



CITY OF RIVERSIDE

Conditional Use Permit

REACH LEADERSHIP ACADEMY

RUHNAURUHNAUCLARKE
ARCHITECTS PLANNERS

3775 North Street, Riverside, California 92501 TEL: (951) 684-1464 FAX: (951) 684-6276 WWW.RUARCH.COM

OVERALL SITE AERIAL

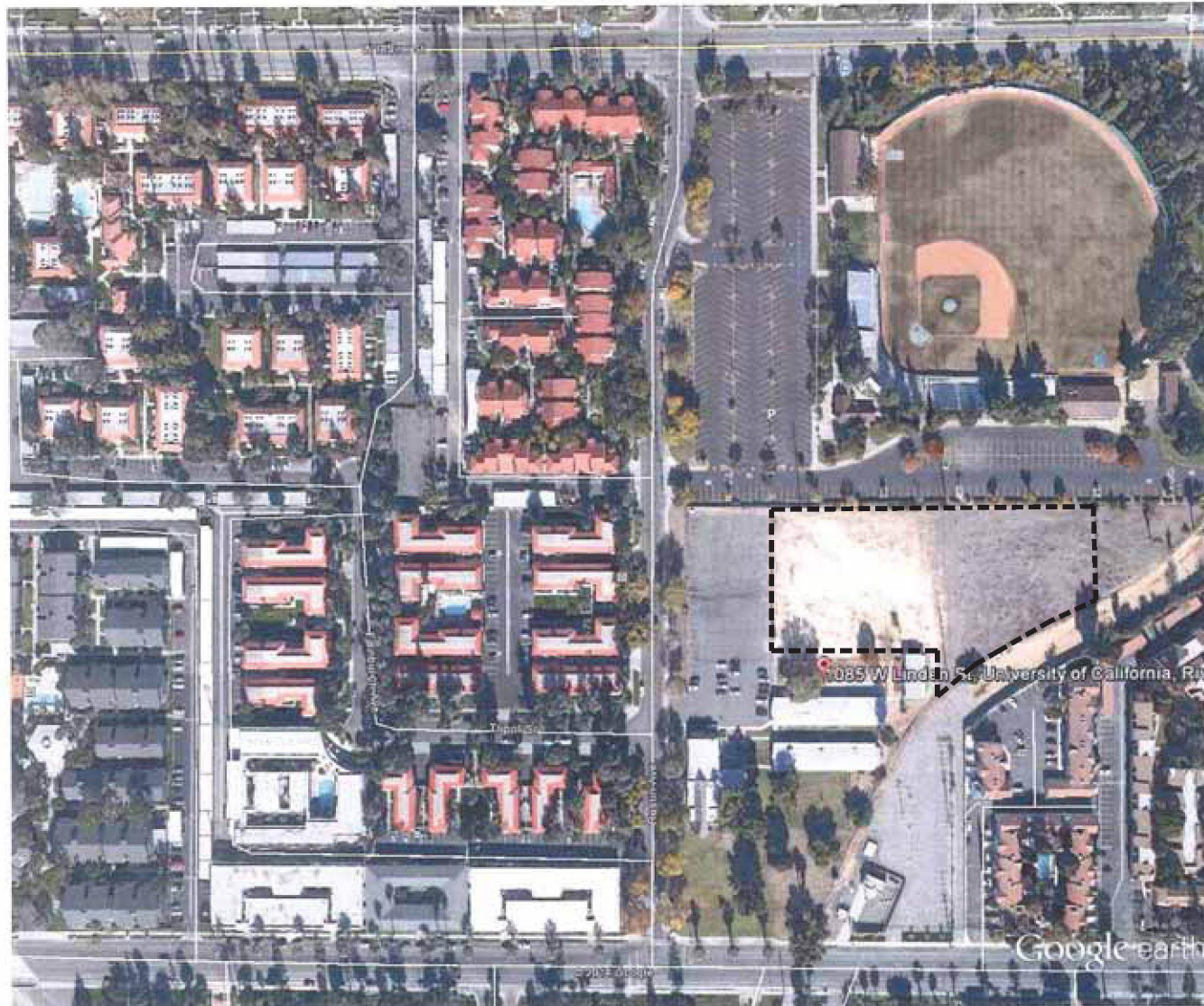
date 10-10-2014

scale AS NOTED

Exhibit

AS-0.1

JOB No. 90121



Google earth

feet
meters

1000

400



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3775 North Street Riverside, California 92501 TEL (951) 684-4464 FAX (951) 684-6276 INFO@RUHNAUCLARKE.COM

