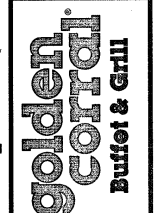


THESE SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY PART OF THE PROJECT AND INSTRUMENTED BY THE ARCHITECT SHALL BE USED BY THE CONTRACTOR TO COMPLETE THE PROJECT AND SHALL BE USED BY THE CONTRACTOR TO COMPLETE THE PROJECT AND SHALL BE USED BY THE CONTRACTOR TO COMPLETE THE PROJECT...

GC11M.10.1 PROTOTYPE LEFT-HAND Location: 2037 RANCHO VALLEY DR. POMONA, CALIFORNIA 91768 Drawing: COVER SHEET



Revisions table with columns for revision number, description, and date.

THRU ADDENDUM "A" NOVEMBER 2015 PROJECT DATE 11/03/2015 Drawn By LAG-T Checked By CHL Sheet No. T1

DRAWING LIST

Table listing drawing titles and sheet numbers, including Title Sheet, Occupancy Plan, Thermal Envelope, Commissioning Reports, etc.

golden corral Buffet & Grill

Property Owner: Lewis Retail Centers 1156 N. Mountain Ave. Upland, CA 91786
Business Owner: Grace Su 15713 Valley Blvd. City of Industry, CA 91744
Architect / Engineer: National Restaurant Designers 3005 Carrington Mill Blvd., Ste. 150 Morrisville, North Carolina 27560

JOB SITE: 2037 RANCHO VALLEY DR. POMONA, CALIFORNIA 91766
Assessor's Parcel Number: 8344-024-041

GC11M.10.1 RIGHT-HAND - WOOD STUDS*

BUILDING CODES SUMMARY
BUILDING - 2013 CA BUILDING CODE, 2013 CA ELECTRICAL CODE, 2013 CA MECHANICAL CODE, 2013 CA PLUMBING CODE, 2013 CA ENERGY EFFICIENCY CODE, 2013 CA FIRE CODE, 2013 CA GREEN BUILDING STANDARDS CODE (CALGREEN CODE)

BUILDING DATA, EXIT REQUIREMENTS, FIRE RESISTANCE RATINGS, DESIGN LOADS, TOILET FACILITIES, LIFE SAFETY SYSTEM, UTILITIES, PARKING SPACES, DRAFTING SYMBOLS

GENERAL NOTES

- 1. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS & INSPECTIONS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL CODES, LAWS, RULES, & REGULATIONS...

ABBREVIATIONS

Table of abbreviations for construction terms, including A/C, ADL, AFT, ASP, ATR, etc.

ENERGY CODE SUMMARY - 2013 CAL ENERGY EFFICIENCY STANDARDS

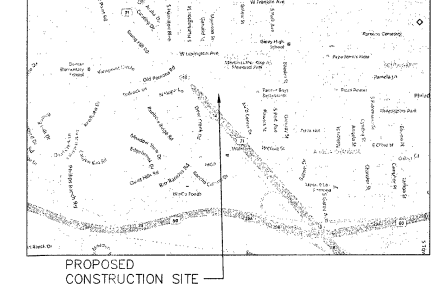
THERMAL ENVELOPE ZONE 9 METHOD OF COMPLIANCE: SEE T-24 FORMS ON SHEET T2.1.
ELECTRICAL SYSTEM AND EQUIPMENT METHOD OF COMPLIANCE: PRESCRIPTIVE PERFORMANCE.

DEFERRED SUBMITTAL TABLE

- FIRE SPRINKLERS
MPPA 77 FIRE ALARM SYSTEM
ILLUMINATED SIGNS
WALK IN COOLERS-FREEZER, ETC.

CITY CONSTRUCTION HOURS OF OPERATION: MONDAY - FRIDAY: 7:00 A.M. - 7:00 P.M. SATURDAY - 8:00 A.M. - 5:00 P.M. NO SUNDAYS OR CITY OBSERVED HOLIDAYS.

VICINITY MAP



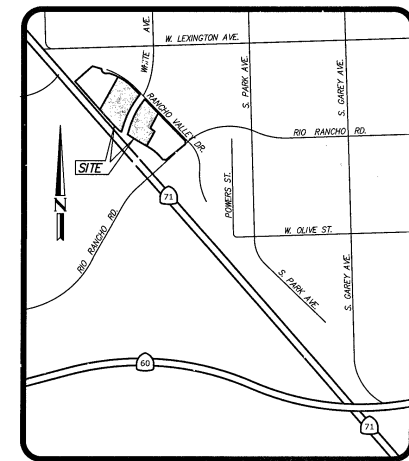
DESIGNERS OF RECORD

Table listing disciplines and names of designers of record, including Architect, Electrical, Mechanical, Plumbing, etc.

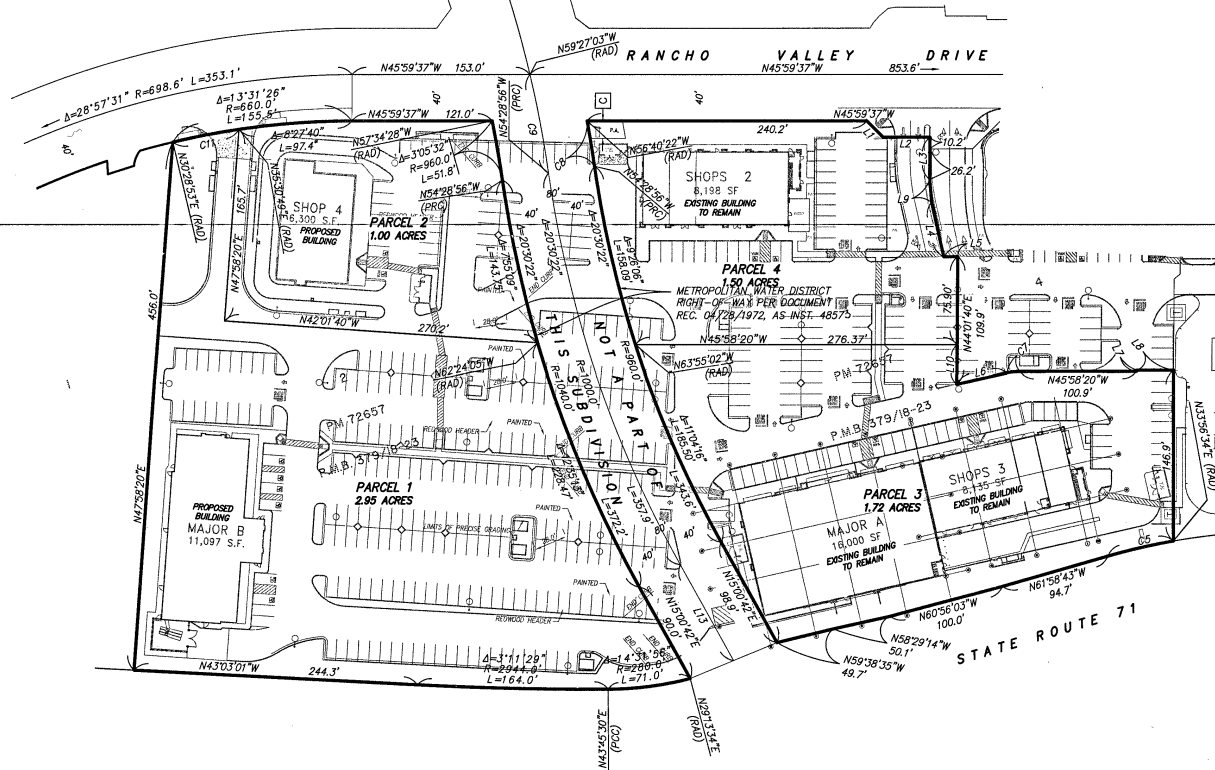
TENTATIVE PARCEL MAP MAP NO. 73826 CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 2 AND 3 PARCEL MAP NO. 72657, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 379, PAGES 16 TO 23 INCLUSIVE, OF PARCEL MAPS.

GROSS SITE AREA - 7.17 ACRES



VICINITY MAP
NOT TO SCALE



TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER COMMITMENT FOR TITLE INSURANCE NO. NCS-683285-0NT1 DATED AUGUST 10, 2015, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ONTARIO, CALIFORNIA [TITLE OFFICER: GREG FRANK; PHONE: (909)510-6233] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

TITLE EXCEPTIONS AND EASEMENTS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016, A LIEN NOT YET DUE OR PAYABLE.
2. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
3. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
4. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
5. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
6. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

7. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT, FOR: RIGHT OF ACCESS AND INCIDENTAL PURPOSES.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 13, 1997 AS INSTRUMENT NO. 97-239787, INSTRUMENT NO. 97-239788, INSTRUMENT NO. 97-239789, INSTRUMENT NO. 97-239790, INSTRUMENT NO. 97-239791, INSTRUMENT NO. 97-239792, INSTRUMENT NO. 97-239793, INSTRUMENT NO. 97-239795, RECORDED APRIL 16, 1997 AS INSTRUMENT NO. 97-574200 AND RECORDED DECEMBER 28, 2012 AS INSTRUMENT NO. 2012-2020849. ALL OF OFFICIAL RECORDS.

(DOCUMENTS AFFECT - THERE ARE ACCESS EASEMENTS RESERVED TO THE CITY AND TO THE ASSOCIATION WITHIN THE DOCUMENTS. BOTH ARE BLANKET AND NOT PLOTTED HEREON)

8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

9. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 29, 1987 AS INSTRUMENT NO. 87-851234 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

10. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

11. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

13. RIGHTS OF PARTIES IN POSSESSION.

14. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

15. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

16. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

17. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

18. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS" RECORDED JULY 13, 2015 AS INSTRUMENT NO. 20150836681 OF OFFICIAL RECORDS.

20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF REPURCHASE AGREEMENT" RECORDED JULY 13, 2015 AS INSTRUMENT NO. 20150836682 OF OFFICIAL RECORDS.

21. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY LCO RIO RANCHO TOWNE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 19, 2015 AS INSTRUMENT NO. 20150294528 OF OFFICIAL RECORDS.

22. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY LCO RIO RANCHO TOWNE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 19, 2015 AS INSTRUMENT NO. 20150294529 OF OFFICIAL RECORDS.

23. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY LCO RIO RANCHO TOWNE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 23, 2015 AS INSTRUMENT NO. 20150307227 OF OFFICIAL RECORDS.

24. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY LCO RIO RANCHO TOWNE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED APRIL 20, 2015 AS INSTRUMENT NO. 20150438103 OF OFFICIAL RECORDS.

25. A NOTICE OF NONRESPONSIBILITY, EXECUTED BY LCO RIO RANCHO TOWNE CENTER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JULY 08, 2015 AS INSTRUMENT NO. 20150820726 OF OFFICIAL RECORDS.

26. ANY STATUTORY LIEN FOR LABOR OR MATERIALS ARISING BY REASON OF A WORK OF IMPROVEMENT, AS DISCLOSED BY A DOCUMENT RECORDED JULY 08, 2015 AS INSTRUMENT NO. 20150820726 OF OFFICIAL RECORDS. ORDER NUMBER: NCS-683285-0NT1

BENCHMARK

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: G-5104 ELEV.: 784.307' (COUNTY OF LOS ANGELES BENCHMARK)
DATUM: NAVD 88
DESCRIPTION: BR DISK IN S CB 2M(6.5FT) W/O BOR @ SW COR WHITE AVE & LEXINGTON AVE

CONTOUR INTERVAL=1'

IMPERVIOUS AREA

EXISTING CONDITIONS: 6.02 ACRES (84.0%) IMPERVIOUS AREA

PROPOSED CONDITIONS: 4.98 ACRES (69.5%) IMPERVIOUS AREA

FLOOD ZONE

THE LAND SHOWN HEREON LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 08037C1225F, DATED SEPTEMBER 26, 2008.

NEAREST BUS STOP

THE NEAREST BUS STOP TO THE SITE IS LOCATED AT THE SOUTHERLY CORNER OF THE INTERSECTION OF RANCHO VALLEY DRIVE AND RIO RANCHO ROAD AND IS INDICATED ABOVE BY THE NOTE "BUS STOP".

ZONING INFORMATION

GENERAL PLAN: TRANSIT ORIENTED DISTRICT: CORE & NEIGHBORHOOD
ZONING DESIGNATION: C-4 HIGHWAY COMMERCIAL
EXISTING LAND USE: FORMER AUTO DEALERS/VACANT

DEMOLITION NOTE

NO EXISTING BUILDINGS REMAIN ONSITE. EXISTING FOOTINGS AND AC SURFACES WILL BE REMOVED.
EXISTING UNDERGROUND SEWER, GAS, AND WATER UTILITIES WILL BE REMOVED INCLUDING A CLARIFIER USED BY THE AUTO DEALERSHIP.

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N00°55'39"W | 19.91' |
| L2 | N45°59'37"W | 40.39' |
| L3 | N44°00'23"E | 36.46' |
| L4 | N31°0'46"E | 48.21' |
| L5 | N45°44'47"W | 12.01' |
| L6 | N58°49'14"W | 44.07' |
| L7 | N44°01'40"E | 1.10' |
| L8 | N45°58'20"W | 31.75' |
| L9 | N39°07'55"E | 19.89' |
| L10 | N44°01'40"E | 33.99' |

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|---------|--------|
| C3 | 24°04'46" | 55.1' | 23.1' |
| C5 | 5°55'17" | 561.0' | 58.0' |
| C8 | 14°0'53" | 561.0' | 138.9' |
| C7 | 12°50'54" | 50.0' | 11.2' |
| C8 | 2°11'26" | 1040.0' | 39.8' |
| C9 | 4°58'08" | 1000.0' | 86.7' |
| C10 | 8°57'40" | 20.0' | 28.3' |
| C11 | 5°02'10" | 660.0' | 58.0' |

OWNER/SUBDIVIDER

LCO RIO RANCHO TOWNE CENTER II, LLC
A DELAWARE LIMITED LIABILITY COMPANY
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
(909) 579-1294

CONTACT: TIMOTHY REEVES

SURVEYOR

DRG ENGINEERING, INC.
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
(714) 685-6860

CONTACT: PASCAL APOTHELOS

TAX PARCEL NO.

8344-024-041 AND 42



SURVEYORS NOTES

1. PER ITEM NO. 7 AND PARCEL MAP NO. 17353 AN EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES SHOWN OR DEDICATED ON THE MAP RECORDED SEPTEMBER 17, 1988 ON FILE IN BOOK 169, PAGE 63, OF PARCEL MAPS.
(DOCUMENT AFFECTS - PLOTTED HEREON AS [C])

NOTES

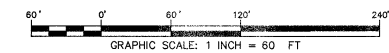
1. ALL EXISTING TREES ON PROPERTY ARE TO BE REMOVED.
2. THE SITE PLAN SHOWN HEREON IS PER THE MODIFICATION OF CONDITIONAL USE PERMIT (MCUP 13-001) APPROVED BY THE CITY OF POMONA PLANNING COMMISSION ON MARCH 26, 2014.

LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- EASEMENT
- EXISTING
- LENGTH
- PROPOSED
- RADIUS

SITE AREA

EXISTING - 7.17 ACRES
PROPOSED - PARCEL 1: 2.95 ACRES
PARCEL 2: 1.00 ACRES
PARCEL 3: 1.72 ACRES
PARCEL 4: 1.50 ACRES
GROSS AREA: 7.17 ACRES



160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DRG Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

| | |
|---------------|--|
| DATE: | |
| NO. REVISION: | |

RIO RANCHO POMONA PHASE 2
SWC RIO RANCHO RD & RANCHO VALLEY DR
POMONA, CALIFORNIA
TENTATIVE PARCEL MAP NO. 73826

PROJECT: DRG ENGINEERING, INC. 160 SOUTH OLD SPRINGS ROAD, SUITE 210 ANAHEIM HILLS, CA 92808 (714) 685-6860
DRAWING NAME: 2:\V\73826\73826.dwg
ISSUE: TFM 73826
DATE: 08/31/2015
CHECKED: PRA DRAWN: TO
DRAWING FILE: 132001pmp01
PROJECT NO.: 19-200
SHEET NUMBER: 1
OF 1 SHEET
SCALE: 1" = 60'



THE DRAWING, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE PREPARED FOR THE PROJECT ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT AND HIS FIRM. THE ARCHITECT AND HIS FIRM SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND OTHER RELATED MATTERS, INCLUDING THE CONTRACT, THE CONTRACT DOCUMENTS, THE CONTRACT ADMINISTRATION AND THE PROJECT. THE ARCHITECT AND HIS FIRM SHALL NOT BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND OTHER RELATED MATTERS OF OTHER CONTRACTORS OR OTHER PRODUCTS WHICH ARE THE RESPONSIBILITY OF OTHER CONTRACTORS OR OTHER PRODUCTS. THE ARCHITECT AND HIS FIRM SHALL NOT BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND OTHER RELATED MATTERS OF OTHER CONTRACTORS OR OTHER PRODUCTS WHICH ARE THE RESPONSIBILITY OF OTHER CONTRACTORS OR OTHER PRODUCTS.

CC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR.
POMONA, CALIFORNIA 91766
Drawing: OCCUPANCY LOAD / LIFE SAFETY PLAN

golden scordal
Buffet & grill

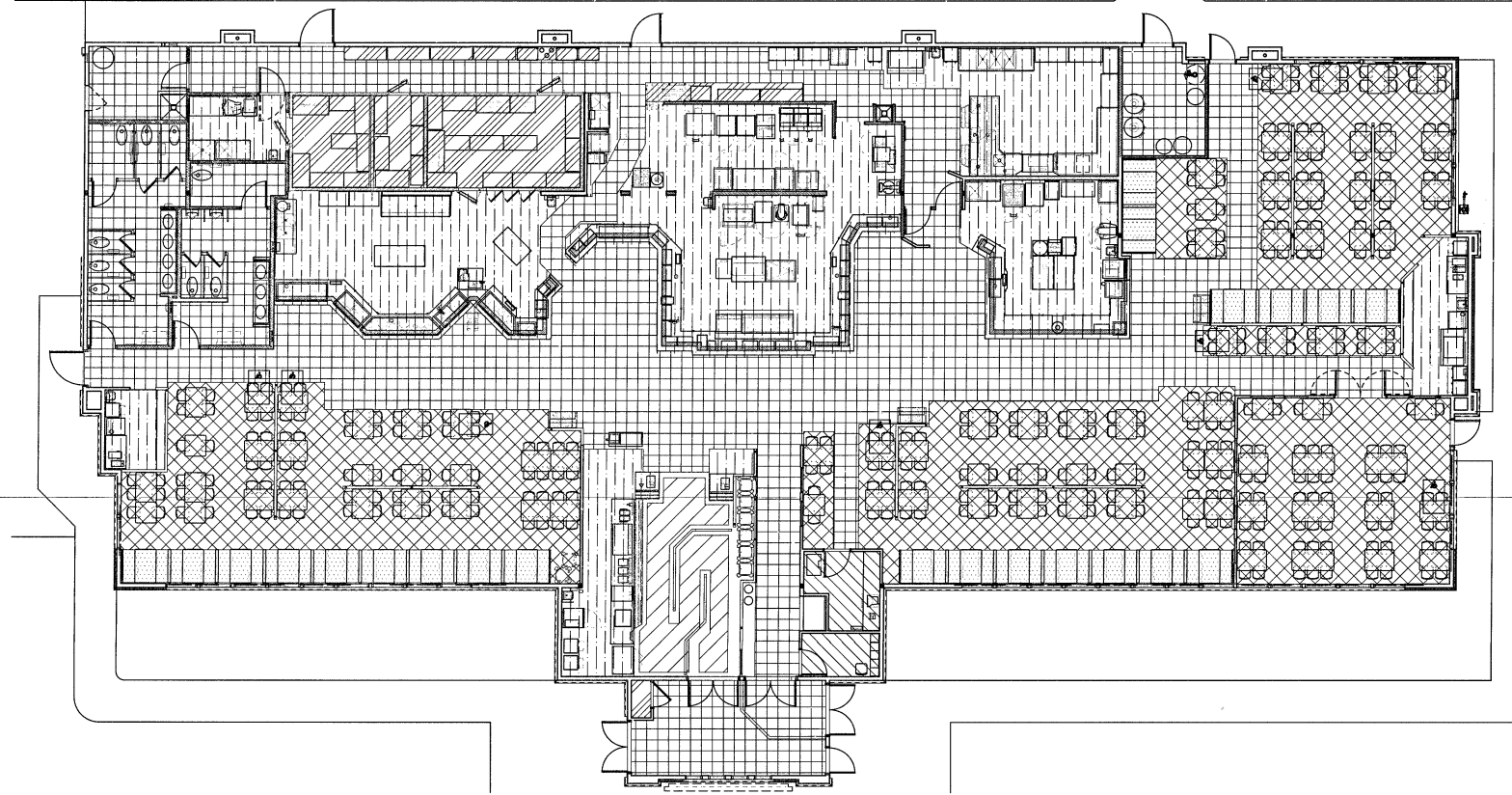
Revisions
THRU ADDENDUM "A"
NOVEMBER 2015
△ CODE COMMENTS - 1/4/16

PROJECT DATE
11/09/2015
Drawn By
KEW
Checked By
GHL
Sheet No.
T2

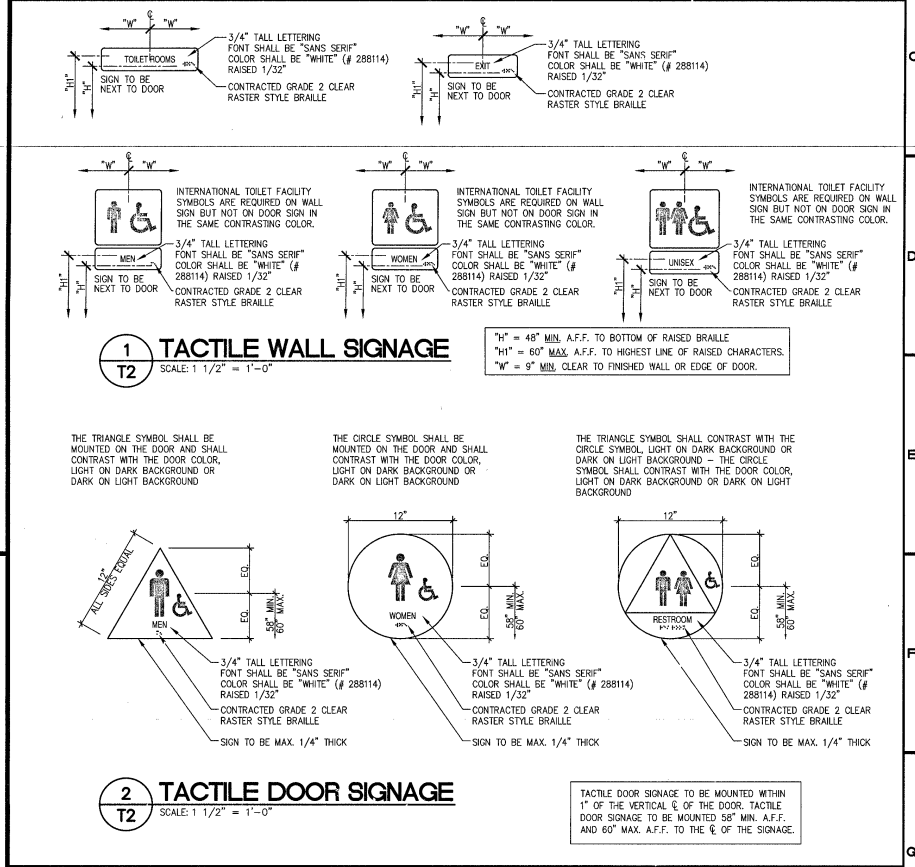
| OCCUPANCY LOAD | | | | | | |
|-------------------|--|-------|-------------------------------|----------------------|----------|------|
| BY SQUARE FOOTAGE | | | BY SEAT COUNT | | | |
| MARK | SPACE | S.F. | OCCUPANCY | TABLE SIZE | QUANTITY | SEAT |
| | CORRIDOR / EXIT / TOILETS / MECHANICAL (NOT OCCUPABLE) | - | 0 | 2 TOP TABLE | 24 | 48 |
| | QUEING- 1 PER 9 S.F. | 190 | 38 | 4 TOP TABLE | 54 | 216 |
| | KITCHEN / FOOD PREP / SERVING- 1 PER 200 S.F. | 2,646 | 14 | 4 TOP HANDICAP TABLE | 6 | 24 |
| | DINING AREA- 1 PER 15 S.F. | 3,127 | 209 | 4 TOP BOOTH | 22 | 88 |
| | DINING AREA (BOOTH FIXED SEATING) - 1 PER 2'-0" S.F. | 124 | 62 | 6 TOP TABLE | 4 | 24 |
| | OFFICE - 1 PER 100 S.F. | 96 | 1 | TABLE TOTAL | 110 | 400 |
| | STORAGE AREA- 1 PER 300 S.F. | 472 | 2 | EMPLOYEES | | 30 |
| | | | | QUEING | | 38 |
| TOTAL: | | | 326 | | | 468 |
| | | | WORST CASE TOTAL = 468 | | | |

TABLE 119-221.2.1.1
404 SEATS REQUIRES A MINIMUM OF 6 WHEELCHAIR SPACES
6 WHEELCHAIR SPACES PROVIDED.

INCREASED OCCUPANT LOAD PER CBC 1004.2
CBC 1004.3, EACH DINING SPACE SHALL HAVE AN OCCUPANT LOAD SIGN POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT. REFER TO DRAWING F1 FOR PLACEMENT.

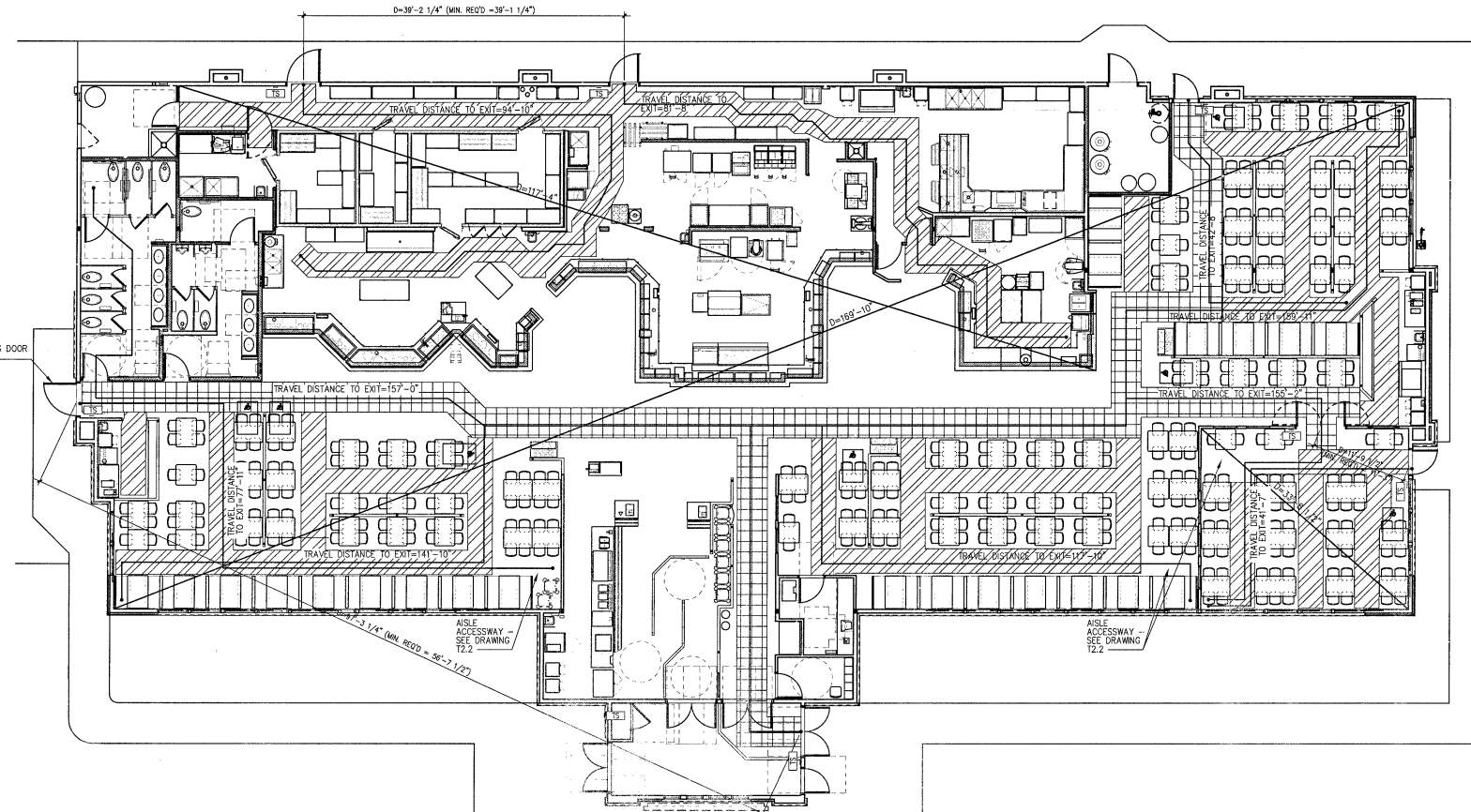


BUILDING OCCUPANCY LOAD
SCALE: 1/8" = 1'-0"



1 TACTILE WALL SIGNAGE
SCALE: 1/2" = 1'-0"

2 TACTILE DOOR SIGNAGE
SCALE: 1/2" = 1'-0"



LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

| EGRESS LEGEND | |
|---------------|--|
| | PRIMARY EXIT PATH MIN. 44" WIDE 50 PEOPLE AND OVER |
| | SECONDARY EXIT PATH- MIN. 36" WIDE UNDER 50 PEOPLE |

EXIT REQUIREMENTS:

TRAVEL DISTANCE TO EXIT- MAX ALLOWED= 250'
ACTUAL= 158'-7 1/2"

EXITS REQUIRED= KITCHEN-1 DINING-2
EXITS PROVIDED= KITCHEN-2 DINING-5

DISTANCE BETWEEN EXITS-
KITCHEN- REQUIRED (1/3 DIAGONAL)= 39'-1 3/8"
ACTUAL= 39'-2 1/4"

MAIN DINING- REQUIRED (1/3 DIAGONAL)= 56'-3 1/4"
ACTUAL= 56'-3 1/4"

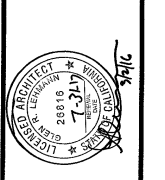
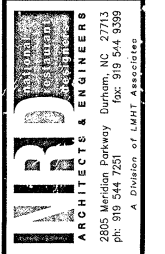
BANQUET ROOM - REQUIRED (1/3 DIAGONAL)= 11'-3"
ACTUAL= 11'-9 1/2"

EXIT WIDTH (0.2/PER OCCUPANT)= REQUIRED= 468x0.2=93.6'
50% THRU FRONT= 46.8'

PROVIDED= DINING (1) 48"x48" (2) 36"x74" (2) 72"x44" (1) 26"x48" KITCHEN (1) 48"x48" (1) 42"x42" 90"

THRU FRONT= 72"

- GENERAL TACTILE EXIT SIGNAGE NOTES**
- VISUAL CHARACTERS SHALL BE UPPERCASE, STANDARD SANS SERIF FONT. THE HEIGHT OF VISUAL CHARACTERS SHALL BE A MINIMUM 5/8" PLUS 1/8" PER FOOT OF VIEWING DISTANCE OVER SIX FEET. CHARACTER WIDTH SHALL BE 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER STROKE WIDTH OF VISUAL ONLY CHARACTERS SHALL BE A MINIMUM OF 10% OF THE CHARACTER HEIGHT, AND A MAXIMUM OF 35%. TACTILE SIGNAGE DUPLICATING THE INFORMATION SHALL BE PROVIDED, EITHER AS PART OF THE VISUAL SIGN OR A SEPARATE TACTILE SIGN PROVIDED.
 - TACTILE CHARACTERS SHALL BE UPPERCASE, STANDARD SANS SERIF FONT, RAISED 1/32" OFF THE BACKGROUND. THE HEIGHT OF TACTILE CHARACTERS SHALL BE BETWEEN 5/8" AND 2". CHARACTER WIDTH SHALL BE 55% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER STROKE WIDTH SHALL BE A MINIMUM OF 10% OF THE CHARACTER HEIGHT, AND A MAXIMUM OF 15%. CHARACTERS SHALL BE ACCOMPANIED BY CONTRACTED GRADE 2 BRAILLE.
 - CONTRACTED GRADE 2 BRAILLE SHALL HAVE DOMED OR ROUNDED DOTS RAISED 1/40" OFF THE BACKGROUND, WITH DOTS SPACED 1/10" WITH-IN CELLS, AND 1/4" BETWEEN CELLS. (OR SPACED PER ANSI TABLE 703.5)
 - TACTILE SIGNS SHALL BE MOUNTED 48" A.F.F. MINIMUM TO BOTTOM OF BRAILLE, AND 60" A.F.F. MAXIMUM TO THE TOP OF TACTILE LETTERS. AN 18" X 18" CLEAR SPACE IS REQUIRED IN FRONT OF THE TACTILE SIGN, BEYOND THE ARC OF ANY DOOR SWING. WHERE SIGNS ARE MOUNTED AT DOORS, THE SIGN SHALL BE ON THE LATCH SIDE OF THE DOOR. WHERE SIGNS ARE MOUNTED AT DOUBLE DOORS, OR WHERE THERE IS NO WALL SPACE, THE SIGN SHALL BE MOUNTED ON THE NEAREST ADJACENT WALL, PREFERABLY THE RIGHT SIDE. SIGNS WITH TACTILE CHARACTERS SHALL BE PERMITTED ON THE PUSH SIDE OF DOORS WITH CLOSERS AND WITHOUT HOLD-OPEN DEVICES.
 - CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. CHARACTERS, SYMBOLS AND BACKGROUNDS SHALL HAVE A NON-GLARE FINISH.



THE INFORMATION CONTAINED ON THESE DOCUMENTS IS THE PROPERTY OF GOLDEN CORRAL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, REPRINTED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GOLDEN CORRAL. GOLDEN CORRAL ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. GOLDEN CORRAL IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE DOCUMENTS FOR ANY OTHER PROJECT OR SITE.

GC11M.10.1 PROTOTYPE LEFT-HAND
Location: 2037 RANCHO VALLEY DR.
POMONA, CALIFORNIA 91766
Drawing: THERMAL ENVELOPE



Revisions
THRU ADDENDUM "A"
NOVEMBER 2015

PROJECT DATE
11/09/2015
Drawn By
CH
Checked By
GFL
Sheet No.
T2.1

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
CERTIFICATE OF COMPLIANCE
Envelope Component Approach
Project Name: GOLDEN CORRAL
Date Prepared: 10/28/15

G. FENESTRATION PROPOSED AREAS AND EFFICIENCIES

| 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|--------|-------------------|------|------------------------|------------|--------------|--------------|--------------------|-------|----------|
| Tag/ID | Fenestration Type | Area | Orientation N, S, W, E | # of Panes | Max U-Factor | Max Overhang | Max (RSHGC) Min VT | Label | Comments |
| W-1 | ALUM. STOREFRONT | 975 | N, S, W, E | 2 | 0.41 | - | 0.26 0.46 | NFRC | NEW |
| DR-1 | GLAZED DOORS | 88 | N, S, W, E | 2 | 0.45 | - | 0.23 0.17 | NFRC | NEW |

H. ENVELOPE MANDATORY MEASURES

Indicate location on building plans of Mandatory Envelope Measures Note Block: A5 & A6

INSTRUCTIONS TO APPLICANT ENVELOPE COMPLIANCE & WORKSHEETS (check box if worksheet are included)

NRCC-ENV-01-E Certificate of Compliance. Required on plans for all submittals.
 NRCC-ENV-04-E Use when minimum skylight requirements for large enclosed spaces are required in climate zones 2 through 15. Optional on plans.

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
CERTIFICATE OF COMPLIANCE
Envelope Component Approach
Project Name: GOLDEN CORRAL
Date Prepared: 10/28/15

E. ROOFING PRODUCTS (COOL ROOF)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|-----------------------------------|-------------|------------------------|--------------|------------------------|-------------------|----------------|------------------------|-------------------|----------------|----------|
| Mass Roof 25 lbs/sq ft or greater | Roof Pitch | CRRC Product ID Number | Product Type | Aged Solar Reflectance | Thermal Emittance | SRI (Optional) | Aged Solar Reflectance | Thermal Emittance | SRI (Optional) | Comments |
| <input type="checkbox"/> | 1/4" PER FT | 0628-0008 | SINGLE PLY | 0.70 | 0.86 | - | 0.63 | 0.75 | - | |

F. Air Barrier

| 1 | 2 | 3 | 4 | 5 |
|--------|---------------------------|---------------------------|------------------------------------|----------------------|
| Tag/ID | Air Barrier Material Type | Air Barrier Assembly Type | Whole Building Air Leakage Testing | Comments |
| | TYPVE OR EQUAL | POLYETHYLENE | SEE ATTACHED | TECHNICAL DATA SHEET |

STATE OF CALIFORNIA
ENVELOPE COMPONENT APPROACH
CERTIFICATE OF COMPLIANCE
Envelope Component Approach
Project Name: GOLDEN CORRAL
Date Prepared: 10/28/15

A. GENERAL INFORMATION

1 Project Location: 2037 RANCHO VALLEY DR.
2 CA City and Zip Code: POMONA, CA 91766
3 Climate Zone: 3
4 Total Conditioned Floor Area: 11,216 SF
5 Schools (Public School) Religious Public School Bldg. Conditioned Spaces Skylight Area for Large Enclosed Space > 5000 ft² (If checked include the NRCC-ENV-04-E with submittal)

B. ENVELOPE DETAILS - Framed

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|--------|---------------|----------------|-------------|---------------|------------------------|----------------|-------------------------------|-------------------|--|----------|
| Tag/ID | Assembly Type | Frame Material | Frame Depth | Frame Spacing | Appendix JA4 Reference | Cavity R-value | Continuous Insulation R-value | Proposed U-Factor | Required U-Factor from Tables, B, C, D | Comments |
| W-1 | WALL | WOOD | 5 1/2" | 16" | 4.3.1 | 19 | 4 | 0.043 | 0.059 | |
| R-1 | ROOF | WOOD | 42" | 32" | 4.2.6 | - | 18.5 | 0.037 | 0.037 | |

C. ENVELOPE DETAILS - Non-framed

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|--------|---------------|--------------------|--------------------|-------------------------------------|-------------------------------|------------------------|-------------------|--|----------|----|
| Tag/ID | Assembly Type | Assembly Materials | Thickness (inches) | Interior or Core Insulation R-value | Continuous Insulation R-value | Appendix JA4 Reference | Proposed U-Factor | Required U-Factor from Tables, B, C, D | Comments | |
| FR-1 | SLAB ON GRADE | CONCRETE | 4" | 0 | 0 | | | | | |

D. ENVELOPE DETAILS - Mass

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|--------|-----------|-------------------------------|-------------------------|------------------------------------|-----------------------------|-----------------------------|------------------------|-------------------|--|----------|
| Tag/ID | Mass Type | Density (lb/ft ³) | Mass Thickness (inches) | Hurricane Strip Thickness (inches) | Interior Insulation R-value | Exterior Insulation R-value | Appendix JA4 Reference | Proposed U-Factor | Required U-Factor from Tables, B, C, D | Comments |

STATE OF CALIFORNIA
FENESTRATION WORKSHEET
CERTIFICATE OF COMPLIANCE
Fenestration Worksheet
Project Name: GOLDEN CORRAL
Date Prepared: 10/28/15

D. SKYLIGHT AREA CALCULATION See §148.3(a) in the Energy Standards

| ACTUAL GROSS ROOF AREA | STANDARD ALLOWED SKYLIGHT AREA |
|------------------------|--------------------------------|
| | |

E. RELOCATABLE PUBLIC SCHOOL BUILDINGS - See Section 140.3(a)(8) in the Energy Standards

Option 1
 For Specific Climate Zone, use Table 140.3-B - Prescriptive Envelope Criteria.
 Specific Climate Zone Metal Identification Label - Place two labels on each relocatable school building and indicate on the building plans.
Indicate location from the building plans:

Option 2
 For Any (All) Climate Zone, use Table 140.3-D - Prescriptive Envelope Criteria.
 Any (All) Climate Zone Metal Identification Label - Place two labels on each relocatable school building and indicate on the building plans.
Indicate location from the building plans:

STATE OF CALIFORNIA
FENESTRATION WORKSHEET
CERTIFICATE OF COMPLIANCE
Fenestration Worksheet
Project Name: GOLDEN CORRAL
Date Prepared: 10/28/15

A. WINDOWS DETAILS Worksheet §140.3(c)(8) and (c)

B. WEST WINDOW AREA CALCULATION See §140.3(a)(5) in the Energy Standards

| A. Gross West Exterior Wall Area | B. West Display Linear Perimeter | C. Enter Larger of A or B | D. Enter Proposed West Window Area |
|----------------------------------|----------------------------------|---------------------------|------------------------------------|
| 2765 | 1106 | 1106 | 110 |

C. WINDOW AREA CALCULATION for all other orientations other than West - See §140.3(a)(5) in the Energy Standards

| A. Gross Exterior Wall Area | F. Linear Display Perimeter | G. Enter The Larger of E or F | H. Enter Proposed Window Area |
|-----------------------------|-----------------------------|-------------------------------|-------------------------------|
| 5437 | 1106 | 1106 | 671 |

STATE OF CALIFORNIA
FENESTRATION WORKSHEET
CERTIFICATE OF COMPLIANCE
Fenestration Worksheet
Project Name: GOLDEN CORRAL
Date Prepared: 10/28/15

A. WINDOWS DETAILS Worksheet §140.3(c)(8) and (c)

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | |
|--------|------------------------------|------|----------|---------|------|----------|---------|------|----------|---------|-----|------------|----|------------|
| Tag/ID | Window Type (e.g., Window-1) | Area | U-Factor | | | SHGC | | | VT | | | Dimensions | | Calculated |
| | | | Proposed | Allowed | Max | Proposed | Allowed | Max | Proposed | Allowed | Max | H | V | |
| WIN-1 | WINDOWS | 955 | 0.41 | 0.41 | 0.26 | 0.26 | 0.46 | 0.46 | | | | | | |
| DR-1 | GLAZED DOORS | 88 | 0.45 | 0.45 | 0.23 | 0.23 | 0.17 | 0.17 | | | | | | |

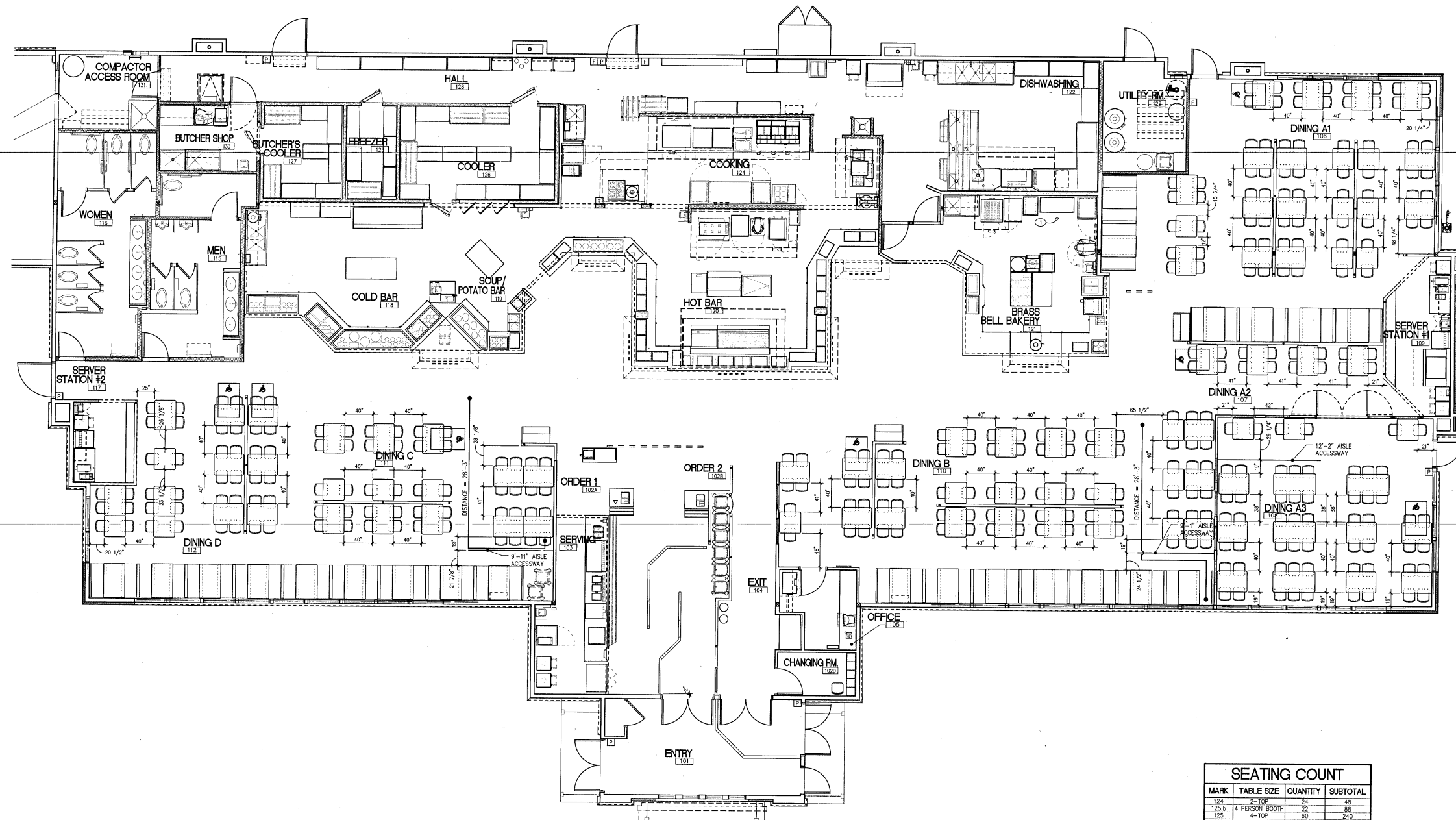
B. WEST WINDOW AREA CALCULATION See §140.3(a)(5) in the Energy Standards

| A. Gross West Exterior Wall Area | B. West Display Linear Perimeter | C. Enter Larger of A or B | D. Enter Proposed West Window Area |
|----------------------------------|----------------------------------|---------------------------|------------------------------------|
| 2765 | 1106 | 1106 | 110 |

C. WINDOW AREA CALCULATION for all other orientations other than West - See §140.3(a)(5) in the Energy Standards

| A. Gross Exterior Wall Area | F. Linear Display Perimeter | G. Enter The Larger of E or F | H. Enter Proposed Window Area |
|-----------------------------|-----------------------------|-------------------------------|-------------------------------|
| 5437 | 1106 | 1106 | 671 |

T24 ENVELOPE FORMS
- THERMAL ENVELOPE



| SEATING COUNT | | | |
|---------------|----------------|----------|----------|
| MARK | TABLE SIZE | QUANTITY | SUBTOTAL |
| 124 | 2-TOP | 24 | 48 |
| 125.5 | 4 PERSON BOOTH | 22 | 88 |
| 126 | 4-TOP | 60 | 240 |
| 126 | 6-TOP | 4 | 24 |
| | | 110 | 400 |

* THIS SEATING ARRANGEMENT ACCOMMODATES 105 PARTIES.

J7
T2.2 DIMENSIONED AISLE PLAN
SCALE: 3/16" = 1'-0"

FOR ADDITIONAL INFORMATION REFER TO DRAWING SHEET T2
LIFE SAFETY AND BUILDING OCCUPANCY PLANS.

THE DRAWING, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE PREPARED BY LMHT FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE. THE PROJECT AND ANY PART SHALL BE LOANED TO THE AUTHOR OF THESE INSTRUMENTS OF SERVICE AND NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF LMHT ASSOCIATES. THE PROJECT AND ANY PART SHALL BE LOANED TO THE AUTHOR OF THESE INSTRUMENTS OF SERVICE AND NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF LMHT ASSOCIATES. THE PROJECT AND ANY PART SHALL BE LOANED TO THE AUTHOR OF THESE INSTRUMENTS OF SERVICE AND NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF LMHT ASSOCIATES.

GC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR.
POMONA, CALIFORNIA 91766
Drawing: DIMENSIONED AISLE PLAN



Revisions
THRU ADDENDUM "A"
NOVEMBER 2015

CODE COMMENTS - 1/4/16

PROJECT DATE
11/09/2015

Drawn By
KEW

Checked By
GFL

Sheet No.
T2.2



THE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS... THE CLIENT'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION AND DATA PROVIDED BY THE CLIENT...

GC11M.10.1 PROTOTYPE LEFT-HAND Location: 2037 RANCHO VALLEY DR. POKONA, CALIFORNIA 91766 Drawing: COMMISSIONING REPORTS (LIGHTING AND HVAC)



Revisions THRU ADDENDUM "A" MARCH 2013

PROJECT DATE 11/09/2015 Drawn By CH Checked By QRL Sheet No. T3.1

STATE OF CALIFORNIA COMMISSIONING - CONSTRUCTION DOCUMENTS CERTIFICATE OF COMPLIANCE. Project Name: GOLDEN CORRAL. Date Prepared: 10/29/15. Includes a table for code sections 130.1(b) through 140.3(c) with compliance status (X, N/A, or blank).

STATE OF CALIFORNIA COMMISSIONING - CONSTRUCTION DOCUMENTS CERTIFICATE OF COMPLIANCE. Project Name: GOLDEN CORRAL. Date Prepared: 10/29/15. Includes a table for code sections 110.7 through 130.11(a) with compliance status.

STATE OF CALIFORNIA DESIGN REVIEW KICKOFF CERTIFICATE OF COMPLIANCE. Project Name: GOLDEN CORRAL. Date Prepared: 10/29/15. Includes project information, design team details, and a responsible person's declaration statement.

STATE OF CALIFORNIA DESIGN REVIEW KICKOFF CERTIFICATE OF COMPLIANCE. Project Name: GOLDEN CORRAL. Date Prepared: 10/29/15. Includes project information, design team details, and a responsible person's declaration statement.

STATE OF CALIFORNIA COMMISSIONING - CONSTRUCTION DOCUMENTS CERTIFICATE OF COMPLIANCE. Project Name: GOLDEN CORRAL. Date Prepared: 10/29/15. Includes a table for code sections 120.1(a) through 140.4(b) with compliance status.

STATE OF CALIFORNIA COMMISSIONING - CONSTRUCTION DOCUMENTS CERTIFICATE OF COMPLIANCE. Project Name: GOLDEN CORRAL. Date Prepared: 10/29/15. Includes a table for code sections 120.3 through 140.4(g) with compliance status.

STATE OF CALIFORNIA COMMISSIONING - CONSTRUCTION DOCUMENTS CERTIFICATE OF COMPLIANCE. Project Name: GOLDEN CORRAL. Date Prepared: 10/29/15. Includes a table for code sections 130.2(a) through 130.2(c) with compliance status.

STATE OF CALIFORNIA COMMISSIONING - CONSTRUCTION DOCUMENTS CERTIFICATE OF COMPLIANCE. Project Name: GOLDEN CORRAL. Date Prepared: 10/29/15. Includes a table for code sections 130.2(a) through 130.2(c) with compliance status.

T24 COMMISSIONING FORMS - COMMISSIONING REPORTS (LIGHTING AND HVAC)



THE INFORMATION PROVIDED ON THIS DRAWING IS THE PROPERTY OF GOLDEN CORRAL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GOLDEN CORRAL.

