

# BUILDING SUMMARY

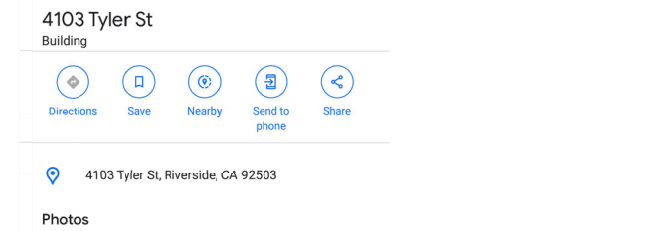
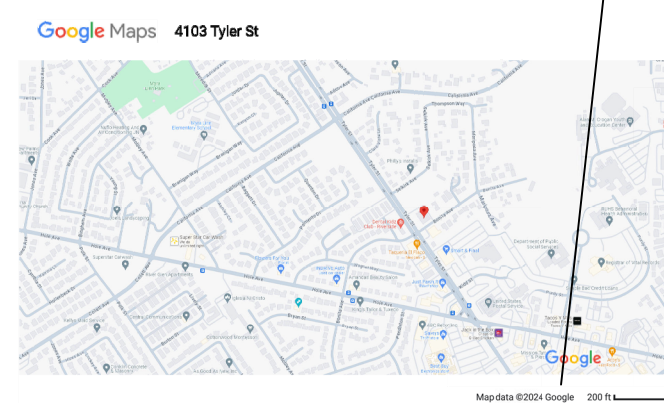
LOT SIZE: .08 ACRES  
 BUILDING AREA: 10,168 S.F.  
 EXISTING ZONE USE: CR  
 EXISTING USE: RETAIL  
 SURROUNDING ZONE USES: MU-V & CR  
 PROPOSED USE: DAYCARE FACILITY

# PARKING ANALYSIS

PARKING REQUIRED ACCORDING TO CITY OF RIVERSIDE MUNICIPAL CODE  
 PARKING REQUIRED:  
 1 PARKING SPACE / 500 S.F. = 10,168 S.F./500 = 21 SPACES  
 PARKING PROVIDED:  
 40 SPACES  
 PARENT PICK-UP AND DROP-OFF SPACES: 6

