

CALIFORNIA REPUBLIC LEADERSHIP ACADEMY ORANGE

1937-2011 W CHAPMAN AVE
ORANGE, CA
APN: 039-331-40

RED HOOK CAPITAL PARTNERS

90% CONSTRUCTION DOCUMENTS MAY 15, 2026

LIONAKIS
2050 Main Street, Suite 400
Irvine, CA 92614
P 949.955.9193 F 949.955.9175
www.lionakis.com
CONSULTANT

SEAL

PROJECT
CALIFORNIA REPUBLIC LEADERSHIP ACADEMY ORANGE
1937-2011 W CHAPMAN AVE
ORANGE, CA
CLIENT
RED HOOK CAPITAL PARTNERS
2120 EAST GRAND AVENUE, STE. 135
EL SEGUNDO, CA 90245

ISSUED

MARK	DATE	DESCRIPTION

90% CONSTRUCTION DOCUMENTS
FOR REVIEW ONLY / NOT FOR CONSTRUCTION
THE CONSTRUCTION DOCUMENTS HAVE NOT BEEN APPROVED BY THE ENFORCEMENT AGENCY AND ARE NOT COMPLETE OR READY FOR CONSTRUCTION. ELEMENTS, MEMBERS, SYSTEMS AND ASSOCIATED DETAILS AND SPECIFICATIONS MAY NOT BE SHOWN OR FULLY DEVELOPED. FOR BIDDING ESTIMATING PURPOSES, UTILIZE ADDITIONAL MATERIALS AND QUANTITIES TO ACCOUNT FOR THOSE ITEMS NOT SHOWN OR FULLY DEVELOPED.
DATE PRINTED: 5/15/2026 9:40:11 AM

MANAGEMENT
LIONAKIS PROJECT NO: 025175
CLIENT PROJECT NO:

AGENCY

TITLE
COVER SHEET

SHEET
LU-G001

COMMERCIAL PROJECT SUMMARY TABLE

EXISTING USE	PROPOSED USE	ZONING DESIGNATION	GENERAL PLAN LAND USE DESIGNATION	OVERLAY DISTRICT
Education/Offices	TK - 8 th Charter School	C2 (General Business)	General Commercial	N/A

DESCRIPTION	OMC SECTION	ZONING			CONFORMS (Yes/No)
		REQUIRED	EXISTING	PROPOSED	
LOT AREA (OP and CR Zones)	17.18.100	N/A	N/A	N/A	N/A
LOT WIDTH (OP and CR Zones)	17.18.100	N/A	N/A	N/A	N/A
MAX. BUILDING HEIGHT (Note: use average finished grade as defined in the "Building Height" definition from OMC Section 17.04.021)	17.18.120	32'-0"	23'-0"	23'-0"	Yes
FRONT YARD	17.18.130	10'-0"	10'-0"	10'-0"	Yes
REAR YARD	17.18.130	10'-0"	10'-0"	10'-0"	Yes
SIDE YARD (Interior)	17.18.130	0'-0" (zero)	0'-0" (zero) - (E)	0'-0" (zero) - (E)	Yes
SIDE YARD (Street Side)	17.18.130	N/A	N/A	N/A	N/A
FLOOR AREA RATIO (FAR) UTILIZING GROSS FLOOR AREA (GLA)	17.18.100	Max. 1.0 FAR	1.46	1.46	Yes
LANDSCAPING (For landscaping standards refer to Page 26-28 of the City of Orange Landscape Standards and Specifications)	16.50 & 17.18.160	--	--	--	--
FRONT YARD	16.50 & 17.18.160	10'-0"	10'-0"	10'-0"	Yes
REAR YARD	16.50 & 17.18.160	4'-0"	4'-0"	4'-0"	Yes
SIDE YARD (Interior)	16.50 & 17.18.160	4'-0"	Conc. Path b/w Bldgs. & Pl.	Conc. Path b/w Bldgs. & Pl.	Existing
SIDE YARD (Street Side)	16.50 & 17.18.160	N/A	N/A	N/A	N/A
When adjacent to perpendicular parking	16.50 & 17.18.160	0'-0"	0'-0"	0'-0"	Yes
Parking area screening from a public street with 5-gallon shrubs, 3 feet on center	16.50 & 17.18.160	5-gallon shrubs (3-feet on center)	None	5-gallon shrubs, 3 feet on center	Yes
Train Enclosures require a 4-foot wide landscape planter on at least 2 sides	16.50 & 17.18.160	4 ft. wide landscape planter	N/A	8'-0" planter on 3 sides	Yes
Trees required, unless determined otherwise through site plan and design review	16.50 & 17.18.160	TBD per Site Plan Review (SPR)	50 Existing	36 Existing + 24 Proposed = 60 Total	--
Trees to be removed	16.50 & 17.18.160	Tree Removal Discouraged/Prohibited	50 Existing	14 Proposed Removal	Yes
Trees to be added	16.50 & 17.18.160	No. of trees to be Added Not Specified	N/A	24 Proposed	--
Existing Trees to be preserved	16.50 & 17.18.160	No. of trees to be Preserved Not Specified	N/A	36 Trees to Remain On-site	--
25 percent of required trees shall be 24-inch box and 75 percent shall be in 15-gallon containers	16.50 & 17.18.160	25% of 60 total trees (if approved in SPR) w/ 24-inch box = 15 trees and 75% of 60 total trees (if approved in SPR) in 15-gallon containers = 45 trees	36 Existing Trees (36 Existing = 24 Proposed = 60 Total)	11 proposed (24-inch box) + 36 existing (equivalent size of a 24-inch box) = 44 trees	Yes
Shrubs shall be 5-gallon except for groundcover	16.50 & 17.18.160	5-gallon	N/A	5-gallon	Yes
Shrubs are encouraged at the foundation lines of all building elevations seen from the street in closest minimum width planters. Shrubs shall be spaced at 3 feet on center	16.50 & 17.18.160	4-foot width planters (3 feet on center)	Existing Building (Currently Not Provided)	Existing Building (Currently Not Provided)	Existing Condition
Street trees required as determined by the design review process	16.50 & 17.18.160	Specific number is not required. However, distance reqts. from existing sidewalk facilities listed	Existing to remain	Existing to remain	Yes
Percent of Parking Area	16.50 & 17.18.160	Landscape Std. & Specs. 6' at PL and 6' at interior portion of lot	Existing to remain at PL	Existing to remain at PL	Yes
IRRIGATED AREA TOTAL	16.50 & 17.18.160	--	--	--	--
Irrigated area added	16.50 & 17.18.160	No requirement listed	--	--	--
Irrigated area removed	16.50 & 17.18.160	No requirement listed	--	--	--
FENCE HEIGHT:	17.12.070	--	--	--	--
Front Yard	17.12.070 (D)	Min. 8' Max. 10' at PL Adj. to Residential District	N/A (No Fence in Front Yard)	N/A (No Fence in Front Yard)	N/A
Interior Side Yard(s)	17.12.070 (D)	Min. 8' Max. 10' at PL Adj. to Residential District	Existing to Remain (5'-0" Masonry wall with 3'-11" wrought iron fence on top @ 4" total) (View PL - 5'-0" Masonry wall)	Existing to Remain	Existing to Remain
Street Side Yard	17.12.070 (D)	N/A	N/A	N/A	N/A
Rear Yard	17.12.070 (D)	42 inches Max. 2'-0" wrought iron fence	Existing to Remain	Existing to Remain	Existing to Remain
OFF STREET PARKING SPACES REQUIRED	17.34.060	81 parking spaces (45x18)	211 parking spaces	100 parking spaces	Yes
DRIVE ASBLE WIDTH	17.34.110	One-way is 12'; two-way is 25'	N/A	One-way is 25'	Yes
DRIVE ASBLE ENTRY WIDTH AND DEPTH	17.34 & 17.34.110(G)	Width: 20'; Depth: 30'	N/A	Existing Conditions to Remain	Yes
LOADING ZONE	17.34.160 & 17.34.180	N/A, new construction not proposed	N/A	N/A	N/A
BICYCLE RACKS	17.34.060	2 min.	N/A	4	Yes
MOTORCYCLE PARKING SQUARES FEET	17.34.060	300 s.f. min.	N/A	N/A	N/A
TRASH ENCLOSURE SIZE	17.18.190 & Public Works Standard 409	No requirement listed	N/A	3 4-cubic yard bins	Yes
LIGHTING	15.52.090	N/A	N/A	N/A	N/A
Future Type/Blender	15.52.090(J)	Weather Resistant	N/A	Die-cast aluminum housing and heat sink	Yes
Parking lot footcandle	15.52.090(K)	Min. of one footcandle	N/A	1.4 fc	Yes

PROJECT DIRECTORY

DEVELOPER	ARCHITECT	ELECTRICAL ENGINEER
RED HOOK CAPITAL PARTNERS 2120 EAST GRAND AVENUE, STE. 135 EL SEGUNDO, CA 90245 APPLICANT: DAVID HYUN, PARTNER PHONE: 424.217.1277 EMAIL: DHHYUN@REDHOOKCAP.COM CONTACT: LORI HASHIMOTO, PROJECT MANAGER PHONE: 323.803.0282 EMAIL: LHASHIMOTO@REDHOOKCAP.COM	LIONAKIS 2050 MAIN STREET, SUITE 400 IRVINE, CA 92614 CONTACT: TONY PACHECO-TAYLOR, ASSOCIATE PRINCIPAL PHONE: 949.955.1919 EMAIL: TONY.PACHECO@LIONAKIS.COM	SALAS O'BRIEN CONTACT: ED DAVID, PRINCIPAL PHONE: 760.316.5627 EMAIL: ED.DAVID@SALASO'BRIEN.COM

LANDSCAPE ARCHITECT
MSLA LANDSCAPE ARCHITECTURE, INC. CONTACT: MICHAEL SHULAR PHONE: 916.989.3372 EMAIL: MSHULAR@MSLADSIGN.COM

ELECTRICAL ENGINEER
SALAS O'BRIEN CONTACT: ED DAVID, PRINCIPAL PHONE: 760.316.5627 EMAIL: ED.DAVID@SALASO'BRIEN.COM

DEFERRED SUBMITTALS
1. OVERHEAD FIRE SPRINKLER SYSTEM - BUILDING A 2. FIRE ALARM SYSTEM BUILDING A 3. FIRE ALARM SYSTEM BUILDING B 4. UNDERGROUND FIRE LINE SERVICE

SCOPE OF WORK
INTERIOR TENANT IMPROVEMENT OF TWO EXISTING 2-STORY EDUCATIONAL BUILDINGS (TOTAL 53,913 SF) TO ACCOMMODATE A NEW TK-3 CHARTER SCHOOL. NO NEW CONSTRUCTION AND NO EXTERIOR FACADE REVISIONS ARE PROPOSED OTHER THAN A NEW PAINT COLOR PALETTE. WORK INCLUDES INTERIOR RECONFIGURATION TO PROVIDE (45) CLASSROOMS, INCLUDING (30) INSTRUCTIONAL CLASSROOM SPACES, (4) SPECIALTY PROGRAM ROOMS (ART, MUSIC, ETC.), & (1) BREAKOUT ROOMS. ADDITIONAL SPACES INCLUDE (1) MULTIPURPOSE ROOM WITH WARMING KITCHEN, (10) OFFICES, AND ASSOCIATED SCHOOL SUPPORT SPACES. SITE IMPROVEMENTS INCLUDE CREATION OF TWO NEW FENCED PLAY AREAS (APPROX. 9,210 SF AND 10,780 SF) WITH STRIPING, AND CONTROLLED-ACCESS GATES (INCLUDING FIRE DEPARTMENT ACCESS), RECONFIGURATION OF THE EXISTING PARKING LOT (211 EXISTING STALLS) INCLUDES REMOVAL OF 111 STALLS (100 TO REMAIN), NEW LANDSCAPE PLANTERS, AND A NEW TRASH ENCLOSURE.

BUILDING DATA																														
<table border="1"> <thead> <tr> <th></th> <th>BUILDING A</th> <th>BUILDING B</th> </tr> </thead> <tbody> <tr> <td>ADDRESS</td> <td>2011 W. CHAPMAN AVENUE</td> <td>1937 W. CHAPMAN AVENUE</td> </tr> <tr> <td>FLOOR AREA</td> <td>26,956.6</td> <td>26,956.6</td> </tr> <tr> <td>CONSTRUCTION TYPE</td> <td>TYPE V-A</td> <td>TYPE V-A</td> </tr> <tr> <td>NUMBER OF STORIES</td> <td>2 STORIES</td> <td>2 STORIES</td> </tr> <tr> <td>BUILDING FOOTPRINT</td> <td>13478.30 SQ. FT.</td> <td>13478.30 SQ. FT.</td> </tr> <tr> <td>EXISTING OCCUPANCY GROUP</td> <td>GROUP B-2 OCCUPANCY</td> <td>GROUP A, B & E OCCUPANCY</td> </tr> <tr> <td>PROPOSED OCCUPANCY GROUP</td> <td>GROUP E OCCUPANCY</td> <td>GROUP E OCCUPANCY</td> </tr> <tr> <td>FIRE PROTECTION SYSTEM</td> <td>PROPOSED FIRE SPRINKLERS DEFERRED SUBMITTAL</td> <td>EXISTING AUTOMATIC FIRE SPRINKLERS</td> </tr> <tr> <td>PROPOSED CLASSROOMS</td> <td>21</td> <td>24</td> </tr> </tbody> </table>		BUILDING A	BUILDING B	ADDRESS	2011 W. CHAPMAN AVENUE	1937 W. CHAPMAN AVENUE	FLOOR AREA	26,956.6	26,956.6	CONSTRUCTION TYPE	TYPE V-A	TYPE V-A	NUMBER OF STORIES	2 STORIES	2 STORIES	BUILDING FOOTPRINT	13478.30 SQ. FT.	13478.30 SQ. FT.	EXISTING OCCUPANCY GROUP	GROUP B-2 OCCUPANCY	GROUP A, B & E OCCUPANCY	PROPOSED OCCUPANCY GROUP	GROUP E OCCUPANCY	GROUP E OCCUPANCY	FIRE PROTECTION SYSTEM	PROPOSED FIRE SPRINKLERS DEFERRED SUBMITTAL	EXISTING AUTOMATIC FIRE SPRINKLERS	PROPOSED CLASSROOMS	21	24
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ARCHITECTURAL SYMBOLS LEGEND

	DETAIL INDICATOR - REFERENCE & DETAIL INDICATOR - ITEM
	SECTION INDICATOR - PARTIAL BUILDING/WALL & DETAIL INDICATOR - AREA
	SECTION INDICATOR - BUILDING
	ELEVATION INDICATOR - EXTERIOR
	ELEVATION INDICATOR - INTERIOR, SINGLE & MULTIPLE VIEW
	MATCH LINE INDICATOR
	REFERENCE GRID WITH REFERENCE GRID LINES
	REVISION INDICATOR & REVISION CLOUD
	ROOM IDENTIFIER WITH ROOM NAME & NUMBER
	ELEVATION INDICATOR - LEVEL & SPOT
	WINDOW OR LOUVER IDENTIFIER
	KEYNOTE INDICATOR
	PLAN NORTH & TRUE NORTH INDICATOR

