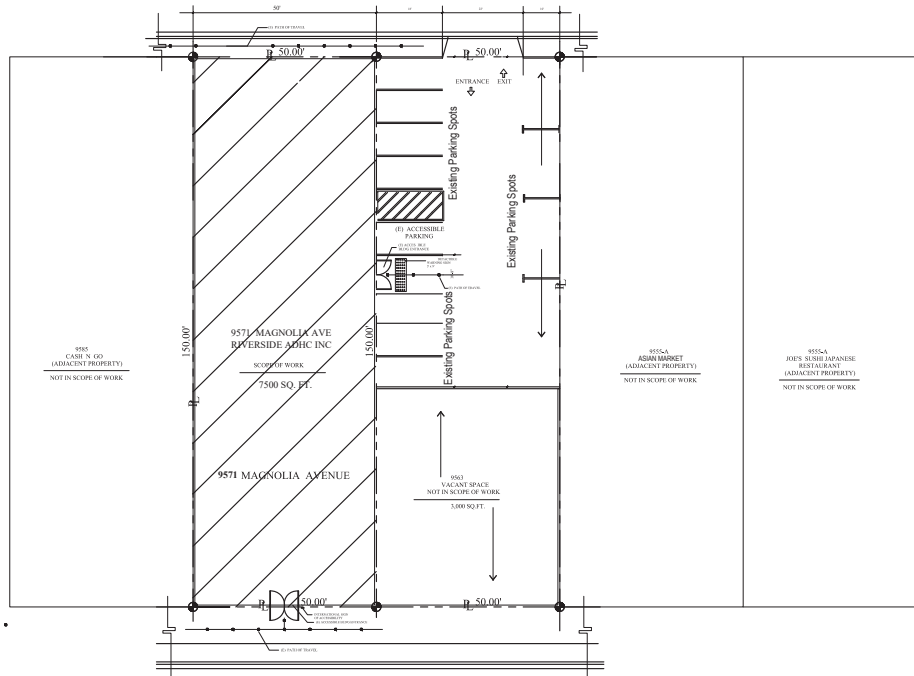


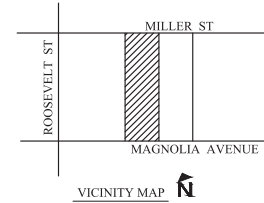
9571 MAGNOLIA AVENUE

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 UNDESIGNATED

PROPOSED AREA SCOPE OF WORK : 7500 SQFT

TOTAL OCCUPANCY LOAD : 136 - 214
 EXITS EXISTING : 2

PARKING :

REQUIRED N/A. PROVIDED N/A.
 NOTE: IF PARKING FACILITIES, INCREASE OF FLOOR AREA, NO INTERFICATION 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

