

Proposed Daycare Remodel For:
The Learning Lab
 3711 Central Avenue, Riverside, CA 92506



Project Info

OWNER: THE LEARNING LAB
PROJECT ADDRESS: 3711 CENTRAL AVE, RIVERSIDE, CA 92506
ARCHITECT: ANDRESEN ARCHITECTURE INC., 17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688, doug.andresen@aalfirm.com
CONTACT:
APN: 2251-24-016 & -014
ZONING: CG
CURRENT OCCUPANCY: B
PROPOSED OCCUPANCY: I-4 (DAY CARE FACILITY)
FIRE SPRINKLERS: SEPARATE SUBMITTAL - TBD BY FIRE AUTO SMOKE DETECTION - TBD BY FIRE
PROJECT DESCRIPTION: CONVERT ANIMAL RESCUE CENTER & THRIFT STORE INTO DAYCARE FACILITY. LOT LINE ADJUSTMENT TO CONSOLIDATE THE TWO LOTS. OCCUPANCY CHANGE. IMPROVEMENTS TO INCLUDE PLAY GROUND EQUIPMENT (SEESAW, MARY GO-ROUND) PICKNIC TABLES, WROUGHT IRON FENCING, BIKE LOCKERS, NEW PARKING STRIPING.

EXISTING BUILDING AREA: 4,645 SQ. FT. (NO SQUARE FOOTAGE ADDED)
TOTAL LOT AREA: 22,298 SQ. FT.
GROSS LOT AREA: 22,298 SQ. FT.
LOT COVERAGE: 21%
LANDSCAPE AREA: 5,186 SQ. FT.
HARDSCAPE AREA: 12,467 SQ. FT.

