

NEW BEYOND C-STORE DEVELOPMENT

27278 ETHANAC RD.
PERRIS CA 92585

Abbreviations

&	AND	D.O.	DOOR OPENING	I.D.	INSIDE DIAMETER	SQ.	SQUARE
L	ANGLE	DR.	DOOR	INSUL.	INSULATION	S.ST.	STAINLESS STEEL
@	AT	DWR.	DRAWER	INT.	INTERIOR	STD.	STANDARD
⏟	CENTERLINE	D.S.	DOWNSPOUT	JT.	JOINT	STL.	STEEL
∅	DIAMETER OF ROUND	DWG.	DRAWING	KIT.	KITCHEN	STOR.	STORAGE
#	POUND OR NUMBER	E.	EXISTING	LAMINATE	LAM.	STRL.	STRUCTURAL
(E)	EXISTING	EA.	EACH	LAV.	LAVATORY	SYM.	SYMMETRICAL
(R)	RELOCATED	E.J.	EXPANSION JOINT	LT.	LIGHT	T.B.S.	TO BE SPECIFIED
(N)	NEW	EL.	ELEVATION	MANU.	MANUFACTURER	TRD.	TREAD
A.F.F.	ABOVE FINISH FLOOR	ELEC.	ELECTRICAL	MAX.	MAXIMUM	T.B.	TOWEL BAR
A.D.	AREA DRAIN	E.P.	ELECTRICAL	M.C.	MEDICINE CABINET	T.C.	TOP OF CURB
ADJ.	ADJUSTABLE	EQ.	EQUAL	MECH.	MECHANICAL	TEL.	TELEPHONE
AGGR.	AGGREGATE	EQPT.	EQUIPMENT	MEMB.	MEMBRANE	TER.	TERRAZZO
AL.	ALUMINUM	EXST.	EXISTING	MET.	METAL	T.& G.	TONGUE & GROOVE
APPROX.	APPROXIMATE	EXP.	EXPANSION	MFR.	MANUFACTURER	THK.	THICK
ARCH.	ARCHITECTURAL	EXT.	EXTERIOR	MIN.	MINIMUM	T.P.	TOP OF PAVEMENT
ASB.	ASBESTOS	FLDN.	FOUNDATION	PL.	PLATE	MIR.	MIRROR
ASPH.	ASPHALT	FIN.	FINISH	P.LAM.	PLASTIC LAMINATE	MISC.	MISCELLANEOUS
BD.	BOARD	FL.	FLOOR	PLAS.	PLASTER	M.O.	MASONRY OPENING
BITUM.	BITUMINOUS	FLASH'G	FLASHING	PLYWD.	PLYWOOD	MTD.	MOUNTED
BLDG.	BUILDING	FIN.	FINISH	PR.	PAIR	MUL.	MULLION
BLKG.	BLOCKING	FL.	FLOOR	PROV'D	PROVIDED	N.	NEW
BM.	BEAM	FLASH'G	FLASHING	PT.	POINT	N.I.C.	NOT IN CONTRACT
B.O.H.	BACK OF HOUSE	FLUOR.	FLUORESCENT	PTN.	PARTITION	NO./#	NUMBER
BOT.	BOTTOM	F.O.C.	FACE OF CONCRETE	Q.T.	QUARRY TILE	NOM.	NOMINAL
CAB.	CABINET	F.O.F.	FACE OF FINISH	QSR	QUICK SERVE	N.T.S.	NOT TO SCALE
CEM.	CEMENT	F.O.S.	FACE OF STUDS	R/RAD.	RADIUS	O.A.	OVERALL
CER.	CERAMIC	FPRF.	FIREPROOF	R.D.	ROOF DRAIN	OBS.	OBSCURE
C.I.	CAST IRON	F.S.	FLOOR SINK	REF.	REFERENCE	O.C.	ON CENTER
CLG.	CEILING	FT.	FOOT OR FEET	REFR.	REFRIGERATOR	O.D.	OUTSIDE DIAMETER
CLKG.	CAULKING	FTG.	FOOTING	R.D.	ROUGH OPENING	OFF.	OFFICE
CLO.	CLOSET	FURR.	FURRING	REFR.	REFRIGERATOR	OPNG.	OPENING
CLR.	CLEAR	FUT.	FUTURE	RGR.	REGISTER	OPP.	OPPOSITE
C.O.	CASED OPENING	GYP.	GYPSON	REINF.	REINFORCED	PLBG.	PLUMBING
COL.	COLUMN	GYP. BD.	GYPSON BOARD	REQ'D	REQUIRED	T.P.D.	TOILET PAPER
CONC.	CONCRETE	G.A.	GAUGE	RESIL.	RESILIENT	T.V.	TELEVISION
CONN.	CONNECTION	GALV.	GALVANIZED	R.M.	ROOM	T.W.	TOP OF WALL
CONSTR.	CONSTRUCTION	GL.	GLASS	R.O.	ROUGH OPENING	TYP.	TYPICAL
CONT.	CONTINUOUS	GR.	GRADE	RWD.	REDWOOD	UNF.	UNFINISHED
CTSK.	COUNTERSUNK	GSM.	GALVANIZED	R.W.L.	RAIN WATER LEADER	U.O.N.	UNLESS
CNTR.	COUNTER	SHEET METAL		S.C	SOLID CORE		OTHERWISE NOTED
CTR.	CENTER	GYP.	GYPSON	SCHED.	SCHEDULE	VERT	VERTICAL
DBL.	DOUBLE	GYP. BD.	GYPSON BOARD	S.D.	SOAP DISPENSER	W.	WEST
DEPT.	DEPARTMENT	H.B.	HOSE BIBB	SECT.	SECTION	W/	WITH
DET.	DETAIL	H.C.	HOLLOW CORE	SH.	SHELF	W.C.	WATER CLOSET
DIA.	DIAMETER	HCP	HANDICAP	SHR.	SHOWER	WD.	WOOD
DIM.	DIMENSION	HDWD.	HARDWOOD	SHT.	SHEET	W/O	WITHOUT
DISP.	DISPENSER	HDWE.	HARDWARE	SIM.	SIMILAR	WP.	WATERPROOF
DN.	DOWN	H.M.	HOLLOW METAL	SL.	SLOPE	WSCT.	WAINSCOT
		HORIZ.	HORIZONTAL	SPEC.	SPECIFICATION	WT.	WEIGHT
		HR.	HOUR				
		HGT.	HEIGHT				

Symbols

6

A8

DETAIL IDENTIFICATION

3

A3

SHEET WHERE DETAIL IS DRAWN

3

A3

SECTION (BUILDING)

4

A3

SECTION (WALL / DETAIL)

5

A3

ELEVATION

9

REFERENCE NOTE

1

5

A3

4

2

3

INTERIOR ELEVATIONS

5

A3

4

2

3

SHEET WHERE ELEVATION IS DRAWN

#

WINDOW SYMBOL

D#

DOOR SYMBOL

2

REVISION, CLOUD

MATCH LINE, SHADED PORTION IS THE SIDE CONSIDERED

DATUM POINT

Project Directory

OWNER: PARADISE LAKE LLC 4300 EDISON AVE CHINO, CA 91710	ARCHITECT: C.F. LAU, A.I.A. PEGASUS ARCHITECTS 4300 EDISON AVE., CHINO, CA 91710 TEL: (909) 465.4101
CIVIL: BLUE ENGINEERING & CONSULTING, INC. 9320 BASELINE RD., SUITE D RANCHO CUCAMONGA, CA 91710 TEL: (909) 970-5654	PHOTOMETRIC: CHENCO ENGINEERING 1721 W. GARVEY AVE., ALHAMBRA, CA 91803 TEL: (626) 576-2646
LANDSCAPE ARCHITECT: PHILMAY LANDSCAPE ARCHITECTURE 2532 WALLACE AVENUE FULLERTON, CA 92831 TEL: (909) 373-1959	

Notes

1. COMPLY WITH THE LATEST CODE
2. ALL SIGNS IF ANY SHALL BE UNDERWRITERS LABORATORIES, OR EQUAL, APPROVED.
3. COMPLY WITH THE NEW EV CHARGIN STATION REQUIREMENTS.
4. THE ENTIRE SITE WILL HAVE PROPER FIRE ACCESS.
5. THE ENTIRE SITE AND PROPOSED STRUCTURES WILL COMPLY WITH ADA ACCESS REGULATIONS AND WITH THE STATE OF CALIFORNIA TITLE 24 ACCESS REGULATIONS.
6. RIVERSIDE COUNTY HEALTH DEPARTMENTS REVIEW AND APPROVAL WILL BE REQUIRED.
7. THE FOLLOWING ITEMS SHALL BE COMPLETED AND/OR SUBMITTED AS APPLICABLE – PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THIS PROPOSED PROJECT.
 - 7.1. THE FOLLOWING ITEMS SHALL BE COMPLETED AND/OR SUBMITTED AS APPLICABLE – PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THIS PROPOSED PROJECT.
 - 7.2. PRECISE GRADING PLANS SHALL BE SUBMITTED AND APPROVED
 - 7.3. ROUGH GRADING SHALL BE COMPLETED.
 - 7.4. COMPACTION MUST BE CERTIFIED.
 - 7.5. THE PAD ELEVATIONS MUST BE CERTIFIED.
 - 7.6. THE ROUGH AND FINISH GRADE MUST BE INSPECTED AND SIGNED OFF.

4 Under Separate Permits (not a part)

1. ALL SIGNAGES, INCLUDING STORE FRONT AND CANOPY, UNDER SEPARATE PERMIT BY OTHERS.
2. GRADING UNDER SEPARATE PERMIT.
3. ENVIRONMENTAL HEALTH APPROVAL UNDER SEPARATE PERMIT.
4. FIRE SPRINKLER UNDER SEPARATE PERMIT OR BY OTHERS.
5. MONUMENT SIGN UNDER SEPARATE PERMIT & BY OTHERS.
6. UNDERGROUND STORAGE TANKS, FUEL PUMP STATION AND CANOPY UNDER SEPARATE PERMIT & BY OTHERS.
7. STOREFRONT SYSTEM & BY OTHERS.

Contract City Engineer Notes

1. CORNER CUTBACKS SHALL BE DEDICATED PER COUNTY OF RIVERSIDE STANDARD NO. 805.

Legal Description

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THE WEST 384 FEET OF LOT 735 OF ROMOLA FARMS NO. 6-A, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63 TO 65, INCLUSIVE OF MAPS, RIVERSIDE COUNTY RECORDS.

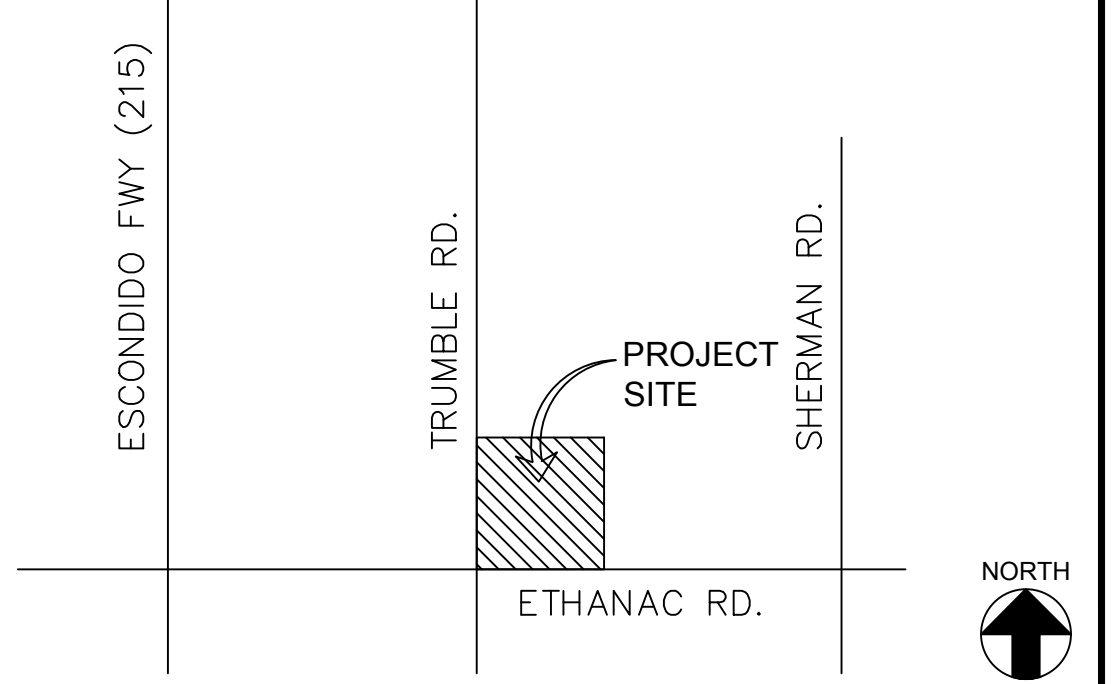
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LANDSCAPE	
L-1	TITLE SHEET
L-2	PLANTING PLAN
L-3	PLANTING DETAILS

Vicinity Map



Scope Of Work

NEW CONSTRUCTION OF A COMMERCIAL DEVELOPMENT INCLUDING C-STORE W/ DRIVE-THRU, CARWASH FACILITY, TRASH ENCLOSURE, AND CANOPY.

SIGNAGE, FUEL PUMP CANOPY, UNDERGROUND STORAGE TANKS ARE UNDER SEPARATED PERMIT BY OTHERS.

Project Data

PROJECT ADDRESS:	27278 ETHANAC RD. PERRIS, CA 92585
APN#:	329-240-021 & 329-240-022
ZONING:	CC- COMMUNITY COMMERCIAL
LAND USE:	COMMERCIAL
CONSTRUCTION TYPE:	VB
APPLICABLE CODES:	2022 CBC, CEC, CFC, CMC, CPC, CALGREEN, CAL ENERGY CODE
FIRE SPRINKLER:	YES (NFPA 13)
FIRE ALARM:	YES (NFPA 72)
LOT SIZE (GROSS):	±110,642 S.F. (2.54 ACRES)
LOT SIZE (NET):	-

DEVELOPMENT REQUIREMENTS: SETBACK REQUIREMENTS:	REQUIRED	PROVIDED
FRONT YARD	15'-0"	15'-0"
REAR & SIDE YARD	0	0
LOT COVERAGE	MAX. 50%	(15,221 S.F.) 110,642 / 13,128 S.F. =8.43%
F.A.R.	MIN. 0.75	
BUILDING HEIGHT	MAX. 45'	24'-6" (C-STORE) 18'-0" (CANOPY)

BUILDING AREA:
A) BUILDINGS
BEYOND C-STORE MARKET = 7,250 S.F.
CARWASH BUILDING = 1,673 S.F. (INCL. ELEC/EQUIP RM.)
TOTAL AREA: = 8,923 S.F.

B) CANOPY:
(38'-0" X 110'-8") = 4,205 S.F.

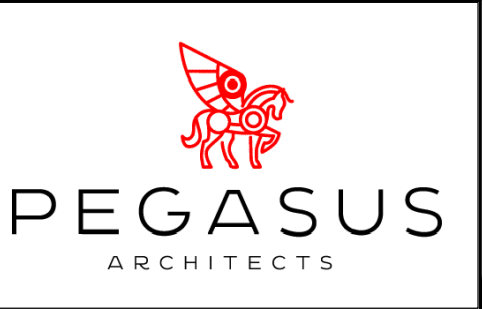
PARKING	REQUIRED:	PARKING PROVIDED:
A) BEYOND MARKET (1/200)		
7,250/250 = 29	29	36 (INCL. 2 HCP)
B) CARWASH	10	11
TOTAL	29	47 (INCL. 2 HCP)
ADA PARKING:	2	2
BICYCLE PARKING:	-	3
CLEAN AIR PARKING:	3	3
EV PARKING: (EXCLUDED FROM PARKING COUNT)	2	2
LOADING/UNLOADING (10' x 20'):	-	-
CAR WASH STACKING	8 STACK	8 STACK
DRIVE-THRU	8 STACK	8 STACK

STANDARD PARKING: 9' x 18'
LANDSCAPE: 20,946 S.F./110,642 S.F. = 0.189 (19%)

NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD, U.O.N.
2. ALL RACKS HEIGHT TO BE LESS THAN 5'-9".

ALL BEYOND FOOD MART DESIGN, DRAWINGS AND PATTERNS ARE COPYRIGHT AND TRADE DRESS OF BEYOND FOOD MART INC. AND BEYOND FRANCHISING INC.



4300 EDISON AVE.,
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PROJECT:	NEW BEYOND C-STORE DEVELOPMENT
ADDRESS:	27278 ETHANAC RD., PERRIS, CA 92585
CLIENT:	PARADISE LAKE, LLC, 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE:

PROJECT DIRECTORY & DATA
LEGAL DESCRIPTION, SHEET
INDEX, VICINITY MAP, NOTES
& SCOPE OF WORK

KEY MAP

SEAL/STAMP

LOCKED ARCHITECT

CHAK FAI LAU

C27750

Exp. 01-31-25

STATE OF CALIFORNIA

JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	___/___/___
PERMIT SET	___/___/___
BID SET	___/___/___
REVISIONS	
△ 2ND CUP RESUBMITTAL	03/02/2023
△ 3RD CUP RESUBMITTAL	08/01/2023
△ 4TH CUP RESUBMITTAL	11/20/2023
△ 5TH CUP RESUBMITTAL	04/01/2024
△	
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SHEET NO:

T

4

OF

SHEETS

S

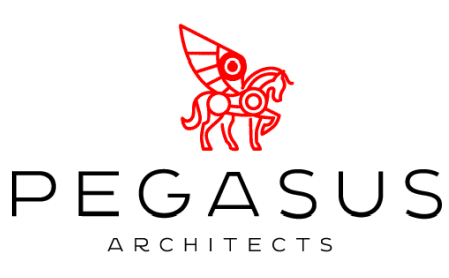
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Energy Notes	Energy Notes (Cont'd)	General Notes (Cont'd)	General Notes (Cont'd)
1. BEFORE THE BUILDING MAY BE OCCUPIED, INSTALLATION CERTIFICATES FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE STANDARDS OR PART 6, SHALL BE POSTED ADJACENT TO THE BUILDING PERMIT(S). CERTIFICATES SHALL: a. IDENTIFY FEATURES REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE STANDARDS AND PART 6: b. INCLUDE A STATEMENT INDICATING THAT THE INSTALLED DEVICES CONFORM WITH THE APPLIANCE STANDARDS AND PART 6 AND THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY. c. STATE THE BUILDING PERMIT NUMBER UNDER WHICH THE CONSTRUCTION OR INSTALLATION WAS PERFORMED. 2. THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND ORIGINAL OCCUPANTS THE FOLLOWING: a. A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS & FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES, CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. 3. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND REQUIREMENTS OF SECTION 10–102(g)2.a. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION AND THE INSTALLED R–VALUE. 4. MANUFACTURED FENESTRATION PRODUCTS SHALL a. HAVE TEMPORARY LABEL, NOT TO BE REMOVED BEFORE INSPECTION BY THE ENFORCEMENT AGENCY, LISTING THE CERTIFIED U–VALUE AND CERTIFYING THAT AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE NO. 1–E b. HAVE A PERMANENT LABEL LISTING THE U–VALUE, CERTIFYING ORGANIZATION, AND RATING PROCEDURES. 5. SITE CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING, BUT NOT LIMITED TO, FIELD MANUFACTURED DOORS, SKYLIGHTS, AND WNDOWS, SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND SHALL BE WEATHER STRIPPED. EXCEPTION: UNFRAMED GLASS DOORS AND FIRE DOORS. 6. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKET, WEATHER STRIPPED. OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.. 7. DROP CEILINGS THAT ARE A COMPONENT OF THE BUILDING ENVELOPE, INCLUDING, BUT NOT LIMITED TO, THOSE BETWEEN CONDITIONED AND UNCONDITIONED SPACE THAT CREATE A VENTED ATTIC SPACE ABOVE SHALL BE CAULKED, GASKETED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. 8. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING SMOKE DENSITY REQUIREMENTS OF SECTIONS 1712 AND 1713 OF THE UBC. 9. HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS SHALL HAVE CONTROLS: a. THAT PREVENT SUPPLEMENTARY HEATER OPERATION WHEN THE HEATING LOAD CAN BE MET BY THE HEAT PUMP ALONE: AND b. IN WHICH THE CUT–ON TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAN THE CUT–ON TEMPERATURE FOR SUPPLEMENTARY HEATING, AND THE CUT–OFF TEMPERATURE FOR COMPRESSION HEATING IS HIGHER THAN THE CUT–OFF TEMPERATURE FOR SUPPLEMENTARY HEATING. 10.EACH SPACE CONDITIONING SYSTEM SHALL BE INSTALLED WITH CONTROLS THAT: a. ARE CAPABLE OF AUTOMATICALLY SHUTTING OFF THE SYSTEM DURING PERIODS OF NON–USE AND SHALL HAVE AN AUTOMATIC TIME SWITCH CONTROL DEVICE COMPLYING WITH SEC. 119(c), WITH AN ACCESSIBLE MANUAL OVERRIDE. b. AUTOMATICALLY RESTART AND TEMPORARILY OPERATE THE SYSTEM AS REQUIRED TO MAINTAIN: 1. A SETBACK HEATING THERMOSTAT SET POINT, IF THE SYSTEM PROVIDES MECHANICAL HEATING;AND EXCEPTION: AREA WITH THE DESIGN WINTER OUTDOOR TEMPERATURE OF GREATER THAN 32°F. 2. A SETUP COOLING THERMOSTAT SET POINT, IF THE SYSTEM PROVIDES MECHANICAL COOLING. EXCEPTION: AREA WITH THE DESIGN SUMMER OUTDOOR TEMPERATURE OF GREATER THAN 100°F EXCEPTION: SYSTEMS SERVING HOTEL/MOTEL GUEST ROOMS, IF THEY HAVE A READILY ACCESSIBLE MANUAL SHUTOFF SWITCH. 11.THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY SEC. 121(b)2, OR THREE COMPLETE AIR CHANGES, WHICHEVER IS LESS, SHALL BE SUPPLIED TO THE ENTIRE BUILDING DURING THE ONE–HOUR PERIOD IMMEDIATELY BEFORE THE BUILDING IS NORMALLY OCCUPIED.	12.THERMOSTATIC CONTROLS FOR HVAC SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE: a. EACH SPACE CONDITIONING ZONE SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL. b. THERMOSTATIC CONTROLS SHALL BE CAPABLE OF BEING SET, LOCALLY OR REMOTELY, BY ADJUSTMENT OR SELECTION OF SENSORS: 1. DOWN TO 55° F OR LOWER TO CONTROL HEATING: OR 2. UP TO 85° F OR HIGHER TO CONTROL COOLING: OR 3. BOTH A & B CONDITIONS TO CONTROL BOTH HEATING AND COOLING. c. TO CONTROL BOTH HEATING AND COOLING, THE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A TEMPERATURE RANGE OR DEAD BAND OF AT LEAST 5° F WITHIN WHICH THE SUPPLY OF HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCED TO A MINIMUM. 13. ALL AIR HANDLING DUCTS AND PLENUMS SHALL BE CONSTRUCTED, INSTALLED, INSULATED AND SEALED AS PROVIDED IN CHAPTER 10 OF THE UMC AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS–METAL AND FLEXIBLE. PER NEW STANDARD. 14. OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE DURING PERIODS OF NON–USE OF THE AREAS SERVED BY THE EQUIPMENT. 15. THE PIPING FOR ALL SPACE CONDITIONING AND SERVICE WATER HEATING SYSTEMS SHALL BE INSULATED IN ACCORDANCE WITH TABLE 1–G.	13. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE, FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK. 14. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS, SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES. 15. THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES THROUGHOUT CONSTRUCTION. CHEMICAL TOILET SHALL BE OF AN APPROVED TYPE, AND SHALL BE SERVICED REGULARLY TO PREVENT THE CONTAMINATION OF THE AREA. 16. THE DESIGN ADEQUACY & SAFETY OF ERECTING, BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, & HAS NOT BEEN CONSIDERED BY THE ARCHITECT & ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOFS & FLOOR DIAPHRAGMS & FINISH MATERIALS. 17. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT & ENGINEER, IF ANY, SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL ADEQUATELY BRACE ELEMENTS OF THE STRUCTURE. 18. MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE NEW UNLESS NOTED OTHERWISE, WORKMANSHIP SHALL CONFORM WITH ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR ALL TRADES CONSISTENT WITH THE CONTRACT DOCUMENTS. 19. OPTIONS, IF PROVIDED HERE–IN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY, COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS. REQUESTS FOR ALL MATERIALS OR METHODS OF SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER & THE ARCHITECT. 20. ALL ALTERNATIVE MATERIAL SUBSTITUTIONS MUST MEET OR EXCEED SPECIFICATIONS, AND MUST BE SUBMITTED AND APPROVED BY THE K U & ASSOCIATES, INC. AND ENGINEER PRIOR TO FABRICATION AND INSTALLATION. 21. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGES TO OWNER'S PROPERTY AS A RESULT OF NEGLIGENCE. 22. ALL SUBCONTRACTORS SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, APPROVALS, ETC. PERTAINING TO THEIR WORK AND CALL FOR INSPECTIONS FOR REQUIRED APPROVALS AT HIS OWN EXPENSE. 23. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND SAMPLES. THE CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS (e.g. WOOD TRUSS AND ALL STEEL FABRICATIONS) FOR THE ARCHITECT'S AND ENGINEER'S APPROVAL PRIOR TO FABRICATION AND COMMENCEMENT OF CONSTRUCTION. 24. DIMENSIONS: a. ALL DIM. SHALL HAVE PREFERENCE OVER SCALE. b. ALL DIM. ARE TO THE FRAMING UNLESS OTHERWISE NOTED. c. CEILING HEIGHT DIM. ARE FROM FINISH FLOOR SLAB, TO FACE OF FINISH CLG. MATERIAL UNLESS OTHERWISE NOTED. 25. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM WITH SIMILAR WORK ON THE JOB. 26. REFER TO GRADING PLAN & SURVEY FOR EXISTING GRADE ELEVATIONS & FIN. FLR. ELEVATIONS. 27. SEE DRAINAGE PLAN, GRADING PLAN, LANDSCAPE DRAWINGS, FOR DRAINAGE, GRADING, LANDSCAPING & SITE WORKS, INFORM WW LAND DEVELOPMENT, INC. & ENGINEER OF ANY DISCREPANCIES/QUESTIONS ETC. PRIOR TO STARTING ANY SITE WORK. 28. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT & TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THE WORK. 29. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF USE AND OCCUPANCY, WRITTEN CERTIFICATION BY THE GENERAL CONTRACTOR AND ROOFER THAT THE ROOF SLOPE IS IN CONFORMANCE WITH THE APPROVED PLANS AND SUBMIT SUCH CERTIFICATION TO THE CITY BUILDING INSPECTOR AND THE ARCHITECT. 30. ALL WORK TO BE GUARANTEED FOR MIN. ONE YEAR FROM DATE OF ISSUANCE OF CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, & ALL REQUIRED DOCUMENTS TO OWNER WHEN ISSUANCE OF CERTIFICATE OF OCCUPANCY. 31. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODE TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION. 32. BUILDING NUMBERS SHALL BE EASILY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 33. SHEET METAL CONTRACTOR TO FURNISH AND INSTALL ALL VENTS, GRAVEL STOPS, GUTTERS AND DOWN SPOUTS, PARAPET WALL CAPS AND FLASHING AS REQUIRED OR SPECIFIED.	34. ALL BATHROOMS SHALL HAVE A MIN. 12" X 12" PLUMBING ACCESS, FURNISHED AND INSTALLED BY THE SHEET METAL CONTRACTOR. 35. NO CONCRETE OR MASONRY WORK SHALL BE PERFORMED DURING HEAVY RAIN, SNOW OR HAIL, OR WHEN THE TEMPERATURE OF THE OUTSIDE AIR IS BELOW 40 DEGREES F. UNLESS APPROVED METHODS BY THE ARCHITECT & ENGINEER ARE USED. 36. ALL LEGAL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. EXIT SIGNS SHALL BE PROVIDED AT ALL EXITS AS REQUIRED BY CODE. ALL DOOR SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF EXIT. 37. EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN 1 FOOTCANDLE AT FLOOR LEVEL. PER U.B.C./C.B.C. SECTION 38. EXIT SIGNS SHALL BE ILLUMINATED BY TWO LAMPS OR BE OF AN APPROVED SELF–LUMINOUS TYPE. CURRENT TO ONE LAMP SHALL BE PROVIDED BY THE PREMISE'S WIRING SYSTEM. POWER TO THE SECOND LAMP OF THE EXIT SIGNS SHOULD BE FROM STORAGE BATTERIES OR ON–SITE GENERATOR. 39. PROVIDE PARKING STALL STRIPING PER CODE REQUIREMENTS. 40. WHEN FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES ARE PENETRATED BY DUCTS, APPROVED FLOOR/CEILING/ROOF FIRE DAMPERS MUST BE PROVIDED TO PROTECT THE OPENINGS.
Site Work 1. ONLY CLEAN SOILS SHALL BE USED IN BACKFILLS. BACKFILL SHALL BE WET AND THOROUGHLY TAMPED IN LAYERS NOT EXCEEDING 5" THICK. 2. GRADING SHALL HAVE A MINIMUM OF 2% DRAINAGE SLOPE TO THE STREET OR ALLEY. 3. WATER SHALL FLOW AWAY FROM THE BUILDING AT ALL POINTS. 4. ESTABLISHED FINISH GRADES TO THE ELEVATIONS INDICATED ON THE GRADING PLAN. 5. PRIOR TO THE POURING OF CONCRETE A REPRESENTATIVE OF THE CONSULTING FOUNDATION ENGINEER SHALL INSPECT AND APPROVE THE FLOORING EXCAVATIONS. HE SHALL POST A NOTICE ON THE JOB SITE FOR THE CITY BUILDING INSPECTOR AND CONTRACTOR STATING THAT WORK SO INSPECTED MEETS THE CONDITIONS OF THE PLANS & SPECIFICATIONS. THE BUILDING INSPECTOR ALSO HAS TO INSPECT AND APPROVE THE FOOTING EXCAVATIONS. A WRITTEN CERTIFICATIONS TO THIS EFFECT SHALL BE FILED WITH THE BUILDING DEPARTMENT UPON COMPLETION OF THE WORK.			
Concrete and Foundation 1. FOOTINGS SHALL BE TO THE DEPTH BELOW GRADES INDICATED ON PLANS. 2. ALL EXCAVATIONS SHALL BE FREE OF LOOSE DIRT, WATER OR DEBRIS, PRIOR TO THE POURING OF CONCRETE. 3. ALL REINFORCING DOWELS, ANCHOR BOLTS, INSERTS, ETC. SHALL BE WELL SECURED IN PLACE PRIOR TO POURING CONCRETE. 4. ALL FORMS SHALL BE CONSTRUCTED AS TO MAINTAIN THE REQUIRED POSITION AND SHAPE DURING AND AFTER THE PLACING OF CONCRETE AND SUFFICIENTLY TIGHT TO PREVENT THE LEAKAGE OF CONCRETE. 5. CONCRETE CONTRACTOR TO ENSURE A TRUE AND LEVEL FOUNDATION PRIOR TO PLACING CONCRETE. 6. CONCRETE CONTRACTOR TO VERIFY AND LOCATE ALL DOOR OPENINGS AND AVOID PLACEMENT OF ANCHOR BOLTS IN THESE LOCATIONS. 7. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE REDWOOD OR PRESSURE TREATED. 8. ALL FORMING LUMBER SUPPLIED BY THE OWNER SHALL BE USED IN THE LENGTHS THEY ARE WHERE POSSIBLE, AND THE LUMBER SHALL BE CLEANED AND NEATLY STACKED AS TO SIZE AND LENGTH, IN A LOCATION DIRECTED BY THE JOB SUPERVISOR. 9. WHERE FLOOR DRAINS ARE INDICATED, THE FLOOR SHALL SLOPE TOWARD THESE DRAINS. 10. SEE DETAILS FOR ALIGNMENT OF FOUNDATION WALLS WITH FRAMING ABOVE. 11. THE CONCRETE CONTRACTOR SHALL BACKFILL ALL RETAINING WALLS AS REQUIRED. 12. REMOVAL OF BARRICADES BY CONCRETE CONTRACTOR FOR ACCESS SHALL BE REPLACED BY HIM AT HIS EXPENSE. (CITY REQUIRED BARRICADES ONLY.) 13. CONCRETE CONTRACTOR TO FURNISH BOLTS, NETTING, AND STEEL AS INDICATED IN CONCRETE DETAILS AND DRAWINGS. 14. CONCRETE AND FOUNDATION WORK TO CONFORM TO FINAL SOILS REPORT. REFERENCE SOILS REPORT FOR SOILS TYPE AND BEARING VALUE. 15. CONCRETE SLAB SHALL BE MINIMUM OF 6" ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED. 16. MAINTAIN 6" OF CONCRETE BETWEEN WOOD AND EARTH FILL. 17. PROVIDE CONSTRUCTION OR CONTROL JOINT AT 18'–0" MAX. EACH WAY ON CONCRETE SLAB, UNLESS OTHERWISE NOTED.			



