

BUILDING INFORMATION

EXISTING OCCUPANCY:B1

PROPOSED OCCUPANCY: B1/E

CONSTRUCTION TYPE: TYPE 5 CONSTRUCTION

MAX. HEIGHT 35'

MAX STORIES 1

PROPOSED/ EXISTING GROSS AREA: 1480.65 S.F.

EXISTING FIRE PROTECTION: NONE

PARKING PROVIDED:

STANDARD PARKING3

H.C. PARKING1

TOTAL4 PARKING SPACES

PROPOSED OCCUPANCY

OCCUPANT LOAD CALCULATIONS					
AREA NAME	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	AREA SQ. FT.	NO. OF OCCUPANT ALLOWED	NO. OF OCCUPANT PROVIDED
MOTOR SKILLS	3 YRS TO 5 YRS	E/35	93.42	2	2
CLASSROOM 1	3 YRS TO 5 YRS	E/35	139.27	4	3
CLASSROOM 2	3 YRS TO 5 YRS	E/35	127.82	4	3
CLASSROOM 3	3 YRS TO 5 YRS	E/35	175.25	4	4
CLASSROOM 4	4 MO TO 36 MO	E/35	226.46	4	4
TOTAL CHILDREN			762.22	18	16
OFFICE	ADMINISTRATION/TEACHER	B-1/15	167.52	11	5

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

2. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158 and 180,670) (Includes Commercial additions and TI work over \$10,000.) Separate plumbing permit is required.

LICENSING CATEGORIES THAT MAY USE THIS CLASSIFICATION INCLUDE, BUT ARE NOT LIMITED TO:

- DAY-CARE CENTER FOR MILDLY ILL CHILDREN,
- INFANT CARE CENTER,
- SCHOOL AGE CHILD DAY-CARE CENTER.

SHEET INDEX

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SCOPE OF WORK

THE PROJECT SCOPE OF WORK TO INCLUDE THE CHANGE OF OCCUPANCY FROM A B1 OCCUPANCY TO A GROUP E, CHILD-CARE FACILITY DAY CARE FACILITY AND B1 OFFICE. NO CHANGE IN STRUCTURE, EXTERIOR WALLS, ROOMS, PLUMBING, HVAC OR ELECTRICAL.

LEGAL

LEGAL DESCRIPTION

Lot 229 of Sungold Terrace Unit No. 4, in the City of Riverside, County of Riverside, State of California as shown by Map on file in Book 25, Page 4 of Maps, of the Official Records of said County.

Excepting therefrom that portion described in the Deed to the City of Riverside recorded January 18, 1985 as Instrument No. 11622 of Official Records.

1985 as Instrument No. 11622 of Official Records.

Also excepting therefrom that portion described in the Deed to the City of Riverside recorded March 8, 1985 as Instrument No. 48108, of Official Records.

APN: 225-323-033

3557 Arlington Ave

ARLINGTON ANGELS CHILDCARE

MAIN ENTRY VIEW

ARLINGTON AVE VIEW

VICINITY MAP

NTS

SITE LOCATION

PROJECT TEAM

OWNER:

WILTON KIMBROUGH

ANGELINA KIMBROUGH

655 TARA DRIVE CORONA

CALIFORNIA 92879

PHONE: 951-515-0631

DIRECT: 951-809-3591

DESIGNER:

MICA HOME DESIGNS, ETC. LLC

14149 DARTMOUTH CT.

FONTANA, CA 92336

CONTACT: MICHAEL POWELL

PHONE: 323-208-9533

DIRECT: 909-578-7961

LICENSED DESIGN REQUIRED: GIVEN THE PROJECTS SCOPE OF WORK, USE AND OCCUPANCY, A CALIFORNIA LICENSED DESIGN PROFESSIONAL RS REQUIRED TO OVERSEE THE DESIGN OF PLANS AND SUPPORTING DOCUMENTS. ALL REQUIRED CONSTRUCTION DOCUMENTS SHALL BEAR THE STAMP, DATE, AND SIGNATURE OF THE LICENSED DESIGN PROFESSIONAL IN ACCORDANCE WITH SECTIONS 5537 AND 6737 OF THE CALIFORNIA BUSINESS & PROFESSIONS CODE.

CODE ABBREVIATIONS

C.B.C.

INTERNATIONAL RESIDENTIAL CODE

I.R.C.

INTERNATIONAL BUILDING CODE

I.B.C.

INTERNATIONAL FIRE CODE

I.F.C.

INTERNATIONAL PLUMBING CODE

I.P.C.

INTERNATIONAL MECHANICAL CODE

I.M.C.

INTERNATIONAL ENERGY CONSERVATION CODE

I.E.C.C.

UNIFORM PLUMBING CODE

U.P.C.

NATIONAL ELECTRICAL CODE

N.E.C.

INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS

I.C.B.O.

AMERICAN SOCIETY FOR TESTING MATERIALS

A.S.T.M.

NATIONAL FIRE PROTECTION ASSOCIATION

N.F.P.A.

AMERICAN NATIONAL STANDARDS INSTITUTE

A.N.S.I.

INTERNATIONAL CODE COUNCIL

I.C.C.

UNDERWRITERS LABORATORIES, INC.

U.L.

CODE INFORMATION

APPLICABLE BUILDING CODES:

CODES IN EFFECT: THE PROPOSED PROJECT SHALL FULLY COMPLY WITH THE 2022 VERSION OF TITLE 24, THE CALIFORNIA BUILDING STANDARDS' CODE, AS ADOPTED AND AMENDED BY THE CITY OF RIVERSIDE, OR THE VERSION OF THESE CODES IN EFFECT AT THE TIME A NEW PERMIT APPLICATION IS FILED. PERMIT APPLICATIONS MADE AFTER JANUARY 1ST 2026 MUST BE DESIGNED PER THE ADOPTED 2025 VERSION OF TITLE 24 PARTS 1-12 OF THE CALIFORNIA CODE OF REGULATIONS.

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS

2022 CALIFORNIA FIRE

ZONING SUMMARY:

GENERAL PLAN LAND USE:

SETBACKS: FRONT: N/A

BACK:N/A

SIDES:N/A

MAX. ALLOWABLE HEIGHT:

PARKING: N/A - REF G.11

BICYCLE PARKING: N/A - REF A.00

CONDITIONAL USES:

ABBREVIATIONS

ABV.

ABOVE

G.F.I.

GROUND-FAULT CIRCUIT INTERRUPTER

R.O.

ROUGH OPENING

ADJ.

ADJUSTABLE

G.I.

GALVANIZED IRON

S.C.

SHELF AND POLE

AMP.