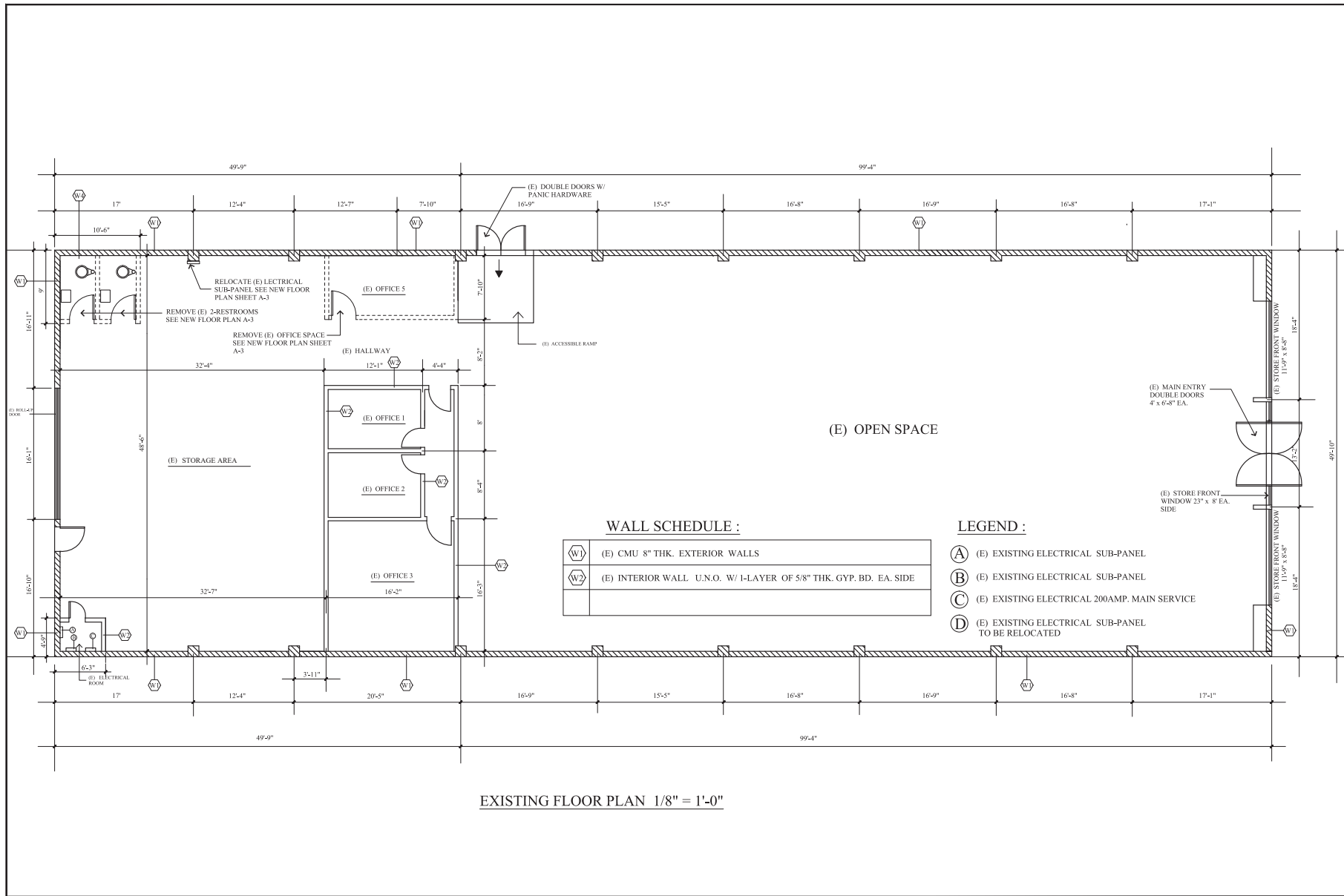
BUSINESS OWNER: MANISHKUMAR PATEL & PIYUSH SAKHARELIYA
 DBA: HEALTH AND WELLNESS CENTER
 ENTITY NAME: RIVERSIDE ADHC INC
 ADDRESS: 12287 MEADOWVALE ST, EASTVALE, CA 91752
 PHONE: 805-728-5492

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"

RIVERSIDE ADHC INC
 9571 MAGNOLIA AVENUE
 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 2x6 @ 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 CBC TABLE 803.1 AND CBC TABLE 803.13

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 WITHIN REACHABLE 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. CBC 11B-308.1.1.

THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE FIVE POUNDS MAXIMUM. CBC 11B-402.2.2.

HANDLES, PULLS, LATCHES, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 11B-509.4 OPERATION. OPERABLE PARTS SUCH AS HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. CBC 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. CBC 11B-404.2.2.

