



CASE: PUP210002
 EXHIBIT: Cover Sheet &
 DATE: 2-11-2021
 PLANNER: I. Wheeler
 Model: Cover Sheet
 File

- LEGEND**
- 1. EXISTING BUILDINGS
 - 2. PROPOSED BUILDINGS
 - 3. EXISTING DRIVEWAYS
 - 4. PROPOSED DRIVEWAYS
 - 5. EXISTING SIDEWALKS
 - 6. PROPOSED SIDEWALKS
 - 7. EXISTING LANDSCAPE
 - 8. PROPOSED LANDSCAPE
 - 9. EXISTING UTILITIES
 - 10. PROPOSED UTILITIES
 - 11. EXISTING UTILITIES
 - 12. PROPOSED UTILITIES
 - 13. EXISTING UTILITIES
 - 14. PROPOSED UTILITIES
 - 15. EXISTING UTILITIES
 - 16. PROPOSED UTILITIES
 - 17. EXISTING UTILITIES
 - 18. PROPOSED UTILITIES
 - 19. EXISTING UTILITIES
 - 20. PROPOSED UTILITIES

I KUAN TAO TEMPLE RIVERSIDE

C D A
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 Architecture - Interior Design
 Planning
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PROJECT:
**I KUAN TAO
 TEMPLE**

CONTRACTOR: BIRKIN CONSTRUCTION
 3615 GARDNER COURT
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NOT FOR
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 RECORDING
 DRAWING TITLE:
COVER SHEET

CDA Project No. 204
 Rev. No. 02
 Drawn By: CDA
 Checked By: CDA
 Project No.
 Revision:

Drawing No.
A-101

DRAWING LIST

SHEET	DRAWING TITLE	DATE	BY	CHECKED	APPROVED
G-000	COVER SHEET	12/15/20			
G-001	SHEET INDEX				
ARCHITECTURAL SITE					
AC-101	SITE PLAN AND PROJECT DATA				
AC-102	ENLARGED SITE PLAN AND TRUCK HALL DETAILS				
CONCEPTUAL GRADING					
S-1	TOPO SURVEY				
C-1	CONCEPTUAL GRADING PLAN				
C-2	CONCEPTUAL GRADING PLAN				
LANDSCAPE					
L1	CONCEPTUAL LANDSCAPE PLAN				
L2	CONCEPTUAL LANDSCAPE PLAN				
L3	CONCEPTUAL LANDSCAPE PLAN				
L4	CONCEPTUAL LANDSCAPE PLAN				
L5	CONCEPTUAL LANDSCAPE PLAN				
L6	CONCEPTUAL LANDSCAPE PLAN				
L7	CONCEPTUAL LANDSCAPE PLAN				
ARCHITECTURAL					
A-101	BUILDING ONE FIRST FLOOR PLAN				
A-102	BUILDING TWO FIRST AND SECOND FLOOR PLAN				
A-103	BUILDING THREE AND FOUR FIRST FLOOR PLAN				
A-104	BUILDING FIVE FIRST FLOOR PLAN				
A-105	BUILDING SIX, SEVEN, AND EIGHT FIRST FLOOR PLAN				
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A-204	PROJECT ELEVATIONS				
A-205	PROJECT ELEVATIONS				
A-206	PROJECT ELEVATIONS				
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A-401	30 VIEWS				
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E-112	SITE PLAN - LIGHTING PLAN				
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E-115	SITE LIGHTING SPREAD				

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PROJECT:
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 TEMPLE**