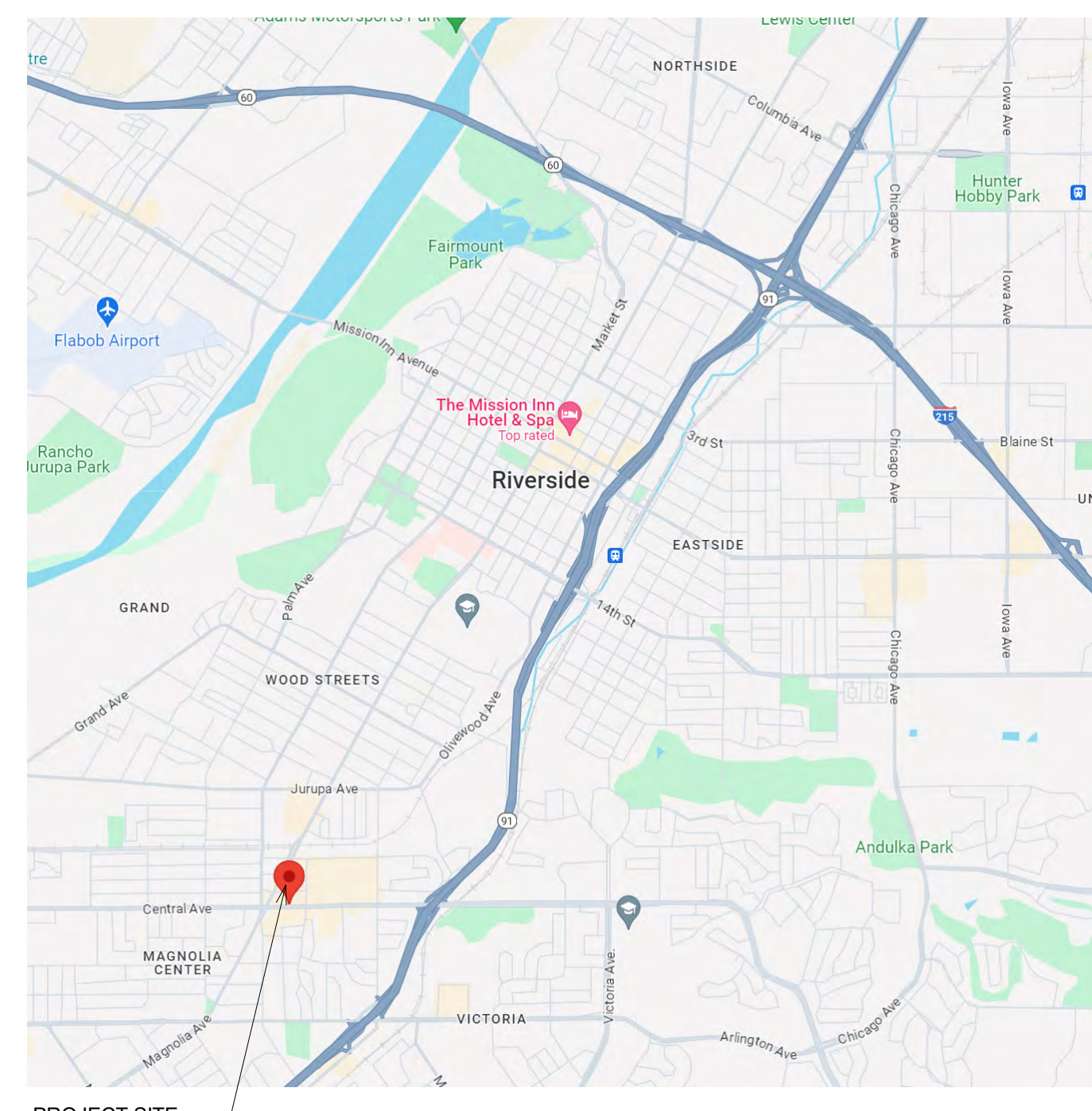
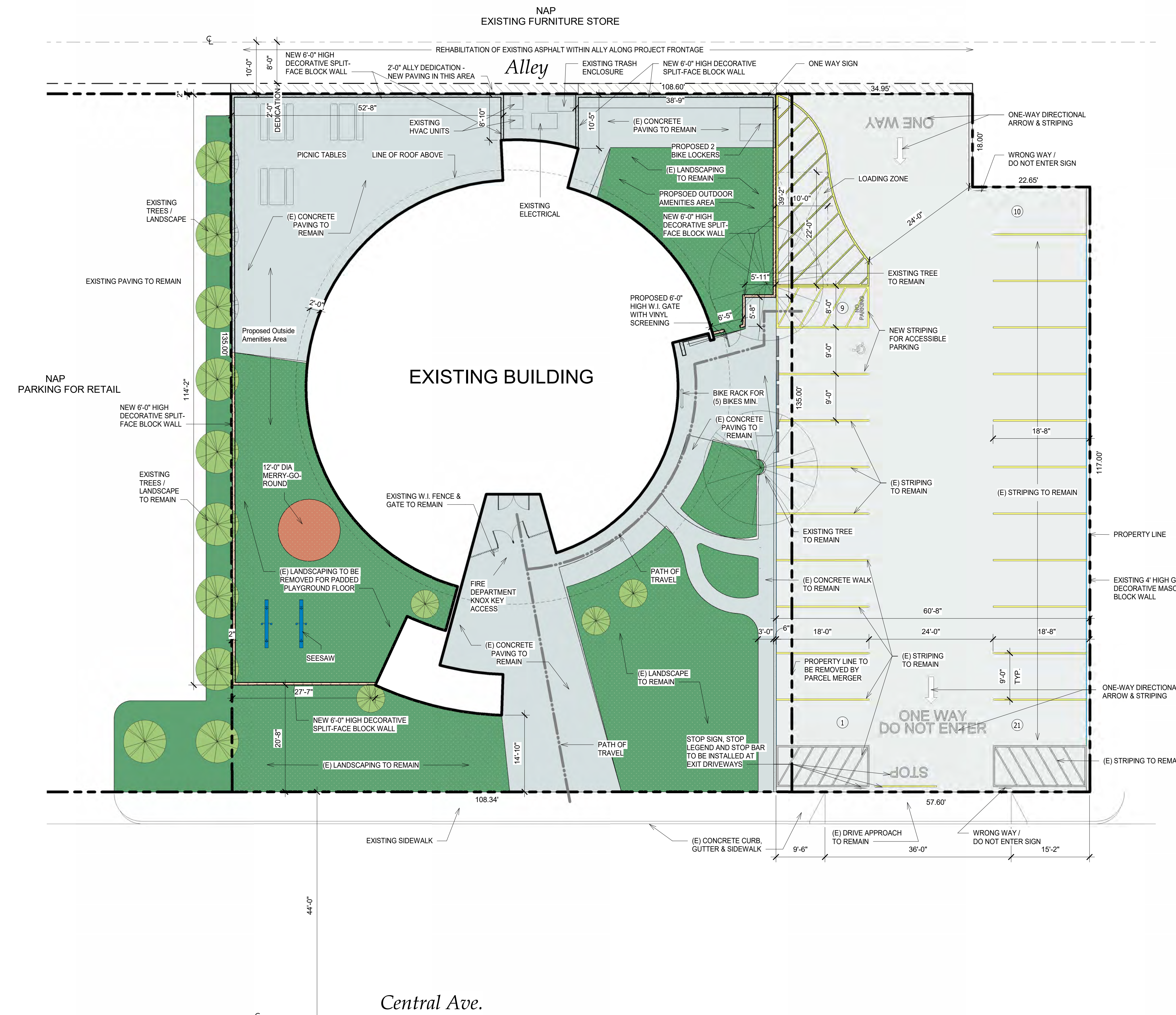
INDOOR / OUTDOOR AMENITY RATIO
CHILD - INDOOR AMENITY RATIO: (35 SQ. FT. / CHILDREN) REQUIRED FOR 65 CHILDREN: 2,275 SQ. FT. REQUIRED (35 SQ. FT. X 65 CHILDREN) PROVIDED FOR 65 CHILDREN: 2,280 SQ. FT. PROVIDED
CHILD - OUTDOOR AMENITY RATIO: (75 SQ. FT. / CHILDREN) REQUIRED FOR 65 CHILDREN: 4,875 SQ. FT. REQUIRED (75 SQ. FT. X 65 CHILDREN) PROVIDED FOR 65 CHILDREN: 5,128.67 SQ. FT. PROVIDED

PARKING ANALYSIS:
 1 SPACE/EMPLOYEE = 7
 + 1 SPACE/FACILITY VEHICLE = 0
 + 1 SPACE/10 PERSONS AT FACILITY CAPACITY(65/10) = 6.5
REQUIRED PARKING SPACES: 14 SPACES
PROVIDED PARKING SPACES: 21 SPACES (INCLUDING 1 ACCESSIBLE PARKING SPACE)

Business Information

NUMBER OF EMPLOYEES: 7
OPERATING HOURS: MONDAY - FRIDAY 7AM - 6PM
NUMBER OF CHILDREN: 65 MAX. (AT ONE TIME)
AGE OF CHILDREN: 16 WEEKS - 12 YEARS OLD

The following Circulation plan will be implemented for 3711 Central Avenue, Riverside, CA location:
 STUDENTS ARE DROPPED OFF BETWEEN 7:00 A.M. AND 9:00 A.M.
 PICK UP TIMES VARY PER FAMILY MEMBER AND ARE THROUGH OUT THE DAY UNTIL 6:00 P.M.



