

California Eye Specialists

New Medical Building
(30,382 sf)

25258 REDLANDS BLVD.
LOMA LINDA, CA 92354



PROJECT CONSULTANTS

Architect
Alexander Varga
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Landscape Architect
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Salas Obrien
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IRVINE, CA 92618
TEL: (949) 753-1553

Mechanical / Plumbing Engineer
Pocock Design
14451 Chambers Road Suite 210
Tustin, Ca. 92780
Ph. (949) 417-3903

GENERAL NOTES

UTILITIES

WATER, SEWER, & TRASH
CITY OF LOMA LINDA
(909) 799-2845

TELEPHONE & CABLE TV
SPECTRUM
(FORMERLY TIME WARNER CABLE)
1-855-470-3572

FRONTIER COMMUNICATIONS
(FORMERLY VERIZON CA)
1-855-237-5355

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
1-800-655-4555

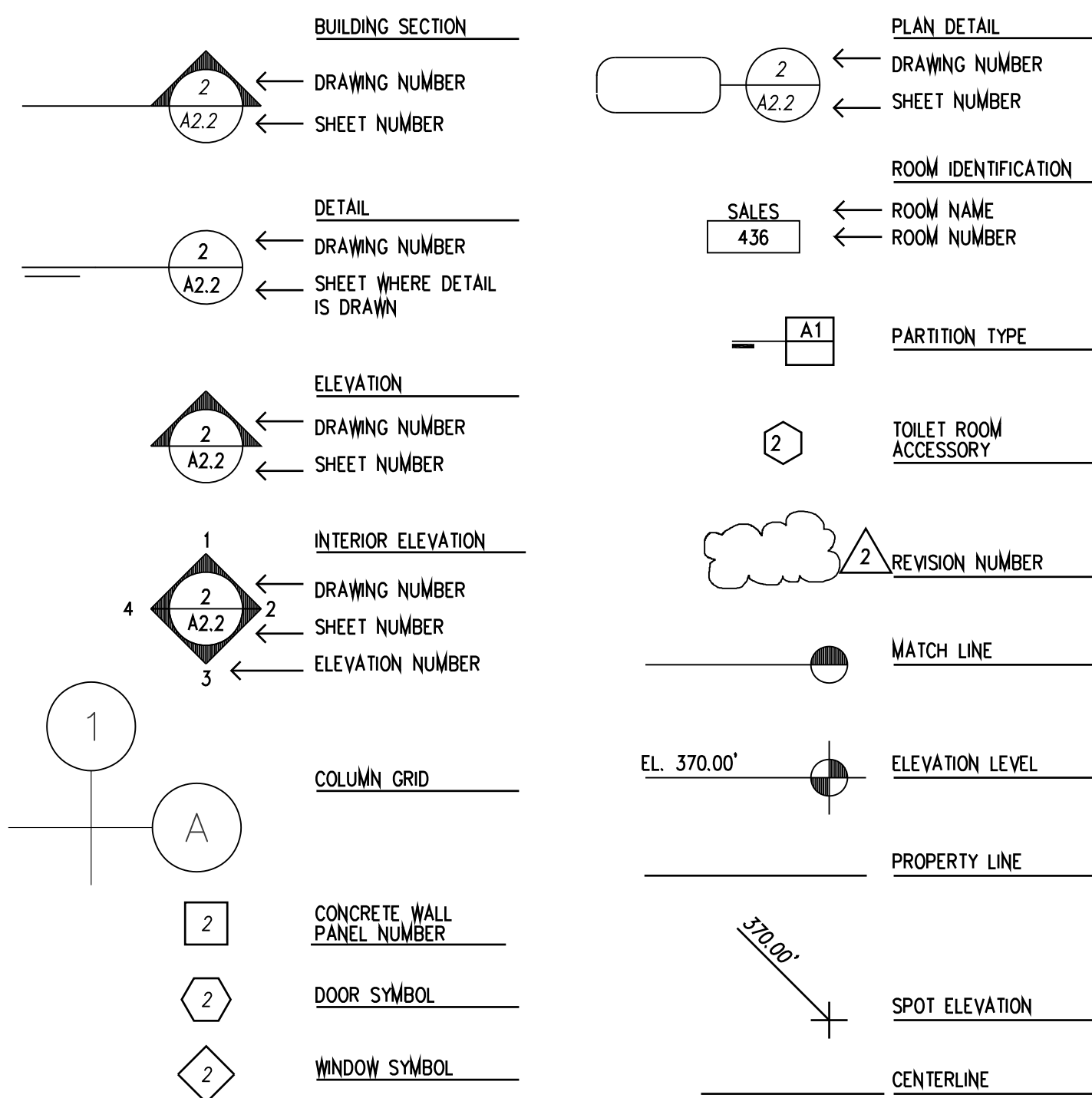
GAS
SOUTHERN CALIFORNIA GAS COMPANY
1-800-427-2200

PUBLIC WORKS

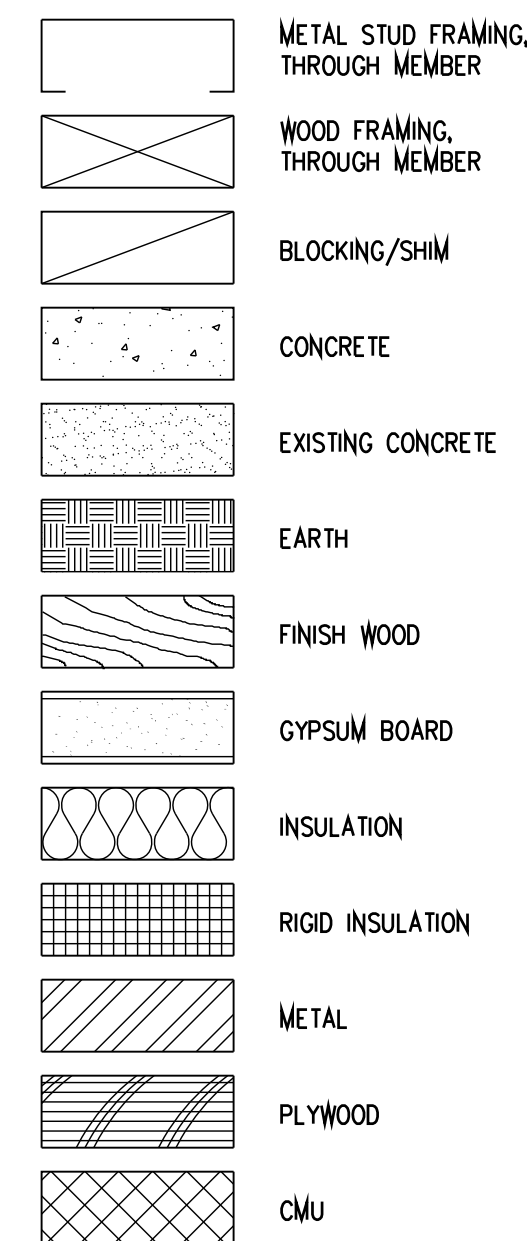
PUBLIC WORKS NOTE:
SEWER LATERALS ARE NOT SHOWN
ON CITY MAP. SEWER LATERALS SHALL
BE LOCATED AS NECESSARY DURING THE
BUILDING PERMIT PROCESS.

GRADING AND DRAINAGE OF SITE SHALL COMPLY WITH
ALL CITY AND STATE REQUIREMENTS FOR WATER
INFILTRATION, RETENTION, AND SUCH SYSTEMS SHALL
BE DESIGNED BY A REGISTERED CIVIL ENGINEER DURING THE
BUILDING PERMIT PROCESS.

ARCHITECTURAL SYMBOLS



MATERIALS



PROJECT STATISTICS

OWNER

POZ, LLC
1900 W. GARVEY AVE., UNIT 335
WEST COVINA, CA 91790
626-305-9100

PROJECT ADDRESS

25258 REDLANDS BLVD
LOMA LINDA, CA 92354

CURRENT APNS: 0281-162-33 & 0281-162-34

GROSS BUILDING AREA: 30,382SF
NET BUILDING AREA: 30,084 SF

OCCUPANCY: B (MEDICAL OFFICE / RETAIL USE)
I-2.1 (ASC / EYE SURGERY CENTER)

CONSTRUCTION TYPE: VA FULLY SPRINKLERED

CUP APPLICATION NUMBER: P19-071

GENERAL PLAN LAND USE: COMMERCIAL

EAST VALLEY CORRIDOR SPECIFIC PLAN

DEFERRED SUBMITTALS

- FIRE SPRINKLER SYSTEM
- FIRE ALARM / LIFE SAFETY SYSTEM
(Shall Comply with CBC 907.2.6.2 & CBC 407.2.1)
- NURSE CALL SYSTEM
- KEYLESS ENTRY / BUILDING ALARM
- EXTERIOR SIGNAGE
- SITE FENCING AND GATES

LEGAL DESCRIPTION

PARCEL MAP 18208 PARCEL 1 UNIT 11A AND 11B BOOK 228
PAGE 3 AND INT COMMON AREA AS DESC IN CONDO PLAN
#2008-0241183
APN: 0292-631-17-0000 AND 0292-631-18-0000

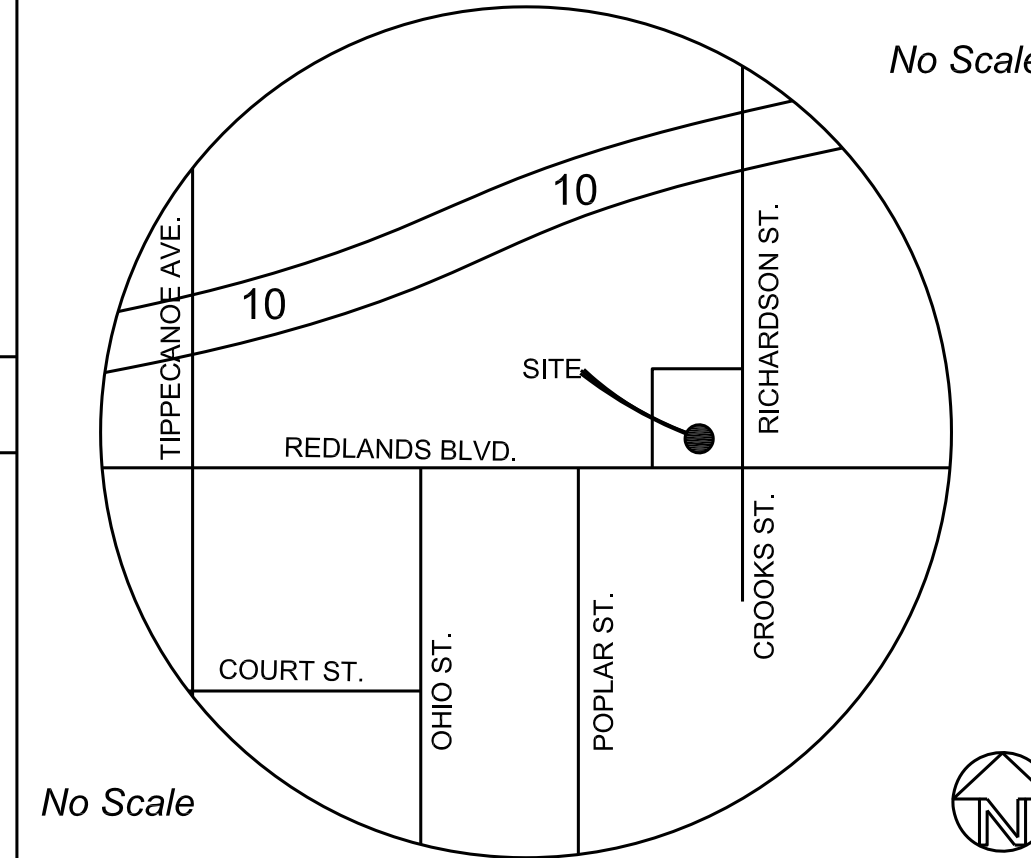
PROJECT DESCRIPTION

TWO STORY, 30,382 SF, NEW MIXED-USE FACILITY, MEDICAL
OFFICE BUILDING AS OWNER USER DEVELOPMENT INCLUDING
AN "EYE SURGERY CENTER" WITH SOME MEDICAL OFFICE AND
RETAIL LEASE SPACE AS PART OF THE PROJECT.

THIS IS AN INFILL SITE ON 2 PARCELS TOTALING 2.04 ACRES.
NEW SITE DEVELOPMENT WITH PARKING AND LANDSCAPING
AND PUBLIC SEATING SPACES ALONG REDLANDS BLVD. AND
RICHARDSON STREET.

CUP APPLICATION NUMBER: P19-071
TPM APPLICATION NUMBER: P19-000-122
SIGN PROGRAM NUMBER: P19-134

VICINITY MAP



REGULATORY REQUIREMENTS / NOTES

THIS PROJECT SHALL CONFORM TO THE FOLLOWING REFERENCED BUILDING CODES:

CALIFORNIA BUILDING CODE (CBC)	2019 EDITION
CALIFORNIA FIRE CODE	2019 EDITION
LOMA LINDA MUNICIPAL CODE (LLMC); LLCCP	
CALIFORNIA TITLE 24	2019 EDITION
CALIFORNIA PLUMBING CODE	2019 EDITION
CALIFORNIA MECHANICAL CODE	2019 EDITION
CALIFORNIA ELECTRICAL	2019 EDITION
NFPA 13 FIRE SPRINKLER STANDARD	
NFPA 72 FIRE ALARM MONITORING	
Fire Alarm System Shall Comply with CBC 907.2.6.2 and CBC 407.2.1.	
NFPA 99 AND 101 FOR MEDICAL OFFICES.	

LOMA LINDA SPECIFIC LCPL NOTE:

"THIS PROJECT WILL COMPLY WITH THE LOMA LINDA CONNECTED COMMUNITY PROGRAM (LCPL) AND BE EQUIPPED WITH THE CITY'S NEW FIBER-OPTICS INTERFACE AND COPPER CABLING. PLANS FOR THE LOCATION OF THE INFRASTRUCTURE SHALL BE PROVIDED WITH THE PRECISE GRADING PLANS AND REVIEWED AND APPROVED BY THE CITY OF LOMA LINDA PRIOR TO ISSUING GRADING PERMITS."

CUP APPLICATION NUMBER: P19-071
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LOT COVERAGE, LANDSCAPE PERCENTAGE AND PARKING INFORMATION

LOT AREA: 2.04 AC = 88,862 SF
LOT COVERAGE OF BUILDING AND CANOPIES: 20,525 = 23%
F.A.R OF GROSS BUILDING AREA: 30,382 / 88,862 = 34%

LANDSCAPE PERCENTAGE OF ENTIRE LOT (INCLUDES WALKWAYS AND PERVIOUS PAVERS)
24,245 SF LANDSCAPE / 88,862 SF LOT = 27.3%
3309 SF PERVIOUS PAVERS, 2588 SF CONC. WALKS & BENCHES, 18348 SF PLANTING AREA

USEABLE BUILDING AREA LESS MECHANICAL SPACE
30,382 SF - 298 SF (MECH) = 30,084 SF

PARKING REQUIRED: 4 PER 1,000 FOR MEDICAL AND RETAIL
30,084 GROSS USEABLE AREA / 250 = 120.4 SPACES
PROVIDED: 125 SPACES TOTAL
ACCESSIBLE SPACES PROVIDED AND INCLUDED IN TOTAL = 6 SPACES

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- CG.2 CalGreen Mandatory Measures Sheet 2 of 3
- CG.3 CalGreen Mandatory Measures Sheet 3 of 3
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- A0.4 Site and Building Accessibility Details 4
- A0.5 Site and Building Accessibility Details 5
- A0.6 Site and Building Accessibility Details 6
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- A0.8 Site Details
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- A1.1 Second Floor Plan
- A1.2 Roof Plan
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- A2.1 Exterior Elevations (Sheet 2 of 2)
- A3.0 Building Sections (Sheet 1 of 5)
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- A6.1 Window and Exterior Door Graphic Schedule

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- S-1.3 Roof Details
- S-1.4 Typical Framing Details
- S-1.5 Typical Metals Studs Details 1
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- M-4.3 Mechanical Details 3
- M-4.4 Mechanical Details 4
- M-5.1 Mechanical Controls
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Electrical

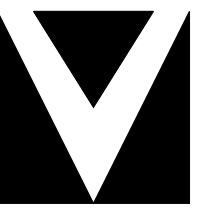
- E0.1.1 Electrical Cover Sheet
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- L-2.1 Irrigation Details
- L-2.2 Irrigation Details
- L-2.3 Irrigation Specifications



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DRAWN BY: AV

DATE: 04-01-20

SCALE: as shown

JOB NO. CE-2019-1

SHEET TITLE

Cover

STATUS: CONSTRUCTION DOCS

SHEET NO.