ALTERNATE AMPERAGE BOARD

GL.

GLASS

S.D.

SOLID CORE

%/130

CENTER LINE

GYP. BD.

GYP. BOARD

SEC.

SECTION

CAB.

CABINET

H.C.

HOLLOW CORE

S.H.

SINGLE HUNG

CLG.

CEILING

HDR.

HEADER

SHT.

SHEET

CLR.

CLEAR

HGT. / HT.

HEIGHT

SHTG.

SHEATHING

CONC.

CONCRETE

H.H.

HEADER HEIGHT

SHWR.

SHOWER

CPT.

CARPET

HS

HORIZONTAL SLIDER

SIM.

SIMILAR

DBL.

DOUBLE

SL.

SLIDING

STD.

STANDARD

D.G.

DUAL GLAZED

SL. GL.

SLIDING GLASS

TEMP.

TEMPERED GLASS

DIAMETER

LUM.

LUMINOUS

T.O.C.

TOP OF CURB

DIM.

DIMENSION

M.C.

MEDICINE CABINET

T.O.P.

TOP OF PLATE

DISP.

DISPOSAL

MFR.

MANUFACTURER

T.O.S.

TOP OF SLAB

DIVIDED LIGHT

MIN.

MINIMUM

TYP.

TYPICAL

DEEP

MTD.

MOUNTED

U.N.O.

UNLESS NOTED OTHERWISE

DOOR

MTL.

METAL

V.P.

VAPOR PROOF

DTL.

DETAIL

N.I.C.

NOT IN CONTRACT

W.

WASHER

D.W.

DISHWASHER

N.T.S.

NOT TO SCALE

W.

WITH

ELEV.

ELEVATION

O.

OVER

WD.

WOOD

EQUAL

O.C.

ON CENTER

WDV.

WINDOW

EXH.

EXHAUST

OPT.

OPTIONAL

WH

WATER HEATER

EXT.

EXTERIOR

O.S.A.

OUTSIDE AIR

W.I.

WROUGHT IRON

FORCED AIR UNIT

P.B.

PUSH BUTTON

W.P.

WEATHER PROOF

F.G./FX.

FIXED GLASS FUEL GAS FINISH

PH.

PHONE

FLR.

FLOOR

PLT.

PLATE

FLR. LINE

FLOOR LINE

PLYWD.

PLYWOOD

FLUOR.

FLUORESCENT

PR.

PAIR

FR. DR.

FRENCH DOOR

P.T.D.F.

PRESSURE TREATED DOUGLAS FIR

F.M.C.

FLOOR MATERIAL CHANGE

R.

RISER

FTG.

FOOTING

RAD.

RADIUS

GAR. DISP.

GARBAGE DISPOSAL

R.A.G.

RETURN AIR GRILL

REF.

REFRIGERATOR

RE/S

RE-SAWN

REV.

REVERSE

RM.

ROOM

ARCH. SYMBOLS

BUILDING SECTION

SECTION INDICATOR

SHEET NUMBER

DETAIL REFERENCE

DETAIL NUMBER

SHEET NUMBER

KEYNOTE REFERENCE

REFERENCE NUMBER

OFFSET REFERENCE

DIFFERENTIAL IN FLOOR LEVEL OR FINISH SURFACE

REVISION REFERENCE

REVISION NUMBER

REFER TO TITLE SHEET

SCALE NOTE

IF BOX IS 1" SQ. THEN SCALE IS 1/4" = 1'-0"

IF BOX IS 1/2" SQ. THEN SCALE IS 1/8" = 1'-0"

PROJECT NAME

ARLINGTON ANGELS CHILDCARE

CUSTOMER

WILTON KIMBROUGH

ANGELINA KIMBROUGH

PROJECT ADDRESS

3557 ARLINGTON AVE

RIVERSIDE, CA

DESIGNER

MICA HOME DESIGNS, ETC.

