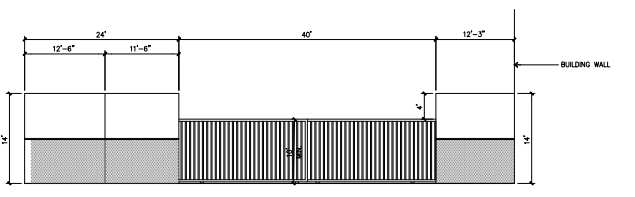
- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL. = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND UNITS SHALL BE DESIGNED TO RESIST TO MIN. DESIGN "F" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLOR. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. HIGH PERFORMANCE GLASS  
ALL CONCRETE OPENING ARE TO BE PRE-GUARANTEED THAT GLASS CAN BE ORDERED WITHIN 30 DAYS OF START OF GLAZING. THIS IS INCLUDE TIME REQUIRED FOR SHOP DRAWING REVIEW.  
PREFERENCE IS FOR MEDIUM PERFORMANCE GLASS.

**GLAZING LEGEND**

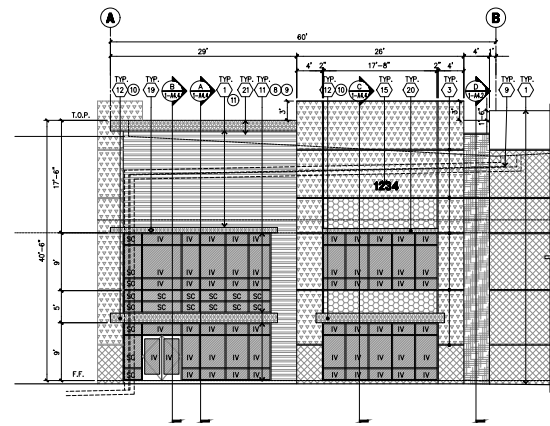
- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- IV INSULATED VISION GLASS
  - SC SINGLE LITE VISION GLASS
  - SP SPANDREL GLASS WITH CONCRETE BEHIND
  - SP SPANDREL GLASS
  - VI INSULATED VISION GLASS  
1/4" TYP. NETWORK, (3) PACIFICA W/ SOLARBAN 60  
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES  
SHIELD 4770 2000 PER 2016 DEC TABLE 140.3-B
  - V VISION GLASS  
1/4" VISTACOLOR, PACIFICA
  - DC SPANDREL WITH CONCRETE BEHIND  
1/4" CLEAR WITH HARMONY BLUE #8-0025 OPACODAT PAINTED ON REFLECTIVE  
RETIKLED OR CONCRETE.
  - S SPANDREL GLASS  
1/4" VISTACOLOR, PACIFICA WITH HARMONY BLUE #8-0025 OPACODAT PAINTED ON REFLECTIVE.
- MILLIONS : ALUMINUM BLACK ANODIZED MILLIONS

**ELEVATION COLOR LEGEND/SCHED.**

- 1 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 7005 PURE WHITE
- 2 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 7071 GRAY SCREEN
- 3 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 7022 ONLINE
- 4 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 7072 NETWORK GRAY
- 5 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 7074 SOFTWARE
- 6 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 6175 FAVORITE TAN
- 7 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 7602 INDIGO BATH
- 8 MILLIONS COLOR CLEAR ANODIZED MILLIONS
- 9 MILLIONS COLOR BLUE REFLECTIVE GLAZING
- 10 GLAZING COLOR SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE IN COLOR 1 SW 7004 SANGR BOUND
- 11 TUBE STEEL CANOPY COLOR POLYURETHANE FINISH (NATURAL FIBRE CORE) WOOD-BASED FIBRES
- 12 CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW 7005 PURE WHITE

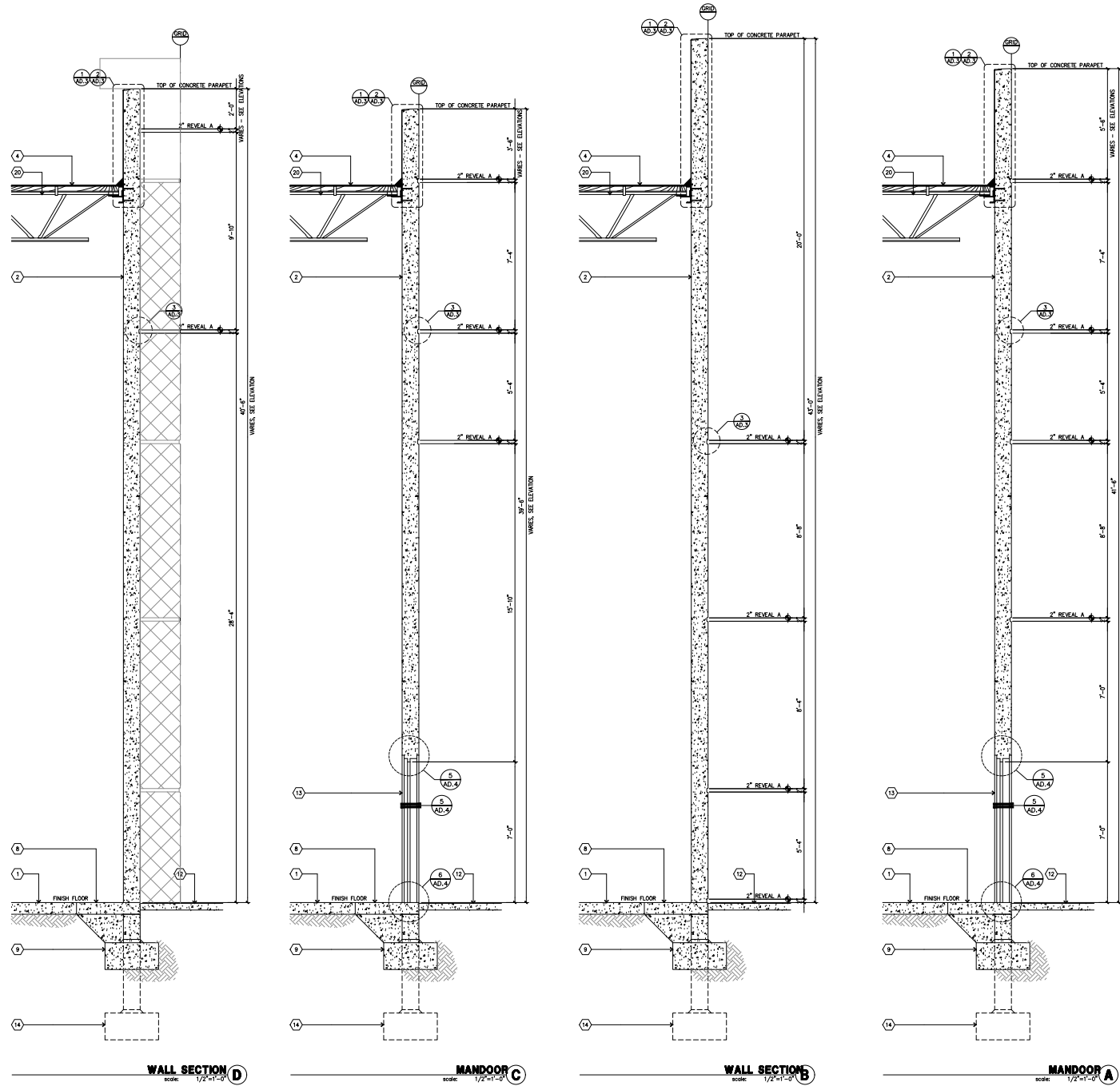


**SCREEN WALL ELEVATION**  
scale: 1/8" = 3'-0"



**ENLARGED WEST ELEVATION**  
scale: 1/8" = 1'-0"





**SECTION KEYNOTES**

- (1) CONCRETE SLAB - SEE FINISH SCHEDULE FOR FINISH FLOOR AND "S" DRAWINGS
- (2) CONCRETE FILL-UP PANEL - SEE "S" DRAWINGS AND ELEVATIONS AND EXTERIOR FINISH SCHEDULE.
- (3) STOREFRONT SYSTEM - SEE ELEVATIONS FOR DETAILS
- (4) SILL-UP ROOFING ON PANELED ROOF FRAMING SYSTEM. SEE "S" DRAWINGS FOR DETAILS AND SPECS.
- (5) DRP MOULD.
- (6) EXTERIOR SURFACE MOUNTED METAL SECTIONAL O.H. DOOR. SEE MANUFACTURERS SPECS.
- (7) BENT PLATE JAMB FOR "S" DRAWINGS TYPICAL FOR O.H. DOORS. SEE 2/AD.4 FOR DETAILS.
- (8) CONCRETE POUR STRIP - SEE "S" DRAWINGS
- (9) FOOTING AT NON-DOCK HIGH CONDITION - SEE "S" DRAWINGS FOR DETAILS.
- (10) NOT USED.
- (11) RAMP AT DRIVE-THRU CONDITION. SEE "S" DRAWINGS
- (12) CONCRETE WALL OR STOOP PER PLANS. SEE A11 SITE PLAN FOR DETAILS.
- (13) 2' X 7' HOLLOW METAL DOOR & FRAME. SEE A5.1 FOR DOOR TYPES.
- (14) FOOTING AT DOCK HIGH CONDITION - SEE "S" DRAWINGS FOR DETAILS.
- (15) CONCRETE REVEAL.
- (16) CONCRETE FILLED GUARDPOST. SEE 9/AD.1 FOR DETAILS.
- (17) NOT USED.
- (18) CONCRETE PANEL BEYOND OR FINISH MATERIAL.
- (19) CONCRETE SLAB EDGE - SEE "S" DRAWINGS.
- (20) SORM FOIL INSULATION.
- (21) TRESPA PURE NFC SIDING, WOOD-BASED FIBRES.



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Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004816  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL	THENES
STRUCTURAL	DFA
MEDICAL	MECHANICAL
PLUMBING	AR CONTROL SYSTEMS
ELECTRICAL	JOHNSON
LANDSCAPE	GREGG
FIRE PROTECTION	HUNTER
GENERAL UNDERGROUND	GENERAL UNDERGROUND
SOILS ENGINEER	NORICAL

Title: Sections

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19

Revision:  
▲ PLAN CHECK CORRECTION 01/21/21  
▲ PLAN CHECK/ ASH2 04/05/21  
▲ PLANNING CORRECTION 05/25/21

Sheet:

1-A4.2





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Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL	THENES
STRUCTURAL	DFA
MEDICAL	AR CONTROL SYSTEMS
PLUMBING	JOHNSON
ELECTRICAL	GREGG
LANDSCAPE	HUNTER
FIRE PROTECTION	GENERAL UNDERGROUND
SOILS ENGINEER	NORICAL

Title: \_\_\_\_\_ Sections

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19

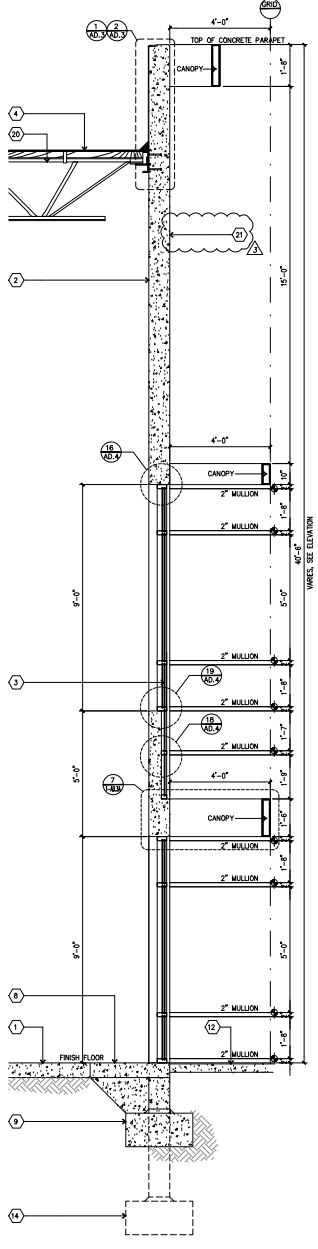
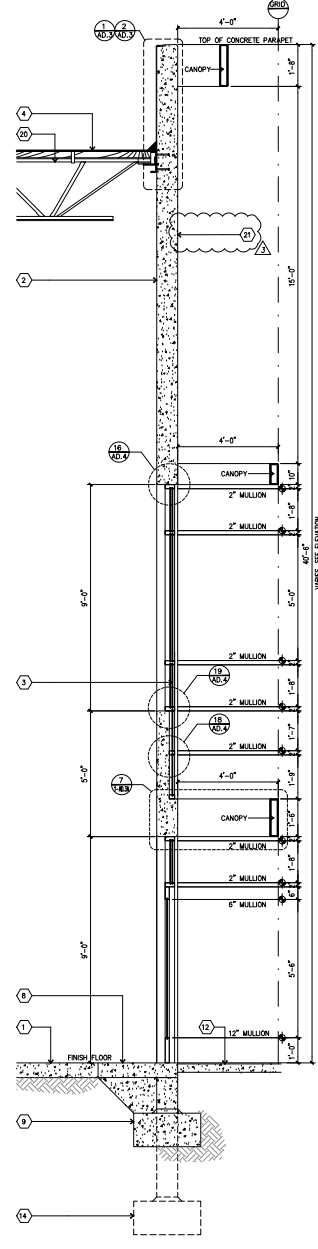
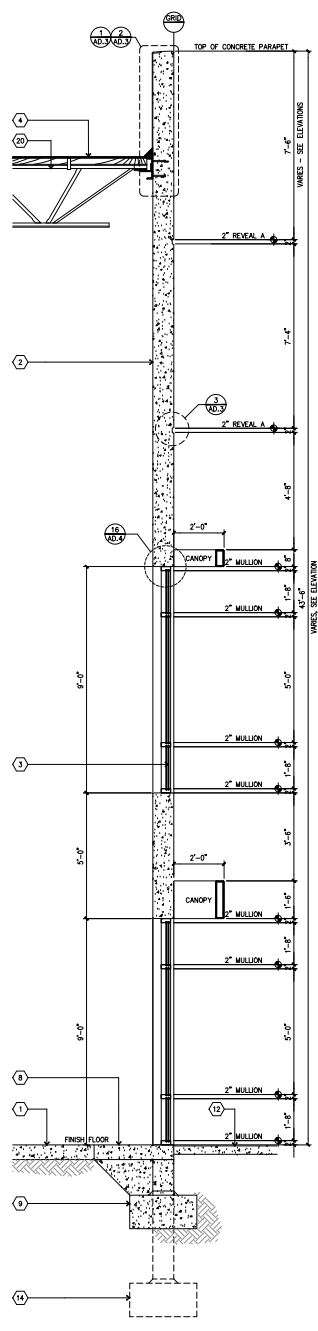
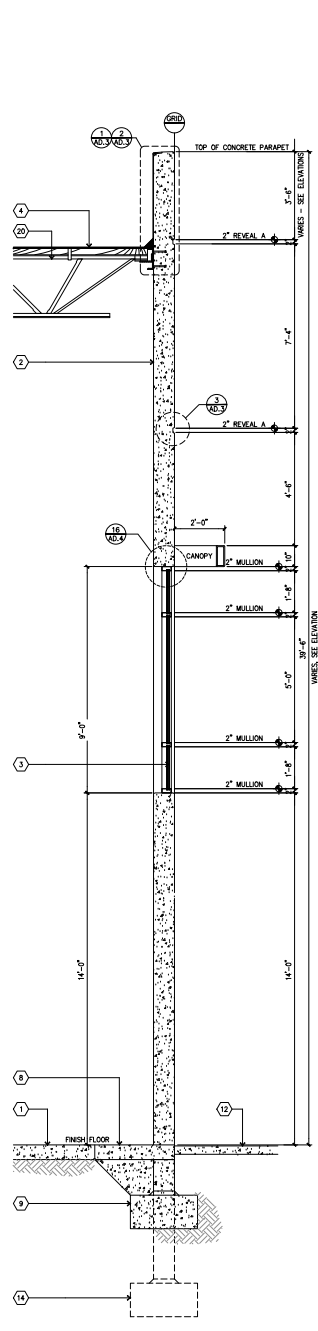
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 ▲ PLAN CHECK/ AS/2 04/05/21  
 ▲ PLANNING CORRECTION 05/25/21

Sheet:

1-A4.4

**SECTION KEYNOTES**

- (1) CONCRETE SLAB - SEE FINISH SCHEDULE FOR FINISH FLOOR AND "S" DRAWINGS
- (2) CONCRETE TILT-UP PANEL - SEE "S" DRAWINGS AND ELEVATIONS AND EXTERIOR FINISH SCHEDULE.
- (3) STOREFRONT SYSTEM - SEE ELEVATIONS FOR DETAILS
- (4) BUILD-UP ROOFING ON PANELIZED ROOF FRAMING SYSTEM. SEE "S" DRAWINGS FOR DETAILS AND SPECS.
- (5) DRIP MOULD.
- (6) EXTERIOR SURFACE MOUNTED METAL SECTIONAL O.H. DOOR. SEE MANUFACTURERS SPECS.
- (7) BENT PLATE JAMB FOR "S" DRAWINGS TYPICAL FOR O.H. DOORS. SEE 2/A/4 FOR DETAILS.
- (8) CONCRETE POUR STRIP - SEE "S" DRAWINGS
- (9) FOOTING AT NON-DOCK HIGH CONDITION - SEE "S" DRAWINGS FOR DETAILS.
- (10) NOT USED.
- (11) RAMP AT DRIVE-THRU CONDITION. SEE "S" DRAWINGS
- (12) CONCRETE WALL OR STOOP PER PLANS. SEE A11 SITE PLAN FOR DETAILS.
- (13) 3' X 7' HOLLOW METAL DOOR & FRAME. SEE A5.1 FOR DOOR TYPES.
- (14) FOOTING AT DOCK HIGH CONDITION - SEE "S" DRAWINGS FOR DETAILS.
- (15) CONCRETE REVEAL.
- (16) CONCRETE FILLED GUARDPOST. SEE 9/A/1 FOR DETAILS.
- (17) NOT USED.
- (18) CONCRETE PANEL BEYOND OR FINISH MATERIAL.
- (19) CONCRETE SLAB EDGE - SEE "S" DRAWINGS.
- (20) FORM FOR INSULATION.
- (21) TRESPA PURE MFC SING. WOOD-BASED FIBRES.



**WALL SECTION - WINDOWS D**  
scale: 1/2"=1'-0"

**WALL SECTION - WINDOWS C**  
scale: 1/2"=1'-0"

**WALL SECTION - STOREFRONT DOOR B**  
scale: 1/2"=1'-0"

**WALL SECTION - WINDOWS A**  
scale: 1/2"=1'-0"

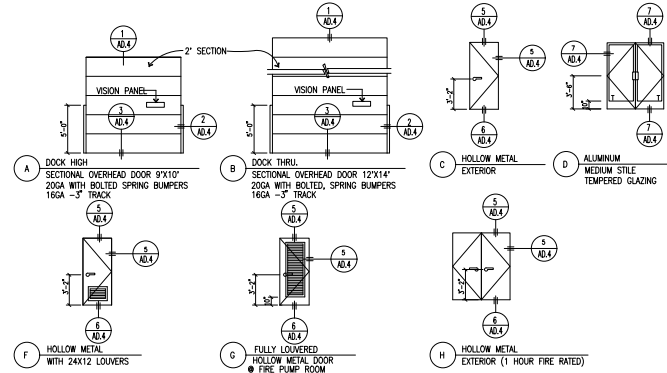
**DOOR SCHEDULE**

CAUTION: IF THIS SHEET IS NOT 30" X 42" IT IS A REDUCED PRINT

NO.	ROOM NAME	TYPE	HARDWARE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH		REMARKS
								FRAME	GLASS	
<b>WAREHOUSE OFFICE</b>										
1	1ST FLOOR PLAN	A	04	3'-0"	10'-0"	1/2" GA. 8888D	STEEL	PER MFR	STEEL	PER MFR
2	1ST FLOOR PLAN	B	04	1'-0"	14'-0"	1/2" GA. 8888D	STEEL	PER MFR	STEEL	PER MFR
3	1ST FLOOR PLAN	B	04	1'-0"	14'-0"	1/2" GA. 8888D	STEEL	PER MFR	STEEL	PER MFR
4	1ST FLOOR PLAN	B	03	3'-0" (FR)	7'-0"	1-3/4"	GLAZING	AL	AL	FIRE RATED FOR X-3-HR PARTITION
5	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
6	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
7	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
8	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
9	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
10	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
11	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
12	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
13	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
14	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
15	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
16	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
17	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
18	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
19	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED
20	1ST FLOOR PLAN	F	02	3'-0"	7'-0"	1-3/4"	HM	PAINTED	HM	PAINTED

**DOOR LEGEND**

**VISUAL DOOR TYPE**



**HARDWARE SCHEDULE**

HW SET: 01				HW SET: 03			
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	QTY	DESCRIPTION	CATALOG NUMBER	FINISH
3	EA HINGE	58B1HW 4.5 X 4.5 NRP	630	2	EA CONT HINGE	112ZY	628
1	EA ENTRANCE WIDEBOLT	L465P6 17A L883-363		1	EA PANIC HARDWARE	3588A-BD	628
1	EA LOCK GUARD	LG12	630	1	EA MORTISE CYLINDER	20-061 CX 36-083	628
1	EA SURFACE CLOSER	4040XP EDA	689	1	EA FSIC CORE	23-030	628
1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	2	EA 90 DEG OFFSET PULL SURFACE CLOSER	8190HD 10" C	630
1	EA FLOOR STOP	FS444	628	2	EA PA MOUNTING PLATE	4504XP-18PA (AS REQUIRED)	689
1	EA RAIN DRIP	142AA-CMIT (@ OVERHANG)	AA	2	EA BLADE STOP SPACER	4504XP-18AS (AS REQUIRED)	689
1	EA SET SET SEAL	429AA-S (@ HEAD & JAMBS)	AA	2	EA FLOOR STOP	FS444	628
1	EA DOOR SWEEP	39A	A	2	EA RAIN DRIP	142AA-CMIT (@ OVERHANG)	AA
1	EA THRESHOLD	545A-223 (OR PER BILL CONDITION)	A	2	EA DOOR SWEEP	39A	A
				1	EA THRESHOLD	545A-223 (OR PER BILL CONDITION)	A

DOOR SEALS PROVIDED BY ALUMINUM STOREFRONT MANUFACTURER

HW SET: 02				HW SET: 04			
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	QTY	DESCRIPTION	CATALOG NUMBER	FINISH
3	EA HINGE	58B1HW 4.5 X 4.5 NRP	630	1	EA PADLOCK	K84F200 KEVED ALKE	606
1	EA PANIC HARDWARE	AX-98-L-NL-F-17	628	1	EA MOUNTING BRACKET	628	628
1	EA RIM CYLINDER	20-057 CX	628	2	EA COORDINATION	CGR X FL	628
1	EA FSIC CORE	23-030	628	2	EA SURFACE CLOSER	1461 DEL RW/PA FC	689
1	EA SURFACE CLOSER	4040XP EDA	689	2	EA KICK PLATE	8400 10" X 2" LDW B-CS	630
1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	2	EA WALL STOP	W8400407CCV AS REQ'D	630
1	EA FLOOR STOP	FS444	628	1	EA QUARTERING	18858P PEA/HEAD & JAMBS	8K
1	EA RAIN DRIP	142AA-CMIT (@ OVERHANG)	AA	2	EA DOOR SWEEP	39A	A
1	EA SET SET SEAL	429AA-S (@ HEAD & JAMBS)	AA	2	EA ASTRIAGAL	445-T1	STET
1	EA DOOR SWEEP	39A	A	1	EA THRESHOLD	545A-223 (OR PER BILL CONDITION)	A
1	EA THRESHOLD	545A-223 (OR PER BILL CONDITION)	A				

INSTALL SEAL BEFORE CLOSER & STRIKE.

**DOOR NOTES**

- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (PER SECTION 1004.1.6.2.2.2.2).
- ALL FREEZER ROLL UP DOOR WILL HAVE WINDOW.
- TYPE OF LOCK OR LATCH EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT BY PANIC HARDWARE OR LEVER HARDWARE EXCEPT: IN GROUP B OCCUPANCIES, KEY LEVER HARDWARE MAY BE USED ON THE MAIN EXIT WHICH THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED" THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" HIGH ON A CONTRASTING BACKGROUND.
- DEADBOLTS SHALL CONTAIN HARDENED INSERTS OR EQUIVALENT.
- STRAIGHT DEADBOLTS SHALL HAVE A MIN. 1" THROW WITH A MIN. 5/8" EMBEDMENT.
- HOOK OR EXPANDING LUG DEADBOLTS SHALL HAVE A MIN. 3/4" THROW.
- ALL LOCKS WHICH AUTOMATICALLY ACTIVATE 2 OR MORE DEADBOLTS SHALL EMBED MIN. 1/2" BUT NEED NOT EXCEED 1/4" INTO HOLDING DEVICE.
- PN TYPE HINGES ACCESSIBLE FROM THE EXTERIOR SHALL HAVE NON-REMOVABLE PINS.
- ACCESSIBLE MORTISE OR RIM TYPE CYLINDER LOCKS INSTALLED IN HOLLOW METAL DOORS SHALL BE PROTECTED BY CYLINDER GUARDS IF THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR.
- PROVIDE TWO PADLOCK AND HASP AT BOTH JAMBS OF EACH TRUCK DOOR.
- EXITS SHALL BE ILLUMINATED AT ANY TIME BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL.
- ALL FIRE-RATED DOORS SHALL HAVE COMPLETE EQUALLY-RATED ASSEMBLIES INCLUDING FRAMES, SMOKE SEALS, CLOSERS, ETC.
- ALL INTERIOR DOORS SHALL HAVE SILENCERS.
- LOCATE HINGE SIDE OF ROUGH DOOR OPENING 4" FROM ADJACENT PERPENDICULAR WALL FRAMING UNLESS DIMENSIONED OTHERWISE.
- ALL HARDWARE SHALL BE LEVER TYPE EXCEPT MAN ENTRANCE PROPERLY LABELED, OR WHERE PANIC HARDWARE OCCURS.
- MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PARTS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACE-MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPERATING HARDWARE.
- THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
- MAXIMUM EFFORT TO OPERATE EXTERIOR AND INTERIOR DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
- WHEN THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH MEASURED TO THE LANDING EDGE OF THE DOOR.
- ALL EXTERIOR DOORS OTHER THAN GARAGE DOORS SHALL BE SOLID-CORE NOT LESS THAN 1 3/8" INCHES THICK OR UTILIZE MULTIPLE-GLAZED PANELS CONSISTING OF NOT LESS THAN 20AL PANE.

**HPA**  
architecture

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REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
3-31-23  
RENEWAL DATE

Owner:

**EBS**  
Realty North

1300 BRISTOL STREET NORTH,  
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Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1

CITY PC#: B202004611  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004916  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL STRUCTURAL THENES  
MECHANICAL AR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL GREGG  
LANDSCAPE HUNTER  
FIRE PROTECTION GENERAL UNDERGROUND  
SOILS ENGINEER NORCAL

Title: Door, Hardware & Finish Sched.

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19

Revision:  
 1. PLAN CHECK CORRECTION 01/21/21  
 2. PLAN CHECK/ AS/2 04/05/21  
 3. PLAN CHECK CORRECTION 05/25/21

Sheet:

1-A5.1



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Project:  
ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1  
CITY P.C.F. B202004811  
S.F.A. P.C.F. 640-20  
FENCE P.C.F. B202004813  
SITE LIGHT P.C.F. B202004815  
TRASH ENC. P.C.F. B202004812

1925 S GARVO AVENUE  
ONTARIO, CA 91761

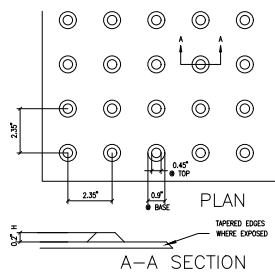
Consultants:  
THIENES DFA  
MECHANICAL AIR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL CREGG  
LANDSCAPE HUNTER  
FIRE PROTECTION GENERAL UNDERGROUND  
SOILS ENGINEER NORCAL

Title: DETAILS

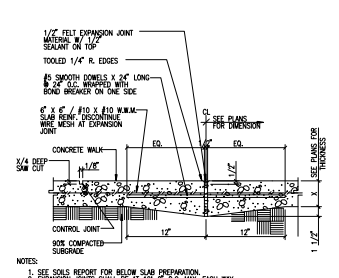
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Drawn by: CC  
Date: 10/28/19  
Revision:  
▲ PLAN CHECK CORRECTION 01/21/21  
▲ PLAN CHECK / AS2 04/05/21  
▲ PLANNING CORRECTION 05/29/21

Sheet:

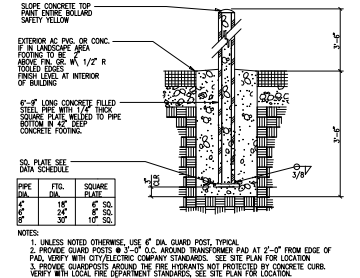
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REVISION



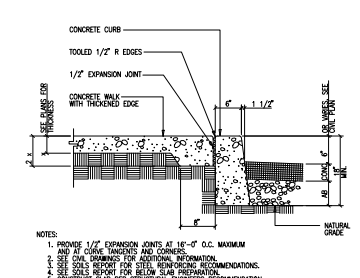
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SCALE: N.T.S. 17



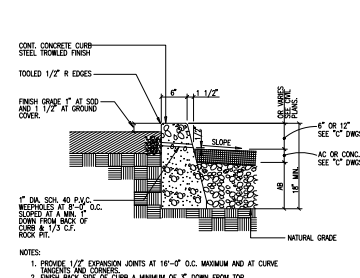
EXPANSION/CONTROL JOINT @ CONC. WALK  
SCALE: 1 1/2\"/>



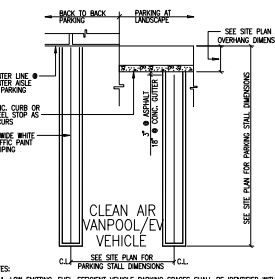
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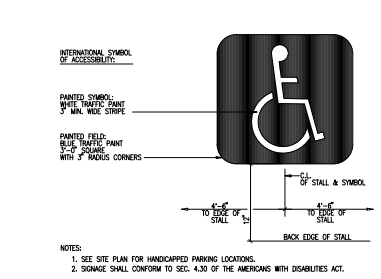
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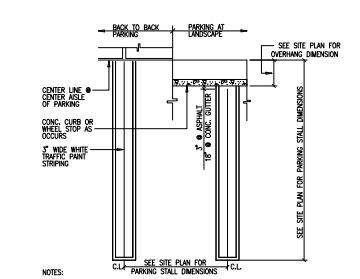
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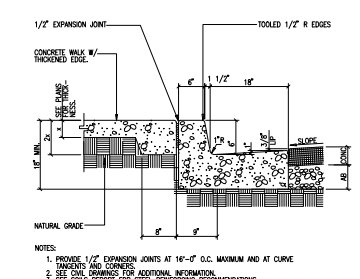
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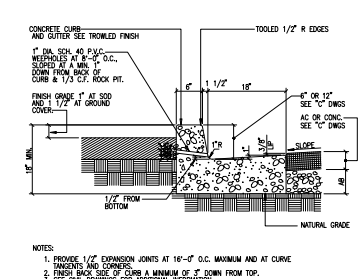
PARKING STALL HANDICAPPED SYM.  
NO SCALE 14



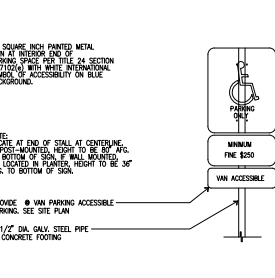
PARKING LOT STRIPES  
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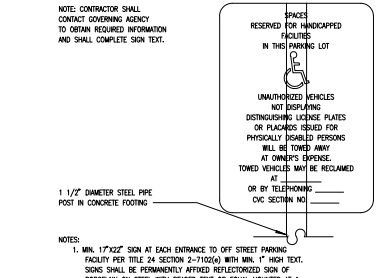
CONC. CURB & GUTTER AT WALK  
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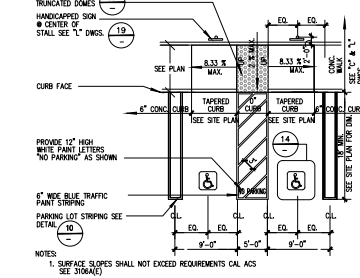
CONCRETE CURB and GUTTER  
SCALE: 1\"/>



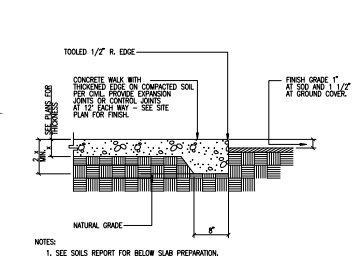
HANDICAPPED PARKING STALL  
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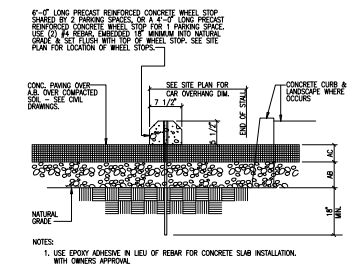
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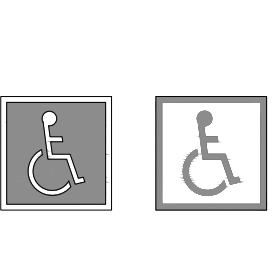
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SCALE: 1/8\"/>



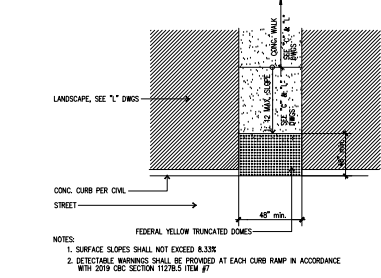
CONCRETE WALK AT LANDSCAPING  
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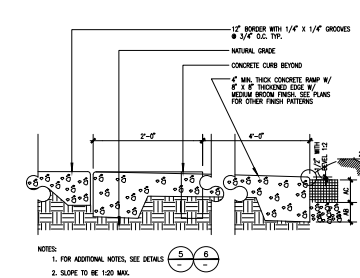
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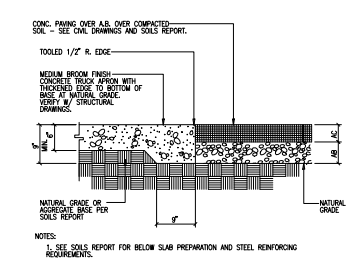
INTERNATIONAL ACCESSIBILITY SYMBOL  
SCALE: 1\"/>



ACCESSIBLE ROUTE OF TRAVEL  
TYP. AT CURB.  
SCALE: 1/8\"/>



CONCRETE WALK RAMP  
SCALE: 1 1/2\"/>



CONCRETE SLAB AT A.C. PAVING  
SCALE: 1\"/>



NOT USED  
SCALE: N.T.S. 4



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Project:  
**ONTARIO GROVE COMMERCE CENTER**  
BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:  
THIENES  
DFA  
MECHANICAL AIR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL GREGG  
LANDSCAPE HUNTER  
FIRE PROTECTION GENERAL UNDERGROUND  
SOILS ENGINEER NORCAL

Title: DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
▲ PLAN CHECK CORRECTION 01/21/21  
▲ PLAN CHECK/ ASH2 04/05/21  
▲ PLANNING CORRECTION 05/29/21

Sheet:

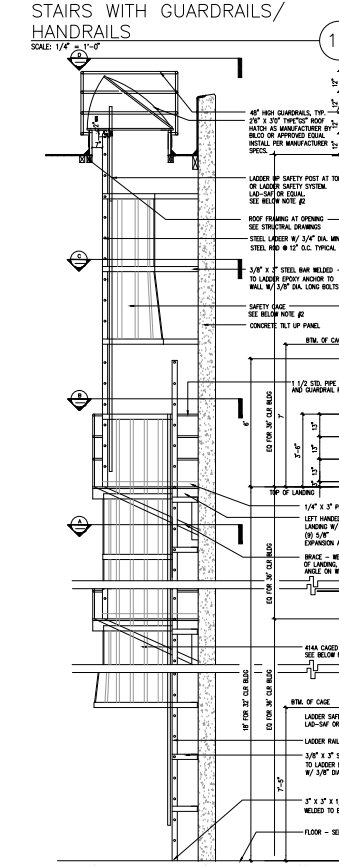
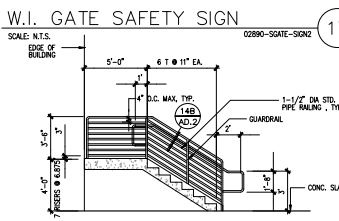
1-AD.2

NOTE: CONTRACTOR SHALL CONTACT GOVERNING AGENCY TO OBTAIN REQUIRED INFORMATION AND SHALL COMPLETE SIGN TEXT.

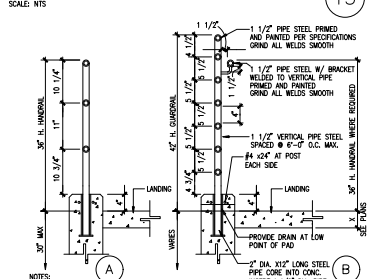
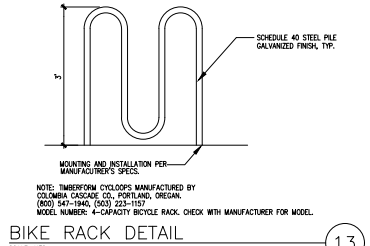
**CAUTION**

USE OF GATE UNDER WINDY CONDITIONS IS PROHIBITED. LEAVE GATE LOCKED OPEN OR LOCKED CLOSED.

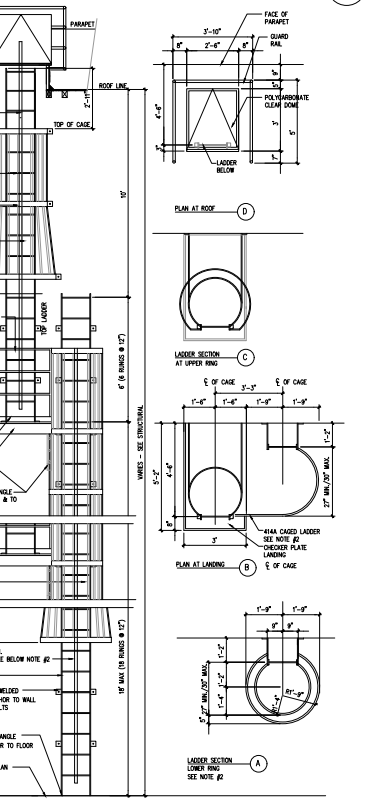
NOTES:  
1. SIGNS SHALL BE PERMANENTLY AFFIXED REFLECTORIZED SIGN OF PORCELAIN ON STEEL WITH REISED TEXT OR SIGN, MOUNTED AT A HEIGHT OF 6'0" ABOVE FINISHED GRADE, TO TOP OF SIGN.  
2. SIGNAGE SHALL CONFORM TO SEC. 4.30 OF THE AMERICANS WITH DISABILITIES ACT.  
3. THIS SIGN IS TO BE POSTED ON THE EXTERIOR SIDE OF EACH GATE OR PAIR OF GATES.



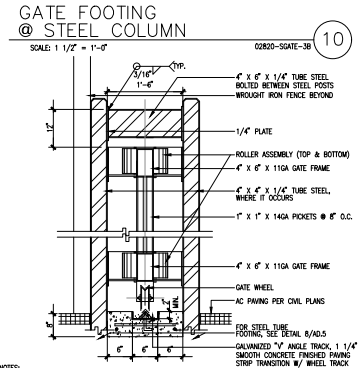
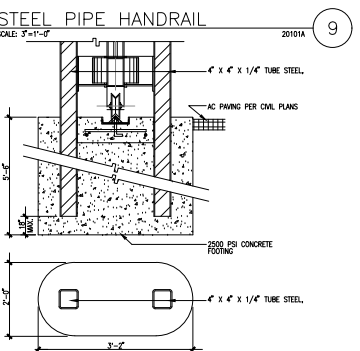
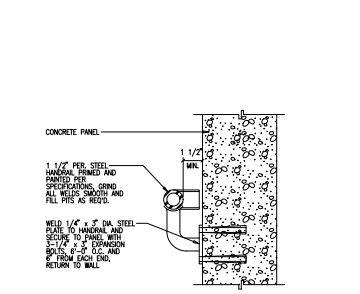
NOTE: 1) FOR ANY BUILDINGS OVER 36' CLEAR HEIGHT, PROVIDE (2) INTERMEDIATE LANDINGS SPACED EQUALLY BETWEEN FINISH FLOOR TO TOP OF ROOF SHEATHING.  
2) PERSONAL FALL ARREST OR LADDER SAFETY SYSTEM (LAD-SAF OR EQUAL) REQUIRES OVER 24H BUILDING AFTER 11/19/2018.  
SCALE: N.T.S.



NOTES:  
1. SEE SIGNS REQUIR FOR BELOW SLAB PREPARATION AND STEEL REINFORCEMENT RECOMMENDATIONS.  
2. SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCEMENT REQUIREMENTS.  
3. ALL EXTERIOR STAIR, RAILING AND MISC METALS TO BE GALVANIZED.



