City of Temple City

Planning Commission

Staff Report

August 22, 2023

FILE:	PL 19-2207
ADDRESS:	10660 Daines Drive
DESCRIPTION:	Vesting Tentative Parcel Map No. 82993 and site plan review for a lot-split subdivision with the construction of a new single-family residence on each of the new parcels. The property is in the R-1 Zone and is designated for low-density residential developments.
APPLICANT:	Richard Chu (Applicant's representative)
PROJECT PLANNER:	Hesty Liu, AICP, Associate Planner
ENVIRONMENTAL REVIEW:	This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions) of the California CEQA Guidelines.
RECOMMENDATION:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 19-2207, subject to the recommended conditions of approval.

SUMMARY:
The applicant's proposal of splitting the property into two parcels and building a new house on each parcel requires the Planning Commission's approval. In reviewing the application, staff identified and analyzed the following issues:

- Consistency with the General Plan Designation
- Consistency with the development standards and design guidelines of the Zoning Code
- Compliance with the Subdivision Map Act

EXISTING CONDITIONS:

Cross Streets		Pal Mal Avenue & El Monte Avenue
General Plan Designation		Low Residential (6 du/acre)
Zoning		R-1
Property Dimensions and Size		194 feet x 79 feet=approx.15,279 square feet
Current Use & Square Footage		A 1,241 square foot single-family residence
Existing Entitlements		None
Existing Easements		None
Street Classification and Width		Daines Drive – A local street with a right-of-way of 60 feet and a roadway of 36 feet; El Monte Avenue – a secondary roadway with a right-of-way of 72 feet and roadway of 56 feet
Surrounding Neighborhood	North	R-1
	South	R-1
	East	R-1
	West	R-1

PROPOSED PROJECT INFORMATION:

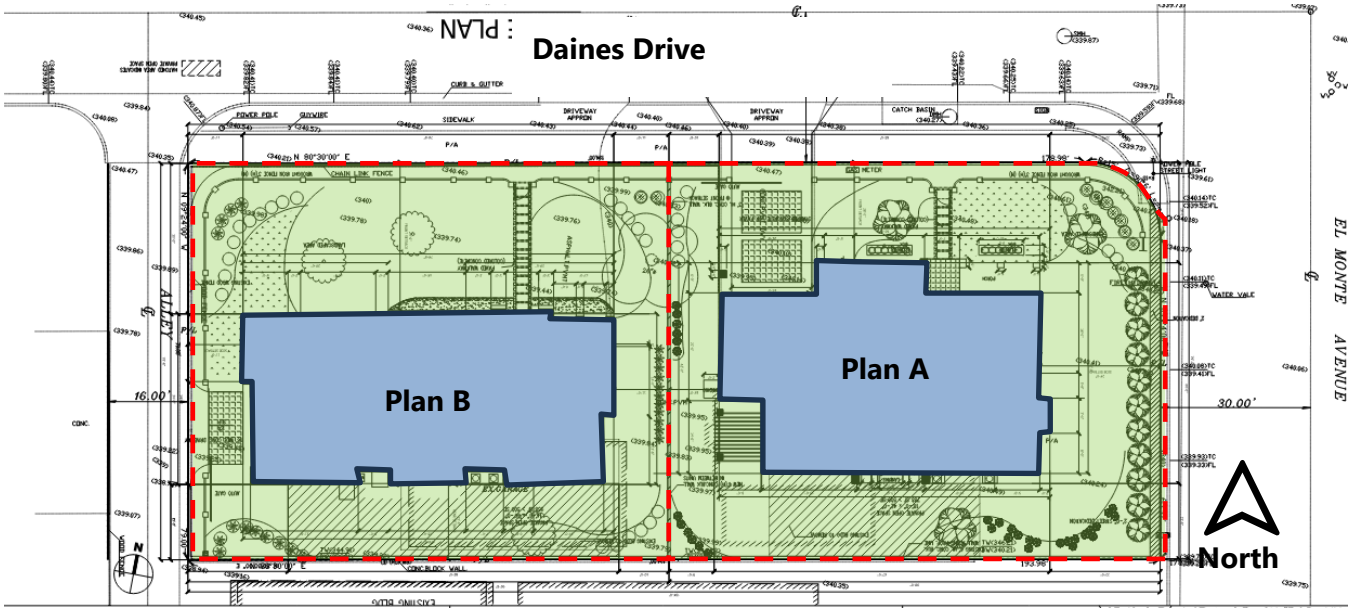
The applicant proposes to subdivide the property into two parcels through the midpoints of the side property lines. The new parcel on the east will be 98 feet wide, 79 feet deep, with a land area of approximately 7,694 square feet. The new parcel on the west will be 96 feet wide, 79 feet deep, with a land area of approximately 7,584 square feet. For each of the new parcels, the applicant proposes to build a new two-story single-family residence and an attached two-car garage. Plan A features a new residence on the easterly parcel which contains 3,200 square feet of floor area.

Figure 1: Aerial Image:



Plan B features a new residence on the westerly parcel which contains 3,155 square feet of floor area. Both residences will have four bedrooms and four-and-half bathrooms. Figure 1 on the previous page is the aerial photo showing the existing condition on the property. Figure 2, below, shows the proposed subdivision and the site design. For detailed building designs, please refer to Attachment 2 of this report.

Figure 2: Project Plot Plan



ANALYSIS:

Consistency with the General Plan:

The City's Mid-Century General Plan designates the subject property for single-family residential developments with a density of six units per acre. The proposed subdivision and the development of two single-family residences (based on the original land area of 15,279 square feet) will result in a density of 5.7 units per acre, complying with the General Plan designations.

Compliance with the Development Standards of the Zoning Code:

The project design also meets the City's applicable zoning standards and design guidelines. The land area of both new parcels is larger than the required 7,200 square foot minimum. The lot width of both new parcels is larger than the required 60 feet minimum. The proposed development standards for the new residences such as the building setbacks, lot coverage, building height, open space, permeable lot coverage, and off-street parking are within the parameters of the zoning standards. Staff has reviewed the development plans and found that the project is in full compliance. Figure 3 on the next page summarizes the proposed development standards in comparison to the minimum/maximum of the zoning standards.

Figure 3: Proposed Standards vs. Zoning Code Standards

	Lot Coverage	FAR	Open Space	Permeable Lot Coverage	Building Height	Parking
Plan A (East Parcel)	2,439 SF	.35 of lot+500	788 SF	59 percent	26'-0"	A two-car garage
Plan B (West Parcel)	2,397 SF	.35 of lot+500	958 SF	61 percent	26'-0"	A two-car garage
Zoning Requirement	Front: 3,135 SF Rear: 3,153 (27.5% of the lot area Plus 1,125 SF	.35 of lot+500	500 SF	35 percent Minimum	26'-0"	Two spaces in a garage

The architectural design of the project is acceptable. The project proposes two different architectural styles to feature a Spanish Colonial Revival home on the easterly parcel and a Ranch style home on the westly parcel. Massing is appropriate because the larger mass is placed on the ground floor (ceiling at 11'-0") and a reduced mass is placed on the second floor (ceiling at 9'-0"). Architectural articulations are provided all around with an emphasis on the street facing sides. Distinguished window styles are used to differentiate the two architectural styles and to be consistent with the chosen styles. The roofline has variations and the building height, which is proposed at 26'-0", complies with the zoning standard. The existing neighborhood features one or two-story single-family homes. The newer homes to the north and to the east are two stories. The project, which meets the building height limit of the code and acquires a proper scale, is deemed compatible with the existing characteristics of the neighborhood.

To enhance the impression of a Spanish Colonial Revival architecture, staff recommends a condition of approval (condition number one) requiring that the applicant revise the roof material for Plan A. The applicant currently proposes flat tiles and indicates that flat tiles will give the architecture of the building a "contemporary" feel. However, the design guidelines of the Zoning Code require all projects to be consistent "with local and regional architectural styles". Staff therefore recommends that the roof material for Plan A be S tiles or barrel tiles. The condition also requires that the color palette for this building be revised to better reflect a Spanish Colonial Revival style. With this condition of approval, the project meets the design guidelines of the Zoning Code. Figure 3 on the next page demonstrates the exterior design of the project.

To ensure adequate landscaping, staff recommends a condition of approval (condition number two) to require that the applicant submit detailed landscaping and irrigation plans. The applicant has provided a conceptual landscape plan to demonstrate the project's compliance with the City's Water Efficient Landscape Ordinance. Detailed landscaping and

irrigation plans will enable staff to review the project under the landscaping standards of the Zoning Code and the State Water Efficient Landscaping rules.

Figure 4: Project Architectural Design



Plan A



Plan B

Compliance with the Subdivision Map Act

The tentative map has been forwarded to the school district, the post office, and the local water, gas, and electrical suppliers. "Will serve letters" will be a requirement before the final map approval to ensure that infrastructures and services will be available. The City Engineer has reviewed the tentative map and recommended conditions of approval. The City Engineer will also review the final map for compliance with all pertinent requirements of the state Subdivision Map Act. Staff therefore concludes that the project will comply with the Subdivision Map Act.

FINDINGS:

The project is reviewed under the provisions of the Municipal Code in effect at the time of the project's submittal. Findings required in Section 66474 of the Subdivision Map Act for a tentative map, and findings required in Section G of 9-1E-2 of the Temple City Municipal Code for a site plan review are contained in the attached resolution (Attachment 1).

ENVIRONMENTAL REVIEW:

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions) of the California CEQA Guidelines.

RECOMMENDATION:

Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 19-2207 subject to the recommended conditions of approval.

ATTACHMENTS:

1. Planning Commission Resolution and Attachments
2. Proposed Tentative Parcel Map and Development Plans

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION

City of Temple City

Resolution 23-____ PC

File PL19-2207
Address: 10660 Daines Drive

A RESOLUTION OF THE TEMPLE CITY PLANNING COMMISSION APPROVING TENTATIVE PARCEL MAP NO. 82993 AND A SITE PLAN REVIEW FOR A LOT SPLIT SUBDIVISION AND THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE ON EACH OF THE NEW PARCELS

SECTION 1. The Planning Commission has considered all of the evidence submitted into the administrative record which includes but is not limited to:

1. Reports and presentations of project related data and analysis prepared by the Community Development Department; and

2. The Temple City Municipal Code, General Plan, Subdivision Map Act, and all other applicable regulations and codes; and

3. Public comments, both written and oral, received or submitted at or prior to the public hearing; and

4. Testimony and comments submitted by the applicant and representatives in both written and oral form at or prior to the public hearing; and

5. All other related documents received or submitted at or prior to the public hearing.

SECTION 2. This resolution is made with reference to the following prefacing facts as more fully set forth in the administrative record:

1. On December 18, 2019, the applicant submitted the tentative parcel map and development plans for this lot split subdivision and the construction of a single-family residence on each of the proposed new parcels. The project was forwarded to the City's Planning and Engineering, the school district, and the utility companies serving the city for review and comments.

2. On July 10, 2023, after the project design was finalized by the applicant, the application was deemed complete.

3. On August 22, 2023, the Planning Commission held a public hearing to consider the application.

4. Notice of the Planning Commission public hearing was mailed to property owners within 300 feet of the property at least 14 days prior to the hearing.

5. Notice of the Planning Commission public hearing was posted on the subject site 14 days prior to the hearing.

6. Notice of the Planning Commission public hearing was published on the City's website.

7. Notice of the public hearing satisfied the noticing requirements set forth in Government Code Sections 65090 and 65091.

8. Notice of the public hearing satisfied the noticing requirement of the Zoning Code set forth in 9-1C-5E.

9. The project site is zoned R-1.

10. The project site is designated Low Density Residential by the Mid-Century General Plan.

SECTION 3. Based upon the information above and pursuant to the findings in Section 66474 of the Subdivision Map Act for a tentative parcel map, the Planning Commission must deny the project if it can make any of the following:

1. That the proposed map is not consistent with applicable general and specific plans; and

   The proposed map is consistent with the designation of the General Plan. The General Plan designates the site for single-family developments at a density of six units per acre. The proposed subdivision will result in two single-family parcels with a density of 5.7 units per acre, complying with the General Plan designations. Therefore, the project does not meet this finding.

2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans; and

   The design and improvement of the subdivision is consistent with the applicable standards of the Zoning Code. Staff has reviewed the subdivision map and the development plans based on the lot size, lot dimensions, and all proposed development standards such as building setbacks, open space, lot coverage, permeable lot coverage, off-street

parking etc. Staff concluded that the project will be in full compliance with those standards. Therefore, the project does not meet this finding.

3. That the site is not physically suitable for the type of development; and

   The site is physically suitable for the proposed development. The topography of the site is flat and the total land area of 15,279 square feet is large enough to create two parcels to meet the required minimum land area of 7,200 square feet. The size and the dimensions of each of the new parcels are adequate to accommodate a new single-family residence. Therefore, the project does not meet this finding.

4. That the site is not physically suitable for the proposed density of development; and

   The proposed density of 5.7 units per acre is within the density of six parcels per acre as designated by the General Plan. There are no physical conditions with the site that would preclude such a density. Therefore, the project does not meet this finding.

5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and

   The design of the subdivision is not likely to cause environmental damage or injure fish or wildlife. The site is located in a fully urbanized area. There are no existing environmental conditions and wildlife that could potentially be harmed by the project. Pursuant to the California Environmental Quality Act (CEQA), the project is exempt under the provisions of Section 15303 (New Construction or Conversion of Small Structures) and 15315 (Minor Land Divisions) of the CEQA Guidelines. Therefore, the project does not meet this finding.

6. That the design of the subdivision or type of improvements is likely to cause serious public health problems; and

   The design of the subdivision and the proposed single-family developments have no potential of creating a condition causing serious public health issues. Impact of the construction activities will be temporary and will be mitigated under the regulations governing construction activities. Therefore, the project does not meet this finding.

7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

   The City Engineering Division has reviewed the design of the subdivision and the improvements proposed for the subdivision including any existing and proposed easements. Conflicts with the public easements dedicated on the property would be addressed through the conditions of approval. Any future easement dedication after the approval of the vesting tentative map is required to be reviewed by the City Engineer, and if applicable, to be subordinated to the public easement(s). Therefore, the project does not meet this finding.

SECTION 4. Based on the public hearing for File 19-2207 and pursuant to the required findings in Section G of 9-1E-2 of the Temple City Municipal Code for a major site plan review, the Planning Commission finds:

1. The construction complies with all applicable provisions of the Zoning Code.

   Staff has reviewed the development plans based on all applicable standards of the Zoning Code such as the building setbacks, lot coverage, floor area ratio, permeable lot coverage, open space, building height, off-street parking, etc. Staff finds that the project is in full compliance. Therefore, the project meets this finding.

2. The construction is consistent with the General Plan, any applicable specific plan, and any special design theme adopted by the City for the site and vicinity.

   The construction of a single-family residence on each of the new parcels is consistent with the General Plan designation. With a recommended condition of approval which requires the Spanish Colonial Revival house on the easterly parcel to use S tiles, the project will also meet the design guidelines of the Zoning Code. The project site is not in a specific plan area and no special design theme is applicable. Therefore, the project meets this finding.

3. The approval of the site plan review is in compliance with the California Environmental Quality Act (CEQA).

   The approval of the site plan review will be in compliance with CEQA because the project is specifically exempt from CEQA according to Section

15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions). Therefore, the project meets this finding.

4. The proposed structures, signs, site development, grading and/or landscaping are compatible in design, appearance and scale, with exiting uses, development, signs, structures, and landscaping for the surrounding area.

   The project proposes two new single-family residences. The site is located in the R-1 zone and is surrounded by properties zoned the same. The existing homes in the neighborhood feature a mix of single-story or two-story residences. The two families facing the site across the street are newer two-story residences. The project, which proposes two-story residences at a height of 26 feet, will be compatible with the existing development pattern in the neighborhood. Adequate landscaping will be provided as staff has recommended a condition of approval asking for detailed landscaping and irrigation plans. Staff will review those plans to ensure that adequate landscaping will be provided. Therefore, the project meets this finding.

5. The site is adequate in size and shape to accommodate the proposed structures, yards, walls, fences, parking, landscaping, and other development features.

   The project involves two new parcels with a land area of 7,694 square feet and 7,584 square feet respectively. The size of the parcels is adequate to accommodate a new two-story single-family residence. The dimensions of the new parcels will allow the new houses to be properly set backed from the proposed property lines. The provision of a two-car garage for each residence meets the off-street parking standard. The conceptual landscaping plan submitted has demonstrated that the project will satisfy the City's Water Efficient Landscape Ordinance. Staff will be reviewing the detailed landscaping plan to ensure that the landscaping design will be in compliance with the zoning standards. The existing block wall on the south will be retained. The proposed new fence along the north will be a decorative type with a setback from the front property line to leave rooms for additional landscaping. Therefore, the project meets this finding.

SECTION 6. This project is Categorically Exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines.

SECTION 7. Accordingly, File No. 19-2207, a request for a tentative parcel map and a site plan review is approved, subject to the applicant complying with all requirements of the Temple City Municipal Code and the conditions as set forth in Exhibits A through C to this resolution.

SECTION 8. The Secretary shall certify to the adoption of this Resolution.

EXHIBITS

A. Planning Division Conditions of Approval
B. Building Division Conditions of Approval
C. Engineering and Public Works Division Conditions of Approval
D. L.A. County Fire Department Conditions of Approval

_____
Planning Commission Chair

_____
City Attorney

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Temple City at a meeting held on the 22nd of August, 2023, by the following vote:

YES: Commissioner-
NO: Commissioner-
ABSENT: Commissioner-
ABSTAIN: Commissioner-

_____
Secretary

EXHIBIT A

PLANNING CONDITIONS

Temple City, Planning Division

Conditions of Approval

10660 DAINES DRIVE

Project Specific Conditions

1. Project Design: prior to the project submitting for the building plan check, the applicant shall revise the architectural plans to include the following changes:
   a. Site Plan: reduce the width of the walkway in the front yard to four feet.
   b. Use interlocking pavers in the driveway.
   c. Revise the color and material palette for Building A to better reflect a Spanish Colonial Revival style. The revised color palette is subject to the approval of the Community Development Director.
   d. Provide design for the fence and gate. New fences along the streets and the alley way shall be set backed to provide landscaping and to minimize graffiti.
   e. Use S tiles or barrel tiles for Building A.
2. Landscaping and Irrigation Plans: prior to the project submitting for the building plan check, the applicant shall submit the landscaping and irrigation plans (prepared by a licensed landscape architect) for review and approval. The landscaping design shall use two plant palettes to distinguish and complement the different architectural styles of the proposed new residences. The plant palettes are subject to the approval of the Community Development Director.
3. Street tree requirement: the project is required to plant a 24" box Chinese Pistache (Pistacia Chinensis)tree in front of each new parcel in the right-of-way on Daines Drive. The street trees shall be properly stalked and planted to the satisfaction of the City's Arborist.

Tentative Map

4. The subdivision must be in substantial compliance with the tentative map, except as modified by these conditions of approval. This approval will automatically expire 24 months from the date of approval. If the final map is not approved prior to the expiration date, the applicant may apply in writing for an extension of time at least 40 days before the expiration date. The granting body may in its discretion approve or deny the extension request.

5. The applicant and property owners, and their successors in interest, will indemnify and defend the City of Temple City and its officers, employees, and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to

challenge the validity of any of the City's actions or decisions in connection with this project. The City will have the sole right to choose its counsel and property owners must reimburse the City's expenses incurred in its defenses of any lawsuit challenging the City's actions concerning this project.

6. Prior to the approval of the final map, the following must be submitted to and approved by the City of Temple City unless specifically waived:

   a. Public Improvement Estimates and payment of the Surety Bonds, Security Deposit, or In-Lieu Fee

   b. Final Map Mylar

   c. Three copies of the Final Map for Fire Department review/approval

   d. Landscape and Irrigation Plans

7. Prior to issuance of building permits, the applicant must pay the City's Park Development Fee to the City of Temple City.

Site Plan Review

8. The development must be in substantial compliance with the submitted approved site, floor, elevation, landscape, and other applicable plans.

9. The project may not be developed with lesser architectural elements or components intended to complement the architectural style and design of the development than is proposed in the submitted approved plans.

10. The hardscape shown on the landscape plan and the architectural plans must be consistent in size, location, and material. The applicant is responsible for submitting plans that are internally consistent. The Planning Division will verify compliance with this condition prior to approving plans for building permit issuance. Proposed changes to the hardscape must be reviewed and approved by the Planning Division prior to installation or construction. Changes to the proposed hardscape must be shown on both the architectural site plan and the landscape plan.

11. The landscaping of the site must be implemented to fully comply with the criteria of the City's Water Efficient Landscape Ordinance. Prior to permits being approved, the applicant must provide the required Landscape Documentation Package or a demonstration that the Prescriptive Measures have been met. The Landscape Documentation Package is required for the projects with an aggregate landscape area over 2,500 square feet. Projects with an aggregate landscape area between 500 to 2,500 square feet must comply with the Prescriptive Measures or submit a Landscape Documentation Package. The

Landscape Architect must certify conformance with the Ordinance on a form provided by the Planning Division.

12. The project is subject to the City's Low Impact Development (LID) Standards. Plans must be prepared, and be reviewed and approved by the City in accordance with the requirements as contained in the City's LID Standards and Manual prior to the issuance of building permits.

13. Walls and fences must be designed in a style, material, and color that complement the architectural style of the dwelling units. All proposed concrete masonry unit (CMU) walls must be architecturally treated on both sides and consist of slump block, split face, decorative block style, and/or (colored) stucco over CMU. Any existing block wall or fence may be retained in lieu of providing a new block wall or fence, subject to the review and approval of the Community Development Department. Any block wall or fence located on or adjacent to the property lines must be designed in such a way that it does not hinder the natural sheet flow or alter the cross-lot drainage.

14. For sites that will be regraded and a Landscape Documentation Package (LDP) is required, a soils characteristic report will not be a required portion of the LDP. After the site is graded the property owner must perform a soils test for agricultural suitability including a soils analysis report and specific amendment recommendations. Soil testing must be done following final grading and before planting, as the surface soil in landscape areas may change due to grading work. Any soil amendments listed in the specifications are for bidding purposes only. Contractor must adjust actual amendments and backfill mixes to conform to soil analysis report recommendations. Prior to requesting a final inspection from the Planning Division the property owner or contractor must provide evidence in the form of receipts for the soil amendment and invoices for services provided to the Planning Division.

