

Exhibit 3 - P15-0783 and P15-0457, Aerial Photo / Location







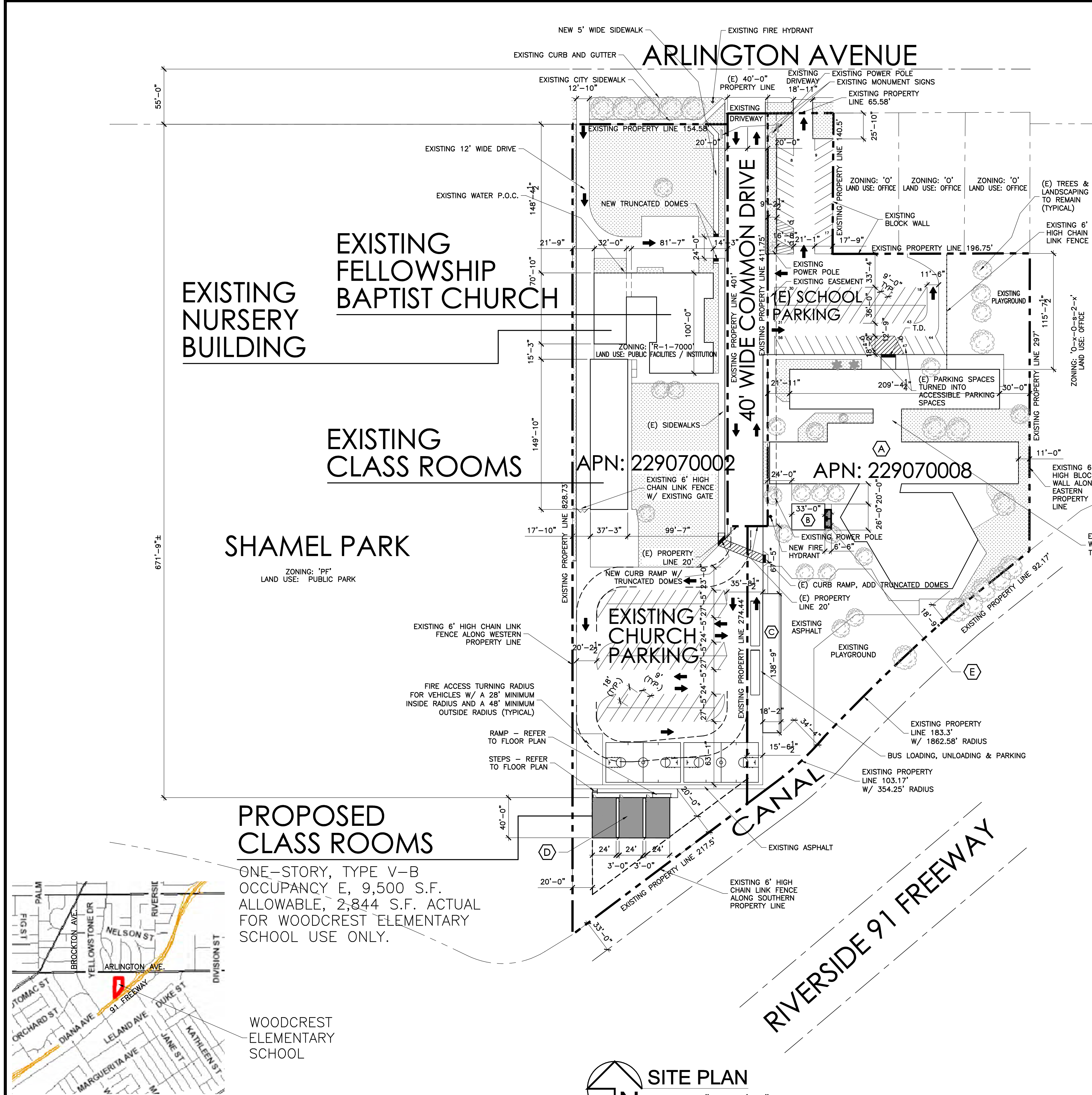
Exhibit 4 - P15-0783 and P15-0457, General Plan Map











**MINOR CUP INFORMATION:**

**MCUP OWNER:**  
FELLOWSHIP BAPTIST CHURCH OF RIVERSIDE  
3624 ARLINGTON AVENUE  
RIVERSIDE, CA. 92506  
REV. MATHEW BARRETT  
(951) 684-8071

**APPLICANT:**  
WOODCREST CHRISTIAN SCHOOL SYSTEM  
RIVERSIDE CHRISTIAN DAY SCHOOL  
3612 ARLINGTON AVENUE  
RIVERSIDE, CA. 92506  
JIM SULLIVAN, SUPERINTENDENT  
(951) 780-2010