CONTRACT NUMBER: IKT02.PHE
 ANIMESIDE, CA

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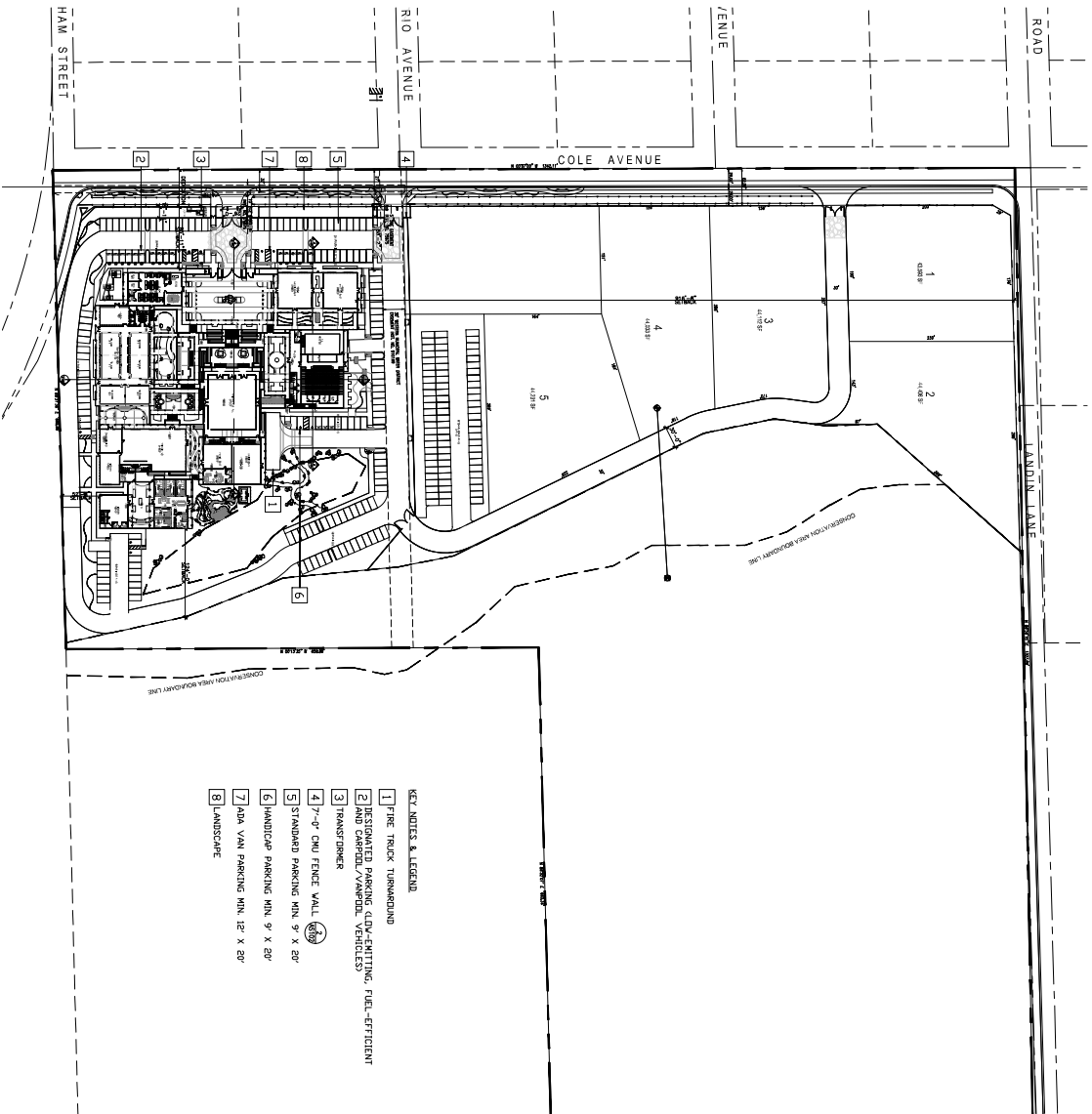


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DRAWING TITLE:
**BLDG 1
 1ST FLOOR PLAN**

CDM PROJECTS, INC.
 1500 CALIFORNIA STREET
 SUITE 200
 OAKLAND, CA 94612
 CHECKED BY: CDM
 DRAWN BY: CDM
 REVISIONS:
 REVISIONS:

Drawing No.:
G-001



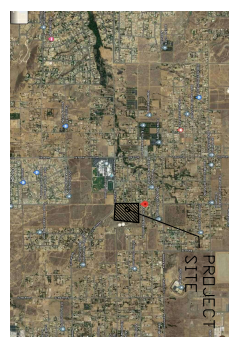
1 SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT DATA

