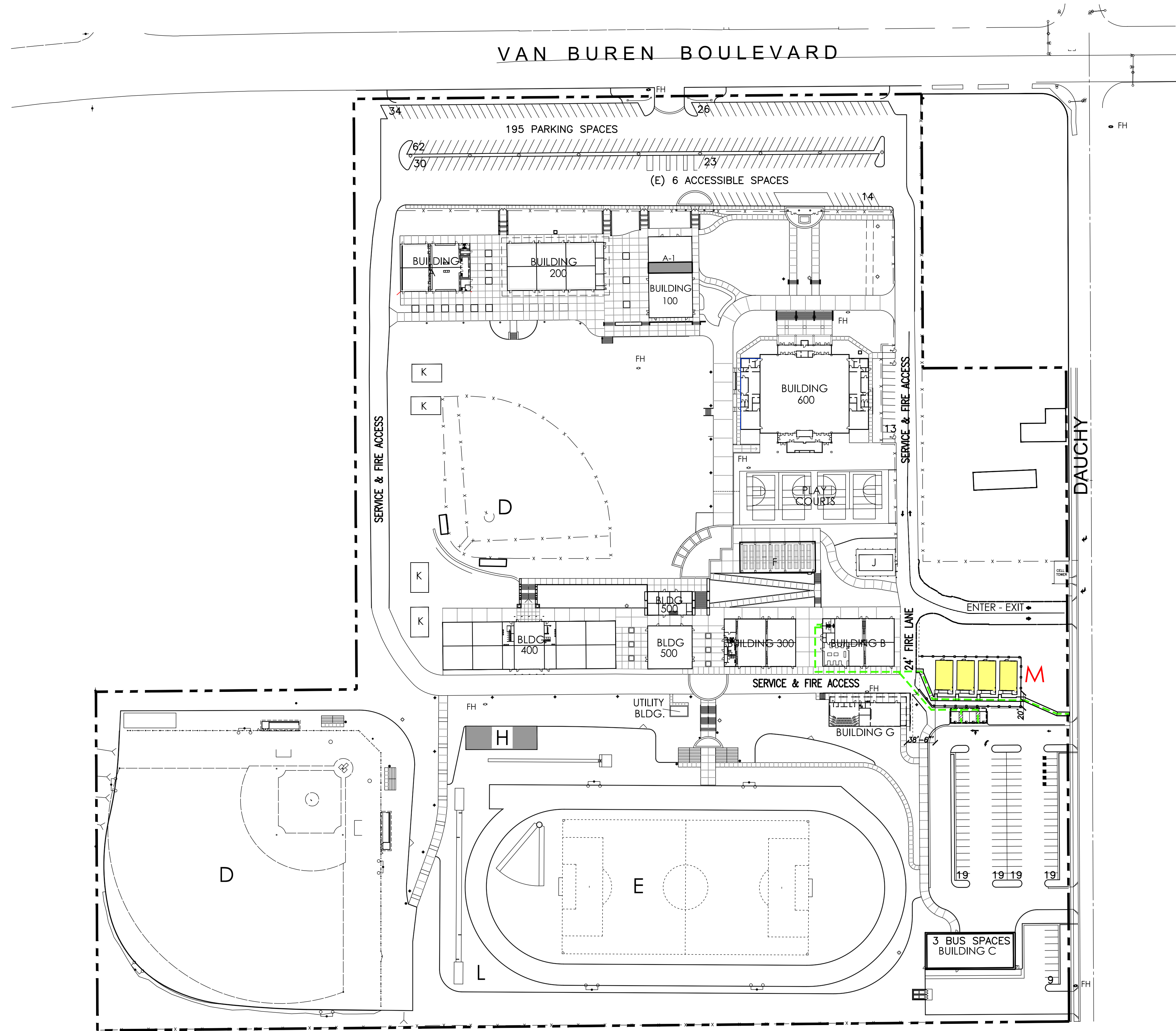




SITE PLAN
SCALE: 1"=80'-0"

GENERAL INFORMATION

ZONING: CPS: PUBLIC FACILITIES ZONE
SPECIFIC PLAN: ORANGECREST SPECIFIC PLAN
GENERAL PLAN: PF (PUBLIC FACILITIES/INSTITUTIONS)
NEIGHBORHOOD: ORANGECREST
HISTORIC DISTRICT: NONE
AIRPORT INFLUENCE: MARCH AIR RESERVE BASE
SEISMIC POTENTIAL: NOT SUBJECT TO LIQUEFACTION
LOT SIZE: 29.29 ACRES (1,275,872.4 S.F.)

LAND OWNER

WOODCREST CHRISTIAN SCHOOL
18401 VAN BUREN BLVD.
RIVERSIDE, CA 92508
PHONE: (951) 780-2010

ARCHITECT

CHARLES J. BROWN ARCHITECT
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SITE ADDRESS

18401 VAN BUREN BLVD, RIVERSIDE, CA 92508

A.P.N.'S

266-020-013,-014,-015,-057,-058,-059

PARKING ANALYSIS

PARKING ANALYSIS:		NO. OF			
USE	PARKING	RECD.	PROVIDED	DIFF.	
MIDDLE SCHOOL	2 /CLASSROOM	12	24	24	0
HIGH SCHOOL	7 /CLASSROOM	26	182	276	+94
TOTAL			206	300	+94

ACCESSIBLE PARKING ANALYSIS:

PROVIDED PARKING	RECD. H.P.	PROPOSED	DIFF.
300	7	13	+6

LEGEND

MIDDLE SCHOOL				
BUILDING NUMBER	BUILDING NAME	SQUARE FOOTAGE	EXISTING / NEW / FUTURE	START CONSTRUCTION
100	ADMINISTRATION & MULTIPURPOSE ROOM	5,310 S.F.	EXISTING	
200	CLASSROOMS (6)	8,320 S.F.	EXISTING	
A	CLASSROOMS (4)	6,016 S.F.	EXISTING	
A-1	BREEZEWAY OFFICES	840 S.F.	APPROVED	
300	CLASSROOMS (4)	6,142 S.F.	EXISTING	
400	CLASSROOMS (10)	14,848 S.F.	EXISTING	
500	ADMINISTRATION & LIBRARY	LOWER 2,933 S.F. FIRST 5,400 S.F.	EXISTING	
600	GYMNASIUM & LOCKERS	20,208 S.F.	EXISTING	
B	CLASSROOMS (4)	6,144 S.F.	EXISTING	
C	BUS BARN	6,000 S.F.	EXISTING	
D	BASEBALL FIELD	-	EXISTING	
E	TRACK & FIELD	-	EXISTING	
F	LUNCH SHELTER	4,000 S.F.	EXISTING	
G	MUSIC BLDG. (2 C.R.)	3,066 S.F.	EXISTING	
H	LOCKER/STORAGE	3,675 S.F.	APPROVED	
I	AUDITORIUM OFFICES	25,000 S.F. - 2 STORY	APPROVED	
J	STUDENT ACTIVITIES	2,560 S.F.	EXISTING	
K	MODULAR CLASSROOMS (4)	960 S.F. EACH TOTAL OF 4	EXISTING	
L	FIELD LIGHTING	-	EXISTING	
M	MODULAR CLASSROOMS (4)	960 S.F. EACH TOTAL OF 4	PROPOSED	

