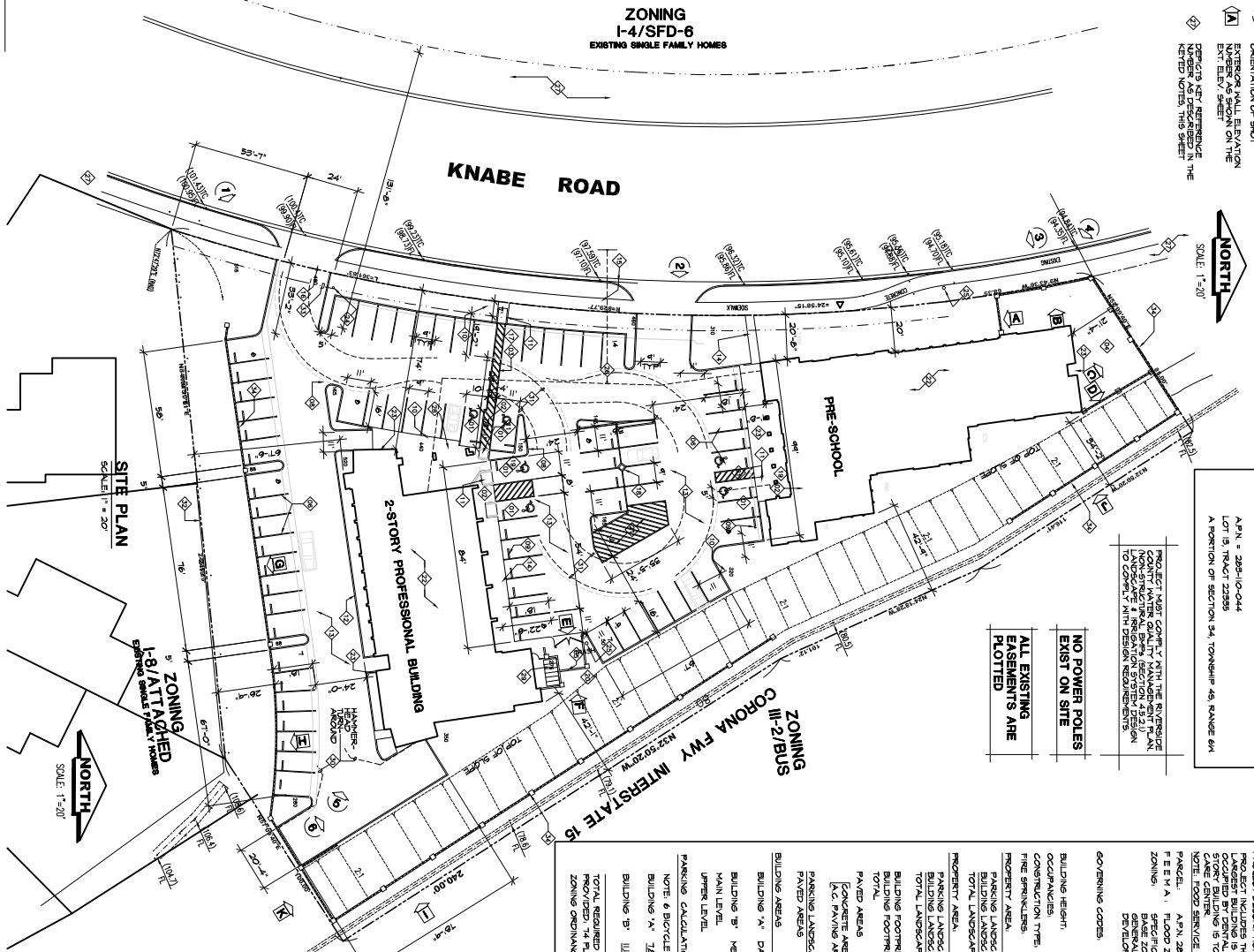


LEGEND

- ① CENTER PHOTO NUMBER INDICATES LOCATION OF SHOT NUMBER AS SHOWN ON THE EXISTING ELEV. SHEET
- ② CENTER KEY REFERENCE NUMBER AS SHOWN ON THE EXISTING ELEV. SHEET

ZONING I-4/SFD-6
EXISTING SINGLE FAMILY HOMES



LEGAL DESCRIPTION
APN = 289-10-0-4
LOT 15 TRACT 2285
A PORTION OF SECTION 54, TOWNSHIP 46 RANGE 64

PROJECT NAME: COUNTY WITH THE RIVERSIDE COUNTY ELECTRICAL SYSTEM DESIGN TO PROVIDE A PRE-SCHOOL / DAY CARE CENTER IN THE EXISTING LOT.