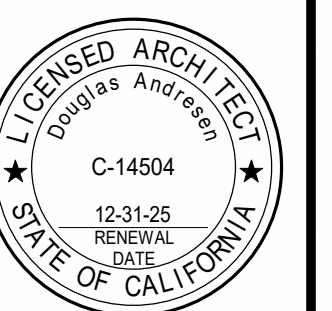
Vicinity Map

Site Plan
 3/32" = 1'-0"

Sequence of Drawings	
Number	Description
PL-1	Site Plan
PL-2	Floor Plan
PL-3	Ext. Elevations
PL-4	Circulation Plan
PL-5	Wall Plan
PxP	Site Photometric Study

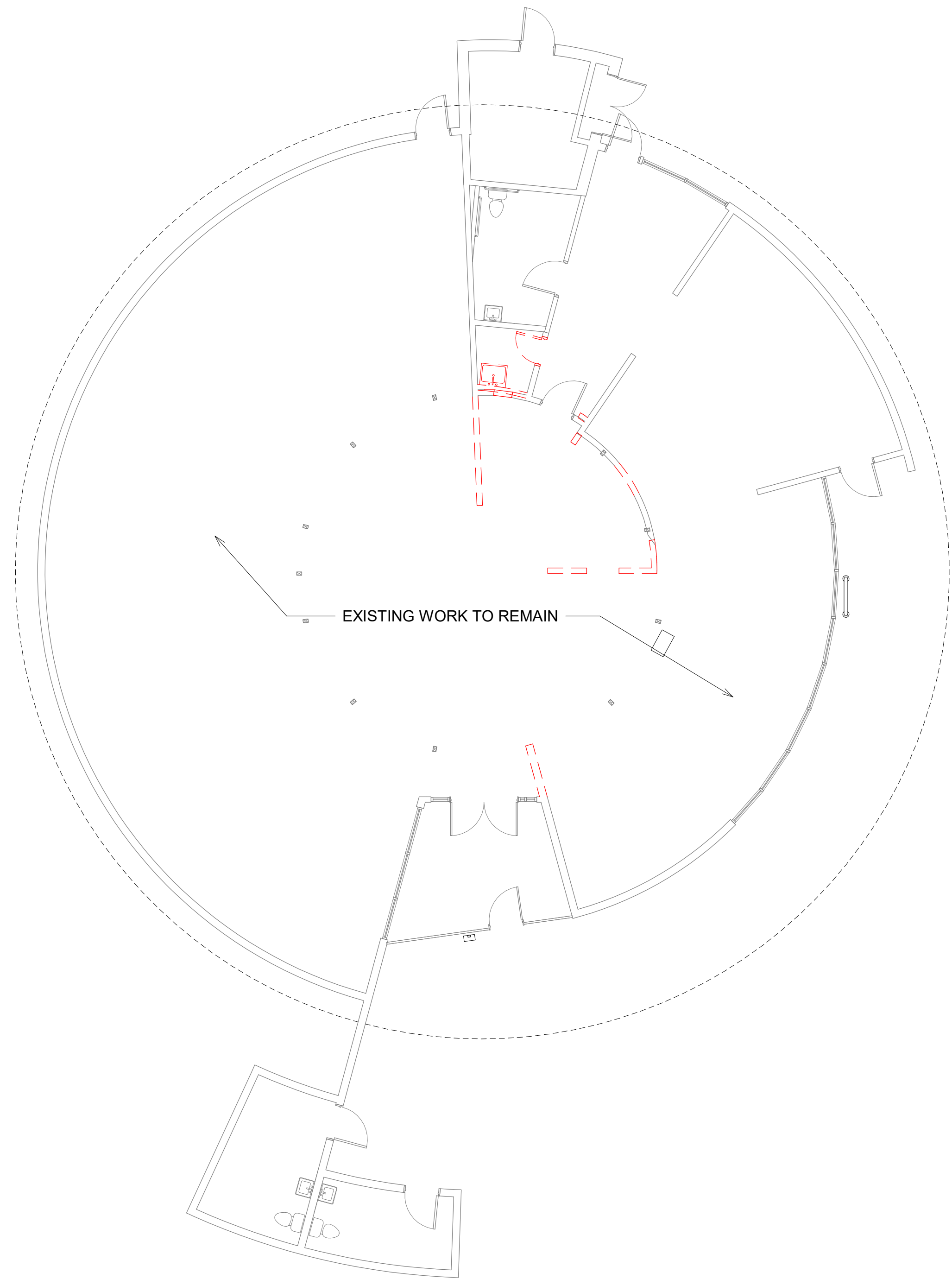
Proposed Daycare Remodel For:
The Learning Lab
 3711 Central Avenue, Riverside, CA 92506

