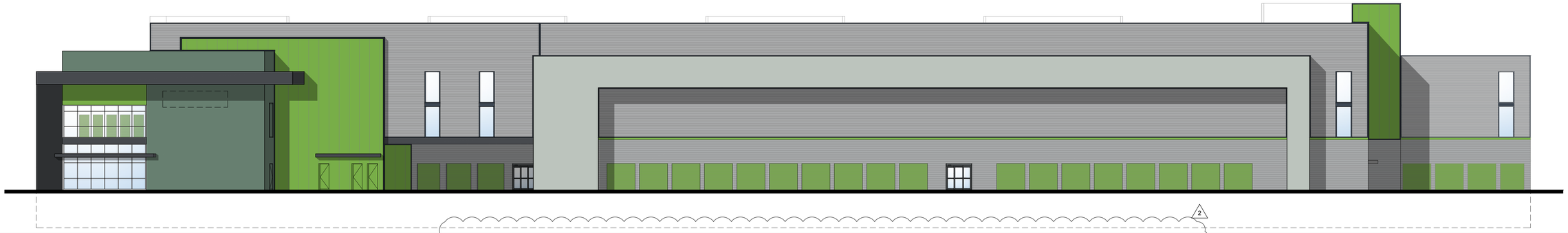
APPENDIX A

PROJECT PLANS



SITE PHOTO

SITE VIEW FROM TEMPLE CITY BLVD

VICINITY MAP

SHEET INDEX

ARCHITECTURAL

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OCCUPANCY LOAD TABULATION

BUILDING OCCUPIED AREA TABULATION

STORAGE:

USE/SPACE:	AREA (S.F.):
BUILDING	132,275
TOTAL	132275

BUISNESS AREAS:

USE/SPACE:	AREA (S.F.):
BUILDING	1,185
TOTAL	1,185
TOTAL BUILDING	133,460

BUILDING OCCUPANT LOAD CALCULATION (2018 IBC TABLE 1004.5)

FUNCTION OF SPACE:	AREA:	FACTOR:	OCCUPANTS:
BUILDING STORAGE	132,275	500 GROSS	264.6
BUILDING BUSINESS	1,185	150 GROSS	7.9
TOTAL	133,460		272

NOTE

1. ALL NEW SIGNAGE AND FREESTANDING SIGNAGE SHALL COMPLY WITH TITLE 16 STANDARDS. (DEVELOPMENT CODE SECTION 16-3.22.140 - TABLE 22-4).

2. UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW VIA LOCATION WITHIN AN ARCHITECTURALLY INTEGRATED STRUCTURE, UTILITY ROOM, OR LANDSCAPING AND PLACEMENT SUFFICIENT TO SCREEN SUCH EQUIPMENT. (INDUSTRIAL DESIGN GUIDELINES, SECTION 16-3.10.060 (d)(1)).

3. UNDERGROUNDING OF UTILITIES AND STREET IMPROVEMENTS ARE REQUIRED IN CONJUNCTION WITH ANY NEW DEVELOPMENT. BUILDING - FULLY SPRINKLERED

FIRE NOTES

1. AN APPROVED WATER SUPPLY SYSTEM, COMPLETE WITH STREET FIRE HYDRANTS COMPLYING WITH FIRE DEPARTMENT STANDARDS SHALL BE IN PLACE PRIOR TO CONSTRUCTION.

2. KNOX BOX / KEY BOX IS REQUIRED, AND SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE FIRE DEPARTMENT STANDARDS.

3. ACCESS GATES SHALL BE PROVIDED WITH AN "OPTICOM" RECEIVER CAPABLE OF OPENING GATES VIA DECODING OF "OPTICOM" STROBE SIGNAL TRANSMITTED BY FIRE, POLICE AND AMBULANCE UNITS. ALL ACCESS GATES SHALL REQUIRE MECHANICAL MEANS FOR OPENING IN THE EVENT OF POWER FAILURE. GATE SHALL IMPINGE ON REQUIRED CLEAR WIDTH WHEN FULLY OPEN, AND SHALL BE EQUIPPED WITH KNOX BOX LOCK ACTUATION DEVICES.

PROJECT DATA

SITE DATA

ADDRESS : 4301 TEMPLE CITY BLVD., EL MONTE, CA 91731

DESCRIPTION	REQUIRED	PROPOSED
ZONING CLASSIFICATION	TEMPLE CITY: "I" (INDUSTRIAL DISTRICT) EL MONTE: "M-2" (GENERAL MANUFACTURING)	I, M-2
APN	EL MONTE: 8592-005-005 TEMPLE CITY: 8592-005-006, 8592-005-007	
PRIMARY LAND USE	INDUSTRIAL / GENERAL MANUFACTURING	SELF-STORAGE
SITE AREA	TEMPLE CITY: 69,684 SQ .FT (1.6 ACRES) EL MONTE: 37,139 SQ. FT. (0.85 ACRES) GROSS: 106,823 SQ. FT. (2.45 ACRES) STREET DEDICATION: 1,228 SQ. FT. **NET LOT AREA =GROSS - ST. DEDICATION** = 106,823 - 1,228 =105,595 SQ. FT.	
NET FLOOR AREA (N.F.A.) *INCLUDING STORAGE HALLWAYS *NOT INCLUDING BASEMENT/ EXTERIOR WALLS/ OFFICES/ RESTROOMS/ COURTYARDS/ FITTING ROOMS/ KITCHEN/ BREAK AREAS	1ST FLOOR - OFFICE- STAIRS - ELEVATORS - EXTERIOR WALLS= 26,518 -1,185 - 413 - 352 - 696= 23,872 SQ. FT. 2ND FLOOR - STAIRS - ELEVATORS - RESTROOMS - EXTERIOR WALLS= 27,984 - 413 - 352 - 81 - 667= 26,471 SQ. FT. 3RD FLOOR - STAIRS - ELEVATORS - RESTROOMS - EXTERIOR WALLS= 27,984 - 413 - 352 - 81 - 667= 26,471 SQ. FT. 4TH FLOOR - STAIRS - ELEVATORS - EXTERIOR WALLS= 24,456 - 413 - 352 - 552= 23,139 SQ. FT. **TOTAL N.F.A.= 99,953 SQ. FT.**	
FLOOR AREA RATIO (F.A.R.) NET FLOOR SF / NET LOT SF	1.0	99,953 /105,595= 0.95 (DOES NOT INCLUDE BASEMENT FLOOR AREA)
LANDSCAPE	N/A	4.6% (4,833 SQ. FT.)
TREE COUNT	15 TREES TOTAL	
PARKING	1,032 STORAGE UNITS = 10 OFFICE MIN.= 5 , 2 EV CAPABLE, 2 EV CHARGING	15 SPACES TOTAL: (8) PERPENDICULAR: (2) 8'-6"X18' STANDARD (2) 8'-6"X18' EV CHARGING (1) 9'X18' STANDARD (1) 9'X18' EV CHARGING (1) 9'X18' ADA (1) 9'X12' VAN/ EV CHARGING (7) PARALLEL: 8'X24' STANDARD
LOADING SPACES	3 SPACES (15'x40')	3 SPACES (15'x40')
BICYCLE PARKING	SHORT TERM: 8 % OF PARKING. MIN 2 SPACES. LONG TERM - 5% OF PARKING MIN. 2 SPACES	SHORT: 2 SPACES LONG: 2 SPACES
MAXIMUM LOT COVERAGE	N/A	27% (28,620SF)
MAXIMUM BUILDING HEIGHT	4 STORIES OR 75 FT	4 STORIES = 57'-4"
MINIMUM SETBACKS		
FRONT	15'	15'
SIDE	0'	2'
REAR	25'	25'

BUILDING AREA TABULATION (SQUARE FEET)

	SELF-STORAGE	OFFICE	TOTAL
BASEMENT (NOT INCLUDED IN F.A.R)	26,518		26,518
FIRST FLOOR	25,333	1,185	26,518
SECOND FLOOR	27,984		27,984
THIRD FLOOR	27,984		27,984
FOURTH FLOOR	24,456		24,456
TOTAL:	132,275	1,185	
TOTAL GROSS BUILDING AREA:			133,460

SCOPE OF WORK

NEW PROPOSED SELF STORAGE BUILDING S-1 TYPE IIB, FOUR STORIES ABOVE BASEMENT 132,275 SF WITH 1,185 SF OF OFFICE. THREE RESTROOMS, THREE ELEVATORS, AND TWO STAIRS.

BUILDING AREA TABULATION (SQUARE FEET) PER CITY BOUNDARIES

	EL MONTE		TEMPLE CITY		
	SELF-STORAGE	OFFICE	SELF-STORAGE	OFFICE	TOTAL
BASEMENT (NOT INCLUDED IN F.A.R)	23,558		2960		26,518
FIRST FLOOR	22,373	1,185	2,960		26,518
SECOND FLOOR	24,930		3,054		27,984
THIRD FLOOR	24,930		3,054		27,984
FOURTH FLOOR	22,578		1,878		24,456
TOTAL:	118,369	1,185	13,906		133,460
TOTAL GROSS BUILDING AREA:					133,460

SCOPE OF WORK

NEW PROPOSED SELF STORAGE BUILDING S-1 TYPE IIB, FOUR STORIES ABOVE BASEMENT 132,275 SF WITH 1,185 SF OF OFFICE. THREE RESTROOMS, THREE ELEVATORS, AND TWO STAIRS.

STATEMENT OF OPERATION

MANAGEMENT AND HOURS OF OPERATION

PROFESSIONAL MANAGEMENT PERSONNEL WILL BE ON SITE DURING REGULAR BUSINESS HOURS. OFFICE HOURS ARE TENTATIVELY SCHEDULED FROM 9:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 10:00 A.M. TO 4:00 P.M. SATURDAYS AND SUNDAYS. THE SECURITY GATE ACCESS FOR ESTABLISHED SELF STORAGE CUSTOMERS WITH CURRENT ACCOUNT STATUS WILL BE FROM 6:00 A.M. TO 9:00 P.M., 7 DAYS-A-WEEK.

SEVICES PROPOSED

TO PROVIDE SERVICES FOR SELF STORAGE INCLUDES LEASABLE STORAGE SPACE AND SALES OF ITEMS FOR STORAGE. REQUIRED EMPLOYEES TWO STAFF MEMBERS DURING DAY TIMES HOURS, SECURITY SYSTEM WILL BE IN PLACE DURING EVENING HOURS.

FIRE

MONITORED FIRE SPRINKLER SYSTEM(S) ARE REQUIRED FOR THE PROPOSED BUILDINGS. PLANS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION. INTERIOR/EXTERIOR FIRE DEPARTMENT ACCESS ROADWAY/FIRE LANES SHALL BE REQUIRED PER FIRE DEPARTMENT STANDARD. FIRE DEPARTMENT ACCESS ROADWAYS PROVIDING ACCESS TO THE BUILDINGS IN THIS PROJECT SHALL BE A MINIMUM OF 28 FEET WIDE. IF GATES INSTALLED, MUST COMPLY WITH FIRE DEPARTMENT STANDARDS (CBC 2022 SECTION 503.6) 20' CLEAR, MINIMUM ACCESS. KNOX BOX/KEY BOX IS REQUIRED, AND SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS. ACCESS GATES SHALL BE PROVIDED WITH AN "OPTICOM" RECEIVER CAPABLE OF OPENING GATES VIA DECODING OF THE "OPTICOM" STROBE SIGNAL TRANSMITTED BY FIRE, POLICE, AND AMBULANCE UNIT. ALL ACCESS GATES SHALE REQUIRED MECHANICAL MEANS FOR OPENING IN EVENT OF POWER FAILURE, SHALL NOT IMPINGE ON REQUIRED CLEAR WIDTH WHEN FULLY OPEN, AND SHALL BE EQUIPPED WITH KNOW BOX LOCK ACTUATION DEVICES.

BUILDING - FULLY SPRINKLERED

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF THE RANCHO SAN FRANCISQUITO, IN THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE PLAT RECORDED IN BOOK 1 PAGES 31 AND 32 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF ELLIS LANE (NOW KNOWN AS TEMPLE CITY BOULEVARD), 80 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 14535, RECORDED IN BOOK 298, PAGES 6 AND 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WITH THE CENTER LINE OF LOWER AZUSA ROAD, 70 FEET WIDE, AS SHOWN ON THE MAP OF TRACT NO. 12998, RECORDED IN BOOK 264, PAGE 24 AND 25 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE SOUTH 18° 06' 40" WEST, ALONG SAID CENTER LINE OF ELLIS LANE NOW KNOWN AS TEMPLE CITY BOULEVARD 1758.66 FEET; THENCE NORTH 68° 27' 01" WEST 592.20 FEET; THENCE NORTH 21° 32' 59" EAST 199.64 FEET; THENCE SOUTH 68° 27' 01" EAST 184.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1050 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22° 23' 39", AN ARC LENGTH OF 410.40 FEET; THENCE SOUTH 18° 06' 40" WEST 120.67 FEET TO THE TRUE POINT OF BEGINNING.
FOR CONVEYANCING PURPOSES ONLY: APN 8592-005-005, 8592-005-006 AND 8592-005-007

REV.	DATE	COMMENT
1	11/25/24	RESPONSE TO IPR REVIEW COMMENTS DATED 10/23/24
2	02/17/25	RESPONSE TO DR / CUP REVIEW COMMENTS DATED 1/28/25

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

COVER SHEET

A1.0

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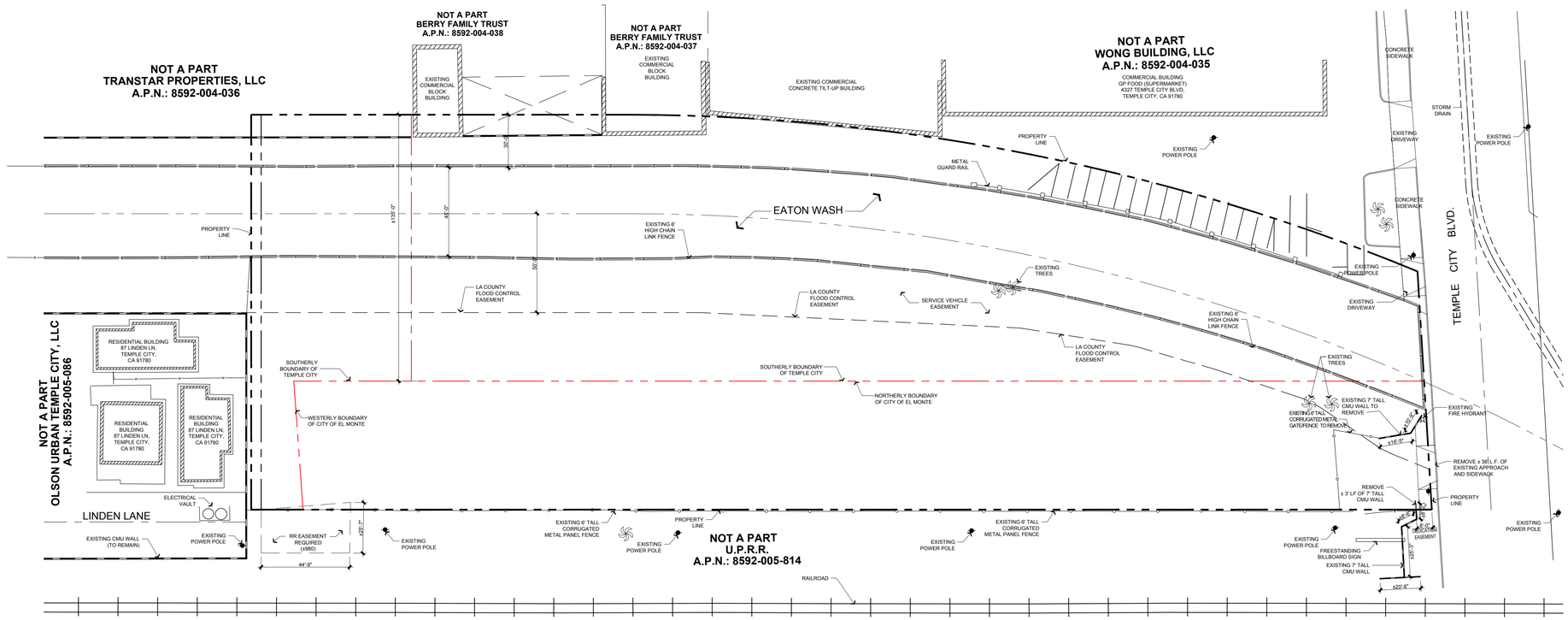
JOB NUMBER: 21-1004
SCALE: N/A
DATE: 04/04/2025

SELF
STORAGE
SELF STORAGE

SELF
STORAGE



EXISTING SITE PLAN 1
1" = 30'

NORTH

0 30 60
SCALE: 1"=30'

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

EXISTING SITE PLAN

A1.1

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FIRE NOTES

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 503.1.1.
2. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING – FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
3. WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.
4. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
5. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.
6. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037, SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
7. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 3875 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 4 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.1.1 AND APPENDIX B. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:
   - TYPE OF CONSTRUCTION PER THE BUILDING CODE: TYPE II–B
   - FIRE–FLOW CALCULATION AREA: 133,460 SQ. FT.
   - FIRE FLOW BASED ON THE FIRE–FLOW CALCULATION AREA: 7,750 GPM
   - REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%): 3,875 GPM
   - TOTAL FIRE FLOW REQUIRED: 3,875 GPM
8. WHEN ANY PORTION OF A PROPOSED STRUCTURE EXCEEDS THE ALLOWABLE DISTANCE FROM A PUBLIC FIRE HYDRANT, VIA FIRE APPARATUS ACCESS, ON–SITE HYDRANTS SHALL BE PROVIDED. THE SPACING DISTANCE BETWEEN ON–SITE HYDRANTS SHALL BE 300 TO 400 FEET (91 440 MM TO 121 920 MM). ALL ON–SITE FIRE HYDRANTS SHALL HAVE, AT A MINIMUM, A FIRE–FLOW OF 1,250 GALLONS PER MINUTE (4,732 L/MIN) AT 20 PSI (137.895 KPA) FOR A DURATION OF 2 HOURS. IF MORE THAN ONE ON–SITE FIRE HYDRANT IS REQUIRED, THE FIRE FLOW SHALL BE THE LESSER OF EITHER THE REQUIRED FIRE FLOW OF THE BUILDING OR 2,500 GALLONS PER MINUTE (9,463.53 L/MIN) AT 20 PSI (137.895 KPA) FOR A DURATION OF 2 HOURS. ALL ON–SITE HYDRANTS SHALL BE INSTALLED A MINIMUM OF 25 FEET (7,620 MM) FROM A STRUCTURE OR PROTECTED BY A 2–HOUR FIRE WALL, IN ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106.1.
9. THE FIRE HYDRANT REQUIREMENTS FOR THIS PROJECT ARE AS FOLLOWS: INSTALL 1 ON–SITE FIRE HYDRANT(S). LOCATION(S): SEE SITE PLAN SHEET A1.2. FIRE CODE 507.5, C105, C106.
10. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2–1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
11. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
12. ALL ON–SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 501.3 AND 901.5.1.
13. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAIN DUMPSTERS OR CONTAINERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3.
14. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION, MEASURED AT THE EXTERIOR OF THE BUILDING IN ACCORDANCE WITH FIRE CODE 510. NEW BUILDINGS THAT CAN DEMONSTRATE MINIMUM RADIO COVERAGE SIGNAL STRENGTH THROUGHOUT THE INTERIOR OF THE BUILDING MAY BE EXEMPT PER FIRE CODE 510. WHEN AN APPROVED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS PROVIDED, PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 510.5.1.
15. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET–ADDRESS SIDE OF BUILDINGS, FACING APPROVED FIRE APPARATUS ACCESS ROADS, WITHIN 150 FEET (VIA VEHICULAR ACCESS) OF AN ACCESSIBLE PUBLIC FIRE HYDRANT, AND AS CLOSE TO THE STREET CURB FACE AS POSSIBLE, FULLY VISIBLE, AND RECOGNIZABLE FROM THE STREET, FIRE APPARATUS ACCESS ROAD OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED A MINIMUM OF 25 FEET (7,620 MM) FROM THE STRUCTURE. WHEN THIS DISTANCE CANNOT BE ACHIEVED, A MINIMUM TWO–HOUR, FIRE–RESISTIVE WALL SHALL BE PROVIDED FOR THE STRUCTURE WITH NO OPENINGS IN THE WALL, FOR 25 FEET (7,620 MM) IN EITHER DIRECTION FROM THE FIRE DEPARTMENT CONNECTION. THE REQUIRED FIRE–RESISTIVE CONSTRUCTION AND LACK OF OPENINGS SHALL EXTEND FOR THE FULL HEIGHT OF THE WALL OR BUILDING AS DETERMINED BY THE FIRE CODE OFFICIAL. THE FIRE CODE OFFICIAL MAY ALLOW SUFFICIENTLY PROTECTED OVERHEAD OPENINGS. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED NOT LESS THAN 24 INCHES (609.6 MM) NOR MORE THAN 42 INCHES (1,066.8 MM) ABOVE GRADE. FIRE CODE 912.2.1.
16. APPROVED ACCESS SHALL BE PROVIDED AND MAINTAINED FOR ALL FIRE PROTECTION SYSTEM EQUIPMENT TO PERMIT IMMEDIATE SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT. STORAGE, TRASH, AND OTHER MATERIALS OR OBJECTS SHALL NOT BE PLACED OR KEPT IN SUCH A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING READILY ACCESSIBLE.
17. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH PROVISIONS SET FORTH IN BUILDING CODE SECTION 903.3. FIRE SPRINKLER PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.
18. PROVIDE AN APPROVED STANDPIPE SYSTEM IN ACCORDANCE WITH BUILDING CODE & FIRE CODE SECTION 905. REASON: NEW CONSTRUCTION. STANDPIPES HOSE CONNECTIONS SHALL BE LOCATED ACCORDING TO THE PROVISIONS IN BUILDING CODE & FIRE CODE SECTION 905. STANDPIPE SYSTEM PLANS SHALL BE SUBMITTED TO THE FIRE SPRINKLER PLAN CHECK UNIT IN ACCORDANCE WITH FIRE CODE 901.2.
19. EACH STANDPIPE SHALL BE EQUIPPED WITH AN APPROVED 2 1/2 INCH OUTLET NOT LESS THAN 2 FEET OR MORE THAN 4 FEET ABOVE THE FLOOR LEVEL OF EACH STORY. STANDPIPE OUTLETS IN STAIRWAY ENCLOSURES OR SMOKEPROOF ENCLOSURES SHALL BE LOCATED SO THAT THE EXIT DOORS DO NOT INTERFERE WITH THE USE OF THE OUTLET AND LOCATED ON THE MAIN STAIR LANDING. ALL OUTLETS SHALL BE EQUIPPED WITH AN APPROVED VALVE, CAP AND CHAINS. FIRE CODE 905.4.3.

