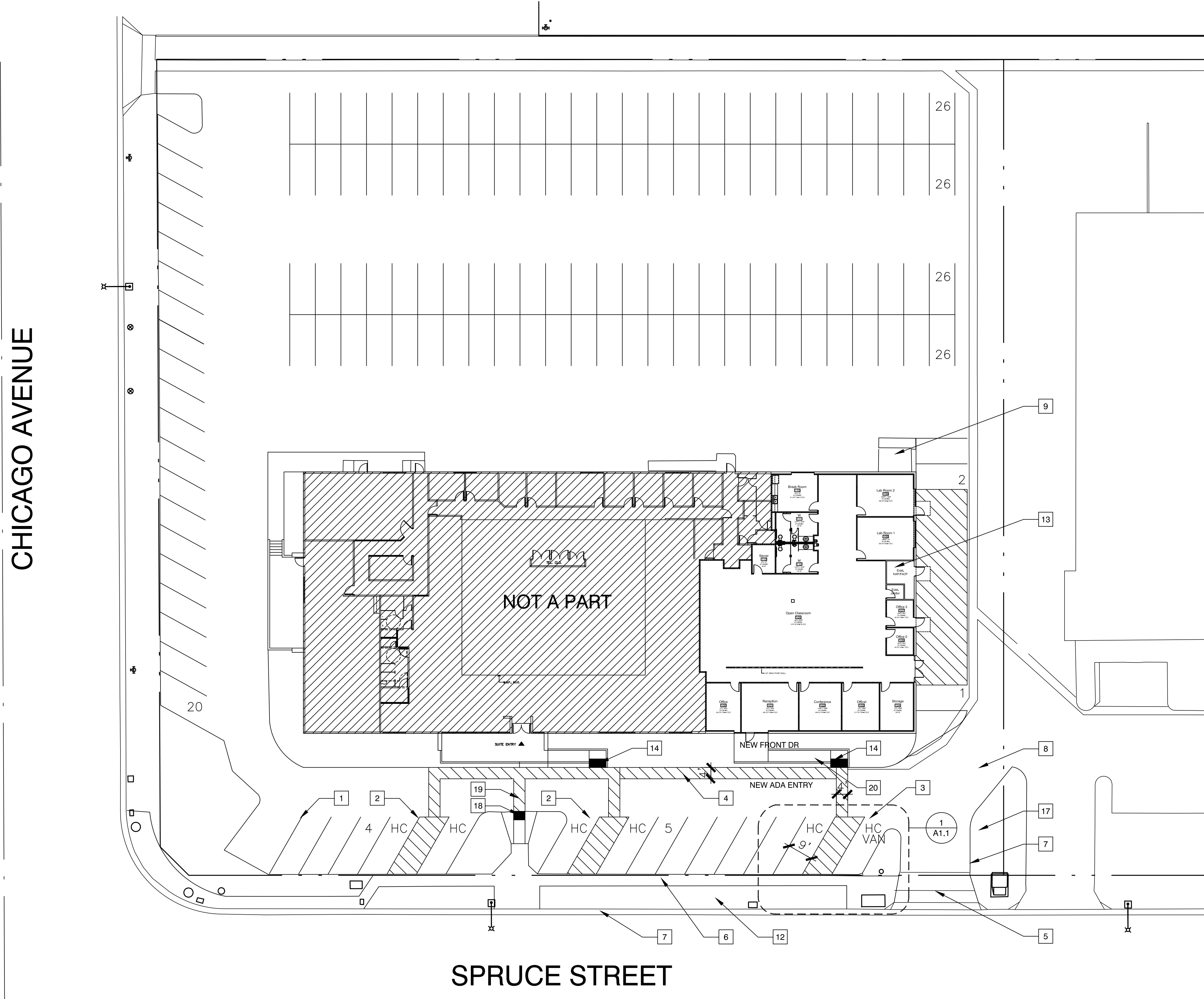


CHICAGO AVENUE



Existing Site Plan Notes

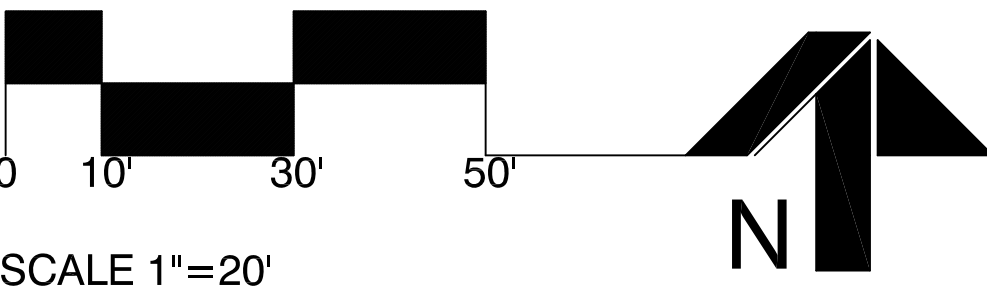
- | | | | |
|----|---|----|--|
| 1 | EXISTING 4" WIDE DOUBLE PARKING STALL STRIPES PAINTED WHITE | 12 | EXISTING LANDSCAPE AREA |
| 2 | EXISTING ACCESSIBLE PARKING STALLS | 13 | EXISTING ELECTRICAL/PHONE ROOM LOCATION |
| 3 | 2 NEW ACCESSIBLE PARKING STALLS SEE DETAIL THIS SHEET | 14 | 36" WIDE DETECTABLE WARNING SURFACE PER 11B-705.1.2.5 CBC AT 3" CURB FACE, RAISED TRUNCATED DOME YELLOW SLOTTED RAMP UP MAT AS SHOWN |
| 4 | NEW STRIPED ACCESSIBLE PATH TO NEW TENANT ENTRANCE | 15 | NOT USED |
| 5 | EXISTING CONCRETE DRIVE PER AGENCY STANDARDS | 16 | NOT USED |
| 6 | EXISTING CONCRETE SIDEWALK PER AGENCY STANDARDS | 17 | EXIST. ACCESSIBILITY ACCESS SIGN S-2 AT SITE ENTRANCES PER DETAIL THIS SHEET |
| 7 | EXISTING 6" CONCRETE CURB PER AGENCY STANDARDS | 18 | EXISTING CURB RAMP TO BUILDING ENTRANCE RAMP AS SHOWN ON DETAIL |
| 8 | EXISTING A.C. PAVING | 19 | EXISTING STRIPED ACCESSIBLE PATH FROM STREET TO BUILDING ENTRANCE |
| 9 | EXISTING TRASH ENCLOSURE | 20 | NEW ACCESSIBILITY RAMP WITH HANDRAIL EACH SIDE @ +36" ABOVE RAMP FLOOR LEVEL FOR NEW TENANT ENTRANCE TO COMPLY WITH CBC SECTION 11B-405 & 505. |
| 10 | NOT USED | | |
| 11 | NOT USED | | |

SEE PATH OF TRAVEL NOTE THIS SHEET.

