

## **Appendix G – Airport Land Use Consistency**

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# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

March 24, 2021

Mr. Timothy Wheeler, Project Planner  
Riverside County Planning Division  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501

**CHAIR**  
Russell Betts  
Desert Hot Springs

**VICE CHAIR**  
Steven Stewart  
Palm Springs

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –  
DIRECTOR’S DETERMINATION**

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steve Manos  
Lake Elsinore

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

Director  
Paul Rull

Simon A. Housman  
Paul Rull  
Barbara Santos

File No.: ZAP1459MA21  
Related File No.: PUP210002 (Public Use Permit)  
APN: 266-320-025  
Airport Zone: Compatibility Zone E

Dear Mr. Wheeler:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PUP 210002 (Public Use Permit), a proposal to construct a 53,466 square foot temple facility including a 4,566 square foot exhibition building, a 5,448 square foot prayer hall, a two-story 11,918 square foot auditorium, two 2,298 square foot meeting rooms, a 3,515 square foot facility office building, a 9,792 square foot Sunday School building, a 8,011 square foot dining hall, a 1,854 square foot library, and a 3,216 square foot ensuite building on 30.79 acres located southerly of Landin Lane, westerly of Cole Avenue, northerly of Markham Street, and easterly of Barton Street.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport is approximately 1,535 feet above mean sea level (AMSL) at its northerly terminus. At a distance of 19,000 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,725 feet AMSL. The project site elevation is 1,684 feet AMSL, and the tallest proposed structure height is 40 feet, for a maximum top point elevation of 1,724 feet AMSL. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-6132

[www.rcaluc.org](http://www.rcaluc.org)

## AIRPORT LAND USE COMMISSION

### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Hazards to flight.
3. The attached notice shall be provided to all prospective purchasers of the property and tenants of the building.
4. The maximum height of the building, including all roof-mounted equipment, if any, shall be limited to 40 feet, and the maximum top point elevation shall not exceed 1,725 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

If you have any questions, please feel free to contact me at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Paul Rull, ALUC Director

## **AIRPORT LAND USE COMMISSION**

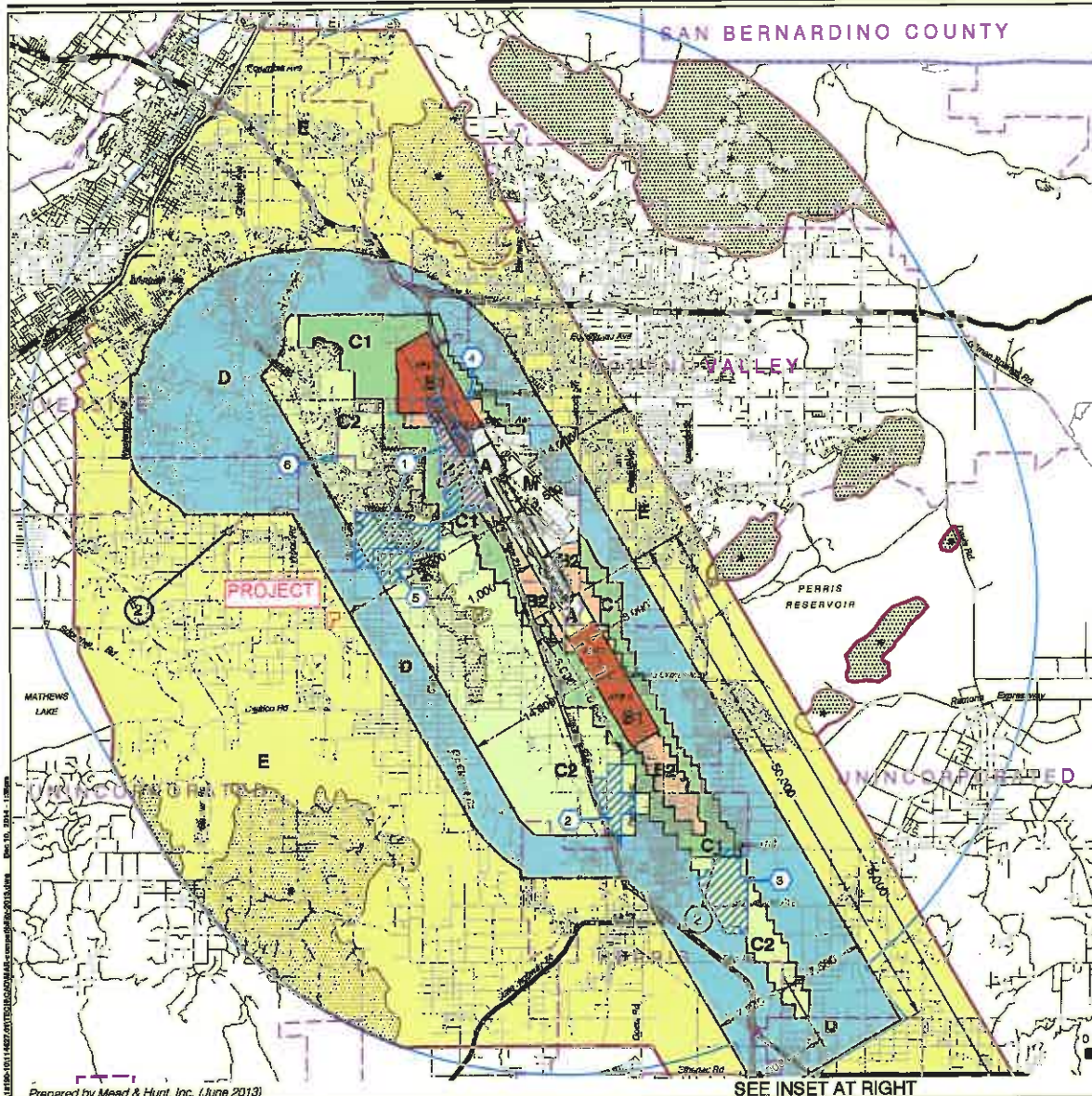
Attachments: Notice of Airport in Vicinity

cc: Robert Ritner (applicant)  
Berkin Construction c/o Richard Chou (representative)  
Chong Huo Tong Moral Association USA, Inc. (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1459MA21\ZAP1459MA21.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**LEGEND**

**Compatibility Zones**

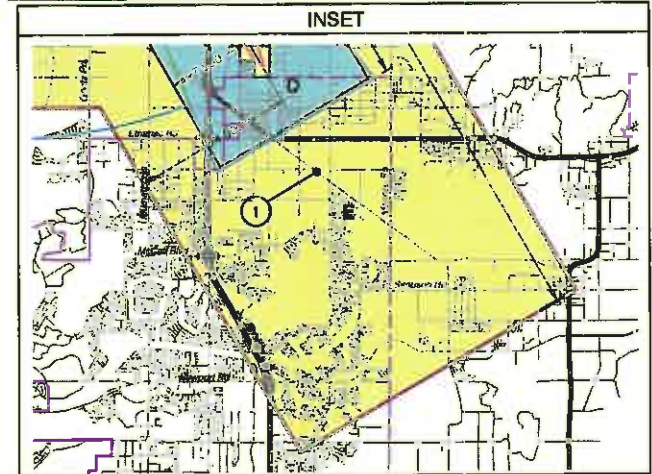
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,835 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ban Clark Training Center
- 6 Riverside: Ridge Crest Subdivision



**Riverside County  
Airport Land Use Commission**

**March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan**

(Adopted November 13, 2014)

Map MA-1

**Compatibility Map**

March Air Reserve Base / Inland Port Airport

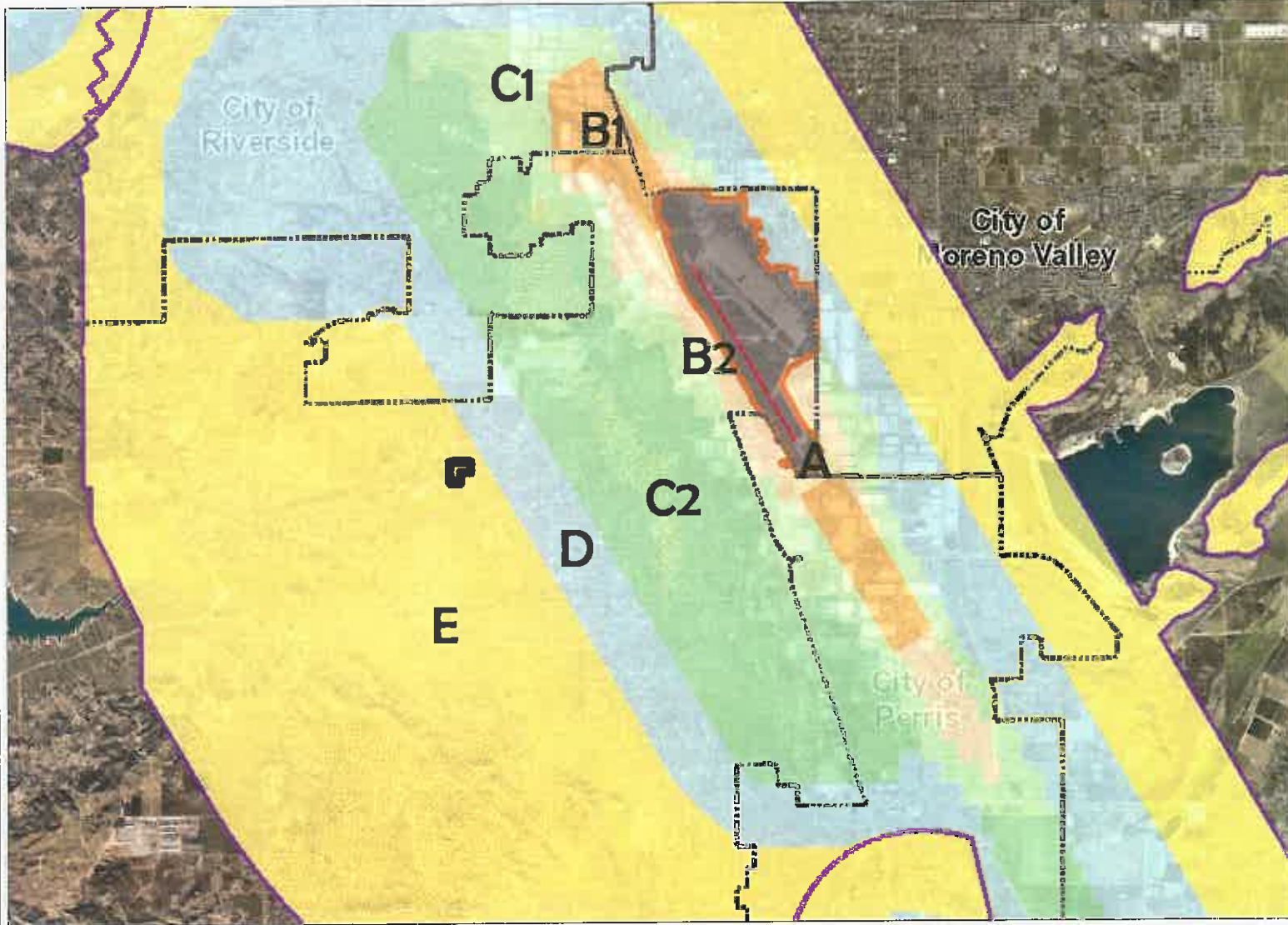
Note:  
All dimensions are measured from  
runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