ALLOWABLE BUILDING HEIGHT (S-1 OCC, TYPE II-B):

ALLOWABLE NUMBER OF STORIES (PER TABLE 504.4) = 4 (SPRINKLERED) ABOVE GRADE PLANE
MAXIMUM BUILDING HEIGHT (PER TABLE 504.3) = 75 FT (SPRINKLERED)

ALLOWABLE BUILDING AREA PER 2022 CBC TABLE 506.2:

B, FULLY SPRINKLERED, TYPE II-B =92,000 S.F. ALLOWABLE AREA (ONE STORY)
S-1, FULLY SPRINKLERED, SM, TYPE II-B =52,500 S.F., ALLOWABLE AREA PER STORY

ALLOWABLE AREA CALCULATION PER SECTION 506.2.3
MULTI STORY - BLDING (S1)
Aa = [At + (Ns x If)] x Sa
= [52,500 + (17,500 X 0)] x 1 = 52,500
At = 52,500
Ns = 17,500
If = [F/P-0.25]W/30 = 0
(FRONTAGE INCREASE NOT APPLY)

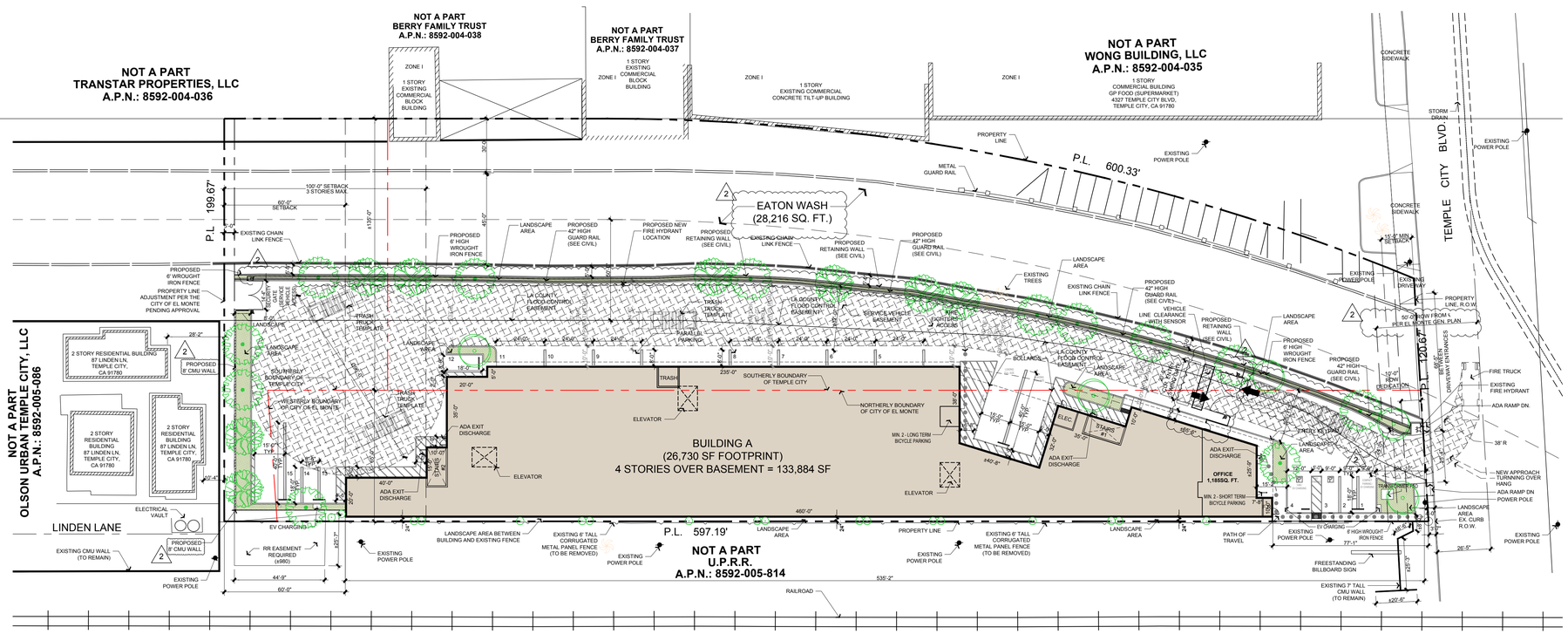
Sa = 1 PER STORY; 4 FOR TOTAL BUILDING

Aa = 52,500 S.F. ALLOWABLE AREA PER STORY

ALLOWABLE AREA CALCULATION PER 2020 FBC 508.4.2:

BLDG.
S-1 - Basement Floor: 26,518 SF./ 52,500 = 0.34 < 1
S-1 - 1st Floor: 25,333 SF./ 52,500 = 0.34 < 1
S-1 - 2nd Floor: 27,984 SF./ 52,500 = 0.49 < 1
S-1 - 3rd Floor: 27,984 SF./ 52,500 = 0.51 < 1
S-1 - 4th Floor: 24,456 SF./ 52,500 = 0.51 < 1

B - 1,185 SF./ 92,000 = 0.011 < 1



TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

PROPOSED SITE PLAN

A1.2

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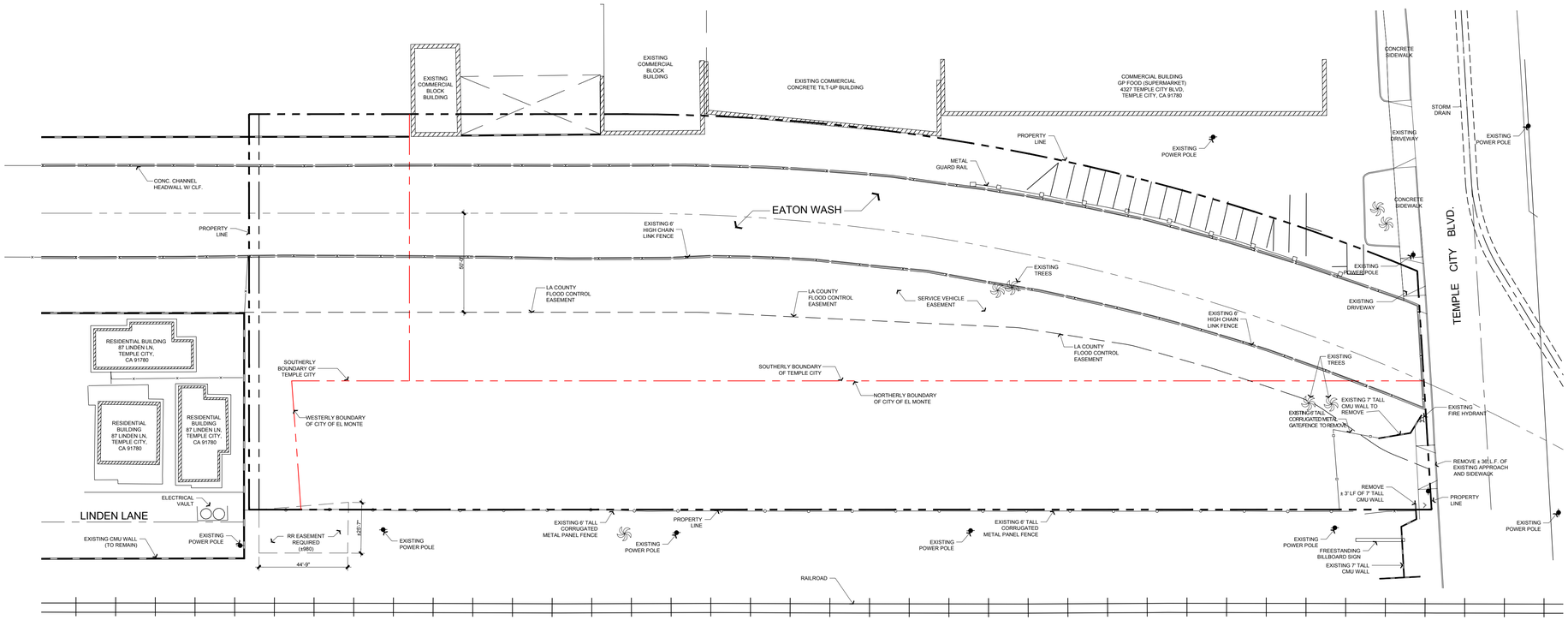
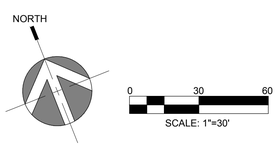


EXISTING AREA PLAN (1)
1" = 30'



TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

EXISTING AREA PLAN

A1.3

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JOB NUMBER: 21-1004
SCALE: 1" = 30'
DATE: 04/04/2025

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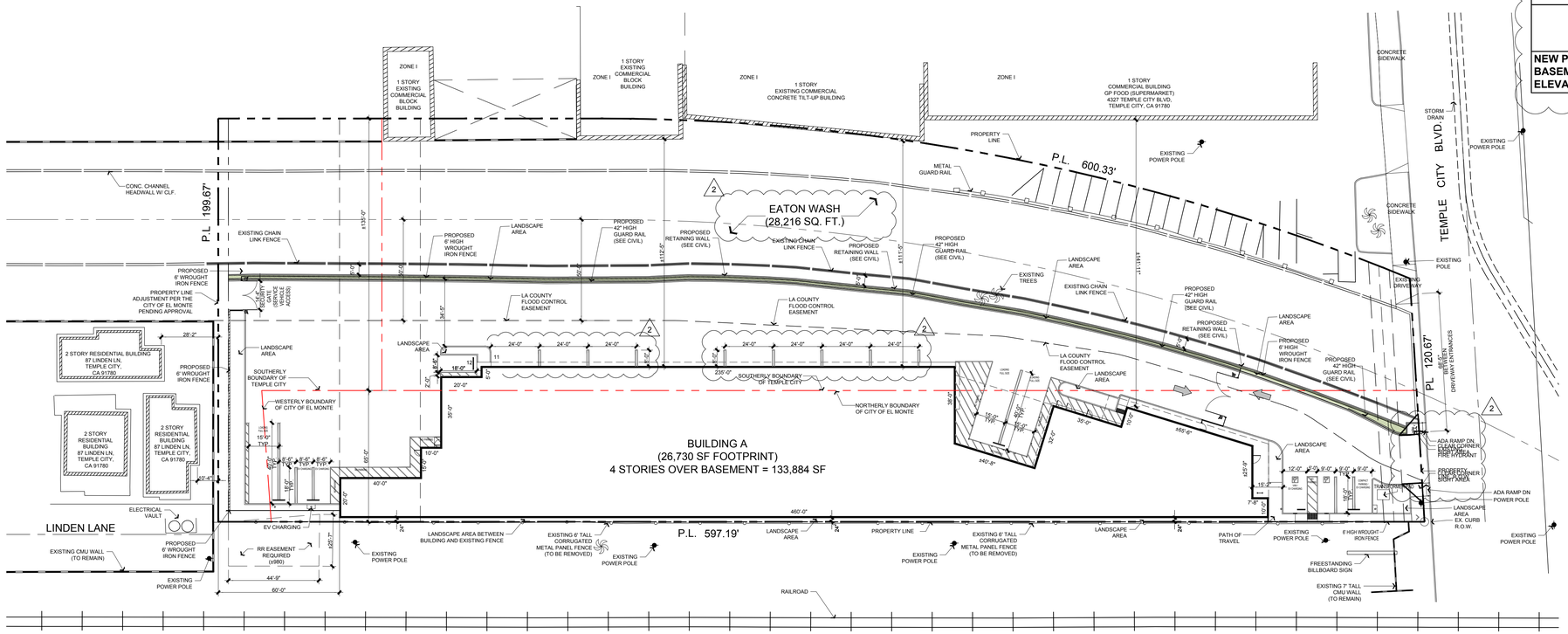
BUILDING AREA TABULATION (SQUARE FEET) PER CITY BOUNDARIES

	EL MONTE		TEMPLE CITY		
	SELF-STORAGE	OFFICE	SELF-STORAGE	OFFICE	TOTAL
BASEMENT (NOT INCLUDED IN F.A.R)	23,558		2960		26,518
FIRST FLOOR	22,373	1,185	2,960		26,518
SECOND FLOOR	24,930		3,054		27,984
THIRD FLOOR	24,930		3,054		27,984
FOURTH FLOOR	22,578		1,878		24,456
TOTAL:	118,369	1,185	13,906		133,460
TOTAL GROSS BUILDING AREA:					133,460

SCOPE OF WORK

NEW PROPOSED SELF STORAGE BUILDING S-1 TYPE IIB, FOUR STORIES ABOVE BASEMENT 132,275 SF WITH 1,185 SF OF OFFICE. THREE RESTROOMS, THREE ELEVATORS, AND TWO STAIRS.



PROPOSED AREA PLAN (1)
1" = 30'

NORTH

0 30 60
SCALE: 1"=30'

A1.4

TEMPLE CITY STORAGE

PROPOSED AREA PLAN

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

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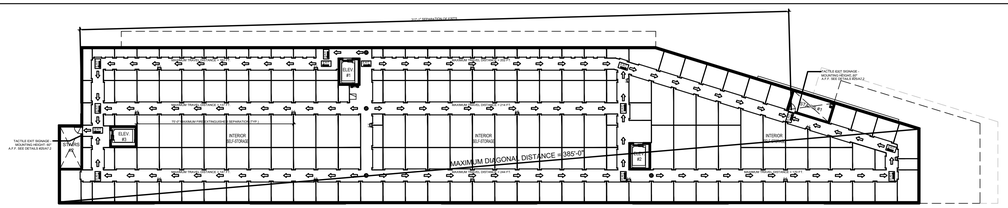
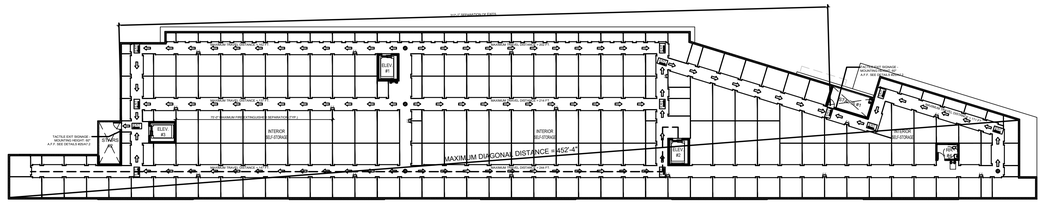
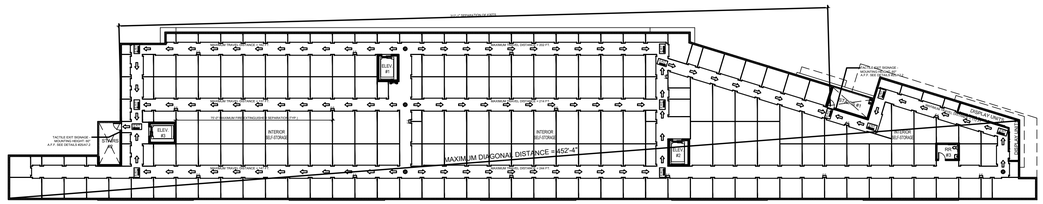


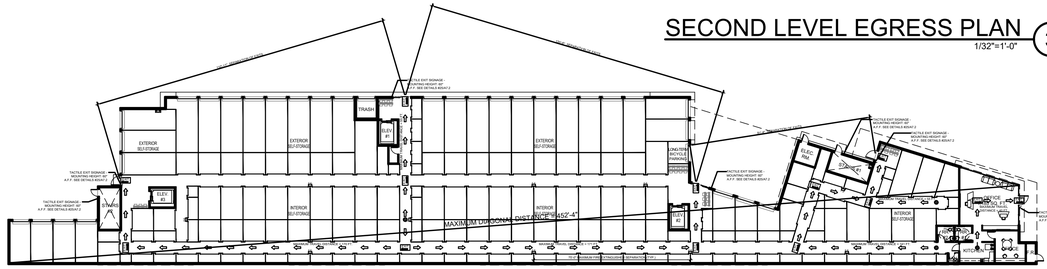
FOURTH LEVEL EGRESS PLAN 1
1/32"=1'-0"



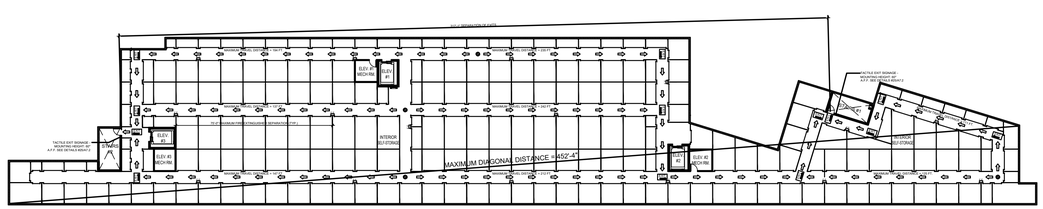
THIRD LEVEL EGRESS PLAN 2
1/32"=1'-0"



SECOND LEVEL EGRESS PLAN 3
1/32"=1'-0"



FIRST LEVEL EGRESS PLAN 4
1/32"=1'-0"



BASEMENT LEVEL EGRESS PLAN 5
1/32"=1'-0"

EGRESS TABULATION

EXITING TABULATION BUILDING

BASEMENT FLOOR

OCCUPANCY CLASSIFICATIONS: SELF-STORAGE: S-1

TYPE OF CONSTRUCTION: II - B

SPRINKLERED: BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH LABC 903.3.1.1

EXITING TABULATION AT SELF-STORAGE PER 2023 LABC TABLE 1004.5

OCCUPANT LOAD: 26,518 / 500 = 53.04 OCC.

MINIMUM NUMBERS OF EXITS FOR OCCUPANT LOAD (PER 2023 LABC TABLE 1006.3.2): 2
DOOR WIDTH (IN/PER OCC.) = 0.2; STAIR WIDTH (IN/PER OCC) = 0.3
EXITS PROVIDED: 2

EGRESS WIDTH PROVIDED: 36 INCHES MINIMUM

MAXIMUM DIAGONAL DISTANCE: 452.33 FEET

SEPARATION OF EXITS (PER 2023 LABC 1007.1.1, EXCEPTION 2)= 452.33/ 3 = 150.78 FEET OR GREATER
SEPARATION OF EXITS PROVIDED: 317'-1"
MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED (PER TABLE 1017.2)= 250 FEET (SPRINKLERED)
MAXIMUM TRAVEL DISTANCE PROVIDED PER 2023 LABC TABLE 1017.2: 242'-0" MAX

OFFICE

OCCUPANCY CLASSIFICATIONS : OFFICE
EXITING TABULATION AT OFFICE

OCCUPANT LOAD PER 2023 LABC TABLE 1004.5: 1,185 S.F. / 150 = 7.9 OCC.
MINIMUM NUMBERS OF EXITS FOR OCCUPANT LOAD
(PER 2023 LABC TABLE 1006.3.2): 1
EXITS PROVIDED: 1

EGRESS WIDTH PROVIDED: 36 INCHES

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE REQUIRED
(PER TABLE 1006.3.2(2))= 75 FEET
MAXIMUM EXIT ACCESS TRAVEL DISTANCE REQUIRED
(PER TABLE 1017.2)= 300 FEET (SPRINKLERED)
MAXIMUM TRAVEL DISTANCE PER 2023 LABC TABLE 1017.2 PROVIDED: 40 FEET MAX

FIRST FLOOR

OCCUPANCY CLASSIFICATIONS: SELF-STORAGE: S-1

TYPE OF CONSTRUCTION: II - B

SPRINKLERED: BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH LABC 903.3.1.1

EXITING TABULATION AT SELF-STORAGE PER 2023 LABC TABLE 1004.5

OCCUPANT LOAD: 25,333 / 500 = 50.67 OCC.

MINIMUM NUMBERS OF EXITS FOR OCCUPANT LOAD (PER 2023 LABC TABLE 1006.3.2): 2
DOOR WIDTH (IN/PER OCC.) = 0.2; STAIR WIDTH (IN/PER OCC) = 0.3
EXITS PROVIDED: 4

EGRESS WIDTH PROVIDED: 36 INCHES MINIMUM

MAXIMUM DIAGONAL DISTANCE: 452.33 FEET

SEPARATION OF EXITS (PER 2023 LABC 1007.1.1, EXCEPTION 2)= 452.33 / 3 = 150.78 FEET OR GREATER
SEPARATION OF EXITS PROVIDED: 132'-11" / 135'-8" / 81'-4"
MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED (PER TABLE 1017.2)= 250 FEET (SPRINKLERED)
MAXIMUM TRAVEL DISTANCE PROVIDED PER 2023 LABC TABLE 1017.2: 171'-0" MAX

SECOND FLOOR

OCCUPANCY CLASSIFICATIONS: SELF-STORAGE: S-1

TYPE OF CONSTRUCTION: II - B

SPRINKLERED: BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH LABC 903.3.1.1

EXITING TABULATION AT SELF-STORAGE PER 2023 LABC TABLE 1004.5

OCCUPANT LOAD: 27,984 / 500 = 55.97 OCC.

MINIMUM NUMBERS OF EXITS FOR OCCUPANT LOAD (PER 2023 LABC TABLE 1006.3.2): 2
DOOR WIDTH (IN/PER OCC.) = 0.2; STAIR WIDTH (IN/PER OCC) = 0.3
EXITS PROVIDED: 2

EGRESS WIDTH PROVIDED: 36 INCHES MINIMUM

MAXIMUM DIAGONAL DISTANCE: 452.33 FEET

SEPARATION OF EXITS (PER 2023 LABC 1007.1.1, EXCEPTION 2)= 452.33 / 3 = 150.78 FEET OR GREATER
SEPARATION OF EXITS PROVIDED: 317'-1"
MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED (PER TABLE 1017.2)= 250 FEET (SPRINKLERED)
MAXIMUM TRAVEL DISTANCE PROVIDED PER 2023 LABC TABLE 1017.2: 244'-0" MAX

THIRD FLOOR

OCCUPANCY CLASSIFICATIONS: SELF-STORAGE: S-1

TYPE OF CONSTRUCTION: II - B

SPRINKLERED: BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH LABC 903.3.1.1

EXITING TABULATION AT SELF-STORAGE PER 2023 LABC TABLE 1004.5

OCCUPANT LOAD: 27,984 / 500 = 55.97 OCC.

MINIMUM NUMBERS OF EXITS FOR OCCUPANT LOAD (PER 2023 LABC TABLE 1006.3.2): 2
DOOR WIDTH (IN/PER OCC.) = 0.2; STAIR WIDTH (IN/PER OCC) = 0.3
EXITS PROVIDED: 2

EGRESS WIDTH PROVIDED: 36 INCHES MINIMUM

MAXIMUM DIAGONAL DISTANCE: 452.33 FEET

SEPARATION OF EXITS (PER 2023 LABC 1007.1.1, EXCEPTION 2)= 452.33 / 3 = 150.78 FEET OR GREATER
SEPARATION OF EXITS PROVIDED: 317'-1"
MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED (PER TABLE 1017.2)= 250 FEET (SPRINKLERED)
MAXIMUM TRAVEL DISTANCE PROVIDED PER 2023 LABC TABLE 1017.2: 244'-0" MAX

FOURTH FLOOR

OCCUPANCY CLASSIFICATIONS: SELF-STORAGE: S-1

TYPE OF CONSTRUCTION: II - B

SPRINKLERED: BUILDING IS FULLY SPRINKLERED IN ACCORDANCE WITH LABC 903.3.1.1

EXITING TABULATION AT SELF-STORAGE PER 2023 LABC TABLE 1004.5

OCCUPANT LOAD: 24,456 / 500 = 48.91 OCC.

MINIMUM NUMBERS OF EXITS FOR OCCUPANT LOAD (PER 2023 LABC TABLE 1006.3.2): 2
DOOR WIDTH (IN/PER OCC.) = 0.2; STAIR WIDTH (IN/PER OCC) = 0.3
EXITS PROVIDED: 2

EGRESS WIDTH PROVIDED: 36 INCHES MINIMUM

MAXIMUM DIAGONAL DISTANCE: 385 FEET

SEPARATION OF EXITS (PER 2023 LABC 1007.1.1, EXCEPTION 2)= 385 / 3 = 128.33 FEET OR GREATER
SEPARATION OF EXITS PROVIDED: 317'-1"
MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWED (PER TABLE 1017.2)= 250 FEET (SPRINKLERED)
MAXIMUM TRAVEL DISTANCE PROVIDED PER 2023 LABC TABLE 1017.2: 244'-0" MAX

LEGEND

PATH OF TRAVEL

EXIT — EXIT SIGN

EXIT — EXIT WITH DIRECTIONAL ARROW SIGN

F.E. — FIRE EXTINGUISHER TO NOT EXCEED 75' TRAVEL DISTANCE

PROVIDE A SEMI-RECESSED FIRE EXTINGUISHER CABINET "JL INDUSTRIES" MODEL 8117G10 OR APPROVED EQUAL WITH A 5 LB. 2A:10B:C CLASS DRY CHEMICAL FIRE EXTINGUISHER, IN ACCORDANCE WITH TITLE 19 TABLE 2 CFC SECTION 906.3. TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING AND SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN READILY VISIBLE AND ACCESIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4" ABOVE THE FLOOR. VERIFY EXACT LOCATION, SIZE AND QUANTITY WITH FIRE DEPARTMENT PRIOR TO INSTALLATION. FIRE EXTINGUISHER/CABINET MAY NOT PROJECT MORE THAN 4 INCHES INTO THE CIRCULATION PATH.

OCCUPANCY LOAD TABULATION

BUILDING OCCUPIED AREA TABULATION

STORAGE:

USE/SPACE:	AREA (S.F.):
BUILDING	132,275
TOTAL	132275

BUISNESS AREAS:

USE/SPACE:	AREA (S.F.):
BUILDING	1,185
TOTAL	1,185

TOTAL BUILDING 133,460

BUILDING OCCUPANT LOAD CALCULATION (2018 IBC TABLE 1004.5)

FUNCTION OF SPACE:	AREA:	FACTOR:	OCCUPANTS:
BUILDING STORAGE	132,275	500 GROSS	264.6
BUILDING BUSINESS	1,185	150 GROSS	7.9
TOTAL	133,460		272

EGRESS NOTES

- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE. ALONG EXIT ACCESS STAIRWAYS, EXIT STAIRWAYS AND AT THEIR REQUIRED LANDINGS, THE ILLUMINATION LEVEL SHALL BE NOT LESS THAN 10 FOOTCANDLES AT THE WALKING SURFACE WHEN THE STAIRWAY IS IN USE AS REQUIRED BY BUILDING CODE 1008.2.1.
- IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS, SPACES, AND BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN BUILDING CODE 1008.3.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT IN ACCORDANCE WITH BUILDING CODE 1010.1.19.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN I LLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR.
- A FIRE SAFETY AND EMERGENCY PLAN SHALL BE PREPARED AND MAINTAINED FOR THE OCCUPANCIES SPECIFIED IN FIRE CODE SECTION 403.2 THROUGH 403.11.3.3 AS REQUIRED BY FIRE CODE 403.1. SUBMIT FIRE SAFETY AND EMERGENCY EVACUATION PLANS TO THE REGIONAL FIRE PREVENTION INSPECTION OFFICE FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AND MAINTAINED IN ALL OCCUPANCY GROUPS AND AT SUCH LOCATIONS AS REQUIRED BY FIRE CODE 906 AND CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1, CHAPTER 3. THE FINAL NUMBER AND LOCATION OF ALL EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL AREA FIRE INSPECTOR.

