

# ONTARIO GROVE COMMERCE CENTER TENANT IMPROVEMENT - BUILDING 1 ONTARIO, CALIFORNIA

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## SHEET INDEX



VICINITY MAP

**SCOPE OF WORK:**  
9,005 SF TENANT IMPROVEMENT WITH MEZZANINE,  
INCLUDING RESTROOMS, BREAK ROOM, OFFICES,  
OPEN OFFICE AND CONFERENCE ROOM.

**DEVELOPER :**  
EBS REALTY PARTNERS  
1300 BRISTOL STREET NORTH, STE 200  
NEWPORT BEACH, CA 92660  
TEL: (714) 653-8655  
CONTACT: GUNN JOHNSON

**ARCHITECT :**  
HPA, INC.  
1831 BARDEEN AVE., SUITE 100  
IRVINE, CA 92614  
PHONE: (949) 863-2138  
FAX: (949) 863-0951  
CONTACT: CELSO DOSO

**CONTRACTOR :**  
FULLMER CONSTRUCTION  
1725 S GROVE AVENUE  
ONTARIO, CA 91761  
TEL: 909-945-9467  
EMAIL: 808@FULLMERCOCOM  
BOB FULLMER

**STRUCTURAL :**  
DFA, INC.  
3333 E IMPERIAL HIGHWAY, STE 302  
BREA, CA 92621  
PHONE: 714-844-4888  
CONTACT: DARIN FONG

**MECHANICAL :**  
AIR CONTROL SYSTEM  
1940 SOUTH GROVE AVE.  
ONTARIO, CA 91761  
PHONE: 909-785-4121  
FAX: 909-786-4236  
CONTACT: CHAD WILLIAMS

**PLUMBING :**  
JOHNSON PLUMBING  
1772 S LINCOLN ST  
COLTON, CA 92324  
PHONE: (949) 862-2138  
FAX: (949) 863-0951  
CONTACT: BOB ANDERSON

**FIRE PROTECTION :**  
GENERAL UNDERGROUND FIRE PROTECTION  
3333 E IMPERIAL HIGHWAY, STE 302  
BREA, CA 92621  
PHONE: (714) 632-8646  
FAX: (714) 632-2079  
CONTACT: BOB ANDERSON

**BUILDING & PLANNING DEPT.:**  
DEVELOPMENT PLANNING DIV.  
PDD20-001 & PMT20-001  
BUILDING PC #: 8202004611

**LEGAL DESCRIPTION :**  
SEE CIVIL PLANS FOR FULL LEGAL DESCRIPTION.

**CODE:**  
2019 CBC  
2019 CFC  
2019 CMC  
2019 CEC  
2019 CALIFORNIA ENERGY CODE  
2019 CAL GREEN, NON RESIDENTIAL  
MANDATORY MEASURES

**WINDLOAD RESISTANCE:**  
WINDLOAD RESISTANCE = 110 MPH, EXPOSURE C

**OWNER / APPLICANT :**  
EBS REALTY PARTNERS  
1300 BRISTOL STREET NORTH, STE 200  
NEWPORT BEACH, CA 92660  
PHONE: 714-653-8655  
CONTACT: GUNN JOHNSON

**APPLICANT'S REPRESENTATIVE :**  
HPA, INC.  
1831 BARDEEN AVE., SUITE 100  
IRVINE, CA 92614  
PHONE: (949) 863-2107  
FAX: (949) 863-0851  
CONTACT: CELSO DOSO

**ASSESSOR'S PARCEL NO. :**  
013-451-14

**BUILDING ADDRESS :**  
1925 S GROVE AVE  
ONTARIO, CA

**BUILDING DEPARTMENT NOTE:**  
CITY OF ONTARIO REQUIRES ALL NEW BUILDINGS AND DEMOLITION / RENOVATION / TENANT IMPROVEMENT PERMIT APPLICATIONS WITH PROJECT VALUATION OF \$100,000.00 OR MORE TO PREPARE A CONSTRUCTION AND DEMOLITION RECYCLING PLAN (CDRP).  
NOTE: THE FORM WILL BE PROVIDED TO THE CITY AFTER APPROVAL OF PLANS PRIOR TO PLACING THE PERMIT.

**PLUMBING FIXTURES CALCULATION**  
per 2019 California Plumbing Code - For Employee Use  
Occupant Load Factor: 100 (Minimum per CBC Table 101)  
Total Actual Office Area 9,005 sq ft  
Actual Occupant Load 46 person

Water Closet	Male	Female	Water Closet	Male	Female
required	1	1	required	1	1
Urinal for male	1	2	required	1	1
Lavatories	1	1	required	1	1
Drinking Fountain	1	1	required	1	1

**DEFERRED SUBMITTALS:**  
- FIRE SPRINKLER SYSTEM  
- FIRE ALARM (SPRINKLER MONITORING) SYSTEM

**BUILDING DEPARTMENT NOTE:**  
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NOTE: THE FORM WILL BE PROVIDED TO THE CITY AFTER APPROVAL OF PLANS PRIOR TO PLACING THE PERMIT.

**PROJECT DATA:**

BUILDING	PERMITTED	REBUILT	ADDED
SITE AREA	144,662	0	0
1st fl.	5,621	0	0
2nd fl.	5,306	0	0
3rd fl.	8,838	0	0
4th fl.	11,684	0	0
5th fl.	12,675	0	0
6th fl.	41,638	0	0
7th fl.	0	0	0
8th fl.	0	0	0
9th fl.	0	0	0
10th fl.	0	0	0
11th fl.	0	0	0
12th fl.	0	0	0
13th fl.	0	0	0
14th fl.	0	0	0
15th fl.	0	0	0
16th fl.	0	0	0
17th fl.	0	0	0
18th fl.	0	0	0
19th fl.	0	0	0
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22nd fl.	0	0	0
23rd fl.	0	0	0
24th fl.	0	0	0
25th fl.	0	0	0
26th fl.	0	0	0
27th fl.	0	0	0
28th fl.	0	0	0
29th fl.	0	0	0
30th fl.	0	0	0
31st fl.	0	0	0
32nd fl.	0	0	0
33rd fl.	0	0	0
34th fl.	0	0	0
35th fl.	0	0	0
36th fl.	0	0	0
37th fl.	0	0	0
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93rd fl.	0	0	0
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95th fl.	0	0	0
96th fl.	0	0	0
97th fl.	0	0	0
98th fl.	0	0	0
99th fl.	0	0	0
100th fl.	0	0	0

## PROJECT REPRESENTATIVES

## PROJECT DATA & CODE SUMMARY



hpa, inc.  
1831 bardeen avenue, - ste. #100  
irvine, ca  
92612  
tel: 949-863-1770  
fax: 949-863-0851  
email: hpa@hparchs.com



1300 BRISTOL STREET NORTH,  
SUITE 200  
IRVINE, CA 92614  
TEL: (714) 468-4847  
FAX: (714) 653-9654

**Project:**  
ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1  
CITY PC#: B020101340  
SFA PC#: 266-21

1925 S GROVE AVENUE  
ONTARIO, CA 91761

**Consultants:**  
STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGG  
FIRE PROTECTION: GREGG GENERAL UNDERGROUND

**Title:** TITLE SHEET

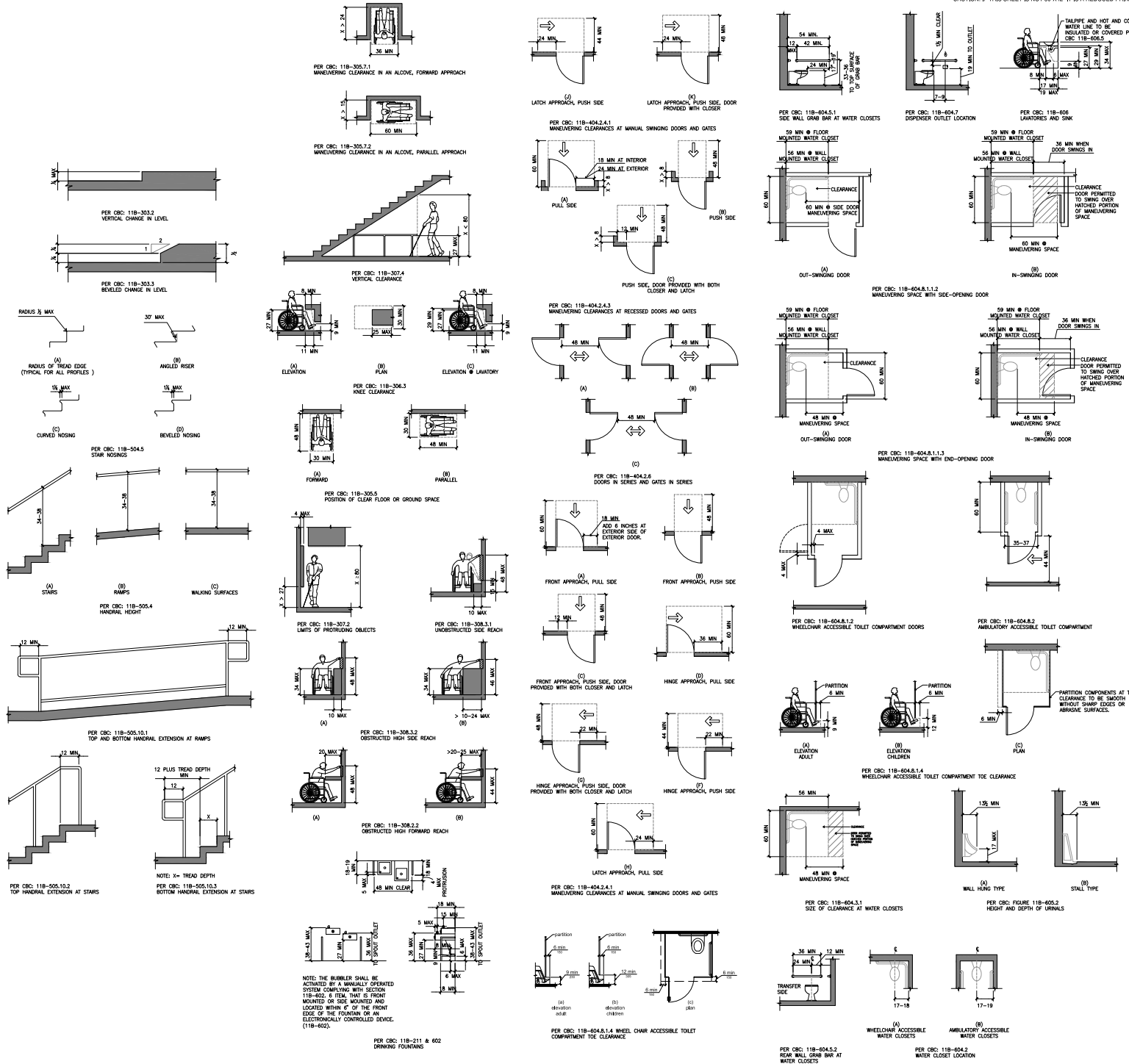
**Project Number:** 19383  
**Drawn by:** CC  
**Date:** 10/28/19  
**Revision:**  
PC CORRECTION 04/27/21

**Sheet:**  
1-TI-A0.1









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18831 barden avenue, -1st, #100  
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fax: 949-550-0551  
email: hpa@hparchs.com



Owner:  
**EBS**  
Realty Partners  
1300 BRISTOL STREET NORTH,  
SUITE 290  
tel: (714) 469-4847  
fax: (714) 553-9854

Project:  
**ONTARIO GROVE  
COMMERCIAL CENTER**  
BUILDING 1  
CITY PC#: B02210340  
SFA PC#: 266-21  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

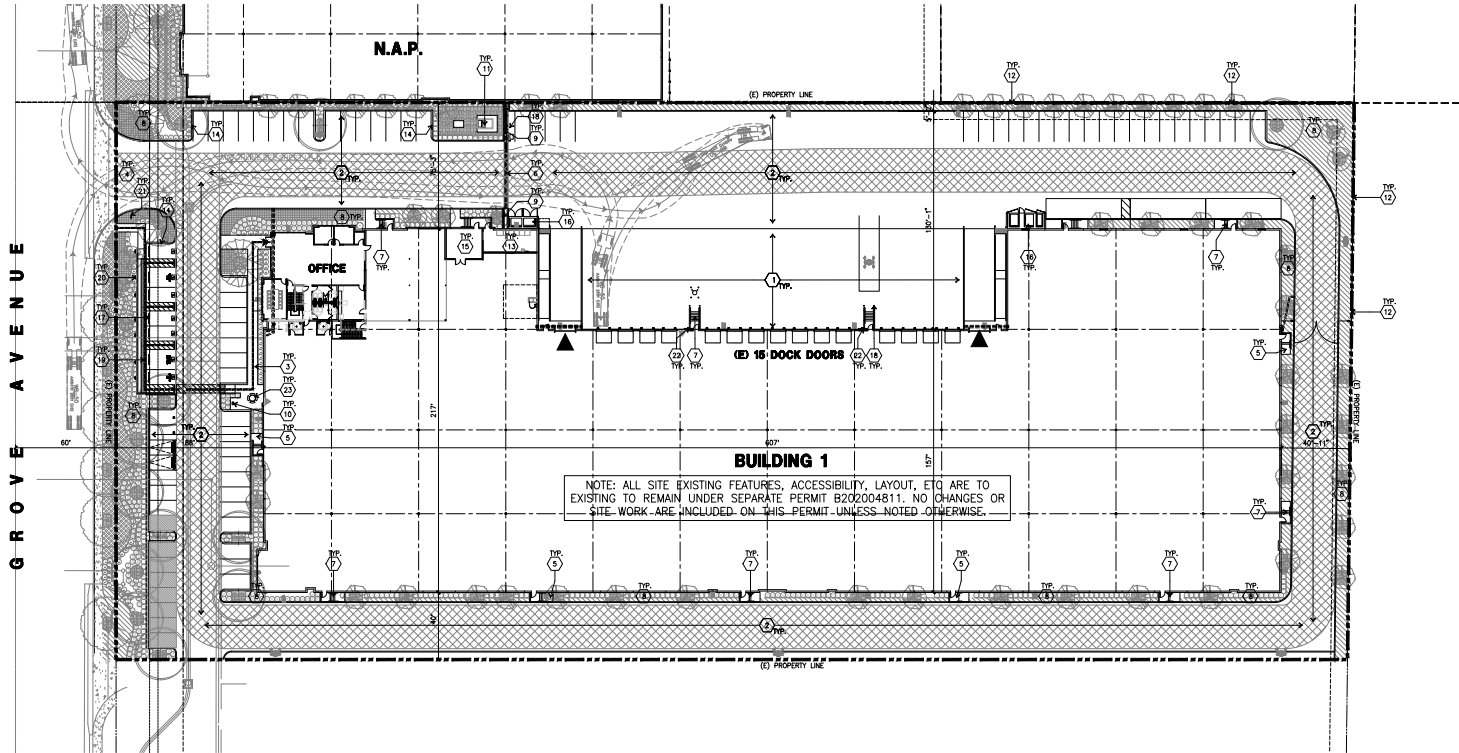
Consultants:  
STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGG  
FIRE PROTECTION: GENERAL UNDERGROUND

Title: ADA ACCESS NOTES

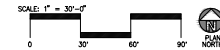
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Revision: 04/27/21  
PC CORRECTION

Sheet:

1-TI-A0.3.3



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



**SITE PLAN KEYNOTES**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>① EXISTING HEAVY BROOM FINISH CONCRETE PAVEMENT.</li> <li>② EXISTING ASPHALT PAVING.</li> <li>③ EXISTING CONCRETE WALKWAY.</li> <li>④ EXISTING DRIVEWAY APRONS.</li> <li>⑤ EXISTING CONCRETE EXTERIOR LANDING PAD.</li> <li>⑥ EXISTING METAL MANUAL OPERATED GATES W/ KNOX-PAD LOCK</li> <li>⑦ EXISTING EXTERIOR CONCRETE STAIRS.</li> <li>⑧ EXISTING LANDSCAPE.</li> <li>⑨ EXISTING 8' HIGH PAINTED CONCRETE TILT-UP SCREEN WALL TO MATCH BUILDING</li> <li>⑩ EXISTING BIKE RACK.</li> <li>⑪ EXISTING LOCATION OF TRANSFORMER.</li> <li>⑫ EXISTING STEEL TUBE FENCE.</li> </ul> | <ul style="list-style-type: none"> <li>⑬ EXISTING ELECTRICAL ROOM.</li> <li>⑭ EXISTING CONCRETE STEP-OUT.</li> <li>⑮ EXISTING PUMP ROOM.</li> <li>⑯ EXISTING TRASH ENCLOSURE.</li> <li>⑰ EXISTING PRE-CAST CONC. WHEEL STOP.</li> <li>⑱ EXISTING CONC. FILLED GUARD POST.</li> <li>⑲ EXISTING TRUNCATED DOME.</li> <li>⑳ EXISTING HANDICAP PARKING STALL SIGN.</li> <li>㉑ EXISTING HANDICAPPED ENTRY SIGN.</li> <li>㉒ EXISTING EXTERIOR DOWNSPOUT.</li> <li>㉓ EXISTING EMPLOYEE OUTDOOR BREAK AREA</li> </ul> |
|---|---|



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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#: B202101340  
SFA PC#: 266-21

1925 S GROVE AVENUE  
ONTARIO, CA 91761

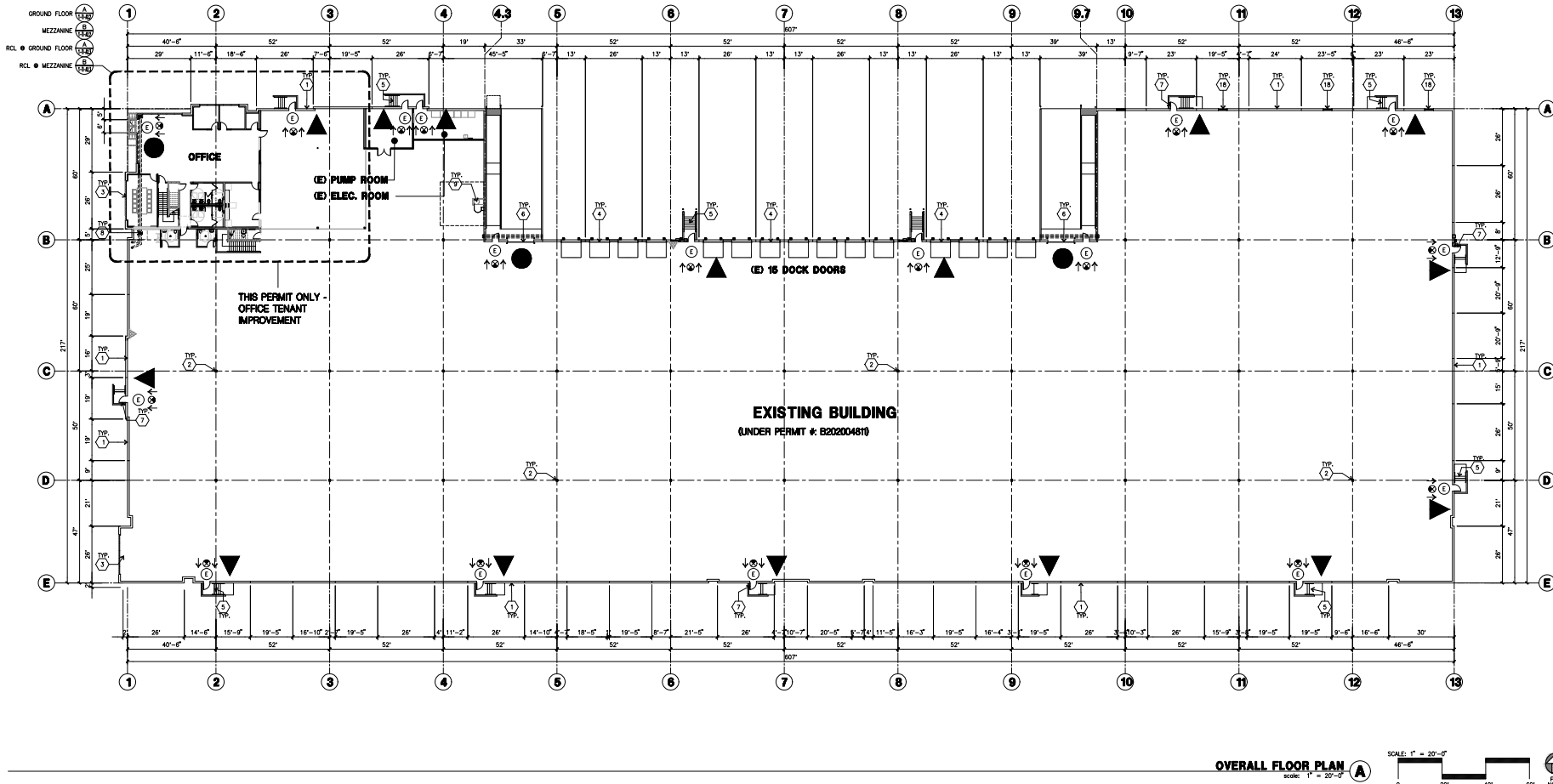
Consultants:

STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGGS  
FIRE PROTECTION: GENERAL UNDERGROUND

Title: Overall site plan

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PC CORRECTION 04/27/21

Sheet:  
**1-TI-A1.1**



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

**KEYNOTES - FLOOR PLAN**

- 1 EXISTING CONCRETE TILT-UP PANEL
- 2 EXISTING STRUCTURAL STEEL COLUMN
- 3 EXISTING TYPICAL STEEL COLUMN
- 4 EXISTING TYPICAL STONEFRONT SYSTEM
- 5 EXISTING TRUCK DOOR
- 6 EXISTING CONCRETE STAR
- 7 EXISTING DRIVE THRILL
- 8 EXISTING HOLLOW METAL EXTERIOR MAN DOOR
- 9 EXISTING INTERIOR BIKE RACK
- 10 EXISTING ROOF ACCESS LADDER, UNDER SHELL/SEPARATE PERMIT.

**OCCUPANT LOAD CALCULATION**

TOTAL BUILDING AREA = 120,651 S.F. (INCLUDING MEZZANINE AREA)  
 WAREHOUSE AREA 10% (S-1): 111,646 S.F.  
 OFFICE AREA (B): 9,005 S.F.  
**OCCUPANT LOAD:**  
 WAREHOUSE AREA (1/500 S.F.) = 224  
 OFFICE AREA (1/150 S.F.) = 61  
**TOTAL OCCUPANT LOAD = 285**  
 PER CBC SECTION 1009, SAME NUMBER OF MEANS OF EGRESS TO BE PROVIDED AS REQUIRED NUMBER BY 2019 CBC SECTIONS 1006.2 & 1006.3.  
**REQUIRED EXIT NUMBER: 3 EXITS PER SECTION 1006.3.1 CBC.**  
 PROVIDED EXIT AS  
 ACCESSIBLE MEANS OF EGRESS: 3 EXITS (●)  
 EXITS: 15 EXITS (▲)  
 NOTE: ABOVE IS BASED ON 2019 CBC.

**EXITING WIDTH CALCULATION**

TOTAL BUILDING AREA = 120,651 S.F.  
 WAREHOUSE AREA = 111,646 S.F.  
 OFFICE AREA = 9,005 S.F.  
**OCCUPANT LOAD FOR WAREHOUSE = 111,646 S.F./500 = 224**  
**OCCUPANT LOAD FOR OFFICE = 9,005 S.F./150 = 61**  
**TOTAL OCCUPANT = 285**  
**EXIT WIDTH:**  
 DOOR WIDTH REQUIRED = 0.2" PER PERSON  
 STAR WIDTH REQUIRED = 0.3" PER PERSON  
**DOOR WIDTH WITH 288 OCCUPANTS:**  
 285 x 0.2 = 57'36" = 1.6 ~ (2) 36" DOORS REQUIRED  
 (18) 36" DOORS PROVIDED  
**GROUP F-1 AND S-1 INCREASE PER SECTION 1017.2.2:**  
 THE MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHALL BE 400 FEET (122 M) IN GROUP F-1 OR S-1 OCCURRENCES WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:  
 1. THE PORTION OF THE BUILDING CLASSIFIED AS GROUP F-1 OR S-1 IS LIMITED TO ONE STORY IN HEIGHT.  
 2. THE MINIMUM HEIGHT FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CEILING OR ROOF SLAB OR DECK IS 24 FEET (7.32 M).  
 3. THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1.1.

**MEANS OF EGRESS NOTES**

1. EGRESS SHALL NOT PASS THROUGH ROOMS WHICH ARE NOT ACCESSORY USE OR HIGH HAZARD.
2. EGRESS DOORS SHALL COMPLY WITH SECTION 1010.
3. READILY DISTINGUISHABLE
  - 3.1. 5'2" CLEAR OPENING
  - 3.2. HINGED DOORS
  - 3.3. THE FORCE FOR OPENING SHALL NOT EXCEED 5 POUNDS OTHER THAN FIRE DOORS
  - 3.4. ELEMENTS SHALL NOT PROJECT WITHIN THE REQUIRED WIDTH MORE THAN 4"
4. ALL ROOMS HAVE A MIN CLEAR CEILING OF 9'-0"
5. EGRESS PATH OF TRAVEL SHALL HAVE EXIT SIGNS POSTED IN ACCORDANCE WITH SECTION 1011
6. EXIT SIGNS SHALL BE ILLUMINATED PER CHAPTER 17 - SEE ELECTRICAL
7. 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 FINISH SURFACE
8. POWER SUPPLY FOR EGRESS LIGHTING SHALL BE PROVIDED AND ALSO ON EMERGENCY PACK UP PER SECTION 1008.3 - SEE ELECTRICAL
9. 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
10. WHERE A KEY IS NEEDED TO OPERATE A DOOR IN THE EGRESS PATH A SIGN SHALL BE POSTED "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
11. EGRESS DOORS OR GATES SHALL OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE PER 1010.13.
12. DOOR THRESHOLDS SHALL NOT EXCEED 1/2"
13. LANDINGS ON EACH SIDE OF THE DOOR SHALL BE LEVEL
14. DOORS INTO STAIR LANDINGS SHALL NOT EXCEED 7" INTO REQUIRED EGRESS WIDTH
15. TACTILE EXIT SIGNS SHALL BE PROVIDED PER CHAPTER 118 SECTION 703.1, EXTERIOR DOOR "EXIT", AT EXIT STAIRS "EXIT STAIR DOWN" HAVE PATH "EXIT ROUTE"
16. RISERS SHALL COMPLY WITH 2019 CBC CHAPTER 118.
17. ALL SHOWERS SHALL BE ON THE STRIKE OF THE DOOR, AND WITH DOUBLE DOORS SHOW THE SWING ON THE RIGHT SIDE OF THE DOOR.



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 SUIT 230  
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 FAX: (714) 653-8654

Project:  
**ONTARIO GROVE  
 COMMERCE CENTER**  
 BUILDING 1  
 CITY PC#: B202101340  
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1925 S GROVE AVENUE  
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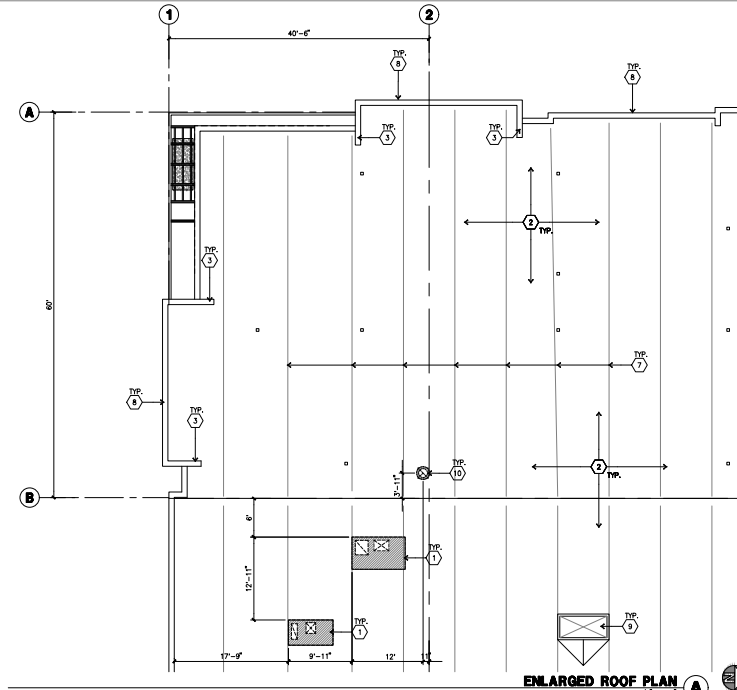
Consultants:  
 STRUCTURAL: DFA  
 MECHANICAL: AIR CONTROL SYSTEMS  
 PLUMBING: JOHNSON  
 ELECTRICAL: GREGG  
 FIRE PROTECTION: GENERAL UNDERGROUND

Title: Overall floor plan

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

Revision:  
 PC CORRECTION 04/27/21

Sheet:  
**1-TI-A2.1**



**ENLARGED ROOF PLAN**  
SCALE: 1/8"=1'-0"  
TRUE NORTH

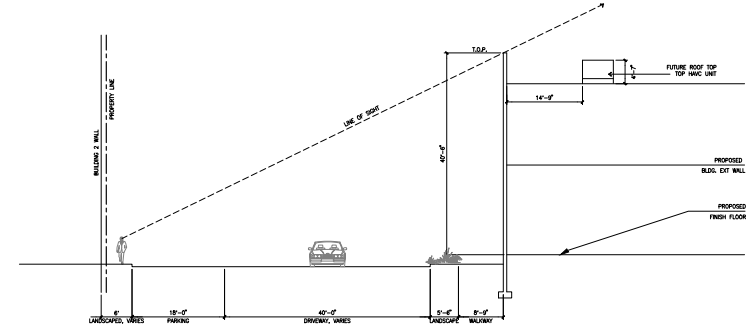
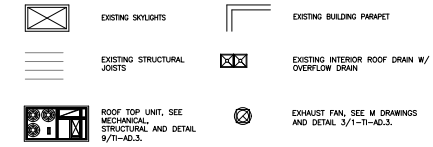
**KEYNOTES - ROOF PLAN**

- ① ROOF TOP UNITS, SEE MECHANICAL/STRUCTURAL.
- ② EXISTING BUILT-UP ROOFING.
- ③ EXISTING PARAPET RETURN.
- ④ EXISTING INTERIOR ROOF DRAIN WITH OVERFLOW DRAINS.
- ⑤ EXISTING DOWNSPOUT WITH OVERFLOW SCUPPER.
- ⑥ EXHAUST FAN, SEE DETAIL 8/71-AD.3.
- ⑦ EXISTING STRUCTURAL JOISTS.
- ⑧ EXISTING PARAPET.
- ⑨ EXISTING SKYLIGHTS WITH BURGLAR BARS.
- ⑩ EXHAUST FAN, SEE 3/1-TI-AD.3 FOR DETAILS. SEE "M" DRAWINGS.

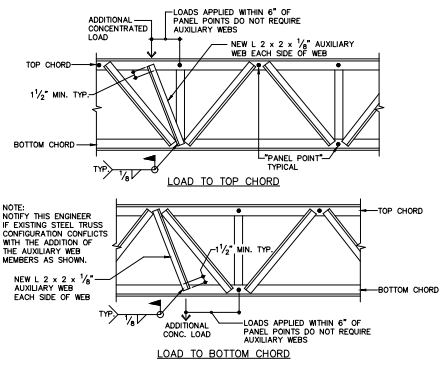
**GENERAL NOTES**

- NOTE:
1. 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 ADJOINING PROPERTIES. THE PLANS SHALL INCLUDE A CROSS-SECTION DRAWING SHOWING HOW THE EQUIPMENT IS TO BE SCREENED FROM VIEW (INCLUDE DIMENSIONS, MATERIALS, COLORS, ETC.).
  2. ALL BUILDING DRAINAGE GUTTERS, DOWN SPOUTS, VENTS, ETC., SHALL BE COMPLETELY CONCEALED FROM PUBLIC VIEW OR SHALL BE ARCHITECTURALLY COMPATIBLE (DECORATIVE) WITH THE EXTERIOR BUILDING DESIGN AND COLOR.
  3. ALL TOWER ELEMENTS ON THE BUILDINGS SHALL BE FULLY WALLED AND FINISHED ON ALL SIDES AND INCLUDING APPROPRIATE TO THE ARCHITECTURAL STYLE PROPOSED, SO AS TO BE A FULLY THREE-DIMENSIONAL, FOUR-SIDED ELEMENT OF THE BUILDING TO THE SATISFACTION OF THE PLANNING DIRECTOR. "TOWER ELEMENTS" SHALL INCLUDE ARCHITECTURAL COMPONENTS OF THE BUILDING THAT ARE HIGHER THAN THE ADJOINING BUILDING PARAPET OR ROOF.
  4. WHERE CHANGES IN PARAPET HEIGHT OCCUR, A RETURN INTO THE BUILDING SHALL BE PROVIDED, FOR A DISTANCE OF AT LEAST 6 FT, SO THAT THE THICKNESS OF THE WALL PANEL CANNOT BE OBSERVED OR READILY DISCOVERED BY THE PUBLIC.
  5. AT BUILDING CORNERS, WHERE CONDITIONS EXIST THAT WOULD ALLOW THE PUBLIC TO VIEW 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.

