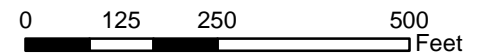
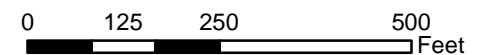


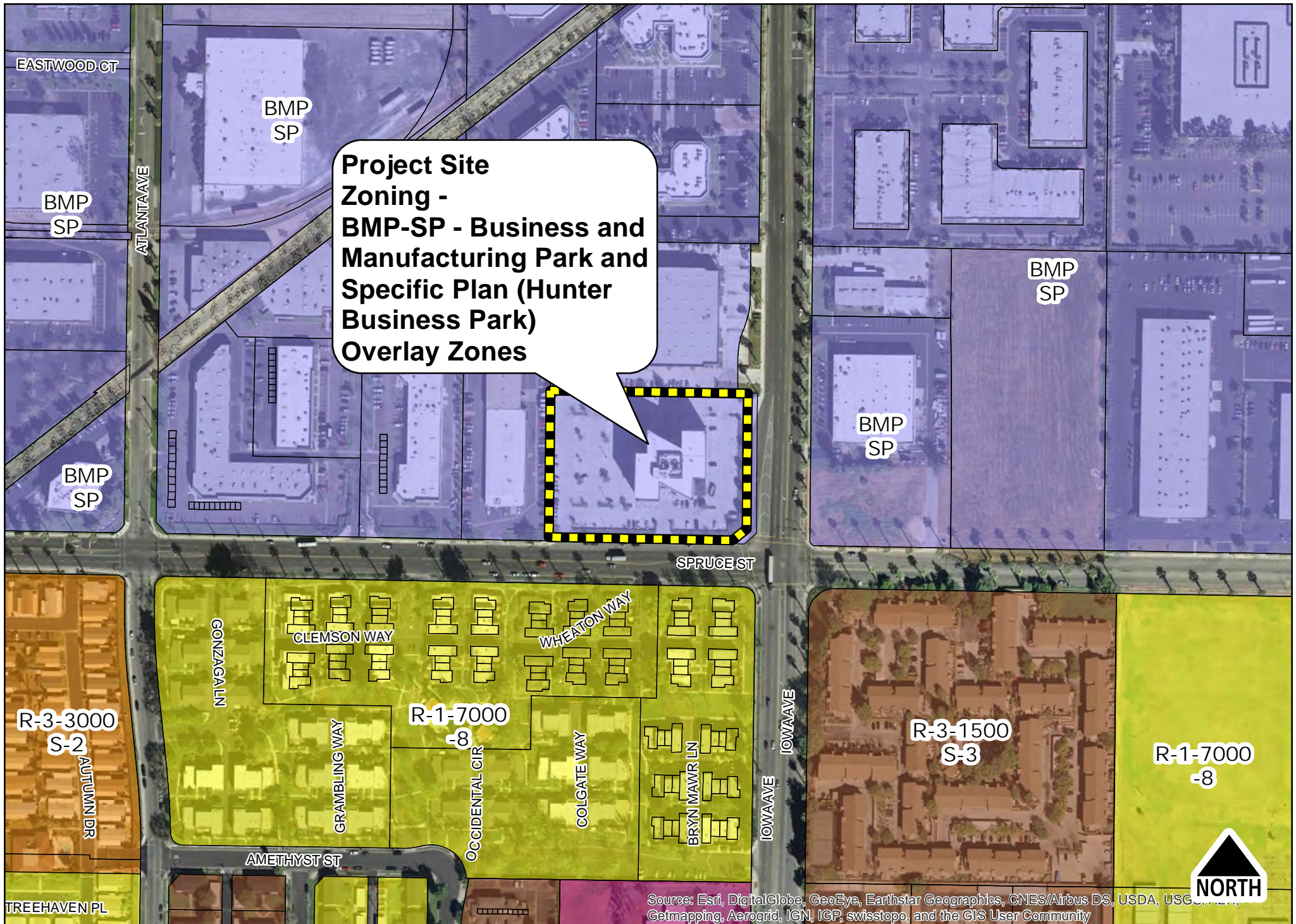
P16-0766, Exhibit 3 - Aerial / Location Map





