



EAST ELEVATION

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

DESIGN TEAM:

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E-MAIL: danle@wal-eng.com

BUILDING CODES:

- APPLICABLE CODES**
- 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR
 - 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. (2015 INTERNATIONAL BUILDING CODE VOLUMES 1 & 2 AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2015 IAPMO UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2015 IAPMO UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
 - 2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 CCR (2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2015 INTERNATIONAL EXISTING BUILDING CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
 - 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 CCR
 - TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
 - 2013 ASME A17.1/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS

- PARTIAL LIST OF APPLICABLE STANDARDS**
- | | | | |
|-----------|--|------|---------|
| NFPA 13 | STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM (CA AMENDED) | 2016 | EDITION |
| NFPA 14 | STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS | 2013 | EDITION |
| NFPA 24 | STANDARD FOR INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND TIERH APPOINTANCES | 2016 | EDITION |
| NFPA 72 | NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED) | 2016 | EDITION |
| NFPA 80 | STANDARD FOR FIRE DOOR AND OTHER OPENING PROTECTIVES | 2016 | EDITION |
| NFPA 2001 | STANDARD FOR CLEAN AGENT FIRE EXTINGUISHING SYSTEMS | 2015 | EDITION |
| UL 100 | STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT (R0018) | 2005 | EDITION |
| UL 464 | AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES | 2003 | EDITION |
| UL 521 | STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS | 1999 | EDITION |
| UL 1971 | STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED | 2002 | EDITION |

FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2016 CBC (SPM) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 80.
SEE CALIFORNIA BUILDING CODE, CHAPTER 35, FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.
* All parts of the 2016 California Building Code become effective January 1, 2017 except the effective date for the use of the 2016 Building Energy Efficiency Standards (Title 24, Part 1, Chapter 10) is February 25, 2016 and the effective date for the use of the California Administrative Code (Title 24, Part 1, Chapter 4) is January 29, 2016.

GENERAL NOTES

- ALL WORK CALLED FOR IN THESE PLANS IS TO BE COMPLETED IN A CRAFTSMAN LIKE MANNER IN FULL ACCORD WITH ADOPTED CODES AND ORDINANCES OF THE JURISDICTION IN WHICH IT IS TO BE CONSTRUCTED.
- ANY ERRORS OR DISCREPANCIES FOUND IN THESE PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROJECT ARCHITECT.
- THESE PLANS AND OR DESIGNS ARE NOT TO BE GIVEN OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF DKC ARCHITECTS, INC.
- ALL SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THESE PLANS AND THE SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.
- ANY CHANGE OR DEVIATIONS FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF DKC ARCHITECTS, INC. RELEASES ARCHITECT FROM ANY LIABILITY FOR THE ENTIRE PROJECT TO BE CONSTRUCTED.
- WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS WILL BE THE LATEST EDITION AND/OR ADDENDUM.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON ROOF LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING.
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2016 UNIFORM BUILDING CODE, AND ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS WHERE NO DETAILS ARE SHOWN. CONSTRUCTION TO CONFORM TO SIMILAR WORK ON PROJECT.
- THE DRAWINGS REPRESENT THE FINISH STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING FOR LOADS DUE TO CONSTRUCTION EQUIP., ETC.
- DIMENSIONS
 - ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
 - ALL DIMENSIONS ARE TO FINISH.
 - CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FINISH FACE OF CEILING.
- ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED SHALL MATCH SURROUNDING SURFACES.
- ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETRIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF THE WORK.
- THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE CITY. THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION AND FREE OF DEBRIS AND LITTER. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK.

UTILITIES

- UTILITIES:**
- WATER:** BEAUMONT-CHERRY VALLEY WATER DISTRICT, 560 MAGNOLIA AVENUE, BEAUMONT, CA 92223, PH: 951-845-4561
 - ELECTRICITY:** SOUTHERN CALIFORNIA EDISON CO., 26108 MENIFEE ROAD, RINDLAND, CA 92584, PH: 800-433-4555
 - GAS:** SOCIAL GAS, P.O. BOX 3150, SAN DIMAS, CA 91773
 - SEWER:** CITY OF BEAUMONT, 559 E 6TH STREET, BEAUMONT, CA 92223
 - PHONE:** VERIZON CALIFORNIA, INC., 112 LAKEVIEW CANYON ROAD, THOUSAND OAKS, CA 91322

PROJECT DATA

OWNER:
BLAIR BALL
1659 EAST 6TH STREET
BEAUMONT, CA 92223

PROJECT DESCRIPTION:
CONSTRUCTION OF 4+18,500 SQUARE FOOT, TWO STORY MEDICAL OFFICE BUILDING AND PARKING.

ASSESSOR'S PARCEL NUMBERS:
PARCEL A: 419-160-012-6
PARCEL B: 419-160-012-7
PARCEL C: 419-160-014-8

LEGAL DESCRIPTION:
RECORDED BOOK / PAGE: 888/810
SUBDIVISION NAME: SUB SEC 11 T35 R1W
LOT / PARCEL: 6
BLOCK: 8
TRACT NUMBER: 0

SITE DATA:
ZONING: COMMERCIAL GENERAL

SETBACKS: (PER 17.03.080)
FRONT: 20'
REAR: 20' + 2' FOR EVERY FOOT ABOVE 35'
SIDE: 0'
FLOOD ZONE: ZONE X (MINIMAL FLOOD HAZARD) PER 090505C08120- EFFECTIVE 08/26/2008

PARCELS:
PARCEL A: 0.35 ACRES
PARCEL B: 0.35 ACRES
PARCEL C: 0.55 ACRES
TOTAL: 1.3 ACRES

SITE AREAS (ON-SITE):
ASPHALT PAVING: 35,068 SF 61.3%
CONCRETE WALK: 2,977 SF 5.2%
LANDSCAPE: 8,973 SF 15.7% (15% REQ. PER 17.06.040)
BUILDING FOOTPRINT: 10,161 SF 17.3% (MAX. 50% PER 17.03.080)
TOTAL SITE: 57,177 SF
* BUILDING FOOTPRINTS INCLUDES ARCHITECTURAL PROJECTIONS NOT INCLUDED IN BUILDING DATA