CC11M.10-1 PROTOTYPE LEFT-HAND
Location: 2007 RANCHO VALLEY DR. POMONA, CALIFORNIA 91766
Drawing: COMMISSIONING REPORTS (HVAC AND DESIGN REVIEW)



Revisions
THRU ADDENDUM "A"
MARCH 2013

PROJECT DATE
11/09/2015
Drawn By
OH
Checked By
CRL
Sheet No.
T3.2

STATE OF CALIFORNIA
COMMISSIONING - CONSTRUCTION DOCUMENTS
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Commissioning - Construction Documents
Project Name: GOLDEN CORRAL
Date Permitted: 10/29/15
Page 2 of 2

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: ROBERT BROWN
Signature Date: [Signature]
Company: NATIONAL RESTAURANT DESIGNERS
Address: 2805 MERIDIAN PARKWAY
City/State/Zip: DURHAM, NC 27713
Phone: (919) 544-0087x255

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: NELSON RAY THORNTON JR.
Signature Date: [Signature]
Company: NATIONAL RESTAURANT DESIGNERS
Address: 2805 MERIDIAN PARKWAY
City/State/Zip: DURHAM, NC 27713
Phone: (919) 544-0087x129

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
COMMISSIONING - CONSTRUCTION DOCUMENTS
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Commissioning - Construction Documents
Project Name: GOLDEN CORRAL
Date Permitted: 10/29/15
Page 1 of 2

GENERAL INFORMATION
Climate Zone: 9 Building Type: NON-RESIDENTIAL Conditioned Area (sf): 11,216 SF
Reviewer's Name: JOSEPH MORGAN Reviewer's Agency: NATIONAL RESTAURANT DESIGNERS
Enforcement Agency: BUILDING AND SAFETY DIVISION Permit Number:
Enforcement Agency Use: Checked by: Enforcement Agency Use: Date:

DESIGN - FAN SYSTEMS

| Code Section | Measure | Design Reviewer | Designer Response |
|--------------|--|-----------------|-------------------|
| | | Yes/Complies | Complies |
| 120.1(a) | Measured outdoor air rates of constant volume mechanical ventilation and space-conditioning systems shall be within 10% of required outside air rate. | X | X |
| 140.4(f) | Fan power index at design conditions meets the following: 0.8 watts per cfm supply air for constant volume fan systems with total horsepower over 25 hp | X | X |
| 110.2(c) | Controls for unitary single zone, air conditioners, heat pumps and furnaces must have a setback thermostat. | X | X |
| 140.4(m) | Cooling systems identified in Table 140.4-D have fan controls to vary the indoor fan airflow as a function of load: 1. DX and chilled water cooling systems that control capacity based on occupied space temperature have a minimum of 2 stages of control with no more than 66% speed operating at stage 1 and draw no more than 40% of fan power at full fan speed when operating at 66% speed. 2. Systems that control space temperature by modulating airflow to the space have proportional fan control such that at 50% air flow the power draw is no more than 30% of fan power at full fan speed. 3. Systems with air side economizer have a minimum of 2 speeds of fan control during economizer operation. | X | X |

NOTES

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
COMMISSIONING - DESIGN REVIEW SIGNATURE PAGE
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Commissioning - Design Review Signature Page
Project Name: GOLDEN CORRAL
Date Permitted: 10/29/15
Page 1 of 2

GENERAL INFORMATION
Climate Zone: 9 Building Type: NON-RESIDENTIAL Conditioned Area (sf): 11,216 SF
Reviewer's Name: JOSEPH MORGAN Reviewer's Agency: NATIONAL RESTAURANT DESIGNERS
Enforcement Agency: BUILDING AND SAFETY DIVISION Permit Number:
Enforcement Agency Use: Checked by: Enforcement Agency Use: Date:

120.8(g) DESIGN REVIEW

Date of Design Review Kickoff: 10/29/15
Owner/Owner's Representative (Print Name): Christopher Chen
Design Engineer (Print Name): NELSON RAY THORNTON JR.
Design Reviewer (Print Name): JOSEPH MORGAN

Date of Construction Document Checklist Completion: 10/29/15
Checklists Completed:
GENERAL CHECKLIST - COMPLETED BY ALL BUILDINGS YES NO
HVAC SIMPLE YES NO
HVAC COMPLEX YES NO
Owner/Owner's Representative (Print Name): Christopher Chen
Design Engineer (Print Name): NELSON RAY THORNTON JR.
Design Reviewer (Print Name): JOSEPH MORGAN

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
COMMISSIONING - DESIGN REVIEW SIGNATURE PAGE
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Commissioning - Design Review Signature Page
Project Name: GOLDEN CORRAL
Date Permitted: 10/29/15
Page 2 of 2

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.
Documentation Author Name: ROBERT BROWN
Signature Date: [Signature]
Company: NATIONAL RESTAURANT DESIGNERS
Address: 2805 MERIDIAN PARKWAY
City/State/Zip: DURHAM, NC 27713
Phone: (919) 544-0087x255

RESPONSIBLE PERSON'S DECLARATION STATEMENT
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2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: NELSON RAY THORNTON JR.
Signature Date: [Signature]
Company: NATIONAL RESTAURANT DESIGNERS
Address: 2805 MERIDIAN PARKWAY
City/State/Zip: DURHAM, NC 27713
Phone: (919) 544-0087x129

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

T24 COMMISSIONING FORMS
- COMMISSIONING REPORTS
(HVAC AND DESIGN REVIEW)

STATE OF CALIFORNIA
COMMISSIONING - CONSTRUCTION DOCUMENTS
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Commissioning - Construction Documents
Project Name: GOLDEN CORRAL
Date Permitted: 10/29/15
Page 7 of 8

Best Practice: Economizer dampers are specified to be driven by direct drive actuators rather than rod linkages, which can be a major cause of economizer malfunction. X

Best Practice: Barometric relief is used, if possible, if not, relief fans (rather than return fans) are used in most cases. X

Best Practice: Outdoor and return air sensors are properly selected, properly located to provide accurate and repeatable measurements for controlling economizer operation. Averaging sensors cover the entire duct or coil face areas. X

DUCT DESIGN

120.4(a) All air distribution system ducts and plenums must be installed, sealed and insulated as required by 120.4(a). X

140.4(f) Plans indicate duct sealing leakage rates. N/A, UN-CONDITIONED SPACE X

Best Practice: Ducts utilize low static pressure design. Identify the most restrictive branch from the fan to the last air terminal unit. Identify possible means of significantly reducing the pressure drop. Branch duct systems are designed for equal pressure drop, when possible. X

Best Practice: Duct branches with significantly differing static pressure requirements have volume control strategically placed to aid in TAB work. X

Best Practice: Fans discharge into duct sections that remain straight for as long as possible (ideally 10 duct diameters) to reduce fan inefficiencies from system effects. X

Best Practice: Duct velocities are generally below 2,000 fpm for ducts in ceiling plenums, 1,500 fpm for exposed ducts and 3,000 fpm in mechanical rooms and non-noise sensitive shafts. X

Best Practice: Duct friction rates are generally less than 0.25" WC per 100 lineal feet nearer the fan, 0.15 to 0.20" in the main ducts and 0.08 to 0.12" WC 100' nearer the end of the system. Designs over these rates should be questioned. Very energy efficient design can lower these values by up to 40%. X

Best Practice: Ensure that drawings are sufficiently detailed to ensure that distribution system design intent is adequately conveyed. If sufficient detail is not included in drawings, installations may result in significantly higher pressure drops and hence higher energy consumption and other operating issues. X

ACCEPTANCE AND COMMISSIONING

120.5(a) Acceptance requirements clearly identified in construction documents. X N/A X

120.8(e) Commissioning measures or requirements are reflected in the construction documents. X N/A X

120.8(g) Requirements for functional performance tests are reflected in the construction documents. X N/A X

NOTES

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

STATE OF CALIFORNIA
COMMISSIONING - CONSTRUCTION DOCUMENTS
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
Commissioning - Construction Documents
Project Name: GOLDEN CORRAL
Date Permitted: 10/29/15
Page 8 of 8

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
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Signature Date: [Signature]
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Address: 2805 MERIDIAN PARKWAY
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RESPONSIBLE PERSON'S DECLARATION STATEMENT
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1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: NELSON RAY THORNTON JR.
Signature Date: [Signature]
Company: NATIONAL RESTAURANT DESIGNERS
Address: 2805 MERIDIAN PARKWAY
City/State/Zip: DURHAM, NC 27713
Phone: (919) 544-0087x129

CA Building Energy Efficiency Standards - 2013 Nonresidential Compliance June 2014

2013 Building Energy Efficiency Standards Section 120.8 Commissioning:

(All italicized print is directly copied from the code and plain bold text is responses to requirements)

Section 120.8(a) Summary of Commissioning Requirements. The following items shall be completed:

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

Section 120.8(b) Owner's or Owner Representative's Project Requirements (OPR). The energy related expectations and requirements of the building shall be documented before the design phase of the project begins.

- 1. Energy efficiency goals;
2. Ventilation requirements;
3. Project program, including facility functions and hours of operation, and need for after hours operation;
4. Equipment and systems expectations.

Section 120.8(c) Basis of Design (BOD). 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, and updated as necessary during the design and construction phases.

- 1) Heating, ventilation, air conditioning (HVAC) systems and controls.

- e. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning requirements listed in Section 120.8(g) through 120.8(i) shall be included.
The commissioning process activities, schedules and responsibilities shall be dictated by the general contractor at the beginning of the construction phase of the project.
Completed testing, adjusting, and balancing reports shall be provided to the city inspector and owner prior to final inspection.

Section 120.8(j) Functional performance testing. Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the acceptance test requirements in Sections 120.5, 120.6, 130.4 and 140.9.

The general contractor (GC) shall provide reports in compliance with section 120.8(g) at the conclusion of the performance testing.

Section 120.8(h) Documentation and Training. A systems manual and systems operations training shall be completed.

- 1. Systems Manual. Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative and facilities operator.
A) Site information, including facility description, history and current requirements; and
B) Site contact information; and
C) Instructions for basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, and a site events log; and
D) Description of major systems; and
E) Site equipment inventory and maintenance notes; and
F) A copy of special inspection verifications required by the enforcing agency or the Standards.

The GC shall provide a systems manual in compliance with section 120.8(h).

- 2. Systems operations training. The training of the appropriate maintenance staff for each equipment type or system shall be documented in the commissioning report. Training materials shall include the following:
A) Systems and equipment overview (i.e. what the equipment is, what it does and what other systems or equipment it interfaces).
B) Review and demonstration of operation, servicing and preventive maintenance procedures.
C) Review of the information in the systems manual.
D) Review of the record drawings on the system and equipment.

- The heating and ventilating, and air conditioning systems shall be designed to meet or exceed the performance required under the California Energy Code requirements.
2) Indoor lighting system and controls. The indoor lighting system shall be designed to provide appropriate lighting levels for the tasks while meeting or exceeding the California Energy Code requirements.
3) Water heating system. The water heating system shall provide the hot water required for daily use and meet or exceed the California Energy Code requirements.
4) Covered processes. There are no covered processes.

Section 120.8(d) Design Phase Design Review

- 1) Design Reviewer Requirements. For buildings less than 10,000 square feet, design phase design review may be completed by the design engineer. Buildings between 10,000 and 50,000 square feet require completion of the Design Review Checklist by either an engineer in-house to the design firm but not associated with the building project, or a third party design engineer.
2) Design Review. During the schematic design phase of the building project, the owner or owner's representative, design team and design reviewer must meet to discuss the project scope, schedule and how the design reviewer will coordinate with the project team.
3) Construction Documents Design Review. The Construction Documents Design Review compliance form lists the items that shall be checked by the design reviewer during the construction document review.

Section 120.8(e) Commissioning measures shown in the construction documents. Include commissioning measures or requirements in the construction documents (plans and specifications).

Commissioning measures are clearly detailed on drawings.

The GC shall provide systems operations training in compliance with section 120.8(h).

Section 120.8(i) Commissioning report. A complete report of commissioning process activities undertaken through the design, construction and reporting recommendations for post-construction phases of the building project shall be completed and provided to the owner or representative.

The GC shall provide a commissioning report to the owner in compliance with section 120.8(i).

Section 120.8(f) Commissioning Plan. Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned and shall be started during the design phase of the building project.

- 4) General project information. Golden Corral Buffet and Grill, 2037 Rancho Valley Dr., Pomona, CA 91766
5) Commissioning goals. To ensure that the building operates efficiently as designed while meeting the needs of the business.

6) Systems to be commissioned. Plans to test systems and components shall include:

- a. An explanation of the original design intent. The entire building is conditioned. The dining/kitchen/bar areas are divided into five zones served by five RTU systems. The compact room and the mechanical/sprinkler rooms are heated only. The lighting is designed to provide adequate lighting for the tasks being performed in the building.
b. The HVAC, Lighting and Water Heating systems shall be tested to verify that they are both installed properly and operating per design.
c. Functions to be tested. The HVAC controls system, HVAC system airflow balancing, Lighting operation, Lighting system controls and Water Heating operation shall be tested.
d. Measurable criteria for acceptable performance. Functions shall be tested when construction has been completed and all items to be tested have been completely installed per design.

f. Commissioning team information, and The HVAC commissioning and water heating system commissioning shall be under the supervision of the mechanical contractor and general contractor.

Equipment and systems to be tested, including the extent of tests. The HVAC, Lighting and Water Heating systems shall be tested to verify that they are both installed properly and operating per design. Functions shall be tested when construction has been completed and all items to be tested have been completely installed per design. Measurable criteria for acceptable performance. HVAC system shall be balanced in accordance with approved national standards to the tolerances dictated on sheet M2.

2013 CALGREEN MANDATORY REQUIREMENTS FOR NEWLY CONSTRUCTED NON-RESIDENTIAL BUILDINGS

Table with 4 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET. Includes sections for PLANNING AND DESIGN, ENERGY EFFICIENCY, WATER EFFICIENCY & CONSERVATION, MATERIAL CONSERVATION & RESOURCE EFFICIENCY, ENVIRONMENTAL QUALITY, and COMMISSIONING.

2013 CALGREEN MANDATORY REQUIREMENTS FOR NEWLY CONSTRUCTED NON-RESIDENTIAL BUILDINGS. CONT.

Continuation of the table with 4 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET. Includes sections for ENVIRONMENTAL QUALITY and COMMISSIONING.

T24 COMMISSIONING FORMS COMMISSIONING REPORT AND CALGREEN CHECKLIST

Architectural logo and contact information for Golden Corral Buffet & Grill.

Professional seal and title information for the project.

Project location and drawing title information.

Golden Corral Buffet & Grill logo.

Revisions table with columns for revision number, date, and description.

Project date, drafter, checker, and sheet number information.

CITY OF POMONA PLANNING COMMISSION REPORT

DATE: November 18, 2015
TO: Chairman and Members of the Planning Commission
FROM: Planning Division

SUBJECT: CONDITIONAL USE PERMIT (CUP 2701-2015) & PARCEL MAP (PARCELMAP 2866-2015) Conditional Use Permit (CUP 2701-2015) to modify approved MCUP 13-001 replacing the approved 35,000 square foot fitness building with two buildings of 11,097 sq. ft. and 6,300 sq. ft. and Tentative Parcel Map (PARCELMAP 2866-2015) to allow the creation of four new parcels from two existing parcels located in the C-4 (Highway Commercial) zone.

STAFF RECOMMENDATION
The Planning Division recommends that the Planning Commission adopt the attached PC Resolutions (Attachments 1 & 2) approving Modification of Conditional Use Permit (CUP 2701-2015) and Parcel Map (PARCELMAP 2866-2015).

PROJECT/APPLICANT INFORMATION
Project Location: 801 Rio Rancho Road
APN Information: 8344-024-041 and 8344-024-042
Property Applicant: Timothy Reeves Co LEO Rio Rancho Towne Center, LLC
Property Owner: LCD Rio Rancho Towne Center, LLC
City Council District: CC District # 2
Historic/CRD: Not Applicable
Specific Plan: Not Applicable

BACKGROUND
On October 10, 2012, the applicant, Timothy Reeves for Lewis Commercial Developers Rio Rancho Towne Center, LLC, received Planning Commission approval of Conditional Use Permit (CUP 11-024), Tentative Parcel Map (TPM 11-002/TPM 12-003), and certified Final Environmental Impact Report (SCEM2012051007) for the construction of a 391,725 square foot multi-tenant retail center on a project site generally located at and around 15 Auto Center Drive.

On February 13, 2013, the Planning Commission approved Master Sign Program (MSP 12-001) to establish criteria for a coordinated sign program and Variance (VAR 12-094) to exceed the

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allowable height, sign area, quantity of monument signs and tenants per sign face for the free standing signs contemplated in the sign program at the same subject property generally located at and around 15 Auto Center Drive.

On March 26, 2014, the Planning Commission approved a Modification of Conditional Use Permit (MCUP 13-001) reducing development on the west side (Phase II) of the project from 104,179 square feet to 82,320 square feet, modifying conditions of approval, modifying the approved Master Sign Program and incorporating a fueling station with car wash into the project.

PROJECT DESCRIPTION
The subject site for the modified project proposal area replaces the approved 35,000 square foot health club building with an 11,097 square foot retail building and a 6,300 square foot restaurant building on the western portion (Phase II) of the approved project, reducing the total building square footage by 17,603 square feet.

The original Phase II included a Tentative Parcel Map (TPM 12-003; Parcel Map No. 71844) to reconfigure three lots into seven lots. However, the applicant did not utilize the parcel map approval and there was no subdivision record for Phase II. The applicant is currently proposing Tentative Parcel Map No. 73826 to subdivide two parcels into four parcels.

Applicable Code Sections
Pursuant to Section 580.0 of the Pomona Zoning Ordinance, the modification of a conditional use permit may be granted by the Planning Commission after conducting a public hearing. The Subdivision Map Act of the State of California and the City's Subdivision Ordinance (Pomona City Code Chapter 29) require the filing of a Tentative Parcel Map for the proposed subdivision of two parcels into four parcels.

Surrounding Land Use Information
Lexington Elementary School and the adjoining Martin Luther King Junior Memorial Park are located northwesterly adjacent to Phase I of the Project site, at the southwest corner of Lexington Avenue at South Park Avenue. Opposite the project site across Rio Rancho Road, properties are developed with automobile and RV dealerships and auto service-related uses. Adjacent to the Project site's southeasterly corner are properties developed with auto service uses. The following table summarizes the surrounding land uses, zoning and general plan designations for Commission consideration.

Table with 3 columns: Existing Land Use, Zoning Designation, General Plan Designation. Row 1: Former Auto Dealers/Vacant, C-4, Transit Oriented District; Core Transit Oriented District; Neighborhood.

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Table with 4 columns: North/South/East/West, Vacant Land, C-4, Transit Oriented District; Neighborhood. Row 1: South, Automotive Service Station/Auto Dealer/Restaurant, C-4, Transit Oriented District; Neighborhood.

ZONING COMPLIANCE ANALYSIS
Site Development Standards
The project site is currently zoned C-4 (Highway Commercial). The proposed project is subject to specific development standards of the C-4 zone. Staff has evaluated the modified project to ensure compliance with the minimum development standards of the C-4 zone. Compliance with the required development standards will ensure that the site is developed in a manner consistent with the purpose and intent of the zoning district. Staff has concluded that the proposed physical development of the site meets and/or exceeds the development standards of the C-4 zone. The following table (next page) summarizes the original proposed project and the modified project and its compliance with the C-4 development standards:

Table with 5 columns: Development Standards, Zoning/Code Requirements, Original Project, Current Proposal, Compliance Determination (Current Proposal). Rows include Site area, Lot Coverage, Minimum Bldg. Size, Building Height, Off-street parking, Landscaping.

Project Summary Table: West Project Site

Table with 5 columns: Development Standards, Zoning/Code Requirements, Original Project, Current Proposal, Compliance Determination (Current Proposal). Rows include Site area, Lot Coverage, Minimum Bldg. Size, Building Height, Off-street parking, Landscaping.

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Modification to Conditional Use Permit
The currently certified project includes an approximately 35,000 square foot health club building. However, the health club (Planet Fitness) will occupy 6,000 square feet. In place of the health club building, the applicant is proposing two separate buildings for a restaurant and retail space. The proposed restaurant building (Golden Corral) will be 6,300 square feet and the proposed retail building will be 11,097 square feet. The applicant is not proposing any other changes to buildings or conditions.

Architectural Elevations
The applicant is proposing architectural elevations consistent with the Contemporary architectural style of the overall Rio Rancho Towne Center project for the retail building. Materials will include stucco finish, stone veneer, and awnings. The restaurant building will be constructed in a Contemporary architectural style as proposed by Golden Corral that is similar to other locations. The building facades will feature stone veneer similar to the existing and proposed buildings on the site. The architectural style as well as the stone veneer will ensure that the restaurant building is consistent with the other buildings on the site.

ENVIRONMENTAL ANALYSIS/DETERMINATION
Pursuant to the provisions of the California Environmental Quality Act, CEQA, as found in the California Public Resources Code, and the City of Pomona's CEQA Implementation Guidelines, the modifications to the project may be reviewed for additional impacts through an addendum to the approved Environmental Impact Report (EIR). The original EIR reviewed a significantly larger project and identified four unavoidable impacts, dealing with Air Quality, Noise and Transportation/Traffic. The proposed project is reviewed to determine if the modified project would exacerbate any of the impacts identified in the original EIR or create any additional impacts in relation to the approved project. The EIR Addendum (Attachment 7) determined that none of the identified impacts would be exacerbated and no additional impacts would be created as a result of the project modifications. All Mitigation Measures from the original EIR will remain in place. The decision making body is required to consider the addendum with the Final EIR for the FEIR is included (Attachment 7, Appendix B) for the Planning Commission's consideration. Additional environmental review is not required due to the 17,603 square foot reduction in proposed development and the reduced impacts on the environment.

PUBLIC COMMUNICATIONS
A copy of the public hearing notice was sent to the owners and occupants of properties within a 400-foot radius of the subject site and published in the Inland Valley Daily Bulletin on October 15, 2015 (see Attachment 6). As of the date of this staff report, staff has not received any correspondence either supporting or opposing the proposed project.

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CONCLUSION
The project will facilitate achieving the City's goals and objectives by allowing the development of an underutilized property with commercial development. The project is consistent with the land uses outlined in the City's General Plan and it meets or exceeds the minimum development standards of the Zoning Ordinance. Furthermore, the project has been designed in a manner that will enhance the aesthetics of the site, and complement the existing character of the surrounding neighborhood. Based on staff's analysis of the issues, the proposed project will be compatible with adjacent land uses.

RECOMMENDATION:
The Planning Division recommends that the Planning Commission adopt the attached PC Resolutions (Attachment 1 and 2) approving Modification of Conditional Use Permit (CUP 2701-2015) to modify Phase II of CUP 11-024 and Tentative Parcel Map (PARCELMAP 2866-2015).

Respectfully Submitted By: Brad Johnson, Development Services Manager
Prepared By: Cecily Session-Grobs, Assistant Planner

- PC ATTACHMENTS:
1) Draft PC Resolution Approving CUP 2701-2015
2) Draft PC Resolution Approving PARCELMAP 2866-2015
3) PC Resolution for MCUP 13-001 (Approved March 26, 2014)
4) Vicinity Map and Aerial Photograph
5) Project Plans (8-1/2" x 11") Reductions
6) Public Notice and Bulletin Map
7) Addendum to Rio Rancho Towne Center Certified EIR (Separate Cover)
8) Full Site Project Plans (Separate Cover)

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ATTACHMENT 1
DRAFT PC RESOLUTION APPROVING
CUP 2701-2015

PC RESOLUTION NO.
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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA, CALIFORNIA APPROVING MODIFICATION OF CONDITIONAL USE PERMIT (CUP 2701-2015) TO MODIFY MCUP 13-001 REPLACING THE 35,000 SQUARE FOOT FITNESS BUILDING WITH AN 11,097 SQUARE FOOT RETAIL BUILDING AND 6,300 SQUARE FOOT RESTAURANT BUILDING, ON A 1.06 ACRE PROJECT SITE IN THE C-4 (HIGHWAY COMMERCIAL) ZONE LOCATED AT 801 RIO RANCHO ROAD

WHEREAS, the applicant, LCD Rio Rancho Towne Center, LLC, has submitted an application for Modification of Conditional Use Permit (CUP 2701-2015) to modify MCUP 13-001 replacing the 35,000 square foot fitness building with an 11,097 square foot retail building and a 6,300 square foot restaurant building on a 1.06 acre project site in the C-4 (Highway Commercial) zone located at and around 801 Rio Rancho Road;

WHEREAS, the applicant has concurrently submitted Tentative Parcel Map (PARCELMAP 2866-2015) for Parcel Map No. 73826 for the reconfiguration of two lots into four totaling 7.17 acres;

WHEREAS, the subject site is currently located within the C-4 (Highway Commercial) zone;

WHEREAS, the subject site is currently designated "Transit Oriented District: Core" and "Transit Oriented District: Neighborhood" by the City's General Plan;

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law held a public hearing on October 10, 2012, approving Conditional Use Permit (CUP 11-024) by a vote of 6-0-1;

WHEREAS, construction of the easterly portion of the project site is substantially complete; and

WHEREAS, the Planning Commission of the City of Pomona has, after giving notice thereof as required by law held a public hearing on March 26, 2014, approving Modification of Conditional Use Permit (MCUP 13-001);

WHEREAS, the Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE Planning Commission of the City of Pomona, California:

SECTION 1. In compliance with Section 15164 of the California Environmental Quality Act (CEQA) guidelines, an Addendum to Environmental Impact Report (EIR)

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(SCEM2012051007) has been prepared for this project with the purpose of comparing and contrasting potential environmental impacts of the modified project and the approved project. On March 26, 2014, the Planning Commission has determined that although the project will not exacerbate the unavoidable significant effects on the regional air quality, local noise and transportation identified in the certified Final EIR (SCEM2012051007). Additionally, the Planning Commission has also determined that all other potential environmental impacts will result in a less than significant with the implementation of mitigation measures outlined in the Mitigation Monitoring Program.

SECTION 2. If any part, provision, or section of this resolution is determined by a court or other legal authority with jurisdiction over the subject matter of this resolution to be unenforceable in whole or in part, the enforceability of this resolution shall not be affected and shall continue in full force and effect. To this end, the provisions of this resolution are severable.

SECTION 3. In accordance with Section 580.0 of the Zoning Ordinance, the Planning Commission must make findings in order to approve the modification of MCUP 13-001 replacing the 35,000 square foot fitness building with an 11,097 square foot retail building and a 6,300 square foot restaurant building. Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:

1. That the proposed use at the particular location will contribute to the general well being of the neighborhood or community.

The Planning Commission finds that the proposed commercial use of the project at this particular location will contribute to the general well being of the neighborhood and the community by enhancing the appearance of the area, developing an unoccupied property into an economically viable property, and meeting the need for commercial uses and jobs in the community.

2. That such use will, under the circumstances of the particular case, not be detrimental to the health, safety, peace, or general welfare of persons residing or working in the vicinity or detrimental to the use, valuation or enjoyment of property or improvements in the vicinity.

The Planning Commission finds that the proposed development will not adversely affect the health, safety and welfare of the public. The project will be subject to the Mitigation Monitoring and Reporting Program which will impose measures relating to construction activities, including construction noise, best management practices, air quality mitigation measures, traffic mitigation measures and other mitigation measures which will sufficiently ensure that the construction will not be detrimental to the public convenience, health, interest, safety or the general welfare of persons residing or working in the vicinity.

SECTION 4. The applicant shall submit, concurrently with the Plan Check process, and obtain the approval from the Planning Division of a lighting plan (photometric) demonstrating a minimum one foot-candle of illumination of parking, driveway, walkways, and common areas. The lighting plan shall include a site plan showing the locations of ground-mounted and building-mounted light fixtures, design and photometric information on fixtures, and shielding to orient light away from adjacent properties and buildings.

Parking lot light standards shall not exceed a height of 35 feet. The applicant shall install decorative light standards within the parking area, final location and design to be approved by the Planning Division during the Plan Check process.

Prior to issuance of building permits, the applicant shall obtain approval, during the Plan Check process, from the Planning Division of a mechanical plan demonstrating the location, type, size, and appropriate servicing of all ground-mounted and roof-mounted mechanical equipment. All mechanical equipment shall be screened from public view.

Prior to issuance of a Certificate of Occupancy for any tenancy on the easterly portion of the project site (Parcel Map No. 73013) all of the following improvements must be completed, or completion is assured, by bonding or other methods satisfactory to the Planning Manager:

- a) Off-site improvements required in condition no. 77 as described below.
b) Landscaping and irrigation installed and functional consistent with the landscape plans reviewed and approved during the landscape plan check process.
c) Project site developed consistent with the project plans reviewed and approved during the plan check process.

Prior to issuance of a Certificate of Occupancy for any tenancy on the westerly portion of the project site (Phase II) all of the following improvements must be completed, or completion is assured, by bonding or other methods satisfactory to the Planning Manager:

- a) Off-site improvements required in condition no. 78 as described below.
b) Landscaping and irrigation installed and functional consistent with the landscape plans reviewed and approved during the landscape plan check process.
c) Project site developed consistent with the project plans reviewed and approved during the plan check process.

Prior to approval of the landscape plans, the landscape plans for the westerly portion of the site (Phase II) shall be modified to include additional landscaping around the exterior of the proposed fitness center building. The plant palette and size of additional landscape areas shall be subject to the final approval of the Planning Manager.

Prior to approval of the landscape plans, the landscape plans for the westerly portion of the site (Phase II) shall be modified to include additional landscaping around the exterior of the proposed fitness center building. The plant palette and size of additional landscape areas shall be subject to the final approval of the Planning Manager.

Prior to approval of the landscape plans, the landscape plans for the westerly portion of the site (Phase II) shall be modified to include additional landscaping around the exterior of the proposed fitness center building. The plant palette and size of additional landscape areas shall be subject to the final approval of the Planning Manager.

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vicinity of the Project. In addition, the project is designed in substantial conformance with the development standards and use requirements of the Pomona Zoning Ordinance.

3. That the site for the proposed use is of adequate topography, size, and shape to accommodate said use, as well as all such aspects, walls, fences, parking, loading, landscaping, and any other features necessary to allow said use in the neighborhood.

The Planning Commission finds that the site is physically suitable for the commercial type of development due to its large size, regular shape, and relatively flat topography that allows for the accommodation of the proposed buildings and the required loading areas, driveways, walkways, and yards needed to serve the proposed buildings. Utility infrastructure exists to serve the Project site. As the Project site is within an area served by existing utility providers, the site is physically suitable for the type of development proposed.

4. The site abuts streets and highways adequate in width and improvements to carry traffic generated by the proposed use.

The subject site is located to the north of the intersection of Rancho Valley Drive and Rio Rancho Road. Certain realignment and modification of existing rights-of-way and easements, construction of new driveways, and installation of traffic controls are proposed in order to provide appropriate access and circulation for the Project site. As one component of required traffic mitigation, a new signalized intersection will be constructed central to the proposed development. This new signalized intersection will facilitate traffic flows to and within the Project area. With said improvements, both Rancho Valley Drive and Rio Rancho Road will be capable of handling any additional vehicle trips generated by the proposed Project.

5. That granting of such conditional use permit will not adversely affect the General Plan of the City and conform to the provisions of the zoning ordinance.

The Planning Commission finds that the design and improvement of the proposed development are consistent with the General Plan since the both public office improvements, such as streets, driveway approaches, and sidewalks, and on-site improvements, such as buildings, parking, fencing, driveways, open space and drainage facilities will be designed and constructed in accordance with City standards. Furthermore, the design of the project will create an aesthetically pleasing development, which is consistent with the following planning approach for the "Activity Centers" Strategic Action Area of the General Plan:

"Retain existing neighborhood centers and the Downtown retail core and support their intensification and expansion, encourage the eventual conversion of properties to greater land use efficiency and mixture of complementary uses;

The proposed CMU block wall along the westerly section of the north property line abutting the project site shall be stacked on the project site with a complimentary color. The side of the wall facing the park (north face) shall be provided with a smooth finish to give local private/public organizations the ability to install murals. Final design to be reviewed and approved by the Planning Division during the Plan Check process.

The applicant shall install "Coming Soon" temporary project signs on the Project site and at the southwest corner of Lexington Avenue and White Avenue. Said signs shall provide information such as, but not limited to, proposed tenants, architectural rendering and estimated opening dates. Final design and locations to be reviewed and approved by the Planning Division during the Plan Check process.

The installation of fences and walls that were not contemplated as part of this permit will require the submittal of a "Fence and Wall Permit" for review and approval by the Planning Division.

Prior to issuance of a Certificate of Occupancy, permanent commercial rated bike racks shall be provided near the main entrance, or in a convenient area, of all tenant spaces, the quantity, quality and location of the commercial rated bike racks shall be subject to the review and approval of the Planning Manager during the Plan Check process.

Prior to issuance of a Certificate of Occupancy, columnar plants shall be provided adjacent to the base of all trash enclosures in conjunction with fences that are attached and trained to the exterior of the trash enclosure walls.

All trash enclosures shall be provided with a low-profile trellis top.

Prior to issuance of a Certificate of Occupancy, palm trees shall be provided within the median planters for the driveway located on City Center Drive (currently Auto Center Drive) and the westerly driveway on Rio Rancho Road accessing the Target project site. The palm trees shall be Washington Hybrid with 30" BPT. Final location and spacing to be approved during the Plan Check process.

Prior to approval of the landscape plans, the landscape plans for the westerly portion of the site (Phase II) shall be modified to include vine pockets and climbing vines at the base of each metal utility panel mounted to the exterior of the buildings.

Prior to approval of the landscape plans, the landscape plans for the westerly portion of the site (Phase II) shall be modified to include additional landscaping around the exterior of the proposed fitness center building. The plant palette and size of additional landscape areas shall be subject to the final approval of the Planning Manager.

Prior to approval of the landscape plans, the landscape plans for the westerly portion of the site (Phase II) shall be modified to include additional landscaping around the exterior of the proposed fitness center building. The plant palette and size of additional landscape areas shall be subject to the final approval of the Planning Manager.

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restrictive areas in strategic locations to accommodate new or renovated regional retail centers."

Strategies:
1. Concentrate retail investment in "centers" clustered at crossroads that satisfy investor preferences and target the local community.
2. Ensure that the form of new retail development does not negatively impact the character of surrounding streets or neighborhoods.

SECTION 4. Based upon the above findings, the Planning Commission hereby resolves:
The Planning Commission Resolution 14-022 and approving Modification of Conditional Use Permit (CUP 2701-2015) subject to compliance with all applicable laws and ordinances of the City as well as the addition of the following conditions, violations of which (or failure to complete any of which) shall constitute grounds for revocation of the conditional use permit or any portion thereof:

PLANNING DIVISION
General Conditions

1. The subject property shall be developed and/or used in a manner consistent with the project plans reviewed and approved by the Planning Commission on November 18, 2015, and as illustrated in the stamped approved plans dated November 18, 2015. Any major modifications to the approved project plans shall be reviewed and approved by the Planning Commission as part of a modification to the approved plans. Any minor modifications that do not affect the overall intent of the approved project, may be reviewed and approved by the Planning Manager.

2. The westerly portion of the project site (referred to in the project plans as Phase II) shall have and become void in form of construction pursuant to issuance of a building permit has not commenced by November 17, 2017. Subsequent extensions may be granted pursuant to Section 580.4 (Lapse). If the westerly portion of the project site (Phase II) lapses and does not commence some form of construction pursuant to issuance of a building permit, then a new Conditional Use Permit will be required.

3. The applicant shall make reductions of all approved resolutions related to the project, which shall be placed on the title sheet of construction plans prior to the City Check submittal.

4. The applicant shall indemnify, protect, defend, and hold harmless the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or

11/09/2015

THRU ADDENDUM "A"

NOVEMBER 2015

CODE COMMENTS - 11/9/16

PROJECT DATE

11/09/2015

Drawn By

Checked By

CDK

QRL

Sheet No.

T3.4

PROJECT DATE

11/09/2015

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QRL

Sheet No.

T3.4

PROJECT DATE

11/09/2015

Drawn By

Checked By

CDK

QRL

Sheet No.

T3.4

PROJECT DATE

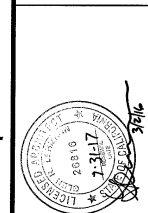
11/09/2015

Drawn By

Checked By

CDK

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THE PLAN, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY ME FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.

CG11M.10.1 PROTOTYPE LEFT-HAND
Location: 2037 RANCHO VALLEY DR, POMONA, CALIFORNIA 91766
Drawing: CONDITIONS OF APPROVAL

Revisions
THRU ADDENDUM "A"
NOVEMBER 2015
CODE COMMENTS - 1/4/16

PROJECT DATE
11/09/2015
Drawn By
CDK
Checked By
GFL
Sheet No.
T3.6



Golden Corral Buffet & Grill

PC Resolution No. 801 Rio Rancho Rd. Page 5 of 7
Parcel Map Requirements
8. Tentative Parcel Map shall conform to the requirements of the Subdivision Map Act and to City Ordinance No. 2779.
9. The tentative parcel map shall be recorded and developed as one parcel map, but may be developed in phases.
10. All existing and proposed easements for water/sewer lines, ingress/egress, footings and travel ways and all easements proposed to be vacated must be clearly shown on the map. Prior to recordation, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed subdivision will not unreasonably interfere with the use of any easement holder of property. Any omission or misrepresentation of these documents may require the parcel map to be resubmitted for further consideration. Provide copies of all recorded instruments referenced in the easements section pertaining to the project's legal description.
11. Prior to the parcel map approval the Title Company must submit a Final Subdivision Guarantee to the Engineering Department.
12. All subdivisions must have centerline ties and survey property monuments set by a licensed Professional Civil Engineer or Land Surveyor as shown on the recorded subdivision. All final monuments shall be set by the Engineer of record within one year of the parcel map recordation; adequate monumentation bond is required prior to the final parcel map recordation.
13. Mylar copies of the map with the Los Angeles County Recorder's Office official stamp must be submitted to the Engineering Department.
14. Prior to the map recordation, developer shall post security guaranteeing the construction of all public improvements for the proposed subdivision.
15. Applicant/Developer shall ensure that a property owner's association is established for the purpose of maintaining all driveways, common areas, private utilities and joint use of parking and access for the benefit of all individual parcels. The association documents, including any necessary Covenants, Conditions and Restrictions (CC&Rs) shall be approved by the City Attorney and recorded on the grant deed prior to approval of the final parcel map.
16. All work in the public right-of-way is subject to review, approval, and permitting requirements of Public Works Department. Permittee shall procure and maintain throughout the period of the Permit the following policies of insurance:
a. Commercial General Liability;
b. Automobile Liability;
c. Worker's Compensation as required by the State of California;

PC Resolution No. 801 Rio Rancho Rd. Page 3 of 7
adjudicatory in nature, and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), collectively "Actions", brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Sections 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse the City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.
4. In case of violation of any of the conditions of approval or City law, the property owner and tenant will be issued a Notice of Correction. If said violation is not remedied within a reasonable period of time and/or a subsequent violation of the conditions of approval and/or City law occurs within ninety (90) days of any Notice of Correction, the property owner shall be held responsible to reimburse the City for all staff time directly attributable to enforcement of the conditions of approval and/or City law, including, but not limited to, revocation of the herein conditions of approval and City law, including, but not limited to, the project.
5. The project is subject to a 20 day appeal period. Written appeals may be filed with the City Clerk within 20 days by one or more City Council members, the applicant, or any person owning property within four hundred feet of the exterior boundary of the applicant's property. The appeal shall be filed with the City Clerk within 20 days from the date of action by the Planning Commission.
PUBLIC WORKS DEPARTMENT
6. The following conditions and public improvements, as well as all applicable plan check fees, permit fees and bond deposits shall be completed with, completed and paid for by the developer in accordance with the City standards, the schedules and applicable laws.
7. All the required plans, studies and calculations shall be performed by a registered civil engineer or other registered/licensed professional as required, and submitted for review and approval of the City Engineer.

PC Resolution No. 801 Rio Rancho Rd. Page 3 of 7
determined to be suitable for the proposed development. Therefore the proposed subdivision will not cause substantial environmental damage or injure wildlife or their habitat.
6. The design of the subdivision or type of improvements is not likely to cause serious public health problems.
The design of the subdivision and the type of improvements are not likely to cause serious problems to public health because the building and infrastructure improvements shall be constructed to conform to all City standards. The adopted City standards relating to the Uniform Building Code and Grading Code are designed to protect the public health and welfare and have been approved by the City.
7. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large. Further, the project will be compatible with the adjacent commercial and industrial properties in the vicinity.
SECTION 4 Based on the above findings, the Planning Commission hereby approves Tentative Parcel Map (PARCELMAP 2866-2015) subject to the following conditions:
PLANNING DIVISION
General Conditions
1. The subject property shall be subdivided in a manner consistent with the tentative parcel map as reviewed approved by the Planning Commission on November 18, 2015. Any major modifications to the approved tentative parcel map shall be reviewed and approved by the Planning Commission as part of a modification to the approved tentative parcel map. Any minor modifications that do not affect the overall intent of the approved tentative parcel map, may be reviewed and approved by the Planning Manager.
2. This recommended approval shall lapse and become void if the privilege authorized by the Planning Commission is not utilized and recordation by the County of the final map is not obtained within two (2) years from the date of this approval (November 17, 2017). The Planning Commission may extend this period for one year upon receipt of written request by the applicant at least thirty days before the expiration date.
3. The applicant shall indemnify, protect, defend, and hold harmless; the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or

PC Resolution No. 801 Rio Rancho Rd. Page 2 of 7
average slope greater than 20 percent and will not have a significant effect on the environment.
SECTION 2 In accordance with the Subdivision Map Act and the City's Subdivision Ordinance, the Planning Commission must make seven findings in order to approve Tentative Parcel Map (PARCELMAP 2866-2015). Based on consideration of the whole record before it, including but not limited to, the staff report, public testimony received at the public hearing on this matter, and evidence made part of the public record, the Planning Commission hereby finds as follows:
1. The proposed tentative parcel map is consistent with the City of Pomona General Plan.
The proposed subdivision will allow the applicant to subdivide two existing parcels six lots. The proposal is consistent with the General Plan place types of Transit Oriented District - Core and Transit Oriented District - Neighborhood and the T4-B and T6 transect zones. Further, the proposed project is consistent with the following strategy from the Economic Development element of the General Plan:
"Remove potential barriers to new investment and economic prosperity."
2. The design or improvement of the proposed subdivision is consistent with the City of Pomona General Plan.
The design of the proposed subdivision is consistent with the Zoning Ordinance and General Plan, in that the proposed project conforms to the current requirements of the Zoning Ordinance, and is consistent with the goals and objectives of the General Plan Land Use.
3. The site is physically suitable for the type of development.
The subdivision is not proposing any physical changes to the project site. The site has entitlements to develop a commercial shopping center; thus, the site has already been determined to be suitable for the proposed development.
4. The site is physically suitable for the proposed density of development.
The subdivision is not proposing any physical changes to the project site. The site has entitlements to develop a commercial shopping center; thus, the site has already been determined to be suitable for the proposed development.
5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
The subdivision is not proposing any physical changes to the project site. The site has entitlements to develop a commercial shopping center; thus, the site has already been

PC RESOLUTION NO.
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA APPROVING TENTATIVE PARCEL MAP (PARCELMAP 2866-2015) TO SUBDIVIDE TWO EXISTING LOTS TOTALING 7.17 ACRES INTO FOUR LOTS ON A PROPERTY ENTITLED FOR A COMMERCIAL SHOPPING CENTER LOCATED IN THE C-4 (HIGHWAY COMMERCIAL) ZONE AT 801 RIO RANCHO ROAD.
THE PLANNING COMMISSION OF THE CITY OF POMONA DOES RESOLVE AS FOLLOWS:
WHEREAS, The applicant, Timothy Reeves, on behalf of LCD Rio Rancho Towne Center, LLC, has submitted an application for a Tentative Parcel Map (PARCELMAP 2866-2015) to subdivide two (2) existing parcels into four (4) lots on a property located at 801 Rio Rancho Road in the C-4 (Highway Commercial) zone;
WHEREAS, a Tentative Parcel Map is required to allow the subdivision of an two existing parcels into four lots according to Chapter 29 of the Pomona City Code regarding subdivisions;
WHEREAS, the subject property is on a parcel designated as "Transit Oriented District - Core" and "Transit Oriented District - Neighborhood" place types and in the T4-B and T6 transect zones in the General Plan;
WHEREAS, the subject property is located within the C-4 (Highway Commercial) zone;
WHEREAS, the proposed subdivision meets all the development standards of the C-4 (Highway Commercial) zone;
WHEREAS, The Planning Commission of the City of Pomona has, after giving notice thereof as required by law, held a public hearing on November 18, 2015 concerning Tentative Parcel Map (PARCELMAP 2866-2015); and
WHEREAS, The Planning Commission has carefully considered all pertinent testimony and the staff report offered in the case as presented at the public hearing.
NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Pomona, California, as follows:
SECTION 1 The Planning Commission exercising independent judgment has determined that, pursuant to the State Guidelines to implement the California Environmental Quality Act (CEQA), this action is Categorically Exempt under Section 15315 (Class 15) for minor land divisions. This Class exempts projects involving division of property in urbanized areas for commercial use into four or fewer parcels when said division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to proposed parcels are constructed to local standards and available, the proposed parcels are not a part of a division of a larger parcel within the previous two (2) years, the proposed parcels do not have an

PC Resolution No. 801 Rio Rancho Rd. Page 6 of 7
Note: The Commercial General Liability and the Automobile Liability policies shall include the City of Pomona as additional insured.
17. Changes and additions to the proposed work, including but not limited to detail plans for street improvement work, water plans and/or other work associated with this project and due to developer's or City's request shall require additional conditions to be completed by the applicant.
FIRE DEPARTMENT
18. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
19. A copy of the Final Map shall be submitted to the Fire Department for review and approval prior to recordation.
20. The driveways required for fire apparatus access shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted.
21. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
22. A reciprocal access agreement is required for the private driveway since multiple lots and units are sharing the same access. Submit documentation to the Fire Department for review prior to Final Map clearance.
SECTION 5 The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.
APPROVED AND PASSED THIS 18th DAY OF NOVEMBER 2015

DENTON MOSIER
PLANNING COMMISSION CHAIRPERSON

PC Resolution No. 801 Rio Rancho Rd. Page 7 of 7
ATTEST:

BRAD JOHNSON
PLANNING COMMISSION SECRETARY
APPROVED AS TO FORM:

ANDREW JARED
ASSISTANT CITY ATTORNEY
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF POMONA)

AVES:
NOES:
ABSTAIN:
ABSENT:

Pursuant to Resolution No. 76-258 of the City of Pomona, the time in which judicial review of this action must be sought is governed by Sec. 10946 C.C.P.
153000000 Development/Planning/Plan Review/Planning/PLANNING COMMISSION/303/SOLUTIONS/801 Rio Rancho Rd (PARCELMAP 2866-2015) Rev.03.16

FINISH MATERIAL CERTIFICATE - ADHESIVES & SEALANTS Table 5.504.4.1 & Table 5.504.4.2

| FINISH | WHERE USED (TYPE) | MANUFACTURER | VOC LIMIT (GPL) ^{1,2} | SUB-CONTR. INITIAL |
|--|-------------------|--------------|--------------------------------|--------------------|
| ADHESIVES Table 5.504.4.1 | | | | |
| Architectural Applications | | | | |
| 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 and asphalt tile adhesives | | | 50 | |
| Drywall & panel adhesives | Wall Surface | | 50 | |
| Cove base adhesives | Floor Base | | 50 | |
| Multi-purpose construction adhesives | Varies | | 70 | |
| Structural glazing adhesives | Glazing | | 100 | |
| Single-ply adhesives | Roof | | 250 | |
| Other adhesive not specifically listed | | | 50 | |
| SPECIALTY APPLICATIONS | | | | |
| PVC welding | | | 510 | |
| CPVC welding | | | 490 | |
| ABS welding | | | 325 | |
| Plastic cement welding | | | 250 | |
| Adhesive primer for plastic | | | 500 | |
| Contact adhesives | | | 80 | |
| Special purpose contact | | | 250 | |
| Structural wood member | | | 140 | |
| Top and trim adhesive | | | 250 | |

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SUBSTRAIGHT SPECIFIC APPLICATION

| FINISH | WHERE USED (TYPE) | MANUFACTURER | VOC LIMIT (GPL) ^{1,2} | SUB-CONTR. INITIAL |
|------------------------------------|-------------------|--------------|--------------------------------|--------------------|
| SEALANTS Table 5.504.4.2 | | | | |
| Architectural | | | 250 | |
| Marine deck | | | 760 | |
| Nonmembrane roof | | | 300 | |
| Roadway | | | 250 | |
| Single-ply roof membrane | | | 450 | |
| Other | | | 420 | |
| SEALANT PRIMERS | | | | |
| Architectural nonporous porous | | | 250 | |
| Modified bituminous | | | 775 | |
| Marine deck | | | 500 | |
| Other | | | 760 | |
| Other | | | 750 | |

1. (GPL) = Grams per liter
2. Where no local or regional air pollution control or quality management district rules are applicable, use the VOC limits in this table.

Contractor (Documentation Author's/Responsible Designer's Declaration Statement)

- I certify that this Certificate of Compliance documentation is accurate and complete.
- I certify that the features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 11 of the California Code of Regulations.
- The design features identified on this Certificate of Compliance are consistent with the information documented on other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the permit application.

Signature: _____ Date: _____
Company: _____ License: _____
Address: _____ Phone: _____
City/State/Zip: _____

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FINISH MATERIAL CERTIFICATE - ARCHITECTURAL COATINGS Table 5.504.4.3

| FINISH | WHERE USED (TYPE) | MANUFACTURER | VOC LIMIT (GPL) ^{1,2} | SUB-CONTR. INITIAL |
|-------------------------------------|-------------------|--------------|--------------------------------|--------------------|
| PAINTS & COATINGS | | | | |
| Flat coatings | | | 50 | |
| Nonflat coatings | | | 100 | |
| Nonflat high gloss coatings | | | 150 | |
| 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 | |
| Flux finishing coatings | | | 350 | |
| Fine relative coatings | | | 350 | |
| Floor coverings | | | 100 | |
| Form-release compounds | | | 250 | |
| Graphic arts coatings (sign paints) | | | 500 | |
| High-temperature coatings | | | 420 | |
| Industrial maintenance coatings | | | 250 | |
| Low solids coatings ² | | | 120 | |
| Magnesium cement coatings | | | 450 | |
| Mastic texture coatings | | | 100 | |
| Metallic pigmented coatings | | | 500 | |
| Multicolor coatings | | | 80 | |
| Pretreatment wash primers | | | 420 | |
| Primers, sealers and undercoaters | | | 100 | |
| Reactive penetrating sealers | | | 350 | |
| Recycled coatings | | | 250 | |
| Roof coatings | | | 50 | |

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| FINISH | WHERE USED (TYPE) | MANUFACTURER | VOC LIMIT (GPL) ^{1,2} | SUB-CONTR. INITIAL |
|--|-------------------|--------------|--------------------------------|--------------------|
| Flux preventative coatings | | | | |
| Shellacs | | | 250 ² | |
| Clear | | | 730 | |
| Opaque | | | 550 | |
| Specialty primers, sealers and undercoaters | | | | |
| Stains | | | 100 ² | |
| Stone consolidants | | | 250 | |
| Swimming pool coatings | | | 450 | |
| Traffic marking coatings | | | 100 | |
| Tub and tile refinishing coatings | | | 420 | |
| Waterproofing membranes | | | 250 | |
| Wood coatings | | | 275 | |
| Wood preservatives | | | 350 | |
| Zinc-rich primers | | | 340 | |

1. (GPL) = Grams per liter of coating
2. Grams of VOC per liter of coating, including water and including exempt compounds.

Contractor (Documentation Author's/Responsible Designer's Declaration Statement)

- I certify that this Certificate of Compliance documentation is accurate and complete.
- I certify that the features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 11 of the California Code of Regulations.
- The design features identified on this Certificate of Compliance are consistent with the information documented on other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the permit application.

Signature: _____ Date: _____
Company: _____ License: _____
Address: _____ Phone: _____
City/State/Zip: _____

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FINISH MATERIAL CERTIFICATE - COMPOSITE WOOD PRODUCTS CALGreen Std. BSC-5.5.3 10-24-13

| FINISH | FORMALDEHYDE LIMITS ¹ (Max. emissions in Parts per Million) | SUB-CONTR. INITIAL |
|---|--|--------------------|
| Composite wood products | | |
| 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 1333-99. For additional information, see California Code of Regulations, Title 17, Sections 61101 through 61201.12.
2. Thin medium density fiberboard has a maximum thickness of 1/8" inches (3 mm).

Contractor (Documentation Author's/Responsible Designer's Declaration Statement)

- I certify that this Certificate of Compliance documentation is accurate and complete.
- I certify that the features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 11 of the California Code of Regulations.
- The design features identified on this Certificate of Compliance are consistent with the information documented on other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the permit application.

Signature: _____ Date: _____
Company: _____ License: _____
Address: _____ Phone: _____
City/State/Zip: _____

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FINISH MATERIAL CERTIFICATE - FLOORING (CARPET, CARPET CUSHION & RESILIENT) CALGreen Std. BSC-5.5.4 10-24-13

| FINISH | MANUFACTURER | CERTIFICATION ORGANIZATION | SUB-CONTR. INITIAL |
|----------------------|--------------|---|--------------------|
| FLOORING | | | |
| Carpet 1 | | Carpet and Rug Institute - Green Label Plus Program CDPH Standard Method or Specification 01350 Scientific Certification Systems - Sustainable Choice CA-CHPS | |
| Carpet 2 | | Carpet and Rug Institute - Green Label Plus Program CDPH Standard Method or Specification 01350 NSF/ANSI 140 - Gold Scientific Certification Systems - Sustainable Choice CA-CHPS | |
| Carpet cushion 1 | | Carpet and Rug Institute - Green Label Plus Program | |
| Carpet cushion 2 | | Carpet and Rug Institute - Green Label Plus Program | |
| Resilient flooring 1 | | RFCI - Floor Score Program CDPH 2010 Standard Method CA-CHPS Product Registry Greenguard Children & Schools Program | |
| Resilient flooring 2 | | RFCI - Floor Score Program CDPH 2010 Standard Method CA-CHPS Product Registry Greenguard Children & Schools Program | |

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Contractor (Documentation Author's/Responsible Designer's Declaration Statement)

- I certify that this Certificate of Compliance documentation is accurate and complete.
- I certify that the features and performance specifications for the design identified on this Certificate of Compliance conform to the requirements of Title 24, Parts 11 of the California Code of Regulations.
- The design features identified on this Certificate of Compliance are consistent with the information documented on other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the permit application.

Signature: _____ Date: _____
Company: _____ License: _____
Address: _____ Phone: _____
City/State/Zip: _____

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2013 CALGREEN MANDATORY REQUIREMENTS
ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 5.504.4.1-5.504.4.3.

CALGREEN FORMS
- FINISH MATERIALS CERTIFICATE

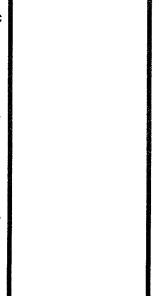
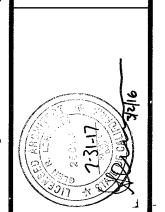
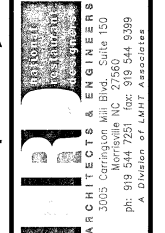


THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY LMHT FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE. THEY ARE THE PROPERTY OF LMHT AND SHALL REMAIN THE PROPERTY OF LMHT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LMHT. LMHT ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ENFORCEMENT AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ENFORCEMENT AGENCY.

CC11M.10.1 PROTOTYPE LEFT-HAND
Location: 2007 RANCHO VALLEY DR, FOLKSON, CALIFORNIA 91766
Drawing: FINISH MATERIALS CERTIFICATE

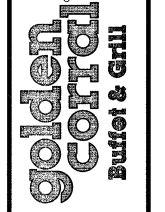


Revisions
THRU ADDENDUM "A" NOVEMBER 2015
CODE COMMENTS - 1/4/16
PROJECT DATE 11/09/2015
Drawn By RJB
Checked By NRT
Sheet No. T3.8



THE SEALS, SPECIFICATIONS AND OTHER REQUIREMENTS OF THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

GC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91768
Drawing: ADDENDUM LIST



Revisions table with columns for revision number, description, and date.

PROJECT DATE: 11/09/2015
Drawn By: LMT
Checked By: GFL
Sheet No. AD1

GC11M.9.0 PROTOTYPE FROM GC11M8.0 - ADD. "B" PROTOTYPE DATE: 5/7/09 OMTTED. Includes sections A through K with descriptions of changes and addendums.

GC11M.10.1 PROTOTYPE DATE: NOVEMBER 2012 OMTTED. Includes sections A through K with descriptions of changes and addendums.

ADDENDUM "A" PROTOTYPE DATE: MARCH 2013 OMTTED. Includes sections A through K with descriptions of changes and addendums.

GENERAL NOTES

- I. GENERAL
 - A. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SPECIFICATIONS.
 - B. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONTRACT DOCUMENTS AND LATEST ADDENDA AND TO SUBMIT TO ALL SUBCONTRACTORS AND SUPPLIERS PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
 - C. THE GENERAL CONTRACTOR SHALL COMPARE ALL CONTRACT DRAWINGS AND REPORT ANY DISCREPANCY BETWEEN DISCIPLINES AND WITHIN A GIVEN DISCIPLINE TO THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION AND ERECTION.
 - D. IF A CONFLICT EXISTS AMONG THE STRUCTURAL DRAWINGS, GENERAL NOTES, OR THE SPECIFICATIONS, THE STRICTEST REQUIREMENTS, AS INDICATED BY THE ENGINEER, SHALL GOVERN.
 - E. THE CONTRACTOR SHALL COORDINATE ALL ELEVATIONS AND DIMENSIONS, INCLUDING BUT NOT LIMITED TO THOSE FOR OPENINGS IN WALLS AND IN ROOF AND FLOOR SYSTEMS, WITH THE ARCHITECTURAL, PLUMBING, ELECTRICAL, AND MECHANICAL PLANS.
 - F. ALL DIMENSIONS, ELEVATIONS, AND ANY OTHER CONDITIONS OF ANY EXISTING STRUCTURES OR OTHER FEATURES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES WITH THE CONTRACT DRAWINGS REPORTED TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DURING THE CONSTRUCTION PROCESS, IT SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THE EXISTING STRUCTURE AND TO PROTECT FROM DAMAGE ANY PORTIONS THAT ARE TO REMAIN.
 - G. THE COMPLETED LATERAL-FORCE RESISTING SYSTEMS AND DIAPHRAGMS ARE REQUIRED FOR THE STRUCTURE TO RESIST LATERAL LOADS AND PROVIDE STABILITY UNDER GRAVITY LOADS. DURING THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL PROVIDE ALL REQUIRED BRACING DURING CONSTRUCTION TO MAINTAIN THE STABILITY AND SAFETY OF ALL STRUCTURAL ELEMENTS UNTIL THE LATERAL-LOAD RESISTING OR STABILITY-PROVIDING SYSTEM IS COMPLETELY INSTALLED AND THE STRUCTURE IS ERECTED TOGETHER.
 - H. UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
 - I. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND FOR SAFETY PRECAUTIONS AND PROGRAMS.
 - J. BRITT, PETERS & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR FOR THEIR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - K. THE BUILDING OWNER SHALL PROVIDE PERIODIC MAINTENANCE TO INSURE STRUCTURAL INTEGRITY. SUCH MAINTENANCE LIMITED TO PAINTING OF STEEL, PROTECTIVE COATING FOR STEEL, AND CLEANING OF CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS.