LEGEND						
BUILDING - FUNCTION NUMBER	PREVIOUS CUP NUMBER	BUILDING NAME	NUMBER OF CLASS ROOMS	REQUIRED PARKING	SQUARE FOOTAGE	STATUS
A	100	ADMINISTRATION & MULTIPURPOSE ROOM	0	0	5,310 S.F.	EXISTING
A-1	A-1	OFFICE EXPANSION	0	0	840 S.F.	PROPOSED
B	200	M.S. CLASSROOMS	6	12	8,320 S.F.	EXISTING
C	A	M.S. CLASSROOMS	4	8	6,016 S.F.	EXISTING
*D	K	M.S. CLASSROOMS	0	0	960 S.F.	EXISTING
*E	K	M.S. CLASSROOMS	0	0	960 S.F.	EXISTING
F	-	M.S. 2 STORY - OFFICE/CLASSROOMS	7	14	11,147 S.F. 2 STORY	PROPOSED
G	-	AMPHITHEATER	0	0	300 SEATS	PROPOSED
H	600	GYMNASIUM & LOCKERS	0	0	20,208 S.F.	EXISTING
H1	-	H.S. CLASS ROOM	1	7	1,400 S.F.	PROPOSED
H2	-	H.S. CLASSROOM	1	7	1,400 S.F.	PROPOSED
I-A	W	PERFORMING ARTS	0	0	14,980 S.F.	PROPOSED
I-B	-	H.S. CLASSROOMS + ADMIN.	3	21	10,223 S.F.	PROPOSED
I-C	J	GRUB HUB+STUDENT CENTER	0	0	5,605 S.F.	PROPOSED
J	B	H.S. CLASSROOMS	4	28	6,144 S.F.	EXISTING
K	300	H.S. CLASSROOMS	4	28	6,142 S.F.	EXISTING
L	500	LOWER LEVEL STAFF LOUNGE OFFICES & STORAGE	0	0	2,881 S.F.	EXISTING
M	400	H.S. CLASSROOMS	10	70	14,848 S.F.	EXISTING
***N	K	H.S. CLASSROOMS	0	0	960 S.F.	EXISTING
***O	K	H.S. CLASSROOMS	0	0	960 S.F.	EXISTING
P	-	SPORTS STORAGE/BINS	0	0	480 S.F.	PROPOSED
Q	F	LUNCH SHELTER	0	0	5,600 S.F.	EXISTING
R	500	MAIN LEVEL LIBRARY & ADMINISTRATION	0	0	(960 S.F. X 4 UNITS) 3,840 S.F.	EXISTING
S	G	CHOIR & BAND	2	14	3,066 S.F.	EXISTING
S1	-	STORAGE	0	0	1,400 S.F.	PROPOSED
T	-	H.S. 2 STORY CLASSROOMS OFFICES, STORAGE	7	49	12,426 S.F.	PROPOSED
H	H	SPORTS CLUB W/ STORAGE WEIGHT ROOM - SNACK BAR	0	0	7,220 S.F.	PROPOSED
**U	M	H.S. CLASSROOMS	0	0	3,840 S.F.	EXISTING
W	C	BUS BARN	0	0	6,000 S.F.	EXISTING
X	-	STORAGE	0	0	2,400 S.F.	PROPOSED
Y	-	STORAGE BARN	0	0	5,400 S.F.	PROPOSED
**Z	-	MAINTENANCE SHED	0	0	2,000 S.F.	EXISTING
***aa	-	STAFF HOUSING	0	0	1,000 S.F.	EXISTING
cc	-	PROJECT ENTRANCE	0	0	-	PROPOSED
dd	-	PLAY COURTS	0	0	-	PROPOSED
ee	-	STUDENT ACTIVITIES	0	0	-	PROPOSED
ff	-	OUTDOOR AMPHITHEATER	0	0	-	EXISTING
gg	-	FIELD LIGHTS	0	0	-	PROPOSED
TOTAL CLASSROOMS			49	-	17 MIDDLE SCHOOL - 32 HIGH SCHOOL	
TOTAL REQUIRED PARKING			258	-	2 M.S. BUSES - 3 H.S. BUSES	
TOTAL PARKING PROVIDED			365	-	INCLUDES 43 NEW SPACES IN PHASE 2	

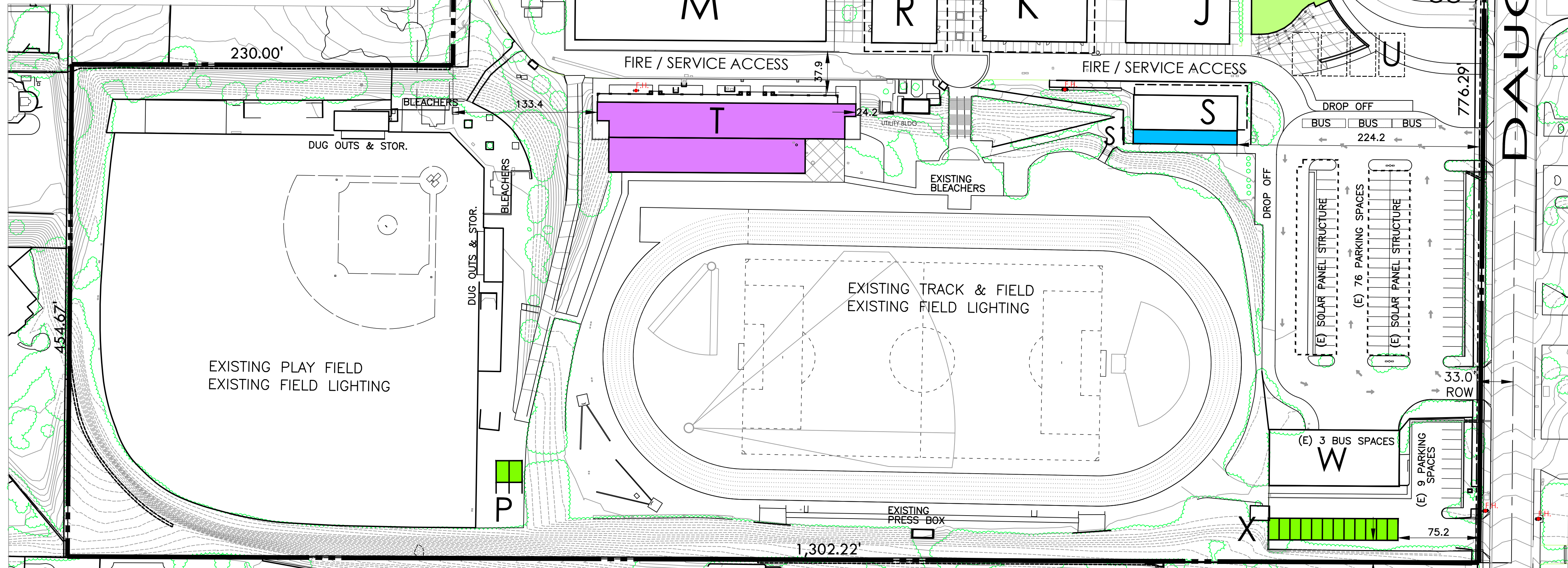
EXISTING: 98,055 S.F. / PROPOSED: 74,921 S.F.

* TO BE REMOVED ON CONSTRUCTION OF BUILDING F

** TO BE REMOVED AFTER CONSTRUCTION OF BUILDING T

*** TO BE REMOVED ON CONSTRUCTION OF PROJECT ENTRANCE

**** TO BE USED AS STAFF OFFICES AFTER CONSTRUCTION OF BUILDING T



LAND OWNER

WOODCREST CHRISTIAN SCHOOL
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ATTN. JEFF WHITE
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SITE ADDRESS

18401 VAN BUREN BLVD.
RIVERSIDE, CA. 92508

A.P.N.'S

266-020-013,-014,-015,-057,-058,-059
LOT SIZE: 29.29 ACRES (1,275,872.4 S.F.)