GRADING:
RAW CUT: 700 CUBIC YARDS
RAW FILL: 0 CUBIC YARDS
ESTIMATED EXPORT: 300 CUBIC YARDS

PARKING:
PARKING REQ. PER 17.05-1: 1 SPACE / 250 SF (5'x10')
TOTAL GROSS AREA: 18,716 SF / 250 x 75 SPACES REQUIRED
SPACES PROVIDED: 79 SPACES PROVIDED + 1 LOADING SPACE

ACCESSIBLE STALLS:
REQUIRED: 4 STALLS
PROVIDED: 4 STALLS INCL. 1 VAN

LOADING SPACE:
1 PROVIDED

BUILDING DATA:
OCCUPANCY: B
CONSTRUCTION TYPE: I-4
FIRE SPRINKLERS: YES
HEIGHT: 31' (MAX. 50' PER 17.03.080)

AREAS:
ENTIRE BUILDING:
TOTAL GROSS AREA: 18,716 SF
TOTAL RENTABLE AREA: 16,466 SF
TOTAL COMMON AREA: 2,249 SF
BUILDING LOAD FACTOR: .107 = 13.7%

1ST FLOOR:
GROSS FLOOR AREA: 10,028 SF
RENTABLE AREA: 8,234 SF
COMMON AREA: 1,795 SF

2ND FLOOR:
GROSS FLOOR AREA: 8,687 SF
RENTABLE AREA: 8,232 SF
COMMON AREA: 455 SF

SHEET INDEX:

- GENERAL**
TT.1 TITLE SHEET
- CIVIL**
1 OF 1 CONCEPTUAL GRADING PLAN
- LANDSCAPE**
L-1 CONCEPTUAL PLANTING PLAN
- ARCHITECTURAL**
AS1.0 SITE PLAN
A1.1 FIRST AND SECOND FLOOR PLANS
A1.2 ROOF PLAN AND BUILDING SECTIONS
A2.1 EXTERIOR ELEVATIONS

BALL MEDICAL BUILDING
1542 EAST 6TH STREET
BEAUMONT, CA 92223

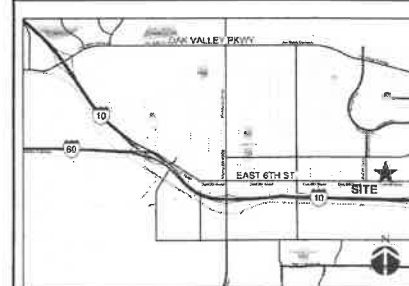
REFERENCE SYMBOLS:

- BUILDING SECTION:**
AS SHEET LOCATION SHEET NUMBER
- BUILDING DETAIL:**
A17 DETAIL NUMBER SHEET NUMBER
- REVISION:**
#
- PLAN KEY NOTE:**
⊙
- PLAN ENLARGEMENT:**
AS SHEET LOCATION SHEET NUMBER
- ROOM NAME/NUMBER:**
LOBBY 100

VARIANCES

NONE REQUESTED

VICINITY MAP



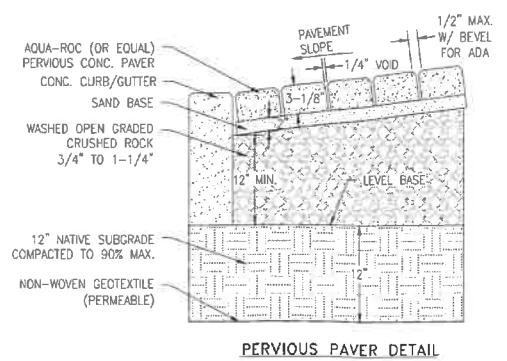
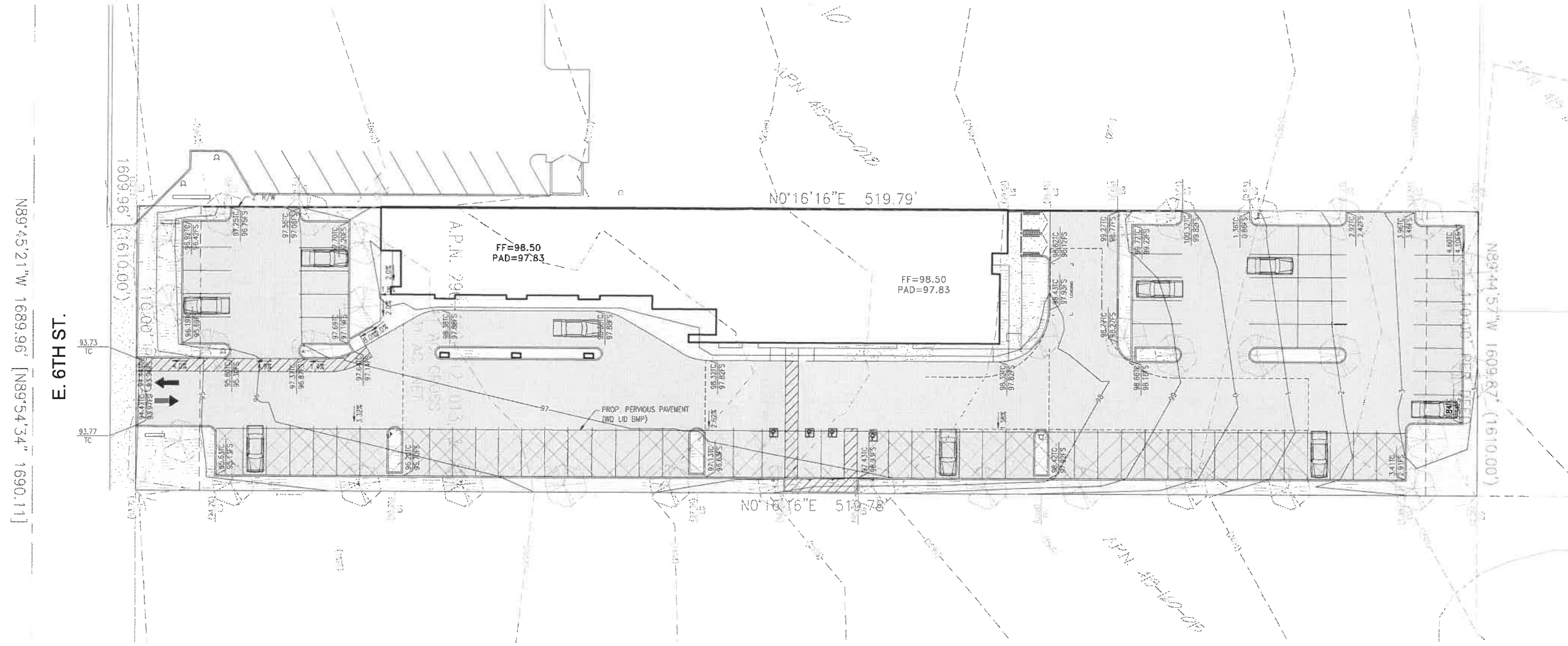
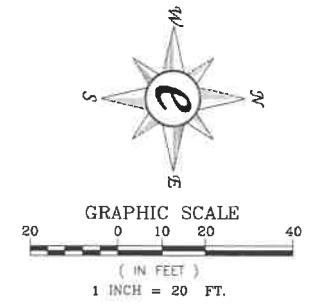
DATE: _____
DATE: _____
DATE: _____
CHECKED BY: D.K.C. P.M.: D.K.C.
DATE: DECEMBER 13, 2016