A-0

SFRM SPRAYED FIRE RATING MATERIALS

(MONOKOTE MK-6 BY GCP INDUSTRIES)

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. X854

July 12, 2019

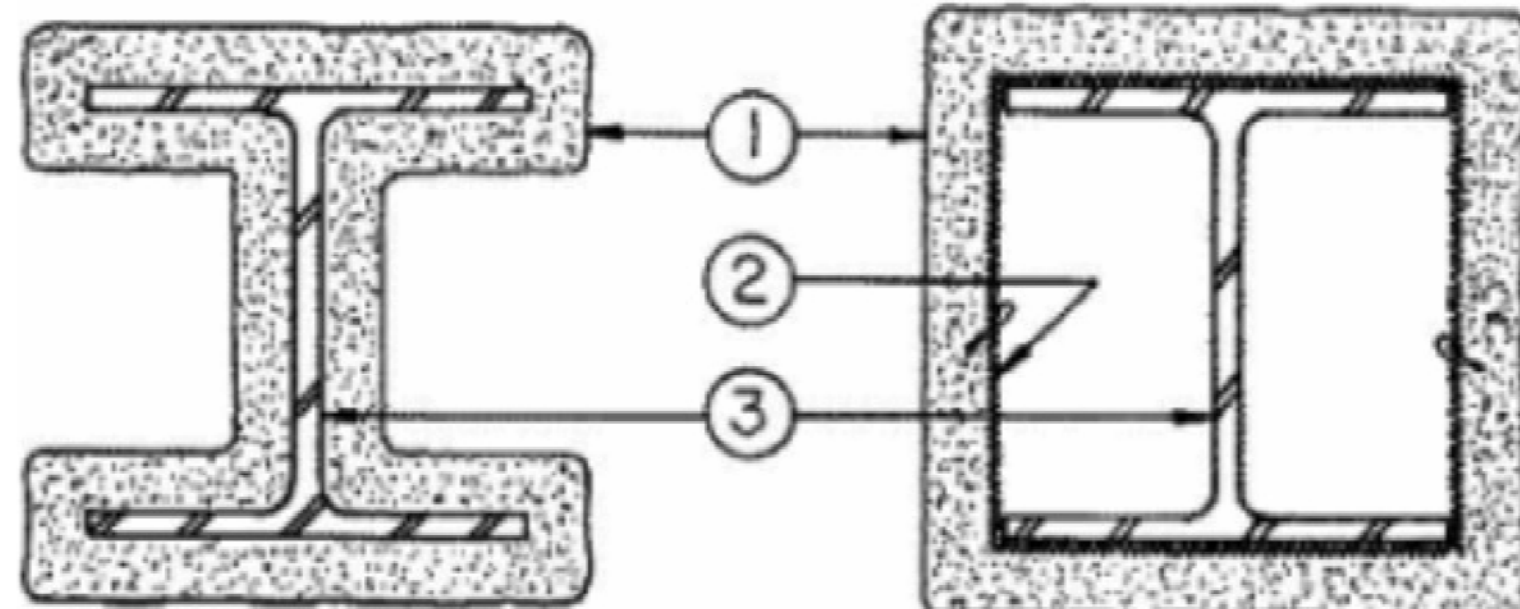
Ratings — 1, 1-1/2, 2, 3 and 4 h.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

(MONOKOTE MK-6 APPLIED TO STEEL COLUMNS)

9/2020

BXUV.X854 | UL Product iQ



1. Spray-Applied Fire Resistive Materials* — Applied by mixing with water and spraying in more than one coat to the thicknesses shown below, to steel surfaces which are clean and free of dirt, loose scale, and oil. Min avg and min ind density of 15/14 pcf respectively. Min avg and min ind density of 22/19 pcf respectively for Types Z-106, Z-106/G, Z-106/HY. Min avg and min ind density of 40/36 pcf respectively for Types Z-146, Z-146PC and Z-146T cementitious mixture. Min avg and min ind density of 50/45 pcf respectively for Types Z-156, Z-156T and Z-156PC. For method of density determination, see Design Information Section, Sprayed Material.
The thickness of Spray-Applied Fire Resistive Materials to be applied to all surfaces of the column (Item 1) required for rating periods of 1

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. D782

October 04, 2019

Restrained Assembly Ratings — 1, 1-1/2, 2, 3 & 4 Hr

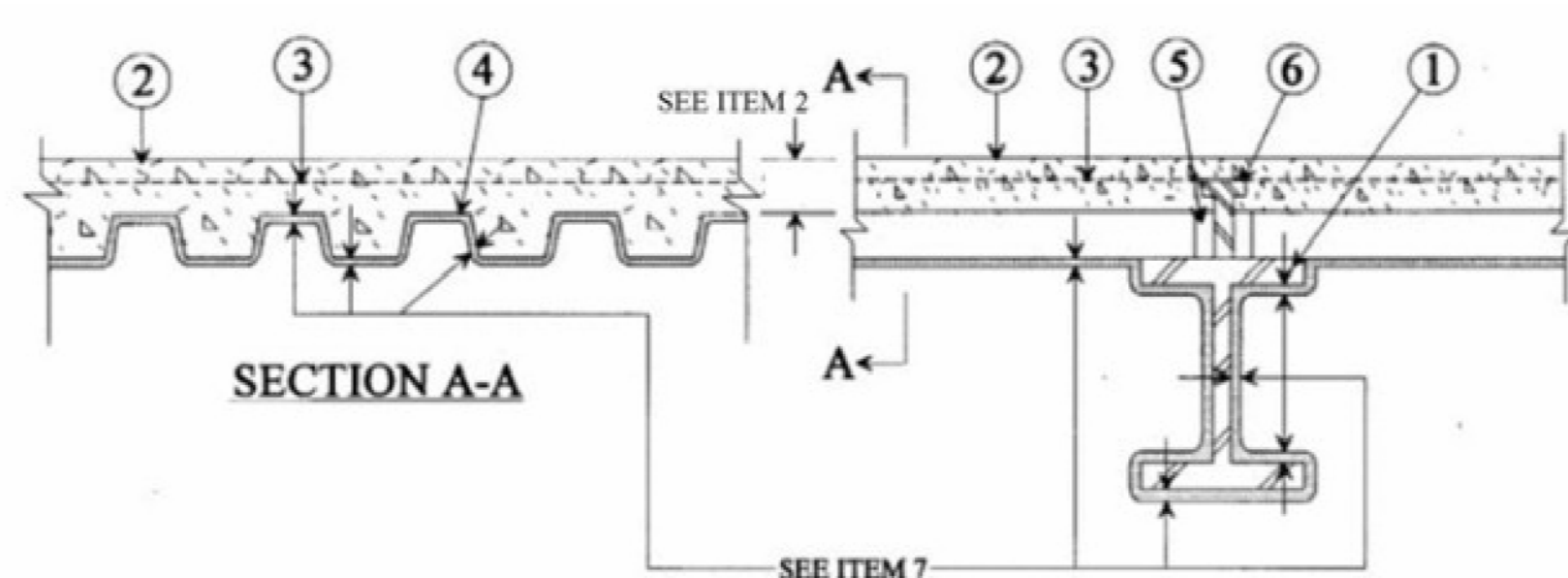
Unrestrained Assembly Ratings — 1, 1-1/2, 2, 3 & 4 Hr

Unrestrained Beam Assembly Ratings — 1-1/2, 2, 3 & 4 Hr

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

(MONOKOTE MK-6 APPLIED TO STEEL BEAMS AND DECK)

BXUV.D782 | UL Product iQ



****APPLY PER MANUFACTURER'S SPECIFICATIONS. ALL REQUIRED INSPECTIONS OF INSTALLED PRODUCT SHALL BE PERFORMED BY A LABORATORY LICENSED IN CA TO PERFORM SUCH INSPECTIONS.****

2019 CBC CODE ANALYSIS

THIS PROJECT SHALL CONFORM TO THE FOLLOWING REFERENCED BUILDING CODES:

CALIFORNIA BUILDING CODE (CBC) 2019 EDITION
 CALIFORNIA FIRE CODE 2019 EDITION
 LOMA LINDA MUNICIPAL CODE (LLMC); LLCPP
 CALIFORNIA TITLE 24 2019 EDITION
 CALIFORNIA PLUMBING CODE 2019 EDITION
 CALIFORNIA MECHANICAL CODE 2019 EDITION
 CALIFORNIA ELECTRICAL 2019 EDITION
 NFPA 13 FIRE SPRINKLER STANDARD
 NFPA 72 FIRE ALARM MONITORING
 Fire Alarm System Shall Comply with CBC 907.2.6.2 and CBC 407.2.1.
 NFPA 99 AND 101 FOR MEDICAL OFFICES.

USE AND OCCUPANCY

PROPOSED USE AND OCCUPANCY CLASSIFICATION

GROUND FLOOR: I-2. / Ambulatory Surgery Center

2nd FLOOR: B / Medical Office / Business Office

REQUIRED OCCUPANCY SEPARATION

2 HOURS BETWEEN GROUP I-2.1 AND GROUP B

METHOD OF SEPARATION

2 HOUR RATED MASONRY WALLS AND RATED GLASS ASSEMBLIES ON GROUND FLOOR BETWEEN I-2.1 AND COMMON HALLS AND STAIRS

FLOOR / CEILING SEPARATION BETWEEN GROUND FLOOR I-2.1 AND 2ND FLOOR GROUP B SHALL BE PROVIDED BY 6 IN. NORMAL WEIGHT CONCRETE AND 3 IN. FLUTED STEEL DECK WITH SFRM APPLIED TO STEEL BEAMS AND UNDERSIDE OF STEEL DECK (MONOKOTE MK-6 BY GCP INDUSTRIES)

CONSTRUCTION TYPE

V-A (PROTECTED) WITH AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT

ALLOWABLE BUILDING HEIGHT

TABLE 504.3 FOR VA SPRINKLERED 70 FT.

ALLOWABLE STORIES

TABLE 506.2 FOR VA SPRINKLERED -GROUP B- 2 STORIES

TABLE 506.2 FOR VA SPRINKLERED -GROUP I-2.1 -SINGLE

ALLOWABLE BUILDING AREA

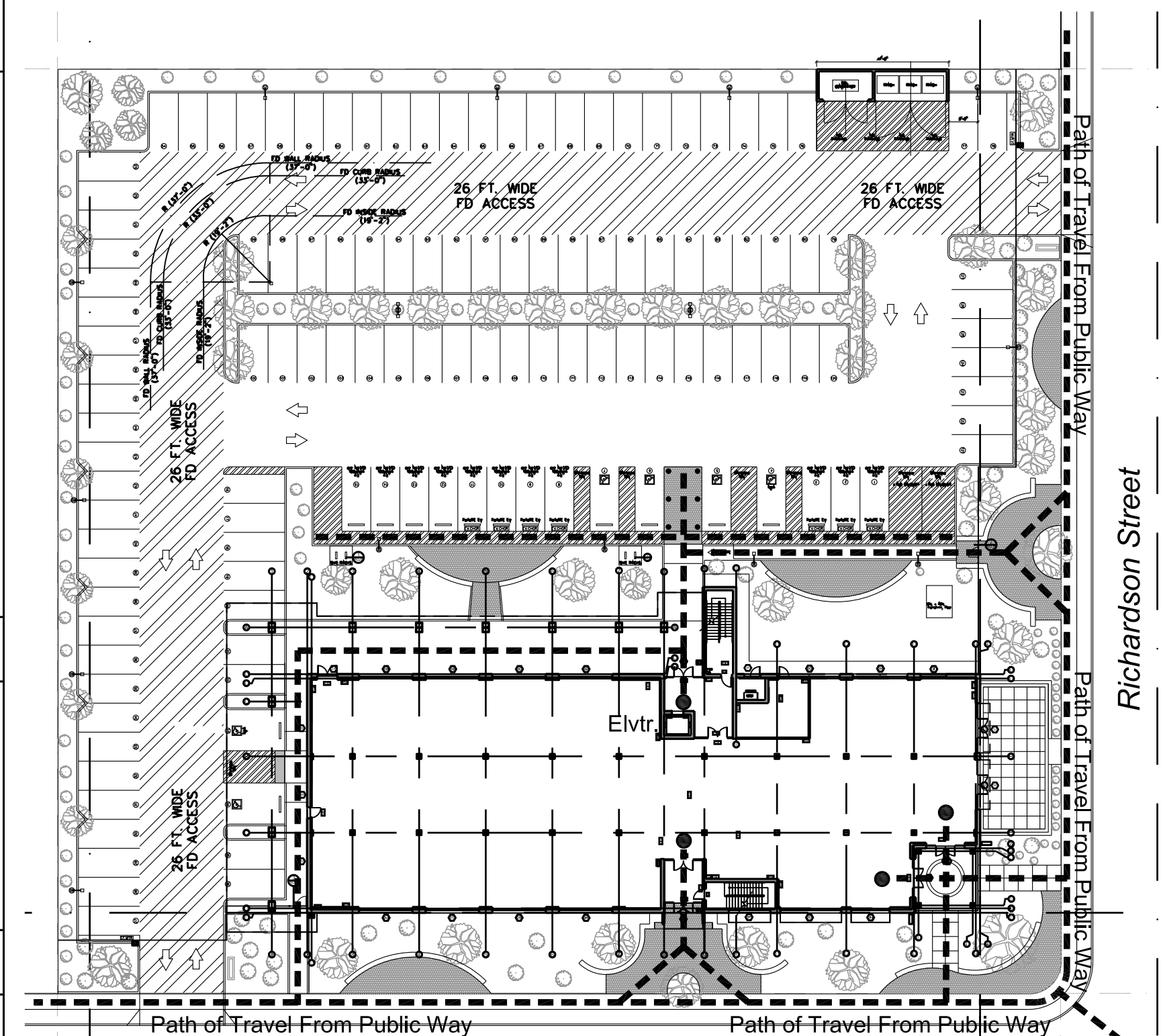
TABLE 506.2
 VA SPRINKLERED I-2.1 ON GROUND FLOOR 28,500 SF
 **ACTUAL ON GROUND FLOOR (GROSS) 15,000 SF

TABLE 506.2
 VA SPRINKLERED B ON 2ND FLOOR 54,000 SF
 **ACTUAL ON 2ND FLOOR (GROSS) 15,000 SF

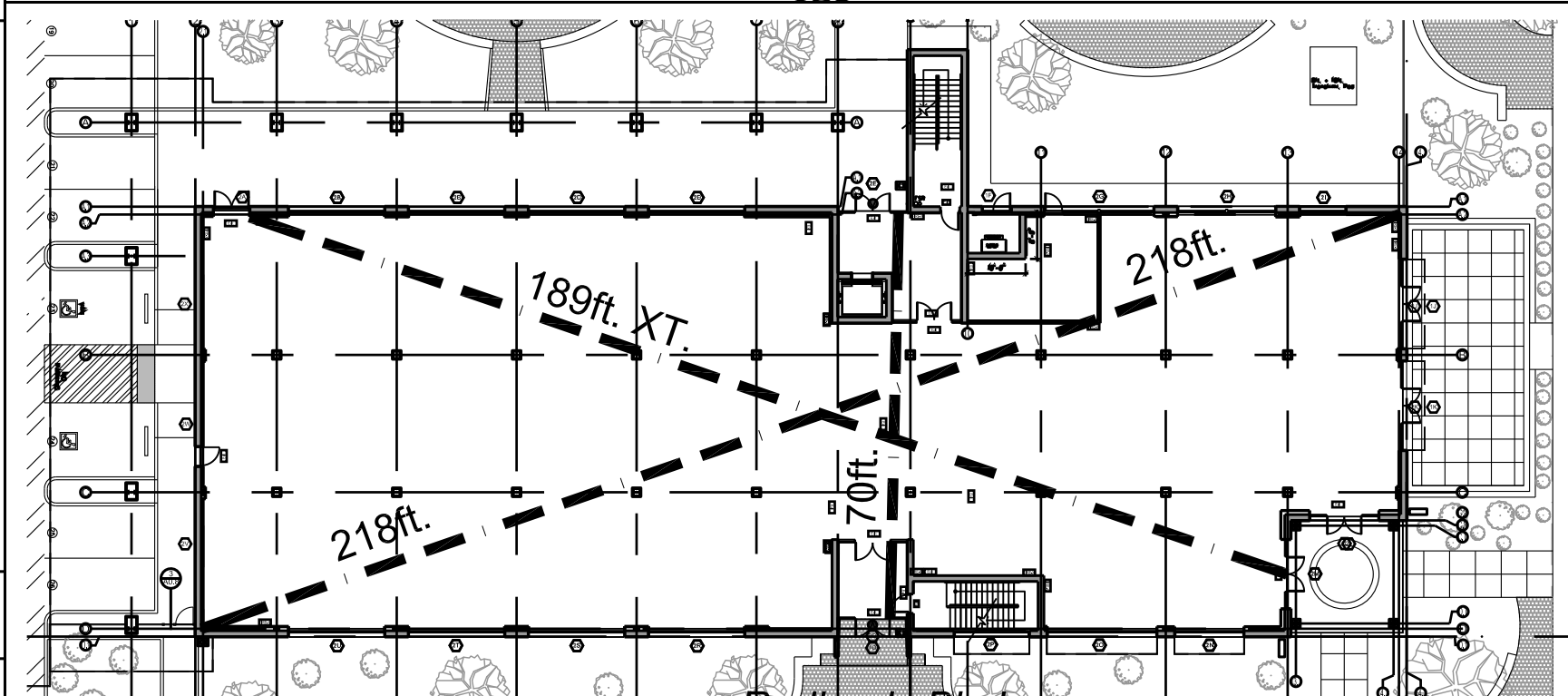
OCCUPANT LOAD

TABLE 1004.5
 GROUND FLOOR : INSTITUTIONAL OUTPATIENT $\frac{1}{100}$ SF
 ACTUAL = 15,000 SF / 100 SF / PERSON = 150 PERSONS