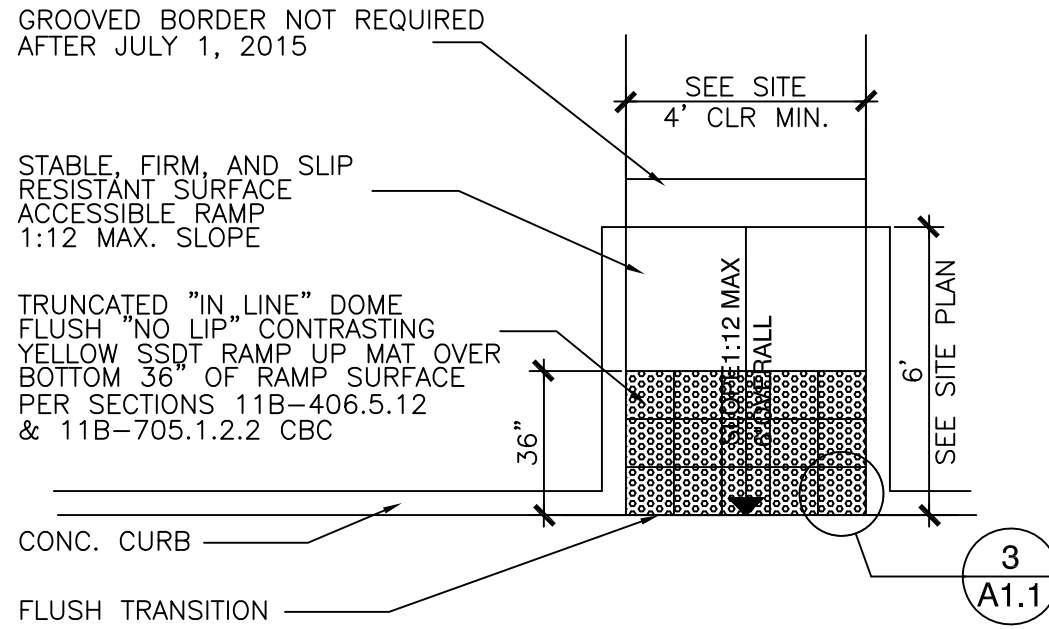
Path of Travel

PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-204 & 11B-307). ALL BARRIERS IN THE PATH OF TRAVEL SHALL BE REMOVED TO ALLOW PATH OF TRAVEL TO COMPLY WITH CBC 11B.

Existing Site Plan



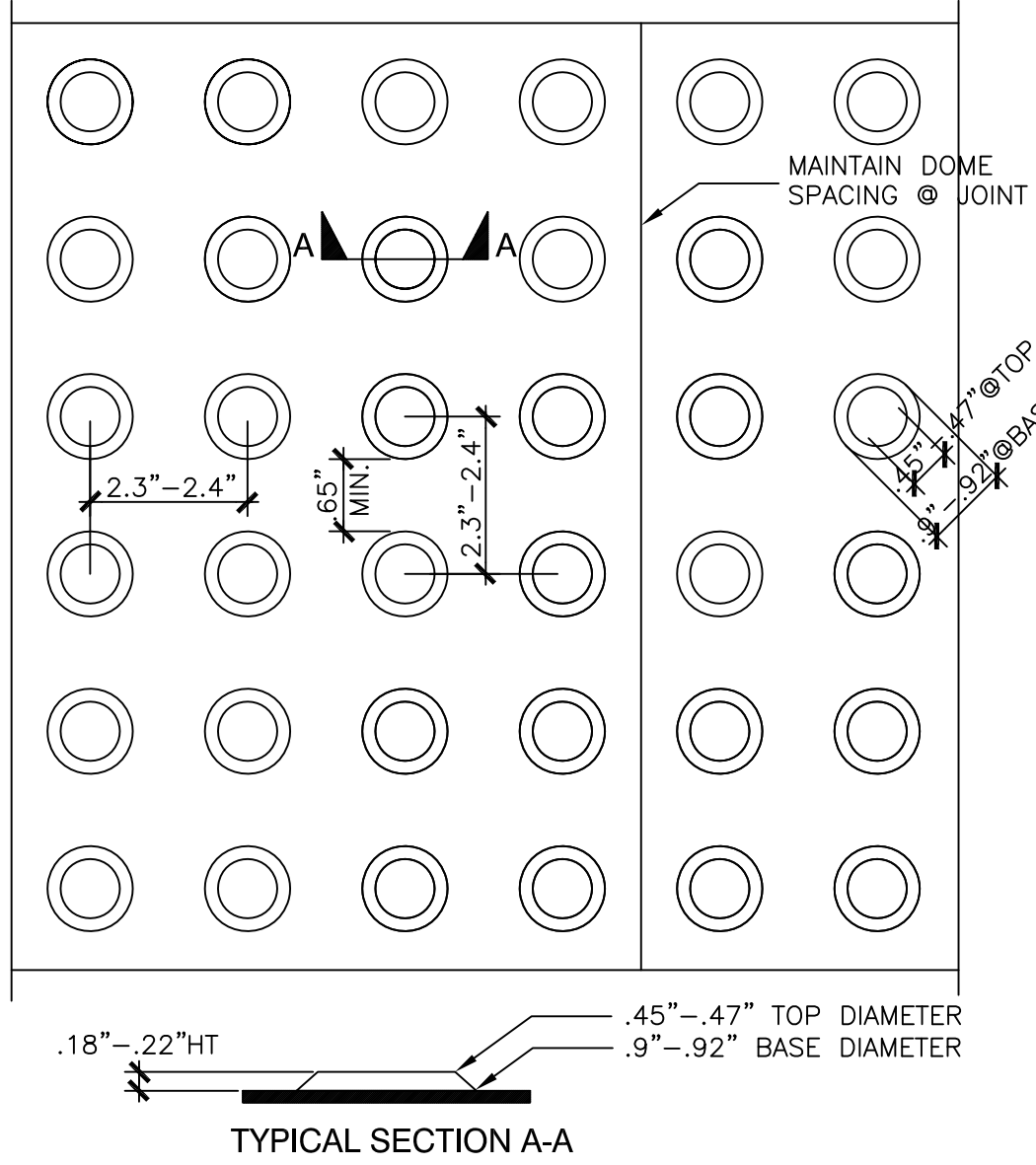
SCALE 1"=20'