- II. DESIGN CRITERIA
 - A. THE CONTRACT DOCUMENTS ARE BASED ON THE REQUIREMENTS OF THE 2013 CALIFORNIA BUILDING CODE

| | | |
|--------------|-------|---------|
| B. DEAD LOAD | ROOF | 20 PSF |
| C. LIVE LOAD | ROOF | 20 PSF |
| | FLOOR | 100 PSF |

| | | | | |
|--|------|-------------------------|--|--|
| D. DESIGN WIND LOADS: | | | | |
| BASIC WIND SPEED | VU | 115 MPH (3 SECOND GUST) | | |
| WIND IMPORTANCE FACTOR | I | 1.15 | | |
| EXPOSURE | C | | | |
| INTERNAL PRESSURE COEFF | GCFI | +/-0.18 | | |
| COMPONENTS AND CLADDING WIND LOADS (GROSS - U.L.): | | | | |

| Design Wind Pressure (psf) | | Effective Wind Area (sq ft) | | | | |
|-------------------------------|--------|-----------------------------|-------|-------|-------|-------|
| Wall: | | 10' | 20' | 50' | 100' | 500' |
| Interior | Area 4 | + 26.7 | -25.6 | 24.0 | 22.8 | 21.6 |
| | Area 5 | -29.0 | -27.8 | -26.2 | -25.0 | -23.9 |
| Edge | Area 5 | + 26.7 | -25.6 | 24.0 | 22.8 | 21.6 |
| | Area 4 | -35.7 | -33.3 | -30.2 | -27.8 | -25.4 |
| Roof: | | 10' | 20' | 50' | 100' | 500' |
| Interior | Area 1 | + 16.0 | 16.0 | 16.0 | 16.0 | 16.0 |
| | Area 2 | -29.2 | -28.5 | -27.5 | -26.7 | -26.7 |
| Edge | Area 2 | + 26.7 | -25.6 | 24.0 | 22.8 | 21.6 |
| | Area 3 | -42.1 | -41.4 | -40.4 | -39.5 | -38.4 |
| Corner | Area 3 | -49.0 | -43.8 | -36.9 | -31.7 | -31.7 |
| | Area 2 | + 26.7 | -25.6 | 24.0 | 22.8 | 21.6 |
| | Area 1 | -49.0 | -43.8 | -36.9 | -31.7 | -31.7 |
| Overhang: | | 10' | 20' | 50' | 100' | 500' |
| Interior | Area 1 | + 16.0 | 16.0 | 16.0 | 16.0 | 16.0 |
| | Area 2 | -42.1 | -41.4 | -40.4 | -39.5 | -38.4 |
| Edge | Area 2 | + 16.0 | 16.0 | 16.0 | 16.0 | 16.0 |
| | Area 3 | -42.1 | -41.4 | -40.4 | -39.5 | -38.4 |
| Corner | Area 3 | -49.3 | -54.4 | -34.7 | -19.8 | -19.8 |
| Parapet Design Pressure (psf) | | Effective Wind Area (sq ft) | | | | |
| Parapet: | | 10' | 20' | 50' | 100' | 500' |
| Edge | Area 2 | + 71.5 | 64.6 | 55.6 | 48.8 | 47.5 |
| | Area 3 | -57.2 | -53.4 | -48.4 | -44.6 | -40.8 |

- E. SEISMIC LOADS:

| | |
|--|---|
| SHORT PERIOD SPECTRAL RESPONSE ACCELERATION, S _s | 1.5 LIMITED |
| 1-SEC PERIOD SPECTRAL RESPONSE ACCELERATION, S ₁ | 0.819 |
| SHORT PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION, S _{0.5} | 1.00 PER ASCE 12.8.1.3 |
| 1-SEC PERIOD DESIGN SPECTRAL RESPONSE ACCELERATION, S ₁ | 0.819 |
| SEISMIC DESIGN CATEGORY | D |
| SITE CLASS | D |
| BASIC SEISMIC-FORCE RESISTING SYSTEM | LIGHT FRAME WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE |

- F. THE CONTRACTOR SHALL VERIFY ALL MECHANICAL EQUIPMENT WEIGHTS, LOCATIONS AND ASSOCIATED OPENINGS WITH THE MECHANICAL CONTRACTOR AND SUBMIT SUCH INFORMATION PRIOR TO FABRICATION OF THE SUPPORTING STRUCTURE. PROMPTLY NOTIFY THE ENGINEER IF THE ACTUAL WEIGHT EXCEEDS THE WEIGHT SHOWN ON THE STRUCTURAL DRAWINGS.

- G. FOUNDATIONS
 - A. FOUNDATION DESIGN IS BASED ON A VALUE OF 2,000 PSF BEARING CAPACITY, DETERMINED BY LOR GEOTECHNICAL GROUP, INC. PNC 128141.1, REPORT DATED 3/21/15.
 - B. ALL FOOTINGS SHALL BEAR ON UNDISTURBED EARTH UNLESS OTHERWISE SPECIFIED ON FOUNDATION DRAWINGS. THE MOISTURE RETARDER SHALL BE PLACED BETWEEN THE STONE AND THE SLAB.
 - C. SEE SOILS REPORT FOR PREPARATION OF SOILS AT BUILDING PAD. ALL SOILS WORK, INCLUDING BACKFILL OF UTILITY TRENCHES AND THE VERIFICATION OF BEARING CAPACITY OF SAME SHALL BE UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER. PROXIMITY OF UTILITY TRENCHES TO BUILDING FOUNDATION SYSTEM SHALL BE AS APPROVED BY THE SOILS ENGINEER TO INSURE INTEGRITY OF THE BEARING SOILS.
 - D. NO FOUNDATION CONCRETE UNTIL ALL FOUNDATION WORK HAS BEEN COORDINATED WITH UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ALL CONFLICTS THAT EXIST BETWEEN FOOTINGS AND UTILITIES.
 - E. ALL FOUNDATIONS OR PORTIONS THEREOF BELOW GRADE MAY BE FORMED BY NEAT EXCAVATIONS.
 - F. UNLESS OTHERWISE SHOWN, ALL FOOTINGS SHALL BE CENTERED ON WALLS AND/OR COLUMNS.
 - G. THE CONTRACTOR SHALL DETERMINE THE EXTENT OF CONSTRUCTION DEWATERING REQUIRED FOR THE EXCAVATION. THE CONTRACTOR SHALL SUBMIT TO THE GEOTECHNICAL ENGINEER FOR REVIEW THE PROPOSED PLAN FOR CONSTRUCTION DEWATERING, PRIOR TO EXCAVATION.
 - H. FOOTINGS SHALL NOT BE PLACED ON FROZEN SUBGRADE OR IN STANDING WATER.
 - I. FOUNDATION TYPE - SPREAD FOOTINGS
 - A. TOTAL LOAD: 2,000 PSF NET PRESSURE
 - B. FOOTINGS SHALL BE A MINIMUM OF 24" BELOW FINISHED FLOOR ELEVATION 16" BELOW GRADE.
 - K. SOILS ENGINEER SHALL VERIFY & CERTIFY FOOTING EXCAVATIONS PRIOR TO FOUNDATION INSPECTION.
 - L. FINAL COMPACTION REPORT TO BE SUBMITTED TO BUILDING DEPARTMENT TO VERIFY FOUNDATION DESIGN PRIOR TO FOUNDATION INSPECTION.

- IV. PREFABRICATED WOOD TRUSSES
 - A. ALL PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED TO MEET THE LOADINGS SPECIFIED. FABRICATION AND ERECTION SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER'S AND/OR ARCHITECT'S SHOP DRAWING STAMP AFFIXED PRIOR TO FABRICATION. FABRICATION AND ERECTION SHALL BE FROM REVIEWED SHOP DRAWINGS.
 - B. SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA.
 - C. CONNECTIONS OF HIP TRUSSES SHALL BE WITH APPROPRIATE TRUSS HANGERS AS MANUFACTURED BY SIMPSON STRONG TIE CO., INC. OR AN APPROVED ALTERNATIVE FOR THE LOADS SPECIFIED.
 - D. COORDINATE TRUSS WEB CONFIGURATION WITH MECHANICAL WORK AS INDICATED ON MECHANICAL SHEETS. PROVIDE CLEAR SPACE BETWEEN WEBS AS REQUIRED TO INSTALL DUCTWORK.
 - E. PROVIDE ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING AS REQUIRED AND SHOWN ON THE TRUSS MANUFACTURER'S SHOP DRAWINGS.
 - F. PROVIDE 2x4 DIAGONAL BRACING AT ROOF TRUSS VERTICALS WHERE INDICATED ON SECTIONS, DETAILS, OR TRUSS ELEVATION SCHEMATICS.
 - G. INSTALL STRONG BACKS, BRACING AND/OR BRIDGING PRIOR TO DECK INSTALLATION AND AS TRUSSES ARE ERECTED.
 - H. INSTALL 2x4 CONTINUOUS BOTTOM CHORD BRACING AT 6'-0" O.C. MAXIMUM AT ALL AREAS WHERE A RIGID FABRICATION IS REQUIRED TO THE TRUSS BOTTOM CHORD.
 - I. ALL HURRICANE TIES SHALL BE INSTALLED PRIOR TO SHEATHING.
 - J. REFER TO ARCHITECTURAL DRAWINGS FOR TRUSS FINISHES.
 - K. TRUSS TRUSS CONNECTIONS SHALL BE DESIGNED BY THE DELEGATED TRUSS ENGINEER.
 - L. TRUSS DESIGNERS SHALL USE A 10 PSF DEAD LOAD TO OFFSET GROSS WIND UPLIFT VALUES SHOWN ON THIS SHEET.

- V. METAL STUD FRAMING
 - A. DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO AISI "S" SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS, LATEST EDITION, ALL METAL STUDS SHALL BE GALVANIZED.
 - B. ALL 33 MIL AND 43 MIL STUDS, JOISTS, TRACK, BRIDGING, END CLOSURES, AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF AISI "S" SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS WITH A MINIMUM YIELD OF 33 KSI U.N.O. ALL 54 MIL AND THICKER METAL STUDS SHALL HAVE A MINIMUM YIELD OF 50 KSI.
 - C. ALL MATERIAL AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING MEETING ASTM A 653.
 - D. UNLESS NOTED OTHERWISE, ALL SCREWS OR PINS SHALL BE NON-CORROSIVE NO. 8-18 (125") OR LARGER, DO NOT USE STAINLESS STEEL OR COPPER-COATED FASTENERS.
 - E. UNLESS NOTED OTHERWISE, TRACKS SHALL BE THE SAME DEPTH AS STUDS OR JOISTS AND OF EQUAL OR THICKER GAUGE THAN STUDS OR JOISTS. TRACKS SHALL BE CONNECTED TO SUPPORT AT 18" O.C. MAX. STUDS OR JOISTS SHALL BE CONNECTED TO TRACKS AT EACH SIDE.
 - F. THE DESIGN OF SLIP TRACKS SHALL CONFORM TO GUIDELINES ESTABLISHED IN SSIAM TECHNICAL NOTE NO. 1 PUBLISHED JAN. 2001.
 - G. PROVIDE THE MANUFACTURER'S STANDARD TRACK, CLIP ANGLES, BRACING, REINFORCEMENTS, FASTENERS, AND ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INDICATED AND AS COMPLETELY SHOWN ON THE DRAWINGS. UNLESS OTHERWISE NOTED, INSTALL THE FRAMING SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
 - H. PREHOLEDRILL HOLES SHALL NOT BE LOCATED WITHIN 10" OF THE STUD SUPPORT LOCATIONS.
 - I. USE FLUX COVERED, MILD STEEL ELECTRODES AWS E-6013, E-6013, OR E-7014 FOR WELDING STEEL STUDS. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS PROCEDURES. CONSULT MANUFACTURER FOR WELDING RECOMMENDATIONS AND PROPER ELECTRODE SELECTION. TOUCH UP WELDED AREAS WITH A ZINC RICH PAINT.

- VI. CONCRETE
 - A. CONCRETE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

| USAGE | STRENGTH (PSI) | CONC. TYPE | COMMENTS |
|---------------------------------|----------------|------------|----------|
| a. FOUNDATION FOOTINGS | 3000 | NWT | |
| b. SLAB-ON-GRADE | 3000 | NWT | |
| 1. NWT = NORMAL WEIGHT CONCRETE | | | |
 - B. ALL CONCRETE SHALL HAVE ALLOWABLE UNIT SHRINKAGE OF 0.03% AT 28 DAYS. (SEE ASTM C157)
 - C. EXTERIOR CONCRETE SLABS SHALL HAVE 4% TO 6% ENTRAINED AIR.
 - D. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "M" MANUAL OF CONCRETE PRACTICE.
 - E. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR II.
 - F. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C 33.
 - G. ALL REINFORCEMENT SHALL MEET ASTM A618 GRADE 60.
 - H. REINFORCEMENT DETAILING:
 1. REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318.
 2. DEVELOPMENT AND SPLICE LENGTHS ARE IN TENSION UNLESS OTHERWISE INDICATED.
 3. LAP WWR ONE CROSSWIRE SPACING PLUS 2".
 4. PROVIDE CORNER BARS AT ALL FOOTINGS AND WALL INTERSECTIONS TO MATCH HORIZONTAL REINFORCING SIZE AND SPACING. AT INTERSECTIONS OF CONTINUOUS SPREAD FOOTINGS EXTEND ALL BARS TO FAR SIDE OF INTERSECTING FOOTING.
 5. REINFORCEMENT SHALL BE SECURELY PLACED TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. PROVIDE THE FOLLOWING CONCRETE COVER FOR REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE:

| | |
|----------------------------|---------------------|
| a. CAST AGAINST EARTH | 3" |
| b. EXPOSED TO EARTHWEATHER | #5 & SMALLER 1-1/2" |
 6. PROVIDE CORNERS MATCH REINFORCEMENT SIZE AND SPACING INDICATED FOR ALL STRUCTURAL ELEMENTS, UNLESS OTHERWISE INDICATED.
 - I. FOUNDATION WALLS SHALL BE CAST IN ALTERNATE PANELS NOT TO EXCEED 6'-0" IN LENGTH. SHEAR KEYS SHALL BE PROVIDED AT EACH CONSTRUCTION JOINT AND SHALL BE LOCATED AT THE CENTER THIRD OF A WALL LENGTH AND THE MINIMUM LAP SHALL BE 4'-0".
 - J. HORIZONTAL CONSTRUCTION JOINTS IN CONCRETE POURS SHALL NOT BE USED UNLESS SHOWN ON THE DRAWINGS. THE ARCHITECT/ENGINEER SHALL APPROVE ALL DEVIATIONS OR ADDITIONAL JOINTS IN WRITING.
 - K. CHAMFER ALL PERMANENTLY EXPOSED CONCRETE EDGES 3/4" UNO.
 - L. NO HOLES OR OPENINGS THROUGH FOUNDATION WALLS AND/OR FOOTINGS WITHOUT ENGINEER'S APPROVAL.
 - M. ALUMINUM SHALL NOT BE EMBEDDED IN ANY CONCRETE.

- VII. WOOD FRAMING
 - A. UNLESS NOTED OTHERWISE, ALL LUMBER TO BE DOUGLAS-FIR WITH A MAXIMUM MOISTURE CONTENT OF 19%.
 - B. ALL EXTERIOR WALLS TO BE FRAMED WITH #2 DOUGLAS-FIR 2X6 STUDS SPACED AT 16" O.C.
 - C. ALL INTERIOR LOAD BEARING WALLS SHALL BE 2x6 STUDS SPACED AT 16" O.C.
 - D. WOOD MEMBERS GREATER THAN 5"x5" SHALL BE SOUTHERN PINE #1 (COMBO 3 GLULAM ALSO ACCEPTABLE).
 - E. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO THE EXTERIOR ENVIRONMENT SHALL BE PRESSURE TREATED AND SHALL BEAR THE THIRD PARTY QUALITY MARK ABOVE GROUND USE. REFERENCE STANDARD AWPA C2 AND ASTM D1759 FOR PRESSURE TREATMENT OF TIMBER PRODUCTS.
 - F. PROVIDE SOLID BLOCKING BETWEEN JOISTS UNDER ALL LOAD BEARING PARTITIONS RUNNING PERPENDICULAR TO JOISTS.
 - G. PROVIDE SOLID BLOCKING BETWEEN JOIST AT ALL BEARING LOCATIONS.
 - H. THE DOUBLE TOP PLATES OF THE WALL SHALL RESIST THE CHORD FORCES IN THE ROOF DIAPHRAGM AND ACT AS DRAG STRUTS BETWEEN SHEAR WALL SEGMENTS. JOISTS SHALL BE LAPPED SPLICED WITHIN THE CENTER THIRD OF A WALL LENGTH AND THE MINIMUM LAP SHALL BE 4'-0".
 - I. TIMBER CONNECTORS CALLED FOR ON THE DRAWINGS ARE AS MANUFACTURED BY THE SIMPSON COMPANY. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IF THE LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED NAILS & BOLTS.
 - J. SHEATHING:
 1. ALL SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION PERPENDICULAR TO FRAMING AND END JOINTS SHALL BE STAGGERED.
 2. WHERE EITHER 2" OR 2 1/2" FASTENER SPACINGS ARE USED WITH 2" WIDE FRAMING MEMBERS FOR WOOD STRUCTURAL PANELS SHEATHED AT ROOF OR FLOOR, THE FRAMING MEMBER ADJOINING PANEL EDGES SHALL BE 3" NOMINAL WIDTH AND NAILS AT PANEL EDGES SHALL BE STAGGERED IN TWO LINES.
 3. ROOF DECK SHALL BE 3/4" T&G PLYWOOD ATTACHED WITH 8D NAILS AT 6" O.C. AT SUPPORTED EDGES AND 12" O.C. IN FIELD UNO. INSTALL PSC SHEATHING CLIPS BY SIMPSON STRONG TIE, INC. AT ALL UNSUPPORTED EDGES OF ROOF DECK (ONE PER SPAN).
 4. AS A MINIMUM, FASTEN ALL WOOD FRAMING WITH COMMON NAILS TO COMPLY WITH THE FASTENING SCHEDULE SHOWN ON THE DRAWINGS.
 - K. ALL FASTENERS INTO P.I., WOOD AND/OR EXPOSED TO EXTERIOR CONDITIONS SHALL BE HOT DIP GALV. ALL MULTIPLE PIECE WOOD BEAMS TO BE CONNECTED TOGETHER WITH (3) ROWS OF 16D NAILS @ 12" O.C.
 - L. TRUSSED JOISTS MEMBERS SHALL BE ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. TRUSSES MUST BE APPROVED BY THE ARCHITECT AND SHALL BE THE SAME DEPTH AND SPACING AS SHOWN ON THE DRAWINGS.
 - M. LAMINATED VENEER LUMBER (LVL):
 1. ALL LAMINATED VENEER LUMBER SHALL BE DESIGNED AND MANUFACTURED TO THE STANDARDS SET FORTH IN THE NER-126 REPORT.
 2. ALLOWABLE UNIT STRESSES REQUIRED FOR DRY CONDITIONS OF USE FOR VENEER LAMINATED LUMBER SHALL BE AS FOLLOWS:

| | |
|---------------------------------------|----------|
| a. BENDING | 2600 PSI |
| b. COMPRESSION PARALLEL TO GRAIN | 2400 PSI |
| c. HORIZONTAL SHEAR | 285 PSI |
| d. COMPRESSION PERPENDICULAR TO GRAIN | 750 PSI |
 3. LAMINATED VENEER LUMBER MEMBER SIZES SHOWN ARE NET; OTHER MEMBER SIZES ARE NOMINAL.
 - N. GLULAMATED MEMBERS SHALL BE WESTERN SPECIES 24F-14, (24F-18 FOR CANTILEVERS).

- VIII. SUBMITTALS
 - A. THE GENERAL CONTRACTORS SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING FOR REVIEW. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER'S AND/OR ARCHITECT'S SHOP DRAWING STAMP AFFIXED PRIOR TO FABRICATION. FABRICATION AND ERECTION SHALL BE FROM REVIEWED SHOP DRAWINGS.
 - B. A RECORD SET OF APPROVED SHOP DRAWINGS SHALL BE KEPT IN THE FIELD BY THE GENERAL CONTRACTOR.
 - C. ANY DEVIATION FROM ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE DETAILED ON THE CONTRACT DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS SUBMITTED FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING SUGGESTED.
 - D. THE CONTRACTOR SHALL PREPARE A LIST AND SCHEDULE OF ALL STRUCTURAL SUBMITTALS PRIOR TO CONSTRUCTION.
 - E. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE ENGINEER'S AND/OR ARCHITECT'S REVIEW:
 1. REINFORCING STEEL
 2. PREFABRICATED WOOD TRUSSES (1, 3)
 - F. ITEMS MARKED (1) SHALL HAVE SHOP DRAWINGS SEALED BY A REGISTERED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED. ITEMS MARKED (2) SHALL BE SUBMITTED TO ENGINEER FOR OWNERS RECORD ONLY AND WILL NOT HAVE THE ENGINEER'S SHOP DRAWING STAMP AFFIXED. ITEMS MARKED (3) SHALL HAVE DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED.
 - G. CONTRACTOR SHALL SUBMIT ONE SET OF REPRODUCIBLES AND TWO SETS OF PRINTS FOR ALL SHOP DRAWINGS SPECIFIED TO BE RETURNED BY THE ENGINEER / ARCHITECT.
 - H. THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIALS REQUIRED BY THE CONTRACT DOCUMENTS TO BE FURNISHED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.
 - I. THE USE OF ELECTRONIC FILES OR REPRODUCTIONS OF THESE CONTRACT DOCUMENTS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES THEIR ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES THEMSELVES TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.

- IX. SPECIAL INSPECTION AND TESTING
 - A. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY. THE SPECIAL INSPECTOR FROM THIS TESTING AGENCY SHALL OBSERVE THE WORK FOR CONFORMANCE TO THE DESIGN DRAWINGS AND SPECIFICATIONS.
 - B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD, AND ALL OTHER DESIGNATED INDIVIDUALS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF NOT CORRECTED, TO THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.
 - C. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF HIS/HER KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS, SPECIFICATIONS, SOILS REPORT AND APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE.
 - D. SPECIAL INSPECTIONS SHALL INCLUDE:
 1. STRUCTURAL OBSERVATIONS (SEE BELOW).
 2. SOILS
 3. CONCRETE
 4. STRUCTURAL WOOD (SEISMIC)

STRUCTURAL OBSERVATION SHALL BE COMPLETED PER THE CALIFORNIA BUILDING CODE BY:

- STRUCTURAL OBSERVATIONS SHALL INCLUDE:
1. FOOTING CONSTRUCTION.
 2. WOOD WALL CONSTRUCTION.
 3. WOOD DIAPHRAGM CONSTRUCTION.

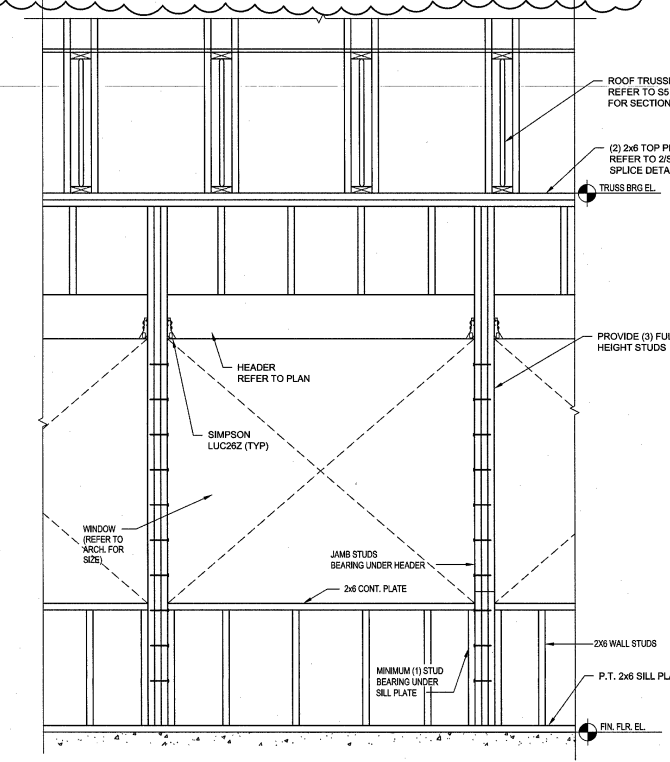
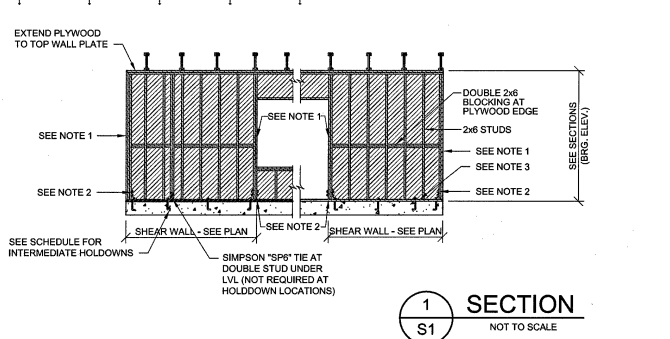
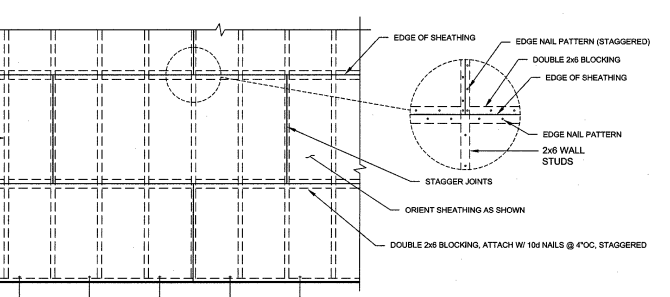
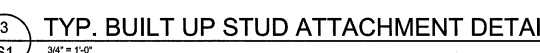
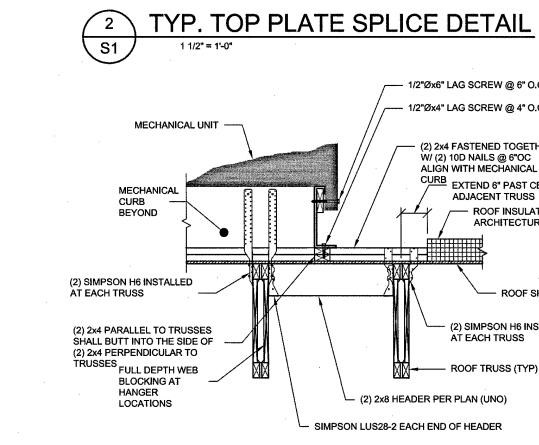
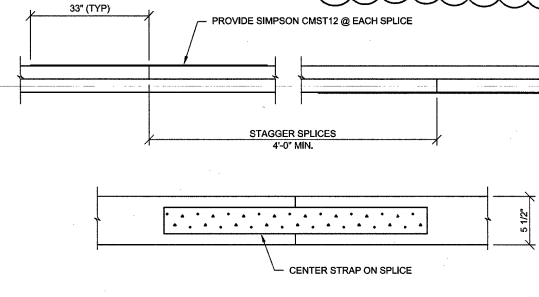
ELEVATION - SHEAR WALL

- NOTES:
1. END POST REQUIREMENTS AT SHEAR WALLS: (4) 2x6 @ SW1, SW2, (5) 2x6 @ SW3 & SW4
 2. HOLDOWN ANCHORS ARE SPECIFIED IN THE SCHEDULE FOR EACH SHEAR WALL.
 3. FOR BOTTOM SILL PLATE TO FOUNDATION CONNECTORS SEE SCHEDULE FOR TYPE AND SPACING.

| SHEAR WALL MARK | SHEATHING TYPE | END POST HOLDOWN MODEL NO. | HOLDOWN ANCHORS (NOTE 6) | HD ANCHORS EMBED | INTERMEDIATE SILL ANCHORS AND SPACING | NAILING PATTERN EDGES | INTERMEDIATE PANELS | REMARKS |
|-----------------|-------------------|----------------------------|--------------------------|------------------|---------------------------------------|-----------------------|---------------------|-------------------|
| *SW1* | SEE DESIGN NOTE 1 | HDU2-SDS2.5 | 5/8" | 6" | 5/8" A.B. @ 24" O.C. | 6" O.C. | 12" O.C. | |
| *SW2* | SEE DESIGN NOTE 1 | HDU4-SDS2.5 | 7/8" | 12" | 5/8" A.B. @ 24" O.C. | 4" O.C. | 12" O.C. | |
| *SW3* | SEE DESIGN NOTE 1 | HDU19-SDS2.5 | NOTE 9 | 12" | 5/8" A.B. @ 16" O.C. | 6" O.C. | 12" O.C. | SHEATH BOTH FACES |
| *SW4* | SEE DESIGN NOTE 1 | HDU19-SDS2.5 | NOTE 9 | 18" | 5/8" A.B. @ 16" O.C. | 2" O.C. | 12" O.C. | SHEATH BOTH FACES |
| *SW6* | SEE DESIGN NOTE 1 | HDU14-SDS2.5 | NOTE 9 | 18" | 5/8" A.B. @ 16" O.C. | 3" O.C. | 12" O.C. | SHEATH BOTH FACES |

SHEAR WALL DESIGN NOTES:

1. SHEAR WALL SHEATHING: 1/2" BLOCKED APA RATED STRUCTURAL I GRADE, EXPOSURE I, PLYWOOD OR OSB.
2. NAIL TYPE: 10d GALVANIZED.
3. NAIL SPACING: SEE SCHEDULE.
4. SEE ELEVATION NOTES AND SCHEDULE FOR END POST, HOLDOWN AND SILL PLATE TO FOUNDATION ANCHOR REQUIREMENTS.
5. SEE FOUNDATION PLAN FOR SHEAR WALL (SW1) LOCATION.
6. ALL HOLDOWN TYPES (EXCEPT INTERMEDIATE, A.B.S) REFER TO "SIMPSONS STRONG-TIE" MODEL NOS. (OR APPROVED EQUAL).
7. NOT USED
8. USE CIP 5/8" DIA. HEAVY SQUARE HEAD ASTM F 1554 A36 W/ 3x3x38 WASHER.
9. USE CIP 1" HEAVY SQUARE HEAD ASTM F 1554 A36 W/ 3x3x38 WASHER, REF 1/54 FOR ADDITIONAL FOUNDATION REINFORCEMENT @ EA, SW4 & SW5 HD.



LRMT Project No. 15343.00

BRITT PETERS & ASSOCIATES, INC.
ARCHITECTS & ENGINEERS
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LICENSE EXPIRES 12/31/16

CCIM 10.1 PROTOTYPE
LEFT-HAND

Location: 2037 RANCHO VALLEY DR.
POMONA, CALIFORNIA 91766

Drawing: GENERAL NOTES + DETAILS

golden corridor
Buffet & Grill

Revisions
THRU ADDENDUM "A"
MARCH 2013
CODE COMMENTS - 1/4/16

PROJECT DATE
11/5/2015

Drawn By
JNJ

Checked By
ZAC

Sheet No.
S1

| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|---|-------------------------------|-----|---------------------------------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.1 Steel Construction | 1. Fabricator and vendor documents | Submittal Review | N | Each submittal | |
| | 2. Material verification of structural steel | Shop (3) and field inspection | N | Periodic | |
| | 3. Enclosure (Verify diameter, length, type, length, end treatment, etc.) | Field Inspection | N | Periodic | |
| | 4. Verify member locations, bracing, etc. and application of paint | Field Inspection | N | Periodic | |
| | 5. Structural steel welding | | | | |
| | a. Inspection before and after welding | Shop (3) and field inspection | N | Observe or Perform as noted (4) | |
| | b. Inspection before and after welding | Shop (3) and field inspection | N | Observe (4) | |
| | c. Inspection before and after welding | Shop (3) and field inspection | N | Observe or Perform as noted (4) | |
| | d. Nondestructive testing (NDT) of welded joints | | | | |
| | e. Welded joints subject to fatigue | | | | |

| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|--|-------------------------------|-----|---------------------------------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.2 Steel Construction | 1. Inspection before and after welding | Shop (3) and field inspection | N | Observe or Perform as noted (4) | |
| | 2. Inspection before and after welding | Shop (3) and field inspection | N | Observe (4) | |
| | 3. Inspection before and after welding | Shop (3) and field inspection | N | Observe or Perform as noted (4) | |
| | 4. Nondestructive testing (NDT) of welded joints | | | | |
| | 5. Welded joints subject to fatigue | | | | |
| | 6. Inspection before and after welding | Shop (3) and field inspection | N | Observe or Perform as noted (4) | |
| | 7. Inspection before and after welding | Shop (3) and field inspection | N | Observe (4) | |
| | 8. Inspection before and after welding | Shop (3) and field inspection | N | Observe or Perform as noted (4) | |
| | 9. Nondestructive testing (NDT) of welded joints | | | | |
| | 10. Welded joints subject to fatigue | | | | |

| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|---------------------------------------|------------------|-----|----------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.3 Concrete Construction | 1. Inspection of formwork for slabs | Field Inspection | N | Periodic | |
| | 2. Inspection of formwork for walls | Field Inspection | N | Periodic | |
| | 3. Inspection of formwork for columns | Field Inspection | N | Periodic | |
| | 4. Inspection of formwork for beams | Field Inspection | N | Periodic | |
| | 5. Inspection of formwork for stairs | Field Inspection | N | Periodic | |
| | 6. Inspection of formwork for slabs | Field Inspection | N | Periodic | |
| | 7. Inspection of formwork for walls | Field Inspection | N | Periodic | |
| | 8. Inspection of formwork for columns | Field Inspection | N | Periodic | |
| | 9. Inspection of formwork for beams | Field Inspection | N | Periodic | |
| | 10. Inspection of formwork for stairs | Field Inspection | N | Periodic | |

| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|---|------------------|-----|----------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.4 Masonry Construction | 1. Verification of masonry units | Field Inspection | N | Periodic | |
| | 2. Verification of mortar mix | Field Inspection | N | Periodic | |
| | 3. Verification of wall thickness | Field Inspection | N | Periodic | |
| | 4. Verification of window and door openings | Field Inspection | N | Periodic | |
| | 5. Verification of lintel and sill courses | Field Inspection | N | Periodic | |
| | 6. Verification of corner and end courses | Field Inspection | N | Periodic | |
| | 7. Verification of bond | Field Inspection | N | Periodic | |
| | 8. Verification of reinforcement | Field Inspection | N | Periodic | |
| | 9. Verification of curing | Field Inspection | N | Periodic | |
| | 10. Verification of protection | Field Inspection | N | Periodic | |

| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|---|------------------|-----|----------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.5 Wood Construction | 1. Verification of wood species | Field Inspection | N | Periodic | |
| | 2. Verification of moisture content | Field Inspection | N | Periodic | |
| | 3. Verification of preservative treatment | Field Inspection | N | Periodic | |
| | 4. Verification of joint and fastener placement | Field Inspection | N | Periodic | |
| | 5. Verification of fire-retardant treatment | Field Inspection | N | Periodic | |
| | 6. Verification of structural connections | Field Inspection | N | Periodic | |
| | 7. Verification of roof and floor joists | Field Inspection | N | Periodic | |
| | 8. Verification of truss and rafter connections | Field Inspection | N | Periodic | |
| | 9. Verification of deck and subflooring | Field Inspection | N | Periodic | |
| | 10. Verification of finish work | Field Inspection | N | Periodic | |

| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|----------------------------------|------------------|-----|----------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.6 Foundation | 1. Inspection of excavation | Field Inspection | N | Periodic | |
| | 2. Inspection of footing | Field Inspection | N | Periodic | |
| | 3. Inspection of wall | Field Inspection | N | Periodic | |
| | 4. Inspection of slab | Field Inspection | N | Periodic | |
| | 5. Inspection of beam | Field Inspection | N | Periodic | |
| | 6. Inspection of column | Field Inspection | N | Periodic | |
| | 7. Inspection of pile | Field Inspection | N | Periodic | |
| | 8. Inspection of anchor bolt | Field Inspection | N | Periodic | |
| | 9. Inspection of post-tensioning | Field Inspection | N | Periodic | |
| | 10. Inspection of waterproofing | Field Inspection | N | Periodic | |

| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|---|------------------|-----|----------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.7 Foundation | 1. Verification of soil conditions | Field Inspection | N | Periodic | |
| | 2. Verification of foundation design | Field Inspection | N | Periodic | |
| | 3. Verification of foundation construction | Field Inspection | N | Periodic | |
| | 4. Verification of foundation curing | Field Inspection | N | Periodic | |
| | 5. Verification of foundation protection | Field Inspection | N | Periodic | |
| | 6. Verification of foundation settlement | Field Inspection | N | Periodic | |
| | 7. Verification of foundation drainage | Field Inspection | N | Periodic | |
| | 8. Verification of foundation waterproofing | Field Inspection | N | Periodic | |
| | 9. Verification of foundation reinforcement | Field Inspection | N | Periodic | |
| | 10. Verification of foundation connections | Field Inspection | N | Periodic | |

| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|---|------------------|-----|----------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.8 Foundation | 1. Verification of soil conditions | Field Inspection | N | Periodic | |
| | 2. Verification of foundation design | Field Inspection | N | Periodic | |
| | 3. Verification of foundation construction | Field Inspection | N | Periodic | |
| | 4. Verification of foundation curing | Field Inspection | N | Periodic | |
| | 5. Verification of foundation protection | Field Inspection | N | Periodic | |
| | 6. Verification of foundation settlement | Field Inspection | N | Periodic | |
| | 7. Verification of foundation drainage | Field Inspection | N | Periodic | |
| | 8. Verification of foundation waterproofing | Field Inspection | N | Periodic | |
| | 9. Verification of foundation reinforcement | Field Inspection | N | Periodic | |
| | 10. Verification of foundation connections | Field Inspection | N | Periodic | |

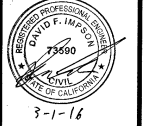
| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|---|------------------|-----|----------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.9 Foundation | 1. Verification of soil conditions | Field Inspection | N | Periodic | |
| | 2. Verification of foundation design | Field Inspection | N | Periodic | |
| | 3. Verification of foundation construction | Field Inspection | N | Periodic | |
| | 4. Verification of foundation curing | Field Inspection | N | Periodic | |
| | 5. Verification of foundation protection | Field Inspection | N | Periodic | |
| | 6. Verification of foundation settlement | Field Inspection | N | Periodic | |
| | 7. Verification of foundation drainage | Field Inspection | N | Periodic | |
| | 8. Verification of foundation waterproofing | Field Inspection | N | Periodic | |
| | 9. Verification of foundation reinforcement | Field Inspection | N | Periodic | |
| | 10. Verification of foundation connections | Field Inspection | N | Periodic | |

| SCHEDULE OF SPECIAL INSPECTION SERVICES | | | | | |
|---|---|------------------|-----|----------|------------------------|
| PROJECT | MATERIAL / ACTIVITY | SERVICE | Y/N | EXTENT | AGENT / DATE COMPLETED |
| 1705.10 Foundation | 1. Verification of soil conditions | Field Inspection | N | Periodic | |
| | 2. Verification of foundation design | Field Inspection | N | Periodic | |
| | 3. Verification of foundation construction | Field Inspection | N | Periodic | |
| | 4. Verification of foundation curing | Field Inspection | N | Periodic | |
| | 5. Verification of foundation protection | Field Inspection | N | Periodic | |
| | 6. Verification of foundation settlement | Field Inspection | N | Periodic | |
| | 7. Verification of foundation drainage | Field Inspection | N | Periodic | |
| | 8. Verification of foundation waterproofing | Field Inspection | N | Periodic | |
| | 9. Verification of foundation reinforcement | Field Inspection | N | Periodic | |
| | 10. Verification of foundation connections | Field Inspection | N | Periodic | |



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 (757) 865-3710
 BPA Job No. 150711

INSPECTION AGENTS / FIRM ADDRESS TELEPHONE NO.
 1. _____
 2. _____
 3. _____
 4. _____



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GC11M.10.1 PROTOTYPE
 LEFT-HAND
 Location: 2037 RANCHO VALLEY DR
 POMONA, CALIFORNIA 91766
 Drawing: GENERAL NOTES - DETAILS



Revisions
 THRU ADDENDUM "A"
 MARCH 2013

DATE COMPLETED - 1/4/16

PROJECT DATE
 11/5/2015

Drawn By
 NJ

Checked By
 ZAC

Sheet No.

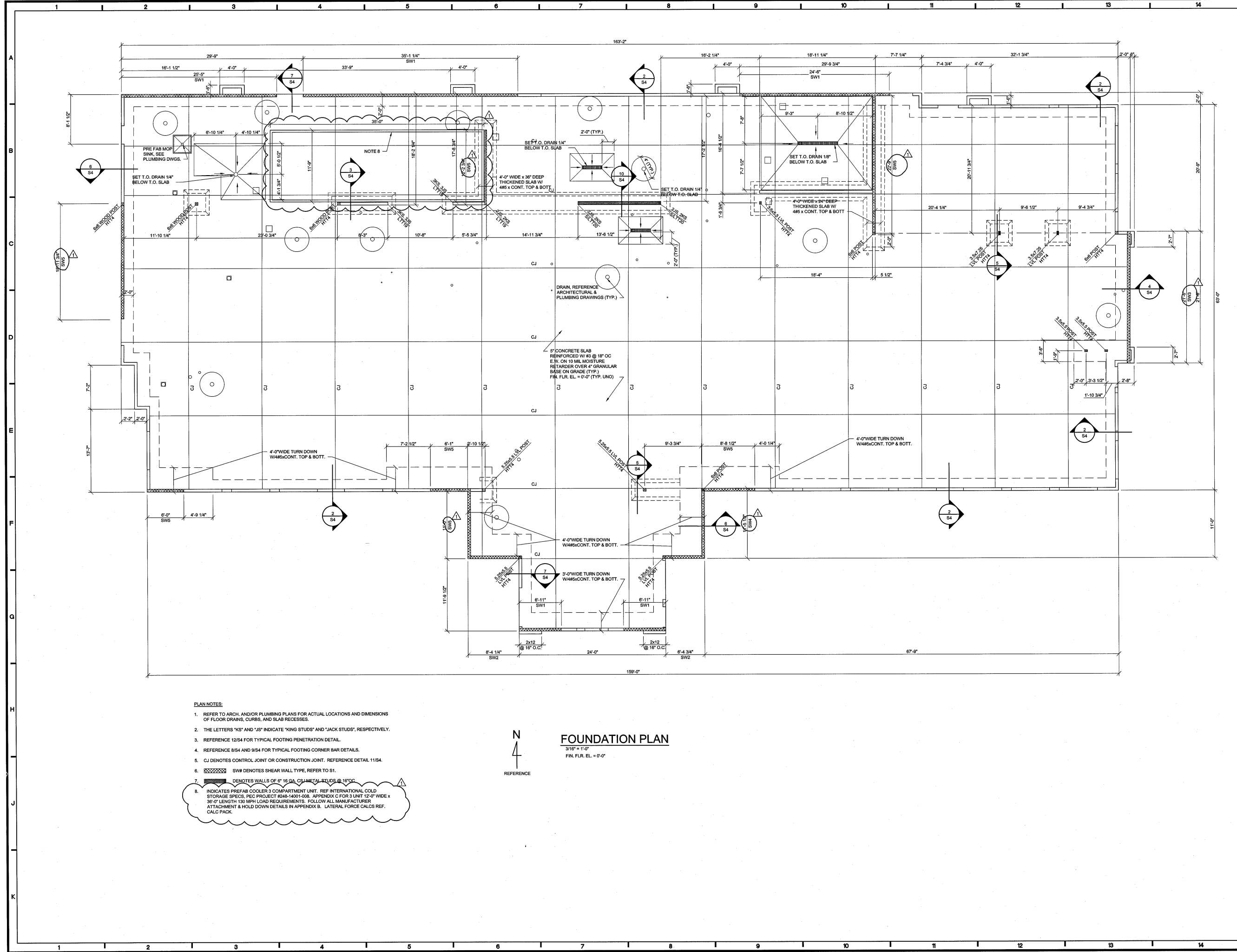
S1A

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GC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: FOUNDATION PLAN

golden Corral
Buffet & Grill

| Revisions | |
|------------------------|------------|
| THRU ADDENDUM "A" | MARCH 2013 |
| CODE COMMENTS - 1/4/16 | |
| PROJECT DATE | 11/5/2015 |
| Drawn By | JNJ |
| Checked By | ZAC |
| Sheet No. | S2 |



- PLAN NOTES:**
- REFER TO ARCH. AND/OR PLUMBING PLANS FOR ACTUAL LOCATIONS AND DIMENSIONS OF FLOOR DRAINS, CURBS, AND SLAB RECESSES.
 - THE LETTERS "KS" AND "JS" INDICATE "KING STUDS" AND "JACK STUDS", RESPECTIVELY.
 - REFERENCE 12/S4 FOR TYPICAL FOOTING PENETRATION DETAIL.
 - REFERENCE 8/S4 AND 9/S4 FOR TYPICAL FOOTING CORNER BAR DETAILS.
 - CJ DENOTES CONTROL JOINT OR CONSTRUCTION JOINT. REFERENCE DETAIL 11/S4.
 - SW# DENOTES SHEAR WALL TYPE. REFER TO S1.
 - DENOTES WALLS OF 8" 16 GA. CS METAL STUDS @ 16" OC.
 - INDICATES PREFAB COOLER 3 COMPARTMENT UNIT. REF INTERNATIONAL COLD STORAGE SPECS, PEC PROJECT #045-1401-008. APPENDIX C FOR 3 UNIT 12'-0" WIDE x 36'-0" LENGTH 130 MPH LOAD REQUIREMENTS. FOLLOW ALL MANUFACTURER ATTACHMENT & HOLD DOWN DETAILS IN APPENDIX B. LATERAL FORCE CALCS REF. CALC PACK.


FOUNDATION PLAN
 3/16" = 1'-0"
 FIN. FLR. EL. = 0'-0"



LICENSE EXPIRES 12/31/16

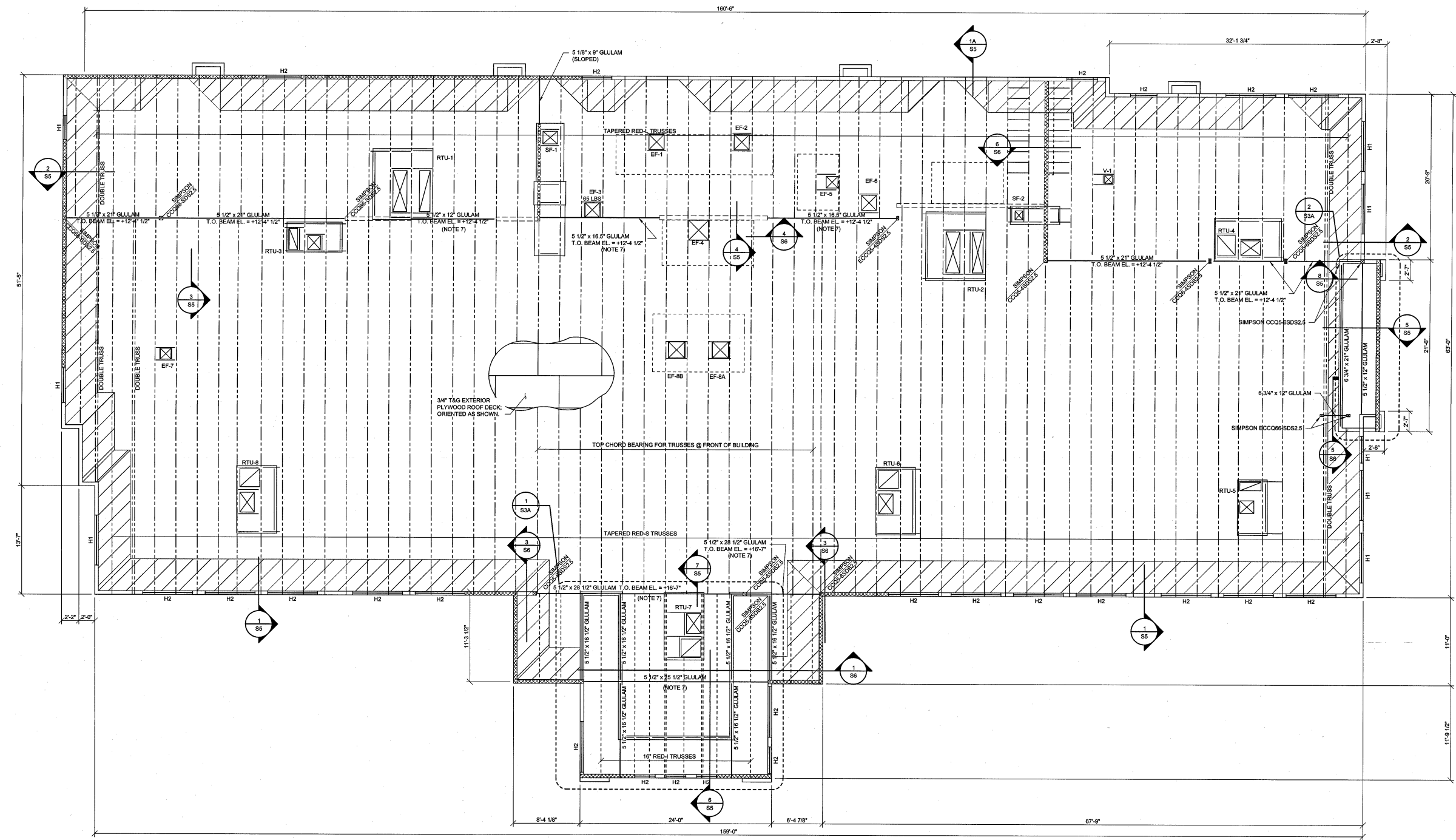
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CCT1M.10.1 PROTOTYPE
 LEFT-HAND
 Location: 2037 RANCHO VALLEY DR
 POMONA, CALIFORNIA 91766
 Drawing: ROOF FRAMING PLAN



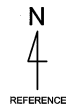
| Revisions | |
|-------------------|------------|
| THRU ADDENDUM "A" | MARCH 2013 |
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| | |

PROJECT DATE
 11/5/2015
 Drawn By
 JNJ
 Checked By
 ZAC
 Sheet No.
S3



| TYPE | HEADER | BEARING |
|------|---|---------------|
| H1 | GLB 5.5x8.0 W/ 8" MIN. BEARING EACH END | REFER TO S/S1 |
| H2 | GLB 5.5x7.5 W/ 8" MIN. BEARING EACH END | REFER TO S/S1 |

6 HEADER SCHEDULE
 SCALE: 3/4" = 1'-0"



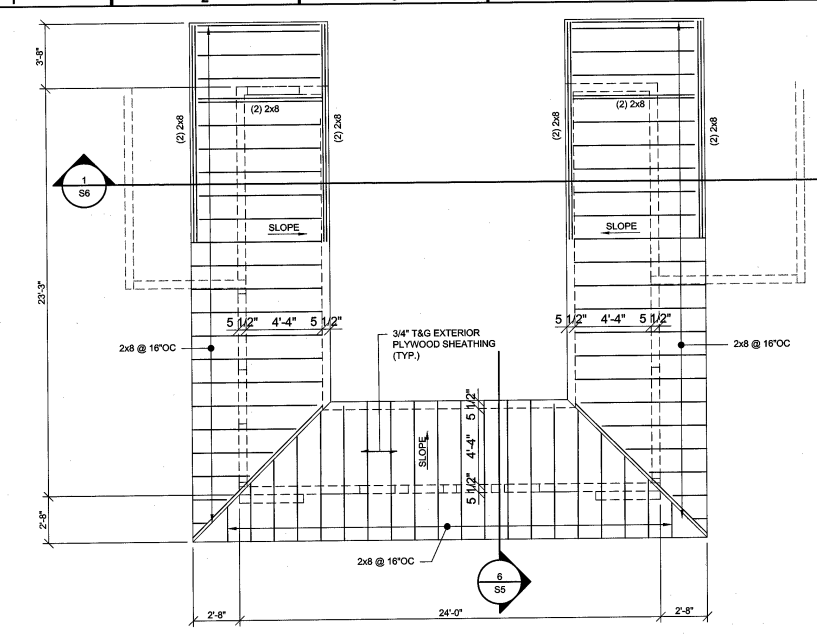
ROOF FRAMING PLAN
 3/16" = 1'-0"

REFER TO A24 SHEET FOR TRUSS LAYOUT & MECH. UNIT WEIGHTS

REFER TO S3A FOR ROOF DECK NAILING & STRAPPING REQUIREMENTS

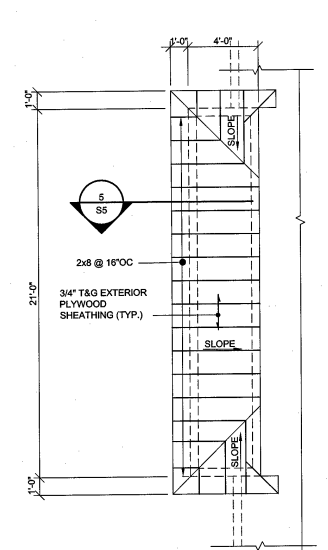
PLAN NOTES:

- ROOF TOP EQUIPMENT SHOWN IS FOR TRANE EQUIPMENT. IF ALTERNATE LENNOX EQUIPMENT IS SELECTED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CURBS, OPENINGS, FRAMING CHANGES AND UNIT LOCATIONS. COORDINATE WITH MECHANICAL CONTRACTOR.
- JOIST TOP CHORD SLOPES 0.25/12, FRONT TO BACK.
 - BOTTOM OF DECK ELEVATION @ HIGH END = +15'-10 1/2"
 - BOTTOM OF DECK ELEVATION @ LOW END = +15'-3 1/2"
 - 54" MAX. DEPTH @ FRONT; 35" MAX. DEPTH @ BACK
- H# DENOTES HEADER TYPE. REFERENCE HEADER SCHEDULE THIS SHEET.
- NOT USED
- ▨ DENOTES PARAPET BRACING AREAS. REFERENCE SECTIONS ON S5.
- H# DENOTES WOOD HEADER, REFER TO S/S1
- PROVIDE SIMPSON CMST14 STRAP FROM BEAM TO BEARING STUDS EA. END.