# BUILDING /SITE INFORMATION

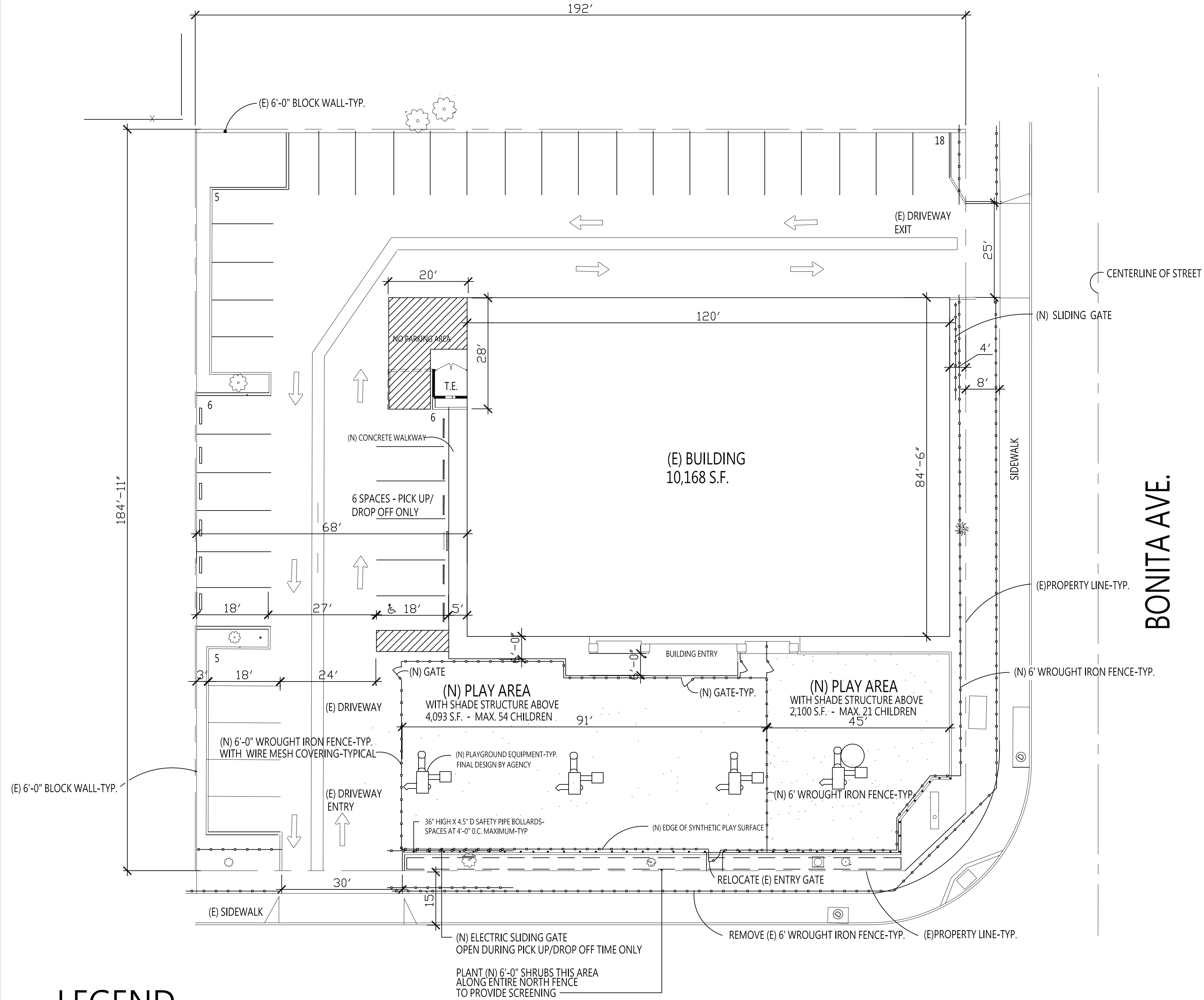
PROJECT SITE



# VICINITY MAP

CHANGE OF USE OF 10,168 S.F. BUILDING TO FROM RETAIL TO CHILDCARE FACILITY TO HOUSE 126 PRESCHOOL STUDENTS

# SCOPE OF WORK



## LEGEND

- (E) EXTERIOR WALL OF BUILDING
- (E) PROPERTY LINE
- (E) WROUGHT IRON FENCE
- (N) 6'-0" WROUGHT IRON FENCE TO MATCH EXISTING WITH FABRIC COVERING AT PERIMETER OF PLAYGROUND AREAS
- 36" HIGH X 4.5" D SAFETY PIPE BOLLARDS- SPACES AT 4'-0" O.C. MAXIMUM-TYP

# SITE PLAN

Revisions:



Project:  
**A NEW CHILDCARE FOR:  
 Mexican American  
 Opportunity Foundation  
 4103 TYLER STREET  
 RIVERSIDE, CA 92503**

