

KEYNOTES

- 1

NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED FOR THE PROPOSED BUILDING. A SPRINKLER PLAN WILL BE REQUIRED UNDER A SEPARATE PERMIT. SEE CIVIL PLAN FOR LOCATION OF FIRE SPRINKLER BACK FLOW DEVICE AND FIRE DEPARTMENT CONNECTION (FDC)
- 2

A FIRE ALARM WILL BE REQUIRED WITH OCCUPANT NOTIFICATION PER N FPA 72 AND THE 2019 CALIFORNIA FIRE CODE. THE PROJECT SHALL COMPLY WITH THE RIVERSIDE FIRE DEPARTMENT FIRE PROTECTION GUIDE REQUIREMENTS
- 3

BIKE RACK: THE LOCATION DESIGN AND CONSTRUCTION OF THE BIKE RACKS SHALL BE CONSISTENT WITH THE RECOMMENDATIONS CONTAINED IN THE CITY OF RIVERSIDE
- 4

EMERGENCY LIGHTING: EMERGENCY LIGHTING SHALL COMPLY WITH THE PROVISIONS OF 2019 CBC 1006. THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN ONE (1) FOOTCANDLE OF LIGHTING AT THE WALKING SURFACE LEVEL. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL AREAS PER CODE.
- 5

EXIT SIGNS: EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. CBC 1013 EXIT SIGNS REQUIRED AT REAR EXIT DOORS.

EXIT SIGNS SHALL COMPLY WITH PROVISIONS OF THE 2019 CBC 1011 AND BE ILLUMINATED AT ALL TIMES.
- 6

DOOR OPERATIONS: ALL REQUIRED EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- 7

EXIT DOORS SHALL HAVE A VISIBLE DURABLE SIGN STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS ONE INCH HIGH ON CONTRASTING BACKGROUND (ABOVE THE DOOR); POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR.
- 8

AT MAIN ENTRY PROVIDE AN OCCUPANT LOAD SIGN WITH MAXIMUM OCCUPANT NUMBER PER THE OCCUPANT CALCULATION TABLE. SIGN SHALL BE LOCATED BY THE FIRE INSPECTOR & NEAR MAIN ENTRY DOOR.
- 9

TENANT UNITS WILL BE CONSTRUCTED AS CORE AND SHELL. FURNISHINGS WILL BE UNDER SEPARATE PERMIT DURING TENANT IMPROVEMENT.
- 10

FUTURE UNISEX BATHROOMS UNDER SEPARATE PERMIT DURING TENANT IMPROVEMENT

MEANS OF EGRESS

- 1) MAX TRAVEL DISTANCE PER CDC 2019 TABLE 1017.2 FOR SPRINKERED OCCUPANCY "A" IS 250 FT.
- 2) MAX COMMON PATH OF EGRESS TRAVEL FOR SPRINKLERED SPACES WITH ONE EXIT AND MAX OCCUPANT LOAD OF 49, PER TABLE 1006.2.1, "A" IS 75 FT. MAX.

EXITS:

FUTURE TENANT SPACE

2 EXITS PROVIDED: (2) DOUBLE 3'-0" (6'-0" W TOTAL) MAIN ENTRY DOORS & (2) 3'-0" W SINGLE REAR DOORS.

MIN. REQUIRED EXIT WIDTH: SECTION 1005.3.2
CLEAR OPENING WIDTH =144"/ 0.15 PER OCCUPANT
= 960 OCCUPANTS > 145 (EXCEEDS REQUIRED)

FUTURE TENANT SPACE

2 EXITS PROVIDED: DOUBLE 3'-0" (6'-0" W TOTAL) MAIN ENTRY DOORS & (1) 3'-0" WIDE SINGLE REAR DOOR

MIN. REQUIRED EXIT WIDTH: SECTION 1005.3.2
CLEAR OPENING WIDTH =108"/ 0.15 PER OCCUPANT
= 720 OCCUPANTS > 88 (EXCEEDS REQUIRED)

