PROPOSED COMMERCIAL BLDGS
3200-3214 RIVERSIDE DRIVE
POMONA, CA 91766

GENERAL NOTES

1. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
2. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL, OF AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.
3. ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE, AND AVOID OMISSIONS.
5. ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
6. LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.
7. EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR HIS SUPPLIED MATERIALS.
8. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE CONSTRUCTION MANAGER BEFORE PROCEEDING WITH THAT WORK.
9. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, CONTRACTOR SHALL NOTIFY ARCHITECT. FIGURED AND CALCULATED DIMENSION TAKES PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
10. ADD SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE WEIGHT OF ATTACHED ITEMS OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY METAL STUDS. PROVIDE BLOCKING FOR OWNER FURNISHED OR INSTALLED ITEMS.
11. ALL FINISHED FLOOR ELEVATIONS REFER TO ARCHITECTURAL DRAWINGS ONLY. REFER TO CIVIL DRAWINGS FOR RELATIONSHIP TO PROJECT BENCHMARK(S).
12. ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE CONSTRUCTION MANAGER. NO ALTERATIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY THE CONSTRUCTION MANAGER.
13. WEATHER CONDITIONS: CONTRACTORS WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HEAT, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE CONSTRUCTION MANAGER AND/OR GENERAL CONTRACTOR ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.
14. SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.
15. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.
16. TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL OCCUR AT CENTERLINE OF DOORS TYPICALLY.
17. PAINT ALL WALL SURFACES, DOOR FRAMES, BULKHEADS AND CEILINGS IN ROOMS WHERE INDICATED ON ROOM FINISH SCHEDULE. PAINT BEHIND ALL MOVEABLE ITEMS ADJACENT TO WALLS RECEIVING PAINT AND RELOCATE ITEMS.
18. ALL WEATHER - EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.
19. ALL PLAN DIMENSIONS ARE TO FINISHED FACE OF FINISHED WALLS, FACE OF MASONRY, AND CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
20. VERIFY ALL ELEVATIONS AND DIMENSIONS OF STRUCTURAL ELEMENTS WITH ARCHITECTURAL DRAWINGS. IN CASE OF CONFLICT, NOTIFY ARCHITECT. THE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR THEM. ALL DIMENSIONAL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

PLUMBING CALCULATION

M (1:500): (SUITE 3200) 708 S.F. = 2 OCCUPANTS
(SUITE 3202) 713 S.F. = 2 OCCUPANTS

FIXTURES REQ'D/PROVIDED (EACH SUITE):
UNISEX = 1 WC, 1 LAV

B (1:150) (EACH SUITE)
1st FLOOR, 673 S.F. = 5 OCCUPANTS
2nd FLOOR, 695 S.F. = 5 OCCUPANTS

FIXTURES REQ'D/PROVIDED (EACH SUITE)
1st FLOOR, UNISEX = 1 WC, 1 LAV
2nd FLOOR, UNISEX = 1 WC, 1 LAV

NOTE: PER CPC SECTION 422.2(2) SEPARATE FACILITIES ARE NOT REQUIRED FOR OCCUPANT LOADS LESS THAN 10

FIRE DEPARTMENT NOTES

1. G.C. MUST KEEP THE APPROVED FIRE DEPARTMENT PLANS ON THE JOB SITE AT ALL TIMES. NO APPROVED SET OF PLANS ON SITE WILL RESULT IN NO FIRE INSPECTION.
2. THE INSPECTOR MAY REQUIRE ADDITIONAL EXIT SIGNS AND FIRE EXTINGUISHERS AT THE TIME OF FINAL INSPECTION.
3. THE PERSON REQUESTING AN INSPECTION IS RESPONSIBLE FOR MEETING THE INSPECTOR ON TIME, PROVIDING ACCESS TO THE AREA REQUIRING INSPECTION AND PROVIDING AN APPROVED SET OF PLANS AND SUPPORTING DOCUMENT.
4. ALL EXTERIOR DOORS MUST BE ACCESSIBLE FOR EMERGENCY ACCESS FOR THE FIRE DEPARTMENT PER FIRE CODE.
5. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATIONS OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
6. PROVIDE EMERGENCY RESPONDER COVERAGE IN ACCORDANCE WITH FIRE CODE.
7. TACTILE "EXIT" SIGNS SHALL BE REQUIRED AT EACH GRADE LEVEL EXTERIOR EXIT DOOR.
8. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY18" HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3
9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CORE 505.1
10. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 307 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
11. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
12. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3. THE FINAL NUMBER AND LOCATION OF ALL EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL FIRE INSPECTOR.
14. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTER OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3
15. THE MEANS OF EGRESS ILLUMINATION SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. ALONG EXIT ACCESS STAIRWAYS, EXIT STAIRWAYS AND AT THE REQUIRED LANDINGS, THE ILLUMINATION LEVEL SHALL BE NOT LESS THAN 10 FOOTCANDLES AT THE WALKING SURFACE WHEN THE STAIRWAY IS IN USE AS REQUIRED BY BUILDING CODE 1008.2.1
16. IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS, SPACES AND BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1008.3

PARKING ANALYSIS

PARKING PROVIDED:	9	STD (INCLUDES 4 EVCS)
	1	H/C (VAN)
TOTAL	10	

DEFERRED SUBMITTAL

THE FOLLOWING SYSTEMS SHALL BE DEFERRED SUBMITTALS UNDER A SEPARATE PERMIT:

1) FIRE SPRINKLER SYSTEM PER NFPA-13
2) FENCING/CMU WALLS
3) FRAMING TRUSS DESIGN
4) STOREFRONT SYSTEM

PROJECT DIRECTORY

OWNER
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3220 RIVERSIDE DRIVE
CHINO, CA 91710
C.E.O.: LOIDA LACSON ATIENZA

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LANDSCAPING
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4200 CHINO HILLS PARKWAY
CHINO HILLS, CA 91709
(951) 788-0277
carl@gdalandarch.com

PROJECT SUMMARY

SCOPE OF WORK
CONSTRUCTION OF A NEW 1-STORY MERCANTILE (RETAIL) BUILDING 1,581 S.F. AND
CONSTRUCTION OF (3) NEW 2-STORY PROFESSIONAL BUSINESS (B) BUILDINGS 3,360 S.F. EACH, WITH ASSOCIATED SITE IMPROVEMENTS (SITE DRAINAGE, UTILITIES & PARKING).

APPLICABLE BUILDING CODES

BUILDING	2022 CALIFORNIA BUILDING CODE (CBC)
MECHANICAL	2022 CALIFORNIA MECHANICAL CODE (CMC)
ELECTRICAL	2022 CALIFORNIA ELECTRICAL CODE (CEC)
PLUMBING	2022 CALIFORNIA PLUMBING CODE (CPC)
GREEN	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
ENERGY	2022 CALIFORNIA ENERGY CODE (CEC)
FIRE	2022 CALIFORNIA FIRE CODE (CFC)
ACCESSIBILITY	2022 CALIFORNIA BUILDING CODE (CBC)

APPLICABLE CITY OF POMONA MUNICIPAL CODE

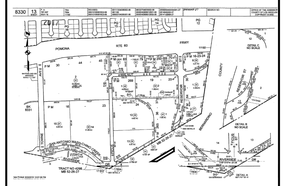
PROJECT DATA

LOS ANGELES COUNTY APN:	8330-013-045
SAN BERNARDINO COUNTY APN:	1023-051-10
ZONING:	M-1 (LIGHT INDUSTRIAL)
SITE:	0.5 AC. (21,903 S.F.)
USE:	RETAIL/BUSINESS
MAXIMUM BUILDING HEIGHT:	27'
ALLOWABLE BUILDING HEIGHT:	75'
STORIES:	1(BLDG #1) & 2 (BLDGS #2, 3, 4)
LOT COVERAGE:	
(6,621/21,904) = 0.3082 x100 =	30.82 %
ALLOWABLE AREA (BASIC):	144,000 S.F.
EXTERIOR WALL RATINGS:	NONE
PROTECTED EXTERIOR OPENING:	NONE
SEPARATION REQUIRED:	NONE
FIRE RESISTANCE RATINGS:	NONE

BUILDING DATA

CONSTRUCTION TYPE:	III-B
BUILDING OCCUPANCY:	M (BLDG #1) & B (BLDGS #2, 3, 4)
OCCUPANCY SEPARATION:	1-HR @ DEMISING
FIRE SPRINKLERS:	YES, FULLY
GROSS BUILDING :	
BLDG #1 (M OCC)	= 1,581 S.F.
BLDGS #2, 3, 4 (B OCC)	= 3,360 S.F.
TOTAL	= 11,499 S.F.
OCCUPANT LOAD:	
BLDG #1 (SUITE 3200)	708 / 60 = 12 OCC
	1 EXIT REQUIRED, 2 EXITS PROVIDED
(SUITE 3202)	713 / 60 = 12 OCC,
	1 EXIT REQUIRED, 2 EXITS PROVIDED
BLDGS #2, 3, 4 (PER SUITE)	1,786 / 150 = 12 OCC
	1 EXIT REQUIRED, 2 EXITS PROVIDED

PARCEL MAP



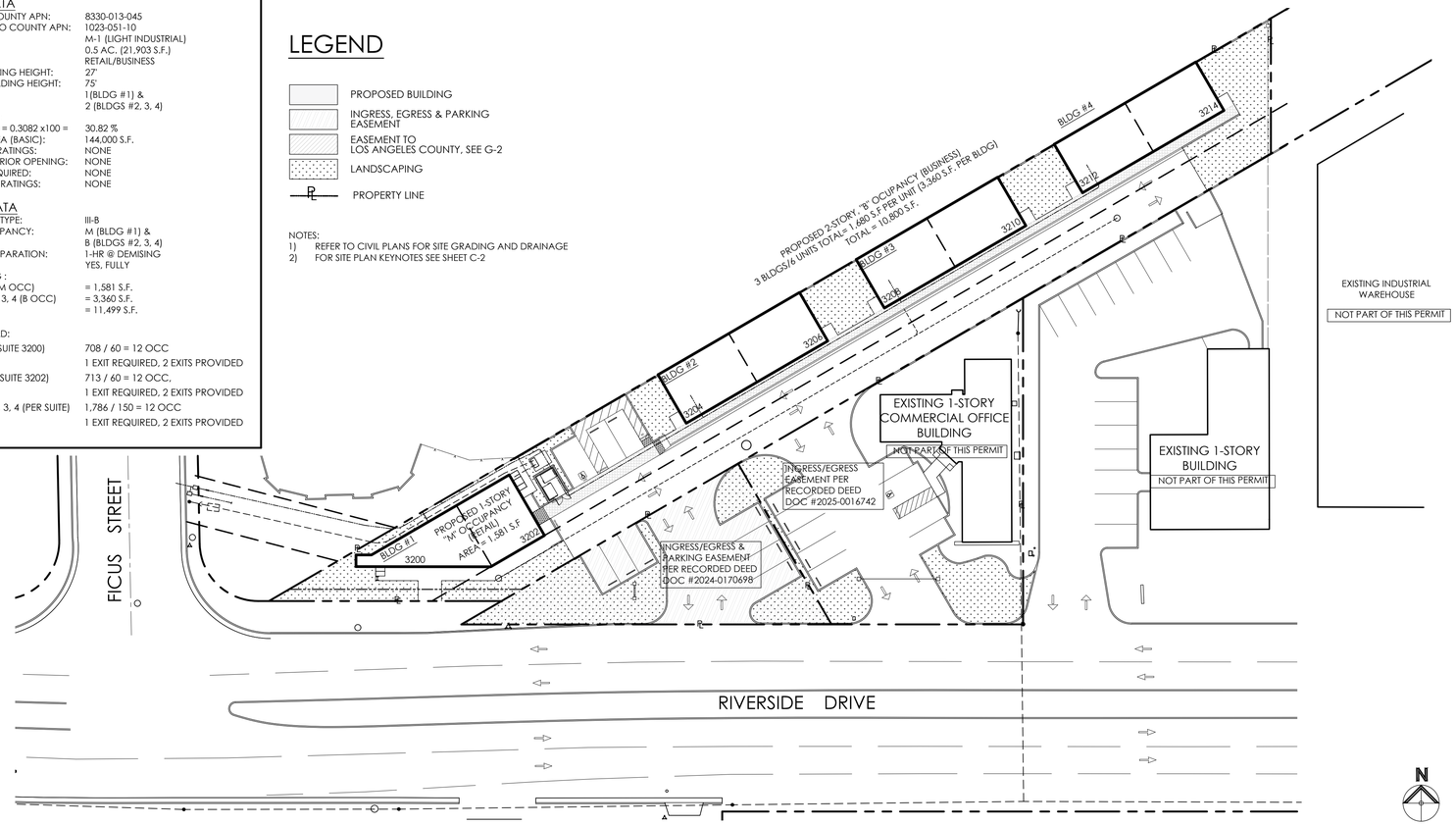
VICINITY MAP

DRAWING INDEX

LEGEND

- PROPOSED BUILDING
- INGRESS, EGRESS & PARKING EASEMENT
- EASEMENT TO LOS ANGELES COUNTY, SEE G-2
- LANDSCAPING
- PROPERTY LINE

NOTES:
1) REFER TO CIVIL PLANS FOR SITE GRADING AND DRAINAGE
2) FOR SITE PLAN KEYNOTES SEE SHEET C-2



MASTER SITE PLAN | 1 | 1" = 30'-0"

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Project

Sheet Title: TITLE SHEET & MASTER SITE PLAN

Mark	Revisions	Date

Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
Project Number:

SHEET NUMBER
G-1

6/26/2025

USER NAME: JOHN ESTRADA
PLOT DATE/TIME: 6/26/2025 3:48 PM
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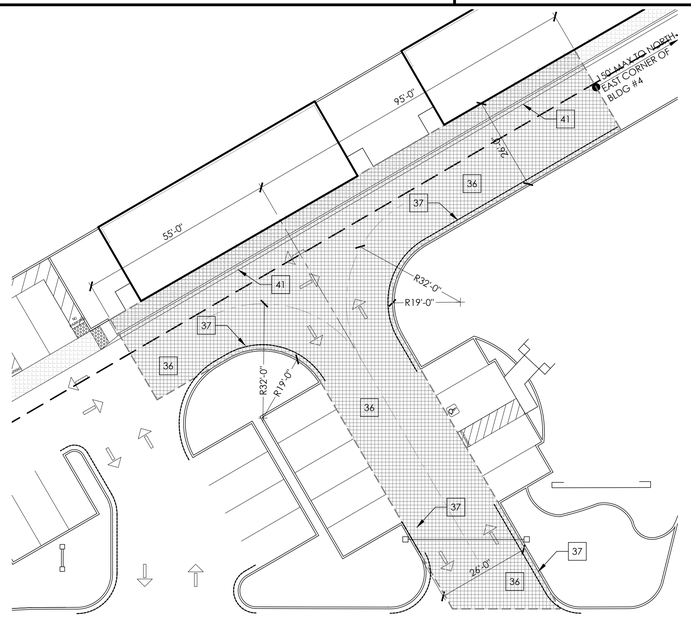
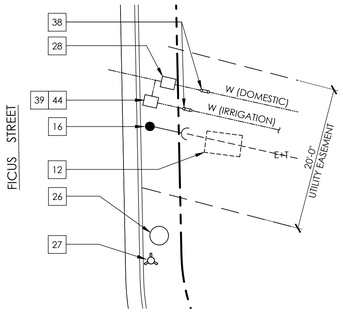
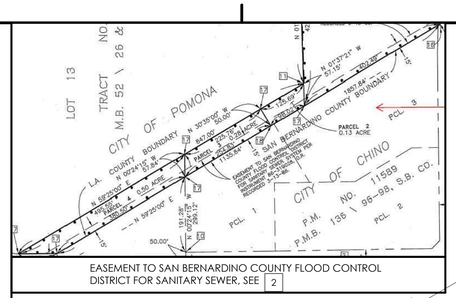


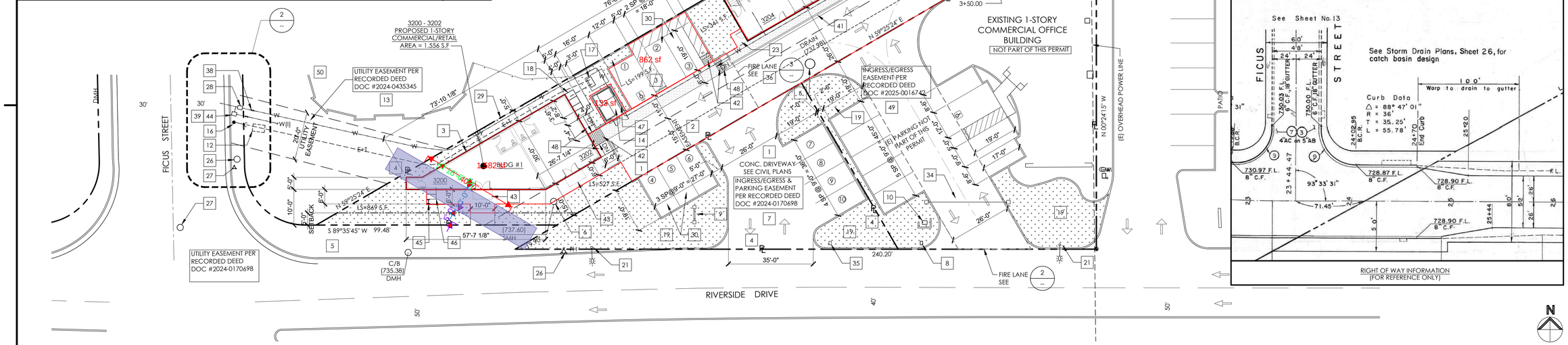
FIRE LANE | 3 | 1"=20'-0"



UTILITIES SOURCE | 2 | 1"=10'-0"



EASEMENT TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT FOR SANITARY SEWER, SEE 2



SITE PLAN | 1 | 1" = 20'-0"

KEYNOTES

1. 6" THICK CONCRETE PAVING
2. 15'-0" EASEMENT TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT FOR SANITARY SEWER SYSTEM PER INSTRUMENT 86-319028, O.R. RECORDED 03/13/86 PER PM No. 23998
3. LINE OF PROPOSED BUILDING
4. EXISTING PROPERTY LINE
5. CONCRETE SIDEWALK
6. SEWER MANHOLE
7. INGRESS/EGRESS AND PARKING EASEMENT PER RECORDED DOCUMENT 2024-0170698
8. EXISTING SIGN
9. LOCATION OF GAS METER
10. LOCATION OF NEW ELECTRICAL METERS
11. 36"x60" PULLBOX
12. UTILITY EASEMENT PER RECORDED DEED DOC #2024-0435345
13. TRASH ENCLOSURE, SEE SHT 1/A-8
14. FOR FIRE DEPARTMENT CONNECTION SEE CIVIL
15. EXISTING ELECTRIC POLE
16. PROPOSED TRANSFORMER - COORDINATE W/ EDISON
17. 800 AMP, 3 PH SWITCHGEAR ON CONCRETE PAD
18. LANDSCAPING
19. ACCESSIBLE PATH OF TRAVEL - MAX. 5% SLOPE IN DIRECTION OF TRAVEL, MAX. 2% CROSS SLOPE, SEE DETAIL DWG G-3
20. EXISTING STREET LIGHT
21. 6'H CMU WALL
22. LEVEL LANDING AREA - MAX. 2% SLOPE IN ANY DIRECTION
23. UTILITY PULL BOX FOR COMMUNICATION SYSTEMS, CONTRACTOR TO VERIFY AND COORDINATE WITH UTILITY COMPANY
25. LANDSCAPE/RETENTION POND, SEE CIVIL PLANS
26. LOCATION OF FIRE HYDRANT
27. EXISTING STORM DRAIN MANHOLE
28. LOCATION OF WATER METER (DOMESTIC)
29. 6' H CHAIN-LINK FENCE
30. FUTURE ELECTRIC VEHICLE CHARGING CAPABLE
31. 6" CONCRETE CURB
32. WATER MAIN, CONTRACTOR TO VERIFY & COORDINATE WITH UTILITY COMPANY
33. STEEL BOLLARD, CONCRETE FILLED, SEE 16/A-6
34. EXISTING WROUGHT IRON GATES TO REMAIN
35. ACCESSIBLE SITE SIGNAGE, SEE 1/G-7
36. DEDICATED FIRE LANE
37. RED PAINTED CURB W/ "NO PARKING" DESIGNATION
38. BACKFLOW PREVENTER
39. LANDSCAPE WATER CONNECTION W/ BACKFLOW PREVENTER
40. SUITE ADDRESS
41. CONTINUOUS 6"H ROLLED CURB PER CITY OF POMONA STANDARDS
42. TRUNCATED DOMES @ ZERO CURB, MIN 36" DEEP, SEE 7/G-7
43. LINE OF ENTRANCE CANOPY @ 9'-0" A.F.F. MIN.
44. LOCATION OF WATER METER (LANDSCAPE IRRIGATION)
45. 2-POSITION BICYCLE RACK
46. (2)1-POSITION BICYCLE LOCKERS
47. RECYCLING INSTRUCTIONS SIGNAGE, WALL MOUNTED
48. SLOPED SIDEWALK TRANSITION, 8.33% MAX.
49. INGRESS/EGRESS AND PARKING EASEMENT PER RECORDED DOCUMENT 2025-0016742
50. EXISTING 8'H CMU WALL (NOT A PART)

LEGEND

- PROPERTY LINE
- W WATER LINE
- E+T ELECTRIC & TELEPHONE LINES
- ℄ CENTER LINE
- LANDSCAPING

LANDSCAPING CALC

PARCEL AREA = 21,904 S.F.
LANDSCAPING REQUIRED (15% MIN.) = 3,286 S.F.
LANDSCAPING PROVIDED ON PARCEL = 4,658 S.F. (21.3%)
ADD'L LANDSCAPING PROVIDED IN PARKING EASEMENT = 2,228 S.F.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

- TYPE OF CONSTRUCTION PER THE BUILDING CODE = TYPE III-B
- FIRE FLOW CALCULATION AREA = 3360 SQ. FT.
- FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA = 1500 GPM
- REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) = 0 GPM
- TOTAL FIRE FLOW REQUIRED = 1500 GPM

IMPERVIOUS AREA CALC

PARCEL AREA	= 21,904 S.F.
IMPERVIOUS AREAS:	
BUILDINGS FOOTPRINT	= 6,6215.F.
DRIVE AISLES/PARKING	= 7,451 S.F.
SIDEWALKS/CURBS/STOOPS	= 2,911 S.F.
UTILITY AREAS	= 181 S.F.
YARD WALLS	= 82 S.F.
TOTAL	= 17,246 S.F.
CALC:	
17,246/21904 = .787 x 100	= 78.7%

PUBLIC WORKS NOTES

1. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES AND TO ADDRESS ALL REPAIRS REQUESTED BY THE PUBLIC WORKS INSPECTOR BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITIONS OF THE SAID PUBLIC IMPROVEMENTS.
2. UNDERGROUNDING OF ALL EXISTING AND PROPOSED UTILITY LINES IS REQUIRED PER CITY OF POMONA MUNICIPAL CODE SECTION 62-31(B)(1).
3. THE PARKWAY LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER PER CITY OF POMONA MUNICIPAL CODE SECTION 46-496.
4. THE PROPERTY ABUTTING SIDEWALK,PARKWAY AND ALLEY, AS APPLICABLE, SHALL BE MAINTAINED FREE OF WEEDS, RUBBISH AND REFUSEBY THE PROPERTY OWNER, AS REQUIRED BY THE CITY'S MUNICIPAL CODE SECTION 18-261.
5. UNOBSTRUCTED VISIBILITY SHALL ALWAYS BE ENSURED AT ALL INTERSECTIONS AND DRIVEWAYS ALONG THE PROJECT BOUNDARIES, IN COMPLIANCE WITH CITY STANDARD A-34-11.
6. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENFORCE ANY AND ALL BEST MANAGEMENT PRACTICES (BMPs) FOR THE DURATION OF THE PROJECT, AS REQUIRED BY THE CITY'S MUNICIPAL CODE SECTION 74-343.

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(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

ENLARGED SITE PLAN

Project / Sheet Title

Mark	Revisions	Date

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Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
Project Number:

SHEET NUMBER
G-2

6/26/2025

USER NAME: JOHN ESTRADA
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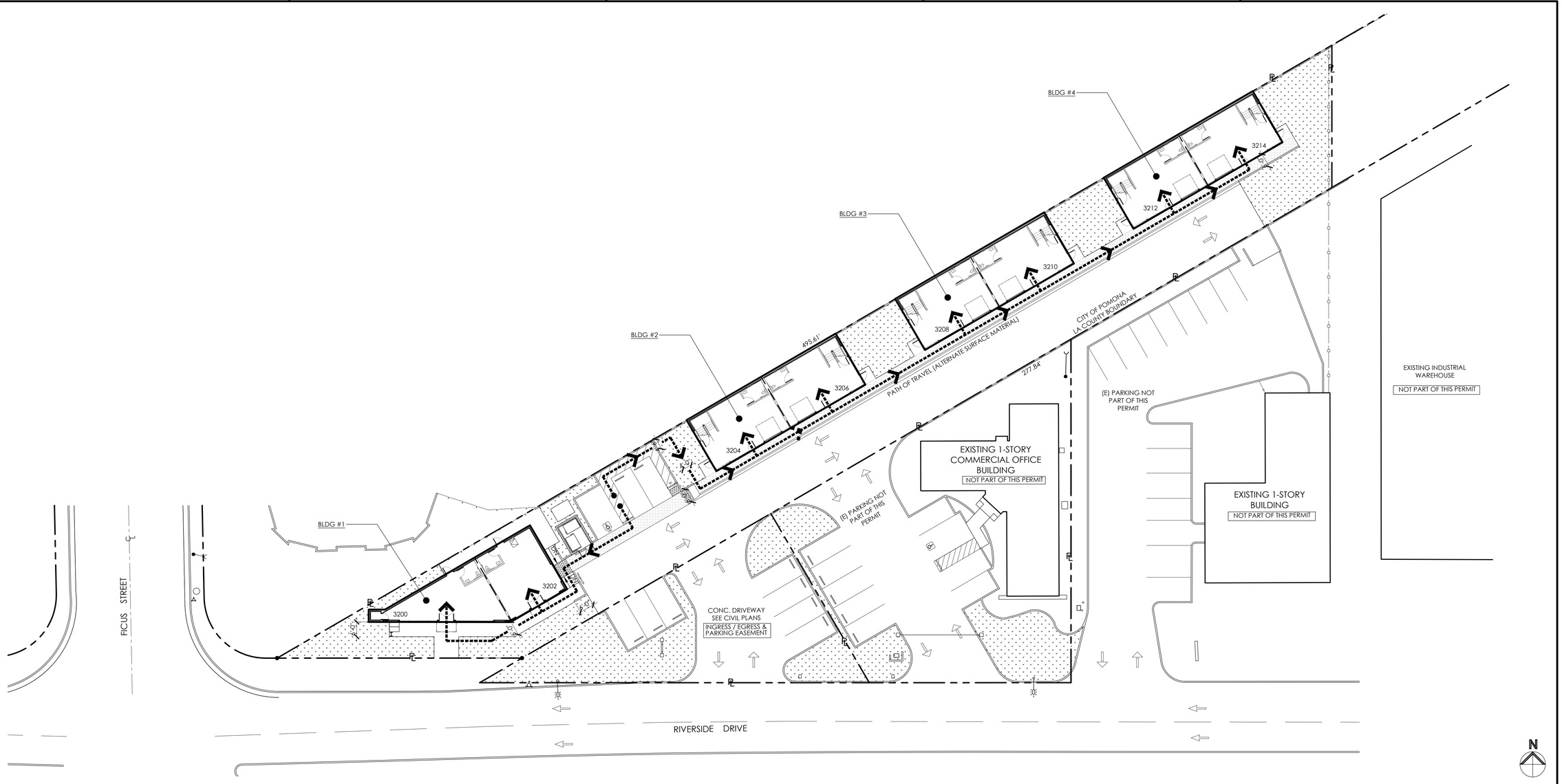

ACCESSIBLE PATH OF TRAVEL | 1

1" = 20'-0"

PATH OF TRAVEL NOTES

THE PATH OF TRAVEL IS:

A) A COMMON BARRIER FREE ACCESSIBLE ROUTE FROM THE PUBLIC SIDEWALK (IF APPLICABLE) AND FROM THE NEAREST DISABLED PARKING SPACES THROUGH THE PRIMARY ENTRANCE OF EACH SUITE OF THE THE BUILDING

B) AT LEAST 48" WIDE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2 BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL

C) THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH

D) PASSING SPACES AT LEAST 60"x60" ARE LOCATED NOT MORE THAN 200' APART

E) CONTINUOUS GRADIENTS HAVE 60" LEVEL AREAS NOT MORE THAN 400' APART

F) CROSS SLOPE DOES NOT EXCEED 2%

G) SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED AS A RAMP

H) MAINTAIN POT FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL OR EDGE AND 27" ABOVE FINISH GRADE

USER NAME: JOHN ESPADA
PLOT DATE/TIME: 6/26/2025 3:48 PM
FILENAME: D:\PROJECTS\PROJECTS-POMONA WAREHOUSE 3200\CAD\G03 G-3 PATH OF TRAVEL.DWG

3210 RIVERSIDE DRIVE, LLC

3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS

3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Project

ACCESSIBLE PATH OF TRAVEL

Sheet Title

Mark	Revisions	Date

Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
Project Number: --

SHEET NUMBER

G-3

6/26/2025

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

[Y: ☒ N/A: ☐ RESPON. PARTY: GENERAL CONTRACTOR]

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

[Y: ☐ N/A: ☒]

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

[Y: ☒ N/A: ☐ RESPON. PARTY: GENERAL CONTRACTOR]

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL
5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

[Y: ☒ N/A: ☐ RESPON. PARTY: GENERAL CONTRACTOR]

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

[Y: ☒ N/A: ☐ RESPON. PARTY: GRADING CONTRACTOR]

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

[Y: ☐ N/A: ☒]

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

[Y: ☒ N/A: ☐ RESPON. PARTY: GENERAL CONTRACTOR]

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:
1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:
1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

[Y: ☒ N/A: ☐ RESPON. PARTY: ELECTRICAL CONTRACTOR]

5.LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING 5 (G)					
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING 5 (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *Callifornia Administrative Code.*

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

[Y: ☒ N/A: ☐ RESPON. PARTY: GRADING CONTRACTOR]

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
   Exception: Additions and alterations not altering the drainage path.

[Y: ☐ N/A: ☒]

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY
SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS]***. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

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CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

Project: PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Sheet Title: CALGREEN BUILDING STANDARDS

Mark	Revisions	Date

Drawn: JE
Date: 5/5/2025
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G-4

6/26/2025

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AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

SECTION 5.303 INDOOR WATER USE

☐ Y ☒ N/A

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

☒ Y ☐ N/A — PLUMBING CONTRACTOR

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.