2ND FLOOR: B OFFICE STANDARD LOAD $\frac{1}{150}$ SF
 ACTUAL = 15,000 SF / 150 SF / PERSON = 100 PERSONS

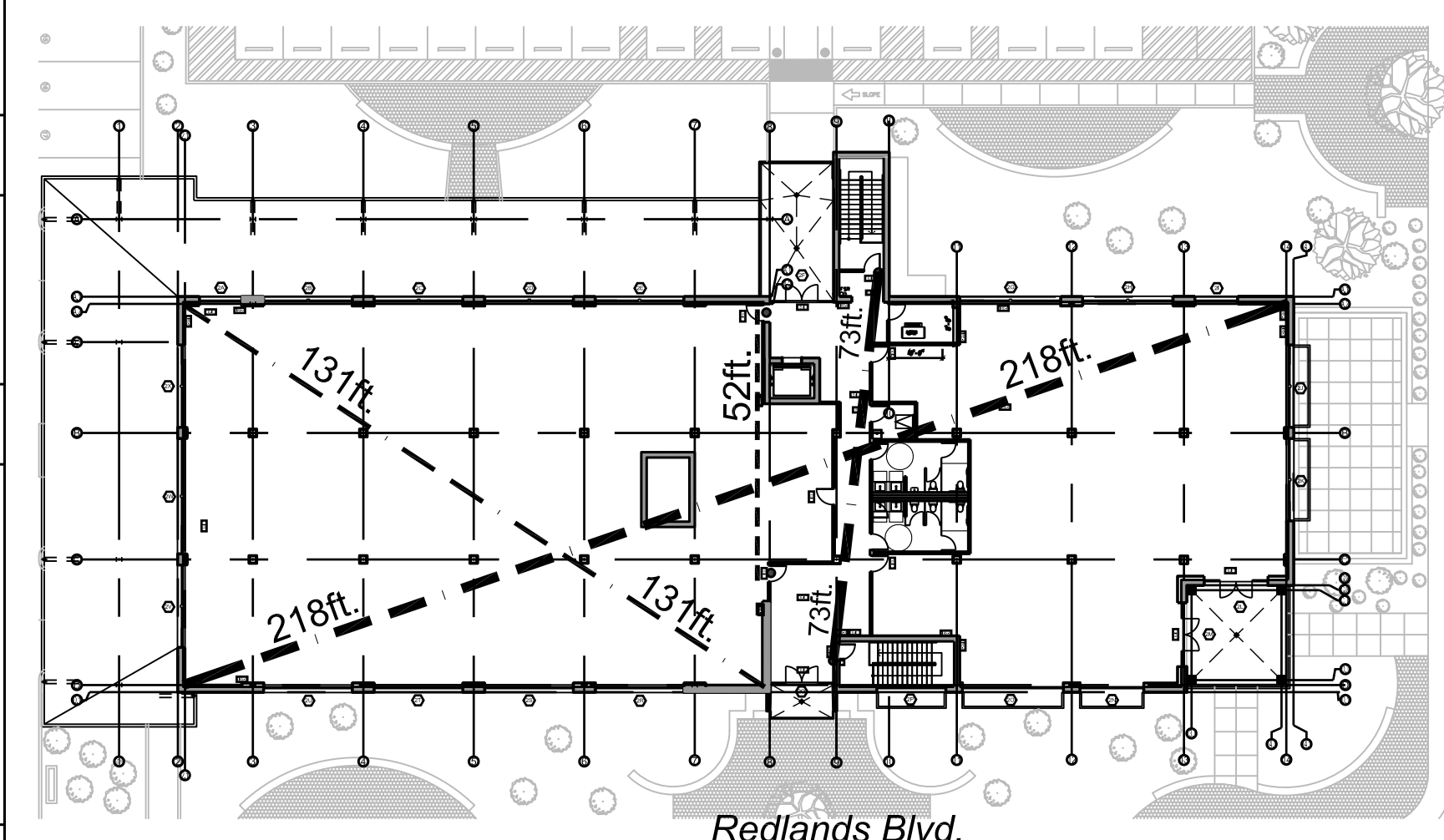


S-A SITE ACCESSIBILITY PLAN
 scale: 1" = 40 FT (ALSO SEE SP-1)



Diagonal Interior Dimension = 218 ft.
 $\frac{1}{3}$ Diagonal Distance = 72.66 ft. Required | Exit Separation Provided = 189 ft. | Exit Separation Complies

X-1 FIRST FLOOR EXITING PLAN
 scale: 1" = 30 FT



Overall Diagonal Interior Dimension = 218 ft.
 $\frac{1}{3}$ Diagonal Distance = 72.66 ft. Required | Exit Stair Separation Provided = 73 ft. | Stair Separation Complies

Diagonal Interior Dimension of Larger Office = 131 ft.
 $\frac{1}{3}$ Diagonal Distance = 43.66 ft. Required | Exit Door Separation Provided = 52 ft. | Exit Door Separation Complies

X-2 2ND FLOOR EXITING PLAN
 scale: 1" = 30 FT



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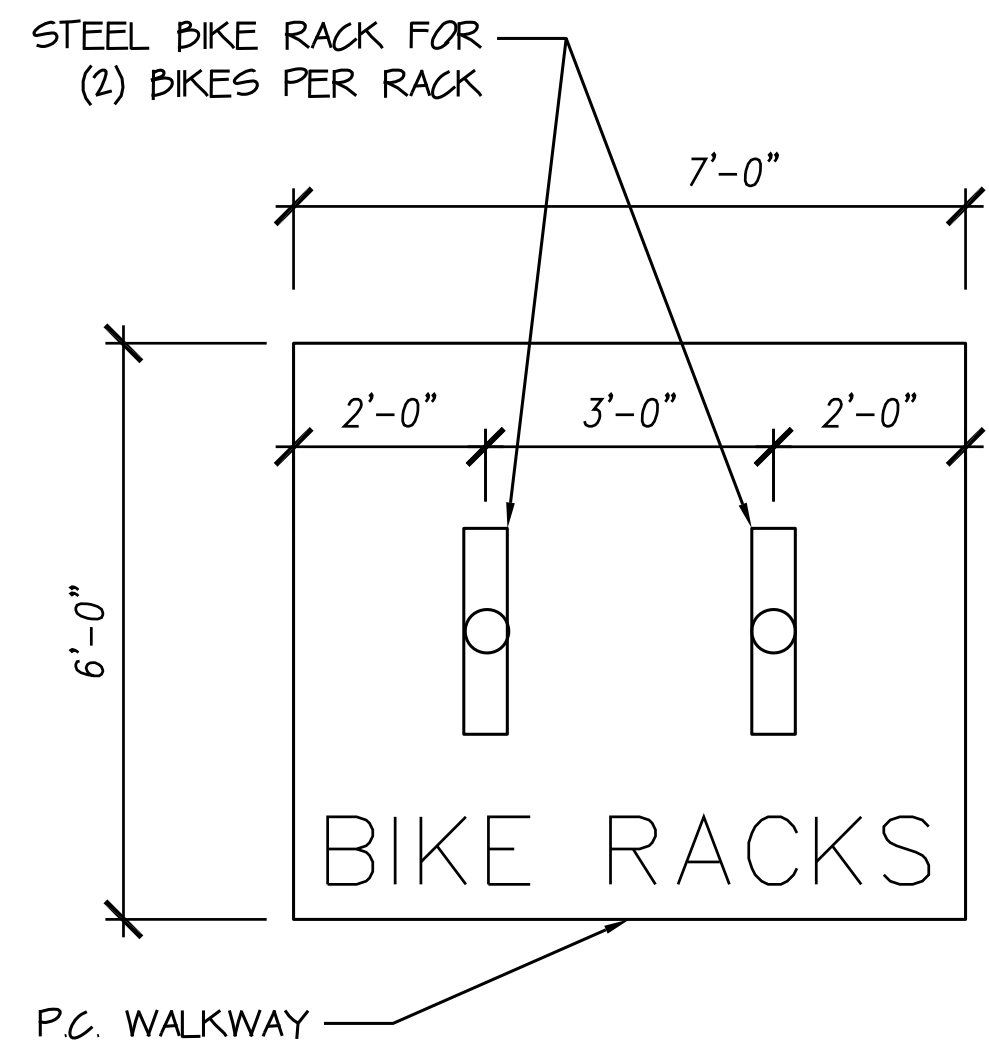
SHEET TITLE

**Code Analysis
 Access &
 Exiting**

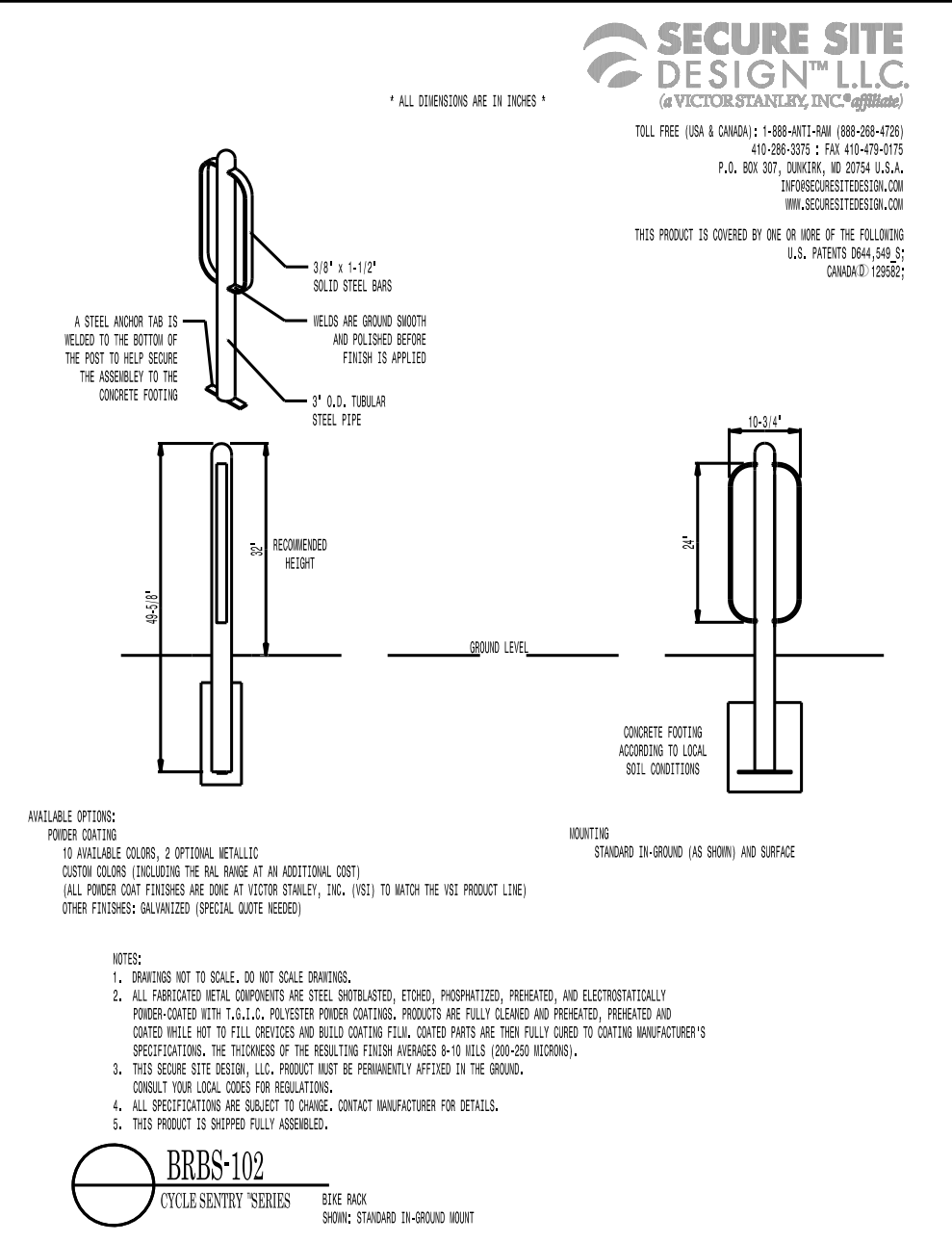
STATUS: CONSTRUCTION DOCS

SHEET NO.

