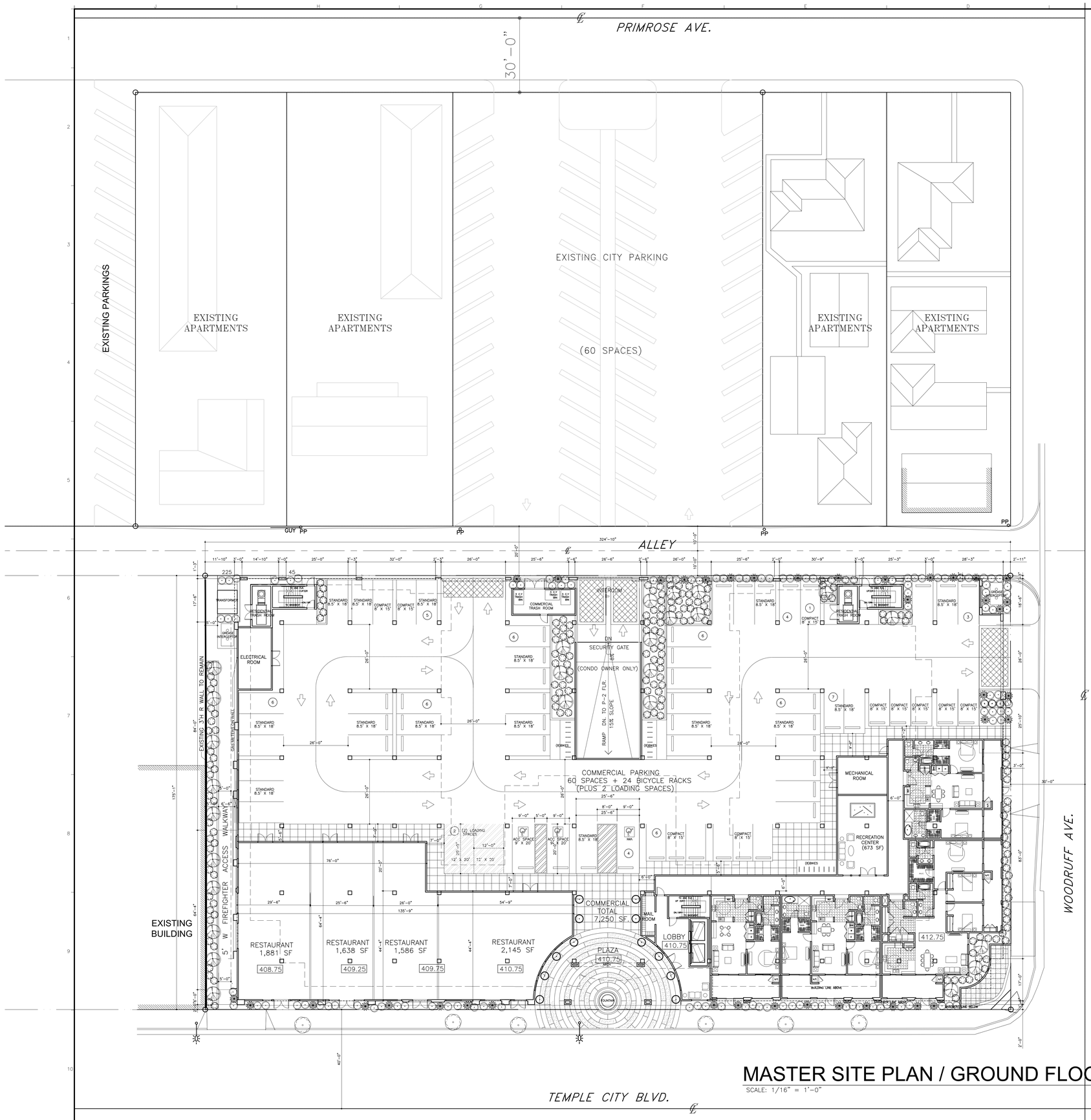


MASTER SITE PLAN / GROUND FLOOR PLAN

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

1. PROJECT: THE TERRACES AT TEMPLE CITY
5935 TEMPLE CITY BLVD,
TEMPLE CITY, CA 91780

2. OWNER: THE TERRACES AT TEMPLE CITY LLC.
3111 VIA MONDO, RANCHO DOMINGUEZ, CA 90221
OFFICE: (310) 639-6464
EMAIL: mikeh@victormachines.com

3. LEGAL DESCRIPTION: A.P.N.: 8587-014-029

4. LOT SIZE: LOT SIZE: 56,875 SF. (1.3 ACRES) NOT INCLUDE ALLEY

5. ZONING: DOWNTOWN SPECIFIC PLAN (DSP)

6. BUILDING HEIGHT/STORY: 49'-9"/53'-9" 4-STORY

7. CODE: 2013 CALIFORNIA BUILDING CODE (CBC)

8. OCCUPANCY GROUP: R-2 FOR RESIDENTIAL CONDOS
M FOR RETAILS, A FOR RESTAURANT
S-2 FOR BASEMENT PARKING

9. TYPE OF CONSTRUCTION: 3-STORIES TYPE V - A FOR RESIDENTIAL CONDOS OVER
TYPE I - A FOR GROUND FLOOR COMMERCIAL
TYPE I - A FOR BASEMENT PARKING
FULLY SPRINKLER SYSTEM