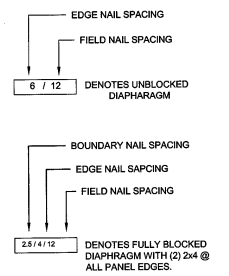
ENTRANCE HIGH ROOF FRAMING PLAN

DETAIL 1
1/4" = 1'-0"



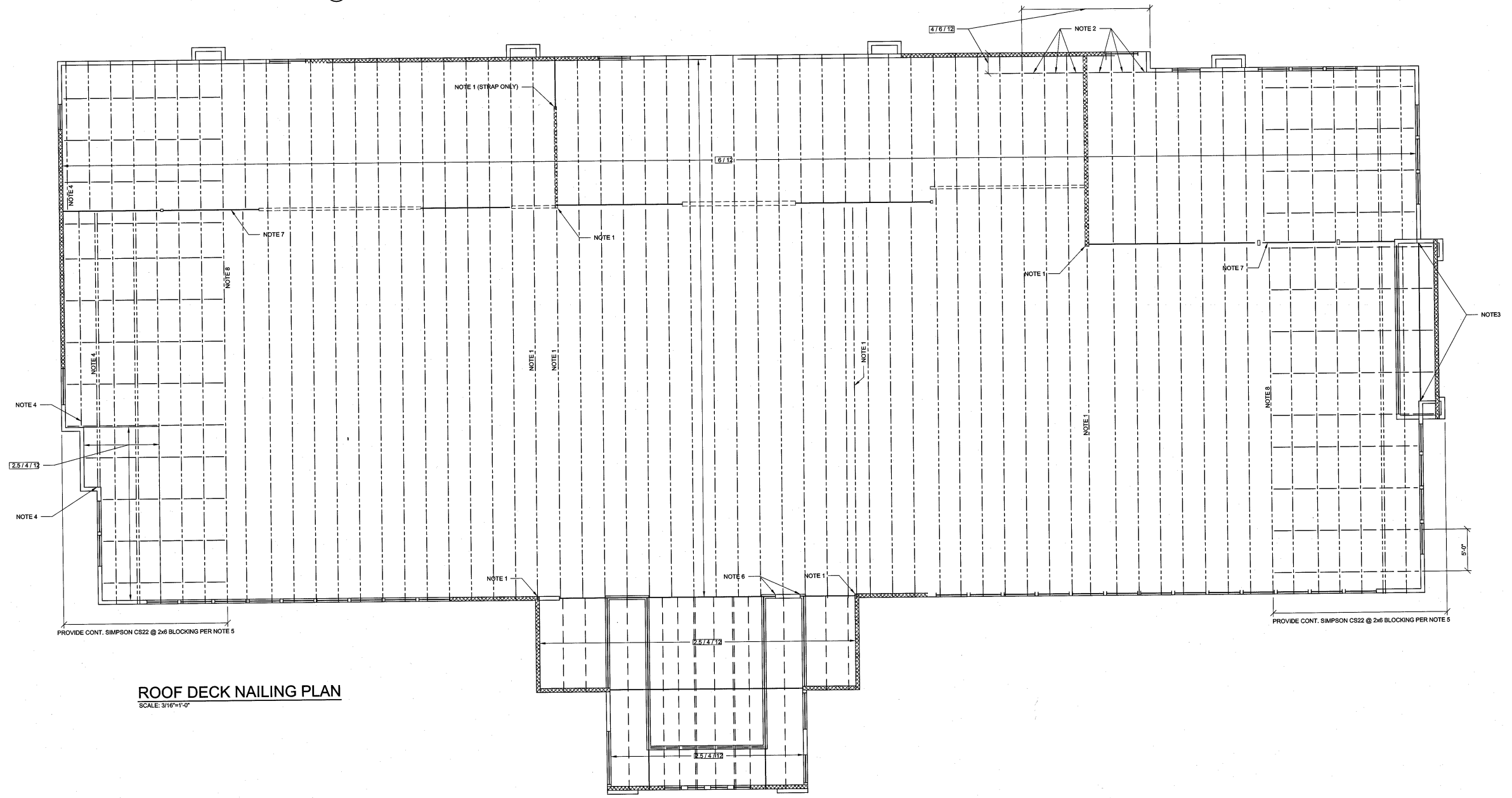
SIDE CHIMNEY HIGH ROOF FRAMING PLAN

DETAIL 2
1/4" = 1'-0"

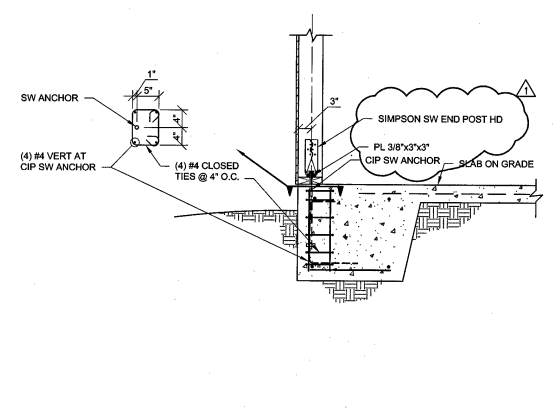


* ALL NAILS SHALL BE 10d

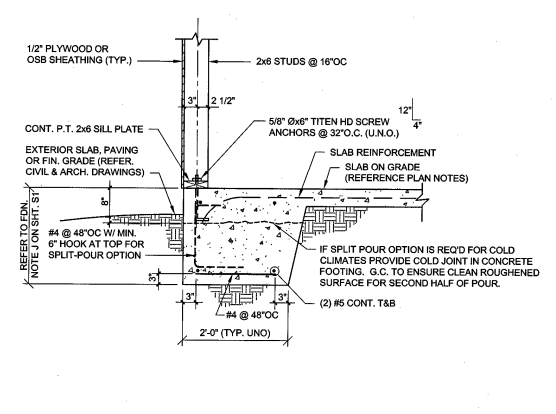
- NOTES:
1. DESIGN TRUSS FOR AXIAL FORCE OF 10 KIPS (SERVICE) FROM SEISMIC LOADS. PROVIDE (2) SIMPSON CMST14 STRAPS FROM TRUSS TOP CHORD TO SHEAR WALL TOP PLATE.
 2. PROVIDE 4x6 BLOCKING @ BAYS SHOWN WITH SIMPSON CMST14 CONT. ALONG THE TOP OF THE 4x6 BLOCKING. ATTACH BLOCKING TO TOP PLATE WITH SIMPSON CMST14.
 3. PROVIDE SIMPSON CMSTC16 FROM GLULAM TO TOP PLATE.
 4. DESIGN TRUSS FOR AXIAL FORCE OF 5KIPS (SERVICE) FROM SEISMIC LOADS. PROVIDE SIMPSON CMSTC16 STRAP FROM TRUSS CHORD TO BLOCKING IN WALL. REFER TO 3/56 (SIM).
 5. PROVIDE 2x6 BLOCKING @ 8'-0" O.C. WITH CONT. SIMPSON CS22 STRAP ALONG TOP BLOCKING. ATTACH BLOCKING TO TRUSS TOP CHORD WITH SIMPSON A21.
 6. PROVIDE SIMPSON CMST14 CONT. BETWEEN GLULAM BEAMS.
 7. PROVIDE SIMPSON CS16 BETWEEN TRUSS TOP CHORDS.
 8. DESIGN TRUSS FOR AXIAL FORCE OF 1 KIP FROM SEISMIC LOAD.



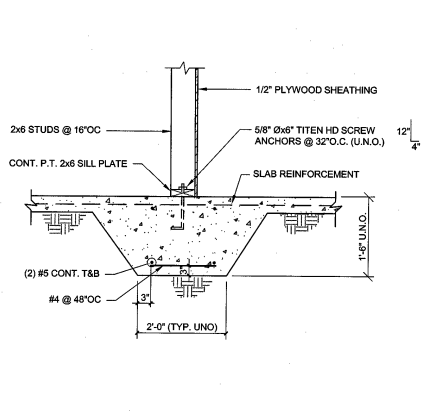
ROOF DECK NAILING PLAN
SCALE: 3/16" = 1'-0"



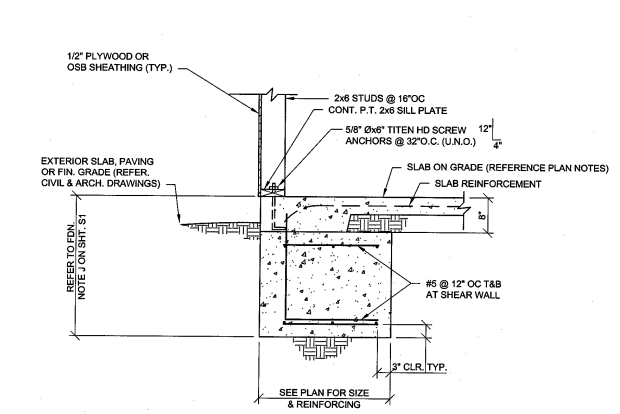
1
FOUNDATION REINFORCEMENT AT SHEAR WALL HOLD DOWN
SCALE: 3/4" = 1'-0"



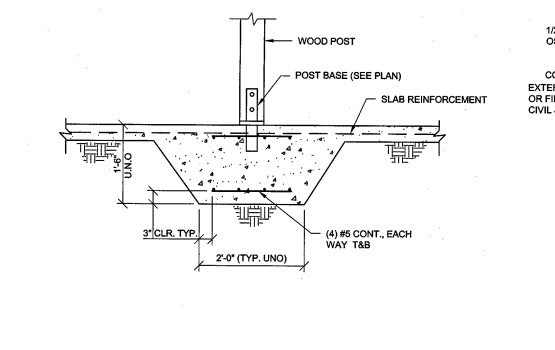
2
PERIMETER FTG. W/O BRICK LEDGE
SCALE: 3/4" = 1'-0"



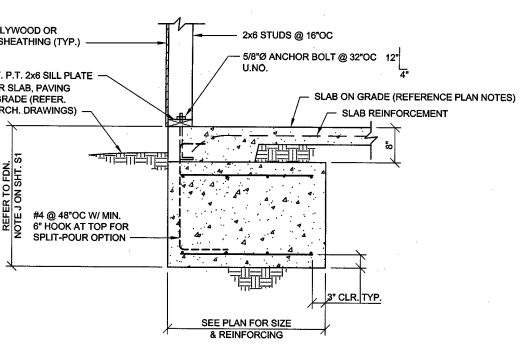
3
THICKENED SLAB @ WOOD STUD BEARING WALL
SCALE: 3/4" = 1'-0"



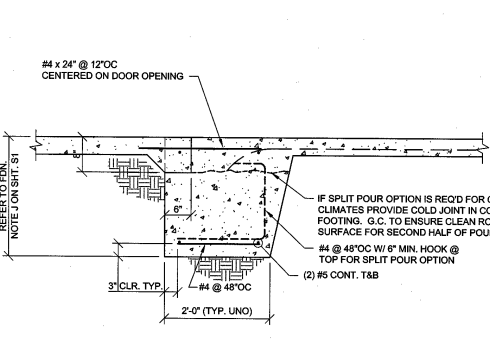
4
FOOTING @ SHEAR WALL
SCALE: 3/4" = 1'-0"



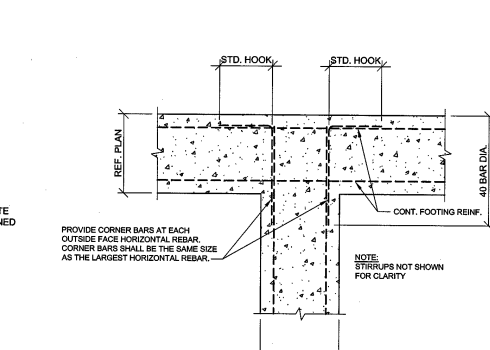
5
INTERIOR COLUMN FOOTING
SCALE: 3/4" = 1'-0"



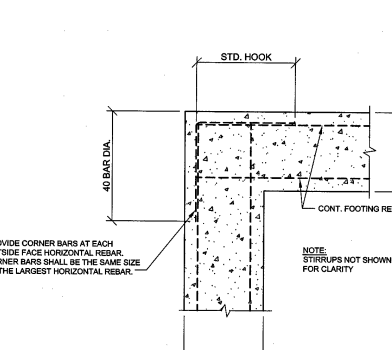
6
FOOTING @ SHEAR WALL W/O BRICK
SCALE: 3/4" = 1'-0"



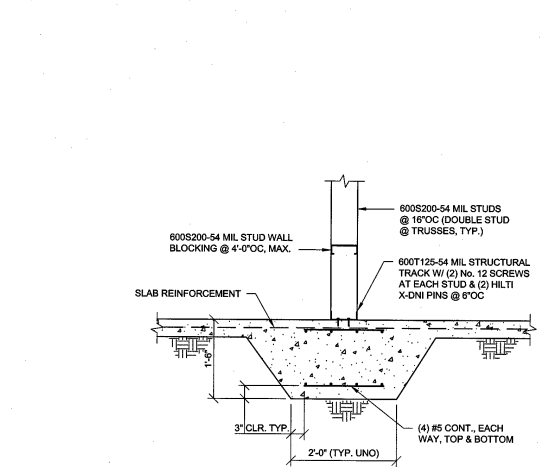
7
FOOTING @ DOOR OPENING
SCALE: 3/4" = 1'-0"



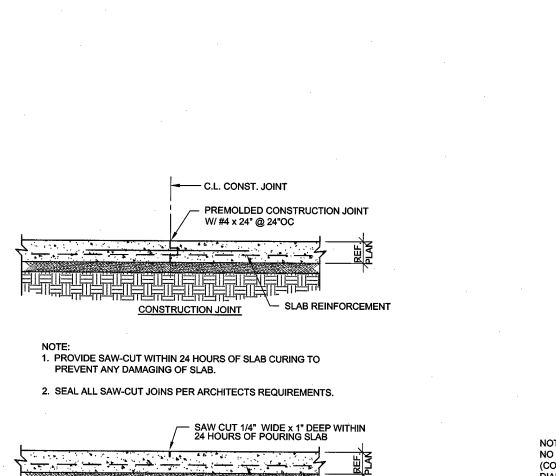
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TYP. INTERSECTION FOOTING BAR DETAIL
SCALE: 3/4" = 1'-0"



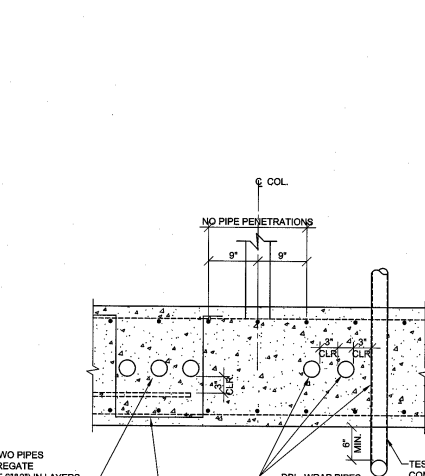
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TYPICAL CORNER FOOTING BAR DETAIL
SCALE: 3/4" = 1'-0"



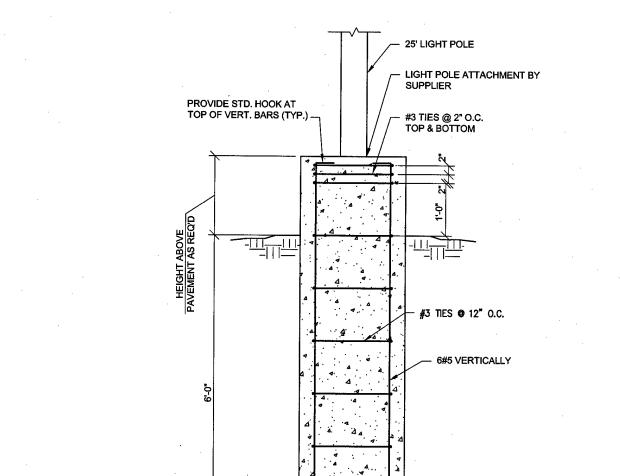
10
THICKENED SLAB @ METAL STUD BEARING WALL
SCALE: 3/4" = 1'-0"



11
CONSTRUCTION & CONTROL JOINT DETAILS
SCALE: 3/4" = 1'-0"



12
TYPICAL PENETRATION THRU FOOTING
SCALE: 3/4" = 1'-0"



13
LIGHT POLE BASE DETAIL
SCALE: 3/4" = 1'-0"

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GC/11M.10.1 PROTOTYPE
LEFT-HAND
11/24
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: ROOF FRAMING SECTIONS

golden
corral
Buffet & Grill

Revisions
THRU ADDENDUM "A"
MARCH 2013

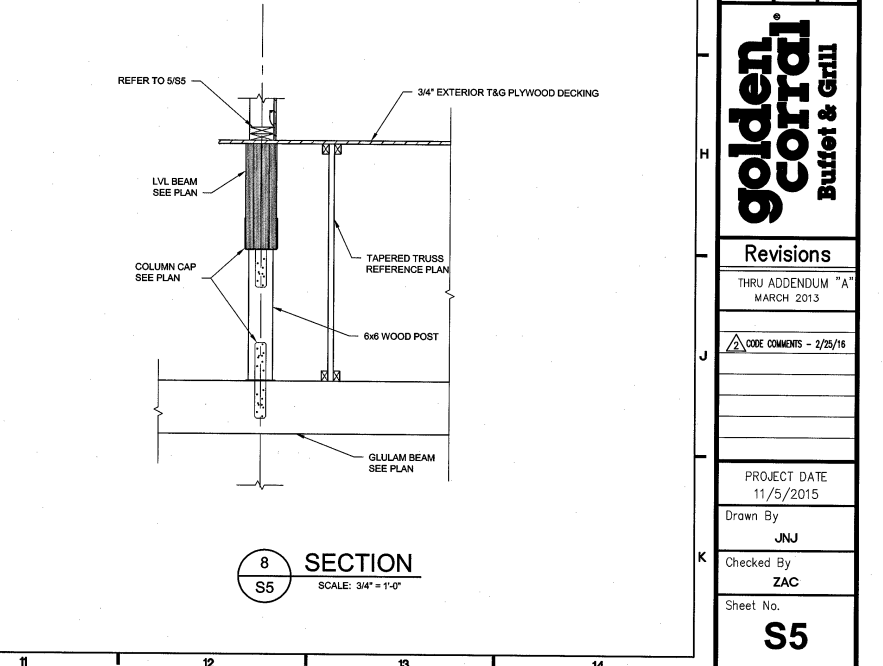
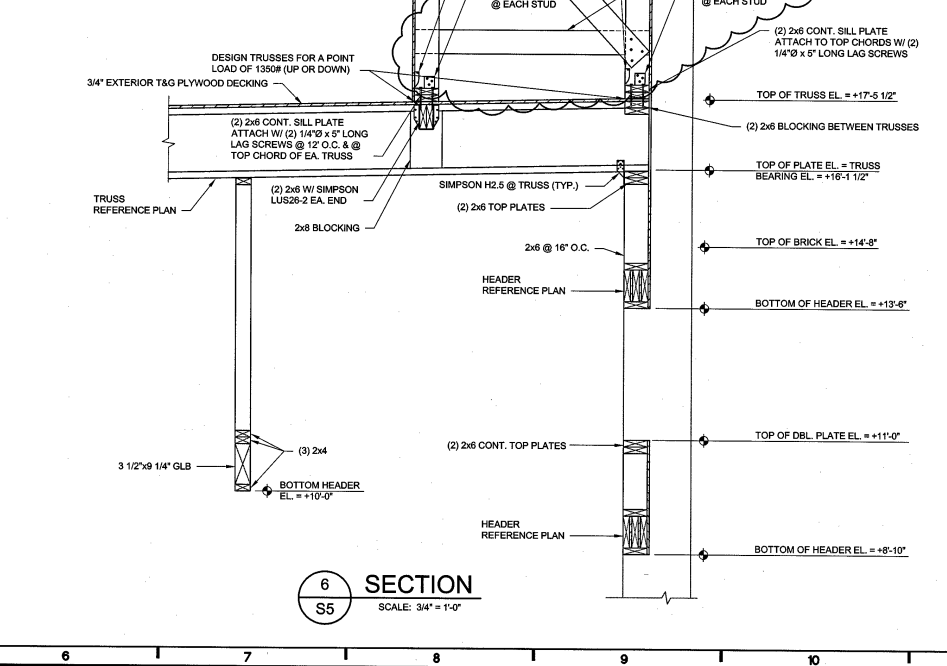
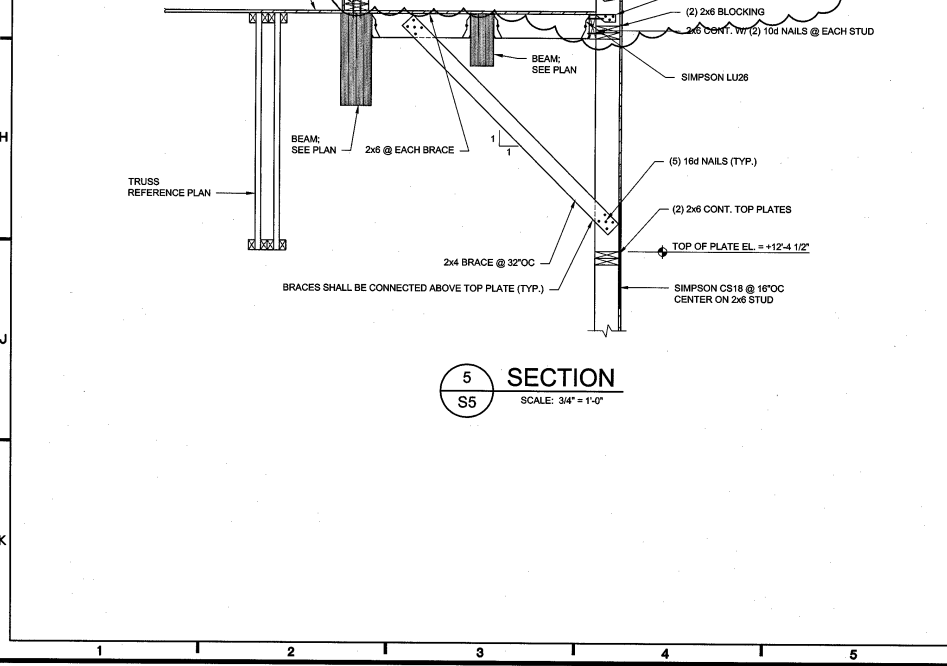
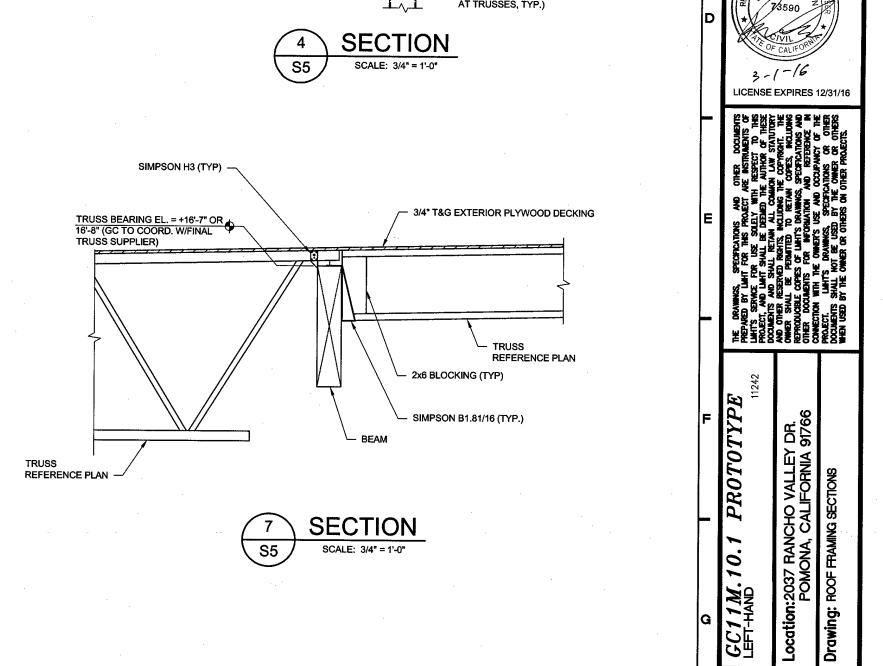
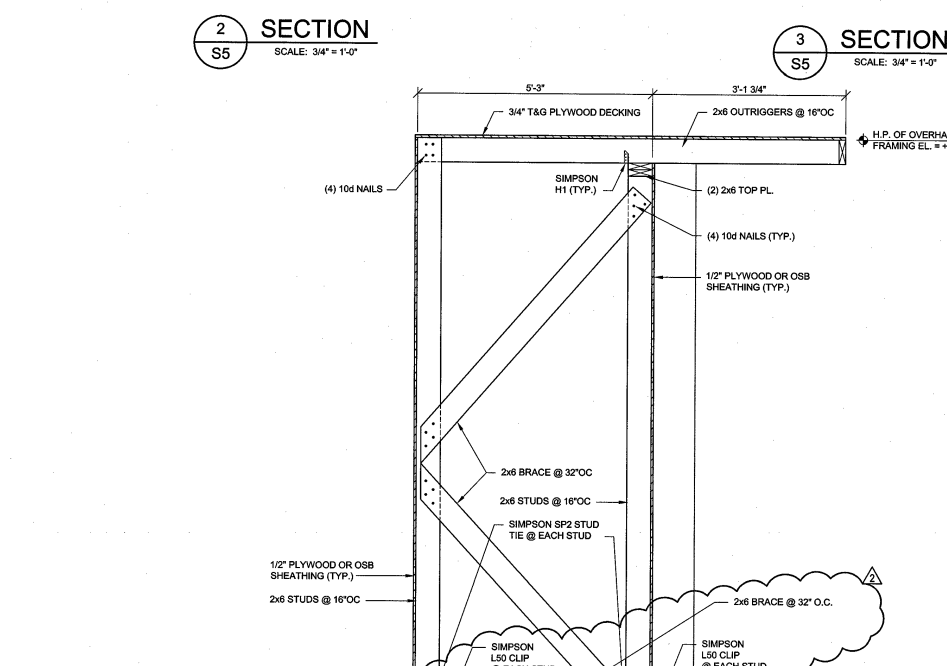
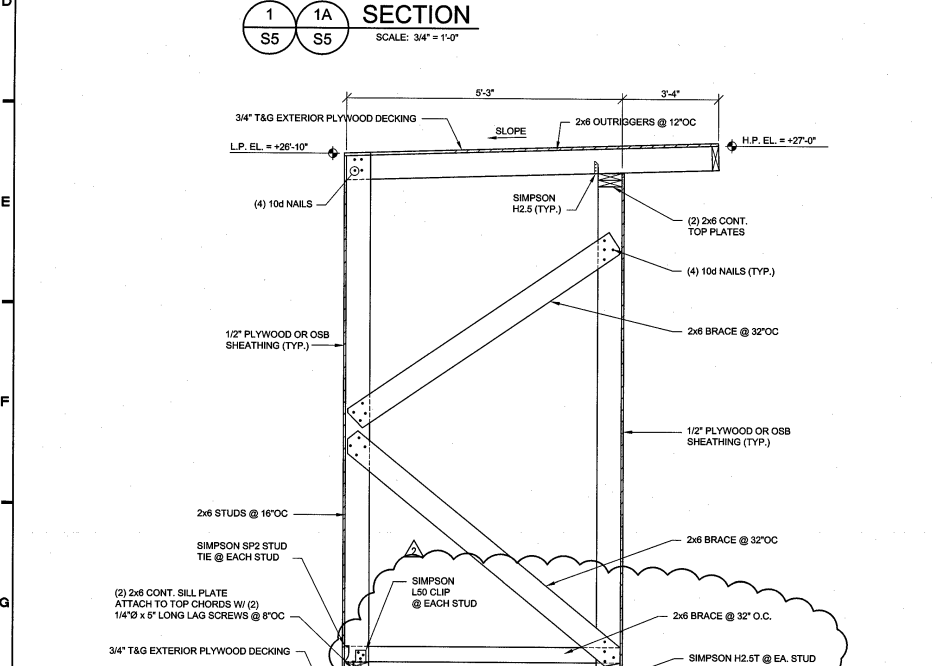
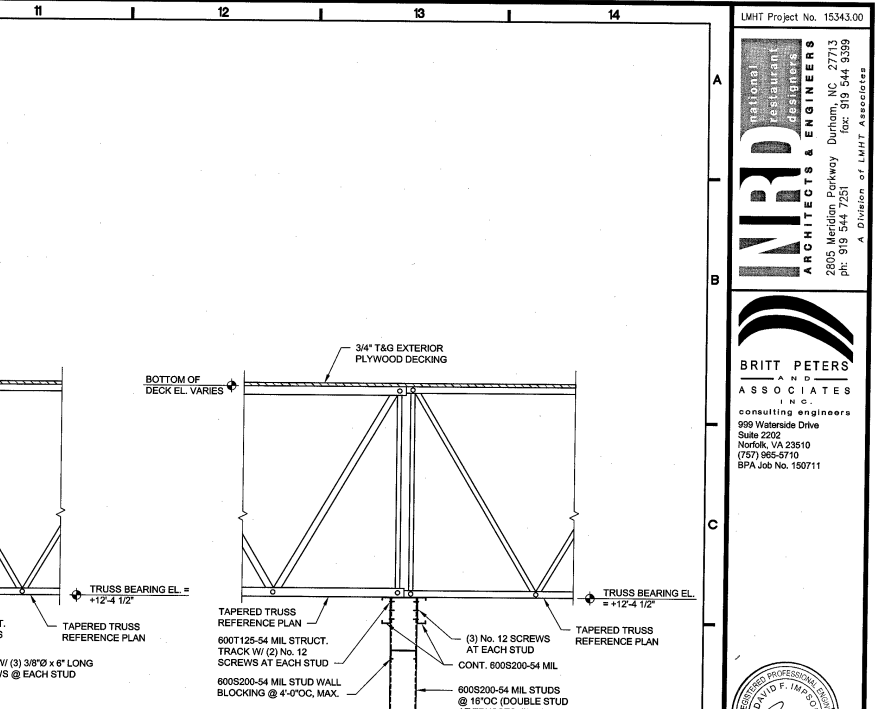
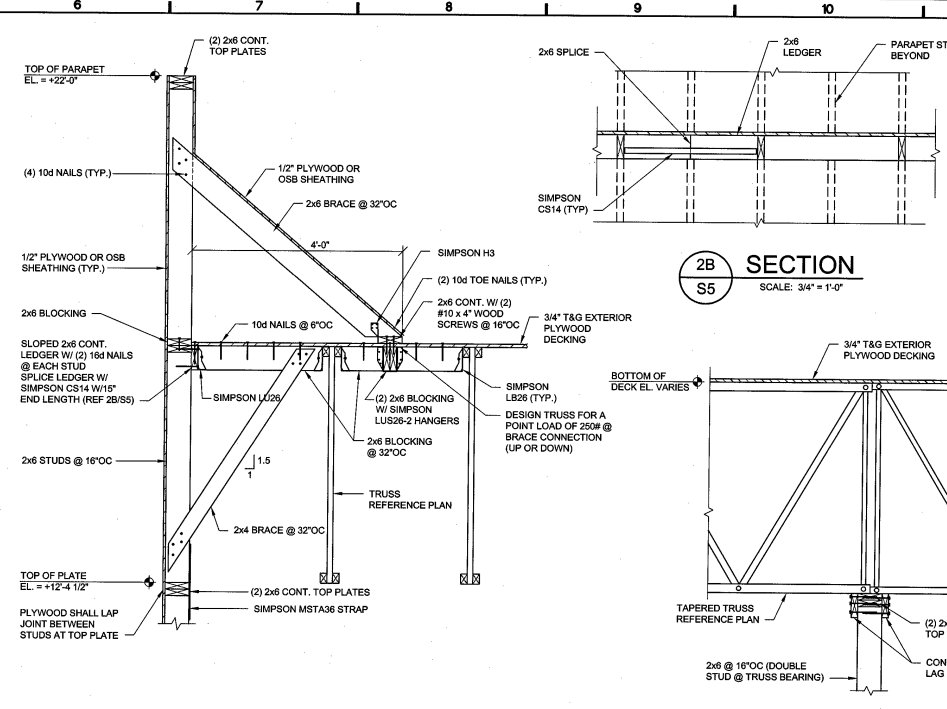
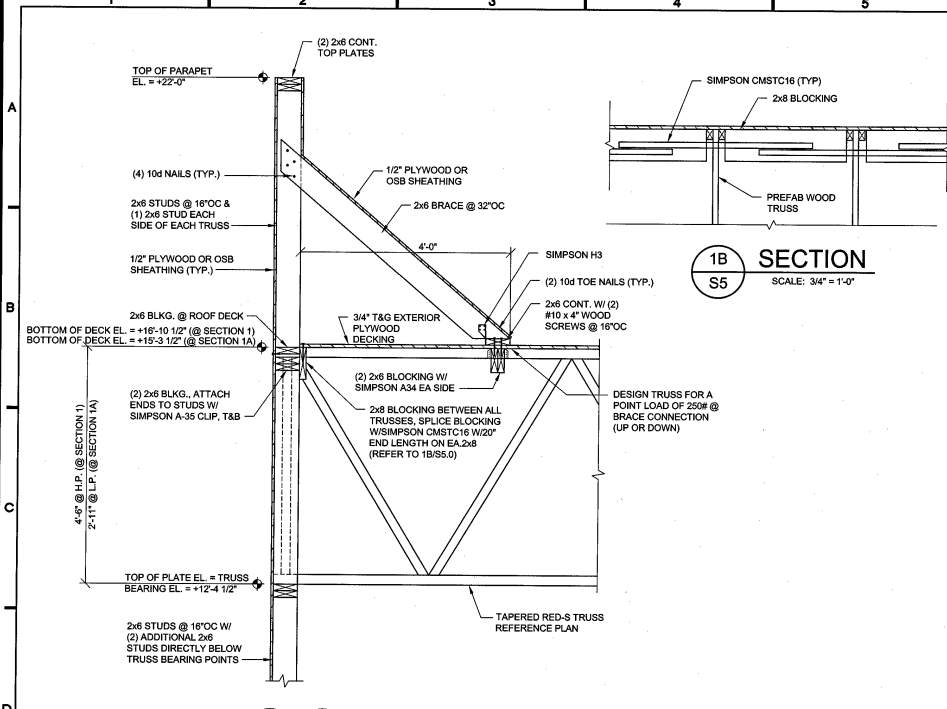
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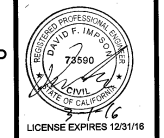
PROJECT DATE
11/5/2015

Drawn By
JNJ

Checked By
ZAC

Sheet No.
S5





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CC11M.10.1 PROTOTYPE
 LEFT-HAND
 Location: 2037 RANCHO VALLEY DR
 FONTANA, CALIFORNIA 91766
 Drawing: ROOF FRAMING SECTIONS

golden corridor
 Buffet & Grill

Revisions
 THRU ADDENDUM "A"
 MARCH 2013

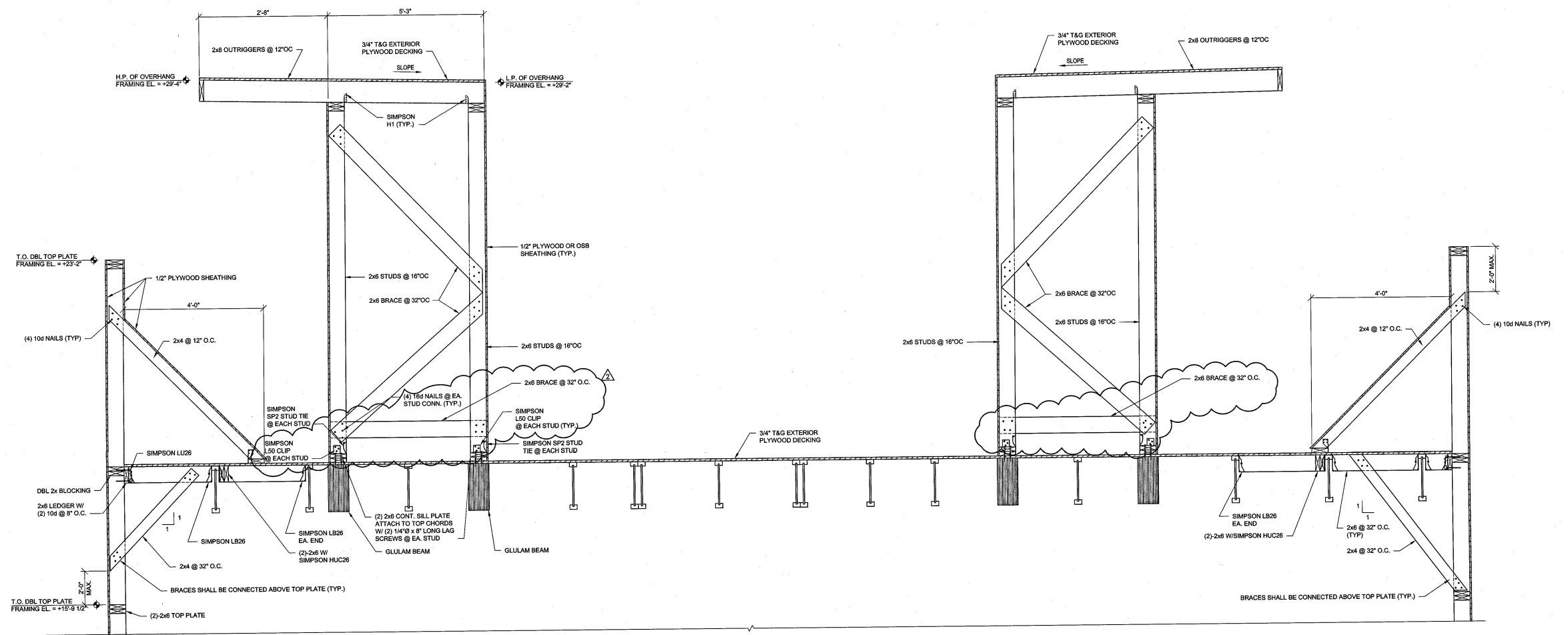
CODE COMMENTS - 2/25/18

PROJECT DATE
 11/5/2015

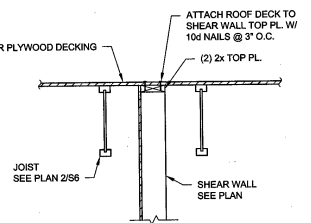
Drawn By
 JUNJ

Checked By
 ZAC

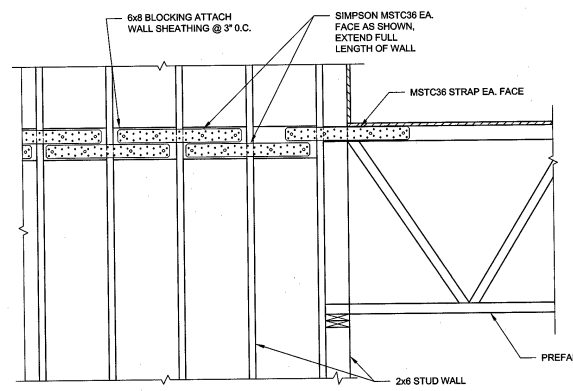
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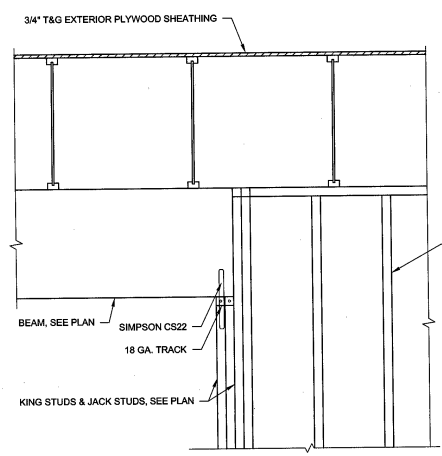
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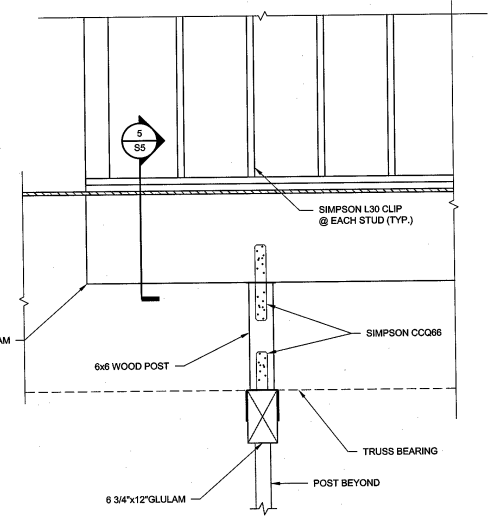
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 SCALE: 3/4" = 1'-0"



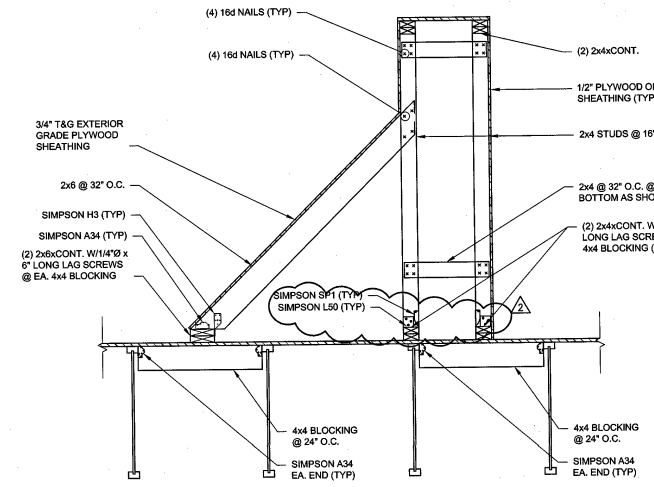
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 SCALE: 3/4" = 1'-0"



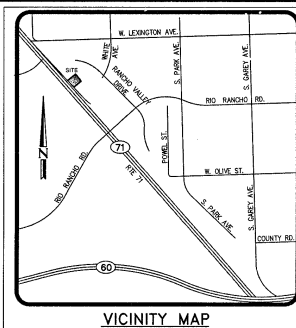
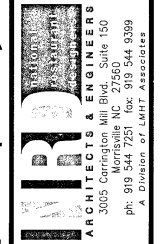
4 SECTION
 SCALE: 3/4" = 1'-0"



5 SECTION
 SCALE: 3/4" = 1'-0"

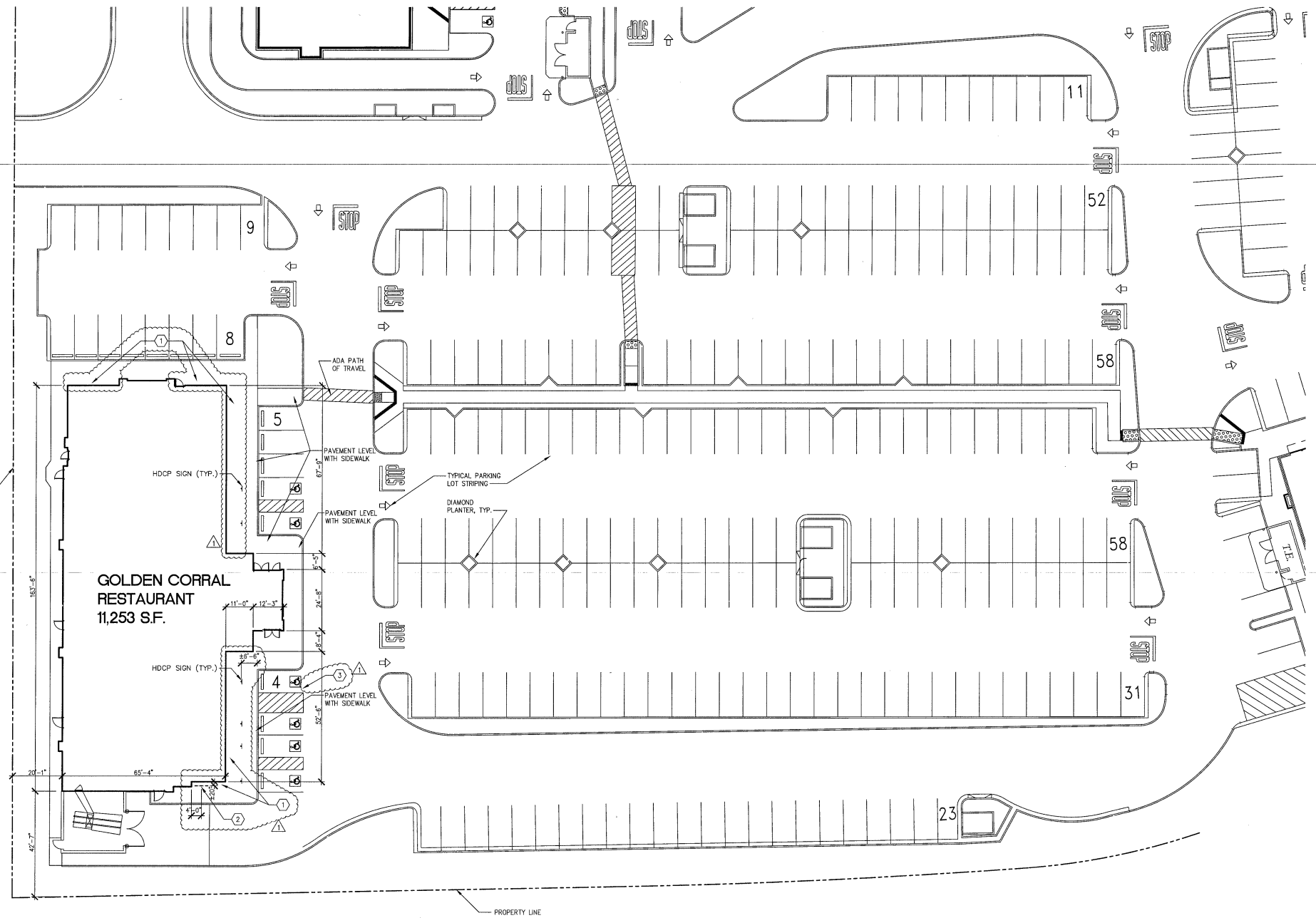


6 SECTION
 SCALE: 3/4" = 1'-0"



LEGEND

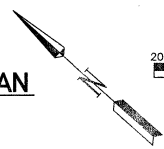
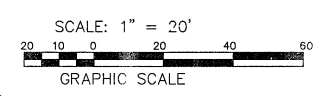
| | |
|-----------------------|-------------------------|
| --- BOUNDARY LINE | --- DAYLIGHT LINE |
| --- CENTERLINE | --- BRIDGE LINE |
| --- CURB AND GUTTER | --- PROPOSED ELEVATIONS |
| --- FLOW LINE | --- EXISTING ELEVATIONS |
| --- SHORTCUT LINE | --- MAJOR CONTOUR |
| --- DECORATIVE PAVING | --- MINOR CONTOUR |
| --- RATE OF GRADE | --- ADA PATH OF TRAVEL |
| | --- RAMP DESIGNATION |



1 ARCHITECTURAL SITE PLAN
T4

SCALE: 1" = 20'-0"
THIS DRAWING IS FOR REFERENCE ONLY AND IS NOT TO BE INTERPRETED AS A CIVIL DRAWING DOCUMENT.
FOR ADDITIONAL INFORMATION SEE CIVIL DRAWINGS BY OTHERS.

THE APPROXIMATE LOCATION OF THE BUILDING ON THE SITE, AS WELL AS PARKING AND OTHER SITE RELATED FEATURES ARE SHOWN FOR REFERENCE ONLY. ALL SITE INFORMATION SHOWN IS PROVIDED BY DFC ENGINEERING, INC. AND IS SHOWN FOR REFERENCE ONLY - PRIOR TO COMMENCING ANY CONSTRUCTION, GC SHALL VERIFY ALL EXISTING SITE CONDITIONS.

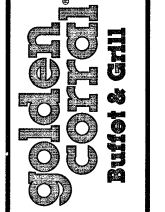


1 T4 TYPICAL PARKING
SCALE: NOT TO SCALE
TYPICAL PARKING STALLS SHALL BE MINIMUM OF 9'-6" x 18'-0"

- CONSTRUCTION NOTES**
1. EXTEND SIDEWALK TO FACE OF BLDG - FREESTANDING PLANTERS AS REQUIRED PROVIDED BY OWNER.
 2. G.C. TO PROVIDE/INSTALL IN-GROUND MOUNTED 7 BIKE RACK.
 3. THIS PARKING SPACE SHALL BE DESIGNATED "VAN ACCESSIBLE"

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GC11M.10.1 PROTOTYPE LEFT-HAND
11/24
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: ARCHITECTURAL SITE PLAN



Revisions

| | |
|------------------------|---------------|
| THRU ADDENDUM "A" | NOVEMBER 2015 |
| CODE COMMENTS - 1/4/16 | |

PROJECT DATE: 11/09/2015
Drawn By: CDK
Checked By: GRL
Sheet No. **A0**



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GC11M.10.1 PROTOTYPE
 Location: 2007 RANCHO VALLEY DR.
 POMONA, CALIFORNIA 91766
 Drawing: REFLECTED CEILING PLAN

golden corridor
Bufet & Grill

Revisions
 THRU ADDENDUM "A"
 NOVEMBER 2015

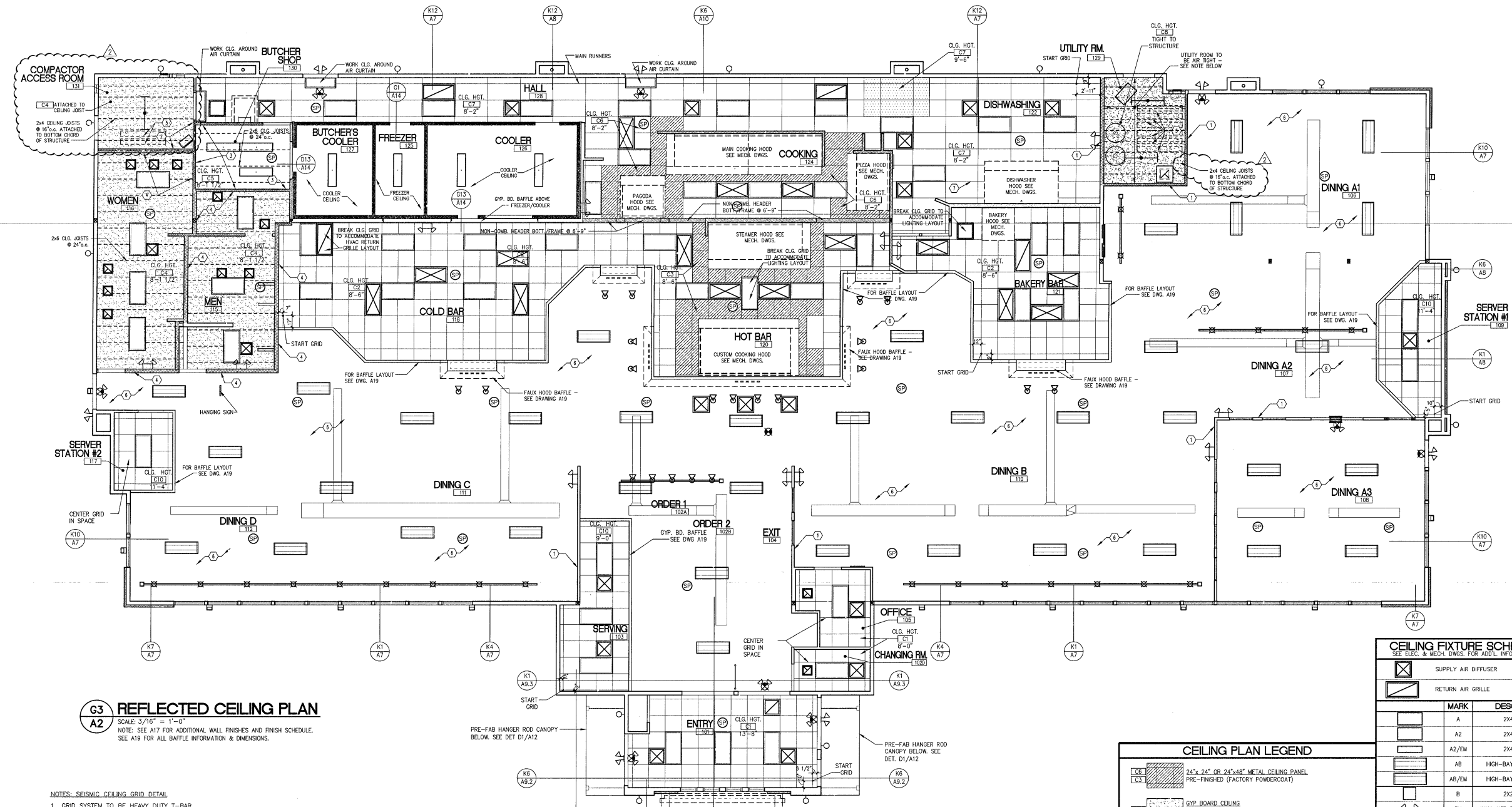
HEALTH COMMENTS - 2/17/16

PROJECT DATE
 11/09/2015

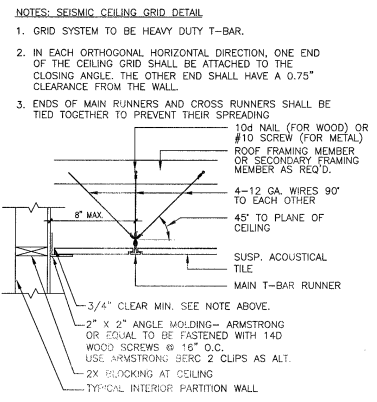
Drawn By
 CDK

Checked By
 GRL

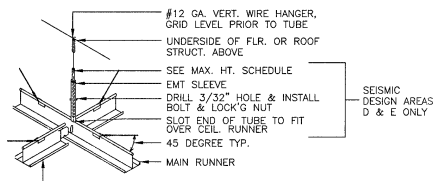
Sheet No.
A2



G3 REFLECTED CEILING PLAN
 SCALE: 3/16" = 1'-0"
 NOTE: SEE A17 FOR ADDITIONAL WALL FINISHES AND FINISH SCHEDULE.
 SEE A19 FOR ALL BAFFLE INFORMATION & DIMENSIONS.



K3 SEISMIC DETAIL
 SCALE: N.T.S.



LATERAL FORCE BRACING: INSTALL BOLT TO SECURE ONE TUBE TO THE OTHER. TUBES SHALL LAP TO ONE ANOTHER AT LEAST 4" IN FULLY EXTENDED POSITION.
 COMPRESSION STRUT W/ LATERAL BRACING @ 12'-0" MAX. EA. DIRECTION & 6'-0" MAX. FROM PERIMETER WALLS.

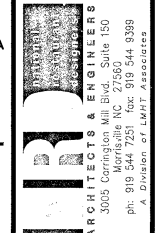
NOTE:
 HOOD AND HOOD SURROUND LOCATIONS ARE VERY CRITICAL. HOOD TO BE INSTALLED BEFORE HOOD SURROUND. SEE SHEET M4 FOR CRITICAL HOOD LOCATION DIMENSIONS.