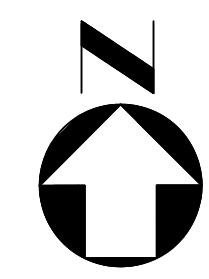
Sheet Title:  
**SITE PLAN**

Date: 4-24-24

Scale: AS SHOWN

Drawn by: MD

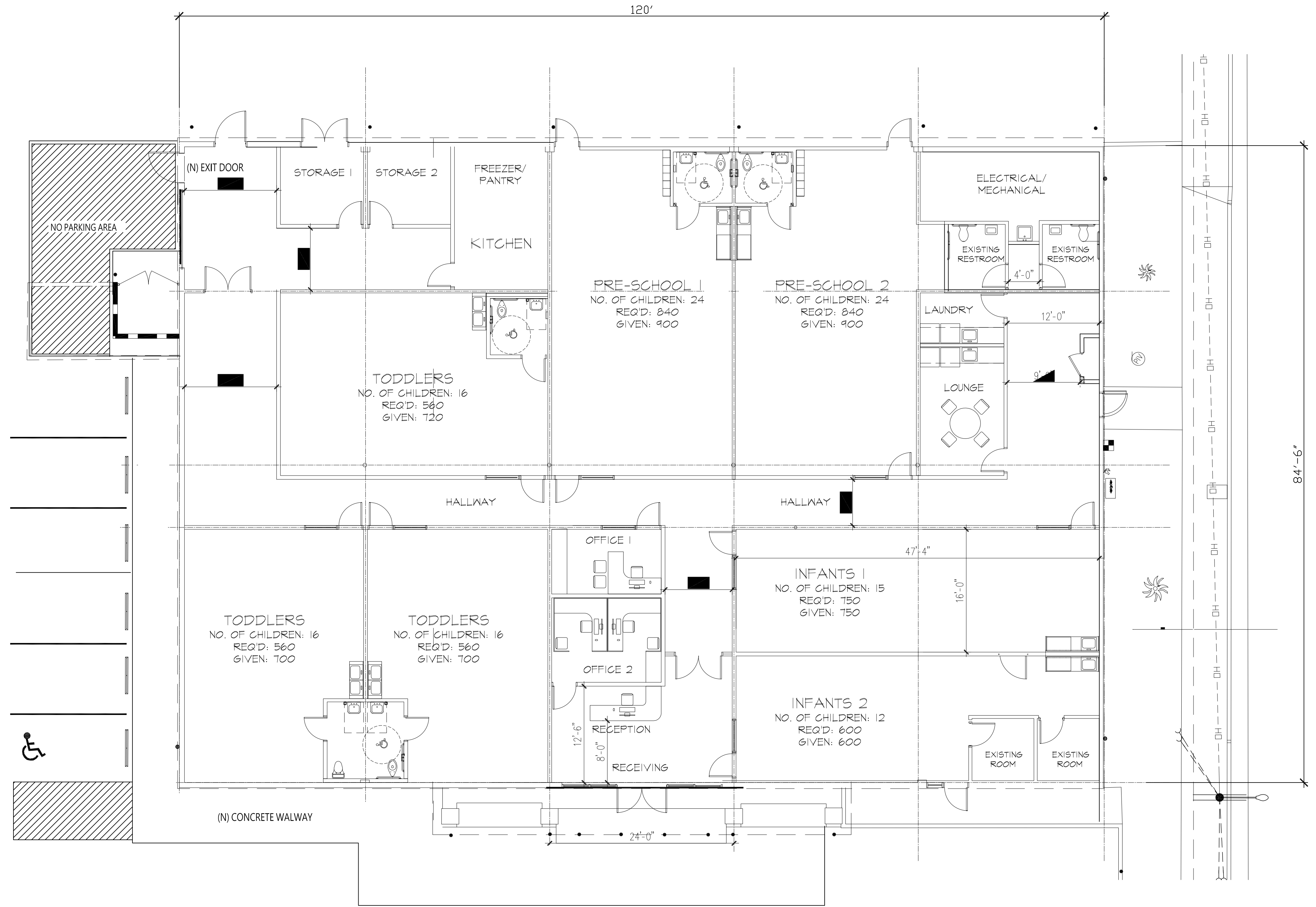
Job: 1-018



Sheet  
**A-1**  
 Of Sheets

1/16" = 1'-0"

Revisions:



Project:  
**A NEW CHILDCARE FOR:**  
**Mexican American**  
**Opportunity Foundation**  
**4103 TYLER STREET**  
**RIVERSIDE, CA 92503**

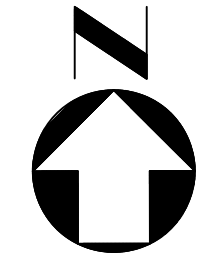
Sheet Title:  
**FLOOR PLAN**

Date: 4-24-24

Scale: AS SHOWN

Drawn by: MD

Job: 1-018



**FLOOR PLAN**

1/8" = 1'-0"

Sheet  
**A-2**  
 Of Sheets

Revisions:

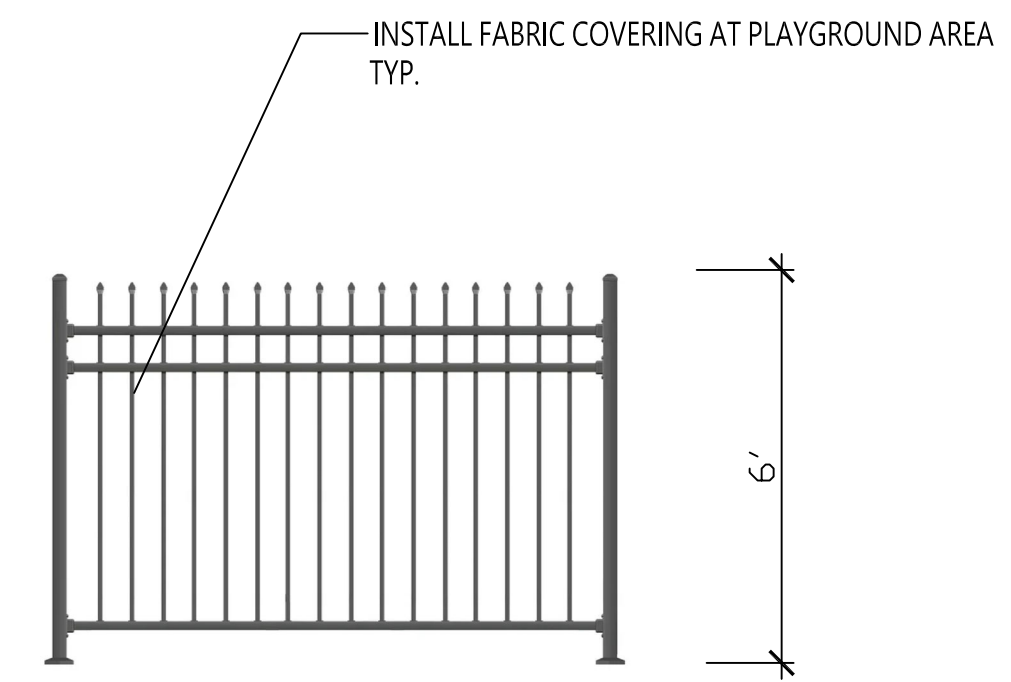


PHOTO OF WROUGHT IRON FENCE-TYP.

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Sheet Title:  
**WALL & FENCE PLAN PLAN**

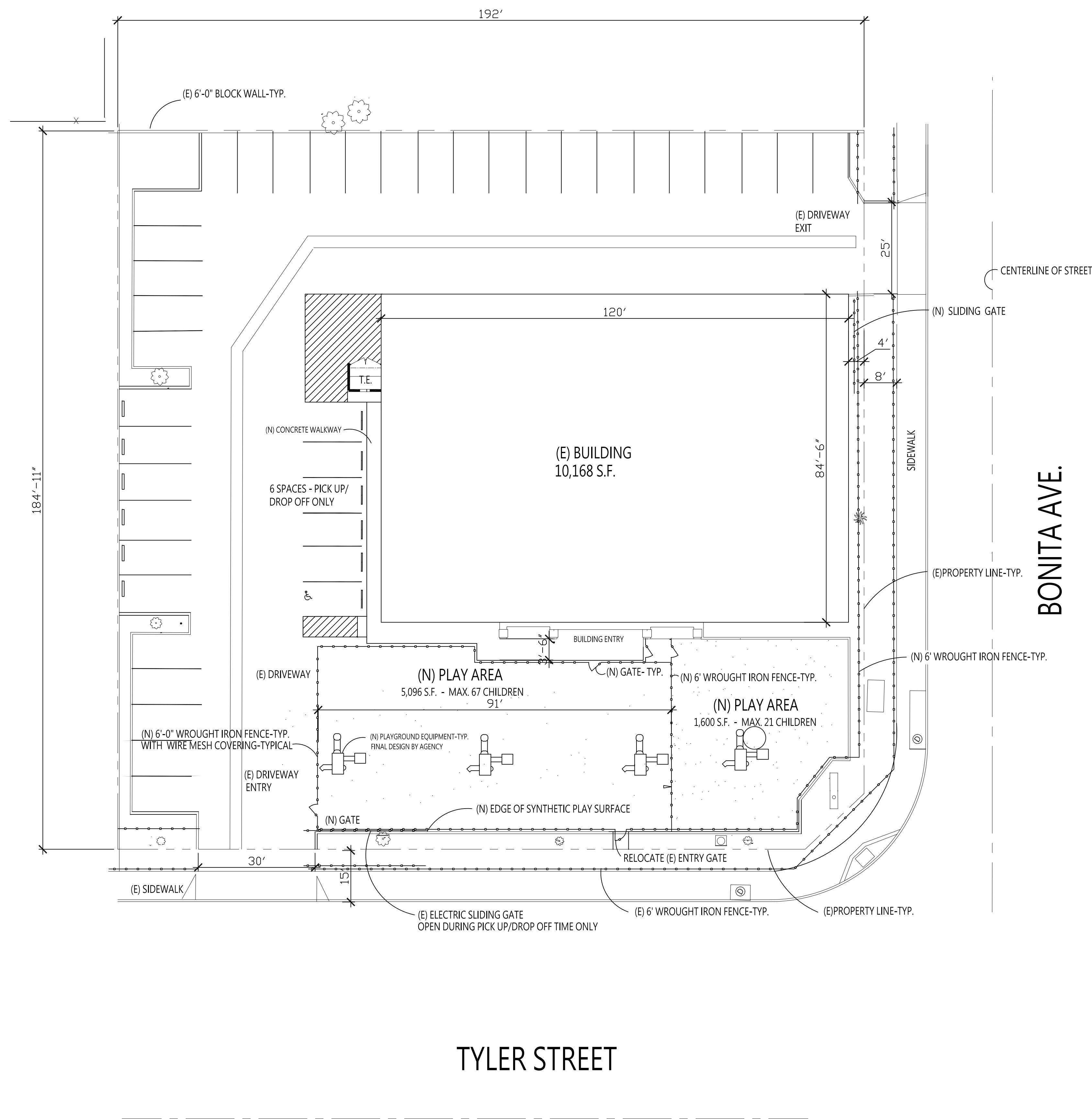
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Scale: AS SHOWN

