





General Notes

- THE ARCHITECT MILL NOT BE RESPONSIBLE NOR HAVE CONTROL OF CHARGE OVER THE ACTS OF CHASSIONS, CONSTRUCTION MEANS, METHOD AND PROFESSIONS, OR THE CONTRACTORS WORKERS, TRADES, SUPPLIERS OR ANY OF THEM AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OF THE CONTROL OF THE CO

- PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGH FIXTURES, ELECTRICAL UNITS, MECHANICAL EQUIPMENT, PLUMBING FIXTURES, TOILET ACCESSORIES, ETC.

- MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION AS BY APPLICABLE REGULATIONS.
- 16. FRECT AND PROPERLY MAINTAIN AT ALL TIMES AS REQUIRED BY CONGITIONS AND PROPERLY OF THE WORK, ALL RECESSARY AND FROMESS OF THE WORK, ALL RECESSARY AND THE PROPERTY OF THE PROPERTY T

- ENSURE THAT ALL MATERIALS OR PRODUCTS REQUIRED TO BE OPERATIONAL ARE. MAKE NECESSARY ADJUSTMENTS FOR CORRECT OPERATION JUST PRIOR TO SCHEDULED OWNER ACCEPTANCE.

Fire Department Notes

- PROVIDE ADDRESS IDENTIFICATION FOR ALL BUILDINGS. ADDRESS SHALL BE WISBLE FROM NORMAL FIRE DEPARTMENT VEHICLE APPROACH. NUMBERS
- SHOULD BY THE MISSING FIRE THOMSON THE MISS SHILL BE PROVIDED AS PROVIDED TO SHOULD BE SHOULD SHOULD SHOULD SHOULD BE SHOULD B
- UNDER SEPARATE COVER, SUBMIT PLANS AND SUPPORTING CALCULATIONS FOR MALL PRINATE HYDRANT SYSTEMS, AND OBTAIN APPROVALS BY THE FIRE SEPARTMENT PRIOR TO INSTALLATION.
- SHERN SERVICE COME, BENNET HAVE AND SERVICINES CONTACTIONS FOR STREET STREET, STREET,

- DARRICHMENT STRETCHTON FAVOR TONE STALL REMANDALE FOR THE SECRETOR VERTICATION OF STEEL IN SECRETOR VERTICATION OF STATE SECRETOR VERTICATION OF STATE AND THE ACTIONATE STATE OF STATE STATE CORE, SHART FARM FOR THE ACTIONATE STREET, STATE STATE STATE STATE OF STATE ACTION OF STATE STREET, AND THE STATE STATE STATE ACTUAL STATE STA

Draft Conditions Of Approval

Fire

- Requirement for construction to half allow the currently actions California fluidaty. Cooks and California Free Cooks on the Cyst of these amendments. Construction plans shall be extended and permitted pairs for construction. For legatiment account and the metabasised which guid phases of construction. As the construction of the constructio

Parks Department

Environmental

- Environmental

 A Wassesserial Technique Survey mode to be submitted to Environmental Consignation Section for the lab and approved.

 If an interception a submitted to be submitted to the Environmental Consignation Section for the consideration of the considerat

- wassewater, the renorm must be completed after actual plans are submitted for a formal review.

Job Address 1325 Spruce Street

Project Information



BASIC ALLOWABLE FLOOR AREA (ONE STORY)
MUTIPLE STORY INCREASE
SEPARATION FOUR SIDES 60' YARDS 100% INCREASE
AUTOMATIC SPRINKLER SYSTEM 100% INCREASE
AUTOMATIC SPRINKLER SYSTEM 100% INCREASE

Orlginal Bullding Parking Count

Spruce Financial Center 2

1325 Spruce Street Tenant Parking



El Camino Real

SulteF San Clemente CA 92672 TEL 9494983535 FAX 9494983883 F M A II cartergroup.net

THE MAGNON **COMPANIES**

Suite 100 Riverside, CA 951 684 0860 FAX 951 784-2545

NATIONAL

TENANT

UNIVERSITY

FFTH FLOOR

SUITE 500 NATIONAL UNIVERSITY

SUITE 500 NATIONAL UNIVERSITY

SUITE 500 NATIONAL UNIVERSITY

(25 Morrores) 75 SPACES 18 18 SPACES

(24 MORRORES) 75 SPACES 140 SPACES

TOTAL PARKING REQUIRED 215 215 SPACES

TOTAL PARKING REQUIRED 225 215 SPACES TOTAL ON SITE PARKING Assessor's Parcel Number