UTILITY ROOM NOTE:
 UTILITY ROOM TO BE AIRTIGHT. PROVIDE (2) ROWS OF CONTINUOUS SEALANT BETWEEN PLATE AND SLAB. INSTALL 6 MIL POLYETHYLENE VAPOUR BARRIER UNDER GYP. BD. OF WALLS AND CEILING. LAP POLY 6" MIN. OVER STUD. AND CEILING JOISTS & TAPE AIRTIGHT. DOUBLE TAPE ALL GYP. BD. CORNERS. PROVIDE AIRTIGHT SEALANT AROUND ALL GALLIBUTY PENETRATIONS SUCH AS PIPES, DUCTS, ELEC. BOXES, ELEC. CONDUIT, ETC. HOLD GYP. BD. 1/2" ABOVE SLAB AND PROVIDE CONTINUOUS SEALANT BETWEEN GYP. BD. AND SLAB. PAINT WALLS WITH ADDITIONAL COAT OVER NORMAL SPECS.

| MARK | BASE MATERIAL | FINISH MATERIAL | MANUFACTURER | COLOR/MODEL/PATTERN |
|------|-----------------------------------|-----------------------------------|-----------------------------|---------------------------------------|
| C11 | 2x2 ACT | FIBERGLASS | ARMSTRONG CORTEGA | WHITE |
| C12 | 2x2 VINYL COATED ACT | PREFINISHED GYP. BD. W/VINYL | CELOTEX | WHITE EXTERIOR (SMOOTH FINISH) |
| C13 | 2x2 METAL CEILING PANEL | PREFINISHED (FACTORY POWDER COAT) | ARMSTRONG METALWORKS OR EQ. | WHITE (SMOOTH FINISH) |
| C14 | 5/8" GYP. BOARD | PAINT (SEMI-GLOSS PAINT SHEEN) | SHERWIN WILLIAMS | WHITE (SMOOTH FINISH) |
| C15 | 3/4" TREATED PLYWOOD | FRP | NUDO | WHITE |
| C16 | 2x4 METAL CEILING PANEL | PREFINISHED (FACTORY POWDER COAT) | ARMSTRONG METALWORKS OR EQ. | FLUSH TEGULAR - WHITE (SMOOTH FINISH) |
| C17 | 2x4 VINYL COATED ACT | PREFINISHED GYP. BD. W/VINYL | CELOTEX | WHITE EXTERIOR (SMOOTH FINISH) |
| C18 | (2) LAYERS 5/8" TYPE "X" GYP. BD. | PAINT | SHERWIN WILLIAMS | WHITE (SMOOTH FINISH) |
| C19 | 2x2 ACT | PAINT (FACTORY APPLIED) | ARMSTRONG | FINE FISURED 1728 - TECH BLACK (BL) |
| C20 | 2x2 VINYL COATED ACT | PREFINISHED (SMOOTH & WASHABLE) | CELOTEX | PAINTED BLACK |

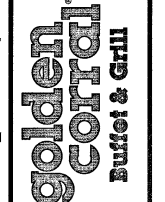
| MARK | DESCRIPTION |
|-------|----------------------------|
| A | 2X4 LENSED |
| A2 | 2X4 LENSED |
| A2/EM | 2X4 LENSED |
| AB | HIGH-BAY FLUORESCENT |
| AB/EM | HIGH-BAY FLUORESCENT |
| B | 2X2 LENSED |
| EM | WALL MTD EMERGENCY LIGHT |
| EM2 | EXTERIOR EMERGENCY |
| EMX | EMERGENCY-EXIT COMBO |
| EX | SINGLE FACE EXIT SIGN |
| EX2B | DUAL FACE EXIT SIGN |
| F | BUTCHER SHOP LIGHT |
| J | GENERAL PURPOSE INDUSTRIAL |
| L | COOLER/FREEZER LIGHTS |
| P1 | DECORATIVE PENDANT |
| P2 | DECORATIVE PENDANT |
| P3 | DECORATIVE PENDANT |
| S | EXTERIOR SCIENCE |
| S2 | EXTERIOR SCIENCE |
| 112 | TRACK SECTION 12" |
| T4 | TRACK SECTION 4" |
| TR | TRACK SECTION 8" |
| TR | TRACK SECTION 8" |
| W | WALL WASHER |
| X | EXTERIOR WALLPAC |
| Z | EXTERIOR WALLWASHER |

- GENERAL NOTES**
- ALIGN FINISH FACES
 - CENTER PENDANT MOUNTED LIGHT FIXTURES WITH FURNITURE BELOW
 - CENTER PENDANT MOUNTED LIGHT FIXTURES WITH LOW PARTITIONS BELOW
- CONSTRUCTION NOTES**
- NOTE: EXTEND WALLS & GYP. BOARD PER DET. K12/A15
 - EXTEND WALLS & GYP. BOARD BOTH SIDES TO ROOF DECK WITH 1 HR CONSTRUCTION. (UL-445) IN COMPACTOR ACCESS ROOM.
 - ALL WALLS & CEILING SURROUNDING MEAT ROOM SHALL BE INSULATED w/R-13 BATT. INSULATION @ WALLS & R-19 BATT. INSULATION @ CEILING.
 - NOTE: EXTEND WALLS & GYP. BOARD ON ONE SIDE TO ROOF DECK AROUND TOILET ROOMS.
 - EMPLOYEE BIKE STORAGE: HUNG FROM CEILING. INSTALL "RACOR PBH-1R BIKE LIFT" (OR SIMILAR MAKE: FOR 12 FOOT HIGH CEILING) PER MFR'S INSTRUCTIONS - SECURE HANGING DEVICES TO ROOF STRUCTURE.
 - OPEN TO STRUCTURE AND UTILITIES ABOVE - PAINT STRUCTURE, WALLS AND UTILITIES BLACK @ 11'-0" AND ABOVE.
 - INSTALL CEILING GRID TO AVOID WALL AND LIGHT POTENTIAL CONFLICT.



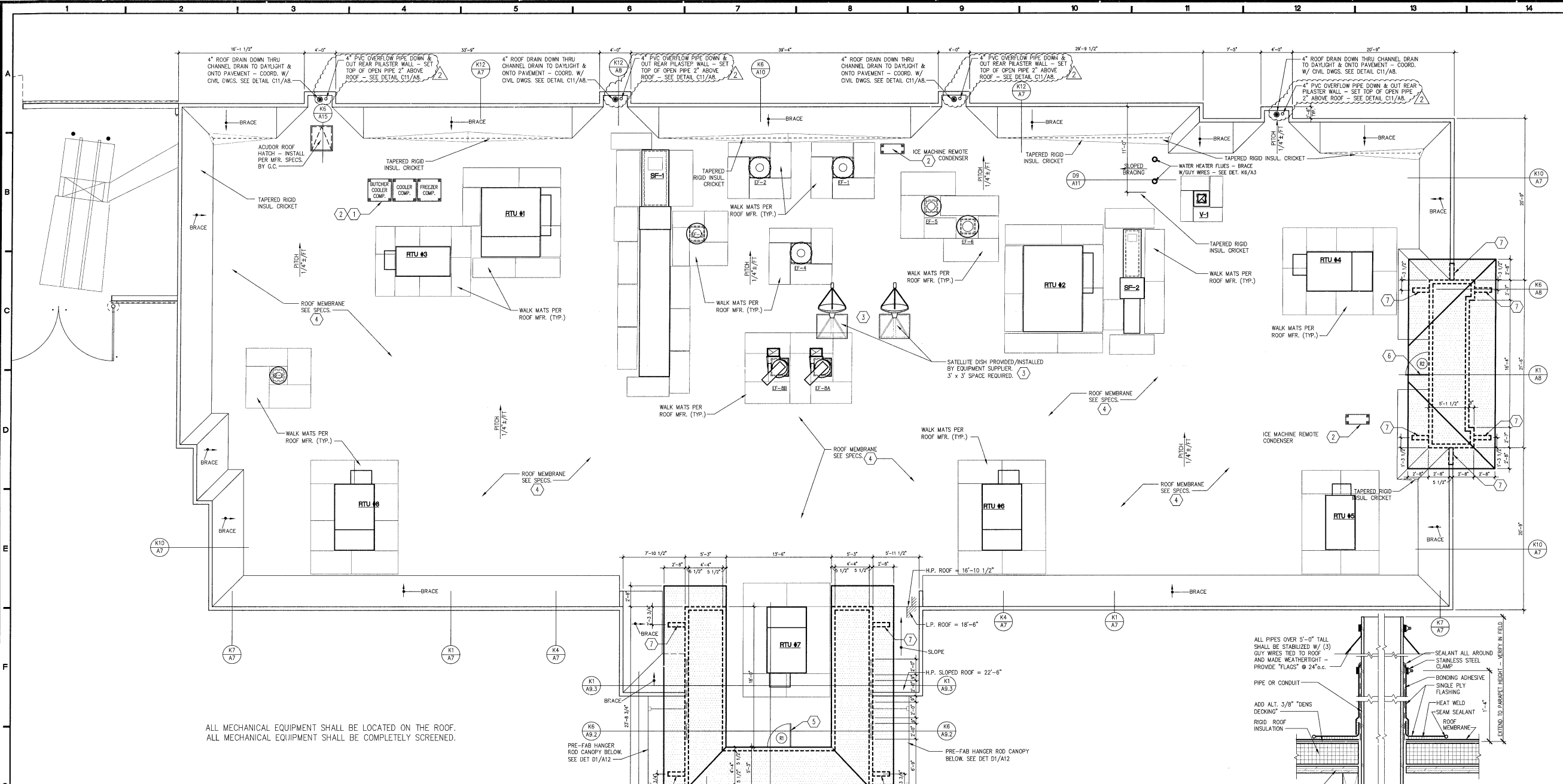
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GC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: ARCHITECTURAL ROOF PLAN



Revisions table with columns for revision number, description, and date. Includes entries for November 2015 and January 2016.

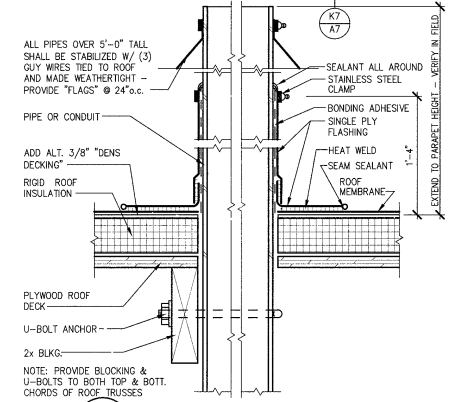
PROJECT DATE: 11/09/2015
Drawn by: CDK
Checked by: GFL
Sheet No. **A3**



ALL MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF.
ALL MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED.

G1 ROOF PLAN
SCALE: 3/16" = 1'-0"

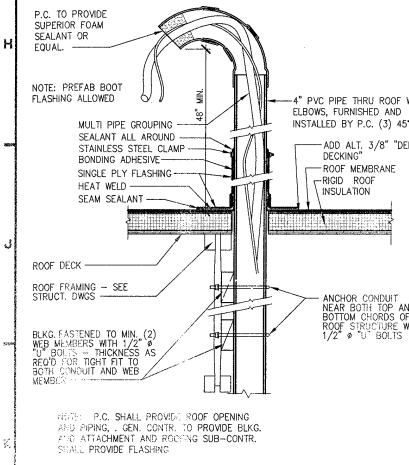
THE ROOF FINISH PRODUCT IS CLASS A FINISH,
SURE-FLEX PVC MEMBRANE AS MANUFACTURED BY CARLISLE,
ICC ESR REPORT #ESR-1463
CRRC PRODUCT ID #0628-0008



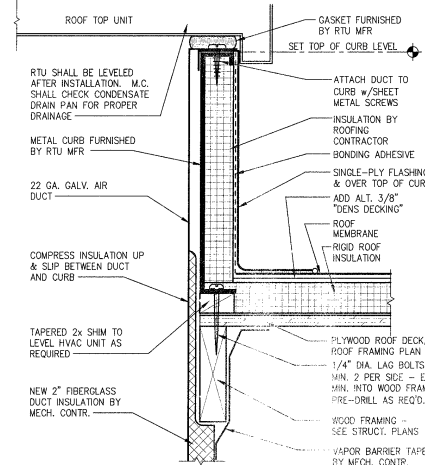
K6 PIPE FLASHING
SCALE: 3" = 1'-0"

- CONSTRUCTION NOTES:**
1. WIRING FROM REMOTE CONDENSING UNIT TO EVAPORATOR COIL, DOOR HEATER AND THE LIGHTS IN COOLER/PREEZER UNIT PROVIDED BY ELECTRICAL CONTRACTOR. MECHANICAL CONTRACTOR SHALL PLACE UNITS ON ROOF. ELECTRICAL CONTRACTOR SHALL SET CONDENSER UNITS IN CORRECT LOCATION AND CONNECT. COORDINATE W/ GENERAL CONTRACTOR.
2. SEE DET. K9/A3 FOR CONDENSER/COMPRESSOR SUPPORT DETAILS.
3. STANDARD MOUNTING FOR THE SATELLITE DISH SHALL BE THE NON-PENETRATING ROOF MOUNT AS SHOWN. THE LOCATION ON THE ROOF MUST HAVE A CLEAR VIEW OF THE SOUTH/SOUTHWEST SKY.
4. ALL GAS PIPING AND ELECTRICAL CONDUITS PENETRATING ROOF SHALL GO THROUGH ROOF CONDUIT CURB INSTALLED BY GENERAL CONTRACTOR & ROOFING CONTRACTOR. ELECTRICAL CONTRACTOR AND PLUMBING CONTRACTOR SHALL COORDINATE. INSTALL PER ROOFING MANUFACTURER'S RECOMMENDATIONS AND DETAILS.
5. INSULATED HOLLOW METAL DOOR, CUT DOOR TO SIZE TO 3'-0"x4'-0", METAL FRAME 4 SIDES, FLASH - SET BOTTOM OF FRAME 12 3/4" ABOVE ROOF DECK - SEE DET. B12/A9.0.
6. INSULATED HOLLOW METAL DOOR, CUT DOOR TO SIZE TO 3'-0"x4'-0", METAL FRAME 4 SIDES, FLASH - SET BOTTOM OF FRAME 24" ABOVE ROOF DECK - SEE DET. B1/A8.
7. DECORATIVE TOWER BRACKETS - SEE DWG. A5

- GENERAL NOTES:**
1. FOLLOW SINGLE-PLY OR GULF-PLY ROOF MANUFACTURER'S STANDARD DETAILS AT ALL CURB FLASHING, PIPE/CONDUIT PENETRATIONS, ETC. ALL ROOF PENETRATIONS SHALL BE MADE WATER-TIGHT.
2. SEE SHEET A5/A6 FOR EXTERIOR FINISHES.
3. ALL ROOF PENETRATIONS SHALL BE BY GENERAL CONTRACTOR AS PER ROOF MANUFACTURER STANDARD DETAILS.
4. ALL ROOF TOP UNITS SHALL BE LEVEL AFTER INSTALLATION.
5. MECHANICAL CONTRACTOR SHALL VERIFY ALL RTU'S DRAIN PANS FOR PROPER DRAINAGE.
6. DO NOT SCALE DRAWINGS.
7. PROVIDE ROOFING MFR'S STANDARD WALK PADS AROUND ALL ROOF TOP EQUIPMENT.
8. SEE SHEET P1 FOR GAS LINES AND PLUMBING INFORMATION.
9. SEE SHEET M1 FOR RTU, EXHAUST FAN, ETC. INFORMATION.
10. SEE SHEET E1 FOR ELECTRICAL ROOF INFORMATION.
11. FOR LOCATION OF ALL MECHANICAL UNITS ON ROOF SEE DRAWING A24.
12. FOR LOCATIONS OF ROOFTOP EQUIPMENT REFER TO DRAWING P01.

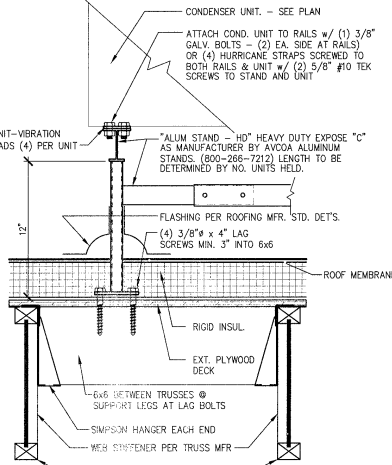


K1 CONDUIT THRU ROOF
SCALE: 1 1/2" = 1'-0"



K3 HVAC CURB
SCALE: 3" = 1'-0"
NOTE: EXHAUST FAN & M.U.A. CURBS SIMILAR

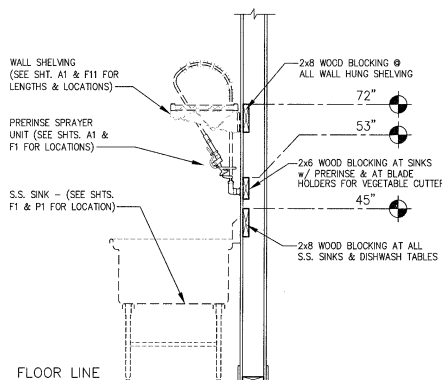
Product information for Carlisle Sure-Flex PVC Membrane, including technical specifications, physical properties, and contact information.



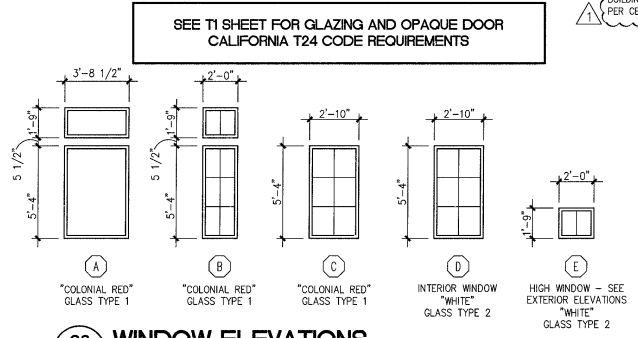
K9 CONDENSER SUPPORT
SCALE: N.T.S.

| BLOCKING SCHEDULE | | | | | |
|-------------------|---------------------------|--------------------------------------|---------------|------------------------------------|---|
| MARK | EQUIP. NO. | EQUIPMENT NAME | BLOCKING SIZE | T/BLOCKING ABOVE T/SLAB | |
| TOILET | 104 | GRAB BARS (3) | 2x6 | 4'-0" | 37" |
| | 107 | BABY CHANGING TABLE | (2) 2x6 | 3'-0" | 42" & 51" |
| | 112 | CUP RACK SHELVES | (2) 2x6 | 4'-0" | 64" & 75" |
| DINING | 115 | WALL CABINET | 2x8 | 3'-0" | 84" |
| | 59 | WALL SHELVING | 2x8 | VARIABLES SEE ELEV. | 72" |
| KITCHEN | 41c | ICE MACHINE WATER FILTERS | 2x8 | 2'-0" | 96" |
| | 38 | HAND WASH SINK | 2x10 | 3'-0" | 47" |
| | 90 | S.S. 2-COMP. PREP SINK | | 9'-0" | 45" |
| | 89 | S.S. 1-COMP. PREP SINK | | 4'-0" | |
| | 63 | S.S. CHICKEN PREP SINK | 2x8 | 3'-0" | (PROVIDE ADD'L BLOCKING ON TOP OF REG. BLOCKING @ (63)) |
| | 92 | S.S. CLEAN FISH TABLE | | 9'-0" | |
| | 90 | S.S. 3-COMP. SINK | | 11'-0" | |
| | 92 | S.S. DIRTY FISH TABLE | | 7'-2" | |
| | 90* | PRE-RINSE SPRAYER (* AT THESE SINKS) | 2x6 | 1'-6" | 53" |
| | 92* | | | 1'-8" | |
| | | NOT USED | | | |
| | 15 | BUNK HOT WATER DISPENSER | (2) 2x6 | 2'-0" | 51" & 75" |
| 38 | HAND SINK SPLASH GUARDS | 2x8 | 3'-0" | 34" | |
| 95b | EXPANSION TANK SHELF | 2x6 | 4'-0" | AS PER P.C. | |
| 47a | VEGETABLE SLICER BRACKETS | 2x6 | 2'-0" | 53" | |
| | ELECTRICAL PANELS | (3) 2x6 | 10'-0" | 81", 48", 15" | |
| | NOT USED | | | | |
| | FUTURE URINAL SCREEN | 2x6 FLAT | 8'-0" | VERTICAL, CENTERED BETWEEN URINALS | |

- GENERAL BLOCKING NOTES:**
- COORDINATION AND INSTALLATION OF ALL BLOCKING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PROVIDE ANY ADD'L BLMG NOT CALLED FOR IN THE SCHEDULE BUT MAY BE REQ'D BY EQUIP./FIXTURE MANUFACTURER (i.e. TOILET-ACCESSORIES).
 - INSTALLATION HEIGHTS GIVEN FOR ALL BLOCKING ARE TOP OF BLOCKING A.T.S.
 - ALL BLOCKING IS TO BE LET-INTO STUD WALL.
 - TOWEL DISPENSERS #108 & SOAP DISPENSERS #40 SHALL BE MOUNTED WITH TOGGLE BOLTS THRU GYP. BD. & W/SCREWS WHERE STUDS ARE LOCATED.
 - SEE DETAILS K6/A15 FOR BLOCKING REQUIRED FOR ROOF ACCESS LADDER.



EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.



WINDOWS

- Drawings and specifications are based upon the IT 451 Storefront Series (with Struct-Link thermal break) with Series 400T Doors with Struct-Link II thermal break. Storefront systems and doors are to meet the California Energy Code requirements. Refer to Title Sheet T1 for Energy Code Information.

GLASS AND GLAZING

- Furnish all labor, material, and equipment required to install all glass, storefront, glazing, and mirrors in accordance with the plans and specifications and to the satisfaction of the General Contractor.
- Glass and glazing: Glass in all exterior walls shall be 5/8 inch thick insulating glass, consisting of two (2) 1/8 (nominal) inch sheets of clear glass with 3/8 inch space between. Glass in all windows on all sides shall be clear. See sheet T2 for U-values and shading coefficients. Glass in all interior windows shall be 1/4" single pane. Glass in all interior windows shall be clear.
- All glass in hazardous locations as prescribed by the local or federal code must be tempered or safety glass. Subcontractor shall check job for exact dimensions. Glass shall be installed with trim and caulking as detailed on drawings.
- Warranty: The Subcontractor shall warrant for a period of one year, the windows against water leaks, and the insulating glass units against stress breakage and air leaks, and will replace free of charge any such damaged units.
- All exposed framing surfaces shall be free of scratches and other serious blemishes. Aluminum moldings shall be given a caustic, etch followed by an anodic oxide treatment, to be "Clear Aluminum."
- Drawings and specifications are based upon the 450 Storefront Series. No thermal break is required for interior windows.
GLASS TYPE 1 - 1" INSUL. LOW E
GLASS TYPE 2 - 1/4" PLATE

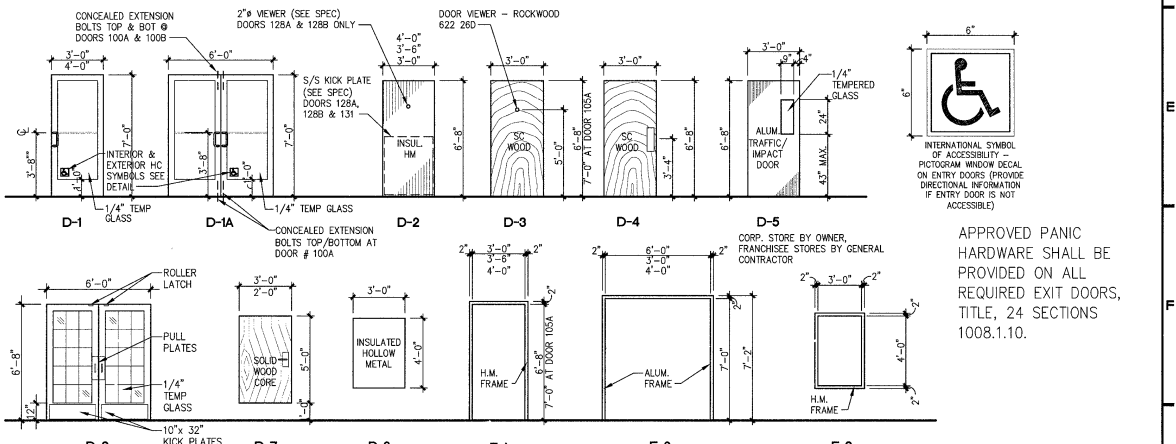
DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS IS 5 POUNDS MAXIMUM. WATER FAUCETS SHALL BE LEVER TYPE - REFER TO PUMPING DRAWINGS.

THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES. BUILDING CODE 1008.1.1 - REFER TO DRAWING T2 FOR EXIT WIDTH CALCULATIONS.

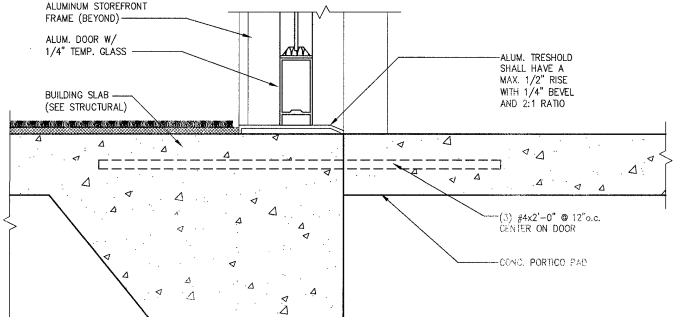
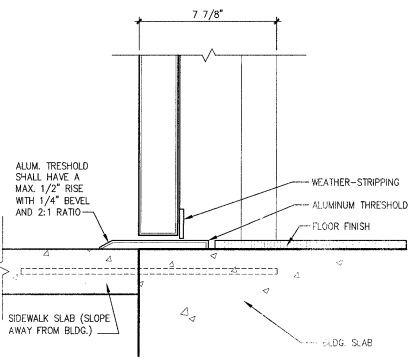
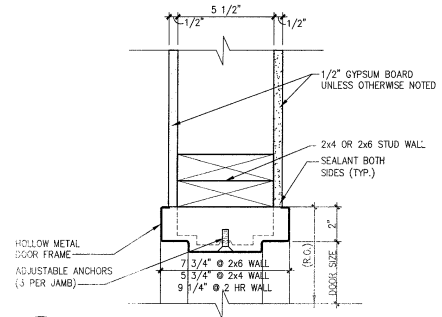
DOOR SCHEDULE (DOOR HARDWARE SPECIFICATIONS ARE LOCATED ON DRAWING SP3)

| NO. | DOOR SIZE | TYPE | MATERIAL | | FINISH | HARDWARE | TYPE | FRAME | | | | REMARKS |
|------|----------------------------|------|----------------------|----------------|-----------|----------|--------------|------------------|--------|---------------------------|---|--|
| | | | MATERIAL | FRAME FINISH | | | | JAMB | SILL | GLAZE WITH TEMPERED GLASS | | |
| 101A | (2) 3'-0" x 7'-0" x 1 3/4" | D-1A | ALUMINUM | BRUSHED CHROME | HW-1A (d) | F-2 | ALUMINUM | BRUSHED CHROME | - | K11/A4 | - | GLAZE WITH TEMPERED GLASS |
| 101B | 3'-0" x 7'-0" x 1 3/4" | D-1 | ALUMINUM | BRUSHED CHROME | HW-1C (d) | F-2 | ALUMINUM | BRUSHED CHROME | - | K11/A4 | - | GLAZE WITH TEMPERED GLASS |
| 101C | (2) 3'-0" x 7'-0" x 1 3/4" | D-1A | ALUMINUM | BRUSHED CHROME | HW-1A (d) | F-2 | ALUMINUM | BRUSHED CHROME | - | - | - | GLAZE WITH TEMPERED GLASS (EXIT ONLY - NO PULL) |
| 101D | (2) 3'-0" x 7'-0" x 1 3/4" | D-1A | ALUMINUM | BRUSHED CHROME | HW-1B (d) | F-2 | ALUMINUM | BRUSHED CHROME | - | - | - | GLAZE WITH TEMPERED GLASS (EXIT ONLY - NO PULL) |
| 101E | 3'-0" x 6'-8" x 1 3/4" | D-3 | SOLID CORE WOOD | STAINED | HW-6 (c) | F-1 | HOLLOW METAL | PAINT (b) | K3/A4 | - | - | - |
| 101F | (2) 3'-0" x 7'-0" x 1 3/4" | D-1A | ALUMINUM | BRUSHED CHROME | HW-1B (d) | F-2 | ALUMINUM | BRUSHED CHROME | - | - | - | - |
| 102 | 3'-0" x 6'-8" x 1 3/4" | D-3 | SOLID CORE WOOD | STAINED | HW-6 (c) | F-1 | HOLLOW METAL | PAINT (b) | K3/A4 | - | - | - |
| 105 | 3'-0" x 6'-8" x 1 3/4" | D-3 | SOLID CORE WOOD | STAINED | HW-6 (c) | F-1 | HOLLOW METAL | PAINT (b) | K3/A4 | - | - | - |
| 106 | 3'-0" x 6'-8" x 1 3/4" | D-2 | HOLLOW METAL | PAINT | HW-4 (c) | F-1 | HOLLOW METAL | PAINT (b) | K6/A4 | K8/A4 | - | EXT ONLY, NO ENTRANCE HARDWARE. |
| 108 | (2) 3'-0" x 6'-8" x 1 3/4" | D-6 | SOLID WOOD & GLASS | STAINED | HW-9 (c) | F-1 | HOLLOW METAL | STAIN (b) | - | - | - | PROVIDE 10" x 32" KICK PLATES ON BOTH SIDES @ EA. DOOR |
| 108A | 3'-0" x 6'-8" x 1 3/4" | D-2 | HOLLOW METAL | PAINT | HW-4 (c) | F-1 | HOLLOW METAL | PAINT (b) | K6/A4 | K8/A4 | - | EXT ONLY, NO ENTRANCE HARDWARE. |
| 113 | 4'-0" x 6'-8" x 1 3/4" | D-2 | HOLLOW METAL | PAINT | HW-4 (c) | F-1 | HOLLOW METAL | PAINT (b) | K6/A4 | K8/A4 | - | NO CLOSER THIS DOOR. EXT ONLY, NO ENTRANCE HARDWARE. |
| 115 | 3'-0" x 6'-8" x 1 3/4" | D-4 | SOLID CORE WOOD | STAINED | HW-3 (c) | F-1 | HOLLOW METAL | PAINT (b) | K3/A4 | - | - | - |
| 115A | 3'-0" x 6'-8" x 1 3/4" | D-7 | SOLID CORE WOOD | STAINED | HW-6B (c) | F-1 | HOLLOW METAL | PAINT (b) | K4/A13 | - | - | - |
| 115B | 2'-0" x 5'-0" x 1 3/4" | D-7 | SOLID CORE WOOD | STAINED | HW-6B (c) | F-1 | HOLLOW METAL | PAINT (b) | K4/A13 | - | - | - |
| 115C | 3'-0" x 5'-0" x 1 3/4" | D-7 | SOLID CORE WOOD | STAINED | HW-6B (c) | F-1 | HOLLOW METAL | PAINT (b) | K4/A13 | - | - | - |
| 116 | 3'-0" x 6'-8" x 1 3/4" | D-4 | SOLID CORE WOOD | STAINED | HW-3 (c) | F-1 | HOLLOW METAL | PAINT (b) | K3/A4 | - | - | - |
| 116A | 2'-0" x 5'-0" x 1 3/4" | D-7 | SOLID CORE WOOD | STAINED | HW-6B (c) | F-1 | HOLLOW METAL | PAINT (b) | K4/A13 | - | - | - |
| 116B | 3'-0" x 5'-0" x 1 3/4" | D-7 | SOLID CORE WOOD | STAINED | HW-6B (c) | F-1 | HOLLOW METAL | PAINT (b) | K4/A13 | - | - | - |
| 116C | 2'-0" x 5'-0" x 1 3/4" | D-7 | SOLID CORE WOOD | STAINED | HW-6B (c) | F-1 | HOLLOW METAL | PAINT (b) | K4/A13 | - | - | - |
| 116D | 2'-0" x 5'-0" x 1 3/4" | D-7 | SOLID CORE WOOD | STAINED | HW-6B (c) | F-1 | HOLLOW METAL | PAINT (b) | K4/A13 | - | - | - |
| 116E | 2'-0" x 5'-0" x 1 3/4" | D-7 | SOLID CORE WOOD | STAINED | HW-6B (c) | F-1 | HOLLOW METAL | PAINT (b) | K4/A13 | - | - | - |
| 116F | 3'-0" x 5'-0" x 1 3/4" | D-7 | SOLID CORE WOOD | STAINED | HW-6B (c) | F-1 | HOLLOW METAL | PAINT (b) | K4/A13 | - | - | - |
| 123A | 3'-0" x 6'-8" | D-5 | SATIN ANODIZED ALUM. | - | HW-5 (c) | F-1 | F.R.T.M. | PRE-FINISHED (b) | - | - | - | INSTALLED FOR SINGLE SWING OPERATION; STANDARD FRAME |
| 123B | 3'-0" x 6'-8" | D-5 | SATIN ANODIZED ALUM. | - | HW-5 (c) | F-1 | F.R.T.M. | PRE-FINISHED (b) | - | - | - | INSTALLED FOR SINGLE SWING OPERATION; STANDARD FRAME |
| 128A | 4'-0" x 6'-8" x 1 3/4" | D-2 | HOLLOW METAL | PAINT | HW-2 (c) | F-1 | F.R.T.M. | PRE-FINISHED (b) | K6/A4 | K8/A4 | - | STANDARD FRAME; DUAL COLOR TO MATCH INTERIOR & EXTERIOR FINISHES |
| 128B | 3'-6" x 6'-8" x 1 3/4" | D-2 | HOLLOW METAL | PAINT | HW-2 (c) | F-1 | F.R.T.M. | PRE-FINISHED (b) | K6/A4 | K8/A4 | - | STANDARD FRAME; DUAL COLOR TO MATCH INTERIOR & EXTERIOR FINISHES |
| 129 | 3'-6" x 6'-8" x 1 3/4" | D-2 | HOLLOW METAL | PAINT | HW-12 (c) | F-1 | F.R.T.M. | PRE-FINISHED (b) | K6/A4 | K8/A4 | - | - |
| 130 | 3'-0" x 6'-8" x 1 3/4" | D-5 | SATIN ANODIZED ALUM. | - | HW-5 (c) | F-1 | F.R.T.M. | PRE-FINISHED (b) | K3/A4 | - | - | PROVIDE INSULATED DOOR, INSTALLED FOR SINGLE SWING OPERATION |
| 131 | 3'-0" x 6'-8" x 1 3/4" | D-2 | HOLLOW METAL | PAINT | HW-8 (d) | F-1 | F.R.T.M. | PRE-FINISHED (b) | K6/A4 | - | - | PROVIDE "B" LABEL DOOR & HW-1, & 1 HR FIRE RATED F.R.T.M. FRAME |
| R1 | 3'-0" x 4'-0" x 1 3/4" | D-8 | HOLLOW METAL | PAINT | HW-11 (c) | F-3 | HOLLOW METAL | PAINT (b) | - | - | - | ON ROOF, CUT TO SIZE. PROVIDE WEATHER STRIPPING ALL AROUND |
| R2 | 3'-0" x 4'-0" x 1 3/4" | D-8 | HOLLOW METAL | PAINT | HW-11 (c) | F-3 | HOLLOW METAL | PAINT (b) | - | - | - | ON ROOF, CUT TO SIZE. PROVIDE WEATHER STRIPPING ALL AROUND |

NOTES: (a) STANLEY SPRING BOLT MOUNTED @ 52" A.F.F. - USE 1/4" x 4" LAG BOLTS (PRE-DRILL) TO ATTACH SURFACE STRIKE TO H. METAL & BLOCKING. SEE SPEC. SECT. 08710 FOR DOOR HARDWARE. (b) PAINT METAL DOOR FRAMES SHERWIN-WILLIAMS #6124 CARDBOARD. (c) SEE SPEC SECT. 08710 FOR DOOR HARDWARE. (d) SEE SPEC SECT. 08400 FOR DOOR HARDWARE.



F9 DOOR AND FRAME ELEVATIONS
SCALE: 1/4" = 1'-0"



LMHT Project No. 15343.00

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CC11M.10.1 PROTOTYPE LEFT-HAND

Location: 2037 RANCHO VALLEY DR., POMONA, CALIFORNIA 91766

Drawing: DOOR AND WINDOW SCHEDULES, ELEVATIONS

golden scott

Buffet & Grill

Revisions

| | |
|------------------------|---------------|
| THRU ADDENDUM "A" | NOVEMBER 2015 |
| CODE COMMENTS - 1/4/16 | |
| PROJECT DATE | 11/09/2015 |
| Drawn By | KEW |
| Checked By | GRL |
| Sheet No. | A4 |



THE DRAWING SPECIFICATIONS AND OTHER REQUIREMENTS OF THE CONTRACT SHALL BE SUPPLEMENTED BY THE MATERIALS AND METHODS OF CONSTRUCTION SPECIFICATIONS AND OTHER REQUIREMENTS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

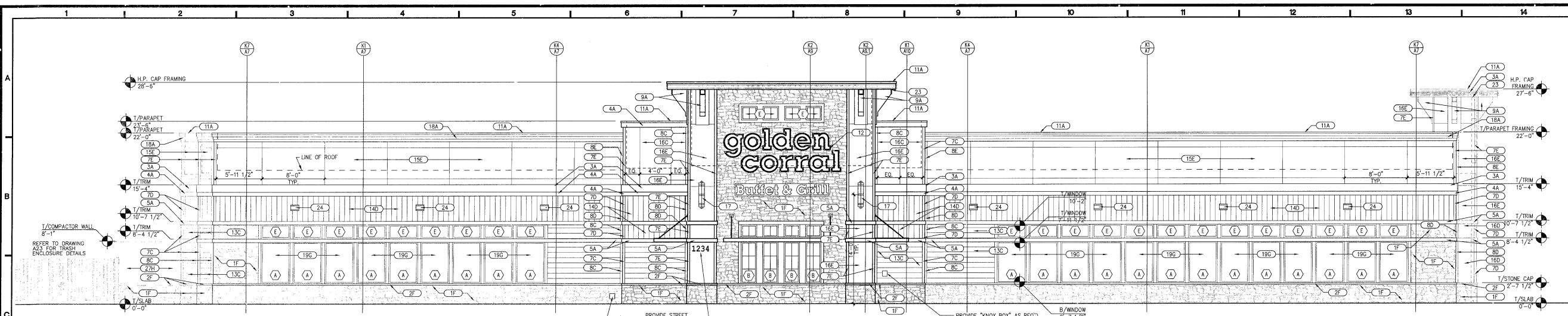
CC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR.
POMONA, CALIFORNIA 91766
Drawing: EXTERIOR ELEVATIONS



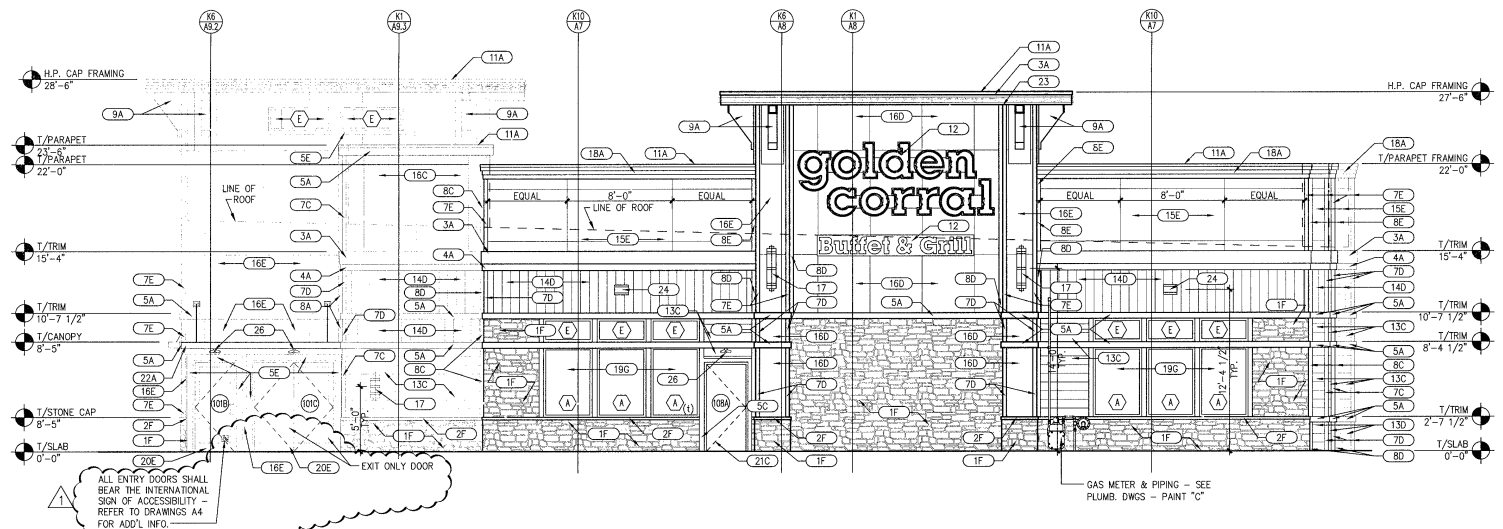
Revisions

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 11/09/2015 | THRU ADDENDUM "A" |
| 2 | 11/09/2015 | NOVEMBER 2015 |

PROJECT DATE
11/09/2015
Drawn By
KEW
Checked By
GRL
Sheet No.
A5



D1 EAST ELEVATION
A5 SCALE: 3/16" = 1'-0"



G3 NORTH ELEVATION
A5 SCALE: 3/16" = 1'-0"

ICC-ES EVALUATION REPORT NUMBERS

| |
|---|
| CORONADO STONE PRODUCTS: ESR-2598 |
| CARLISLE ROOF MEMBRANE: ESR-1463 |
| JAMES HARDIE SIDING: ESR-1844 |
| KAWNEER ALUMINUM-FRAMED ENTRANCES AND STORE FRONTS: THERE ARE CURRENTLY NO ICC ES REPORTS FOR ANY ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS, SECTION 084113 |

EXTERIOR FINISH SCHEDULE

| MATERIAL | COLOR |
|---|-------|
| 1 - FAUX STONE VENEER/WANSKOT | |
| 2 - FAUX STONE FLAT SILL | |
| 3 - HARDIE BOARD 1X12 TRIM | |
| 4 - HARDIE BOARD 1X8 TRIM | |
| 5 - HARDIE BOARD 1X6 TRIM | |
| 6 - HARDIE BOARD 1X4 TRIM | |
| 7 - HARDIE BOARD 1X4 OUTSIDE CORNER BD. | |
| 8 - HARDIE BOARD 1X4 INSIDE CORNER BD. | |
| 9 - DECORATIVE BRACKET | |
| 10 - ROOF OVERFLOW | |
| 11 - METAL COPING | |
| 12 - SIGN PER MFR. (INTERNALLY LIT LETTERS) - REFER TO GENERAL NOTE #1 | |
| 13 - HORIZONTAL HARDIE LAP SIDING - 7" EXPOSURE | |
| 14 - 4" X 8" HARDIE PANEL "SIERRA B" (VERTICAL) | |
| 15 - 4" X 8" HARDIE PANEL "STUCCO" (HORIZONTAL) | |
| 16 - 4" X 8" HARDIE PANEL "STUCCO" (VERTICAL) | |
| 17 - DECORATIVE WALL LIGHT | |
| 18 - STEPPED CORNICE | |
| 19 - PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM 1" INSULATING GLASS - LOW E | |
| 20 - PREFINISHED ALUMINUM STOREFRONT SYSTEM (1) = TEMPERED GLASS | |
| 21 - PAINTED HOLLOW METAL DOORS & FRAMES | |
| 22 - METAL CANOPY | |
| 23 - YELLOW L.E.D. BAND BELOW SOFFIT - REFER TO GENERAL NOTE #1 | |
| 24 - DECORATIVE WALL LIGHT - INSTALL BOTTOM OF JOINTION BOX ON TOP OF DOUBLE PLATE. MODIFY LOCATION AS REQUIRED TO AVOID TRUSSES. | |
| 25 - WALL PACK LIGHT | |
| 26 - EMERGENCY LIGHT | |
| 27 - CMU WALL WITH HARD COAT STUCCO | |

COLOR

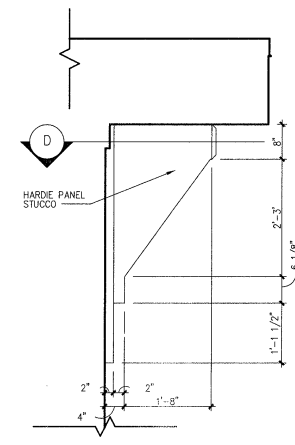
| |
|---|
| A - SHERWIN WILLIAMS SW 7005 "PURE WHITE" |
| B - ANODIZED NATURAL ALUMINUM |
| C - JAMES HARDIE "AUTUMN TAN" JH 20-20 |
| D - SHERWIN WILLIAMS FINISH PAINT SW6122 "CAMEL BACK" |
| E - JAMES HARDIE "TIMBER BARK" JH 40-30 |
| F - SHERWIN WILLIAMS FINISH PAINT SW7033 "BRAINSTORM" |
| G - JAMES HARDIE "TRADITIONAL RED" JH 90-10 |
| H - SHERWIN WILLIAMS FINISH PAINT SW6321 "RED BAY" |
| I - CORONADO STACKED STONE "CARAMEL MOUNTAIN" |
| J - COLONIAL RED |
| K - SHERWIN WILLIAMS FINISH PAINT SW6122 "CAMEL BACK" |

EXTERIOR FINISH NOTES

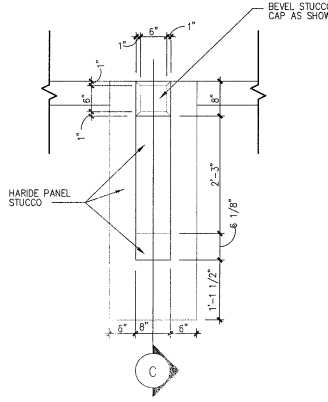
- HARDIE BOARD PANELS, SIDING, AND TRIM BOARDS SHALL COME PRE-FINISHED W/ COLOR CLOSE TO FINAL COLOR THEN FIELD PAINTED ONE COAT FINAL COLOR AS SPECIFIED IN SCHEDULE.
- (1) INDICATES TEMPERED GLAZING.

GENERAL NOTES

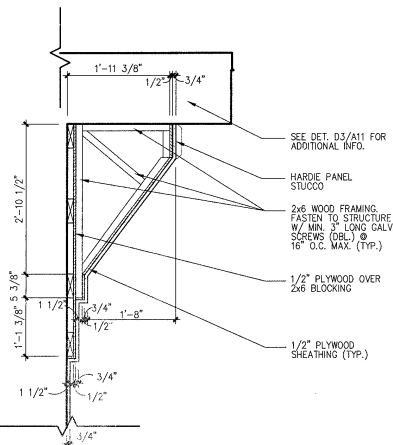
- PROPOSED LED SIGNAGE UNDER SEPARATE PERMIT AND CONTRACT. COASTAL EXTERIOR CONTRACTOR OR OWNER SHALL CONTRACT A SIGN CONTRACTOR. SIGN CONTRACTOR SHALL PROVIDE AND INSTALL L.E.D. AND SIGNAGE. SIGN CONTRACTOR SHALL PROVIDE "WHIP" ELECTRICAL CONTRACTOR SHALL PROVIDE POWER AND FINAL CONNECTION. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH SIGN CONTRACTOR.
- ALL MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF. ALL MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED.
- TRASH FACILITIES SHALL BE MAINTAINED IN A CLOSED MANNER AT ALL TIMES TO PROHIBIT UNAUTHORIZED ACCESS AND TO PREVENT VISIBILITY FROM PUBLIC RIGHTS-OF-WAY OR ADJACENT PROPERTY. THE ENCLOSURE FOR THE PROPOSED TRASH COMPACTOR MUST SCREEN THE FULL WIDTH AND HEIGHT OF THE TRASH COMPACTOR.



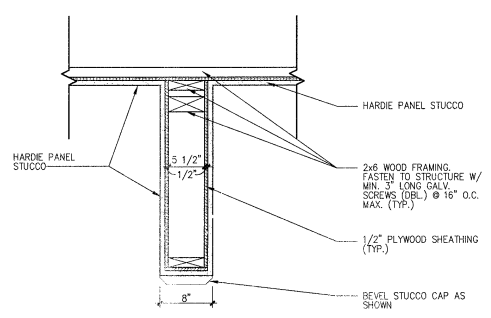
DETAIL A - SIDE



DETAIL B - FRONT

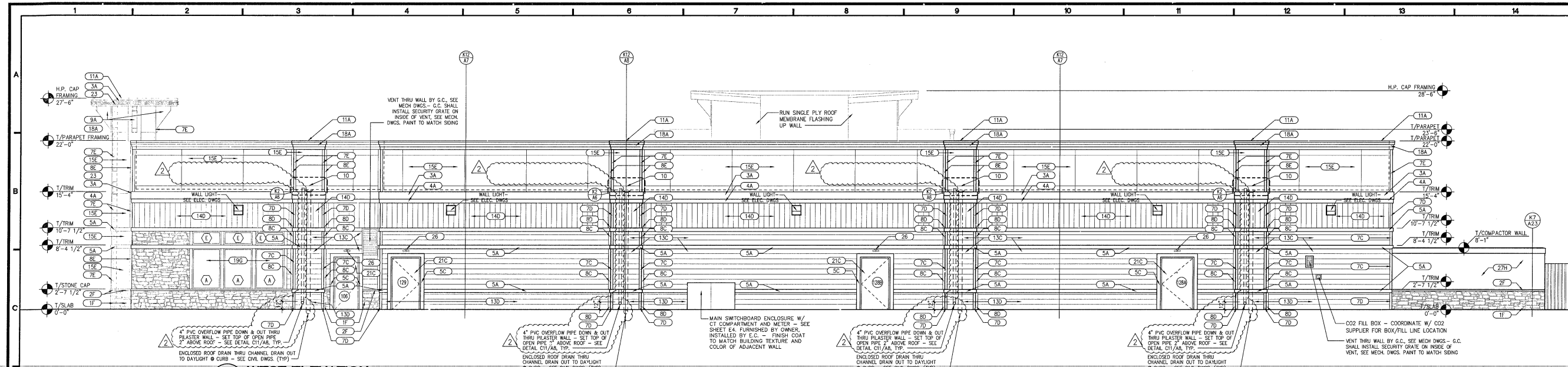


DETAIL C

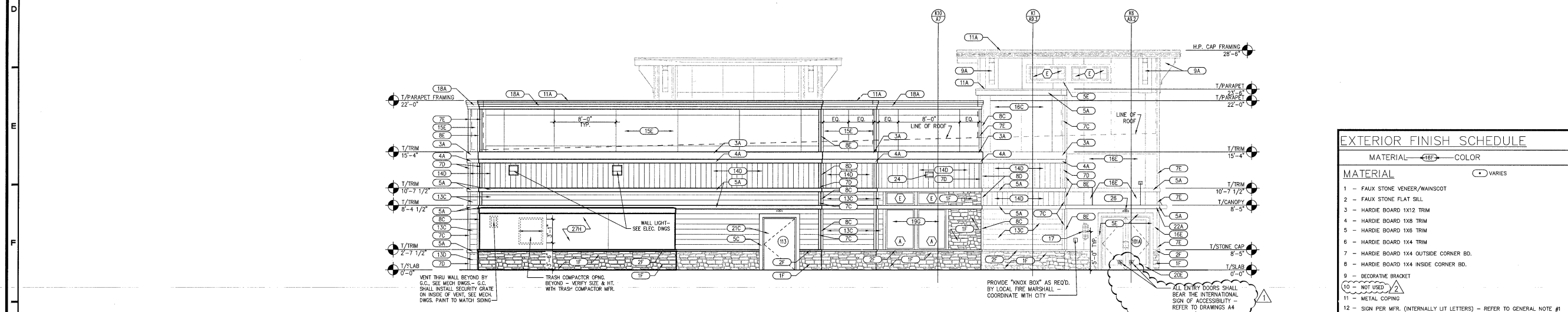


DETAIL D

K2 BRACKET DETAILS
A5 SCALE: 3/4" = 1'-0"



D1 WEST ELEVATION
A6 SCALE: 3/16" = 1'-0"



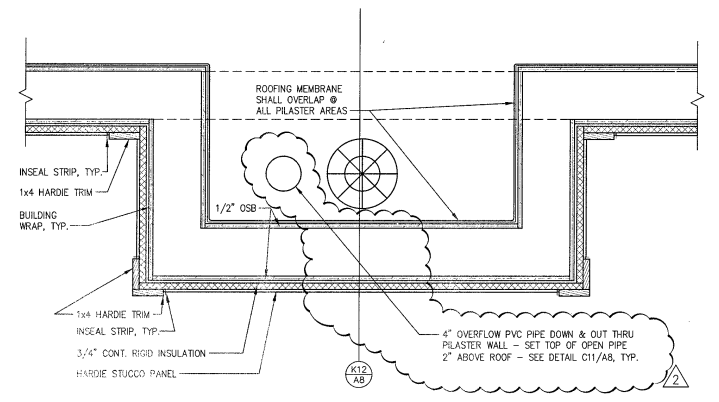
G3 SOUTH ELEVATION
A6 SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

| MATERIAL | COLOR |
|---|-------|
| 1 - FAUX STONE VENEER/WAINSCOT | |
| 2 - FAUX STONE FLAT SILL | |
| 3 - HARDIE BOARD 1X12 TRIM | |
| 4 - HARDIE BOARD 1X8 TRIM | |
| 5 - HARDIE BOARD 1X8 TRIM | |
| 6 - HARDIE BOARD 1X4 TRIM | |
| 7 - HARDIE BOARD 1X4 OUTSIDE CORNER BD. | |
| 8 - HARDIE BOARD 1X4 INSIDE CORNER BD. | |
| 9 - DECORATIVE BRACKET | |
| 10 - NOT USED | |
| 11 - METAL COPING | |
| 12 - SIGN PER MFR. (INTERNALLY LIT LETTERS) - REFER TO GENERAL NOTE #1 | |
| 13 - HORIZONTAL HARDIE LAP SIDING - 7" EXPOSURE | |
| 14 - 4" X 8" HARDIE PANEL "SIERRA B" (VERTICAL) | |
| 15 - 4" X 8" HARDIE PANEL "STUCCO" (HORIZONTAL) | |
| 16 - 4" X 8" HARDIE PANEL "STUCCO" (VERTICAL) | |
| 17 - DECORATIVE WALL LIGHT | |
| 18 - STEPPED CORNICE | |
| 19 - PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM 1" INSULATING GLASS - LOW E | |
| 20 - PREFINISHED ALUMINUM STOREFRONT SYSTEM (1) = TEMPERED GLASS | |
| 21 - PAINTED HOLLOW METAL DOORS & FRAMES | |
| 22 - METAL CANOPY | |
| 23 - YELLOW L.E.D. BAND BELOW SOFFIT - REFER TO GENERAL NOTE #1 | |
| 24 - DECORATIVE WALL LIGHT - INSTALL BOTTOM OF JUNCTION BOX ON TOP OF DOUBLE PLATE. MODIFY LOCATION AS REQUIRED TO AVOID TRUSSES. | |
| 25 - WALL PACK LIGHT | |
| 26 - EMERGENCY LIGHT | |
| 27 - CMU WALL WITH HARD COAT STUCCO | |

ICC-ES EVALUATION REPORT NUMBERS

CORONADO STONE PRODUCTS: ESR-2598
 CARLISLE ROOF MEMBRANE: ESR-1463
 JAMES HARDIE SIDING: ESR-1844
 KAIWEER, ALUMINUM-FRAMED ENTRANCES AND STORE FRONTS: THERE ARE CURRENTLY NO ICC ES REPORTS FOR ANY ALUMINUM - FRAMED ENTRANCES AND STOREFRONTS, SECTION 084113



K5 OVERFLOW PLAN VIEW
A6 SCALE: 1 1/2" = 1'-0"

COLOR

- A - SHERWIN WILLIAMS SW 7005 "PURE WHITE"
- B - ANODIZED NATURAL ALUMINUM
- C - JAMES HARDIE "AUTUMN TAN" JH 20-20
- D - SHERWIN WILLIAMS FINISH PAINT SW6122 "CAMEL BACK"
- E - JAMES HARDIE "TIMBER BARK" JH 40-30
- F - SHERWIN WILLIAMS FINISH PAINT SW7033 "BRAINSTORM"
- G - JAMES HARDIE "TRADITIONAL RED" JH 90-10 w/
- H - SHERWIN WILLIAMS FINISH PAINT SW6321 "RED BAY"
- I - CORONADO STACKED STONE "CARMEL MOUNTAIN"
- J - COLONIAL RED
- K - SHERWIN WILLIAMS FINISH PAINT SW6122 "CAMEL BACK"

EXTERIOR FINISH NOTES

- HARDIE BOARD PANELS, SIDING, AND TRIM BOARDS SHALL COME PREFINISHED W/ COLOR CLOSE TO FINAL COLOR THEN FIELD PAINTED ONE COAT FINAL COLOR AS SPECIFIED IN SCHEDULE.
- (1) INDICATES TEMPERED GLASSING.