# Map My County Map



### Legend

- Runways
- Airports
- Airport influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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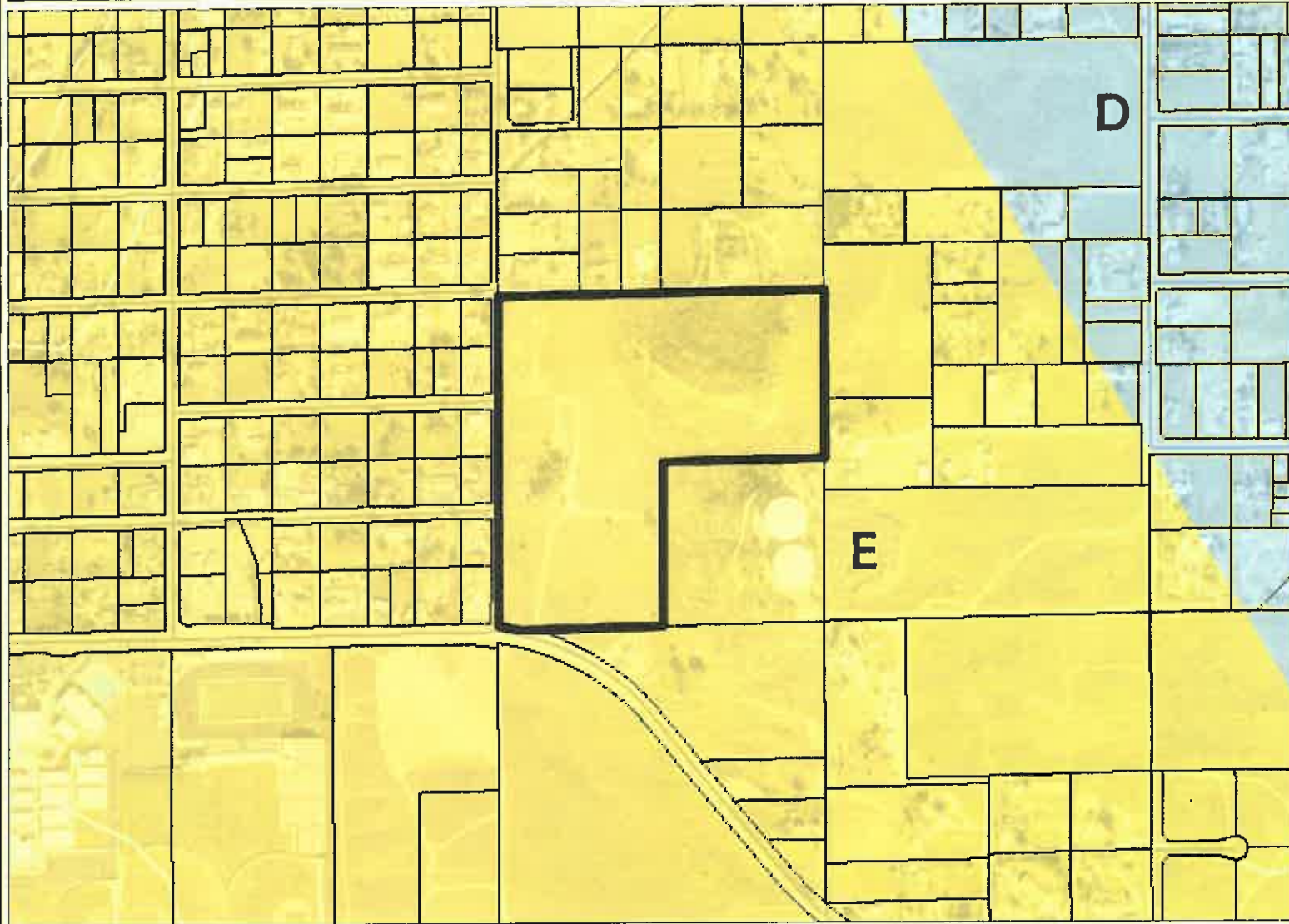


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### Notes

# Map My County Map



**Legend**

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5




0 752 1,505 Feet

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**Notes**



# Map My County Map



## Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



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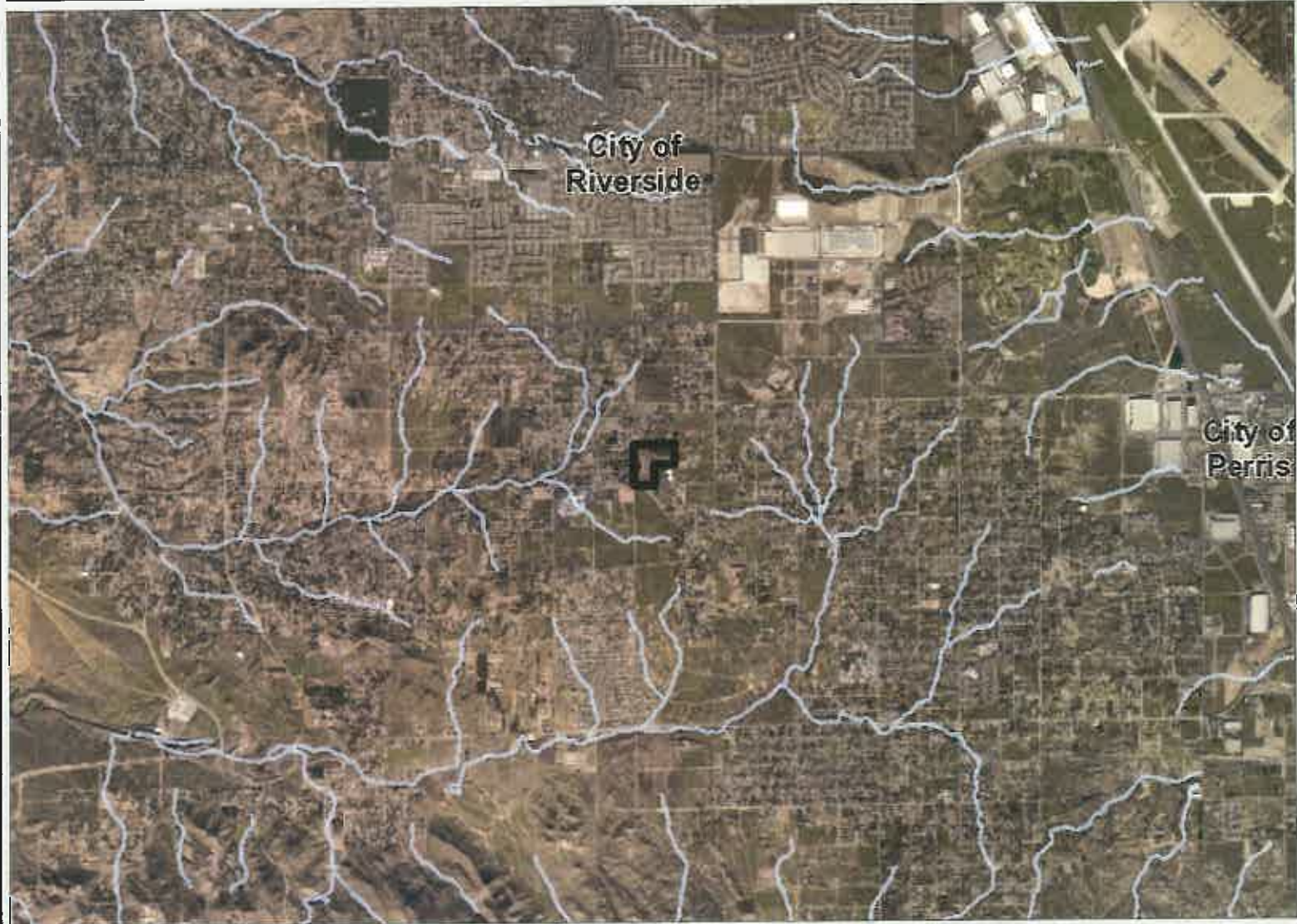
0 752 1,505 Feet

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## Notes

# Map My County Map



**Legend**

- Blueline Streams
- ▤ City Areas
- World Street Map

**Notes**



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# Map My County Map



## Legend

- County Centerlines
- Blue Line Streams
- City Areas
- World Street Map



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## Notes

# Map My County Map



## Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas
-  World Street Map



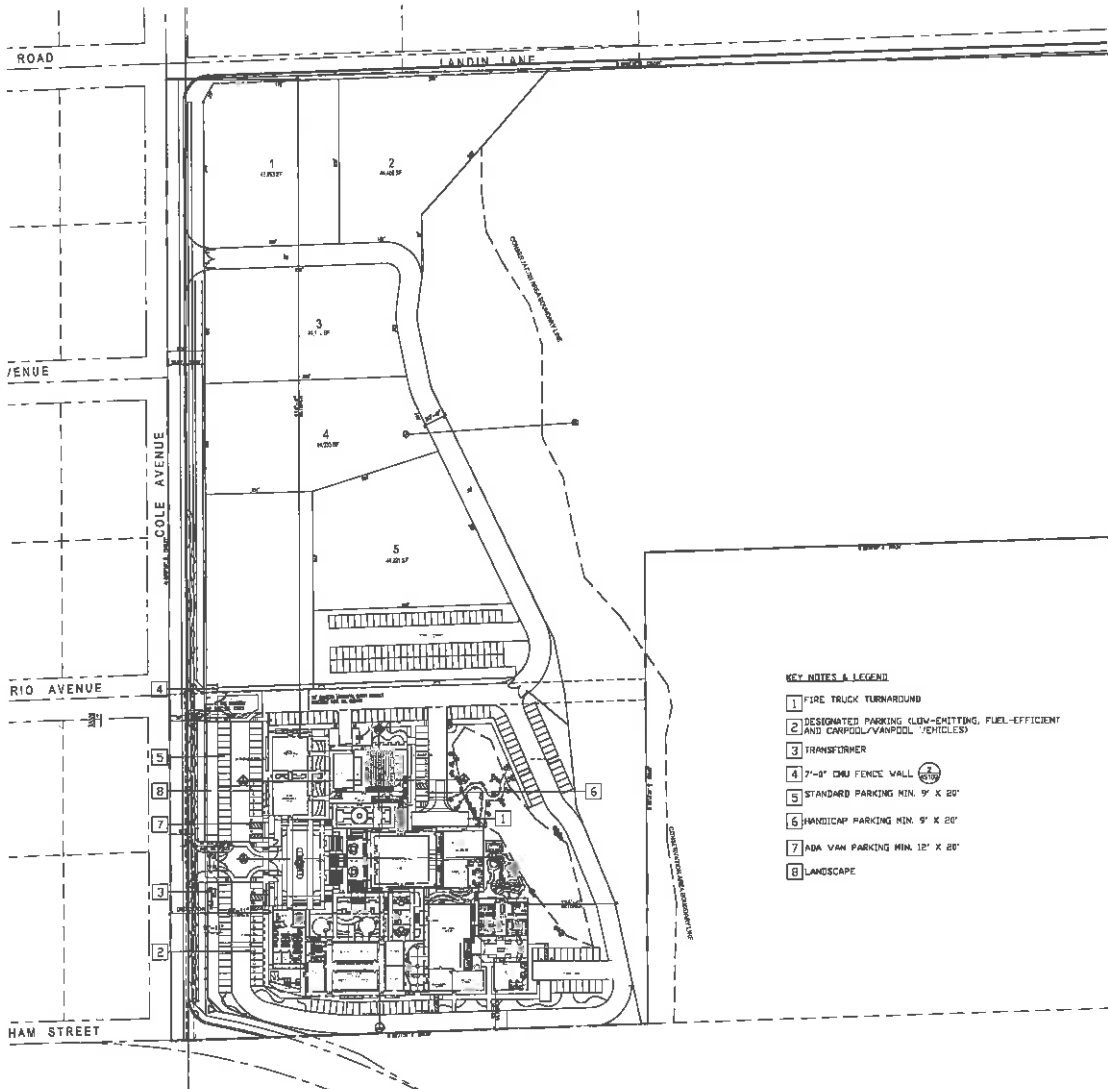
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 752 1,505 Feet