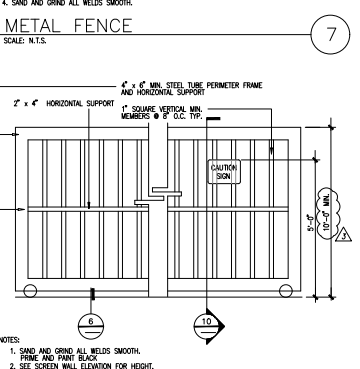
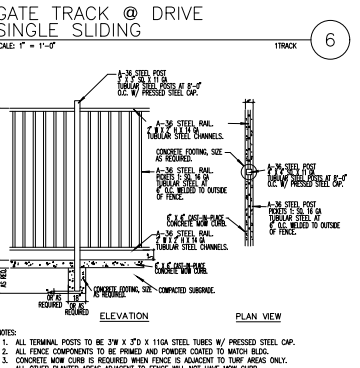
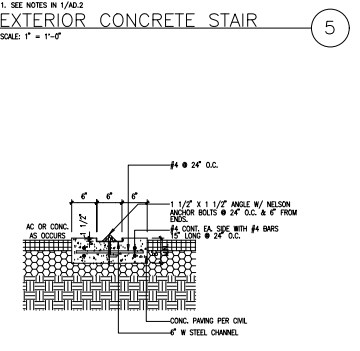
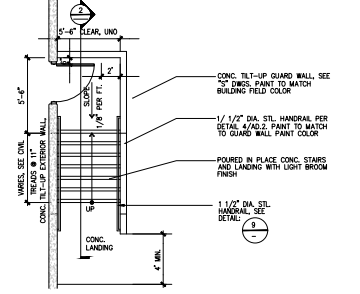
NOTE: 1) GATE CONTRACTOR TO PROVIDE ENGINEERING AND DETAILING FOR GATE TO WITHSTAND REQUIRED WIND RESISTANCE. PROJECT TO PROVIDE SHOP DRAWINGS. PROVIDE STRIP TRANSITION W/ WHEEL TRACK.  
SCALE: 1 1/2" = 1'-0"



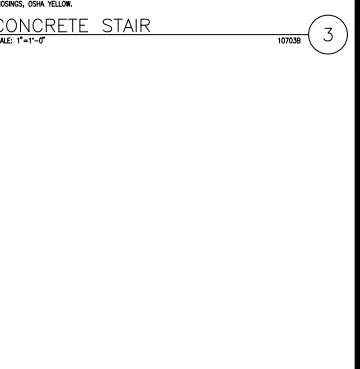
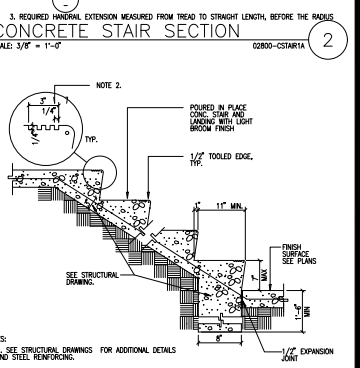
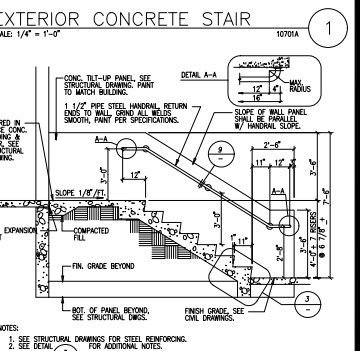
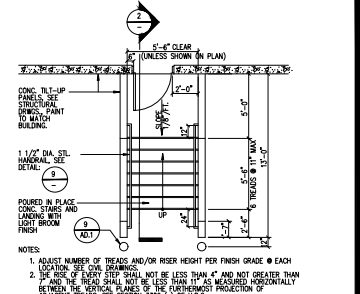
SAFETY NOTES FOR THE PROPER OPERATION AND MAINTENANCE OF THE ROLLING IRON GATES:  
1. THIS GATE IS UNSAFE FOR OPERATIONS UNLESS IT IS KEPT OPEN TO 15 MPH OR GREATER.  
2. GATE CAN NOT BE OPERATED IN WINDS IN EXCESS OF 15 MPH.  
3. GATE NEEDS TO BE LOCKED IN EITHER THE OPEN OR CLOSED POSITION AT ALL TIMES.  
4. NO SCREWING OF ANY KIND IS ALLOWED ON THE GATE.  
5. ALL GATES MUST BE MECHANICALLY OPERATED.  
6. GATE OPERATOR IS RESPONSIBLE FOR THE SAFETY OF PEOPLE AND PROPERTY.

NOTES:  
MIN. 1" HIGH TEXT.  
SIGNS SHALL BE PERMANENTLY AFFIXED REFLECTORIZED SIGN OF PORCELAIN ON STEEL WITH REISED TEXT OR SIGN, MOUNTED AT A HEIGHT OF 6'0" ABOVE FINISHED GRADE, TO TOP OF SIGN.  
2. SIGNAGE SHALL CONFORM TO SEC. 4.30 OF THE AMERICANS WITH DISABILITIES ACT.  
3. THIS SIGN IS TO BE POSTED ON THE EXTERIOR SIDE OF EACH GATE OR PAIR OF GATES.

NOTE: 1) SAND AND GRIND ALL WELDS SMOOTH. FINISH AND PAINT BLACK.  
2. SEE SCHED WALL ELEVATION FOR HEIGHT.  
3. FOR CAUTION SIGN, SEE DETAIL 12 AND 17.  
SCALE: 1/2" = 1'-0"



NOTE: 1) SAND AND GRIND ALL WELDS SMOOTH. FINISH AND PAINT BLACK.  
2. SEE SCHED WALL ELEVATION FOR HEIGHT.  
3. FOR CAUTION SIGN, SEE DETAIL 12 AND 17.  
SCALE: 1/2" = 1'-0"



NOTE: 1) SAND AND GRIND ALL WELDS SMOOTH. FINISH AND PAINT BLACK.  
2. SEE SCHED WALL ELEVATION FOR HEIGHT.  
3. FOR CAUTION SIGN, SEE DETAIL 12 AND 17.  
SCALE: 1/2" = 1'-0"



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Project:  
**ONTARIO GROVE  
COMMERCE CENTER**  
BUILDING 1  
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SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

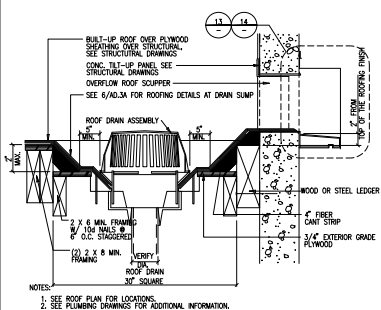
Consultants:  
CIVIL THENES  
STRUCTURAL DFA  
MECHANICAL AIR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL GREGG  
LANDSCAPE HUNTER  
FIRE PROTECTION GENERAL UNDERGROUND  
SOILS ENGINEER NORCAL

Title: DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PLAN CHECK CORRECTION 01/21/21  
PLAN CHECK / ASH2 04/05/21  
PLANNING CORRECTION 05/25/21

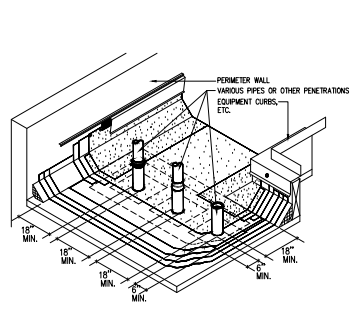
Sheet:

1-AD.3

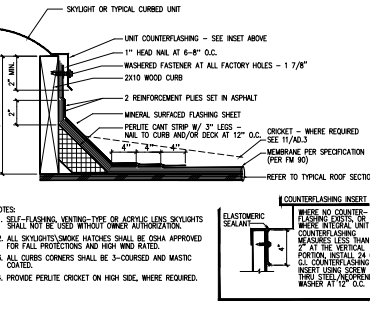


ROOF DRAIN AND OVERFLOW SCUPPER  
SCALE: 1 1/2" = 1'-0"

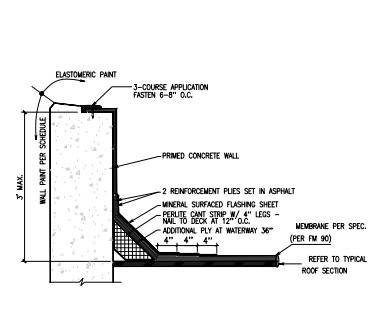
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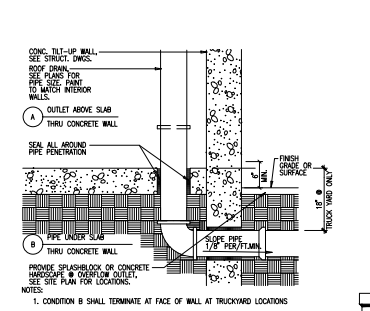
MINIMUM CLEARANCE  
SCALE: 1" = 1'-0"



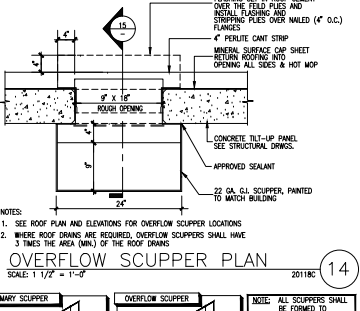
CURB MOUNTED SKYLIGHT  
SCALE: N.T.S.



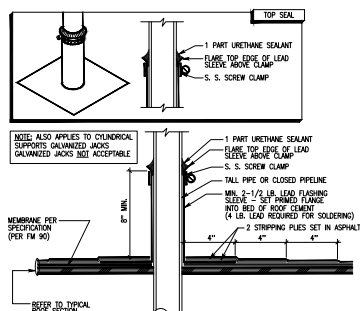
PARAPET FLASHING  
SCALE: N.T.S.



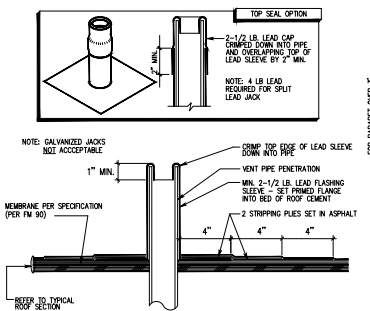
ROOF DRAIN THRU WALL  
SCALE: 1" = 1'-0"



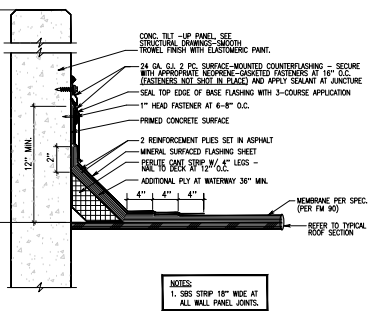
OVERFLOW SCUPPER PLAN  
SCALE: 1 1/2" = 1'-0"



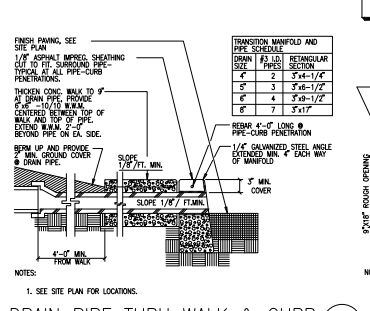
LEAD PIPE FLASHING  
SCALE: 3" = 1'-0"



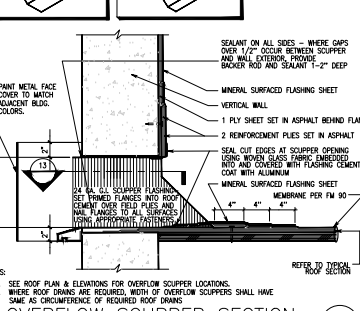
VENTPIPE & FLASHING  
SCALE: N.T.S.



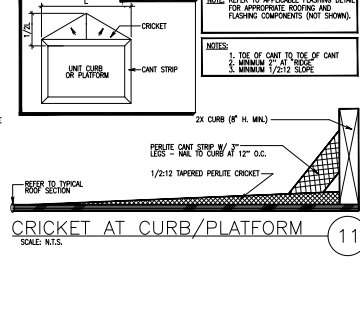
2PC COUNTERFLASHING AT WALL  
SCALE: N.T.S.



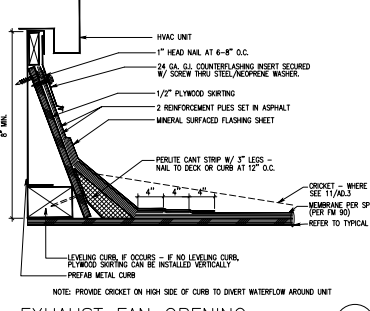
DRAIN PIPE THRU WALK & CURB  
SCALE: 1" = 1'-0"



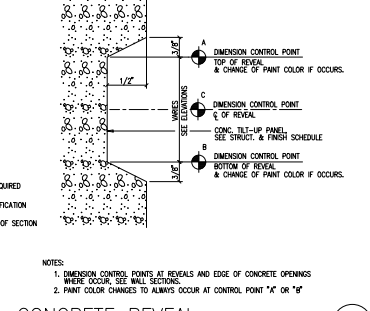
OVERFLOW SCUPPER SECTION  
SCALE: 1 1/2" = 1'-0"



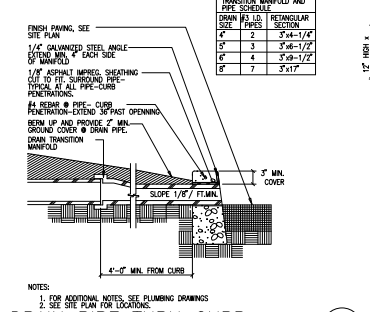
CRICKET AT CURB/PLATFORM  
SCALE: N.T.S.



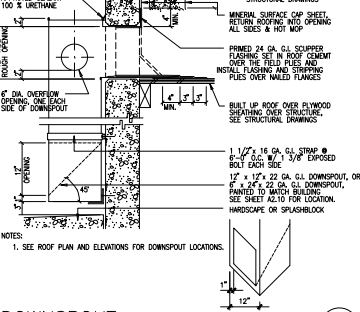
EXHAUST FAN OPENING  
SCALE: 3/4" = 1'-0"



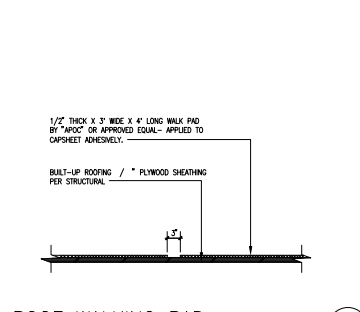
CONCRETE REVEAL  
SCALE: FULL SIZE



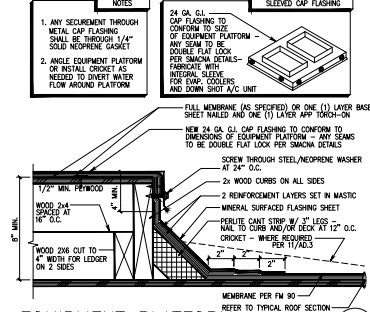
DRAIN PIPE THRU CURB  
SCALE: 1" = 1'-0"



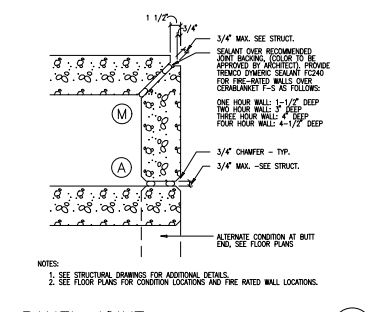
DOWNSPOUT  
SCALE: 1" = 1'-0"



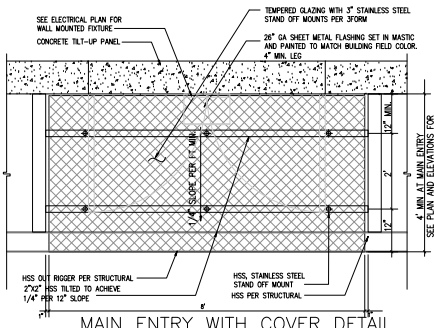
ROOF WALKING PAD  
SCALE: 1 1/2" = 1'-0"



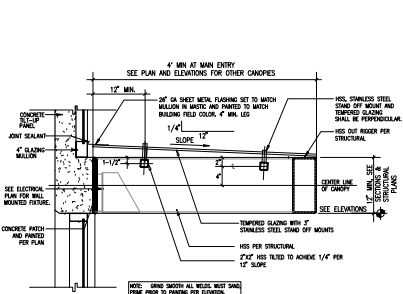
EQUIPMENT PLATFORM  
SCALE: N.T.S.



PANEL JOINT  
SCALE: 1 1/2" = 1'-0"



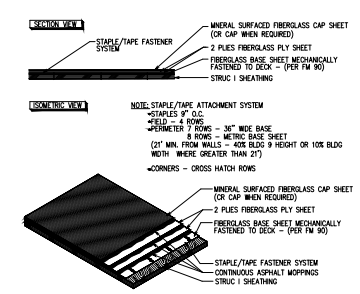
MAIN ENTRY WITH COVER DETAIL



STEEL SEISMIC/DECK STRAPS

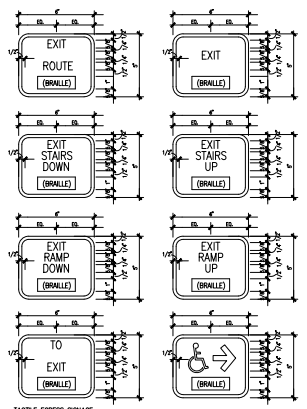
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5



TYP. ROOF SECTION - WOOD DECK

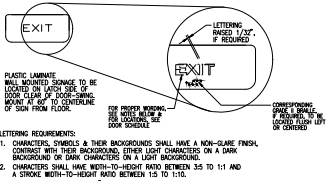
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TACTILE EGRESS SIGNAGE

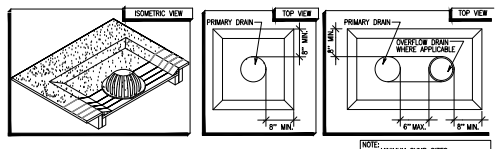
TACTILE EGRESS SIGNAGE

10



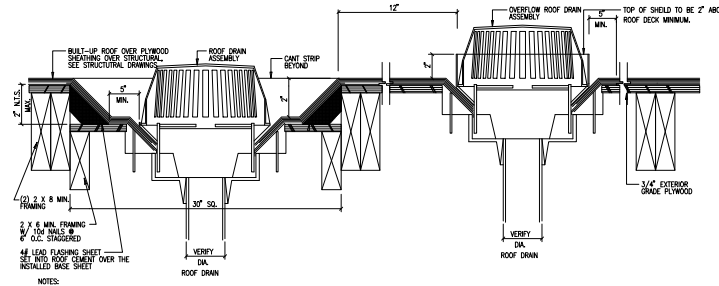
MOUNTED TACTILE EXIT SIGN

11



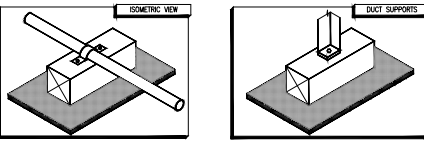
ROOF DRAIN FLASHING

6



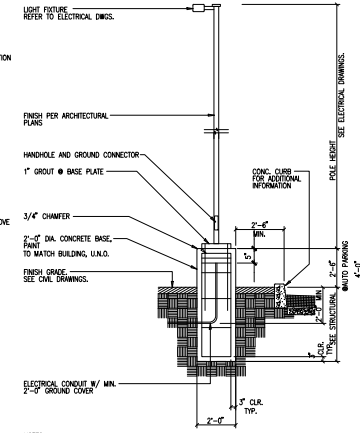
ROOF DRAIN & OVERFLOW DRAIN

6A



PIPE LINE SUPPORT

8



TYP. FLANGE STRIPPING

4



HPA architecture  
18831 barclay avenue, ste. #100  
irvine, ca 92612  
tel: 949-463-1770  
fax: 949-862-0651  
email: hpa@hpaarch.com



Owner:  
EBS Realty Partners  
1300 BRISTOL STREET NORTH, SUIT 230  
IRVINE, CA 92614  
tel: (714) 459-4947  
fax: (714) 653-8654

Project:  
ONTARIO GROVE COMMERCE CENTER  
BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:  
CIVIL STRUCTURAL THENES  
MECHANICAL AIR CONTROL SYSTEMS DFA  
ELECTRICAL JOHNSON  
LANDSCAPE GREGG  
FIRE PROTECTION HUNTER  
SOILS ENGINEER GENERAL UNDERGROUND NORCAL

Title: DETAILS

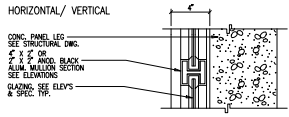
Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PLAN CHECK CORRECTION 01/21/21  
PLAN CHECK/ ASH2 04/05/21  
PLANNING CORRECTION 05/25/21

Sheet:

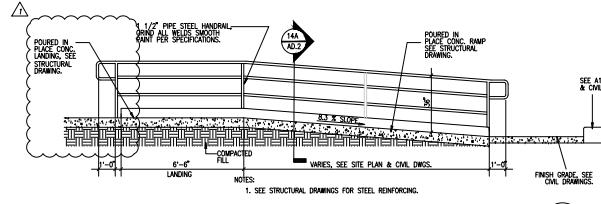
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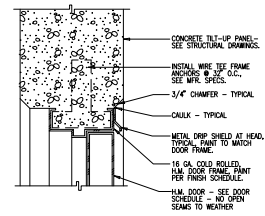
hpa, inc.  
18831 barclay avenue - sta. #100  
irvine, ca 92612  
tel: 949-463-1770  
fax: 949-864-0651  
email: hpa@hpaarch.com



**RIBBON WINDOW MULLION**  
SCALE: 3/4"=1'-0"  
30223 18

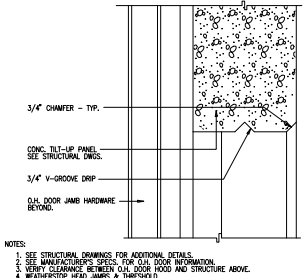


**CONCRETE RAMP SECTION**  
SCALE: 3/8\"/>



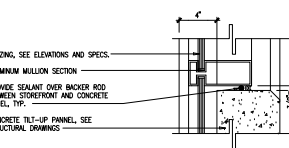
NOTES:  
1. PER C.B.C. SECTION 1008.1, EVERY REQUIRED EXIT DOORWAY SHALL HAVE A MIN. WIDTH 2'-0\"/>

**H.M. DOOR HEAD / JAMB**  
SCALE: 3/4\"/>

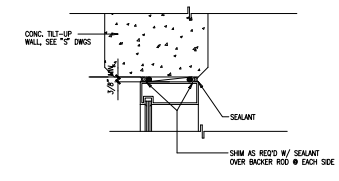


NOTES:  
1. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL DETAIL.  
2. SEE MANUFACTURER'S SPEC. FOR TOP RAIL DOOR INFORMATION.  
3. VERIFY CLEARANCE BETWEEN O.H. DOOR TOOD AND STRUCTURE ABOVE.  
4. WEATHERSTOP HEAD, JAMBS & THRESHOLD.

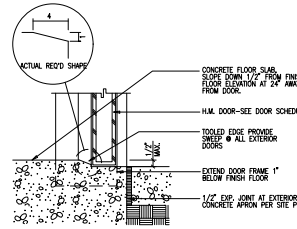
**OVERHEAD DOOR HEAD**  
SCALE: 3/4\"/>



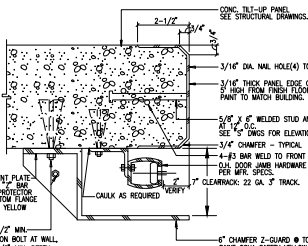
**GLAZING OVER CONCRETE PANEL**  
SCALE: 3/4\"/>



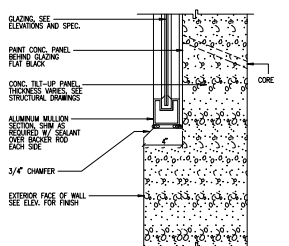
**INTERIOR DOOR HEAD**  
SCALE: 3/4\"/>



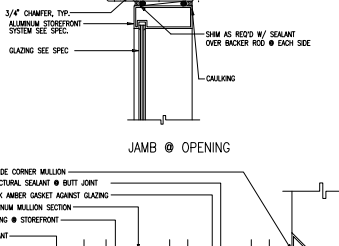
**H.M. DOOR SILL @ CONCRETE WALK**  
SCALE: 3/4\"/>



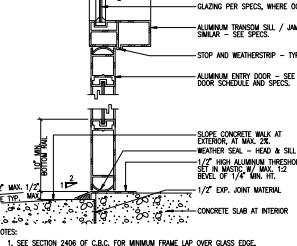
**OVERHEAD DOOR JAMB**  
SCALE: 3/4\"/>



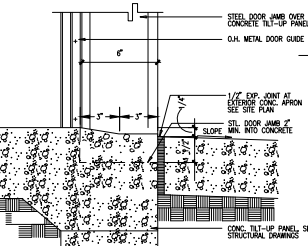
**RIBBON WINDOW SILL, HEAD & JAMB**  
SCALE: 3/4\"/>



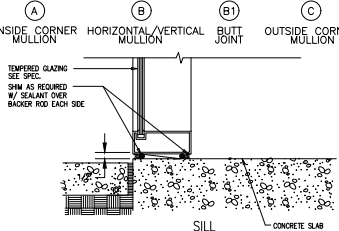
**INTERIOR DOOR JAMB**  
SCALE: 3/4\"/>



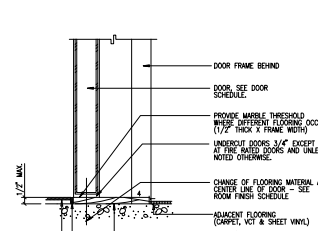
**ENTRY DOOR SILL/ HEAD / JAMB**  
SCALE: 3/4\"/>



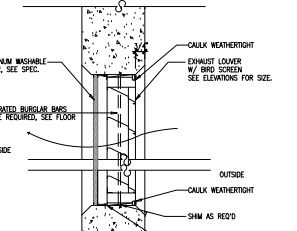
**OVERHEAD DOOR SILL @ CONCRETE APRON**  
SCALE: 3/4\"/>



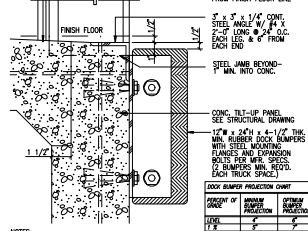
**STORE FRONT**  
SCALE: 3/4\"/>



**INTERIOR DOOR SILL**  
SCALE: 3/4\"/>



**LOUVER**  
SCALE: N.T.S.



**TRUCK DOCK BUMPER**  
SCALE: 3/4\"/>

Owner:



1300 BRISTOL STREET NORTH, SUIT 230  
tel: (714) 469-4947  
fax: (714) 653-9654

Project:

ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL: THENES  
STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGG  
LANDSCAPE: HUNTER  
FIRE PROTECTION: GENERAL UNDERGROUND  
SOILS ENGINEER: NORCAL

Title: DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19

Revision:  
PLAN CHECK CORRECTION 01/21/21  
PLAN CHECK/ ASH2 04/05/21  
PLANNING CORRECTION 05/25/21

Sheet:

1-AD.4



hpa, inc.  
18831 bardeen avenue, - ste. #100  
irvine, ca  
92612  
tel: 949-46314770  
fax: 949-86240651  
email: hpa@hparchs.com



Owner:



1300 BRISTOL STREET NORTH,  
SUITE 230

tel: (714) 459-4947  
fax: (714) 653-8654

Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1025 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL THIENES  
STRUCTURAL DFA  
MECHANICAL AIR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL CREGG  
LANDSCAPE HUNTER  
PRESERVATION GENERAL UNDERGROUND  
SOILS ENGINEER NORCAL

Title: DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PLAN CHECK CORRECTION 01/21/21  
PLAN CHECK/ AS#2 04/05/21  
PLANNING CORRECTION 05/25/21

Sheet:

1-AD.5



CIGARETTE POLE  
SCALE: N.T.S.

NOTE: PROVIDE MINIMUM ONE CIGARETTE POLE  
@ OUTDOOR SMOKING AREA. MINIMUM 20' FROM  
OPENABLE WINDOW OR DOOR.  
SEE SITE PLAN FOR LOCATION.

SMOKER'S POLE CIGARETTE BUITT RECEPTACLE  
BY BANGOR PRODUCTS  
MODEL: V401, SILVER METALLIC (SM) FINISH

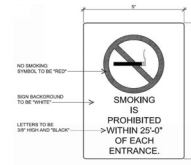
6



SMOKING AREA SIGNAGE  
SCALE: N.T.S.

NOTE: SIGN TO BE POSTED @ OUTDOOR  
SMOKING AREA. MINIMUM 20' FROM  
OPENABLE WINDOW OR DOOR.  
SEE SITE PLAN FOR LOCATION.  
ADHERE SIGN TO BUILDING WALL PER  
SIGN MANUFACTURER'S INSTRUCTIONS.

7

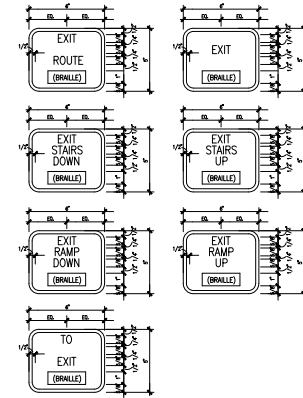


NO SMOKING AREA SIGNAGE  
SCALE: N.T.S.

NOTE: 1. NO SMOKING SIGNAGE SHALL BE APPROX. 5'x7'  
AND LOCATED AT THE PRIMARY OFFICE ENTRANCE  
AND EMPLOYEE ENTRANCES AS INDICATED  
ON THE SITE PLAN.

2. MOUNT SIGNAGE AT 4'-0" AFF.

9



TACTILE EGRESS SIGNAGE

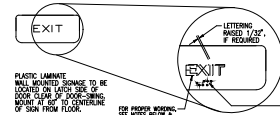
- A. TACTILE EXIT SIGNAGE FOR THE PURPOSES OF SEC 1003.2.8.6, THE  
TYPICAL TACTILE EXIT SIGNS SHALL MEAN THOSE REQUIRED SIGNS THAT COMPLY  
WITH 2019 CBC SECTION 216.9.
- B. WHERE REQUIRED, TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING  
LOCATIONS PER 2019 CBC SEC 1003.2.8.1

1. EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A  
TACTILE EXIT WITH THE WORD, "EXIT."
2. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR  
EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A  
TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:  
A. "EXIT STAIR DOWN"  
B. "EXIT RAMP DOWN"  
C. "EXIT STAIR UP"  
D. "EXIT RAMP UP"
3. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR  
EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY  
SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT  
ROUTE."
4. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A  
CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN  
SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT  
ROUTE."
5. EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY  
A SIGN WITH THE WORDS, "TO EXIT."

TACTILE EGRESS SIGNAGE

SCALE: N.T.S.

2



PLASTIC LAMINATE  
SHALL BE USED TO BE  
PROTECTED FROM  
SCRATCHES AND  
DIRT. CLEARANCE  
OF SIGN FROM FLOOR  
SHALL BE MAINTAINED  
AT ALL TIMES.

LETTERING  
BASED 1/32"  
P. REQUIRED

FOR PROPER MOUNTING,  
SEE SCHEDULE  
DOOR SCHEDULE

CHARACTERISTICS  
1. CHARACTERS, SYMBOLS & THEIR BACKGROUNDS SHALL HAVE A NON-GLOSS FINISH,  
CONTRAST WITH THEIR BACKGROUNDS UNDER LIGHT CHARACTERS ON A DARK  
BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

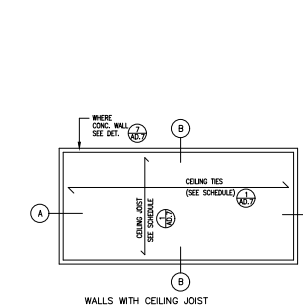
2. CHARACTERS SHALL HAVE MINIMUM HEIGHT RANGE BETWEEN 1/8" TO 1/4" AND  
A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1/5 TO 1/10.

3. MIN. CHARACTER HEIGHT IS 5".

MOUNTED TACTILE EXIT SIGN

NO SCALE

3



WALLS WITH CEILING JOIST

4

ICC ESR-3064P

REPORT HOLDER:  
 STEEL STUD MANUFACTURERS ASSOCIATES (SSMA)  
 35 EAST WACKER DRIVE, SUITE 850  
 CHICAGO, ILLINOIS 60601-2106  
 (312) 224-2570  
 www.ssma.com  
 info@ssma.com

CONSOLIDATED FABRICATORS CORP.  
 854 MILBERRY STREET  
 FORTNA, CA 92335  
 (909) 770-8020  
 www.confab.com

UNITED METAL PRODUCTS, INC.  
 234 NORTH SHERMAN AVENUE  
 CORONA, CA 92882  
 (951) 728-8633  
 www.unitedmetalproducts.info

FRAMATEL STEEL PRODUCTS  
 1405 COLUMBIA AVENUE, BUILDING #4  
 MENARD, CA 92557  
 (951) 369-5004  
 www.framatelestee.com

INTERIOR PARTITIONS (NON-LOAD BEARING)

- BUILDING CODE USED IS IBC 2018 / AISI 5100-2018 / CBC 2019.
- ALL THE METAL STUDS USED SHALL BE 33 KSI U.L.O. CONFORMING TO BUILDING CODE. ALL THE METAL STUDS SHALL CONFORM TO STEEL STUD MANUFACTURERS ASSOCIATES (SSMA) ICC-ESR-3064P.
- THE BRACING, BLOCCING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- DRYWALL(GYPSUM BOARD) FINISH IS ON BOTH SIDES OF WALL OR MUST BE BLOCKED/STRAPPED BY THE MANUFACTURER U.L.O.
- UNLESS OTHERWISE NOTED ON THE PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS.
- TOP TRACK SIZE WILL BE MIN. 330L FOR PARTITION U.L.O.
- DESIGN LOAD: LATERAL LOAD = 5 PSF, DEFLECTION LIMIT = L/200
- SEE ARCHIT. FOR MIN. STUD WIDTH REQUIRED FOR FULL HEIGHT DOORING WALL (Ø STUD MIN)

PARTITION SCHEDULE

METAL STUDS	SSMA DESIGNATION	SIZE	SPACING	HEIGHT
3-5/8" X 25 GA.	3625125-18	16"	11'-0"	
3-5/8" X 20 GA.	3625125-33	16"	18'-0"	
6" X 20 GA.	6005125-33	16"	25'-0"	
6" X 18 GA.	8005137-43	24"	32'-0"	
6" X 18 GA.	8005200-43	24"	37'-0"	
6" X 14 GA.	8005200-48 (50K5)	24"	46'-0"	

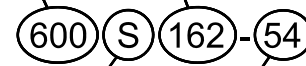
CEILING JOISTS (GYPSUM BOARD CEILING)

- BUILDING CODE USED IS IBC 2018 / AISI 5100-2007 / CBC 2019.
- ALL THE METAL STUDS USED SHALL BE 33 KSI U.L.O. CONFORMING TO BUILDING CODE.
- STUD TRACKS SHALL BE UNPUNCHED STUDS OF SAME GAUGE AS STUD UNLESS NOTED OTHERWISE.
- 3625125-43 CEILING TIES (SEE SCHEDULE) WITH 2 - #8 SCREWS AT EACH JOIST.
- GYPSUM BOARD IS ON ONE SIDE OF CEILING U.L.O.
- DESIGN LOAD: DEAD LOAD = 5 PSF & LIVE LOAD = 10 PSF. TOTAL DEFLECTION LIMIT = L/200. NO STORAGE LOAD ALLOWED.

S I 2 E (SSMA DESIGNATION)	MAXIMUM		CEILING TIES (BRACING) MAX. SPACING
	SPACING	SPAN	
3625125-18 (25 GA)	16"	6'-0"	4'-0"
3625125-33 (20 GA)	16"	9'-6"	4'-0"
6005125-33 (20 GA)	16"	14'-0"	4'-0"
8005137-43 (18 GA)	16"	20'-6"	4'-0"

\*\* WEB STIFFENER TO BE REQUIRED AT SUPPORTS. USE STUD SEGMENT OR MEMBER DEPTH. (Example: 6"=600 = 1/200 inches)

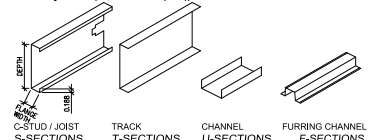
EXAMPLE: (Example: 1 5/8" = 1.625"=162 1/200 inches)  
 For all "T" sections member depth is the flange to included dimension. All flange widths are taken in 1/200 inches



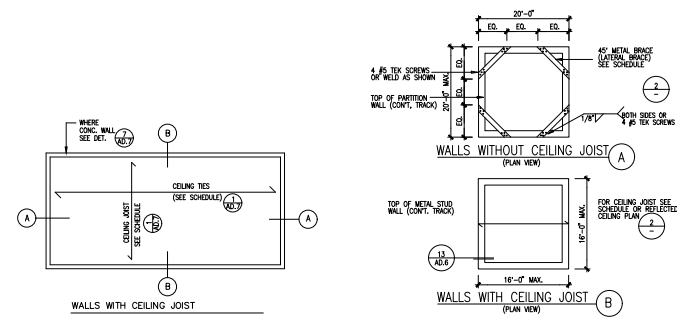
STYLE: (Example: Stud or Joist section = S)  
 The four alpha characters utilized by the designator system are:  
 S = Stud or Joist Sections  
 T = Track Sections  
 U = Channel Sections  
 F = Furring Channel Sections

MATERIAL THICKNESS: (Example: 0.004 in. = 54 mils; 1 mil = 1/1000 in.)  
 Material thickness is the minimum base metal thickness in mils. Minimum base metal thickness represents 90% of the design thickness.

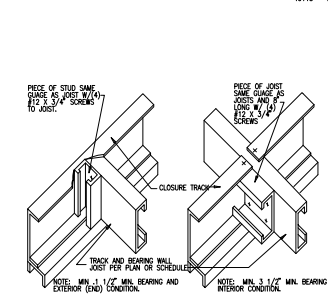
Note: For those sections where two different yield strengths (S3 and S50) are shown, the yield strength used in the design, if greater than 33 ksi, needs to be identified on the design and ordering of steel (i.e., 6004162-54 (S50)).



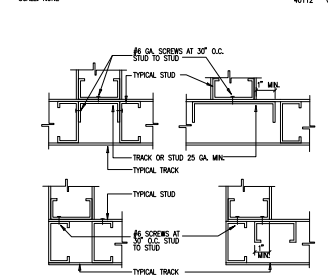
METAL STUD DETAILS



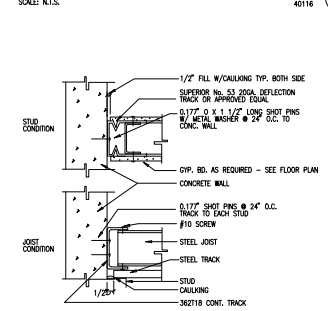
TOP OF WALL BRACING (ALTERNATE)



JOIST TO BEARING WALL



TYPICAL CONDITIONS



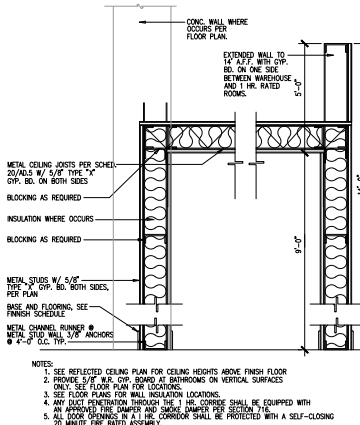
STUD/JOIST @ CONC. WALL

WALLS WITH CEILING JOIST



ONE HR. RATED ROOM

SCALE: 1/2"=1'-0"



hpa, inc.  
 18831 barden avenue, - sts. #100  
 Irvine, CA 92612  
 Tel: 949-46314770  
 fax: 949-46314651  
 email: hpa@hpaarch.com



Owner:  
**EBS**  
 Realty Partners  
 1300 BRISTOL STREET NORTH, SUIT 290  
 Irvine, CA 92618  
 Tel: (714) 459-4947  
 fax: (714) 653-8654

Project:  
 ONTARIO GROVE  
 COMMERCE CENTER  
 BUILDING 1  
 CITY P.C.#: B202004811  
 SFA P.C.#: 640-20  
 FENCE P.C.#: B202004813  
 SITE LIGHT P.C.#: B202004815  
 TRASH ENC. P.C.#: B202004812  
 1025 S GROVE AVENUE  
 ONTARIO, CA 91761

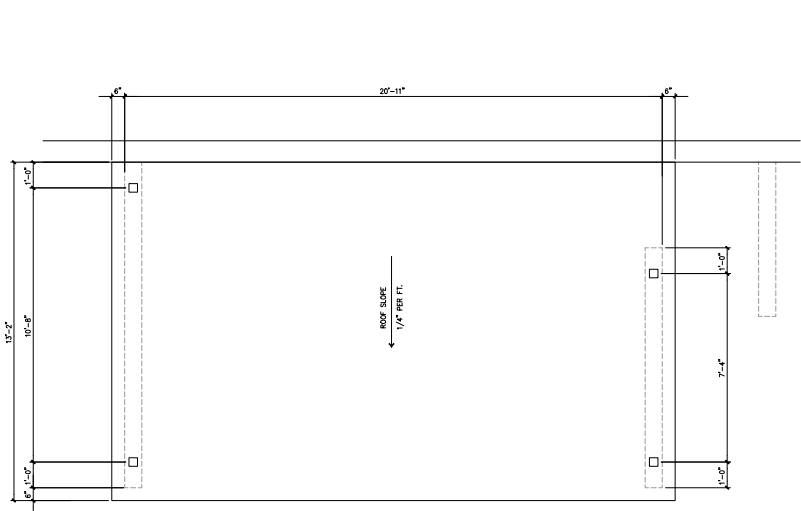
Consultants:  
 CIVIL: THIENES  
 STRUCTURAL: DFA  
 MECHANICAL: AIR CONTROL SYSTEMS  
 PLUMBING: JOHNSON  
 ELECTRICAL: CREGG  
 LANDSCAPE: HUNTER  
 FIRE PROTECTION: GENERAL UNDERGROUND  
 SOILS ENGINEER: NORCAL

Title: DETAILS

Project Number: 19383  
 Drawn by: CC  
 Date: 10/28/19  
 Revision:  
 1. PLAN CHECK CORRECTION 01/21/21  
 2. PLAN CHECK/ AS#2 04/05/21  
 3. PLANNING CORRECTION 05/25/21

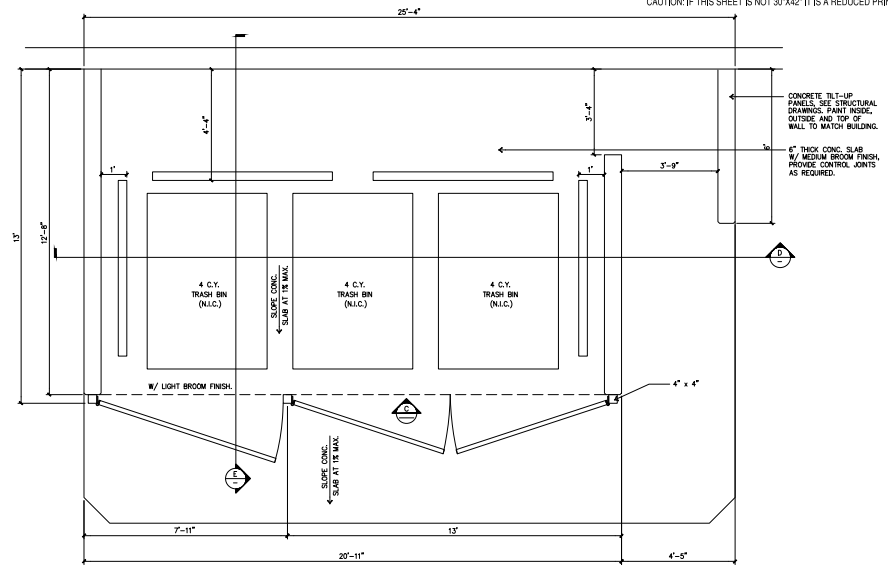
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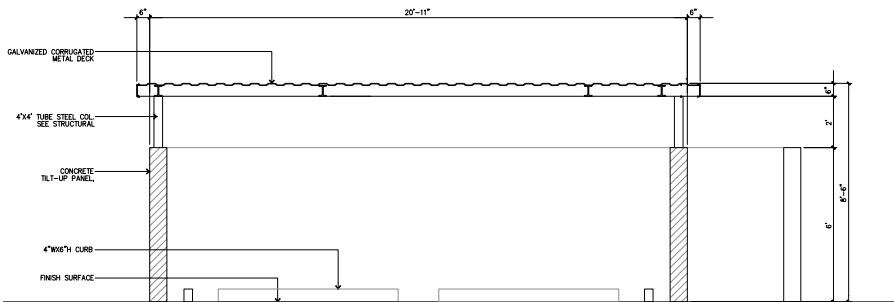
- NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
  2. SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
  3. SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.
  4. ENCLOSURE ROOF SHALL SLOPE TOWARD A LANDSCAPE AREA WHERE POSSIBLE.
  5. ENCLOSURE ROOF SHALL SLOPE AT 1% MINIMUM.

