



MARIPOSA BUILDING

FRESNO

CA

RENDERING VIEW #1

8-22-2019

NTS



SCOTT BECK ARCHITECT

11150 W. OLYMPIC BOULEVARD
LOS ANGELES, CA 90064

SUITE 1150
(424) 273-4545



MARIPOSA BUILDING

FRESNO

CA

RENDERING VIEW #2

8-22-2019

NTS



SCOTT BECK ARCHITECT

11150 W. OLYMPIC BOULEVARD
LOS ANGELES, CA 90064

SUITE 1150
(424) 273-4545



MARIPOSA BUILDING

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RENDERING VIEW #3

8-22-2019

NTS



SCOTT BECK ARCHITECT

11150 W. OLYMPIC BOULEVARD
LOS ANGELES, CA 90064

SUITE 1150
(424) 273-4545



MARIPOSA BUILDING

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RENDERING VIEW #4

8-22-2019

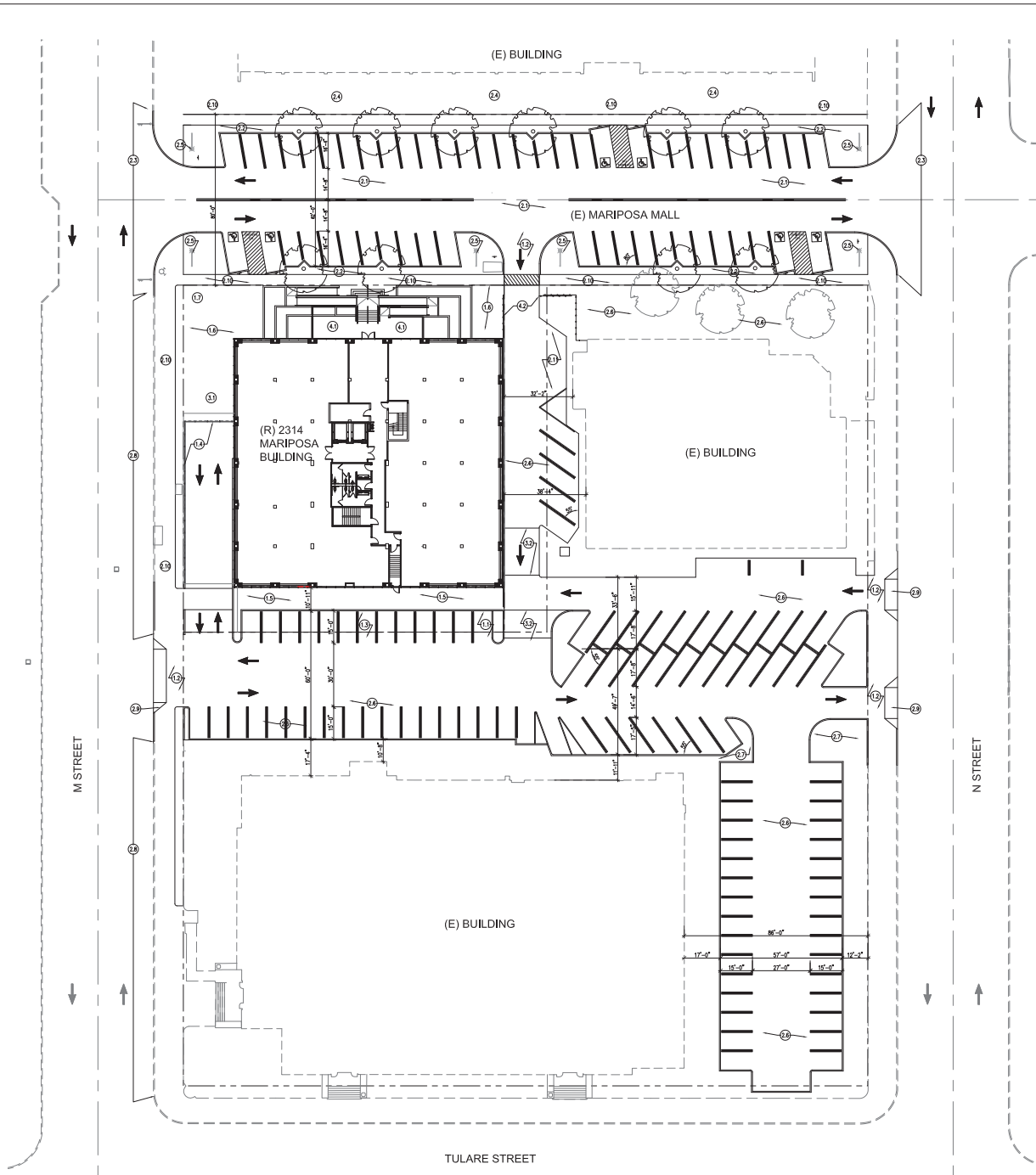
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SCOTT BECK ARCHITECT

