





P:\15-1000_P16-0095\Drawings\15-1000_P16-0095.dwg Plot Date: 04/01/2018 10:23:00 AM



SITE INFORMATION:

SIZE: 130,006.49 S.F. (2.98 ACRES)
GENERAL PLAN 2025: SEMI-RURAL RESIDENTIAL-SRR
ZONE: RESIDENTIAL ZONE-HR

PARKING SUMMARY

REQUIRED: GIVEN A 657 S.F. WOODPARK AREA
20 PARKING STALLS, 2 ADA PARKING STALLS
DISPOSED:
20 PARKING STALLS, 2 ADA PARKING STALLS

FLOOR AREA RATIO

TOTAL BUILDING AREA: 2,900 S.F.
TOTAL LOT AREA: 130,006.49 S.F.
F.A.R.: 0.022

SHEET INDEX

SHEET 1 - SITE PLAN
SHEET 2 - CROSS-SECTIONS
& DETAILS

ABBREVIATIONS

CL CENTER LINE
CMU CONCRETE MASONRY UNIT
DF DEEPFOOT FOOTING
DWY DRIVEWAY
(E) EXISTING
FL FLOW LINE
FT FINISH FLOOR
FG FINISH GRADE
FS FINISH SURFACE
GB GRADE BREAK
GFT GARAGE FINISH FLOOR
HP HIGH POINT
INV INVERT
EG EXISTING GROUND
(P) PROPOSED
PAD PAD ELEVATION
PCC PORTLAND CONCRETE CEMENT
PL PROPERTY LINE
R/W RIGHT-OF-WAY
SF SQUARE FEET
TB TOP OF BEAM
TW TOP OF WALL
TF TOP OF FOOTING
TG TOP OF GRADE
DS DOWNSPOUT

LEGEND

(P) CONTOUR
(E) CONTOUR
FLOWING
DRAIN LINE
ROOF LIMITS
PROPERTY SETBACK
EDGE OF PAVEMENT
DRAINING LIMITS
(E) FENCE
(E) FIRE HYDRANT
(E) CABLE TV LINE
(E) GAS LINE
(E) SEWER LINE
(E) STORM DRAIN
(E) WATER MAIN
(E) CMU WALL
(P) CMU WALL
CENTER LINE
PROPERTY LINE
SPOT ELEVATION
WATER METER
WATER VALVE
DOWNSPOUT
CONCRETE
ASPHALT
LANDSCAPE



VICINITY MAP
N.T.S.

REVISIONS:

BY	DESCRIPTION	DATE

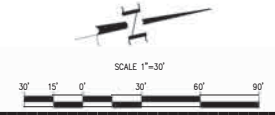
CIVIL ENGINEER:

Gi Zulietta Mendora Associates, Inc.
1000 MARION AVE., #79
WILSON, CA 95690
P: 925.266.6500 F: 925.425.6502
E: gzm@giassociates.com
P.L. MENDORA, R.C.E. 03454

PROJECT:

SITE PLAN
1000 MARION AVE.
WILSON, CA 95690
Owner: Gao Hoi Cao Dai Dao, a California Corporation
1000 MARION AVE.
WILSON, CA 95690

Underground Service Alert
CALL TOLL FREE
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811
TWO WORKING DAYS BEFORE YOU DIG



Owner: GAO	Scale AS NOTED
Checker: GAO	Job No.
Engineer: GAO	2284-0100
Date: 04/05/18	Sheet No.
	1 OF 2

CROSS-SECTION A

1"=10'

1

Diagram showing a cross-section of the proposed building and site features. The building is shown with a flat roof (PL) and a sloped roof (E'GROUND). The building is situated on a sloped site. Key dimensions and features include:

- 15.82' (E'CHAINLINK FENCE)
- 4.1' (E'WOODEN FENCE)
- 15.06' (E'PAVERS)
- 10.96' (PL)
- 9.96' (E'WALL)
- 38.15' (E'BUILDING 871.63FF)
- 3.3' (E'CONC. WALK)
- 1"=10' scale bar
- Section marker A

CROSS-SECTION A
1"=10'