**TRASH ENCLOSURE ROOF PLAN (B)**  
scale: 1/2" = 1'-0"

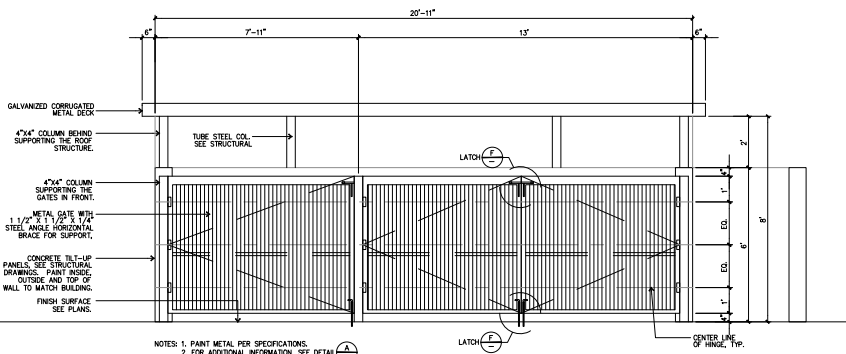


- NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
  2. SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
  3. SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.
  4. ONE BIN SHALL BE FOR REGULAR TRASH AND ONE BIN SHALL BE FOR RECYCLABLES.
  5. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

**TRASH ENCLOSURE PLAN (A)**  
scale: 1/2" = 1'-0"

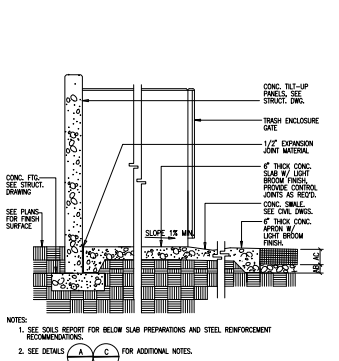


**TRASH ENCLOSURE GATE SECTION (D)**  
scale: 1/2" = 1'-0"



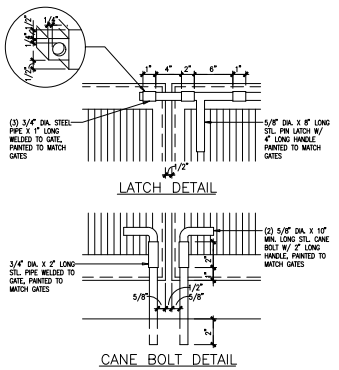
- NOTES:
1. PAINT METAL PER SPECIFICATIONS.
  2. FOR ADDITIONAL INFORMATION, SEE DETAIL (A).

**TRASH ENCLOSURE GATE ELEVATION (C)**  
scale: 1/2" = 1'-0"

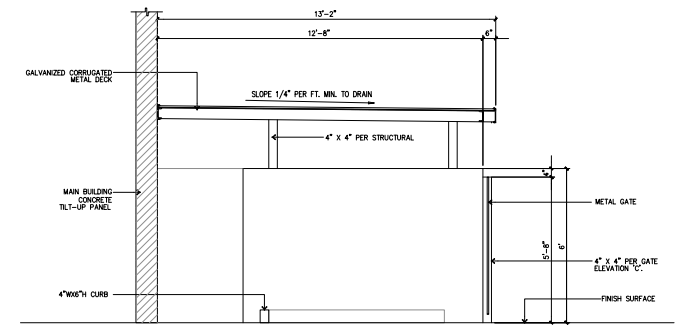


- NOTES:
1. SEE SOILS REPORT FOR BELOW SLAB PREPARATIONS AND STEEL REINFORCEMENT RECOMMENDATIONS.
  2. SEE DETAILS (A) (C) FOR ADDITIONAL NOTES.

**TRASH ENCLOSURE SECTION (G)**  
scale: 1/2" = 1'-0"



**TRASH ENCLOSURE GATE LATCHES (F)**  
scale: 3/8" = 1'-0"



**TRASH ENCLOSURE GATE SECTION (E)**  
scale: 1/2" = 1'-0"

**HPA**  
architecture

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email: hpa@hparchs.com

DESIGNED AND DRAWN BY  
3-31-23  
REVISED DATE  
STATE OF CALIFORNIA

Owner:

**EBS**  
Realty Partners

1300 BRISTOL STREET NORTH,  
SUITE 290  
IRVINE, CA 92614  
tel: (714) 459-4947  
fax: (714) 653-8654

Project:

ONTARIO GROVE  
COMMERCE CENTER

BUILDING 2

CITY PC#: B202004820  
SFA PC#: 644-20  
FENCE PC#: B202004822  
TRASH ENG. PC#: B202004821

1855 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL: THEMES  
STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGG  
LANDSCAPE: HUNTER  
FIRE PROTECTION: GENERAL UNDERGROUND  
SOILS ENGINEER: NORCAL

Title: TRASH ENCLOSURE

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PLAN CHECK CORRECTION 01/21/21  
PLAN CHECK/ ASH2 04/05/21  
PLANNING CORRECTION 05/25/21

Sheet:

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hpa, inc.  
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Owner:



1300 BRISTOL STREET NORTH,  
SUITE 230  
IRVINE, CA 92614  
tel: (714) 459-4947  
fax: (714) 653-8654

Project:  
ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

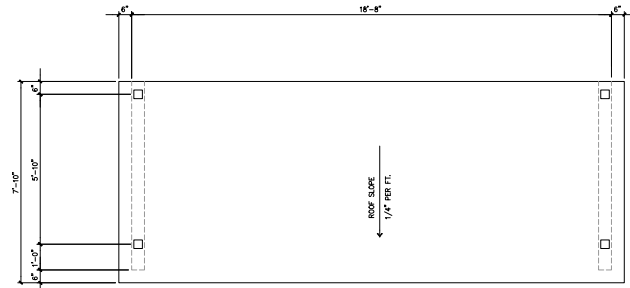
Consultants:  
CIVIL THIENES  
STRUCTURAL DFA  
MECHANICAL AIR CONTROL SYSTEMS  
PLUMBING JOHNSON  
ELECTRICAL GREGG  
LANDSCAPE HUNTER  
FIRE PROTECTION GENERAL UNDERGROUND  
SOILS ENGINEER NORCAL

Title: WEST TRASH ENCLOSURE

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
▲ PLAN CHECK CORRECTION 01/21/21  
▲ PLAN CHECK/ ASH2 04/05/21  
▲ PLANNING CORRECTION 05/25/21

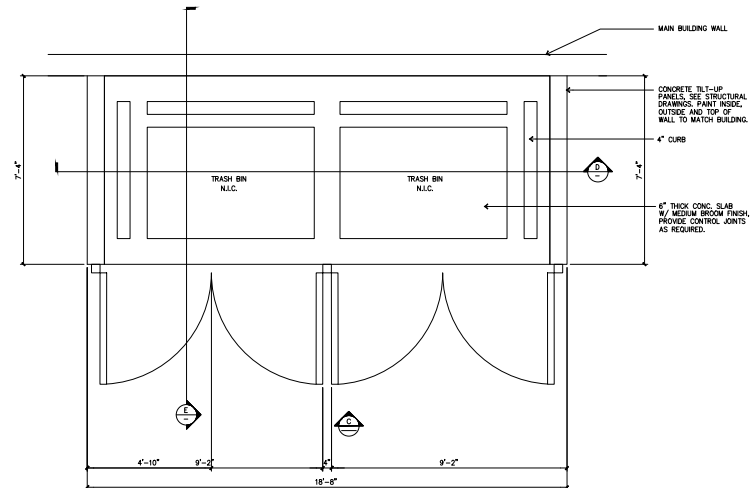
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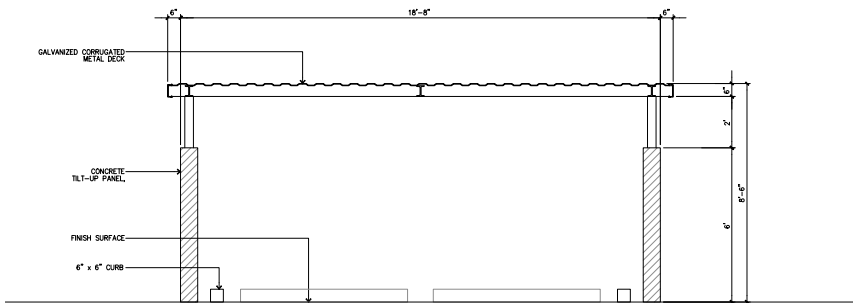
- NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
  2. SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
  3. SLOK AND PATCH ALL PANEL LIFT POINTS ON 0' WALL AND PAINT TO MATCH.
  4. ENCLOSURE ROOF SHALL SLOPE TOWARD A LANDSCAPE AREA WHERE POSSIBLE
  5. ENCLOSURE ROOF SHALL SLOPE AT 1% MINIMUM

TRASH ENCLOSURE ROOF PLAN (B) scale: 1/2" = 1'-0"

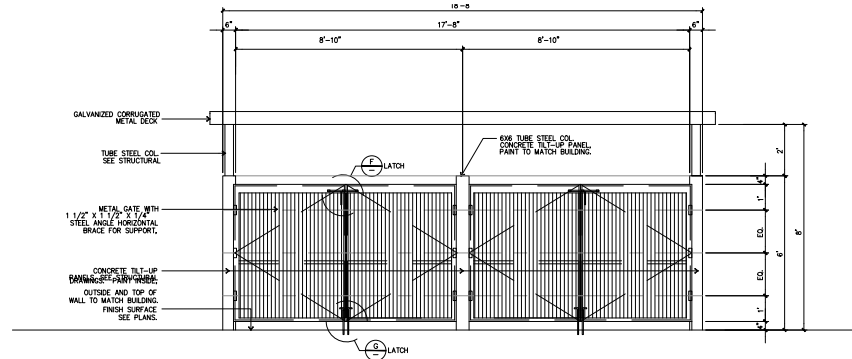


- NOTES:
1. SEE SITE PLAN FOR LOCATIONS.
  2. SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
  3. SLOK AND PATCH ALL PANEL LIFT POINTS ON 0' WALL AND PAINT TO MATCH.
  4. ONE BIN SHALL BE FOR REGULAR TRASH AND ONE BIN SHALL BE FOR RECYCLABLES.
  5. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

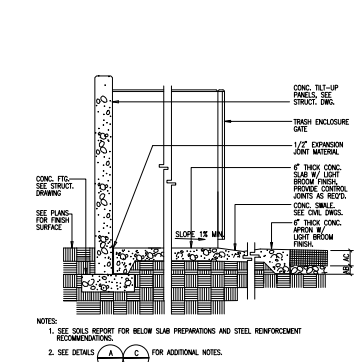
TRASH ENCLOSURE PLAN (A) scale: 1/2" = 1'-0"



TRASH ENCLOSURE GATE SECTION (D) scale: 1/2" = 1'-0"

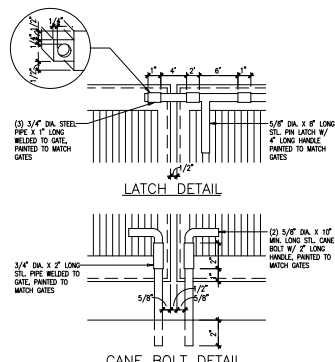


TRASH ENCLOSURE GATE ELEVATION (C) scale: 1/2" = 1'-0"

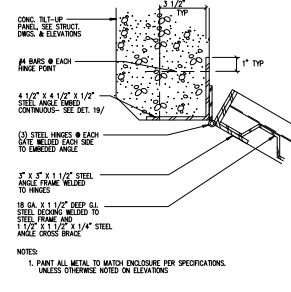


- NOTES:
1. SEE SLOK REPORT FOR BELOW SLAB PREPARATIONS AND STEEL REINFORCEMENT RECOMMENDATIONS.
  2. SEE DETAILS (A), (B), (C) FOR ADDITIONAL NOTES.

TRASH ENCLOSURE SECTION (H) scale: 1/2" = 1'-0"

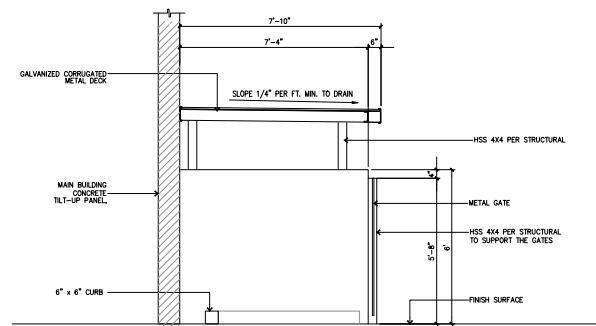


TRASH ENCLOSURE GATE LATCHES (G) scale: 3/4" = 1'-0"



- NOTES:
1. PAINT ALL METAL TO MATCH ENCLOSURE PER SPECIFICATIONS. UNLESS OTHERWISE NOTED ON ELEVATIONS.

TRASH ENCLOSURE GATE & HINGE (F) scale: 3/4" = 1'-0"



TRASH ENCLOSURE GATE SECTION (E) scale: 1/2" = 1'-0"

Owner:



1300 BRISTOL STREET NORTH,  
SUITE 290  
IRVINE, CA 92614  
tel: (714) 459-4847  
fax: (714) 653-9854

Project:

**ONTARIO GROVE  
COMMERCE CENTER**  
BUILDING 1  
CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:



Darin Fong and Associates Inc.  
3230 E. Imperial Highway,  
Suite 302 Brea, CA 92621-6747  
(714) 484-4888 office  
(951) 219-2888 cell  
DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.



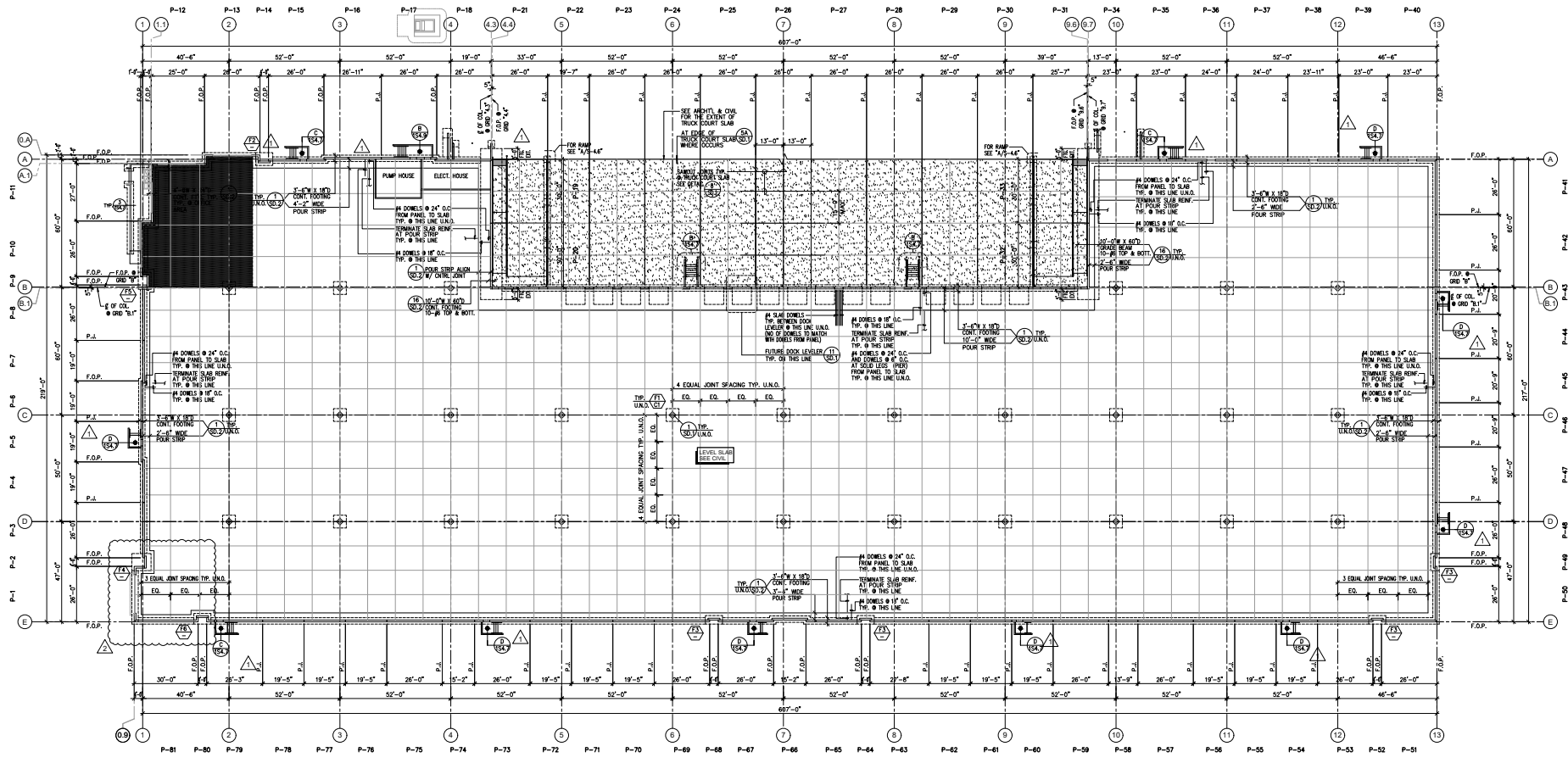
Title:  
**FOUNDATION PLAN**

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21

Revision:  
FIRST SUBMITTAL 12/07/20  
PLAN REVIEW 01/21/21  
AS BPC CORRECTION 04/05/21

Sheet:

**1S-1.1**



**FOUNDATION PLAN**  
SCALE: 1" = 20'-0"



**FOUNDATION NOTES:**

- FOR GENERAL NOTES SEE SHEET "5D-0" & "5D-01".
- PERIMETER POUR STRIP TO BE POURED AFTER ALL PANELS HAVE BEEN ERECTED.
- PROVIDE GROUT UNDER THE PANELS FOR THE FULL LENGTH OF THE FOOTING BEFORE PANELS HAVE BEEN ERECTED. AS AN ALTERNATE FOR CONTINUOUS GROUT, USE 18" SQ. GROUT PADS LOCATED AT 8'-0" O.C. MAX. 3'-0" FROM PANEL JOINT, AND AT EACH SIDE OF PANEL GRADING. THEN GROUT FULL LENGTH OF THE PANEL AFTER PANELS ARE ERECTED. SEE DETAIL "72/5D-1".
- SEE ARCHITECTURAL, ELECTRICAL, PLUMBING MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF SLAB DEPRESSION AND OPENINGS REQUIRED FOR DUCTS, PIPES, SLEEVES, ELECTRICAL CONDUITS AND OTHER EMBEDDED IN CONCRETE, UNLESS NOTED OTHERWISE.
- F.O.P. = DENOTES FACE OF CONC. PANEL.  
E.O.P. = DENOTES EDGE OF CONC. PANEL.  
P.J. = DENOTES PANEL JOINT.  
W.P. = DENOTES WORKING POINT.  
K.O.P. = DENOTES KNOCK-OUT PANEL.
- CONTRACTOR SHALL VERIFY BOTTOM OF PANEL WITH THE LATEST GRADING PLAN.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE FORMING OF PRECAST CONCRETE PANELS.
- CONTRACTOR TO COORDINATE LOCATION OF SPRINKLER MAIN RISER W/ FIRE PROTECTION D.W.G.'S. SEE DETAIL "9/5D-1".
- CONTRACTOR TO COORDINATE LOCATION OF ELECTRICAL TRENCH W/ ELECTRICAL D.W.G.'S. SEE DETAIL "10/5D-1" FOR TYPICAL FOOTING BLOC-O-UT.
- FOR FINISH FLOOR ELEVATION SEE CIVIL DRAWINGS.
- WHERE SLOPED FLOOR OCCURS SEE DETAIL "72/5D-2".
- PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
- SEE DETAIL "76A/5D-1" FOR TYPICAL EDGE OF SLAB.
- CONTRACTOR REFER TO DETAIL "11/5D-1" FOR SAW-CUT OPENING OF FUTURE DOOR LEVELER.
- CONTRACTOR TO BE RESPONSIBLE FOR DAMAGE TO SLAB FROM HEAVY LOADING DURING CONSTRUCTION.
- ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF ANY REINFORCING STEEL. A WRITTEN REPORT PREPARED BY THE GEOTECHNICAL ENGINEER OF RECORD STATING THE RESULTS OF THE GEOTECHNICAL ENGINEER'S INSPECTION SHALL BE PROVIDED TO THE CITY INSPECTOR PRIOR TO THE PERFORMANCE OF ANY FOUNDATION INSPECTION. EXCAVATION SHALL BE MADE IN COMPLIANCE WITH CALIFORNIA REGULATIONS.
- A LINE AND GRADE CERTIFICATION PREPARED BY CIVIL ENGINEER OF RECORD SHALL BE GIVEN TO THE CITY INSPECTOR PRIOR TO PERFORMANCE OF ANY FOUNDATION INSPECTION. THIS CERTIFICATION SHALL STATE THAT THE CORRECT LOCATION FOR ALL STRUCTURES IS ESTABLISHED IN ACCORDANCE WITH THE CITY APPROVED PRECISE GRADING PLAN.

- THE FINAL COMPACTION REPORT AND GEOTECHNICAL ENGINEER EXCAVATION INSPECTION REPORT MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION AND THAT CITY INSPECTOR MUST INSPECT EXCAVATIONS BEFORE POURING ANY CONCRETE.
- PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE GEOTECHNICAL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT: (A) THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. (B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPLETED. (C) THE FOUNDATION EXCAVATION WAS MADE TO COMPLY WITH THE RECOMMENDATION FOR SPANIC CHARACTERISTICS AND BEARING CAPACITY.
- PERIMETER POUR STRIP AT DOCK LEVELERS SHALL BE FREE OF ALL UNDERGROUND PIPING, CONDUIT ETC. TO ALLOW FOR FUTURE RECESSED DOOR LEVELERS (MINIMUM 10'-0" WIDE).
- ROOF LADDER DESIGN, OF MEMBERS, BRACES AND CONNECTIONS TO STRUCTURE WILL BE DONE BY THE SUPPLIER IN ACCORDANCE WITH THE BUILDING CODE.
- CONTRACTOR TO RE-RUN SAW BLADE THROUGH CONTROL JOINTS FOR PROPER CLEAN-OUT AT END OF PROJECT.
- FOR EXACT LOCATIONS AND DIMENSIONS OF TRANSFORMER/GROUND UNITS SEE ARCHITECTURAL AND CIVIL DRAWINGS, FOR STRUCTURAL DETAILS, SEE "11/5D-2".
- FOR EXACT LOCATIONS AND DIMENSIONS OF TRASH ENCLOSURE SEE ARCHITECTURAL AND CIVIL DRAWINGS, FOR STRUCTURAL DETAILS SHEET "10-4E".
- FOR EXACT LOCATIONS AND DIMENSIONS OF SCREEN WALLS SEE ARCHITECTURAL AND CIVIL DRAWINGS, FOR STRUCTURAL DETAILS SHEET "13-4.F".
- FOR EXACT LOCATIONS AND DIMENSIONS OF CURB RETAINING WALLS SEE ARCHITECTURAL AND CIVIL DRAWINGS, FOR STRUCTURAL DETAILS SHEET "7/5D-6".
- DENOTES WAREHOUSE AREA FOR ADD. INFO. SEE DET. "3".
- DENOTES OFFICE AREA FOR ADD. INFO. SEE DET. "3B".
- 6" THK. MIN. CONCRETE TRUCK COURT SLAB FOR ADD. INFO. SEE DET. "3C".
- DENOTES FOOTING TYPE. SEE SCHEDULE.
- DENOTES COLUMN TYPE. SEE SCHEDULE.

**LEGENDS:**

**FOOTING AND COLUMN SCHEDULE**

MARK	FOOTING (WxLxT)	REINFORCING	DETAIL
(1)	8'-0" x 8'-0" x 18"	6-#6 E.W.	(3)
(2)	8'-0" x 8'-0" x 18"	6-#6 TRANS.	(3)
(3)	4'-0" x 8'-0" x 18"	6-#6 TRANS.	(3)
(4)	8'-0" x 8'-0" x 18"	6-#6 E.W.	(3)
(5)	8'-0" x 11'-0" x 18"	6-#6 TRANS.	(3)
(6)	8'-0" x 9'-0" x 18"	6-#6 TRANS.	(3)

**COLUMN SCHEDULE**

MARK	COLUMN	HEIGHT	TO	BASE PLATE	ANCHOR BOLTS	DETAIL
(C)	18S 10 x 10 x 7/8	TO ROOF	7/8" x 18" x 1'-4"	4-7/8" DIA. A.B.	(6)	

OWNER:



1300 BRISTOL STREET NORTH, SUITE 200  
tel: (714) 459-4847  
fax: (714) 653-9854

PROJECT:

ONTARIO GROVE COMMERCE CENTER  
BUILDING 1  
CITY PC#: B202004811  
SPA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

CONSULTANTS:



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DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

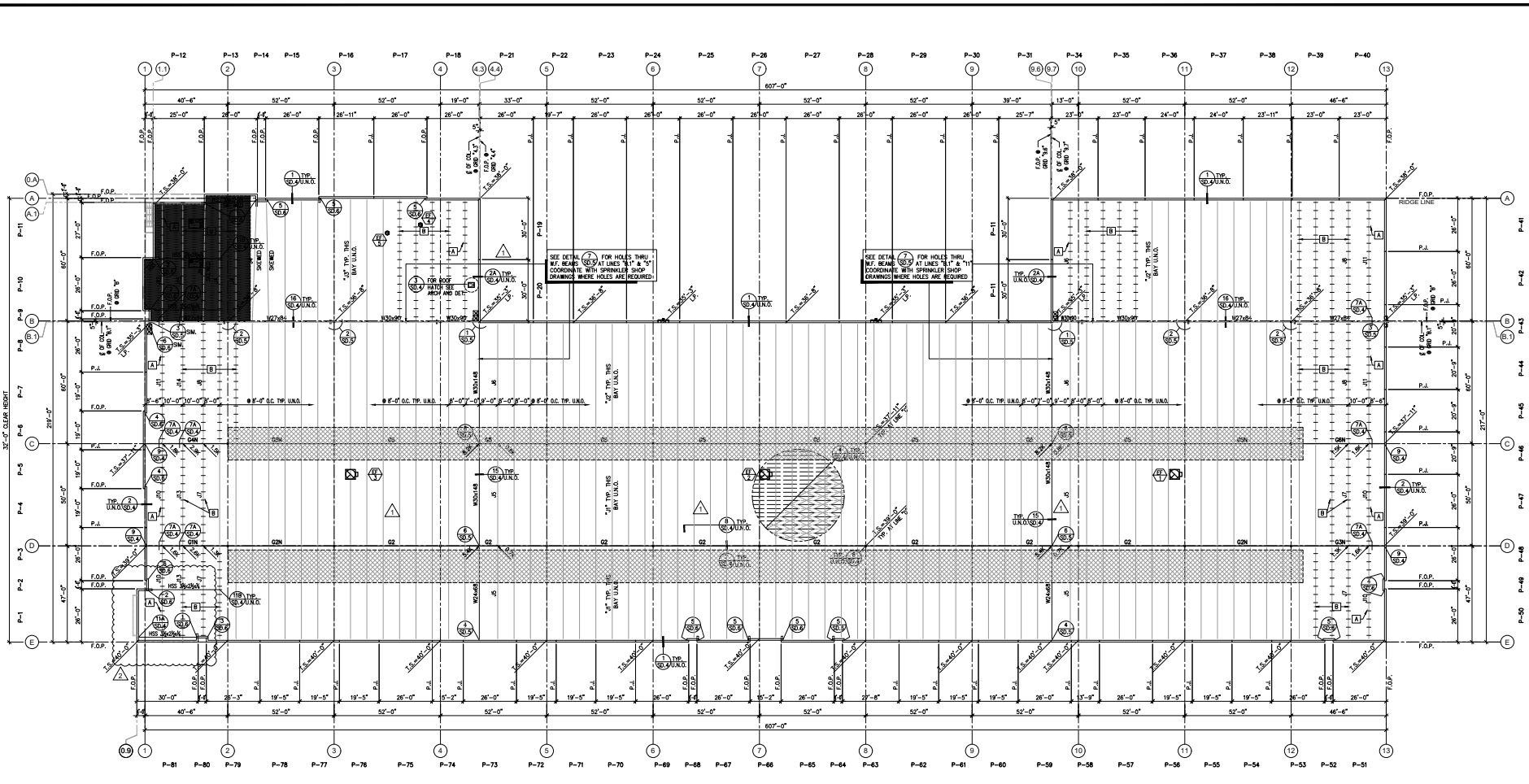


TITLE:  
ROOF FRAMING PLAN

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21  
Revision:  
FIRST SUBMITTAL 12/07/20  
PLAN REVIEW 01/21/21  
ASI/EPC CORRECTION 04/05/21

Sheet:

1S-2.1



**ROOF FRAMING PLAN**  
SCALE: 1" = 20'-0"



**NOTE:**

- FOR GENERAL NOTES SEE SHEET "SD-0" & "SD-01". FOR TYPICAL ROOF FRAMING DETAILS SEE SHEET "SD-4" AND "SD-6".
- FOR GIRDER JOIST SCHEDULE, ROOF NAILING DIAGRAM AND NOTES SEE SHEET "S-11".
- T.S. = DENOTES TOP OF SHEATHING. ALL ROOF ELEVATIONS ARE TAKEN DIRECTLY FROM THE FINISH FLOOR RIGHT BELOW REFERENCE POINT.
- SEE ARCHIT. AND MECHANICAL DRAWINGS FOR EXACT LOCATION OF MECH. EQUIPMENTS FOR DETAIL SEE (17), (14), (12), (13).
- SEE SPRINKLER DRAWINGS FOR EXACT LOCATION & WEIGHT OF SPRINKLER MAINS.
- SEE ARCHIT. FOR SKYLIGHT LOCATION FOR OPENING SEE DETAIL (2).
- ADEQUACY OF SUPPORTS FOR SPRINKLER SYSTEM DESIGN LOADS SHALL BE REVISED AND APPROVED BY ENGINEER OF RECORD PRIOR TO FIELD INSTALLATION AND INSPECTION.
- DETAILS 2 & 13/SD-4 OCCUR ALONG THE SAME LINE OF PURLINS.

**LEGENDS:**

- DENOTES OFFICE AREA U.N.O.
- DENOTES FUTURE SOLAR U.N.O.
- DENOTES EXHAUST FAN. VERIFY LOCATIONS & NO. OF UNITS W/ LATEST ARCHIT. DWG'S & MECH DWG'S. SEE DETAIL (17), (14).
- DENOTES MECHANICAL UNIT. VERIFY LOCATIONS & NO. OF UNITS W/ LATEST ARCHIT. DWG'S & MECH DWG'S. SEE DETAIL (17), (14). (1000 lbs MAX. WT. VERIFY WITH MECH.)

**MECH. UNIT SCHEDULE**

UNIT NO.	OVERL. WT. (LBS.)
(17) thru (14)	784
(12)	77
(13)	130

**STRAP SCHEDULE**

MARK	SPACING	LOCATION BETWEEN GRIDLINE	DETAIL
A	4'-0" O.C.	"A" TO "E.1"	(24)
B	4'-0" O.C.	"A" TO "E.1"	(25)

# GIRDER AND JOIST PURLIN SCHEDULE

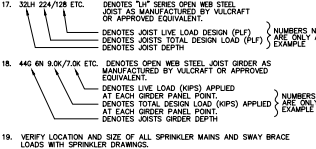
GIRDER SCHEDULE				JOIST SCHEDULE			
GIRDER NUMBER	DESIGNATION	SEISMIC AXIAL (LRFD)	MOMENT OF INERTIA AT MID SPAN (I <sub>MB</sub> )	JOIST NUMBER	DESIGNATION	SEISMIC AXIAL (LRFD)	MOMENT OF INERTIA AT MID SPAN (I <sub>MB</sub> )
(1)	1525N15.344.3K	18K	-	(1)	32A226130	28.5K	-
(2)	1525N15.164.7K	18K	-	(2)	36A212116	28.5K	-
(3)	1525N15.164.7K	18K	-	(3)	36A220113	28.5K	-
(4)	1525N11.965.3K	18K	-	(4)	36A212116	28.5K	-
(5)	1525N11.965.3K	18K	-	(5)	32A226130	28.5K	-
(6)	1525N11.965.3K	18K	-	(6)	36A220113	28.5K	-
(7)	1525N11.965.3K	18K	-	(7)	32A245137	31.5K	-
(8)	1525N11.965.3K	18K	-	(8)	36A221179	31.5K	-
(9)	1525N11.965.3K	18K	-	(9)	36A221179	31.5K	-
(10)	1525N11.965.3K	18K	-	(10)	32A226130	28.5K	-
(11)	1525N11.965.3K	18K	-	(11)	36A221179	31.5K	-
(12)	1525N11.965.3K	18K	-	(12)	36A221179	31.5K	-
(13)	1525N11.965.3K	18K	-	(13)	32A226130	28.5K	-
(14)	1525N11.965.3K	18K	-	(14)	36A221179	31.5K	-
(15)	1525N11.965.3K	18K	-	(15)	36A221179	31.5K	-

PROVIDE NAILED AT ORDERS MARKED WITH "N" ON ROOF FRAMING PLANS. SEE DETAIL (A) FOR ATTACHMENT OF NAILED BETWEEN EACH JOIST.

AT DOUBLE PITCH JOISTS, AT 1/4" AND 3/4" AT JOISTS WITH TOP CHORD BEND CHECK REQUIREMENT, THE JOISTS ARE TO BE DESIGNED WITH A MAXIMUM TOP CHORD PANEL POINT SPACING OF 4FT (INTERSECTION OF VERTICAL WEB WITH TOP CHORD IS CONSIDERED A PANEL POINT). BOTTOM CHORD PANEL POINT SPACING TO BE DETERMINED BY JOIST MANUFACTURER.

## ROOF NOTES:

- FOR GENERAL NOTES, SEE SHEET "50-0" & "50-0.1".
- T.S. = DENOTES TOP OF SHEATHING  
F.C.P. = DENOTES FACE OF CONC. PANEL  
P.A. = DENOTES PANEL JOINTS  
L. = DENOTES TOTAL LOAD  
L.L. = DENOTES LIVE LOAD  
L.D. = DENOTES DEAD LOAD  
T.W. = DENOTES TOP OF WALL  
C = DENOTES CENTERLINE  
MID-SPAN CAMBER IN INCHES
- FOR LOCATION AND SIZE OF ROOF OPENINGS, & SKYLIGHT, FOR FRAMING SEE STRUCTURAL DETAILS.  
FOR SKYLIGHT OPENINGS  
FOR OTHER TYPICAL OPENINGS U.O.
- ROOF ELEVATIONS NOTED HERE ARE TO TOP OF SHEATHING (T.S.) U.L.O. ALL ROOF ELEVATIONS ARE TAKEN DIRECTLY FROM THE FINISH FLOOR RIGHT BELOW REFERENCE POINT.
- FOR LOCATION OF MECHANICAL UNITS, SEE ARCHIT. & MECH. DRAWINGS. FOR FRAMING OF PLATFORM, SEE STRUCTURAL DETAIL (C).
- ROOF COMPANY TO DESIGN AND DETAIL SPECIAL STEEL BAR JOISTS TO SUPPORT SPRINKLER MAINS & MECHANICAL EQUIPMENT ON ROOF.
- BRIDGING AND BRACING FOR JOISTS AND GIRDERS WILL BE DESIGNED AND PROVIDED BY STEEL BAR JOIST COMPANY.
- STEEL BAR JOIST MANUFACTURER TO SUBMIT PLACEMENT PLANS AND CALCULATIONS. CALCULATIONS SHALL BE STAMPED/IGNED FOR REVIEW BY BUILDING DEPARTMENT AND STRUCTURAL ENGINEER. PROVIDE LOCATION OF JOISTS, THE ABOVE CALCULATIONS TO INCLUDE ALL LOADS OF THE JOIST MANUFACTURER'S REGISTERED DESIGN PROFESSIONAL, CBC SECTION 2207.4.
- JOIST MANUFACTURER TO USE THE FOLLOWING LOADING CRITERIA.  
A. BAR JOIST:  
(a) DEAD LOAD = 12 PSF TYPICAL (WAREHOUSE)  
= 18 PSF TYPICAL (AT OFFICE AREA)  
3.5 PSF ADDITIONAL LOAD INCLUDED AS PART OF LOADING CRITERIA WHICH MAY BE USED FOR FUTURE SOLAR LOADS AND OTHER MISCELLANEOUS LOADING OR A COMBINATION  
LIVE LOAD = 20 PSF (REDUCIBLE PER CODE)  
WIND LOAD = FOR NET UPLIFT, SEE DETAIL (A) FOR DOWN PUSH, SEE DETAIL (B)



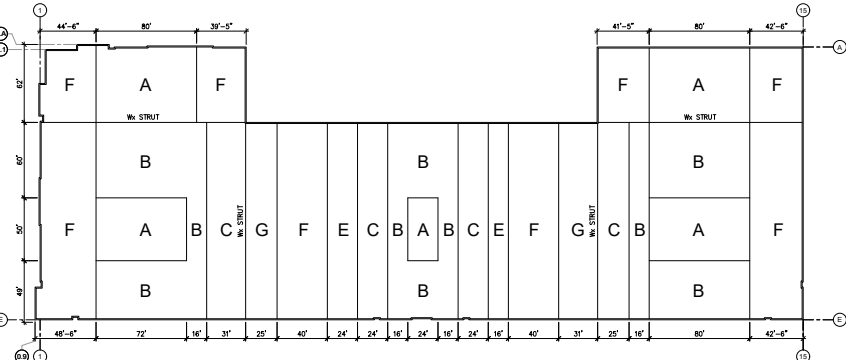
- NO ADDITIONAL WIND TO BE SUPPORTED OR HUNG FROM 2 x RAFTERS.
- ALL RAFTERS HANGERS TO BE HOT DIP GALVANIZED OR 3/2 MAX. TRIPLE ZINC CONNECTIONS.
- DEFLECTION CRITERIA IS:  
1/100 FOR TOTAL LOAD AT WAREHOUSE  
1/200 FOR LIVE LOAD AT WAREHOUSE  
1/300 FOR TOTAL LOAD AT OFFICE  
1/300 FOR LIVE LOAD AT OFFICE
- ADD 500 LBS CONCENTRATED LOAD AT ANY PANEL POINT FOR EACH JOIST IN WAREHOUSE U.O. IN SCHEDULE.  
ADD 1000 LBS CONCENTRATED LOAD AT ANY PANEL POINT FOR EACH JOIST IN OFFICE U.O. IN SCHEDULE.  
CONCENTRATED LOADS GREATER THAN 250 LBS BETWEEN TOP CHORD PANEL POINTS OR ANY LOAD GREATER THAN 100 LBS TO BOTTOM CHORD JOISTS SHALL REQUIRE AN AUXILIARY WEB PER DETAIL (B)
- JOIST GIRDERS:  
(a) DEAD LOAD = 14 PSF TYPICAL (WAREHOUSE)  
= 18 PSF TYPICAL (AT OFFICE AREA)  
3.5 PSF ADDITIONAL LOAD INCLUDED AS PART OF LOADING CRITERIA WHICH MAY BE USED FOR FUTURE SOLAR LOADS AND OTHER MISCELLANEOUS LOADING OR A COMBINATION  
LIVE LOAD = 20 PSF (REDUCIBLE PER CODE)  
WIND LOAD = FOR NET UPLIFT, SEE DETAIL (A) FOR DOWN PUSH, SEE DETAIL (B)
- ADD LOADS FROM SPRINKLER MAINS AND SWAY BRACES AS SHOWN ON SPRINKLER DRAWING.  
4" S.M. = 18 PLF  
6" S.M. = 32 PLF  
8" S.M. = 50 PLF  
ROSEP = 2250 LBS
- 4" AND LARGER SPRINKLER MAINS TO BE ADDED TO THE BAR JOIST AND GIRDER DESIGN.  
THE HEIGHT OF THE PIPE WITH WATER, AS NOTED ON FIRE PROTECTION PLANS TO BE USED, IF THE LOADS ARE NOT CLEARLY SHOWN, USE THE LOADS MENTIONED BELOW.  
WHERE BRACKETS ARE PROVIDED TO SUPPORT THE VERTICAL HEIGHT OF THE SPRINKLER RISER, NO ADDITIONAL LOAD IS REQUIRED.  
WHERE BRACKETS ARE NOT PROVIDED TO SUPPORT THE HEIGHT OF THE SPRINKLER RISER, DESIGN TRUSS FOR THE LOAD MENTIONED ON THE FIRE PROTECTION PLANS AT THE SPRINKLER MAIN LOCATION.  
A.C. UNITS AS SHOWN ON MECH. & STRUCTURAL DRAWINGS.  
ANY ROOF HUNG LOADS SHOWN ON ELECT. & STRUCT. DWGS.  
ANY ROOF HUNG LOADS SHOWN ON PLUMBING & STRUCT. DWGS.  
SEISMIC AXIAL LOAD = SEE SCHEDULE ABOVE, UNFACTORED  
ADD 2000 LBS CONCENTRATED LOAD AT ANY PANEL POINT FOR EACH GIRDER IN WAREHOUSE U.O. IN SCHEDULE.  
ADD 4000 LBS CONCENTRATED LOAD AT ANY PANEL POINT FOR EACH GIRDER IN OFFICE U.O. IN SCHEDULE.