7 Mar. 2024
 22-4753

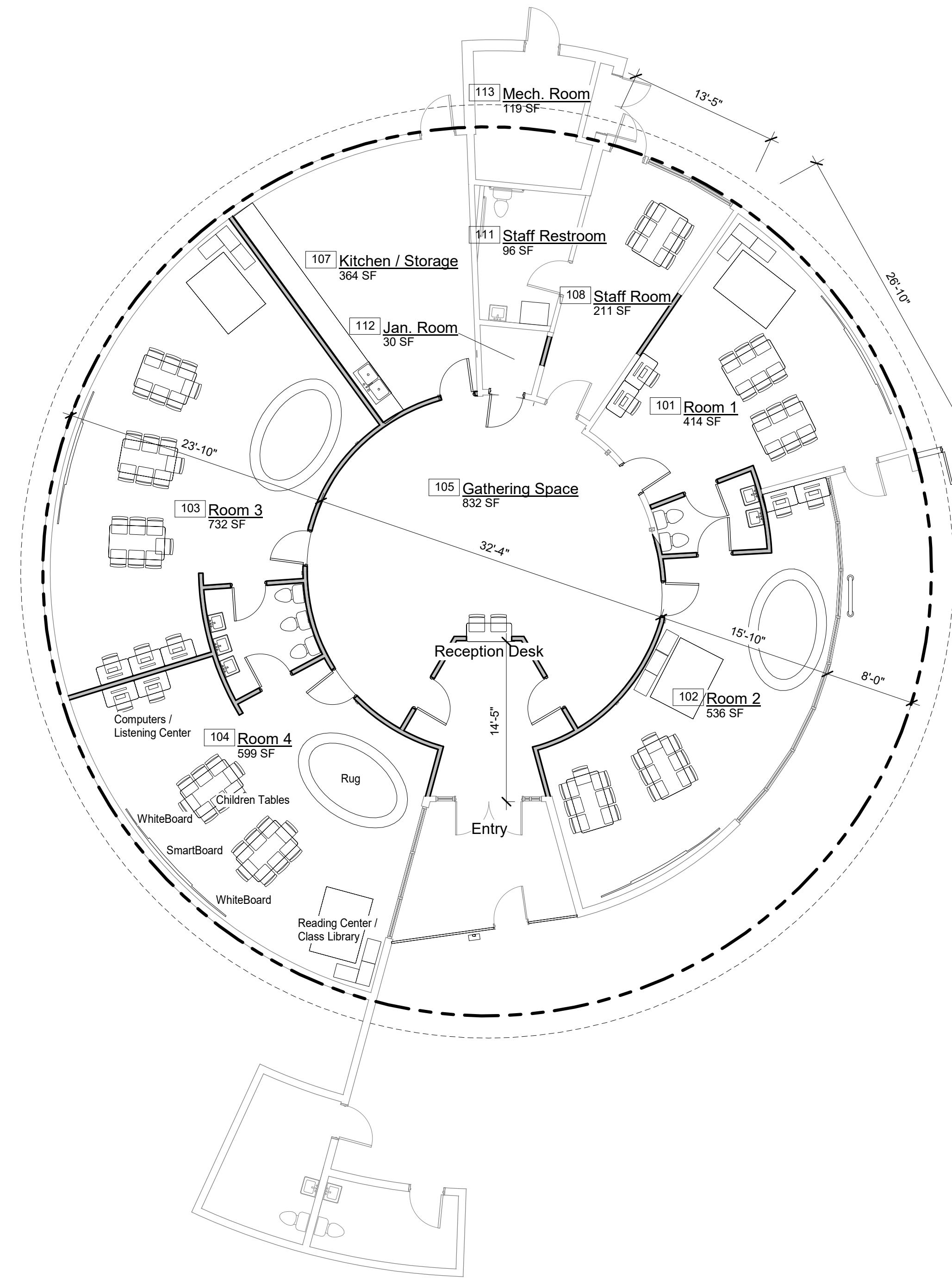


Site Plan

PL-1

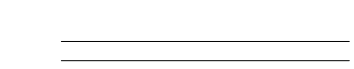


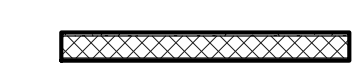


Existing Floor Plan
1/8" = 1'-0"



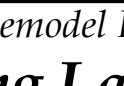

Proposed Floor Plan
1/8" = 1'-0"

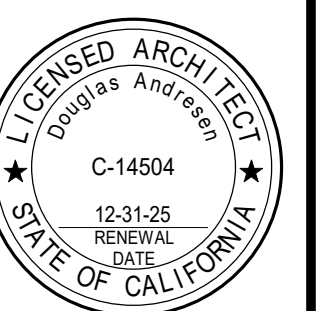
Wall Legend

-  EXISTING 2x WOOD STUD WALL TO REMAIN
-  EXISTING 2x WOOD STUD WALL TO BE REMOVED
-  2 x 4 WOOD STUDS @ 16" O/C
-  2 x 6 WOOD STUDS @ 16" O/C