15. Prior to requesting a final inspection from the Planning Division, the applicant must provide to the Planning Division a certification (on a form provided by the Planning Division) from a landscape architect that the landscape and irrigation installed on the project site conforms to the approved landscape plan and the applicable Water Efficient Landscape Ordinance. If modifications to the landscape plan are proposed, the applicant must provide to the Planning Division a revised plan prior to final inspection and the Planning Division will review the plan to determine compliance with the Residential Design Guidelines, as well as the Water Efficient Landscape Ordinance. This condition will also be enforced to demonstrate compliance with projects receiving a floor area ratio incentive for mature landscaping, as described in the Temple City Municipal Code in Section 9-1M-15, Table A.

16. At the time of submittal for building plan check, the applicant must submit architectural, grading, and drainage plans that are consistent with one another and correctly demonstrate the proposed grading. The Building Division will verify that the grading is in compliance with the approved plans during site inspections.

17. Grading and Drainage: At the time of submittal for building plan check, the applicant must submit grading and drainage plans illustrating:

    - Existing grade of the subject and adjacent sites and
    - Existing drainage patterns for the subject and adjacent sites

18. When existing drainage flows from adjacent sites, then the subject site must continue to accept cross lot drainage and may not be designed in such a way as to drain toward adjacent sites. The subject site must not create any barriers that prohibit existing drainage flows from adjacent sites. The applicant must submit plans for building plan check demonstrating compliance with this requirement and the Planning and Building Division will verify compliance. In cases where compliance with this condition is deemed not feasible by the City, the Director may approve modifications to encourage as much onsite infiltration and detention as feasible.

19. If the proposed finished grade will not alter existing cross lot drainage patterns, the difference between the grade of the subject site and adjacent sites must be within eight inches. If the proposed finished grade will alter existing cross lot drainage patterns, the applicant must demonstrate how the subject property will address existing cross lot drainage patterns.

20. Building permits must be obtained for all construction activities of the project.

21. The applicant/property owner must maintain the subject property free of weeds, debris, trash, construction material(s), construction equipment, or any other offensive, unhealthy and dangerous material until the project is completed. If after five days' notice by certified mail, the applicant/property owner does not comply with the before-mentioned criterion, the City may either cancel the Tentative Map, Building Permits, etc. The City may enter the subject property and remove all subject violations and bill the applicant and/or put a lien on the subject property.

22. Certificate of Occupancy: Permits may not be finaled and/or Certificate of Occupancy issued until the project is fully completed to the satisfaction of the Community Development Department.

23. Construction plans or tenant improvement plans must include a sheet containing each page of these conditions of approval at the time of building plan check submittal.

24. During any demolition and/or construction, noise will be controlled by limiting work on the site to 7:00 a.m. through 7:00 p.m., Monday through Friday, and 8:00 a.m. through 4:00 p.m. on Saturdays. All trucks and motorized equipment must have proper operating mufflers. No construction work may occur on Sundays or federal holidays.

25. No construction activity waste or material of any kind, including plaster, cement, paint, mud, or any other type of debris or liquid may be allowed to be disposed of in the street or gutter, storm drain, or sewer system. All construction debris spills must be removed daily and must use necessary dust control measures. Failure to comply with this condition will result in charges filed by the District Attorney.

26. This approval will automatically expire 24 months from the date of approval if said approval is not exercised within that time. If the project is not commenced prior to the expiration date, the applicant may apply in writing for an extension of time at least 40 days before the expiration date. The granting body may in its discretion approve or deny the extension request.

27. This approval and these conditions may be modified or revoked by the granting body (the Planning Commission) should it be determined that the project approved herein is detrimental to the public health, safety, or welfare; is operated or maintained contrary to these conditions of approval or any federal, state, or local law; or is operated or maintained so as to constitute a public nuisance. Such modification or revocation will occur at a noticed public hearing and in accordance with the provisions of Section 9-1F-40 of the Zoning Code.

28. By carrying out the project approved herein or otherwise using or exercising this approval, the applicant acknowledges and accepts all of the conditions imposed. The applicant acknowledges that failure to comply with these conditions of approval may be cause for revocation of the approval. These conditions are binding upon the applicant, the current and future property owners, and any other party using or exercising this approval.

EXHIBIT B

BUILDING CONDITIONS

City of Temple City
JN 220520 /PL 19-2207/ VTPM 82993
10650-10660 DAINES
BUILDING DIVISION CONDITIONS

Address/Location: 10650-10660 DAINES
Scope of Work: Lot Split for two single-family residential lots

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1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

2. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.

3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.

4. The building on lot 2 shall be addressed as 10650 Daines Dr and the building on lot 1 shall be addressed as 10660 Daines Dr and an application to assign address shall be filed with Building Division prior to plan check submittal.

5. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

6. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

7. South Coast Air Quality Management District must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to $25,000 per day.

8. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:

    a. Observation of cleared areas and benches prepared to receive fill;
    b. Observation of the removal of all unsuitable soils and other materials;
    c. The approval of soils to be used as fill material;
    d. Inspection of compaction and placement of fill;
    e. The testing of compacted fills; and
    f. The inspection of review of drainage devices.

9. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by

another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

10. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.

11. Projects shall comply with the requirements of the NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) prior to issuance of a Demolition, Grading & Building permit. These include requirements for sediment control, erosion control, and construction activities control to be implemented on the project site.

12. The property shall be surveyed and the boundaries shall be marked by a land surveyor licensed by the State of California.

13. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

14. Project shall comply with the CalGreen Residential requirements.

15. Demolition permit is required for any existing buildings which are to be demolished.

16. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance 0 feet to 3 feet, dwellings and accessory buildings with automatic residential fire sprinkler protection shall comply with Table R302.1(2)

17. All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250 pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.

18. Separate permit is required for Fire Sprinklers

19. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.

Reviewed by: AJ
Date: 5/20/22

EXHIBIT C

ENGINEERING CONDITIONS

City of Temple City
JN 220520 /PL 19-2207/ VTPM 82993
10650-10660 DAINES
PUBLIC WORKS CONDITIONS

Address/Location: 10650-10660 DAINES
Scope of Work: Lot Split for two single-family residential lots

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Comments/Conditional Requirements:

The following are Public Works conditions and shall be incorporated into submittal plans, show the conditions on site plans and on grading plans (No handwritten notes, stickers etc. shall be accepted):

1. Replace existing curb ramp at the corner of El Monte Ave and Daines Dr with new curb ramp in accordance with SPPWC Standard Plan 111-5 and as directed by the City Engineer or his/her designee.

EL MONTE AVE

2. Pay in lieu fees in the amount of $2,600 for the required installation of new sidewalk along the length of the property frontage as indicated below. City will use the in-lieu fees in the future for sidewalks rehabilitations as necessary.

3. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.

4. Rehabilitate existing AC street pavement along the length of the property frontage to the centerline of the street as indicated below, and as directed by the City Engineer or his/her designee:

   Pay in-lieu fee in the amount of $6,000 for the required rehab to the City. City will use the in-lieu fees in the future for street rehabilitations as necessary.

5. Street Dedication (Within Private Property): Two-feet shall be dedicated along the full property width abutting El Monte Ave. to bring the width of the right-of-way to 72 feet. Dedication shall be prepared by a registered civil engineer or land surveyor and shall be submitted to the Office of the City Engineer, along with the corresponding fees for review and approval.

DAINES AVE

6. Install new driveway approach in accordance with SPPWC Standard Plan 110-2, and as directed by the City Engineer or his/her designee. No portion of the driveway and/or parkway drain shall encroach to the frontage of the adjacent property.

7. Close existing driveway apron, and install necessary improvements (parkway, landscape, sidewalk, curb and gutter, any others as applicable) to match required adjacent sections, and as directed by the City Engineer or his/her designee.

8. Remove and replace broken and off grade sidewalk in accordance with SPPWC standard plan 113-2, and as directed by the City Engineer or his/her designee.

9. Remove and replace broken and off grade curb and gutter in accordance with SPPWC Standard Plan 120-2, and as directed by the City Engineer or his/her designee.

10. The approved building addresse(s) shall be painted on the curb to the City's standards as required by the Public Works Inspector prior to final inspection.

11. Rehabilitate existing AC street pavement along the length of the property frontage to the centerline of the street as indicated below, and as directed by the City Engineer or his/her designee:

    Pay in-lieu fee in the amount of $4,300 for the required rehab to the City. City will use the in-lieu fees in the future for street rehabilitations as necessary.

12. Underground all utility services to the property.

13. Install new curb ramp at the corner of Daines Dr. and the alley in accordance with SPPWC Standard Plan 111-5 and as directed by the City Engineer or his/her designee.

PARCEL MAP REQUIREMENTS

Following information is provided for applicant's convenience. Project shall comply with all applicable requirements for Parcel Maps.

1. A final parcel map prepared by or under the direction of a registered civil engineer or licensed land surveyor shall be submitted to and approved by the City prior to being filed with the Los Angeles County Recorder.
2. A soils report is required.
3. A preliminary parcel map guarantee shall be provided which indicates all trust deeds (to include the name of the trustee), all easement holders, all fee interest holders, and all interest holders whose interest could result in a fee. The account for this title report shall remain open until the final parcel map is filed with the Los Angeles County Recorder.
4. Easements shall not be granted or recorded within any area proposed to be dedicated, offered for dedication, or granted for use as a public street, alley, highway, right of access, building restriction, or other easements until after the final parcel map is approved by the City and filed with the Los Angeles County Recorder; unless such easement is subordinated to the proposed dedication or grant. If easements are granted after the date of tentative approval, a subordination shall be executed by the easement holder prior to the filing of the final parcel map.
5. Monumentation of parcel map boundaries, street centerlines, and lot boundaries is required if the map is based on a field survey.

6. All conditions from City Departments and Divisions shall be incorporated into the parcel map prior to submitting the parcel map for review.

7. In accordance with California Government Code Sections 66442 and/or 66450, documentation shall be provided indicating the mathematical accuracy and survey analysis of the parcel map and the correctness of all certificates. Proof of ownership and proof of original signatures shall also be provided.

8. Proof of Tax clearance shall be provided at the time of parcel map review submittal.

9. Upon submittal of the parcel map for review by the City, a letter signed by both the subdivider and the engineer shall be provided which indicates that these individuals agree to submit five (5) blueprints and one sepia mylar of the recorded map to the City Public Works Department.

10. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.

Reviewed by: EG/DT
Date: 6/12/22

EXHIBIT D

L.A. COUNTY FIRE DEPARTMENT CONDITIONS

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: VTM 82993
CITY: Temple City

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FAILURE TO COMPLY WITH THE FINAL MAP REVIEW PRIOR TO RECORDATION, MAY RESULT IN THE BUILDING PLANS NOT BEING APPROVED DURING THE FIRE DEPARTMENT FIRE PREVENTION ENGINEERING SECTION BUILDING PLAN REVIEW.

CONDITIONS OF APPROVAL - WATER.

1. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

2. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

3. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to install

FINAL MAP REQUIREMENTS

Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.

For any questions regarding the report, please contact Claudia Soiza at (323) 890-4243 or Claudia.soiza@fire.lacounty.gov

Reviewed by: Claudia Soiza Date: January 13, 2020

ATTACHMENT 2

TENTIVE PARCEL MAP & DEVELOPMENT PLANS

MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 82993

LOCATED IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

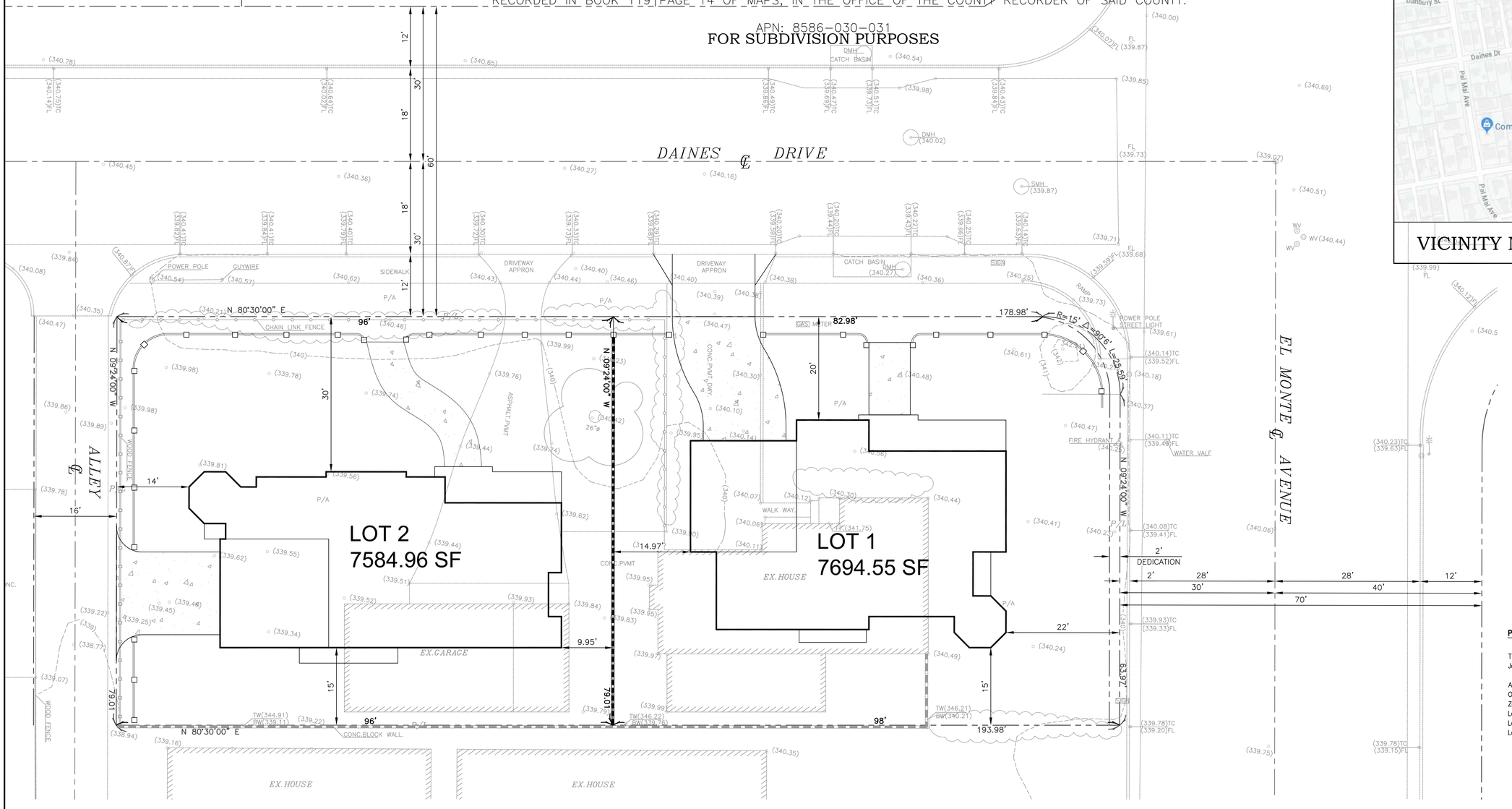
LOT 20 OF TRACT NO. 7690, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 119 PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

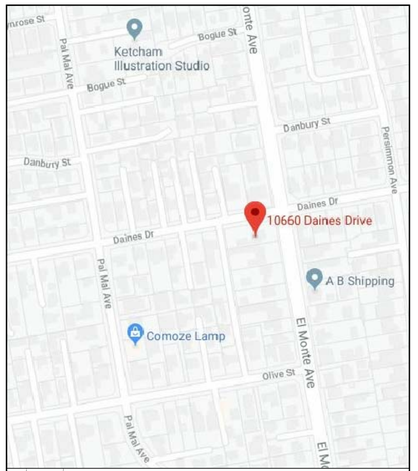
APN: 8586-030-031
FOR SUBDIVISION PURPOSES

LEGENDS:

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
--(530)--.....EXISTING COUNTOUR
.....DRAINAGE PATTERN
530 .....PROPOSED CONTOUR
.....PROPOSED BLOCK WALL
SW.....SIDE WALK
.....LIGHT
.....CENTER LINE
.....PROPERTY LINE
(1) .....CONSTRUCTION NOTES

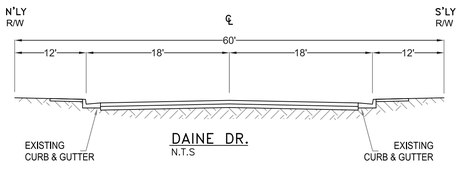
T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FLOOR FINISH
H.P.....HIGH POINT
P.P.....POWER POLE
D./W.....DRIVEWAY
W.M.....WATER METER
INV.....INVERT ELEVATION
T.G.....TOP OF GRATE



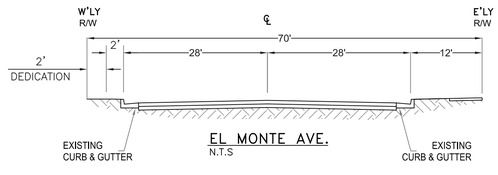


VICINITY MAP

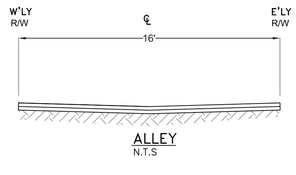
NORTH



DAINE DR.
N.T.S



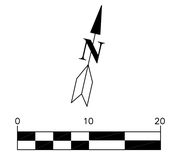
EL MONTE AVE.
N.T.S



ALLEY
N.T.S

UTILITY SERVICES:

CABLE - CHARTER COMMUNICATIONS
WATER - CALIFORNIA AMERICAN WATER COMPANY
SEWER - LINE OWNER CITY AND MAINTAIN BY COUNTY
GAS - THE GAS COMPANY
ELECTRICAL - SOUTHERN CALIFORNIA EDISON
TELEPHONE - PACIFIC BELL
SCHOOL - ARCADIA UNIFIED SCHOOL
FIRE - L.A. COUNTY FIRE DEPARTMENT
SHERIFF - TEMPLE CITY SHERIFF DEPARTMENT
TRASH - ATHENS DISPOSAL COMPANY



(IN FEET)
1 inch = 10 ft.

CIVIL ENGINEER:

CALLAND ENGINEERING, INC.
576 E. LAMBERT RD.,
BREA, CA 92821
TEL. NO.: (714) 671-1050
JACK LEE, R.C.E., G.E.

OWNER:

KC CHEN HOMES LLC
RICHARD CHU
9080 Telstar Ave., #307,
El Monte, CA 91731
626-280-8358

BENCHMARK:

B.M. NUMBER 1G296
QUAD(YEAR) BASELINE (2005)

BT SPK IN W CB EL MONTE AVE 7FT S/O C/L PROD DANBURY ST MKD (TE553)

ELEVATION: 343.417'

BASIS OF BEARING:

CENTERLINE OF DAINES DR
N80°30'00"E
PER TRACT NO. 7690, M.B. 119-14

PROJECT INFORMATION

Title:	TWO SINGLE FAMILY HOMES
Job Address:	10660 DAINE Dr., Temple City, CA 91780
APN:	8586-030-031
Owner:	KC CHEN HOMES LLC. (626) 280-8358
Zoning:	R-1
Lot Size:	15,279.45 SF
Lot 1:	7,694.55 SF / 7,536.45 SF (After Dedication)
Lot 2:	7,584.96 SF



CAL LAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

PROJECT LOCATION:
10660 Daines Avenue,
Temple City CA 91780

DRAWN: A.S.
CHECKED:
DATE: 12/20/2019
JOB. NO.: 19-016-001
SCALE: 1" = 10'
FILE NAME:

T-1

SHEET 1 OF 1

2 SINGLE FAMILY HOMES

10660 DAINES DR, TEMPLE CITY, CA 91780

SITE SUMMARY

1. ADDRESS: 10660 DAINES DR, TEMPLE CITY CA 91780–2814
2. LEGAL DESCRIPTION: TRACT#7690 EX OF ST LOT 20
   ASSESSOR: 8586–030–031
3. ZONING: R–1
4. LOT SIZE: 194'x79'= 15,326 SF

PARCEL A: 98'x79'=7,742.00

5. TOTAL ALLOWED LIVING AREA: 98X79X35%=2,709.70 SF
   3% PORCH INCENTIVE=232.26 SF
   3% LANDSCAPING INCENTIVE=232.26 SF
   1% LANDSCAPING INCENTIVE=77.42 SF
   TOTAL= 514.94 SF
   MAX ALLOWABLE INCENTIVE=500.00 SF
6. TOTAL F.A.R. ALLOWED: 2,709.70+500.00=3,209.70 SF
   1ST FLOOR: 1,833.50 SF
   2ND FLOOR: 1,375.00 SF (75% OF 1ST FLOOR)
   TOTAL LIVING AREA: 3,208.50 SF
   HIGH CEILING: N/A
   COVERED PORCH: 138.00 SF
   BALCONY: 44.00 SF
   2 CAR GARAGE: 410.00 SF (NET)
7. LOT COVERAGE: 2,439.50/7742.00=31.51%
8. SETBACK: FRONT SETBACK 20'–0"
   REAR SETBACK: 15'–0"
   SIDE SETBACK: 5'–0" FIRST FLOOR
   10'–0" SECOND FLOOR
9. MAX BUILDING HEIGHT: 26 FT/2 STORIES

SITE SUMMARY

1. ADDRESS: 10660 DAINES DR, TEMPLE CITY CA 91780–2814
2. LEGAL DESCRIPTION: TRACT#7690 EX OF ST LOT 20
   ASSESSOR: 8586–030–031
3. ZONING: R–1
4. LOT SIZE: 194'x79'= 15,326 SF

