



Community & Economic Development Department

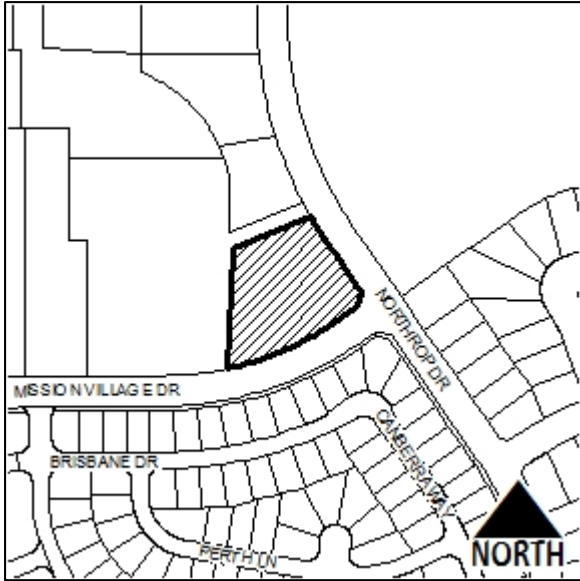
Planning Division

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

HEARING DATE: JUNE 16, 2016

ITEM NO.: 3

PROPOSED PROJECT

<i>Case Numbers</i>	P15-0983 (Conditional Use Permit), P15-0984 (Design Review)	
<i>Request</i>	To consider a Conditional Use Permit and Design Review for the construction of a 10,000 square foot child day care center ("The Learning Experience") and 13,050 square foot secured outdoor play area.	
<i>Applicant</i>	Mark Rubin of Regional Properties, Inc.	
<i>Project Location</i>	515 Alessandro Boulevard, located at the northwest corner of Mission Village Drive, and Northrop Drive	
<i>APN</i>	276-370-012	
<i>Project area</i>	Approximately 1.42 acres	
<i>Ward</i>	4	
<i>Neighborhood</i>	Mission Grove	
<i>Specific Plan</i>	Mission Grove Specific Plan	
<i>General Plan Designation</i>	C - Commercial	
<i>Zoning Designation</i>	CR-SP - Commercial Retail and Specific Plan (Mission Grove) Overlay Zone	
<i>Staff Planner</i>	Candice Assadzadeh, Assistant Planner 951-826-5667; cassadzadeh@riversideca.gov	

RECOMMENDATIONS

Staff Recommends that the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Case Nos. P15-0983 (Conditional Use Permit) and P15-0984 (Design Review) is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects); and
2. **RECOMMEND APPROVAL** of Planning Case Nos. P15-0983 (Conditional Use Permit) and P15-0984 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The approximately 1.42-acre site is currently vacant. It consists of one parcel within the approximate 26-acre Mission Village shopping center which is developed with various retail and restaurant uses, fitness center, vehicle fuel station, and a grocery store. The subject site is adjacent to commercial uses to the north and west, single-family residences to the south, across Mission Village Drive, and multi-family residential to the east, across from Northrop Drive.

PROPOSAL

The applicant requests approval of a Conditional Use Permit and Design Review application to permit a 10,000 square foot child day care center ("The Learning Experience") and 13,050 square foot secured outdoor play area. The day care center would serve up to 167 children ranging in age from 6 weeks to 5 years old. The business would have 23 employees.

The day care facility includes curriculum designed to provide experiences for children that promote academic competency along with a mastery of developmental tasks. Children are taught to engage in a variety of controlled and safe activities that encourage them to adopt a healthy and active lifestyle.

The floor plan consists of ten classrooms, a play village (Make Believe Boulevard), and support services such as a management office, reception area, staff lounge, pantry, and restroom facilities. Each classroom and age group will comply with the State of California's Community Care Licensing teacher to child ratio requirements.

The proposed 13,050 square feet outdoor play area is located on the southern portion of the site adjacent to Mission Village Drive. It will be enclosed by a 6-foot high PVC perimeter fence. The applicant has indicated that although the fence is shown on the plans as a white PVC fence, it will be painted a tan color to blend with color of the building. The outdoor play area will be divided into four play areas separated by a 4-foot high chain link fence to provide a basketball court, infant/toddler playground, preschool playground, and soccer area. The playground schedule for the infant/ toddlers will be from 10:00 a.m. to 11:00 a.m. and from 3:30 p.m. to 4:30 p.m. daily. The playground schedule for the preschoolers will be from 10:00 a.m. to 11:30 a.m. and from 3:00 p.m. to 4:30 p.m. daily.

The proposed hours of operation of the facility are from 6:30 a.m. to 6:30 p.m., Monday through Friday, with activities such as open houses, curriculum nights, holiday parties, and birthday parties on nights and weekends.

All children will be required to be signed in and out at the reception counter by parents or guardians and then walked to their designated classroom; thus, a passenger loading area is not required. It is anticipated that the average drop-off will take five minutes, whereas the average pick-up will take eight minutes. The Learning Experience will be served by the proposed 41 space parking lot, served by two driveways, one from Northrop Drive and the second from Mission Village Drive.

PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<i>General Plan 2025</i> The project site is designated as C - Commercial pursuant to the Land Use Element of the General Plan. The Commercial designation is intended for retail shops, services and other similar commercial development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Specific Plan</i> The subject site is within the Mission Grove Specific Plan area, and is designated as "Retail Business and Office". Among other objectives, this land use category is intended to provide goods and services for the daily needs of all people within the Mission Grove Specific Plan area. The proposed use is consistent with the Retail Business and Office designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Zoning Code Land Use Consistency (Title 19)</i> The underlying CR - Commercial Retail Zone conditionally permits child day care centers subject to the standards set forth in Section 19.290 (Day Care Centers - Child) of the Zoning Code. The proposal complies with all the standards applicable to Day Care Centers and the underlying zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Compliance with Citywide Design & Sign Guidelines</i> The proposed child day care center meets the objectives of the City's design guidance document, subject to the recommended conditions of approval detailed below.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

	Standard		Proposed	Consistent	Inconsistent
Max. Floor Area Ratio	0.50		0.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Min. Setbacks	Front (East, adjacent to Northrop Drive)	0 feet	44.5 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side (North)	0 feet	105 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Street Side (South, adjacent to Mission Village Drive)	0 feet	50 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear (West)	0 feet	64 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Max. Height	75 feet		26 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Min. Parking	1 space/employee, plus 1 space /facility vehicle, plus 1 space/10 persons at facility capacity	40 spaces minimum	41 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Parking

Based on a total of 23 staff and a maximum occupancy of 167 children, 40 parking spaces are required, and 41 parking spaces are proposed. The proposed day care center will be over parked by one parking space, which would allow for The Learning Experience to provide a facility vehicle in the future, if so desired.

Architecture

The proposed building elevations reflect a contemporary education building. The stucco-clad building will be painted with two complimentary beige colors (Monastery Brown and Manor White), while the cornice will be painted a neutral white (Natural White) to further accentuate the building. Decorative brick pilasters will be used to support the gable roof elements, which provides for articulation and visual interest. Additionally, two canvas shade structures will be attached to the rear of the building within the outdoor play area.

Per the Citywide Design Guidelines, the scale and mass of the proposed child day care center is consistent with the development within the Mission Village shopping center. Staff supports the building elevations as described above, subject to the recommended conditions of approval.

Conceptual Landscaping

Conceptual landscape plans have been designed to provide a variety of landscape materials throughout the project site, including trees, shrubs, and groundcovers, which creates an inviting environment from within the Mission Village shopping center and from the public right-of-way. Therefore, Staff supports the conceptual landscape plans, and recommends a condition of approval requiring the formal submittal of detailed landscape and irrigation plans prior to building permit issuance.

ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15332 (In-Fill Development Projects).

NEIGHBORHOOD COMPATIBILITY

The proposed project is located in a predominantly commercial area. Residential uses currently exist south of the project site across Mission Village Drive, as well as east of the project site across from Northrop Drive. The project has been designed in a manner that is sensitive to surrounding uses and that is consistent with the development quality of the surrounding area. To further ensure the proposed use will be compatible with the surrounding residential uses, a condition of approval is recommended requiring additional evergreen trees to be planted along the southern side of the site, adjacent to Mission Village Drive. Moreover, the proposed use compliments the Mission Village Shopping Center and will provide the surrounding community with a neighborhood-serving use that does not currently exist in the area. No detrimental impacts are anticipated in conjunction with this use and the proposed project can be supported subject to the recommended conditions of approval.

As a matter of information, the proposed child day care center was considered by the Airport Land Use Commission (ALUC) on January 14, 2016 and found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300-feet of the site. As of the writing of this report one response has been received by Staff in opposition to the project. The letter was received from a property owner to the southeast of the project site, and is opposed to the project due to impacts associated with traffic. Public Works Traffic Engineering reviewed the anticipated traffic trips generated by the child day care center and found that the project was exempt from a Traffic Impact Analysis because the project is located within an existing shopping center and the surrounding roadway system has been built out in accordance with the General Plan 2025.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Project Plans (Site Plan, Conceptual Grading Plan, Floor Plan, Roof Plan, Colored Building Elevations, Trash Enclosure Elevations, Conceptual Landscape Plan, Preliminary Photometric Plan, Construction Details, Canopy at Main Entrance Details, Playground Area Details, Signage Details)
7. The Learning Experience Operations Description
8. Playground Schedule
9. Existing Site Photos
10. ALUC Correspondence
11. Correspondence Received

(Color/Material Board to be available at the City Planning Commission Meeting)

Prepared by: Candice Assadzadeh, Assistant Planner

Reviewed by: Ted White, City Planner

Approved by: Rafael Guzman, Community & Economic Development Director



EXHIBIT 1 – FINDINGS

PLANNING CASES: P15-0983 (Conditional Use Permit)
 P15-0984 (Design Review)

FINDINGS

Conditional Use Permit Findings pursuant to Chapter 19.760:

- a. The proposed child day care center is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, design, site design, traffic characteristics and environmental impacts;
- b. The proposed child day care center will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
- c. The proposed child day care center use, as conditioned, will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: **P15-0983** (Conditional Use Permit)
P15-0984 (Design Review)

Meeting Date: June 16, 2016

CONDITIONS

Case Specific

• **Planning**

1. A maximum of 167 children and 23 employees shall be permitted in conjunction with this Conditional Use Permit.
2. All conditions of Riverside County Airport Land Use Commission case ZAP1169MA15 shall apply.
3. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Grading Permit Issuance:

4. A 40-scale precise grading plan shall be submitted to the Planning Division and include the following:
 - a. Hours of construction and grading activity are limited to between 7:00 a.m. and 7:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. No construction noise is permitted on Sundays or Federal Holidays;
 - b. Compliance with City adopted interim erosion control measures;
 - c. Compliance with any applicable recommendations of qualified soils engineer to minimize potential soil stability problems;
 - d. Include a note requiring the developer to contact Underground Service Alert at least 48 hours prior to any type of work within pipeline easement.
 - e. The project shall abide by the SCAQMD's Rule 403 concerning Best Management Practices for construction sites in order to reduce emissions during the construction phase. Measures may include:

- i. Development of a construction traffic management program that includes, but is not limited to, rerouting construction related traffic off congested streets, consolidating truck deliveries, and providing temporary dedicated turn lanes for movement of construction traffic to and from site;
- ii. Sweep streets at the end of the day if visible soil material is carried onto adjacent paved public roads;
- iii. Wash off trucks and other equipment leaving the site;
- iv. Replace ground cover in disturbed areas immediately after construction;
- v. Keep disturbed/loose soil moist at all times;
- vi. Suspend all grading activities when wind speeds exceed 25 miles per hour;
- vii. Enforce a 15 mile per hour speed limit on unpaved portions of the construction site.

During Grading and Construction Activities:

- 5. To reduce diesel emissions associated with construction, construction contractors shall provide temporary electricity to the site to eliminate the need for diesel-powered electric generators, or provide evidence that electrical hook ups at construction sites are not cost effective or feasible.
- 6. To reduce construction related particulate matter air quality impacts of projects the following measures shall be required:
 - a. The generation of dust shall be controlled as required by the AQMD;
 - b. Grading activities shall cease during periods of high winds (greater than 25 mph);
 - c. Trucks hauling soil, dirt or other emissive materials shall have their loads covered with a tarp or other protective cover as determined by the City Engineer; and
 - d. The contractor shall prepare and maintain a traffic control plan, prepared, stamped and signed by either a licensed Traffic Engineer or a Civil Engineer. The preparation of the plan shall be in accordance with Chapter 5 of the latest edition of the Caltrans Traffic Manual and the State Standard Specifications. The plan shall be submitted for approval, by the engineer, at the preconstruction meeting. Work shall not commence without an approved traffic control plan.
- 7. The project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- 8. The Construction Contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 9. The Construction Contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

10. The Contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays. No construction is permitted on Sundays or federal holidays.
11. Noise-reducing design features shall be utilized consistent with standards in Title 24 California Code of Regulations and Title 7 of the Municipal Code.

Prior to Building Permit Issuance:

12. Submit three sets of plans depicting the preferred location for above ground utility transformers of capacity to accommodate the planned or speculative uses within the building(s). These plans shall be reviewed and approved by the Planning Division and Public Utilities Department - Electric Division prior to the issuance of a building permit. The proposed location of the transformer shall be level, within 100 feet of the customer's service point, accessible to service trucks and in a location where the transformer can be adequately screened from public view, either by buildings or landscape screening. If landscape screening is the preferred screening method, no landscaping except ground cover shall be allowed within 10 feet of the transformer. The applicant is advised to consult with the City of Riverside Public Utilities, Electrical Engineering Division, at (951)826-5489 prior to preparing these plans.
13. **Building Elevation Conditions:** Revise the submitted building elevations such that the plan provided for building permit plan check incorporates the following changes:
 - a. Specify all building materials and colors to match the materials and colors as approved by the City Planning Commission, as applicable; and
 - b. All mechanical equipment shall be screened from view on all sides by architectural features compatible in color and design with the building to the satisfaction of staff.
14. **Fence/Wall Conditions:** Revise the submitted fence/wall plan such that the plan provided for building permit plan check incorporates the following changes:
 - a. The PVC perimeter fence shall be painted a tan color, to the satisfaction of Staff.
15. **Landscape and Irrigation Plans** shall be submitted for Design Review approval. Design modifications may be required as deemed necessary. Separate applications and filing fees are required. Landscaping and irrigation plans must be submitted prior to building permit issuance. Landscape and irrigation plans shall include the following:
 - a. Additional trees shall be planted within the landscape setback along Mission Village Drive, to the satisfaction of Staff.
16. **Photometric/Lighting Plan:** An exterior photometric study and manufacturer's cut sheets of all exterior lighting shall be submitted with building permit plans for review and approval. All on-site lighting shall provide a minimum intensity of one foot-candle and a maximum intensity of ten foot-candles at ground level throughout the areas serving the public and used for parking, with a ratio of average light to minimum light of four to one (4:1). The light sources shall be shielded to minimize offsite glare, shall not direct light skyward and shall be directed away from adjacent properties and public right-of-ways.

If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material.

Prior to Release of Utilities and/or Occupancy:

17. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Call Candice Assadzadeh at (951) 826-5667 to schedule the final inspection at least one week prior to needing the release of utilities. Additional plant material may be required upon final inspection if better coverage is needed.

Operational Conditions:

18. A copy of the Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.
19. The applicant shall obtain all licenses and permits required by State law for operation of the facility. The applicant shall keep all State licenses or permits valid and current.
20. The outdoor play area shall comply with the City's noise regulations, as set forth in Chapter 19.590 (Performance Standards) and Title 7 of the Riverside Municipal Code to minimize noise impacts.

Standard Conditions

- **Planning**

21. There is a 24-month time limit on this approval, which begins following City Council approval of this case.
22. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
23. The Project must be completed per the Conditional Use Permit approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and UTILITIES will not be released until it is confirmed that the approved plans and all conditions have been implemented.
24. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the

Government Code. The City will promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

25. The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the satisfaction of the Planning Division.
26. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
27. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
28. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
29. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
30. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
31. Failure to abide by all conditions of this permit shall be cause for revocation.
32. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.
33. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
34. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.

- **Public Works**

THE FOLLOWING PUBLIC WORKS "ENGINEERING" CONDITIONS TO BE MET PRIOR TO CASE FINALIZATION UNLESS OTHERWISE NOTED:

35. Installation of sewers/sewer laterals to serve this project to Public Works specifications.
36. No new driveway approaches will be allowed to serve this property. Utilization of existing drive approaches required.
37. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

38. Prior to issuance of a building or grading permit, the applicant shall submit to the City for review and approval, a project-specific WQMP that:
 - a. Addresses Site Design BMP's such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas and conserving natural areas;
 - b. Incorporates the applicable Source Control BMP's as described in the Santa Ana River Region WQMP and provides a detailed description of their implementation;
 - c. Incorporates Treatment Control BMP's as described in the Santa Ana River Region WQMP and provides information regarding design considerations;
 - d. Describes the long-term operation and maintenance requirements for BMP's requiring long-term maintenance; and
 - e. Describes the mechanism for funding the long-term operation and maintenance of the BMP's requiring long-term maintenance.
39. Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County-Clerk Recorder or other instrument acceptable to the City Attorney to inform future property owners of the requirement to implement the approved project-specific WQMP. Other alternative instruments for requiring implementation of the approved project-specific WQMP include: requiring the implementation of the project-specific WQMP in the Home Owners Association or

Property Owners Association Conditions, Covenants and Restrictions (CC&R's); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the project-specific WQMP; or equivalent may also be considered. Alternative instruments must be approved by the City prior to the issuance of any building or grading permits.

40. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
41. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
 - a. Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
 - b. Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
 - c. Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

- **Fire Department**

Contact Margaret Albanese at 951-826-5455 for questions regarding Fire conditions or corrections.

The following to be met prior to construction permit issuance:

42. All required fire hydrants shall be in service and fire flow available prior to building permit release by the fire department. Violation of this requirement may result in citations that require a court appearance to be issued.
43. An automatic fire sprinkler system is required by City Ordinance 16.32.076. Under separate cover, submit plans for the automatic fire sprinkler system(s) and obtain approval from the Fire Department prior to installation. Systems exceeding 20 sprinkler heads shall be provided with supervisory service and shall be monitored by an approved facility. Post Indicator valves, Detector Check control valves and water flow switches are required to be central station monitored. Have alarm contractor submit plans and obtain approvals prior to installation. Alarm contractor shall provide a copy of a maintenance contract complying with N.F.P.A. 72.
44. Fire Department access is required to be maintained during all phases of construction.
45. Group E occupancies having an occupant load of 50 or more shall be provided with an approved manual and automatic fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communications system. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. Submit plans and obtain approvals

from the Fire Department prior to installation. New fire alarm systems shall be UL, FM or ETL certificated for the life of the system. Central Station shall be UL UUFX.