PREVIOUS ACTION

PR-2022-001463
PR-2021-001080

PARKING ANALYSIS

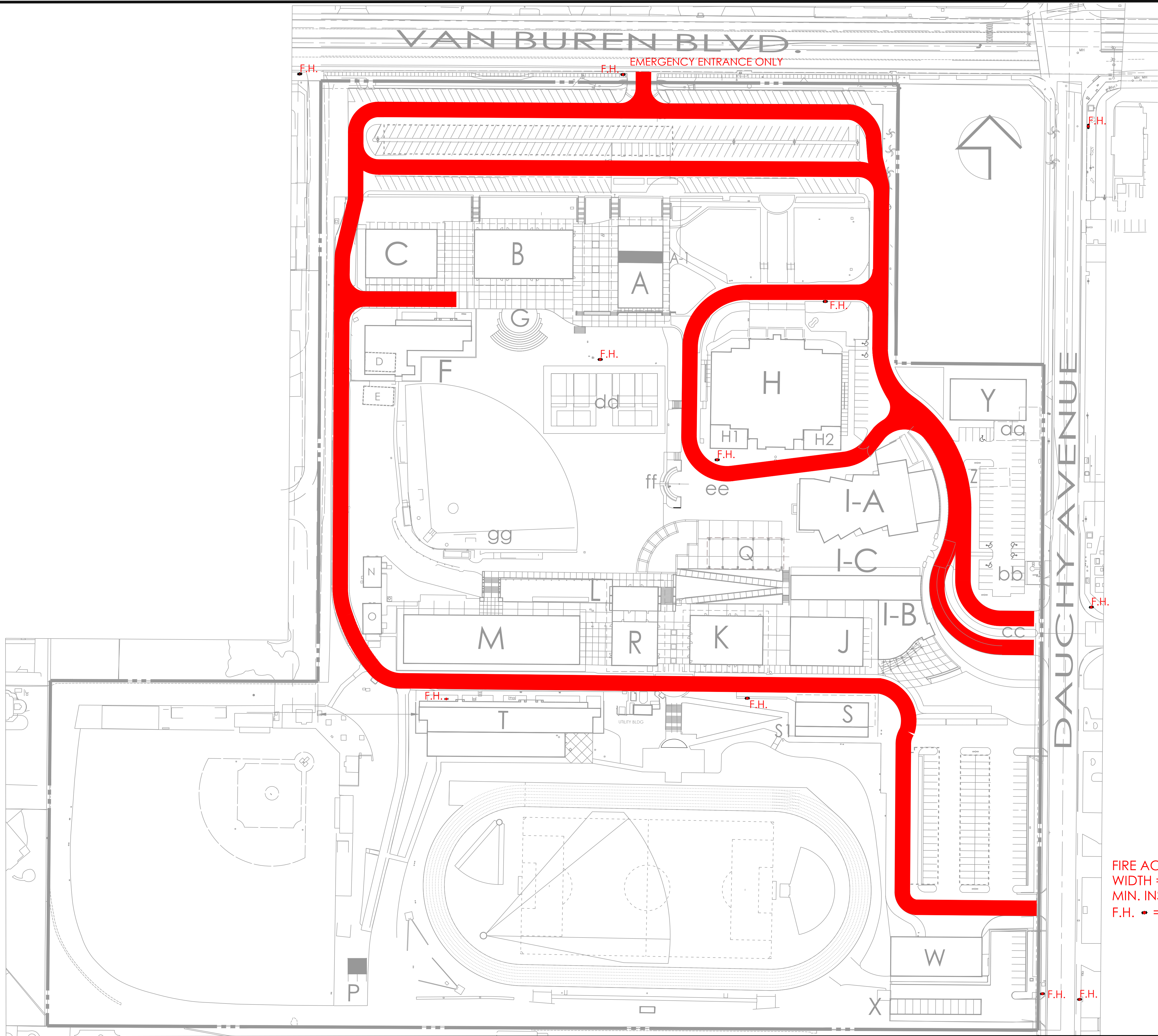
2 PARKING SPACES FOR EACH MIDDLE SCHOOL CLASSROOM
17 MIDDLE SCHOOL CLASSROOMS = 34 PARKING SPACES
7 PARKING SPACES FOR EACH HIGH SCHOOL CLASSROOM
32 HIGH SCHOOL CLASSROOMS = 224 PARKING SPACES
FOR A REQUIRED TOTAL OF 258 PARKING SPACES
365 TOTAL PARKING SPACES PROVIDED (INCLUDING 43 NEW PARKING SPACES)
BUS REQUIREMENT: 2 FOR MIDDLE SCHOOL
3 FOR HIGH SCHOOL

PARKING ANALYSIS:

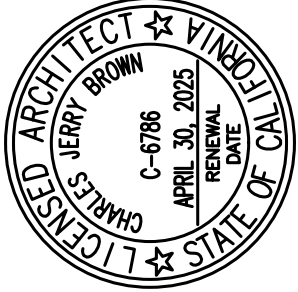
USE	PARKING REQ	NO. OF CLASSRMS	REQD.	PROVIDED	DIFF.
MIDDLE SCHOOL	2 /CLASSROOM	17	34	34	0
HIGH SCHOOL	7 /CLASSROOM	32	224	331	+107
TOTAL			258	365	+107

ACCESSIBLE PARKING ANALYSIS:

PROVIDED PARKING	REQD. H.P.	PROPOSED	DIFF.
365	8	13	+5



FIRE ACCESS LANES
WIDTH = 20'
MIN. INSIDE TURNING RADIUS = 20'
F.H. * = FIRE HYDRANT

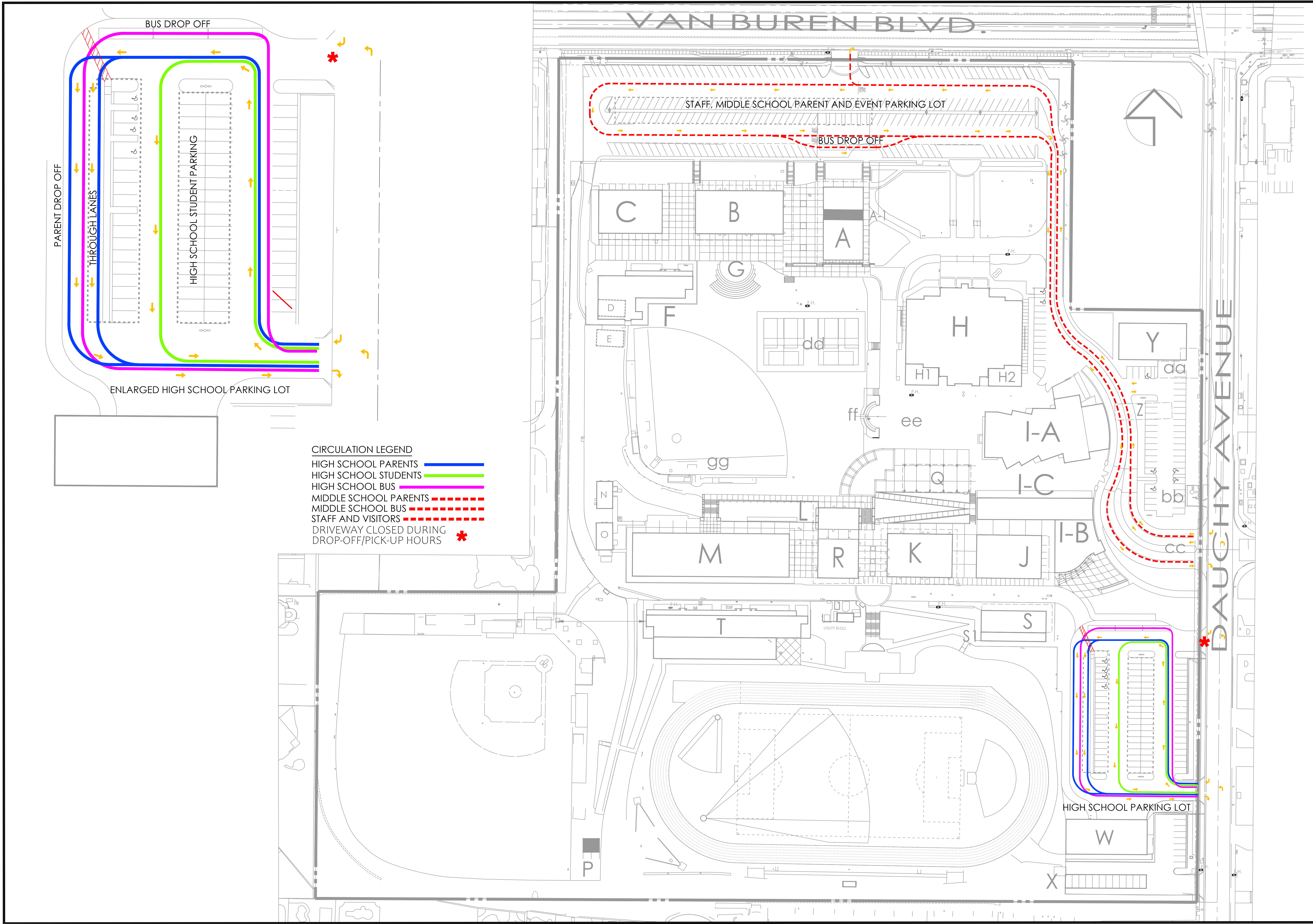


WOODCREST CHRISTIAN HIGH SCHOOL
MASTER PLAN
18401 VAN BUREN BLVD. RIVERSIDE, CA. 92508

JOB	
DATE	08/15/23
REV. 1	10-09-23
2	02-16-24
SCALE:	1" = 60'-0"