TITLE SHEET

T1.1

DRAWING NAME: KTDW0494 - BALL MEDICAL DRAWING 1.DWG > DATE/TIME: 2016-12-13 2:17 PM > PLOTTED BY: BEN MILLETT

CONCEPTUAL GRADING PLAN BALL MEDICAL BUILDING 1542 E 6TH ST., BEAUMONT, CA



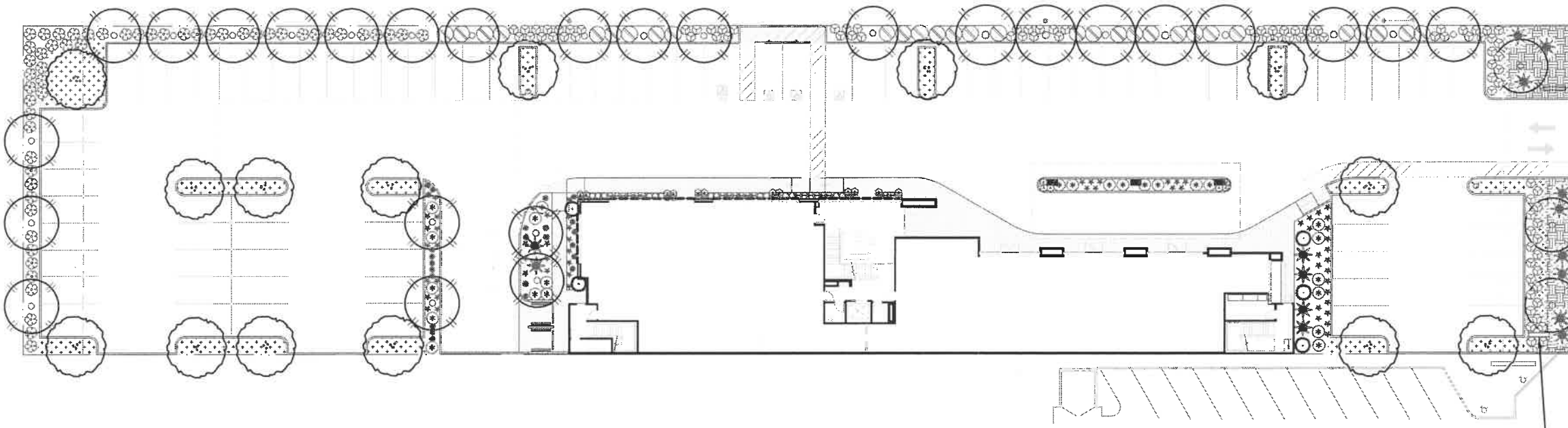
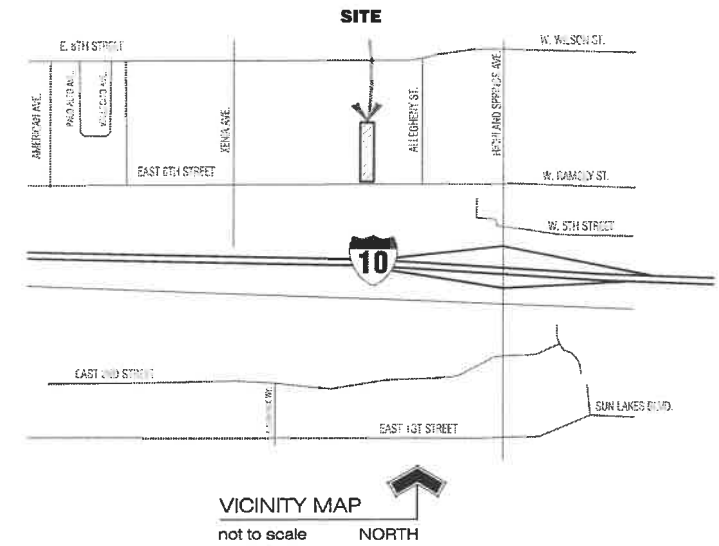
Ball Medical CONCEPTUAL LANDSCAPE PLAN

1542 East 6th Street
Beaumont, CA 92223
APN: 419-160-012-6, 419-160-013-7 & 419-160-014-8

Total Landscape Area: 8,595 SQ. FT.

Applicant:

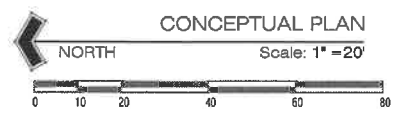
DKC ARCHITECTS, INC.
31555 AVENUE E
YUCAIPA, CA 92339
Contact: Ben Millett
Phone: 909.789-7900
Phone: 951.533-0025
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MONUMENT SIGN