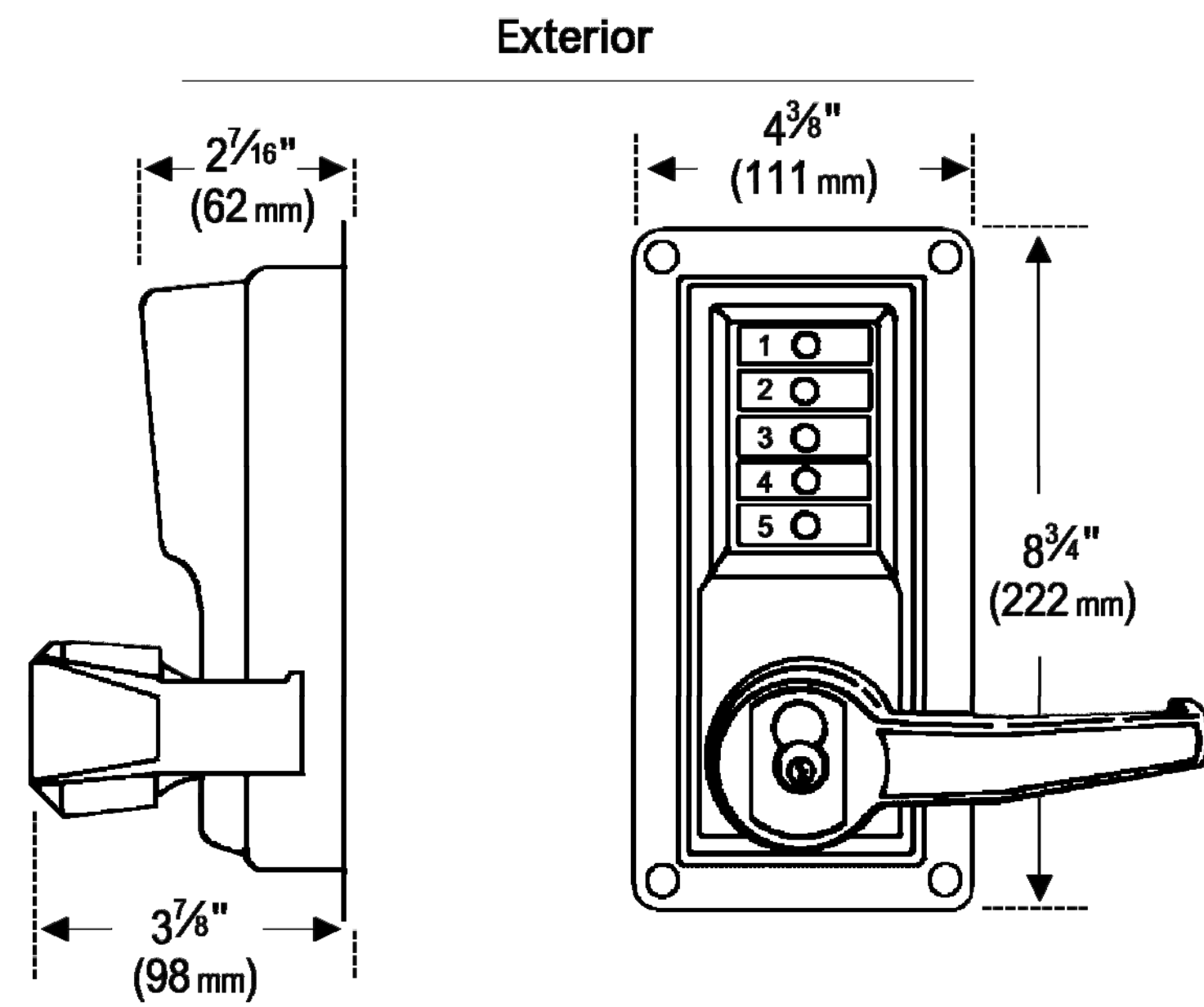
A-0.0



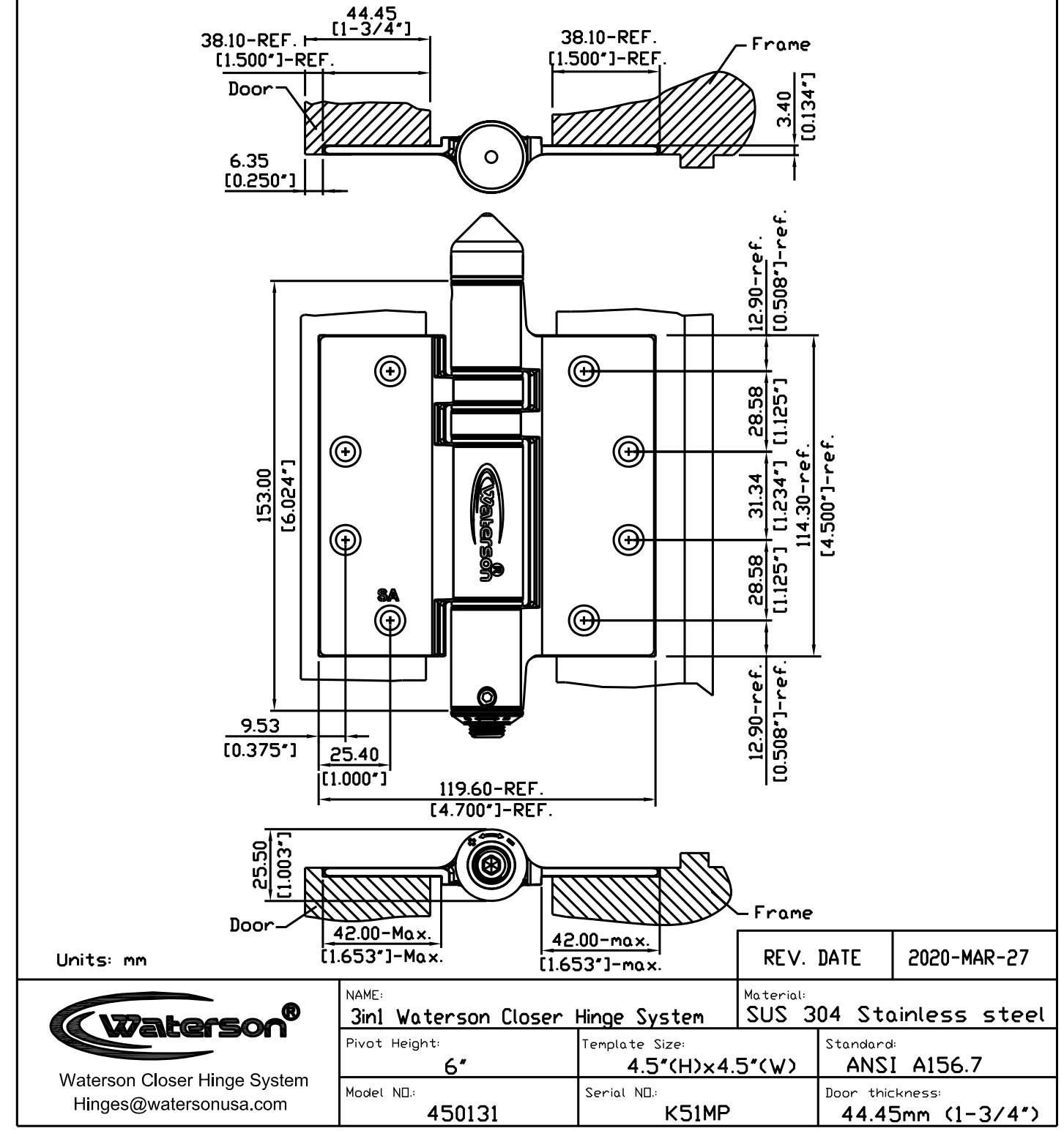
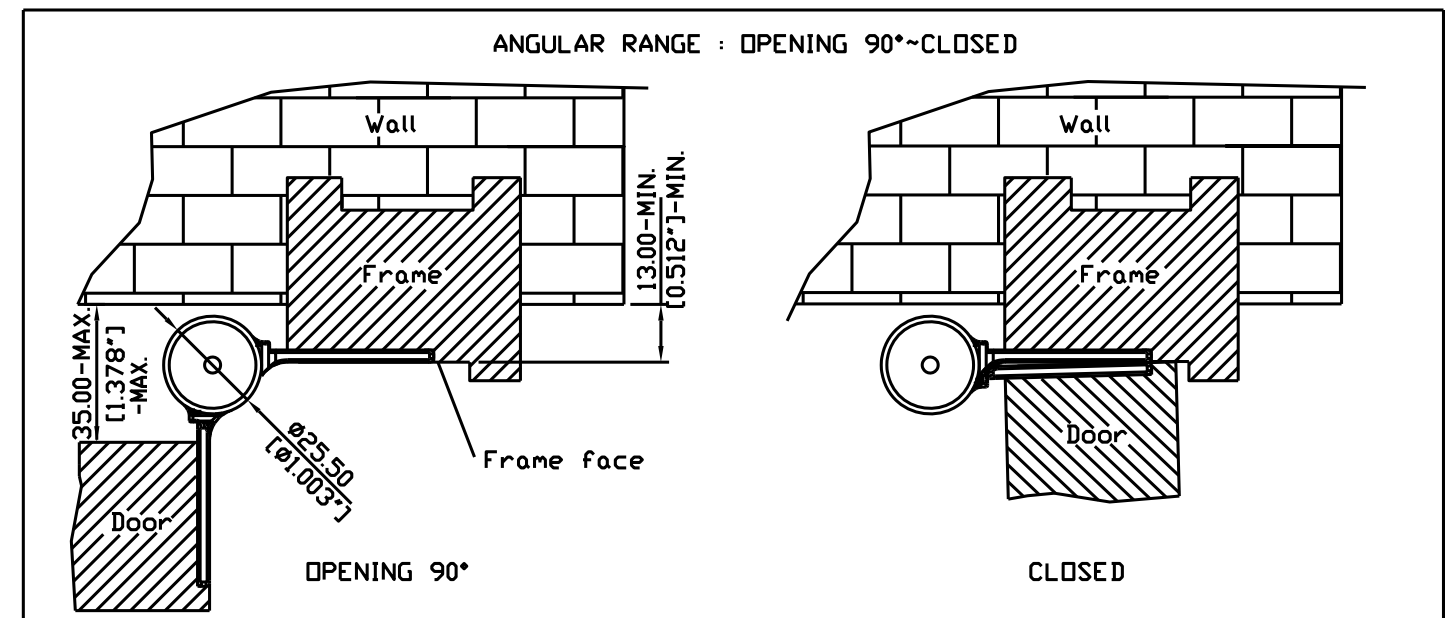
1 BIKE RACK PLAN
scale: 1/2" = 1'-0"



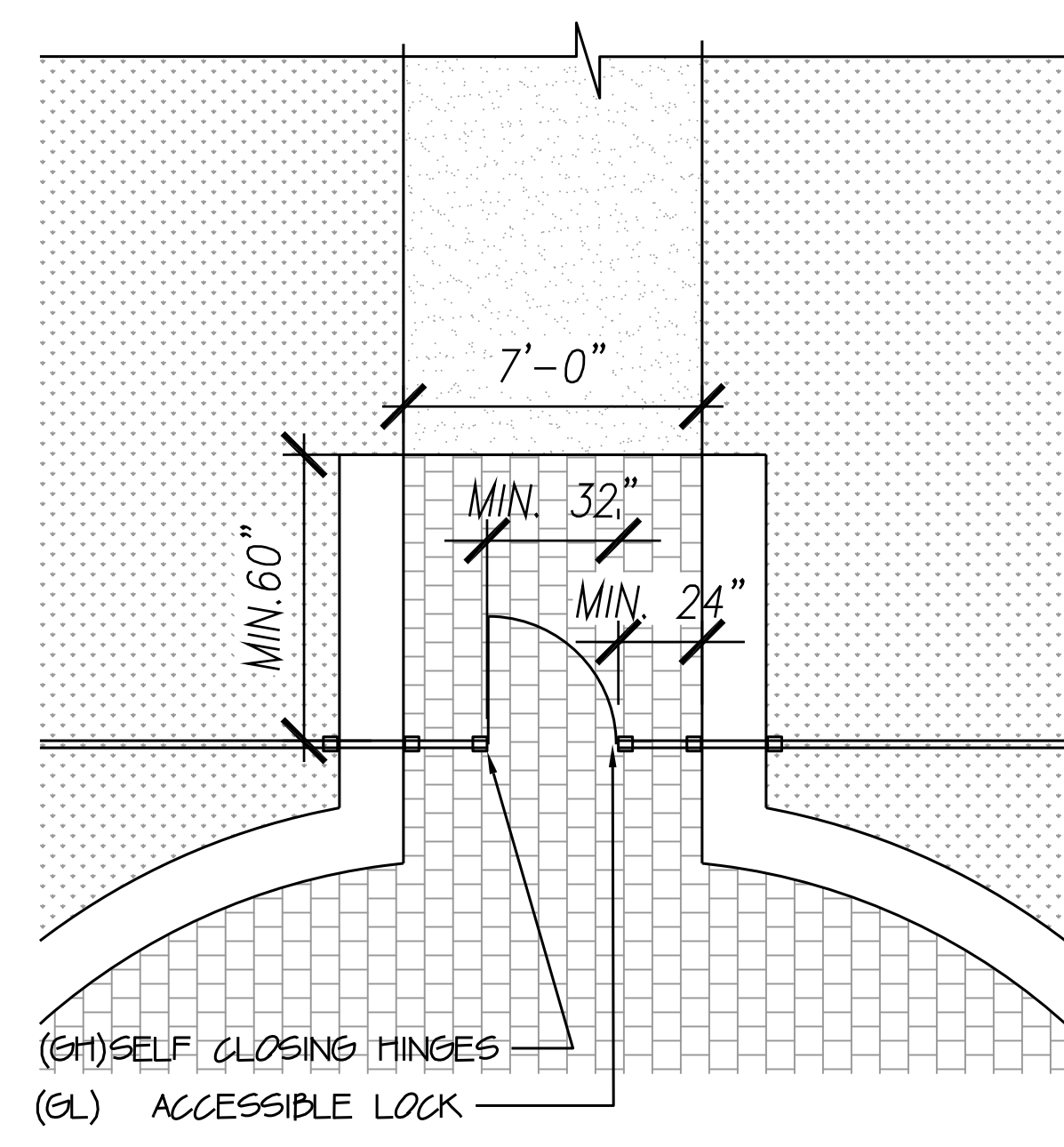
1S BIKE RACK SPECS
No Scale



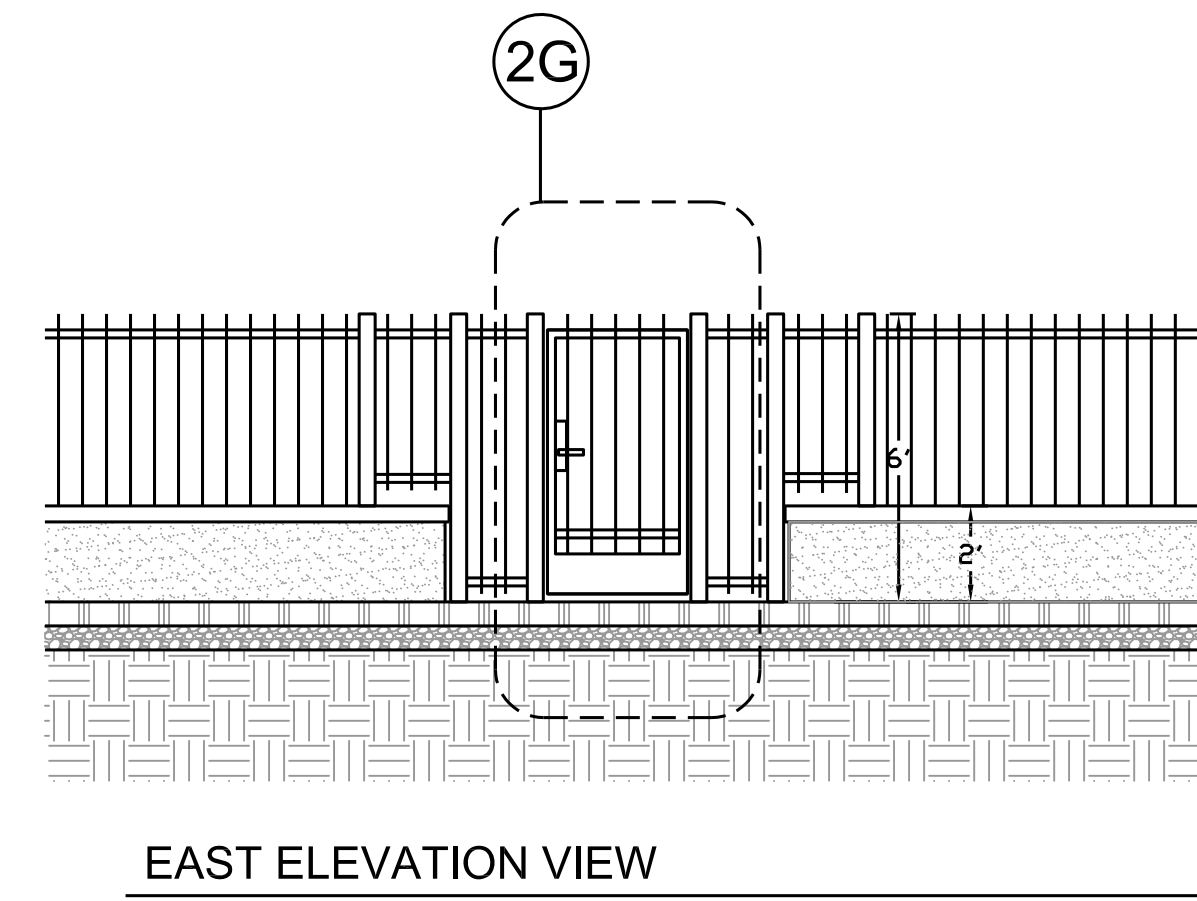
GL GATE LOCK WITH ACCESSIBLE HANDLES
No Scale



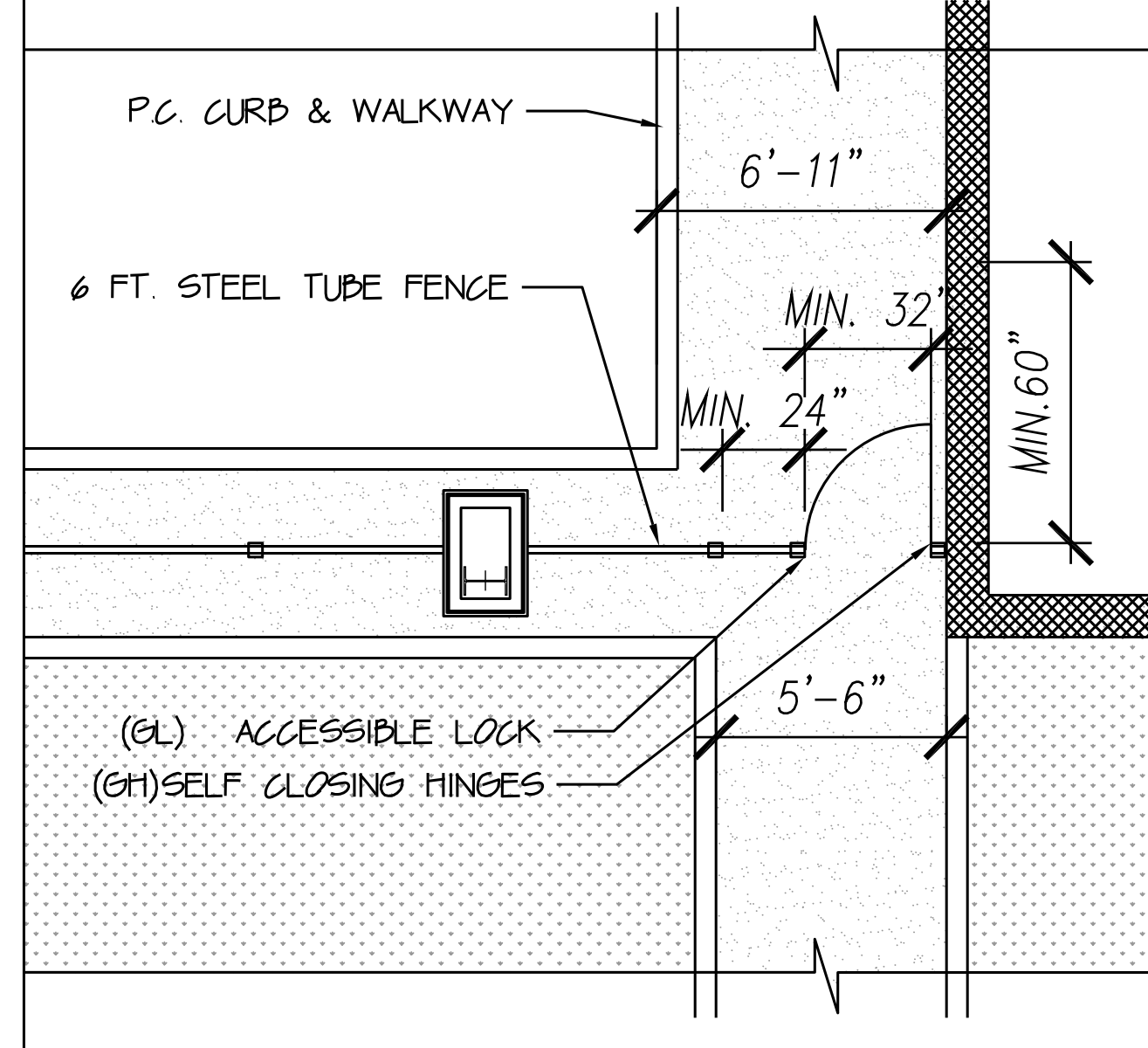
GH GATE HINGES - ADJUSTABLE SELF-CLOSING
No Scale



