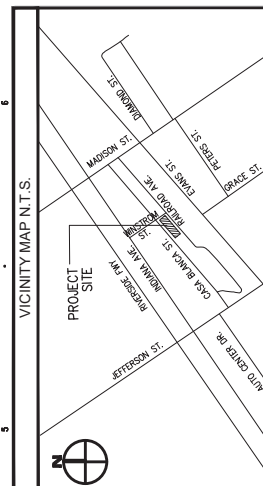
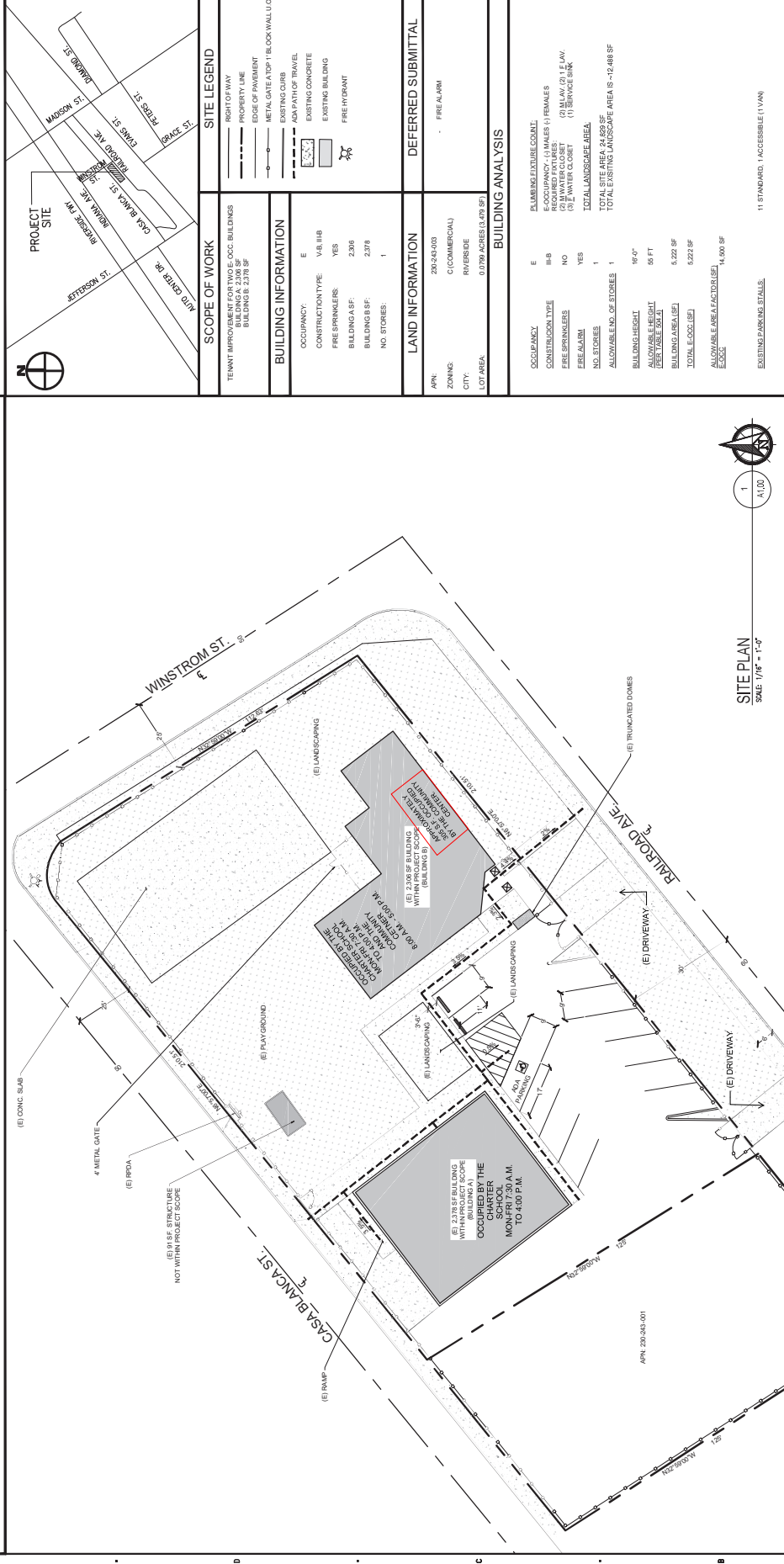


SITE PLAN

SCALE: 1/16" = 1'-0"