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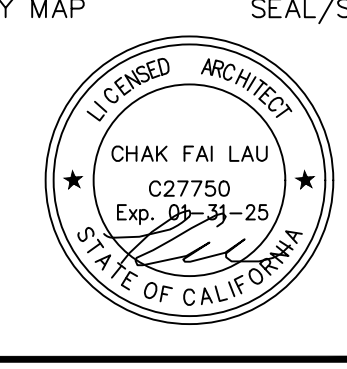
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GENERAL NOTES
& ENERGY NOTES

SHEET TITLE:

KEY MAP

SEAL/STAMP



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REVISIONS

 2ND CUP RESUBMITTAL 03/02/2023

 3RD CUP RESUBMITTAL 08/01/2023

 4TH CUP RESUBMITTAL 11/20/2023

 5TH CUP RESUBMITTAL 04/01/2024













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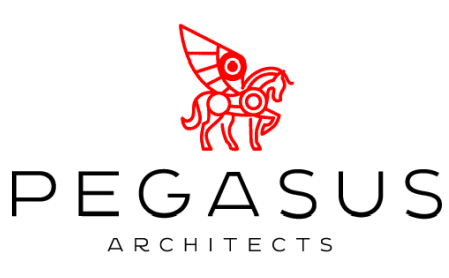
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OF SHEETS

SHEET

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Moisture Protection	Framing (Cont'd)	Electrical	Penetrations In Fire Rated Walls
1. ALL SHEET METAL TO BE 18. GA MIN, GALVANIZED IRON UNLESS OTHERWISE NOTED. 2. FLASH AND COUNTER–FLASH AT ALL ROOF TO WALL CONDITIONS. 3. G.I FLASH AND CAULK WOOD BEAMS, OUTLOOKERS PROJECTING FROM EXTERIOR WALLS OR ROOF SURFACES. 4. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTEND AT LEAST 6” UNDER THE BUILDING PAPER BEHIND THE WALL COVERING. 5. ALL CEILING UNDER ROOF SHALL COMPLY WITH THE REQUIREMENTS FOR ENERGY INSULATION R–30, EXTERIOR WALLS TO RECEIVE R–13 AND SHALL MEET STANDARDS PER LATEST UBC/CBC. 6. SHOWER WALLS SHALL BE APPROVED NONABSORBENT WATERPROOF MATERIAL TO HEIGHT OF SIX FEET ABOVE THE FLOOR. 7. ALL BATH FLOORS SHALL HAVE A 30# FELT WITH A MINIMUM OF A 4” COVE. 8. ALL SHOWER PANS SHALL BE SLOPPED. ALL SHOWER PANS SHALL BE SLOPPED PRIOR TO HOT MOP. HOT MOP TO BE SUPPLIED BY PLUMBER. 9. ALL BATHTUBS ARE TO HAVE A NONABSORBENT PLASTER TO A HEIGHT OF 6’–0” ABOVE THE FLOOR. 10. FLASH ALL EXTERIOR DOOR AND WINDOW FRAME OPENINGS WITH CONTINUOUS 6” SISALKRAFT PAPER. SEAL ALL FIXED GLASS CONDITIONS WITH ADEQUATE CAULKING, SEALANT OR MECHANISM. SET SILLS FOR DOORS OR WINDOWS IN MASTIC. 11. PROVIDE WEATHER–STRIPPING TO ALL EXTERIOR DOORS.	19. ALL HEADING OUT, CUTTING BACK, ETC. THAT IS REQUIRED BY THE PLUMBING OR HEATING CONTRACTOR SHALL BE DONE BY THE FRAMING CONTRACTOR. 20. BALCONY RAILING SHALL BE A MINIMUM HEIGHT OF 42” AND A MAXIMUM HEIGHT AS REQUIRED BY LOCAL AUTHORITIES. 21. ALL STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 30” WITHIN THE BUILDING AND 44” OUTSIDE THE BUILDING. 22. DOORS THAT SWING OVER LANDINGS SHALL BE NOT MORE THAN 1/2” ABOVE SAID LANDINGS. 23. DRAFT STOP SUSPENDED CEILINGS IN WOOD–FRAME FLOOR CONSTRUCTION EVERY 1,000 SF.; IN ATTICS OF COMBUSTIBLE CONSTRUCTION EVERY 3,000 SF. 24. PROVIDE ALL NECESSARY BLOCKING, BACKING & FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT & ALL OTHER ITEMS AS REQUIRED. 25. WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE SURROUNDING SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.	1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVICE POWER AND TELEPHONE COMPANIES. 2. THE CONTRACTOR SHALL VERIFY AVAILABILITY PERTAINING TO EXACT LOCATIONS AND REQUIREMENTS BEFORE SUBMITTING HIS BIDS. UPON RECEIPT OF NOTICE THAT ELECTRICAL CONTRACT AWARD HAS BEEN MADE, SUCCESSFUL BIDDER SHALL NOTIFY POWER AND TELEPHONE COMPANIES OF ESTIMATED DATE WHEN SERVICE SHALL BE DESIRED. 3. ALL EQUIPMENT AND OUTLET INSTALLED OUTDOOR AND EXPOSED TO WEATHER SHALL BE WATERPROOFED. 4. ALL RECEPTACLES SHALL BE INSTALLED HORIZONTALLY AT 15”–48” ABOVE FLOOR (TYPICAL). COUNTER RECEPTACLES SHALL BE INSTALLED 6” ABOVE COUNTER. (42” IN KITCHEN, 38” IN BATHROOMS.) 5. WALLS SWITCHES TO BE 42” ABOVE FLOOR. 6. ELECTRICAL GROUNDING SYSTEM SHALL CONFORM WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION. 7. COMPLY WITH ALL U.B.C./C.B.C. LATEST EDITION FOR PLACEMENTS OF ELECTRICAL OUTLETS AND SWITCHES. 8. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL CAULKING REQUIREMENTS. 9. THE CONTRACTOR SHALL VERIFY W/ OWNER & ARCHITECT REGARDING ADDITIONAL OWNERS REQUIREMENTS SUCH AS CONDUITS FOR CABLES TO THE CLASSROOMS ETC., PRIOR TO STARTING WORKS. 10. LIGHTING FIXTURES SHALL BE SUPPORTED BY NO. 12 GA. HANGERS ATTACHED TO THE GRID MEMBERS WITHIN 3 INCHES OF EACH CORNER OF EACH FIXTURE (UNLESS CEILING SYSTEM HAS BEEN DESIGNED TO FULLY SUPPORT THE FIXTURES). THIS ITEM SHALL BE SEPARATELY PERMITTED UNDER TENANT IMPROVEMENT.	1. PENETRATIONS IN FIRE–RESISTANCE–RATED WALLS SHALL COMPLY WITH CBC 712.3. THROUGH PENETRATIONS SHALL COMPLY WITH CBC 712.3.1.1 OR 712.3.1.2, OR AS NOTED BELOW: (CBC 712.3.1) a. STEEL, FERROUS OR COPPER PIPES MAY PENETRATE FIRE–RESISTANCE RATED WALLS, PROVIDED THE OPENING IS PROTECTED AS FOLLOWS: (CBC 712.3.1 EX.) b. ITEM PENETRATING CONCRETE OR MASONRY WALLS IS A MAX. 6” NOMINAL DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQ. IN., CONCRETE, GROUT OR MORTAR IS PERMITTED WHERE IT IS INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE–RESISTANCE RATING; OR c. WHEN THE ANNULAR SPACE IS PROTECTED WITH MATERIAL THAT MEETS ASTM E 119. d. PENETRATIONS SHALL BE FIRE–STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL1479, AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE–RESISTANCE–RATING OF THE WALL PENETRATED. (CBC 712.3.1.2) e. MEMBRANE PENETRATIONS OF MAX. 2–HR. FIRE–RESISTANCE RATED WALLS BY STEEL ELECTRICAL BOXES ARE PERMITTED, PROVIDED THAT EACH DOES NOT EXCEED 16 SQ. IN. IN AREA AND THE TOTAL AREA OF SUCH OPENINGS DOES NOT EXCEED 100 SQ. IN. FOR ANY 100 SQ. FT. OF WALL AREA, AND THE SPACE BETWEEN THE WALL MEMBRANE AND THE BOX DOES NOT EXCEED 1/8”. ADDITIONALLY, OUTLET BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24”. (CBC 712.3.2 EX. 1) f. MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOX OF ANY MATERIAL ARE PERMITTED, PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE–RESISTANCE–RATED ASSEMBLIES, AND THE SPACE BETWEEN THE WALL MEMBRANE AND THE BOXES DOES NOT EXCEED 1/8” UNLESS LISTED OTHERWISE. ADDITIONALLY, OUTLET BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24”. (CBC 712.3.2 EX. 2) g. A FIRE SPRINKLER SHALL BE PERMITTED TO BE UNPROTECTED PROVIDED SUCH SPACE IS COVERED BY A METAL ESCUTCHEON PLATE. (CBC 712.3.2 EX. 3) h. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR OPENINGS LARGER THAN THOSE MENTIONED ABOVE, THEY MUST BE QUALIFIED BY TESTS IN ACCORDANCE WITH CBC 703.2.
Framing	Glass	Building & Safety	
1. ALL FRAMING LUMBER TO BE DOUGLAS FIR LARCH GRADE MARKED. USE #2 GRADE OR BETTER, UNLESS OTHERWISE NOTED. SEE STRUCTURAL SHEETS AND NOTES. 2. ALL NAILING, CONNECTIONS, FRAMING ARRANGEMENTS, BLOCKING, ETC. SHALL COMPLY WITH LOCAL BUILDING CODE AND THE FIELD INSPECTORS INTERPRETATION THEREOF. 3. ALL PLYWOOD TO CONFORM WITH PSI–74 AND TO BE GRADE MARKED CD–X WITH EXTERIOR GLUE EXCEPT WHERE OTHERWISE NOTED. 4. WHERE A BEAM IS BUILT–UP WITH MULTIPLE 2X MEMBERS (BETWEEN 3 TO 5), USE 1/2” DIA. BOLTS @18” O.C. STAGGERED. FOR BEAMS OF 2–2X MEMBERS, USE 6D NAILING @ 12” O.C. STAGGERED. 5. PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS (TYPICAL). 6. ALL BOLT HOLES IN WOOD MEMBERS SHALL NOT BE GREATER THAN THE BOLT DIAMETER. 7. CUTTING OR NOTCHING: NOTCHES OR CUTS IN EXTERIOR OR BEARING WALLS SHALL NOT EXCEED 25% OF THE STUD WIDTH (7/8” IN 2X4’S AND 1–3/8” IN 2X6’S). IN NONBEARING WALLS, NOTCHES OR CUTS ARE NOT TO EXCEED 40% OF WIDTH OF STUD (1–7/16” IN 2X4’S AND 2–1/4” MAXIMUM IN 2X6’S). NOTE: NO PLUMBING PIPE WITH RESILIENT SLEEVE WOULD THEREFORE MEET THE ABOVE REQUIREMENT IF NOTCHED IN A 2X4 WALL. 8. BORED HOLES: IN NONBEARING WALLS HOLES MAY BE 60% OF THE WIDTH OF THE STUDS. THIS MAY ACCOMMODATE A 1–1/2” PIPE WITH THE REQUIRED CLEARANCE FOR RESILIEN T SLEEVING. A 2” PIPE WOULD REQUIRE 2X6 STUDS. IN BEARING AND EXTERIOR WALLS, BORED HOLES MAY NOT BE MORE THAN 40% OF WIDTH. EXCEPTION: IN EXTERIOR CRIPPLE WALLS UNDER WINDOWS, BORED HOLES MAY BE 60% OF STUD WITH ONE SIDE OF SUCH OPENING, REFERRING TO THE KING STUD AND TRIMMER, MAY BE BORED TO 60% OF THE STUD WIDTH NOTE: MAINTAIN A MINIMUM OF 5/8” FROM EDGE OF HOLE TO SIDE OF STUD. 9. STUDS WALLS SHALL BE FIRE BLOCKED SO THAT NO STUD SPACE EXCEEDS 8 FEET IN HEIGHT. STAIR STRINGERS SHALL BE FIRE BLOCKED AT EACH END AND MIDFLIGHT. 10. THE NOTES ABOVE AND BELOW ARE IN ADDITION TO THOSE GIVEN BY THE STRUCTURAL ENGINEER. SEE THE STRUCTURAL PORTION OF THESE PLANS FOR COMPLETE FRAMING NOTES. FOLLOW STRUCTURAL NOTES AND DETAILS IN STRUCTURAL DRAWINGS IF THERE IS A CONFLICT. CONTRACTOR TO NOTIFY ARCHITECT OF THE CONFLICT BEFORE STARTING WORK. 11. FRAME ROUGH–OPENINGS FOR APPLIANCES, DOORS, ETC., ACCORDING TO MANUFACTURER’S SPECIFICATIONS, UNLESS NOTED OTHERWISE ON PLANS OR IN SCHEDULES. 12. STAIRWAY HANDRAILS SHALL BE PLACED NOT LESS THAN 34” OR MORE THAN 38” ABOVE THE TREAD NOSING. 13. STAIRS:MINIMUM TREAD WIDTH TO BE 11”. MAXIMUM RISER HEIGHT TO BE 7” 14. PROVIDE FIRE STOPS FOR DOUBLE OR STAGGERED STUDS AND CONCEALED SPACES. 15. CARPENTRY CONTRACTOR TO RAT–PROOF AND MINERAL PACK ALL FIRE–BLOCKS AND PLATES DISTURBED BY OTHER WORK. 16. PLUMBING ROUGH– IN TAKES PRECEDENCE OVER ELECTRICAL. ELECTRICAL CONTRACTOR MUST REMOVE & REROUTE CONDUITS IF REQUIRED. 17. UNLESS OTHERWISE NOTED A 2’–0” MINIMUM LAP SPLICE IS REQUIRED FOR ALL TOP PLATES. 18. FRAMING CONTRACTOR TO SET DOOR FRAMES PLUMB AND SECURE. ANY DOOR FRAME THAT IS INSTALLED OUT OF SQUARE SHALL BE REPLACED BY SAME AT CONTRACTOR’S EXPENSE.	1. ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING FOR IMPACT. 2. ALL GLASS LESS THAN 18” ABOVE ADJACENT WALKING SURFACE SHALL BE TEMPERED. 3. FULL HEIGHT SLIDING GLASS DOORS AND ADJOINING PANES SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. 4. ALL TUB AND SHOWER ENCLOSURES SHALL BE OF AN APPROVED SHATTER–RESISTANT MATERIAL. 5. ALL WINDOWS OVER TUBS WITHIN 5’–0” OF THE FLOOR SHALL BE OF APPROVED SHATTER–RESISTANT GLASS.	1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDEOF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. 2. STRAP WATER HEATER TO WALL. 3. EXIT DOORWAYS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. 4. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. 5. PLAN FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO THE BUILDING DIVISION AND APPROVED BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED.	
	1. DRYWALL NAILING SHALL BE ACCORDING TO APPLICABLE BUILDING CODE REQUIREMENTS FOR THE TYPES AND THICKNESS BEING USED. 2. ALL DRYWALL APPLICATIONS TO BE INSPECTED AND APPROVED PRIOR TO TAPE. 3. ALL ROUGHSAWN AND RESAWN SURFACES TO RECEIVE STAIN, DO NOT PRIME. 4. COMPLY WITH THE LATEST U.B.C/C.B.C. REQUIREMENTS FOR MAX. ALLOWABLE FLAME SPREAD FOR INTERIOR FINISH MATERIALS. ALL CEILING AND WALL FINISH SHALL HAVE A CLASS 1 FLAME SPREAD.		
	1. FRESH AIR FOR COMBUSTION IN GAS BURNING APPLIANCES SHALL BE MINIMUM 100SQ. INCHES FOR EACH APPLIANCE WITH A RATING NOT EXCEEDING 100,000 B.T.U. INPUT, PLUS AN ADDITIONAL ONE SQUARE INCH FOR EACH 1,000 B.T.U.’S IN EXCESS OF 100,000. 2. EQUIPMENT SHALL BEAR A PERMANENT AND LEGIBLE NAMEPLATE ON WHICH SHALL APPEAR;THE DESIGNATION, INSTRUCTIONS FOR THE OPERATION OF THE APPLIANCE, A SEAL OF APPROVAL OF THE APPLIANCE BY AN APPROVED TESTING LABORATORY. 3. EACH UNIT SHALL BEAR A METAL NAME PLATE SECURELY FIXED TO THE APPLIANCE AND READILY ACCESSIBLE FOR INSPECTION, IDENTIFYING THE NAME AND ADDRESS OF THE INSTALLER, IF OTHER THAN THE OWNER. 4. ALL HEATING APPLIANCES SHALL BE CONNECTED TO A VENT COMPLYING WITH THE U.M.C. LATEST EDITION. WHEN COMBUSTION AIR IS SUPPLIED FROM THE ATTIC SPACE, THE ATTIC SPACE SHALL BE VENTILATED BY FRESH AIR OPENINGS ON A VERTICAL WALL OR AT TWO DIFFERENT ELEVATIONS. 5. VENTS AND DUCTS PENETRATING THE ROOF SHALL EXTEND A MINIMUM OF 8” ABOVE THE ROOF SURFACE. 6. PROVIDE AN OUTSIDE GAS SHUTOFF, CONSPICUOUSLY MARKED. 7. RANGE COOKING FACILITIES SHALL BE VENTED DIRECTLY TO THE OUTSIDE AIR BY MEANS OF A MECHANICAL EXHAUST SYSTEM HAVING A CAPACITY OF AT LEAST 150 CU. FEET PER MINUTE. 8. ALL GAS OPERATED EQUIPMENT SHALL BE VENTED AS PER MANUFACTURER’S SPECIFICATIONS AND MEET WITH THE APPROVAL OF THE LOCAL GOVERNING BODY. 9. A VENT OF 48 SQ. INCHES SHALL BE INSTALLED OVER ALL GAS COOKING UNITS AND SHALL BE VENTED TO THE AIR. 10. ALL HVAC DUCTS SHALL BE INSULATED.		



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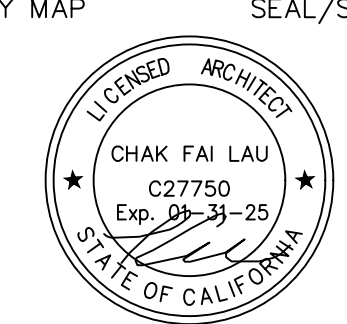
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SHEET TITLE: GENERAL NOTES & ENERGY NOTES

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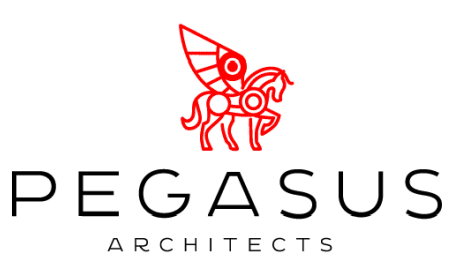
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Moisture Protection	Framing (Cont'd)	Electrical	Penetrations In Fire Rated Walls
1. ALL SHEET METAL TO BE 18. GA MIN, GALVANIZED IRON UNLESS OTHERWISE NOTED. 2. FLASH AND COUNTER–FLASH AT ALL ROOF TO WALL CONDITIONS. 3. G.I FLASH AND CAULK WOOD BEAMS, OUTLOOKERS PROJECTING FROM EXTERIOR WALLS OR ROOF SURFACES. 4. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOF BUILDING PAPER TO EXTEND AT LEAST 6” UNDER THE BUILDING PAPER BEHIND THE WALL COVERING. 5. ALL CEILING UNDER ROOF SHALL COMPLY WITH THE REQUIREMENTS FOR ENERGY INSULATION R–30, EXTERIOR WALLS TO RECEIVE R–13 AND SHALL MEET STANDARDS PER LATEST UBC/CBC. 6. SHOWER WALLS SHALL BE APPROVED NONABSORBENT WATERPROOF MATERIAL TO HEIGHT OF SIX FEET ABOVE THE FLOOR. 7. ALL BATH FLOORS SHALL HAVE A 30# FELT WITH A MINIMUM OF A 4” COVE. 8. ALL SHOWER PANS SHALL BE SLOPPED. ALL SHOWER PANS SHALL BE SLOPPED PRIOR TO HOT MOP. HOT MOP TO BE SUPPLIED BY PLUMBER. 9. ALL BATHTUBS ARE TO HAVE A NONABSORBENT PLASTER TO A HEIGHT OF 6’–0” ABOVE THE FLOOR. 10. FLASH ALL EXTERIOR DOOR AND WINDOW FRAME OPENINGS WITH CONTINUOUS 6” SISALKRAFT PAPER. SEAL ALL FIXED GLASS CONDITIONS WITH ADEQUATE CAULKING, SEALANT OR MECHANISM. SET SILLS FOR DOORS OR WINDOWS IN MASTIC. 11. PROVIDE WEATHER–STRIPPING TO ALL EXTERIOR DOORS.	19. ALL HEADING OUT, CUTTING BACK, ETC. THAT IS REQUIRED BY THE PLUMBING OR HEATING CONTRACTOR SHALL BE DONE BY THE FRAMING CONTRACTOR. 20. BALCONY RAILING SHALL BE A MINIMUM HEIGHT OF 42” AND A MAXIMUM HEIGHT AS REQUIRED BY LOCAL AUTHORITIES. 21. ALL STAIRS TO HAVE A MINIMUM CLEAR WIDTH OF 30” WITHIN THE BUILDING AND 44” OUTSIDE THE BUILDING. 22. DOORS THAT SWING OVER LANDINGS SHALL BE NOT MORE THAN 1/2” ABOVE SAID LANDINGS. 23. DRAFT STOP SUSPENDED CEILINGS IN WOOD–FRAME FLOOR CONSTRUCTION EVERY 1,000 SF.; IN ATTICS OF COMBUSTIBLE CONSTRUCTION EVERY 3,000 SF. 24. PROVIDE ALL NECESSARY BLOCKING, BACKING & FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT & ALL OTHER ITEMS AS REQUIRED. 25. WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE SURROUNDING SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.	1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVICE POWER AND TELEPHONE COMPANIES. 2. THE CONTRACTOR SHALL VERIFY AVAILABILITY PERTAINING TO EXACT LOCATIONS AND REQUIREMENTS BEFORE SUBMITTING HIS BIDS. UPON RECEIPT OF NOTICE THAT ELECTRICAL CONTRACT AWARD HAS BEEN MADE, SUCCESSFUL BIDDER SHALL NOTIFY POWER AND TELEPHONE COMPANIES OF ESTIMATED DATE WHEN SERVICE SHALL BE DESIRED. 3. ALL EQUIPMENT AND OUTLET INSTALLED OUTDOOR AND EXPOSED TO WEATHER SHALL BE WATERPROOFED. 4. ALL RECEPTACLES SHALL BE INSTALLED HORIZONTALLY AT 15”–48” ABOVE FLOOR (TYPICAL). COUNTER RECEPTACLES SHALL BE INSTALLED 6” ABOVE COUNTER. (42” IN KITCHEN, 38” IN BATHROOMS.) 5. WALLS SWITCHES TO BE 42” ABOVE FLOOR. 6. ELECTRICAL GROUNDING SYSTEM SHALL CONFORM WITH THE NATIONAL ELECTRICAL CODE LATEST EDITION. 7. COMPLY WITH ALL U.B.C./C.B.C. LATEST EDITION FOR PLACEMENTS OF ELECTRICAL OUTLETS AND SWITCHES. 8. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL CAULKING REQUIREMENTS. 9. THE CONTRACTOR SHALL VERIFY W/ OWNER & ARCHITECT REGARDING ADDITIONAL OWNERS REQUIREMENTS SUCH AS CONDUITS FOR CABLES TO THE CLASSROOMS ETC., PRIOR TO STARTING WORKS. 10. LIGHTING FIXTURES SHALL BE SUPPORTED BY NO. 12 GA. HANGERS ATTACHED TO THE GRID MEMBERS WITHIN 3 INCHES OF EACH CORNER OF EACH FIXTURE (UNLESS CEILING SYSTEM HAS BEEN DESIGNED TO FULLY SUPPORT THE FIXTURES). THIS ITEM SHALL BE SEPARATELY PERMITTED UNDER TENANT IMPROVEMENT.	1. PENETRATIONS IN FIRE–RESISTANCE–RATED WALLS SHALL COMPLY WITH CBC 712.3. THROUGH PENETRATIONS SHALL COMPLY WITH CBC 712.3.1.1 OR 712.3.1.2, OR AS NOTED BELOW: (CBC 712.3.1) a. STEEL, FERROUS OR COPPER PIPES MAY PENETRATE FIRE–RESISTANCE RATED WALLS, PROVIDED THE OPENING IS PROTECTED AS FOLLOWS: (CBC 712.3.1 EX.) b. ITEM PENETRATING CONCRETE OR MASONRY WALLS IS A MAX. 6” NOMINAL DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQ. IN., CONCRETE, GROUT OR MORTAR IS PERMITTED WHERE IT IS INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE–RESISTANCE RATING; OR c. WHEN THE ANNULAR SPACE IS PROTECTED WITH MATERIAL THAT MEETS ASTM E 119. d. PENETRATIONS SHALL BE FIRE–STOPPED BY A SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL1479, AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE–RESISTANCE–RATING OF THE WALL PENETRATED. (CBC 712.3.1.2) e. MEMBRANE PENETRATIONS OF MAX. 2–HR. FIRE–RESISTANCE RATED WALLS BY STEEL ELECTRICAL BOXES ARE PERMITTED, PROVIDED THAT EACH DOES NOT EXCEED 16 SQ. IN. IN AREA AND THE TOTAL AREA OF SUCH OPENINGS DOES NOT EXCEED 100 SQ. IN. FOR ANY 100 SQ. FT. OF WALL AREA, AND THE SPACE BETWEEN THE WALL MEMBRANE AND THE BOX DOES NOT EXCEED 1/8”. ADDITIONALLY, OUTLET BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24”. (CBC 712.3.2 EX. 1) f. MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOX OF ANY MATERIAL ARE PERMITTED, PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE–RESISTANCE–RATED ASSEMBLIES, AND THE SPACE BETWEEN THE WALL MEMBRANE AND THE BOXES DOES NOT EXCEED 1/8” UNLESS LISTED OTHERWISE. ADDITIONALLY, OUTLET BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24”. (CBC 712.3.2 EX. 2) g. A FIRE SPRINKLER SHALL BE PERMITTED TO BE UNPROTECTED PROVIDED SUCH SPACE IS COVERED BY A METAL ESCUTCHEON PLATE. (CBC 712.3.2 EX. 3) h. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR OPENINGS LARGER THAN THOSE MENTIONED ABOVE, THEY MUST BE QUALIFIED BY TESTS IN ACCORDANCE WITH CBC 703.2.
Framing	Glass	Building & Safety	
1. ALL FRAMING LUMBER TO BE DOUGLAS FIR LARCH GRADE MARKED. USE #2 GRADE OR BETTER, UNLESS OTHERWISE NOTED. SEE STRUCTURAL SHEETS AND NOTES. 2. ALL NAILING, CONNECTIONS, FRAMING ARRANGEMENTS, BLOCKING, ETC. SHALL COMPLY WITH LOCAL BUILDING CODE AND THE FIELD INSPECTORS INTERPRETATION THEREOF. 3. ALL PLYWOOD TO CONFORM WITH PSI–74 AND TO BE GRADE MARKED CD–X WITH EXTERIOR GLUE EXCEPT WHERE OTHERWISE NOTED. 4. WHERE A BEAM IS BUILT–UP WITH MULTIPLE 2X MEMBERS (BETWEEN 3 TO 5), USE 1/2” DIA. BOLTS @18” O.C. STAGGERED. FOR BEAMS OF 2–2X MEMBERS, USE 6D NAILING @ 12” O.C. STAGGERED. 5. PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS (TYPICAL). 6. ALL BOLT HOLES IN WOOD MEMBERS SHALL NOT BE GREATER THAN THE BOLT DIAMETER. 7. CUTTING OR NOTCHING: NOTCHES OR CUTS IN EXTERIOR OR BEARING WALLS SHALL NOT EXCEED 25% OF THE STUD WIDTH (7/8” IN 2X4’S AND 1–3/8” IN 2X6’S). IN NONBEARING WALLS, NOTCHES OR CUTS ARE NOT TO EXCEED 40% OF WIDTH OF STUD (1–7/16” IN 2X4’S AND 2–1/4” MAXIMUM IN 2X6’S). NOTE: NO PLUMBING PIPE WITH RESILIENT SLEEVE WOULD THEREFORE MEET THE ABOVE REQUIREMENT IF NOTCHED IN A 2X4 WALL. 8. BORED HOLES: IN NONBEARING WALLS HOLES MAY BE 60% OF THE WIDTH OF THE STUDS. THIS MAY ACCOMMODATE A 1–1/2” PIPE WITH THE REQUIRED CLEARANCE FOR RESILIEN	1. ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING FOR IMPACT. 2. ALL GLASS LESS THAN 18” ABOVE ADJACENT WALKING SURFACE SHALL BE TEMPERED. 3. FULL HEIGHT SLIDING GLASS DOORS AND ADJOINING PANES SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. 4. ALL TUB AND SHOWER ENCLOSURES SHALL BE OF AN APPROVED SHATTER–RESISTANT MATERIAL. 5. ALL WINDOWS OVER TUBS WITHIN 5’–0” OF THE FLOOR SHALL BE OF APPROVED SHATTER–RESISTANT GLASS.		
	Finishes		
	1. DRYWALL NAILING SHALL BE ACCORDING TO APPLICABLE BUILDING CODE REQUIREMENTS FOR THE TYPES AND THICKNESS BEING USED. 2. ALL DRYWALL APPLICATIONS TO BE INSPECTED AND APPROVED PRIOR TO TAPE. 3. ALL ROUGHSAWN AND RESAWN SURFACES TO RECEIVE STAIN, DO NOT PRIME. 4. COMPLY WITH THE LATEST U.B.C/C.B.C. REQUIREMENTS FOR MAX. ALLOWABLE FLAME SPREAD FOR INTERIOR FINISH MATERIALS. ALL CEILING AND WALL FINISH SHALL HAVE A CLASS 1 FLAME SPREAD.		
	Mechanical & Ventilation		
	1. FRESH AIR FOR COMBUSTION IN GAS BURNING APPLIANCES SHALL BE MINIMUM 100SQ. INCHES FOR EACH APPLIANCE WITH A RATING NOT EXCEEDING 100,000 B.T.U. INPUT, PLUS AN ADDITIONAL ONE SQUARE INCH FOR EACH 1,000 B.T.U.’S IN EXCESS OF 100,000. 2. EQUIPMENT SHALL BEAR A PERMANENT AND LEGIBLE NAMEPLATE ON WHICH SHALL APPEAR:THE DESIGNATION, INSTRUCTIONS FOR THE OPERATION OF THE APPLIANCE, A SEAL OF APPROVAL OF THE APPLIANCE BY AN APPROVED TESTING LABORATORY. 3. EACH UNIT SHALL BEAR A METAL NAME PLATE SECURELY FIXED TO THE APPLIANCE AND READILY ACCESSIBLE FOR INSPECTION, IDENTIFYING THE NAME AND ADDRESS OF THE INSTALLER, IF OTHER THAN THE OWNER. 4. ALL HEATING APPLIANCES SHALL BE CONNECTED TO A VENT COMPLYING WITH THE U.M.C. LATEST EDITION. WHEN COMBUSTION AIR IS SUPPLIED FROM THE ATTIC SPACE, THE ATTIC SPACE SHALL BE VENTILATED BY FRESH AIR OPENINGS ON A VERTICAL WALL OR AT TWO DIFFERENT ELEVATIONS. 5. VENTS AND DUCTS PENETRATING THE ROOF SHALL EXTEND A MINIMUM OF 8” ABOVE THE ROOF SURFACE. 6. PROVIDE AN OUTSIDE GAS SHUTOFF, CONSPICUOUSLY MARKED. 7. RANGE COOKING FACILITIES SHALL BE VENTED DIRECTLY TO THE OUTSIDE AIR BY MEANS OF A MECHANICAL EXHAUST SYSTEM HAVING A CAPACITY OF AT LEAST 150 CU. FEET PER MINUTE. 8. ALL GAS OPERATED EQUIPMENT SHALL BE VENTED AS PER MANUFACTURER’S SPECIFICATIONS AND MEET WITH THE APPROVAL OF THE LOCAL GOVERNING BODY. 9. A VENT OF 48 SQ. INCHES SHALL BE INSTALLED OVER ALL GAS COOKING UNITS AND SHALL BE VENTED TO THE AIR. 10. ALL HVAC DUCTS SHALL BE INSULATED.		



4300 EDISON AVE.,
CHINO, CA 91710

TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW BEYOND C-STORE DEVELOPMENT

ADDRESS: 27278 ETHANAC RD.,
PERRIS, CA 92585

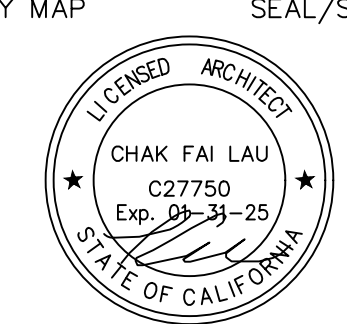
CLIENT: PARADISE LAKE, LLC,
4300 EDISON AVE.,
CHINO, CA 91710

GENERAL NOTES
& ENERGY NOTES

SHEET TITLE:

KEY MAP

SEAL/STAMP



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REVISIONS

 2ND CUP RESUBMITTAL

03/02/2023

 3RD CUP RESUBMITTAL

08/01/2023

 4TH CUP RESUBMITTAL

11/20/2023

 5TH CUP RESUBMITTAL

04/01/2024













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S H E E T

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July 29, 2022

Attn: Michael Ramirez
4300 Edison Ave.
Chino, CA 91710

Subject: SAN 53 – WS 20220001011 - APN: 329-240-021 & 329-240-022

Eastern Municipal Water District (EMWD) is willing to provide water and sewer services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of facility Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration – one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4472.

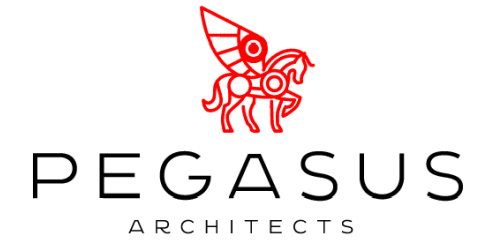
Sincerely,


Rafael Resendiz, MS, PE
Associate Civil Engineer II
Development Services Department
Eastern Municipal Water District

RR:lm

Board of Directors
Philip E. Paula, President Randy A. Record, Vice President Jeff Armstrong Stephen J. Corone David J. Stenson

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org



4300 EDISON AVE.,
CHINO, CA 91710

TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW BEYOND C-STORE
DEVELOPMENT

ADDRESS: 27278 ETHANAC RD.,
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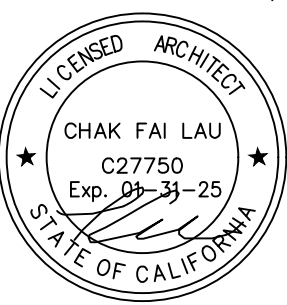
CLIENT: PARADISE LAKE, LLC,
4300 EDISON AVE.,
CHINO, CA 91710

WILL SERVE LETTER

SHEET TITLE:

KEY MAP

SEAL/STAMP



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CHECKED BY: TL
PLAN CHECK: / /
PERMIT SET: / /
BID SET: / /

REVISIONS

△	2ND CUP RESUBMITTAL	03/02/2023
△	3RD CUP RESUBMITTAL	08/01/2023
△	4TH CUP RESUBMITTAL	11/20/2023
△	5TH CUP RESUBMITTAL	04/01/2024
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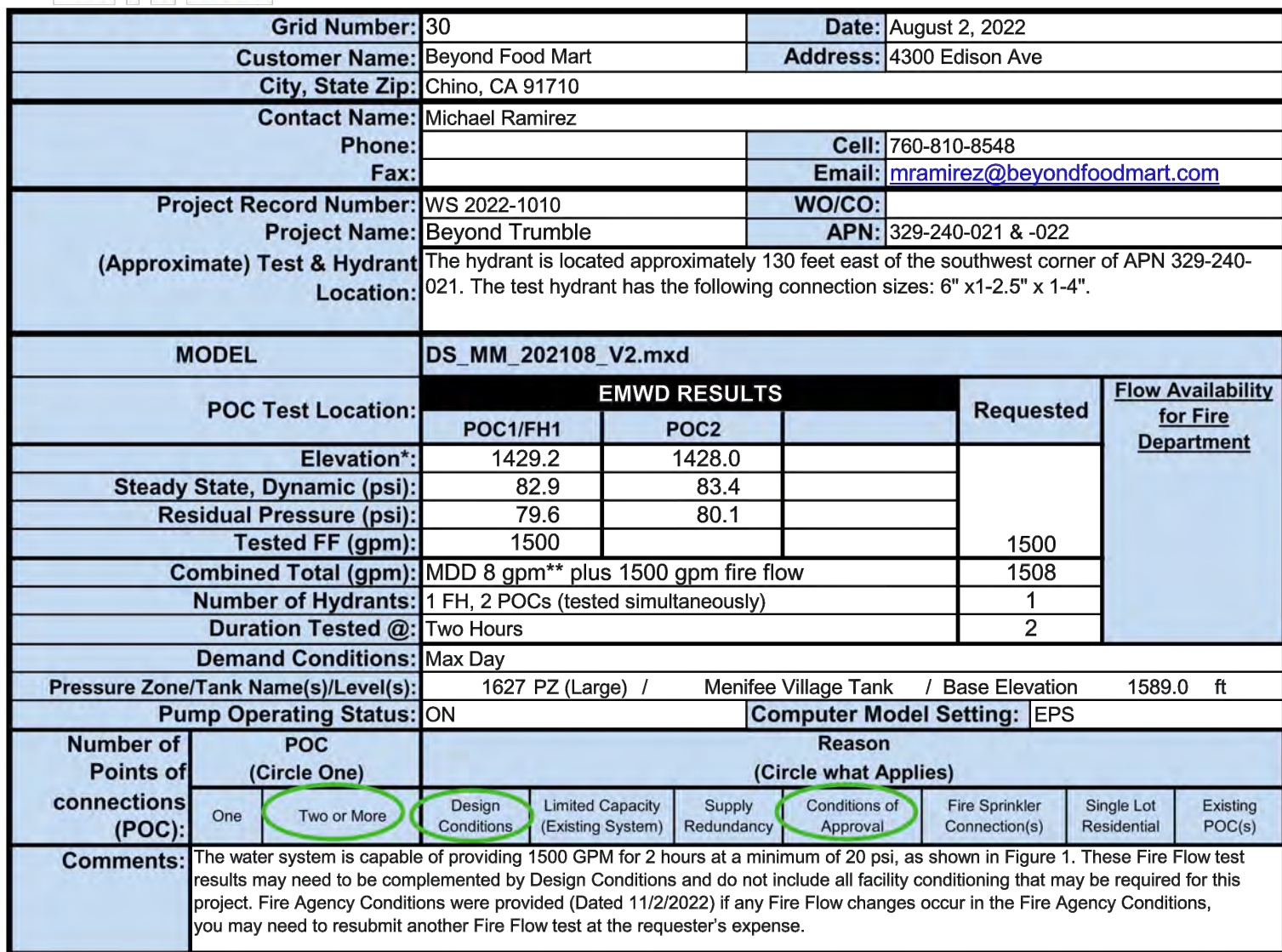
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A0.04

OF SHEETS

S H E E T



P:\101.Engineering\Eastern MWD\13690 - As Needed Modeling Fire Flow Testing 131325 131365\Fire Flow Testing\11 - Design Data\WS 2

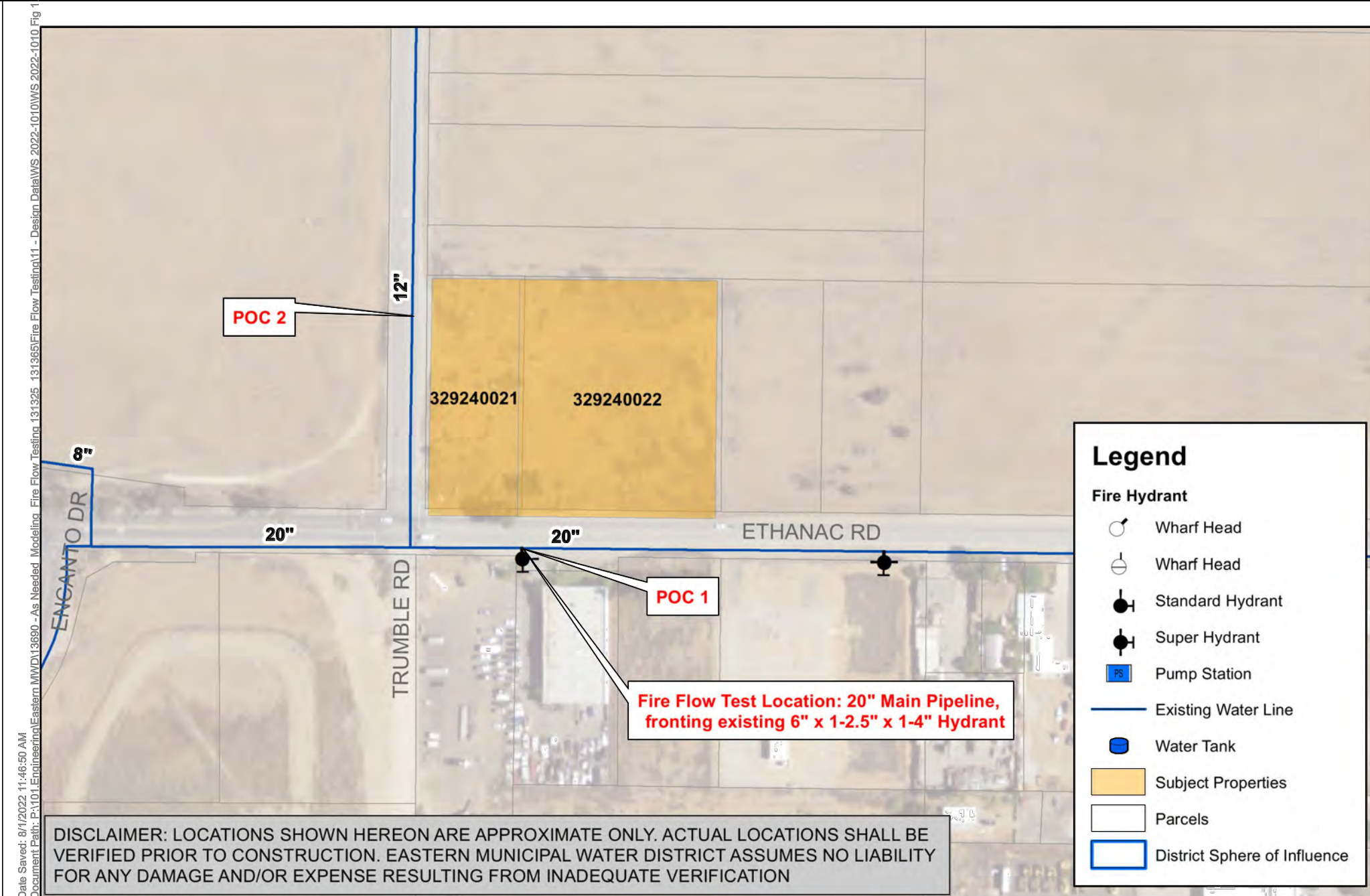


FIGURE 1
APN 329-240-021 & -022
FIRE FLOW & HYDRAULIC BOUNDARY CONDITION

Hydraulic Boundary Conditions, In The Main Water Pipeline ⁽⁶⁾⁽⁷⁾ , Based on Hydraulic Model Results									
Project Name: Beyond Trumble			ADD (GPM): 4						
Pressure Zone: 1627, WS 2022-1010			FFD (GPM): 1500						
Model Version ⁽¹²⁾ : DS_MM_202108_V2.mxd			Duration (Hours): 2						
POC Location: POC 1 (Model Node N1191) Elevation (ft): 1429.2 APN: 329-240-021 & -022 (See Attached Figure 1)			Project Demands ⁽²⁾⁽³⁾⁽¹¹⁾ (gpm)		Existing system (With No Improvements)		Existing system (With Improvements)⁽¹⁾		
Modeling Scenario ⁽¹²⁾			Operational Conditions:	Project's Domestic Water Demands ⁽²⁾⁽³⁾⁽¹¹⁾ (gpm)	Fire Flow Demand ⁽⁴⁾ (gpm)	HGL (ft)	Pressure (psi)	HGL (ft)	Pressure (psi)
Operational Demand	EPS, MDD, Pumps On (8)		MDD			1611	79		
	EPS, MDD, Pumps On (8)		PHD			1595	72		
	EPS, ADD, Pumps On (8)		MHD	1		1624	84		
Fire Flow Demand			FFD + MDD						
	EPS, MDD, Pumps On (8)		FFD + MDD		1500	1613	80		

Footnotes (see page 2 for additional footnotes):

(1) If improvements are required, please describe the improvements here:

Minimum Pressure Criteria:

50 PSI	...under PHD, MDD, and MHD
20 PSI	...under MDD + FFD

Minimum Criteria, Velocities in Pipelines:

Equal to or less than 5 fps: ...for MDD

Equal to or less than 10 fps: ...for PHD

Equal to or less than 15 fps: ...for FF + MDD

Adequate?	Comments:
Available Firm Pumping Capacity:	TBD
Available Firm Pumping Capacity, w/ Electrical Outage :	TBD
Available Storage Capacity:	TBD

(TBD indicates To Be Determined)
 Capacity availability shall be verified separately by the customer and reviewed by Development Services Engineers.