10. FLOOR AREA: 61-U RESIDENTIAL: (1-BED: 910 SF./U. X 22 U.)
(2-BED: 1,300 SF./U. X 32 U.)
(3-BED: 1,909 SF./U. X 7 U.)

-4TH FLOOR	19-U	RESIDENTIAL CONDOS:	26,750 SF
-3RD FLOOR	19-U	RESIDENTIAL CONDOS:	26,750 SF
-2ND FLOOR	19-U	RESIDENTIAL CONDOS:	26,750 SF
-1ST FLOOR	4-U	RESIDENTIAL CONDOS:	7,686 SF
SUBTOTAL:	61-U		87,936 SF
GROUND FLOOR		COMMERCIAL:	7,250 SF
GRAND TOTAL:			95,186 SF

GROUND FLOOR PARKING AREA: 21,160 SF
BASEMENT PARKING AREA: 50,700 SF

11. DENSITY:

PROPOSED: 61-U RESIDENTIAL CONDOS
(61-U / 1.3 AC = 46.92 UNIT/AC)

12. F.A.R: 95,186 SF. / 56,875 SF. = 1.67

13. LOT COVERAGE: 36,658 SF. / 56,875 SF. = 64.4%

14. PARKING SPACE:

REQUIRED:

COMMERCIAL	7,250 SF / 250 =	29 SPACES
RESIDENTIAL	22 UNITS (1-BED) X 2 =	44 SPACES
	32 UNITS (2-BED) X 2 =	64 SPACES
	7 UNITS (3-BED) X 3 =	21 SPACES
SUB-TOTAL:	61 UNITS	= 129 SPACES
TOTAL REQUIRED:		158 SPACES

PROVIDED:

COMMERCIAL:
GROUND FLOOR PARKING:
60 SPACES (>29 SPACES REQUIRED, 31 SURPLUS)
{46 STANDARD ; 14 COMPACT= 23.3% (< 25% REQ'D)}

RESIDENTIAL CONDOS:
BASEMENT PARKING: 138 SPACES (>129 SPACES REQUIRED, 9 SURPLUS)
{130 STANDARD ; 8 COMPACT= 5.7% (< 25% REQ'D)}

TOTAL PROVIDED: 198 SPACES (>158 SPACES REQUIRED, 40 SURPLUS)
{176 STANDARD ; 22 COMPACT = 11.1% (< 25% REQ'D)}

15. OPEN SPACE FOR RESIDENTIAL CONDOS PROVIDED:

COMMON OPEN SPACE

CENTRAL GARDEN = 10,355 SF.

PRIVATE OPEN SPACE

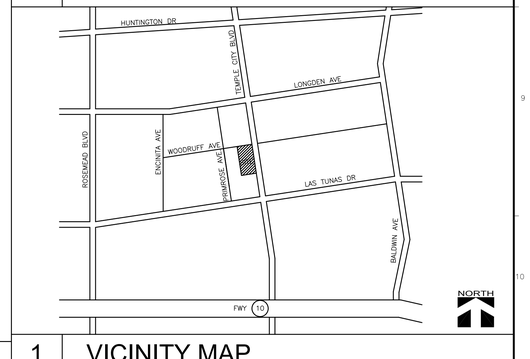
61 UNITS BALCONY = 7,885 SF

TOTAL = 18,240 SF

16. ON SITE LANDSCAPE AREA:

TOTAL LANDSCAPE AREA = 6,882 SF
5,882 SF / 56,875 SF LOT SIZE = 10.34% > 10% REQUIRED

2 PROJECT SUMMARY



1 VICINITY MAP

FILE:
DRAWN: T.F.

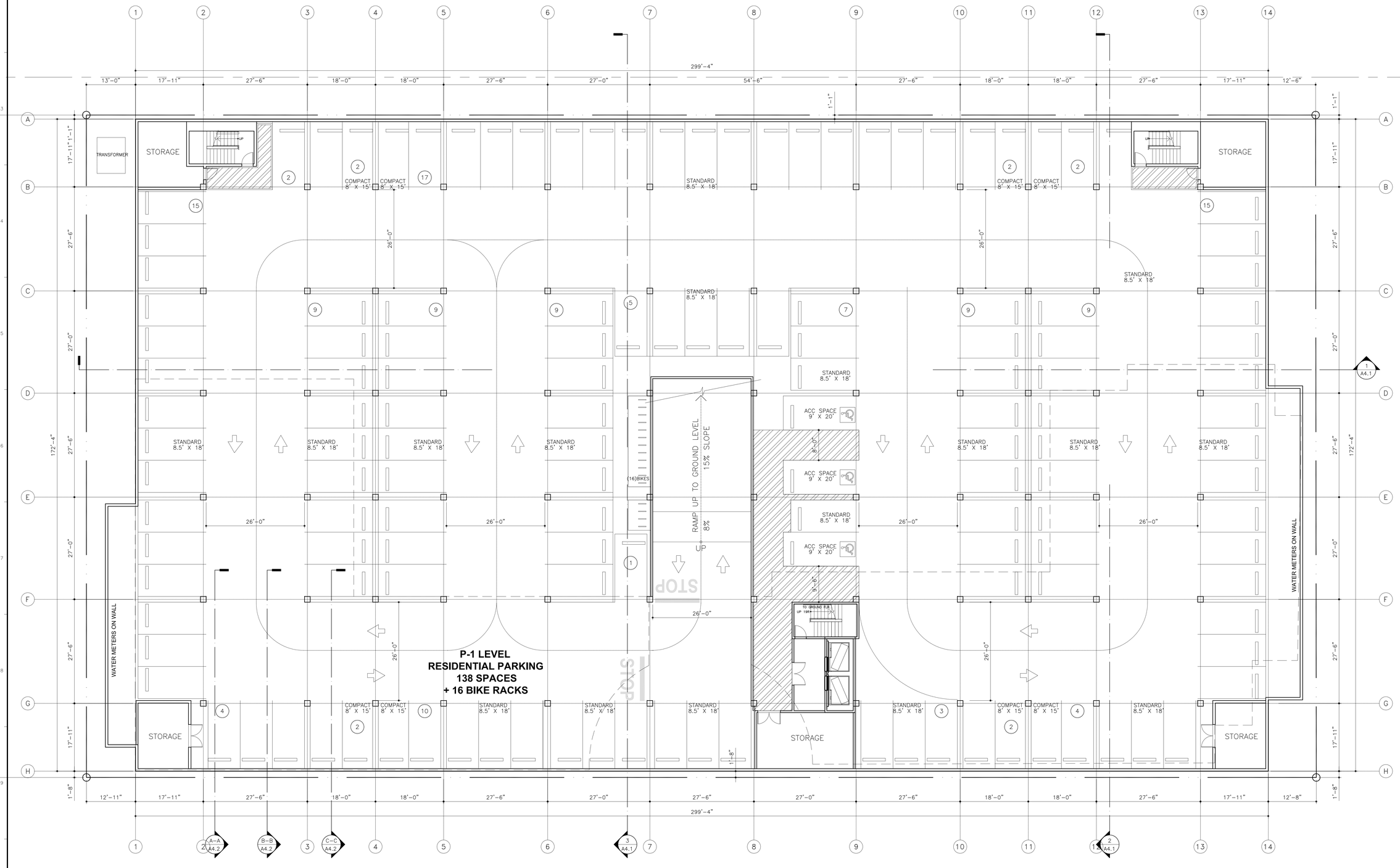
ARCHITECT:
SIMON LEE & ASSOCIATES ARCHITECTS
140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776
TEL: (626) 571-8000
FAX: (626) 571-8005
simon@slarch.com
www.slarch.com