DETAIL 4

ROOF WIND DOWNWARD PRESSURE 3

ROOF WIND NET UPLIFT PRESSURE 2

DETAIL 1



ROOF NAILING DIAGRAM  
SCALE: 1/4"=1'-0"

## ROOF NAILING NOTES:

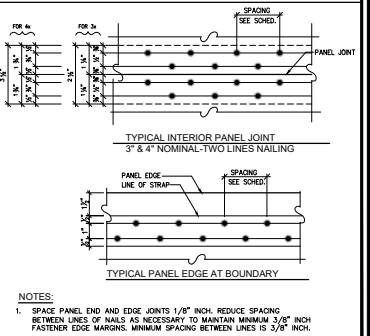
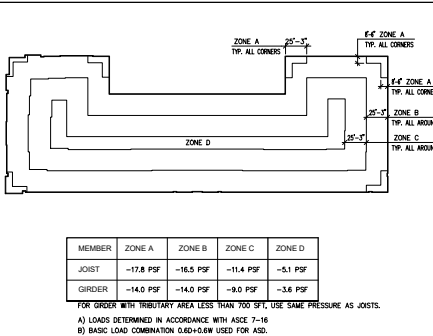
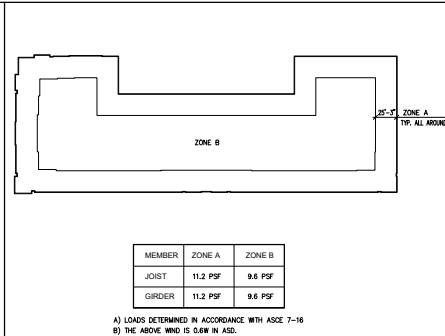
- WOOD PLACEMENT DIAGRAM AND NAILING TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT PRIOR TO COVERING.
- PROVIDE 2 ROWS OF BOUNDARY NAILING ALL AROUND THE OPENINGS, ALONG ALL GROUND NAILERS AND ALONG ROOFSTRIP LINES.
- ON ALL THE MEMBERS WHERE STRAP TIES OCCUR THE OSB NAILING SHALL BE (2) ROWS CONT. EDGE NAILING.
- IF THE STRAP IS PLACED OVER THE SHEATHING, THE STRAP NAILS SHOULD PENETRATE THROUGH THE SHEATHING INTO THE JOINT BETWEEN THE SHEATHING.
- AS AN ALTERNATE TO OSB, USE PLYWOOD WITH SAME THICKNESS AS STRUCTURAL OSB.
- ALL ROOF SHEATHING NAILS SHALL BE COMMON NAILS AS NOTED ABOVE DRIVEN FLUSH BUT SHALL NOT FRACATURE THE SURFACE OF THE SHEATHING.
- ALL ROOF SHEATHING NAILS SHALL PENETRATE INTO FRAMING MEMBER 1 1/2".
- OSB SHALL BE SIZED W/ 1/8" SPACE BETWEEN JOISTS ON TOP OF PURLINS AND AT BOUNDARIES
- FOR OSB LENGTHS GREATER THAN 8'-0", CUT OSB FROM 4" x 10 SHEETS.
- AT STEEL LEDGERS, FASTENERS SHALL BE .157" DIA. HLT X-U POWDER DRIVEN FASTENERS, WITH FULL HEADS, MANUFACTURED BY HLT OR APPROVED EQUIVALENT; SEE I.C.C. REPORT ESR-2269. THE PIN MUST BE LONG ENOUGH TO PENETRATE THROUGH THE THICKNESS OF THE SUPPORT FOR ESR-2269 IF POWDER DRIVEN PINS DO NOT PENETRATE THROUGH THE LEDGERS, THEN USE EQUAL SIZE TEK SCREWS.
- PERIODIC SPECIAL INSPECTION REQUIRED FOR NAILING AREAS "8" TO "10" ONLY AFTER AREA "8" TO "10" ARE COMPLETELY NAILED.
- ALL NAILS TO BE GALVANIZED.
- ALL NAILS SHALL BE STAGGERED WHERE NAIL SPACING IS LESS THAN 2 1/2" O.C.
- STAGGERED IN TWO ROWS WHERE NAIL SPACING IS 2" O.C. & 2 1/2" O.C. WITH 3 x ADJOINING EDGE MEMBER

## ROOF NAILING SCHEDULE

1/2" NOMINAL THICKNESS STRUCT. I (INDEX 32/16) OSB SHEATHING.  
106 (0.148) x 2" ROUND HEAD DRIVE SCREW NAILS FOR 1/2" OSB  
106 (0.148) x 2 1/8" ROUND HEAD DRIVE SCREW NAILS FOR 5/8" (19/32") OSB

AREA	BOUND.	CONT. EDGE	EDGE	INTERM.	REMARKS	NOMINAL UNIT* SHEAR CAPACITIES (PLF)
A	6' O.C.	6' O.C.	6' O.C.	12' O.C.		640
B	4' O.C.	4' O.C.	6' O.C.	12' O.C.		850
C	2 1/2" O.C.	2 1/2" O.C.	4" O.C.	12" O.C.		1280
D	2" O.C.	2" O.C.	3" O.C.	12" O.C.		1460
E	2" O.C.	2" O.C.	3" O.C.	12" O.C.		1640
F	2 1/2" O.C. (2 ROWS STAGGERED)	2 1/2" O.C. (2 ROWS STAGGERED)	3" O.C. (2 ROWS STAGGERED)	12" O.C. (2 ROWS STAGGERED)	USE 3 X EDGE SUB-PURLIN USE 2 ROWS OF NAILING AND 3x EDGE SUB-PURLING SEE DETAIL (A)	2300
G	2 1/2" O.C. (2 ROWS STAGGERED)	2 1/2" O.C. (2 ROWS STAGGERED)	3" O.C. (2 ROWS STAGGERED)	12" O.C. (2 ROWS STAGGERED)	USE 5/8" THICK (19/32") STRUCT. I OSB WITH 2 ROWS OF NAILING AND 4x EDGE SUB-PURLING SEE DETAILS (A) & (B)	2880

\* VALUES ARE PER THE 2015 EDITION OF WIND AND SEISMIC SPECIAL DESIGN PROVISIONS (AWC SDPWS-2015)



NOTES:  
1. SPACE PANEL END AND EDGE JOINTS 1/8" INCH. REDUCE SPACING BETWEEN LINES OF NAILS AS NECESSARY TO MAINTAIN MINIMUM 3/8" INCH FASTENERS TO EDGE MARKINGS. MINIMUM SPACING BETWEEN LINES IS 3/8" INCH.  
2. ENGINEER SHALL BE NOTIFIED IF ANY OF THESE REQUIREMENTS ARE NOT MET.

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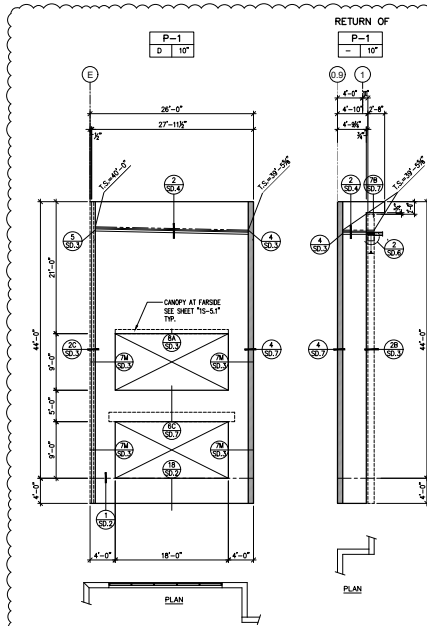
Owner:  
**EBS Realty Partners**  
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Project:  
**ONTARIO GROVE COMMERCE CENTER**  
BUILDING 1  
CITY PCP: B202004811  
SPA PCP: 640-20  
FENCE PCP: B202004813  
SITE LIGHT PCP: B202004815  
TRASH ENC. PCP: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

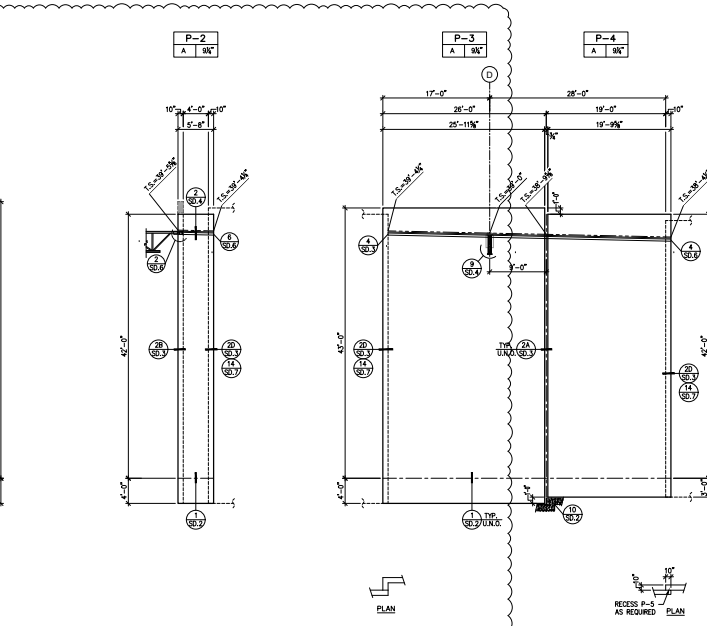
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(951) 219-2849 cell  
DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

Title:  
**ROOF NAILING DIAGRAM GIRDER AND BAR JOIST SCHEDULE**  
Project Number: 19383  
Drawn by: CC  
Date: 02/18/21  
Revision:  
FIRST SUBMITTAL 12/07/20

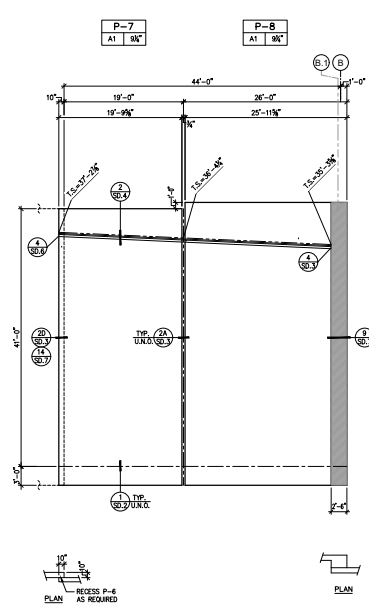
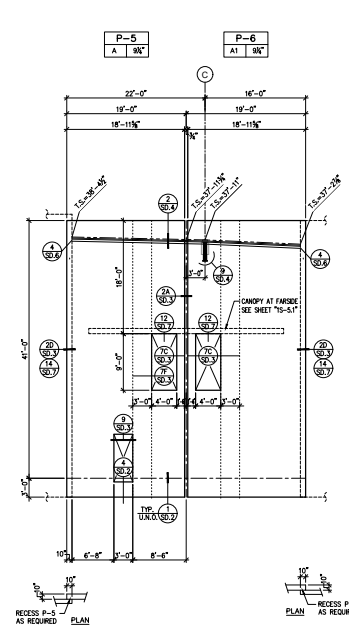
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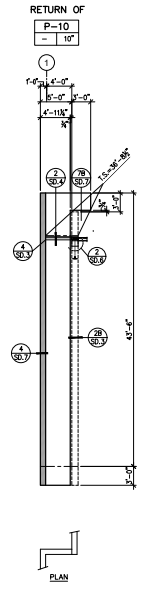
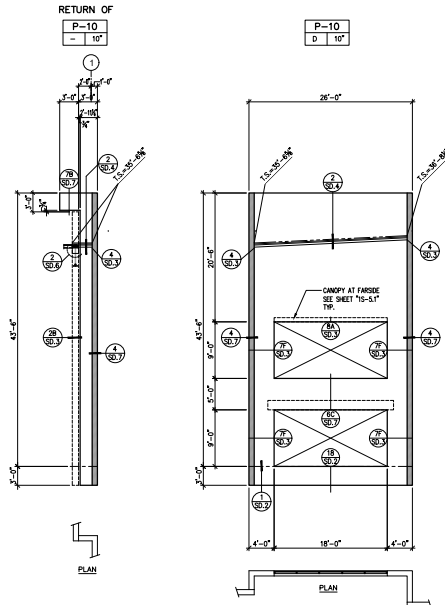
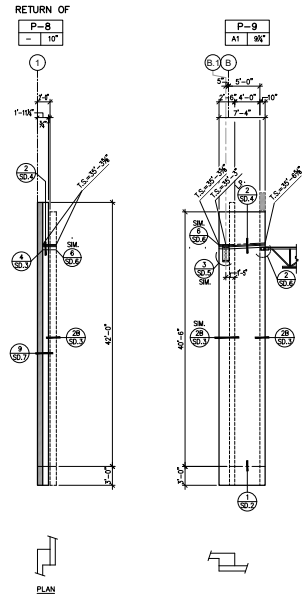
WEST PANEL ELEVATION AT LINE "0.9"  
SCALE: 1/8" = 1'-0"



WEST PANEL ELEVATION AT LINE "1"  
SCALE: 1/8" = 1'-0"



WEST PANEL ELEVATION AT LINE "1"  
SCALE: 1/8" = 1'-0"



**PANEL NOTES:**

- FOR GENERAL NOTES, SEE SHEET 75-0 & 75-0.1.
  - FOR TYPICAL PANEL NOTES AND TYPICAL PANEL REINFORCEMENT, SEE DETAIL 22.
  - T.S. - DENOTES TOP OF SEATING.
  - FOR RECESSES AND TEXTURES SEE ARCHITECTURAL DRAWINGS.
  - ALL ROOF ELEVATIONS ARE TAKEN DIRECTLY FROM FINISH FLOOR RIGHT BELOW REFERENCE POINT.
  - DENOTES PANEL NUMBER. DENOTES PANEL THICKNESS. DENOTES PANEL TYPE FOR REINFORCEMENT.
  - PANELS ARE VIEWED FROM INTERIOR.
  - FOR TYPICAL PANEL OPENING FOR DOWNSPOUT & OVERFLOW SCUMPER SEE DETAIL 23.
  - FOR TYPICAL LEDGER SPLICE AT HIGH POINT OR LOW POINT, SEE DETAIL 25.
- NOTE:**  
CONTRACTOR SHALL VERIFY BOTTOM OF THE PANEL WITH THE LATEST GRADING PLAN.  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE LATEST ARCHITECTURAL & STRUCTURAL DRAWINGS BEFORE FORMING OF PRECAST CONCRETE PANELS.
- CONTRACTOR TO COORDINATE LOCATION OF SPRINKLER MAIN RISER WITH PROTECTION DIMS. SEE DETAIL 79/50-1".
  - CONTRACTOR TO COORDINATE LOCATION OF ELECTRICAL TRUNK WITH ELECTRICAL DIMS. SEE DETAIL 70/50-1" FOR TYPICAL FOOTING BLOCK-OUT.
  - CONTRACTOR REFER TO DETAIL 71/20-1" FOR OPENING OF FUTURE DOOR LEVELS.
- NOTE:**  
CONTRACTOR TO COORDINATE LOCATION OF TORSION SPRING OUTER BRACKET ATTACHMENT WITH ARCH TO CLEAR THE OPENING. ARCH MUST BE METICAL BRACKS AS NEEDED. THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCK AND BRACKET ATTACHMENT TO CONCRETE WALL.

**LEGENDS:**

- DENOTES FUTURE KNOCK-OUT PANEL.
  - DENOTES 4" RECESS FROM EXTERNAL FACE OF PANEL. SEE ARCHIT. FOR VENT HOLES.
  - DENOTES 3 1/2" RECESS FROM EXTERNAL FACE OF PANEL. SEE ARCHIT. FOR VENT HOLES.
  - DENOTES THICKENED PIER FOR THICKNESS, SEE PANEL ELEV.
- NOTE:**  
FOR EXACT DIMENSION/ LOCATION OF UNRECESSED PANELS, SEE CANOPY FRAMING PLAN AT SHEET 75-517.
- NOTE:**  
CONTRACTOR TO PROVIDE SLEEVE AT ALL INTERIOR DRAINS THRU PANEL. COORDINATE LOCATIONS WITH ARCHITECT AND PLUMBING PLANS.
- NOTE:**  
BOTTOM OF PANEL MAY NEED TO BE RECESSED PER LATEST CIVIL GRADING PLAN.

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architecture

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Owner:

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fax: (714) 653-9854

Project:

ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1

CITY PC#: B202004811  
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Consultants:

**DFA**  
Consulting Structural Engineers

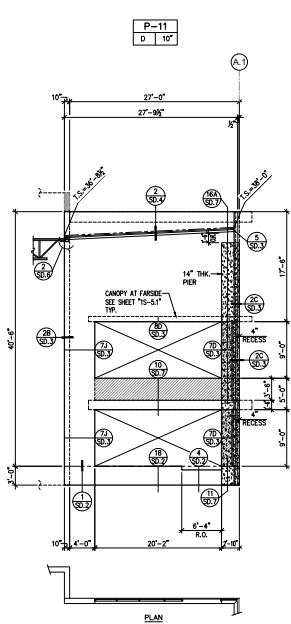
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DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

REGISTERED PROFESSIONAL ENGINEER  
NO. 5188  
EXP. 12-31-21  
STATE OF CALIFORNIA  
STRUCTURAL ENGINEERING

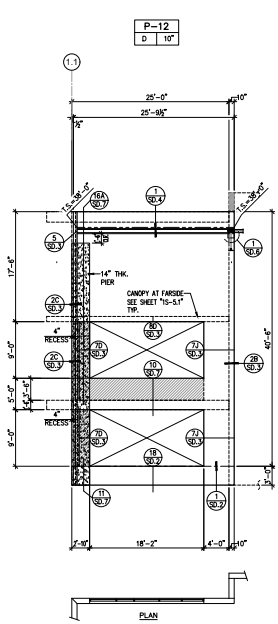
Title:  
**PANEL ELEVATIONS**

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21

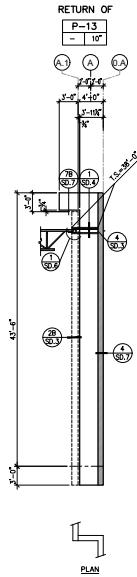
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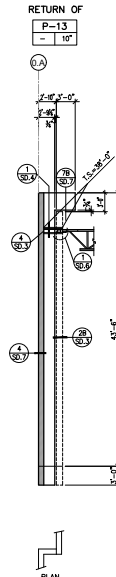
WEST PANEL ELEVATION AT LINE "1"  
SCALE: 1/8" = 1'-0"



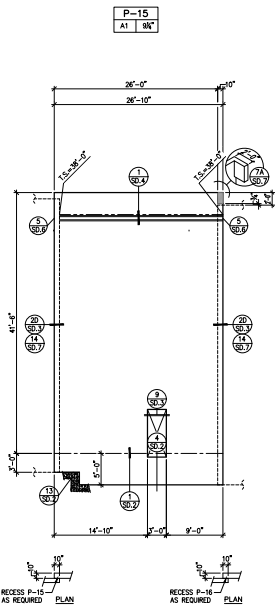
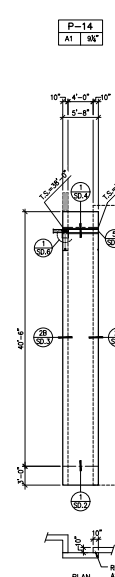
NORTH PANEL ELEVATION AT LINE "A.1"  
SCALE: 1/8" = 1'-0"



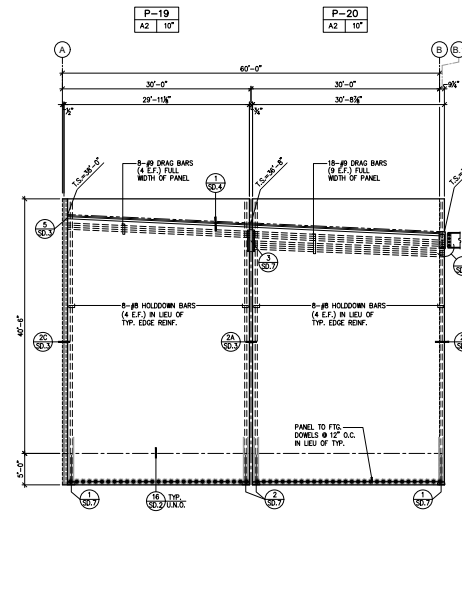
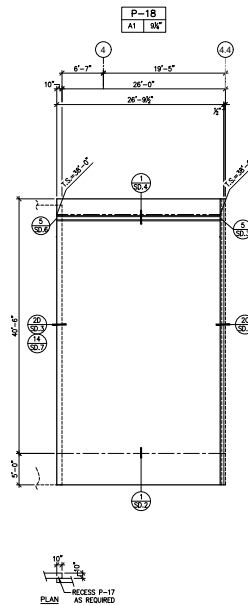
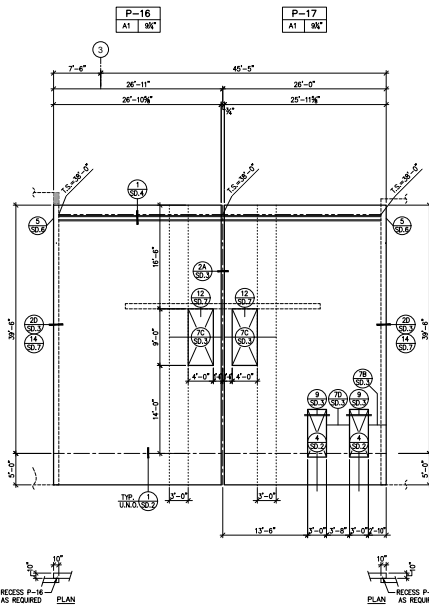
NORTH PANEL ELEVATION AT LINE "0.A"  
SCALE: 1/8" = 1'-0"



NORTH PANEL ELEVATION AT LINE "A"  
SCALE: 1/8" = 1'-0"



NORTH PANEL ELEVATION AT LINE "A"  
SCALE: 1/8" = 1'-0"



NORTHWEST PANEL ELEVATION AT LINE "4.3"  
SCALE: 1/8" = 1'-0"

**HPA**  
architecture

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Owner:

**EBS**  
Realty Partners

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SUITE 290  
tel: (714) 459-4847  
fax: (714) 653-9854

Project:

ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1

CITY PC#: B202004811  
SPA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

**DFA**  
Consulting Structural Engineers

Darin Fong and Associates Inc.  
3220 E. Imperial Highway,  
Suite 202 Brea, CA 92621-6747  
(714) 494-4888 office  
(951) 219-2889 cell  
DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

Title:  
PANEL ELEVATIONS

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21  
Revision:  
FIRST SUBMITTAL 12/07/20

Sheet:

1S-4.2

OWNER:



1300 BRISTOL STREET NORTH,  
SUITE 290  
tel: (714) 459-4847  
fax: (714) 653-9854

PROJECT:

ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1

CITY PC#: B202004811  
SPA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

CONSULTANTS:



Darin Fong and Associates Inc.  
3230 E. Imperial Highway,  
Suite 302 Brea, CA 92621-6747  
(714) 494-4888 office  
(951) 219-2869 cell  
DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

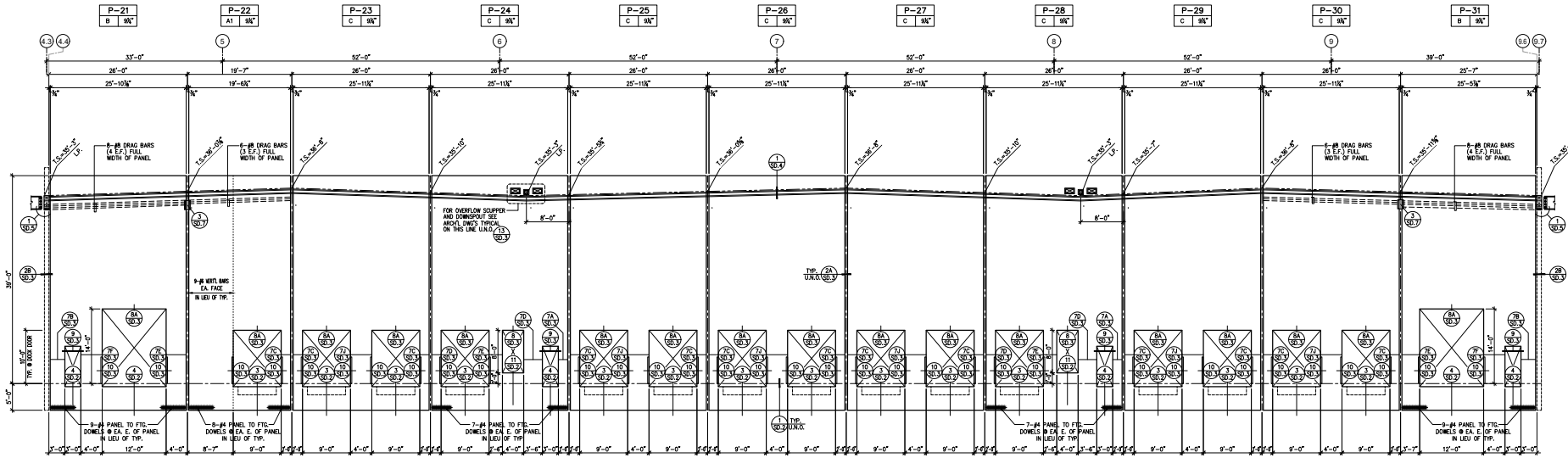


TITLE:  
PANEL ELEVATIONS

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21  
Revision:  
FIRST SUBMITTAL 12/07/20

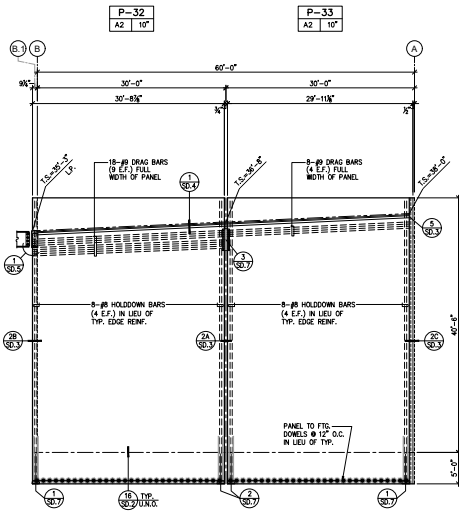
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1S-4.3



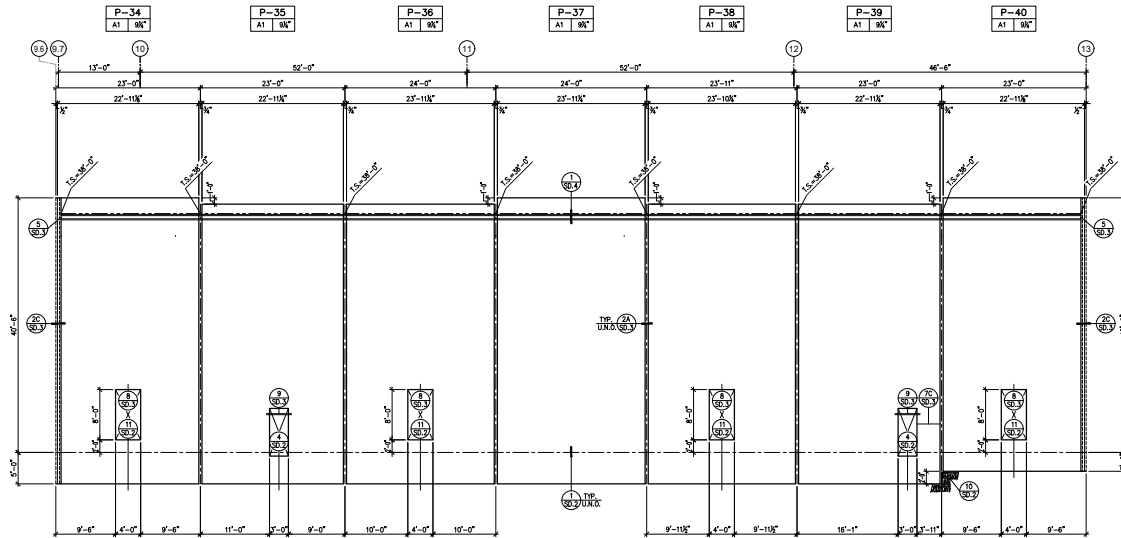
NORTH PANEL ELEVATION AT LINE "A"

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



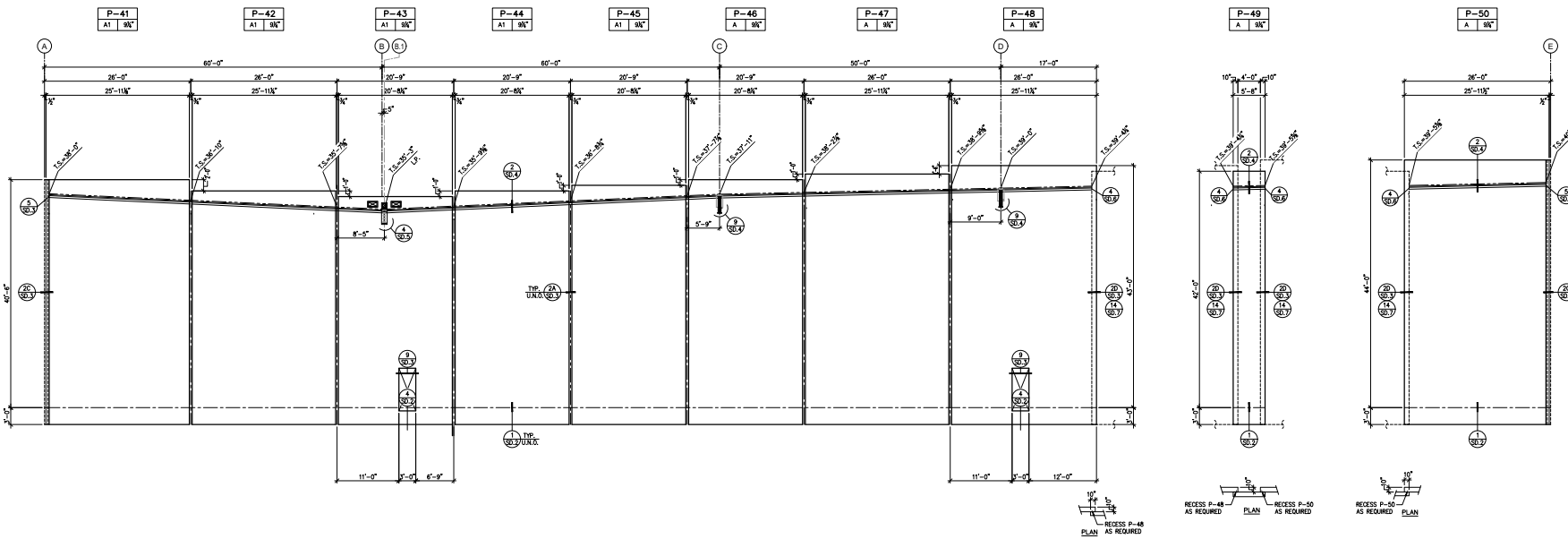
NORTHEAST PANEL ELEVATION AT LINE "9.7"

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



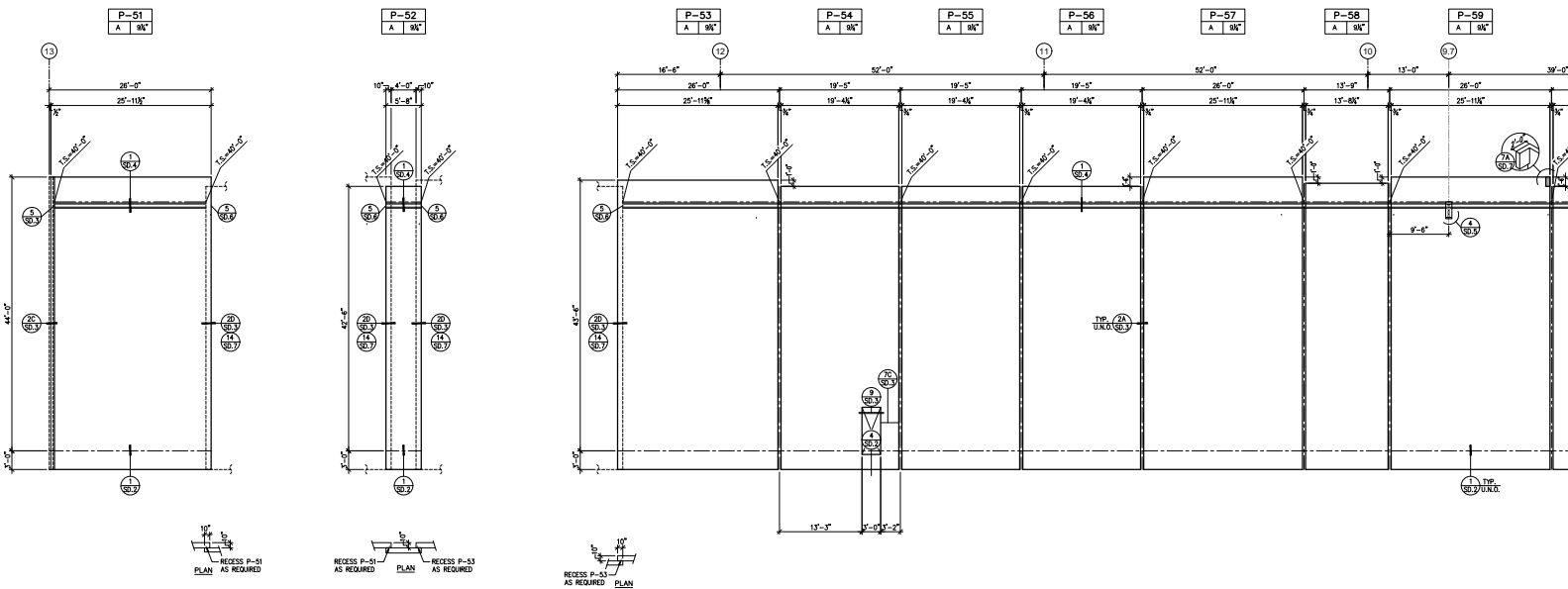
NORTH PANEL ELEVATION AT LINE "A"

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



EAST PANEL ELEVATION AT LINE "15"

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



SOUTH PANEL ELEVATION AT LINE "E"

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



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Owner:



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fax: (714) 653-9854

Project:

ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1  
CITY PC#: B202004811  
SPA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:



Darin Fong and Associates Inc.  
3230 E. Imperial Highway,  
Suite 302 Brea, CA 92621-6747  
(714) 494-4888 office  
(951) 219-2849 cell  
DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

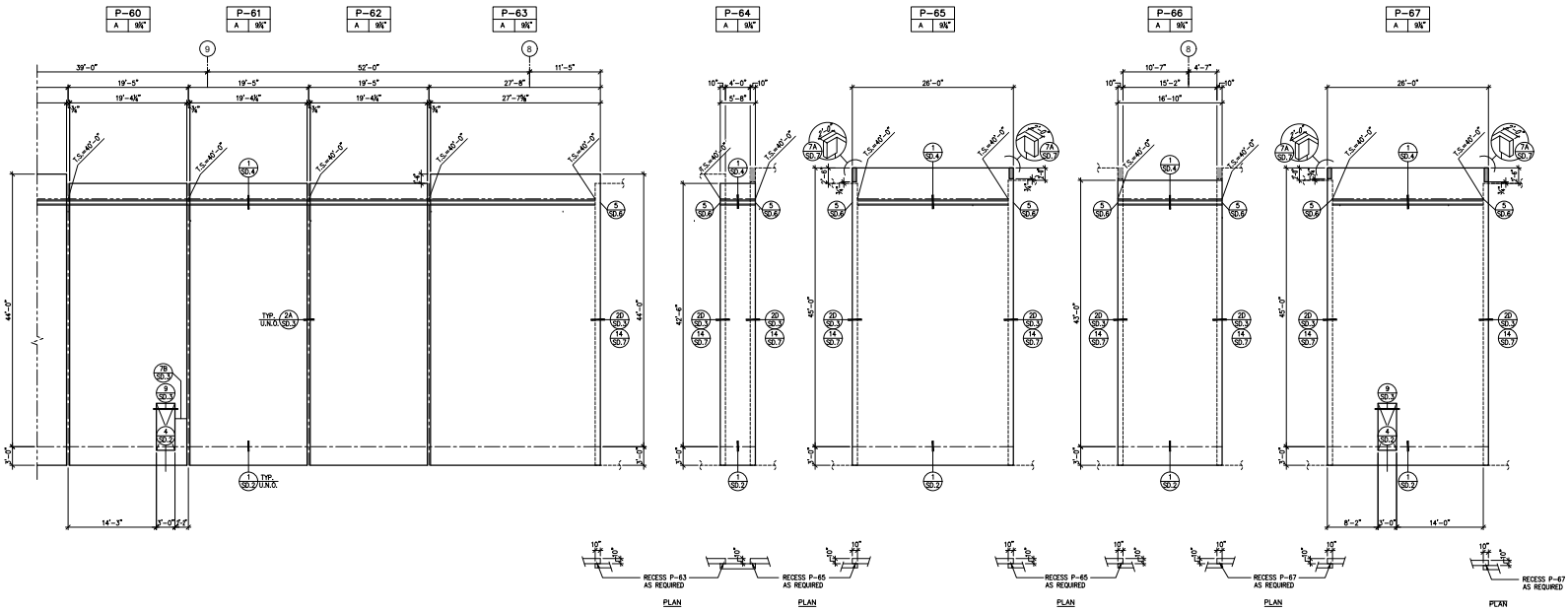


Title:  
PANEL ELEVATIONS

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21  
Revision:  
FIRST SUBMITTAL 12/07/20

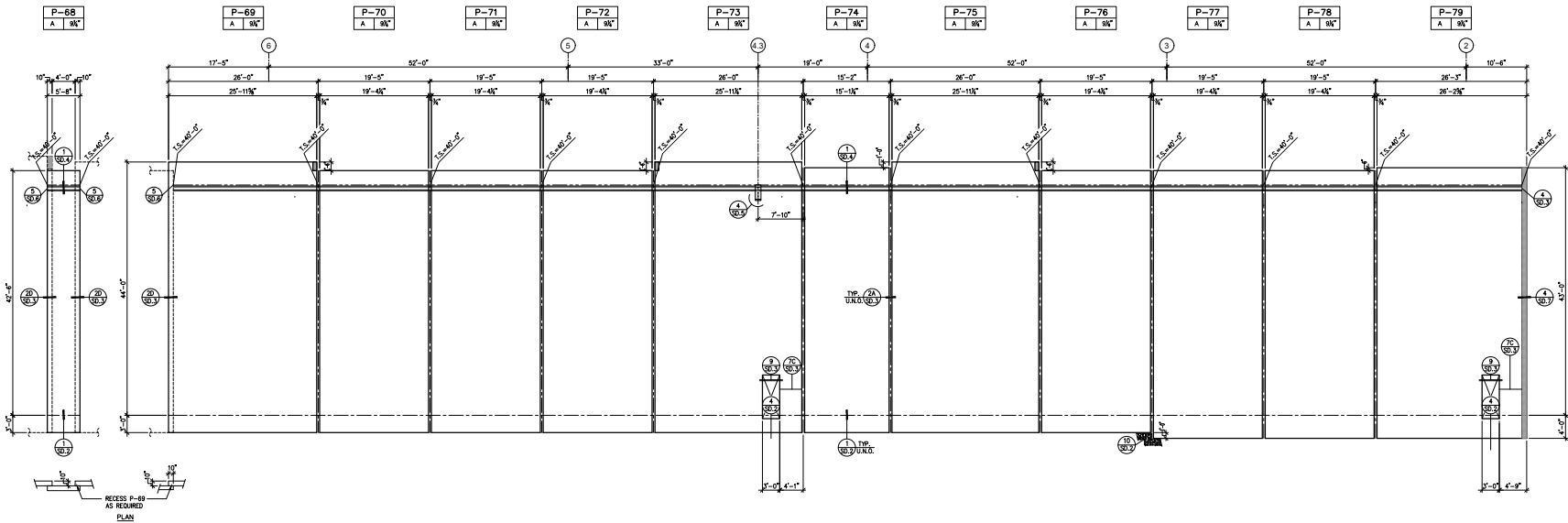
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1S-4.4



SOUTH PANEL ELEVATION AT LINE "E"

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



SOUTH PANEL ELEVATION AT LINE "E"

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



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Project:

ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1  
CITY PC#: B202004811  
SPA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:



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Suite 302 Brea, CA 92621-4747  
(714) 494-4888 office  
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DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.



Title:  
PANEL ELEVATIONS

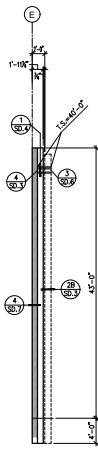
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Drawn by: CC  
Date: 02/18/21

Revision:	DATE
FIRST SUBMITTAL	12/07/20

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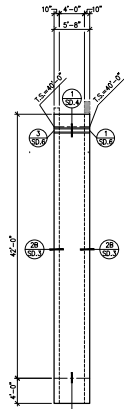
1S-4.5

RETURN OF  
P-79  
- 10'



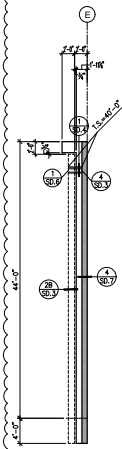
PLAN

P-80  
A 8'



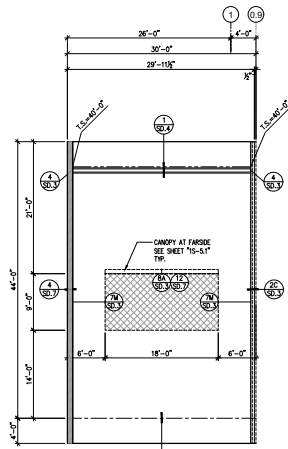
PLAN

RETURN OF  
P-81  
- 10'



PLAN

P-81  
D 10'



PLAN

SOUTH PANEL ELEVATION AT LINE "E"

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

SOUTH PANEL ELEVATION AT LINE "E"

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



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Owner:



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SUITE 200  
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fax: (714) 653-9854

Project:

ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1

CITY PC#: B202004811  
SPA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:



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Suite 302 Brea, CA 92621-6747  
(714) 494-4888 office  
(951) 219-2888 cell  
DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.