PARCEL B: 96'x79'=7,584.00 SF

5. TOTAL ALLOWED LIVING AREA: 96X79X35%=2,654.44 SF
   3% PORCH INCENTIVE=227.52 SF
   3% LANDSCAPING INCENTIVE=227.52 SF
   1% LANDSCAPING INCENTIVE=75.84 SF
   TOTAL= 530.88 SF
   MAX ALLOWABLE INCENTIVE=500.00 SF
6. TOTAL F.A.R. ALLOWED: 2,654.44+500.00=3,154.44 SF
   1ST FLOOR: 1,800.00 SF
   2ND FLOOR: 1,350.00 SF (75% OF 1ST FLOOR)
   TOTAL LIVING AREA: 3,150.50 SF
   HIGH CEILING: N/A
   COVERED PORCH: 177.00 SF
   BALCONY: 64.00 SF
   2 CAR GARAGE: 400.00 SF (NET)
7. LOT COVERAGE: 2,397.00/7,584.00=31.60%
8. SETBACK: FRONT SETBACK 30'–0"
   REAR SETBACK: 15'–0"
   SIDE SETBACK: 5'–0" FIRST FLOOR
   10'–0" SECOND FLOOR
9. MAX BUILDING HEIGHT: 26 FT/2 STORIES

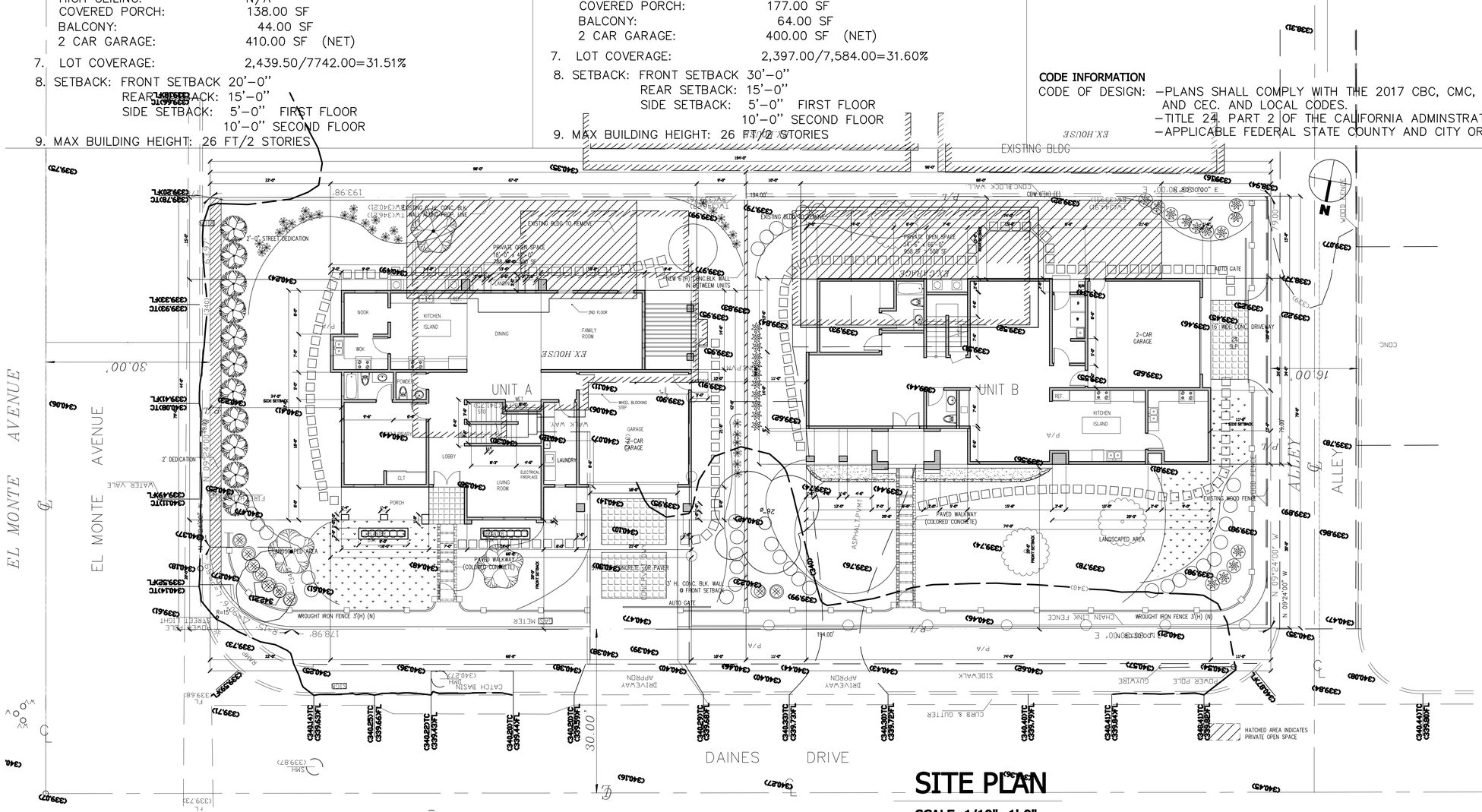
SHEET INDEX

SHT.	ARCHITECTURAL	SHT.	ARCHITECTURAL
A–0	TITLE SHEET/PROJECT DATA		
A–1	SITE PLAN		
A–2	PLAN A – FIRST FLOOR		
A–3	PLAN A – SECOND FLOOR		
A–4	PLAN A – ROOF PLAN		
A–5	PLAN B – FIRST FLOOR		
A–6	PLAN B – SECOND FLOOR		
	PLAN B – ROOF PLAN		
A–8	PLAN A – ELEVATIONS		
A–9	PLAN A – ELEVATIONS		
A–10	PLAN a – ELEVATIONS		
A–11	PLAN B – ELEVATIONS		
A–12	PLAN B – ELEVATIONS		
	PLAN B – ELEVATIONS		

Permeable Lot Coverage: Unit A 59%
Permeable Lot Coverage: Unit B 61%

CODE INFORMATION

CODE OF DESIGN: –PLANS SHALL COMPLY WITH THE 2017 CBC, CMC, CPC AND CEC. AND LOCAL CODES.
–TITLE 24, PART 2 OF THE CALIFORNIA ADMINSTRATIVE CODE
–APPLICABLE FEDERAL STATE COUNTY AND CITY ORDINANCES



SITE PLAN

SCALE: 1/10"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

Revisions

Date	No.	Description

Drawing Title

TITLE SHEET/
SITE PLAN

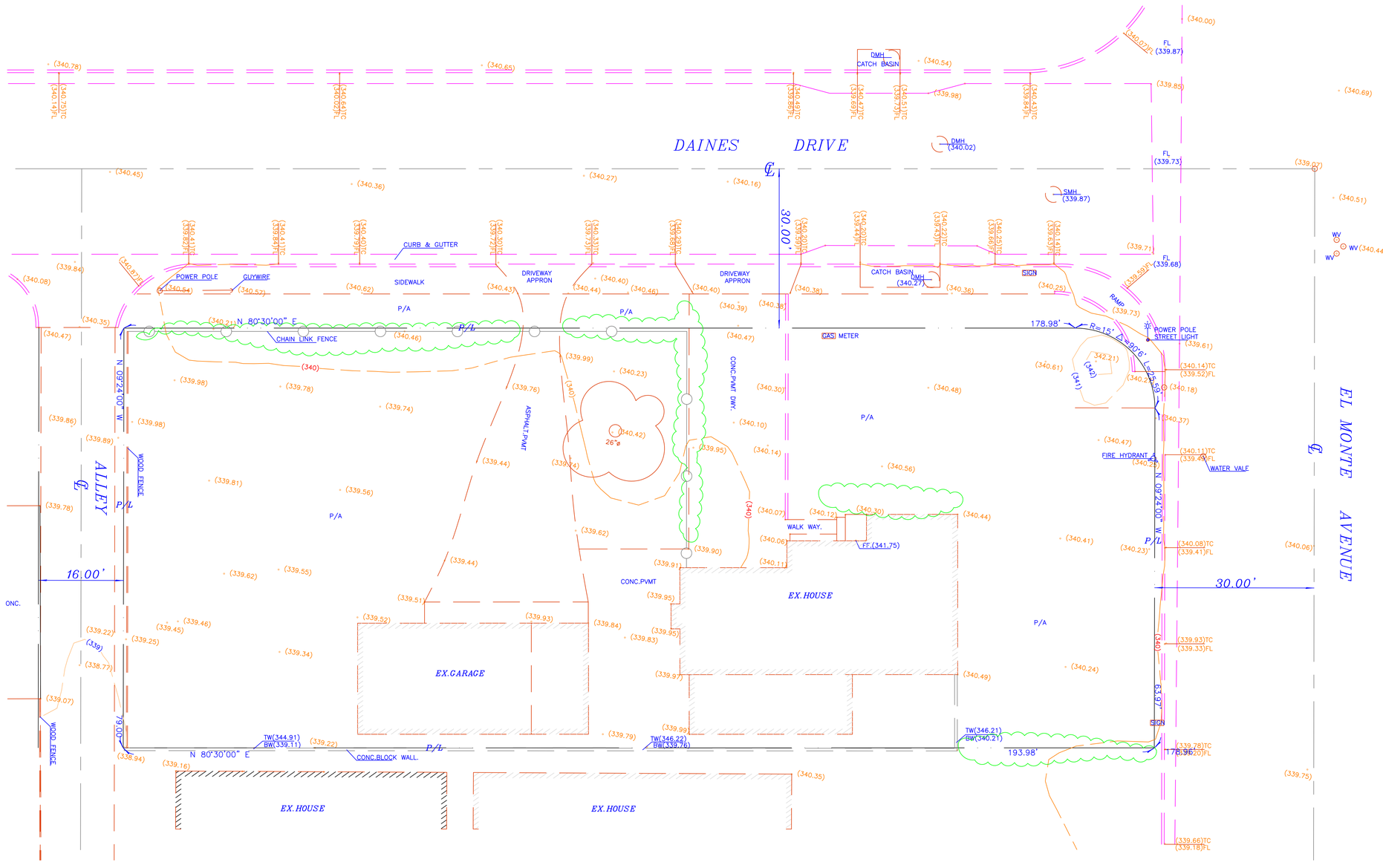
Drawn By: C.T Checked By:

Scale: 1/10"=1'-0" Date: 7/24/2023

Drawing No.

A-0

TOPOGRAPHIC MAP



ABBREVIATIONS/LEGEND:

CATV	:	CABLE T.V. PULLBOX
C/B	:	CATCH BASIN
CBW/RW	:	CONC. BLOCK/RETAINING WALL
C&G	:	CURB AND GUTTER
CF	:	CHAIN LINK FENCE
DWY	:	DRIVEWAY
D/A	:	DRIVEWAY APPROACH
EX	:	EXISTING
FF	:	FINISH FLOOR
FS	:	FINISHED SURFACE
FL	:	FLOW LINE
GM	:	GAS METER
I/F	:	IRON FENCE
HP	:	HIGH POINT
PP	:	POWER POLE
P/L	:	PROPERTY LINE
RW	:	RETAINING WALL
S/W	:	SIDEWALK
S/D	:	STORM DRAIN
TC	:	TOP OF CURB
W/M	:	WATER METER
WF	:	WOODEN FENCE
Ⓓ	:	STORM DRAIN MANHOLE
Ⓢ	:	SEWER MANHOLE
Ⓥ	:	WATER VALVE
	:	FDC / FIRE DEPT. CONNECTION
	:	FIRE HYDRANT
E	:	EDISION PULL BOX
S	:	STREET LIGHT PULL BOX
T	:	TRAFFIC SIGNAL PULL BOX
U	:	UTILITY PULL VOX
TV	:	TV CABLE PULL BOX
H.V	:	HIGH VOLTAGE BOX
TEL	:	TELEPHONE PULL BOX
S.T.	:	SEPTIC TANK
(532.00)	:	EXISTING ELEVATION 532.00'
--(532)--	:	EXISTING CONTOUR LINE
-W--W--	:	WATER LINE
-S--S--	:	SEWER LINE
	:	STREET LIGHT
	:	WF/ WOOD FENCE OR IF/ IRON FENCE
	:	CF/ CHAIN LINK FENCE
	:	EXISTING TREE
	:	CONC. BLOCK WALL/ RETAINING WALL
	:	WOOD POST
	:	IRON POST
	:	DRAIN HOLE
	:	VENT

PROFESSIONAL LAND SURVEYOR
JACK C. LEE
NO. 8407
STATE OF CALIFORNIA

This map is for the architectural design purposes only. City map submittal should be signed by the surveyor.

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.

2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.

3. THE BOUNDARY SHOWN HEREON HAS BEEN ESTABLISHED BASED ON THE RECORD DATA.

LEGAL DESCRIPTION:

LOT 20 OF TRACT NO. 7690, IN THE CITY OF TEMPLE CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 119 PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 8586-030-031

BASIS OF BEARING:

CENTERLINE OF DAINES DR N80°30'00"E
PER TRACT NO. 7690, M.B. 119-14

BENCHMARK:
B.M. NUMBER 1G296
QUAD(YEAR) BASELINE (2005)

BT SPK IN W CB EL MONTE AVE 7FT S/O C/L PROD DANBURY ST MKD (TE553)

ELEVATION: 343.417'

N

0 10 20
1"=10'

CALLAND ENGINEERING, INC.
dba QUARTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

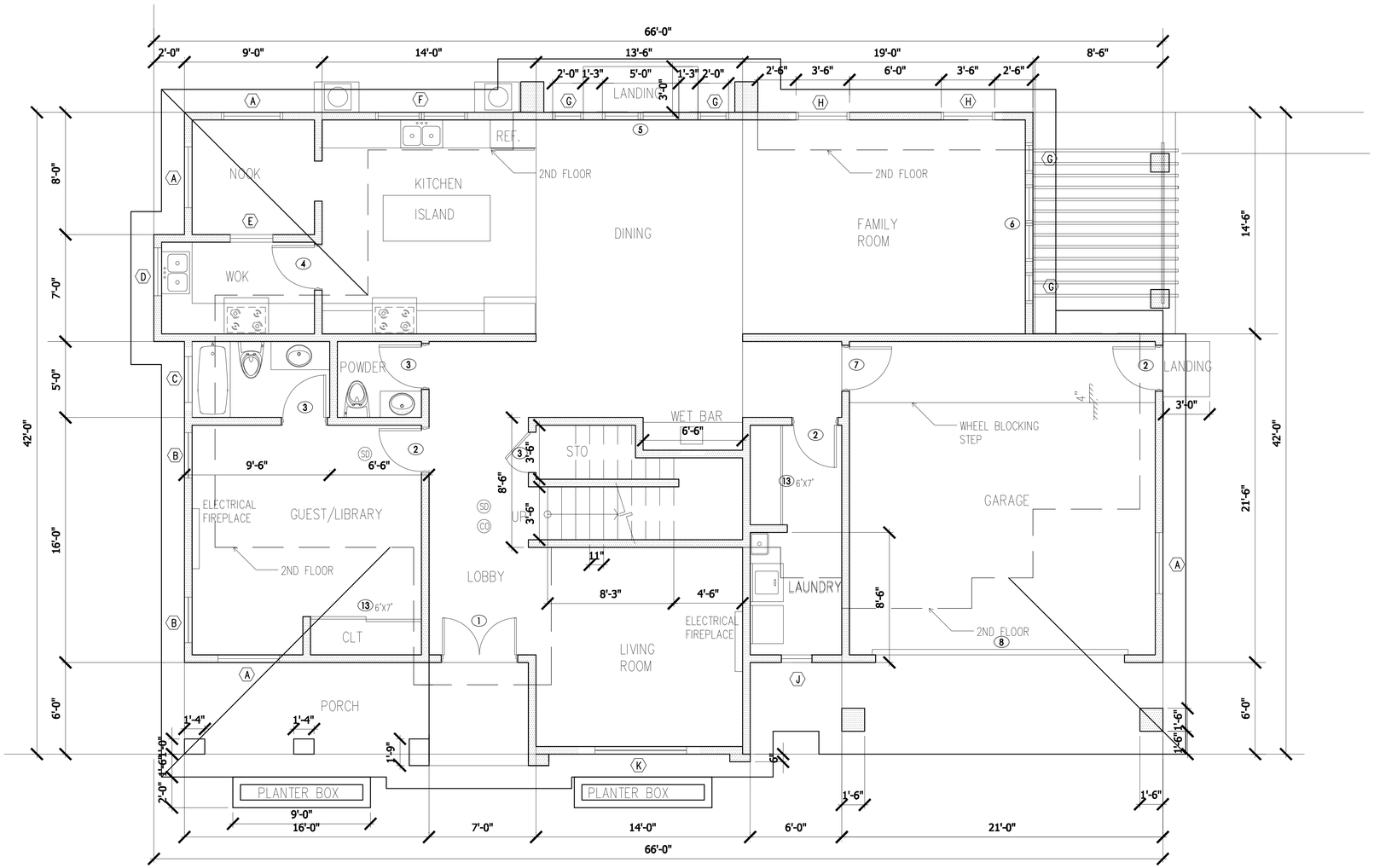
RELEASED

REVISIONS

PROJECT LOCATION:
10660 Daines Avenue,
Temple City, CA 91780

DRAWN: Steve
CHECKED: JY
DATE: 8-22-2019
JOB NO.: 19-016-001
SCALE: 1"=10'
FILE NAME: Topo_10660 Daines.dwg

T-1



PLAN A - FIRST FLOOR

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

PLAN A
FIRST FLOOR

Revisions

Date	No.	Description

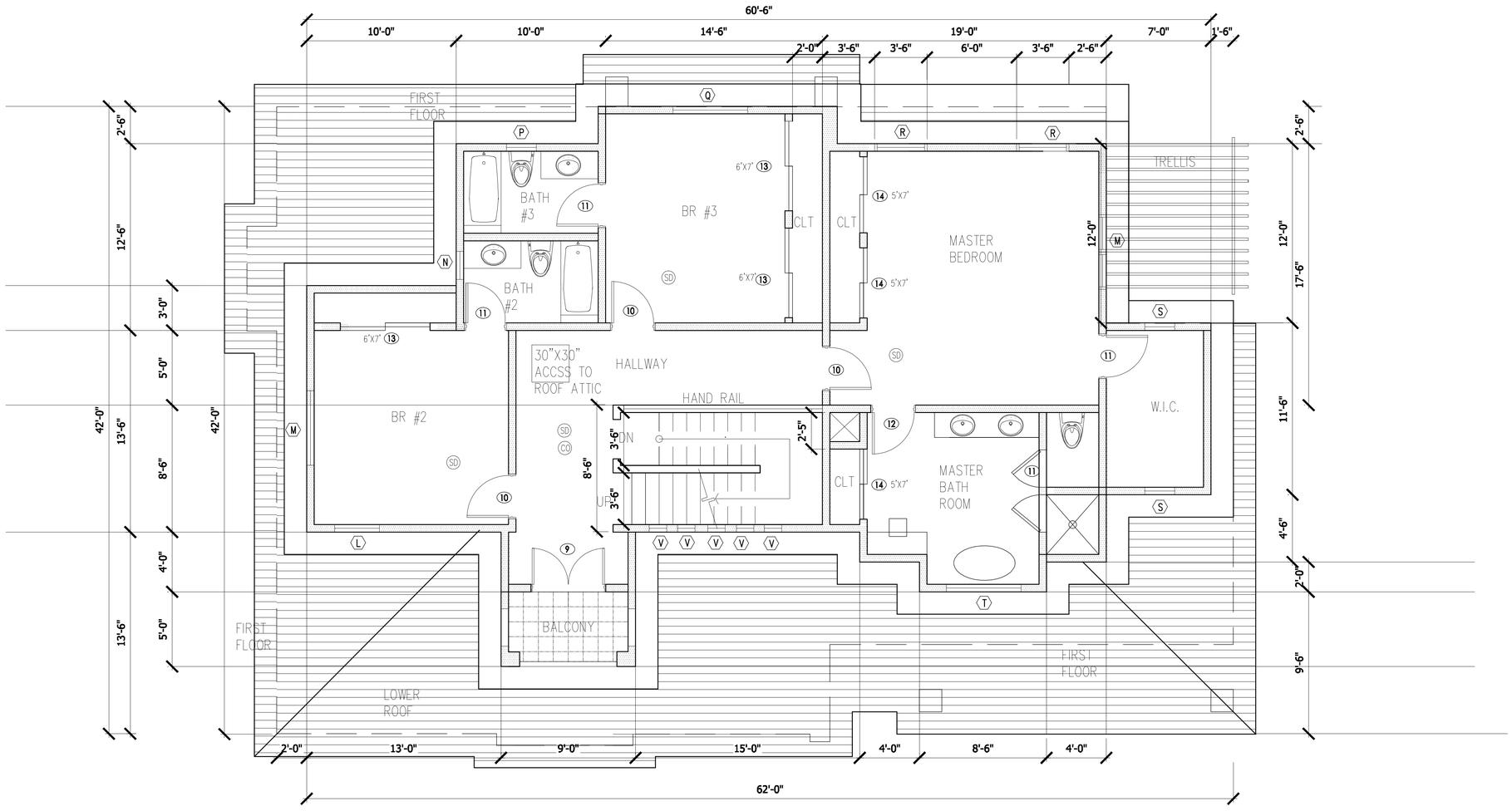
Drawing Title

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date: 12/20/22

Drawing No.

