

JAIME D. AQUINO
DESIGN AND PLANNING

2419 PAULINE STREET
WEST COVINA, CA 91792
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TOTAL PARKING REQUIRED	489
TOTAL PARKING PROVIDED	543

AUTHORITY: LATEST CITY OF POMONA MUNICIPAL CODE & ZONING ORDINANCES
2016 CBC,CEC,CMC,CPC
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARD CODE

CONSTRUCTION TYPE: EXISTING VB - PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM WITH MANUAL ALARM SYSTEM PER CBC SEC. 907.2.6.

LEASE SPACE GROSS FLOOR AREA:
 - GROUND FLOOR : 7465.50 SQ. FT. (OCCUPANCY I-4)
 - MEZZANINE FLOOR : 1498.00 SQ. FT. (ACCESSORY STORAGE)

-GROUND FLOOR (INSTITUTIONAL OUTPATIENT):7465.50 S.F./100 = 74.65 OR 75
-MEZZANINE FLOOR (ACCESSORY STORAGE):1498.00 S.F./300 = 4.99 OR 5

INCREASE OCCUPANT LOAD: CBC SEC. 1004.2, 1004.3, 1004.7 (SEE NOTE BELOW)
 -OCCUPANT LOAD ON THE GROUND FLOOR SHALL BE BASED ON THE NUMBER
 OF FIXED SEATS ON THE MAIN ACTIVITY AREA PLUS PER TABLE 1004.1.1 AT
 AREA ADJACENT TO SEATING AREA AND AISLE, THEN
 NUMBER OF FIXED SEATS = 144
 PLUS 2374 /100 = 24
 TOTAL OCCUPANT LOAD = 168 AT GROUND FLOOR

HANDICAP SEATING REQUIRED: $51 - 300 = 4$ HC SEATS

EXITS REQUIRED FOR TOTAL OCCUPANTS AT GROUND FLOOR & MEZZANINE = 173
GROUND FLOOR – 1 – 500 OCCUPANT LOAD = 2 EXITS PER TABLE 1019.1
MEZZANINE FLOOR – 10 MAX. OCCUPANT PER TABLE 1015.1 = 1 EXIT

EGRESS WIDTH FOR INSTITUTIONAL : 0.2 PER OCCUPANT
168 / 0.2 = 33.6 " MINIMUM : 44 "
MAXIMUM TRAVEL DISTANCE TO ANY EXIT: 200 FT PER TABLE 1016.1

MINIMUM PLUMBING FIXTURE PER CPC TABLE 4-1
GROUND FLOOR OCCUPANT LOAD : 168 MALE = 84 FEMALE = 84

REQUIRED WATER CLOSET FOR MALE : 1 PER 25
 -REQUIRED : 3 PROVIDED : 7
 REQUIRED URINAL : 1 PER 10-50, ADD 1 FOR EACH ADDITIONAL 50.
 -REQUIRED : 2 PROVIDED : 2
 REQUIRED WATER CLOSET FOR FEMALE : 1 PER 20
 -REQUIRED : 4 PROVIDED : 7
 REQUIRED LAVATORY FOR MALE : 1 PER 10
 -REQUIRED : 8 PROVIDED : 8
 REQUIRED LAVATORY FOR FEMALE : 1 PER 10
 -REQUIRED : 8 PROVIDED : 8
 DRINKING FOUNTAIN : 1 PER 150
 -REQUIRED : 1 PROVIDED : 1

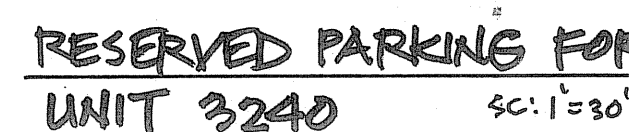
NOTE: REASON FOR INCREASED OCCUPANT LOAD
THE BUSINESS OWNER'S FACILITY IS LICENSED FOR 160 PARTICIPANTS (OR CLIENTS).
THE LEASE SPACE PER PROPERTY OWNER'S LISTING IS 7200 S. F.
THE STATE OF CALIFORNIA DEPARTMENT OF AGING REQUIREMENT FOR NUMBER OF PARTICIPANTS IS BASED ON 48 S.F. PER PARTICIPANT THUS, $7200 / 48 = 150$
FOR THIS NUMBER OF PARTICIPANTS INCLUDING FACILITY STAFF THE STATE IS
REQUIRING 6 TOILETS (WC) EACH FOR MALE AND FEMALE.