Additional Comments:

POC's tested simultaneously
FF tested independently.

RRemoval of DRAFT 7-22-2020emoval of DRAFT 7-2

Prepared by: Ethelinda Caliva

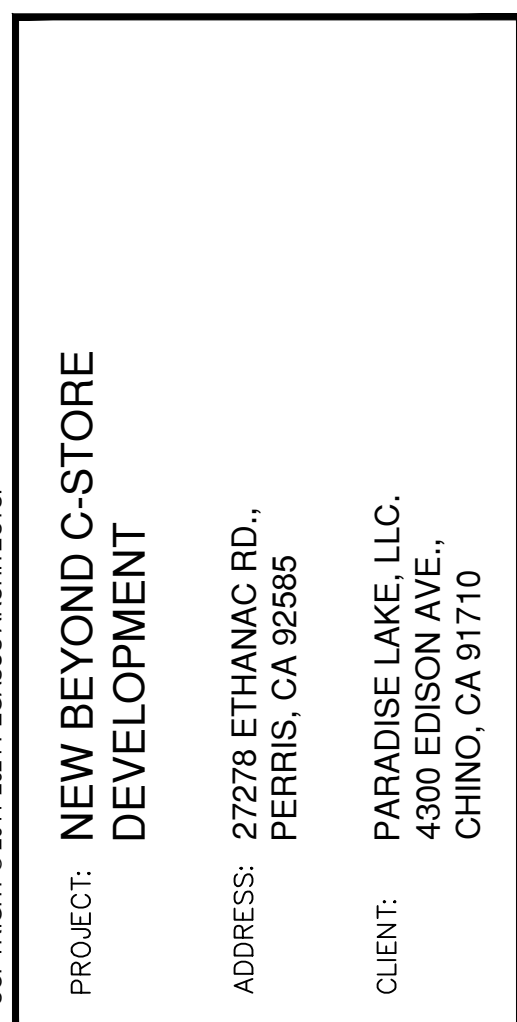
Date: August 2, 2022

Reviewed by: RE

Date: 8-3-2022

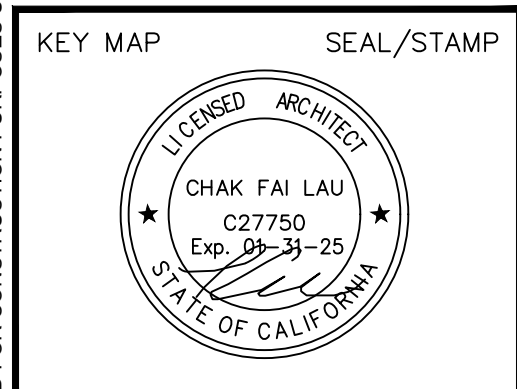
Hydraulic Boundary Conditions, In The Main Water Pipeline ⁽⁶⁾⁽⁷⁾ , Based on Hydraulic Model Results		
Project Name: Beyond Trumble	ADD (GPM): 4	
Pressure Zone: 1627, WS 2022-1010	FFD (GPM): 1500	
Model Version ⁽¹²⁾ : DS_MM_202108_V2.mxd	Duration (Hours): 2	
Acronyms: ADD: Average Day Demand, in GPM GPM: Gallons Per Minute PHD: Peak-Hour Demand, in GPM EPS: Extended Period Simulation HGL: Hydraulic Grade-Line, in feet POC: Point Of Connection FFD ⁽³⁾ : Fire Flow Demand, in GPM MDD: Maximum Day Demand, in GPM PSI: Pounds Per Inch FPS: Feet per second MHD: Minimum Hour Demand, in GPM SSS: Steady State Simulation		
Footnotes (Ct'd): (2) Project Demands include ADD of the proposed project, peaked for each test scenario, in accordance with the latest EMWD Water Master Plan Design Criteria (3) Domestic water demands from existing services are already included in the Model (4) This is NOT a Fire Flow Test Report: The customer shall verify with the Fire Marshall if a separate Fire Flow Test Report/Letter is required for Jurisdictional Project approval. (5) All required storage and pumping shall be evaluated in a POS report, per the latest EMWD Master Plan Design Criteria (6) Applicants, or their designees, shall design service laterals, commencing from the point of connection(s) in EMWD's main pipeline(s), including main extension(s), lateral(s), meter(s), and all post-meter appurtenances, taking into consideration resulting head losses, pad elevations, and building height, such that the pressure delivered to each floor level and service is adequate to meet jurisdictional requirements. (7) In addition to design requirements, operational minimum and maximum pressures are used to identify and record Service Agreements for Low and High pressure conditions in Residential use. Commercial, Institutional, and Industrial uses do not require low and high pressure recordation. (8) Storage tanks: Initial levels set at 75% full in EPS (9) Storage tanks: Initial levels set at 50% full in SSS, Pumps Off (10) Storage tanks: Initial levels set at 50% full in SSS, Pumps On (11) Existing demands are based on COINS data, calendar-year 2013 (12) For EPS modeling, use file name: <i>DS_MM_202108_V2.mxd</i>		

RRemoval of DRAFT 7-22-2020emoval of DRAFT 7-2



FIRE FLOW LETTER

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PERMIT SET

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REVISIONS

1

2ND CUP RESUBMITTAL

03/02/2023

2

3RD CUP RESUBMITTAL

08/01/2023

3

4TH CUP RESUBMITTAL

11/02/2023

4

5TH CUP RESUBMITTAL

04/01/2024

SHEET NO:

A0.05

OF	SHEETS		
H	E	E	T

Hydraulic Boundary Conditions, In The Main Water Pipeline ⁽⁶⁾⁽⁷⁾ , Based on Hydraulic Results ⁽⁸⁾															
Project Name: Beyond Trumble			ADD (GPM): 4												
Pressure Zone: 1627, WS 2022-1010			FFD (GPM): 1500												
Model Version ⁽¹²⁾ : DS_MM_202108_V2.mxd			Duration (Hours): 2												
POC Location: POC 2 ("325' north of Ethanac Rd on Trumble Rd) Elevation (ft): 1428.0 APN: 329-240-021 & -022 (See Attached Figure 1)				Project Demands ⁽²⁾⁽³⁾⁽¹¹⁾ (gpm)		Existing system (With No Improvements)		Existing system (With Improvements) ⁽¹⁾							
Modeling Scenario ⁽¹²⁾		Operational Conditions:	Project's Domestic Water Demands ⁽²⁾⁽³⁾⁽¹¹⁾ (gpm)	Fire Flow Demand ⁽⁴⁾ (gpm)	HGL (ft)	Pressure (psi)	HGL (ft)	Pressure (psi)							
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	EPS, ADD, Pumps On (8)	MHD	1		1624	85									
Fire Flow Demand		FFD + MDD													
	EPS, MDD, Pumps On (8)	FFD + MDD			1613	80									
Footnotes (see page 2 for additional footnotes): (1) If improvements are required, please describe the improvements here:					Minimum Pressure Criteria: 50 PSI ...under PHD, MDD, and MHD 20 PSI ...under MDD + FFD										
Minimum Criteria, Velocities in Pipelines: Equal to or less than 5 fps: ...for MDD Equal to or less than 10 fps: ...for PHD Equal to or less than 15 fps: ...for FF + MDD					<table border="1"> <thead> <tr> <th>Adequate?</th> <th>Comments:</th> </tr> </thead> <tbody> <tr> <td>Available Firm Pumping Capacity: TBD</td> <td rowspan="3">(TBD indicates To Be Determined) Capacity availability shall be verified separately by the customer and reviewed by Development Services Engineers.</td> </tr> <tr> <td>Available Firm Pumping Capacity, w/ Electrical Outage : TBD</td> </tr> <tr> <td>Available Storage Capacity: TBD</td> </tr> </tbody> </table>					Adequate?	Comments:	Available Firm Pumping Capacity: TBD	(TBD indicates To Be Determined) Capacity availability shall be verified separately by the customer and reviewed by Development Services Engineers.	Available Firm Pumping Capacity, w/ Electrical Outage : TBD	Available Storage Capacity: TBD
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Available Firm Pumping Capacity, w/ Electrical Outage : TBD															
Available Storage Capacity: TBD															
Additional Comments: Removal of DRAFT 7-2 POC's tested simultaneously FF tested independently.					Prepared by: <u>Ethanac Medina</u> Date: <u>August 2, 2022</u> Reviewed by: <u>RE</u> Date: <u>8-3-2022</u>										

Hydraulic Boundary Conditions, In The Main Water Pipeline ⁽⁶⁾⁽⁷⁾ , Based on Hydraulic Model Results															
Project Name: Beyond Trumble	ADD (GPM):	4													
Pressure Zone: 1627, WS 2022-1010	FFD (GPM):	1500													
Model Version ⁽¹²⁾ : DS_MM_202108_V2.mxd	Duration (Hours):	2													
Acronyms: <table border="0"> <tr> <td>ADD: Average Day Demand, in GPM</td> <td>GPM: Gallons Per Minute</td> <td>PHD: Peak-Hour Demand, in GPM</td> </tr> <tr> <td>EPS: Extended Period Simulation</td> <td>HGL: Hydraulic Grade-Line, in feet</td> <td>POC: Point Of Connection</td> </tr> <tr> <td>FFD⁽⁹⁾: Fire Flow Demand, in GPM</td> <td>MDD: Maximum Day Demand, in GPM</td> <td>PSI: Pounds Per Inch</td> </tr> <tr> <td>FPS: Feet per second</td> <td>MHD: Minimum Hour Demand, in GPM</td> <td>SSS: Steady State Simulation</td> </tr> </table>				ADD: Average Day Demand, in GPM	GPM: Gallons Per Minute	PHD: Peak-Hour Demand, in GPM	EPS: Extended Period Simulation	HGL: Hydraulic Grade-Line, in feet	POC: Point Of Connection	FFD ⁽⁹⁾ : Fire Flow Demand, in GPM	MDD: Maximum Day Demand, in GPM	PSI: Pounds Per Inch	FPS: Feet per second	MHD: Minimum Hour Demand, in GPM	SSS: Steady State Simulation
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Footnotes (Ct'd): (2) Project Demands include ADD of the proposed project, peaked for each test scenario, in accordance with the latest EMWD Water Master Plan Design Criteria (3) Domestic water demands from existing services are already included in the Model (4) This is NOT a Fire Flow Test Report: The customer shall verify with the Fire Marshall if a separate Fire Flow Test Report/Letter is required for Jurisdictional Project approval. (5) All required storage and pumping shall be evaluated in a POS report, per the latest EMWD Master Plan Design Criteria (6) Applicants, or their designees, shall design service laterals, commencing from the point of connection(s) in EMWD's main pipeline(s), including main extension(s), lateral(s), meter(s), and all post-meter appurtenances, taking into consideration resulting head losses, pad elevations, and building height, such that the pressure delivered to each floor level and service is adequate to meet jurisdictional requirements. (7) In addition to design requirements, operational minimum and maximum pressures are used to identify and record Service Agreements for Low and High pressure conditions in Residential use. Commercial, Institutional, and Industrial uses do not require low and high pressure recordation. (8) Storage tanks: Initial levels set at 75% full in EPS (9) Storage tanks: Initial levels set at 50% full in SSS, Pumps Off (10) Storage tanks: Initial levels set at 50% full in SSS, Pumps On (11) Existing demands are based on COINS data, calendar-year 2013 (12) For EPS modeling, use file name: <i>DS_MM_202108_V2.mxd</i>															



Dennis Grubb and Associates, LLC
Assisting Cities Build Safe Communities

Fire Department Development Review Comments

November 2, 2022

City of Perris
Attn: Alfredo Garcia, Project Planner
135 N. D Street
Perris, CA 92570-2200

Subject: Development Plan Review for CUP 22-05292

As requested, a review of the subject property was completed. The following information is required:

1. A stand-alone fire department access plan was provided. Provide more detail to the fire department access plan that shows compliance with CFC § 503 and City of Perris Access Guideline and all applicable subsections. At a minimum the access plan shall address the following items:
 - Inside and outside turning radii of the fire access roadway CFC § 503.2.4
 - Road weight capacity. CFC § 503.2.3
 - Identify the type of roadway surface (concrete, asphalt, pavers, etc.). CFC § 503.2.3
 - Road grade (distinguish changes in 2.5% increments), CFC 503.2.7
 - Location and details of "Fire Lane - No parking sign" and/or red curb marking CFC § 503.3
 - 150 foot hose pull to all portions of the exterior of the buildings measured 10 feet out from the curb line along a normal path of travel. CFC § 503.1.1
 - Location of all fire hydrants within 500 feet to the new structures. Note: fire hydrant shall be a minimum of 40' from protected structure. CFC § 507.5
 - Proposed location of the Fire Department Connection (FDC). CFC § 912.2
 - Propose location of all Knox locks/boxes. CFC § 504.1
 - Required verbatim notes

2. Provide a fire flow report that has been completed within the last 6 months. The test flow shall be completed from the closest fire hydrant to the property. Fire flow of 1,500 GPM for 2 hours is required. The City of Perris Building and Fire Marshal Water Available/Fire Flow Form shall be utilized. CFC 507.3

Respectfully,

Lynne Pivaroff

6560 Van Buren Blvd, Ste B, Riverside, CA. 92503
(800) 975-7395 * (951) 772-0007

City of Perris

Building and Fire Marshal

Water Availability/Fire Flow Form

SECTION A: To be completed by customer:

Project Name: CUP Application (PLN22-05292) for Beyond Food Mart

Project Address/Parcel Number: NE Corner of Trumble Rd & Ethanac Rd / APN #329-240-021 & -022

Applicant Phone #: () 760-810-8548 Fax #: ()

Area of largest building 7460 sq ft. (measured without area separations wall unless they are 4-hrs)

Construction type? (check one): ☐ IA ☐ IB ☐ IIA ☐ IIB ☐ IIA ☐ IIB ☐ IVA ☒ IVB

Is this building sprinklered throughout? (check one) ☐ N ☒ Y

Michael Ramirez
mramirez@beyondfoodmart.com

SECTION B: To be completed by Perris Building/Fire Marshal Division

Fire Flow Requirement: 1500 GPM 2 Hour Duration

By: [Signature] Date: 12/05/22

SECTION C: To be completed by local water department/district or attach the local water department/district form that contains the same information

Water Department/District: _____

Test location (indicate address or cross-streets & provide reference map): _____

Hydrant number(s) (if applicable): _____

Date of Test: _____ Time of test: _____ am pm

FLOW TEST RESULTS TEST INFORMATION IS VALID FOR 6 MONTHS FROM DATE TEST IS PERFORMED	
Static pressure: _____ psi	Residual pressure: _____ psi
Observed flow: _____ gpm	Flow calc'd at 20 psi: _____ gpm

☐ Check the box if the test information above was obtained in a manner other than an actual flow test (i.e. by computer modeling).

I have witnessed and/or reviewed this water flow information and by personal knowledge and/or on-site observation certify that the above information is correct.

Name: _____ Title: _____ Signature: _____

Company/Agency: _____ Date: _____

 City of Perris Development Services Department 135 N D Street Perris, CA 92570 (951) 943-5003	Permit No: PMT22-03565
	Type: Commercial Fire Permit
	Date Issued: 12/6/2022

PERMIT

Site Address: NE TRUMBULL & ETHANAC, PERRIS, CA	Parcel Number: No Results Construction Cost: \$0.00
--	--

Description of Work: FIRE FLOW TEST	Owner: BEYOND FOOD MART 4300 EDISON AVE CHINO, CA	Contractor: No Results
--	--	-------------------------------

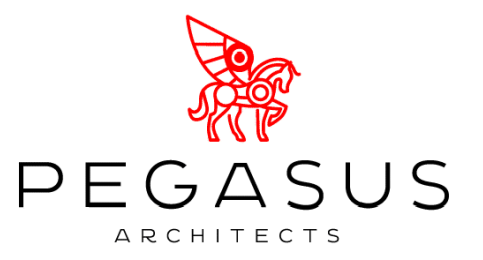
Applicant: BEYOND FOOD MART 4300 EDISON AVE CHINO, CA Phone: 7608108548
--

All Inspectors must be requested before 3:00 p.m. the day prior in order to have an inspection the following business day. All inspections requested after 3:00 p.m. Friday - Sunday will be conducted on Tuesday of the following week.

ADDITIONAL REQUIREMENTS:

1. CRR is the only licensed hauler within the City of Perris.
2. A separate encroachment permit is required for all work within the Public Right of Way.

The Issuance of this permit shall not prevent the building official from thereafter requiring the correction of errors in the plans and specifications or from preventing building operations being carried on thereunder when in violation of the Building Code or of any other ordinance of City of Perris. Except as otherwise stated, a permit for construction under which no work is commenced within six months after issuance, or where the work commenced is suspended or abandoned for six months, shall expire, and fees paid shall be forfeited.



4300 EDISON AVE.,
CHINO, CA 91710

TEL: 909.465.4101
FAX: 909.606.6839

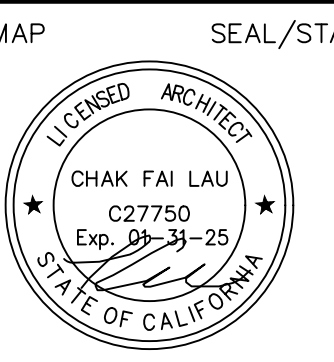
NEW BEYOND C-STORE DEVELOPMENT

27278 ETHANAC RD.,
PERRIS, CA 92585

PARADISE LAKE, LLC.
4300 EDISON AVE.,
CHINO, CA 91710

FIRE FLOW LETTER

SHEET TITLE:



JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	___/___/___
PERMIT SET	___/___/___
BID SET	___/___/___

	REVISIONS	
	2ND CUP RESUBMITTAL	03/02/2023
	3RD CUP RESUBMITTAL	08/01/2023
	4TH CUP RESUBMITTAL	11/20/2023
	5TH CUP RESUBMITTAL	04/01/2024

SHEET NO:

A0.06

OF SHEETS

H E E T

ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PEGASUS ARCHITECTS.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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.

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

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

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:

- Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under COR, Title 13, Section 1962.
- High-efficiency vehicles regulated by S. EPA, bearing a fuel economy and greenhouse gas rating of 90 or 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 ride-sharing.

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

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

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.

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

Y

N/A

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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

- Where there is insufficient electrical supply.
- 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.

Y

N/A

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5.106.5.3.3 Use of automatic load management systems (ALMS). 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:

- 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:
 - Where there is no local utility power supply.
 - Where the local utility is unable to supply adequate power.
 - 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 raceway(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:

<

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY		Y	N/A	RESPON. PARTY													
☐	☐		SECTION 5.303 INDOOR WATER USE 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.	☐	☐		SECTION 5.402 DEFINITIONS 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (<i>and are included here for reference</i>)	☐	☐		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 OSHAPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.	☐	☐		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.												
☐	☐		5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:	☐	☐		ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.	☐	☐		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 guarantees/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.												
☐	☐		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.	☐	☐		BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.	☐	☐		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 (<i>and are included here for reference</i>)												
☐	☐		2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:	☐	☐		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.	☐	☐		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.												
☐	☐		a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).	☐	☐		ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.	☐	☐		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° 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.												
☐	☐		b. Makeup water for evaporative coolers greater than 5 gpm (0.04 L/s).	☐	☐		TEST. A procedure to determine quantitative performance of a system or equipment	☐	☐		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).	☐	☐		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.).												
☐	☐		c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).	☐	☐		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.	☐	☐		EXCEPTIONS:	☐	☐		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.												
☐	☐		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.	☐	☐		SECTION 5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.	☐	☐		1. Unconditioned warehouses of any size.	☐	☐		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 <i>Electrical Code</i> , off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.												
☐	☐		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.	☐	☐		5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.	☐	☐		2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.	☐	☐		ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.												
☐	☐		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.	☐	☐		5.407.2.2 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:	☐	☐		3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.	☐	☐		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.												
☐	☐		5.303.3.2 Urinals.	☐	☐		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:	☐	☐		4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.	☐	☐		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.												
☐	☐		5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	☐	☐		5.407.2.2.1.1 An installed awning at least 4 feet in depth.	☐	☐		Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and/or air conditioning.	☐	☐		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.												
☐	☐		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.	☐	☐		5.407.2.2.1.2 The door is protected by a roof overhang at least 4 feet in depth.	☐	☐		Informational Notes:	☐	☐		FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.												
☐	☐		5.303.3.2.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted or other urinals shall not exceed 0.5 gallons per flush.	☐	☐		5.407.2.2.1.3 The door is recessed at least 4 feet.	☐	☐		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 does not certify individuals to conduct functional performance tests or to adjust and balance systems.	☐	☐		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.												
☐	☐		5.303.3.2.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.	☐	☐		5.407.2.2.1.4 Other methods which provide equivalent protection.	☐	☐		2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the <i>California Energy Code</i> .	☐	☐		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.												
☐	☐		5.303.3.3 Showerheads. [BSC-CG]	☐	☐		5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.	☐	☐		3. Building sustainable goals.	☐	☐		HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, 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).												
☐	☐		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.	☐	☐		5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 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.	☐	☐		4. Project program, including facility functions and hours of operation, and need for after hours operation.	☐	☐		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).												
☐	☐		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.	☐	☐		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:	☐	☐		5. Equipment and systems expectations.	☐	☐		MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999.												
☐	☐		Note: A hand-held shower shall be considered a showerhead.	☐	☐		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.	☐	☐		6. Building occupant and operation and maintenance (O&M) personnel expectations.	☐	☐		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 hundreds of a gram (g O ₃ /g ROG).												
☐	☐		5.303.3.4 Faucets and fountains.	☐	☐		5.408.1.3 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:	☐	☐		7. Commissioning report.	☐	☐		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).												
☐	☐		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.	☐	☐		5.408.1.4 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.	☐	☐		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:	☐	☐		PSIG. Pounds per square inch, gauge.												
☐	☐		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.	☐	☐		5.408.1.5 Exceptions to Sections 5.408.1.1 and 5.408.1.2.	☐	☐		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:	☐	☐		REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.												
☐	☐		5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches)] at 60 psi.	☐	☐		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.	☐	☐		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:	☐	☐		SCHRADER ACCESS VALVES. Access fittings with a valve core installed.												
☐	☐		5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.	☐	☐		2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).	☐	☐		1. General project information.	☐	☐		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.												
☐	☐		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.	☐	☐		3. Identifies diversion facilities where construction and demolition waste material collected will be taken.	☐	☐		2. Commissioning goals.	☐	☐		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 electric refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.												
☐	☐		Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	☐	☐		4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.	☐	☐		3. Systems to be commissioned. Plans to test systems and components shall include:	☐	☐		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).												
☐	☐		5.303.3.4.6 Pre-rinse spray valve When installed, shall meet the requirements in the <i>California Code of Regulations</i> , 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.	☐	☐		5.408.1.6 Exceptions to Sections 5.408.1.1 and 5.408.1.2.	☐	☐		a. An explanation of the original design intent.	☐	☐		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.												
☐	☐		FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).	☐	☐		1. Excavated soil and land-clearing debris.	☐	☐		b. Equipment and systems to be tested, including the extent of tests.	☐	☐		SECTION 5.503 FIREPLACES 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.												
☐	☐		<table><tr><th colspan="2">TABLE H-2</th></tr><tr><th colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</th></tr><tr><th>PRODUCT CLASS [spray force in ounce force (ozf)]</th><th>MAXIMUM FLOW RATE (gpm)</th></tr><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></table>	TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES 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	☐	☐		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.	☐	☐		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.	☐	☐		5.503.1.1 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.
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☐	☐		5.303.4 COMMERCIAL KITCHEN EQUIPMENT.	☐	☐		3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.	☐	☐		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 <i>California Code of Regulations</i> (CCR), Title 8, Section 5142, and other related regulations.	☐	☐		SECTION 5.504 POLLUTANT CONTROL 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.												
☐	☐		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.	☐	☐		5.408.1.7 Notes:	☐	☐		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.	☐	☐		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.												
☐	☐		Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.	☐	☐		1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resource/Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.	☐	☐		5.410.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.	☐	☐														
☐	☐		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.	☐	☐		2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).	☐	☐		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.	☐	☐														
☐	☐		5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i> and in Chapter 6 of this code.	☐	☐		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.	☐	☐		5.410.4.4 (Reserved)	☐	☐														
☐	☐		SECTION 5.304 OUTDOOR WATER USE 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 (MWEL0), whichever is more stringent.	☐	☐		Note: Refer to the Universal Waste Rule link at: http://www.dsc.ca.gov/universallwaste/	☐	☐		5.410.4.5 (Reserved)	☐	☐														
☐	☐		Notes:	☐	☐		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.	☐	☐		5.410.4.6 (Reserved)	☐	☐														
☐	☐		1. The Model Water Efficient Landscape Ordinance (MWEL0) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.	☐	☐		Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.	☐	☐		5.410.4.7 (Reserved)	☐	☐														
☐	☐		2. MWEL0 and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/ .	☐	☐		Notes:	☐	☐		5.410.4.8 (Reserved)	☐	☐														
☐	☐		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 (MWEL0) commencing with Section 480 of Chapter 2.7, Division 2, Title 23, <i>California Code of Regulations</i> , except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.	☐	☐		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.	☐	☐		5.410.4.9 (Reserved)	☐	☐														
☐	☐		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 MWEL0.	☐	☐		2. For a map of known pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov)	☐	☐		5.410.4.10 (Reserved)	☐	☐														
☐	☐		5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.	☐	☐		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.	☐	☐		5.410.4.11 (Reserved)	☐	☐														
☐	☐		5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.	☐	☐		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.	☐	☐		5.410.4.12 (Reserved)																

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

Y	N/A	RESPON. PARTY
☐	☐	

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/CUR/HTML/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.

Y	N/A	RESPON. PARTY
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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/CDC/PHP/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/CDC/PHP/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 E36 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:	
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).

Y	N/A	RESPON. PARTY
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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/CDC/PHP/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 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/CDC/PHP/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.

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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

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.

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SECTION 5.506 INDOOR AIR QUALITY

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.

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5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

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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 through 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.

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SECTION 5.507 ENVIRONMENTAL COMFORT

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 enforcing 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_{eq} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
2. L_{eq} 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_{eq} 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 soundlevels shall be prepared by personnel approved by the architect or engineer of record.

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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.toolbox.org/PDF/CaseStudies/stc_jcc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

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
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= YES
= NOT APPLICABLE
= RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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 (CO₂), 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-fourth-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 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 over 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 that 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.

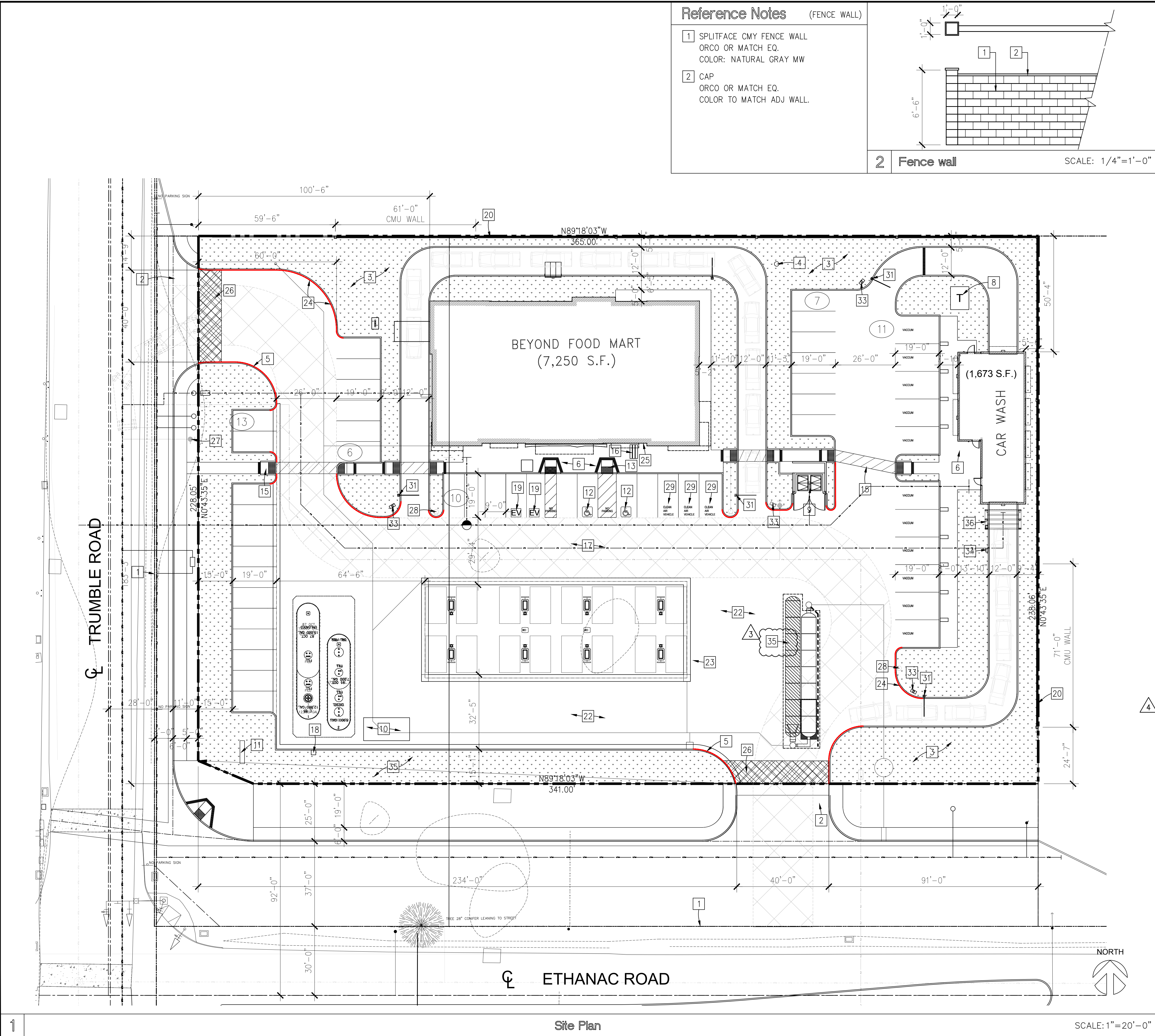
5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

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

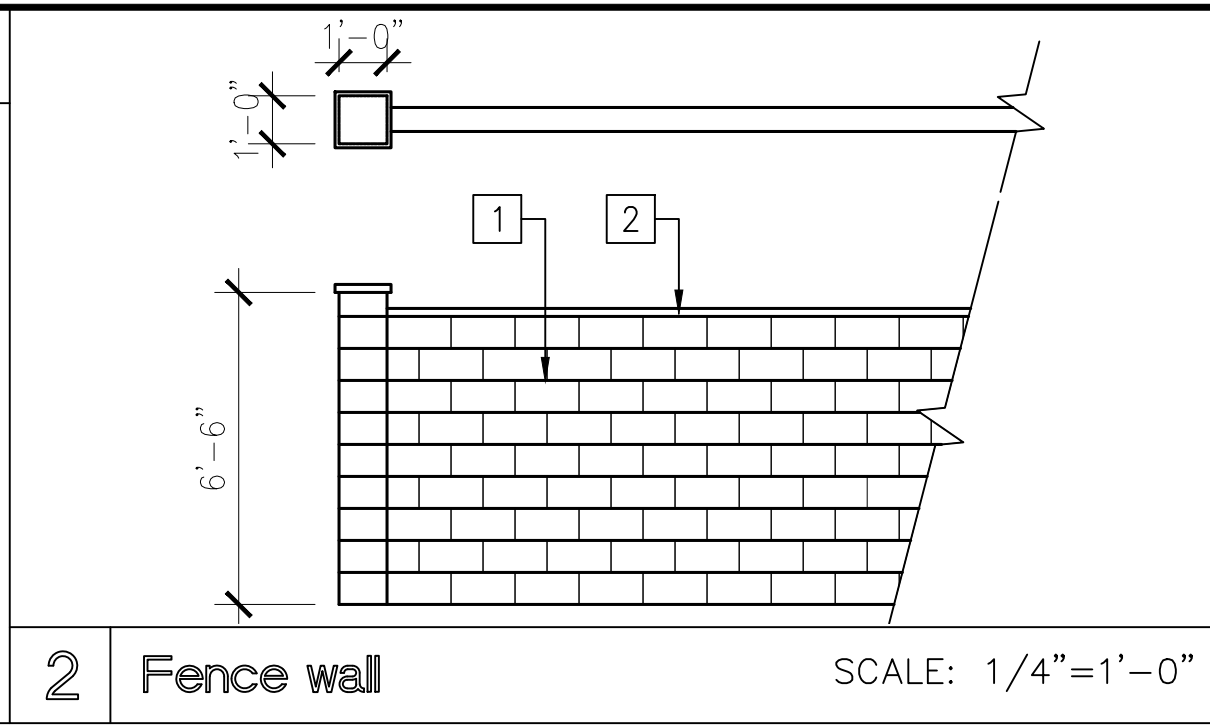
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Unverified persons may perform HVAC installations when under the direct 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:



Reference Notes (FENCE WALL)

1 SPLITFACE CMY FENCE WALL
ORCO OR MATCH EQ.
COLOR: NATURAL GRAY MW

2 CAP
ORCO OR MATCH EQ.
COLOR TO MATCH ADJ. WALL.



- Reference Notes**
- 1 (E) PROPERTY LINES
 - 2 (N) CURB AND GUTTER/DRIVEWAY (RIGHT IN & OUT)
 - 3 (N) LANDSCAPE
 - 4 (N) HEALY TANK
 - 5 (N) CONCRETE CURB
 - 6 (N) CONCRETE SIDEWALK
 - 7 (N) CANOPY 47'-0"x128'-0" (UNDER SEPARATED PERMIT)
 - 8 (N) TRANSFORMER PAD
 - 9 (N) TRASH/RECYCLE ENCLOSURE
 - 10 (N) LOADING/UNLOADING (10'-0" x 20'-0")
 - 11 (N) CORNER MONUMENT, SIGN BY OTHERS, UNDER SEPARATE PERMIT.
 - 12 (N) HCP PARKING
 - 13 (N) HCP RAMP
 - 14 (N) VACUUM @ 9 LOCs
 - 15 (N) 5'-0" WIDE HCP PATH OF TRAVEL PER CODE STD.
 - 16 BIKE RACK PER CITY'S STANDARD.
 - 17 (N) 26' WIDE FIRE LANE
 - 18 (N) AIR/WATER TOWER
 - 19 EVCS PARKING PER CITY'S STD. PROVIDE MIN. 1" CONDUIT TERMINATING IN LISTED ENCLOSURE FOR FUTURE CHARGER.
 - 20 (N) 6' HT. SPLITFACE CMU FENCE WALL ORCO OR MATCH EQ., COLOR: NATURAL GRAY MW
 - 21 (N) U.S.T. W/ CONCRETE SLAB
 - 22 (N) A/C PAVING
 - 23 (N) CANOPY CONCRETE PAD W/ CONCRETE SWALE
 - 24 (N) RED CURB MARKING "NO PARKING" ZONE
 - 25 (N) FIRE KNOX LOCKS / BOXES
 - 26 (N) STAMPED CONCRETE, SCOFIELD OR MATCH EQ., COLOR: SUNRISE RED
 - 27 (N) FIRE HYDRANT, SEE CIVIL PLANS.
 - 28 (N) FIRE DEPARTMENT CONNECTION, SEE CIVIL PLANS.
 - 29 (N) CLEAN AIR VEHICLE.
 - 30 (N) UNDERGROUND TANK (UNDER SEPARATE PERMIT)
 - 31 (N) LEFT HAND CLEARANCE BAR
 - 32 (N) DRIVE-THRU SIGNAGE
 - 33 (N) ENTRY AND EXIT SIGNAGE
 - 34 (N) PAY BOX @ CARWASH
 - 35 (N) PRIVATE UNDERGROUND CHAMBERS. SEE CIVIL PLAN.
 - 36 (N) DETACHED STEEL TRELLIS

4300 EDISON AVE.,
CHINO, CA 91710

TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW BEYOND C-STORE DEVELOPMENT