EAST 6TH STREET

BACKFLOW



Planting Legend						
SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
	29	15 Gal.	Callistemon citrinus	Lemon Bottlebrush Tree	Low	25' H, 8' 18"
	14	24" Box	Chitalpa tashkentensis	Chitalpa Tree	Low	25' H, 8' 20"
	5	15 Gal.	Podocarpus macrophyllus	Yew Pine	Mod	15' H, 8' 3"
	24	1 Gal.	Aloe striata	Coral Aloe	Low	2' H, 8' 2"
	60	1 Gal.	Aloe vera	Medicinal Aloe	Low	2' H, 8' 2"
	54	5 Gal.	Cistus ladanifer	Crimson-Spot Rockrose	Low	4' H, 8' 4"
	15	5 Gal.	Cordyline australis 'Autopurpurea'	Australian Dracaena	Mod	5' H, 8' 3"
	30	5 Gal.	Elaeagnus pungens	Silverberry	Low	6-10' H, 8' 6-10"
	18	1 Gal.	Gazania rigens 'Mitsowa Yellow'	Yellow Gazania	Mod	1' H, 8' 3"
	24	5 Gal.	Hesperaloe parviflora	Red Yucca	Low	4' H, 8' 4"
	91	5 Gal.	Muhlenbergia capillaris	Pink Muhly	Low	3' H, 8' 3"
	12	5 Gal.	Nandina domestica 'Compact'	Compact Heavenly Bamboo	Mod	4' H, 8' 2"
	20	5 Gal.	Pelargonium zonale	Red Geranium	Mod	2' H, 8' 2"
	14	5 Gal.	Tulbaghia violacea	Society Garlic	Mod	2' H, 8' 2"
	708	1 Gal. 18" o.c.	Dalea greggii	Trailing Indigo Bush	Low	8' H, 8' 5"
	1,714	1 Gal. 24" o.c.	Rosa 'Flower Carpet'	Red Groundcover Rose	Mod	2' H, 8' 3"
	464	Sq. Ft.	3" Layer of 3/4" Gravel, Color: Gold			

PLANTING NOTES:
NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.
IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.
A 3" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.
PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.
THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.
ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

Ball Medical
1542 East 6th Street
Beaumont, Ca 92223
RPA Job No.: 18-70
Reference Eto: 55.6
Allowance is 45% of ETo
Total Irrigated Landscape Area: 8,595 SQ. FT.

MAWA: Maximum Applied Water Allowance

ETo	Reference ET (inches per year)	ET Adjustment Factor	LA	Conversion Factor (gallons per sq.ft.)	Gallons Per Year
(55.60)	(0.45)	(0.62)	(8,595)	(0.62)	133,329.08

CONCEPTUAL WATER CONSERVATION STATEMENT

This project will be utilizing low water usage plants and drought tolerant plants as well as native plants to minimize water usage. The irrigation system shall be designed with the highest efficiency components possible, utilizing drip irrigation and high efficiency rotators where spray is necessary. This system shall utilize a smart water controller in order to maximize efficiency in the scheduling of irrigation and shall include a rain shut off device to prevent irrigation during times of precipitation.



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e-mail: rpa.la@verizon.net
Richard Pope, Landscape Architect CA# 2664

JOB: 18-70 CKE
November 7, 2018

KEYNOTES

1. --- CONCRETE WALKWAY
2. --- PLANTER
3. --- ASPHALT PAVING
4. --- CONCRETE DRIVE APRON
5. --- FIRE VEHICLE TURN-AROUND
6. --- ACCESSIBLE PUBLIC ACCESS
7. --- EXISTING FIRE HYDRANT
8. --- FIRE HYDRANT
9. --- TRASH ENCLOSURE
10. --- MONUMENT SIGN
11. --- RELOCATED EXISTING STORM DRAIN
12. --- BACKFLOW DEVICE
13. --- SIDEWALK
14. --- LOADING ZONE
15. --- STAIRS
16. --- ACCESSIBLE PARKING STALL
17. --- ELECTRICAL ROOM
18. --- FIRE RISER
19. --- STORAGE ROOM
20. --- ELEVATOR
21. --- ELEVATOR MACHINE ROOM
22. --- CUSTODIAN CLOSET
23. --- LOBBY
24. --- DRINKING FOUNTAIN
25. --- GRADE BREAK
26. --- MAILBOX
27. --- EXISTING POWER POLE
28. --- SHORT TERM PATIENT PARKING
29. --- DIRECTIONAL TRAFFIC SIGN FOR PATIENT DROP OFF WARNING OF ON-COMING TRAFFIC AND PEDESTRIANS
30. --- SHORT TERM PATIENT PARKING SIGNAGE
31. --- FIRE DEPARTMENT HAMMERHEAD ALTERNATIVE PER CALIFORNIA FIRE CODE FIGURE D103.1
32. --- MASONRY WALL
33. --- INTERIOR LOT LINE
34. --- LOCATION OF BUILDING SIGNAGE, SEE ELEVATIONS



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 ARCHITECTS:
 DKC ARCHITECTS, INC.
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 website: dkcarc.com



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CONSULTANT:

CLIENT:

BALL MEDICAL BUILDING
 1542 EAST 6TH STREET
 BEAUMONT, CA 92223

PROJECT DATA

OWNER:
 BLAIR BALL
 1808 EAST 6TH STREET
 BEAUMONT, CA 92223

PROJECT DESCRIPTION:
 CONSTRUCTION OF ~18,500 SQUARE FOOT, TWO STORY MEDICAL OFFICE BUILDING AND PARKING.

ASSESSOR'S PARCEL NUMBERS:
 PARCEL A: 418-160-012-6
 PARCEL B: 418-160-013-7
 PARCEL C: 418-160-014-8

LEGAL DESCRIPTION:
 RECORDED BOOK / PAGE: 148 916
 SUBDIVISION NAME: SUB SEC 11 T3S R1W
 LOT / PARCEL: 6
 BLOCK: 5
 TRACT NUMBER: 0

SITE DATA:
 ZONING: COMMERCIAL GENERAL
 SETBACKS: (PER 17.03.080)
 FRONT: 25'
 REAR: 20' + 2' FOR EVERY FOOT ABOVE 35'
 SIDE: 17'
 FLOOD ZONE: ZONE X (MINIMAL FLOOD HAZARD)
 PER 08085C08120- EFFECTIVE 08/29/2008

PARCELS:
 PARCEL A: 0.35 ACRES
 PARCEL B: 0.3 ACRES
 PARCEL C: 0.85 ACRES
 TOTAL: 1.5 ACRES

SITE AREAS (ON-SITE):
 ASPHALT PAVING: 35,066 SF 61.5%
 CONCRETE WALK: 2,977 SF 5.2%
 LANDSCAPE: 8,973 SF 15.7% (15% REQ. PER 17.08.040)
 BUILDING FOOTPRINT: 10,161 SF 17.8% (MAX. 50% PER 17.03.080)
 TOTAL SITE: 57,177 SF
 *BUILDING FOOTPRINTS INCLUDES ARCHITECTURAL PROJECTIONS NOT INCLUDED IN BUILDING DATA