ABBREVIATIONS

A.C.	ASPHALT CONCRETE	F.E.	FIRE EXTINGUISHER	MIR.	MIRROR
A.D.	AREA DRAIN	F.E.C.	FIRE EXTINGUISHER CABINET	MISC.	MISCELLANEOUS
ADJ.	ADJUSTABLE	FIN.	FINISH	N.	NORTH
ASPH.	ASPHALT	FL.	FLOOR	N.I.C.	NOT IN CONTRACT
BD.	BOARD	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	F.O.C.	FACE OF CONCRETE	PL.	PLATE
BLKG.	BLOCKING	F.O.F.	FACE OF FINISH	PLAS.	PLASTER
		F.O.M.	FACE OF MASONRY	PLYWD.	PLYWOOD
		F.O.S.	FACE OF STUD		
CAB.	CABINET	FT.	FOOT OR FEET	RAD.	RADIUS
CER.	CERAMIC	FTG.	FOOTING	RISER	RISER
CLG.	CEILING	GALV.	GALVANIZED	R.D.	ROOF DRAIN
CLR.	CLEAR	GL.	GLASS	REF.	REFERENCE
COL.	COLUMN	GR.	GRADE	REFR.	REFRIGERATOR
CONC.	CONCRETE	GYP.	GYPSUM	SH.	SHELF
CONSTR.	CONSTRUCTION	H.B.	HOSE BIBB	SHTG.	SHEATHING
DBL.	DOUBLE	HR.	HORIZONTAL	SIM.	SIMILAR
D.F.	DRINKING FOUNTAIN	HGT.	HEIGHT	SPEC.	SPECIFICATION
DET.	DETAIL	H.W.	HOT WATER	SD.	SQUARE
DTL.	DETAIL	I.D.	INSIDE DIAMETER	STD.	STANDARD
DIA.	DIAMETER	INSUL.	INSULATION	STOR.	STORAGE
DIM.	DIMENSION	INT.	INTERIOR	STRL.	STRUCTURAL
DN.	DOWN	JST.	JOIST	SUSP.	SUSPENDED
DS.	DOWNSPOUT	JT.	JOINT	TR.	TREAD
D.S.P.	DRY STANDPIPE	LAV.	LAVATORY	TEL.	TELEPHONE
DWG.	DRAWING	MTL.	MATERIAL	T&G.	TONQUE & GROOVE
		MAX.	MAXIMUM	THK.	THICK
E.J.	EXPANSION JOINT	MATL.	MATERIAL	TOIL.	TOILET
EL.	ELEVATION(GRADE)	MET.	METAL	T.V.	TELEVISION
ELEV.	ELEVATION(BUILDING)	MFR.	MANUFACTURER	TYP.	TYPICAL
EQPT.	EQUIPMENT	MIN.	MINIMUM	W.C.	WATER CLOSET
EXST.	EXISTING			WD.	WOOD
EXT.	EXTERIOR				
F.A.	FIRE ALARM				
F.D.	FLOOR DRAIN				
FDN.	FOUNDATION				