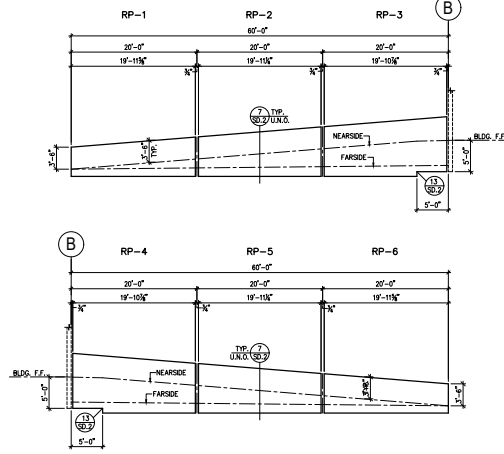
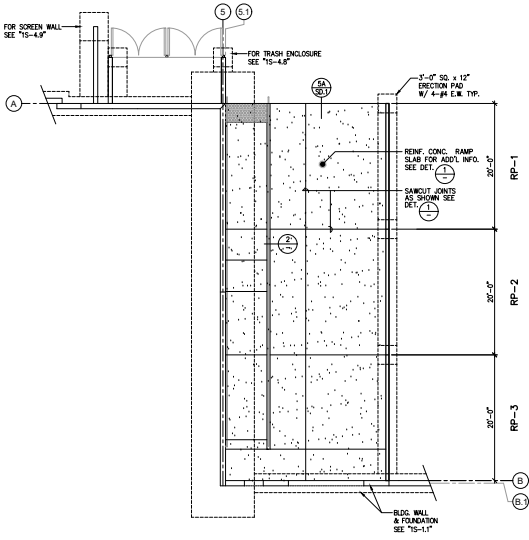
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PANEL ELEVATIONS

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21

Revision:  
FIRST SUBMITTAL 12/07/20  
PLAN REVIEW 01/21/21  
ASI #PC CORRECTION 04/05/21

Sheet:

1S-4.6

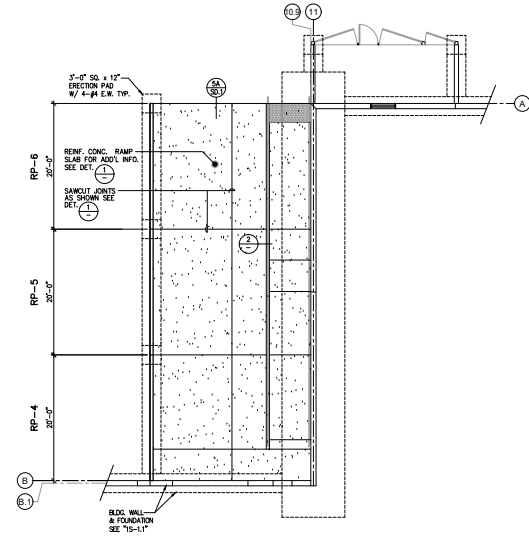


**NOTES**  
 1. CONTRACTOR SHALL VERIFY BOTTOM OF THE PANEL WITH THE LATEST GRADING PLAN.  
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE FORMING OF PRECAST CONC. PANEL.  
 3. SEE ARCHITECTURAL FOR RAMP ORIENTATION.

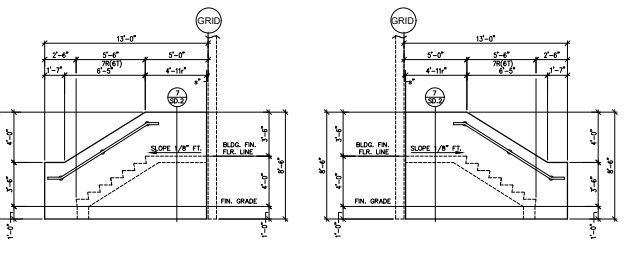
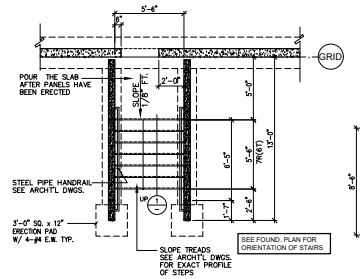
SEE SHEET 1S-4.11 FOR TYPICAL PANEL NOTES AND LEGENDS.

**LEGEND:**  
 T.P. = TOP OF PANEL ELEVATION  
 B.P. = BOTTOM OF PANEL  
 F.S. = FINISH SURFACE ELEVATION  
 F.L. = FLOW LINE WALL ELEVATION  
 F.G. = FINISH OF GRADE (FAR SIDE)  
 U.N.O. = UNLESS NOTES OTHERWISE

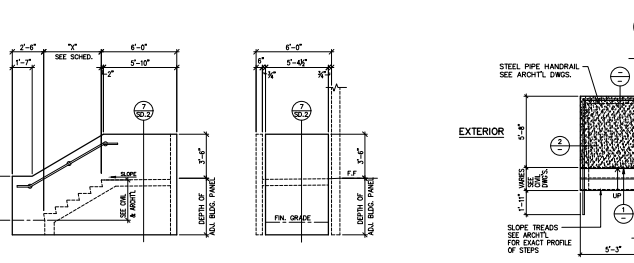
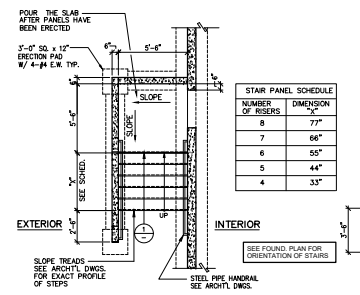
FOR TOP OF PANEL SEE ARCHIT. AND CIVIL DRAWINGS



**RAMP PLAN AND PANEL ELEVATIONS**  
 SCALE: 1/8" = 1'-0"  
 THICKNESS=6" TYP. U.N.O.



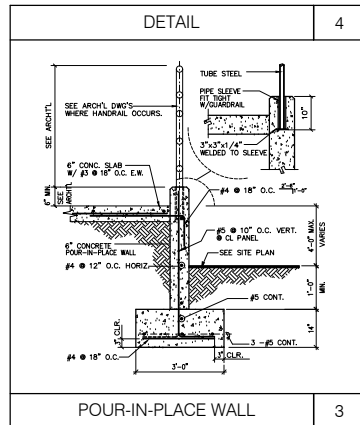
**EXTERIOR STAIRS PLAN AND PANEL ELEVATIONS**  
 SCALE: 1/4" = 1'-0"  
 THICKNESS=6" TYP. U.N.O.



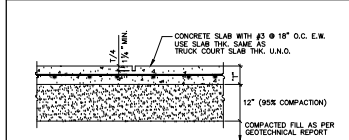
**EXTERIOR CONCRETE STAIR PLAN AND ELEVATIONS**  
 SCALE: 1/4" = 1'-0"  
 THICKNESS=6" TYP. U.N.O.

**STAIR PLAN**  
 SCALE: 1/4" = 1'-0"

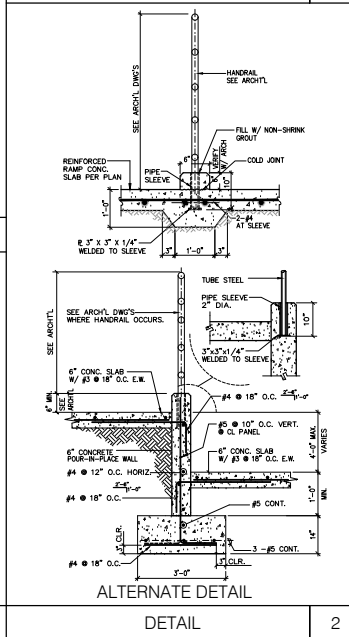
STAIR PANEL SCHEDULE	
NUMBER OF RISERS	DIMENSION
8	77"
7	68"
6	59"
5	44"
4	33"



**POUR-IN-PLACE WALL**



**CONTROL JOINT AT RAMP SLAB**



**ALTERNATE DETAIL**

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architecture

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 fax: 949.663.0651  
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---

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 fax: (714) 653-9854

---

PROJECT:

**ONTARIO GROVE COMMERCE CENTER**

BUILDING 1

CITY PC#: B202004811  
 SPA PC#: 640-20  
 FENCE PC#: B202004813  
 SITE LIGHT PC#: B202004815  
 TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
 ONTARIO, CA 91761

---

CONSULTANTS:

DFA  
Consulting Structural Engineers

Darin Fong and Associates Inc.  
 3230 E. Imperial Highway,  
 Suite 302 Brea, CA 92621-6747  
 (714) 494-4888 office  
 (951) 219-2888 cell  
 DFA PROJECT NO.: 20-180  
 DRAWN BY: R.T.D.

---

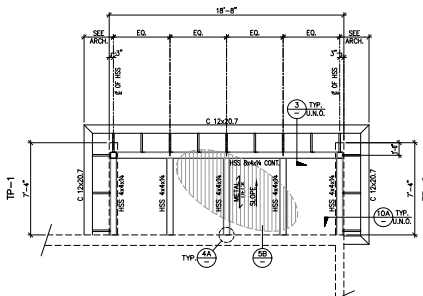
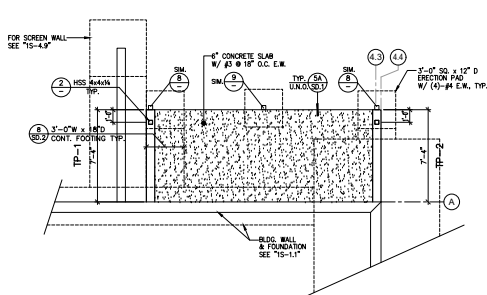
Title:  
**RAMP AND STAIRS**

Project Number: 19383  
 Drawn by: CC  
 Date: 02/18/21  
 Revision:  
 FIRST SUBMITTAL 12/07/20

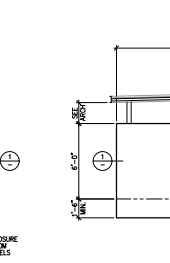
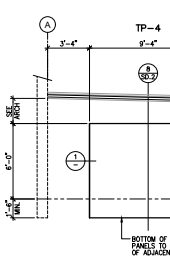
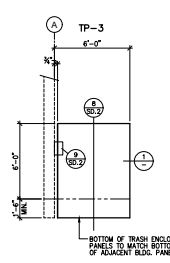
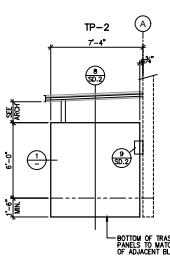
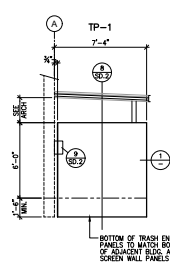
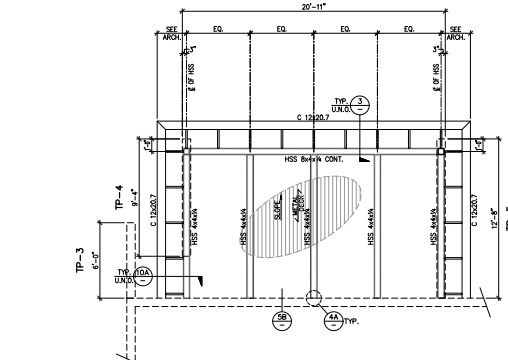
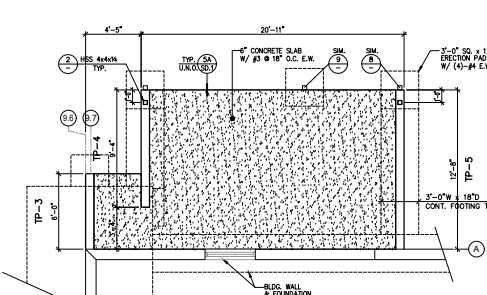
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Sheet:  
**1S-4.7**

**WEST**



**EAST**



SEE ARCHITECTURAL DRAWINGS FOR EXACT ORIENTATION AND LOCATION OF TRASH ENCLOSURE

**NOTES:**  
 1. CONTRACTOR SHALL VERIFY BOTTOM OF THE PANEL WITH THE LATEST GRADING PLAN.  
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE LATEST ARCHITECTURAL, STRUCTURAL, & MECH. DRAWINGS BEFORE FORMING OF PRECAST CONCRETE PANEL.

SEE SHEET '1S-4.1' FOR TYPICAL PANEL NOTES AND LEGENDS.

**LEGEND:**  
 T.P. = TOP OF PANEL ELEVATION.  
 B.P. = BOTTOM OF PANEL.  
 F.S. = FINISH SURFACE ELEVATION.  
 F.L. = FLOW LINE WALL ELEVATION.  
 F.O. = FINISH OF GRADE (FAR SIDE).  
 U.N.O. = UNLESS NOTES OTHERWISE

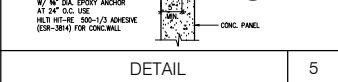
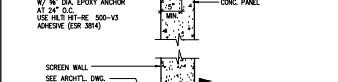
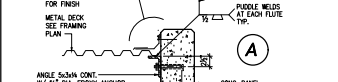
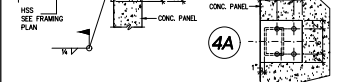
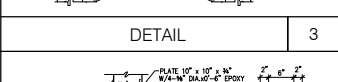
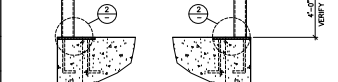
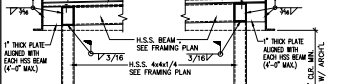
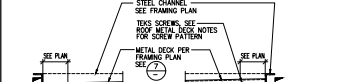
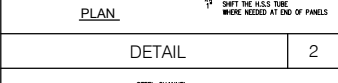
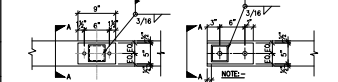
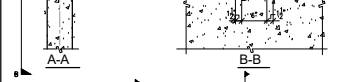
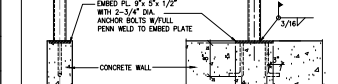
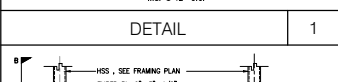
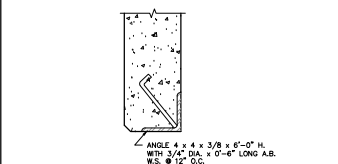
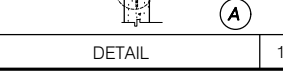
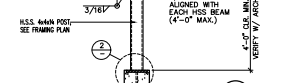
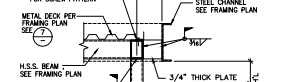
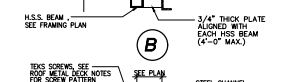
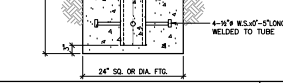
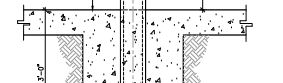
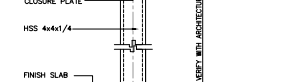
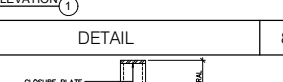
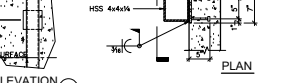
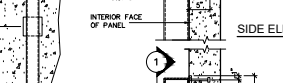
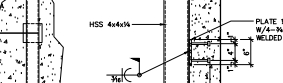
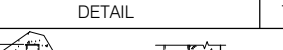
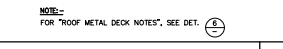
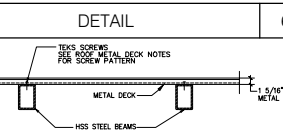
**TRASH ENCLOSURE PLANS AND PANEL ELEVATIONS**

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

THICKNESS=6" TYP. U.N.O.

**ROOF METAL DECK NOTES:**

- USE VERCO 1-5/16" x 20 GA. DEEP VERCOR GALVANIZED G-90 METAL DECK WITH INSTALLED SIDE LAPS.
- ANY APPROVED EQUAL METAL DECK CAN BE USED WITH PRIOR APPROVAL FROM STRUCTURAL ENGINEER.
- ALL METAL DECK SHALL COMPLY WITH ICC REPORT NO. ER-2078P AND SHALL BE APPROVED BY GOVERNING CODE AUTHORITY.
- FOR ROOF COVERING OVER METAL DECK, SEE ARCHT'L.
- ATTACH DECK TO THE SUPPORT WITH TW BULBDEK TEXS SELF DRILLING, SELF TAPPING SCREWS. SCREWS SHALL BE NON-CORROSIVE WITH HEX HEAD AND INTEGRAL MAXIGAL WASHER.
- TEXS SCREW SIZES ARE BASED ON STEEL SUPPORT THICKNESS "T" SUPPORT THICKNESS:
  - LESS THAN 3/16" #12-14 x 3/4" TEXS 3
  - 1/8" TO 1/4" #12-24 x 7/8" TEXS 4
  - 1/4" TO 1/2" #12-24 x 1 1/4" TEXS 5



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**Owner:**

**EBS**  
 Realty Partners

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 SUITE 290  
 IRL: (714) 459-4847  
 FAX: (714) 653-9854

**Project:**

**ONTARIO GROVE  
 COMMERCE CENTER**

**BUILDING 1**

CITY PC#: B202004811  
 SPA PC#: 640-20  
 FENCE PC#: B202004813  
 SITE LIGHT PC#: B202004815  
 TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
 ONTARIO, CA 91761

**Consultants:**

**DFA**  
 Consulting Structural Engineers

Darin Fong and Associates Inc.  
 3230 E. Imperial Highway,  
 Suite 202 Brea, CA 92621-6747  
 (714) 494-4888 office  
 (951) 219-8949 cell  
 DFA PROJECT NO.: 20-180  
 DRAWN BY: R.T.D.

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF CALIFORNIA  
 No. 5186  
 DP-12-3-21  
 EXPIRES 12/31/2022

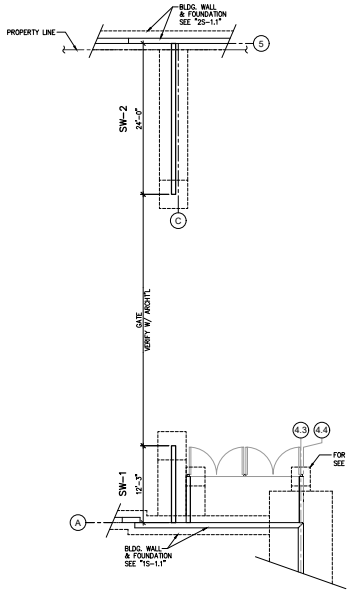
**Title:**  
 TRASH ENCLOSURE PLAN  
 AND PANEL ELEVATIONS

Project Number: 19383  
 Drawn by: CC  
 Date: 02/18/21

Revision:  
 FIRST SUBMITTAL 12/07/20  
 ASI #PC CORRECTION 04/05/21

Sheet:

**1S-4.8**



SEE ARCHITECTURAL DRAWINGS FOR EXACT ORIENTATION AND LOCATION OF SCREEN WALL.

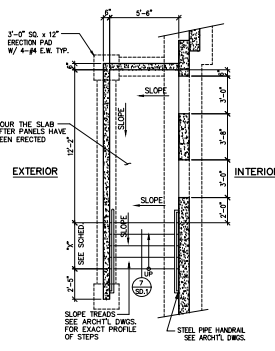
**NOTES**

- CONTRACTOR SHALL VERIFY BOTTOM OF THE PANEL WITH THE LATEST GRADING PLAN.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE LATEST ARCHITECTURAL, STRUCTURAL & MECH. DRAWINGS BEFORE FORMING OF PRECAST CONCRETE PANEL.

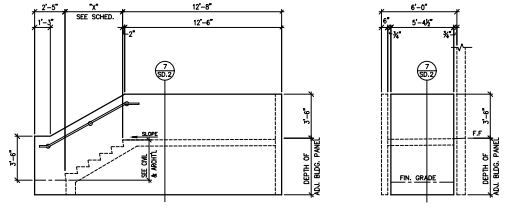
SEE SHEET "1S-4.1" FOR TYPICAL PANEL NOTES AND LEGENDS.

**LEGEND:**

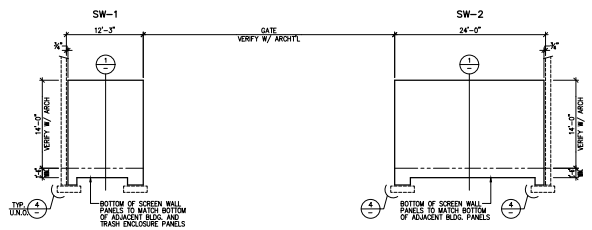
T.P. = TOP OF PANEL ELEVATION  
 B.P. = BOTTOM OF PANEL  
 F.S. = FINISH SURFACE ELEVATION  
 F.L. = FLOW LINE - WALL ELEVATION  
 F.G. = FINISH OF GRADE (FAR SIDE)  
 U.N.C. = UNLESS NOTES OTHERWISE



**EXTERIOR CONCRETE STAIR PLAN AND ELEVATIONS**  
 SCALE: 1/4" = 1'-0"



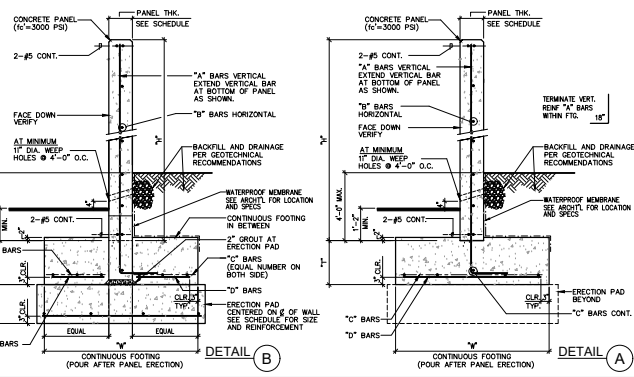
THICKNESS = 6" TW. UNO.



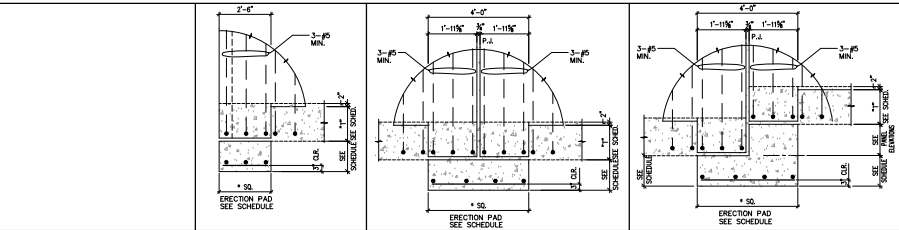
**SCREEN WALL FOUNDATION PLAN AND PANEL ELEVATIONS**  
 SCALE: 1/8" = 1'-0"

**SCREEN WALL SCHEDULE**

WIDTH	HT	PANEL THK.	"A" BARS	"B" BARS	"C" BARS	"D" BARS	ERECTION PAD
5'-0"	2'-0"	14"	#4 @ 15"	#4 @ 13"	3-#5	#4 @ 18"	4'-0" x 12"
5'-0"	3'-0"	14"	#4 @ 15"	#4 @ 13"	5-#5	#4 @ 18"	4'-0" x 12"
10'-0"	4'-0"	14"	#4 @ 12"	#4 @ 13"	5-#5	#4 @ 15"	6'-0" x 12"
12'-0"	5'-0"	14"	#4 @ 10"	#4 @ 13"	5-#5	#4 @ 12"	6'-0" x 12"
14'-0"	6'-0"	16"	#5 @ 12"	#4 @ 10"	7-#5	#5 @ 12"	6'-0" x 12"



**SCREEN WALL DETAIL**



DETAIL 5, 4, 3, 2

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Owner:

**EBS**  
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 tel: (714) 459-4847  
 fax: (714) 653-9854

Project:

ONTARIO GROVE COMMERCE CENTER

BUILDING 1

CITY PC#: B202004811  
 SPA PC#: 640-20  
 FENCE PC#: B202004813  
 SITE LIGHT PC#: B202004815  
 TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
 ONTARIO, CA 91761

Consultants:

**DFA**  
 Consulting Structural Engineers

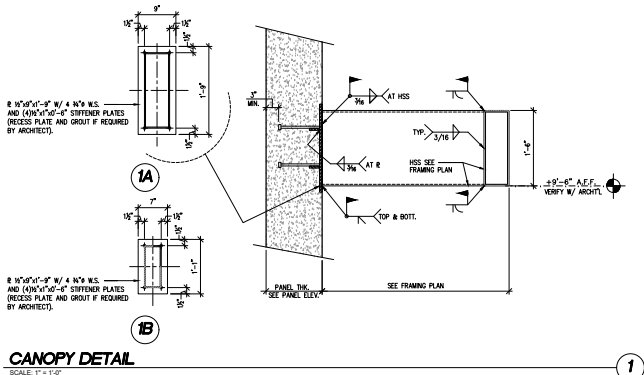
Darin Fong and Associates Inc.  
 3230 E. Imperial Highway,  
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 DFA PROJECT NO.: 20-180  
 DRAWN BY: R.T.D.

Professional Engineer Seal: 5168, DP 12-3-21, 12-03, 12-03

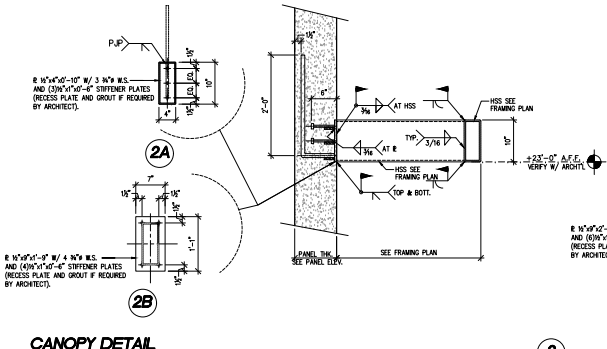
Title: SCREEN WALL PLAN AND PANEL ELEVATIONS

Project Number: 19383  
 Drawn by: CC  
 Date: 02/18/21  
 Revision:  
 FIRST SUBMITTAL 12/07/20

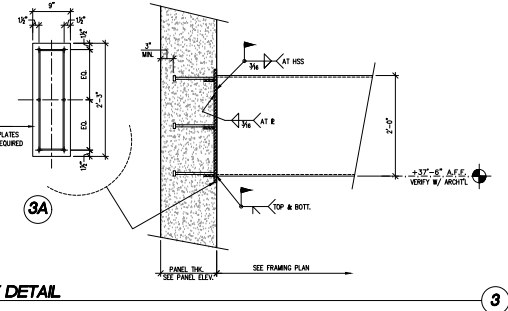
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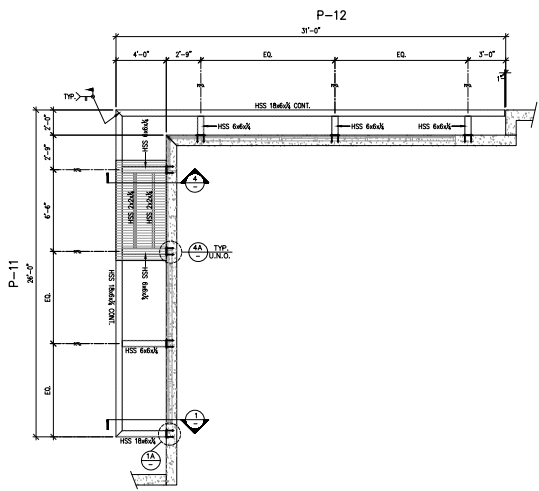
**CANOPY DETAIL**  
SCALE: 1/4" = 1'-0"



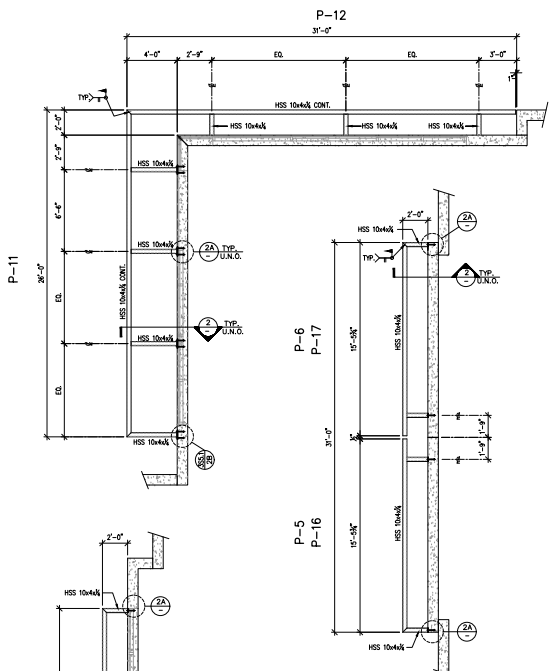
**CANOPY DETAIL**  
SCALE: 1/4" = 1'-0"



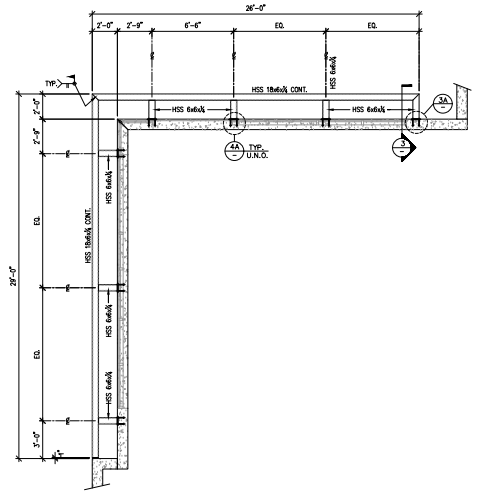
**CANOPY DETAIL**  
SCALE: 1/4" = 1'-0"



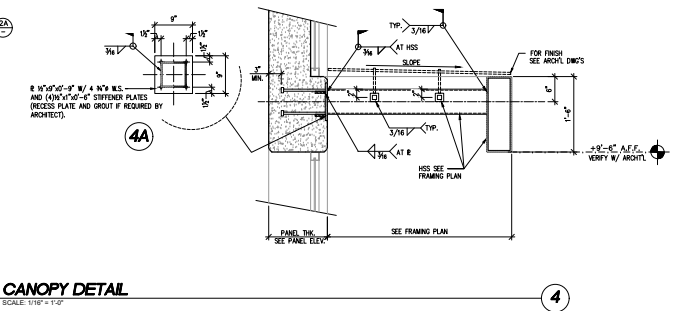
**CANOPY FRAMING PLAN AT LOWER LEVEL**  
SCALE: 1/4" = 1'-0"



**CANOPY FRAMING PLAN AT MID. LEVEL**  
SCALE: 1/4" = 1'-0"



**CANOPY FRAMING PLAN AT PARAPET LEVEL**  
SCALE: 1/4" = 1'-0"



**CANOPY DETAIL**  
SCALE: 1/4" = 1'-0"



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**Project:**  
ONTARIO GROVE COMMERCE CENTER  
BUILDING 1  
CITY PC#: B202004811  
SPA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761



Title:  
CANOPY

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21

Revision:	
FIRST SUBMITTAL	12/07/20

Sheet:

1S-5.1

GENERAL

- 1. "CODE" WHERE REFERRED TO HERE IN REFERS TO CALIFORNIA BUILDING CODE (CBC) 2019 EDITION.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CODE AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS, ANY CHANGES OR SUBSTITUTIONS MADE MUST BE APPROVED BY THE BUILDING OFFICIAL, AS WELL AS THE ENGINEER.

DESIGN CRITERIA

- SEISMIC OCCUPANCY CATEGORY II
SEISMIC DESIGN CATEGORY S1
SEISMIC IMPORTANCE FACTOR I = 1.0
SYSTEM OVERSTRENGTH FACTOR O = 1.0
DEFLECTION LIMITATION FACTOR D = 1.0

FOUNDATION

- 1. THE FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL THE RECOMMENDATIONS CONTAINED IN THE ABOVE MENTIONED REPORT ARE PART OF THESE SPECIFICATIONS.
3. SITE AND BACK PROVISIONS SHALL BE AS SHOWN ON THE FOUNDATION PLAN AND SHALL BE CONFORM TO THE RECOMMENDATIONS.

CONCRETE

- 1. GEMENT TYPE II CONFORMING TO ASTM C150 AND SHALL BE TESTED.
2. ALL CONCRETE AGGREGATES UNLESS OTHERWISE NOTED ON PLANS SHALL BE REGULAR HEAVY HARD ROCK TYPE (100% BY WEIGHT) AND SHALL CONFORM TO ASTM C33. CONCRETE SHALL HAVE REGULAR SHRINKAGE CHARACTERISTICS OF TYPE I OR II.
3. STRENGTHS: ULTIMATE COMPRESSIVE STRENGTH SHALL NOT CHANGE SOURCE OF AGGREGATE DURING COURSE OF WORK WITHOUT WRITTEN ACCEPTANCE OF THE ARCHITECT.

STRUCTURAL WOOD

- 1. ALL STRUCTURAL WOOD SHALL BE DRY KILN DRIED TO A MOISTURE CONTENT OF 19% OR LESS.
2. ALL STRUCTURAL WOOD SHALL BE TREATED WITH AN ACCEPTED PRESERVATIVE TO PROTECT AGAINST TERMITES AND OTHER INSECTS.
3. ALL STRUCTURAL WOOD SHALL BE TREATED WITH AN ACCEPTED PRESERVATIVE TO PROTECT AGAINST FUNGUS AND ROT.

PRECAST PANELS

- 1. ALL PANELS ARE DRAWN FROM THE NOSE OF THE BUILDING UNDO.
2. PANEL REINFORCEMENT IS DETAIL ON SHEET 50-1 FOR TYPICAL PANEL. SEE ADDITIONAL PANEL REINFORCEMENT MAY BE DETAIL ON SHEET 50-2 FOR TYPICAL PANEL.
3. ALL JOINTS SHALL BE MADE IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION OF THE PANELS.

CONCRETE SLAB ON GRADE

- 1. SUBGRADE: A. TOP 10" OF PAD IS TO BE COMPACTED TO MEET OPTIMUM DENSITY WITH MAXIMUM 1% VARIANCE. CERTIFICATION MUST BE 24 HOURS BEFORE POURING CONCRETE.
2. FINISH SURFACE: B. FINISH SURFACE HAD ELEVATIONS BEFORE CONCRETE POUR TO BE WITHIN 0.100 INCH ABOVE OR 0.120 INCH BELOW FINISH GRADE.
3. CONCRETE MIX AND MATERIALS: A. MIX DESIGN FOR ALL CONCRETE SHOULD BE PREPARED BY REGISTERED ENGINEER AND MUST BE APPROVED BY THE ARCHITECT/ENGINEER.

REINFORCING STEEL

- 1. ALL REINFORCING STEEL TO CONFORM TO ASTM SPECIFICATION A36 OR UNLESS NOTED OTHERWISE ON PLANS.
2. REINFORCING STEEL SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A653.
3. ALL REINFORCING STEEL SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A653.

STRUCTURAL STEEL

- 1. STRUCTURAL STEEL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 AND A572.
2. ALL STRUCTURAL STEEL SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A653.
3. ALL STRUCTURAL STEEL SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A653.

STRUCTURAL LUMBER

- 1. ALL HORIZONTAL LOAD CARRYING MEMBERS AND POSTS SHALL BE DOUGLAS FIR-LARCH.
2. ALL STRUCTURAL LUMBER SHALL BE TREATED WITH AN ACCEPTED PRESERVATIVE TO PROTECT AGAINST TERMITES AND OTHER INSECTS.
3. ALL STRUCTURAL LUMBER SHALL BE TREATED WITH AN ACCEPTED PRESERVATIVE TO PROTECT AGAINST FUNGUS AND ROT.

STATEMENT OF SPECIAL INSPECTION AND STRUCTURAL TEST

- 1. THIS SECTION APPLIES TO THE STRUCTURAL PORTIONS OF THE PROJECT REQUIRING SPECIAL INSPECTION.
2. THE SPECIAL INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION FIRM.
3. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION FIRM.
4. THE SPECIAL INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION FIRM.

VERIFICATION AND INSPECTION

Table with columns: VERIFICATION AND INSPECTION, CONTINUOUS DURING TASKS LISTED, PERIODIC, REFERENCE STANDARDS, and REFERENCE.

DEFERRED SUBMITTAL ITEMS

- 1. FOLLOWING STRUCTURAL ITEMS ARE DEFERRED SUBMITTAL THAT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL:
a. ROOF FRAMING AND DAPPHRAM
b. ENTRY MONITOR SIGN (FOUNDATION & PLATFORM)

STRUCTURAL OBSERVATION NOTES PER CBC SECTION 1704.6

- 1. THE FOLLOWING ITEMS REQUIRE STRUCTURAL OBSERVATION BY A LICENSED ENGINEER OR ARCHITECT.
2. FOUNDATION REINFORCEMENT PLACEMENT (FIRST FOUR AND RANDOM INTERMEDIATE POINTS)
3. ROOF FRAMING AND DAPPHRAM
4. ENTRY MONITOR SIGN (FOUNDATION & PLATFORM)

TABLE 1705.2.3 (CBC-2019) REQUIRED SPECIAL INSPECTIONS OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS

Table with columns: TYPE, CONTINUOUS DURING TASKS LISTED, PERIODIC, REFERENCE STANDARDS, and REFERENCE.

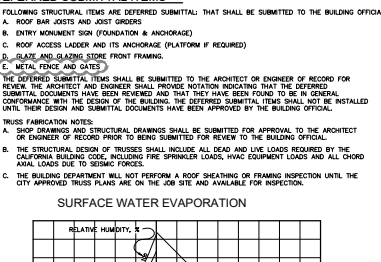
TABLE 1705.5.3 (CBC-2019) REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

Table with columns: VERIFICATION AND INSPECTION, CONTINUOUS DURING TASKS LISTED, PERIODIC, REFERENCE STANDARDS, and REFERENCE.

TABLE 1705.6 (CBC-2019) REQUIRED VERIFICATION AND INSPECTION OF SOLICITS

Table with columns: VERIFICATION AND INSPECTION, CONTINUOUS DURING TASKS LISTED, PERIODIC, REFERENCE STANDARDS, and REFERENCE.

SURFACE WATER EVAPORATION

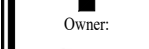


GENERAL NOTES

- 1. PROJECT NUMBER: 19383
2. DRAWN BY: CC
3. DATE: 02/18/21
4. REVISION:
5. FIRST SUBMITTAL: 12/07/20
6. PLAN REVIEW: 01/21/21



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Project: ONTARIO GROVE COMMERCE CENTER

BUILDING I

CITY PC#: B220048110
SFA PC#: 640-20
FENCE PC#: B220048103
SITE LIGHT PC#: B220048105
TRASH ENC: B22004812

CONSULTANTS:

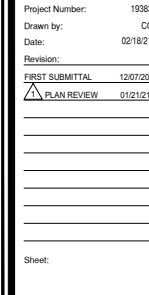


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DFA PROJECT NO.: 20-180
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GENERAL NOTES

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PLAN REVIEW: 01/21/21



REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL

TABLE 1705.2.2

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCE STANDARD
1. Material verification of cold-formed steel deck			
a. Identification markings to conform to ASTM standards specified in the approved construction documents.		X	Appendix A311 Material Standards
b. Manufacturer's certified test reports.		X	
2. Inspection of welds			
a. Cold-formed steel deck			
1) Floor and roof deck welds.		X	AWS D1.3
2) Reinforcing steel		X	
3) Verification of weldability of reinforcing steel other than ASTM A 706		X	
3) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcements.	X		AWS D1.4 A313B Section 3.5.2
4) Shear reinforcement.	X		
5) Other reinforcing steel.		X	

TABLE N5.4-1 (ANSI/AISC 360-16)

INSPECTION TASKS PRIOR TO WELDING

Inspection Tasks Prior to Welding	QC	QA
Welding procedure specifications (WPS) available	P	P
Manufacturer certifications for welding consumables available	P	P
Material identification (type/grade)	O	O
Welder identification system <sup>1</sup>	O	D
Fit-up of groove welds (including joint geometry)		
-Joint preparation		
-Dimensions (alignment, root opening, root face, bevel)		O
-Clearliness (condition of steel surfaces)		O
-Tackling (tack weld quality and location)		O
-Backing type and fit (if applicable)		O
Configuration and finish of access holes	O	O
Fit-up of fillet welds		
-Dimensions (alignment, gaps at root)		O
-Clearliness (condition of steel surfaces)		O
-Tackling (tack weld quality and location)		O
Check welding equipment	O	

<sup>1</sup> The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. Stamps, if used, shall be the low-stress type.

O-Observe these items on a random basis. Operations need not be delayed pending these inspections.  
P-Perform these tasks for each welded joint or member.

TABLE N5.4-2 (ANSI/AISC 360-16)

INSPECTION TASKS DURING WELDING

Inspection Tasks During Welding	QC	QA
Use of qualified welders	O	O
Control and handling of welding consumables		
-Packaging		O
-Exposure control		O
No welding over cracked task welds	O	O
Environmental conditions		
-Wind speed within limits		O
-Precipitation and temperature		O
WPS followed		
-Settings on welding equipment		O
-Travel speed		O
-Selected welding materials		O
-Shielding gas type/flow rate		O
-Preheat applied		O
-Interpass temperature maintained (min./max.)		O
-Strayer position (F, V, H, OS)		O
Welding techniques		
-Interpass and final cleaning		O
-Each pass within profile limitations		O
-Each pass meets quality requirements		O

O-Observe these items on a random basis. Operations need not be delayed pending these inspections.  
P-Perform these tasks for each welded joint or member.

TABLE N5.4-3 (ANSI/AISC 360-16)

INSPECTION TASKS AFTER WELDING

Inspection Tasks After Welding	QC	QA
Welds cleaned	O	O
Size, length and location of welds	P	P
Welds meet visual acceptance criteria	P	P
-Crack prohibition		
-Weld/boss-metal fusion		
-Crater cross section		
-Weld profiles		
-Weld size		
-Undercut		
-Porosity		
Arc strikes	O	O
k-area <sup>1</sup>	O	O
Backing removed and weld tabs removed (if required)	O	O
Repair activities	O	O
Document acceptance or rejection of welded joint or member	O	O

<sup>1</sup> When welding of doubler plates, continuity plates or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld.

O-Observe these items on a random basis. Operations need not be delayed pending these inspections.  
P-Perform these tasks for each welded joint or member.

TABLE N5.6-1 (ANSI/AISC 360-16)

INSPECTION TASKS PRIOR TO BOLTING

Inspection Tasks Prior to Bolting	QC	QA
Manufacturer's certifications available for fastener materials	O	P
Fasteners marked in accordance with ASTM requirements	O	O
Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear planes)	O	O
Proper bolting procedure selected for joint detail	O	O
Connecting elements, including the appropriate facing surface condition and hole preparation, if specified, meet applicable requirements	O	O
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	O
Proper storage provided for bolts, nuts, washers and other fastener components	O	O

O-Observe these items on a random basis. Operations need not be delayed pending these inspections.  
P-Perform these tasks for each bolted connection.