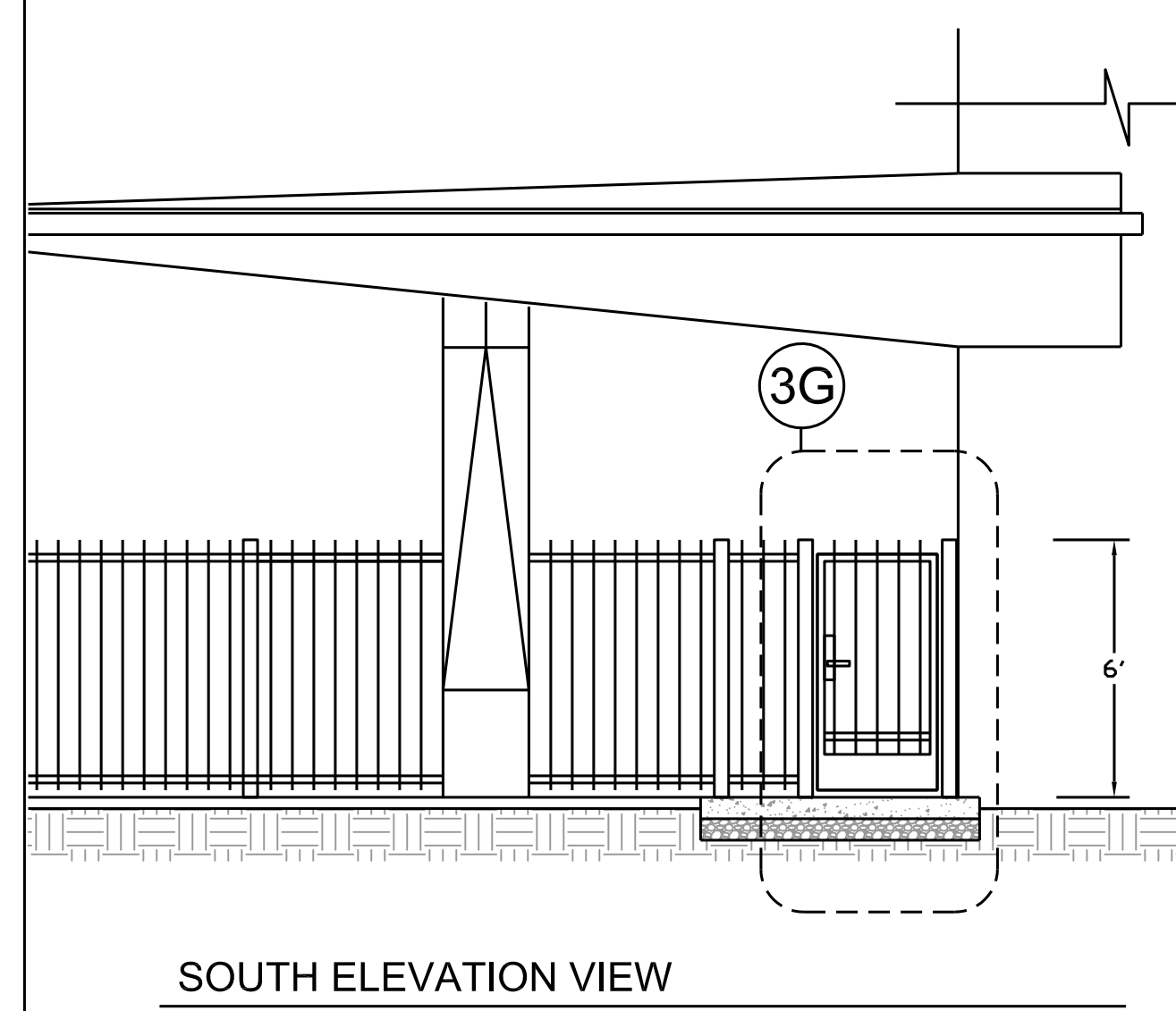
PLAN VIEW
PEDESTRIAN GATE - EAST



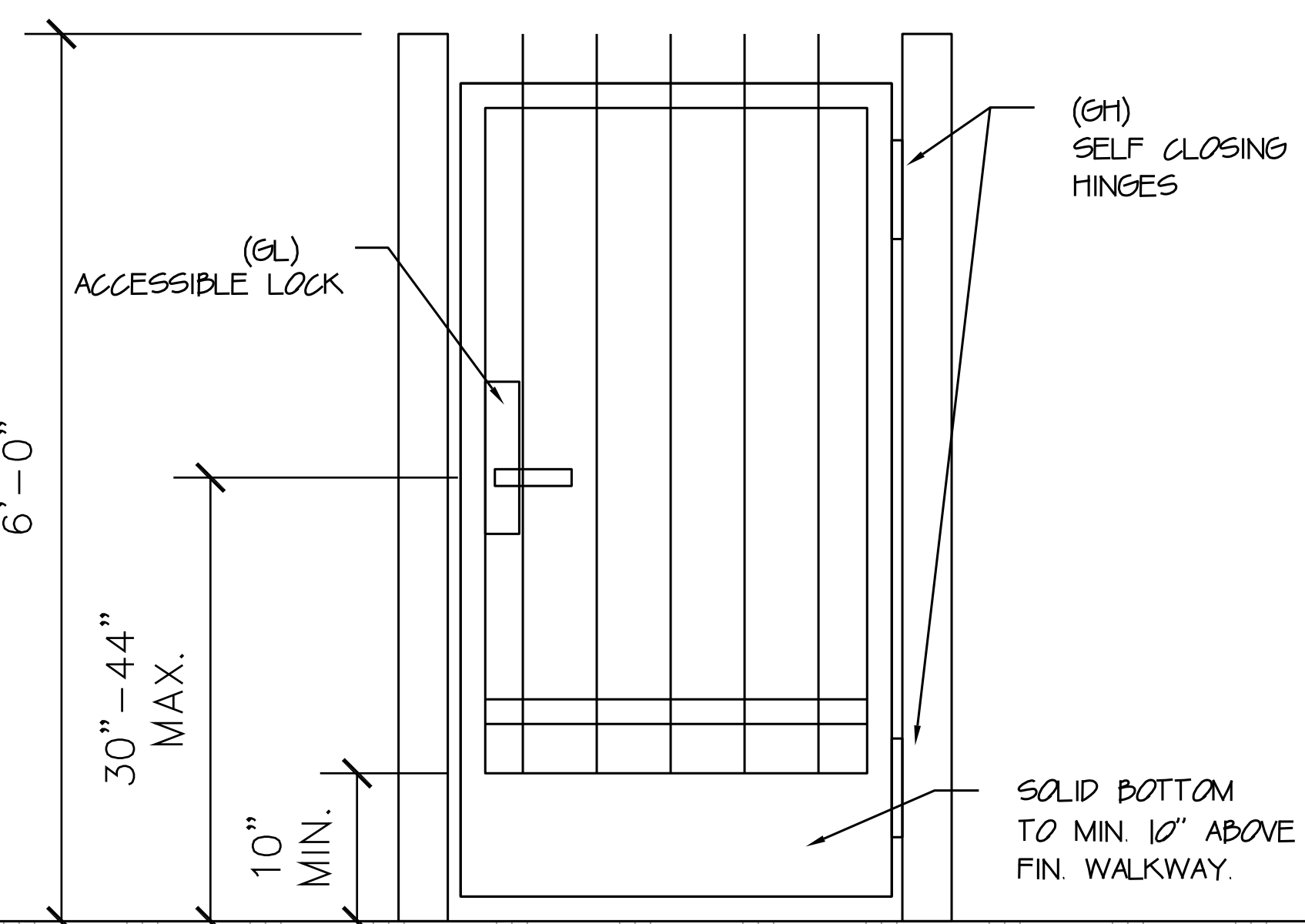
2 PEDESTRIAN GATE - EAST
scale: 1/4" = 1'-0"



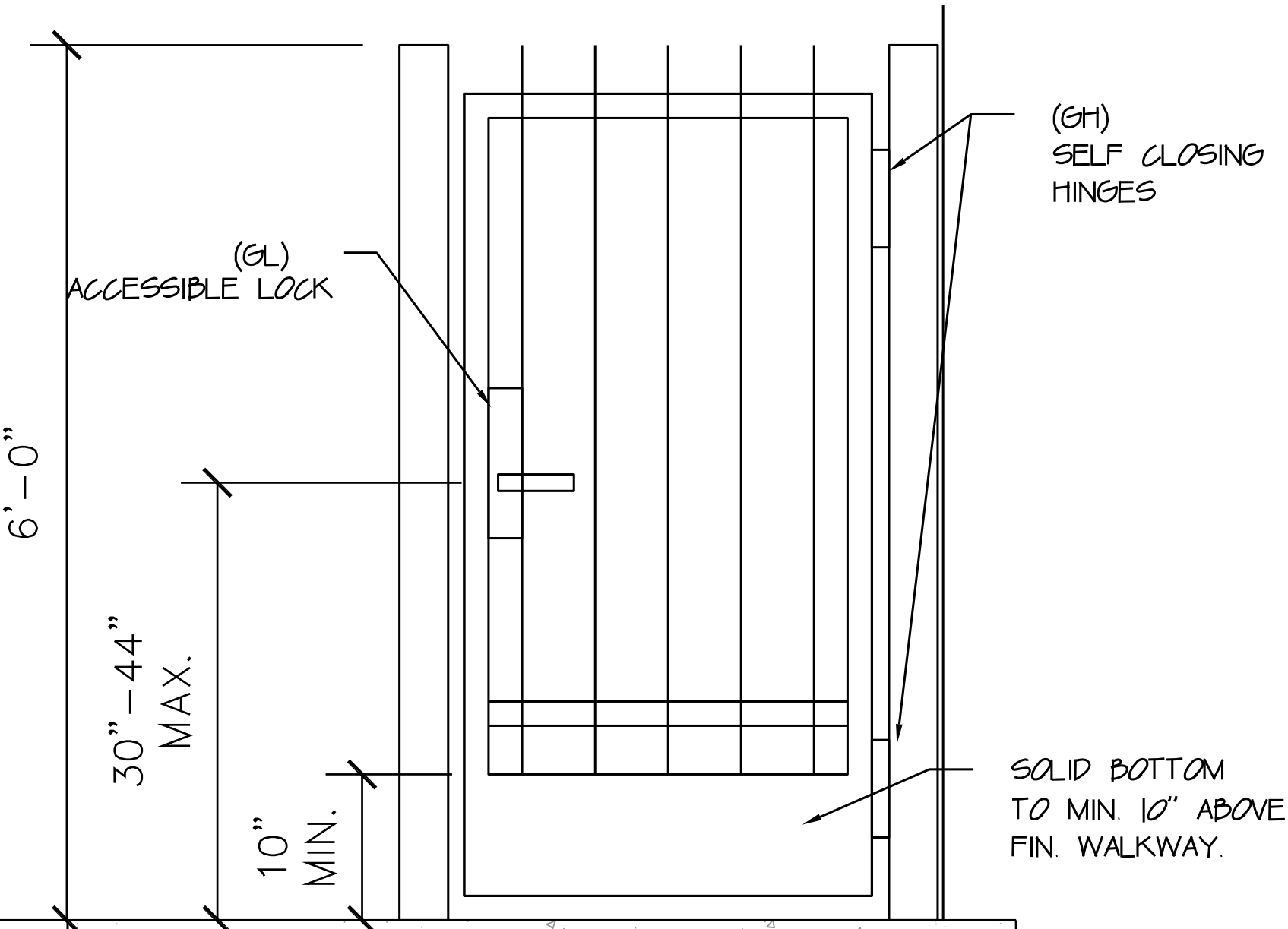
PLAN VIEW
PEDESTRIAN GATE - SOUTH



3 PEDESTRIAN GATE - SOUTH
scale: 1/4" = 1'-0"



2G PEDESTRIAN GATE - EAST - DETAIL VIEW
scale: 1/2" = 1'-0"



3G PEDESTRIAN GATE - SOUTH - DETAIL VIEW
scale: 1/2" = 1'-0"

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SCALE: as shown

JOB NO. CE-2019-1

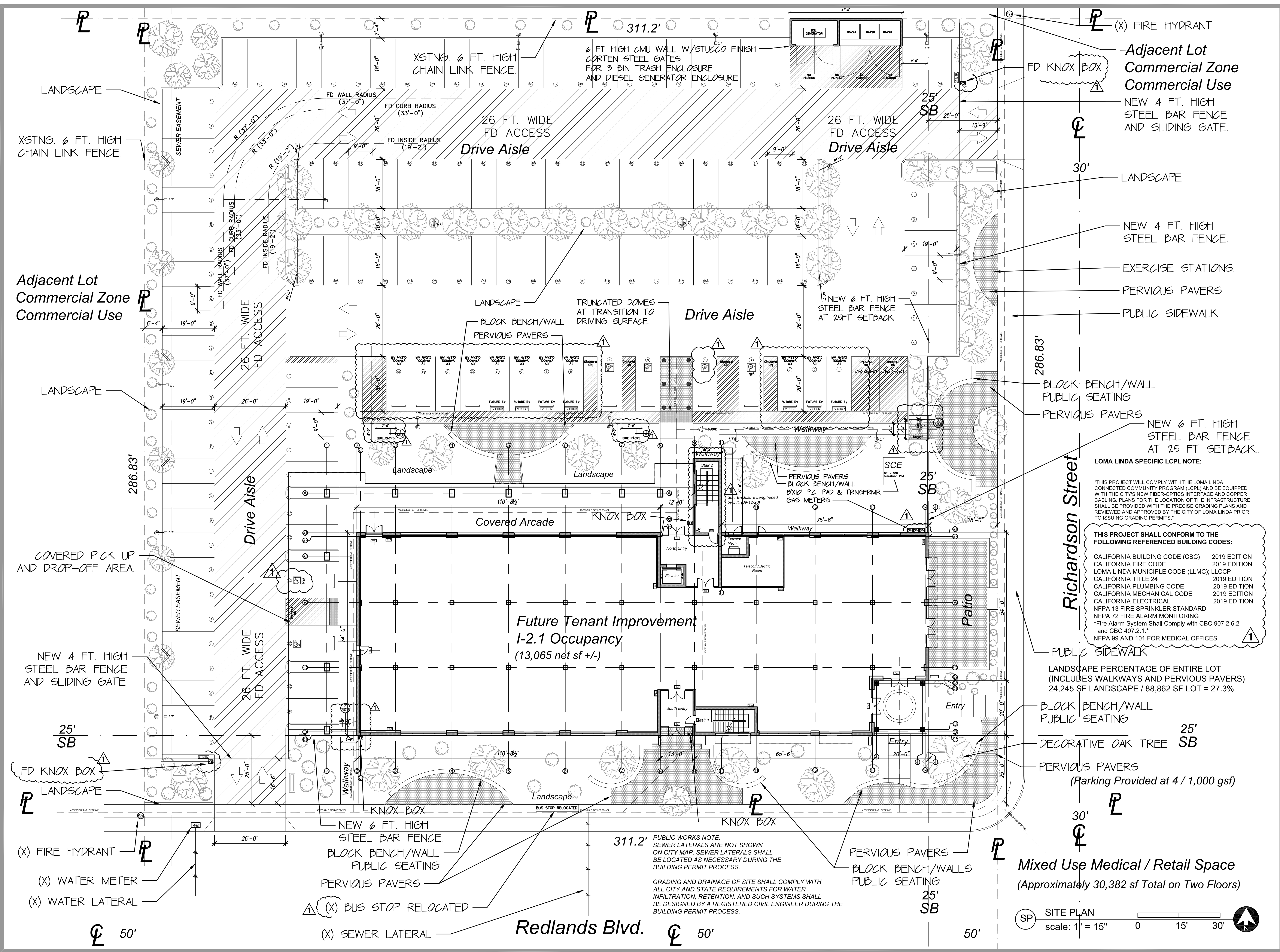
SHEET TITLE

SITE PLAN

STATUS: CONSTRUCTION DOCS

SHEET NO.