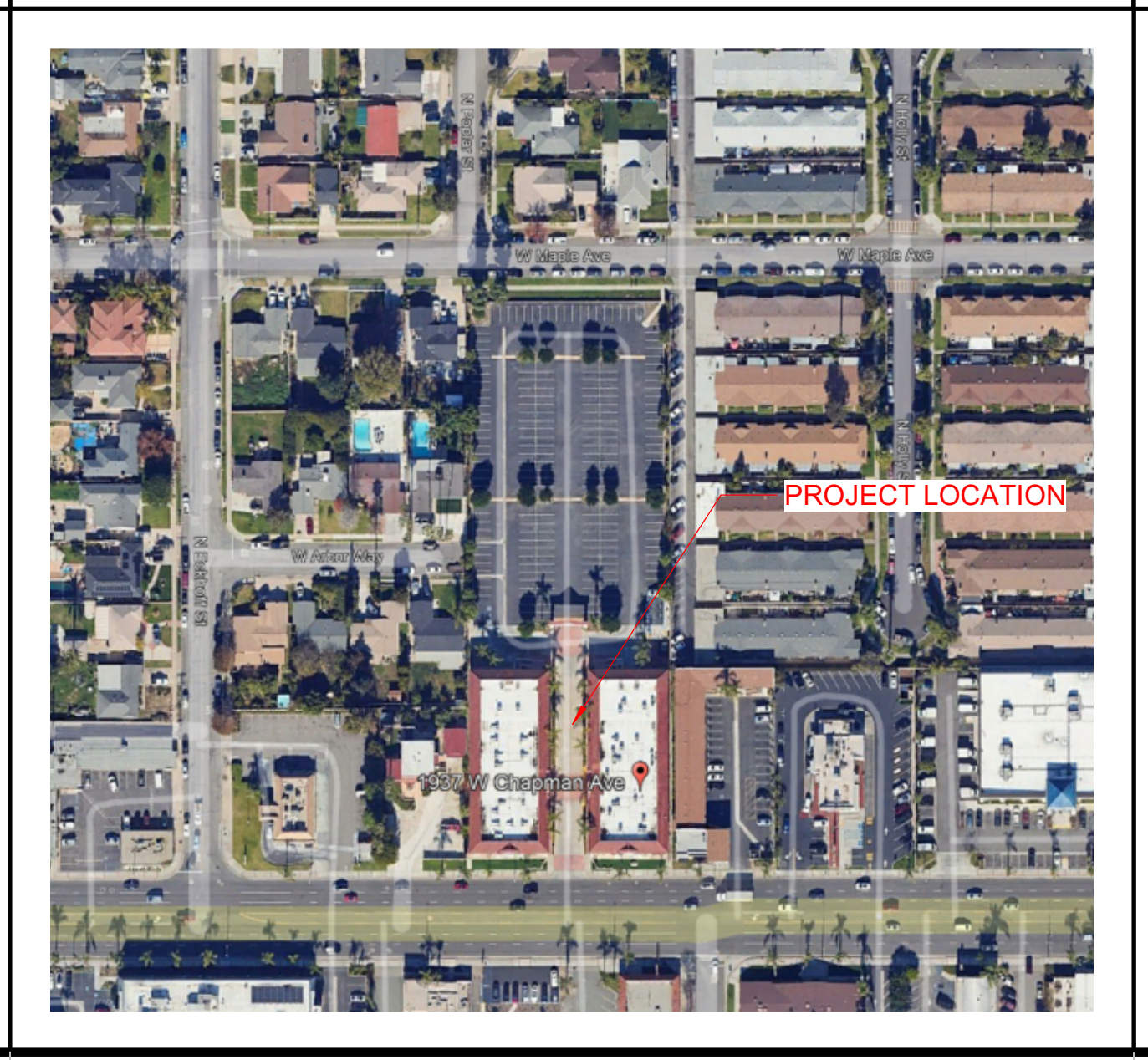
LIST OF ARCHITECTURAL ABBREVIATIONS

SEE UNITED STATES NATIONAL CAD STANDARD FOR ANY ABBREVIATIONS NOT LISTED BELOW.	DHM DETENTION HOLLOW METAL	MATL MATERIAL	STD STANDARD
DIA DIAMETER	MAX MAXIMUM	STL STEEL	STL STEEL
DIM DIMENSION	MECH MECHANICAL	STOR STORAGE	STOR STORAGE
DS DOWNSPOUT	MEMB MEMBRANE	STRUCT STRUCTURAL	STRUCT STRUCTURAL
DSP DRY STANDPIPE	MFR MANUFACTURER	SUSP CLG SUSPENDED CEILING	SUSP CLG SUSPENDED CEILING
DWR DRAWER	MH MANHOLE	SV SHEET VINYL	SV SHEET VINYL
EA EACH	MIN MINIMUM	SYMM SYMMETRICAL	SYMM SYMMETRICAL
EGSB EXTERIOR GYPSUM SHEATHING BOARD	MISC MISCELLANEOUS	SYS SYSTEM	SYS SYSTEM
EIFS EXTERIOR INSULATION AND FINISH SYSTEM	MO MASONRY OPENING	T TREAD	T TREAD
EJ EXPANSION JOINT	MR MOISTURE RESISTANT	T&G TONGUE & GROOVE	T&G TONGUE & GROOVE
EL ELEVATION	MTD MOUNTED	TEL TELEPHONE	TEL TELEPHONE
ELEC ELECTRIC / ELECTRICAL	MTL METAL	THK THICKNESS	THK THICKNESS
ELEV ELEVATOR	MULL MULLION	TMH TOP OF MANHOLE	TMH TOP OF MANHOLE
EMER EMERGENCY	NIC NOT IN CONTRACT	TMPD TEMPERED	TMPD TEMPERED
ENCL ENCLOSURE	NO NUMBER	TO TOP OF	TO TOP OF
EPB ELECTRICAL PANEL BOARD	NTS NOT TO SCALE	TOF TOP OF FRAME	TOF TOP OF FRAME
EQ EQUAL	OV OVER	TOJ TOP OF JOIST	TOJ TOP OF JOIST
EQUIP EQUIPMENT	OC ON CENTER	TOM TOP OF MASONRY	TOM TOP OF MASONRY
EACH WAY	OD OUTSIDE DIAMETER	TOP TOP OF	TOP TOP OF
ELECTRIC WATER COOLER	OFICI OWNER FURNISHED / CONTRACTOR INSTALLED	TOPO TOPOGRAPHY	TOPO TOPOGRAPHY
EWG ELECTRIC WATER COOLER	OS OS	TOW TOP OF WALL	TOW TOP OF WALL
EXH EXHAUST	OFF OFFICE	TYP TYPICAL	TYP TYPICAL
EXISTING	OGL OBLIQUE GLASS	TV TELEVISION	TV TELEVISION
EXPANSION	OPH OPPOSITE HAND	UC UNDER COUNTER/CABINET	UC UNDER COUNTER/CABINET
EXPANSTION	OPP OPPOSITE	UNO UNLESS NOTED OTHERWISE	UNO UNLESS NOTED OTHERWISE
EXT ABOVE FINISHED GRADE	PAF POWER ACTUATED FASTENER	UON UNLESS OTHERWISE NOTED	UON UNLESS OTHERWISE NOTED
AGGR AGGREGATE	PL FLAT BAR	UR URINAL	UR URINAL
AHJ AIR HANDLING UNIT	PLAM PLASTIC LAMINATE	VCT VINYL COMPOSITION TILE	VCT VINYL COMPOSITION TILE
ASSEMBLY	PLB PLUMB	VERT VERTICAL	VERT VERTICAL
BOARD	PLBG PLUMBING	VEST VESTIBULE	VEST VESTIBULE
BACKING	PLYWD PLYWOOD	VIF VERIFY IN FIELD	VIF VERIFY IN FIELD
BUILDING	PNL PANEL	VWV VINYL WALL COVERING	VWV VINYL WALL COVERING
BEAM	PROP PROPERTY	W/VF VINYL WALL FABRIC	W/VF VINYL WALL FABRIC
BENCHMARK	PSF POUNDS PER SQUARE FOOT	W/ WITHOUT	W/ WITHOUT
BOTTOM	PSI POUNDS PER SQUARE INCH	WC WATER CLOSET	WC WATER CLOSET
BETWEEN	PT PARTITION	WD WOOD	WD WOOD
BUILT-UP ROOFING	PV PHOTOVOLTAIC	WH WATER HEATER	WH WATER HEATER
BOTH WAYS	QT QUARRY TILE	WO WHERE OCCURS	WO WHERE OCCURS
BOTHWAYS	R RADIUS; RISER	WP WORKING POINT	WP WORKING POINT
FACE OF FINISH	RD ROOF DRAIN	WPM WATERPROOF MEMBRANE	WPM WATERPROOF MEMBRANE
FACE OF MASONRY	REBAR REINFORCING STEEL BAR	WSCST WEIGHT	WSCST WEIGHT
FACE OF WALL	REF REFERENCE	WT WATER	WT WATER
FIREPROOF	REFR REFRIGERATOR	WTR WELDED WIRE REINFORCEMENT	WTR WELDED WIRE REINFORCEMENT
FIBERGLASS REINFORCED PLASTIC	REIN REINFORCE / REINFORCING		
FIRE ALARM	REQD REQUIRED		
FACE OF CONCRETE/CURB	RESIL RESILIENT		
FACE OF FINISH	RM ROOM		
FACE OF MASONRY	RO ROUGH OPENING		
FACE OF STUD	RWD REDWOOD		
RADIUS; RISER	RWL RAIN WATER LEADER		
ROOF DRAIN	SAD SEE ARCHITECTURAL DRAWINGS		
REINFORCING STEEL BAR	SATC SUSPENDED ACOUSTICAL TILE		
WATER HEATER	SB SPLASH BLOCK		
WORKING POINT	SC SOLID CORE		
WATERPROOF MEMBRANE	SCHED SCHEDULE		
WELDED WIRE REINFORCEMENT	SD STORM DRAIN		
	SDST SELF DRIVING, SELF TAPPING SHEET		
	SHT SHEET		
	SHTG SHEATHING		
	SHV SHELVING		
	SIM SIMILAR		
	SLNT SEALANT		
	SM SHEET METAL		
	SPEC SPECIFICATION		
	SQ SQUARE		
	SS SANITARY SEWER; SERVICE SINK		
	SST STAINLESS STEEL		

LOCATION MAP



VICINITY MAP



SHEET IDENTIFICATION LEGEND

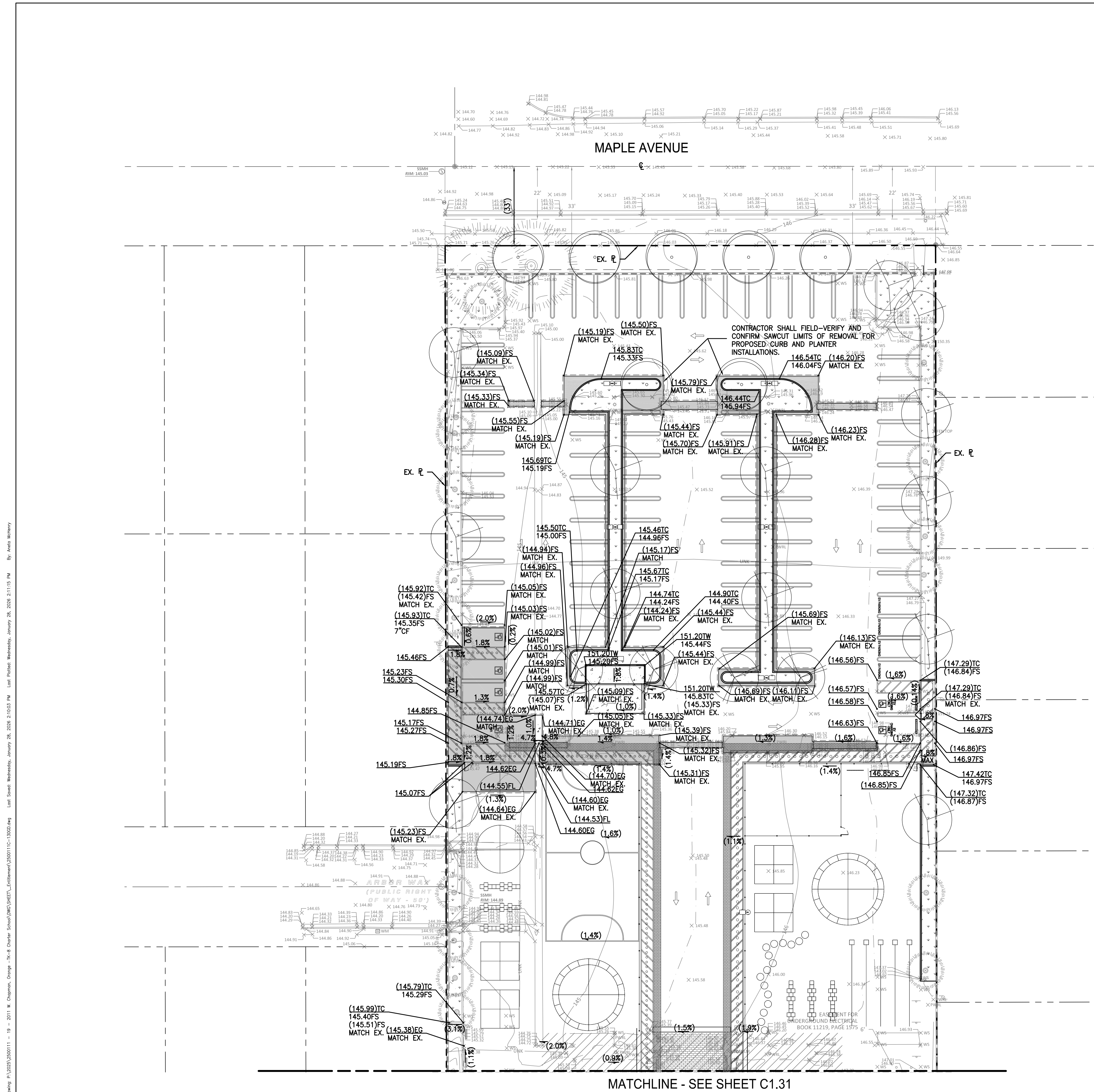
DISCIPLINE DESIGNATORS - LEVEL 1	SHEET TYPE DESIGNATORS
G GENERAL	0 - GENERAL
H HAZARDOUS MATERIALS	1 - PLANS
V SURVEY/MAPPING	2 - ELEVATIONS
3 - SECTIONS	3 - SECTIONS
C CIVIL	4 - LARGE SCALE VIEWS
L LANDSCAPE	5 - DETAILS
S STRUCTURAL	6 - SCHEDULES & DIAGRAMS
A ARCHITECTURAL	7 - USER DEFINED
I INTERIORS	8 - USER DEFINED
Q EQUIPMENT	9 - 3D REPRESENTATIONS
F FIRE PROTECTION	
P PLUMBING	
D PROCESS	
M MECHANICAL	
E ELECTRICAL	
N DISTRIBUTED ENERGY	
T TELECOMMUNICATIONS	
R RESOURCE	
X OTHER DISCIPLINES	
Z CONTRACTOR/SHOP DRAWINGS OPERATIONS	

—	BUILDING IDENTIFIER - WHERE OCCURS
—	DISCIPLINE DESIGNATOR - LEVEL 1
—	DISCIPLINE DESIGNATOR - LEVEL 2
—	REPLACE DASH WHERE OCCURS
—	SHEET TYPE DESIGNATOR
—	SHEET TYPE SUBSET DESIGNATOR
—	LEVEL/SEQUENCE DESIGNATOR
—	AREA IDENTIFIER - WHERE OCCURS
—	UNIQUE PORTION IDENTIFIER - WHERE OCCURS

C.A-123AB

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LEGEND:

	PROPERTY LINE
	LIMIT OF PAVING
	ACCESSIBLE PATH OF TRAVEL
	SAWCUT & JOIN LINE
	ISOLATION JOINT
	CONCRETE PAVING
	FIRE ACCESS LANE
	ASPHALT
	PLANTER AREA/LANDSCAPE

WATER QUALITY MANAGEMENT PLAN NOTE:
 THE TOTAL AMOUNT OF ADDED/MODIFIED IMPERVIOUS AREA OF IMPROVEMENTS IS 4,900 SF. THEREFORE THE PROJECT IS NOT SUBJECT TO WQMP REQUIREMENTS.

RECORD DRAWING		RECOMMENDED:	
ENGINEER (SIGNATURE)	DATE	DATE PRINCIPAL CIVIL ENGINEER	
REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED
PREPARED BY:		<p>DIAL TOLL FREE 811 or 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG</p> <p>UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA</p>	
<p>1200 Newport Center Drive, Suite 250 Newport Beach, CA 92660 O: 949-478-8800 www.kpff.com</p>			
R.C.E. No. C14768	DATE		
CITY OF ORANGE OFFICE OF THE CITY ENGINEER			
GRADING PLAN			
SCALE: HORIZ. AS NOTED VERT. AS NOTED	SHEET No. 5 OF XX		
DRAWN BY: TN	PROJECT NUMBER		
CHECKED BY: AM	PROJECT NUMBER	SP-	

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CONSULTANT

SEAL

PROJECT
**CALIFORNIA REPUBLIC
 LEADERSHIP ACADEMY ORANGE**

1937-2011 W CHAPMAN AVE
 ORANGE, CA

CLIENT
 RED HOOK CAPITAL PARTNERS
 2120 EAST GRAND AVENUE, STE. 135
 EL SEGUNDO,
 CA, 90245

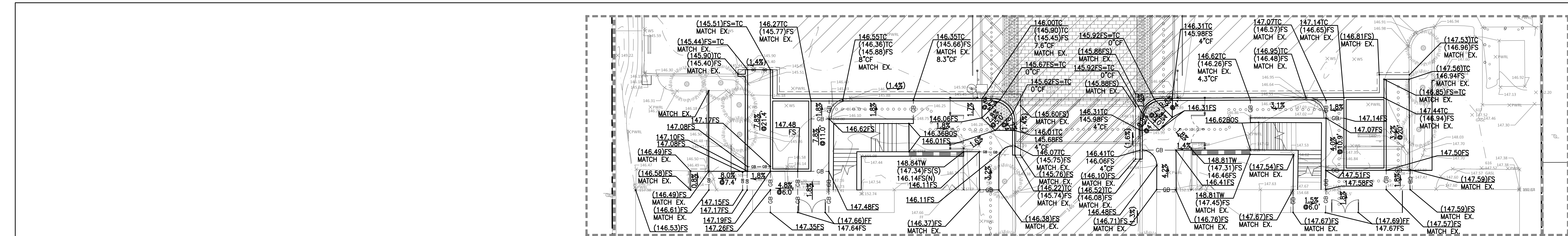
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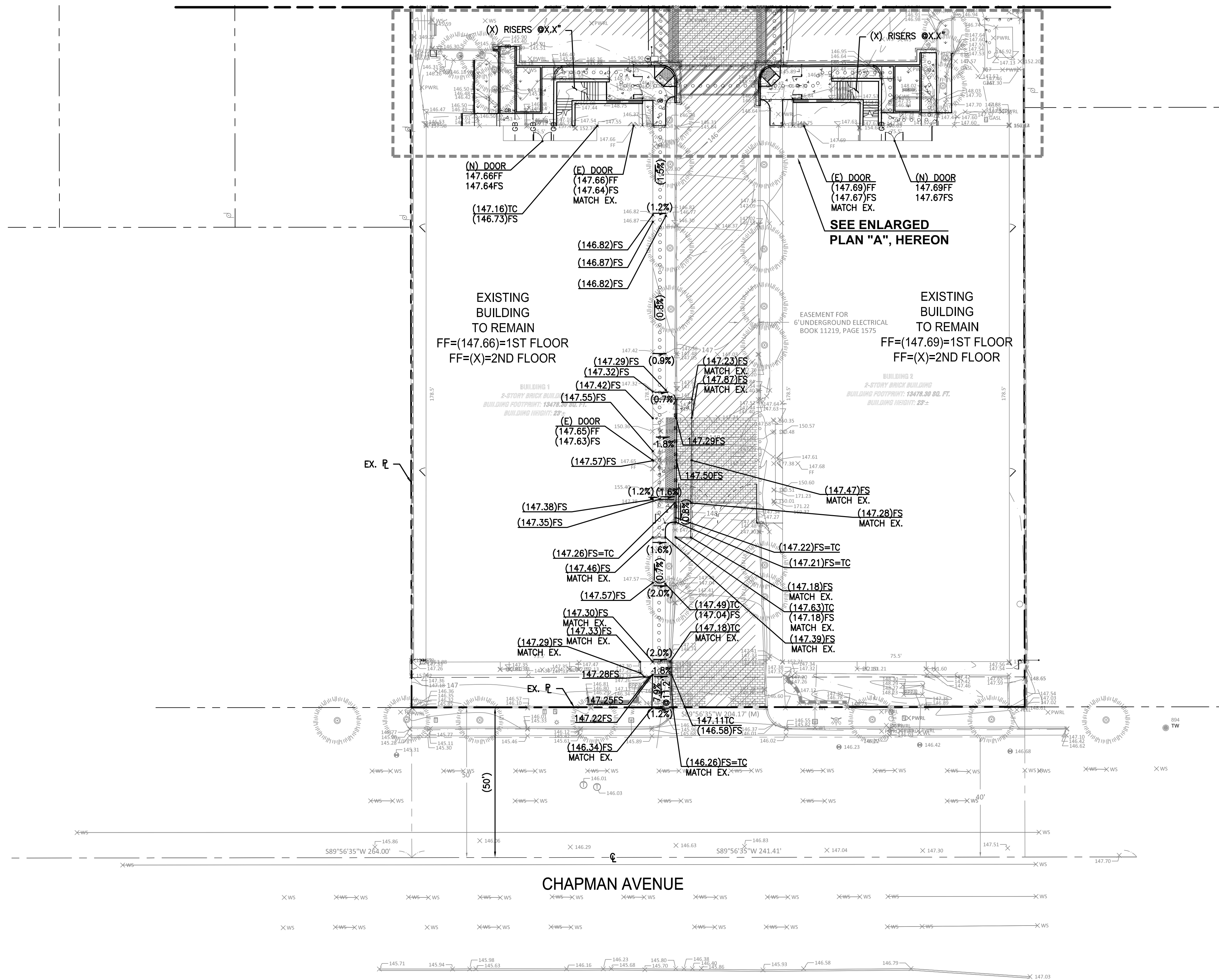
TITLE
**PRELIMINARY GRADING
 PLAN**

SHEET
C001



A ENLARGED PLAN
5 1" = 10'

MATCHLINE - SEE SHEET C1.30



LEGEND:

- PROPERTY LINE
- - - LIMIT OF PAVING
- o o o o ACCESSIBLE PATH OF TRAVEL
- - - SAWCUT & JOIN LINE
- - - ISOLATION JOINT
- [Pattern] CONCRETE PAVING
- [Pattern] FIRE ACCESS LANE
- [Pattern] ASPHALT
- [Pattern] PLANTER AREA/LANDSCAPE

RECORD DRAWING		RECOMMENDED:	
ENGINEER (SIGNATURE)	DATE	DATE	PRINCIPAL CIVIL ENGINEER
REVISIONS			
NO.	DATE	DESCRIPTION	APPROVED
PREPARED BY:		DATE	
 1200 Newport Center Drive, Suite 250 Newport Beach, CA 92660 O: 949-478-8800 www.kpff.com			

DIGALERT

DIAL TOLL FREE
811 or
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(S) OF SOUTHERN CALIFORNIA

CITY OF ORANGE
OFFICE OF THE CITY ENGINEER

GRADING PLAN

SCALE: HORIZ. AS NOTED
VERT. AS NOTED

SHEET No. 6 OF XX
DRAWN BY: TN PROJECT NUMBER
CHECKED BY: AM: SP-

ISSUED	MARK	DATE	DESCRIPTION

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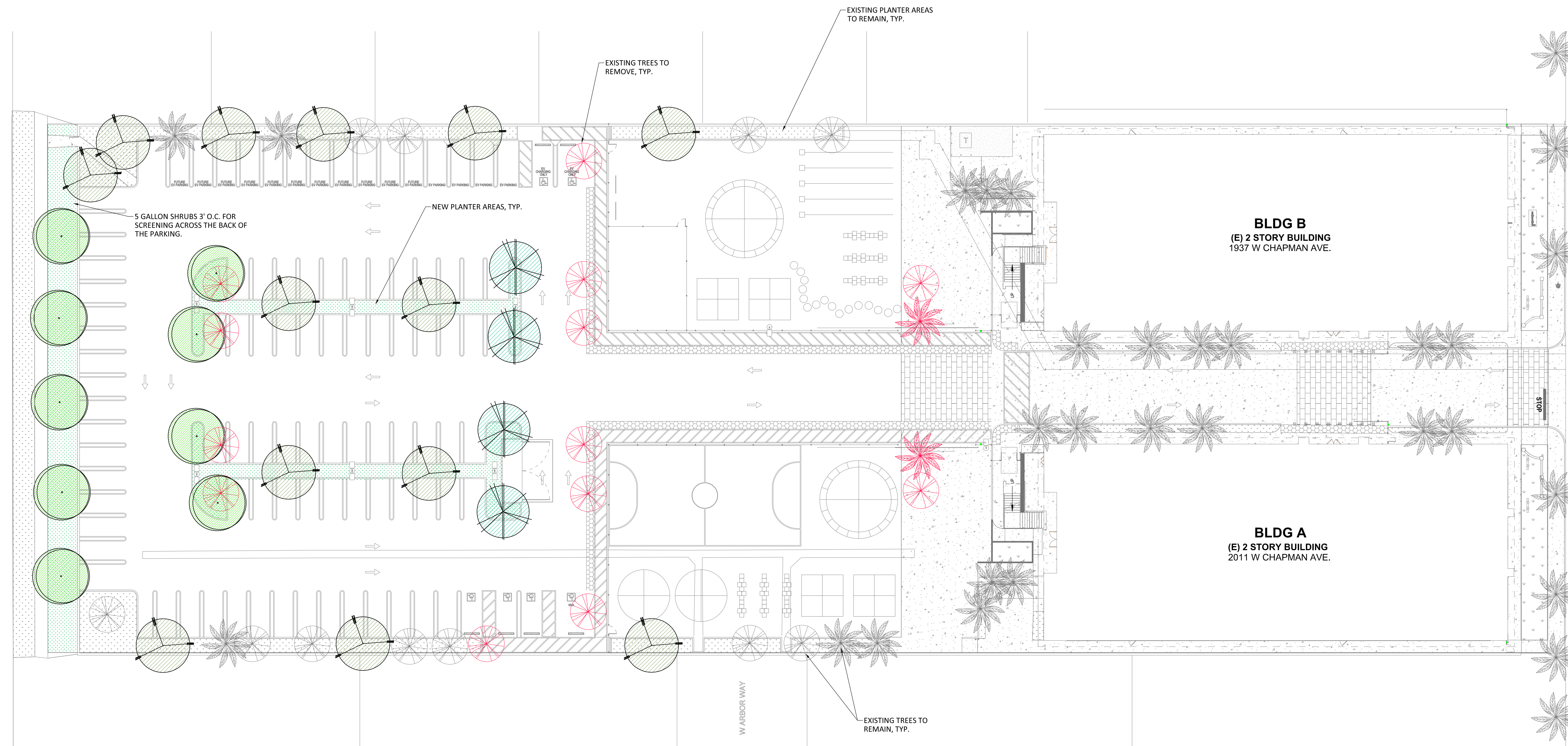
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PLANT LEGEND					
SYM	BOTANICAL / COMMON NAME	SIZE	QTY	WATER USE*	REMARKS
TREES*					
	CUPANIOPSIS ANACARDIODES / CARROTWOOD TREE	24" BOX	9	LOW	STANDARD
	TRISTANIA CONFERTA / BRISBANE BOX	15 GAL	13	LOW	STANDARD
	OLEA EUROPAEA 'WILSONII' / FRUITLESS OLIVE	36" BOX	4	V. LOW	MULTI
*25% OF PROPOSED TREES REQUIRED TO BE 24" BOX CONTAINERS. 24 NEW TREES PROPOSED. 7 24" BOX CONTAINERS PROPOSED (29%)					
EXISTING TREES TO REMAIN- 36		SHRUBS (5 GAL)			
	DIANELLA REVOLUTA LITTLE REV / FLAX LILY DIETES VEGETA / FORTNIGHT LILY LIMONIUM PEREZII SEA LAVENDER NANDINA 'GULF STREAM' / HEAVENLY BAMBOO OLEA EUROPAEA LITTLE OLLIE / DWARF OLIVE				