5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]

5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

☐ Y ☒ N/A

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

☐ Y ☒ N/A

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

☒ Y ☐ N/A — PLUMBING CONTRACTOR

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

☒ Y ☐ N/A — LANDSCAPE CONTRACTOR

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

☒ Y ☐ N/A — LANDSCAPE CONTRACTOR

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

☒ Y ☐ N/A — LANDSCAPE CONTRACTOR

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

☒ Y ☐ N/A — GENERAL CONTRACTOR

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

☒ Y ☐ N/A — GENERAL CONTRACTOR

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

☒ Y ☐ N/A — GRADING CONTRACTOR

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

☒ Y ☐ N/A — TENANT

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

☒ Y ☐ N/A — GENERAL CONTRACTOR

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

☒ Y ☐ N/A — GENERAL CONTRACTOR

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

☐ Y ☒ N/A

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

☒ Y ☐ N/A — MECHANICAL CONTRACTOR

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

☒ Y ☐ N/A — MECHANICAL CONTRACTOR

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

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3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

Project: PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Sheet Title: CALGREEN BUILDING STANDARDS

Mark	Revisions	Date

Drawn	JE
Date:	5/5/2025
Scale:	AS NOTED
Project Number:	–

SHEET NUMBER

G-5

6/26/2025

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY
X	☐	GENERAL CONTRACTOR

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168. www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,"Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health,"Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, " Version 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

Y	N/A	RESPON. PARTY
☐	X	

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

Y	N/A	RESPON. PARTY
X	☐	GENERAL CONTRACTOR

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

Y	N/A	RESPON. PARTY
X	☐	MECHANICAL CONTRACTOR

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

Y	N/A	RESPON. PARTY
☐	X	

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

Y	N/A	RESPON. PARTY
☐	X	

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code,* shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

Y	N/A	RESPON. PARTY
X	☐	GENERAL CONTRACTOR

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

Y	N/A	RESPON. PARTY
X	☐	MECHANICAL CONTRACTOR

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

Y	N/A	RESPON. PARTY
☐	X	

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

Project: PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Sheet title: CALGREEN BUILDING STANDARDS

Mark	Date	Revisions

Drawn: JR
Date: 5/5/2025
Scale: AS NOTED
Project Number: –

SHEET NUMBER
G-6

6/26/2025

USER NAME: JOHN ESTRADA
PLOT DATE/TIME: 6/5/2025 3:40 PM
FILENAME: D:\PREVALOR\PROJECTS\POMONA WAREHOUSE 2024\CAD\CDS\G-6 CAL GREEN 3.DWG

TITLE 24 DISABLED ACCESSIBILITY REQUIREMENTS

1. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES INCLUDING FLOORS, WALKS, RAMPS, STAIRS AND CURB RAMPS ARE STABLE, FIRM AND SLIP RESISTANTS.

2. GRATINGS LOCATED IN WALKING SURFACES HAVE GRID OPENINGS A MAXIMUM OF 1/2" WIDE IN ONE DIRECTIONS

3. WHEN GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.

4. WALKING SURFACES WITHIN EMPLOYEE WORK AREAS, CLEARANCES ON COMMON USE CIRCULATION PATHS SHALL BE PERMITTED TO BE DECREASED BY WORK AREA EQUIPMENT PROVIDED THAT THE DECREASE IS ESSENTIAL TO THE FUNCTION OF THE WORK BEING PERFORMED.

5. PROVIDE ACCESSIBLE PARKING PER SECTION 11B-208 AND 11B-502 IN EACH LOT OR PARKING STRUCTURE WHERE PARKING IS PROVIDED FOR THE PUBLIC OR EMPLOYEES. PAINT "NO PARKING" ON THE GROUND WITHIN EACH 8' (2438MM) ACCESS ISLE. USE 12" (154 MM) MINIMUM HIGH WHITE LETTERS THAT ARE VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. SEE FIG. 11B-502.3.3, CBC SECTION 11B-502.3.3.

6. PROVIDE CURB RAMP DETAIL. CBC 11B-406.
   a. CURB RAMPS SHALL BE A MINIMUM WIDTH OF 4 FEET.
   b. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33% SLOPE). THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMPS SHALL NOT EXCEED ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10% SLOPE).
   c. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY ¾ INCH ON CENTER.
   d. CURB RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE. SHALL EXTEND 36" MIN. IN THE DIRECTION OF TRAVEL FOR THE FULL WIDTH OF THE CURB RAMP ANS SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6" MIN. AND 8" MAX. FROM CURB LINE. (DSA IR 11B-4)

7. PROVIDE PARKING SPACE IDENTIFICATION IN ACCORDANCE WITH CBC SECTION 11B-502.6 INCLUDING:
   a. EACH PARKING SPACE RESERVED FOR PERSONS WITH PHYSICAL DISABILITIES SHALL BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA AND, WHEN IN PATH OF TRAVEL, SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE AND SHALL BE UNOBSCURED BY A PARKED VEHICLE. SIGNS MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36 INCHES FROM THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK.
   b. AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE $250"
   c. SPACES COMPLYING WITH CBC SECTION 11B-505.2 SHALL HAVE AN ADDITIONAL SIGN STATING "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
   d. AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN ONE INCH IN HEIGHT, WITH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:

      "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY TELEPHONING THE _____."

   e. IN ADDITION TO THE ABOVE REQUIREMENTS, THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:
      1) BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHEELCHAIR WITH OCCUPANT; OR
      2) BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND. THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE AND SHALL BE 36 INCHES HIGH BY 36 INCHES WIDE. SEE CBC FIGURES 11B-18A THROUGH 11B-18C.

8. FOR ACCESSIBLE RESTROOMS, SEE SECTION 11B-603 AND 11B-604:
   a. A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27 INCHES (686 MM) ABOVE THE FLOOR, WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60 INCHES (1524 MM IN SIZE OTHER THAN THE DOOR TO THE ACCESSIBLE WWATER CLOSET COMPARTMENT, A DOOR, IN ANY POSITION, MAY ENCROACH INTO THIS SPACE BY NOT MORE THAN 12 INCHES (305 MM).
   b. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE.
   c. ACCESSIBLE WATER CLOSET COMPARTMENTS SHALL COMPLY WITH THE FOLLOWING:
   i. THE COMPARTMENT SHALL BE A MINIMUM OF 60 INCHES (1524 MM) WIDE.
   ii. IF THE COMPARTMENT HAS A SIDE-OPENING DOOR, A MINIMUM 60-INCHES-WIDE (1524 MM) AND 60 INCHES-DEEP (1524 MM) CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
   iii. IF THE COMPARTMENT HAS AN END-OPENING DOOR (FACING THE WATER CLOSET), A MINIMUM 60-INCHES-WIDE (1524 MM) AND 48-INCHES-DEEP (1219 MM) CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. THE DOOR SHALL BE LOCATED IN FRONT OF THE CLEAR FLOOR SPACE AND DIAGONAL TO THE WATER CLOSET, WITH A MAXIMUM STILE WIDTH OF 4 INCHES (102 MM).
   iv. THE WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC-CLOSING DEVICE, AND SHALL HAVE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32 INCHES (813 MM) WHEN LOCATED AT THE END AND 34 INCHES (864 MM) WHEN LOCATED AT THE END AND 34 INCHES (864 MM) WHEN LOCATED AT THE SIDE WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
   v. MANEUVERING SPACE AT THE COMPARTMENT DOOR SHALL COMPLY WITH SECTION11B-604, EXCEPT THAT THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN 48 INCHES (1219 MM) AS MEASURED AT RIGHT ANGLES TO THE COMPARTMENT DOOR IN ITS CLOSED POSITION.
   d. THE CENTERLINE OF THE WATER CLOSET FIXTURE SHALL BE 18 INCHES (457 MM) FROM THE SIDE WALL OR PARTITION. ON THE OTHER SIDE OF THE WATER CLOSET, PROVIDE A MINIMUM OF 28 INCHES (711 MM) WIDE CLEAR FLOOR SPACE IF THE WATER CLOSET IS ADJACENT TO A FIXTURE OR A MINIMUM OF 32 INCHES (813 MM) WIDE CLEAR FLOOR SPACE IF THE WATER CLOSET IS ADJACENT TO A WALL OR PARTITION. THIS CLEAR FLOOR SPACE SHALL EXTEND FROM THE REAR WALL TO THE FRONT OF THE WATER CLOSET.
   e. A MINIM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET.
   f. THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 (432 MM) AND A MAXIMUM OF 19 INCHES (483 MM) MEASURED TO THE TOP OF A MAXIMUM 2-INCH (51 MM) HIGH TOILET SEAT.
   g. GRAB BARS SHALL EXTEND 24" IN FRONT OF WATER CLOSET.

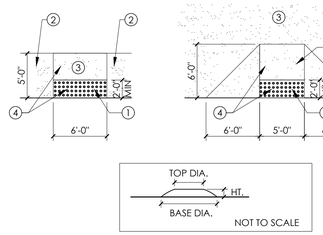
9. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES 1117B.5.8.

10. WHERE FIXED OR BUILT-IN SEATING, TABLES, OR COUNTERS ARE PROVIDED FOR THE PUBLIC AND/OR IN GENERAL EMPLOYEE AREAS, 5%, BUT NEVER LESS THAN ONE MUST BE ACCESSIBLE, AS REQUIRED IN SECTIONS 11B-226.1 AND 11b-226.2. ACCESSIBLE SEATING IS REQUIRED REGARDLESS OF SEATING TYPE (I.E. MOVEABLE).

11. PROVIDE SEAT/SPACES FOR PEOPLE USING WHEELCHAIRS EQUALING 5% OF TOTAL SEATING, WITH AT LEAST ONE SEAT PER EACH FUNCTIONAL AREA AND INTEGRATED WITH GENERAL SEATING SECTION 1104B.5, ITEM 4.

12. ACCESSIBLE CHECK STANDS SHALL ALWAYS BE OPEN TO CUSTOMERS WITH DISABILITIES AND SHALL BE IDENTIFIED BY A SIGN CLEARLY VISIBLE TO THOSE IN WHEELCHAIRS. THE SIGN SHALL DISPLAY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON BLUE BACKGROUND AND SHALL STATE: "THIS CHECK STAND TO BE OPEN AT ALL TIMES FOR CUSTOMERS WITHY DISABILITIES".

13. PROVIDE TACTILE EXIT SIGNAGE PER SECTION 11B-703.



1. TEXTURE TO CONSIST OF TRUNCATED DOMES AS SHOWN ABOVE. BASE DIAMETER OF DOMES TO BE NO LESS THAN .9" (23mm) AND NO GREATER THAN 1.4" (36mm). TOP DIAMETER OF 50% OF THE BASE DIAMETER MINIMUM, TO 65% OF THE BASE DIAMETER MAXIMUM. HEIGHT OF .2" (5.1 mm).

2. 1:12 MAXIMUM SLOPE AT RAMP

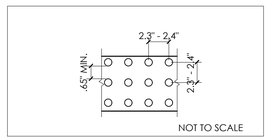
3. RAISED CONC. SLAB, OR SIDEWALK, PER SITE PLAN

4. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES (LIGHT-ON-DARK OR DARK-ON-LIGHT).

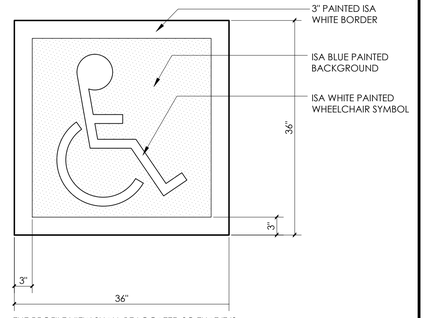
NOTE:

1. TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER OF 1.6" (41mm) MINIMUM AND 2.4" (61 mm) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65" (17mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID, AS SHOWN BELOW.

2. TRUNCATED DOMES SHALL BE INSTALLED USING CAST IN PLACE TILES. SEE PROJECT MANUAL SECTION 09311.

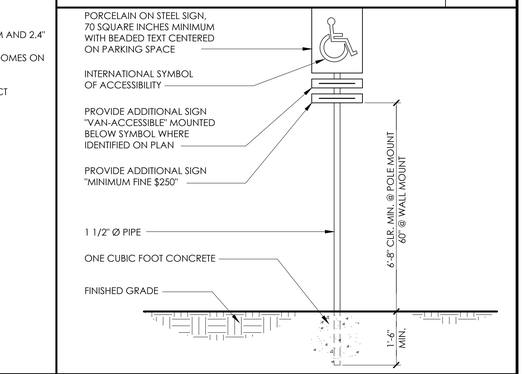


TRUNCATED DOMES 7 --

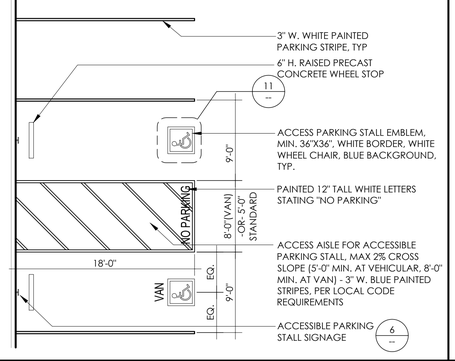


THE PROFILE VIEW SHALL BE LOCATED SO THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE.

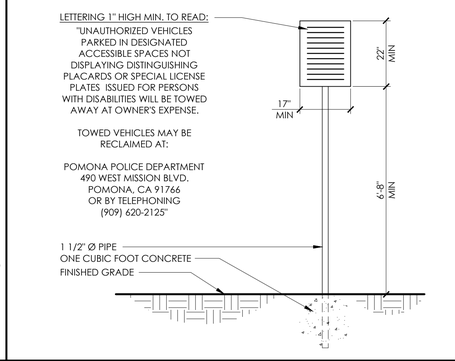
ADA SYMBOL 11 --



ADA PARKING STALL SIGNAGE 6 --



ACCESSIBLE PARKING STALL 2 --



ADA SITE SIGNAGE 1 --

3210 RIVERSIDE DRIVE, LLC
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(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

ACCESSIBILITY NOTES & DETAILS

Project

Sheet Title

Mark	Revisions	Date

Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
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SHEET NUMBER

G-7

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6/26/2025

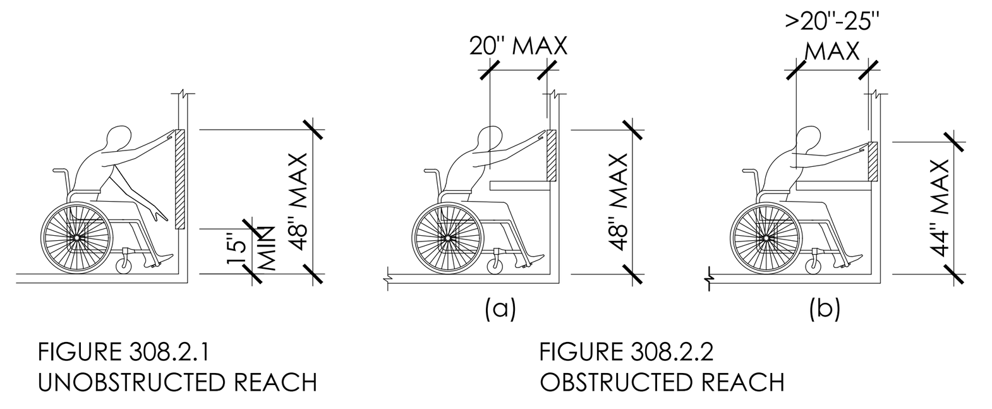


FIGURE 308.2.1
UNOBSTRUCTED REACH

FIGURE 308.2.2
OBSTRUCTED REACH

NOTES:

1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15" MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM WHERE THE REACH DEPTH IS 20" MAXIMUM. WHERE THE REACH DEPT EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAXIMUM AND THE REACH DEPTH SHALL BE 25" MAXIMUM.

FORWARD REACH 19

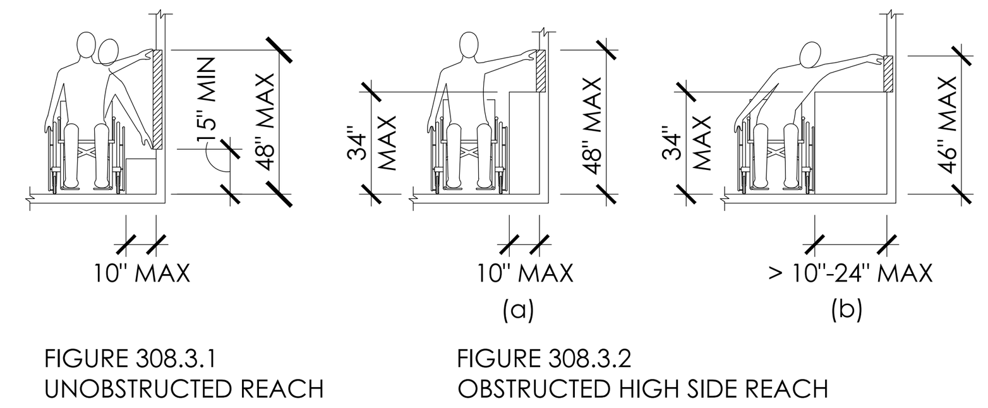


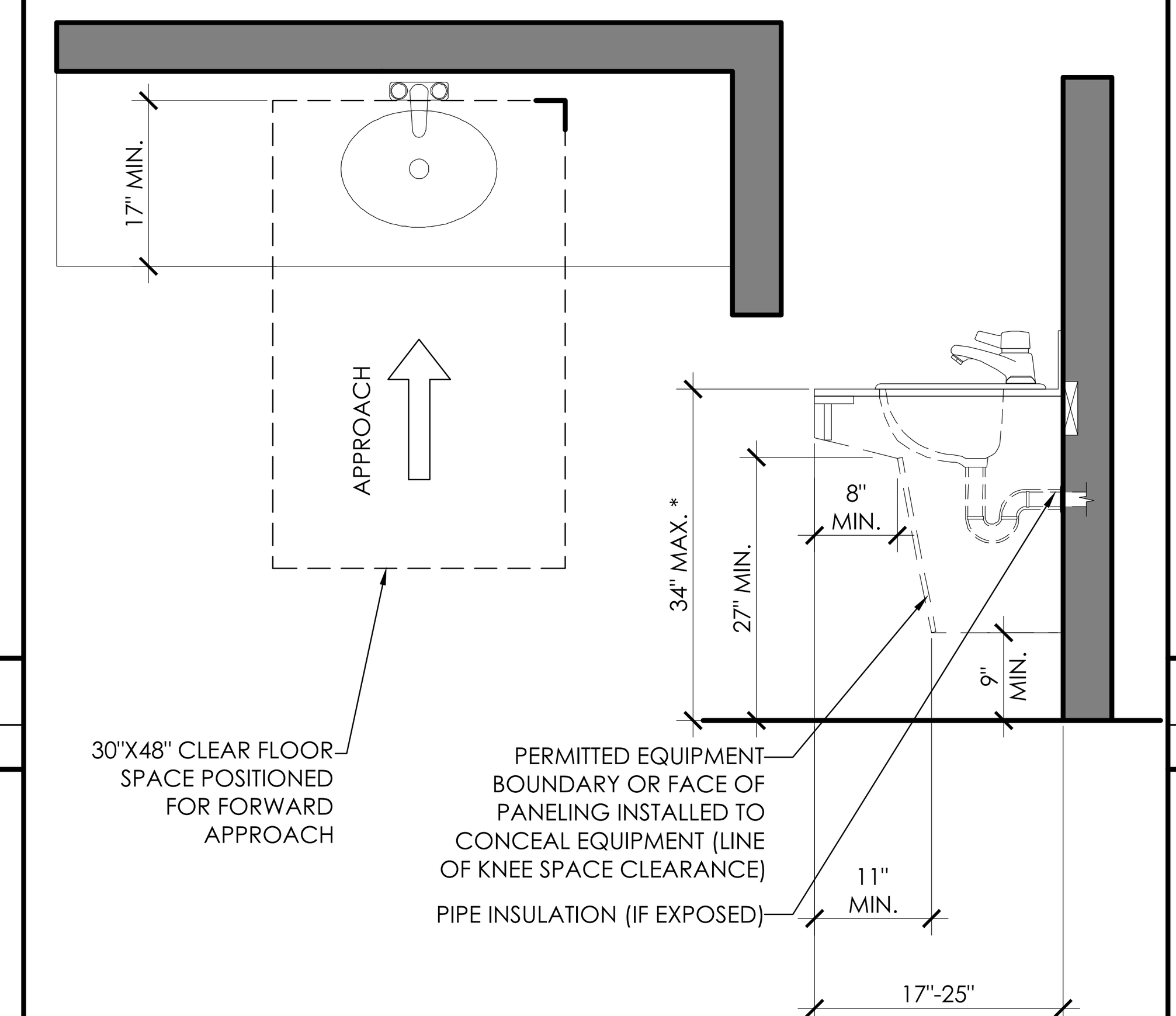
FIGURE 308.3.1
UNOBSTRUCTED REACH

FIGURE 308.3.2
OBSTRUCTED HIGH SIDE REACH

NOTES:

1. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOW A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAXIMUM AND THE LOW SIDE REACH SHALL BE 15" MINIMUM.
2. WHERE A CLEAR FLOOR OR GROUND SPACE ALLOW A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAXIMUM. THE HIGH SIDE REACH SHALL BE 48" MAXIMUM FOR A REACH DEPTH OF 10" MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAXIMUM FOR A REACH DEPTH OF 24" MAXIMUM.

SIDE REACH 18



PLAN VIEW

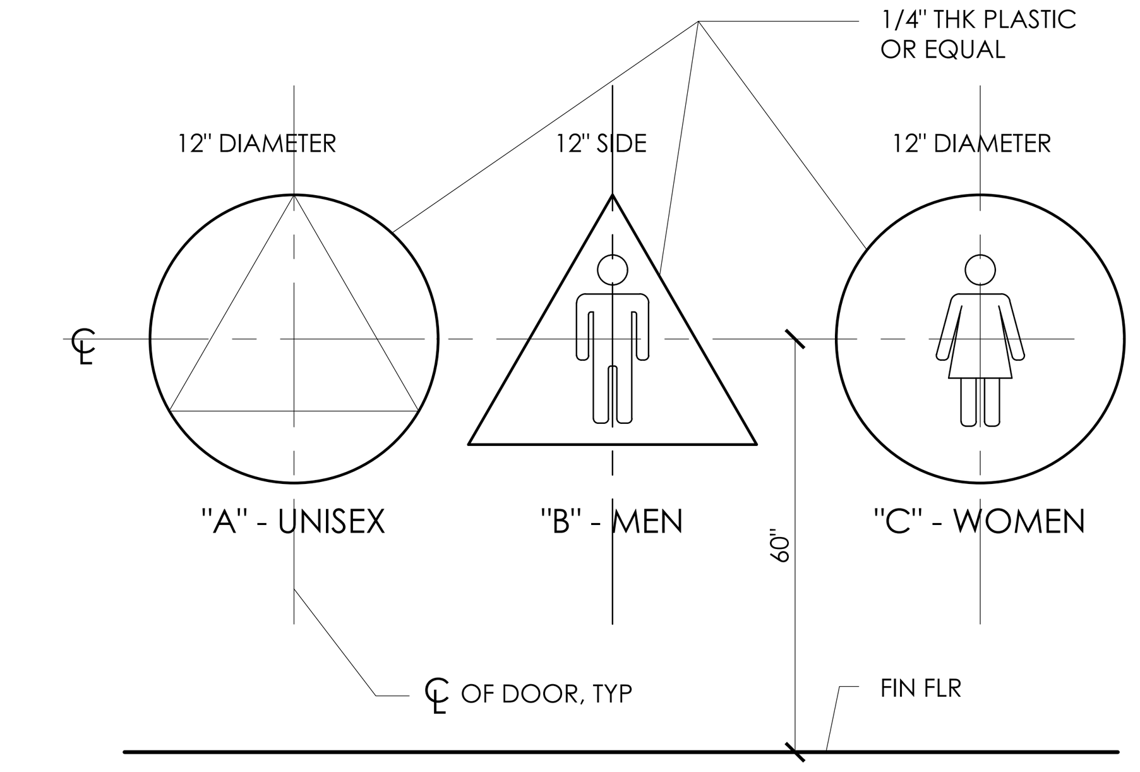
SECTION VIEW

NOTES:

1. A CLEAR FLOOR SPACE, POSITIONED FOR FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. THE FRONT OF SINKS SHALL BE 34" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE FIXTURE RIM OR COUNTER SURFACE, WHICHEVER IS HIGHER.
3. HAND-OPERATED, SELF-CLOSING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MINIMUM.
4. WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROJECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
5. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

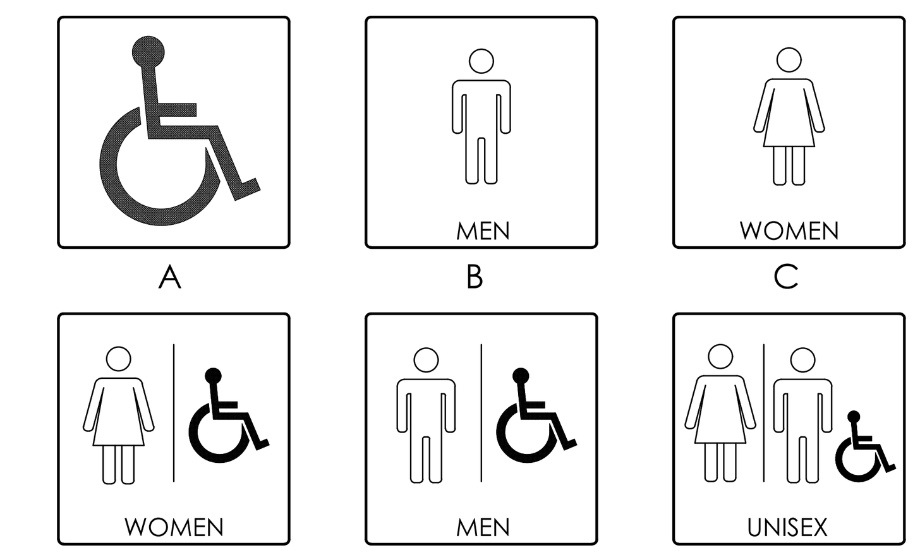
ACCESSIBLE SINK/COUNTER 12

BACKGROUND TO BE BLUE EQUAL TO COLOR No. 15090 IN FEDERAL STANDARDS 595a. GENDER SYMBOLS TO BE WHITE.



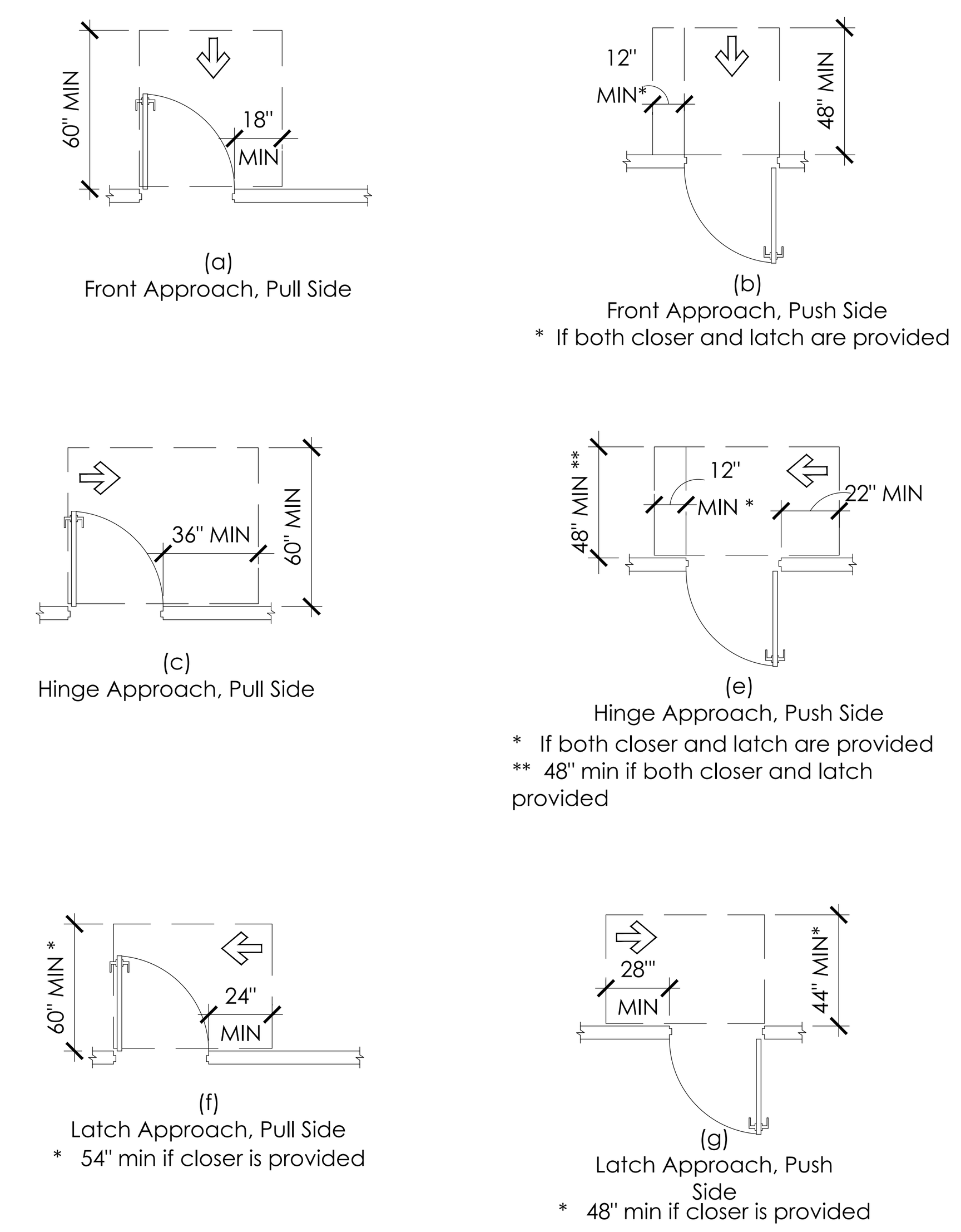
RESTROOM SIGNAGE 16

NOTE: ALL SIGNAGE IS 1/4" THK, PLASTIC OR EQUAL



1. CHARACTERS & BACKGROUND OF SIGNS IS EGGSHELL, MATTE OR OTHER NON-GLARE FINISH.
2. CHARACTERS SHALL CONTRAST WITH THE BACKGROUND LIGHT ON DARK, OR DARK ON LIGHT.
3. MOUNT SIGNAGE 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN
4. BORDER DIMENSION OF PICTOGRAM TO BE 6" MINIMUM IN HEIGHT

ADA SIGNAGE 11



(a) Front Approach, Pull Side

(b) Front Approach, Push Side
* If both closer and latch are provided

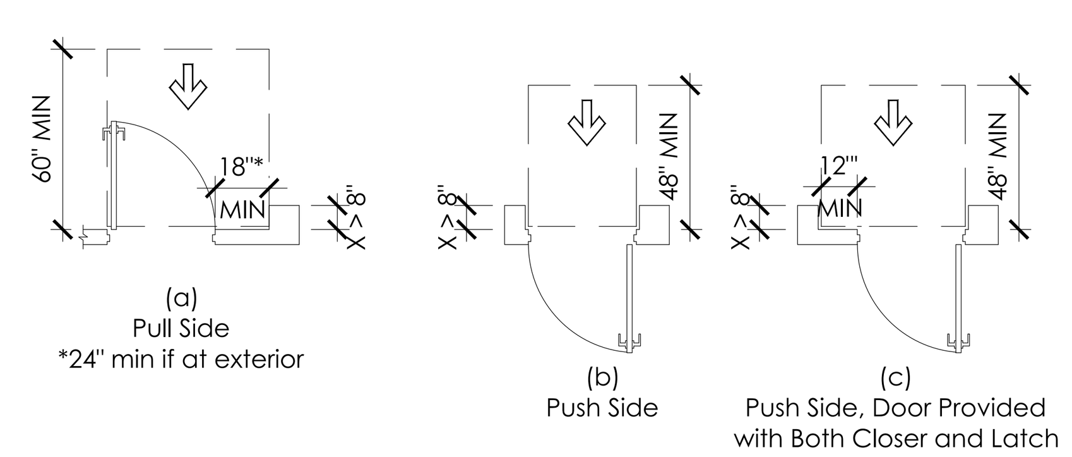
(c) Hinge Approach, Pull Side

(e) Hinge Approach, Push Side
* If both closer and latch are provided
** 48" min if both closer and latch provided

(f) Latch Approach, Pull Side
* 54" min if closer is provided

(g) Latch Approach, Push Side
* 48" min if closer is provided

MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS



(a) Pull Side
*24" min if at exterior

(b) Push Side

(c) Push Side, Door Provided with Both Closer and Latch

MANEUVERING CLEARANCE AT RECESSED DOORS

TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
APPROACH DIRECTION	DOOR OR GATE	PERPENDICULAR TO DOORWAY	PARALLEL TO DOORWAY (beyond latch side unless noted)
FRONT	PULL	60 INCHES	18 INCHES
FRONT	PUSH	48 INCHES	0 INCHES [1]
HINGE	PULL	60 INCHES	36 INCHES
HINGE	PULL	54 INCHES	42 INCHES
HINGE	PUSH	42 INCHES [2]	22 INCHES [3]
LATCH	PULL	48 INCHES [4]	24 INCHES
LATCH	PUSH	42 INCHES [4]	24 INCHES

1. ADD 12" IF CLOSER AND LATCH ARE PROVIDED.
2. ADD 6" IF CLOSER AND LATCH ARE PROVIDED.
3. BEYOND HINGE SIDE
4. ADD 6" IF CLOSER IS PROVIDED.