SP-1



LOMA LINDA SPECIFIC LCPL NOTE:
 THIS PROJECT WILL COMPLY WITH THE LOMA LINDA CONNECTED COMMUNITY PROGRAM (LCPL) AND BE EQUIPPED WITH THE CITY'S NEW FIBER-OPTICS INTERFACE AND COPPER CABLING. PLANS FOR THE LOCATION OF THE INFRASTRUCTURE SHALL BE PROVIDED WITH THE PRECISE GRADING PLANS AND REVIEWED AND APPROVED BY THE CITY OF LOMA LINDA PRIOR TO ISSUING GRADING PERMITS.

THIS PROJECT SHALL CONFORM TO THE FOLLOWING REFERENCED BUILDING CODES:
 CALIFORNIA BUILDING CODE (CBC) 2019 EDITION
 CALIFORNIA FIRE CODE 2019 EDITION
 LOMA LINDA MUNICIPAL CODE (LLMC); LLCOP
 CALIFORNIA TITLE 24 2019 EDITION
 CALIFORNIA PLUMBING CODE 2019 EDITION
 CALIFORNIA MECHANICAL CODE 2019 EDITION
 CALIFORNIA ELECTRICAL 2019 EDITION
 NFPA 13 FIRE SPRINKLER STANDARD
 NFPA 72 FIRE ALARM MONITORING
 Fire Alarm System Shall Comply with CBC 907.2.6.2 and CBC 407.2.1.
 NFPA 99 AND 101 FOR MEDICAL OFFICES.

LANDSCAPE PERCENTAGE OF ENTIRE LOT (INCLUDES WALKWAYS AND PERVIOUS PAVERS)
 24,245 SF LANDSCAPE / 88,862 SF LOT = 27.3%

PERVIOUS PAVERS (Parking Provided at 4 / 1,000 gsf)

Mixed Use Medical / Retail Space (Approximately 30,382 sf Total on Two Floors)

SITE PLAN scale: 1" = 15'

PUBLIC WORKS NOTE:
 SEWER LATERALS ARE NOT SHOWN ON CITY MAP. SEWER LATERALS SHALL BE LOCATED AS NECESSARY DURING THE BUILDING PERMIT PROCESS.

GRADING AND DRAINAGE OF SITE SHALL COMPLY WITH ALL CITY AND STATE REQUIREMENTS FOR WATER INFILTRATION, RETENTION, AND SUCH SYSTEMS SHALL BE DESIGNED BY A REGISTERED CIVIL ENGINEER DURING THE BUILDING PERMIT PROCESS.



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hourian associates, inc.

Structural Engineer

CM Peck

Civil Engineer

Encompass Associates, Inc.

Mechanical/Plumbing Engineer

Pocock Design

Mechanical/Plumbing Engineer

Salas Obrien

Project

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Loma Linda, CA 92354

Owner

POZ, LLC
1900 W. Garvey Ave.
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p. 626.305.9100

PROJECT TEAM AV

ISSUE DATES

DATE	DESCRIPTION	NO.
05-01-20	Construction Docs	
07-21-20	PC Submittal	
09-12-20	PC Corrections	1

SEAL

DRAWN BY: AV

DATE: 04-01-20

SCALE: as shown

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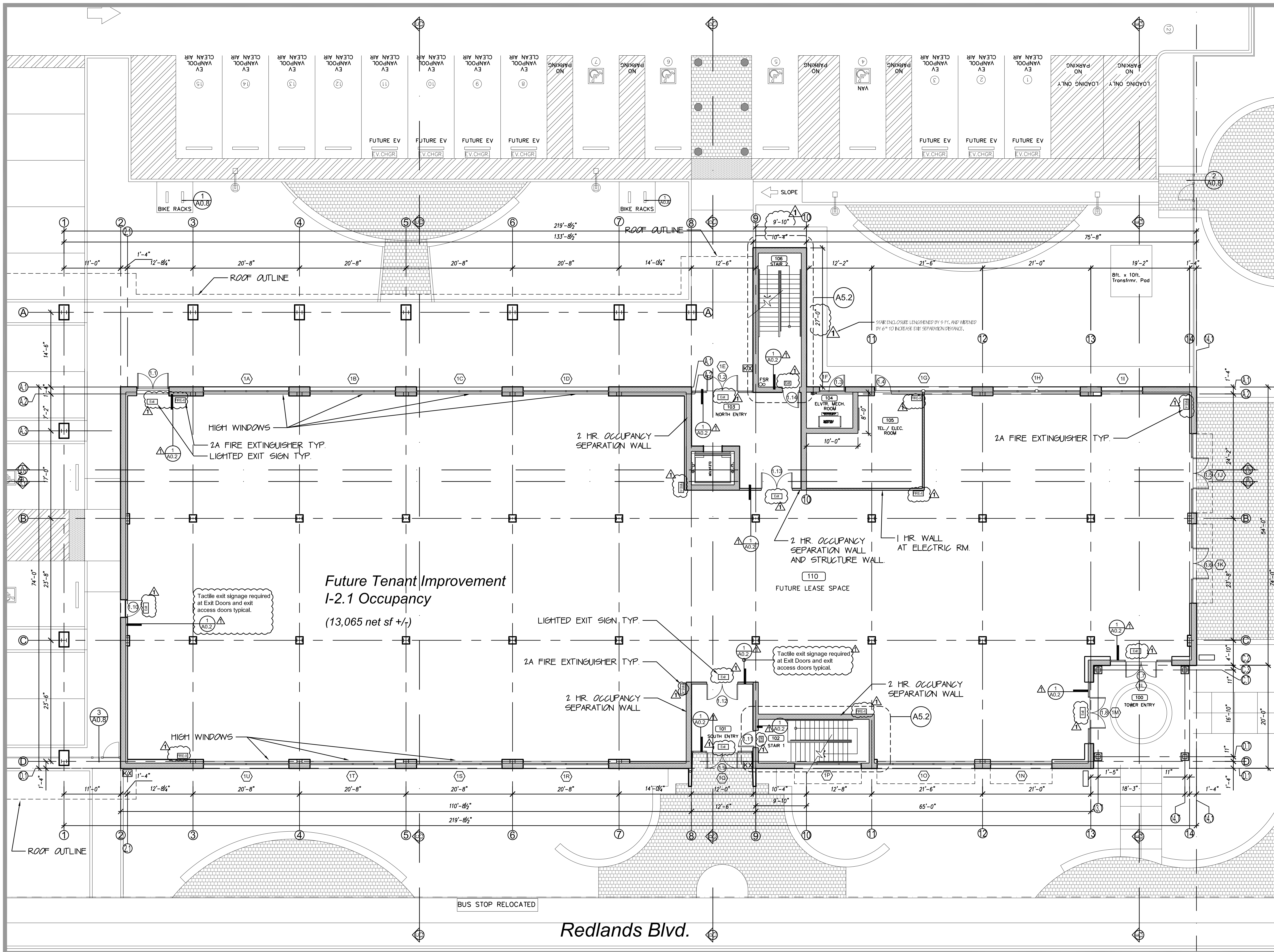
SHEET TITLE

FIRST FLOOR PLAN

STATUS: CONSTRUCTION DOCS

SHEET NO.

A1.0



Redlands Blvd.

BUS STOP RELOCATED



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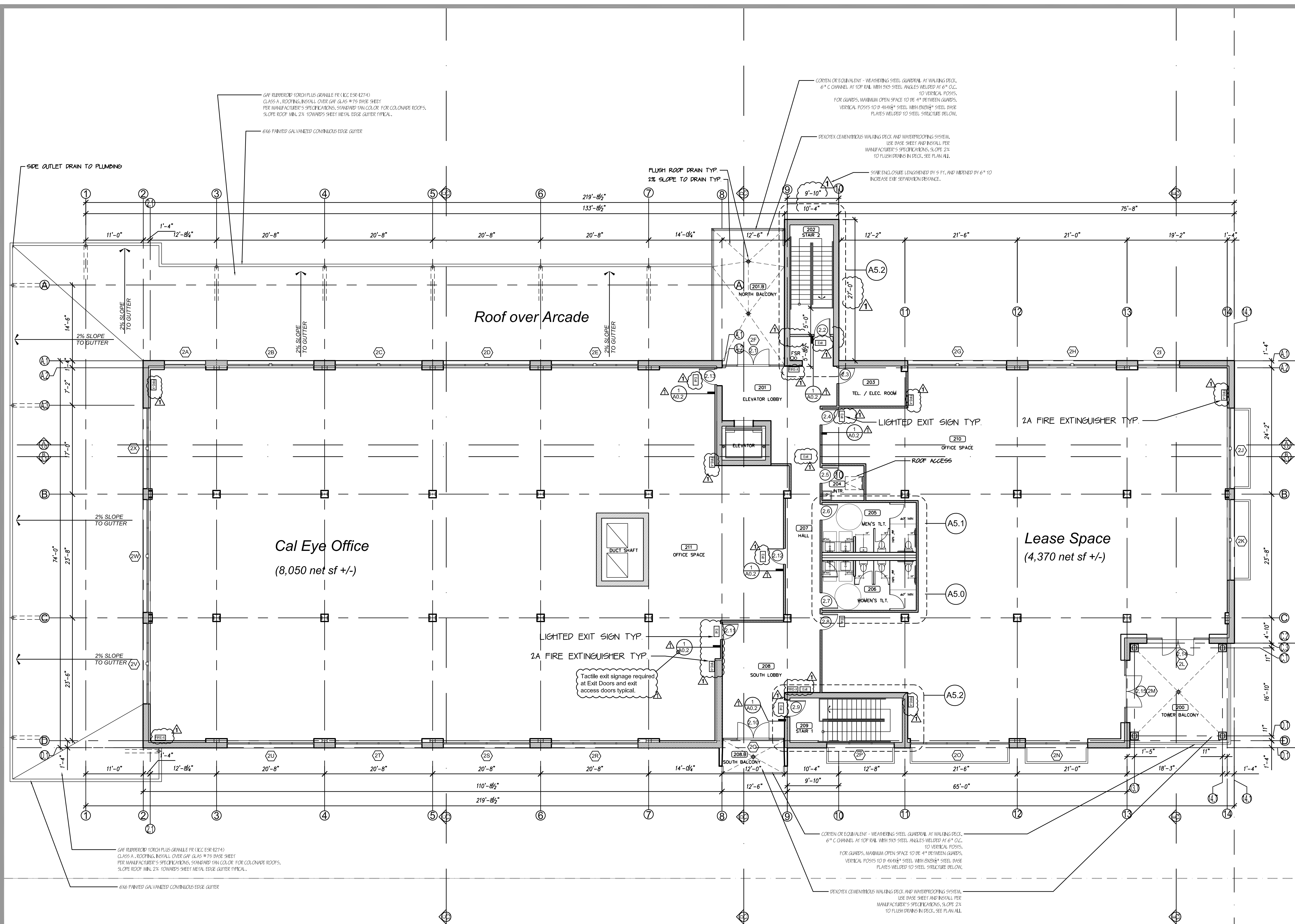
SHEET TITLE

2ND FLOOR PLAN

STATUS: CONSTRUCTION DOCS

SHEET NO.

A1.1



Redlands Blvd.

FP2 2ND FLOOR PLAN
scale: 1/8" = 1'-0" 0 8' 16'





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SCALE: as shown

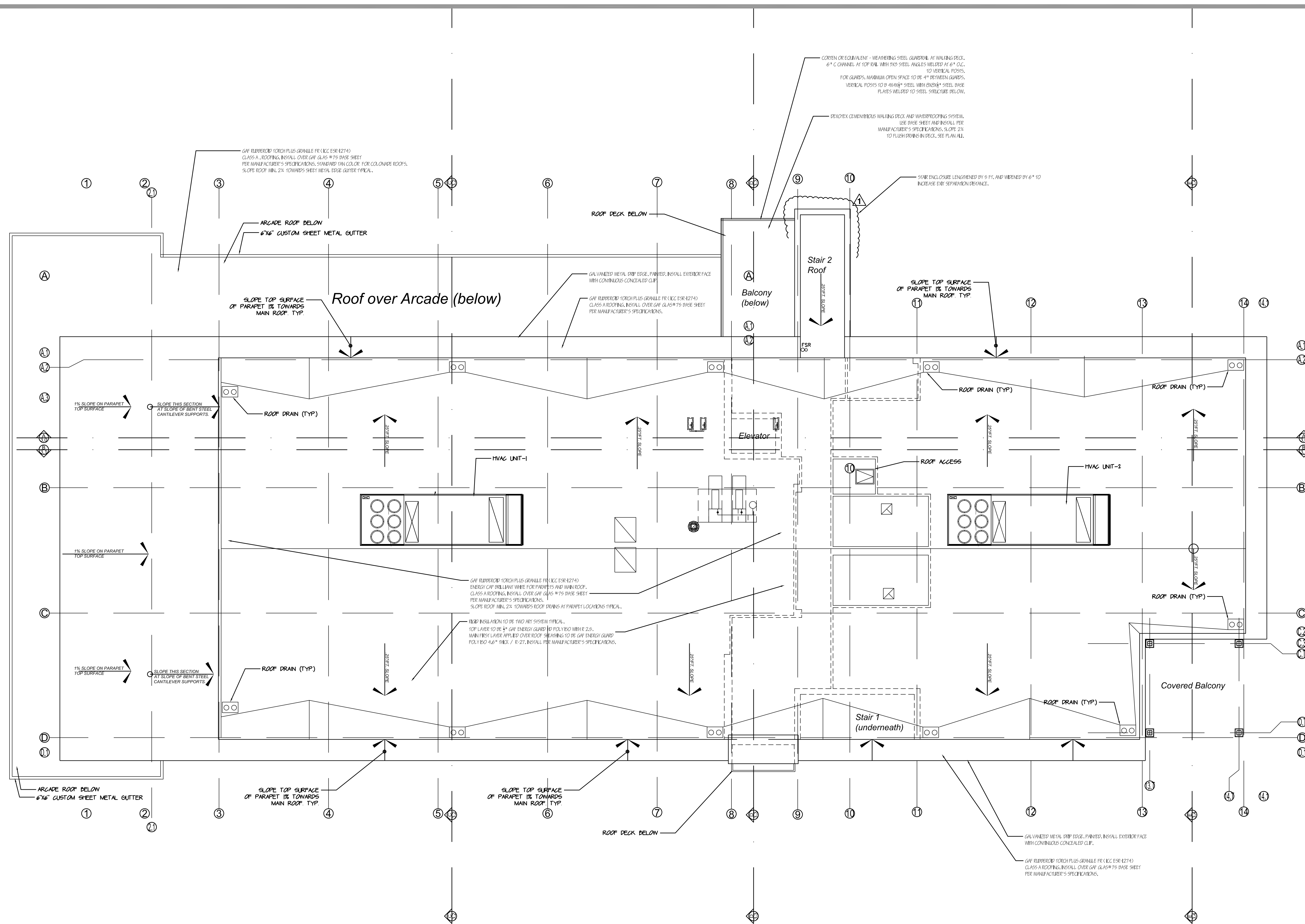
JOB NO. CE-2019-1

SHEET TITLE

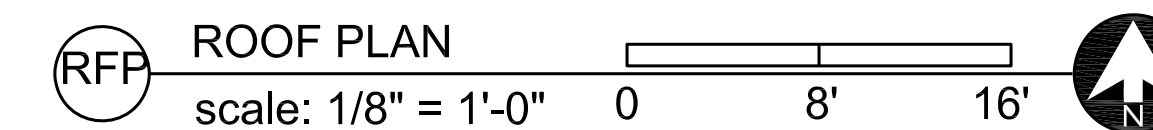
ROOF PLAN

STATUS: CONSTRUCTION DOCS

SHEET NO.



Redlands Blvd.