11150 W. OLYMPIC BOULEVARD
LOS ANGELES, CA 90064

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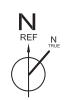
PROPOSED PARKING COUNT:

AREA 1: MARIPOSA MALL:	53 STALLS
AREA 2: REVERSED ALLEY:	06 STALLS
AREA 3: REGARDING LOTS:	64 STALLS
AREA 4: FUSD REAR LOT:	32 STALLS
TOTAL:	155 STALLS

NEW SITEWORK GROUPS—KEY NOTES

- ① GROUP 1: CONSTRUCT ON-SITE WORK AS INDICATED
 - ① NEW TRASH ENCLOSURES
 - ② NEW DRIVEWAY
 - ③ NEW GRADE CHANGE LOWER TO MATCH ADJACENT PROPERTY LEVEL
 - ④ NEW FENCE & GATES
 - ⑤ NEW WALKWAYS WITHIN PROPERTY LINE
 - ⑥ NEW PLANTERS, IRRIGATION SYSTEM AND MOW STRIPS WITHIN PROPERTY LINE
 - ⑦ NEW MONUMENT SIGN
- ② GROUP 2: OFF-SITE PERMIT REQUIRED (REFER TO CIVIL DRAWINGS)
 - ⑧ NEW STREET PAVING TO PROPERTY LINES
 - ⑨ NEW PLANTERS, IRRIGATION SYSTEM AND MOW STRIPS
 - ⑩ NEW 1" CURB, GUTTER AND SIDEWALK RAMP
 - ⑪ RELOCATED MEMORIALS, STATUES, PLAQUES ETC.
 - ⑫ NEW LIGHT FIXTURES
 - ⑬ ADJACENT PROPERTY PARKING LOTS TO BE RECONFIGURED: NEW PAVING, WALKS, ETC.
 - ⑭ ADJACENT PROPERTY LANDSCAPING TO BE RECONSTRUCTED
 - ⑮ NEW STREET PARKING TO BE RECONFIGURED
 - ⑯ NEW CURB CUTS TO BE RECONFIGURED
 - ⑰ NEW SIDEWALKS
 - ⑱ NEW LOADING AREA
- ③ GROUP 3: EQUIPMENT & UTILITY VERIFICATION REQUIRED
 - ⑲ (N) ELECTRICAL EQUIPMENT, SWITCHGEAR AND TRANSFORMERS TO BE VERIFIED BY ELECTRICAL ENGINEER & UTILITY COMPANY
 - ⑳ (N) SLOPED DRIVE, VERIFY WITH CIVIL ENGINEER
- ④ GROUP 4: WEATHER PROTECTION AND/OR SECURITY ENCLOSURE REQUIRED
 - ⑳ NEW STAIRS, RAMPS AND PLANTERS: REFER TO BUILDING CONSTRUCTION PLANS FOR MORE INFORMATION.
 - ㉑ NEW ALLEY SECURITY FENCE & GATES

SITE PLAN SCALE:
1" = 20'



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PHASE	PROGRESS SET
SCALE	AS NOTED
DATE	10-04-2019
JOB NUMBER	2016.004.06