GENERAL NOTES

- PROPOSED L.E.D./SIGNAGE UNDER SEPARATE PERMIT AND CONTRACT. COASTAL EQUIPMENT COMPANY OR OWNER SHALL CONTRACT A SIGN CONTRACTOR. SIGN CONTRACTOR SHALL PROVIDE AND INSTALL L.E.D. AND SIGNAGE. SIGN CONTRACTOR SHALL PROVIDE "WMP" ELECTRICAL CONTRACTOR SHALL PROVIDE POWER AND FINAL CONNECTION. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH SIGN CONTRACTOR.
- ALL MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF. ALL MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED.
- TRASH FACILITIES SHALL BE MAINTAINED IN A CLOSED MANNER AT ALL TIMES TO PROHIBIT UNAUTHORIZED ACCESS AND TO PREVENT VISIBILITY FROM PUBLIC RIGHTS-OF-WAY OR ADJACENT PROPERTY. THE ENCLOSURE FOR THE PROPOSED TRASH COMPACTOR MUST SCREEN THE FULL WIDTH AND HEIGHT OF THE TRASH COMPACTOR.

THE FINISHES, SPECIFICATIONS, AND OTHER DOCUMENTS OF RECORD PREPARED BY UMHT FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE FINISHES, SPECIFICATIONS, AND OTHER DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE FINISHES, SPECIFICATIONS, AND OTHER DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE FINISHES, SPECIFICATIONS, AND OTHER DOCUMENTS.

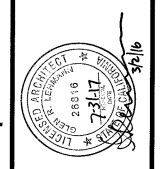
CC11M.10.1 PROTOTYPE LEFT-HAND
 Location: 2037 RANCHO VALLEY DR. POMONA, CALIFORNIA 91766
 Drawing: EXTERIOR ELEVATIONS



Revisions

| | |
|-------------------------|---------------|
| THRU ADDENDUM "A" | NOVEMBER 2015 |
| CODE COMMENTS - 1/1/16 | |
| CODE COMMENTS - 2/25/16 | |

PROJECT DATE: 11/09/2015
 Drawn By: KEW
 Checked By: GPL
 Sheet No.: **A6**

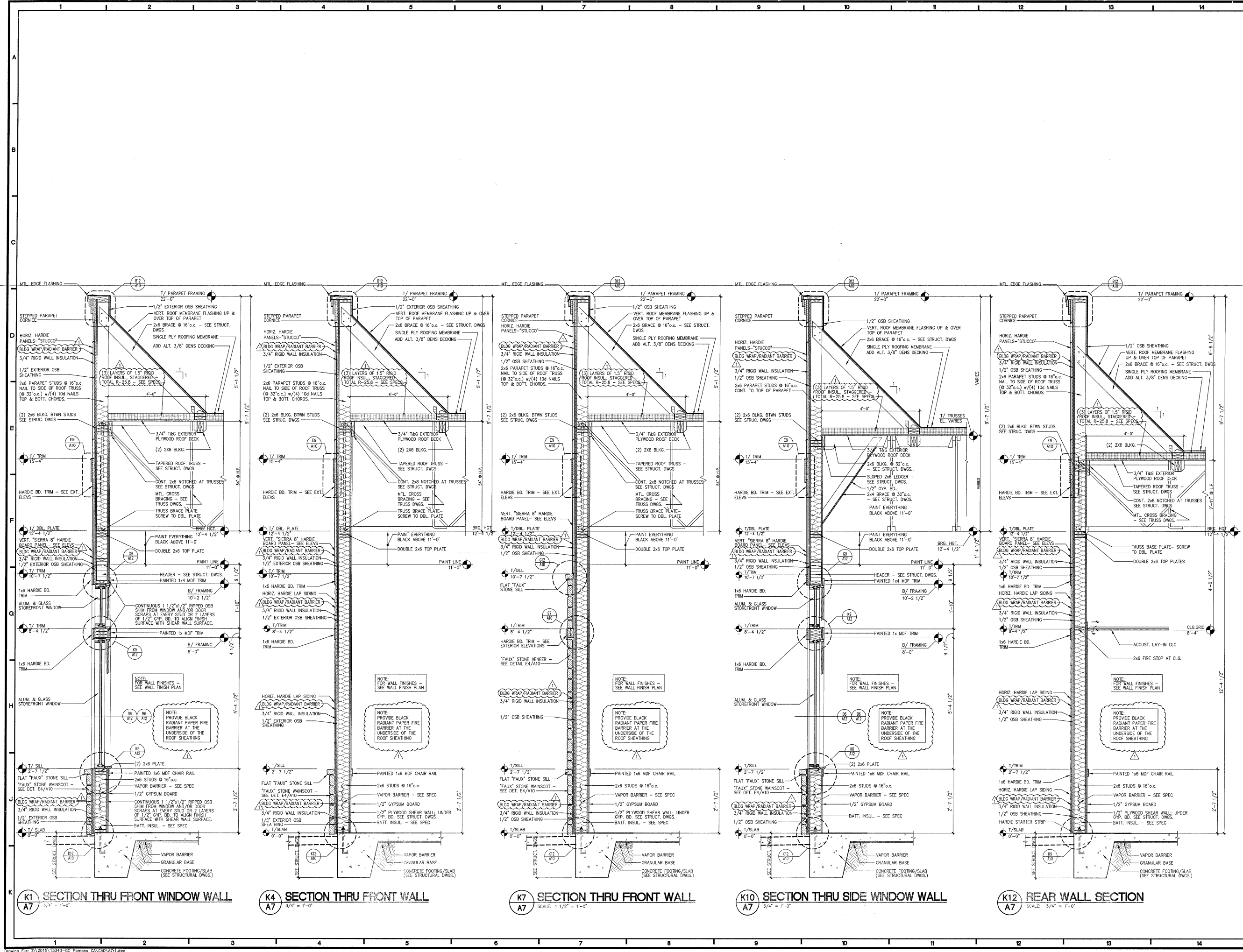


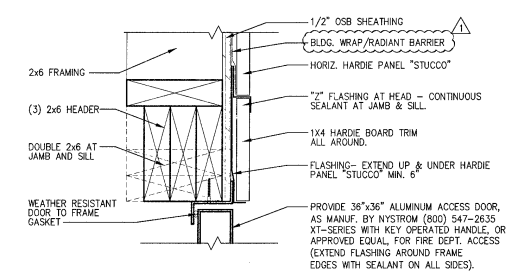
THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS.

GC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: FULL HEIGHT WALL SECTIONS

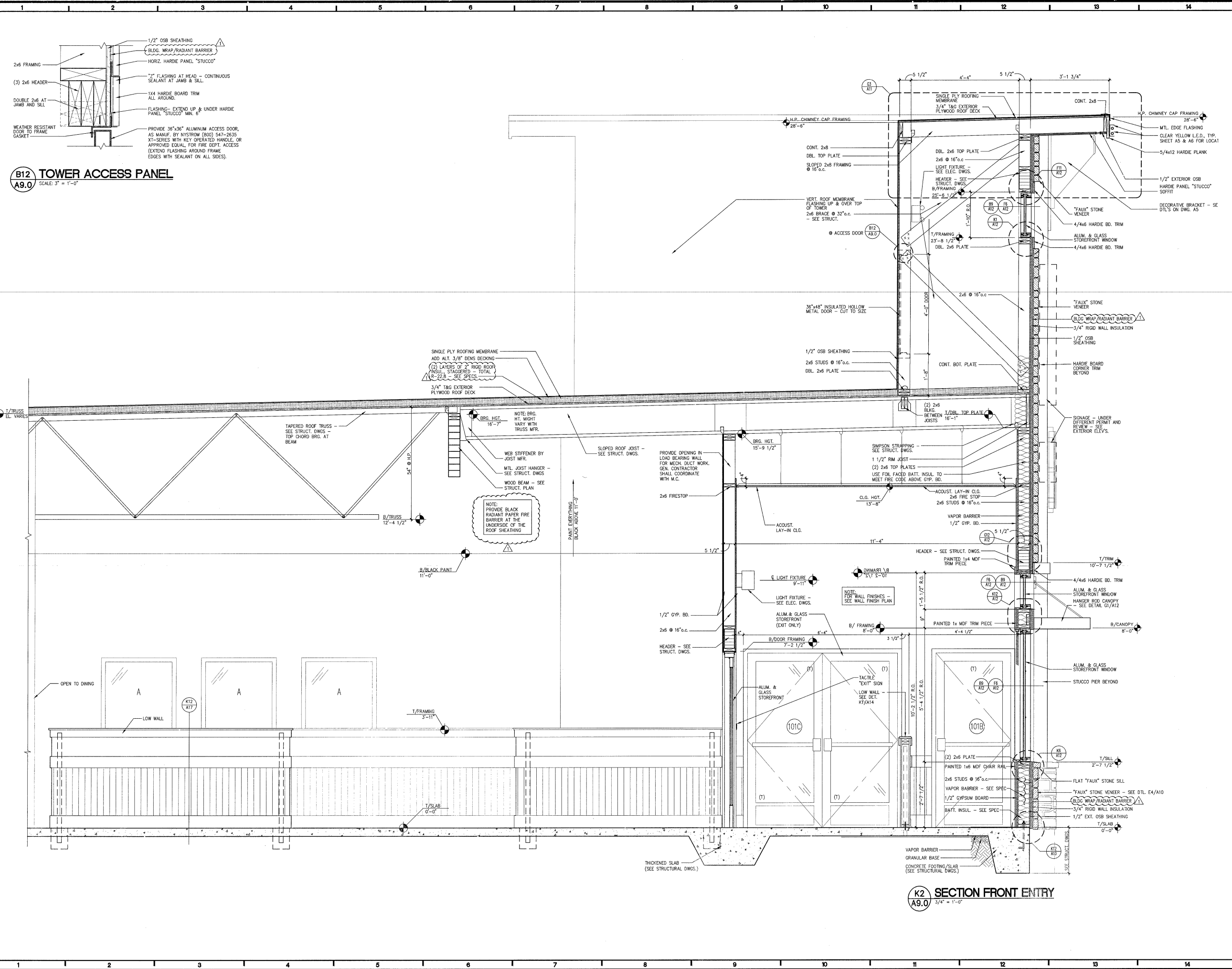


| Revisions | |
|------------------------|---------------|
| THRU ADDENDUM "A" | NOVEMBER 2015 |
| CODE COMMENTS - 1/4/16 | |
| PROJECT DATE | 11/09/2015 |
| Drawn By | KEW |
| Checked By | GRL |
| Sheet No. | A7 |





B12 TOWER ACCESS PANEL
A9.0 SCALE: 3" = 1'-0"



K2 SECTION FRONT ENTRY
A9.0 3/4" = 1'-0"

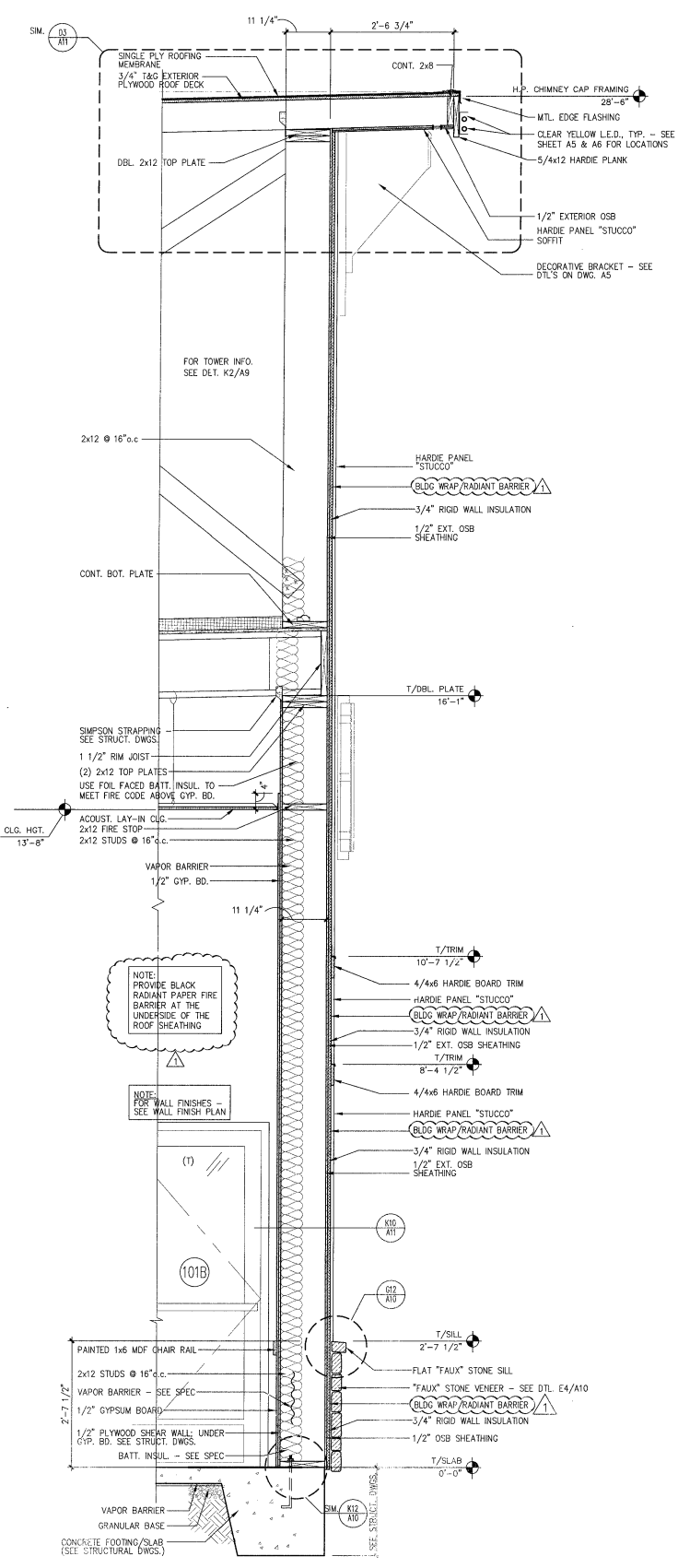


THE SHOWN, SPECIFICATIONS AND OTHER INFORMATION PROVIDED BY PART OF THIS PROJECT ARE INSTRUCTIONS TO THE CONTRACTOR AND SHALL BE USED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS OBLIGATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ARCHITECT AND OTHER PROFESSIONALS CONSULTED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ARCHITECT AND OTHER PROFESSIONALS CONSULTED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ARCHITECT AND OTHER PROFESSIONALS CONSULTED BY THE ARCHITECT.

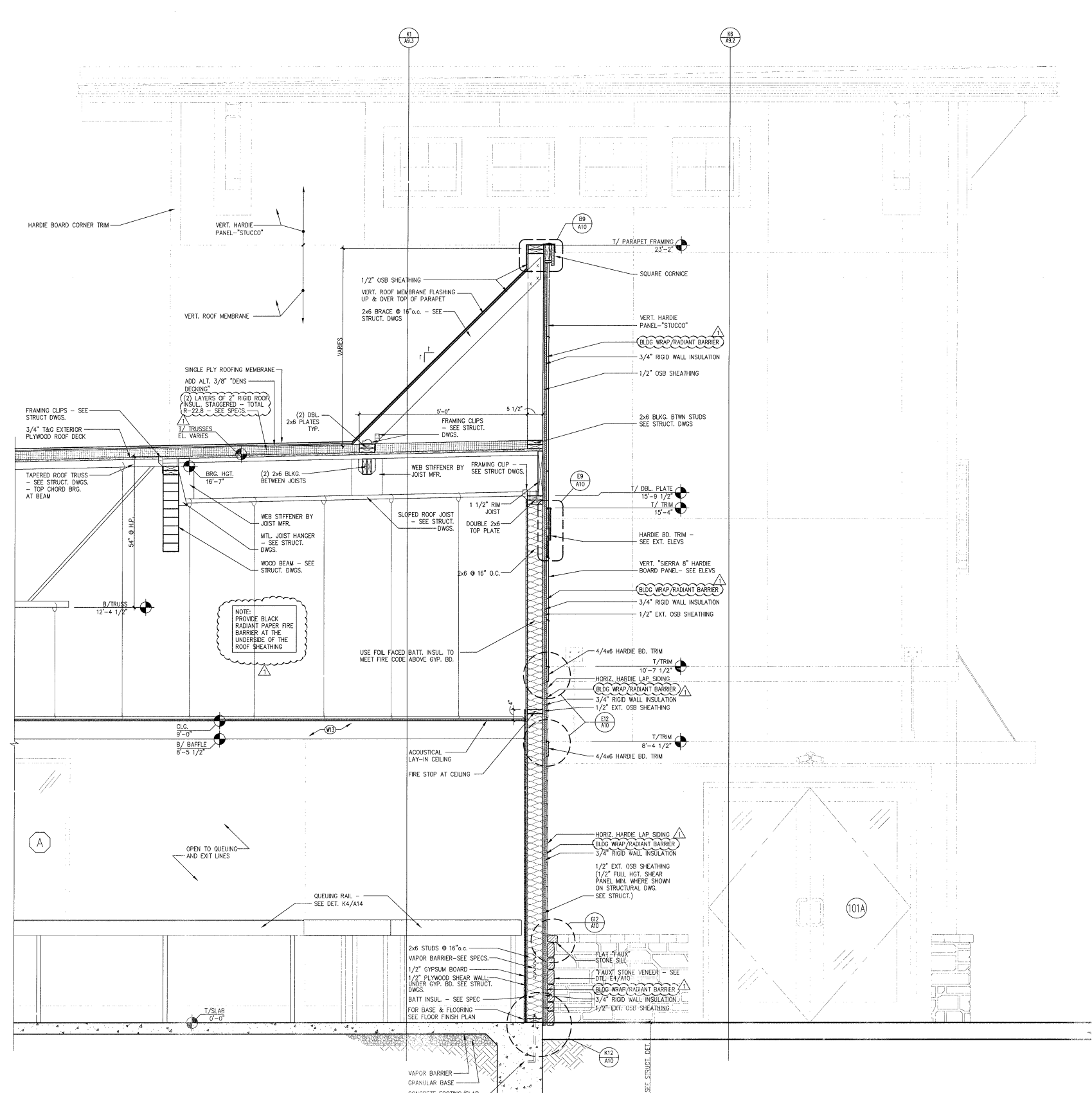
GC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR
FONONA, CALIFORNIA 97866
Drawing: FULL HEIGHT WALL SECTIONS



| Revisions | |
|-------------------|---------------|
| THRU ADDENDUM "A" | NOVEMBER 2015 |
| CODE COMMENTS | 1/4/16 |
| PROJECT DATE | 11/09/2015 |
| Drawn By | CH/LW |
| Checked By | GRL |
| Sheet No. | A9.1 |



K2
A9.1 SECTION FRONT ENTRY PIER
SCALE: 3/4" = 1'-0"



K7
A9.1 FRONT WALL SECTION AT SERVING LINE
SCALE: 3/4" = 1'-0"



THE DRAWING, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY LMT FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DOCUMENTS AND FOR THE PROTECTION OF THE PROJECT AND OTHER INTERESTS INVOLVED IN THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND OTHER INTERESTS INVOLVED IN THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT AND OTHER INTERESTS INVOLVED IN THE PROJECT.

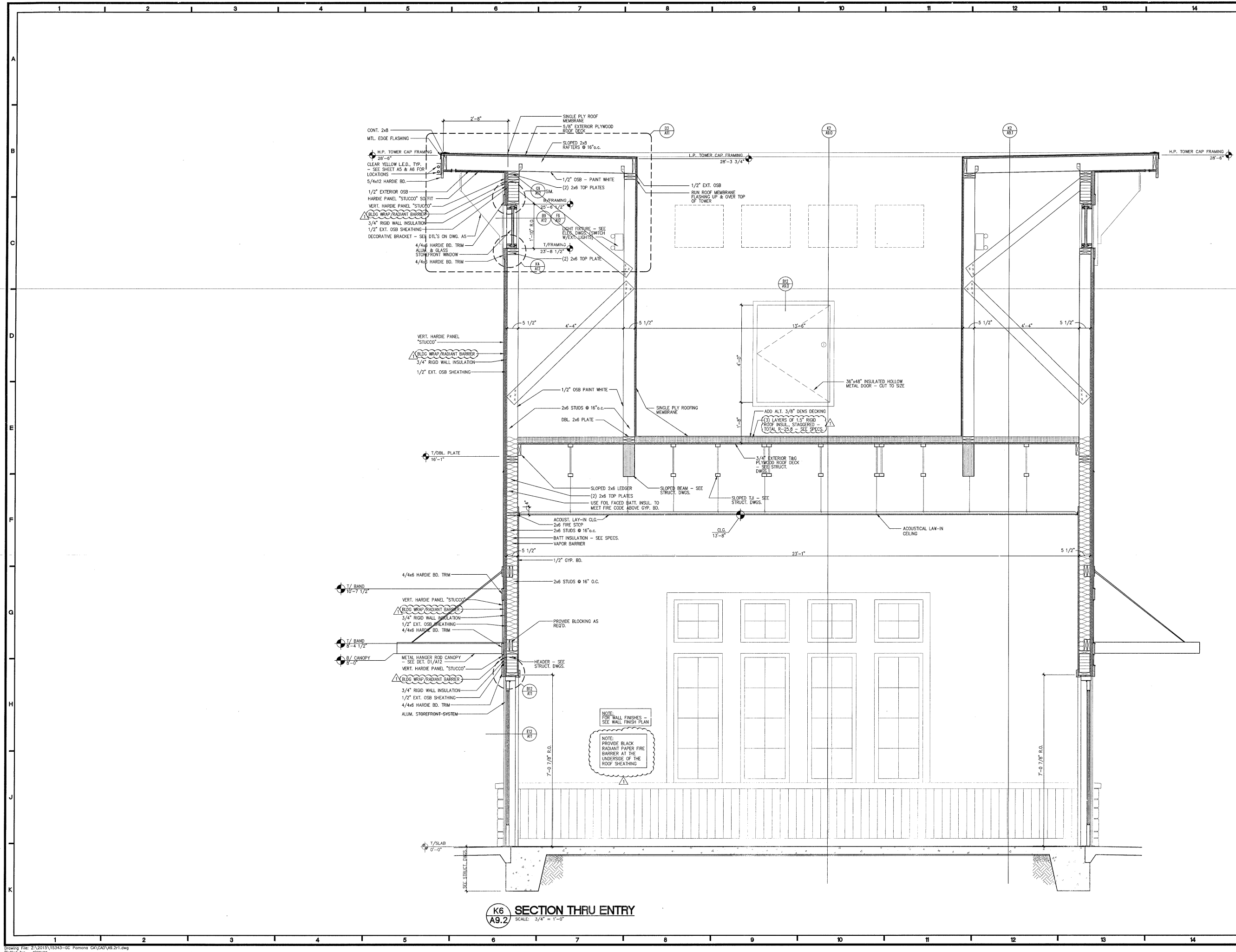
CC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR.
POMONA, CALIFORNIA 91766
Drawing: FULL HEIGHT WALL SECTIONS



Revisions
THRU ADDENDUM "A"
NOVEMBER 2015
CODE COMMENTS - 1/4/16

PROJECT DATE
11/09/2015
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CH/LW
Checked By
GRL

Sheet No.
A9.2



K6 SECTION THRU ENTRY
A9.2 SCALE: 3/4" = 1'-0"



THE DRAWING, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY LMHT FOR THIS PROJECT ARE INTENDED TO BE USED IN CONJUNCTION WITH THE CONTRACT AND ANY ADDENDUMS TO THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR. LMHT ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.

CC11M 10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: FULL-HEIGHT WALL SECTIONS

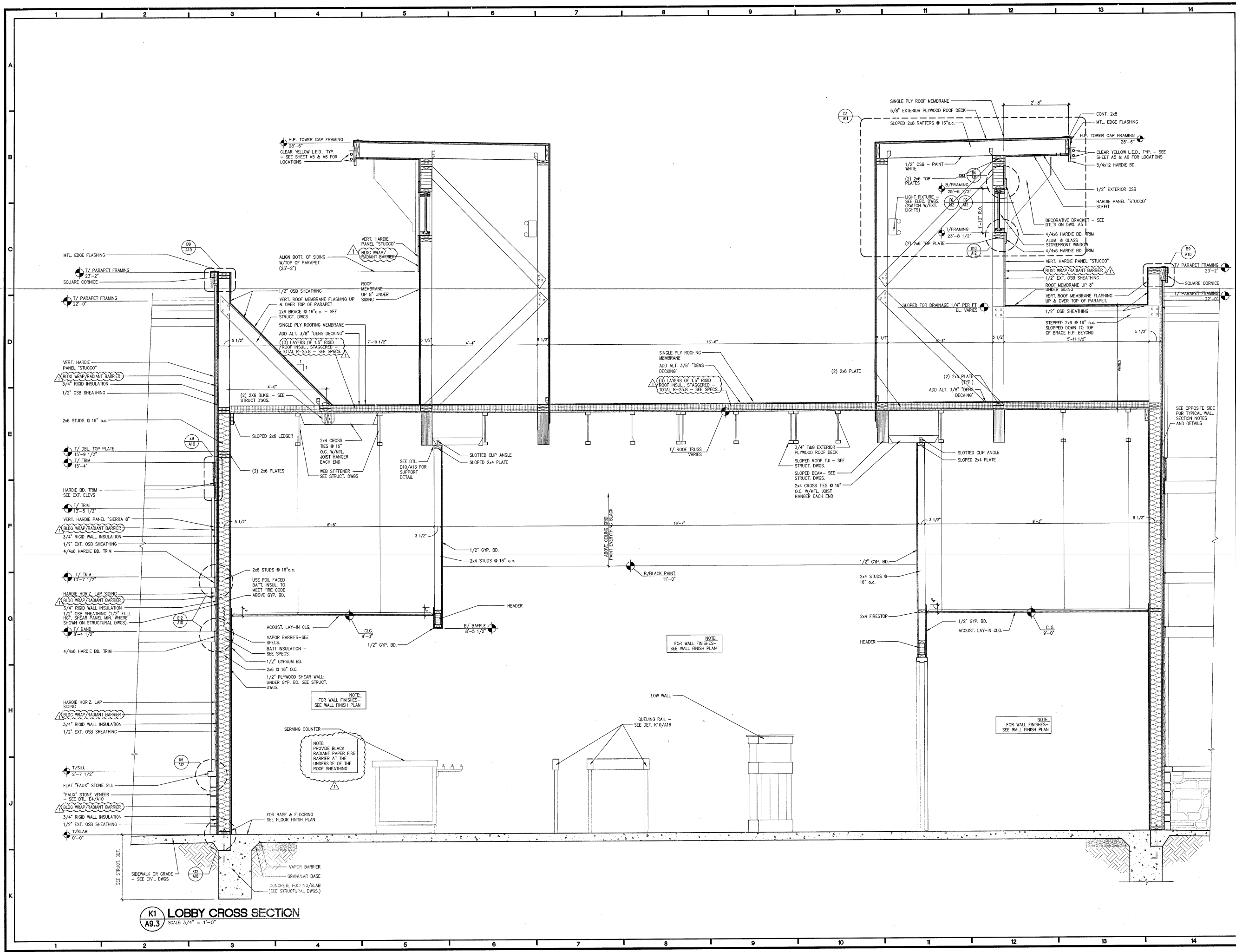


Revisions

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| THRU ADDENDUM "A" |
| NOVEMBER 2015 |
| CODE COMMENTS - 1/4/16 |

PROJECT DATE
11/09/2015
Drawn By
CJH/LW
Checked By
GPL

Sheet No.
A9.3



K1 LOBBY CROSS SECTION
SCALE: 3/4" = 1'-0"

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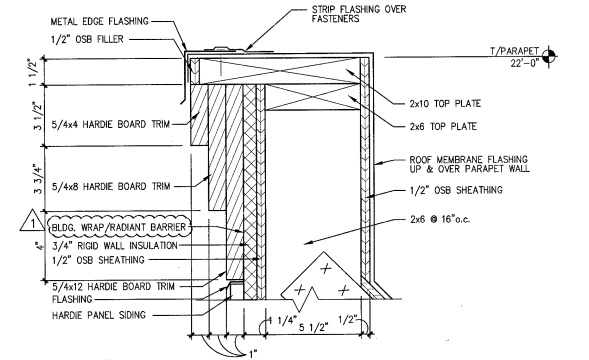
CC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR.
POMONA, CALIFORNIA 91766
Drawing: FULL HEIGHT WALL SECTIONS
AND ENLARGED DETAILS

golden Corral
Buffet & Grill

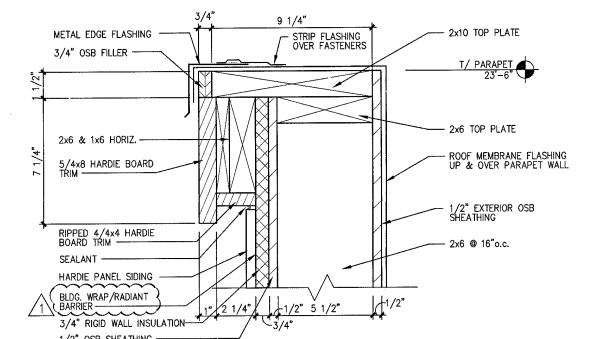
Revisions
THRU ADDENDUM "A"
NOVEMBER 2015

PROJECT DATE
11/09/2015
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CH
Checked By
GFL

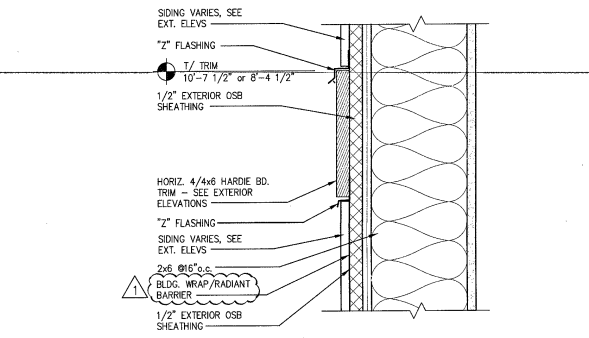
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A10



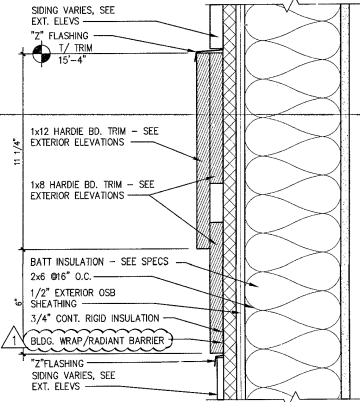
B12 STEPPED PARAPET CORNICE
SCALE: 3" = 1'-0"



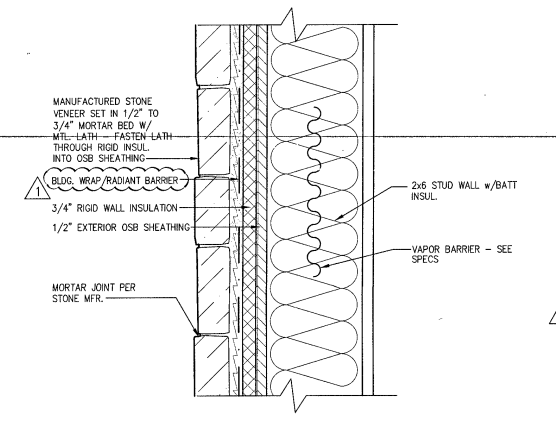
B9 SQUARE PARAPET CORNICE
SCALE: 3" = 1'-0"



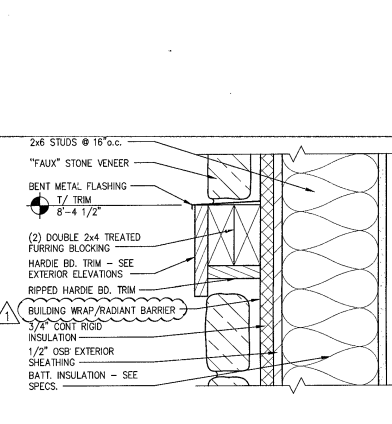
E12 HORIZ. TRIM • HARDIE SIDING
SCALE: 3" = 1'-0"



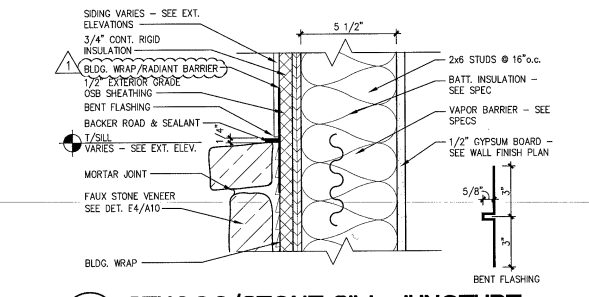
E9 STEPPED HORIZ. TRIM
SCALE: 3" = 1'-0"



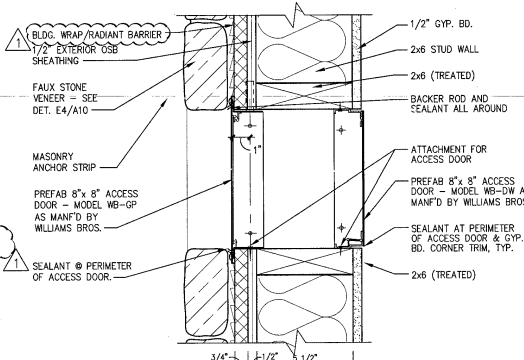
E4 TYPICAL 'FAUX' STONE VENEER DETAIL
SCALE: 3" = 1'-0"



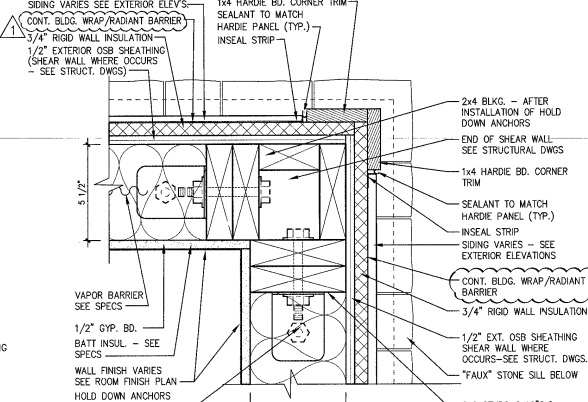
E7 HORIZ. TRIM • FAUX' STONE
SCALE: 3" = 1'-0"



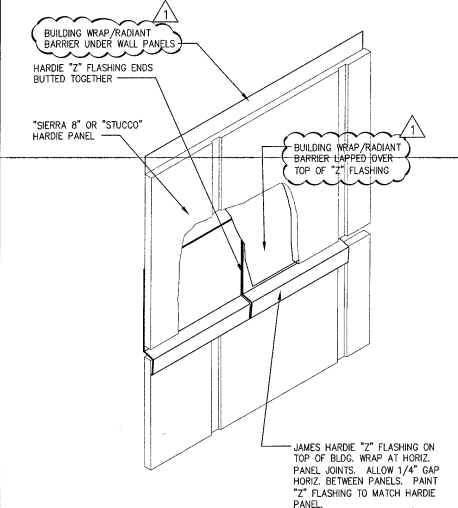
G12 STUCCO/STONE SILL JUNCTURE
SCALE: 3" = 1'-0"



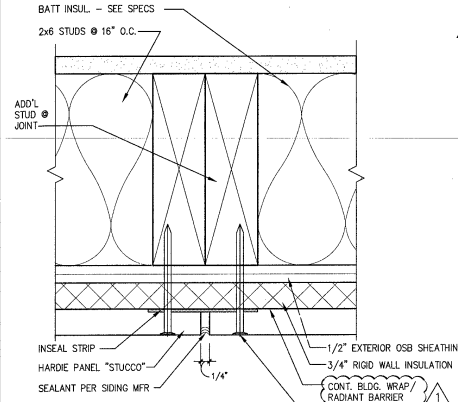
G7 CARPET ACCESS SECTION
SCALE: 3" = 1'-0"



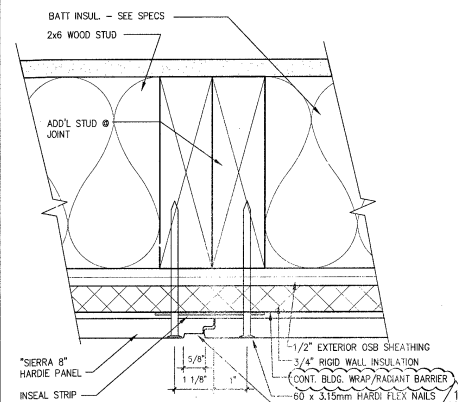
G4 OUTSIDE CORNER AT SIDING
SCALE: 3" = 1'-0"



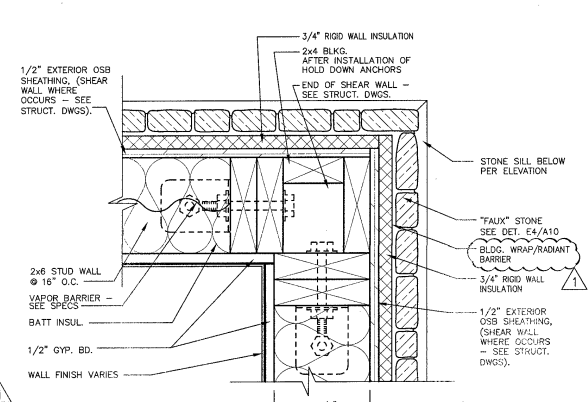
E1 HARDIE PANEL HORIZ. JOINT
SCALE: N.T.S.



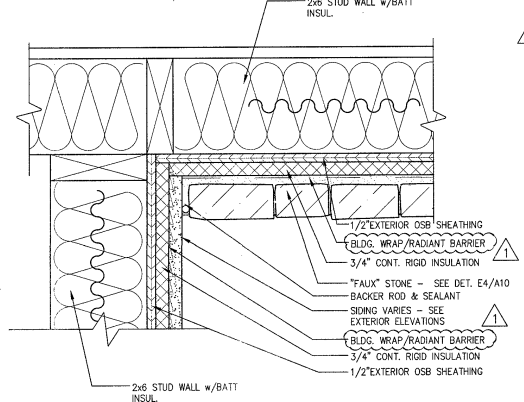
G1 HARDIE PANEL 'STUCCO' VERT. JOINT
SCALE: 6" = 1'-0"



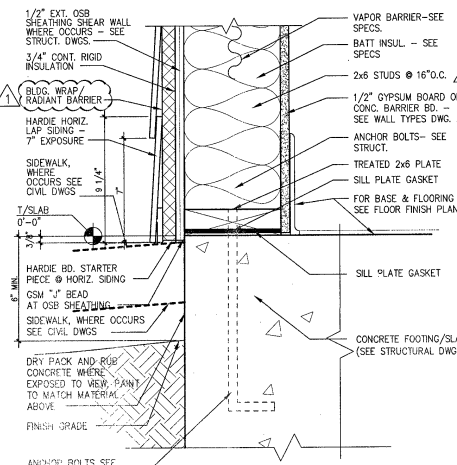
K1 'SIERRA 8' VERT. JOINT
SCALE: 6" = 1'-0"



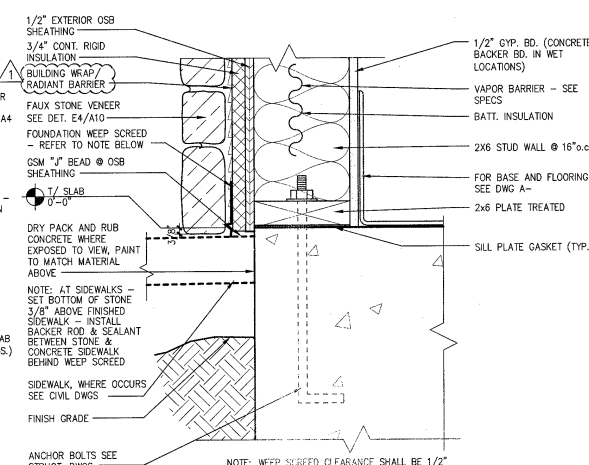
K4 CORNER DETAIL AT FAUX STONE
SCALE: 3" = 1'-0"



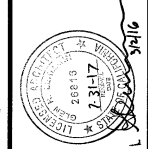
K7 INSIDE CORNER - FAUX STONE + SIDING
SCALE: 3" = 1'-0"



K9 BASE AT SIDING
SCALE: 3" = 1'-0"



K12 TYP. WALL BASE WITH STONE VENEER
SCALE: 3" = 1'-0"

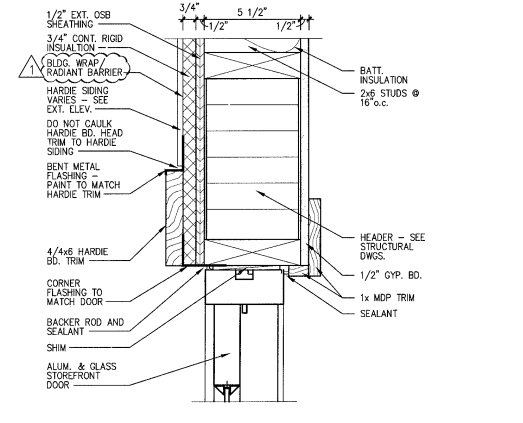


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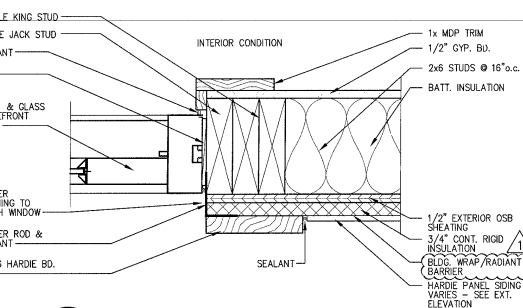
GC 11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: ENLARGED DETAILS



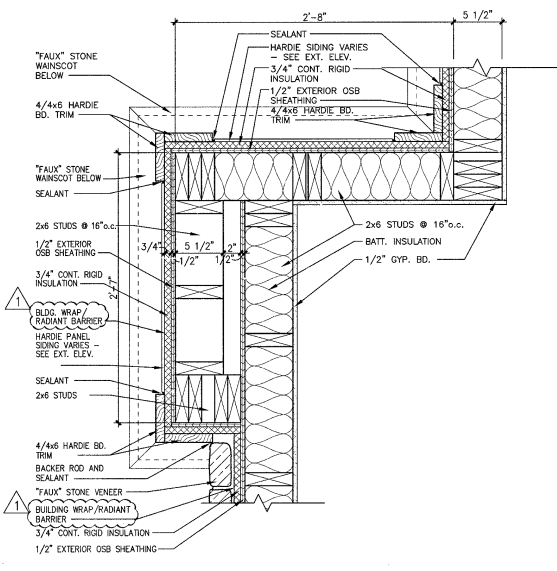
| Revisions | |
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| THRU ADDENDUM "A" | NOVEMBER 2015 |
| CODE COMMENTS - 1/1/16 | |
| PROJECT DATE | 11/09/2015 |
| Drawn By | CH |
| Checked By | GRL |
| Sheet No. | A11 |



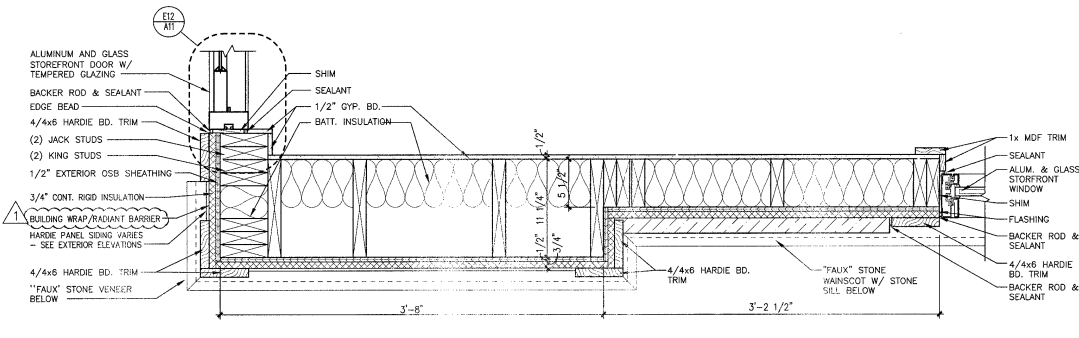
B12 DOOR HEAD AT SIDING DETAIL
SCALE: 3" = 1'-0"



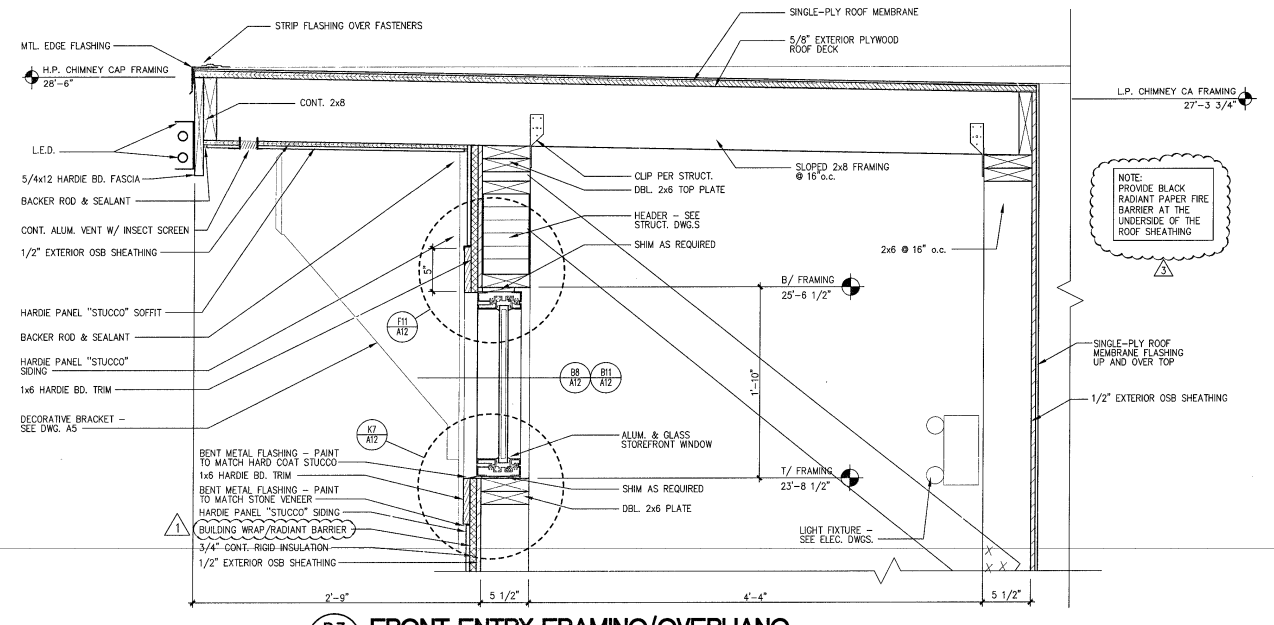
E12 DOOR JAMB AT SIDING DETAIL
SCALE: 3" = 1'-0"



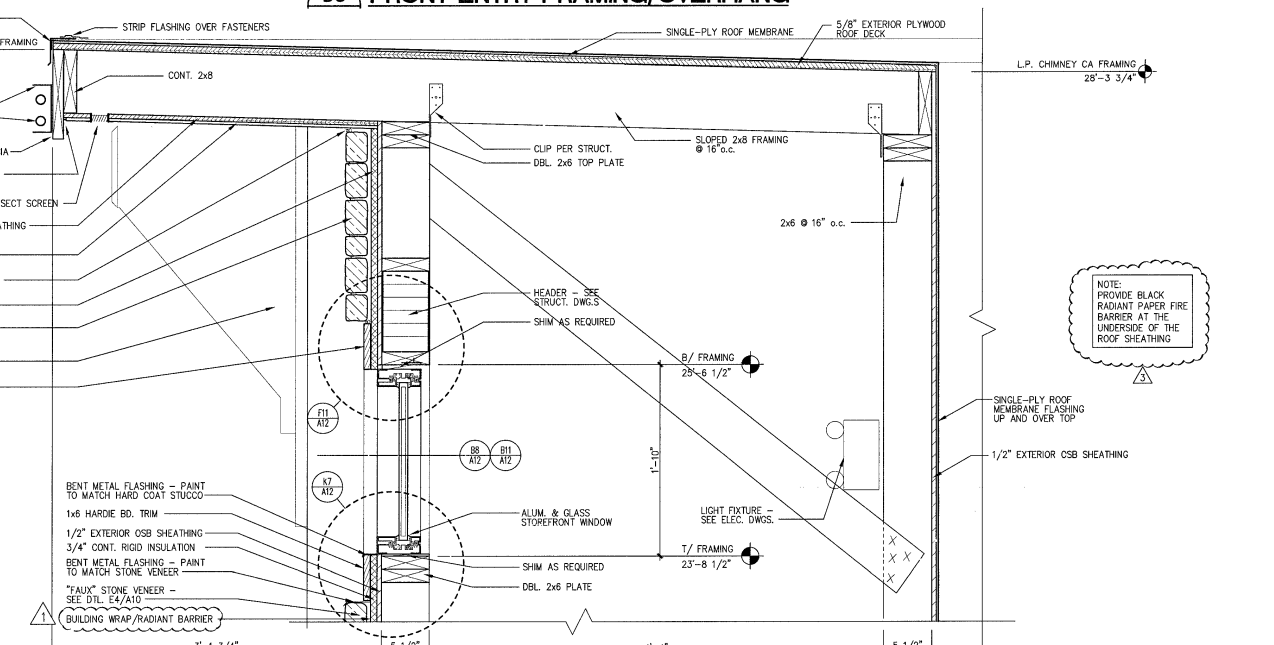
H11 CHIMNEY PIER PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



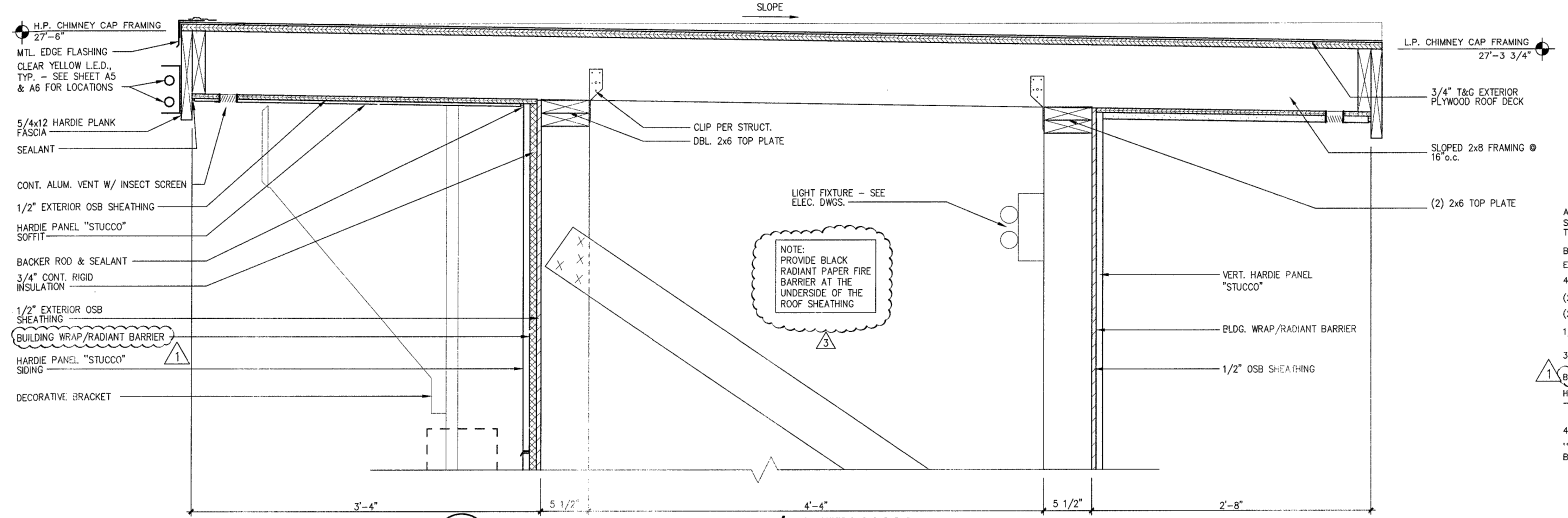
K10 PLAN DTL. AT ENTRY DOOR
SCALE: 1 1/2" = 1'-0"