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7 Mar. 2024	
22-4753	



Floor Plan

PL-2



North Elevation



West Elevation



East Elevation

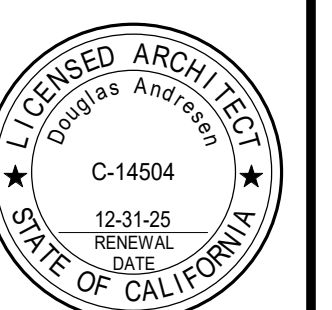


South Elevation

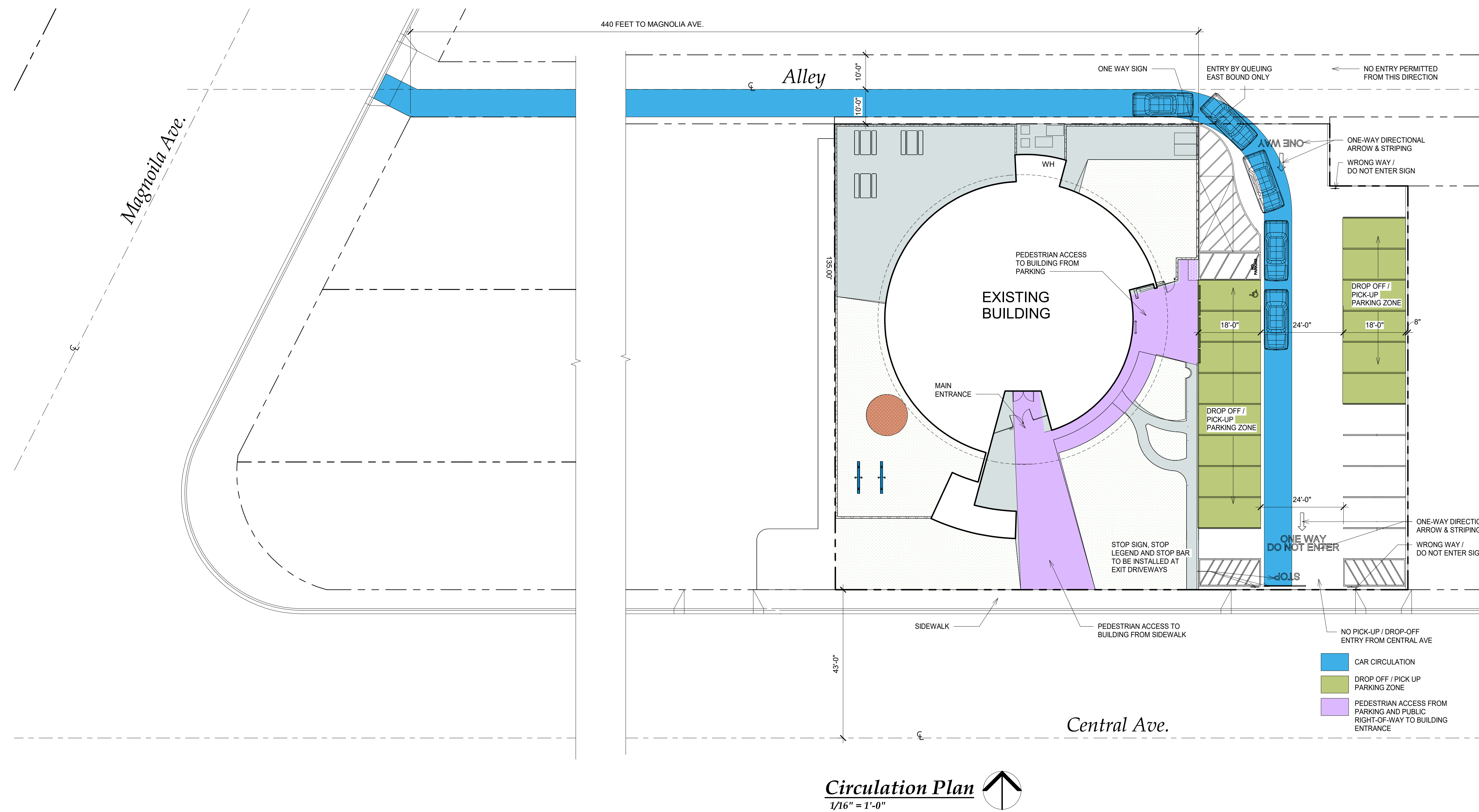
Note

NO WORK AFFECTING THE EXTERIOR
OF THE BUILDING IS BEING PROPOSED.
ALL EXTERIOR IS EXISTING TO REMAIN

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The Learning Lab	
3711 Central Avenue, Riverside, CA 92506	
7 Mar. 2024	▲
22-4753	▲



Ext. Elevations PL-3

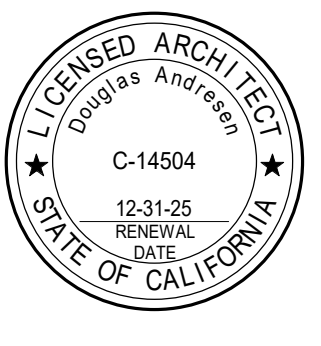


Business Information

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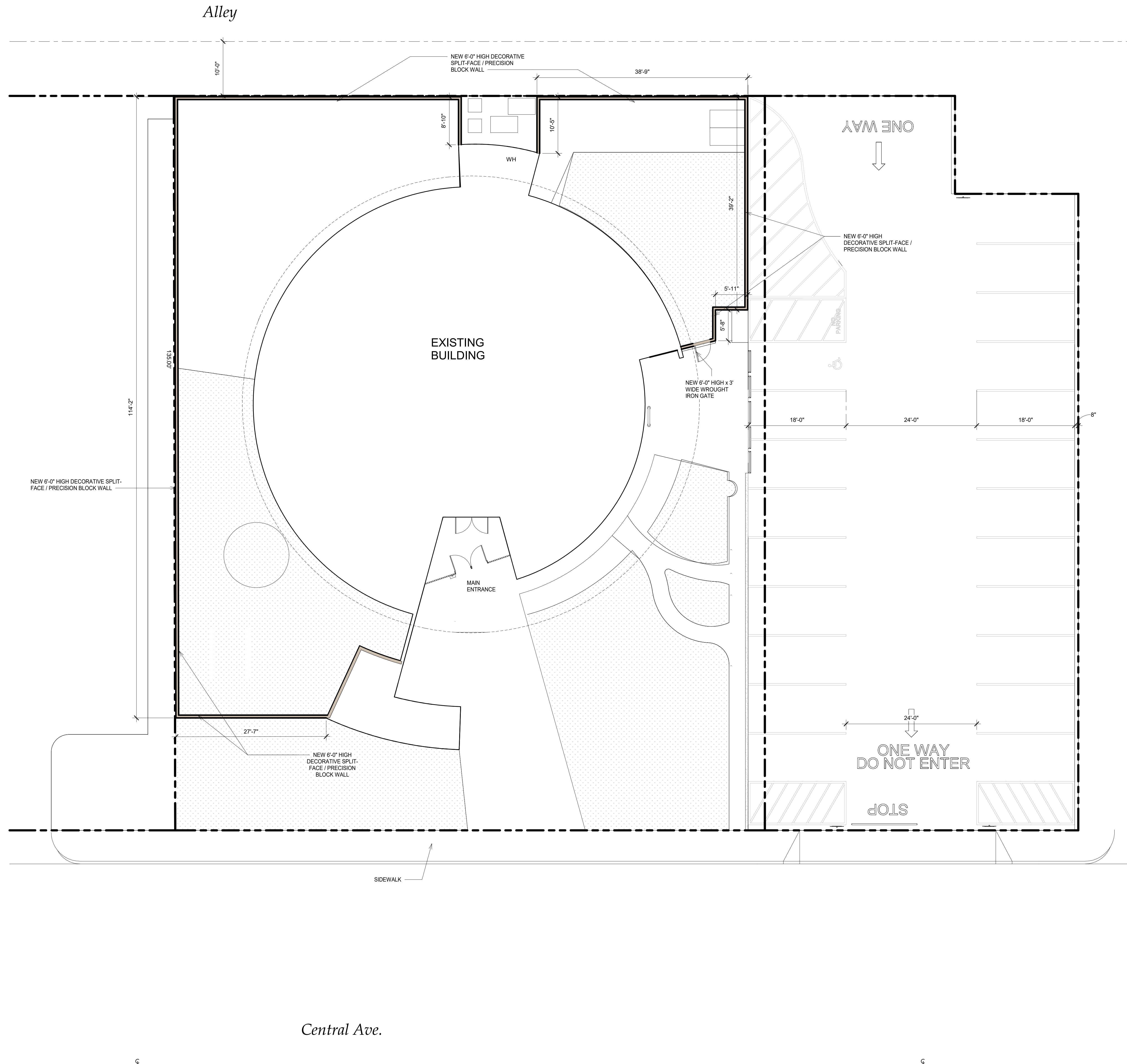
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 PICK UP TIMES VARY PER FAMILY MEMBER AND ARE THROUGH OUT THE DAY UNTIL 6:00 P.M.