SYMBOL LEGEND

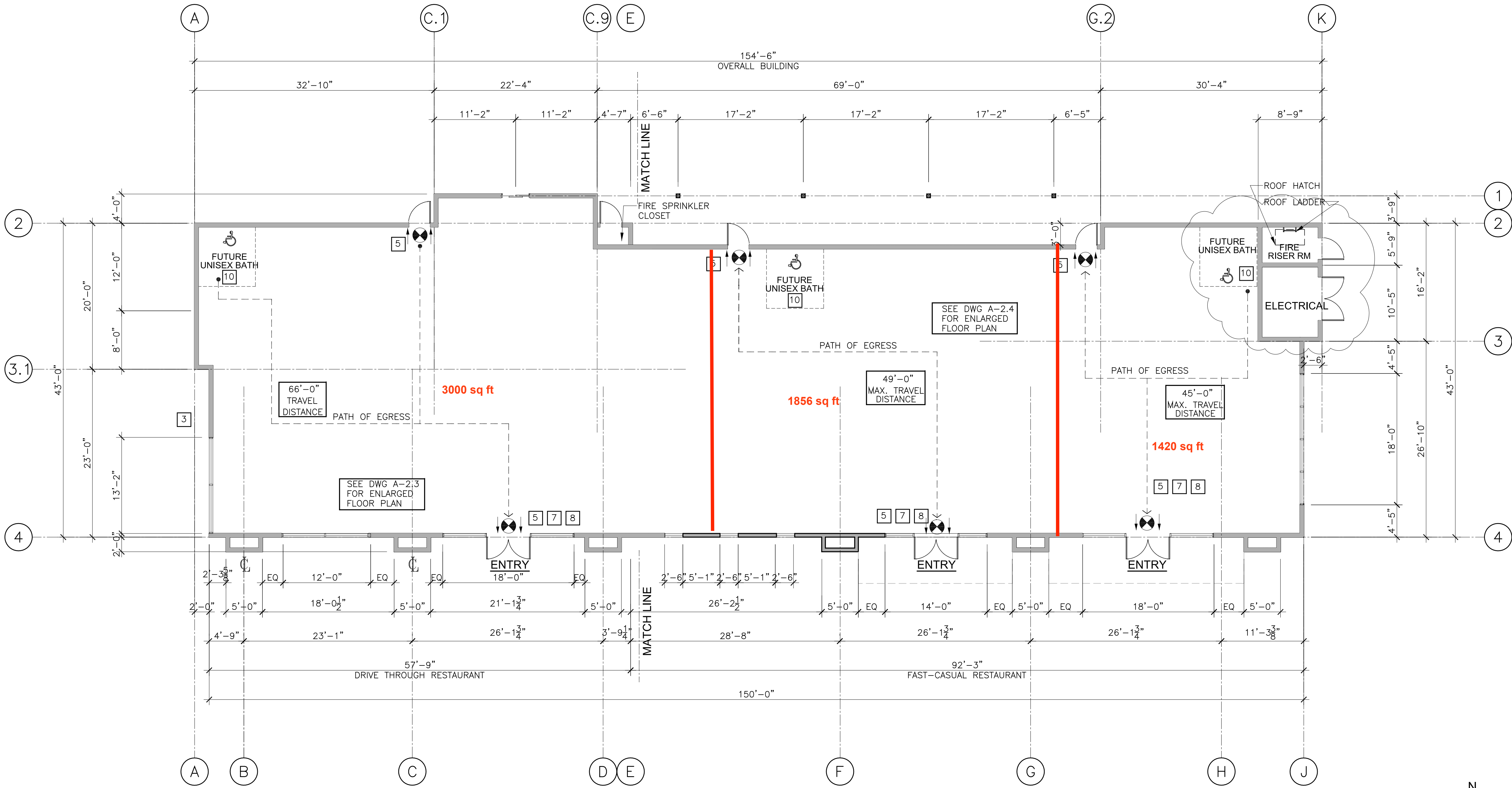
	BUILDING OR WALL SECTION		REVISION
	SECTION IDENTIFICATION LETTER		REVISION NUMBER
	SHEET NUMBER		
	DOOR SYMBOL		WALL TYPE
	DOOR NUMBER		SEE SHEET
	INTERIOR ELEVATION		ROOM IDENTIFICATION
	ELEVATION NUMBER		ROOM NUMBER
	DETAIL NUMBER		DETAIL REFERENCE
	SHEET NUMBER		DETAIL IDENTIFICATION NUMBER
			SHEET NUMBER

CORE AND SHELL - VAN BUREN VILLAGE
18233 VAN BUREN BLVD. RIVERSIDE, CA 92508



REVISIONS:	DATE:
PLAN CHECK CORRECTIONS	6/10/2022
PLAN CHECK CORRECTIONS #2	7/29/2022
PLAN CHECK CORRECTIONS #3	9/2/2022
PLAN CHECK CORRECTIONS #4	9/28/2022
PLAN CHECK CORRECTIONS #5	10/8/2022
PROJECT NO.:	CLIENT PROJECT:
22-	
DRAWN:	CHECKED:

DRAWING TITLE:
OVERALL FLOOR PLAN
A - 2.1



OVERALL FLOOR PLAN

SCALE
1/8"=1'-0"

1