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

2

A1.5

EGRESS PLAN

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DATE: 04/03/2025

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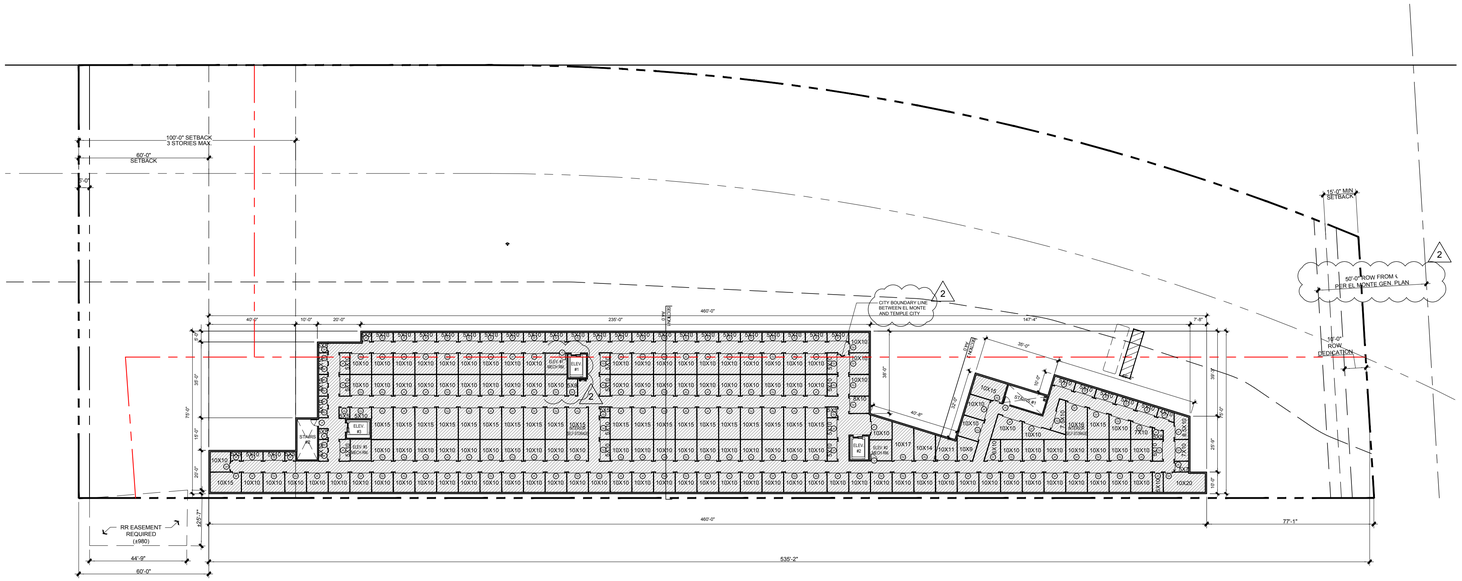
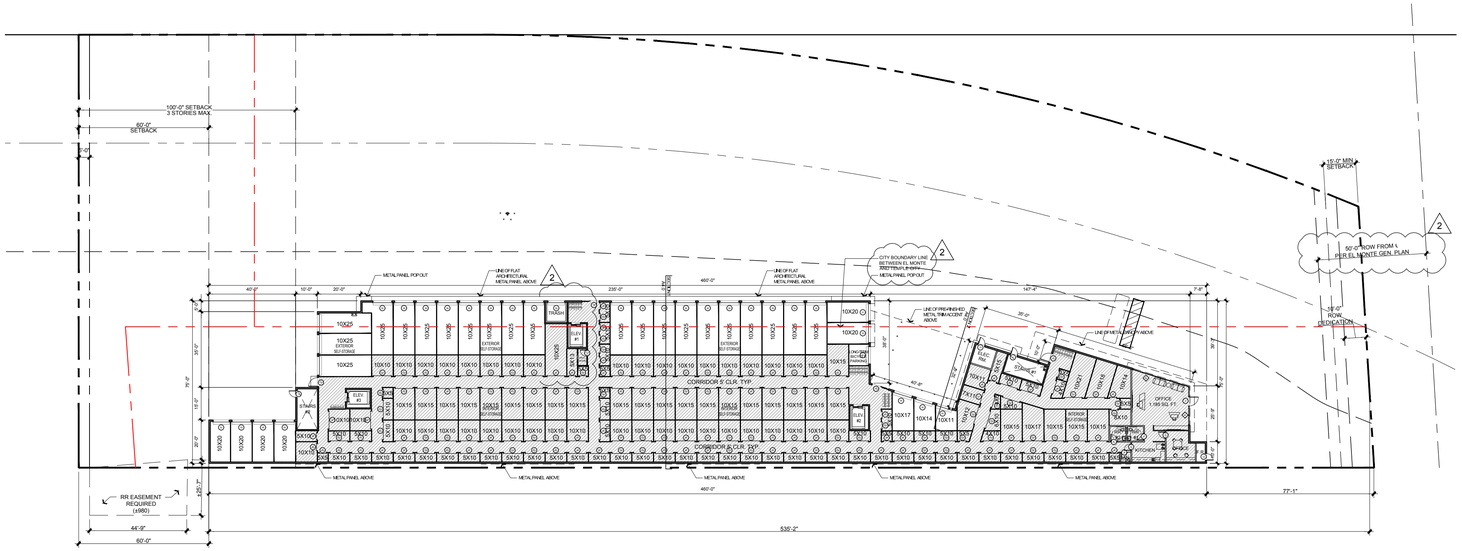


BASEMENT FLOOR PLAN (1)

1/32"=1'-0"



1ST LEVEL FLOOR PLAN (2)

1/32"=1'-0"

BUILDING AREA TABULATION (SQUARE FEET) PER CITY BOUNDARIES

	EL MONTE		TEMPLE CITY		
	SELF-STORAGE	OFFICE	SELF-STORAGE	OFFICE	TOTAL
BASEMENT (NOT INCLUDED IN F.A.R)	23,558		2960		26,518
FIRST FLOOR	22,373	1,185	2,960		26,518

NOTE

. ENTIRE BASEMENT LEVEL IS COMPLETELY BELOW THE FINISHED GRADING.

		BASEMENT		1ST LEVEL			
				NON CC		CC	
UNIT SIZE	UNIT AREA	QTY.	AREA	QTY.	AREA	QTY.	AREA
(in feet)	(in sq. ft)	(unit)	(sq.ft.)	(unit)	(sq.ft.)	(unit)	(sq.ft.)
5 X 5	25	25	625	0	0	24	600
4 X 6	24	0	0	0	0	1	24
4 X 10	40	1	40	0	0	2	80
5 X 7	35	1	35	0	0	0	0
5 X 10	50	39	1,950	0	0	48	2,400
5 X 15	75	0	0	0	0	0	0
6 X 10	60	1	60	0	0	1	60
7 X 10	70	2	140	0	0	0	0
7.5 X 10	75	1	75	0	0	0	0
7 X 11	77	0	0	0	0	1	77
8 X 10	80	1	80	0	0	2	160
8.5 X 10	85	1	85	0	0	0	0
10 X 9	90	1	90	0	0	0	0
10 X 10	100	119	11,900	0	0	41	4,100
10 X 11	110	1	110	1	110	1	110
10 X 12	120	0	0	0	0	1	120
10 X 13	130	0	0	0	0	0	0
10 X 14	140	1	140	1	140	1	140
10 X 15	150	23	3,450	0	0	25	3,750
10 X 16	160	1	160	0	0	0	0
10 X 17	170	1	170	1	170	1	170
10 X 18	180	0	0	0	0	1	180
10 X 19	190	0	0	0	0	0	0
10 X 20	200	1	200	6	1,200	0	0
10 X 21	210	0	0	0	0	1	210
10 X 25	250	0	0	21	5,250	1	250
TOTAL		220	19,310	30	6,870	152	12,431
PERCENTAGE (%)		19.8%	19.6%	2.7%	7.0%	13.7%	12.6%

NORTH

0 10 20 40

SCALE: 1/32"=1'-0"

NORTH

0 10 20 40

SCALE: 1/32"=1'-0"

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

A2.0

FLOOR PLAN

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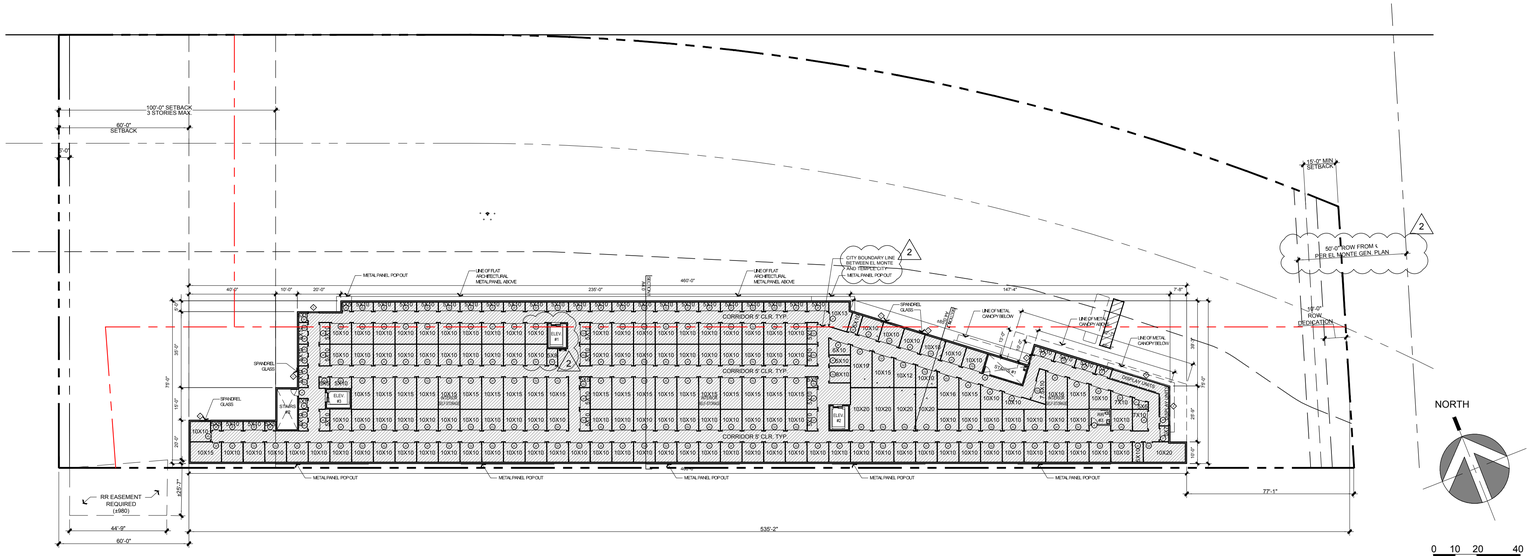
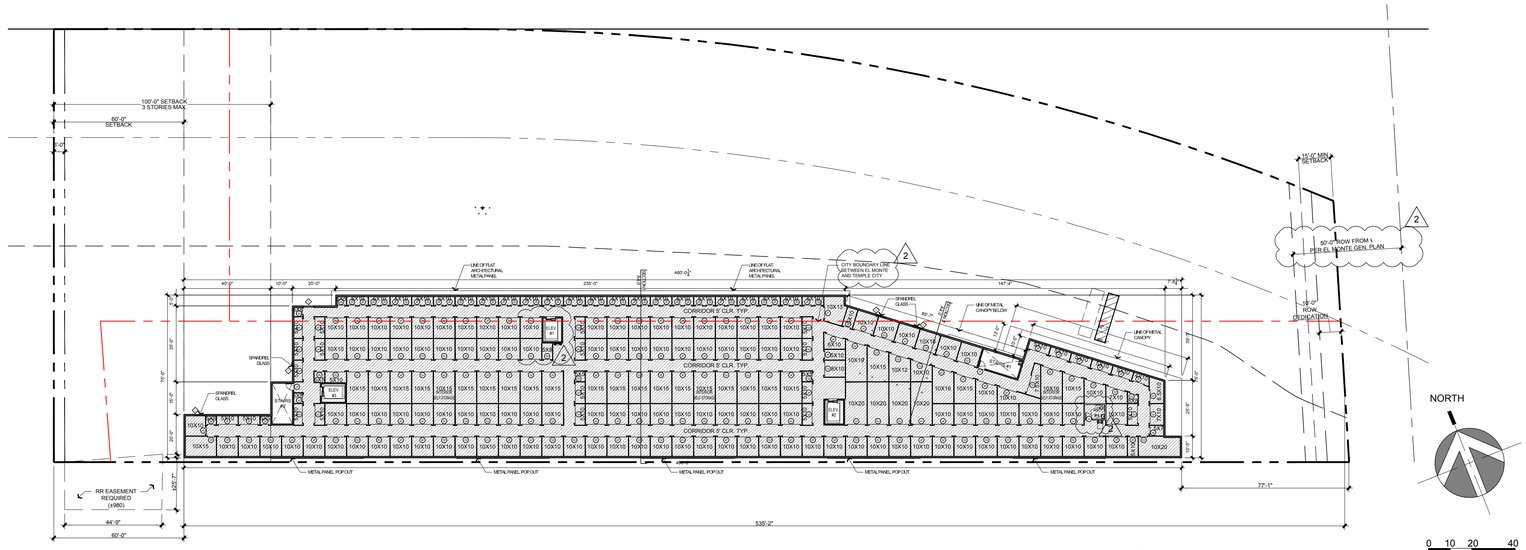


SECOND LEVEL FLOOR PLAN (1)
1/32"=1'-0"



THIRD LEVEL FLOOR PLAN (2)
1/32"=1'-0"

BUILDING AREA TABULATION (SQUARE FEET) PER CITY BOUNDARIES

	EL MONTE		TEMPLE CITY		
	SELF-STORAGE	OFFICE	SELF-STORAGE	OFFICE	TOTAL
SECOND FLOOR	24,930		3,054		27,984
THIRD FLOOR	24,930		3,054		27,984

(2)

		2ND LEVEL		3RD LEVEL	
UNIT SIZE (in feet)	UNIT AREA (in sq. ft)	QTY. (unit)	AREA (sq.ft.)	QTY. (unit)	AREA (sq.ft.)
5 X 5	25	29	725	67	1,675
4 X 6	24	0	0	0	0
4 X 10	40	1	40	1	40
5 X 7	35	1	35	1	35
5 X 10	50	39	1,950	20	1,000
5 X 15	75	0	0	0	0
6 X 10	60	1	60	1	60
7 X 10	70	3	210	3	210
7.5 X 10	75	1	75	1	75
7 X 11	77	0	0	0	0
8 X 10	80	1	80	1	80
8.5 X 10	85	1	85	1	85
10 X 9	90	0	0	0	0
10 X 10	100	122	12,200	123	12,300
10 X 11	110	0	0	0	0
10 X 12	120	1	120	1	120
10 X 13	130	1	130	1	130
10 X 14	140	0	0	0	0
10 X 15	150	24	3,600	24	3,600
10 X 16	160	2	320	2	320
10 X 17	170	0	0	0	0
10 X 18	180	0	0	0	0
10 X 19	190	1	190	1	190
10 X 20	200	5	1,000	5	1,000
10 X 21	210	0	0	0	0
10 X 25	250	0	0	0	0
TOTAL		**233**	**20,820**	**253**	**20,920**
PERCENTAGE (%)		**21.0%**	**21.1%**	**22.8%**	**21.2%**

(2)

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

A2.1

FLOOR PLAN

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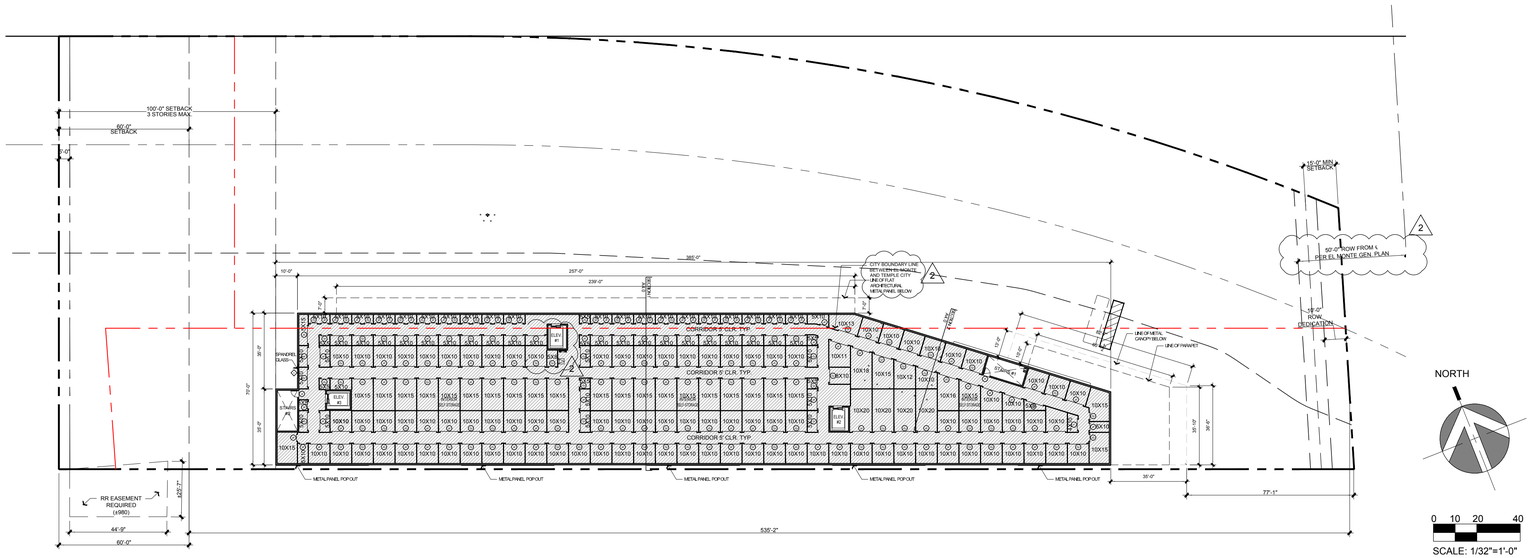
BUILDING AREA TABULATION (SQUARE FEET) PER CITY BOUNDARIES					
	EL MONTE		TEMPLE CITY		
	SELF-STORAGE	OFFICE	SELF-STORAGE	OFFICE	TOTAL
FOURTH FLOOR	22,578		1,878		24,456

2



FOURTH LEVEL FLOOR PLAN 1
1/32"=1'-0"

		4TH LEVEL	
UNIT SIZE (in feet)	UNIT AREA (in sq. ft)	QTY. (unit)	AREA (sq.ft.)
5 X 5	25	61	1,525
4 X 6	24	0	0
4 X 10	40	1	40
5 X 7	35	0	0
5 X 10	50	29	1,450
5 X 15	75	1	75
6 X 10	60	0	0
7 X 10	70	0	0
7.5 X 10	75	0	0
7 X 11	77	0	0
8 X 10	80	1	80
8.5 X 10	85	0	0
10 X 9	90	0	0
10 X 10	100	97	9,700
10 X 11	110	1	110
10 X 12	120	1	120
10 X 13	130	1	130
10 X 14	140	0	0
10 X 15	150	25	3,750
10 X 16	160	1	160
10 X 17	170	0	0
10 X 18	180	1	180
10 X 19	190	0	0
10 X 20	200	4	800
10 X 21	210	0	0
10 X 25	250	0	0
TOTAL		224	18,120
PERCENTAGE (%)		20.1%	18.4%

2

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

A2.2

FLOOR PLAN

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JOB NUMBER: 21-1004
SCALE: 1/32"=1'-0"
DATE: 04/04/2025

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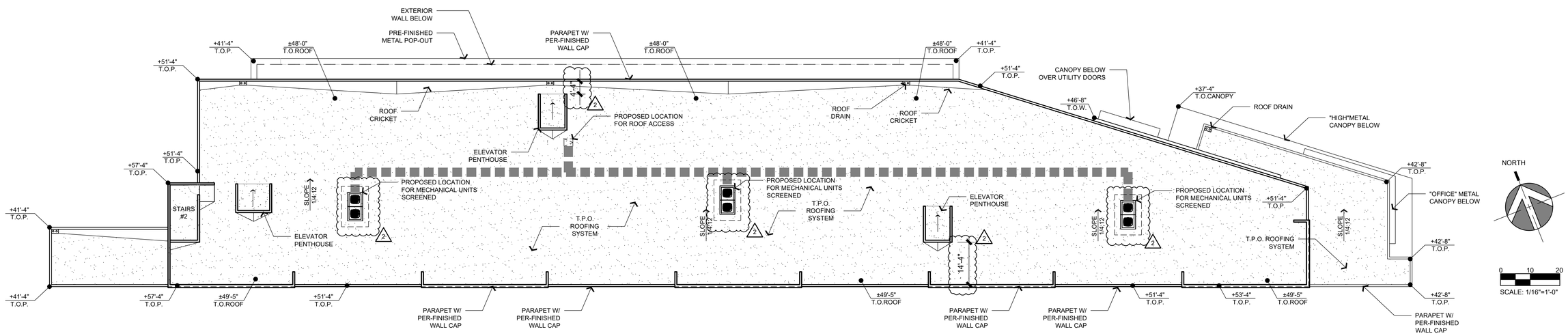
SAN CLEMENTE, CA 92672
949.388.8090



ROOF PLAN (1)
1/16"=1'-0"

NOTE

TOTAL ROOF AREA= 24,820 SQ. FT.
35% OF TOTAL ROOF AREA= 8,687 SQ. FT.

ELEVATOR PENTHOUSE AREA + MECHANICAL SCREENING AREA= 352 SQ. FT. + 371 SQ. FT.= 723 SQ. FT.

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

A2.3

ROOF PLAN

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JOB NUMBER: 21-1004
SCALE: 1/16"=1'-0"
DATE: 04/03/2025

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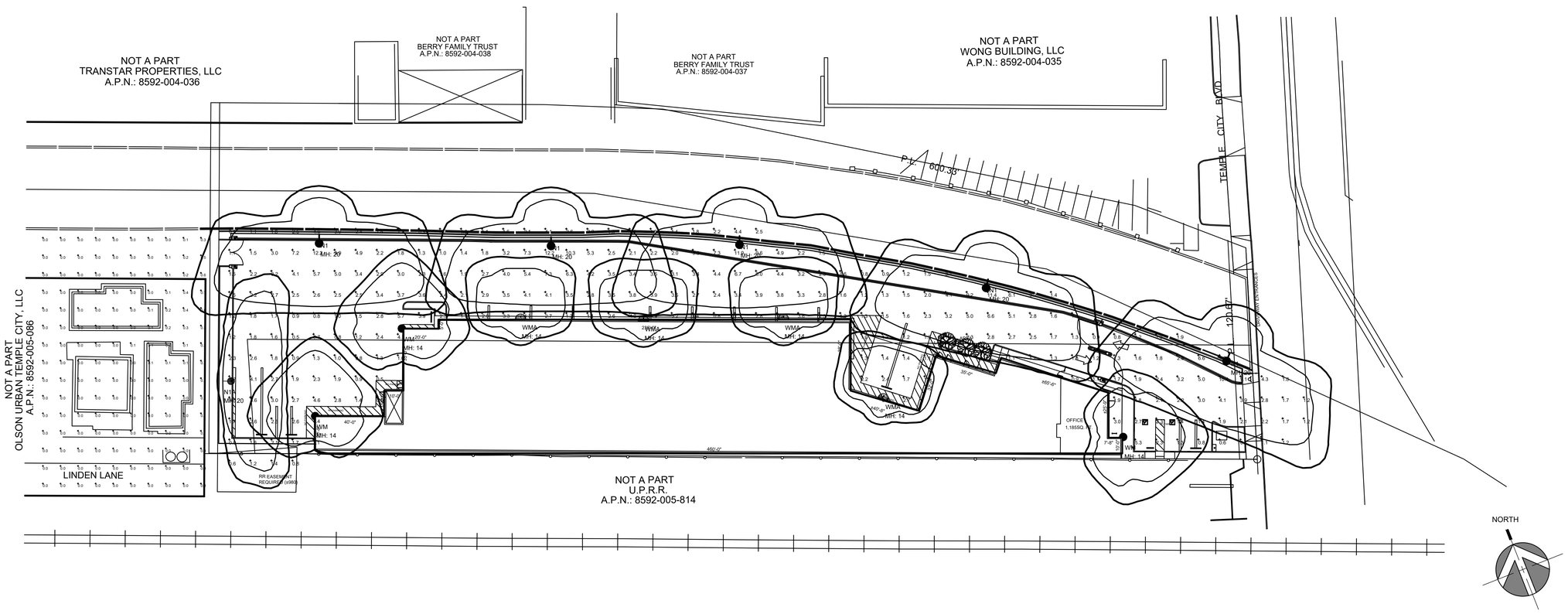
949.388.8090

Luminaire Schedule							
Symbol	Qty	Label	LLF	Arrangement	Description	Watts	MTG HT
	5	N1	0.950	Single	ORX-2-AM-T3-64L-1-50K7-SINGLE	200	20
	1	N1A	0.950	Single	ORX-2-AM-T3-32L-1-50K7-SINGLE HSS	106	20
	3	WM	0.950	Single	ORX-C-T4-64L-350-50K7-WALL CORNER	68	14
	4	WMA	0.950	Single	ORX-WM-T4-16L-65-50K7-WALL	55	14

TEMPLE CITY STORAGE - DATE: 11/18/24

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS	Illuminance	Fc	2.76	12.2	0.5	5.52	24.40
SPILL	Illuminance	Fc	0.05	0.7	0.0	N.A.	N.A.