SHEET TITLE

TITLE PAGE SITE PLAN

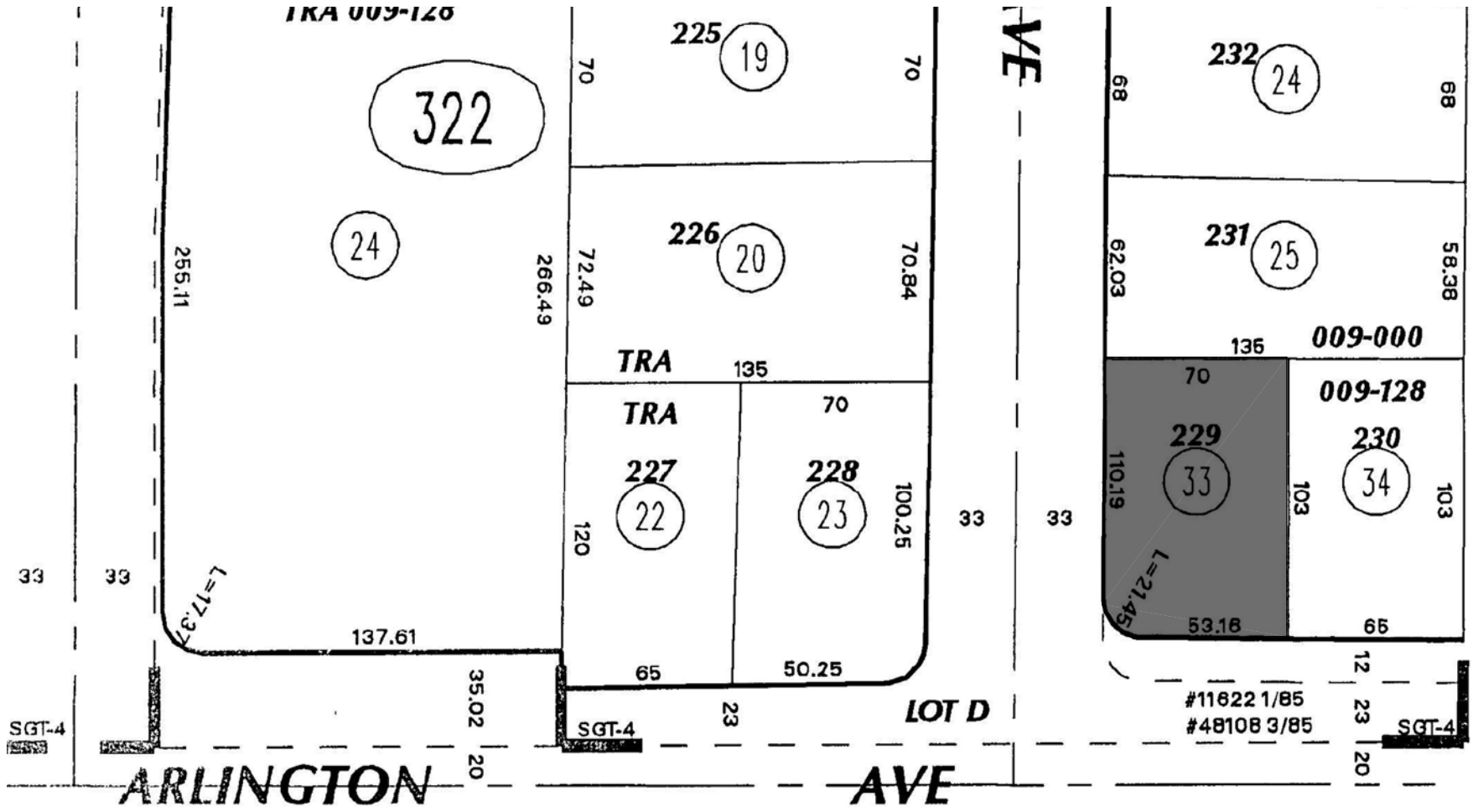
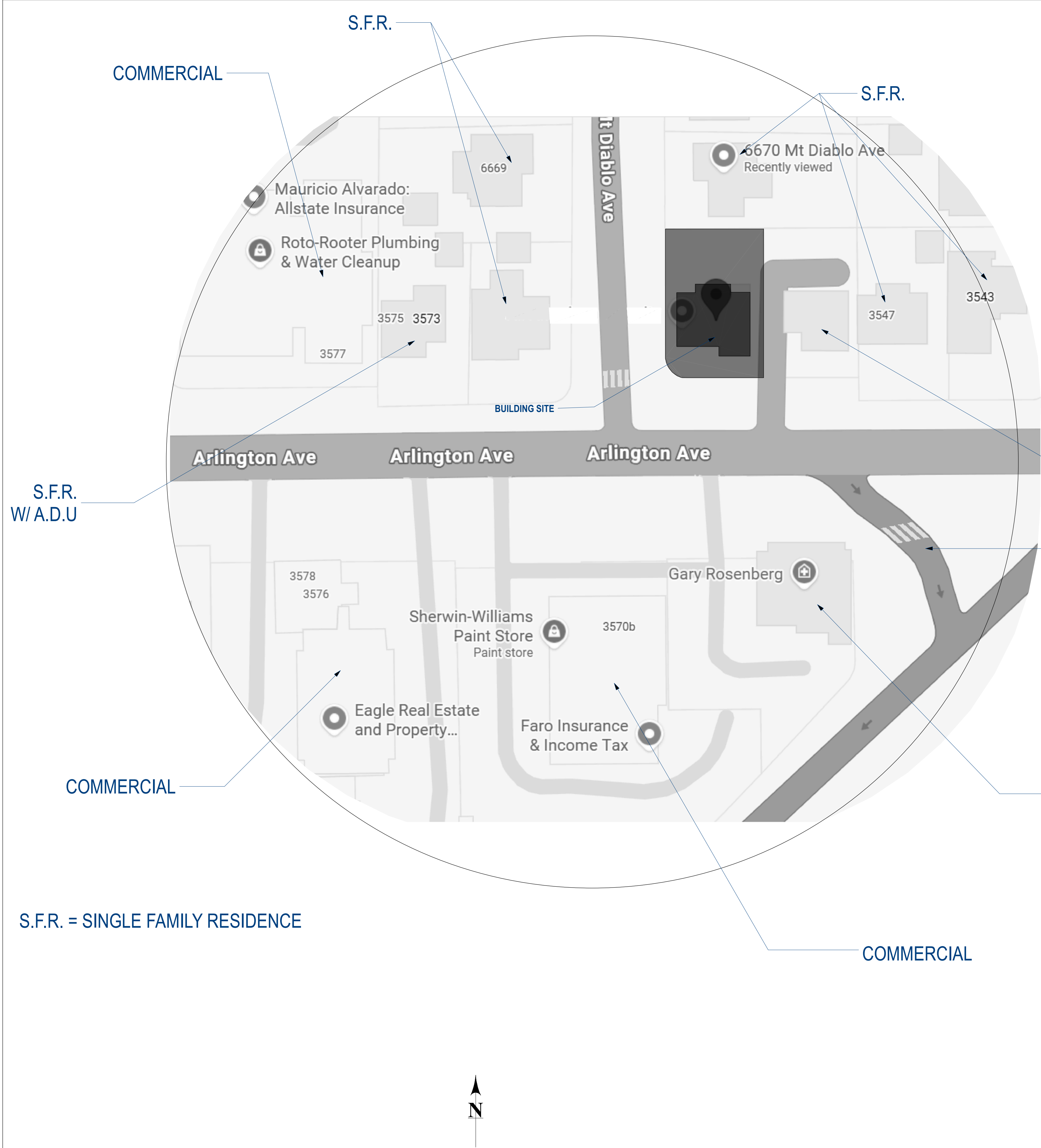
SCALE:

SHEET NUMBER

A-1

SHEET TITLE

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ACCESSOR'S MAP-STREET DIMENSIONS
NTS



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OR FABRICATING ANY WORK.