TABLE N5.6-2 (ANSI/AISC 360-16)

INSPECTION TASKS DURING BOLTING

Inspection Tasks During Bolting	QC	QA
Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required	O	O
Joint brought to the snug-tight condition prior to the pretensioning operation	O	O
Fastener component not turned by the wrench prevented from rotating	O	O
Fasteners are pretensioned in accordance with the RSC Specification, progressing systematically from the most rigid point toward the free ends	O	O

O-Observe these items on a random basis. Operations need not be delayed pending these inspections.  
P-Perform these tasks for each bolted connection.

TABLE N5.6-3 (ANSI/AISC 360-16)

INSPECTION TASKS AFTER BOLTING

Inspection Tasks After Bolting	QC	QA
Document acceptance or rejection of bolted connections	P	P

O-Observe these items on a random basis. Operations need not be delayed pending these inspections.  
P-Perform these tasks for each bolted connection.

SPECIAL INSPECTION FOR COLLECTOR ELEMENTS

TABLE J6-1 (ANSI/AISC 341-16)

VISUAL INSPECTION TASKS PRIOR TO WELDING

Visual Inspection Tasks Prior to Welding	TASK	QC	QA
Material Identification (Type/Grade)	O	O	O
Welder Identification system	O	O	O
Fit-up of Groove Welds (including joint geometry)			
-Joint preparation			
-Dimensions (alignment, root opening, root face, bevel)			O
-Clearliness (condition of steel surfaces)			O
-Tackling (tack weld quality and location)			O
-Backing type and fit (if applicable)			O
Configuration and finish of access holes	O	O	O
Fit-up of Fillet Welds			
-Dimensions (alignment, gaps at root)			O
-Clearliness (condition of steel surfaces)			O
-Tackling (tack weld quality and location)			O

\*\* Following performance of this inspection task for ten welds to be made by a given welder, with the welder demonstrating understanding of requirements and possession of skills and tools to verify these items, the performer designation of this task shall be reduced to Observe, and the welder shall perform this task. Should the Inspector determine that the welder has discontinued performance of this task, the task shall be returned to perform until such time as the Inspector has re-established adequate assurance that the welder will perform the inspection task listed.

O-Observe these items on a random basis. Operations need not be delayed pending observations.  
P-These inspections shall be performed prior to the final acceptance of the item.  
D-The Inspector shall prepare reports indicating that the work has been performed in accordance with the contract documents. The report need not provide detailed measurements for joint fit-up, WPS settings, completed welds, or other individual items listed in the tables. For shop fabrication, the report shall indicate the piece mark of the piece inspected. For field work, the report shall indicate the reference grid lines and floor or elevation inspected. Work not in compliance with the contract documents and whether the noncompliance has been satisfactorily repaired shall be noted in the inspection report.

TABLE J6-2 (ANSI/AISC 341-16)

VISUAL INSPECTION TASKS DURING WELDING

Visual Inspection Tasks During Welding	TASK	QC	QA
WPS followed			
-Settings on welding equipment			O
-Travel speed			O
-Selected welding materials			O
-Shielding gas type/flow rate			O
-Preheat applied			O
-Interpass temperature maintained (min./max.)			O
-Strayer position (F, V, H, OS)			O
-Intermix of filler metals avoided unless approved			O
Use of qualified welders	O	O	O
Control and handling of welding consumables			
-Packaging			O
-Exposure control			O
Environmental conditions			
-Wind speed within limits			O
-Precipitation and temperature			O
Welding techniques			
-Interpass and final cleaning			O
-Each pass within profile limitations			O
-Each pass meets quality requirements			O
No welding over cracked task welds	O	O	O

O-Observe these items on a random basis. Operations need not be delayed pending observations.  
P-These inspections shall be performed prior to the final acceptance of the item.  
D-The Inspector shall prepare reports indicating that the work has been performed in accordance with the contract documents. The report need not provide detailed measurements for joint fit-up, WPS settings, completed welds, or other individual items listed in the tables. For shop fabrication, the report shall indicate the piece mark of the piece inspected. For field work, the report shall indicate the reference grid lines and floor or elevation inspected. Work not in compliance with the contract documents and whether the noncompliance has been satisfactorily repaired shall be noted in the inspection report.

TABLE J6-3 (ANSI/AISC 341-16)

VISUAL INSPECTION TASKS AFTER WELDING

Visual Inspection Tasks After Welding	TASK	QC	QA
Welds cleaned	O	O	O
Size, length and location of welds	P	P	P
Welds meet visual acceptance criteria	P	P	P
-Crack prohibition			
-Weld/boss-metal fusion			
-Crater cross section			
-Weld profiles and size			
-Undercut			
-Porosity			
k-area <sup>1</sup>	P	D	P
Placement of reinforcing or contouring fillet welds (if required)	P	D	P
Backing removed, weld tabs removed and finished, and fillet welds added (if required)	P	D	P
Repair activities	P	D	P

O-Observe these items on a random basis. Operations need not be delayed pending observations.  
P-These inspections shall be performed prior to the final acceptance of the item.  
D-The Inspector shall prepare reports indicating that the work has been performed in accordance with the contract documents. The report need not provide detailed measurements for joint fit-up, WPS settings, completed welds, or other individual items listed in the tables. For shop fabrication, the report shall indicate the piece mark of the piece inspected. For field work, the report shall indicate the reference grid lines and floor or elevation inspected. Work not in compliance with the contract documents and whether the noncompliance has been satisfactorily repaired shall be noted in the inspection report.

SPECIAL INSPECTION FOR STEEL COLLECTOR ELEMENTS

TABLE J7-1 (ANSI/AISC 341-16)

INSPECTION TASKS PRIOR TO BOLTING

Inspection Tasks Prior to Bolting	TASK	QC	QA
Proper fasteners selected for the joint detail	O	O	O
Proper bolting procedure selected for joint detail	O	O	O
Connecting elements, including the appropriate facing surface condition and hole preparation, if specified, meet applicable requirements	O	O	O
Pre-installation verification testing by installation personnel observed for fastener assemblies and methods used	P	D	O
Proper storage provided for bolts, nuts, washers and other fastener components	O	O	O

O-Observe these items on a random basis. Operations need not be delayed pending observations.  
P-These inspections shall be performed prior to the final acceptance of the item.  
D-The Inspector shall prepare reports indicating that the work has been performed in accordance with the contract documents. The report need not provide detailed measurements for joint fit-up, WPS settings, completed welds, or other individual items listed in the tables. For shop fabrication, the report shall indicate the piece mark of the piece inspected. For field work, the report shall indicate the reference grid lines and floor or elevation inspected. Work not in compliance with the contract documents and whether the noncompliance has been satisfactorily repaired shall be noted in the inspection report.

TABLE J7-2 (ANSI/AISC 341-16)

INSPECTION TASKS DURING BOLTING

Inspection Tasks During Bolting	TASK	QC	QA
Fastener assemblies placed in all holes and washers (if required) are positioned as required	O	O	O
Joint brought to the snug-tight condition prior to the pretensioning operation	O	O	O
Fastener component not turned by the wrench prevented from rotating	O	O	O
Bolts are pretensioned progressing systematically from the most rigid point toward the free ends	O	O	O

O-Observe these items on a random basis. Operations need not be delayed pending observations.  
P-These inspections shall be performed prior to the final acceptance of the item.  
D-The Inspector shall prepare reports indicating that the work has been performed in accordance with the contract documents. The report need not provide detailed measurements for joint fit-up, WPS settings, completed welds, or other individual items listed in the tables. For shop fabrication, the report shall indicate the piece mark of the piece inspected. For field work, the report shall indicate the reference grid lines and floor or elevation inspected. Work not in compliance with the contract documents and whether the noncompliance has been satisfactorily repaired shall be noted in the inspection report.

TABLE J7-3 (ANSI/AISC 341-16)

INSPECTION TASKS AFTER BOLTING

Inspection Tasks After Bolting	TASK	QC	QA
Document accepted and rejected connections	P	D	P

O-Observe these items on a random basis. Operations need not be delayed pending observations.  
P-These inspections shall be performed prior to the final acceptance of the item.  
D-The Inspector shall prepare reports indicating that the work has been performed in accordance with the contract documents. The report need not provide detailed measurements for joint fit-up, WPS settings, completed welds, or other individual items listed in the tables. For shop fabrication, the report shall indicate the piece mark of the piece inspected. For field work, the report shall indicate the reference grid lines and floor or elevation inspected. Work not in compliance with the contract documents and whether the noncompliance has been satisfactorily repaired shall be noted in the inspection report.

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Owner:

**EBS**  
Realty Partners

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Project:

ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1

CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
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DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

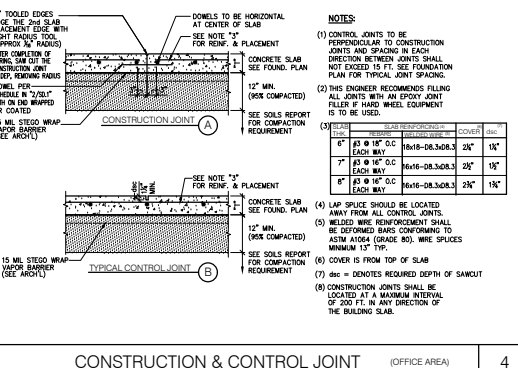
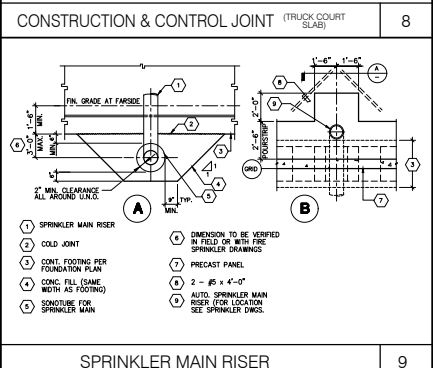
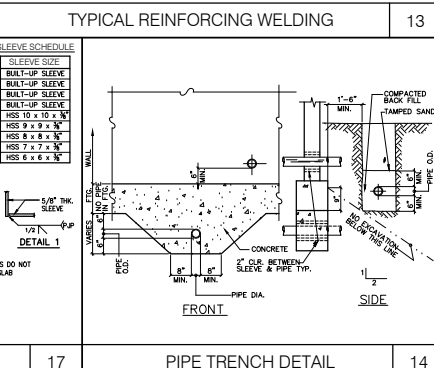
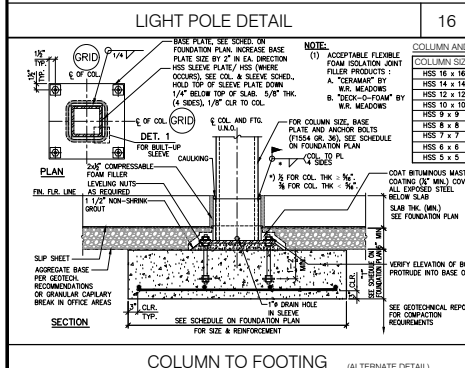
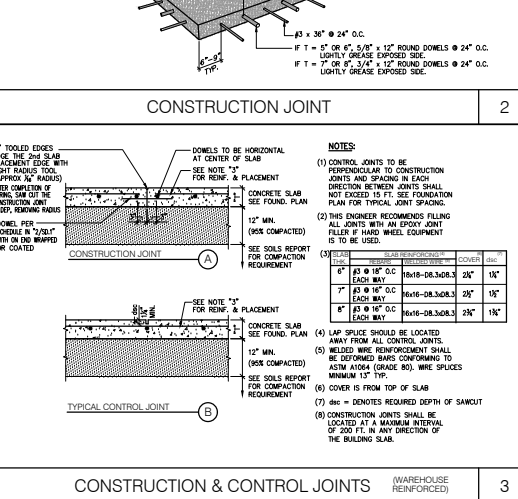
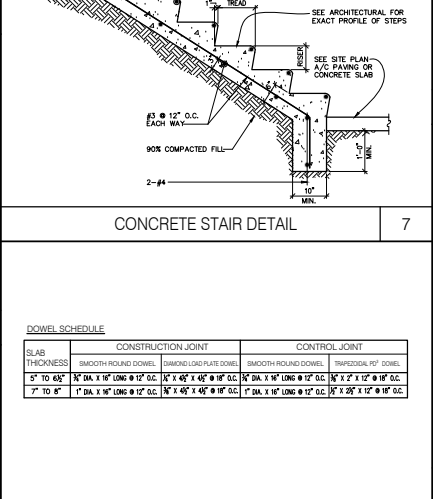
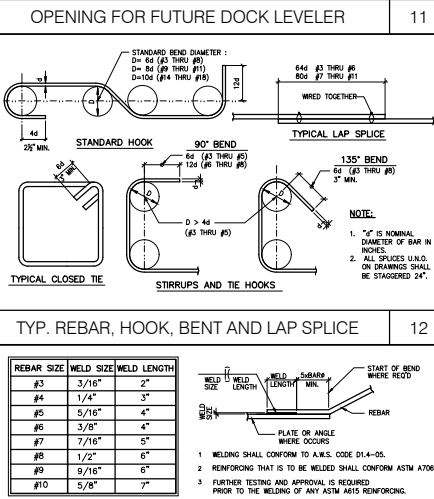
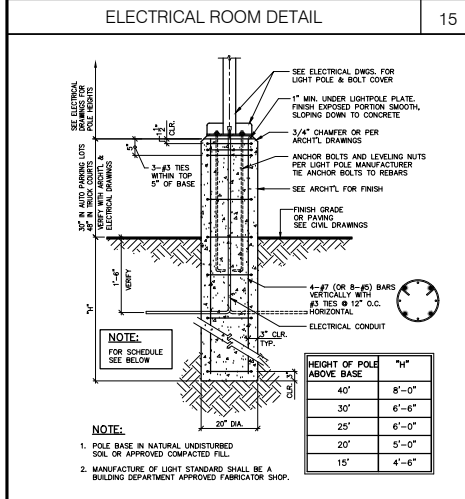
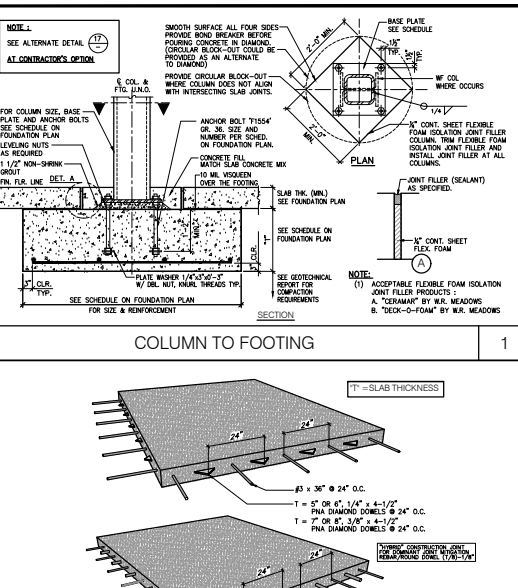
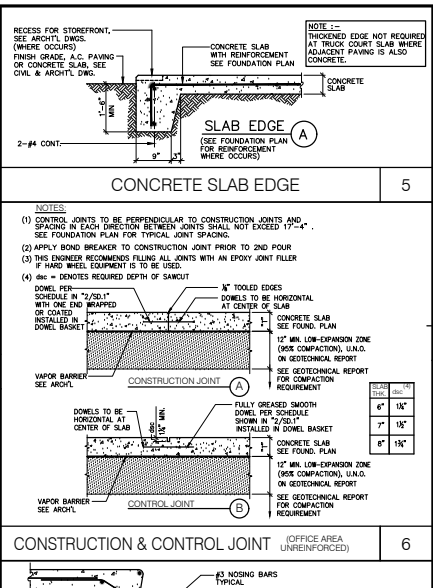
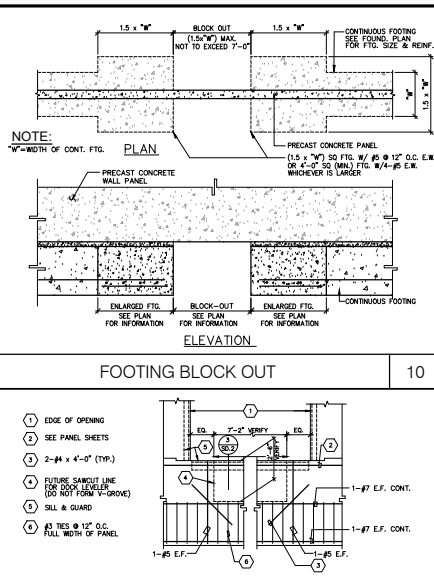
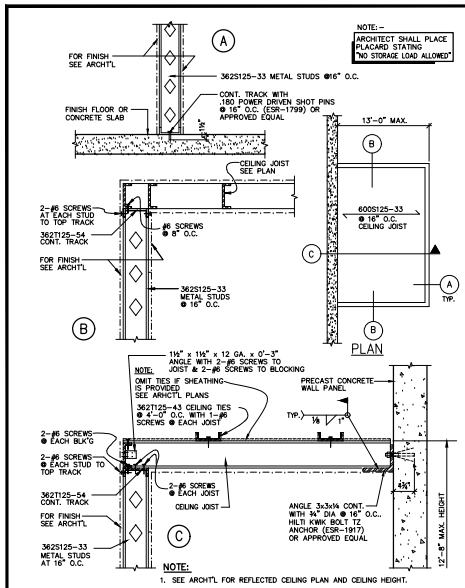
REGISTERED PROFESSIONAL ENGINEER  
No. 5167  
Exp. 12-31-21  
THE STATE OF CALIFORNIA

Title:  
GENERAL NOTES

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21

Revision:  
FIRST SUBMITTAL 12/07/20

Sheet:  
SD-0.1



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**OWING**

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**Project:**  
ONTARIO GROVE COMMERCE CENTER

**BUILDING 1**

CITY PC#: B202004811  
SFA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
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DFA PROJECT NO.: 20-180  
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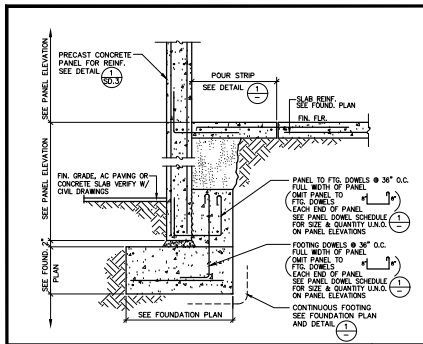
**SD-1**

Title: FOUNDATION DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 02/18/20

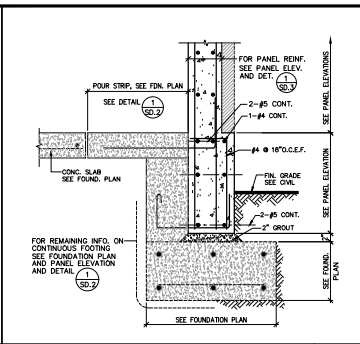
Revision:  
FIRST SUBMITTAL 12/07/20

Sheet:



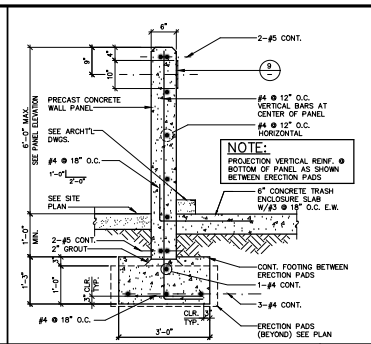
PANEL AT RE-ENTRANT CORNER

16



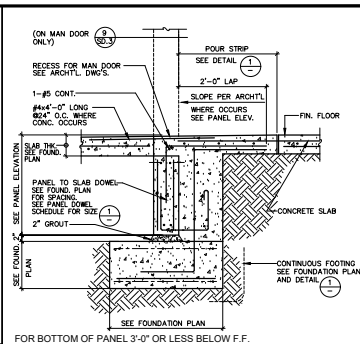
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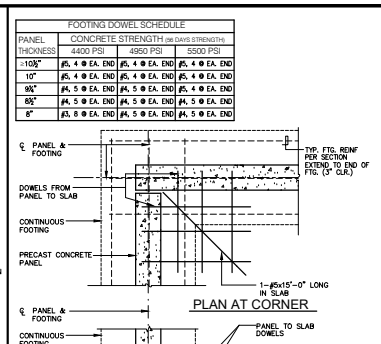
TRASH ENCLOSURE PANEL

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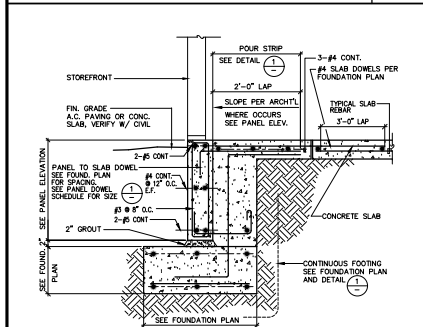
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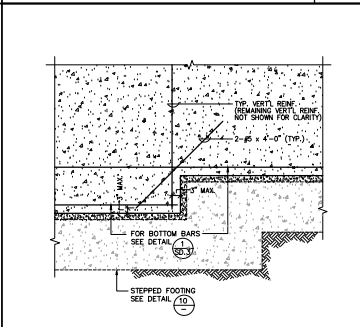
PLAN AT CORNER

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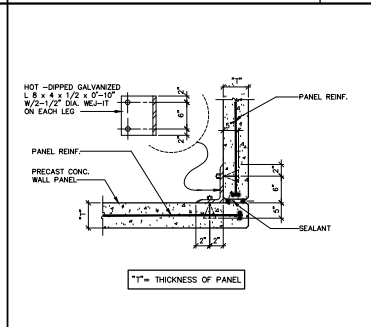
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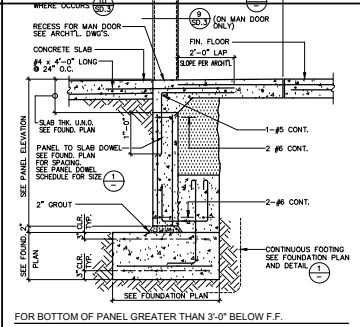
STEPPED BOTTOM OF PANEL

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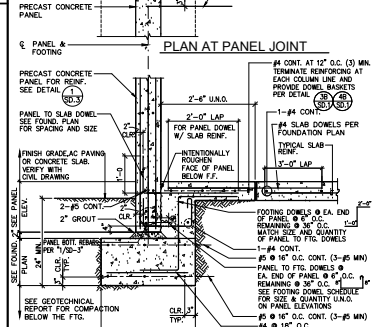
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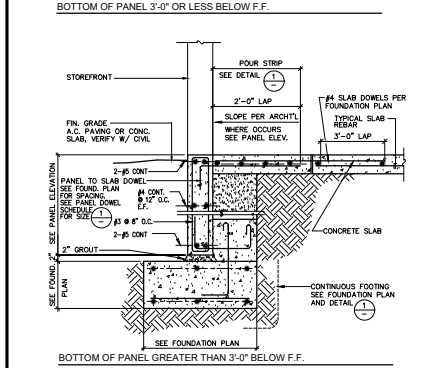
PANEL AT OPENING DETAIL

4



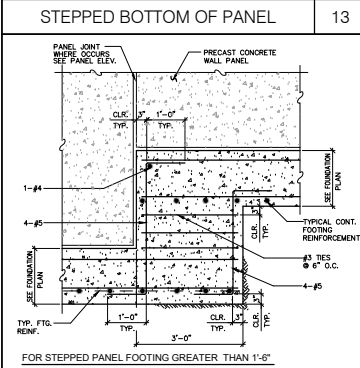
PLAN AT PANEL JOINT

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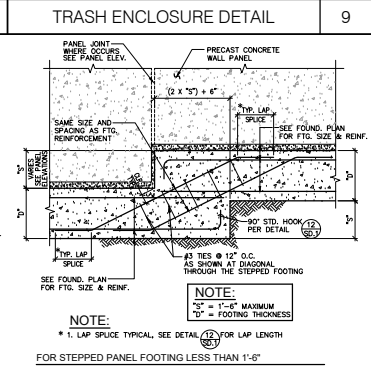
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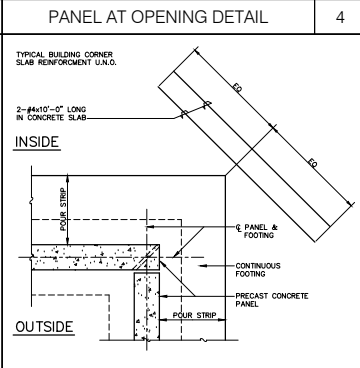
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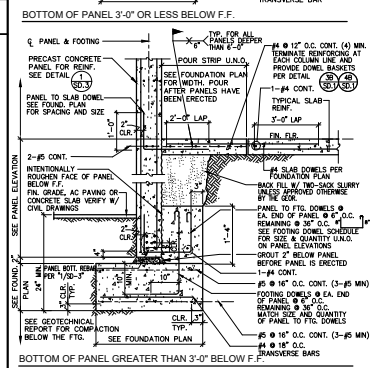
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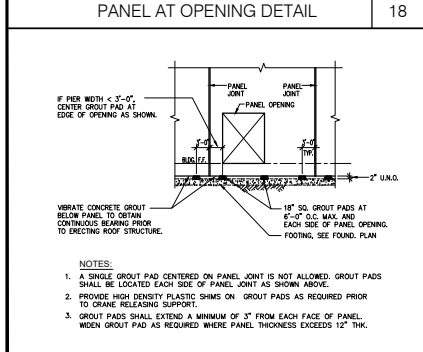
PANEL AT OPENING DETAIL

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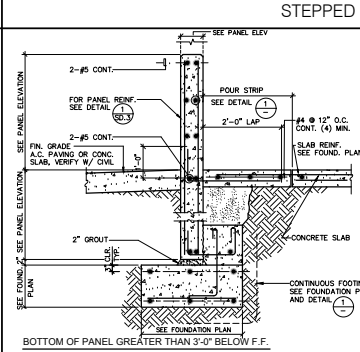
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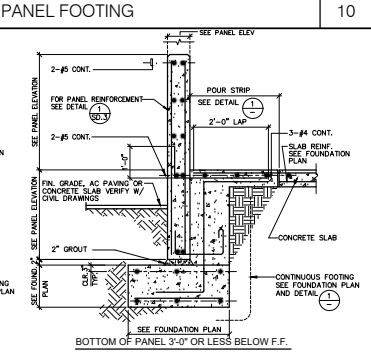
PANEL AT OPENING DETAIL

18



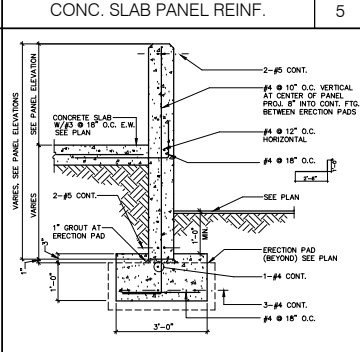
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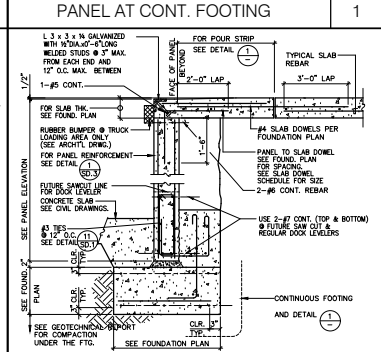
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9



RAMP PANEL TO FOOTING

7



PANEL AT LOADING DOCK

1



SETTING PAD DETAIL

19



PANEL AT OPENING DETAIL

11



RAMP PANEL TO FOOTING

7



PANEL AT LOADING DOCK

3



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Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1

CITY PCP: B202004811  
SFA PCP: 640-20  
FENCE PCP: B202004813  
SITE LIGHT PCP: B202004815  
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1925 S GROVE AVENUE  
ONTARIO, CA 91761



Consultants:  
DFA  
Consulting Structural Engineers

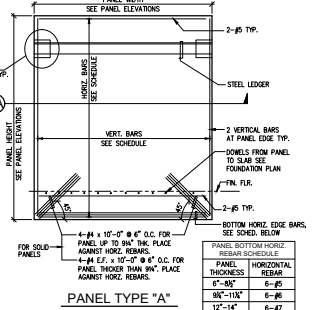
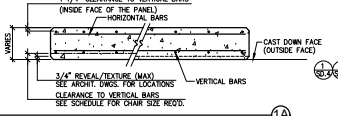
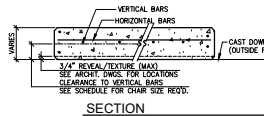
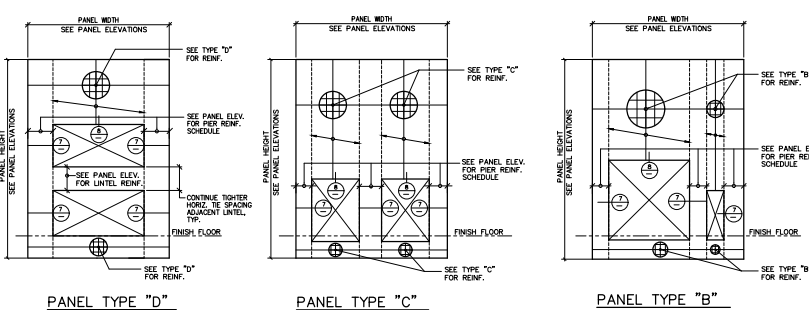
Darin Fong and Associates Inc.  
3230 E. Imperial Highway,  
Suite 302 Brea, CA 92621-4747  
(714) 484-4888 office  
(951) 219-8888 cell  
DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.



Title: PANEL TO FOOTING DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21  
Revision:  
FIRST SUBMITTAL 12/07/20

Sheet: SD-2



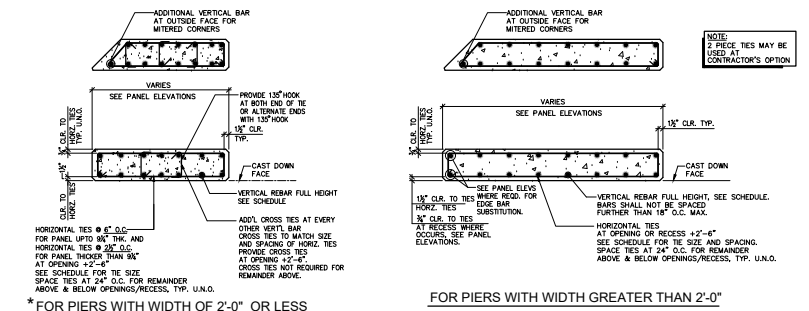
**PANEL REBAR SCHEDULE**

PANEL TYPE	PANEL THICKNESS	CONCRETE STRENGTH (AT 28 DAYS)	VERTICAL REBAR	HORIZONTAL REBAR	CLEARANCE TO VERT. BARS
A	9"	4400 PSI	#5 @ 11" O.C. E.F.	#4 @ 18" O.C. E.F.	2"
A1	9"	4400 PSI	#5 @ 13" O.C. E.F.	#4 @ 18" O.C. E.F.	2"
A2	10"	4400 PSI	#5 @ 11" O.C. E.F.	#5 @ 10" O.C. E.F.	2"
B	9"	4400 PSI	#5 @ 18" O.C.	#5 @ 15" O.C.	4"
C	9"	4400 PSI	#5 @ 18" O.C.	#5 @ 15" O.C.	4"
D	10"	4400 PSI	#5 @ 18" O.C.	#5 @ 12" O.C.	5"

**PANEL THICKNESS REBAR SCHEDULE**

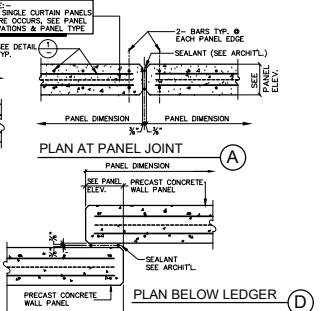
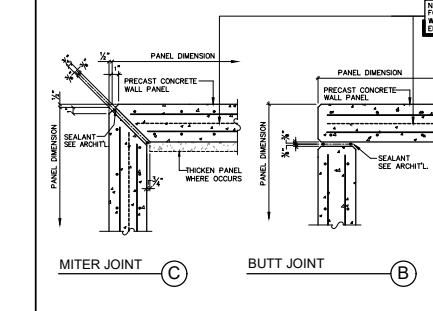
PANEL THICKNESS	HORIZONTAL REBAR
6"-8"	#6-#8
8"-10"	#6-#8
10"-12"	#6-#8
12"-14"	#6-#7

TYPICAL PANEL REINFORCEMENT AND SCHEDULE



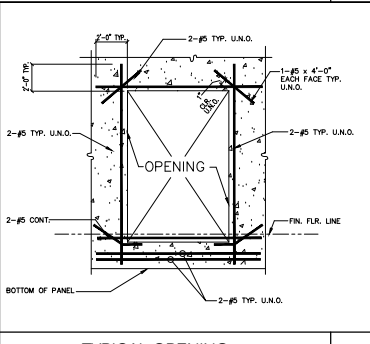
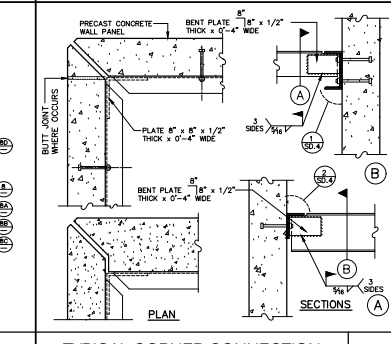
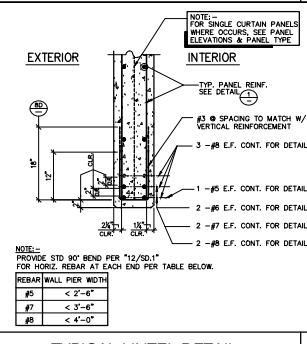
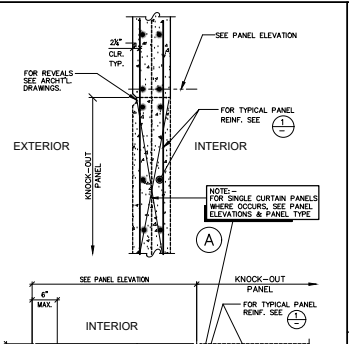
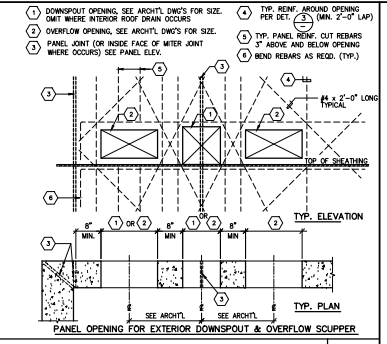
**PIER REINFORCING SCHEDULE**

PIER TYPE	VERTICAL REINFORCEMENT	THE SIZE OF SPACING AT OPENING
(7A)	3-#6 EACH FACE	#3 @ 6" O.C. U.N.O.
(7B)	4-#6 EACH FACE	#3 @ 6" O.C. U.N.O.
(7C)	5-#6 EACH FACE	#3 @ 6" O.C. U.N.O.
(7D)	6-#6 EACH FACE	#3 @ 6" O.C. U.N.O.
(7E)	7-#6 EACH FACE	#3 @ 6" O.C. U.N.O.
(7F)	8-#6 EACH FACE	#3 @ 6" O.C. U.N.O.
(7G)	9-#6 EACH FACE	#3 @ 6" O.C.
(7H)	10-#6 EACH FACE	#3 @ 6" O.C.
(7I)	11-#6 EACH FACE	#3 @ 6" O.C.
(7J)	12-#6 EACH FACE	#3 @ 6" O.C.
(7K)	13-#6 EACH FACE	#3 @ 6" O.C.
(7L)	14-#6 EACH FACE	#3 @ 6" O.C.
(7M)	15-#6 EACH FACE	#3 @ 6" O.C.
(7N)	16-#6 EACH FACE	#3 @ 6" O.C.



TYPICAL PIER REINFORCEMENT SCHEDULE

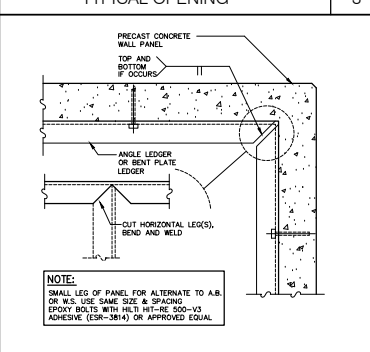
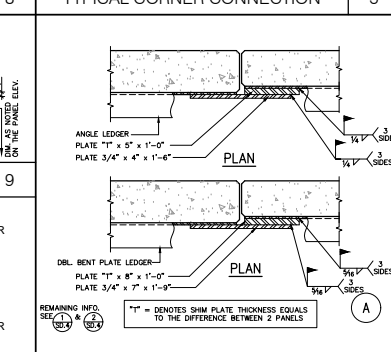
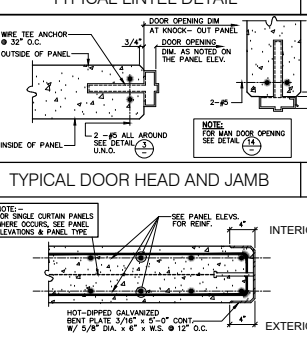
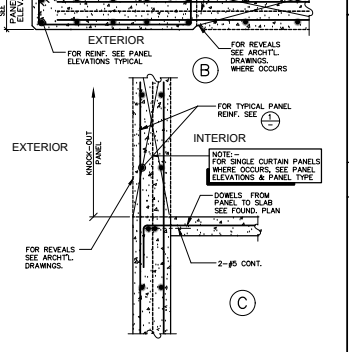
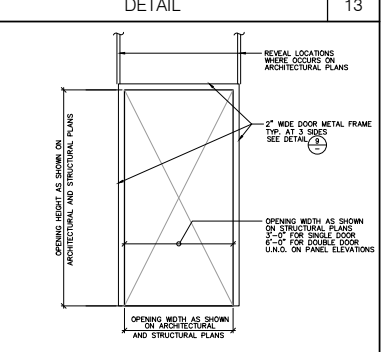
PANEL JOINT DETAILS



TYPICAL LINTEL DETAIL

TYPICAL CORNER CONNECTION

TYPICAL OPENING



TYPICAL MAN DOOR OPENING

KNOCK-OUT PANEL

TYPICAL DOOR GUARD

UNEVEN PANEL THICKNESS

LEDGER CONNECTION

**HPA**  
architecture

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18831 barden avenue, - ste. #100  
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92612  
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Realty Partners

1300 BRISTOL STREET NORTH, SUITE 290  
ONTARIO, CA 91761  
tel: (714) 459-4847  
fax: (714) 653-9854

**Project:**  
ONTARIO GROVE  
COMMERCIAL CENTER

**BUILDING 1**

CITY PC#: B22004811  
SPA PC#: 640-20  
FENCE PC#: B22004813  
SITE LIGHT PC#: B22004815  
TRASH ENC. PC#: B22004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