A-1



PLAN A - SECOND FLOOR

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

PLAN A
SECOND FLOOR

Revisions

Date	No.	Description

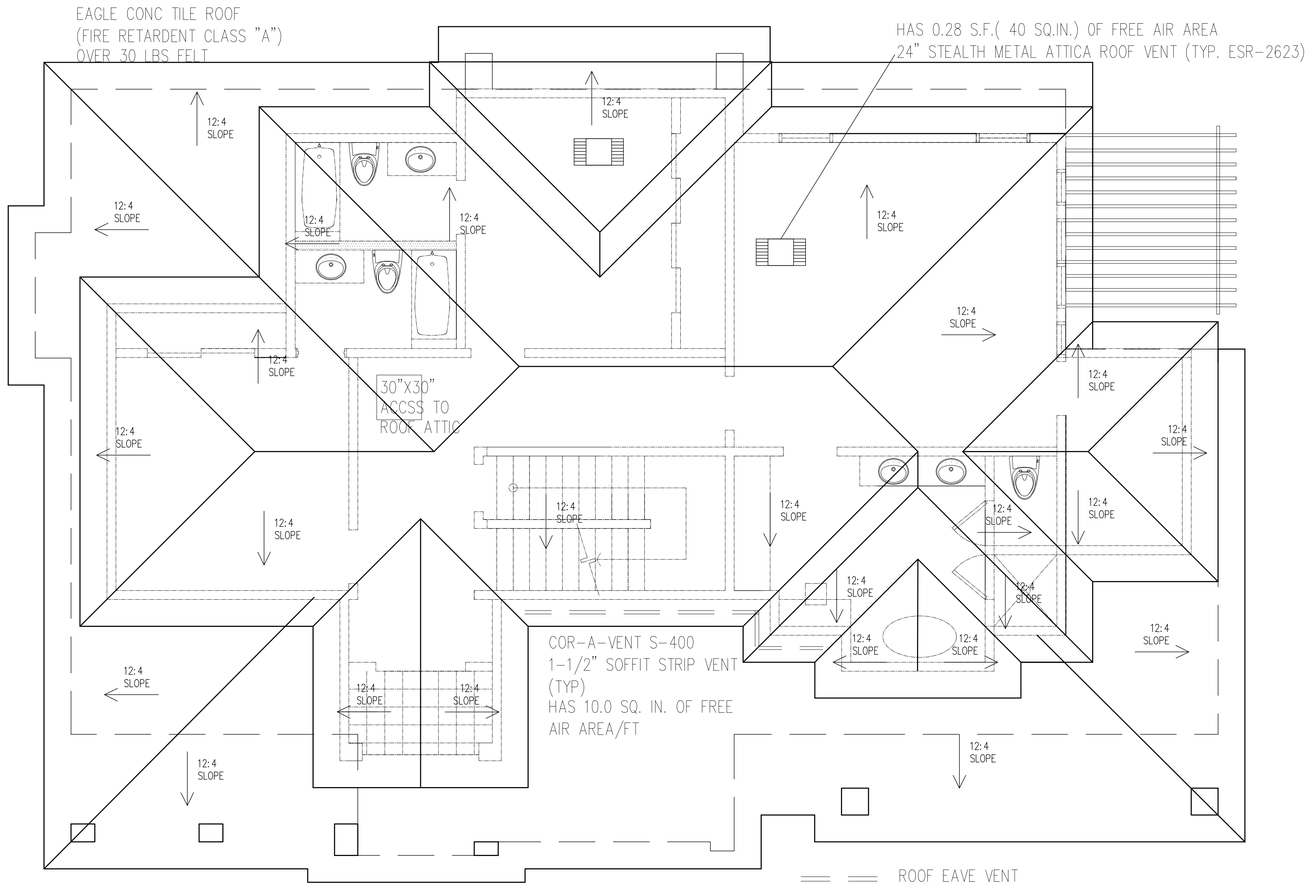
Drawing Title

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date:12/20/22

Drawing No.

A-2



ATTIC VENTS CALCULATION

AS PER THE 2019 CALIFORNIA BUILDING CODE THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION SUCH THAT A MINIMUM OF 1/150 OF THE TOTAL AREA OF ENCLOSED ATTIC SPACE IS MATCHED BY AN EQUAL OR GREATER AMOUNT OF NET FREE CLEAR VENTILATION OPENING AREA. THE TOTAL AREA SHALL NOT BE BLOCKED BY INSULATION, FRAMING, OR ANY OTHER APPERTUANCE IN ANY WAY. SHOULD QUESTIONS ARISE DURING THE CONSTRUCTION PERIOD THE GENERAL CONTRACTOR SHALL VERIFY FINAL AREAS WITH AND GATHER APPROVAL FROM THE LOCAL GOVERNING AGENCY BUILDING INSPECTOR ON-SITE.

ATTIC VENTILATION REQUIRED

TOTAL ATTIC AREA	TOTAL VENTILATION AREA REQ'D
A = 1862 SF	1862 SF / 150 = 12.41 SF
B = 996 SF	996 SF / 150 = 6.64 SF

ATTIC VENTILATION PROVIDED

ROOF VENTS: (BY Pacific Award Metals Inc.)
NET VENT AREA: 40 SQ. IN.

A 25 VENTS @ 40 SQ. IN. EACH = 1000 SQ. IN.
1000 SQ. IN. / 144 = 6.94 S.F.

EAVE VENT: (4" X 12")
NET VENT AREA = 48 S.I.
20 EAVE VENT @ 48 SQ. IN. EACH =960 SQ. IN.
960 SQ. IN. / 144 = 6.66 S.F.

TOTAL VENTILATION AREA PROVIDED:
6.94 S.F. + 6.66 S.F. = 13.60 S.F. > 12.41 SF

B 10 VENTS @ 40 SQ. IN. EACH = 400 SQ. IN.
400 SQ. IN. / 144 = 2.77 S.F.

EAVE VENT: (4" X 12")
NET VENT AREA = 48 SQ. IN.
16 EAVE VENT @ 48 SQ. IN. EACH =768 SQ. IN.
768 SQ. IN. / 144 = 5.33 S.F.

TOTAL VENTILATION AREA PROVIDED:
2.77 S.F. + 5.33 S.F. = 8.10 S.F. > 6.64 SF

PLAN A - ROOF PLAN

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

PLAN A
ROOF PLAN

Revisions

Date	No.	Description

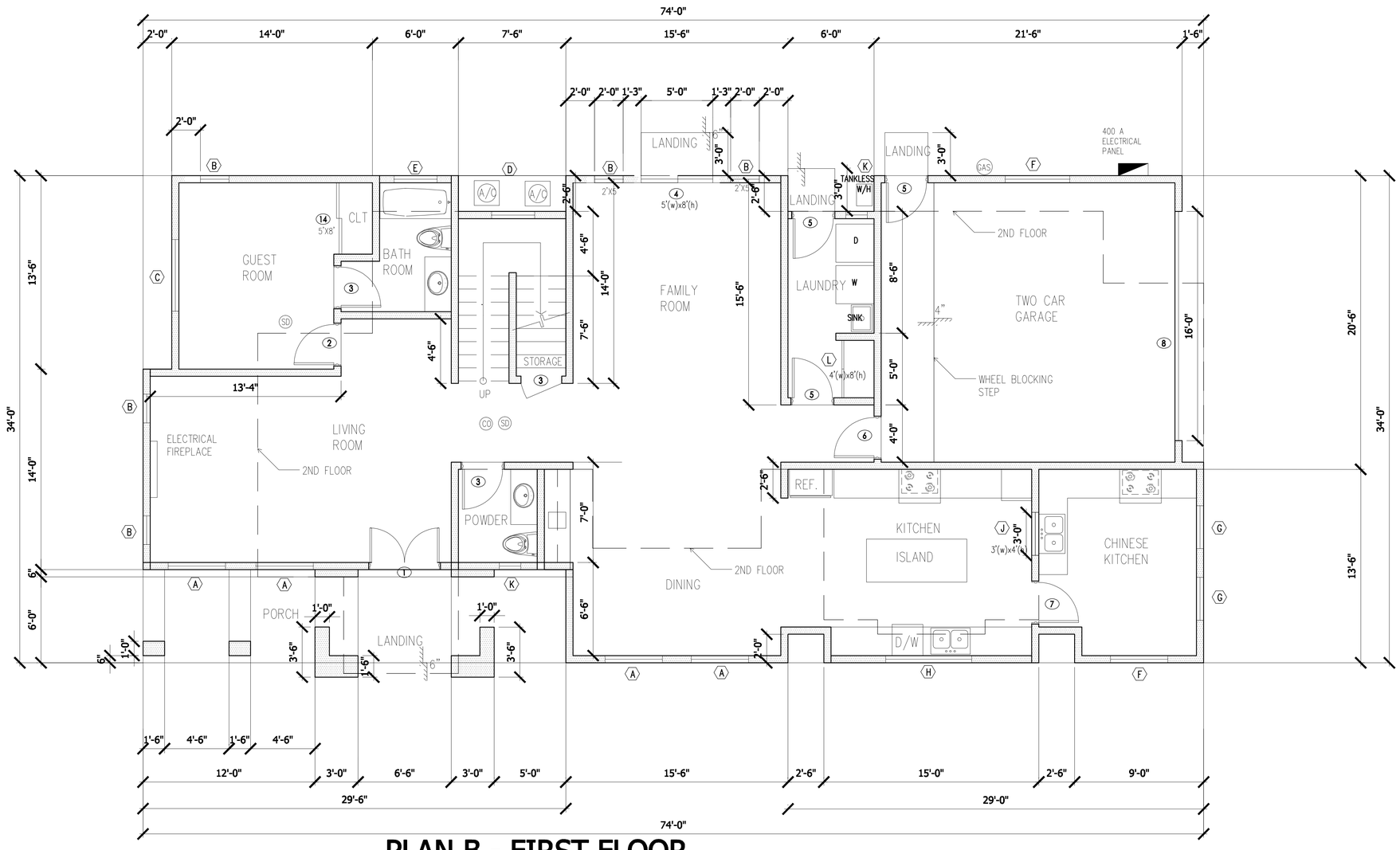
Drawing Title

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date: 12/23/22

Drawing No.

A-3



PLAN B - FIRST FLOOR

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

PLAN B FIRST FLOOR

Revisions

Date	No.	Description

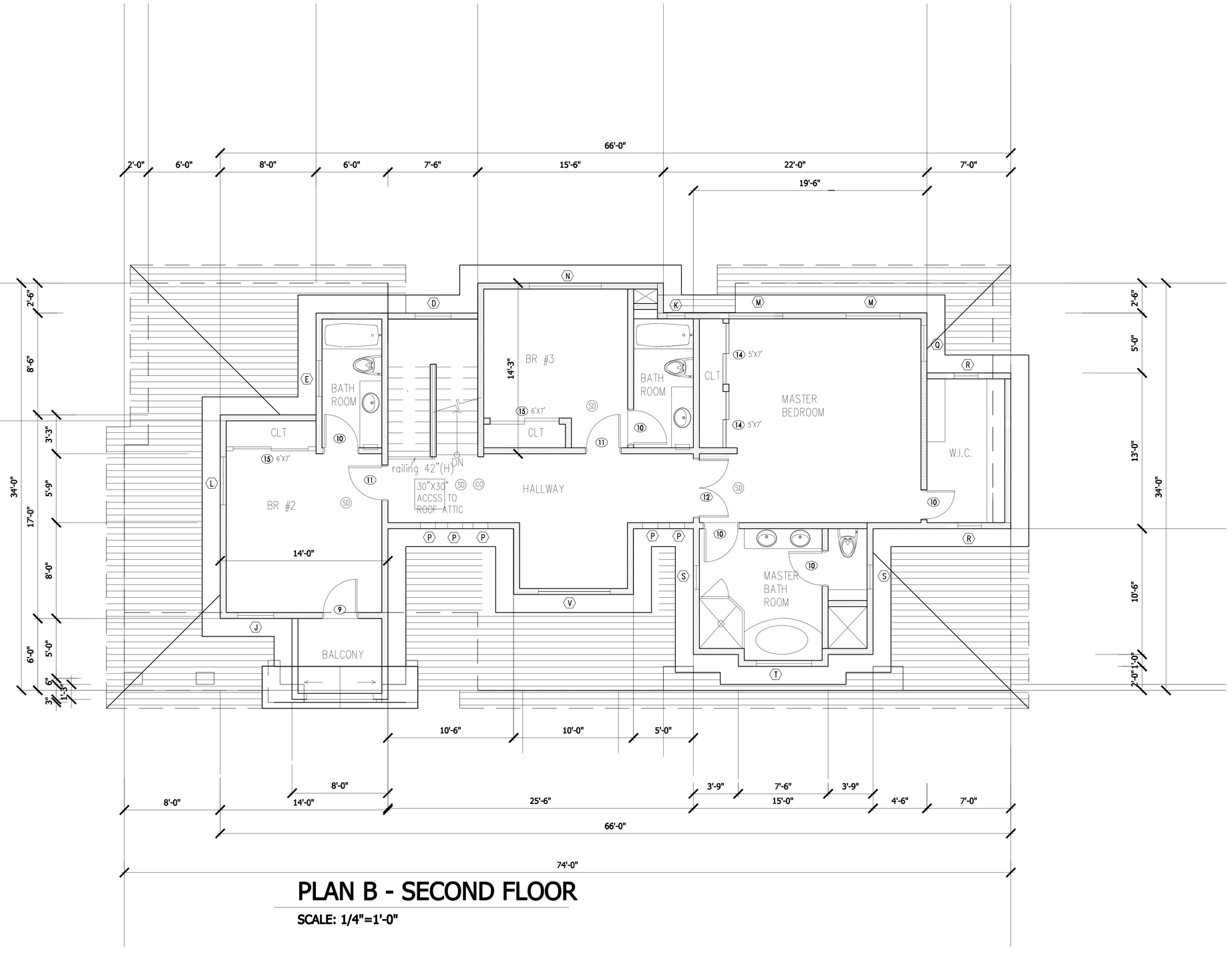
Drawing Title

Drawn By: C.T **Checked By:**

Scale: 1/4"=1'-0" **Date:** 12/20/22

Drawing No.

A-4



PLAN B - SECOND FLOOR

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

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STAMP

PLAN B
SECOND FLOOR

Revisions

Date	No.	Description

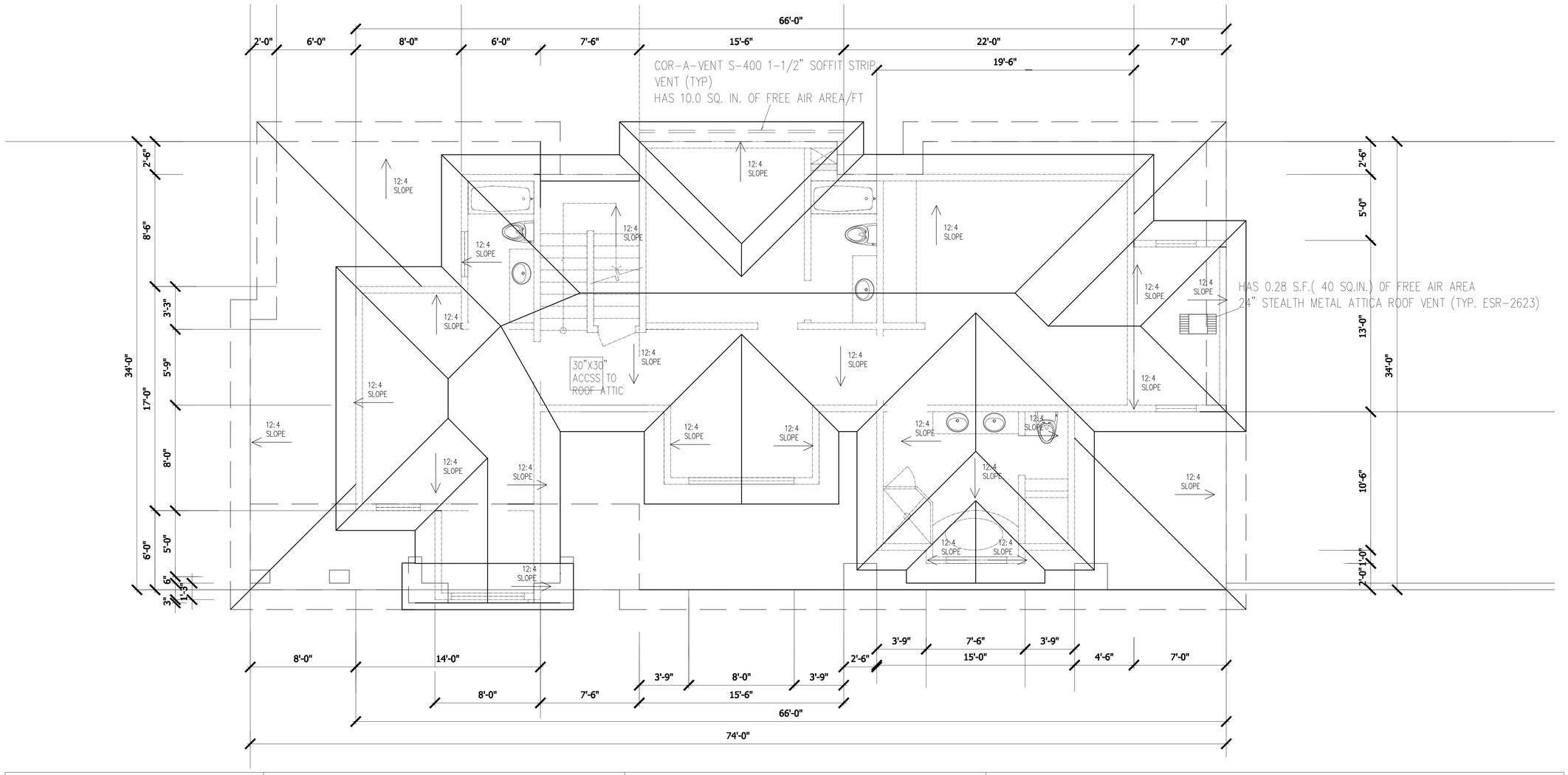
Drawing Title

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date: 12/20/22

Drawing No.

A-5



ATTIC VENTS CALCULATION

AS PER THE 2019 CALIFORNIA BUILDING CODE THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION SUCH THAT A MINIMUM OF 1/150 OF THE TOTAL AREA OF ENCLOSED ATTIC SPACE IS MATCHED BY AN EQUAL OR GREATER AMOUNT OF NET FREE CLEAR VENTILATION OPENING AREA. THE TOTAL AREA SHALL NOT BE BLOCKED BY INSULATION, FRAMING, OR ANY OTHER APPERTUANCE IN ANY WAY. SHOULD QUESTIONS ARISE DURING THE CONSTRUCTION PERIOD THE GENERAL CONTRACTOR SHALL VERIFY FINAL AREAS WITH AND GATHER APPROVAL FROM THE LOCAL GOVERNING AGENCY BUILDING INSPECTOR ON-SITE.

ATTIC VENTILATION REQUIRED

TOTAL ATTIC AREA	TOTAL VENTILATION AREA REQ'D
A = 1808 SF	1808 SF / 150 = 12.05 SF
B = 889 SF	889 SF / 150 = 5.92 SF

ATTIC VENTILATION PROVIDED

ROOF VENTS: (BY Pacific Award Metals Inc.)
NET VENT AREA: 40 SQ. IN.

A 25 VENTS @ 40 SQ. IN. EACH = 1000 SQ. IN.
1000 SQ. IN. / 144 = 6.94 S.F.

EAVE VENT: (4" X 12")
NET VENT AREA = 48 S.I.
20 EAVE VENT @ 48 SQ. IN. EACH =960 SQ. IN.
960 SQ. IN. / 144 = 6.66 S.F.

TOTAL VENTILATION AREA PROVIDED:
6.94 S.F. + 6.66 S.F. = 13.60 S.F. > 12.05 SF

B 10 VENTS @ 40 SQ. IN. EACH = 400 SQ. IN.
400 SQ. IN. / 144 = 2.77 S.F.

EAVE VENT: (4" X 12")
NET VENT AREA = 48 SQ. IN.
16 EAVE VENT @ 48 SQ. IN. EACH =768 SQ. IN.
768 SQ. IN. / 144 = 5.33 S.F.

TOTAL VENTILATION AREA PROVIDED:
2.77 S.F. + 5.33 S.F. = 8.10 S.F. > 5.92 SF

PLAN B - ROOF PLAN

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

PLAN B
ROOF PLAN

Revisions

Date	No.	Description

Drawing Title

Drawn By: C.T Checked By:

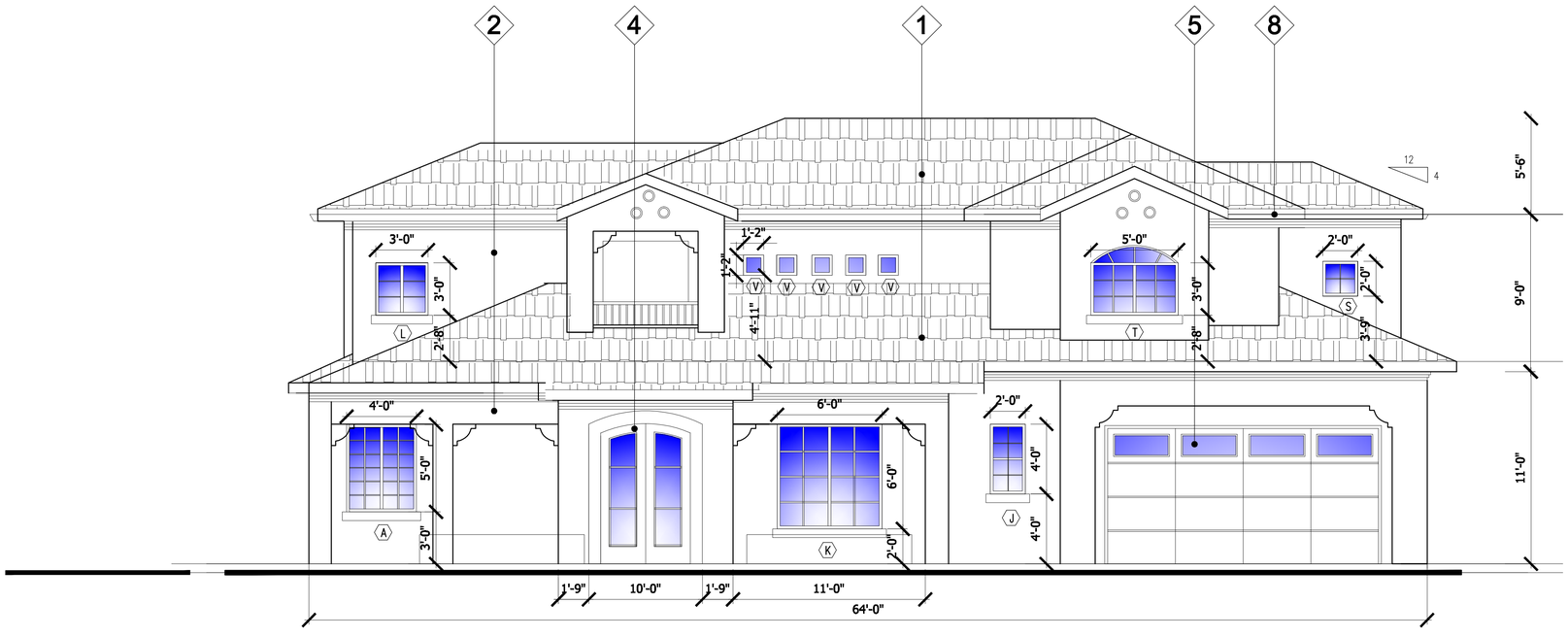
Scale: 1/4"=1'-0" Date: 12/23/22

Drawing No.