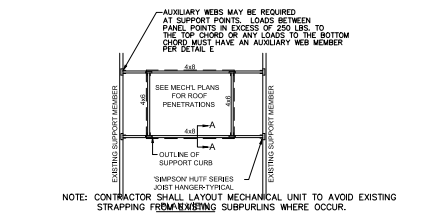
**ROOF LEGEND**



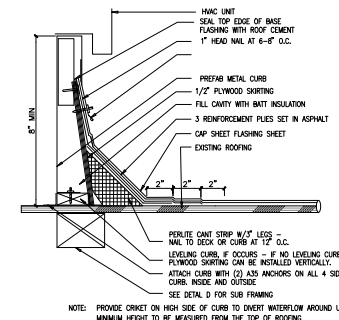
**OFFICE SECTION B**  
SCALE: 1"=10'-0"



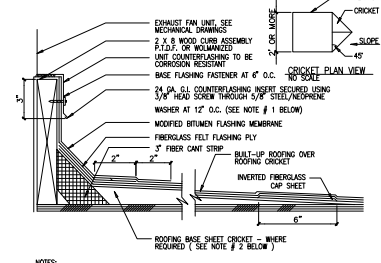
**FIELD INSTALLED AUXILIARY WEBS FOR CONCENTRATED LOADS**  
R.T.S.



**FRAMING AT MECHANICAL EQUIPMENT**  
R.T.S.



**PREFAB HVAC CURB**  
SCALE: 3/4"=1'-0"  
20115A



- NOTES:
1. INSTALL COUNTERFLASHING INSERT WHERE UNIT COUNTERFLASHING IS LESS THAN 2" WIDE OR WEDGE COUNTERFLASHING CANNOT BE REMOVED FOR BASE FLASHING INSTALLATION.
  2. INSTALL CROCKET ON HIGH SIDE OF CURBS 2" OR MORE WIDER CROCKET TO MEET FLASH WITH DECK AND CURB. CURB SHALL BE INDEXED AS NECESSARY TO EXCEED A MINIMUM 1'-1 1/2" ABOVE THE CURB.
  3. SUBPURLINS REQUIRED FOR ROOF FRAMING OPENING DETAIL.

**EXHAUST FAN OPENING**  
SCALE: 3/4"=1'-0"  
20115A



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Project:  
**ONTARIO GROVE COMMERCE CENTER**  
BUILDING 1  
CITY PC#: B202101340  
SFA PC#: 266-21  
1925 S GROVE AVENUE  
ONTARIO, CA 91761

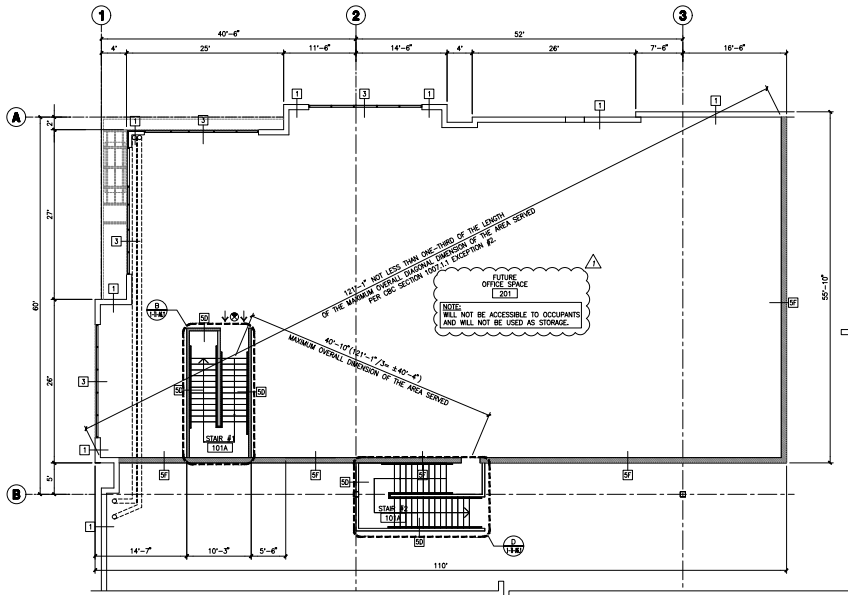
Consultants:  
STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGG  
RETENTION: GENERAL UNDERGROUND

Title: Enlarged Roof Plan

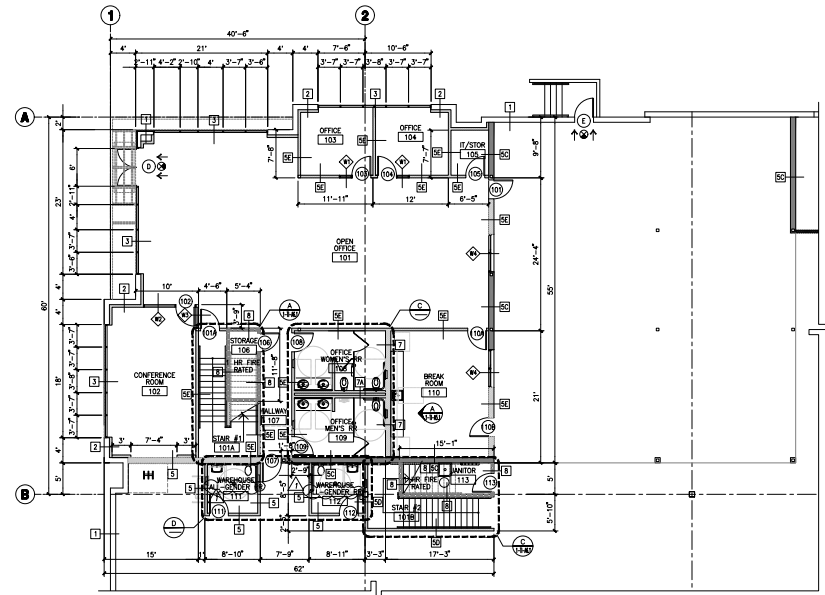
Project Number: 19383  
Drawn By: CC  
Date: 10/28/19  
Revision:  
PC CORRECTION 04/27/21

Sheet:

1-TI-A2.10



**ENLARGED FLOOR PLAN - MEZZANINE**  
scale: 1/8" = 1'-0"  
PLAN NORTH

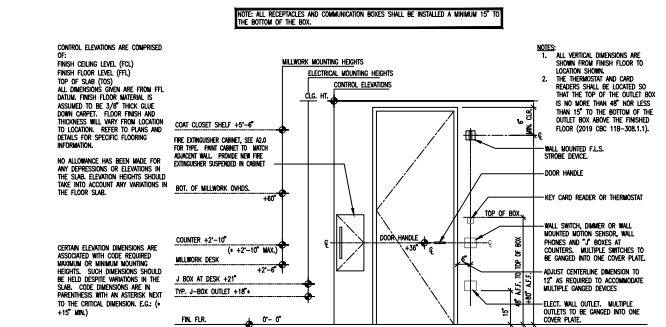


**ENLARGED FLOOR PLAN - GROUND FLOOR OFFICE**  
scale: 1/8" = 1'-0"  
PLAN NORTH

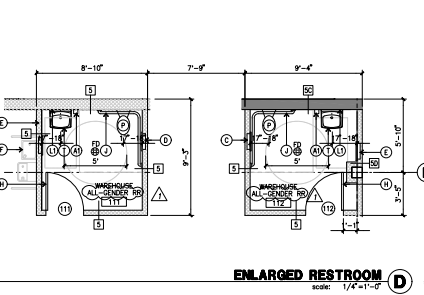
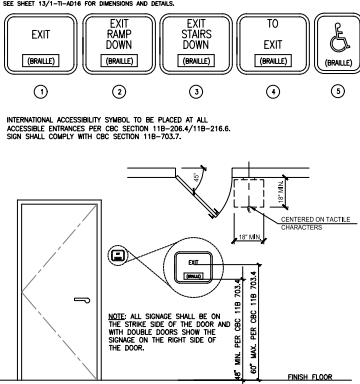
**WALL LEGEND-ALL FLOOR PLANS**

- 1 EXISTING CONCRETE TILT-UP WALL.
  - 2 EXISTING CONCRETE TILT-UP WALL W/ FLOORING SEE DETAIL W/14-1.
  - 3 EXISTING STOREFRONT SYSTEM
  - 4 EXISTING STOREFRONT SYSTEM CONCRETE TILT-UP WALL.
  - 5 3 5/8" 20 GA. METAL STUD(S) @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 12" A.F.F. SEE DETAIL W/11-140.1.
  - 6 STRUCTURAL SHEAR WALL WITH DRYWALL EACH SIDE. SEE STRUCTURAL DWG.
  - 7 SAME AS 5 EXTEND 42" A.F.F. - GUARDRAIL
  - 8 SAME AS 5 EXTEND TO BOTTOM OF MEZZANINE DECK.
  - 9 SAME AS 5 EXTEND 42" A.F.F.
  - 10 20 GA. METAL STUDS @ 24" O.C. W/ 5/8" TYPE X GYP. BD. ON BOTH SIDES W/ R22 BATT. INSULATION EXTEND TO THE BOTTOM OF MEZZANINE OR ROOF. SEE DETAIL 1/10-8 STRUCTURAL DRAWINGS
  - 11 20 GA. METAL STUD (1x10) @ 16" O.C. WITH 5/8" GYP. BRD. ON BOTH SIDES TO EXTEND 12" A.F.F.
  - 12 PLUMBING WALL WITH 8" METAL STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 12" A.F.F. SEE DETAIL W/14-1.
  - 13 1-HOUR FIRE-RESISTANT-RATED WALLS AND CEILING STRUCTURE. 3-2/8" 20 GA. METAL STUD @ 16" O.C. WITH 5/8" GYP. BD. TYPE "X" ON BOTH SIDES.
  - 14 BATT SOUND INSULATION, THERMAL INSULATION @ WALLS BETWEEN CONDITIONED AND NON-CONDITIONED AREAS
  - 15 R-13 FLOORING WALL AT PERIMETER WALL.
  - 16 R-22 BETWEEN CONDITION & NON-CONDITION / DEMISING
  - 17 R-11 BETWEEN CONDITION AREA
  - 18 LINER ROOF DECK
- ALL R VALUES SHALL BE VERIFIED WITH MECHANICAL TABLE 24 (SEE MECH. DWGS.)  
GLAZING U-FACTOR 0.27, SHGC 0.21, VISIBLE TRANSMITTANCE (VT) 26%
- ◆ INTERIOR WINDOW - SEE DOOR SCHEDULE

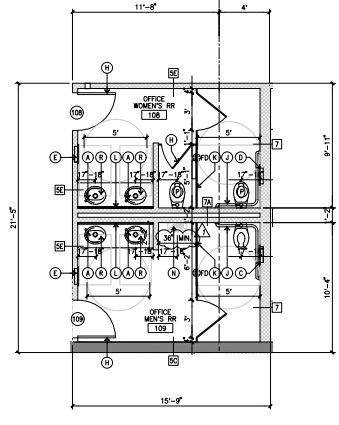
**TYPICAL MOUNTING DECK ELEVATIONS**



**TACTILE EGRESS SIGNAGE**



**ENLARGED RESTROOM**  
scale: 1/4" = 1'-0"  
PLAN NORTH



**ENLARGED RESTROOM**  
scale: 1/4" = 1'-0"  
PLAN NORTH

**NOTE: SEE SHEET 13-A133 FOR TYPICAL PLUMBING FIXTURES AND ACCESSORIES HEIGHT PER CODE AND SHEET 13-A111 AND 13-A132 FOR GENERAL NOTES PER ACCESSIBILITY REQUIREMENTS.**

**FIXTURE NOTES**

- NOTE: ALL EQUIPMENT TO BE BOBRICK OR EQUAL.
- 1 LIQUID SOAP DISPENSER - COUNTER TOP (AUTOMATIC; BOBRICK B-826 WITH B-826.18 STARTER KIT)
- 2 WALL MOUNTED SOAP DISPENSER (AUTOMATIC; FAST DRY HK-R5001)
- 3 PARTITION MOUNTED TOILET SEAT COVER DISPENSER, NAPKIN DISPOSAL AND NAPKIN DISPOSAL AND TOILET TISSUE DISPENSER; B-357/60
- 4 SAME AS 3" W/OUT THE NAPKIN DISPOSAL; B-347/60
- 5 RECESSED MOUNTED TOILET SEAT COVER DISPENSER/NAPKIN DISPOSAL & TOILET TISSUE DISPENSER; B-357/60
- 6 TOWEL DISPENSER / WASTE RECEPTACLE; B-3944
- 7 NON-AIADIE DRAINING FOOTPRINT. SEE DETAIL 1/17-140.1.
- 8 RECESSED STAINLESS STEEL TAMPON VENDING; B-3500
- 9 DOOR BUMPER; B-6877 AS REQUIRED.
- 10 3/4"X4" GRAB BARS 1 1/4" DIA W/ SWIN FINISH; B-5637
- 11 TOILET PARTITION OVERHANG BRACKETS W/ SWIN CHROME PLATED HARDWARE. EXTEND TOP OF HANDICAP PARTITION TO 8'-0" A.F.F. TO ACCEPT ACCEPT TONG BAR. COLOR SAMPLES TO BE SUBMITTED TO ARCHITECT FOR SELECTION. SEE FINISH SCHEDULE.
- 12 FRAMELESS MIRROR (FULL WIDTH OF VANITY/44")
- 13 CHANNEL FRAMED MIRROR (BOBRICK B-165 1836)
- 14 MOP & BROOM HOLDER W/ SHELF; B-238 X 34
- 15 FLOOR MOUNTED WATER EFFICIENT URINAL
- 16 FLUSH VALVE FLOOR MOUNTED WATER CLOSET.
- 17 WATER HEATER.
- 18 BUILT-IN VANITY.
- 19 MOP SINK
- 20 WALL HUNG LAVATORY. PROVIDE INSULATION ON ALL TALLPIPE AND HOT WATER LINES.



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Project:  
ONTARIO GROVE COMMERCE CENTER

BUILDING 1  
CITY PC#: B022101340  
SFA PC#: 266-21

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:  
STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGGS  
PROTECTION: GENERAL UNDERGROUND

Title: Enlarged floor plan

Project Number: 19383

Drawn by: CC

Date: 10/28/19

Revision:  
PC CORRECTION 04/27/21

Sheet:

1-TI-A2.2



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CITY PC#: B022101340  
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1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

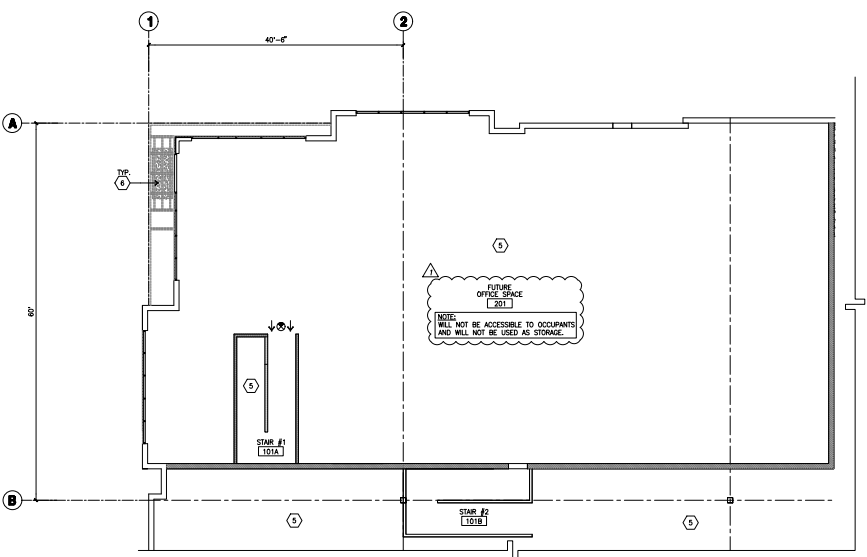
STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREENS  
FIRE PROTECTION: GENERAL UNDERGROUND

Title: Enlarged RCL Plan

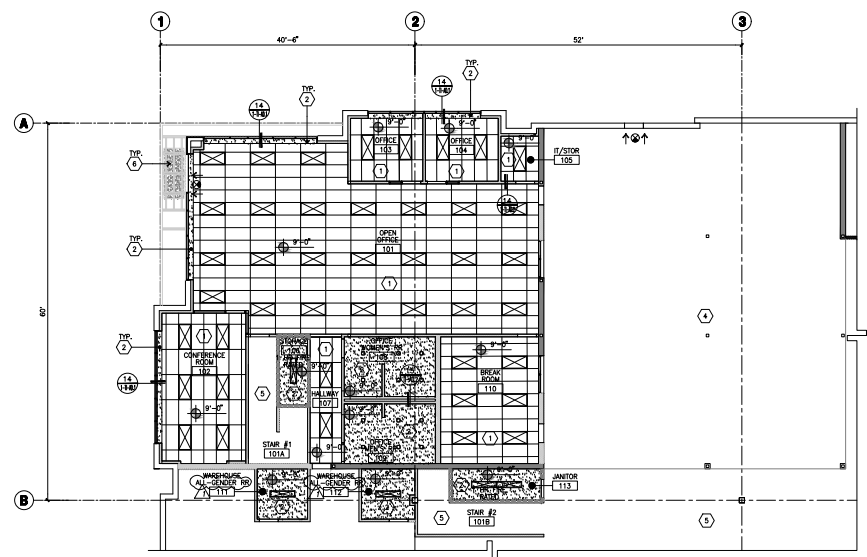
Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PC CORRECTION 04/27/21

Sheet:

1-TI-A2.3



**ENLARGED RCL PLAN - MEZZANINE**  
Scale: 1/8" = 1'-0"  
PLAN NORTH



**ENLARGED RCL PLAN - GROUND FLOOR OFFICE**  
Scale: 1/8" = 1'-0"  
PLAN NORTH

**KEYNOTES - CEILING PLAN**

1. 2' x 4' ACOUSTICAL TILE CEILING IN SUSPENDED T-BAR TRACK SYSTEM, WITH R19 INSULATION. SEE DETAILS 12817/11-AD.2.
2. 1 LAYER 5/8" TYPE "X" GYP. BD. ATTACHED TO UNDERSIDE OF CEILING JOIST. PROVIDE MOISTURE RESISTANT GREEN BD. SEE DETAIL 2810/11-AD.1
3. EXTERIOR SOFFIT DOWN LIGHT TYPICAL. SEE ELECTRICAL DRAWINGS
4. OPEN TO MEZZANINE ABOVE.
5. OPEN TO ROOF FRAMING ABOVE.
6. EXISTING STEEL TUBE CANOPY W/ COVER.

**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.
4. ALL ROOMS TO BE 10'-0" CLEAR HEIGHT, U.N.O.
5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ALL LIGHTS, SPRINKLERS, & MECHANICAL REGISTER, DIFFUSERS AND GRILLS.
6. PROVIDE WINDOW ROLLER SHADERS @ ALL OFFICE WINDOW (EXTERIOR GLAZING) LOCATIONS ONLY.
7. PROVIDE CLIP HOLD DOWNS AT GRID TO LIMIT ANY INFILTRATION AND EXFILTRATION.
8. ALL ROOMS AT 2ND FLOOR TO BE 10'-0" CLEAR HEIGHT, U.N.O.
9. EXCEPT WHERE RISER BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1" OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS IS PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

**LEGEND - REFLECTED CEILING PLAN**

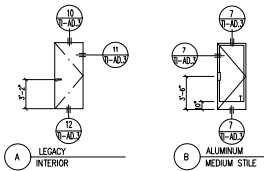
- 2' x 4' SECOND LOOK REGULAR EDGE CEILING AT 9'-0" A.F.F. U.N.O. SEE DETAIL 12817/11-AD.2
- 5/8" GYP. BD. UNDER CEILING JOISTS AT 9'-0" A.F.F. PER DETAIL 4/AD.5
- 2'-0" x 4'-0" RECESSED LED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS. SEE DETAIL 11/11-AD.2
- 1'-0" x 4'-0" LED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- EMERGENCY EXIT LIGHTS, SEE ELECTRICAL DRAWINGS.
- RECESSED DOWN LIGHT, SEE ELECTRICAL DRAWINGS.

**DOOR SCHEDULE**

NO.	ROOM NAME	TYPE	HARDWARE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	FRAME	FINISH	REMARKS
<b>WAREHOUSE OFFICE</b>											
101	OPEN OFFICE	A	08	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
101A	CONFERENCE ROOM	B	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
102	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
104	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
105	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
106	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
107	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
108	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
109	MAN'S RESTROOM	A	05	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
110	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
111	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
112	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
113	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
114	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
115	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
116	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
117	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
118	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
119	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
120	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
121	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
122	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
123	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
124	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
125	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
126	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
127	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
128	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
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134	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
135	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
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138	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
139	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	
140	OFFICE	A	10	3'-0"	8'-0"	1 1/2"	SPKO	SEE FIN SCHED	AL	SEE FIN SCHED	

**DOOR LEGEND**

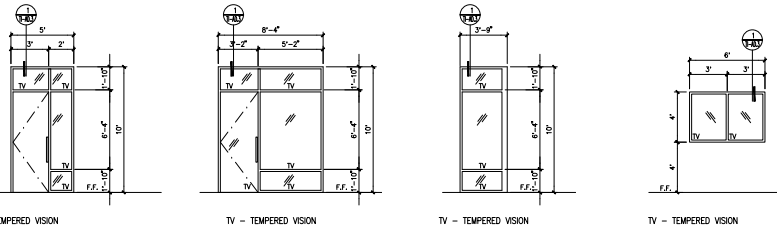
VISUAL DOOR TYPE



**WINDOW LEGEND**

VISUAL WINDOW TYPE

NOTE: ALL GLAZING TO BE TEMPERED TV TEMPERED VERSIONS.



**DOOR NOTES**

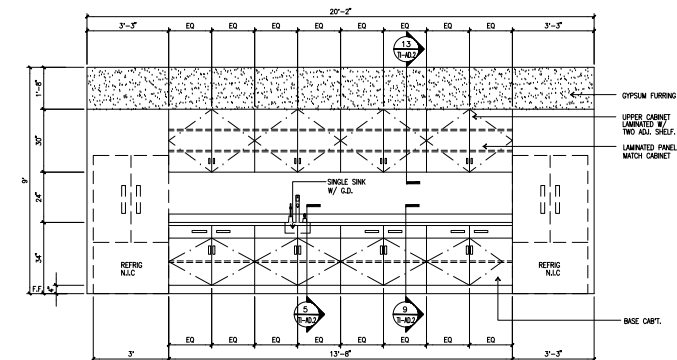
1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (PER SECTION 1006.10.4 CBC 2019).
2. ALL FREEZER ROLL UP/DOOR WILL HAVE WINDOW.
3. TYPE OF LOCK OR LATCH EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR AND SPECIAL KNOWLEDGE OR EFFORT BY PANIC HARDWARE OR LEVER HARDWARE EXCEPTING IN GROUP B OCCUPANCIES, KEY LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY VISIBLE, PARALLEL 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.
4. DEADLOCKS SHALL CONTAIN HARDENED INSERTS OR EQUIVALENT.
5. STRAIGHT DEADLOCKS SHALL HAVE A MIN. 1" THROU WITH A MIN. 5/8" EMBLEMENT.
6. HOOK OR EXPANDING LUG DEADLOCKS SHALL HAVE A MIN. 3/4" THROU.
7. ALL LOCKS WHICH AUTOMATICALLY ACTIVATE 2 OR MORE DEADLOCKS SHALL ENDED MIN. 1/2" BUT NOT EXCEED 1/4" INTO HOLDING DEVICE.
8. PIN TYPE HINGES ACCESSIBLE FROM THE EXTERIOR SHALL HAVE NON-REMOVABLE PINS.
9. ACCESSIBLE MORISE OR PIN TYPE CYLINDER LOCKS INSTALLED IN-HOLEM METAL DOORS SHALL BE PROTECTED BY CYLINDER GUARDS IF THE CYLINDER PROJECS BEYOND THE FACE OF THE DOOR.
10. PROVIDE TWO PADLOCK AND HASP AT BOTH JAMBS OF EACH TRUCK DOOR.
11. 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.
12. ALL FIRE-RATED DOORS SHALL HAVE COMPLETE EQUALLY-RATED ASSEMBLIES INCLUDING FRAMES, SMOKE SEALS, CLOSERS, ETC.
13. ALL INTERIOR DOORS SHALL HAVE SLENNERS.
14. LOCATE HINGE SIDE OF ROUGH DOOR OPENING 4" FROM ADJACENT PERPENDICULAR WALL FRAMING UNLESS DIMENSIONED OTHERWISE.
15. ALL HARDWARE SHALL BE LEVER TYPE EXCEPT MAIN ENTRANCE PROPERLY LABELED, OR WHERE PANIC HARDWARE OCCURS.
16. MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. WHEN EXIT DOORS ARE USED IN PANIC AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF TOWARD THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR HINGE OR SURFACE-MOUNTED HARDWARE. THE INSTALLATION OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
17. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED 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.
18. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
19. 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 MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.
20. WHEN THE DOOR HAS A CLOSER, THEN THE SNEEP 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.
21. 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 DUAL PANE.

**HARWARE SCHEDULE**

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

HW SET. 01						HW SET. 05					
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR	QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR		
4	EA HINGE	5B81 4.5 X 4.5	652	IVE	4	EA HINGE	5B81 4.5 X 4.5	652	IVE		
1	EA STOREROOM LOCK	ND60PD SPA	626	SCH	1	EA CLASSROOM LOCK	ND70PD SPA	626	SCH		
1	EA ON STOP & HOLDER	450H	689	GLY	1	EA SURFACE CLOSER	1461 DEL RW/PA FC	689	LCN		
HW SET. 02						HW SET. 07					
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR	QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR		
4	EA HINGE	5B81 4.5 X 4.5	652	IVE	1	EA PASSAGE SET	ND105 SPA	626	SCH		
1	EA STOREROOM LOCK	ND60PD SPA	626	SCH	1	EA SURFACE CLOSER	1461 DEL H FC	689	LCN		
1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE	1	EA FLOOR STOP	FS436438 AS REQ'D	626	IVE		
HW SET. 03						HW SET. 08					
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR	QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR		
4	EA HINGE	5B81 4.5 X 4.5	652	IVE	4	EA HINGE	5B81 4.5 X 4.5	652	IVE		
1	EA PUSH PLATE	8200 8" X 16"	630	IVE	1	EA CLASSROOM LOCK	ND70PD SPA	626	SCH		
1	EA PULL PLATE	8303 10" 4" X 16"	630	IVE	1	EA SURFACE CLOSER	1461 DEL RW/PA FC	689	LCN		
1	EA SURFACE CLOSER	1461 DEL FC	689	LCN	1	EA SURFACE CLOSER	1461 DEL FC	689	LCN		
1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE	1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE		
1	EA MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE	4	EA HINGE	5B81 4.5 X 4.5	652	IVE		
1	EA WALL STOP	WS408/407CCV AS REQ'D	630	IVE	1	EA CLASSROOM LOCK	ND70PD SPA	626	SCH		
1	SET DOOR SEALS	PROVIDED BY ALUMINUM FRAME MFG	B/O		1	EA SURFACE CLOSER	1461 DEL FC	689	LCN		
1	EA THRESHOLD	545A-223 (OR PER SILL CONDITION)	A	ZER	1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE		
HW SET. 04						HW SET. 09					
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR	QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR		
4	EA HINGE	5B81 4.5 X 4.5	652	IVE	4	EA HINGE	5B81 4.5 X 4.5	652	IVE		
1	EA PRIVACY LOCK	ND40S SPA	626	SCH	1	EA CLASSROOM LOCK	ND70PD SPA	626	SCH		
1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE	1	EA CLASSROOM LOCK	ND70PD SPA	626	SCH		
1	EA MOP PLATE	8400 4" X 1" LDW B-CS	630	IVE	1	EA SURFACE CLOSER	1461 DEL FC	689	LCN		
1	EA WALL STOP	WS408/407CCV AS REQ'D	630	IVE	1	EA KICK PLATE	8400 10" X 2" LDW B-CS	630	IVE		
1	SET DOOR SEALS	PROVIDED BY ALUMINUM FRAME MFG	B/O		1	EA WALL STOP	WS408/407CCV AS REQ'D	630	IVE		
1	EA THRESHOLD	545A-223 (OR PER SILL CONDITION)	A	ZER	1	SET DOOR SEALS	PROVIDED BY ALUMINUM FRAME MFG	B/O			
1	EA COAT AND HAT HOOK	582	626	IVE	1	EA DOOR SWEEP	8192AA	AA	ZER		
HW SET. 10						HW SET. 09					
QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR	QTY	DESCRIPTION	CATALOG NUMBER	FINISH	MFR		
4	EA HINGE	5B81 4.5 X 4.5	652	IVE	4	EA HINGE	5B81 4.5 X 4.5	652	IVE		
1	EA 90 DEG OFFSET PULL	PR 8190HD 10" N	630	IVE	1	EA CONCEALED CLOSER	2030 SERIES X HO	689	LCN		
1	EA FLOOR STOP	FS436438 AS REQ'D	626	IVE	1	EA FLOOR STOP	FS436438 AS REQ'D	626	IVE		

**INTERIOR ELEVATION**



**CABINET ELEVATION • BREAK ROOM 110**



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Owner:



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Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1

CITY PC#: B022101340  
SFA PC#: 266-21

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGGS  
FIRE PROTECTION: GENERAL UNDERGROUND

Title Door, Hardware & Finish Sched.