ADDRESS: 27278 ETHANAC RD.,
PERRIS, CA 92585

CLIENT: PARADISE LAKE, LLC,
4300 EDISON AVE.,
CHINO, CA 91710

SITE PLAN

KEY MAP

SEAL/STAMP

JOB NO. -

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PLAN CHECK: /

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REVISIONS

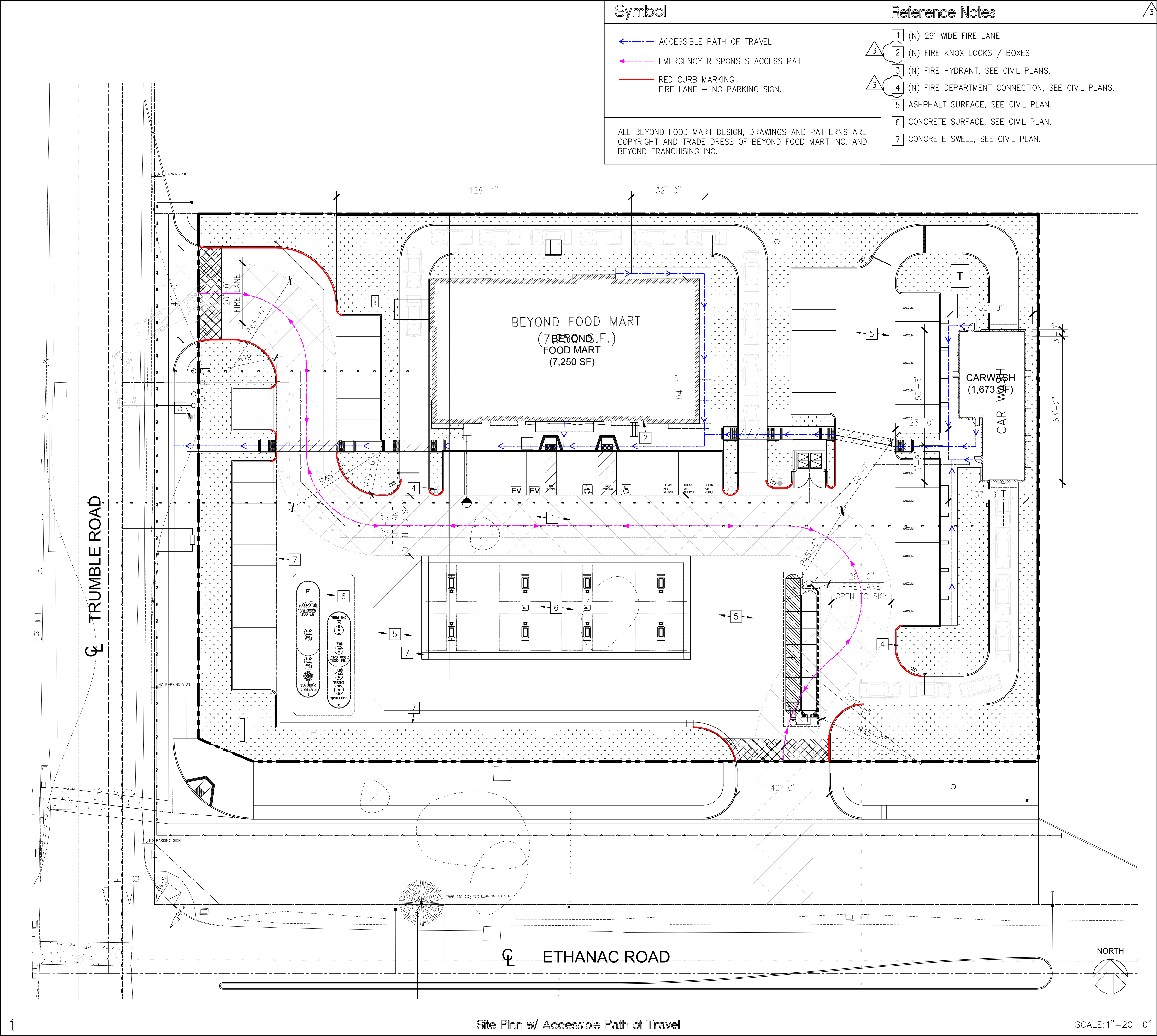
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2	3RD CUP RESUBMITTAL	08/01/2023
3	4TH CUP RESUBMITTAL	11/20/2023
4	5TH CUP RESUBMITTAL	04/01/2024

SHEET NO: A1.01

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ADDRESS: 27278 ETHANAC RD., PERRIS, CA 92585

CLIENT: PARADISE LAKE, LLC, 4300 EDISON AVE., CHINO, CA 91710

SHEET TITLE:

SITE PLAN W/ ACCESSIBLE PATH OF TRAVEL

KEY MAP

SEAL/STAMP

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C27750
Exp. 01-31-25
STATE OF CALIFORNIA

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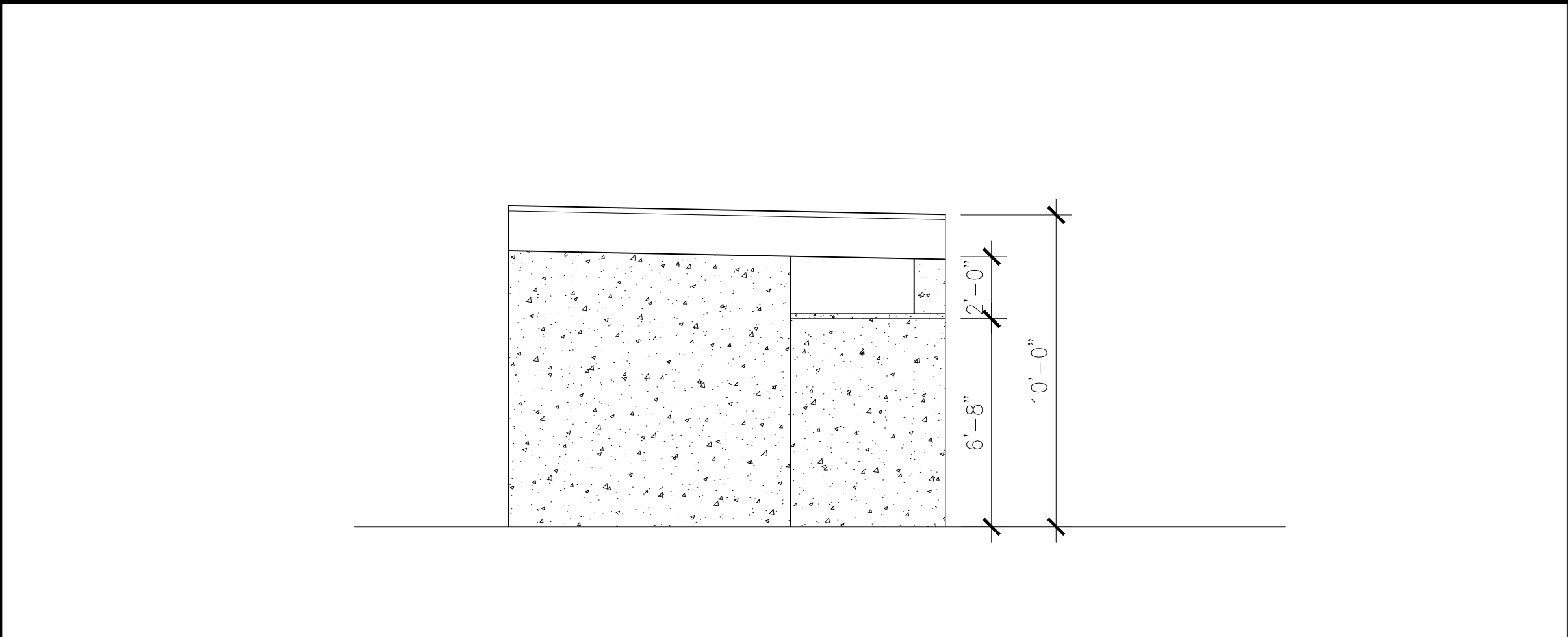
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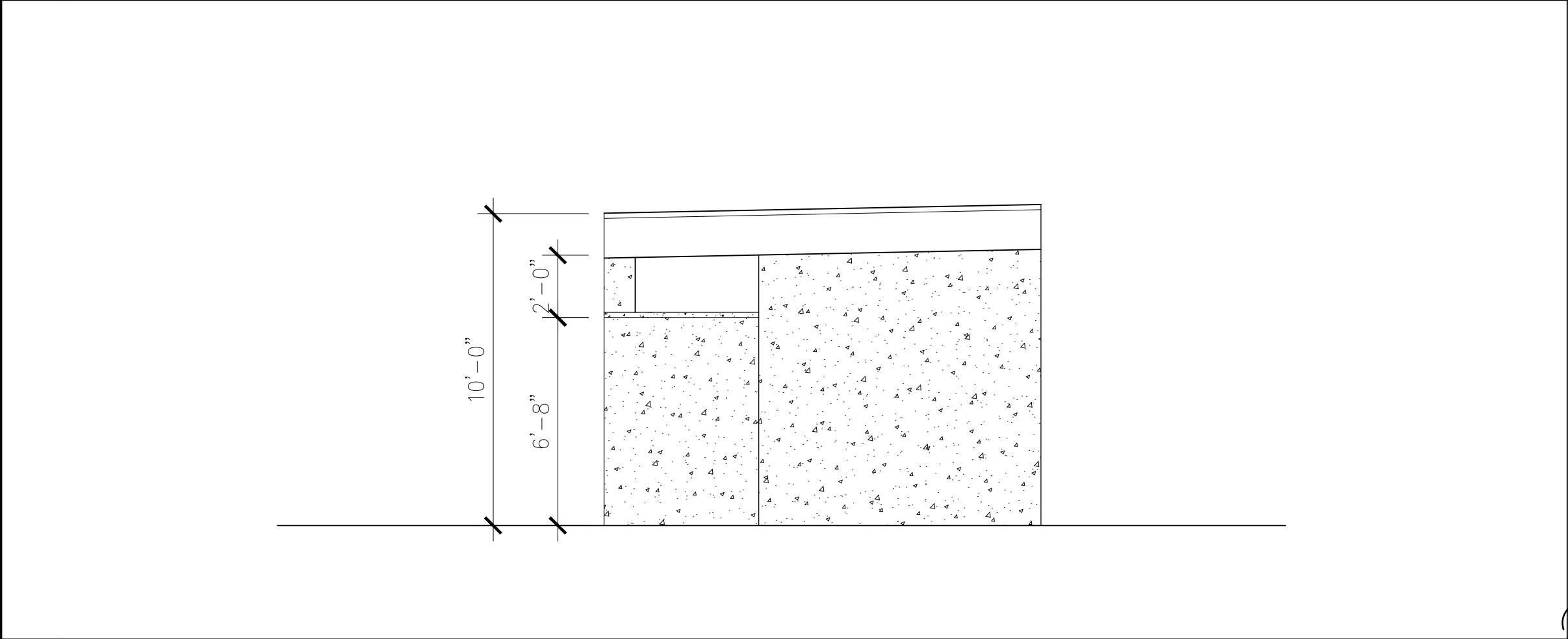
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OF SHEETS

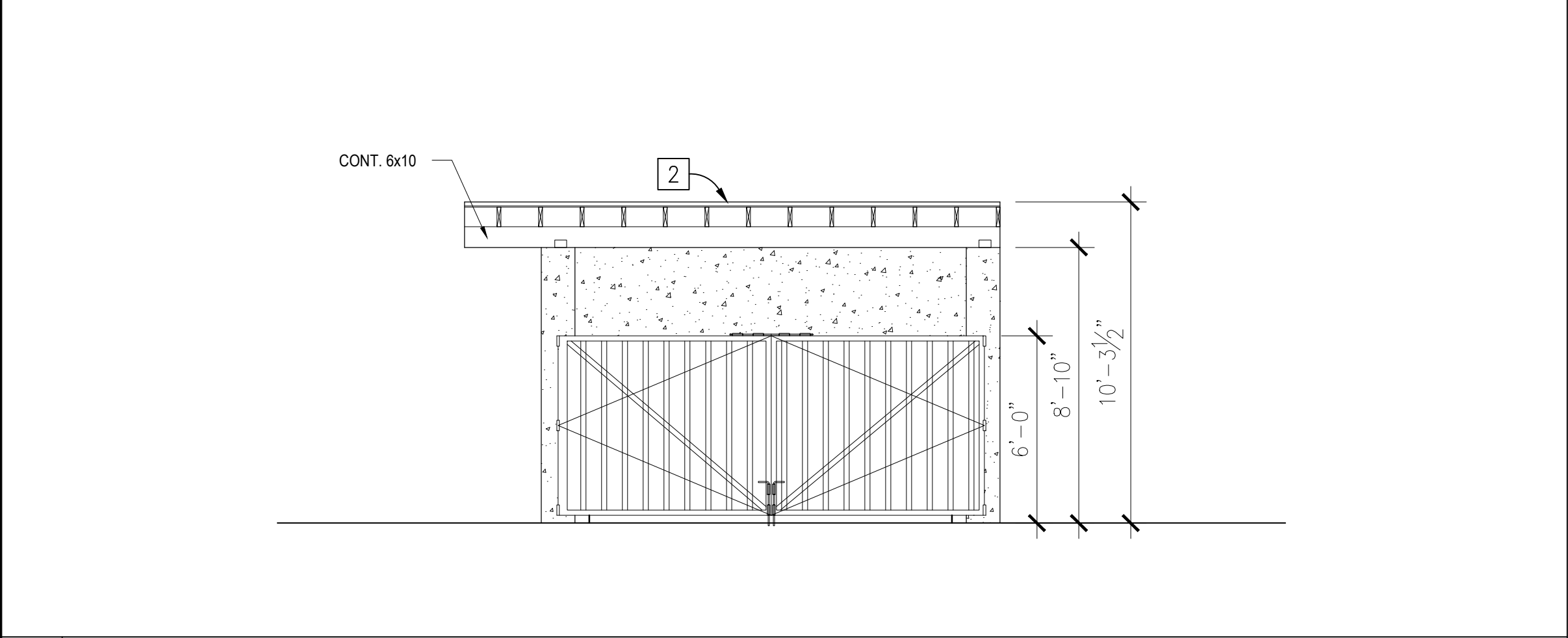
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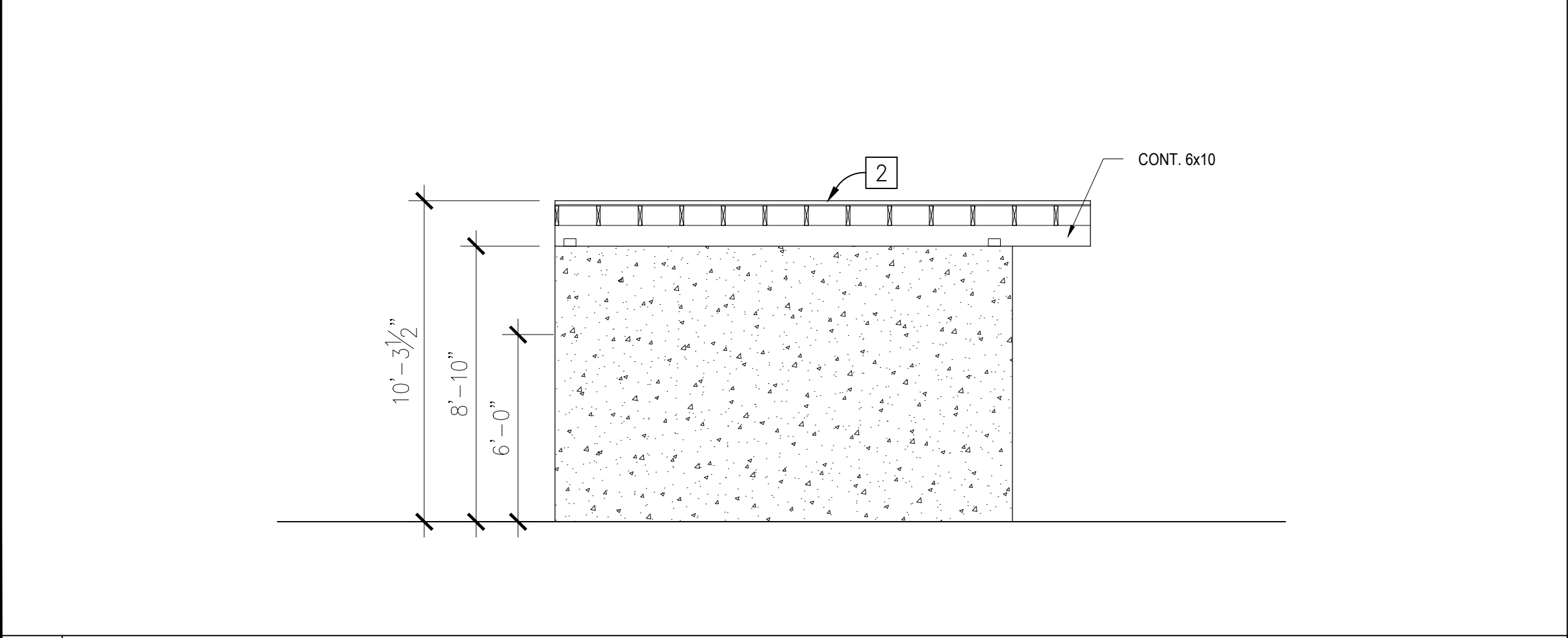
6 Trash Enclosure West Elevation SCALE: ¼"=1'-0"



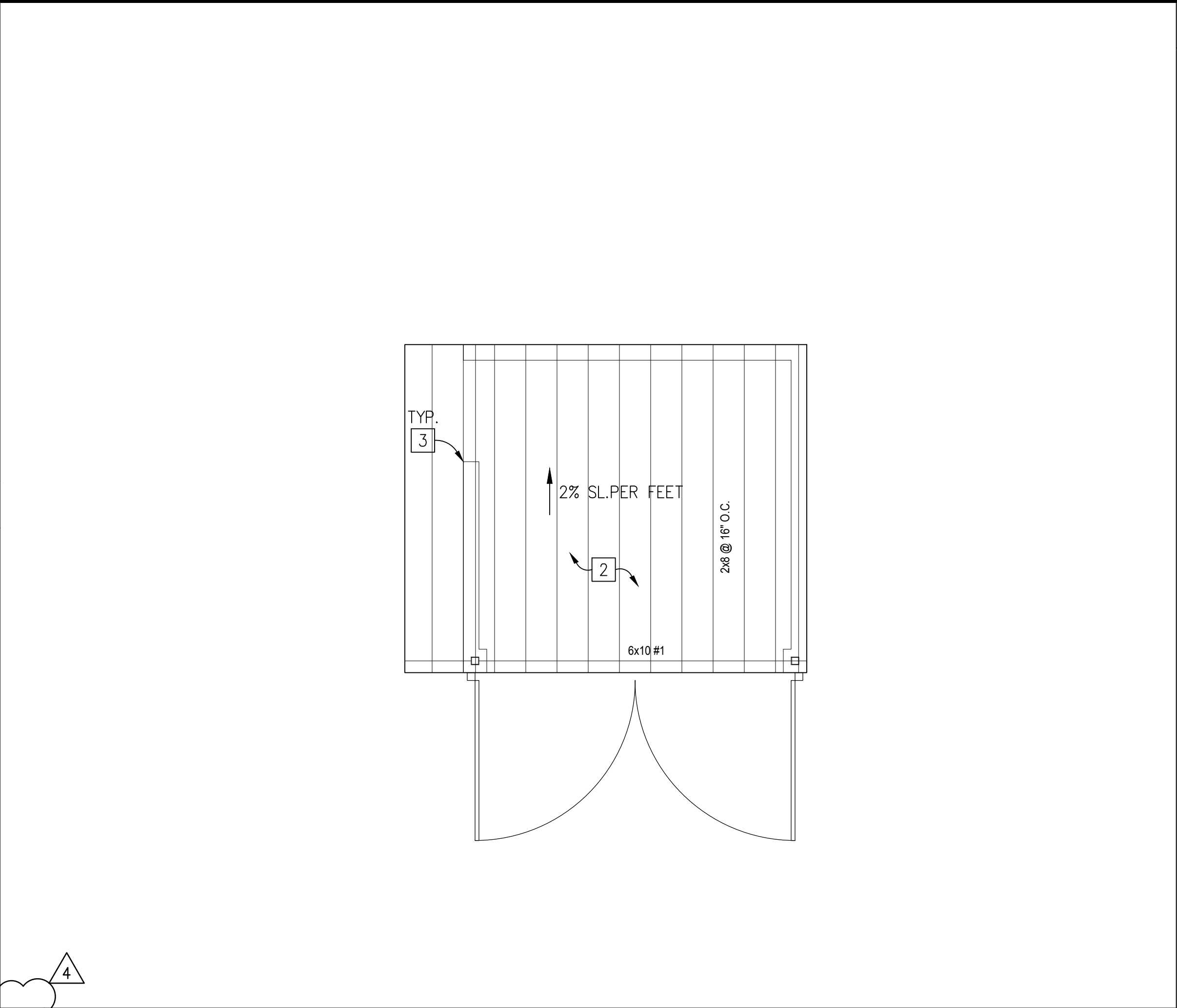
5 Trash Enclosure East Elevation SCALE: ¼"=1'-0"



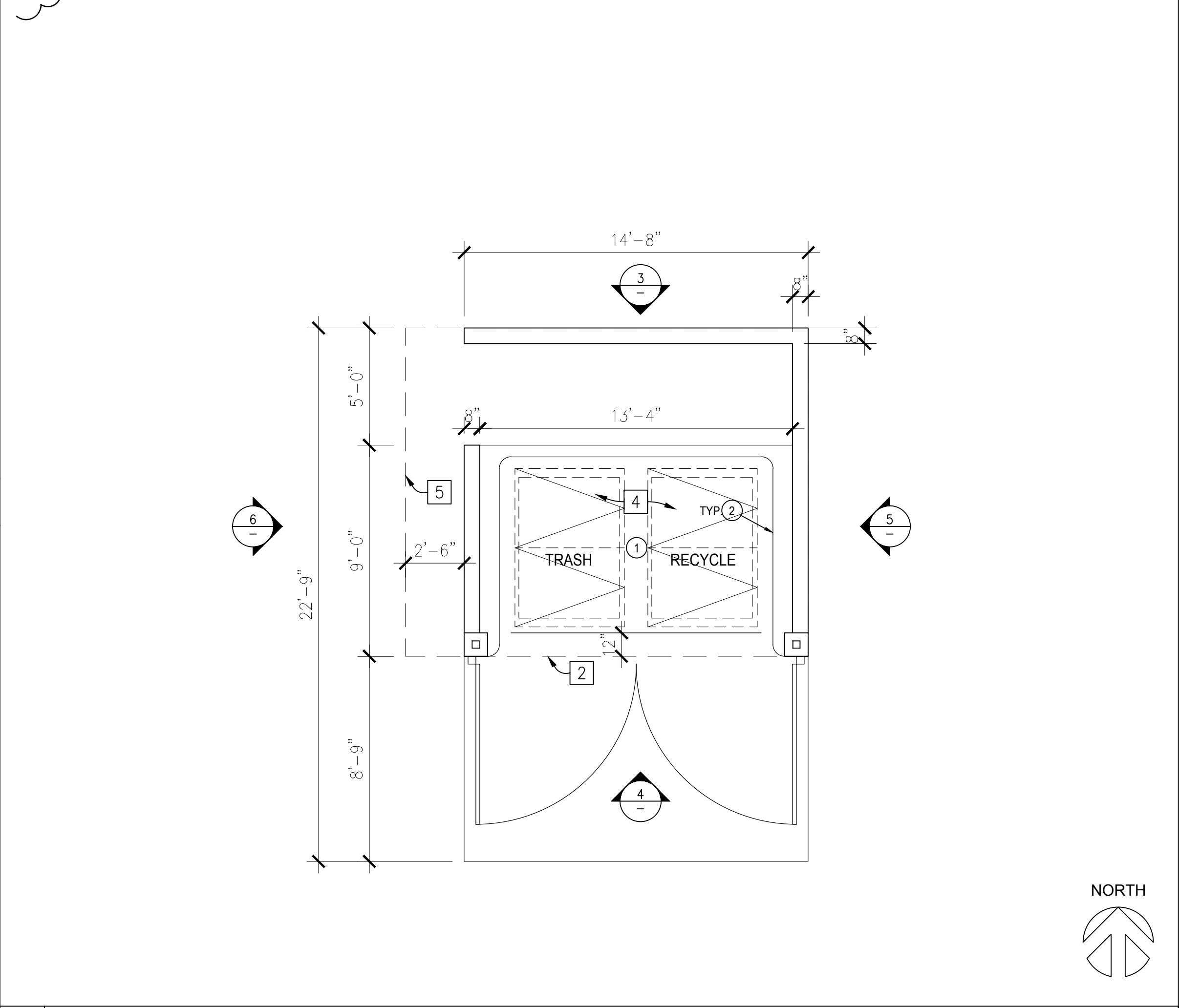
4 Trash Enclosure South Elevation SCALE: ¼"=1'-0"



3 Trash Enclosure North Elevation SCALE: ¼"=1'-0"



2 Trash Enclosure Roof Plan SCALE: 1/4" = 1'-0"



1 Trash Enclosure Floor Plan SCALE: 1/4" = 1'-0"

- Reference Notes
- 1 ROOF ABOVE
 - 2 ½" CDX PLYWOOD W/ 8D COMMON NAILS, 6" O.C. EDGES, 12" O.C. AT FIELD W/ CLASS A ROOFING
 - 3 DASH LINE INDICATE CMU WALL BELOW.
 - 4 4 CUBE YARD CONTAINER FOR TRASH AND RECYCLE EACH.
 - 5 OVERHANG

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ADDRESS: 27278 ETHANAC RD.,
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CLIENT: PARADISE LAKE, LLC.
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TRASH ENCLOSURE
FLOOR PLAN & ELEVATIONS

KEY MAP SEAL/STAMP

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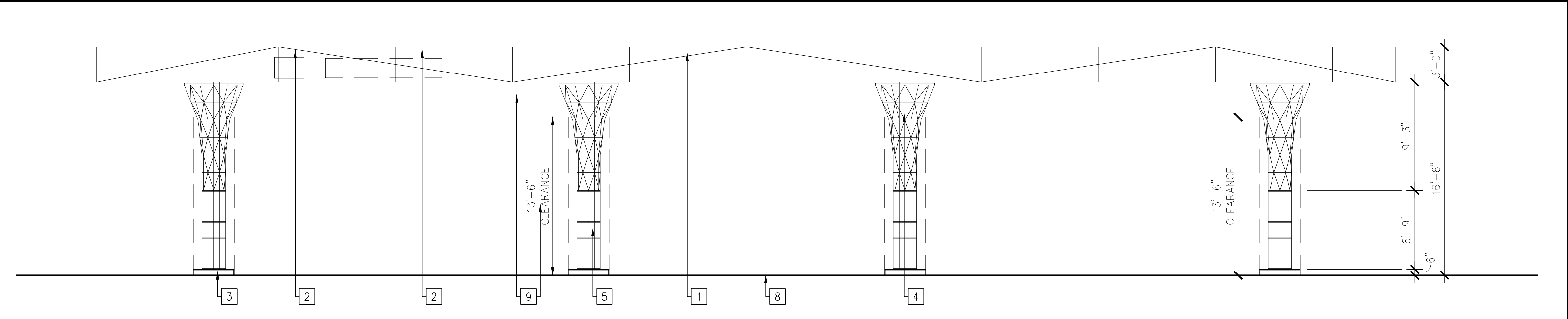
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4TH CLIP RESUBMITTAL	11/20/2023
5TH CLIP RESUBMITTAL	04/01/2024

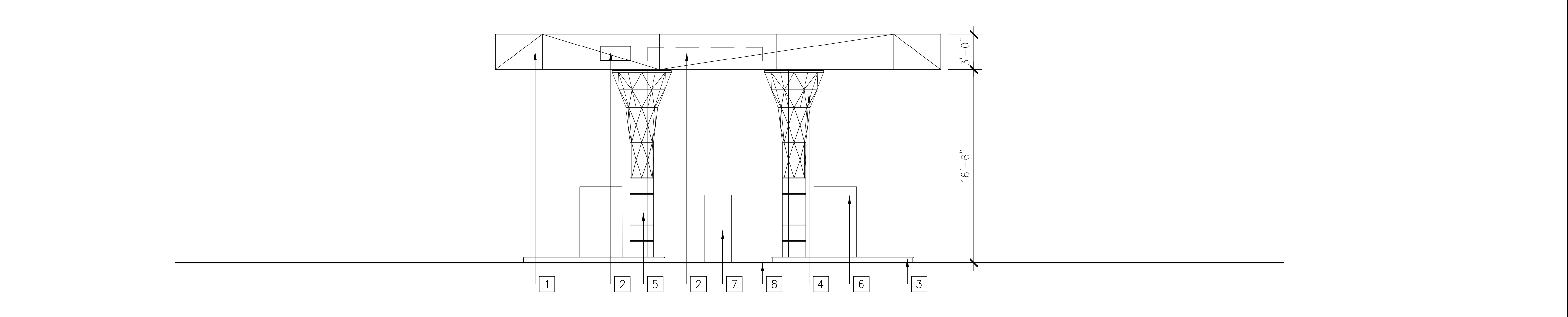
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3

North / South Elevations

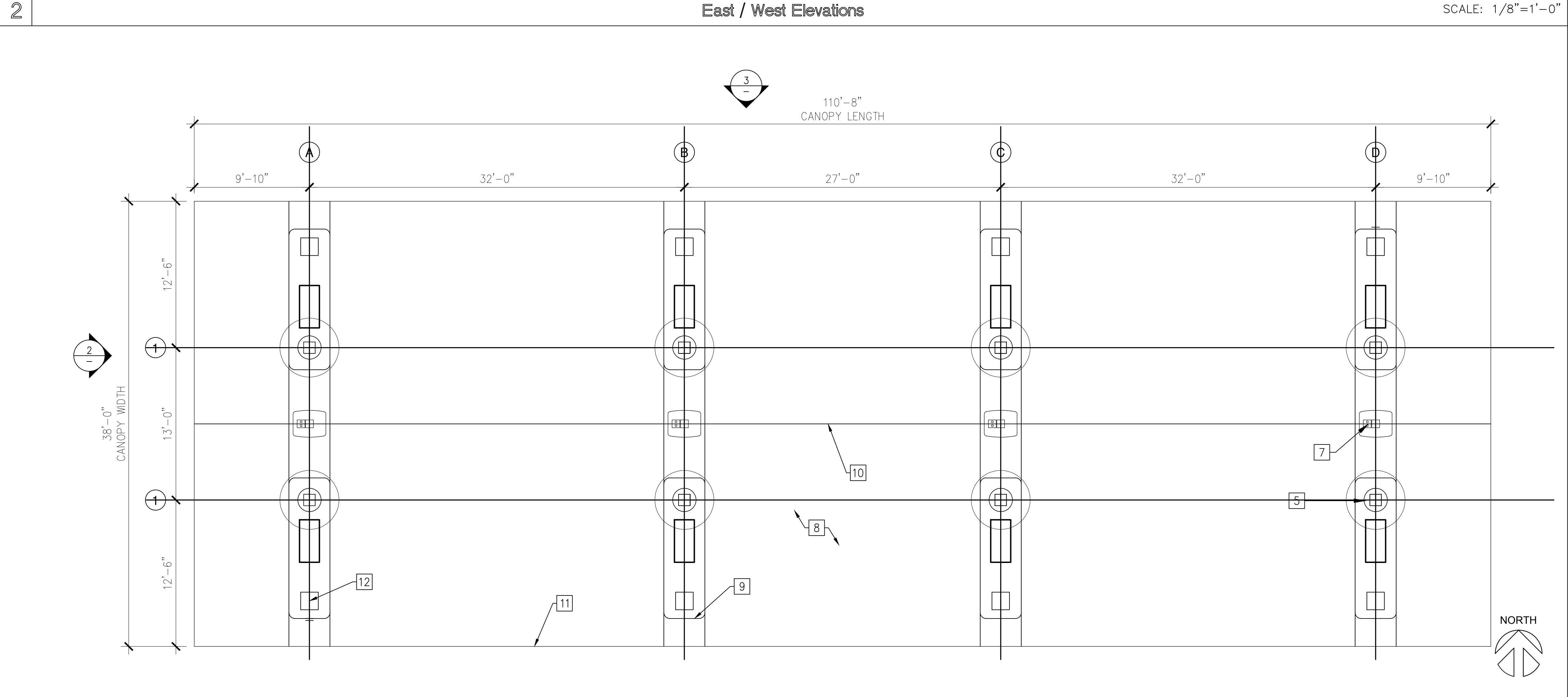
SCALE: 1/8"=1'-0"



2

East / West Elevations

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



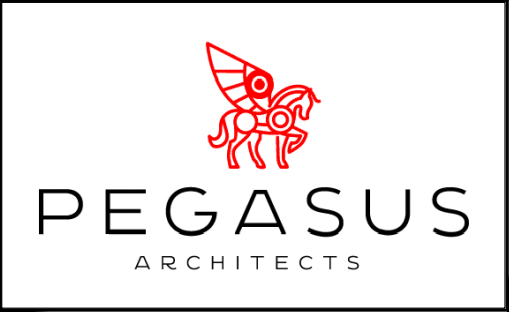
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Canopy Floor Plan

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

Reference Notes (Elevations)

- 1 ACM PANEL
- 2 SIGNAGE
- 3 CONCRETE CURB
- 4 ACRYLIC WITH METAL FRAME – BACK LITED
COLOR: WHITE
- 5 PERFORATED METAL PANEL, 2 FEET DIAMETER
GRAINGER OR EQ.,
16-GAUGE, ROUND HOLE SHAPE,
STAGGERED HOLE PATTERN
COLOR: SHERWIN WILLIAMS SW 7005 PURE WHITE
- 6 MPD @ 8 LOCATIONS
- 7 PIC UNIT @ 4 LOCATIONS
- 8 CONCRETE SLAB
- 9 REQUIRED 13'-6" CLEARANCE
- 10 1/2" CONCRETE CONTROL TT
- 11 CANOPY ABOVE
- 12 LANDSCAPE POT (OPTIONAL)



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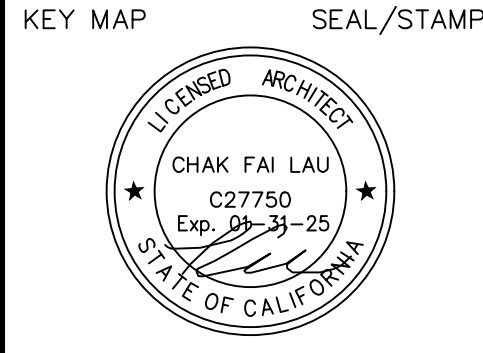
PROJECT: NEW BEYOND C-STORE
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CANOPY
FLOOR PLAN & ELEVATIONS

SHEET TITLE:

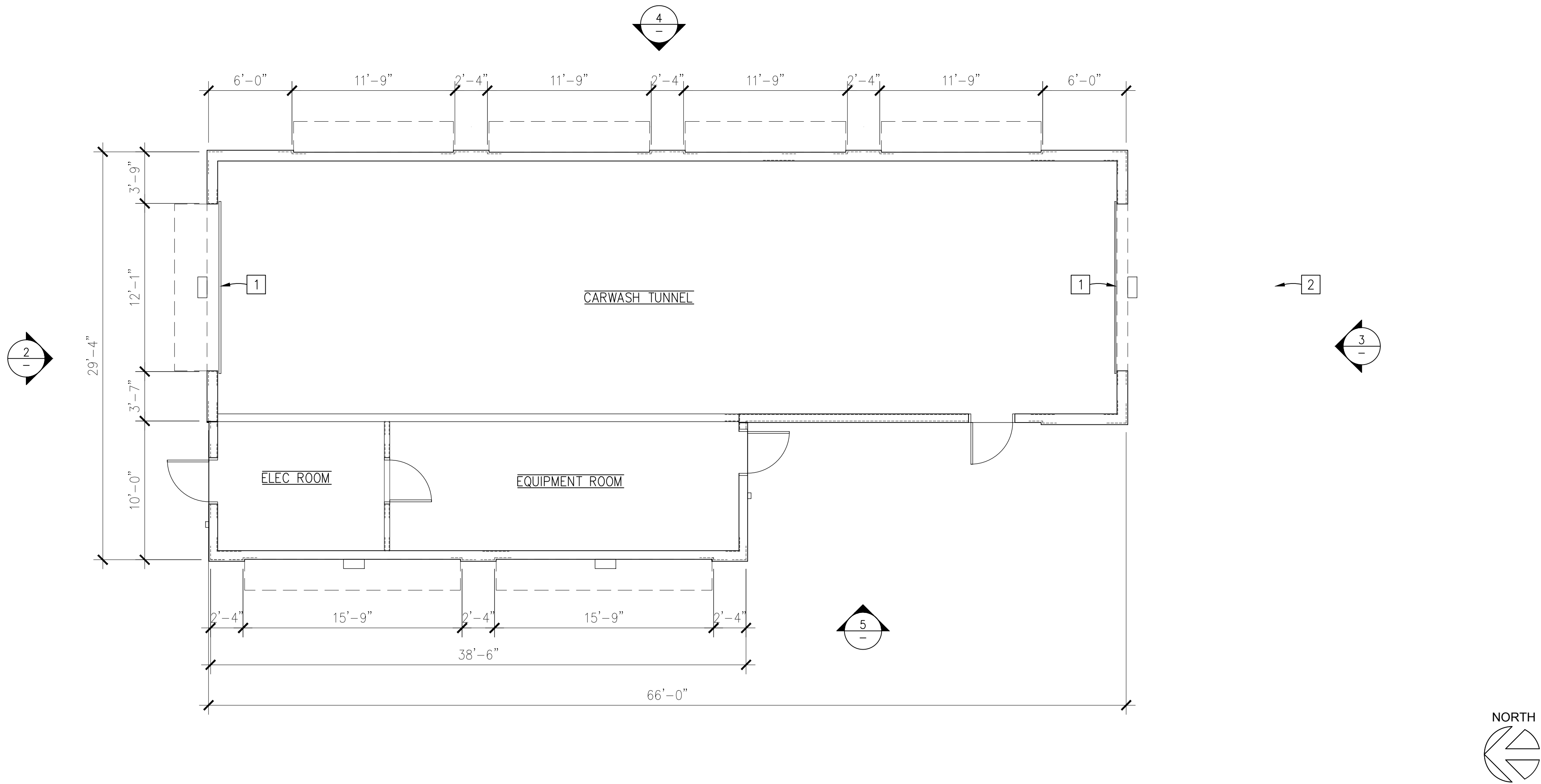


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BID SET	___/___/___

REVISIONS	
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△	3RD CUP RESUBMITTAL 08/01/2023
△	4TH CUP RESUBMITTAL 11/20/2023
△	5TH CUP RESUBMITTAL 04/01/2024
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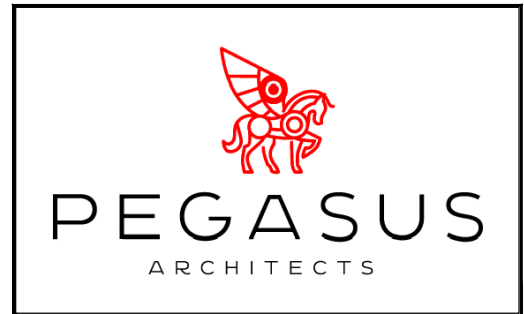
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Reference Notes

- 1 (N) METAL ROLL-UP DOOR W/ ADJ. PAINT FINISH.
- 2 (N) DETACHED STEEL TRELLIS.



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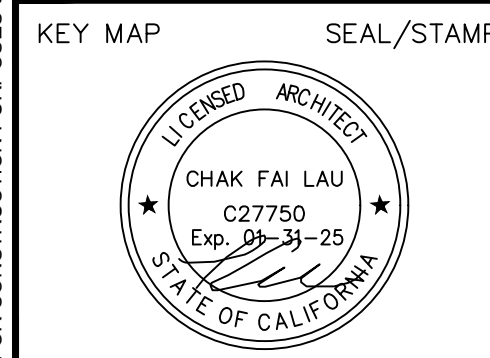
PROJECT: NEW BEYOND C-STORE
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CARWASH FLOOR PLAN

SHEET TITLE:



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REVISIONS		
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SCALE: 3/16" = 1'-0"

Carwash Floor Plan

Reference Notes

- 1

LINE OF STEEL TRELLIS ABOVE
- 2

HAND SINK
- 3

MOP SINK
- 4

VEGETABLE SINK
- 5

CASHIER COUNTER
- 6

COUNTER
- 7

18"X36" NSF RACKS, 4-TIERS PER RACK
- 8

3-COMPARTMENT SINK
- 9

WALK-IN FREEZER

10

WALK-IN COOLER

11

CONVENIENCE STORE

12

ROOF ACCESS LADDER W/ 2'-6" SQ. CLR. OPENING.