THE MINIMUM PLUMBING FIXTURES PROVIDED ON THIS PLAN IS BASED ON CPC REQUIREMENTS.

TOTAL PARKING REQUIRED : 35 SPACES

TOTAL PARKING PROVIDED: 35 SPACES

• REFER TO PARKING ANALYSIS POSTED ON THIS SHEET



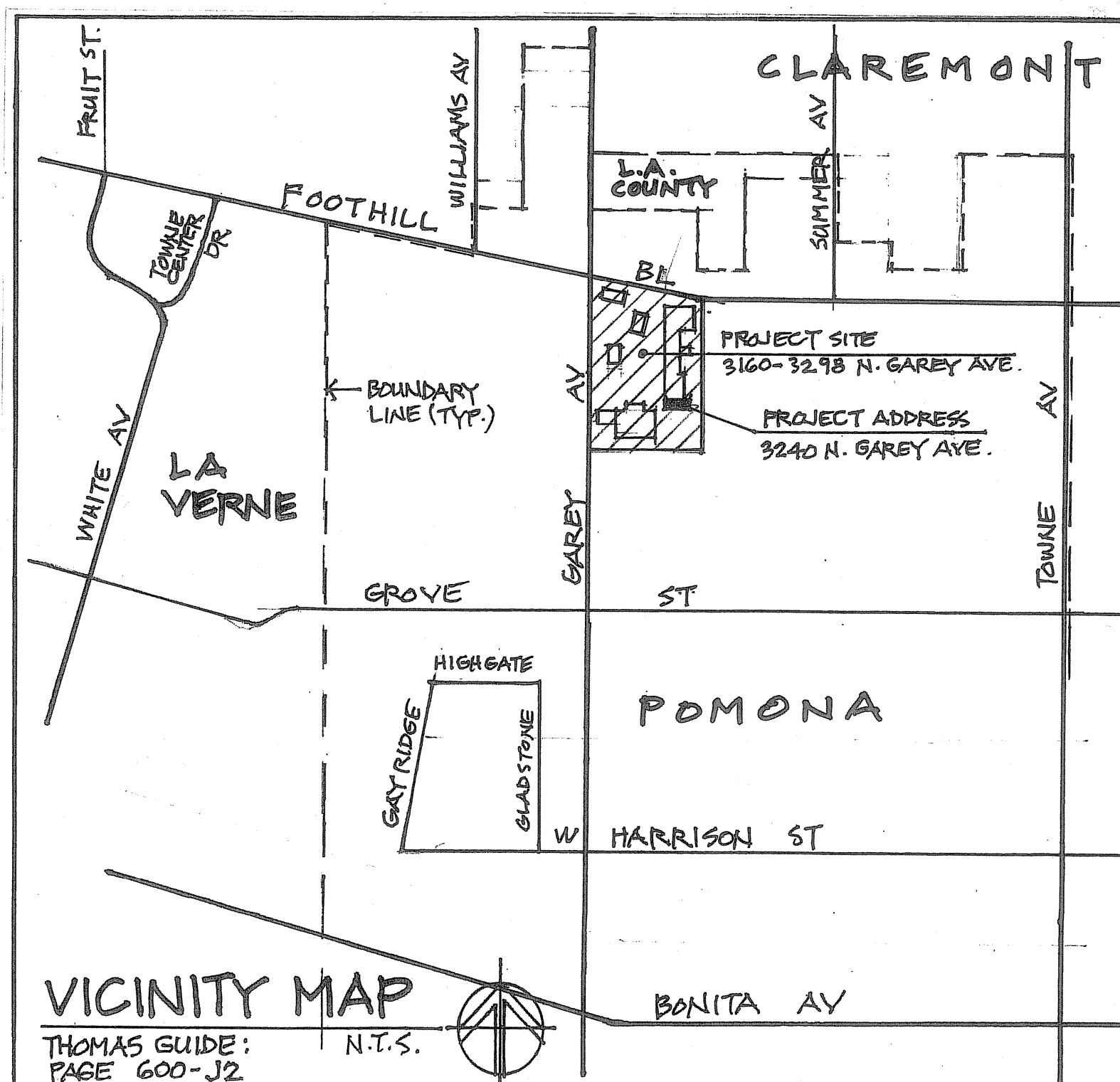
The type of business to be conducted at the property located in 3240 N. Garey Ave, Pomona, CA 91767 is a licensed Adult Day Health Care (ADHC) center to provide programs to adults 18 years old and older who are Medi-Cal recipients and who voluntarily elect to participate in an adult day health programs. This center will be managed by Health Alliance ADHC Inc. employing registered nurses, program director, medical social worker, physical therapy (PT), occupational therapy (OT), speech therapy (ST), administrator, medical director, activity director, dietitian, and other office staffs to provide the following programs.