1. Drop-Off Procedure:
 - Please refer to Exhibit A shown in Blue on the circulation plan, parents should enter off Magnolia Ave., and continue the Alley east bound.
 - They should follow the one-way traffic flow within the parking lot.
 - As they approach the front of the daycare, they will pull into the parking spaces and park vehicle. Please refer to Exhibit A shown in Green on the circulation plan
 - Parents will sign their child in via ProCare App.
 - Parents will escort their child into the front office.
 - Parents will exit the parking lot leaving from Central Ave.
2. Pick-Up Procedure:
 - Please refer to Exhibit A shown in Blue on the circulation plan. Parents should enter off Magnolia Ave., and continue the Alley east bound.
 - They should follow the one-way traffic flow within the parking lot.
 - As they approach the front of the daycare, they will pull into a parking space and park vehicle. Please refer to Exhibit A shown in Green on the circulation plan
 - Parents will sign out their child via ProCare App.
 - Parents will retrieve their child from the front office.
 - Parents will exit the parking lot leaving from Central Ave.
3. Pedestrian Procedure:
 - Please refer to Exhibit A in Purple on circulation plan. Parents using the pedestrian access will use the public right of way to access the building from Central Ave.
 - They should follow the path of travel to the main front entrance.

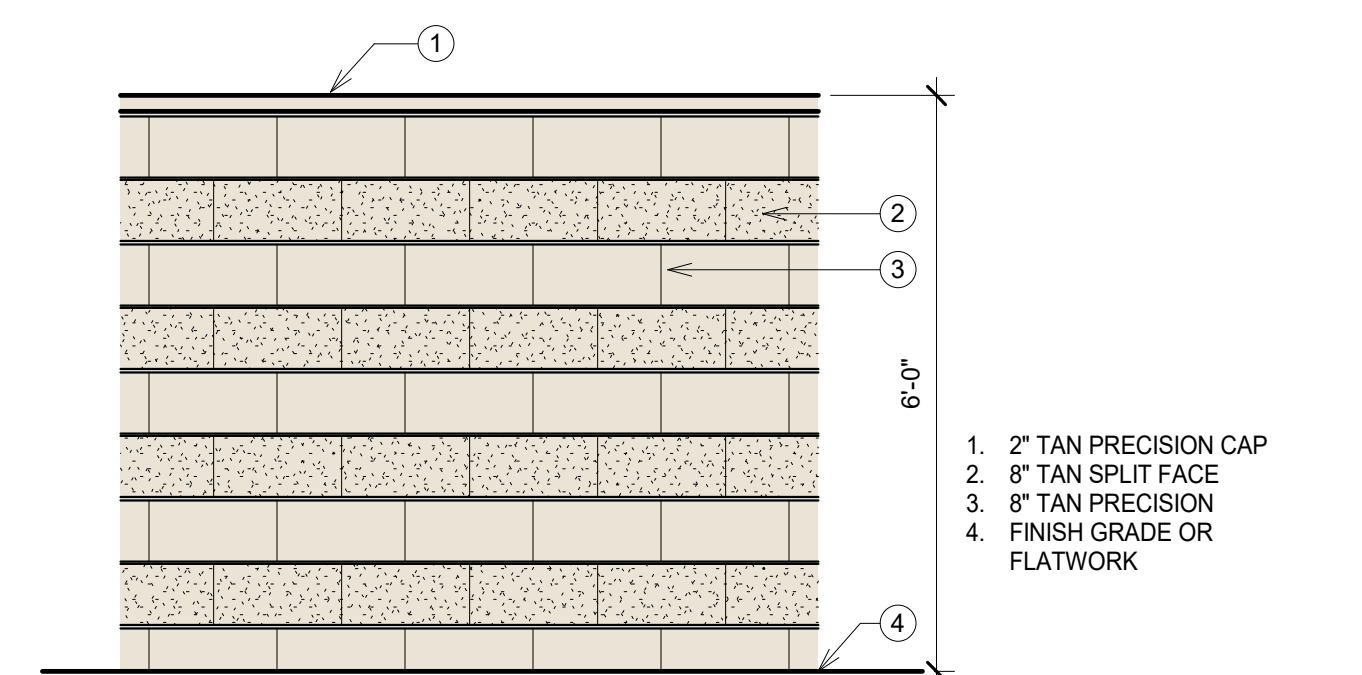
Proposed Daycare Remodel For:		
The Learning Lab 3711 Central Avenue, Riverside, CA 92506		
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22-4753	<input type="checkbox"/>	<input type="checkbox"/>
Circulation Plan PL-4		

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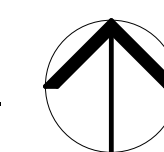
TOTAL BLOCK WALL LINEAR FOOTAGE : 310'