A Fire Safety and Evacuation Plan shall be provided for Group E occupancies. The Fire Safety and Evacuation Plan shall be submitted to the Fire Department for review prior to final for occupancy. 2013 California Fire Code, Chapter 4

An evacuation drill shall be conducted not less than once every calendar month at the elementary and intermediate levels, and not less than twice at every school year at the secondary level. 2013 California Fire Code, Chapter 4.

- **Public Utilities – Electric**

Contact Summer Ayala at 951-826-2129 for questions regarding Public Utilities (Electric) conditions/corrections listed below.

46. The provision of utility easements, water, street lights and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
47. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

- **Public Works – Street Trees**

Contact Guy Tanaka at gtanaka@riversideca.gov or 951-351-6313 for questions regarding Street Tree conditions or corrections.

48. Protect in place existing Cinnamomum camphora (camphor trees) along Mission Village Drive.
49. All other trees in public right-of-way to be removed.

Prior to Occupancy Release:

50. 24" box size trees required; species, placement, and quantity to be determined at time of site inspection after fine grading is complete and hardscape has been installed.

- **Parks and Recreation**

Prior to Building Permit Issuance:

51. Payment of all applicable park development fees (local, regional/reserve, trail and aquatic) as mitigation for the impacts of the project on the park development and open space needs of the City. For questions or concerns regarding this condition, contact Park Planning & Design, 951/826-2000.

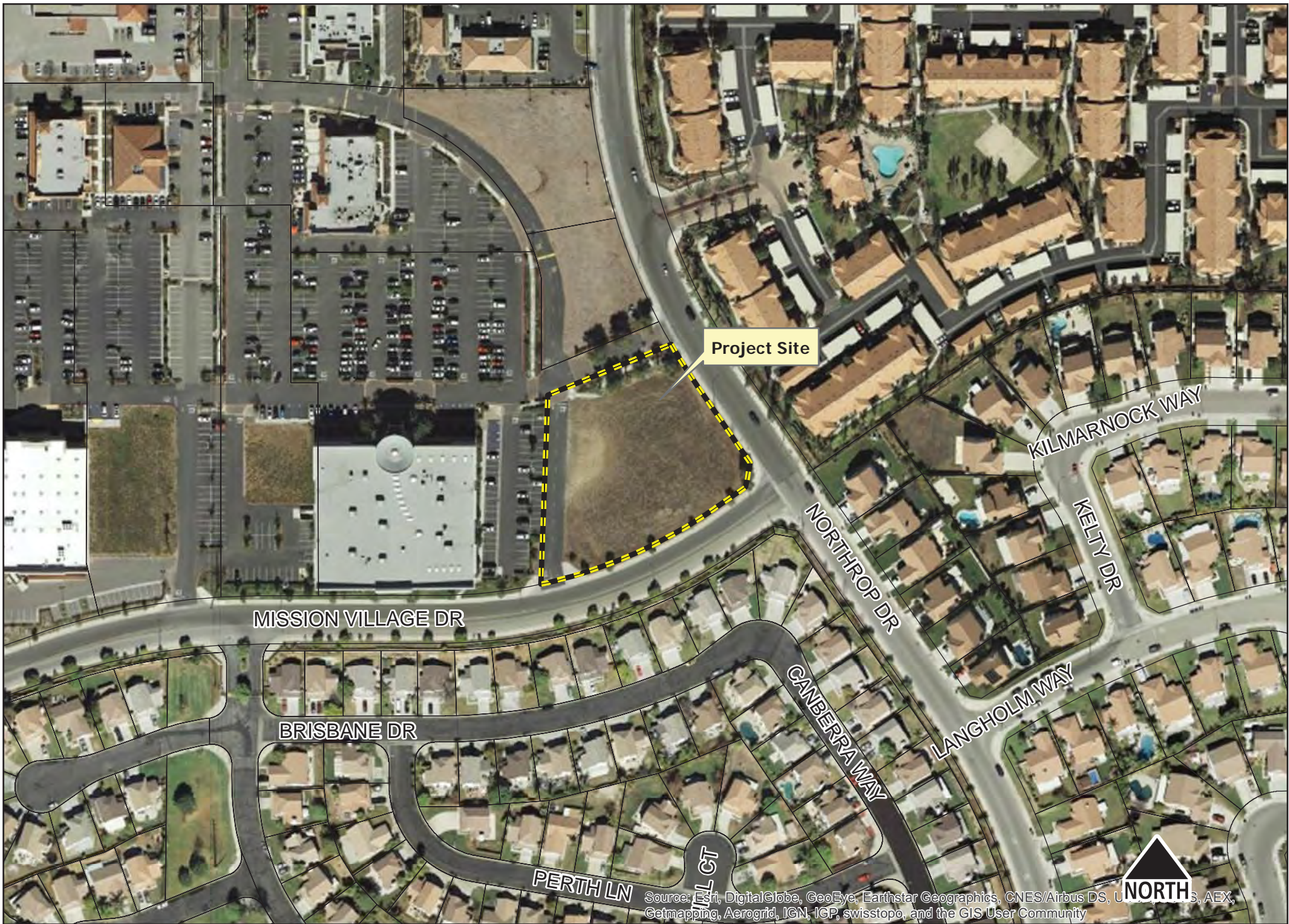


Exhibit 3, Aerial Photo/Location



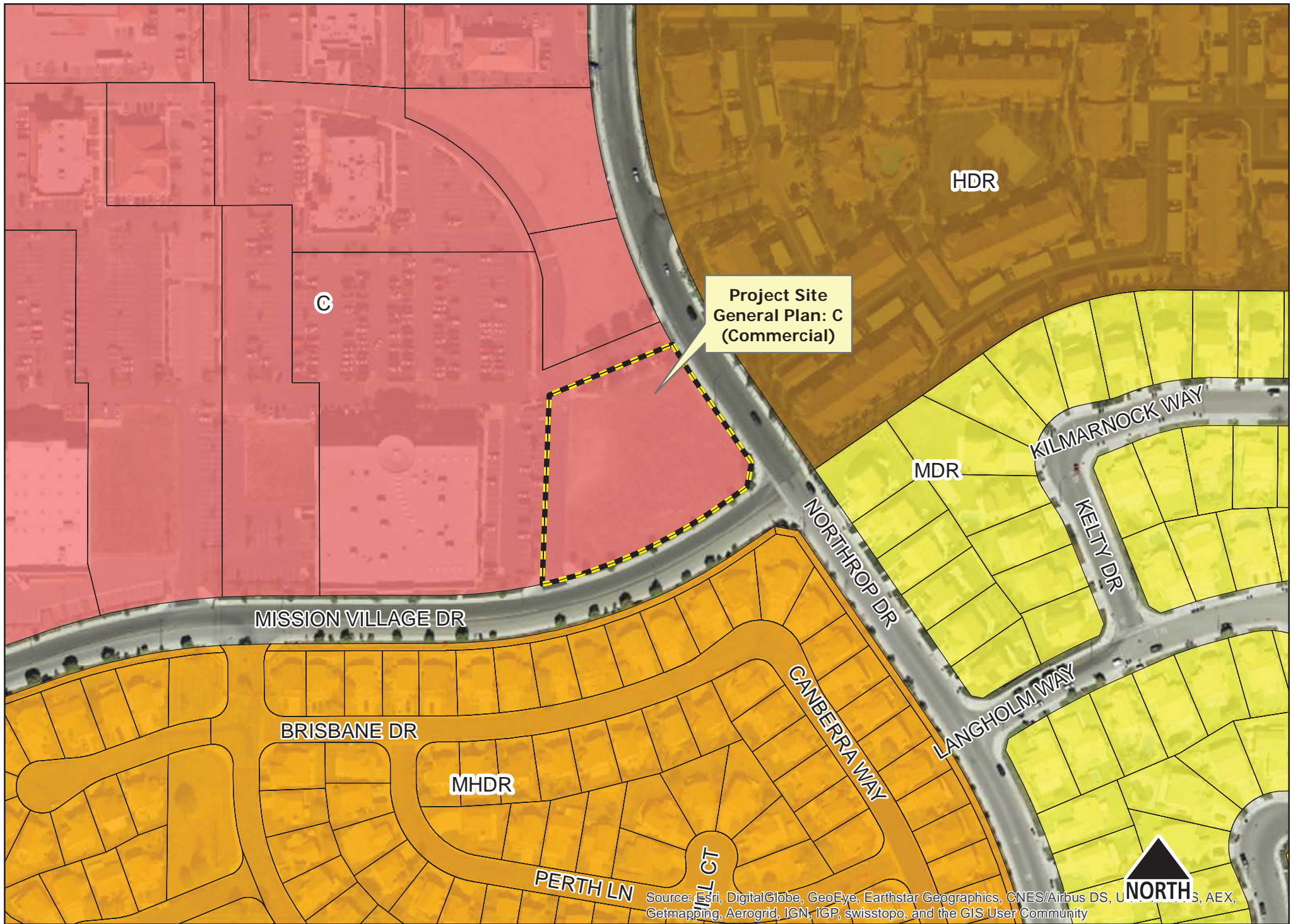


Exhibit 4, General Plan Map

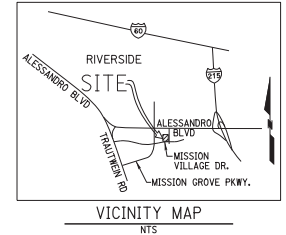




Exhibit 5, Zoning Map
















IN THE CITY OF RIVERSIDE, CALIFORNIA
PLOT PLAN
THE LEARNING EXPERIENCE

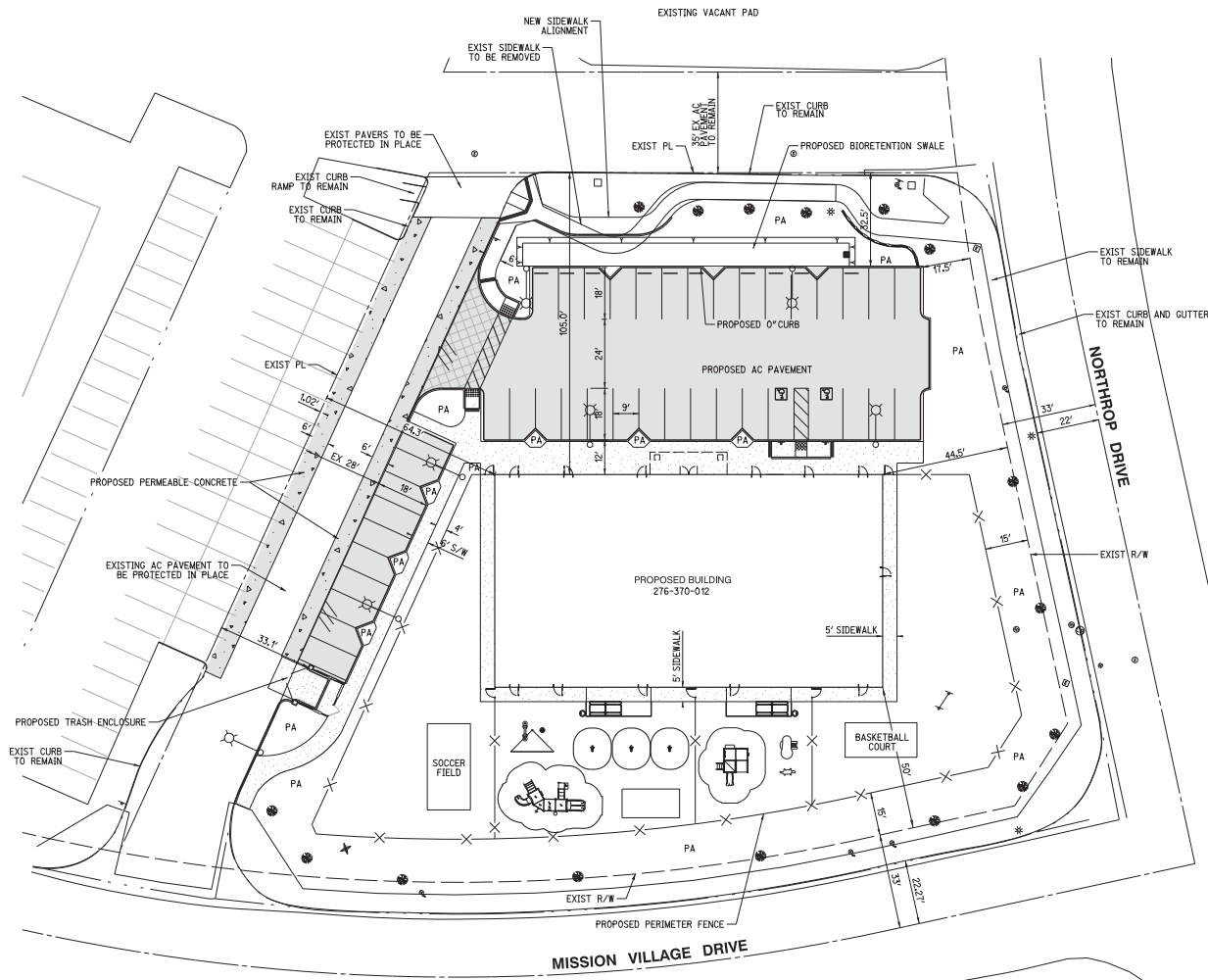


ABBREVIATIONS

EXISTING	EXIST
PLANTING AREA	PA
PROPERTY LINE	PL
RIGHT-OF-WAY	R/W

LEGEND

PROPOSED AC PAVEMENT	
PROPOSED CURB AND GUTTER	
PROPOSED FENCE	
PROPOSED CONCRETE	
PROPOSED PAVERS	
DIRECTION OF FLOW	
EXISTING SANITARY SEWER MANHOLE	
EXISTING STORM DRAIN MANHOLE	
EXISTING TELEPHONE VAULT	
EXISTING WATER METER	
EXISTING FIRE HYDRANT	
EXISTING PROPERTY LINE	
EXISTING RIGHT-OF-WAY	



APPLICANT/OWNER/DEVELOPER

REGIONAL PROPERTIES
9201 WILSHIRE BLVD, SUITE 103
BEVERLY HILLS, CA 90210
ATTN: MARK RUBIN
(310) 513-1776

BENCHMARK

CITY OF RIVERSIDE BENCHMARK F8-G3 - ELEV 1604.806 - NAVD88
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE
WESTERLY WELL OF A CATCH BASIN, 1 FOOT NORTHERLY OF THE
FACE OF CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD.,
EASTERLY OF MISSION GROVE PARKWAY.

ASSESSOR'S PARCEL NUMBER

276-370-012

ENGINEER/CONTACT PERSON

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
PHONE: (951) 782-0707
FAX: (951) 782-0707
ATT: KRISTIN WERKSMAN

PARKING

PARKING REQUIRED:	
23 STAFF AT 1 SPACE/STAFF	23
167 CHILDREN AT 1 SPACE/10 CHILDREN	17
TOTAL REQUIRED	40
TOTAL PARKING PROVIDED:	
(9'X18' TYP UNLESS NOTED OTHERWISE)	
41	

PLOT PLAN
THE LEARNING EXPERIENCE
CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

RICK
ENGINEERING COMPANY

1770 IOWA AVENUE • SUITE 100
RIVERSIDE, CA 92507
951.782.0707
(FAX) 951.782.0723

rickengineering.com

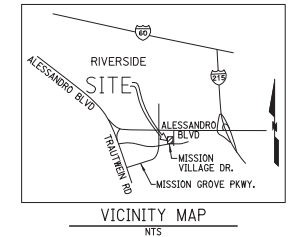
SCALE: 1" = 20'

G:\16310\16310H_Daycare_Pad\Civil\16310Hexb02_plot plan.dgn

PLOT DATE: 20-MAY-2016 JN 16310H

Exhibit 6, Project Plans


IN THE CITY OF RIVERSIDE, CALIFORNIA
PRELIMINARY GRADING EXHIBIT
THE LEARNING EXPERIENCE





ABBREVIATIONS


EXISTING	EXIST
FINISHED FLOOR ELEVATION	FFE
FINISHED GRADE ELEVATION	FG
FLOW LINE ELEVATION	FL
FINISHED SURFACE ELEVATION	FS
GRADE BREAK	GB
PLANTING AREA	PA
PROPERTY LINE	PL
RIGHT-OF-WAY	R/W
TOP OF CURB ELEVATION	TC
TOP OF GRATE ELEVATION	TG