1. To provide the social, emotional and physical well-being of impaired individuals living in the community alone or with others, in order to maintain them at or restore them to their optimal functional potential and help them to remain at or return to their homes.
2. To share with families and other persons the burden of providing substantial care to impaired elderly individuals by offering respite for one or several days during the week
3. To supplement the diagnostic evaluations conducted by other health professionals (OT, PT, ST, medical doctors, etc.) by means of a sustained functional assessments.
4. To provide diagnostic and treatment services to persons who would otherwise require admission to or continued stay in a hospital or other health care facility

The State of California Department of Health Services (DHS) and Department of Aging (CDA) provide the permits and licenses to individuals who want to operate ADHC centers. These agencies monitor the operation of the centers to assure their compliance with the laws and regulations of Title 22 and the rules and policies of said agencies.

Prepared By: Jose E. De Castro
President/Chairman
Health Alliance ADHC, Inc.
Date: February 15, 2017

TENANT IMPROVEMENT
FOR THIS SPACE:
3240 N. GAREY AVE.



NOTE: THIS BUILDING SITE IS EXISTING
AND NO ADDITIONAL IMPROVEMENT PROPOSED
FOR THIS PROJECT UNLESS AS NOTED ON PLAN.

The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt its accuracy but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The sketch is only an illustration; no representation is being made that specific tenants will occupy the center, and the center is subject to change from time to time by the landlord. References to square footage or age are approximate. Lessees must verify the information by their own sources.

PROJECT: TI - Adult Day Health Care Facility for
Health Alliance ADHC, Inc.
3240 N. GAREY AVE., BLDG. A
ADDRESS: POMONA, CA 91767
BUSINESS OWNER: JOSE DE CASTRO TEL. NO. (626) 616 - 2732
PROPERTY OWNER: BLOSSOM VIEW PROPERTIES, LLC
36 RELIABLE PROPERTIES, TEL. NO. (323) 653-3777 EXT. 118

SHEET TITLE:
• SITE PLAN/
PROJECT DATA

REVISED: 10-4-17

DATE: 3-23-77

SCALE: AS NOTED

DRAWN: 