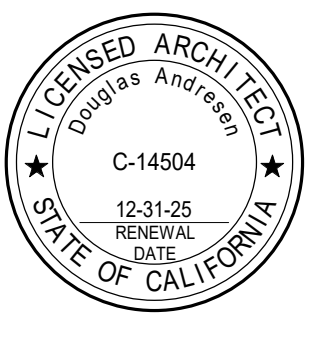


Decorative Block Wall

TOTAL BLOCK WALL LINEAR FOOTAGE : 310'

Wall/Fence plan
1/8" = 1'-0"



Proposed Daycare Remodel For: The Learning Lab 3711 Central Avenue, Riverside, CA 92506		
7 Mar. 2024		
22-4753		
Wall Plan		PL-5

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LUMENFOCUS

Project: The Learning Lab
 Location: Modesto
 Cat. #: ALK M MD 5 UV 840
 Type: Area
 Quantity: 1

LED

ALK M | LED Medium Area Light

- Features:**
- High performance LED technology
 - 0-10V dimming drivers down to 10% with 0% Aux power tap
 - Multiple mounting options for maximum versatility - trunnion, arm, or flush
 - Precision crafted optics available in types II, III, IV, and V
 - Integrated NEMA 3-pin twist lock receptacle with shrouding cap standard on all models
- Construction:**
- Die cast aluminum housing with heat sink
 - Durable dark bronze powder coat finish
 - A&S driver surge protection with 10kV external surge protection included
 - Integral web design for hassle-free, angled access to driver
- Certifications:**
- UL certified for wet locations
 - IP65
 - ENEC Compliant
- Applications:**
- Suitable for most exterior street or area light applications
 - Street lighting
 - Parking lots
 - Sign lighting
 - Building facades
- Ambient Operating Temp.:**
- -40°C to 50°C
- Warranty:**
- 5-year limited system warranty
 - See www.lumenfocus.com for complete warranty terms and conditions



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Ordering Guide:

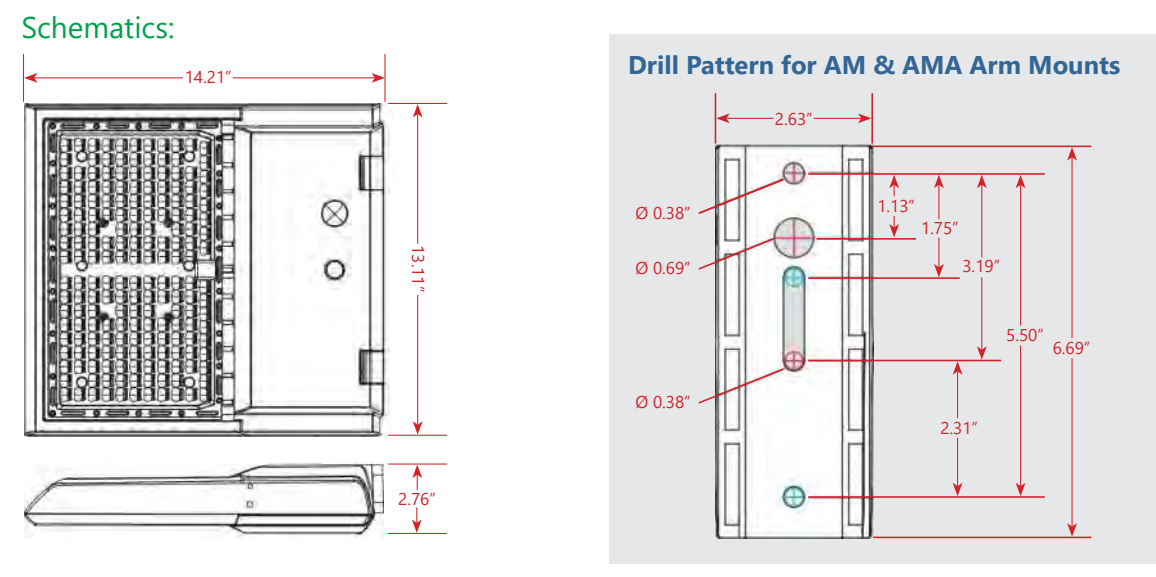
Series	Size	Output	Optic	Voltage	CR/ CCT	Mounting	Controls	Finish
ALK	M	MD	2	LV	840	TR	Blank	BZ
			3	UV	840	TR	ZPCUV	BZ
			4	UV	840	TR	ZPCUV	BZ
			5	UV	840	TR	ZPCUV	BZ

Notes: *See page 4 for more details.

Accessories (order separately):

- **ALMOBTRC**: Programming Remote for ZOSMD
- **ALMOBTRC**: Remote from SolisBox Solar-Cell-Shield

Weight: ALK M MD: 12.45 lbs.
 TR mount: 3.10 lbs.
 AM mount: 3.40 lbs.
 AMA mount: 4.74 lbs.
 SFA mount: 3.40 lbs.



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ZOSMD - Bi-Level Microwave Occupancy/Daylight Sensor

Adjustable performance parameters set by ALMOBTRC remote control and app. See www.lumenfocus.com for more details.