PROJECT DATE: 10/9/2025

DRAWN BY: MICH

CHECKED BY: MICA

REVISIONS:
NO. A NO. DATE

PROJECT NAME

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ANGELINA KIMBROUGH

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RIVERSIDE, CA

MICHAEL
DESIGNER

SHEET TITLE

VICINITY MAP-BUILDING TYP
ASSESSOR'S
MAP-STREET
DIMENSIONS

SCALE: SHEET NUMBER

A-2

SHEET TITLE

S.F.R. = SINGLE FAMILY RESIDENCE

VICINITY MAP-BUILDING TYPE
NTS

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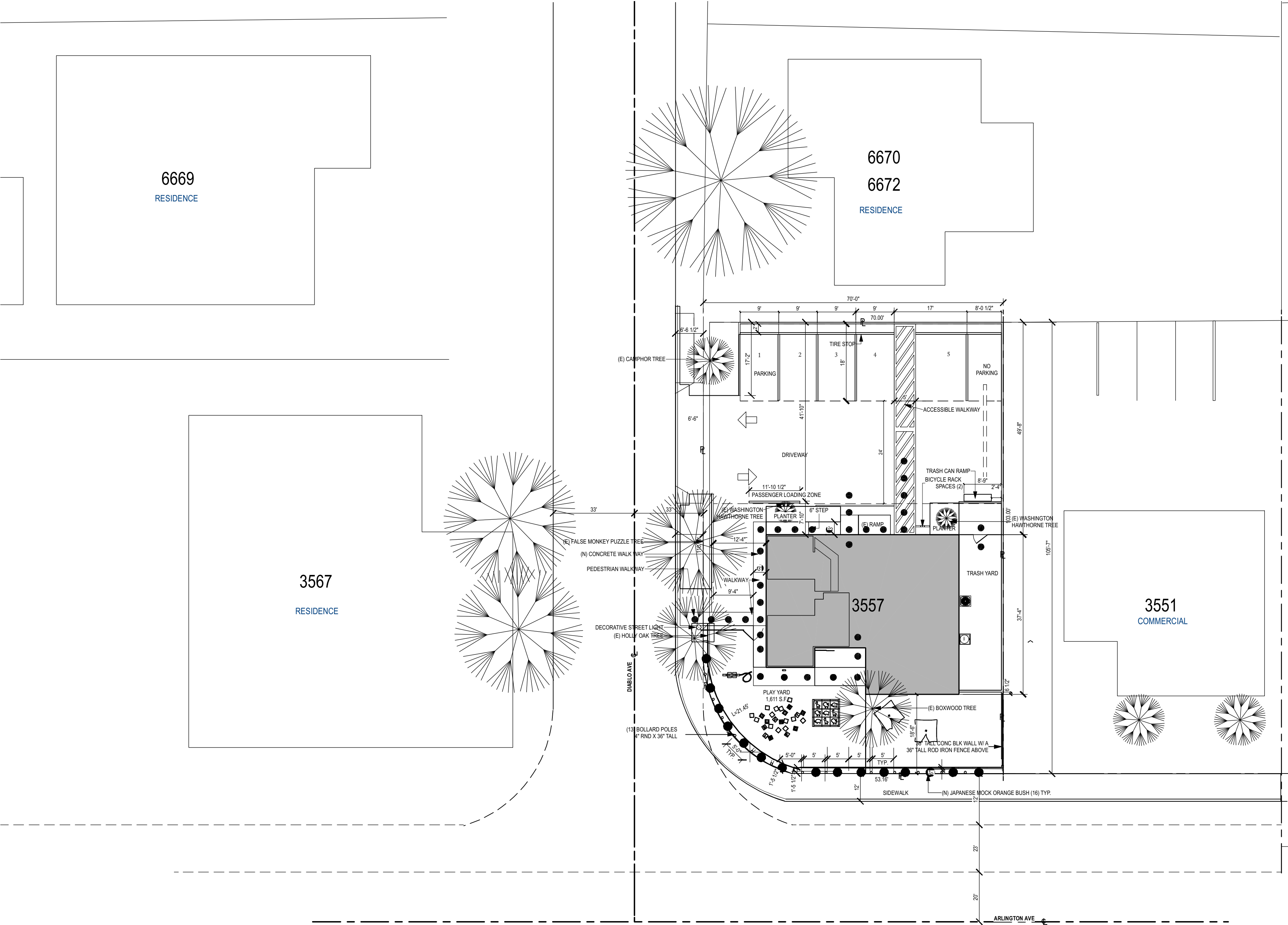
SHEET TITLE

SURROUNDING
CONTEXT

SCALE: SHEET NUMBER

A-3

SHEET TITLE



SURROUNDING CONTEXT
NTS



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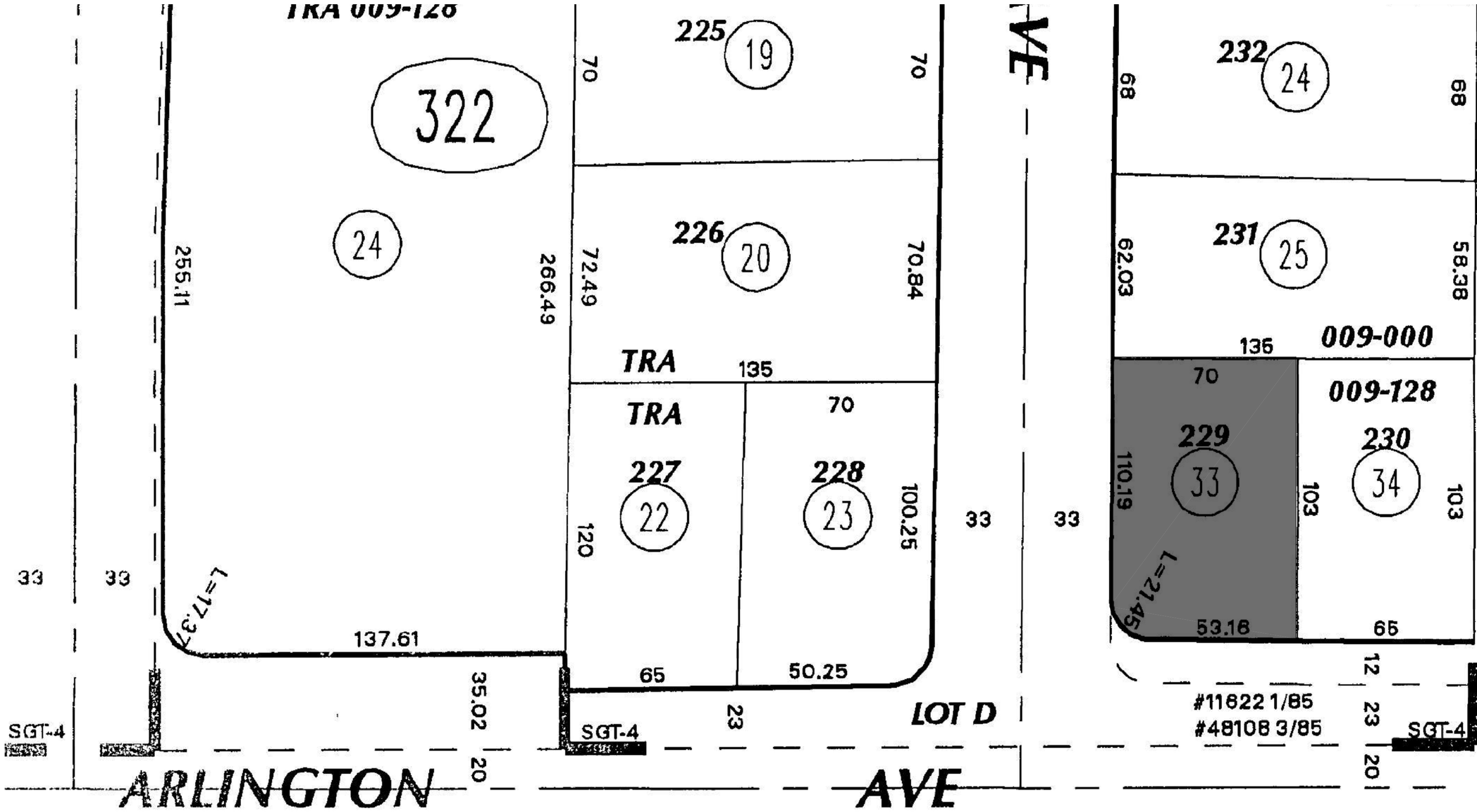
SHEET TITLE