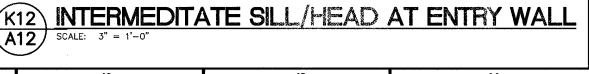
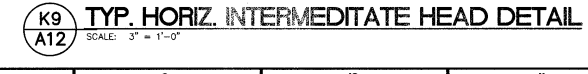
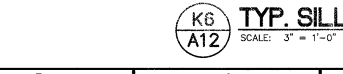
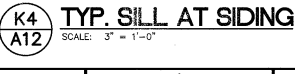
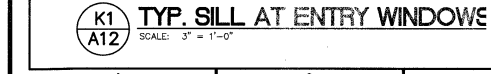
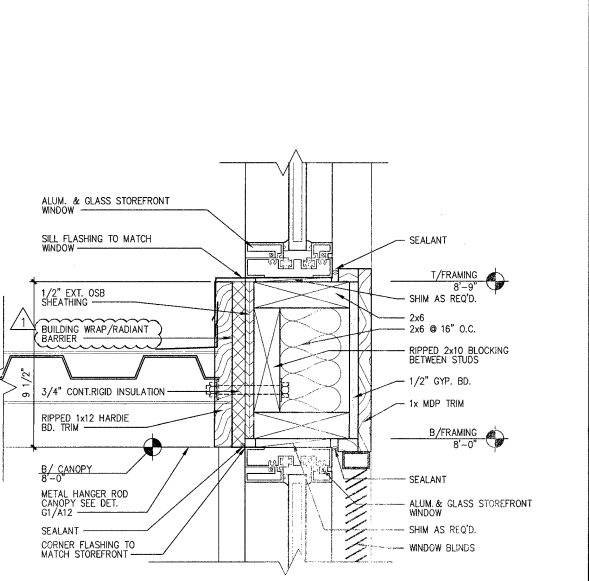
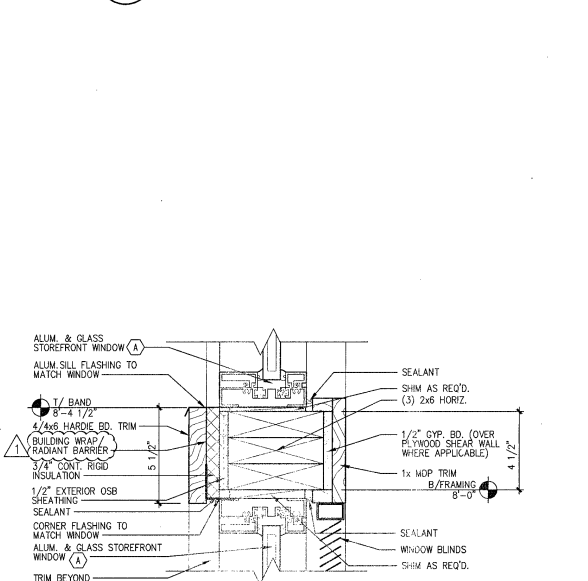
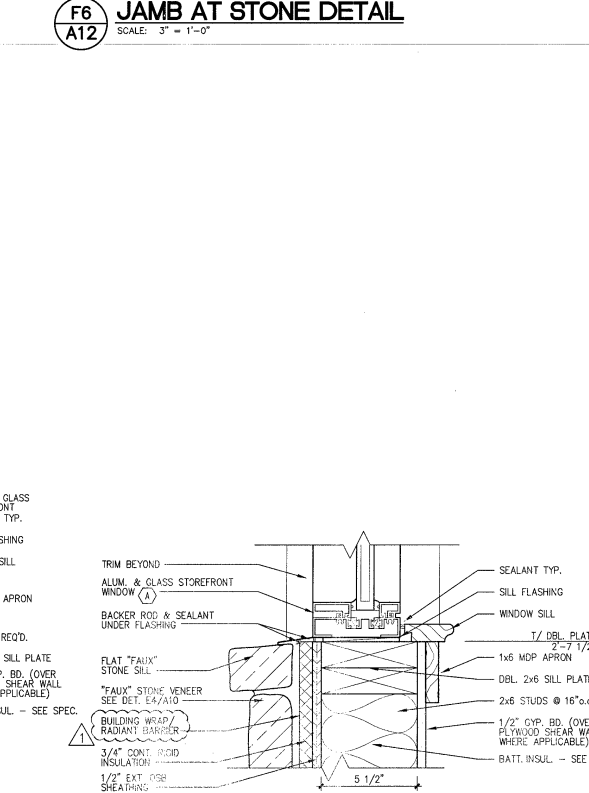
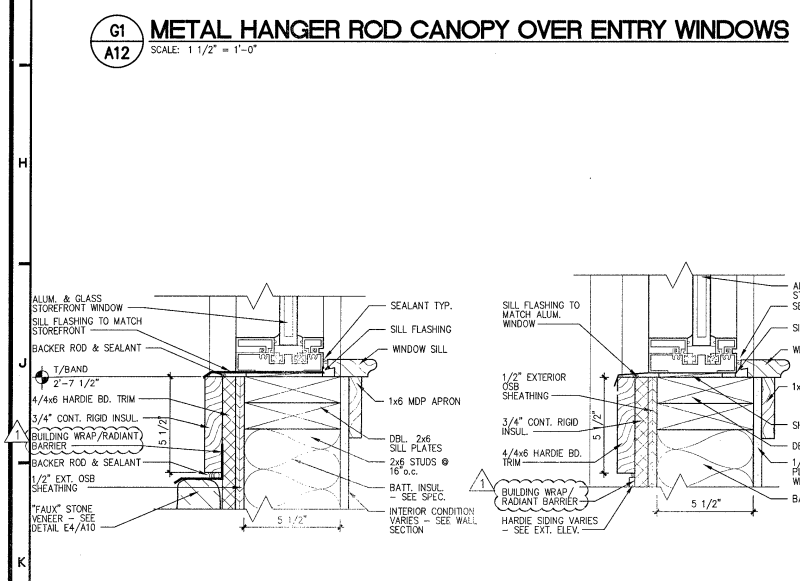
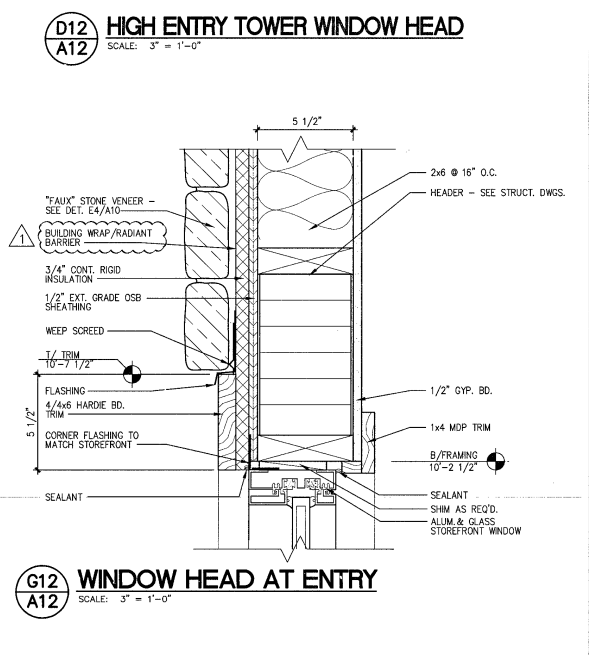
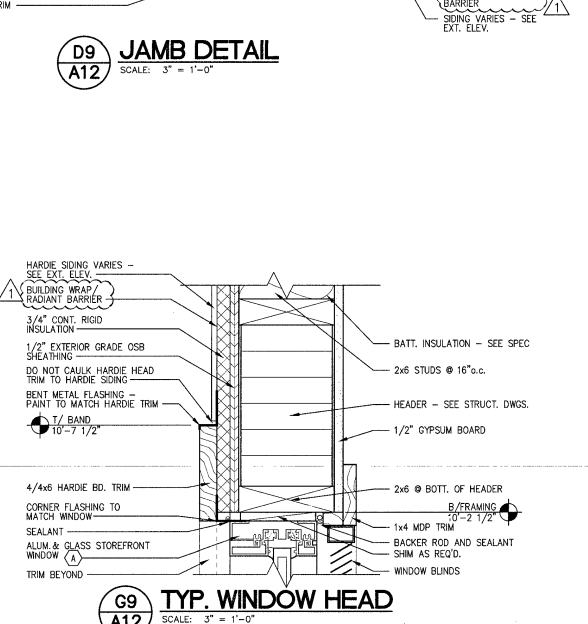
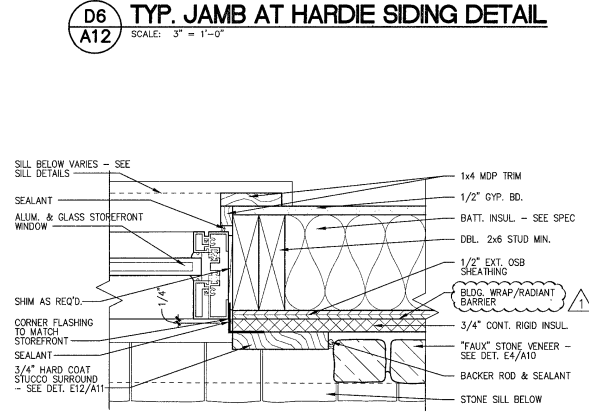
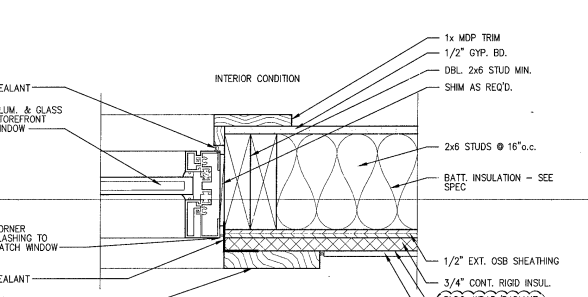
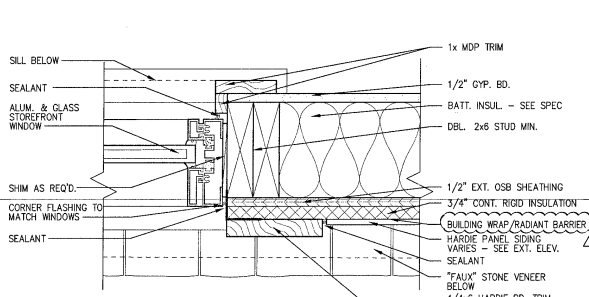
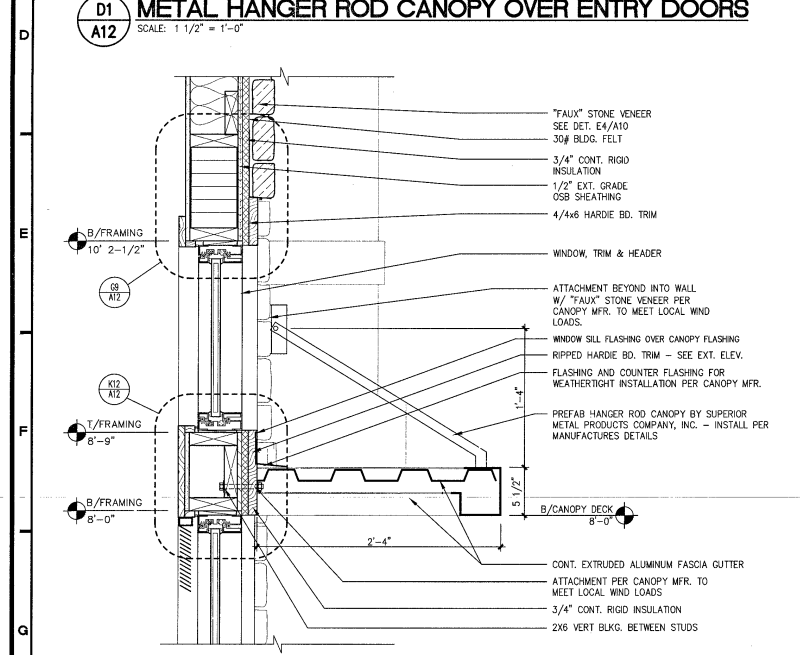
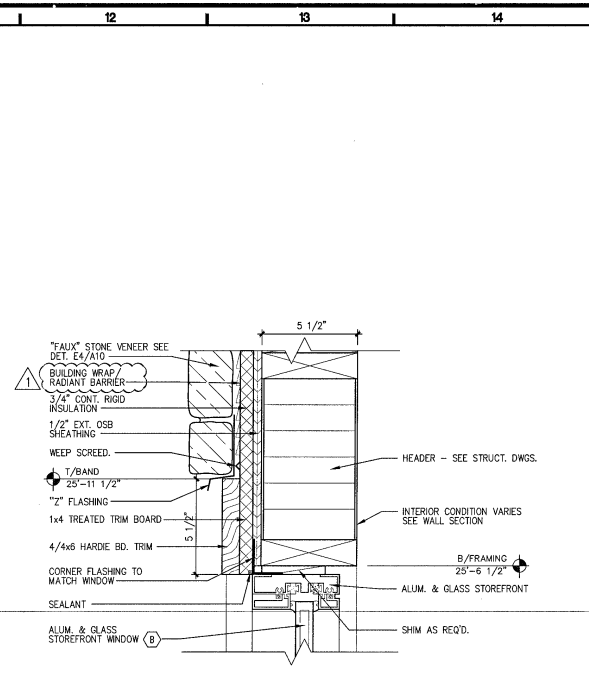
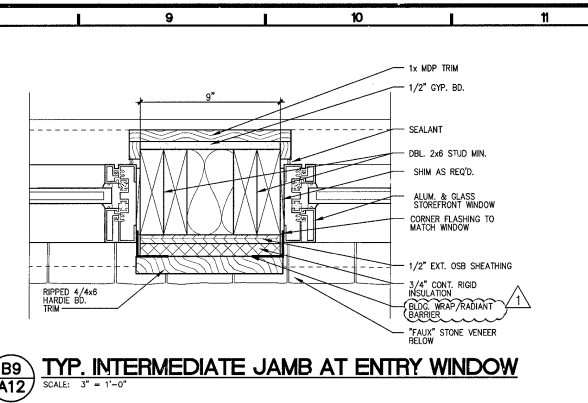
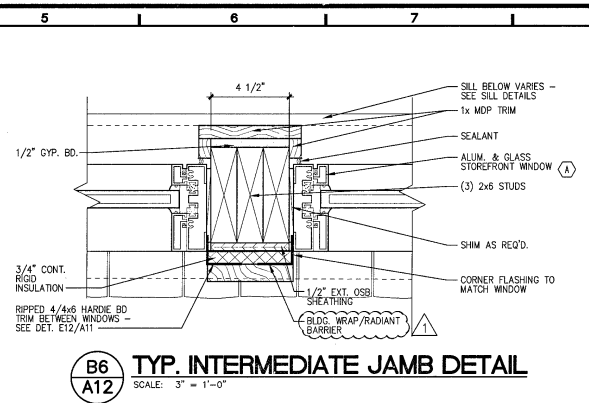
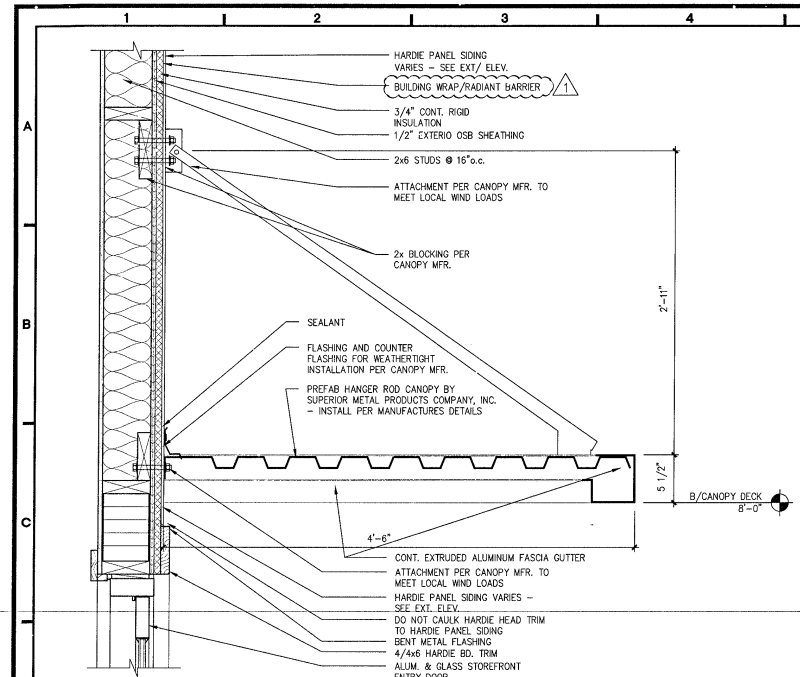
D3 FRONT ENTRY FRAMING/OVERHANG

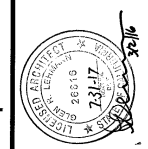


G3 FRONT ENTRY FRAMING/OVERHANG
SCALE: 1 1/2" = 1'-0"



K3 FRONT ENTRY FRAMING/OVERHANG
SCALE: 1 1/2" = 1'-0"





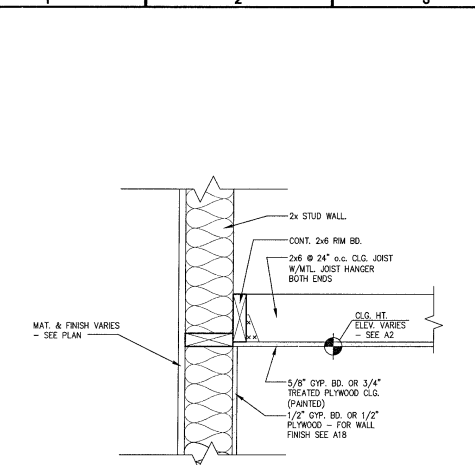
WE HEREBY CERTIFY THAT THE SEALS AND SIGNED DRAWINGS OF THE ARCHITECT AND ENGINEER ARE THE PROPERTY OF THE ARCHITECT AND ENGINEER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS WHICH MAY BE THE RESULT OF THE USER'S MISUSE OF THE DRAWINGS OR OTHER PRODUCTS WHEN USED BY THE USER OR OTHERS.

CC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: WALL SECTIONS

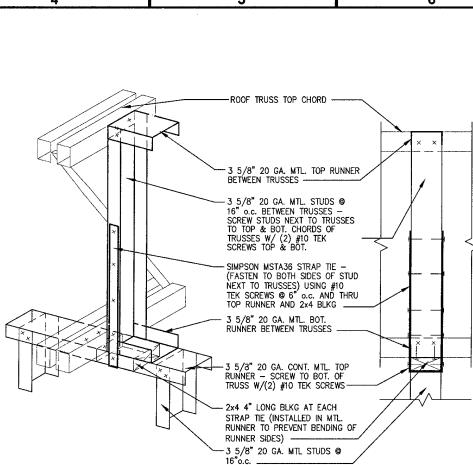


Revisions
THRU ADDENDUM "A"
NOVEMBER 2015

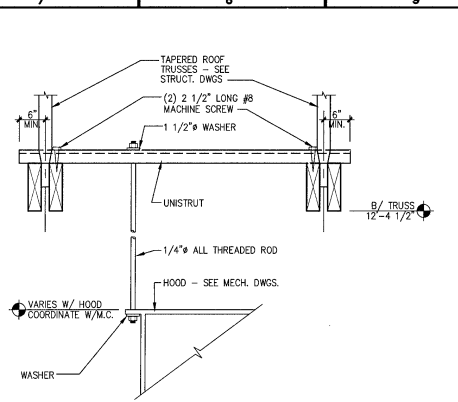
PROJECT DATE
11/09/2015
Drawn By
KEW
Checked By
GHL
Sheet No.
A13



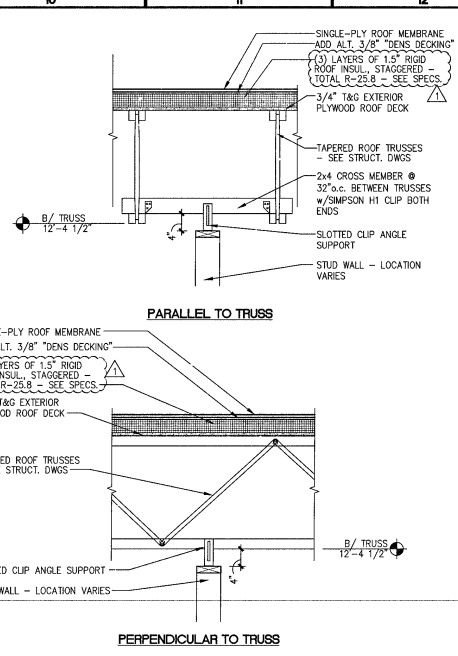
C1 TYP. GYP. BD OR PLYWOOD CEILING
A13 SCALE: 1 1/2" = 1'-0"



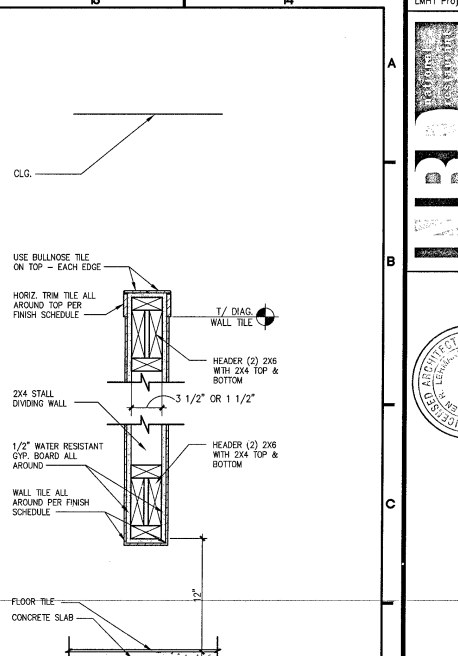
C4 BAFFLE HANGING DETAIL
A13 SCALE: 1 1/2" = 1'-0"



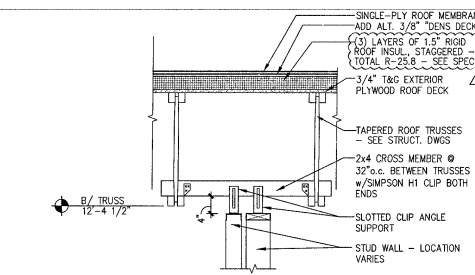
C7 HOOD HANGING DETAIL
A13 SCALE: 3/4" = 1'-0"



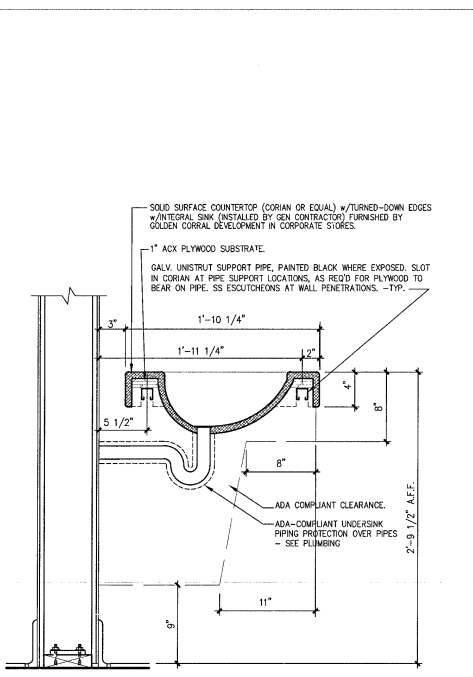
D10 NON-BEARING STUD WALL SUPPORT TO TRUSS
A13 SCALE: 3/4" = 1'-0"



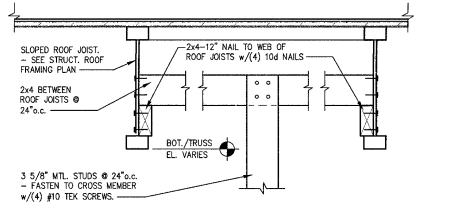
D13 INTERMEDIATE STALL WALL
A13 SCALE: 1 1/2" = 1'-0"



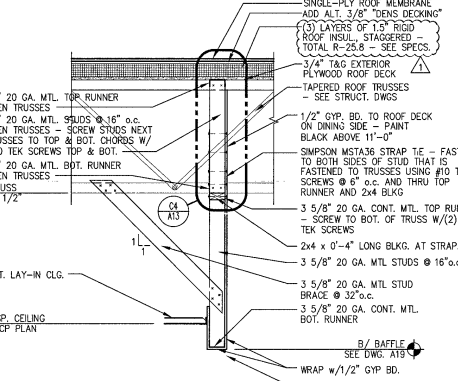
G1 NON-BEARING DOUBLE STUD WALL SUPPORT TO TRUSS
A13 SCALE: 3/4" = 1'-0"



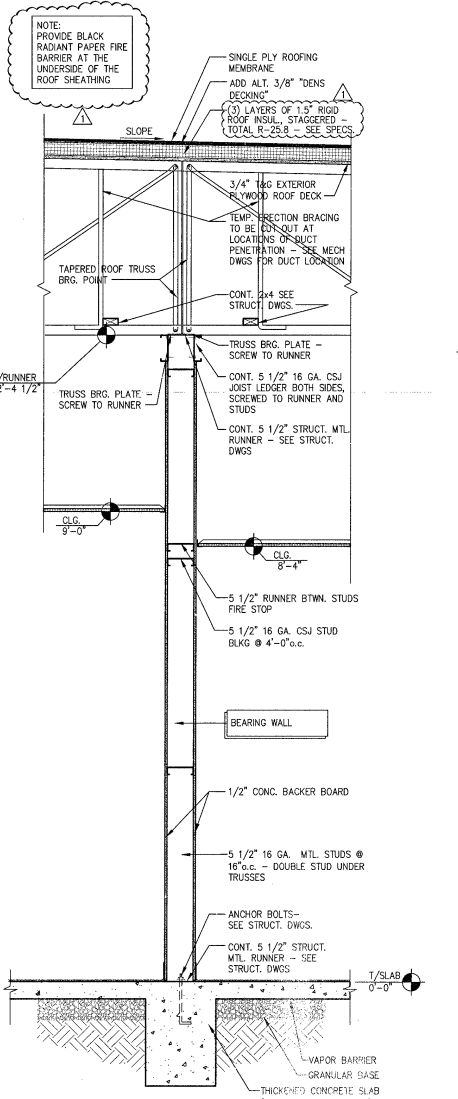
G4 VANITY DETAIL
A13 SCALE: 1 1/2" = 1'-0"



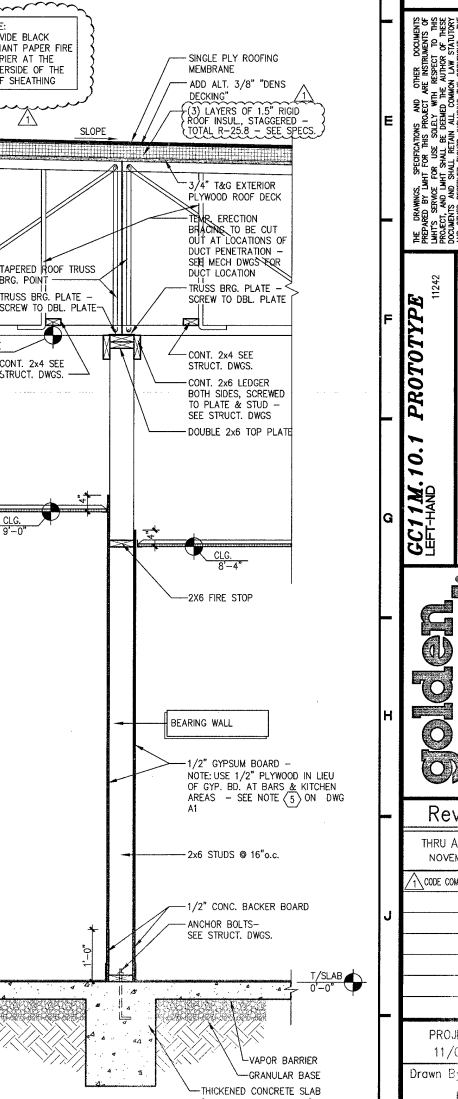
E7 BAFFLE SUPPORT FROM TJI
A13 SCALE: 1 1/2" = 1'-0"



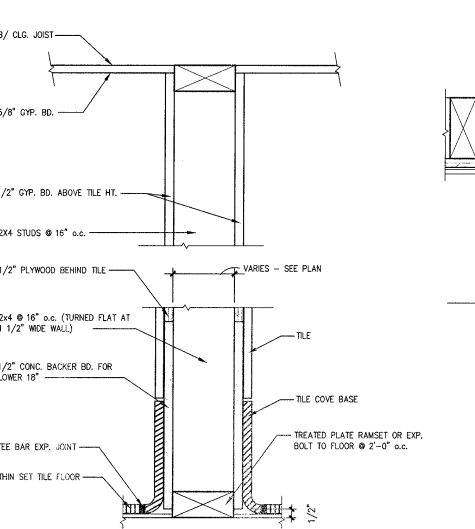
G7 BAFFLE SUPPORT PERPENDICULAR TO TRUSS
A13 SCALE: 3/4" = 1'-0"



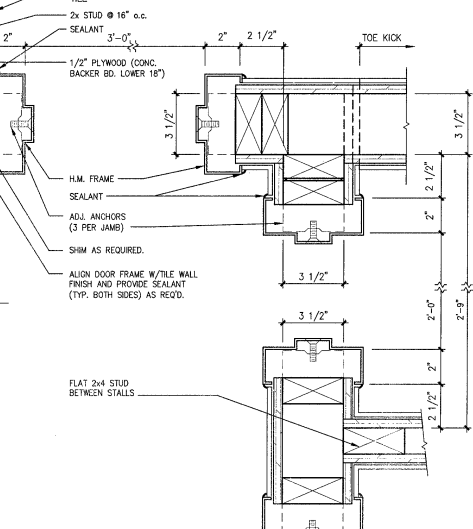
K10 METAL STUD BRG. WALL
A13 SCALE: 3/4" = 1'-0"



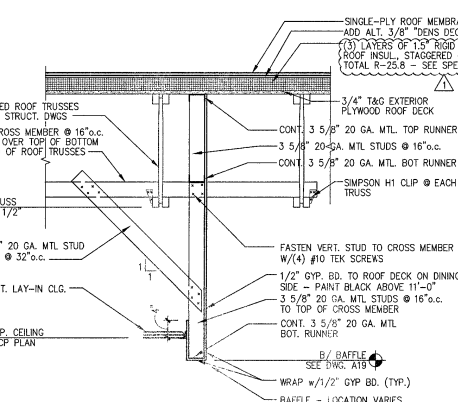
K12 WOOD STUD BRG. WALL
A13 SCALE: 3/4" = 1'-0"



K1 FULL TOILET PARTITION
A13 SCALE: 3" = 1'-0"



K4 TOILET PARTITION DOOR FRAME
A13 SCALE: 3" = 1'-0"



K7 BAFFLE SUPPORT PARALLEL TO TRUSS
A13 SCALE: 3/4" = 1'-0"

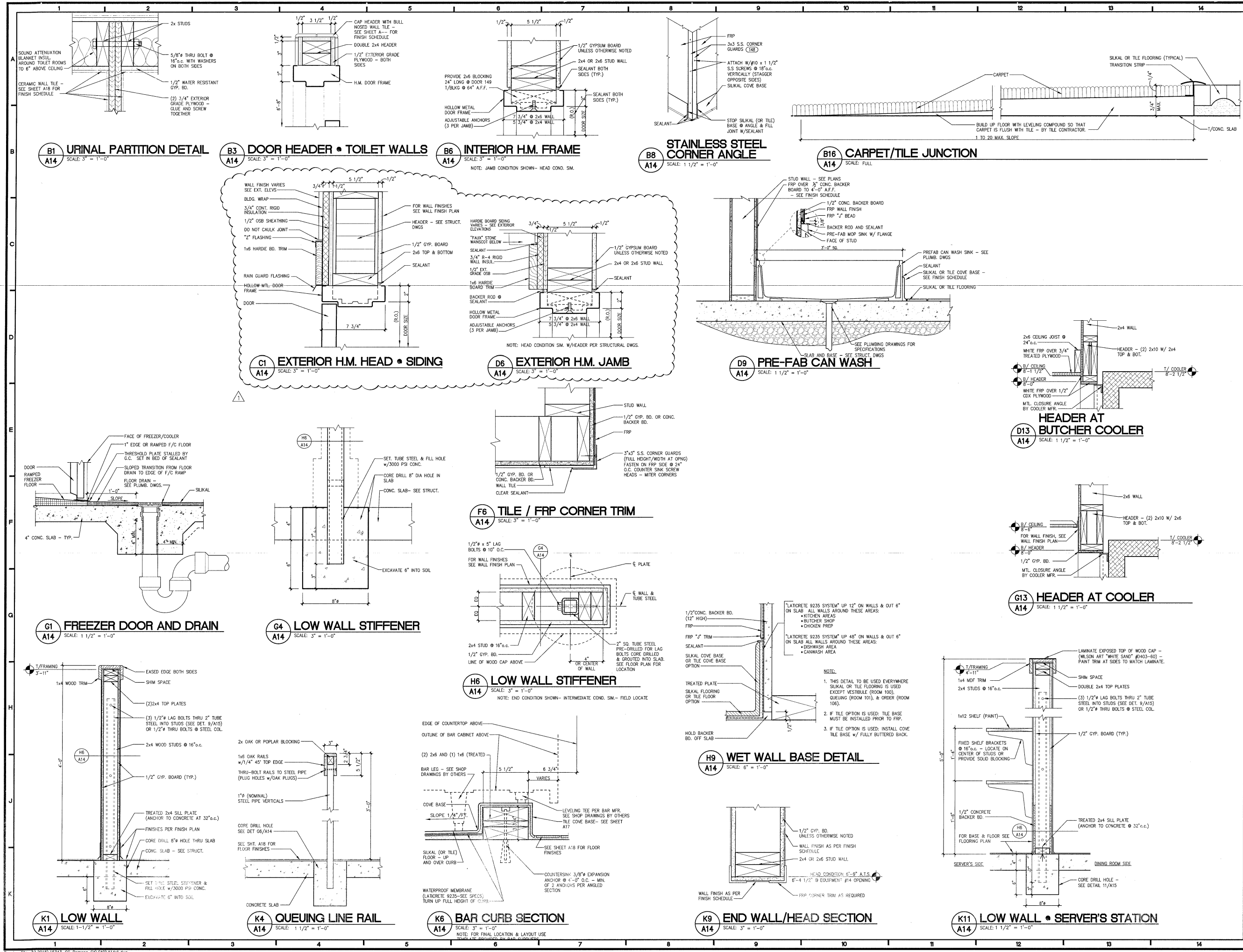
THE FINISHES, SPECIFICATIONS AND OTHER DOCUMENTS OF THE PROJECT ARE INSTRUMENTS OF SERVICE. THESE INSTRUMENTS OF SERVICE SHALL BE USED IN CONNECTION WITH THE PROJECT AND SHALL BE THE SOLE BASIS FOR THE CONTRACTOR'S OBLIGATIONS AND RESPONSIBILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND LOGISTICS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND NETWORKING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SECURITY AND PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE AND REPAIRS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION AND DISPOSAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESTORATION AND RECONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ASSESSMENT AND TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDING AND ARCHIVING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING AND EDUCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESEARCH AND DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INNOVATION AND CREATIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COLLABORATION AND PARTNERSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPORT AND ASSISTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COOPERATION AND ASSISTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMPLIANCE AND ADHERENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INTEGRITY AND HONESTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHICS AND MORALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESPECT AND DIGNITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND WELL-BEING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL AND SUSTAINABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL AND COMMUNITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL AND HERITAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ECONOMIC AND FINANCIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY POLITICAL AND GOVERNANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL AND REGULATORY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TECHNOLOGICAL AND INNOVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCIENTIFIC AND RESEARCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARTS AND CULTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPORTS AND RECREATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HEALTH AND WELL-BEING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EDUCATION AND LIFELONG LEARNING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERSONAL AND PROFESSIONAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL AND COMMUNITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL AND HERITAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ECONOMIC AND FINANCIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY POLITICAL AND GOVERNANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL AND REGULATORY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TECHNOLOGICAL AND INNOVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCIENTIFIC AND RESEARCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARTS AND CULTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPORTS AND RECREATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HEALTH AND WELL-BEING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EDUCATION AND LIFELONG LEARNING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERSONAL AND PROFESSIONAL.

GC11M.10.1 PROTOTYPE LEFT-HAND
Location: 2007 RANCHO VALLEY DR, POMONA, CALIFORNIA 91766
Drawing: ENLARGED DETAILS

golden
Corral
Buffet & Grill

Revisions
THRU ADDENDUM "A"
NOVEMBER 2015
CODE COMMENTS - 1/4/16

PROJECT DATE
11/09/2015
Drawn By
CIH
Checked By
GFL
Sheet No.
A14



THE DIMENSIONS, SPECIFICATIONS AND OTHER DOCUMENTS PROVIDED BY THE CLIENT FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE AND SHALL BE USED TO THE EXTENT OF THESE DIMENSIONS, SPECIFICATIONS AND OTHER DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, SPECIFICATIONS AND OTHER DOCUMENTS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERFERENCE WITH THE OWNER'S USE AND OCCUPANCY OF THE PROJECT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS WHICH MAY BE CAUSED BY THE OWNER OR OTHERS.

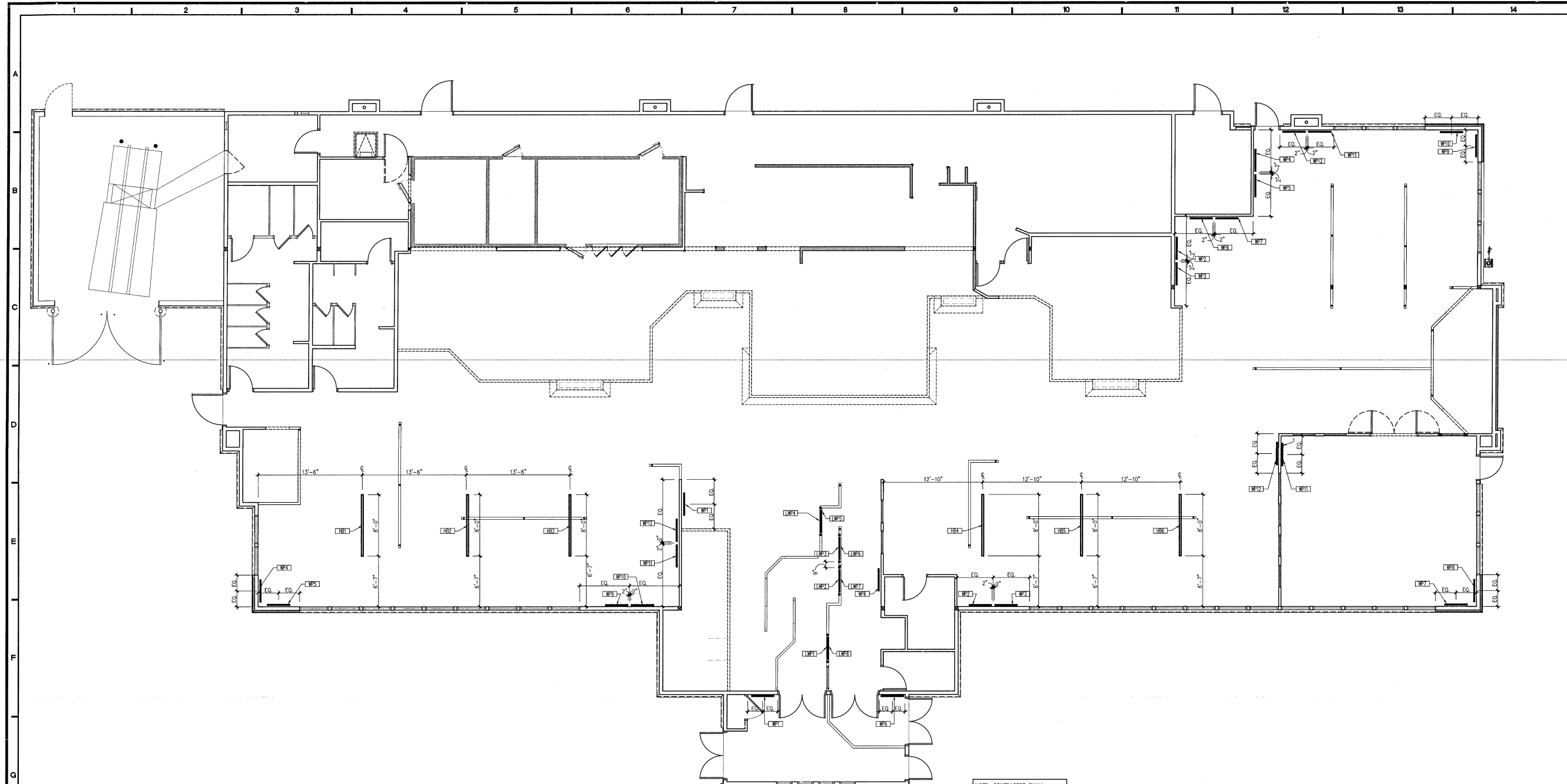
GC11M.10.1 PROTOTYPE LEFT-HAND
11/24
Location: 2037 RANCHO VALLEY DR. POMONA, CALIFORNIA 91766
Drawing: POSTER AND BANNER PLAN

golden corral
Buffet & Grill

Revisions
THRU ADDENDUM "A"
NOVEMBER 2015

PROJECT DATE
11/09/2015
Drawn By
CIH
Checked By
GRL
Sheet No.

A16



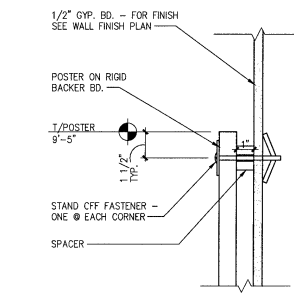
G6
A16 POSTER AND BANNER PLACEMENT PLAN
SCALE: 3/16" = 1'-0"

NOTE: CONTRACTOR SHALL VERIFY PLACEMENT OF ALL BANNERS AND POSTER WITH OWNER PRIOR TO ORDER AND INSTALLATION.

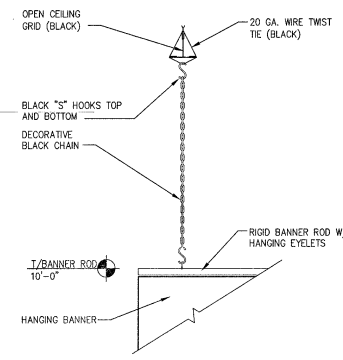
WALL DECOR AND BANNER SCHEDULE

| MARK | QTY | DESCRIPTION | SIZE (WxH) | TOP OF OBJECT |
|--|-----|------------------------------|------------|---------------|
| WALL POSTERS | | | | |
| WP1 | 2 | WELCOME POSTER | 36"x48" | 9'-5" |
| WP2 | 2 | RECIPE - BOURBON ST. CHICKEN | 36"x48" | 9'-5" |
| WP3 | 2 | GUEST - BOURBON ST. CHICKEN | 36"x48" | 9'-5" |
| WP4 | 2 | RECIPE - AWESOME POT ROAST | 36"x48" | 9'-5" |
| WP5 | 2 | GUEST - AWESOME POT ROAST | 36"x48" | 9'-5" |
| WP6 | 2 | GLAD YOU STOPPED BY | 36"x48" | 9'-5" |
| WP7 | 2 | RECIPE - MEATLOAF | 36"x48" | 9'-5" |
| WP8 | 2 | GUEST - MEATLOAF | 36"x48" | 9'-5" |
| WP9 | 2 | RECIPE - CARROT CAKE | 36"x48" | 9'-5" |
| WP10 | 2 | GUEST - CARROT CAKE | 36"x48" | 9'-5" |
| WP11 | 2 | RECIPE SEAFOOD SALAD | 36"x48" | 9'-5" |
| WP12 | 2 | GUEST - SEAFOOD SALAD | 36"x48" | 9'-5" |
| HANGING BANNERS | | | | |
| HB1 | 1 | BLUE | 96"x22" | 10'-0" |
| HB2 | 1 | GRAY | 96"x22" | 10'-0" |
| HB3 | 1 | GREEN | 96"x22" | 10'-0" |
| HB4 | 1 | BROWN | 96"x22" | 10'-0" |
| HB5 | 1 | ORANGE | 96"x22" | 10'-0" |
| HB6 | 1 | YELLOW | 96"x22" | 10'-0" |
| LOW WALL MOUNTED POSTERS ON POSTS | | | | |
| LWP1 | 1 | CO-WORKER "A" | 36"x36" | ON LOW WALL |
| LWP2 | 1 | CO-WORKER "B" | 36"x36" | ON LOW WALL |
| LWP3 | 1 | CO-WORKER "C" | 36"x36" | ON LOW WALL |
| LWP4 | 1 | CO-WORKER "D" | 36"x36" | ON LOW WALL |
| LWP5 | 1 | EXIT "A" | 36"x36" | ON LOW WALL |
| LWP6 | 1 | EXIT "B" | 36"x36" | ON LOW WALL |
| LWP7 | 1 | EXIT "C" | 36"x36" | ON LOW WALL |
| LWP8 | 1 | EXIT "D" | 36"x36" | ON LOW WALL |

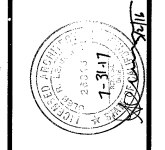
GENERAL HANGING NOTES:
1. ALL DECOR OBJECTS SHALL BE HUNG LEVEL AND PLUMB.
2. ALL DECOR ITEMS SUPPLIED BY KITCHEN EQUIPMENT VENDOR AND INSTALLED BY GENERAL CONTRACTOR PER WRITTEN INSTRUCTIONS.



K1
A16 WALL POSTER HANGING DETAIL
SCALE: 3" = 1'-0"

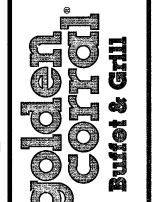


K4
A16 HANGING BANNER SUPPORT DETAIL
SCALE: 3" = 1'-0"



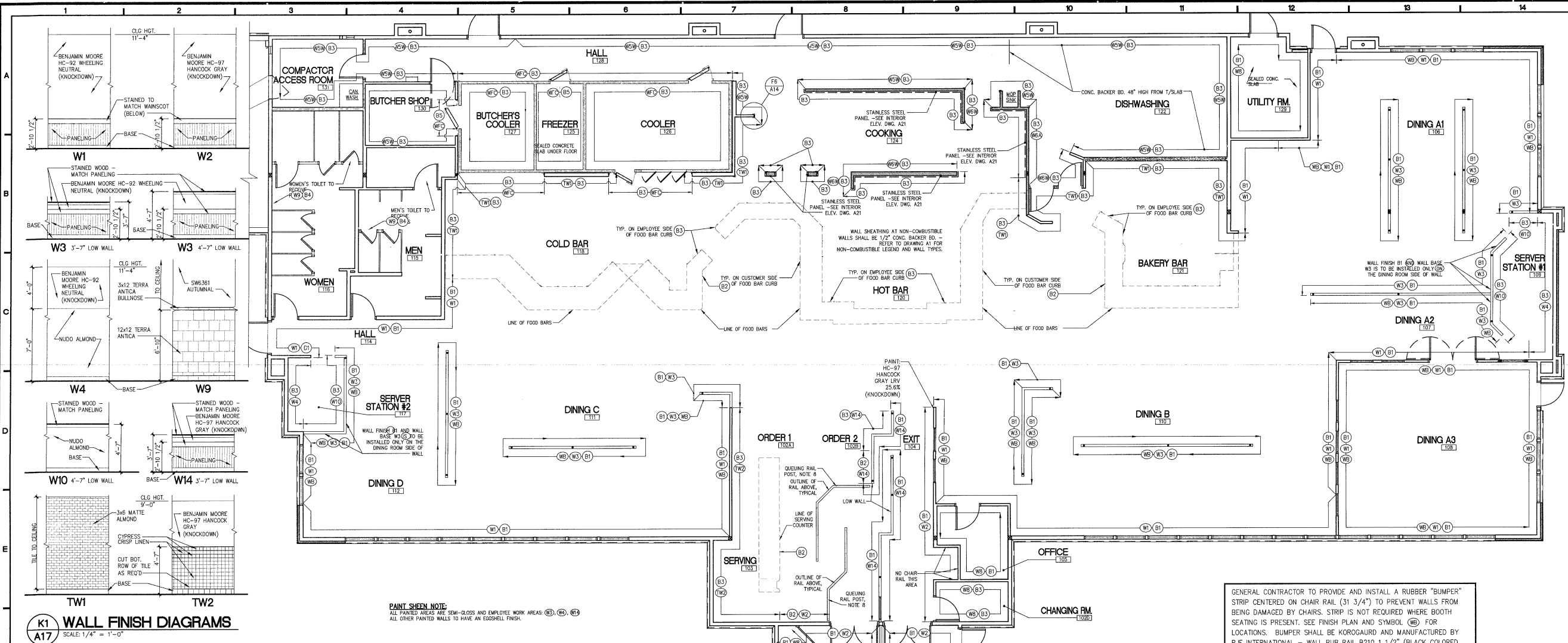
THE FINISHES, SPECIFICATIONS AND OTHER NOTATIONS PROVIDED BY LMHT FOR THIS PROJECT ARE INTENDED TO BE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL INFORMATION AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

GC/1M.10.1 PROTOTYPE
Location: 2037 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: WALL FINISH PLAN

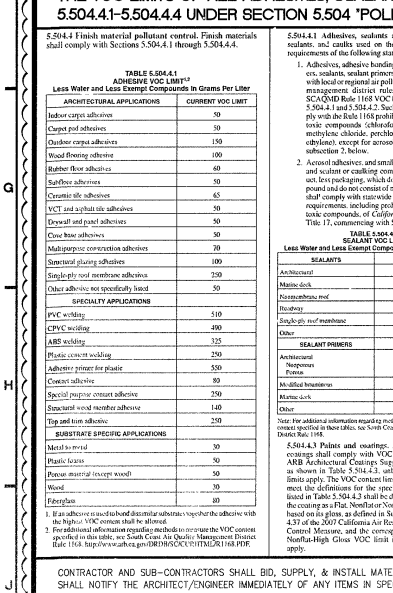


Revisions
THRU ADDENDUM 'A'
NOVEMBER 2015

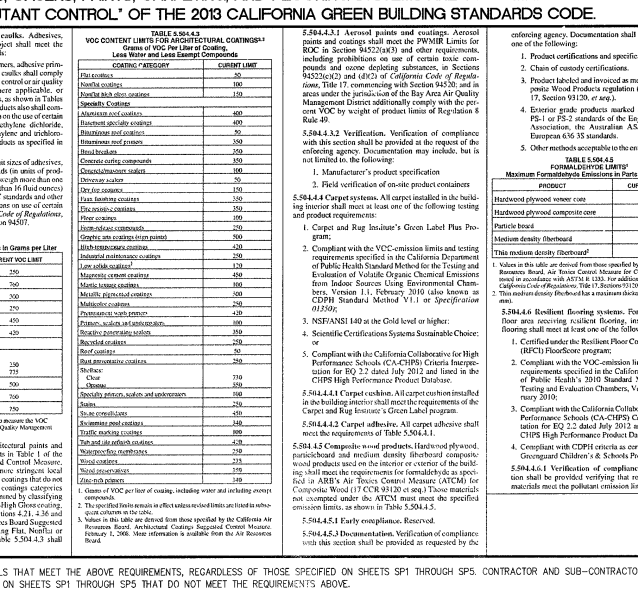
PROJECT DATE
11/09/2015
Drawn by
KEW
Checked by
GFL
Sheet No.
A17



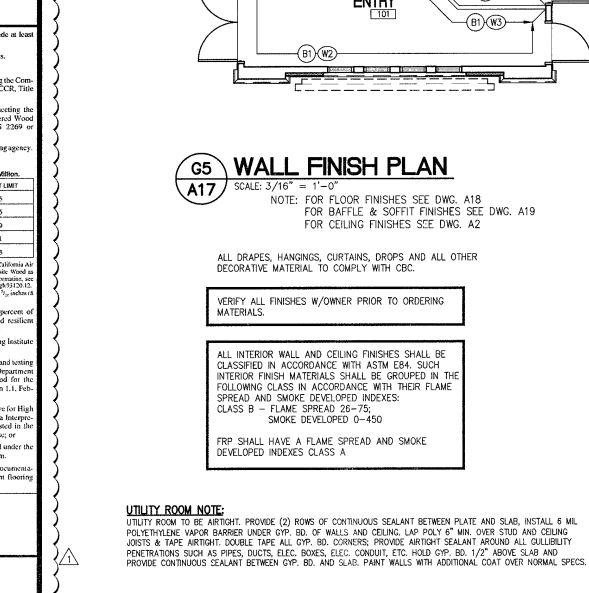
WALL FINISH DIAGRAMS
SCALE: 1/4" = 1'-0"



PAINT SHEEN NOTE
ALL PAINTED AREAS ARE SEMI-GLOSS AND EMPLOYEE WORK AREAS (B3, B4, B5) ALL OTHER PAINTED WALLS TO HAVE AN EGGSHELL FINISH.



WALL FINISH PLAN
SCALE: 3/16" = 1'-0"
NOTE: FOR FLOOR FINISHES SEE DWG. A18 FOR BAFFLE & SOFFIT FINISHES SEE DWG. A19 FOR CEILING FINISHES SEE DWG. A2



INTERIOR FINISH SCHEDULE ALL ITEMS FURNISHED BY GEN. CONTRACTOR UNLESS OTHERWISE NOTED. NOTE: REFER TO A16 FOR ADDITIONAL FLOOR FINISHES & A2 FOR CEILING FINISHES

| MARK | BASE MATERIAL | FINISH MATERIAL | MANUFACTURER | COLOR/MODEL/PATTERN |
|------|---|---|------------------|--|
| W1 | GYP. BD. | PAINTED DRYWALL ABOVE CHAIR RAIL TO CEILING | BENJAMIN MOORE | HC-92 WHEELING NEUTRAL LRV 52.6% (KNOCKDOWN) |
| W2 | GYP. BD. | STAINED W/ CHAIR RAIL HT TO ALIGN W/WINDOW TRIM | SHERWIN WILLIAMS | STAINED TO MATCH PANELING |
| W3 | GYP. BD. | PAINTED DRYWALL ABOVE CHAIR RAIL TO CEILING | BENJAMIN MOORE | HC-97 HANCOCK GRAY LRV 25.6% (KNOCKDOWN) |
| W4 | GYP. BD. | FRP - 7'-0" ABOVE BASE | NUDO | ALMOND, PEBBLE TEXTURE |
| W5 | GYP. BD. | FRP - BASE TO CLG. | NUDO | A = ALMOND, PEBBLE TEXTURE W = WHITE, PEBBLE TEXTURE |
| W6 | GYP. BD. | FRP - BASE TO CLG. | NUDO | A = ALMOND, PEBBLE TEXTURE W = WHITE, PEBBLE TEXTURE |
| W7 | GYP. BD. SOFFIT @ FOOD BARS | PAINT - BOT. BAFFLE TO 11'-0" A.F.F. | SHERWIN WILLIAMS | SW6367 COMPATIBLE BEAM LRV61% (KNOCKDOWN FINISH) |
| W8 | GYP. BD. | PAINT - BASE TO CLG. | BENJAMIN MOORE | HC-92 WHEELING NEUTRAL LRV 52.6% (SMOOTH) |
| W9 | GYP. BD. | ACCENT PAINT ABOVE TILE | SHERWIN WILLIAMS | SW6361 AUTUMNAL (SEMI-GLOSS) |
| W10 | GYP. BD. | FRP | NUDO | ALMOND, PEBBLE TEXTURE |
| W11 | GYP. BD. SOFFIT (SEE CEILING PLAN) | GYP. BD. | BENJAMIN MOORE | HC-92 WHEELING NEUTRAL LRV 52.6% (KNOCKDOWN) |
| W12 | GYP. BD. | GYP. BD. | BENJAMIN MOORE | HC-92 WHEELING NEUTRAL LRV 52.6% (SMOOTH) |
| W13 | GYP. BD. | STAINED W/ CHAIR RAIL HT TO ALIGN W/WINDOW TRIM | SHERWIN WILLIAMS | STAINED TO MATCH PANELING |
| W14 | GYP. BD. | PAINTED DRYWALL ABOVE CHAIR RAIL TO W/DO. TOP TRIM | BENJAMIN MOORE | HC-97 HANCOCK GRAY LRV 25.6% (KNOCKDOWN) |
| W15 | PAINTED GYP. BD. | CONTINUOUS ALUMINUM CONTAINER WITH VINYL BUMPER INSERT | KOROGUARD | MODEL # B210 - 1 1/2" RETAINER COLOR BLACK VINYL INSERT COLOR BLACK |
| W16 | FRP - FINISHED FREEZER/COOLER WALL | PRE-FINISHED FREEZER/COOLER WALL BY MFG. | COLORWELD | EXPOSED WALL TO MATCH ADJACENT FINISH COLOR |
| W17 | 1/2" CDX PLYWOOD W/1/2" CONG. BACKER BOARD FROM FLOOR | MATTE 3/8" WALL TILE - BASE TO CLG. GROUT W/SEALER COAT | DALTELE | MATTE ALMOND 9735 (1) 3/4" (FELD) LATICRETE UNSANDED POLYMER MODIFIED GROUT/COLOR: ALMOND 85 |
| W18 | 1/2" CDX PLYWOOD W/1/2" CONG. BACKER BOARD FROM FLOOR | SEMI GLOSS 4x4 WALL TILE | BENJAMIN MOORE | HC-97 HANCOCK GRAY (KNOCKDOWN) |
| W19 | 1/2" CDX PLYWOOD W/1/2" CONG. BACKER BOARD FROM FLOOR | MATTE 4x4 WALL TILE | DALTELE | MATTE ALMOND 9735 (1) 3/4" (FELD) LATICRETE UNSANDED POLYMER MODIFIED GROUT/COLOR: SILK 03 |

FINISH NOTES

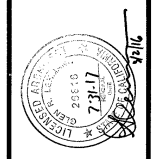
- 1. GENERAL CONTRACTOR SHALL ADD EACH ALL TILE FLOOR AREAS AFTER INSTALLATION. CONTACT PETER AHERN OF "SUP-TEC" @ (800) 667-5470 FOR LOCAL CONTACT TO PERFORM THE ETCHING PROCESS.
- 2. ALL KITCHEN AREAS SCHEDULED FOR FRP PANELS TO RECEIVE STAINLESS STEEL CORNER PROTECTORS AT ALL OUTSIDE CORNERS.
- 3. DO NOT TAPE/JOIN JOINTS @-END FRP (ONLY).
- 4. FOR ALL CEILING FINISHES SEE REFLECTED CEILING PLAN, DWG. A2
- 5. ALL DIMENSIONS ARE FROM FACE OF STUD.
- 6. 2" STRUCTURAL DRIPS FOR ALL FLOOR DRAINS, FRENCH DRAINS, ETC. & SLOPES TO DRAINS, WORK TILE FLOORS TO CONFORM TO THESE SLOPES.
- 7. FLOOR SEALANT JOINT AT ALL INSIDE CORNERS OF TILE WANSOOT IN LIEU OF GROUT JOINT (TYP.).
- 8. GENERAL CONTRACTOR SHALL CORE DRILL FOR QUEUING RAIL POSTS & CAP HOLES PRIOR TO INSTALLATION OF TILE. PRIOR TO INSTALLATION OF TILE.
- 9. POINT POSTS PER SECTION 09900.
- 10. GENERAL CONTRACTOR SHALL FLOOD SLAB TO CHECK FOR FLOW TO DRAINS OR LEVELNESS. FILL LOW AREAS TO DRAIN PRIOR TO INSTALLING FLOOR TILE.
- 11. 90° ANGLES ARE 45° UNLESS OTHERWISE NOTED.
- 12. BELOW STAINLESS STEEL PANEL TO EXTEND 18" ALL SIDES AND 4"-0" ABOVE ALL MECHANICAL HOODS.
- 13. METAL DOOR FRAMES SHALL BE PAINTED SHERWIN WILLIAMS COLOR CARBONADO.
- 14. ALL WALL AND CLOS. IN KITCHEN & OVER FOOD PREP. AREAS SHALL BE SMOOTH AND WASHABLE AND LIGHT IN COLOR (70% LRV).
- 15. ALL WALLS ARE SMOOTH IN ALL AREAS EXCEPT DINING.