**ARCHITECT:**  
CHARLES BROWN ARCHITECT  
ATTENTION: CHARLES BROWN ARCHITECT  
4049 ALMOND STREET SUITE 201  
RIVERSIDE, CA. 92501  
951 683-6222  
cbrown@cbarchitect.org

**FELLOWSHIP BAPTIST CHURCH PROJECT INFO:**  
A.P.N.: 229-070-002  
LOT SIZE: 121,096 (2.78 ACRES)  
3 NEW MODULAR BUILDINGS @ 960 S.F. EACH  
2,880 S.F. TOTAL  
THE NEW PORTABLES ARE FOR WOODCREST ELEMENTARY SCHOOL USE ONLY.

**NOTES:**  
ALL (E) CONDENSERS ARE LOCATED ON THE ROOF AND SCREENED FROM PUBLIC VIEW.

**PARKING ANALYSIS FOR FELLOWSHIP BAPTIST CHURCH:**  
200 SEATS IN THE CHURCH  
1 PARKING SPACE PER 4 SEATS  
200/4 = 50 PARKING SPACES REQUIRED  
58 PARKING SPACES PROVIDED  
2 OF WHICH ARE ACCESSIBLE

**CUP INFORMATION:**

**CUP LAND OWNER:**  
WOODCREST CHRISTIAN SCHOOL SYSTEM  
RIVERSIDE CHRISTIAN DAY SCHOOL  
3612 ARLINGTON AVENUE  
RIVERSIDE, CA. 92506

**APPLICANT:**  
WOODCREST CHRISTIAN SCHOOL SYSTEM  
RIVERSIDE CHRISTIAN DAY SCHOOL  
3612 ARLINGTON AVENUE  
RIVERSIDE, CA. 92506  
JIM SULLIVAN, SUPERINTENDENT  
(951) 780-2010

**ARCHITECT:**  
CHARLES BROWN ARCHITECT  
ATTENTION: CHARLES BROWN ARCHITECT  
4049 ALMOND STREET SUITE 201  
RIVERSIDE, CA. 92501  
951 683-6222  
cbrown@cbarchitect.org

**WOODCREST ELEMENTARY SCHOOL PROJECT INFO:**  
A.P.N.: 229-070-008  
3612 ARLINGTON AVENUE, RIVERSIDE, CA 92506  
LOT SIZE: 111,949.2 S.F. (2.57 ACRES)  
3 NEW MODULAR BUILDINGS @ 960 S.F. EACH  
2,880 S.F. TOTAL  
THE NEW PORTABLES ARE FOR WOODCREST ELEMENTARY SCHOOL USE ONLY.  
THOMAS BROS MAP: PAGE 715, GRID F2  
EXISTING & PROPOSED ZONING: R-1-7000  
EXISTING AND PROPOSED LAND USE: PF (PUBLIC FACILITIES / INSTITUTIONS)  
NOT WITHIN SPECIFIC PLAN  
COMMUNITY - RIVERSIDE  
FAULT ZONE: NOT IN A FAULT ZONE  
FAULTS: NOT WITHIN A 1/2 MILE OF A FAULT  
LIQUEFACTION POTENTIAL: LOW  
SUBSIDENCE: SUSCEPTIBLE  
PALEONTOLOGICAL SENSITIVITY: HIGH SENSITIVITY  
FLOOD PLAN REVIEW: NOT REQUIRED  
WATERSHED: SANTA ANA RIVER  
CALIFORNIA WATER BOARD: NONE

**PROJECT DESCRIPTION:**  
SEE ATTACHED PROJECT DESCRIPTION.

**LEGAL DESCRIPTION:**  
THAT PORTION OF LOTS 8, 9 & 10 IN BLOCK 19 OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 70 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

**UTILITY PROVIDERS:**  
SCHOOL DISTRICT - RIVERSIDE UNIFIED  
WATER - WMWD  
SEWER - RIVERSIDE COUNTY WASTE MANAGEMENT  
GAS - SOUTHERN CALIFORNIA GAS  
ELECTRIC - RIVERSIDE PUBLIC UTILITIES  
TELEPHONE - AT&T  
CABLE - AT&T  
FLOOD CONTROL - RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**PARKING ANALYSIS FOR WOODCREST CHRISTIAN SCHOOL:**  
19 CLASSROOMS  
2 PARKING SPACE PER CLASSROOM  
19\*2 = 38 PARKING SPACES REQUIRED  
56 PARKING SPACES PROVIDED  
2 OF WHICH ARE ACCESSIBLE