SCOPE OF WORK	
TENANT IMPROVEMENTS FOR OCC BUILDINGS BUILDING A: 12,378 SF BUILDING B: 2,308 SF BUILDING C: 2,279 SF	SITE LEGEND RIGHT-OF-WAY PROPERTY LINE EDGE OF PAVEMENT METAL GATE ADAPT BLOCK WALL ON EXISTING CURB ADAPTATION TRAVEL EXISTING CONCRETE EXISTING BUILDING FIRE HYDRANT
BUILDING INFORMATION	
OCCUPANCY: E CONSTRUCTION TYPE: V-8, III-B YES PRE-FINISHED: YES BUILDING SF: 2,308 BUILDING SF: 2,279 NO STORES: 1	DEFERRED SUBMITTAL FIRE ALARM
LAND INFORMATION	
APN: 290-249-003 ZONING: C(COMMERCIAL) CITY: RIVERSIDE LOT AREA: 0.0789 ACRES (3,420 SF)	
BUILDING ANALYSIS	
OCCUPANCY: E PLUMBING FIXTURE COUNT: E OCCUPANCY: (0) MALES (0) FEMALES REQUIRED FIXTURES: (2) M.U.V. / (2) F.L.V. (3) W.W.CLOSET (1) SERVICE SINK FIRE ALARM: YES TOTAL LANDSCAPE AREA: TOTAL SITE AREA: 24,859 SF TOTAL EXISTING LANDSCAPE AREA IS: 12,488 SF ALLOWABLE NO. OF STORES: 1 BUILDING HEIGHT: 16'-0" ALLOWABLE HEIGHT: 35 FT DEPT. FIRE SPLIT: BUILDING AREA (SF): 5,222 SF TOTAL E-CODE (SF): 5,222 SF ALLOWABLE AREA (LANDSCAPE): 14,000 SF	11 STANDARD, ACCESSIBLE (1 VAN) EXISTING PARKING STALLS

PROJECT OWNER: LEARN 4 LIFE, 7680 CASA BLANCA ST., RIVERSIDE, CA 92504

ENGINEER OF RECORD: DUKE ENGINEERING, 759 W LANCASTER BLVD., CA 92503-6611

No. Revisions	By	Date

PROJECT: TENANT IMPROVEMENT, LEARN 4 LIFE, 7680 CASA BLANCA ST., RIVERSIDE, CA 92504
 APN: 230-243-003



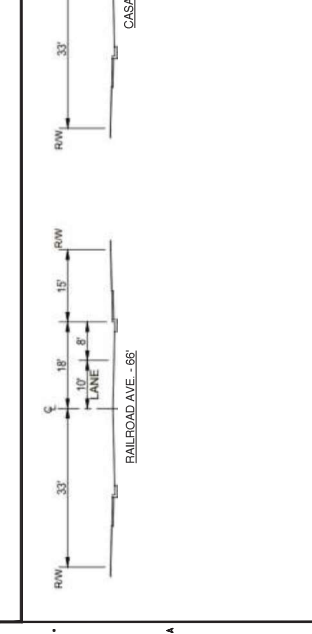
SHEET TITLE
SITE PLAN

SHEET
A1.00

Project No.: 24602

GENERAL NOTES	APPLICABLE CODES
1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED OR DETAILED. 2. THE CONTRACTOR SHALL FURNISH AND BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL DISCREPANCIES TO THE ARCHITECT IN RESPECT TO THE "START" OF ANY WORK OR SUBMITTAL WRITTEN BY THE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL DISCREPANCIES TO THE ARCHITECT IN RESPECT TO THE "START" OF ANY WORK OR SUBMITTAL WRITTEN BY THE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL DISCREPANCIES TO THE ARCHITECT IN RESPECT TO THE "START" OF ANY WORK OR SUBMITTAL WRITTEN BY THE ARCHITECT.	Part 1 2022 California Building Standards Administrative Code, Title 24, C.C.P. Part 2 2022 California Building Code, Title 24, C.C.P., California Code Book, with California Amendments Part 3 2022 California Residential Code, Title 24, C.C.P. Part 4 2022 California Mechanical Code, Title 24, C.C.P. Part 5 2022 California Fire Code, Title 24, C.C.P. Part 6 2022 California Energy Code, Title 24, C.C.P. Part 7 2022 California Historical Building Code, Title 24, C.C.P. Part 8 2022 California Fire Code, Title 24, C.C.P., California Code Book, with California Amendments Part 9 2022 California Building Code, Title 24, C.C.P. Part 10 2022 International Building Code of the International Code Council, with amendments Part 11 2022 California Green Building Standards Code (California Code), Title 24, C.C.P. Part 12 2022 California Referenced Standards Code, Title 24, C.C.P.

