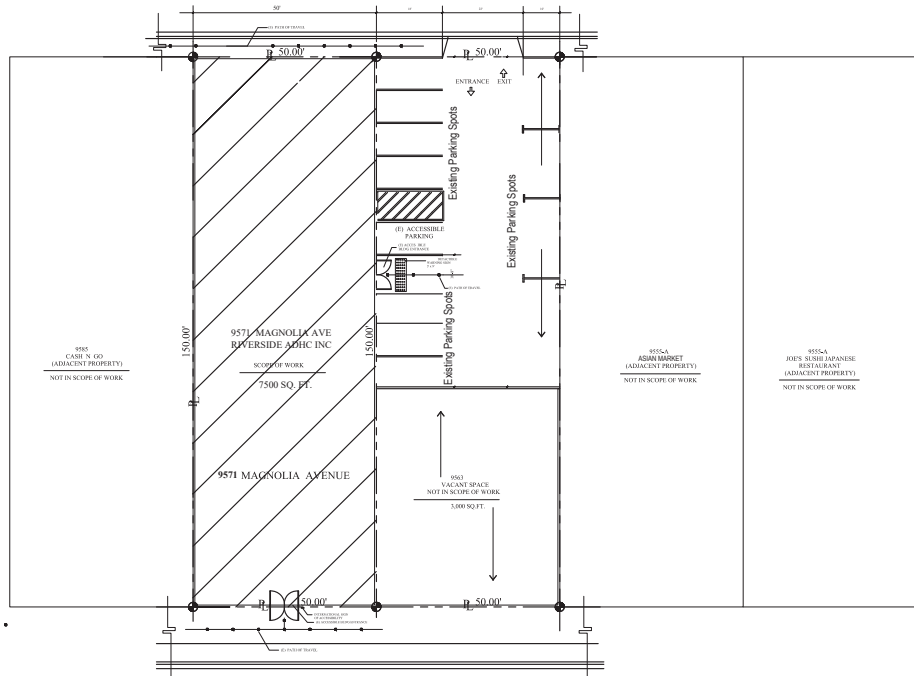


9571 MAGNOLIA AVENUE

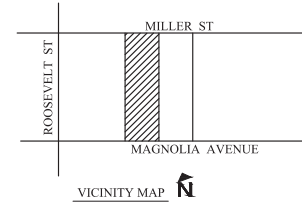
MILLER ST



SITE PLAN 1/16" = 1'-0"



MAGNOLIA AVENUE



PROPERTY OWNER :

COMPLIANCE :
 2022 CALIFORNIA BUILDING CODE (CBC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 TITLE 24

APN : 145584006

Zoning Information: CR-NC-SP - Commercial Retail, Neighborhood Commercial, and Specific Plan (Magnolia Avenue) Overlay Zones

LEGAL DESCRIPTION:
 LOTS 5 AND 9 IN BLOCK 11 OF THE VILLAGE OF ARLINGTON, IN THE CITY OF RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 42 OF MAPS

CONSTRUCTION TYPE:
 (1) HIGH-RISE UNDESIGNERED

PROPOSED AREA SCOPE OF WORK : 7500 SQFT

TOTAL OCCUPANCY LOAD : 136 - 214
 EXITS EXISTING : 2
 EXITS REQUIRED : 2

PARKING :

REQUIRED N/A. PROVIDED N/A.
 NOTE: IF PARKING FACILITIES, INCREASE OF FLOOR AREA, NO INTERCATION OF SPACE USAGE, NO INCREASE IN REQUIREMENT FOR PARKING

PROJECT SCOPE :

- 1) MAINTAIN SITE AND STRUCTURE AND SPACE UNLESS OTHERWISE IDENTIFIED
- 2) MAINTAIN EXISTING DOOR INBOARD OF NOW STORE FRONT
- 3) MAINTAIN ACCESSIBILITY FEATURES OF SITE AND SPACE
- 4) PROCESS SPACE FOR CHANGE OF USE FROM M (MERCHANTILE) TO ADULT DAY CARE USE (4)
- 5) HOURS OF OPERATION: 7AM TO 5 PM (MONDAY TO FRIDAY)
- 6) APPROX NUMBER OF EMPLOYEES : 7
- 7) APPROX NUMBER OF PARTICIPANTS: 50 TO 75

PROJECT CONSULTANTS : PROPERTY OWNER :