CROSS-SECTION B
1"=10'

CROSS-SECTION C

Diagram illustrating a cross-section of a proposed roadway. The diagram shows a sloped ground profile with a proposed pavement structure. Key features include:

- (E)GROUND
- VARIES (P)DRIVEWAY
- 10% MAX.
- (E)GROUND
- (P)CUT
- 2% MAX.
- 5' FUTURE DEDICATION
- NEW R/W
- OLD R/W
- 44'
- ±6.28' (E) SIDEWALK
- ±32.35'
- 2% MAX.
- 2% MAX.
- 2% MAX.
- ARRLINGTON AVENUE

CROSS-SECTION D
1"=10'

REVISIONS:

[illegible]

CIVIL ENGINEER:

Gil Zulueta Mendoza Associates, Inc.

Gil Zulueta Mendoza A
5185 MAGNOLIA AVENUE, #129
UNIVERSIDE, CA 92506
P 951.286.9520 F 815.425.8582
E-MAIL: gil@zmuassociates.com

EL Z MENDOZA, R.C.E. C53454 DATE



PROJECT:

CROSS-SECTIONS & DETAILS

CROSS-SECTIONS & DETAILS
10866 ARLINGTON AVENUE
RIVERSIDE, CA 92505

Owner: Giao Hoi Cao Dai Dai Dao, a California Corporation
10866 ARLINGTON AVENUE
RIVERSIDE, CA 92505

Date	04/05/18
Scale	AS NOTED

Job No.	2284-0100
Sheet No.	

2 OF 2

FINISH ROOM SCHEDULE:

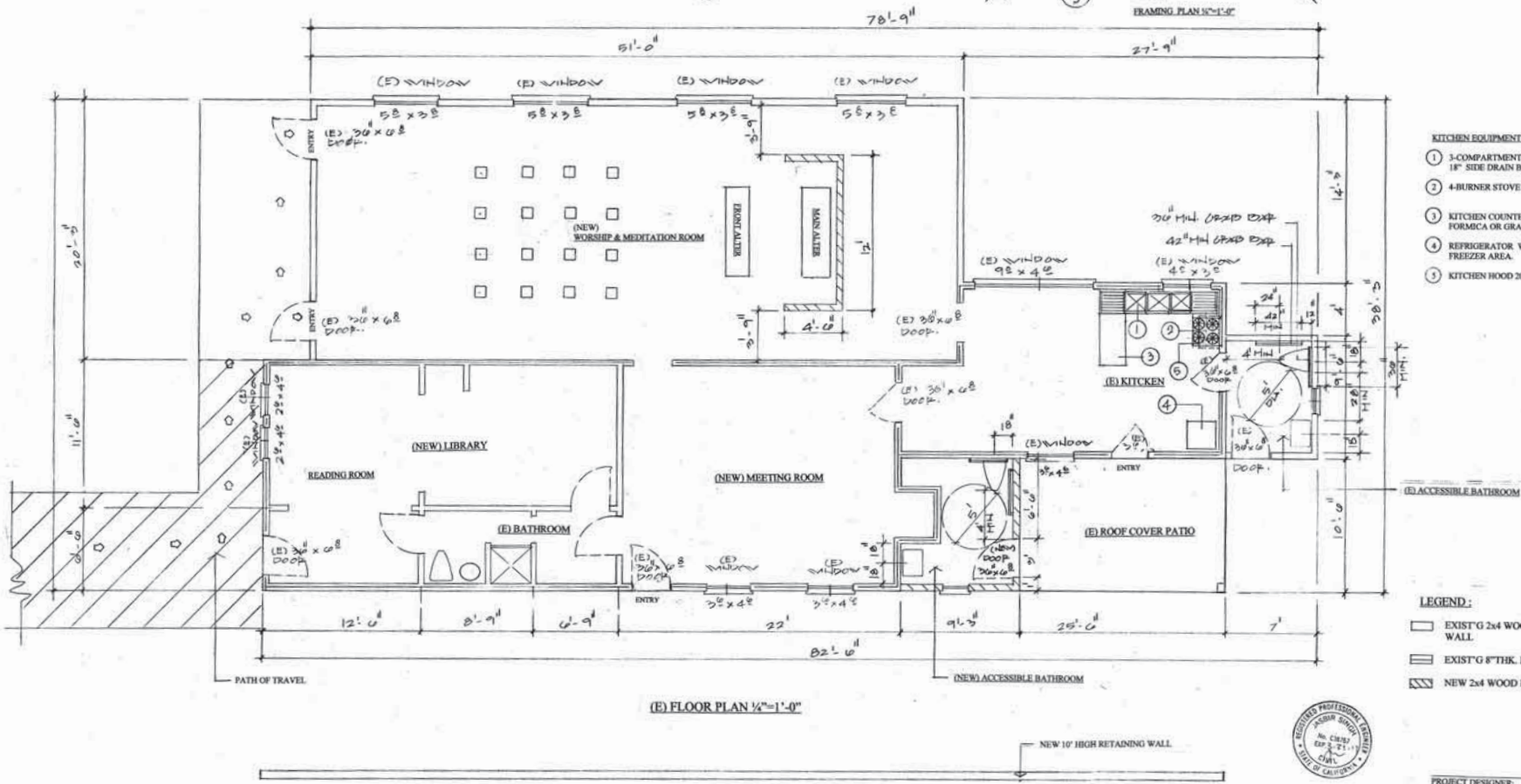
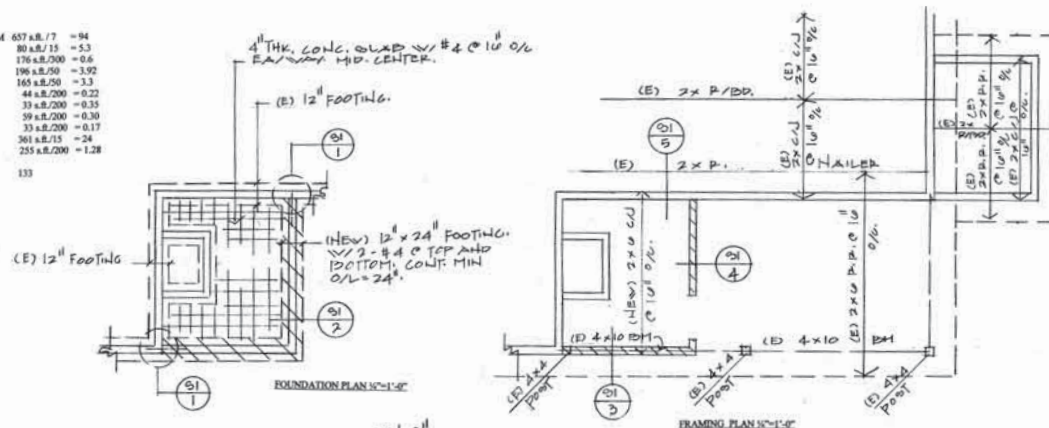
ROOM	WALLS	CEILING	FLOORS
READING ROOM	SEMI-GLOSS	SEMI-GLOSS	TILE
MEETING ROOM	SEMI-GLOSS	SEMI-GLOSS	CARPET
LIBRARY	SEMI-GLOSS	SEMI-GLOSS	TILE
KITCHEN	SEMI-GLOSS	SEMI-GLOSS	TILE
BATHROOMS	HIGH-GLOSS	HIGH-GLOSS	TILE

OCCUPANCY LOAD:

WORSHIP & MEDITATION ROOM	657 s.f./7	= 94
STAGE AREA	80 s.f./15	= 5.3
STORAGE AREA	176 s.f./200	= 0.6
READING ROOM	196 s.f./50	= 3.92
LIBRARY	165 s.f./50	= 3.3
BATHROOM 1	44 s.f./200	= 0.22
BATHROOM 2	33 s.f./200	= 0.15
BATHROOM 3	39 s.f./200	= 0.30
HALLWAY	33 s.f./200	= 0.17
MEETING ROOM	361 s.f./25	= 24
KITCHEN	255 s.f./200	= 1.28
OCCUPANCY LOAD		133