ACCESSIBLE DOOR CLEARANCES 5

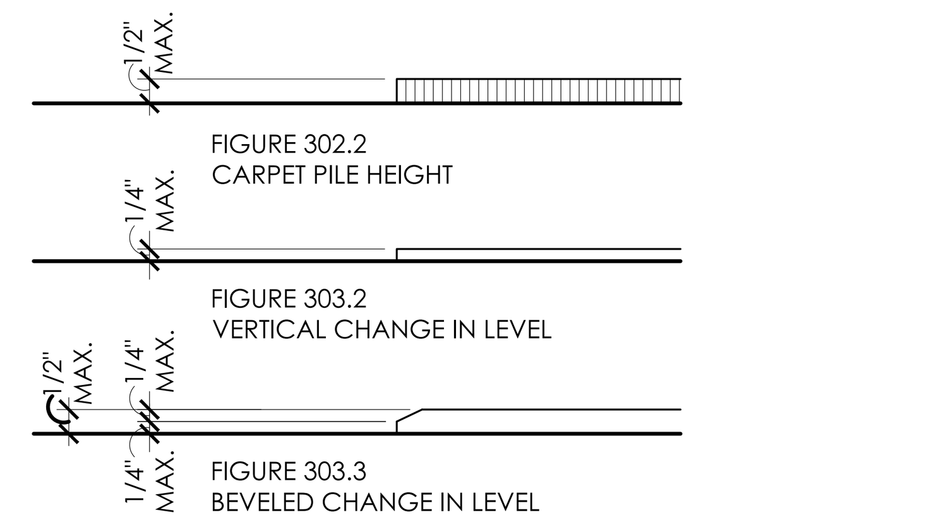


FIGURE 302.2
CARPET PILE HEIGHT

FIGURE 303.2
VERTICAL CHANGE IN LEVEL

FIGURE 303.3
BEVELED CHANGE IN LEVEL

NOTES:

1. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL BE ½" MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH 303, CHANGES IN LEVEL.
2. CHANGES IN LEVEL OF ¼" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
3. CHANGES IN LEVEL BETWEEN ¼" HIGH AND ½" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

FLOOR & GROUND SURFACES 14

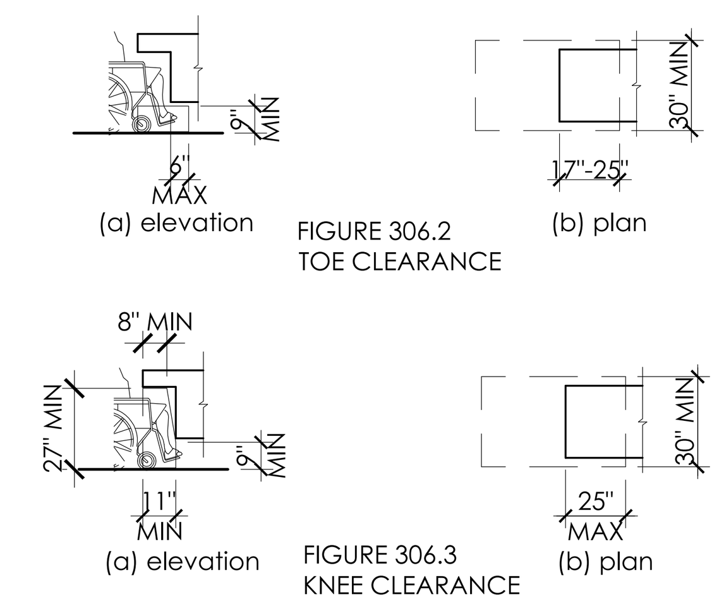


FIGURE 306.2
TOE CLEARANCE

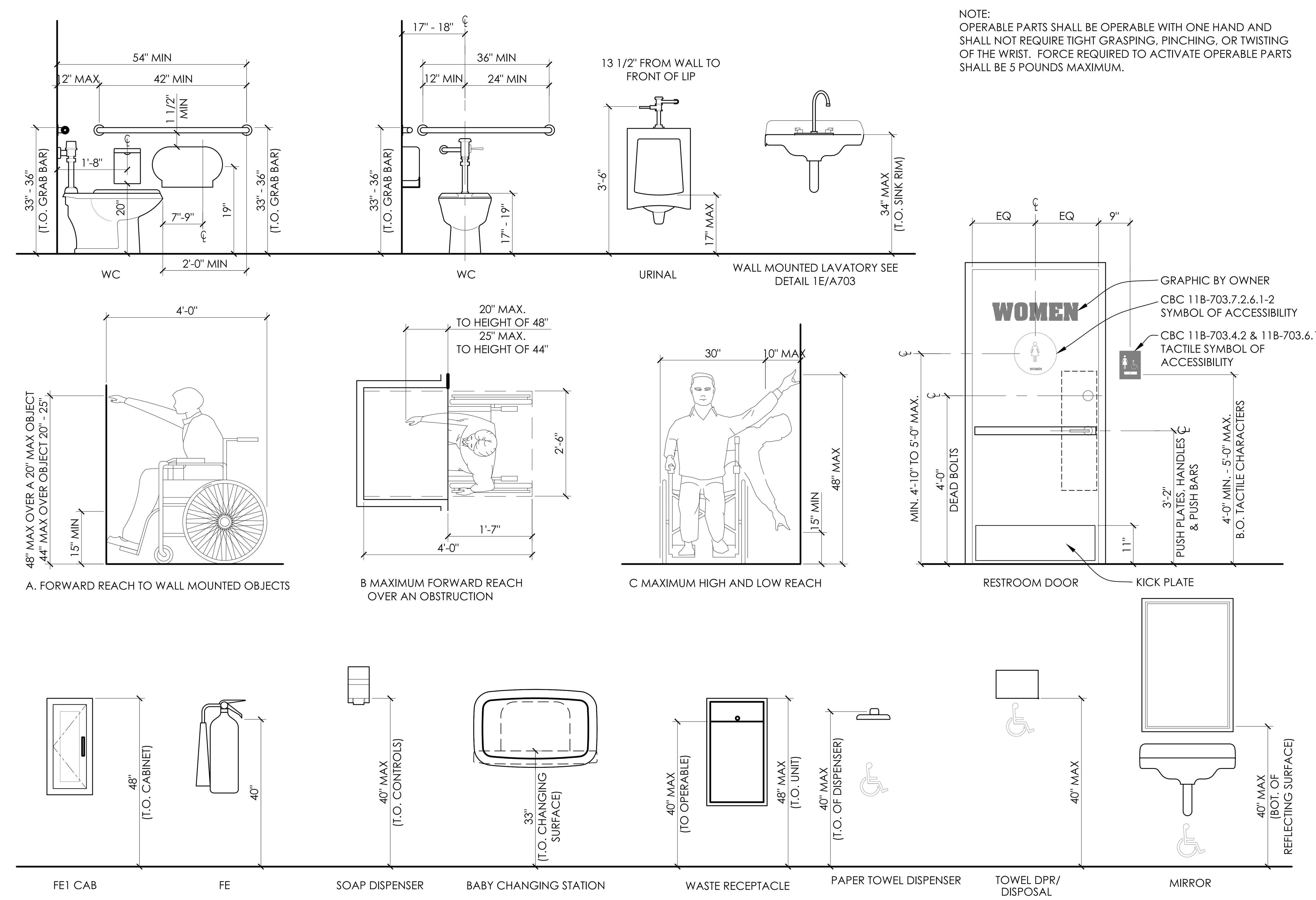
FIGURE 306.3
KNEE CLEARANCE

NOTES:

1. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9" ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE.
2. SPACE UNDER AN ELEMENT BETWEEN 9" AND 27" ABOVE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE.

TOE AND KNEE CLEARANCE 13

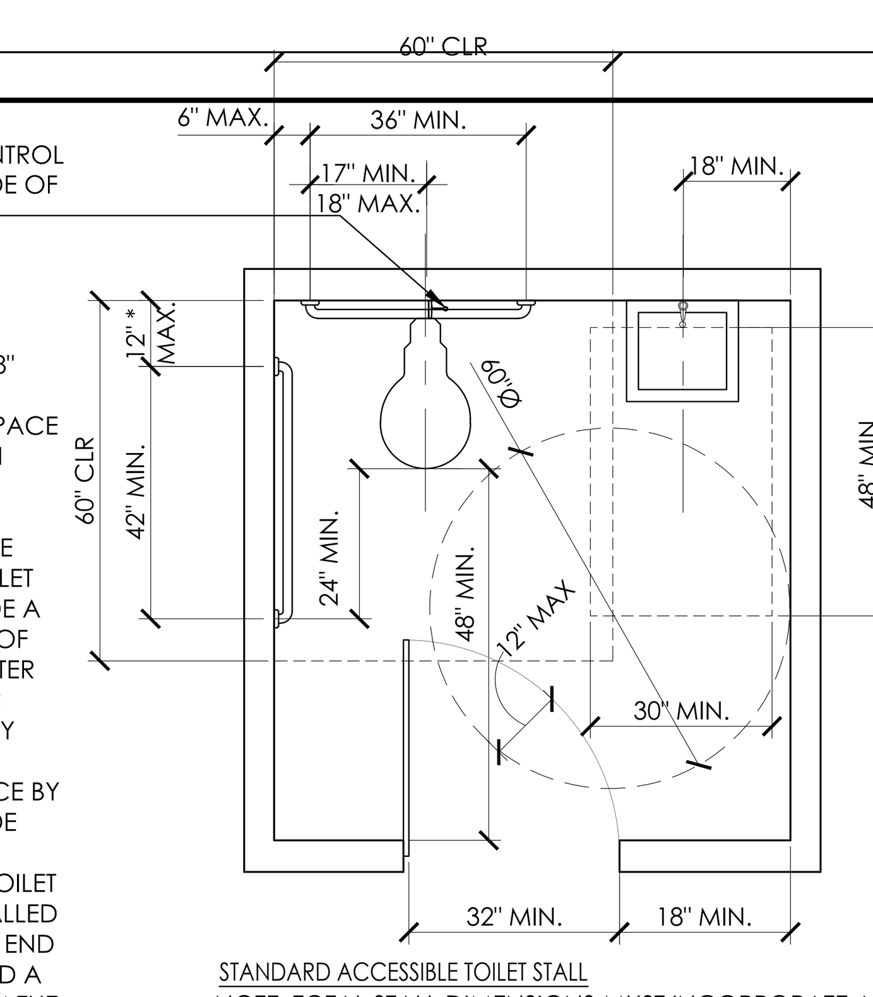
NOTE:
OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.



ACCESSIBLE MOUNTING HEIGHTS 2

FLUSH VALVE OR CONTROL SHALL BE ON WIDE SIDE OF TOILET.

NOTES:
REGARDLESS OF STALL CONFIGURATION, A 48" LONG MINIMUM CLEARANCE FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. INTERIOR DIMENSIONS OF SINGLE ACCOMODATION TOILET ROOMS SHALL INCLUDE A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER OR A T-SHAPED CLEAR SPACE. NO DOOR MAY INCROACH INTO THIS REQUIRED CLEAR SPACE BY MORE THAN 12". * - SIDE GRAB BARS IN SINGLE ACCOMMODATION TOILET ROOMS MUST BE INSTALLED SUCH THAT THE FRONT END OF THE BAR IS LOCATED A MINIMUM OF 54" FROM THE BACK WALL.



STANDARD ACCESSIBLE TOILET STALL
NOTE: TOTAL STALL DIMENSIONS MUST INCORPORATE ALL CLEARANCES SHOWN TO COMPLY WITH BOTH STATE AND FEDERAL REQUIREMENTS

CLEARANCES 1

3210 RIVERSIDE DRIVE, LLC
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ACCESSIBILITY DETAILS

Mark	Revisions	Date

Drawn: JW
Date: 5/5/2025
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Project Number: --

SHEET NUMBER
G-8

6/26/2025

USER NAME: JOHN ESTRADA
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FILENAME: D:\PREVALOR\PROJECTS\POMONA WAREHOUSE 2024\CAD\G08 G-8 ACCESSIBILITY DETAILS.DWG

WALL TYPES

1 — EXTERIOR WALL, 1-HR RATED
2x6 WOOD STUDS @ 16" O.C. TO STRUCTURAL FRAMING ABOVE w/ 7/8" CEMENTITIOUS STUCCO FINISH, 3 COATS OVER 2 LAYERS GRADE "D" BUILDING PAPER OVER METAL LATH AT EXTERIOR SIDE & 1-LAYER 5/8" GYP BD @ INTERIOR SIDE, PROVIDE R-19 BATT INSULATION

2 — INTERIOR DEMISING WALL, 1-HR RATED, U.L. 305
6" x 20 GA. (600S125-33) METAL STUDS @ 16" O.C. FULL HEIGHT TO STRUCTURE ABOVE, 1-LAYER TYPE "X" GYP BD EACH SIDE, w/ R-19 BATT INSULATION

3 — INTERIOR PARTITION, RESTROOM, NON-RATED
3 5/8" x 20 GA. (362S125-33) METAL STUDS @ 16" O.C. TO STRUCTURE ABOVE w/ 1-LAYER 5/8" GYP BD EACH SIDE (WATER RESISTANT AT RESTROOM SIDE)

GENERAL NOTES

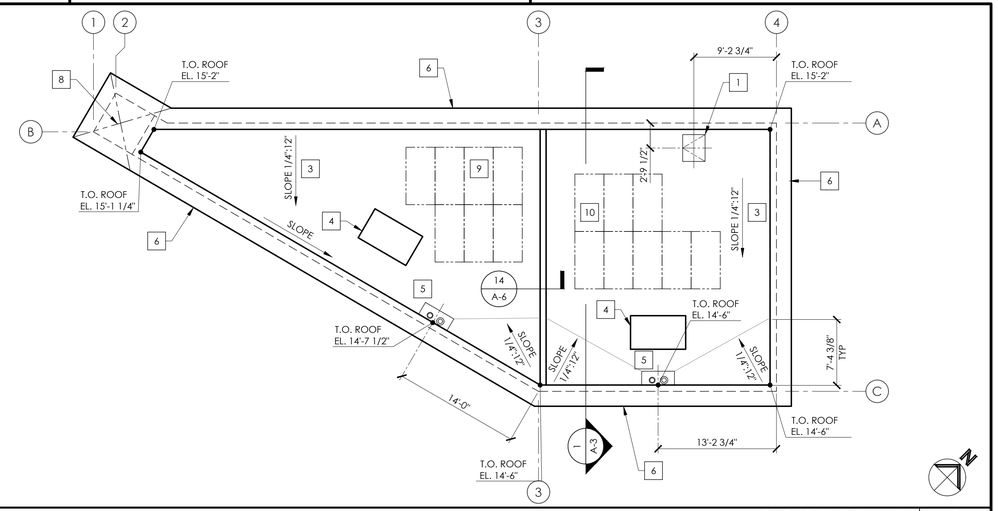
1. PROVIDE A 3.5 INCH CLEAN OUT BASED ON 4 INCH SOIL PIPE 18 INCHES FROM FOUNDATION AND EXTEND ABOVE GRADE CPC 2010 SECTION 707.10 AND 719.3
2. ALL WATER CLOSETS TO BE INSTALLED REQUIRE TO BE SINGLE FLUSH TOILETS NOT TO EXCEED 1.28 GALLONS PER FLUSH CPC 2010 SECTION 402.0
3. PROVIDE COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.

KEYNOTES

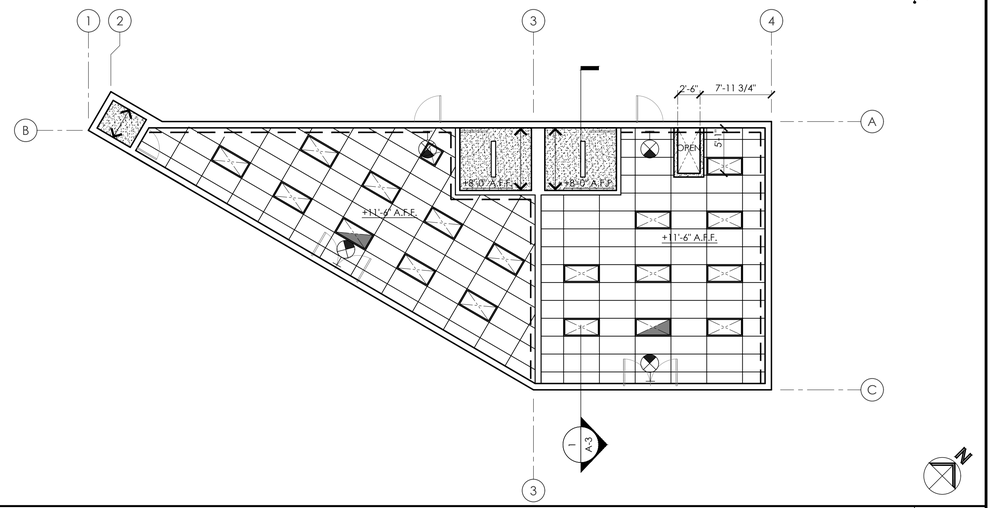
1. ROOF ACCESS LADDER W/ SCUTTLE @ ROOF
2. POST, SEE STRUCTURAL
3. BUILT-UP ROOF SYSTEM
4. MECHANICAL UNIT ON ROOF-TOP CURB, SEE MECHANICAL
5. ROOF AND OVERFLOW DRAINS, ROUTE PIPING THROUGH INTERIOR OF BUILDING, ROUTE RD LINE TO UNDERGROUND DRAINAGE SYSTEM, SPILL OD 3" ABOVE FINISHED GRADE
6. PARAPET CORNICE SYSTEM, SEE 3/A-6
7. LINE OF CANOPY ABOVE
8. PROVIDE 18 GA . SHEET METAL CAP AT TOP OF PARAPET
9. FUTURE SOLAR ZONE: 110 S.F. REQ'D (15%), 145 S.F. SHOWN
10. FUTURE SOLAR ZONE: 107 S.F. REQ'D (15%), 167 S.F. SHOWN

LEGEND

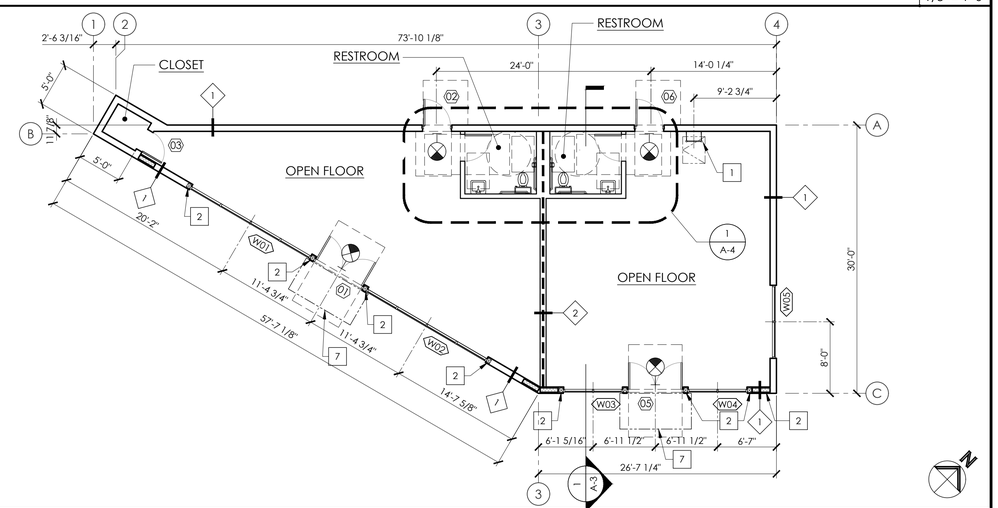
- # — DOOR AS SCHEDULED, SEE SHEET A-9
- # — WINDOW AS SCHEDULED SEE SHEET A-9
- DENOTES 1-HR RATED WALL
- SUSPENDED ACOUSTICAL CEILING, PER SPECS. CENTER IN EACH SPACE UNLESS NOTED OTHERWISE
- 6"x18 GA (600S125-43) METAL STUD CEILING JOISTS @ 16" O.C., DIRECTION OF SPAN INDICATED, w/ 1-LAYER 5/8" GYP BD AT ROOM SIDE, HEIGHT AS INDICATED
- 2 1/2"x18 GA (250S125-43) METAL STUD CEILING JOISTS SUSPENDED FROM STRUCTURE ABOVE @ 16" O.C., DIRECTION OF SPAN INDICATED, w/ 1-LAYER 5/8" GYP BD AT ROOM SIDE, HEIGHT AS INDICATED
- SECURE T-BAR RUNNER TO WALL ANGLE (13 / A-7)
- 2'X4' RECESSED LED LIGHT FIXTURE, SEE ELECTRICAL
- 2'X4' RECESSED EMERGENCY LED LIGHT FIXTURE, SEE ELECTRICAL
- 4' LINEAR STRIP LIGHT, SEE ELECTRICAL
- ILLUMINATED EXIT SIGN PER ELECTRICAL, SEE LIFE SAFETY PLAN, A-1.2



ROOF PLAN | 3 | 1/8" = 1'-0"



REFLECTED CEILING PLAN | 2 | 1/8" = 1'-0"



FLOOR PLAN | 1 | 1/8" = 1'-0"

3210 RIVERSIDE DRIVE, LLC

3200 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS

3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Project

Sheet title: FLOOR PLAN, REFLECTED CEILING PLAN, ROOF PLAN (BLDG. #1)

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6/26/2025

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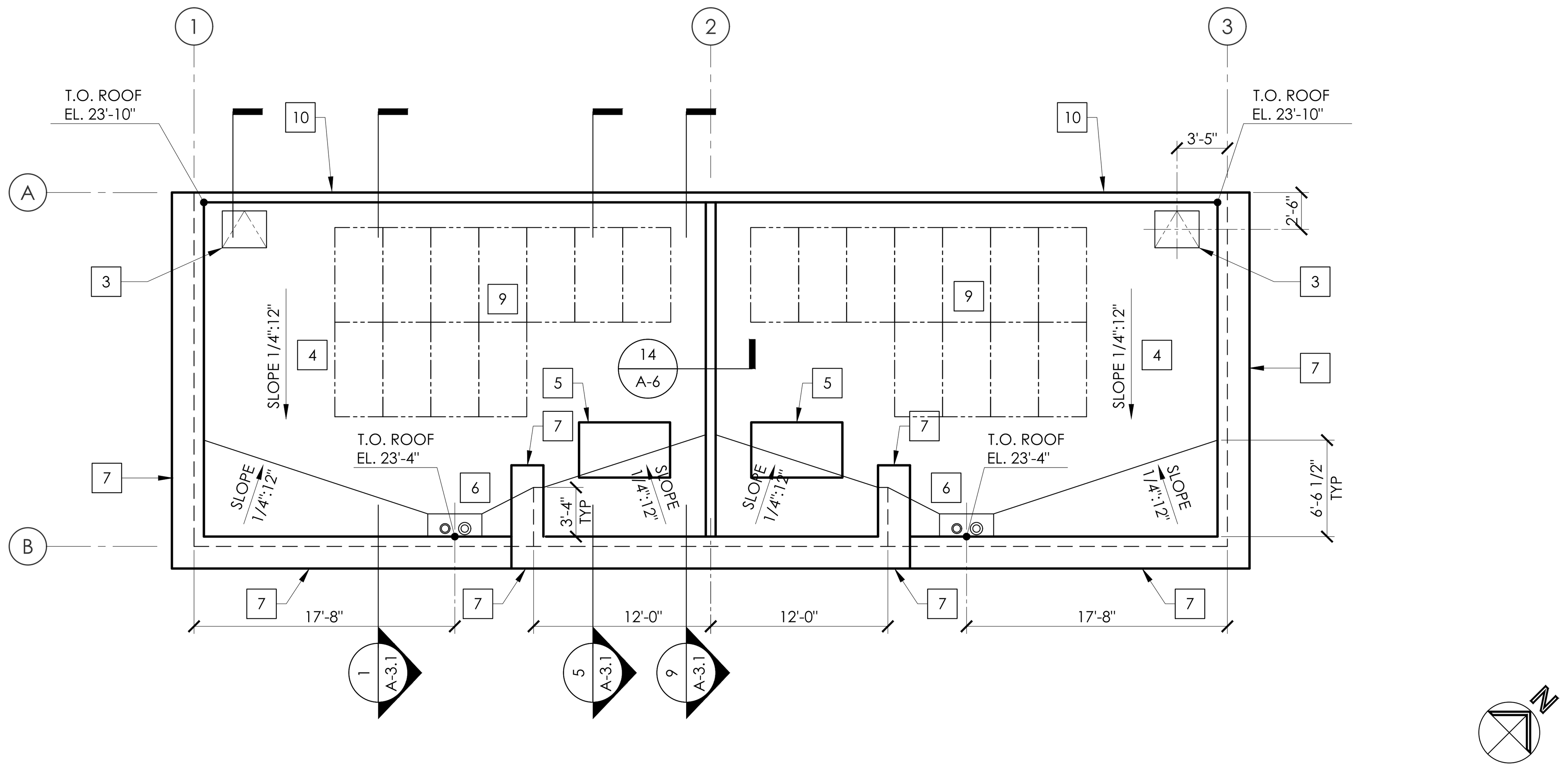


ROOF PLAN 5
1/8" = 1'-0"

WALL TYPES

1. EXTERIOR WALL, 1-HR RATED
2x6 WOOD STUDS @ 16" O.C. TO STRUCTURAL FRAMING ABOVE w/ 7/8" CEMENTITIOUS STUCCO FINISH, 3 COATS OVER 2 LAYERS GRADE "D" BUILDING PAPER OVER METAL LATH AT EXTERIOR SIDE & 1-LAYER 5/8" GYP BD @ INTERIOR SIDE, PROVIDE R-19 BATT INSULATION

2. INTERIOR DEMISING WALL, 1-HR RATED, U.L. 305
6" x 20 GA. (600S125-33) METAL STUDS @ 16" O.C. FULL HEIGHT TO 30" ABOVE ROOF, 1-LAYER TYPE "X" GYP BD EACH SIDE, w/ R-19 BATT INSULATION

3. INTERIOR PARTITION, NON-RATED
3 5/8" x 20 GA. (362S125-33) METAL STUDS @ 16" O.C. TO STRUCTURE ABOVE w/ 1-LAYER 5/8" GYP BD EACH SIDE (WATER RESISTANT AT RESTROOM SIDE)

4. INTERIOR WALL FURRING
3 5/8" x 20 GA. (362S125-33) METAL STUDS @ 16" O.C. FULL HEIGHT TO STRUCTURE ABOVE, w/ 1-LAYER 5/8" GYP BD (WATER RESISTANT RESTROOM), PROVIDE R-19 BATT INSULATION

5. EXTERIOR CMU
8"x8"x16" CMU, FULL HEIGHT TO TOP OF PARAPET, w/ CEMENTITIOUS STUCCO FINISH ON EXTERIOR SIDE

6. EXTERIOR WALL, 1-HR RATED
8" METAL STUDS @ 16" O.C., FULL HEIGHT TO TOP OF PARAPET, w/ CEMENTITIOUS STUCCO FINISH, PROVIDE R19 BATT INSULATION

7. INTERIOR PARTITION, PARTIAL EIGHT
3 5/8" x 20 GA. (362S125-33) METAL STUDS @ 16" O.C. TO 42" A.F.F. w/ 1-LAYER 5/8" GYP BD EACH SIDE

GENERAL NOTES

1. PROVIDE A 3.5 INCH CLEAN OUT BASED ON 4 INCH SOIL PIPE 18 INCHES FROM FOUNDATION AND EXTEND ABOVE GRADE CPC 2010 SECTION 707.10 AND 719.3
2. ALL WATER CLOSETS TO BE INSTALLED REQUIRE TO BE SINGLE FLUSH TOILETS NOT TO EXCEED 1.28 GALLONS PER FLUSH CPC 2010 SECTION 402.0
3. PROVIDE COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.