ENLARGED SITE AERIAL

date 10-10-14

scale AS NOTED

Exhibit

AS-0.2

JAN. 10, 2015



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ENLARGED SITE AERIAL

date 10-10-2014 scale AS NOTED

Exhibit

AS-0.3

JAN. 10, 2015



360 DEGREE VIEW FROM COURTYARD



VIEW TO NORTH @ CHURCH PARKING LOT FROM COURTYARD



(E) CHURCH SIGNAGE



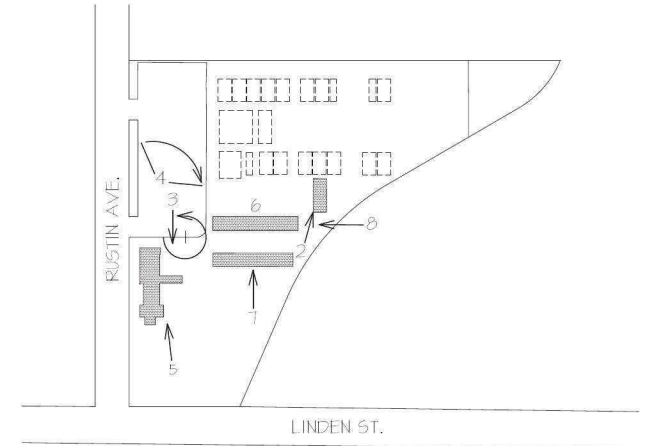
(E) PORTABLE STRUCTURE



(E) CLASSROOM BUILDING NORTH FACE



(E) SANCTUARY



KEY PLAN



(E) CLASSROOM BUILDING EAST FACE



(E) CLASSROOM BUILDING SOUTH FACE

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SITE PHOTOGRAPHS

date 10-10-14

scale NA

Exhibit

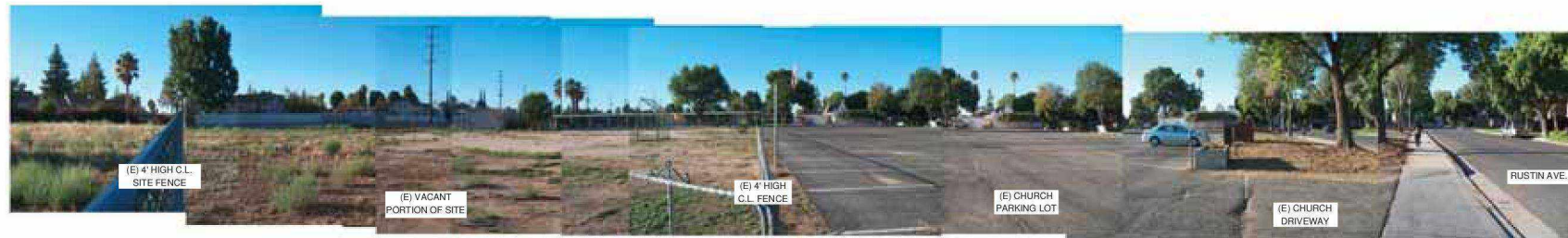
ASP-1.0

JAN 10, 2015



VACANT SITE VIEW TO NORTH

1



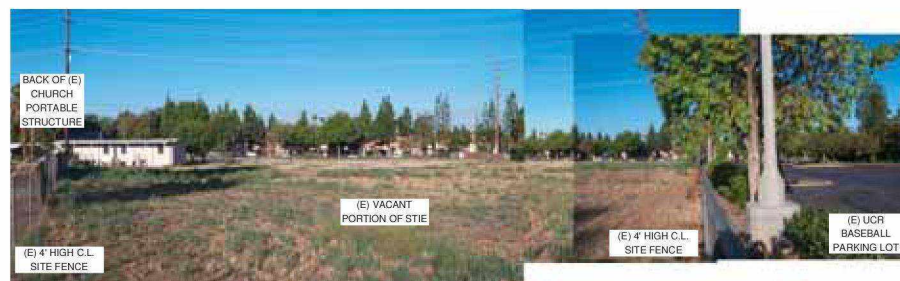