LEGEND


PROPOSED AC PAVEMENT _____ 


PROPOSED CURB AND GUTTER _____ 


PROPOSED FENCE _____ 


PROPOSED CONCRETE _____ 


PROPOSED PAVERS _____ 


DIRECTION OF FLOW _____ 

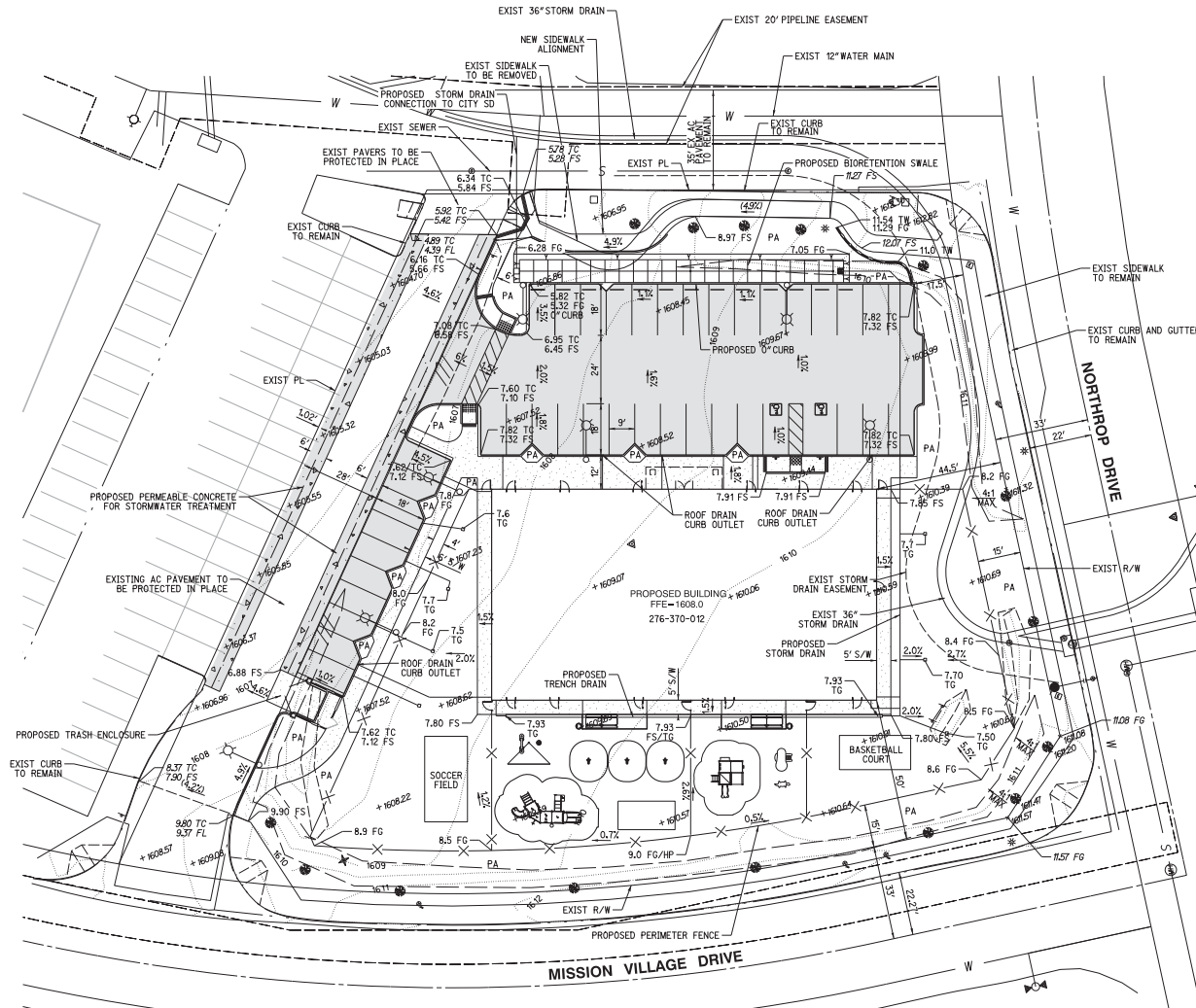
EXISTING SANITARY SEWER MANHOLE _____ 

EXISTING STORM DRAIN MANHOLE _____ 

EXISTING TELEPHONE VAULT _____ 

EXISTING WATER METER _____ 

EXISTING FIRE HYDRANT _____ 



APPLICANT/OWNER/DEVELOPER

REGIONAL PROPERTIES
9201 WILSHIRE BLVD, SUITE 103
BEVERLY HILLS, CA 90210
ATTN: MARK RUBIN
(310) 471-4121, 473760

BENCHMARK

CITY OF RIVERSIDE BENCHMARK F8-G3 - ELEV 1604.806 - NAVD88
P.K. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE
WESTERLY WELL OF A CATCH BASIN, 1 FOOT NORTHERLY OF THE
FACE OF CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD.,
EASTERLY OF MISSION GROVE PARKWAY.

ASSESSOR'S PARCEL NUMBER

276-370-012

ENGINEER/CONTACT PERSON

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
PHONE: (951) 782-0707
FAX: (951) 782-0707
ATT: KRISTIN WERKSMAN

ESTIMATED GRADING QUANTITIES

TOTAL AREA:	1.42 AC
DISTURBED AREA:	1.20 AC
ESTIMATED EXCAVATION:	2,480 C.Y.
ESTIMATED EMBANKMENT:	134 C.Y.
NET EXPORT:	2,346 C.Y.

PARKING

PARKING REQUIRED:	
23 STAFF AT 1 SPACE/STAFF	23
167 CHILDREN AT 1 SPACE/10 CHILDREN	17
TOTAL REQUIRED	40
TOTAL PARKING PROVIDED:	
(9'X18' TYP UNLESS NOTED OTHERWISE)	
41	

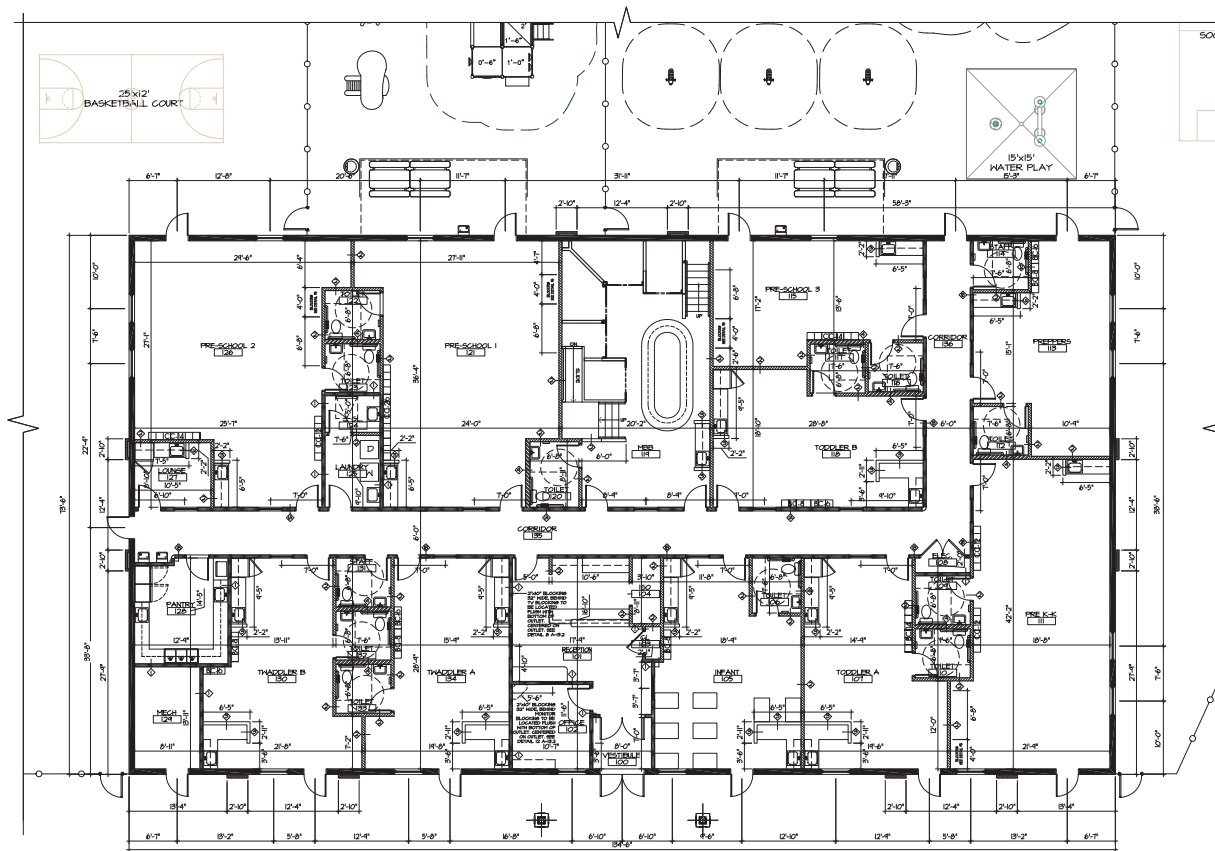
PRELIMINARY GRADING EXHIBIT THE LEARNING EXPERIENCE

CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA



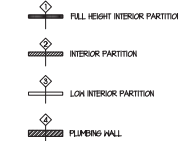
Exhibit 6, Project Plans

11/16/2015 10:12:15 AM - THE LEARNING EXPERIENCE - CARPENTER LIVING EXPERIENCE - PROJECT C-14236-14-236-14-2 - 2 DIMENSION PLAN DWG - JMS - NOTED 04/10/2015



1 DIMENSION PLAN
scale: 1/8" = 1'-0"

LEGEND:

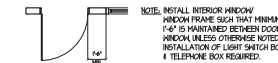


GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF FINISH GYPSUM BOARD.
2. ALL WALLS ARE 5" THICK UNLESS OTHERWISE NOTED.



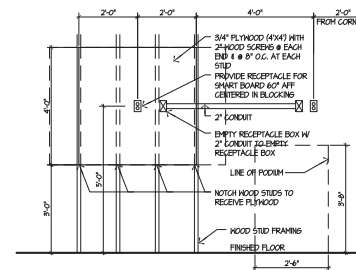
2 HINGE SIDE DOOR TO WALL
SCALE: NTS



3 CONSTRUCTION BETWEEN DOOR & INTERIOR WINDOW
SCALE: NTS



4 TOILET ROOM DOORS
SCALE: NTS



5 SMART BOARD BLOCKING
scale: 1/2" = 1'-0"

ARCHITECT

Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-902-4900
jebeno@aia.com
CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
422 OXNER PARKWAY
LIVINGSTON, NEW JERSEY 07039

TEL: 973-954-5569
FAX: 973-954-4569
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	4/3/15	FOR REVIEW	AKB
2	4/7/15	REVISED PER CLIENT COMMENT	AKB
3	4/10/15	REVISED PER CLIENT COMMENT	AKB

REVISION

NO.	DATE	DESCRIPTION	INT.

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE DISCRETION OF THE GC.
2. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TIE FOR APPROVAL.

Project:
THE LEARNING EXPERIENCE
NORTHBROOK & HISSON VILLAGE DRIVE
REVERSHIDE, CALIFORNIA

Project Number:
TLERP-S-14-236
Scale:
1/8" = 1'-0"


Drawn By:
FAA
Approved By:
AKB

Drawing Name:
DIMENSION PLAN

Drawing Number:
A-1.2

Issued Date: 3/11/15



Project: THE LEARNING EXPERIENCE 315 ALESSANDRO BLVD RIVEREDGE, CALIFORNIA	
Project No: TLERP-5-14-23A	Scale: 1/8"=1'-0"
Issued For: F&A	Applicable To: S.D.(only)
Drawing Name: PROPOSED ELEVATIONS	
Drawing Number: A-5	
Issued Date: 3/17/68	



Total ETAF x Area	13278
Total Landscape Area (LA)	22,630
Sitewide ETAF	0.59

CONCEPTUAL LANDSCAPE MASTER PLAN
THE LEARNING EXPERIENCE
Mission Village Shopping Center, Riverside CA
Regional Properties
Exhibit 6, Project Plans



LEGEND:

- 1 Colored concrete with diagonal scoring to match center's color/style.
- 2 Colored concrete accent bands to match center's color/style.
- 3 Natural color concrete walkway.
- 4 New plaza entry natural color concrete walkway.
- 5 Bioretention basin with low growing planting, accent landscape boulders and curbing. See above for plant varieties.
- 6 Low water use shrub and groundcover area's.
- 7 Entry monument sign per Architects Plan's.
- 8 Turf planted sports area per Architects Plan's.
- 9 Trash receptacle w/ decorative overhead trellis to match existing plaza.
- 10 Concrete tree wells w/groundcover planting.
- 11 Handicap parking stalls and signage Per Civil Engineer's Plan's.

- 12 Concrete pole light wells / pole light Locations.
- 13 6' High vinyl perimeter fence per Architects Plans.
- 14 4' High chain link fence per Architects Plans.
- 15 Outdoor play equipment per Architects Plan's.
- 16 Asphalt parking lot per Civil Engineer's Plan's.
- 17 Handicap access ramp per Civil Engineer's Plan's.
- 18 Existing sidewalk to remain.
- 19 Existing vehicular accent paving to remain.
- 20 Existing light poles to remain.
- 21 Existing trees to remain.
- 22 Retaining wall per Civil Engineer's Plan's.
- 23 Color interlocking pavers to match existing Plaza.
- 24 Pour-in-place basketball court per Architect's Plan's.
- 25 Outdoor picnic tables per Architect's Plan's.
- 26 Designated turf soccer field area per Architect's Plan's.

PLANT PALETTE:

PARKING LOT SHADE TREES



Magnolia 'Little Gem'

Little Gem Magnolia

ACCENT TREES



Lagerstroemia 'Muskogee'

Crape Myrtle

NEW STREET TREE REPLACEMENTS



Cinnamomum camphor

Camphor Tree



Liquidambar styraciflua

Sweetgum

EXISTING TREES AND PALMS TO REMAIN

Schinus molle

California Pepper Tree

Washingtonia filifera

Mexican Fan Palm

Cinnamomum camphora

Camphor Tree

Olea europaea

Fruitless Olive

Citrus spp

Orange Tree

SHRUBS & GROUNDCOVERS

Nandina d. 'Nana'

Dwarf Heavenly Bamboo

Osmorhiza fragrans

Sweet Olive

Phormium 'Tom Thumb'

New Zealand Flax

Podocarpus n. 'Maki'

Shrubby Yew Pine

Callistemon v. 'Little John'

Dwarf Bottlebrush

Rosmarinus spp.

Rosemary

Lavandula s. 'Otto Quast'

Spanish Lavender

Nanadina d. 'Compacta'

Compact Heavenly Bamboo

Grevillea 'Noelii'

Noel's Grevillea

Rosmarinus 'Huntington Carpet'

Huntington Carpet Rosemary

Lantana 'New Gold'

New Gold Lantana



BIORETENTION SHRUBS

Carex divulsa

Berkeley Sedge

Juncus tenuis

Basket Rush

Muhlenbergia rigens

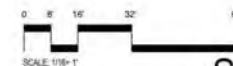
Deergross



GROUNDCOVER

Marathon II

Turf



ADG 208K 1802
DATE: 10/01/18

SHEET L-1

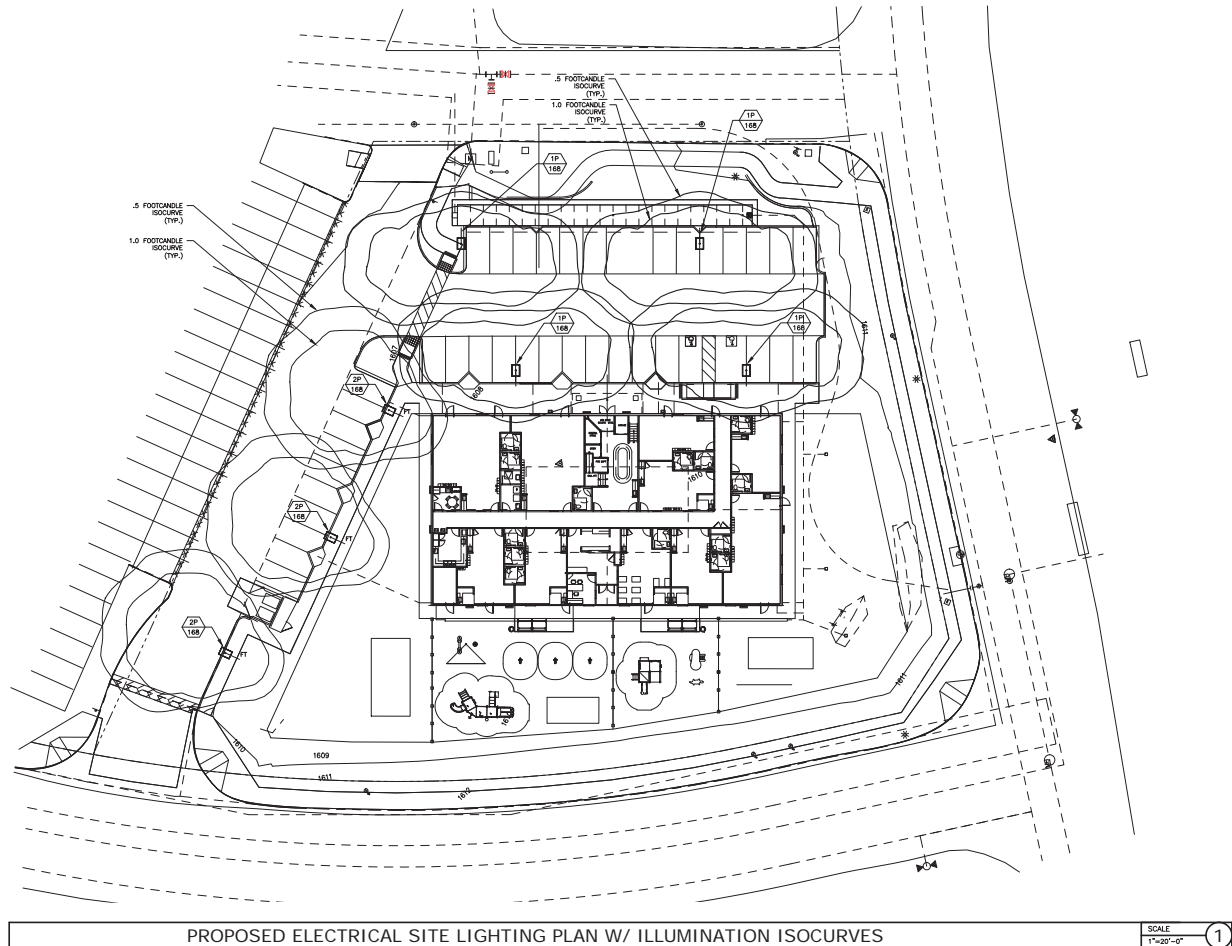
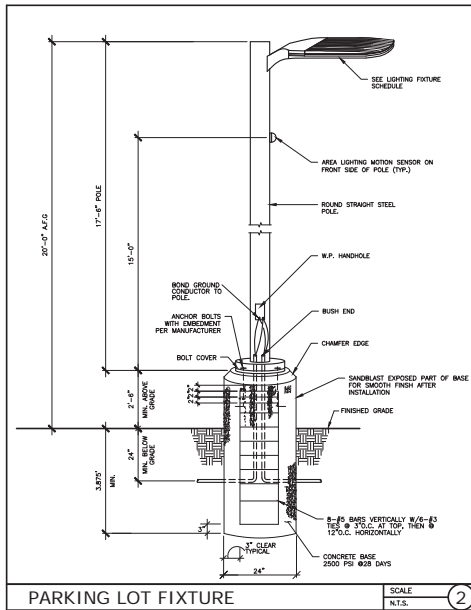


ARCHITERRA
DESIGN GROUP
LANDSCAPE ARCHITECTURE AND PLANNING

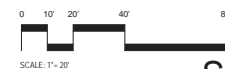
LIGHTING FIXTURE SCHEDULE

REFER TO DIVISION 1, GENERAL REQUIREMENTS, REGARDING PRODUCT OPTIONS AND SUBSTITUTION. WHERE THREE OR MORE MANUFACTURERS ARE LISTED IN THE FOLLOWING LIGHTING FIXTURE SCHEDULE, SUBSTITUTION WILL NOT BE CONSIDERED. WHERE PRODUCTS ARE LISTED BY NAMING ONE OR MORE MANUFACTURERS, WITHOUT "OR EQUAL" PROVISION FOR SUBSTITUTION, CONTRACTOR SHALL INCLUDE ONLY SPECIFIED PRODUCTS IN BID. REQUEST FOR SUBSTITUTION WITHIN 30 DAYS FROM THE DATE OF THE NOTICE TO PROCEED WILL ONLY BE CONSIDERED IN ACCORDANCE WITH DIVISION 1 OF THESE CONTRACT DOCUMENTS.