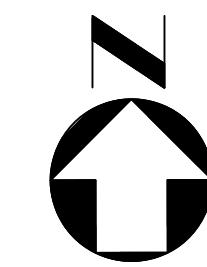
Drawn by: MD

Job: 1-018

Sheet  
**A-3**  
 Of Sheets



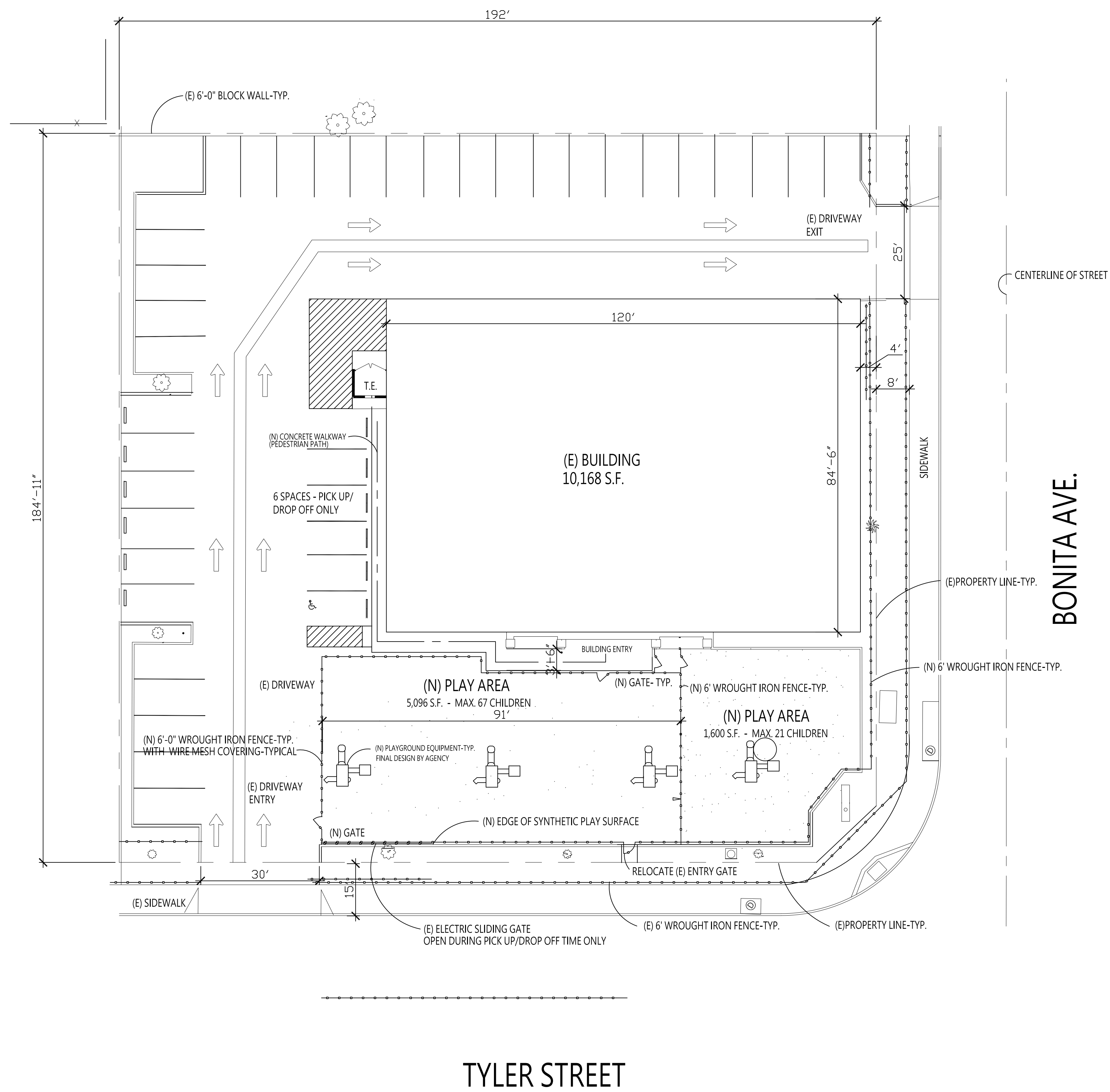
- LEGEND**
- (E) EXTERIOR WALL OF BUILDING
  - - - - (E) PROPERTY LINE
  - (E) WROUGHT IRON FENCE
  - (N) 6'-0" WROUGHT IRON FENCE TO MATCH EXISTING WITH FABRIC COVERING AT PERIMETER OF PLAYGROUND AREAS