CALIFORNIA GREEN CODE MANDATORY REQUIREMENTS - RESIDENTIAL

Fixture Type	Maximum Flow Rate
Shower Head	2.0 gpm @ 80 psi
Kitchen Faucet	1.8 gpm @ 60 psi
Lavatory Faucet	1.5 gpm @ 60 psi
Water Closet	1.28 gallons per flush
Urinal	0.5 gallons per flush



KITCHEN EQUIPMENT SCHEDULE:

- 1 3-COMPARTMENT SINK WITH 18\"/>

LEGEND:

- EXIST'G 2x4 WOOD FRAME WALL
- EXIST'G 8\"/>



PROJECT DESIGNER:
JOSE MORENO

KATRINA DESIGN & CONSULTING

260 S. GLENDALE AVE., SE 102
WEST COVINA, CA 91790
(626) 922-5013

GIAO HOI CAO DAIDAILO
10866 ARLINGTON AVE.,
CITY OF RIVERSIDE, CA 92505

No.	Revision/Issue	Date

Project Name and location:
10866 ARLINGTON AVE
CITY OF RIVERSIDE
CA 92505

Project	Sheet
	A-2

P15-1000, P16-0095, Exhibit 6 - Project Plans

ABBREVIATIONS

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CMU CONCRETE MASONRY UNIT
DF DEEPENED FOOTING
DW DRIVEWAY
E EXISTING
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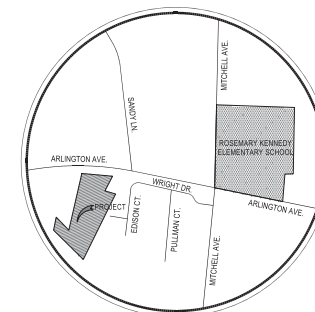
LEGEND

(P) CONTOUR
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FLOWLINE
DRAIN LINE
ROOF LIMITS
PROPERTY SETBACK
EDGE OF PAVEMENT
GRADING LIMITS
(E) FENCE
(E) FIRE HYDRANT
(E) CABLE TV LINE
(E) GAS LINE
(E) SEWER LINE
(E) STORM DRAIN

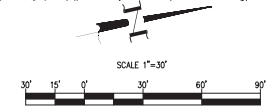
(E) WATER MAIN
(E) CMU WALL
(P) CMU WALL
CENTER LINE
PROPERTY LINE
SPOT ELEVATION
WATER METER
WATER VALVE
DOWNSPOUT
CONCRETE
ASPHALT
LANDSCAPE

CONSTRUCTION NOTES

- 1- PROTECT IN PLACE
- 2- NOT USED
- 3- CONSTRUCT 4" THICK CONCRETE RAMPS AND LANDINGS OVER 12" THICK COMPACTED SUBGRADE
- 4- CONSTRUCT 4" THICK CONCRETE WALKWAYS OVER 12" THICK COMPACTED SUBGRADE
- 5- CONSTRUCT CMU BLOCK RETAINING WALL
- 6- CONSTRUCT CONCRETE STEPS AND LANDING
- 7- CONSTRUCT 4" AC PAVEMENT OVER 6" CLASS 2 CMB PER SOILS REPORT RECOMMENDATIONS
- 8- CONSTRUCT LANDSCAPE AREA
- 9- CONSTRUCT INFILTRATION TRENCH
- 10- CONSTRUCT PARKWAY DRAIN PER CITY STD. NO. 410 (12"W x 4"H)
- 11- CONSTRUCT OBSERVATION WELL
- 12- CONSTRUCT 4" PVC OVERFLOW PIPE
- 13- CONSTRUCT 12"x12" PRECAST BOX WITH SOLID COVER



VICINITY MAP
N.T.S.



