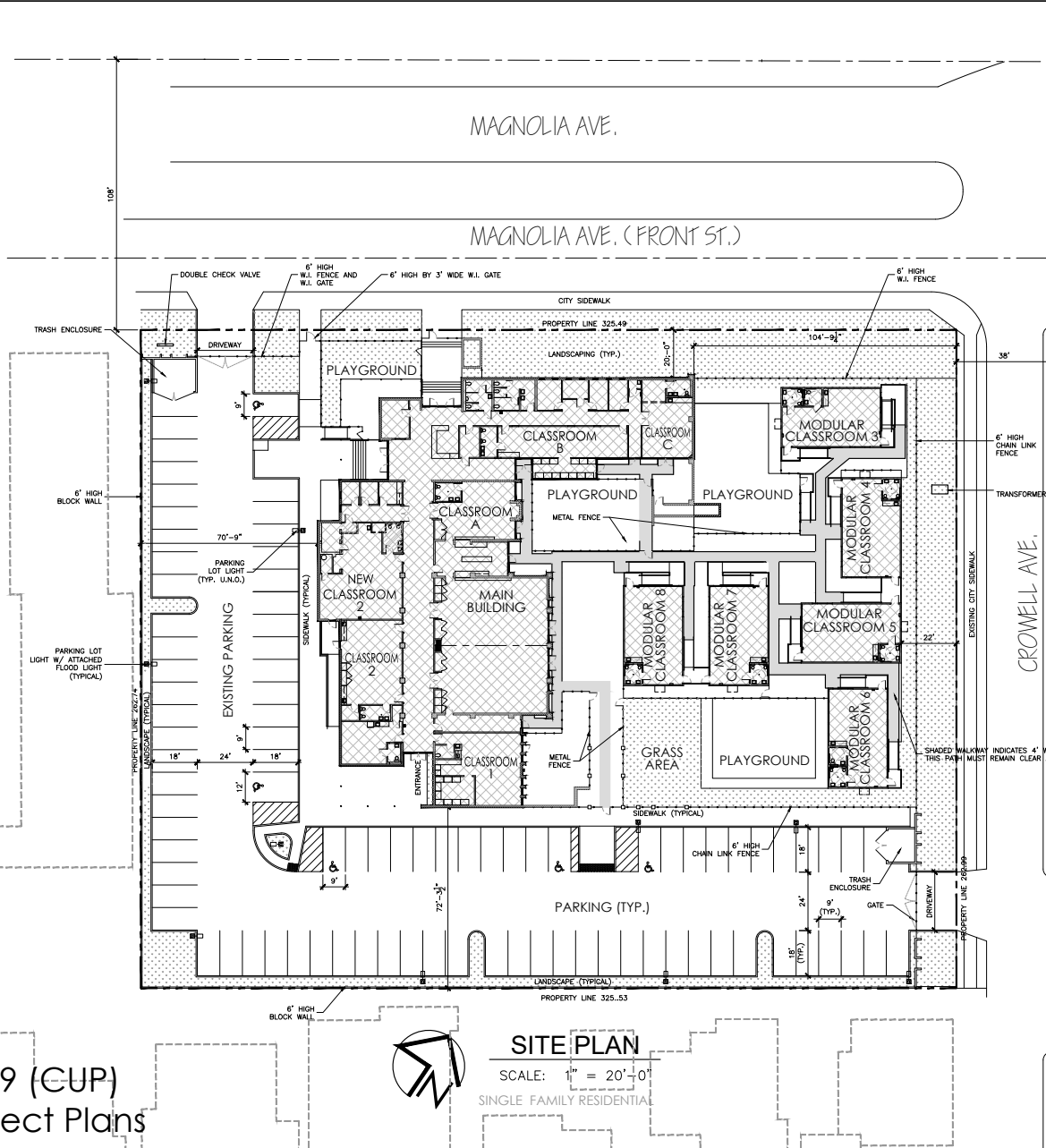




SITE PLAN

SCALE: 1" = 20'-0"

SINGLE FAMILY RESIDENTIAL

OWNER / APPLICANT

FAMILY SERVICES ASSOCIATION
ATTENTION: CHERYL HANSBERGER
21250 BOX SPRINGS ROAD
MORENO VALLEY, CA 92557
PHONE: (951) 686-1096

ARCHITECT

CHARLES J. BROWN ARCHITECT
ATTENTION: CHARLES BROWN ARCHITECT
5140 VICTORIA AVENUE
RIVERSIDE, CA 92506
TEL. NO. (951) 683-6222
EMAIL: cbrown@cbarchitect.org

DRAWING INDEX:

ARCHITECTURAL

A-1 SITE PLAN
A-2 FLOOR PLANS
A-3 ELEVATIONS

SITE ADDRESS

8172 MAGNOLIA AVENUE, RIVERSIDE, CA 92504

LEGAL DESCRIPTION

1.87 ACRES W/L IN POR LOT 3 BLK 22 MB 001/070
APN: 231-105-001

PARKING TABULATION

DAYCARE PARKING SPACE REQUIREMENTS

TOTAL STAFF - 61 = 61 SPACES
TOTAL CHILDREN = 283/10 = 27 SPACES
TOTAL REQUIRED SPACES INCLUDING ACCESSIBLE = 88
TOTAL SPACES PROVIDED = 89

