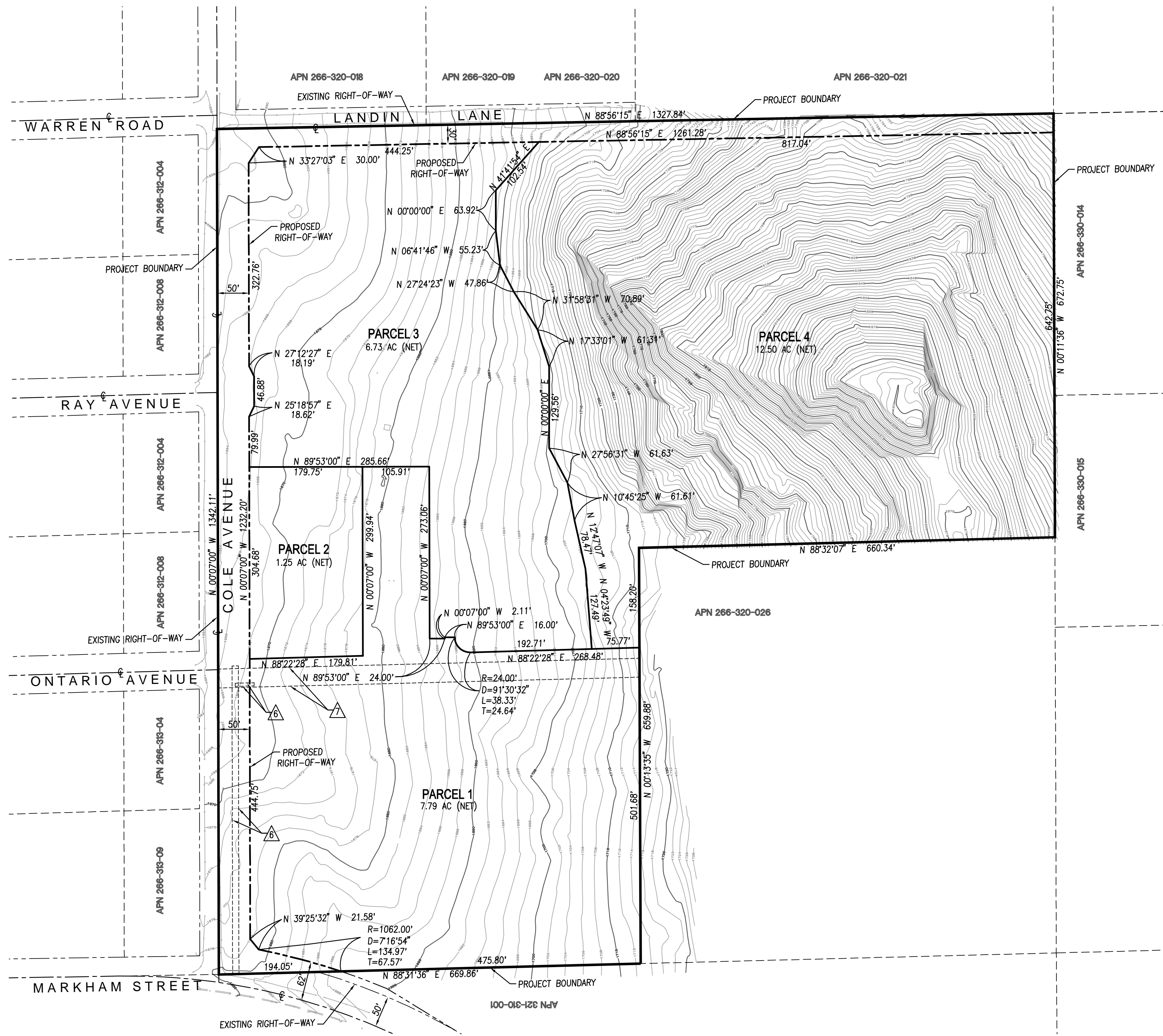
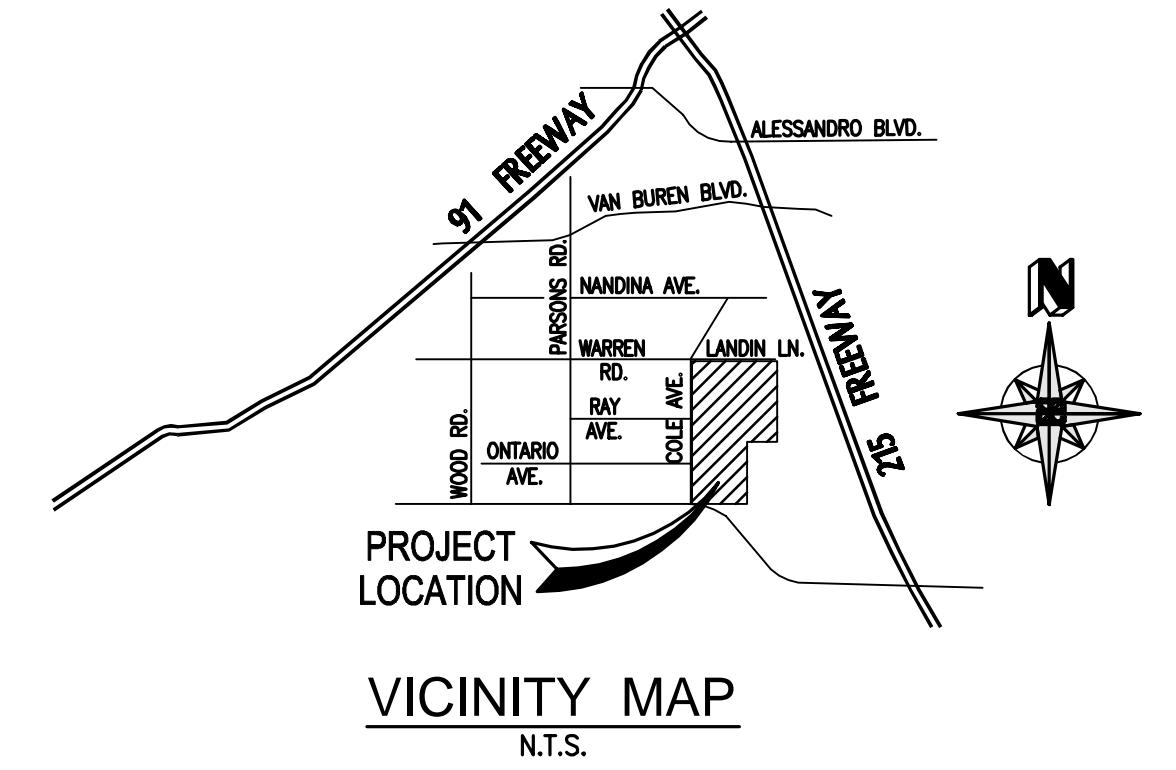


Appendix A - Project Engineering and Renderings

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38214
 SCHEDULE "J"
 BEING A DIVISION OF A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, T3S, R4W, S.B.M., RIVERSIDE COUNTY, CALIFORNIA



OWNERS:
 STEVE FINERAN
 DANI SUE RUNYAN

DEVELOPER:
 BIRKIN CONSTRUCTION
 136 N. GRAND AVENUE, UNIT 186
 WEST COVINA, CA 91791
 OFFICE: (714) 624-8659

PREPARED BY:
 ALLARD ENGINEERING
 16866 SEVILLE AVENUE
 FONTANA, CA 92335
 (909) 356-1815

LEGAL DESCRIPTION:
 SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTIONS 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY; EXCEPTING THEREFROM THAT PORTION CONDEMNED BY WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, BY FINAL ORDERS OF CONDEMNATION AS RECORDED MARCH 25, 1993 AS INSTRUMENT NO. 111188 AND RECORDED DECEMBER 22, 1993 AS INSTRUMENT NO. 510199 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN: 266-320-025

ASSESSOR'S PARCEL NO.:
 266-320-025

BASIS OF BEARINGS:
 TAKEN FROM THE CENTERLINE OF COLE STREET PER GLENN VALLEY FARMS, TRACT NO. 1 PER MB 16/16, BEING N 0°07' W.

BENCHMARK:
 SOURCE BENCHMARK: NGS BENCHMARK DX5449 DESCRIBED BY METRO WATER DIST. SO. CALIFORNIA 1992 PERRIS, 1150 FEET EAST OF THE INTERSECTION OF CAJALCO RD AND WOOD RD, 40 FEET (12.2 M) SOUTH OF THE CENTERLINE OF CAJALCO RD AND 16 FEET (4.9 M) EAST OF MAIN ENTRANCE ROAD TO CHICKEN RANCH, 2.5 FEET (0.8 M) WEST OF A 6-BY-6-IN BY 2 FOOT (0.6 M) TELEPHONE BOX AND 2 FEET (0.6 M) EAST OF A POWER POLE. A STANDARD MWDCS 3-1/4 INCH ALUMINUM DISK SET FLUSH IN 8 INCH DIAMETER CONCRETE POST UP 0.3 FOOT (9.1 CM) ABOVE GROUND.
 EL=1584.20 (NAVD88)

EASEMENTS:
 ⚠ AN EASEMENT FOR EITHER OR BOTH POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 26, 1975 AS INSTRUMENT NO. 75875 OF OFFICIAL RECORDS.
 ⚠ AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 25, 1993 AS INSTRUMENT NO. 111188 AND DECEMBER 22, 1993 AS INSTRUMENT NO. 510199, BOTH OF OFFICIAL RECORDS.

- NOTES:**
- MINIMUM LOT SIZE IS 1 ACRE. ALL LOTS MEET THE MINIMUM LOT SIZE REQUIREMENT PROVIDED IN THE APPLICABLE ZONING CLASSIFICATION.
 - ALL LOTS HAVE ACCEPTABLE LEGAL ACCESS EITHER BY LOT CONFIGURATION OR TBY SEPARATE RECORD DOCUMENT. SEE CONCEPTUAL GRADING DESIGN.
 - THERE ARE NO PHYSICAL CONSTRAINTS WHICH MAY AFFECT THE FEASIBILITY OF FUTURE DEVELOPMENT ON THE LAND.
 - THIS SCHEDULE J PARCEL MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.
 - ALL STREETS FOR PARCEL 3 FUTURE RESIDENTIAL ARE PRIVATE.

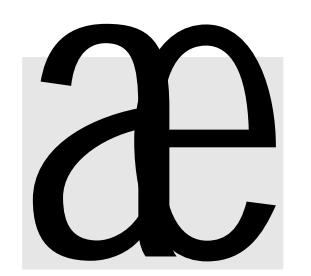
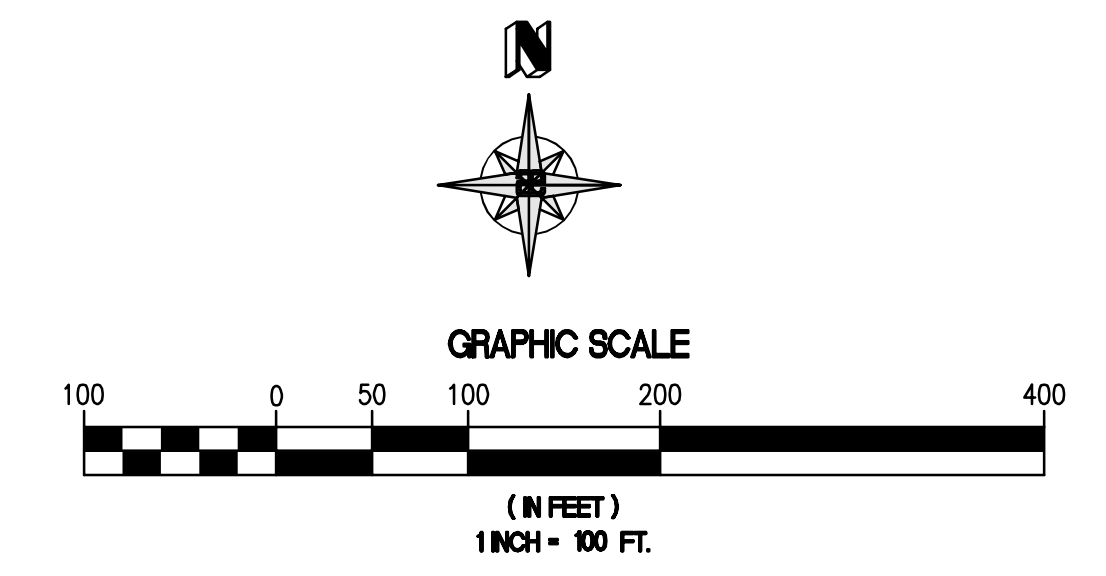
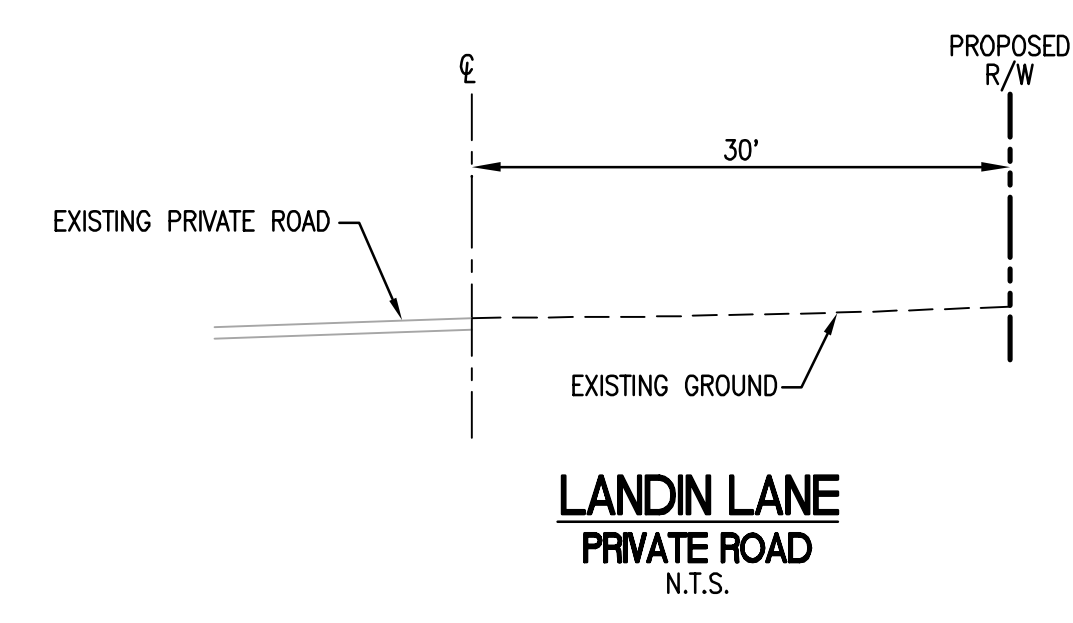
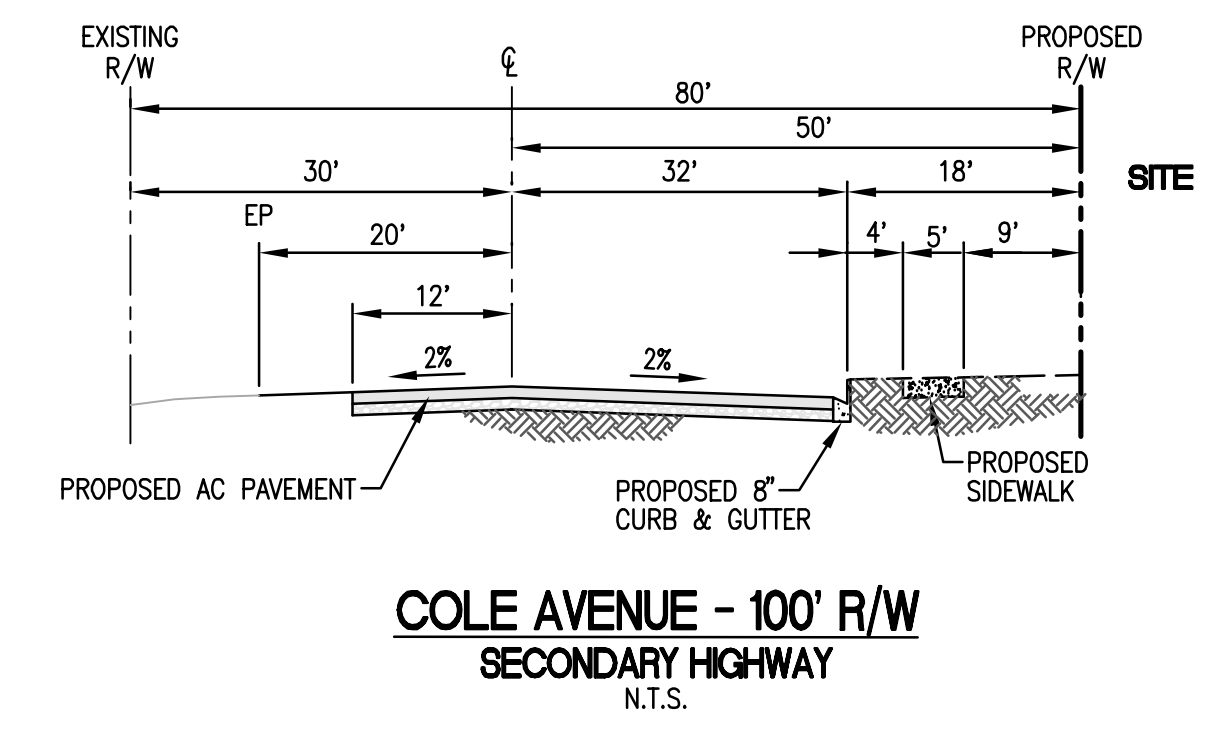
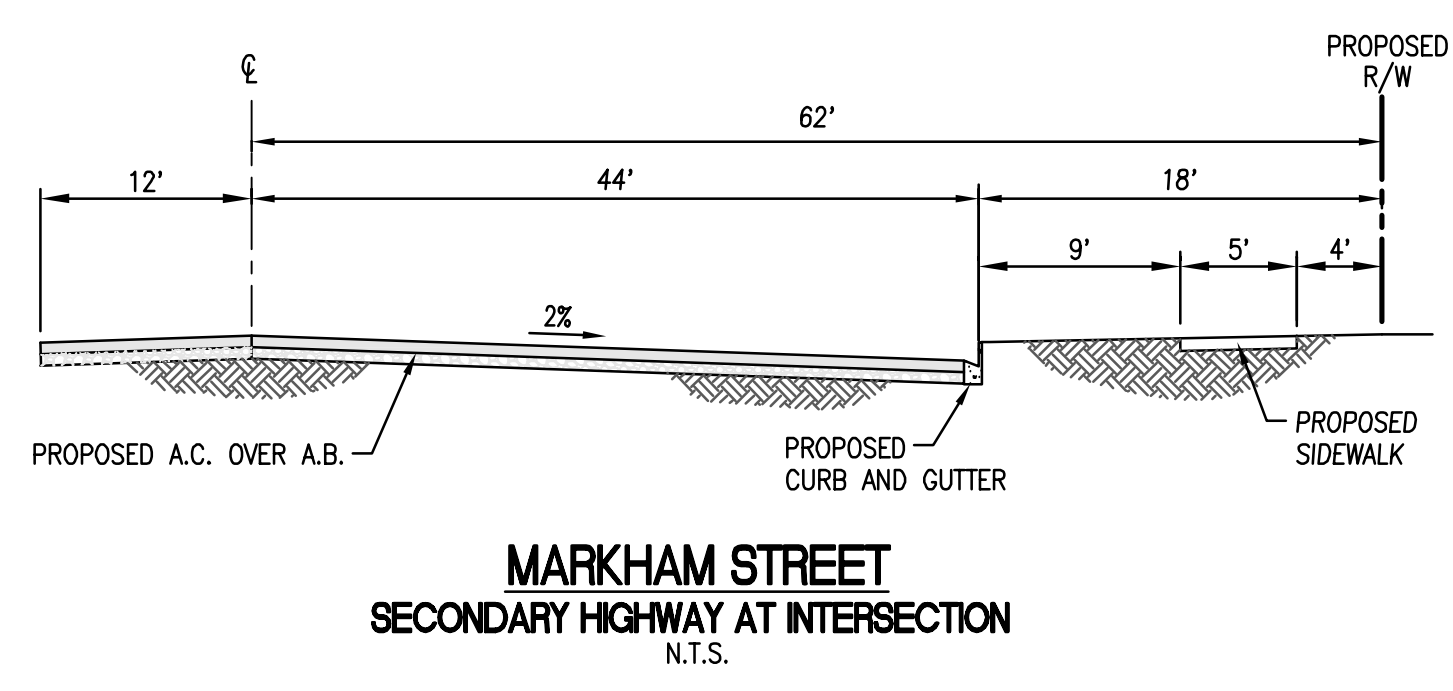
UTILITY NOTIFICATION LIST:
 SOUTHERN CALIFORNIA EDISON (800)655-4555
 SOUTHERN CALIFORNIA GAS COMPANY (800)427-2200
 EASTERN MUNICIPAL WATER DISTRICT (951)928-3777
 SPECTRUM/CHARTER (844)678-3682
 AT&T (844)379-1193
 CR&R ENVIRONMENTAL SERVICES (951)943-1991

EXISTING LAND USE:
 OS-C
 RC-VLOR

EXISTING ZONING:
 R-A-1 & W-2-10
 1 ACRE LOTS MINIMUM

AREA PLAN:
 LAKE MATHEWS/WOODCREST

TOTAL SITE ACREAGE:
 GROSS ACREAGE: 30.79
 NET ACREAGE: 28.06



ALLARD ENGINEERING
 Civil Engineering - Land Surveying - Land Planning
 16866 Seville Avenue
 Fontana, California 92335
 (909) 356-1815 Fax (909) 356-1795

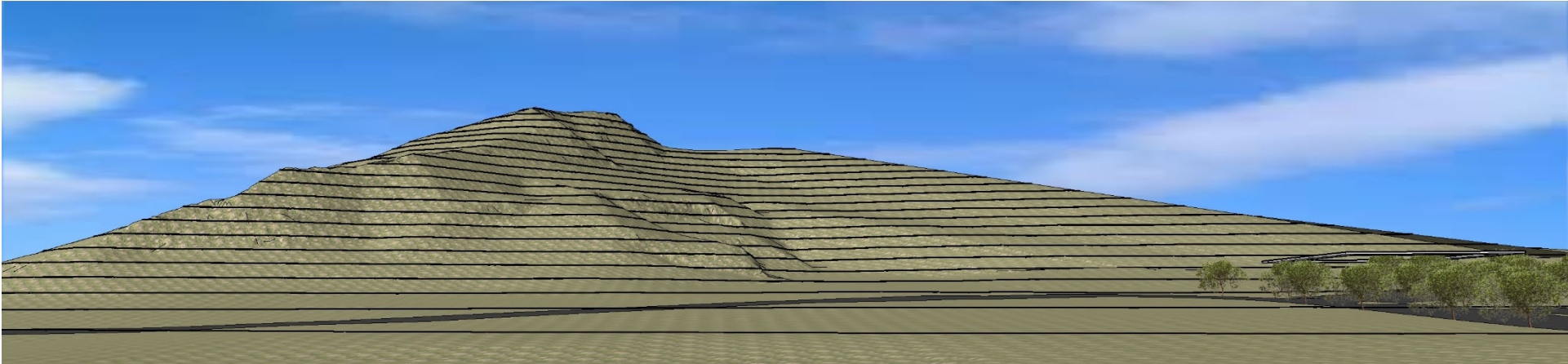
DATE: 12-3-21

REVISION BLOCK	
NO.	DESCRIPTION

Project Rendering 1 – Approximate projected view from Cole Ave near Markham Street looking east



Project Rendering 1 – Approximate projected view from Cole Ave near Landin Lane looking east



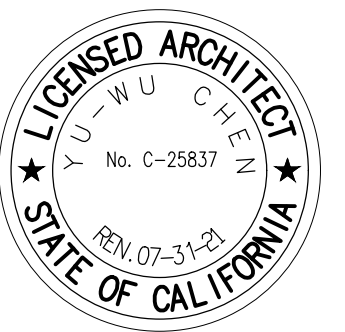


Project:
**I KUAN TAO
TEMPLE**

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

Client:
BIRKIN CONSTRUCTION
136 N. GRAND AVE, UNIT 186
WEST COVINA, CA 91791
714-0624-8659

Stamp:



NOT FOR
CONSTRUCTION
OR
RECORDING

Drawing Title:
COVER SHEET

CDA Project No. 2014
Date: DEC 14, 2020
Phase: SD
Checked By: CDA
Drawn By: CDA
Project No.:
Reference:
Revisions:

I KUAN TAO TEMPLE RIVERSIDE

DRAWING LIST

SHEET	DRAWING TITLE	12/15/20	1ST PLANNING SUBMITTAL
G-000	COVER SHEET	●	
G-001	SHEET INDEX	●	
ARCHITECTURAL SITE			
AS-101	SITE PLAN AND PROJECT DATA	●	
AS-102	ENLARGED SITE PLAN AND FENCE WALL DETAILS	●	
CIVIL (FOR REFERENCE ONLY. SEPARATE APPROVAL AND PERMITS BY PUBLIC WORKS, ENGINEERING DIVISION)			
S-1	TOPO SURVEY	●	
C-1	CONCEPTUAL GRADING PLAN	●	
C-2	CONCEPTUAL GRADING PLAN	●	
LANDSCAPE			
L1	OVERALL PLAN	●	
L2	COURTYARD A	●	
L3	COURTYARD B, C, & E	●	
L4	COURTYARD D & F	●	
L5	COURTYARD G, JAPANESE GARDEN H	●	
L6	COURTYARD I	●	
L7	COURTYARD J & K	●	
ARCHITECTURAL			
A-101	BUILDING ONE FIRST FLOOR PLAN	●	
A-102	BUILDING TWO FIRST AND SECOND FLOOR PLAN	●	
A-103	BUILDING THREE AND FOUR FIRST FLOOR PLAN	●	
A-104	BUILDING FIVE FIRST FLOOR PLAN	●	
A-105	BUILDING SIX, SEVEN, AND EIGHT FIRST FLOOR PLAN	●	
A-201	PROJECT ELEVATIONS	●	
A-202	PROJECT ELEVATIONS	●	
A-203	BUILDING ELEVATIONS	●	
A-204	BUILDING ELEVATIONS	●	
A-205	BUILDING ELEVATIONS	●	
A-206	BUILDING ELEVATIONS	●	
A-301	SECTIONS	●	
A-401	3D VIEWS	●	
A-402	3D VIEWS	●	
A-403	3D VIEWS	●	
A-404	RENDERINGS	●	
ELECTRICAL			
E-1.2	SITE PLAN - LIGHTING PLAN	●	
E-1.3	SITE LIGHTING PHOTOMETRIC	●	
E-1.4	EGRESS PHOTOMETRIC SITE PLAN	●	
E-1.5	SITE LIGHTING SPECS	●	

C D A

Creative Design Associates, Inc.
17528 East Rowland Street
City of Industry, CA 91748
O>626.913.8101
F>626.913.8101

Architecture - Interior Design
Planning

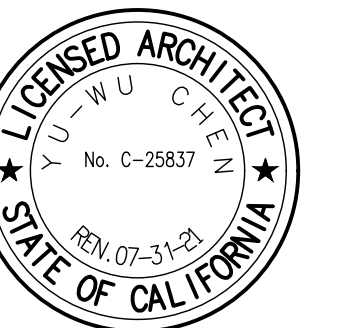
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Project:
**I KUAN TAO
TEMPLE**

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

Client:
BIRKIN CONSTRUCTION
136 N. GRAND AVE, UNIT 186
WEST COVINA, CA 91791
714-9624-8659

Stamp:

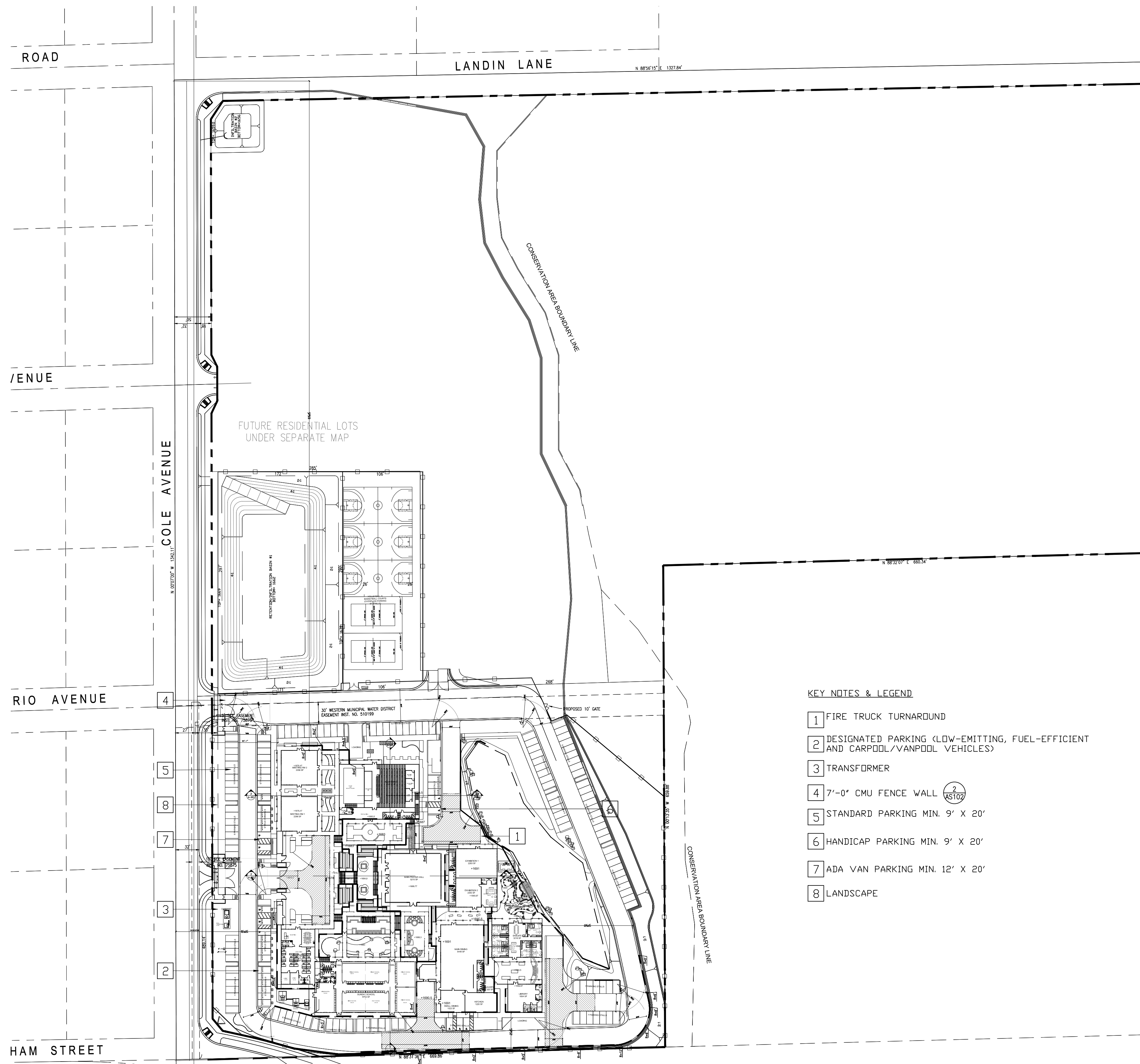


**NOT FOR
CONSTRUCTION
OR
RECORDING**

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

CDA Project No. 2014
Date: DEC 14, 2020
Phase: SD
Checked By: CDA
Drawn By: CDA
Project No.:
Reference:
Revisions:

Drawing No.:
G-001



SITE PLAN NOTES

1. ALL UTILITIES AND 33KV AND UNDER SHALL BE UNDERGROUND.
2. SEE SHEETS A-100 SERIES FOR BUILDING PLANS
3. SEE SHEET AS-103 FOR FIRE ACCESS AND FIRE DEPT. INFO.
4. SIGNAGE SHALL BE SEPARATE PERMIT

SITE PLAN LEGEND

- — — — — PROPERTY LINE
- - - - - SET BACK
- ● ACCESSIBLE PATH OF TRAVEL
- — — — — CMU FENCE WALL (SEE DETAIL 2/AS-102)

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 (AST102)
- 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 **SITE PLAN**
SCALE: 1:80



PROJECT DATA

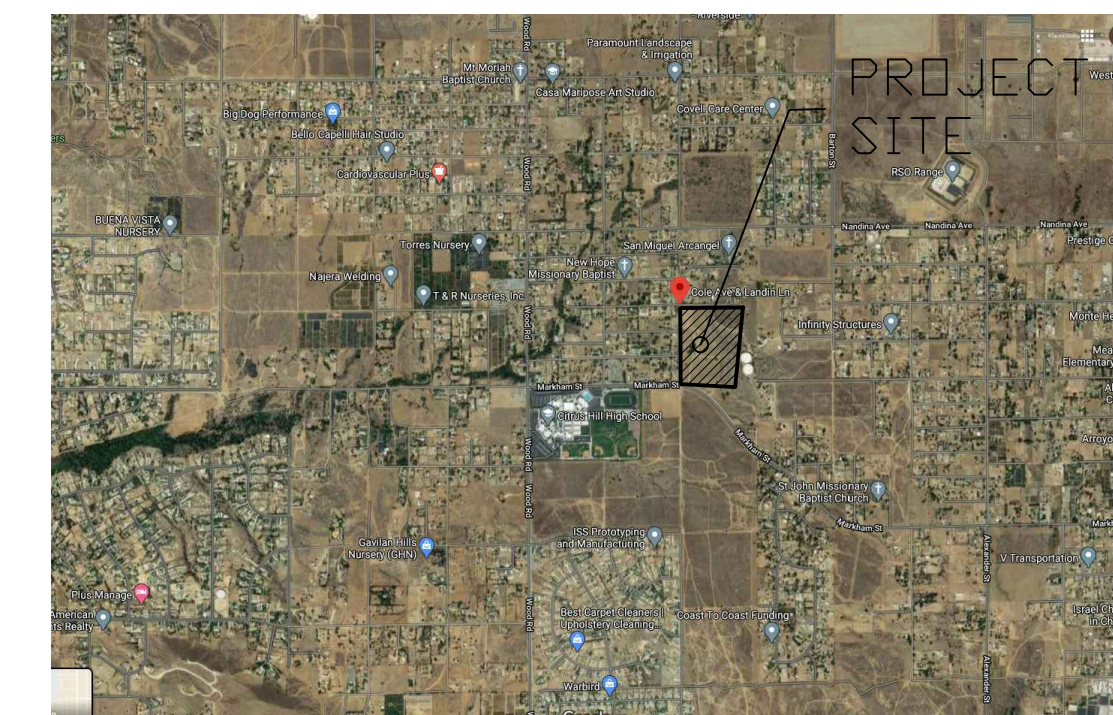
PROJECT DESCRIPTION

NEW RELIGIOUS CAMPUS CONSISTING OF 8 NEW BUILDINGS. BUILDING 1 CONSISTS OF EXHIBITION HALLS, RESTROOMS AND THE MAIN PRAYER HALL. BUILDING 2 IS AN AUDITORIUM. BUILDINGS 3 AND 4 CONSISTS OF MEETING ROOMS. BUILDING 5 IS ADMINISTRATIVE OFFICES AND A SUNDAY SCHOOL. BUILDING 6 IS THE DINING HALLS, KITCHENS, AND LAUNDRY. BUILDING 7 CONSISTS OF AN ENSUITE OR DORMITORY FOR SOME RELIGIOUS CLERGY MEMBERS TO RESIDE. BUILDING 8 CONSISTS OF A LIBRARY. SEE CAMPUS BUILDING AREA BREAKDOWN BELOW FOR SQUARE FOOTAGES. 3 BASKETBALL COURTS AND 2 VOLLEYBALL COURTS ARE ALSO PROPOSED AS AMENITIES WHICH CAN SERVE AS OVERFLOW PARKING. A TOTAL OF 255 PARKING STALLS ARE PROVIDED. 87 STALLS OF THE 255 STALLS ARE FROM OVERFLOW PARKING.

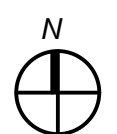
ADDRESS	CORNER OF MARKHAM ST & COLE AVE RIVERSIDE	
APN NUMBER	266-320-025	
ZONING	R-A-1 & VV-2-10	
PROPOSED USE	RELIGIOUS CENTER/TEMPLE	
TYPE OF CONSTRUCTION	V-A	
FIRE SPRINKLERS (SEPARATE PERMIT)	YES	
OCCUPANCY GROUP(S)	A, B, R-2	
TOTAL GROSS LOT AREA (BEFORE DEDICATION)	1,341,068 S.F. (APPROX. 30.79 ACRE)	
TOTAL GROSS LOT AREA (AFTER DEDICATION)	1,269,191 S.F. (APPROX. 29.14 ACRE)	
TOTAL GROSS LOT AREA (AFTER CONSERVATION AREA & DEDICATION)	591,705 S.F. (APPROX. 13.58 ACRE)	
TOTAL TEMPLE LOT AREA (AFTER CONSERVATION AREA)	300,197 S.F. (APPROX. 6.89 ACRE)	
TOTAL GROSS LOT AREA (AFTER TEMPLE AREA BEF CONSERVATION)	968,994 S.F. (APPROX. 22.25 ACRE)	
BUILDING AREA	53,466 S.F.	
BUILDING HEIGHT		
MAX. ALLOWED BY RIGHT	40'-0"/ 3 STORIES	
MAX. PROVIDED:	40'-0"/ 2 STORY	
MIN. LOT AREA	20,000 S.F.	
SET BACK	MIN. REQUIRED	MIN. PROVIDED
BUILDING		
FRONT/STREET YARD (COLE ST.)	20'-0"	87'-10"
NORTH SIDE YARD/INTERIOR LOT LINE	5'-0"	916'-8"
SOUTH SIDE YARD/INTERIOR LOT LINE	10'-0"	52'-8"
REAR YARD/INTERIOR LOT LINE	10'-0"	124'-0"
PARKING CALCULATION		
MIN. REQUIRED	149 STALLS	
RELIGIOUS INSTITUTIONS		
1 SPACE PER 35 SF OF NET ASSEMBLY AREA USE SIMULTANEOUSLY FOR ASSEMBLY PURPOSES	149 STALLS	214 STALLS (ONCE A YEAR)
PROVIDED	247 STALLS	
STANDARD	130 STALLS	
OVERFLOW	87 STALLS	
ENV (8% DESIGNATED; 6% FUTURE EV CHARGING STATIONS)		
DESIGNATED PARKING ONLY	5 STALLS	
EV CHARGING CAPABLE	15 STALLS	
ADA (7 REQUIRED; 2 VAN)	8 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	1F	2F	PROJECT TOTAL
1	EXHIBITION 1	2,283 S.F.		
1	EXHIBITION 2	2,283 S.F.		
1	MAIN PRAYER HALL	5,448 S.F.		
1	RESTROOMS	550 S.F.		
2	AUDITORIUM	3,613 S.F.	8,305 S.F.	11,918 S.F.
3	MEETING RM2	2,298 S.F.		
4	MEETING RM1	2,298 S.F.		
5	OFFICE	3,515 S.F.		
5	SUNDAY SCHOOL	9,792 S.F.		
6	MAIN DINING	5,448 S.F.		
6	SMALL DINING	1,023 S.F.		
6	KITCHEN	1,220 S.F.		
6	LAUNDRY	320 S.F.		
7	ENSUITE	3,216 S.F.		
8	LIBRARY	1,854 S.F.		
		45,161 S.F.	8,305 S.F.	53,466 S.F.



VICINITY MAP



PROJECT TEAM

OWNER REP:	BIRKIN CONSTRUCTION 136 N. GRAND AVE., UNIT 186 WEST COVINA, CA 91791 CONTACT : ROBERT RITNER	TRAFFIC ENGINEER:	LINSCOTT, LAW & GREENSPAN, ENGINEERS 2 EXECUTIVE CIRCLE, SUITE 250 IRVINE, CA 92614 CONTACT: DAN KLOOS	UTILITY PURVEYORS LIST
ARCHITECT:	CDA CREATIVE DESIGN ASSOCIATES 17528 EAST ROWLAND STREET, CITY OF INDUSTRY, CA 91748 CONTACT : KENNETH PANG	DRY UTILITY CONSULTANT:	MORROW MANAGEMENT 1130 VIA CALLEJON SAN CLEMENTE, CA 92673 CONTACT: JIM MORROW	ELECTRICAL: SOUTHERN CALIFORNIA EDISON (800)-655-4555
LANDSCAPE ARCHITECT:	SEGURA ASSOCIATES, INC PO BOX 964 LA VERNE, CA 91750 CONTACT: TOM SEGURA	ELECTRICAL ENGINEER:	GOUVIS ENGINEERING GROUP 15 STUDEBAKER IRVINE, CA 92618 CONTACT: ROBERT GOMEZ	GAS: SOUTHERN CALIFORNIA GAS COMPANY (800)-427-2200
CIVIL ENGINEER:	ALLARD ENGINEERING 16866 SEVILLE AVENUE, FONTANA, CA 92335 CONTACT: RAY ALLARD	ENV. CONSULTANT:	ELMT CONSULTING 2201 N. GRAND AVE #10098 SANTA ANA, CA 92711 CONTACT: TRAVIS J. MCGILL	WATER/SEWER: WESTERN MUNICIPAL WATER DISTRICT (951)-571-7100
				TRASH: CR&R ENVIRONMENTAL SERVICES (951)-943-1991

Project:
**BIRKIN TEMPLE
RIVERSIDE**

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

Client:
BIRKIN CONSTRUCTION
136 N. GRAND AVE, UNIT 186
WEST COVINA, CA 91791
714-0624-8659

Stamp:



NOT FOR
CONSTRUCTION
OR
RECORDING

Drawing Title:

**SITE PLAN &
PROJECT DATA**

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Date: Dec 15, 2021
Phase: SD
Checked By: CDA
Drawn By: CDA
Project No.:
Reference:
Revisions:

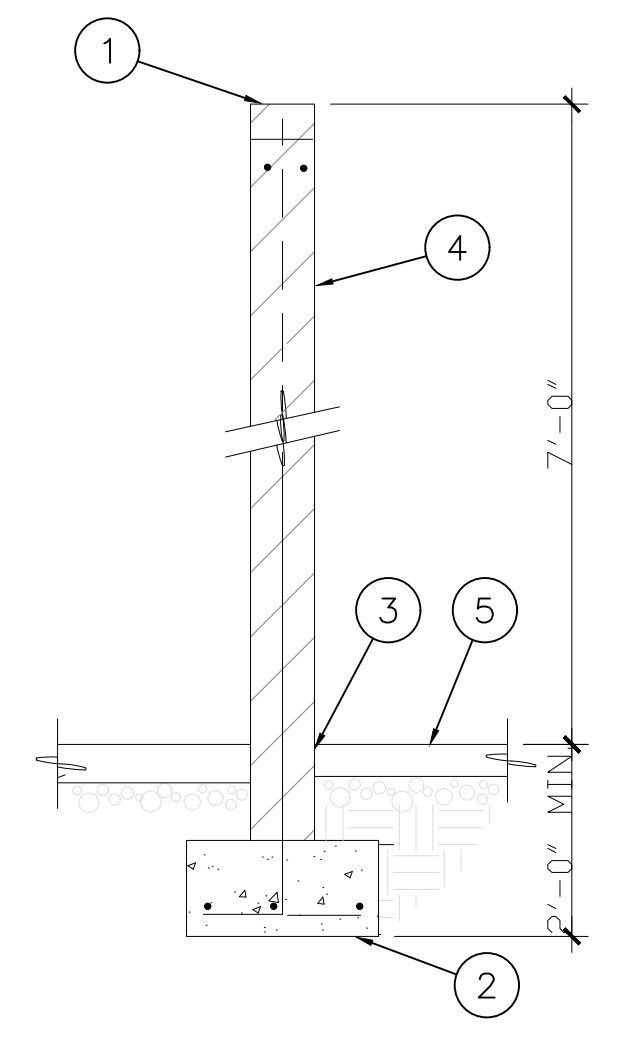
Project:
I KUAN TAO TEMPLE

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

Client:
BIRKIN CONSTRUCTION
 136 N. GRAND AVE, UNIT 196
 WEST COVINA, CA 91791
 714-0624-8659

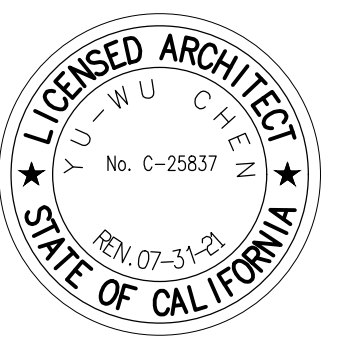
KEY NOTES & LEGEND

- 1 FIRE TRUCK TURNAROUND
- 2 DESIGNATED PARKING (LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VANPOOL VEHICLES)
- 3 TRANSFORMER
- 4 7'-0" CMU FENCE WALL (AS102)
- 5 STANDARD PARKING MIN. 9' X 20'
- 6 HANDICAP PARKING MIN. 9' X 20'
- 7 ADA VAN PARKING MIN. 12' X 20'
- 8 LANDSCAPE



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

Stamp:



NOT FOR
 CONSTRUCTION
 OR
 RECORDING

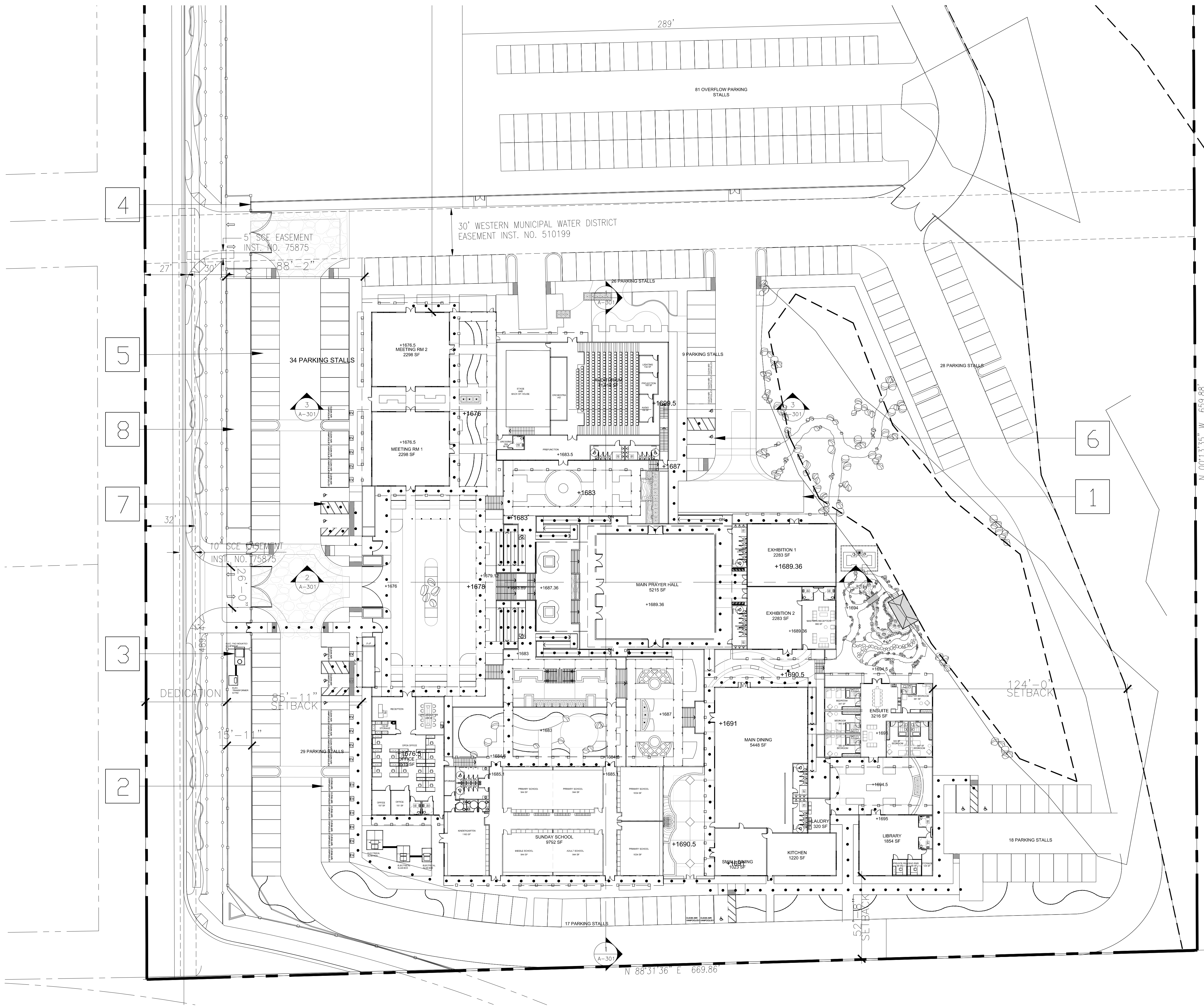
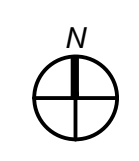
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**ENLARGED
 SITE PLAN & FENCE
 WALL DETAILS**