CURRENT CODES

Scope of Work

IMPROVEMENT

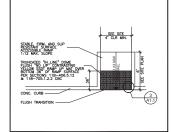
Riverside, CA

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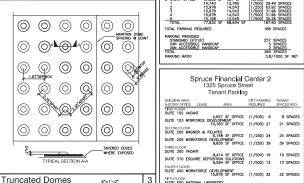
Existing

Site Plan

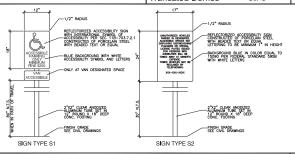
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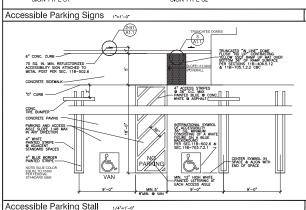


Typical Curb Ramp



1/4"=1"-0"





Existing Site Plan Notes

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10"

- DISTING A" WIDE DOUBLE PARGING STALL_STOPPES PARGING STALL_STOPPES DOSTING HUNDLOAPPED PARGING STALL_STOPPES DOSTING HUNDLOAPPED PARGING STALL_STATE STALL STALL STOPPES PARGING STALL STA
- 6" CONCRETE CURB PER AGENCY STANDARDS A.C. PAVING OVER BASE
- MONUMENT SIGN ROOF DOWNSPOUT AND OVERFLOW LOCATION 12"X12" PORCELAIN TILE ACCENT BORDER EMSER FERRO NERO IR 307 TO MATCH BUILDING
- 14 ELECTRICAL/PHONE ROOM LOCATION LIGHT BOLLARDS PARKING LOT LIGHTS
- FULL FEATURE GRAY SPLIT-FACE MASONRY TRASH ENCLOSURE WITH ACCESSIBLE PATH OF TRAVEL.
 GRAY SPLIT-FACE MASONRY RECESSED MECHANICAL ENCLOSURE

SPRUCE STREET

ACCESSIBILTY ACCESS SIGN S-2 AT SITE ENTRANCES PER DETAIL THIS SHEET.

UPDATE ALL EXISTING SITE CURB
A1.1

RAMPS AS SHOWN ON DETAIL

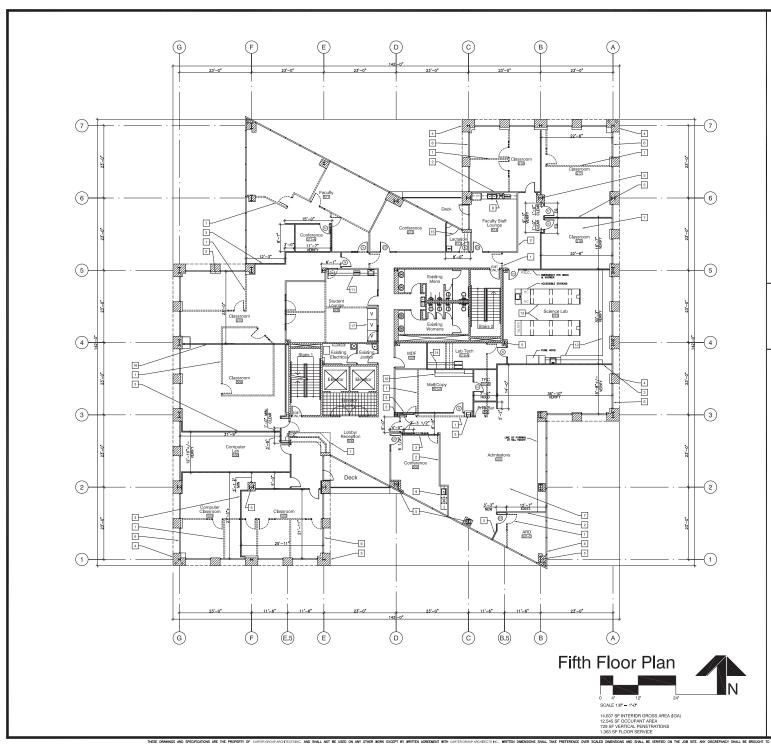
Site Plan

Path of Travel

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10"