PHOTOMETRIC PLAN (1)
N/A

A2.4

TEMPLE CITY STORAGE

PHOTOMETRIC PLAN

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JOB NUMBER: 21-1004
SCALE: N/A
DATE: 04/03/2025

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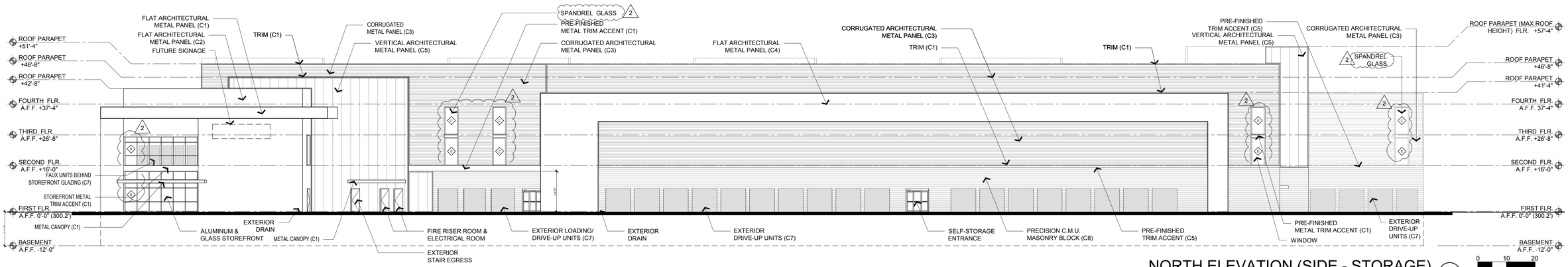
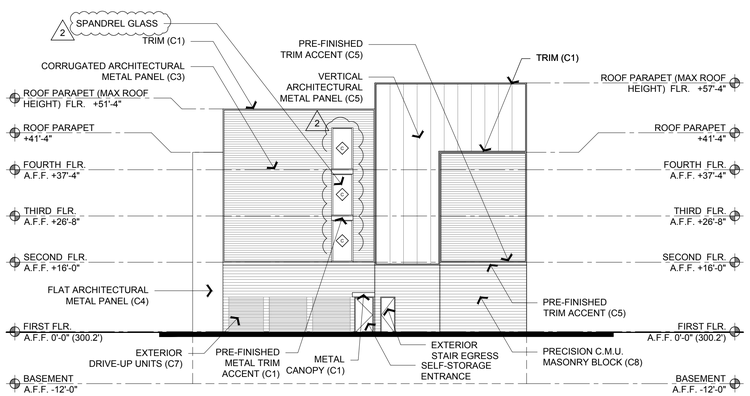


NORTH ELEVATION (SIDE - STORAGE) 1

1/16" = 1'-0"

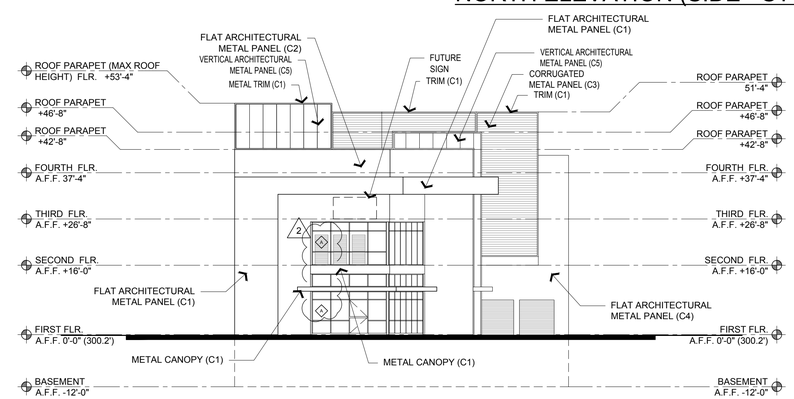
0 10 20
SCALE: 1/16"=1'-0"



WEST ELEVATION (REAR) 2

1/16" = 1'-0"

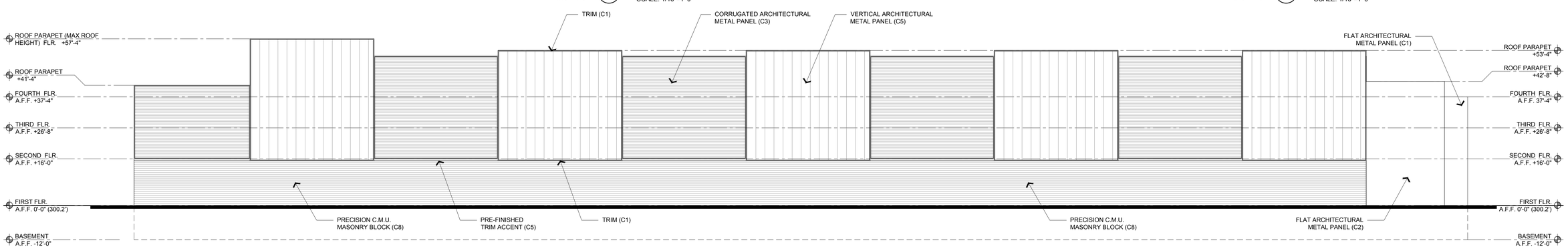
0 10 20
SCALE: 1/16"=1'-0"



EAST ELEVATION (FRONT) 3

1/16" = 1'-0"

0 10 20
SCALE: 1/16"=1'-0"



SOUTH ELEVATION (SIDE - RAILROAD) 4

1/16" = 1'-0"

0 10 20
SCALE: 1/16"=1'-0"

NOTE
. PROPOSED EXTERIOR MATERIALS WILL NOT PRODUCE
. ANY DEGREE OF REFLECTIVE GLARE, GLOSS, OR SHINE.
. ENTIRE BASEMENT LEVEL IS COMPLETELY BELOW THE FINISHED GRADING.

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

A3.0

ELEVATIONS

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JOB NUMBER: 21-1004
SCALE: 1/16"=1'-0"
DATE: 04/04/2025

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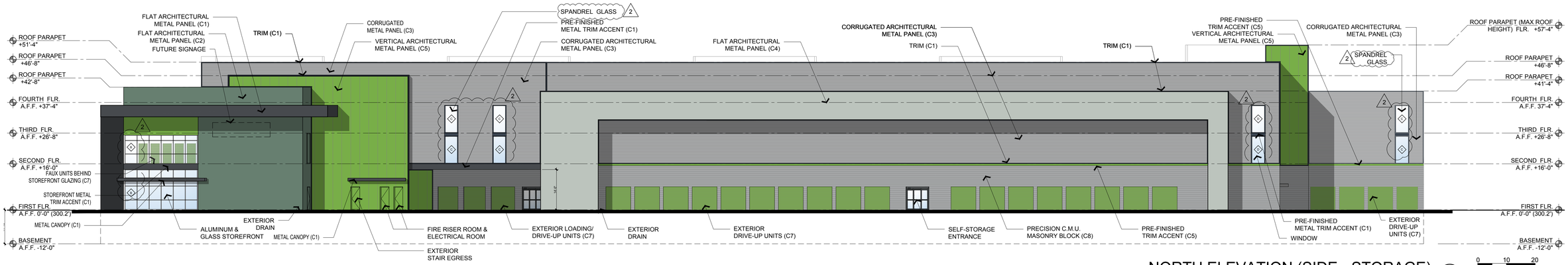
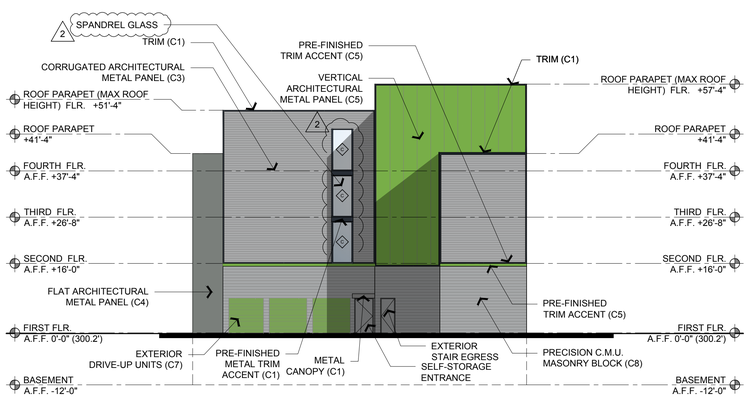
949.388.8090



NORTH ELEVATION (SIDE - STORAGE) 1

1/16" = 1'-0"

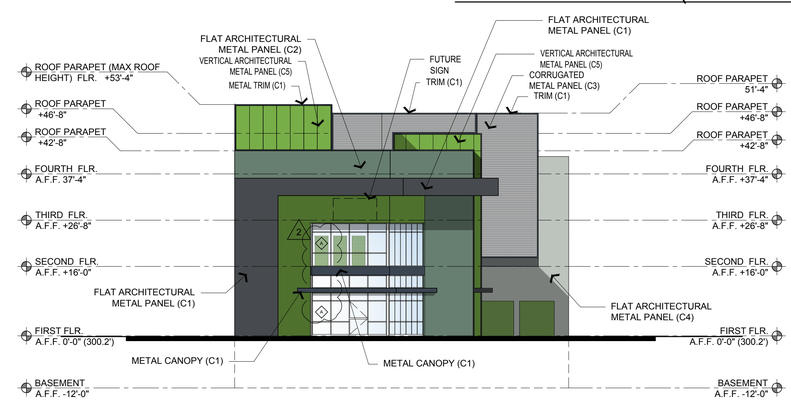
0 10 20
SCALE: 1/16"=1'-0"



WEST ELEVATION (REAR) 2

1/16" = 1'-0"

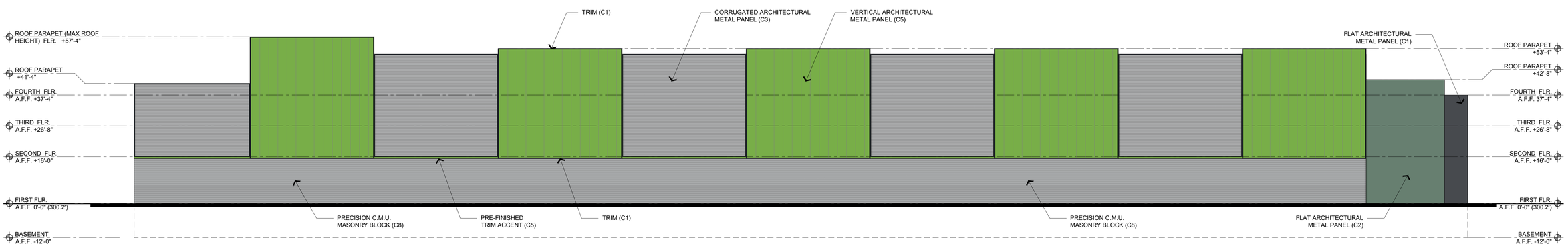
0 10 20
SCALE: 1/16"=1'-0"



EAST ELEVATION (FRONT) 3

1/16" = 1'-0"

0 10 20
SCALE: 1/16"=1'-0"



SOUTH ELEVATION (SIDE - RAILROAD) 4

1/16" = 1'-0"

0 10 20
SCALE: 1/16"=1'-0"

NOTE
. PROPOSED EXTERIOR MATERIALS WILL NOT PRODUCE ANY DEGREE OF REFLECTIVE GLARE, GLOSS, OR SHINE.
. ENTIRE BASEMENT LEVEL IS COMPLETELY BELOW THE FINISHED GRADING.

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

COLOR ELEVATIONS

A3.1

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JOB NUMBER: 21-1004
SCALE: 1/16"=1'-0"
DATE: 04/04/2025

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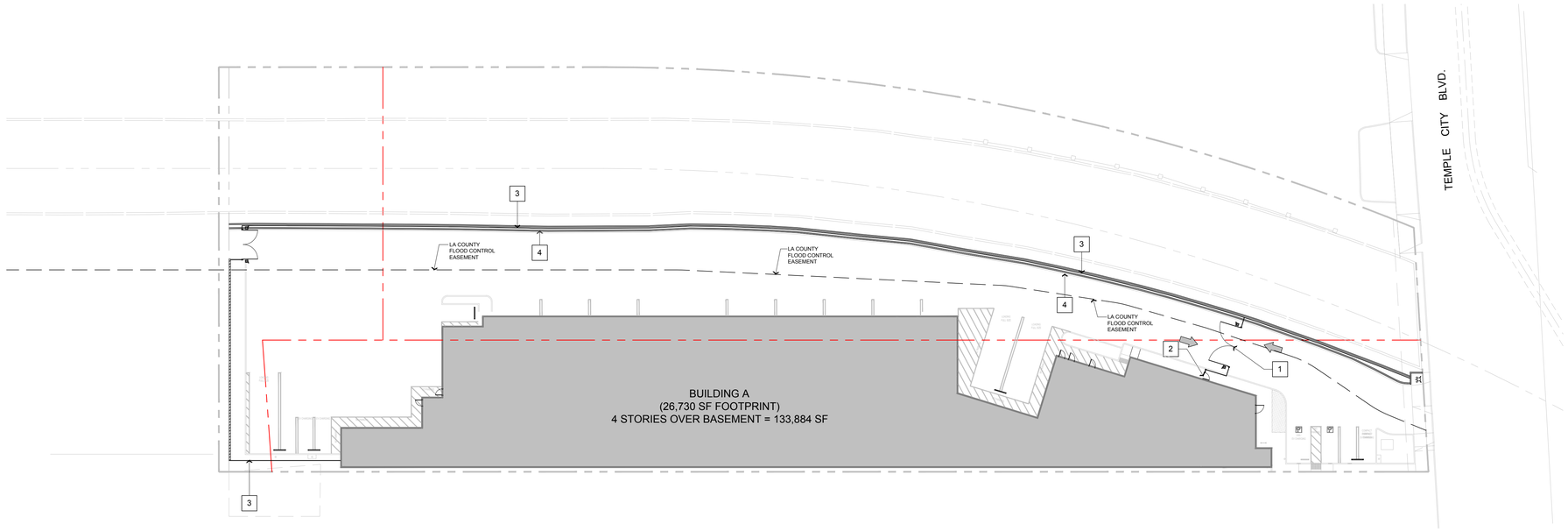
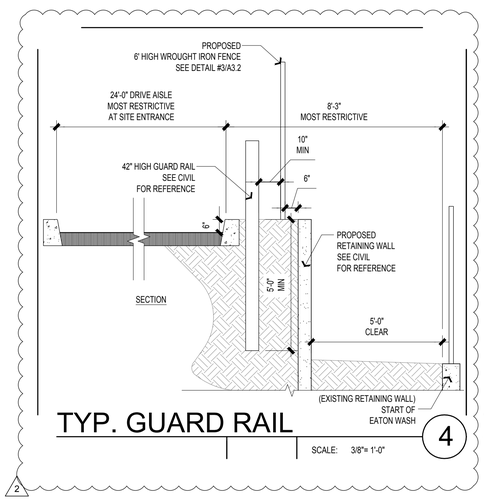


1 20'-0" SWING GATES. 2
2 PEDESTRIAN ACCESS. SEE DETAIL 2/A3.1
3 6' WROUGHT IRON FENCE. SEE DETAIL 3/A3.1
4 42" HIGH GUARDRAIL

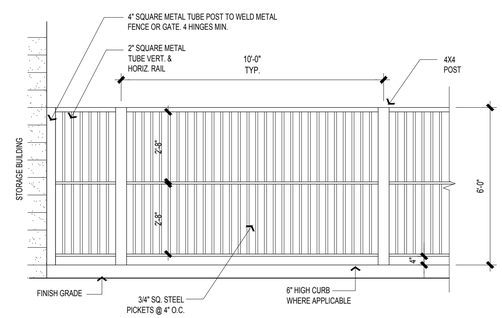
FENCING PLAN 1
1" = 30'

NORTH

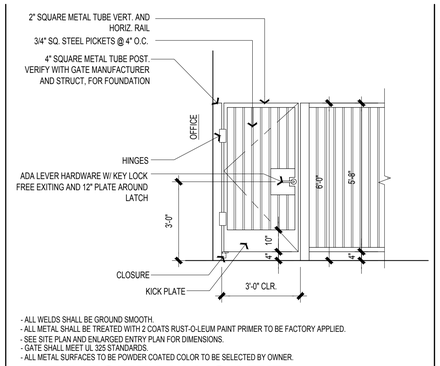
0 30 60
SCALE: 1"=30'



TYP. GUARD RAIL 4
SCALE: 3/8"= 1'-0"

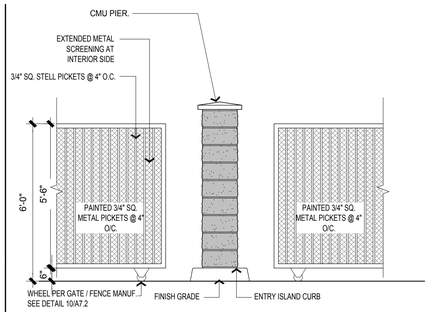


TYPICAL FENCE DETAIL 3
SCALE: 3/8" = 1'-0"



- ALL WELDS SHALL BE GROUND SMOOTH.
- ALL METAL SHALL BE TREATED WITH 2 COATS RUST-O-LEUM PAINT PRIMER TO BE FACTORY APPLIED.
- SEE SITE PLAN AND ENLARGED ENTRY PLAN FOR DIMENSIONS.
- GATE SHALL MEET UL 325 STANDARDS.
- ALL METAL SURFACES TO BE POWDER COATED COLOR TO BE SELECTED BY OWNER.

PEDESTRIAN GATE 2
SCALE: 3/8"= 1'-0"



- ALL WELDS SHALL BE GROUND SMOOTH.
- ALL METAL SHALL BE TREATED WITH 2 COATS RUST-O-LEUM PAINT PRIMER TO BE FACTORY APPLIED.
- SEE SITE PLAN FOR LOCATION.
- GATE SHALL MEET UL 325 STANDARDS.
- ALL METAL SURFACES PAINTED COLOR BLACK OR SELECTED BY OWNER.

TYPICAL ENTRY GATE 1
SCALE: 3/8"= 1'-0"

TEMPLE CITY STORAGE
4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

FENCING PLAN
A3.2

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JOB NUMBER: 21-1004
SCALE: 1" = 30'
DATE: 04/04/2025

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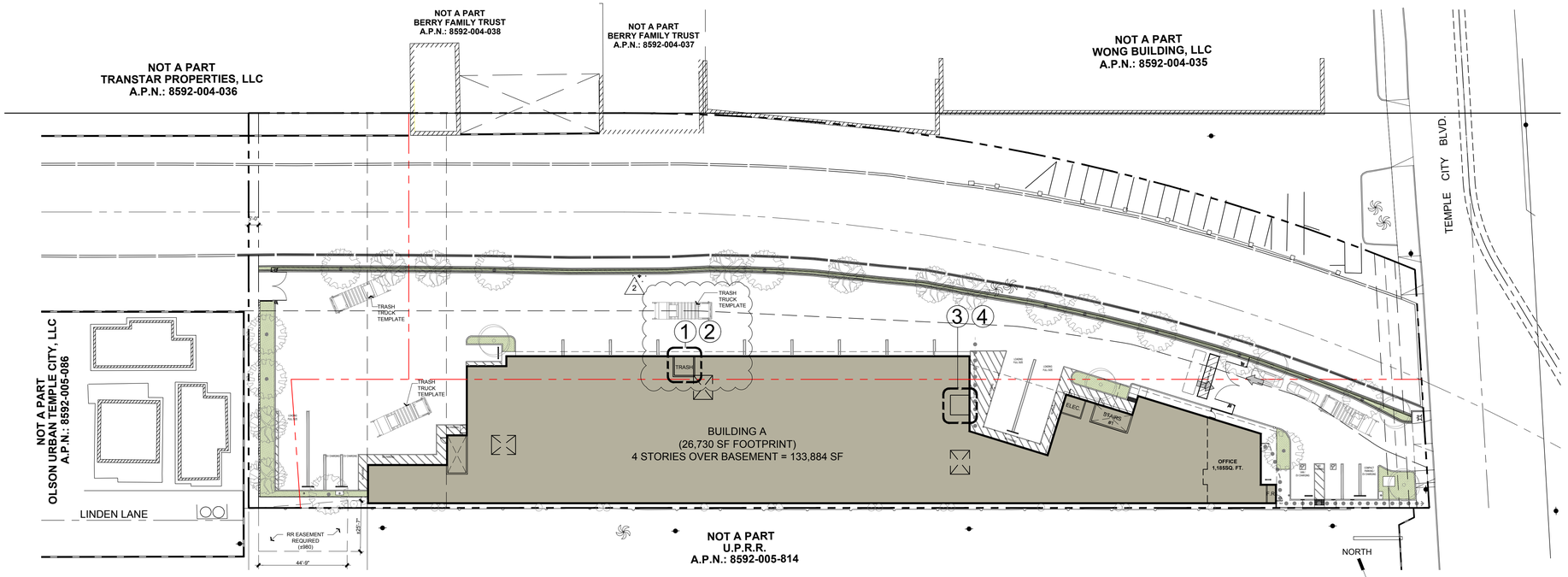
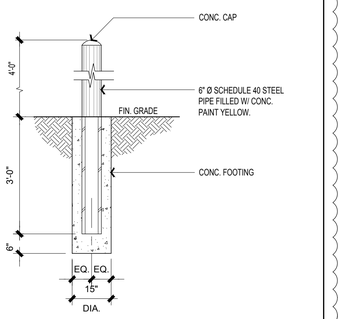
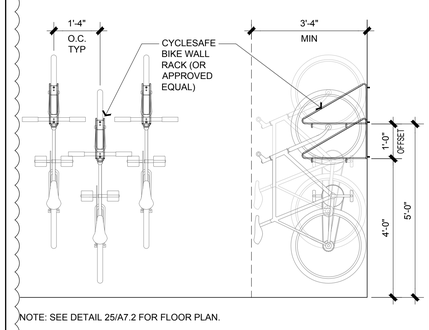


SITE PLAN 1
1" = 30'

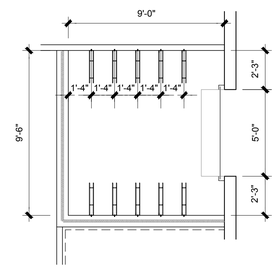


BOLLARD 5
SCALE: 1/2"=1' - 0"



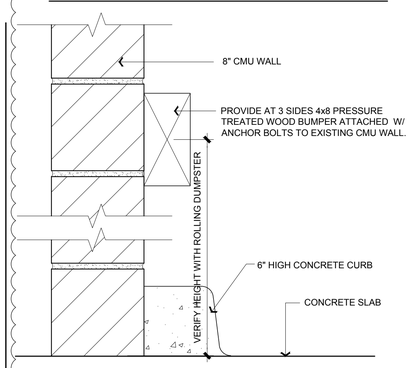
NOTE: SEE DETAIL 25/A7.2 FOR FLOOR PLAN.

LONG-TERM BICYCLE RACK 4
SCALE: 1/2"= 1'-0"

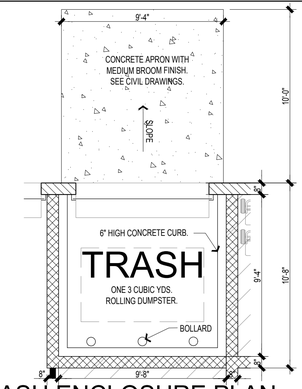


BIKE WALL RACK BY CYCLESAFE, TOTAL 10 (TEN).
INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

LONG-TERM BICYCLE ROOM 3
SCALE: 1/4"= 1'-0"



BUMPER @ TRASH ENCLOSURE 2
SCALE: 2" = 1'-0"



TRASH ENCLOSURE PLAN 1
SCALE: 1/4"=1'-0"

TEMPLE CITY STORAGE

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A3.3

SITE DETAILS

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JOB NUMBER: 21-1004
SCALE: 1" = 30'
DATE: 04/04/2025

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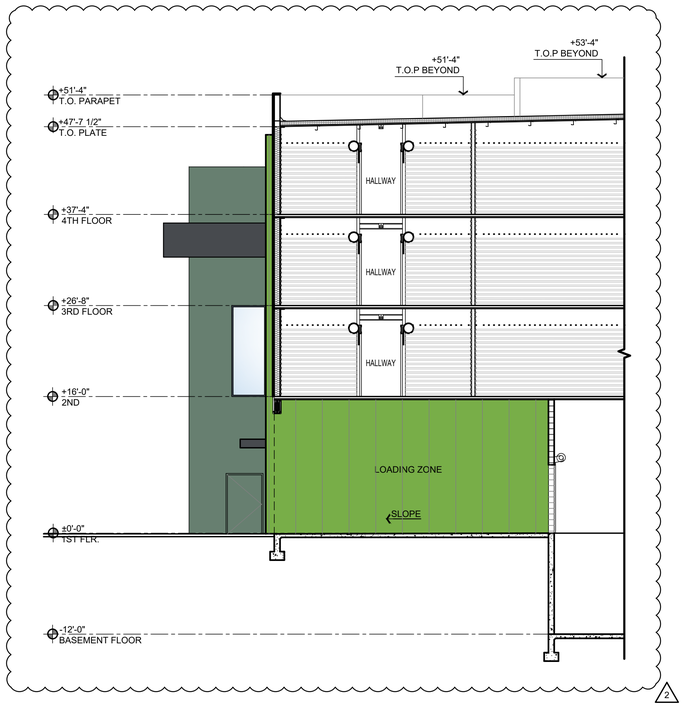
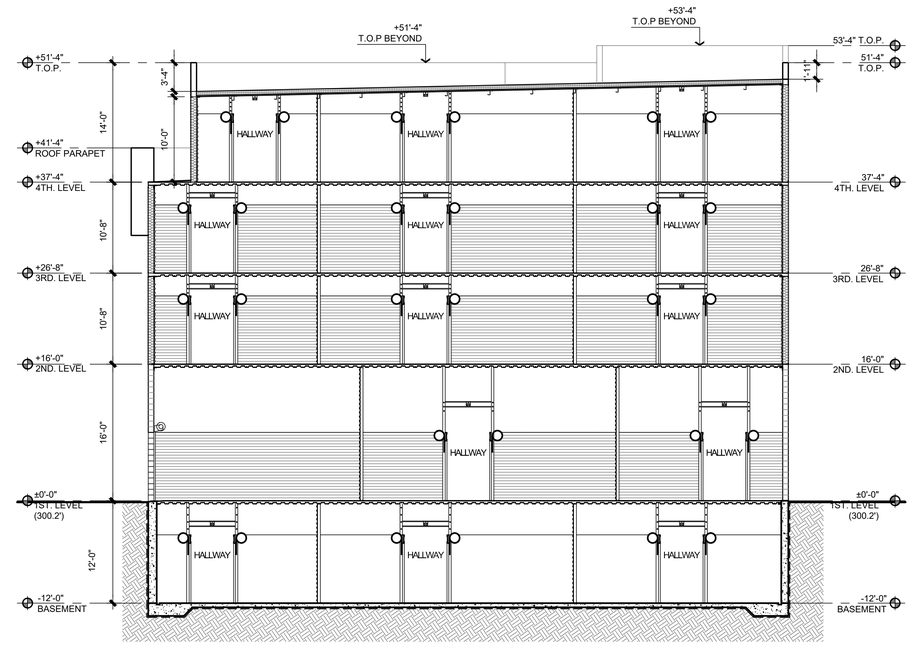
949.388.8090



SECTION 2 (2)
1/8" = 1'-0"
0 10 20
SCALE: 1/8"=1'-0"