P16-0766, Exhibit 4 - General Plan Map





P16-0766, Exhibit 5 - Specific Plan / Zoning Map





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project

NATIONAL  
UNIVERSITY  
TENANT  
IMPROVEMENT

1325 Spruce Street  
5th Floor  
Riverside, CA  
92507

CUP

sheet

Fifth  
Floor Plan

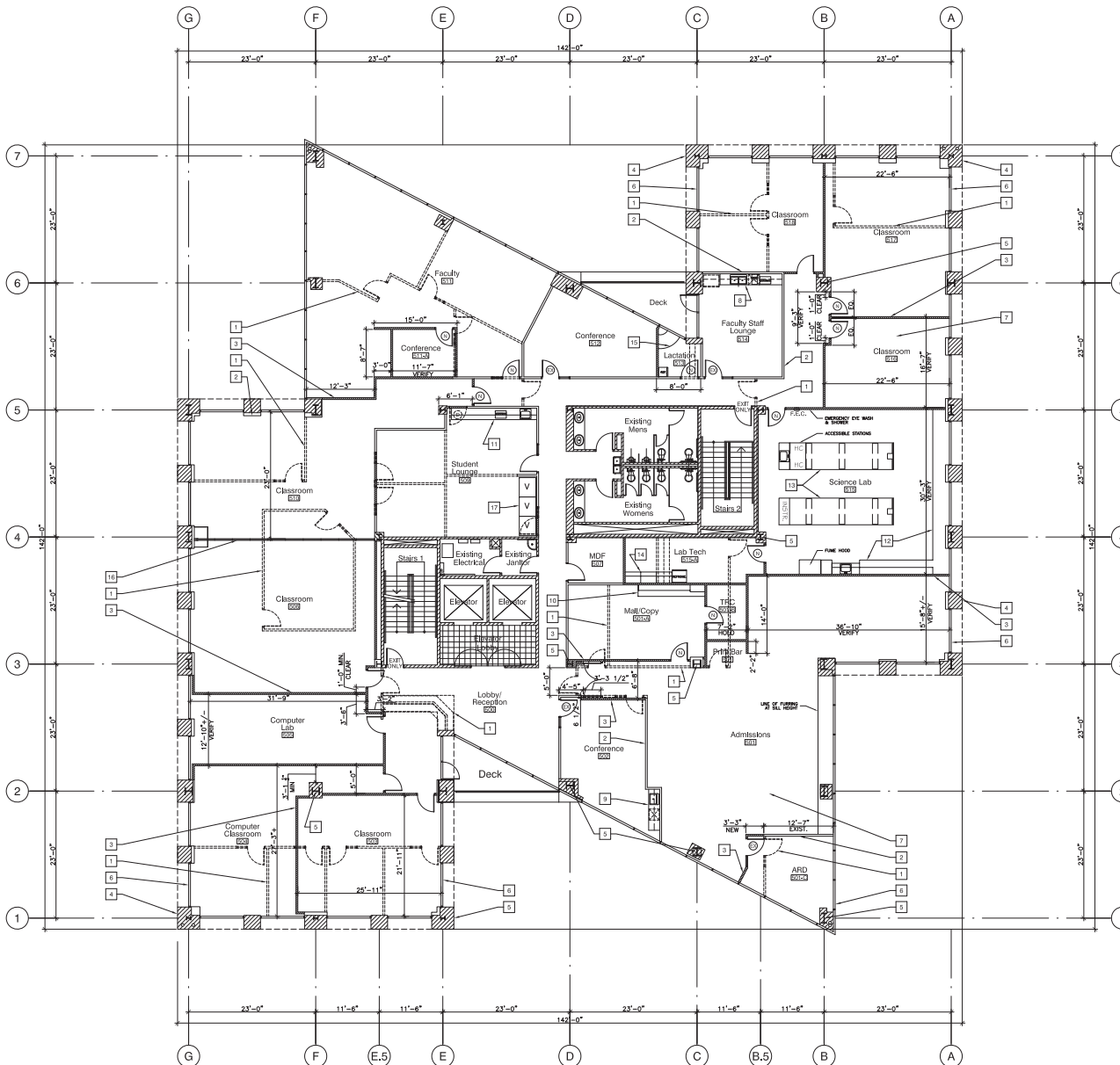
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03/02/16	
PERMIT	CHECKED BY
03/03/16	
REVISIONS	PLOT DATE
03/04/16	10/04/16
	SCALE
	SHEET NO.
	A2.1
	OF SHEETS