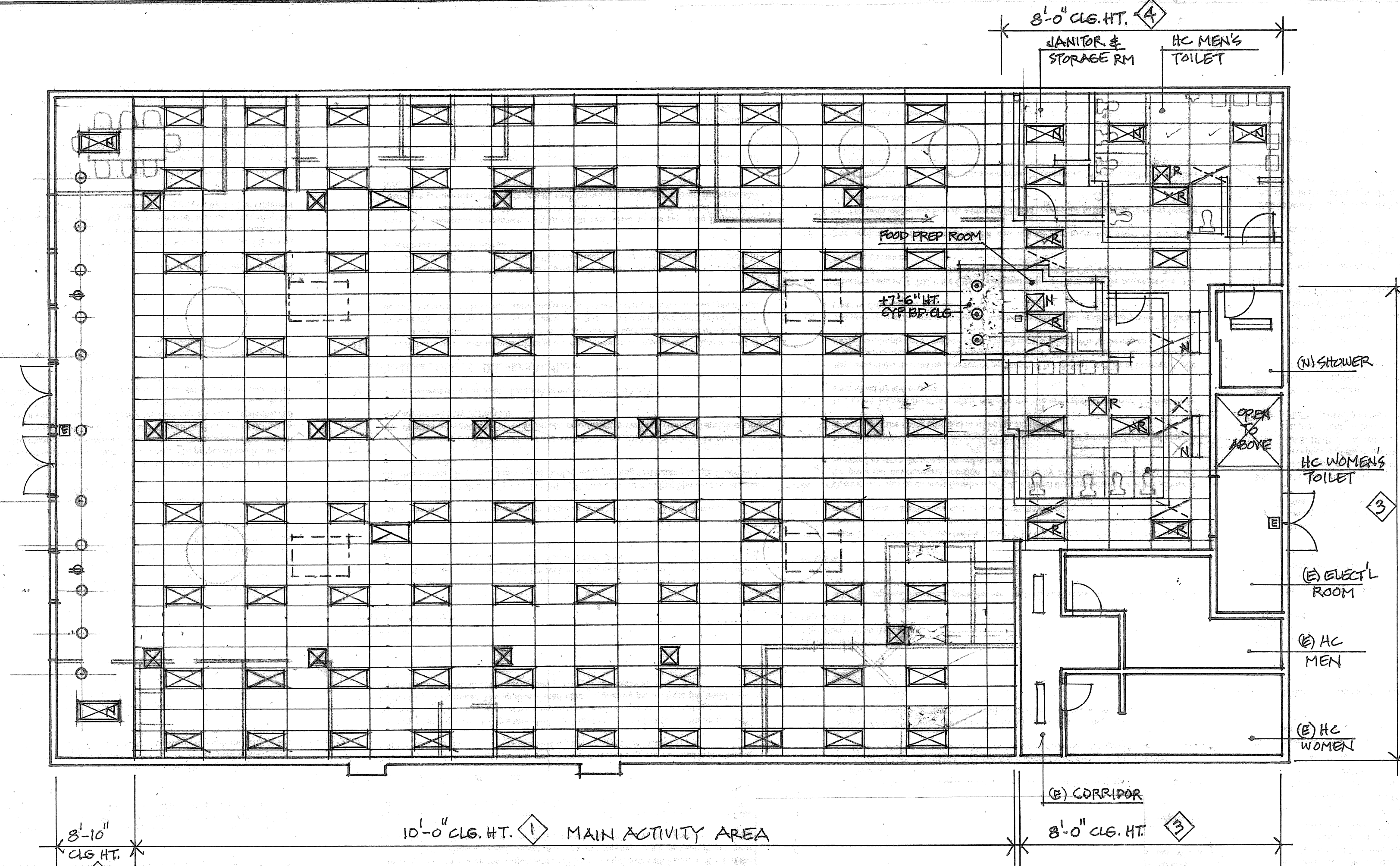
CHECKED: JDA

JOB: 1326

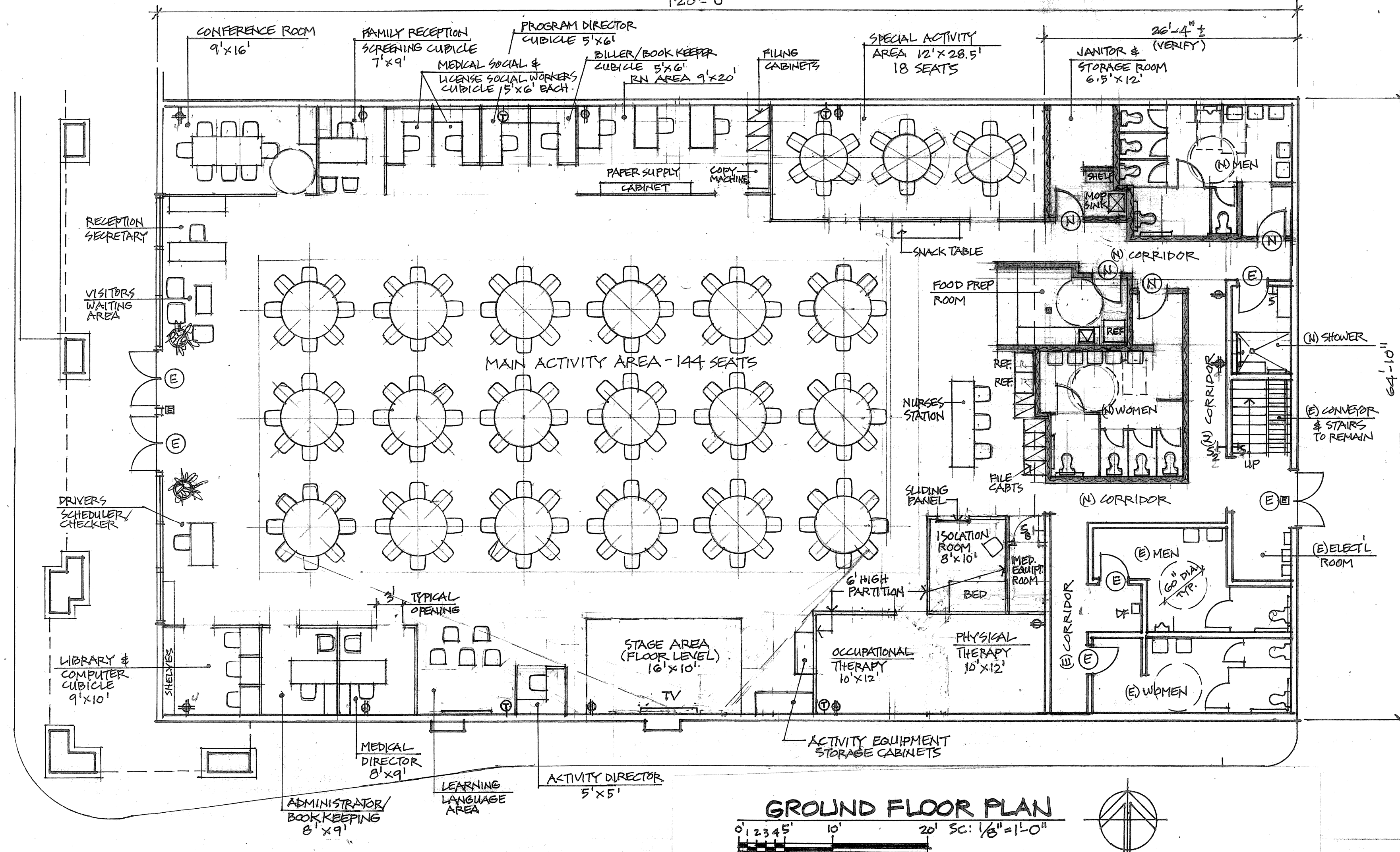
SHEET NO:

PA-1

OF SHEET.



GROUND FLOOR REFLECTED CEILING PLAN (RCP)
SC: 1/8"=1'-0"



GROUND FLOOR PLAN
SC: 1/8"=1'-0"

RCP KEYNOTES:

- 1 EXISTING SUSPENDED ACOUSTIC TILE CEILING WITH EXISTING 2'x4' FLUORESCENT LIGHTING FIXTURES, A/C SUPPLY & RETURN AIR GRILLES TO REMAIN, U.N.O.
 - REFER TO LIGHTING/MECHANICAL LEGEND & SYMBOLS.
 - VERIFY IN THE FIELD
- 2 EXISTING GYP. BD. CEILING W/ EXISTING RECESSED DOWNLIGHTS, EXIT SIGN & TWO NEW 2'x4' SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES AS SHOWN.
 - VERIFY IN THE FIELD
- 3 EXISTING GYP. BD. CEILING OVER EXISTING HC WOMEN'S TOILET, HC MEN'S TOILET, CORRIDOR, ELECTRICAL ROOM & SHOWER ROOM WITH EXISTING LIGHT FIXTURES, OUTLETS, SWITCHES, EXHAUST FANS TO REMAIN.
 - PROVIDE NEW EXHAUST FAN FOR NEW SHOWER.
 - VERIFY IN THE FIELD
- 4 EXISTING SUSPENDED ACOUSTIC TILE CEILING W/ EXISTING 2'x4' FLUORESCENT LIGHTING FIXTURES, A/C SUPPLY AIR GRILLES, SWITCHES & OUTLETS.
 - LIGHTING FIXTURES, SUPPLY AIR GRILLES MAY BE RELOCATED AS SHOWN AND/OR ADDED PER ELECTR. DUES.
 - DOWNLIGHTS WILL BE ADDED ABOVE THE COUNTER OF THE FOOD PREPARATION ROOM AS SHOWN.
 - EXISTING SWITCHES & OUTLETS MAY BE REMOVED OR RELOCATED AND NEW SWITCHES & OUTLETS WILL BE ADDED PER ELECTRICAL DRAWINGS.
 - VERIFY IN THE FIELD
- 5 EXISTING GYP. BD. CEILING W/ EXISTING LIGHT (FLUORESCENT) FIXTURES, OUTLETS & SWITCHES, A/C SUPPLY & RETURN AIR GRILLES, U.N.O.