**BUILDING KEY:**

- (A) EXISTING WOODCREST ELEMENTARY SCHOOL BUILDING SHALL REMAIN
- (B) EXISTING CLASSROOM BUILDING SHALL REMAIN
- (C) EXISTING SHADE STRUCTURE STRUCTURE SHALL REMAIN
- (D) 3 NEW MODULAR BUILDINGS FOR PROPOSED CLASSROOMS  
BUILDING SIZE: 24'x40' EACH  
960 S.F. EACH, 2,880 S.F. OVERALL  
BUILDING HEIGHT: 12'-11 3/4"±  
ONE STORY  
CONSTRUCTION TYPE: V-B  
OCCUPANCY: ACCESSORY FOR TYPE E
- (E) NEW ACCESSIBLE REST ROOMS  
BUILDING SIZE: 6'-6"x18'-3"  
116 S.F. REST ROOM ADDITION  
BUILDING HEIGHT: 11'-7"±  
ONE STORY  
CONSTRUCTION TYPE: V-B  
OCCUPANCY: E

**EXHIBIT AMENDMENT BLOCK**

DATE: -	DRAWING 1 OF 4
---------	----------------

**CHARLES BROWN ARCHITECT**  
4049 ALMOND ST. STE. 201, RIVERSIDE CA 92501  
951-683-6222 / cbrown@cbarchitect.org

ARCHITECT  
C-6786  
APRIL 30, 2017  
RENEWAL

**WOODCREST ELEMENTARY SCHOOL CLASSROOM EXPANSION**

**EXHIBIT "A" SITE PLAN**

**A-1**

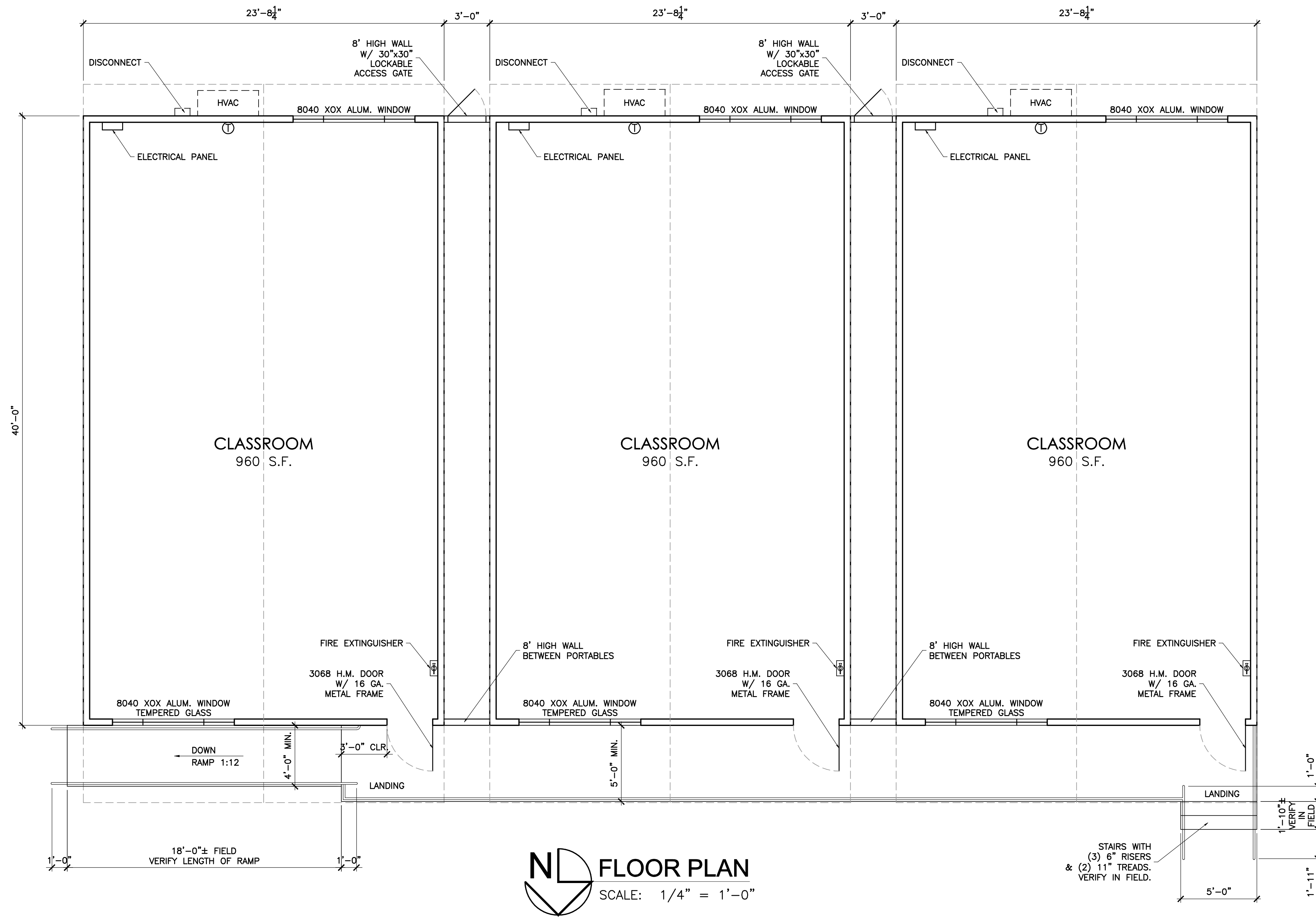
SCALE: 1" = 50'-0"