1/16" = 1'-0"

**WALL & FENCE PLAN**

Revisions:



**LEGEND**

--- LINE OF PEDESTRIAN PATH OF TRAVEL

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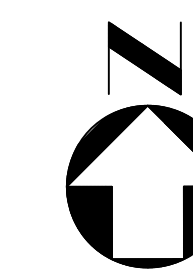
Sheet Title:  
**VEHICLE AND PEDESTRIAN PLAN**

Date: 4-24-24

Scale: AS SHOWN

Drawn by: MD

Job: 1-018



**VEHICULAR & PEDESTRIAN PLAN**

Sheet **A-4**  
 Of Sheets

1/16" = 1'-0"

Revisions:



Project:  
**A NEW CHILDCARE FOR:  
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 RIVERSIDE, CA 92503**

Sheet Title:  
**PROPOSED LANDSCAPE PLAN**

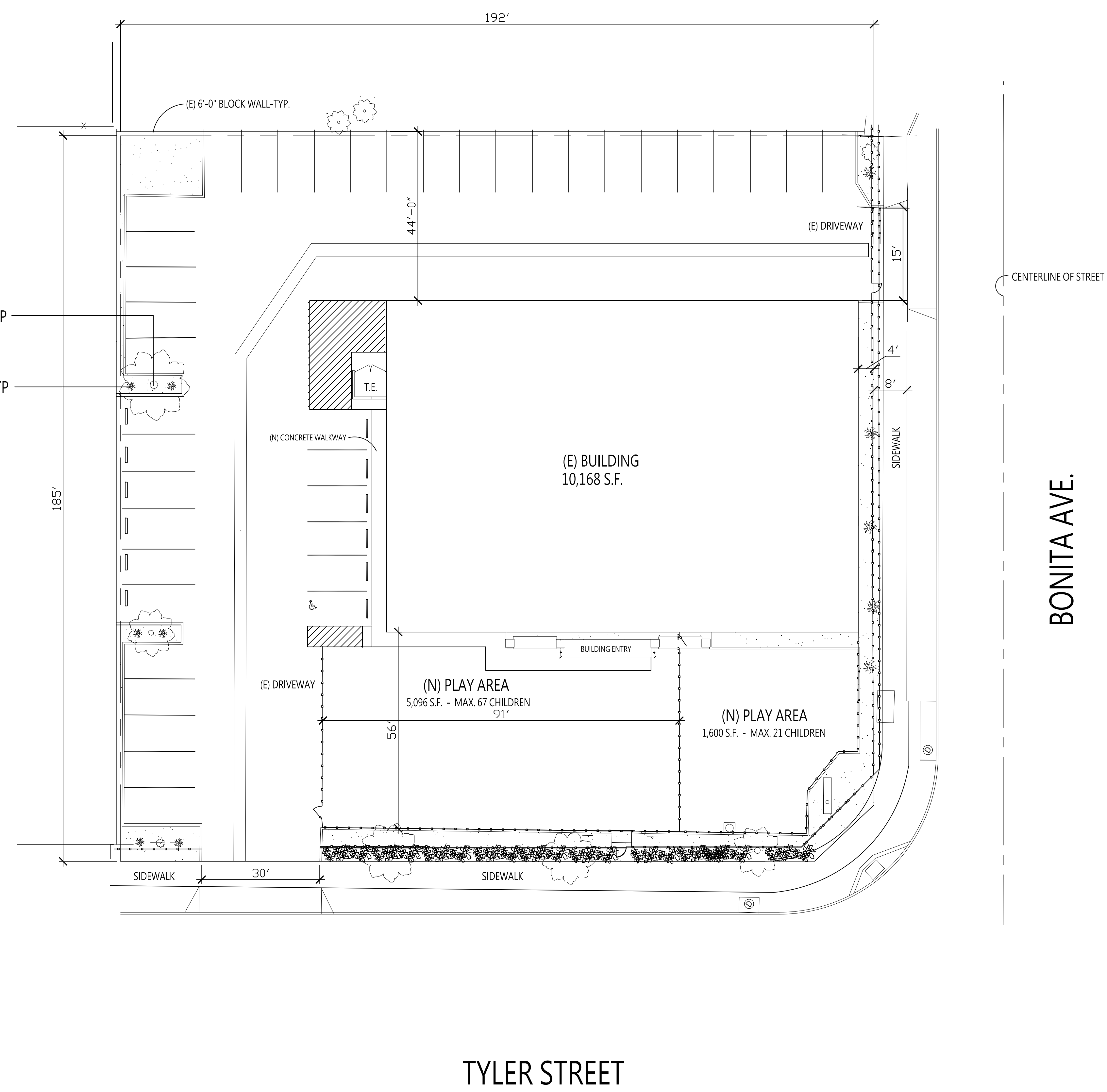
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Scale: AS SHOWN