A1.2



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SEAL

DRAWN BY: AV

DATE: 04-01-20

SCALE: as shown

JOB NO. CE-2019-1

SHEET TITLE

1ST FLOOR RFCP

STATUS: CONSTRUCTION DOCS

SHEET NO.

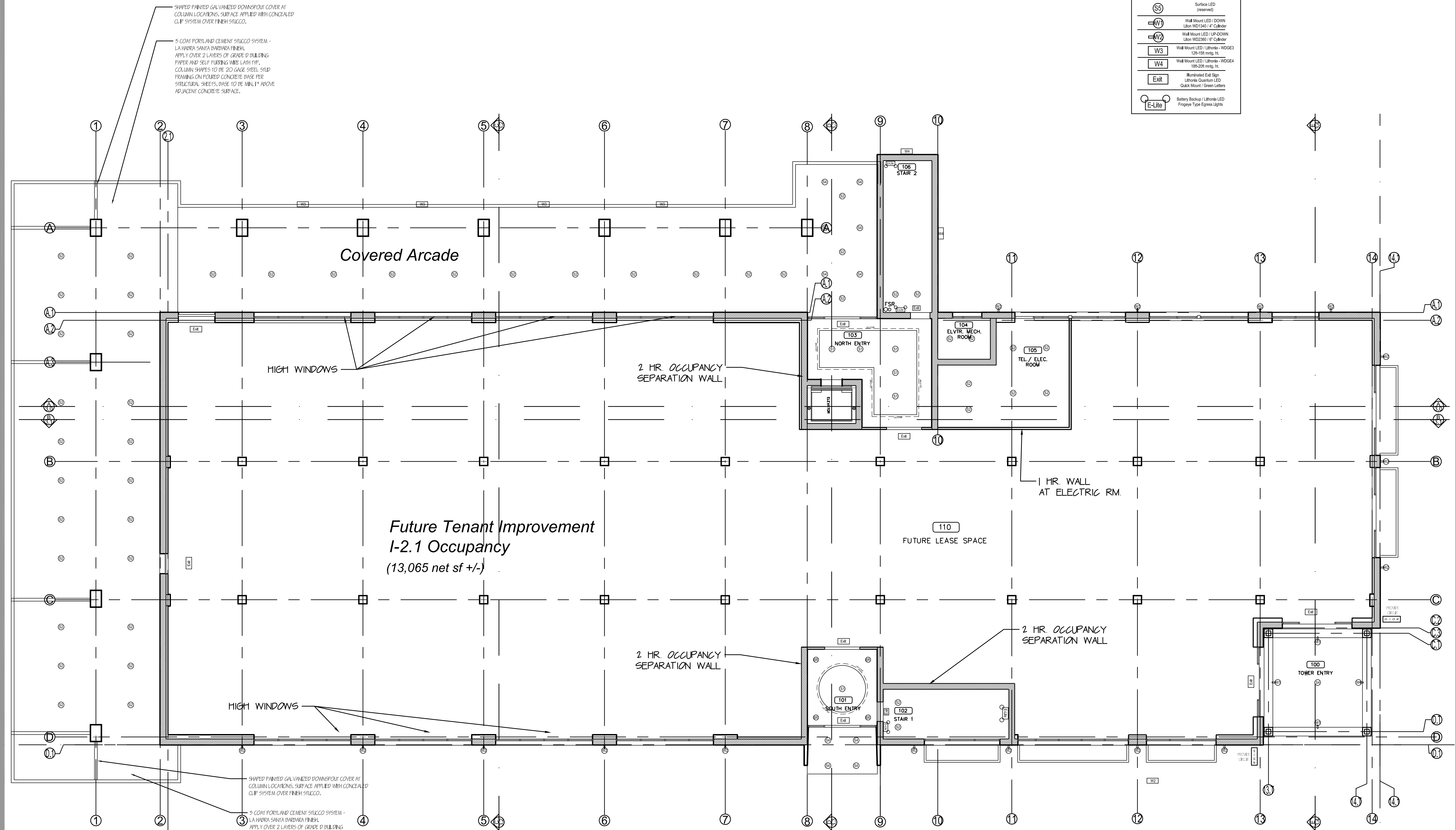
A1.3

LIGHTING LEGEND

	Lithonia 2x2 PARAMAX 2PM3 GA 332-185 120V 9 Cell Parabolic
	Lithonia 2x4 PARAMAX 2PM3 GA 332-185 120V 9 Cell Parabolic
	Side LED Lithonia / Strip LED 2x1N Cove Lighting
	4" RECESS LED W/LENS HALO P8
	Calligro Mount Semi-Flush LED Dwell Manhattan 14"-dwell154613
	Calligro Mount LED Liton LCMFD12R
	Surface LED (reserved)
	Calligro Mount LED / DOWN Liton DL340 14" Cylinder
	Surface LED (reserved)
	Wall Mount LED / DOWN Liton WD1340 14" Cylinder
	Wall Mount LED / UP-DOWN Liton WD2380 14" Cylinder
	Wall Mount LED / Lithonia - W06E3 126-108 mtg. kit
	Wall Mount LED / Lithonia - W06E4 126-108 mtg. kit
	Illuminated Exit Sign Lithonia Quantum LED Quick Mount / Green Letters
	Battery Backup / Lithonia LED FrogEye Type Egress Lights

Wall Legend

	WINDOWS IN EXTERIOR WALL
	12 INCH CMU WALL
	ONE HOUR CONSTRUCTION (3/8" STEEL STUDS, 5/8" TYPE X GYP.)
	PARTITION WALL OR FLOORING (3/8" STEEL STUDS, 5/8" GYP. BRD.)



Redlands Blvd.

RFCP 1 1ST FLOOR RFCP
scale: 1/8" = 1'-0" 0 8' 16'



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SCALE: as shown

JOB NO. CE-2019-1

SHEET TITLE

2ND FLOOR RFCP

STATUS: CONSTRUCTION DOCS

SHEET NO.

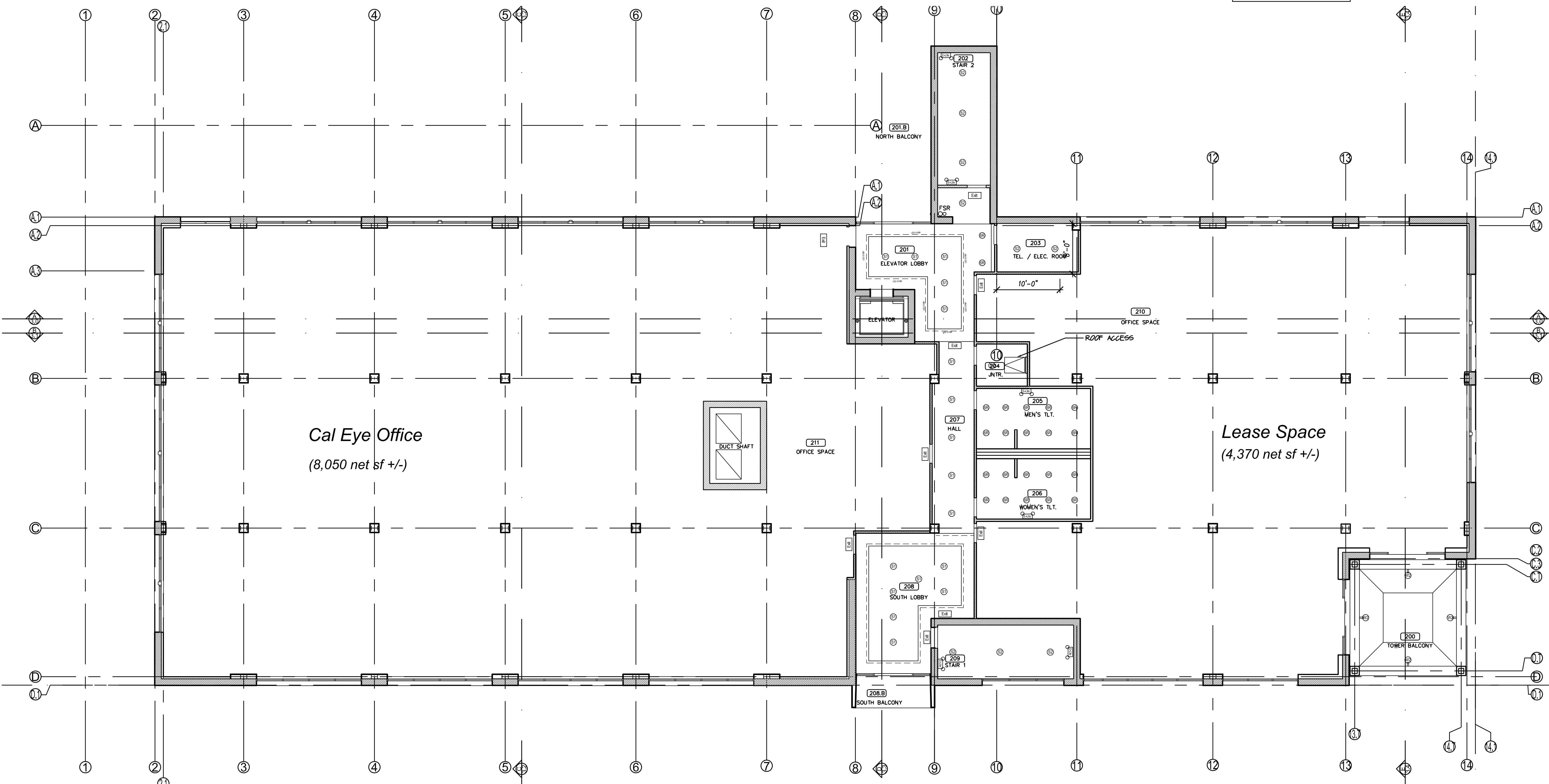
A1.4

LIGHTING LEGEND

	Lithonia 2x2 PARAMAX 2PKS GA 332-185 120V 9 Cdn Parabolic
	Lithonia 2x4 PARAMAX 2PKS GA 332-185 120V 9 Cdn Parabolic
	Strip LED Lithonia / Strip LED 2.1" N Cove Lighting
	4" RECESS LED W/LENSE HALO P18
	Calling Mount Semi-Flush LED Dwell Manhattan 14-dwell154813
	Calling Mount LED Libri LCMPO12R
	Surface LED (reserved)
	Calling Mount LED / DOWN Lith DLS40 / 4" Cylinder
	Surface LED (reserved)
	Wall Mount LED / DOWN Lith W01540 / 4" Cylinder
	Wall Mount LED / UP/DOWN Lith W02260 / 4" Cylinder
	W3 Wall Mount LED / Lithonia - WEDGE3 126-15R mtg. kit
	W4 Wall Mount LED / Lithonia - WEDGE4 156-20R mtg. kit
	Exit Illuminated Exit Sign Lithonia Quantum LED Quick Mount / Green Letters
	E-Lite Battery Backup / Lithonia LED Froggy Type Egress Lights

Wall Legend

WINDOWS IN EXTERIOR WALL	
12 INCH CMU WALL	
ONE HOUR CONSTRUCTION (3/8" STEEL STUDS, 5/8" TYPE X GYP.)	
PARTITION WALL OR FLOORING (3/8" STEEL STUDS, 5/8" GYP. PROD.)	



Redlands Blvd.

RFCP2 2ND FLOOR RFCP
scale: 1/8" = 1'-0" 0 8' 16'



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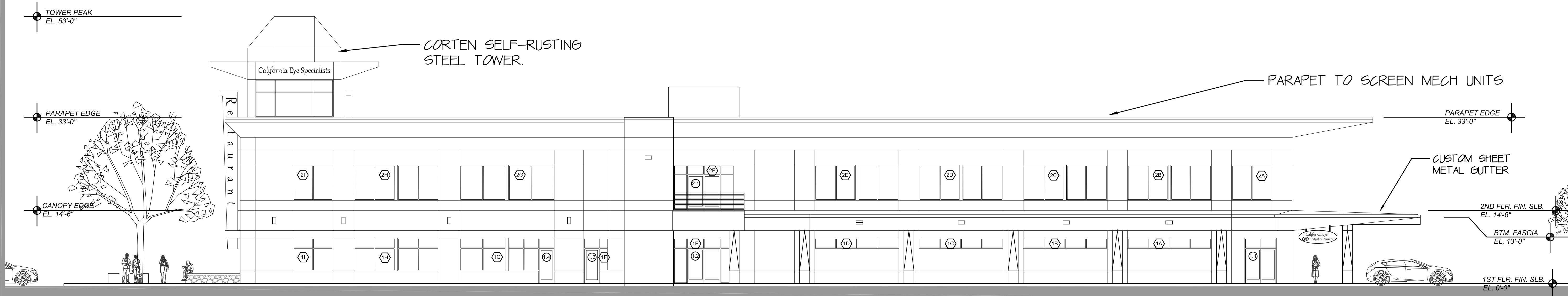
SHEET TITLE

EXTERIOR ELEVATIONS
SHEET 1 OF 2

STATUS: CONSTRUCTION DOCS

SHEET NO.

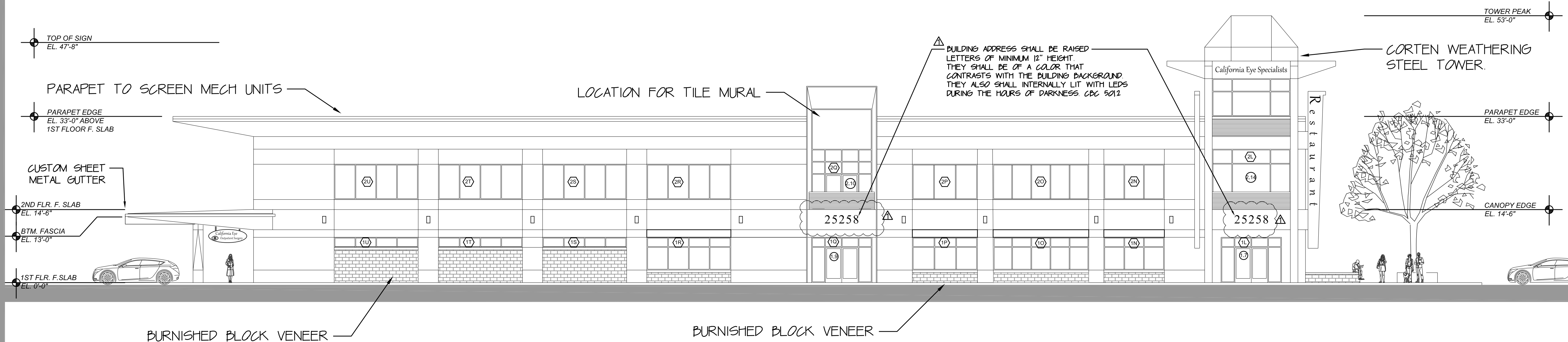
A2.0



N NORTH ELEVATION / PARKING LOT
scale: 1" = 10'

LA HABRA STUCCO COLORS
1. BASE UP TO 36" - FALLBROOK
2. BODY OF BUILDING - SILVERADO

ANGELUS BLOCK BURNISHED BLOCK COLORS
1. LOWER SECTIONS ON FRONT - CANYON BLUFF
2. SEATING WALLS WITH CONCRETE CAPS - CANYON BLUFF



S SOUTH ELEVATION / REDLANDS BLVD.
scale: 1" = 10'



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SCALE: as shown

JOB NO. CE-2019-1

SHEET TITLE

EXTERIOR ELEVATIONS
SHEET 2 OF 2

STATUS: CONSTRUCTION DOCS

SHEET NO.

A2.1

PARAPET TO SCREEN MECH UNITS

CORTEN SELF-RUSTING
BALCONY RAILING.

PARAPET EDGE
EL. 33'-0"

TOWER PEAK
EL. 53'-0"

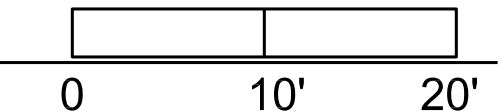
PARAPET EDGE
EL. 33'-0"

CANOPY EDGE
EL. 14'-6"



WEST ELEVATION / DRIVE SIDE

scale: 1" = 10'



LA HABRA STUCCO COLORS
1. BASE UP TO 36" - FALLBROOK
2. BODY OF BUILDING - SILVERADO

ANGELUS BLOCK BURNISHED BLOCK COLORS
1. LOWER SECTIONS ON FRONT - CANYON BLUFF
2. SEATING WALLS WITH CONCRETE CAPS - CANYON BLUFF

BUILDING ADDRESS SHALL BE RAISED
LETTERS OF MINIMUM 12" HEIGHT.
THEY SHALL BE OF A COLOR THAT
CONTRASTS WITH THE BUILDING BACKGROUND.
THEY ALSO SHALL INTERNALLY LIT WITH LEDS
DURING THE HOURS OF DARKNESS CDC 5012

PARAPET TO SCREEN MECH UNITS

TOWER PEAK
EL. 53'-0"

PARAPET EDGE
EL. 33'-0"

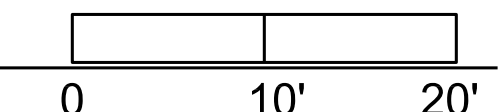
CANOPY EDGE
EL. 14'-6"

PARAPET EDGE
EL. 33'-0"



EAST ELEVATION / RICHARDSON STREET

scale: 1" = 10'





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JOB NO. CE-2019-1

SHEET TITLE

WINDOW AND DOOR
SCHEDULE
SHEET 1 OF 2

STATUS: CONSTRUCTION DOCS

SHEET NO.