KEYNOTES

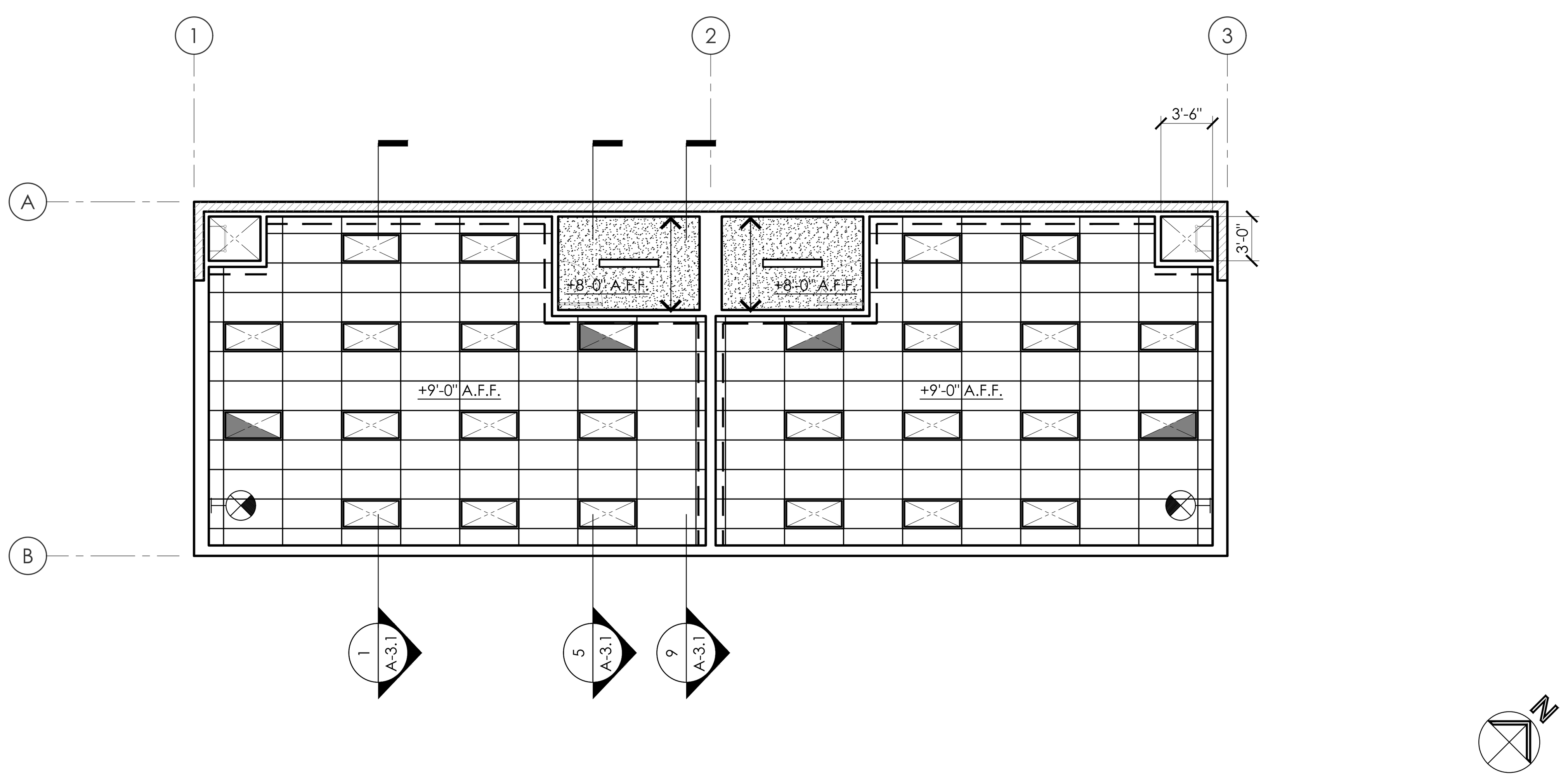
1. 8" THICK EXTERIOR CMU WALL, SEE STRUCTURAL
2. POST, SEE STRUCTURAL
3. ROOF ACCESS LADDER w/ 30"x36" SCUTTLE AT ROOF, DETAILS 7&12/A-6
4. BUILT-UP ROOF SYSTEM
5. MECHANICAL UNIT ON ROOF-TOP CURB, SEE MECHANICAL
6. ROOF AND OVERFLOW DRAINS, ROUTE PIPING THROUGH INTERIOR OF BUILDING, ROUTE RD LINE TO UNDERGROUND DRAINAGE SYSTEM, SPILL OD 3" ABOVE FINISHED GRADE
7. PARAPET CORNICE SYSTEM, SEE 7/A-6, SIMILAR AT CMU LOCATIONS
8. LINE OF CANOPY ABOVE
9. FUTURE SOLAR ZONE: 212 S.F. REQ'D (15%), 229 S.F. SHOWN
10. SHEET METAL CAP AT TOP OF PARAPET, SEE 13/A-6

EGRESS NOTES

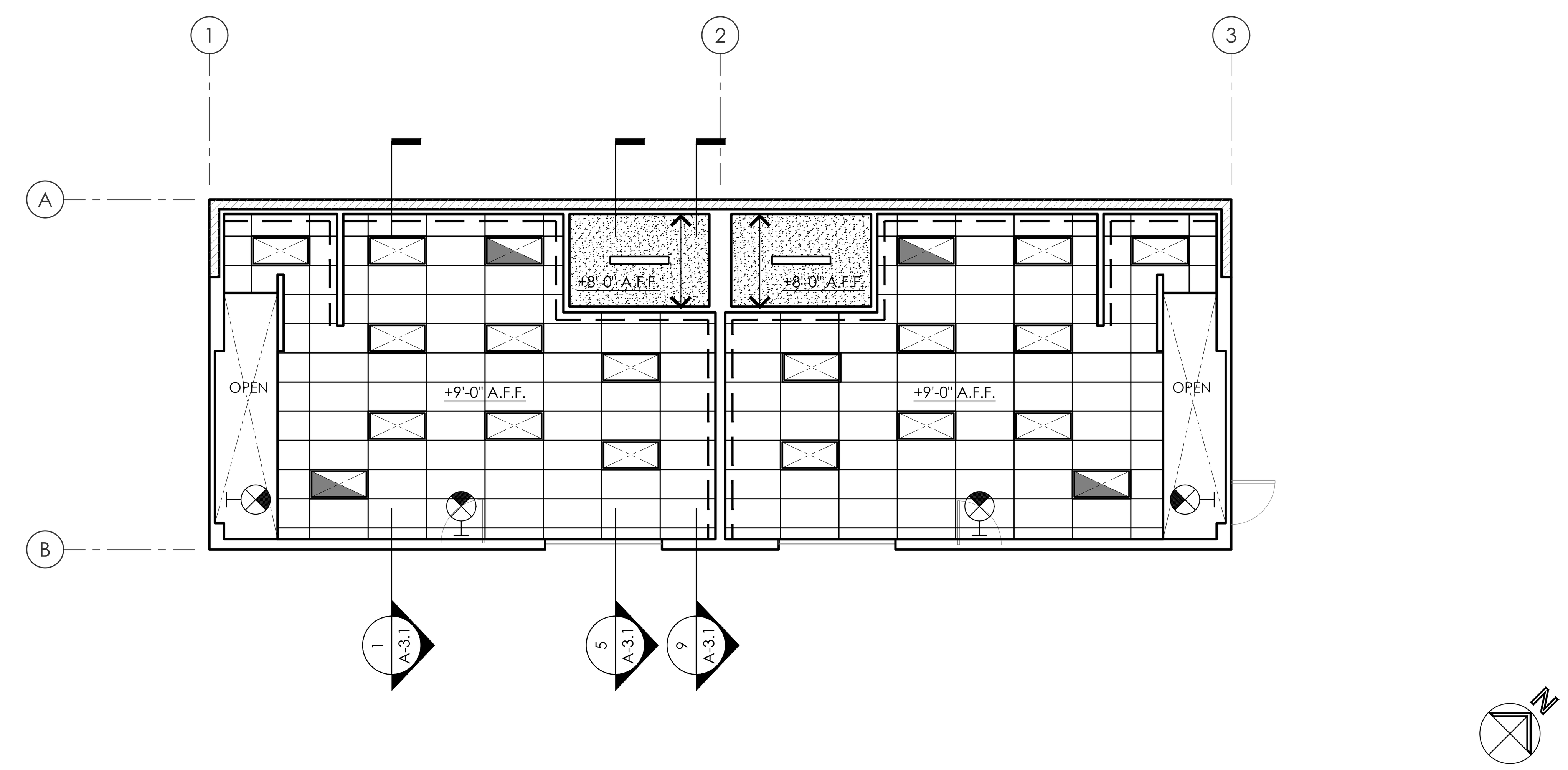
FOR EGRESS NOTES SEE SHEET A-1

LEGEND

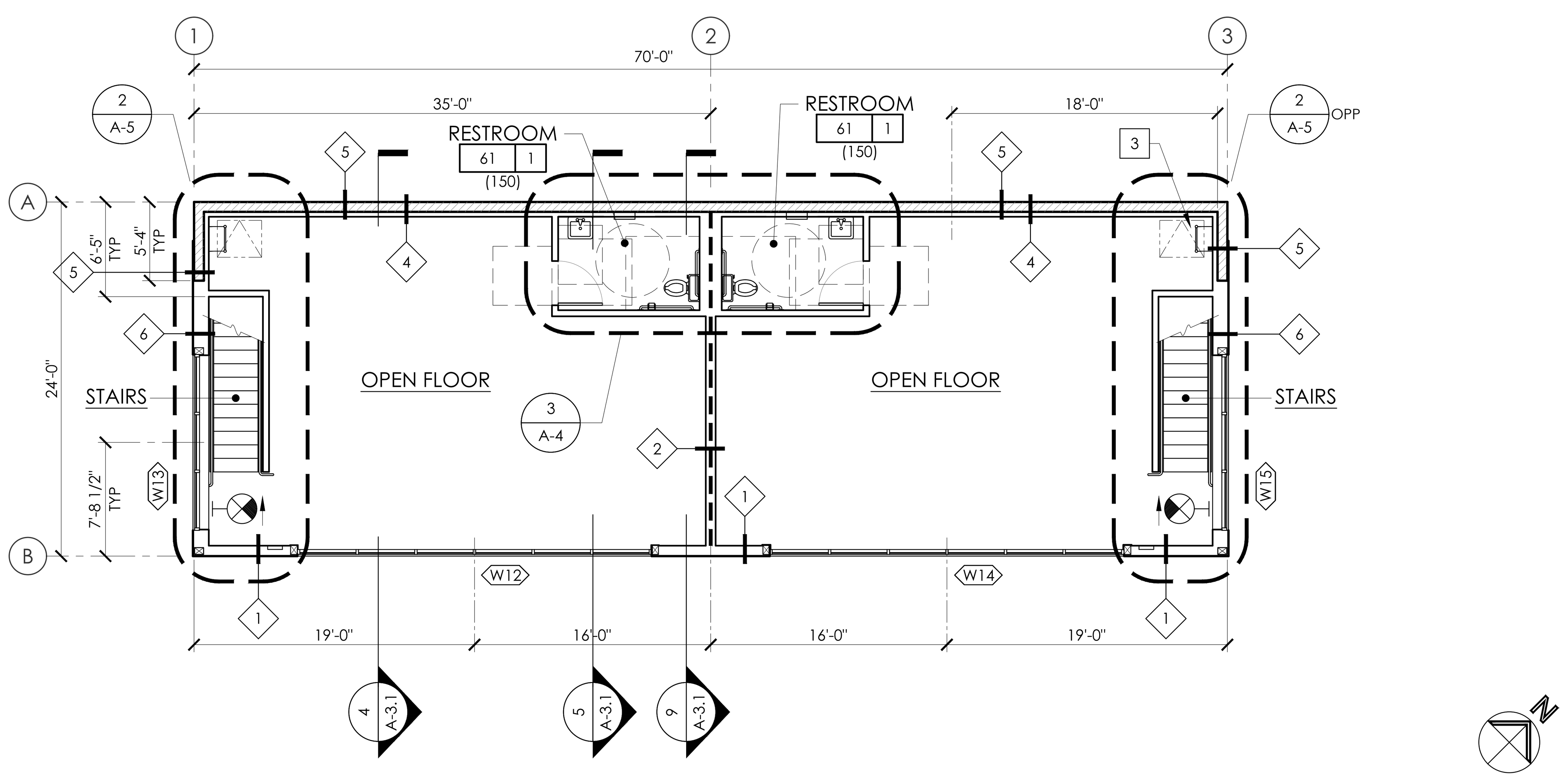
FOR LEGEND SEE SHEET A-1



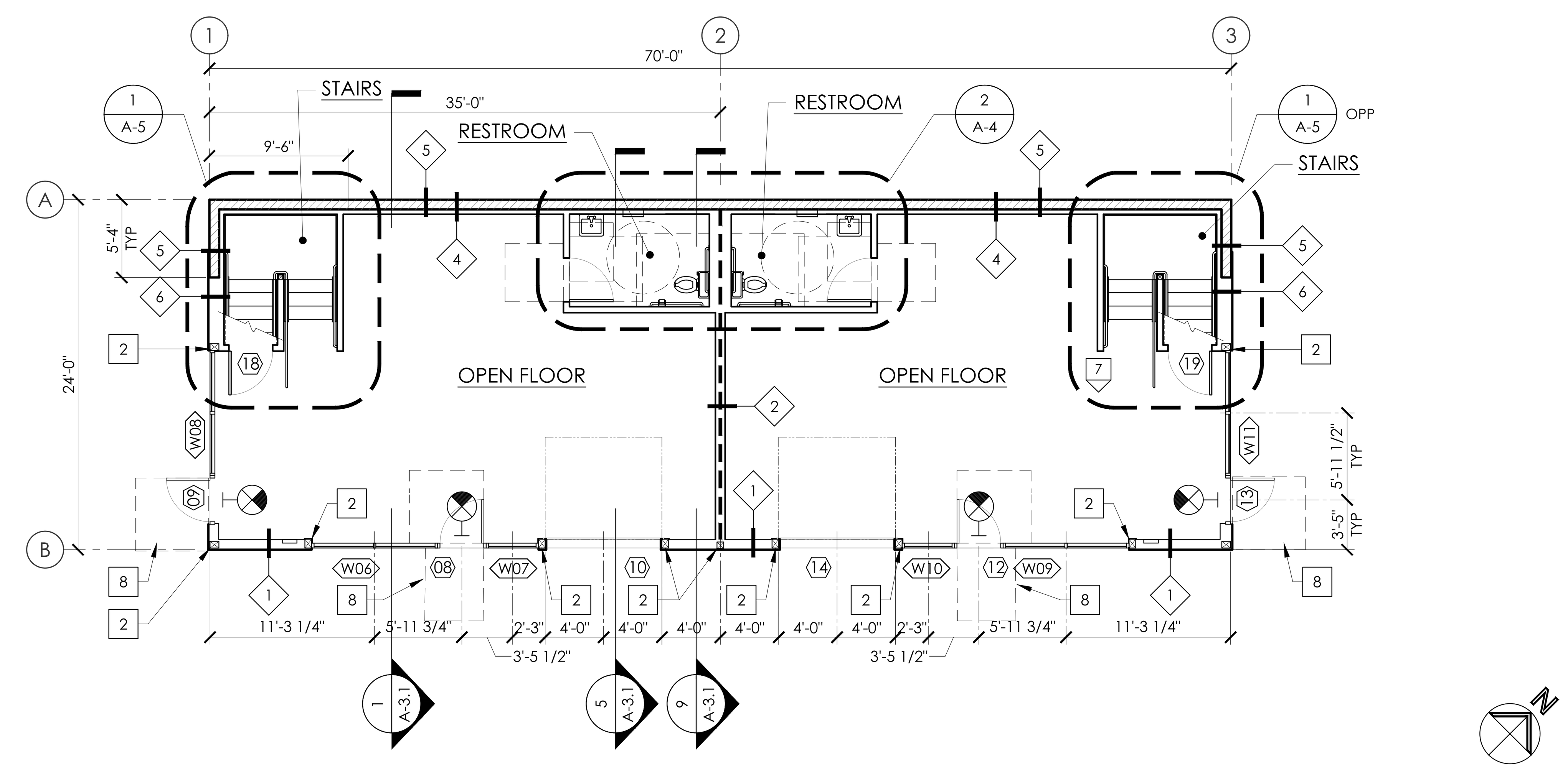
SECOND FLOOR REFLECTED CEILING PLAN 4
1/8" = 1'-0"



FIRST FLOOR REFLECTED CEILING PLAN 3
1/8" = 1'-0"



SECOND FLOOR PLAN 2
1/8" = 1'-0"



FIRST FLOOR PLAN 1
1/8" = 1'-0"

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

FLOOR PLANS, REFLECTED CEILING PLANS, ROOF PLAN (BLDGS #2, 3, 4)

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LEGEND

PER CBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
(E) BUILDING FULLY FIRE SPRINKLERED

OCCUPANCY	w/ SPRINKLER SYSTEM (feet)
B	300
S-2	400

XX' — TOTAL TRAVEL DISTANCE TO EXIT DISCHARGE
(XX') — DISTANCE TO COMMON PATH OF TRAVEL

EXIT SIGNAGE LOCATION
E:? — SIGN TYPE, SEE DETAIL 6 / A-8

XXX — ROOM NAME
XXX | X — NUMBER OF OCCUPANTS
(XXX) — OCCUPANCY FACTOR
ROOM AREA

X — EXIT ACCESS # OF OCCUPANTS

X — EXIT TOTAL # OF OCCUPANTS

EXIT LIGHT, SINGLE FACE - CEILING MOUNTED, SHADED PORTION INDICATES FACE OF SIGNAGE

EXIT LIGHT, SINGLE FACE - WALL MOUNTED, SHADED PORTION INDICATES FACE OF SIGNAGE

EXIT LIGHT, SINGLE FACE - WALL MOUNTED, ARROW INDICATES DIRECTION

EXIT LIGHT, DUAL FACE - CEILING MOUNTED, ARROW INDICATES DIRECTION, SHADED PORTION INDICATES FACE OF EXIT SIGN

EGRESS NOTES

1. EXIT SIGNS SHALL BE INTERNALLY ILLUMINATED OR EXTERNALLY ILLUMINATED.
2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES (1013.3)
5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF POWER LOSS (1013.6.3)
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.1.9.3 FOR EXCEPTIONS.
7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM 34" AND A MAX. 44" ABOVE THE FINISHED FLOOR.
8. EGRESS DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
9. ALL EGRESS DOOR OPERATION SHALL COMPLY WITH SECTION 1010.1.9-1010.1.9.12
10. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
11. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE.
12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
    a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
    b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
    e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-T0-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
15. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (1205.1 AND 1205.3).
16. THE MEANS OF EGRESS SYSTEM SHALL MAINTAIN A CLEAR CEILING HEIGHT OF 6'-8" MINIMUM

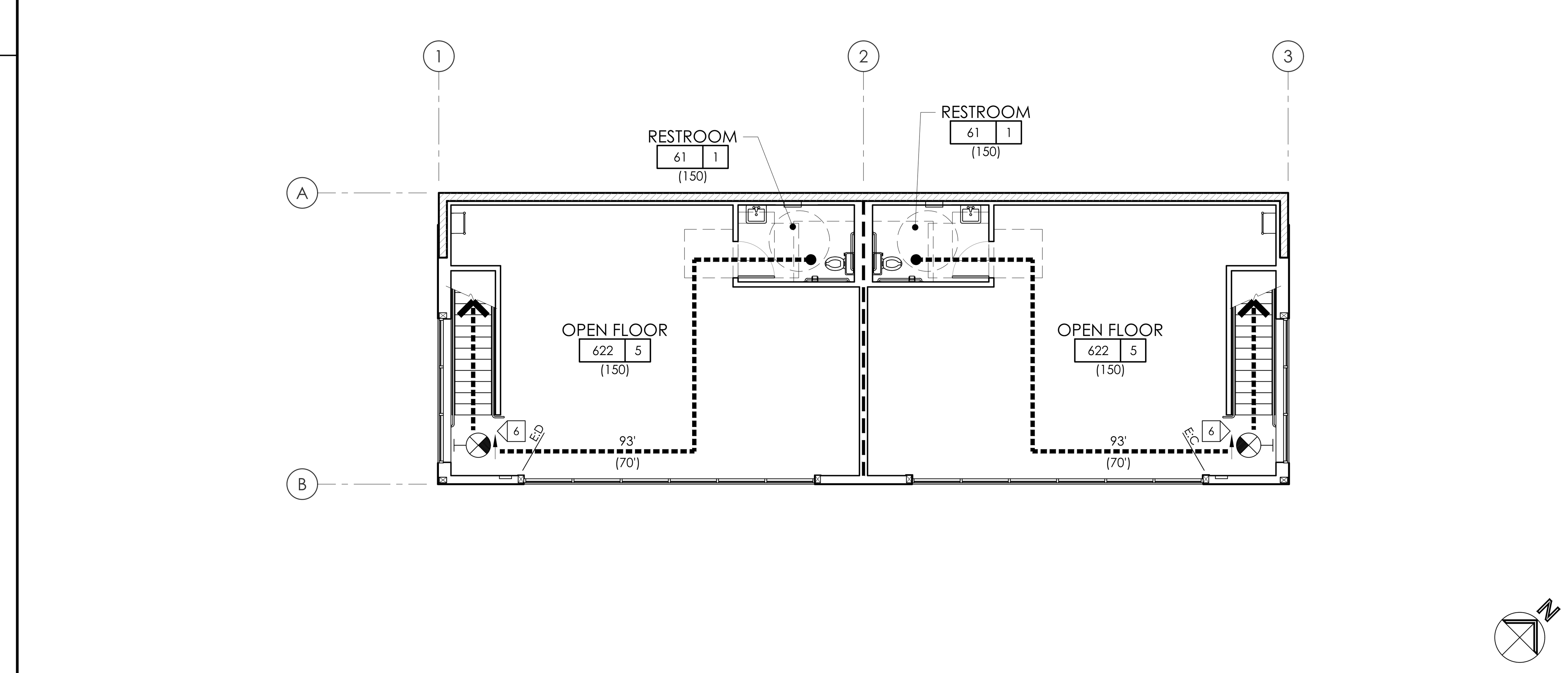
OCCUPANT LOAD ANALYSIS

BLDG #1

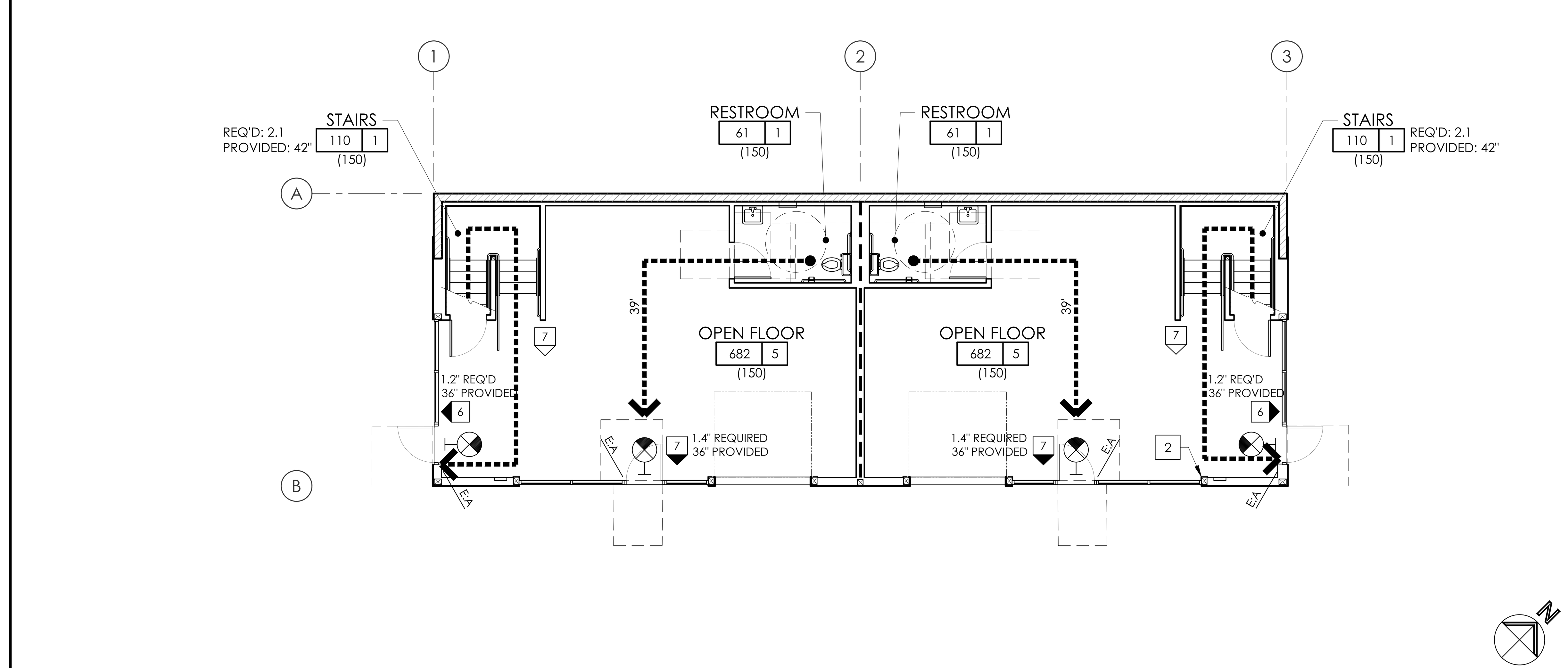
GROSS FLOOR AREA =	1,581 SF
SUITE 3200	
NET AREA:	708 S.F.
OCCPANCY:	M
OCCUPANT LOAD:	11
NUMBER OF EXITS REQUIRED:	1
NUMBER OF EXITS PROVIDED:	2
DIAGONAL AREA:	52'-0"
SEPARATION OF EXITS, 1/3 OF 52' =	17'-4" REQ'D 18'-3" PROVIDED
TOTAL EXIT WIDTH, .2 X 11 OCC. =	2.3" REQ'D 108" PROVIDED
MAXIMUM TRAVEL DISTANCE:	300' MAX ALLOWABLE 35' MAX PROPOSED
SUITE 3202	
NET AREA:	713 S.F.
OCCPANCY:	M
OCCUPANT LOAD:	11
NUMBER OF EXITS REQUIRED:	1
NUMBER OF EXITS PROVIDED:	2
DIAGONAL AREA:	38'-0"
SEPARATION OF EXITS, 1/3 OF 52' =	12'-8" REQ'D 29'-0" PROVIDED
TOTAL EXIT WIDTH, .2 X 11 OCC. =	2.3" REQ'D 78" PROVIDED
EXIT TRAVEL DISTANCE:	300' MAX ALLOWABLE 30' MAX PROPOSED

BLDGS #2, 3, 4

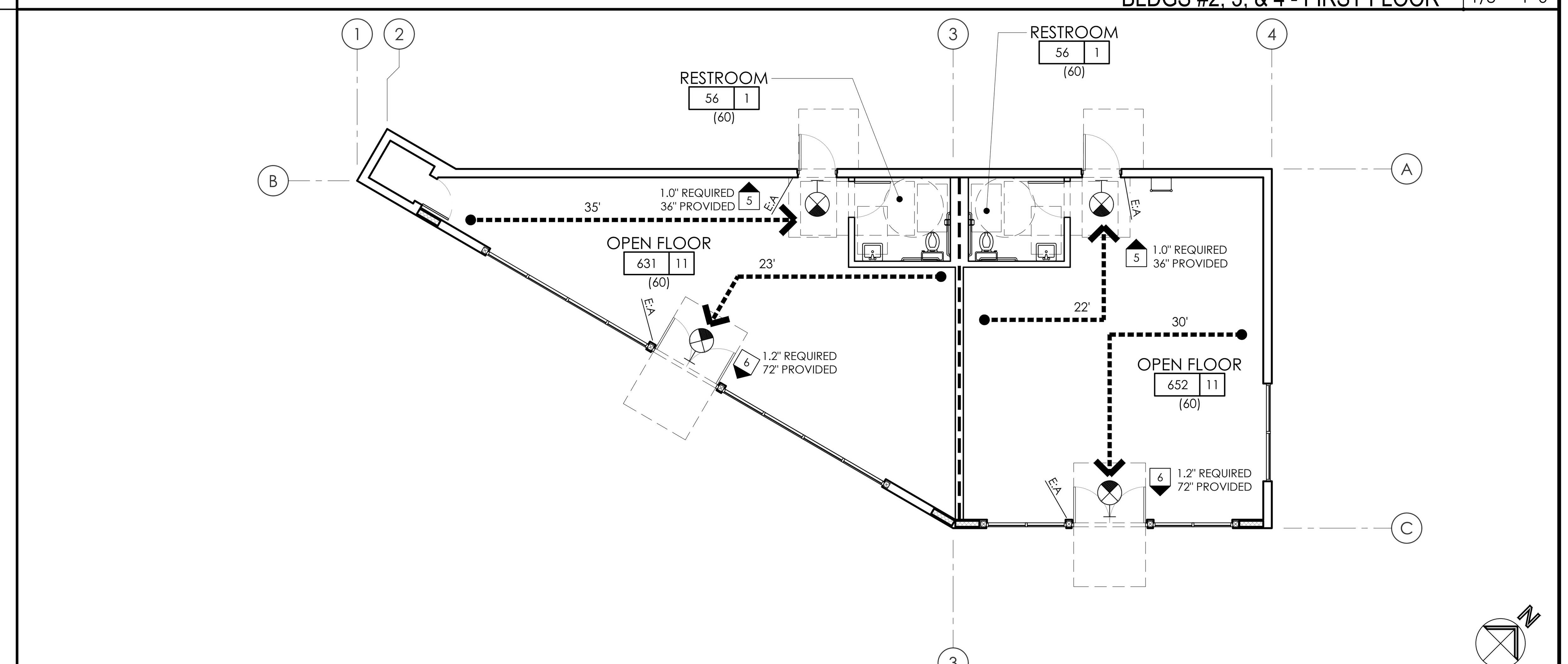
GROSS FLOOR AREA, ECH SUITE =	3,600 SF
EACH SUITE	
FIRST FLOOR,	
NET AREA:	708 S.F.
OCCPANCY:	B
OCCUPANT LOAD:	5
NUMBER OF EXITS:	1 REQ'D 2 PROVIDED
DIAGONAL AREA:	41'-0"
SEPARATION OF EXITS, 1/3 OF 52' =	13'-8" REQ'D 15'-6" PROVIDED
TOTAL EXIT WIDTH, .2 X 11 OCC. =	2.3" REQ'D 72" PROVIDED
MAXIMUM TRAVEL DISTANCE:	300' MAX ALLOWABLE 35' MAX PROPOSED
SECOND FLOOR,	
NET AREA:	695 S.F.
OCCUPANCY:	B
OCCUPANT LOAD:	5
NUMBER OF EXIT ACCESS:	1 REQ'D 1 PROVIDED
TOTAL EXIT ACCESS WIDTH (STAIRS) .3 X 6 OCC. =	1.8" REQ'D 36" PROVIDED
EXIT TRAVEL DISTANCE:	300' MAX ALLOWABLE 93' MAX PROPOSED
COMMON PATH OF TRAVEL;	100' MAX ALLOWABLE 70' MAX PROPOSED



LIFE SAFETY/EXITING/OCCUPANY PLAN 3
BLDGS #2, 3, 4 - SECOND FLOOR 1/8" = 1'-0"



LIFE SAFETY/EXITING/OCCUPANY PLAN 2
BLDGS #2, 3, & 4 - FIRST FLOOR 1/8" = 1'-0"



LIFE SAFETY/EXITING/OCCUPANY PLAN 1
BLDG #1 1/8" = 1'-0"

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

Project: PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Sheet title: LIFE SAFETY/EXITING/OCCUPANCY PLANS

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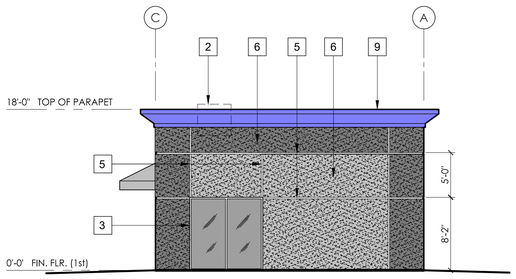
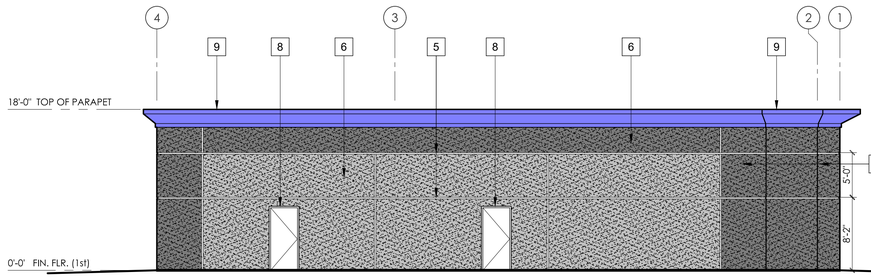
KEYNOTES