ACCESSOR'S
MAP STREET
DIMENSIONS

SCALE: SHEET NUMBER

A-4

SHEET TITLE



ACCESSOR'S MAP-STREET DIMENSIONS
NTS



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PLOT PLAN W/ LANDSCAPE

1/8"=1'-0"

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VEHICLE AND PEDESTRIAN
PATHWAY

PARKING TABLE		
#	TYPE	SIZE
1	STANDARD	9'X18'
2	STANDARD	9'X18'
3	STANDARD	9'X18'
4	ACCESSIBLE	12'X18'



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NO.	A	NO.	DATE

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ANGELINA KIMBROUGH

PROJECT ADDRESS

3557 ARLINGTON AVE
RIVERSIDE, CA

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SHEET TITLE

PLOT PLAN
VEHICLE
PATHWAY

SCALE: SHEET NUMBER

A-5

SHEET TITLE



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M. P. 11
DESIGNER

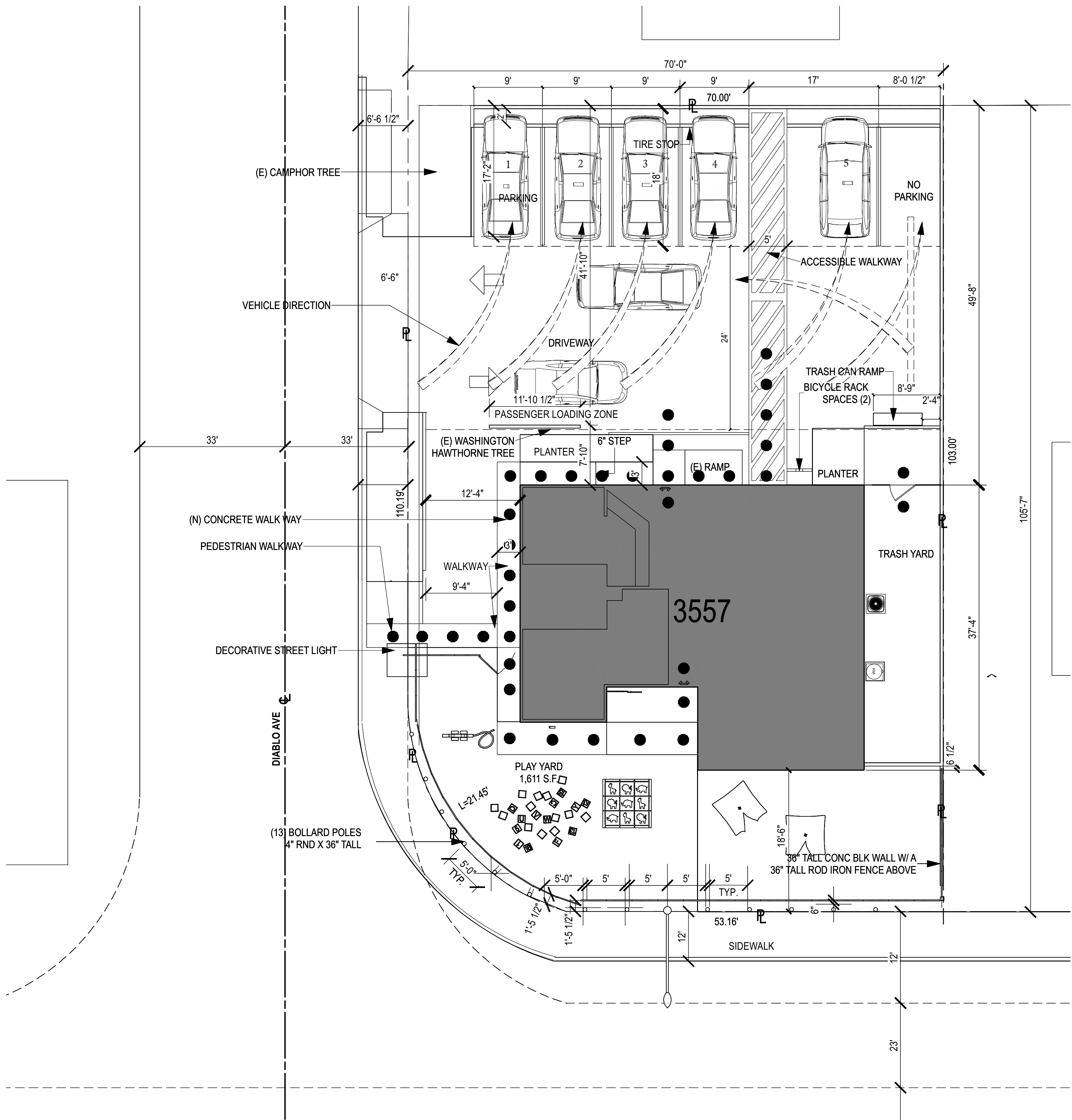
SHEET TITLE

CIRCULATION PLAN

SCALE: SHEET NUMBER

A-6

SHEET TITLE



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CIRCULATION PLAN

$$1/8" = 1'-0"$$




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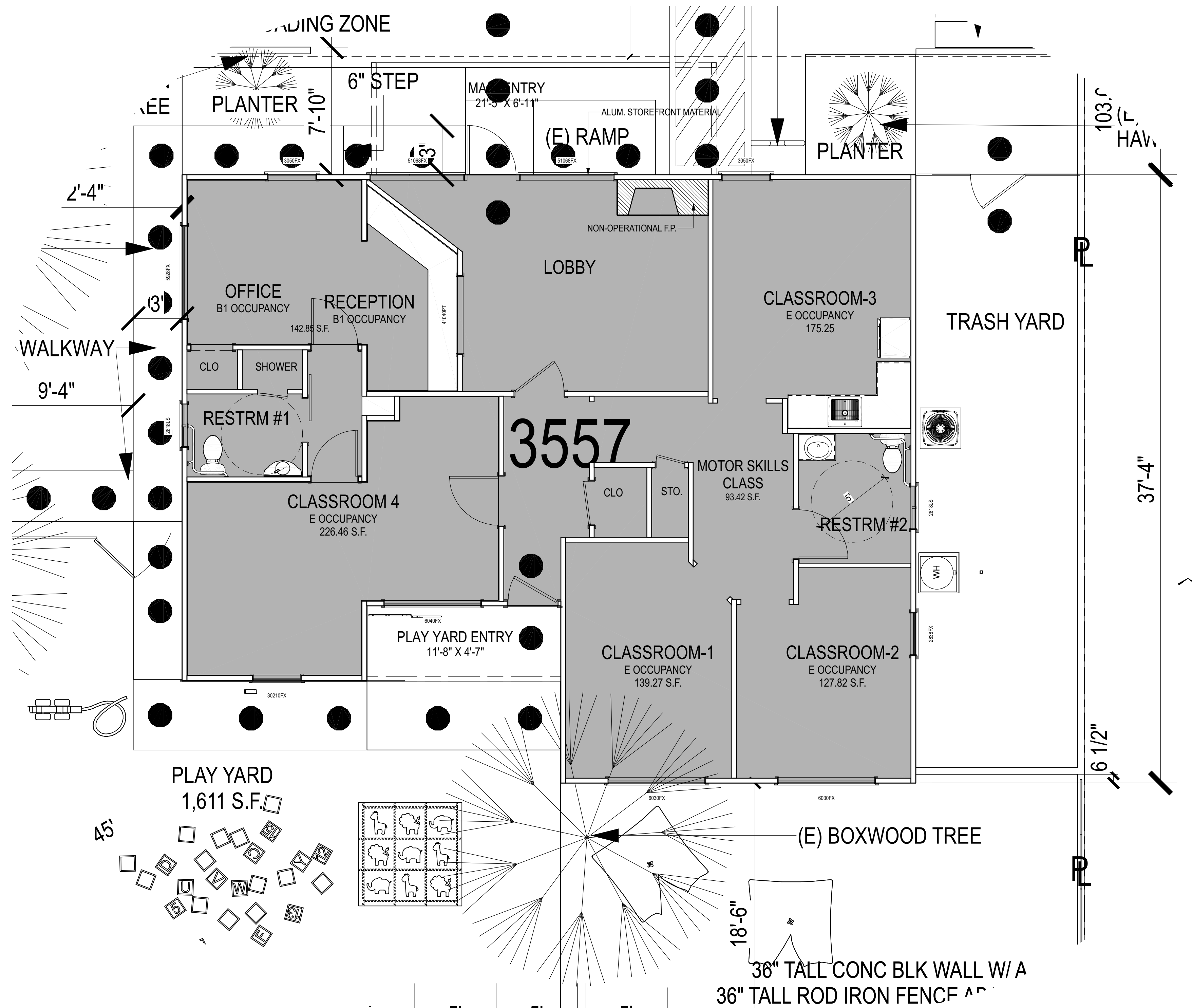
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FLOOR PLAN

SCALE: SHEET NUMBER

A-7

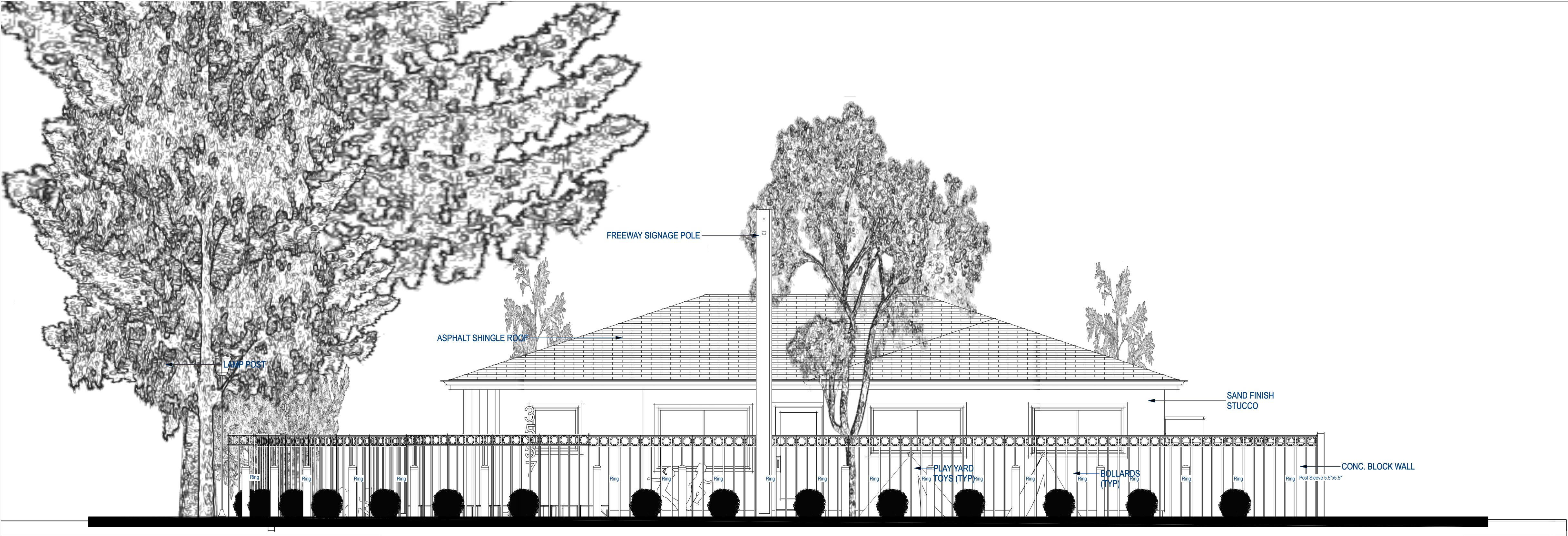
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FLOOR PLAN