PROJECT:
THE TERRACES AT TEMPLE CITY
MIXED USE DEVELOPMENT
5935 TEMPLE CITY BLVD.
TEMPLE CITY, CA 91780

LICENSED ARCHITECT
SHENG-DONG TSAI
No. C14526
Reg. 11-30-17
STATE OF CALIFORNIA

JOB NO: 111101

A-1.1



BASEMENT PLAN

SCALE: 1"=10'-0"

NORTH

FILE:
DRAWN: T.F.

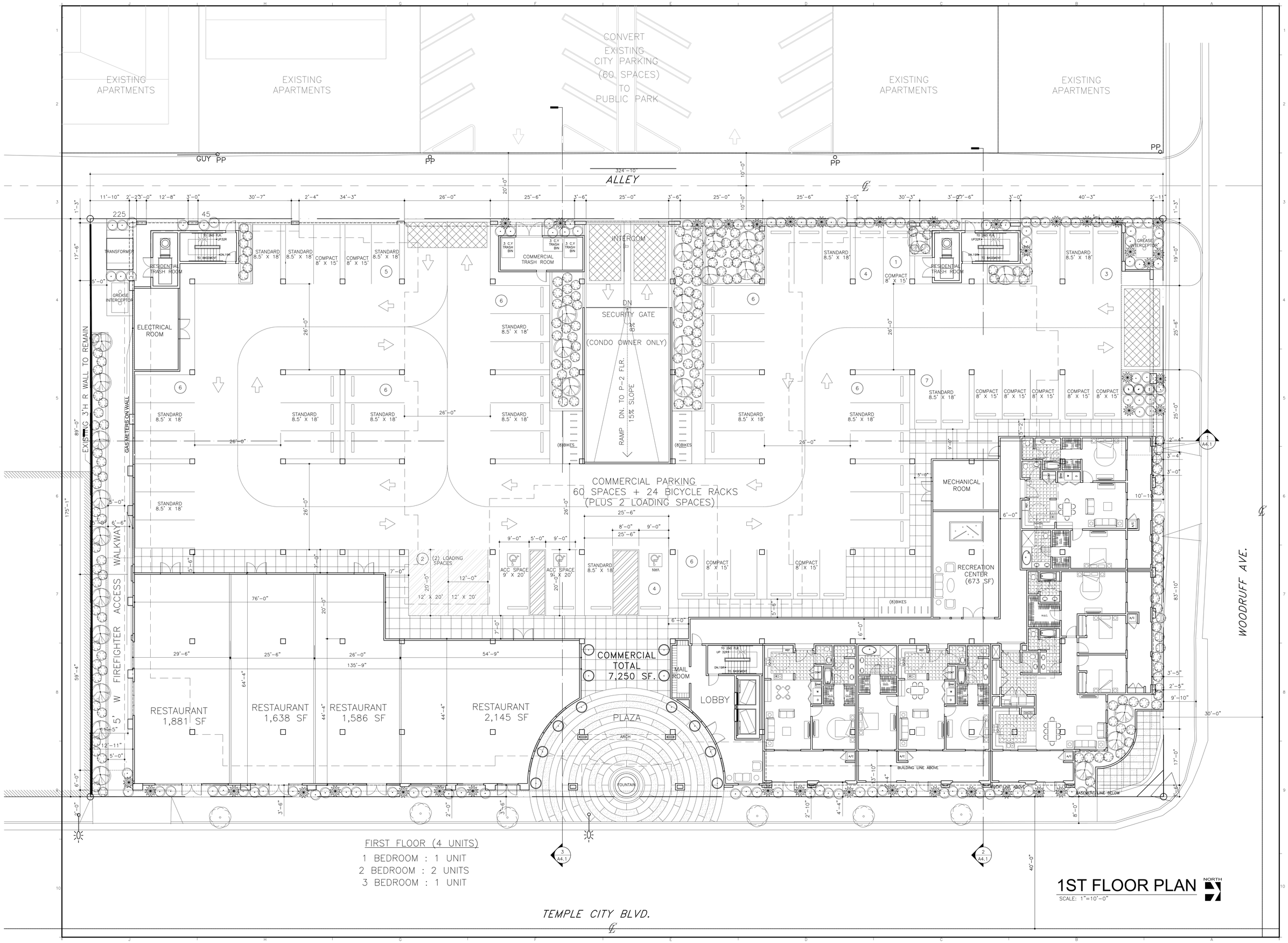
ARCHITECT:
SIMON LEE & ASSOCIATES ARCHITECTS
140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776
TEL: (626) 571-8000
FAX: (626) 571-8005
simon@slarch.com
www.slarch.com