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PC CORRECTION 04/27/21

Sheet:

1-TI-A5.1

**ROOM FINISH SCHEDULE**

RM #	ROOM NAME	FLOORING			BASE	WAINSCOT	WALLS (PLAN NORTH DIRECTION)				CEILING	REMARKS
		FIELD	MATERIAL	HEIGHT			NORTH	EAST	SOUTH	WEST		
101	OPEN OFFICE						P1	P1	P2	P1	ACT1	
101A	STAIR #1						UNFINISHED/FUTURE C2					
101B	STAIR #2						P1	P1	P1	P1	ACT1	
102	CONFERENCE ROOM	C1	B1	4"			P1	P1	P2	P1	ACT1	
103	OFFICE	C1	B1	4"			P1	P1	P1	P2	ACT1	
104	OFFICE	C1	B1	4"			P1	P2	P1	P1	ACT1	
105	IT/STOR	SDT1	B1	4"			P1	P1	P1	P1	ACT1	
106	STORAGE	VCT1	B1	4"			P1	P1	P1	P1	ACT1	
107	HALLWAY	C1	B1	4"			P1	P1	P1	P1	ACT1	
108	OFFICE WOMENS RR	T1	B2	10mm	5' AFF		T2/P1	T2/P1	T2/P1	T2/P1	P1	
109	OFFICE MENS RR	T1	B2	10mm	5' AFF		T2/P1	T2/P1	T2/P1	T2/P1	P1	
110	BREAK ROOM	LVT1	B1	4"			P1	P1	P2	P2	ACT1	
111	WAREHOUSE ALL-GENDER RESTROOM	SV1	SV1	6"	5' AFF		FRP1/P1	FRP1/P1	FRP1/P1	FRP1/P1	P1	6"X SV1 SELF BASE
112	WAREHOUSE ALL-GENDER RESTROOM	SV1	SV1	6"	5' AFF		FRP1/P1	FRP1/P1	FRP1/P1	FRP1/P1	P1	6"X SV1 SELF BASE
113	STOR	SV1	SV1	6"	5' AFF		FRP2/P1	FRP2/P1	FRP2/P1	FRP2/P1	P1	6"X SV1 SELF BASE
201	FUTURE OFFICE SPACE						UNFINISHED					

**FINISH LEGEND**

FLOOR						WALL					
REF	IMAGE	LOCATION	PRODUCT	CONTACT	NOTES	REF	IMAGE	LOCATION	PRODUCT	CONTACT	NOTES
C1		General Base in	McHale Group 3850 Campus Dr Burlington, ON 781.4.38	385.701.9100 mchalegroup.com	Schuler on material transitions	P1		General	Shervin Williams SW 7671 On the Backs	Rocky Berlanga (416) 522-2622 @shervin.com	Rocky Berlanga (416) 522-2622 @shervin.com Finish: Semi-Gloss Enamel S/W Primer coat, B3 2020 Series
LVT1		Office Break area in front of network	Carlisle Lectron C1c 9833 Rockledge OA Ampco-CCO 8.4"x8.4"x3/16	1.878.855.3333 lectron.com 848.303.8	225 Maggiori Installation Schuler on material transitions	P2		General	Shervin Williams SW 7671 Powder Coat	Shervin Williams (416) 522-2622 @shervin.com	General Wall: Eggshell Enamel S/W Primer coat, B3 2020 Series (3) coats of Eggshell Enamel, over primer (semi-gloss @ 90, primer) set coat to be backfilled
T1		Office Restrooms	Arizona Tanzite 17"x13"x10mm	Rachel Nunmark 888-438-8009 Rnmark@amazon.com	VF Joint Grout: Custom grout #65 Delman gray	T2		Office Restrooms	Arizona Legno One 17"x13"x10mm	Rachel Nunmark 888-438-8009 Rnmark@amazon.com	Schuler trim at all corners & trim Schuler Size per tile Semi-Gloss Enamel VF Joint Grout: Custom grout #65 Delman Gray
SV1		Warehouse Restrooms, Janitor's	Carlisle Tanzite ultra 3/16" thickness 36"x36" self-stick 3/16" ex. i	1.878.855.3333 lectron.com 848.303.8	4" continuous wall covered base with brushed aluminum trim on the top edge	FRP1		Warehouse Restrooms	Marble The look FRP 48" White Wash Semi-Gloss Enamel S/W Primer coat, B3 2020 Series	Rocky Berlanga (416) 522-2622 @shervin.com	Schuler trim at all corners & trim Schuler Size per tile Semi-Gloss Enamel VF Joint Grout: Custom grout #65 Delman Gray WF Edge to terminate at 5' AFF Match Color
SDT1		Static Dissipative Tile	Armstrong SDT 30x30 Armor Gray "40"	Armstrong (800) 555-3463 armstrong.com		FRP2		Janitor's	Marble White-terrazzo	Rocky Berlanga (416) 522-2622 @shervin.com	Up to 5' A.F.F. WF Edge to terminate at 5' AFF Match Color
VCT		Vinyl Tile	Armstrong Standard Excilon MultiColor 30x30 Chip white "40"	Armstrong (800) 555-3463 armstrong.com		CEILING					
RB1		Rubber base system	Star #1 Treads Risers Stegens Mid-landing	Armstrong Star #1 Treads Risers Stegens Mid-landing 1/2" x 1/2" x 1/2" (3/16" x 3/16" x 3/16") Color: 003 Redline	Armstrong (800) 555-3463 armstrong.com	REF ACT1		General	Armstrong Ceiling DUNE 2' x 4' "40" Angled Taper	Due Two Ten RnBarrington 781.462.1100 949.271.8100	Due Two Ten RnBarrington 781.462.1100 949.271.8100
BASE						P1		All Restrooms Janitor's	Shervin Williams SW 7671 On the Backs	Rocky Berlanga (416) 522-2622 @shervin.com	Semi-Gloss @ Restrooms Flat @ General B3 2020 series
B1		Rubber Base Straight	General Office Flexco 4" x 1/2" x 1/2" 443 Ford	Armstrong (800) 555-3463 armstrong.com		DOOR & DOOR FRAME					
B2		Metal Base	Office Restrooms Schuler 9833 Rockledge OA Thickness per tile Satin Anodized Aluminum	Rachel Nunmark 888-438-8009 Rnmark@amazon.com		REF		General Office	White doors White Maple Mid grey stain Submit color for approval		
MILLWORK						DF1		General Office	Western Integrated Clear Anodized Aluminum		
COUNTER TOPS						MISC					
REF	IMAGE	LOCATION	PRODUCT	CONTACT	NOTES	REF	IMAGE	LOCATION	PRODUCT	CONTACT	NOTES
CD1		Breakroom Counter	Corian Quartz Shore Flurry 3mm	Paulina Casoli Paulina@shervin.com 416-271-8100	Square edge	WT1		All interior side windows	Rock-A-Block Rock Shades Mermet 1737 Beve Back & J5 Opening	Patricia Hines + Patricia.Hines@shervin.com 905-465-9272 x 101	
CD2		Office Restrooms	Corian Integrated Lanthony Counter Top & Sink Rock Accessible Color: White	Paulina Casoli Paulina@shervin.com 416-271-8100							
PL1		Breakroom Bottom Cabinets	Millwork Truvelux Slate 3030 x 36 Truvelux Finish	1781 St. George CHOP-SP Lathrop@shervin.com 416-271-8100							
PL2		Breakroom Top Cabinets	Millwork Truvelux Slate white velvet 3030 x 36 Truvelux Finish	1781 St. George CHOP-SP Lathrop@shervin.com 416-271-8100							

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Owner:

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Realty Partners

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Project:  
ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1

CITY PC#: B202101340  
SFA PC#: 266-21

1925 S GROVE AVENUE  
ONTARIO, CA 91761

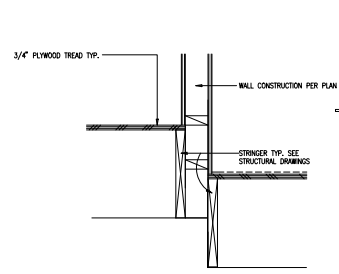
Consultants:

STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGG  
FIRE PROTECTION: GENERAL UNDERGROUND

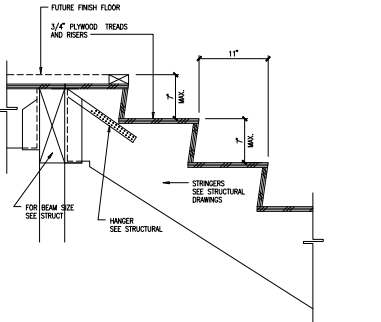
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Project Number: 19383  
Drawn by: CC  
Date: 10/28/19

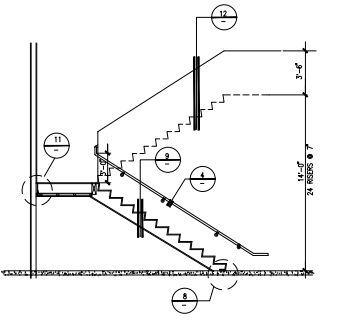
Revision:  
PC CORRECTION 04/27/21



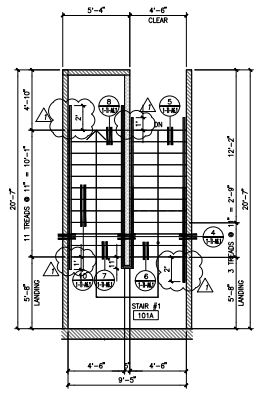
STAIR STRINGER @ WALL (9)  
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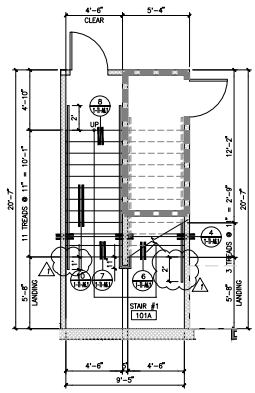
STRINGER @ MEZZ. FLOOR (5)  
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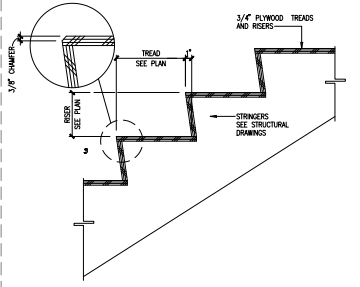
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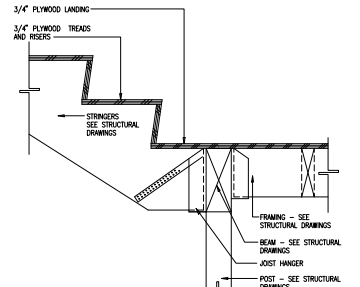
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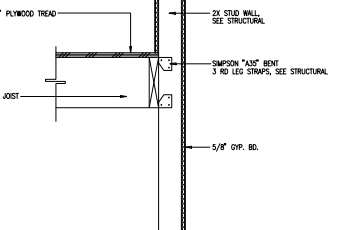
STAIR #1 @ GROUND FLOOR (A)  
SCALE: 1/4" = 1'-0"



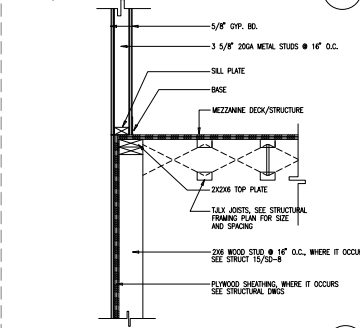
STAIR DETAIL (10)  
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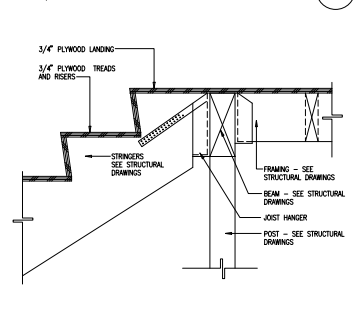
LANDING TO STRINGER (6)  
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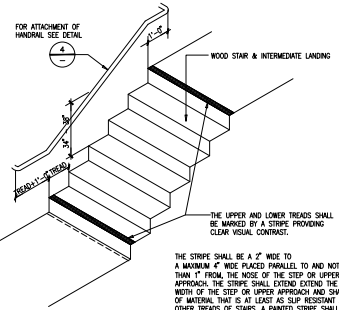
LANDING @ WALL (2)  
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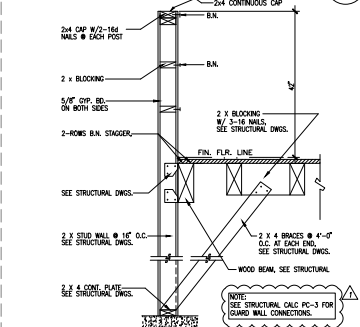
FULL HEIGHT PARTITION (11)  
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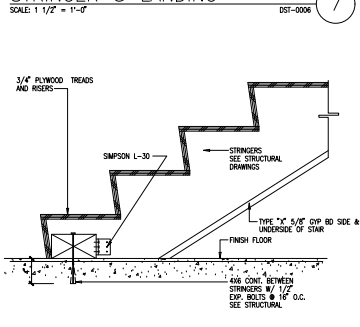
STRINGER @ LANDING (7)  
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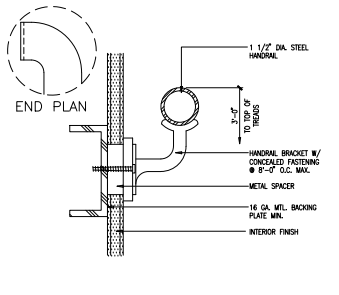
TYPICAL STAIR (3)  
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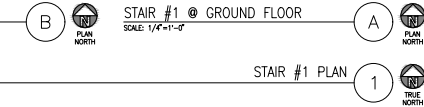
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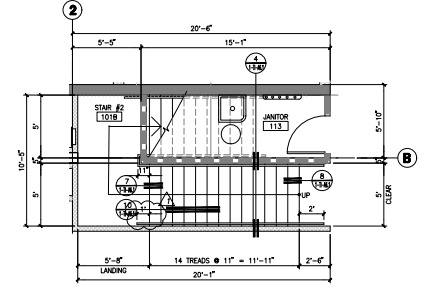
STRINGER @ 1ST FLOOR (8)  
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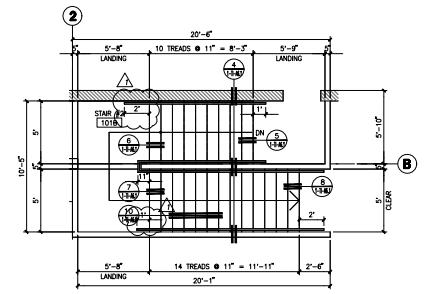
METAL HANDRAIL (4)  
SCALE: 1" = 1'-0"



STAIR #1 PLAN (1)  
SCALE: 1/4" = 1'-0"



STAIR #2 @ GROUND FLOOR (C)  
SCALE: 1/4" = 1'-0"



STAIR #2 @ MEZZ. FLOOR (D)  
SCALE: 1/4" = 1'-0"

STAIR #2 PLAN (2)  
SCALE: 1/4" = 1'-0"



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Project:  
ONTARIO GROVE COMMERCE CENTER  
BUILDING 1

CITY PC#: B02210340  
SFA PC#: 266-21

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:  
STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
ELECTRICAL: JOHNSON  
PROTECTION: GREGGS  
GENERAL UNDERGROUND

Title: STAIR DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision: 04/27/21

NO.	DATE	DESCRIPTION
1	04/27/21	PC CORRECTION

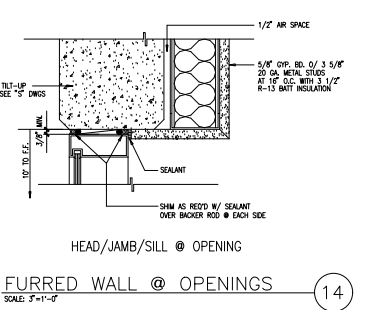
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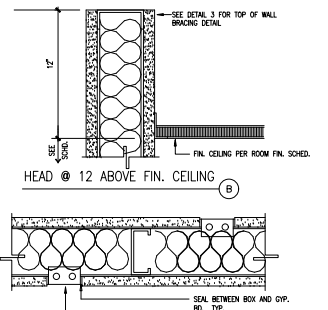
**HPA**  
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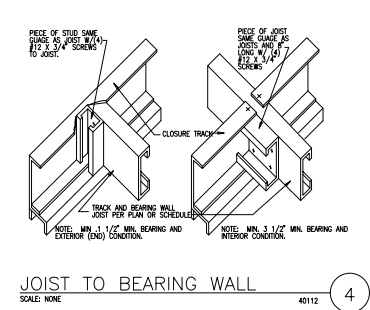
REGISTERED ARCHITECT  
STATE OF CALIFORNIA



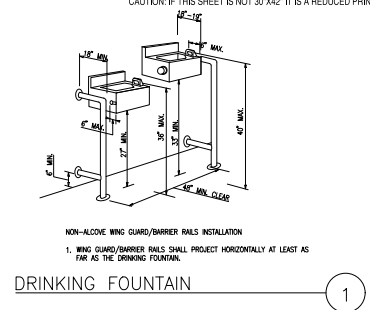
**FURRED WALL @ OPENINGS**  
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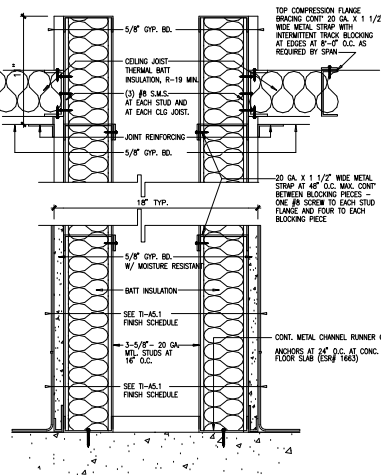
**STUD/JOIST @ CONC. WALL**  
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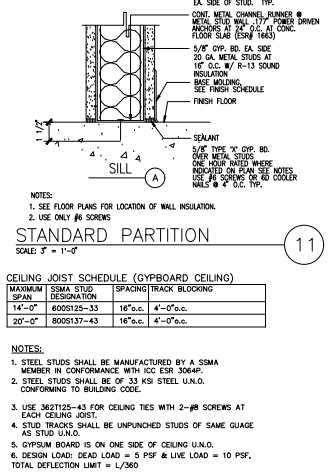
**JOIST TO BEARING WALL**  
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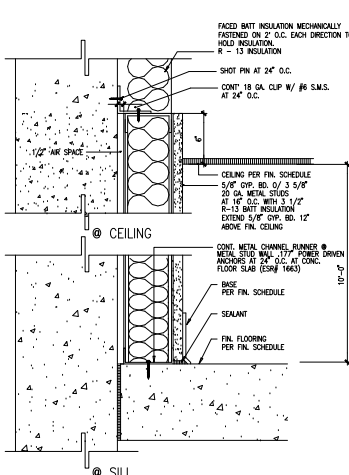
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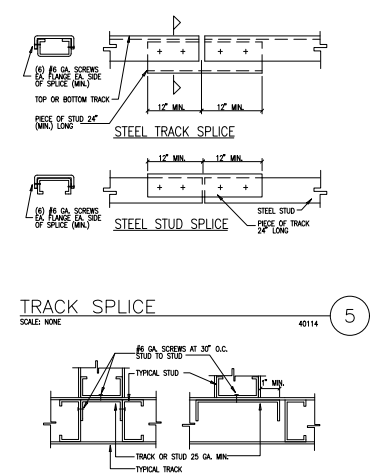
**STANDARD PARTITION**  
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**FURRED WALL @ CONCRETE PANEL**  
SCALE: 3" = 1'-0"



**TRACK SPLICE**  
SCALE: NONE



**TYPICAL CONDITIONS**  
SCALE: N.T.S.

**INTERIOR PARTITIONS (NON-LOAD BEARING)**

METAL STUDS (B)	SIZE (SSMA DESIGNATION)	SPACING	HEIGHT
3-5/8" x 25 GA	3625125-18	16"	11'-0"
3-5/8" x 20 GA	3625125-33	16"	18'-0"
4" x 20 GA	6005125-33	16"	20'-0"
4" x 18 GA	6005137-43	24"	32'-0"
4" x 18 GA	6005200-43	24"	37'-0"
4" x 14 GA	6005200-68 (50KS)	24"	46'-0"

1. BUILDING CODE USED IS IBC 2018 / ASJ 5100-2018 / CBC 2019.  
2. ALL THE METAL STUDS USED SHALL BE 33 KSI U.L.C. CONFORMING TO BUILDING CODE. ALL THE METAL STUDS SHALL CONFORM TO STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA) DESIGNATION.  
3. THE BRIDGING, BLOTTING OR END BRACING STUDS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.  
4. DRYPWALL/BOARD FINISH IS ON BOTH SIDES OF WALL OR MUST BE BLOCKED/STRAPPED BY THE MANUFACTURER U.L.C.  
5. UNLESS OTHERWISE NOTED ON THE TRACKS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS:  
6. TOP TRACK SIZE WILL BE MIN. 3XML FOR PARTITION U.L.C.  
7. DESIGN LOAD: LATERAL LOAD = 5 PSF, DEFLECTION LIMIT = L/120.  
8. SEE ARCHIT. FOR MIN. STUD WIDTH REQ'D. FOR FULL HEIGHT DIVISION WALL SEE ARCHIT. (8" STUDS MIN.)

**CEILING JOISTS (GYPSBOARD CEILING)**

1. BUILDING CODE USED IS IBC 2018 / ASJ 5100-2018 / 2019.  
2. ALL THE METAL STUDS USED SHALL BE 33 KSI U.L.C. CONFORMING TO BUILDING CODE.  
3. STUD TRACKS SHALL BE UNPUNCHED STUDS OF SAME GAUGE AS STUD UNLESS NOTED OTHERWISE ON THE DRAWINGS.  
4. 3625125-43 CEILING TIES (SEE SCHEDULE) WITH 2 - #8 SCREWS AT EACH JOIST.  
5. GYPSBOARD IS ON ONE SIDE OF CEILING U.L.C.  
6. DESIGN LOAD: DEAD LOAD = 10 PSF & LIVE LOAD = 10 PSF.  
TOTAL DEFLECTION LIMIT = L/360.  
NO STORAGE LOAD ALLOWED.

SIZE (SSMA DESIGNATION)	MAXIMUM SPACING	SPAN	CEILING TIES (BRACING) MAX. SPACING
3625125-18 (25 GA)	16"	6'-0"	4'-0"
3625125-33 (20 GA)	16"	9'-0"	4'-0"
6005125-33 (20 GA)	16"	14'-0"	4'-0"
6005137-43 (18 GA)	16"	20'-0"	4'-0"

NOTE: \*\* WEB STIFFENER TO BE REQUIRED AT SUPPORTS. USE STUD SEGMENT OR MIN. 2X6CL CLIP ANGLE.  
\*\* WEB STIFFENER TO BE REQUIRED AT SUPPORTS. USE STUD SEGMENT OR MIN. 2X6CL CLIP ANGLE.

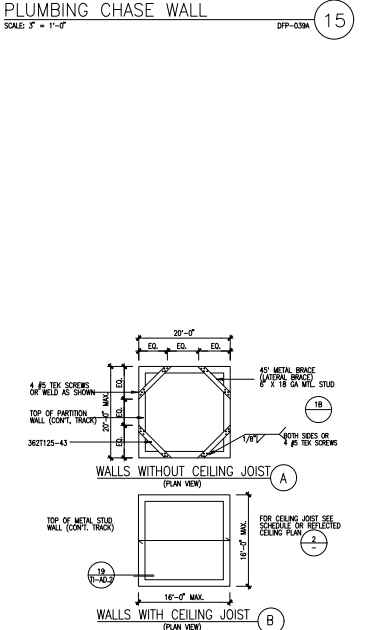
**EXAMPLE:**  
MEMBER DEPTH: (Example: 6" x 600 x 1/16 inches)  
All member depths are taken in 1/16 inches  
For all "T" sections member depth is the inside to inside dimension.  
FLANGE WIDTH: (Example: 1 5/8" = 1.625" x 1/16 inches)  
All flange widths are taken in 1/16 inches

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

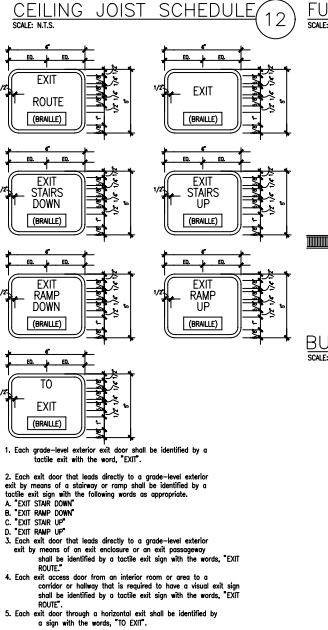
MATERIAL THICKNESS: (Example: 0.024 in. = .04 mils  
1 mil = 1/1000 in.)  
Material thickness is the minimum base metal thickness in mils. Minimum base metal thickness represents GOG of the design thickness.

Note: For those sections where two different yield strengths (33 ksi and 50 ksi) 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 (50ksi)).

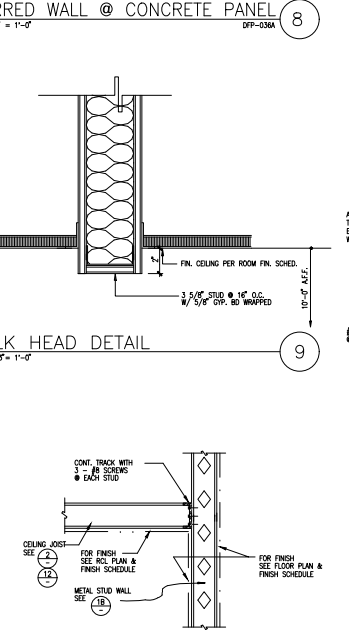
**INTERIOR PARTITIONS (NON-LOAD BEARING)**  
SCALE: NONE



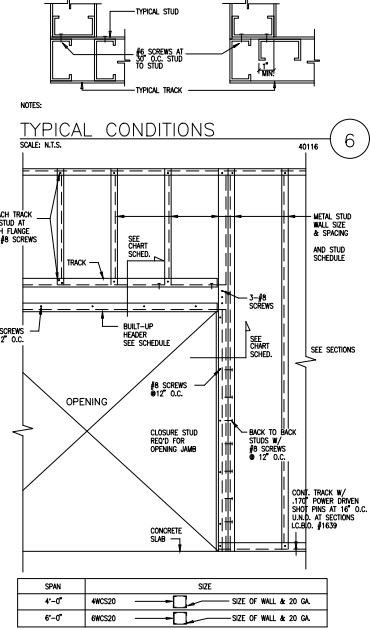
**PLUMBING CHASE WALL**  
SCALE: 3" = 1'-0"



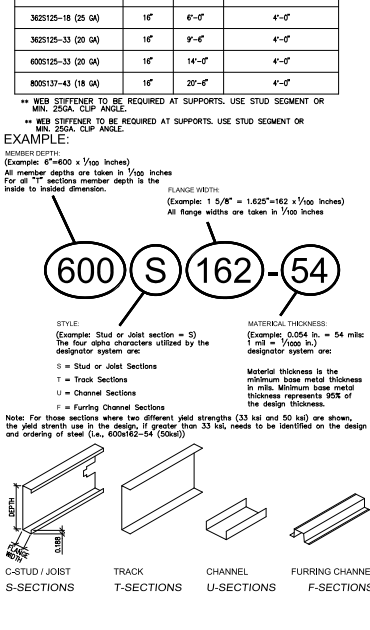
**CEILING JOIST SCHEDULE**  
SCALE: N.T.S.



**BULK HEAD DETAIL**  
SCALE: 3" = 1'-0"



**JOIST TO STUD FRAMING**  
SCALE: NONE



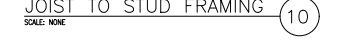
**METAL STUD DETAILS**  
SCALE: N.T.S.



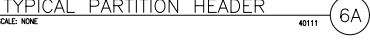
**TOP OF WALL BRACING**  
SCALE: NONE



**TACTILE EGRESS SIGNAGE**  
SCALE: N.T.S.



**STANDARD PARTITION**  
SCALE: 3" = 1'-0"



**TYPICAL PARTITION HEADER**  
SCALE: NONE



**METAL STUD DETAILS**  
SCALE: N.T.S.

Owner:

**EBS**  
Realty Partners

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1st (714) 633-9664

Project:  
**ONTARIO GROVE  
COMMERCE CENTER**  
BUILDING 1

CITY PCA: B02010340  
SFA PCF: 266-21

1825 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGG  
FIRE PROTECTION: GENERAL UNDERGROUND

Title: DETAILS

Project Number: 18383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PC CORRECTION 04/23/21

Sheet:

**1-TI-AD.1**



hpa, inc.  
18831 barden avenue - #90, #100  
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tel: 949-483-1770  
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Owner:



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Project:  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1

CITY PC#: B20210340  
SFA PC#: 266-21

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

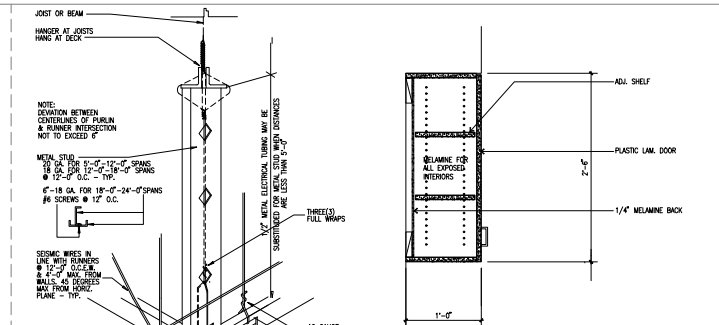
STRUCTURAL MECHANICAL PLUMBING ELECTRICAL PRECAST CONCRETE  
DFA AR CONTROL SYSTEMS JOHNSON GREGGS GENERAL UNDERGROUND

Title: details

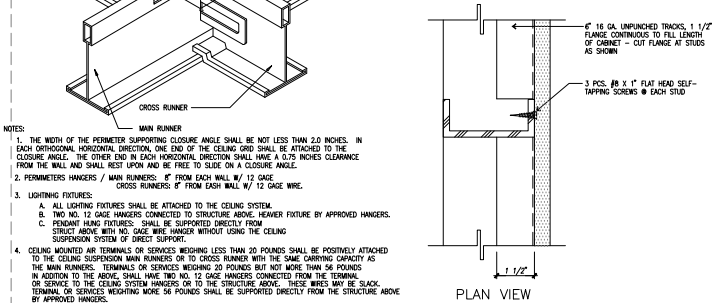
Project Number: 19383  
Drawn by: CC  
Date: 10/28/19  
Revision:  
PC CORRECTION 04/27/21

Sheet:

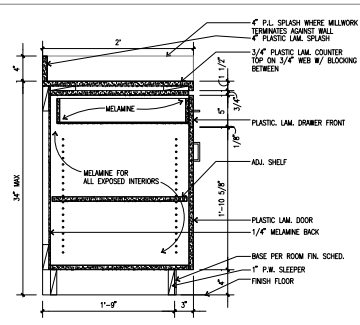
1-TI-AD.2



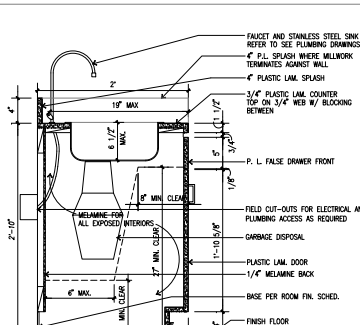
30" HIGH UPPER CAB'T. 13



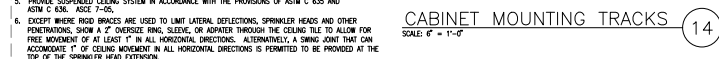
34" HIGH BASE CAB'T. 9



34" HIGH BASE CAB'T. 9



34" HIGH BASE CAB'T. - SINK 5



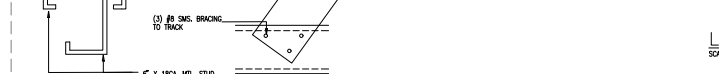
CABINET MOUNTING TRACKS 14



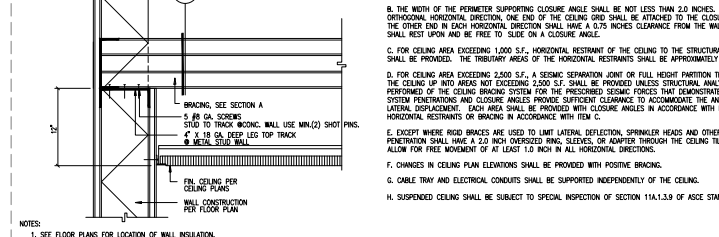
PRELUDE XL HEAVY DUTY 7301 SERIES SUSPENDED T-BAR CEILING 17



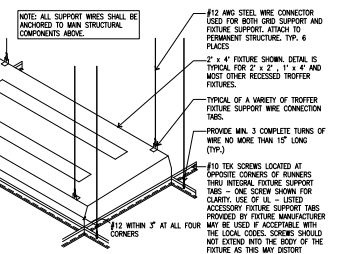
SECTION BETWEEN BRACES



SECTION A



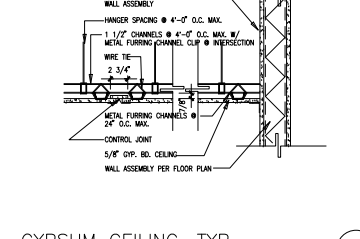
OFFICE WALL THRU CEILING 19



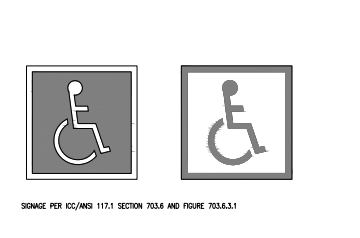
LIGHT FIXTURE SUPPORT 11



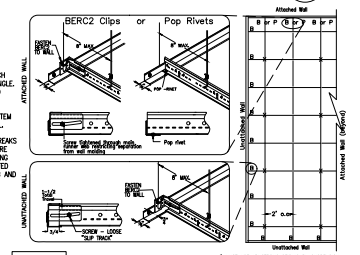
GYPSUM CEILING, TYP. 6



RESTROOM DOOR SYMBOLS 2



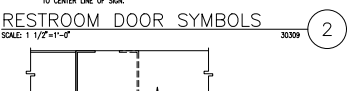
INTERNATIONAL ACCESSIBILITY SYMBOL 7



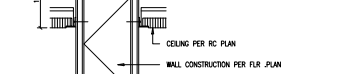
HEAVY DUTY T-BAR CEILING (CATEGORY D,E,F) 12



H.C. WALL MOUNTED SIGN 8



OFFICE WALL THRU CEILING 3



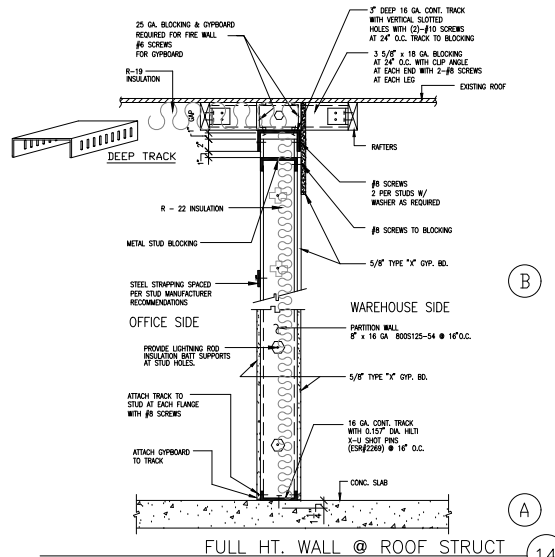
SUSPENDED A.C.T. @ PARTITION 4

NOTES:  
1. SEE FLOOR PLANS FOR LOCATION OF WALL INSULATION.  
2. SEE FLOOR PLANS FOR PARTITION WALL LOCATIONS.  
3. SEE REFLECTED CEILING PLANS FOR CEILING HEIGHT.

NOTES:  
1) MUST USE APPROVED SCISSOR OR SUSPENSION SYSTEM LOCATED ON INSULATION.  
2) 4-8\"/>

NOTES:  
1. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS ABOVE FINISH FLOOR.  
2. PROVIDE 3/8\"/>

NOTES:  
1. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS ABOVE FINISH FLOOR.  
2. PROVIDE 3/8\"/>



SCALE: NTS

(B)

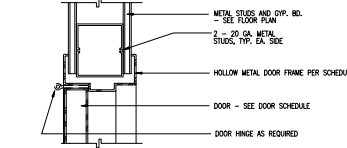
(A)

14

NOTES:  
 1. SEE DOOR SCHEDULE FOR DOOR THICKNESS, FIRE RATING, AND FINISH.  
 2. REFER TO DOOR SCHEDULE FOR FINISH HINGING SCHEDULE.  
 3. PROVIDE 3/8\"/>

INTERIOR DOOR HEAD

SCALE: 3/4\"/>



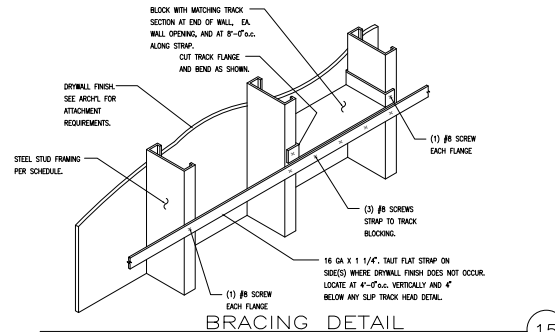
NOTES:  
 1. SEE DOOR SCHEDULE FOR DOOR THICKNESS, FIRE RATING, AND FINISH.  
 2. REFER TO SPEC'S FOR FINISH HINGING SCHEDULE.  
 3. PROVIDE A 1/2\"/>

INTERIOR DOOR JAMB

SCALE: 3/4\"/>

(10)

(11)



SCALE: NTS

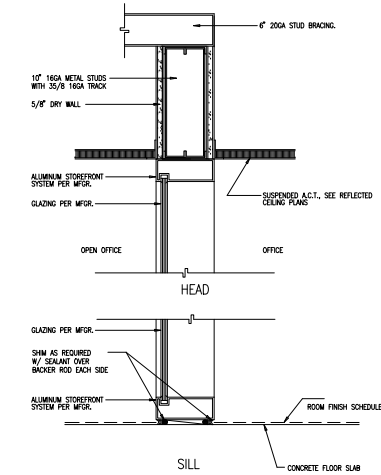
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NOTES:  
 1. SEE DOOR SCHEDULE FOR DOOR THICKNESS, FIRE RATING, AND FINISH.