VACANT SITE VIEW TO SOUTH

2



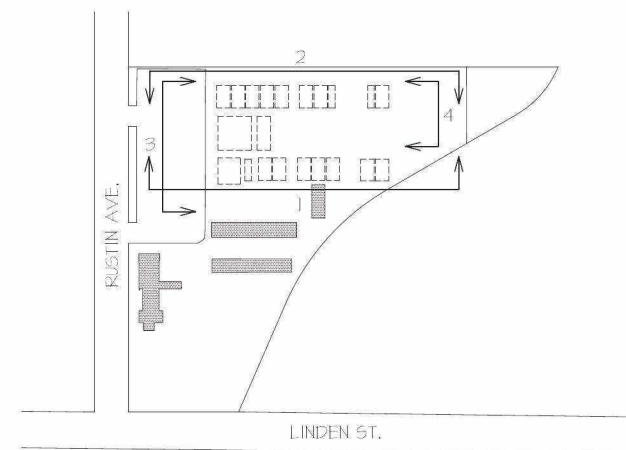
VACANT SITE VIEW TO EAST

3



VACANT SITE VIEW TO WEST

4



KEY PLAN

CITY OF RIVERSIDE

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ARCHITECTS PLANNERS

3275 North Street, Riverside, California 92501 TEL: (951) 484-1464 FAX: (951) 484-6276 WWW.RUACH.COM

SITE PHOTOGRAPHS

date 10-10-14

scale NA

Exhibit

ASP-2.0

JAN. 10, 2015



RUSTIN AVE. VIEW TO WEST



RUSTIN AVE. VIEW TO WEST

2



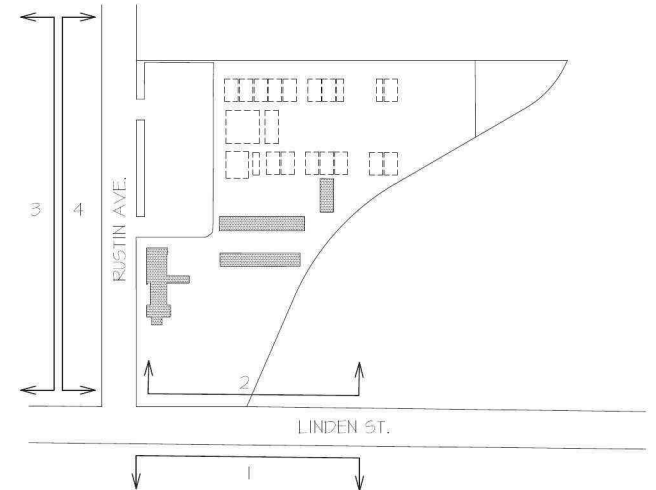
LINDEN ST. VIEW TO SOUTH

3



LINDEN ST. VIEW TO NORTH

4



KEY PLAN

CITY OF RIVERSIDE

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3775 North Street Riverside, California 92504 TEL: (951) 684-4444 FAX: (951) 684-6276 INFO@RUHNAUCLARKE.COM