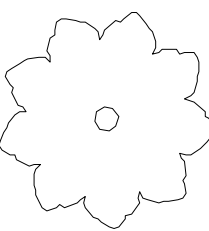


Drawn by: MD

Job: 1-018

Sheet  
**L-1**  
 Of Sheets



**LANDSCAPE LEGEND**

-  (E) LANDSCAPE AREA TO REMAIN-TYP. ADD (N) MULCH THROUGH-OUT-TYP.
-  (E) 30 GAL . DECIDUOUS TREE-TYP
-  (E) 7 GAL . TREE-TYP
-  (N) 6' HIGH 2.25 GAL HOLLY DWARF BUFORD SHRUBS -TYP

**PROPOSED LANDSCAPE PLAN**

1/16" = 1'-0"



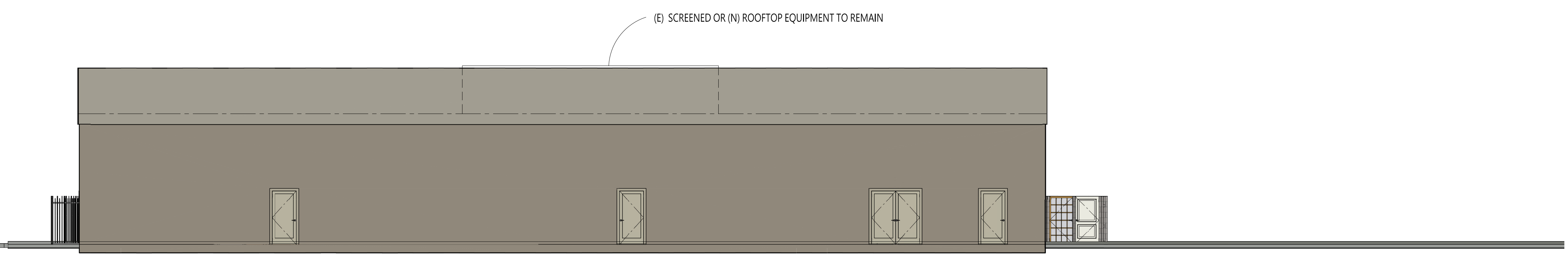
MAOF will collaborate with City and contact local artist, Ekaterina Orloviea, and Dr. Pinedo, Board Member, to propose various mural schemes.