DATE: 8/28/15

SCALE: N.T.S.

Exhibit 6 - P15-0783 and P15-0457, Site Plan





#### CUP INFORMATION:

**CUP LAND OWNER:**  
WOODCREST CHRISTIAN SCHOOL SYSTEM  
RIVERSIDE CHRISTIAN DAY SCHOOL  
3612 ARLINGTON AVENUE  
RIVERSIDE, CA. 92506

**APPLICANT:**  
WOODCREST CHRISTIAN SCHOOL SYSTEM  
RIVERSIDE CHRISTIAN DAY SCHOOL  
3612 ARLINGTON AVENUE  
RIVERSIDE, CA. 92506  
JIM SULLIVAN, SUPERINTENDENT  
(951) 780-2010

**ARCHITECT:**  
CHARLES BROWN ARCHITECT  
ATTENTION: CHARLES BROWN ARCHITECT  
4049 ALMOND STREET SUITE 201  
RIVERSIDE, CA. 92501  
951 683-6222  
cbrown@cbarchitect.org

**WOODCREST ELEMENTARY SCHOOL PROJECT INFO:**  
A.P.N.: 229-070-008  
3612 ARLINGTON AVENUE, RIVERSIDE, CA 92506  
3 NEW MODULAR BUILDINGS @ 960 S.F. EACH  
2,880 S.F. TOTAL

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

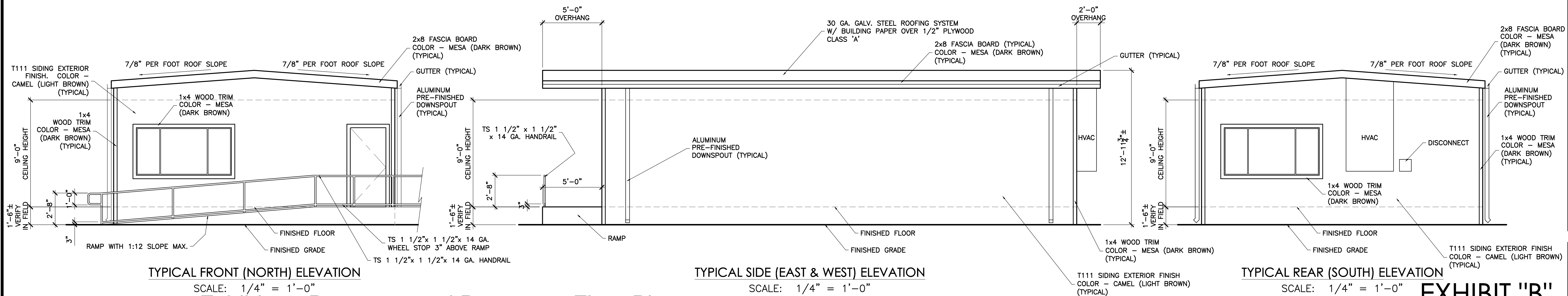
**EXHIBIT "C"**

EXHIBIT AMENDMENT BLOCK

JOB	
DATE	8/28/15
SCALE: 1/4" = 1'-0"	