PROJECT:
THE TERRACES AT TEMPLE CITY
MIXED USE DEVELOPMENT
5935 TEMPLE CITY BLVD.
TEMPLE CITY, CA 91780

LICENSED ARCHITECT
SIMON SONG-TSE LEE
No. C14526
Exp. 11-30-17
STATE OF CALIFORNIA

JOB NO: 111101

A-2.0



FIRST FLOOR (4 UNITS)
1 BEDROOM : 1 UNIT
2 BEDROOM : 2 UNITS
3 BEDROOM : 1 UNIT

1ST FLOOR PLAN
SCALE: 1"=10'-0"

FILE:
DRAWN: T.F.

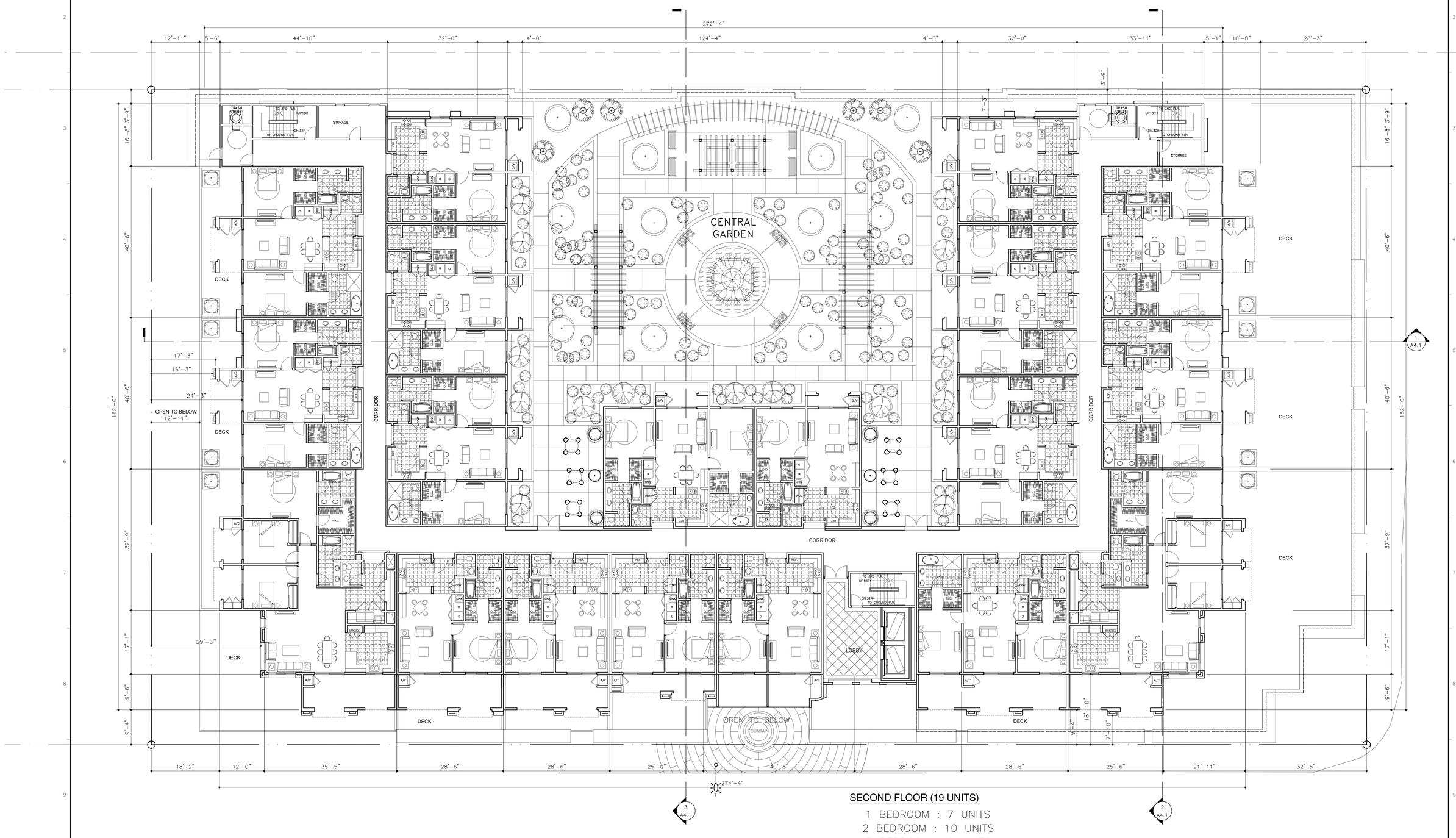
ARCHITECT:
SIMON LEE & ASSOCIATES ARCHITECTS
140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005