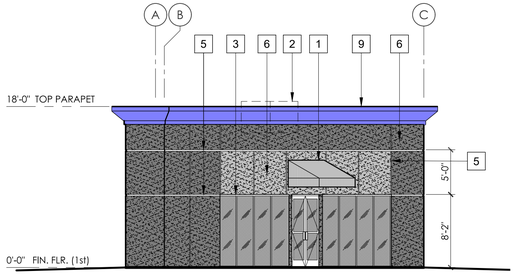
1. ENTRANCE CANOPY @ 9'-0" A.F.F. MIN.
2. ROOFTOP EQUIPMENT UNIT BEYOND, SEE MECHANICAL
3. STOREFRONT SYSTEM AS SCHEDULED, SEE SHT A-9
4. WALL PACK LIGHT FIXTURE, SEE ELECTRICAL
5. 2" FRY REGLET REVEAL
6. WOOD FRAMED WALL w/ STUCCO FINISH PER WALL TYPE, SEE SHT A-1
7. BUILDING ADDRESS LETTERS PER FIRE DEPARTMENT REQUIREMENTS
8. DOOR AS SCHEDULED
9. PARAPET CORNICE SYSTEM



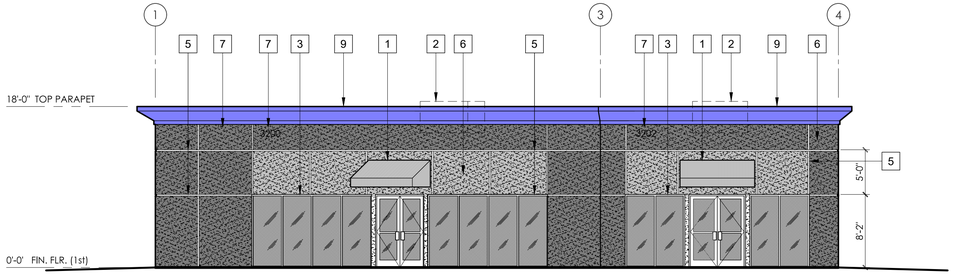
EAST SOUTH ELEVATION 4
1/8" = 1'-0"



NORTH ELEVATION 3
1/8" = 1'-0"



WEST ELEVATION 2
1/8" = 1'-0"



SOUTH ELEVATION 1
1/8" = 1'-0"

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Project

EXTERIOR ELEVATIONS (BLDG #1)

Sheet Title

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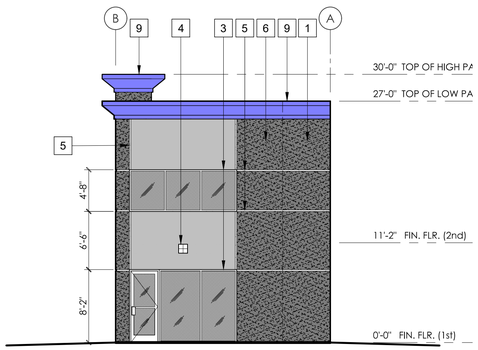
6/26/2025

KEYNOTES

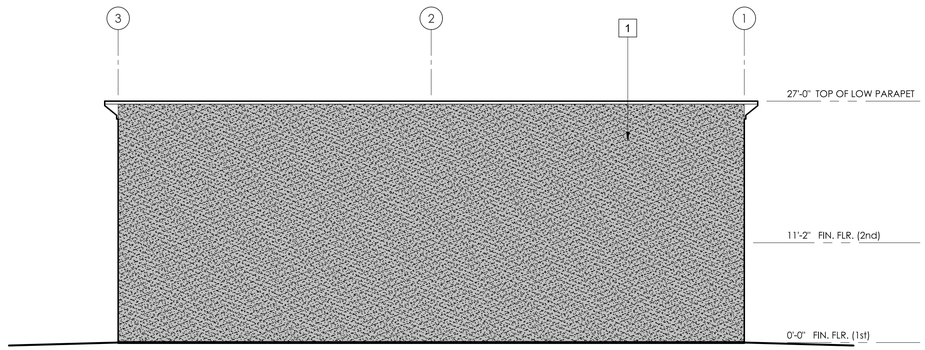
1. 8" CMU WALL, SEE STRUCT., PROVIDE STUCCO FINISH
2. ROOFTOP EQUIPMENT UNIT BEYOND, SEE MECHANICAL
3. STOREFRONT SYSTEM AS SCHEDULED, SEE SHT A-9
4. WALL PACK LIGHT FIXTURE, SEE ELECTRICAL
5. 2" FRY REGLET REVEAL
6. FRAMED WALL w/ STUCCO FINISH PER WALL TYPE, SEE SHT A-1
7. BUILDING ADDRESS LETTERS PER FIRE DEPARTMENT REQUIREMENTS, SEE SITE PLAN SHT G-2 FOR ADDRESS
8. DOOR AS SCHEDULED
9. PARAPET CORNICE SYSTEM

5



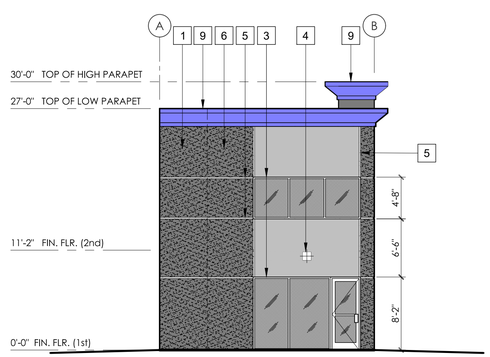
EAST SOUTH ELEVATION | 4

1/8" = 1'-0"



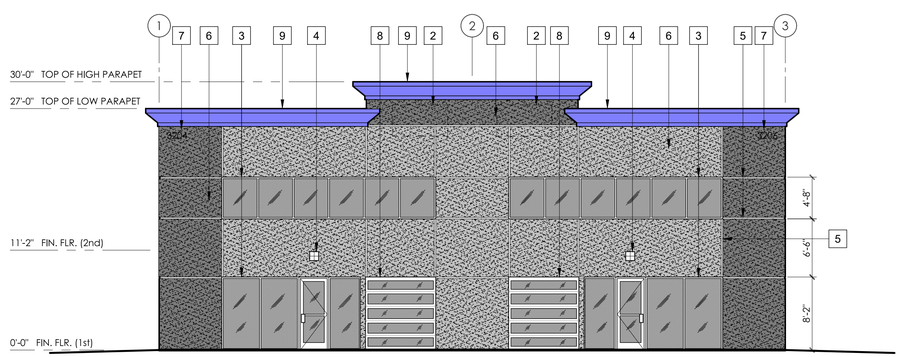
SOUTH ELEVATION | 3

1/8" = 1'-0"



WEST ELEVATION | 2

1/8" = 1'-0"



SOUTH ELEVATION | 1

1/8" = 1'-0"

USER NAME: JOHN ESTRADA
PLOT DATE/TIME: 6/24/2025 3:49 PM
FILENAME: D:\PROJECTS\PROJECTS (POMONA)\POMONA WAREHOUSE 2024\CAD\01-A-2-A-2.1 EXTERIOR ELEVATIONS.DWG

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Project

EXTERIOR ELEVATIONS (BLDGS #2, 3, 4)

Sheet Title

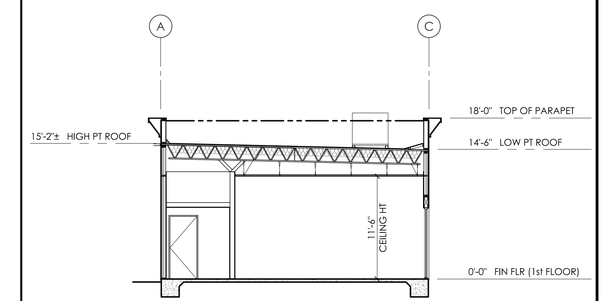
Mark	Revisions	Date

Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
Project Number:

SHEET NUMBER

A-2.1

6/26/2025



BUILDING SECTION | 1

1/8" = 1'-0"

3210 RIVERSIDE DRIVE, LLC

3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS

3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Project

BUILDING SECTIONS (BLDG #1)

Sheet Title

Mark	Revisions	Date

Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
Project Number: --

SHEET NUMBER

A-3

6/26/2025

USER NAME: JOHN ESPEJO
PLOT DATE/TIME: 6/26/2025 3:49 PM
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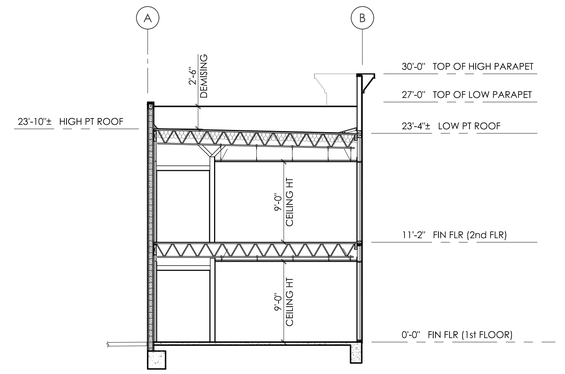
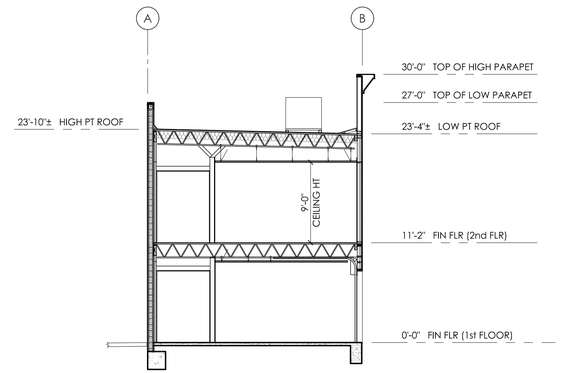


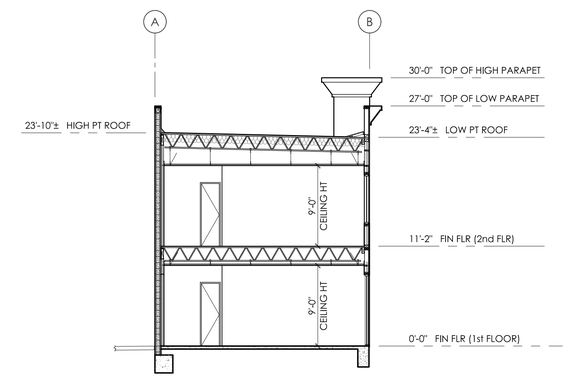
BUILDING SECTION 9

1/8" = 1'-0"



BUILDING SECTION 5

1/8" = 1'-0"



BUILDING SECTION 1

1/8" = 1'-0"

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

BUILDING SECTIONS (BLDGS #2, 3, 4)

Project

Sheet Title

Mark	Revisions	Date

Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
Project Number:

SHEET NUMBER

A-3.1

6/26/2025

USER NAME: JOHN ESTRADA
PLOT DATE/TIME: 6/24/2025 3:49 PM
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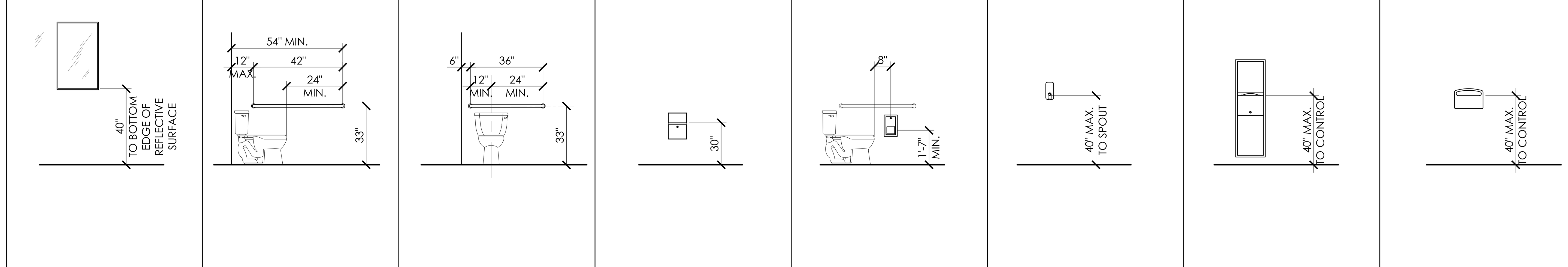
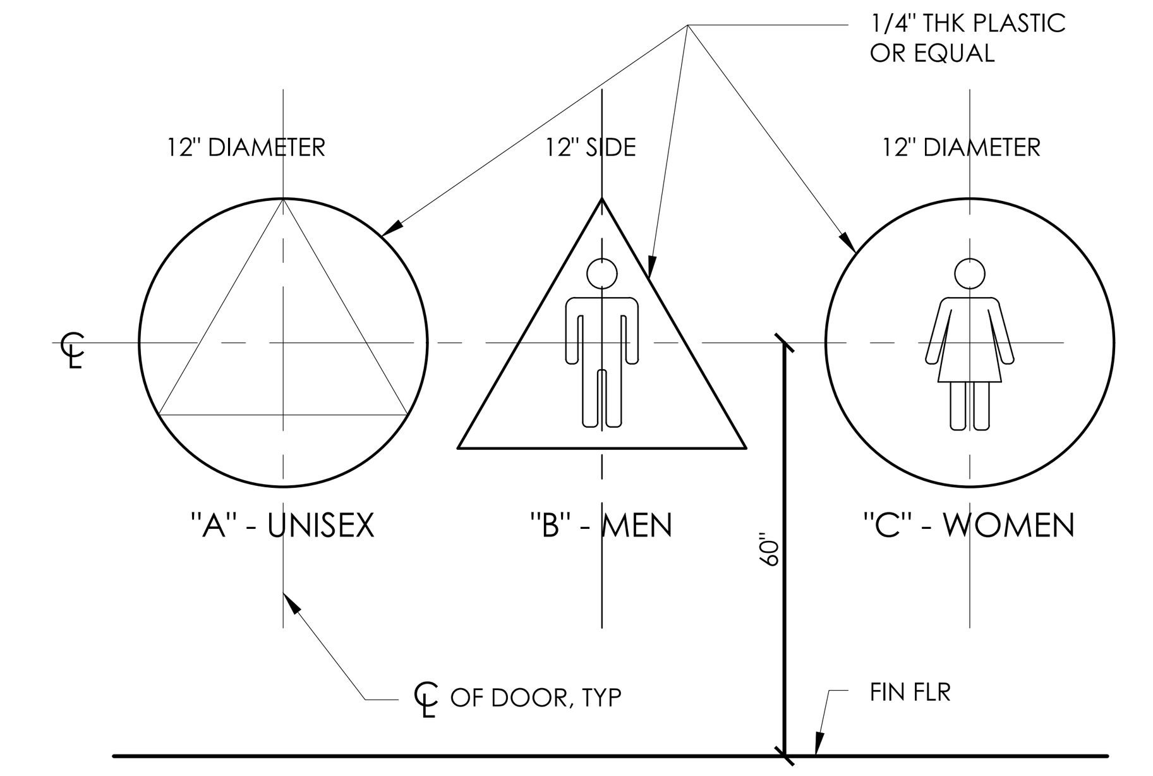


	T1 60"W x 44"H MIRROR	T2 42" GRAB BAR	T3 36" GRAB BAR	T4 SANITARY NAPKIN DISPOSAL	T5 TOILET PAPER DISPENSER	T6 SOAP DISPENSER	T7 COMBINATION TOWEL/WASTE	T8 TOILET SEAT COVER DISPENSER
FIXTURE/ACCESSORY	40" TO BOTTOM EDGE OF REFLECTIVE SURFACE	54" MIN., 12" MAX., 42", 24" MIN., 33"	6", 36", 12" MIN., 24" MIN., 33"	30"	8", 1'-7" MIN.	40" MAX. TO SPOUT	40" MAX. TO CONTROL	40" MAX. TO CONTROL
SPECS	BOBRICK: B293-1830 TILT WITH STAINLESS STEEL FRAME (OR EQUAL)	BOBRICK: B5806 1 1/4" DIA. STAINLESS STEEL, SATIN FINISH, WITH SNAP FLANGE, 1 1/2" CLEAR FROM WALL (OR EQUAL)	BOBRICK: B5806 1 1/4" DIA. STAINLESS STEEL, SATIN FINISH, WITH SNAP FLANGE, 1 1/2" CLEAR FROM WALL (OR EQUAL)	BOBRICK: B-270 CONTURA SERIES SURFACE MOUNTED, SATIN FINISH STAINLESS STEEL (OR EQUAL)	BOBRICK: FOR WALLS - 3888 (OR EQUAL)	SLOAN: SJS-1000 (OR EQUAL)	BOBICK: B-3944 SERIES (OR EQUAL)	BOBRICK: B3013 TRIMLINE SERIES, RECESSED (OR EQUAL)

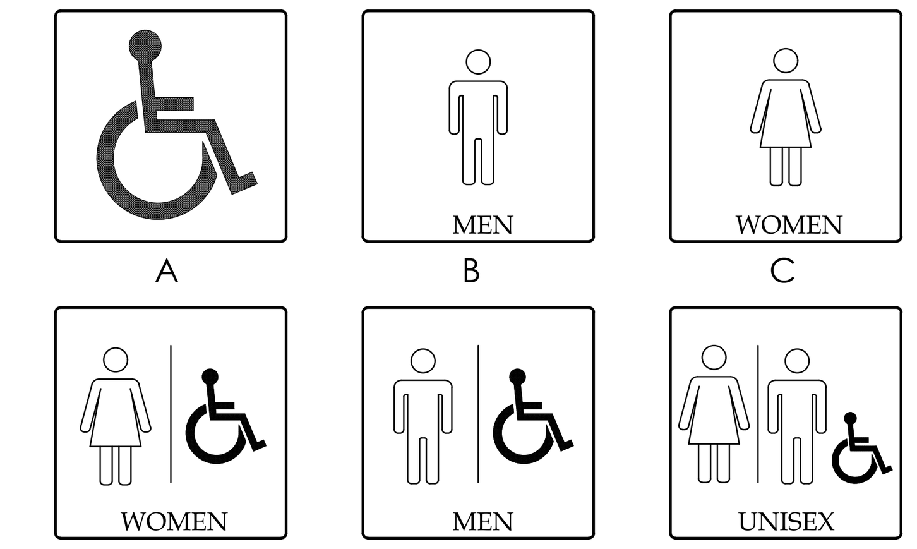
ACCESSORY/MOUNTING SCHEDULE 12

BACKGROUND TO BE BLUE EQUAL TO COLOR No. 15090 IN FEDERAL STANDARDS 595a. GENDER SYMBOLS TO BE WHITE.



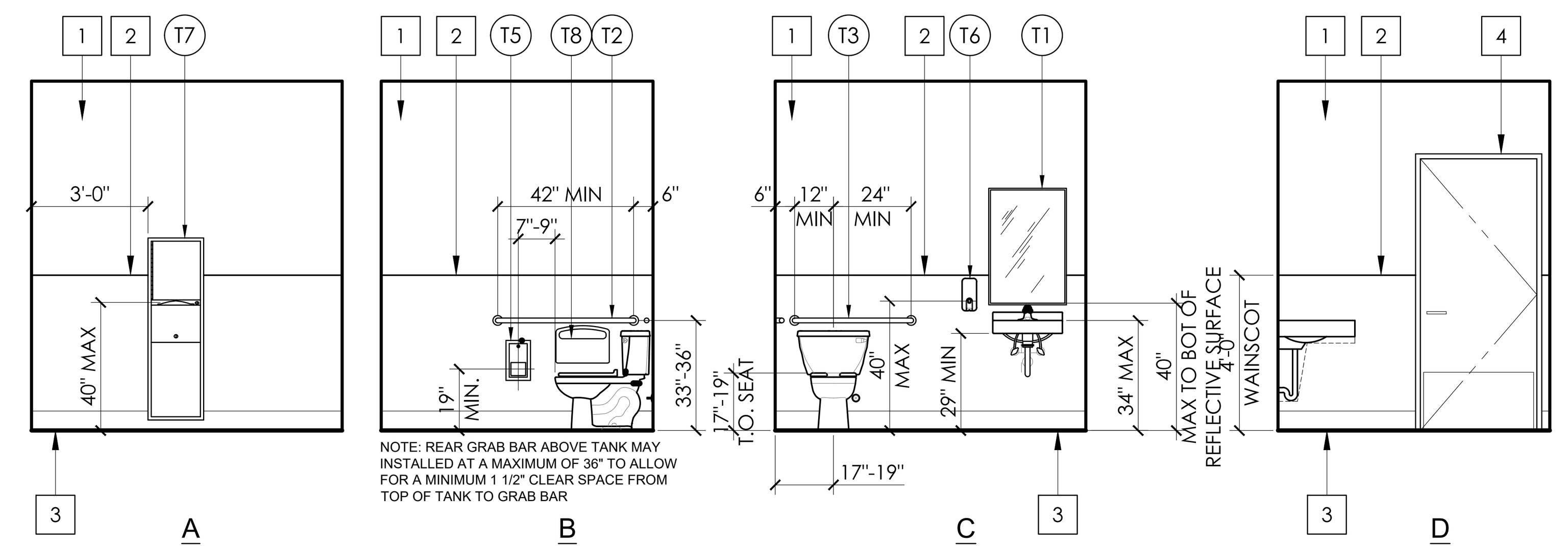
RESTROOM SIGNAGE 11

NOTE: ALL SIGNAGE IS 1/4" THK. PLASTIC OR EQUAL



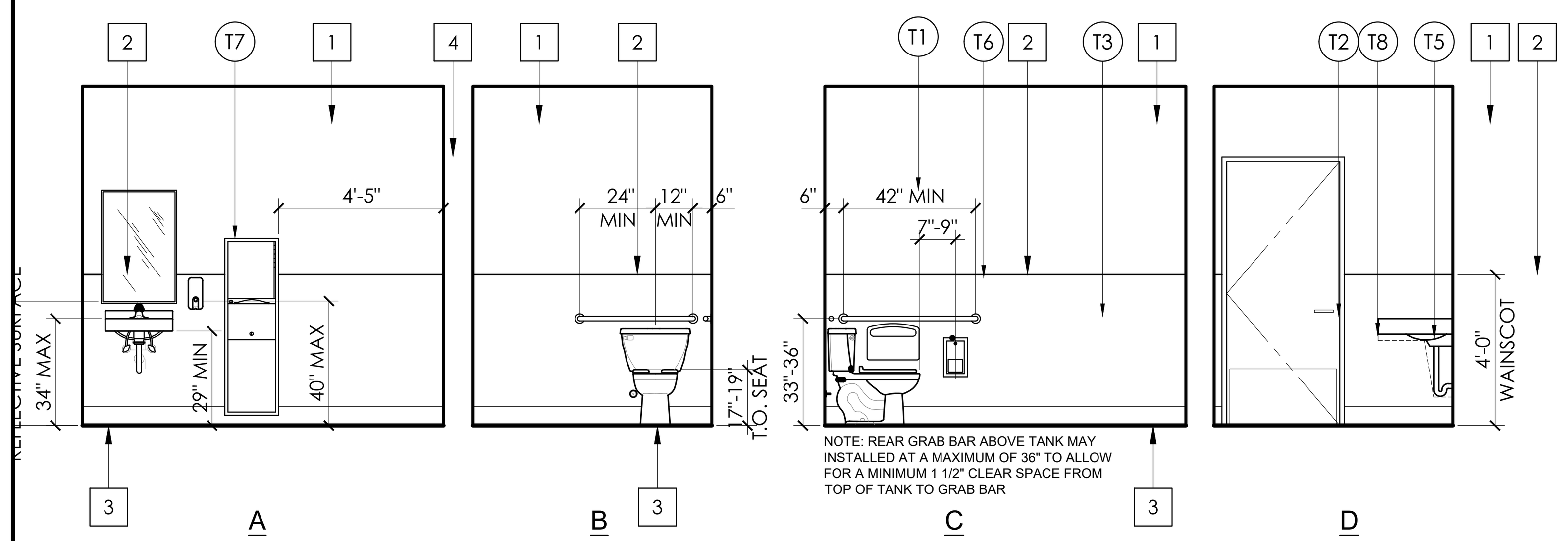
1. CHARACTERS & BACKGROUND OF SIGNS IS EGGSHELL, MATTE OR OTHER NON-GLARE FINISH.
2. CHARACTERS SHALL CONTRAST WITH THE BACKGROUND LIGHT ON DARK, OR DARK ON LIGHT.
3. MOUNT SIGNAGE 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN
4. BORDER DIMENSION OF PICTOGRAM TO BE 6" MINIMUM IN HEIGHT

ADA SIGNAGE 10



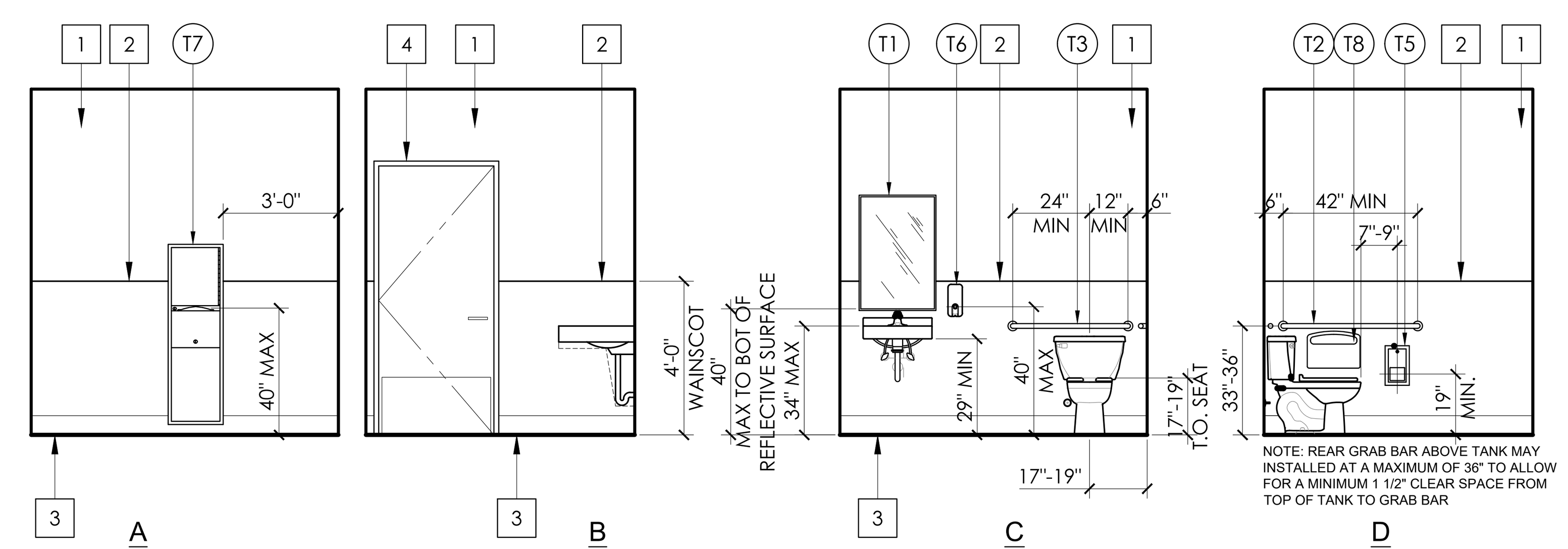
NOTE: REAR GRAB BAR ABOVE TANK MAY INSTALLED AT A MAXIMUM OF 36" TO ALLOW FOR A MINIMUM 1 1/2" CLEAR SPACE FROM TOP OF TANK TO GRAB BAR

RESTROOM INTERIOR ELEVATIONS 8
BLDG #1 1/4"=1'-0"



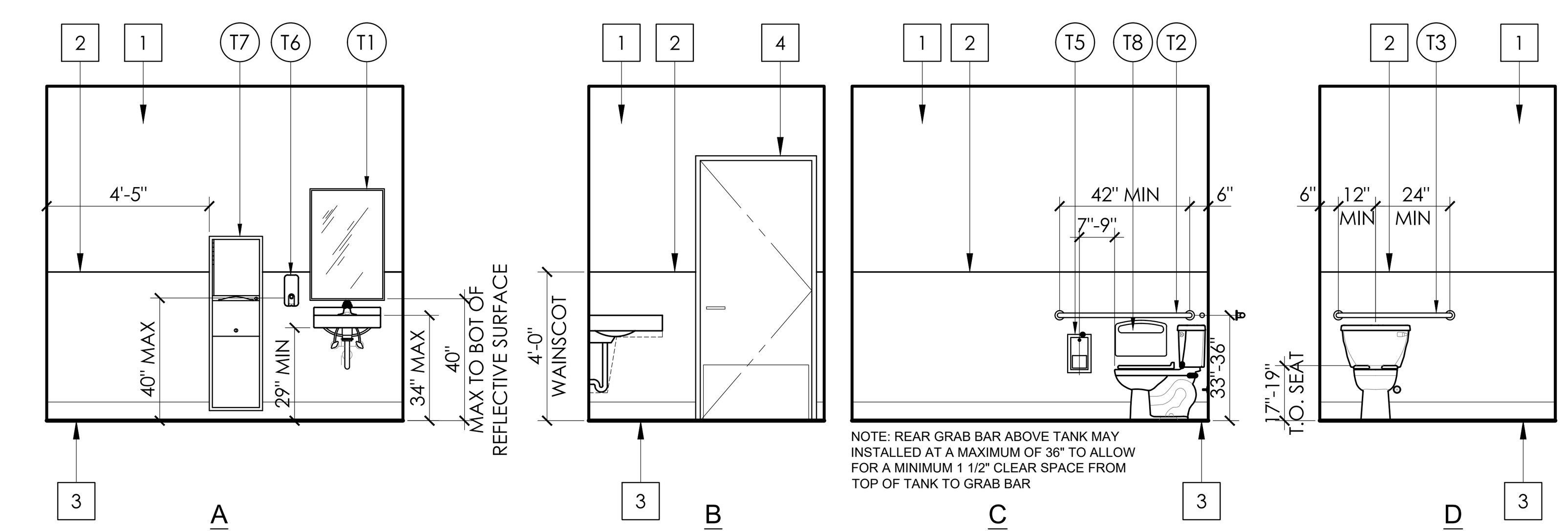
NOTE: REAR GRAB BAR ABOVE TANK MAY INSTALLED AT A MAXIMUM OF 36" TO ALLOW FOR A MINIMUM 1 1/2" CLEAR SPACE FROM TOP OF TANK TO GRAB BAR

RESTROOM INTERIOR ELEVATIONS 7
BLDGS #2, 3, 4 - FIRST & SECOND FLOORS 1/4"=1'-0"



NOTE: REAR GRAB BAR ABOVE TANK MAY INSTALLED AT A MAXIMUM OF 36" TO ALLOW FOR A MINIMUM 1 1/2" CLEAR SPACE FROM TOP OF TANK TO GRAB BAR