SECTION 1 (1)
1/8" = 1'-0"
0 10 20
SCALE: 1/8"=1'-0"

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

PRELIMINARY SECTION

A4.0

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JOB NUMBER: 21-1004
SCALE: 1/8"=1'-0"
DATE: 04/03/2025

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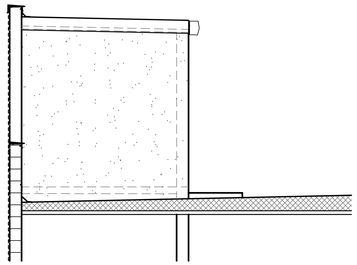
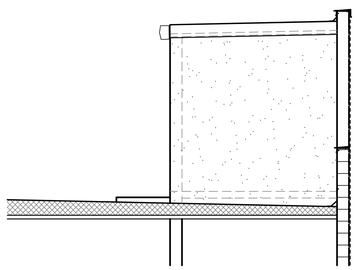
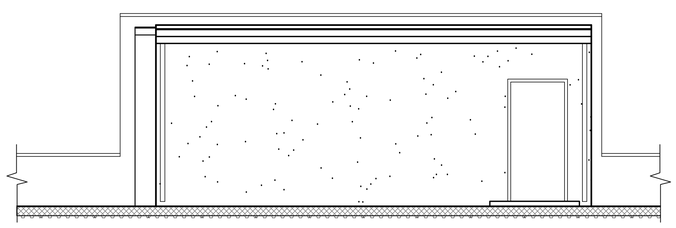
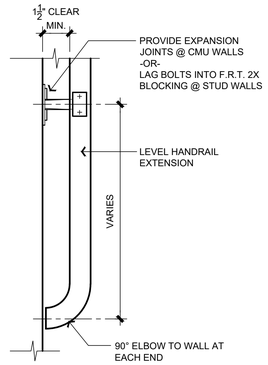


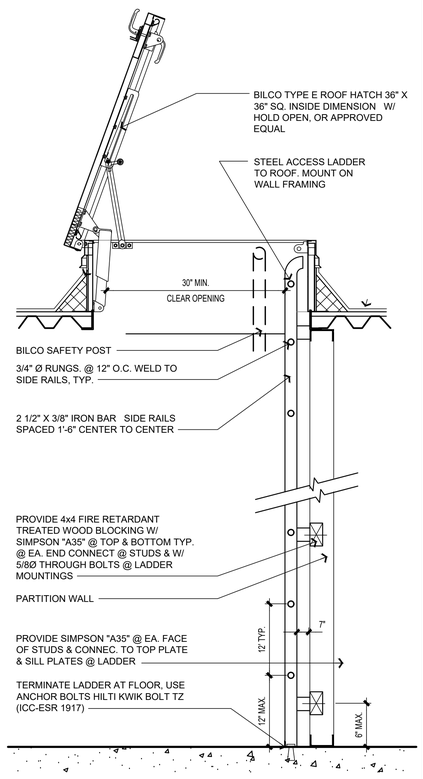




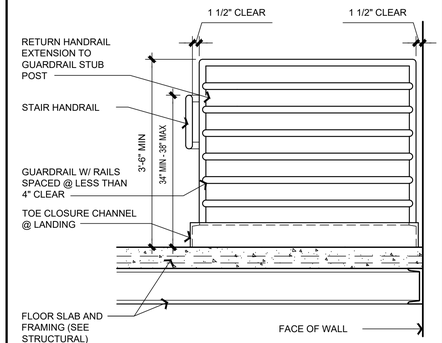
STAIR PENTHOUSE 1
1/4"=1'-0"



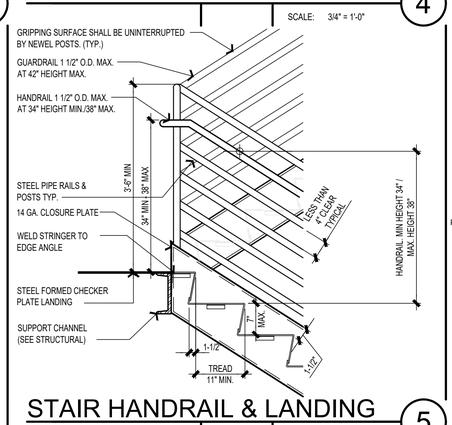
HANDRAIL EXTENSION 2
SCALE: 3" = 1'-0"



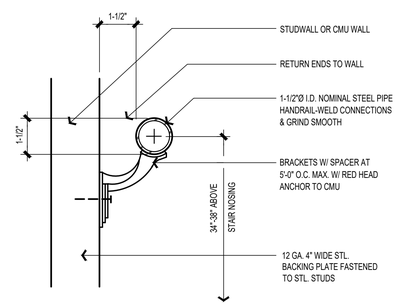
ROOF HATCH & LADDER 3
SCALE: 1"= 1'



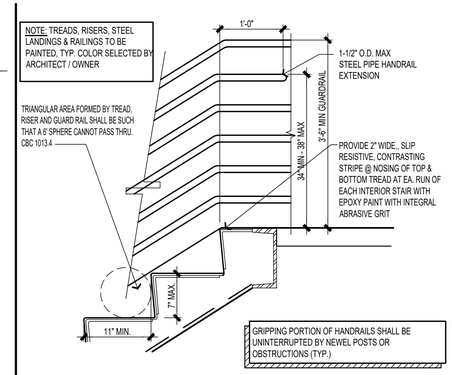
GUARDRAIL ELEVATION 4
SCALE: 3/4" = 1'-0"



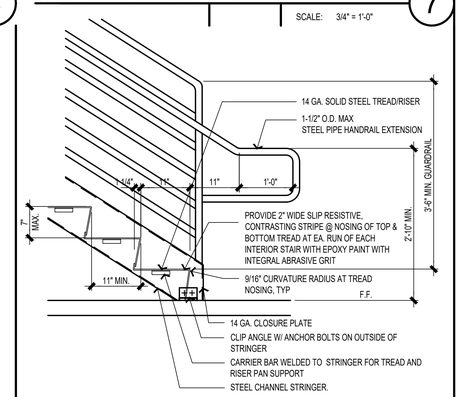
STAIR HANDRAIL & LANDING 5
SCALE: 3/4" = 1'-0"



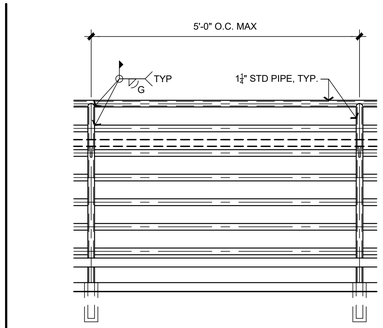
HANDRAIL SECTION 6
SCALE: N.T.S



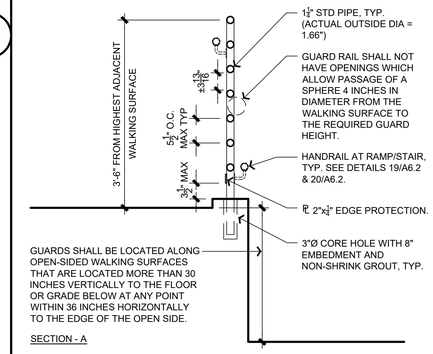
STAIR HANDRAIL 7
SCALE: 3/4" = 1'-0"



BASE OF STAIR 8
SCALE: 3/4" = 1'-0"



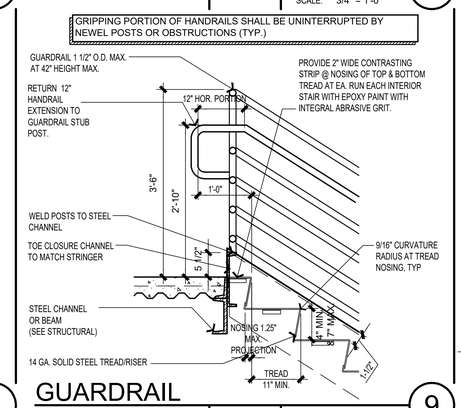
GUARD ELEV



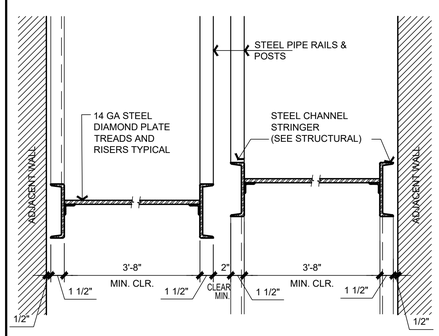
SECTION - A

NOTES:
1. ALL STEEL SHALL BE PRIMED AND PAINTED BLACK.
2. GRIND SMOOTH ALL ROUGH, SHARP, AND ABRASIVE EDGES BEFORE PRIMING.
3. VERIFY F.S. PER CIVIL DRAWINGS PRIOR TO FABRICATION.
4. STEP OR SLOPE GUARD TO FOLLOW HIGHEST ADJACENT WALKING SURFACE.

GUARD 10
SCALE: 3/4"= 1'-0"



GUARDRAIL 9
SCALE: 3/4" = 1'-0"



STAIR STRINGER 11
SCALE: 1-1/2" = 1'-0"

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A4.1

STAIR SHEET

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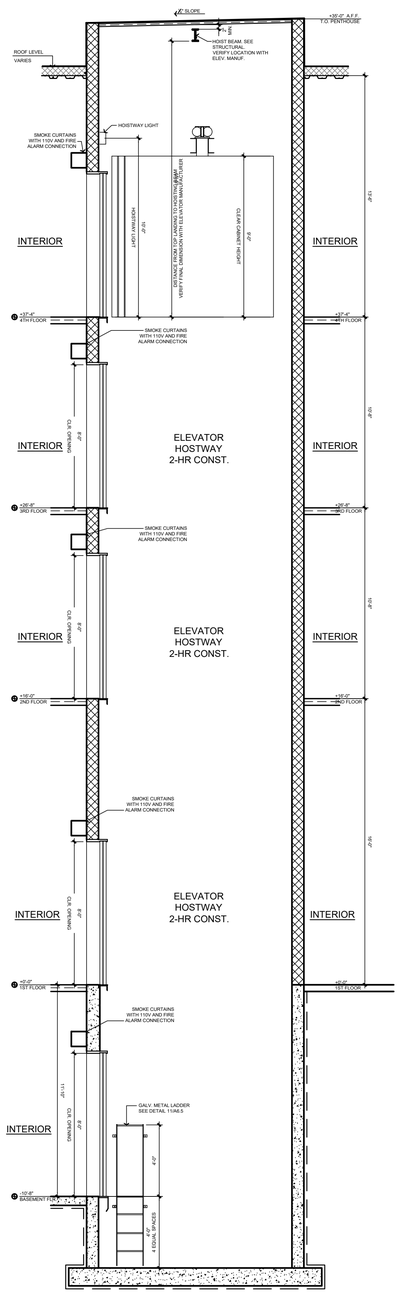
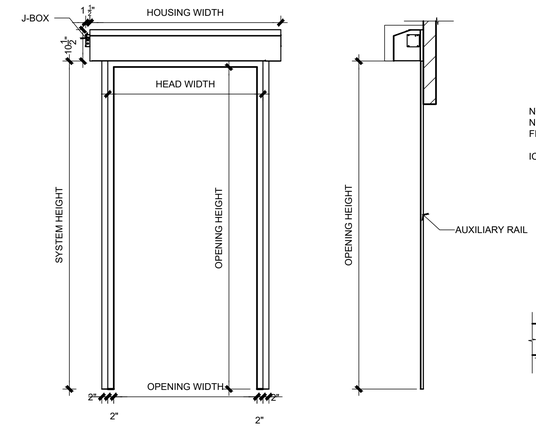
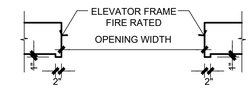


ELEVATOR SECTION 1
1/4"=1'-0"

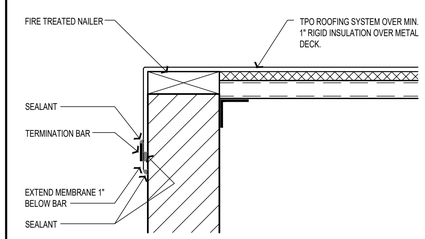


NOTE:
NEEDS POWER AND
FIRE ALARM CONNECTION

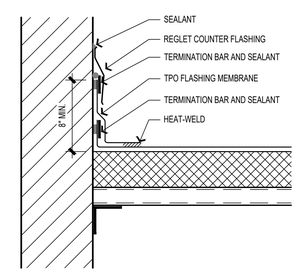
ICC-ESR 1136



SMOKE GUARD M-200 2
1/2"=1'-0"



ELEVATOR PENTHOUSE 3
SCALE: 1 1/2"=1'-0"



ELEVATOR PENTHOUSE 4
SCALE: 1 1/2"=1'-0"

ELEVATOR NOTES

. PROVIDE AN APPROVED MANUAL FIRE OR AUTOMATIC SMOKE DETECTION SYSTEM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN FIRE CODE 907. REASON: NEW CONSTRUCTION. FIRE ALARM AND SMOKE DETECTION PLANS SHALL BE SUBMITTED TO THE FIRE ALARM PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH FIRE CODE 901.2.
. ELEVATORS SHALL BE PROVIDED WITH PHASE I EMERGENCY RECALL OPERATION AND PHASE II EMERGENCY IN-CAR OPERATION IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS. BUILDING CODE 3003.2.
. ALL ELEVATORS SHALL BE EQUIPPED TO OPERATE WITH A STANDARDIZED FIRE SERVICE ELEVATOR KEY IN ACCORDANCE WITH FIRE CODE 604.6.2. BUILDING CODE 3003.3.

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A4.2

ELEVATOR SHEET

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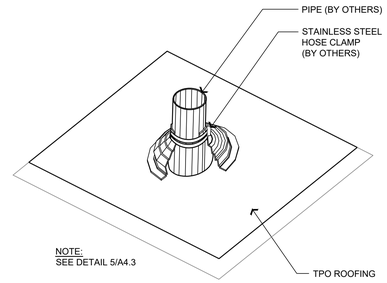
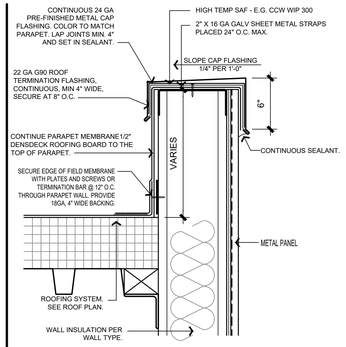


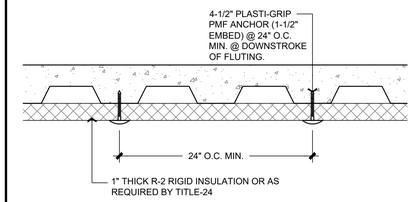
TPO ROOF PENETRATION (1)

SCALE: 3"= 1'-0"



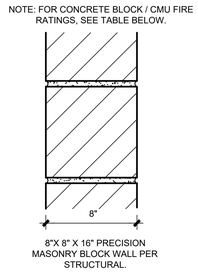
METAL STUD PARAPET (3)

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



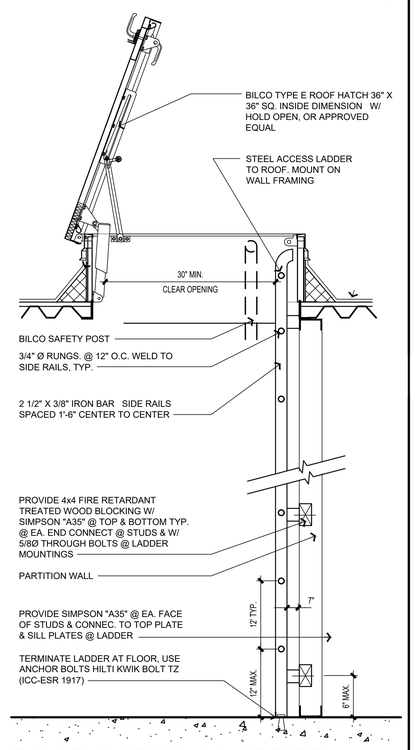
FLOOR INSULATION (6)

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



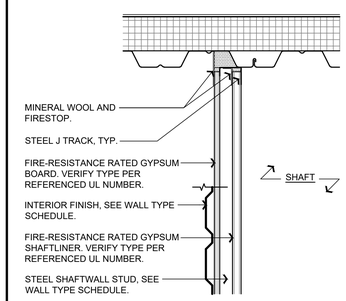
2 HR. RATED CONCRETE OR CMU WALL (9)

SCALE: 2" = 1'-0"



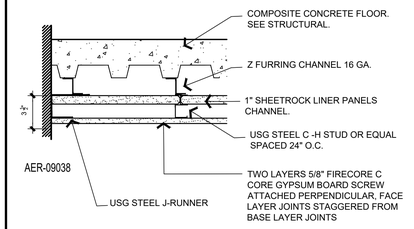
ROOF HATCH & LADDER (2)

SCALE: 1"= 1'



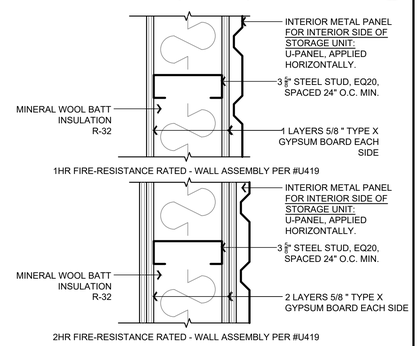
SHAFT WALL AT ROOF (4)

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



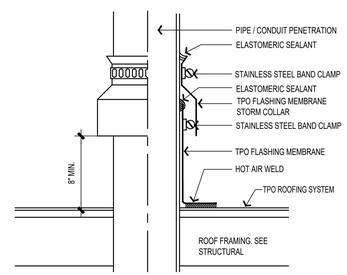
1 HOUR CEILING (7)

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



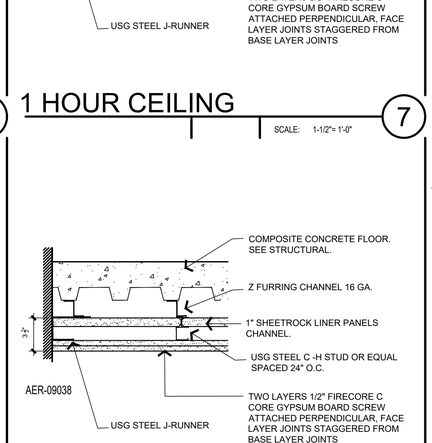
1 OR 2 HR FIRE RATED WALL (10)

SCALE: 2"= 1'-0"



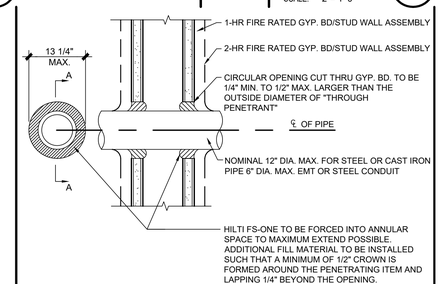
TYP. FLASHING @ PIPE / CONDUIT (5)

SCALE: 2"= 1'-0"



2 HOUR CEILING (8)

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



NOTE:
1. MAXIMUM DIAMETER OF OPENING = 13 1/4"
2. ANNULAR SPACE = 0" MINIMUM 1/4" MAXIMUM

FRAMED WALL PENETRATION U.L. WL 1085 (11)

SCALE: NONE

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2

DETAILS (TYP.)

A4.3

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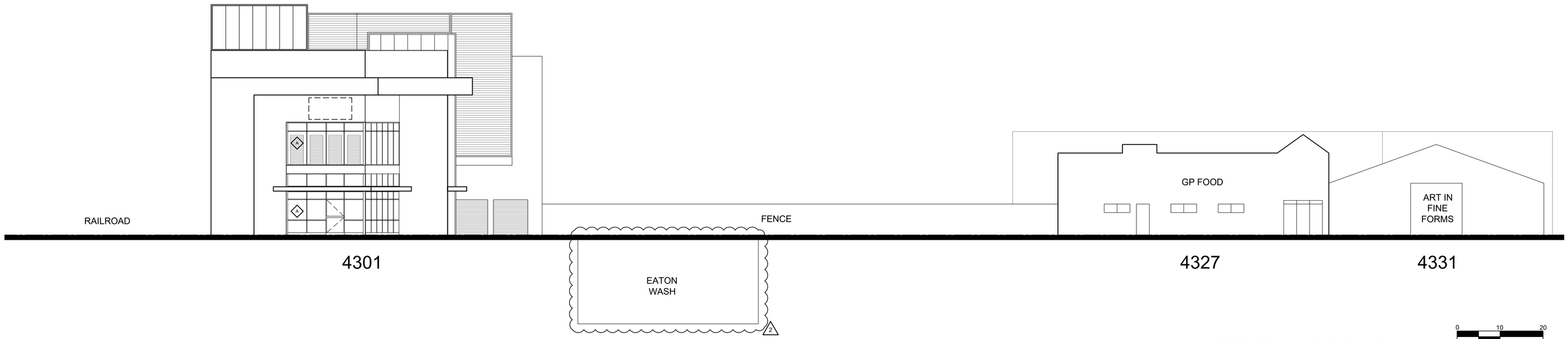
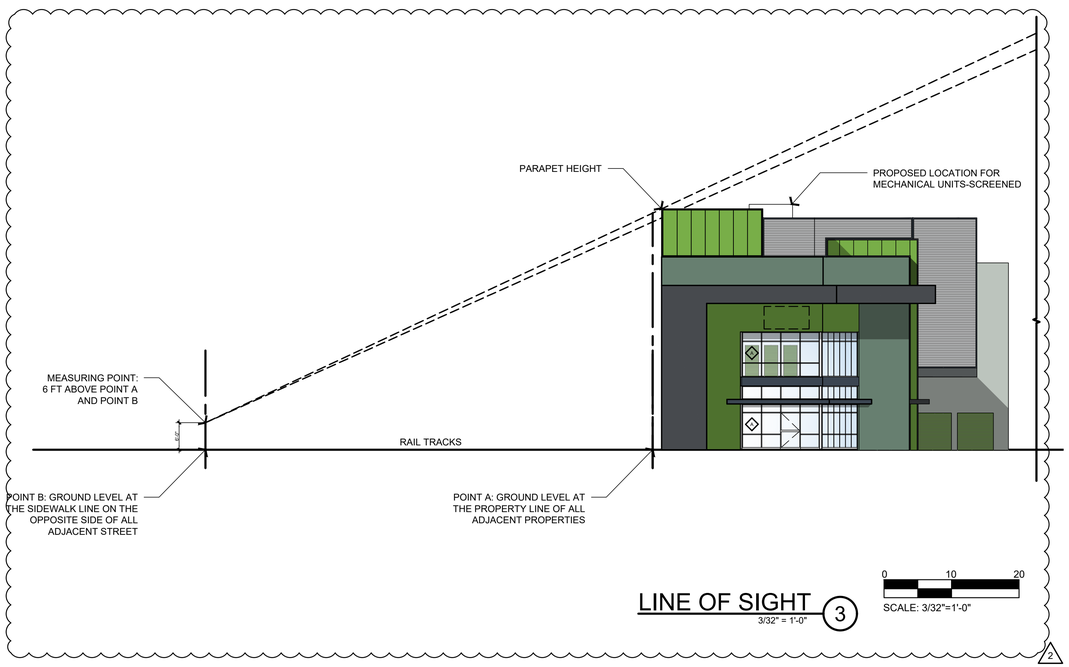


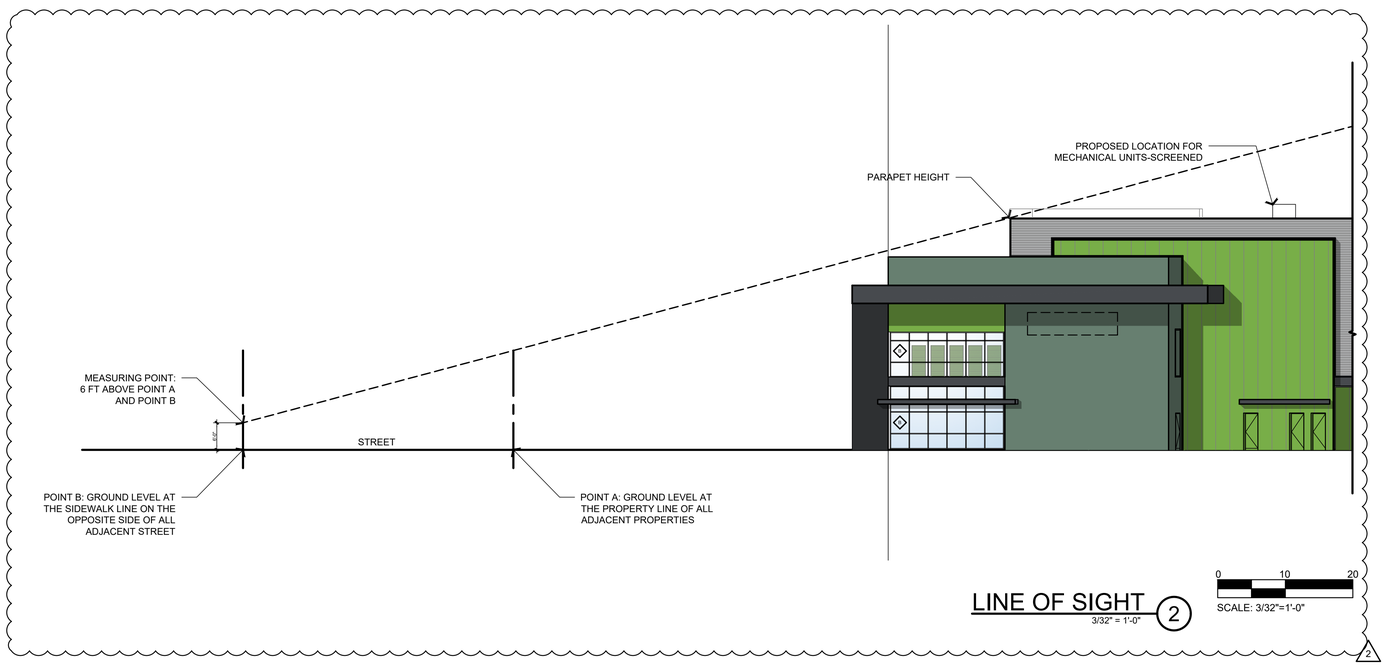
STREETSCAPE ELEVATION 1
3/32" = 1'-0"

0 10 20
SCALE: 3/32"=1'-0"



LINE OF SIGHT 3
3/32" = 1'-0"

0 10 20
SCALE: 3/32"=1'-0"



LINE OF SIGHT 2
3/32" = 1'-0"

0 10 20
SCALE: 3/32"=1'-0"

A5.0

TEMPLE CITY STORAGE

STREETSCAPE ELEVATION

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FINISH NOTES

ALL FINISHES TO BE VERIFIED / SELECTED BY OWNER. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.1. ALSO, REFER TO CBC TABLE 803.13 INTERIOR FINISH REQ. BASED ON OCCUPANCY.