PATH OF TRAVEL (P.O.1), AS INDICATED IS A BAMPIECE DEPOSITION OF THE ACCESS PROPERTY OF THE



Floor Plan Notes

- DEMO TENANT METAL STUD FRAMING SYSTEM WALLS AND REPURPOSE DOORS/SIDELIGHT WHERE POSSIBLE.
- 2 EXISTING 3 T METAL STUD FRAMING SYSTEM AND FURRING WITH TO GYPSUM BOARD FINISH.
- NEW 3 8" METAL STUD FRAMING SYSTEM WITH 8" GYPSUM ****
- EXISTING BUILDING STRUCTURE & CORE WITH EXTERIOR THE & INTERIOR FURRING AND/OR § CYPSUM BOARD
- 5 EXISTING STEEL COLUMN WITH EXISTING OR NEW ME
- 6 EXISTING ALUMINUM WINDOW SYSTEM WITH VISION
- TEXISTING CONCRETE FLOOR SLAB OVER STEEL DECKING AND FLOOR FRAMING.
- B EXISTING CABINETS, SINK, & APPLIANCES TO REMAIN. COFFEE & MICROWAVE SUPPLIED BY TENANT. FACULTY STAFF LOUNGE 514.
- 9 EXISTING CABINETS, SINK, & APPLIANCES TO REMAIN.

 ONFERENCE 502.
- NEW LOWER & UPPER CABINETS WITH ADJUSTABLE SHELVES SEE INTERIOR ELEVATIONS. MAIL/COPY 501-A.
- NEW LOWER & UPPER CABINETS WITH ADJUSTABLE SHELVES AND SINK. SEE INTERIOR ELEVATIONS. STUDENT LOUNGE 509.
- 12 NEW CABINETS, FUME HOOD, & SINK. NOTE: PROVIDE ALTERNATE BID USING RELOCATED CABINETS AND EQUIPMENT FROM NU SAN BERNARDINO LOCATION (SOUTH WALL MILLWOR MIDROPER). SCIENCE LAB 515.
- ALTERNATE BID USING RELOCATED ISLANDS AND SINKS
 FROM NU SAN BERNARDINO LOCATION, SCIENCE LAB 515.
- NEW CABINETS. NOTE: PROVIDE ALTERNATE BID USING RELOCATED CABINETS FROM NU SAN BERNARDINO LOCATION. LAB-TECH 515-A.
- 15 NEW CUSTOM OR STANDARD COUNTER FOR TWO SEATED OCCUPANTS, LACTATION ROOM 513.
- 16 NEW OPERABLE PARTITION, MFG: HUFCOR 600 SERIES.
 MODEL NO, TBD BY TENANT, CLASSROOMS 506/510.
- 17 VENDING MACHINES. SUPPLIED BY TENANT.

Insulation Notes

- ALL SPACES ARE TO BE INSULATED FROM ADJOINING SPACES WITH FULL-BATT SOUND INSULATION WITH RATING OF STC 49.
- ACCUSTICAL SEALANT OVER CAULKING ROD AT BASE OF WALLS (BOTH SIDES). SEE DETAILS.
- 3. SHEET SEALANT ON OUTLET BOXES.
- ACOUSTICAL SEALANT/PUTTY AT VERTICAL BUTT JOINT (BOTH SIDES). SEE DETAILS.





CARTER GROUP ARCHITECTS INC.

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developer

THE MAGNON COMPANIES

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

roloct

NATIONAL UNIVERSITY TENANT IMPROVEMENT

1325 Spruce Street 5th Floor Riverside, CA 92507

CUP

heet

Fifth Floor Plan

ISSUED FOR BID		JOB NO.
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3570 Aero Courl, San Diego, CA 92123-1711 (858) 309-3555 • fax (858) 309-3550 • www.nu.edu

Riverside Center

Business Proposal

Summary

Center Operations

National University is requesting approval of a Conditional Use Permit to establish a Riverside operation of approximately 14,500 square feet within a five story office building located at 1425 Spruce Street. The space will be used for classrooms, administrative and support function offices and a science laboratory.

The administrative offices will be open as follows:

- Monday 8:00am to 10:00pm
- Tuesday 8:00am to 10:00pm
- Wednesday 8:00am to 10:00pm
- Thursday 8:00am to 10:00pm
- Friday 8:00am 6:00pm
- Saturday 8:00am 5:00pm

National University will have 24 staff members, consisting of administrators and instructors, at this location at a given time with a parking ratio of 0.75 parking spaces per staff member.