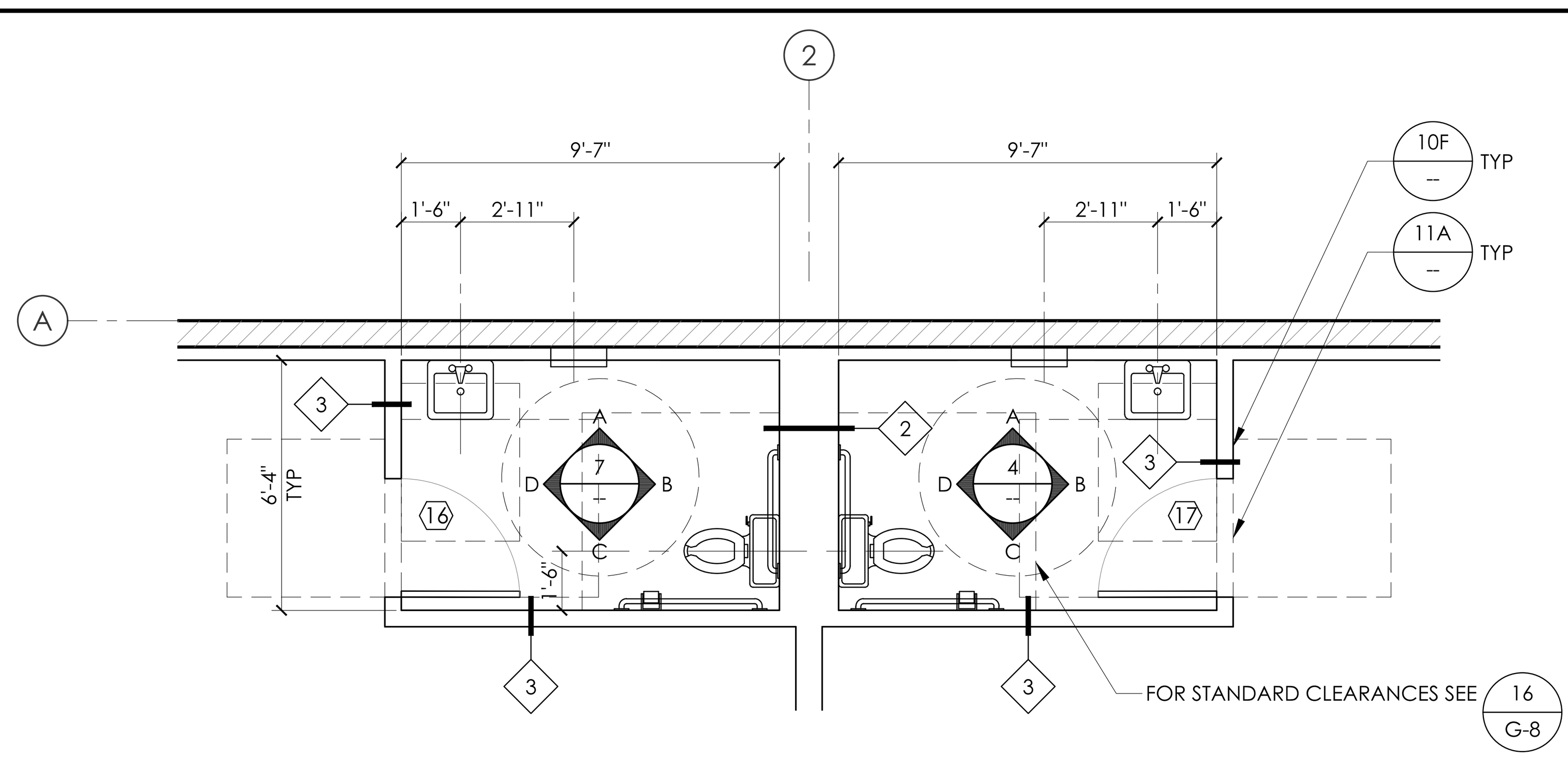
RESTROOM INTERIOR ELEVATIONS 5
BLDG #1 1/4"=1'-0"



NOTE: REAR GRAB BAR ABOVE TANK MAY INSTALLED AT A MAXIMUM OF 36" TO ALLOW FOR A MINIMUM 1 1/2" CLEAR SPACE FROM TOP OF TANK TO GRAB BAR

FINISHES
1. WALL PER WALL TYPE, PAINTED, SEE PLAN
2. FIBERGLASS REINFORCED PANEL TO 48" A.F.F.
3. VINYL COVE BASE
4. DOOR AS SCHEDULED

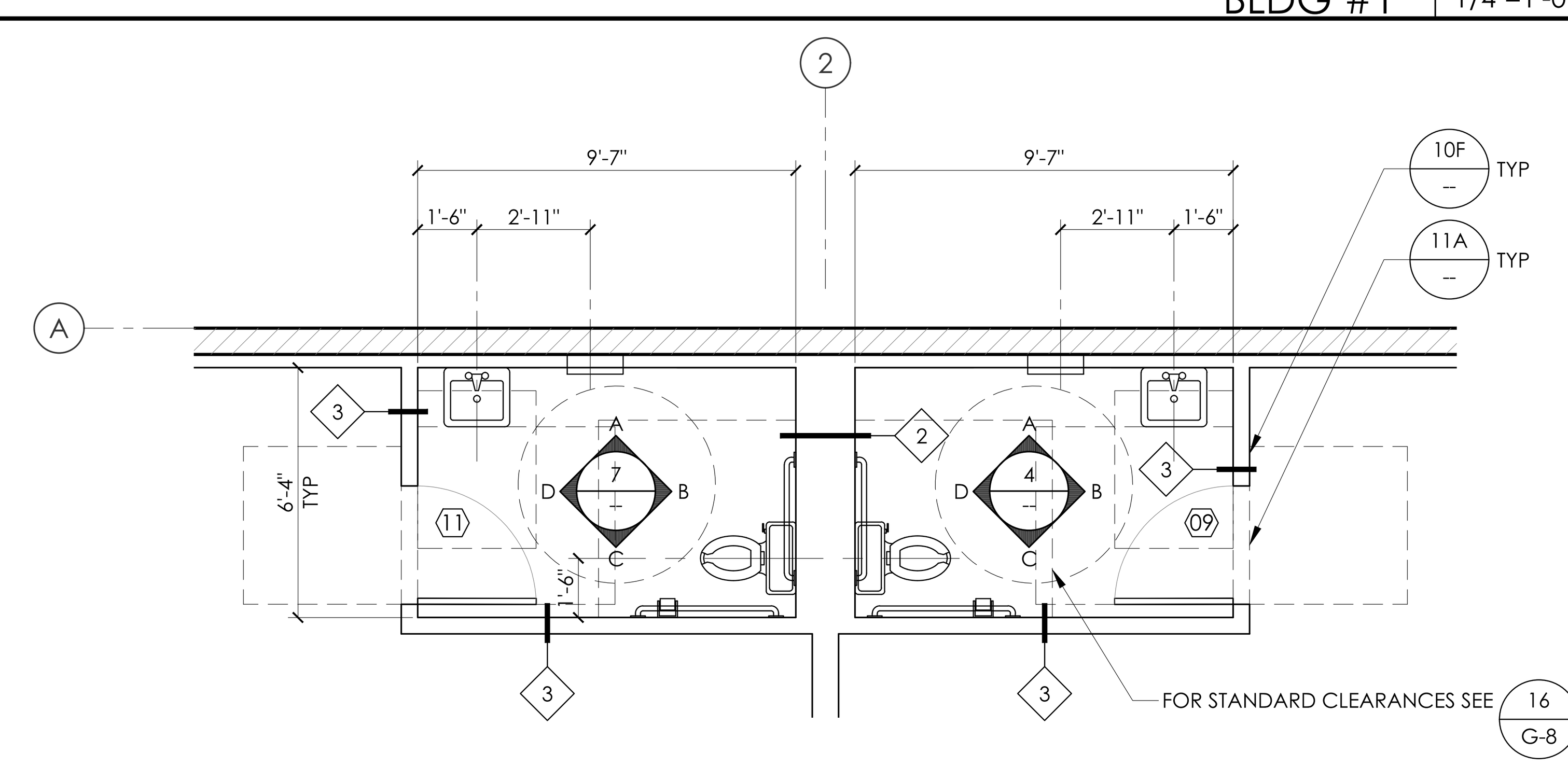
RESTROOM INTERIOR ELEVATIONS 4
BLDGS #2, 3, 4 - FIRST & SECOND FLOORS 1/4"=1'-0"



FOR STANDARD CLEARANCES SEE 16/G-8

NOTE
FOR WALL TYPES LEGEND SEE A-1.1

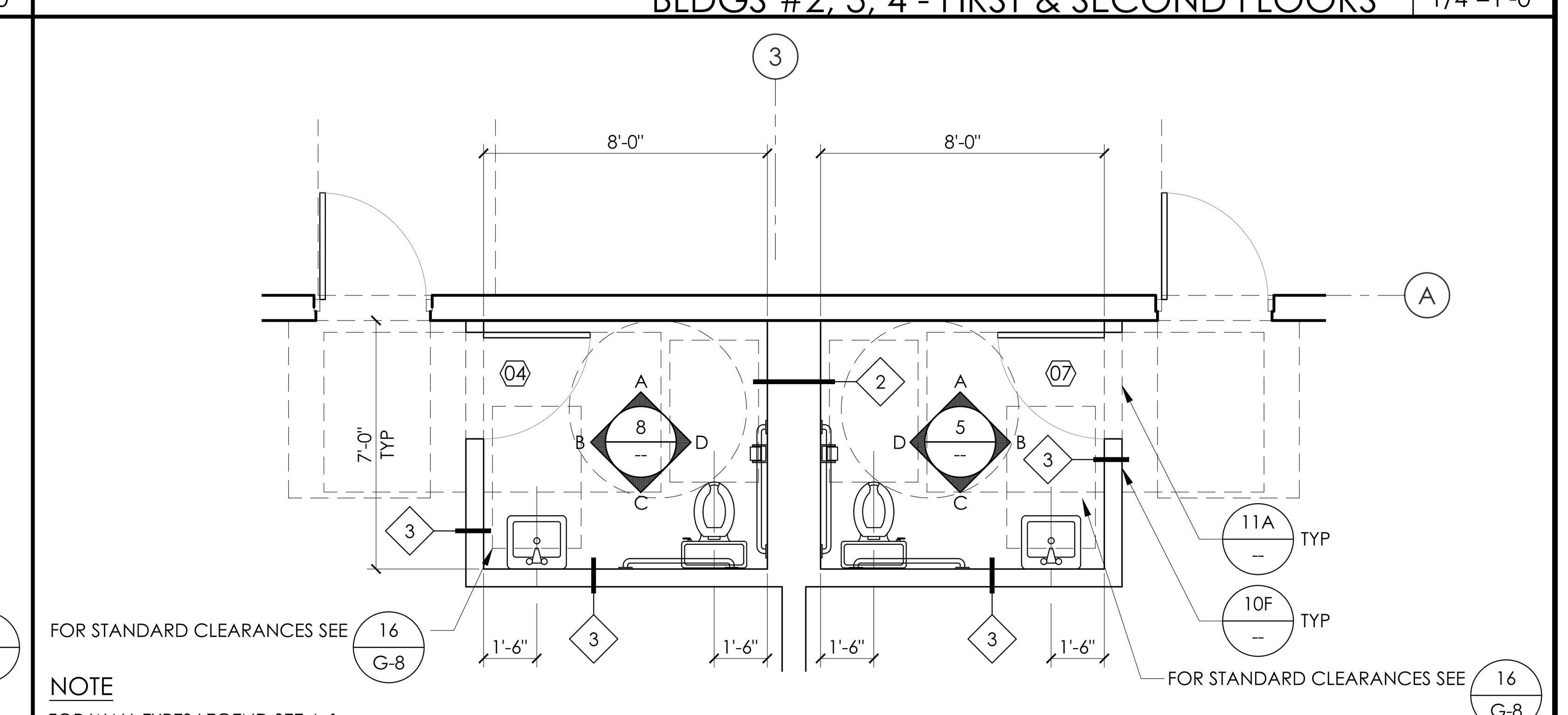
RESTROOMS ENLARGED FLOOR PLAN 3
BLDGS #2, 3, 4 - SECOND FLOOR 1/4"=1'-0"



FOR STANDARD CLEARANCES SEE 16/G-8

NOTE
FOR WALL TYPES LEGEND SEE A-1.1

RESTROOMS ENLARGED FLOOR PLAN 2
BLDGS #2, 3, 4 - FIRST FLOOR 1/4"=1'-0"



FOR STANDARD CLEARANCES SEE 16/G-8

FOR STANDARD CLEARANCES SEE 16/G-8

NOTE
FOR WALL TYPES LEGEND SEE A-1

RESTROOMS ENLARGED FLOOOR PLAN 1
BLDG #1 1/4"=1'-0"

USER NAME: JOHN ESTRADA
PLOT DATE/TIME:
FILENAME: D:\PREVALDOR\PROJECTS\POMONA WAREHOUSE 2024\CAD\012-A-4R INTERIOR ELEVATIONS & DETAILS.DWG

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

Project: PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

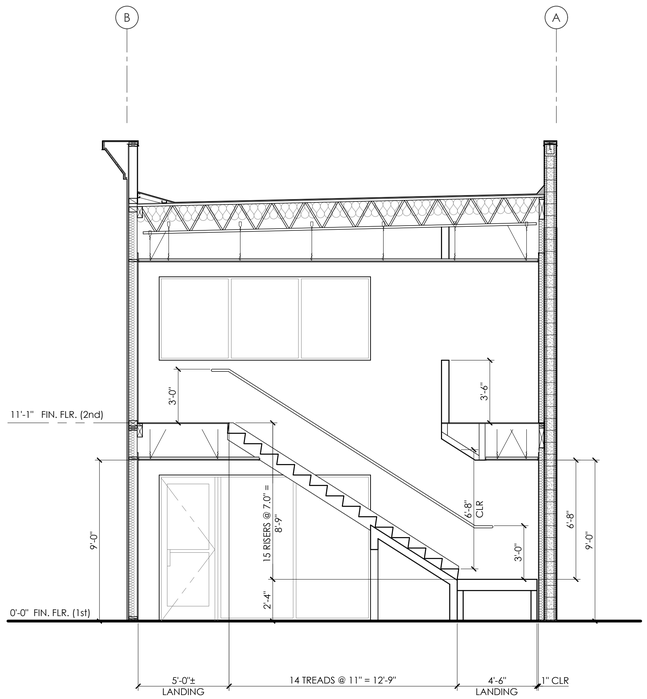
Sheet title: ENLARGED RESTROOM PLANS/INTERIOR ELEVATIONS & DETAILS

Mark	Revisions	Date

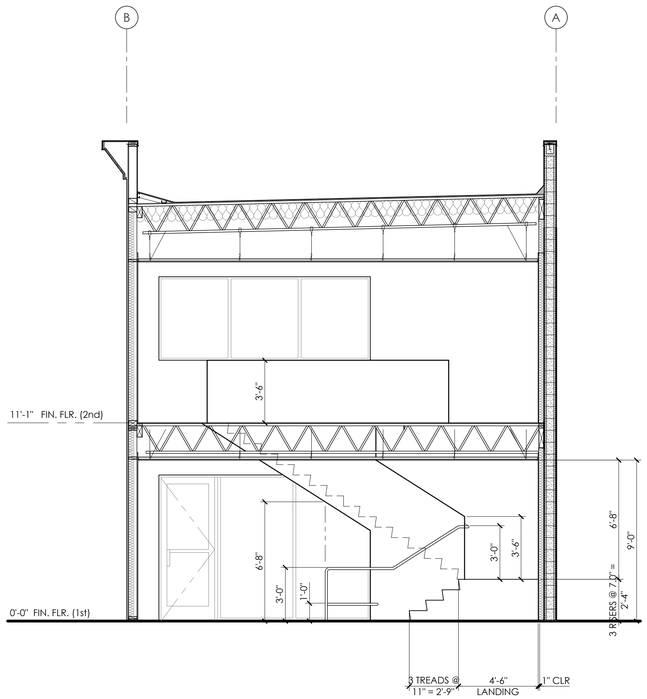
Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
Project Number: --

SHEET NUMBER
A-4

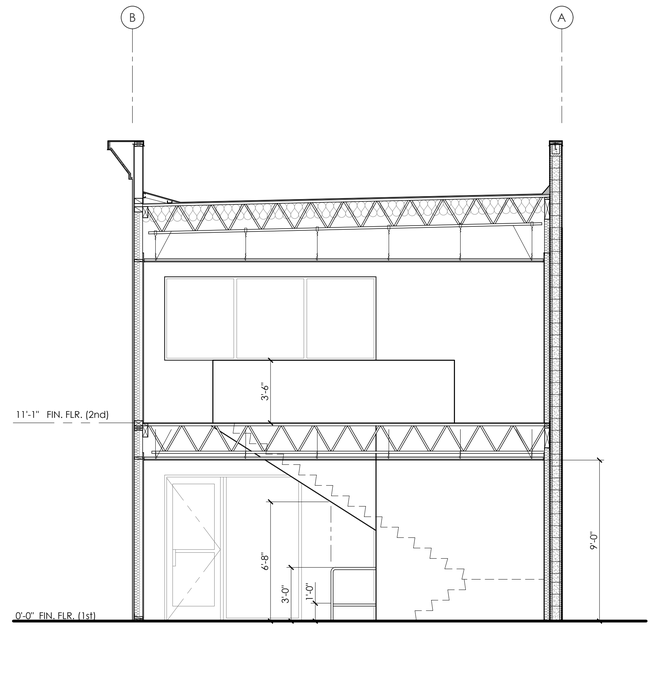
6/26/2025



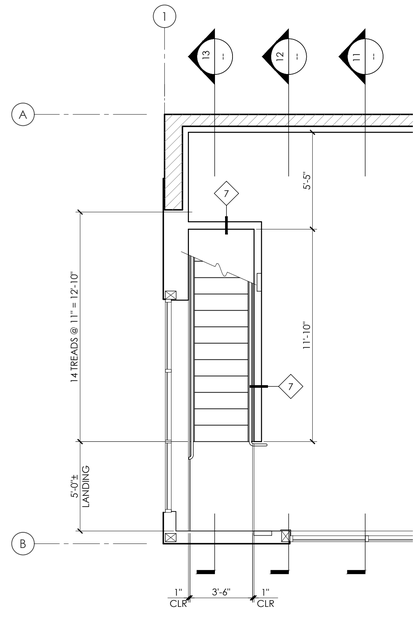
STAIRS SECTION 13
1/4" = 1'-0"



STAIRS SECTION 12
1/4" = 1'-0"

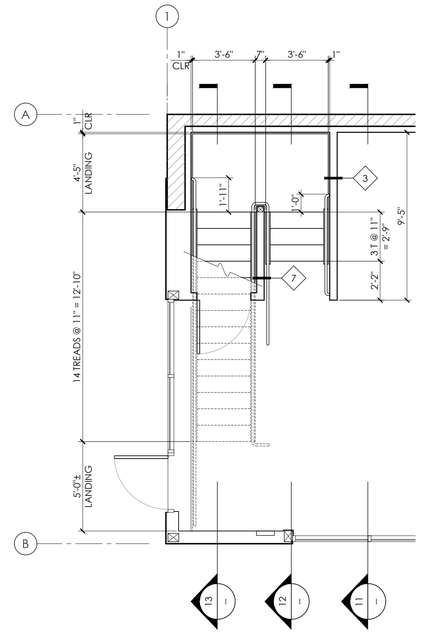


STAIRS SECTION 11
1/4" = 1'-0"



NOTE
FOR WALL TYPES LEGEND SEE A-1.1

STAIRS PLAN 2
SECOND FLOOR 1/4" = 1'-0"



NOTE
FOR WALL TYPES LEGEND SEE A-1.1

STAIRS PLAN 1
FIRST FLOOR 1/4" = 1'-0"

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

Project

STAIRS PLANS, SECTIONS, DETAILS

Sheet Title

Mark	Revisions	Date

Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
Project Number: ...

SHEET NUMBER
A-5

6/26/2025

USER NAME: JOHN ESTRADA
PLOT DATE/TIME: 6/5/2025 3:49 PM
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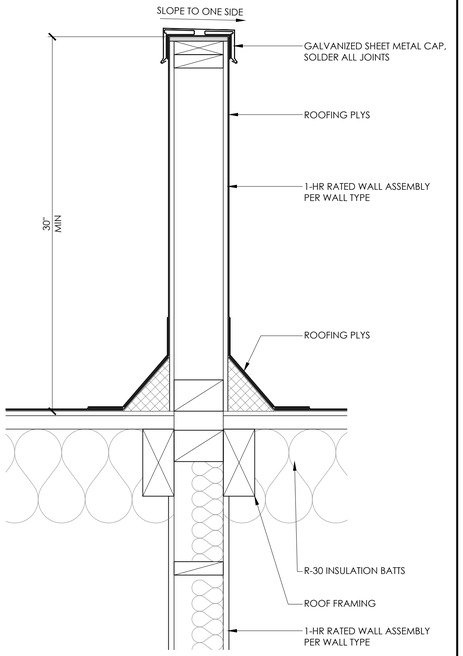
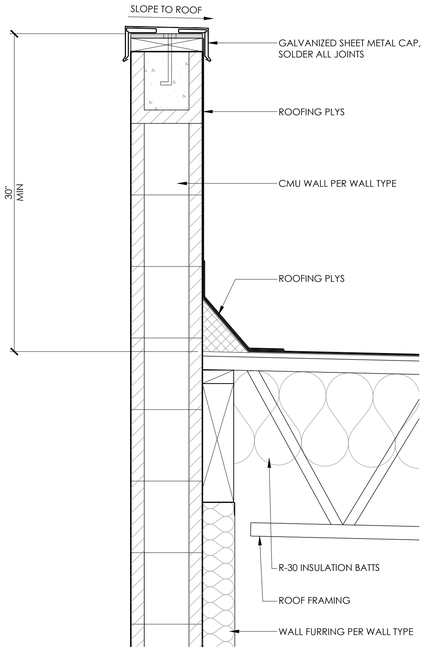
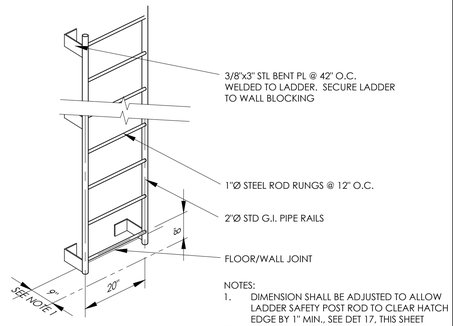


PARAPET @ SEPARATION WALL | 14
1-HR RATED | 1 1/2"=1'-0"

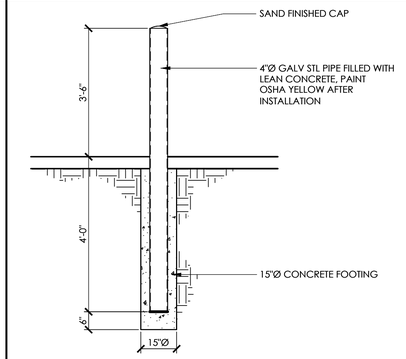


PARAPET @ CMU WALL | 13
1-HR RATED | 1 1/2"=1'-0"

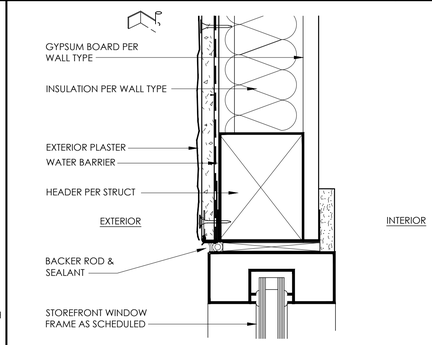


NOTES:
1. DIMENSION SHALL BE ADJUSTED TO ALLOW LADDER SAFETY POST ROD TO CLEAR HATCH EDGE BY 1" MIN., SEE DET 17, THIS SHEET
2. GRIND ALL WELDS SMOOTH AND PAINT ENTIRE LADDER

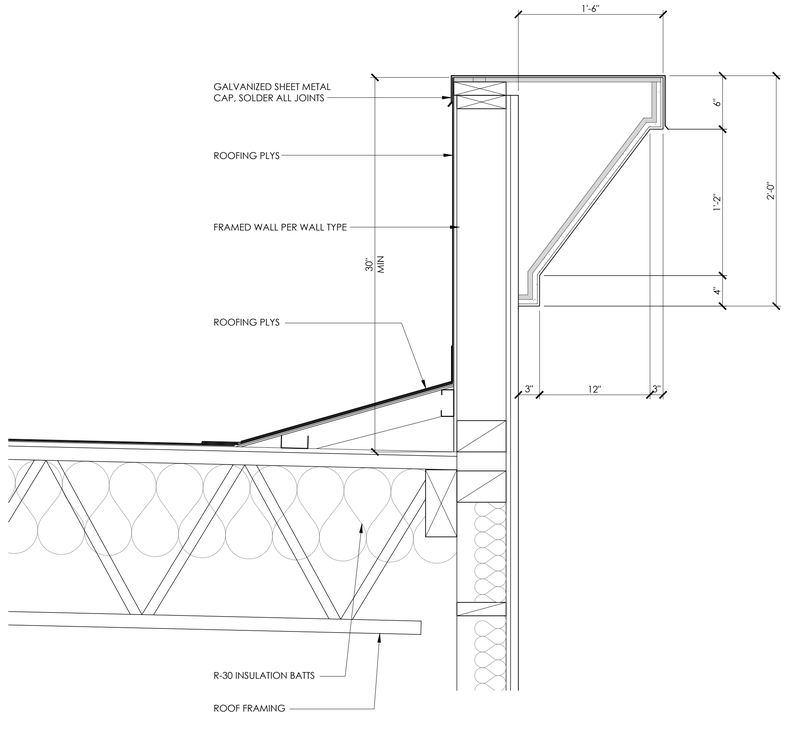
ROOF ACCESS LADDER	12



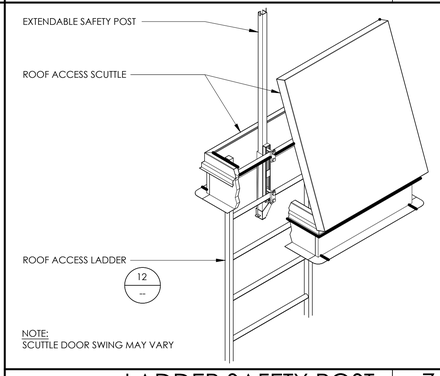
BOLLARD	16



STOREFRONT HEAD	11

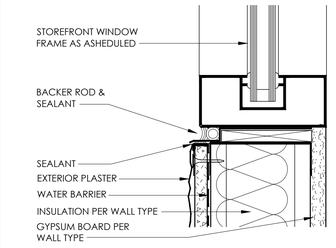


PARAPET @ FRAMED WALL | 3
1 1/2"=1'-0"

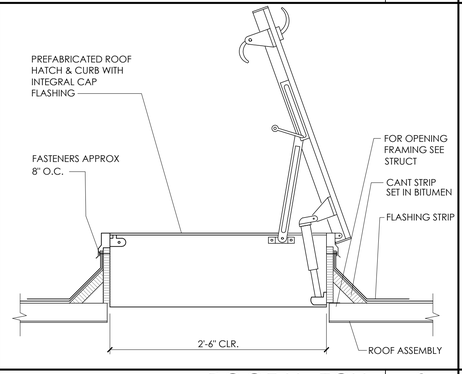


NOTE:
SCUTTLE DOOR SWING MAY VARY

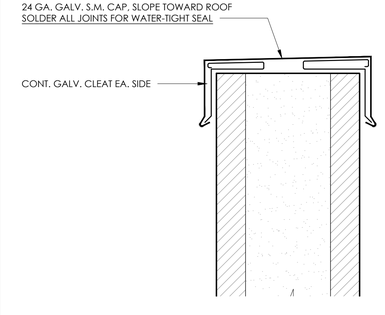
LADDER SAFETY POST	7



STOREFRONT JAMB	6



ROOF HATCH	2



PARAPET CAP | 1
3"=1'-0"

3210 RIVERSIDE DRIVE, LLC
3220 RIVERSIDE DRIVE
CHINO, CA 91710
(C.E.O.: LOIDA LACSON ATIENZA)

PROPOSED BUILDINGS
3200-3214 RIVERSIDE DRIVE
POMONA, CALIFORNIA 91766

ARCHITECTURAL DETAILS

Project | Sheet Title

Mark | Revisions | Date

Drawn: JE
Date: 5/5/2025
Scale: AS NOTED
Project Number: --

SHEET NUMBER
A-6

6/26/2025

USER NAME: JOHN ESTRADA
PLOT DATE/TIME: 6/26/2025 5:49 PM
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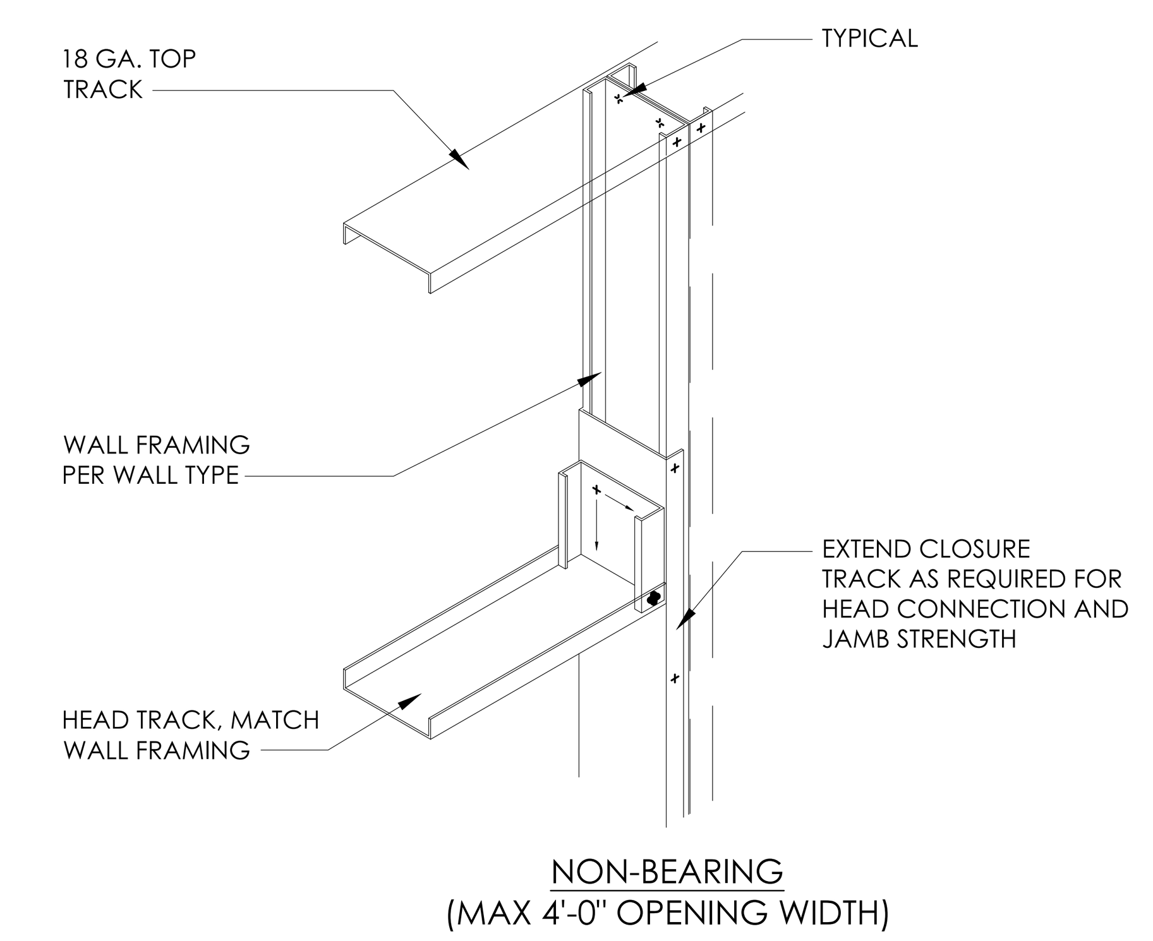
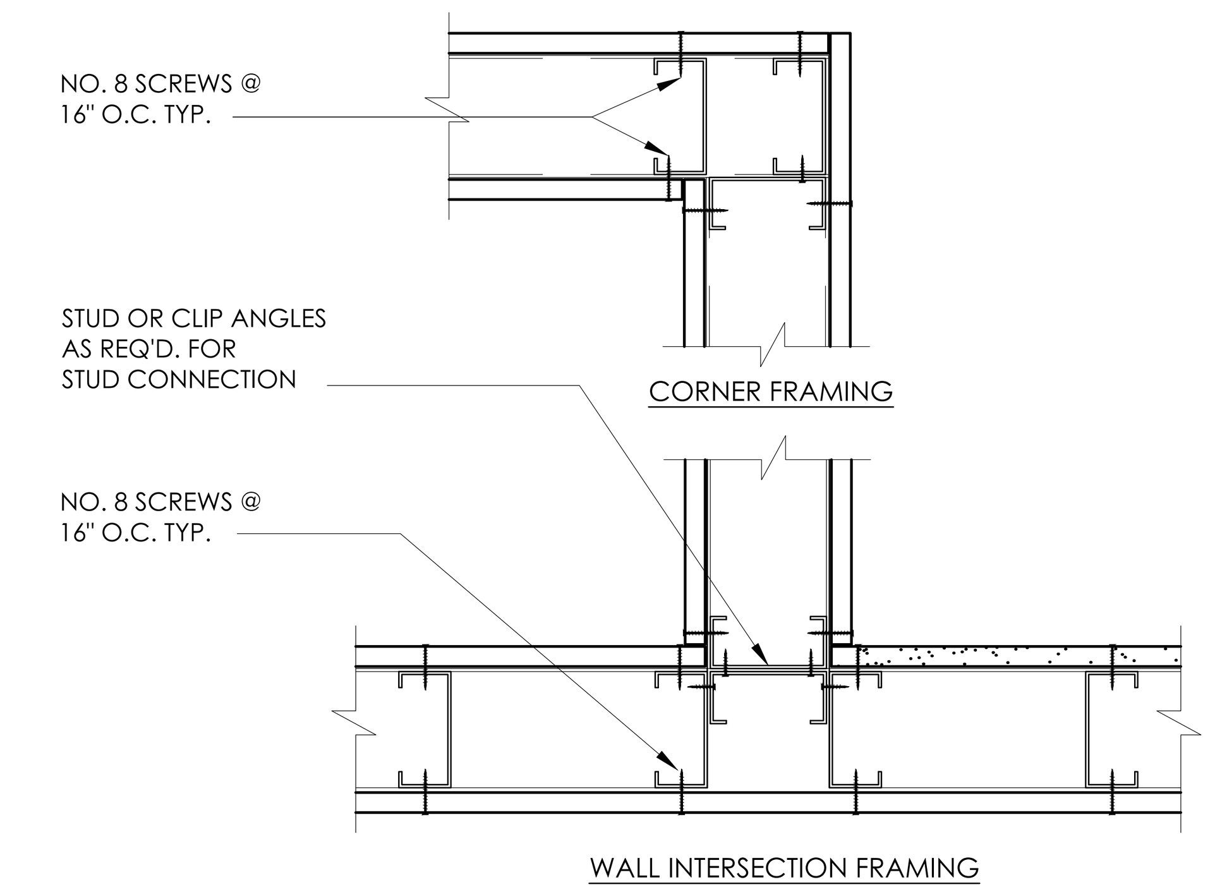