INTERIOR DOOR SILL

SCALE: 3/4\"/>

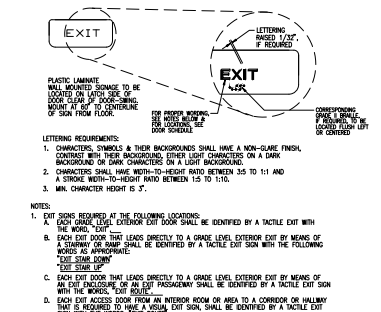
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INTERIOR GLAZING

SCALE: 3/4\"/>

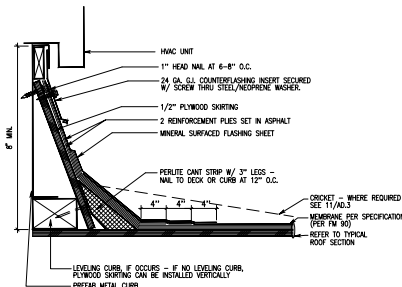
(1)



MOUNTED TACTILE EXIT SIGN

NO SCALE

(2)



EXHAUST FAN OPENING

SCALE: 3/4\"/>

(3)



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 fax: 949-483-0851  
 email: hpa@hparchs.com



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 fax: (714) 653-9854

Project:  
 ONTARIO GROVE  
 COMMERCE CENTER  
 BUILDING 1  
 CITY PC#: B022101340  
 SFA PC#: 266-21  
 1925 S GROVE AVENUE  
 ONTARIO, CA 91761

Consultants:  
 STRUCTURAL: DFA  
 MECHANICAL: AR CONTROL SYSTEMS  
 PLUMBING: JOHNSON  
 ELECTRICAL: GREGGS  
 FIRE PROTECTION: GENERAL UNDERGROUND

Title: details

Project Number: 19383  
 Drawn by: CC  
 Date: 10/28/19  
 Revision:  
 PC CORRECTION 04/27/21

Sheet:

1-TI-AD.3



Owner:



1300 BRISTOL STREET NORTH,  
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Project:

ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:



Darin Fong and Associates Inc.  
3220 E. Imperial Highway,  
Suite 202 Brea, CA 92621-6747  
(714) 494-4888 office  
(951) 219-2888 cell  
DFA PROJECT NO.: 20-180A  
DRAWN BY: R.T.D.

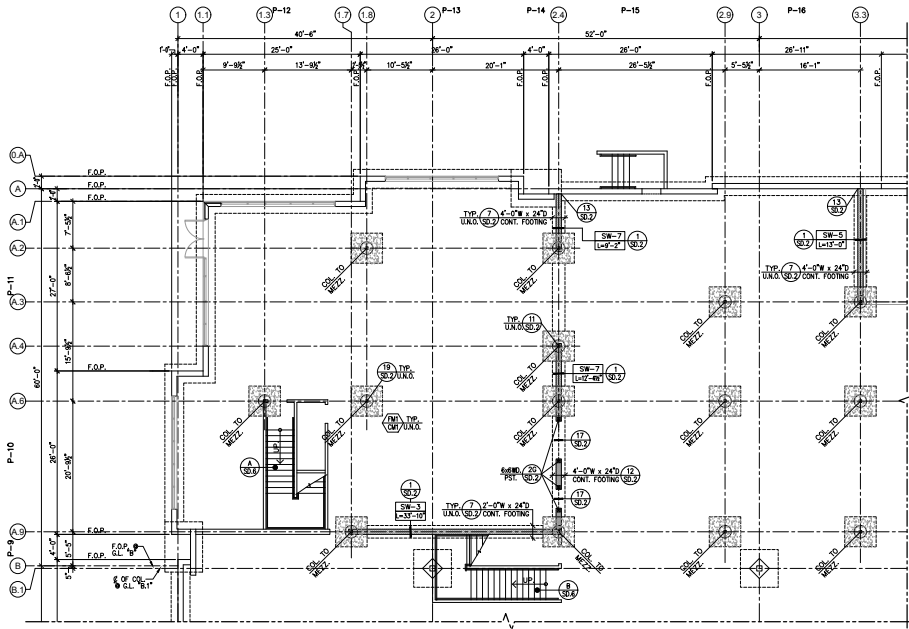


Title:  
OVERALL FLOOR  
PLAN

Project Number: 19383  
Drawn by: CC  
Date: 04/26/21  
Revision:

Sheet:

1ST-2

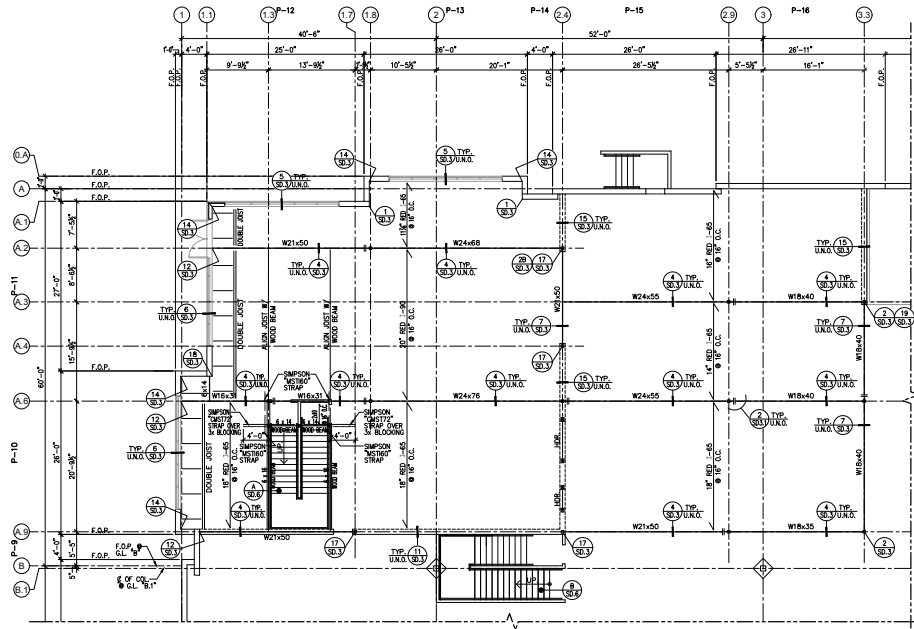


MEZZANINE FOUNDATION PLAN

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



PLAN NORTH



MEZZANINE FRAMING PLAN

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



PLAN NORTH

MEZZANINE FOOTING AND COLUMN SCHEDULE:

FOOTING SCHEDULE (F)			COLUMN SCHEDULE (C)							
MARK	FOOTING (WAL)T	REINFORCING	DETAIL	MARK	COLUMN	HEIGHT	SIZE	ANCHOR	BASE PLATE	DETAIL
(F)	5'-6" x 5'-6" x 24"	6-#5 E.B.	(F)	(C)	HSS 5 x 5 x 3/8	10 MEZZ.	7/8" x 11" x 0'-11"	4-7/8" DIA. A.B.	(C)	(C)

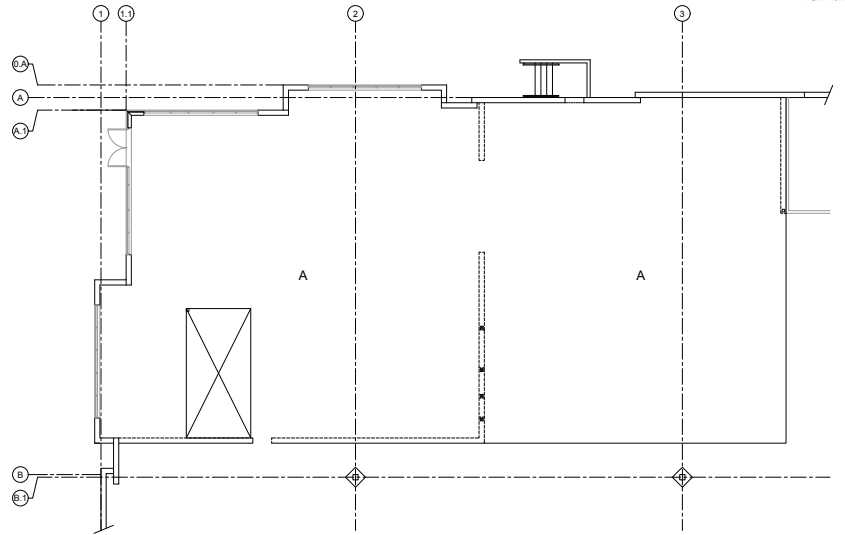
LEGEND

- = COLUMN TO MEZZ.
- = EXISTING COLUMN TO ROOF
- DENOTES WOOD SHEAR WALL SCHEDULE
- DENOTES WOOD SHEAR WALL TYPE
- DENOTES MIN. WOOD SHEAR WALL LENGTH. FOR ACTUAL LENGTH, SEE ARCHIT. DRAWING
- DENOTES 2x6 WOOD SHEAR WALL TYP. U.O. SEE DETAIL (S)
- DENOTES 2x6 WOOD BEARING WALL TYP. U.O. SEE DETAIL (S)

MEZZANINE NAILING NOTES:

1. USE 1 1/2" CYPRITE (2500 PSI MIN. COMPRESSIVE STRENGTH) OVER 3/4" (23/32") STRUCTURAL SHEATHING WITH 10# x 2 1/4" LONG SCREW SHANK NAILS AND GLUED TO MEMBER OR BLOCKING (3x BLOCKING REQUIRED IN SIMPSON "Z" HANGER ) SPACED AS PER NAILING SCHEDULE BELOW.
2. WOOD PLACEMENT DIAPHRAGM AND NAILING TO BE INSPECTED AND APPROVED BY BUILDING DEPARTMENT PRIOR TO COVERING.
3. PROVIDE 2 ROWS OF BOUNDARY NAILING ALL AROUND THE OPENINGS AND AT ALL STEEL BEAMS AND MEMBERS DESIGNATED STRUT.
4. WHERE PANEL EDGE NAILING IS SPECIFIED AT 2 1/2" O.C. OR LESS, NAILS SHALL BE STAGGERED ACCORDINGLY. ALL JOIST TOP CHORDS SHALL BE 2 1/2" MIN. WIDTHS. JOIST MANUFACTURER SHALL PROVIDE TOP CHORD WHICH WILL NOT BE DAMAGED BY HEAVY DIAPHRAGM NAILING. TOP CHORD SHALL HAVE A SPECIFIC GRAVITY C-50 MIN. TOP AND BOTTOM CHORDS SHALL BE LAMINATED VENEER LUMBER.
5. ON ALL FRAMING MEMBERS WITH STRAP TIES OR WALL TIES, THE SHEATHING NAILING SHALL ONE ROW OF EDGE NAILING (MIN.).
6. IF THE STRAP IS PLACED OVER THE SHEATHING, THE STRAP NAILS SHOULD PENETRATE THRU THE SHEATHING NOT IN THE SHEATHING JOINT.
7. WHENEVER NAILING IS LESS THAN 3" O.C. PROVIDE 3 x MIN. MEMBERS.
8. ALL EDGES OF SHEATHING MUST HAVE EITHER A FRAMING MEMBER OR BLOCKING (3 x BLOCKING REQUIRED IN SIMPSON "Z" HANGERS).

- NOTES:
1. SEE ARCHIT. DWG. FOR FLOOR OPENING. FOR DETAIL SEE (S)
  2. FOR FLOOR SHEATHING SEE (S)
  3. FOR LOADING CRITERIA SEE (S)
  4. B.F.F. = BELOW FINISH FLOOR
  5. SEE DETAIL (S) FOR SHEAR WALL SCHEDULE.
  6. MEZZANINE FINISH FLOOR = 14'-0" VERIFY WITH ARCH



MEZZANINE DIAPHRAGM NAILING

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

MEZZANINE NAILING SCHEDULE						
AREA	BOUNDARY	CONT. EDGE	EDGE	INTERM.	CAPACITY (PLF)	REMARKS
A	2x6" O.C.	2x6" O.C.	4" O.C.	12" O.C.	1152	-

Owner:



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fax: (714) 653-9854

Project:

ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1

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) 219-2888 cell  
DFA PROJECT NO.: 20-180A  
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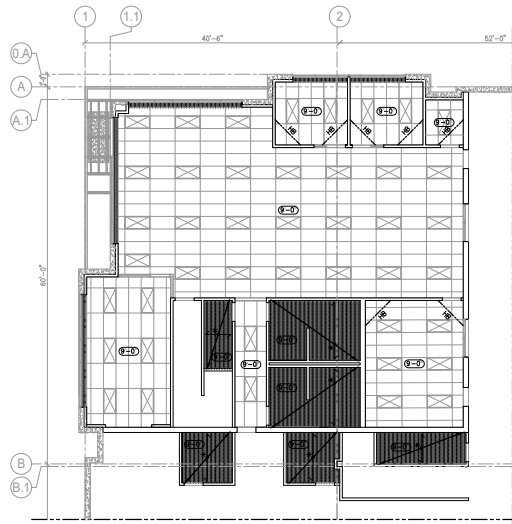


Title:  
GROUND AND  
MEZZANINE FLOOR  
AND CEILING PLAN

Project Number: 19383  
Drawn by: CC  
Date: 04/26/21  
Revision:

Sheet:

1ST-3



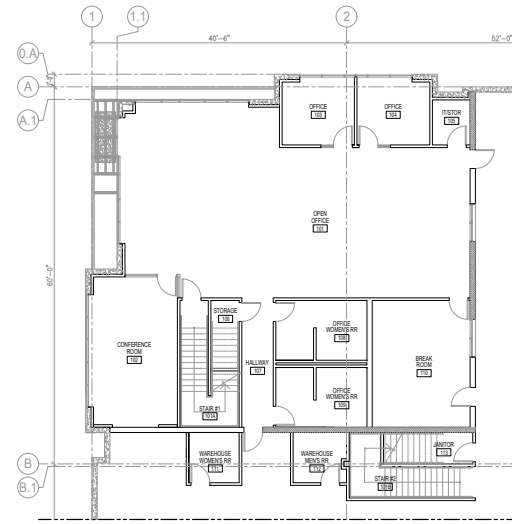
**LEGEND:**  
 - DENOTES CEILING JOIST FOR SIZES SEE DET. (301)  
 - DENOTES CEILING JOIST AREA  
 - DENOTES HORIZONTAL BRACE SEE DET. (302)

1. SEE SHEET "SD-1" FOR METAL STUD PARTITION WALLS AND FRAMING DETAILS. TYP. U.N.O.
2. SEE ARCHITECTURAL DRAWING FOR CEILING JOIST FRAMING PLAN & FOR STRUCT. DET., SEE (301)
3. FOR HEADER DETAIL, SEE DETAIL (301)
4. FOR WALL BRACE DETAIL, SEE DETAIL (302)
5. FOR T-BAR CEILING STRUT DETAIL & SCHED. SEE SHEET "SD-4" TYPICAL U.N.O.



GROUND CEILING PLAN

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



**NOTE:**  
FOR TYPICAL METAL STUD DETAILS SEE SHEET "SD-1"

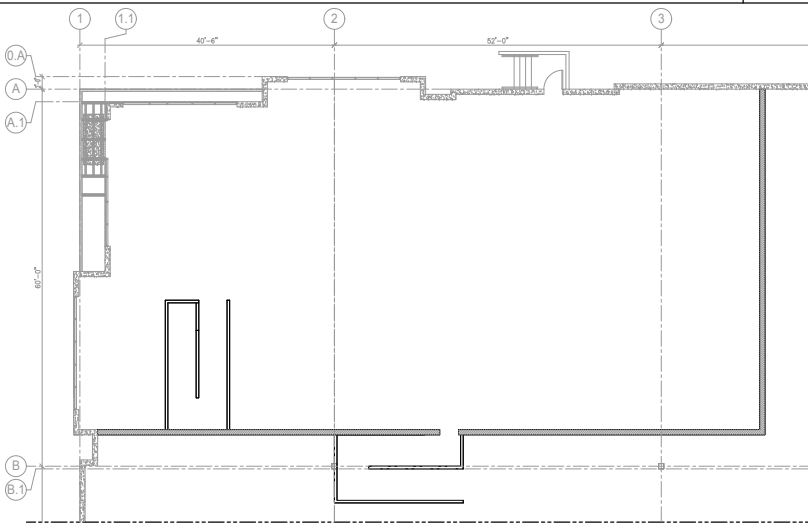
**NOTE:**  
FIELD VERIFY SLOPE OF SLAB

**LEGEND:**  
 - DENOTES NEW PARTITION WALLS FOR HT. OF WALLS SEE ARCH. DWG'S FOR DETAILS, SEE (301)  
 - DENOTES NEW FULL HEIGHT SHEAR WALL TO UNDERSIDE OF MEZZ. FOR DETAILS, SEE (302)  
 - DENOTES EXISTING CONCRETE WALLS



GROUND FLOOR PLAN

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



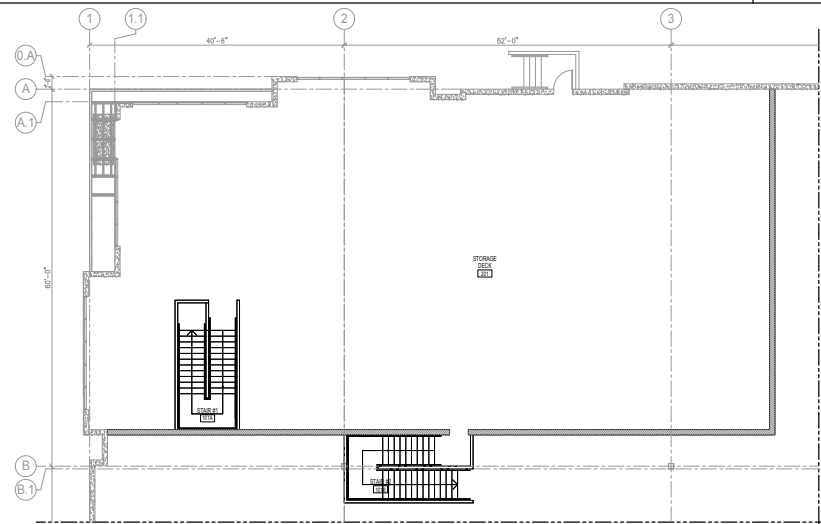
1. SEE SHEET "SD-1" FOR METAL STUD PARTITION WALLS AND FRAMING DETAILS. TYP. U.N.O.
2. SEE ARCHITECTURAL DRAWING FOR CEILING JOIST FRAMING PLAN & FOR STRUCT. DET., SEE (301)
3. FOR HEADER DETAIL, SEE DETAIL (301)
4. FOR WALL BRACE DETAIL, SEE DETAIL (302)
5. FOR T-BAR CEILING STRUT DETAIL & SCHED. SEE SHEET "SD-4" TYPICAL U.N.O.

**LEGEND:**  
 - DENOTES CEILING JOIST FOR SIZES SEE DET. (301)  
 - DENOTES CEILING JOIST AREA  
 - DENOTES HORIZONTAL BRACE SEE DET. (302)



MEZZANINE CEILING PLAN

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



**LEGEND:**  
 - DENOTES NEW PARTITION WALLS FOR HT. OF WALLS SEE ARCH. DWG'S FOR DETAILS, SEE (301)  
 - DENOTES NEW FULL HEIGHT METAL STUD WALL FOR DETAILS, SEE (302)  
 - DENOTES EXISTING CONCRETE WALLS

**NOTE:**  
FOR TYPICAL METAL STUD DETAILS SEE SHEET "SD-1"

**NOTE:**  
FIELD VERIFY SLOPE OF SLAB



MEZZANINE FLOOR PLAN

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





TABLE N5.4-1 (ANSI/AISC 360-16) INSPECTION TASKS PRIOR TO WELDING			
Inspection Tasks Prior to Welding	QC	QA	
	TASK	DOC	TASK DOC
Welding procedure specifications (WPSs) available	P	P	P
Manufacturer certification for welding consumables available	P	P	P
Material identification (Type/Grade)	O	O	O
Welder identification system <sup>1</sup>	O	O	O
Fit-up of groove welds (including joint geometry)			
–Joint preparation			
–Dimensions (alignment, root opening, root face, bevel)	O	O	O
–Cleanliness (condition of steel surfaces)	O	O	O
–Tackling (tack weld quality and location)	O	O	O
–Backing type and fit (if applicable)	O	O	O
Configuration and finish of access holes	O	O	O
Fit-up of fillet welds			
–Dimensions (alignment, gaps at root)	O	O	O
–Cleanliness (condition of steel surfaces)	O	O	O
–Tackling (tack weld quality and location)	O	O	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. Stamping, 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	
	TASK	DOC	TASK DOC
Use of qualified welders	O	O	O
Control and handling of welding consumables			
–Packaging	O	O	O
–Exposure control	O	O	O
No welding over cracked tack welds	O	O	O
Environmental conditions			
–Wind speed within limits	O	O	O
–Precipitation and temperature	O	O	O
WPS followed			
–Settings on welding equipment			
–Travel speed			
–Selected welding materials			
–Shielding gas type/flow rate	O	O	O
–Preheat applied			
–Interpass temperature maintained (min./max.)			
–Proper position (F, V, H, OH)			
Welding techniques			
–Interpass and final cleaning	O	O	O
–Each pass within profile limitations	O	O	O
–Each pass meets quality requirements	O	O	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	
	TASK	DOC	TASK DOC
Welds cleaned	O	O	O
Size, length and location of welds	P	P	P
Welds meet visual acceptance criteria			
–Crack prohibition	P	P	P
–Weld/basew-metal fusion			
–Orator cross section			
–Weld profiles			
–Weld size			
–Undercut			
–Porosity			
Arc strikes	O	O	O
k-area <sup>1</sup>	O	O	O
Backing removed and weld tabs removed (if required)	O	O	O
Repair activities	O	O	O
Document acceptance or rejection of welded joint or member	O	O	O

<sup>1</sup>When welding of double 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 360-10) INSPECTION TASKS PRIOR TO BOLTING			
Inspection Tasks Prior to Bolting	QC	QA	
	TASK	DOC	TASK DOC
Manufacturer's certifications available for fastener materials	O	O	P
Fasteners marked in accordance with ASTM requirements	O	O	O
Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	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 and documented for fastener assemblies and methods used	P	O	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 these inspections.  
P—Perform these tasks for each bolted connection.

TABLE N5.6-2 (ANSI/AISC 360-10) INSPECTION TASKS DURING BOLTING			
Inspection Tasks During Bolting	QC	QA	
	TASK	DOC	TASK DOC
Fastener assemblies, of suitable condition, 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
Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	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 360-10) INSPECTION TASKS AFTER BOLTING			
Inspection Tasks After Bolting	QC	QA	
	TASK	DOC	TASK DOC
Document acceptance or rejection of bolted connections	P	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 BUCKLING-RESTRAINED BRACED FRAMES & COLLECTOR ELEMENTS**

TABLE J6-1 (ANSI/AISC 341-10) VISUAL INSPECTION TASKS PRIOR TO WELDING			
Inspection Tasks Prior to Welding	QC	QA	
	TASK	DOC	TASK DOC
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)	PRO <sup>1</sup>	O	–
–Cleanliness (condition of steel surfaces)	PRO <sup>1</sup>	O	–
–Tackling (tack weld quality and location)	PRO <sup>1</sup>	O	–
–Backing type and fit (if applicable)	PRO <sup>1</sup>	O	–
Configuration and finish of access holes	O	O	O
Fit-up Fillet Welds			
–Dimensions (alignment, gaps at root)	PRO <sup>1</sup>	O	–
–Cleanliness (condition of steel surfaces)	PRO <sup>1</sup>	O	–
–Tackling (tack weld quality and location)	PRO <sup>1</sup>	O	–

<sup>1</sup>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 designated as the welder shall be required 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 the inspector who shall ensure the welder has re-established adequate assurance that the welder will perform the inspection tasks listed.

O—Observe these items on a random basis. Operations need not be delayed pending these inspections.  
P—These inspections shall be performed prior to the final acceptance of the item.  
PRO—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 place 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 341-10) VISUAL INSPECTION TASKS DURING WELDING			
Inspection Tasks During Welding	QC	QA	
	TASK	DOC	TASK DOC
WPS followed			
–Settings on welding equipment			
–Travel speed			
–Selected welding materials			
–Shielding gas type/flow rate	O	O	O
–Preheat applied			
–Interpass temperature maintained (min./max.)			
–Proper position (F, V, H, OH)			
–Intermitts of fillet metals welded unless approved			
Use of qualified welders	O	O	O
Control and handling of welding consumables			
–Packaging	O	O	O
–Exposure control	O	O	O
Environmental conditions			
–Wind speed within limits	O	O	O
–Precipitation and temperature	O	O	O
Welding techniques			
–Interpass and final cleaning	O	O	O
–Each pass within profile limitations	O	O	O
–Each pass meets quality requirements	O	O	O
No welding over cracked tacks	O	O	O

O—Observe these items on a random basis. Operations need not be delayed pending these inspections.  
P—These inspections shall be performed prior to the final acceptance of the item.  
PRO—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 place 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 341-10) VISUAL INSPECTION TASKS AFTER WELDING			
Inspection Tasks After Welding	QC	QA	
	TASK	DOC	TASK DOC
Welds cleaned	O	O	O
Size, length, and location of welds	P	P	P
Welds meet visual acceptance criteria			
–Crack prohibition	P	P	P
–Weld/basew-metal fusion			
–Orator cross section	P	D	P
–Weld profiles and size			
–Undercut			
–Porosity			
Placement of reinforcing or contouring flat 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	P	P

O—The Inspector shall observe these functions on a random, daily basis. Operations need not be delayed pending observations.  
P—These inspections shall be performed prior to the final acceptance of the item.  
PRO—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 place 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 SPECIAL TRUSS MOMENT FRAMES & COLLECTOR ELEMENTS**

TABLE J7-1 (ANSI/AISC 341-10) INSPECTION TASKS PRIOR TO BOLTING			
Inspection Tasks Prior to Bolting	QC	QA	
	TASK	DOC	TASK DOC
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	O	O
Proper storage provided for bolts, nuts, washers and other fastener components	O	O	O

O—The Inspector shall observe these functions on a random, daily basis. Operations need not be delayed pending observations.  
P—These inspections shall be performed prior to the final acceptance of the item.  
PRO—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 place 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 341-10) INSPECTION TASKS DURING BOLTING			
Inspection Tasks During Bolting	QC	QA	
	TASK	DOC	TASK DOC
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 edges	O	O	O

O—The Inspector shall observe these functions on a random, daily basis. Operations need not be delayed pending observations.  
P—These inspections shall be performed prior to the final acceptance of the item.  
PRO—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 place 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 341-10) INSPECTION TASKS AFTER BOLTING			
Inspection Tasks After Bolting	QC	QA	
	TASK	DOC	TASK DOC
Document accepted and rejected connections	P	D	P

O—The Inspector shall observe these functions on a random, daily basis. Operations need not be delayed pending observations.  
P—These inspections shall be performed prior to the final acceptance of the item.  
PRO—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 place 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 SPECIAL TRUSS MOMENT FRAMES**

TABLE J6-1 (ANSI/AISC 341-10) OTHER INSPECTION TASKS			
Other Inspection Tasks	QC	QA	
	TASK	DOC	TASK DOC
RBS requirements, if applicable			
– Contour and finish	P	D	P
– Dimensional tolerances	P	D	P
Protected access holes and ungrouted attachments made by fabricator or erector, as applicable	P	D	P

O—The Inspector shall observe these functions on a random, daily basis. Operations need not be delayed pending observations.  
P—These inspections shall be performed prior to the final acceptance of the item.  
PRO—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 place 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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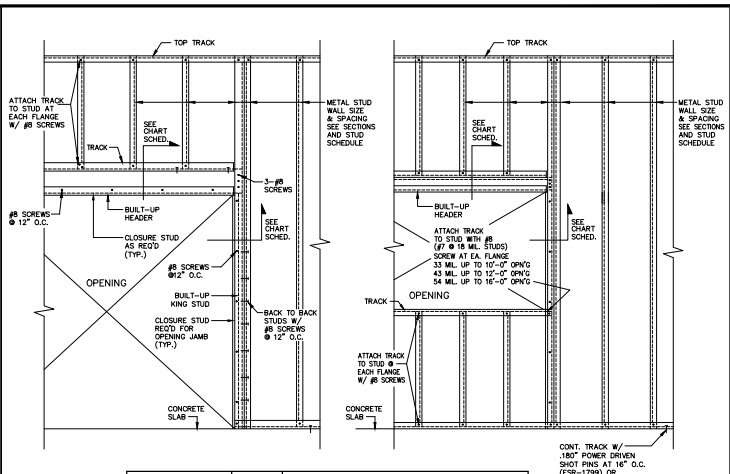
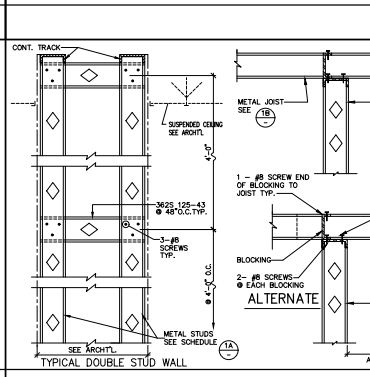
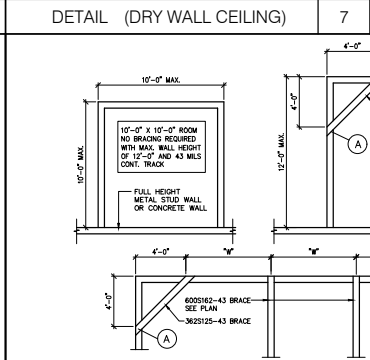
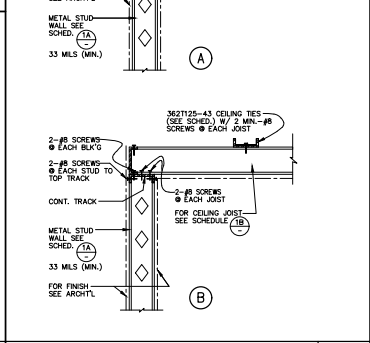
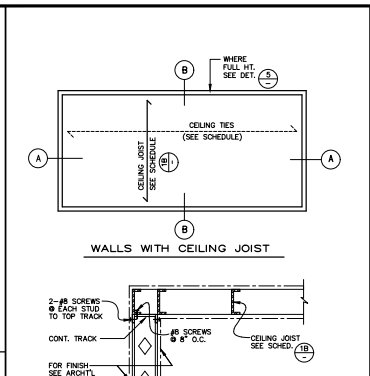
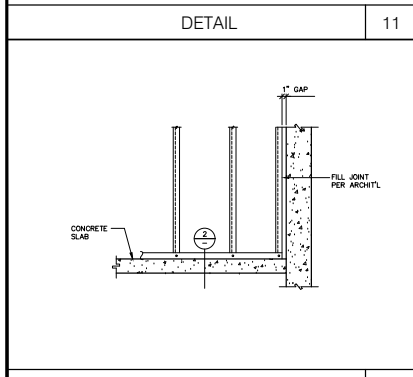
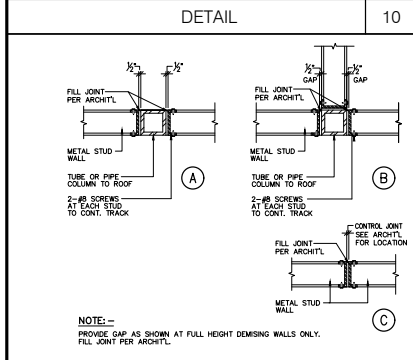
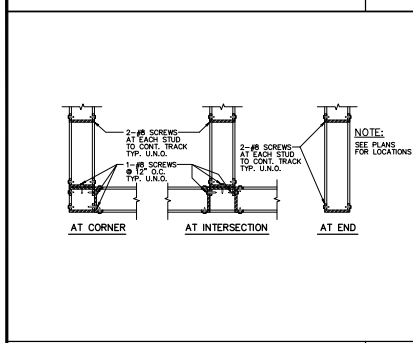
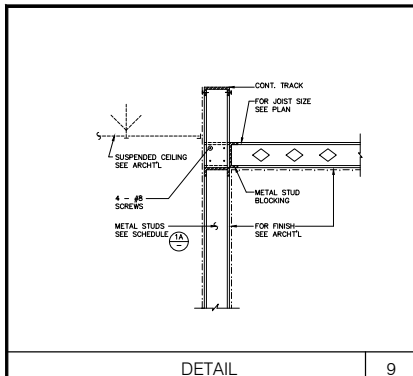


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GENERAL NOTES

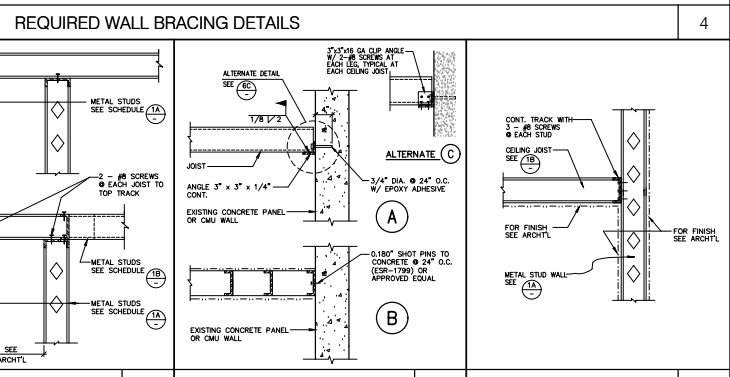
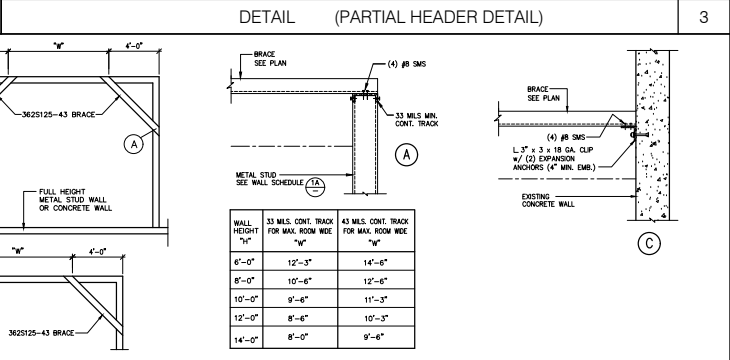
Project Number: 19383  
Drawn by: CC  
Date: 04/26/21  
Revision:

Sheet:

SD-0.1



KING STUDS	SPAN	HEADER SIZE	SIZE OF WALL AND 33 MLS
[ 1/ TO MATCH WALL	4'-0"	3625 162-33 INT. 3625 162-43 DEMISING	SIZE OF WALL AND 33 MLS
[ 1/ PARTITION WALL	6'-0"	3625 162-33 INT.	SIZE OF WALL AND 33 MLS
[ 2/ DEMISING WALL	6'-0"	6005 162-43 DEMISING	SIZE OF WALL AND 33 MLS
[ 2	8'-0"	6005 162-33 INT. 6005 162-43 DEMISING	SIZE OF WALL AND 33 MLS
[ 3	12'-0"	8005 162-43 INT. 8005 162-54 (50 KSI) DEMISING	SIZE OF WALL AND 33 MLS
[ 3	16'-0"	8005 162-54 INT. 8005 162-68 (50 KSI) DEMISING	SIZE OF WALL AND 54 MLS



### INTERIOR PARTITIONS (NON-LOAD BEARING)

METAL STUDS (S)	S I Z E (SSMA DESIGNATION) (S)	SPACING	MAXIMUM (B) 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"
8" X 18 GA	8005137-43	24"	32'-0"
8" X 18 GA	8005200-43	24"	37'-0"
8" X 14 GA	8005200-68 (50KSI)	24"	46'-0"

- BUILDING CODE USED IS IBC 2018 / AISI S100-2018 / CBC 2019.
- ALL THE METAL STUDS USED SHALL BE 33 KSI U.L.G. CONFORMING TO BUILDING CODE. IBC 2018.
- THE BRACING, BLOTTING OR END BEARING STIFFENERS SHALL BE AS REQUIRED BY THE MANUFACTURER UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- DRYWALL (GYPROC) FINISH IS ON BOTH SIDES OF WALL OR MUST BE BLOCKED/STIFFENED BY THE MANUFACTURER U.L.G.
- UNLESS OTHERWISE NOTED ON THE PLANS, USE THE FOLLOWING GUIDELINE FOR STUD SIZE & SPACING FOR INTERIOR PARTITIONS.
- TOP TRACK SIZE WILL BE MIN. 3MM. FOR PARTITION U.L.G.
- DESIGN LOAD: LATERAL LOAD = 5 PSF. DEFLECTION LIMIT = L/250.
- SEE ARCHT. FOR WALL STUD WIDTH REDUCE. FOR FULL HEIGHT DEMISING WALL SEE ARCHT. (8" STUDS MIN)

### CEILING JOISTS (GYPROC CEILING)

- BUILDING CODE USED IS IBC 2015 / AISI S100-2016 / CBC 2016.
- ALL THE METAL STUDS USED SHALL BE 33 KSI U.L.G. CONFORMING TO BUILDING CODE.
- STUD TRACKS SHALL BE UNFINISHED STUDS OF SAME GAUGE AS STUD UNLESS NOTED OTHERWISE.
- 3625125-43 CEILING TIES (SEE SCHEDULE) WITH 2 - #8 SCREWS AT EACH JOIST.
- GYPROC IS ON ONE SIDE OF CEILING U.L.G.
- DESIGN LOAD: DEAD LOAD = 5 PSF & LIVE LOAD = 10 PSF. TOTAL DEFLECTION LIMIT = L/360.
- NO STORAGE LOAD ALLOWED.