INTERIOR FINISH SCHEDULE ALL ITEMS FURNISHED BY GEN. CONTRACTOR UNLESS OTHERWISE NOTED

| MARK | BASE MATERIAL | FINISH MATERIAL | MANUFACTURER | COLOR/MODEL/PATTERN |
|------|--------------------------------|--------------------------------------|----------------------------|----------------------------|
| B1 | GYP. BD. | 4" VINYL BASE, 3/8" RADIUS COVE | JOHNSONITE | 113 CHESTNUTTY |
| B2 | GYP. BD. | COVE BASE TILE | DALTELE | - 910-423-1123 (ONDY BELL) |
| B3 | VARIES | QUARRY TILE 6x6, 3/8" RADIUS | AMERICAN OLEAN | - 615-248-8453 (LANDE) |
| B4 | GYP. BD. | COVE BASE CERAMIC TLE 6x12 | DALTELE | - 910-423-1123 (ONDY BELL) |
| B5 | PRE-FINISHED FREEZER WALL/BASE | 6" STAINLESS STEEL, 3/8" RADIUS COVE | INTERNATIONAL COLD STORAGE | 6" STAINLESS STEEL |

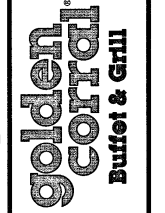
UTILITY ROOM NOTE

- UTILITY ROOM TO BE ABSENT. PROVIDE (2) ROWS OF CONTINUOUS SEALANT BETWEEN PLATE AND SLAB. INSTALL 6" M.L. POLYETHYLENE VAPOR BARRIER UNDER GYP. BD. OF WALLS AND CEILING. LAP PLY 6" MIN. OVER STUD AND CEILING JOISTS & TAPE AIRTOIGHT DOUBLE TAPE ALL GYP. BD. JOINTS. PROVIDE AIRTOIGHT SEALANT AROUND ALL GULLIBILITY PENETRATIONS SUCH AS PIPES, DUCTS, ELEC. BOXES, ELEC. CONDUIT, ETC. 1/2" ABOVE AND 1/2" BELOW. PROVIDE CONTINUOUS SEALANT BETWEEN GYP. BD. AND SLAB. PAINT WALLS WITH ADDITIONAL COAT OVER NORMAL SPECS.



THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY LMHT FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE AND PRESERVATION OF THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES AND CERTIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING AND EDUCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABORERS AND WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRANSPORTATION AND LOGISTICS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNICATIONS AND NETWORKING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SECURITY AND PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL AND SUSTAINABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL AND COMMUNITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ECONOMIC AND FINANCIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL AND HERITAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCIENTIFIC AND TECHNOLOGICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARTS AND CREATIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EDUCATION AND RESEARCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INNOVATION AND LEADERSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COLLABORATION AND PARTNERSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INTEGRITY AND ETHICS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESPECT AND DIGNITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HUMAN RIGHTS AND SOCIAL JUSTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL AND SUSTAINABILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL AND COMMUNITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ECONOMIC AND FINANCIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL AND HERITAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SCIENTIFIC AND TECHNOLOGICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARTS AND CREATIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EDUCATION AND RESEARCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INNOVATION AND LEADERSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COLLABORATION AND PARTNERSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INTEGRITY AND ETHICS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RESPECT AND DIGNITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HUMAN RIGHTS AND SOCIAL JUSTICE.

CC11M-10.1 PROTOTYPE
 Location: 2037 RANCHO VALLEY DR.
 POMONA, CALIFORNIA 91766
 Drawing: FLOOR FINISH PLAN



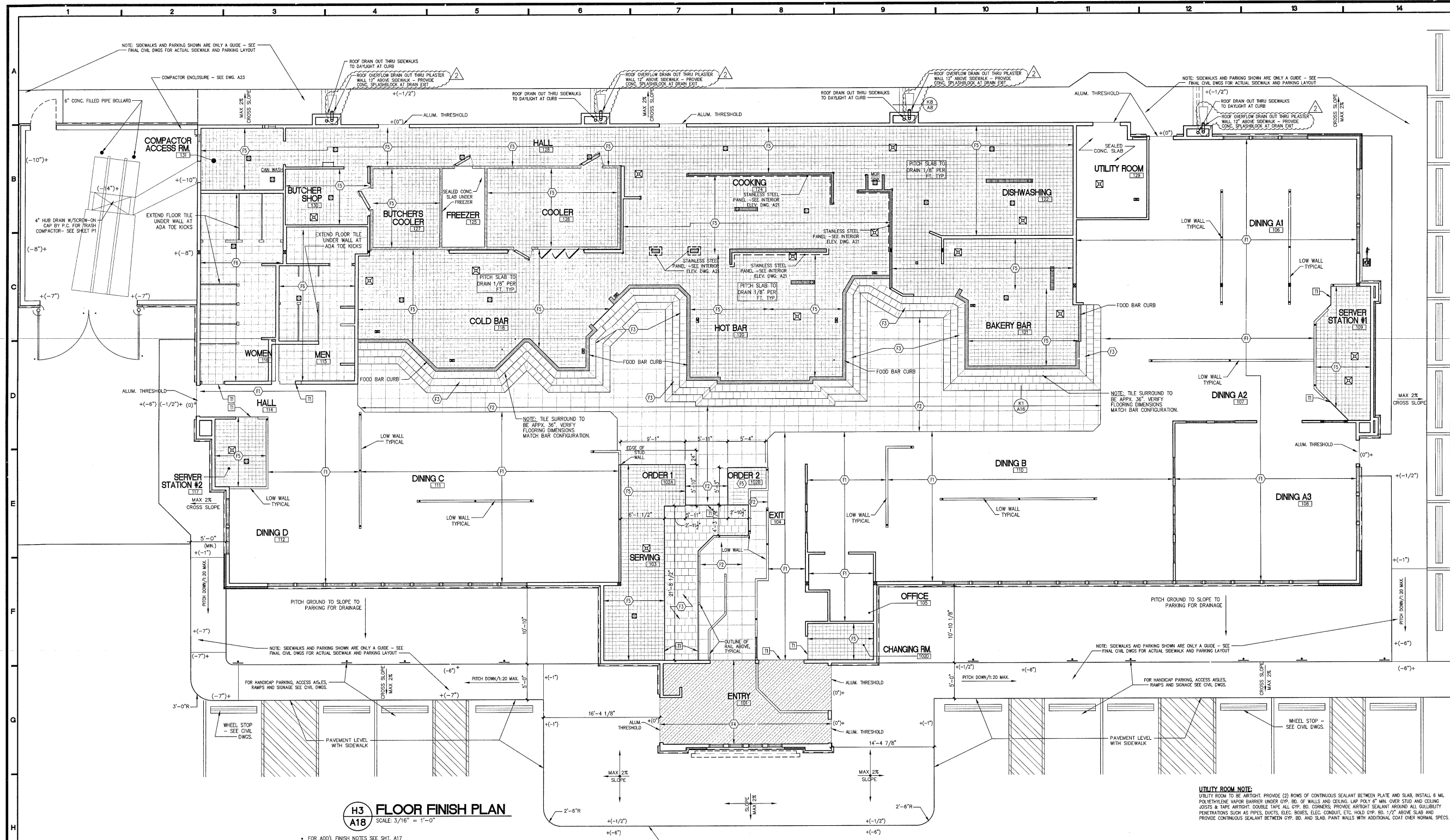
Revisions
 THRU ADDENDUM "A"
 NOVEMBER 2015

CODE COMMENTS - 2/25/16

PROJECT DATE
 11/09/2015
 Drawn By
 KEW

Checked By
 GRL

Sheet No.
A18



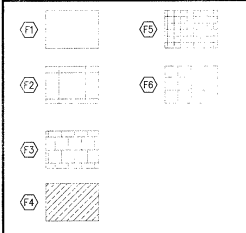
H3 A18 FLOOR FINISH PLAN
 SCALE: 3/16" = 1'-0"

- FOR ADD'L FINISH NOTES SEE SHT. A17
- SEE STRUCTURAL DWG S1 FOR SLOPES TO DRAINS
- FOR TILE OPTION - GENERAL CONTRACTOR SHALL ETCH ALL TILE FLOOR AREAS AFTER INSTALLATION. CONTACT PETER AHERN OF "SLIP-TEC" @ (800) 667-5470 FOR LOCAL CONTACT TO PERFORM THE ETCHING PROCESS.
- FOLLOW ALL CAL-GREEN REQUIREMENTS - SEE SHT. A17



IF TILE OPTION IS USED POST THIS SIGN AT ALL DOORS TO WALK-IN FREEZER/COOLERS DURING TILE INSTALLATION.

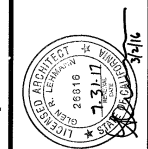
FLOOR FINISH LEGEND



INTERIOR FLOOR FINISH SCHEDULE ALL ITEMS FURNISHED BY GEN. CONTRACTOR UNLESS OTHERWISE NOTED

| MARK | BASE MATERIAL | FINISH MATERIAL | MANUFACTURER | COLOR/MODEL/PATTERN |
|-------|---------------|---|--|--|
| (F1) | CONC. SLAB | CARPET (FLAME SPREAD OF 25 OR LESS REQ'D.) | J & J FLOORING PROVIDED BY COASTAL EQUIPMENT | COLOR REF. 1431 ROLL THE DICE, 12' ROLL |
| (F2) | CONC. SLAB | CARPET (FLAME SPREAD OF 25 OR LESS REQ'D.) | J & J FLOORING PROVIDED BY COASTAL EQUIPMENT | COLOR REF. 1431 ROLL THE DICE, 24"x 24" CARPET TILES |
| (F3) | CONC. SLAB | CERAMIC TILE 12x12 - FIELD | DALTILE - 910.423.1123 (CINDY BELL) | CONTINENTAL SLATE CSS2 BRAZILIAN GREEN - BRICK PATTERN |
| (F4) | CONC. SLAB | INDOOR-OUTDOOR CARPET | SHAW | SANDED GROUT POLYMER MODIFIED / COLOR LIGHT PEWTER |
| (F5) | CONC. SLAB | QUARRY TILE | AMERICAN OLEAN - 615.248.8453 (LANCE) | SUCCESSION 54695 |
| (F6) | CONC. SLAB | 12"x12" TILE | DALTILE | ANTI-6A LAVA RED ABR. |
| | | GROUT | | EPOXY GROUT / COLOR: #941 RAVEN |
| | | GROUT | | TERRA ANTICA TAD1 ORO |
| | | GROUT | | SANDED GROUT POLYMER MODIFIED / COLOR SABLE BROWN |
| MISC. | CONC. SLAB | TRANSITION STRIP EDGE - SILIKAL OR TILE TO CARPET | CERAMIC TOOL COMPANY - 800-236-5230 | ANODIZED ALUMINUM |

NOTE: 1. WATERPROOFING FOR KITCHEN/BACKHOUSE AREAS WALLS AND FLOORS AND DISH WASH AREA AND FLOORS TO HAVE TEC - HYDRA FLEX ROLL ON WATER PROOFING WITH MESH TAPE WHERE WALL AND FLOOR MEET 90 DEGREE ANGLES.
 2. VERIFY SCHLUTER TRANSITION STRIPS FOR CARPET TO TILE THRESHOLDS WITH OWNER PRIOR TO ORDERING.



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CC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2087 RANCHO VALLEY DR
POMONA, CALIFORNIA 91766
Drawing: BAFFLE SECTIONS + DETAILS

golden scortd
Buffet & Grill

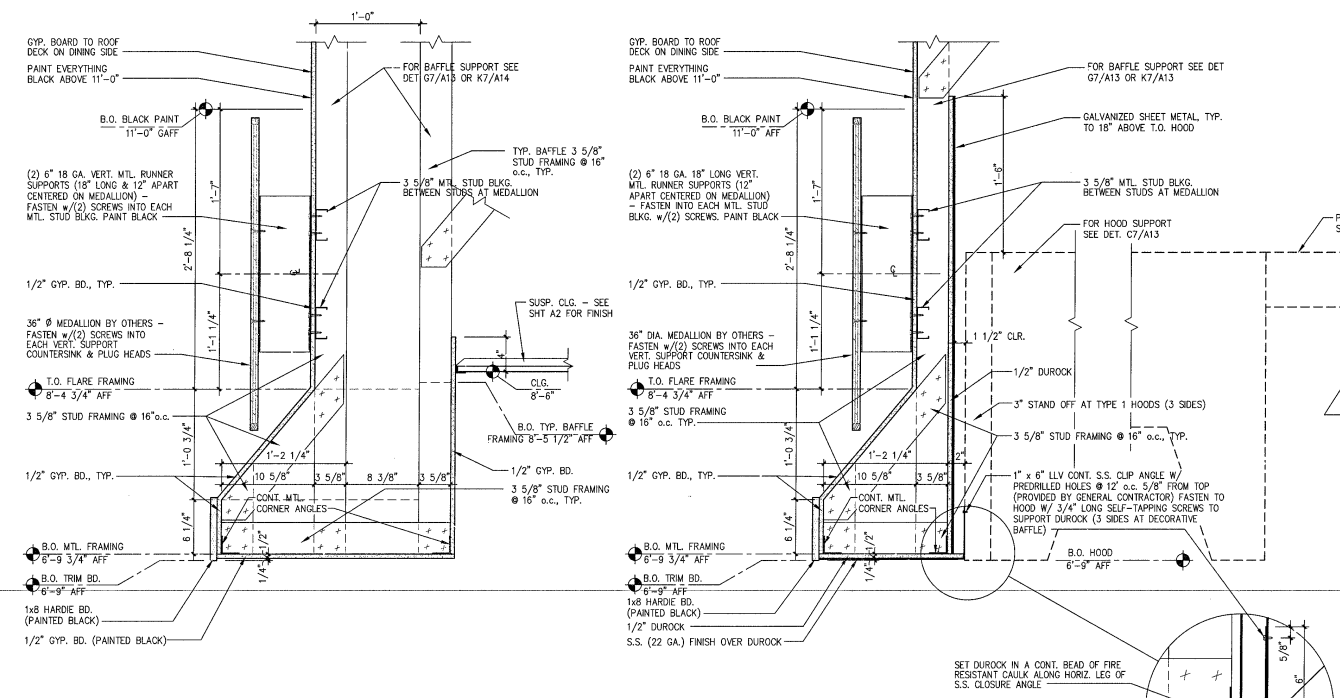
Revisions
THRU ADDENDUM "A"
NOVEMBER 2015

PROJECT DATE
11/09/2015

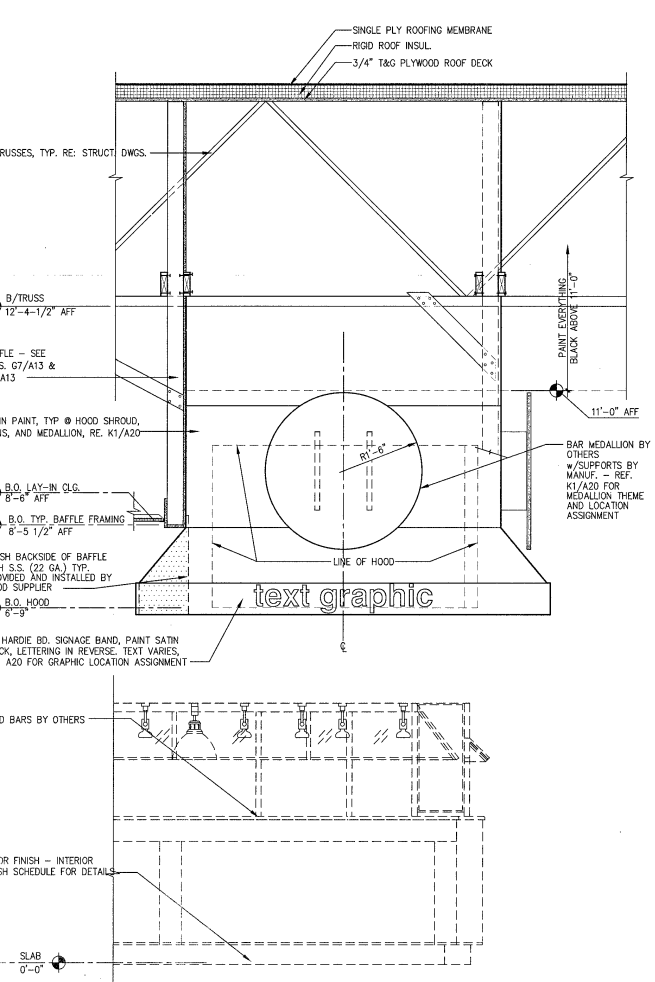
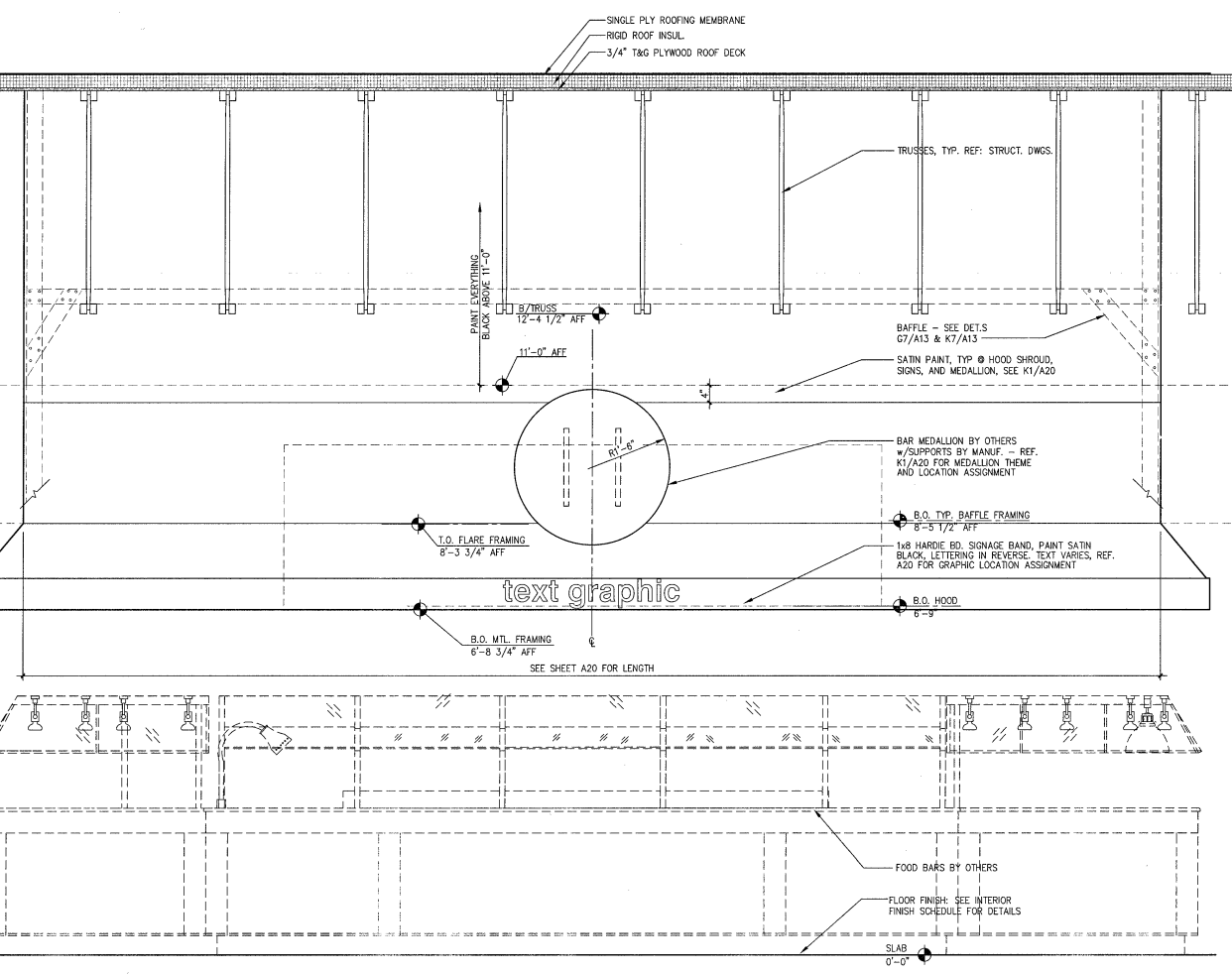
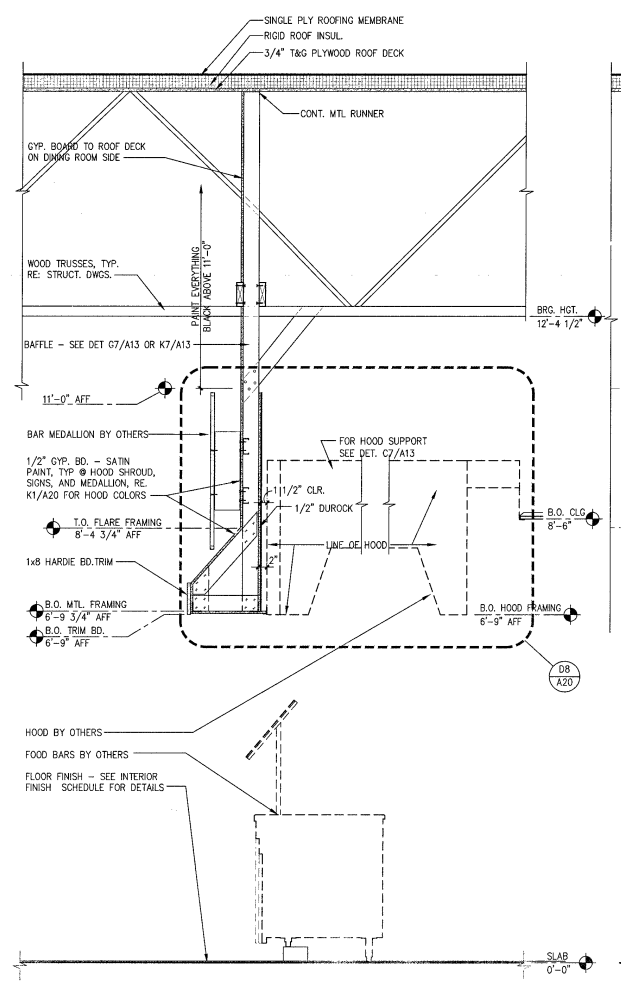
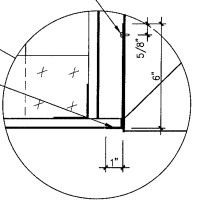
Drawn By
KEW

Checked By
GRL

Sheet No.
A20



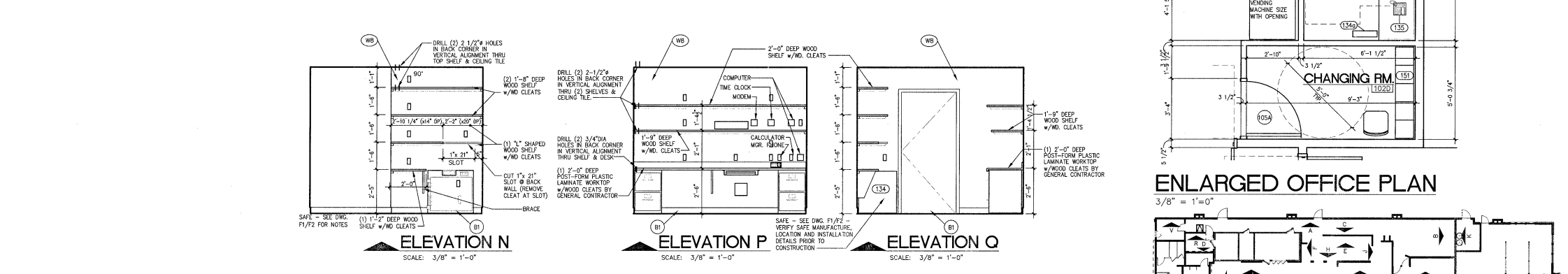
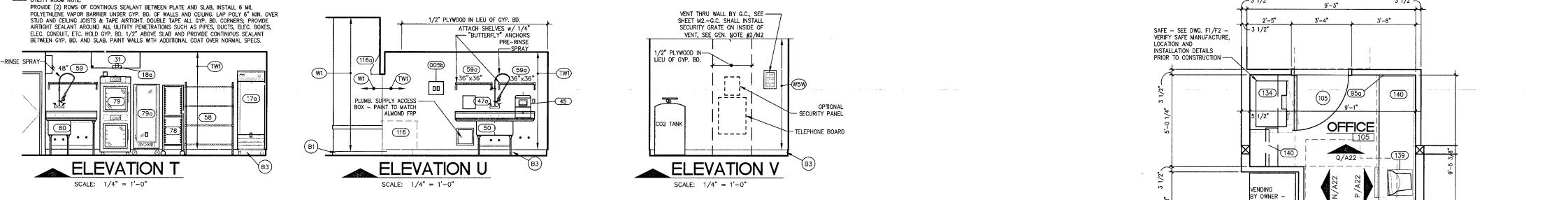
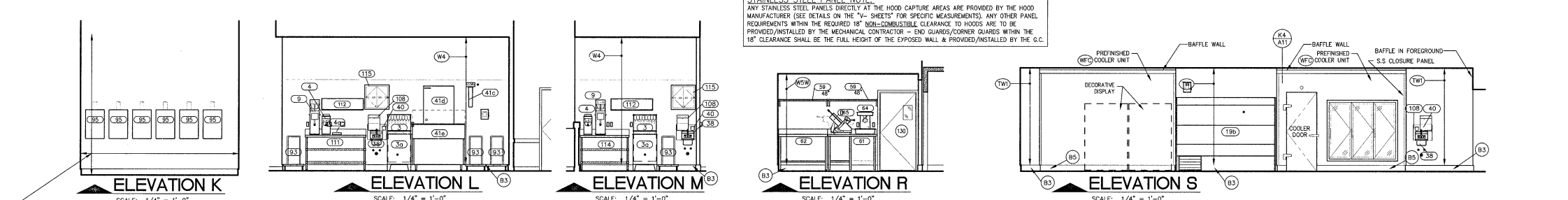
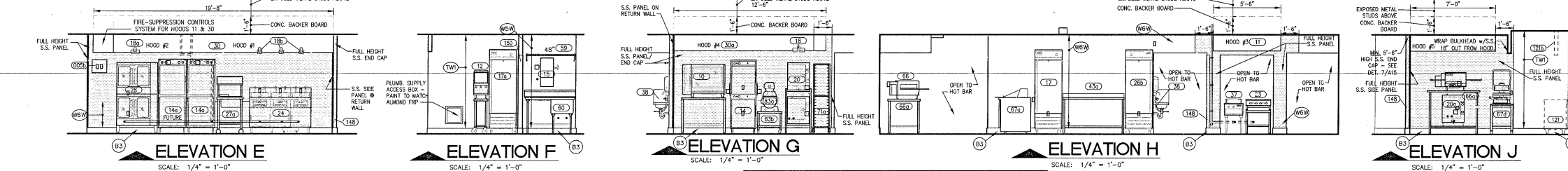
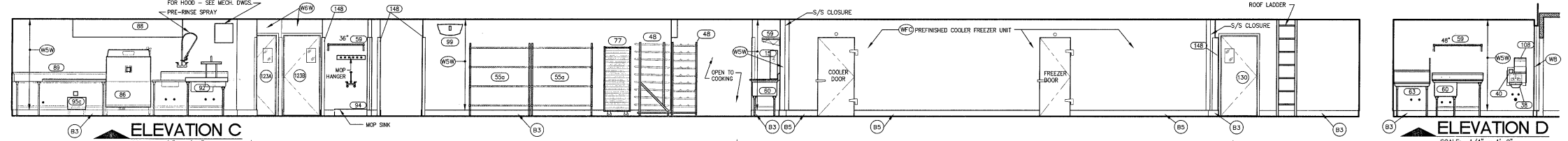
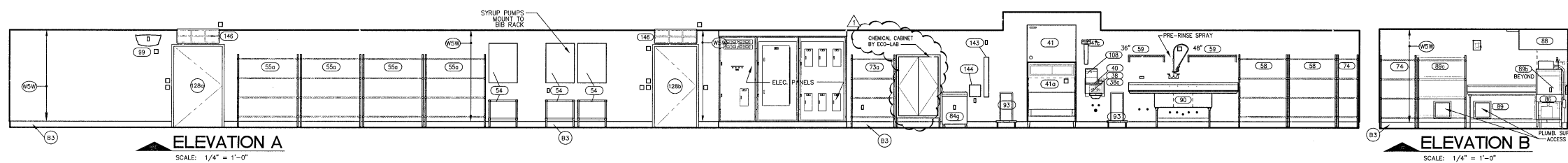
THE BLACK ABOVE ANY FOOD SERVING AREA (BAR BAFFLE WALL) SHALL BE A PERFECT SMOOTH/CLEAN FINISH AND SHALL BE APPLIED WITH A PAINT BRUSH.



K1
A20 SECTION • DECORATIVE HOODS
SCALE: 3/4" = 1'-0"
NOTE: 6'-9" SETTING POINT IS TO ALLOW FOR 1" OF STRUCTURAL DEFLECTION

K4
A20 DECORATIVE HOOD ELEVATION, TYP.
SCALE: 3/4" = 1'-0"
NOTE: 6'-9" SETTING POINT IS TO ALLOW FOR 1" OF STRUCTURAL DEFLECTION

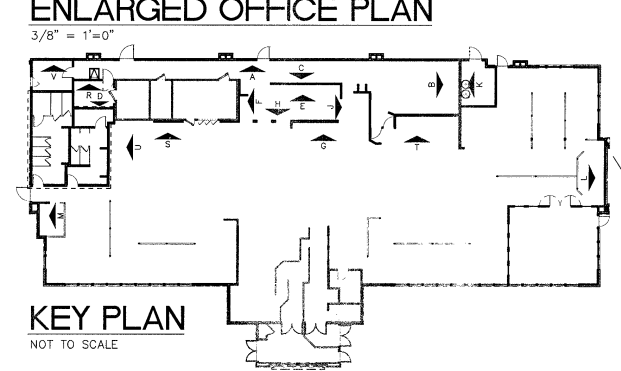
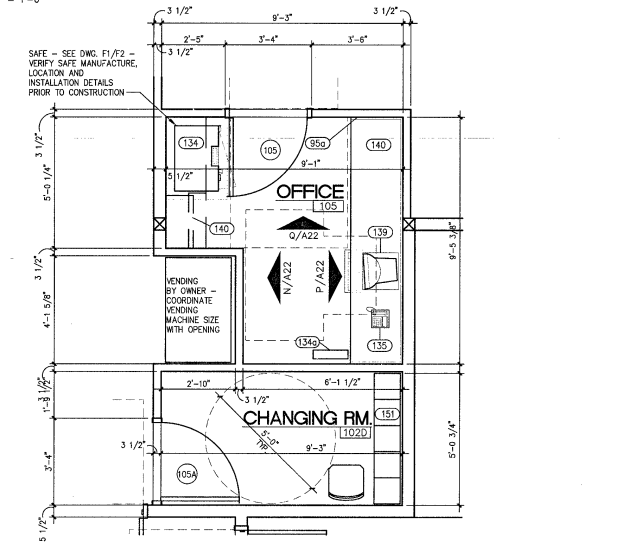
K13
A20 DECORATIVE HOOD SIDE ELEVATION • GRILL HOUSE
SCALE: 3/4" = 1'-0"
NOTE: 6'-9" SETTING POINT IS TO ALLOW FOR 1" OF STRUCTURAL DEFLECTION



LEGEND

- (A) WINDOW TYPE DESIGNATION - REFER TO WINDOW TYPES ON SHEET A4.
- (MD) DOOR DESIGNATION - REFER TO DOOR SCHEDULE ON SHEET A4.
- (CE) EQUIPMENT DESIGNATION - REFER TO EQUIPMENT SCHEDULE ON SHEET F1.
- (W) WALL FINISH DESIGNATION - REFER TO FINISH SCHEDULE ON SHEET A18.

NOTE: REFER TO DRAWING A4 FOR BLOORING SCHEDULE.



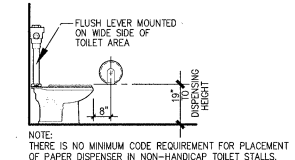
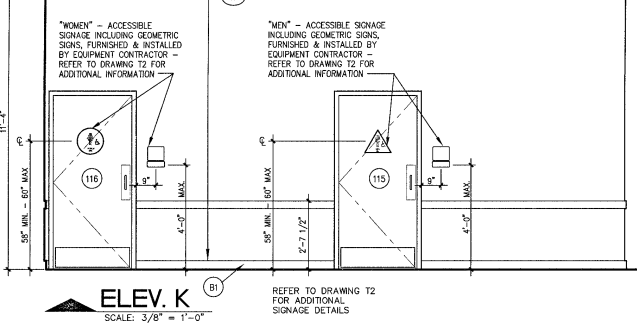
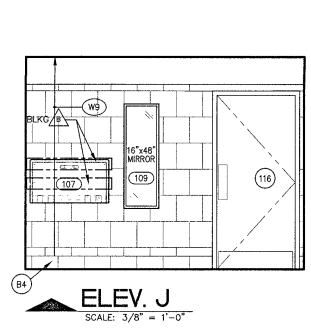
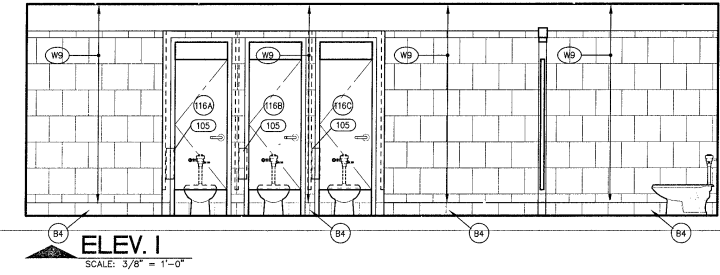
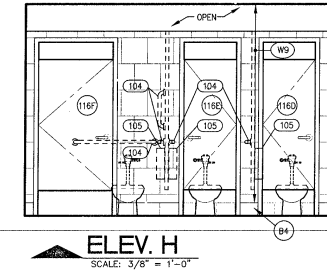
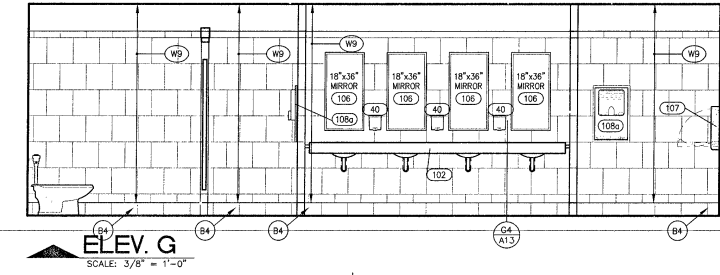
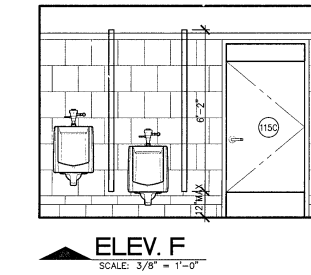
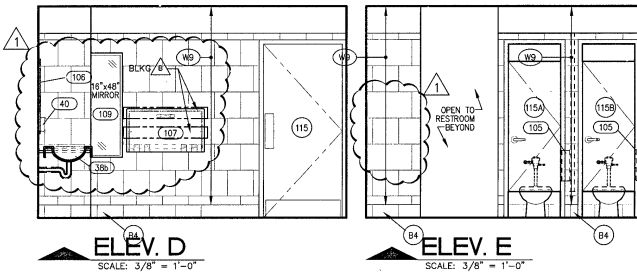
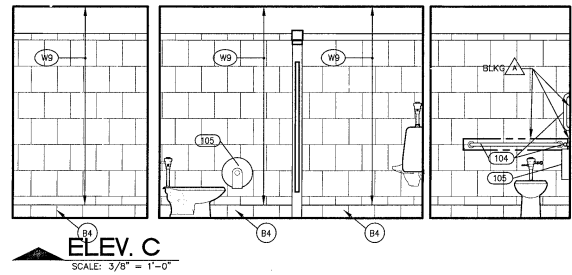
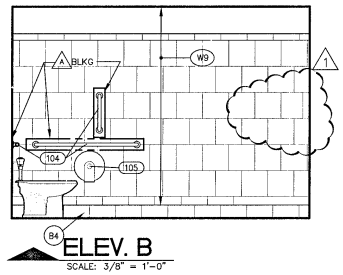
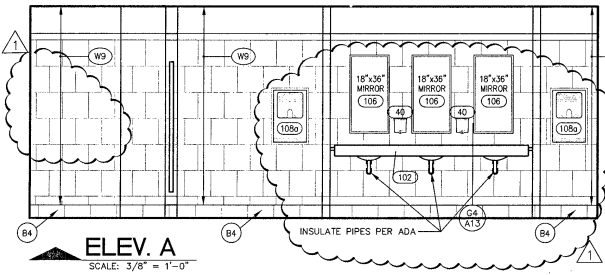
THE DRAWING, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE PREPARED BY LMHT FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE AND NOT A CONTRACT. THE CONTRACT IS THE INSTRUMENTS OF SERVICE AND NOT A CONTRACT. THE CONTRACT IS THE INSTRUMENTS OF SERVICE AND NOT A CONTRACT. THE CONTRACT IS THE INSTRUMENTS OF SERVICE AND NOT A CONTRACT.

CC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR.
POMONA, CALIFORNIA 91766
Drawing: INTERIOR KITCHEN ELEVATIONS
ENLARGED OFFICE PLAN + ELEVATIONS

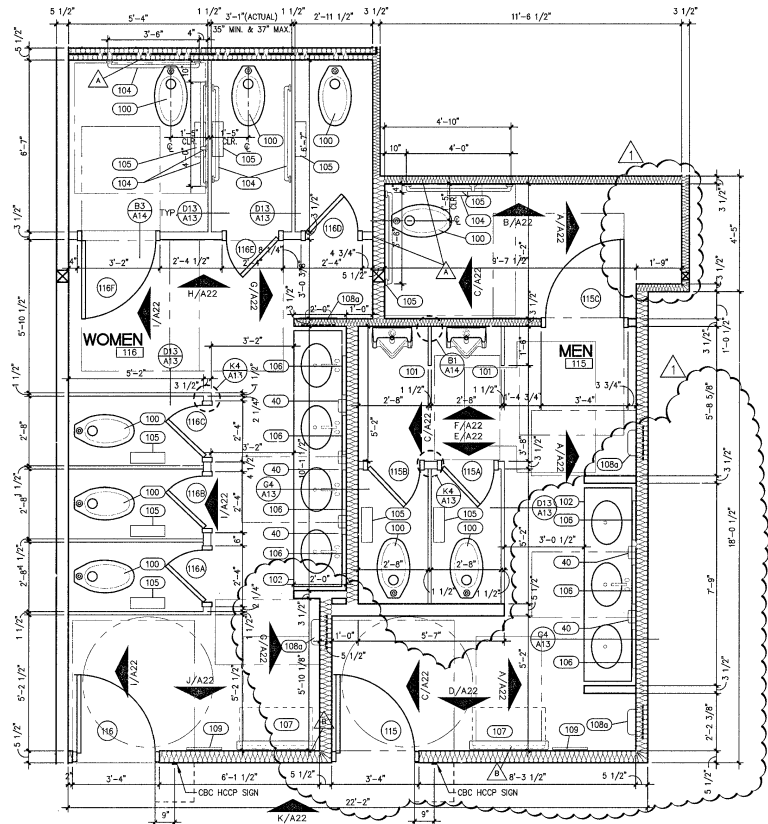
Golden Scorpion
Buffet & Grill

Revisions

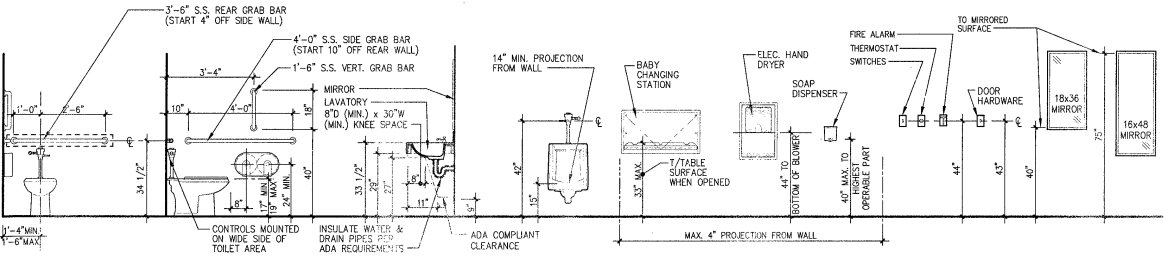
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|----------------------------|
| THRU ADDENDUM "A" |
| NOVEMBER 2015 |
| CD COMMENTS - 1/4/16 |
| PROJECT DATE 11/09/2015 |
| Drawn By CDK |
| Checked By GRL |
| Sheet No. A21 |



H1 A22 NON ACCESSIBLE STALL DETAIL
SCALE: 3/8" = 1'-0"



ENLARGED TOILET PLAN
SCALE: 3/8" = 1'-0"



K1 A22 TYPICAL CBC COMPLIANCE MOUNTING HEIGHTS
SCALE: 1/4" = 1'-0"

ACCESSIBLE DINING ROOM TOPS OF TABLES AND COUNTERS SHALL BE 28" MINIMUM AND 34" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

| TOILET ACCESSORIES SCHEDULE | | | |
|-----------------------------|----------------------------|---|--|
| MARK | ITEM | MANUF. & MODEL | REMARKS |
| CBS | WALL MOUNTED HAND-SINK | SEE PLUMBING DWGS | SEE PLUMBING DWGS |
| CSB | SOAP DISPENSER | BOBROK #B-2000* | SURFACE MOUNTED** |
| CSA | FLOORING LAVATORY | SEE EQUIPMENT SCHEDULE AND SPECIFICATIONS | SEE DETAIL 05/A14 |
| CSG | GRAB BARS | BOBROK #B-8800 | SURFACE MOUNTED |
| CSH | TOILET PAPER HOLDER | BOBROK #B-185 | 11" x 4 1/2" SURFACE MOUNTED** |
| CSI | MIRROR AT LAVATORY | BOBROK #B-185 18x36 | 18" x 36" SURFACE MOUNTED** |
| CSJ | BABY CHANGING TABLE | KOHLER #K-200-0 | SEE ELEV. SURFACE MOUNTED** |
| CSK | PAPER HAND TOWEL DISPENSER | BOBROK #B-250* | SEE ELEV. SURFACE MOUNTED** |
| CSL | ELEC. HAND DRYER | WORLD DRYER - 1571 ENERGY EFFICIENT MODEL | 11 3/4" x 12 1/2" x 18" W/PRESS FIT FOR ADA REQUIREMENTS |
| CSM | TVL HT. MIRROR | BOBROK #B-185 24x48 | 18" x 48" SURFACE MOUNTED |

GENERAL ACCESSIBILITY PLUMBING NOTES:

- WATER CLOSET CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- CONTROLS FOR FLUSHING OF WATER CLOSETS SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS, NO MORE THAN 42" A.F.F.
- THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE.
- IF SELF-CLOSING VALVES ARE USED, THEY SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
- FAULTY CONTROLS AND OPERATING MECHANISMS (OPERABLE WITH ONE HAND) SHALL NOT BE OF THE TYPE REQUIRING TWIST GRASPING, PINCHING OR TWISTING OF THE WRIST (SUCH AS LEVER-OPERATED) AND AN OPERATING FORCE NOT EXCEEDING 5 POUNDS.
- LAV. - INSULATE ALL EXPOSED PLUMBING LINES AND DRAINS.

GENERAL BLOCKING NOTES:

- COORDINATION AND INSTALLATION OF ALL BLOCKING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PROVIDE ANY ADD'L BLOCK NOT CALLED FOR IN THE SCHEDULE BUT MAY BE REQUIRED BY EQUIP./FITURE MANUFACTURER (i.e. TOILET ACCESSORIES).
- EXTEND BLOCKING ON EITHER SIDE OF EQUIPMENT TO NEAREST S/D.
- INSTALLATION HEIGHTS GIVEN FOR ALL BLOCKING ARE TOP OF BLOCKING A.F.F.
- ALL BLOCKING IS TO BE LET-INTO STUD WALL.
- TOWEL DISPENSERS #108 & SOAP DISPENSERS #109 SHALL BE MOUNTED WITH TOGGLE BOLTS THRU TOP, BOT. & W/SCREWS WHERE STUDS ARE LOCATED.

| BLOCKING SCHEDULE | | | | |
|-------------------|------------|---------------------|---------------|------------------------------|
| MARK | EQUIP. NO. | EQUIP. NAME | BLOCKING SIZE | APPROX. LENGTH (SEE NOTE #1) |
| TO1 | 104 | GRAB BARS | 2x8 | 4'-0" |
| TO2 | 107 | BABY CHANGING TABLE | 2x6 | 3'-0" |



THE DRAWING, SPECIFICATIONS, AND OTHER INSTRUMENTS OF SERVICE PREPARED BY THIS FIRM FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THIS FIRM. NO PART OF THIS PROJECT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THIS FIRM. THE FIRM ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THIS PROJECT OR FOR THE OCCUPANCY OF THE BUILDING OR OTHER STRUCTURE HEREON. THE FIRM SHALL NOT BE USED BY THE OWNER OR OTHERS IN ANY MANNER WHICH IS NOT AUTHORIZED BY THE OWNER OR OTHERS.

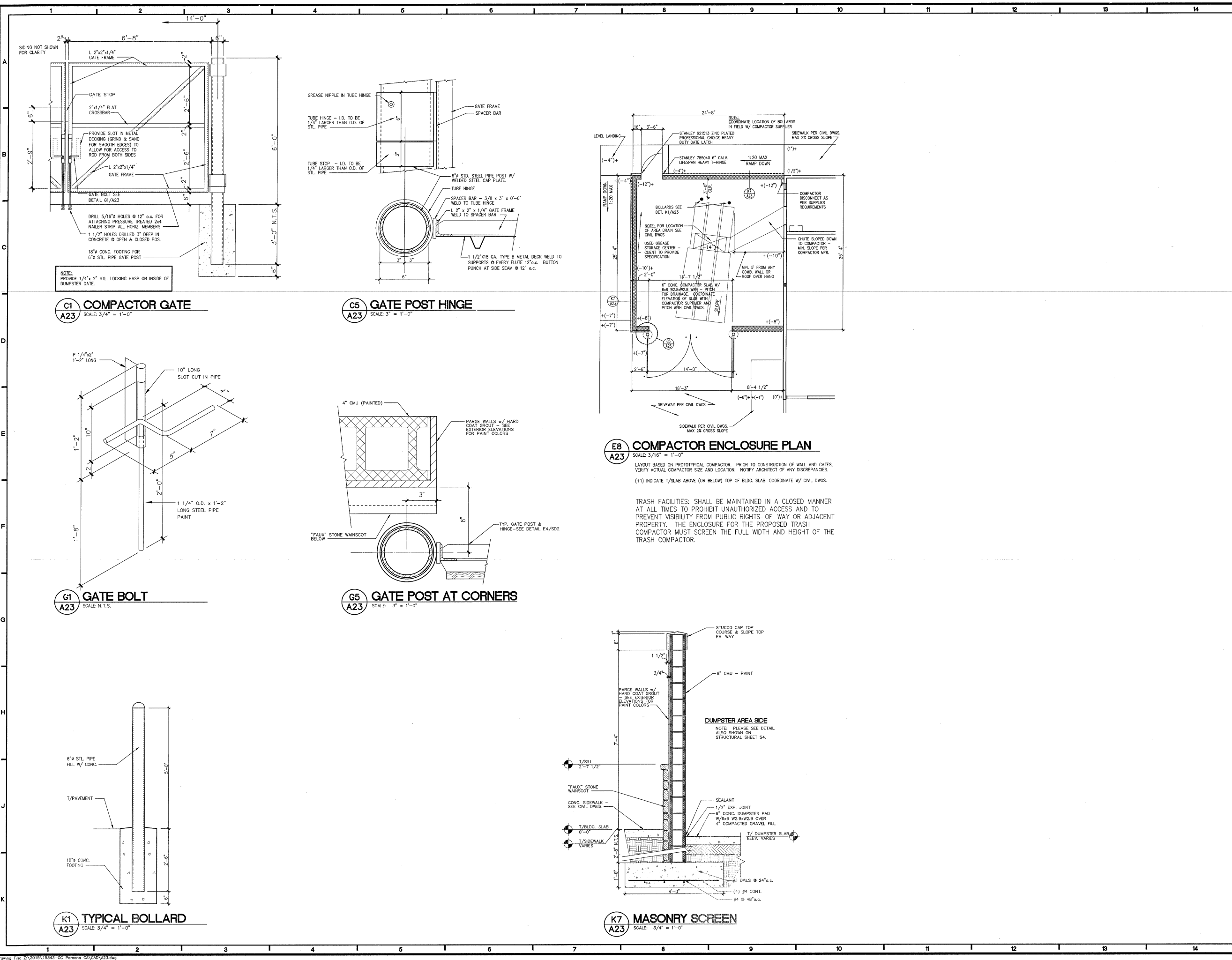
GC11M 10.1 PROTOTYPE
 LEFT-HAND
 11/24
 Location: 2037 RANCHO VALLEY DR
 POMONA, CALIFORNIA 91766
 Drawing: COMPACTOR ENCLOSURE PLAN + DETAILS

golden corral
Buffet & Grill

Revisions
 THRU ADDENDUM "A"
 NOVEMBER 2015

PROJECT DATE
 11/09/2015
 Drawn By
 CH
 Checked By
 GPL
 Sheet No.

A23





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CC11M.10.1 PROTOTYPE
LEFT-HAND
Location: 2037 RANCHO VALLEY DR.
POMONA, CALIFORNIA 91766
Drawing: ROOF EQUIP. LAYOUT PLAN



Revisions
THRU ADDENDUM "A"
NOVEMBER 2015

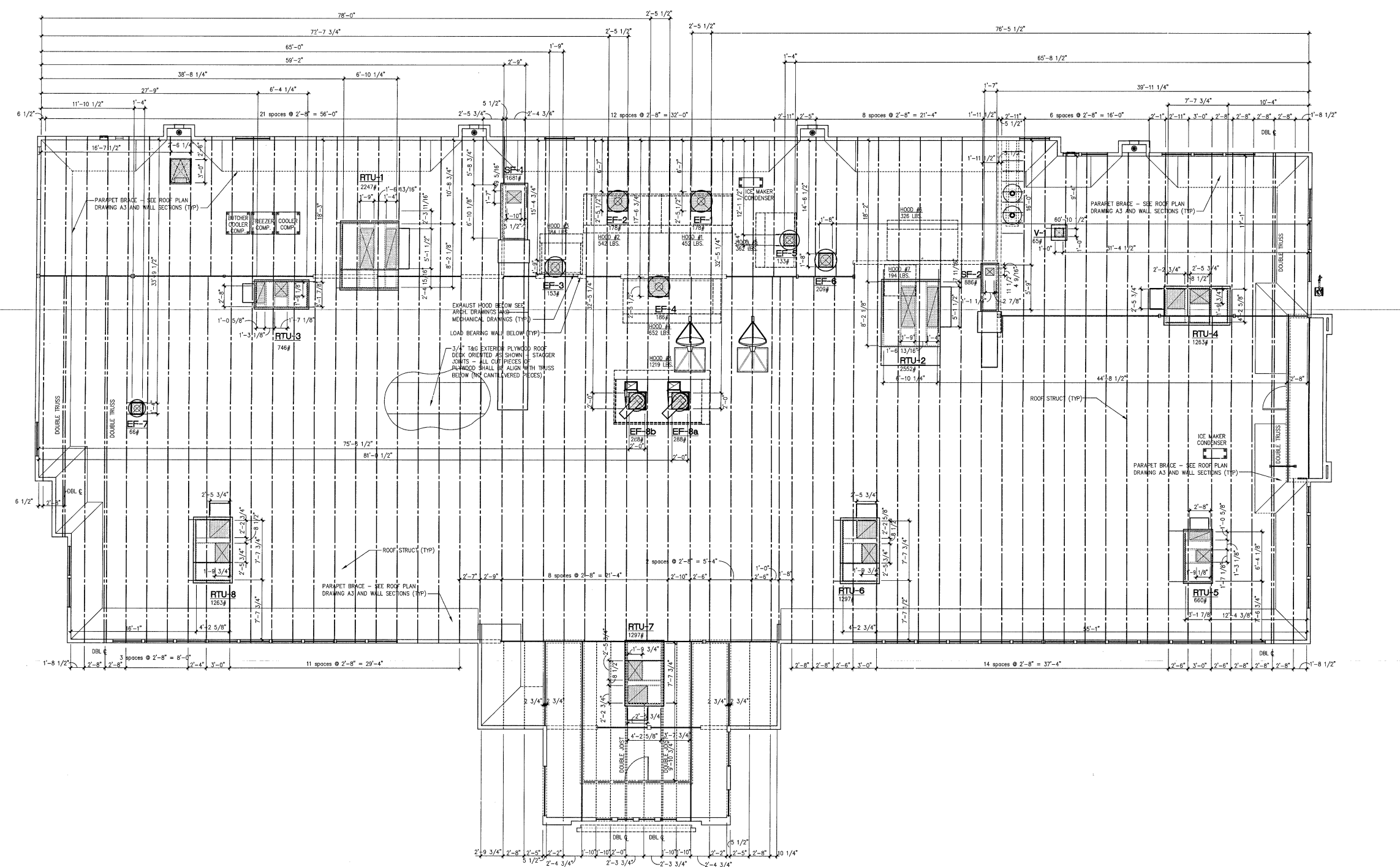
PROJECT DATE
11/09/2015

Drawn By
KEW

Checked By
GHL/NRT

Sheet No.

A24



H5 ROOF EQUIPMENT LAYOUT PLAN
A24 SCALE: 3/16" = 1'-0"

| GENERAL NOTES: | |
|----------------|--|
| 1. | ALL DIMENSIONS ARE FROM INSIDE FACE OF PARAPET STUD TO THE INSIDE CORNER OF ROOF TOP UNIT CURBS AND TO ACTUAL ROOF OPENINGS. |
| 2. | GENERAL CONTRACTOR SHALL PROVIDE ROOF OPENINGS. |
| 3. | MECHANICAL CONTRACTOR SHALL SET ROOF TOP UNIT CURBS. |
| 4. | FOR ROOF STRUCTURE LAYOUT SEE STRUCT. DWGS. |

| LEGEND | |
|--------|-------------------------------|
| | MECHANICAL SUPPLY AIR OPENING |
| | MECHANICAL RETURN AIR OPENING |
| | ROOF DECK OPENING |