

RIGGINS

CONSTRUCTION
& MANAGEMENT INC.



General Monitors

17101 Armstrong Avenue
Irvine, California

An existing 80,000-SF, two-story manufacturing plant was renovated into a full research and development facility by **RIGGINS CONSTRUCTION & MANAGEMENT, INC.** A key feature of this project was the reduction of the building size to 56,000 SF to accommodate required parking ratios. This was accomplished by demolishing three "bays" at the end of the facility after jacking up the second floor and roof structure. The end panels were then "slid" forward and reconnected to the lowered floor and roof sections.

The complete exterior of the old manufacturing facility was modified to receive a full band of glass at the second floor exterior as well as a recessed window system in a portion of the first floor area. The exterior of the tilt-up walls were then fully stuccoed, and a tube steel lattice system was installed over the buildings main entry. The interior space was developed into full offices with related new amenities. All were cooled by 25 added roof-mounted air conditioning units and protected with a new fire sprinkler system. The parking lot and landscaped areas were then reconstructed to accent the buildings new configuration.