13

CONC. PAVED SIDEWALK

14

-

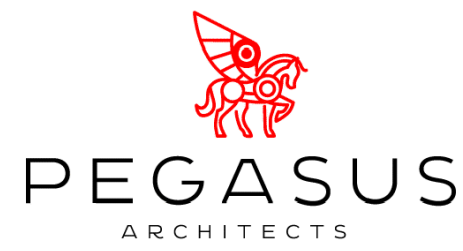
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General Notes

1. ALL WALL DIMENSIONS ARE FROM F.O.S., UNLESS NOTED OTHERWISE.
2. ALL WINDOW AND DOOR DIMENSIONS ARE FROM CENTER LINE OF THE WINDOW OR DOOR, U.O.N.

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PROJECT: NEW BEYOND C-STORE DEVELOPMENT

ADDRESS: 27278 ETHANAC RD., PERRIS, CA 92585

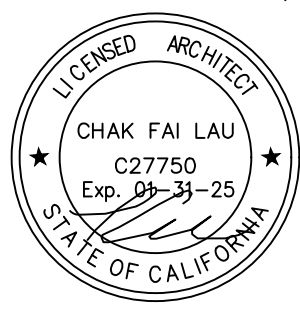
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C-STORE FLOOR PLAN

SHEET TITLE:

KEY MAP

SEAL/STAMP



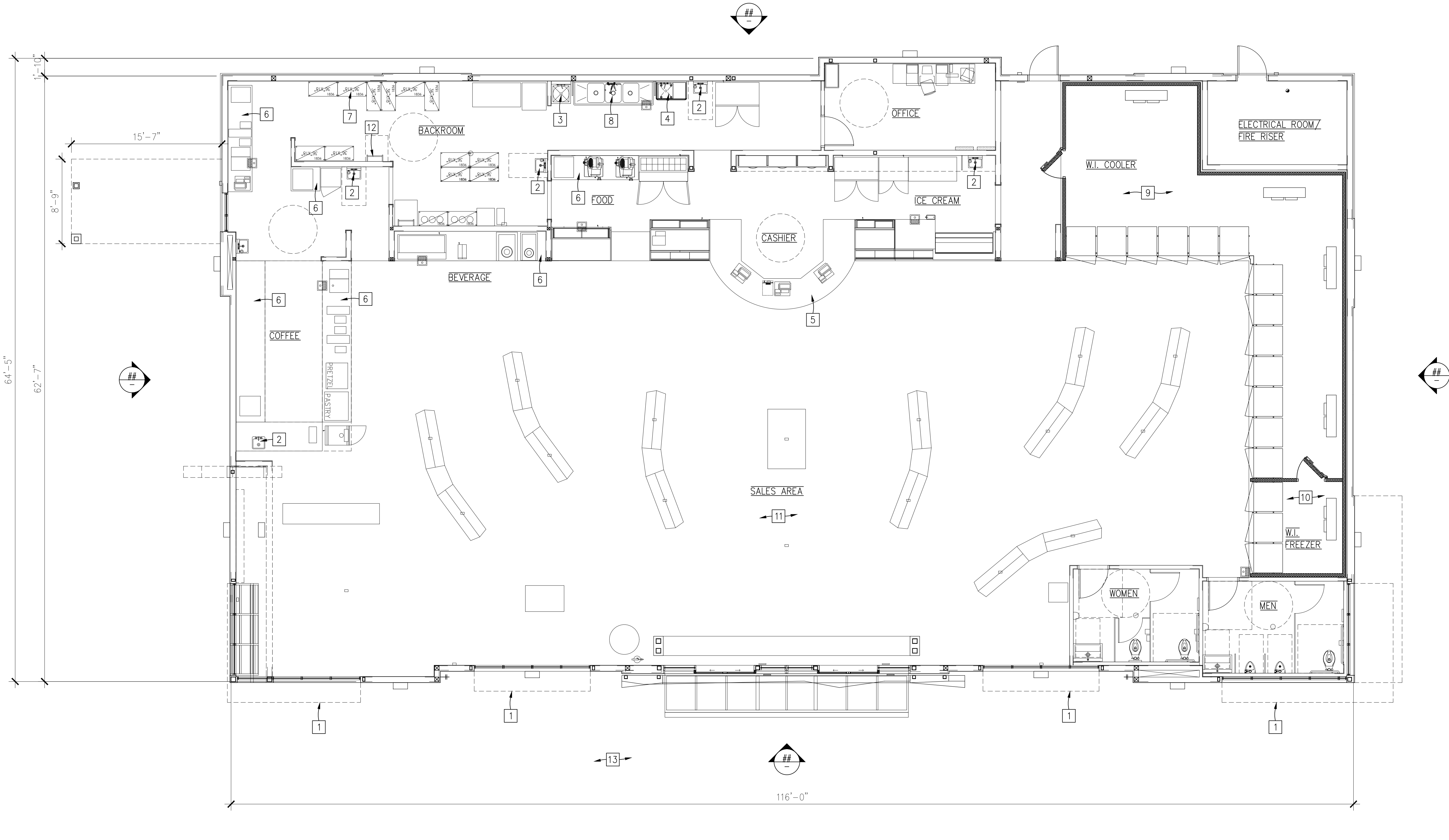
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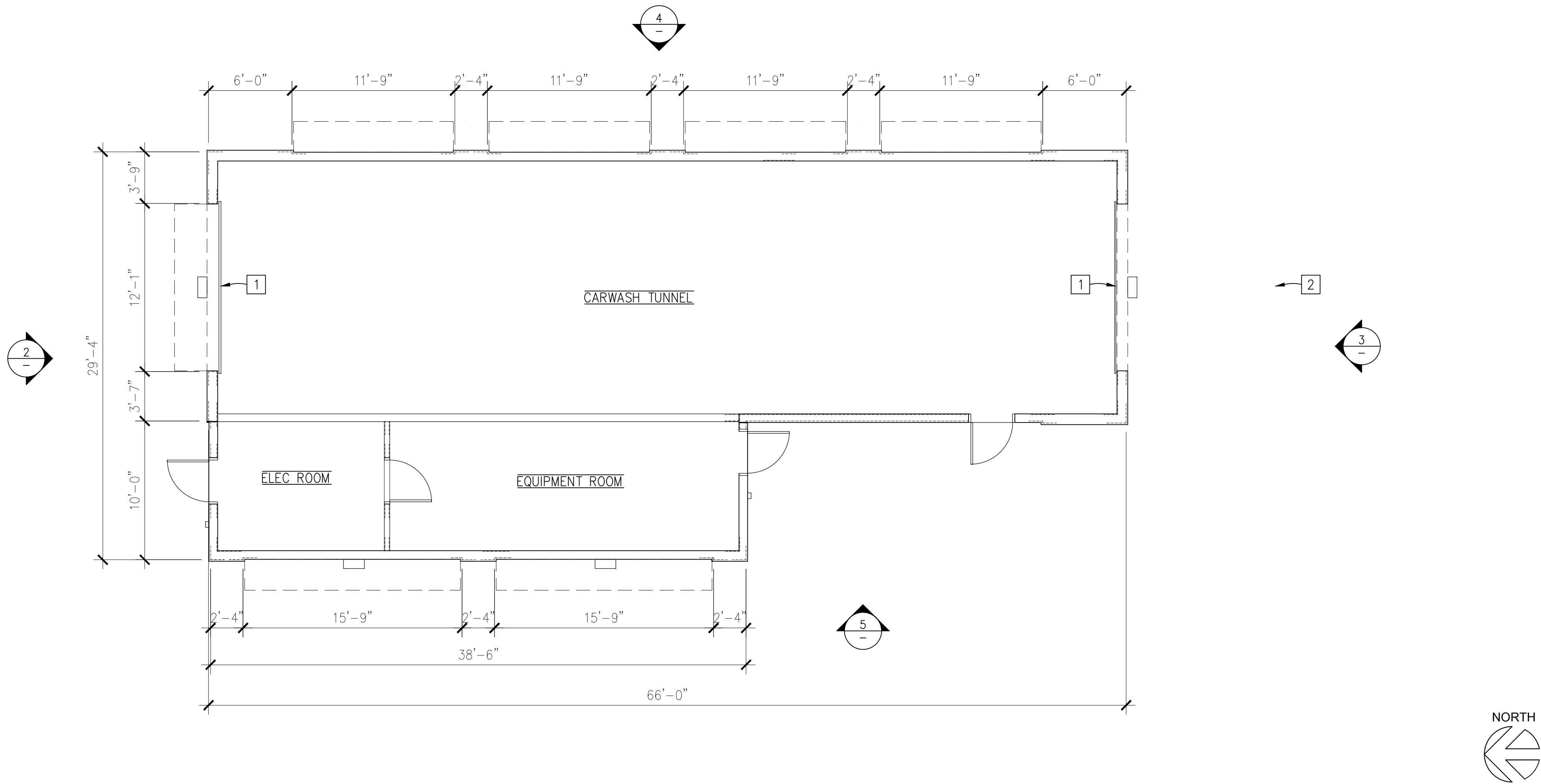
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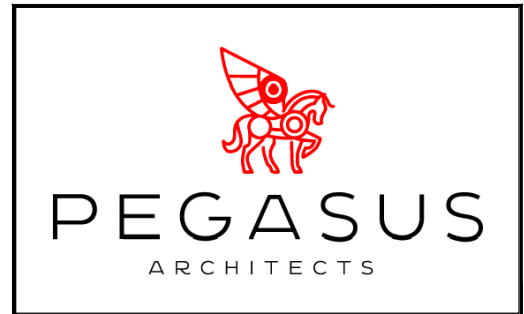
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Reference Notes

- 1 (N) METAL ROLL-UP DOOR W/ ADJ. PAINT FINISH.
- 2 (N) DETACHED STEEL TRELLIS.



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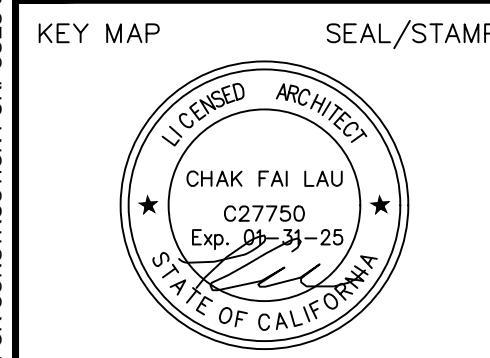
PROJECT: NEW BEYOND C-STORE
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CARWASH FLOOR PLAN

SHEET TITLE:



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△	4TH CLIP RESUBMITTAL	11/29/2023
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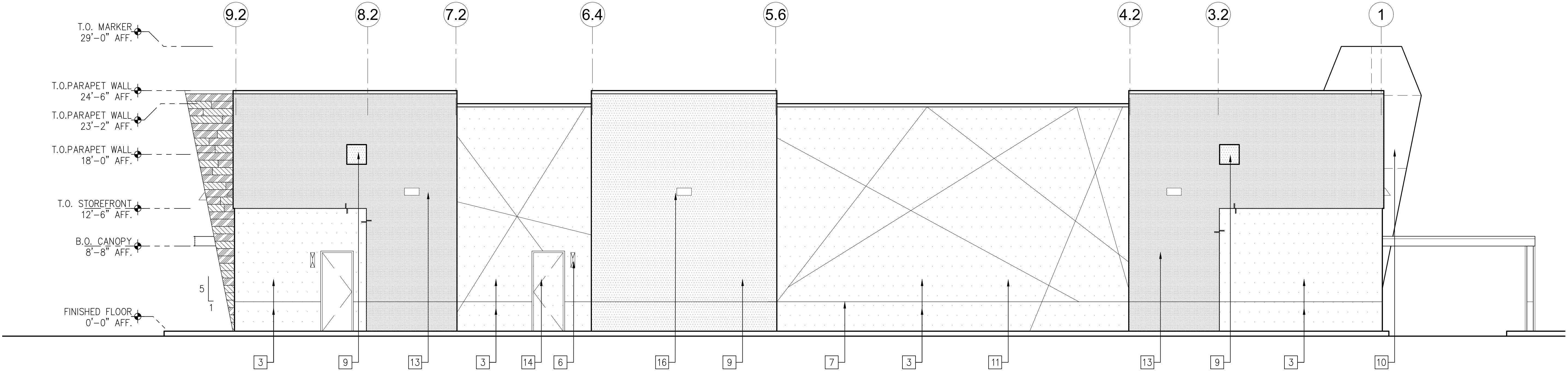
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SCALE: 3/16" = 1'-0"

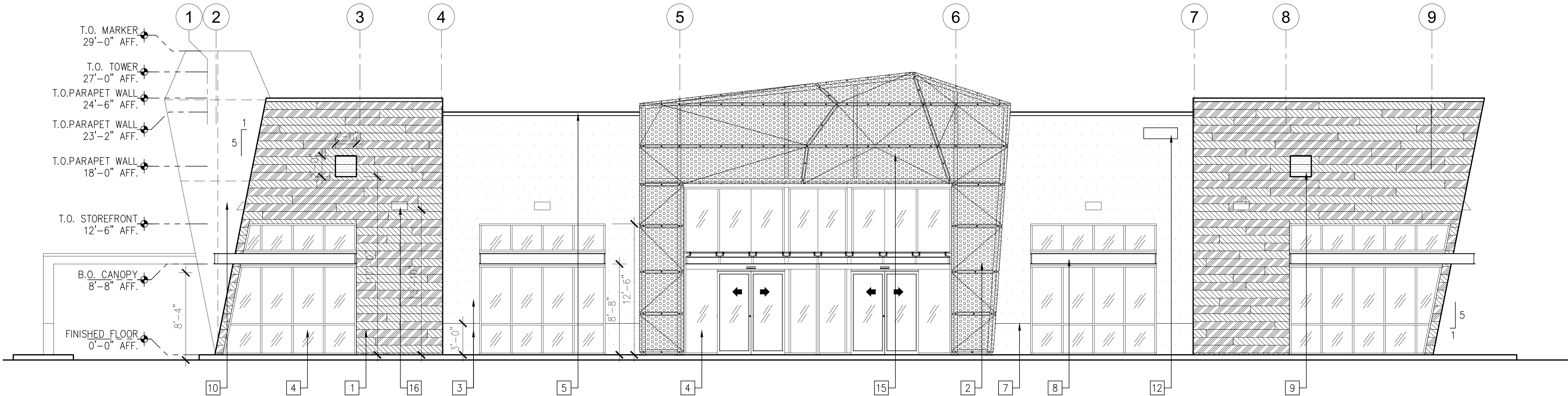
Carwash Floor Plan

Colors & Materials				Siding Color Legend (opt. B)		Color Legend
1 CEMENT BOARD	OPTION A: ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: PERUVIAN TEAK (TK) 50% BRAZILIAN IPE (IP) 50% OPTION B: ROUGHSAWN BY NICHIIHA COLOR: TOBACCO- EPC24IN BRAZILIAN IPE (IP) 50%)	4 GLASS/ALUM. WINDOW & STOREFRONT	CLEAR GLASS/ANODIZED, T: TEMPERED GLASS	12 ADDRESS NUMBER SIGNAGE	ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: PERUVIAN TEAK (TK) 50% ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: BRAZILIAN IPE (IP) 50%	EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS, SW7040 SMOKEHOUSE SEE COLOR & MATERIALS NOTE 13 EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS, SW7037 BALANCED BEIGE SEE COLOR & MATERIALS NOTE 9 EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS, SW7005 PURE WHITE SEE COLOR & MATERIALS NOTE 3
2 ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	5 METAL COPING	COLOR TO MATCH ADJACENT FINISH	13 STUCCO FINISH	LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	
3 STUCCO FINISH	LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	6 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEMAN LIGHTING; PRISMA TALL LED SCONCE		14 METAL DOOR AND FRAME	COLOR TO MATCH ADJACENT WALL FINISH	
		7 2" FRY REVEAL	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	15 SIGNAGE		
		8 STEEL CHANNEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	16 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY LITHONIA LIGHTING OR EQUAL; WDG3 LED		
		9 STUCCO FINISH	LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	17 METAL COPING (SIDING WALL)	COLOR: SHERWIN WILLIAMS SW9091 HALF-CALF	
		10 THE PIN	3FORM, CHROMA OR EQUAL COLOR: COBALT BLUE (B25)	18 METAL TRUSS	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	
		11 3/4" FRY REVEAL	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	19 METAL VINE GRID, 1" TUBE STEEL AT 12" O.C. COLOR TO MATCH 18		
				20 12" INSULFORM MOLDING, COLOR TO MATCH 17		
				21 GLASS PANEL ROLL UP DOOR BY PORVENE DOORS OR APPROVED EQ. COLOR: RAL 8028 (188 ARMORBRITE COLORS)		
				22 INSULFORM MOLDING, COLOR TO MATCH 17		
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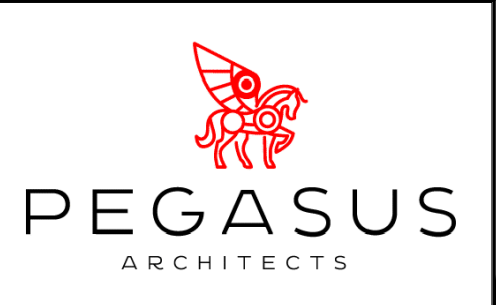
South Elevation

SCALE: 3/16"=1'-0"



North Elevation

SCALE: 3/16"=1'-0"



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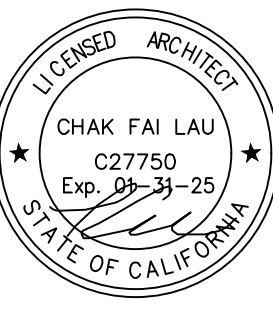
ADDRESS: 27278 ETHANAC RD.,
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C-STORE
NORTH & SOUTH
ELEVATIONS

SHEET TITLE:

KEY MAP SEAL/STAMP



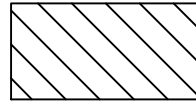
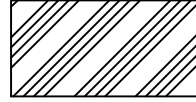
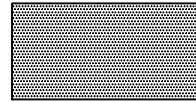
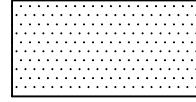
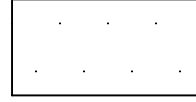
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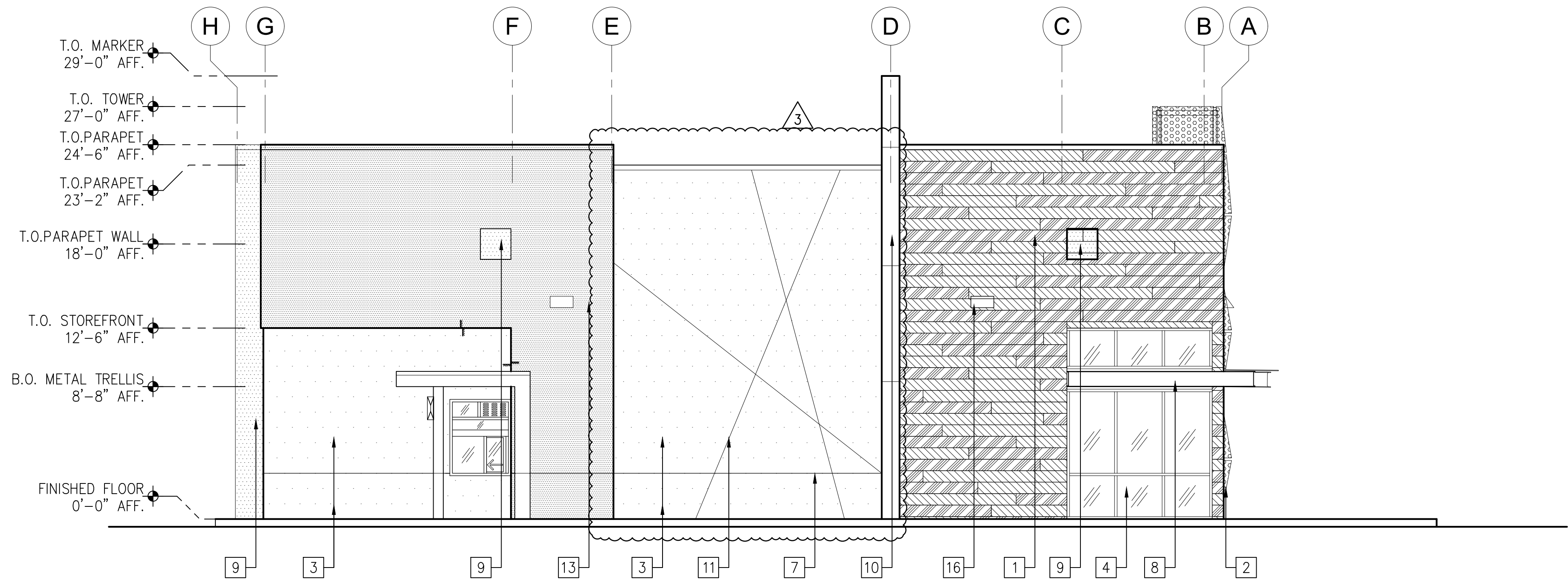
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4TH CUP RESUBMITTAL	11/20/2023
5TH CUP RESUBMITTAL	04/01/2024

SHEET NO:

A3.01

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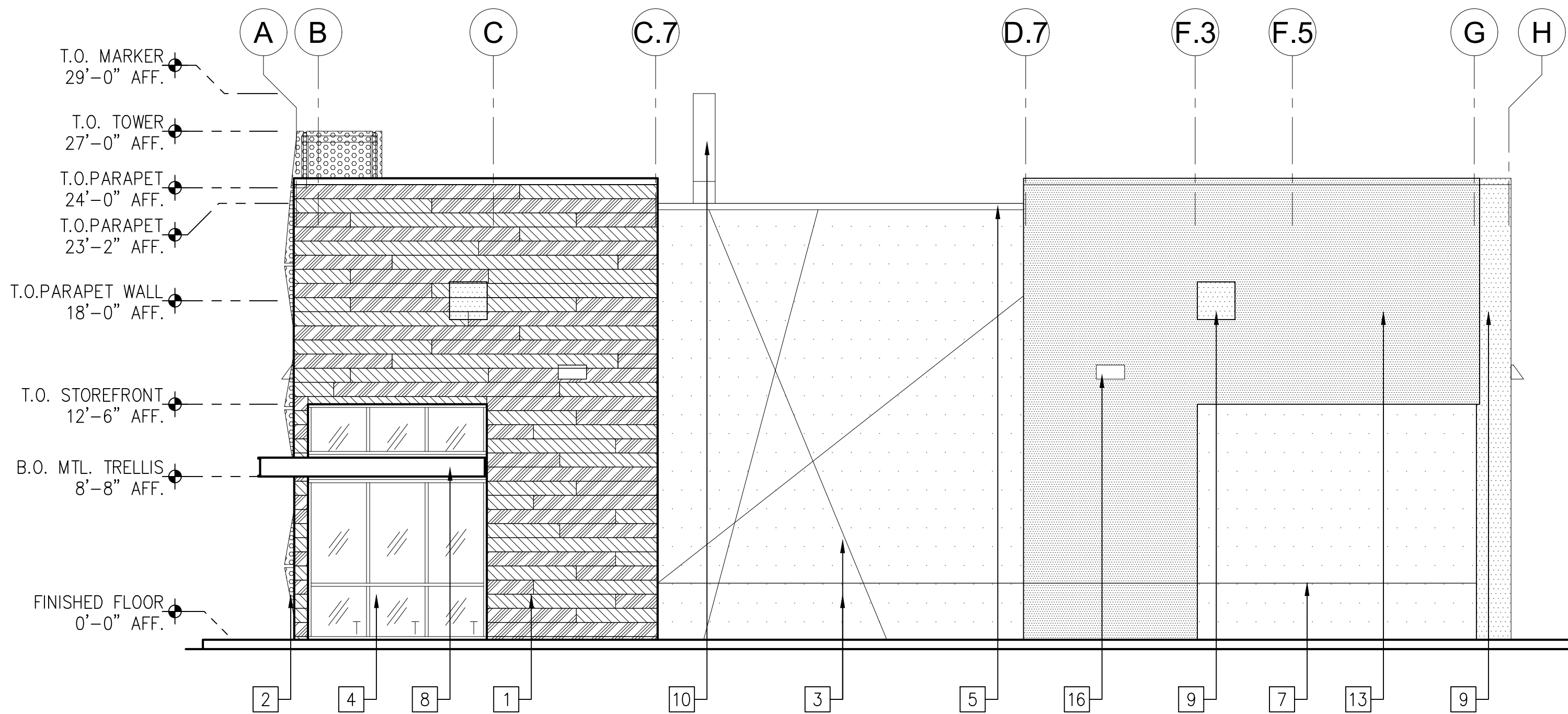
Colors & Materials						Siding Color Legend (opt. B)		Color Legend		
1	CEMENT BOARD	OPTION A:	4	GLASS/ALUM.	CLEAR GLASS/ANODIZED,	12	 ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: PERUVIAN TEAK (TK) 50%  ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: BRAZILIAN IPE (IP) 50%	 EXTERIOR STUCCO W/ PAINTED FINISH, COLOR:SHERWIN WILLIAMS, SW7040 SMOKEHOUSE SEE COLOR & MATERIALS NOTE 13  EXTERIOR STUCCO W/ PAINTED FINISH, COLOR:SHERWIN WILLIAMS, SW7037 BALANCED BEIGE SEE COLOR & MATERIALS NOTE 9  EXTERIOR STUCCO W/ PAINTED FINISH, COLOR:SHERWIN WILLIAMS, SW7005 PURE WHITE SEE COLOR & MATERIALS NOTE 3		
		ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD	WINDOW & STOREFRONT	T: TEMPERED GLASS	ADDRESS NUMBER SIGNAGE					
		COLOR: PERUVIAN TEAK (TK) 50% BRAZILIAN IPE (IP) 50%	5	METAL COPING	COLOR TO MATCH ADJACENT FINISH	13			STUCCO FINISH	LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINSH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
2	ALUMINUM PERFORATED METAL PANEL	OPTION B:	6	EXTERIOR WALL MOUNTED LIGHT FIXTURE		14	METAL DOOR AND FRAME	COLOR TO MATCH ADJACENT WALL FINISH		
		ROUGHSAWN BY NICHIIHA	BY SONNEMAN LIGHTING; PRISMA TALL LED SCONCE	7	2" FRY REVEAL	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1			15	SIGNAGE
		COLOR: TOBACCO- EPC24IN BRAZILIAN IPE (IP) 50%)	8	STEEL CHANNEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	16			EXTERIOR WALL MOUNTED LIGHT FIXTURE BY LITHONIA LIGHTING OR EQUAL; WDGE3 LED	
3	STUCCO FINISH	GRAINGER OR EQUAL	9	STUCCO FINISH	LAHABRA STUCCO OR EQUAL	17	METAL COPING	COLOR: SHERWIN WILLIAMS SW9091 HALF-CALF		
		16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN			SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	18	METAL TRUSS	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6		
		COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	10	THE PIN	3FORM, CHROMA OR EQUAL COLOR: COBALT BLUE (B25)	19	METAL VINE GRID, 1" TUBE STEEL AT 12" O.C. COLOR TO MATCH 18			
			11	3/4" FRY REVEAL	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	20	12" INSULFORM MOLDING, COLOR TO MATCH 17	ALL BEYOND FOOD MART DESIGN, DRAWINGS AND PATTERNS ARE COPYRIGHT AND TRADE DRESS OF BEYOND FOOD MART INC. AND BEYOND FRANCHISING INC.		
						21	GLASS PANEL ROLL UP DOOR BY PORVENE DOORS OR APPROVED EQ. COLOR: RAL 8028 (188 ARMORBRITE COLORS)			
						22	INSULFORM MOLDING, COLOR TO MATCH 17			



1

West Elevation

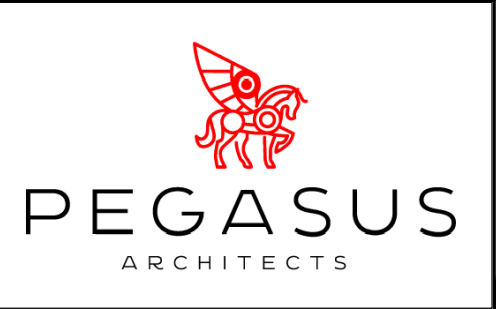
SCALE: 3/16"=1'-0"



1

East Elevation

SCALE: 3/16"=1'-0"



4300 EDISON AVE.,
CHINO, CA 91710

TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW BEYOND C-STORE
DEVELOPMENT

ADDRESS: 27278 ETHANAC RD.,
PERRIS, CA 92585

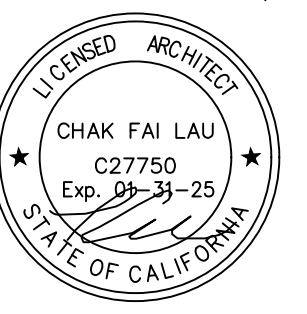
CLIENT: PARADISE LAKE, LLC,
4300 EDISON AVE.,
CHINO, CA 91710

C-STORE EAST & WEST ELEVATIONS

SHEET TITLE:

KEY MAP

SEAL/STAMP



JOB NO. -
DRAWN BY: TL/ZL
SUPERVISED BY: TL
CHECKED BY: TL
PLAN CHECK: / / /
PERMIT SET: / / /
BID SET: / / /

REVISIONS

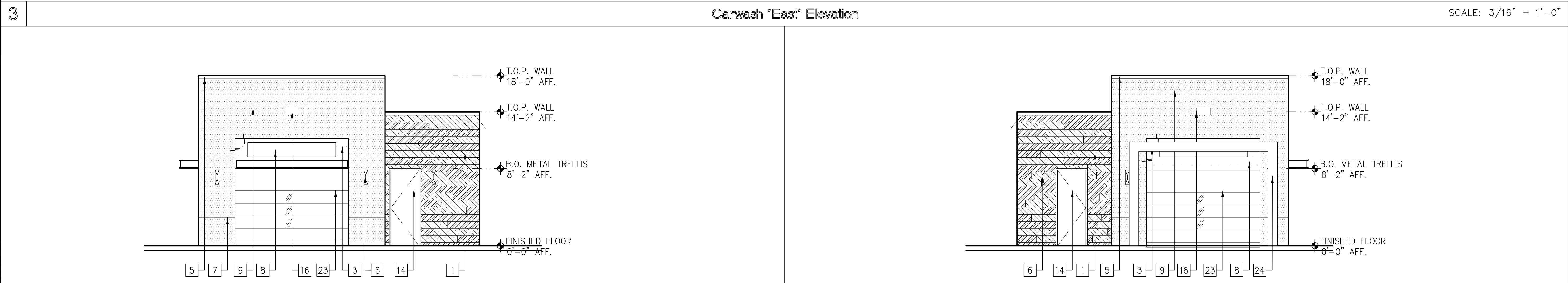
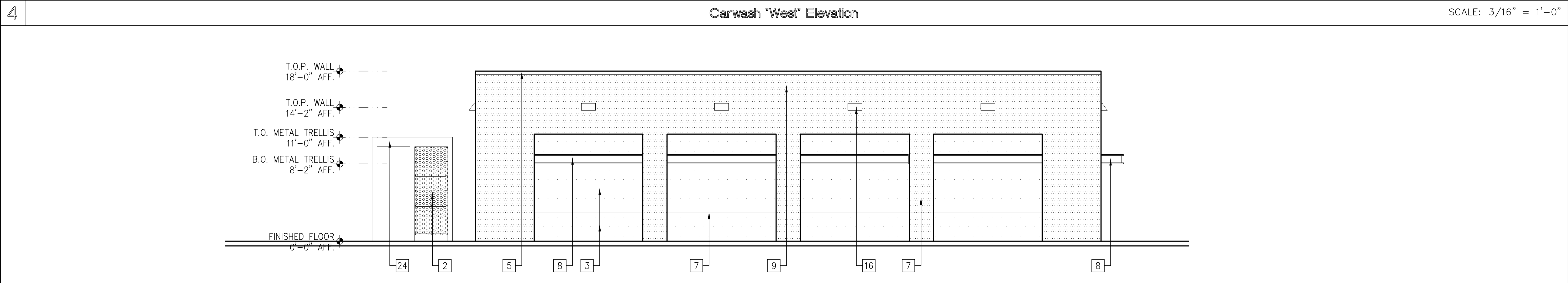
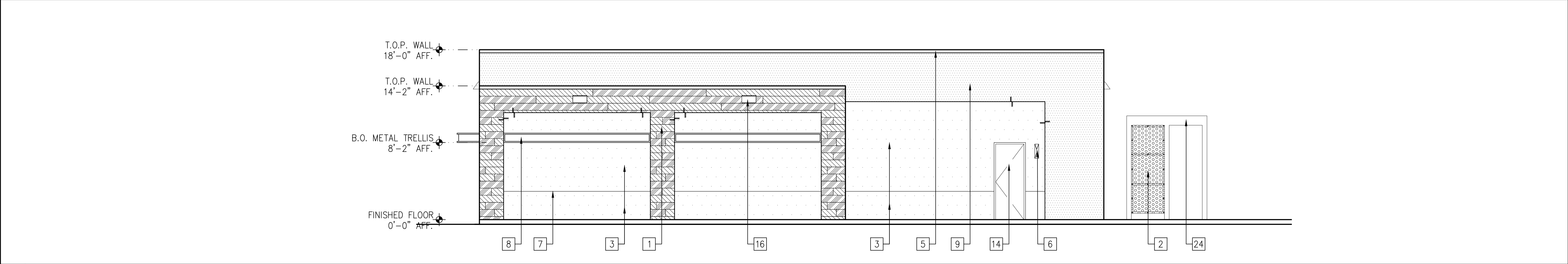
1	2ND CUP RESUBMITTAL	03/02/2023
2	3RD CUP RESUBMITTAL	08/01/2023
3	4TH CUP RESUBMITTAL	11/20/2023
4	5TH CUP RESUBMITTAL	04/01/2024
5		
6		
7		
8		
9		

SHEET NO:

A3.02

OF SHEETS
S H E E T

Colors & Materials				Siding Color Legend (opt. B)		Color Legend
1	CEMENT BOARD	OPTION A: ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: PERUVIAN TEAK (TK) 50% BRAZILIAN IPE (IP) 50%	4	GLASS/ALUM. WINDOW & STOREFRONT	CLEAR GLASS/ANODIZED, T: TEMPERED GLASS	 ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: PERUVIAN TEAK (TK) 50%
		OPTION B: ROUGHSAWN BY NICHIIA COLOR: TOBACCO- EPC24IN BRAZILIAN IPE (IP) 50%	5	METAL COPING	COLOR TO MATCH ADJACENT FINISH	
2	ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	6	EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEMAN LIGHTING; PRISMA TALL LED SCONCE		 EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS, SW7040 SMOKEHOUSE SEE COLOR & MATERIALS NOTE 13
			7	2" FRY REVEAL	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	
3	STUCCO FINISH	LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	8	STEEL CHANNEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	 EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS, SW7037 BALANCED BEIGE SEE COLOR & MATERIALS NOTE 9
			9	STUCCO FINISH	LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	
			10	THE PIN	3FORM, CHROMA OR EQUAL COLOR: COBALT BLUE (B25)	 EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS, SW7005 PURE WHITE SEE COLOR & MATERIALS NOTE 3
			11	3/4" FRY REVEAL	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	
			12	ADDRESS NUMBER SIGNAGE		 ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: BRAZILIAN IPE (IP) 50%
			13	STUCCO FINISH	LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	
			14	METAL DOOR AND FRAME	COLOR TO MATCH ADJACENT WALL FINISH	20 12" INSULFORM MOLDING, COLOR TO MATCH 17
			15	SIGNAGE		
			16	EXTERIOR WALL MOUNTED LIGHT FIXTURE BY LITHONIA LIGHTING OR EQUAL; WDG3 LED		21 GLASS PANEL ROLL UP DOOR BY PORVENE DOORS OR APPROVED EQ. COLOR: RAL 8028 (188 ARMORBRITE COLORS)
			17	METAL COPING (SIDING WALL)	COLOR: SHERWIN WILLIAMS SW9091 HALF-CALF	22 INSULFORM MOLDING, COLOR TO MATCH 17
			18	METAL TRUSS	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	23 XRS VINYL ROLL UP DOOR BY AIRLIFT DOORS COLOR VINYL: BEIGE
			19	METAL VINE GRID, 1" TUBE STEEL AT 12" O.C. COLOR TO MATCH 18		24 DETACHED STEEL TRELLIS



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PERRIS, CA 92585

CLIENT: PARADISE LAKE, LLC,
4300 EDISON AVE.,
CHINO, CA 91710

CARWASH ELEVATIONS

KEY MAP SEAL/STAMP

JOB NO. -

DRAWN BY: TL/ZL

SUPERVISED BY: TL

CHECKED BY: TL

PLAN CHECK: / / /

PERMIT SET: / / /

BID SET: / / /

REVISIONS

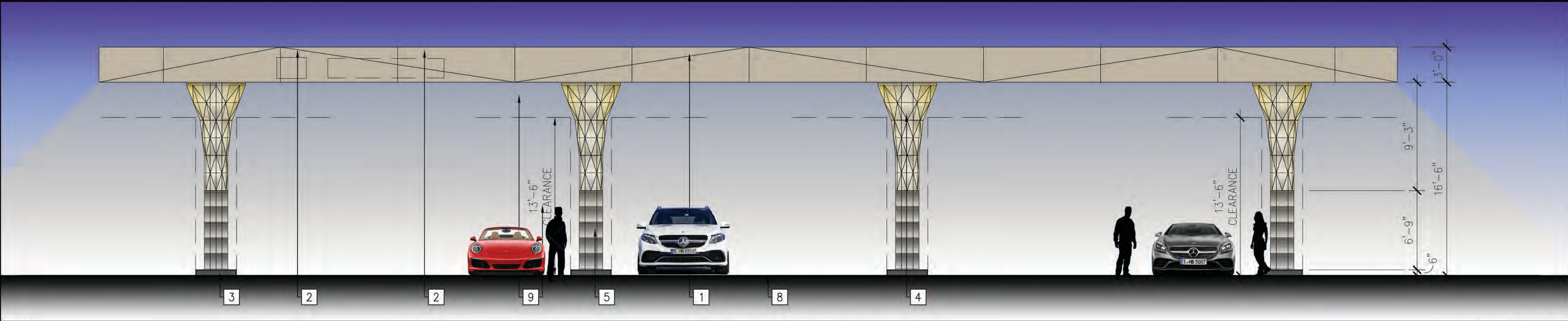
2ND CUP RESUBMITTAL	03/02/2023
3RD CUP RESUBMITTAL	08/01/2023
4TH CUP RESUBMITTAL	11/20/2023
5TH CUP RESUBMITTAL	04/01/2024

SHEET NO:

A3.03

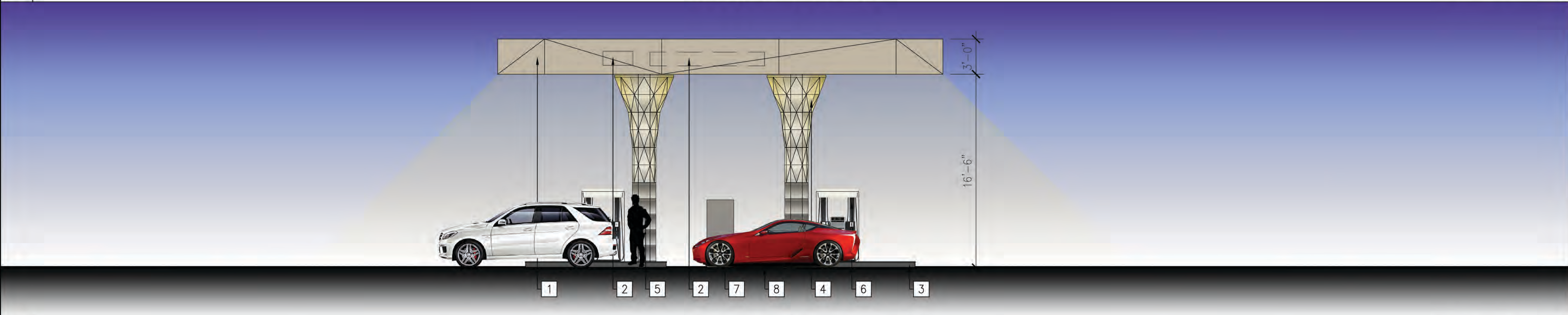
OF SHEETS

SHEET



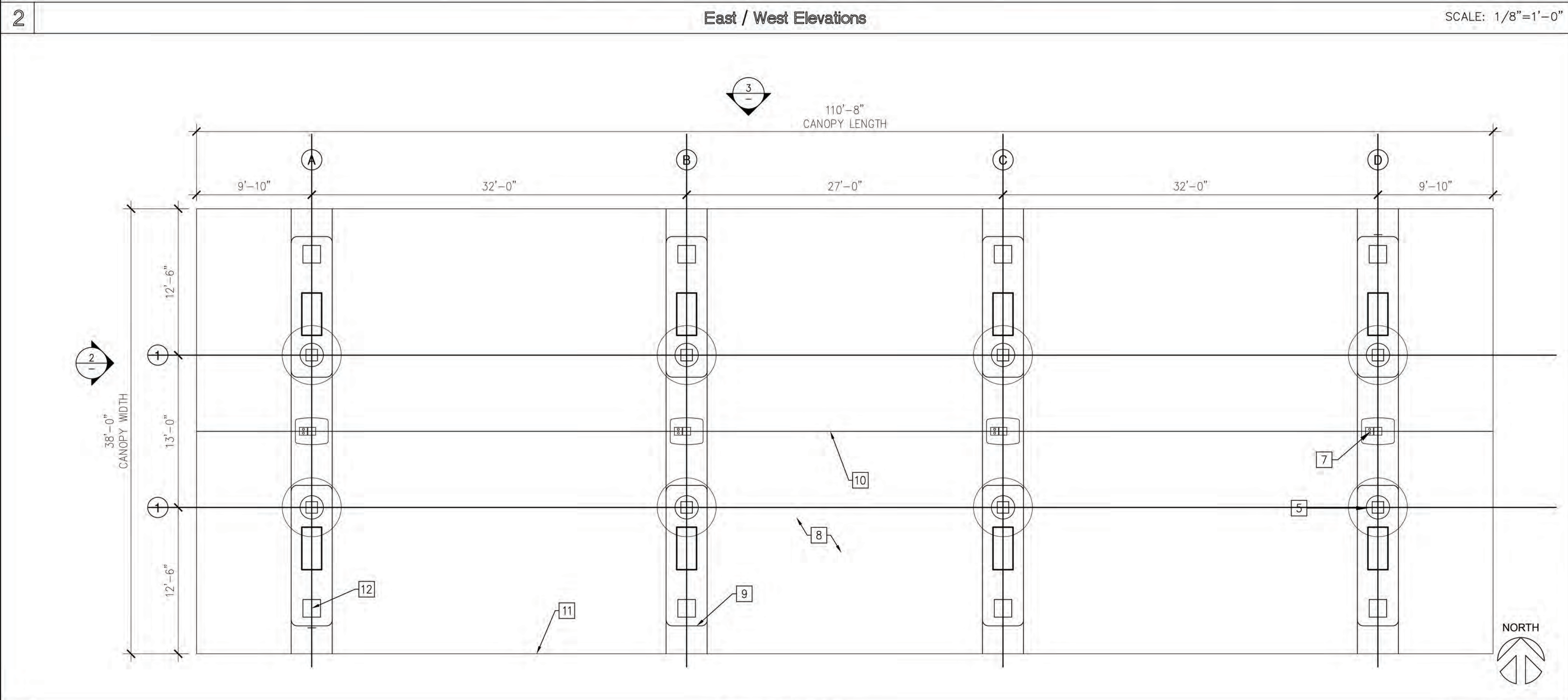
North / South Elevations

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



East / West Elevations

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



Canopy Floor Plan

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

Reference Notes (Elevations)

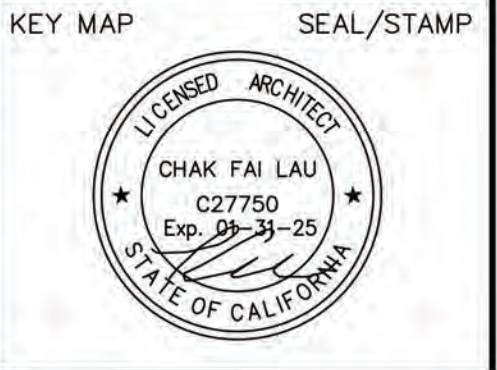
- 1 ACM PANEL
- 2 SIGNAGE
- 3 CONCRETE CURB
- 4 ACRYLIC WITH METAL FRAME – BACK LITED
COLOR: WHITE
- 5 PERFORATED METAL PANEL, 2 FEET DIAMETER
GRAINGER OR EQ.,
16-GAUGE, ROUND HOLE SHAPE,
STAGGERED HOLE PATTERN
COLOR: SHERWIN WILLIAMS SW 7005 PURE WHITE
- 6 MPD @ 8 LOCATIONS
- 7 PIC UNIT @ 4 LOCATIONS
- 8 CONCRETE SLAB
- 9 REQUIRED 13'-6" CLEARANCE
- 10 1/2" CONCRETE CONTROL TT
- 11 CANOPY ABOVE
- 12 LANDSCAPE POT (OPTIONAL)



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CHINO, CA 91710

CANOPY
FLOOR PLAN & ELEVATIONS

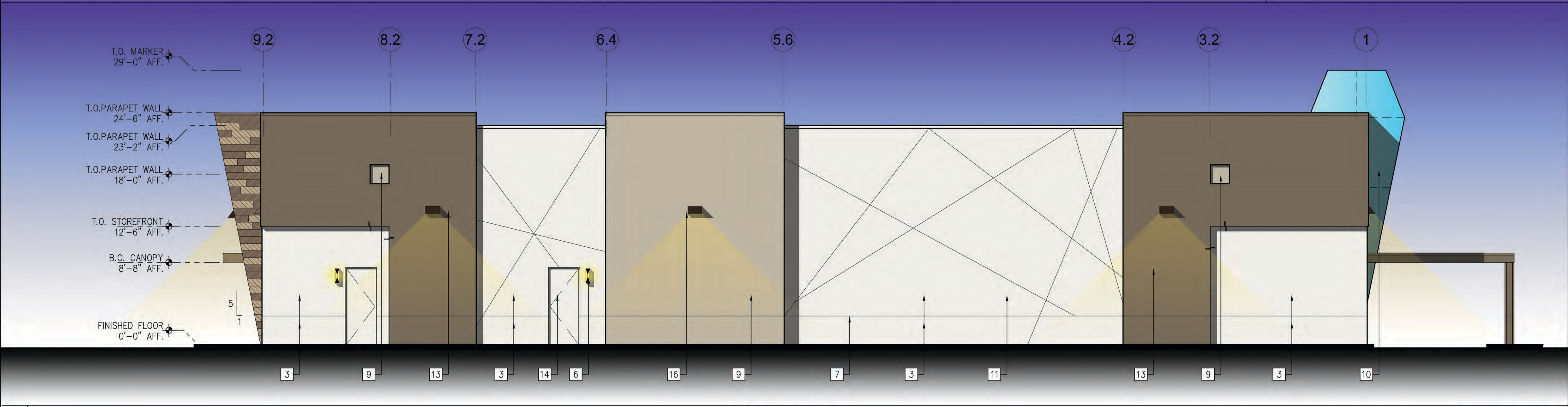


JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	___/___
PERMIT SET	___/___
BID SET	___/___
REVISIONS	
2ND CUP RESUBMITTAL	03/02/2023
3RD CUP RESUBMITTAL	08/01/2023
4TH CUP RESUBMITTAL	11/29/2023
5TH CUP RESUBMITTAL	04/01/2024

SHEET NO: A1.11
OF SHEETS
S H E E T

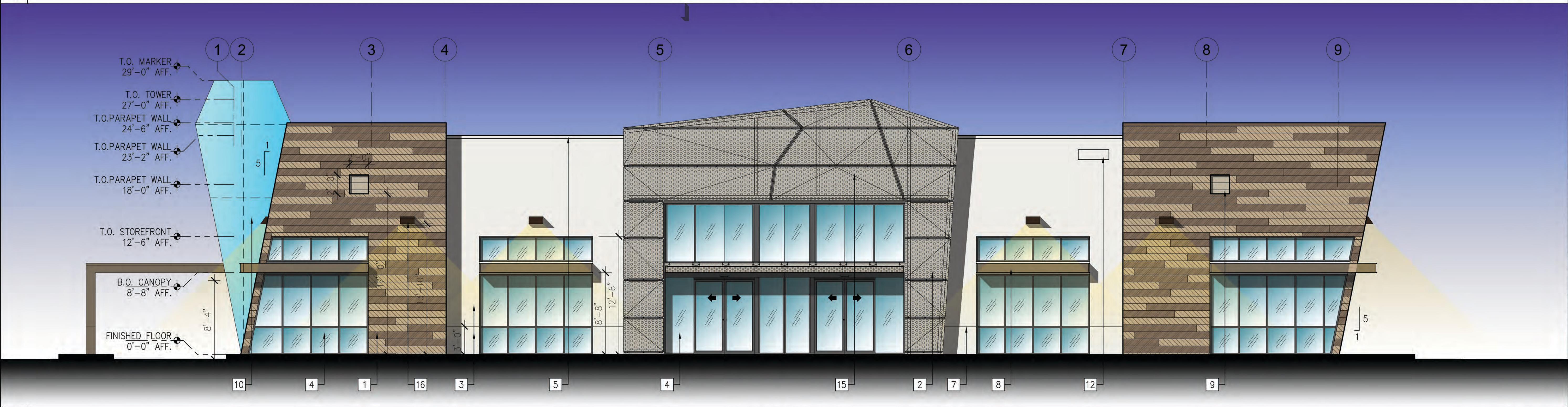
ALL BEYOND FOOD MART DESIGN, DRAWINGS AND PATTERNS ARE
COPYRIGHT AND TRADE DRESS OF BEYOND FOOD MART INC. AND
BEYOND FRANCHISING INC.

Colors & Materials				Siding Color Legend (opt. B)		Color Legend
1 CEMENT BOARD	OPTION A: ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: PERUVIAN TEAK (TK) 50% BRAZILIAN IPE (IP) 50% OPTION B: ROUGHSAWN BY NICHIIA COLOR: TOBACCO- EPC24IN BRAZILIAN IPE (IP) 50%)	4 GLASS/ALUM. WINDOW & STOREFRONT CLEAR GLASS/ANODIZED, T: TEMPERED GLASS	12 ADDRESS NUMBER SIGNAGE	ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: PERUVIAN TEAK (TK) 50%	EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS, SW7040 SMOKEHOUSE SEE COLOR & MATERIALS NOTE 13	
2 ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	5 METAL COPING COLOR TO MATCH ADJACENT FINISH	13 STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINSH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: BRAZILIAN IPE (IP) 50%	EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS, SW7037 BALANCED BEIGE SEE COLOR & MATERIALS NOTE 9	
3 STUCCO FINISH	LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	6 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEMAN LIGHTING; PRISMA TALL LED SCONCE	14 METAL DOOR AND FRAME COLOR TO MATCH ADJACENT WALL FINISH	20 12" INSULFORM MOLDING, COLOR TO MATCH 17	EXTERIOR STUCCO W/ PAINTED FINISH, COLOR: SHERWIN WILLIAMS, SW7005 PURE WHITE SEE COLOR & MATERIALS NOTE 3 ALL BEYOND FOOD MART DESIGN, DRAWINGS AND PATTERNS ARE COPYRIGHT AND TRADE DRESS OF BEYOND FOOD MART INC. AND BEYOND FRANCHISING INC.	
		7 2" FRY REVEAL COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	15 SIGNAGE	21 GLASS PANEL ROLL UP DOOR BY PORVENE DOORS OR APPROVED EQ. COLOR: RAL 8028 (188 ARMORBRITE COLORS)		
		8 STEEL CHANNEL COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	16 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY LITHONIA LIGHTING OR EQUAL; WDG3 LED	22 INSULFORM MOLDING, COLOR TO MATCH 17		
		9 STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	17 METAL COPING (SIDING WALL) COLOR: SHERWIN WILLIAMS SW9091 HALF-CALF			
		10 THE PIN 3FORM, CHROMA OR EQUAL COLOR: COBALT BLUE (B25)	18 METAL TRUSS COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6			
		11 3/4" FRY REVEAL COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	19 METAL VINE GRID, 1" TUBE STEEL AT 12" O.C. COLOR TO MATCH 18			



South Elevation

SCALE: 3/16"=1'-0"



North Elevation

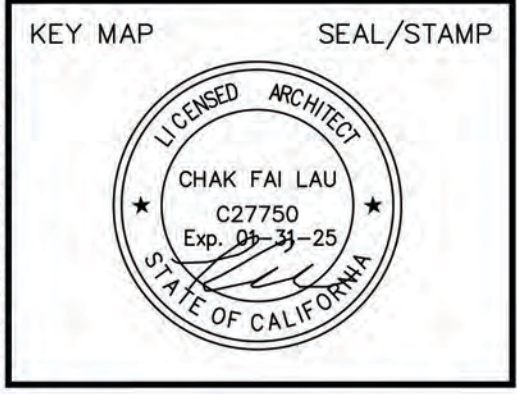
SCALE: 3/16"=1'-0"



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FAX: 909.606.6839

PROJECT: NEW BEYOND C-STORE
DEVELOPMENT
ADDRESS: 27278 ETHANAC RD.,
PERRIS, CA 92585
CLIENT: PARADISE LAKE, LLC,
4300 EDISON AVE.,
CHINO, CA 91710

C-STORE
NORTH & SOUTH
ELEVATIONS

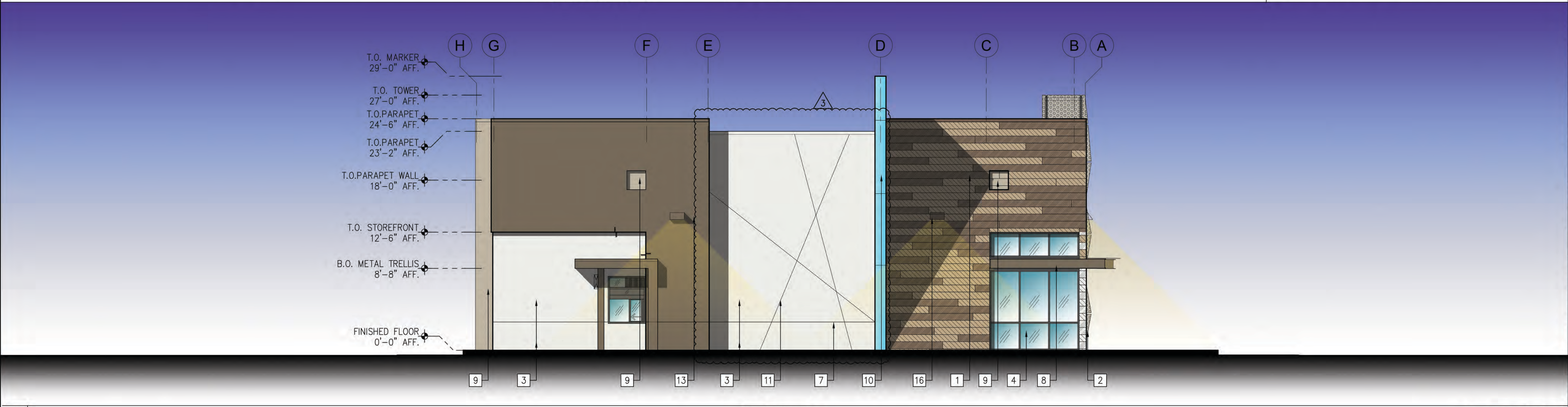


JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	_____
PERMIT SET	_____
BID SET	_____
REVISIONS	
△ 2ND CUP RESUBMITTAL	03/02/2023
△ 3RD CUP RESUBMITTAL	08/01/2023
△ 4TH CUP RESUBMITTAL	11/20/2023
△ 5TH CUP RESUBMITTAL	04/01/2024
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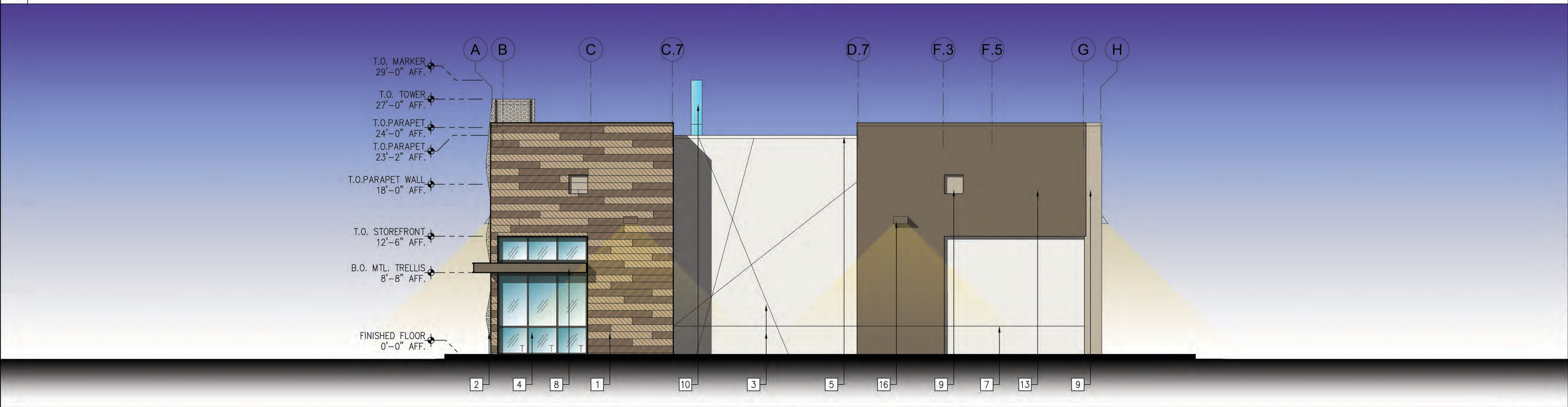
SHEET NO:

A3.01
OF SHEETS
S H E E T

Colors & Materials				Siding Color Legend (opt. B)		Color Legend
[1] CEMENT BOARD	OPTION A: ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: PERUVIAN TEAK (TK) 50% BRAZILIAN IPE (IP) 50% OPTION B: ROUGHSAWN BY NICHIIA COLOR: TOBACCO- EPC24IN BRAZILIAN IPE (IP) 50%)	[4] GLASS/ALUM. WINDOW & STOREFRONT CLEAR GLASS/ANODIZED, T: TEMPERED GLASS	[12] ADDRESS NUMBER SIGNAGE			
[2] ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	[5] METAL COPING COLOR TO MATCH ADJACENT FINISH	[13] STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	[20] 12" INSULFORM MOLDING, COLOR TO MATCH [17]		
[3] STUCCO FINISH	LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	[6] EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEMAN LIGHTING; PRISMA TALL LED SCONCE	[14] METAL DOOR AND FRAME COLOR TO MATCH ADJACENT WALL FINISH	[21] GLASS PANEL ROLL UP DOOR BY PORVENE DOORS OR APPROVED EQ. COLOR: RAL 8028 (188 ARMORBRITE COLORS)		
		[7] 2" FRY REVEAL COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	[15] SIGNAGE	[22] INSULFORM MOLDING, COLOR TO MATCH [17]		
		[8] STEEL CHANNEL COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	[16] EXTERIOR WALL MOUNTED LIGHT FIXTURE BY LITHONIA LIGHTING OR EQUAL; WEDGE3 LED			
		[9] STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	[17] METAL COPING (SIDING WALL) COLOR: SHERWIN WILLIAMS SW9091 HALF-CALF			
		[10] THE PIN 3FORM, CHROMA OR EQUAL COLOR: COBALT BLUE (B25)	[18] METAL TRUSS COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6			
		[11] 3/4" FRY REVEAL COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	[19] METAL VINE GRID, 1" TUBE STEEL AT 12" O.C. COLOR TO MATCH [18]			



1 West Elevation SCALE: 3/16"=1'-0"



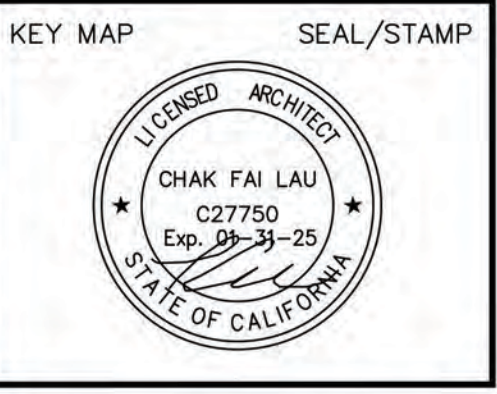
1 East Elevation SCALE: 3/16"=1'-0"



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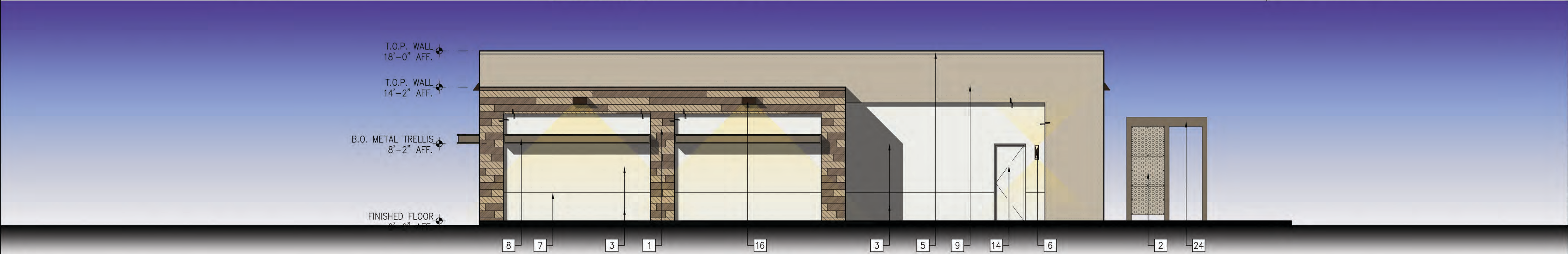
C-STORE
EAST & WEST
ELEVATIONS



JOB NO.	-
DRAWN BY:	TL/ZL
SUPERVISED BY:	TL
CHECKED BY:	TL
PLAN CHECK	___/___/___
PERMIT SET	___/___/___
BID SET	___/___/___
REVISIONS	
2ND CUP RESUBMITTAL	03/02/2023
3RD CUP RESUBMITTAL	08/01/2023
4TH CUP RESUBMITTAL	11/20/2023
5TH CUP RESUBMITTAL	04/01/2024

SHEET NO:
A3.02
OF SHEETS
S H E E T

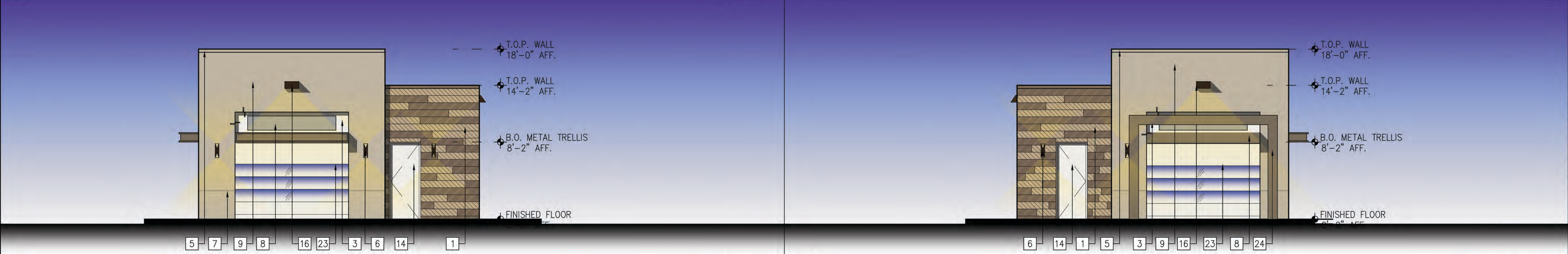
Colors & Materials				Siding Color Legend (opt. B)		Color Legend										
1 CEMENT BOARD	OPTION A: ALL WEATHER SIDING SYSTEM BY NEWTECHWOOD COLOR: PERUVIAN TEAK (TK) 50% BRAZILIAN IPE (IP) 50% OPTION B: ROUGHSAWN BY NICHIIHA COLOR: TOBACCO- EPC24IN BRAZILIAN IPE (IP) 50%)	4 GLASS/ALUM. WINDOW & STOREFRONT CLEAR GLASS/ANODIZED, T: TEMPERED GLASS	12 ADDRESS NUMBER SIGNAGE	13 STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINSH COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	14 METAL DOOR AND FRAME COLOR TO MATCH ADJACENT WALL FINISH	15 SIGNAGE	16 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY LITHONIA LIGHTING OR EQUAL; WDG3 LED	17 METAL COPING COLOR: SHERWIN WILLIAMS SW9091 HALF-CALF	18 METAL TRUSS COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	19 METAL VINE GRID, 1" TUBE STEEL AT 12" O.C. COLOR TO MATCH 18	20 12" INSULFORM MOLDING, COLOR TO MATCH 17	21 GLASS PANEL ROLL UP DOOR BY PORVENE DOORS OR APPROVED EQ. COLOR: RAL 8028 (188 ARMORBRITE COLORS)	22 INSULFORM MOLDING, COLOR TO MATCH 17	23 XRS VINYL ROLL UP DOOR BY AIRLIFT DOORS COLOR VINYL: BEIGE	24 DETACHED STEEL TRELLIS	3 ALL BEYOND FOOD MART DESIGN, DRAWINGS AND PATTERNS ARE COPYRIGHT AND TRADE DRESS OF BEYOND FOOD MART INC. AND BEYOND FRANCHISING INC.
2 ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	5 METAL COPING COLOR TO MATCH ADJACENT FINISH	6 EXTERIOR WALL MOUNTED LIGHT FIXTURE BY SONNEMAN LIGHTING; PRISMA TALL LED SCONCE	7 2" FRY REVEAL COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	8 STEEL CHANNEL COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	9 STUCCO FINISH LAHABRA STUCCO OR EQUAL SANTA BARBARA MISSION FINISH COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	10 THE PIN 3FORM, CHROMA OR EQUAL COLOR: COBALT BLUE (B25)	11 3/4" FRY REVEAL COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	2 EXTERIOR STUCCO W/ PAINTED FINISH, COLOR:SHERWIN WILLIAMS, SW7040 SMOKEHOUSE SEE COLOR & MATERIALS NOTE 13	3 EXTERIOR STUCCO W/ PAINTED FINISH, COLOR:SHERWIN WILLIAMS, SW7037 BALANCED BEIGE SEE COLOR & MATERIALS NOTE 9	4 EXTERIOR STUCCO W/ PAINTED FINISH, COLOR:SHERWIN WILLIAMS, SW7005 PURE WHITE SEE COLOR & MATERIALS NOTE 3					



4 Carwash "West" Elevation SCALE: 3/16" = 1'-0"



3 Carwash "East" Elevation SCALE: 3/16" = 1'-0"



1 Carwash "North" Elevation SCALE: 3/16" = 1'-0" 2 Carwash "South" Elevation SCALE: 3/16" = 1'-0"



PEGASUS
ARCHITECTS

4300 EDISON AVE.,
CHINO, CA 91710

TEL: 909.465.4101
FAX: 909.606.6839

PROJECT: NEW BEYOND C-STORE
DEVELOPMENT

ADDRESS: 27278 ETHANAC RD.,
PERRIS, CA 92585

CLIENT: PARADISE LAKE, LLC.
4300 EDISON AVE.,
CHINO, CA 91710

SHEET TITLE:

**CARWASH
ELEVATIONS**

KEY MAP SEAL/STAMP



JOB NO. -

DRAWN BY: TL/ZL

SUPERVISED BY: TL

CHECKED BY: TL

PLAN CHECK: /

PERMIT SET: /

BID SET: /

REVISIONS

2ND CUP RESUBMITTAL	03/02/2023
3RD CUP RESUBMITTAL	08/01/2023
4TH CUP RESUBMITTAL	11/20/2023
5TH CUP RESUBMITTAL	04/01/2024

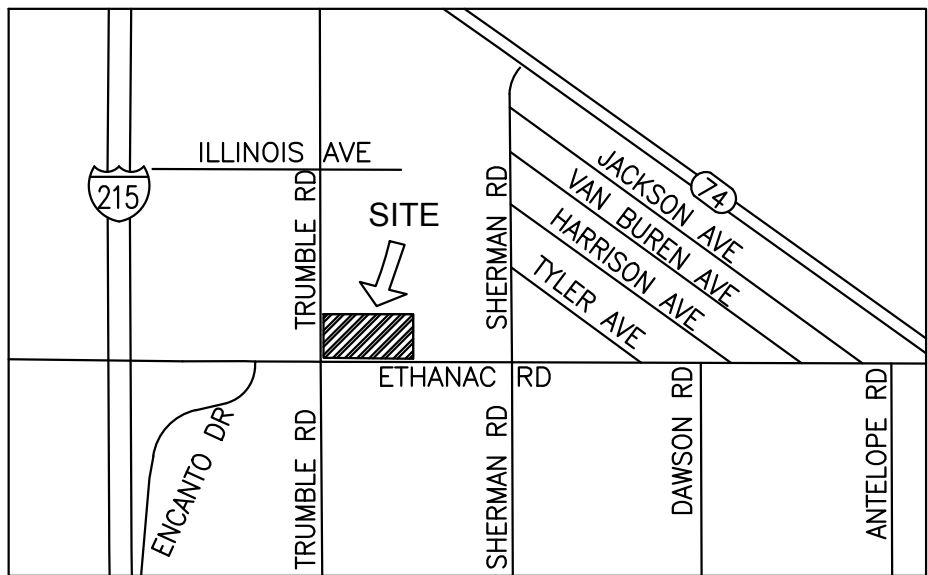
SHEET NO:

A3.03

OF SHEETS
S H E E T

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CITY OF PERRIS
BEYOND FOODS MART PERRIS SERVICE STATION
COMMERCIAL DEVELOPMENT
APN: 329-240-021 & 329-240-022



VICINITY MAP
N.T.S.

PROPERTY OWNER

PARADISE LAKE, LLC
4300 EDISON AVENUE
CHINO, CA 91710
PHONE: (909) 772-5410

CIVIL ENGINEER

BLUE ENGINEERING AND CONSULTING, INC
9320 BASELINE ROAD, SUITE D
RANCHO CUCAMONGA, CA 91701
CONTACT: ANGEL CESAR, PE
PHONE: (909) 248-6557

LEGAL DESCRIPTION

PARCEL A (APN: 329-240-021)
LOT 21 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 329, PAGE 24 OF PARCEL MAPS, IN THE OFFICE THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY SIZE: 0.88 ACRES

PARCEL B (APN: 329-240-022)
LOT 22 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 329, PAGE 24 OF PARCEL MAPS, IN THE OFFICE THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY SIZE: 1.67 ACRES

BENCHMARK

ELEVATION: 1421.89

DESCRIPTION: 373 FEET WEST ALONG ETHANAC RD FROM THE INTERSECTION OF ETHANAC RD AND THE SOUTHBOUND LANES OF HIGHWAY 395. 150 FEET SOUTH OF ETHANAC RD. 50 FEET SOUTHEAST OF THE NORTHEAST CORNER OF A 6 FOOT CHAIN LINK RIGHT OF WAY FENCE. 1 FOOT NORTHEAST OF AN ANGLE-POINT IN THE RIGHT OF WAY FENCE. 2 FEET NORTH OF A MARKER POST. A BRASS DISK STAMPED H-21-1 RESET 1971 SET IN THE TOP OF A CONCRETE POST 3 INCHES ABOVE GROUND

UTILITIES

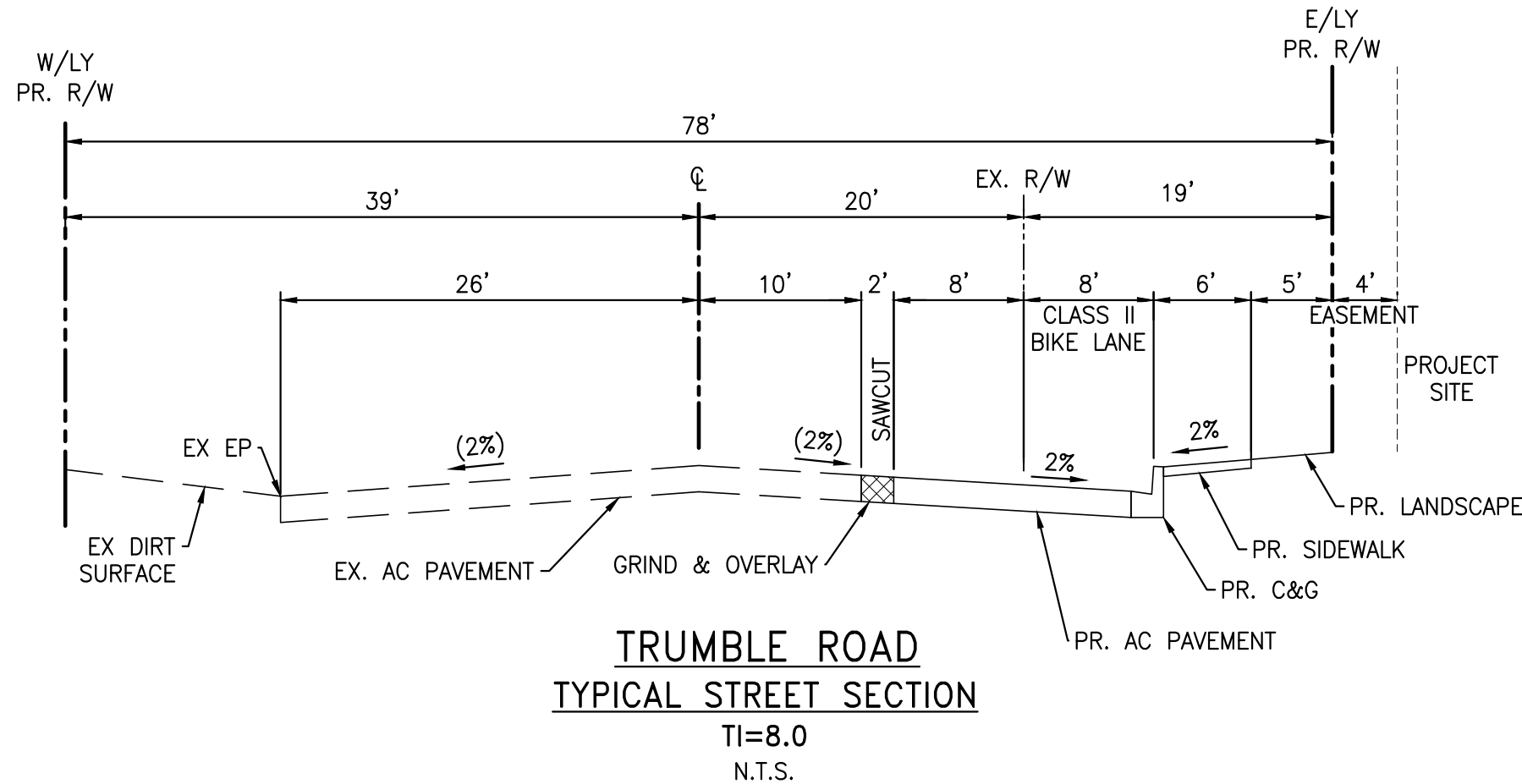
EASTERN MUNICIPAL WATER DISTRICT
800-426-3693

SOUTHERN CALIFORNIA EDISON
800-684-8123

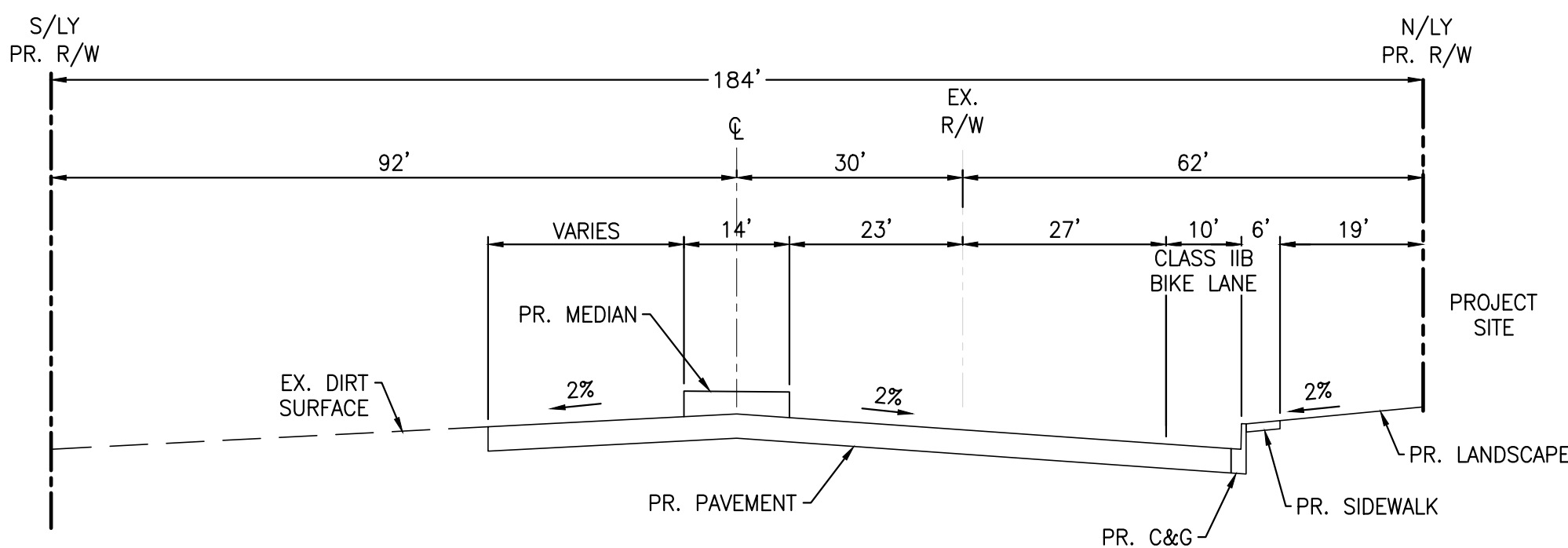
THE GAS COMPANY
(800)427-2200

EARTHWORK QUANTITIES

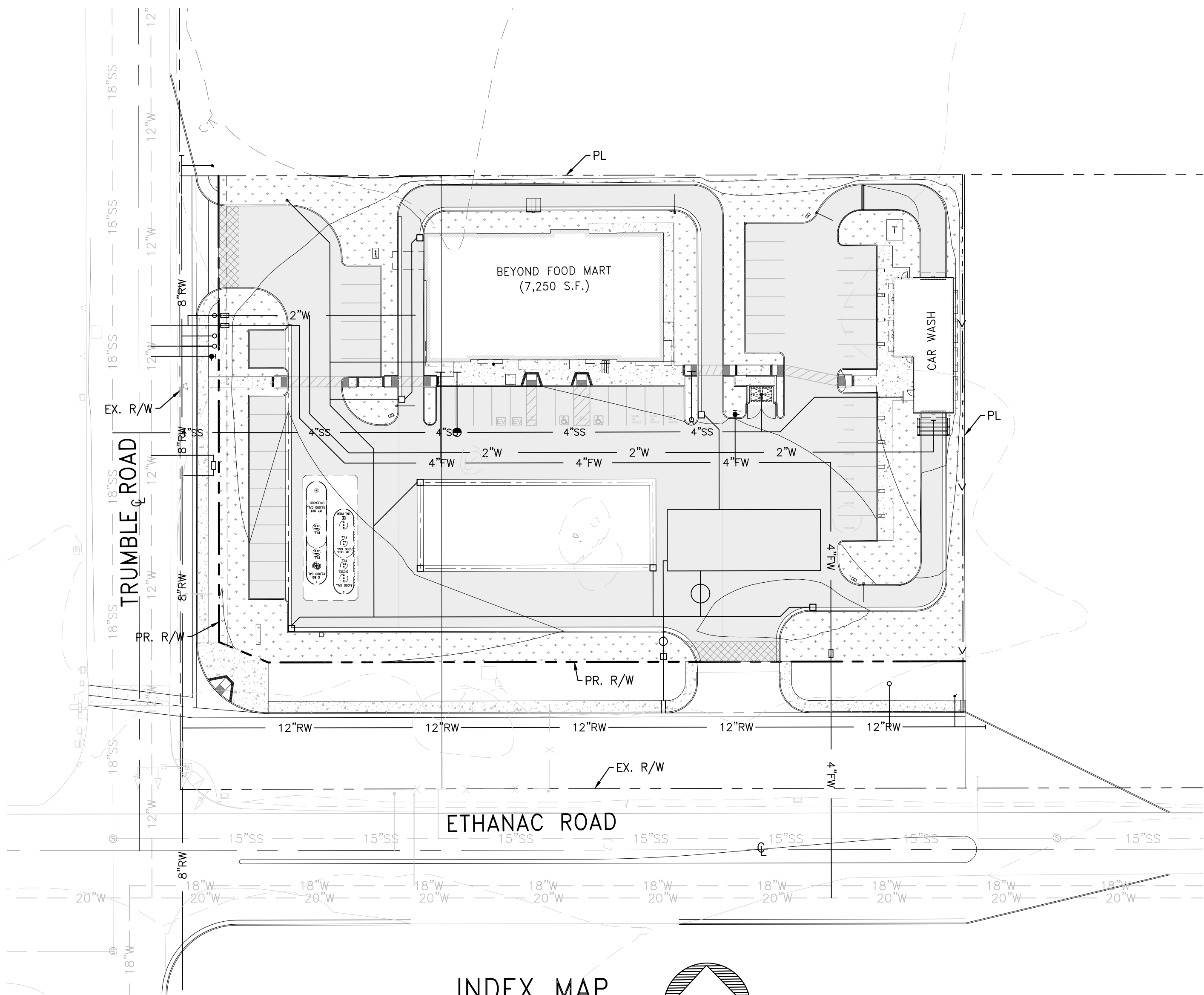
CUT	1.42	CY
FILL	3.287	CY
NET <IMPORT>	3.285	CY



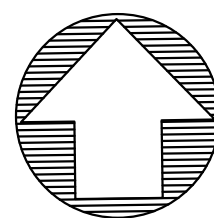
TRUMBLE ROAD
TYPICAL STREET SECTION
TI=8.0
N.T.S.