ADDRESS	CORNER OF MARKHAM ST & COLE AVE
APN NUMBER	PERMISE
ZONING	RE-1.5-MX-2.0
PROPOSED USE	RELOCATED CENTER/Temple
TYPE OF CONSTRUCTION	V/A
FIRE SPRINKLERS (SEPARATE PERMIT)	YES
OCCUPANCY (GROUPS)	A, B, R-2
TOTAL GROSS LOT AREA (BEFORE DEDUCTION)	1,848,981 S.F. (APPROX. 42.39 ACRES)
TOTAL GROSS LOT AREA (AFTER DEDUCTION)	1,248,981 S.F. (APPROX. 28.14 ACRES)
TOTAL GROSS LOT AREA (AFTER CONSERVATION AREA & DEDICATION)	591,705 S.F. (APPROX. 13.68 ACRES)
TOTAL TEMPLE LOT AREA (AFTER CONSERVATION AREA)	300,197 S.F. (APPROX. 6.89 ACRES)
TOTAL GROSS LOT AREA (AFTER TEMPLE AREA BEF. CONSERVATION)	968,998 S.F. (APPROX. 22.25 ACRES)
BUILDING AREA	53,466 S.F.
BUILDING HEIGHT	40'-0"/13 STORIES
MAX. FLOOR AREA	40'-0"/13 STOREY
MIN. LOT AREA	20,000 S.F.
SET BACK	MIN. REQUIRED
BUILDING	5'-0"
NORTH SIDE VARD/INTERIOR LOT LINE	10'-0"
SOUTH SIDE VARD/INTERIOR LOT LINE	52'-8"
REAR VARD/INTERIOR LOT LINE	10'-0"
PARKING CALCULATION	MIN. PROVIDED
MIN. REQUIRED	148 STALLS
PROVIDED	248 STALLS (ONCE A YEAR)
STANDARD	178 STALLS
OVER/BELOW	81 STALLS
ENV. (8% DESIGNATED 6% FUTURE BY CHARGING STATIONS)	5 STALLS
ADA (8 REQUIRED, 2 VAN)	15 STALLS
ADA VAN BY CHARGING CAPABLE (1 REQUIRED)	8 STALLS
ADA STANDARD BY CHARGING CAPABLE (1 REQUIRED)	1 STALLS

CAMPUS BUILDING AREA BREAKDOWN

Bldg	Type	SF	PROJECT TOTAL
1	EMERGENCY	2,288 S.F.	
1	RESTROOM	1,200 S.F.	
1	MEETING ROOM	5,485 S.F.	
1	MEETING ROOM	595 S.F.	
2	ALUMINUM	3,613 S.F.	8,305 S.F.
4	MEETING RM 1	2,285 S.F.	
5	OFFICE	3,315 S.F.	
5	SOUND SCHOOL	9,292 S.F.	
6	SMALL DINING	1,023 S.F.	
6	KITCHEN	1,205 S.F.	
6	LABORATORY	3,015 S.F.	
6	CRANIE	3,205 S.F.	
6	LABORATORY	4,516 S.F.	8,305 S.F.
8	LANDSCAPE	53,466 S.F.	



VICINITY MAP

PROJECT TEAM

OWNER REP: BIRKIN CONSTRUCTION, 148 WEST CONNA, CA 91791
CONTACT: ROBERT FINNER

ARCHITECT: CDA CREATIVE DESIGN ASSOCIATES, 1720 W. INDUSTRIAL, CA 91724
CONTACT: KENNETH FANG

LANDSCAPE ARCHITECT: SIGMA ASSOCIATES, INC., PO BOX 864, 91789
CONTACT: TOM SCOGRA

ENGINEER: ALVARO ENGINEERING, FOUNDA, CA 92515
CONTACT: RAY ALVARO

TRAFFIC ENGINEER: LANSOTT, LAW & GREENSPAN, ENGINEERS, 1120 W. GARDEN, CA 92713
CONTACT: DAN KLOOS

ENVIRONMENTAL CONSULTANT: URBAN MANAGEMENT, 1120 W. GARDEN, CA 92713
CONTACT: JIM WATSON

ELECTRICAL ENGINEER: GOING ENGINEERING GROUP, 13 STUBBS STREET, 92506
CONTACT: ROBERT COMEZ

ENVIRONMENTAL CONSULTANT: ENVIRONMENTAL CONSULTING, 2201 N. GRAND AVE #1008, SANTA ANA, CA 92711
CONTACT: THOMAS J. BOWILL

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NOT FOR CONSTRUCTION OR RECORDING