NO POWER POLES EXIST ON SITE
ALL EXISTING EASEMENTS ARE PLOTTED

PROJECT SITE DATA

PROJECT DESCRIPTION: PROJECT INCLUDES THE DEVELOPMENT OF TWO NEW BUILDINGS, THE PRE-SCHOOL AND DAY CARE CENTER, OCCUPYING THE EXISTING LOT 15. THE PRE-SCHOOL / DAY CARE CENTER IS TO BE OCCUPIED BY A PRE-SCHOOL / DAY CARE CENTER. THE PRE-SCHOOL / DAY CARE CENTER IS TO BE OCCUPIED BY A PRE-SCHOOL / DAY CARE CENTER.

GOVERNING CODES: 2001 CALIFORNIA STANDARDS CODE 2001 CBC, CBC, CBC AND CBC TITLE 24 PART 2 VOL. 1

F.E.M.A.: FLOOD ZONE: 'C' - HAZARDOUS AREA

BLDG HEIGHT: 29'-0" MAX

OCCUPANCIES: GROUP B AND E-3

CONSTRUCTION TYPE: CONSTRUCTION TYPE I, II, III, IV

FIRE SPRINKLERS: YES (PROPOSED)

PROJECT AREA: (65,200 SQ. FT.) = 1,095 ACRES (9,099)

BUILDING LANDSCAPING: 5,125 SQ. FT. (7.8%)

PAVED AREAS: 5,125 SQ. FT. (7.8%)

PARKING AREAS: 1,197 SQ. FT. (1.8%)

PROPERTY AREA: (61,700 SQ. FT.) = 1,121 ACRES (NET)

PARKING LANDSCAPING: 5,125 SQ. FT. (8.3%)

TOTAL LANDSCAPING: 28,775 SQ. FT. 59.2 %

BUILDING FOOTPRINT %: 17.80 %

BUILDING FOOTPRINT %: 6,800 SQ. FT. 11.50 %

PAVED AREAS: 59,560 SQ. FT. 40.51 %

CONCRETE AREA: 2,665 SQ. FT. (4.3%)

PAVING AREA: 1,515 SQ. FT. (2.4%)

PAVING AREAS: 5,125 SQ. FT. = 8.30%

BUILDING AREAS:

BUILDING 'A'	DAY CARE CENTER	7,260 SQ. FT.
BUILDING 'B'	MEDICAL FRONT BUILDING	2,840 SQ. FT.
MAIN LEVEL	6,665 SQ. FT.	6,170 SQ. FT. (NET LEASABLE)
UPPER LEVEL	6,175 SQ. FT.	4,484 SQ. FT. (NET LEASABLE)
PARKING CALCULATIONS:		
NOTE: 8 BICYCLE SPACES = ONE PARKING SPACE CREDIT		
BUILDING 'A'	7,260 SQ. FT.	= 151 SPACES REQUIRED
BUILDING 'B'	11,000 SQ. FT.	= 55.5 SPACES REQUIRED
TOTAL REQUIRED:	17,260 SPACES	
PROVIDED:	17,260 SPACES	
ZONING ORDINANCE CALCULATIONS:		175 TOTAL

PROJECT SITE DATA

- ① ALL EXISTING UTILITIES AND SERVICES SHALL BE MAINTAINED AND PROTECTED.
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PROJECT GENERAL PLANNING NOTES

1. PARKING SPACES SHALL BE PLANNED WITH FORMERLY USED LINES PAINTED ON THE SURFACE. THE STRIPES AND IDENTIFICATION SHALL BE CONTINUOUSLY MAINTAINED IN A CLEAR AND VISIBLE MANNER. CHANGES TO PARKING SPACE OR LOT STRIPES SHALL REQUIRE THE PRIOR APPROVAL OF A RESTRICING PLAN BY THE DIRECTOR.
2. APPROVED SIGNAGE OR ADDRESS SHALL BE PLACED ON ALL NEW BUILDINGS IN A LOCATION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIGNAGE AND ADDRESS. THE SIGNAGE AND ADDRESS SHALL BE PLACED ON ALL NEW BUILDINGS IN A LOCATION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIGNAGE AND ADDRESS.
3. DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COUNTY STANDARDS AS APPROVED BY THE COUNTY ENGINEER.
4. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COUNTY STANDARDS AS APPROVED BY THE COUNTY ENGINEER.
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OVERALL SITE PLAN
KNABE ROAD CENTER
APN: 289-10-0-4 (P22255)
RIVERSIDE COUNTY, CA.

PREPARED BY:
KNES PROPERTIES INC.
1697 ROCKY ROAD
UPLAND, CA 91784
PH: (909) 831-8444

PREPARED BY:
ARCHITECTS



NO.	REVISION	DATE	BY

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A1.0
1 OF 88 SHEETS