A-6

EXTERIOR FINISH SCHEDULE

1. EAGLE CONCRETE ROOF TILE: #4987B SHAKE BLEND
2. STUCCO: SMOOTH FINISH ON FRONT ELEVATION, SAND FINISH ON SIDE&REAR ELEVATION
3. STONE VENEER:
4. ENTRY DOOR: HARDWOOD DOOR PANEL W/STAINED GLASS DECO
5. GARAGE DOOR: SECTIONAL DOOR W/UPPER WINDOWS
6. WINDOW: MILGARD VINYL WINDOW PLAN A: DARK BROWN COLOR
7. ELECTRICAL FIREPLACE
8. 2× FACIA BOARD: DUNN EDWARDS PAINT W/ALUM RAIN GUTTER
9. WOOD TRELLIS: PAINTED – DARK BROWN COLOR
10. WINDOW TRIMS: STUCCO COVER POLESTER FOAM
11. 6" DECO TILE
12. DECO FORM



BUILDING A - SOUTH ELEVATION

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

BUILDING A FRONT ELEVATIO

Revisions

Date	No.	Description

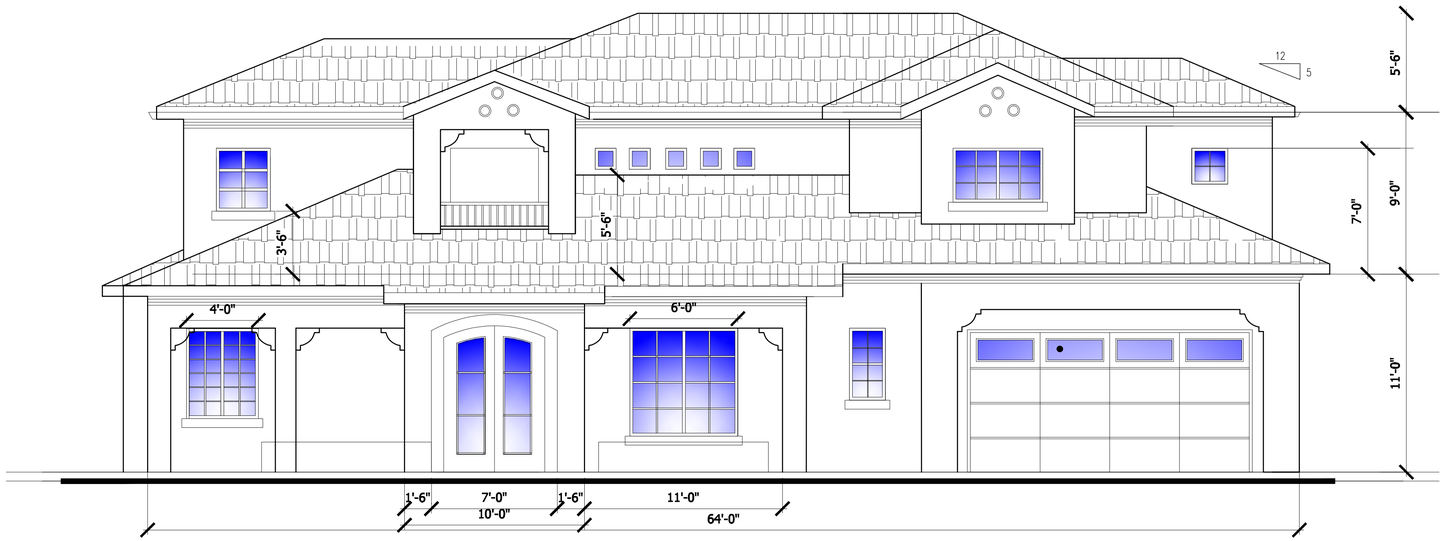
Drawing Title

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date: 12/20/22

Drawing No.

A-7



BUILDING A - SOUTH ELEVATION

SCALE: 1/4"=1'-0"

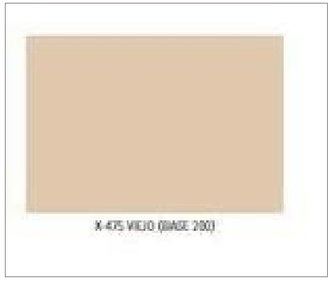
ROOF

EAGLE TILE
4606 VALLEJO RANGE
DARK PURPLE RANGE

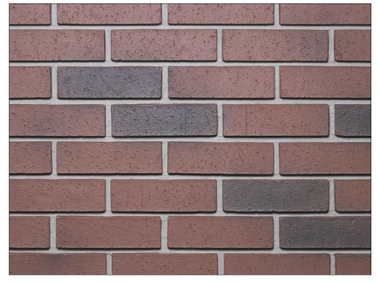


WALL

LA HABRA STUCCO
475 VIEJO (BASE 200)



BRICK VENEER



FACIA BOARD

PAINT: DUNN EDWARDS
CEDAR CHEST
DE 6112



TRELLIS

PAINT: DUNN EDWARDS
CEDAR CHEST
DE 6112



Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

Revisions

Date	No.	Description

Drawing Title

BUILDING A FRONT ELEVATIO
MATERIAL BOARD

Drawn By: C.T Checked By:

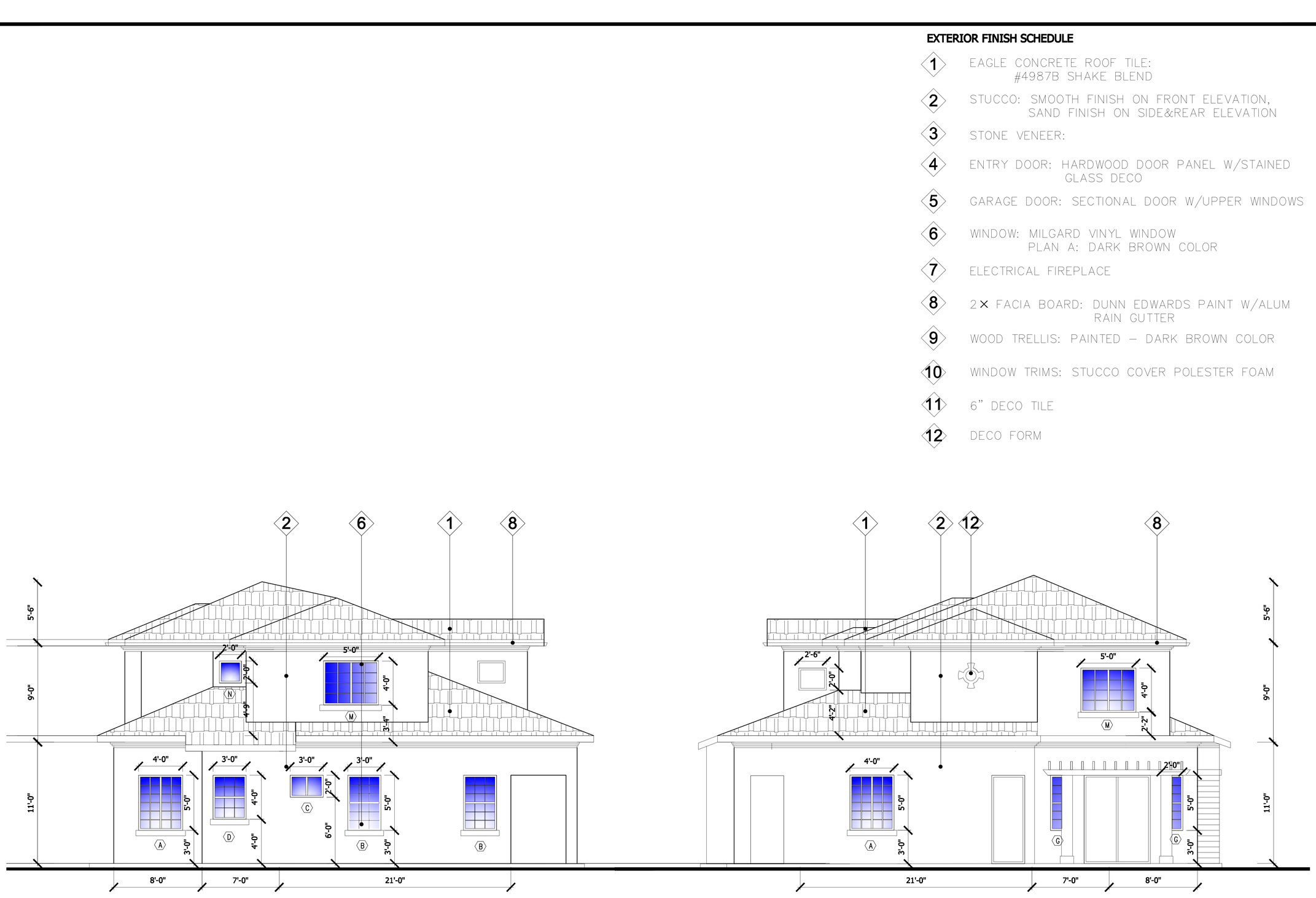
Scale: 1/4"=1'-0" Date: 3/7/23

Drawing No.

A-7

EXTERIOR FINISH SCHEDULE

1. EAGLE CONCRETE ROOF TILE: #4987B SHAKE BLEND
2. STUCCO: SMOOTH FINISH ON FRONT ELEVATION, SAND FINISH ON SIDE&REAR ELEVATION
3. STONE VENEER:
4. ENTRY DOOR: HARDWOOD DOOR PANEL W/STAINED GLASS DECO
5. GARAGE DOOR: SECTIONAL DOOR W/UPPER WINDOWS
6. WINDOW: MILGARD VINYL WINDOW PLAN A: DARK BROWN COLOR
7. ELECTRICAL FIREPLACE
8. 2× FACIA BOARD: DUNN EDWARDS PAINT W/ALUM RAIN GUTTER
9. WOOD TRELLIS: PAINTED – DARK BROWN COLOR
10. WINDOW TRIMS: STUCCO COVER POLESTER FOAM
11. 6" DECO TILE
12. DECO FORM



BUILDING A - EAST & WEST ELEVATION

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

BUILDING A EAST & WEST ELEVATION

Revisions

Date	No.	Description

Drawing Title

Drawn By: C.T Checked By:

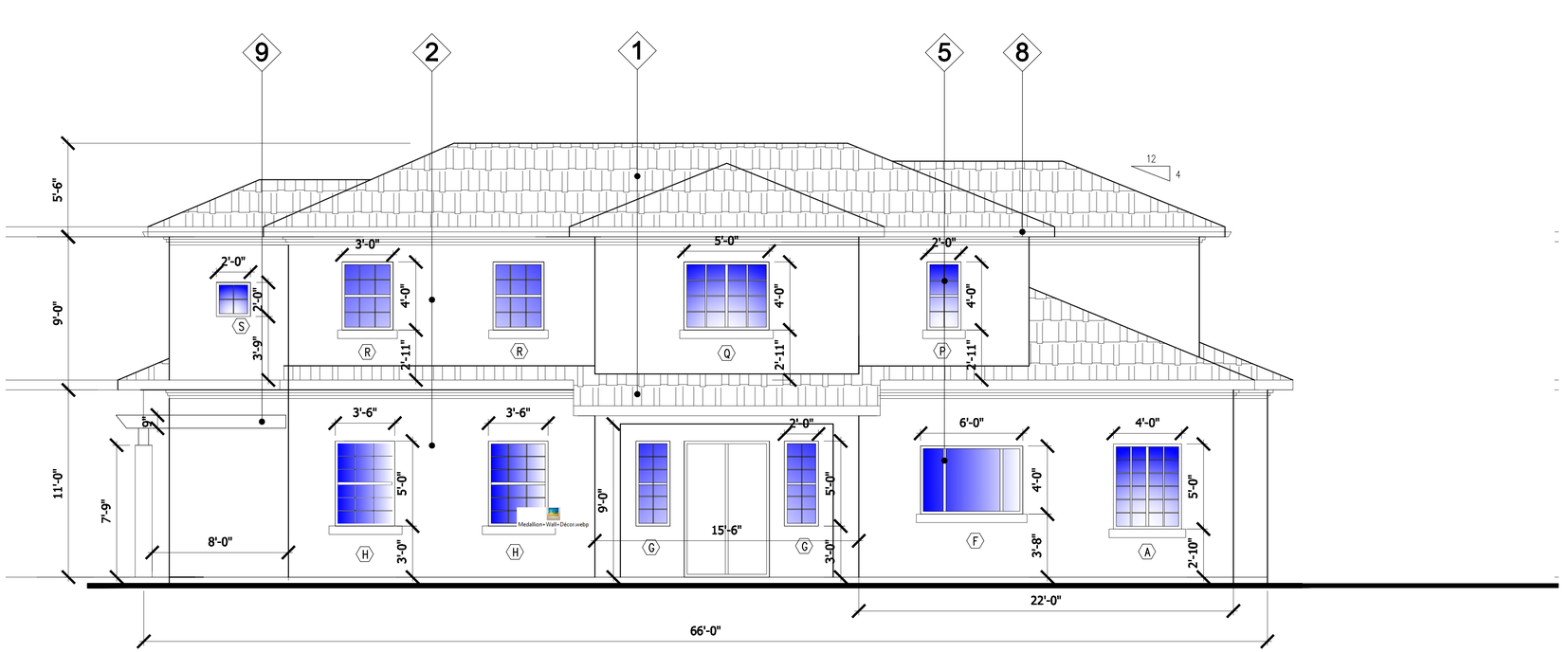
Scale: 1/4"=1'-0" Date: 12/20/22

Drawing No.

A-8

EXTERIOR FINISH SCHEDULE

1. EAGLE CONCRETE ROOF TILE: #4987B SHAKE BLEND
2. STUCCO: SMOOTH FINISH ON FRONT ELEVATION, SAND FINISH ON SIDE&REAR ELEVATION
3. STONE VENEER:
4. ENTRY DOOR: HARDWOOD DOOR PANEL W/STAINED GLASS DECO
5. GARAGE DOOR: SECTIONAL DOOR W/UPPER WINDOWS
6. WINDOW: MILGARD VINYL WINDOW PLAN A: DARK BROWN COLOR
7. ELECTRICAL FIREPLACE
8. 2× FACIA BOARD: DUNN EDWARDS PAINT W/ALUM RAIN GUTTER
9. WOOD TRELLIS: PAINTED – DARK BROWN COLOR
10. WINDOW TRIMS: STUCCO COVER POLESTER FOAM
11. 6" DECO TILE
12. DECO FORM



BUILDING A - RARE ELEVATION

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

BUILDING A
RARE ELEVATION

Revisions

Date	No.	Description

Drawing Title

Drawn By: C.T Checked By:

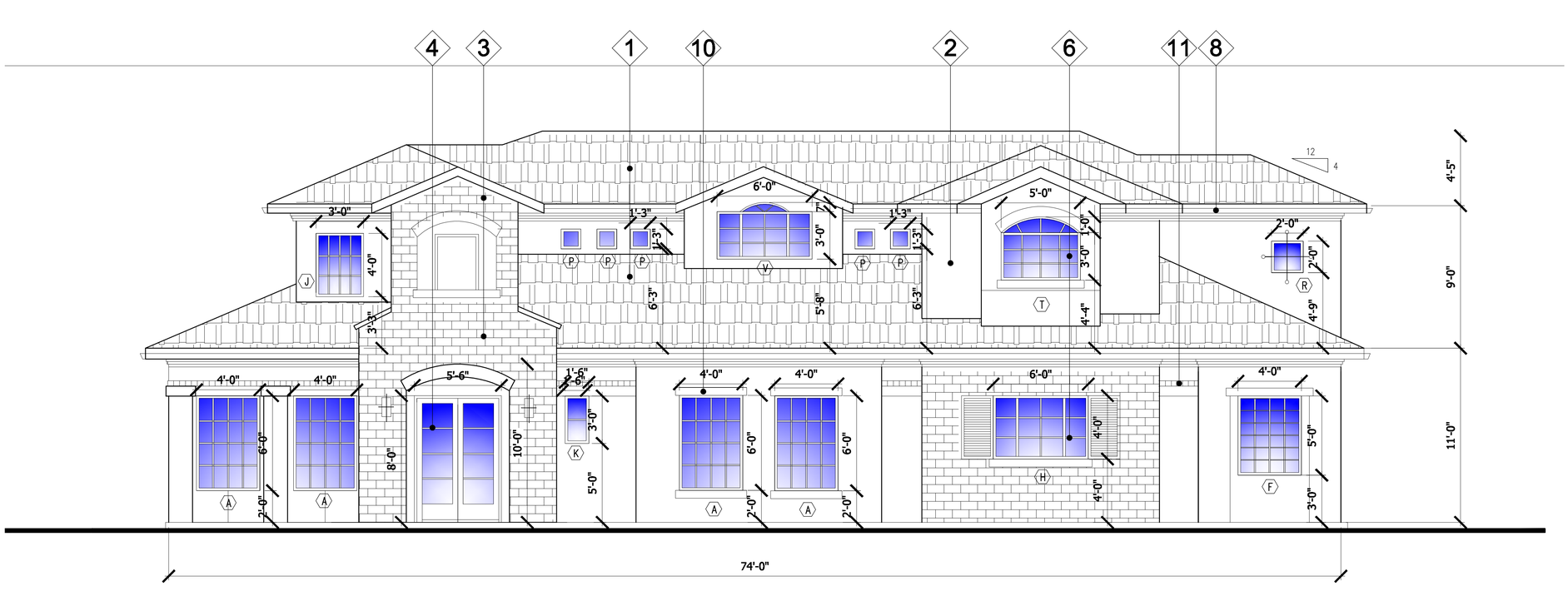
Scale: 1/4"=1'-0" Date: 12/20/22

Drawing No.

A-9

EXTERIOR FINISH SCHEDULE

1. EAGLE CONCRETE ROOF TILE: LHP#8706 CASCADE BLEND
2. STUCCO: SMOOTH FINISH ON FRONT ELEVATION, SAND FINISH ON SIDE&REAR ELEVATION
3. STONE VENEER:
4. ENTRY DOOR: HARDWOOD DOOR PANEL W/STAINED GLASS DECO
5. GARAGE DOOR: SECTIONAL DOOR W/UPPER WINDOWS
6. WINDOW: MILGARD VINYL WINDOW WHITE OR LIGHT COLOR
7. ELECTRICAL FIREPLACE
8. 2× FACIA BOARD: DUNN EDWARDS PAINT W/ALUM RAIN GUTTER
9. WOOD TRELLIS: PAINTED – DARK BROWN COLOR
10. WINDOW TRIMS: STUCCO COVER POLESTER FOAM
11. 6" DECO TILE
12. DECO FORM



BUILDING B - FRONT ELEVATION

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

BUILDING A
FRONT ELEVATIO

Revisions

Date	No.	Description

Drawing Title

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date: 12/20/22

Drawing No.

A-10



BUILDING B - FRONT ELEVATION

SCALE: 1/4"=1'-0"

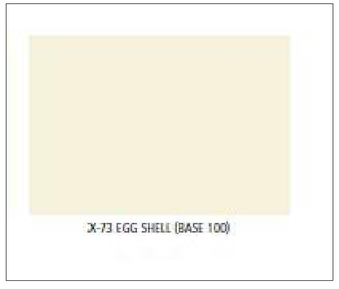
ROOF

EAGLE TILE
4697 SLATE RANGE
CHARCOAL RANGE

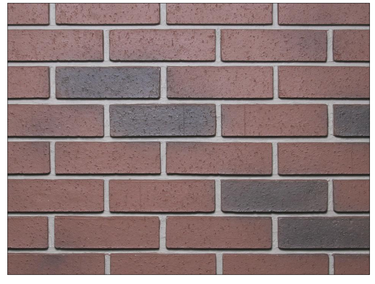


WALL

LA HABRA STUCCO
73 EGG SHELL



BRICK VENEER



FACIA BOARD

PAINT: DUNN EDWARDS
WHISPER DE W 340
LRV 87



TRELLIS

PAINT: DUNN EDWARDS
WHISPER DE W 340
LRV 87



Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

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STAMP

BUILDING B
FRONT ELEVATIC

Revisions

Date	No.	Description

Drawing Title

Drawn By: C.T Checked By:

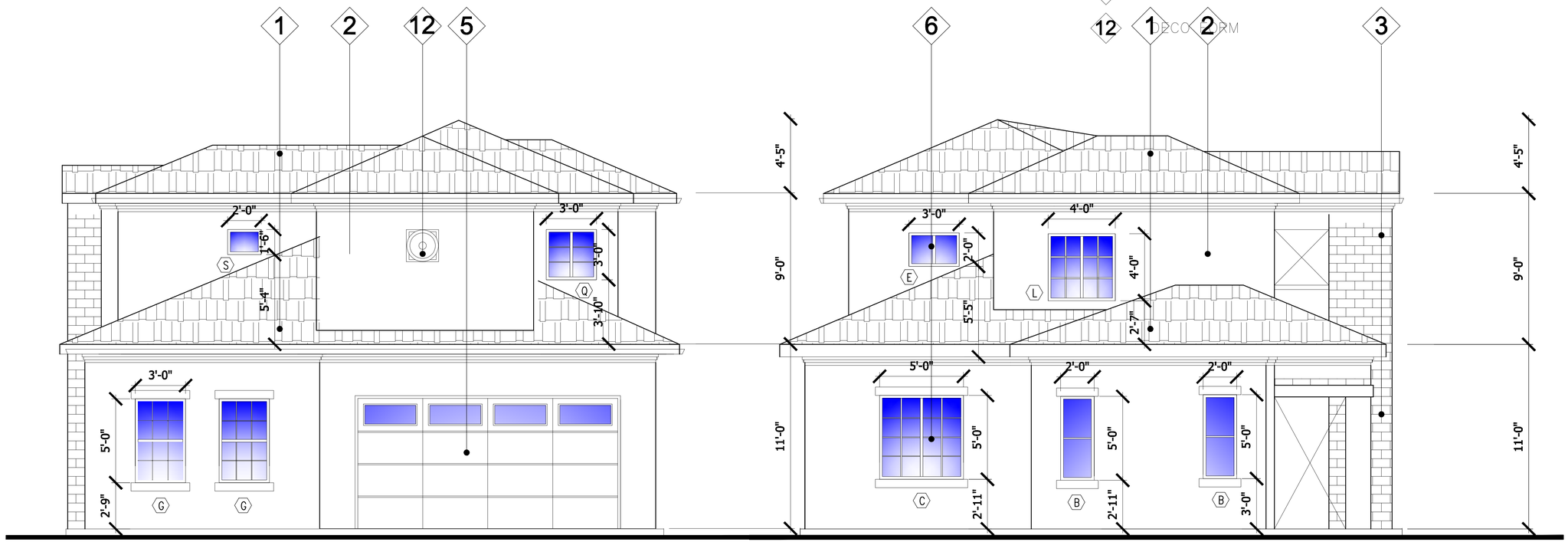
Scale: 1/4"=1'-0" Date: 03/07/202

Drawing No.