2314 MARIPOSA

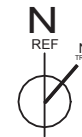
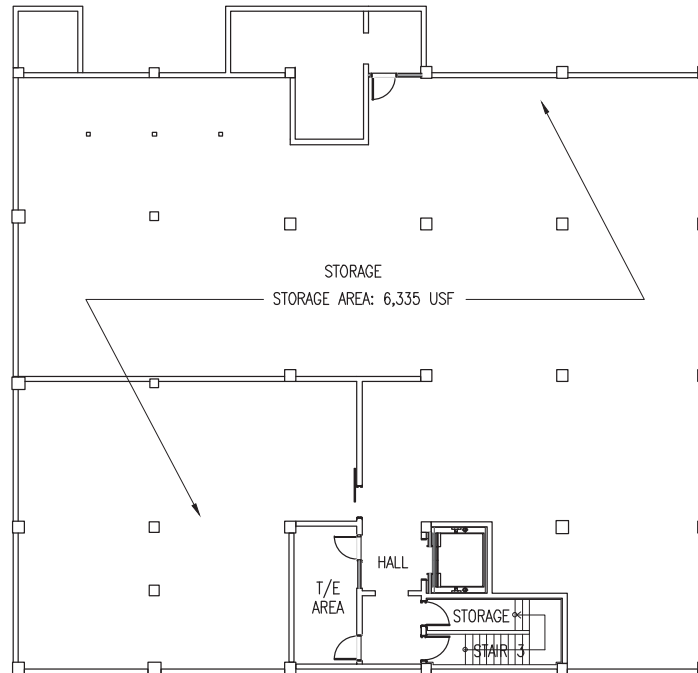
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BASEMENT PLAN

10-04-2019

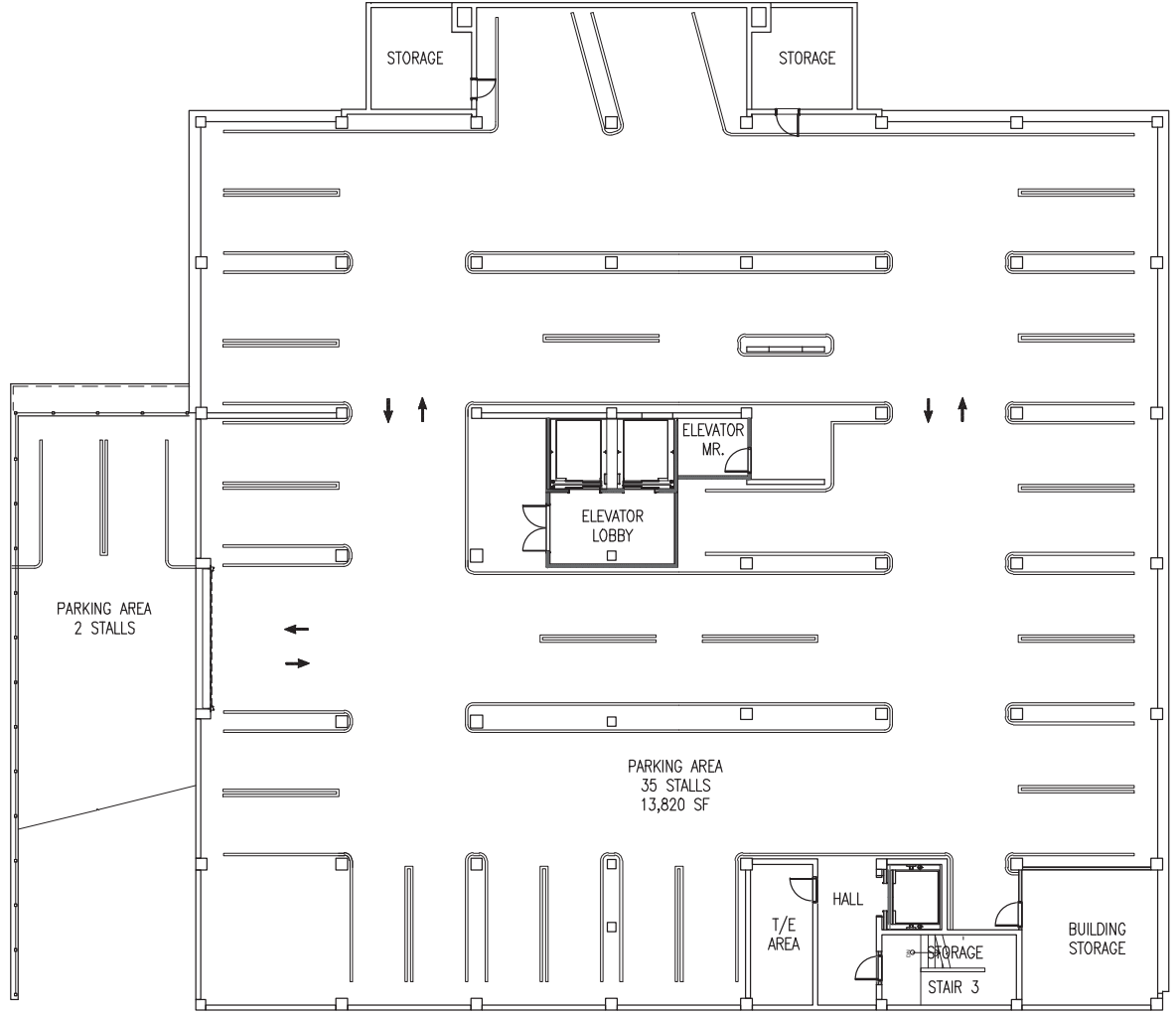
SCALE: 1/16"=1'-0"