SHEET INDEX
A1.00 SITE PLAN A2.00 BUILDING FLOOR PLANS A3.00 BUILDING ELEVATIONS A4.00 BUILDING ELEVATIONS A5.00 BUILDING ELEVATIONS A6.00 BUILDING ELEVATIONS



PROJECT OWNER
LEARN 4 LIFE
 7680 CASA BLANCA ST.,
 RIVERSIDE, CA 92504

ENGINEER OF RECORD
DUKE ENGINEERING
 759 W LANCASTER BLVD.,
 LANCASTER, CA
 661-952-7918

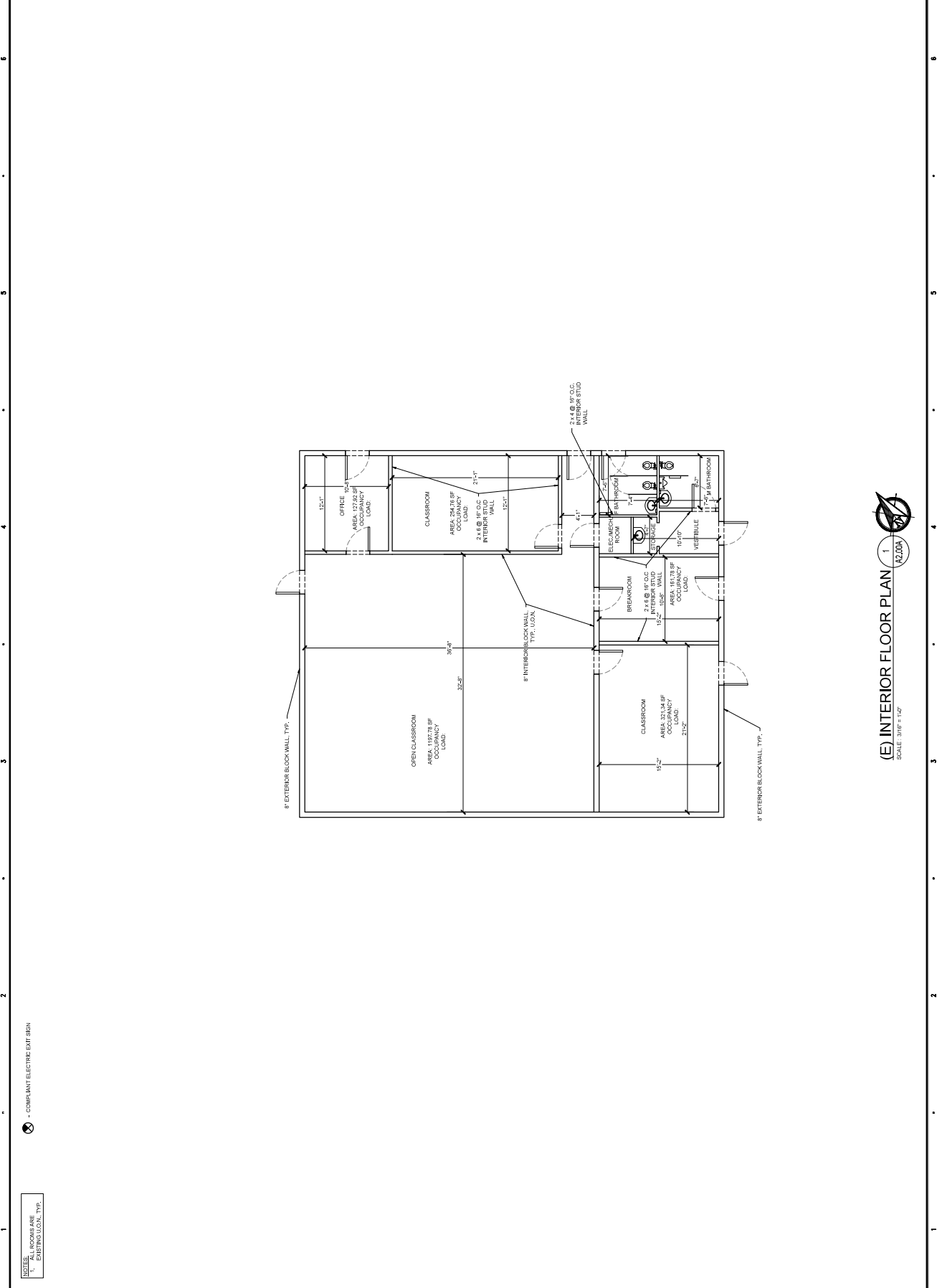