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## Notes



**KEY NOTES & LEGEND**

- 1 FIRE TRUCK TURNAROUND
- 2 DESIGNATED PARKING (LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VANPOOL VEHICLES)
- 3 TRANSFORMER
- 4 7'-0" CMU FENCE WALL
- 5 STANDARD PARKING MIN. 9' X 20'
- 6 HANDICAP PARKING MIN. 9' X 20'
- 7 ADA VAN PARKING MIN. 12' X 20'
- 8 LANDSCAPE

**PROJECT DATA**

ADDRESS	CORNER OF MARKHAM ST & COLE AVE	
APN NUMBER	RIVERSIDE 206-520-025	
SDMW	R-A-1 & W-2-10	
PROPOSED USE	RELIGIOUS CENTER/TEMPLE	
TYPE OF CONSTRUCTION	V-A	
RRI SPRINKLERS (SEPARATE PERMIT)	YES	
OCCUPANCY GROUP(S)	A, B, R-2	
TOTAL GROSS LOT AREA (BEFORE DEDICATION)	1,241,068 S.F. (APPROX. 28.78 ACRES)	
TOTAL GROSS LOT AREA (AFTER DEDICATION)	1,208,191 S.F. (APPROX. 28.14 ACRES)	
TOTAL GROSS LOT AREA (AFTER CONSERVATION AREA & DEDICATION)	581,706 S.F. (APPROX. 13.35 ACRES)	
TOTAL TEMPLE LOT AREA (AFTER CONSERVATION AREA)	300,187 S.F. (APPROX. 6.89 ACRES)	
TOTAL GROSS LOT AREA (AFTER TEMPLE AREA BEF CONSERVATION)	958,864 S.F. (APPROX. 22.25 ACRES)	
BUILDING AREA	53,488 S.F.	
BUILDING HEIGHT	40'-0" / 3 STORIES	
MAX. ALLOWED BY RIGHT	40'-0" / 2 STORY	
MAX. PROVIDED:	20,000 S.F.	
MIN. LOT AREA	20,000 S.F.	
SET BACK	MIN. REQUIRED	MIN. PROVIDED
BUILDING		
FRONT/STREET YARD (COLE ST.)	20'-0"	09'-11"
NORTH SIDE YARD/INTERIOR LOT LINE	5'-0"	9'-8'-0"
SOUTH SIDE YARD/INTERIOR LOT LINE	10'-0"	52'-0"
REAR YARD/INTERIOR LOT LINE	10'-0"	104'-0"
PARKING CALCULATION	148 STALLS	
MIN. REQUIRED	148 STALLS	
RELIGIOUS INSTITUTIONS	148 STALLS: 214 STALLS (ONCE A YEAR)	
1 SPACE PER 36 SF OF NET ASSEMBLY AREA USE SIMULTANEOUSLY FOR ASSEMBLY PURPOSES		
PROVIDED	248 STALLS	
STANDARD	138 STALLS	
OVERFLOW	81 STALLS	
ENV (5% DESIGNATED; 5% FUTURE EV CHARGING STATIONS)	5 STALLS	
DESIGNATED PARKING ONLY	15 STALLS	
EV CHARGING CAPABLE	8 STALLS	
ADA (8 REQUIRED; 2 VAN	1 STALLS	
ADA VAN EV CHARGING CAPABLE (1 REQUIRED)	1 STALLS	
ADA STANDARD (EV CHARGING CAPABLE (1 REQUIRED)	1 STALLS	

**CAMPUS BUILDING AREA BREAKDOWN**

BLDG	TYPE	SF	SP	PARKING TOTAL
1	EDUCATION 1	2,283 S.F.		
1	EDUCATION 2	2,283 S.F.		
3	MAIN FRANKENMILL	5,485 S.F.		
1	RESTROOM	550 S.F.		
2	ALTOURAJAM	3,613 S.F.	6,306 S.F.	11,919 S.F.
3	MEETING RM 2	2,288 S.F.		
4	MEETING RM 1	2,288 S.F.		
5	OFFICE	3,315 S.F.		
5	SUNDAY SCHOOL	9,492 S.F.		
6	HALLWAY	5,485 S.F.		
6	SMALL OFFICE	1,023 S.F.		
6	KITCHEN	1,700 S.F.		
7	LAUNDRY	320 S.F.		
7	ENTRY	3,365 S.F.		
8	LIBRARY	1,854 S.F.		
		45,140 S.F.	6,306 S.F.	51,446 S.F.



VICINITY MAP

**PROJECT TEAM**

OWNER REP:	BRUNN CONSTRUCTION 135 N. GRAND AVE., UNIT 156 WEST COVINA, CA 91791 CONTACT: ROBERT BRUNN	TRAFFIC ENGINEER:	LINCOTT, LAW & GREENSPAN, ENGINEERS 2 EXECUTIVE CIRCLE, SUITE 200 IRVINE, CA 92618 CONTACT: DAN KLOOS
ARCHITECT:	CDA CREATIVE DESIGN ASSOCIATES 1728 EAST BOWLAND STREET, CITY OF INDUSTRY, CA 91746 CONTACT: ROBERT FRANK	DRY UTILITY CONSULTANT:	WORKFLOW MANAGEMENT 1130 18th GLEASON SAN CLEMENTE, CA 92673 CONTACT: JIM MORROW
LANDSCAPE ARCHITECT:	SECORA ASSOCIATES, INC PO BOX 364 LA VERNE, CA 91750 CONTACT: TOM SECORA	ELECTRICAL ENGINEER:	COUMS ENGINEERING GROUP 15 STUBBSBAKER IRVINE, CA 92618 CONTACT: ROBERT GOMEZ
CHL. ENGINEER:	ALLARD ENGINEERING 10866 SEVILLE AVENUE, FOURBANK, CA 92335 CONTACT: RAY ALLARD	ENV. CONSULTANT:	ELMT CONSULTING 2231 N. GRAND AVE #1009H SANTA ANA, CA 92711 CONTACT: TRAVIS J. MOGILL

Creative Design Associates, Inc.  
1728 East Bowland Street  
City of Industry, CA 91746  
O: 926 913 9107  
F: 926 913 9107  
Architectural - Interior Design  
Planning  
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Project: **I KUAN TAO TEMPLE**

CORNER OF MARKHAM ST. & COLE AVE.  
RIVERSIDE, CA

Client: **BIRKIN CONSTRUCTION**  
1811 BOWMAN - UNIT 102  
WEST COVINA, CA 91791  
714-948-8320

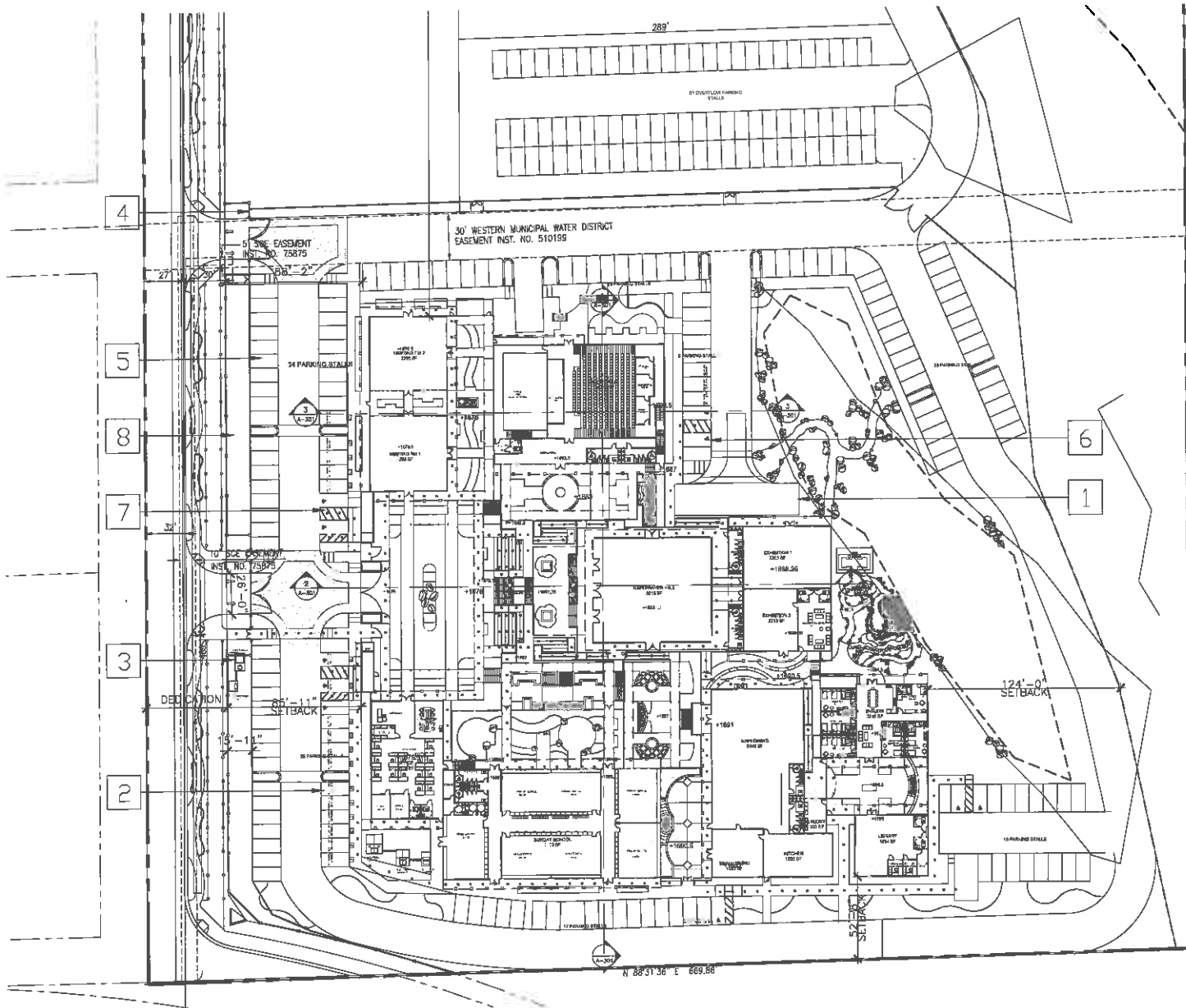
Stamp:



NOT FOR CONSTRUCTION OR RECORDING

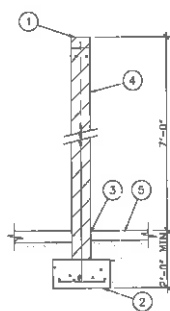
Drawing Title: **SITE PLAN & PROJECT DATA**

CDA Project No. 304  
Date: 06/14/2016  
Phase: 30  
Checked By: CDA  
Drawn By: CDA  
Project No: 16160000  
Rev: 10/26/21



**KEY NOTES & LEGEND**

- 1 FIRE TRUCK TURNAROUND
- 2 DESIGNATED PARKING (LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VANPOOL VEHICLES)
- 3 TRANSFORMER
- 4 7'-0" CMU FENCE WALL
- 5 STANDARD PARKING MIN. 9' X 20'
- 6 HANDICAP PARKING MIN. 9' X 20'
- 7 ADA VAN PARKING MIN. 12' X 20'
- 8 LANDSCAPE



- 1. SOLID CMU CAP
- 2. CONTINUOUS FOOTING
- 3. SOLID GRAY ALL CELLS BELOW GRADE
- 4. 8 X 8 X 16 CMU - SPLUTFACE COLOR MATCH BUILDINGS
- 5. FINISHED GRADE/FLOOR

2 CMU FENCE WALL  
SCALE: 1/4" = 1'-0"

**SITE PLAN LEGEND**

- PROPERTY LINE
- - - SET BACK
- ACCESSIBLE PATH OF TRAVEL

1 ENLARGED SITE PLAN  
SCALE: 1:50



**C D A**

Creative Design Associates, Inc.  
17533 East Rowland Street  
City of Industry, CA 91748  
Phone: 626-810-1101  
Fax: 626-810-1101

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**Project:**  
**I KUAN TAO TEMPLE**

CORNER OF HANFORD ST. & COLE AVE.  
RIVERSIDE, CA

Client:  
**BIRKEN CONSTRUCTION**  
3811 C. ROAD A.E. S.W. 108  
WEST CO. WA. CA 90717  
PH: (562) 860

Sheet



**NOT FOR CONSTRUCTION OR RECORDING**

Drawing Title:  
**ENLARGED SITE PLAN & FENCE WALL DETAILS**

CDA Project No. 2014  
Date: 06/14/2006  
Sheet: 10  
Drawn By: CDA  
Checked By: CCA  
Project No. 10  
Revised: 10  
Rev: 2 006

Drawing No.:  
**AS-102**



**C D A**  
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 City of Industry, CA 91748  
 (909) 972-8107  
 Fax: (909) 972-8107  
 Architecture - Interior Design  
 Planning  
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Project:  
**I KUAN TAO  
 TEMPLE**  
 CORNER OF WOODRUFF & COLE AVE  
 WOODBRIDGE, GA  
 Client:  
**BIRKIN CONSTRUCTION**  
 1881 WINDING LANE, SUITE 100  
 WEST COVINGTON, GA 30078  
 TEL: 770-885-8858

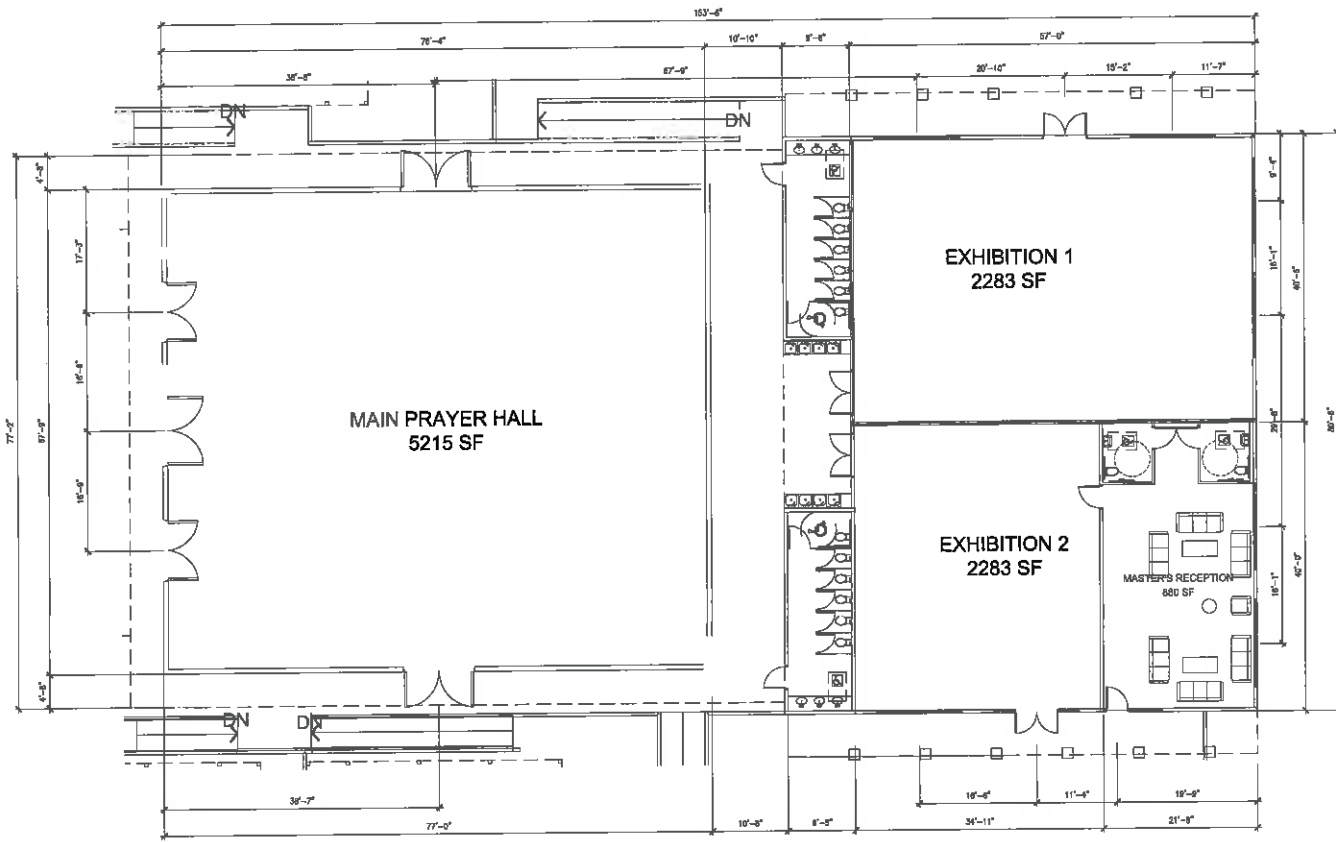


**NOT FOR  
 CONSTRUCTION  
 OR  
 RECORDING**

Drawing Title:  
**BLDG 1  
 1ST FLOOR PLAN**

CDA Project No. 004  
 Date: 02/14/06  
 Phase: SD  
 Checked By: CDA  
 Drawn By: DC1  
 Project: I  
 Reference:  
 No. 10000

Drawing No.  
**A-101**

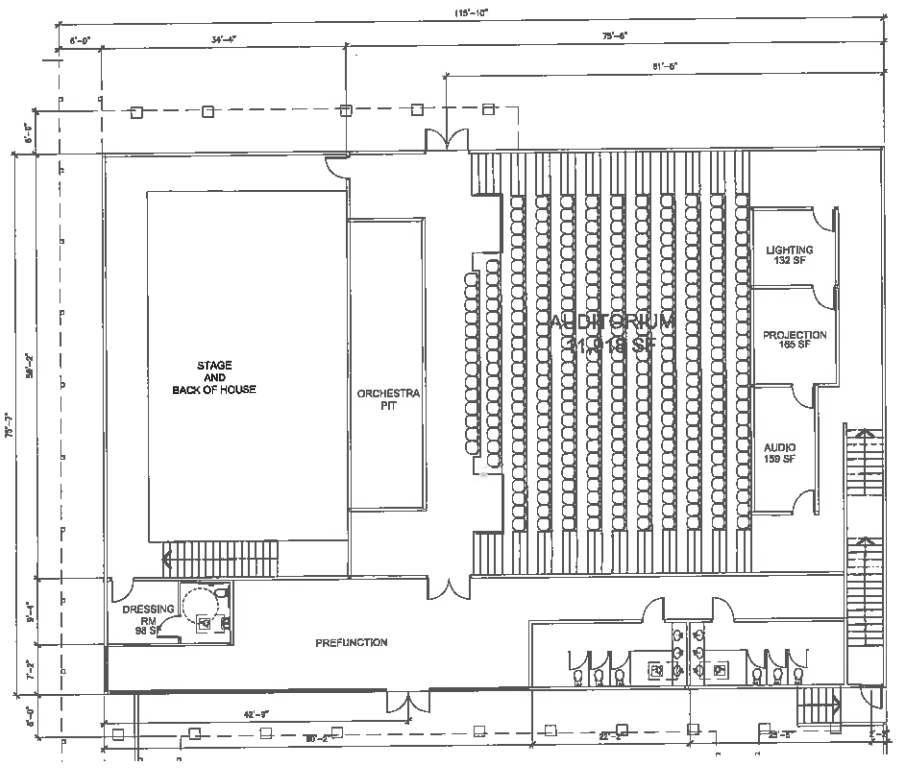


**1 1ST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

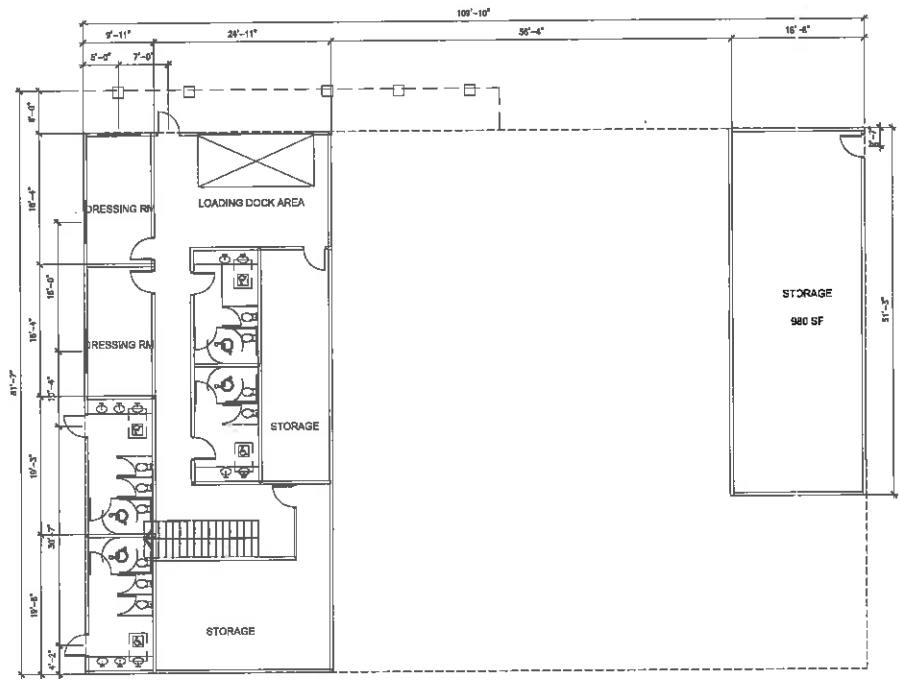


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 City of Industry, CA 91748  
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 FAX (909) 873-8107  
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 Planning  
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Project:  
**I KUAN TAO  
 TEMPLE**  
 CORNER OF HANFORD ST. & COLE AVE.  
 THOUSAND, CA  
 Client:  
**BIRKIN CONSTRUCTION**  
 11100 BIRKENHEAD, C. 0407103  
 WEST COVINA, CA 91791  
 (714) 962-8821