DESIGN CONSULTANTS TBD BUT WE WILL HIRE LICENSED ARCHITECTS

PROPERTY OWNER: BHARTI SAKHARELIYA & DAYABEN SAVALLA
 PROPERTY OWNER ENTITY NAME: PINK LEAF REAL ESTATE LLC
 PROPERTY OWNER ADDRESS: 12413 CURRENT DR. EASTVALE, CA 91752
 PROPERTY OWNER CONTACT: 805-728-5492

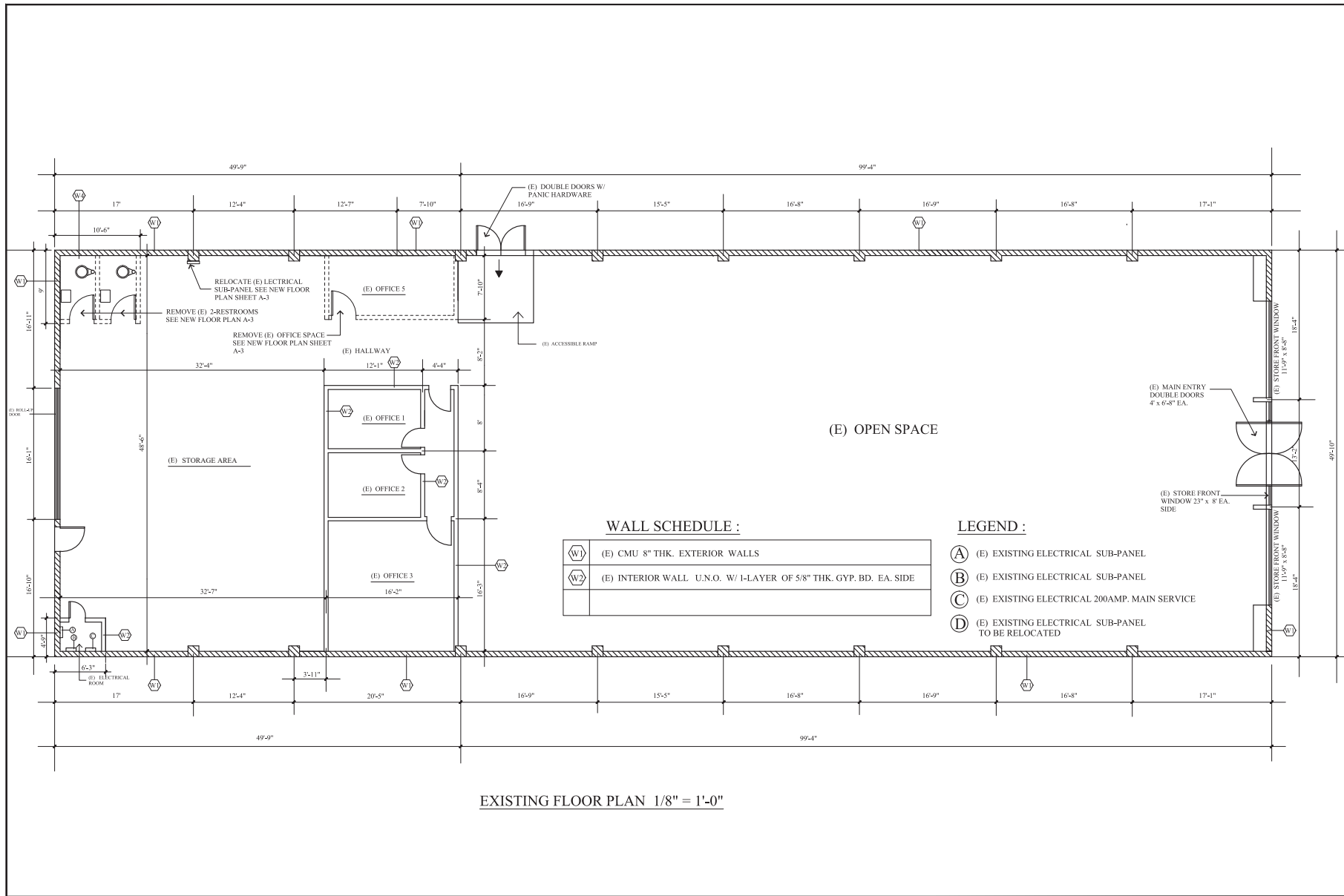
BUSINESS OWNER: MANISHKUMAR PATEL & PIYUSH SAKHARELIYA
 DBA: HEALTH AND WELLNESS CENTER
 ENTITY NAME: RIVERSIDE ADHC INC
 ADDRESS: 12287 MEADOWVALE ST, EASTVALE, CA 91752
 PHONE: 805-728-5492