GRADING:
 RAW CUT: 790 CUBIC YARDS
 RAW FILL: 0 CUBIC YARDS
 ESTIMATED EXPORT: 300 CUBIC YARDS

PARKING:
 PARKING REQ. PER 17.06-1: 1 SPACE / 220 SF (9x18)
 SPACES REQUIRED: 18,716 SF / 258 + 73 SPACES REQUIRED
 SPACES PROVIDED: 79 SPACES PROVIDED + 1 LOADING SPACE

ACCESSIBLE STALLS:
 REQUIRED: 4 STALLS
 PROVIDED: 4 STALLS INCL. 1 VAN

LOADING SPACE:
 1 PROVIDED

BUILDING DATA:
 OCCUPANCY: B
 CONSTRUCTION TYPE: V-B
 FIRE SPRINKLERS: YES
 HEIGHT: +/- 30' (MAX. 50' PER 17.03.080)

AREAS:
 ENTIRE BUILDING: 18,716 SF
 TOTAL GROSS AREA: 18,716 SF
 TOTAL RENTABLE AREA: 16,668 SF
 TOTAL COMMON AREA: 2,249 SF
 BUILDING LOAD FACTOR: .137 = 13.7%

1ST FLOOR:
 GROSS FLOOR AREA: 10,029 SF
 RENTABLE AREA: 8,234 SF
 COMMON AREA: 1,795 SF

2ND FLOOR:
 GROSS FLOOR AREA: 8,887 SF
 RENTABLE AREA: 8,232 SF
 COMMON AREA: 455 SF

APPROVALS:

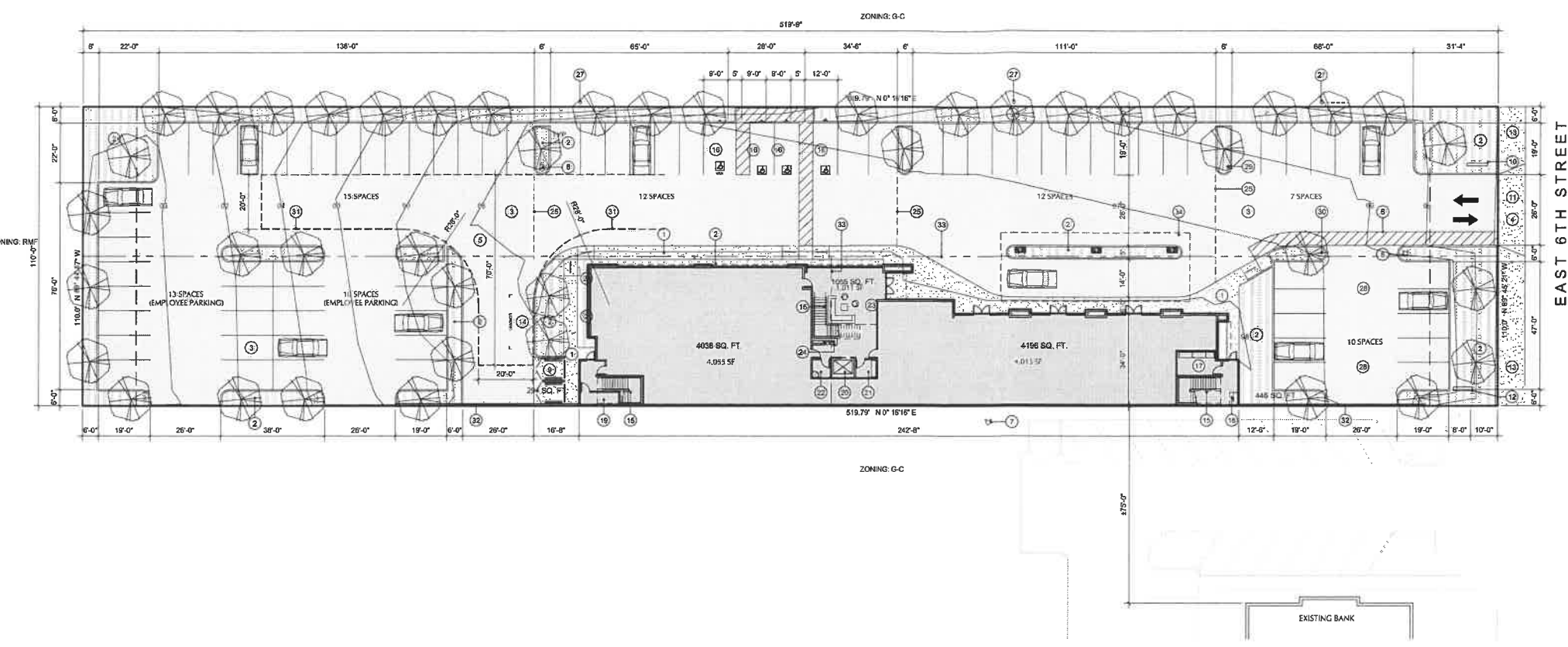
REVISIONS:
 DATE: _____
 DATE: _____
 DATE: _____
 CHECKED BY: D.K.C. P.M.: D.K.C.
 DATE: DECEMBER 13, 2018

SHEET TITLE:

SITE PLAN

SHEET NO.:

AS1.1



20' 10'

SITE PLAN

DESIGN TEAM:

CLIENT
 DR. BLAIR AND LAURIE BALL
 ATTN: BLAIR AND LAURIE BALL
 1808 EAST 6TH STREET
 BEAUMONT, CALIFORNIA 92223
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 E-MAIL: laurieb1@windoc.net

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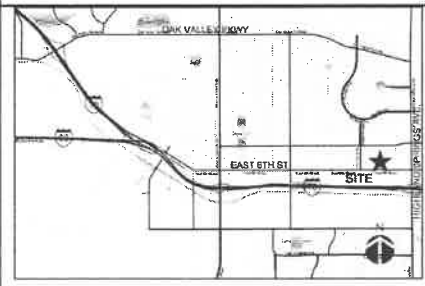
GEOTECHNICAL ENGINEERING
 JOHN R. BYERLY INCORPORATED
 ATTN: JOHN BYERLY
 2257 SOUTH LILAC AVENUE
 BLOOMINGTON, CA 92316
 PH: 909-887-1124 FAX: 909-887-6210
 E-MAIL: john@johnbyerlyinc.com