ELECTRICAL/MECHANICAL LEGEND:

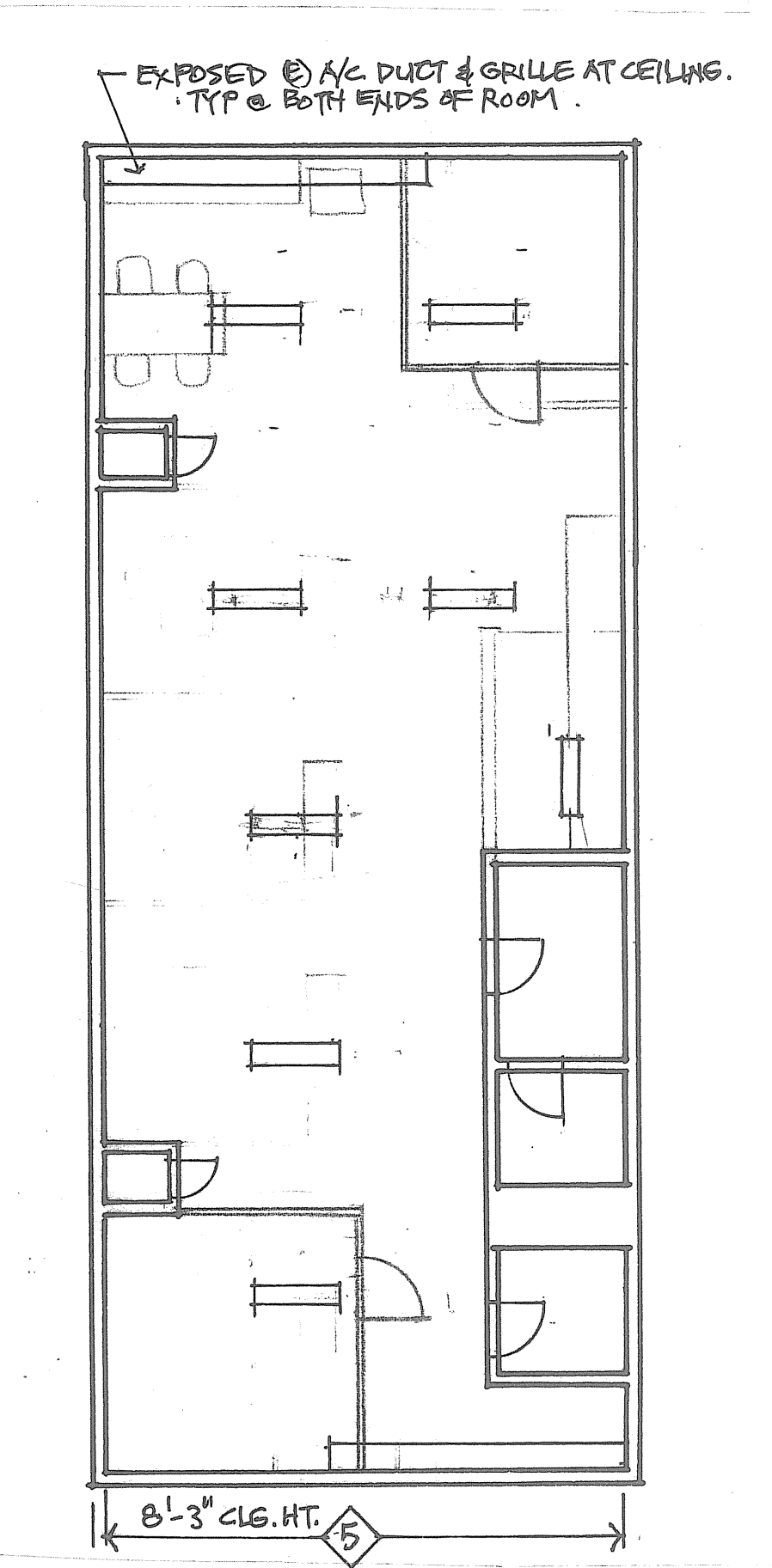
- EXISTING 2'x4' FLUORESCENT LIGHT FIXTURE
- SAME AS EXISTING, RELOCATED.
- NEW 2'x4' FLUORESCENT LIGHT FIXTURE TO MATCH EXISTING.
 - SURFACE MTD. WHERE NOTED ON PLAN
- EXISTING 1'x4' SURFACE MTD FLUORESCENT LIGHT FIXTURE
- NEW 1'x4' SURFACE MTD FLUORESCENT LIGHT FIXTURE
- EXISTING RECESSED DOWNLIGHTS
- NEW RECESSED DOWNLIGHTS
- EXISTING SUPPLY AIR GRILLE.
 - N - NEW SUPPLY AIR GRILLE
 - R - RELOCATED SUPPLY AIR GRILLE
- EXISTING RETURN AIR GRILLE
- EXISTING DUPLEX RECEPTACLE
- EXISTING QUADPLEX RECEPTACLE
- EXISTING SWITCHES. NUMBER INDICATES NUMBER OF SWITCHES
- EXISTING THERMOSTAT CONTROL