INDEX :

- A-1 SITE PLAN
- A-2 EXISTING FLOOR PLAN
- A-3 NEW FLOOR PLAN "HEALTH FITNESS CENTER"
- A-4 RESTROOM FLOOR PLAN "HEALTH & FITNESS CENTER"

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 RIVERSIDE, CA

A-1



WALL SCHEDULE :

(W1)	(E) CMU 8" THK. EXTERIOR WALLS
(W2)	(E) INTERIOR WALL. U.N.O. W/ 1-LAYER OF 5/8" THK. GYP. BD. EA. SIDE

- LEGEND :**
- (A) (E) EXISTING ELECTRICAL SUB-PANEL
 - (B) (E) EXISTING ELECTRICAL SUB-PANEL
 - (C) (E) EXISTING ELECTRICAL 200AMP. MAIN SERVICE
 - (D) (E) EXISTING ELECTRICAL SUB-PANEL TO BE RELOCATED

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 RIVERSIDE, CA
 A-2

WALL SCHEDULE :

	(E) CMU 8" THK. EXTERIOR WALLS
	(E) INTERIOR WALL U.S.O. W/ 1-LAYER OF 5/8" THK. GYP. BD. EA. SIDE
	(NEW) INTERIOR WALL U.S.O. W/ 1-LAYER OF 5/8" THK. GYP. BD. EA. SIDE
	(NEW) FUR-IN WALL 2 x 4 @ 16" O.C. 9 FT. HT. W/ 1-LAYER OF 5/8" THK. TYPE X GYP. BD. FACE SIDE ONLY

LEGEND :

- (A) (E) EXISTING ELECTRICAL SUB-PANEL
- (B) (E) EXISTING ELECTRICAL SUB-PANEL
- (C) (E) EXISTING ELECTRICAL 200AMP. MAIN SERVICE
- (D) (NEW) ELECTRICAL SUB-PANEL RELOCATED

NOTE :

WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION IN CIRC. SECTION 903.1 AND CIRC. TABLE 903.13

ELECTRICAL CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED WHERE ACCESSIBLE REACH RANGE. LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. CIRC. 11B-308.1.1.

THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS MAXIMUM. CIRC. 11B-402.2.4.

HANDLES, PULLS, LATCHES, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 11B-504.4 OPERATION. OPERABLE PARTS SUCH AS HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. CIRC. 11B-404.2.7.

OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, POKING, OR PIERCING OF THE BODY. FORCE REQUIRED TO OPERATE OPERABLE PARTS SHALL NOT BE FIVE POUNDS MAXIMUM. 11B-404.2.2.