S I Z E (SSMA DESIGNATION)	SPACING	MAXIMUM SPAN	CEILING TIES (BRACING) MAX. SPACING
3625125-18 (25 GA)	16"	8'-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"

MEMBER DEPTH: (Example: 6" = 600 x 1/16 inches)  
 All member depths are taken in 1/16 inches  
 For all "T" sections member depth is the inside to inside dimension.

FLANGE WIDTH: (Example: 1 5/8" = 1.625" = 162 x 1/16 inches)  
 All flange widths are taken in 1/16 inches.

EXAMPLE: **600 S 162-54**

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

Note: For those sections where two different yield strengths (33 ksi and 50 ksi) are shown, the yield strength (to be used) greater than 33 ksi, needs to be identified on the design and ordering of steel (i.e. 6005125-54 (50KSI)).

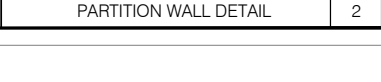
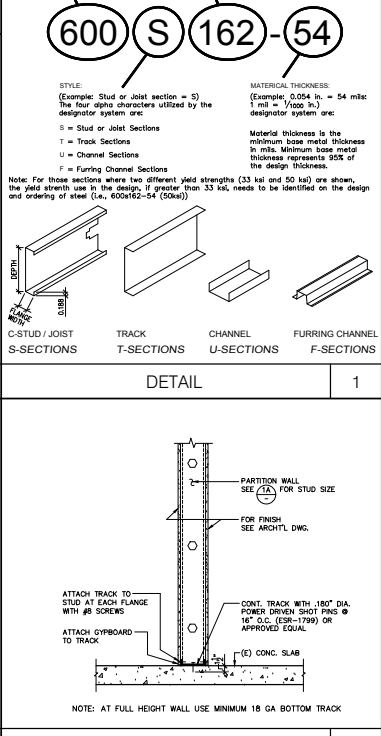
MATERIAL THICKNESS: (Example: 0.054 in. = 54 mils; 1 mil = 1/1000 in.)  
 Material thickness is the minimum base metal thickness in mils. Minimum base metal thickness represents 90% of the design thickness.

C-STUD / JOIST  
 S-SECTIONS

TRACK  
 T-SECTIONS

CHANNEL  
 U-SECTIONS

FURRING CHANNEL  
 F-SECTIONS



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Project:  
 ONTARIO GROVE COMMERCE CENTER  
 BUILDING J

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 DFA Consulting Structural Engineers

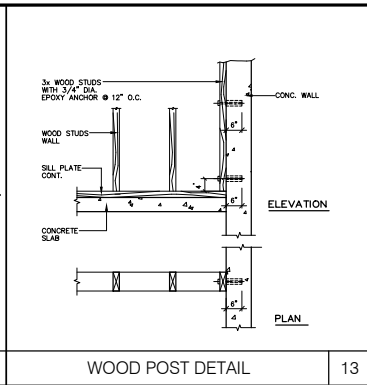
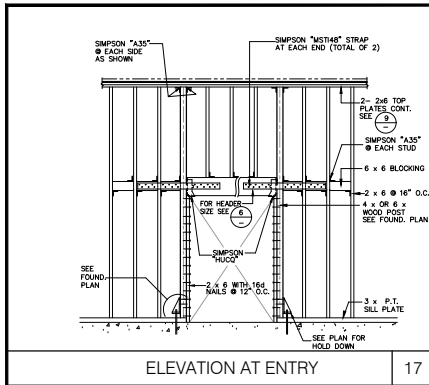
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 DRAWN BY: R.T.D.

Professional Engineer Seal

Title: METAL STUD DETAILS

Project Number: 19383  
 Drawn by: CC  
 Date: 04/26/21  
 Revision:

Sheet: SD-1



**NUMBER OF NAILS REQUIRED FOR CONNECTING WOOD MEMBERS UNLESS NOTED OTHERWISE**

CONNECTION	(NAILS BOX OR COMMON)
BRINGS TO JOIST - TO NAIL	2 - 8d EACH END
JOIST TO SILL OR BRIDGE - TO NAIL	3 - 16d
DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d @ 16" O.C.
STUD TO PLATE-END NAIL	2 - 16d
STUD TO PLATE-TOE NAIL	3 - 16d OR 4 - 8d
CONT. HEADER TO STUD-TOE NAIL	4 - 16d
TOP PLATE INTERSECTIONS	2 - 16d
TOP PLATE-SPLICES	10 - 16d EA. STUD
CEILING JOISTS TO PLATE-TOE NAIL	2 - 16d
CEILING JOISTS LAP OVER PARTITION	3 - 16d
CEILING JOISTS PARALLEL ALL RAFTER	3 - 16d
RAFTERS WHERE LAPPED OVER BEARING	4 - 16d
CONT. 1" DIAGONAL BRACING	2 - 8d
2" O"-IN STUD BRACING	2 - 16d
CORNER STUD AND ANGLES	16d @ 30" O.C.

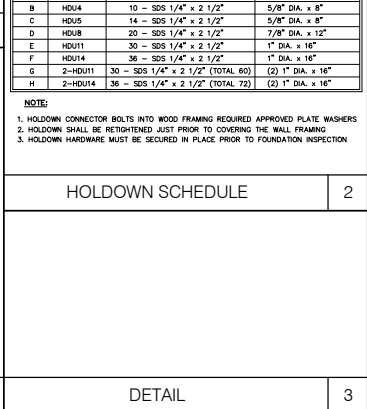
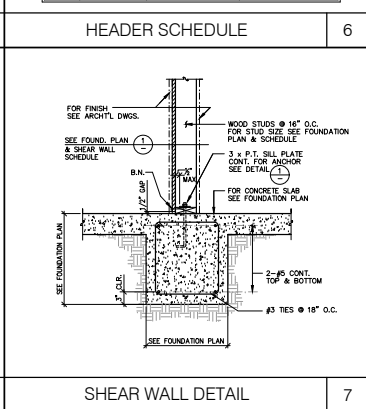
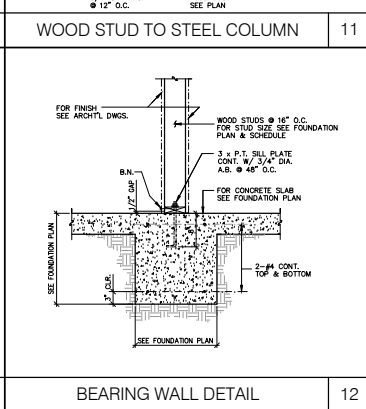
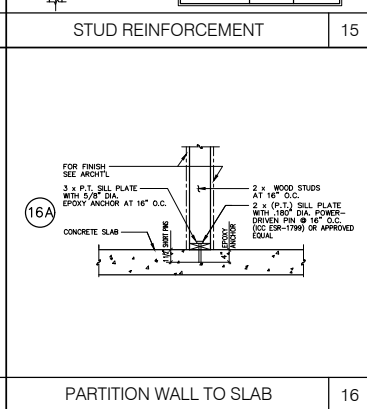
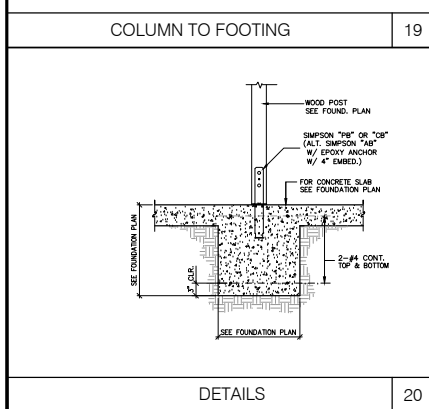
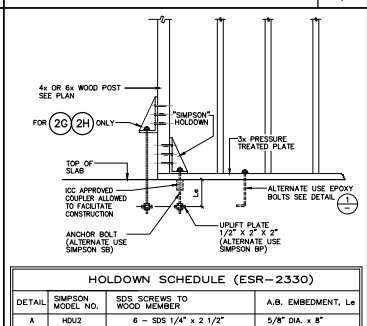
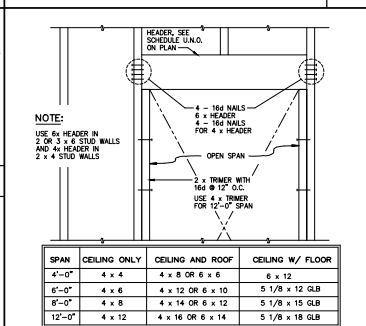
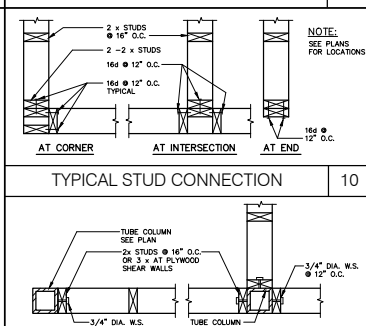
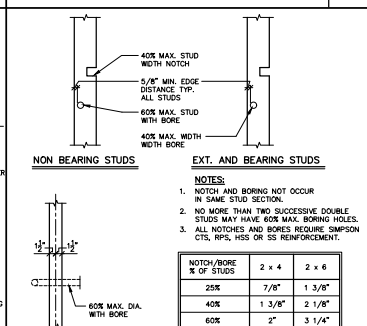
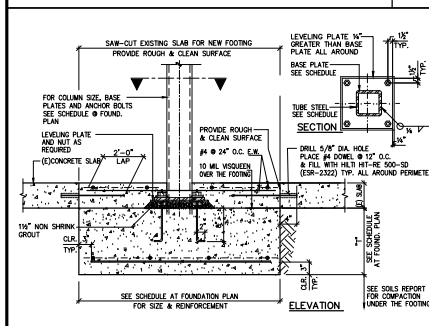
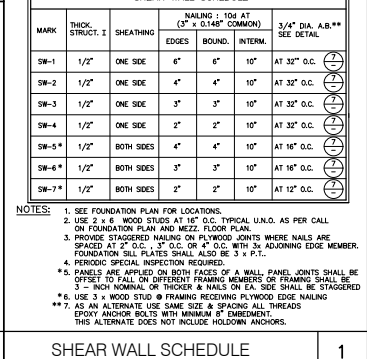
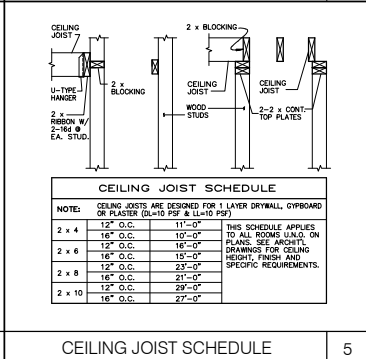
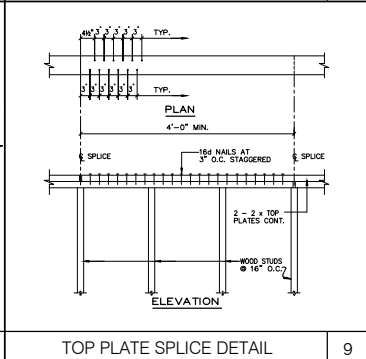
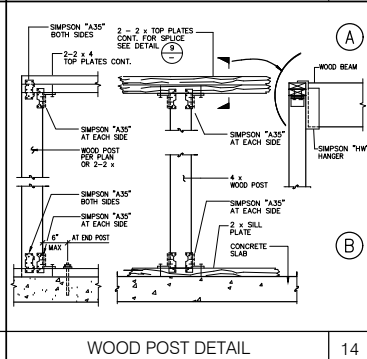
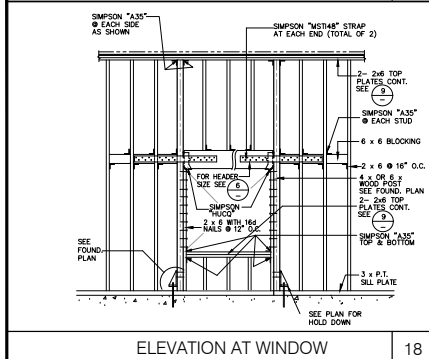
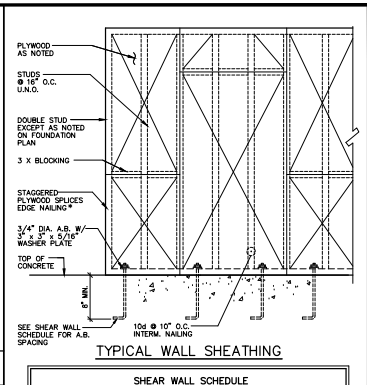
**NAILS SCHEDULE**

8

STUDS	MAXIMUM UNSUPPORTED HEIGHT NON-BEARING WALL
2 x 4 @ 16" O.C.	14'-0"
2 x 4 @ 24" O.C.	14'-0"
2 x 6 @ 16" O.C.	20'-0"
2 x 6 @ 24" O.C.	20'-0"
2 x 8 @ 16" O.C.	28'-0"

**WOOD STUD PARTITION SCHEDULE**

4



**HPA architecture**

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 18831 bardeen avenue, - sb. #100  
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**Owner:**

**EBS Realty Partners**

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 (714) 469-4847  
 (714) 653-9854

**Project:**  
 ONTARIO GROVE COMMERCE CENTER  
 BUILDING 1

1925 S GROVE AVENUE  
 ONTARIO, CA 91761

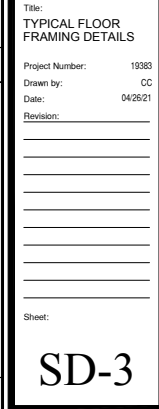
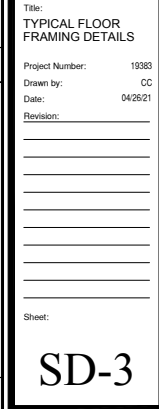
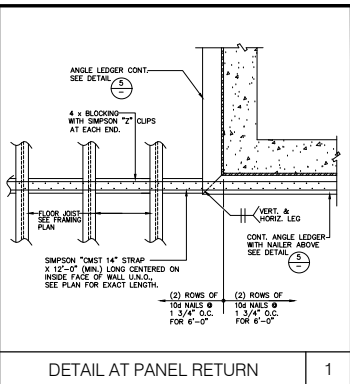
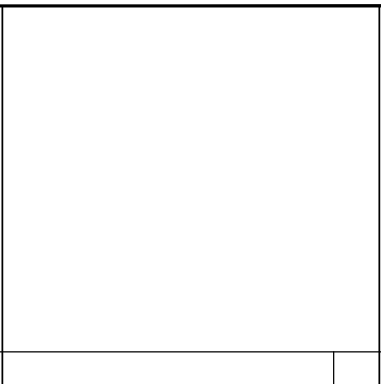
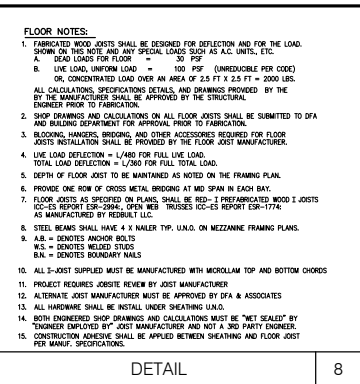
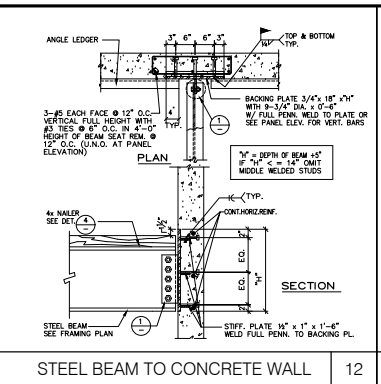
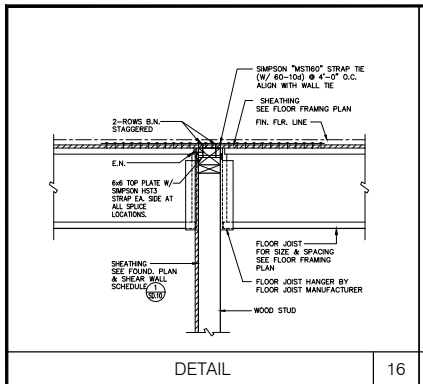
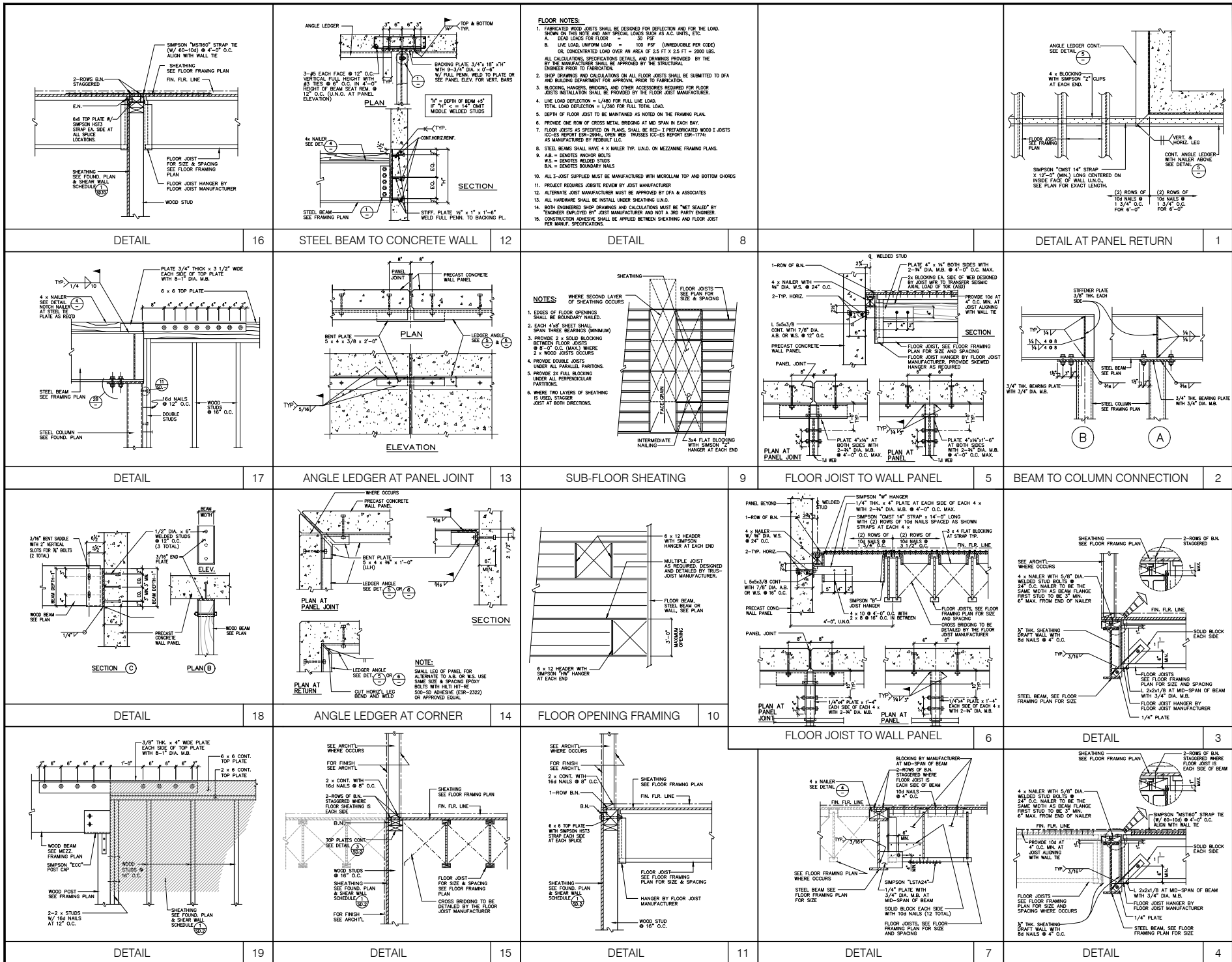
**Consultants:**

**DFA**  
 Consulting Structural Engineers  
 Darin Fong and Associates Inc.  
 3220 E. Imperial Highway,  
 Suite 302 Brea, CA 92621-6747  
 (714) 494-4888 office  
 (951) 219-2888 cell  
 DFA PROJECT NO.: 20-180A  
 DRAWN BY: R.T.D.

**Title:** WOOD FRAMING DETAILS

Project Number: 19383  
 Drawn by: CC  
 Date: 04/26/11  
 Revision:

Sheet: **SD-2**



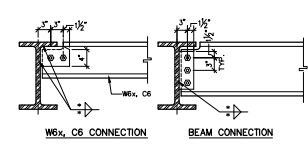
**HPA architecture**  
hpa, inc.  
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**OWNER:**  
**EBS Realty Partners**  
1300 BRISTOL STREET NORTH, SUITE 290  
ONTARIO GROVE, CALIFORNIA 91761  
tel: (714) 463-4847  
fax: (714) 653-9854

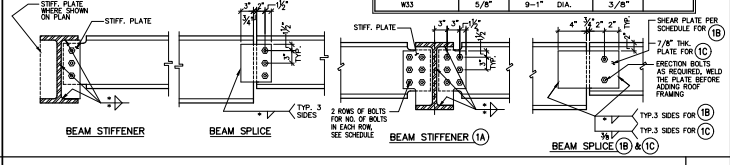
**Project:**  
**ONTARIO GROVE COMMERCE CENTER BUILDING 1**  
1925 S GROVE AVENUE, ONTARIO, CA 91761

**Consultants:**  
**DFA**  
Consulting Structural Engineers  
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(951) 219-2888 cell  
DFA PROJECT NO.: 20-180A  
DRAWN BY: R.T.D.

**Typical Floor Framing Details**  
Project Number: 19383  
Drawn by: CC  
Date: 04/26/11  
Revision:  
Sheet: SD-3

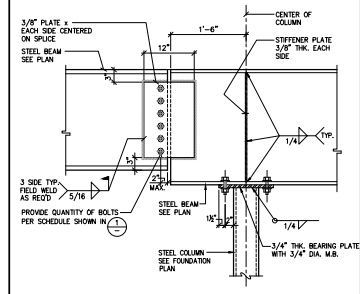


BEM SIZE	SHEAR PLATE	FASTENERS AS225 SC H.S.B.	WELD SIZE(*)	REMARKS
W6, W8	3/8"	2-3/4" DIA.	3/16"	
W10	3/8"	2-7/8" DIA.	3/16"	
W12, W14	3/8"	3-7/8" DIA.	1/4"	
W16	3/8"	4-7/8" DIA.	1/4"	
W18	3/8"	5-7/8" DIA.	1/4"	
W21	3/8"	6-7/8" DIA.	5/16"	
W24	1/2"	6-1" DIA.	5/16"	
W27	1/2"	7-1" DIA.	3/8"	
W30	5/8"	8-1" DIA.	3/8"	
W33	5/8"	9-1" DIA.	3/8"	



BEAM TO BEAM CONNECTION AND SCHEDULE

1



BEAM TO COLUMN CONNECTION

2



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irvine, ca 92618  
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Project:  
ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:



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



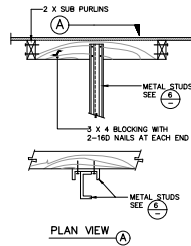
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TYPICAL FLOOR  
FRAMING DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 04/26/21  
Revision:

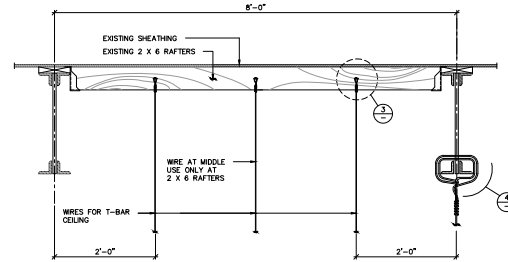
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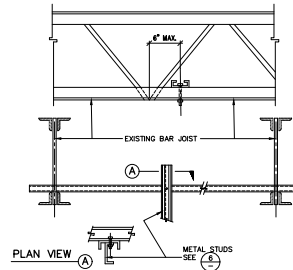
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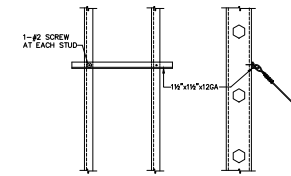
DETAIL (T-BAR CEILING) 7



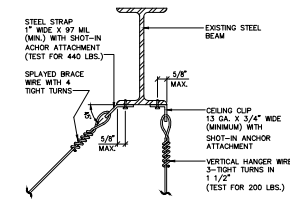
WIRE LOCATIONS 1



CEILING STRUT DETAILS 8

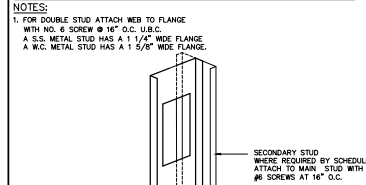


WIRE AT METAL STUDS 5



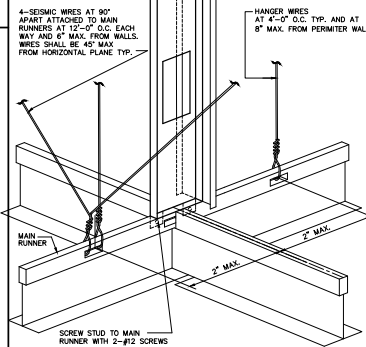
WIRE AT STEEL BEAM 2

SCHEDULE			
METAL STUDS	SIZE (SSMA DESIGNATION)	MAX. HT. OF COMPRESSION STRUT	
		SINGLE STUD [A]	DOUBLE STUD [B]
2 1/2" x 20 GA.	2505125-33	7'-0"	16'-6"
3 5/8" x 20 GA.	3625125-33	-	23'-0"
3 5/8" x 18 GA.	3625131-43	8'-0"	23'-0"
6" x 20 GA.	6005125-33	-	36'-0"
6" x 18 GA.	6005131-43	-	37'-0"
8" x 18 GA.	8005137-43	-	47'-6"

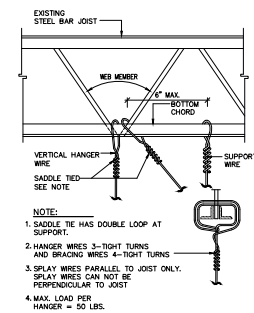


- NOTES:
- NO PIPES, CEILING DUCTS ETC. WILL BE SUPPORTED FROM THE 2x4 RAFTER
  - ONLY 1 BAR CEILING HANGER CAN BE SUPPORTED FROM THE BOTTOM OF 3/4 OR 2x6 MEMBERS
  - MAX. LOAD PER HANGER = 50 LBS.

WIRE AT RAFTERS 3



DETAIL T-BAR CEILING STRUT DETAIL & SCHED. 6



WIRE AT STEEL BARJOIST 4



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Owner:



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Project:

ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:



Darin Fong and Associates Inc.  
3230 E. Imperial Highway,  
Suite 302 Brea, CA 92621-6747  
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DFA PROJECT NO.: 20-180A  
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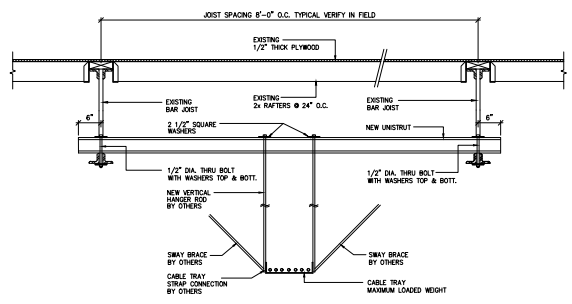
Title:  
T-BAR CEILING  
DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 04/26/21  
Revision:

Sheet:

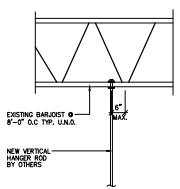
SD-4

DETAIL	11		
DETAIL	12	NEW CABLE TRAY SUPPORT DETAIL	7
DETAIL	13	DETAIL	9
DETAIL	14	DETAIL	10

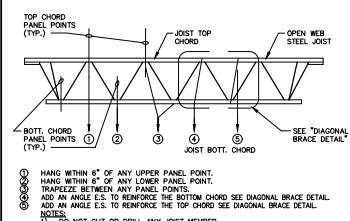


NOTES:  
1. DESIGN OF CABLE TRAY, UNISTRUT, HANGER RODS AND SWAY BRACES AS REQUIRED WILL BE BY THE SUPPLIER.

TRAY SUPPORT CONNECTION PARALLEL TO ROOF JOIST (A)



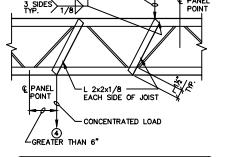
TRAY SUPPORT CONNECTION PERPENDICULAR TO ROOF JOIST (B)



- HANG WITHIN 6" OF ANY UPPER PANEL POINT.
- HANG WITHIN 6" OF ANY LOWER PANEL POINT.
- TRACELICE BETWEEN ANY PANEL POINTS.
- ADD AN ANGLE E.S. TO REINFORCE THE TOP CHORD SEE DIAGONAL BRACE DETAIL.
- ADD AN ANGLE E.S. TO REINFORCE THE BOT. CHORD SEE DIAGONAL BRACE DETAIL.