WALL LEGEND:

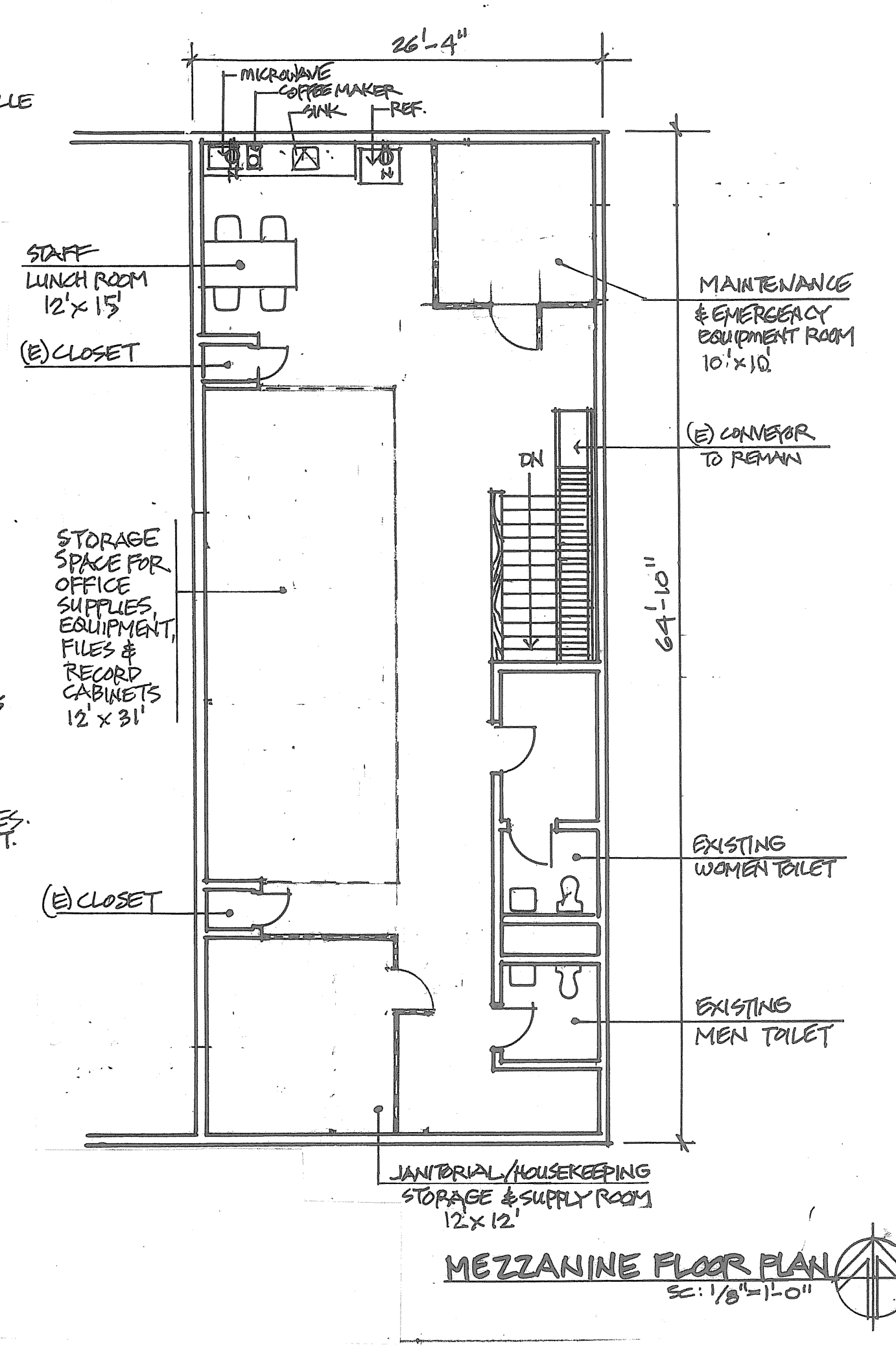
- EXISTING WALL TO REMAIN
- NEW FULL HT. WALL (NON-BEARING): 2"x4" @ 16" O.C. STUDS W/ 3/8" GYP. BD. EACH SIDE.
 - PROVIDE R-11 SOUND INSULATION WHERE INDICATED.
 - USE 2"x6" STUDS AT PLUMBING WALLS
 - TILE WALL FINISH IN (N) MEN & WOMEN TOILETS, JANITOR'S CLOSET AROUND MOP SINK PER WALL ELEVATIONS.
- PREFABRICATED 5' HIGH OFFICE CUBICLES. LOW PARTITIONS AS SELECTED BY TENANT.
 - 6' HIGH WHERE NOTED ON PLAN.
- NEW 8' HIGH WIRE MESH PARTITION & DOOR AS SELECTED BY TENANT.
- EXISTING 42" HIGH SOLID GUARDRAIL
- EXISTING STOREFRONT TO REMAIN