PROJECT:
THE TERRACES AT TEMPLE CITY
MIXED USE DEVELOPMENT
5935 TEMPLE CITY BLVD.
TEMPLE CITY, CA 91780

LICENSED ARCHITECT
SIMON DONG-TSAIR LEE
No. C14526
Rev. 11-30-17
STATE OF CALIFORNIA

JOB NO: 111101

A-2.1



SECOND FLOOR (19 UNITS)

1 BEDROOM : 7 UNITS
2 BEDROOM : 10 UNITS
3 BEDROOM : 2 UNITS

2ND FLOOR PLAN

SCALE: 1"=10'-0"

NORTH

FILE:
DRAWN: T.F.

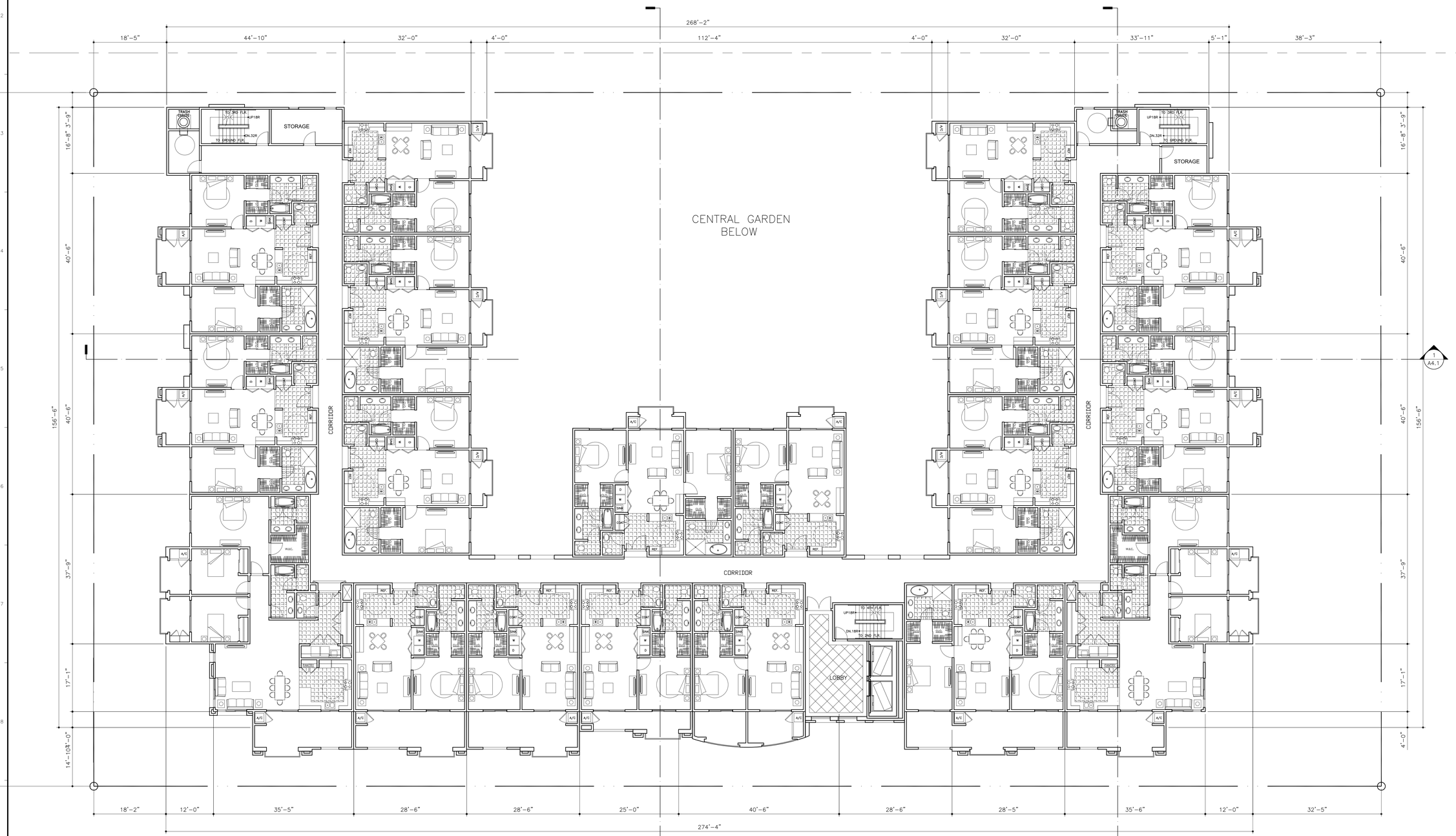
ARCHITECT:
SIMON LEE & ASSOCIATES
ARCHITECTS
140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005

PROJECT:
THE TERRACES AT TEMPLE CITY
MIXED USE DEVELOPMENT
5935 TEMPLE CITY BLVD.
TEMPLE CITY, CA 91780

LICENSED ARCHITECT
SIMON DONG-TSAIR LEE
No. C14526
Ren.11-30-17
STATE OF CALIFORNIA

JOB NO: 111101

A-2.2



THIRD FLOOR (19 UNITS)

1 BEDROOM : 7 UNITS
2 BEDROOM : 10 UNITS
3 BEDROOM : 2 UNITS

3RD FLOOR PLAN

SCALE: 1"=10'-0"

NORTH

FILE:
DRAWN: T.F.