## Floor Plan Notes

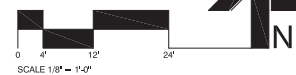
- 1 DEMO TENANT METAL STUD FRAMING SYSTEM WALLS AND REPURPOSE DOORS/SIDEHIT WHERE POSSIBLE.
- 2 EXISTING 3" METAL STUD FRAMING SYSTEM AND FURRING WITH 1/2" GYPSUM BOARD FINISH.
- 3 NEW 3" METAL STUD FRAMING SYSTEM WITH 1/2" GYPSUM BOARD FINISH TO MATCH EXISTING TENANT WALLS. STC RATING 49. SEE INSULATION NOTES & DETAILS.
- 4 EXISTING BUILDING STRUCTURE & CORE WITH EXTERIOR TILE & INTERIOR FURRING AND/OR 1/2" GYPSUM BOARD FINISH.
- 5 EXISTING STEEL COLUMN WITH EXISTING OR NEW METAL FURRING AND 1/2" GYPSUM BOARD FINISH.
- 6 EXISTING ALUMINUM WINDOW SYSTEM WITH VISION OR SPANDREL GLASS.
- 7 EXISTING CONCRETE FLOOR SLAB OVER STEEL DECKING AND FLOOR TRACING.
- 8 EXISTING CABINETS, SINK, & APPLIANCES TO REMAIN. COFFEE & MICROWAVE SUPPLIED BY TENANT. FACULTY STAFF LOUNGE 514.
- 9 EXISTING CABINETS, SINK, & APPLIANCES TO REMAIN. CONFERENCE 500.
- 10 NEW LOWER & UPPER CABINETS WITH ADJUSTABLE SHELVES. SEE INTERIOR ELEVATIONS. MAIL/COPY 501-A.
- 11 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. SCIENCE LAB 515.
- 13 NEW SCIENCE LAB ISLANDS WITH SINK. NOTE: PROVIDE ALTERNATE BID USING RELOCATED ISLANDS AND SINKS FROM NU SAN BERNARDINO LOCATION. SCIENCE LAB 515.
- 14 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. LATION ROOM 513.
- 16 NEW OPERABLE PARTITION. MFG: HUFOR - 600 SERIES. MODEL NO. T80 BY TENANT. CLASSROOMS 506/510.
- 17 VENDING MACHINES. SUPPLIED BY TENANT.

## Insulation Notes

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



Fifth Floor Plan



SCALE 1/8" = 1'-0"  
14,637 SF INTERIOR GROSS AREA (IGA)  
12,545 SF OCCUPANT AREA  
729 SF VERTICAL PENETRATIONS  
1,363 SF FLOOR SERVICE

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# 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
<b>Total</b>	1081	272	0.25
<b>Average</b>	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 fuchsin	25g	1

Name	Volume	Quantity
congo red	1 L	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	crystal violet	500ml	4
ammonium chloride	500g	1	denatured ethyl alcohol 70%	1 L	5
ammonium hydroxide	500g	1	denatured ethyl alcohol 95%	1 L	2
ammonium molybdate	100g	1	dichloromethane ie methylene chloride	500 mL	1
ammonium oxalate	100g	1	eosin y	20 ml	20
amylase	100 g	1	ethyl acetate	500ml	2
barium chloride	100g	1	fd&c green #3	5 ml	1
barium nitrate	500g	1	fd&c red #40	5 ml	1
barium sulfate	500g	1	glacial acetic acid	1 L	1
beeswax	500g	1	glucose	1 kg	1
benedicts solution	1 L	1	glycerin jelly	500g	1
bile salts	500 g	1	grams iodine	500ml	4
biuret reagent	500ml	2	hexanes	500ml	2
bogen's indicator	500ml	2	household ammonia	1 L	2
boiling chips, pumice	500 g	1	hydrochloric acid 36%	1 L	1
brilliant green	25g	1	hydrogen peroxide	500 ml	4
bromothymol	1 L	1	iodine solid	500g	1
calcium carbonate	500g	1	iodine solution	500ml	2
calcium phosphate	250g	1	iron filings	500g	1
carbol fuschin	500ml	2	iron ii sulfide	500g	1
catalase	50 g	1	iron iii chloride	500g	1
charcoal	1 kg	1	iron metal	500g	1
cheer bright clean detergent	1 L	1	iron sulfate	500g	1
chlorine water saturated	1 L	1	isopropyl alcohol	500ml	2

Chemicals – 136 listed (continued)