National University will offer monthly onsite class sessions on weekdays and Saturdays as follows:

- Monday 5:30pm to 10:00pm
- Tuesday 5:30pm to 10:00pm
- Wednesday 5:30pm to 10:00pm
- Thursday 5:30pm to 10:00pm
- Saturday 8:30am to 12:30pm and 1:00pm to 5:00pm

At National University we maintain records for the number of students who attend each term and the average number of parking spaces used daily throughout the term. The following table is a summary of the last twelve (12) terms at the San Bernardino campus that is relocating to Riverside. The highest number of students attending any term was 158 with an average parking space usage of 40. The average parking ratio across all terms is 0.25. This is similar to the ratio provided by the Institute of Transportation Engineers (ITE) Parking Generation Manual, which identifies an average peak period parking demand of 0.22 vehicles per school population.

Term	Onsite SIC - San Bernardino	Daily Parking Space	Parking Ratio
1601	97	24	0.25
1602	158	40	0.25
1603	88	22	0.25
1604	88	22	0.25
1605	57	14	0.25
1606	90	23	0.26
1607	42	11	0.26
1608	121	30	0.25
1609	141	35	0.25
1610	59	15	0.25
1611	114	29	0.25
1612	26	7	0.27
Total	1081	272	0.25
Average	90	23	0.25

Science Laboratory

The science laboratory will offer instruction space fitted with appropriate equipment needed for laboratory exercises for academic courses. The science laboratory is intended to be used for instructional purposes for anatomy and physiology, microbiology and chemistry courses. The courses will involve supervised laboratory exercises with demonstrations and experiments in dissections, procedures for handling microbes, identifying microorganisms, preparation of slides, wet mounts and cultures, and basic principles and calculations of chemistry.

Please review Appendix 1 for list of chemicals that may be used within the science laboratory.

Academic Programs

National University will offer the following programs at the Riverside location:

- Associate of Arts
- Associate of Science in Human Biology
- Master of Arts in Counseling Psychology
- · Master in Public Administration
- Master of Science in Educational Administration with a Preliminary Administrative Services Credential
- Master of Science in Special Education with a Preliminary Education Specialist Authorization Teaching Credential
- Master of Education with a Preliminary Multiple/Single Subject Teaching Credential
- Master of Science in Educational Counseling with a Pupil Personnel Services Credential in School Counseling

In addition to these academic programs, the campus will provide support to National University's online programs and students.

Appendix 1

Chemicals - 136 listed

Name	Volume	Quantity
fd&c blue #1	5 ml	1
yellow #6	5 ml	1
3% acid alcohol	500ml	2
absolute ethanol	500ml	4
acetone	500ml	6
acid fuschin	25g	1

Name	Volume	Quantity
congo red	11	1
copper ii chloride	500g	1
copper ii nitrate	500g	1
copper ii sulfate	500g	1
copper metal	500g	1
cresol red	1g	1

ammonium carbonate	500g	1
ammonium chloride	500g	1
ammonium hydroxide	500g	1
ammonium molybdate	100g	1
ammonium oxalate	100g	1
amylase	100 g	1
barium chloride	100g	1
barium nitrate	500g	1
barium sulfate	500g	1
beeswax	500g	1
benedicts solution	1 L	1
bile salts	500 g	1
biuret reagent	500ml	2
bogen's indicator	500ml	2
boiling chips, pumice	500 g	1
brilliant green	25g	1
bromothymol	14	1
calcium carbonate	500g	1
calcium phosphate	250g	1
carbol fuschin	500ml	2
catalase	50 g	1
charcoal	1 kg	1
cheer bright clean detergent	11	1
chlorine water saturated	11	1

crystal violet	500ml	4
denatured ethyl alcohol 70%	11	5
denatured ethyl alcohol 95%	11	2
dichloromethane ie methylene chloride	500 mL	1
eosin y	20 ml	20
ethyl acetate	500ml	2
fd&c green #3	5 ml	1
fd&c red #40	5 ml	1
glacial acetic acid	11	1
glucose	1 kg	1
glycerin jelly	500g	1
grams iodine	500ml	4
hexanes	500ml	2
household ammonia	11	2
hydrochloric acid 36%	11	1
hydrogen peroxide	500 ml	4
iodine solid	500g	1
iodine solution	500ml	2
iron filings	500g	1
iron ii sulfide	500g	1
iron iii chloride	500g	1
iron metal	500g	1
iron sulfate	500g	1
isopropyl alcohol	500ml	2