**FLOOR PLAN  
& EXTERIOR  
ELEVATIONS**

**A-2**  
DRAWING 2  
OF 4



TYPICAL FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

TYPICAL SIDE (EAST & WEST) ELEVATION

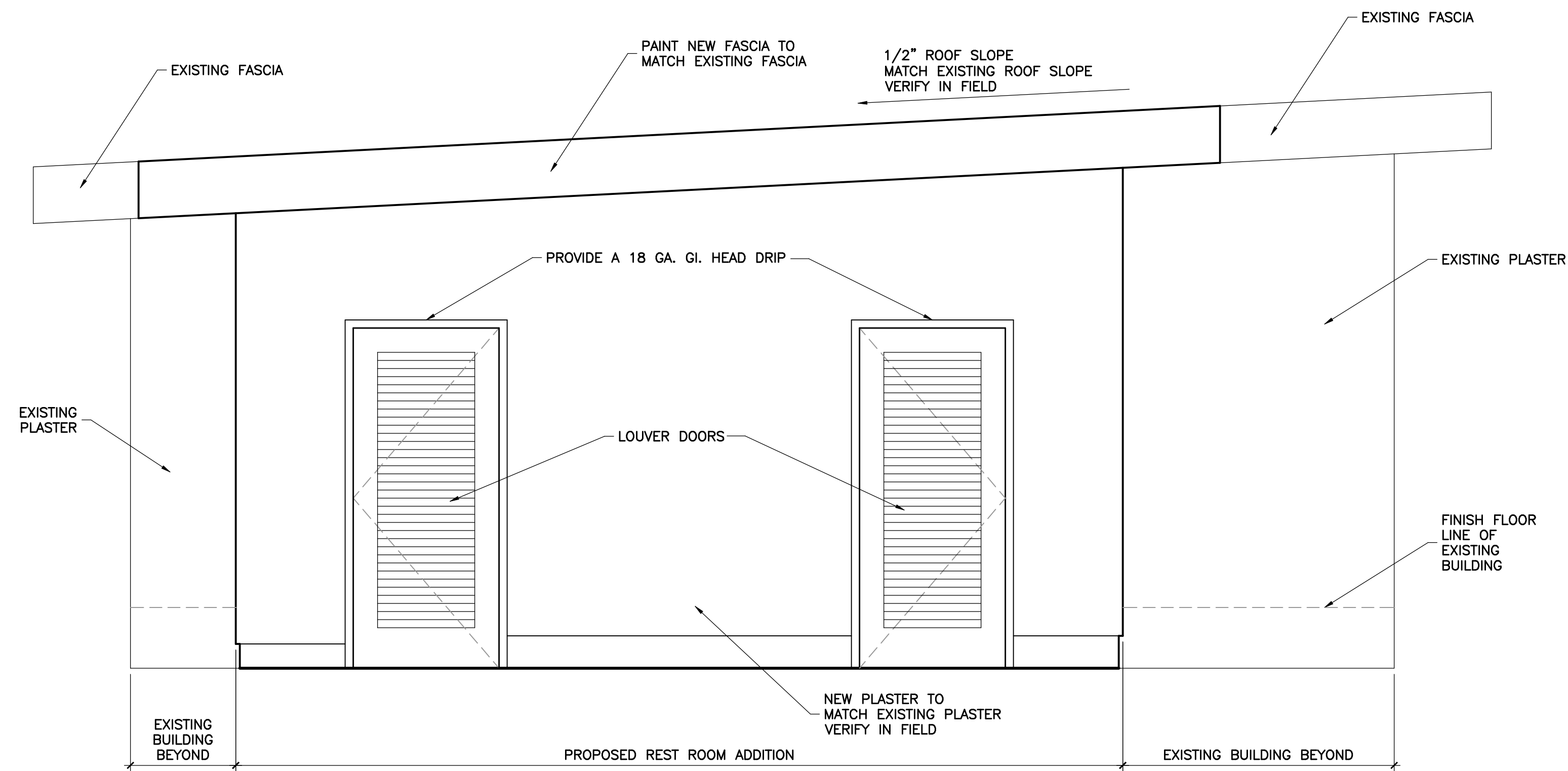
SCALE: 1/4" = 1'-0"