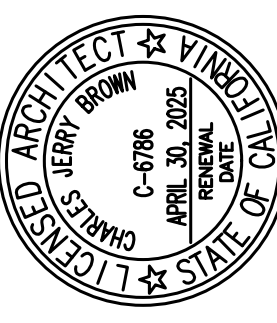
FIRE ACCESS CIRCULATION

CUP-2.1
DRAWING #
OF #



CIRCULATION LEGEND
HIGH SCHOOL PARENTS ———
HIGH SCHOOL STUDENTS ———
HIGH SCHOOL BUS ———
MIDDLE SCHOOL PARENTS - - - - -
MIDDLE SCHOOL BUS - - - - -
STAFF AND VISITORS - - - - -
DRIVEWAY CLOSED DURING
DROP-OFF/PICK-UP HOURS *

CHARLES BROWN
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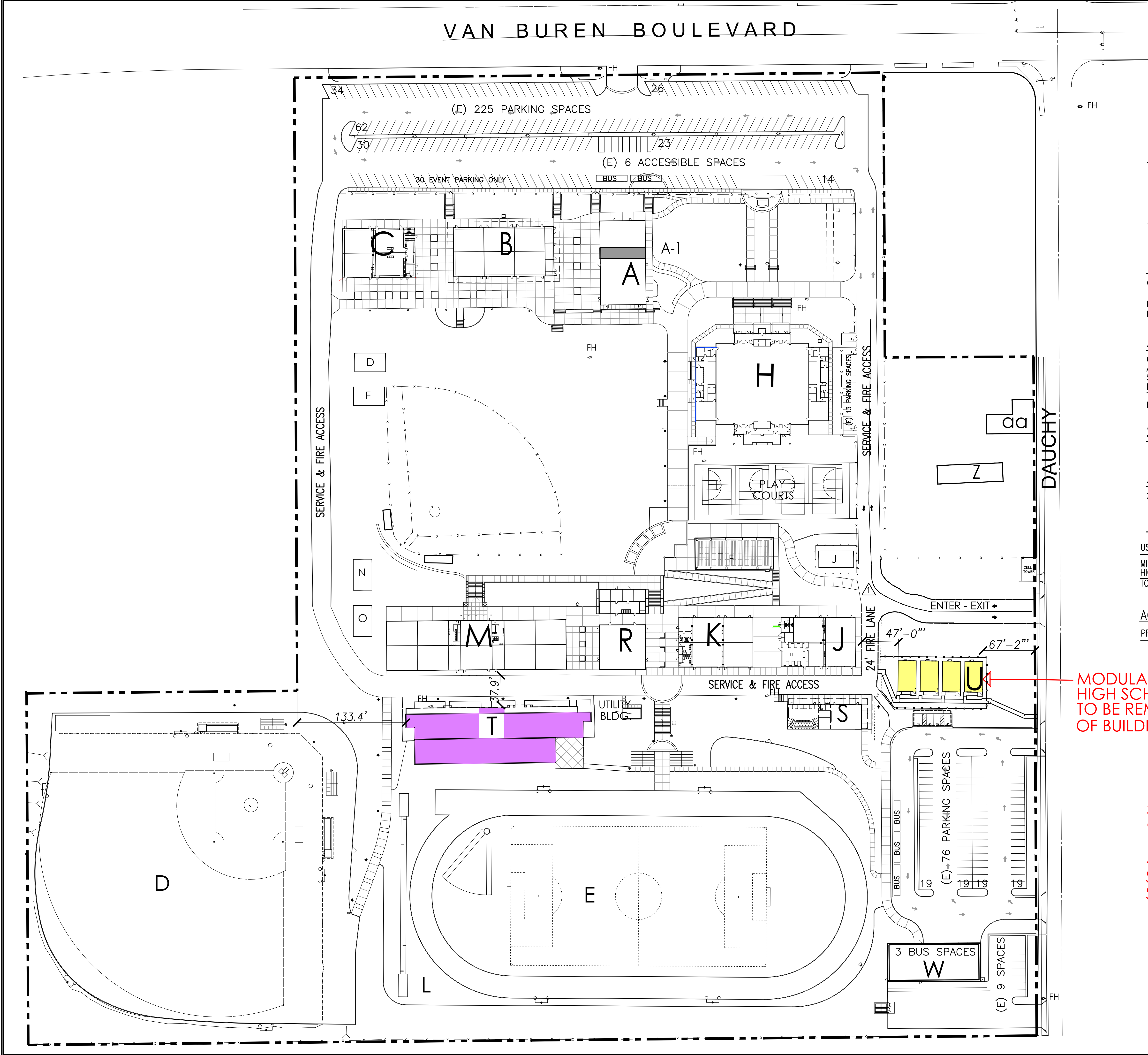
WOODCREST CHRISTIAN HIGH SCHOOL
MASTER PLAN
18401 VAN BUREN BLVD. RIVERSIDE, CA. 92508

JOB	
DATE	08/15/23
REV.	1 10-09-23
	2 02-16-24
SCALE:	1" = 60'-0"

PARKING CIRCULATION

CUP-2.2

DRAWING	#
OF	#



GENERAL INFORMATION

ZONING: CPS; PUBLIC FACILITIES ZONE
SPECIFIC PLAN: ORANGECREST SPECIFIC PLAN
GENERAL PLAN: PF (PUBLIC FACILITIES/INSTITUTIONS)
NEIGHBORHOOD: ORANGECREST
HISTORIC DISTRICT: NONE
AIRPORT INFLUENCE: MARCH AIR RESERVE BASE
SEISMIC POTENTIAL: NOT SUBJECT TO LIQUEFACTION
LOT SIZE: 29.29 ACRES (1,275,872.4 S.F.)

LAND OWNER

WOODCREST CHRISTIAN SCHOOL
18401 VAN BUREN BLVD.
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ARCHITECT

CHARLES J. BROWN ARCHITECT
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SITE ADDRESS

18401 VAN BUREN BLVD, RIVERSIDE, CA 92508

A.P.N.'S

266-020-013,-014,-015,-057,-058,-059

PARKING ANALYSIS - PHASE ONE

USE	PARKING REQD	NO. OF CLASSRMS	REQD.	PROVIDED	DIFF.
MIDDLE SCHOOL	2 /CLASSROOM	12	24	24	0
HIGH SCHOOL	7 /CLASSROOM	33	231	306	+75
TOTAL			255	330	+75

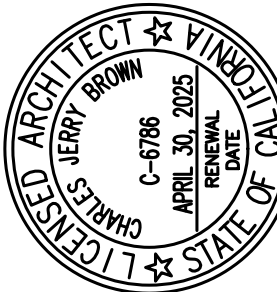
ACCESSIBLE PARKING ANALYSIS:

PROVIDED PARKING	REQD. H.P.	PROPOSED	DIFF.
330	8	13	+5

BUILDING - T

LOWER LEVEL: 7,220 S.F.
3 HIGH SCHOOL CLASSROOMS
OFFICES, STORAGE, AND RESTROOMS

UPPER LEVEL: 12,426 S.F.
4 HIGH SCHOOL CLASSROOMS, RESTROOMS
STORAGE, TEAM LOCKERS, SPORTS CLUB,
SNACK BAR.