Chemicals – 136 listed (continued)

Name	Volume	Quantity
kinyoun's carbol fuschin	500ml	2
kovac's reagent	500ml	2
lanolin	500g	1
lead ii acetate	500g	1
lead metal	500g	1
lead sulfide	500g	1
leifson flagella stain	500 ml	1
lemon juice	100 ml	5

Name	Volume	Quantity
phenol -	500g	1
phenol red	50g	1
phenolthalein	100g	1
phosphoric acid 85%	1L =	1
polyvinyl alcohol	500g	1
potassium chloride	500g	1
potassium ferrocyanide	500g	1
potassium hydrogen phtalate	500g	1

lithium metal rods	100g	1
magnesium metal	500 g	1
magnesium sulfate	100g	1
malachite green	500ml	2
manevols modified stain	500 ml	1
manganese dioxide	500g	1
m-cresol indicator	500ml	2
methanol	500ml	6
methyl cellulose solution	500ml	2
methylene blue	500ml	4
methylene blue chloride	100g	1
mineral oil heavy	500 mL	1
napthol alpha solution	20ml	20
n-heptane 99%	500ml	2
n-hexane 95%	500ml	2
nigrosin	500ml	2
nitrate reagent a (by fluka analytical)	100 ml	1
nitrate reagent b (by fluka analytical)	100 ml	1
Nitric acid 65%	11	1
nitrocelulose membrane filter	10 g	1
oxalic acid	500g	1
oxi-test	20 ml	20
pepsin	100g	1

potassium hydroxide	500g	1
potassium iodate	100g	1
potassium nitrate	100g	1
potassium permanganate	500g	1
potassium solid	100 g	1
potassium sulfate	100g	1
rabbut coagulase plasma	10 g	1
rennnin	100g	1
safranin o	500ml	2
sand	500g	2
sheep blood citrated	100 ml	1
sheep blood defibrinated	100 ml	1
sheep plasma citrated	100 ml	1
silver nitrate	100g	1
sodium bicarbonate	500g	1
sodium bisulfate	500g	1
sodium borate	500g	1
sodium bromide	100g	1
sodium carbonate	500g	1
sodium chloride	500g	1
sodium hydroxide	500g	1
sodium metabisulfite	100g	1
sodium metal	100g	1

Chemicals – 136 listed (continued)

Name	Volume	Quantity
sodium nitrate	100g	1
sodium phosphate	100g	1
sodium sulfide	100g	1
starch soluble	500g	1
sulfur solid	500g	1
sulfuric acid 9M	11	1
thymol blue	100g	1
vegetable oil	11	1
wrights stain	500ml	2
xylene	500ml	2

ziehl-neelsen carbol-fuschin	500ml	2
zinc metal	500g	1
zinc sulfate	100g	1
zinc sulfide	100g	1

Microbiology Specimens – 22 listed

Alcaligenes faecalis	Micrococcus Luteus	
Amoeba	Mycobacterium phlei	
Bacillus megaterium	Paramecium	
Bacillus subtilis	Proteus vulgaris	
Chromobacterium violaceum	Pseudomonas aeruginosa	
Clostridium sporogenes	Serratia marcescens	
Enterobacter aerogenes	Staphylococcus aureus	
Enterococcus faecalis	Staphylococcus epidermidis	
Escherichia coli	Streptococcus pneumoniae	
Euglena	Streptococcus pyogenes	
Lactococcus lactis	Streptococcus salivarius	

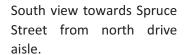
NATIONAL UNIXERSITY

Martin Gallardo

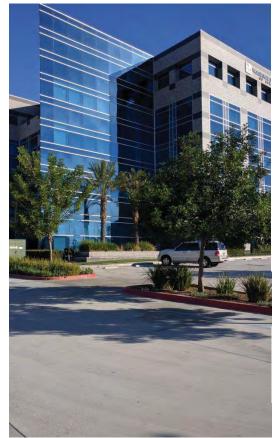
Director of Facilities



North view the building along Spruce Street.







Iowa Avo Southeast view of building from

drive aisle along the north side.

View looking south from driveway to the north on lowa Avenue.

P16-0766, Exhibit 8 - Site Photos