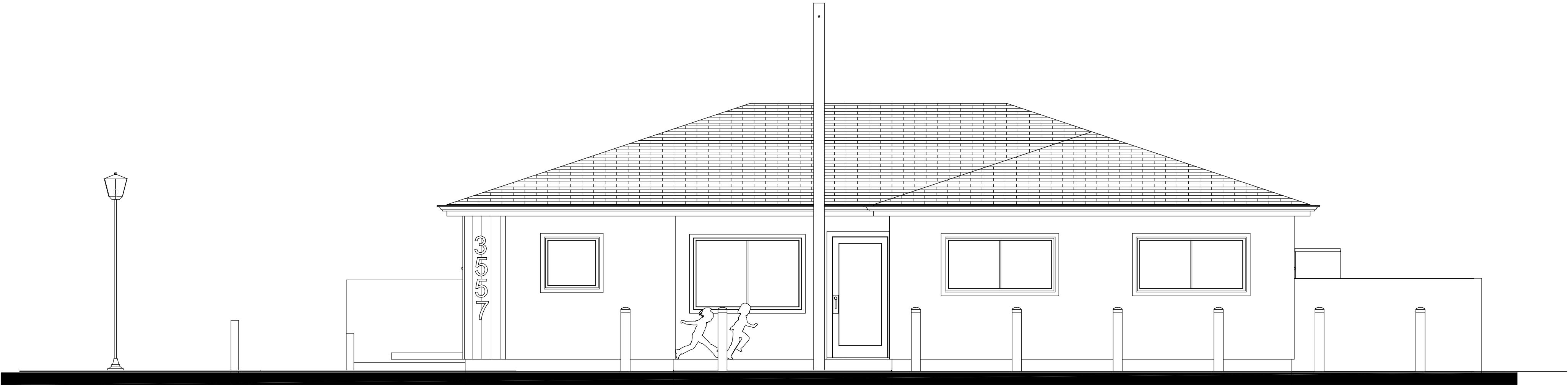
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SOUTH ELEVATION-WITH FENCE

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

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SHEET TITLE

ELEVATIONS

SCALE: SHEET NUMBER

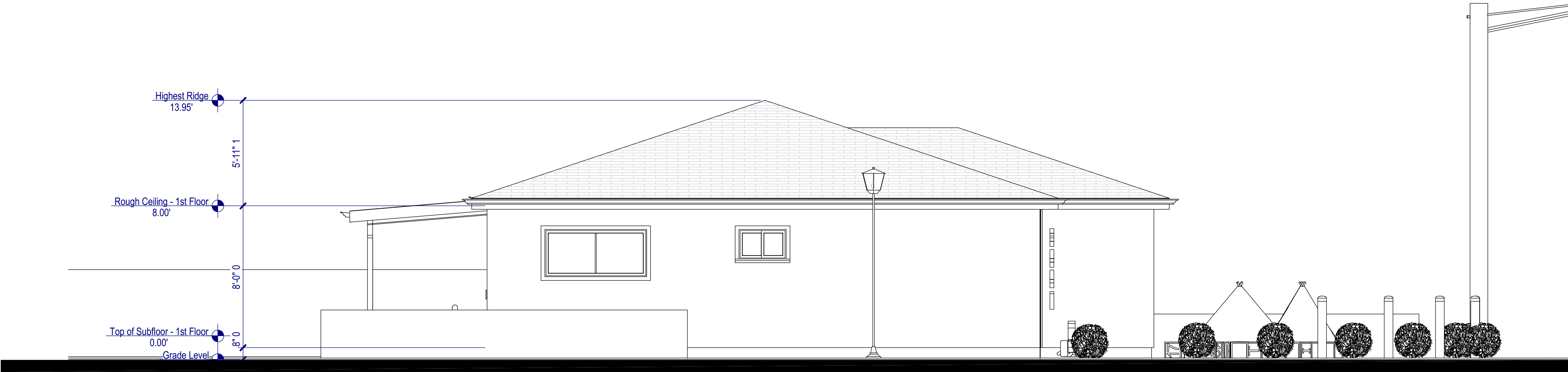
A-8

SHEET TITLE



WEST ELEVATION-WITH FENCE

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

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M. Kimbrough
DESIGNER

SHEET TITLE
ELEVATIONS

SCALE: SHEET NUMBER

A-9

SHEET TITLE



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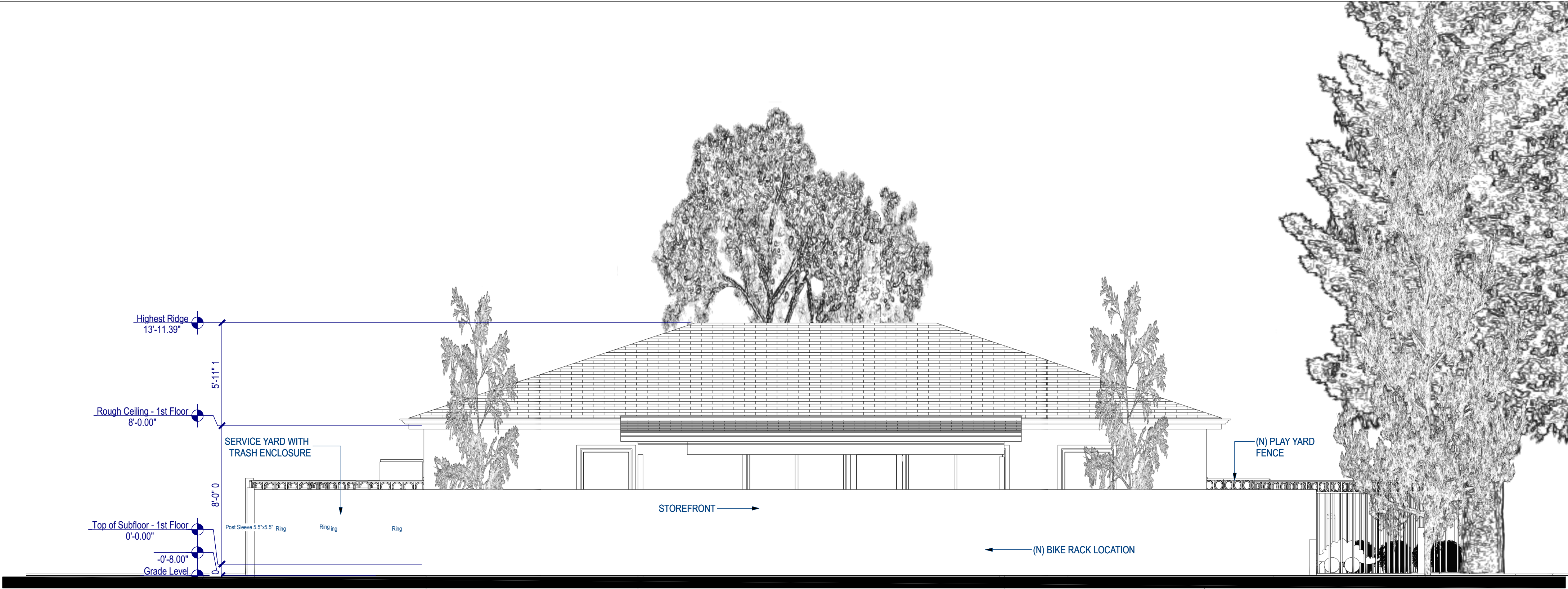
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ELEVATIONS