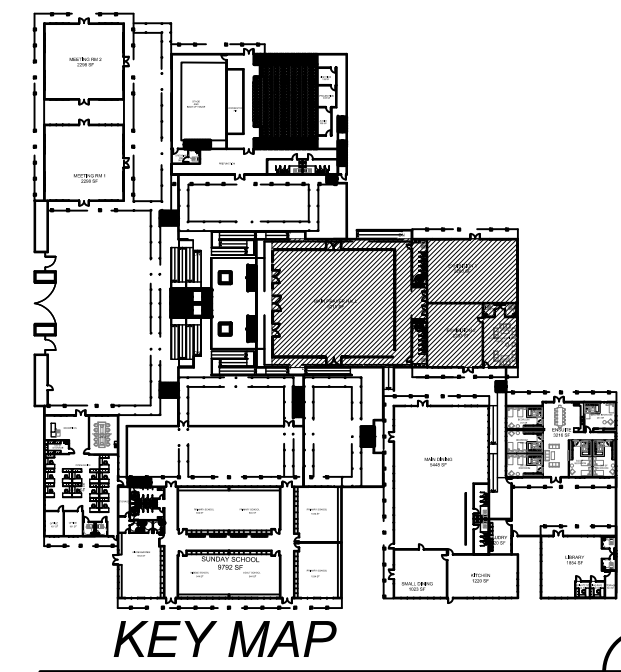
CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:

SITE PLAN LEGEND

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

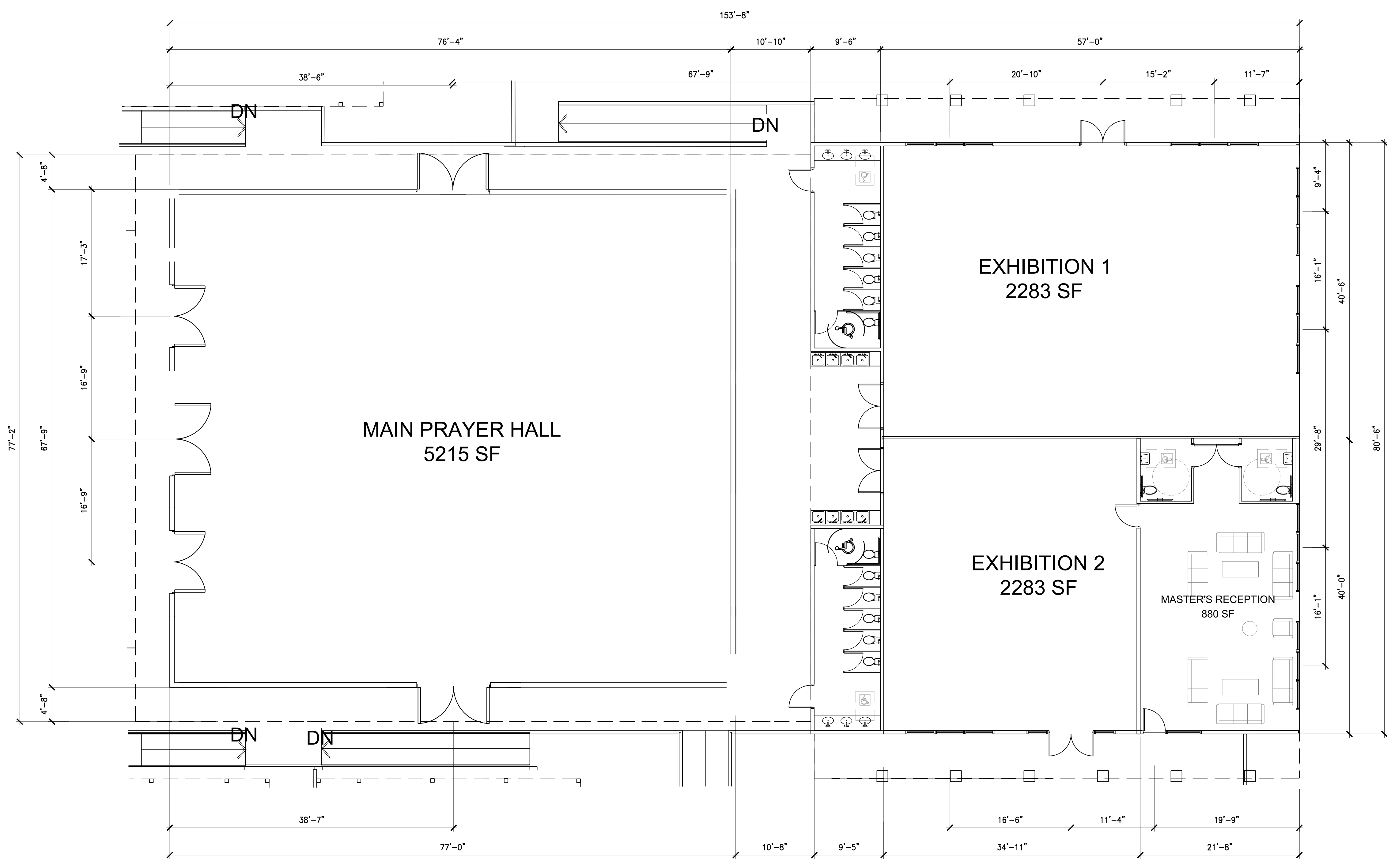
1 ENLARGED SITE PLAN
 SCALE: 1:30





C D A
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 17528 East Rowland Street
 City of Industry, CA 91748
 O>626.913.8101
 F>626.913.8101
 Architecture - Interior Design
 Planning
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Project:
**I KUAN TAO
 TEMPLE**
 CORNER OF MARKAM ST. & COLE AVE.
 RIVERSIDE, CA
 Client:
BIRKIN CONSTRUCTION
 136 N. GRAND AVE, UNIT 186
 WEST COVINA, CA 91791
 714-0624-8559



Stamp:

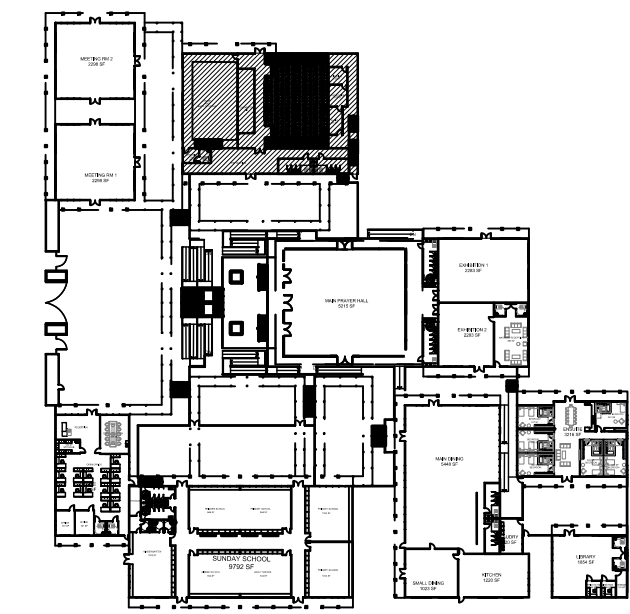
**NOT FOR
 CONSTRUCTION
 OR
 RECORDING**

Drawing Title:
**BLDG 1
 1ST FLOOR PLA.**

CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:

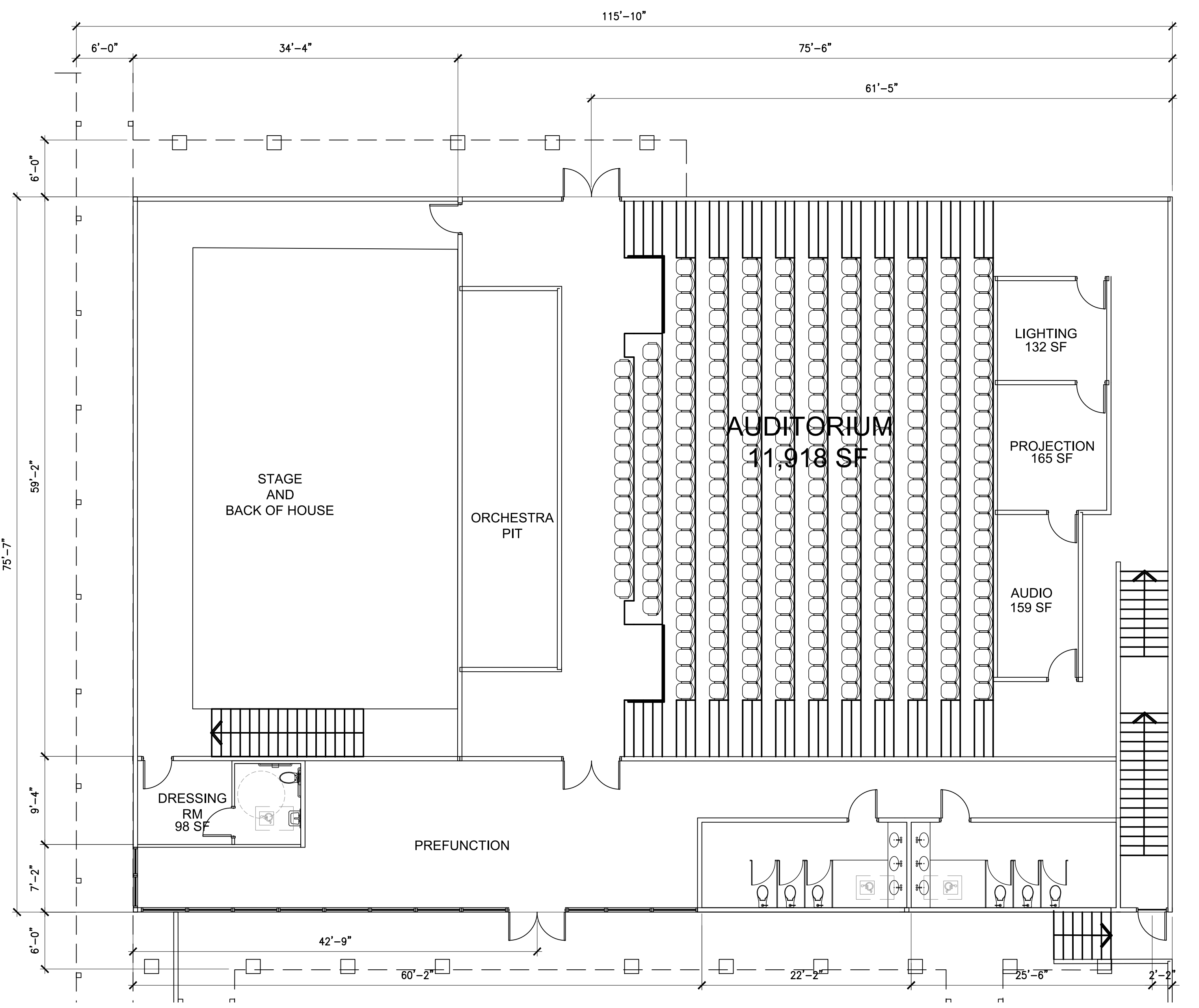
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 SCALE: 1/8" = 1'-0"

Drawing No.:
A-101

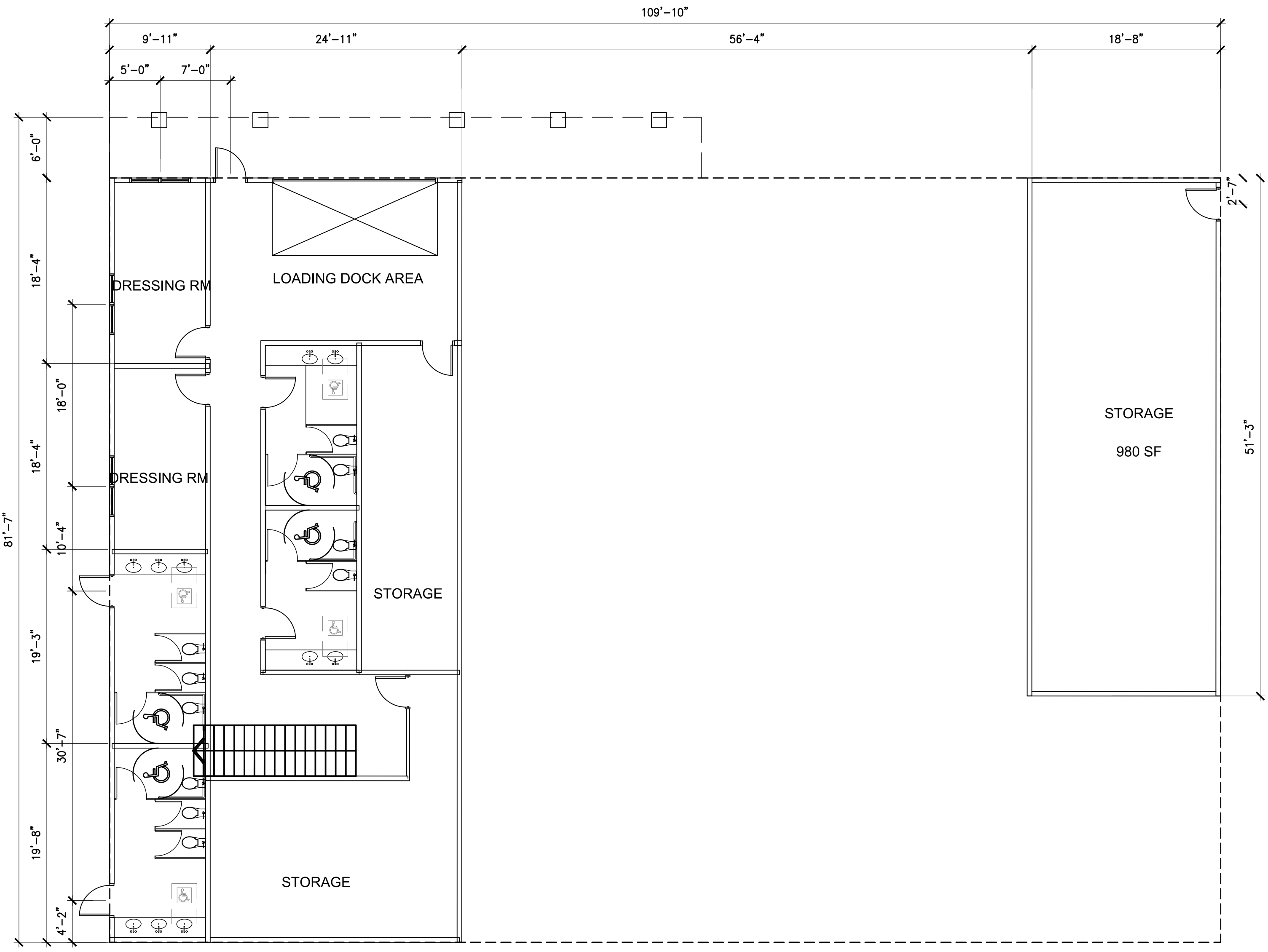


KEY MAP

Project:
**I KUAN TAO
 TEMPLE**
 CORNER OF MARKAM ST. & COLE AVE.
 RIVERSIDE, CA
 Client:
BIRKIN CONSTRUCTIO
 136 N. GRAND AVE, UNIT 186
 WEST COVINA, CA 91791
 714-0624-8659

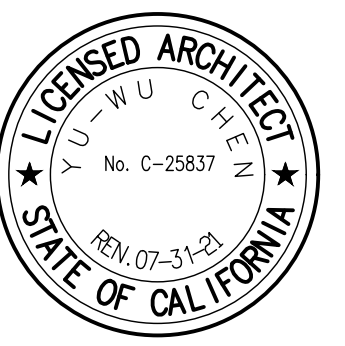


2 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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

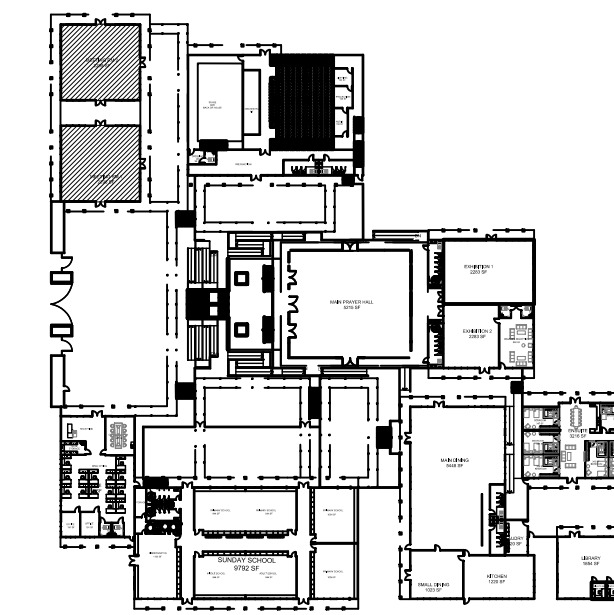
Stamp:



**NOT FOR
 CONSTRUCTION
 OR
 RECORDING**

Drawing Title:
**BLDG 2
 1ST FLR
 & 2ND FLR PLAN**

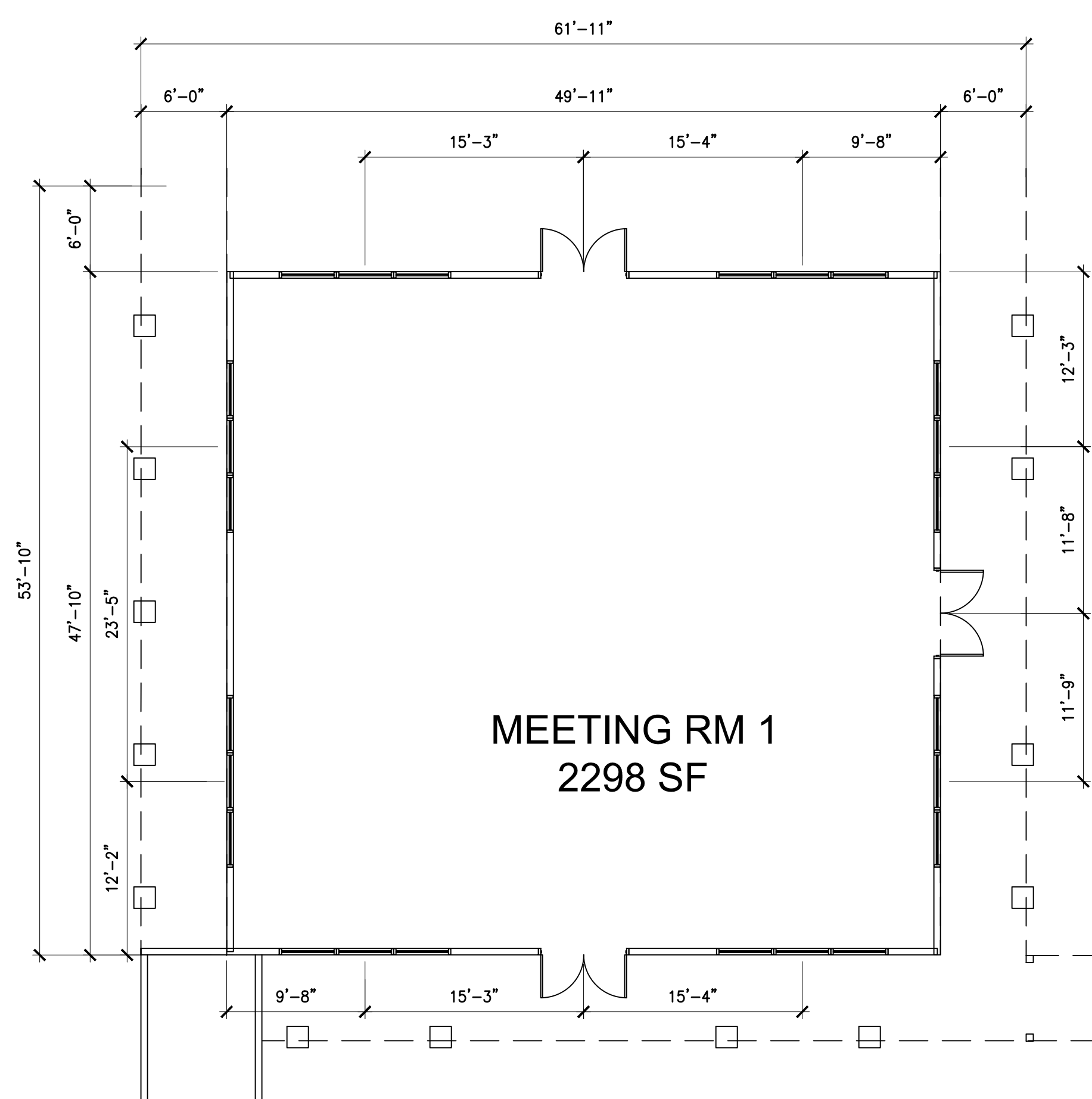
CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:



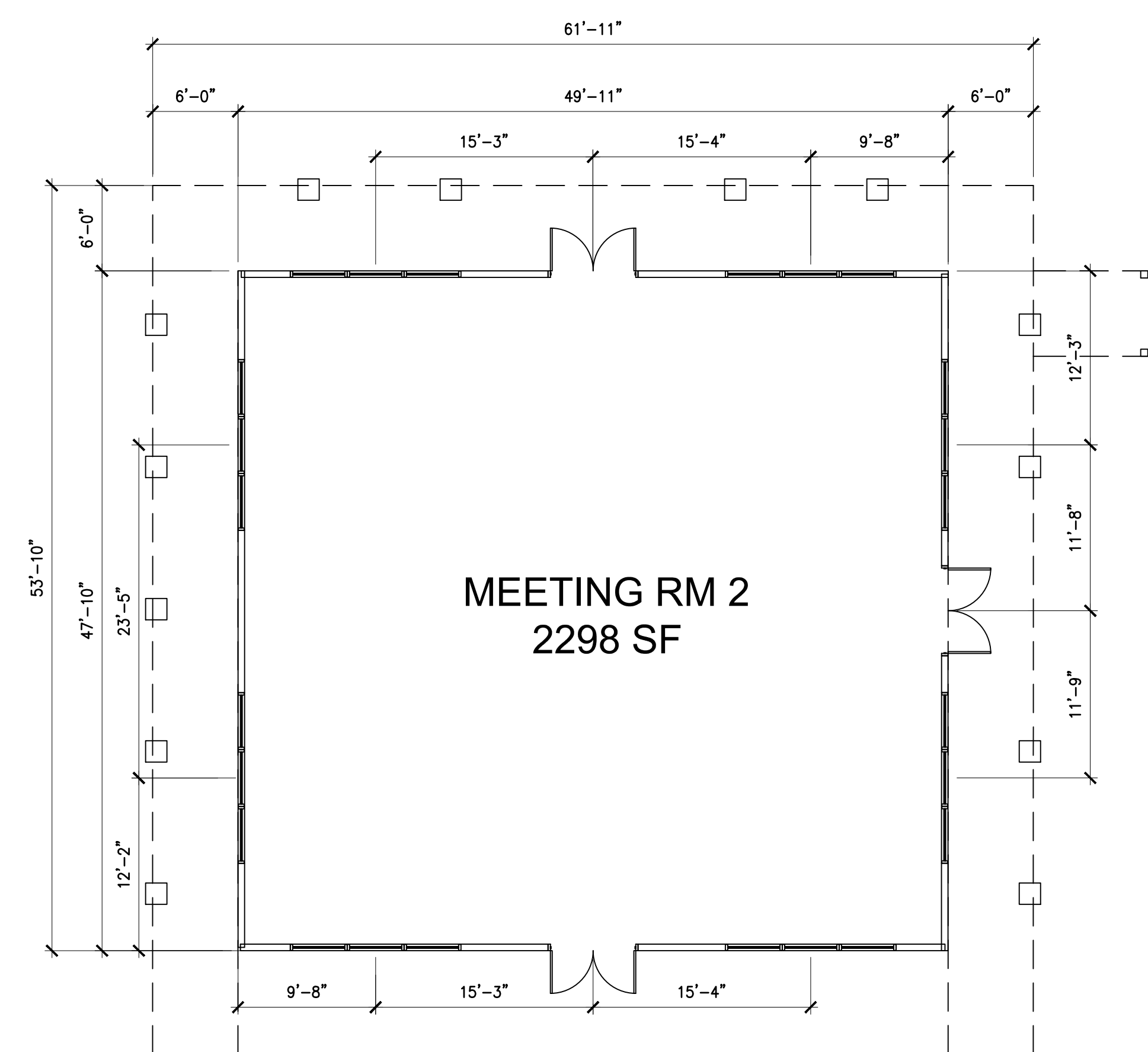
KEY MAP

C D
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 17528 East Rowland Street
 City of Industry, CA 91748
 O> 626.913.8101
 F> 626.913.8101
 Architecture - Interior Design
 Planning
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Project:
**I KUAN TAO
 TEMPLE**
 CORNER OF MARKAM ST. & COLE AVE
 RIVERSIDE, CA
 Client:
BIRKIN CONSTRUCTION
 136 N. GRAND AVE. UNIT 186
 WEST COVINA, CA 91791
 714-0624-8659