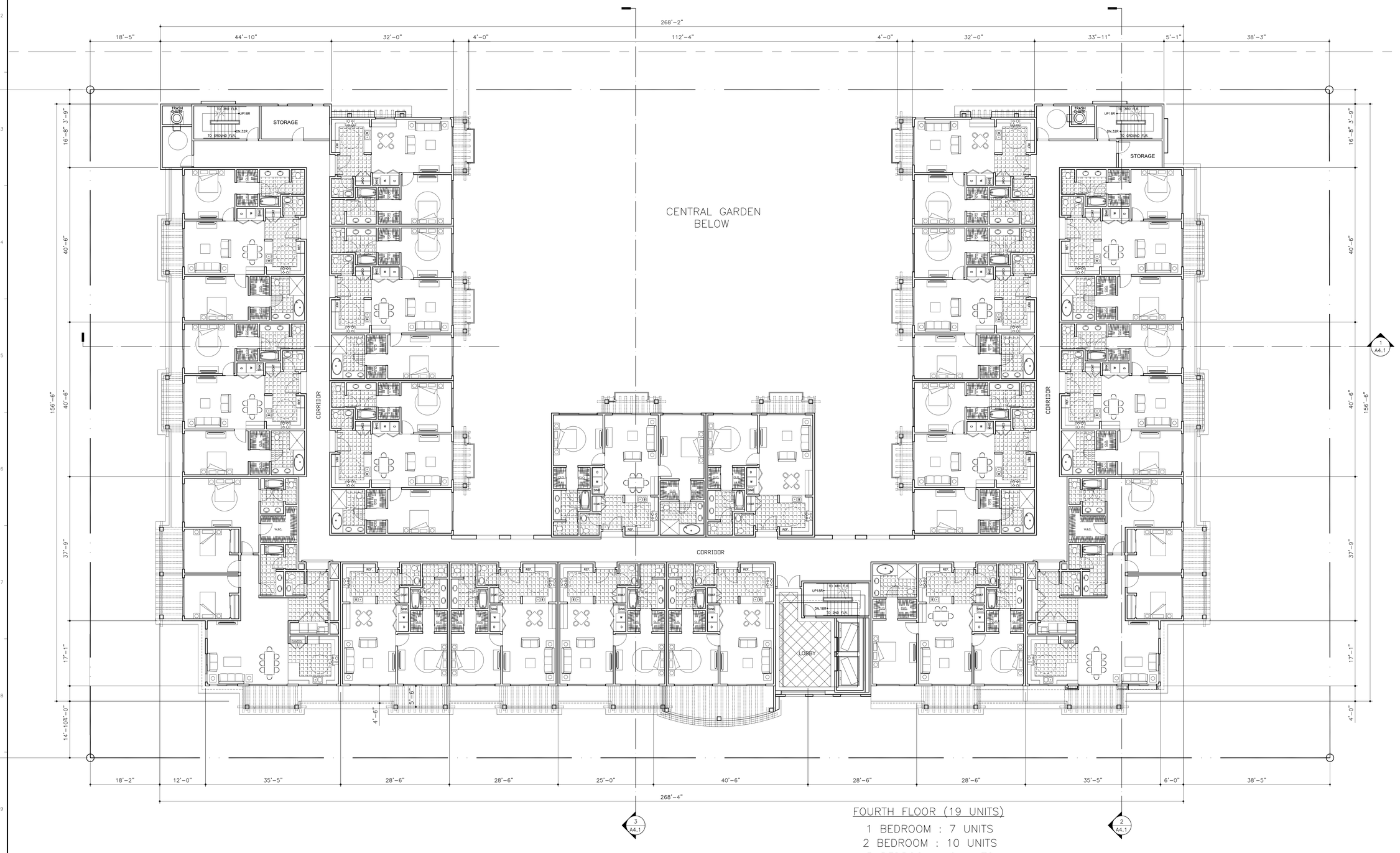
ARCHITECT:
SIMON LEE & ASSOCIATES
ARCHITECTS
140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005

PROJECT:
THE TERRACES AT TEMPLE CITY
MIXED USE DEVELOPMENT
5935 TEMPLE CITY BLVD.
TEMPLE CITY, CA 91780

LICENSED ARCHITECT
SIMON DONG-TSAIR LEE
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 111101

A-2.3



FOURTH FLOOR (19 UNITS)

1 BEDROOM : 7 UNITS
2 BEDROOM : 10 UNITS
3 BEDROOM : 2 UNITS

4TH FLOOR PLAN

SCALE: 1"=10'-0"

FILE:
DRAWN: T.F.