DESCRIPTION	LAMPS		VOLTS	MOUNTING
	QUANTITY	TYPE		
1P 168 SINGLE HEAD L.E.D. PARKING LOT FIXTURE WITH TYPE 3 REFLECTOR AND MOTION SENSOR ON POLE AT 15'-0"	168	LED 4000K	208	POLE Ø 3.50'-0" A.F.S.
2P 168 CREE OSO-A-NM-SSH-A-40K-IL-82/OSO-DA POLE 401-4011-17.5-01-CDB-MOTION	168	LED 4000K	208	POLE Ø 3.50'-0" A.F.S.
2P 168 SINGLE HEAD L.E.D. PARKING LOT FIXTURE WITH TYPE 5 REFLECTOR AND MOTION SENSOR ON POLE AT 15'-0"	168	LED 4000K	208	POLE Ø 3.50'-0" A.F.S.
2P 168 CREE OSO-A-NM-SSH-A-40K-IL-82/OSO-DA POLE 401-4011-17.5-01-CDB-MOTION	168	LED 4000K	208	POLE Ø 3.50'-0" A.F.S.



PRELIMINARY ELECTRICAL SITE LIGHTING PLAN
THE LEARNING EXPERIENCE
 Mission Village Shopping Center, Riverside CA
 Regional Properties
 Exhibit 6, Project Plans



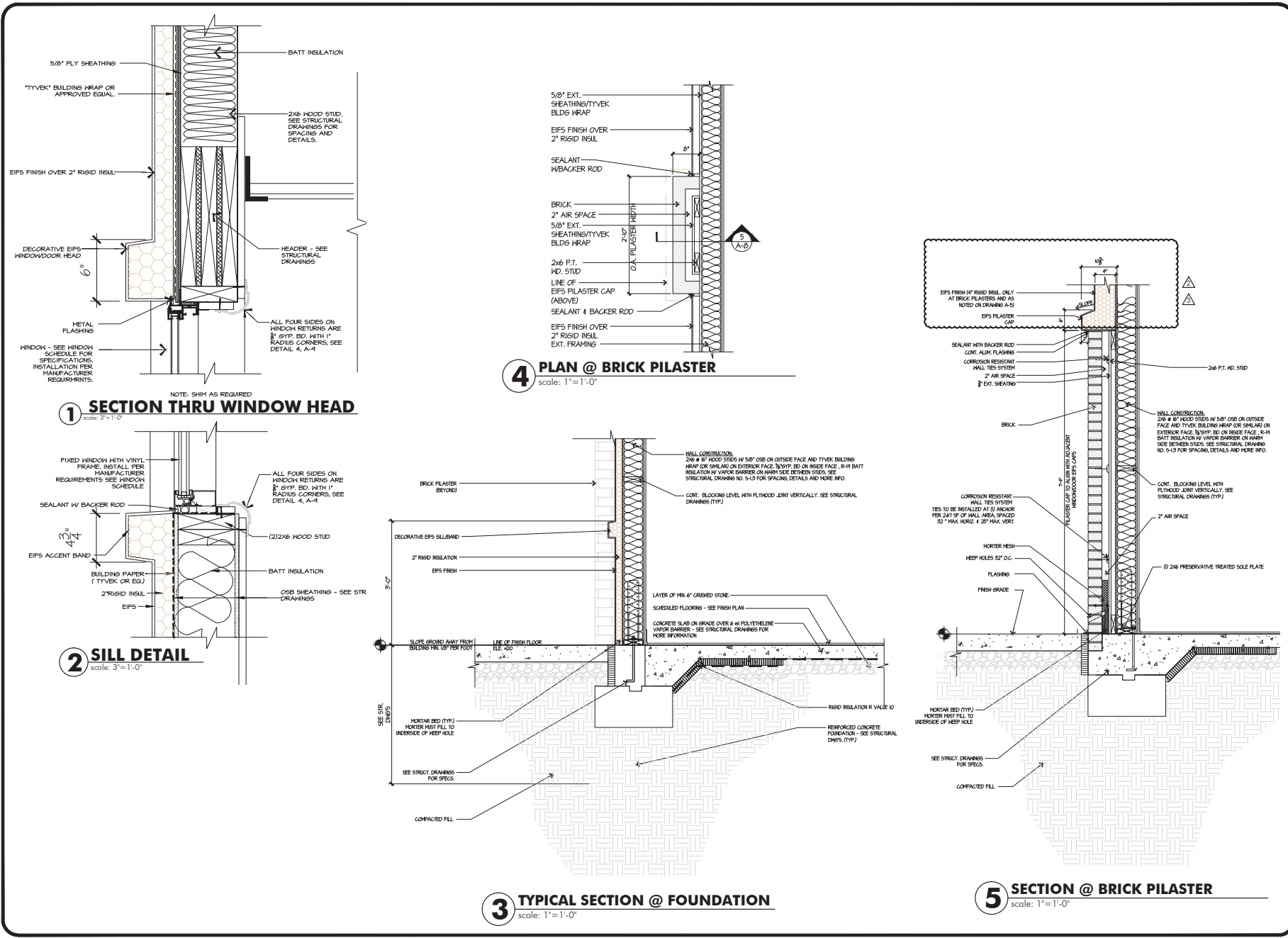
ADG JOB# 1602
 DATE: 02/04/16

SHEET L-3



ARCHITERRA
 DESIGN GROUP
 LANDSCAPE ARCHITECTURE AND PLANNING

11 DRAWINGS STYLE: THE LEARNING EXPERIENCE, CALIFORNIA THE LEARNING EXPERIENCE - INGRESS/EGRESS DETAIL, DWG. - REVISOR: 04/22/2014



ARCHITECT
Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-902-4900
jebene@jarmelkizel.com
CALIFORNIA LICENSE # C-17673
EXPIRATION DATE 7-31-2017

DESIGN CONSULTANT
Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 CONNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE			
NO.	DATE	DESCRIPTION	INT.
1	4/3/15	FOR REVIEW	AS/MB
2	4/7/15	REVISED PER CLIENT COMMENT	AS/MB
3	4/10/15	REVISED PER CLIENT COMMENT	AS/MB
4	4/12/15	PER PLANNING BRD. COMMENTS	AS/MB
5	4/21/15	PER PLANNING BRD. COMMENTS	AS/MB

REVISION			
NO.	DATE	DESCRIPTION	INT.
1	7/22/15	REVISED PER CODE COMMENTS	AS/MB
2	4/12/16	PER PLANNING BRD. COMMENTS	AS/MB
3	4/21/16	PER PLANNING BRD. COMMENTS	AS/MB

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE DESIGN CONSULTANT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE EXPENSE OF THE GC.
2. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE DESIGN CONSULTANT & THE GC FOR APPROVAL.

Project
THE LEARNING EXPERIENCE
215 ALESSANDRO BLVD
RIVERSIDE, CALIFORNIA
Project Number: **TLERP-S-14-236** Scale: **1/8"=1'-0"**
Drawn By: **FAA** Approved By: **AS/MB**
Drawing Name:

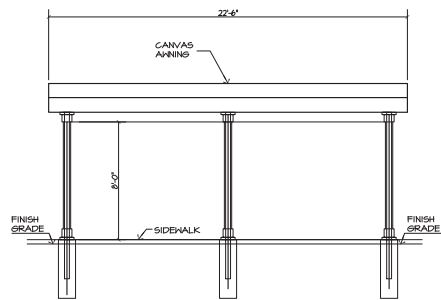
DETAILS
Drawing Number:
A-8
Initial Date: 3/11/15

A&F SIGN COMPANY
28 EAST RAILWAY AVE.
PATERSON, NJ 07503
ATTN. FRANK FERUCCI JR.
PH. 973-278-3707
FAX. 973-278-8337

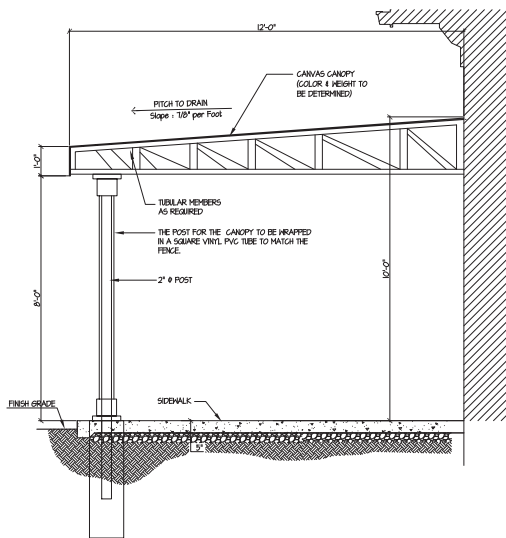


APPENDIX

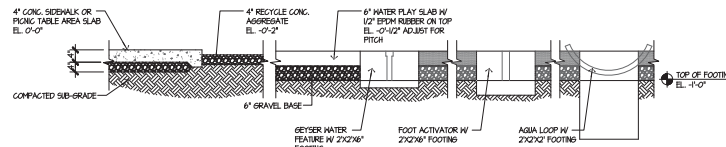
ALL DRAWINGS ARE THE PROPERTY OF JARMEL KIZEL ARCHITECTS AND ENGINEERS INC. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM JARMEL KIZEL ARCHITECTS AND ENGINEERS INC.



5 PICNIC TABLES AWNING ELEVATION
SCALE: 1/4" = 1'-0"



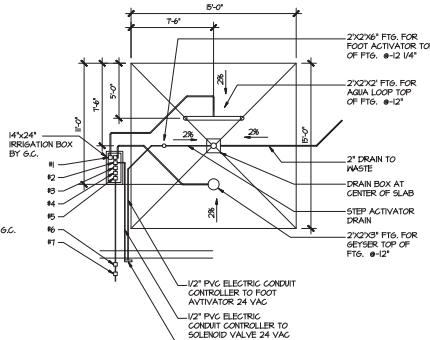
6 PICNIC TABLES AWNING CROSS SECTION
SCALE: 1/2" = 1'-0"



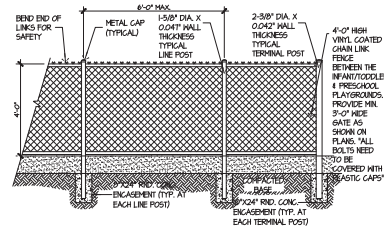
7 PLUMBING AT WATER FEATURE - SECTION
SCALE: 1/2" = 1'-0"

NOTE:
THE WATER PLAY SLAB NEEDS TO BE 6" THICK OVER 6" OF COMPACTED GRAVEL WITH INDIVIDUAL FOOTINGS FOR BOTH WATER PLAY ELEMENTS AND FOOT ACTIVATOR PITCHED AT 1/8" PER FOOT TO A CENTRAL DRAIN, 1/2" DIA. WITH ALPHATIC BINDER ON THAT SLAB TOP RUBBER TO BE FLUSHED TO SIDE OF SIDE WALK. CONCRETE SLAB, DRAIN AND WATER TO BE PROVIDED BY GC.

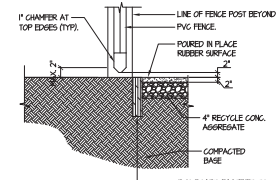
- #1. (2) ISOLATION VALVES FOR (BY GC.)
- #2. THE TWO SUPPLIES TO ELEMENTS
- #3. SOLENOID VALVE (SUPPLIED BY GC)
- #4. PRESSURE REGULATING VALVE SUPPLIED BY GC.
- #5. CHECK, OR FLOW VALVE SUPPLIED BY GC.
- #6. ISOLATION VALVE SUPPLIED BY GC.
- #7. INTRINSIC VALVE 1" SOLID DRAIN
- #8. ISOLATION VALVE 1" BALL VALVE
- #9. LOW VOLTAGE REQUIREMENTS "BY GC".



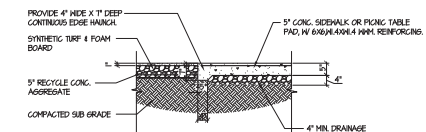
8 PLUMBING AT WATER FEATURE - PLAN
SCALE: 1/8" = 1'-0"



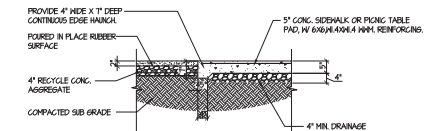
9 4'-0" CHAIN LINK FENCE DETAIL
SCALE: 1/2" = 1'-0"



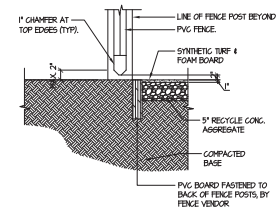
A PVC BOARD DETAIL @ PLAY AREA
SCALE: 1/2" = 1'-0"



B SIDEWALK EDGE DETAIL @ TURF SURFACE
SCALE: 1/2" = 1'-0"



C SIDEWALK EDGE DETAIL @ PLAY SURFACE
SCALE: 1/2" = 1'-0"



D PVC BOARD DETAIL @ PLAY AREA
SCALE: 1/2" = 1'-0"

ARCHITECT

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AIA
ARCHITECT
26 WALKER ROAD
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973-902-4900
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3	4/10/15	REVISED PER CLIENT COMMENT	AKB

REVISION

NO.	DATE	DESCRIPTION	INT.

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE DISCRETION OF THE GC.
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Project:
THE LEARNING EXPERIENCE
NORTHOPE & HISSON VILLAGE DRIVE
REVERSIDE, CALIFORNIA

Project Number:
TLERP-S-14-236

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

Drawn By:
FAA

Approved By:
AKB

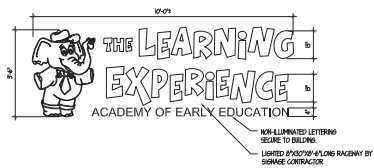
Drawing Name:

**PLAYGROUND
AREA DETAILS**

Drawing Number:

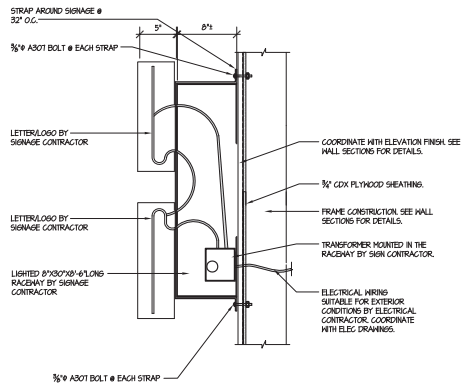
C-1.2

Issued Date: 3/11/15



1 SIGNAGE ELEVATION

scale: 1/2" = 1'-0"



2 SIGNAGE MOUNTING DETAIL

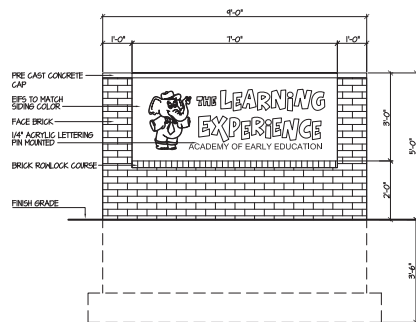
scale: 1 1/2" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND SHALL REPORT ANY AND ALL DISCREPANCIES TO THE OFFICE OF THE ARCHITECT.
2. SIGNAGE CONTRACTOR TO SUPPLY & INSTALL, LIGHTED, THE LEARNING EXPERIENCE SIGN AS INDICATED ON DRAWINGS. SIGN SHALL BE PIN CHANNEL LETTERING RACEWAY MOUNTED WITH 120V INTERNAL FLUORESCENT LIGHTING. PROVIDE WHITE 1/2" ACRYLIC CAP WITH BLACK, JEWELITE TRIM AND TRANSLUCENT VINYL FILM APPLIED AS PER SPECIFIED COLORS.
3. ANCHORAGE 9090H COMPLEYS WITH 2006 IBC, NEW JERSEY EDITION CHAPTER 16 AND APPENDIX 1605.2 AND 1605.3 FOR WINDSTANDING AND LOADS PRODUCED BY 40 MPH WIND FOR 3 SECOND GUST.

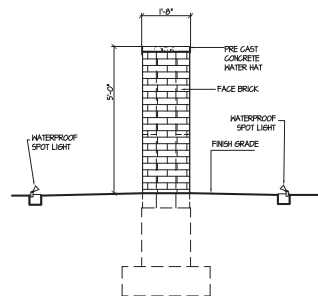
NOTE:
THE LEARNING EXPERIENCE LOGO SIGN IS TO BE BY REQUIRED VENDOR, NO SUBSTITUTIONS ALLOWED.

AJF SIGN COMPANY
20 EAST RAILWAY AVE.
PATERSON, NJ 07650
ATTN: FRANK FERRECCI JR.
TEL: 973-278-9302
FAX: 973-278-8351



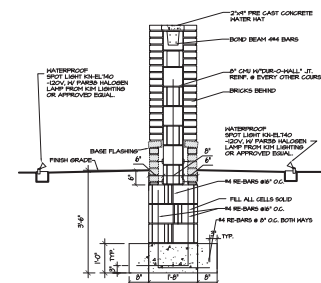
3 MONUMENT SIGNAGE ELEVATION

SCALE: 1/2" = 1'-0"



4 MONUMENT SIGNAGE ELEVATION

SCALE: 1/2" = 1'-0"



5 MONUMENT SIGNAGE SECTION

SCALE: 1/2" = 1'-0"

ARCHITECT

Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
973-923-4900
jeben@psd@aol.com
CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 CHURCH PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	4/2/15	FOR REVIEW	MBJ
2	4/7/15	REVISED PER CLIENT COMMENT	MBJ
3	4/10/15	REVISED PER CLIENT COMMENT	MBJ

REVISION

NO.	DATE	DESCRIPTION	INT.