TYPICAL REAR (SOUTH) ELEVATION

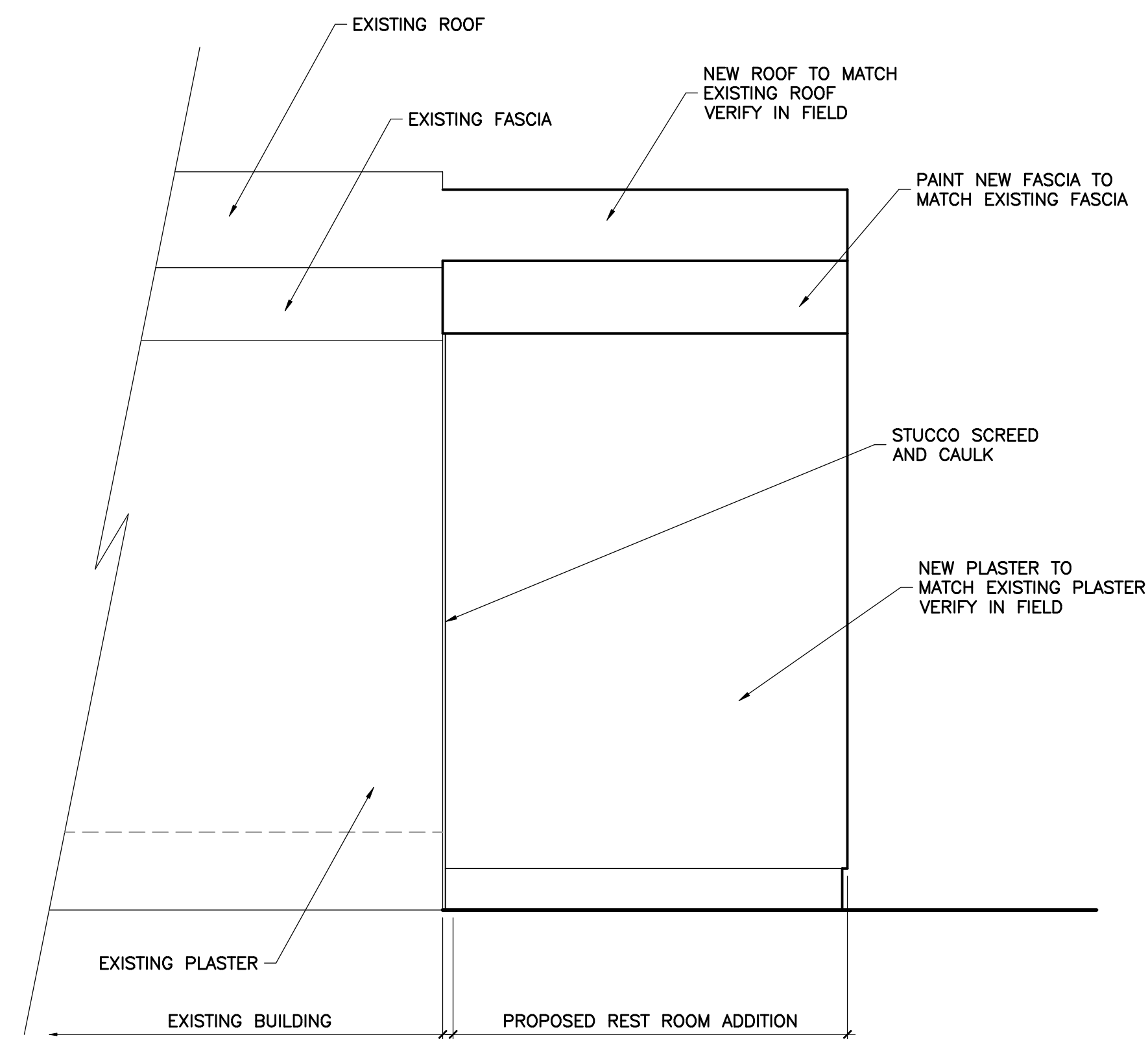
SCALE: 1/4" = 1'-0"

