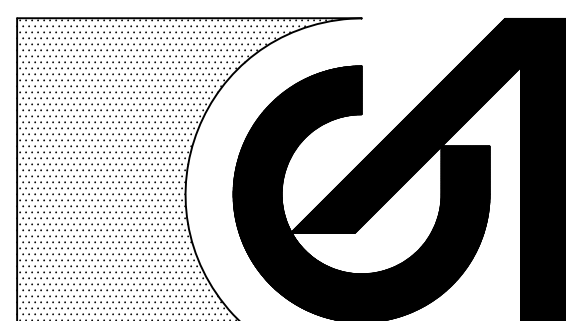




1810 South
El Camino Real
Suite F
San Clemente
CA 92672

developer

815 Marlborough Avenue
Riverside, CA
92507
951 684 0860
FAX 951 784-2545

ALTA VISTA TENANT IMPROVEMENT SPACE

1695 Spruce Street
Suite 110
Riverside, CA
92507

sheet

ISSUED FOR BID 00/00/16	JOB NO. 0616
PLAN CHECK 00/00/16	DRAWN BY
PERMIT 00/00/16	CHECKED BY
REVISIONS PLAN CHECK 00/00/16	PLOT DATE 04/26/16
1	SCALE
2	
3	SHEET NO.
4	A1.2
5	
	OF SHEETS

1	EXISTING EXTERIOR CMU WALL.	
2	EXISTING CONCRETE FLOOR SLAB.	
3	EXISTING ALUMINUM WINDOW SYSTEM.	
4	EXISTING ALUMINUM STORE FRONT WITH DOUBLE ENTRY GLASS DOORS.	
5	EXISTING ALUMINUM WINDOW SYSTEM WITH NEW ENTRY GLASS DOOR.	
6	NEW ALUMINUM STORE FRONT WITH DOOR.	
7	DEMO OVERHEAD/ROLLUP DOORS.	
8	EXISTING EXTERIOR DOORS.	
9	UPPER & LOWER CABINETS, COUNTER, AND SINK.	
10	REFRIGERATOR SPACE.	
11	DRINKING FOUNTAIN.	
12	EXISTING STEEL COLUMN WITH NEW METAL FURRING AND GYPSUM BOARD FINISH.	
13	EXISTING STUD WALL FRAMING SYSTEM.	
14	NEW 4" METAL STUD WALL FRAMING WITH 5/8" GYPSUM BOARD FINISH.	
15	NEW 4" METAL FURRING STUD WALL WITH 5/8" GYPSUM BOARD FINISH ONE SIDE.	
16	NEW 42" HIGH PONY WALL WITH 5/8" GYPSUM BOARD FINISH	
17	NEW 8" METAL STUD PLUMBING WALL WITH 5/8" GYPSUM BOARD FINISH.	
18	EXISTING DEMISING WALL WITH GYPSUM BOARD FINISH.	

1. INSTALL FULL-BATT SOUND INSULATION, R-13 MINIMUM, IN ALL NEW WALLS.
2. INSTALL R-11 INSULATION IN ALL EXTERIOR WALL INTERIOR FURRING

NO	ROOM	NET AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOA
100	OFFICE	202 SF	100	2
101	RECEPTION	340 SF	100	4
102	CONFERENCE	246 SF	100	3
103	OFFICE	217 SF	100	3
104	STORAGE	195 SF	—	—
105	OPEN CLASSROOM	1572 SF	20	79
106	OFFICE 2	88 SF	100	1
107	OFFICE 3	88 SF	100	1
108	LAB ROOM 1	302 SF	50	6
109	LAB ROOM 2	295 SF	50	6
110	BREAK ROOM	214 SF	15	15
111	MEN	147 SF	—	—
112	WOMEN	147 SF	—	—
113	SERVER	80 SF	—	—
	TOTALS	4,133 SF		120

2013 CPC TABLE 422.1											
ROOMS	AREA	OCCUPANT LOAD FACTOR PER TABLE	TOTAL OCCUPANT LOAD MALE	TOTAL OCCUPANT LOAD FEMALE	MALE MINIMUM W'S REQ.	MALE MINIMUM URINALS REQ.	FEMALE MINIMUM W'S REQ. (NOT LESS THAN MALE FEMALE TOTAL)	MALE AND FEMALE REQUIRED EACH	MALE W.C'S/URINALS PROVIDED	FEMALE W.C'S PROVIDED	FEMALE W.C'S
OFFICES GROUP B	1,181	200	3	3	1/50	1/100	1/15 1/75M 1/50F				
LAB/BREAK/CLASSROOM GROUP E	2,383	50	24	24	1/50	1/100	1/30 1/40				
TOTALS			27	27	1	1	2 1 1/1	1 1/1	1	2	

0 4' 12'

SCALE 1/8"=1'0"

19,872 SF FOOTPRINT

13,225 SF SPRINGBOARD TENANT

6,647 SF LEARN 4 LIFE TENANT