LANDSCAPE AREA CALCULATIONS	
• PROPOSED LANDSCAPE AREA: 4,470 SQUARE FEET	• EXISTING LANDSCAPE AREA: 5,187 SQUARE FEET
• TOTAL LANDSCAPE AREA: 9,657 SQUARE FEET	

PRELIMINARY LANDSCAPE NOTES

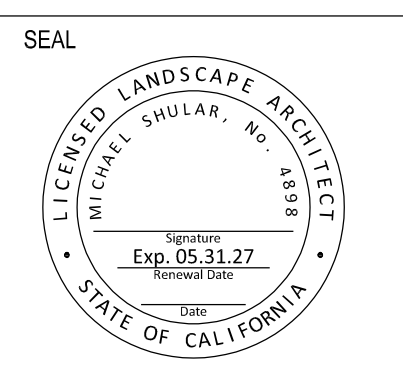
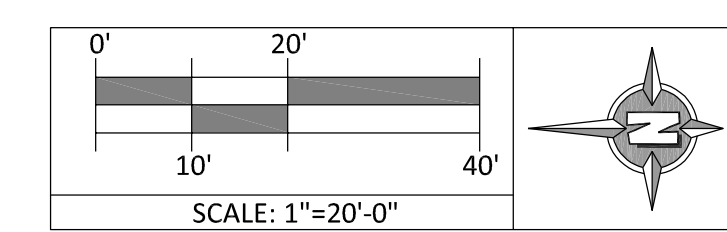
1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. FINAL PLANTING AND IRRIGATION DESIGN PLANS SHALL BE PROVIDED DURING THE PERMIT PHASE OF DESIGN.
3. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY.
4. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIFTLINE OF AN EXISTING TREE.
5. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE.
7. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
8. A SOILS TEST SHALL BE PROVIDED DURING CONSTRUCTION (AFTER GRADING OPERATIONS ARE CONCLUDED) TO DETERMINE SOIL FERTILITY AND ACTUAL SOIL AMENDMENTS TO BE ADDED DURING PLANTING.
9. NO TURF IS PROPOSED.
10. NATURAL SLOPES ON SITE DO NOT EXCEED 5' IN ELEVATION.

- CITY NOTES**
1. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED.
 2. APPLICANT IS REQUIRED TO VERIFY STREET TREE REQUIREMENTS WITH THE PARK DIVISION.

EXISTING TREES PROPOSED FOR REMOVAL- 15

TREE TAG NUMBERS*	
• 1929	
• 1930	
• 1931	
• 1932	
• 1940	
• 1941	
• 1951	
• 1952	
• 1953	
• 1954	
• 1960	
• 1965	
• 1966	
• 1967	
• 1968	

*TREE TAG NUMBERS PER ARBORIST REPORT PREPARED BY CAL PACIFIC SCIENCES



5/5/2026
PROJECT
CALIFORNIA REPUBLIC LEADERSHIP ACADEMY ORANGE
1937-2011 W CHAPMAN AVE
ORANGE, CA
CLIENT
RED HOOK CAPITOL PARTNERS
2120 EAST GRAND AVENUE, STE. 135
EL SEGUNDO, CA, 90245

ISSUED		
MARK	DATE	DESCRIPTION

MANAGEMENT
LIONAKIS PROJECT NO: 025175
CLIENT PROJECT NO:
AGENCY

TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET
PL-1

0 1/4" = 1'

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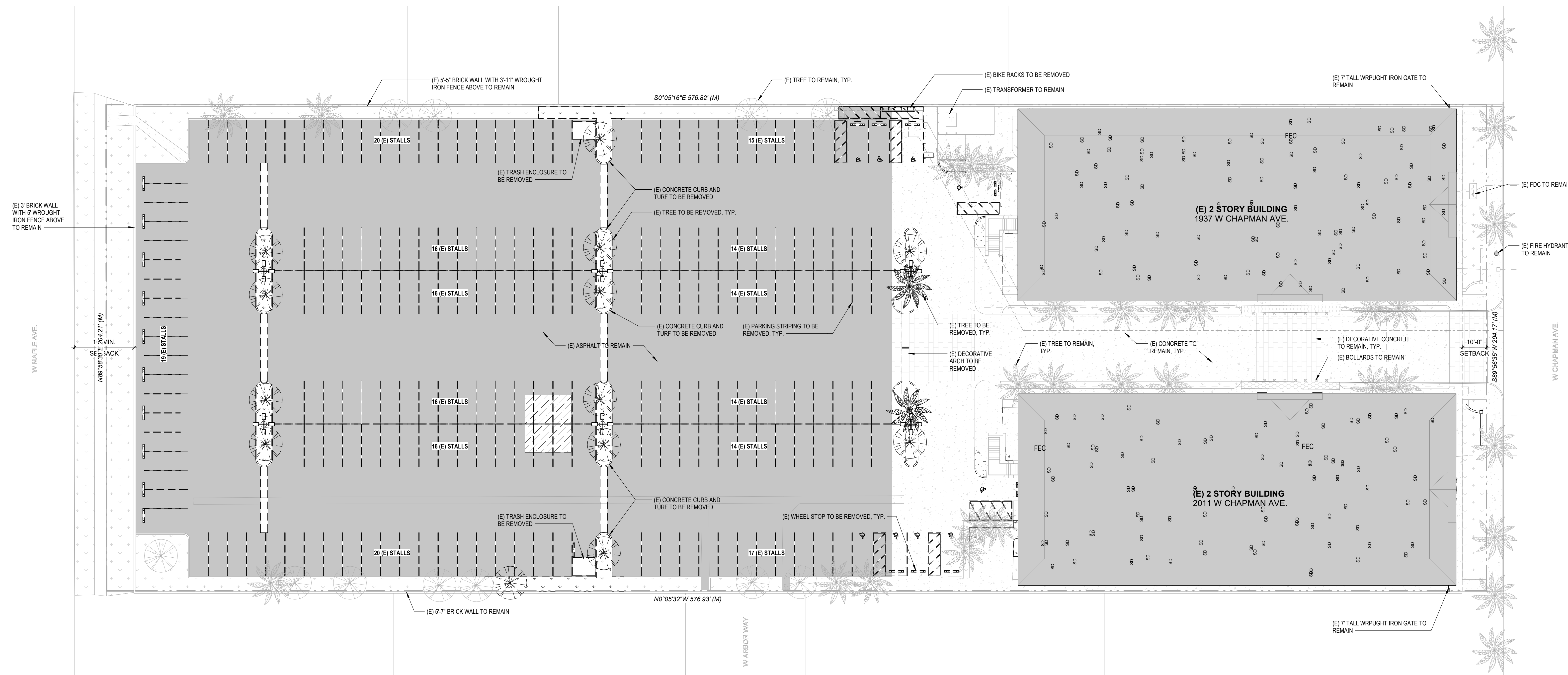
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(E) PROJECT DATA

PROJECT SITE ADDRESS: 1937 - 2011 W. CHAPMAN AVENUE - CALIFORNIA REPUBLIC LEADERSHIP ACADEMY	
LEGAL DESCRIPTION	A PORTION OF LOT 3 OF THE LOCKHART TRACT
APN	039-331-40
LOT AREA (SQUARE FEET)	117,792.79
LOT AREA (ACRES)	+/- 2.70
LOT LENGTH & WIDTH (FEET)	578' X 206.04'
ZONING DISTRICT	C-2 (GENERAL BUSINESS)
FLOOR AREA - BUILDING A (2011 W. CHAPMAN AVE.) (SQUARE FEET)	26,956.6
FLOOR AREA - BUILDING B (1937 W. CHAPMAN AVE.) (SQUARE FEET)	26,956.6
TOTAL FLOOR AREA (BUILDINGS A+B) (SQUARE FEET)	53,913.2
FLOOR AREA RATIO	0.46
BUILDING HEIGHT OF EXISTING BUILDINGS	+/- 23'
YARD SETBACKS	FRONT: 10' SIDE: 0' REAR: 10'
NUMBER OF EXISTING CLASSROOMS	33
NUMBER OF EXISTING PARKING STALLS	211

SITE LEGEND

	EXISTING BUILDING WITH MODERNIZATION WORK
	EXISTING LANDSCAPING TO REMAIN
	EXISTING PROPERTY LINE
	EXISTING UNDERGROUND EASEMENT
	EXISTING SETBACK
	EXISTING ITEM TO REMAIN
	EXISTING ITEM TO BE DEMOLISHED
	EXISTING TREES TO REMAIN (36 TOTAL)
	EXISTING TREES TO BE REMOVED (14 TOTAL)



1 DEMO SITE PLAN
SCALE: 1" = 20'-0"

SEAL

PROJECT
CALIFORNIA REPUBLIC LEADERSHIP ACADEMY ORANGE

1937-2011 W CHAPMAN AVE
ORANGE, CA

CLIENT
RED HOOK CAPITAL PARTNERS
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EL SEGUNDO, CA, 90245

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MANAGEMENT
LIONAKIS PROJECT NO: 025175
CLIENT PROJECT NO:

AGENCY

TITLE
DEMO SITE PLAN

SHEET
LU-AD101

0 1/4" 1/2" 1"

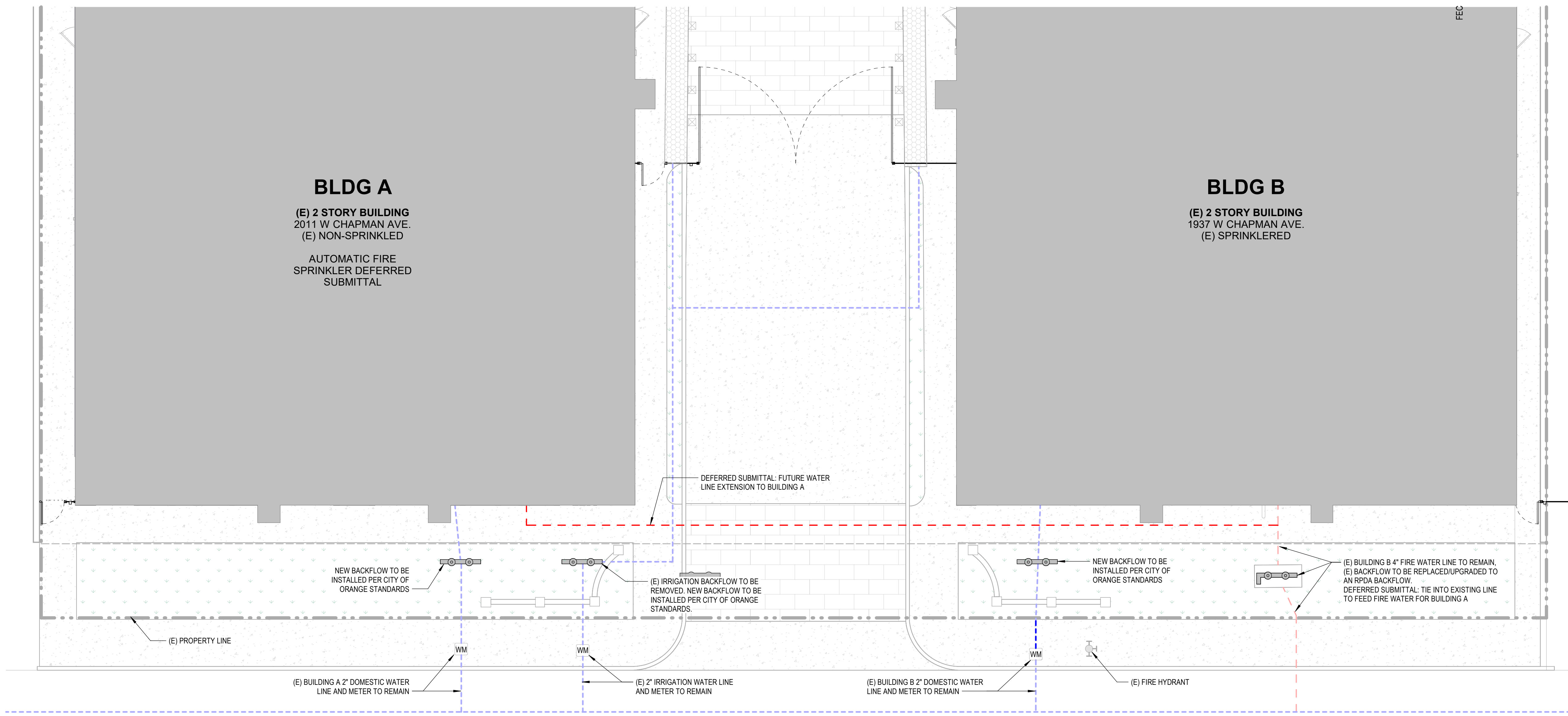
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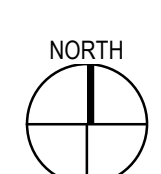
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W CHAPMAN AVE.

1 WATER IMPROVEMENT PLAN

SCALE 1/8" = 1'-0"



SEAL

PROJECT
**CALIFORNIA REPUBLIC
LEADERSHIP ACADEMY ORANGE**

1937-2011 W CHAPMAN AVE
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MANAGEMENT
 LIONAKIS PROJECT NO: 025175
 CLIENT PROJECT NO:

AGENCY

TITLE
**CONCEPTUAL WATER
IMPROVEMENT PLAN**

SHEET
LU-AS103

0. 1/4" = 1'

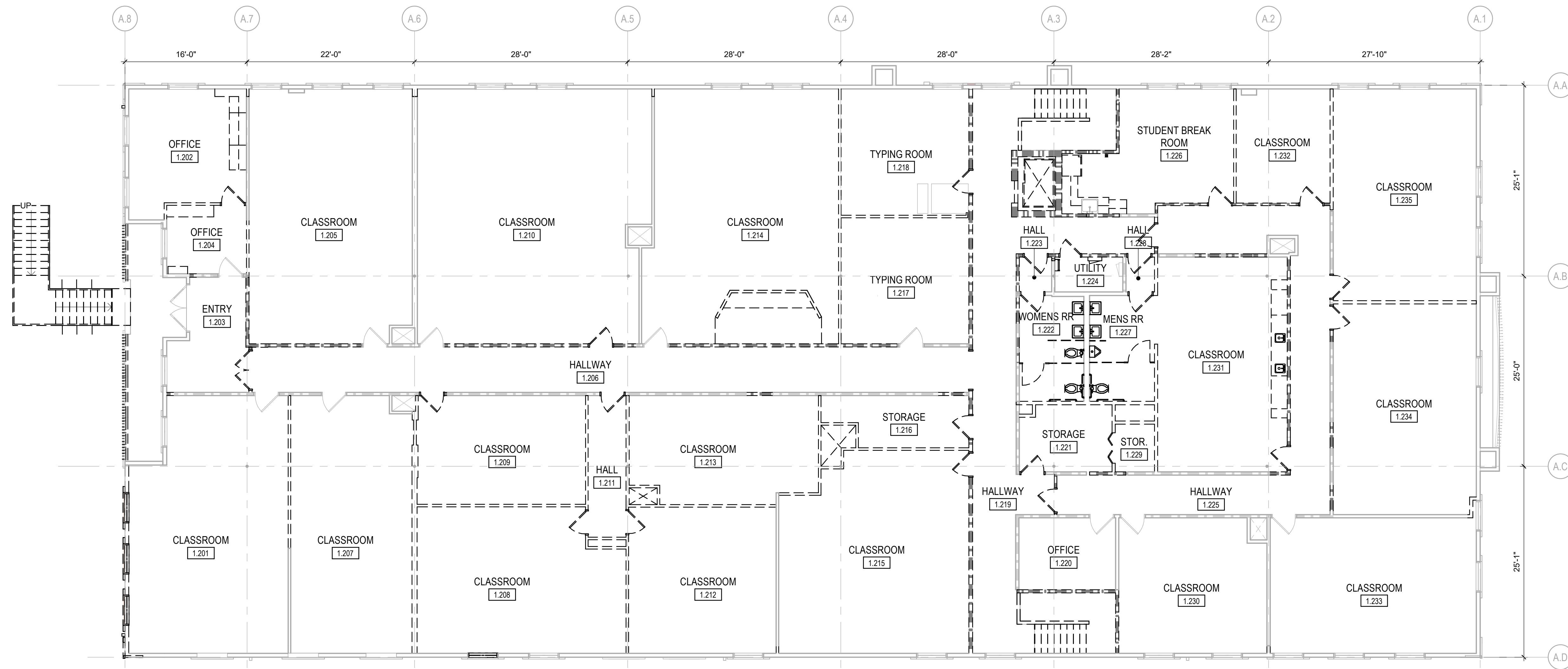
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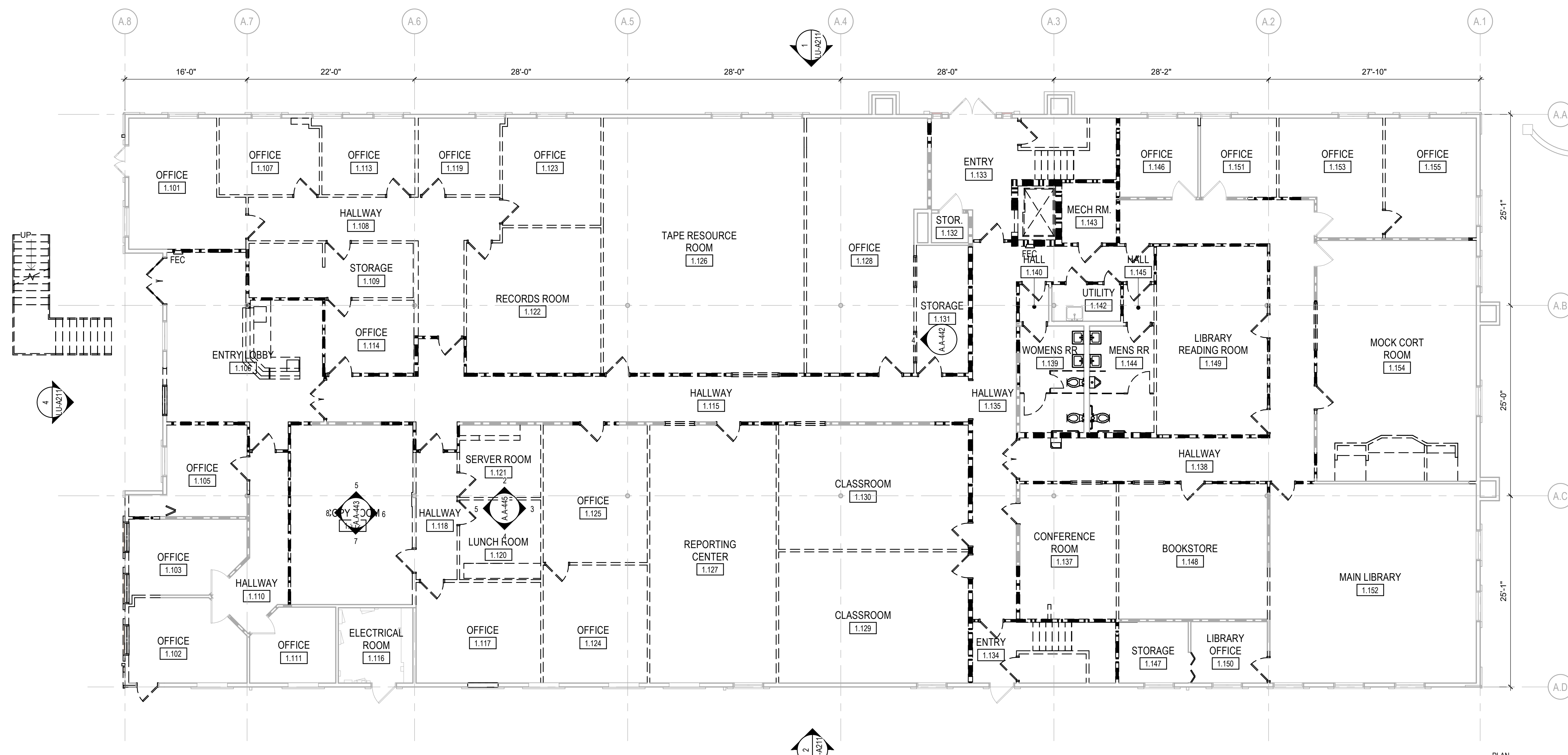
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5/6/2008 10:07:53 PM