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2314 MARIPOSA

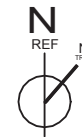
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GARAGE FLOOR

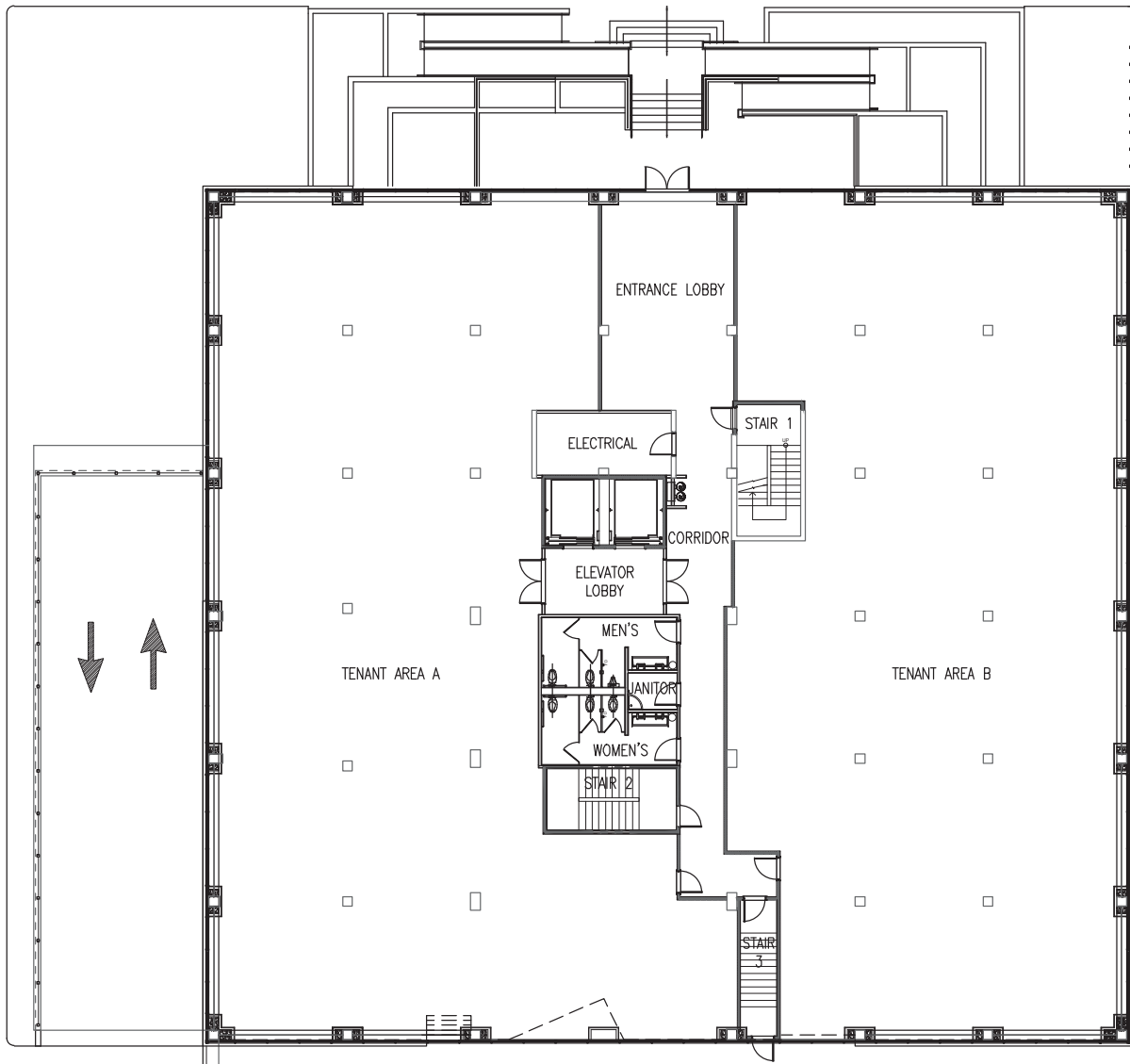
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SCALE: 1/16"=1'-0"