SURVEYOR
 WINCHESTER ASSOCIATES, INC.
 ATTN: DANIEL SLAWSON
 23640 TOWER STREET
 MORENO VALLEY, CALIFORNIA, 92563
 PH: 951-924-8438 FAX: _____
 E-MAIL: dan@slawson-ecng.com

UTILITIES

UTILITIES:
 WATER: BEAUMONT-CHERRY VALLEY
 WATER DISTRICT
 550 MAGNOLIA AVENUE
 BEAUMONT, CA 92223
 PH: 951-845-8581
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.
 26100 MENEFEE ROAD
 RICHMOND, CA 92255
 PH: 609-655-4555
 GAS: SOCALGAS
 P.O. BOX 3150
 SAN DIMAS, CA 91773
 SEWER: CITY OF BEAUMONT
 850 E 6TH STREET
 BEAUMONT, CA 92223
 PHONE: VERIZON CALIFORNIA, INC.
 112 LAKEVIEW CANYON ROAD
 THOUSAND OAKS, CA 91352

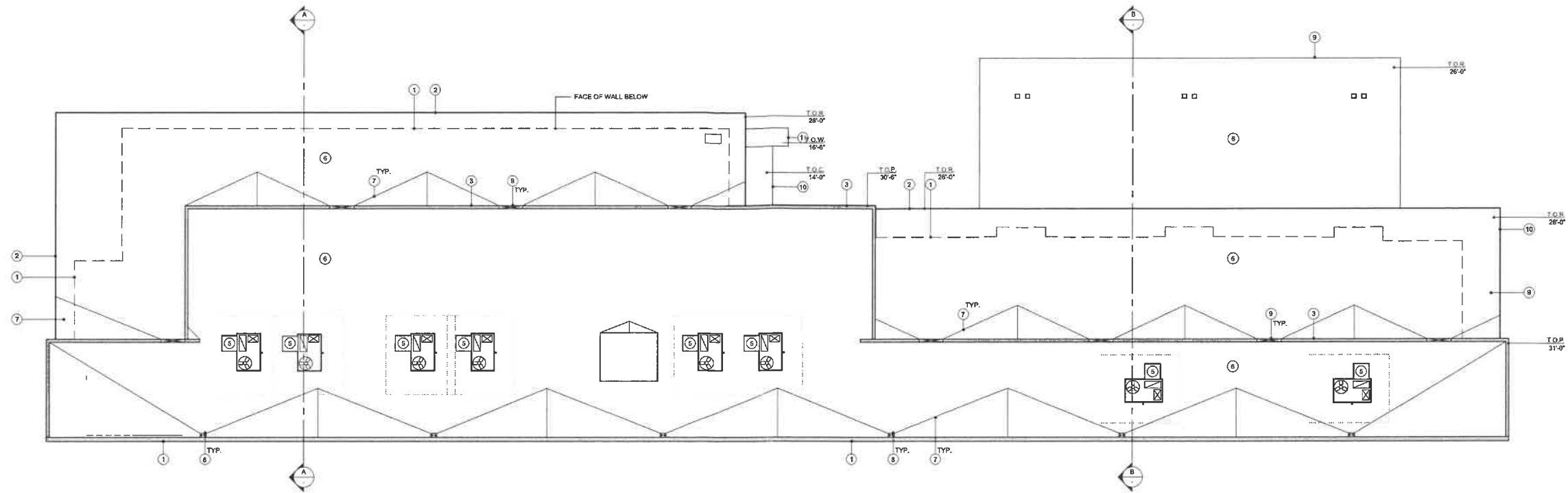
VICINITY MAP



DRAWING NAME: K02047094 - BALL MEDICAL DRAWINGS 1.DWG DATE/TIME: 2018-12-13 2:21 PM PLOTTED BY: BEN MILLETT

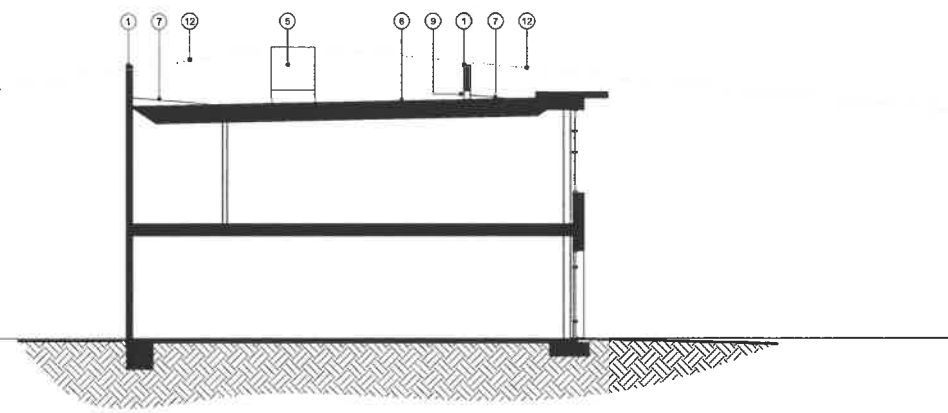


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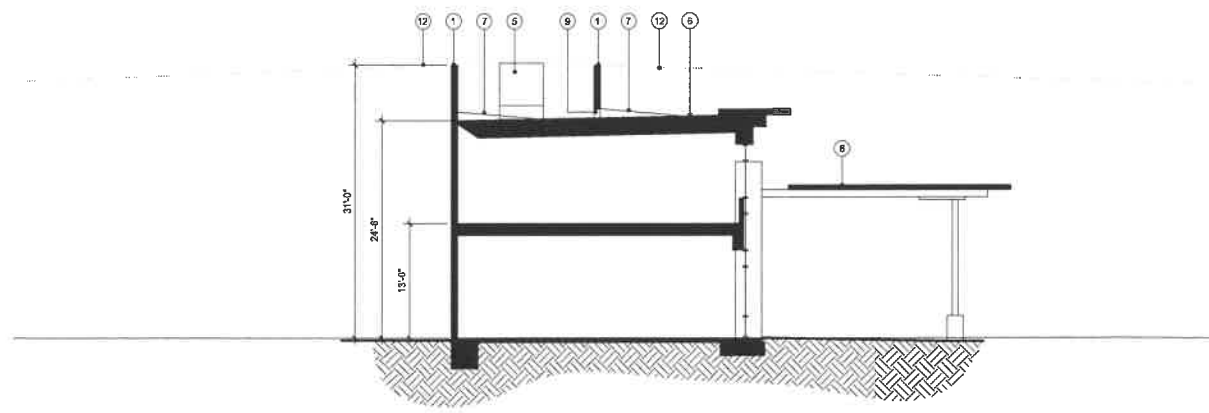
ROOF PLAN