2 BLDG A - DEMO FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"



1 BLDG A - DEMO FLOOR PLAN - LEVEL 1

SCALE 1/8" = 1'-0"

FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (E) STRUCTURAL COLUMN TO REMAIN
- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- PLAN NORTH
PLAN NORTH & TRUE NORTH INDICATOR

LIONAKIS

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**CALIFORNIA REPUBLIC
LEADERSHIP ACADEMY ORANGE**

1937-2011 W CHAPMAN AVE
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MANAGEMENT
LIONAKIS PROJECT NO: 025175
CLIENT PROJECT NO:

AGENCY

TITLE
**BLDG A (2011) - DEMO
FLOOR PLANS**

SHEET
LU-AD111

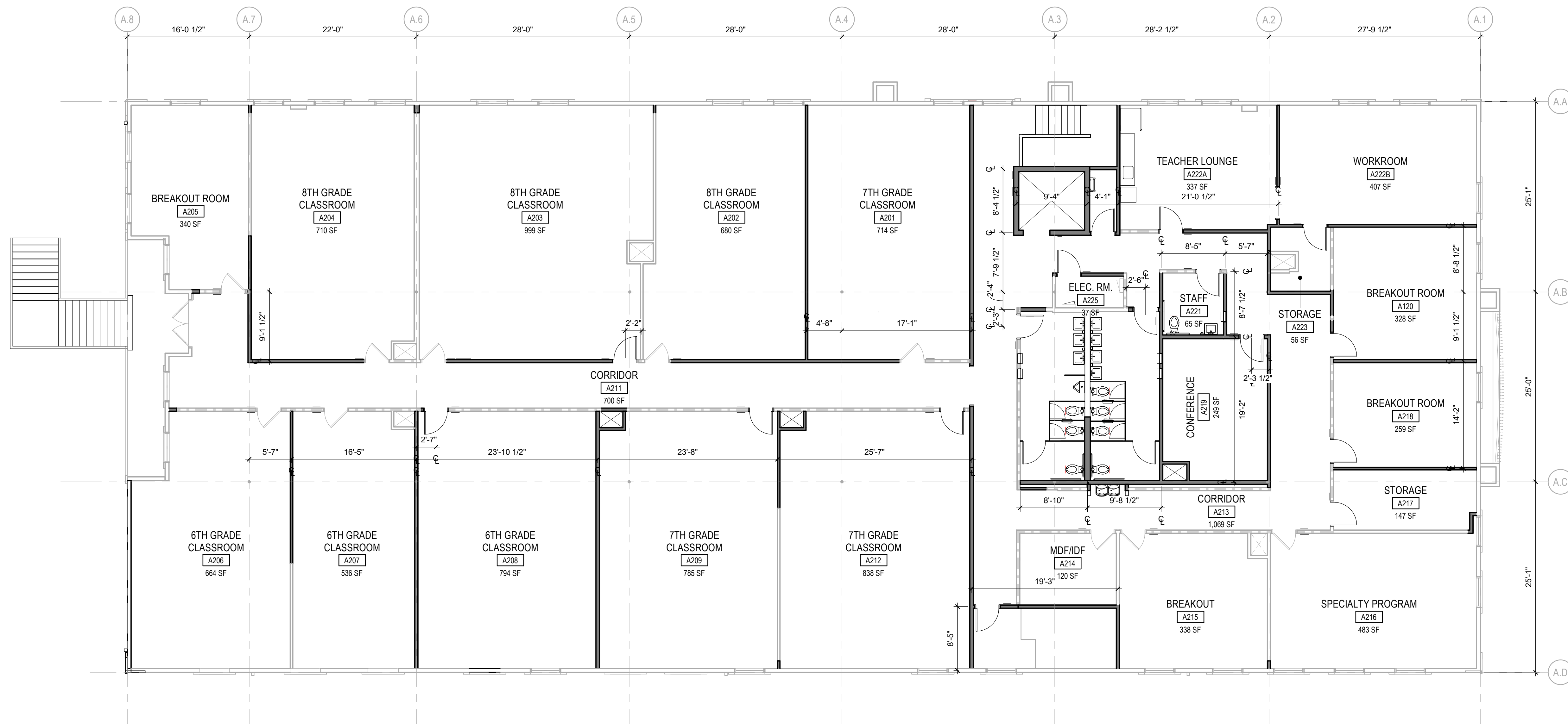
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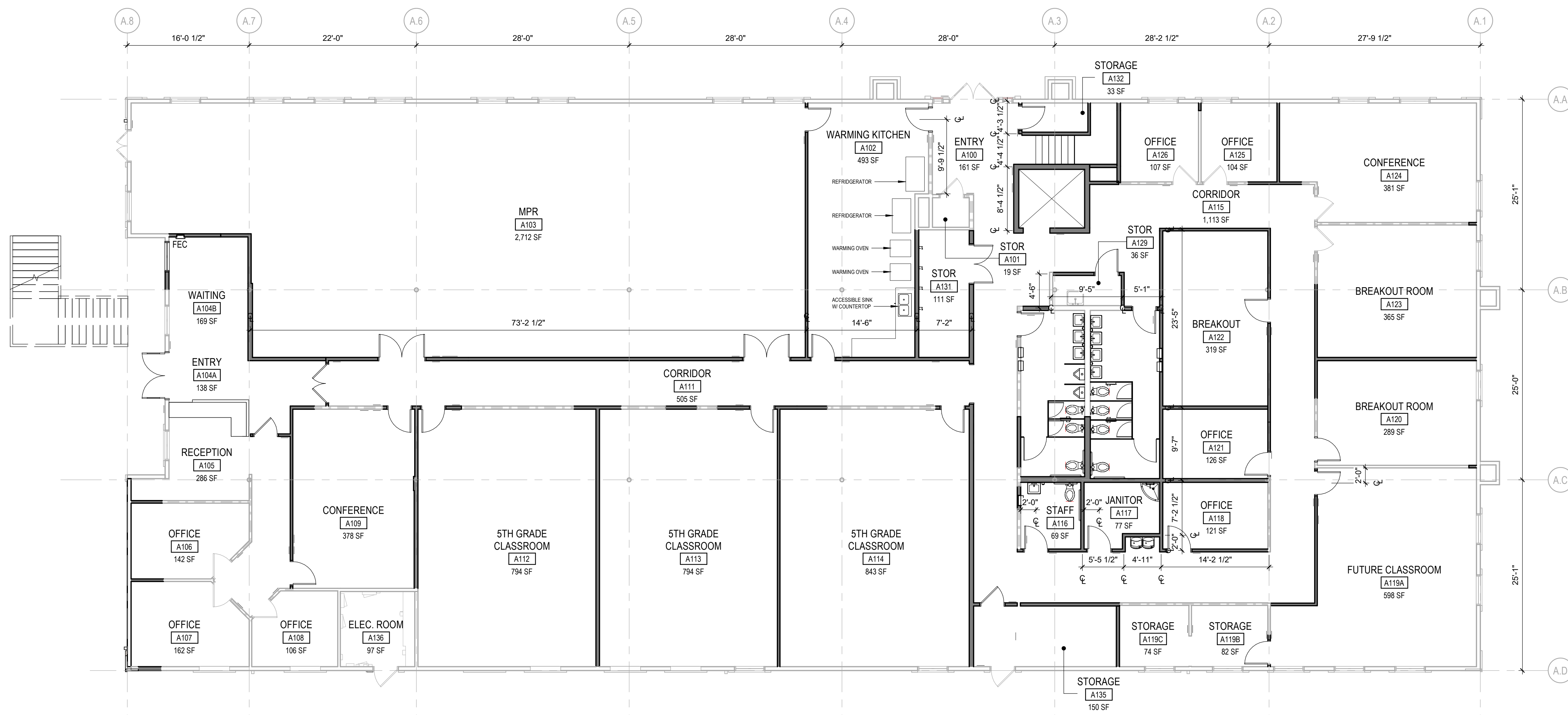
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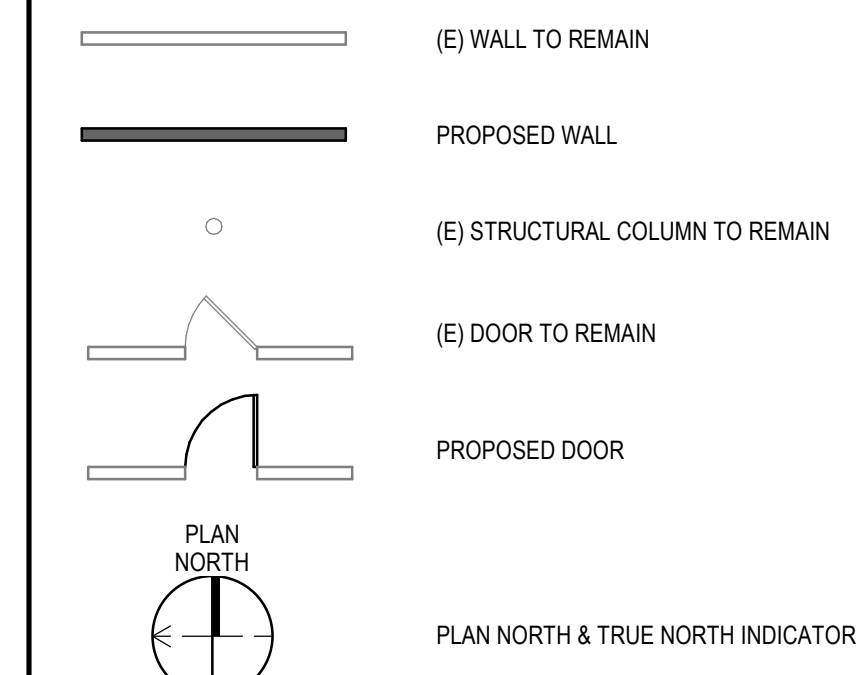


2 BLDG A - PROPOSED FLOOR PLAN - LEVEL 2
SCALE 1/8" = 1'-0"



1 BLDG A - PROPOSED FLOOR PLAN - LEVEL 1
SCALE 1/8" = 1'-0"

FLOOR PLAN LEGEND



ROOM TYPE & NUMBER OF ROOMS

BUILDING A (2011 CHAPMAN)			
ROOM TYPE	LEVEL 1 QUANTITY	LEVEL 2 QUANTITY	TOTAL QUANTITY
CLASSROOMS (INCLUDING SPECIALTY PROGRAM ROOMS, MUSIC CLASSROOMS, ART CLASSROOM AND BREAKOUT ROOMS)	7	14	21
ADMINISTRATIVE OFFICES	7	0	7
SUPPORT SPACES (CONFERENCE ROOMS, TEACHER WORKROOMS, EXCLUDING STORAGE, RESTROOMS, AND JANITORIAL SPACES)	3	2	5
MULTI-PURPOSE ROOM	1	0	1

PLUMBING ANALYSIS

BUILDING A - PLUMBING OCCUPANCY (2025 CPC CH. 4 TABLE 4-1)			
FUNCTION OF SPACE	AREA	OCC. LOAD FACTOR	TOTAL PERSONS
N/A	6,146 SF	-	-
ASSEMBLY CONFERENCE, DINING/MEETING LOUNGE (PORTABLE SEATING/TABLE SPACE)	4,125 SF	30	157.5 OCCUPANTS
BUSINESS (OFFICE, SALES/SHOW ROOM, ADMINISTRATION, FOOD PROCESSING, COURTROOM, AMBULATORY CLINIC)	1,523 SF	150	10.2 OCCUPANTS
EDUCATION THROUGH 12TH GRADE	12,525 SF	30	417.5 OCCUPANTS
	24,320 SF		585.2 OCCUPANTS
MINIMUM PLUMBING FACILITIES (CPC TABLE 422.1, E OCCUPANCY) 586 OCCUPANTS = 293 MEN AND 293 WOMEN			
FIXTURE TYPE	REQUIRED	PROVIDED	
WATER CLOSETS	1 PER 50 MALE = 6 1 PER 30 FEMALE = 10	MALE = 6 FEMALE = 8 UNISEX = 2	
URINALS	1 PER MALE 100 = 3	3	
LAVATORIES	1 PER 40 MALE = 8 1 PER 40 FEMALE = 8	MALE = 6 FEMALE = 8 UNISEX = 2	
WATER FOUNTAINS	1 PER 150 = 4	4	

0. 1/4" = 1'

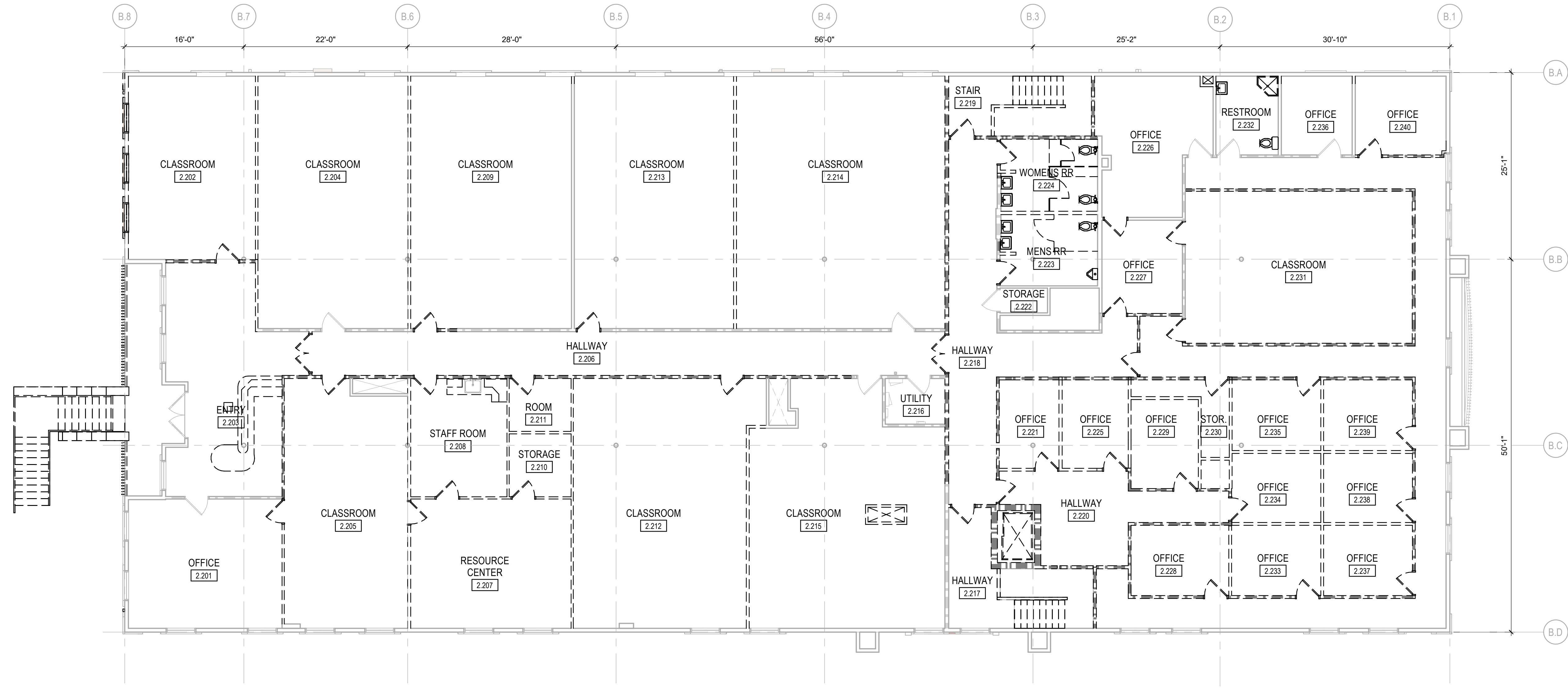
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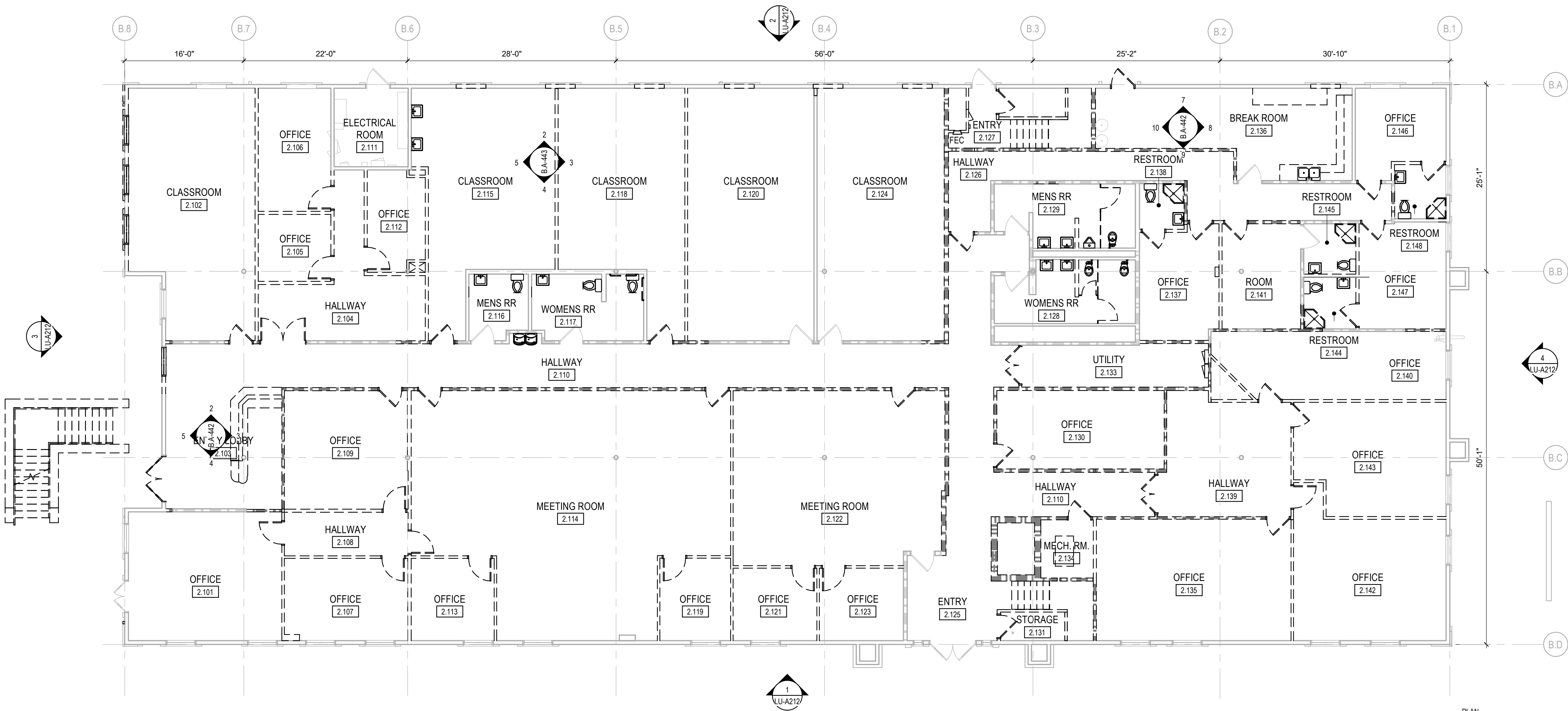
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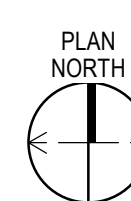
2 BLDG B - DEMO FLOOR PLAN - LEVEL 2