DOOR HEAD FRAMING — 17
--



INTERSECTION FRAMING — 16
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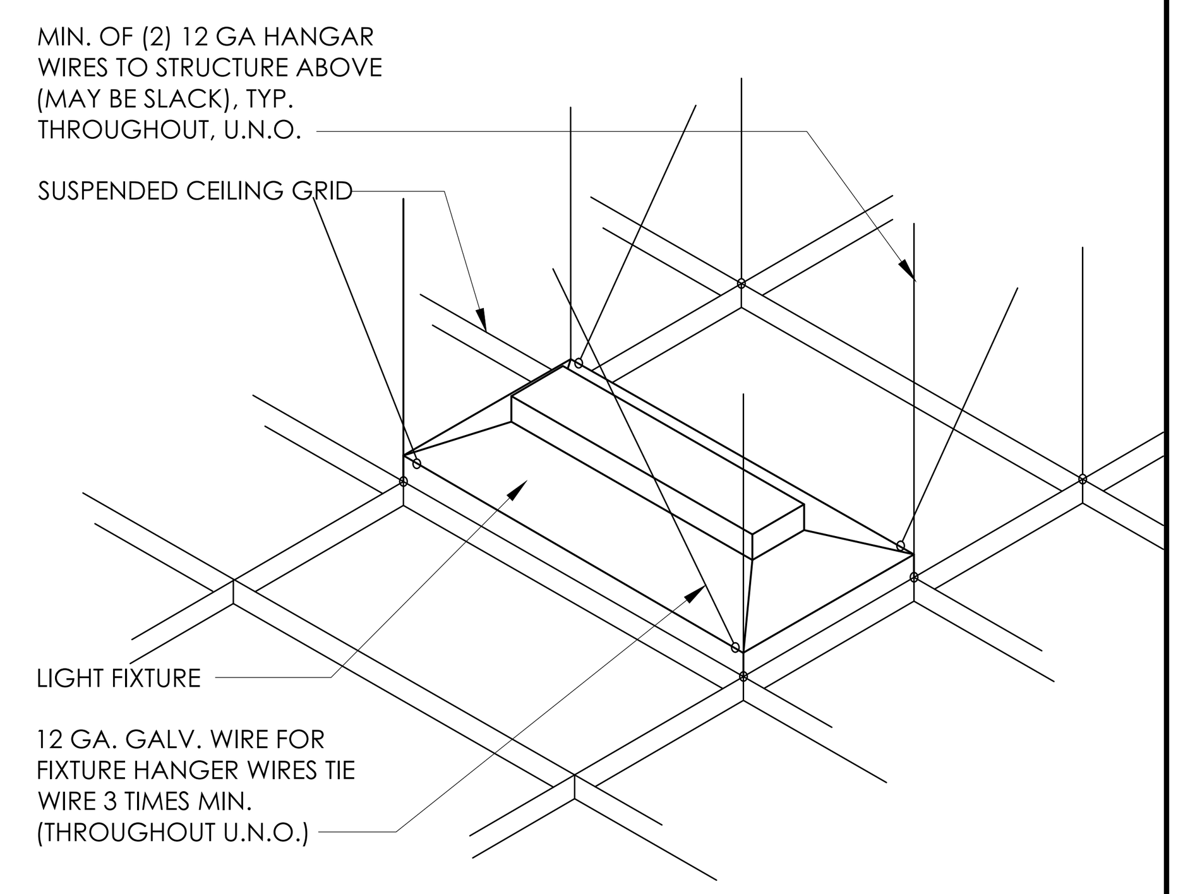
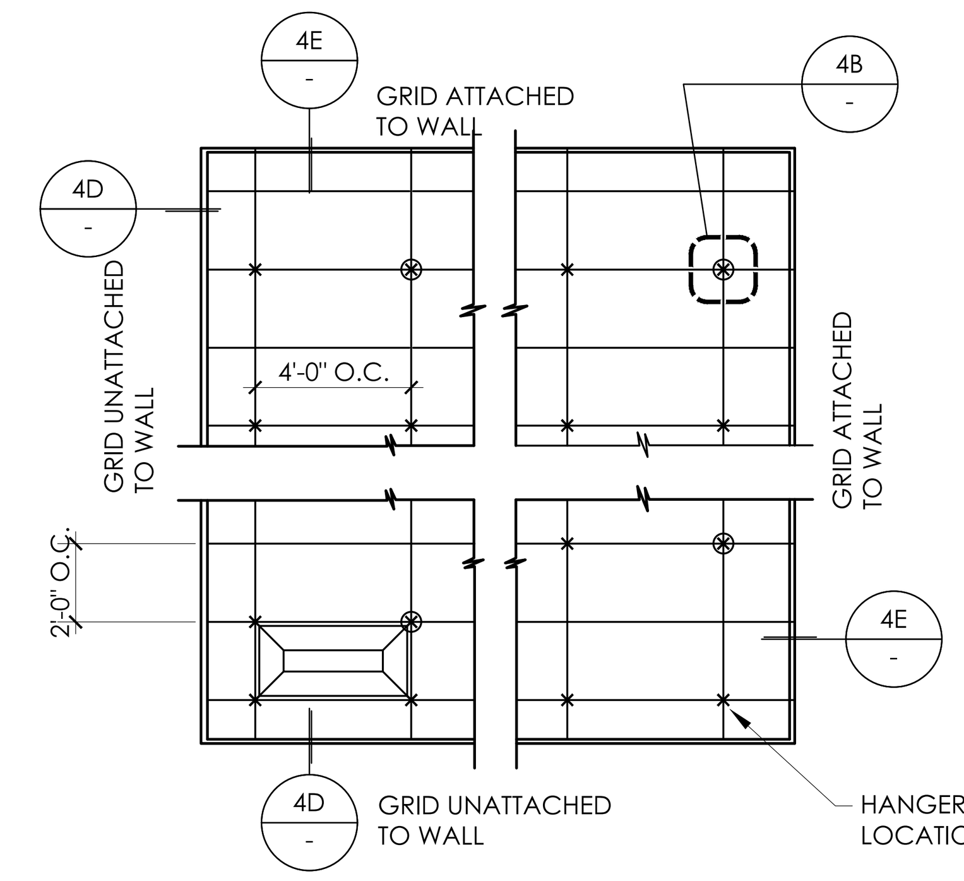


LIGHT FIXTURE IN CEILING GRID — 14
--



SUSPENDED T-BAR CEILING — 13
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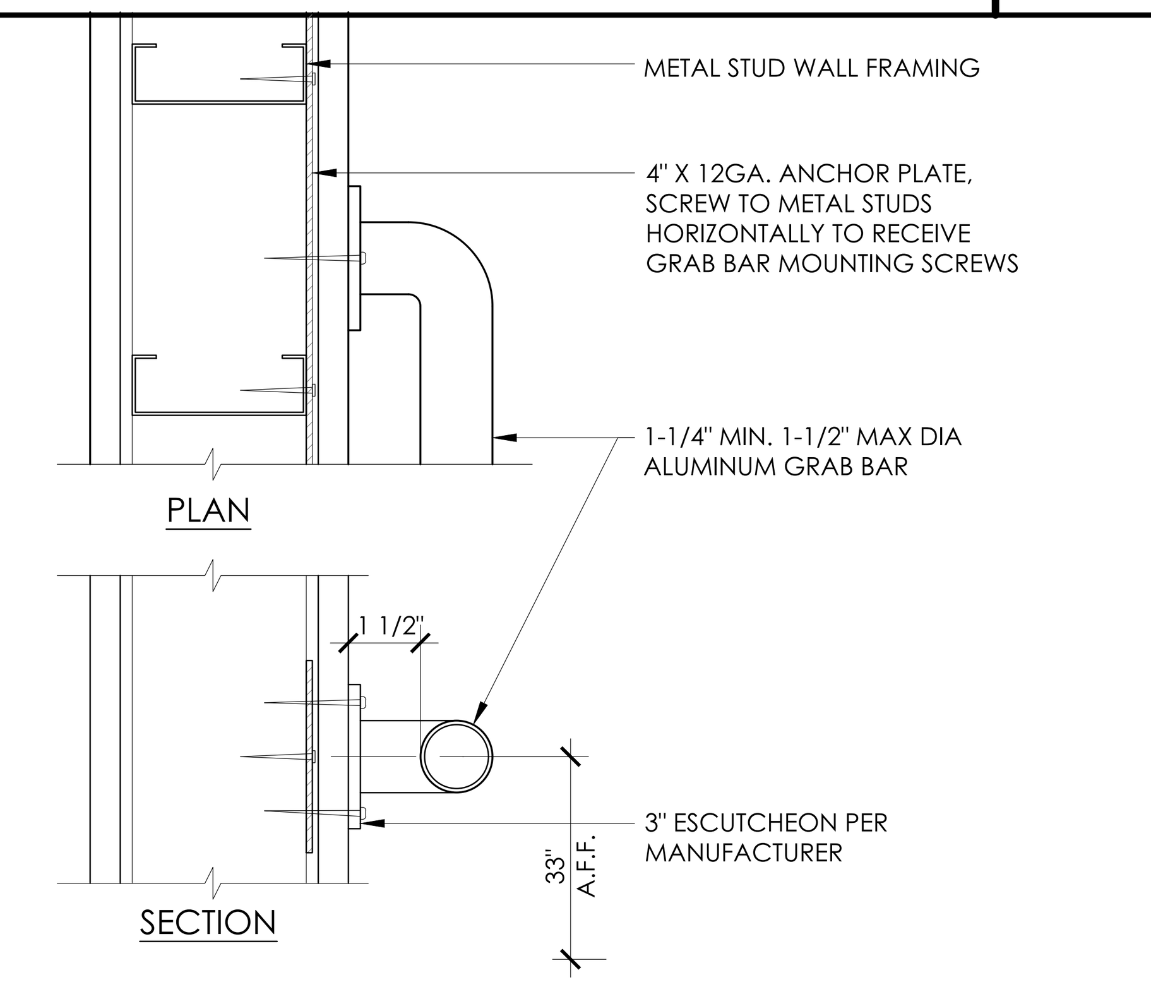
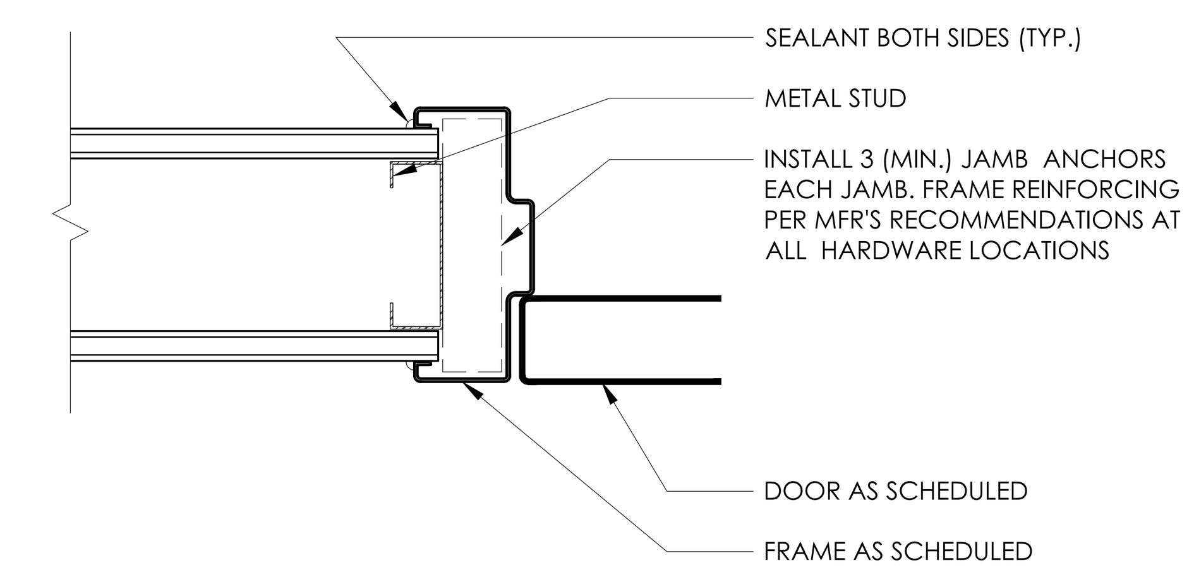
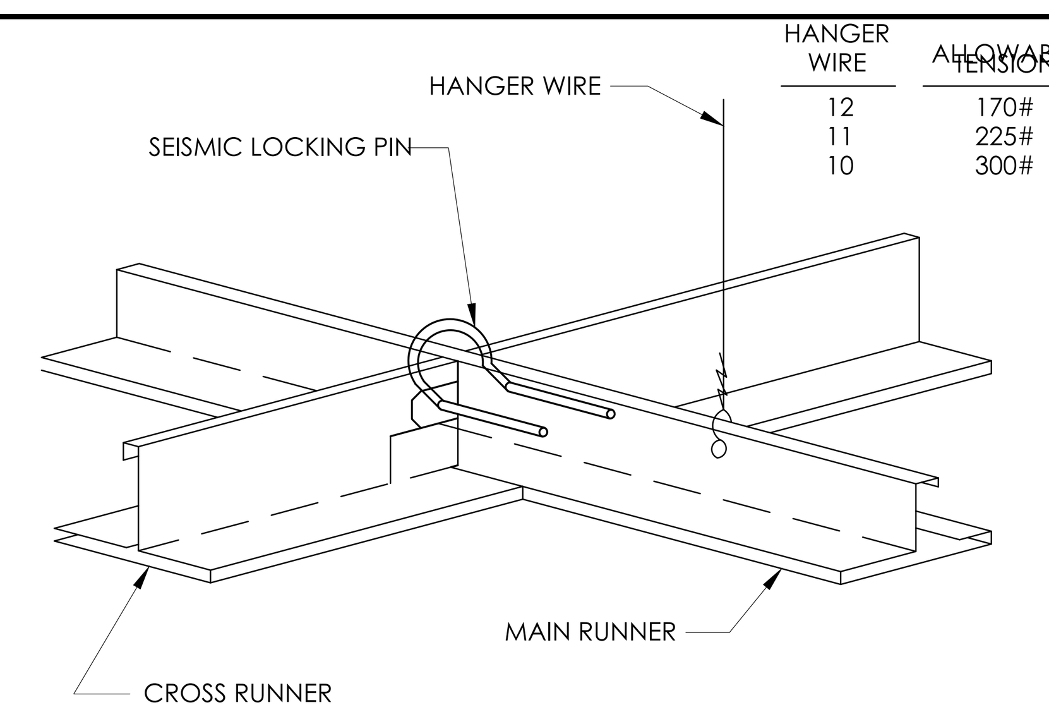


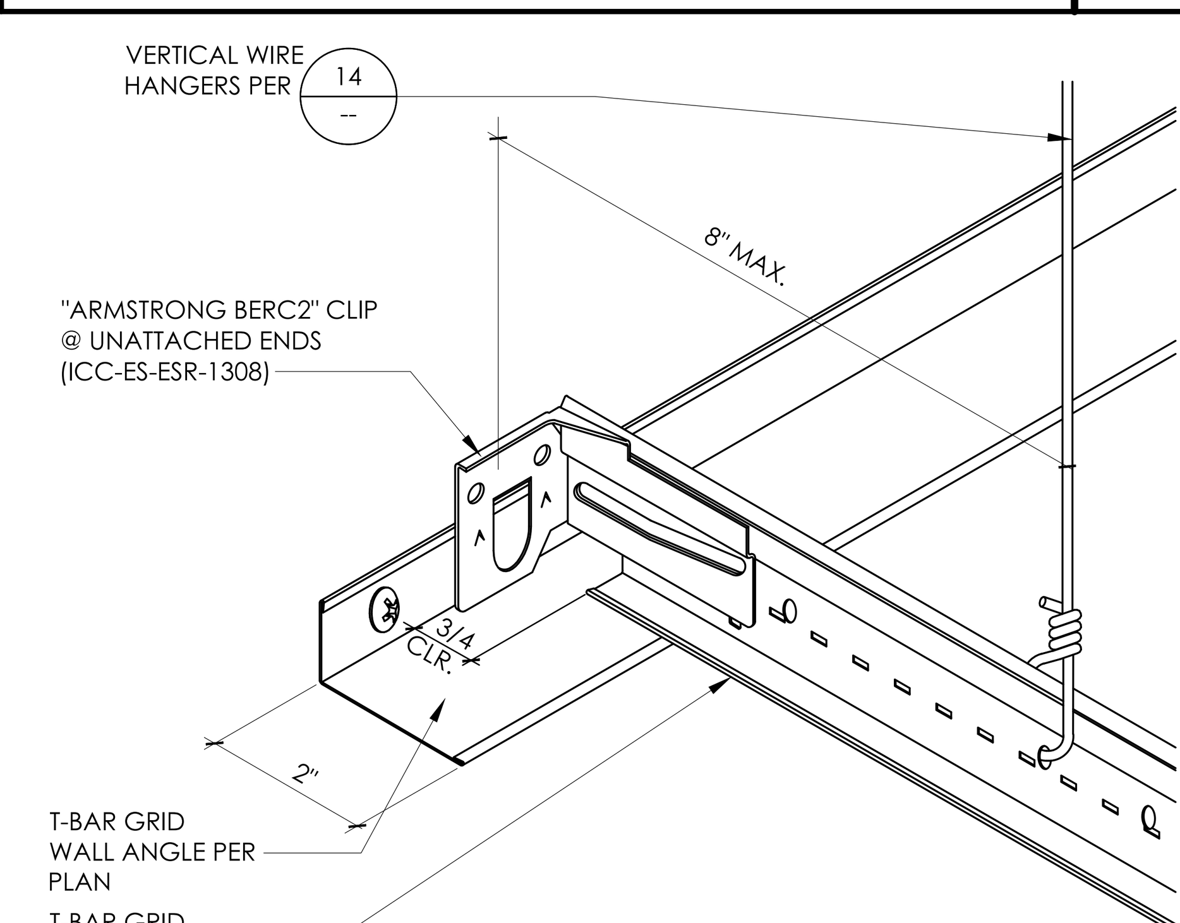
GRABRAIL DETAIL — 12



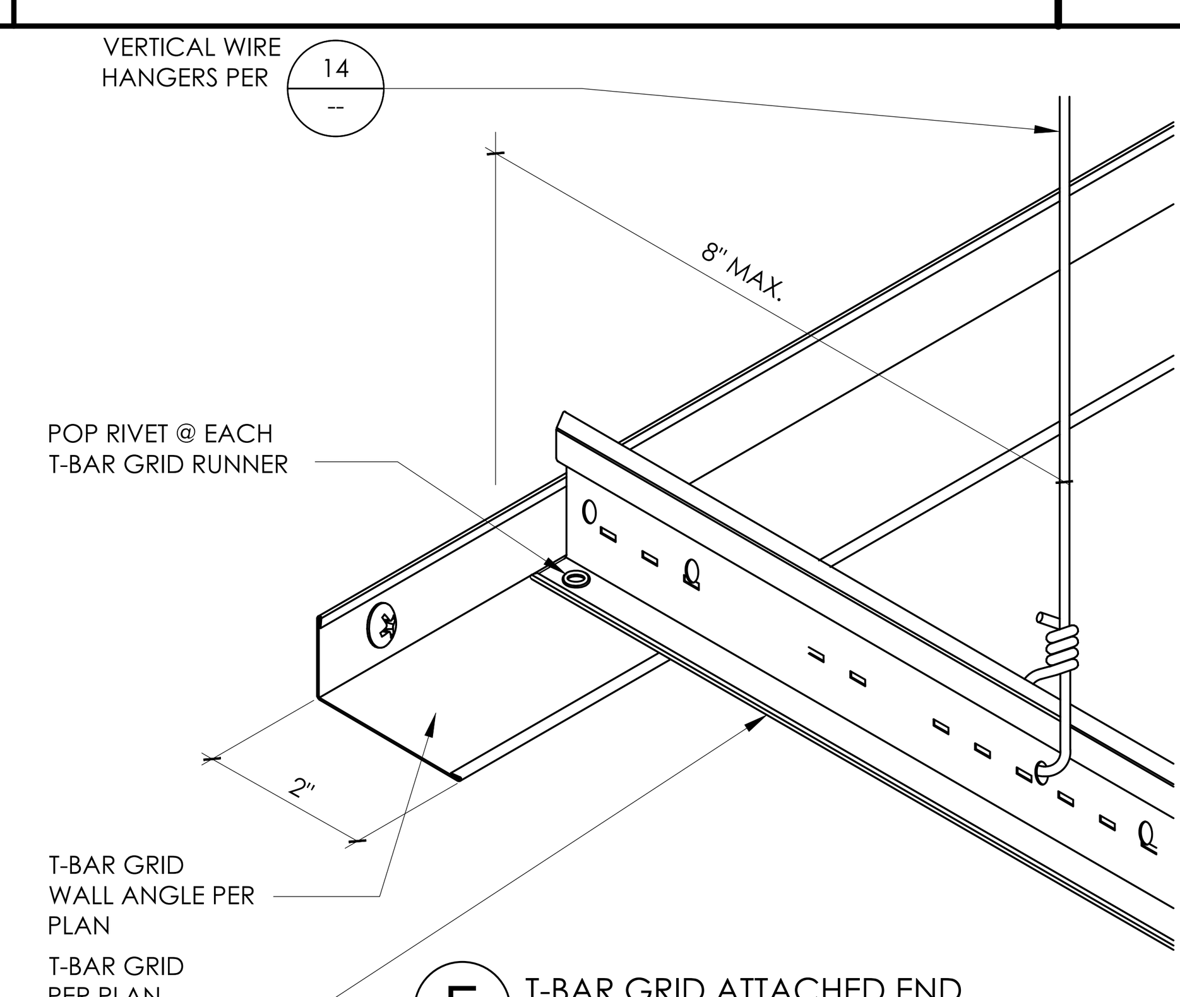
DOOR JAMB DETAIL — 11
3"=1'-0"



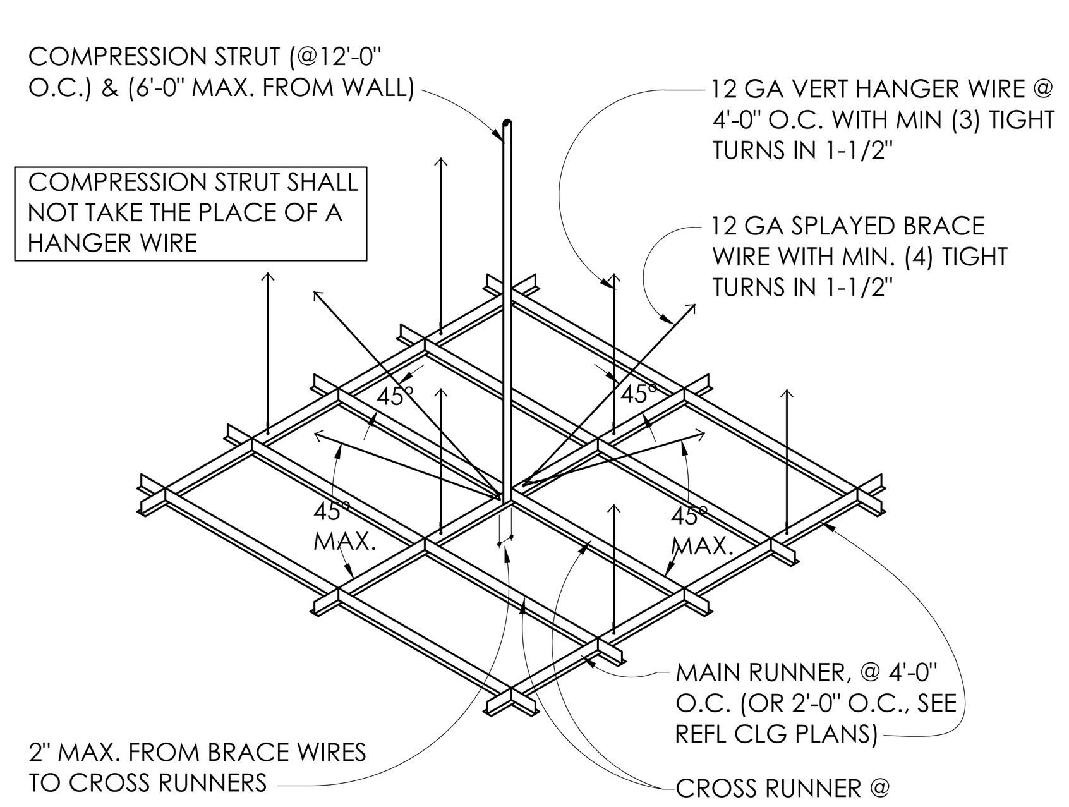
C — LOCKING CLIP TO FASTEN CROSS RUNNER TO MAIN RUNNER



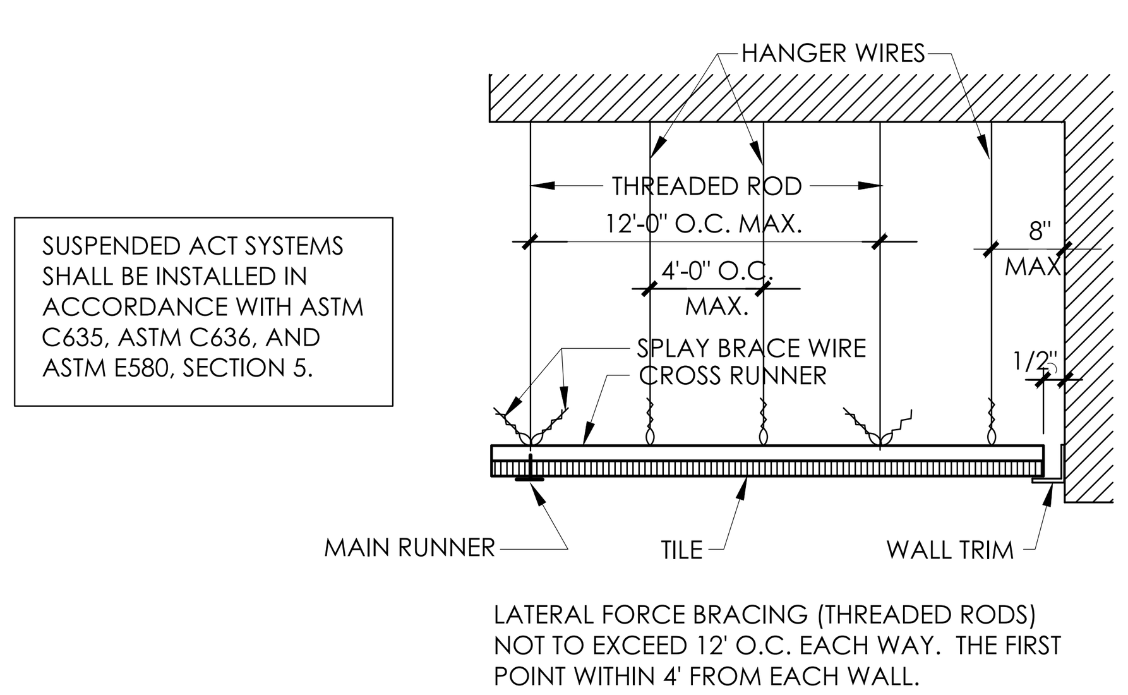
D — T-BAR GRID UNATTACHED END



E — T-BAR GRID ATTACHED END



B — TYP. SPLAY BRACING DETAIL



A — SUSPENDED LAY-IN CEILING DETAIL at WALL

TYPICAL CEILING DETAILS — 4
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1. METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND FOR LAY-IN PANEL CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH "INTERNATIONAL BUILDING CODE" (IBC) CHAPTER 808 - ACOUSTICAL CEILING SYSTEMS.
2. HANGERS FOR SUSPENDED CEILING SHALL BE NOT LESS THAN THE SIZES SET FORTH IN ASTM C635 & C636, FASTENED TO OR EMBEDDED IN THE STRUCTURAL FRAMING, MASONRY OR CONCRETE.
3. HANGERS SHALL BE SADDLE-TIED AROUND MAIN RUNNERS TO DEVELOP THE FULL STRENGTH OF THE HANGERS. LOWER ENDS OF FLAT HANGERS SHALL BE BOLTED w/ 1/8" BOLTS TO RUNNER CHANNELS OR BENT TIGHTLY AROUND RUNNERS AND BOLTED TO THE MAIN PART OF THE HANGER.
4. SPLICES AND INTERSECTIONS OF RUNNERS SHALL BE ATTACHED WITH MECHANICAL INTERLOCKING CONNECTORS SUCH AS POP RIVETS, SCREWS, PINS, PLATES W/ BENT TABS, OR OTHER APPROVED CONNECTORS. DESIGN CONNECTORS FOR 2 TIMES DESIGN LOAD OR ULTIMATE AXIAL TENSION OR COMPRESSION (MIN. 60 LBS.) OR, CROSS-FURRING SHALL BE SECURELY ATTACHED TO THE MAIN RUNNER BY SADDLE-TYING WITH NOT LESS THAN ONE STRAND OF NO. 16 OR TWO STRANDS OF NO. 18 U.S. GAUGE TIE WIRE OR APPROVED EQUIVALENT ATTACHMENTS.
5. THE MAIN RUNNER AND CROSS-RUNNER SHALL NOT BE LESS THAN THE SIZES SET FORTH IN ASTM C635 & C636, EXCEPT THAT OTHER STEEL SECTIONS OF EQUIVALENT STRENGTH MAY BE SUBSTITUTED FOR THOSE SET FORTH IN THE STANDARD.
6. LIGHTING FIXTURES: FURNISH AND INSTALL COMPLETE WITH LAMPS, BALLASTS AND REQUIRED MOUNTING HARDWARE. PRIOR TO ORDERING FIXTURES, VERIFY MOUNTING METHODS AND FINISHES. ALL FIXTURES MOUNTED IN "T" BAR CEILINGS TO BE INDEPENDENTLY SUSPENDED w/ (4) 12 GA. STEEL WIRES. INSTALLATIONS IN FIRE-RATED AREAS TO BE DONE ACCORDING TO CODE REQUIREMENTS.
7. CONTRACTOR TO PROVIDE COMPRESSION STRUT AT 12'-0" O.C. SEE DETAIL 6B, THIS SHEET. PROVIDE CALC TO JUSTIFY SIZE AND LENGTH OF STRUT
8. SUSPENDED CEILING ASSEMBLY SHALL BE PER ICC-ES-ESR-1308