② **2ND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"



① **1ST FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

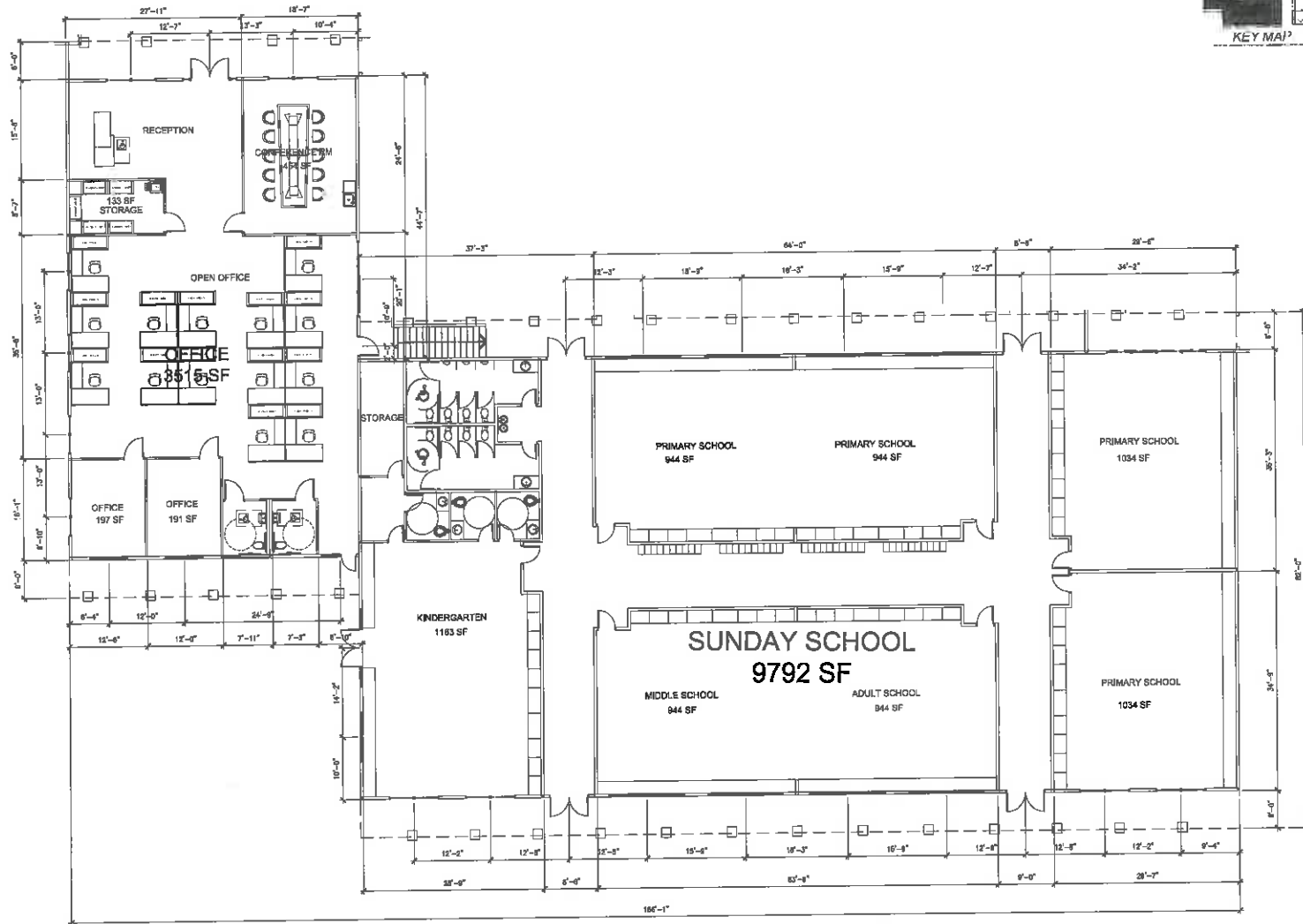
Group  
  
**NOT FOR  
 CONSTRUCTION  
 OR  
 RECORDING**

Drawing Title  
**BLDG 2  
 1ST FLR  
 & 2ND FLR PLAN**  
 CDA Project No. 2014  
 Date: DEC 14, 2010  
 Phase: SD  
 Checked By: CDA  
 Drawn By: CDA  
 Proj. No: No  
 Reference  
 Co. 1000

Drawing No.  
**A-102**







**C D A**  
Creative Design Associates, Inc.  
17826 55th Rowland Street  
City of Industry, CA 91748  
D-426 815 8107  
P-626 815 8107

Architects - Interior Design  
Planning  
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Project:  
**I KUAN TAO  
TEMPLE**

CORNER OF HANCOCK ST & COLLE AVE.  
RIVERSIDE, CA

Client:  
**BIRKIN CONSTRUCTION**  
7888 GRANDVIEW ST. UNIT 102  
WEST CO. - CA 92789  
214 9843822



**NOT FOR  
CONSTRUCTION  
OR  
RECORDING**

Drawing Title  
**BLDG 5  
1ST FLOOR PLAN**

CDA Project No. 034  
Date: 08/16/00  
Phase: SD  
Checked By: CDA  
Drawn By: CDA  
Project No.  
Revised: 13

**1 BLDG 5 SUNDAY SCHOOL AND ADMINISTRATION FLOOR PLAN**  
SCALE 1/8" = 1'-0"



Project:  
**I KUAN TAO TEMPLE**  
 CORNER OF WARDEN ST & COLLE AVE,  
 ANAHEIM, CA  
 Client:  
**BIRN CONSTRUCTION**  
 100A GRIFFIN DRIVE, SUITE 118  
 WEST GLENDALE, CA 91754  
 P: 714.964.2289



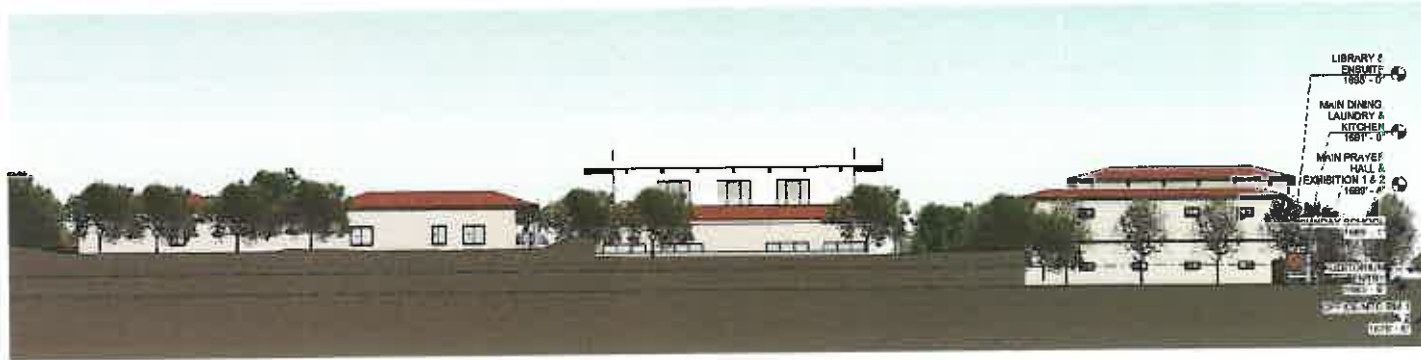
② **SOUTH ELEVATION**  
 SCALE 1/8" = 1'-0"



① **STREET/WEST ELEVATION**  
 SCALE 1/8" = 1'-0"

Stamp  
  
**NOT FOR CONSTRUCTION OR RECORDING**

Drawing Title:  
**PROJECT ELEVATIONS**  
 CDA Project No. 2014  
 Date: 08/14/2008  
 Prepared By: CDA  
 Checked By: CDA  
 Drawn By: CDA  
 Project: 101  
 Reference:  
 Rev: 0001



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

LIBRARY & ENSUITE  
1999 - 0'

MAIN DINING  
LAUNDRY &  
KITCHEN  
1997 - 0'

MAIN PRAYER  
HALL &  
EXHIBITION 1 & 2  
1997 - 0'



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

LIBRARY & ENSUITE  
1999 - 0'

MAIN DINING  
LAUNDRY &  
KITCHEN  
1997 - 0'

MAIN PRAYER  
HALL &  
EXHIBITION 1 & 2  
1997 - 0'

**C D A**  
Creative Design Associates, Inc.  
12528 East Diamond Street  
City of Industry, CA 91748  
909-251-8181  
PO BOX 2178 91702

Architecture - Interior Design  
Planning

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Project:  
**I KUAN TAO  
TEMPLE**

CORNER OF MADHAW ST & TOLLEAVE  
BEVERAGE CA

Client:  
**BIRKIN CONSTRUCTION**  
12411 MADHAW AVE UNIT 128  
WEST COVE, CA 92715  
714-924-0028



**NOT FOR  
CONSTRUCTION  
OR  
RECORDING**

Drawing Title:  
**PROJECT  
ELEVATIONS**

CDA Project No. 2014  
Date: 05/14/2016  
Phase: 30  
Checked by: CDA  
Drawn by: CDA  
Project No.:  
Reference:  
Rev: 01/24