SITE PHOTOGRAPHS

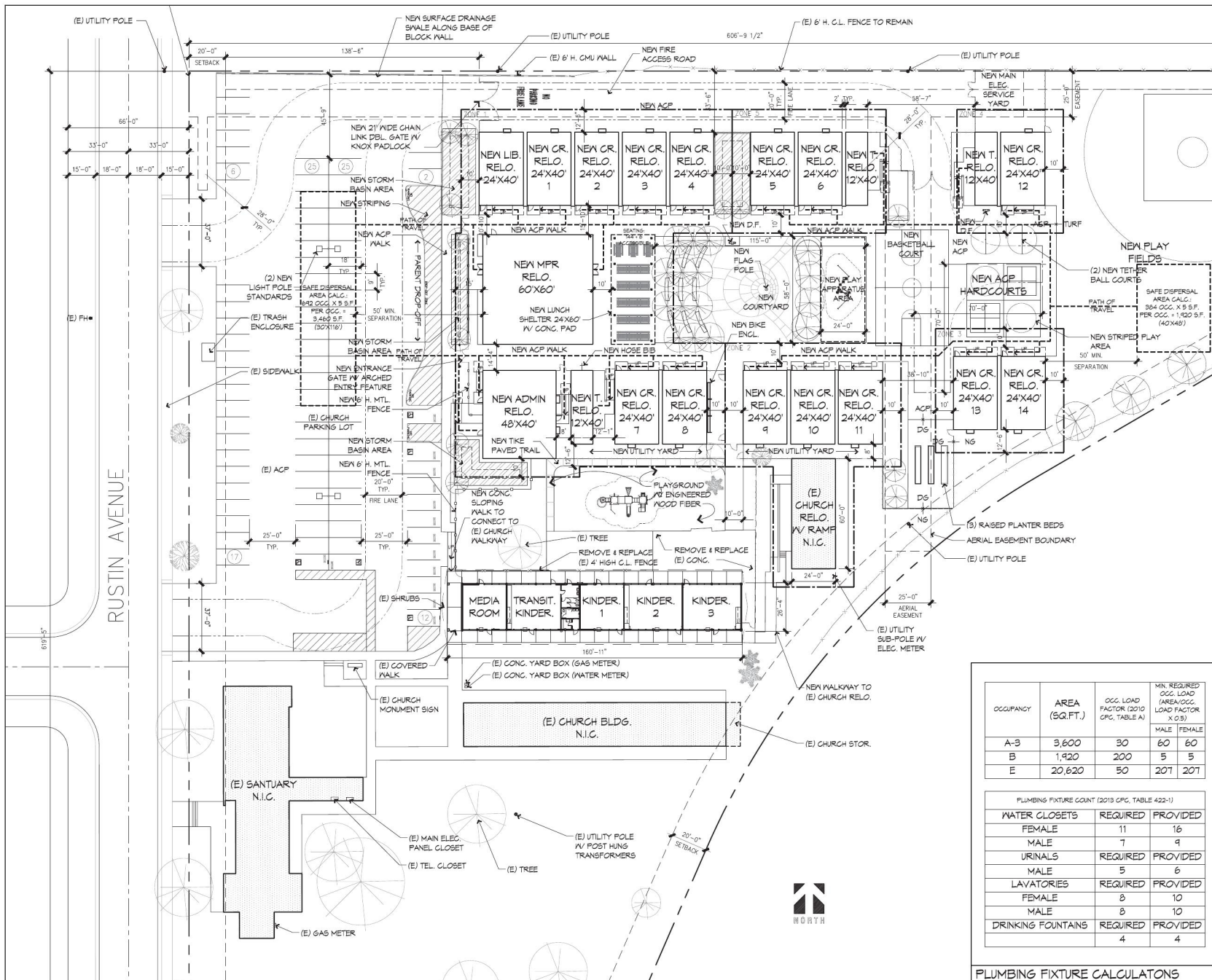
date 10-10-14

scale NA

Exhibit

ASP-3.0

JAN. 10. 2015



1. ALL PROPOSED PRE-MANUFACTURED PORTABLE BUILDINGS STRUCTURES ARE TYPE V-B CONSTRUCTION.
2. ALL PROPOSED PRE-MANUFACTURED PORTABLE BUILDINGS STRUCTURES ARE FROM PRE-CHECK OR PRE-APPROVED BY THE STATE OF CALIFORNIA'S DEPARTMENT OF THE STATE ARCHITECT (DSA), DEPARTMENT OF GENERAL SERVICES (DGS).