(N) DECORATIVE MURAL

(E) SCREENED OR (N) ROOFTOP EQUIPMENT TO REMAIN

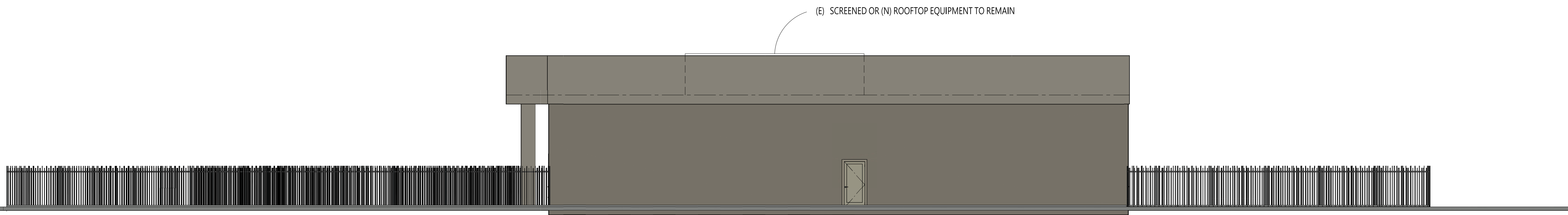


Front (South) Elevation



North (Rear) Elevation





East (Side) Elevation

(N) DECORATIVE MURAL

(E) SCREENED OR (N) ROOFTOP EQUIPMENT TO REMAIN



Front (South) Elevation

**Work description for Mexican American Opportunity Foundation (MAOF)  
Riverside Site  
4/24/2024**

MAOF is requesting a Conditional Use Permit (CUP) for the current facility. The new proposed MAOF expansion, Childcare Facility, has the address of 4103 Tyler Street, Riverside CA 92503. The current adjacent property to the north is MU-V and the South, East and West are currently CR zoned as well as the Proposed center site.

The proposed childcare facility will serve income challenged children and families in the immediate community. The proposed expansion will allow a childcare facility to expand services to the income challenged local community families.

The new existing center will have seven classrooms, enrolling forty-eight toddlers, forty-eight pre-school students and twenty-seven infants, a total of one-hundred twenty-three students. Twenty-eight staff members will staff the center. The new center will obtain a State Community Care license for one hundred twenty-three children.

The site size is .82 acres, and the existing building is 10,080 square feet. The proposed site will have approximately 6,193 square feet children's outdoor play area. After adding the play area, the center will have forty parking spaces. Staff vehicles are the only vehicles used on site.

Opening the center would also supply increased services to the families in the local community and the center will not have any adverse impact on the adjacent community.

The proposed school hours are from 6:00AM to 5:30PM for children and permanent employees, teachers, and teacher assistants, working at the site during the day. The center does not have plans for bus pick-up.

Preschool children's age ranges from zero to five years old.

The children's drop-off and pick-up time is 6AM- 8:30 AM for drop-off and 4:30PM- 5:30PM for pick-up. When Parents drop and pick up children their average time at the site is ten to fifteen minutes. The busiest time of the day is during morning pick-up time, and the maximum number of cars arriving simultaneously during the morning drop-off time is approximately twenty cars.

There is an electronically powered sliding gate at the Tyler Street driveway entrance. will remain open during the pick-up and drop-off times only.

A parking lot designated drop-off and pickup area for vehicles directly across from the main entrance of the daycare facility will exist. A pedestrian gate will serve as the primary entrance for pedestrians at the pickup and drop-off area and at the northeast corner of the site at the rear play yard area. The center will assign staff to periodically check the pick-up and drop-off area.

MAOF will provide new landscaping shrubbery at the front of the site along Tyler Street while keeping the existing site landscaping and site lighting to provide light and ventilation, the school will provide new windows in the south facing classrooms.

As a visual link to connect to the community, the MAOF will paint a mural on the wall at the building entry. MAOF will contract a local artist for the painting of the murals.

The daycare will have two separate playground areas, one at the front of the building in the southeast corner of the building.

MAOF shall move the existing wrought iron fencing to align with the existing property line.

MAOF will install a polyurethane fabric covering over the fence at the playground areas. The six high concrete block walls at the north wall will absorb sound from the adjacent residential property.

MAOF will improve the site's appearance by painting all exterior walls, resurfacing the parking paved areas, and trimming all existing trees.

In the building interior, MAOF will also construct non-bearing walls and suspended acoustical ceilings in the interior of the building as well as add four toilet rooms, two offices and a reception area as required by building and state licensing.

MAOF is excited to serve the surrounding children and families.