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. QUALITY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE EXPENSE OF THE GC.
2. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, SHALL BE SUBMITTED BY WRITING TO THE ARCHITECT & TIE FOR APPROVAL.

Project:
THE LEARNING EXPERIENCE
NORTHROP & MESSON VILLAGE DRIVE
RIVERSIDE, CALIFORNIA

Project Number: TLERP-5-14-236
Scale: 1/8" = 1'-0"
Drawn By: FAA
Approved By: MBI
Drawing Name:

SIGNAGE DETAILS

Drawing Number:

C-2

Initial Date: 3/11/15



From: Cheryl Hanenberg
Vice President of Center Development

As per your inquiry, following is information regarding The Learning Experience and our operations. If you have any questions, please contact me.

The Learning Experience® (TLE), has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants - toddlers - twaddlers - preppers - preschoolers - pre K - kindergarten and after school care for children up to eight years of age at most of our centers.

The Learning Experience® is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why TLE is different ... how committed we are to quality care and intellectual child development education of your child.

You want the best for your child... so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin'®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience® believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

TLE is one of the most comprehensive franchise business opportunities in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business.

learn. play. grow.



Following is some specific information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Activities on nights & weekends (Open Houses, parties, etc.)

Size of the building

- 10,000 square ft. building typical

Size of playground

- 5,000 square ft. typical
- 13,500 – 13,875 square ft. (CA)

Overall average enrollment

- 80% Occupancy

Capacity of the center

- 180-185 children

Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 105 children non-diapered

Part time children attendance

- Typical center has 25% part time children

Part time schedules

- Schedules vary (am students to pm students, 1-5 day schedules)

Families with siblings

- Approximately 20% have 1 or more siblings that will attend

Absenteeism rate

- Approximately 8% - 12%

Number of employees

- Approximately 24 staff at any one time total for an 10,000 square foot building, typical
- 30% Part Time (7 of the 24 employees)

Number of parking spots

- 40 parking spots typically required

learn. play. grow.

Exhibit 7, The Learning Experience Operations Description



Traffic – Each parent parks their vehicle within the TLE parking area and brings their child into the center, checks them in at the reception counter, and then brings their child to their designated classroom. The reverse of this occurs at pick up as well. This averages from 5 minutes to 8 minutes.

- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

Outline of Estimated Traffic

Traffic during drop off (average 5 minutes):

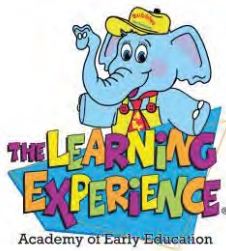
- 6:30am-7:00am (11 children)
- 7:00am-7:30am (28 children)
- 7:30am-8:00am (43 children)
- 8:00am-8:30am (43 children)
- 8:30am-9:00am (29 children)
- 9:00am-9:30am (29 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (11 children)
- 4:00pm-4:30pm (28 children)
- 4:30pm-5:00pm (43 children)
- 5:00pm-5:30pm (43 children)
- 5:30pm-6:00pm (29 children)
- 6:00pm-6:30pm (29 children)

Calculations based on a center with the capacity of 183



Playground Schedules

Small Playground	A.M.	P.M.
Infants		
Toddlers	10:00 - 10:30	4:00 - 4:30
Twaddlers	10:30 - 11:00	3:30 - 4:00

Big Playground	A.M.	P.M.
Preppers	10:30 - 11:00	4:00 - 4:30
Preschool 1	10:00 - 10:30	3:30 - 4:00
Preschool 2	11:00 - 11:30	3:00 - 3:30

Make Believe Boulevard	
Preschool 1	8:30 - 9:00
Preschool 2	8:00 - 8:30

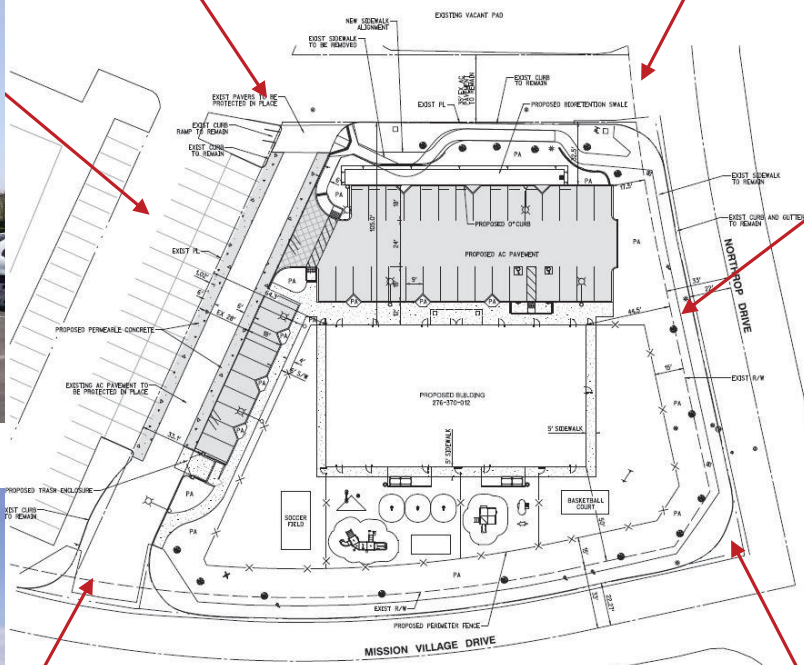
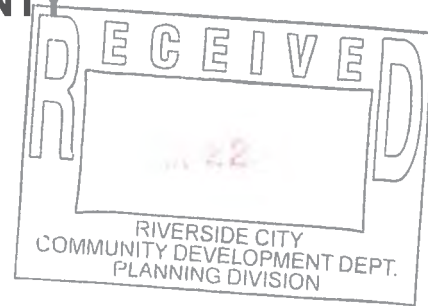


Exhibit 9, Existing Site Photos



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor,
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

January 19, 2016

Ms. Candice Assadzadeh, Assistant Planner
City of Riverside Community Development Department, Planning Division
3900 Main Street, Third Floor
Riverside, CA 92522

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1169MA15
Related File No.: P15-0983 (Conditional Use Permit) and P15-0984 (Design Review)
APNs: 276-370-012

Dear Ms. Assadzadeh:

On January 14, 2016, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Case Nos. P15-0983 (Conditional Use Permit) and P15-0984 (Design Review), relating to a proposal to construct and operate a 10,000 square foot child care center (day care/preschool facility) with a 13,050 square foot secured outdoor play area on a 1.42 net (1.87 gross) acre site within a shopping center located at the northwesterly corner of Mission Village Drive and Northrop Drive, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any new outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 4. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 5. Any new detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG

Attachment: Notice of Airport in Vicinity

cc: Mark Rubin, Regional Properties, Inc. (applicant)
Cathy Tong, Mission Village Shopping Center, LP (landowner/payee)
Kristin Werksman, Rick Engineering (representative)
Altamonte Brewer (neighboring landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonya Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1169MA15\ZAP1169MA15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

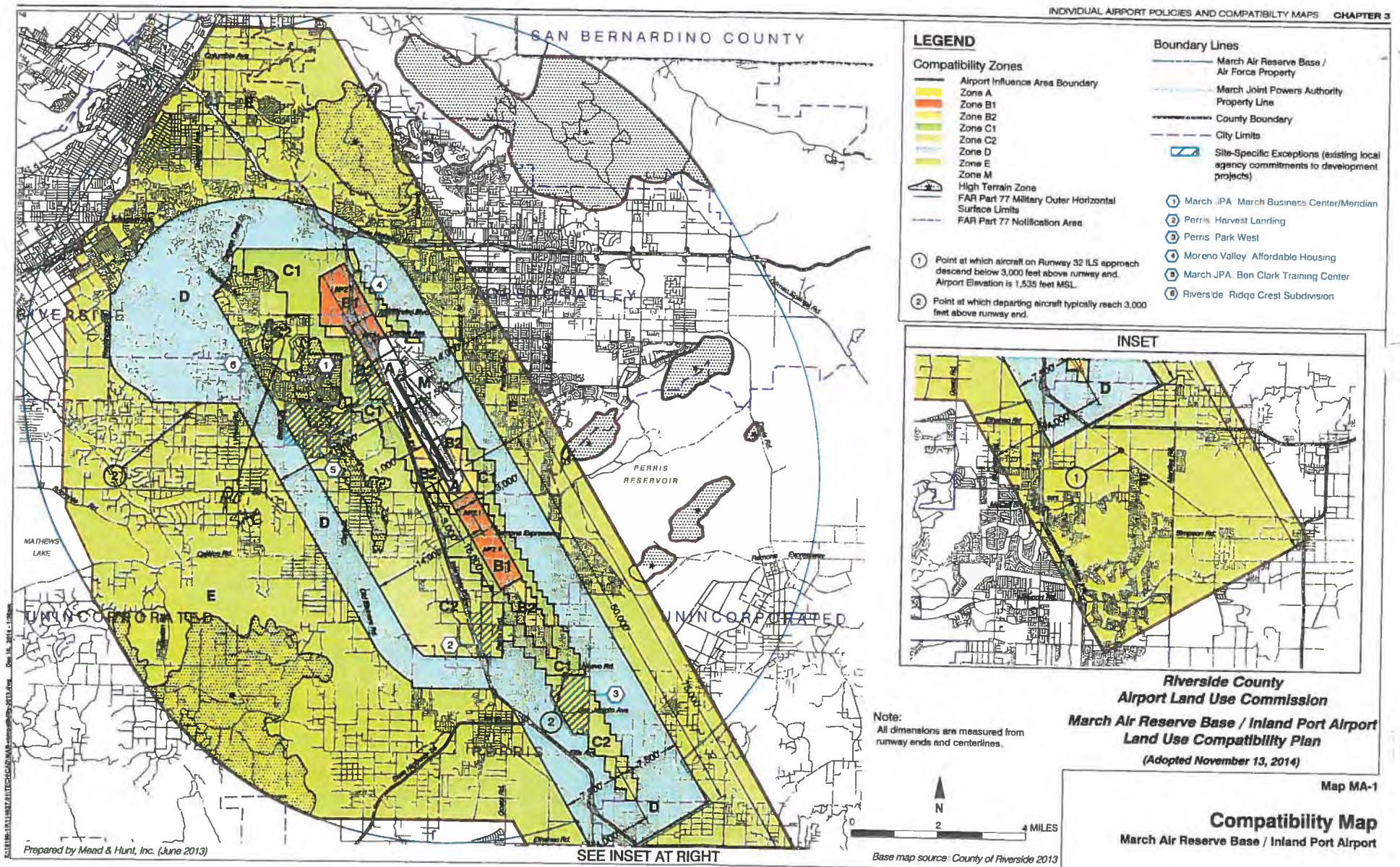
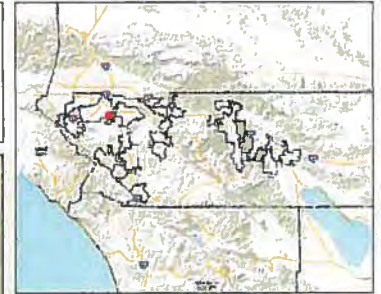


Exhibit 10, ALUC Correspondence



Exhibit 10, ALUC Correspondence

My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 912 1,824 Feet



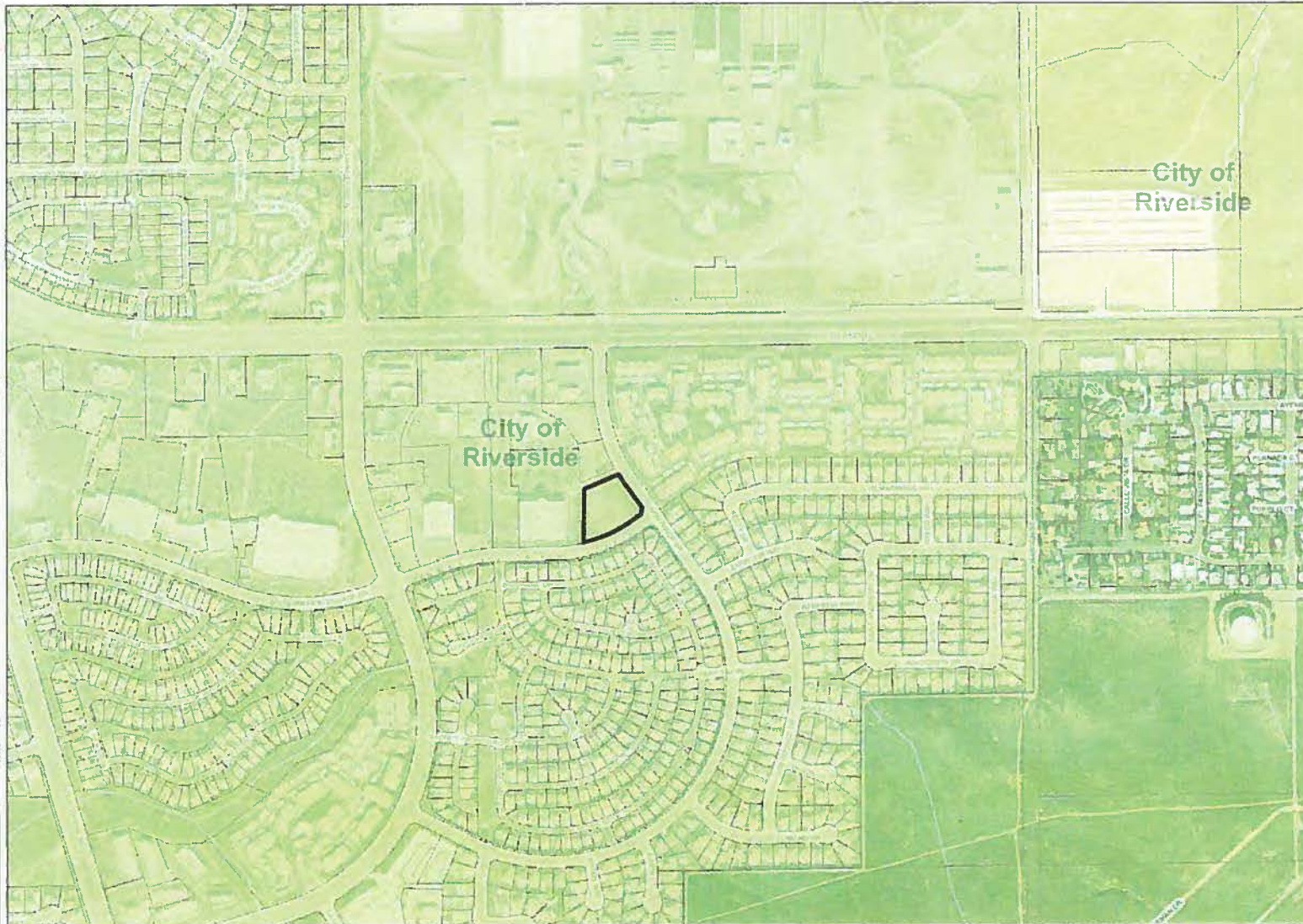
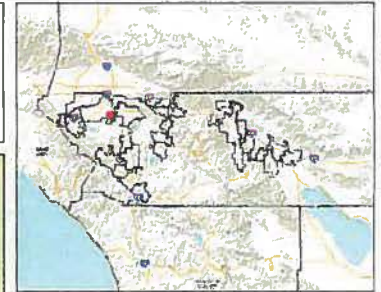
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REPORT PRINTED ON... 12/3/2015 9:05:28 AM

© Riverside County TLMA GIS

Notes

My Map



Legend

- ☐ Display Parcels
- Airport Compatibility**
 - ☒ OTHER ZONE
 - ☐ A
 - ☐ A-EXC1
 - ☐ B1
 - ☐ B1-APZ I
 - ☐ B1-APZ I-EXC1
 - ☐ B1-APZ II
 - ☐ B1-APZ II-EXC1
 - ☐ B1-EXC1
 - ☐ B2
 - ☐ B2-EXC1
 - ☐ C
 - ☐ C1
 - ☐ C1-EXC1
 - ☐ C1-EXC3
 - ☐ C1-EXC4
 - ☐ C1-HIGHT
 - ☐ C2
 - ☐ C2-EXC1
 - ☐ C2-EXC2
 - ☐ C2-EXC3
 - ☐ C2-EXC5
 - ☐ C2-EXC6
 - ☐ C2-HIGHT
 - ☐ C2-HIGHT-EXC1



0 912 1,824 Feet



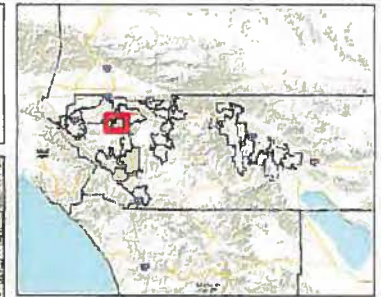
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Notes

My Map



Legend

Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT
- C2-HIGHT-EXC1
- C2-HIGHT-EXC5