FLOOR COVERING:
CONC 1: EXPOSED CONCRETE SLAB OVER EXISTING GRADE. PROVIDE "ASHFORD FORMULA" SEALER AT HALLWAYS AND COMMON AREAS.
CONC 2: EXPOSED CONCRETE SLAB OVER METAL DECK. PROVIDE "ASHFORD FORMULA" SEALER AT HALLWAYS AND COMMON AREAS.
PT-1: FLOOR PORCELAIN TILE SELECTED BY OWNER.
VINYL-1: PATCRAFT VINYL PLANKS FLOORING PER EXTRA SPACE STANDARDS.
LAM-1: LAMINATED WOOD FLOORING SELECTED BY OWNER.
CPT-1: LOOP PILE CARPET, SELECTED BY OWNER.
WALL COVERING:
P-1: PAINT: EGGSHELL LATEX PAINT OVER GYP. BD. 3 COATS (1 COAT PRIMER, 2 COATS FINISH). SEE OWNER FOR COLOR.
P-2: PAINT: SEMI-GLOSS OR SATIN FINISH LATEX PAINT OVER GYP.BD. 3 COATS (1 COAT PRIMER, 2 COATS FINISH). SEE OWNER FOR COLOR.
FRP: 48" FIBERGLASS REINFORCED PLASTIC WAINSCOT SELECTED BY OWNER.
BASE:
CB-1: COVE BASE PORCELAIN TILE SELECTED BY OWNER.
VB-1: 4" HIGH VINYL BASE PATCRAFT STEEL WOOL OR PER EXTRA SPACE STANDARDS.
CEILING:
ACT-1: ARMSTRONG, CLASS A, LYRA HIGH CAC TEGULAR SMOOTH TEXTURE, 24" x 24" x 1" PANELS COLOR WHITE, ITEM NO. 8360PB OR EQUAL. GRID SYSTEM: ARMSTRONG 9/16" SUPRAFINE. COLOR: WHITE.
MILLWORK:
PL-1: PLASTIC LAMINATE SELECTED BY OWNER (FACES OF CABINETS AND COUNTER TOP)
PL-2: WHITE MELAMINE CABINET INTERIOR, DRAWERS SIDES & BACK.
DOORS:
S-1: WILSON ART LAMINATE DOOR, OR SELECTED BY OWNER.
WALL AND CEILING FINISHES: TO COMPLY WITH CBC SECTION 803
INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES:
CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450
CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450
INTERIOR FLOOR FINISH: TO COMPLY WITH CBC SECTION 804

GENERAL NOTES:
1. USE TYPE 'X' WATER RESISTANT GYP BD AT RESTROOMS, KITCHEN, COFFE AREA AND JANITOR'S CLOSET.
2. ALL GYPSUM BD SHALL HAVE SMOOTH FINISH.
3. GROUT IS TO RECEIVE 2 COATS GROUT SEALER.
4. ALL PAINT PRIMERS ARE TO BE FROM SAME MANUFACTURER AS FINISH PAINT AND SHALL BE COMPATIBLE WITH FINISH PAINT.

GENERAL NOTES:
1. USE TYPE 'X' WATER RESISTANT GYP BD AT RESTROOMS, KITCHEN, COFFE AREA AND JANITOR'S CLOSET.
2. ALL GYPSUM BD SHALL HAVE SMOOTH FINISH.
3. GROUT IS TO RECEIVE 2 COATS GROUT SEALER.
4. ALL PAINT PRIMERS ARE TO BE FROM SAME MANUFACTURER AS FINISH PAINT AND SHALL BE COMPATIBLE WITH FINISH PAINT.
5. PAINT ALL EXPOSED GYP. BD OR CMU AT INTERIOR OF HALLWAY AND PUBLIC AREAS WITH 3 COATS (AND TO COVER) EGGSHELL LATEX PAINT. SEE OWNER FOR COLOR.
6. PAINT ALL METAL FLASHING VISIBLE FROM VIEW AND ALL CAP FLASHING. COLOR PER ELEVATIONS AND DETAIL.
7. AT OFFICE: ALL EXPOSED STEEL BEAMS, COLUMNS AND HVAC DUCTS, TO BE PAINTED AS SELECTED BY OWNER.
8. PROVIDE ANTI-GRAFFITI COATING AT ALL EXTERIOR FACING CONCRETE WALLS, UP TO TEN FEET HEIGHT. USE PRODUCTS BY PERMA SHIELD (SACRIFICIAL GRAFFITI CONTROL) OR SACRIFICIAL GRAFFITI GARD BY TEX. COTE.
9. ADHESIVES, SEALANTS, CAULKS: ADHESIVES AND SEALANTS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS: ADHESIVES, ADHESIVES BONDING PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504..4.1 AND 5.504.4.2 OF CALGREEN (SEC. 5.504.4.1).
10. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
11. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.
12. ARCHITECTURAL PAINTS AND COATING SHALL COMPLY WITH TABLE 5.504.4.2 UNLESS MORE STRINGENT LOCAL LIMITS APPLY (SECTION 5.504.3 OF CALGREEN).
13. AEROSOL PAINTS AND COATINGS: AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522 (a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR, TITLE 17, SECTION 94520 ET SEQ.). (SECTION 5.504.4.3.1 OF CALGREEN).
14. AT EXPOSED EXTERIOR CMU OR CONCRETE WALLS PROVIDE FILM FORMING ELASTOMERIC ACRYLIC PROTECTIVE COATING SUCH AS SIKA SIKAGUARD 550W ELASTOCOLOR.
15. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.3. SPECIFY THE CLASSIFICATIONS PER TABLE 803.13 AND SECTION 803.3. CLEARLY INDICATE ON THE PLANS
16. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4". 1210.2.1
17. WALLS WITHIN 2 FEET (610 MM) OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET (1219 MM). EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. 1210.2.2

FIRE RATED DOOR LABELING REQUIREMEMTS

1. PROVIDE APPROVED LABEL PERMANENTLY AFFIXED TO THE DOOR VISIBLE WHEN DOOR IS OPEN. THE LABEL SHALL BE APPLIED AT THE FACTORY OR LOCATION WHERE FABRICATION AND ASSEMBLY ARE PERFORMED.
2. LABELS SHALL COMPLY WITH NFPA 80 AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR OR FRAME.
3. FIRE DOOR FRAMES SHALL BE LABELED SHOWING THE NAMES OF THE MANUFACTURER AND THE THIRD-PARTY INSPECTION AGENCY.
4. FIRE DOORS SHALL BE LABELED SHOWING THE NAME OF THE MANUFACTURER OR OTHER IDENTIFICATION READILY TRACEABLE BACK TO THE MANUFACTURER, THE NAME OR TRADEMARK OF THE THIRD-PARTY INSPECTION AGENCY, THE FIRE PROTECTION RATING AND WHERE REQUIRED FOR FIRE DOORS IN INTERIOR EXIT STAIRWAYS AND RAMPS AND EXITS PASSAGEWAYS BY SECTION 716.2.2.3, THE MAXIMUM TRANSMITTED TEMPERATURE END POINT.

DOOR SCHEDULE

NOTE: ALL STORAGE UNIT DOORS ARE BY DOOR MANUFACTURER.

	DOOR										FRAME		DETAILS			
	DOOR NO.	WIDTH	HEIGHT	THICKNESS	TYPE	MAT'L	FINISH	RATING	GLAZING	HARDWARE GROUP	MAT'L	FINISH	HEAD	SILL	JAMB	REMARKS
OFFICE DOORS	1	4'-0"	8'-0"	N/A	A	AL	F.F./PAINT	-	-	GROUP 1	ALUM.	F.F./PAINT	-	-	-	OFFICE ENTRY - STOREFRONT
	2	3'-0"	7'-0"	1 3/4"	B	WD	S-1	-	-	GROUP 2	METAL	F.F./PAINT	-	-	-	MANAGER'S OFFICE ROOM
	3	3'-0"	7'-0"	1 3/4"	B	WD	S-1	-	-	GROUP 5	METAL	F.F./PAINT	-	-	-	RESTROOM #1
	4	3'-0"	7'-0"	1 3/4"	D	METAL	F.F./PAINT	-	-	GROUP 6	METAL	F.F./PAINT	-	-	-	OFFICE TO STORAGE
	5	2'-4"	7'-0"	1 3/4"	B	WD	S-1	-	-	GROUP 3	METAL	F.F./PAINT	-	-	-	JANITOR CLOSET
	6	3'-0"	7'-0"	1 3/4"	B	METAL	F.F./PAINT	-	-	GROUP 5	METAL	F.F./PAINT	-	-	-	RESTROOM #2 AND #3
SWING DOORS	10	4'-0"	7'-10" 8'-0" R.O.	1 3/4"	D	METAL	F.F./PAINT	-	-	GROUP 7	METAL	F.F./PAINT	-	-	-	STORAGE ACCESS . PROVIDE KEYPAD ACCESS.
	11	3'-0"	7'-10" 8'-0" R.O.	1 3/4"	G	METAL	F.F./PAINT	60 MIN.	-	GROUP 8	METAL	F.F./PAINT	-	-	-	STAIR EXIT DISCHARGE - UL-10C, SEE LABELING REQ.
	12	3'-6"	7'-0"	1 3/4"	C	METAL	F.F./PAINT	60 MIN.	-	GROUP 9	METAL	F.F./PAINT	-	-	-	ELEVATOR MACHINE ROOM - UL-10C, SEE LABELING REQ.
	13	3'-0"	7'-10" 8'-0" R.O.	1 3/4"	C	METAL	F.F./PAINT	-	-	GROUP 10	METAL	F.F./PAINT	-	-	-	ELECT. ROOM - SHALL BE EQUIPPED WITH PANIC HARDWARE. CBC 1010.2.9.2
	14	3'-0"	7'-10" 8'-0" R.O.	1 3/4"	C	METAL	F.F./PAINT	-	-	GROUP 11	METAL	F.F./PAINT	-	-	-	FIRE RISER ROOM. KNOX BOX KEY WILL BE PROVIDED
	15	4'-0"	7'-10" 8'-0" R.O.	1 3/4"	G	METAL	F.F./PAINT	60 MIN.	-	GROUP 12	METAL	F.F./PAINT	-	-	-	TO BE SELF CLOSING, OR AUTOMATIC CLOSING UPON THE ACTUATION OF A SMOKE DETECTOR IN ACCORDANCE WITH SECTION 716.5.9.3. CBC 713.7 & 1022.4. LISTING UL-10C AND SEE LABELING REQ.
	16	8'-0"	8'-0"	N/A	F	AL	F.F./PAINT	-	SAFETY GLASS	GROUP 5	ALUM.	F.F./PAINT	-	-	-	TELESCOPIC ENTRY DOOR - BY DORMA USA, INC. MODEL ESA300T-SM R.O. WIDTH 96.5", R.O. HEIGHT 92". VERIFY DIMENSIONS IN FIELD.
	17	3'-0"	7'-0"	1 3/4"	B	METAL	F.F./PAINT	-	-	GROUP 5	METAL	F.F./PAINT	-	-	-	ERCC ROOM
INT STORAGE ROLL-UP DOORS	20	3'-0"	7'-0"	N/A	E	METAL	F.F./PAINT	-	-	BY DOOR MANUF.	METAL	F.F./PAINT	-	-	-	
	21	5'-0"	7'-0"	N/A	E	METAL	F.F./PAINT	-	-	BY DOOR MANUF.	METAL	F.F./PAINT	-	-	-	
	22	8'-0"	7'-0"	N/A	E	METAL	F.F./PAINT	-	-	BY DOOR MANUF.	METAL	F.F./PAINT	-	-	-	
	23	6'-0"	7'-0"	N/A	E	METAL	F.F./PAINT	-	-	BY DOOR MANUF.	METAL	F.F./PAINT	-	-	-	
	24	7'-0"	7'-0"	N/A	E	METAL	F.F./PAINT	-	-	BY DOOR MANUF.	METAL	F.F./PAINT	-	-	-	
EXT. ROLL-UP DOORS	30	8'-8"	8'-0"	N/A	E	METAL	F.F./PAINT	-	-	BY DOOR MANUF.	METAL	F.F./PAINT	-	-	-	HEAVY DUTY 18 GA ROLL-UP DOOR - VERIFY HEIGHT IN FIELD FOR DRUM CLEAR.
	31	8'-0"	8'-0"	N/A	E	METAL	F.F./PAINT	-	-	BY DOOR MANUF.	METAL	F.F./PAINT	-	-	-	HEAVY DUTY 18 GA ROLL-UP DOOR - VERIFY HEIGHT IN FIELD FOR DRUM CLEAR.
	32	7'-4"	8'-0"	N/A	E	METAL	F.F./PAINT	-	-	BY DOOR MANUF.	METAL	F.F./PAINT	-	-	-	HEAVY DUTY 18 GA ROLL-UP DOOR - VERIFY HEIGHT IN FIELD FOR DRUM CLEAR.

HARDWARE GROUPS

ALL HARDWARE TO BE VERIFIED / SELECTED BY OWNER

GROUP 1

Qty	Description	Catalog Number	Finish	MFR
1 EA	CONTINUOUS HINGE	780-224HD X 83" OA	CLEAR	HAG
1 EA	DEADBOLT	MS1850S	628	ADA
1 EA	MORTISE CYLINDER	990 BY A/R CAM	626	FAL
1 EA	INDICATOR	4089	628	ADA
1 EA	ARMOR COLLAR	MS4043	628	ADA
1 EA	SURFACE CLOSER	SC81 REG	689	FAL
1 EA	FLOOR STOP/HOLDER	RS40	626	IVE

THESE DOORS MUST REMAIN UNLOCKED DURING BUSINESS HOURS. DOOR SEALS PROVIDED BY ALUMINUM DOOR/FRAME MANUFACTURER.

GROUP 2

Qty	Description	Catalog Number	Finish	MFR
3 EA	HINGE, 4 1/2, STD WT	BB 1279 4-1/2 X 4-1/2	US26D	HAG
1 EA	ENTRY LOCK	T501BD X D X 23981145 X 5164 X 1 3/4	626	FAL
1 EA	CONSTRUCTION CORE	1C-GREEN CONSTRUCTION CORE	GREEN	
1 EA	FINAL CORE	SFIC CORE	26D	
1 EA	CLOSER, REGULAR ARM	1460 X RW/PA X SRT	AL	LCN
1 EA	WALL OR FLOOR STOP	234W / 243F	US26D	HAG
3 EA	SILENCER	608-RKW	GRAY	ROC

GROUP 3

Qty	Description	Catalog Number	Finish	MFR
3 EA	HINGE, 4 1/2, STD WT	BB 1279 4-1/2 X 4-1/2	US26D	HAG
1 EA	STOREROOM LOCK	T581BD X D X 23981145 X 5164 X 1 3/4	626	FAL
1 EA	CONSTRUCTION CORE	1C-GREEN CONSTRUCTION CORE	GREEN	
1 EA	FINAL CORE	SFIC CORE	26D	
1 EA	CLOSER, REGULAR ARM	1460 X RW/PA X SRT	AL	LCN
1 EA	WALL OR FLOOR STOP	234W / 243F	US26D	HAG
3 EA	SILENCER	608-RKW	GRAY	ROC

GROUP 4

Qty	Description	Catalog Number	Finish	MFR
3 EA	HINGE, 4 1/2, STD WT	BB 1279 4-1/2 X 4-1/2	US26D	HAG
1 EA	STOREROOM LOCK	T581BD X D X 23981145 X 5164 X 1 3/4	626	FAL
1 EA	CONSTRUCTION CORE	1C-GREEN CONSTRUCTION CORE	GREEN	
1 EA	FINAL CORE	SFIC CORE	26D	
3 EA	SILENCER	608-RKW	GRAY	ROC

GROUP 5

Qty	Description	Catalog Number	Finish	MFR
3 EA	HINGE, 4 1/2, STD WT	BB 1279 4-1/2 X 4-1/2	US26D	HAG
1 EA	PRIVACY SET	T301S X D X 23981137 X 5164 X 1 3/4	626	FAL
1 EA	CLOSER, REGULAR ARM	1460 X RW/PA X SRT	AL	LCN
1 EA	WALL OR FLOOR STOP	234W / 243F	US26D	HAG
3 EA	SILENCER	608-RKW	GRAY	ROC

GROUP 6

Qty	Description	Catalog Number	Finish	MFR
3 EA	HINGE, 4 1/2, STD WT	BB 1279 4-1/2 X 4-1/2	US26D	HAG
1 EA	ENTRY LOCK	T501BD X D X 23981145 X 5164 X 1 3/4	626	FAL
1 EA	CONSTRUCTION CORE	1C-GREEN CONSTRUCTION CORE	GREEN	
1 EA	FINAL CORE	SFIC CORE	26D	
1 EA	CLOSER, REGULAR ARM	1460 X RW/PA X SRT	AL	LCN
1 EA	WALL OR FLOOR STOP	234W / 243F	US26D	HAG
3 EA	SILENCER	608-RKW	GRAY	ROC
1 EA	KICK PLATE	8400 16" X 2" LDW B4E TEK	630	IVE

GROUP 7

Qty	Description	Catalog Number	Finish	MFR
1 EA	CONTINUOUS HINGE	780-224HD	CLEAR	HAG
1 EA	ENTRY LOCK	T501BD X D X 23981145 X 5164 X 1 3/4	626	FAL
1 EA	CONSTRUCTION CORE	1C-GREEN CONSTRUCTION CORE	GREEN	
1 EA	FINAL CORE	SFIC CORE	26D	
1 EA	CLOSER, REGULAR ARM	1460 X RW/PA X SRT	AL	LCN
1 EA	WALL OR FLOOR STOP	234W / 243F	US26D	HAG
3 EA	SILENCER	608-RKW	GRAY	ROC
1 EA	KICK PLATE	8400 16" X 2" LDW B4E TEK	630	IVE

GROUP 8

Qty	Description	Catalog Number	Finish	MFR
1 EA	CONTINUOUS HINGE	780-224HD	CLEAR	HAG
1 EA	MORTISE CYLINDER	28107-1	626	KAB
1 EA	CONSTRUCTION CORE	1C-GREEN CONSTRUCTION CORE	GREEN	
1 EA	FINAL CORE	SFIC CORE	26D	
1 EA	CLOSER, PARALLEL ARM	1460 X SCUSH X DEL X SRT	AL	LCN
1 EA	ARMOR PLATE	K1050 36" X 2" LDW	US32D	ROC
1 EA	WEATHER STRIPPING	700SA HEAD JAMB	A	NAT
1 EA	WEATHER STRIPPING	137SA (SET) HINGE AND STRIKE JAMB	A	NAT
1 EA	DOOR SWEEP	200SA	A	NAT
1 EA	THRESHOLD	425E	MILL	NAT
1 EA	DRIP CAP	16A	MILL	NAT

GROUP 9

Qty	Description	Catalog Number	Finish	MFR
3 EA	HINGE	3CB1 4.5 X 4.5	652	IVE
1 EA	STOREROOM LOCK	ND80PD SPA	626	SCH
1 EA	SURFACE CLOSER	4040XP REG	689	LCN
1 EA	FLOOR STOP	FS436	626	IVE
1 EA	GASKETING	188SBK PSA	BK	ZER
1 EA	AUTO SOUND DR BOTTOM	335A6	AA	ZER

GROUP 10

Qty	Description	Catalog Number	Finish	MFR
1 EA	CONTINUOUS HINGE	780-224HD X 83" OA	CLEAR	HAG
1 EA	RIM EXIT DEVICE	25-R-NL X 510L-NL X DANE X 299	626	FAL
1 EA	PANIC HARDWARE	AX-25-R-L-QUA-CYL	630	FAL
1 EA	CONSTRUCTION CORE	1C-GREEN CONSTRUCTION CORE	GREEN	
1 EA	FINAL CORE	SFIC CORE	26D	
1 EA	ELECTRIC STRIKE	6300 X FSE	US32D	VON
1 EA	CLOSER, PARALLEL ARM	1460 X SCUSH X DEL X SRT	AL	LCN
1 EA	ARMOR PLATE	36H X 34W X .050 B4E X CS	US32D	BM
1 EA	WEATHER STRIPPING	700SA HEAD JAMB	A	NAT
1 EA	WEATHER STRIPPING	137SA (SET) HINGE AND STRIKE JAMB	A	NAT
1 EA	DOOR SWEEP	200SA	A	NAT
1 EA	THRESHOLD	425E	MILL	NAT
1 EA	DRIP CAP	16A	MILL	NAT

GROUP 11

Qty	Description	Catalog Number	Finish	MFR
3 EA	HINGE, 4 1/2, STD WT	BB 1279 4-1/2 X 4-1/2	US26D	HAG
1 EA	STOREROOM LOCK	T581BD X D X 23981145 X 5164 X 1 3/4	626	FAL
1 EA	CONSTRUCTION CORE	1C-GREEN CONSTRUCTION CORE	GREEN	
1 EA	FINAL CORE	SFIC CORE	26D	
1 EA	CLOSER, REGULAR ARM	1460 X RW/PA X SRT	AL	LCN
1 EA	WEATHER STRIPPING	700SA HEAD JAMB	A	NAT
1 EA	WEATHER STRIPPING	137SA (SET) HINGE AND STRIKE JAMB	A	NAT
1 EA	DOOR SWEEP	200SA	A	NAT
1 EA	THRESHOLD	425E	MILL	NAT
1 EA	DRIP CAP	16A	MILL	NAT

GROUP 12

Qty	Description	Catalog Number	Finish	MFR
3 EA	HINGE	3CB1 4.5 X 4.5	630	IVE
1 EA	CYLINDER	985	626	FAL
1 EA	CLOSER	SC81 REG	689	FAL
1 EA	KICK PLATE	8400 16" X 2" LDW B4E TEK	630	IVE
1 SET	SEALS	188S	BLK	ZER

INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. CBC 1008.1.9.11.

WINDOW SCHEDULE

1. ALL STOREFRONT DOORS AND WINDOWS TO BE SELECTED BY OWNER.
ALL DOORS MUST MEET CURRENT ACCESSIBILITY REQUIREMENTS.

2. CONTRACTOR TO FIELD VERIFY ALL STOREFRONT DOOR AND WINDOW SIZES BEFORE MANUFACTURING. SUBMIT SHOP DRAWINGS TO ARCHITECT.

3. ALL WINDOWS AND/OR DOORS INDICATED WITH "T" SHALL BE TEMPERED GLAZING.

4. EXTERIOR STOREFRONT:

VISION GLASS: AT STOREFRONT USE 1" INSULATED "LOW E" GLASS WITH 1/4" CLEAR GLASS AT INTERIOR AND EXTERIOR SIDES. AT STOREFRONT DOORS USE 1/4" CLEAR GLASS

U-VALUE: SUMMER & WINTER= PER TITLE 24
SOLAR HEAT GAIN COEFFICIENT: PER TITLE 24

SPANDREL GLASS: USE 1/4" CLEAR GLASS WITH GRAY OPACI-COAT APPLIED ON INTERIOR SIDE, OR SELECTED BY OWNER.

ALUMINUM FRAMING: ANODIZED ALUMINUM TRIFAB VERSAGLAZE 450 BY KAWNEER OR SELECTED BY OWNER.