**Consultants:**

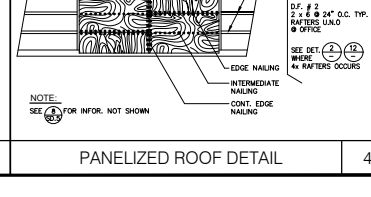
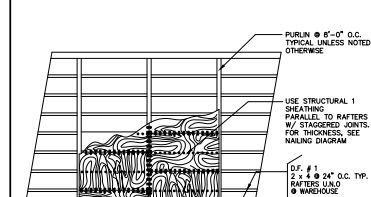
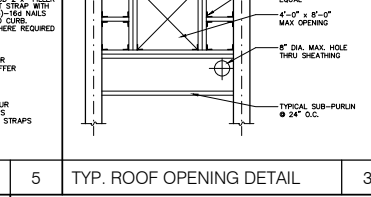
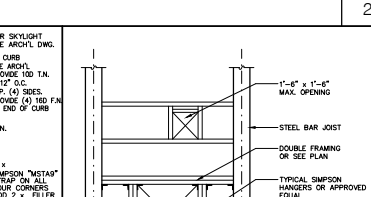
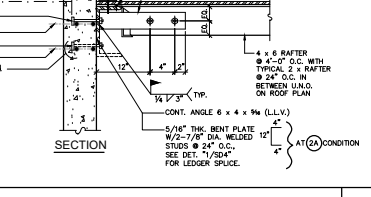
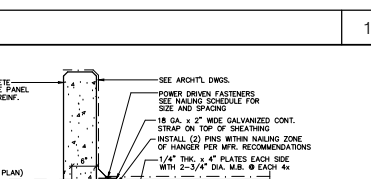
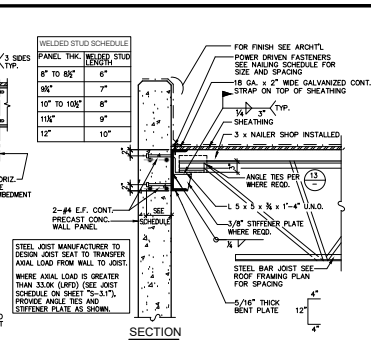
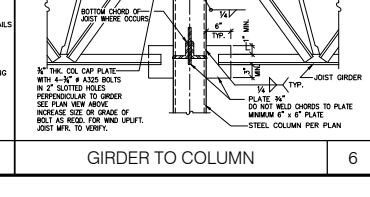
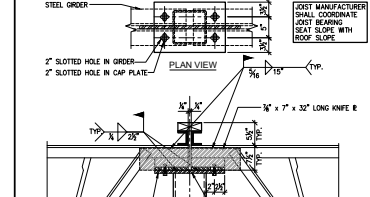
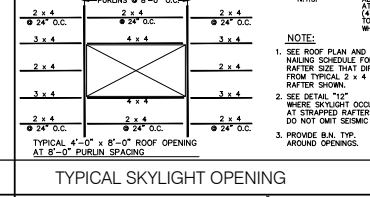
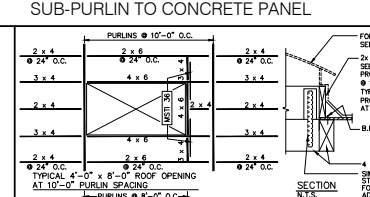
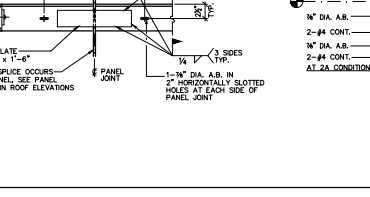
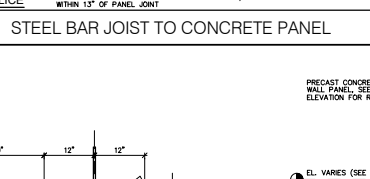
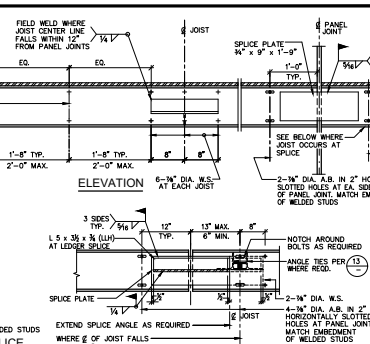
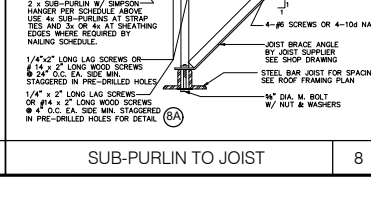
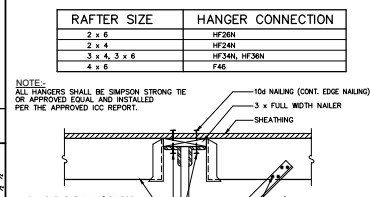
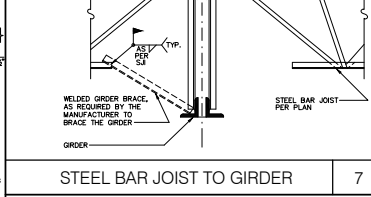
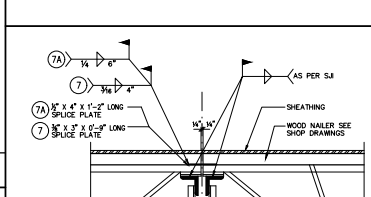
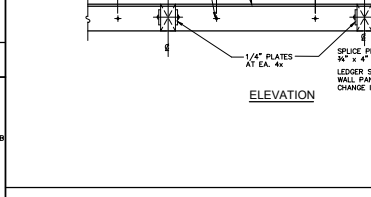
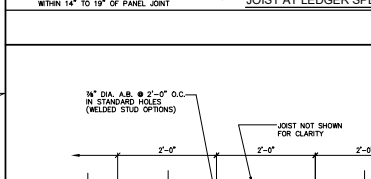
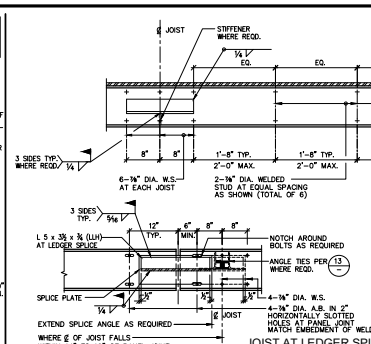
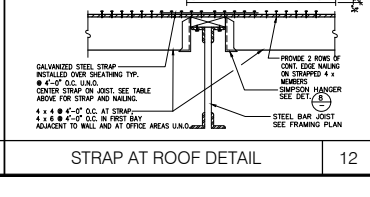
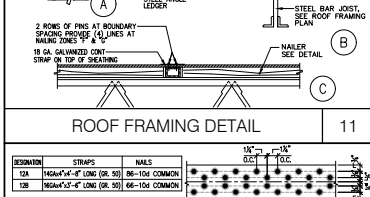
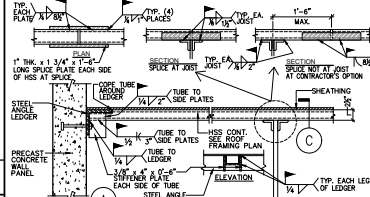
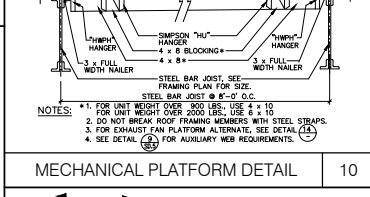
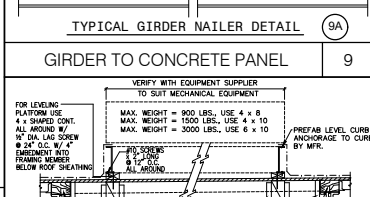
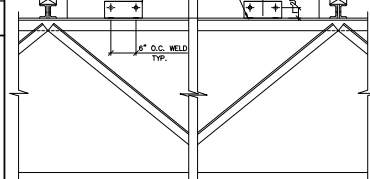
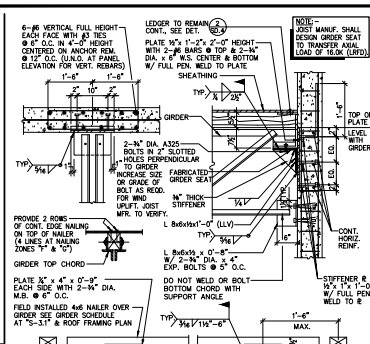
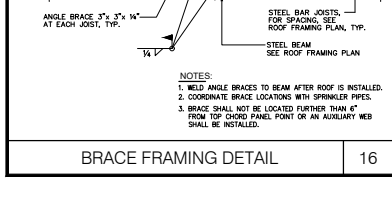
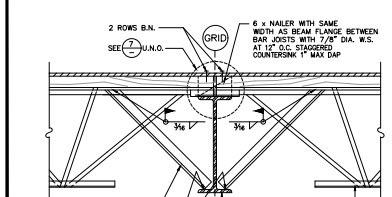
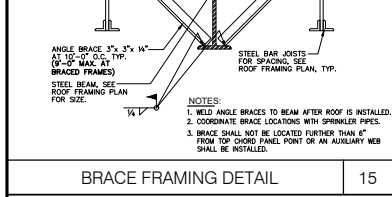
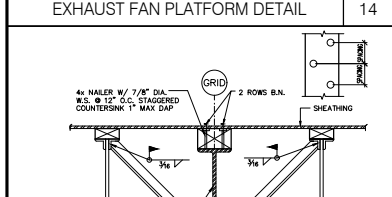
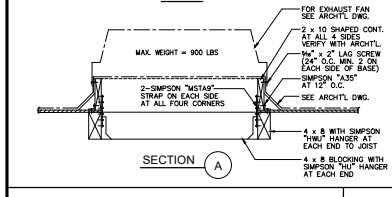
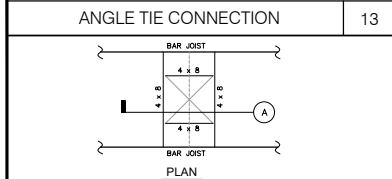
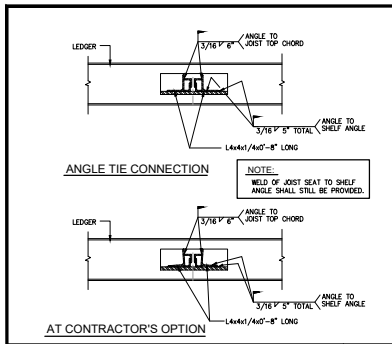
**DFA**  
Consulting Structural Engineers

Darin Fong and Associates Inc.  
3230 E. Imperial Highway,  
Suite 302 Brea, CA 92621-1747  
(714) 494-4888 office  
(951) 219-0888 cell  
DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

Title: PANEL DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 02/18/21  
Revision:  
FIRST SUBMITTAL 12/07/20

Sheet:



**HPA**  
architecture

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**OWNIT**

**EBS**  
Realty Partners

1300 BRISTOL STREET NORTH, SUITE 290  
TEL: (714) 459-4847  
FAX: (714) 653-9854

**Project:**  
ONTARIO GROVE  
COMMERCE CENTER

**BUILDING 1**

CITY PCP: B22004811  
SFA PCP: 640-20  
FENCE PCP: B22004813  
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TRASH ENC. PCP: B22004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

**Consultants:**

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Suite 302 Brea, CA 92621-4747  
(714) 484-4888 office  
(951) 219-8888 cell  
DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

**REGISTERED PROFESSIONAL ENGINEER**  
No. 5187  
Exp. 12-31-20  
State of California

**Title:**  
ROOF FRAMING DETAILS

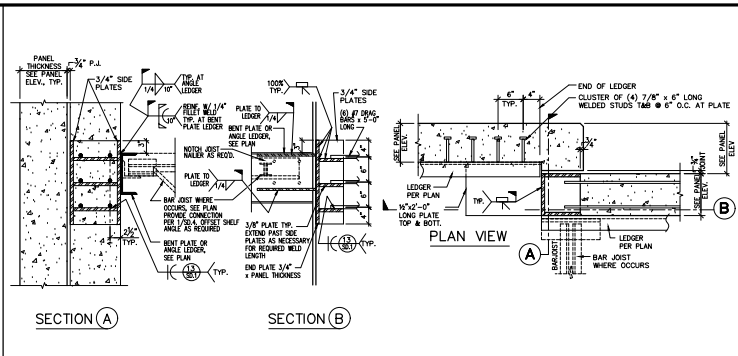
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Date: 02/18/21  
Revision:  
FIRST SUBMITTAL 12/07/20

Sheet: **SD-4**

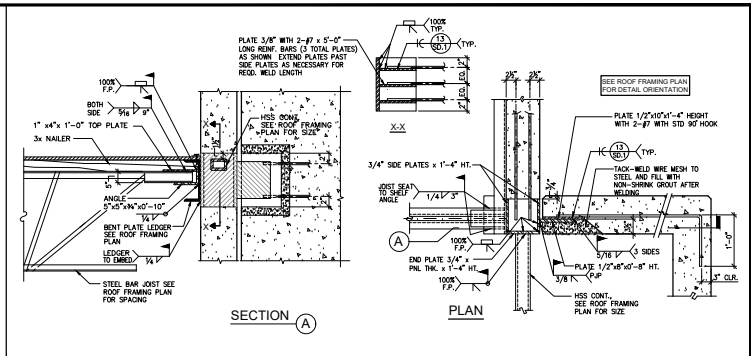




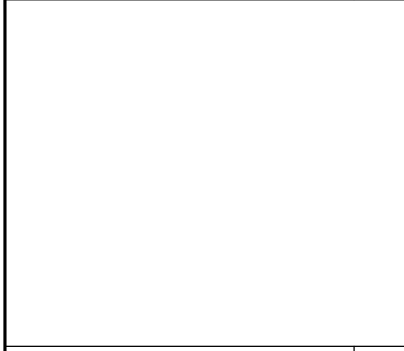
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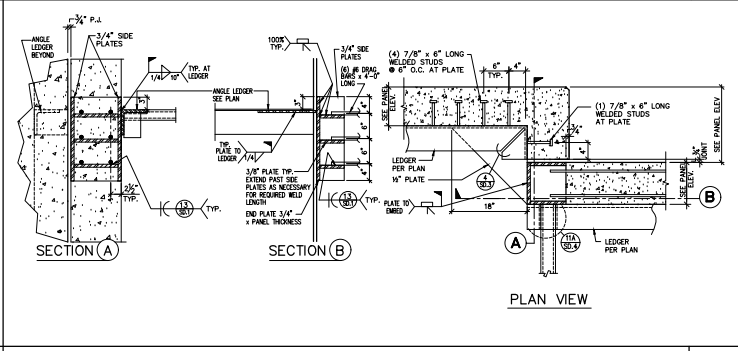
DETAIL 5



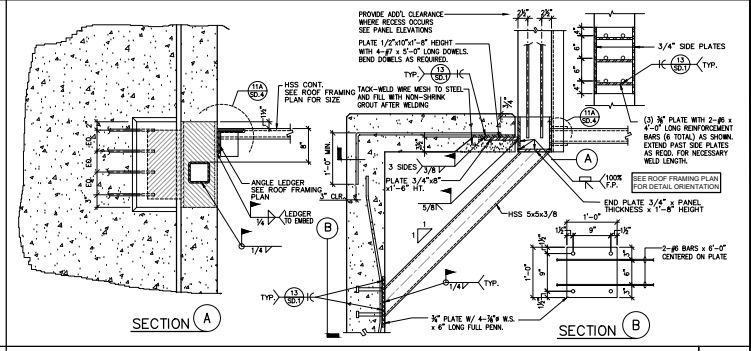
STEEL BAR JOIST AND HSS TUBE TO CONCRETE PANEL CONNECTION 1



DETAIL 10



DETAIL 6



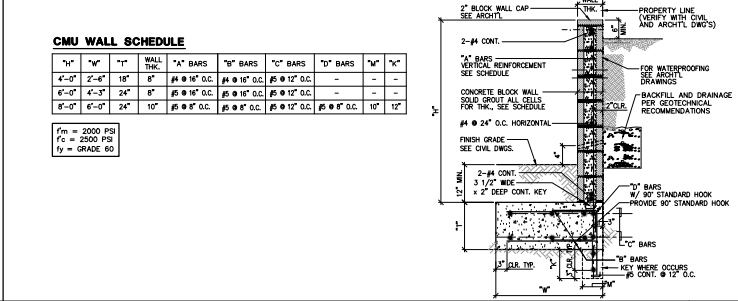
HSS TUBE TO CONCRETE PANEL CONNECTION 2

**CMU WALL SCHEDULE**

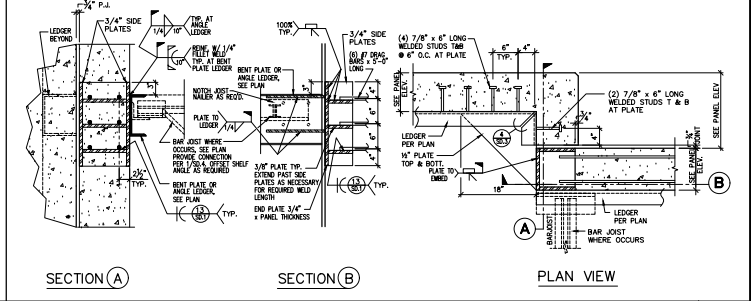
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6'-0"	4'-3"	24"	8"	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	-	-	-
6'-0"	6'-0"	24"	10"	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 8" O.C.	10"	12"

$f_m = 2000$  PSI  
 $f_c = 2500$  PSI  
 $f_y =$  GRADE 60

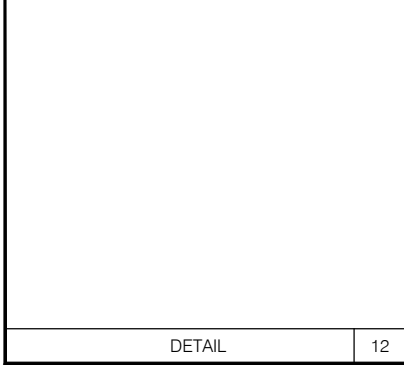
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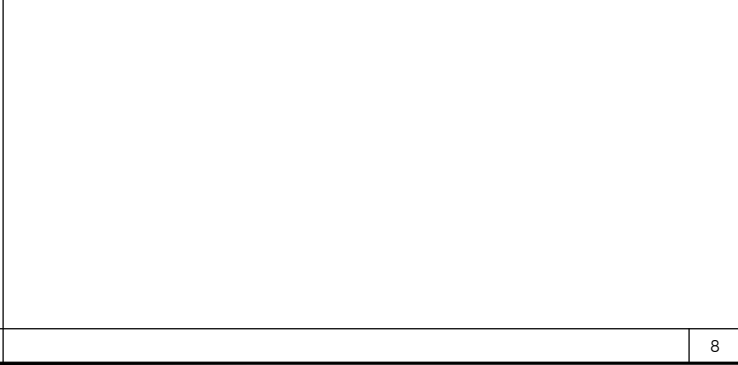
DETAIL 7



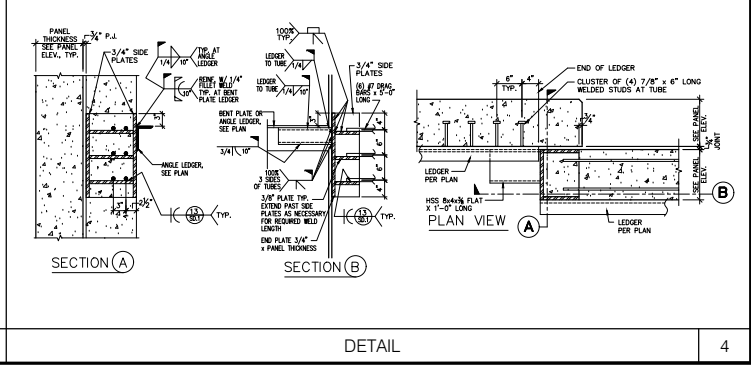
DETAIL 3



DETAIL 12



DETAIL 8



DETAIL 4

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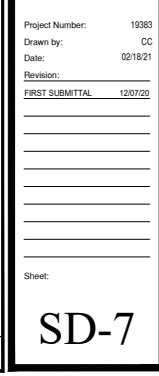
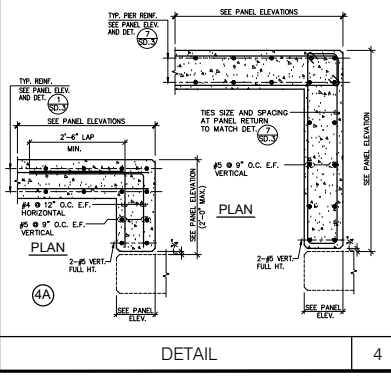
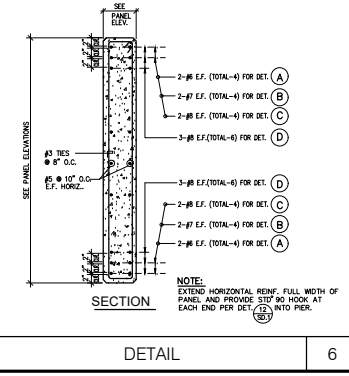
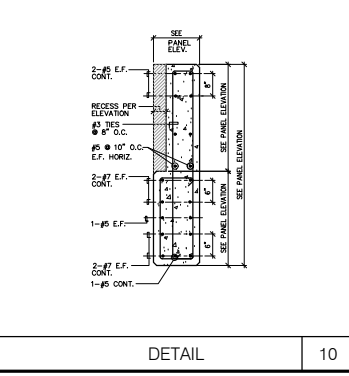
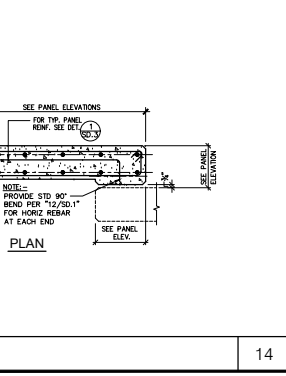
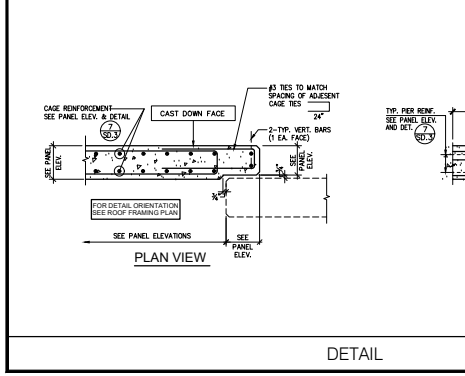
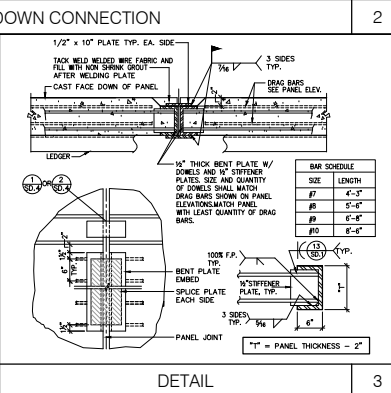
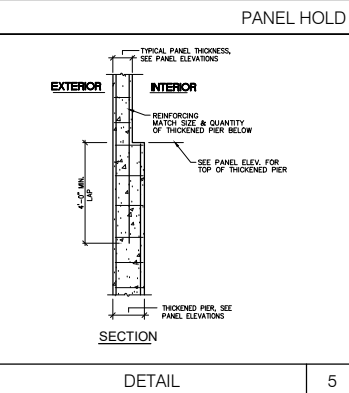
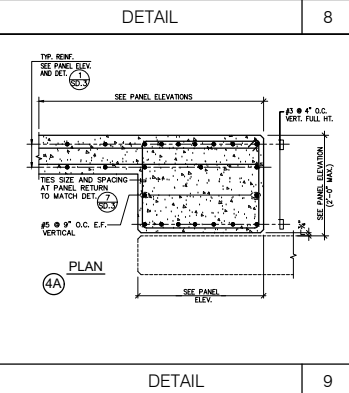
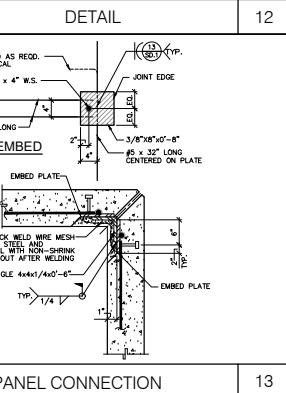
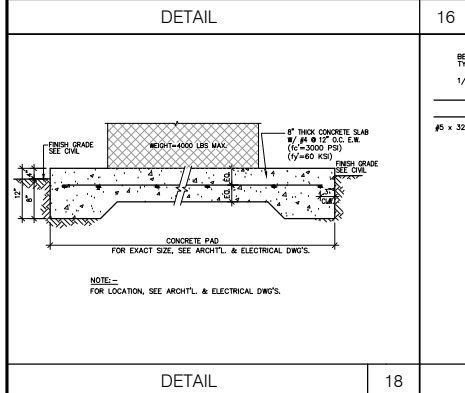
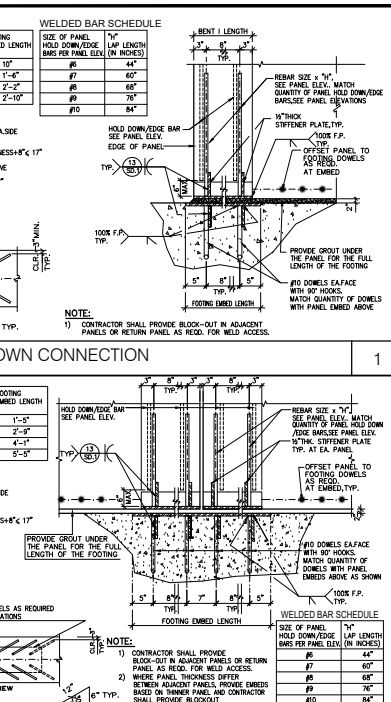
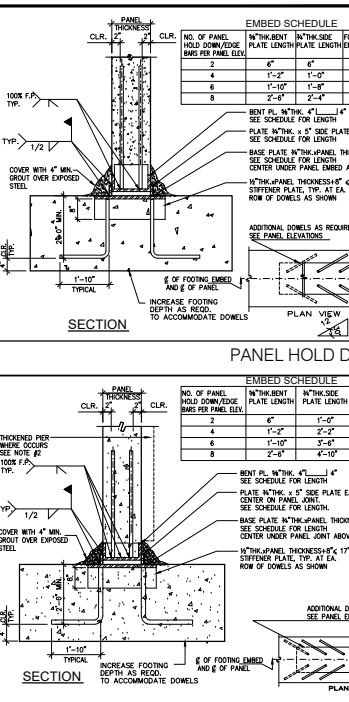
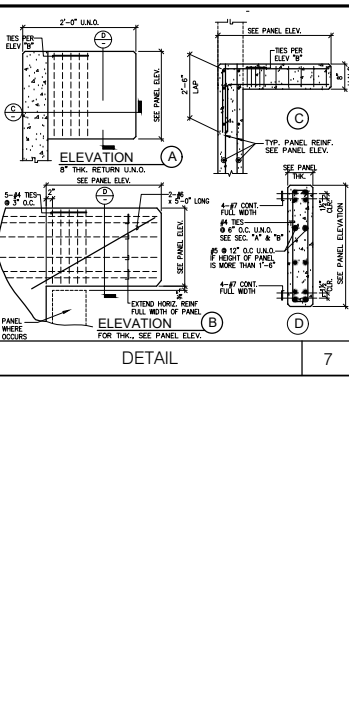
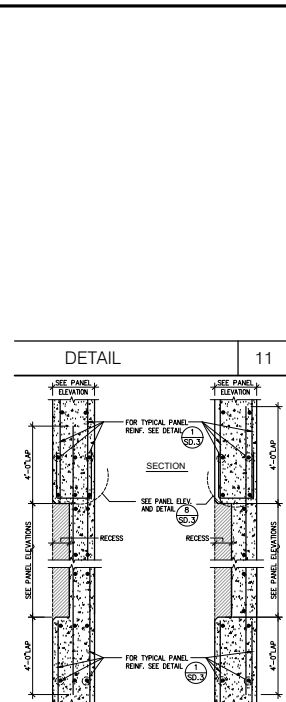
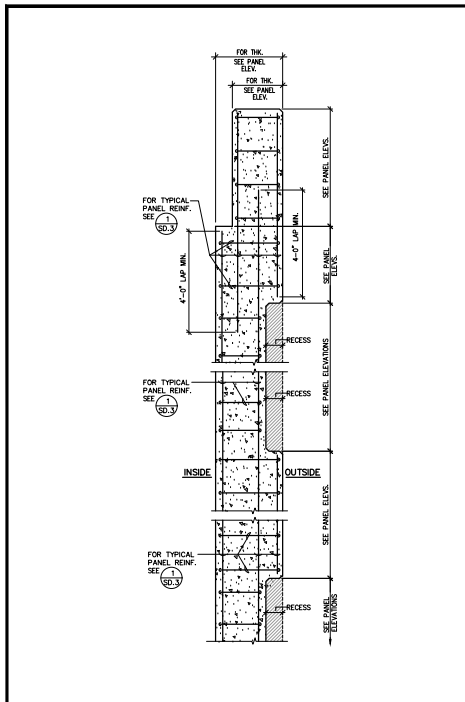
Darin Fong and Associates Inc.  
 3230 E. Imperial Highway,  
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 DFA PROJECT NO.: 20-180  
 DRAWN BY: R.T.D.

TITLE:  
ROOF FRAMING DETAILS

Project Number: 19383  
 Drawn by: CC  
 Date: 02/18/21

Revision:  
 FIRST SUBMITTAL 12/07/20

Sheet:  
SD-6



**HPA**  
architecture

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**Project:**  
ONTARIO GROVE  
COMMERCIAL CENTER

**BUILDING 1**

CITY PC#: B202004811  
SPA PC#: 640-20  
FENCE PC#: B202004813  
SITE LIGHT PC#: B202004815  
SITING ENC. PC#: B202004812

1925 S GROVE AVENUE  
ONTARIO, CA 91761

**Consultants:**

**DFA**  
Consulting Structural Engineers

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Suite 302 Brea, CA 92621-6747  
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DFA PROJECT NO.: 20-180  
DRAWN BY: R.T.D.

REGISTERED PROFESSIONAL  
STRUCTURAL ENGINEER  
NO. 5187  
EXPIRES 12-31-2010  
STATE OF CALIFORNIA

**Title:**  
MISCELLANEOUS DETAILS

**Project Number:** 19383  
**Drawn by:** CC  
**Date:** 02/18/21  
**Revision:**  
FIRST SUBMITTAL 12/07/20

Sheet:  
**SD-7**

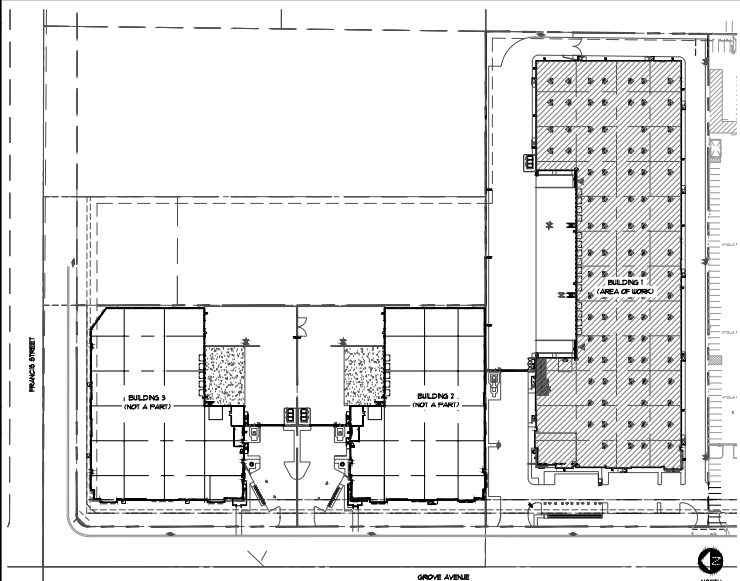
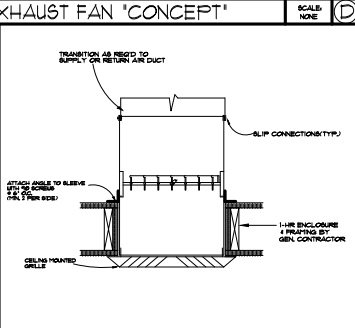
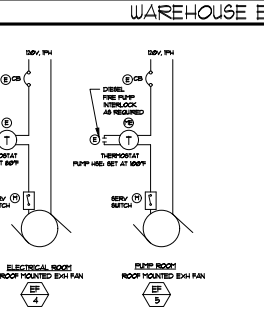
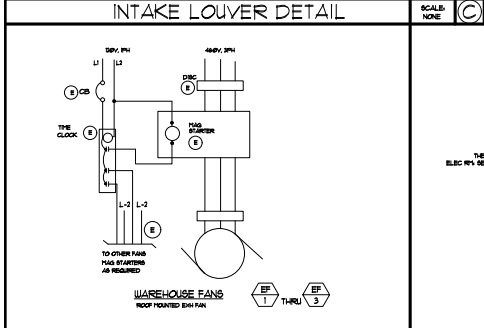
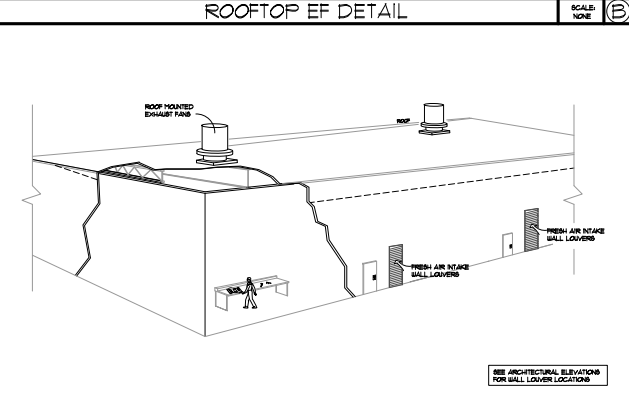
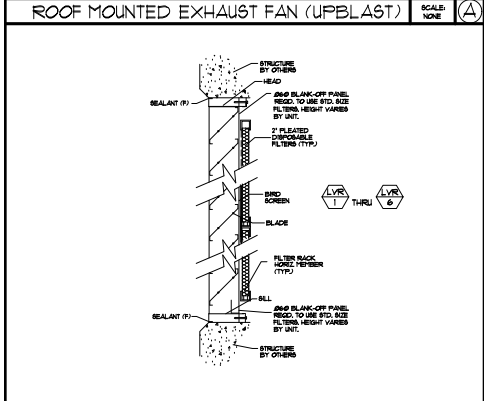
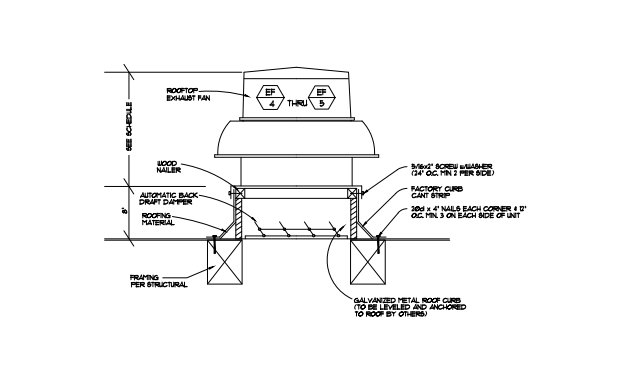
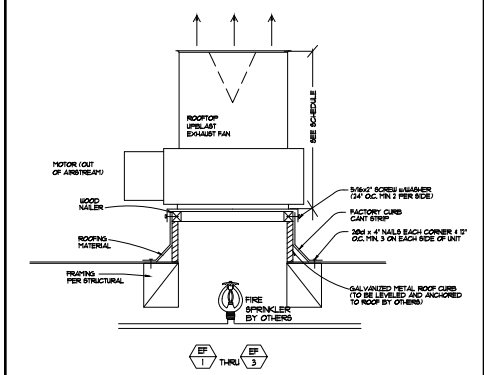
EXHAUST FAN SCHEDULE														
SYM	QTY	MFR & MODEL NO.	AIR QUANTITIES			ELECTRICAL			DRIVE	BACKDRAFT DAMPER	HEIGHT W/ 8" CURBS	OPER. (LBS)	AREA SERVED	REMARKS
			CFM	SP.	RPM	HP.	VOLTS	PH.						
EF 1 THRU EF 3	3	'GREENHECK' RHM10-2L48-50 (ROOF MOUNTED)	22,720	25"	480	5	460	3	BELT	YES	70"	T84	WAREHOUSE	① ②
EF 4	1	'GREENHECK' GB-09J-4 (ROOF MOUNTED)	860	50"	1506	1/4	120	1	BELT	YES	32"	T1	ELECTRICAL ROOM	① ② ③
EF 5	1	'GREENHECK' GB-180-1 (ROOF MOUNTED)	3,200	50"	975	3/4	120	1	BELT	YES	44"	I30	INTERIOR PUMP HOUSE	① ② ③

NOTES: ① PROVIDE 8" HIGH ROOF CURBS FOR COMPLETE W/ INTEGRAL SERVICE SWITCH  
 ② CONTROLLED BY LINE VOLTAGE 1-STAT SUPPLIED BY MECHANICAL INSTALLED BY ELECTRICIAN  
 ③ OPERATE BY THERMOSTAT  
 ④ CONTINUOUS OPERATION  
 ⑤ OPERATE BY 0-30 MIN WALL THER  
 ⑥ INTERLOCK TO LIGHT SWITCH

MECHANICAL LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
[Symbol]	SAD	SUPPLY AIR DUCT
[Symbol]	RAD	RETURN AIR DUCT
[Symbol]	OSA	OUTSIDE AIR
[Symbol]	EAD	EXHAUST AIR DUCT
[Symbol]	CA	COMBUSTION AIR
[Symbol]	LD	LINED DUCTWORK
[Symbol]	CD	CONDENSATE DRAIN
[Symbol]	RAR	RETURN AIR REGISTER
[Symbol]	EAR	EXHAUST AIR REGISTER
[Symbol]	BSR	BUSHING SUPPLY REGISTER
[Symbol]	VTR	VENT THROUGH ROOF
[Symbol]	FC	FLEXIBLE CONNECTION
[Symbol]	AFD	AUTOMATIC FIRE DAMPER
[Symbol]	MVD	MANUAL VOLUME DAMPER
[Symbol]	LQD	LOOKING QUADRANT DAMPER
[Symbol]	DL	DOOR/LOUVER
[Symbol]	UC	UNDERCUT DOOR
[Symbol]	STAT	THERMOSTAT
[Symbol]	BTBW	BY-PASS THERMISELECTION SWITCH
[Symbol]	CD	CONDENSATE DRAIN
[Symbol]	EXST	EXISTING
[Symbol]	POC	POINT OF CONNECTION
[Symbol]	SM	SHEET METAL
[Symbol]	GC	GENERAL CONTRACTOR
[Symbol]	BD	BROKE DETECTOR
[Symbol]	SPD	SPOKE FIRE DAMPER
[Symbol]	RLG	RELOCATED RETURN GRILLE
[Symbol]	M	MOTORIZED DAMPER
[Symbol]	CS	CARBON MONOXIDE SENSOR
[Symbol]	CGT	CARBON MONOXIDE GAS TRANSMITTER
[Symbol]	NTG	NITROGEN DIOXIDE GAS TRANSMITTER
[Symbol]	LT	0-30 MIN WALL THER
[Symbol]	BDD	BACKDRAFT DAMPER

- ### MECHANICAL NOTES
- ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS INCLUDING 2019 CALIFORNIA ENERGY CONSERVATION STANDARDS.
  - COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL REFLECTIVE CEILING PLAN AND ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOF ELEVATION.
  - ALL DUCT INSULATION SHALL CONFORM TO THE STATE OF CALIFORNIA T-24 ENERGY REGULATIONS.
  - ALL SUPPLY AND RETURN DUCTWORK SHALL BE GALVANIZED SPIRAL DUCT PER SHONA STANDARDS THE LAST 2' UP TO EACH DIFFUSIBLE MAY BE FLEXIBLE INSULATED GLASS FLEXIBLE IS OR EQUAL.
  - ALL DUCTWORK SHALL BE SUPPORTED PER CALIFORNIA MECHANICAL CODE AND SHONA STANDARDS.
  - SUPPLY DIFFUSERS SHALL BE PRICE SERIES OR EQUAL. RETURN GRILLES SHALL MATCH SUPPLY GRILLES.
  - PROVIDE MANUAL VOLUME DAMPERS IN ALL DUCT BRANCHES TO SUPPLY DIFFUSERS (ARE REQUIRED FOR BALANCING).
  - PROPERLY AIR BALANCE THE SYSTEM UPON COMPLETION OF THE INSTALLATION.
  - AUTOMATIC TEMPERATURE CONTROL DEVICES FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55 DEGREES TO 80 DEGREES AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN RESPONSE IF BOTH ARE PROVIDED. CONTROLS SHALL BE ADJUSTABLE TO PROVIDE A RANGE UP TO 9 DEGREES BETWEEN FULL HEATING AND FULL COOLING. SHALL HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE OF 60 DEGREES OR MORE THAN 2 DEGREES AND COOLING AT A TEMPERATURE NOT LESS THAN 5 DEGREES.
  - ALL DUCTWORK SHALL BE DESIGNED IN ACCORDANCE WITH SHONA STANDARDS AND THE STATE ENERGY REGULATIONS.
  - PLATFORMS AND PLUMBING FOR MECHANICAL EQUIPMENT SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
  - A MAINTENANCE LABEL SHALL BE APPLIED TO ALL MECHANICAL EQUIPMENT IN ACCORDANCE WITH T-24 REGULATIONS.
  - ALL LINE VOLTAGE WIRING AND CONDUIT SHALL BE BY THE ELECTRICAL CONTRACTOR. ALL LOW VOLTAGE CONDUIT SHALL BE PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. ALL LOW VOLTAGE WIRING BY MECHANICAL CONTRACTOR.
  - ALL HVAC EQUIPMENT AND CONTROLS SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS PER THE STATE ENERGY REGULATIONS.
  - ALL EXHAUST FANS SERVING CONDITIONED SPACES AND A/C UNIT FRESH AIR INTAKES SHALL BE PROVIDED WITH BACKFLOW DAMPERS.
  - DUCTWORK HANDLING CONDITIONED AIR SHALL BE INSULATED OR LINED IN ACCORDANCE WITH THE STATE ENERGY REGULATIONS.
  - CONTROLS SHALL BE PROVIDED TO PROVIDE THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY THE STATE ENERGY REGULATIONS OR THREE COMPLETE AIR CHANGES PER HOUR IN LENS SHALL BE SUPPLIED TO THE ENTIRE BUILDING DURING THE ONE-HOUR PERIOD IMMEDIATELY BEFORE THE BUILDING IS NORMALLY OCCUPIED. CONTROLS SHALL BE 1-DIGIT PROGRAMMABLE WITH HOLIDAY MODE, 4-HOUR MANUAL OVERRIDE AND 10 HOUR BATTERY BACK-UP.
  - PRIOR TO OCCUPANCY THE ENTIRE HVAC SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH (AS)B (UN)CATED AIR BALANCE OF A/C SYSTEMS AND FRESH AIR VENTILATION AS REQUIRED BY THE STATE ENERGY REGULATIONS.
  - DUCT TAPE FOR ROOF FLEXIBLE DUCT WORK SHALL BE UL IN LISTED.
  - AIR HANDLING DUCT SYSTEMS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED AS PROVIDED IN CHAPTER 6 OF CFC 2019 (CFC 2019).
  - THERMOPANE AIR IS TO BE LOCATED BETWEEN A AND 2 FEET ABOVE FLOOR.
  - FACTORY MADE AIR DUCTS SHALL COMPLY WITH REFERENCE STANDARD CHAPTER 11.
  - FRESH AIR INTAKES SHALL BE AT LEAST 10 FEET AWAY OR 3 FEET BELOW EXHAUST OPENINGS OR BANTARY VENTS.
  - AUTO DAMPERS FOR AIR MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CFM INTO THE ENCLOSED SPACES WITHIN SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT OFF PER CFC SECTION 6.06.