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



1 BLDG B - DEMO FLOOR PLAN - LEVEL 1

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



FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (E) STRUCTURAL COLUMN TO REMAIN
- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- PLAN NORTH & TRUE NORTH INDICATOR

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PROJECT
CALIFORNIA REPUBLIC
LEADERSHIP ACADEMY ORANGE

1937-2011 W CHAPMAN AVE
ORANGE, CA

CLIENT
RED HOOK CAPITAL PARTNERS

2120 EAST GRAND AVENUE, STE. 135
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CA, 90245

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MANAGEMENT

LIONAKIS PROJECT NO: 025175
CLIENT PROJECT NO:

AGENCY

TITLE
BLDG B (1937) - DEMO
FLOOR PLANS

SHEET

LU-AD112

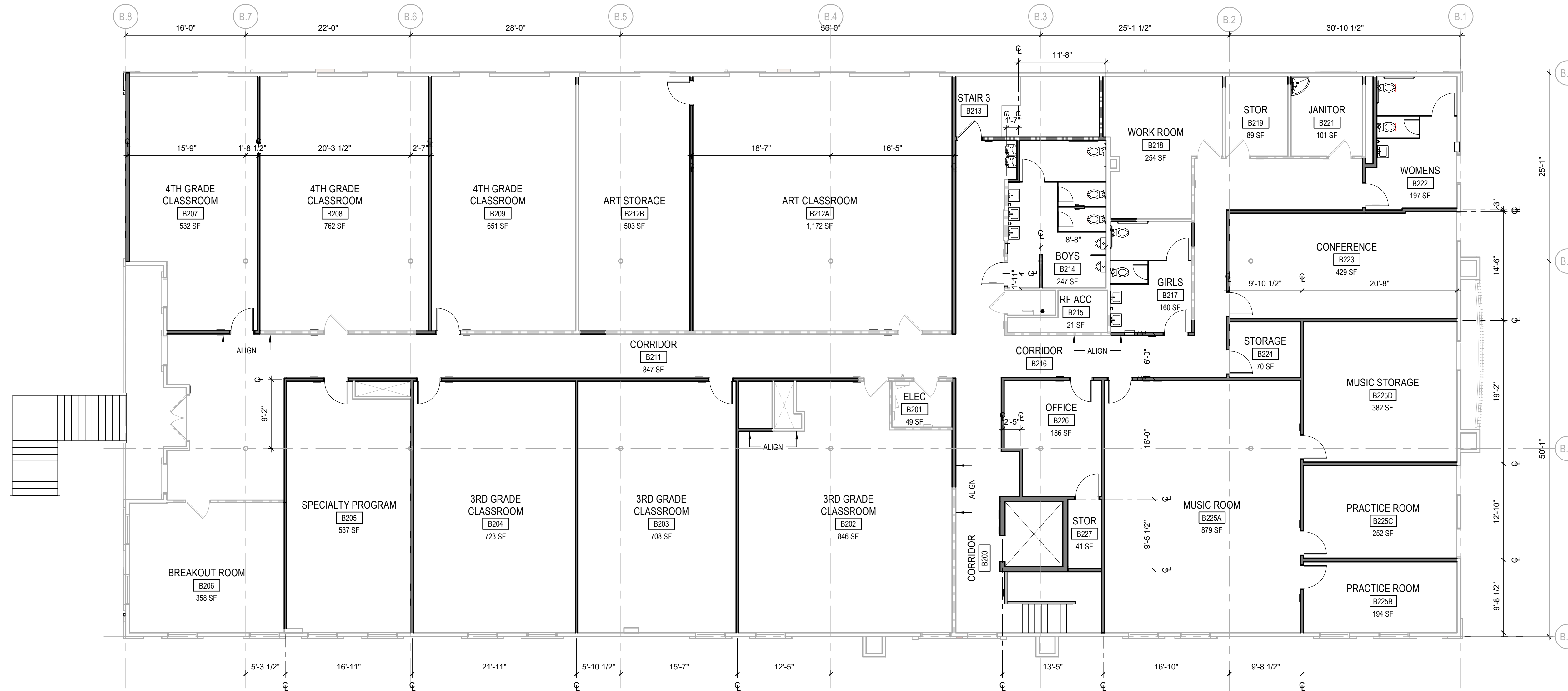
0 1/4" = 1'

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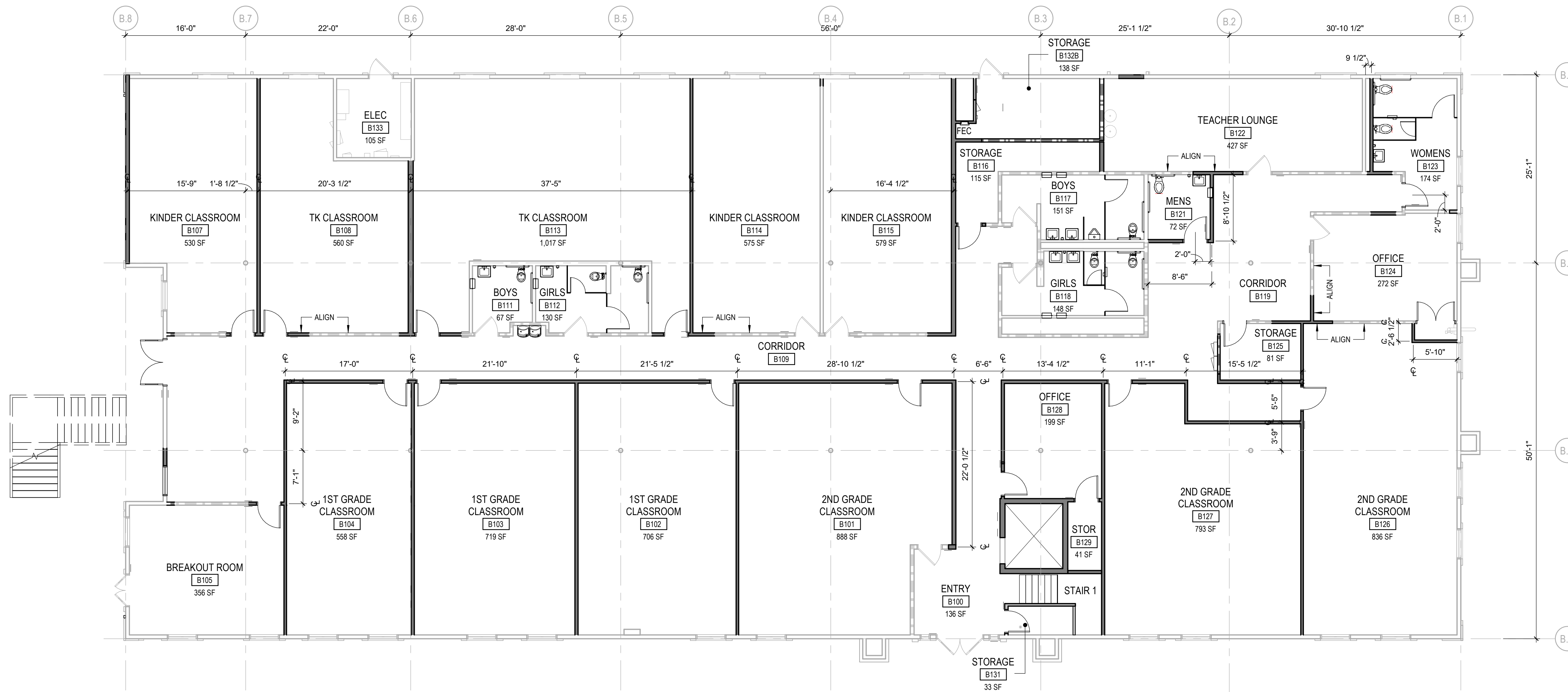
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2 BLDG B - PROPOSED FLOOR PLAN - LEVEL 2

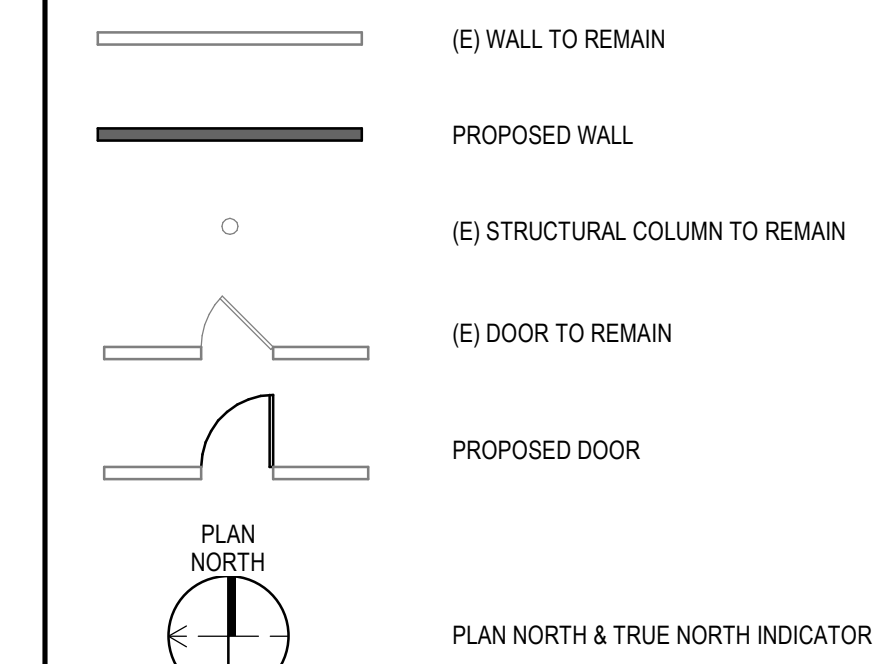
SCALE: 1/8" = 1'-0"



1 BLDG B - PROPOSED FLOOR PLAN - LEVEL 1

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

FLOOR PLAN LEGEND



ROOM TYPE & NUMBER OF ROOMS

BUILDING B (1937 CHAPMAN)			
ROOM TYPE	LEVEL 1 QUANTITY	LEVEL 2 QUANTITY	TOTAL QUANTITY
CLASSROOMS (INCLUDING SPECIALTY PROGRAM ROOMS, MUSIC CLASSROOMS, ART CLASSROOM AND BREAKOUT ROOMS)	12	12	24
ADMINISTRATIVE OFFICES	2	1	3
SUPPORT SPACES (CONFERENCE ROOMS, TEACHER WORKROOMS, HEALTH OFFICES, EXCLUDING STORAGE, RESTROOMS, AND JANITORIAL SPACES)	1	2	3
MULTI-PURPOSE ROOM	0	0	0

PLUMBING ANALYSIS

BUILDING B - PLUMBING OCCUPANCY (2025 CPC CH. 4 TABLE 4-1)			
FUNCTION OF SPACE	AREA	OCC. LOAD FACTOR	TOTAL PERSONS
N/A	6,840 SF	-	-
ASSEMBLY CONFERENCE, DINING/MEETING LOUNGE (PORTABLE SEATING/TABLE SPACE)	856 SF	30	25.5 OCCUPANTS
BUSINESS OFFICE, SALES/SHOWROOM, ADMINISTRATION, FOOD PROCESSING, COURTROOM, AMBULATORY CLINIC	862 SF	150	5.7 OCCUPANTS
EDUCATION THROUGH 12TH GRADE	15,711 SF	30	523.7 OCCUPANTS
	24,269 SF		554.9 OCCUPANTS

MINIMUM PLUMBING FACILITIES (CPC TABLE 422.1, E OCCUPANCY)
555 OCCUPANTS = 278 MEN AND 277 WOMEN

FIXTURE TYPE	REQUIRED	PROVIDED
WATER CLOSETS	1 PER 50 MALE = 6 1 PER 30 FEMALE = 10	MALE = 6 FEMALE = 10
URINALS	1 PER MALE 100 = 3	3
LAVATORIES	1 PER 40 MALE = 7 1 PER 40 FEMALE = 7	MALE = 7 FEMALE = 7
WATER FOUNTAINS	1 PER 150 = 4	4

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MANAGEMENT
LIONAKIS PROJECT NO: 025175
CLIENT PROJECT NO:

AGENCY

TITLE
BLDG B (1937) -
PROPOSED FLOOR
PLANS

SHEET
LU-A112

0 1/4" = 1'

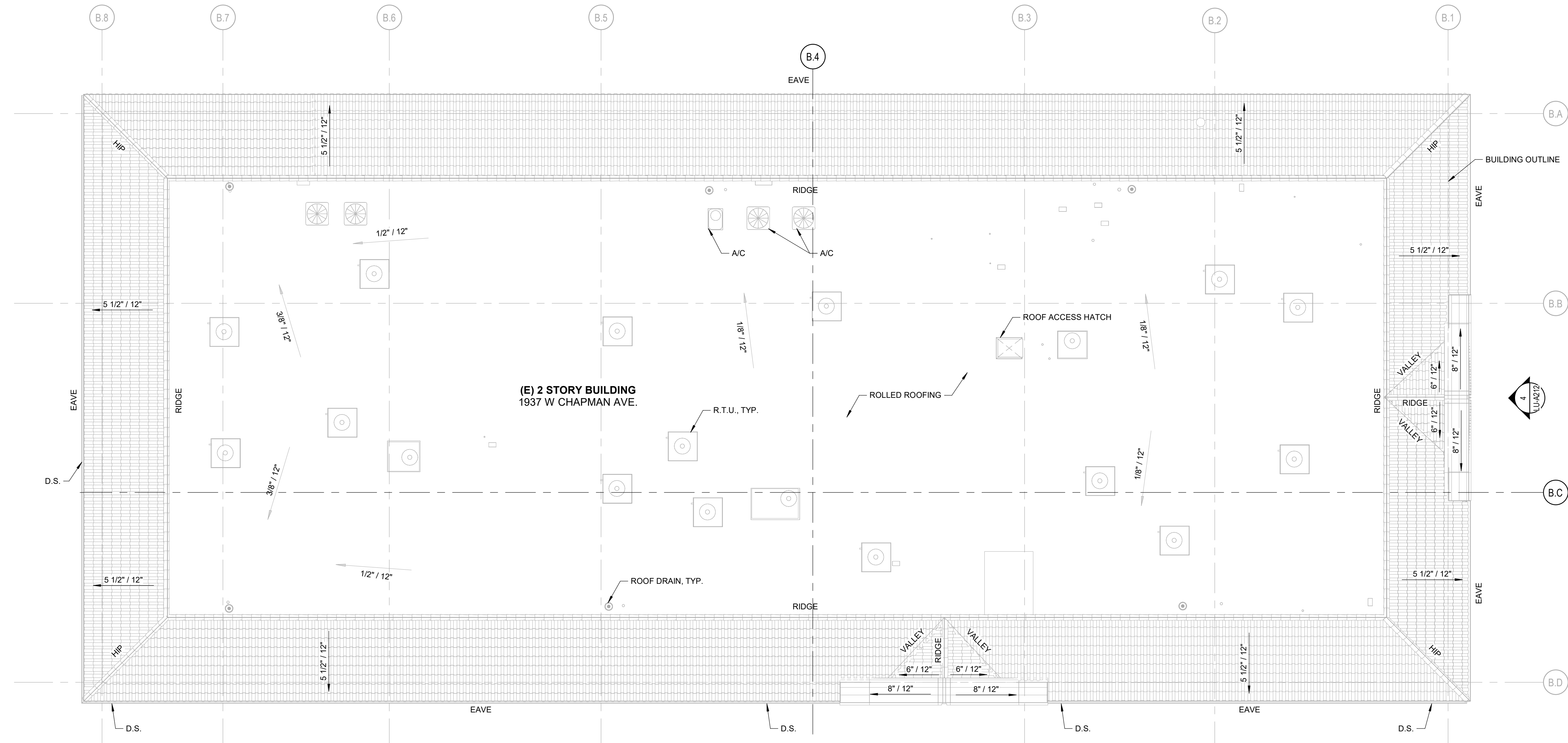
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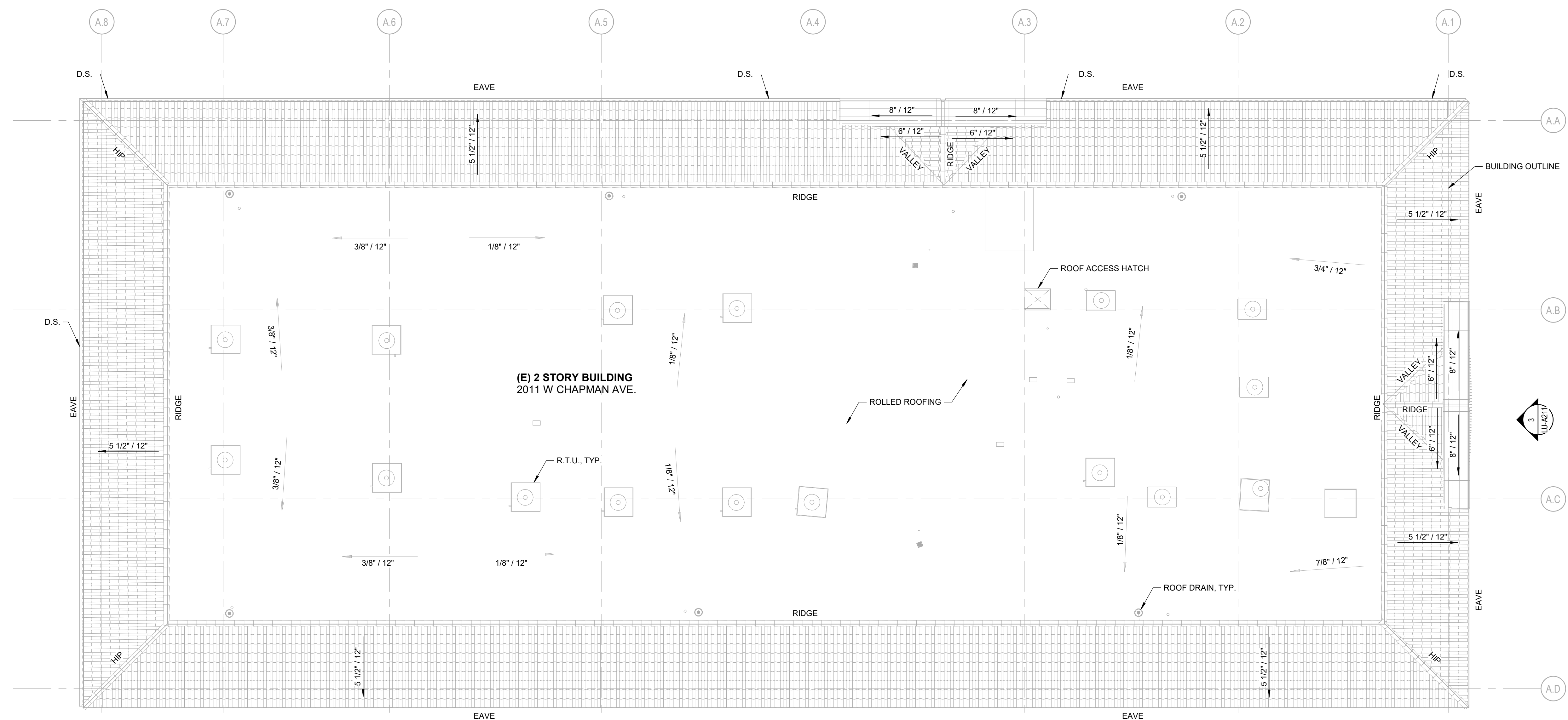
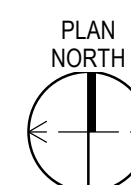
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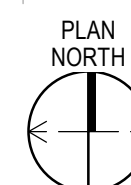
2 BLDG B - ROOF PLAN

SCALE 1/8" = 1'-0"



1 BLDG A - ROOF PLAN

SCALE 1/8" = 1'-0"



SEAL

PROJECT
**CALIFORNIA REPUBLIC
LEADERSHIP ACADEMY ORANGE**

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MANAGEMENT

LIONAKIS PROJECT NO: 025175

CLIENT PROJECT NO:

AGENCY

TITLE

ROOF PLANS

SHEET

LU-A131

0' 14" 1/2"