2 BLDG 4 MEETING 1 RM FLOOR PLAN
 SCALE: 1/8" = 1'-0"



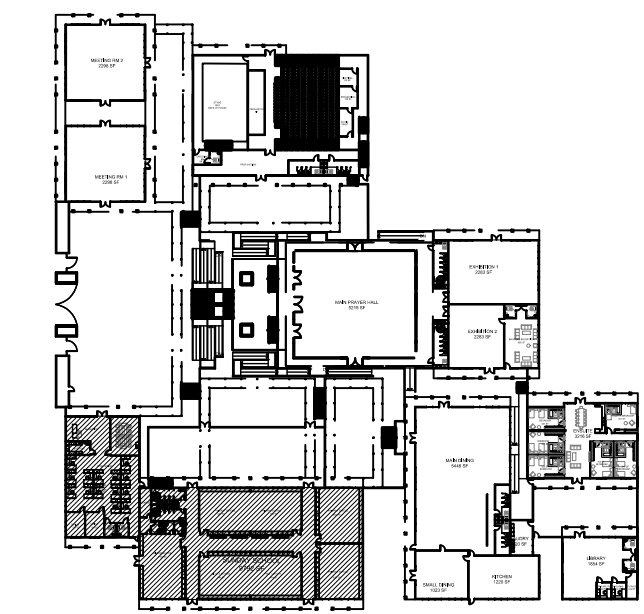
1 BLDG 3 MEETING 2 RM FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Stamp:

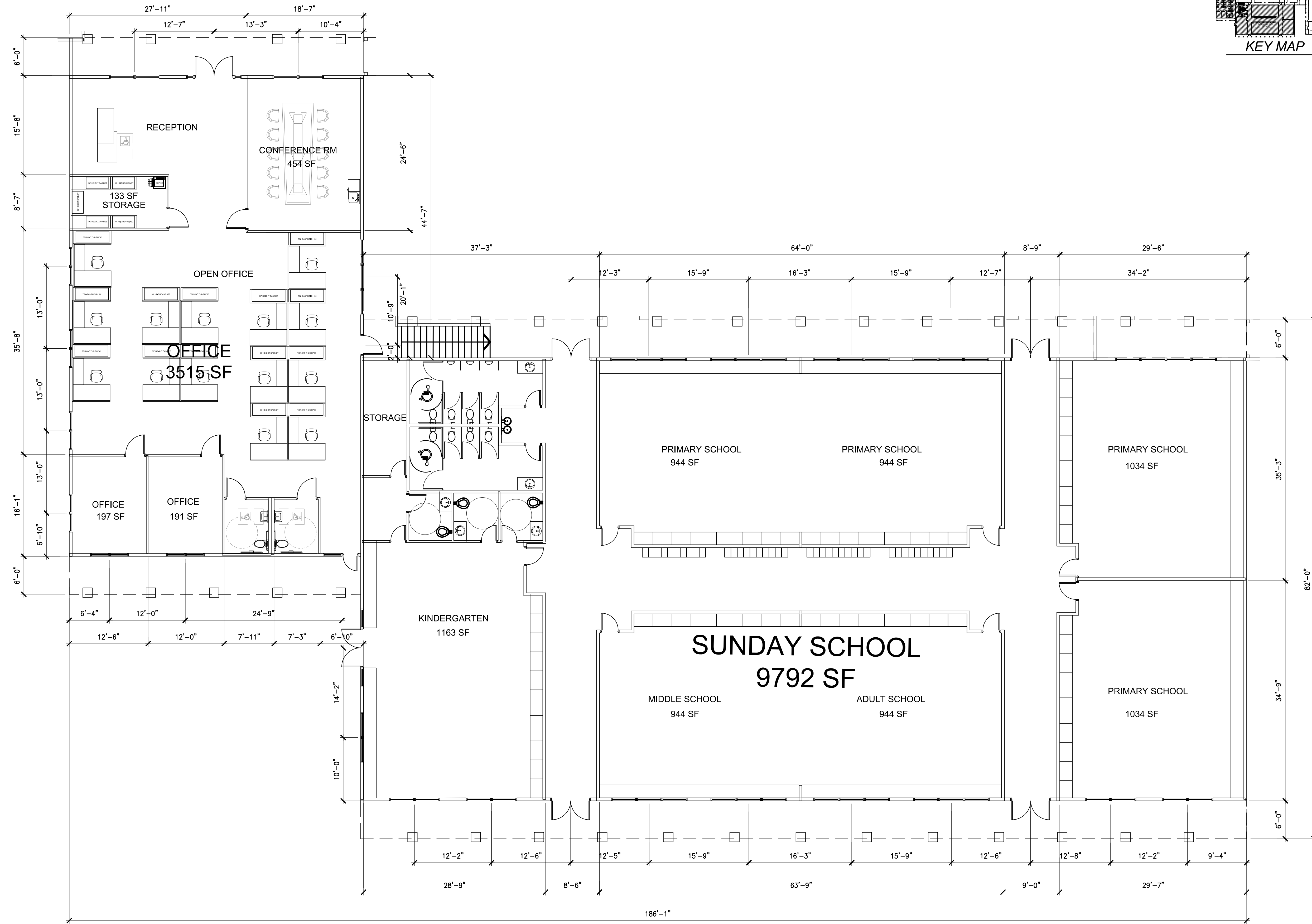
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 OR RECORDING

Drawing Title:
**BLDG 3
 & BLDG 4
 FLOOR PLAN**
 CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:

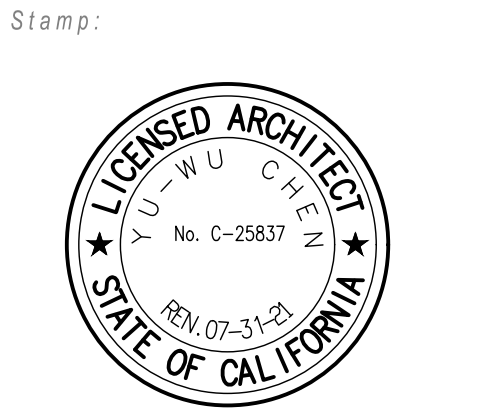
Drawing No.:
A-103



KEY MAP



Project:
**I KUAN TAO
 TEMPLE**
 CORNER OF MARKAM ST. & COLE AVE.
 RIVERSIDE, CA
 Client:
BIRKIN CONSTRUCTIO
 136 N. GRAND AVE, UNIT 188
 WEST COVINA, CA 91791
 714-0624-8559

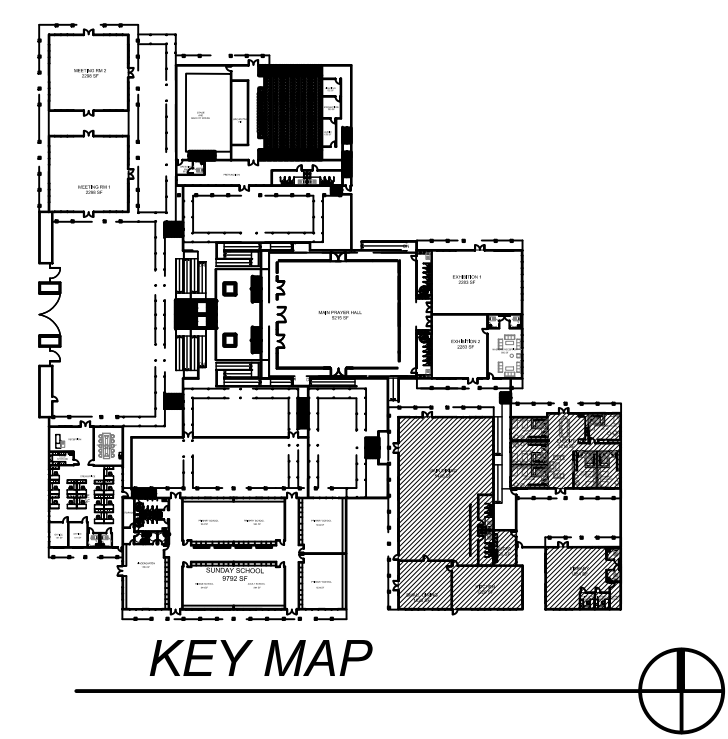


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 CONSTRUCTION
 OR
 RECORDING

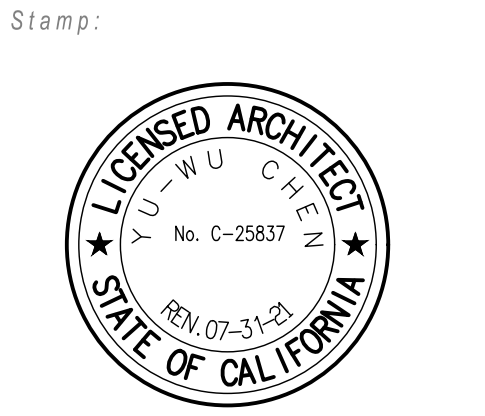
Drawing Title:
**BLDG 5
 1ST FLOOR PLA.**

CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:

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



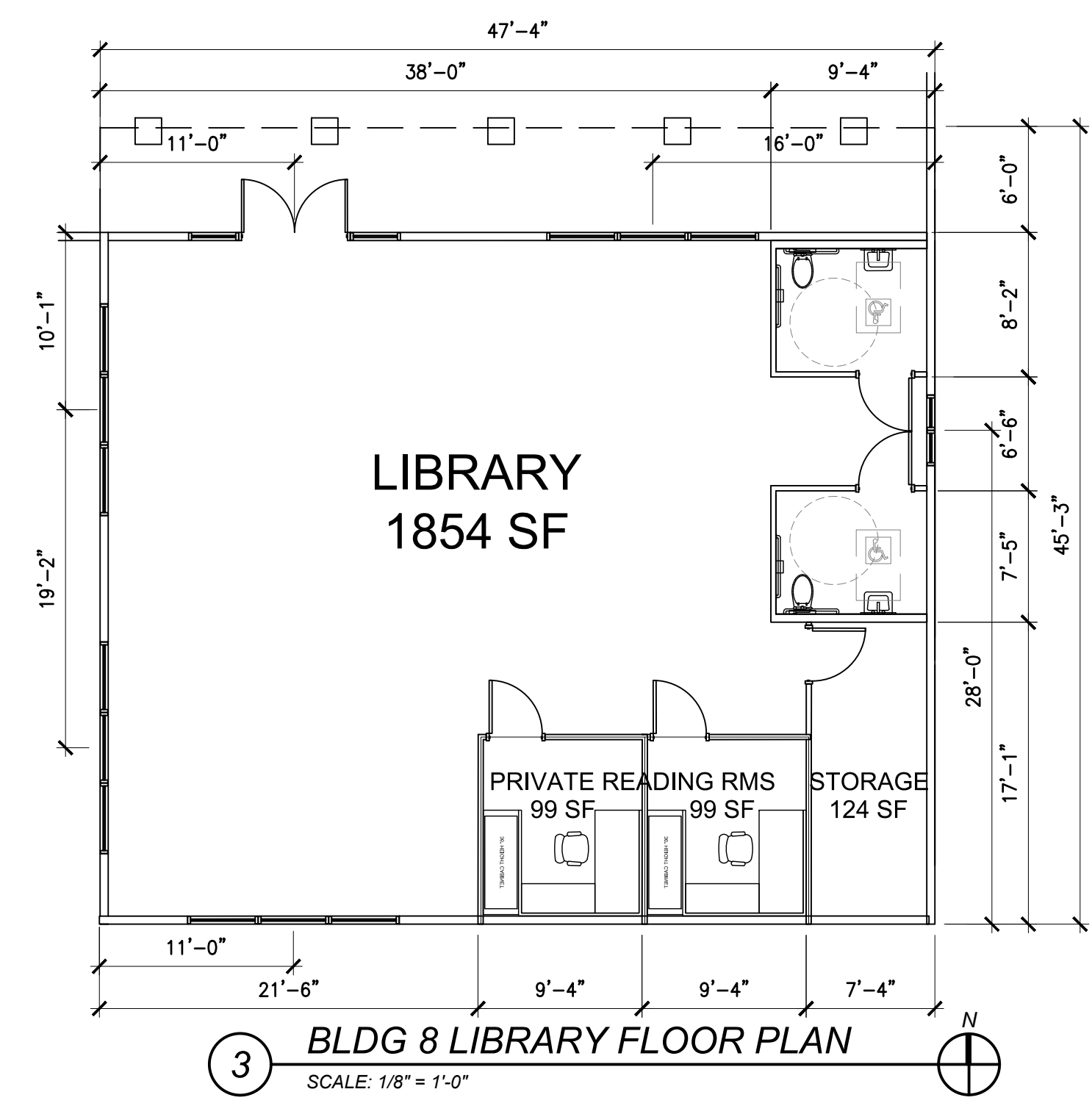
Project:
**I KUAN TAO
 TEMPLE**
 CORNER OF MARKAM ST. & COLE AVE.
 RIVERSIDE, CA
 Client:
BIRKIN CONSTRUCTIO
 136 N. GRAND AVE, UNIT 100
 WEST COVINA, CA 91791
 714-0624-8559



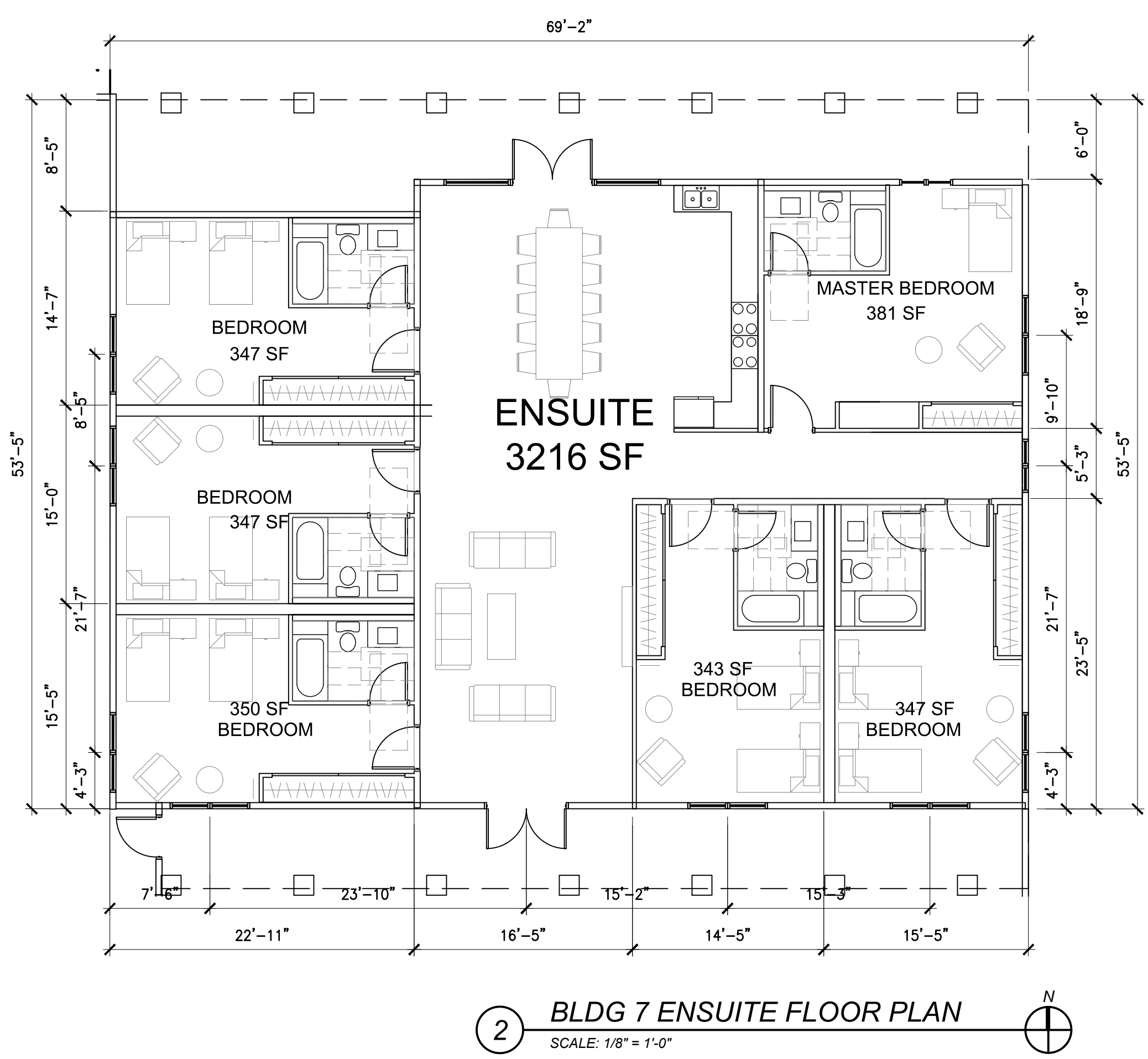
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**NOT FOR
 CONSTRUCTION
 OR
 RECORDING**

Drawing Title:
**BLDG 6, 7, & 8
 1ST FLOOR PLA.**

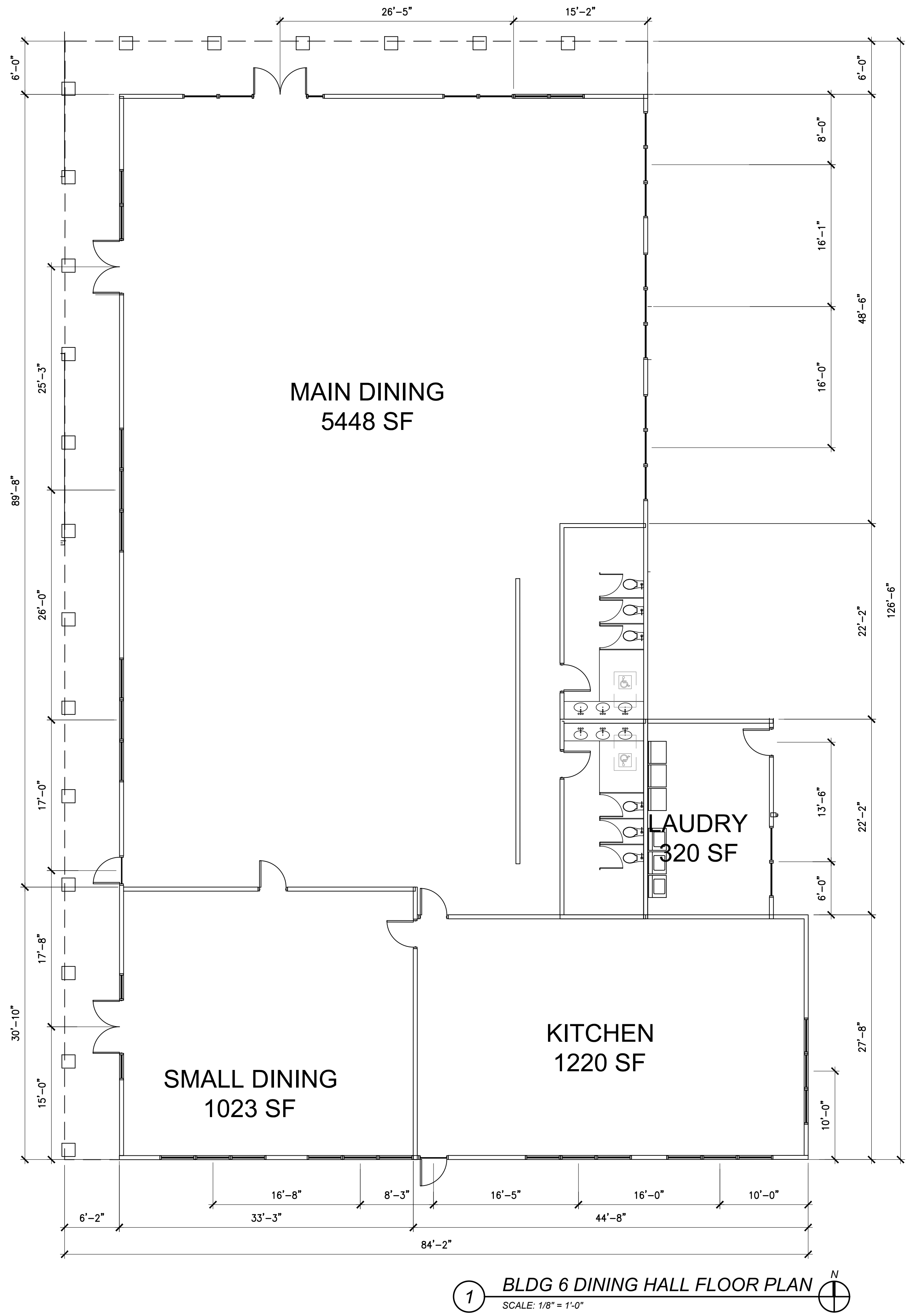
CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:



3 BLDG 8 LIBRARY FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 BLDG 7 ENSUITE FLOOR PLAN
 SCALE: 1/8" = 1'-0"



1 BLDG 6 DINING HALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Project:
**I KUAN TAO
TEMPLE**

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

Client:
BIRKIN CONSTRUCTION
136 N. GRAND AVE, UNIT 100
WEST COVINA, CA 91791
714-0624-8559

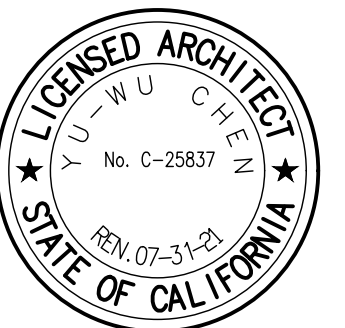


② SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



① STREET/WEST ELEVATION
SCALE: 1/16" = 1'-0"

Stamp:



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CONSTRUCTION
OR
RECORDING

Drawing Title:
**PROJECT.
ELEVATIONS**

CDA Project No. 2014
Date: DEC 14, 2020
Phase: SD
Checked By: CDA
Drawn By: CDA
Project No.:
Reference:
Revisions:

Drawing No.:
A-201

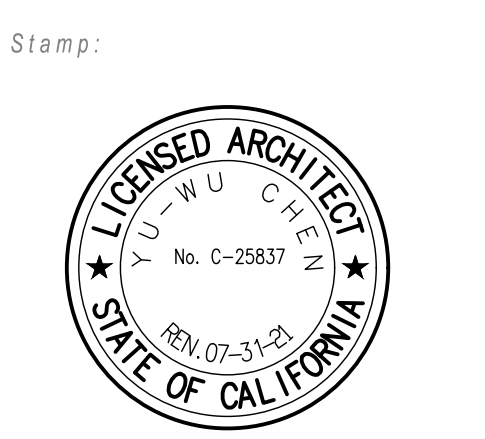
Project:
**I KUAN TAO
 TEMPLE**
 CORNER OF MARKAM ST. & COLE AVE.
 RIVERSIDE, CA
 Client:
BIRKIN CONSTRUCTION
 136 N. GRAND AVE, UNIT 186
 WEST COVINA, CA 91791
 714-0624-8559



2 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



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 CONSTRUCTION
 OR
 RECORDING

Drawing Title:
**PROJECT.
 ELEVATIONS**

CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:

EXTERIOR FINISH SCHEDULE

- EL01 STUCCO:MERLEX ,FINISH: SANTA BARBARA, COLOR: P-174 DESERT BEIGE OR EQUAL
- EL02 STUCCO:MERLEX ,FINISH: SANTA BARBARA, COLOR: P-525 NAVAJO WHITE OR EQUAL
- EL03 METAL WALL/ROOF PANEL: AEP SPAN SUPERSPAN, FINISH: BRUNT RUST OR EQUAL
- EL04 STONE VENEER: CULTURED STONE, PRO-FIT LEDGESTONE, COLOR: PLATINUM OR EQUAL
- EL05 WOOD JOIST: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL
- EL06 STOREFRONT: CRL-U.S. ALUMINUM SERIES 451 CENTER GLAZE STOREFRONT SYSTEMS, COLOR: #22 DARK BRONZE WITH DUAL-PANE CLEAR GLAZING: GUARDIAN SUNGUARD - SUPERNEUTRAL 68 ON #2 SURFACE - CRYSTALGRAY OR EQUAL
- EL07 CANOPY: AEP SPAN FLUSH PANEL METAL SIDING, COLOR: COOL REGAL WHITE OR EQUAL
- EL08 WINDOW: JELD-WEN: BUILDERS ATLANTIC ALUMINUM WINDOW: SLIDING, COLOR: BRONZE, LOW-E GLAZING, NO GRILLE OR EQUAL
- EL09 ROLLING OVERHEAD DOOR: OVERHEAD DOOR MODEL 426C, COLOR: WHITE OR EQUAL
- EL10 METAL CABLE RAILING: FEENEY DESIGNRAIL: STANDARD POSTS, SURFACE MOUNT, SILVER FRAME COLORS W/ RECTANGULAR TOP RAIL, HORIZONTAL CABLES INFILL OR EQUAL
- EL11 SIGNAGE PER SEPARATE PERMIT
- EL12 CONCRETE COLUMN
- EL13 DOOR
- EL14 METAL COLUMN: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL
- EL15 EXTERIOR LIGHT WALL SCOCNE: VISA LIGHTING SOUTHRIDGE OW1721 OR EQUAL
- EL16 MOLDING: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL



4 BLDG 1 PRAYER & EXHIBITION HALL WEST ELEVATION
 SCALE: 1/16" = 1'-0"



3 BLDG 1 PRAYER & EXHIBITION HALL SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

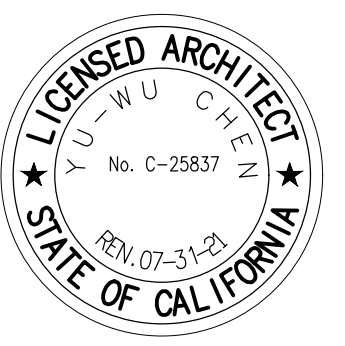


2 BLDG 1 PRAYER & EXHIBITION HALL EAST ELEVATION
 SCALE: 1/16" = 1'-0"



1 BLDG 1 PRAYER & EXHIBITION HALL NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

Stamp:



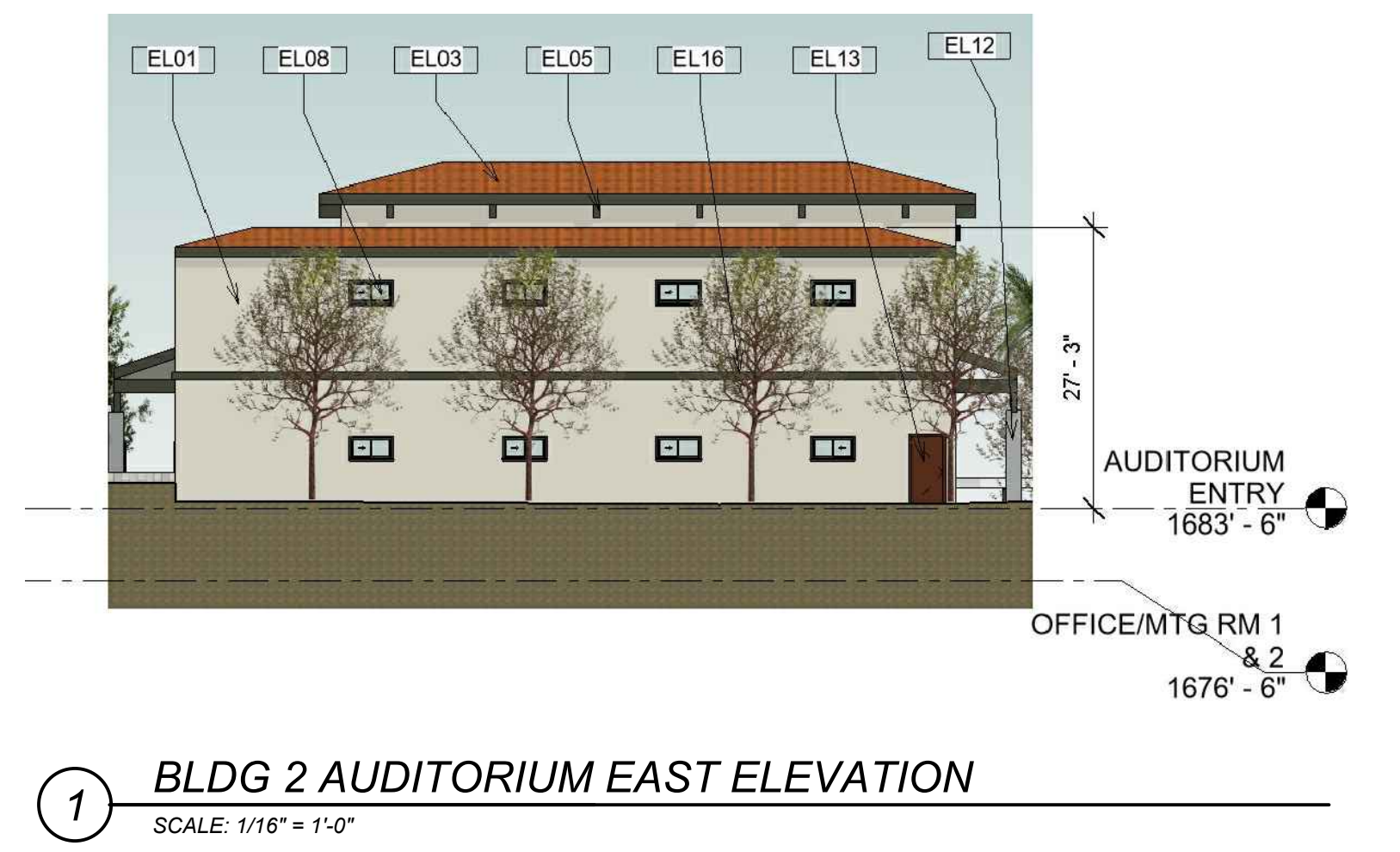
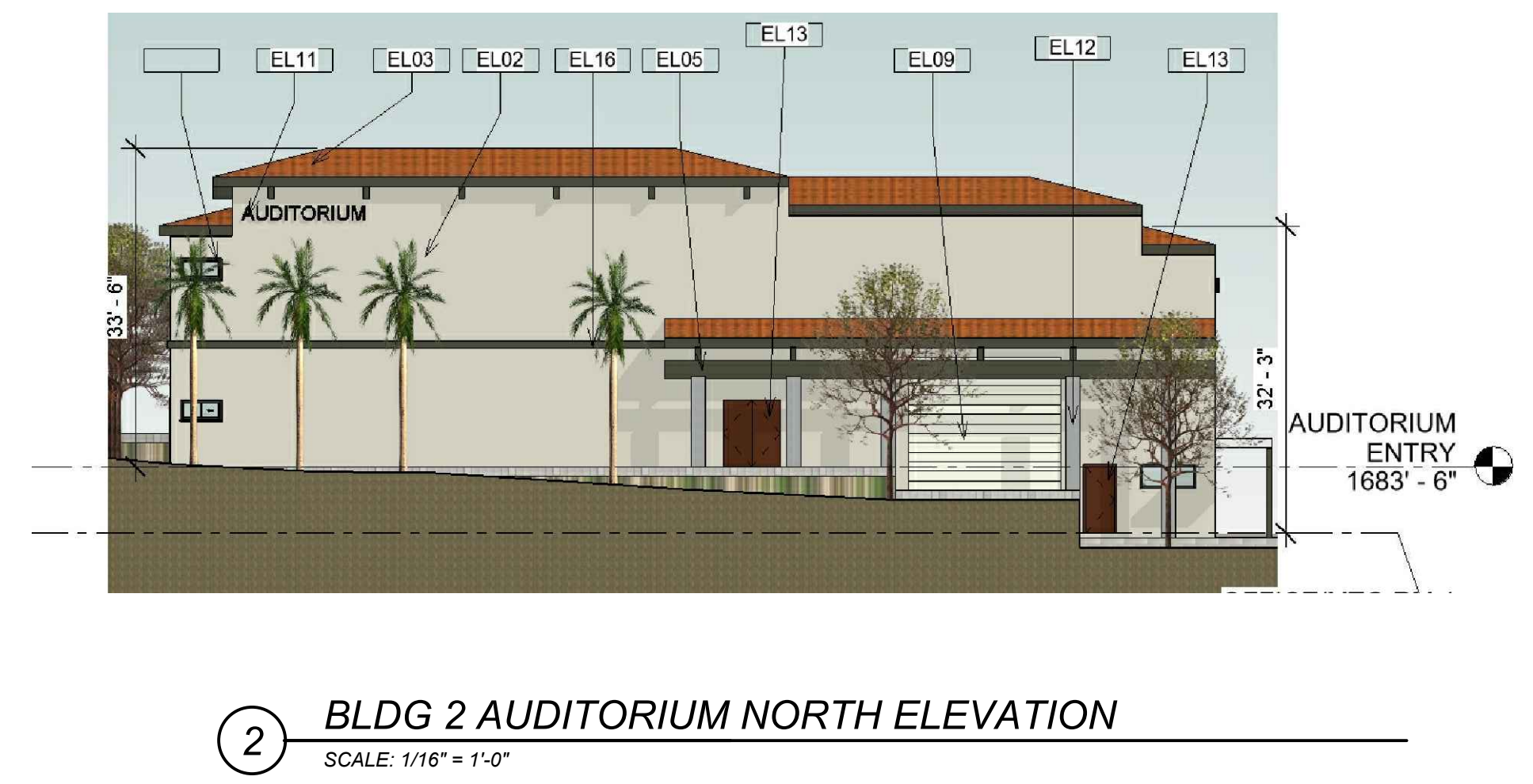
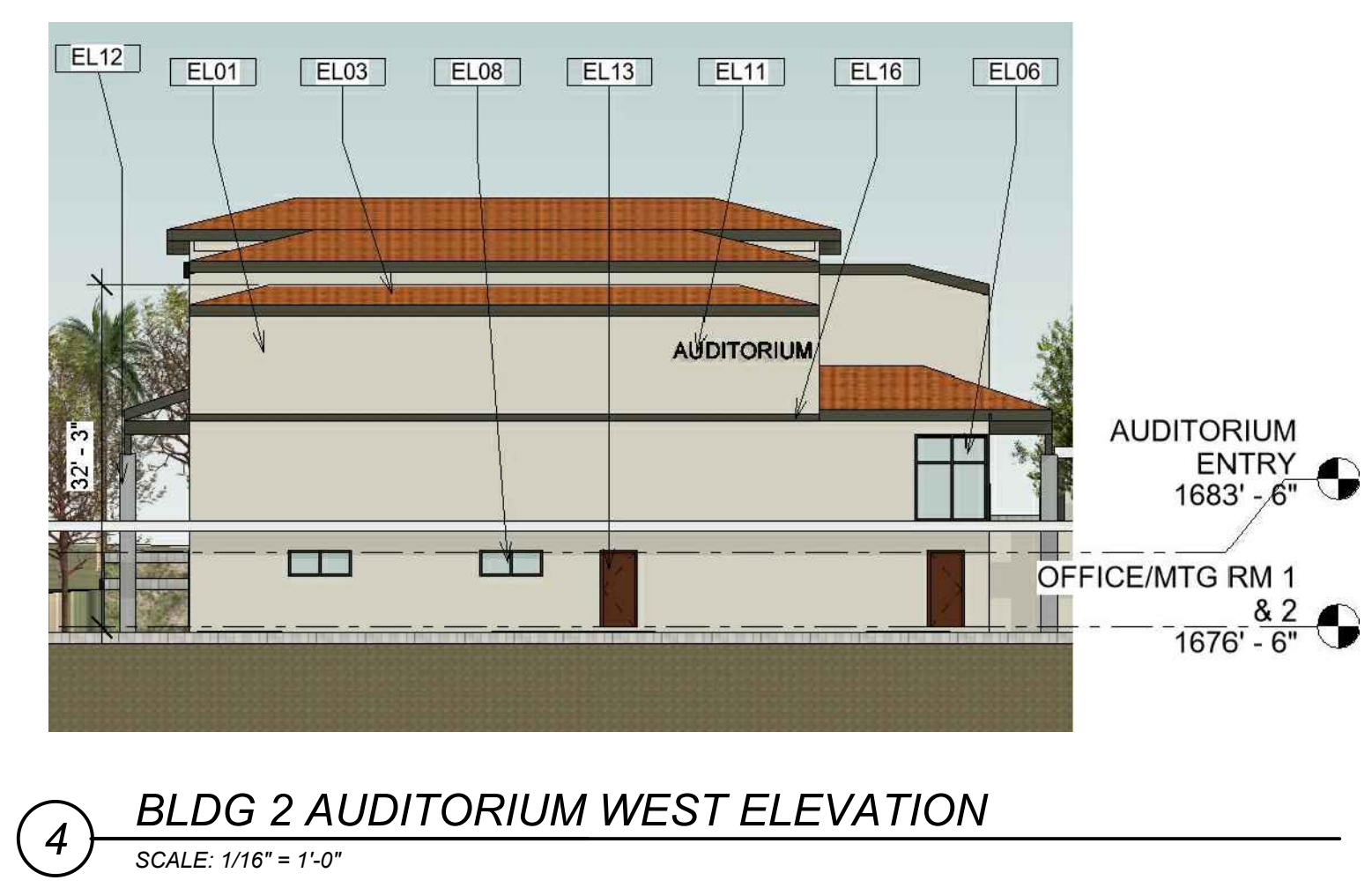
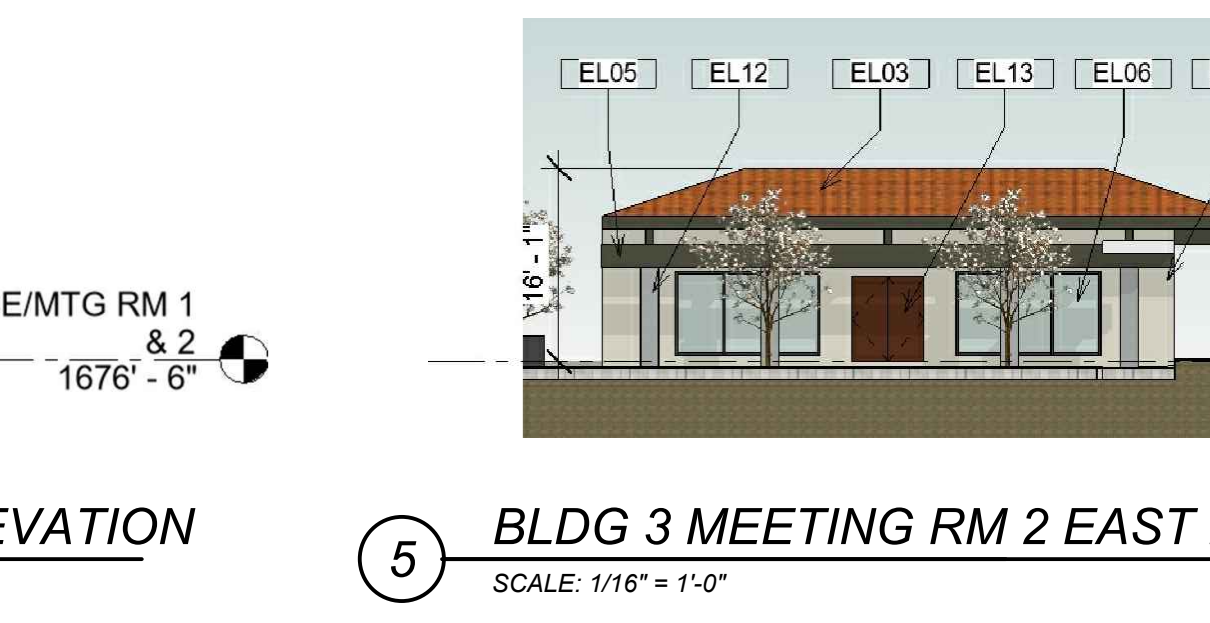
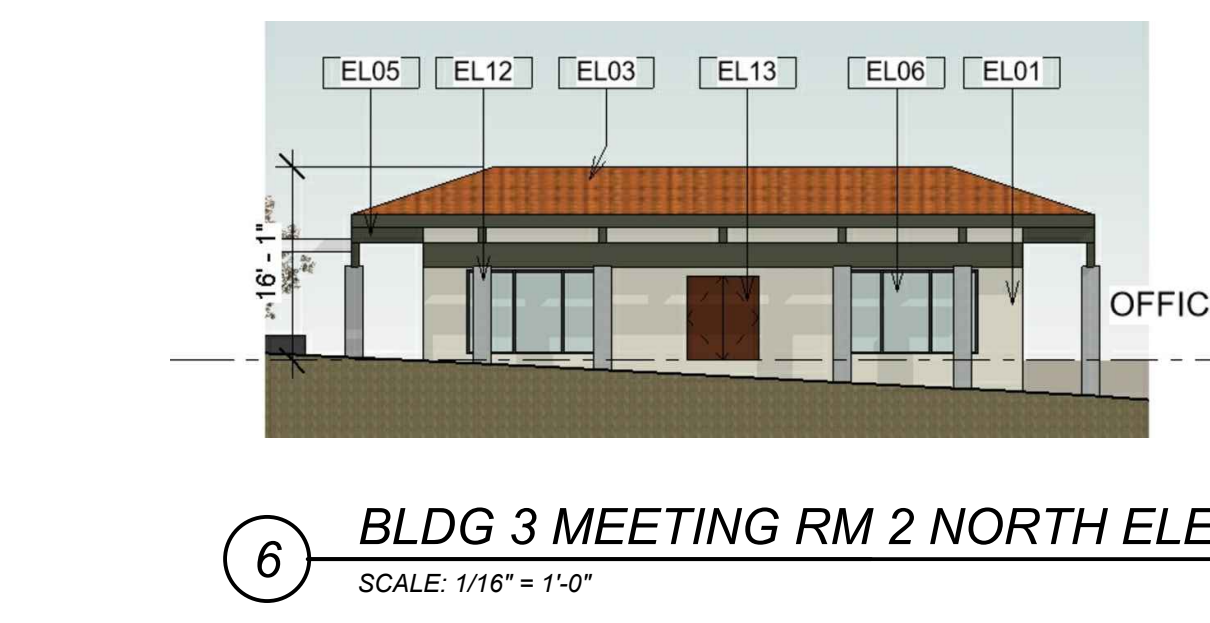
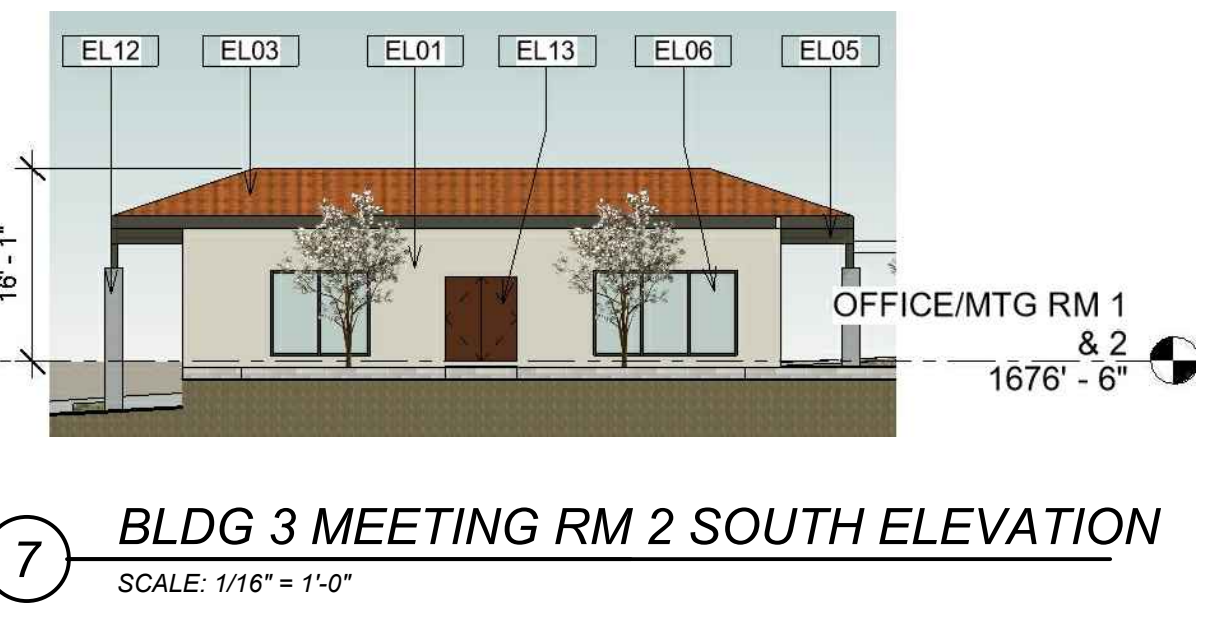
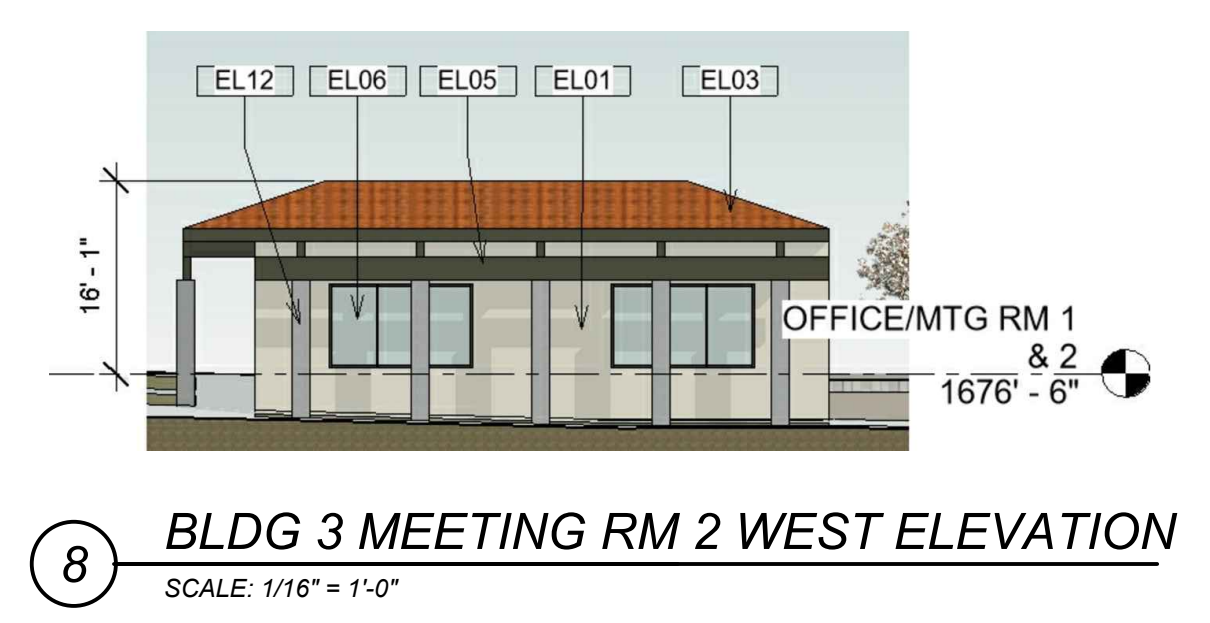
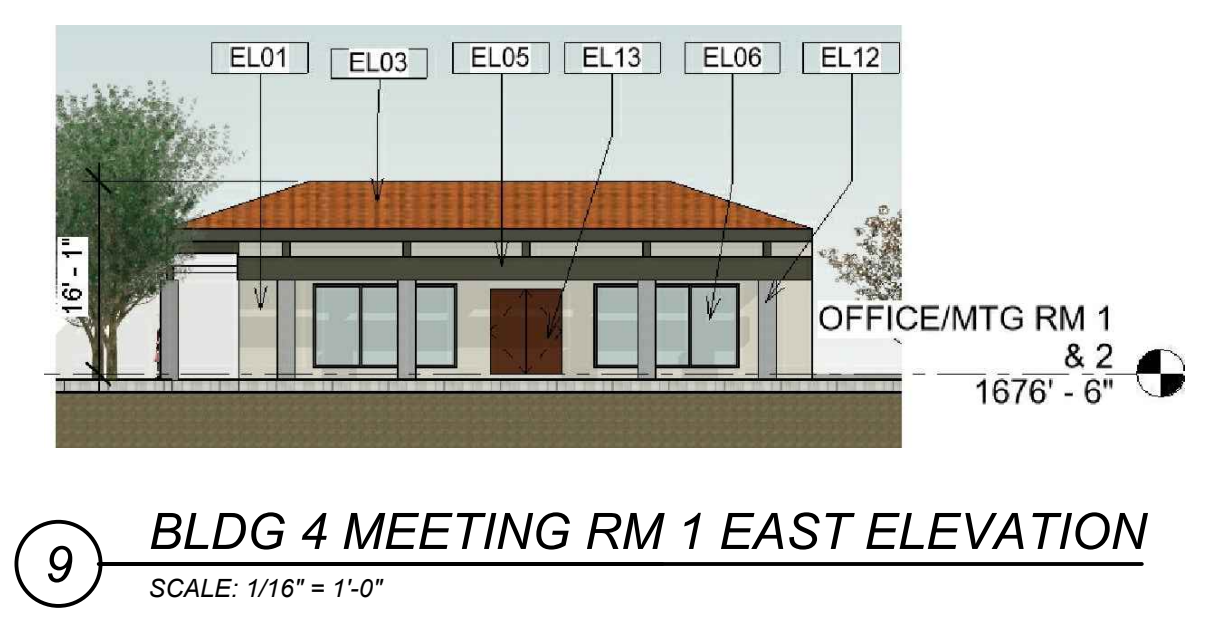
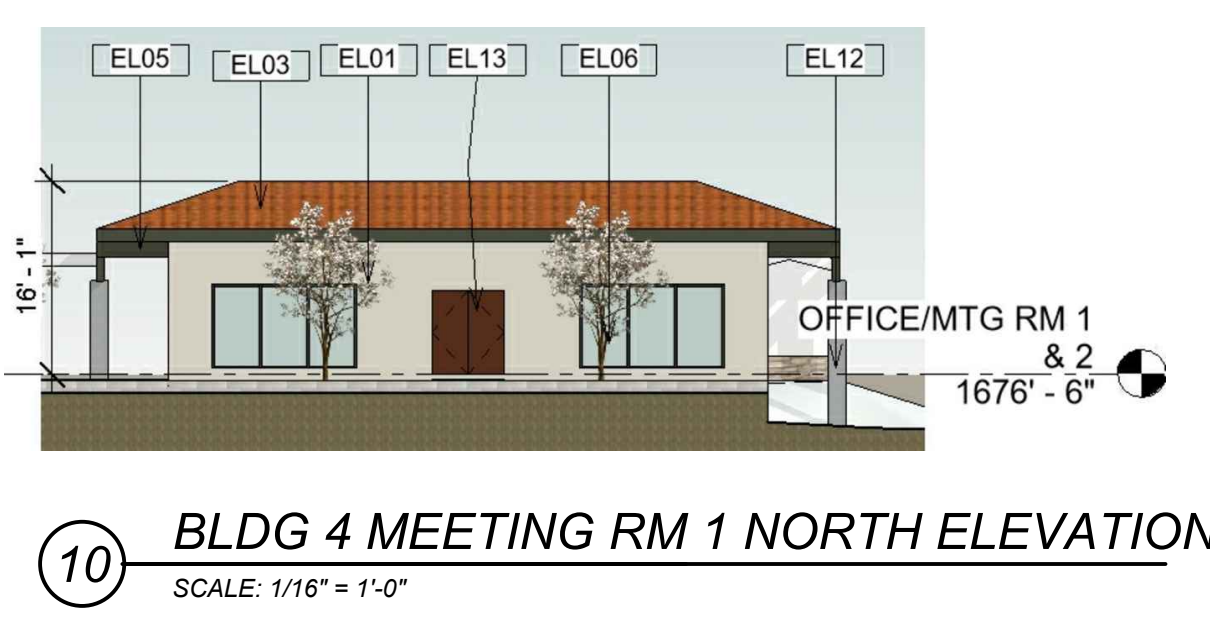
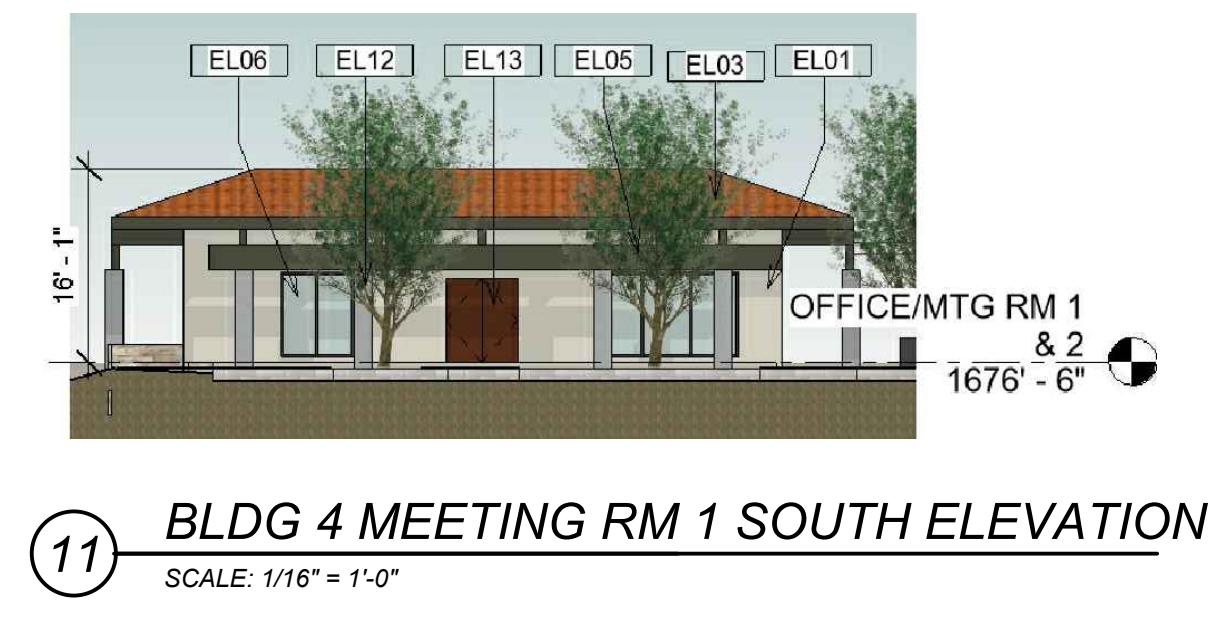
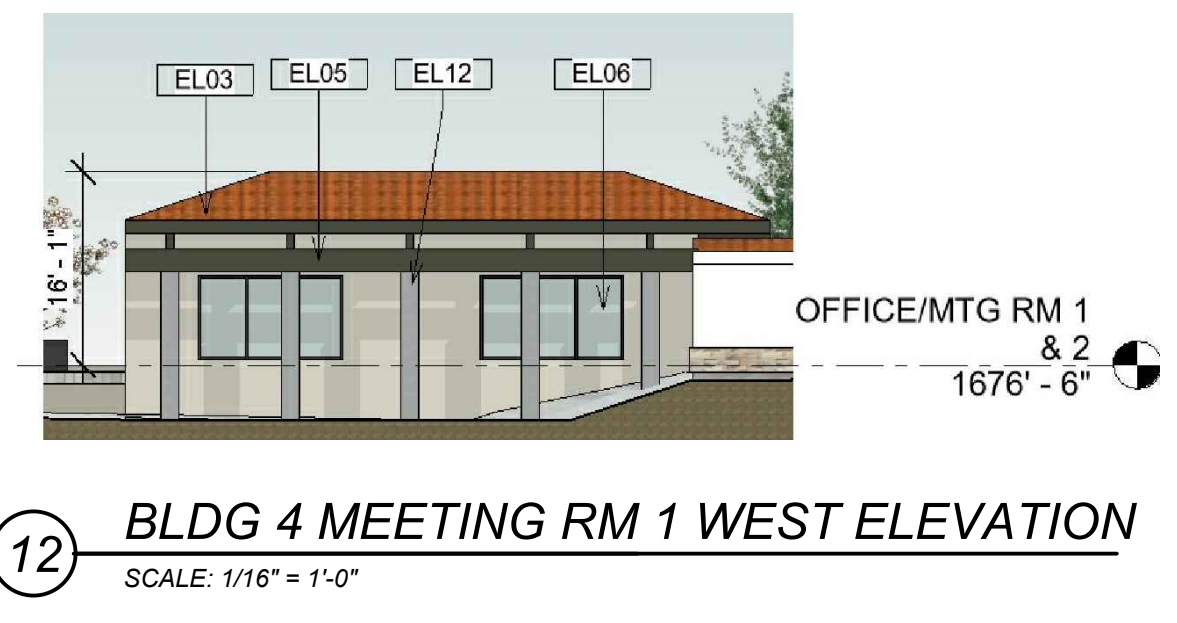
NOT FOR
 CONSTRUCTION
 OR
 RECORDING