DOOR SCHEDULE:

- (E) EXISTING DOOR TO REMAIN
- (N) NEW 3' x 6'-8" SOLID CORE WOOD DOOR TO MATCH EXISTING.



MEZZANINE REFLECTED CEILING PLAN
SC: 1/8"=1'-0"



MEZZANINE FLOOR PLAN
SC: 1/8"=1'-0"

REVISIONS		DATE

JAIME D. AQUINO
DESIGN AND PLANNING

2419 PALM STREET
SUITE 100
POMONA, CA 91767
TELEPHONE: (909) 862-3375
CELL PHONE: (909) 862-3375
E-MAIL: JAIME_D_AQUINO@GMAIL.COM

PROJECT: T1 - Adult Day Health Care Facility for Health Alliance ADHC, Inc.
ADDRESS: 3240 N. GAREY AVE., BLDG. A, POMONA, CA 91767
BUSINESS OWNER: JOSE DE CASTRO, TEL. NO. (909) 862-2732
PROPERTY OWNER: HEALTH ALLIANCE ADHC, INC., TEL. NO. (909) 862-3375 EXT. 116

SHEET TITLE: GROUND & MEZZANINE FLOOR PLANS
GROUND & MEZZANINE REFLECTED CEILING PLANS

DATE: 3-23-17
SCALE: AS SHOWN
DRAWN: JA
CHECKED: JDA
JOB: B26
SHEET NO.: PA-2
OF 1 **SHEET**



A LOOKING EAST SHOWING FRONT OF PROJECT LEASE SPACE (SOUTH END OF BLDG. A).



B LOOKING NORTHEAST SHOWING SIDE OF PROJECT LEASE SPACE (SOUTHWEST CORNER OF BLDG. A).



C LOOKING NORTHEAST FROM PARKING LOT DRIVEWAY
SHOWING MIDDLE PORTION OF BLDG. A.



D LOOKING EAST FROM PARKING LOT SHOWING NORTH END
OF BLDG. A.



E LOOKING NORTHWEST FROM MIDDLE OF PARKING LOT SHOWING THE THREE BLDGS AT THE NORTHWEST CORNER OF THE PROJECT SITE.



F LOOKING NORTH TOWARDS FOOTHILL BLVD FROM THE PARKING LOT SHOWING PART OF BLDG. A & THE TWO BLDGS AT THE NORTH PROPERTY LINE OF THE PROJECT SITE.



G LOOKING SOUTH FROM THE PARKING LOT SHOWING THE SOUTHEAST PORTION OF BLDG. A (PROJECT LEASE SPACE) AND SUPERIOR GROCERS BLDG AT THE CENTER.



H LOOKING SOUTHWEST TOWARDS GARY AVE. FROM THE PARKING LOT SHOWING PORTION OF SUPERIOR GROCERS BLDG AND ADJACENT LEASED SPACES.



I LOOKING SOUTH FROM PARKING LOT DRIVEWAY BETWEEN SUPERIOR GROCERS BLDG. & BLDG. A. SHOWING ADDITIONAL PARKING SPACES.



J LOOKING SOUTHEAST FROM DRIVEWAY BETWEEN SUPERIOR GROCERS BLDG. & BLDG. A. SHOWING PARKING SPACES SOUTH OF BLDG. A.