WOODCREST CHRISTIAN HIGH SCHOOL
MASTER PLAN
18401 VAN BUREN BLVD. RIVERSIDE, CA. 92508

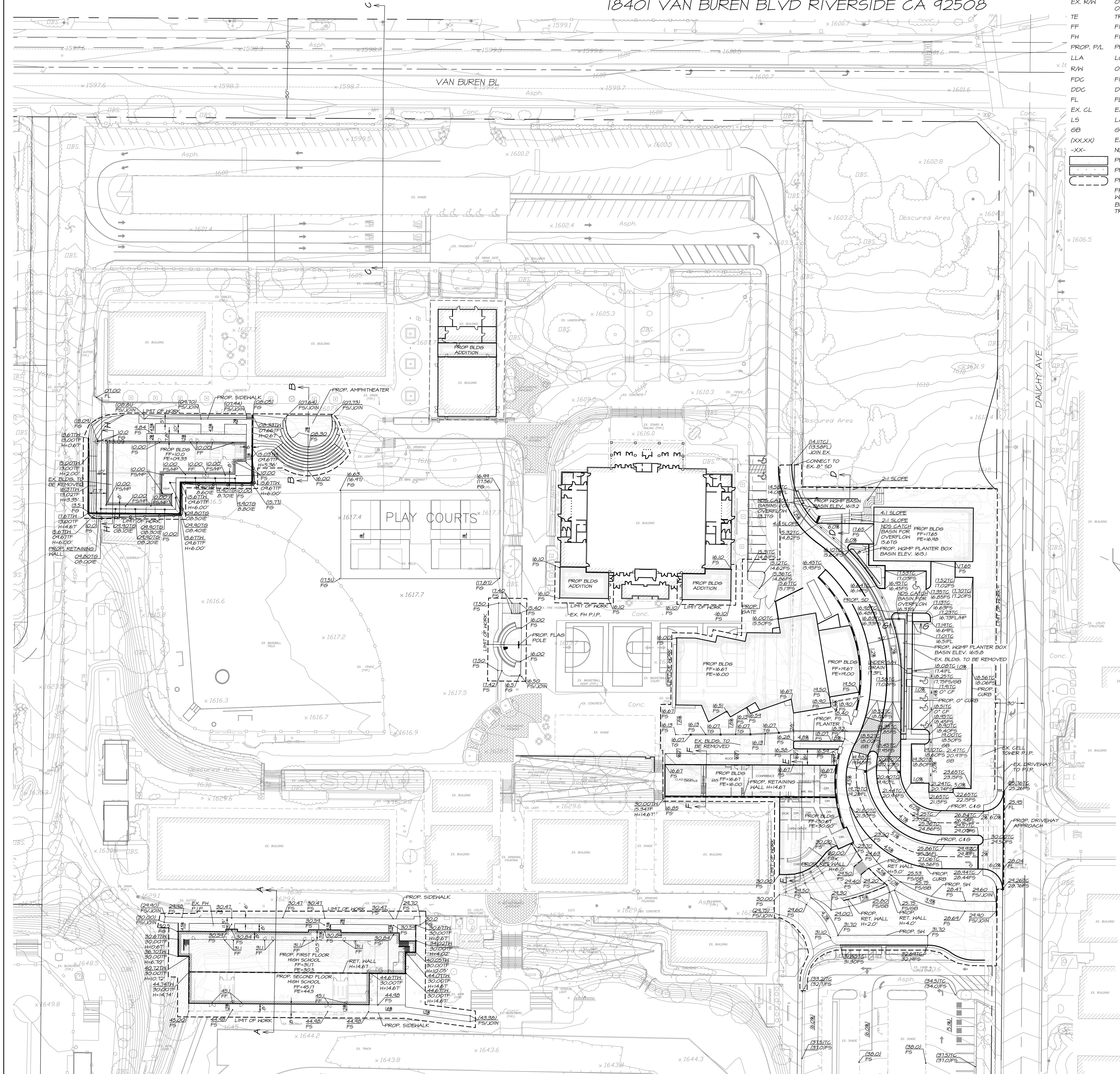
JOB	DATE
DATE	08/15/23
REV.	10-09-23
	02-16-24
SCALE:	1"=60'-0"

SITE PLAN
PHASE ONE

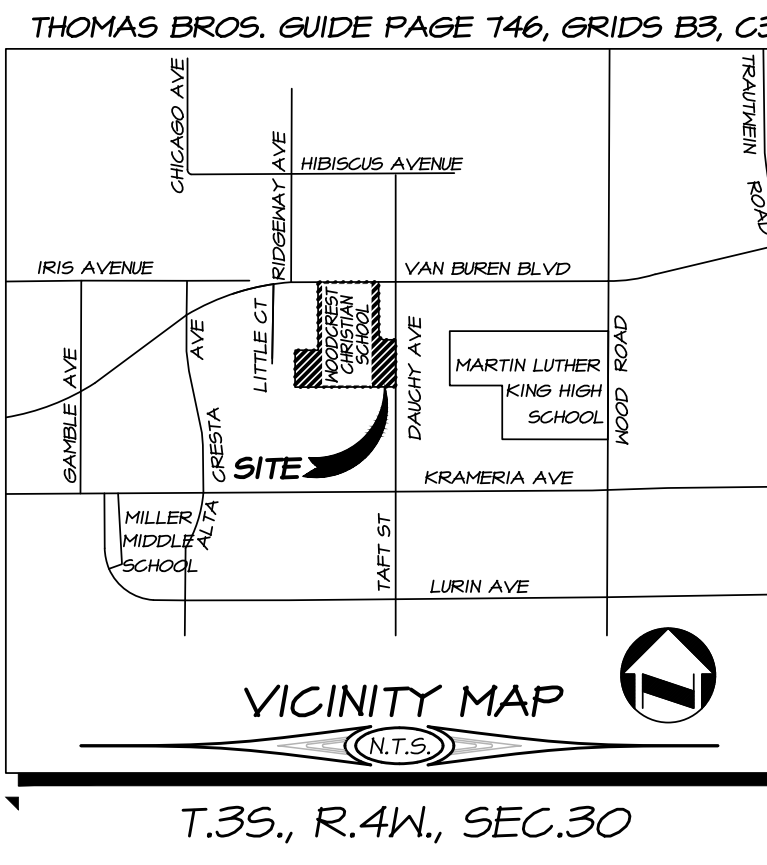
CUP-3
DRAWING -
OF #

CONCEPTUAL GRADING PLAN WOODCREST CHRISTIAN SCHOOL

18401 VAN BUREN BLVD RIVERSIDE CA 92508



- LEGEND**
- EC EDGE OF CONCRETE
 - ASPH. ASPHALT
 - EP EDGE OF PAVEMENT
 - CO SEWER CLEAN-OUT
 - EX. R/W OFF-SITE EXISTING RIGHT OF WAY
 - TE TRASH ENCLOSURE
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - PROP. P/L PROPOSED PROPERTY LINE
 - LLA LOT LINE ADJUSTMENT
 - R/W ON-SITE RIGHT OF WAY
 - FDC FIRE DEPT. CONNECTION
 - DDC DOUBLE DETECTOR CHECK
 - FL FLOWLINE
 - EX. CL EXISTING CENTERLINE
 - LS LANDSCAPE
 - GB GRADE BREAK
 - (XXX)X EXISTING TOPO ELEVATION
 - XX- NUMBER OF PARKINGS
 - PROP. CONCRETE SLAB
 - PROP. LANDSCAPING
 - PROP. BMP AREA
 - FREE STANDING BLOCK WALL
 - BMP WATER QUALITY TREATMENT AREAS



OWNER / APPLICANT
WOODCREST CHRISTIAN SCHOOL
18401 VAN BUREN BLVD
RIVERSIDE, CA 92508
TEL: (951) 780-2074

ENGINEER
ADKIN ENGINEERS
6819 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241