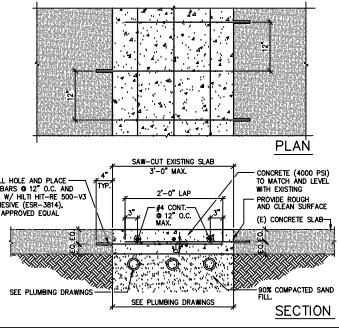
NOTES:  
1) DO NOT CUT OR DRILL ANY JOIST MEMBER.  
2) THIS DETAIL IS APPLICABLE TO SUPPORTING MECH. EQUIPMENT, SPRINKLER PIPES, ETC.  
3) JOIST MANUFACTURER TO ACCOUNT FOR ABOVE LOADING ON JOIST DESIGN.  
4) ALL FELD WELDING REQUIRES SPECIAL INSPECTION BY A DEPUTY INSPECTOR.

ALLOWABLE METHODS & LOCATIONS FOR SUPPORTING ADDITIONAL LOADS FROM OPEN WEB STEEL JOIST

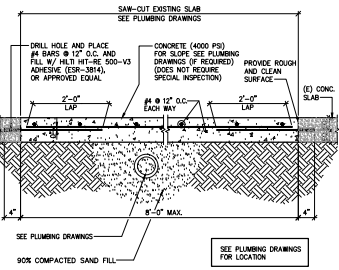


- NOTES:  
1) WHERE CONCENTRATED LOADS ARE SUPPORTED BY JOIST CHORDS AND ARE LOCATED MORE THAN 6" FROM A PANEL POINT, REINFORCE THE JOIST WITH AN ADDED ANGLE E.A. SIDE OF JOIST EXTENDING FROM THE POINT LOAD TO THE NEAREST PANEL POINT ON THE OPPOSITE CHORD.  
2) REMOVE LOAD FROM JOIST PRIOR TO WELDING ANGLE.

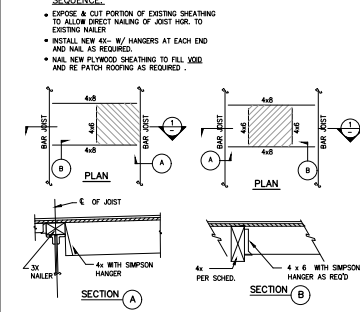
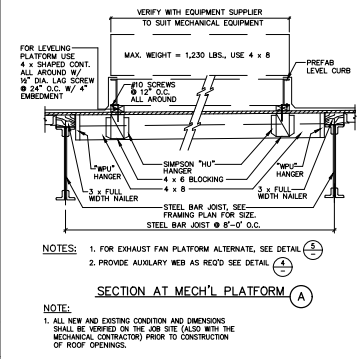
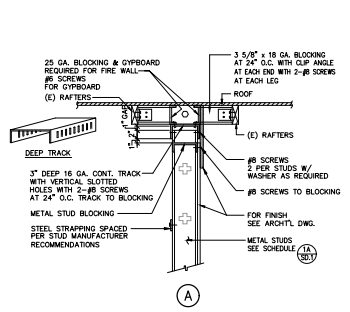
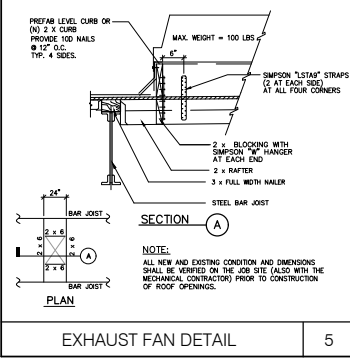
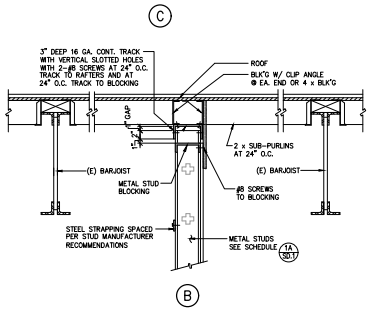
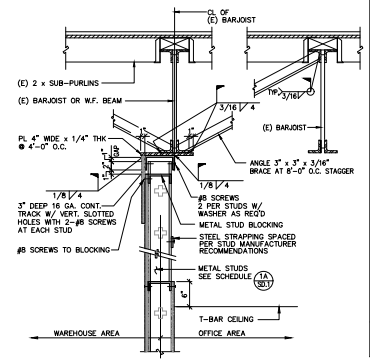
AUXILIARY WEB DETAIL



UNDERGROUND PIPES INTO SLAB 1



LARGE AREA SAW-CUT DETAIL 2



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---

Project:

ONTARIO GROVE COMMERCE CENTER BUILDING I

1925 S GROVE AVENUE  
ONTARIO, CA 91761

---

Consultants:

DFA Consulting Structural Engineers

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(714) 494-4888 office  
(951) 219-2888 cell  
DFA PROJECT NO.: 20-180A  
DRAWN BY: R.T.D.

---

Title:

DETAILS

Project Number: 19383  
Drawn by: CC  
Date: 04/26/21  
Revision:

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Sheet:

SD-5

<p>2-ROWS OF B.N. STAGGERED. 4 x NALER SEE DETAIL SIMPSON HW HANGER 3" WOOD/PLANK WITH 2x4 M.B. WOOD BEAM STEEL BEAM SEE FLOOR FRAMING PLAN FOR SIZE</p>	<p>2 x STUDS AT 16" O.C. U.O.N. FOR FINISH SEE ARCH'L. B.N. PLYWOOD SHEATHING 2 x JOIST SEE STAIR FRAMING PLAN 2x B.L.G. 2x CONT. 2x STUD</p>	<p>SEE ARCH'L FOR EXACT PROFILE OF STEPS FOR FINISH SEE ARCH'L. FOR HEADER SIZE SEE PLAN 2x JOIST WITH SIMPSON HANGER STRINGER, SEE STAIR FRAMING PLAN FOR SIZE SIMPSON ST2215 WITH 7-164 NAILS 1/2 TREAD MIN.</p>	<p>WOOD STAIR NOTES: 1. SEE ARCHITECTURAL DRAWINGS FOR STAIR DIMENSIONS, TREADS, RISERS AND DETAILS UNLESS NOTED OTHERWISE. 2. STAIRS SHALL BE DESIGN FOR 100 PSF, LIVE LOAD. NOTE: VERIFY ALL DIMENSIONS WITH ARCH'L. DWGS.</p> <p>PLAN AT MEZZ. LANDING SCALE: 1/4"=1'-0"</p>	<p>PLAN AT MEZZ. LANDING SCALE: 1/4"=1'-0"</p>
<p>B.N. SEE ARCH'L DWG. 2 - 2x4 TOP PLATES CONT. SEE DET. SIMPSON A34 EA. SIDE OF POST 1/2" SHEATHING W/ 10d NAILS AT 6", 8", 12" O.C. MIN. SIMPSON A34 EA. SIDE OF POST FIN. FLUR. LINE B.N. FLOOR SHTD. TO TOP PLATE NOTCH TOP PLATE AT 4x POST &amp; PROVIDE SIMPSON "MISTAR" STRAP AT EACH SIDE OF TOP PLATE &amp; CENTERED ON 4x POST 6 x 6 TOP PLATES CONT. SEE DET. SHEATHING WHERE OCCURS SEE FOUND. PLAN &amp; SHEAR WALL SCHEDULE SIMPSON A34 EA. SIDE OF POST 2 x 6 STUDS @ 16" O.C. U.O.N. 4x6 BLOCK WITH 4-16d NAILS AT EA. END</p>	<p>2 x STUDS AT 16" O.C. U.O.N. FOR FINISH SEE ARCH'L. B.N. PLYWOOD SHEATHING 2 x JOIST SEE FRAMING PLAN FOR SIZE AND SPACING 4-16d NAILS TYP.</p>	<p>SEE ARCH'L FOR EXACT PROFILE OF STEPS FOR FINISH SEE ARCH'L. FOR HEADER SIZE SEE PLAN 2x JOIST WITH SIMPSON HANGER STRINGER, SEE STAIR FRAMING PLAN FOR SIZE SIMPSON ST2215 WITH 7-164 NAILS 1/2 TREAD MIN.</p>	<p>PLAN AT LANDING SCALE: 1/4"=1'-0"</p>	<p>PLAN AT LANDING SCALE: 1/4"=1'-0"</p>
<p>SEE ARCH'L DWG. SIMPSON A34 EA. SIDE OF POST 1/2" SHEATHING W/ 10d NAILS AT 6", 8", 12" O.C. MIN. SIMPSON A34 EA. SIDE OF POST FIN. FLUR. LINE B.N. FLOOR SHTD. TO TOP PLATE NOTCH TOP PLATE AT 4x POST &amp; PROVIDE SIMPSON "MISTAR" STRAP AT EACH SIDE OF TOP PLATE &amp; CENTERED ON 4x POST 6 x 6 TOP PLATES CONT. SEE DET. SHEATHING WHERE OCCURS SEE FOUND. PLAN &amp; SHEAR WALL SCHEDULE SIMPSON A34 EA. SIDE OF POST 2 x 6 STUDS @ 16" O.C. U.O.N.</p>	<p>2 x STUDS AT 16" O.C. U.O.N. FOR FINISH SEE ARCH'L. B.N. PLYWOOD SHEATHING 2 x JOIST WITH SIMPSON A35 AT EACH STUD TYP. 4 x 8 WITH SIMPSON A35 AT EACH STUD TYP.</p>	<p>WOOD BEAM SEE PLAN SIMPSON ECC WOOD POST 1 3/4 x 3 x 1/4" KNEE BRACE WITH 3 - 5/8" DIA. M.B. CONCRETE WALL PANEL B.N. PLYWOOD SHEATHING FIN. LANDING 2 x JOIST SEE STAIR FRAMING PLAN 4 x 8 LEADER W/ 3/4" DIA. EPOXY ANCHOR AT 16" O.C. WITH HELI HIT-RE 500-SD (ESR-2322)</p>	<p>PLAN AT GROUND FLOOR SCALE: 1/4"=1'-0"</p>	<p>PLAN AT GROUND FLOOR SCALE: 1/4"=1'-0"</p>
<p>WOOD BEAM SEE PLAN SIMPSON CC WOOD POST FOR SIZE SEE PLANS WOOD BEAM SEE PLAN SIMPSON ECC WOOD POST FOR SIZE SEE PLANS WOOD BEAM SEE PLAN SIMPSON CCT WOOD POST FOR SIZE SEE PLANS WOOD BEAM SEE PLAN SIMPSON ECC WOOD POST FOR SIZE SEE PLANS</p>	<p>WOOD POST SIMPSON ABU-40 POST BASE CONCRETE SLAB W/ HELI HIT-RE BOLT TZ (ESR #171)</p>	<p>2 x STUDS AT 16" O.C. U.O.N. AT EACH STUD FOR FINISH SEE ARCH'L. PLYWOOD SHEATHING 2 x BLOCKING 2 x STUDS AT 16" O.C. U.O.N.</p>	<p>PLAN AT MEZZ. LANDING SCALE: 1/4"=1'-0"</p>	<p>PLAN AT GROUND FLOOR SCALE: 1/4"=1'-0"</p>

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Title:  
WOOD STAIRS

Project Number: 19383  
Drawn by: CC  
Date: 04/26/21  
Revision:  
PLAN CHECK CORRECTION 02/27/21

Sheet:

**SD-6**

### HEAT PUMP SCHEDULE

B111	QTY	SIZE	MANUFACTURER MODEL NO. SERIAL NO.	COOLING CAP.		HEATING CAP.		NOMINAL COP	BHP	VOLTS	PH.	F.L.A.	M.C.A.	M.O.C.P.	REVERSER	OPER. UT. (LBS)	OUTDOOR AIR INDOOR	REFRIGERANT TYPE	LEAK-SE.	HEIGHT NCL H' CURS	AREA SERVED	REMARKS
				SENSIBLE (BTU/H)	TOTAL (BTU/H)	OUTPUT (BTU/H)	HP/HP															
	1	2 TON	KHB-024	16,872	21,300	23,100	8.0	800	25	208	1	13.3	16.0	25	14/11	865	180	R-410A	13.0	50'	CONF	①④⑤⑧
	1	1 1/2 TON	KHA-032	6,138	86,100	89,200	COP 3.3	3000	1.5	460	3	18.4	21	25	-/10	1230	600	R-410A	24.8	58'	4-ZONE	①②③⑧

**N.O.T.E.s:**

- ① PROVIDE UNITS COMPLETE WITH MOUNTING FRAMES, CONTROLS AND SERV-O-FILTERS
- ② COOLING CAPACITIES BASED ON 105 DBA AMBIENT
- ③ PROVIDE SMOKE DETECTOR
- ④ PROVIDE OUTDOOR AIR DAMPER
- ⑤ 100% ECONOMIZER W/ BAROMETRIC RELIEF
- ⑥ PROVIDE GAS SENSOR INTERLOCK TO ECONOMIZER
- ⑦ PROVIDE UNIT WITH HVVA VARIABLE SPEED DRIVE OPTION
- ⑧ PROVIDE TWO SPEED MOTOR
- ⑨ PROVIDE MLD WEATHER KIT
- ⑩ 100% ECONOMIZER W/ BAROMETRIC RELIEF
- ⑪ FAULT DETECTION DEVICE: HONEYWELL UT200 (1A0E)

### MECHANICAL LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
	SAD	SUPPLY AIR DUCT
	RAD	RETURN AIR DUCT
	OBA	OUTSIDE AIR
	EAD	EXHAUST AIR DUCT
	CA	COMBUSTION AIR
	LI	LINED DUCTWORK
	CD	CEILING DIFFUSER
	MAR	RETURN AIR REGISTER
	EAR	EXHAUST AIR REGISTER
	SBS	SCHWELB SUPPLY REGISTER
	VBR	VENT THROUGH ROOF
	FC	FLEXIBLE CONNECTION
	AFD	AUTOMATIC FIRE DAMPER
	MVD	MANUAL VOLUME DAMPER
	LQD	LOCKING QUADRANT DAMPER
	DL	DOOR LOWER
	UD	UNDERDOOR
	T	THERMOSTAT
	BTW	BY-PASS THERMISOLE SWITCH
	CD	CONDENSATE DRAIN
	E	EXISTING
	FC	FOOT OF CONNECTION
	S	Sheet Metal
	GC	GENERAL CONTRACTOR
	SD	SMOKE DETECTOR
	RFD	RIBBED RETURN GRILLE
	H	HOLLOWED SUPPLY
	C	CARBON DIOXIDE SENSOR
	G	CARBON DIOXIDE GAS TRANSMITTER
	N	NITROGEN DIOXIDE GAS TRANSMITTER
	LIT	1/2-3/8" PIN WALL TYP
	BDD	BACRORAFT 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. THE 2019 CALIFORNIA ENERGY CONSERVATION STANDARD.
  - COORDINATE THE LOCATIONS OF ALL CEILING AND ARCHITECTURAL REQUIREMENTS AND GULLIES WITH THE ARCHITECTURAL, REFLECTIVE CEILING PLANS, ELECTRICAL LIGHTING LAYOUT AND ARCHITECTURAL ROOF ELEVATIONS.
  - ALL DUCT INSULATION SHALL CONFORM TO THE STATE OF CALIFORNIA T-14 ENERGY REGULATION.
  - ALL SUPPLY AND RETURN DUCTWORK SHALL BE GALVANIZED METAL DUCT PER SPACOMA STANDARDS. THE 1/2" x 1/2" TO EACH DIFFUSER/SUPPLY MAY BE PER-INSULATED GLASS FLEX OR BRASS.
  - ALL DUCTWORK SHALL BE SUPPORTED PER CALIFORNIA MECHANICAL CODE AND SPACOMA STANDARDS. MATCH SUPPLY GULLIES.
  - PROVIDE MANUAL VOLUME DAMPERS IN ALL DUCT BRANCHES TO SUPPLY DIFFUSERS WHERE REQUIRED FOR BALANCING.
  - PROPERTY: HAVC SHALL BE INSTALLED UPON COMPLETION OF THE INSTALLATION.
  - AUTOMATIC TEMPERATURE CONTROL OF SPACE TEMPERATURES SHALL BE PROVIDED. THE SYSTEM SHALL BE CAPABLE OF BEING SET FROM 55 DEGREES TO 80 DEGREES AND HAVE THE ABILITY TO OPERATE HEATING AND COOLING. THE TEMPERATURE SETPOINTS SHALL BE ADJUSTABLE TO PROVIDE A RANGE UP TO 2 DEGREES BETWEEN HEATING AND FALL COOLING, AND HAVE THE CAPABILITY OF SETTING HEATING AT 55 DEGREES AND COOLING AT 78 DEGREES AND BEING IN ACCORDANCE WITH SPACOMA STANDARDS AND THE STATE ENERGY REGULATION.
  - PLATFORMS AND FLANGINGS 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 CONTROL DEVICES SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION TO COMPLY WITH EFFICIENCY STANDARDS PER THE STATE ENERGY REGULATION.
  - ALL EXHAUST FANS SERVING CONDENSED SPACES AND A/C UNIT FRESH AIR INTAKES SHALL BE PROVIDED WITH BACKFLOW PREVENTERS.
  - CONTROL HANDLING CONDITIONS AIR SHALL BE INSULATED OR LINED IN ACCORDANCE WITH THE STATE ENERGY REGULATION.
  - DUCTWORK SHALL BE PROVIDED TO PROVIDE THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY THE STATE ENERGY REGULATION. AIR CHANGES UNWARRANTED. FRESH AIR INTAKES SHALL BE PROVIDED TO THE ENTIRE BUILDING DURING THE ONE-HOUR PERIOD IMMEDIATELY BEFORE THE BUILDING IS OCCUPIED. PROVIDE WITH LEAK-TESTABLE WITH HOISTWAY MODE 4 HOUR MANUAL OVERSIDE AND 1 HOUR BATTERY BACK-UP.
  - FRIGS TO OCCUPANCY: THE ENTIRE HVAC SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH (A/C) REGULATIONS. AIR BALANCING, ENGINEERING, CONTRACTOR SHALL PROVIDE FRESH AIR INTAKE OF HVAC SYSTEMS AND FRESH AIR VENTILATION AS REQUIRED BY THE STATE ENERGY REGULATION.
  - DUCT TIGHT FOR ROOF FLEXIBLE DUCT WORK SHALL BE 1/4" LEAK PER 100'.
  - ALL HANGING DUCT SYSTEMS SHALL BE CONSTRUCTED, METALLED, AND INSTALLED AS PROVIDED IN CHAPTER 6 OF UPC 2009 4 CFC 303.
  - THERMOSTATS ARE TO BE LOCATED BETWEEN 3' AND 4' 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 OPERATING OR EXHAUST VENTS.
  - ALL HVAC UNITS IN EXCESS OF 3000 CFM OR SYSTEMS SERVING A COMMON AIRSPACE MUST BE INTERCONNECTED TO BAUT DOWN FROM EXHAUST OR EXHAUST THROUGH DUCT DETECTOR (OR FIRE ALARM) SYSTEM WHEN USING AREA SMOKE DETECTORS IN lieu of DUCT DETECTOR. DETECTOR SHALL BE CALIFORNIA FIRE T-RANSAL LISTED FOR RELEASES SERVICE.
  - DEFEND CONTROL VENTILATION: GAS SENSORS SHALL BE PLACED IN OCCUPANCIES SUCH AS CONDENSED ROOFS, DINING ROOMS, LOBBIES, BREAK ROOMS.

### EXHAUST FAN SCHEDULE

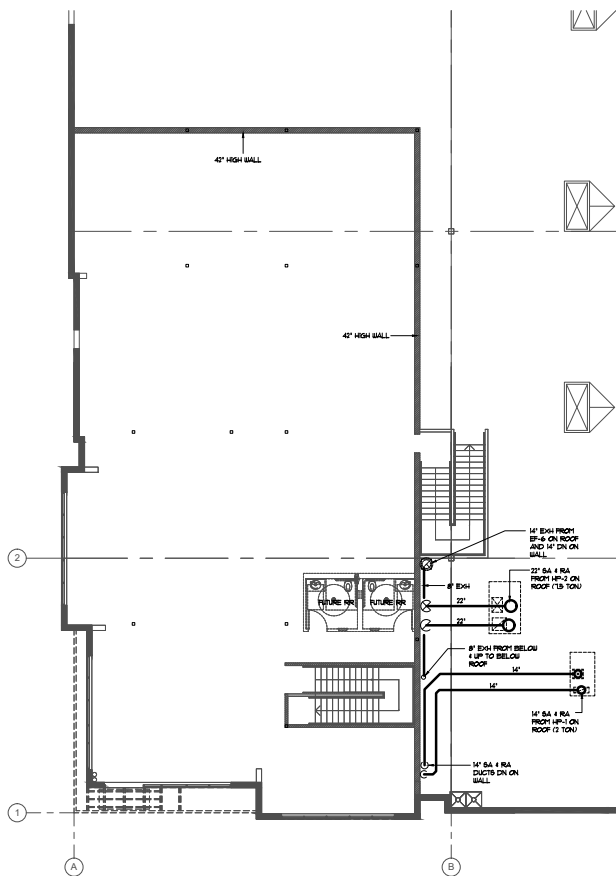
B111	QTY	MFR # MODEL NO.	AIR QUANTITIES			ELECTRICAL		BACKDRAFT DAMPER	HEIGHT W/ 8' CURS	OPER. UT. (LBS)	AREA SERVED	REMARKS		
			CFM	S.P.	RPM	HP	VOLTS						PH.	
EXISTING EF-1 THRU EF-3	3	'GREENHECK' REBMO-2L48-50 (ROOF MOUNTED)	22,170	25"	488	5	46.0	3	BELT	YES	10'	784	WAREHOUSE	①④
EXISTING EF-4	1	'GREENHECK' GB-091-4 (ROOF MOUNTED)	860	50"	1506	1/4	120	1	BELT	YES	32'	71	ELECTRICAL ROOM	①②③
EXISTING EF-5	1	'GREENHECK' GB-180-1 (ROOF MOUNTED)	3,200	50"	975	3/4	120	1	BELT	YES	44'	130	INTERIOR PUMP HOUSE	①②③
	1	'GREENHECK' GB-121-4 (ROOF MOUNTED)	970	50"	1131	1/4	120	1	BELT	YES	x	74	OFFICE RESTROOM	①②③
	1	'BROAN' LB50 (CEILING MOUNTED)	125	50"	160	100 WATTS	120	1	DIRECT	YES	-	24	IT CLOSET	⑧

**N.O.T.E.s:**

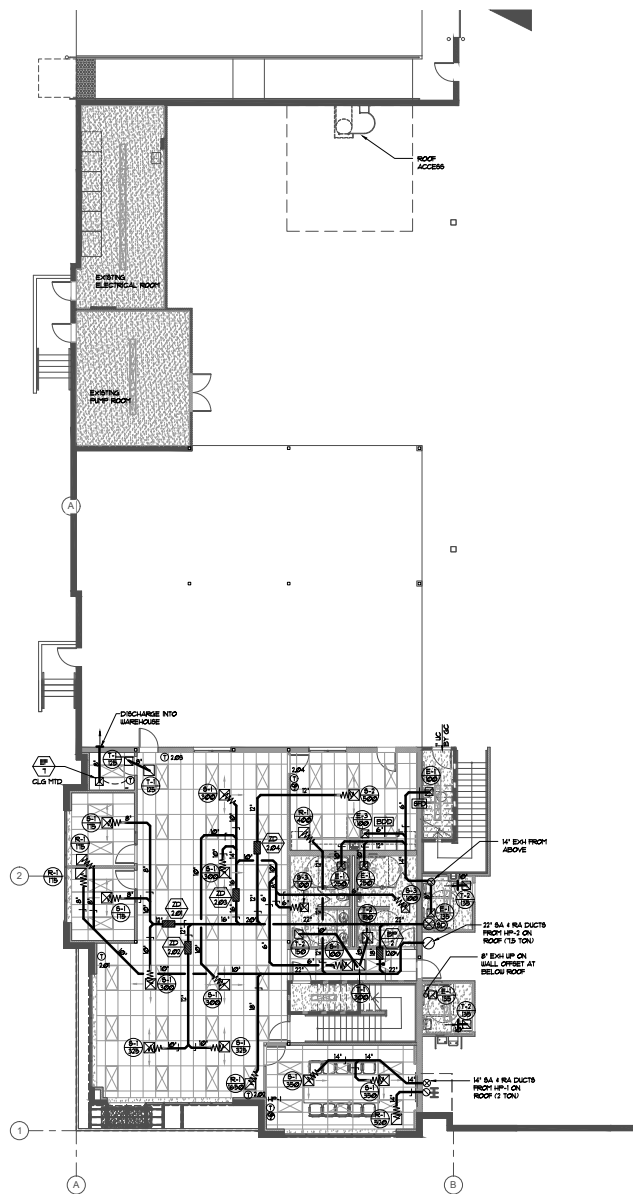
- ① PROVIDE #8 HIGH ROOF CURS
- ② FAN COMPLETE WITH INTEGRAL SERVICE SWITCH
- ③ CONTROLLED BY LINE VOLTAGE T-STAT SUPPLIED BY MECHANICAL, INSTALLED BY ELECTRICIAN
- ④ OPERATE BY THERMOSTAT CONTINUOUS OPERATION
- ⑤ OPERATE BY 1/2-3/8" PIN WALL TYP INTERLOCK TO LIGHT SWITCH
- ⑥ OPERATE BY THE CLOCK

### AIR DISTRIBUTION SCHEDULE

MFR # MODEL	SIZE	CFM	MAX. HANG	MAX. HANG DROP	REMARKS
TRICE' MODEL PDC SERIES (SUPPLY)	8" 178-178	11	11	11	PERSONALIZED FACE GULLY DOWN PROVIDE DUCT TRANSLATIONS TO GRILLE COLLARS WHERE NEEDED
TRICE' MODEL PDC SERIES (SUPPLY)	10" 218-218	11	11	11	S-I-A - PROVIDE FILTER GRILLE
TRICE' MODEL PDC SERIES (SUPPLY)	12" 258-258	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	14" 298-298	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	16" 338-338	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	18" 378-378	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	20" 418-418	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	22" 458-458	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	24" 498-498	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	26" 538-538	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	28" 578-578	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	30" 618-618	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	32" 658-658	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	34" 698-698	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	36" 738-738	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	38" 778-778	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	40" 818-818	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	42" 858-858	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	44" 898-898	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	46" 938-938	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	48" 978-978	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	50" 1018-1018	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	52" 1058-1058	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	54" 1098-1098	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	56" 1138-1138	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	58" 1178-1178	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	60" 1218-1218	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	62" 1258-1258	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	64" 1298-1298	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	66" 1338-1338	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	68" 1378-1378	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	70" 1418-1418	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	72" 1458-1458	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	74" 1498-1498	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	76" 1538-1538	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	78" 1578-1578	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	80" 1618-1618	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	82" 1658-1658	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	84" 1698-1698	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	86" 1738-1738	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	88" 1778-1778	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	90" 1818-1818	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	92" 1858-1858	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	94" 1898-1898	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	96" 1938-1938	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	98" 1978-1978	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	100" 2018-2018	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	102" 2058-2058	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	104" 2098-2098	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	106" 2138-2138	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	108" 2178-2178	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	110" 2218-2218	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	112" 2258-2258	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	114" 2298-2298	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	116" 2338-2338	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	118" 2378-2378	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	120" 2418-2418	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	122" 2458-2458	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	124" 2498-2498	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	126" 2538-2538	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	128" 2578-2578	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	130" 2618-2618	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	132" 2658-2658	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	134" 2698-2698	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	136" 2738-2738	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	138" 2778-2778	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	140" 2818-2818	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	142" 2858-2858	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	144" 2898-2898	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	146" 2938-2938	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	148" 2978-2978	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	150" 3018-3018	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	152" 3058-3058	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	154" 3098-3098	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	156" 3138-3138	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	158" 3178-3178	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	160" 3218-3218	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	162" 3258-3258	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	164" 3298-3298	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	166" 3338-3338	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	168" 3378-3378	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	170" 3418-3418	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	172" 3458-3458	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	174" 3498-3498	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	176" 3538-3538	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	178" 3578-3578	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	180" 3618-3618	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	182" 3658-3658	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	184" 3698-3698	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	186" 3738-3738	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	188" 3778-3778	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	190" 3818-3818	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	192" 3858-3858	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	194" 3898-3898	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	196" 3938-3938	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	198" 3978-3978	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	200" 4018-4018	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	202" 4058-4058	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	204" 4098-4098	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	206" 4138-4138	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	208" 4178-4178	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	210" 4218-4218	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	212" 4258-4258	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	214" 4298-4298	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	216" 4338-4338	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)	218" 4378-4378	11	11	11	
TRICE' MODEL PDC SERIES (SUPPLY)					



**HVAC - MEZZANINE FLOOR PLAN**  
Scale: 1/8" = 1'-0"



**HVAC - FIRST FLOOR PLAN**  
Scale: 1/8" = 1'-0"



NOTES: DRAWING AND/OR ARCHITECTURE INFORMATION ARE THE EXCLUSIVE PROPERTY OF AIR CONTROL SYSTEMS, INC. THIS USE AND REPRODUCTION SHALL BE RESTRICTED TO THE PROJECT AND TO WHICH THE OWNER PERMITTED. EXCESS REPRODUCTION OR MODIFICATION FROM AIR CONTROL SYSTEMS, INC. IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM AIR CONTROL SYSTEMS, INC.



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**AIR CONTROL SYSTEMS**

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aircontrolsystems.net

Owner:



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SUITE 200

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

**Project:**  
ONTARIO GROVE  
COMMERCE CENTER

BUILDING 1

CITY PC#: B202101340  
SFA PC#: 266-21

1925 S GROVE AVENUE  
ONTARIO, CA 91761

Consultants:

STRUCTURAL: DFA  
MECHANICAL: AIR CONTROL SYSTEMS  
PLUMBING: JOHNSON  
ELECTRICAL: GREGG  
FIRE PROTECTION: GENERAL UNDERGROUND

Title: HVAC ENLARGED  
FLOOR PLAN

ACS Project Number: 20-1402

Project Number: 19383

Drawn by: LB

Date: 4-13-21

Revision:

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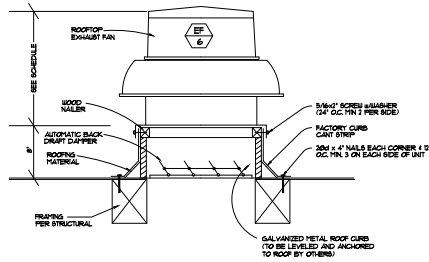
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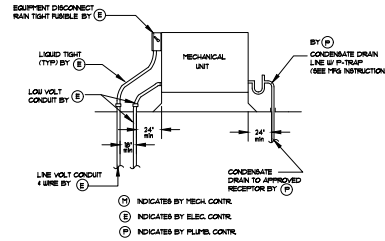
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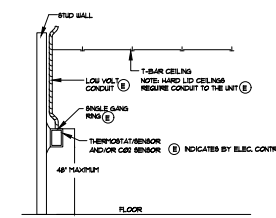
ROOFTOP EF DETAIL

SCALE: NONE (A)



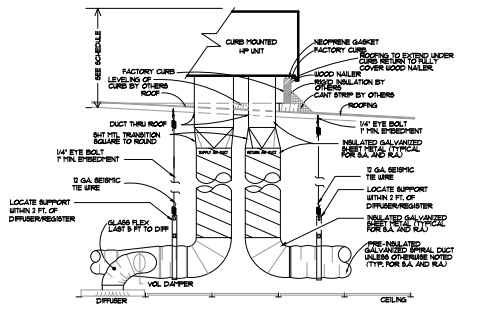
HP UNIT CONNECTIONS

SCALE: NONE (B)



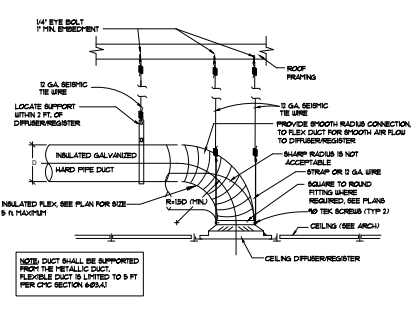
THERMOSTAT / CO2 SENSOR

SCALE: NONE (C)



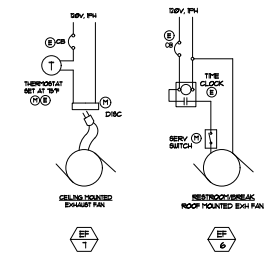
HP UNIT & DUCT DROP DETAIL

SCALE: NONE (D)



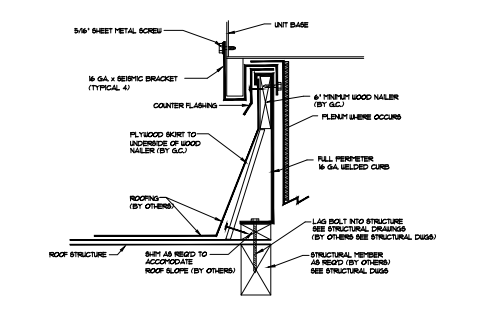
CEILING DIFFUSER DETAIL

SCALE: NONE (E)



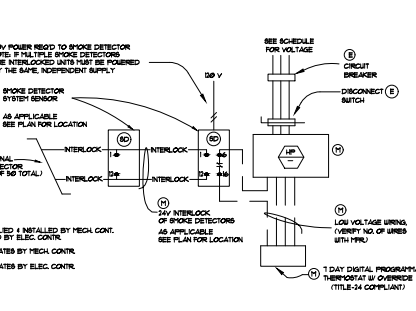
EXHAUST CONTROL DIAGRAM

SCALE: NONE (F)



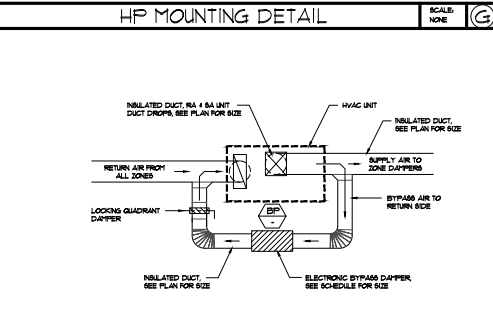
HP MOUNTING DETAIL

SCALE: NONE (G)



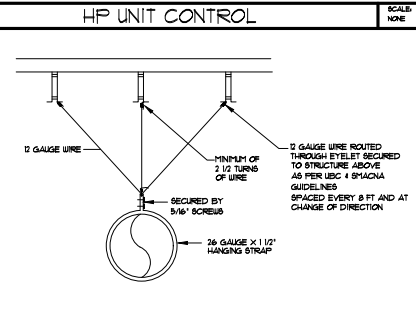
HP UNIT CONTROL

SCALE: NONE (H)



BYPASS DAMPER DETAIL

SCALE: NONE (K)



DUCT SUPPORT DETAIL

SCALE: NONE (L)

**HPA**  
architecture

HPA, Inc.  
18831 Barden Avenue, - Ste. #100  
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ONTARIO GROVE  
COMMERCE CENTER  
BUILDING 1

CITY PC#: E202101340  
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PLUMBING: JOHNSON  
ELECTRICAL: JOHNSON  
FIRE PROTECTION: GREGG  
GENERAL UNDERGROUND

Title: HVAC DETAIL

ACS Project Number: 20-1402  
Project Number: 19383  
Drawn by: LB  
Date: 4-13-21

Revision:

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Sheet:

**1-M3**

DESIGN/BUILD CONTRACTOR

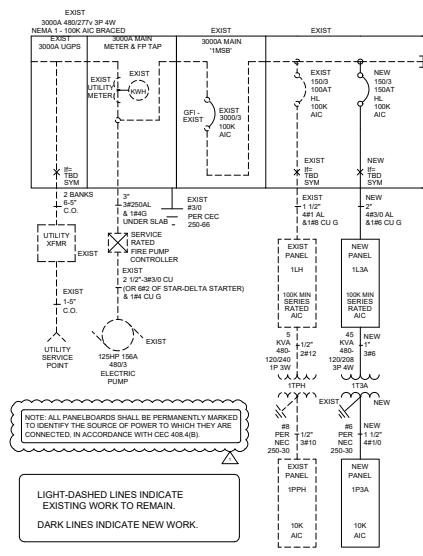
**AIR CONTROL SYSTEMS**

*Button*

1940 S GROVE AVENUE  
ONTARIO, CA 91761

NOT BEARING ANYTHING APPROXIMATELY THE QUALITY PROPERTY OF  
AN OWNER. THESE ARE NOT APPROVED SHALL BE RETURNED TO THE  
OWNER. SEE US FIRST TO BE APPROVED. ALL WORK SUBJECT TO INSPECTION  
FOR AIR CONTROL SYSTEMS, INC.