SITE PLAN NOTES

ZONE 1			
BUILDING	SQ.FT. (ACTUAL)	OCC. TYPE	QUANTITY
ADMIN	1,920	B	1
MPR	3,600	A-3	1
LIBRARY	960	E	1
CLASSROOM	5,160	E	6
TOILET	480	E	1

FRONTAGE INCREASE CALCULATION:
 $F = (P/P) - 0.25 \text{ IN } 30'$
 $P = \text{PERIMETER IN } 20' \text{ MIN. G.L.R. OPEN SPACE} = 140.5'$
 $P = \text{TOTAL PERIMETER} = 140.5'$
 $F = \text{NOTH OF PUBLIC OR OPEN SPACE WHERE IN } 30'$
 $\text{HEIGHTED AVE.} = (120' \times 111') + (30' \times 621.5') / 140.5' = 28.34'$
 $F = (140.5' / 140.5') - 0.25 = 28.34' / 140.5' = 0.21$
 ALLOWABLE AREA CALCULATION:
 $A3 = A1 - (A1 \times F)$
 $A3 = 6,000 \text{ S.F.} - (6,000 \text{ S.F.} \times 0.21) = 10,284 \text{ S.F.}$
 $B = 9,000 \text{ S.F.} - (9,000 \text{ S.F.} \times 0.21) = 15,389 \text{ S.F.}$
 $E = 9,500 \text{ S.F.} - (9,500 \text{ S.F.} \times 0.21) = 16,243 \text{ S.F.}$
 MIXED OCCUPANCY CALCULATION:
 $A-3 = (3,600 \text{ S.F.} / 10,284 \text{ S.F.}) + (B = (1,920 \text{ S.F.} / 15,389 \text{ S.F.}) + E (1,200 \text{ S.F.} / 16,243 \text{ S.F.}) = 0.52$

0.92 > 1 OK

ZONE 2			
BUILDING	SQ.FT. (ACTUAL)	OCC. TYPE	QUANTITY
RELOCATABLE CLASSROOM	1,437	A-3	1
CLASSROOM	2,880	E	3

FRONTAGE INCREASE CALCULATION:
 $F = (P/P) - 0.25 \text{ IN } 30'$
 $P = \text{PERIMETER IN } 20' \text{ MIN. G.L.R. OPEN SPACE} = 366.25'$
 $P = \text{TOTAL PERIMETER} = 366.25'$
 $F = \text{NOTH OF PUBLIC OR OPEN SPACE WHERE IN } 30'$
 $\text{HEIGHTED AVE.} = (120' \times 419') + (30' \times 320.75') / 366.25' = 28.71'$
 $F = (366.25' / 366.25') - 0.25 = 28.71' / 366.25' = 0.72$
 ALLOWABLE AREA CALCULATION:
 $A3 = A1 - (A1 \times F)$
 $A3 = 6,000 \text{ S.F.} - (6,000 \text{ S.F.} \times 0.72) = 10,307 \text{ S.F.}$
 $B = 9,500 \text{ S.F.} - (9,500 \text{ S.F.} \times 0.72) = 16,314 \text{ S.F.}$
 MIXED OCCUPANCY CALCULATION:
 $A-3 = (1,437 \text{ S.F.} / 10,307 \text{ S.F.}) + E (2,400 \text{ S.F.} / 16,314 \text{ S.F.}) = 0.32$

0.32 > 1 OK

ZONE 3			
BUILDING	SQ.FT. (ACTUAL)	OCC. TYPE	QUANTITY
CLASSROOM	1,920	E	2
TOTAL	1,920		

ALLOWABLE AREA FOR E OCCUPANCY TYPE = 9,500 S.F.
 9,500 S.F. > 1,920 S.F. OK

ZONE 4			
BUILDING	SQ.FT. (ACTUAL)	OCC. TYPE	QUANTITY
CLASSROOM	960	E	1
TOILET	480	E	1
TOTAL	1,440		

ALLOWABLE AREA FOR E OCCUPANCY TYPE = 9,500 S.F.
 9,500 S.F. > 1,440 S.F. OK

ZONE 5			
BUILDING	SQ.FT. (ACTUAL)	OCC. TYPE	QUANTITY
CLASSROOM	1,920	E	2
TOILET	480	E	1
TOTAL	2,400		

ALLOWABLE AREA FOR E OCCUPANCY TYPE = 9,500 S.F.
 9,500 S.F. > 2,400 S.F. OK

OCCUPANCY	AREA (SQ.FT.)	OCC. LOAD FACTOR (2010 CFC, TABLE A)	MIN. REQUIRED OCC. LOAD (AREA/OCC. LOAD FACTOR X 0.5)	MALE	FEMALE
A-3	3,600	30	60	60	
B	1,920	200	5	5	
E	20,620	50	207	207	