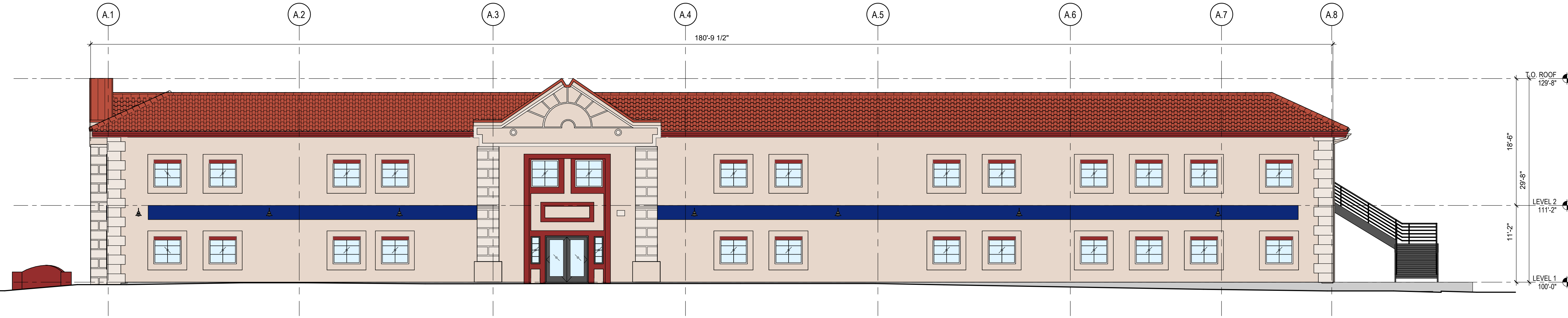
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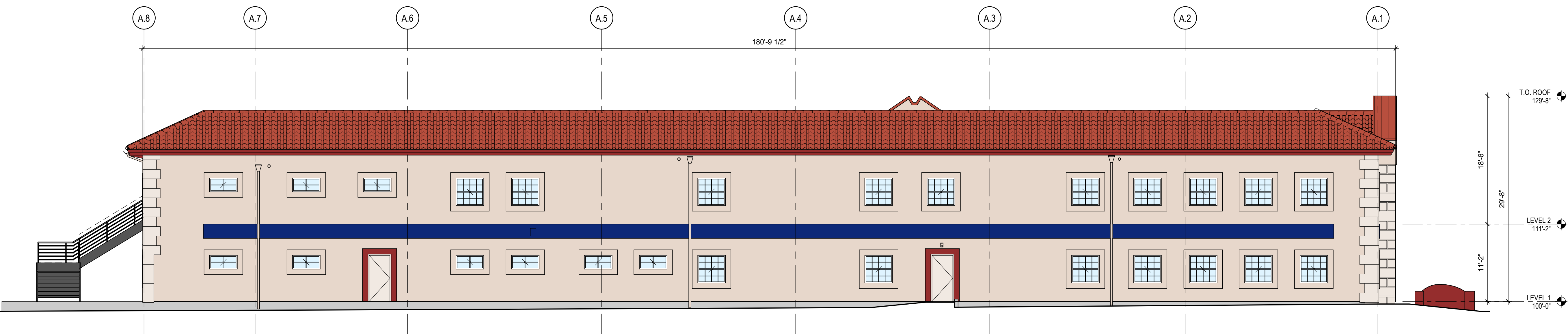
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1 BLDG A (2011) - EAST ELEVATION

SCALE 1/8" = 1'-0"



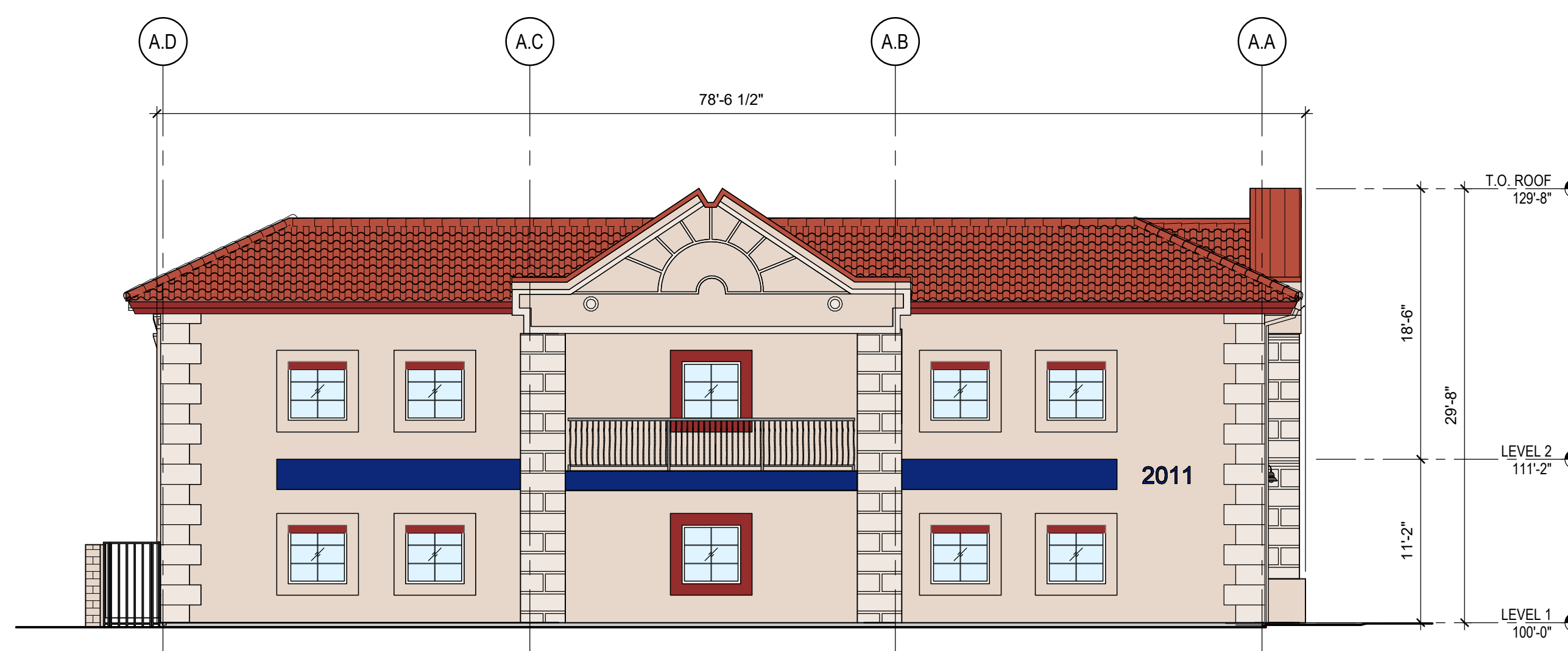
2 BLDG A (2011) - WEST ELEVATION

SCALE 1/8" = 1'-0"



4 BLDG A (2011) - NORTH ELEVATION





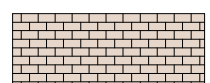


SCALE 1/8" = 1'-0"



3 BLDG A (2011) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

LEGEND

-  PLASTER - PAINT COLOR EXISTING
-  STONE - ACCENT PAINT COLOR EXISTING
-  TERRACOTTA ROOF TILES EXISTING
-  DOORS / DOOR FRAMES / WINDOW FRAMES EXISTING
-  BRICK EXISTING
-  PLASTER - ACCENT PAINT COLOR (COLOR MATCH DUNN EDWARDS PAINT)
-  PLASTER - ACCENT PAINT COLOR (COLOR MATCH DUNN EDWARDS PAINT)

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CONSULTANT

SEAL

01/16/2026

PROJECT
CALIFORNIA REPUBLIC
LEADERSHIP ACADEMY ORANGE

1937-2011 W CHAPMAN AVE
ORANGE, CA

CLIENT
RED HOOK CAPITAL PARTNERS

2120 EAST GRAND AVENUE, STE. 135
EL SEGUNDO,
CA, 90245

ISSUED	MARK	DATE	DESCRIPTION

LAND USE APPLICATION

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DATE PRINTED: 1/30/2026 2:53:27 PM

MANAGEMENT

LIONAKIS PROJECT NO: 025175
CLIENT PROJECT NO:

AGENCY

TITLE
BLDG A - EXTERIOR
ELEVATIONS

SHEET
LU-A211

0 1/4" = 1'

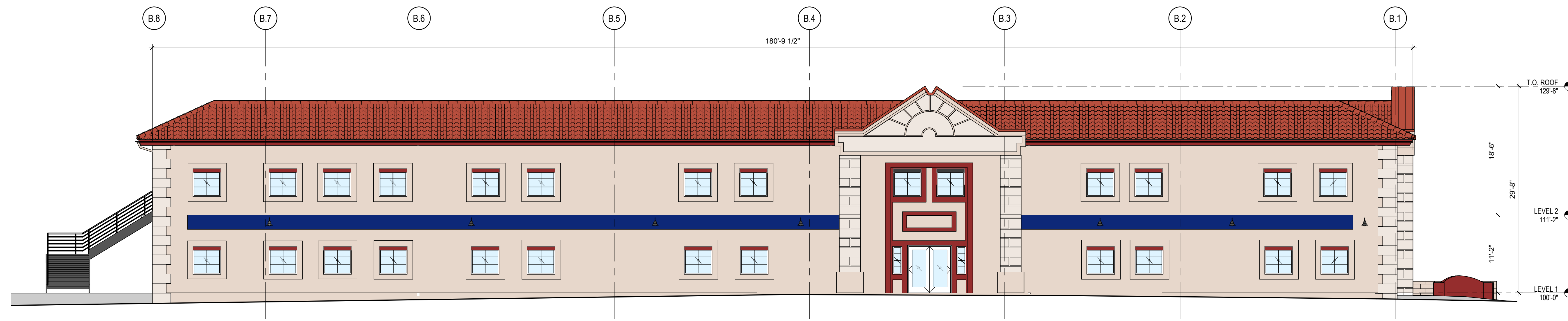
IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT - SCALE ACCORDINGLY

C

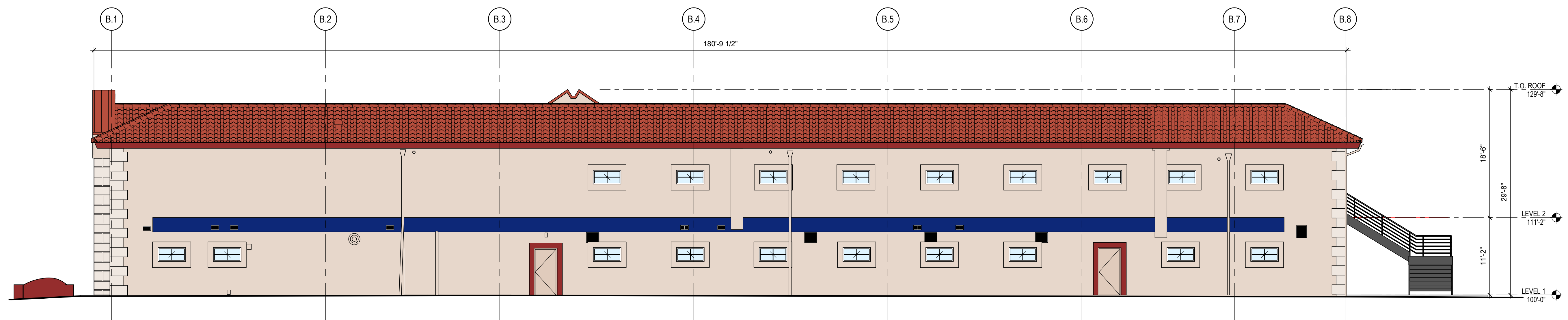
B

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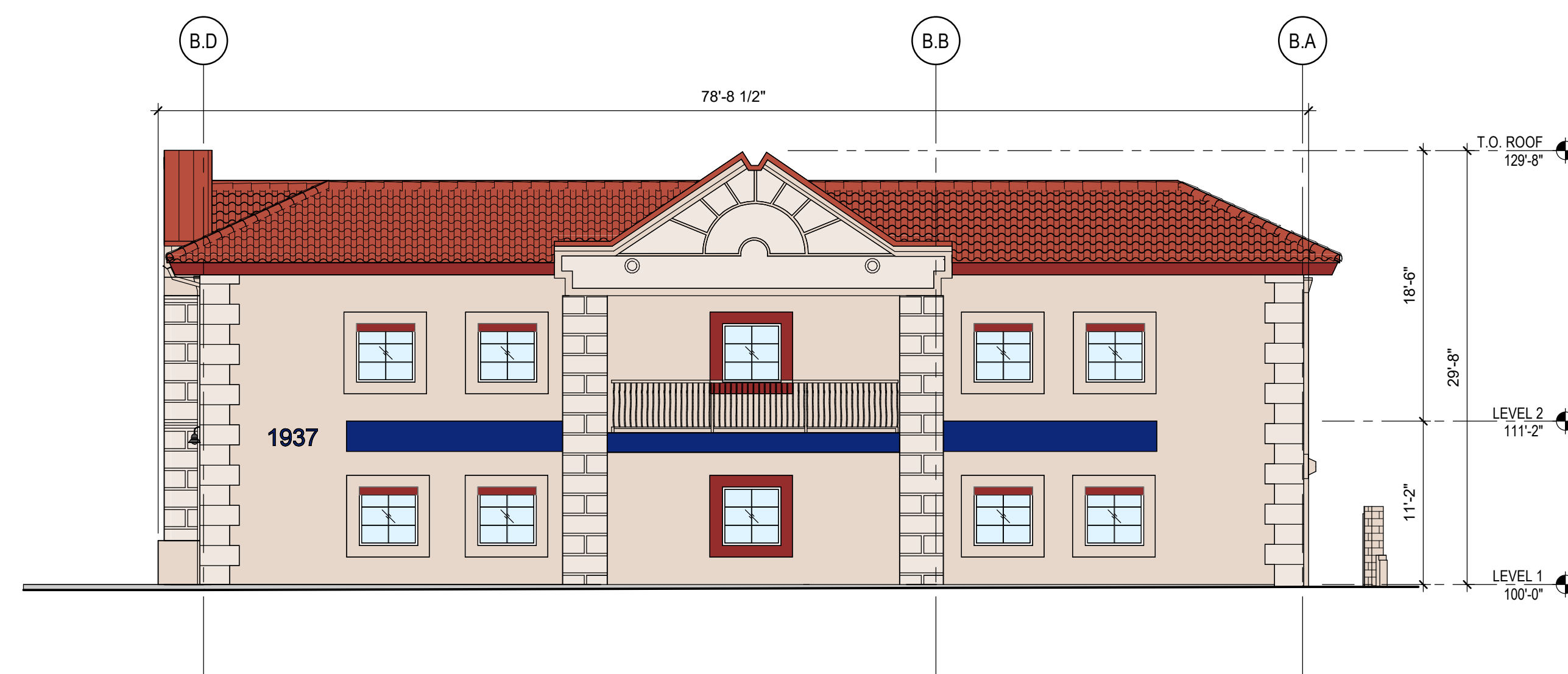
1 BLDG B (1937) - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG B (1937) - EAST ELEVATION
SCALE: 1/8" = 1'-0"





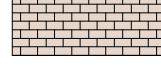




3 BLDG B (1937) - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG B (1937) - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

-  PLASTER - PAINT COLOR EXISTING
-  STONE - ACCENT PAINT COLOR EXISTING
-  TERRACOTTA ROOF TILES EXISTING
-  DOORS / DOOR FRAMES / WINDOW FRAMES EXISTING
-  BRICK EXISTING
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MANAGEMENT
LIONAKIS PROJECT NO: 025175
CLIENT PROJECT NO:

AGENCY

TITLE
BLDG B - EXTERIOR
ELEVATIONS

SHEET
LU-A212

0.14" = 1" 1/2" IF THIS SHEET IS NOT 30" X 42" IS A REDUCED PRINT. SCALE ACCORDINGLY. 11/23/2025 12:38:54 PM Autodesk Docs: 0202174 Rev: Issue: 0205A020172_ARCHIMSTR_FCA_CENTRAL.rvt

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	CONDUIT HOMERUN WITH PANEL DESIGNATION AND CIRCUITS INDICATED.
	CONDUIT/WIRING, INSTALLED IN OR BELOW FLOOR SLAB.
	CONDUIT/WIRING, EXPOSED.
	CONDUIT/WIRING CONCEALED IN WALL OR CEILING SPACE.
	CONDUIT, FLEXIBLE CONNECTION DRY LOCATIONS - FLEXIBLE STEEL CONDUIT WET LOCATIONS - LIQUIDTIGHT FLEXIBLE STEEL CONDUIT
	LIGHT FIXTURE DESIGNATION
	LED LIGHTING FIXTURE UPPER CASE LETTER(S) = FIXTURE TYPE NUMBER = CIRCUIT NUMBER LOWER CASE LETTER(S) = ROOM SWITCHING CIRCUITS AND NUMBER OF SWITCHES NOTE: THIS LABELING SCHEME IS TYPICAL FOR ALL LIGHT FIXTURES.
	LED, WALL MOUNTED LIGHT FIXTURE.
	LED STRIP OR UNDERCABINET TASK LIGHT
	LED LIGHTING FIXTURE WITH EMERGENCY BATTERY PACK OR CONNECTED TO EMERGENCY POWER SYSTEM.
	POLE MOUNTED LIGHT FIXTURE WITH POLE AND FOUNDATION. NUMBER AND ORIENTATION OF LUMINAIRES AS SHOWN ON DRAWINGS.
	LIGHTING FIXTURE, WALL OR BRACKET MOUNTED.
	LIGHTING FIXTURE, SURFACE OR RECESSED MOUNTED.
	LIGHTING FIXTURE WITH EMERGENCY BATTERY PACK OR CONNECTED TO EMERGENCY POWER SYSTEM.
	TRACK LIGHTING WITH FIXTURES.
	MOTION SENSOR, DUAL TECHNOLOGY, CEILING MOUNTED NOT TO BE LOCATED WITHIN 48" OF ANY HVAC DIFFUSER.
	EXIT LIGHT FIXTURE. DARKENED AREA INDICATES FIXTURE FACE. ARROW INDICATES DIRECTION OF FACE ARROW. LL = LOW LEVEL
	LIGHT SWITCH, WALL MOUNTED AT +42" AFF. U.O.N. 2 = TWO POLE, 3 = THREE WAY, 4 = FOUR WAY o, b = INDICATES ROOM SWITCHING CIRCUITS AND NUMBER OF SWITCHES D = DIMMER K = KEYPAD OC = OCCUPANCY SENSOR, DUAL TECHNOLOGY VS = VACANCY SENSOR, MANUAL ON, WHERE REQUIRED BY CODE BP = PILOT LIGHT, LIGHTED IN THE OFF POSITION. BYPASS TIMER WP = WEATHERPROOF WR = WEATHER RESISTANT F = FAN SWITCH S = SOLAULTE CONTROL T = TIMER SWITCH LV = LOW VOLTAGE
	JUNCTION BOX, HANDHOLE OR PULLBOX WITH COVER, SIZE PER NEC, ART. 314.2B.
	GROUND
	FUSE
	UTILITY COMPANY APPROVED CT/METER PROVISIONS
	FUSED SWITCH
	CIRCUIT BREAKER
	TIME CLOCK
	LIGHTING OR POWER PANEL - FLUSH MOUNT UNLESS INDICATED OTHERWISE
	DISTRIBUTION BOARD, LIGHTING OR POWER PANEL DESIGNATION
	MOTOR OR MECHANICAL EQUIPMENT, WITH FLEXIBLE CONNECTION
	MECHANICAL EQUIPMENT DESIGNATION
	DISCONNECT SWITCH (30=AMPS 3=POLES) NEMA 1 INDOORS NEMA 3R IN WET LOCATIONS F = FUSED PROVIDE TIME-DELAY TYPE FUSE(S) SIZED PER EQUIPMENT MANUFACTURERS NAMEPLATE RATING.
	MANUAL MOTOR STARTER SWITCH WITH THERMAL OVERLOAD PROTECTOR
	MAGNETIC MOTOR STARTER WITH THERMAL OVERLOAD PROTECTOR
	COMBINATION MOTOR STARTER WITH FUSED SWITCH, WITH THERMAL OVERLOAD PROTECTOR AND DUAL ELEMENT FUSES. (30=AMPS, 3=POLES 0=STARTER SIZE).
	PUSHBUTTON OR SHUNT TRIP STATION
	DUPLEX RECEPTACLE +18" AFF. U.O.N.; NEMA 5-20R, U.O.N.; NUMBER INDICATES CIRCUIT NUMBER. GFI = GROUND FAULT INTERRUPTION, FEED-THRU TYPE WP = WEATHERPROOF WITH A WEATHERPROOF WHILE-IN-USE COVER WR = WEATHER-RESISTANT TYPE RECEPTACLE WITH A WEATHERPROOF WHILE IN-USE COVER GFI = GROUND FAULT INTERRUPTION.
	DOUBLE DUPLEX RECEPTACLE, +18" AFF. U.O.N.
	DUPLEX RECEPTACLE ABOVE COUNTERTOP BACKSPASH, VERIFY REQ'D HEIGHT
	POWER RECEPTACLE, SEE POWER RECEPTACLE SCHEDULE FOR NEMA CONFIGURATION AND SIZE.
	POWER POLE, WITH NUMBER OF RECEPTACLES INDICATED
	DUPLEX RECEPTACLE, PEDESTAL MOUNTED
	CEILING MOUNTED DUPLEX RECEPTACLE AT T-BAR CEILING NOT TO BE MOUNTED IN CEILING SPACE.
	DUPLEX RECEPTACLE, FLUSH FLOOR MOUNTED, WITH HINGED COVER, U.O.N.
	CORD SUSPENDED CEILING RECEPTACLE, WITH STRAIN RELIEF ASSEMBLY
	SURFACE MOUNTED DUPLEX RECEPTACLE +18" AFF. U.O.N.
	SURFACE MOUNTED DOUBLE DUPLEX RECEPTACLE +18" AFF. U.O.N.
	DOUBLE DUPLEX RECEPTACLE, +18" AFF. U.O.N. 1-CONTROLLED + 1-UNCONTROLLED DUPLEX RECEPTACLE. CONTROLLED RECEPTACLE TO BE GRAY IN COLOR.