Name	Volume	Quantity	Name	Volume	Quantity
kinyoun's carbol fuschin	500ml	2	phenol	500g	1
kovac's reagent	500ml	2	phenol red	50g	1
lanolin	500g	1	phenolphthalein	100g	1
lead ii acetate	500g	1	phosphoric acid 85%	1 L	1
lead metal	500g	1	polyvinyl alcohol	500g	1
lead sulfide	500g	1	potassium chloride	500g	1
leifson flagella stain	500 ml	1	potassium ferrocyanide	500g	1
lemon juice	100 ml	5	potassium hydrogen phtalate	500g	1

lithium metal rods	100g	1	potassium hydroxide	500g	1
magnesium metal	500 g	1	potassium iodate	100g	1
magnesium sulfate	100g	1	potassium nitrate	100g	1
malachite green	500ml	2	potassium permanganate	500g	1
manevols modified stain	500 ml	1	potassium solid	100 g	1
manganese dioxide	500g	1	potassium sulfate	100g	1
m-cresol indicator	500ml	2	rabbit coagulase plasma	10 g	1
methanol	500ml	6	rennin	100g	1
methyl cellulose solution	500ml	2	safranin o	500ml	2
methylene blue	500ml	4	sand	500g	2
methylene blue chloride	100g	1	sheep blood citrated	100 ml	1
mineral oil heavy	500 mL	1	sheep blood defibrinated	100 ml	1
naphthol alpha solution	20ml	20	sheep plasma citrated	100 ml	1
n-heptane 99%	500ml	2	silver nitrate	100g	1
n-hexane 95%	500ml	2	sodium bicarbonate	500g	1
nigrosin	500ml	2	sodium bisulfate	500g	1
nitrate reagent a (by fluka analytical)	100 ml	1	sodium borate	500g	1
nitrate reagent b (by fluka analytical)	100 ml	1	sodium bromide	100g	1
Nitric acid 65%	1 L	1	sodium carbonate	500g	1
nitrocellulose membrane filter	10 g	1	sodium chloride	500g	1
oxalic acid	500g	1	sodium hydroxide	500g	1
oxi-test	20 ml	20	sodium metabisulfite	100g	1
pepsin	100g	1	sodium metal	100g	1

## Chemicals – 136 listed (continued)

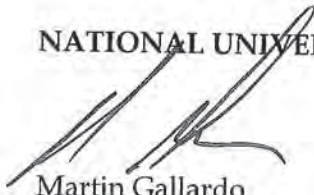
Name	Volume	Quantity
sodium nitrate	100g	1
sodium phosphate	100g	1
sodium sulfide	100g	1
starch soluble	500g	1
sulfur solid	500g	1
sulfuric acid 9M	1 L	1
thymol blue	100g	1
vegetable oil	1 L	1
wrights stain	500ml	2
xylene	500ml	2

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 UNIVERSITY

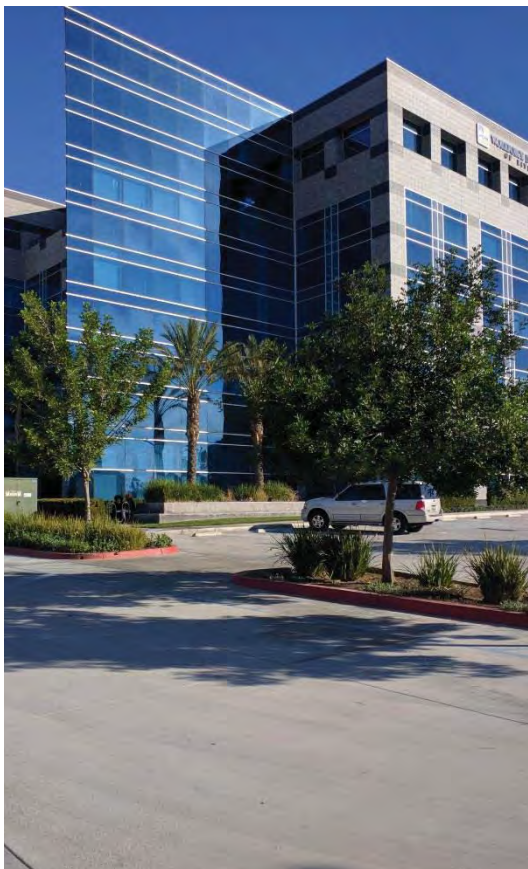


Martin Gallardo  
Director of Facilities



North view the building  
along Spruce Street.

South view towards Spruce  
Street from north drive  
aisle.



Southeast view of building from  
drive aisle along the north side.



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