Notes



0 5,980 11,960 Feet

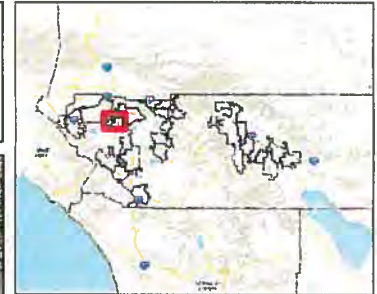
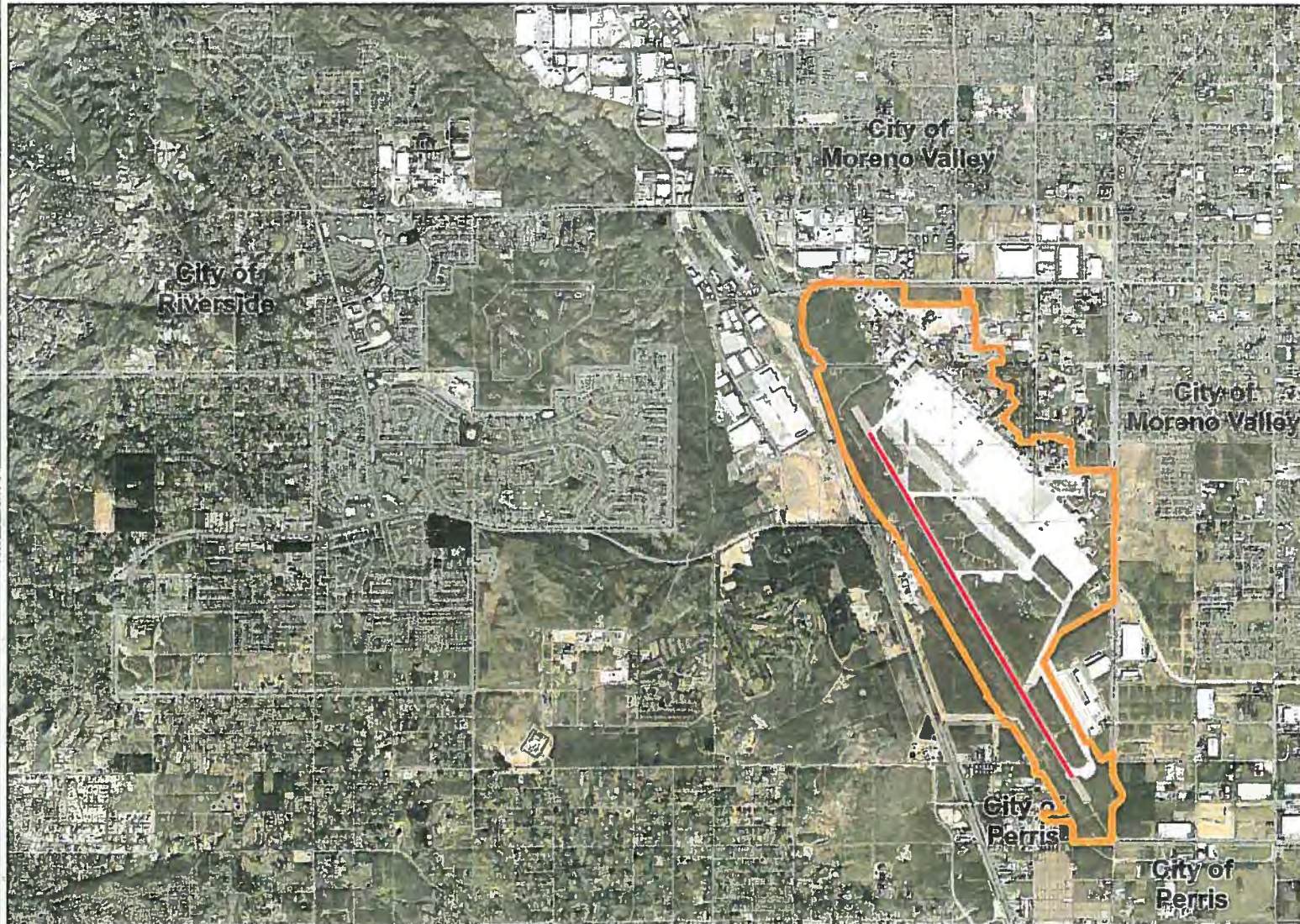


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My Map



Legend

- Airports
- Runways
- Historic Preservation Districts I
- City Boundaries



0 6,224 12,449 Feet



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Notes

My Map



Legend

- Airports
- Runways
- Historic Preservation Districts
- City Boundaries



0 1,556 3,112 Feet



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Notes

My Map



Legend

-  Airports
-  Runways
-  Historic Preservation Districts I
-  City Boundaries



0 389 778 Feet



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Notes

My Map



Legend

- Airports
- Runways
- Historic Preservation Districts I
- City Boundaries



0 195 389 Feet



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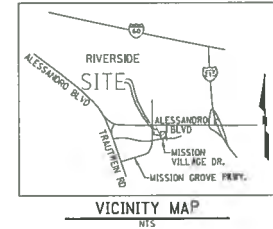
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Notes

PRELIMINARY GRADING EXHIBIT

THE LEARNING EXPERIENCE

IN THE CITY OF RIVERSIDE, CALIFORNIA

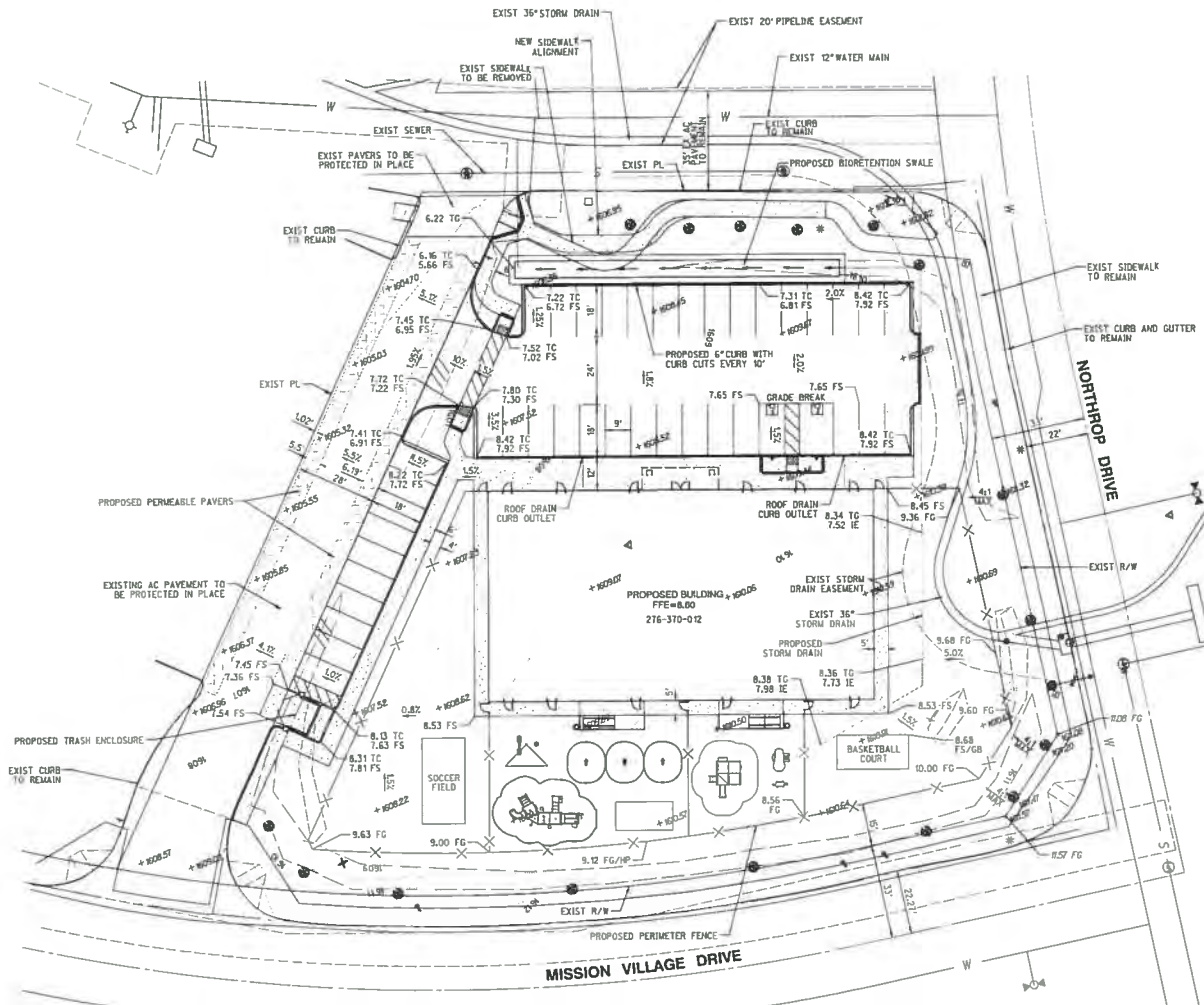


ABBREVIATIONS

EXISTING	EXIST
FINISHED FLOOR ELEVATION	FFE
FINISHED GRADE ELEVATION	FG
FLOW LINE ELEVATION	FL
FINISHED SURFACE ELEVATION	FS
GRADE BREAK	GB
PLANTING AREA	PA
PROPERTY LINE	PL
RIGHT-OF-WAY	R/W
TOP OF CURB ELEVATION	TE
TOP OF GRATE ELEVATION	TH

LEGEND

PROPOSED AC PAVEMENT	
PROPOSED CURB AND GUTTER	
PROPOSED FENCE	
PROPOSED CONCRETE	
PROPOSED PAVERS	
DIRECTION OF FLOW	
EXISTING SANITARY SEWER MANHOLE	
EXISTING STORM DRAIN MANHOLE	
EXISTING TELEPHONE VAULT	
EXISTING WATER METER	
EXISTING FIRE HYDRANT	



APPLICANT/OWNER/DEVELOPER

REGIONAL PROPERTIES
3001 WILSHIRE BLVD, SUITE 103
BEVERLY HILLS, CA 90240
ATTN: MARK RUBIN
CJN 513-1776

BENCHMARK

CITY OF RIVERSIDE BENCHMARK FB-03 - ELEV 1804.806 - NAVD83
P.S. NAIL AND CITY ENGINEER TAG IN THE SIDEWALK OVER THE
WESTERLY WALL OF A CATCH BASIN 1 FOOT NORTHERLY OF THE
FACE OF CURB ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD.,
EASTERLY OF MISSION GROVE PARKWAY.

ASSESSOR'S PARCEL NUMBER

276-370-012

ENGINEER/CONTACT PERSON

RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
PHONE (951) 782-0707
FAX (951) 782-0707
ATTN: KRISTIN WERKSMAN

ESTIMATED GRADING QUANTITIES

TOTAL AREA:	1.42 AC
DISBURSED AREA:	1.20 AC
ESTIMATED EXCAVATION:	2,469 C.Y.
ESTIMATED EMBANKMENT:	81 C.Y.
NET EXPORT:	2,287 C.Y.

PARKING

PARKING REQUIRED:	
23 STAFF AT 1 SPACE/STAFF	23
167 CHILDREN AT 1 SPACE/10 CHILDREN	17
TOTAL REQUIRED	40
TOTAL PARKING PROVIDED:	41
19' X 18' TYP UNLESS NOTED OTHERWISE	

PRELIMINARY GRADING EXHIBIT THE LEARNING EXPERIENCE

CITY OF RIVERSIDE
IN THE COUNTY OF RIVERSIDE, CALIFORNIA



1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
PHONE (951) 782-0707
FAX (951) 782-0707
WWW.RICKENGINEERING.COM

PLOT DATE: 01-DEC-2005 24 18320N

SCALE: 1" = 20'

CA\18320N\18320N_Boysen_Park\DWG\18320N02_grade.dwg

MAXIMUM ALLOWABLE OCCUPANCIES AS PER MANUAL OF REQUIREMENTS FOR CHILD CARE CENTERS.	187-CHILDREN 21-TEACHERS 2-OFFICE STAFF
	<hr/>
	190-OCCUPANTS

* CALCULATED LESS BUILT-IN ITEMS
GROSS AREA 10,000 S.F.
PLAY AREA 10,000 S.F.

[illegible]

Figure 1 is a dendrogram illustrating hierarchical clustering of 100 samples. The samples are grouped into several major clusters, with some clusters further subdivided. The dendrogram is labeled with sample IDs and cluster numbers. The clusters are numbered 1 through 10, and the samples are labeled with IDs such as 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. The dendrogram shows a hierarchical structure where samples are grouped into clusters, and these clusters are further grouped into larger clusters. The labels on the dendrogram include sample IDs and cluster numbers, indicating the hierarchical relationship between the samples.

FA-100 FIRE ALARM NOTES LEGEND, SYMBOLS & RISER
FA-200 FIRE ALARM PLAN

Issued Date: 3/11/16

H:\DRAWINGS\THE LEARNING EXPERIENCE\INTERIOR\CONTRACTS\1-256\1-2 SITE PLAN.DWG J.L.M. PLOTTED 04/10/2013

MONUMENT SIGN (LOCATION
TO BE DETERMINED.
COORDINATE WITH CIVIL
DOCUMENTS)

PROPOSED
13,050 S.F. PLAY AREA

PROPOSED 10,000 S.F.
DAY-CARE FACILITY BLDG.
(ONE FLOOR)

MAXIMUM OF 167 CHILDREN

1 SITE KEY PLAN

Scale: 3/32" = 1'-0"

THIS SITE KEY PLAN IS FOR COORDINATION
PURPOSES ONLY. REFER TO CIVIL DRAWINGS
FOR ANY SITE DATA.

CIVIL ENGINEER TO PROVIDE:
CIVIL SITE PLAN
UTILITY PLAN
LANDSCAPE PLAN
IRRIGATION PLAN
PAVING AND DRAINAGE PLAN
SITE LIGHTING PLAN
ANY OTHER PROJECT RELATED INFORMATION

ARCHITECT
Jerome Leslie Eben,
AIA
ARCHITECT
26 WALKER ROAD
WEST ORANGE, NEW JERSEY 07052
TEL: 973-994-4900
jebene@jebene.com
CALIFORNIA LICENSE # C-17473

DESIGN CONSULTANT



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 CHURCH PARKWAY
LIVINGSTON, NEW JERSEY 07035
TEL: 973-994-7669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	BY
1	4/2/13	FOR REVIEW	MB
2	4/2/13	REVIEW PER CLIENT COMMENT	MB
3	4/2/13	REVIEW PER CLIENT COMMENT	MB

REVISION

NO.	DATE	DESCRIPTION	BY

1. ALL MEET PROVER & REMAIN ALL PRODUCTS PER
PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE
SUBMITTED TO THE ARCHITECT FOR APPROVAL.
UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT
THE DISCRETION OF THE GC.
2. VISUAL REPRESENTATION HAS NO VALUE AND ALL
REQUESTS TO CHANGE ANY PRODUCTS OR
SPECIFICATIONS PER PLANS, MUST BE SUBMITTED BY
MEETING TO THE ARCHITECT & TO FOR APPROVAL.

Project:
THE LEARNING EXPERIENCE
NORTHROP & MASON VILLAGE DRIVE
SUNNYVALE, CALIFORNIA

Project Number: TLEXP-16-256
Scale: 1/8" = 1'-0"
Drawn By: EAA
Approved By: MB

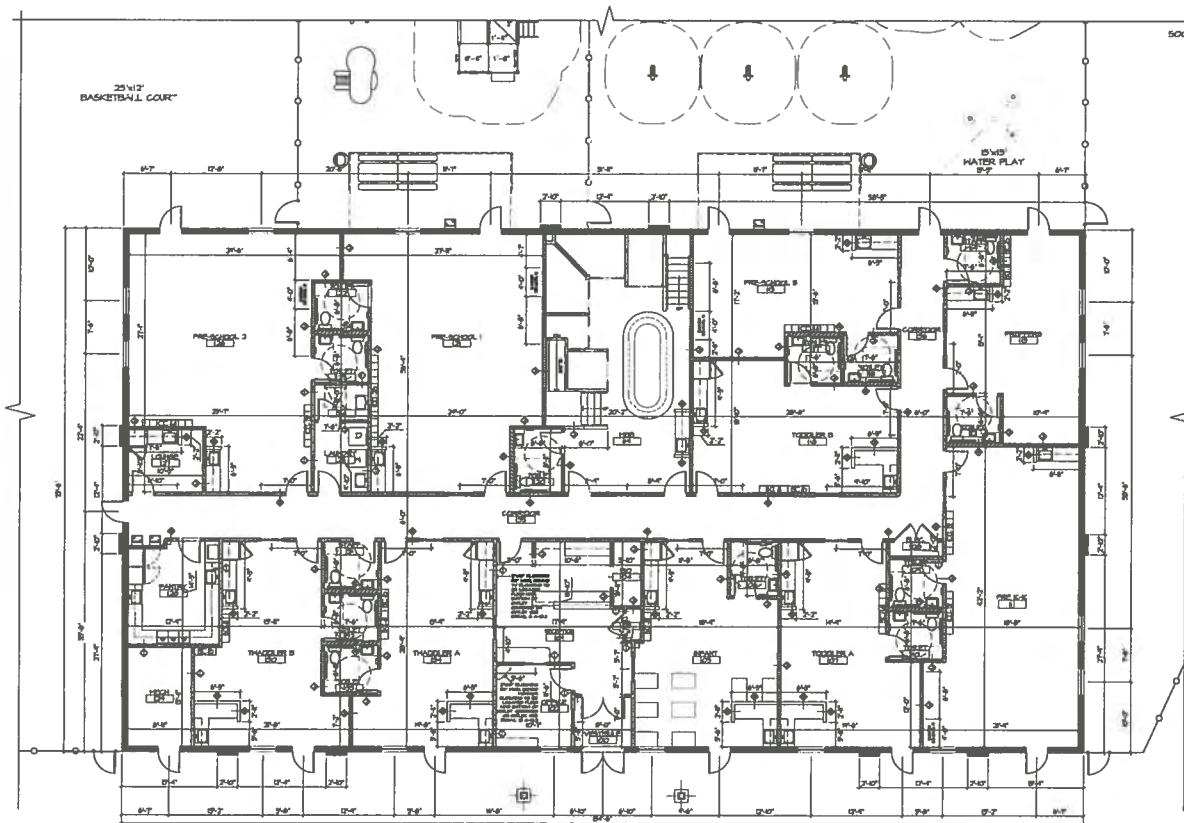
Drawing Name:

KEY PLAN

Drawing Number:

T-2

Issue Date: 3/11/13



1 DIMENSION PLAN
scale: 1/8" = 1'-0"

LEGEND:



GENERAL NOTES:

1. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF FINISH GYPSUM BOARD.
2. ALL WALLS ARE 5" THICK UNLESS OTHERWISE NOTED.



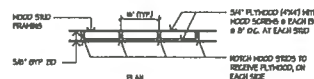
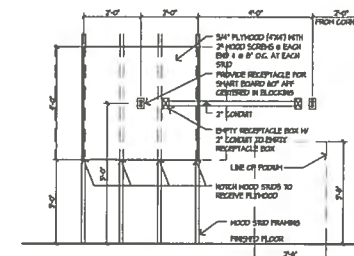
2 HINGE SIDE DOOR TO WALL
SCALE: NTS



3 CONSTRUCTION BETWEEN DOOR & INTERIOR WINDOW
SCALE: NTS



4 TOILET ROOM DOORS
SCALE: NTS



5 SMART BOARD BLOCKING
scale: 1/2" = 1'-0"

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CALIFORNIA LICENSE # C-17673

DESIGN CONSULTANT



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TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	BY
1	4/5/16	FOR REVIEW	AMJ
2	4/27/16	REVISED PER CLIENT COMMENT	AMJ
3	4/27/16	REVISED PER CLIENT COMMENT	AMJ

REVISION

NO.	DATE	DESCRIPTION	BY
1			
2			

1. DC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLAN. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE CLIENT'S RISK.
2. VISUAL REPRESENTATION HAS NO VALUE AND IS REQUIRED TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLAN, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & FOR APPROVAL.