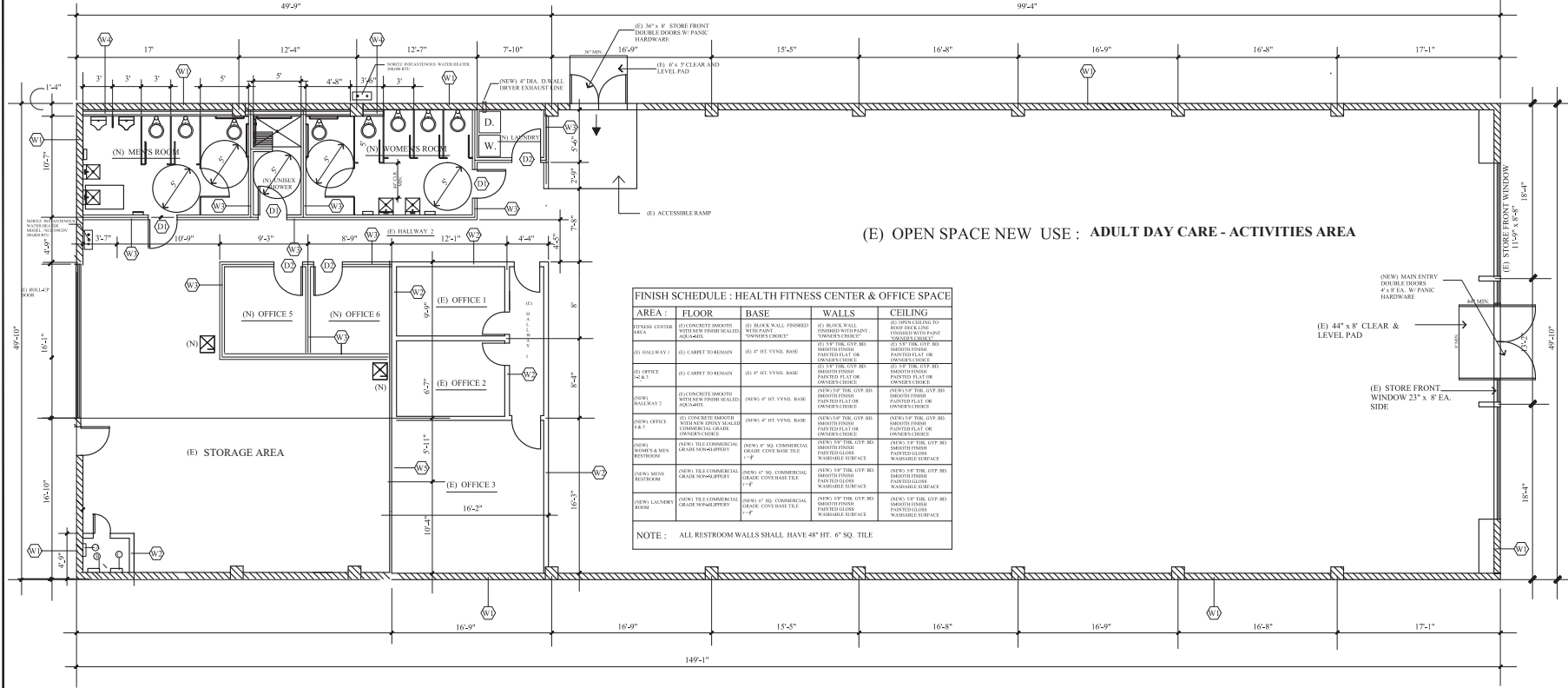
DEVICES USED FOR THE PURCHASE OF GOODS OR SERVICES THAT REQUIRE A FEDERAL IDENTIFICATION NUMBER (FIN), ZIP CODE, OR SIMILAR SHALL COMPLY WITH VBE REQUIREMENTS FOR POINT-OF-SALE DEVICES (POS). CIRC. 11B-262.2.

POINT OF SALE DEVICES WHEN PROVIDED AT CHECK STANDS AND SALES AND SERVICE COUNTERS SHALL PROVIDE FOR THE SAME DEGREE OF PRIVACY OR SHIELD AS ACCEPTED. AVAILABLE TO ALL UNIVERSALS. CIRC. 11B-707.4 AND 11B-707.9.2.

NOTE :
INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX < 25. NOT GREATER THAN THAT OF THE CLASSIFICATION RATING SPECIFIED IN TABLE 903.1 FOR THE GROUP AND LOCATION DESIGNATED.
AT RESTROOM AND MOP ROOM INSTALL SMOOTH 10" SQ. TILE NON-ABSORBENT 4" INCHES HT. MEASURED FROM THE F.F.

NEW DOOR SCHEDULE :