**SINGLE LINE DIAGRAM**

**FIXTURE SCHEDULE**

Item No.	Manufacturer	Quantity	Location	Description	Notes	Units	Qty	Notes
CE1.1	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer	See Notes	24	10	
CE1.2	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.3	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.4	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.5	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.6	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.7	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.8	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.9	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.10	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.11	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.12	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.13	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.14	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.15	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.16	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.17	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.18	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.19	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.20	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.21	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.22	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.23	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.24	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.25	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.26	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.27	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.28	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.29	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	
CE1.30	Ubolux	24	2ND FLOOR	24' Vandalized LED Troffer - Emergency	See Notes	24	10	

**Existing Main Switchboard '1MSB' Load Summary**

Panel	Location	Panel Type	Panel Rating	Panel Description	Panel Notes
1MSB	1ST FLOOR	1MSB	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113A	1ST FLOOR	113A	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113B	1ST FLOOR	113B	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113C	1ST FLOOR	113C	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113D	1ST FLOOR	113D	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113E	1ST FLOOR	113E	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113F	1ST FLOOR	113F	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113G	1ST FLOOR	113G	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113H	1ST FLOOR	113H	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113I	1ST FLOOR	113I	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113J	1ST FLOOR	113J	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113K	1ST FLOOR	113K	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113L	1ST FLOOR	113L	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113M	1ST FLOOR	113M	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113N	1ST FLOOR	113N	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113O	1ST FLOOR	113O	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113P	1ST FLOOR	113P	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113Q	1ST FLOOR	113Q	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113R	1ST FLOOR	113R	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113S	1ST FLOOR	113S	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113T	1ST FLOOR	113T	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113U	1ST FLOOR	113U	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113V	1ST FLOOR	113V	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113W	1ST FLOOR	113W	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113X	1ST FLOOR	113X	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113Y	1ST FLOOR	113Y	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113Z	1ST FLOOR	113Z	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W

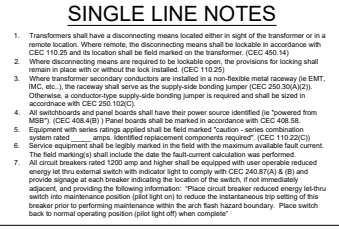
**New Panel 113A**

Panel	Location	Panel Type	Panel Rating	Panel Description	Panel Notes
113A	1ST FLOOR	113A	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113B	1ST FLOOR	113B	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113C	1ST FLOOR	113C	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113D	1ST FLOOR	113D	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113E	1ST FLOOR	113E	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113F	1ST FLOOR	113F	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113G	1ST FLOOR	113G	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113H	1ST FLOOR	113H	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113I	1ST FLOOR	113I	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113J	1ST FLOOR	113J	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113K	1ST FLOOR	113K	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113L	1ST FLOOR	113L	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113M	1ST FLOOR	113M	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113N	1ST FLOOR	113N	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113O	1ST FLOOR	113O	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113P	1ST FLOOR	113P	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113Q	1ST FLOOR	113Q	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113R	1ST FLOOR	113R	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113S	1ST FLOOR	113S	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113T	1ST FLOOR	113T	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113U	1ST FLOOR	113U	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113V	1ST FLOOR	113V	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113W	1ST FLOOR	113W	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113X	1ST FLOOR	113X	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113Y	1ST FLOOR	113Y	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
113Z	1ST FLOOR	113Z	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W

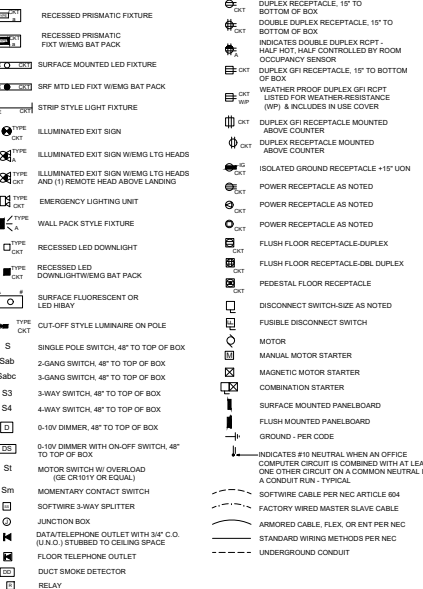
**New Panel 1P3A**

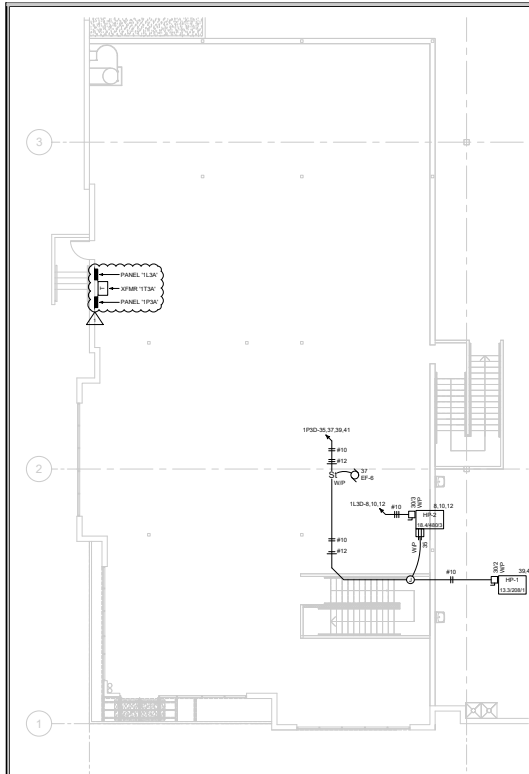
Panel	Location	Panel Type	Panel Rating	Panel Description	Panel Notes
1P3A	1ST FLOOR	1P3A	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3B	1ST FLOOR	1P3B	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3C	1ST FLOOR	1P3C	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3D	1ST FLOOR	1P3D	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3E	1ST FLOOR	1P3E	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3F	1ST FLOOR	1P3F	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3G	1ST FLOOR	1P3G	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3H	1ST FLOOR	1P3H	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3I	1ST FLOOR	1P3I	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3J	1ST FLOOR	1P3J	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3K	1ST FLOOR	1P3K	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3L	1ST FLOOR	1P3L	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3M	1ST FLOOR	1P3M	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3N	1ST FLOOR	1P3N	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3O	1ST FLOOR	1P3O	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3P	1ST FLOOR	1P3P	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3Q	1ST FLOOR	1P3Q	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3R	1ST FLOOR	1P3R	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3S	1ST FLOOR	1P3S	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3T	1ST FLOOR	1P3T	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3U	1ST FLOOR	1P3U	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3V	1ST FLOOR	1P3V	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3W	1ST FLOOR	1P3W	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3X	1ST FLOOR	1P3X	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3Y	1ST FLOOR	1P3Y	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W
1P3Z	1ST FLOOR	1P3Z	1000 A	1000 A 480V 3P4W 3W	1000 A 480V 3P4W 3W

**PANEL SCHEDULES**

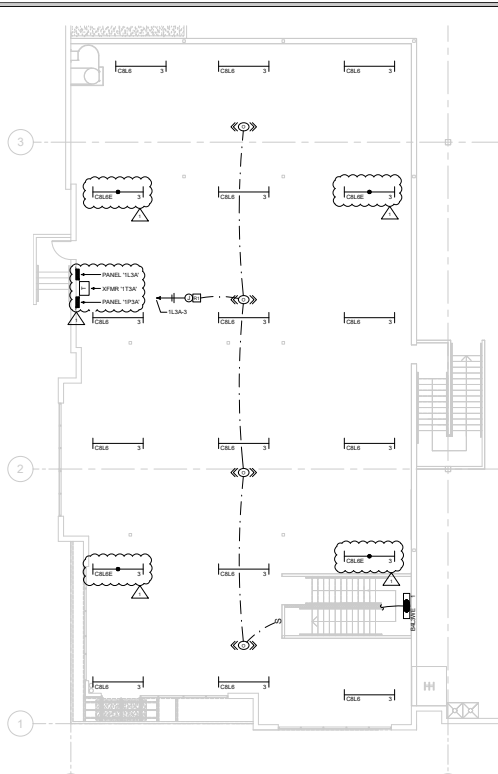


**ELECTRICAL SYMBOLS LIST**

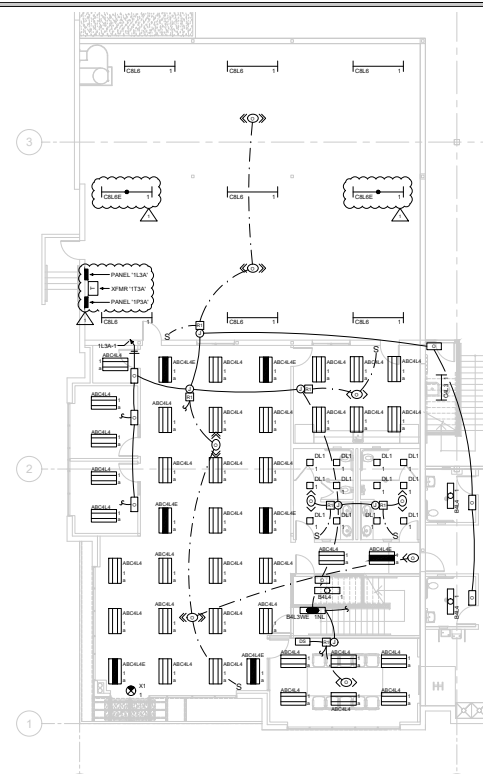




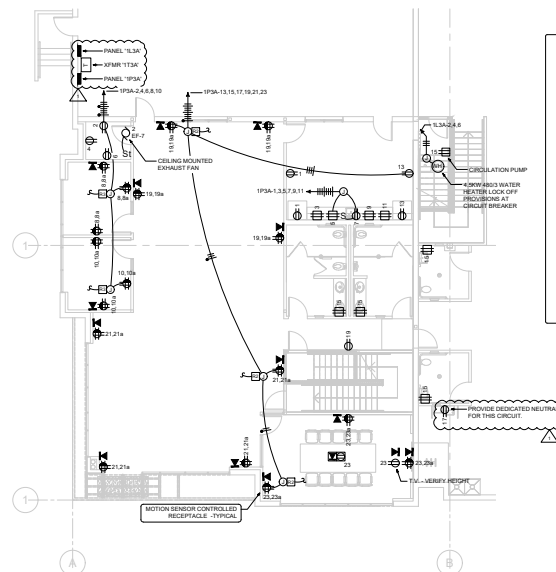
**OFFICE ROOF POWER PLAN**  
(SCALE: 1/8"=1'-0")



**2ND FLOOR LIGHTING PLAN**  
(SCALE: 1/8"=1'-0")



**1ST FLOOR LIGHTING PLAN**  
(SCALE: 1/8"=1'-0")

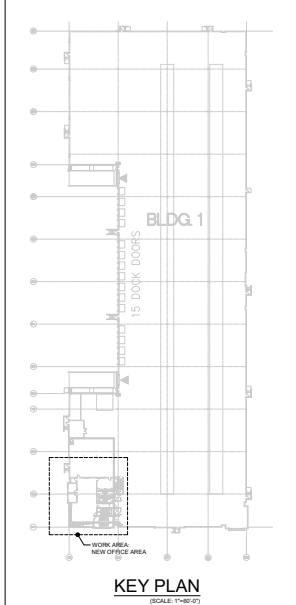


**1ST FLOOR POWER PLAN**  
(SCALE: 1/8"=1'-0")

**LIGHTING CONTROL LEGEND**

- WALL OCCUPANCY SENSOR WITH WALL DIMMER SWITCH - LUTRON 0-10V-DIM
- WALL OCCUPANCY SENSOR WITH INTEGRAL MANUAL SWITCH - LEVITON 00515-D
- WALL DIMMER SWITCH WITH INTEGRAL MANUAL SWITCH - LUTRON DIVVY 0-10V
- MULTI TECHNOLOGY WALL CORNER OCCUPANCY SENSOR - LEVITON OSW12-AMWV
- DAYLIGHT DIMMING SENSOR - REQUIRES LINE VOLTAGE & PROVIDE 1/2" WIRE TO EACH (10' MIN) - LEVITON PFC-10-DIM (PRIMARY) OCCUPANCY (PRIMARY & SECONDARY)
- LOW VOLTAGE WIRES - LEVITON 09P-25-D1 POWER PACK RELAY FOR CEILING SENSOR OR WALL CORNER SENSOR
- HUBBELL ANR ADD-A-RELAY FOR CEILING OCCUPANCY CONTROLLED RECEPTACLE
- HUBBELL CUPP OR CUPP-A RELAY POWER PACK FOR WALL OCCUPANCY CONTROLLED RECEPTACLE
- HBAY OCCUPANCY SENSOR - 127-45' MOUNT SENSOR SWITCH DIM RELAY 0-10V
- 1000F CEILING OCCUPANCY SENSOR - LEVITON OSC-10-10V
- 1000SF CEILING OCCUPANCY SENSOR - LEVITON OSC-10-10V
- 2000SF CEILING OCCUPANCY SENSOR - LEVITON OSC-10-10V
- INDICATES DOUBLE DUPLEX RCPT 1/2" WIRE MUST BE CONTROLLED BY ROOM OCCUPANCY SENSOR
- MARKING PER NEC FOR INDICATING CONTROLLED RECEPTACLE

**CEILING OCCUPANCY SENSORS TO MAINTAIN 4" MINIMUM CLEARANCE TO HVAC REGISTERS**



**KEY PLAN**  
(SCALE: 1/8"=1'-0")

**Gregg Electric Inc.**  
CONTRACTORS ENGINEERS  
Lic No: 201042  
608 W. EMPORIA ST.  
ONTARIO, CA 91762  
(909) 983-1784



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

**TITLE:**  
OFFICE LIGHTING & POWER PLANS  
DRAWN BY: GT88  
DATE: 1/4/21  
SCALE: 1/8"=1'-0"

REVISION	BY	DATE
A	PC CORRECTION	JS 04/27/21
B	-	-
C	-	-
D	-	-
E	-	-
F	-	-
G	-	-
H	-	-
J	-	-
K	-	-

JOB NO:  
**20940**  
SHEET:  
**1TE2**



CONTRACTORS  
ENGINEERS  
Lic No. 201042



608 W. EMPORIA ST.  
ONTARIO, CA 91762  
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PROJECT:  
ONTARIO GROVE COMMERCE CENTER

BUILDING 1  
OFFICE T.I.

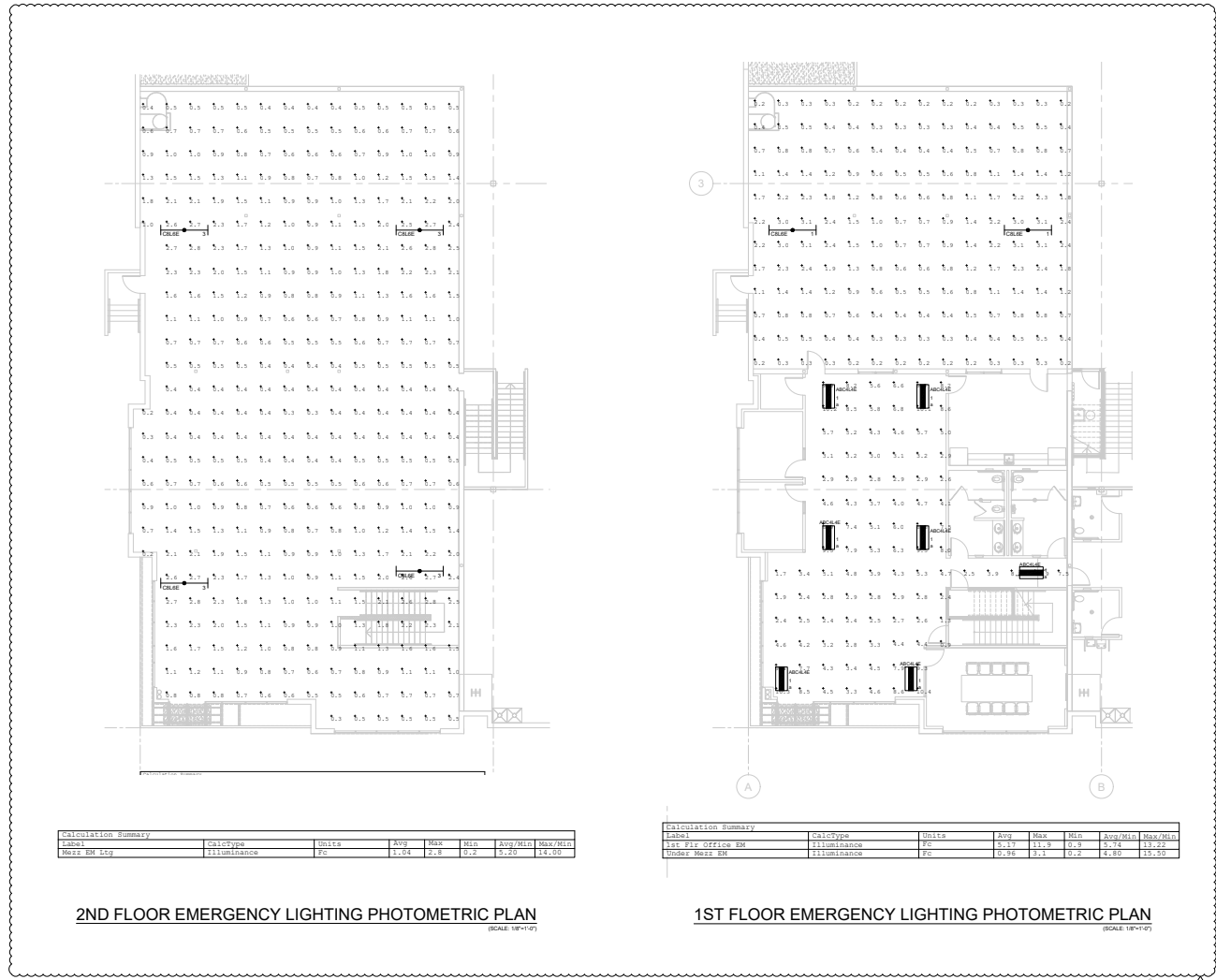
1925 S. GROVE AVE  
ONTARIO, CA

TITLE:  
OFFICE EMERGENCY LIGHTING PHOTOMETRIC PLAN

DRAWN BY: GT88  
DATE: 1/4/21  
SCALE: 1/8"=1'-0"

REVISION	BY	DATE
A	PC CORRECTION	JB 04/27/21
B	-	-
C	-	-
D	-	-
E	-	-
F	-	-
G	-	-
H	-	-
J	-	-
K	-	-

JOB NO:  
**20940**  
SHEET:  
**1TE3**

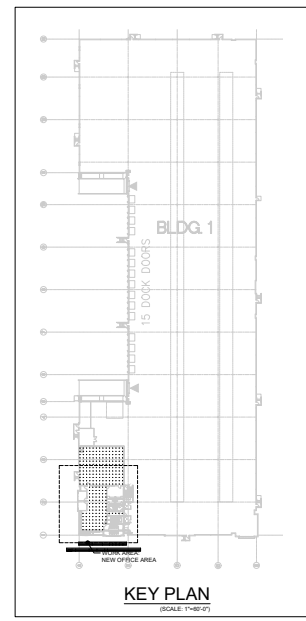


Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Worst EM Leg	Illuminance	FC	1.04	2.28	0.2	11.40

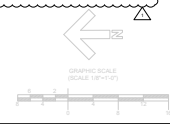
2ND FLOOR EMERGENCY LIGHTING PHOTOMETRIC PLAN  
(SCALE 1/8"=1'-0")

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
1st Flr Office EM	Illuminance	FC	5.17	11.9	0.9	13.22
Worst Worst EM	Illuminance	FC	0.36	1.1	0.2	5.50

1ST FLOOR EMERGENCY LIGHTING PHOTOMETRIC PLAN  
(SCALE 1/8"=1'-0")



KEY PLAN  
(SCALE 1/8"=1'-0")



STATE OF CALIFORNIA  
**Indoor Lighting**  
 IND-C-1  
 CALIFORNIA ENERGY COMMISSION  
 DOCUMENTATION OR ACCEPTANCE  
 This document is used to demonstrate compliance with requirements in §16103.8, §16126.2, §16160, §16161, §16162 and §16163.02 for indoor lighting systems using the prescriptive path.  
 Project Name: 885 Francis & Grove Building [Report Page: Page 1 of 7]  
 Project Address: 1525 S. Grove Ave. [Date Prepared: 07/12/2021]

**I. GENERAL INFORMATION**

01 Project Location (City)	Ontario	04 Total Conditioned Floor Area (ft <sup>2</sup> )	11,290
02 Climate Zone	10	05 Total Unconditioned Floor Area (ft <sup>2</sup> )	0
03 Occupancy Types Within Project (Check all that apply)	<input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Warehouse <input type="checkbox"/> High-Rise Residential <input type="checkbox"/> Manufacture <input type="checkbox"/> Healthcare	<input type="checkbox"/> School <input type="checkbox"/> Daycare <input type="checkbox"/> Other (Write in)	<input type="checkbox"/> Support Area <input type="checkbox"/> See Table 1

**J. PRODUCT SCORE**  
 This table includes any lighting system that is within the scope of the permit application and is demonstrating compliance using the prescriptive path outlined in §16163.02 or §16163.02.2 for alterations.

Scope of Work	Conditioned Spaces		Unconditioned Spaces	
	02	03	04	05
My Project Consists of (check all that apply)	Calculation Method	Area (ft <sup>2</sup> )	Calculation Method	Area (ft <sup>2</sup> )
<input type="checkbox"/> New Lighting System	Area Category Method	11290	Area Category Method	0
<input type="checkbox"/> New Lighting System - Existing Garage				
<b>Total Area of Work (ft<sup>2</sup>)</b>		<b>11290</b>		<b>0</b>

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.03.001 (Schema Version: rev.20190601)  
 Registration Provider: Energous  
 Report Generated: 2021-09-11 13:10:27

STATE OF CALIFORNIA  
**Indoor Lighting**  
 IND-C-1  
 CALIFORNIA ENERGY COMMISSION  
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 Project Name: 885 Francis & Grove Building [Report Page: Page 2 of 7]  
 Project Address: 1525 S. Grove Ave. [Date Prepared: 07/12/2021]

**C. COMPLIANCE RESULTS**  
 Every cell in this table says "Does NOT COMPLY" or "COMPLIES with Exceptional Conditions" under the Table # for guidance.

Lighting Fixtures	Advised Lighting Power per §16163.02 (Watts)					Adjusted Lighting Power per §16163.02 (Watts)					Compliance Results
	01	02	03	04	05	06	07	08	09	10	
Conditioned Space	01	02	03	04	05	06	07	08	09	10	09 Must be <= 48 §16163.02
Unconditioned Space	01	02	03	04	05	06	07	08	09	10	

**D. EXCEPTIONAL CONDITIONS**  
 This table includes comments made by the permit applicant to the Authority Having Jurisdiction.

**E. ADDITIONAL REMARKS**  
 This table includes comments made by the permit applicant to the Authority Having Jurisdiction.

**F. INDOOR LIGHTING FIXTURE SCHEDULE**  
 This table includes the number of fixtures and the wattage of each fixture to be installed in a room.

Designated	01	02	03	04	05	06	07	08	09	10
Name or Item Type	Complete Luminaire Description	Modular Street Fixtures	Small Apertures & Cable Changer	Watts per luminaire (determined)	How to Measure (MFC Spec)	Total Number of Luminaires	Excluded per §16163.02	Design Watts	Field Inspector	Pass/Fail
ABC04	2x4 LED recessed	No	No	12	MFC Spec	43	No	1,376	LI	1

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STATE OF CALIFORNIA  
**Indoor Lighting**  
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 Project Name: 885 Francis & Grove Building [Report Page: Page 3 of 7]  
 Project Address: 1525 S. Grove Ave. [Date Prepared: 07/12/2021]

**G. INDOOR LIGHTING FIXTURE SCHEDULE**

Ballast	LED < 200W	Ballast	Wattage	MFC Spec	2	No	60	0	0
Ballast	LED < 200W	Ballast	Wattage	MFC Spec	2	No	60	0	0
LED < 300W LED Strip	No	No	25	MFC Spec	1	No	25	0	0
LED < 600W LED Strip	No	No	48	MFC Spec	27	No	1,296	0	0
LED < 1000W LED Downlight	No	No	33	MFC Spec	12	No	396	0	0

**H. INDOOR LIGHTING CONTROLS (Not including PAFs)**  
 This table includes lighting controls for conditioned and unconditioned spaces. When a control having a "1" is shown, the notes section of this table provides more detail on how compliance is achieved. The "Does NOT COMPLY" if the notes are left blank.

Building Level Controls	01	02	03
Maintaining Minimum Illuminance (§16126.2)			
Shut-off controls (§16126.2)			
Field Inspector	Pass	Fail	0

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.03.001 (Schema Version: rev.20190601)  
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 Report Generated: 2021-09-11 13:10:27

STATE OF CALIFORNIA  
**Indoor Lighting**  
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 Project Name: 885 Francis & Grove Building [Report Page: Page 4 of 7]  
 Project Address: 1525 S. Grove Ave. [Date Prepared: 07/12/2021]

**I. INDOOR LIGHTING CONTROLS (Not including PAFs)**

Area Level Controls	04	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category Primary Function Area	Area Category	Multi Level Conditioned Area	Shut-Off Controls (§16126.2)	Primary/Secondary Occupancy	Interlocked Systems	Field Inspector	Pass	Fail
Office	Office	Office	Office	Office	Office	Office	Office	Office	Office

**J. LIGHTING POWER ALLOWANCE - COMPLETE BUILDING OR AREA CATEGORY METHODS**  
 Each row represents a room, corridor, building or Area Category Method per §16163.02, are included in this table. Column 06 indicates if additional lighting power allowance per §16163.02.2 or §16163.02.3 or §16163.02.4 are being used.

Conditioned Spaces	01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Area Category	Allowed Density (Watts/ft <sup>2</sup> )	Area (ft <sup>2</sup> )	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area Category
Office	Office	Office	Office	Office	Office	Office

**K. ADDITIONAL ALLOWANCE - AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM**  
 This section does not apply to this project.

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 Project Name: 885 Francis & Grove Building [Report Page: Page 5 of 7]  
 Project Address: 1525 S. Grove Ave. [Date Prepared: 07/12/2021]

**L. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE**  
 This section does not apply to this project.

**M. ADDITIONAL LIGHTING ALLOWANCE - TAILORED WALL DISPLAY**  
 This section does not apply to this project.

**N. ADDITIONAL LIGHTING ALLOWANCE - TAILORED FLOOR AND TASK LIGHTING**  
 This section does not apply to this project.

**O. ADDITIONAL LIGHTING ALLOWANCE - TAILORED VERY VALUABLE MERCHANDISE**  
 This section does not apply to this project.

**P. POWER ADJUSTMENT - LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))**  
 This section does not apply to this project.

**Q. RATED POWER REDUCTION COMPLIANCE FOR ALTERATIONS**  
 This section does not apply to this project.

**R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS**  
 This section does not apply to this project.

**S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)**  
 This section does not apply to this project.

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
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 Project Name: 885 Francis & Grove Building [Report Page: Page 6 of 7]  
 Project Address: 1525 S. Grove Ave. [Date Prepared: 07/12/2021]

**T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION**  
 Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table 2. Additional Remarks. These documents must be provided to the building inspector during construction and are valid online at [http://www.energy.ca.gov/CEC/2019/updates/2019\\_updates/2019\\_updates/Nonresidential\\_Documentation.html](http://www.energy.ca.gov/CEC/2019/updates/2019_updates/2019_updates/Nonresidential_Documentation.html)

Yes	No	Form/Title	Field Inspector
<input type="checkbox"/>	<input type="checkbox"/>	MEC-171-01-A - Must be submitted for all buildings	Pass/Fail
<input type="checkbox"/>	<input type="checkbox"/>	MEC-171-01-B - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be a required for compliance	Pass/Fail
<input type="checkbox"/>	<input type="checkbox"/>	MEC-171-01-C - Must be submitted for occupancy sensors or automatic time switch controls	Pass/Fail
<input type="checkbox"/>	<input type="checkbox"/>	MEC-171-01-D - Must be submitted for demand responsive lighting controls	Pass/Fail
<input type="checkbox"/>	<input type="checkbox"/>	MEC-171-01-E - Must be submitted for additional wattage resulting in a video conferencing studio to be recognized for compliance	Pass/Fail

**U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE**  
 Selections have been made based on information provided in this document. If any selection has been changed by the permit applicant, an explanation should be included in Table 2. Additional Remarks. These documents must be provided to the building inspector during construction and are valid online at [http://www.energy.ca.gov/CEC/2019/updates/2019\\_updates/2019\\_updates/Nonresidential\\_Documentation.html](http://www.energy.ca.gov/CEC/2019/updates/2019_updates/2019_updates/Nonresidential_Documentation.html)

Yes	No	Form/Title	Field Inspector
<input type="checkbox"/>	<input type="checkbox"/>	MECA-171-02-A - Must be submitted for occupancy sensors and automatic time switch controls	Pass/Fail
<input type="checkbox"/>	<input type="checkbox"/>	MECA-171-02-B - Must be submitted for automatic daylight controls	Pass/Fail
<input type="checkbox"/>	<input type="checkbox"/>	MECA-171-02-C - Must be submitted for demand responsive lighting controls	Pass/Fail
<input type="checkbox"/>	<input type="checkbox"/>	MECA-171-02-D - Must be submitted for demand responsive lighting controls	Pass/Fail

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
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STATE OF CALIFORNIA  
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 Project Name: 885 Francis & Grove Building [Report Page: Page 7 of 7]  
 Project Address: 1525 S. Grove Ave. [Date Prepared: 07/12/2021]

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Signature:

Signature Date: 2021-09-11  
 Title: Licensed Professional Engineer (Registration No. 61540)  
 Firm Name: Gregg Electric, Inc.  
 Firm Address: 808 W. Emporia St., Ontario, CA 91762  
 Firm Phone: 951-883-1794

**RESPONSIBLE DESIGNER'S DECLARATION STATEMENT**  
 I certify the following under penalty of perjury, under the laws of the State of California:  
 1. This information is accurate and complete to the best of my knowledge.  
 2. I am a duly licensed Professional Engineer in the State of California.  
 3. The energy analysis and associated calculations, materials, components, and installation details for the building design or system design described in the Certificate of Compliance comply with the requirements of Title 24, Part 1 and Part 1.4 of the California Code of Regulations.  
 4. The building design or system design described in the Certificate of Compliance is consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted in the permit application for this project.  
 5. I will ensure that a complete copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building project(s) and that the information is available to the Authority Having Jurisdiction for all applicable permit applications. I understand that a complete copy of this Certificate of Compliance is to be included with the documentation submitted for all applicable permit applications.