Drawing Title:
**BLDG.
 ELEVATIONS**

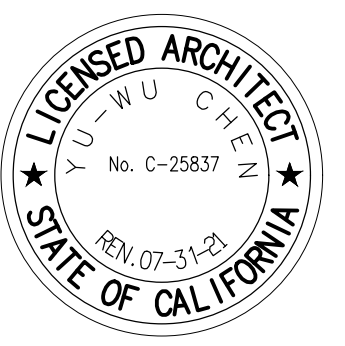
CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:

EXTERIOR FINISH SCHEDULE

- EL01 STUCCO-MERLEX ,FINISH: SANTA BARBARA, COLOR: P-174 DESERT BEIGE OR EQUAL
- EL02 STUCCO-MERLEX ,FINISH: SANTA BARBARA, COLOR: P-525 NAVAJO WHITE OR EQUAL
- EL03 METAL WALL/ROOF PANEL: AEP SPAN SUPERSPAN, FINISH: BRUNT RUST OR EQUAL
- EL04 STONE VENEER: CULTURED STONE, PRO-FIT LEDGESTONE, COLOR: PLATINUM OR EQUAL
- EL05 WOOD JOIST: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL
- EL06 STOREFRONT: CRL-U.S. ALUMINUM SERIES 451 CENTER GLAZE STOREFRONT SYSTEMS, COLOR: #22 DARK BRONZE WITH DUAL-PANE CLEAR GLAZING: GUARDIAN SUNGUARD - SUPERNEUTRAL 68 ON #2 SURFACE - CRYSTALGRAY OR EQUAL
- EL07 CANOPY: AEP SPAN FLUSH PANEL METAL SIDING, COLOR: COOL REGAL WHITE OR EQUAL
- EL08 WINDOW: JELD-WEN: BUILDERS ATLANTIC ALUMINUM WINDOW: SLIDING, COLOR: BRONZE, LOW-E GLAZING, NO GRILLE OR EQUAL
- EL09 ROLLING OVERHEAD DOOR: OVERHEAD DOOR MODEL 426C, COLOR: WHITE OR EQUAL
- EL10 METAL CABLE RAILING: FEENEY DESIGNRAIL: STANDARD POSTS, SURFACE MOUNT, SILVER FRAME COLORS W/ RECTANGULAR TOP RAIL HORIZONTAL CABLES INFILL OR EQUAL
- EL11 SIGNAGE PER SEPARATE PERMIT
- EL12 CONCRETE COLUMN
- EL13 DOOR
- EL14 METAL COLUMN: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL
- EL15 EXTERIOR LIGHT WALL SCONCE: VISA LIGHTING SOUTHRIDGE OW1721 OR EQUAL
- EL16 MOLDING: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL



Stamp:



NOT FOR CONSTRUCTION OR RECORDING

Drawing Title:
**BLDG.
 ELEVATIONS**

CDA Project No. 2014
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EXTERIOR FINISH SCHEDULE

- EL01 STUCCO:MERLEX ,FINISH: SANTA BARBARA, COLOR: P-174 DESERT BEIGE OR EQUAL
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- EL04 STONE VENEER: CULTURED STONE, PRO-FIT LEDGESTONE, COLOR: PLATINUM OR EQUAL
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- EL13 DOOR
- EL14 METAL COLUMN: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL
- EL15 EXTERIOR LIGHT WALL SCONCE: VISA LIGHTING SOUTHRIDGE OW1721 OR EQUAL
- EL16 MOLDING: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL



4 BLDG 5 SCHOOL & ADMINISTRATION WEST ELEVATION
 SCALE: 1/16" = 1'-0"



3 BLDG 5 SCHOOL & ADMINISTRATION SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

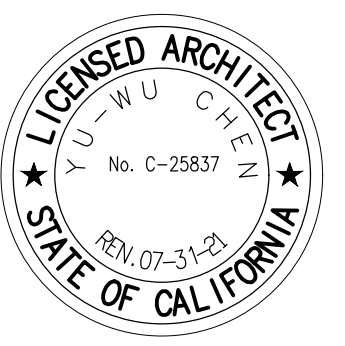


2 BLDG 5 SCHOOL & ADMINISTRATION NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



1 BLDG 5 SCHOOL & ADMINISTRATION EAST ELEVATION
 SCALE: 1/16" = 1'-0"

Stamp:



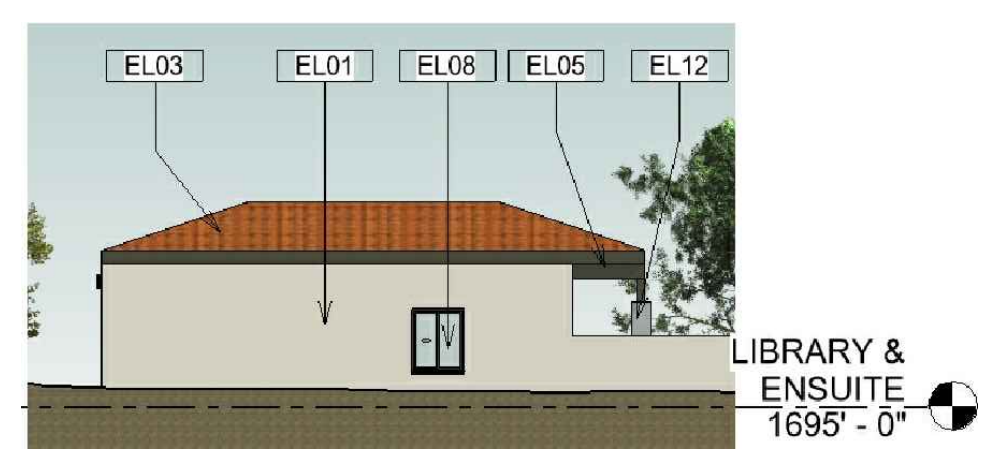
NOT FOR
 CONSTRUCTION
 OR
 RECORDING

Drawing Title:
**BLDG.
 ELEVATIONS**

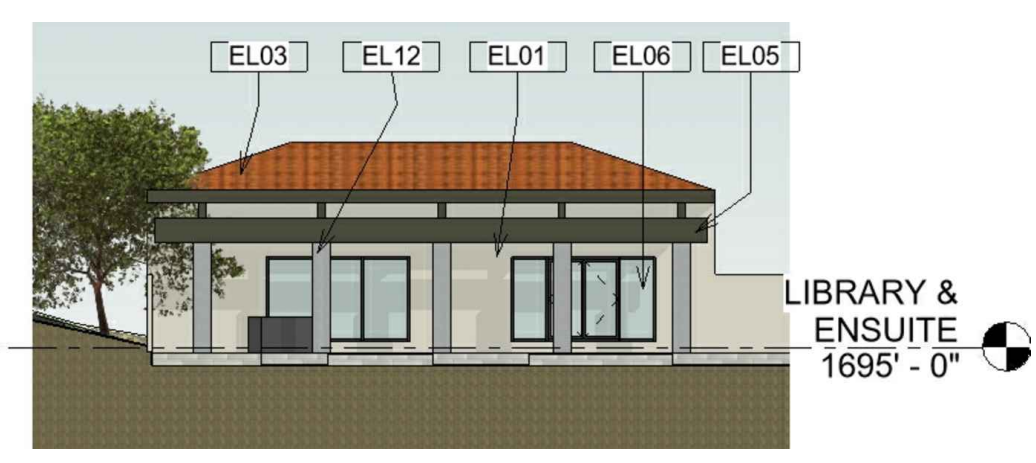
CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:

EXTERIOR FINISH SCHEDULE

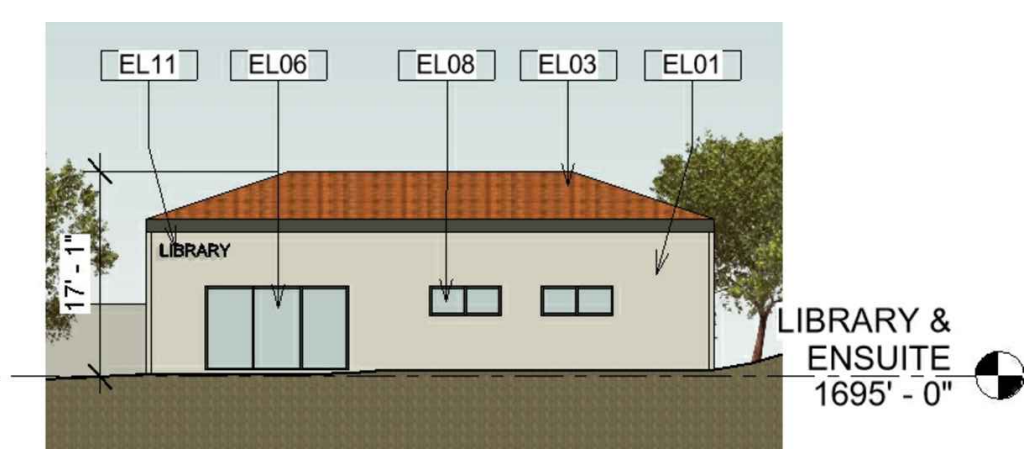
- EL01 STUCCO-MERLEX, FINISH: SANTA BARBARA, COLOR: P-174 DESERT BEIGE OR EQUAL
- EL02 STUCCO-MERLEX, FINISH: SANTA BARBARA, COLOR: P-525 NAVAJO WHITE OR EQUAL
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- EL04 STONE VENEER: CULTURED STONE, PRO-FIT LEDGESTONE, COLOR: PLATINUM OR EQUAL
- EL05 WOOD JOIST: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL
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- EL07 CANOPY: AEP SPAN FLUSH PANEL METAL SIDING, COLOR: COOL REGAL WHITE OR EQUAL
- EL08 WINDOW: JELD-WEN: BUILDERS ATLANTIC ALUMINUM WINDOW: SLIDING, COLOR: BRONZE, LOW-E GLAZING, NO GRILLE OR EQUAL
- EL09 ROLLING OVERHEAD DOOR: OVERHEAD DOOR MODEL 426C, COLOR: WHITE OR EQUAL
- EL10 METAL CABLE RAILING: FEENEY DESIGNRAIL: STANDARD POSTS, SURFACE MOUNT, SILVER FRAME COLORS W/ RECTANGULAR TOP RAIL HORIZONTAL CABLES INFILL OR EQUAL
- EL11 SIGNAGE PER SEPARATE PERMIT
- EL12 CONCRETE COLUMN
- EL13 DOOR
- EL14 METAL COLUMN: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL
- EL15 EXTERIOR LIGHT WALL SCONCE: VISA LIGHTING SOUTHRIDGE OW1721 OR EQUAL
- EL16 MOLDING: PAINTED TO COLOR MATCH: DUNN EDWARDS DET626 METAL FRINGE OR EQUAL



12 BLDG 8 LIBRARY EAST ELEVATION
 SCALE: 1/16" = 1'-0"



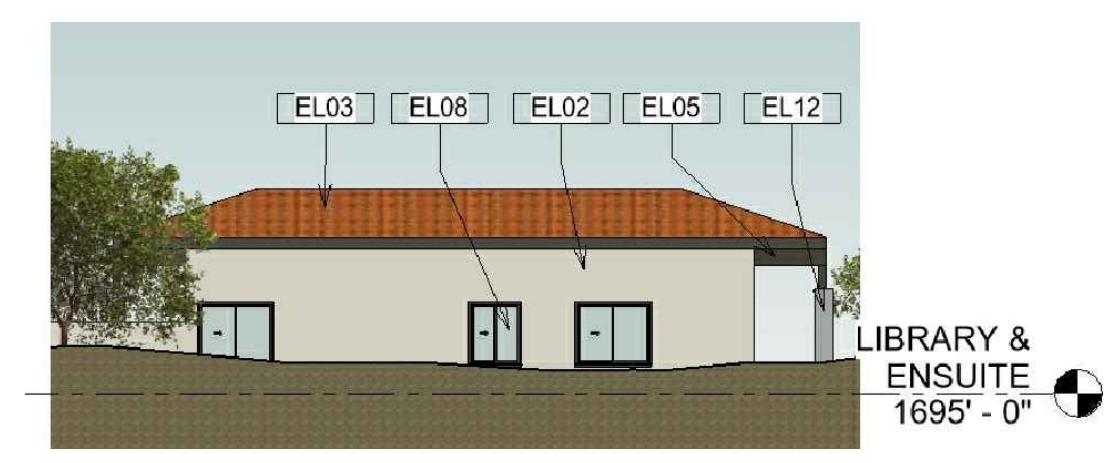
11 BLDG 8 LIBRARY NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



10 BLDG 8 LIBRARY SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



9 BLDG 8 LIBRARY WEST ELEVATION
 SCALE: 1/16" = 1'-0"



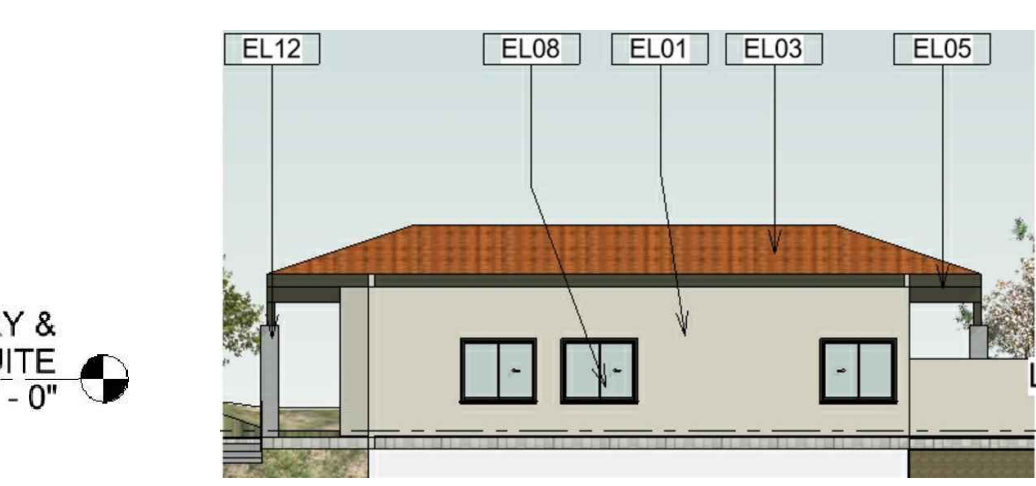
8 BLDG 7 ENSUITE EAST ELEVATION
 SCALE: 1/16" = 1'-0"



7 BLDG 7 ENSUITE NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



6 BLDG 7 ENSUITE SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



5 BLDG 7 ENSUITE WEST ELEVATION
 SCALE: 1/16" = 1'-0"



4 BLDG 6 DINING HALL EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 BLDG 6 DINING HALL NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

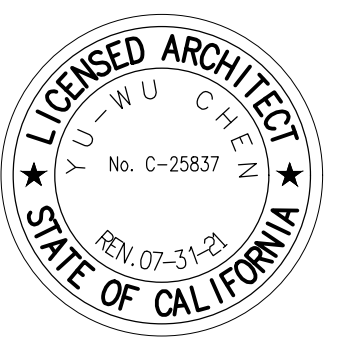


2 BLDG 6 DINING HALL SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



1 BLDG 6 DINING HALL WEST ELEVATION
 SCALE: 1/16" = 1'-0"

Stamp:

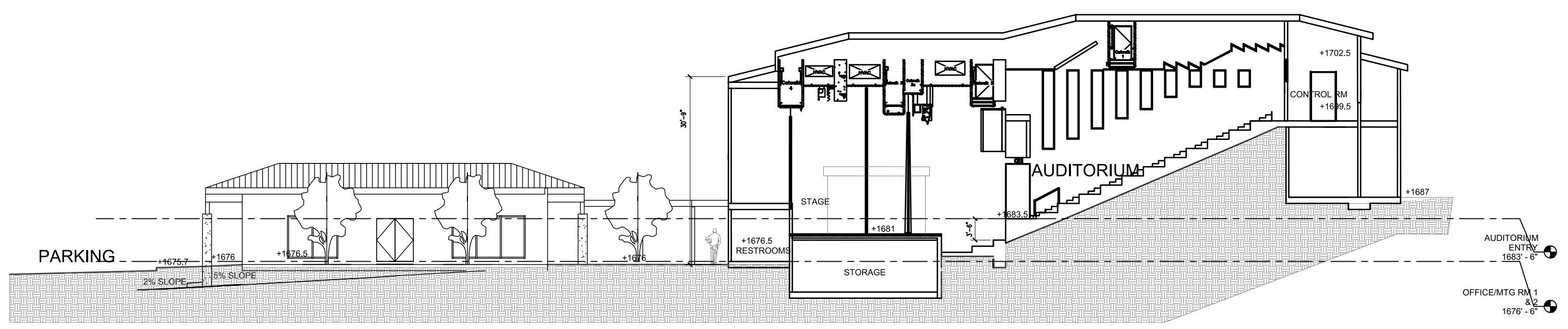


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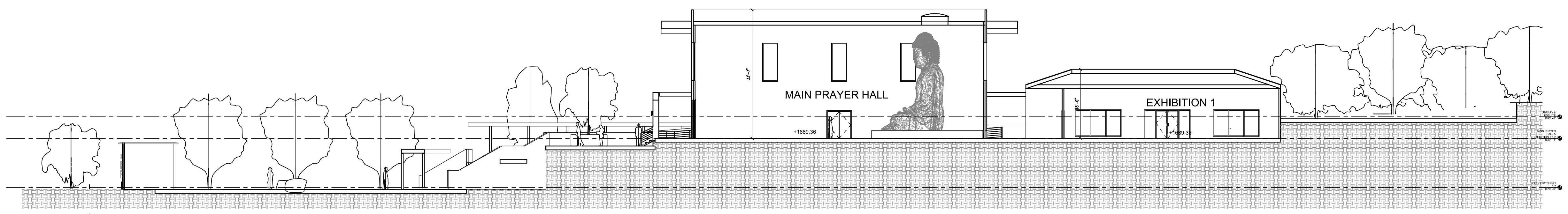
Drawing Title:
**BLDG.
 ELEVATIONS**

CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
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 Project No.:
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 Revisions:

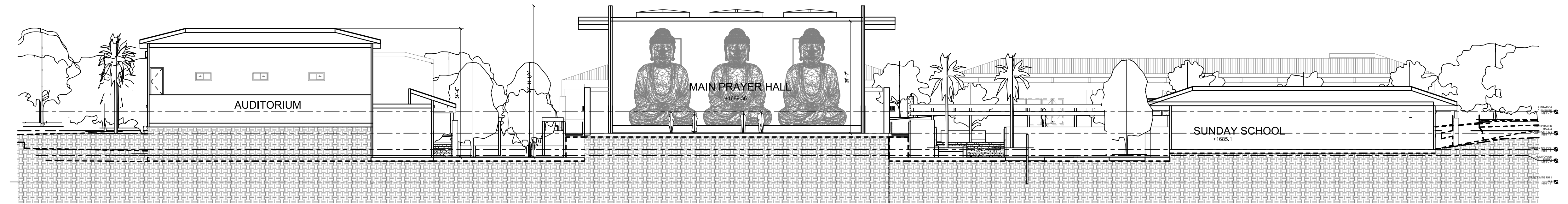
Project:
I KUAN TAO TEMPLE
 CORNER OF MARKAM ST. & COLE AVE.
 RIVERSIDE, CA
 Client:
BIRKIN CONSTRUCTION
 136 N. GRAND AVE, UNIT 186
 WEST COVINA, CA 91791
 714-0624-8559



3 SECTION
 SCALE: 1/16" = 1'-0"

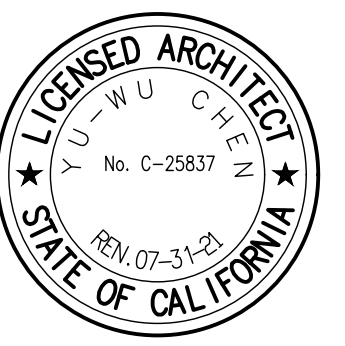


2 SECTION
 SCALE: 1/16" = 1'-0"



1 SECTION
 SCALE: 1/16" = 1'-0"

Stamp:



NOT FOR CONSTRUCTION OR RECORDING

Drawing Title:

SECTIONS

CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:

Project:
**I KUAN TAO
 TEMPLE**
 CORNER OF MARKAM ST. & COLE AVE.
 RIVERSIDE, CA
 Client:
BIRKIN CONSTRUCTION
 136 N. GRAND AVE, UNIT 186
 WEST COVINA, CA 91791
 714-0624-8659



4 AERIAL NORTHEAST
 SCALE: N.T.S.



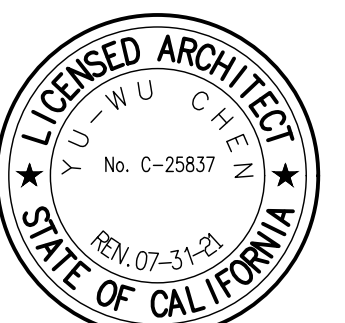
3 AERIAL NORTHWEST
 SCALE: N.T.S.



2 AERIAL SOUTHEAST
 SCALE: N.T.S.



1 AERIAL SOUTHWEST
 SCALE: N.T.S.

Stamp:


**NOT FOR
 CONSTRUCTION
 OR
 RECORDING**

Drawing Title:
3D VIEWS

CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:



5 VIEW OF MEETING ROOMS FROM PRAYER HALL
 SCALE: N.T.S.



4 VIEW OF AUDITORIUM FROM MOTOR COURT
 SCALE: N.T.S.



3 VIEW OF SCHOOL FROM MOTOR COURT
 SCALE: N.T.S.

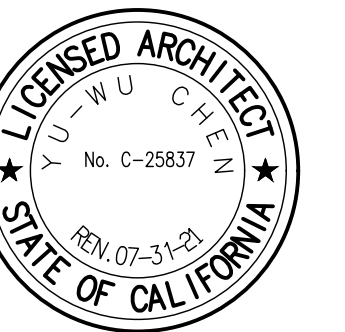


2 VIEW OF PRAYER HALL FROM MOTOR COURT
 SCALE: N.T.S.



1 VIEW FROM COLE DRIVEWAY
 SCALE: N.T.S.

Stamp:

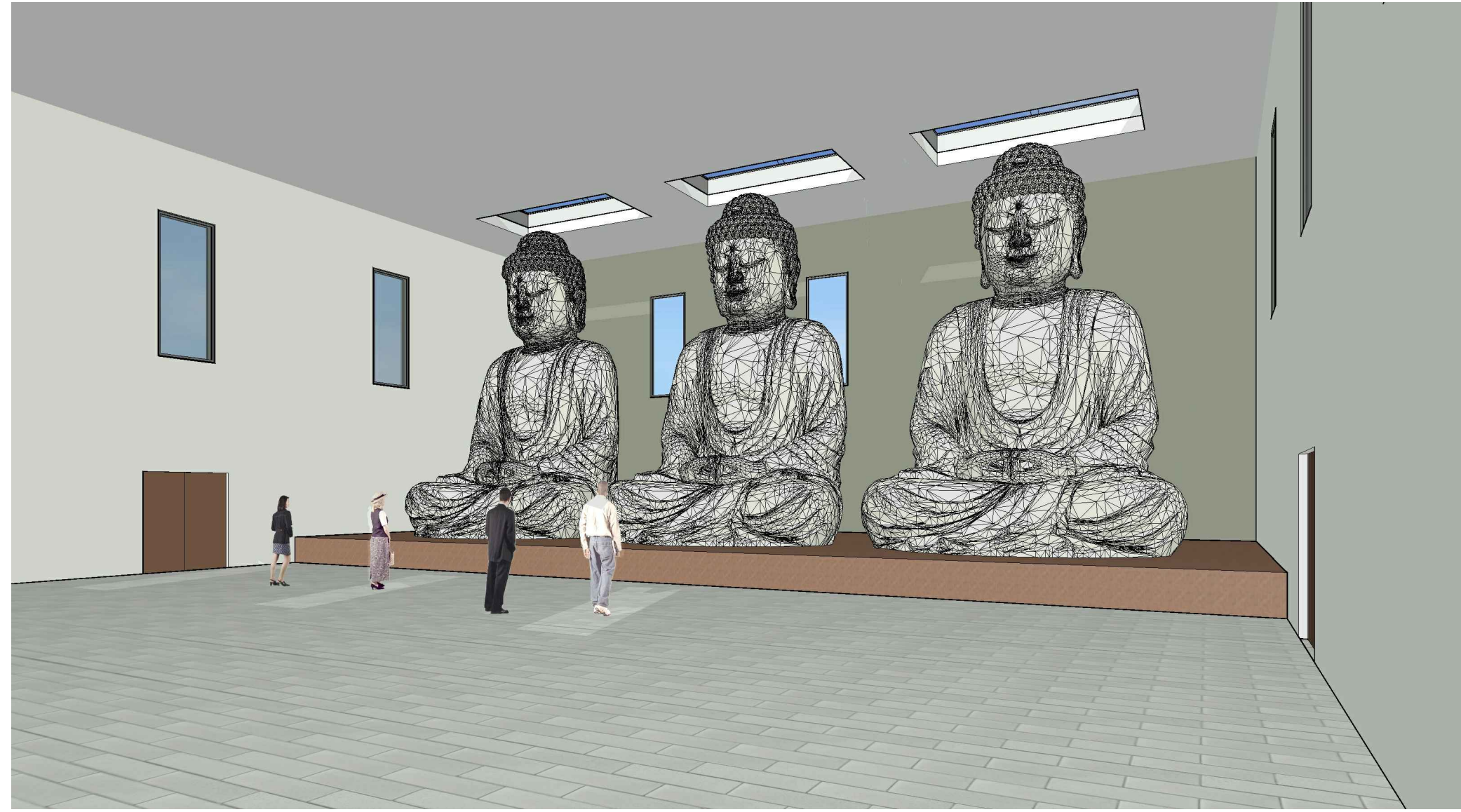


NOT FOR
 CONSTRUCTION
 OR
 RECORDING

Drawing Title:

3D VIEWS

CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:



5 **INTERIOR: PRAYER HALL**
 SCALE: N.T.S.



4 **SCHOOL AND ADMINISTRATION FROM PARKING**
 SCALE: N.T.S.



3 **VIEW OF PRAYER HALL FROM DINING COURT**
 SCALE: N.T.S.

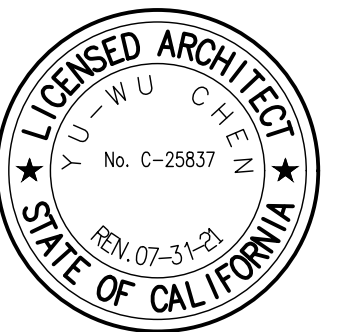


2 **VIEW OF AUDITORIUM AND MEETING ROOMS**
 SCALE: N.T.S.



1 **VIEW FROM PROJECT NORTH**
 SCALE: N.T.S.

Stamp:



NOT FOR CONSTRUCTION OR RECORDING

Drawing Title:

3D VIEWS

CDA Project No. 2014
 Date: DEC 14, 2020
 Phase: SD
 Checked By: CDA
 Drawn By: CDA
 Project No.:
 Reference:
 Revisions:



2 RENDERING OF AERIAL VIEW OF PROJECT
SCALE: N.T.S.



1 RENDERING OF VIEW FROM COLE DRIVEWAY
SCALE: N.T.S.

C D A
Creative Design Associates, Inc.
17528 East Rowland Street
City of Industry, CA 91748
O>626.913.8101
F>626.913.8101

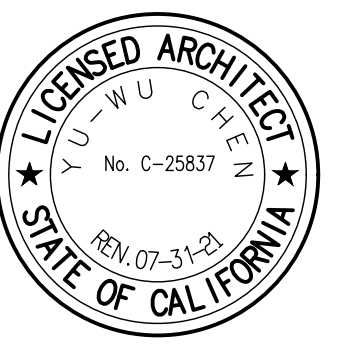
Architecture - Interior Design
Planning
Copyright © By Creative Design Associates, Inc.

Project:
**I KUAN TAO
TEMPLE**

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

Client:
BIRKIN CONSTRUCTION
136 N. GRAND AVE, UNIT 186
WEST COVINA, CA 91791
714-0624-8659

Stamp:



**NOT FOR
CONSTRUCTION
OR
RECORDING**

Drawing Title:
RENDERINGS

CDA Project No. 2014
Date: DEC 14, 2020
Phase: SD
Checked By: CDA
Drawn By: CDA
Project No.:
Reference:
Revisions:

Drawing No.:
A404

COUNTY OF RIVERSIDE CONCEPTUAL GRADING PLAN PUP210002

ASSESSOR'S PARCEL NO.:
266-320-025

EASEMENTS:

- ▲ AN EASEMENT FOR EITHER OR BOTH POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 26, 1975 AS INSTRUMENT NO. 75875 OF OFFICIAL RECORDS.
- ▲ AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 25, 1993 AS INSTRUMENT NO. 111188 AND DECEMBER 22, 1993 AS INSTRUMENT NO. 510199, BOTH OF OFFICIAL RECORDS.

LEGAL DESCRIPTION:

SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTIONS 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY THE UNITED STATES GOVERNMENT SURVEY; EXCEPTING THEREFROM THAT PORTION CONDEMNED BY WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, BY FINAL ORDERS OF CONDEMNATION AS RECORDED MARCH 25, 1993 AS INSTRUMENT NO 111188 AND RECORDED DECEMBER 22, 1993 AS INSTRUMENT NO. 510199 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN: 266-320-025-4

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
OFFICE: (909) 356-1815
FAX (909) 356-1795

DEVELOPER:

BIRKIN CONSTRUCTION
136 N. GRAND AVENUE, UNIT 186
WEST COVINA, CA 91791
OFFICE: (714) 624-8659

UTILITY NOTIFICATION LIST:

- SOUTHERN CALIFORNIA EDISON
(800)655-4555
- SOUTHERN CALIFORNIA GAS COMPANY
(800)427-2200
- EASTERN MUNICIPAL WATER DISTRICT
(951)928-3777
- SPECTRUM/CHARTER
(844)678-3682
- AT&T
(844)379-1193
- CR&R ENVIRONMENTAL SERVICES
(951)943-1991

EXISTING LAND USE:

OS-C
RC-VLOR

EXISTING ZONING:

R-A-1 & W-2-10

AREA PLAN:

LAKE MATHEWS/WOODCREST

ACREAGE:

GROSS ACRES: 30.79 AC
NET ACRES: 13.58 AC

FEMA ZONE:

ZONE X

BASIS OF BEARINGS:

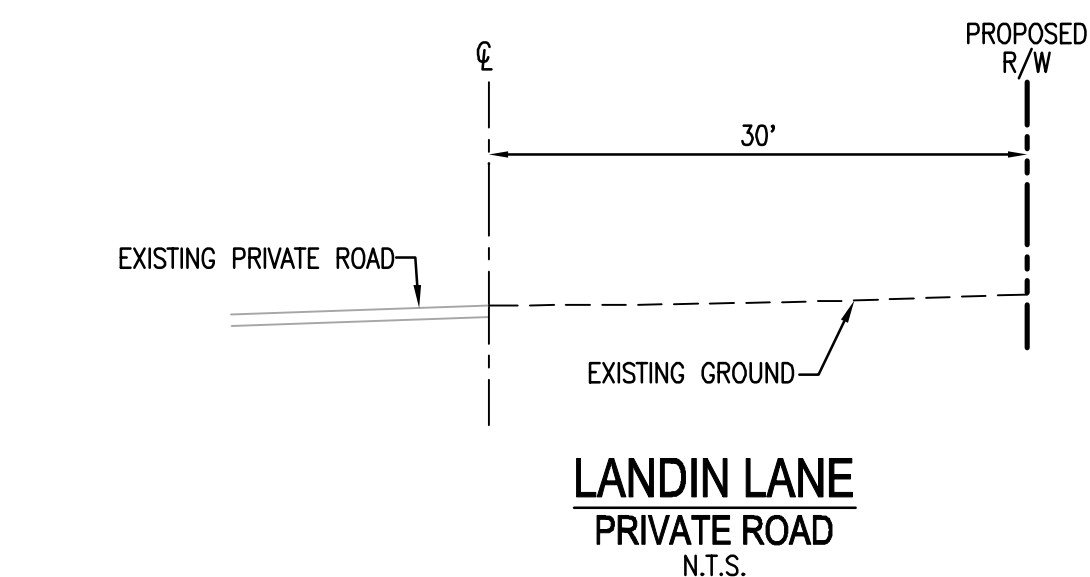
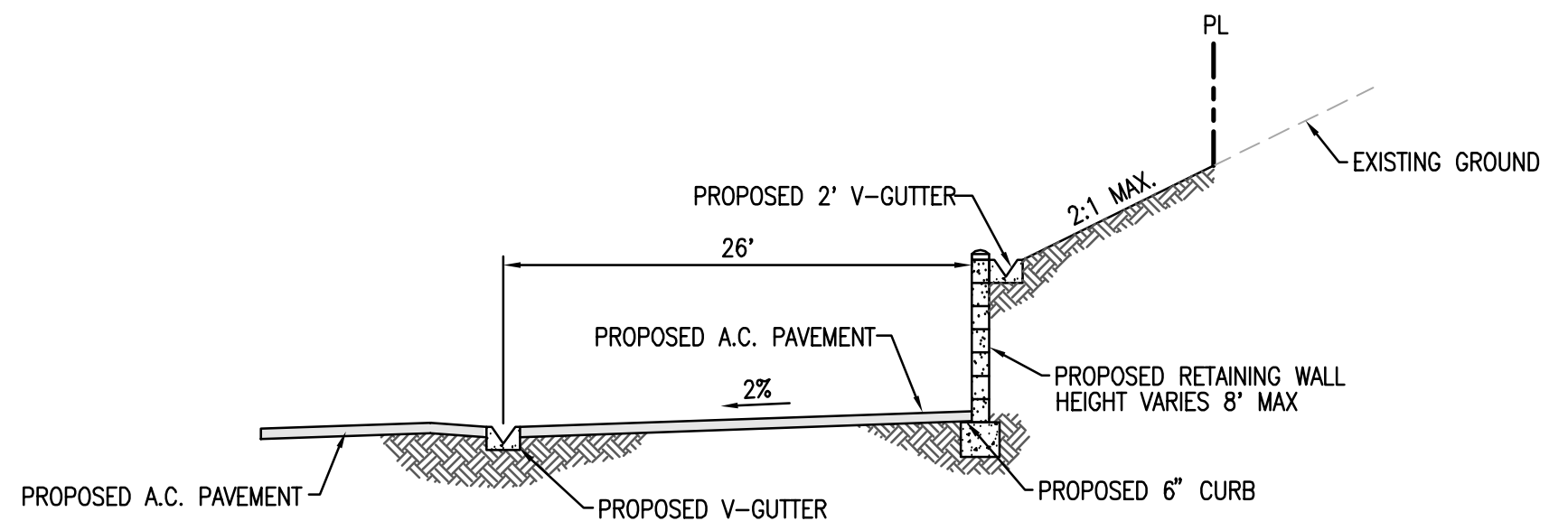
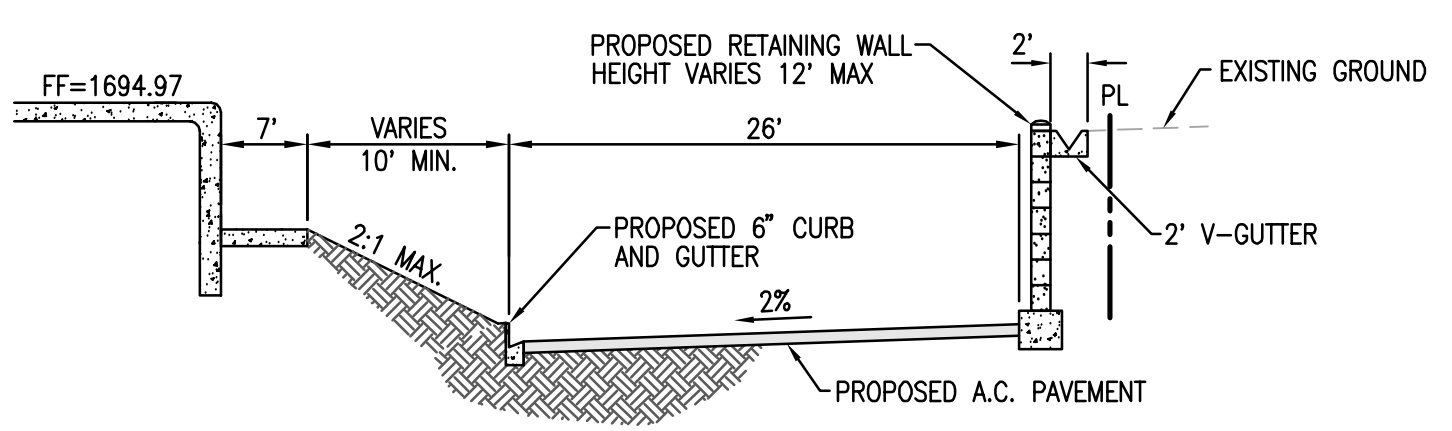
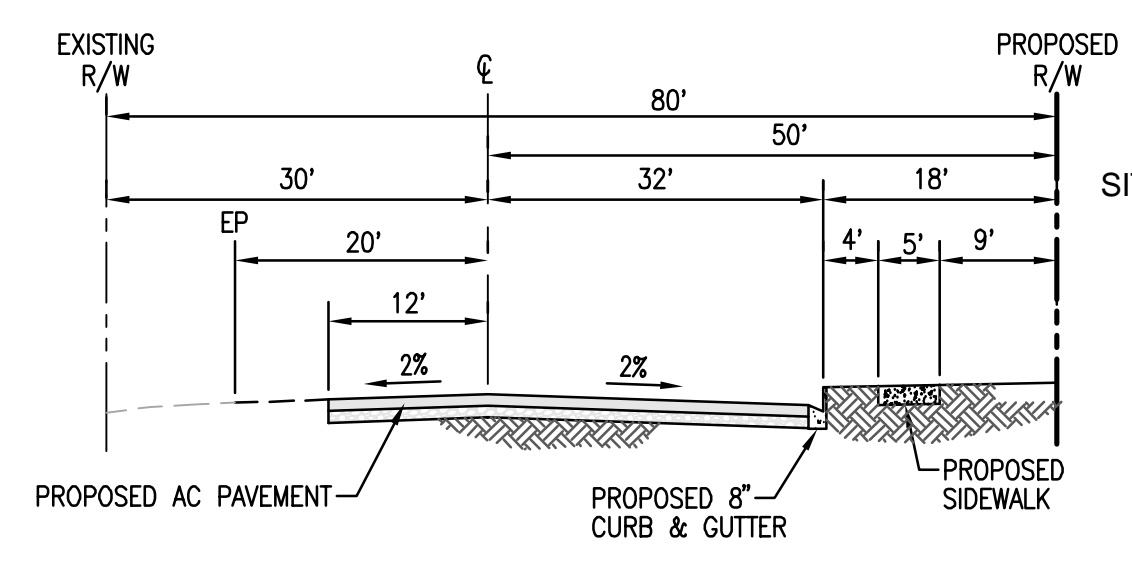
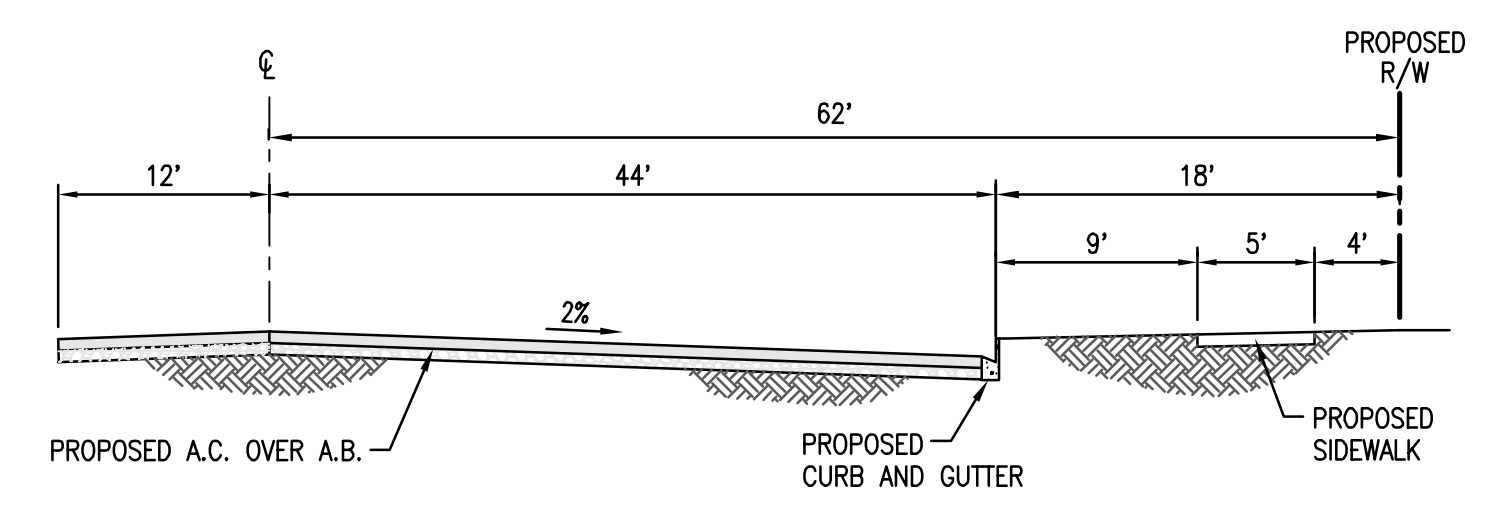
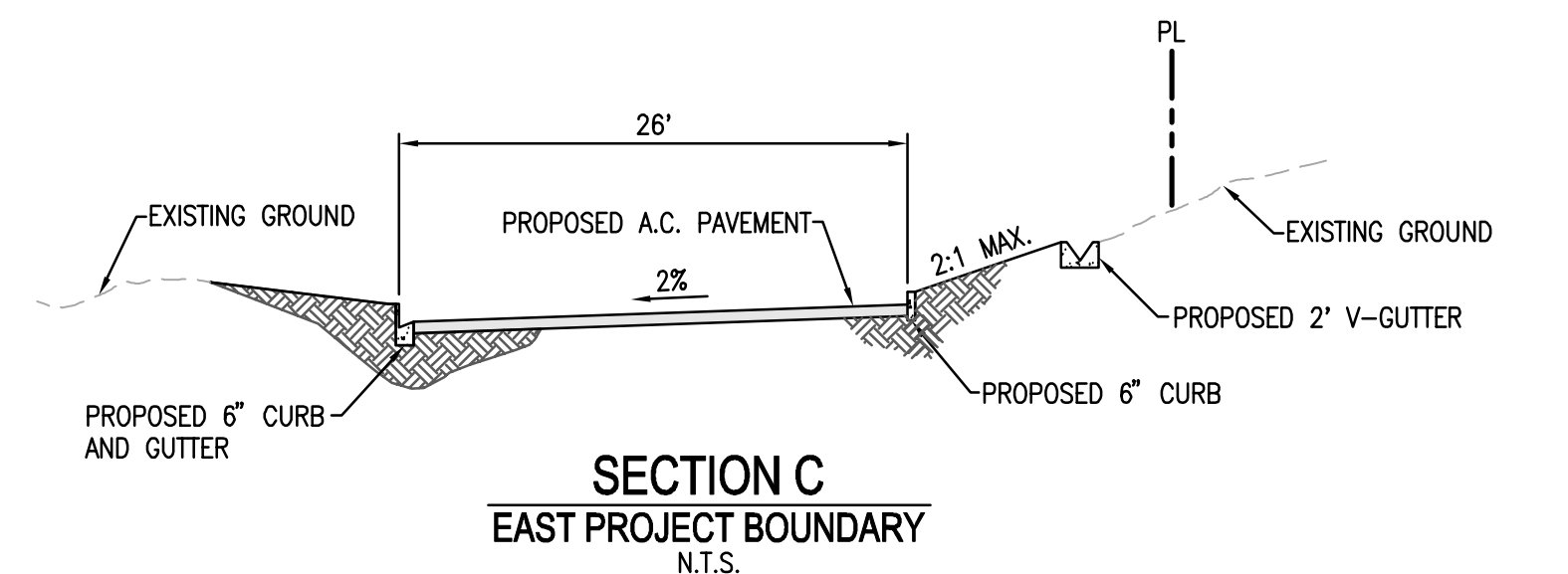
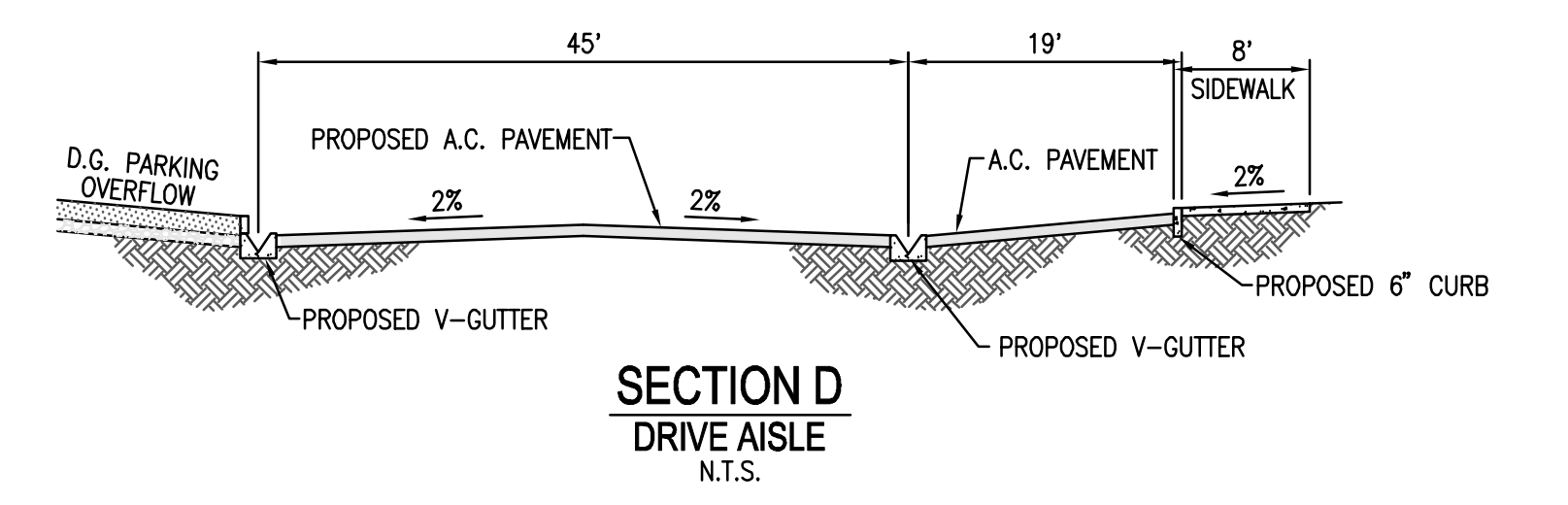
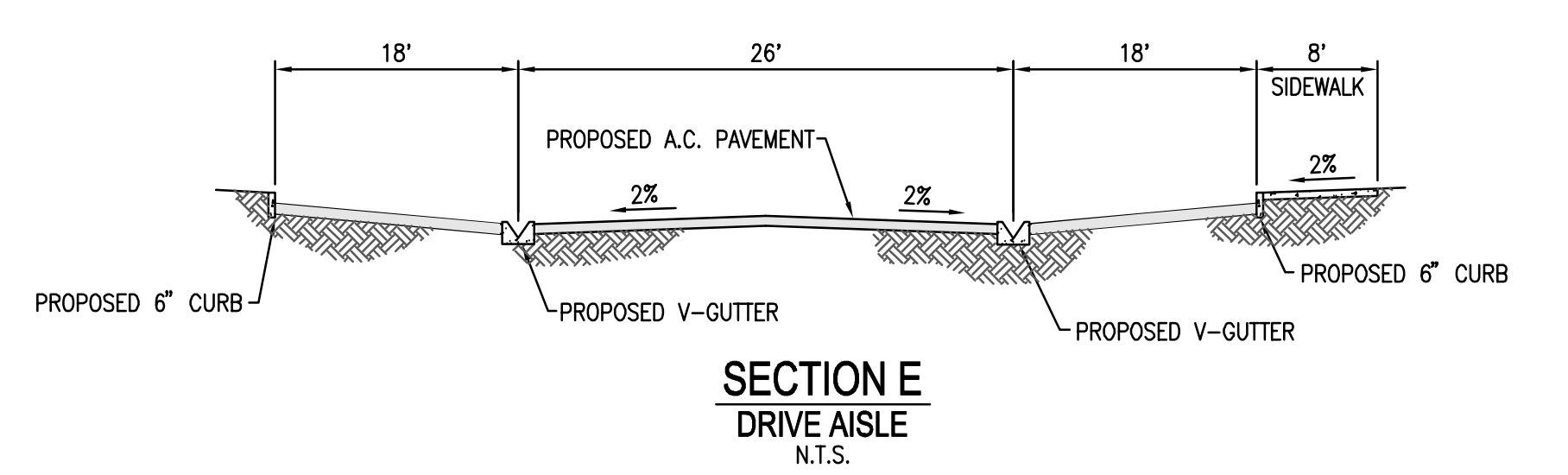
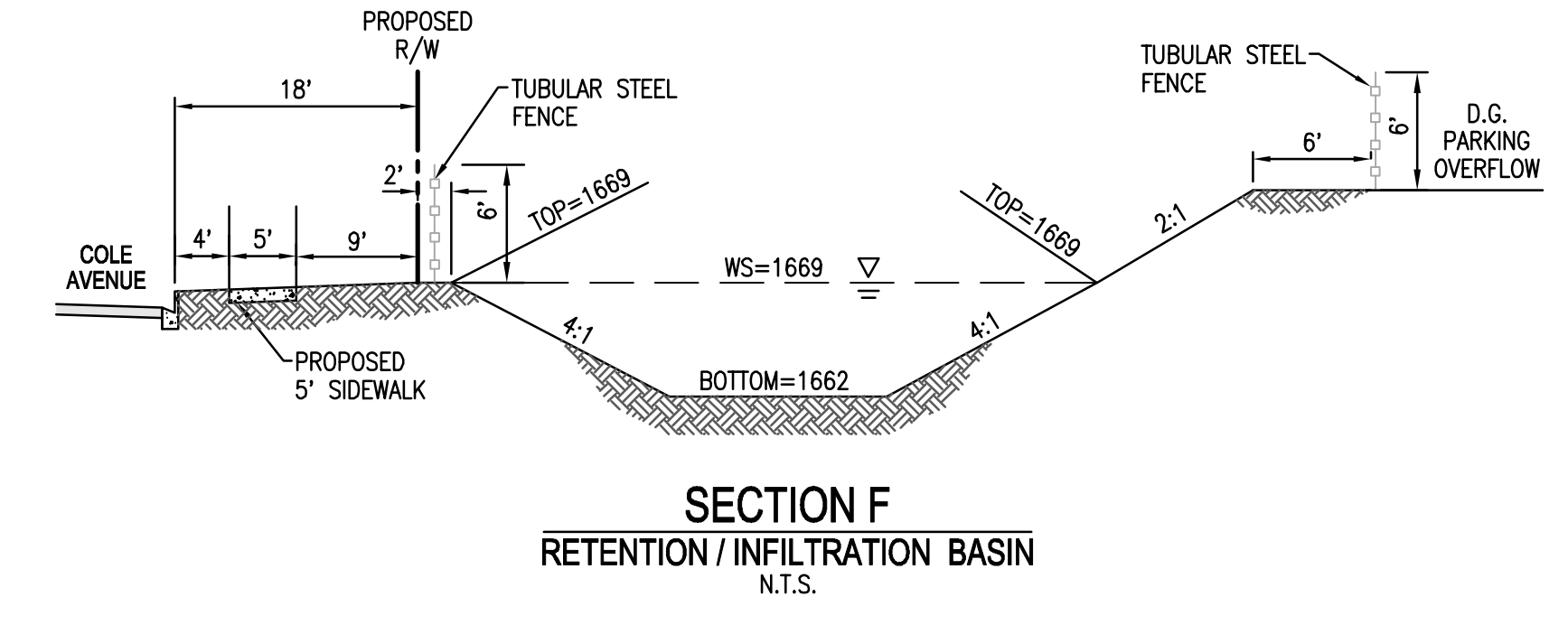
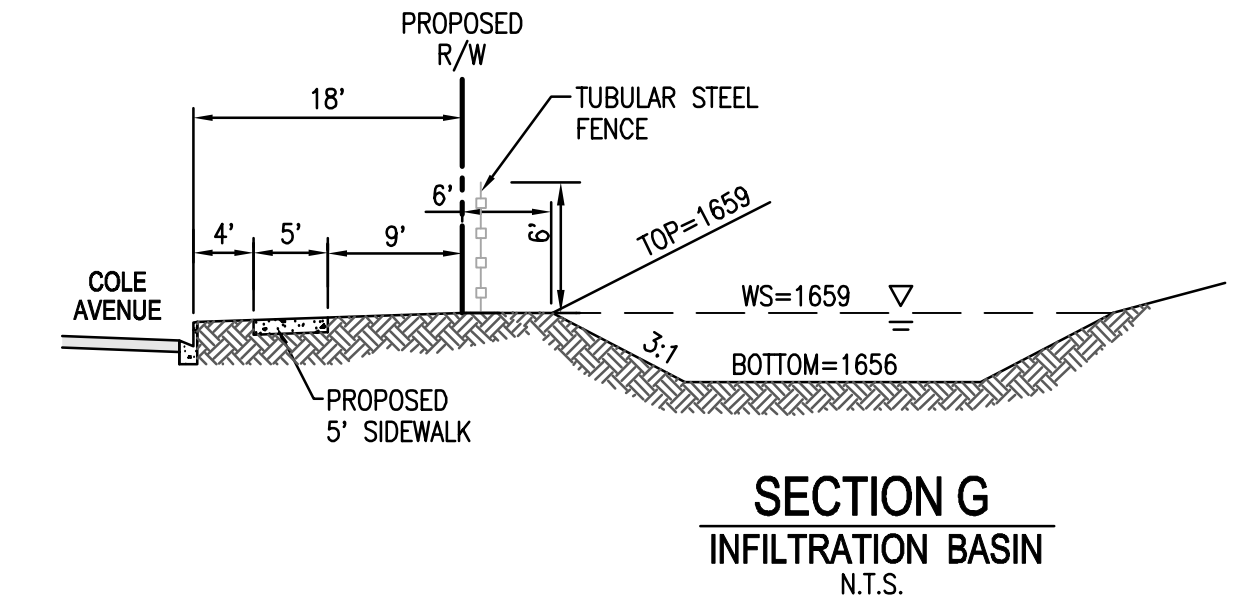
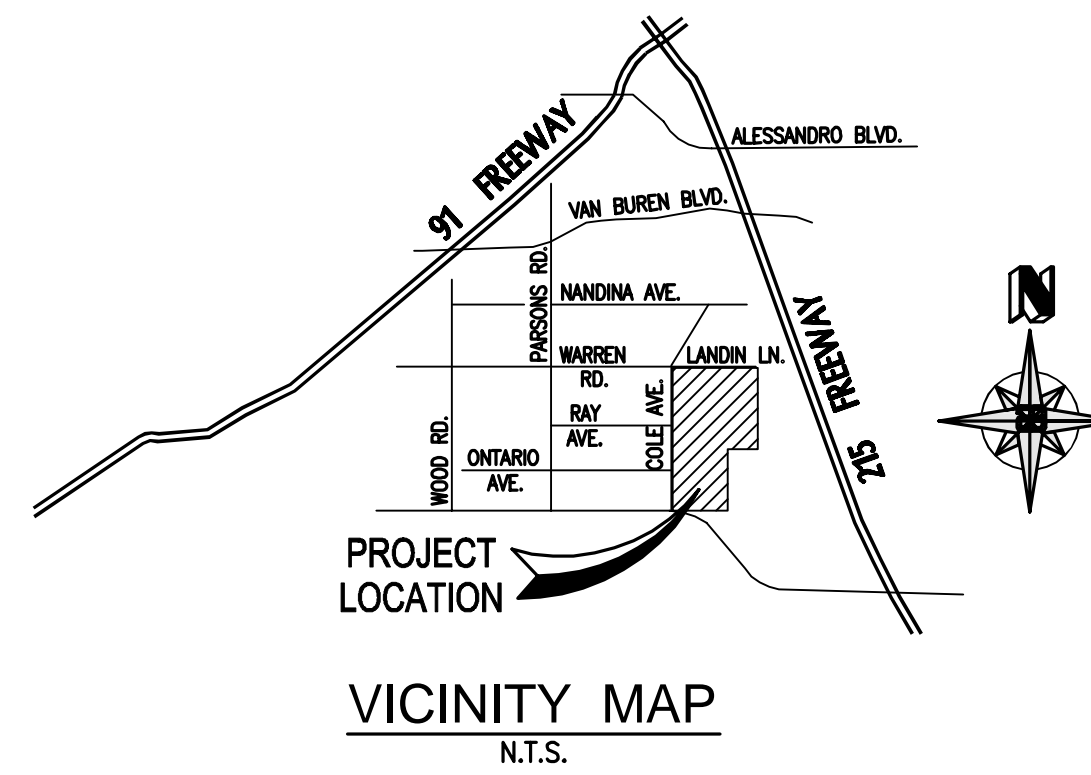
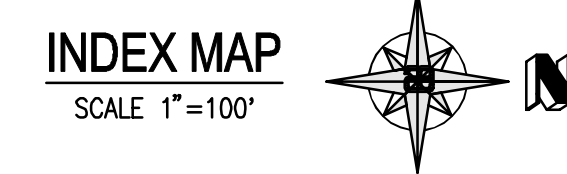
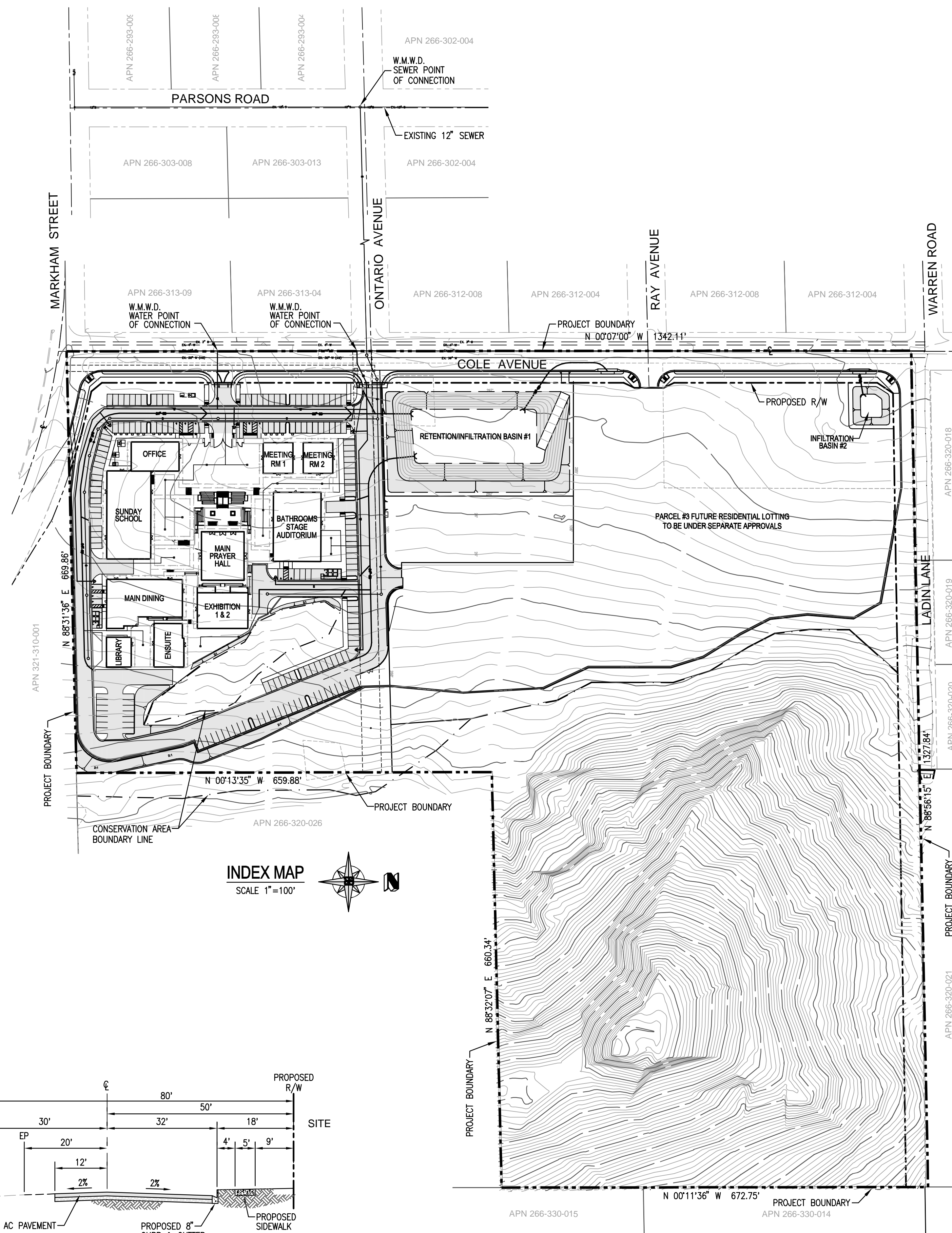
TAKEN FROM THE CENTERLINE OF COLE STREET PER GLENN VALLEY FARMS, TRACT NO. 1 PER MB 16/16, BEING N 0°07' W.

BENCHMARK:

SOURCE BENCHMARK: NGS BENCHMARK DX5449 DESCRIBED BY METRO WATER DIST. SO. CALIFORNIA 1992 PERRIS, 1150 FEET EAST OF THE INTERSECTION OF CAJALCO RD AND WOOD RD, 40 FEET (12.2 M) SOUTH OF THE CENTERLINE OF CAJALCO RD AND 16 FEET (4.9 M) EAST OF MAIN ENTRANCE ROAD TO CHICKEN RANCH, 2.5 FEET (0.8 M) WEST OF A 6'-BY-6'-IN BY 2 FOOT (0.6 M) TELEPHONE BOX AND 2 FEET (0.6 M) EAST OF A POWER POLE. A STANDARD MWDC 3-1/4 INCH ALUMINUM DISK SET FLUSH IN 8 INCH DIAMETER CONCRETE POST UP 0.3 FOOT (9.1 CM) ABOVE GROUND.
EL=1584.20 (NAVD88)

LEGEND:

- 1495— EXISTING CONTOURS
- 1700— PROPOSED CONTOURS
- — PARCEL LINE
- — PROPOSED PROJECT BOUNDARY
- — CONSERVATION AREA BOUNDARY LINE
- — FIRE HYDRANT (FH)
- — DRAINS
- — PROPOSED SEWER
- — PROPOSED WATER
- — PROPOSED STORM DRAIN
- — PROPOSED SLOPE
- — V-GUTTER
- — RETAINING WALL



<p>Prepared For:</p> <p>BIRKIN CONSTRUCTION 136 N. GRAND AVENUE, UNIT 186 WEST COVINA, CA 91791 OFFICE: (714) 624-8659</p>	
<p>Professional Engineer Seal: ALLARD ENGINEERING Civil Engineering License No. 36652 Exp. 6/30/22 16866 Seville Avenue, Fontana, California 92335 Tel: (909) 356-1795 Fax: (909) 356-1795 Raymond J. Allard, A.C.E., 30622 (Expires 6/30/2022)</p>	
<p>DATE: April, 2022</p> <p>SCALE: PER PLAN</p> <p>DRAWN: A.E.</p> <p>CHECKED: R.R.A.</p>	<p>NO.:</p> <p>DESCRIPTION OF REVISION:</p> <p>DATE APPROVED:</p>
<p>CONCEPTUAL GRADING PLAN</p> <p>IKUAN TAO CORNER OF MARKHAM STREET & COLE AVENUE</p> <p>COUNTY OF RIVERSIDE, CALIFORNIA</p>	
<p>SHEET TITLE: CONCEPTUAL GRADING PLAN</p> <p>SHEET NO. 1 OF 2</p>	

PLOT DATE: April 20, 2022 reynoldallard

Filename: I:\Riverside Temple\DWG's\ENTITLEMENT\CONCEPT GRADING\Riverside Temple_CG 1.dwg