Project:
THIS LEARNING EXPERIENCE
MONTGOMERY & MARIAN VILLAGE ABOVE
BERKELEY, CALIFORNIA

Project Number:
TLEP-6-14-326
Scale:
1/8" = 1'-0"

Drawn By:
JAA
Approved By:
JAA

Drawing Name:

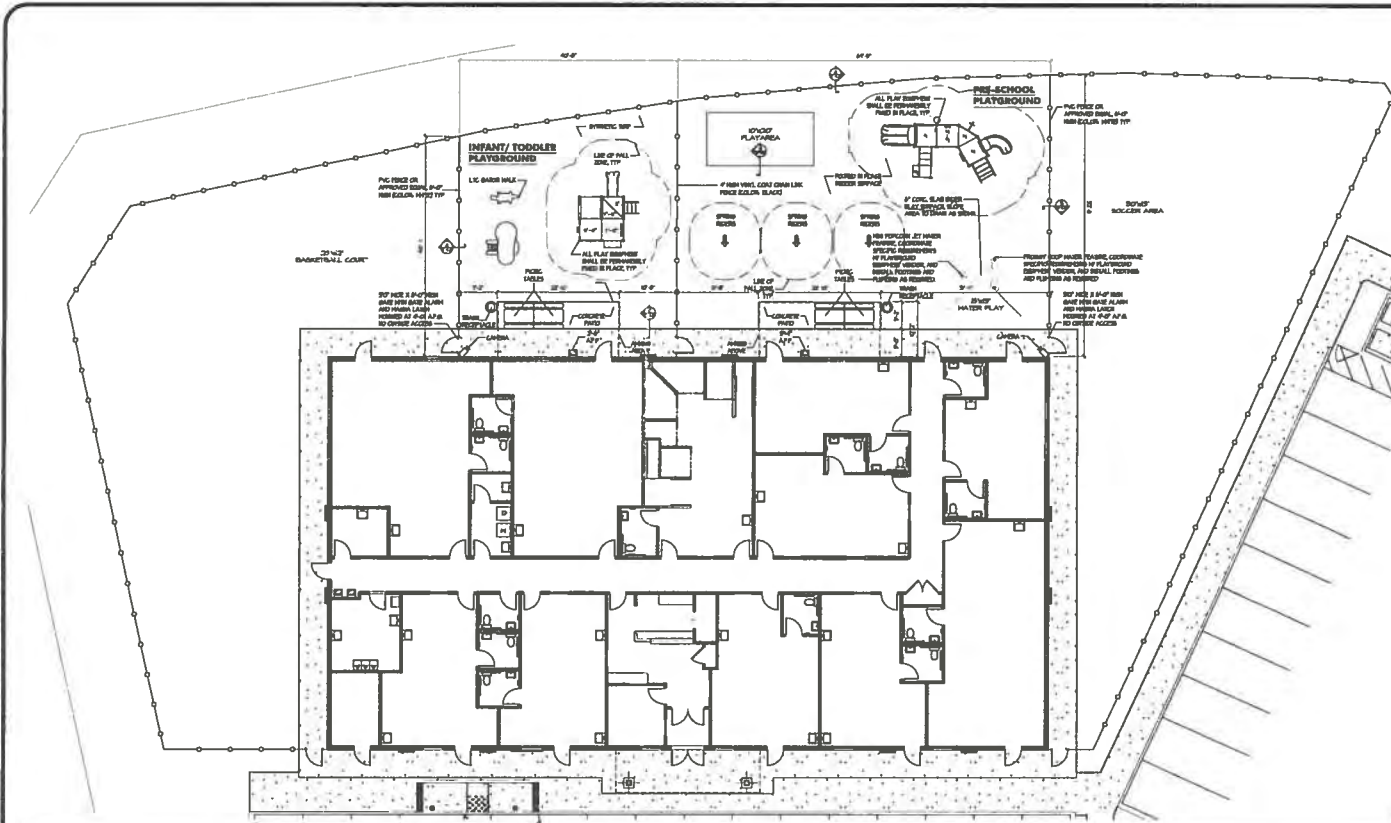
DIMENSION PLAN

Drawing Number:

A-1.2

Initial Date: 5/11/16

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GENERAL NOTES:

1. SEE SPECIFICATIONS FOR PLAYGROUND EQUIPMENT REQUIREMENTS. COORDINATE WITH PLAYGROUND EQUIPMENT VENDOR FOR ALL PLAYGROUND EQUIPMENT INCLUDING BUT NOT LIMITED TO SLIDES, CLIMBING LADDER, SCALE, PLAY APPARATUS, POCKET TABLES, TRASH RECEPTACLES, 1 PLAY SURFACE. SEE REQUIRED VENDOR, PAGE 1-1 FOR PLAYGROUND INFORMATION.
2. PROVIDE 3" THICK CONCRETE PAD FOR POCKET TABLES, AS SHOWN ON PLAN.
3. COORDINATE WITH PLAYGROUND EQUIPMENT VENDOR, AND INSTALL FOOTINGS AND FOUNDATIONS AS REQUIRED FOR PLAYGROUND EQUIPMENT.
4. PROVIDE 3/4" HIGH "YARD" STYLE FENCE, HAZ 8" OF HIDE BETWEEN POSTS. SWELL, PVC BOARD OR BOARD, NO GAPS, NO CROSS OR HICKLE RAILS-WRIST AND/OR PROTECTOR OF PLAYGROUND AND WHEREVER ELSE SHOWN ON PLAN. PROVIDE 3/4" HIDE USE GATES WITH HAZ 14" LATCH OR APPROVED EQUAL, LATCH TO BE GILD SAFETY INSTALLED ON THE INTERIOR OF THE PLAYGROUND GATE. NO ACCESS FROM OUTSIDE. SEE DETAIL 44 FOR HAZING HAZ. PROVIDE AND INSTALL POLYURETHANE GAT ALUMINUM, OR ALL PLAYGROUND PERIMETER GATES.
5. PROVIDE 4" OF HIGH VINYL COATED CHAIN LINK FENCE BETWEEN THE HAZ 14" PRESCHOOL PLAYGROUND. PROVIDE HAZ 3" OF HIDE GATE AS SHOWN.
6. CATCHES SHOWN HERE ARE ALSO SHOWN ON THE CONSTRUCTION PLAN. EXACT NUMBER AND LOCATION TO BE COORDINATED WITH THE LEARNING EXPERIENCE.
7. CONTRACTOR TO ENSURE PROPER DRAINAGE FOR PLAYGROUND AREA. TO BELOW GRADE "POCKET" HILL NOT OCCUR. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT 1/4" TO 1/2" PER FOOT PITCH. PROVIDE DRAINAGE, CORROSION-RESISTANT, PIPING, PIPING, ETC. PROVIDED. NO ROOF DRAIN TO EMPTY DIRECTLY INTO PLAYGROUND.

ANNE'S NOTES:

1. FRAME TO BE CONSTRUCTED OF GALVANIZED STRUCTURAL STEEL, USING 100% BARS, 30% WITH SMOOTH BAR, 70% WITH DEFORMED BARS, IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
2. ALL ANNE'S/ANNE'S FRAMES ARE DESIGNED TO RESIST WIND PRESSURES IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
3. ALL ANNE'S/ANNE'S FRAMES ARE DESIGNED TO WITHSTAND WIND LOAD IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
4. ALL ANNE'S/ANNE'S BRACKETS AND BOLTS TO BE 316 PLATED.
5. ANNE'S AND PIPING ARE TO BE EXTERIOR GRADE. VERIFY ALL IMPROVING IN FIELD.
6. GO TO IDENTIFY SHIP DRAWINGS OF CARRY FRAME. TO THE ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL. PRIOR TO FABRICATION, DRAWINGS TO BE REDESIGNED ALL CONNECTIONS, WELDS AND ANCHORS. DRAWINGS SHALL BE SEALED BY A LICENSED ENGINEER. SEE REQUIRED VENDOR.
7. REVISOR TO RECOMMENDED ANNE'S VENDOR, SHEET 1-1 SPECIFICATIONS.

NOTE:

PLAYGROUND EQUIPMENT AND SURFACES TO BE PROVIDED AND INSTALLED BY REQUIRED VENDOR. NO SUBSTITUTIONS ALLOWED.

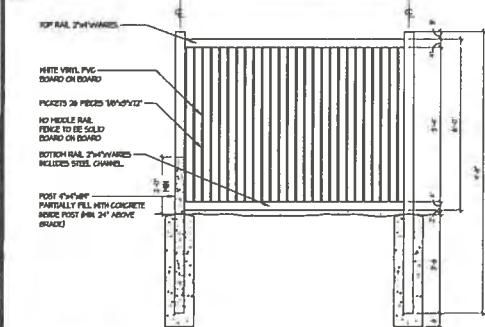
HORIZON CONCEPTS
30 WEST HILLS ROAD
HARTFORD, CONNECTICUT 06106
ATLANTA, GEORGIA
TEL: 800-733-7465
FAX: 800-733-7465

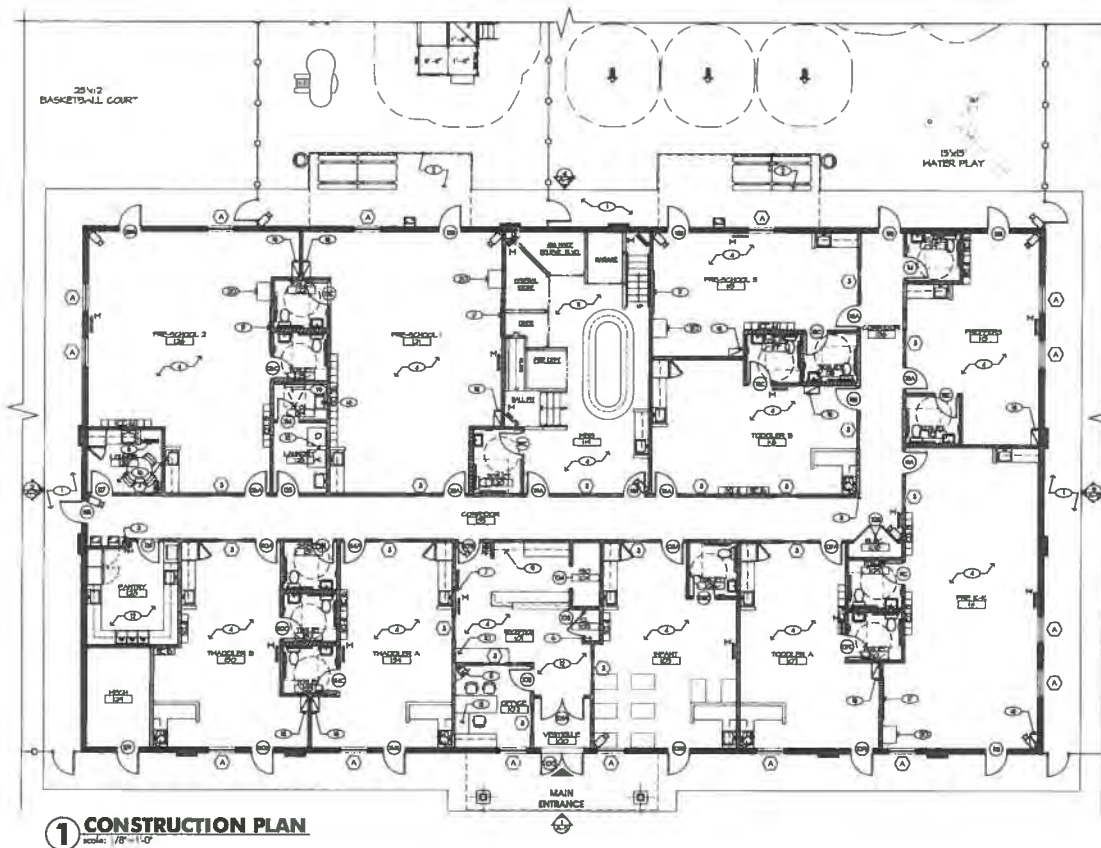
PLAYGROUND ANNE'S TO BE PROVIDED AND INSTALLED BY RECOMMENDED VENDOR. NO SUBSTITUTIONS ALLOWED.

HORIZON ANNE'S & BURN CO.
27 COTTAGE STREET
BAYVIEW, MI 48064
ATLANTA, GEORGIA
TEL: 800-624-4323

1. PLAYGROUND AREA

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





1 CONSTRUCTION PLAN
scale: 1/8"=1'-0"

ROOM	STATE REQUIRED S.F. (39 S.F. PER CHILD)	NET S.F.	ACTUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP
INFANT	440	440	500	1/39	8	2	1/4	6-18 MO
TODDLER A	420	420	480	1/39	12	2	1/6	18-24 MO
TODDLER B	420	420	480	1/39	12	2	1/6	18-24 MO
TODDLER A	420	420	480	1/39	12	2	1/6	24-30 MO
TODDLER B	420	420	480	1/39	12	2	1/6	24-30 MO
PREPPERS	420	420	435	1/39	12	2	1/6	30-36 MO
PRE-SCHOOL #1	840	840	855	1/39	24	2	1/12	3-5 YRS.
PRE-SCHOOL #2	840	840	855	1/39	24	2	1/12	4-5 YRS.
PRE-SCHOOL #3	420	420	435	1/39	12	1	1/12	5-5 YRS.
PRE-K-K	805	805	815	1/39	25	2	1/14	3-6 YRS.
HAVE BELIEVE BOULEVARD (PLAY VILLAGE)	580	580	715	1/39	16	2	VARIABLES	VARIABLES
TOTALS	6,005	6,025	6,825		187	21		

* CALCULATED 1255 BUILT-IN ITEMS
GROSS AREA 10,000 S.F.
PLAY AREA 10,000 S.F.

LEGEND:

- DOOR REFER TO DOOR AND HARDWARE SCHEDULE FOR ADDITIONAL INFORMATION
- KEY NOTE NUMBER
- ROOM NUMBER
- DOOR NUMBER - SEE DWG A-01
- WIDEN NUMBER - SEE DWG A-02
- DETAILS THE NUMBER OF BAY CLOSETS OR COAT CLOSETS PROVIDED - SEE DRAWING A-01
- DRINKING FOUNTAIN SPOT HEIGHTS ARE 3'-0" AND 2'-4 1/2" SEE SHEET A-08 FOR DETAILS
- HATCH FOR BLIND SPOT HEIGHT AT 8' BELOW FIN CLS. SEE NOTE 11. HATCH BELIEVE BLIND SPOT HEIGHT AT 7' BELOW FIN CLS.
- CEILING MOUNTED CAMERA. INSTALL CAMERAS TO BECOME ADEQUATE COVERAGE. PROVIDE ADDITIONAL CAMERAS TO ELIMINATE BLIND SPOTS. EXISTING CAMERAS TO BE REMOVED IN EACH PLAYGROUND. EACH QUANTITY AND LOCATION TO BE COORDINATED WITH "THE LEARNING EXPERIENCE". SEE SPEC ON DRAWING T-5. SEE REGISTERED VENDOR ON T-5.
- MONITOR, EXACT QUANTITY AND LOCATION TO BE COORDINATED WITH "THE LEARNING EXPERIENCE". SEE SPEC ON DRAWING T-5. SEE REGISTERED VENDOR ON T-5.
- LED TV/MONITOR - SEE SPEC ON DRAWING T-5.
- FIRE EXTINGUISHER, WALL MOUNT BRACKET 1/2" DIA. 2-1/2" DIA. 3/4"
- FIRE EXTINGUISHER, WALL MOUNT, REDUCED CABINET 1/2" DIA. 2-1/2" DIA. 3/4"

KEY NOTES:

- CONCRETE SCHEDULE - SEE CIVIL DRAWINGS BY OTHERS FOR FINISHES AND DETAILS. PROVIDE 1/2" DIA. BARS AROUND AC UNITS TO PREVENT ACCESS BY CHILDREN.
- PROVIDE CONCRETE PINS AND CARING ANCHORS FOR PLUMBING TABLES. SEE DRAWING C-1 C-2 FOR DETAILS.
- "TYPICAL 8' x 8' SCHEDULE OUTSIDE CORNER WITH TYPICAL FINISH BY SMOOTHNESS. SEE DETAIL 10 ON DWG A-4.
- 1" RADIUS CORNER BEAD REQUIRED AT ALL CORNERS. 1/2" DIA. BOARD HATCH RETURN. SEE DETAILS 2 1 3 ON DRAWING A-4.
- PROVIDE 2" HALL HATCH BRACKETS. SEE DETAIL 8 SHEET NO. A-02.
- PROVIDE 2" ADJUSTABLE 1/2" HIRE SHELVES IN THE CLOSET.
- PROVIDE LED TV WITH BUILT-IN DVD PLAYER. MOUNT ON WALL WITH EXISTING LOCATION TO BE COORDINATED WITH T-5. SEE T-5 AUDIO VISUAL EQUIPMENT FOR SPEC.
- LAMINATOR - BY T-5.
- PRINTING/REPRODUCTION - BY T-5.
- RECHARGE - SEE DETAIL 10 ON DWG A-02.
- SEE DRAWING A-01 FOR HATCH BELIEVE BLIND SPOT HEIGHT.
- SEE A-02 FOR RECEPTION AREA AND MAIN PANTRY UNBALANCED PLANS AND DETAILS.
- PAK BY T-5.
- INSTALL ONE (2) HIRE SHELF OVER SINK.
- INSTALL ONE (2) HIRE SHELF OVER THE SINK AND HATCHER AND UP TO THE CLOSET.
- SEE A-01 FOR SHARP LAMINATE UNBALANCED PLANS AND DETAILS.
- SHARP BOARD, SEE A-02 FOR BLOCKING INFORMATION.
- 20" x 8" x 1/2" HATCH HOLDER.
- ATTN: ACCESS, NO PIPES, HIRE, DETS, ETC.
- 50" x 44" SHARP BOARD POUCH.