ETHANAC ROAD
TYPICAL STREET SECTION
TI=11.0
N.T.S.



INDEX MAP
SCALE: 1"= 40'



SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPTUAL GRADING PLAN
3	CONCEPTUAL UTILITY PLAN
4	PRE-HYDROLOGY EXHIBIT
5	POST-HYDROLOGY EXHIBIT

LEGEND

---	EXISTING RIGHT OF WAY/ PROPERTY LINE
---	PROPOSED RIGHT OF WAY/ PROPERTY LINE
---	CENTERLINE
-(101)-	EXISTING CONTOUR
-101-	PROPOSED CONTOUR
4"SS	PROPOSED 4" SEWER LATERAL
2"W	PROPOSED 2" WATER LATERAL
4"FW	PROPOSED 4" FIRE WATER
SD	PROPOSED STORM DRAIN
->	PROPOSED GRADED SWALE

DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC



PLANS PREPARED UNDER THE SUPERVISION OF
ANGEL CESAR, P.E. 87222 EXP. 9/30/23

DATE

REV.

REVISION

DESCRIPTION

BY

DATE

CITY OF PERRIS

27278 ETHANAC ROAD, PERRIS, CA 92585

REVIEWED BY:

XXXXXXXXXX
P.E. NO. C-XXXXX
EXP. DATE XX-XX-XXXX

DATE

TITLE SHEET

BEYOND FOODS MART
PERRIS SERVICE STATION
CONDITIONAL USE PERMIT

CUP:

LDP:

DATE:

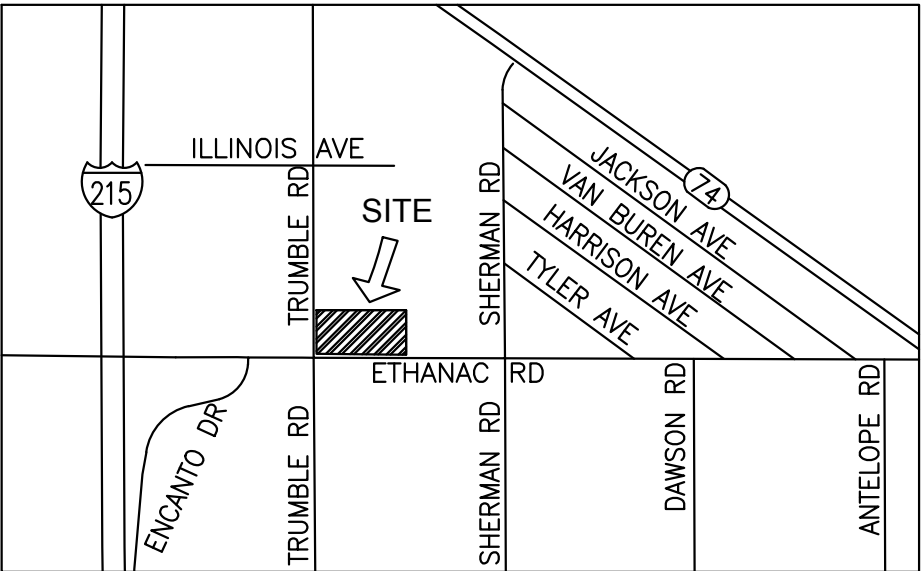
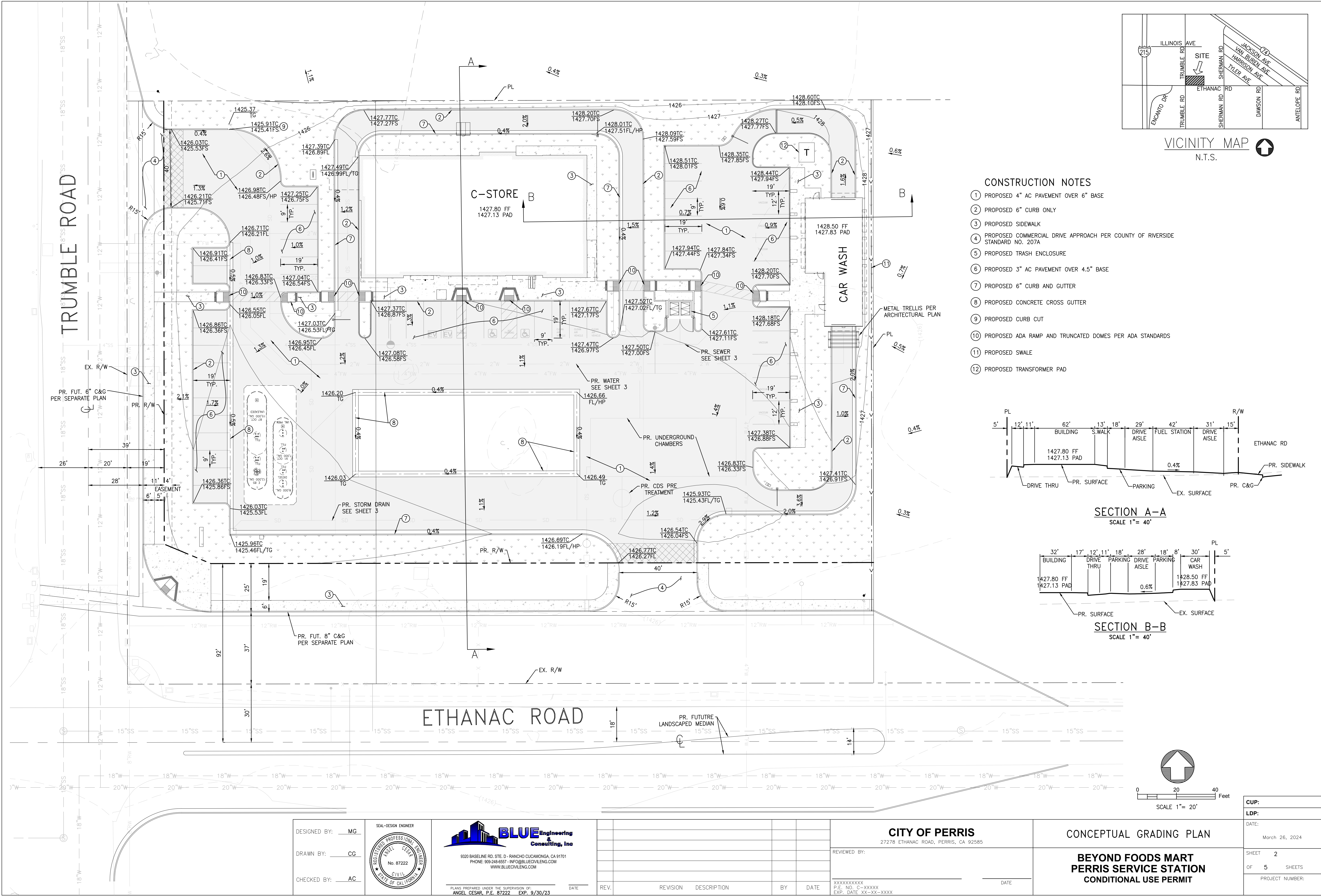
March 26, 2024

SHEET 1

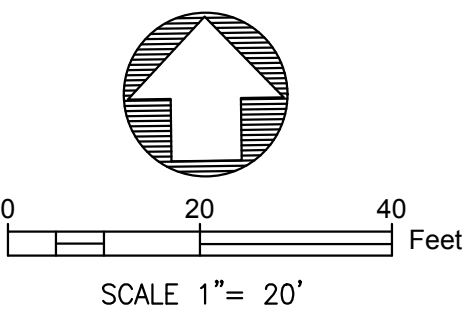
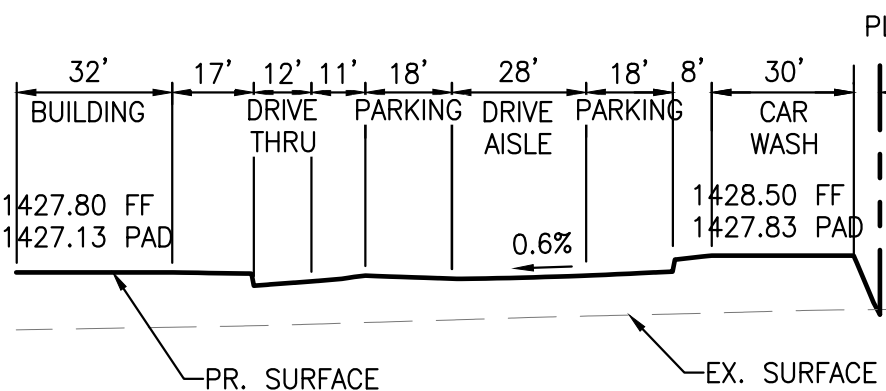
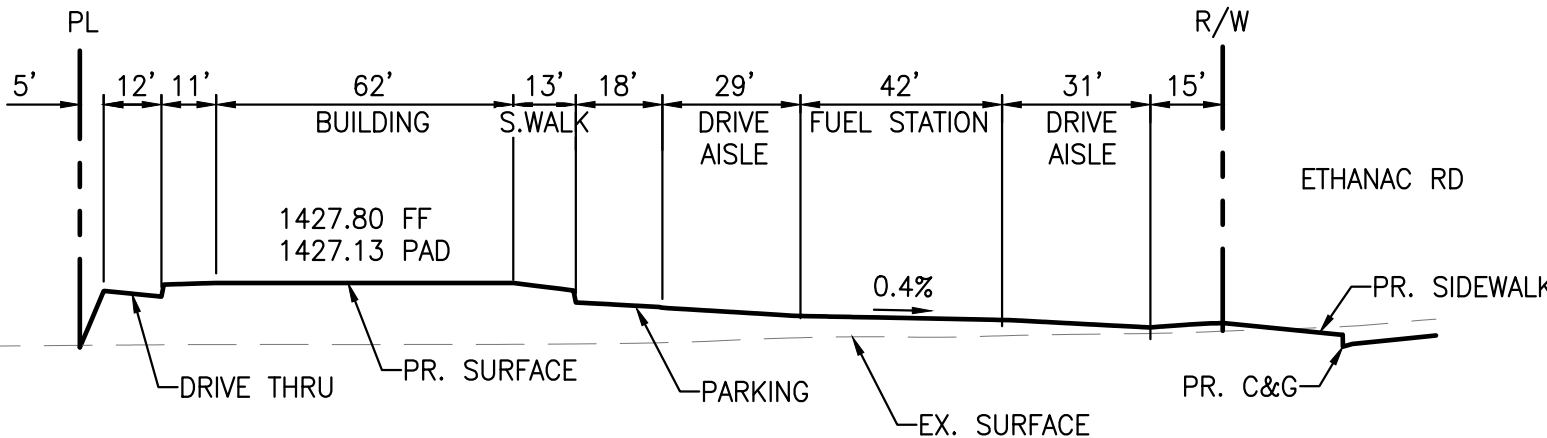
OF 5 SHEETS

PROJECT NUMBER:

Z:\Shared\Blue\2022162 - Perris - Ethanac and Tremble\Entitlement Package\2022162 - CG.dwg Mar 26, 2024 - 10:51am



- CONSTRUCTION NOTES
- 1 PROPOSED 4" AC PAVEMENT OVER 6" BASE
 - 2 PROPOSED 6" CURB ONLY
 - 3 PROPOSED SIDEWALK
 - 4 PROPOSED COMMERCIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STANDARD NO. 207A
 - 5 PROPOSED TRASH ENCLOSURE
 - 6 PROPOSED 3" AC PAVEMENT OVER 4.5" BASE
 - 7 PROPOSED 6" CURB AND GUTTER
 - 8 PROPOSED CONCRETE CROSS GUTTER
 - 9 PROPOSED CURB CUT
 - 10 PROPOSED ADA RAMP AND TRUNCATED DOMES PER ADA STANDARDS
 - 11 PROPOSED SWALE
 - 12 PROPOSED TRANSFORMER PAD



DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC



PLANS PREPARED UNDER THE SUPERVISION OF
ANGEL CESAR, P.E. 87222 EXP. 9/30/23

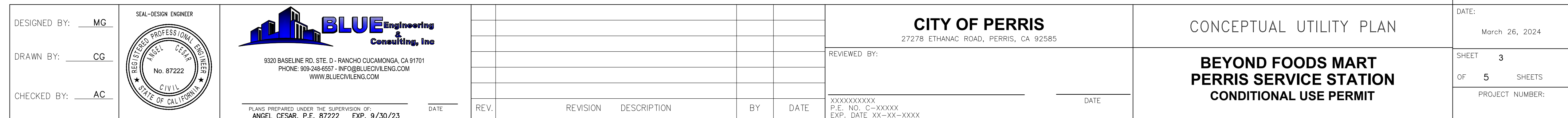
REV.	REVISION	DESCRIPTION	BY	DATE

CITY OF PERRIS
27278 ETHANAC ROAD, PERRIS, CA 92585

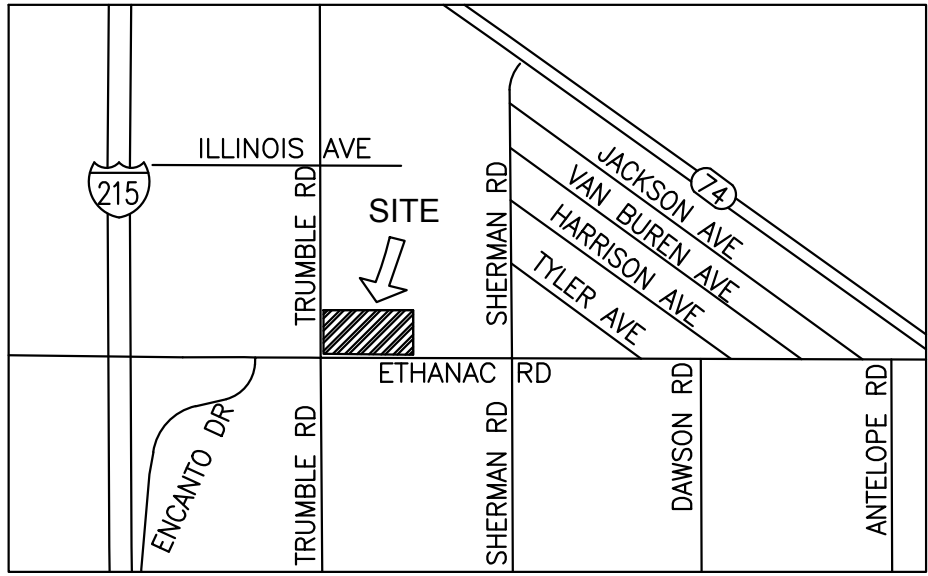
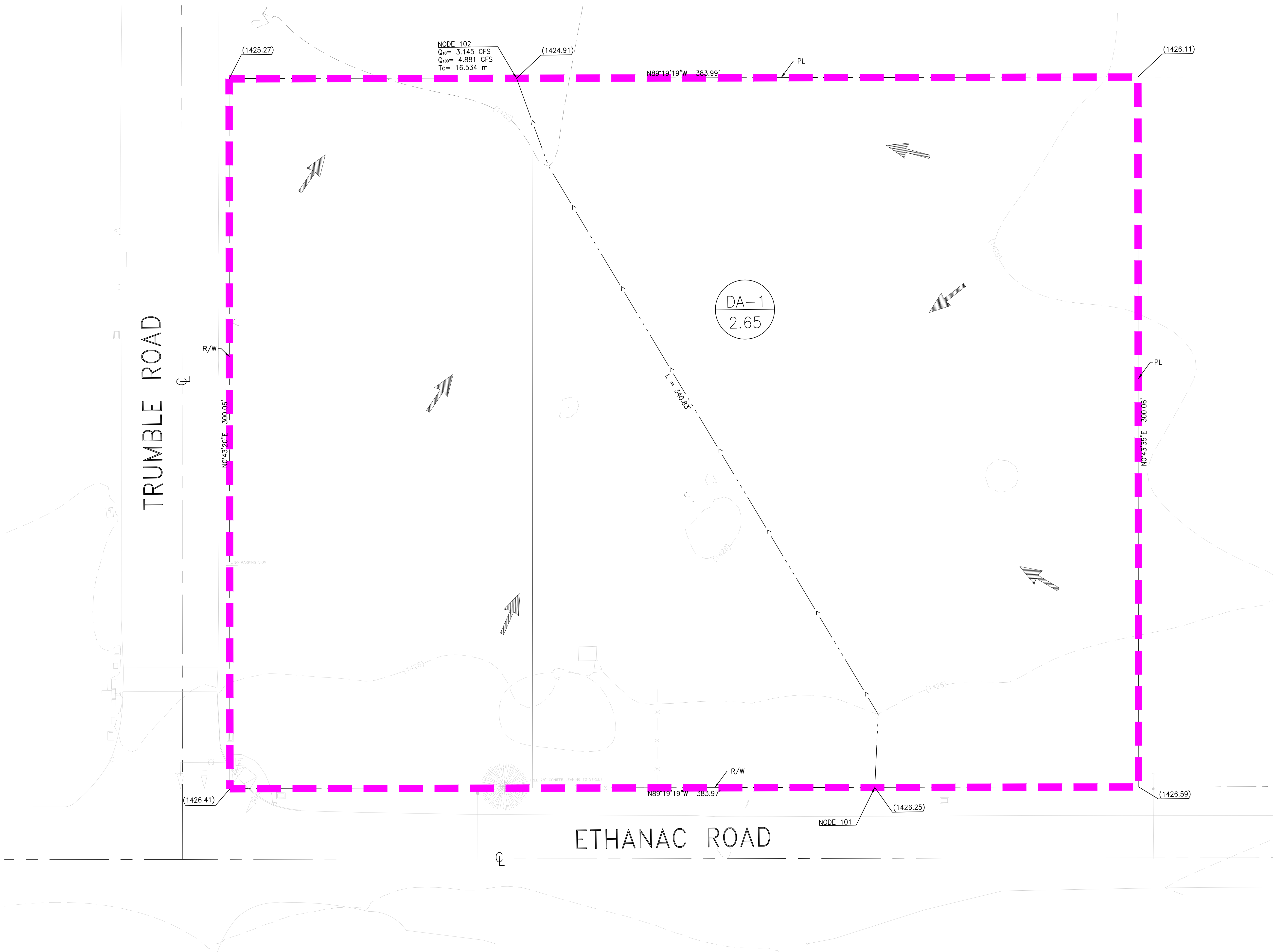
REVIEWED BY: _____ DATE: _____

XXXXXXXXXX
P.E. NO. C-XXXXX
EXP. DATE XX-XX-XXXX

CONCEPTUAL GRADING PLAN		CUP:
BEYOND FOODS MART PERRIS SERVICE STATION CONDITIONAL USE PERMIT		LDP:
SHEET 2		DATE: March 26, 2024
OF 5 SHEETS		PROJECT NUMBER:



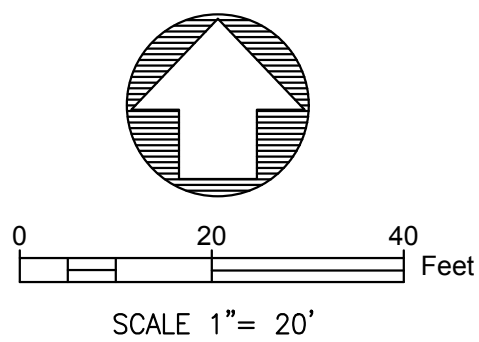
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VICINITY MAP
N.T.S.

LEGEND

- > FLOW LINE
- ← FLOW DIRECTION
- DRAINAGE AREA BOUNDARY
- ⊘ # / X.XX DRAINAGE AREA DESIGNATION
- ← DRAINAGE AREA (ACRES)



DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC



BLUE Engineering & Consulting, Inc.
9320 BASELINE RD, STE. D - RANCHO CUCAMONGA, CA 91701
PHONE: 909-248-8557 - INFO@BLUECIVILENG.COM
WWW.BLUECIVILENG.COM

PLANS PREPARED UNDER THE SUPERVISION OF
ANGEL CESAR, P.E. 87222 EXP. 9/30/23

REV.	REVISION	DESCRIPTION	BY	DATE

CITY OF PERRIS
27278 ETHANAC ROAD, PERRIS, CA 92585

REVIEWED BY: _____ DATE: _____

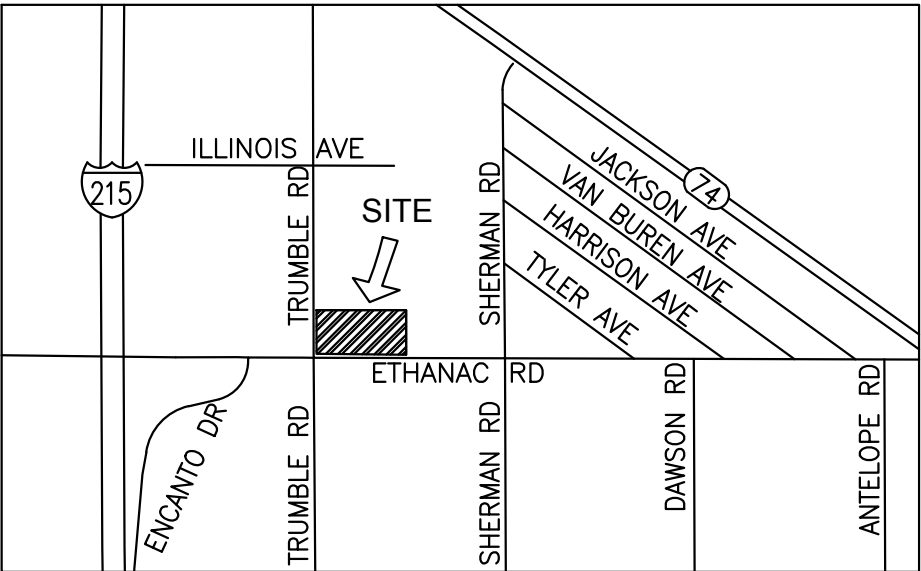
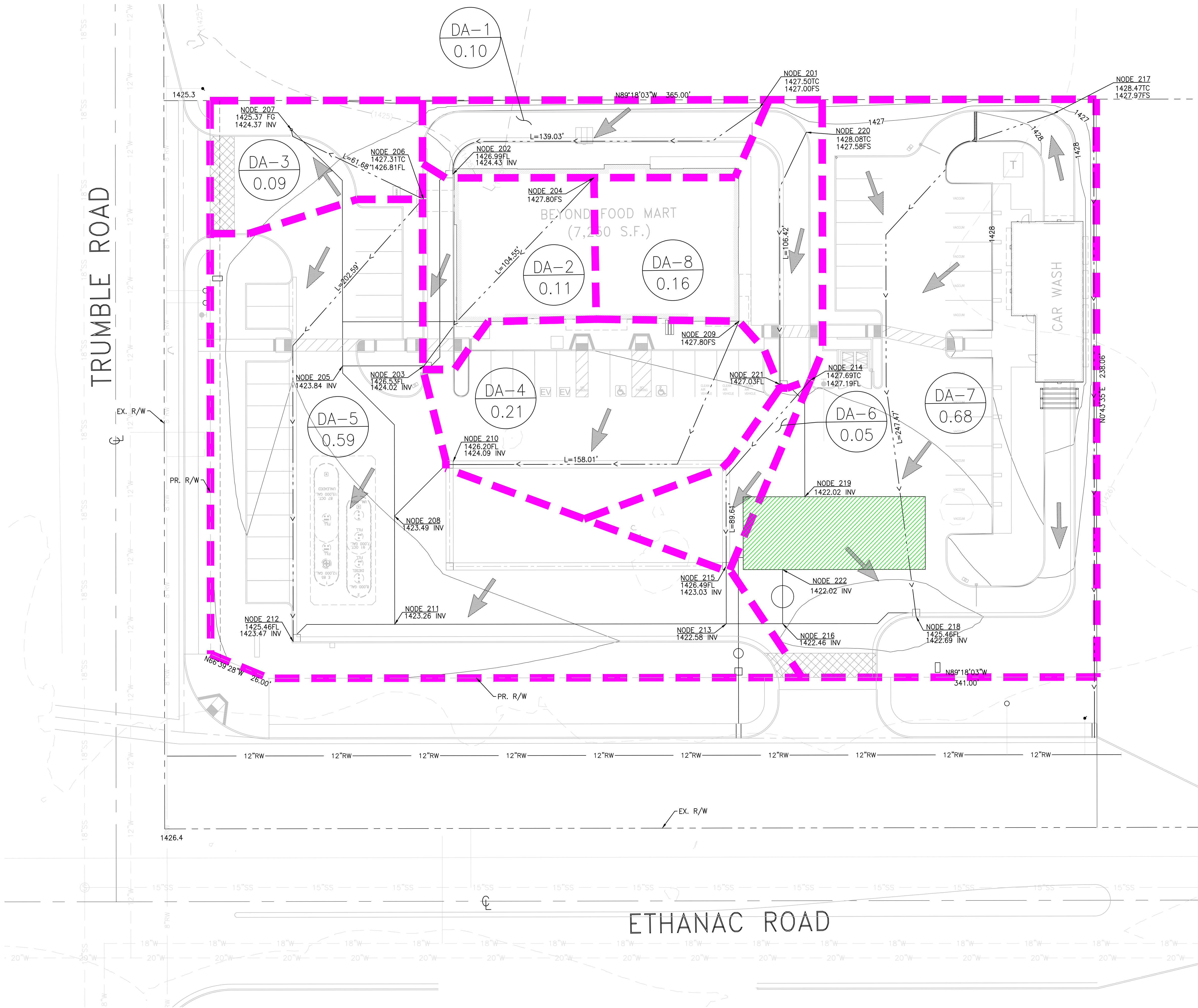
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P.E. NO. C-XXXXX
EXP. DATE XX-XX-XXXX

PRE-HYDROLOGY EXHIBIT

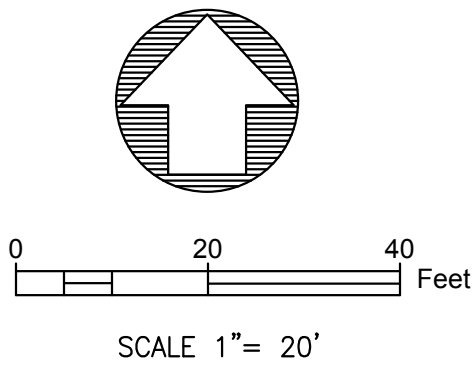
**BEYOND FOODS MART
PERRIS SERVICE STATION
CONDITIONAL USE PERMIT**

CUP:
LDP:
DATE: March 26, 2024
SHEET OF 5 SHEETS
PROJECT NUMBER:

Z:\Shared\Blue\2022162 - Perris - Ethanac and Tremble\Entitlement Package\2022162 - POST HYDRO.dwg Mar 26, 2024 - 10:52am



- LEGEND**
- FLOW LINE
 - FLOW DIRECTION
 - DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA DESIGNATION
 - DRAINAGE AREA (ACRES)
 - BEST MANAGEMENT PRACTICES (BMP)



DESIGNED BY: MG
DRAWN BY: CG
CHECKED BY: AC



PLANS PREPARED UNDER THE SUPERVISION OF
ANGEL CESAR, P.E. 87222 EXP. 9/30/23

DATE

REV.

REVISION

DESCRIPTION

BY

DATE

CITY OF PERRIS
27278 ETHANAC ROAD, PERRIS, CA 92585

REVIEWED BY:

XXXXXXXXXX
P.E. NO. C-XXXX
EXP. DATE XX-XX-XXXX

DATE

POST-HYDROLOGY EXHIBIT

**BEYOND FOODS MART
PERRIS SERVICE STATION
CONDITIONAL USE PERMIT**

CUP:

LDP:

DATE:

March 26, 2024

SHEET 5

OF 5 SHEETS

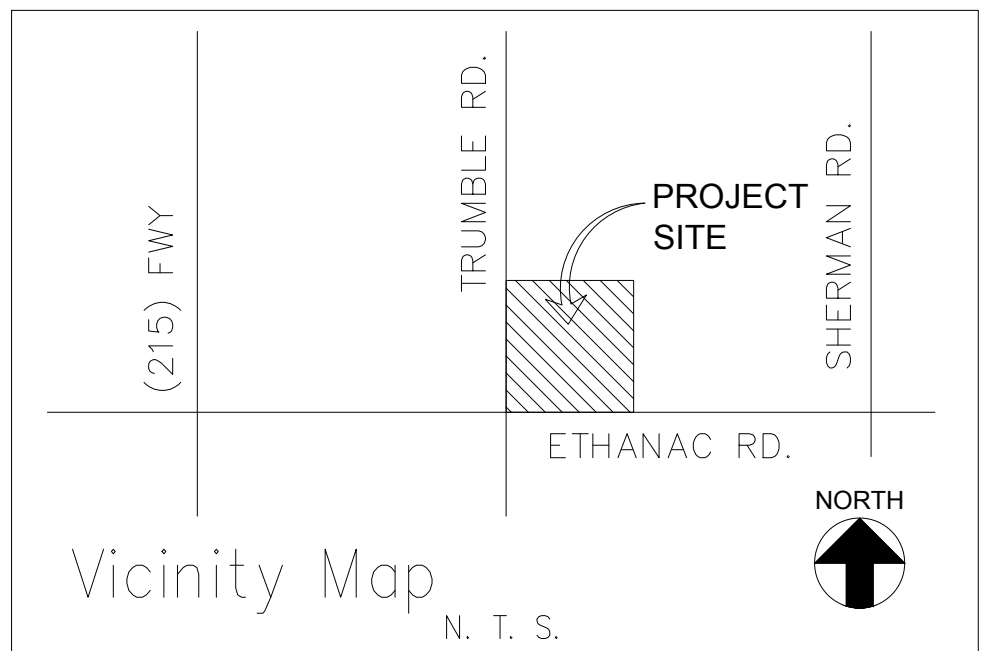
PROJECT NUMBER:

ON-SITE LANDSCAPE PLANS

NEW BEYOND MARKET & CARWASH DEVELOPMENT

27278 ETHANAC RD. PERRIS CA 92585

IRRIGATION NOTE:
IRRIGATION PLANS TO BE
PROVIDED ONCE EMWD APPROVES
RWUE AND RWIP PLANS



SHEET INDEX

L-1	TITLE SHEET
L-2	PLANTING PLAN
L-3	PLANTING DETAILS

Project Data

PROJECT ADDRESS: 27278 ETHANAC RD.
PERRIS, CA 92585

APN#: 329-240-021 & 329-240-022
ZONING: CC- COMMUNITY COMMERCIAL
LAND USE: COMMERCIAL

LOT SIZE (GROSS): ±110,642 S.F. (2.54 ACRES)

Scope Of Work

NEW CONSTRUCTION OF A COMMERCIAL DEVELOPMENT INCLUDING C-STORE W/ DRIVE-THRU, CARWASH FACILITY, TRASH ENCLOSURE, AND CANOPY. SIGNAGE, FUEL PUMP CANOPY, UNDERGROUND STORAGE TANKS ARE UNDER SEPARATE PERMIT BY OTHERS.

Project Directory

OWNER: PARADISE LAKE LLC.
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465-4101
FAX: (909) 606-6839

ARCHITECT: CHAK LAU, A.I.A.
PEGASUS ARCHITECTS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465.4101

MEP ENGINEERS: CHENCO ENGINEERING
1721 W. GARVEY AVE.,
ALHAMBRA, CA 91803
TEL: (626) 576-2646
FAX: (626) 576-0453

SILCOAM STRUCTURAL ENGINEER:
MILES S. CHANG, P.E.
20160 PASEO DEL PRADO, SUITE H,
WALNUT, CA 91789
TEL: (909) 598-8218

LANDSCAPE ARCHITECT:
PHILMAY LANDSCAPE ARCHITECT
215 N. 2ND AVE., SUITE C
UPLAND, CA 91786
TEL: (909) 373-1959
FAX: (909) 373-1958

CERTIFICATION OF LANDSCAPE DESIGN

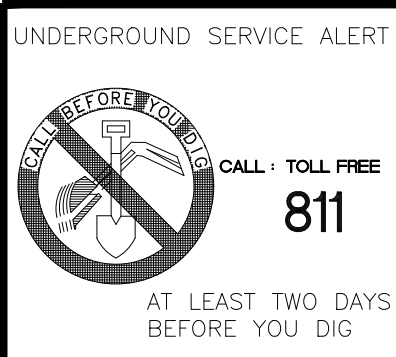
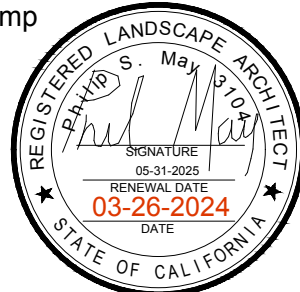
I hereby certify that:

- I am a professional appropriately licensed in the State of California to provide professional landscape design services.
- The landscape design and water use calculations for the property located at 27278 ETHANAC RD. PERRIS CA 92585
- (provide street address or parcel number(s)) were prepared by me or under my supervision.
- The landscape design and water use calculations for the identified property comply with the requirements of the City of Perris Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of Perris Water Efficient Landscape Guidelines.
- The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Perris Water Efficient Landscape Guidelines.