DATE: 10/15/2010

PROJECT: AS-101

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

PROJECT: I KUAN TAO TEMPLE

OWNER: MARKHAM ST & COLE AVE

ARCHITECT: CDA

ENGINEER: BIRKIN CONSTRUCTION

TRAFFIC ENGINEER: LANSOTT, LAW & GREENSPAN, ENGINEERS

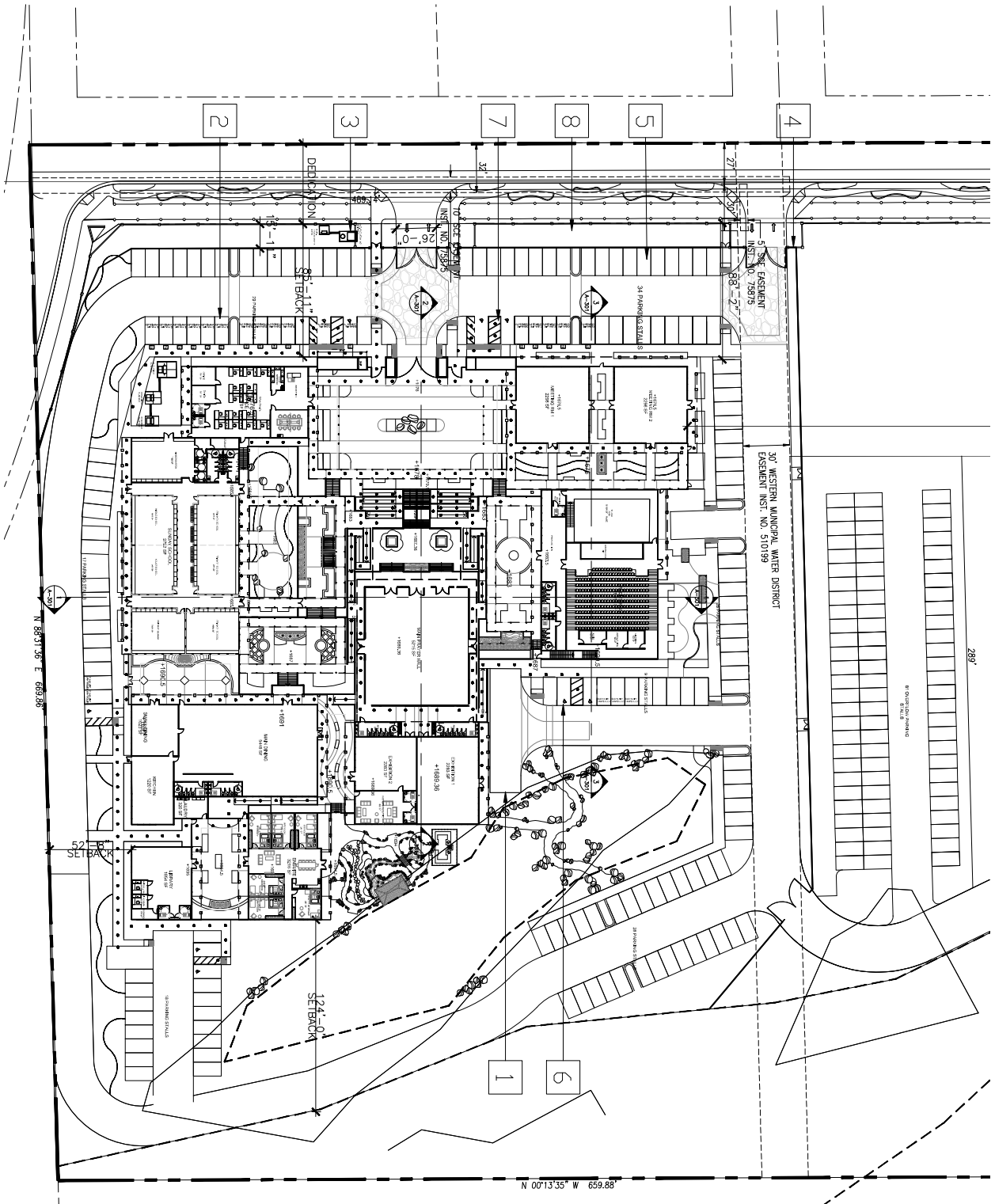
ENVIRONMENTAL CONSULTANT: URBAN MANAGEMENT

ELECTRICAL ENGINEER: GOING ENGINEERING GROUP

ENVIRONMENTAL CONSULTANT: ENVIRONMENTAL CONSULTING

DATE: 10/15/2010

PROJECT: AS-101



1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

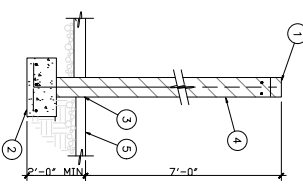


SITE PLAN LEGEND

- PROPERTY LINE
- - - SET BACK
- ACCESSIBLE PART OF TRAIL

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

1. SLOD CON. CURB
2. CONTIGUOUS FOOTING
3. SLOD CON. ALL CELLS BELOW GRADE
4. SLOD CON. ALL CELLS ABOVE GRADE
5. FINISHED GRADE/FLOOR



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

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ENLARGED SITE PLAN & FENCE WALL DETAILS

DATE: 08/14/2008
DRAWN BY: CDA
CHECKED BY: CDA
PROJECT NO.: 080808

Drawing No. **AS-102**