PLUMBING FIXTURE COUNT (2013 CFC, TABLE 422-1)		
WATER CLOSETS	REQUIRED	PROVIDED
FEMALE	11	16
MALE	7	9
URINALS	REQUIRED	PROVIDED
MALE	5	6
LAVATORIES	REQUIRED	PROVIDED
FEMALE	8	10
MALE	8	10
DRINKING FOUNTAINS	REQUIRED	PROVIDED
	4	4

PLUMBING FIXTURE CALCULATIONS

ALLOWABLE AREA CALCULATIONS

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CODE ANALYSIS

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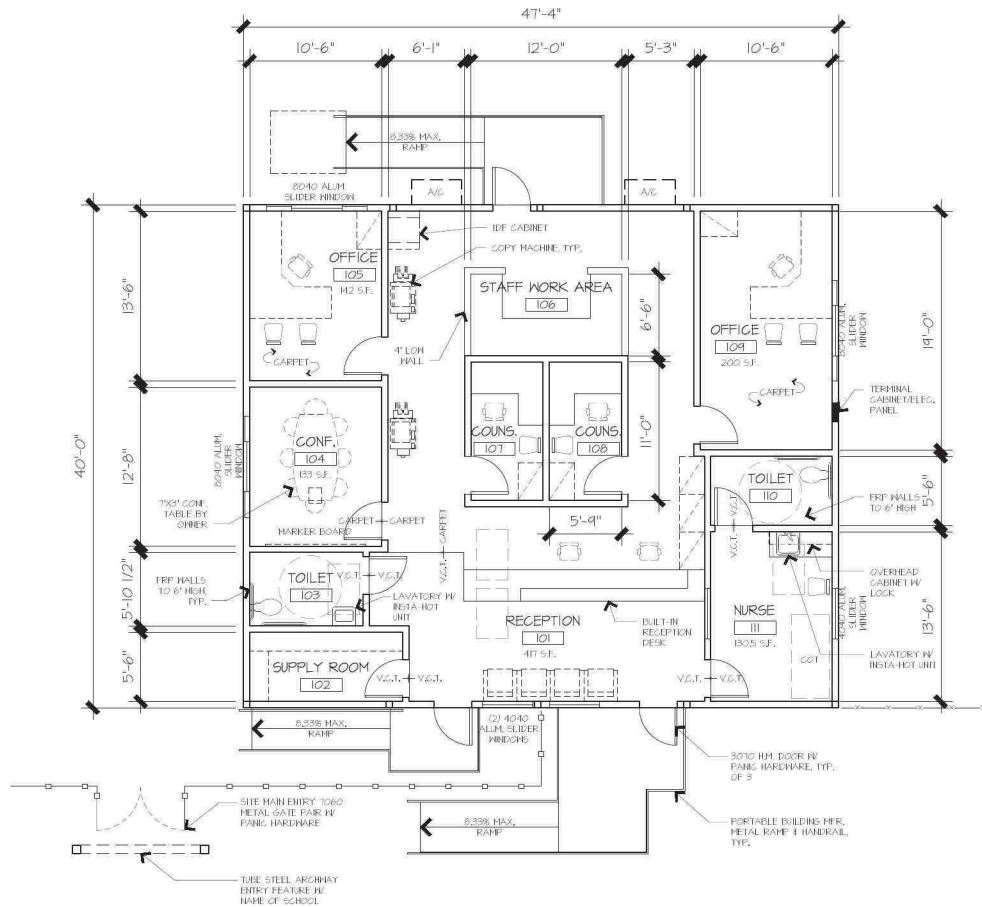
date 10-10-14

scale 1" = 20'-0"

Exhibit

AS-2.0

JOB NO. 90121



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3775 Tenth Street Riverside, California 92501 TEL (951) 684-4444 FAX (951) 684-6274 RUCARCH.COM

48' x 40' PORTABLE ADMIN.

date 10-10-2014

scale 1/4" = 1'-0"

Exhibit

FP-1.0

JAS. No. 98121