SYM	QTY	THK.	DESCRIPTION
(D1)	2	1 3/4"	36" SOLID CORE DOOR W/ SELF-CLOSING DEVICE
(D2)	2	1 3/4"	36" HOLLOW CORE DOOR



(E) OPEN SPACE NEW USE : ADULT DAY CARE - ACTIVITIES AREA

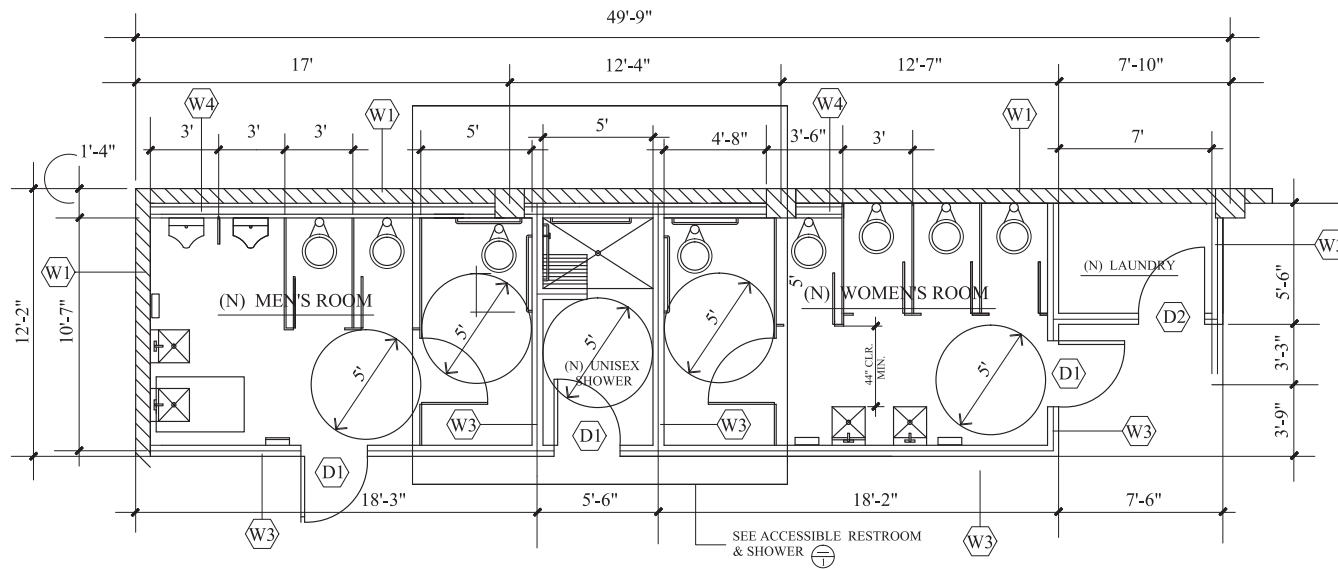
FINISH SCHEDULE : HEALTH FITNESS CENTER & OFFICE SPACE

AREA	FLOOR	BASE	WALLS	CEILING
FINISH ENTRY AREA	(E) POLYURETHANE IMPREGATED FIBERFLOOR TILE W/ POLYURETHANE FINISH	(E) BLOCK WALL FINISHED WITH POLYURETHANE IMPREGATED FIBERFLOOR TILE	(E) BLOCK WALL FINISHED WITH POLYURETHANE IMPREGATED FIBERFLOOR TILE	(E) OPEN CEILING TO EXISTING CEILING WITH POLYURETHANE IMPREGATED FIBERFLOOR TILE
(E) HALLWAY 1	(E) CARPET TILE	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE
(E) OFFICE 1-3	(E) CARPET TILE	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE
(NEW) HALLWAY 2	(E) POLYURETHANE IMPREGATED FIBERFLOOR TILE W/ POLYURETHANE FINISH	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE
(NEW) OFFICE 4-5	(E) POLYURETHANE IMPREGATED FIBERFLOOR TILE W/ POLYURETHANE FINISH	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE
(NEW) MEN'S & MEN RESTROOM	(E) POLYURETHANE IMPREGATED FIBERFLOOR TILE W/ POLYURETHANE FINISH	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE
(NEW) MEN'S RESTROOM	(E) POLYURETHANE IMPREGATED FIBERFLOOR TILE W/ POLYURETHANE FINISH	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE
(NEW) LAUNDRY ROOM	(E) POLYURETHANE IMPREGATED FIBERFLOOR TILE W/ POLYURETHANE FINISH	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE

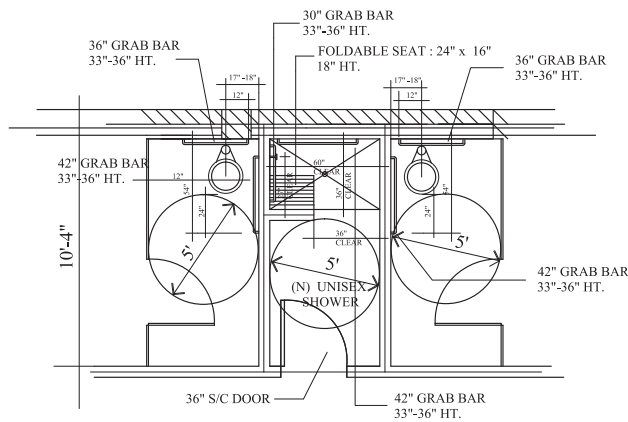
NOTE : ALL RESTROOM WALLS SHALL HAVE 48" HT. 6" SQ. TILE

NEW FLOOR PLAN 3/16" = 1'-0"
ADUL DAY CARE - FOR ADULTS

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RIVERSIDE, CA



NEW FLOOR PLAN 3/8" = 1'-0"
MEN & WOMEN RESTROOM (RIVERSIDE ADHC INC)



ACCESSIBLE RESTROOM & SHOWER 3/8" = 1'-0" ①

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