Drawing No.:  
**A-202**

**EXTERIOR FINISH SCHEDULE**


E101	STUCCO-WHITEX, FINISH: SANTA BARBARA, COLOR: P-174 DESERT BEIGE OR EQUAL
E102	STUCCO-WHITEX, FINISH: SANTA BARBARA, COLOR: P-205 NAVAJO WHITE OR EQUAL
E103	METAL WALL/ROOF PANEL: AEP SPAN SUPERSPAN, FINISH: MOUNTAIN RUST OR EQUAL
E104	STONE VENEER: CALIFORNIA STONE, PRO FIT LEDGESTONE, COLOR: PLATINUM OR EQUAL
E105	WOOD JOIST: PAINTED TO COLOR MATCH DUNN EDWARDS DE1256 METAL FRINGE OR EQUAL
E106	STONE ROOF: CRU-4LS ALUMINUM SERIES-431 CENTER GABLE STONEFRONT SYSTEMS, COLOR: 133 DARK BROWN WITH DUAL-PANEL CLEAR GLAZING; GUARDIAN SUNGLARD - SUPERHERAL 60 ON 42 SURFACE - CRYSTALGRAY OR EQUAL
E107	CANOPY: AEP SPAN FLUSH PANEL METAL SIDING, COLOR: COOL RUSAL WHITE OR EQUAL
E108	WINDOW JLD: HVTI-BURKERS ATLANTIC ALUMINUM WINDOW SLIDING, COLOR: BRONZE LOW-E GLAZING, NO SILL OR EQUAL
E109	ROLLING OVERHEAD DOOR: OVERHEAD DOOR MODEL 49C, COLOR: WHITE OR EQUAL
E110	METAL CABLE RAILING: FRENEY DESIGN/MAIL: STANDARD POSTS, SURFACE MOUNT, SILVER FRAME; COLUMNS W/ RECTANGULAR TOP BAR, HORIZONTAL CABLES WHITE OR EQUAL
E111	SKENAGE PER SPAN TO FINISH
E112	CEMENTITE CELLARS
E113	DOOR
E114	METAL COLUMN: PAINTED TO COLOR MATCH DUNN EDWARDS DE1256 METAL FRINGE OR EQUAL
E115	EXTERIOR LIGHT WALL SOURCE: VISA LIGHTING SOUTHBRIDGE DW15721 OR EQUAL
E116	MOLDING PAINTED TO COLOR MATCH: DUNN EDWARDS DE1256 METAL FRINGE OR EQUAL

**C D A**

Creative Design Associates, Inc.  
 47500 East Rowland Street  
 City of Industry, CA 91744  
 (909) 513-0161  
 Fax: (909) 513-0161

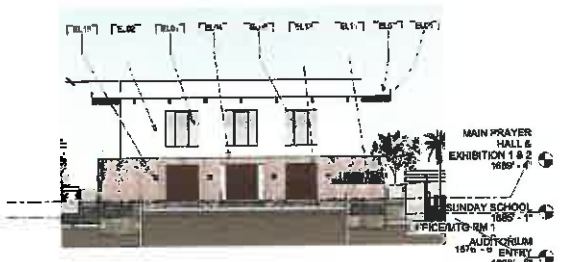
Architectural - Interior Design  
 Planning  
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Project:  
**I KUAN TAO TEMPLE**  
 CORNER OF ALABAMA ST. & COLE AVE.  
 BURBANK, CA  
 Client:  
**BIRKIN CONSTRUCTION**  
 1111 BRINDLEY BLVD. #101  
 WEST COVINA, CA 91791  
 714-774-8959

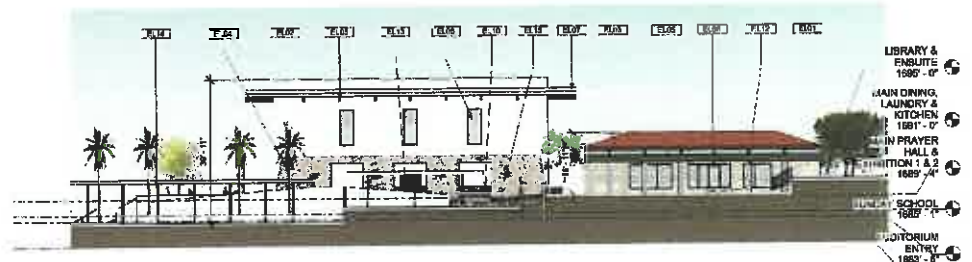
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Drawing Title:  
**BLDG. ELEVATIONS**  
 CDA Project No. 2014  
 Date: 06/24/2015  
 Page: 30  
 Checked By: CDA  
 Drawn By: CDA  
 Project No.:  
 Reference:  
 Revisions:

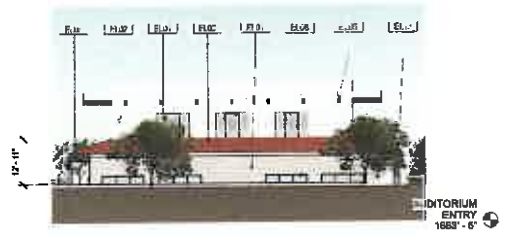
Drawing No.:  
**A-203**



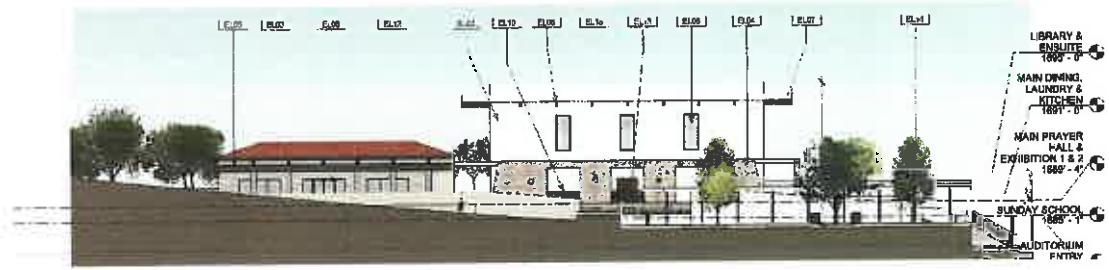
**4 BLDG 1 PRAYER & EXHIBITION HALL WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**3 BLDG 1 PRAYER & EXHIBITION HALL SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



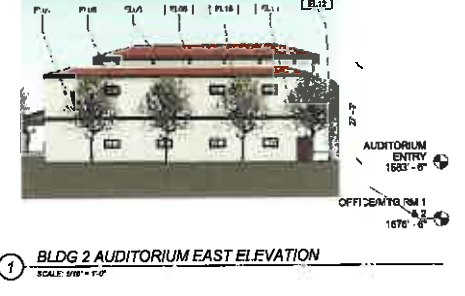
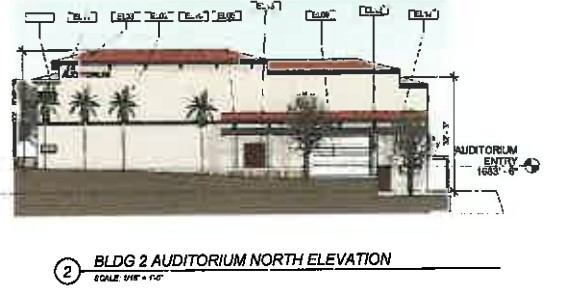
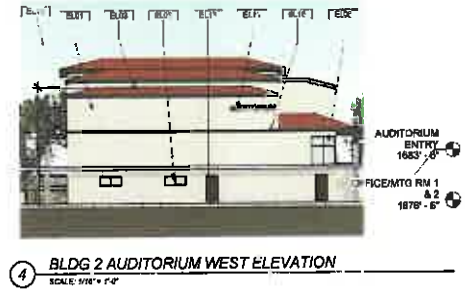
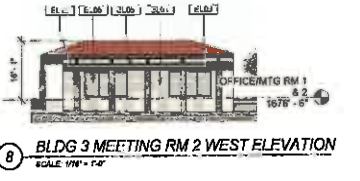
**2 BLDG 1 PRAYER & EXHIBITION HALL EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1 BLDG 1 PRAYER & EXHIBITION HALL NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

- 1101 STUCCO-MERLEY, FINISH: SANTA BARBARA, COLOR: P-174 DESERT WHITE OR EQUAL
- 1102 STUCCO-MERLEY, FINISH: SANTA BARBARA, COLOR: P-525 MAYAID WHITE OR EQUAL
- 1103 METAL WALL/ROOF PANEL: AEP SPAN SUPERSPAN, FINISH: BURNT RUST OR EQUAL
- 1104 STONE VENEER: CULTURED STONE, PRO-FIT LEDGESTONE, COLOR: PLATINUM OR EQUAL
- 1105 WOOD JOIST: PAINTED TO COLOR MATCH DUNN EDWARDS DETROIT METAL FRINGE OR EQUAL
- 1106 STORM FRONT: CH-L-15 ALUMINUM SERIES 451 CENTER GLAZ 510R/80K1 SYSTEM, COLOR: 472 DARK SAND/25 WITH CLEAR GLAZING: GLASS/DOOR SUNGLAZED - SUPERNEUTRAL 66 ON 92 SURFACE - CRYSTALRAY OR EQUAL
- 1107 CANOPY: AEP SPAN FLUSH PANEL METAL SPRING, COLOR: COOL RYDAL WHITE OR EQUAL
- 1108 WINDOW: JUD-WYN: RUI-0181 ATLANTIC ALUMINUM WINDOW SLINGS, COLOR: BRONZE, LOW-F RAINING, HD DRIP OR EQUAL
- 1109 ROLLING OVERHEAD DOOR: OVERHEAD DOOR MODEL 450C, COLOR: WHITE OR EQUAL
- 1110 METAL CABLE RAILING: KENNY DESIGN/AL: STANDARD POSTS, SURFACE MOUNT, SILVER FRAME COLORS W/ RECTANGULAR TOP RAIL, HORIZONTAL CABLES IN TILL OR EQUAL
- 1111 STORAGE PER SEPARATE PERMIT
- 1112 CONCRETE COLUMN
- 1113 DOOR
- 1114 METAL COLUMN: PAINTED TO COLOR MATCH: DUNN EDWARDS DETROIT METAL FRINGE OR EQUAL
- 1115 EXTERIOR LIGHT WALL SCENE: VISA LIGHTING SOUTH-BEIDE 04W1721 OR EQUAL
- 1116 MOLDING: PAINTED TO COLOR MATCH: DUNN EDWARDS DETROIT METAL FRINGE OR EQUAL



**C D A**

Creating Design Associates, Inc.  
13528 23rd, Downside Street  
City of Industry, CA 91748  
O-626 913 9197  
F-626 913 9197

Architects - Interior Design  
Planning  
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Project:  
**I KUAN TAO  
TEMPLE**  
  
CORNER OF MURRAY ST. & COLLE AVE.  
RIVERSIDE, CA  
  
Client:  
**BIRKIN CONSTRUCTION**  
1811 ORANGE AVE. #1100  
WEST COVINA, CA 91791  
714-997-9550

Stamp:  
  