ARCHITECT:
SIMON LEE & ASSOCIATES
ARCHITECTS
140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005

PROJECT:
THE TERRACES AT TEMPLE CITY
MIXED USE DEVELOPMENT
5935 TEMPLE CITY BLVD.
TEMPLE CITY, CA 91780

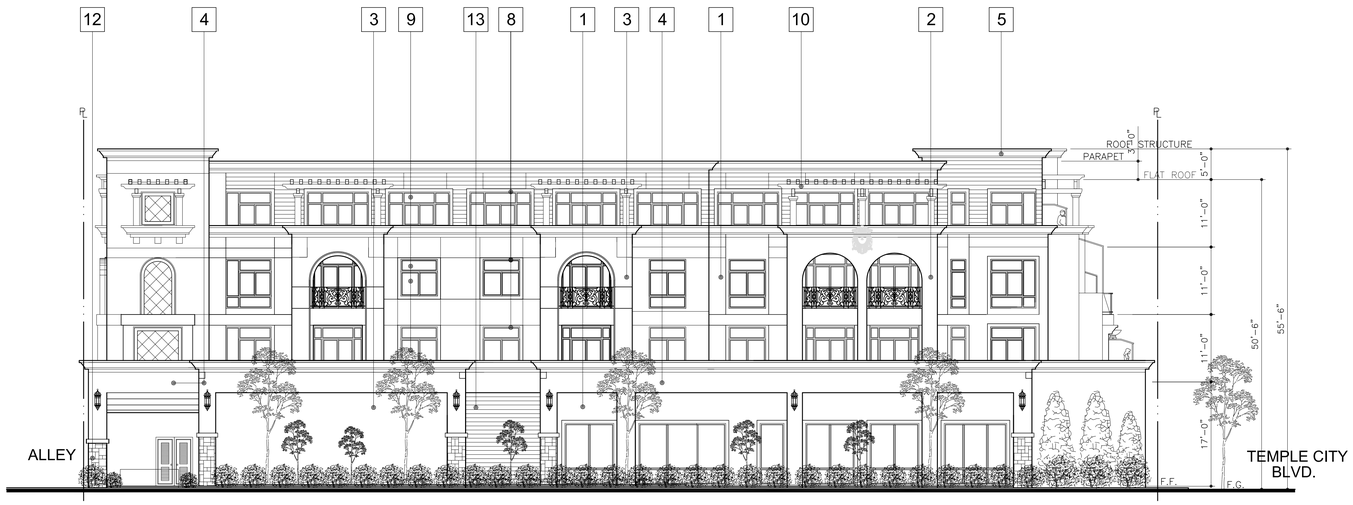
LICENSED ARCHITECT
SIMON DONG-TSAIR LEE
No. C14526
Ren. 11-30-17
STATE OF CALIFORNIA

JOB NO: 111101

A-2.4

EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	SADDLEBACK X-25	BY "LA HABRA"
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	VIEJO X-475	BY "LA HABRA"
3	WALL STUCCO/ MOLDING/POP-OUT	SMOOTH W/ ELASTOMERIC PAINT	TRABUCO X-278	BY "LA HABRA"
4	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	HANOVER X-63151	BY "LA HABRA"
5	EAVE / MOLDING	SMOOTH W/ ELASTOMERIC PAINT	MEADOWBROOK X-48	BY "LA HABRA"
6	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	BLACK WALNUT DE 6063	BY "DUNN-EDWARD" OR EQ.
7	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	ALLSPICE DE 5247	BY "DUNN-EDWARD" OR EQ.
8	DOOR / WINDOW FRAME	VINYL	WHITE	BY "MILGARD" OR EQ.
9	GLAZING	DUAL GLAZING	CLEAR	BY "MILGARD" OR EQ.
10	TRELLIS	ALUMINUM / PAINT FINISH	LAVA CAP CLC 1260N	BY "FRAZEE"
11	ROLL-UP DOOR	SECTIONAL METAL PANEL (AUTO)	LAVA CAP CLC 1260N	BY "FRAZEE"
12	STONE VENEER	LIMESTONE	YORK	BY "ELDORADO STONE"
13	HARDIETRIM BOARDS	4/4 HARDIETRIM NT3 BOARDS SMOOTH	COBBLE STONE	BY "JamesHardie"



SOUTH ELEVATION

EAST ELEVATION (VIEW FROM TEMPLE CITY BLVD.)

ELEVATION

SCALE: 1"=10'-0"

FILE:

DRAWN: J.C.

ARCHITECT:
SIMON LEE & ASSOCIATES
ARCHITECTS
140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005

PROJECT:
THE TERRACES AT TEMPLE CITY
MIXED USE DEVELOPMENT
5935 TEMPLE CITY BLVD.
TEMPLE CITY, CA 91780

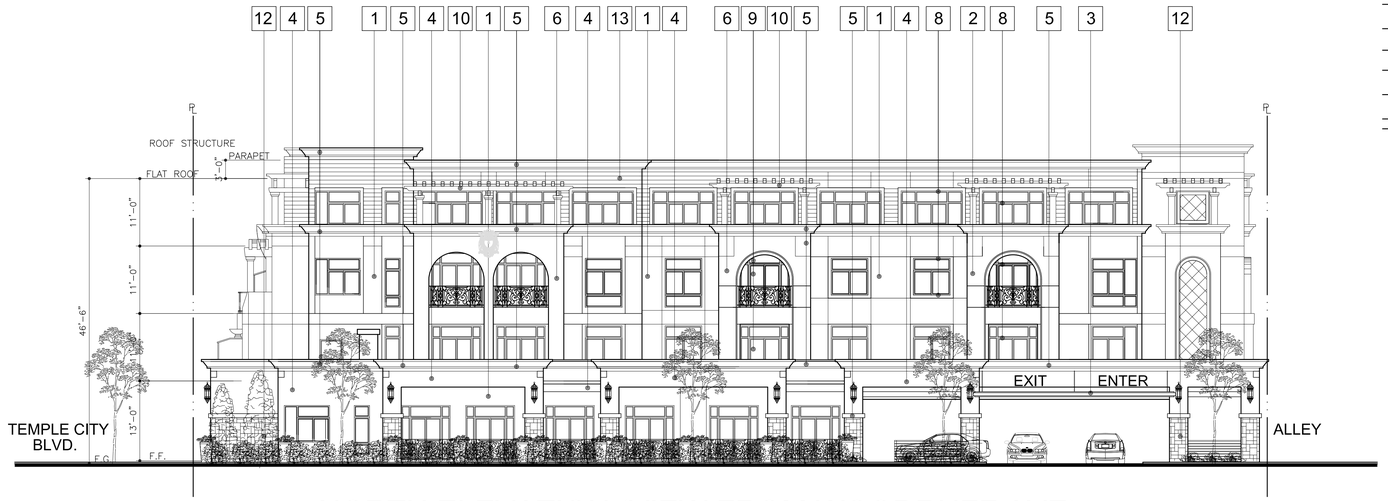
LICENSED ARCHITECT
SIMON DONG-TSAIR LEE
No. C14526
Rev. 11-30-17
STATE OF CALIFORNIA