Responsible Designer Name: Gregg Electric, Inc.  
 Signature Date: 2021-09-11  
 Title: Licensed Professional Engineer (Registration No. 61540)  
 Firm Name: Gregg Electric, Inc.  
 Firm Address: 808 W. Emporia St., Ontario, CA 91762  
 Firm Phone: 951-883-1794

Registration Number: CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance  
 Registration Date/Time: Report Version: 2019.03.001 (Schema Version: rev.20190601)  
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CONTRACTORS ENGINEERS Lic No. 201042

**Gregg Electric, Inc.**

608 W. EMPORIA ST.  
 ONTARIO, CA 91762  
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**PROJECT:**  
 ONTARIO GROVE COMMERCIAL CENTER  
 BUILDING 1  
 OFFICE T.I.

1525 S. GROVE AVE  
 ONTARIO, CA

**TITLE:**  
 TITLE 24 LIGHTING FORMS

DRAWN BY: GT88  
 DATE: 1/6/21  
 SCALE: NONE

REVISION	BY	DATE
A	PC CORRECTION	JSB 04/27/21
B	-	-
C	-	-
D	-	-
E	-	-
F	-	-
G	-	-
H	-	-
J	-	-
K	-	-

JOB NO:  
**20940**

SHEET  
**1TE4**

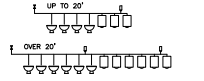
TITLE 24 LIGHTING FORM

### WATER HAMMER ARRESTOR

#### SIZING & INSTALLATION

FIXTURE	TYPE OF SUPPLY CONTROL	WEIGHT IN FIXTURE UNITS			
		PUBLIC		PRIVATE	
		CW	HW	CW	HW
WATER CLOSET	FLUSH VALVE	8	-	5	-
WATER CLOSET	FLUSH TANK	5	-	2.5	-
URINAL	FLUSH VALVE	4	-	-	-
LAUNDRY	FAUCET	1.5	1.5	1	1
BATHUB	FAUCET	2	3	1.5	1.5
SHOWER HEAD	MIXING VALVE	2	3	1	2
BATHROOM GROUP	FLUSH VALVE CLOSET	-	-	8	3
BATHROOM GROUP	FLUSH VALVE CLOSET	-	-	6	3
SEPARATE SHOWER	MIXING VALVE	-	-	1	2
SERVICE SINK	FAUCET	3	3	-	-
LAUNDRY TUBS (1-3)	FAUCET	-	-	3	3
COMB. FIXTURE	FAUCET	-	-	3	3

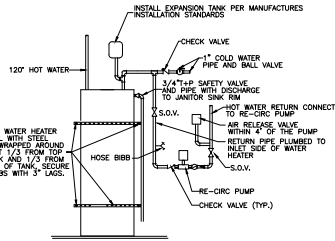
FIXTURE UNITS	PPP PART #	DAL	NPT	NITROGEN PRELOAD
1-11	SC-500A	6"	1"	60 PSI
12-32	SC-750B	7"	1"	60 PSI
33-60	SC-1000C	9"	1"	60 PSI
61-113	SC-1250D	9"	1"	60 PSI
114-154	SC-1500E	11"	1"	60 PSI
155-230	SC-2000F	12"	1"	60 PSI



ARRESTORS CAN BE INSTALLED VERTICALLY & HORIZONTALLY.

### WATER HEATER W/CIRC. PUMP

HOT WATER PIPING IS REQUIRED TO BE INSULATED AS FOLLOWS:  
 1/2" PIPE SIZE: 1/2" INSULATION  
 3/4" PIPE SIZE: 1" INSULATION  
 1" - 1 1/2" PIPE: 1 1/2" INSULATION  
 2" PIPES AND LARGER: 2" INSULATION  
 CPC 604.1 & ES 104.03



### PIPE SCHEDULE

PIPE MATERIALS (SEE SPECS)

#### SERVICES

#### REMARKS

SERVICES	INSIDE	OUTSIDE	CONCRETE	EXPAND	INSIDE	OUTSIDE	CONCRETE	EXPAND
WATER	●	●	●	●	●	●	●	●
SANITARY WASTE	●	●	●	●	●	●	●	●
SANITARY VENT	●	●	●	●	●	●	●	●
INDIRECT WASTE	●	●	●	●	●	●	●	●
CONDENSATE	●	●	●	●	●	●	●	●

\* CITY ACCEPTANCE OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST OF THE CITY ENGINEER/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"	3/4"	1"	1 1/2"	2"	
WC-1	WATER CLOSET FLOOR MTD. -ADA	1"	---	2"	2"	INT	"KOLEKT" HIGHCUT/FF ULTRA #K-8657 ELONGATED BOWL, VITREOUS CHINA (1.28 GPF) W/"SLOAN" REGAL #11-1.28 MANUAL FLUSH VALVE (1.28 GPF) CLOSURE COMMERCIAL OPEN FRONT SEAT #80CT
WC-2	WATER CLOSET FLOOR MTD.	1"	---	3"	2"	INT	"KOLEKT" HELLONOME ULTRA #K-8655 ELONGATED BOWL, VITREOUS CHINA (1.28 GPF) W/"SLOAN" REGAL #11-1.28 MANUAL FLUSH VALVE (1.28 GPF) CLOSURE COMMERCIAL OPEN FRONT SEAT #80CT
UL-1	WALL HUNG URINAL - ADA	1"	---	2"	2"	2"	"KOLEKT" SHAMON #K-8891-ET VITREOUS CHINA (0.33 GPF) W/"SLOAN" REGAL #86-0125 FLUSHMETER (0.125 GPF) MOUNT AT ADA HEIGHT
UL-1	WALL HUNG LAVATORY	1"	---	2"	2"	2"	"KOLEKT" KINGSTON #K-2005 WALL HUNG VITREOUS CHINA W/"DELTA" #80LF-HIGH/OF SINGLE HANDLE FAUCET (0.5 GPM)
UL-2	UNDER MOUNT LAVATORY	1"	---	2"	2"	2"	"KOLEKT" CASTON DVAL #K-2210 UNDER MOUNT VITREOUS CHINA W/"DELTA" #80LF-HIGH/OF SINGLE HANDLE FAUCET (0.5 GPM)
GS-1	BAR SINK	1"	---	2"	2"	2"	"TUSNA" #P84019190 SINGLE COMPARTMENT STAINLESS STEEL SINK W/"DELTA" #80LF-HOF SINGLE HANDLE FAUCET
GS-1	CARBIDE DISPOSAL	---	---	---	---	---	"INDIGNATOR" BADOER 5 1/2"X4, 1/2 HP, 60-
DE-1	DRINKING FOUNTAIN	1"	---	2"	2"	1"	"MARBODUC" #M12472485-UR-UR-RTS 81-LEVEL WALL MOUNT BARRIER-FREE W/BOTTLE FILLER 15LX, 60", 1PH AND W-1 FILTER
WH-1	WATER HEATER	---	---	---	---	---	"TRINITY" #EJ5530 35 GALLON ELECTRIC WATER HEATER 480V-4.5kW, 30in DIA 307X 22-1/4" DIA TAP AND SMITTY PAN TO DISCHARGE TO WS-1
CP-1	CIRCULATING PUMP	---	---	---	---	---	"ARMSTRONG" COMPASS #10 885, 120V, 50-, 1PH
ML-1	MIXING VALVE	---	---	---	---	---	"ACORN" #J570-38 LEAD-FREE LAVATORY TEMPERING VALVE COMPLIES WITH ASSE STANDARD 1070-2004
MS-1	MOP SINK	1"	---	2"	2"	1"	"ACORN" #JNC-24 TERRAZZO-WARE W/"DELTA" #8079 WALL MOUNT FAUCET WITH WALL BRACK, STOPS AND W/SHOUL BREAKAGE
ES-1	FLOOR SINK	1"	---	2"	2"	2"	"CECO" #806-2 CAST IRON
ED-1	FLOOR DRAIN	---	---	2"	2"	2"	"ZURN" #2415 CAST IRON W/SQUARE TOP TRAP PRIMER
TP-1	TRAP PRIMER	---	---	---	---	---	"SLOAN" #8F-72-A TRAP PRIMER
WA-1	WATER HAMMER ARRESTOR	---	---	---	---	---	"PPP" SC-1000C, 1" NPT WATER HAMMER ARRESTOR
UB-1	HOSE BIBB	1"	---	---	---	---	"WOODFORD" #89M-MS ROOFTOP HOSE BIBB
UB-1	UTILITY BOX	1"	---	---	---	---	"IPS CORPORATION" #J7867, PLASTIC UTILITY OUTLET BOX

### GENERAL NOTES

- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS, AND CHARACTERISTICS OF ALL UTILITIES AND PIPES AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND/OR CIVIL CONTRACTOR OF ANY DISCREPANCIES.
- EXACT LOCATIONS, MOUNTING HEIGHTS AND COLORS OF PLUMBING FIXTURES SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR HANGCAP FIXTURE LOCATIONS AND MOUNTING HEIGHTS. INCLUDE ALL EXPOSED HOT WATER AND DRAIN PIPING BELOW HANGCAP LOCATIONS AND SHIMS WITH ARMSTRONG'S "ARMEX" 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 PROVIDE ALL SLAB ACCESS PANELS WITH THE MECHANICAL, ELECTRICAL, CEILING PLUMB AND THE ELECTRICAL LIGHTING UNITS.
- ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OF NON-ACCESSIBLE AREAS 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 FIXTURES SHOULD TERMINATE A MIN. OF 12 INCHES FROM ANY VERTICAL SURFACE AND 12 FEET FROM OR TERMINATED 2-3" AWAY ANY OUTSIDE AIR INTAKE.
- ALL PLUMBING DISCHARGING INTO FLOOR-SINKS 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 SIZEN-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.
- ALL EQUIPMENT SHALL BE LATERALLY SUPPORTED IN ALL DIRECTIONS TO RESIST A MIN. OF 50% OF THE EQUIPMENT WEIGHT.
- ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE INSPECTING AUTHORITY. NOTING IN THESE DRAWINGS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHER APPLICABLE:
  - A. 2019 CALIFORNIA BUILDING CODE.
  - B. 2019 CALIFORNIA MECHANICAL CODE.
  - C. 2019 CALIFORNIA PLUMBING CODE.
  - D. 2019 CALIFORNIA ELECTRICAL CODE.
- WATER HEATERS, STORAGE TANKS & ALL HOT WATER PIPING SHALL BE INSULATED. REFER TO THE PLUMBING SPECIFICATIONS FOR DETAILS.
- 2019 CPC 204.1 SLOPE:
  - REARING SLOPE 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 DEPTH OF THE STREET SURFACE OR TO THE STRUCTURAL FEATURES OR TO THE ARRANGEMENT OF A BUILDING OR STRUCTURE, TO OBTAIN A SLOPE OF 1/4" INCH PER FOOT, SUCH PIPE OR PIPING 4 INCHES THROUGH 4 INCHES SHALL BE PERMITTED TO HAVE 0" OR 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.
- WALLACE F. JOHNSON PLUMBING AND HEATING, INC. IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THIS PROJECT'S GAS, GASVENT, PLUMBING, AND TRAP PRIMER SYSTEMS.
- ALL CLEANOUTS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1010 & 1010.2 OF 2019 CPC.
- BUILDING-SERIAL SHALL CONNECT TO SITE SERIAL BY USE OF MECHANICAL CONNECTION.
- ALL CONDENSATE DRAINS SHALL BE TRAPPED IN ACCORDANCE WITH MEPS, SPEC. 044.3
- INSULATED COVER TRUCKS WERE SHALL BE INSTALLED ADJACENT TO ALL UNDERGROUND WATER PIPING SECTION 044.3
- ALL NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISCONNECTED PRIOR TO USE PER SECTION 044.3
- ROOF DRAINS & OVERFLOW DRAINS SHALL BE TESTED IN ACCORDANCE WITH PROVISIONS OF 2019 CPC FOR TESTING DRAINS WITH A NEW SYSTEM.
- ROOF DRAINS & OVERFLOW DRAINS SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
- HOT WATER DISCHARGES FROM PUMPS-USE EXHAUSTERS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F BY A DEVICE THAT IS IN ACCORDANCE WITH ASSE 1070. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR HEATING THIS PROVISION.

### ADA REQUIREMENTS

- WATER CLOSETS
- THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PULLING OR TURNING ON THE WIDE SIDE OF TOILET SEATS. NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE 5 LBS. MAX.
- LAVATORIES
- LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED 14" TO THE CENTER OF THE FIXTURE. ALL ACCESSIBLE LAVS SHALL BE MOUNTED WITH THE TAP NO HIGHER THAN 48 INCHES FROM FLOOR AND A CLEARANCE UNDER THE FRONT UP EXTENDING A MIN. OF 30" IN WIDTH WITH 0" MIN. DEPTH AT THE TOP. THE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MIN. OF 8" HIGH FROM THE FLOOR AND A MIN. OF 17" DEEP FROM THE FRONT OF THE LAV.
  - IF HOT WATER AND DRAIN PIPES UNDER LAVS SHALL BE INSULATED OR COVERED. THERE SHALL BE NO SHARP EDGES UNDER LAVS.
  - FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PULLING, OR TURNING OF THE WHEEL. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.



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Project:  
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 COMMERCE CENTER  
 BUILDING 1

CITY PCP: B202101340  
 SFA PCP: 266-21

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 LICENSE: 282449  
 EXPIRATION: 5/31/2025

Title:  
 NOTES, LEGENDS,  
 SCHEDULES

JP Project Number: D20-10-77  
 Project Number: 19383  
 Drawn by: ah  
 Date: 3/11/21  
 Revision:  
 Delta #1 PC Corrections 4/27/21

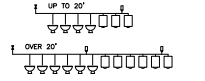


### WATER HAMMER ARRESTOR

#### SIZING & INSTALLATION

FIXTURE	TYPE OF SUPPLY CONTROL	WEIGHT IN FIXTURE UNITS			
		PUBLIC		PRIVATE	
		CW	HW	CW	HW
WATER CLOSET	FLUSH VALVE	8	-	5	-
WATER CLOSET	FLUSH TANK	5	-	2.5	-
URINAL	FLUSH VALVE	4	-	-	-
LABATORY	FAUCET	1.5	1.5	1	1
BATHUB	FAUCET	2	3	1.5	1.5
SHOWER HEAD	MIXING VALVE	2	3	1	2
BATHROOM GROUP	FLUSH VALVE CLOSET	-	-	8	3
BATHROOM GROUP	FLUSH VALVE CLOSET	-	-	6	3
SEPARATE SHOWER	MIXING VALVE	-	-	1	2
SERVICE SINK	FAUCET	3	3	-	-
LAUNDRY TUBS (1-3)	FAUCET	-	-	3	3
COMB. FIXTURE	FAUCET	-	-	3	3

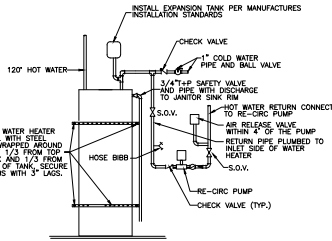
FIXTURE UNITS	PPP PART #	DAL	NFT	NITROGEN PRELOAD
1-11	SC-500A	6"	1"	60 PSI
12-32	SC-700B	7"	1"	60 PSI
33-60	SC-1000C	9"	1"	60 PSI
61-113	SC-1250D	9"	1"	60 PSI
114-154	SC-1500E	11"	1"	60 PSI
155-230	SC-2000F	12"	1"	60 PSI



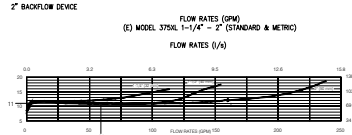
ARRESTORS CAN BE INSTALLED VERTICALLY & HORIZONTALLY.

### WATER HEATER W/CIRC. PUMP

HOT WATER PIPING IS REQUIRED TO BE INSULATED AS FOLLOWS:  
 1/2" PIPE SIZE: 1/2" INSULATION  
 3/4" PIPE SIZE: 1" INSULATION  
 1" - 1 1/2" PIPE SIZE: 1 1/2" INSULATION  
 2" PIPES AND LARGER: 2" INSULATION  
 CPC 600.11 & ES 100.03



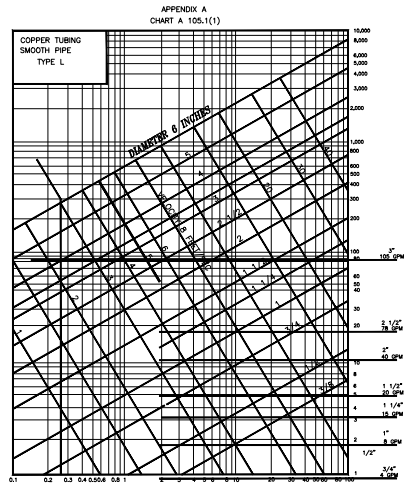
### BACKFLOW CURVE



2" BACKFLOW DEVICE  
 FLOW RATES (GPM)  
 (E) MODEL 3750L 1-1/4" - 2" (STANDARD & METRIC)  
 FLOW RATES (L/S)



### WATER FLOW FRICTION & VELOCITY



FRICTION LOSS IN HEAD, (pounds-force per square-inch) PER 100-FOOT LENGTH  
 For SI units: 1 inch=25mm, 1 gallon per minute=0.06 L/s, 1 pound-force per square inch=6.89kpa, 1 foot=304.8mm, 1 foot per second=3048 m/s  
 2019 CALIFORNIA PLUMBING CODE

### WATER CALC

2019 CPC APPENDIX A

TOTAL DEVELOPED LENGTH = 700  
 LOSS FOR FITTINGS (15%) = 105  
 TOTAL CALCULATED LENGTH = 805

28 - (25 + (10x 0.43)) = 68  
 100 x 68 / 805 = 7% P.S.I. PER 100'

FIXTURE	QUANTITY	FIXTURE UNITS	TOTAL FIXTURE UNITS
WATER CLOSET	5	5.0	25
LABATORY	6	1.0	6
URINAL	1	4.0	4
BAR SINK	1	2.0	2
DRINKING FOUNTAIN	1	1.0	1
MOP SINK	1	3.0	3
HOSE BIBB	1	2.5	2.5
ADDITIONAL HOSE BIBB	1	1.0	1.0
FIXTURE UNITS			44.5
FUTURE FIXTURE UNITS			50
TOTAL FIXTURE UNITS			94.5
TOTAL G.P.M.			61
LOSS THRU 1-1/2" METER			5
LOSS THRU (5) 2" BACKFLOW-WILKINS			11
PER FLOW TEST STATIC RESIDUAL			61
HIGHEST FIXTURE ABOVE METER			20
MINIMUM PRESSURE REQUIRED			25
CALCULATED DEVELOPED LENGTH			805'
TYPE OF MATERIAL			COPPER
PRESSURE LOSS PER 100 FT.			.70

CHART A 105.1(1)

COLD WATER BASED ON LESS THAN 5 FL/Second

PIPE SIZE	G.P.M.	TANK	F.V.
1/2"	2	1	XX
3/4"	5	6	XX
1"	10	13	XX
1-1/4"	18	26	XX
1-1/2"	30	54	13
2"	60	175	76
2-1/2"	100	380	245
3"	115	455	329

HOT WATER BASED ON LESS THAN 5 FL/Second

PIPE SIZE	G.P.M.	TANK
1/2"	2	1
3/4"	5	6
1"	10	13
1-1/4"	18	26
1-1/2"	30	54



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 COMMERCIAL CENTER

BUILDING 1  
 CITY PC#: B202101340  
 SFA PC#: 266-21

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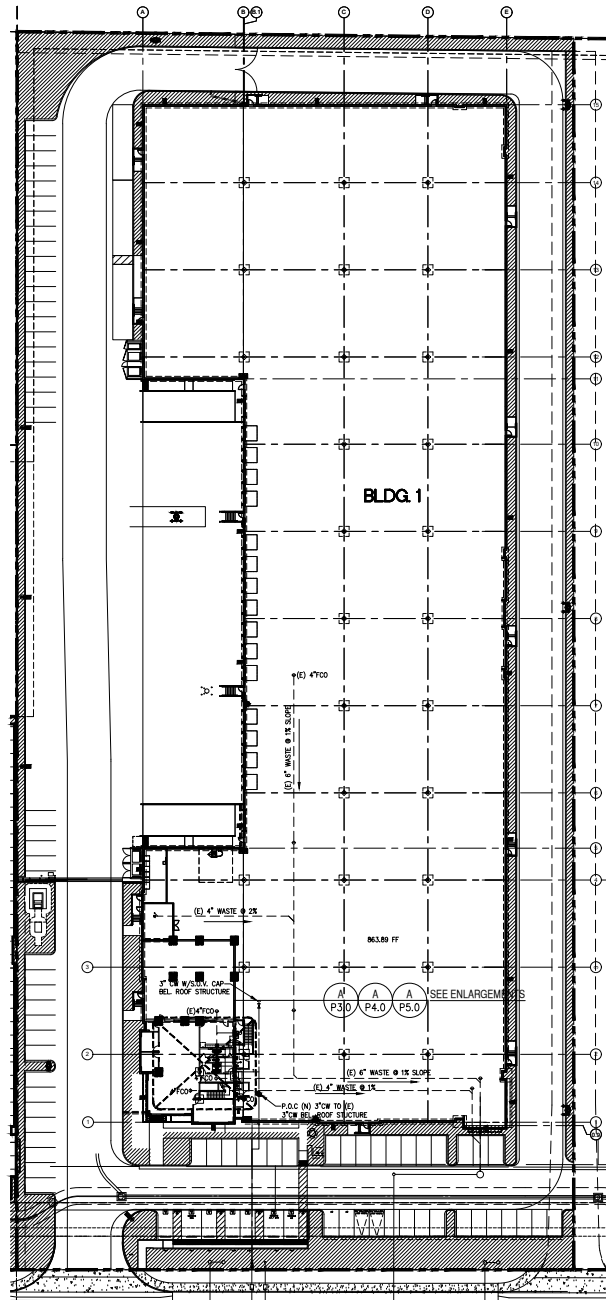
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Title:  
 DETAILS, CALCS.

JP Project Number: D20-10-77  
 Project Number: 19383  
 Drawn by: ah  
 Date: 3/11/21  
 Revision:  
 Delta #1 PC Corrections 4/27/21





EXISTING PLUMBING PLAN



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**DATE:** 3/11/21  
**BY:** DAN JOHNSON  
SCALE: AS SHOWN

SUBMITTED BY

*[Signature]*

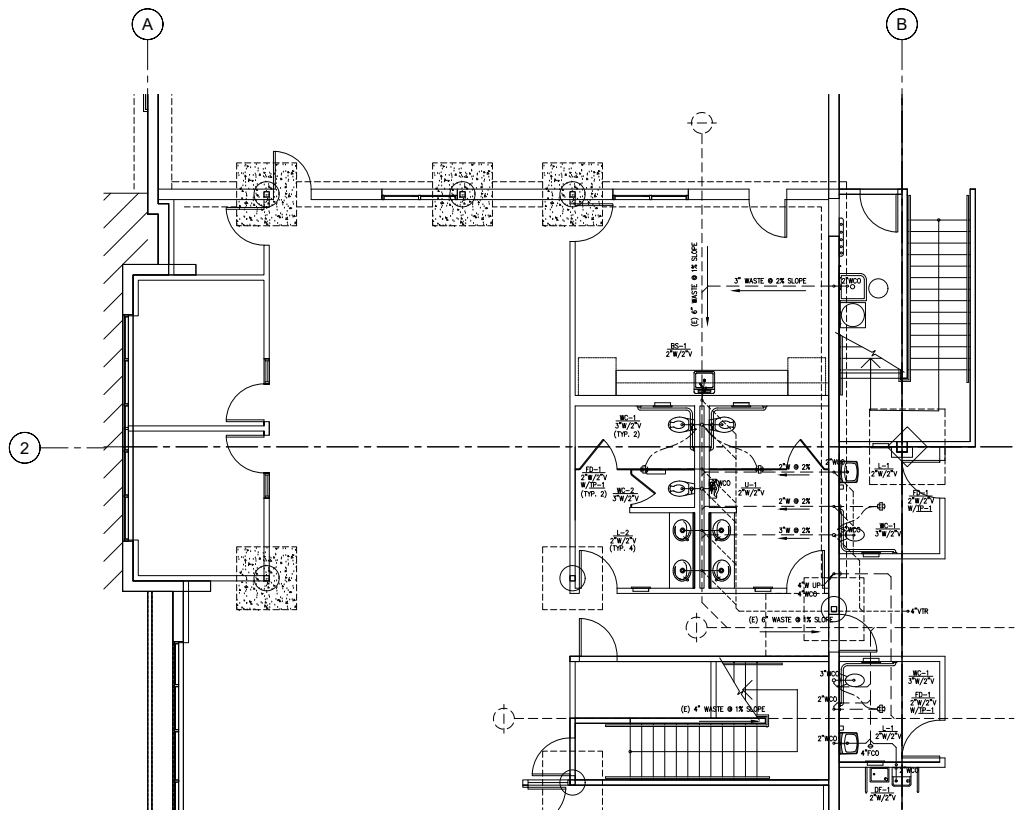
DAN JOHNSON 262469  
LICENSE 19383  
EXPIRATION 5/31/2025

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EXISTING PLUMBING  
BUILDING PLAN

JP Project Number: D20-10-77  
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WASTE & VENT PLUMBING ENLARGEMENT



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 EXPIRATION 5/31/2022

Title:  
 WASTE & VENT PLUMBING  
 ENLARGEMENTS

JP Project Number: D20-10-77  
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**Project:**  
ONTARIO GROVE  
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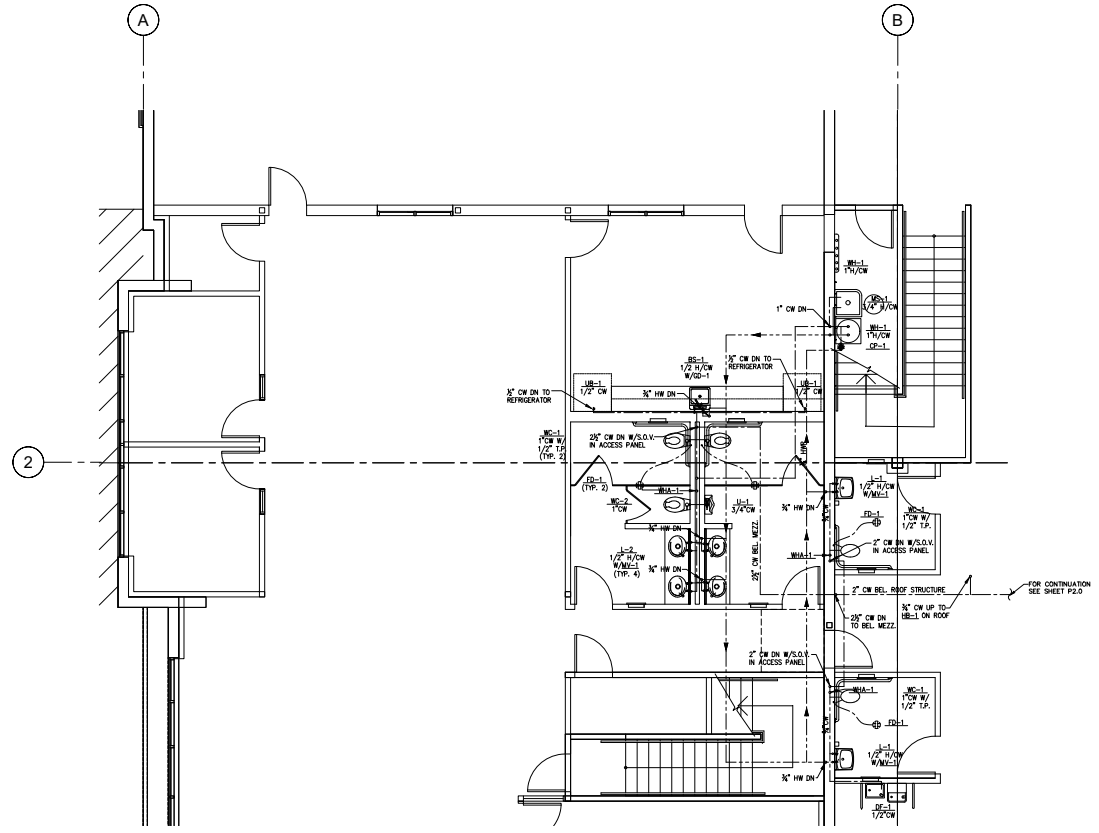
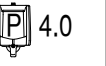
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LICENSE 19383  
EXPIRATION 5/31/2025

Title:  
HOT & COLD WATER  
PLUMBING ENLARGEMENTS

JP Project Number: D20-10-77  
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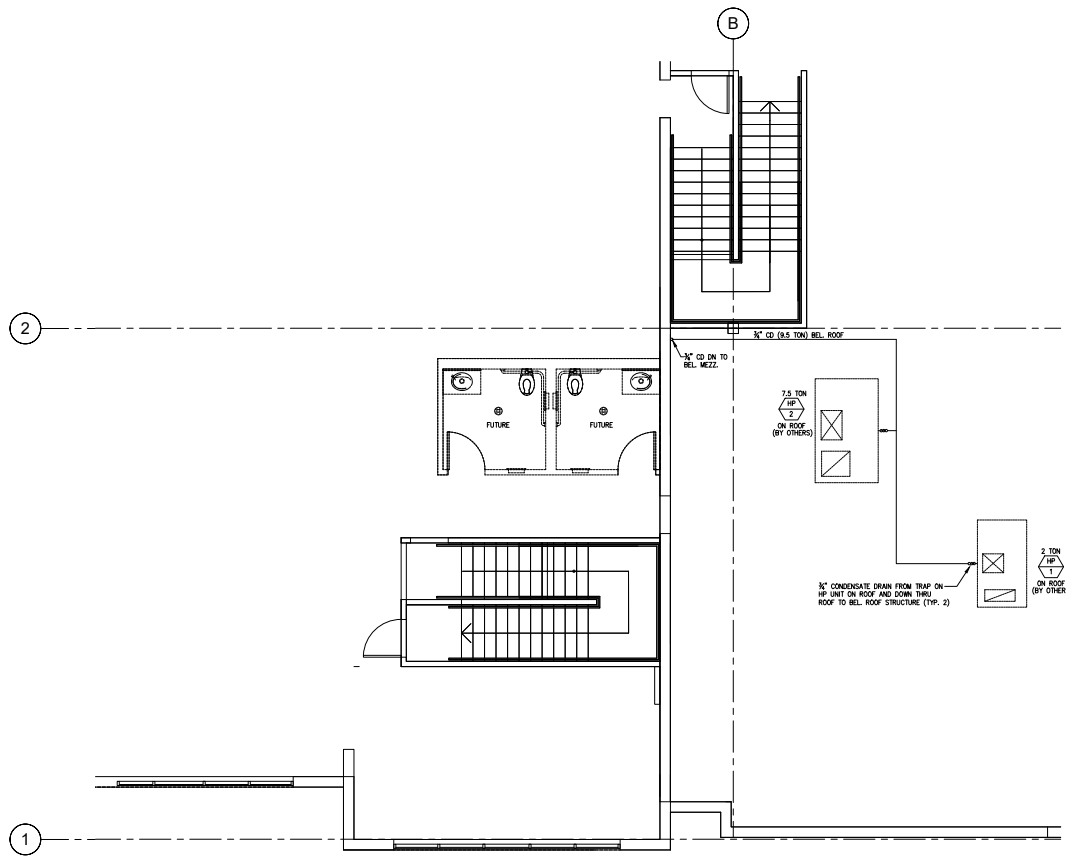
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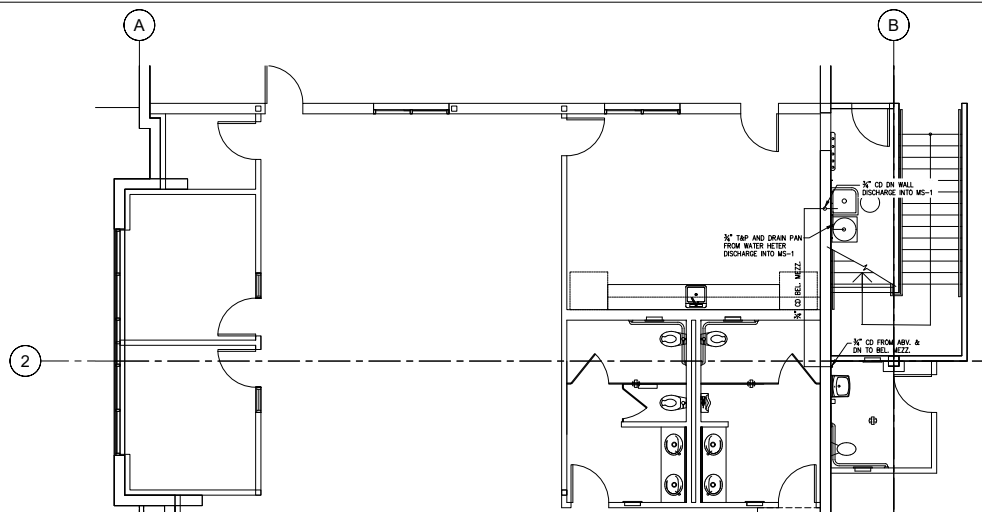


HOT & COLD WATER PLUMBING ENLARGEMENT





CONDENSATE DRAIN PLAN



FIRST FLOOR CONDENSATE DRAIN PLAN



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Title:  
 CONDENSATE DRAIN PLAN

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