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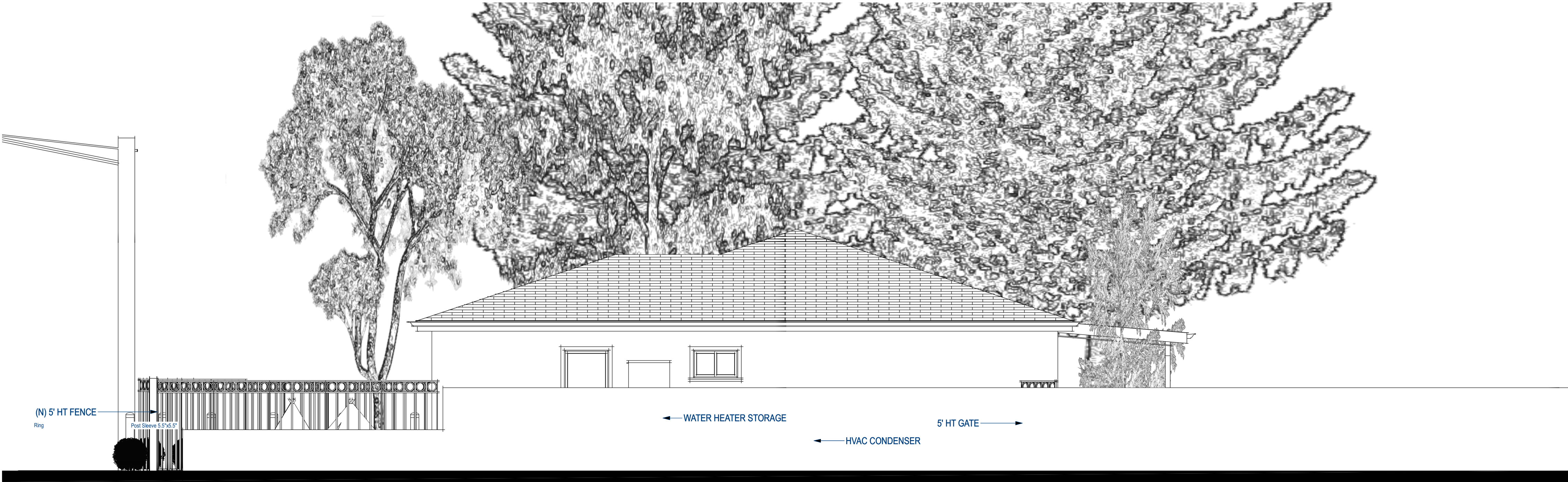
A-10

SHEET TITLE



NORTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

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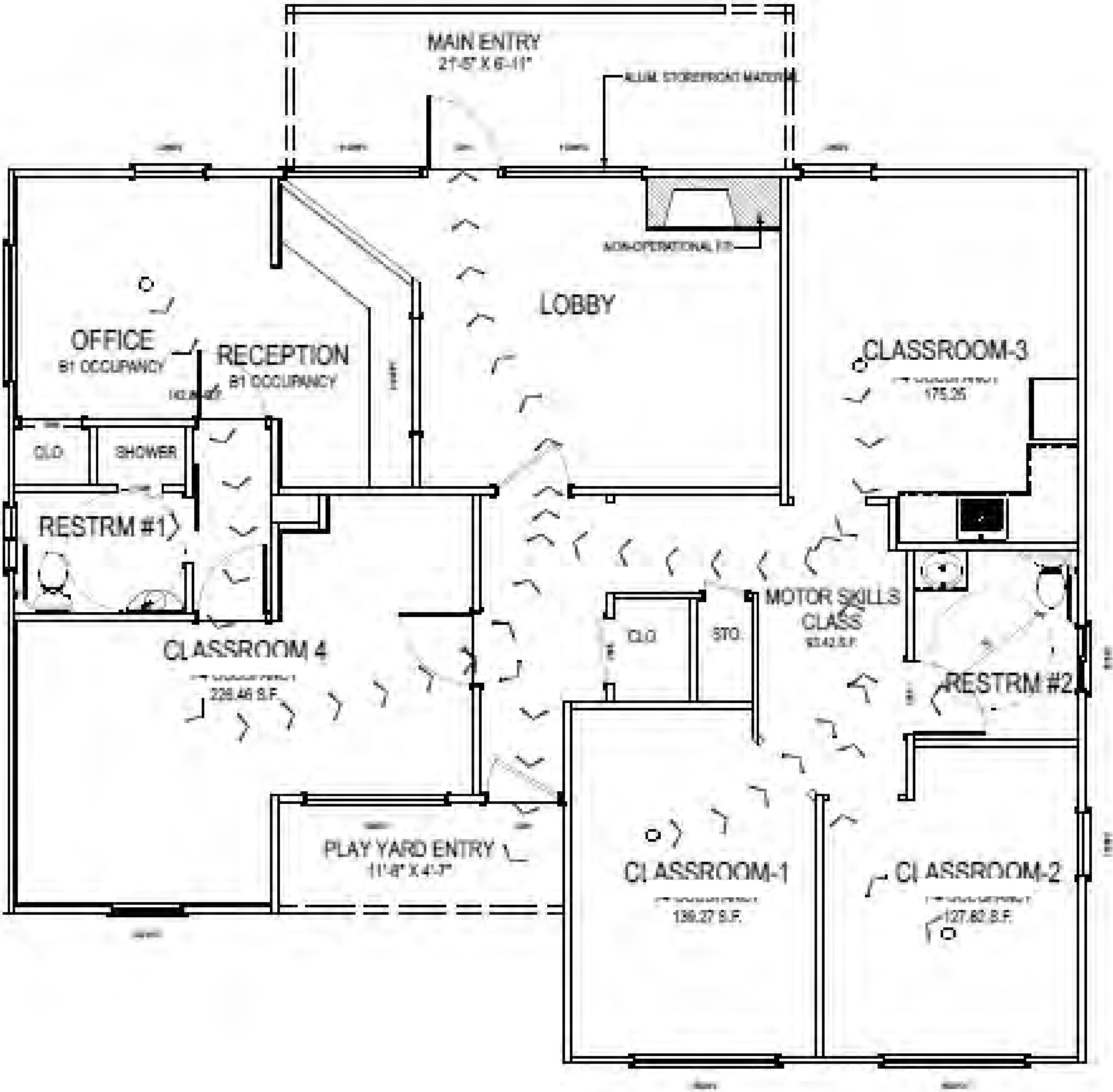
SHEET TITLE

EXIT PATHWAY
PLAN

SCALE: SHEET NUMBER

A-11

SHEET TITLE



EXIT PATHWAY PLAN
1/4"=1'-0"



PR-2025-00155 (CUP)
Exhibit 7 - Project Plans