Typical Curb Ramp

1/4"=1'-0"

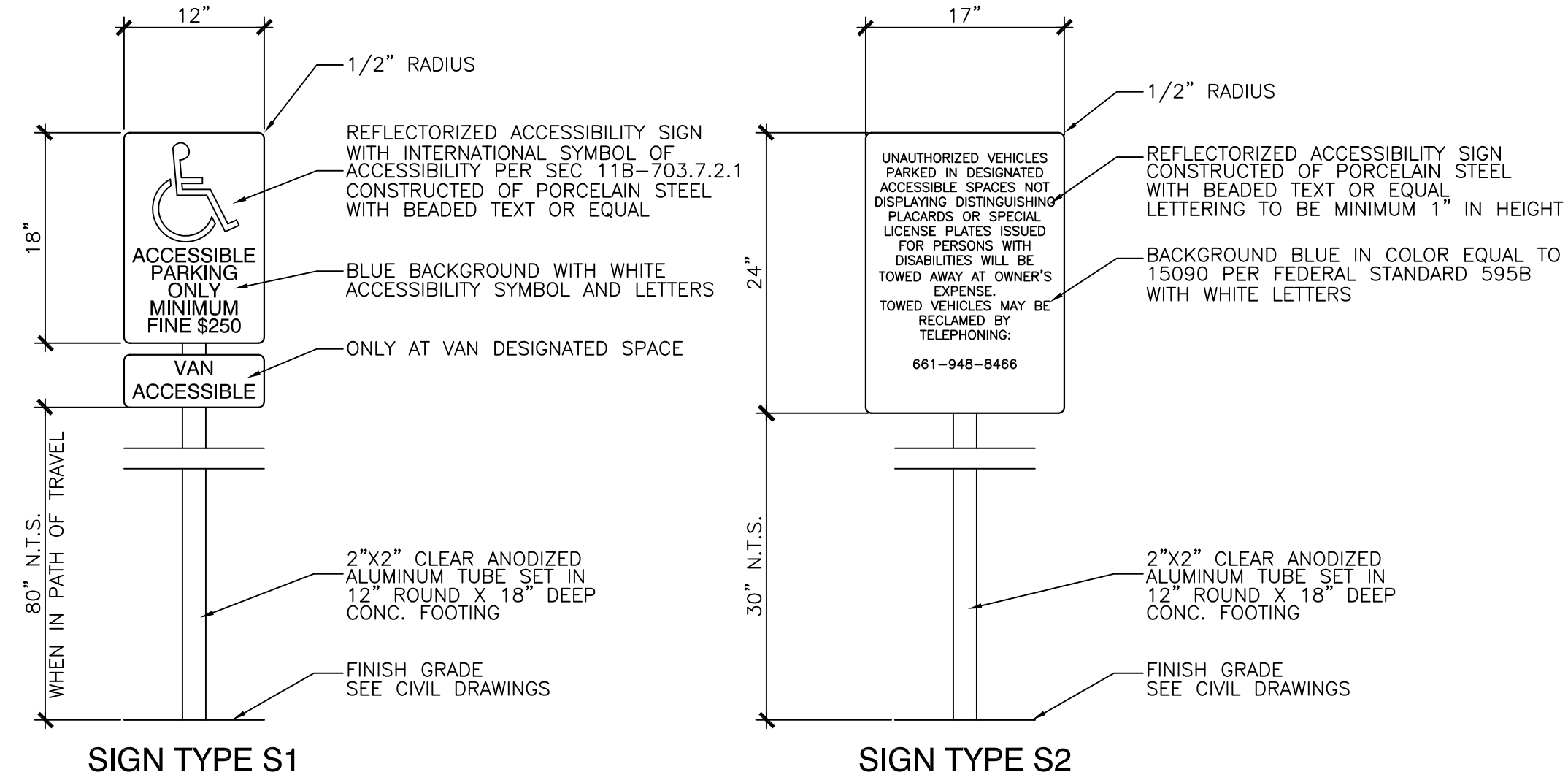
4



Truncated Domes

6"=1'-0"