Underground Service Alert
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REVISIONS:

NO.	DESCRIPTION	DATE

CIVIL ENGINEER:

GI Zullulwa Mendoza Associates, Inc.
1886 ARINGTON AVENUE, #19
ARLINGTON, CA 94005
P: 907.286.0020 F: 815.425.8582
E-MAIL: gzm@giassociates.com
DATE: 04/05/18

PROJECT:

PRELIMINARY GRADING PLAN
1886 ARINGTON AVENUE
ARLINGTON, CA 94005
Owner: Giao Hoi Cao Dai Dai Dao, a California Corporation
DATE: 04/05/18
Scale AS NOTED

Project No.	2284-0100
Engineer	CDM
Job No.	2284-0100
Sheet No.	1 OF 1



View of the property looking south from Arlington Avenue



View north side of Arlington Avenue



Southwest view of the site from Fulton Way



View of the structure looking southwest

From: David Rios
To: [Equez, Judy](#)
Subject: [External] P15-1000 Complaint
Date: Saturday, January 27, 2018 4:38:30 PM

Hello, I have questions about this commission to build the Cao Dai Church. I was wondering if the hearing is for the decision on building this church. I live down on Edison Ct and when the member moved years back they caused quite a bit of noise disturbances early on weekend mornings waking up neighbors. I am not for this building since these neighbors ignored my request at one point and continued disturbing a few neighbors until I think someone in the city told them they could not do that. Thank you

From: Concerned Citizen
To: [Eguez, Judy](#)
Subject: [External] Public Hearing: Peter Le, Cao Dai Church
Date: Sunday, March 11, 2018 3:33:12 PM

Case Numbers: P15-1000

Hello Ms. Eguez,

I am writing this to state that I am against the idea of that church being built.

As it is that neighbor has already shown issues before and this would get out of hand. For example when they were holding some sort of church services without permit they'd be using mega phones and it would be loud from hundreds of feet away. This happened more than once and it seems it only came to a stop when I assume police were called. Another would be when there was a flood light that would shine extremely brightly and view-able from thousands of feet away. It could be seen from behind the elementary school which is a significant distance away. This had been going on for over a year. It was only recently that the light was shut off likely due to this public hearing and wanting to gain positive reception. **I do not want that church built, no amount of compromises will change my mind.**

To reiterate I am against that church being built.

From: Cindy Cox
To: [Equez, Judy](#)
Subject: [External] Peter Le Cao Dai Church
Date: Wednesday, March 21, 2018 6:00:02 PM

Sent from [Outlook](#)

[PLANING DIVISION](#) [MARCH 20, 2018](#)
[CITY HALL](#)
[3900 MAIN STREET](#)
[RIVESIDE, CA. 92501](#)

[RE: CASE NUMBERS P15-1000](#)
[CAO DAI CHURCH](#)

[ATTN: JUDY EQUEZ CASE PLANNER](#)

[DEAR MS. EQUEZ:](#)

[I AM RESPONDING TO THE NOTICE OF A PUBLIC HEARING CONCERNING THE ABOVE](#)
[MENTIONED PROJECT.](#)

[I WILL NOT BE ABLE TO ATTEND THE PUBLIC HEARING TAKING PLACE THIS WEEK](#)
[DUE TO MY WORK SCHEDULE, SO I AM VOICING MY OPINION IN THIS LETTER.](#)

[I STRONGLY OBJECT TO THIS PROJECT BEING APPROVED DUE TO THE FOLLOWING REASONS.](#)

[#1 - THE ADDED NOISE IT WOULD BRING TO OUR SOMEWHAT RURAL](#)
[LOCATION.](#)

[#2 - WE HAVE A SMALL RESIDENTIAL COMMUNITY HERE ON EDISON](#)
[COURT. NEIGHBORS ARE USUALLY QUIET AND VERY FRIENDLY](#)
[AND HELPFUL WHEN NEEDED.](#)

[#3 - WE ALREADY HAVE HEAVY TRAFFIC ON OUR STREETS BECAUSE](#)
[OF THE SCHOOL ON THE CORNER OF MITCHELL AND ARLINGTON](#)
[CAUSED BY PARENTS DROPPING OFF AND PICKING UP THEIR](#)
[CHILDREN. IT IS DANGEROUS ENOUGH BOTH FOR THE RESIDENTS](#)
[AND THE CHILDREN BECAUSE AS YOU KNOW THEY DON'T ALWAYS](#)
[PAY ATTENTION TO WHERE THEY ARE GOING. WRIGHT STREET AND](#)
[EDISON COURT ARE BOTH NARROW STREETS AND THE PARENTS](#)
[PARK ON BOTH SIDES.](#)

#4 - ADDING TO THE TRAFFIC WOULD JUST ENDANGER THE PEOPLE
ALREADY ENTITLED TO USE THESE STREETS.