**EXHIBIT "B"**

**Exhibit 6 - P15-0783 and P15-0457, Floor Plan**



EAST ELEVATION



SOUTH ELEVATION  
NORTH ELEVATION IS SIMILAR

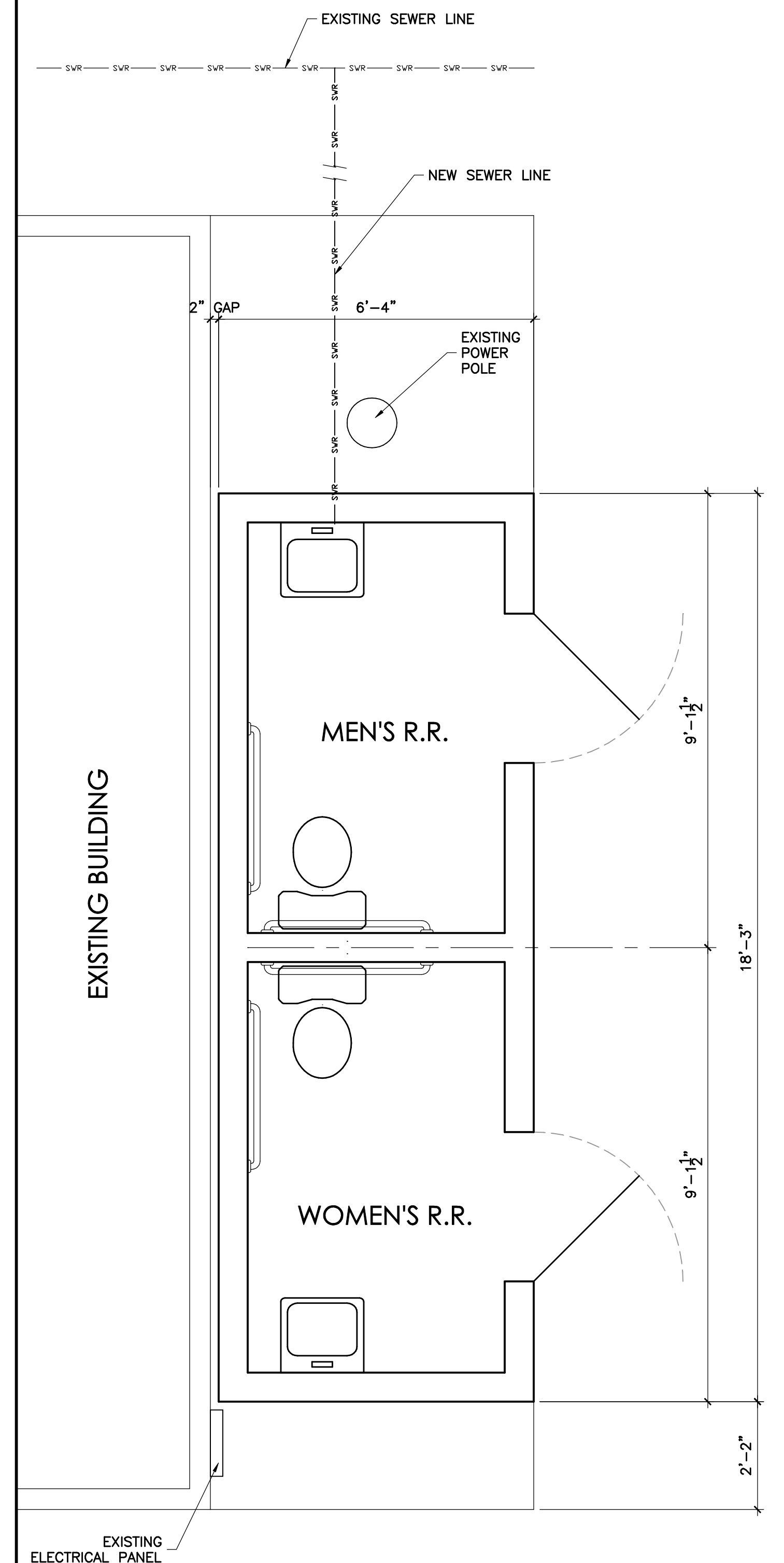
CUP INFORMATION:

**CUP LAND OWNER:**  
WOODCREST CHRISTIAN SCHOOL SYSTEM  
RIVERSIDE CHRISTIAN DAY SCHOOL  
3612 ARLINGTON AVENUE  
RIVERSIDE, CA. 92506

**APPLICANT:**  
WOODCREST CHRISTIAN SCHOOL SYSTEM  
RIVERSIDE CHRISTIAN DAY SCHOOL  
3612 ARLINGTON AVENUE  
RIVERSIDE, CA. 92506  
JIM SULLIVAN, SUPERINTENDENT  
(951) 780-2010

**ARCHITECT:**  
CHARLES BROWN ARCHITECT  
ATTENTION: CHARLES BROWN ARCHITECT  
4049 ALMOND STREET SUITE 201  
RIVERSIDE, CA. 92501  
951 683-6222  
cbrown@cbarchitect.org

**WOODCREST ELEMENTARY SCHOOL PROJECT INFO:**  
A.P.N.: 229-070-008  
3612 ARLINGTON AVENUE, RIVERSIDE, CA 92506  
3 NEW MODULAR BUILDINGS @ 960 S.F. EACH  
2,880 S.F. TOTAL