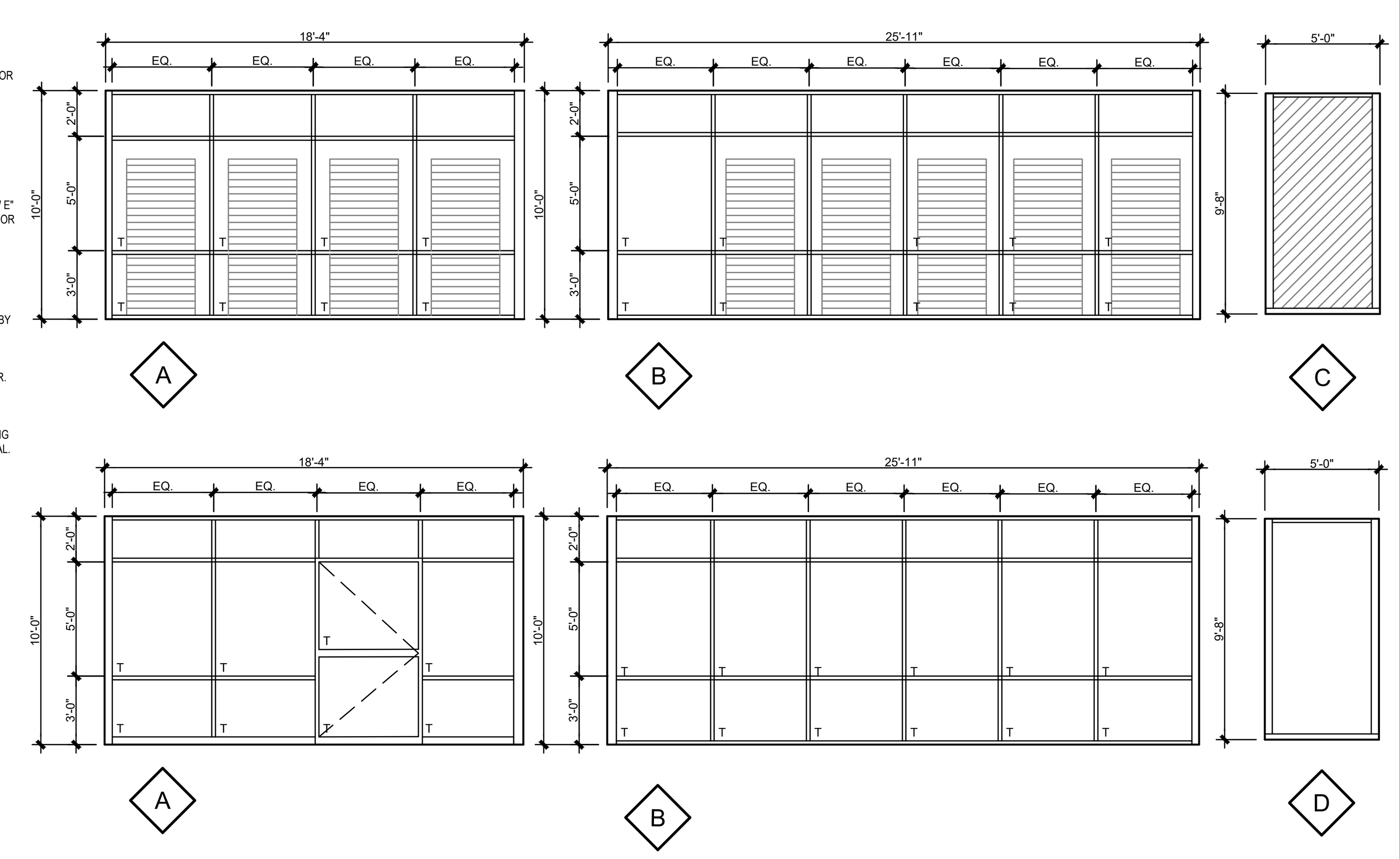
PANE OPTION: FRONT PANE.

STOREFRONT VENEER: TRIFAB VERSAGLAZE 450 FRAMING SYSTEM 2" SIGHTLINE BY KAWNEER OR APPROVED EQUAL. TO BE 2.25" FRAME DEPTH.

GLAZING LEGEND

VISION GLASS

STOREFRONT VENEER



DOOR SCHEDULE NOTES

THE FOLLOWING REMARKS APPLY TO ALL DOORS. WHERE OPTIONAL DOOR NOTES APPLY THEY WILL BE CALLED OUT BY NUMBER ON THE SCHEDULE.
ALL DOOR INSTALLATION TO BE INSTALLED IN A COMPETENT AND WORKMANLIKE MANNER, FOLLOWING ALL OF THE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION AND STORAGE OF DOORS AND FRAMES.

OVERHEAD COIL DOORS
ALL OVERHEAD DOORS AT STORAGE UNITS TO BE PROVIDED BY JANUS OR APPROVED EQUAL MANUFACTURER.
SEE MANUFACTURER'S DRAWINGS FOR DETAILS, SIZES AND GENERAL DIMENSIONS.
INSTALL PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. PROVIDE WRITTEN MANUFACTURES WARRANTY TO OWNER WITHIN 15 DAYS OF COMPLETION. EACH DOOR EQUIPPED WITH A SLIDING BOLT AND PADLOCK HASP OR CYLINDRICAL LOCK TYPE. TYPE SHALL BE SELECTED BY OWNER. EACH DOOR NUMBERED WITH A PERMANENT MARKER PLACK, PER OWNERS APPROVED NUMBERING SYSTEM.
ROLL UP COIL DOORS SHALL BE OPERABLE WITH A MAXIMUM 5 LBS FORCE, PER CURRENT ACCESSIBLE CODE REQUIREMENTS.
INTERIOR OVERHEAD DOORS SHALL BE BY DBCI OR APPROVED EQUAL, COLOR SELECTED BY THE OWNER AND IN CONJUNCTION WITH SECURAWALL, CORRIDOR SYSTEM, OR APPROVED EQUAL, COLOR SELECTED BY OWNER.
DOOR INSTALLER TO ADJUST ALL DOORS FOR SMOOTH OPERATION AND COMPLETE CLOSURE.

MAN DOORS

1. REFER TO THE PLANS AND SPECIFICATIONS FOR ADDITIONAL DOOR INFORMATION.
2. VERIFY THAT ALL DOORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF GOVERNING CODES & STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY.
3. EXIT DOORS:
ALL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
EXIT DOORS SHALL BE EQUIPPED WITH A SINGLE OPERATIONAL LATCH AND LEVER. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
ALL DOOR SWINGS SERVING AN OCCUPANT LOAD OF 50 OR GREATER SHALL SWING IN THE DIRECTION OF EXIT.
4. MOUNT ALL HARDWARE PER LATEST EDITION OF THE GOVERNING CODES.
5. ALL GLAZING IN DOORS AND GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
6. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED SHALL BE OPENABLE WITH A SINGLE EFFORT WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (LEVER OR PUSH TYPE) MOUNTED 30" TO 44" ABOVE THE FLOOR.
7. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
a. INTERIOR DOORS - 5 POUNDS
b. EXTERIOR DOORS - 5 POUNDS
c. FIRE DOORS - 15 POUNDS
8. ALL INTERIOR DOOR FRAMES TO BE FACTORY FINISHED, U.N.O.
9. THE FLOOR AND LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. BEVEL (1:2 MAX. SLOPE) WHERE THE THRESHOLD EXCEEDS 1/4" IN HEIGHT. 2007 CBC 1133B.2.4.1
10. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE.
11. RATED DOORS TO COMPLY WITH LATEST EDITION OF GOVERNING CODES.
12. AT OFFICE AND MAIN ENTRY DOORS, A READILY VISIBLE DURABLE SIGN TO BE POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: " THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE 1" HIGH LETTERS ON CONTRASTING BACKGROUND. THE LOCKING DEVICE SHOULD BE READILY DISTINGUISHABLE AS "LOCKED".

TELESCOPIC ENTRY DOOR: (PER CBC 1008.1.4.3) (IBC 1010.1.4.3)

TELESCOPIC ENTRY DOOR TO COMPLY WITH ALL THE FOLLOWING CRITERIA:

1. THE DOOR SHALL BE POWER OPERATED AND SHALL BE CAPABLE OF BEING OPERATED MANUALLY IN THE EVENT OF POWER FAILURE.

2. THE DOORS SHALL BE OPENABLE BY A SIMPLE METHOD FROM BOTH SIDES WITHOUT SPECIAL KNOWLEDGE OR EFFORT.

3. THE FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 30 POUNDS (133 N) TO SET THE DOOR IN MOTION AND 15 POUNDS (67 N) TO CLOSE THE DOOR OR OPEN IT TO THE MINIMUM REQUIRED WIDTH.

4. THE DOOR SHALL BE OPENABLE WITH A FORCE NOT TO EXCEED 15 POUNDS (67 N) WHEN A FORCE OF 250 POUNDS (1100 N) IS APPLIED PERPENDICULAR TO THE DOOR ADJACENT TO THE OPERATING DEVICE.

5. THE DOOR ASSEMBLY SHALL COMPLY WITH THE APPLICABLE FIRE PROTECTION RATING AND, WHERE RATED, SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING BY SMOKE DETECTION IN ACCORDANCE WITH SECTION 716.5.9.3, SHALL BE INSTALLED IN ACCORDANCE WITH NFP A 80 AND SHALL COMPLY WITH SECTION 716.

6. THE DOOR ASSEMBLY SHALL HAVE AN INTEGRATED STANDBY POWER SUPPLY.

7. THE DOOR ASSEMBLY POWER SUPPLY SHALL BE ELECTRICALLY SUPERVISED.

8. THE DOOR SHALL OPEN TO THE MINIMUM REQUIRED WIDTH WITHIN 10 SECONDS AFTER ACTIVATION OF THE OPERATING DEVICE.

9. ALL DOORS INDICATED WITH "T" SHALL BE TEMPERED GLAZING (BOTH PANES). ALL OTHER EXTERIOR GLAZING SHALL BE CONSTRUCTED WITH A MINIMUM OF ONE TEMPERED PANE.

10. PROVIDE LISTING AND LABELING REQUIREMENTS FOR FIRE RATED DOORS AND SMOKE, DRAFT DOORS IN ACCORDANCE WITH SECTION CBC 716.2

FIRE DEPARTMENT NOTES:

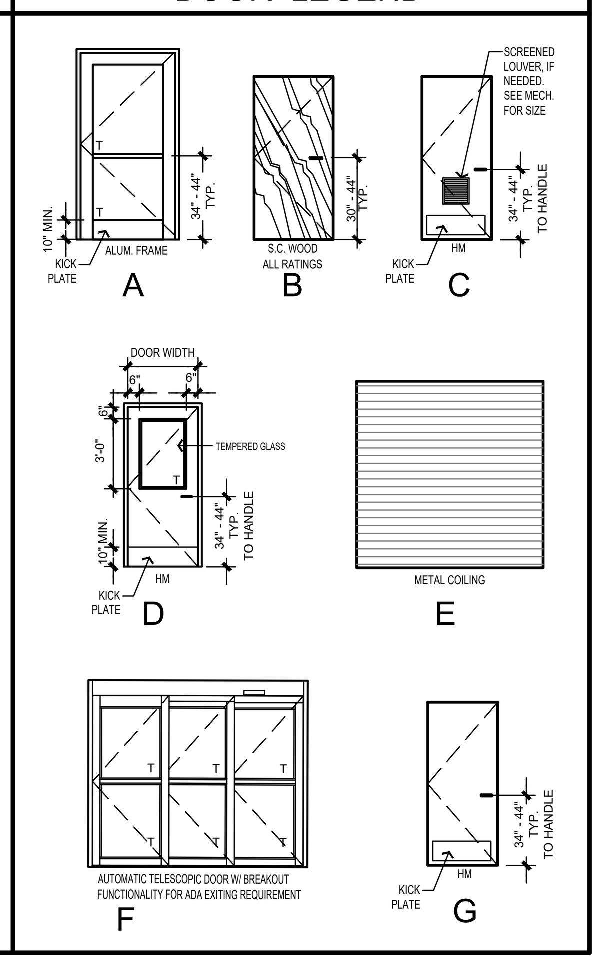
1. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1010.1.9.
2. OPENING PROTECTIVES ARE REQUIRED TO MEET MINIMUM RATING OF CBC CHAPTER 7 FOR RATED ENCLOSURES.

ABBREVIATION

ABBREVIATIONS:

AL = ALUMINUM
WD = WOOD
SF = STOREFRONT SYSTEM
T = TEMPERED GLAZING
BRG = BURGLARY RESISTANT LAMINATED SAFETY GLASS
HRDBD = HARDBOARD
POC = POCKET DOOR
SC = SOLID CORE WD
HM = HOLLOW METAL
F.F. = FACTORY FINISH
HC = HOLLOW CORE WD
STL = STEEL
ANOD = ANODIZED
FLC = FLUROCARBON FINISH
SLDG = SLIDING
SH = SINGLE HUNG
SPDL = SPANDREL GLASS BELOW 6'-8"
R/EW = RESCUE / ESCAPE WINDOW
CSMT = CASEMENT OPERABLE
SEC. RU. = SECTIONAL ROLL UP DOOR
SL = SIDE LIGHT
N/A = NOT APPLICABLE

DOOR LEGEND



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TEMPLE CITY STORAGE DOOR AND WINDOW SCHEDULE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

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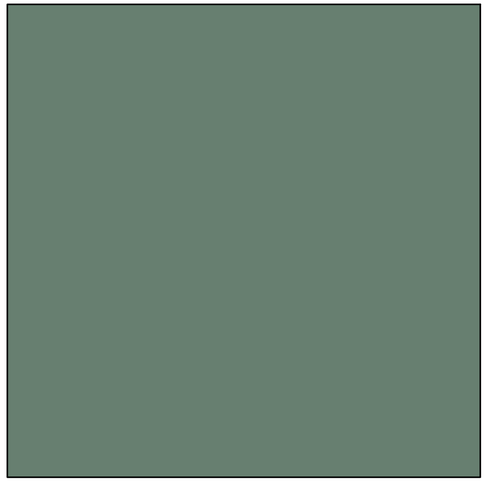
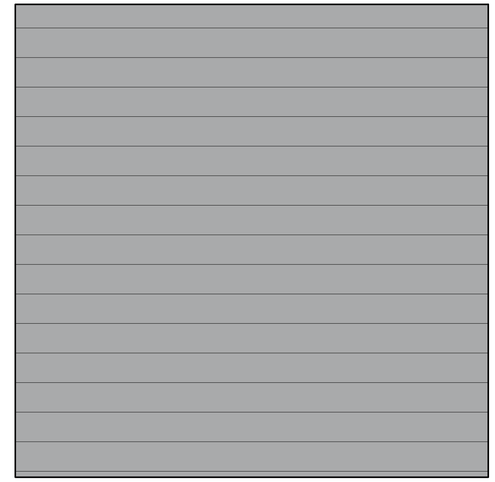
JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

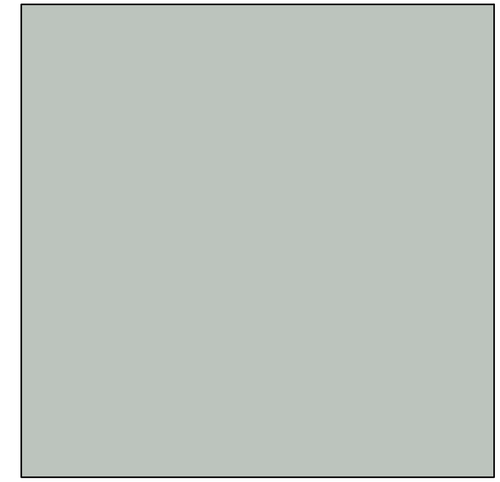
C1 FLAT METAL PANEL
DUNN EDWARDS
DEA 188-BLACK BAY



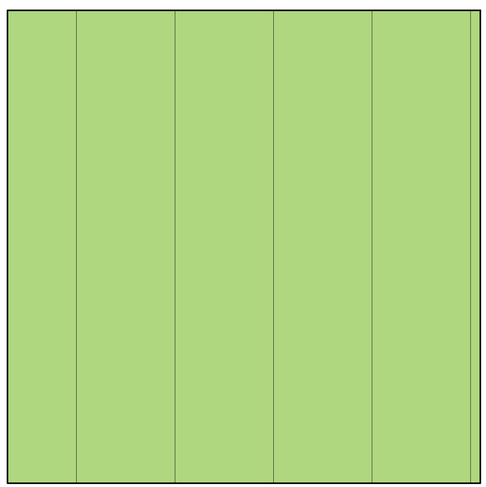
C2 FLAT METAL PANEL
DUNN EDWARDS
DE 5719-ECOLOGICAL



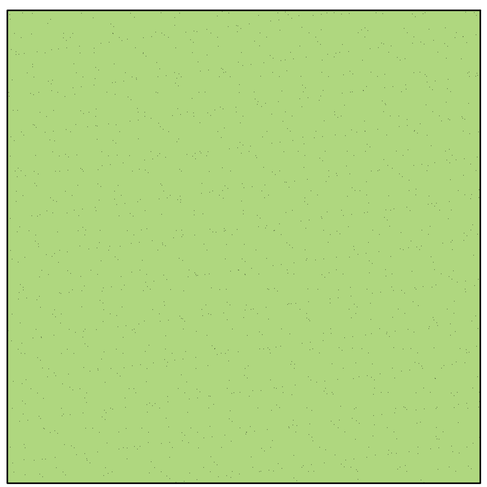
C3 CORRUGATED METAL PANEL
DUNN EDWARDS
DE 6375-CASTLEROCK



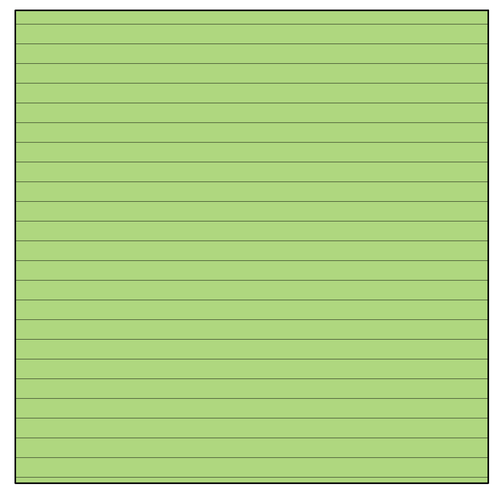
C4 FLAT METAL PANEL
DUNN EDWARDS
DE 6290-ASHWOOD



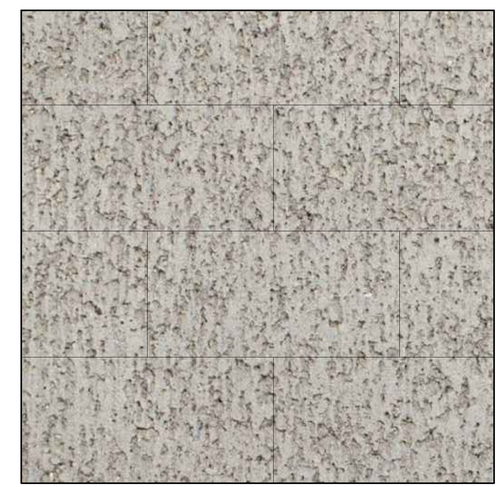
C5 VERTICAL METAL PANEL
DUNN EDWARDS
DE 5578-WASABI



C6 STUCCO
DUNN EDWARDS
DE 5578-WASABI



C7 ROLL-UP DOORS/FAUX DOORS
DUNN EDWARDS
DE 5578-WASABI



C8 MASONRY DECORATIVE BLOCK
MANUFACTURER: ORCO BLOCK
STERLING MW-PRECISION

2
A7.0

TEMPLE CITY STORAGE COLOR AND MATERIAL BOARD

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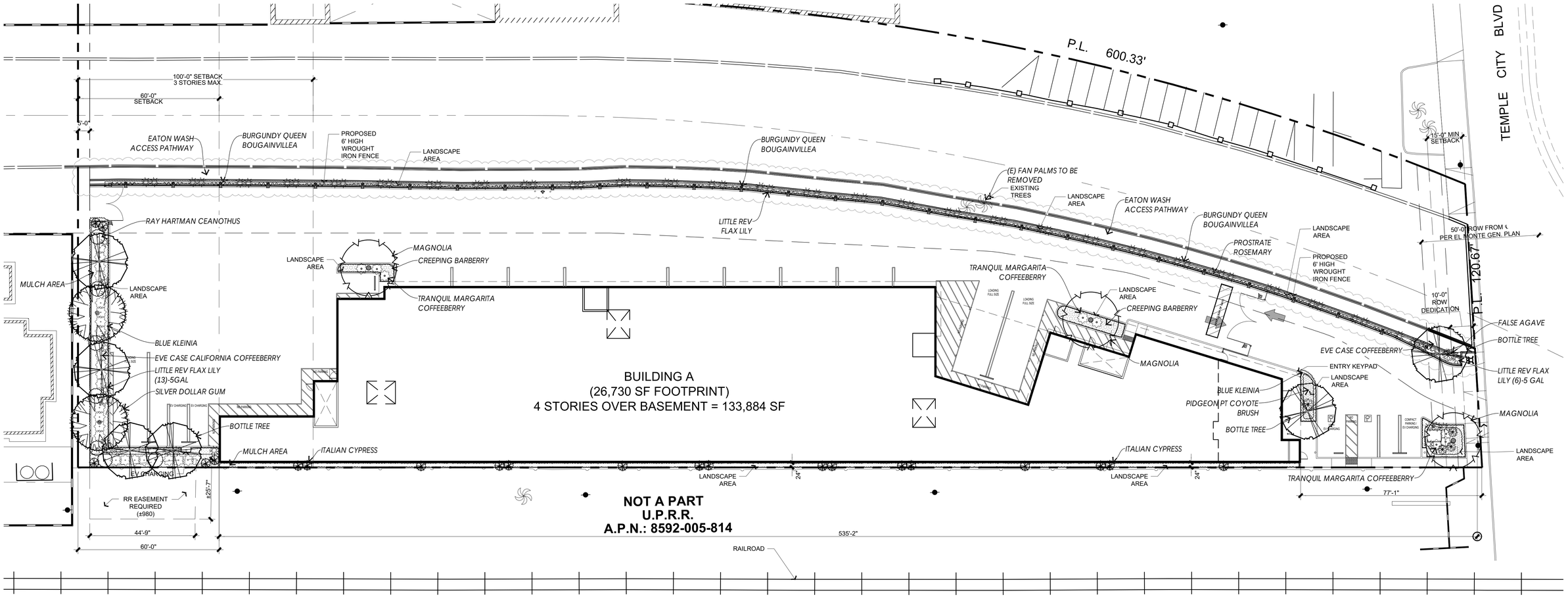

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

CONTRACTOR SHALL PERFORM AN AGRONOMICAL SOILS TEST TO DETERMINE FERTILITY AND DRAINAGE CAPABILITY. FOLLOW THE LAB SPECIFICATIONS DURING PLANTING. GENERIC AMEND-MENTS SHALL BE USED. LAB MUST BE INDEPENDENT FROM THE AMENDMENT SUPPLIER.PROOF OF AMENDMENTS USED SHALL BE PROVIDED TO THE CLIENT.

PRIOR TO PLANTING, 6 YARDS OF COMPOST PER 1000 SQ. FT. OF PLANTING AREA SHALL BE INCORPORATED. COMPACTED SOILS MUST BE TRANSFORMED INTO A FRIABLE CONDITION. SOIL SHALL BE AMENDED AND RIPPED TO A DEPTH OF 18"

PLANTING LEGEND

SHRUBS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
	CEA RAY	CEANOTHUS T. "RAY HARTMAN" RAY HARTMAN CEANOTHUS	TALL FLOWERING DARK GREEN	5G	7		15'x10'+	4-L
	DIA LIT	DIANELLA REVOLUTA "LITTLE REV" LITTLE REV FLAX LILIY	ACCENT/ MASS GRAY GREEN	5G 1G	19 56		2'x2.5'	4-L
	FUR FOE	FURCRAEA F. 'MEDIOPICTA' FALSE AGAVE	FOCAL PT, ACCENT VARIEGATED	5G	5		4'x4'	4-L
	FRA CAL	FRANGULA CALIF. "EVE CASE" EVE CASE COFFEEBERRY	PLANT 15G SIZE IF AVAILABLE	5G	25		8'x5'	4-L
	FRA MAR	FRANGULA CALIFORNICA "TRANQUIL MARGARITA" TRANQUIL MARG. COFFEEBERRY	PLANT 15G SIZE IF AVAILABLE	5G	8		3'x4'	4-L

VINES

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
	BOU BUR	BOUGAINVILLEA "BURGUNDY QUEEN" BURGUNDY QUEEN BOUGAINVILLEA	TRAIN TO FENCE	5 GAL	29	D	SPREADS TO 20'	4-L

MAINTAIN 3" DEEP MULCH TO THE DRIPLINE OF TREES & SHRUBS FOR THE LIFE OF THE PLANTINGS. USE PARTLY COMPOSTED, NITROGEN STABILIZED TREE TRIMMINGS, 0-2 INCH SCREENED OR PRE-APPROVED EQUAL.