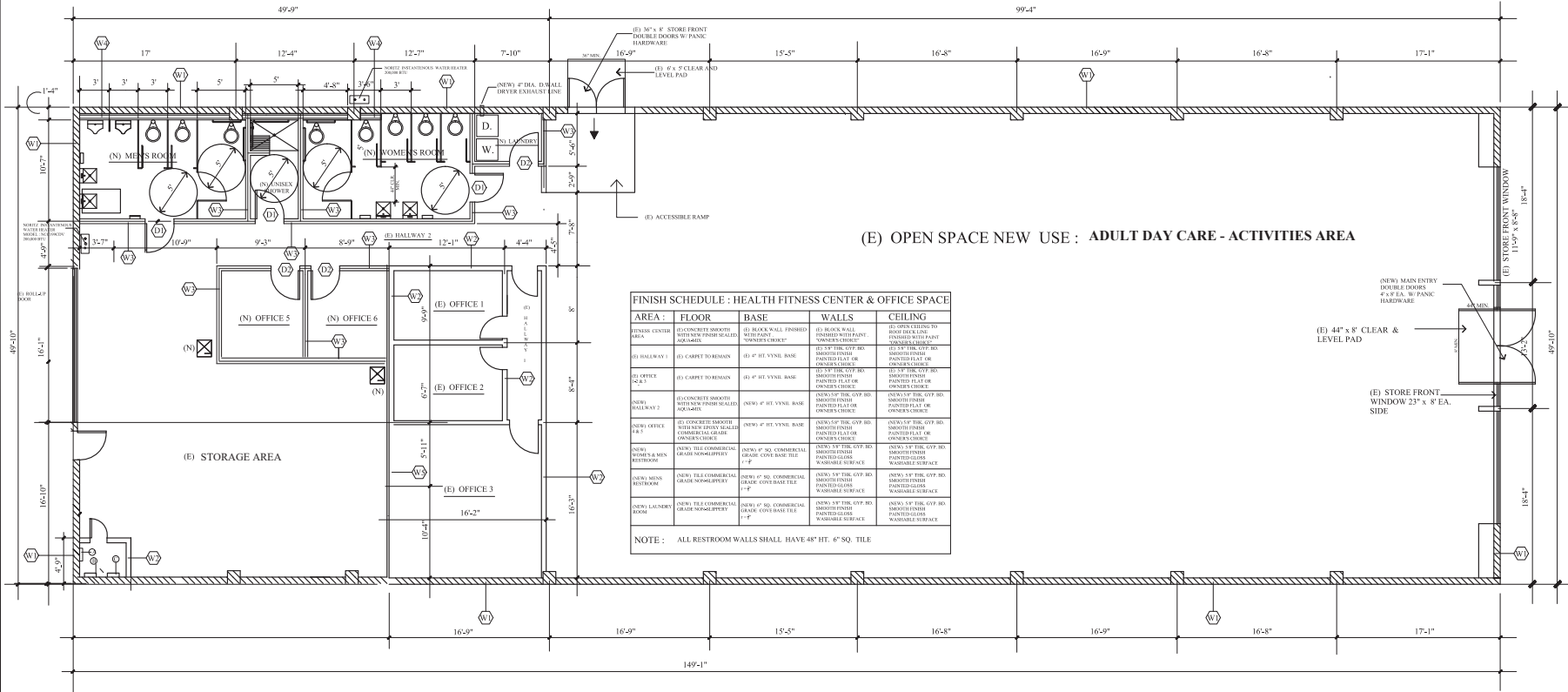
DEVICES USED FOR THE PURCHASE OF GOODS OR SERVICES THAT REQUIRE A PERSONAL IDENTIFICATION NUMBER (PIN), SIGNATURE, OR SIMILAR SHALL COMPLY WITH VIE REQUIREMENTS FOR POINT-OF-SALE DEVICES (POS). CBC 11B-262.2.

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. CBC 11B-707.4 AND 11B-707.9.2.

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



FINISH SCHEDULE : HEALTH FITNESS CENTER & OFFICE SPACE

AREA	FLOOR	BASE	WALLS	CEILING
FINISH ENTRY AREA	(E) POLISHED CONCRETE WITH POLYURETHANE FINISH	(E) BLOCK WALL FINISHED WITH POLYURETHANE FINISH	(E) BLOCK WALL FINISHED WITH POLYURETHANE FINISH	(E) OPEN CEILING TO EXISTING CEILING WITH POLYURETHANE FINISH
(E) HALLWAY 1	(E) CARPET TORMAN	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE
(E) OFFICE 1-6	(E) CARPET TORMAN	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE	(E) 4" HT VINYL BASE
(NEW) HALLWAY 2	(E) POLISHED CONCRETE WITH POLYURETHANE FINISH	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE
(NEW) OFFICE 1-6	(E) POLISHED CONCRETE WITH POLYURETHANE FINISH	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE
(NEW) MEN'S & MEN RESTROOM	(NEW) 10" SQ. COMMERCIAL GRADE POLYURETHANE FINISH	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE
(NEW) MEN'S RESTROOM	(NEW) 10" SQ. COMMERCIAL GRADE POLYURETHANE FINISH	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE
(NEW) LAUNDRY ROOM	(NEW) 10" SQ. COMMERCIAL GRADE POLYURETHANE FINISH	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE	(NEW) 4" HT VINYL BASE