REST ROOM FLOOR PLAN  
116 S.F. REST ROOM ADDITION

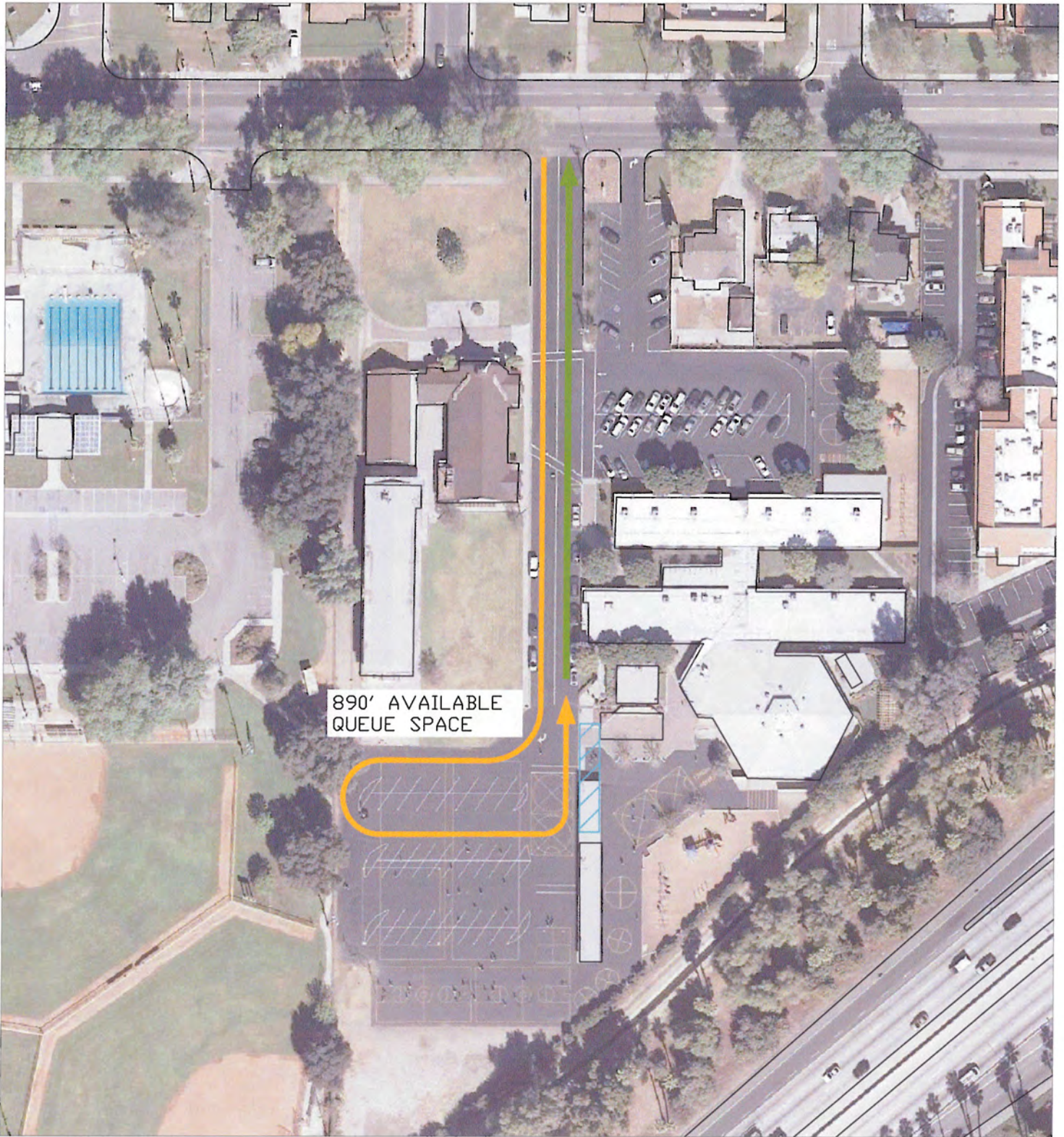
EXHIBIT "B"

EXHIBIT AMENDMENT BLOCK	
△ -	DATE: -

EXHIBIT "C"




EXHIBIT AMENDMENT BLOCK	
△ -	DATE: -





890' AVAILABLE  
QUEUE SPACE

LEGEND

-  Drop-off Zone
-  Vehicle Ingress Queue
-  Vehicle Egress Path

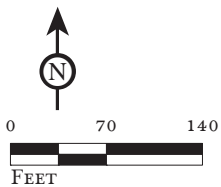
WOODCREST CHRISTIAN SCHOOL  
PROPOSED DROP-OFF CIRCULATION

Exhibit 7 - P15-0783 and P15-0457, Proposed Alternate Drop-off and Pick-up Circulation





LSA



LEGEND

- Project Boundary
- Worst Case Queue
- Circulation Flow
- Drop-off Zone
- Temporary Road Cones

FIGURE 15

*Riverside Christian Day School  
Traffic Impact Analysis*

Drop-off Circulation

SOURCE: ESRI, World Imagery, 2014. County of Riverside, 2015.

I:\RVD\1501\Reports\Traffic\fig15\_DropOffCirc.mxd (2/16/2016)

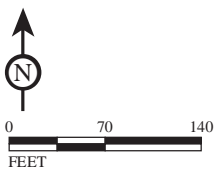




LSA

#### LEGEND

- Project Boundary
- Circulation Flow



SOURCE: ESRI, World Imagery, 2012. County of Riverside, 2015.

FIGURE 16

*Riverside Christian Day School  
Traffic Impact Analysis*

Pick-up Circulation

I:\RVD1501\Reports\Traffic\fig16\_PickUpCirc.mxd (2/12/2016)





Exhibit 9 – P15-0783 and P15-0457, Existing Site Photos





Exhibit 9 – P15-0783 and P15-0457, Existing Site Photos