ASSESSOR'S PARCEL NUMBERS
266-020-013 266-020-051
266-020-014 266-020-058
266-020-015 266-020-054

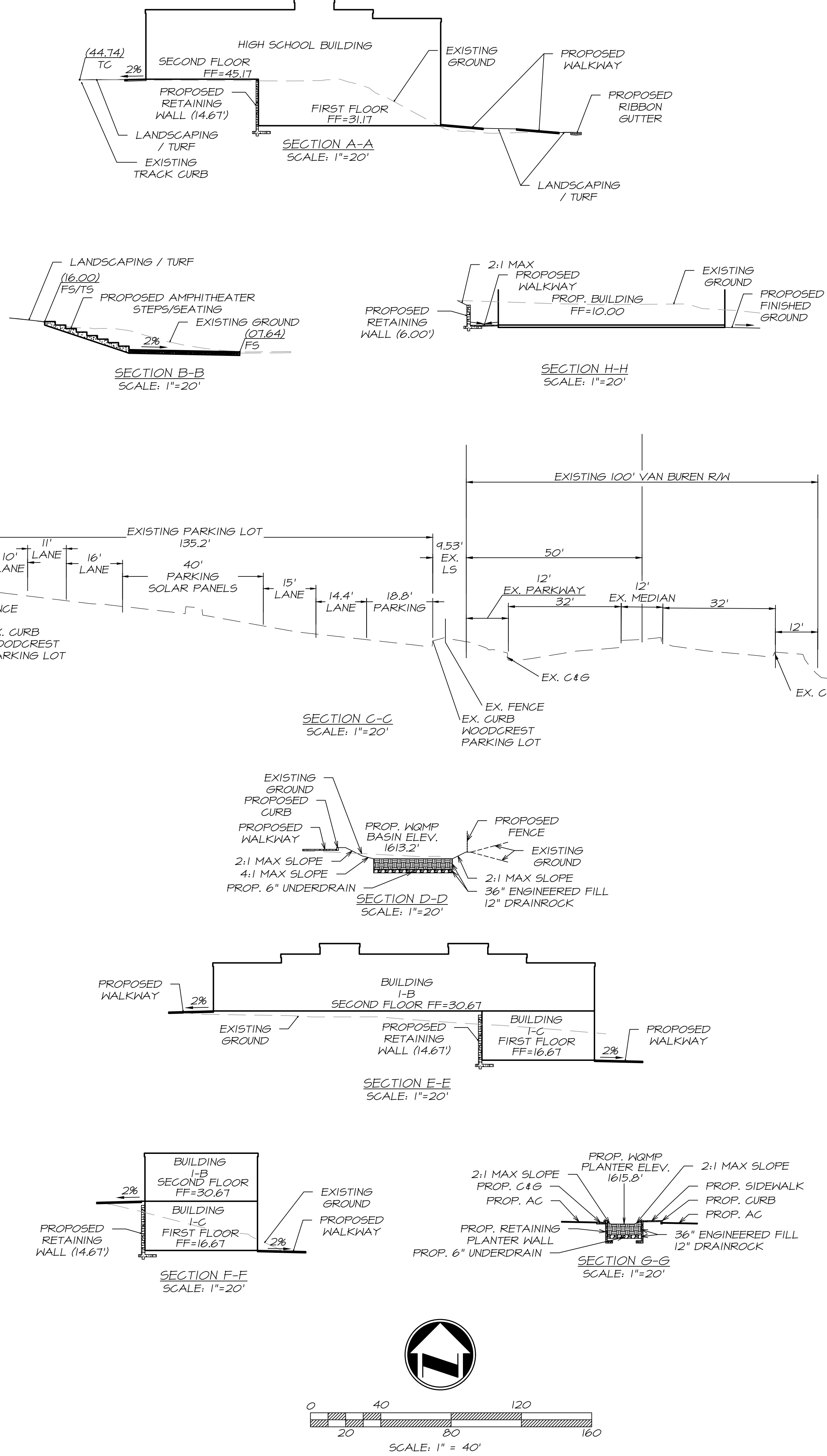
ZONING / LAND USE
EXISTING ZONING: PF - PUBLIC FACILITIES / INSTITUTIONAL
CR - COMMERCIAL
PROPOSED ZONING: PF - PUBLIC FACILITIES / INSTITUTIONAL

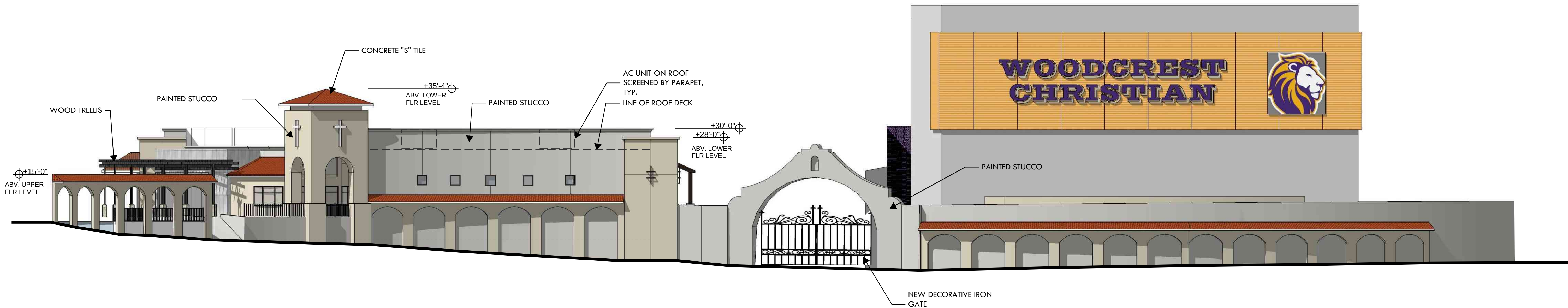
UTILITY SURVEYORS
WATER: WESTERN MUNICIPAL WATER DISTRICT
SEWER: CITY OF RIVERSIDE
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: CITY OF RIVERSIDE

BENCHMARK
DATUM: NAVD83 ELEVATION: 1585.301

A BRASS DISK MARKED "YB-12-64" SET IN A 1X3X7 FOOT GRANITE BOULDER, 2 FEET EAST OF A MARKER POST, 116 FEET NORTH OF VAN BUREN BLVD., 42 FEET EAST OF CHICAGO AVENUE, AT THE SOUTHEAST CORNER OF VAN BUREN BLVD. AND CHICAGO AVENUE IN THE WOODCREST AREA. NOTE: THIS DESCRIPTION CONTAINS A DISCREPANCY RELATED TO THE QUADRANT THE BM FALLS IN.

NOTE: THE BM IS FOUND 116 FEET SOUTH OF VAN BUREN BLVD.