A6.0

DOOR SCHEDULE

MARK	Type	SIZE		MATERIAL	MANUFACTURER	NOTES
		WIDTH	HEIGHT			
1.1	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.2	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.3	SWING R.H.	3'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.4	SWING L.H.	3'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.5	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.6	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.7	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.8	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.9	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.10	SWING L.H.	3'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
1.11	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
1.12	SWING DBL.	6'-0"	7'-0"	STEEL FRAME/GLASS	SAFTIFIRST CORP.	90 MIN./W. CLOSER/SMOKE SEAL
1.13	SWING DBL.	6'-0"	7'-0"	STEEL FRAME/GLASS	SAFTIFIRST CORP.	90 MIN./W. CLOSER/SMOKE SEAL
1.14	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.1	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2.2	SWING R.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.3	SWING R.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.4	SWING R.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.5	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.6	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.7	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.8	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.9	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.10	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
2.11	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.12	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.13	SWING L.H.	3'-0"	7'-0"	SOLID CORE WOOD	TBA	60 MIN./W. CLOSER/SMOKE SEAL
2.14	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER
2.15	SWING DBL.	6'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	EQP. W. CLOSER

DOOR HARDWARE SCHEDULE

MARK	TYPE		LOCKING	MATERIAL	MANUFACTURER	NOTES
	PUSH SIDE	/ PULL SIDE				
1.1	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.2	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.3	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.4	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.5	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.6	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.7	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.8	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.9	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.10	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.11	PANIC PUSH BAR	/ LEVER HANDLE	PASSAGE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
1.12	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.13	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
1.14	PANIC PUSH BAR	/ LEVER HANDLE	PASSAGE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.1	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
2.2	PANIC PUSH BAR	/ LEVER HANDLE	PASSAGE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.3	LEVER HANDLE	/ LEVER HANDLE	KEYED STOREROOM	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.4	LEVER HANDLE	/ LEVER HANDLE	KEYED OFFICE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.5	LEVER HANDLE	/ LEVER HANDLE	KEYED STOREROOM	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.6	LEVER HANDLE	/ LEVER HANDLE	PASSAGE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.7	LEVER HANDLE	/ LEVER HANDLE	PASSAGE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.8	LEVER HANDLE	/ LEVER HANDLE	KEYED OFFICE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.9	PANIC PUSH BAR	/ LEVER HANDLE	PASSAGE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.10	LEVER HANDLE	/ LEVER HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
2.11	LEVER HANDLE	/ LEVER HANDLE	KEYED OFFICE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.12	LEVER HANDLE	/ LEVER HANDLE	KEYED OFFICE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.13	LEVER HANDLE	/ LEVER HANDLE	KEYED OFFICE	BRUSHED S.S.	CAL-ROYAL OR EQUAL	
2.14	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING
2.15	PANIC PUSH BAR	/ PULL HANDLE	KEYED ENTRY	BRUSHED S.S.	CAL-ROYAL OR EQUAL	PUSHBAR WITH DOGGING

WINDOW SCHEDULE

MARK	Type	SIZE		MATERIAL	MANUFACTURER	NOTES
		WIDTH	HEIGHT			
1A	FIXED	16'-8"	2'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1B	FIXED	16'-8"	2'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1C	FIXED	16'-8"	2'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1D	FIXED	16'-8"	2'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1E	FIXED	12'-0"	2'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
1F	FIXED	5'-0"	9'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
1G	FIXED	19'-0"	6'-6"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
1H	FIXED	17'-0"	6'-6"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1I	FIXED	8'-6"	6'-6"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1J	FIXED	15'-6"	9'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
1K	FIXED	15'-6"	9'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
1L	FIXED	12'-0"	9'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
1M	FIXED	12'-0"	9'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
1N	FIXED	12'-0"	6'-6"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1O	FIXED	19'-0"	6'-6"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1P	FIXED	13'-0"	6'-6"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1Q	FIXED	12'-0"	9'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
1R	FIXED	16'-8"	6'-6"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1S	FIXED	16'-8"	2'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1T	FIXED	16'-8"	2'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
1U	FIXED	16'-8"	2'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2A	FIXED	8'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2B	FIXED	16'-8"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2C	FIXED	16'-8"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2D	FIXED	16'-8"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2E	FIXED	16'-8"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2F	FIXED	12'-0"	9'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
2G	FIXED	19'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
2H	FIXED	17'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2I	FIXED	8'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2J	FIXED	15'-6"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2K	FIXED	15'-6"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2L	FIXED	12'-0"	9'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
2M	FIXED	12'-0"	9'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
2N	FIXED	12'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2O	FIXED	19'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2P	FIXED	13'-0"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2Q	FIXED	12'-0"	12'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	PART OF DOOR ASSEMBLY
2R	FIXED	16'-8"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2S	FIXED	16'-8"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2T	FIXED	16'-8"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2U	FIXED	16'-8"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2V	FIXED	15'-6"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2W	FIXED	21'-6"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	
2X	FIXED	15'-6"	7'-0"	STOREFRONT ALUM.	ARCADIA WINDOW CORP.	

WINDOW SCHEDULE NOTES

1. KYNAR PAINT FINISH (ICI TBA)
2. STOREFRONT ALUMINUM IN NEW OPENING / 1" INSULATED GLASS / THERMALLY BROKEN FRAME.
3. ALL GLAZING IN DOORS AND HAZARDOUS LOCATIONS TO BE TEMPERED SAFETY WITH LABELS.
4. REFER TO GRAPHIC SCHEDULE FOR WINDOW/DOOR ARRANGEMENT AND DIMENSIONS.

DOOR SCHEDULE NOTES

1. ALL DOOR HANDLES TO BE ACCESSIBLE, EITHER AS LEVER HANDLES OR PULL HANDLES
2. MAXIMUM EFFORT TO OPERATE DOOR SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS, PULL OR PUSH EFFORT BEING MADE AT RIGHT ANGLES TO HINGED DOOR. COMPENSATING DEVICES OR AUTOMATIC DOOR OPENERS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS.
3. THE INTERNATIONAL SYMBOLS OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND.
4. DOOR HARDWARE (HANDLES, PULLS, LATCHES, LOCKS, AND OPERABLE PARTS SHALL BE 34" TO 44" MAXIMUM ABOVE FINISH FLOOR OR GROUND (CBC 11B-404.2.7)



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PROJECT TEAM AV

ISSUE DATES

DATE	DESCRIPTION	NO.
05-01-20	Construction Docs	1
07-21-20	PC Submittal	
09-12-20	PC Corrections	1

SEAL

DRAWN BY: AV

DATE: 04-01-20

SCALE: as shown

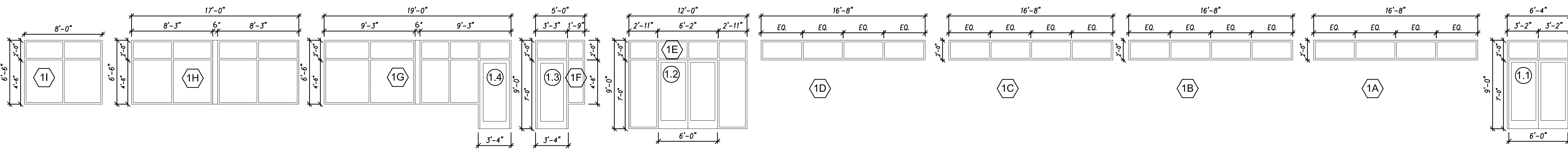
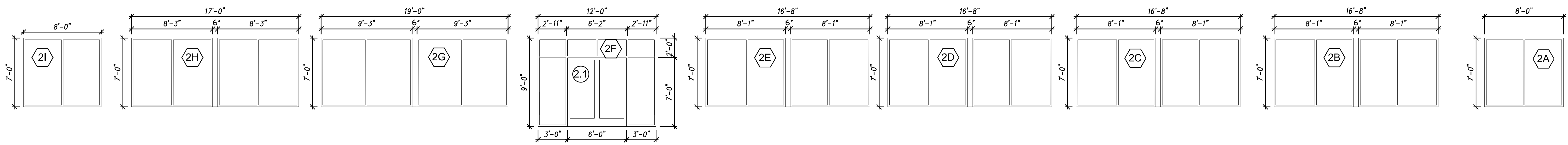
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SHEET TITLE

WINDOW SCHEDULE
SHEET 2 OF 2

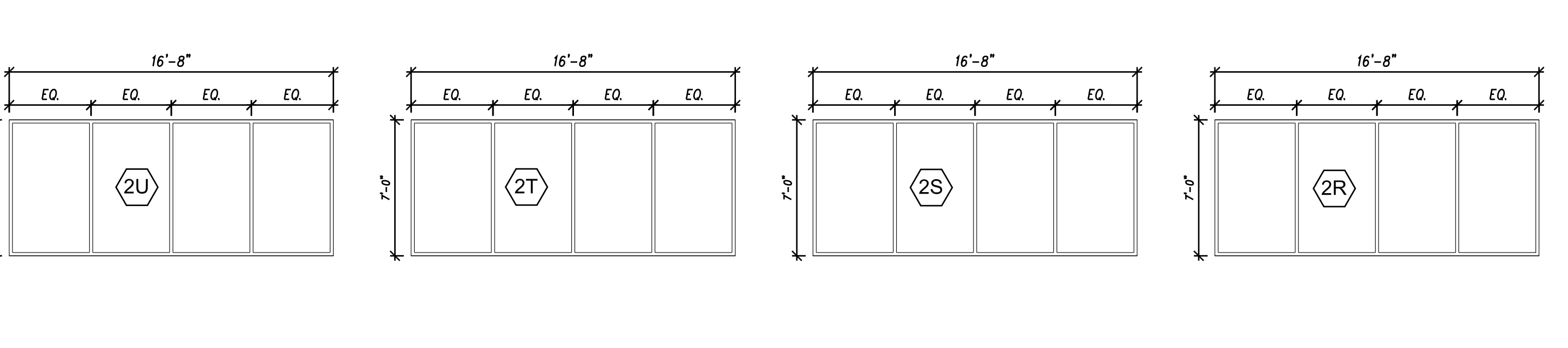
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SHEET NO.



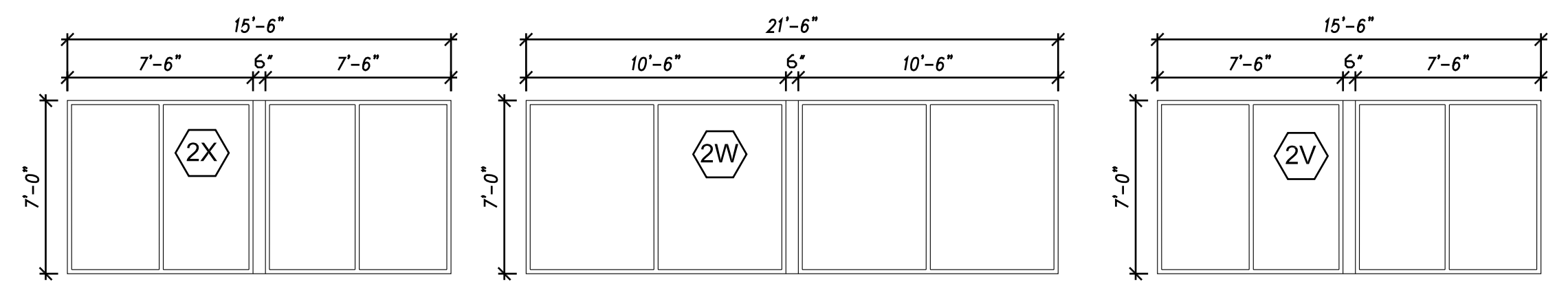
NORTH WINDOW ELEVATIONS

NORTH WINDOW ELEVATIONS

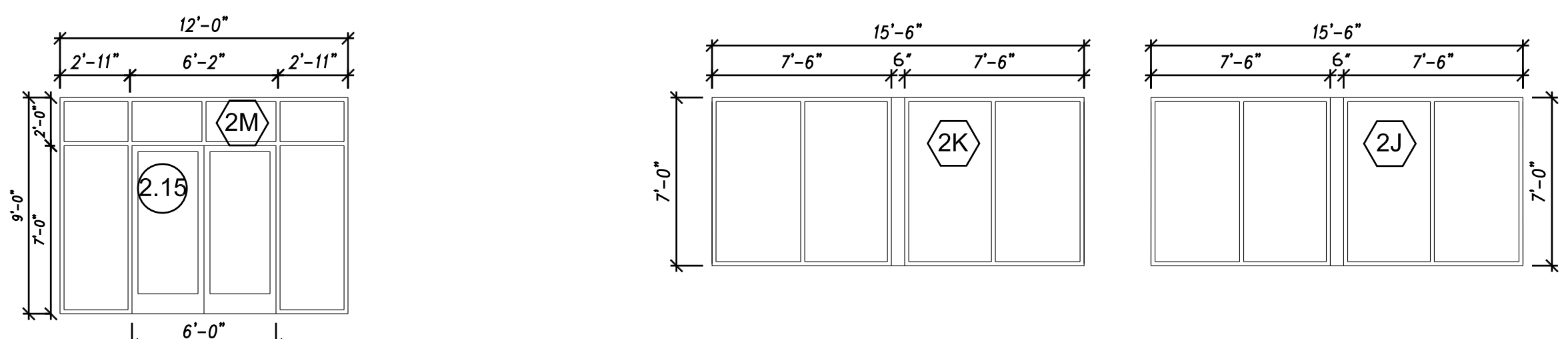


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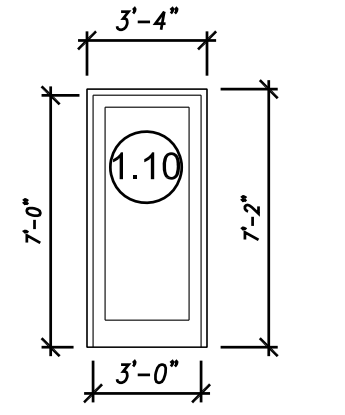
SOUTH WINDOW ELEVATIONS



WEST WINDOW ELEVATIONS

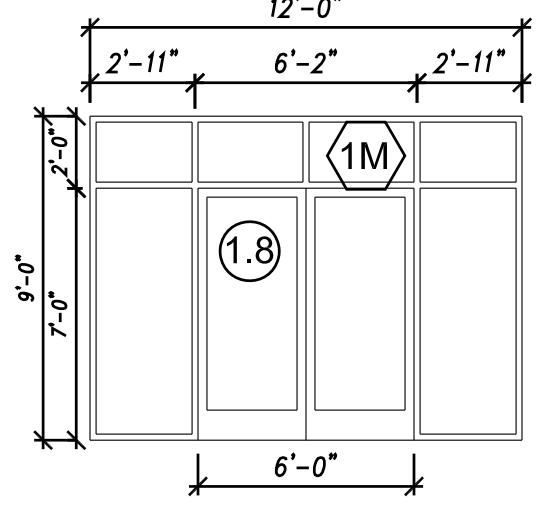


EAST WINDOW ELEVATIONS

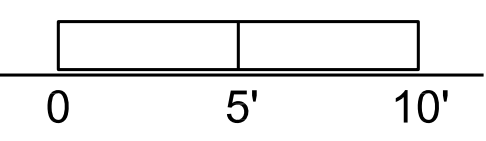


WINDOW AND DOOR GENERAL NOTES

- WINDOWS AND EXTERIOR DOORS TO BE ARCADIA ALUMINUM WINDOW CORP. THERMALLY BROKEN FRAMES WITH 1" INSULATED GLASS TO MEET TITLE 24 ENERGY STANDARDS AND SPECIFICATIONS OF MECHANICAL ENGINEER FOR THIS PROJECT.
- WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND GLAZING INDUSTRY STANDARDS.
- ALL GLASS IN DOORS AND ADJACENT TO DOORS, OR IN HAZARDOUS LOCATIONS SHALL BE TEMPERED SAFETY GLASS DISPLAYING INDUSTRY STANDARD MARKINGS.



WINDOW ELEVATIONS
scale: 3/16" = 1'-0"



A6.1