JOB NO: 111101

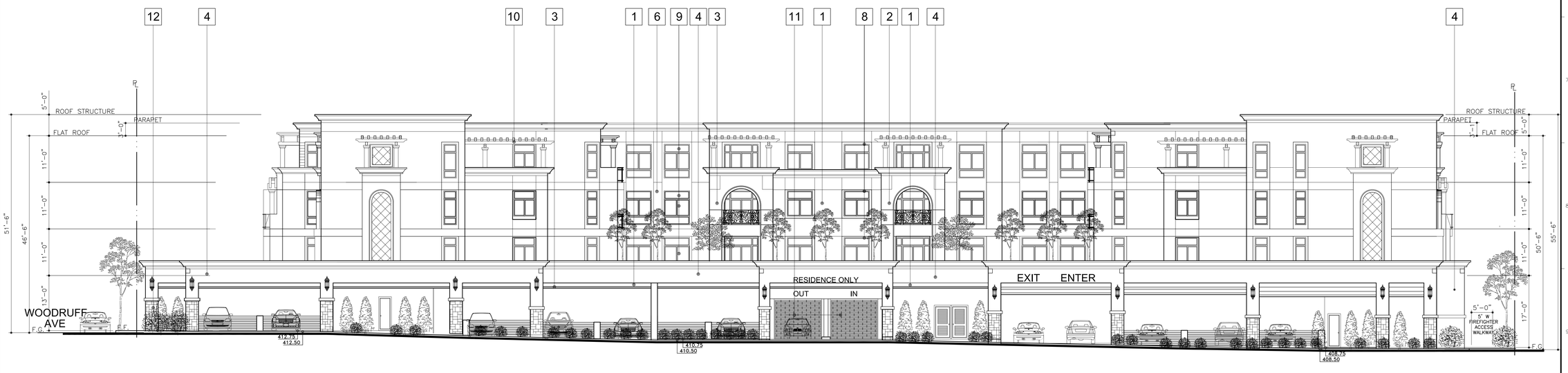
A-3.1

EXTERIOR FINISH SCHEDULE

SYMBOL	NAME	DESCRIPTION	COLOR	REMARKS
1	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	SADDLEBACK X-25	BY "LA HABRA"
2	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	VIEJO X-475	BY "LA HABRA"
3	WALL STUCCO/ MOLDING/POP-OUT	SMOOTH W/ ELASTOMERIC PAINT	TRABUCO X-278	BY "LA HABRA"
4	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	HANOVER X-63151	BY "LA HABRA"
5	EAVE / MOLDING	SMOOTH W/ ELASTOMERIC PAINT	MEADOWBROOK X-48	BY "LA HABRA"
6	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	BLACK WALNUT DE 6063	BY "DUNN-EDWARD" OR EQ.
7	WALL STUCCO	SMOOTH W/ ELASTOMERIC PAINT	ALLSPICE DE 5247	BY "DUNN-EDWARD" OR EQ.
8	DOOR / WINDOW FRAME	VINYL	WHITE	BY "MILGARD" OR EQ.
9	GLAZING	DUAL GLAZING	CLEAR	BY "MILGARD" OR EQ.
10	TRELLIS	ALUMINUM / PAINT FINISH	LAVA CAP CLC 1260N	BY "FRAZEE"
11	ROLL-UP DOOR	SECTIONAL METAL PANEL (AUTO)	LAVA CAP CLC 1260N	BY "FRAZEE"
12	STONE VENEER	LIMESTONE	YORK	BY "ELDORADO STONE"
13	HARDIETRIM BOARDS	4/4 HARDIETRIM NT3 BOARDS SMOOTH	COBBLE STONE	BY "JamesHardie"



NORTH ELEVATION (VIEW FROM WOODRUFF AVE)



WEST ELEVATION (ALLEY)

ELEVATION

SCALE: 1"=10'-0"

FILE:
DRAWN: J.C.

ARCHITECT:
SIMON LEE & ASSOCIATES ARCHITECTS
140 W. VALLEY BLVD., SUITE 215
SAN GABRIEL, CA 91776
simon@slarch.com
www.slarch.com
TEL: (626) 571-8000
FAX: (626) 571-8005

PROJECT:
THE TERRACES AT TEMPLE CITY
MIXED USE DEVELOPMENT
5935 TEMPLE CITY BLVD.
TEMPLE CITY, CA 91780

LICENSED ARCHITECT SIMON DONG-TSAN LEE No. C14526 Exp. 11-30-17 STATE OF CALIFORNIA

JOB NO: 111101

A-3.2