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11150 W. OLYMPIC BOULEVARD SUITE 1150
LOS ANGELES, CA 90064 (424) 273-4545



FLOOR AREA CALCULATIONS

SINGLE TENANT FLOOR:

USABLE AREA: 12,445 USF
 RENTABLE AREA: 12,887 RSF

MULTI TENANT FLOOR:

USABLE AREA T.I. A: 5885 USF
 USABLE AREA T.I. B: 6160 USF
 RENTABLE AREA: 12,887 RSF

2314 MARIPOSA

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FLOOR 1

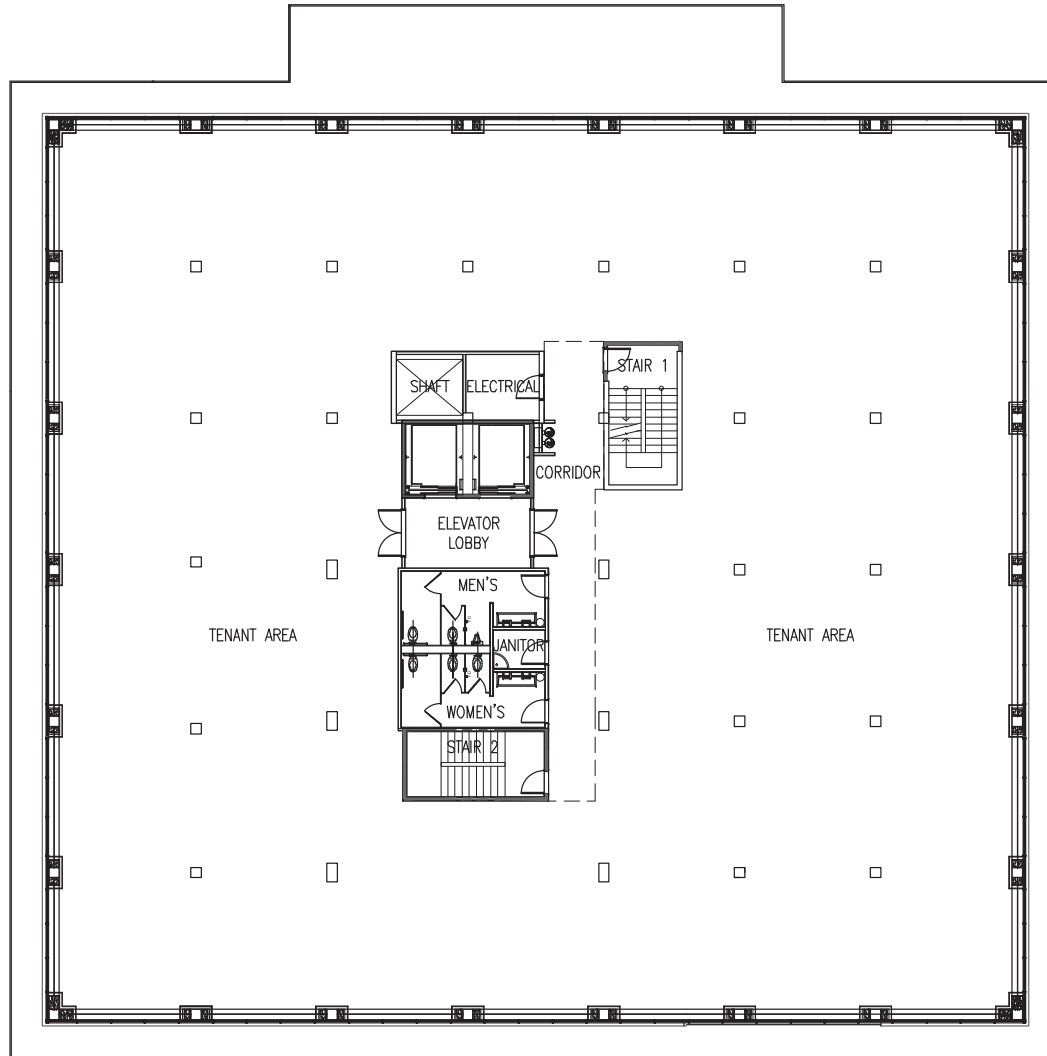
10-04-2019

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