A-10

EXTERIOR FINISH SCHEDULE

1. EAGLE CONCRETE ROOF TILE: LHP#8706 CASCADE BLEND
2. STUCCO: SMOOTH FINISH ON FRONT ELEVATION, SAND FINISH ON SIDE&REAR ELEVATION
3. STONE VENEER:
4. ENTRY DOOR: HARDWOOD DOOR PANEL W/STAINED GLASS DECO
5. GARAGE DOOR: SECTIONAL DOOR W/UPPER WINDOWS
6. WINDOW: MILGARD VINYL WINDOW WHITE OR LIGHT COLOR
7. ELECTRICAL FIREPLACE
8. 2× FACIA BOARD: DUNN EDWARDS PAINT W/ALUM RAIN GUTTER
9. WOOD TRELLIS: PAINTED – DARK BROWN COLOR
10. WINDOW TRIMS: STUCCO COVER POLESTER FOAM
11. 6" DECO TILE
12. DECO FORM



BUILDING B - EAST & WEST ELEVATION

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
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STAMP

BUILDING B EAST & WEST ELEVATION

Revisions

Date	No.	Description

Drawing Title

Drawn By: C.T Checked By:

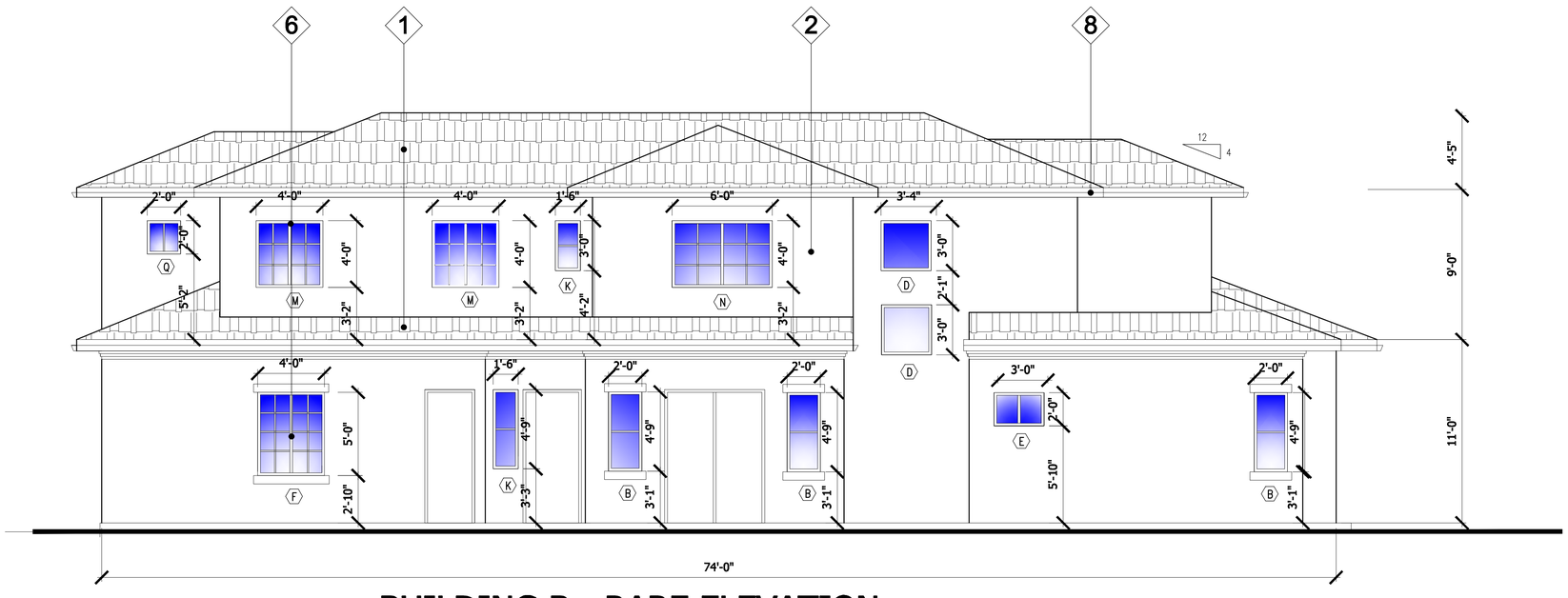
Scale: 1/4"=1'-0" Date: 12/10/22

Drawing No.

A-11

EXTERIOR FINISH SCHEDULE

1. EAGLE CONCRETE ROOF TILE: LHP#8706 CASCADE BLEND
2. STUCCO: SMOOTH FINISH ON FRONT ELEVATION, SAND FINISH ON SIDE&REAR ELEVATION
3. STONE VENEER:
4. ENTRY DOOR: HARDWOOD DOOR PANEL W/STAINED GLASS DECO
5. GARAGE DOOR: SECTIONAL DOOR W/UPPER WINDOWS
6. WINDOW: MILGARD VINYL WINDOW WHITE OR LIGHT COLOR
7. ELECTRICAL FIREPLACE
8. 2× FACIA BOARD: DUNN EDWARDS PAINT W/ALUM RAIN GUTTER
9. WOOD TRELLIS: PAINTED – DARK BROWN COLOR
10. WINDOW TRIMS: STUCCO COVER POLESTER FOAM
11. 6" DECO TILE
12. DECO FORM



BUILDING B - RARE ELEVATION

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

BUILDING B
RARE ELEVATION

Revisions

Date	No.	Description

Drawing Title

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date: 12/20/22

Drawing No.

A-12

DOOR SCHEDULE

SYMB	LOCATION	DOOR TYPE	DOOR MATL	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICK	GLASS	FRAME MATERIAL	FRAME FINISH	FRAME SECTIONS JAMB	FRAME SECTIONS HEAD	FRAME SECTIONS SILL	FIRE RATING	REMARKS SEE DOOR NOTES
①	ENTRY	SC	WD	5'-0"	8'-0"	1 3/4"	-	WD	PTD	-	-	-		
②	GUEST	SC	WD	2'-8"	8'-0"	1 3/4"	-	WD	PTD					
③	BATH	SC	WD	2'-6"	8'-0"	1 3/4"	-	WD	PTD					
④	GLASS,SLID'G	VINYL		5'-0"	8'-0"	1 3/4"	-	WD	PTD					
⑤	LAUNDRY	SC	WD	3'-0"	8'-0"	1 3/4"	-	WD	PTD					
⑥	FIRE DOOR	SC	WD	3'-0"	8'-0"	1 3/4"		WD	PTD				20 MIN. for garage	SELF-CLOSING
⑦	WOK	SC	WD	2'-8"	8'-0"	1 3/4"	-	WD	PTD					
⑧	2-CAR GARAGE			16'-0"	8'-0"	1 3/4"	-	ALUM	PTD					
⑨	BALCONY	SC	WD	3'-0"	7'-0"	1 3/4"	-	WD	PTD					
⑩	BATH	SC	WD	2'-8"	7'-0"	1 3/4"	-	WD	PTD					
⑪	BED ROOM	SC	WD	2'-8"	7'-0"	1 3/4"	-	WD	PTD					
⑫	MASTER/ PAIR DOOR	SC	WD	5'-0"	7'-0"	1 3/4"	-	WD	PTD					
⑬	CLOSET DOOR	GL	GL	6'-0"	7'-0"	1 3/4"		ALUM	PTD					
⑭	CLOSET DOOR	GL	GL	4'-0"	7'-0"	1 3/4"		ALUM	PTD					
⑮	CLOSET DOOR	GL	GL	5'-0"	7'-0"	1 3/4"		ALUM	PTD					

DOOR AND FRAME NOTES

1. Abbreviations:

H	Hollow Metal	WD	Wood
LM	Louvered Metal	PR	Pair
GM	Grilled Metal	PTD	Painted
GL	Glass	F	Frame
AL	Aluminum	FPB	Factory Painted Baked
SC	Solid Core	SWS	Solid Wood Slab

2. SLIDING DOOR.
3. Self closing, and self-latching device.
4. Smoke draft gasket around door frame.
5. Weatherstripped frame.
6. Hardware schedule to be provided by the hardware supplier. Allow $150.00 for hardware per door.
7. Door together with perimeter seals to have STC 26 rating.
8. Sliding mirrored wardrobe doors.
9. Tempered glass.
10. Maintain 7' min. clear headroom when door is in open position.

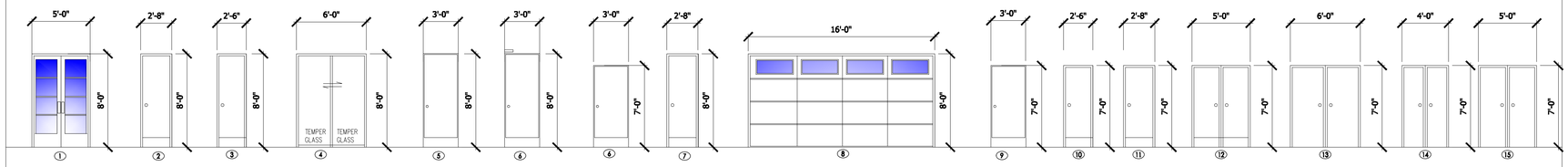
GENERAL NOTES

1. Hand-activated door opening hardware mounting and operational type shall be in accordance with the handicap code.
2. Maximum effort to operate exit doors shall not exceed 8.5 lbs. for exterior doors and 5 lbs. for interior doors. Such pull and push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased not to exceed 15 lbs.

   The bottom ten (10) inches of all exit doors except automatic and sliding shall have a smooth uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a ten (10) inch high, smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

   Thresholds shall not exceed 1/2 inch in height.
3. Provide weatherstripping and flashing completely around exterior doors and windows; see Title 24; notes on sheet.
4. All manufactured exterior door units shall be certified and labeled as meeting with the American National Standard Institute standards.
5. All exterior steel frames to be galvanized, unless otherwise noted.
6. Doors shall be scribed and pre-cut with the exact clearance above slab as required by floor finishes.
7. All locks are to be masterkeyed as per the owner's instructions.
8. Field measure all the door openings prior to fabrication.
9. Approved shatter-resistant materials for shower enclosure.

DOOR TYPES



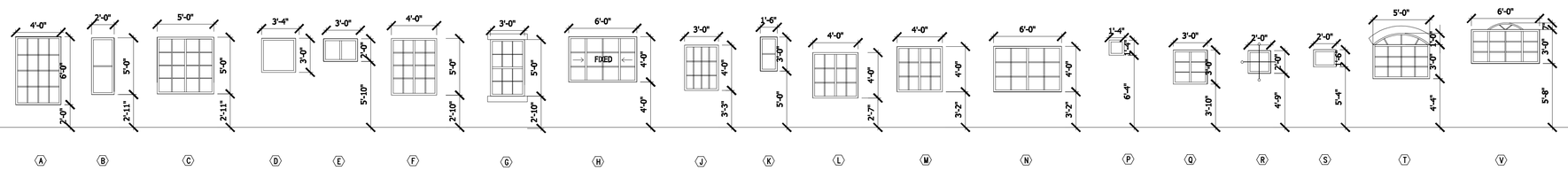
WINDOW SCHEDULE

SYMB	LOCATION	DOOR TYPE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICK	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME THICKNESS	FRAME GLASS	FRAME MATERIAL	REMARKS SEE WINDOW NOTES
Ⓐ	LIVING ROOM, DINING ROOM	SH	4'-0"	6'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓑ	LIVING ROOM	SH	2'-0"	5'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓒ	GUEST ROOM	SLIDE	5'-0"	5'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓓ	STAIRWAY	FIXED	3'-0"	4'-6"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓔ	BATH ROOM	SLIDE	3'-0"	2'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓕ	GARAGE	SLIDE	4'-0"	5'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓖ	WOK	SLIDE	3'-0"	5'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓗ	KITCHEN	——	3'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓙ	KITCHEN	FIXED	6'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓚ	POWDER/LAUNDRY	SH	1'-6"	3'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓛ	BED ROOM #1	SLIDE	4'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓜ	MASTER BED ROOM	SLIDE	4'-6"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓝ	BED ROOM #2	SLIDE	6'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓟ	HALLWAY	FIXED	1'-4"	1'-4"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓠ	MASTER BED ROOM	SLIDE	3'-0"	3'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓡ	W.I.C. (MASTER BR)	FIXED	2'-0"	2'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓢ	MASTER BATH ROOM	SH	2'-0"	3'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓣ	MASTER BATH ROOM /ARCH TOP	FIXED	5'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	TEMPER GL
Ⓥ	HALLWAY	——	6'-0"	3'-6"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	

WINDOW NOTES

1. All window elevations below were drawn as viewed from exterior side at a scale of 3/16" = 1'-0".
2. All glass and glazing to be in accordance with the Uniform Building Code, Chapter 24, and 16 CFR 1201 Safety Standards for Architectural Glazing Materials.
3. All aluminum sash to comply with the AAMA standards.
4. T indicates glass to be tempered per above mentioned regulations, where window is within 12" of a door, and in door and enclosure for hot tub, bathtub, showers (also glazing in wall enclosing these compartments within 5' of standing surface.
5. Flash around all exterior window openings with approved flashing.
6. Windows shall be certified and labeled in compliance with American National Standard Institute standards.
7. Unless otherwise noted, all window frames to be aluminum.
8. Framing contractor to verify manufacturer's rough window opening and field rough dimensions.
9. All window frames to be painted with silicone polyester coating, color by architect.
10. Window contractor to provide architect with detailed shop drawings prior to fabrication. Drawings to include (but not limited to) head, jamb, and sill details.
11. All windows to have insect screens at sliding panel location.
12. Window and frame colors and finish per owner.

WINDOW TYPES



Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

Revisions

Date	No.	Description

Drawing Title

BUILDING B DOOR & WINDOW SCHEDULE

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date:12/20/22

Drawing No.

A-13

DOOR SCHEDULE

SYMB	LOCATION	DOOR TYPE	DOOR MATL	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICK	GLASS	FRAME MATERIAL	FRAME FINISH	FRAME SECTIONS JAMB	FRAME SECTIONS HEAD	FRAME SECTIONS SILL	FIRE RATING	REMARKS SEE DOOR NOTES
①	ENTRY/PAIR DOOR		SC	5'-0"	8'-0"	1 3/4"	-	WD	PTD	-	-	-		
②	GUEST/ LAUNDRY		SC	3'-0"	8'-0"	1 3/4"	-	WD	PTD					
③	BATH ROOM		SC	2'-8"	8'-0"	1 3/4"	-	WD	PTD					
④	WOK		SC	2'-6"	8'-0"	1 3/4"	-	WD	PTD					
⑤	DINING		GL	5'-0"	8'-0"	1 3/4"	-	VINYL	VINYL					TEMPER GLASS
⑥	FAMILY		GL	6'-0"	8'-0"	1 3/4"		VINYL	VINYL					TEMPER GLASS
⑦	GARAGE		GL	6'-0"	8'-0"	1 3/4"	-	WD	PTD				20 MIN. for garage	#3
⑧	2-CAR GARAGE		GL	16'-0"	8'-0"	1 3/4"	-	ALUM	PTD					
⑨	BALCONY/PAIR		SC	5'-0"	7'-0"	1 3/4"	-	WD	PTD					FRENCH DOOR (SWING)
⑩	BED ROOM #1, #2, MASTER		SC	3'-0"	7'-0"	1 3/4"	-	WD	PTD					
⑪	W.I.C. / BATH		SC	2'-8"	7'-0"	1 3/4"	-	WD	PTD					
⑫	MASTER BATH ROOM		SC	2'-8"	7'-0"	1 3/4"	-	WD	PTD					
⑬	CLOSET DOOR	GL	GL	6'-0"	7'-0"	1 3/4"		ALUM	PTD					
⑭	CLOSET DOOR	GL	GL	4'-0"	7'-0"	1 3/4"		ALUM	PTD					
⑮	CLOSET DOOR	GL	GL	5'-0"	7'-0"	1 3/4"		ALUM	PTD					

DOOR AND FRAME NOTES

1. Abbreviations:

H	Hollow Metal	WD	Wood
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GL	Glass	F	Frame
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SC	Solid Core	SWS	Solid Wood Slab

2. SLIDING DOOR.
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4. Smoke draft gasket around door frame.
5. Weatherstripped frame.
6. Hardware schedule to be provided by the hardware supplier. Allow $150.00 for hardware per door.
7. Door together with perimeter seals to have STC 26 rating.
8. Sliding mirrored wardrobe doors.
9. Tempered glass.
10. Maintain 7' min. clear headroom when door is in open position.

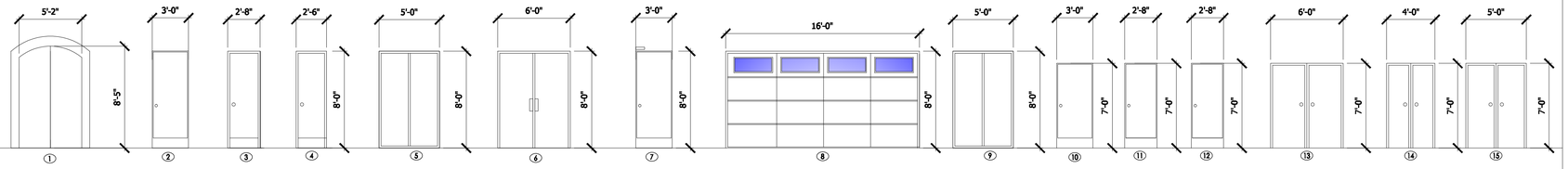
GENERAL NOTES

1. Hand-activated door opening hardware mounting and operational type shall be in accordance with the handicap code.
2. Maximum effort to operate exit doors shall not exceed 8.5 lbs. for exterior doors and 5 lbs. for interior doors. Such pull and push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased not to exceed 15 lbs.

   The bottom ten (10) inches of all exit doors except automatic and sliding shall have a smooth uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a ten (10) inch high, smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.

   Thresholds shall not exceed 1/2 inch in height.
3. Provide weatherstripping and flashing completely around exterior doors and windows; see Title 24; notes on sheet.
4. All manufactured exterior door units shall be certified and labeled as meeting with the American National Standard Institute standards.
5. All exterior steel frames to be galvanized, unless otherwise noted.
6. Doors shall be scribed and pre-cut with the exact clearance above slab as required by floor finishes.
7. All locks are to be masterkeyed as per the owner's instructions.
8. Field measure all the door openings prior to fabrication.
9. Approved shatter-resistant materials for shower enclosure.

DOOR TYPES



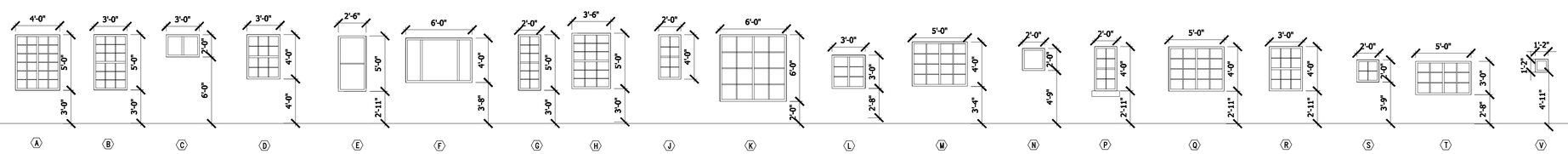
WINDOW SCHEDULE

SYMB	LOCATION	DOOR TYPE	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICK	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME THICKNESS	FRAME GLASS	FRAME MATERIAL	REMARKS SEE WINDOW NOTES
Ⓐ	GUEST	**SLIDE**	4'-0"	5'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓑ	**GUEST**	**SH**	3'-0"	5'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓒ	**BATH ROOM**	**SLIDE**	3'-0"	2'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓓ	**WOK**	**SLIDE**	**3'-0"**	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓔ	**WOK**	**SH**	2'-6"	5'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓕ	KITCHEN	——	6'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓖ	FAMILY ROOM, DINING	SH	2'-0"	5'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓗ	FAMILY ROOM	SH	3'-6"	5'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓙ	LAUNDRY	SH	2'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓚ	LIVING ROOM	SLIDE	6'-0"	6'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓛ	BED ROOM #1	SLIDE	4'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓜ	BED ROOM #1	SLIDE	5'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓝ	BATH ROOM (BR #1)	SLIDE	2'-0"	1'-6"	-	VINYL	VINYL	**DBL GLAZED**	**1/4"**	**CLEAR**	**GL**	
Ⓟ	BATH ROOM (BR #2)	SH	2'-0"	3'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓠ	BED ROOM #2	SLIDE	6'-0"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓡ	MASTER BED ROOM	SH	3'-6"	4'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓢ	W.I.C. (MASTER BR)	FIXED	2'-0"	2'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓣ	MASTER BATH ROOM	FIXED	5'-0"	3'-0"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
Ⓥ	STAIRWAY	FIXED	1'-2"	1'-2"	-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
					-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	
					-	VINYL	VINYL	DBL GLAZED	1/4"	CLEAR	GL	

WINDOW NOTES

1. All window elevations below were drawn as viewed from exterior side at a scale of 3/16" = 1'-0".
2. All glass and glazing to be in accordance with the Uniform Building Code, Chapter 24, and 16 CFR 1201 Safety Standards for Architectural Glazing Materials.
3. All aluminum sash to comply with the AAMA standards.
4. T indicates glass to be tempered per above mentioned regulations, where window is within 12" of a door, and in door and enclosure for hot tub, bathtub, showers (also glazing in wall enclosing these compartments within 5' of standing surface.
5. Flash around all exterior window openings with approved flashing.
6. Windows shall be certified and labeled in compliance with American National Standard Institute standards.
7. Unless otherwise noted, all window frames to be aluminum.
8. Framing contractor to verify manufacturer's rough window opening and field rough dimensions.
9. All window frames to be painted with silicone polyester coating, color by architect.
10. Window contractor to provide architect with detailed shop drawings prior to fabrication. Drawings to include (but not limited to) head, jamb, and sill details.
11. All windows to have insect screens at sliding panel location.
12. Window and frame colors and finish per owner.