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

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

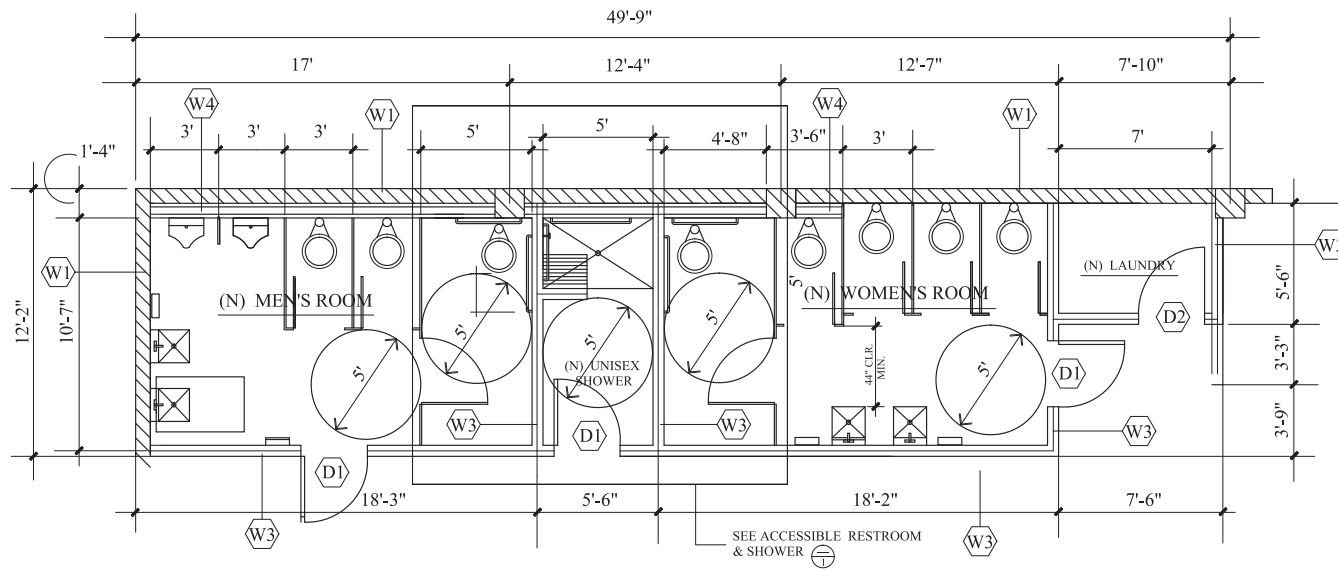
(NEW) MAIN ENTRY DOUBLE DOORS 4' x 8' EA. W/ PASC. HARDWARE

(E) 44" x 8" CLEAR & LEVEL PAD

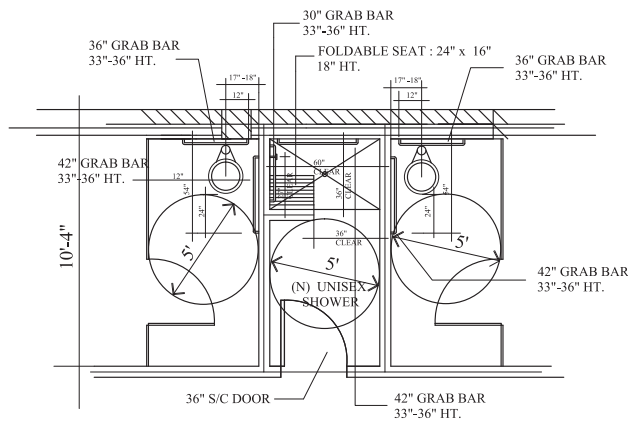
(E) STORE FRONT WINDOW 23' x 8' EA. SIDE

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

RIVERSIDE ADHC INC
9571 MAGNOLIA AVENUE
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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 RIVERSIDE, CA

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