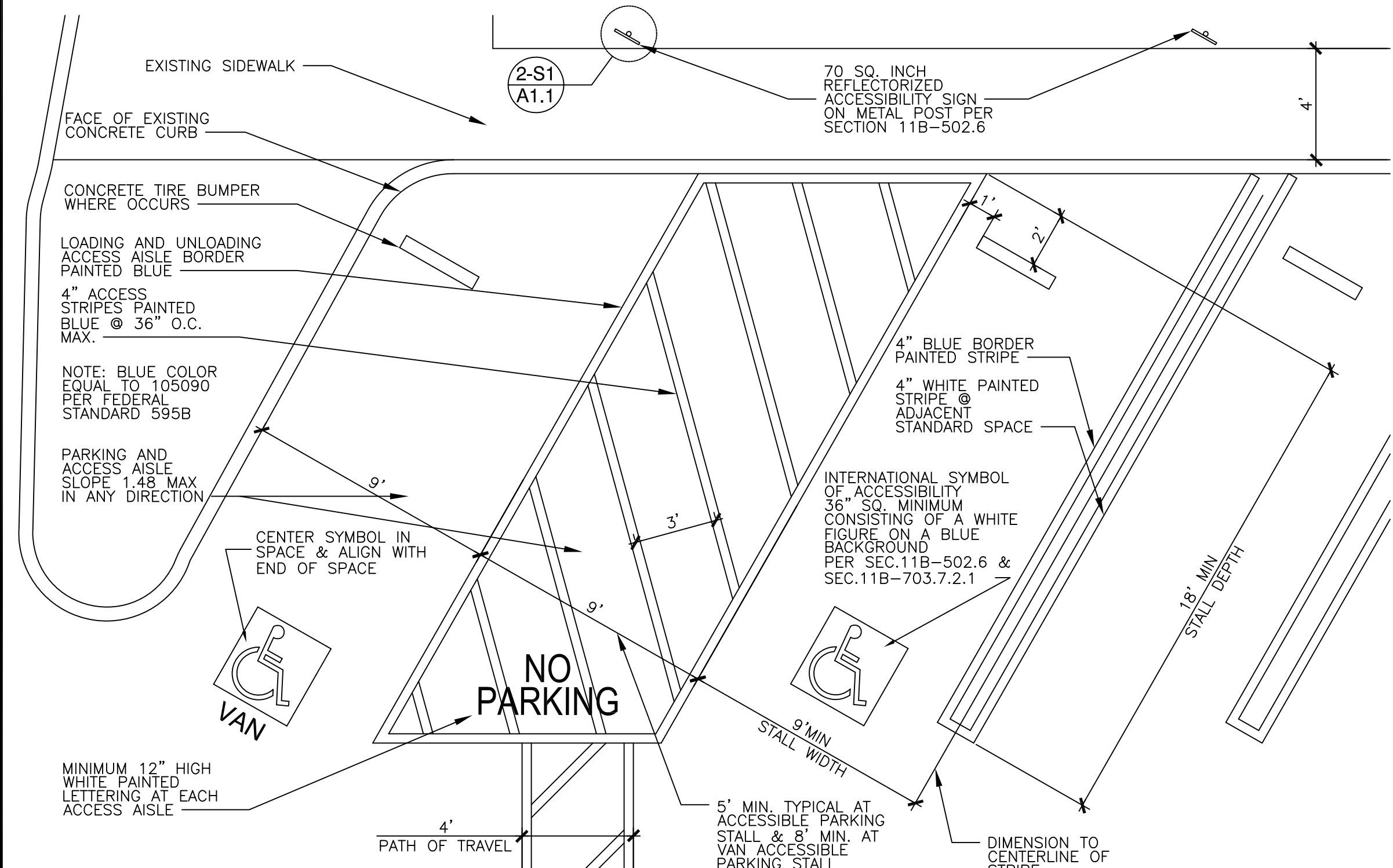
3



Accessible Parking Signs

1"=1'-0"

2



Accessible Parking Stall

1/4"=1'-0"

1

Job Address

1695 Spruce Street

Project Information

SITE AREA	1.96 ACRES (85,290 SF)
OCCUPANCY TYPE	B OFFICE
CONSTRUCTION TYPE	III-B AUTOMATIC FIRE SPRINKLER SYSTEM
BASIC ALLOWABLE FLOOR AREA (ONE STORY)	17,500 SF
AUTOMATIC SPRINKLER SYSTEM INCREASE 200%	35,000 SF
MAXIMUM ALLOWABLE FLOOR AREA	52,500 SF

Parking Analysis

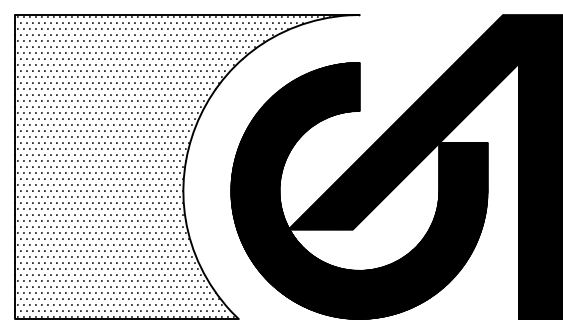
BUILDING AREA	CITY PARKING REQUIRED	TENANT SPACES REQ.
SPRINGBOARD 13,225 SF OFFICE (1/250 SF)	53.00	53 SPACES
ALTA VISTA 6,647 SF(12 EMPLOYEES/.75 SPACES) (12 STUDENTS/.75 SPACES)	9.00	18 SPACES
TOTAL	19,872 SF GROSS	71.00 71 SPACES

PARKING PROVIDED STANDARD (9X19)	134 SPACES
CAR ACCESSIBLE HANDICAP	4 SPACES
VAN ACCESSIBLE HANDICAP	2 SPACES
TOTAL	140 SPACES

CURRENT CODES

2013 CALIFORNIA BUILDING CODE	2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA MECHANICAL CODE	2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA PLUMBING CODE	
2013 CALIFORNIA ELECTRICAL CODE	

ASSESSOR'S PARCEL NUMBER
249-120-016



CARTER GROUP
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developer

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MAGNON
COMPANIES

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Riverside, CA
92507
951 684 0860
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project

ALTA VISTA
TENANT
IMPROVEMENT
SPACE

1695 Spruce Street
Suite 110
Riverside, CA
92507

PC# 16-XXXX

sheet

Master
Site Plan

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