SOME SYMBOLS IN THIS LEGEND MAY OR MAY NOT BE USED IN THIS PROJECT. FLOOR PLANS MUST DICTATE WHICH SYMBOLS ARE APPLICABLE.	
SYMBOL	DESCRIPTION
	DUCT MOUNTED SMOKE DETECTOR
	SOLID STATE, ELECTRONIC, ADJUSTABLE TRIP CIRCUIT BREAKER WITH LSIG.
	DAYLIGHT AREA SENSOR, PRIMARY AND SECONDARY WHERE APPLICABLE
	SMOKE DETECTOR
	FIRE SMOKE DAMPER (PROVIDED BY OTHERS)
Signal Systems	
	TELEPHONE OR TERMINAL BOARD
	TELEPHONE OR TERMINAL CABINET, WITH PLYWOOD BACKBOARD
	PAGING SPEAKER, WALL MOUNT
	PAGING SPEAKER, CEILING MOUNT WITH BACKBOX
	INTRUSION INFRARED SENSOR.
	TIME-OF-DAY CLOCK OUTLET AND CLOCK, AT +96" AFF. U.O.N.
	CABLE TELEVISION OUTLET, AT +18" AFF. U.O.N.
	CLOCK AND SPEAKER COMBINATION
	DATA JUNCTION BOX, AT +18" AFF. U.O.N., WITH 1-1/4" CONDUIT ONLY WITH PULLSTRING UP TO NEAREST CABLE TRAY OR ACCESSIBLE TO CEILING SPACE. W = WALL MOUNT AT +46" AFF. U.O.N.
	TELEPHONE JUNCTION BOX, AT +18" AFF. U.O.N., WITH 1-1/4" CONDUIT ONLY WITH PULLSTRING UP TO NEAREST ACCESSIBLE TO CEILING SPACE. W = WALL MOUNT AT +46" AFF. U.O.N.
	TELE/DATE JUNCTION BOX AT +18" AFF. U.O.N., WITH (2)1-1/4" CONDUIT ONLY WITH PULLSTRING UP TO NEAREST CABLE TRAY OR ACCESSIBLE CEILING SPACE. W = WALL MOUNT AT +46" AFF. U.O.N.
	CEILING MOUNTED DATA AT T-BAR CEILING NOT TO BE MOUNTED IN CEILING SPACE, WITH 1" CONDUIT AND (1) CAT 6 CABLE TO INTERMEDIATE DISTRIBUTION FRAME AS INDICATED ON DWGS.
	PROJECTOR SHOWN FOR REFERENCE ONLY
	DATA OUTLET, FLUSH FLOOR MOUNTED, WITH HINGED COVER, U.O.N.
DEMOLITION NOTES	
<p>1. THE CONTRACTOR MUST VISIT THE SITE SPECIFICALLY INCLUDING ALL AREAS INDICATED ON THE DRAWINGS. THE CONTRACTOR MUST THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE EXISTING CONDITIONS, AND BY SUBMITTING A BID ACCEPTS CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO PERFORM THEIR WORK.</p> <p>2. IT MUST BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO DISCONNECT AND REMOVE ALL EXISTING LIGHTING FIXTURES, RECEPTACLES, ELECTRICAL EQUIPMENT, ETC., AFFECTED BY THE REMODELED AREA. THIS WILL INCLUDE REROUTING, OR THE EXTENSION OF, EXISTING CONDUIT AND FEEDERS WHERE NECESSARY TO MAINTAIN THE CONTINUITY OF EXISTING EQUIPMENT REMAINING.</p> <p>3. ALL CIRCUIT NUMBERS AND EXISTING CONDUIT HOMERUNS SHOWN ON THESE DRAWINGS WERE TAKEN FROM EXISTING RECORD DRAWINGS. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF HOMERUNS, AND ADJUST CIRCUIT NUMBERS ACCORDING TO EXISTING CONDITIONS IF REQUIRED.</p> <p>4. WHERE EXISTING WALLS HAVE BEEN REMOVED, AND THERE ARE EXISTING CONDUIT FEEDS WHICH HAVE BEEN CUT-OFF AND CAPPED FLUSH WITH FLOOR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND DIMENSION ALL SUCH CONDUITS ON THE "AS-BUILT" DRAWINGS UNLESS NOTED OTHERWISE.</p> <p>5. IT MUST BE THE RESPONSIBILITY OF THIS CONTRACTOR TO MAINTAIN CONTINUITY OF ALL ELECTRICAL SYSTEMS, EQUIPMENT, ETC., REMAINING IN OPERATION WHICH ARE BEING FED BY AN ABANDONED OUTLET. MAINTAINING CONTINUITY MUST CONSIST OF REROUTING CONDUIT, WIRING, ETC., AS REQUIRED.</p> <p>6. WHERE NEW CIRCUITS ARE SHOWN TO EXISTING PANELS, INSTALL NEW BREAKERS OF SAME TYPE, STYLE AND RATING (MINIMUM 20 AMP, SINGLE POLE) AS CALLED FOR ON DRAWINGS. IDENTIFY EACH NEW CIRCUIT ON PANEL SCHEDULE.</p> <p>7. EXISTING CONDUIT MAY BE REUSED IF ADEQUATELY SIZED, BUT IN NO CASE MUST ANY EXISTING CONDUCTORS BE REUSED.</p> <p>8. ALL ABANDONED OUTLETS INCLUDING LIGHT, RECEPTACLES, TELEPHONE, ETC., MUST BE COVERED AND PATCHED TO MATCH THE FINISH OF SURROUNDING WALL OR CEILING TO THE SATISFACTION OF THE OWNER.</p> <p>9. ALL LIGHTING FIXTURES REMOVED TO ACCOMPLISH DEMOLITION WORK MUST BE REINSTALLED SIMILAR TO NEW WORK</p>	
BRANCH CIRCUIT WIRING NOTE	
<p>1. FOR RECEPTACLE CIRCUITS AND 120 VOLT BRANCH CIRCUITS, UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING CONDUCTORS: (1) #12 CONDUCTOR FOR EACH PHASE (I.E. CIRCUIT NUMBER) AND (1) SEPARATE DEDICATED #12 NEUTRAL CONDUCTOR FOR EACH SINGLE 120 VOLT CIRCUIT OR FOR 2 TO 3 CIRCUITS PROVIDED THEY ARE OF DIFFERENT PHASES; (1) EQUIPMENT GROUNDING CONDUCTOR, SIZED PER NEC, FOR CIRCUITS TO COMPUTER/DATA EQUIPMENT. PROVIDE DEDICATED NEUTRAL FOR EACH CIRCUIT.</p> <p>2. FOR LIGHTING BRANCH CIRCUITS, PROVIDE THE FOLLOWING CONDUCTORS: (1) #12 CONDUCTOR FOR EACH PHASE (I.E. CIRCUIT NUMBER); (1) #12 NEUTRAL CONDUCTOR FOR A SINGLE, 120 OR 277 VOLT CIRCUIT, OR (1) #12 NEUTRAL CONDUCTOR FOR 2 TO 3 CIRCUITS WHERE EACH CIRCUIT IS ON A DIFFERENT PHASE; (1) EQUIPMENT GROUNDING CONDUCTOR, SIZED PER NEC ARTICLE 250 (DO NOT USE A COMMON NEUTRAL FOR MULTIPLE CIRCUITS ON SAME PHASE) (1) INTERCONNECTING CONDUCTOR BETWEEN EACH 3-WAY AND/OR 4-WAY SWITCH</p>	
APPLICABLE CODES	
<ul style="list-style-type: none"> • 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR • 2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR (2021 EDITION INTERNATIONAL BUILDING CODE, VOL. 1 & 2) • 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2020 EDITION NATIONAL ELECTRICAL CODE) • 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2021 EDITION IAPMO UNIFORM MECHANICAL CODE) • 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2021 EDITION IAPMO UNIFORM PLUMBING CODE) • 2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR • 2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR (2021 EDITION INTERNATIONAL FIRE CODE) • 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2021 EDITION INTERNATIONAL) • 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR • 2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, CCR • TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARMUST REGULATIONS 	

PROJECT NOTES	
<p>1. THESE DOCUMENTS MAY NOT BE USED FOR ANY REPRODUCTION, BIDDING, OR CONSTRUCTION UNLESS AUTHORIZED, IN WRITING, BY SALAS O'BRIEN AND THE ENGINEER OF RECORD RESPONSIBLE FOR THEIR PREPARATION.</p> <p>2. VERIFY EXISTING SITE CONDITIONS, ELECTRICAL SERVICE REQUIREMENTS, DIMENSIONS, ELEVATIONS, POINTS OF CONNECTION AND PROJECT CONSTRUCTION LIMITS BEFORE SUBMITTING BID. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED. ANY DISCREPANCIES MUST BE CALLED TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.</p> <p>3. THESE DRAWINGS ARE DIAGRAMMATIC AND ONLY INDICATE THE INTENT OF OUTLETS, DEVICES, ETC., TO BE CONNECTED AND THE CIRCUIT NUMBERS TO WHICH THEY ARE TO BE CONNECTED TO. CONTRACTOR MUST INSTALL ALL REQUIRED JUNCTION BOXES ETC., AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM WHICH COMPLIES WITH ALL LOCAL AND NATIONAL GOVERNING CODES.</p> <p>4. ALL EXTERIOR EQUIPMENT MUST BE WEATHERPROOF.</p> <p>5. LOCATIONS OF ALL EQUIPMENT MUST BE VERIFIED PRIOR TO ROUGH-IN.</p> <p>6. EACH CONDUCTOR OF EVERY SYSTEM MUST BE PERMANENTLY TAGGED IN COMPLIANCE WITH OSHA.</p> <p>7. PVC CONDUIT, WITH CODE SIZED GROUND, MUST BE USED UNDERGROUND ONLY, IF APPROVED BY LOCAL CODE. INSTALL PER LOCAL CODE REQUIREMENTS, CONDUIT RISERS AND STUBS ABOVE GRADE MUST BE I.M.C. WITH HALF-LAPPED TAPE COVERING OR PVC COATING.</p> <p>8. CONTRACTOR MUST PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATING ELECTRICAL SYSTEM.</p> <p>9. ALL MATERIALS MUST BE NEW, AND OF THE SAME MANUFACTURER FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS MUST BE LISTED AND APPROVED BY THE UNDERWRITER'S LABORATORIES, AND MUST BEAR THE INSPECTION LABEL WHERE SUBJECT TO SUCH APPROVAL. MATERIAL MUST MEET WITH THE APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY, AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS MUST BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY A.N.S.I., U.L., N.E.M.A. AND N.B.F.U. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>10. ALL CONDUIT MUST BE INSTALLED CONCEALED WHERE PHYSICALLY POSSIBLE. ALL EXPOSED CONDUIT MUST BE INTERMEDIATE METAL CONDUIT AND INSTALLED PARALLEL TO OR AT RIGHT ANGLES WITH THE BUILDING WALLS. IF VIEWED BY THE PUBLIC, PAINT TO MATCH SURFACE TO WHICH IT IS ATTACHED.</p> <p>11. CONTRACTOR MUST CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY, LOCAL CODES, O.S.H.A. AND THE CURRENTLY ADOPTED NATIONAL ELECTRICAL CODE (N.E.C.).</p> <p>12. THE COMPLETE ELECTRICAL SYSTEM MUST BE GROUNDED IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE NEC, ARTICLE 250.</p> <p>13. ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED AREA SEPARATION AND CORRIDOR ASSEMBLIES INCLUDING CONDUITS AND PIPING MUST BE TIGHTLY AND SOLIDLY SEALED WITH FIRESTOPPING WALLBOARD COMPOUND AND MUST BE AN APPROVED MATERIAL AS REQUIRED BY LOCAL ENFORCING AGENCY.</p> <p>14. ELECTRICAL CONTRACTOR MUST SECURE ALL NECESSARY BUILDING PERMITS, UTILITY CHARGES AND PAY FOR SAME. COORDINATE AND PAY FOR ALL ELECTRICAL SERVICE CHARGES WITH THE BUILDING DEPARTMENT, SERVING UTILITY AND OWNER.</p> <p>15. COMPLETE JOB MUST BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD MUST BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.</p> <p>16. CONDUCTORS MUST BE CODE GRADE, 600 VOLT CLASS, COPPER (UNLESS NOTED OTHERWISE) MARKED EVERY 24" ALONG ITS LENGTH SHOWING MANUFACTURER'S NAME, MAXIMUM ALLOWABLE VOLTAGE AND SIZE. GENERAL PURPOSE WIRING MUST BE SOLID COPPER CONDUCTORS #10 AND SMALLER, STRANDED COPPER CONDUCTORS FOR #8 AND LARGER, TYPE "THHN(WET)" OR "THHN(DRY)". FOR SPECIAL PURPOSE WIRE TYPES REFER TO EQUIPMENT MANUFACTURER'S PLANS.</p> <p>17. ALL CONDUIT ONLY (C.O.) MUST HAVE A PULL WIRE OR ROPE.</p> <p>18. USE ONLY COMPETENT AND SKILLED PERSONNEL AND PERFORM ALL WORK, INCLUDING AESTHETIC AS WELL AS ELECTRICAL AND MECHANICAL ASPECTS TO STANDARDS CONSISTENT WITH THE BEST PRACTICES OF THE TRADE.</p> <p>19. ALL ELECTRICAL SYSTEM CONDUCTORS MUST BE INSTALLED IN APPROVED RACEWAYS. NON-METALLIC SHEATHED CABLE IS NOT APPROVED.</p> <p>20. WHERE IT BECOMES NECESSARY TO DRILL INTO OR CUT THROUGH ANY EXISTING SLABS, WALKWAYS OR DRIVES TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT, OR TO REPAIR ANY DEFECTS THAT MAY APPEAR TO THE EXPIRATION OF THE WARRANTY, SUCH CUTTING AND PATCHING MUST BE PERFORMED BY TRADESMAN EXPERIENCED IN THE WORK REQUIRED. CONTRACTOR MUST PAY FOR ALL COSTS REQUIRED FOR CUTTING OR REPAIRING. ALL FINISHES MUST MATCH EXISTING OR NEW ADJACENT SURFACES.</p> <p>21. ALL BROCHURES, OPERATING MANUALS, CATALOGS, ETC. MUST BE TURNED OVER TO THE OWNER AT JOB COMPLETION.</p> <p>22. ALL SUBSTITUTIONS MUST BE SUBMITTED IN WRITING TO THE ARCHITECT TEN (10) DAYS PRIOR TO BID. SUBMITTAL MUST INCLUDE, BUT NOT BE LIMITED TO, COST SAVINGS, WRITTEN REASON FOR SUBSTITUTION AND A WRITTEN STATEMENT THAT IF THE SUBSTITUTION IS APPROVED, THERE WILL BE NO DELAY IN DELIVERY, CONSTRUCTION TIME OR COST TO OTHER TRADES.</p> <p>23. PROVIDE ENGRAVED PLASTIC NAMEPLATES FOR ALL MAJOR PIECES OF EQUIPMENT. PLATES MUST BE 3 PLY, BLACK FACE, WHITE CORE WITH 1/4" HIGH CONDENSED GOTHIC LETTERING. SREW-ON ATTACHMENT ONLY. NO CEMENT.</p> <p>24. PROVIDE THE OWNER WITH ONE (1) SET OF COMPLETE ELECTRICAL "AS-BUILTS" AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DEPTHS AND LOCATIONS.</p> <p>25. WHERE A CONFLICT OCCURS BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS ISSUED AS PART OF THESE DOCUMENTS, THE MORE STRINGENT REQUIREMENTS MUST PREVAIL.</p> <p>26. COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES. THE OWNER WILL MAKE NO SUBSEQUENT ALLOWANCE FOR ELECTRICAL WORK REQUIRED BY OTHER TRADES. OBTAIN ALL OTHER PERTINENT INFORMATION REQUIRED TO MEET ACTUAL BUILDING OR FIELD CONDITIONS.</p> <p>27. ALL FINAL CONNECTIONS TO OWNER-FURNISHED EQUIPMENT MUST BE MADE BY THE CONTRACTOR. CONNECTIONS TO ALL EQUIPMENT FURNISHED BY OTHERS MUST BE COORDINATED. THE CONTRACTOR MUST BE RESPONSIBLE FOR COORDINATION WITH EQUIPMENT MANUFACTURER PRIOR TO ROUGHING IN ALL CONDUIT TO THIS EQUIPMENT.</p> <p>28. NOTIFY THE OWNER'S REPRESENTATIVE WHEREVER A DISCREPANCY IN QUANTITY OR SIZE OF CONDUIT, WIRE, EQUIPMENT DEVICES, CIRCUIT BREAKERS, TRANSFORMERS, GROUND FAULT PROTECTION SYSTEMS, ETC. (ALL MATERIALS) THAT ARISE ON THE DRAWINGS AND/OR SPECIFICATIONS. PROVIDE AND INSTALL ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON DRAWINGS AND/OR IN THE SPECIFICATIONS TO INSURE COMPLETE AND OPERABLE SYSTEMS AS REQUIRED BY THE OWNER AND ENGINEER.</p> <p>29. ALL FEEDER AND BRANCH CIRCUITS MUST BE PROVIDED WITH AN EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC, AND RUN IN THE SAME RACEWAY OR CONDUIT SUPPLYING SUCH FEEDER OR BRANCH CIRCUIT.</p> <p>30. TRENCH AND BACKFILL AS REQUIRED TO PERFORM UNDERGROUND WORK. USE EXTREME CAUTION WHEN TRENCHING SO AS NOT TO INTERFERE WITH EXISTING UNDERGROUND UTILITIES. REPAIR ANY DAMAGE CAUSED BY UNDERGROUND TRENCHING.</p> <p>31. PATCH AND REPAIR WALLS OR CEILINGS WHICH HAVE BEEN DAMAGED BECAUSE OF ELECTRICAL WORK.</p> <p>32. CONDUIT MUST NOT BE RUN THROUGH ANY STRUCTURAL MEMBER OF THE BUILDING, EXCEPT AS SPECIFICALLY DIRECTED BY THE OWNER'S REPRESENTATIVE. UNDER NO CIRCUMSTANCE MUST CONDUIT RUN THROUGH COLUMNS, FOOTINGS OR GRADE BEAMS.</p> <p>33. FOR ADDITIONAL ROUGH-IN AND WIRING REQUIREMENTS SEE MANUFACTURER'S INSTALLATION PLANS, WHICH ARE SUPPLEMENTAL TO AND PART OF THE ELECTRICAL WORK.</p> <p>34. EXACT ROUTING OF ALL FEEDERS, CONDUITS, ETC. MUST BE FIELD VERIFIED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE THE INSTALLATION WITH OTHER TRADES.</p> <p>35. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF RECESSED, SURFACE OR PENDANT MOUNTED LIGHT FIXTURES.</p> <p>36. COLD WATER PIPE GROUNDING BOND MUST BE LOCATED WITHIN 5' OF BUILDING ENTRANCE.</p> <p>37. CONTRACTOR MUST VERIFY EXACT LOADS OF HVAC EQUIP. WITH MECHANICAL ENGINEER AND HVAC UNIT MANUFACTURER PRIOR TO START OF WORK. IN CASE OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS, INFORM ARCHITECT AND ELECTRICAL ENGINEER IN WRITING PRIOR TO PROCEEDING ANY FURTHER.</p> <p>38. PIPES, DUCTS AND CONDUITS MUST BE SUPPORTED AND BRACED PER THE S.M.A.C.N.A. "GUIDELINES FOR SEISMIC RESTRAINT OF MECHANICAL SYSTEMS AND PLUMBING AND PIPING SYSTEMS"</p> <p>39. ALL ELECTRICAL EQUIPMENT MUST BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA: A. EQUIPMENT ON GRADE - 20% OF OPERATING WEIGHT B. EQUIPMENT ON STRUCTURE - 30% OF OPERATING WEIGHT C. FOR FLEXIBLY MOUNTED EQUIPMENT USE FOUR (4) TIMES THE ABOVE VALUES, AND FOR SIMULTANEOUS VERTICAL FORCE USE ONE-THIRD (1/3) TIMES THE HORIZONTAL FORCE. D. THE ABOVE VALUES ARE FOR AN IMPORTANCE FACTOR I = 1.0 AND SEISMIC ZONE Z = 0.4 E. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION MUST BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER AND THE FIELD INSPECTOR.</p> <p>40. ALL OUTLET RATINGS MUST BE 20 AMPS, UNLESS NOTED OTHERWISE.</p>	

ABBREVIATIONS	
A	AMPS
AF	AMP FUSE (SIZE), AMP FRAME (SIZE)
AFCI	ARC FAULT CURRENT INTERRUPT
AFF	ABOVE FINISH FLOOR
AS	AMP SWITCH (SIZE)
BC	BARE COPPER
C	CONDUIT
CB	CIRCUIT BREAKER
CIR	CIRCUIT
CON	CONDUIT ONLY, WITH PULL LINE
CU	COPPER
EDF	ELECTRIC DRINKING FOUNTAIN
EM	EMERGENCY POWER
EMT	ELECTRICAL METALLIC TUBING
EX	EXISTING
EXP	EXPLOSION PROOF
F	FUSE
GF	GROUND CONDUCTOR
GFI	GROUND FAULT INTERRUPT PROTECTION
GND	GROUND
I.G.	ISOLATED GROUND
IMC	INTERMEDIATE METALLIC CONDUIT
ISC	INTERDISRUPTING SHORT CIRCUIT
LCL	LONG CONTINUOUS LOAD
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MIN	MINIMUM
MLO	MAIN LUIS ONLY
NA	NON-AUTOMATIC
NEC	NATIONAL ELECTRICAL CODE
NKE	NO KNOWN EQUAL; NO SUBSTITUTES
NOM	NOMINAL
NTS	NOT TO SCALE
P	POLE
PH OR P	PHASE
PNL	PANEL
PVC	POLYVINYL CHLORIDE
REQ'D	REQUIRED
RGS	RIGID GALVANIZED STEEL
SFM	STATE FIRE MARSHAL
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TYP	TYPICAL, UNLESS NOTED OTHERWISE, OF MANY
U.O.N.	UNLESS OTHERWISE NOTED OR INDICATED
V	VOLTS
WP	WEATHERPROOF
X	EXISTING TO REMAIN
XL	EXISTING TO BE RELOCATED
XN	NEW LOCATION OF RELOCATED EQUIPMENT
XR	EXISTING TO BE REMOVED
XPR	TRANSFORMER

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12/01/2025

PROJECT CALIFORNIA REPUBLIC LEADERSHIP ACADEMY ORANGE

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ORANGE, CA

CLIENT RED HOOK CAPITAL PARTNERS

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EL SEGUNDO, CA, 90245

ISSUED

MARK	DATE	DESCRIPTION

MANAGEMENT

LIONAKIS PROJECT NO. 025175

CLIENT PROJECT NO.