GENERAL NOTES:

- SEE STRUCTURAL DWGS FOR STRUCTURAL INFORMATION.
- SEE DRAWING T-5 FOR SPECIFICATIONS OF HATCHER, HATCHER AND DRYER IN LAUNDRY ROOM.
- ALL OUTSIDE CORNERS WITHIN ALL ROOMS SHALL HAVE 1" RADIUS CORNER BEAD. SEE KEY NOTE 14.
- ALL HALLS ARE 4'-0" WIDE.
- UNLESS OTHERWISE NOTED, CORNERS SHALL HAVE 1" RADIUS CORNER BEAD. SEE KEY NOTE 14.
- COAT CLOSETS ARE SHOWN FOR AREA CALCULATION PURPOSE ONLY. ALL COAT CLOSETS TO BE PROVIDED BY THE CONTRACTOR. EXACT LOCATION TO BE COORDINATED WITH "THE LEARNING EXPERIENCE".
- PROVIDE HATCHERS FOR THE BLIND SPOTS IN THE ROOMS. LOCATIONS SHOWN ARE APPROXIMATE. EXACT NUMBER AND LOCATION TO BE COORDINATED WITH "THE LEARNING EXPERIENCE".
- SEE DRAWING A-01 FOR PARTITION TYPES.
- SEE DWG A-01 FOR UNBALANCED TOILET ROOM PLANS.
- REFER TO HATCH SCHEDULE FOR HATCHES. SEE A-02.
- REFER TO DOORS SCHEDULE FOR DOORS. SEE DRAWING A-01.
- SEE DWG A-01 FOR DRYER COUNTER, ART CLOSET, PANTRY UNBALANCED PLANS AND DETAILS.
- SEE BOOK SHELF AND HATCH HATCHER DETAILS. SHEET A-01 BOOK SHELF IS NOT SHOWN ON THE CONTRACTOR PLAN FOR CLARITY. COORDINATE WITH HATCH FOR LOCATION.
- SEE DRAWING C-1 FOR OUTSIDE PLAYGROUND EQUIPMENT, HATCHES, PLUMBING, ETC. FOR INFORMATION.
- ALL THE EXISTING BUILDING SHALL BE THOROUGHLY CLEANED, INCLUDING HATCHES & FLOORING AT THE COMPLETION OF CONSTRUCTION.

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Architecture
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Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	BY
1	05/16/16	FOR REVIEW	AKJ
2	07/11/16	REVISED PRELIMINARY CONCEPT	AKJ
3	07/11/16	REVISED PER CLIENT/COMMITTEE	AKJ

REVISION

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

1. CLIENT PROVIDES A RETAIL ALL PRODUCTS IN PLANS. ONLY SUBMITTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. SEE DETAIL OF THE USE.

2. VISUAL REPRESENTATION HAS NO VALUE AND IS REQUIRED TO CHANGE ANY PRODUCTS OR SPECIFICATIONS IN PLANS MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & T-5 FOR APPROVAL.

Product
THE LEARNING EXPERIENCE
INTERIOR & EXTERIOR VILLAGE DRIVE
RIVERSIDE, CALIFORNIA

Project Number
TLEBP-16-236
Scale
1/8"=1'-0"

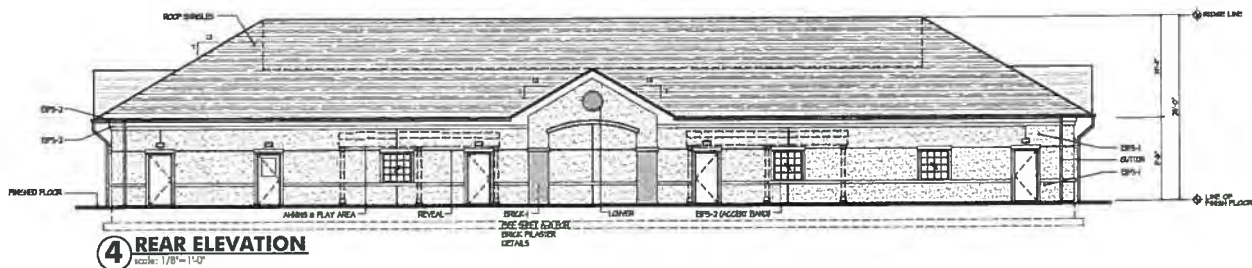
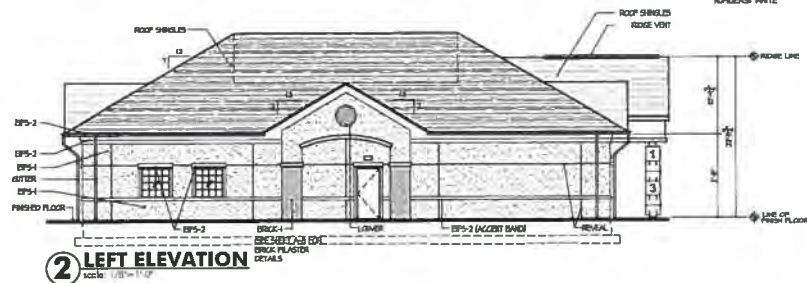
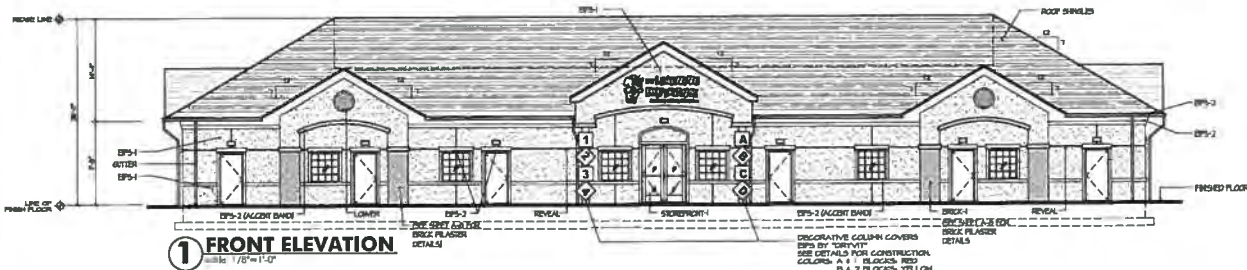
Drawn By
RAA
Approved By
AKJ

CONSTRUCTION PLAN

Drawing Number:

A-1.1

total sheets 271 of 115



EXTERIOR PAINT FINISH SCHEDULE					
CODE	NATERIAL	MANUFACTURER	STANDARD NO.	COLOR	FINISH
EP-1	PAINT	BEAUFORT MOORE	250-10	WATER WASHABLE	SEMI-GLOSS
EP-2	PAINT	BEAUFORT MOORE	250-10	WATER WASHABLE	SEMI-GLOSS
EP-3	PAINT	BEAUFORT MOORE	250-10	WATER WASHABLE	SEMI-GLOSS
EP-4	PAINT	BEAUFORT MOORE	250-10	WATER WASHABLE	SEMI-GLOSS
EP-5	PAINT	BEAUFORT MOORE	250-10	WATER WASHABLE	SEMI-GLOSS

EXTERIOR MATERIAL SCHEDULE			
NAME	MANUFACTURER	SIZE / TYPE	COLOR
EP-1	DRYVIT	-	COLOR: BEAUFORT MOORE, RED
EP-2	DRYVIT	-	COLOR: BEAUFORT MOORE, YELLOW
EP-3	DRYVIT	-	COLOR: BEAUFORT MOORE, BLUE
EP-4	DRYVIT	-	COLOR: BEAUFORT MOORE, GREEN
EP-5	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-6	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-7	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-8	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-9	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-10	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-11	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-12	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-13	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-14	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
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EP-58	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-59	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-60	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-61	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-62	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-63	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-64	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-65	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-66	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-67	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-68	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-69	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-70	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-71	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-72	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-73	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-74	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-75	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-76	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-77	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-78	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-79	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-80	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-81	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-82	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-83	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-84	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-85	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-86	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-87	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-88	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-89	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-90	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-91	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-92	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-93	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-94	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-95	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-96	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-97	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-98	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-99	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE
EP-100	DRYVIT	-	COLOR: BEAUFORT MOORE, WHITE

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973.902.4900
INTERNET: JLEBEN.COM
CALIFORNIA LICENSE # C-17673

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102 CIDER PARKWAY
LIVINGSTON, NEW JERSEY 07039
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FAX: 973.994.4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	BY
1	4/2/15	10% REVIEW	JMB
2	4/27/15	REVISED PER CLIENT COMMENTS	JMB
3	4/27/15	REVISED PER CLIENT COMMENTS	JMB

REVISION

NO.	DATE	DESCRIPTION	BY
1	4/27/15	REVISED PER CLIENT COMMENTS	JMB

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS PERMITTED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE SUBJECT TO A 10% LATE FEE ON THE GC.
2. NO FINAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCT OR SPECIFICATION PER PLANS, MUST BE SUBMITTED BY WRITING TO THE ARCHITECT IN WRITING APPROVAL.

Project:
THE LEARNING EXPERIENCE
NORTHROP & MASON VILLAGE DRIVE
BETHESDA, CALIFORNIA

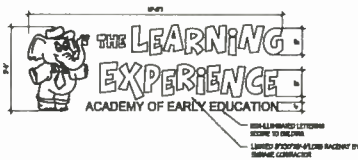
Project Number:
TLERP-18-226
Scale:
1/8"=1'-0"

Drawn By:
FAM
Approved By:
JMB

Proposed ELEVATIONS

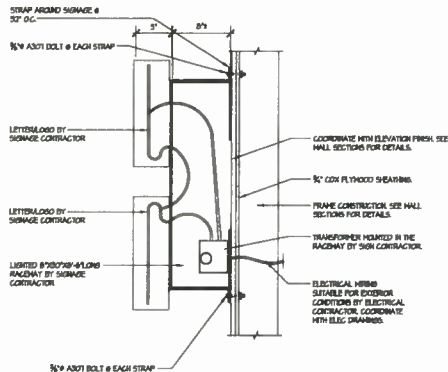
Project Number:
A-5

Issue: 3/1/18



1 SIGNAGE ELEVATION

SCALE: 1/2" = 1'-0"



2 SIGNAGE MOUNTING DETAIL

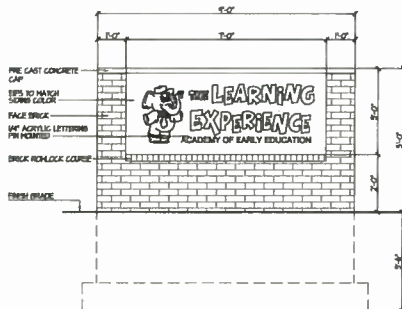
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND SHALL REPORT ANY AND ALL DISCREPANCIES TO THE OFFICE OF THE ARCHITECT.
2. SIGNAGE CONTRACTOR TO SUPPLY & INSTALL LIGHTED 'THE LEARNING EXPERIENCE' SIGN AS INDICATED ON DRAWINGS. SIGN SHALL BE PLAIN CHANNEL LETTERING, RACEMOUNT MOUNTED WITH 1/2\"/>

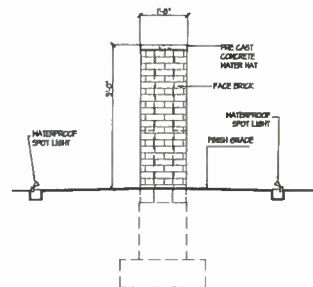
NOTE:
"THE LEARNING EXPERIENCE" LOGO SIGN IS TO BE BY REQUESTED VENDOR, NO SUBSTITUTIONS ALLOWED.

ART SIGN COMPANY
38 EAST RAILWAY AVE.
PATERSON, NJ 07640
ATTN: FRANK PEREZ JR.
TEL: 973-255-0121
FAX: 973-255-0121



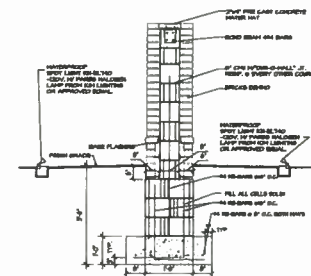
3 MONUMENT SIGNAGE ELEVATION

SCALE: 1/2" = 1'-0"



4 MONUMENT SIGNAGE ELEVATION

SCALE: 1/2" = 1'-0"



5 MONUMENT SIGNAGE SECTION

SCALE: 1/2" = 1'-0"

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ISSUE

NO.	DATE	DESCRIPTION	BY
1	02/15	FOR REVIEW	MB
2	02/16	ISSUED PER CLIENT COMMENT	MB
3	02/16/17	REVISED PER CLIENT COMMENT	MB

REVISION

NO.	DATE	DESCRIPTION	BY

1. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTES PROVIDED NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE OFFICE OF THE GC.

2. VISUAL REPRESENTATION HAS NO VALUE AND REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS MUST BE SUBMITTED WRITING TO THE ARCHITECT'S FIRM FOR APPROVAL.

Project:
THE LEARNING EXPERIENCE
MONTESORRY & MONTANA VILLAGE DRIVE
REVERSHAM, CALIFORNIA

Project Number:
TLEBP-0-14-234

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

Drawn By:
FSA

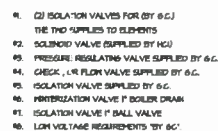
Approved By:
RAB

SIGNAGE DETAILS

Drawing Number:

C-2

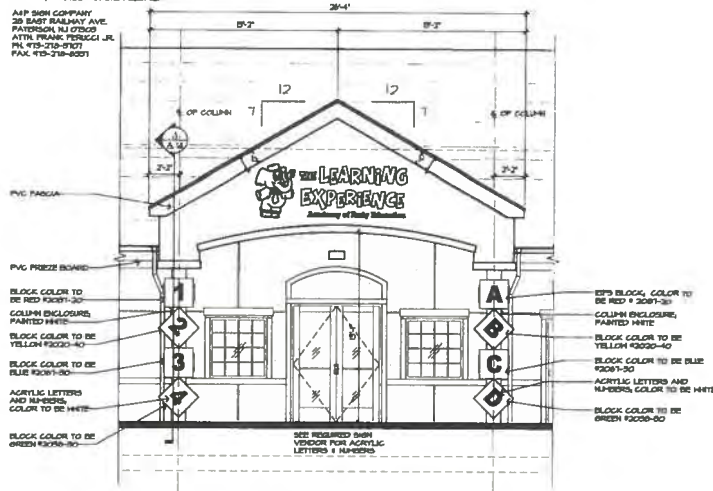
Initial Date: 3/1/18



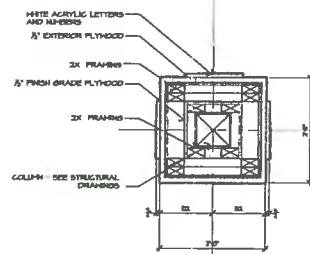
PLUMBING/MECHANICAL THE LEARNING EXPERIENCE 14-234-11-11 CANOPY DETAILS 2/11/11

NOTE:
THE LEARNING EXPERIENCE LOAD SIGN IS TO BE BY REQUIRED
VENDOR, NO SUBSTITUTIONS ALLOWED.

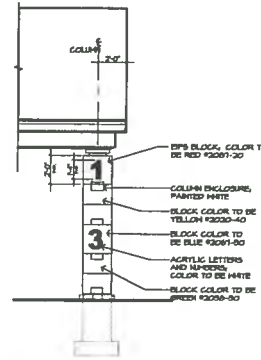
AJP SIGN COMPANY
38 EAST RAILWAY AVE.
PATERSON, NJ 07650
ATTN: FRANK PASCAL, JR.
PH: 973-270-2707
FAX: 973-270-8207



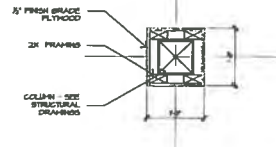
1 FRONT ELEVATIONS AT CANOPY
scale: 1/4"=1'-0"



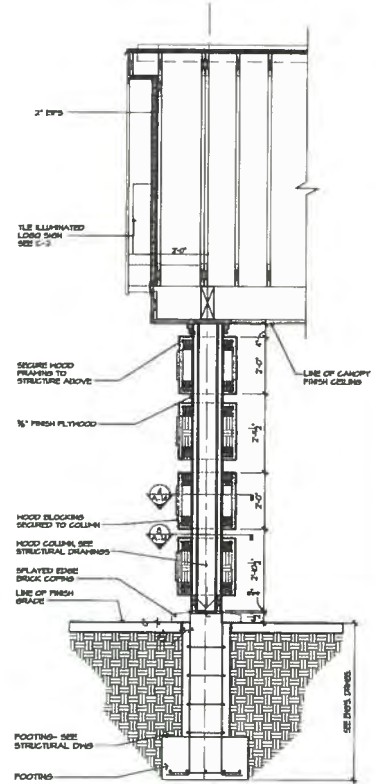
4 PLAN DETAIL
scale: 1"=1'-0"



2 SIDE ELEVATIONS AT CANOPY
scale: 1/4"=1'-0"



5 PLAN DETAIL
scale: 1"=1'-0"



3 SECTION THROUGH COLUMN COVER
scale: 1/2"=1'-0"

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Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	BY
1	4/2/11	FOR REVIEW	MBJ
2	4/2/11	REVISED PER CLIENT COMMENT	MBJ
3	4/2/11	REVISED PER CLIENT COMMENT	MBJ

REVISION

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

1. DO NOT PROVIDE A METAL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED AT THE DISCRETION OF THE A/E.

2. VISUAL REPRESENTATION HAS NO VALUE AND REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS MUST BE SUBMITTED WRITING TO THE ARCHITECT'S FIRM FOR APPROVAL.

Project:
THE LEARNING EXPERIENCE
NORTHROP & MARRAS VILLAGE DRIVE
IRVINE, CALIFORNIA

Project Number: 14-234-11-11 Scale: 1/8"=1'-0"
Drawn By: JAE Approved By: MBJ

Drawing Name:
CANOPY AT MAIN ENTRANCE DETAILS

Drawing Number:
A-14.1

Initial Date: 3/11/11

January 21, 2016

Ms. Candice Assadghab
Riverside County Admin. Center
City Hall
Planning Div - 3rd floor
3900 Main St
Riverside, Ca. 92522



Dear Candice,

I spoke to you on the phone re: the
Care Center proposed at Mission Villages Dr.
& Northrop Dr. I live at 7612 Northrop &
the traffic is already a problem.

I attended your meeting of Jan. 14
& stated I oppose this.

When you are sitting in an office
like members of the HLAC & not
impacted by this, it's not of as
much concern of as living in
the neighborhood.

I respectfully ask you to reconsider
this and relocate the Child Care
Center to another location. Sincerely,