No.	Revisions	By	Date

PROJECT
TENANT IMPROVEMENT
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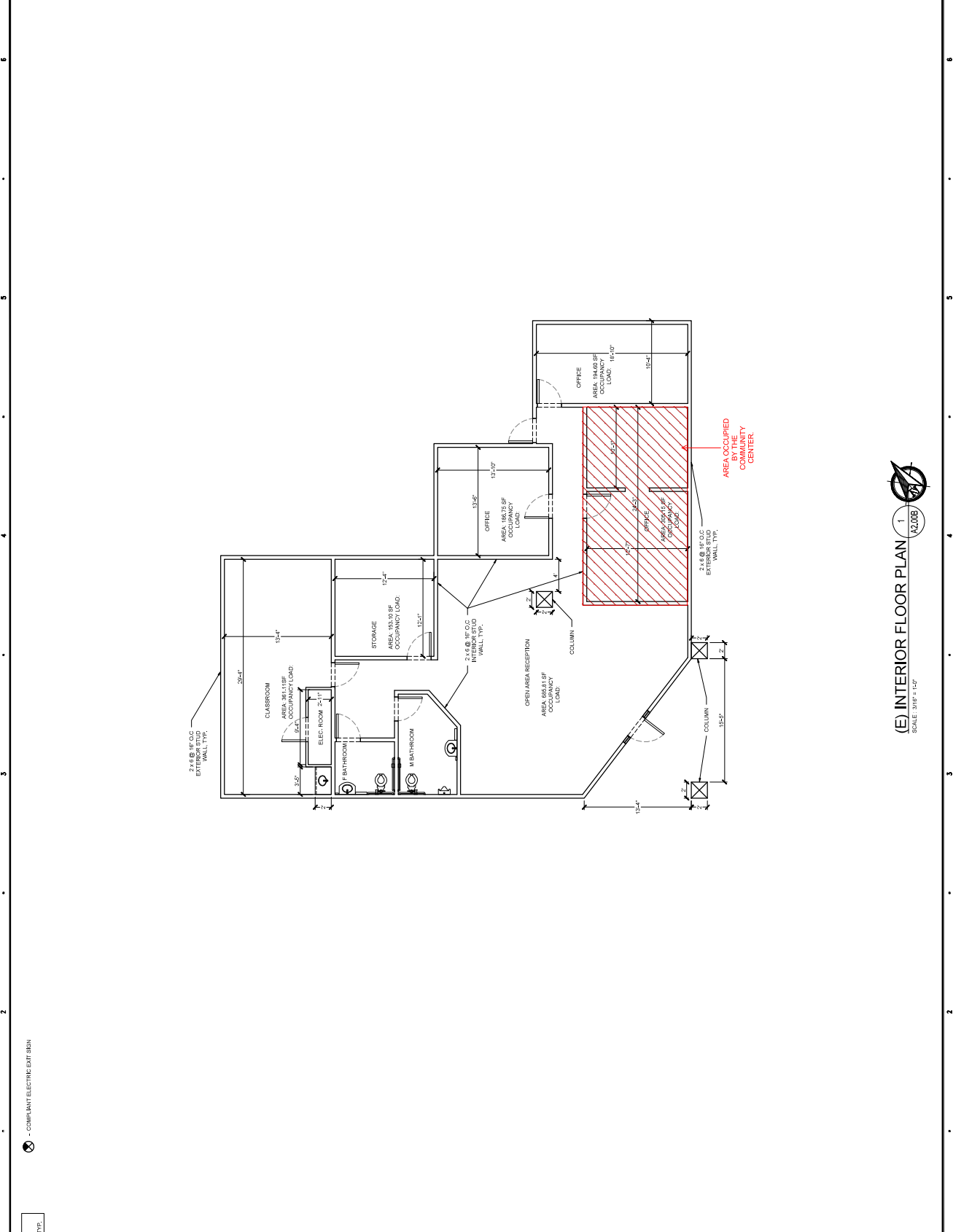


SHEET TITLE
BUILDING A
FLOOR
PLANS

SHEET
A2.00A
 Project No. 24602



(E) INTERIOR FLOOR PLAN 1
 SCALE: 3/16" = 1'-0"



24.36

1 2 3 4 5 6

1 2 3 4 5 6

NOTES:
 1. ROOMS ARE ENTERING LOCAL TYP.