AGENCY

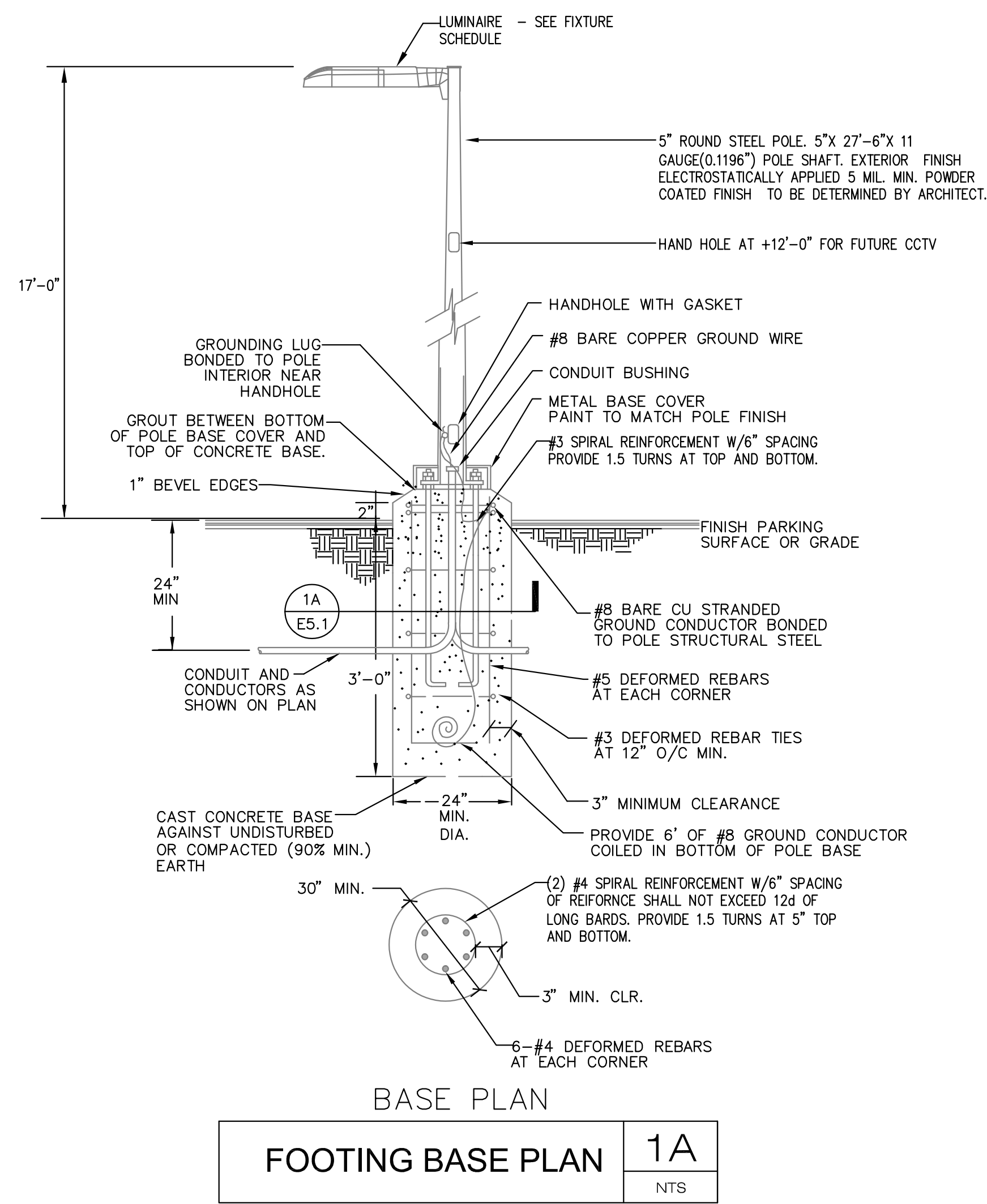
TITLE

ELECTRICAL LEGEND AND GENERAL NOTES

SHEET

E-0.1

0 1/4" 1/2" 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" 26" 27" 28" 29" 30" 31" 32" 33" 34" 35" 36" 37" 38" 39" 40" 41" 42" 43" 44" 45" 46" 47" 48" 49" 50" 51" 52" 53" 54" 55" 56" 57" 58" 59" 60" 61" 62" 63" 64" 65" 66" 67" 68" 69" 70" 71" 72" 73" 74" 75" 76" 77" 78" 79" 80" 81" 82" 83" 84" 85" 86" 87" 88" 89" 90" 91" 92" 93" 94" 95" 96" 97" 98" 99" 100" 101" 102" 103" 104" 105" 106" 107" 108" 109" 110" 111" 112" 113" 114" 115" 116" 117" 118" 119" 120" 121" 122" 123" 124" 125" 126" 127" 128" 129" 130" 131" 132" 133" 134" 135" 136" 137" 138" 139" 140" 141" 142" 143" 144" 145" 146" 147" 148" 149" 150" 151" 152" 153" 154" 155" 156" 157" 158" 159" 160" 161" 162" 163" 164" 165" 166" 167" 168" 169" 170" 171" 172" 173" 174" 175" 176" 177" 178" 179" 180" 181" 182" 183" 184" 185" 186" 187" 188" 189" 190" 191" 192" 193" 194" 195" 196" 197" 198" 199" 200" 201" 202" 203" 204" 205" 206" 207" 208" 209" 210" 211" 212" 213" 214" 215" 216" 217" 218" 219" 220" 221" 222" 223" 224" 225" 226" 227" 228" 229" 230" 231" 232" 233" 234" 235" 236" 237" 238" 239" 240" 241" 242" 243" 244" 245" 246" 247" 248" 249" 250" 251" 252" 253" 254" 255" 256" 257" 258" 259" 260" 261" 262" 263" 264" 265" 266" 267" 268" 269" 270" 271" 272" 273" 274" 275" 276" 277" 278" 279" 280" 281" 282" 283" 284" 285" 286" 287" 288" 289" 290" 291" 292" 293" 294" 295" 296" 297" 298" 299" 300" 301" 302" 303" 304" 305" 306" 307" 308" 309" 310" 311" 312" 313" 314" 315" 316" 317" 318" 319" 320" 321" 322" 323" 324" 325" 326" 327" 328" 329" 330" 331" 332" 333" 334" 335" 336" 337" 338" 339" 340" 341" 342" 343" 344" 345" 346" 347" 348" 349" 350" 351" 352" 353" 354" 355" 356" 357" 358" 359" 360" 361" 362" 363" 364" 365" 366" 367" 368" 369" 370" 371" 372" 373" 374" 375" 376" 377" 378" 379" 380" 381" 382" 383" 384" 385" 386" 387" 388" 389" 390" 391" 392" 393" 394" 395" 396" 397" 398" 399" 400" 401" 402" 403" 404" 405" 406" 407" 408" 409" 410" 411" 412" 413" 414" 415" 416" 417" 418" 419" 420" 421" 422" 423" 424" 425" 426" 427" 428" 429" 430" 431" 432" 433" 434" 435" 436" 437" 438" 439" 440" 441" 442" 443" 444" 445" 446" 447" 448" 449" 450" 451" 452" 453" 454" 455" 456" 457" 458" 459" 460" 461" 462" 463" 464" 465" 466" 467" 468" 469" 470" 471" 472" 473" 474" 475" 476" 477" 478" 479" 480" 481" 482" 483" 484" 485" 486" 487" 488" 489" 490" 491" 492" 493" 494" 495" 496" 497" 498" 499" 500" 501" 502" 503" 504" 505" 506" 507" 508" 509" 510" 511" 512" 513" 514" 515" 516" 517" 518" 519" 520" 521" 522" 523" 524" 525" 526" 527" 528" 529" 530" 531" 532" 533" 534" 535" 536" 537" 538" 539" 540" 541" 542" 543" 544" 545" 546" 547" 548" 549" 550" 551" 552" 553" 554" 555" 556" 557" 558" 559" 560" 561" 562" 563" 564" 565" 566" 567" 568" 569" 570" 571" 572" 573" 574" 575" 576" 577" 578" 579" 580" 581" 582" 583" 584" 585" 586" 587" 588" 589" 590" 591" 592" 593" 594" 595" 596" 597" 598" 599" 600" 601" 602" 603" 604" 605" 606" 607" 608" 609" 610" 611" 612" 613" 614" 615" 616" 617" 618" 619" 620" 621" 622" 623" 624" 625" 626" 627" 628" 629" 630" 631" 632" 633" 634" 635" 636" 637" 638" 639" 640" 641" 642" 643" 644" 645" 646" 647" 648" 649" 650" 651" 652" 653" 654" 655" 656" 657" 658" 659" 660" 661" 662" 663" 664" 665" 666" 667" 668" 669" 670" 671" 672" 673" 674" 675" 676" 677" 678" 679" 680" 681" 682" 683" 684" 685" 686" 687" 688" 689" 690" 691" 692" 693" 694" 695" 696" 697" 698" 699" 700" 701" 702" 703" 704" 705" 706" 707" 708" 709" 710" 711" 712" 713" 714" 715" 716" 717" 718" 719" 720" 721" 722" 723" 724" 725" 726" 727" 728" 729" 730" 731" 732" 733" 734" 735" 736" 737" 738" 739" 740" 741" 742" 743" 744" 745" 746" 747" 748" 749" 750" 751" 752" 753" 754" 755" 756" 757" 758" 759" 760" 761" 762" 763" 764" 765" 766" 767" 768" 769" 770" 771" 772" 773" 774" 775" 776" 777" 778" 779" 780" 781" 782" 783" 784" 785" 786" 787" 788" 789" 790" 791" 792" 793" 794" 795" 796" 797" 798" 799" 800" 801" 802" 803" 804" 805" 806" 807" 808" 809" 810" 811" 812" 813" 814" 815" 816" 817" 818" 819" 820" 821" 822" 823" 824" 825" 826" 827" 828" 829" 830" 831" 832" 833" 834" 835" 836" 837" 838" 839" 840" 841" 842" 843" 844" 845" 846" 847" 848" 849" 850" 851" 852" 853" 854" 855" 856" 857" 858" 859" 860" 861" 862" 863" 864" 865" 866" 867" 868" 869" 870" 871" 872" 873" 874" 875" 876" 877" 878" 879" 880" 881" 882" 883" 884" 885" 886" 887" 888" 889" 890" 891" 892" 893" 894" 895" 896" 897" 898" 899" 900" 901" 902" 903" 904" 905" 906" 907" 908" 909" 910" 911" 912" 913" 914" 915" 916" 917" 918" 919" 920" 921" 922" 923" 924" 925" 926" 927" 928" 929" 930" 931" 932" 933" 934" 935" 936" 937" 938" 939" 940" 941" 942" 943" 944" 945" 946" 947" 948" 949" 950" 951" 952" 953" 954" 955" 956" 957" 958" 959" 960" 961" 962" 963" 964" 965" 966" 967" 968" 969" 970" 971" 972" 973" 974" 975" 976" 977" 978" 979" 980" 981" 982" 983" 984" 985" 986" 987" 988" 989" 990" 991" 992" 993" 994" 995" 996" 997" 998" 999" 1000"



BASE PLAN
 FOOTING BASE PLAN 1A
 NTS

FIXTURE TYPE "S1" MOUNTING DETAIL

SCALE NONE 1

LIGHTING FIXTURE SCHEDULE

FIXT DES	SYMBOL	LAMP TYPE	FIXTURE MOUNTING	LAMP DESC	WATTS	VOLTS	MFR/CATALOG	DESCRIPTION
S1	[Symbol]	LED	SURFACE	LED 3000K 20,000 LUMENS	160	120	COOPER LIGHTING GUAN-SA-3-C-830-U-TAFT-DIM-BPC	LED AREA POLE MOUNT FIXTURE WITH INTEGRAL PHOTOCELL AND MOTION SENSOR, 0-10V DIMMING, 17'-0" POLE MOUNTED ON A 3'-0" CONCRETE POLE BASE.
S2	[Symbol]	LED	SURFACE	LED 3000K 1856 LUMENS	29	120	LIGMAN LIGHTING UAA-30156-29W-2-1-W30-120V	DECORATIVE LED LAMP STYLE FIXTURE WITH SHEPHERDS HOOK STEM, WET LOCATION LISTED, WHITE FINISH, 0-10V DIMMING.
F1	[Symbol]	LED	RECESSED	LED 4000K 4281 LUMENS	31.4	120	LITHONIA LIGHTING ZVTL4-40L-ADP-GZ1-LP840	2X4 RECESSED LED FIXTURE FIXTURE WITH CENTER BASKET AND 0-10V DIMMING.
F2	[Symbol]	LED	RECESSED	LED 4000K 4281 LUMENS	31.4	120	LITHONIA LIGHTING ZVTL4-40L-ADP-GZ1-LP840-E10W	2X4 RECESSED LED FIXTURE FIXTURE WITH CENTER BASKET, 0-10V DIMMING AND 90-MINUTE BATTERY BACK UP.

LIGHTING FIXTURE NOTES:
 1. PROVIDE SPECIFIED LIGHTING MANUFACTURER FOR EACH LIGHT FIXTURE. ANY SUBSTITUTIONS SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE LISTED MANUFACTURERS CATALOG NUMBER. SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT.

SEAL



12/01/2025

PROJECT
 CALIFORNIA REPUBLIC
 LEADERSHIP ACADEMY ORANGE

1937-2011 W CHAPMAN AVE
 ORANGE, CA

CLIENT
 RED HOOK CAPITOL PARTNERS

2120 EAST GRAND AVENUE, STE. 135
 EL SEGUNDO,
 CA, 90245

MARK	DATE	DESCRIPTION

MANAGEMENT
 LIONAKIS PROJECT NO. 025175
 CLIENT PROJECT NO.

AGENCY

TITLE
 LIGHTING FIXTURE
 SCHEDULE

SHEET
 E-0.2

0. 1/4" = 12'

IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT - SCALE ACCORDINGLY

C

B

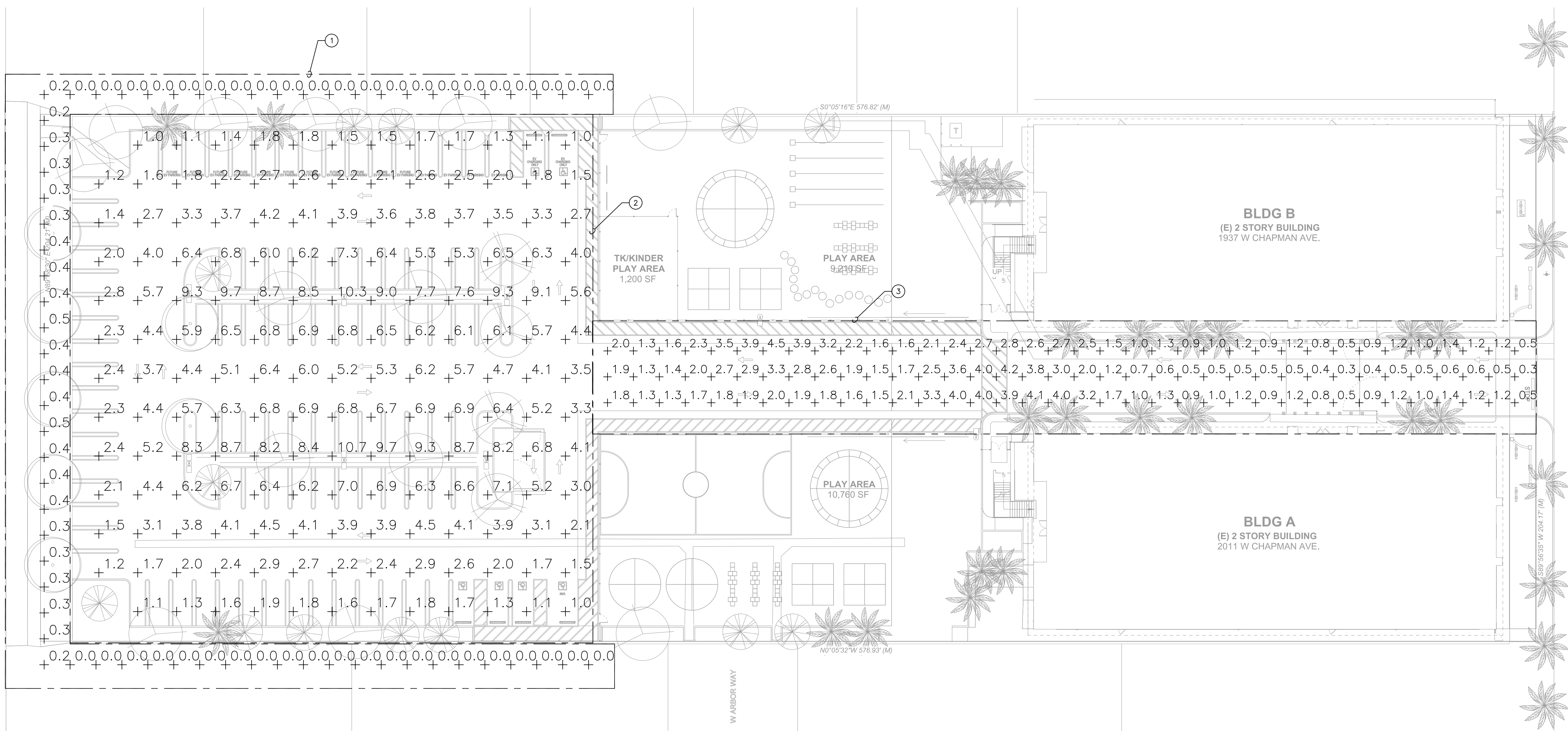
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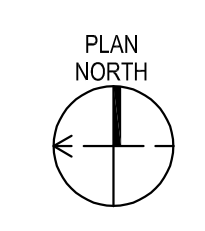
SITE LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Light Trespass Boundary	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Parking Lot	+	4.4 fc	10.7 fc	1.0 fc	10.7:1	4.4:1
Drive Aisle	+	1.8 fc	4.5 fc	0.3 fc	15.0:1	6.0:1

KEY NOTES

- ① LIGHT TRESPASS BOUNDARY.
- ② PARKING LOT.
- ③ DRIVE AISLE.



1 ELECTRICAL PHOTOMETRIC SITE PLAN
SCALE 1" = 20'-0"



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CLIENT PROJECT NO:

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TITLE
ELECTRICAL
PHOTOMETRIC
SITE PLAN

SHEET
ES-101PH