WINDOW TYPES



Ⓐ Ⓑ Ⓒ Ⓓ Ⓔ Ⓕ Ⓖ Ⓗ Ⓙ Ⓚ Ⓛ Ⓜ Ⓝ Ⓟ Ⓠ Ⓡ Ⓢ Ⓣ Ⓥ

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

(626) 524-3164

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STAMP

Revisions

Date	No.	Description

Drawing Title

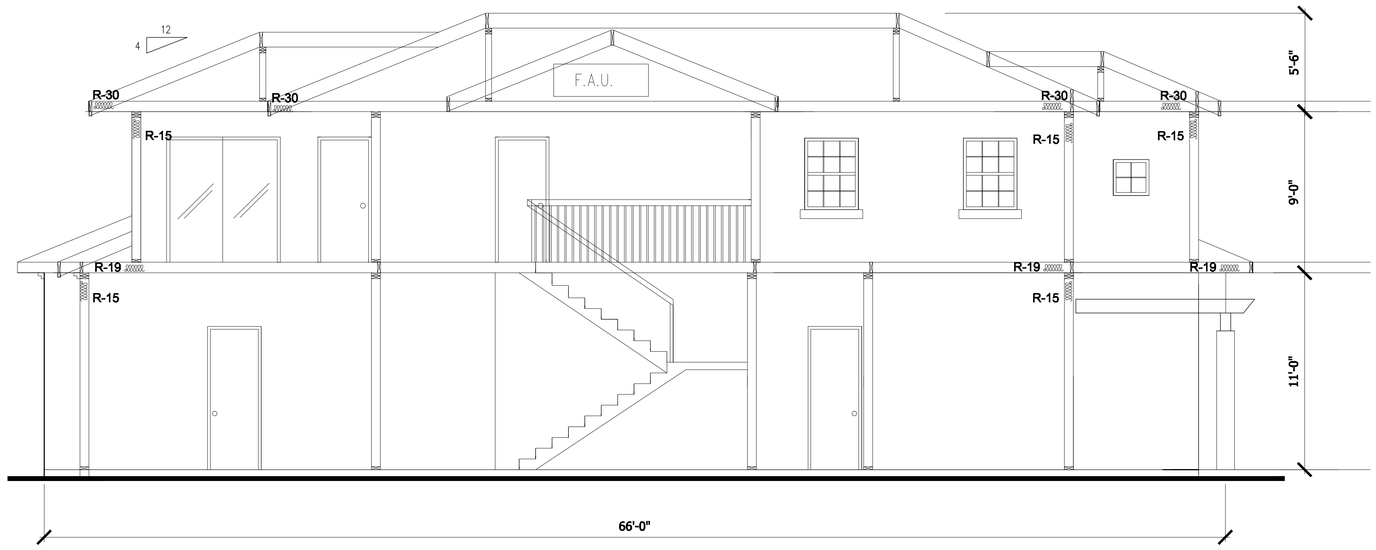
BUILDING A DOOR & WINDOW SCHEDULE

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date:12/20/22

Drawing No.

A-14



SECTION A-A

SCALE: 1/4"=1'-0"



SECTION B-B

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
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ARCHITECT

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Revisions

Date	No.	Description

Drawing Title

BUILDING A
SECTION A-A

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date: 12/20/22

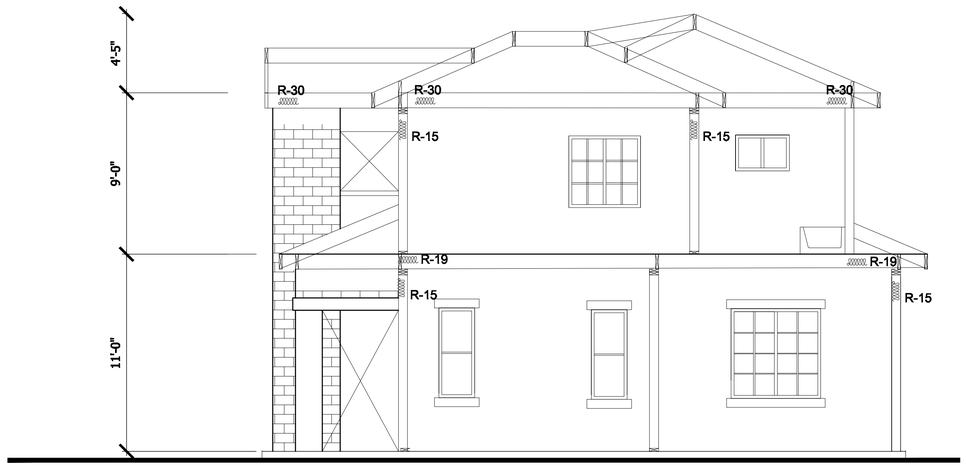
Drawing No.

A-15



SECTION A-A

SCALE: 1/4"=1'-0"



SECTION B-B

SCALE: 1/4"=1'-0"

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

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Drawing Title

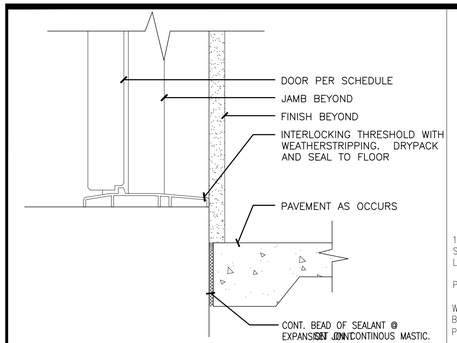
BUILDING B
SECTION A-A

Drawn By: C.T Checked By:

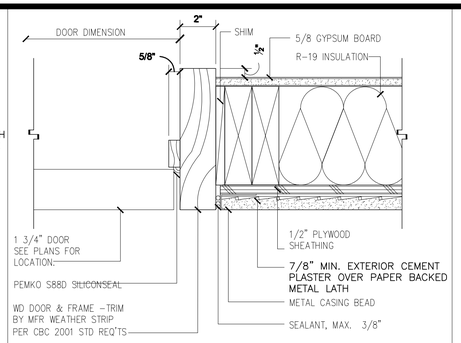
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Drawing No.

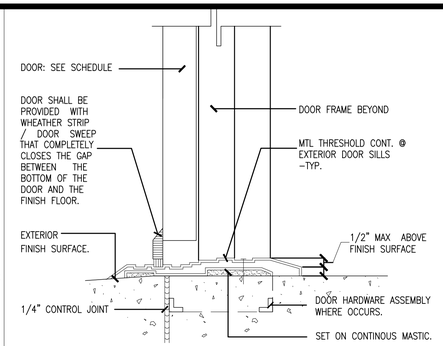
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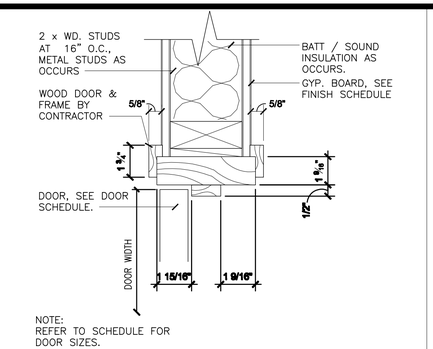
1 EXT. DOOR THRESHOLD
3" = 1'-0"



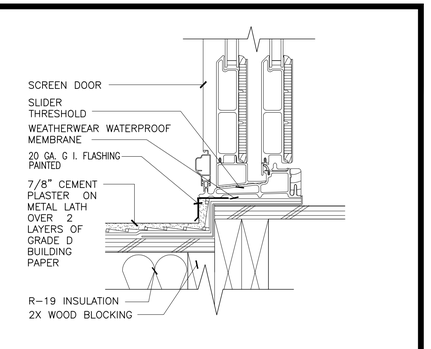
2 EXTERIOR DOOR JAMB
3" = 1'-0"



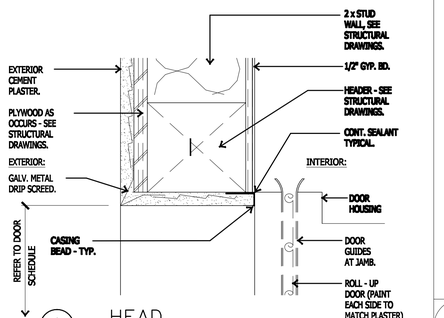
3 INT. DOOR THRESHOLD
3" = 1'-0"



4 INT. HEAD DOOR JAMB/SIM.
3" = 1'-0"

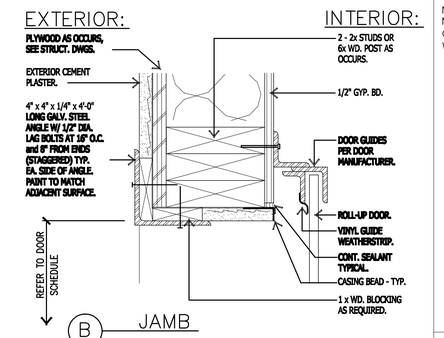


5 SLIDING DOOR THRESHOLD
3" = 1'-0"

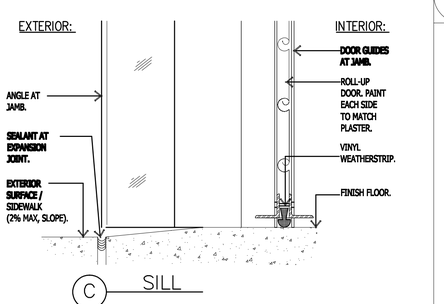


A HEAD

NOTE:
PROVIDE MANUFACTURER APPROVED WEATHERSTRIP AT HEAD.

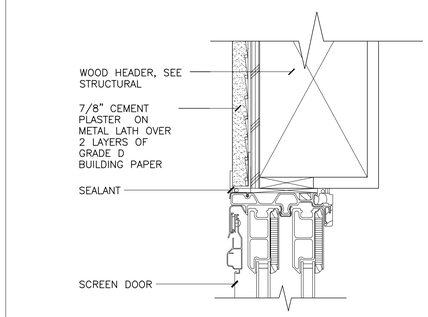


B JAMB

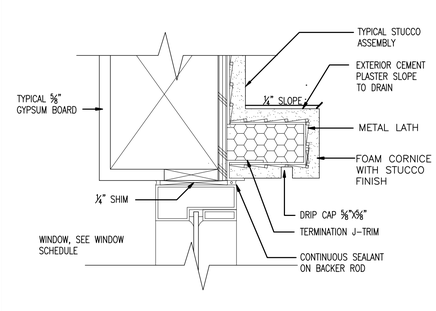


C SILL

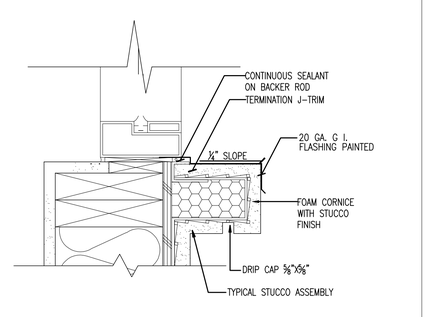
14 GARAGE DOOR DETAILS
NOT TO SCALE



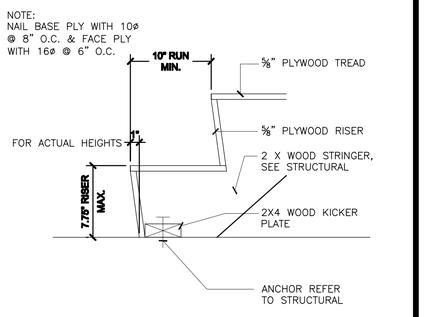
6 SLIDING DOOR HEAD
3" = 1'-0"



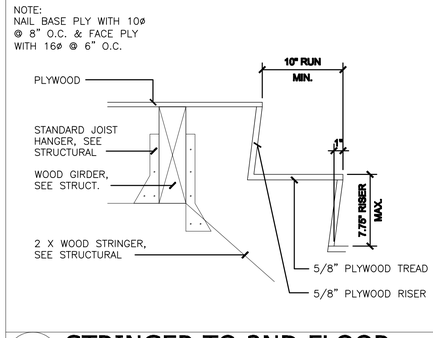
7 FOAM TRIM WINDOW HEAD
3" = 1'-0"



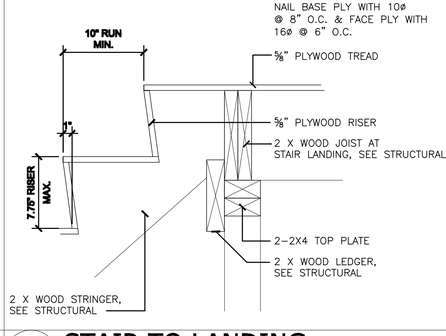
8 FOAM TRIM WINDOW SILL
3" = 1'-0"



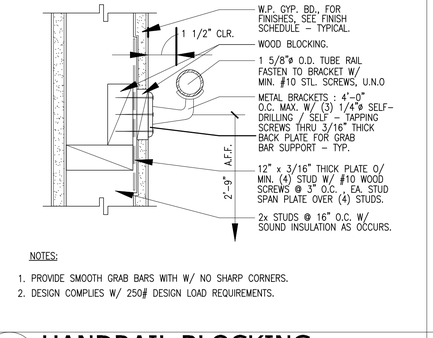
9 STAIR TO SLAB
1 1/2" = 1'-0"



10 STRINGER TO 2ND FLOOR
1 1/2" = 1'-0"

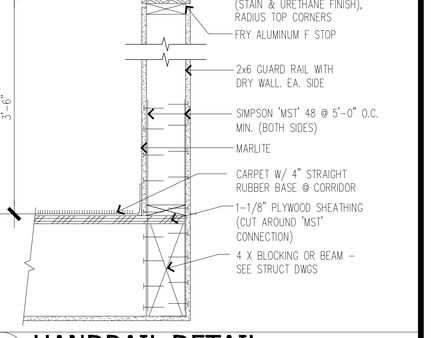


11 STAIR TO LANDING
1 1/2" = 1'-0"

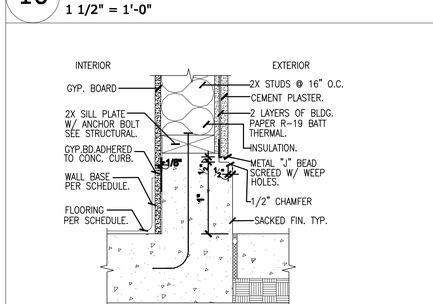


NOTES:
1. PROVIDE SMOOTH GRAB BARS WITH W/ NO SHARP CORNERS.
2. DESIGN COMPLIES W/ 250# DESIGN LOAD REQUIREMENTS.

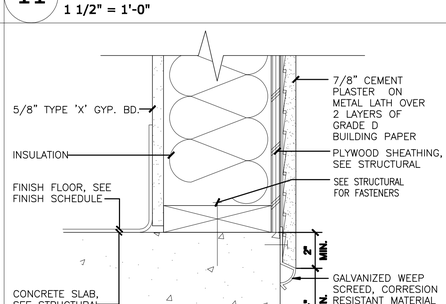
12 HANDRAIL BLOCKING
3" = 1'-0"



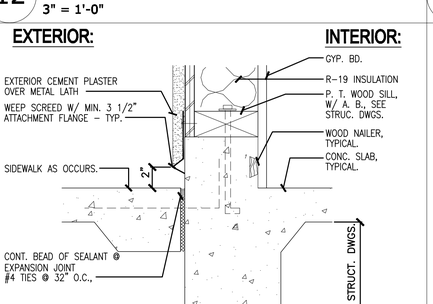
13 HANDRAIL DETAIL
NOT TO SCALE



15 CURB WALL BASE
1 1/2" = 1'-0"



16 BASE AT PLASTER WALL
3" = 1'-0"



17 WEEP SCREED AT CURB
1 1/2" = 1'-0"

Gypsum Wallboard, Glass fiber, Wood Studs

One layer 5/8" type 'X' gypsum wallboard or veneer base applied parallel to resilient channels 24" o.c. with 1" type 'S' drywall screws at edges 6" o.c. and center row 12" o.c. End joints backblocked with resilient channels. Resilient channels attached at right angles to 2 x 4 wood studs 16" o.c. with 6d coated nails, 1-7/8" long, 0.086" shank, 1/4" heads, 1/2" X 3" gypsum wallboardfiller strip attached to plate line with 6d nails as described above 16" o.c. 1-1/2" glass fiber 0.8 pcf attached to studs in stud space with 1/2" long staples. On opposite side one layer 5/8" type 'X' gypsum wallboard or veneer base applied at right angles to studs with 6d nails as described above 8" o.c. Stagger end joints 48" o.c. each side. Sound tested with 3-1/2" glass fiber insulation. **(LOAD-BEARING)**

FIRE SOUND

GA FILE NO.: WP 3230
FIRE RATING: 1HR
SOUND RATING STC: 50 to 54
THICKNESS: 5-5/8"
APPROX. WEIGHT: 7psf
FIRE TEST: OSU T-3127, 10-4-65
SOUND TEST: RAL TL 77-138, 5-5-77

18 1-HOUR FIRE RATED WALL
NOT TO SCALE

Project

2 STORIES SINGLE FAMILY HOUSE

Address

10660 Daines St
Temple City
CA

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
SUITE 203
EL MONTE, CA 91731

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STAMP

Revisions

Date	No.	Description

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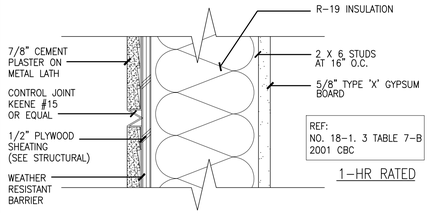
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Drawn By: — Checked By:

Scale: AS SHOWN Date: 12/26/22

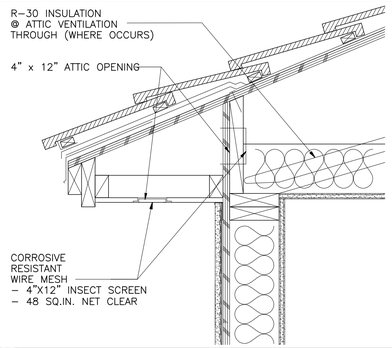
Drawing No.

A 9.1



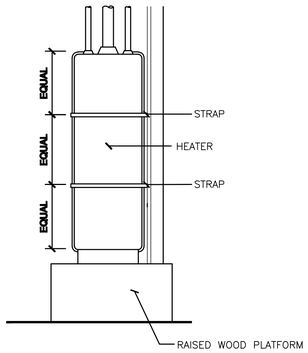
1 CONTROL JOINT

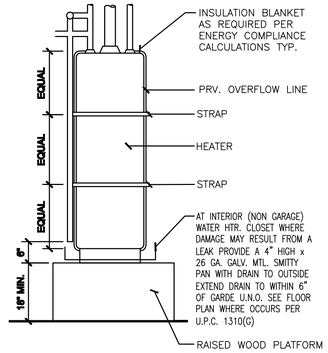
3" = 1'-0"

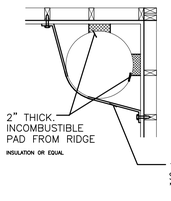


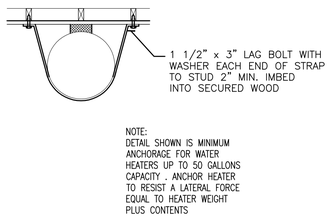
2 ROOF TILE & VENT AT EAVE

1 1/2" = 1'-0"



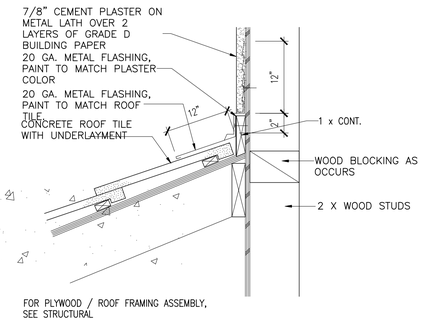






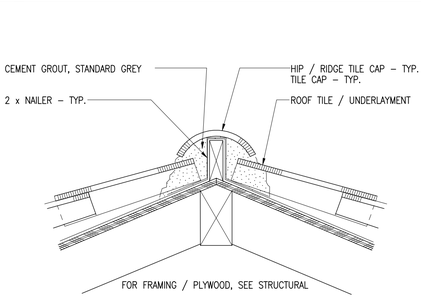
3 WATER HEATER PLATFORM

1 1/2" = 1'-0"



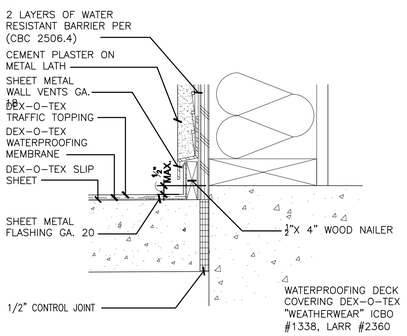
4 ROOF AT WALL

1 1/2" = 1'-0"



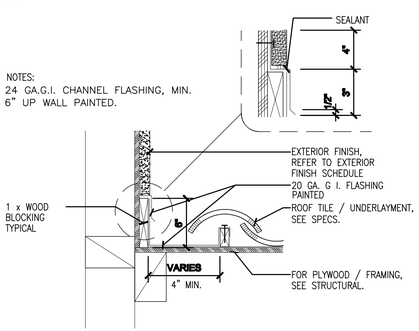
5 ROOF TILE AT RIDGE

1 1/2" = 1'-0"



6 FLASHING AT WALL BASE

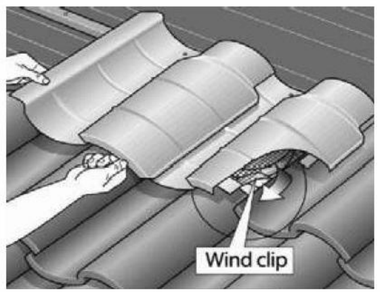
1 1/2" = 1'-0"



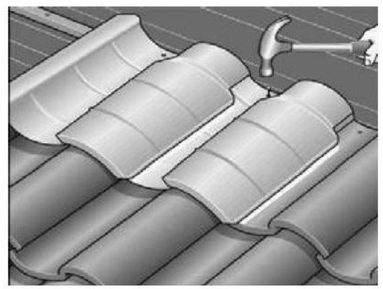
7 FLASHING AT WALL ROOF

1 1/2" = 1'-0"

S-TILE VENT INSTALLATION



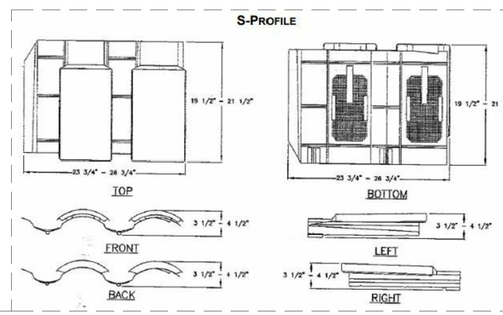
1. Install secondary vent cover, bending the Wind clip tightly under the preceeding course Of tile, adjusting for head lap.