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11150 W. OLYMPIC BOULEVARD SUITE 1150
 LOS ANGELES, CA 90064 (424) 273-4545



FLOOR AREA CALCULATIONS

SINGLE TENANT FLOOR:

USABLE AREA: 13,905 USF
 RENTABLE AREA: 14,392 RSF

MULTI TENANT FLOOR:

USABLE AREA: 12,900 USF
 RENTABLE AREA: 14,392 RSF

2314 MARIPOSA

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FLOOR 2

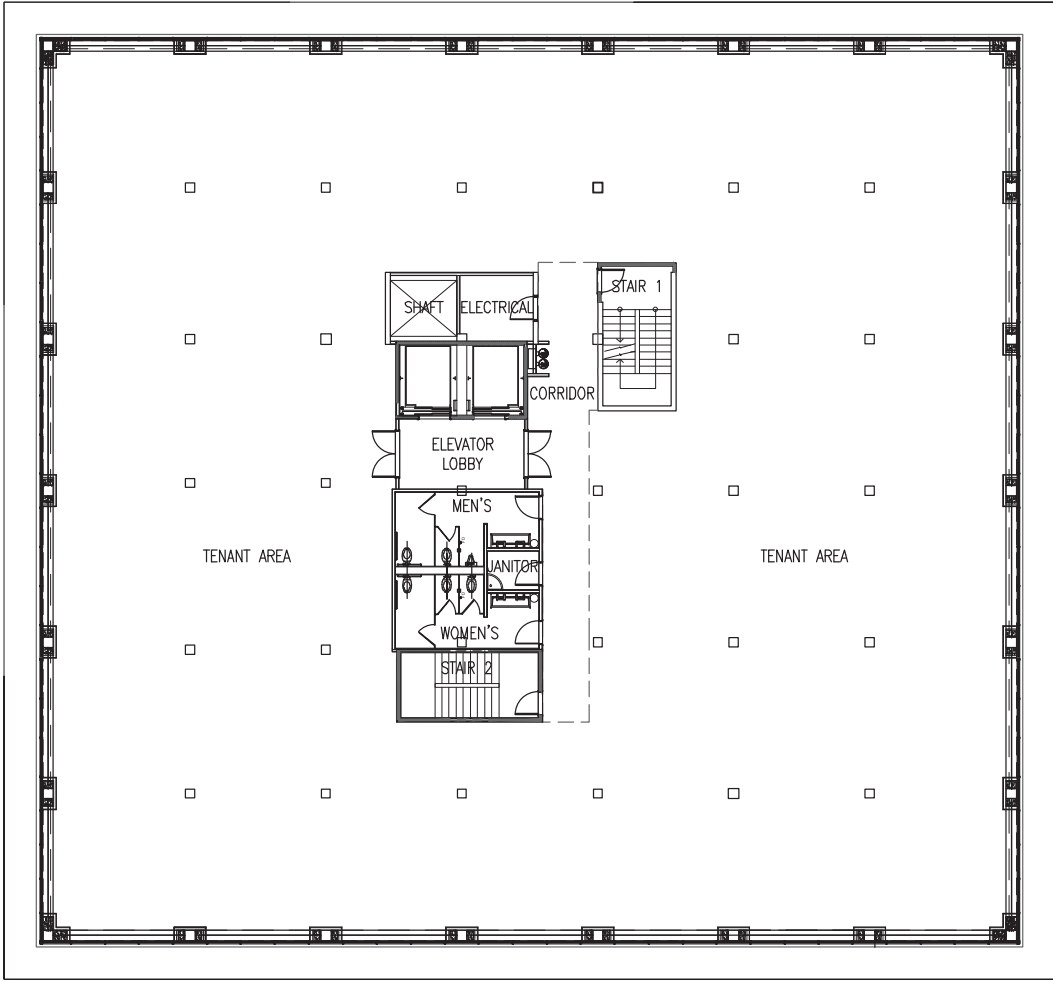
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SCALE: 1/16"=1'-0"