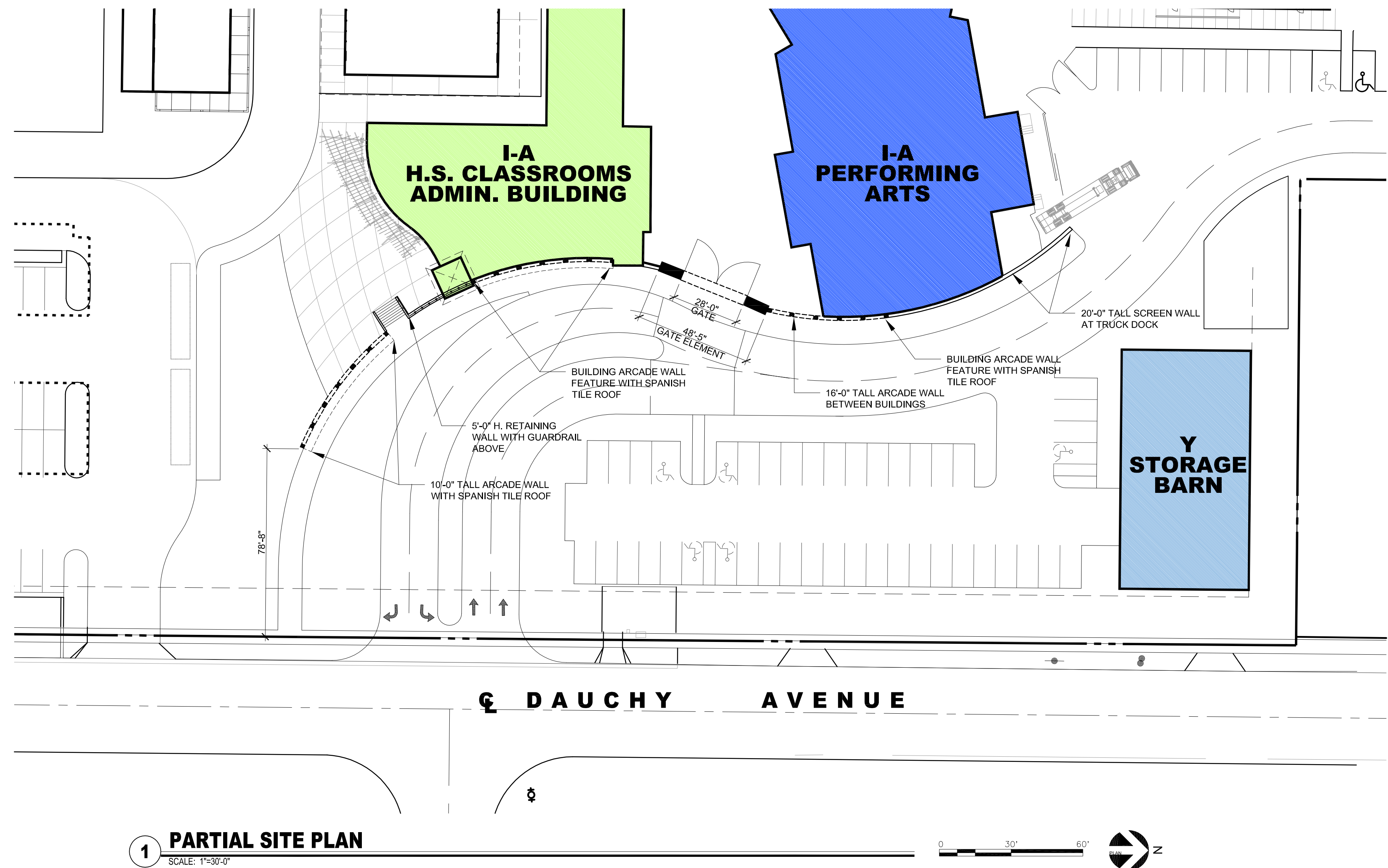


APPLICANT:

**WOODCREST CHRISTIAN
SCHOOL**
18401 VAN BUREN BLVD.
RIVERSIDE, CA 92504

PROJECT:

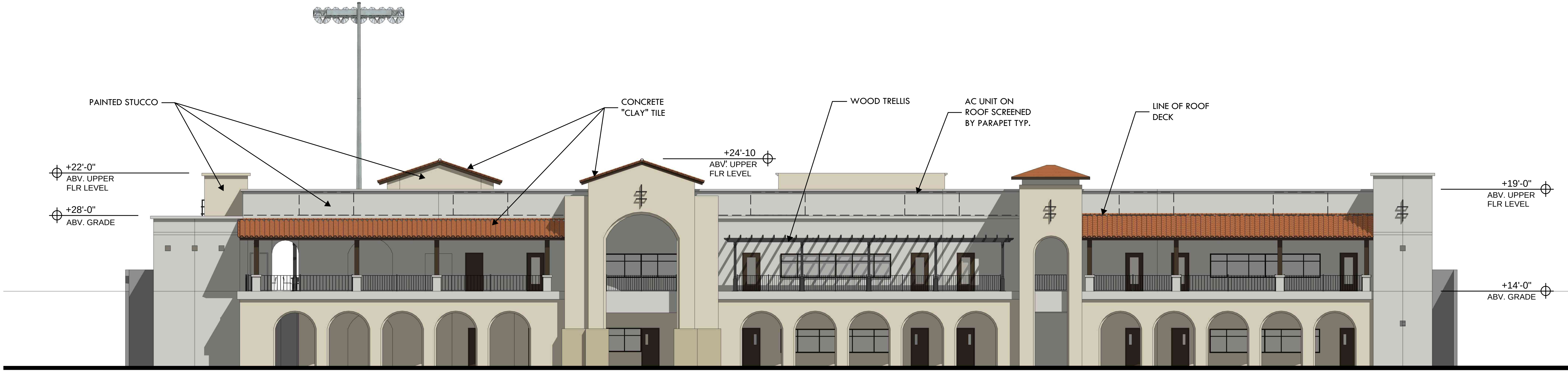
HIGHSCHOOL EXPANSION
18401 VAN BUREN BLVD.
RIVERSIDE, CA 92504



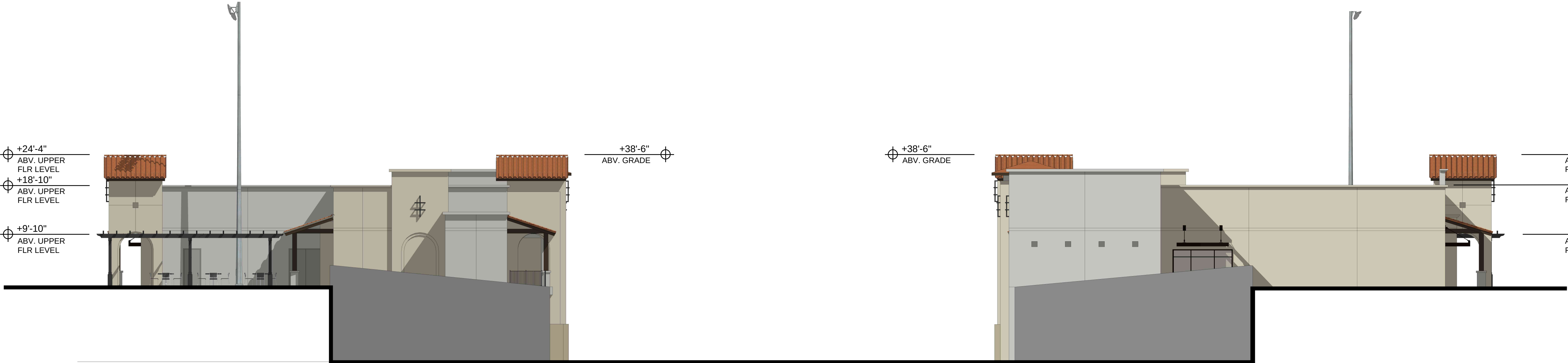
FENCE & WALL
PLAN AND ELEVATIONS

DATE: 1/30/2024
JOB #: 22-034
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CUP-13

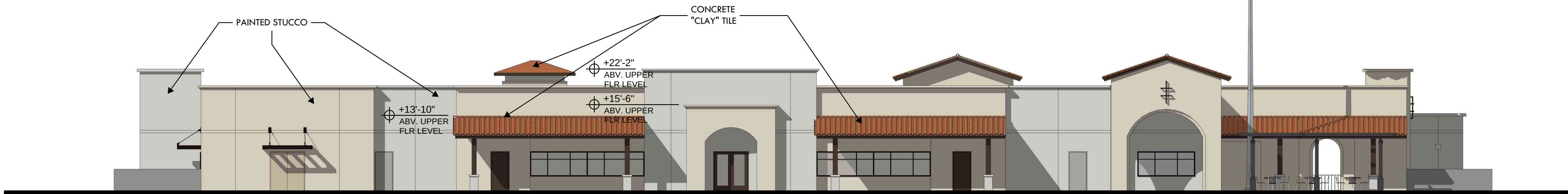


NORTH ELEVATION
SCALE: 3/32"= 1'-0"



EAST ELEVATION
SCALE: 3/32"= 1'-0"

WEST ELEVATION
SCALE: 3/32"= 1'-0"



SOUTH ELEVATION
SCALE: 3/32"= 1'-0"



951.742.7179

2900 ADAMS STREET
STUDIO A-400
RIVERSIDE, CA 92504

www.trdesigngroup.com

MADE IN THE U.S.A.