1/8" 12



BUILDING SECTION - A

1/8" 30



BUILDING SECTION - B

1/8" 30

KEYNOTES

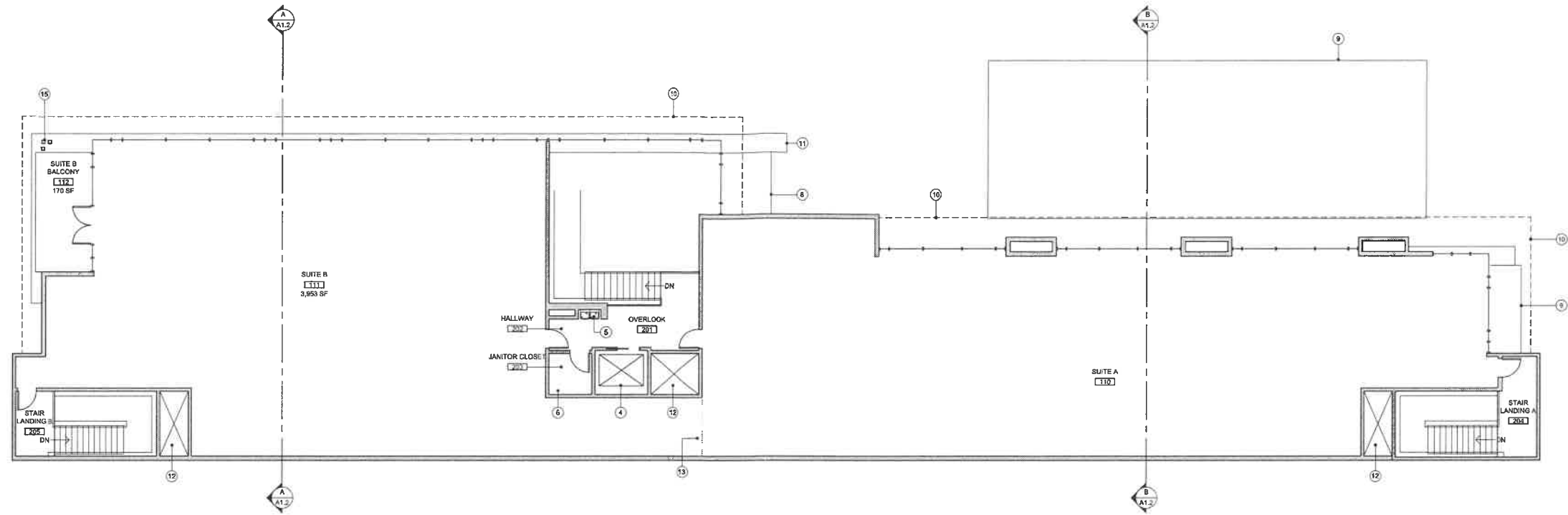
- 1. EDGE OF WALL BELOW
- 2. ROOF EDGE
- 3. PARAPET
- 4. ELEVATOR PENTHOUSE
- 5. HVAC UNIT
- 6. CLASS A ROOF
- 7. ROOF CRICKET
- 8. ROOF DRAIN
- 9. OPENING IN PARAPET FOR WATERFLOW
- 10. CANOPY BELOW
- 11. WALL BELOW
- 12. HVAC SIGHTLINE