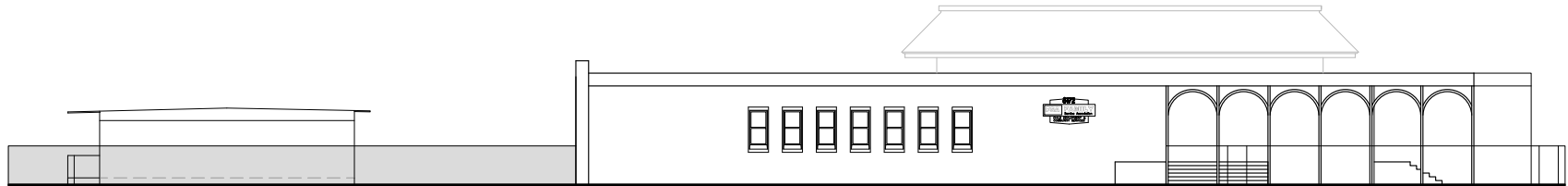
BUILDING DATA

MAIN BUILDING = 13,938 S.F.
OCCUPANCY CLASSIFICATION I-4
CONSTRUCTION TYPE IIIB
8 MODULAR BUILDINGS AT 960 S.F. EACH = 5,760 S.F.
OCCUPANCY CLASSIFICATION E
CONSTRUCTION TYPE VB

NOTES

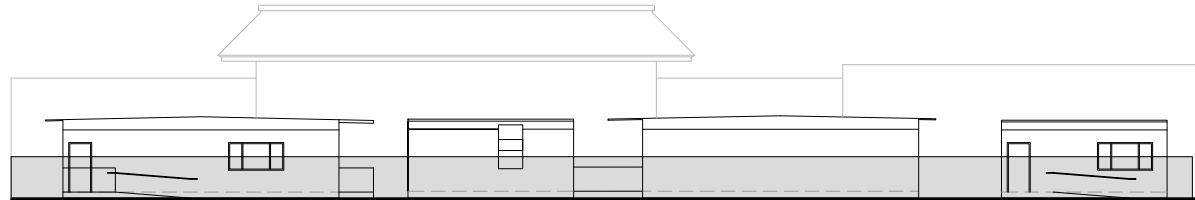
DENOTES (E) PATH OF TRAVEL
DENOTES LANDSCAPING
PATH OF TRAVEL NOTES:
THE PATH OF TRAVEL SLOPE SHALL NOT EXCEED 5%. THE
PATH OF TRAVEL CROSS SLOPE SHALL NOT EXCEED 2%.
THE ACCESSIBLE PATH OF TRAVEL CONSTRUCTION TYPE IS
4" THICK CONCRETE SIDEWALK WITH MEDIUM BROOM FINISH.

SHADE WALKWAY INDICATES 4" WIDE FIRE EGRESS PATH.
THIS PATH MUST REMAIN CLEAR AT ALL TIMES.



CLASSROOM 3

WEST ELEVATION - MAGNOLIA AVENUE



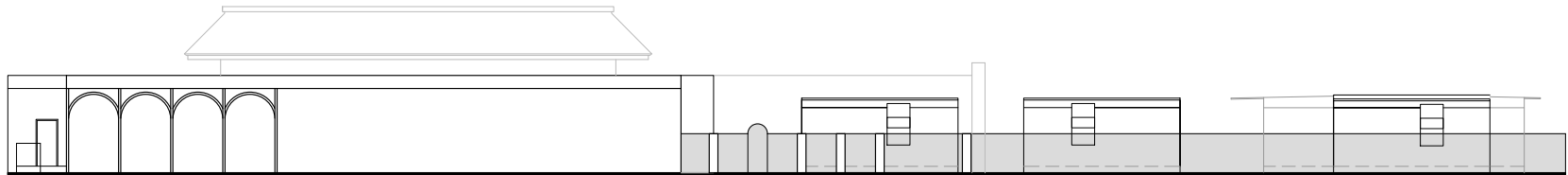
CLASSROOM 6

CLASSROOM 5

CLASSROOM 4

CLASSROOM 3

NORTH ELEVATION - CROWELL AVENUE

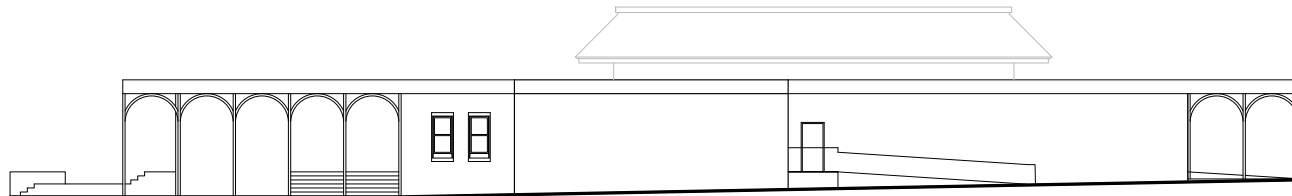


CLASSROOM 8

CLASSROOM 7

CLASSROOM 6

EAST ELEVATION - PARKING LOT



SOUTH ELEVATION - PARKING LOT

MAGNOLIA AVE. (FRONT ST.)



<u>SYMBOL</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>PF</u>	<u>SIZE</u>
TREES				
	X. CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	24" BOX		L
SYMBOL BOTANICAL / COMMON NAME CONT PF				
SHRUBS				
	ACHILLEA MILLEFOLIUM 'PAPRIKA' / PAPRIKA COMMON YARROW	1 GAL		L
	ALOE STRIATA / CORAL ALOE	5 GAL		L
	ELEAGNUS PUNGENS 'FRUITLANDI' / THORNY ELEAGNUS	5 GAL		L
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL		L
	MULHENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL		L
	SALVIA GREGGII 'RED' / AUTUMN SAGE	1 GAL		L
	TECOMA X 'ORANGE JUBILEE' / ORANGE JUBILEE YELLOW BELLS	15 GAL		L
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	5 GAL		L
SYMBOL BOTANICAL / COMMON NAME CONT PF				
TURF				
	SYNTHETIC TURF / SYNTHETIC TURF	SYNTHETIC TURF		