COMPLIANT ELECTRICAL SIGN

(E) INTERIOR FLOOR PLAN 1
 SCALE: 3/16" = 1'-0"
 A2.00B



SHEET TITLE
**BUILDING B
 FLOOR
 PLANS**

SHEET
A2.00B
 Project No. 24602

PROJECT
**TENANT IMPROVEMENT
 LEARN 4 LIFE**
 7680 CASA BLANCA ST.,
 RIVERSIDE, CA 92504
 APN: 230-243-003

No.	Revisions	By	Date

ENGINEER OF RECORD
**DUKE
 ENGINEERING**
 759 W LANCASTER BLVD.,
 LANCASTER, CA
 661-952-7918

PROJECT OWNER
LEARN 4 LIFE
 7680 CASA BLANCA ST.,
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(E) SOUTH ELEVATION 1
SCALE: N.T.S. 13,000



(E) NORTH ELEVATION 2
SCALE: N.T.S. 13,000

PROJECT OWNER
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ENGINEER OF RECORD
DUKE
ENGINEERING
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PROJECT
TENANT IMPROVEMENT
LEARN 4 LIFE
7680 CASA BLANCA ST.,
RIVERSIDE, CA 92504
APN: 230-243-003



SHEET TITLE
BLDG. A
N & S
ELEVATIONS

SHEET
A3.00
Project No. 2402



(E) EAST ELEVATION
SCALE: N.T.S.

(E) WEST ELEVATION
SCALE: N.T.S.

PROJECT OWNER
LEARN 4 LIFE
7680 CASA BLANCA ST.,
RIVERSIDE, CA 92504

ENGINEER OF RECORD
DUKE
ENGINEERING
759 W LANCASTER BLVD.,
LANCASTER, CA
661-952-7918

No.	Revisions	By	Date

PROJECT
TENANT IMPROVEMENT
LEARN 4 LIFE
7680 CASA BLANCA ST.,
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APN: 230-243-003



SHEET TITLE
BLDG. A
E & W
ELEVATIONS

SHEET
A4.00
Project No. 2402

PROJECT OWNER
LEARN 4 LIFE
7680 CASA BLANCA ST.,
RIVERSIDE, CA 92504

ENGINEER OF RECORD
DUKE ENGINEERING
759 W LANCASTER BLVD.,
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No.	Revisions	By	Date

PROJECT
TENANT IMPROVEMENT
LEARN 4 LIFE
7680 CASA BLANCA ST.,
RIVERSIDE, CA 92504
APN: 230-243-003



SHEET TITLE
**BLDG. B
N & S
ELEVATIONS**

SHEET
A5.00
Project No. 2402



(E) SOUTH ELEVATION
SCALE: N.T.S. 1/45.00



(E) NORTH ELEVATION
SCALE: N.T.S. 2/45.00

PROJECT OWNER
LEARN 4 LIFE
 7680 CASA BLANCA ST.,
 RIVERSIDE, CA 92504

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DUKE ENGINEERING
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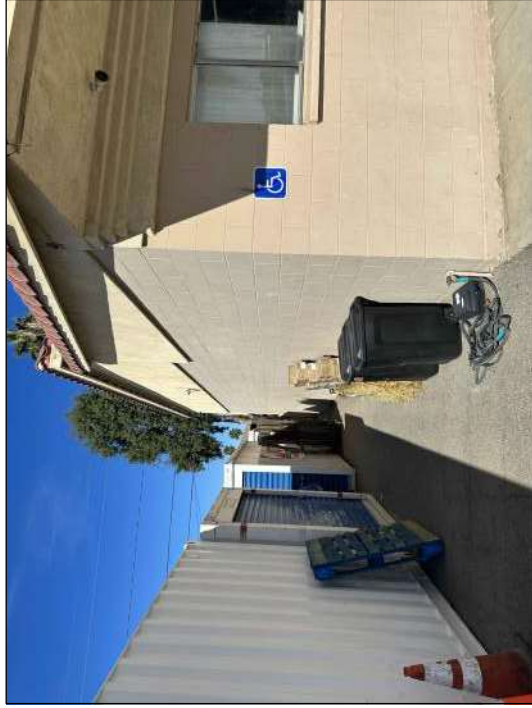


SHEET TITLE
BLDG. B
E & W
ELEVATIONS

SHEET
A6.00
 Project No. 2402



(E) EAST ELEVATION
 SCALE: N.T.S. 1/4"=1'-0"



(E) WEST ELEVATION
 SCALE: N.T.S. 2/4"=1'-0"