**NOT FOR  
CONSTRUCTION  
OR  
RECORDING**

Drawing Title:  
**BLDG.  
ELEVATIONS**  
  
CDA Project No. 304  
Date: 02/16/2020  
Project ID:  
Designed By: CDA  
Drawn By: CDA  
Project No.:  
Reference:  
Revisions:

Drawing No.:  
**A-204**





**EXTERIOR FINISH SCHEDULE**

E101	STUCCO/AMBLEM, FINISH: SANTA BARBARA, COLOR: P-374 DESERT BEIGE OR EQUAL.
E102	STUCCO/AMBLEM, FINISH: SANTA BARBARA, COLOR: P-525 NAVAJO WHITE OR EQUAL.
E103	METAL WALK/ROOF PANEL: AEP SPAN SUPERSPAN, FINISH: BLUNT BUST OR EQUAL.
E104	STONE VENEER: CULTURED STONE, PRO-771 LINGESTONE, COLOR: PLATINUM OR EQUAL.
E105	WOOD JOIST: PAINTED TO COLOR MATCH: DUNN EDWARDS DETROIT METAL FINISH OR EQUAL.
E106	STONE FRONT, CEILING: ALUMINUM SERIES 451 CENTER GLAZE STONEFRONT SYSTEMS, COLOR: #22 DARK IRONIZE WITH DUAL-PANE CLEAR GLAZING; GUARDIUM SIMILAR - SUPERNEUTRAL GR ON #2 SURFACE - CRYSTALGRAY OR EQUAL.
E107	CANOPY: AEP-SPAN FLUSH PANEL METAL SIDING, COLOR: COOL NEGAL WHITE OR EQUAL.
E108	WINDOW: FELD-WEN; BUILDERS ATLANTIC ALUMINUM WINDOWS; SLIDING, COLOR: BRONZE, LOW-E GLAZING, NO DRILLE OR EQUAL.
E109	ROLLING OVERHEAD DOOR: OVER-HEAD DOOR MODEL, #31C, COLOR: WHITE OR EQUAL.
E110	METAL CABLE RAILING: KEEVLEY DESIGN/RAIL - STANDARD POSTS, SURFACE MOUNT, SILVER FRAME COLORS W/ RECTANGULAR TOP RAIL, HORIZONTAL CABLES RIFLE OR EQUAL.
E111	SIGNAGE PER SEPARATE PERMIT
E112	CONCRETE EX LAMP
E113	DOOR
E114	METAL COLOR: PAINTED TO COLOR MATCH: DUNN EDWARDS DETROIT METAL FINISH OR EQUAL.
E115	EXTERIOR LIGHT WALL SOURCE: VISA LIGHTING SOUTHBRIDGE 0W1321 OR EQUAL.
E116	MOLDING: PAINTED TO COLOR MATCH: DUNN EDWARDS DETROIT METAL FINISH OR EQUAL.

**C D A**  
 Creative Design Associates, Inc.  
 17628 East Ravenna Street  
 City of Redwood City, CA 94061  
 650-872-2157  
 Fax: 650-872-2157

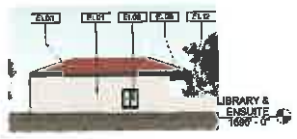
Architects - Interior Design  
 Planning

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Project:  
**I KUAN TAO TEMPLE**

OWNER: CHANG HAI & COLE INC.  
 RIVERSIDE, CA

Contract:  
**BIRKIN CONSTRUCTION**  
 2811 BIRKENA C. UNIT C13  
 WEST CONRAD, CA 94776  
 704.777.3978



12 **BLDG 8 LIBRARY EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



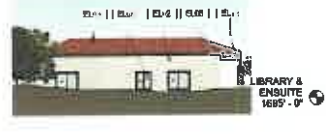
11 **BLDG 8 LIBRARY NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



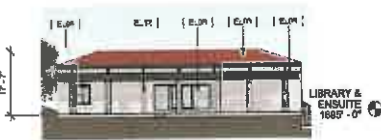
10 **BLDG 8 LIBRARY SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



9 **BLDG 8 LIBRARY WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



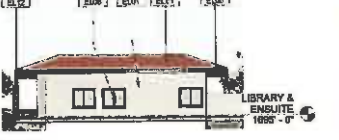
8 **BLDG 7 ENSUITE EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



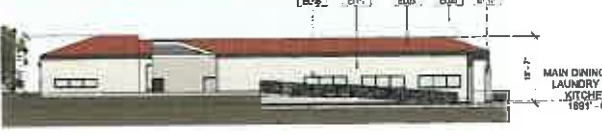
7 **BLDG 7 ENSUITE NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



6 **BLDG 7 ENSUITE SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



5 **BLDG 7 ENSUITE WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



4 **BLDG 6 DINING HALL EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



3 **BLDG 6 DINING HALL NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



2 **BLDG 6 DINING HALL SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



1 **BLDG 6 DINING HALL WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION OR RECORDING

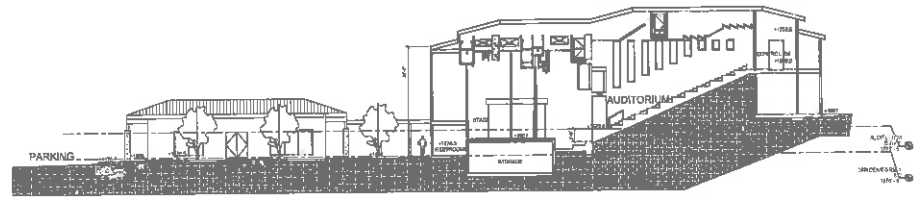
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**BLDG. ELEVATIONS**

CDA Project No. 084  
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 Project: 30  
 Checked By: CDA  
 Drawn By: CDA  
 PLOT No. No.  
 REVISIONS  
 Revisions:

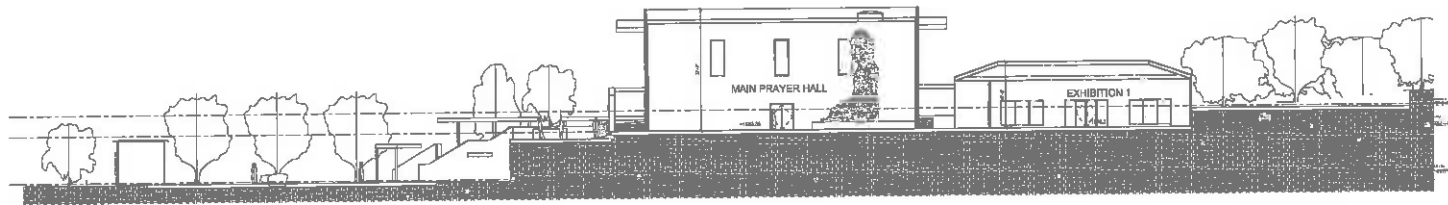
Project:  
**I KUAN TAO  
 TEMPLE**

CORNER OF MARIAN ST. & COLLEAVE,  
 BAYVIEW, CA

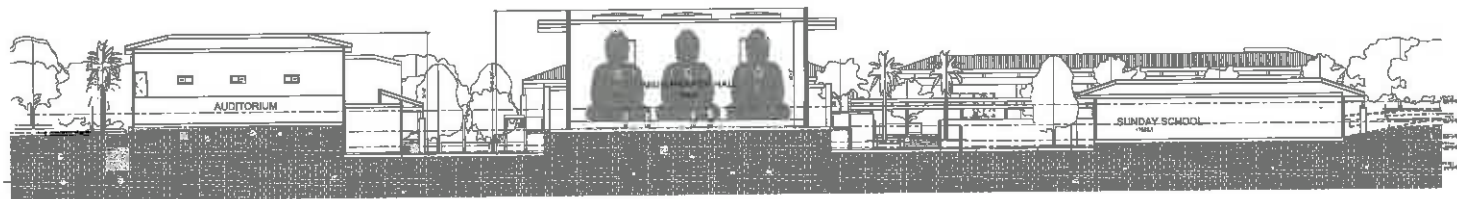
Client:  
**BIRKIN CONSTRUCTION**  
 126 AL GRAND AVE 4077 403  
 WEST GULF A, CA 91114  
 TEL: 323-4883



③ SECTION  
 SCALE: 1/4" = 1'-0"



② SECTION  
 SCALE: 1/4" = 1'-0"



① SECTION  
 SCALE: 1/8" = 1'-0"

Blank



**NOT FOR  
 CONSTRUCTION  
 OR  
 RECORDING**

Drawing Title:

**SECTIONS**

CDA Project No. 301  
 Date: DEC 14, 2010  
 Phase: SD  
 Checked By: CDA  
 Drawn By: CDA  
 Project No. Reference  
 Rev. 0000

Drawing No.  
**A301**

# COUNTY OF RIVERSIDE CONCEPTUAL GRADING PLAN

**ASSESSOR'S PARCEL NO.:**  
281-58-025

**LEGAL DESCRIPTION:**

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 4 WEST, AND RANGES 4 AND 5 WEST, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY.  
EXCEPTING THEREFROM THAT PORTION CONTAINED BY MORTEN MARSHALL, OWNER OF SAID QUARTER, COUNTY OF RIVERSIDE, CALIFORNIA, BY FINAL CORRECTION AS RECORDED UNDER 25, 1983 AS INSTRUMENT NO. 111123 AND RECORDED UNDER 22, 1983 AS INSTRUMENT NO. 111194 OF OFFICE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**DEVELOPER:**

BIRKIN CONSTRUCTION  
138 N. GRAND AVENUE, UNIT 108  
WEST COVINA, CA 91791  
OFFICE (714) 631-8858

**ENGINEER:**

ALLIAD ENGINEERING  
1700 SULLY AVENUE  
POMONA, CALIFORNIA 92666  
OFFICE (909) 386-1818  
FAX (909) 386-1700

**UTILITY NOTIFICATION LIST:**

SOUTHERN CALIFORNIA GAZON  
626-555-1000  
SOUTHERN CALIFORNIA GAS COMPANY  
626-555-1000  
SOUTHERN CALIFORNIA WATER SERVICE  
951-762-5777  
SPECTRA/CONCRETE  
949-475-1482  
AGE  
624-627-1182  
CALIFORNIA ENVIRONMENTAL SERVICES  
951-943-1001

**EXISTING LAND USE:**

RD-30R

**EXISTING ZONING:**

R-4-1 & R-2-1B

**AREA PLAN:**

LAKE WATER/WOODCREST

**ACREAGE:**

NET ACRES: 20.36 AC  
GROSS ACRES: 23.58 AC

**BASIS OF BEARINGS:**

TAKE FROM THE CENTERLINE OF COLE STREET FOR SLOAN VALLEY TRACT, TRACT NO. 1 PER THE 14/15, BEARS IN 02/27/18.