Factory Default Settings:

Parameter	Value	Threshold	Stability Time
Occupancy	50%	10 min	Disabled
Daylight	100 Lux	1 min	1 min

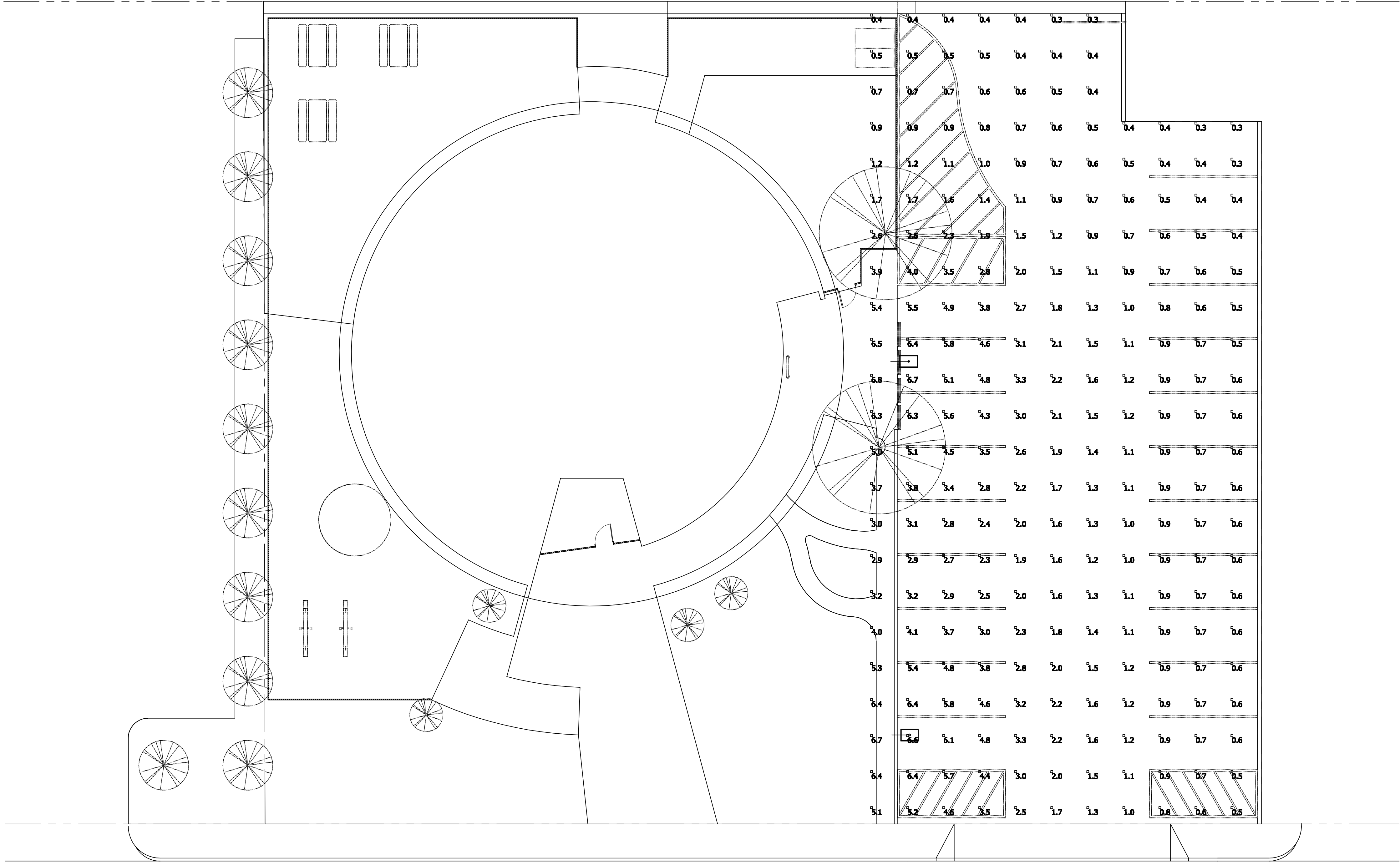
ALMOBTRC (programming remote) is sold separately.

EPA Specifications:

Mount	Position	2 @ 180"	2 @ 180"	3 @ 180"	4 @ 180"	2 @ 180"	2 @ 180"	2 @ 180"	2 @ 180"
AMA	Horizontal	0.50 ft	0.78 ft	1.01 ft	1.28 ft	1.59 ft	1.93 ft	2.31 ft	2.72 ft
AMA	45°	1.27 ft	1.73 ft	2.20 ft	2.69 ft	3.30 ft	4.01 ft	4.84 ft	5.80 ft
SFA	Horizontal	0.48 ft	0.87 ft	1.30 ft	1.77 ft	2.30 ft	2.90 ft	3.57 ft	4.33 ft
SFA	45°	1.34 ft	1.80 ft	2.38 ft	3.06 ft	3.87 ft	4.81 ft	5.89 ft	7.15 ft
SFA	Vertical	1.76 ft	2.25 ft	2.73 ft	3.29 ft	3.93 ft	4.74 ft	5.70 ft	6.84 ft

Conditions: Horizontal winds only for calculations. Worst case total projected area used for calculations. All drag coefficients are set at worst case 1.2.

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SITE PHOTOMETRIC
 SCALE: 1" = 10'-0"

Luminaire Schedule

Symbol	Qty.	Label	Arrangement	Lumens	L.L.F.	Description
□	2	A	Single	19249.9	0.80	LumenFocus: ALK M MD 5 UV 840 @ 18'-0" A.F.G.

Numeric Summary

Label	Calc. Type	Units	Avg.	Max.	Min.	Avg./Min.	Max./Min.
Calc. Points	Illuminance	Fc	2.03	6.8	0.3	6.77	22.67

Photometric data used is based on established IES procedures and published lamp ratings. Pt. x pt. values shown are horizontal illuminance at grade (single-plane), in footcandles. The Light Loss Factor (LLF) used is essentially industry standard. Field performance will depend on actual lamp, ballast, electrical, and site characteristics. Luminaire height shown is approximate overall mounting height above finished grade, unless noted otherwise.

Electrical Consulting Engineers

Professional Engineer License No. E22860
 State of California

P.O. BOX 1144
 Lake Elsinore, CA 92531
 call: (951) 321-0532
 email: wtz32076@gmail.com

Proposed Daycare Remodel For:
The Learning Lab
 3711 Central Avenue, Riverside, CA 92507

16 Aug. 2023

23011

Site Photometric

PxP

LICENSED ARCHITECT
 L. James Anderson
 C-14504
 STATE OF CALIFORNIA