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2314 MARIPOSA

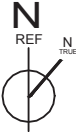
FRESNO

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FLOOR 3

10-04-2019

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



SCOTT BECK ARCHITECT

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	SINGLE TENANT FLOOR AREAS			LOAD	MULTI-TENANT FLOOR AREAS			LOAD
	USEABLE	COMMON	RENTABLE		USEABLE	COMMON	RENTABLE	
Floor 1	12,445	442	12,887	4%	12,045	842	12,887	7%
Floor 2	13,905	487	14,392	3%	12,900	1,492	14,392	12%
Floor 3	13,905	487	14,392	3%	12,900	1,492	14,392	12%
Total	40,255	1,415	41,670		37,845	3,825	41,670	
NOTES:								
1. GROSS AREA:		Interior Bldg. Area (measured to inside face of dominant feature of exterior wall)						
2. RENTABLE AREA:		Gross Area Minus major vertical penetrations (i.e. stairs,elevators,HVAC shafts) and their enclosing walls &: <u>Single Tenant:</u> Full Floor Rentable Area + Shared Common Area divided by # of floors. <u>Multi-tenant:</u> Demised Tenant Area + proportionate share of that floor's corridor, lobbies, restrooms, janitor, tel/elec. & mechanical rooms and their enclosing walls.						
3. USABLE AREA:		Tenant Area of Floor or building. (Rentable Area minus Shared areas noted above)						
4. LOAD FACTOR:		Percentage difference between Rentable & Usable Space:R/U-1						
5. SHARED COMMON AREA:		Enclosed Area of Public Amenities & other spaces necessary for building Operation						

PROJECT AREA DATA
MARIPOSA BUILDING REMODEL
10/4/2019

AREA DESIGNATION	FLOOR 1	FLOOR 2	FLOOR 3	ROOF	TOTAL
GROSS AREA	14,540	14,540	14,540	375	43,995
SHAFTS					
ELEVATORS	170	170	170	0	
Stair No. 1	195	195	195	195	
Stair No. 2 (E)	180	180	180	180	
Stair No. 3 (E)	115	0	0	0	
HVAC	20	90	90	0	
subtotal	680	635	635	375	2,325
SHARED COMMON AREA					
Lobby	565	0	0	0	
Common Corridor + Elevator Lobby	540	0	0	0	
Stair to street	0	0	0	0	
FE Lobby	155	0	0	0	
T/E Areas	155	0	0	0	
Storage	0	0	0	0	
Parking (14365)	0	0	0	0	
subtotal	1,415	0	0	0	1,415
INDIVIDUAL Floor Common Area					
Elevator Lobby	0	155	155	0	
Electrical/Tel	0	90	90	0	
Restrooms / Janitor	400	400	400	0	
subtotal	400	645	645	0	1,690
USABLE SQUARE FOOTAGE	12,045	13,260	13,260	0	38,565
% OF TOTAL	31%	34%	34%	0%	100%
ALLOCATION OF COMMON AREA					
Common to Ground Floor	0	0	0	0	0
% Of Floor Usable	0.00%	0.00%	0.00%	0.00%	0.00%
Common to UPPER Floor	400	645	645	0	1,690
% Of Floor Usable	3.32%	4.86%	4.86%	0.00%	4.38%
Subtotal	12,445	13,905	13,905	0	40,255
Common to all Floors	442	487	487	0	1,415
% Of Floor Usable	4%	3%	3%	0%	4%
RENTABLE AREA	12,887	14,392	14,392	0	41,670
LOAD FACTOR-SINGLE TENANT	107%	109%	109%	0%	108%
Corridor	0	360	360	0	
% Of Floor Usable	0.00%	2.79%	2.79%	0.00%	0.00%
MULTI TENANT USF	12,045	12,900	12,900	0	37,845
LOAD FACTOR-MULTI TENANT	107%	112%	112%	0%	110%