

RIGGINS

CONSTRUCTION
& MANAGEMENT INC.

IRVINE PHOTO GRAPHICS

19 Corporate Park
Irvine, CA 92714

OWNER:

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LENDER:

Wells Fargo Bank

Riggins Construction & Management Inc. completed renovation/tenant improvements on an existing 28,274 SF two story building to accommodate the office and laboratory needs of Irvine Photo Graphics, the nation's fifth largest commercial photo laboratory.

Less the core amenities, RC&M Inc. stripped the interior of the building back to an open shell condition. Voids in the second floor were structurally infilled, and sloped areas were shaped to fit the configuration of dozens of photographic dark rooms and related floor sinks.

Large spaces on the second floor were constructed to house horizontal printing and mural equipment, as well as a refrigerated film storage room and a chemical mixing room.

In addition, 4500 SF of offices were developed at the second level, providing an open high-tech environment for sales, accounting and executive personnel. The general offices feature extensive use of glass with white frames, Armstrong "Second Look" ceiling tiles, and rich carpeting.



The executive offices highlight upgraded entry doors, rich vinyl wall coverings, plush carpets banded with quarry tiles, Armstrong "Classic Stepped-Superfine" ceiling systems, a built-in fish tank, and a lounge area. The executive restroom features a large ceramic-tiled shower with a clear glazed sculptured door and executive - quality fixtures and accessories.

The hall leading from the second floor office to the first floor has a display of recessed "Expotrans" light boxes and interesting ceiling and wall detailing with a mirrored stairwell.

Ecological considerations were at the forefront of the design and implementation of piping for the chemical mixing room, water usage/mixing controls and silver recovery systems for the facility.

The ground level provided space for the manufacturing

of "Expotrans" lightboxes, additional dark rooms, processor rooms, a silver recovery room, and an employee lounge.

A room for a digital Imaging Center with electrostatic plotters was created for public viewing adjacent to the large retail lobby separated by a butt-glazed window system. The retail area features a two tiered recessed ceiling with sculptured drywall-covered light wells, quality banded carpets, and a quarry tile entry floor. A serpentine retail counter with an Avonite top and concealed light bands is a focal point of the lobby.

The exterior of the structure was refinished, graphics installed, and a new hardscaped area developed utilizing columned planters, a water fountain and banded quarry tile entry slab and overhead.