LOUVER SCHEDULE									
SYM	QTY	MANUFACTURER	SIZE	TYPE	RATING	EFFICIENCY	RPM	SECURITY BARS Y OR N	REMARKS
LVR 1 THRU LVR 6	6		1' 4' L'	2' DISPOSABLE FLEATED	MERV 13	50%	800	NO	



SHEET	TITLE
1-M1	NOTES, LEGENDS, SCHEDULES, HVAC DETAILS
1-M2	HVAC BUILDING FLOOR PLAN, HVAC ELECTRICAL ROOM, HVAC FIRE PUMP ROOM

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Ontario Grove COMMERCIAL CENTER  
CITY PCF: B202004811  
SFA PCF: 640-20  
FENCE PCF: B202004813  
SITE LIGHT PCF: B202004815  
TRASH ENC. PCF: B202004812  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

CIVIL	THIENES
STRUCTURAL	CPA
MECHANICAL	AIR CONTROL SYSTEMS
PLUMBING	JOHNSON
ELECTRICAL	GREGG
LANDSCAPE	HUNTER
FIRE PROTECTION	GENERAL UNDERGROUND
SOILS ENGINEER	NORCAL

Title: NOTES, LEGENDS, SCHEDULES, DETAILS

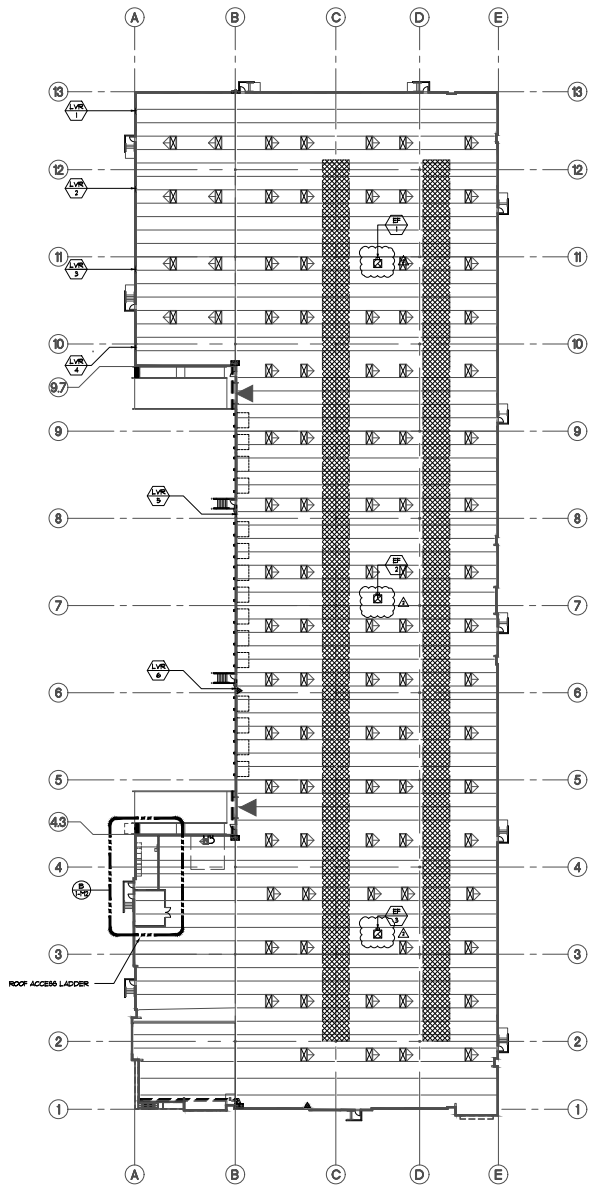
ACS Project Number: 20-1402  
Project Number: 19383  
Drawn by: LBJS  
Date: 4-1-21

Revision:  
Bid Set 3/01/2021  
4/5/2021  
ASHP P.C. CORRECTIONS

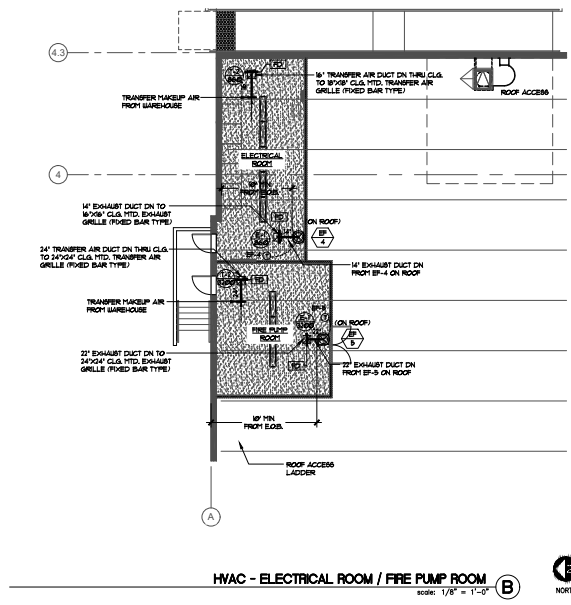
DESIGN/BUILD CONTRACTOR

AIR CONTROL SYSTEMS

1-M1



HVAC - BUILDING FLOOR PLAN  
 scale: 1" = 30'-0" A



HVAC - ELECTRICAL ROOM / FIRE PUMP ROOM  
 scale: 1/8" = 1'-0" B



WAREHOUSE VENTILATION CALCULATIONS	
Warehouse Exhaust Required:	Warehouse Exterior Wall Louver Required:
General Ventilation @ 1.0 Air Change per Hour (ACH) 115,528 cu. ft. x 36.0 x 1.0 = 68,106 CFM 60 Minutes	Make-Up Air @ 1.0 Air Change per Hour (ACH) 68,106 CFM = 85 SQ FT of Free Area Required 800 FSMT
68,106 Total CFM Required	Louver Efficiency @ 50% = 85 SQ FT of Louver Required 50%
Warehouse Exhaust Provided:	Warehouse Exterior Wall Louver Provided:
3 Fans @ 22,720 CFM Each = 68,160 CFM Total	6 Louvers @ 4 x 8 = 192 SQ FT of Louver Provided
68,160 CFM Provided Meets Minimum Required	192 SQ FT Provided is Equal to or Exceeds Minimum Required

WAREHOUSE VENTILATION CALCULATION C



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Project:  
 ONTARIO GROVE  
 COMMERCE CENTER

BUILDING 1

CITY PC#: B202004811  
 SFA PC#: 640-20  
 FENCE PC#: B202004813  
 SITE LIGHT PC#: B202004815  
 TRASH ENC. PC#: B202004812

1925 S GROVE AVENUE  
 ONTARIO, CA 91761

Consultants:

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STRUCTURAL	CPA
MECHANICAL	AIR CONTROL SYSTEMS
PLUMBING	JOHNSON
ELECTRICAL	GREGG
LANDSCAPE	HUNTER
FIRE PROTECTION	GENERAL UNDERGROUND
SOILS ENGINEER	NORCAL

Title: HVAC BUILDING FLOOR PLAN

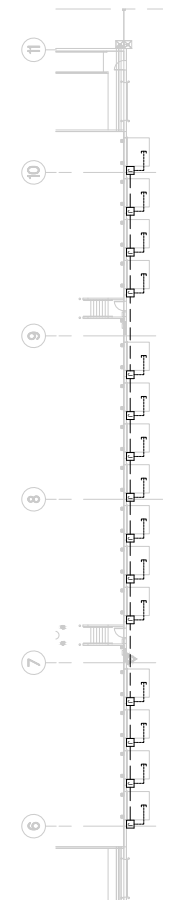
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 Project Number: 19383  
 Drawn by: LB/UB  
 Date: 4-1-21

Revision:  
 Bid Set 3/01/2021  
 4/5/2021  
 ASHP2 P.C. CORRECTIONS

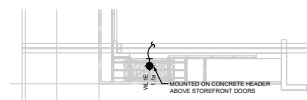
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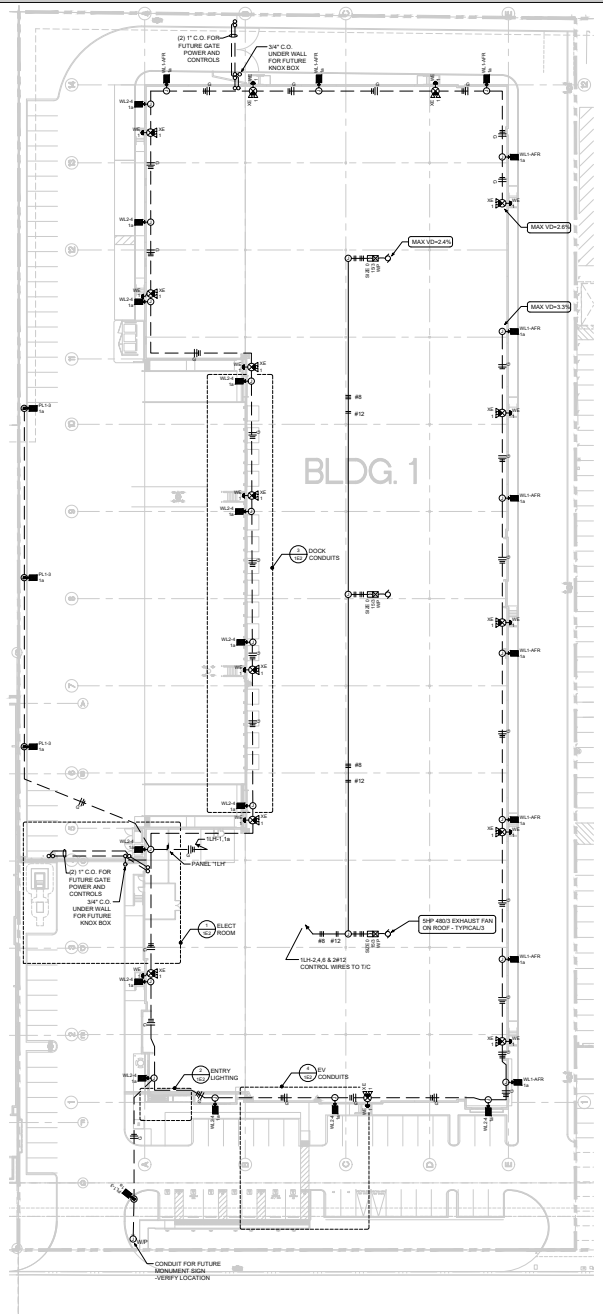




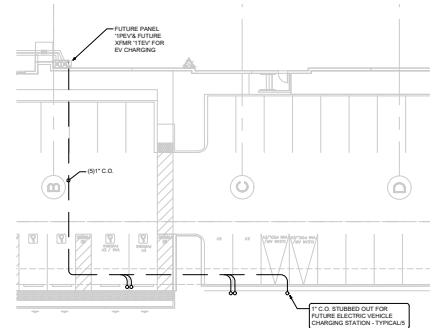
**DOCK CONDUITS**  
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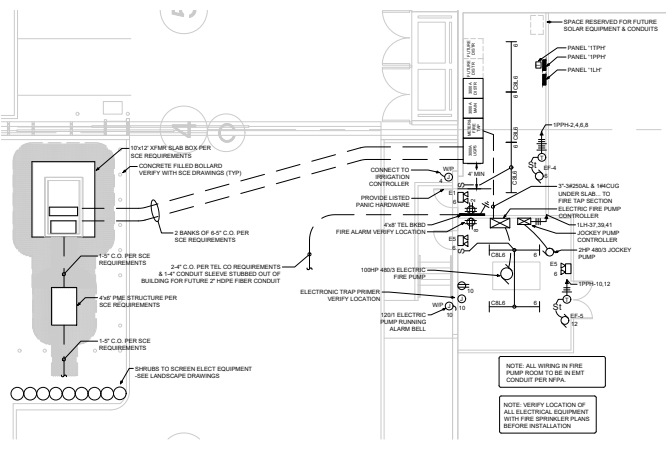
**MAIN ENTRY LIGHTING DETAIL**  
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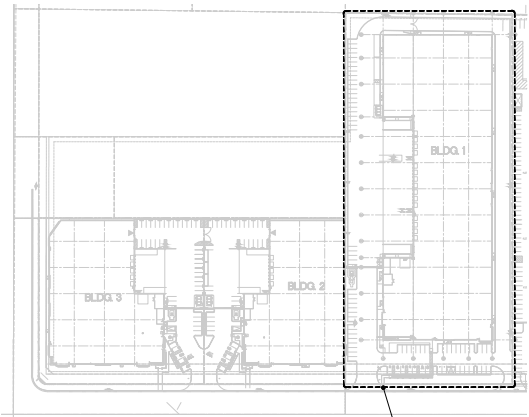
**SITE ELECTRIC PLAN**  
(SCALE: 1/32"=1'-0")



**EV CONDUITS**  
(SCALE: 1/4"=1'-0")



**ELECTRIC ROOM & FIRE PUMP ROOM**  
(SCALE: 1/8"=1'-0")



**KEY PLAN**  
(SCALE: 1/16"=1'-0")

**get**  
CONTRACTORS  
ENGINEERS  
Lic No. 201042

**Gregg  
Electric  
Inc.**

608 W. EMPORIA ST.  
ONTARIO, CA 91762  
(909) 983-1784



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**PROJECT:**  
ONTARIO GROVE  
COMMERCE  
CENTER  
BUILDING 1  
1922 S. GROVE AVE.  
ONTARIO, CA

**TITLE:**  
SITE ELECTRIC  
PLAN

DRAWN BY: GT88  
DATE: 11/18/20  
SCALE: 1/32"=1'-0"

REVISION	BY	DATE
A	PLAN REVIEW	JS 01/21/21
B	COORDINATION	JS 02/15/21
C	AS 82 /FC CORRECTION	JS 04/05/21
D		
E		
F		
G		
H		
J		
K		

JOB NO:  
**20940**

SHEET:  
**1E2**



**Gregg Electric Inc.**  
 CONTRACTORS ENGINEERS  
 Lic No. 201042

608 W. EMPORIA ST.  
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PROJECT:  
**ONTARIO GROVE COMMERCE CENTER**  
 BUILDING 1

1922 S. GROVE AVE.  
 ONTARIO, CA

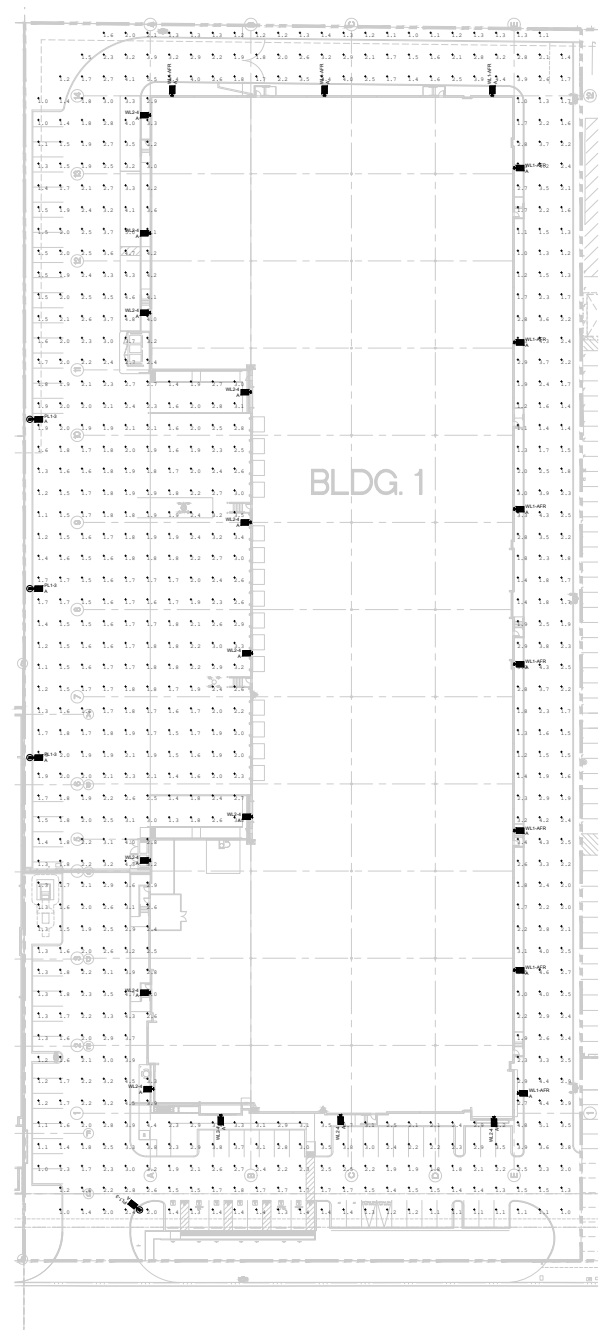
TITLE:  
**SITE LIGHTING PLAN**

DRAWN BY: GT88  
 DATE: 11/19/20  
 SCALE: 1"=30'-0"

REVISION	BY	DATE
A	PLAN REVIEW	JS 01/21/21
B	COORDINATION	JS 02/15/21
C	AS 82 / PC CORRECTION	JS 04/05/21
D	-	-
E	-	-
F	-	-
G	-	-
H	-	-
J	-	-
K	-	-

JOB NO:  
**20940**

SHEET  
**1ESL1**



**SITE LIGHTING PLAN**  
 (SCALE 1"=30'-0")



**TABLE 5.5.16.1 (C)**  
 MAXIMUM ALLOWABLE BACKLIGHT, UP-LIGHT AND GLARE (BUG) RATINGS<sup>1,2</sup>

ALLOWABLE RATING	LITIGATED ZONE #		LITIGATED ZONE #		LITIGATED ZONE #	
	1	2	1	2	1	2
<b>Minimum Allowable Backlight Rating<sup>3</sup></b>	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit
Luminance greater than 2 footcandle (fc) from property line	B2	B3	B4	B4	B4	B4
Luminance back hemisphere in 1 - 2 MI from property line	B1	B2	B1	B1	B1	B1
Luminance back hemisphere in less than 0.5 MI from property line	B0	B0	B1	B1	B2	B2
<b>Minimum Allowable Uplight Rating<sup>3</sup></b>	U0	U0	U0	U0	U0	U0
For area adjacent to	U1	U2	U1	U1	U1	U1
<b>Minimum Allowable Glare Rating<sup>3</sup></b>	G0	G0	G0	G0	G0	G0
Luminance greater than 2 footcandle (fc) from property line	G0	G1	G0	G0	G0	G0
Luminance from hemisphere in 1 - 2 MI from property line	G0	G0	G1	G1	G1	G1
Luminance from hemisphere in 0.5 - 1 MI from property line	G0	G0	G1	G1	G1	G1
Luminance back hemisphere in less than 0.5 MI from property line	G0	G0	G1	G1	G1	G1

**Footcandle (fc) = 10.764 lux**

1. BLDG. Lighting Zones 1 and 2 are as applicable, with no Lighting Zones as defined in the California Energy Code and Chapter 51 of the California Administrative Code.  
 2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purposes of determining compliance with this section. For property lines that abut public walkways and public areas, the property line may be considered to be the centerline of the public walkway or public area, except for the purpose of determining compliance with this section.  
 3. In the event property lines in this table or table in later versions change from the back hemisphere of the luminance distribution, the applicable column shall meet 0.7-candle foot for "all other outdoor lighting."  
 4. General lighting between zones such as outdoor parking, walk or storage lots shall meet these minimum ratings. Decorative luminaires located in these areas shall meet 0.7-candle foot for "all other outdoor lighting."  
 5. If the nearest property line is less than or equal to one mounting height from the back hemisphere of the luminance distribution, the applicable reduced Glare Rating shall be used.

**CAL GREEN BUG TABLE**

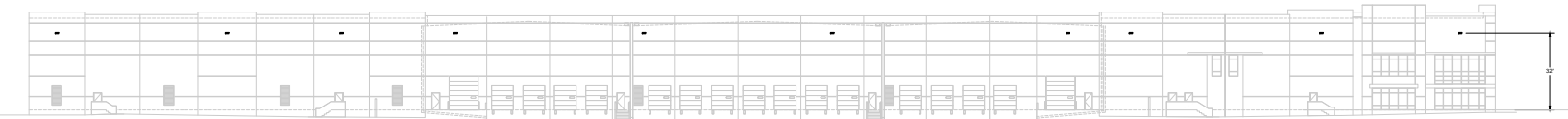
**FIXTURE LEGEND**

SYMBOL	DESCRIPTION	BUG RATING	COMPLIES WITH CAL GREEN 5.108.8
●	LED TYPE 3 (R902-LED-P1-SBK-R) CUT-OFF ON 25' SQUARE STEEL POLE ON 2" HIGH CONC. BASE IN AUTO PARKING & 4" HIGH CONC. BASE IN TRUCK YARD <sup>1</sup>	B3-U0-G2	YES
●	TWIN LED TYPE 3 (R902-LED-P1-SBK-R) CUT-OFF ON 25' SQUARE STEEL POLE ON 2" HIGH CONC. BASE IN AUTO PARKING & 4" HIGH CONC. BASE IN TRUCK YARD <sup>1</sup>	B3-U0-G3	YES
●	LED TYPE 4PR (R902-LED-P1-SBK-APR) LED CUT-OFF AT 32' AFF WITH NO UPLIGHT	B2-U0-G2	YES
●	LED TYPE 4 (R902-LED-P1-SBK-APR) LED CUT-OFF AT 32' AFF WITH NO UPLIGHT	B1-U0-G3	YES

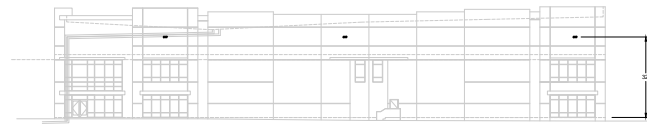
\* - SEE ARCHITECTURAL PLANS FOR ACTUAL POLE BASE HEIGHTS

**SITE LIGHTING STATISTICS**

CALCULATION SUMMARY	CALC TYPE	DATE	Avg		Max		Avg/Max	New/Max
			FC	FD	FC	FD		
ILLUMINATION	FC		2.09	4.13	0.3	7.32	0.28	0.22



NORTH



WEST



EAST



SOUTH

EXTERIOR BUILDING ELEVATIONS  
SCALE: 1/8"=1'-0"



CONTRACTORS  
ENGINEERS  
Lic No. 201042

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Electric  
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(951) 983-1754



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PROJECT:

ONTARIO GROVE  
COMMERCE  
CENTER  
BUILDING 1

1925 S. GROVE AVE.  
ONTARIO, CA

TITLE:  
EXTERIOR BUILDING  
ELEVATIONS

DRAWN BY: GT88  
DATE: 1/19/20  
SCALE: 1/8"=1'-0"

REVISION	BY	DATE
A	PLAN REVIEW	JS 1/12/21
B	COORDINATION	JS 12/15/21
C	ASI #2 / PC CORRECTION	JS 04/05/21
D	-	-
E	-	-
F	-	-
G	-	-
H	-	-
J	-	-
K	-	-

JOB NO:  
**20940**

SHEET:  
**1ESL2**

**RSX2 LED Area Luminaire**

**Specifications**

EPA (lm/ft²): 0.69 ft² (0.06 m²)

Length: 29.3" (7.4 cm) (EPA Mount)

Width: 13.4" (3.4 cm)

Height: 3.9" (9.9 cm) (Mount Body)

Height: 7.2" (18.3 cm) (Arm)

Height: 33.0" (83.8 cm) (Total)

**Ordering Information**

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Dimmability	Voltage	Mounting
RSX2B	P5	3000K	Yes	120V/277V	5%
	P2	4000K	Yes	120V/277V	5%
	P5	3000K	Yes	120V/277V	5%
	P5	4000K	Yes	120V/277V	5%
RSX2C	P5	3000K	Yes	120V/277V	5%
	P2	4000K	Yes	120V/277V	5%
	P5	3000K	Yes	120V/277V	5%
	P5	4000K	Yes	120V/277V	5%

**Shipping/Installation**

Part	Description	Notes
RSX2B	Recessed Surface Canister Fixture	See table page 10
RSX2C	Recessed Surface Canister Fixture	See table page 10
RSX2D	Recessed Surface Canister Fixture	See table page 10
RSX2E	Recessed Surface Canister Fixture	See table page 10
RSX2F	Recessed Surface Canister Fixture	See table page 10
RSX2G	Recessed Surface Canister Fixture	See table page 10
RSX2H	Recessed Surface Canister Fixture	See table page 10
RSX2I	Recessed Surface Canister Fixture	See table page 10
RSX2J	Recessed Surface Canister Fixture	See table page 10
RSX2K	Recessed Surface Canister Fixture	See table page 10
RSX2L	Recessed Surface Canister Fixture	See table page 10
RSX2M	Recessed Surface Canister Fixture	See table page 10
RSX2N	Recessed Surface Canister Fixture	See table page 10
RSX2O	Recessed Surface Canister Fixture	See table page 10
RSX2P	Recessed Surface Canister Fixture	See table page 10
RSX2Q	Recessed Surface Canister Fixture	See table page 10
RSX2R	Recessed Surface Canister Fixture	See table page 10
RSX2S	Recessed Surface Canister Fixture	See table page 10
RSX2T	Recessed Surface Canister Fixture	See table page 10
RSX2U	Recessed Surface Canister Fixture	See table page 10
RSX2V	Recessed Surface Canister Fixture	See table page 10
RSX2W	Recessed Surface Canister Fixture	See table page 10
RSX2X	Recessed Surface Canister Fixture	See table page 10
RSX2Y	Recessed Surface Canister Fixture	See table page 10
RSX2Z	Recessed Surface Canister Fixture	See table page 10

**Ordering Information**

**Accessories**

- RSX2B: Recessed surface canister luminaire
- RSX2C: Recessed surface canister luminaire
- RSX2D: Recessed surface canister luminaire
- RSX2E: Recessed surface canister luminaire
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- RSX2N: Recessed surface canister luminaire
- RSX2O: Recessed surface canister luminaire
- RSX2P: Recessed surface canister luminaire
- RSX2Q: Recessed surface canister luminaire
- RSX2R: Recessed surface canister luminaire
- RSX2S: Recessed surface canister luminaire
- RSX2T: Recessed surface canister luminaire
- RSX2U: Recessed surface canister luminaire
- RSX2V: Recessed surface canister luminaire
- RSX2W: Recessed surface canister luminaire
- RSX2X: Recessed surface canister luminaire
- RSX2Y: Recessed surface canister luminaire
- RSX2Z: Recessed surface canister luminaire

**External Shields**

**Pole/Mounting Information**

Accessories including ballasts, cover caps and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit our website.

**Handhole Orientation**

**RSX Pole Drilling**

**RSX Standard Arm**

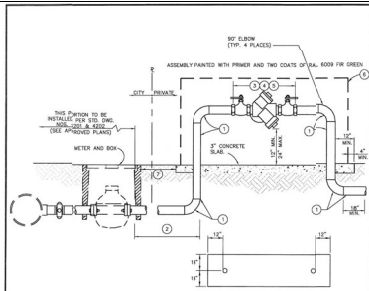
**Ordering Information**

**Accessories**

- RSX2B: Recessed surface canister luminaire
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- RSX2Z: Recessed surface canister luminaire



**BACKFLOW**



- NOTES:**
- 1. ALL PIPE AND FITTINGS SHALL BE BRASS.
  - 2. NO CONNECTION SHALL BE INSTALLED BETWEEN THE METER AND THE BACKFLOW ASSEMBLY.
  - 3. ASSEMBLY SHALL BE ON THE LATEST U.S.C. F.C.C. & AIR INSTITUTE LIST AND COMPLY WITH STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH CODES.
  - 4. BACKFLOW ASSEMBLY SHALL BE INSTALLED VERTICAL AND LEGAL, UNLESS A TECHNICAL OBSERVATION APPROVED BY U.S.C. F.C.C. & AIR AND THE STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH.
  - 5. BACKFLOW ASSEMBLY SHALL BE LOCATED IN UNINHABITED UNFINISHED AREA OR AREA NOT VISIBLE TO PUBLIC VIEW.
  - 6. NATIONAL STANDARD VERTICAL RESISTANT ENVELOPE, SIZE AS NECESSARY PROVIDED BY THE MANUFACTURER FOR ROOM FOR DRINKS.
  - 7. ASSEMBLY SHALL BE INSTALLED WITH A SEPARATOR OF 2" MINIMUM TO 2" MINIMUM FROM THE CEILING TO ALLOW THE ENVELOPE SOMEWHAT.

**CITY OF ONTARIO**  
 BACKFLOW PREVENTION ASSEMBLY 2" & SMALLER - REDUCED PRESSURE DEVICE  
 STANDARD DRAWING NUMBER **4206**

**PIPE SCHEDULE**

PIPE MATERIALS (SEE SPECS)

SERVICES	PIPE MATERIALS (SEE SPECS)										REMARKS	
	1/2" CPVC	1/2" COPOLY	1/2" CPVC	1/2" CPVC	1/2" CPVC	1/2" CPVC	1/2" CPVC	1/2" CPVC	1/2" CPVC	1/2" CPVC		
WATER	INSIDE	●										
WATER	OUTSIDE											
SANITARY WASTE	INSIDE											
SANITARY WASTE	OUTSIDE											
SANITARY VENT	CONCEALED											
SANITARY VENT	EXPOSED											
INDIRECT WASTE	INSIDE											
INDIRECT WASTE	OUTSIDE											
ROOF DRAIN	INSIDE											
ROOF DRAIN	OUTSIDE											

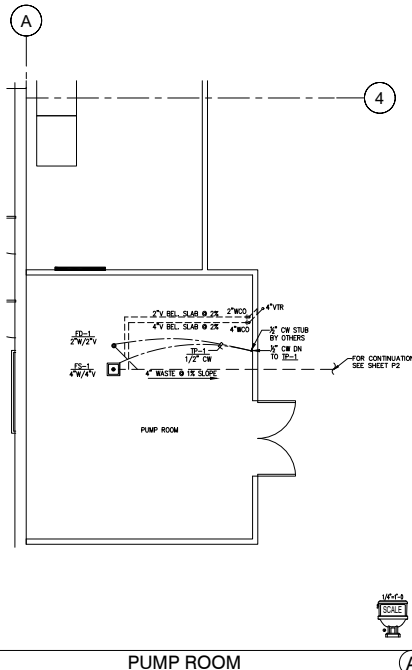
\* CITY ACCEPTANCE OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CONNECTION OF ERROR AND UNLESS INDICATED DURING CONSTRUCTION. FOR REVIEW OF THE CITY ENGINEERING INSPECTOR, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR REVIEW.

**FIXTURE SCHEDULE**

ITEM	FIXTURE	ROUGH-IN SERVICES						DESCRIPTION
		1/2" CPVC	1/2" COPOLY	1/2" CPVC	1/2" CPVC	1/2" CPVC	1/2" CPVC	
HLB-L	HOSE BIBB	3/4"						"ARROWHEAD BRASS" #351U HOSE BIBB
ES-L	FLOOR SINK	2"	4"	4"	2"			"COCO" #808-4
ED-L	FLOOR DRAIN		2"	2"	2"			"ZURN" #2415 CAST IRON W/50/50/40 TOP TRAP PRIMER
TR-L	TRAP PRIMER							"3/8" DIA. CHPT" #895-1031 ELECTRIC TRAP PRIMER 1/2" W/695-Y/695-D SERIES SPLITTERS AND X" WYE FITTING
RD-L	ROOF DRAIN							"WACE" #3000-189-NN-42 CAST IRON ROOF DRAIN
OD-L	OVERFLOW DRAIN							"WACE" #3000-189-NN-42-D CAST IRON OVERFLOW DRAIN
EQD	FLOOR CLEANOUT		4"					"ZURN" #21400-4N1 HEAVY DUTY CLEANOUTS
BBW-L	BACKWATER VALVE							"SPEARS" #9875P-MK

**GENERAL NOTES**

- BEFORE COMMENCEMENT OF WORK, THE SITE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, LOCATIONS AND CHARACTERISTICS OF ALL UTILITIES AND PIPING AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR CIVIL CONTRACTOR OF ANY DISCREPANCIES.
- EXACT LOCATIONS, MOUNTING HEIGHTS AND COLORS OF PLUMBING FIXTURES SHALL BE OBTAINED FROM THE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR HANDICAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. REGULATE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW HANDICAP LOCATIONS AND SPINS WITH ANTI-KICK "BARRELS" OR EQUAL.
- THE CONTRACTOR SHALL WORK WITH ALL UTILITY COMPANIES FOR THE SERVICE AND CONNECTION AND THE OWNER WILL MAKE APPLICATIONS FOR SERVICE AND PAY ALL FEES.
- ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL AND MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
- THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL CEILING ACCESS PANELS WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND THE ELECTRICAL LIGHTING LAYOUT.
- ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
- ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEANOUT LOCATIONS WITH EQUIPMENT, CABINETS, ETC. AND THE ARCHITECT PRIOR TO ANY INSTALLATION.
- ALL PLUMBING FIXTURE VENTS TO TERMINATE A MIN. OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10 FEET FROM OR TERMINATED 3'-0" ABOVE ANY OUTSIDE AIR INTAKE.
- ALL PLUMBING DISCHARGING INTO FLOOR-DRAINS AND/OR FLOOR-DRAINS TO HAVE A MIN. AIR-GAP AS REQUIRED BY LOCAL CODES.
- ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS LINE SIZE UNLESS OTHERWISE INDICATED.
- UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREEN-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.
- ALL EQUIPMENT SHALL BE LATERALLY SUPPORTED IN ALL DIRECTIONS TO RESIST A MIN. OF 20% OF THE EQUIPMENT'S OPERATING WEIGHT.
- ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE RESPONDING AUTHORITY. NOTHING IN THESE DRAWINGS IS TO BE CONSIDERED TO PREVENT WORK NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE:
  - A. 2019 CALIFORNIA BUILDING CODE.
  - B. 2019 CALIFORNIA MECHANICAL CODE.
  - C. 2019 CALIFORNIA PLUMBING CODE.
  - D. 2019 CALIFORNIA ELECTRICAL CODE.
- NOT WATER HEATING AND STORAGE TANKS SHALL BE INSULATED. REFER TO THE PLUMBING SPECIFICATIONS FOR DETAILS.
- 2019 IPC 703.1 SLOPE:
  - WATER PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND AT A UNIFORM OF NOT LESS THAN 1/4" INCH PER FOOT TOWARD THE POINT OF DISPOSAL.
  - EXCEPTION: WHERE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND WHERE IT IS IMPRACTICAL DUE TO THE CURVE OF THE STREET CURB OR TO THE STRUCTURAL FRAMING OR TO THE IMPROVEMENT OF A BUILDING OR STRUCTURE, TO OBTAIN A SLOPE OF 1/4" INCH PER FOOT, SUCH PIPE OR PIPING 4 INCHES THROUGH 8 INCHES SHALL BE PERMITTED TO HAVE OF NOT LESS THAN 1/8" INCH PER FOOT AND SUCH PIPING 8 INCHES AND LARGER SHALL BE PERMITTED TO HAVE A SLOPE OF NOT LESS THAN 1/16" INCH PER FOOT.
- UNLESS A JUNCTION PLUMBING AND HEATING, WHO IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE PROJECT, SINCE W.P. JOHNSON PLUMBING PREPARED THE PLANS, W.P. JOHNSON PLUMBING IS THE ONLY CONTRACTOR WHO CAN PERFORM THE PLUMBING WORK.



**PUMP ROOM**



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 Irvine ca  
 92612  
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 1300 BRISTOL STREET NORTH, SUITE 290  
 Irvine, CA 92614  
 tel: (714) 459-4847  
 fax: (714) 653-9854

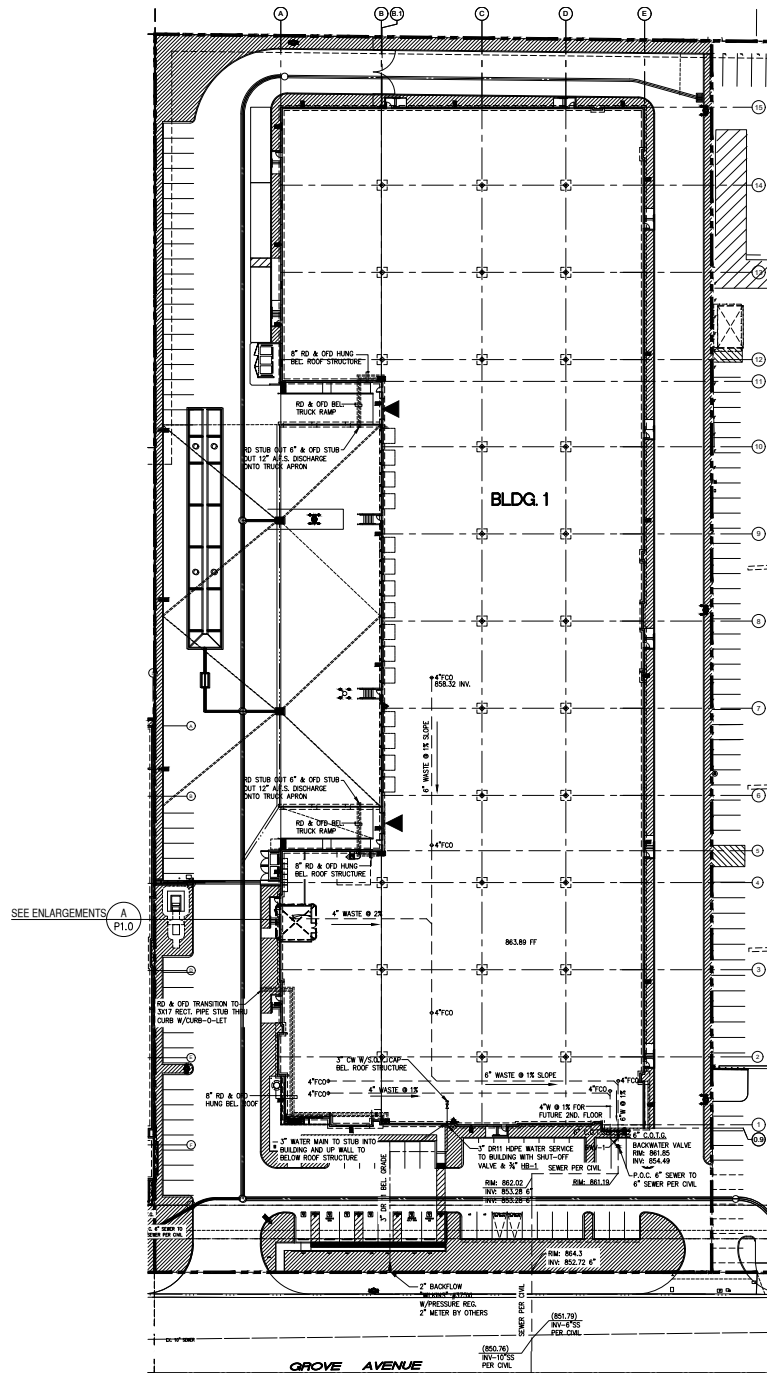
Project:  
 EBS  
 ONTARIO  
 GROVE AVENUE  
 AND  
 FRANCIS STREET  
 BUILDING 1  
 ONTARIO, CA

Consultants:  
  
 C-36 202469  
 P.O. Box 592 Alhambra, California 91811  
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 email: dan@jphconsulting.com

SUBMITTED BY  
  
**DAN JOHNSON** 202469  
 LICENSE: 19383  
 EXPIRATION: 5/31/2025

Title:  
 NOTES, LEGENDS,  
 SCHEDULES, DETAILS,  
 PUMP ROOM ENLARGEMENT

JP Project Number: D20-10-77  
 Project Number: 19383  
 Drawn by: AH  
 Date: 12/7/20  
 Revision:  
 Delta 1 Plan Review 01/21/21  
 Delta 2 ASME/PC Correction 04/05/21



PLUMBING SITE PLAN



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 AND  
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*DJ*

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 EXPIRATION 5/31/2025

Title:

PLUMBING SITE PLAN

JP Project Number: 020-10-77

Project Number: 19383

Drawn by: AH

Date: 12/7/20

Revision:

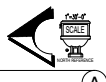
Delta 1 Plan Review 01/21/21

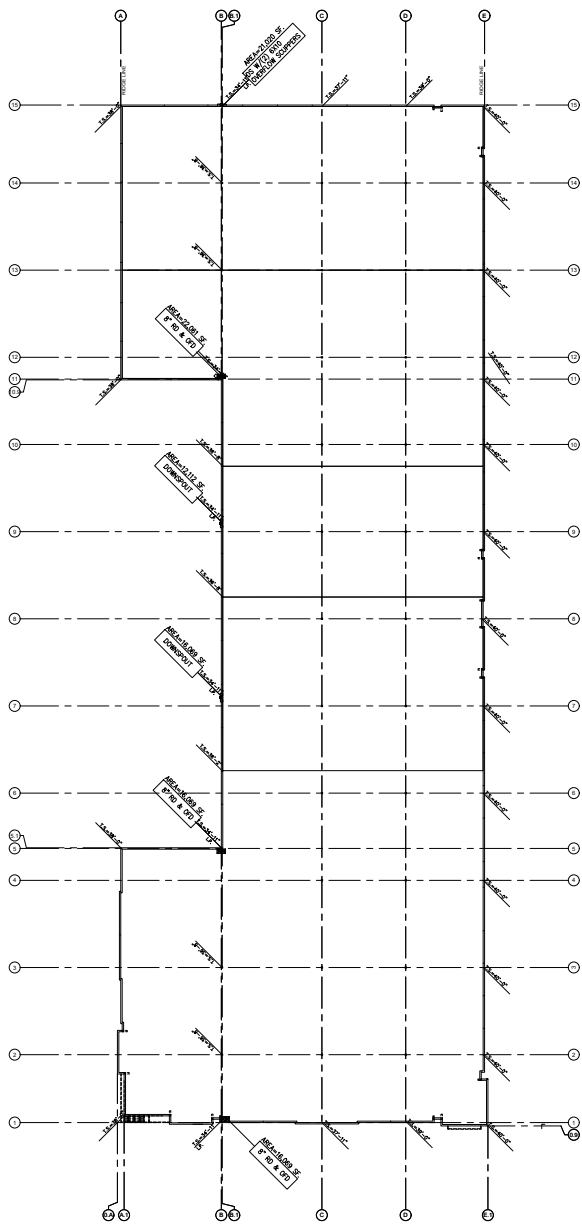
Delta 2 ASME/PC Correction 04/25/21

Sheet:



BUILDING 1





ROOF PLAN



RAIN FALL CALC.

ROOF DRAIN/OVERFLOW DRAIN

RAIN FALL 2-INCHES/HOUR PER 2019 CPC SECTION 11 TABLE 1101.12		
VERTICAL PIPE SIZE	GPM	MAXIMUM ROOF AREA (SQ. FT.)
3" RD	92	4,400
4" RD	192	9,200
5" RD	360	17,300
6" RD	563	27,000
8" RD	1208	58,000

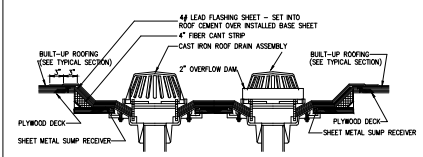
RAIN FALL 2-INCHES/HOUR PER 2019 CPC SECTION 11 TABLE 1101.8		
HORIZONTAL PIPE SIZE	FLOW AT 1/8" IN. SLOPE IN GPM	MAXIMUM ROOF AREA (SQ. FT.)
3" RD	34	1,644
4" RD	78	3,760
5" RD	139	6,680
6" RD	222	10,700
8" RD	478	23,000
10" RD	860	41,400

EXTERIOR SHEET METAL DOWNSPOUTS WITH OVERFLOW SCOPERS BY G.C. REFER TO ARCHITECTURAL PLANS SHEET ADL1 DETAILS 13A, 13B FOR PROVIDED SIZES. SIZES SHOWN ON PLUMBING PLANS ARE MIN. REQUIREMENTS ONLY. SCOPPER OPENINGS SHALL COMPLY WITH MINIMUM REQUIREMENTS AS PER TABLE:

DRAIN SIZE	MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREA: 2 IN RAINFALL	PRIMARY/OVERFLOW SCOPPER OPENINGS
3"	4,400 SQ. FT.	4"(H) x 8.43"(W)
4"	9,200 SQ. FT.	4"(H) x 12.56"(W)
5"	17,300 SQ. FT.	4"(H) x 15.71"(W)
6"	27,000 SQ. FT.	4"(H) x 18.87"(W)
8"	58,000 SQ. FT.	4"(H) x 25.13"(W)

NOTE:  
PRIMARY & OVERFLOW SCOPPER OPENINGS SHALL BE A MINIMUM OF 4" HIGH & HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED. SCOPPER OPENINGS SHALL COMPLY WITH MINIMUM REQUIREMENTS AS PER TABLE 2019 1101.12.

ROOF DRAIN / OVERFLOW DRAIN



- NOTES:
1. STEEL CLAMPING RINGS SHALL BE USED
  2. A FACTORY SUMP RECEIVER MUST BE USED
  3. DETAIL FOR ROOFING AND SHEET METAL CLARIFICATION ONLY



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SUBMITTED BY

*DJ*

DAN JOHNSON 282449  
LICENSED 5/31/2025  
EXPIRATION

Title:

ROOF PLAN

JP Project Number: D20-10-77

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Drawn by: AH

Date: 12/7/20

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