**BENCHMARK:**

SOURCE: BENCHMARK NOT BENCHMARK DESIGN  
CORNER OF METED WATER BURNER SOIL CALIFORNIA UNIT 1000-1000 FEET EAST OF THE INTERSECTION OF CALLEDO RO AND 15 FEET (4.3) IN EAST OF BANK ELEVATION 200 TO CORNER POINT, 10 FEET (3.0) WEST OF A 6'-0" x 6'-0" OF 2" TYP. DIA. TELEPHONE POLE AND 4 FEET (1.2) TO EAST OF A POWER POLE, A CORNER MARK 2" x 1/4" DIA. ALUMINUM NAIL SET PLAIN BY 2 INCH CONCRETE CONCRETE POST OF 1.5 FEET (0.4) DIA. BENCH MARK.

**LEGEND:**

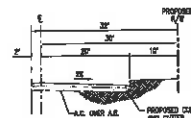
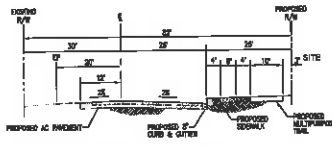
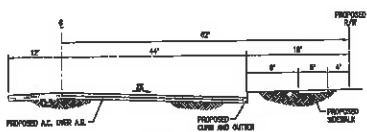
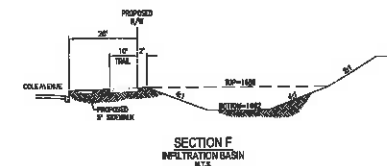
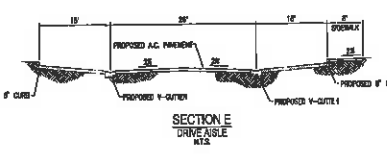
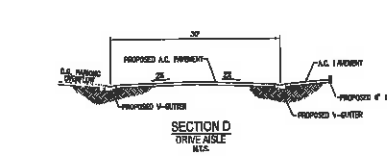
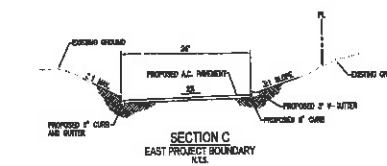
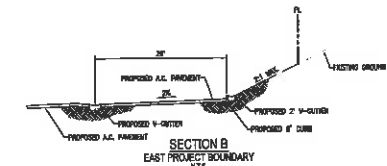
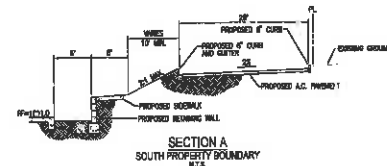
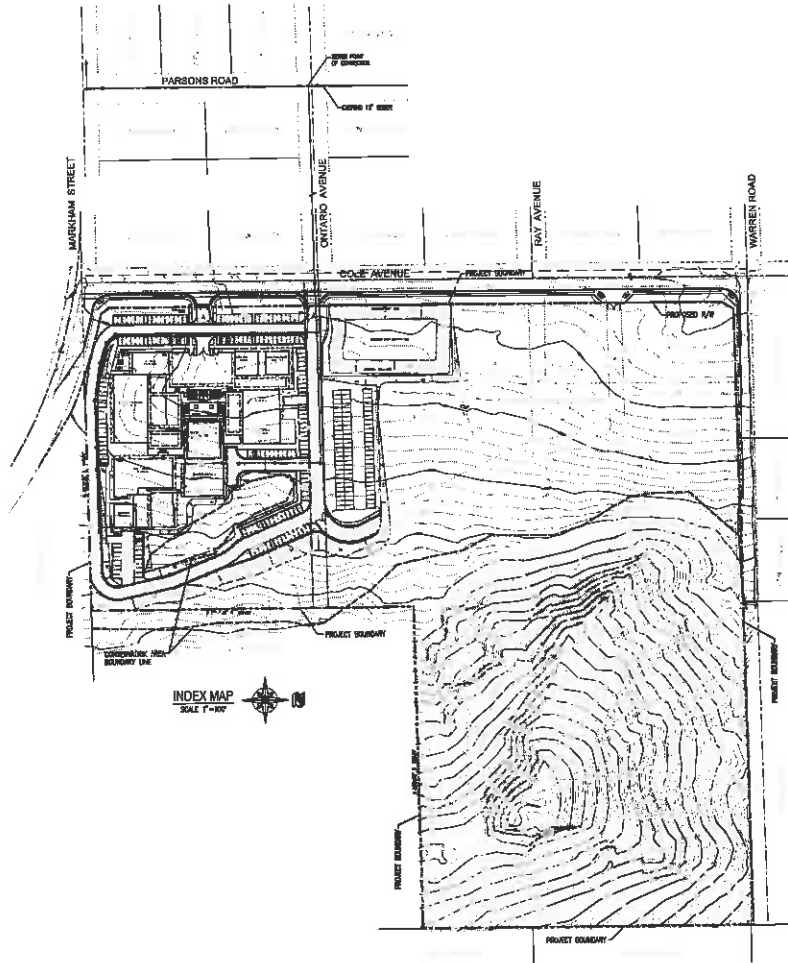
- 140 --- EXISTING CONTOUR
- 170 --- PROPOSED CONTOUR
- --- PARCEL LINE
- --- PROPOSED PROJECT BOUNDARY
- --- CONSERVATION AREA BOUNDARY LINE

**FEMA ZONE:**

ZONE X

**EASEMENTS:**

- ▲ AN EASEMENT FOR LIGHT OR BETA POLE LINES AND SUCCESSOR PURPOSES IN THE EASEMENT RECORDED APRIL 28, 1983 AS INSTRUMENT NO. 22823 OF OFFICE RECORDS.
- ▲ AN EASEMENT FOR HEAVY OR BETA AND SUCCESSOR PURPOSES IN THE EASEMENT RECORDED MARCH 28, 1973 AS INSTRUMENT NO. 111194 AND DECEMBER 22, 1983 AS INSTRUMENT NO. 111194, BOTH OF OFFICE RECORDS.



Project For:  
**BIRKIN CONSTRUCTION**  
138 N. GRAND AVENUE, UNIT 108  
WEST COVINA, CA 91791  
OFFICE (714) 631-8858



Prepared By:  
**ALLIAD ENGINEERING**  
1700 SULLY AVENUE  
POMONA, CALIFORNIA 92666  
OFFICE (909) 386-1818  
FAX (909) 386-1700



DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

SCALE: PER PLAN

PROJECT: I KUAN TAO

LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

COUNTY: COUNTY OF RIVERSIDE, CALIFORNIA

DATE: December, 2020

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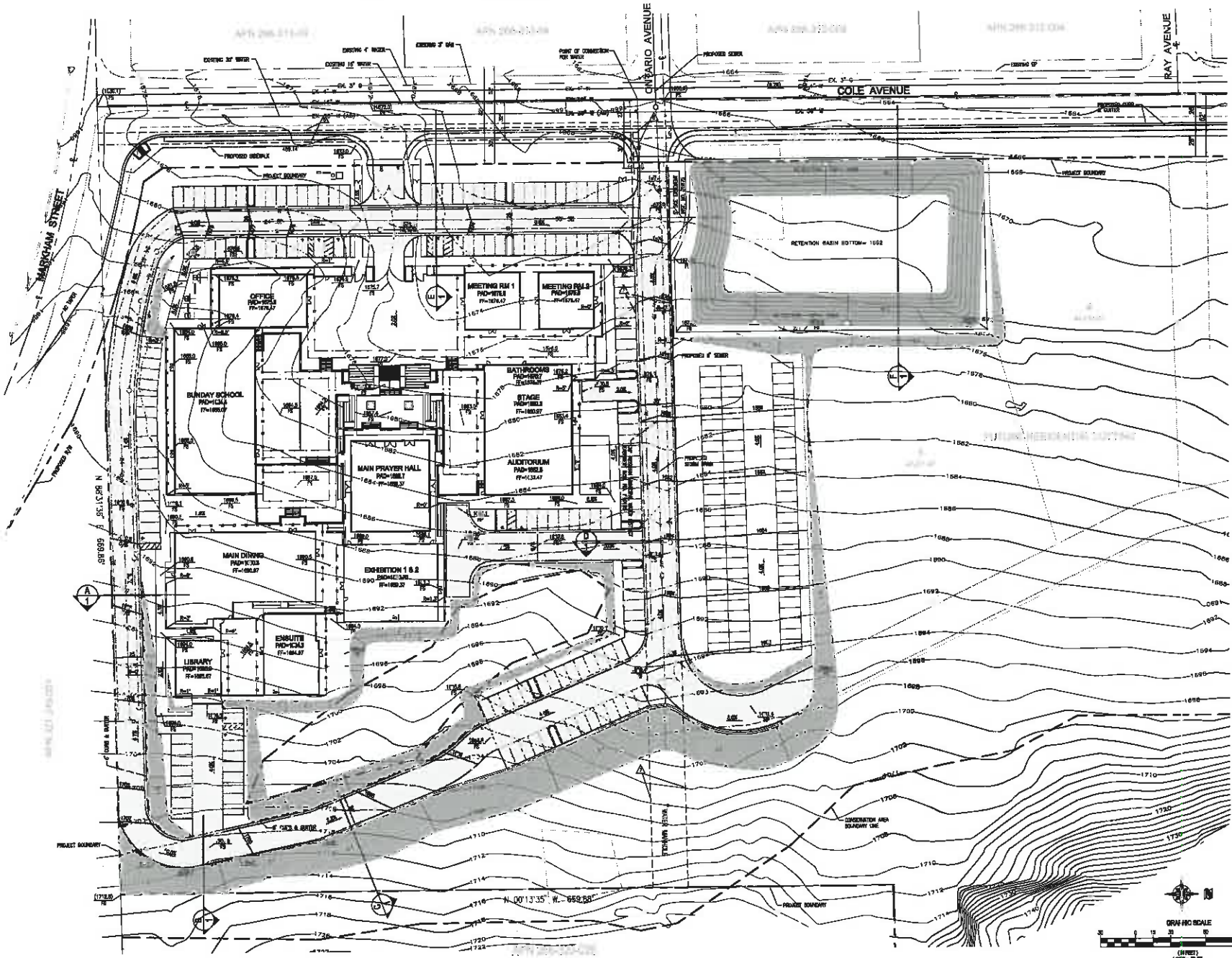
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LOCATION: CORNER OF MARKHAM STREET & COLE AVENUE

PLOT DATE: December 11, 2020, registered



Prepared For:  
**BIRKIN CONSTRUCTION**  
131 N. CHAMBERLAIN, UNIT 104  
SANTA ANA, CA 92701  
OFFICE: (714) 841-4000

Designed By:  
**ALLARD ENGINEERING**  
10000 S. HAYWARD AVENUE, SUITE 100  
DUBLIN, CA 94568  
TEL: (925) 835-1100  
WWW.AE-CA.COM

**AE**

NO.	DESCRIPTION OF REVISION	DATE

SHEET NO. **2** OF **2**

**CONCEPTUAL GRADING PLAN**  
**IKUAN TAO**  
CORNER OF MARIHAM STREET & COLE AVENUE  
COUNTY OF INDIAN WELLS, CALIFORNIA  
Filename: I:\Website Templates\BENTLINGTON\CONCEPT GRADING\Website Template\_D02.rvt