TYPICAL CEILING NOTES — 3
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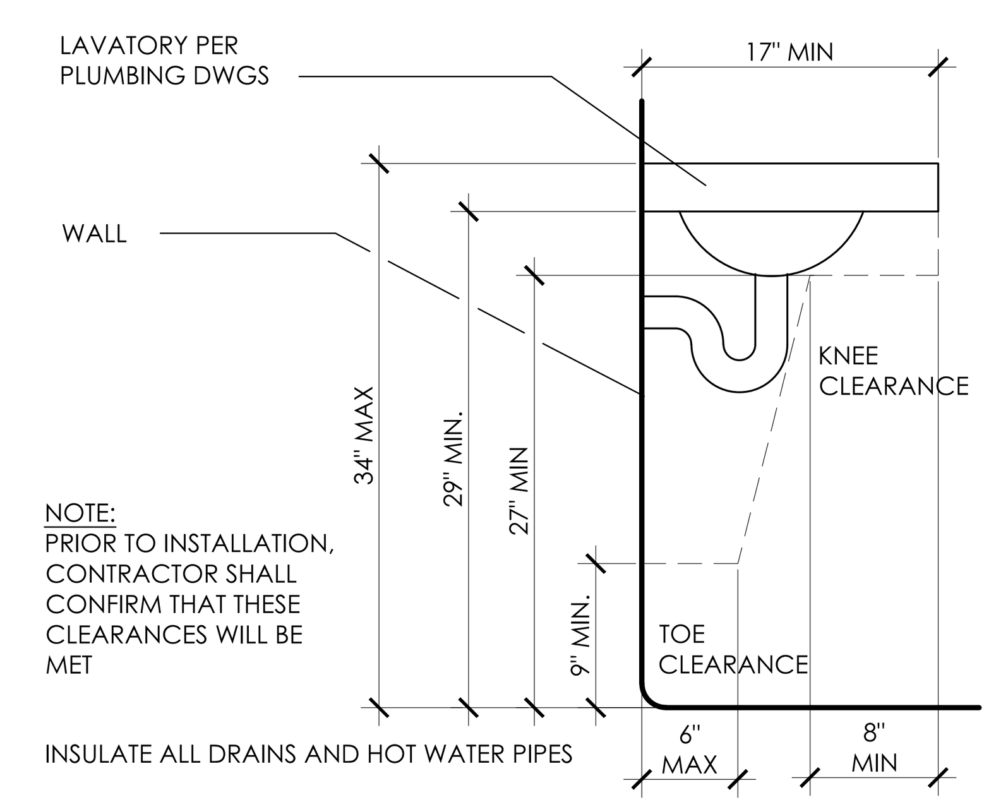

UNDER LAV CLEARANCES — 7
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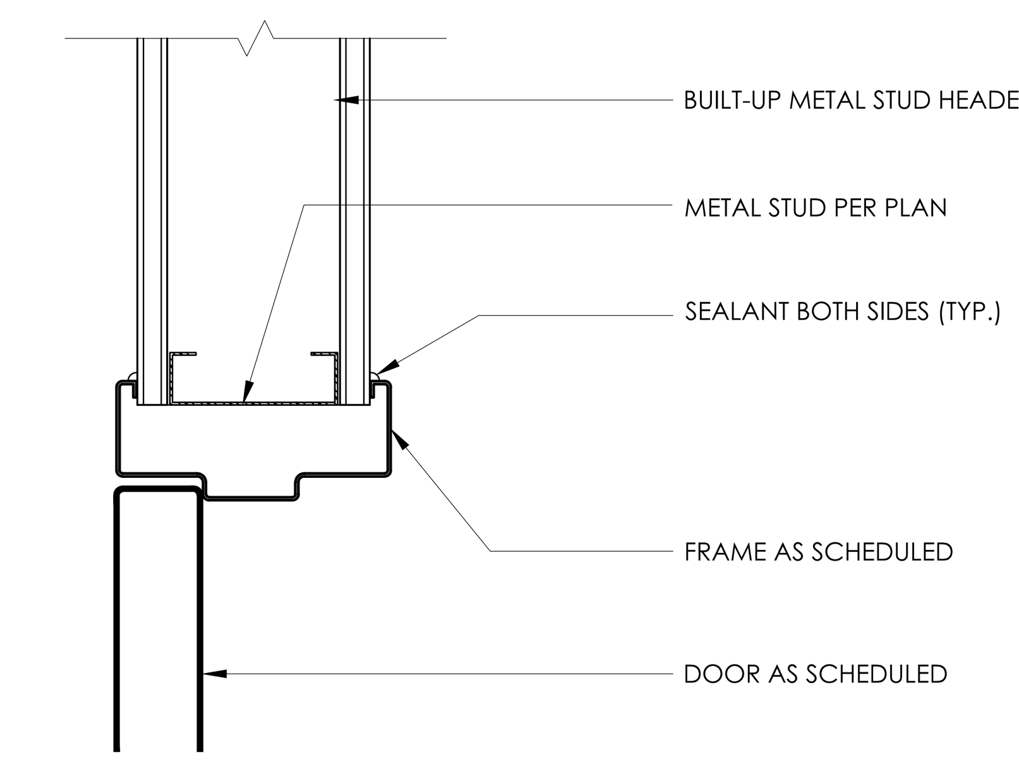
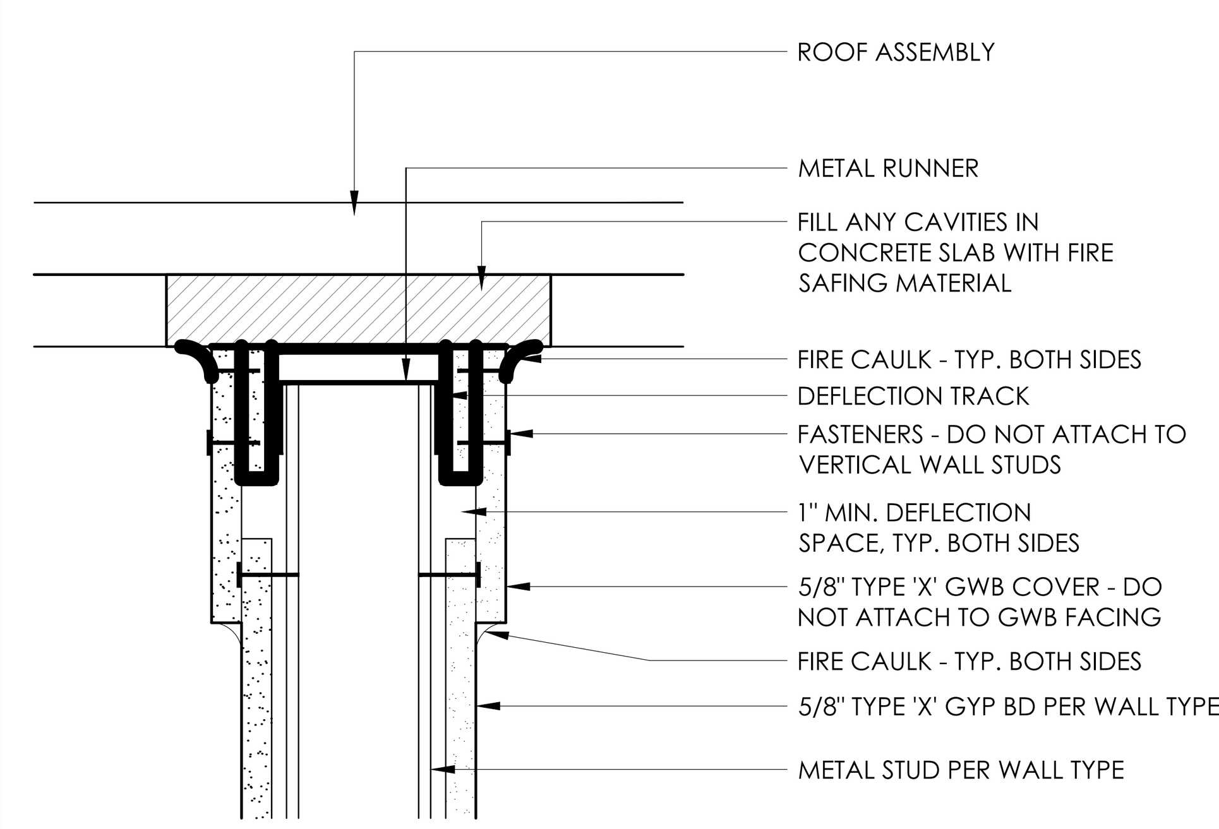


DOOR HEADER DETAIL — 6
3"=1'-0"



1-HR RATED SLIPJOINT ASSEMBLY — 2
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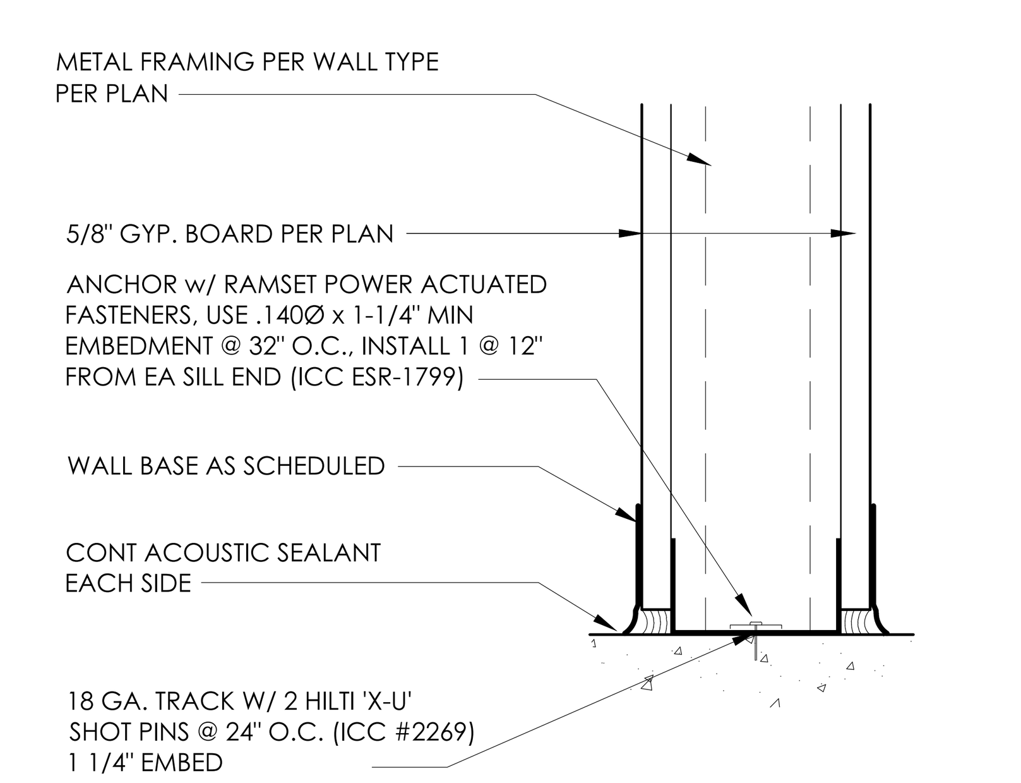

TYPICAL WALL AT FLOOR — 1
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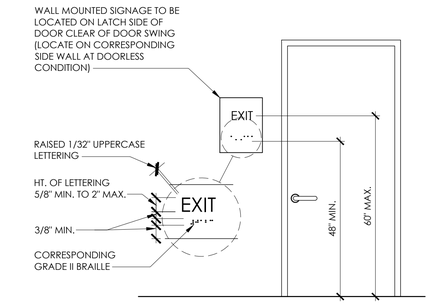


TACTILE SIGN MOUNTING HT | 10 | --

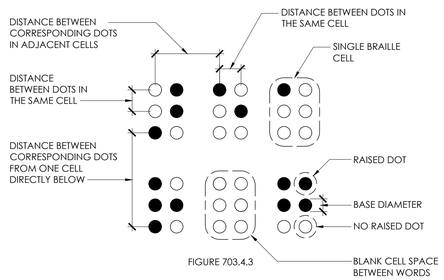


FIGURE 703.4.3

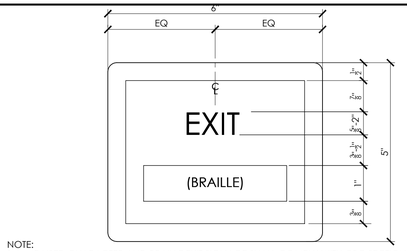
TABLE 703.3.1 BRAILLE DIMENSIONS

MEASUREMENT RANGE	MINIMUM IN INCHES MAXIMUM IN INCHES
DOT BASE DIAMETER	0.059 TO 0.063
DISTANCE BETWEEN TWO DOTS IN THE SAME CELL *	0.090 TO 0.100
DISTANCE BETWEEN CORRESPONDING DOTS IN ADJACENT CELLS *	0.241 TO 0.300
DOT HEIGHT	0.025 TO 0.037
DISTANCE BETWEEN CORRESPONDING DOTS FROM ONE CELL BELOW *	0.395 TO 0.400

* MEASURED CENTER TO CENTER

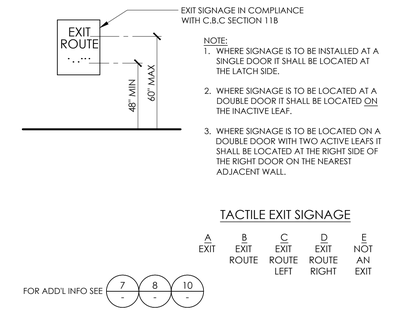
1. BRAILLE SHALL BE CONTRACTED (GRADE 2)
2. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 703.3.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS
3. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH (9.5 MM) MINIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.5 MM) MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

BRAILLE SIGNAGE DETAIL | 8 | --



NOTE:
1. RAISED CHARACTER AND BRAILLE EXIT SIGNAGE SHALL COMPLY WITH CBC SECTIONS 11B-703.1, 11B-703.2, 11B-703.3, & 11B-703.5
2. REFER TO TABLE 11B-703.3 FOR BRAILLE DIMENSIONS AND FIGURE 11B-703.3.1 FOR BRAILLE MEASUREMENT
3. LETTERS AND NUMBERALS SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND ACCOMPANIED WITH GRADE II BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". CBC SECTION11B-703.2

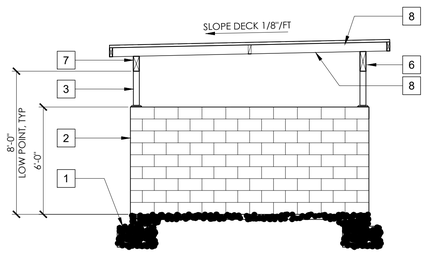
TACTILE SIGNAGE DETAIL | 7 | --



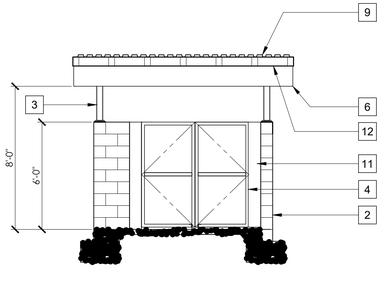
TACTILE EXIT SIGNAGE | 6 | --

TRASH ENCLOSURE KEYNOTES

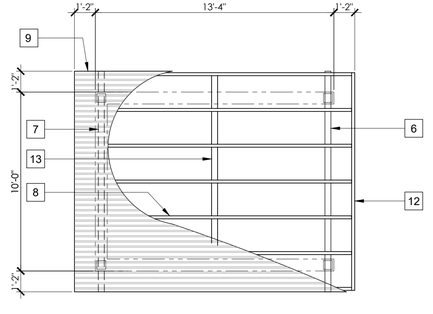
1. 4" THK SLAB & FOOTINGS, SEE STRUCT.
2. 8"x8"x16" CMU WALLS
3. 6"x6"x1/8 " THICK STEEL TUBULAR COL, CONCRETE FILLED, 1" CLEARANCE BETWEEN TUBE AND WALLS, TYP ALL 4 CORNERS
4. 16 GA. RIBBED METAL GATES WITH 2"x2"x1/4" STEEL ANGLE FRAME AND DIAGONAL BRACING, CONTINUOUS WELD ALL JOINTS
5. 6"x6" CONCRETE CURB
6. 4"x14" TIMBER BEAM ON STEEL COLUMN
7. 4"x10" TIMBER BEAM ON STEEL COLUMN
8. 4"x6" TIMBER RAFTER @ 2'-0" O.C., CONNECTED TO MAIN BEAM
9. 16 GA. RIBBED METAL ROOF
10. LINE OF ROOF DECK ABOVE
11. 8"x8"x3/16" THICK STEEL TUBE GATE JAMB BOLTED TO CMU WALL, SEAL TOP W/ STEEL PLATE
12. 3"x6" TIMBER FASCIA
13. 3"x6" TIMBER BLOCKING, MID-SPAN



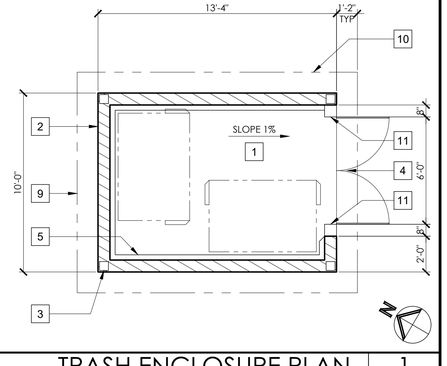
TRASH ENCLOSURE WEST ELEV | 4 | 1/4"=1'-0"
EAST OPP HAND



TRASH ENCLOSURE SOUTH ELEV | 3 | 1/4"=1'-0"



TRASH ENCLOSURE ROOF PLAN | 2 | 1/4"=1'-0"



TRASH ENCLOSURE PLAN | 1 | 1/4"=1'-0"

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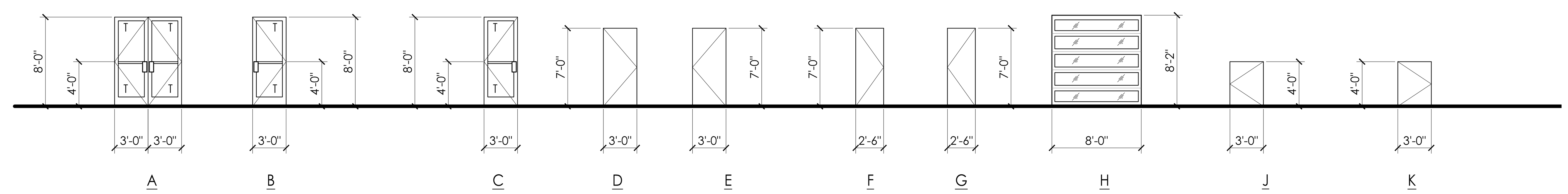
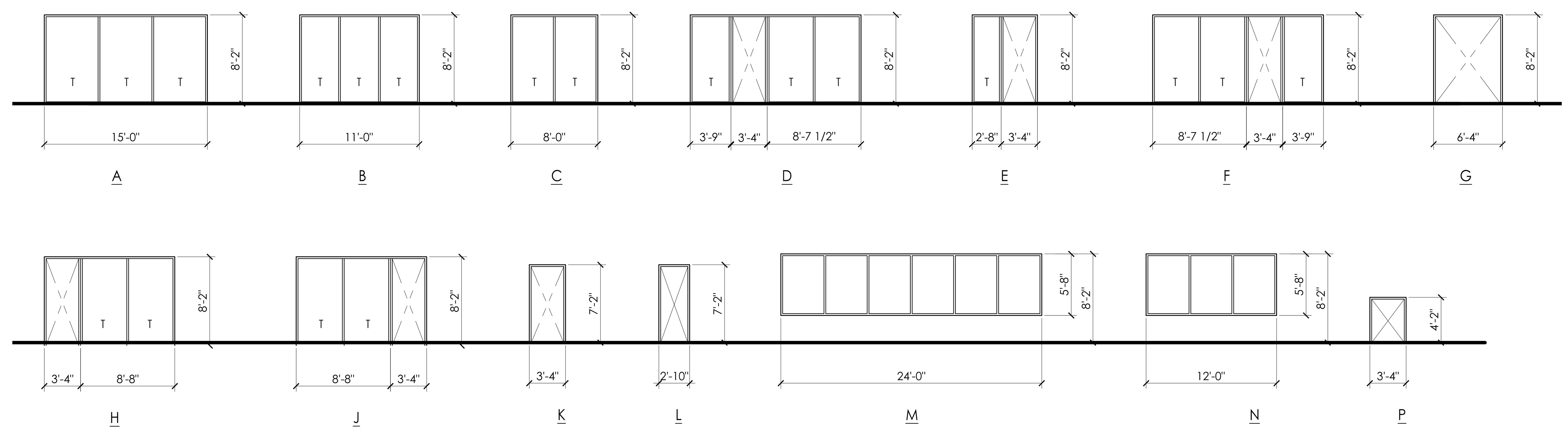
DOOR SCHEDULE

BLDG	DOOR NUMBER	DOOR SIZE		DOOR			FRAME			MISC		REMARKS
		WIDTH x HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH	GLAZING	RATING	
BLDG #1	01	PR 3'-0" x 8'-0"	1 3/4"	AL	A	FF	AL	G	FF	T	-	CLOSER
	02	3'-0" x 7'-0"	1 3/4"	STL	E	PT	STL	K	PT	T	45 MIN	CLOSER
	03	3'-0" x 7'-0"	1 3/4"	WD	G	FF	HM	K	PT	-	-	--
	04	3'-0" x 7'-0"	1 3/4"	WD	E	FF	HM	K	PT	-	-	CLOSER
	05	PR 3'-0" x 8'-0"	1 3/4"	AL	A	FF	AL	G	FF	T	-	CLOSER
	06	3'-0" x 7'-0"	1 3/4"	STL	F	PT	STL	K	PT	-	45 MIN	CLOSER
	07	3'-0" x 7'-0"	1 3/4"	WD	F	FF	HM	K	PT	-	-	CLOSER
BLDGS #2, 3, 4	08	3'-0" x 8'-0"	1 3/4"	AL	B	FF	AL	F	FF	T	-	CLOSER
	09	3'-0" x 8'-0"	1 3/4"	AL	C	FF	AL	J	FF	T	-	CLOSER
	10	8'-0" x 8'-0"	--	STL	H	FF	STL	--	PT	T	-	OVERHEAD SECTIONAL w/ GLAZED PANELS, TEMPERED
	11	3'-0" x 7'-0"	1 3/4"	WD	D	FF	HM	K	PT	-	-	CLOSER
	12	3'-0" x 8'-0"	1 3/4"	AL	C	FF	AL	D	FF	T	-	CLOSER
	13	3'-0" x 8'-0"	1 3/4"	AL	B	FF	AL	H	FF	T	-	CLOSER
	14	8'-0" x 8'-0"	--	STL	H	FF	STL	--	PT	T	-	OVERHEAD SECTIONAL w/ GLAZED PANELS, TEMPERED
	15	3'-0" x 7'-0"	1 3/4"	WD	E	FF	HM	K	PT	-	-	CLOSER
	16	3'-0" x 7'-0"	1 3/4"	WD	D	F	HM	K	PT	-	-	CLOSER
	17	3'-0" x 7'-0"	1 3/4"	WD	E	FF	HM	K	PT	-	-	CLOSER
	18	3'-0" x 4'-0"	1 3/4"	WD	J	FF	HM	P	PT	-	-	--
	19	3'-0" x 4'-0"	1 3/4"	WD	K	FF	HM	P	PT	-	-	--

DOOR TYPES



FRAME TYPES



WINDOW SCHEDULE

BLDG	WINDOW NUMBER	WINDOW		FRAME					REMARKS
		OVERALL WIDTH x HEIGHT	# OF PANELS	DEPTH	SIGHTLINE	MATERIAL	TYPE	FINISH	
BLDG #1	01	15'-6 1/2" x 8'-2	4	4 1/2"	2"	AL	A	FF	TEMPERED GLAZING PER FRAME TYPE
	02	15'-6 1/2" x 8'-2	4	4 1/2"	2"	AL	A	FF	TEMPERED GLAZING PER FRAME TYPE
	03	6'-8" x 8'-2"	2	4 1/2"	2"	AL	E	FF	TEMPERED GLAZING PER FRAME TYPE
	04	6'-8" x 8'-2"	2	4 1/2"	2"	AL	B	FF	TEMPERED GLAZING PER FRAME TYPE
	05	8'-2" x 8'-2"	2	4 1/2"	2"	AL	B	FF	TEMPERED GLAZING PER FRAME TYPE
BLDGS #2, 3, 4	06	8'-7 1/2"" x 8'-2"	2	4 1/2"	2"	AL	C	FF	TEMPERED GLAZING PER FRAME TYPE
	07	3-7" x 8'-2"	1	4 1/2"	2"	AL	F	FF	TEMPERED GLAZING PER FRAME TYPE
	08	8'-7" x 8'-2"	2	4 1/2"	2"	AL	J	FF	TEMPERED GLAZING PER FRAME TYPE
	09	8-7 1/2" x 8'-2"	2	4 1/2"	2"	AL	D	FF	TEMPERED GLAZING PER FRAME TYPE
	10	3'-7" x 8'-2"	1	4 1/2"	2"	AL	H	FF	TEMPERED GLAZING PER FRAME TYPE
	11	3'-7" x 4'-8"	1	4 1/2"	2"	AL	M	FF	
	12	24'-0" x 4'-8"	6	4 1/2"	2"	AL	N	FF	
	13	11'-11" x 4'-8"	3	4 1/2"	2"	AL	M	FF	
	14	24'-0" x 4'-8"	6	4 1/2"	2"	AL	N	FF	
	15	11'-11" x 4'-8"	3	4 1/2"	2"	AL	M	FF	

NOTE:
1) ALL WINDOWS SHALL HAVE U- FACTOR =0.3 AND SHGC = 0.25
2) ALL GLAZING SHALL BE DUAL PANE, TINT TBD

ABBREVIATIONS

AL ALUMINUM STOREFRONT
FF FACTORY FINISH
HM HOLLOW METAL
PT LATEX PAINT
T TEMPERED
WD SOLID CORE WOOD w/ WOOD VENEER FINISH

DOOR NOTES

1. ALL RATED DOORS TO BE POSITIVE LATCHING AND SELF-CLOSING (C.B.C. SECTIONS 713.2 & 713.6.3)
2. "LABEL" SHALL MEAN "FIRE ASSEMBLY" AS DEFINED IN C.B.C. SECTION 713.2
3. FIRE DOORS AND FIRE WINDOWS SHALL HAVE AN APPROVED LABEL OR LISTING MARK INDICATING THE FIRE PROTECTION RATING, WHICH IS PERMANENTLY AFFIXED AT THE FACTORY WHERE FABRICATION AND ASSEMBLY ARE DONE.
4. FIRE-RATED DOOR FRAMES SHALL BE INSTALLED STRICTLY PER MANUFACTURER'S PRINTED INSTRUCTIONS. MANUFACTURER'S PRINTED INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTING AUTHORITIES (C.B.C. SECTION 713.4)
5. ADJUST CLOSER SO THAT FROM AN OPEN POSITION OF 70° DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH MEASURED TO THE LEADING EDGE OF THE DOOR.
6. POWER ASSISTED DOORS SHALL HAVE AN OPENING FORCE OF 5 LBS. OR LESS AND REQUIRE NO MORE THAN 15 LBS. TO STOP DOOR MOVEMENT.
7. EXTERIOR SWINGING DOORS: LOCKING HARDWARE SHALL BE OPERATED FROM THE INSIDE BY A DEVICE PERMITTED BY C.B.C. CHAPTER 10.
8. PROVIDE SIGN WITH 1" HIGH LETTERS ON CONTRASTING BACKGROUND AT DOOR TRANSOM TO READ: "THESE DOORS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS".
9. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
10. ILLUMINATED EXIT SIGNS TO HAVE A MINIMUM OF 6" HIGH LETTERS. (GREEN)
11. PROVIDE SIGNAGE ON THE DOOR WITH 3" HIGH BLOCK LETTERING IN A CONTRASTING COLOR STATING "FIRE CONTROL PANEL INSIDE".

HARDWARE NOTES

1. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" & 44" ABOVE FINISH FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WITHIN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY THE LEVER TYPE HARDWARE. PANIC BARS, PUSH/PULL BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
2. LOCKS SHALL BE KEY OPERATED FROM THE OUTSIDE AND OPERATED FROM THE INSIDE BY A DEVICE NOT PROHIBITED BY C.B.C. SECTION 1004.3.
3. DEADBOLTS SHALL CONTAIN HARDENED INSERTS OR EQUIVALENT.
4. STRAIGHT DEADBOLT SHALL HAVE A MINIMUM THROW OF ONE-INCH WITH NOT LESS THAN 5/8 INCH EMBEDMENT INTO THE HOLDING DEVICE.
5. A HOOK SHAPE OR EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4 INCH.
6. ALL LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEADBOLTS SHALL EMBED AT LEAST 1/2 INCH, BUT NEED NOT EXCEED 1/4 INCH INTO THE HOLDING DEVICES.

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