PHIL MAY
Print Name
Signature
215 N. 2ND AVE, SUITE C, UPLAND, CA 91786
Address

03-26-2024
Date
3104
License Number

(909) 373-1959
Telephone
pmay@philmaydesign.com
E-mail Address



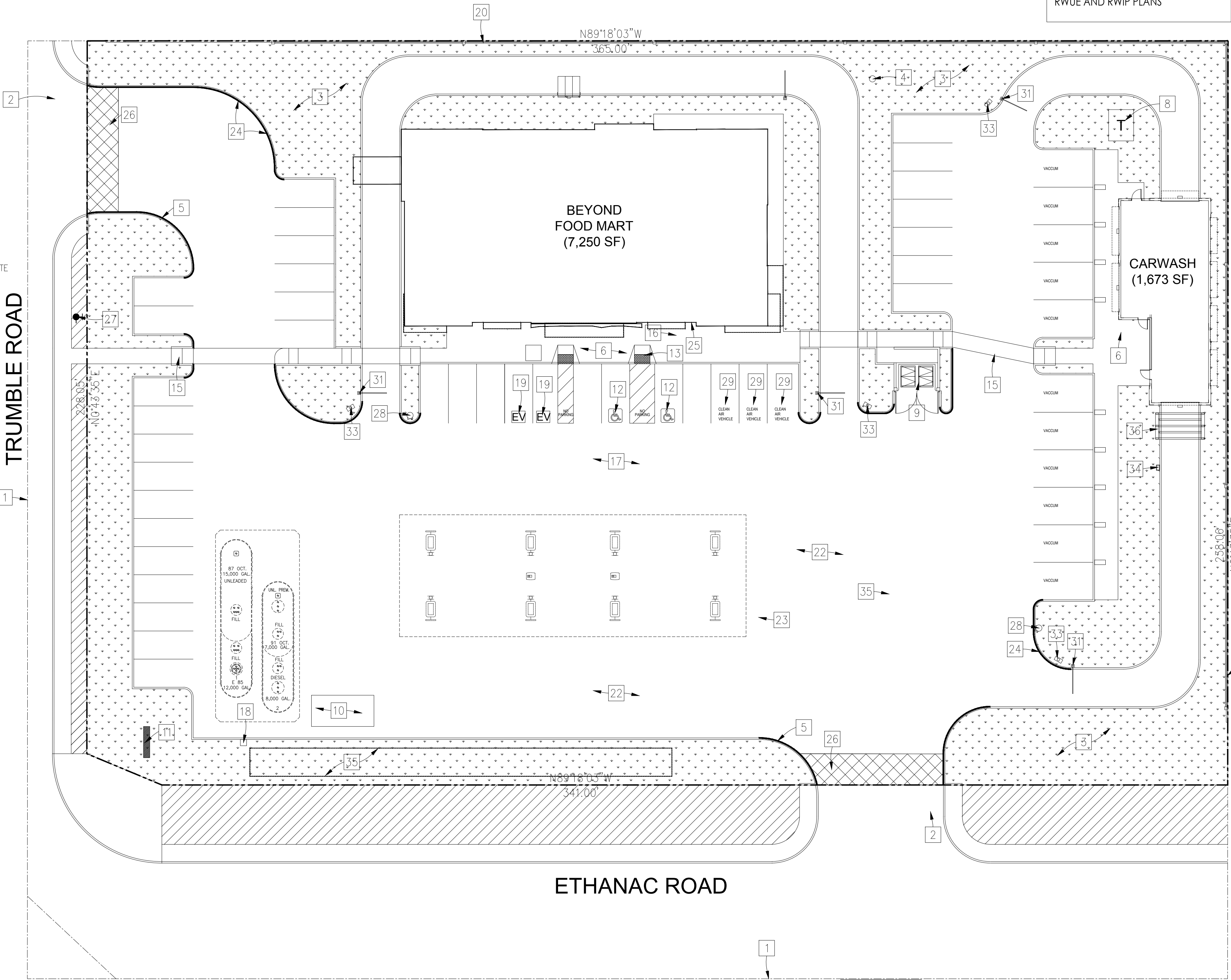
LANDSCAPE AREAS

ON-SITE LANDSCAPE = 20,891 S.F.
OFF- SITE LANDSCAPE = 6,832 S.F.

All improvements are to be maintained by the property owner.

Reference Notes

- (E) PROPERTY LINES
- (N) CURB AND GUTTER/DRIVEWAY (RIGHT IN & OUT)
- (N) LANDSCAPE
- (N) HEALY TANK
- (N) CONCRETE CURB
- (N) CONCRETE SIDEWALK
- (N) CANOPY 47'-0"x128'-0" (UNDER SEPARATE PERMIT)
- (N) TRANSFORMER PAD
- (N) TRASH/RECYCLE ENCLOSURE
- (N) LOADING/UNLOADING (10'-0" x 20'-0")
- (N) CORNER MONUMENT, SIGN BY OTHERS, UNDER SEPARATE PERMIT.
- (N) HCP PARKING
- (N) HCP RAMP
- (N) VACUUM @ 9 LOCs
- (N) 5'-0" WIDE HCP PATH OF TRAVEL PER CODE STD.
- (N) BIKE RACK PER CITY'S STANDARD.
- (N) 26' WIDE FIRE LANE
- (N) AIR/WATER TOWER
- (N) EVCS PARKING PER CITY'S STD. PROVIDE MIN. 1" CONDUIT TERMINATING IN LISTED ENCLOSURE FOR FUTURE CHARGER.
- (N) 6' HT. SPLITFACE CMU FENCE WALL ORCO OR MATCH EQ., COLOR: NATURAL GRAY MW
- (N) U.S.T. W/ CONCRETE SLAB
- (N) A/C PAVING
- (N) CANOPY CONCRETE PAD W/ CONCRETE SWALE
- (N) RED CURB MARKING "NO PARKING" ZONE
- (N) FIRE KNOX LOCKS / BOXES
- (N) STAMPED CONCRETE, SCOFIELD OR MATCH EQ., COLOR: SUNRISE RED
- (N) FIRE HYDRANT, SEE CIVIL PLANS.
- (N) FIRE DEPARTMENT CONNECTION, SEE CIVIL PLANS.
- (N) CLEAN AIR VEHICLE.
- (N) UNDERGROUND TANK (UNDER SEPARATE PERMIT)
- (N) LEFT HAND CLEARANCE BAR
- (N) DRIVE-THRU SIGNAGE
- (N) ENTRY AND EXIT SIGNAGE
- (N) PAY BOX @ CARWASH
- (N) PRIVATE UNDERGROUND CHAMBERS. SEE CIVIL PLAN.
- (N) DETACHED STEEL TRELLIS

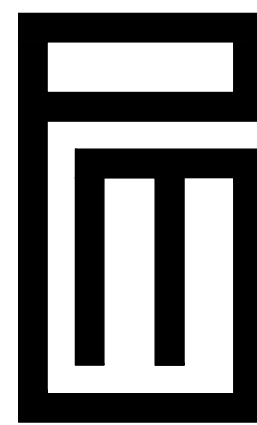


SITE PLAN

Scale: 1"=20'



REVISIONS	BY

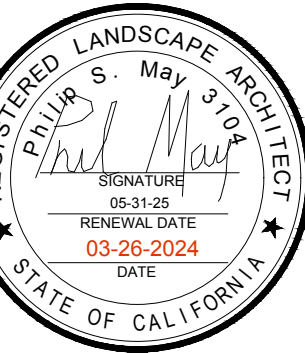


PHIL MAY
LANDSCAPE
ARCHITECTURE

2532 Wallace Ave.
Fullerton, CA 92831

Phone: 909 373 1959

pmay@philmaydesign.com
www.philmaydesign.com



COVER SHEET

NEW BEYOND C-STORE
DEVELOPMENT
27278 ETHANAC RD.
PERRIS CA 92585

DRAWN
R.S.
CHECKED
R.S.
DATE
03-26-2024

L-1

OF 3 SHEETS

JOB NO.
22095

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS PLANT FACTOR	REMARKS
TREES						
	Parkinsonia x 'Desert Museum'	Palo Verde	36" box	5	Low/0.2	Multi trunk
	Lagerstroemia i. 'Tuscarora'	Crape Myrtle	36" box	18	Low/0.2	Standard trunk
	Pinus halepensis	Aleppo pine	36" box	15	Low/0.2	Standard trunk
	Chitalpa tashkentensis	Chitalpa	36" box	9	Low/0.2	Standard trunk
	Prosopis chilensis	Chilean Mesquite	36" box	5	Low/0.2	Standard trunk
SHRUBS						
	* Agave 'Blue Glow'	Blue Glow Agave	5 gal	26	Low/0.2	
	Baccharis p. 'Coyote Bush'	Dwarf Coyote Bush	5 gal	25	Low/0.2	
	Caesalpinia pulcherima	Mexican Bird Of Paradise	5 gal	11	Low/0.2	
	Dasyliroion wheeleri	Desert Spoon	5 gal	9	Low/0.2	
	Echinocactus grusonii	Golden Barrel Cactus	5 gal	26	Low/0.2	
	Hesperaloe p. 'Brake Lights'	Brake Lights Yucca	5 gal	44	Low/0.2	
	Lantana camara 'Monike'	Monike Lantana	5 gal	29	Low/0.2	
	Russelia equisetiformis	Coral Fountain	5 gal	24	Low/0.2	
	Salvia greggii 'Radio Red'	Radio Red Autumn Sage	5 gal	13	Low/0.2	
	Salvia l. 'Santa Barbara'	Santa Barbara Sage	5 gal	11	Low/0.2	
	Sesleria autumnalis	Moor Grass	1 gal	87	Low/0.2	
	Tecoma capensis 'La Jolla'	La Jolla Honeysuckle	5 gal	55	Low/0.2	
WQMP BASIN						
	Chodropetalum tectrum	Cape Rush	5 gal	30	Med/0.4	
	Juncus p. 'Blue Dart'	Blue Dart Rush	5 gal	90	Med/0.4	
GROUND COVER						
	6-8" Cobblestone rock set on finish grade.					
	3" layer of 3/4" gravel, Arizona River or equal.					
	3" layer of decomposed granite, Palm Springs Gold or equal.					
	LMD landscape areas see, LMD Landscape Plans.					
	2-3' boulders					

Reference Evapotranspiration (Eto)	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) New Low water use plants	0.3	Drip	0.81	0.370	19,141	7,089.26	248,996
3) Med water trees	0.5	Overhead Spray	0.75	0.667	1,750	1,166.67	40,977
				Totals	20,891	8,255.93	289,973
Special Landscape Areas (SLA): Recycled Water							
Lawn (playground area)				1	905	905	31,786
				1	0	0	0
				1	0	0	0
				Totals	905	905	31,786
						Estimated Total Water Use (ETWU)	289,973
						Maximum Allowed Water Allowance (MAWA)	361,976

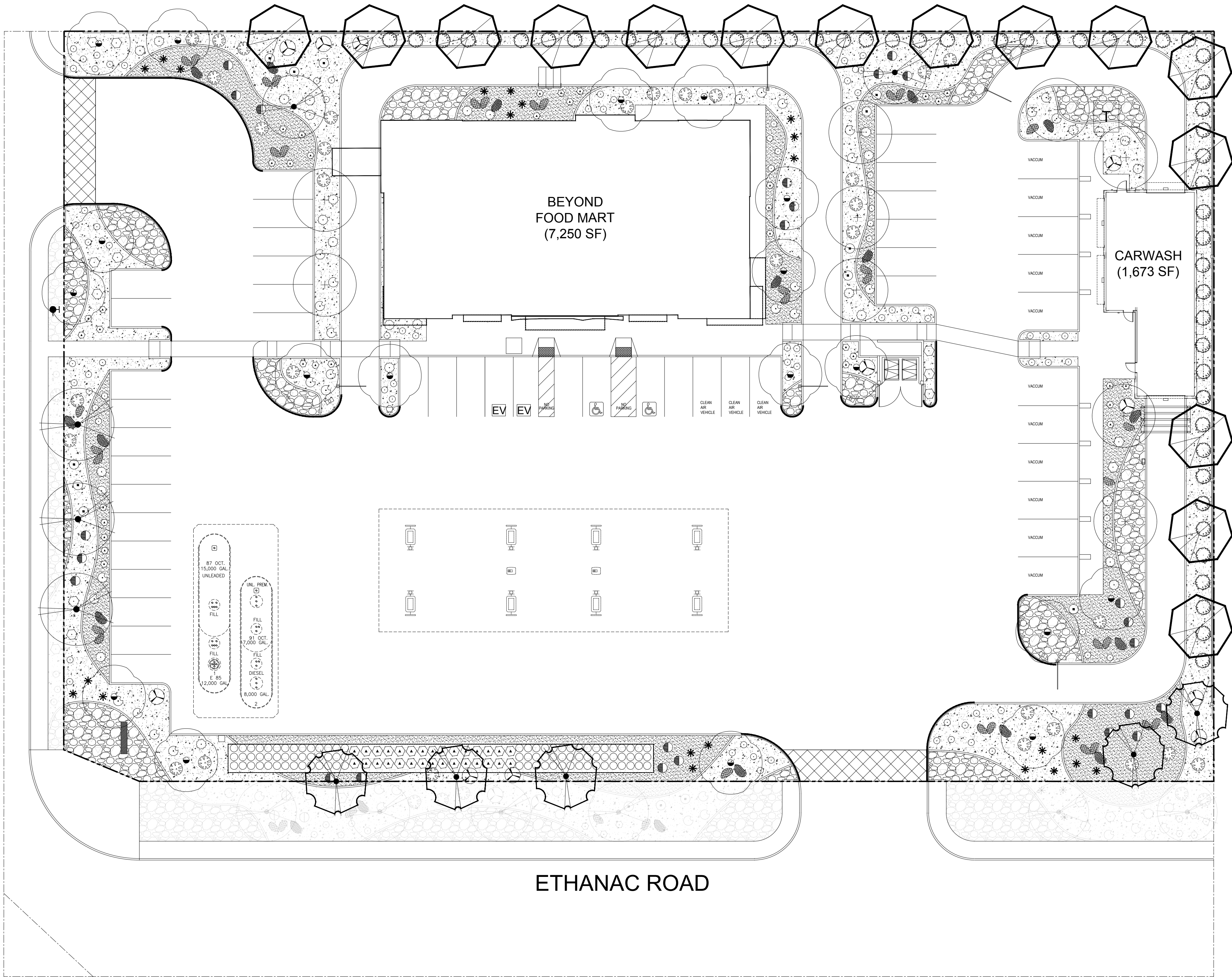
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) [0.62] [(ETAF x LA) + ((1-ETAF) x SLA)]		
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.		

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	8,256
Total Area	20,891
Average ETAF	0.40
projects must be .45 or below	

All Landscape Areas	
Total ETAF x Area	9,161
Total Area	23,796
Stitewide ETAF	0.42

TRUMBLE ROAD



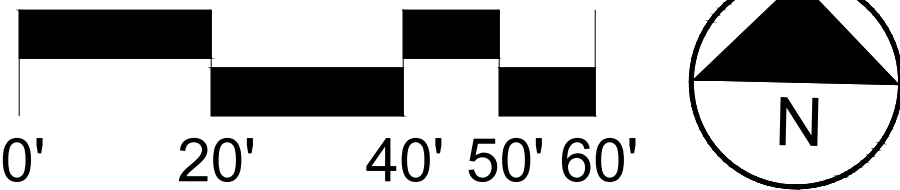
NOTE: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the planting design plan."

Phil May 03-26-2024
Phil May, Landscape Architect Date

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.

MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

NOTE: SEE SHEET L-3 FOR PLANTING DETAILS



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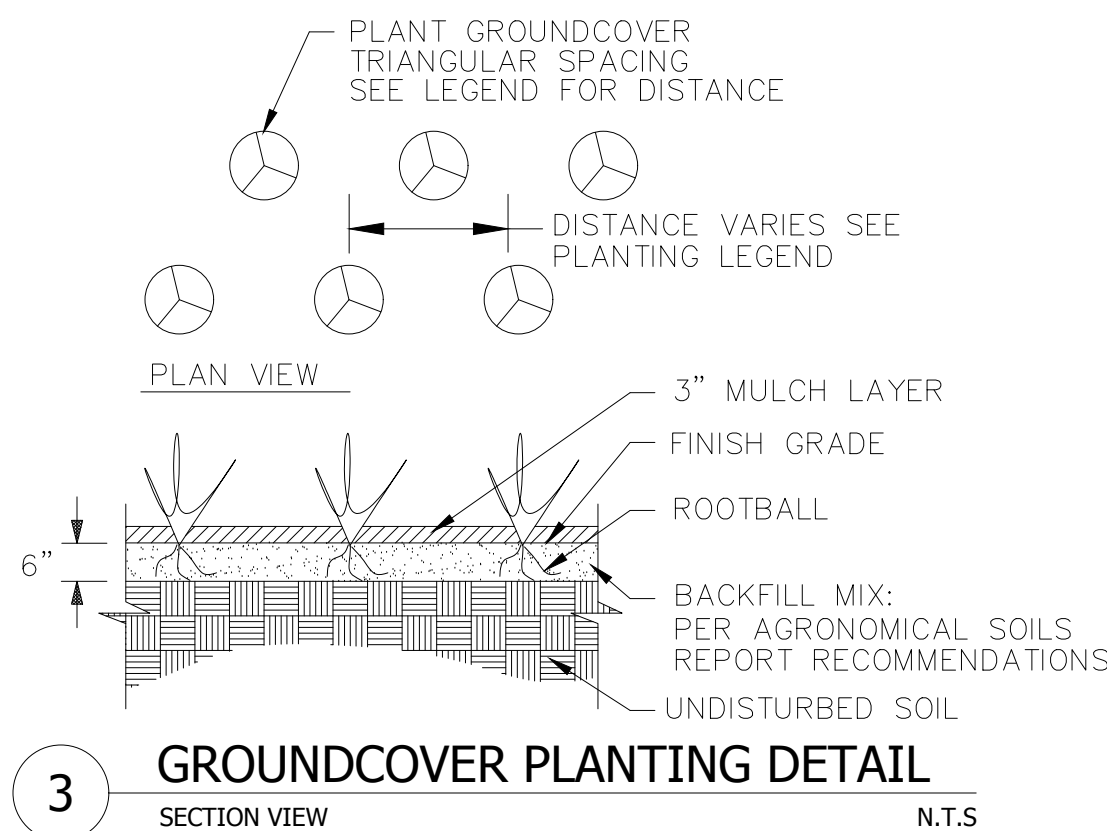
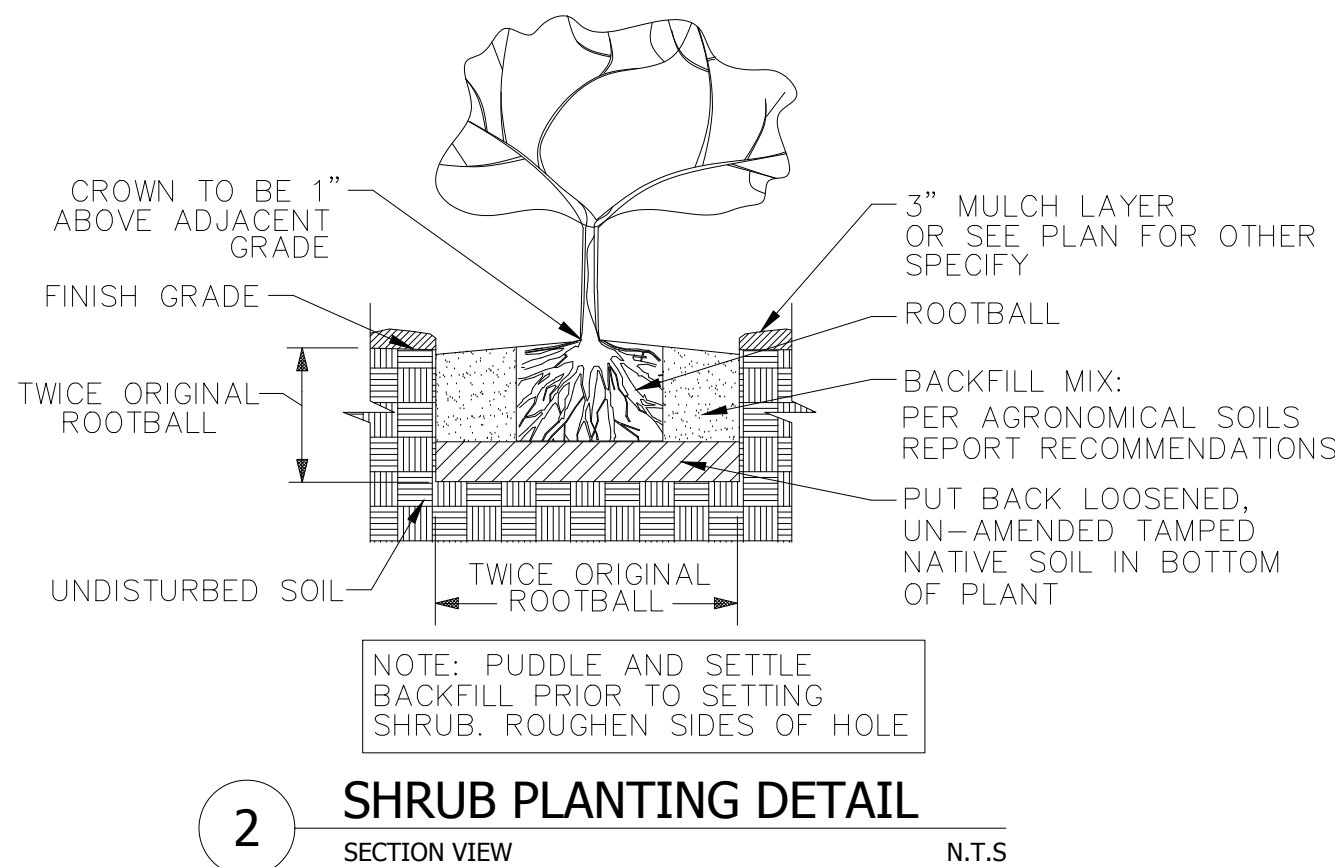
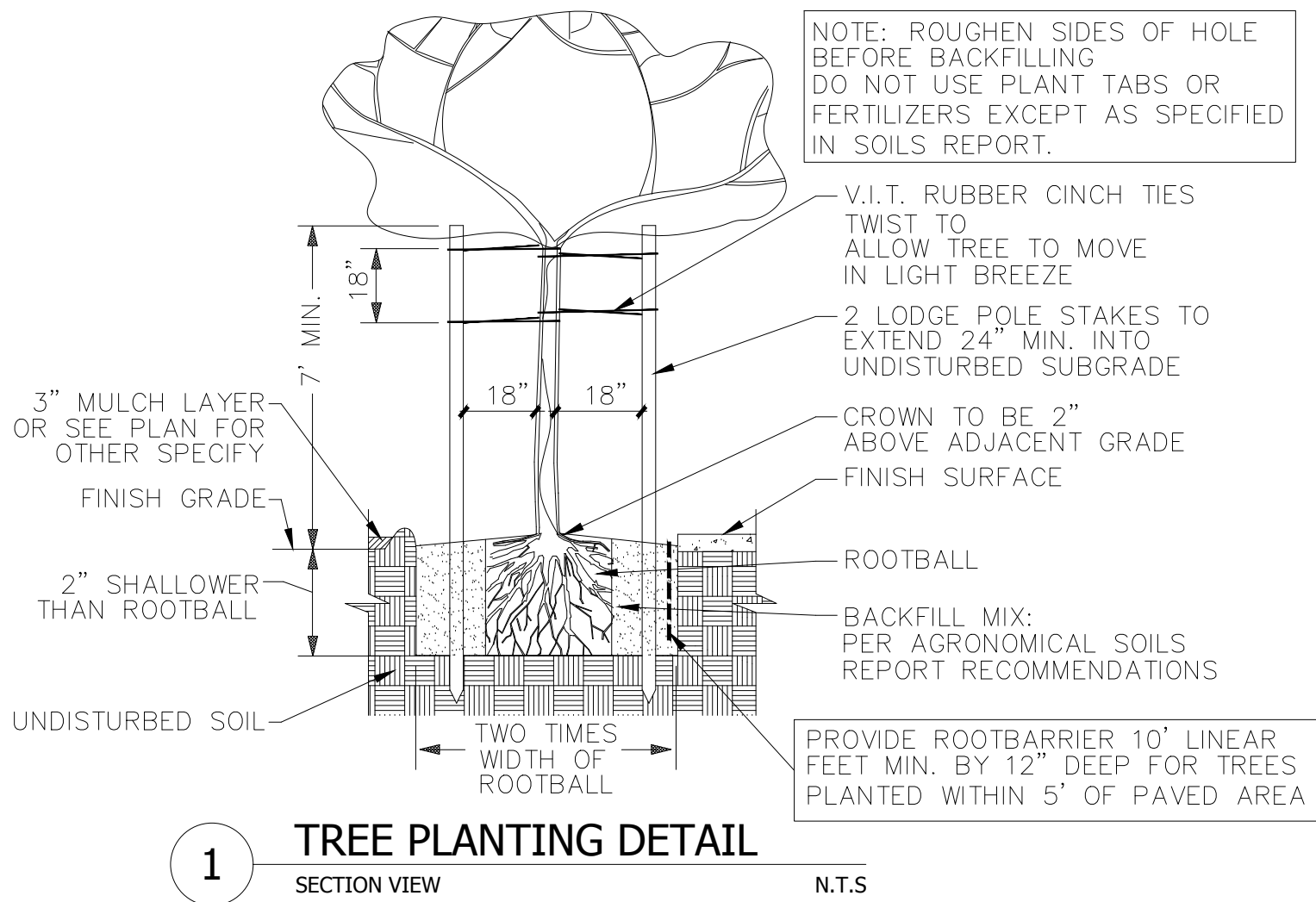


PLANTING PLAN

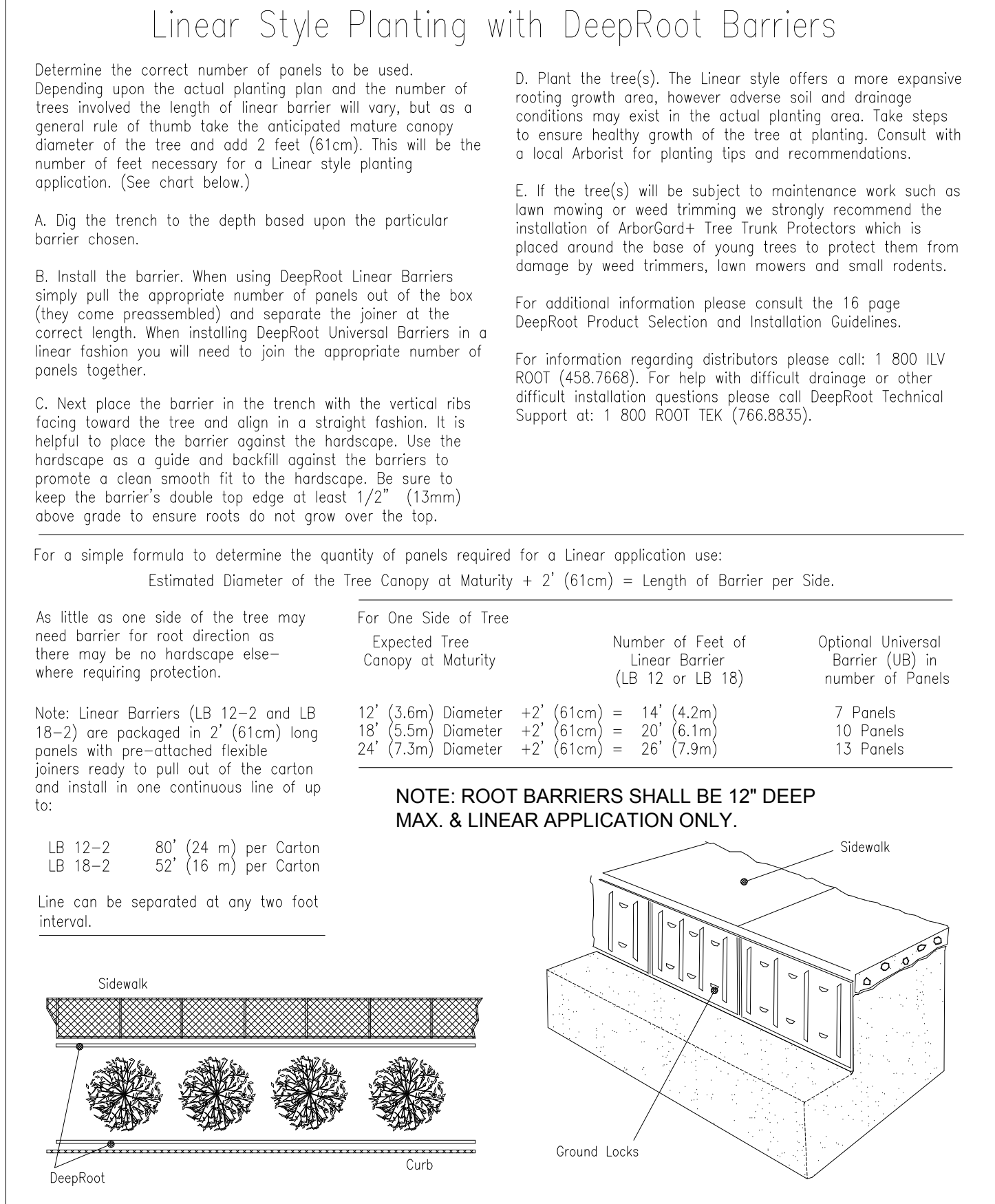
NEW BEYOND C-STORE
DEVELOPMENT
27278 ETHANAC RD.
PERRIS CA 92585

DRAWN R.S.
CHECKED R.S.
DATE 03-26-2024

THESE DRAWINGS ARE THE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECTURE. NO PART OF THESE DRAWINGS OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECTURE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.



RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE												
WEEKLY TASKS												
• Check all irrigation equipment and adjust/ align as required. • Repair irrigation equipment with originally specified materials as needed. • Inspect all landscape areas for pests/ pathogens. • Weed all shrub/ groundcover areas as needed. • Remove landscape debris. • Aerating and dethatching turf areas. • Repair planting well and/ or grade around plants to eliminate runoff. • Perform corrective pruning to eliminate hazards and damage to plant after 2nd Year of Growth.												
MINIMUM RECOMMENDED YEARLY MAINTENANCE SCHEDULE												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Adjust Irrigation Schedule	√	√	√	√	√	√	√	√	√	√	√	√
Inspect Tree Staking	√	√	√	√	√	√	√	√	√	√	√	√
Flush Drip Valves			√			√			√			√
Add Mulch (Maintain 3" Layer)			√			√			√			√



WALLACE LABORATORIES, LLC

365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

June 23, 2020

Phil May, pmay@philmaydesign.com
Phil May Landscape Architect
1937 West 9th Street
Upland, CA 91786

RE: Perris, 16"

Our ID No. 20-174-23, sample received June 19, 2020

Dear Phil,

The soil is modestly acidic at 6.65. Salinity is low at 0.15 millimho/cm.

Nitrogen and sulfur are low. Boron and magnesium are moderate. Phosphorus, potassium, iron, manganese, zinc and copper are high. Sodium is low. SAR (sodium adsorption ratio) is 0.3. Aluminum is moderate. The concentrations of common non-essential heavy metals are low.

Aluminum restricts growth by interfering with the metabolism of phosphorus and calcium. It causes stunting and discoloration. Foliage may turn a dull gray green. Aluminum is high in poorly aerated soil and in overly acidic soils. Soluble calcium helps to reduce the toxicity of aluminum.

The rate of water percolation is good at 3.23 inches per hour.

Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly; rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6" deep.

Yara or Simplot calcium ammonium nitrate (27-0-0) – 4 pounds

Gypsum – 10 pounds

Organic soil amendment - about 4 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

For the preparation on a volume basis, homogeneously blend the following into the soil. Rates are per cubic yard.

Yara or Simplot calcium ammonium nitrate (27-0-0) – 1/4 pound

Gypsum – 1/2 pound

Organic soil amendment - about 20% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

Soil Analyses Plant Analyses Water Analyses

Phil May Landscape Architect, June 23, 2020, page 2

Organic soil amendment:

- Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.
- The pH of the material shall be between 6 and 7.5.
- The salt content shall be less than 10 millimho/cm @ 25° C. on a saturated paste extract.
- Boron content of the saturated extract shall be less than 1.0 part per million.
- Silicon content (acid-insoluble ash) shall be less than 50%.
- Calcium carbonate shall not be present if to be applied on alkaline soils.
- Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
- Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
- Sludge-based materials are not acceptable.
- Carbon:nitrogen ratio is less than 25:1.
- The compost shall be aerobic without malodorous presence of decomposition products.
- The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	12	copper	100	selenium	30
cadmium	15	lead	200	silver	10
chromium	200	mercury	10	vanadium	50
cobalt	30	molybdenum	20	zinc	200
		nickel	100		

Higher amounts of salinity or boron may be present if the soils are to be preleached to reduce the excess or if the plant species will tolerate the salinity and/or boron.

For maintenance fertilization, apply Yara or Simplot calcium ammonium nitrate (27-0-0) at 4 pounds per 1,000 square feet about once per quarter or pH- neutral nitrogen material such as urea (46-0-0), urea formaldehyde (38-0-0), coated urea, blood meal, feather meal, soybean meal, etc.

Monitor the site with periodic testing. Adjust the maintenance program as needed.

Sincerely,

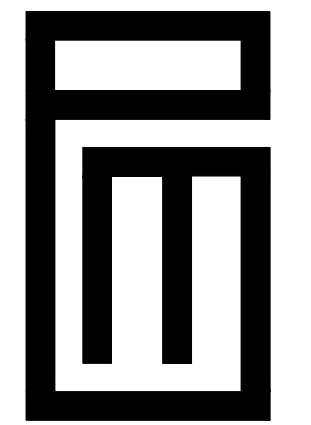
Garn A. Wallace, Ph. D.
GAW:n

Soil Analyses Plant Analyses Water Analyses

WALLACE LABS	SOILS REPORT	Print Date	Jun. 22, 2020	Receive Date	6/19/20
365 Coral Circle El Segundo, CA 90245 (310) 615-0116	Location Perris Requester Phil S. May, Phil May Landscape Architect graphic interpretation: * very low, ** low, *** moderate				
ammonium bicarbonate/DTPA	Sample ID Number 20-174-23				
extractable - mg/kg soil	Sample Description 16"				
Interpretation of data					
low medium high					
0- 7 8-15 over 15					
0-60 60-120 121-180					
0- 4 4- 10 over 10					
0- 0.5 0.6- 1 over 1					
0- 1 1- 1.5 over 1.5					
0- 0.2 0.3- 0.5 over 0.5					
0- 0.2 0.2- 0.5 over 1					
elements					
phosphorus	13.64 ****				
potassium	122.82 ****				
iron	18.02 *****				
manganese	7.97 ****				
zinc	6.90 ****				
copper	1.03 ****				
boron	0.22 ***				
calcium	314.62 ***				
magnesium	71.98 ***				
sodium	9.34 *				
sulfur	5.69 *				
molybdenum	0.02 ***				
nickel	0.12 *				
The following trace elements may be toxic	aluminum				
The degree of toxicity depends upon the pH of the soil, soil texture, organic matter, and the concentrations of the individual elements as well as to their interactions.	arsenic	0.63 ***			
	barium	1.72 *			
	cadmium	0.03 *			
	chromium	0.03 *			
	cobalt	0.04 *			
	lead	1.28 **			
	lithium	0.17 *			
	mercury	nd *			
	selenium	nd *			
	silver	nd *			
	strontium	1.47 *			
	tin	0.03 *			
	vanadium	0.21 *			
The pH optimum depends upon soil organic matter and clay content- for clay and loam soils: under 5.2 is too acidic 6.5 to 7 is ideal over 8.0 is too alkaline	Saturation Extract				
The ECe is a measure of the soil salinity:	pH value	6.65 ***			
1-2 affects a few plants	ECe (milli-mho/cm)	0.15 *			
2-4 affects some plants.	calcium	14.9			millieq/l
> 4 affects many plants.	magnesium	4.7			0.4
	sodium	5.5			0.2
	potassium	11.8			0.3
	cation sum				1.7
problems over 150 ppm	chloride	26			0.7
good 20 - 30 ppm	nitrate as N	4			0.3
	phosphorus as P	1.6			0.1
	sulfate as S	6.2			0.4
toxic over 800	anion sum				1.5
toxic over 1 for many plants	boron as B	0.07 *			
increasing problems start at 3	SAR	0.3 *			
est. gypsum requirement-lbs./1000 sq. ft.		2			
	infiltration rate inches/hour	3.23			
	estimated soil texture	sandy loam			
	lime (calcium carbonate)	no			
	organic matter	fair/low			
	moisture content of soil	0.6%			
	half saturation percentage	17.7%			

Elements are expressed as mg/kg dry soil or mg/l for saturation extract.
pH and ECe are measured in a saturation paste extract. nd means not detected.
Analytical data determined on soil fraction passing a 2 mm sieve.

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PLANTING DETAILS

NEW BEYOND C-STORE
DEVELOPMENT
27278 ETHANAC RD.
PERRIS CA 92585

DRAWN

R.S.

CHECKED

R.S.

DATE

03-26-2024

L-3

OF 3 SHEETS

JOB NO.
22095

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS PLANT FACTOR	REMARKS
TREES						
	Parkinsonia x 'Desert Museum'	Palo Verde	36" box	5	Low/0.2	Multi trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	36" box	18	Low/0.2	Standard trunk
	Pinus halepensis	Aleppo pine	36" box	15	Low/0.2	Standard trunk
	Chitalpa tashkentensis	Chitalpa	36" box	9	Low/0.2	Standard trunk
	Prosopis chilensis	Chilean Mesquite	36" box	5	Low/0.2	Standard trunk
SHRUBS						
	Agave 'Blue Glow'	Blue Glow Agave	5 gal	26	Low/0.2	
	Baccharis p. 'Coyote Bush'	Dwarf Coyote Bush	5 gal	25	Low/0.2	
	Caesalpinia pulcherrima	Mexican Bird Of Paradise	5 gal	11	Low/0.2	
	Dasyliroia wheeleri	Desert Spoon	5 gal	9	Low/0.2	
	Echinocactus grusonii	Golden Barrel Cactus	5 gal	26	Low/0.2	
	Hesperaloe p. 'Brake Lights'	Brake Lights Yucca	5 gal	44	Low/0.2	
	Lantana camara 'Monike'	Monike Lantana	5 gal	29	Low/0.2	
	Ruellia equisetiformis	Coral Fountain	5 gal	24	Low/0.2	
	Salvia greggii 'Radio Red'	Radio Red Autumn Sage	5 gal	13	Low/0.2	
	Salvia l. 'Santa Barbara'	Santa Barbara Sage	5 gal	11	Low/0.2	
	Sesleria autumnalis	Moor Grass	1 gal	87	Low/0.2	
	Tecoma capensis 'La Jolla'	La Jolla Honeysuckle	5 gal	55	Low/0.2	
WQMP BASIN						
	Chodropetalum tectrum	Cape Rush	5 gal	30	Med/0.4	
	Juncus p. 'Blue Dart'	Blue Dart Rush	5 gal	90	Med/0.4	
GROUND COVER						
	6-8" Cobblestone rock set on finish grade.					
	3" layer of 3/4" gravel, Arizona River or equal.					
	3" layer of decomposed granite, Palm Springs Gold or equal.					
	LMD landscape areas see, LMD Landscape Plans.					
	2-3' boulders					

Reference Evapotranspiration (Eto)		56.65 Parris					
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone/Planting Description	Plant Factor	Irrigation Method	Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
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TRUMBLE ROAD



ETHANAC ROAD

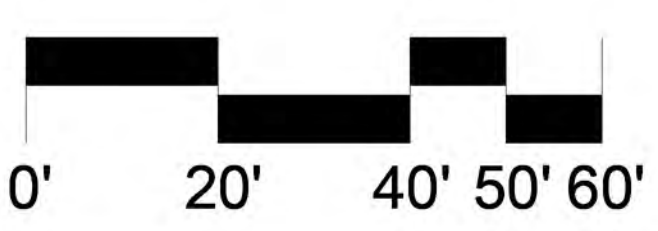
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Phil May 03-26-2024
Phil May, Landscape Architect Date

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PLANTING PLAN

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