2. Secure with approved roofing nails of sufficient length to penetrate the Sheathing.

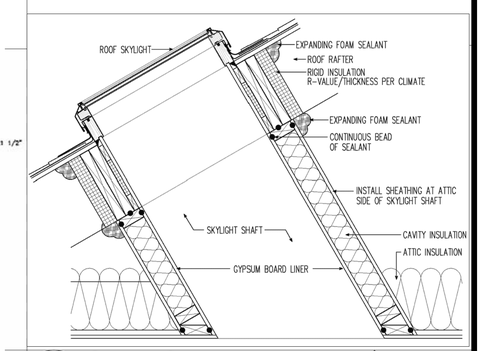
1. TILE IS INSERTED BETWEEN LOUVERED TOP OF SECONDARY VENT COVER AND BOTTOM FLANGED WITH WATER CHANNEL. BEND THE WIND CLIP TIGHTLY UNDER THE PRECEDING COURSE OF TILE, ASJUSTING FOR HEAD LAP. REMOVE 2 TO 3 INCHES OF THE TILE BATTEN LUG ON EITHER SIDE OF THE SECONDARY VENT COVER FOR PROPER FIT. FOR TILES WITH CONTINUOUS LUGS, A PORTION OF THE LUG MAY BE REMOVED AS NEEDED FOR WIND CLIP INSTALLATION. THE SECONDARY VENT COVER TAKES THE PLACE OF TWO FIELD TILES.

S-PROFILE



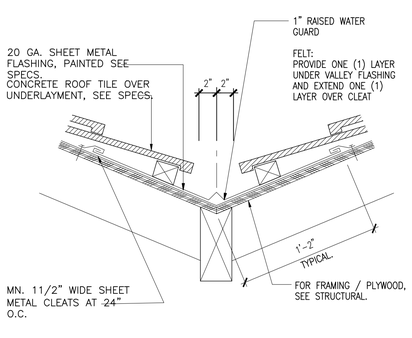
8 ROOF VENT DETAIL

NOT TO SCALE



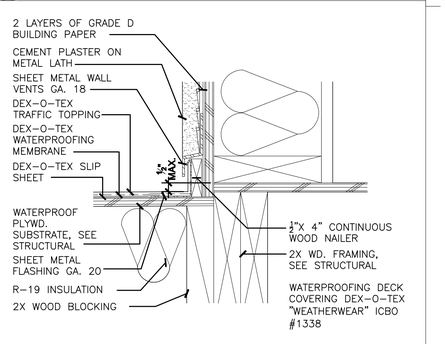
11 SKYLIGHT DETAIL

NOT TO SCALE



9 FLASHING AT VALLEY

1 1/2" = 1'-0"



10 FLASHING AT DECK TOPPING

3" = 1'-0"

Project

2 STORIES SINGLE FAMILY HOUSE

Address
10660 Daines St
Temple City
CA

ARCHITECT

SHYH HAW WU

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SUITE 203
EL MONTE, CA 91731

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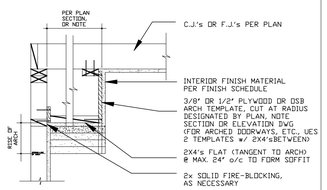
DETAILS

Drawn By: --- Checked By:

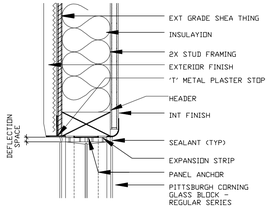
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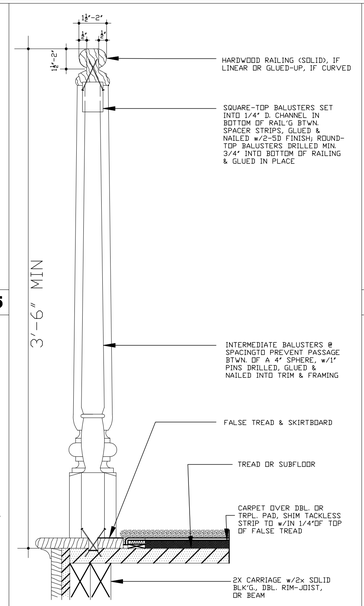
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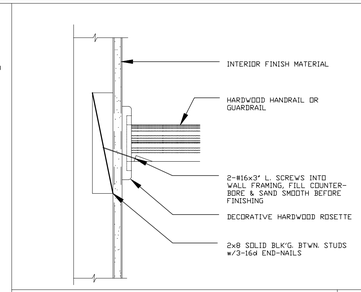
ARCHED SOFFIT 20



GLASS BLOCK-HEAD 15



GUARDRAIL/HANDRAIL 12

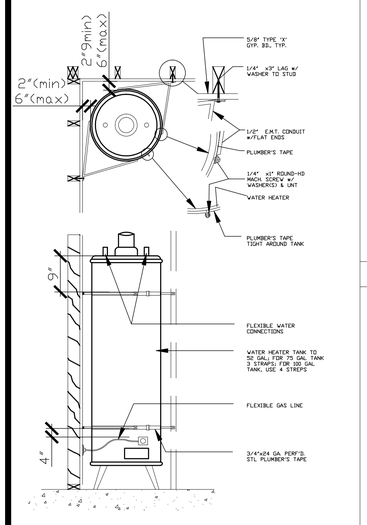


HANDRAIL BRACKET 8

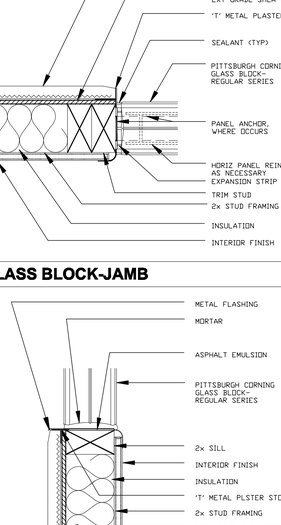
STAIRS AND RAILINGS

1. PRIVATE STAIRWAYS: 7.5" MAX. RISE, 10" MIN. RUN (MEASURED 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER, BUT IN NO XASE LESS THAN 6"). THE GREATEST RISER HEIGHT OR TREAD LENGTH, SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
   EXTERIOR STEPS: 7" MAX. RISE, 11" MIN. RUN
2. HEADROOM OVER STAIRS SHALL BE MINIMUM 6'-8". SUCH CLEARANCE SHALL BE MEASURED VERTICALLY, FROM A PLANE RARALLEL AND TANGENT TO THE TREAD NOSINGS TO THE SOFFIT ABOVE, AT POINTS. SPIRAL STAIRWAYS MAY HAVE HEADROOM OF 6'-6".
3. PROVIDE HANDRAIL OR GUARDRAIL (AS OCCURS) AT BOTH SIDES OF STAIRWAY AND RETURN TO A NEWEL POST, WALL, OR SAFETY TERMINAL. INTERMEDIATE BALUSTERS SHALL BE SPACED MAX. 4" o/c AT OPEN SIDE
4. HANDRAIL HEIGHT SHALL BE 42" ABOVE THE STAIR NOSING (WITH MINIMUM 1-1/2" CLEARANCE TO WALL, WHERE APPLICABLE). THE GRIP PORTION OF HANDRAILS SHALL BE 1.5" TO 2" WIDE IN CROSS-SECTIONAL DIMENSION, AND SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
5. GUARDRAILS (INCLUDING THOSE AT THE OPEN SIDE(S) OF STAIRS) SHALL BE MIN. 42" HIGH, DESIGNED (AND INSTALLED) TO WITHSTAND A CONCENTRATED LOAD OF 200 LBS AT THE TOP RAIL, AND SHALL HAVE INTERMEDIATE RAILS OR BALUSTERS OR PANELS SPACED SO AS TO PREVENT THE PASSAGE OF A 4" SPHERE
6. SEE DETAILS OF STAIR CONSTRUTION AND RAILING CONNECTION, THIS SHEET.

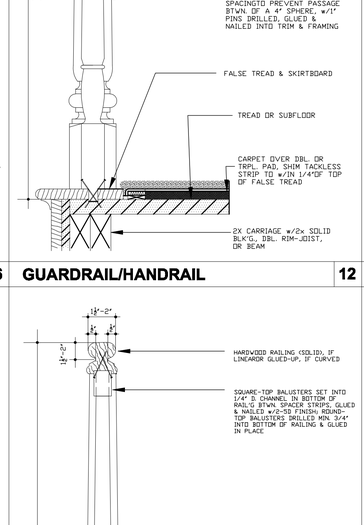
STAIR PLAN 1



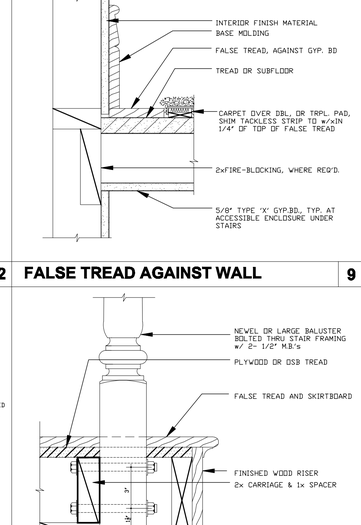
WATER HEATER SUPPORT 21



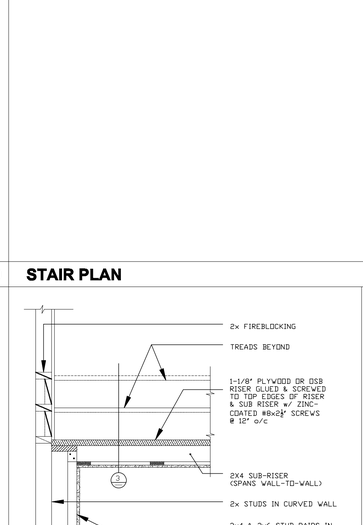
GLASS BLOCK-JAMB 16



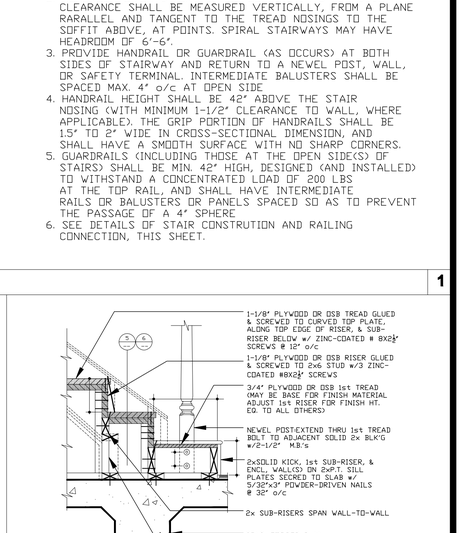
GUARDRAIL/HANDRAIL 13



NEWEL ANCHORAGE 10



CURVED WALL SIDE 5



RADIAL STAIR AT SLAB 2

#26 #27

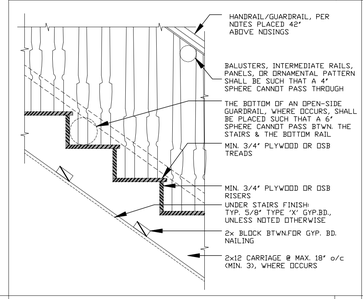
WATER HEATER SUPPORT 22

CEILING SOFFIT 18

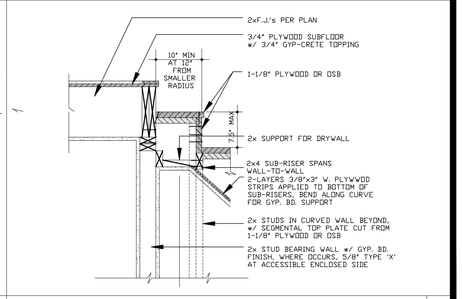
NEWEL ANCHORAGE 11

CURVED RAIL SIDE 6

RADIAL STAIR AT FRAMING 3



TYP. STAIR FEATURES 7



CURVED STAIRS AT HEAD 4

Project

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Revisions

Date	No.	Description

Drawing Title

DETAILS

Drawn By: --- Checked By:

Scale: AS SHOWN Date: 3/23/21

Drawing No.

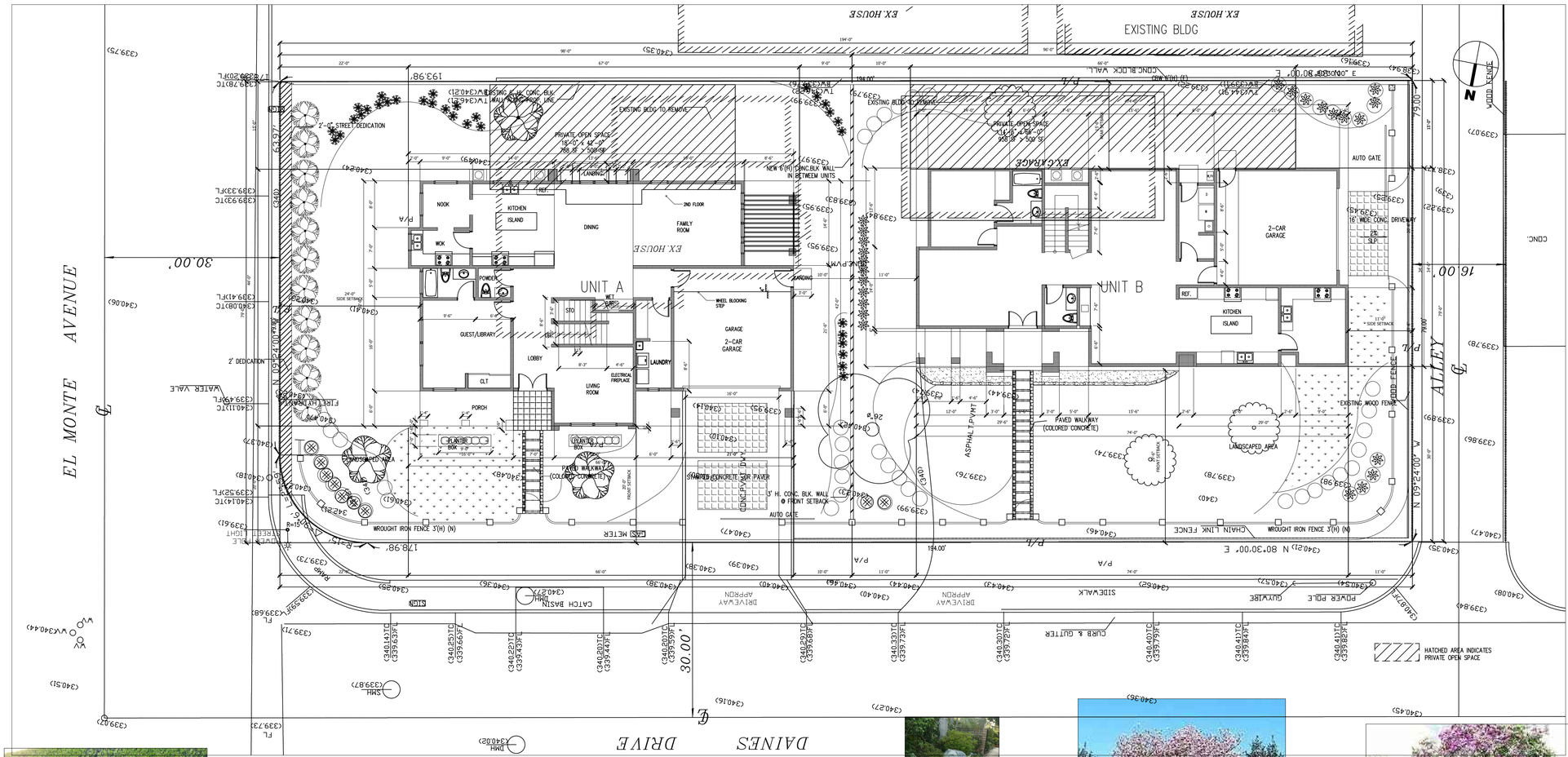
A 9.3

TREE

SYM.	QTY. SIZE	BOTANICAL NAME COMMON NAME	Remark
	1	Existing Street tree to be remained	
	3 24"Box	Bauhinia Orchid Tree	
	9 24"Box	Tabebuia chrysotricha Yellow Trumpet Tree	L
	8	Phoenix dactylifera Date Palm	
	3 24 Ga	Magnolia Soulangeana	

SHRUB / ACCENT

SYM.	QTY. SIZE	BOTANICAL NAME COMMON NAME	PF	Remark
	12 15Gal	Holly Dwarf Burford Shrub	L	2'o.c
	30 5Gal	Muhlenbergia Capillaris Hairawn muhly	L	
	20 5Gal	Aloe striata	L	
	40 5Gal	Varied Desert Plants	m	
	30 5Gal	Callistemon c. 'Little John' Dwarf Bottlebrush	L	3'o.c
		Artificial Grass over the Parking Structure	L	
	30"o.c 5Gal	Senecio Mandraliscae	L	30"o.c
	8'o.c 5Gal	Baccharis pilularis Dwarf Coyote Brush	L	8'o.c
sod		Festuca arundinacea Tall Fescue Medallion sod	H	



















Holly Dwarf Burford Shrub

Callistemon c. 'Little John' Dwarf Bottlebrush

Muhlenbergia Capillaris Hairawn muhly

Aloe striata

Varied Desert Plants

Magnolia Soulangeana

Bauhinia Orchid Tree

Project

TWO SINGLE FAMILY HOUSE

10660 DAINES DR
TEMPLE CITY
CA 91780-2814

ARCHITECT

SHYH HAW WU

10410 LOWER AZUSA ROAD
STE 203
EL MONTE, CA 91731

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STAMP

Revisions

Date	No.	Description

Drawing Title

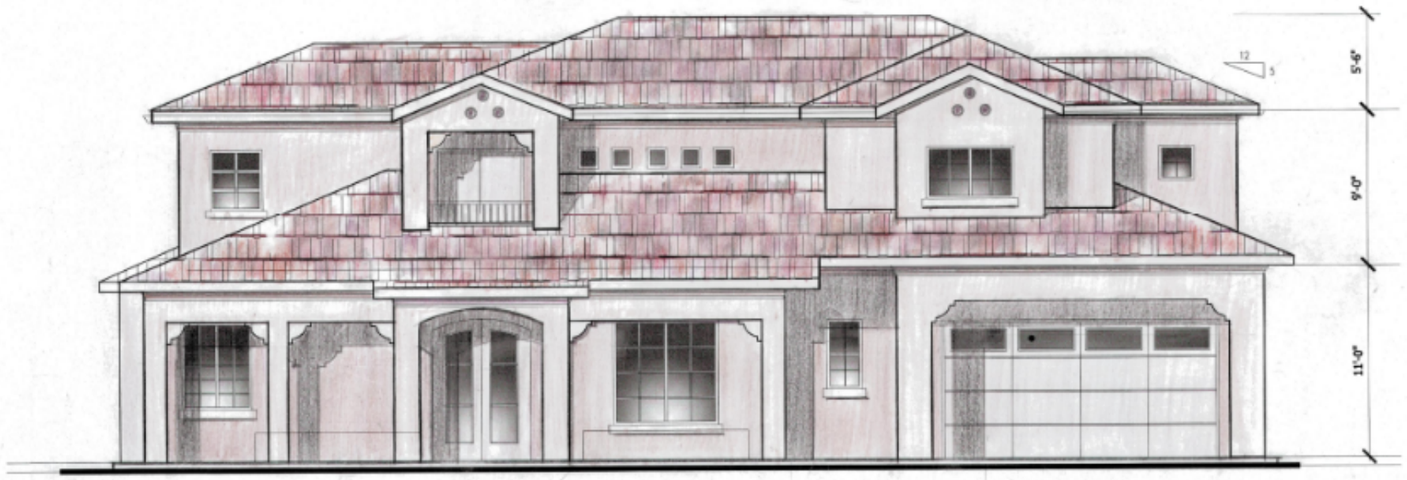
CONCEPTUAL LANDSCAPING

Drawn By: C.T Checked By:

Scale: 1/4"=1'-0" Date:04/03/2023

Drawing No.

A-17



BUILDING A - SOUTH ELEVATION

SCALE: 1/4"=1'-0"



BUILDING B - FRONT ELEVATION

SCALE: 1/4"=1'-0"