DATE: _____
DATE: _____
DATE: _____
CHECKED BY: D.K.C. PM: D.K.C.
DATE: DECEMBER 13, 2016

DRAWING NAME: K:\0400984 - BALL MEDICALDRAWING\A1.2.DWG > DATE/TIME: 2016-12-13 2:18 PM > PLOTTED BY: DEN MILLETT

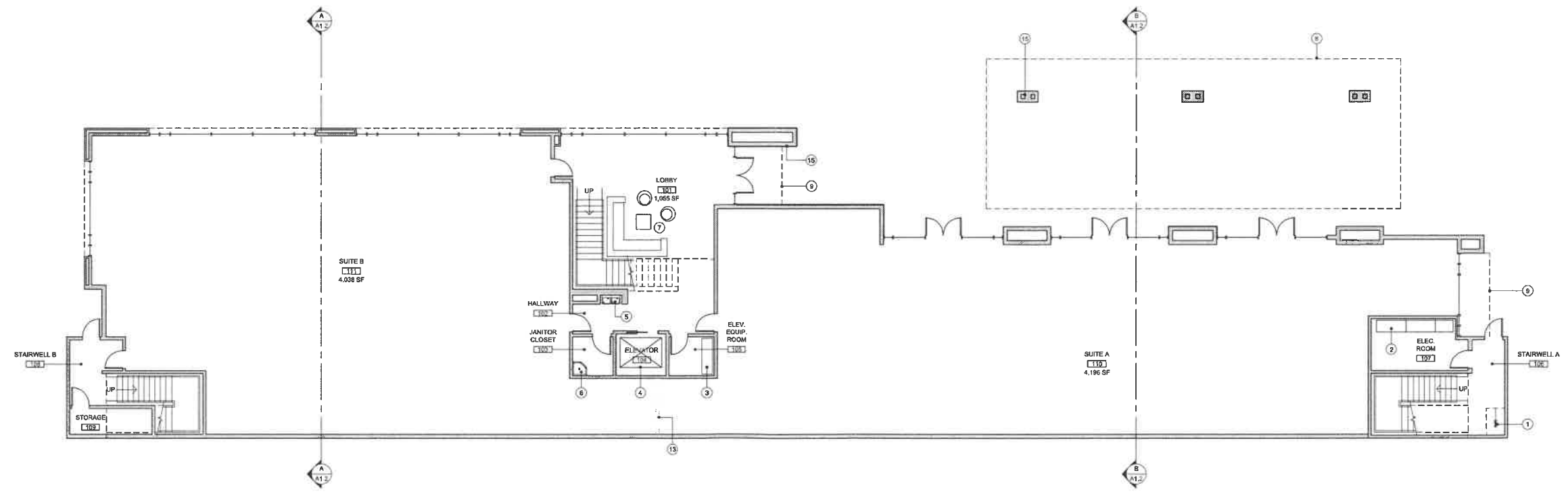


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FLOOR PLAN - SECOND LEVEL

1/8" 12



FLOOR PLAN - FIRST LEVEL

1/8" 30

KEYNOTES

1. FIRE RISER
2. ELECTRICAL SWITCH GEAR
3. ELEVATOR EQUIPMENT
4. ELEVATOR
5. DRINKING FOUNTAIN
6. JANITOR SINK
7. LOBBY FURNITURE
8. CANOPY ABOVE
9. CANOPY BELOW
10. ROOF OVERHANG ABOVE
11. WALL EDGE BELOW
12. MECHANICAL CHASE
13. FUTURE DEMISING WALL
14. COLUMN
15. KNOX BOX

DATE: _____
DATE: _____
DATE: _____
CHECKED BY: D.K.C. PM: D.K.C.
DATE: DECEMBER 13, 2018

FLOOR PLANS

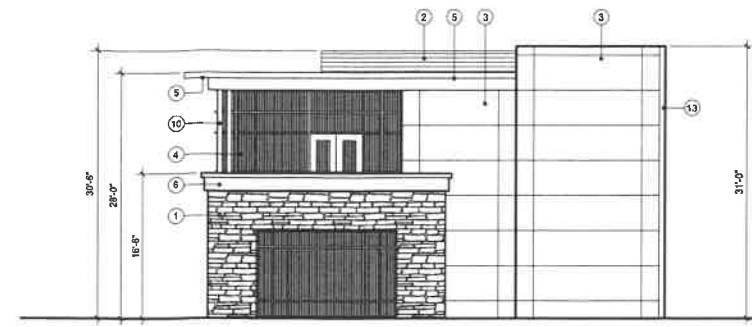
A1.1

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EXTERIOR ELEVATION - SOUTH

1/8" 12



EXTERIOR ELEVATION - NORTH

1/8" 12

- ⊗ KEYNOTES
1. STONE VENEER
 2. FIBER CEMENT HORIZONTAL SIDING
 3. FIBER CEMENT PANEL SIDING
 4. STOREFRONT WINDOW SYSTEM
 5. METAL FASCIA
 6. PLASTER TRIM
 7. ROOF LINE BEYOND
 8. FLOOR LINE BEYOND
 9. METAL CANOPY
 10. HSS SQUARE STEEL COLUMN
 11. METAL SIGNAGE
 12. CONCRETE TILT-UP PANEL
 13. CONCRETE WALL JOINT
 14. DECORATIVE CONCRETE V GROOVE
 15. DOOR



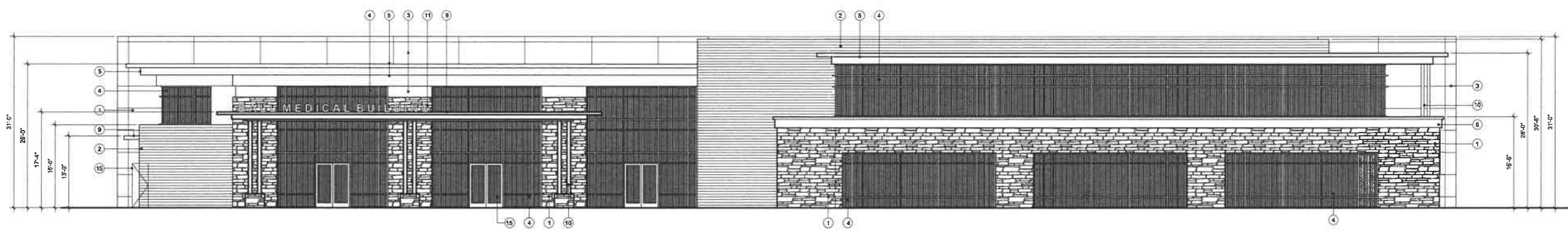
DARRYL K. CARTOZIAN A.I.A.

DKC ARCHITECTS, INC.
3155 AVENUE E
YUCAIPA, CALIFORNIA 92399
PH: (909) 790-7900
website: dkcarch.com



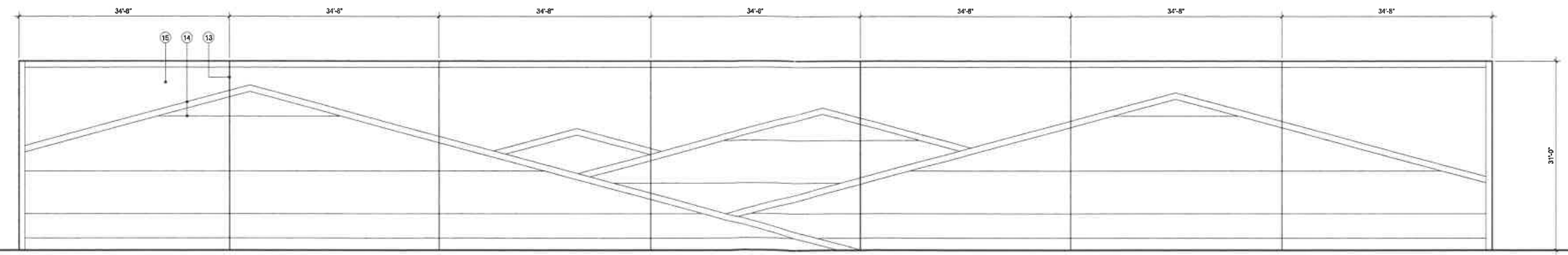
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BALL MEDICAL BUILDING
1542 EAST 6TH STREET
BEAUMONT, CA 92223



EXTERIOR ELEVATION - EAST

1/8" 30



EXTERIOR ELEVATION - WEST

1/8" 30

DATE: _____
DATE: _____
DATE: _____
CHECKED BY: D.K.C. P.M.: D.K.C.
DATE: DECEMBER 13, 2018

EXTERIOR ELEVATIONS

A2.1

70494 / A2.1

DRAWING NAME: K17070284 - BALL MEDICAL DRAWING A2.1.DWG > DATE/TIME: 2018-12-13 2:18 PM > PLOTTED BY: BEN MILLETT