#5 - I REALIZE THAT THE CHURCH PEOPLE SAY THEY WILL NOT PARK
OR INTERFER WITH ANYTHING IN OUR NEIGHBORHOOD, BUT IT
NEVER SEEMS TO FAIL THAT ONCE SOMETHING LIKE THIS IS PUT
INTO OPERATION THE SURROUNDING NEIGHBORHOODS ARE
ALWAYS AFFECTED IN ONE WAY OR ANOTHER.

#6 - ALSO WITH PULLMAN, STREET WHICH IS A DEAD END AT PRESENT,
PROVIDES A VERY EASY ACCESS TO THE CHURCH JUST ABOVE.

7 AS WE ALL KNOW MUST PEOPLES HAVE ALARM ON THERE CAR . SO PEOPLE
WILL BE SITTING THE ALARM . AND LETS FACE IT SOMEONE WILL FORGET SOMETHING IN
THERE CAR SO ALARM BE TURN OFF AND THEM BACK ON. CAR DOORS OPENING AND
CLOSING .JUST A LOT MORE THING GOING ON IN ARE NNEIGHBORHOOD. HOW IS THIS FAIR
TO US WHO LIVE HERE .

8 I ALL SO UNDERSTAND THAT THEY ARE GOING TO HAVE SOMETHING GOING ON 7 DAY A
WEEK IT NOT JUST ON SUNDAY NOT RIGHT AT ALL THIS SOUND LIKE MORE THEN JUST
CHURCH JUST NOT RIGHT

9. AND WHAT ABOUT KIDS SCREAMING AND YELLING AND PLAYING LIKE KIDS DO . IT NOT
JUST A FEW KIDS IN ARE NEIGHBORHOOD IT MICH MORE .

10 WAS TOLD THERE THEY ONLY WANT TO HAVE 20 PEOPLE SO WHY DO THEY NEED 28
PARKING PLACE

11 28 PARKING PLACE WITH THERE ARE 2 PEOPLE IN EACH CAR THAT IS 50 PEOPLE 15 AND I
BIT YOU THERE WILL BE A LEAST 4 PEOPLE IN EACH CAR THAT IS 100 PEOPLE YOU CAN NOT
TELL ME THAT THERE WILL NOT BE ANY NOISES GOING ON

12. AND I HEARD THAT THEY WANT TO DO A GONE EVERY FEW HOURS A DAY . ABSOLUTELY
NO WAY WE WANT THIS IN ARE NEIGHBORHOOD

13 AN LET FACE IT ONCE WORD GET OUT THAT THERE IS A CHURCH HERE THERE WILL BE
MORE PEOPLE COMING

14 AND THESE PEOPLE WILL BE PARKING ON EDISON CT AND OTHER PLACE

15 THIS IS NOT FAIR TO USE WHO LIVE HERE

16 IAM NOT SURE IF THIS WILL NOT BRING THE COAST OF SELLING ARE HOME DOWN IF
SOMEONE WANT TO SELL THERE HOME. SOME PEOPLE MAY NOT WANT TO BUY A HOUSE
WHERE ALL THIS GOING ON.

17 FOR MOST IMPORTANT WOULD YOU WANT THIS IN YOUR NEIGHBORHOOD ?
WE DO NOT////////////////////////////////////

PLEASE DONT LET THIS HAPPEN

THEREFORE I STRONGLY VOTE "NO" ON THIS PROJECT. WE DON'T WANT THE
NOISE, TRAFFIC OR UNWANTED PERSONS RUINING OUR QUIET NEIGHBORHOOD.

RESPECTFULLY SUBMITTED.

CINDY COX

6333 EDISON COURT

RIVERSIDE, CA. 92505

(951) 359-3456