APPLICANT:

**WOODCREST CHRISTIAN
SCHOOL**
18401 VAN BUREN BLVD.
RIVERSIDE, CA 92504

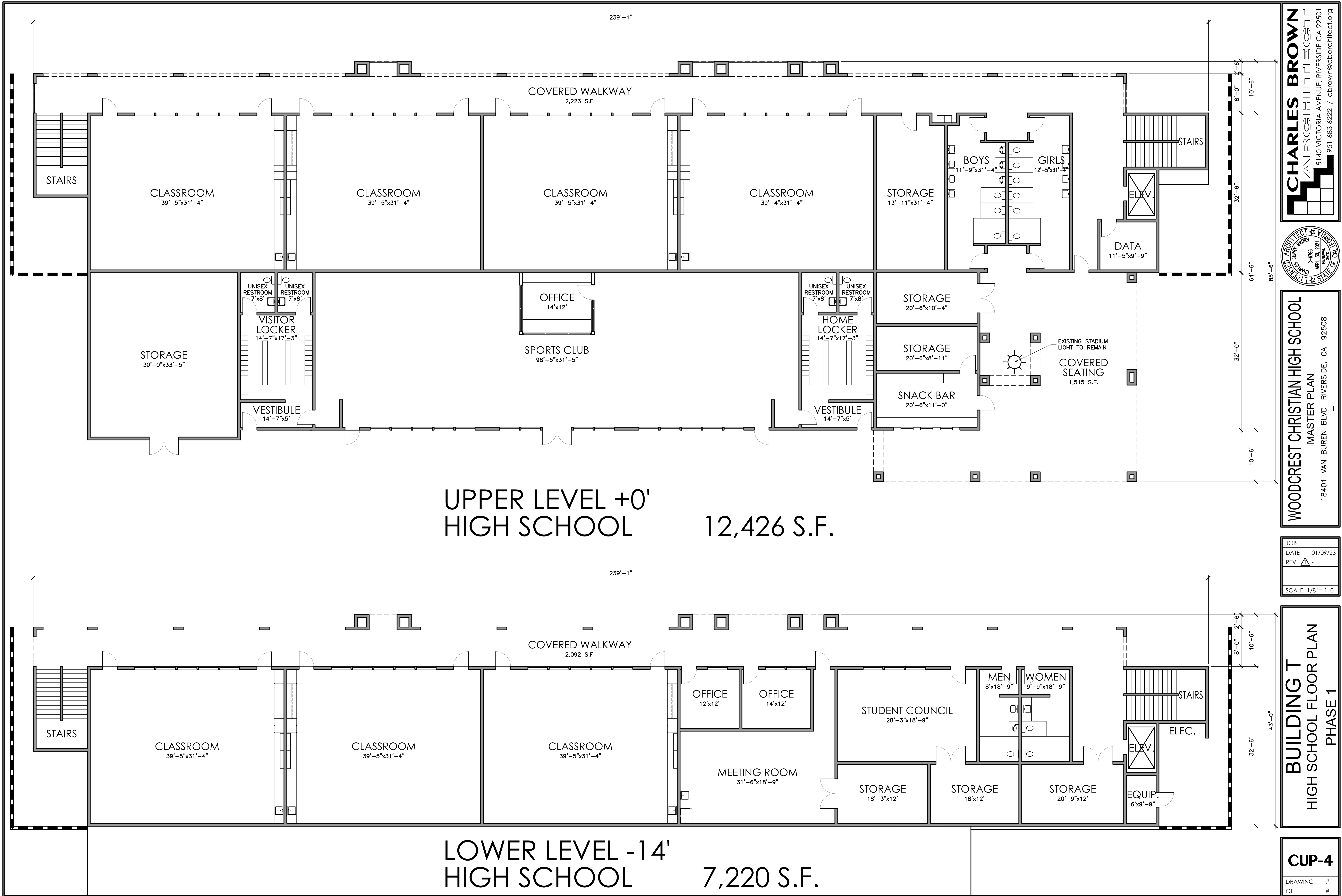
PROJECT:

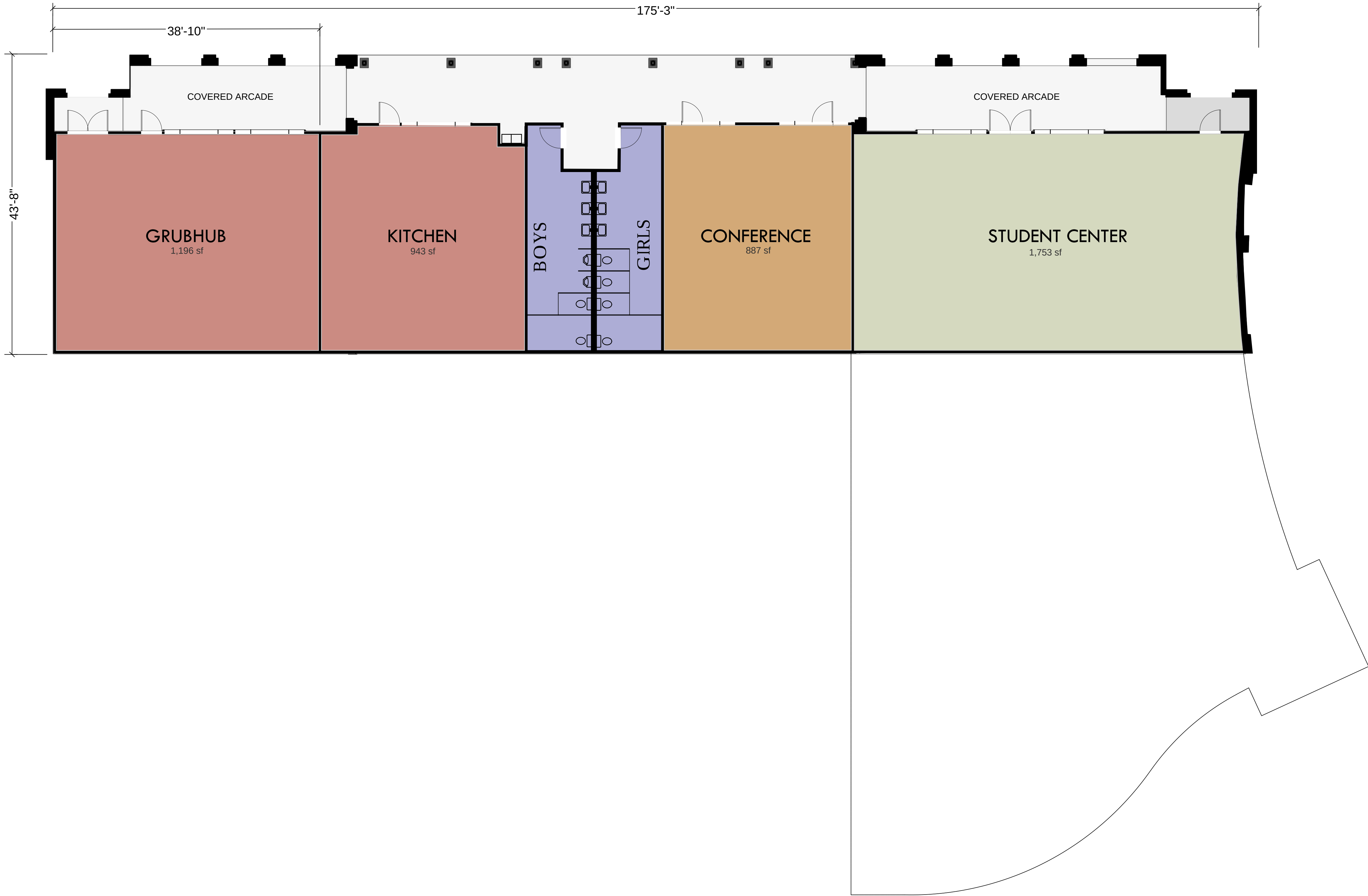
**NEW HIGH SCHOOL
BUILDING - BUILDING T**
18401 VAN BUREN BLVD.
RIVERSIDE, CA 92504

DATE: 10/6/2023
JOB #: 22-034

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CUP-5





APPLICANT:

WOODCREST CHRISTIAN
SCHOOL
18401 VAN BUREN BLVD.
RIVERSIDE, CA 92504

PROJECT:

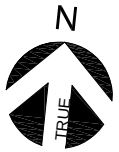
NEW ADMINISTRATION
BUILDING - BUILDING I-B
18401 VAN BUREN BLVD.
RIVERSIDE, CA 92504

CONCEPTUAL
LOWER
FLOOR PLAN
DATE: 08/14/2023

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CUP-6

CONCEPTUAL LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



5,605 TOTAL SF