TREES

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE @20YR H xW	MAINTAIN TO: HxW	WUCOLS IV REG.-RTG.
	BRA POP	BRACHYCHITON POPULNEUS BOTTLE TREE	MEDIUM HT, GREEN FLOWERING	24"B	6		10'x4' AS PLANTED	40'x30' 20 YRS	SAME 4-L
	CUP SEM	CUPRESSUS SEMPERVIRENS "GLAUCA" BLUE ITALIAN CYPRESS	TALL COLUMNAR DARK GRAY GREEN	24"B	21		8-10'x2' AS PLANTED	50'x5' 20 YRS	SAME 4-L
	EUC POL	EUCALYPTUS POLYANTHEMOS SILVER DOLLAR GUM	TALL GRAY GREEN FLOWERING	24"B	2		9'x3' AS PLANTED	60'x30' 20 YRS	SAME 4-L
	MAG SAM	MAGNOLIA GRANDIFLORA "SAMUEL SOMMER" SOUTHERN MAGNOLIA	MEDIUM HT, DARK GREEN FLOWERING	24"B	3		11'x5' AS PLANTED	30'x30' 20 YRS	SAME 4-M

GROUND COVERS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT./	MATURE HxW	WUCOLS IV REG.-RTG.
	BAC PIG	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH	MASS - GREEN	1G @ 3' O.C.			1.5'x6'+	4-L
	BER REP	BERBERIS AQUIFOLIUM VAR. REPENS CREEPING BARBERRY	MASS - DARK GREEN	5G	20		1-2'x3'+	4-L
	ROS PRO	ROSMARINUS "PROSTRATA" PROSTRATE ROSEMARY	MASS - GRAY GREEN	1G@3' O.C.			12"x2'	4-L
	SEN MAN	SENECIO MANDRALISCAE BLUE KLEINIA	MASS - BLUE GREEN	4" POTS @ 12"OC			12"x2'	4-L

LANDSCAPE CALCULATION TABLE	PROVIDED
LINEAL FOOTAGE OF FRONTAGE EXCLUDING DRIVEWAYS (AND WASH) = 31 LF (Required –1tree per 35 lf)	2 TREE
NUMBER OF PARKING SPACES= 17 (Required –1tree per 6 spaces)	8 TREES
SQUARE FOOT OF PLANTING AREA= 3,685 (Required –1 shrub per 25 sf)	147 SHRUBS
(Required 75% 5 gallon shrubs)	113 5G

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape document package"

LANDSCAPE ARCHITECT SIGNATURE — DATE 04/14/25

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

APPLICANT'S SIGNATURE — DATE

20 0 10 20 40 60

REGISTERED LANDSCAPE ARCHITECT — DAVID M. MIERTSCHIN — LICENSE JULY 31, 2025 — 04/14/25 — STATE OF CALIFORNIA

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L1

EL MONTE SELF-STORAGE

CONCEPTUAL PLANTING

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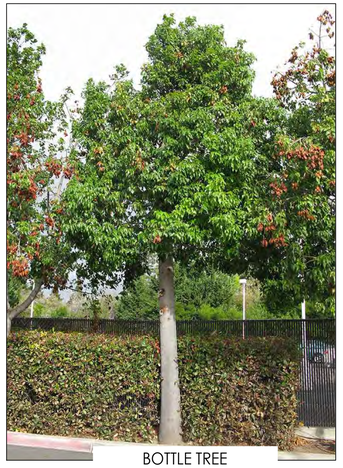
SOUTHERN MAGNOLIA

SILVER DOLLAR GUM

ITALIAN CYPRESS


BOTTLE TREE

PLANTING LEGEND

TREES

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE (20YR) HxW	MAINTAIN TO: HxW	WUCOLS IV REG.-RTG.
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SHRUBS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
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	DIA LIT	DIANELLA REVOLUTA "LITTLE REV" LITTLE REV FLAX LILIY	ACCENT/ MASS GRAY GREEN	5G 1G	19 56		2'x2.5'	4-L
	FUR FOE	FURCRAEA F. 'MEDIOPICTA' FALSE AGAVE	FOCAL PT. ACCENT VARIEGATED	5G	5		4'x4'	4-L
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GROUND COVERS

SYMBOL	KEY	BOTANICAL/ COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE HxW	WUCOLS IV REG.-RTG.
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VINES

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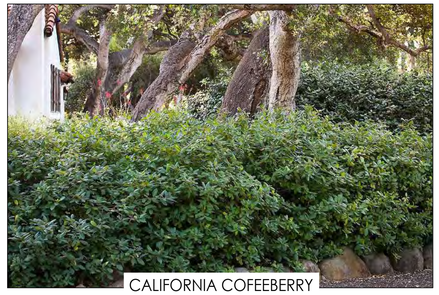
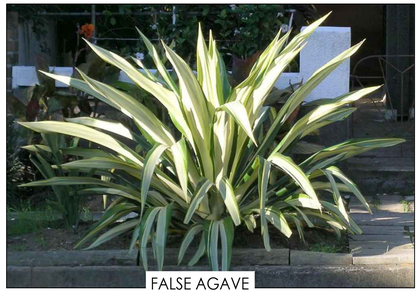
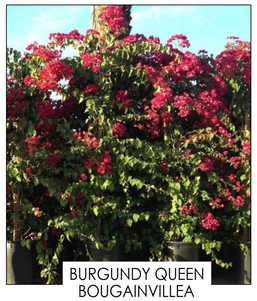
COFEEBERRY
TRANQUIL MARGARITA


CALIFORNIA COFEEBERRY

LITTLE REV DIANELLA


FALSE AGAVE

RAY HARTMAN CEANOTHUS


BURGUNDY QUEEN
BOUGAINVILLEA

BLUE KLEINIA

PROSTRATE ROSEMARY

CREEPING BARBERRY

DWF COYOTE BRUSH

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L2

EL MONTE SELF-STORAGE PLANT PALETTE W/ PHOTOS

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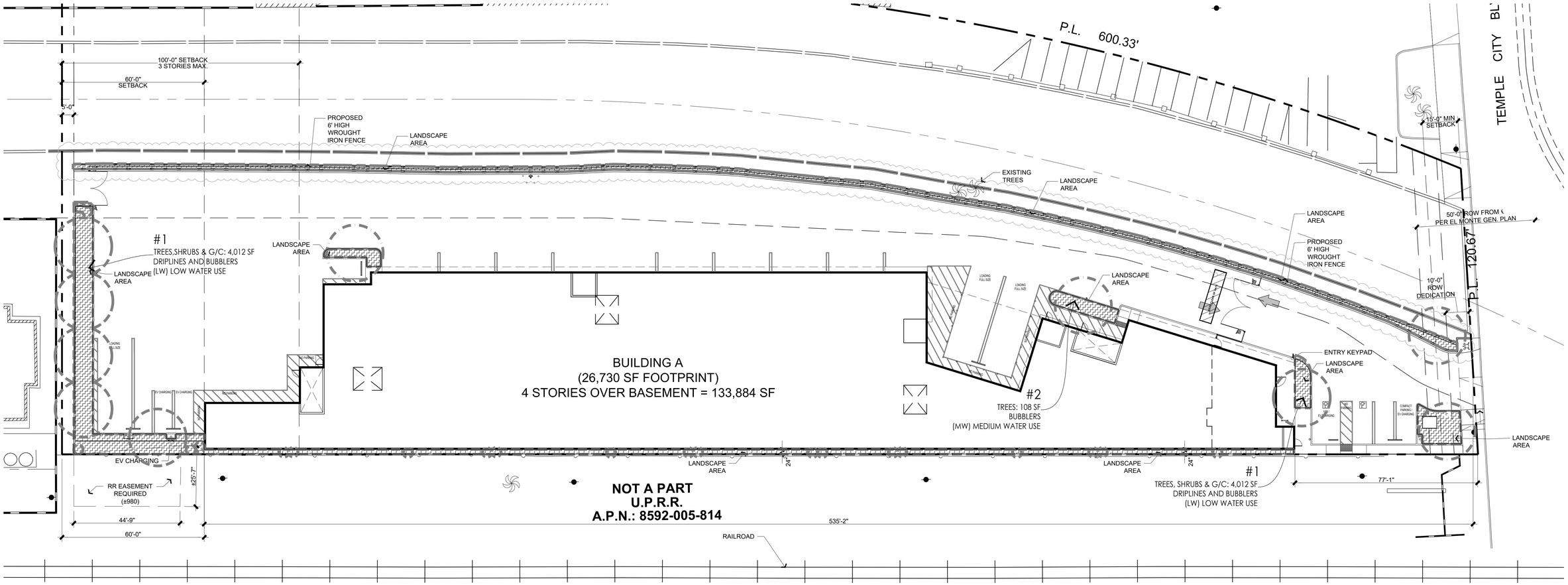

[a]*Hydrozone #/Planting Description*
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b]*Irrigation Method*
overhead spray
or drip

[c]*Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[d]*ETWU* (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e]*MAWA (Annual Gallons Allowed) = (Eto) (0.52) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

(50.2)(.62) (.45)(4,120)+(0) = 57,697 gpy

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	**1,073**
Total Area	**4,120**
Average ETAF	**.26**

All Landscape Areas **-SAME-**

Total ETAF x Area	--
Total Area	--
Sitewide ETAF	--

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Monrovia	2.2	2.3	3.8	4.3	5.5	5.9	6.9	6.4	5.1	3.2	2.5	2.0	50.2

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 50.2(.62) = 31.12 - POTABLE

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 LW T,G/C,S	0.2	DRIP	0.81	0.25	4,012	1,003	32,213
2 MW T,G/C,S	0.5	RZ BUB	0.77	0.65	108	70	2.178
				Totals	4,120	1,073	34,391
Special Landscape Areas							
NONE							
				Totals			
				ETWU Total			34,391
				Maximum Allowed Water Allowance (MAWA)[e]			57,697

HYDROZONES

#1 SUN
TREES, SHRUBS & G/C:
4,012 SF DRIPLINES
(LW) LOW WATER USE

#2 SUN/SHADE
TREES:108 SF BUBBLERS
(MW) MEDIUM WATER USE

20 0 10 20 40 60

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L3

EL MONTE SELF-STORAGE CONCEPTUAL HYDROZONES

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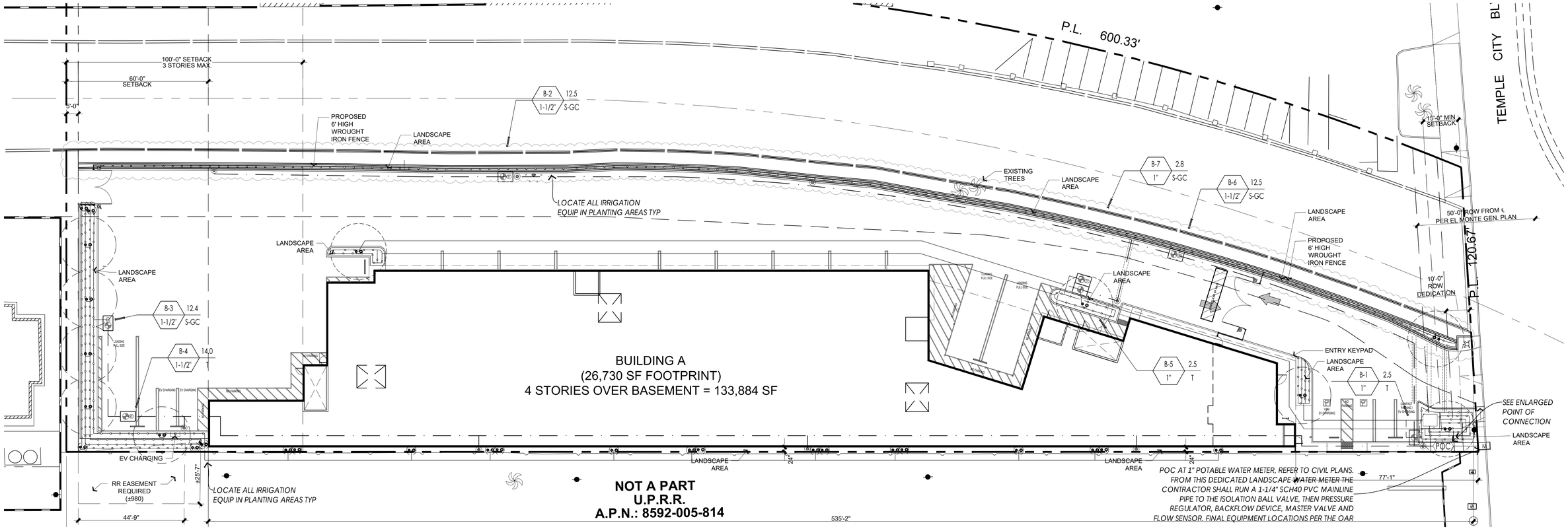

CONTRACTOR SHALL CAP, DIVERT AND/OR ADJUST ANY (E)EXISTING IRRIGATION SYSTEM TO ACCOMMODATE THE NEW PLANTINGS, ENOUGH WATER HAS TO BE APPLIED TO (E)PLANTINGS, DURING AND AFTER CONSTRUCTION OPERATIONS, TO INSURE PLANT SURVIVAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND REGULATING SOIL MOISTURE CONTENT AND DRAINAGE UNTIL THE END OF CONTRACTED MAINTENANCE RESPONSIBILITY.

WATERING GUIDELINE AS FOLLOWS:
WARM WEATHER- FILL BASIN 2X/ WEEK
COOL WEATHER- FILL BASIN 1X/ WEEK

CONTRACTOR SHALL CHECK SOIL MOISTURE AT LEAST WEEKLY WITH MOISTURE PROBE. SAMPLE THE ROOT-BALL AND SURROUNDING SOIL. SOIL SHOULD BE MOIST THROUGH- OUT THE SOIL PROFILE. THE ROOTBALL MUST NOT BE ALLOWED TO DRY OUT OR BE ALLOWED TO SIT IN STANDING WATER- EVER. ADJUST WATERING SCHEDULE BASED UPON RESULTS

CONTRACTOR SHALL ADJUST EXISTING IRRIGATION CONTROLLER TO WATER MORE FREQUENTLY DURING PLANT ESTABLISHMENT.

POINT OF CONNECTION (POC) & CONTROLLER (CNTRL) INSTALLATION

SYMBOL	DESCRIPTION	DETAIL	SHT
POC	POINT OF CONNECTION TO THE 1-1/4" SERVICE AND 3/4" POTABLE IRRIGATION WATER METER INSTALLED BY THE COMMUNITY WATER DISTRICT. VERIFY THE EXACT STUBOUT LOCATION PER CIVIL ENGINEER'S DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS AND COORDINATE WITH THE WATER DEPARTMENT FOR THE INSTALLATION OF THE WATER METER. THE CONTRACTOR SHALL RUN A 1-1/4" SCH. 40 MAINLINE PIPE FROM THE NEW METER TO THE PRESSURE REGULATOR, THEN TO THE NORMALLY OPEN MASTER VALVE AND THE FLOW SENSOR. PROVIDE ALL REQUIRED FITTINGS TO COMPLETE THE CONNECTION TASK. FINAL LOCATION OF THIS EQUIPMENT SHALL BE APPROVED BY THE CITY AND OWNER'S AUTHORIZED REPRESENTATIVES. THE SYSTEM HAS BEEN DESIGNED FOR A MAXIMUM FLOW OF 30 GPM AT MINIMUM OPERATING PRESSURE OF 110.0 PSI. THE CONTRACTOR SHALL VERIFY THE STATIC PRESSURE IN THE FIELD BEFORE COMMENCEMENT OF THE PROJECT.		
CNTRL	PROVIDE AND INSTALL CONTROLLER ASSEMBLY PER ALL STATE AND LOCAL CODES. FINAL LOCATION TO BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. 120VAC POWER PROVIDED BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE 120VAC POWER FROM THE SOURCE TO THE CONTROLLER LOCATION AND MAKE THE FINAL HOOKUP. ALL 120VAC POWER WIRING SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL CONNECT THE LOW VOLTAGE CONTROL WIRES TO THE CONTROLLER TERMINAL STRIP IN SEQUENCE PER THE DRAWINGS. ANY DEVIATIONS WILL BE NOTED ON THE AS-BUILT DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE LOCAL CONTROLLER AND MOISTURE SENSOR REPRESENTATIVES FOR TESTING AND INSTALLATION CERTIFICATION.		

CONTRACTOR SHALL PROTECT ANY EXISTING LANDSCAPE AND HARDSCAPE FROM DAMAGE DURING CONSTRUCTION. ANY AREAS DAMAGED MUST BE RETURNED TO THEIR ORIGINAL CONDITION AFTER CONST. OPERATIONS.

IRRIGATION LEGEND

EQUIPMENT

SYMBOL	DESCRIPTION	REMARKS	DETAIL	SHT
M	3/4" WATER METER AND 1-1/4" SERVICE LINE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR			
E	RAINBIRD ESP-LXMEF MODULAR CONTROLLER (12 STATION) WITH MASTER VALVE PROGRAMMABILITY, FLOW SENSING, AND WR2-RFC WIRELESS RAIN SHUT-OFF. INSTALL CONTROLLER WITHIN RAINBIRD LXMMSS WALL MOUNT LOCKING ENCLOSURE.			
	NIBCO T-580A BALL VALVE (LINE SIZE)			
P	WILKENS #500XL PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 80PSI			
	FEBCO #825YA RP BACKFLOW PREVENTER W/ WILKINS YB BRONZE WYE STRAINER (LINE SIZE). INSTALL WITHIN V.I.T. "STRONGBOX" SBBC-30-CR DARK GREEN POWDER COATED STEEL ENCLOSURE, VERIFY EXACT MODEL PER BACKFLOW DEVICE. INSTALL PER CITY/COUNTY STANDARDS			
	SUPERIOR 3300-1-1/2" NORMALLY OPEN MASTER VALVE IN RECTANGULAR VALVE BOX			
	RAIN BIRD PEB SERIES REMOTE CONTROL VALVE - INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX			
XCZ	RAIN BIRD XCZ SERIES CONTROL ZONE ASSEMBLY WITH REMOTE CONTROL PESBR LOW FLOW VALVE AND PRESSURE REDUCING MESH FILTER. INSTALL IN SHRUB BEDS WHEREVER POSSIBLE IN RECTANGULAR VALVE BOX. FOR RECYCLED WATER SYSTEM USE PURPLE TAGS AT EACH VALVE AND INSTALL IN PURPLE BOLT COVER VALVE BOXES, PER CITY/ COUNTY REQ'S.			
	RAIN BIRD 33 DLRC QUICK COUPLER VALVE - INSTALL APPROXIMATELY 150' O.C. OR WHERE SHOWN IN CIRCULAR VALVE BOX. PROVIDE (1) HOSE KEY AND SWIVEL FOR EVERY 10 VALVES INSTALLED			
	NETAFIM TLSOV FLUSH VALVE-INSTALL AT LEAST ONCE AT EACH SYSTEM/ VALVE AT ENDS OF LINES AND FARTHEST FROM SOURCE, PLACE IN ROUND LOCKING VALVE BOX WITH GRAVEL AND EXTRA LENGTH OF BLANK TUBING			
	AIR RELIEF VALVE--INSTALL ONE AT EACH SYSTEM/ VALVE AT HIGH POINT(S) IN ROUND LOCKING VALVE BOX WITH GRAVEL			
	PVC WATER PIPE SCH. 40 (MAINLINE 1-1/2" AND SMALLER)			
	PVC WATER PIPE SCH. 40 3/4"-1-1/2" (LATERALS)	ALL IRRIGATION LATERAL PIPING SHALL BE 3/4" SIZE UNLESS NOTED OTHERWISE		
	PVC PIPE/SLEEVE SCH. 40 - 2" MIN. OR 2X DIA. OF PIPE OR WIRE BUNDLE, INSTALL WHERE SHOWN AND ALL STREET OR DRIVE CROSSINGS			
	IRRIGATION BOXES -BELOW GRADE LOCKABLE 'BOXES" MANUFACTURED BY AMETEK OR CARSON. USE ROUND BOXES FOR GATE VALVES AND QUICK COUPLERS AND RECTANGULAR BOXES FOR BALL VALVES AND REMOTE CONTROL VALVES. VALVE BOX LIDS SHALL BE LABELED "BV","GV", "QC" OR "RCV" WITH CONTROLLER STATION NUMBER, OR PER OAR.			

OUTLETS

SYMBOL	DESCRIPTION	DISCHARGE- GPM Q T H TT TQ F	PSI	RADIUS	PRECIP RATE	DETAIL	SHT
	ROOT ZONE BUBBLERS AT EA. TREE AND POP-UP BUBBLER AT EACH SHRUB:						
	HUNTER PROS-4-CV WITH PCN-25 BUBBLER	.25	30	---	---		
	HUNTER RZWS WITH PCB-25 FIXED BUBBLER (DEPTH PER ROOTBALL)	.25	30	---	---		
	RAINBIRD DRIPLINE - THE SYMBOL REPRESENTS AREA WATERED NOT THE EXACT LAYOUT - SCRATCH INTO SOIL AND COVER W/ MULCH TYP. - INSTALL W/ FLUSH AND AIR RELIEF VALVES PER MFG.						
	TLCV9-12 -.9 GPH DRIPPERS AT 12" INTERVAL WITH 12-18" ROW SPACING	92 GPH	30	---	---		

ANTI-DRAIN CHECK VALVES (ADV) SHALL BE INSTALLED AT ANY WATER OUTLET SUFFERING LOW HEAD DRAINAGE - FOR SPRINKLERS USE RAINBIRD SAM'S, HUNTER HCV 50M-50F OR VALCON V5000 SERIES.
ALL POTABLE IRRIGATION PIPING SHALL BE 3/4" SCHEDULE 40 PVC WHITE COLORED UNLESS NOTED OTHERWISE ON PLANS.

ALL UN-BURIED PVC/POLY PIPE AND VALVE WIRING SHALL BE UV RESISTANT.

ALL RECYCLED WATER LINES AND SLEEVES TO BE PURPLE ALERT LINE OR PURPLE TAPED, RECYCLED SYSTEM VALVE BOX LIDS TO BE PURPLE COLORED- VERIFY W/ WATER DISTRICT.

20 0 10 20 40 60

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L4

EL MONTE SELF-STORAGE

CONCEPTUAL IRRIGATION

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JOB NUMBER: 21-104
SCALE: 1" = 20'
DATE: RText (RText)

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GENERAL IRRIGATION NOTES

1. ALL CITY AND STATE LAWS, RULES AND REGULATION GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE MAIN LINE PIPE SHALL BE INSTALLED AND ROUTED TO AVOID UNFORESEEN BELOW GRADE CONDITIONS. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OAR (OWNER'S AUTHORIZED REPRESENTATIVE.)
3. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO EACH CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION OT THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION S NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
5. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE AND TO PREVENT OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE USE OF VARIABLE ARC SPRINKLERS AND PRESSURE COMPENSATING SCREENS, SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH REMOTE CONTROL VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
6. ALL LATERAL LINE PIPING UNDER PAVING WITHOUT A SLEEVE SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
7. TREE LOCATIONS TAKE PRIORITY OVER IRRIGATION PIPING. STAKE TREE LOCATIONS PRIOR TO TRENCHING FOR PIPE.
8. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
9. REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.

MAINTENANCE

I. GENERAL

THE OWNER OR LESSEE WILL ENGAGE A MAINTENACE CONTRACTOR FOR THE MAINTENANCE OF THE SITE LANDSCAPE FOR THE LIFE OF THE LEASE.

MAINTENANCE CONTRACTOR SHALL FURNISH ALL SUPERVISION, LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETE MAINTENANCE OF ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS SHALL BE WATERED AS NECESSARY FOR THE PROPER DEVELOPMENT AND MAINTENANCE OF THE VEGETATION.

PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION, IRRIGATION AND DRAINAGE SYSTEMS KEPT IN GOOD WORKING ORDER, AND THE GENERAL SITE KEPT CLEAN AND WEED FREE.

MAINTENANCE CONTRACTOR SHALL ROUTINELY CHECK FOR BLOCKED DRAIN INLETS, AND KEEP SWALES FREE OF LEAVES AND OTHER DEBRIS. ALWAYS CHECK AND CLEAN BETWEEN STORMS.

ALL LITTER AND TRASH INCLUDING WEEDS, LEAVES, BOTTLES AND OTHER DEBRIS SHALL BE REMOVED FROM ALL AREAS OF THE SITE AND DISPOSED OF OFF-SITE.

MAINTENANCE CONTRACTOR SHALL REPAIR OR REPLACE ALL DEAD, DAMAGED OR DISEASED PLANT MATERIAL.

II. IRRIGATION

A QUALIFIED PERSON SHALL BE COMPLETEIRESPONSIBLE FOR OPERATING THE IRRIGATION S STEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION S STEM, AND MAKING MINOR ADJUSTMENTS TO THE SYSTEM.

THE IRRIGATION SYSTEM SHALL BE MAINTAINED FOR OPTIMUM PERFORMANCE. THIS INCLUDES CLEANING AND ADJUSTING ALL SPRINKLER HEADS AND VALVES FOR PROPER COVERAGE.

A CHART SHALL BE MAINTAINED TO RECORD CURRENT IRRIGATION PROGRAMS, INCLUDING DAY, TIME, AND LENGTH OF WATERING FOR EACH STATION AND PROGRAM FOR EACH CONTROLLER.

INSPECTIONS OF THE IRRIGATION SYSTEM, IN OPERATION, SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH, TO DETECT ANY MALFUNCTIONING OF THE SYSTEM.

CHECK FOR LEAKS OR WET SPOTS.

TURN ON EACH SYSTEM WITH THE CONTROLLER AND CHECK IT TO ENSURE THAT IT OPERATES CORRECTLY --OPENING AND CLOSING.

VISUALLY OBSERVE EACH SPRINKLER HEAD/ NOZZLE FOR PROPER OPERATION, SPRAY PATTERN, PRESSURE AND WATER DISTRIBUTION.

A SOIL SAMPLING PROBE AND/OR A TENSIOMETER SHALL BE USED REGULARLY TO EVALUATE ACTUAL SOIL MOISTURE LEVELS AND IRRIGATION SCHEDULE.

CHECK AT LEAST WEEKLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR EITHER OF THESE SITUATIONS. RESET THE SCHEDULE ON OUR CONTROLLER AT LEAST MONTHLY, AT THIS TIME. CHECK THE TIME ON THE CONTROLLER TO MAKE SURE THAT IT IS CORRECT.

CHECK THE WATER BILL FOR EXCESSIVE CONSUMPTION. COMPARE MONTH TO MONTH AND YEAR TO YEAR, PAY SPECIAL ATTENTION TO LARGE FEE SWINGS.

LOOK AT THE GENERAL HEALTH AND "LOOK" OF THE PLANT MATERIAL.

MAKE DESIGN ADJUSTMENTS (ADDING/ DELETING OR MOVING OF HEADS, CHANGING NOZZLE TYPES, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)

ALL MALFUNCTIONING EQUIPMENT MUST BE REPAIRED/ REPLACED PRIOR TO THE NEXT SCHEDULED IRRIGATION, ALL REPLACEMENT HEADS SHALL BE OF THE SAME MANUFACTURER, TYPE, AND APPLICATION RATES.

III. PLANTINGS

INSPECTIONS OF THE LANDSCAPE PLANTINGS SHALL BE MADE WEEKLY DURING SUMMER MONTHS, APRIL THROUGH OCTOBER, AND BI-WEEKLY NOVEMBER THROUGH MARCH- COORDINATE WITH THE IRRIGATION INSPECTION..

ALL AREAS MUST BE KEPT WEED FREE, BY THE USE OF ORGANIC MULCHES, HAND REMOVAL CHEMICAL CONTROLS- IN THAT ORDER.

MULCHED AREAS MUST BE REPLENISHED AS MULCH DECOMPOSES- CHECK APRIL AND OCTOBER, REPLENISH AS NECESSARY.

FERTILIZER SHALL BE APPLIED AS NEEDED USING SLOW RELEASE, ORGANIC BASED MATERIALS IN APRIL AND OCTOBER. USE AS INDICATED BY SOILS TEST ANALYSIS.

GROUND COVERS BORDERING WALKS AND CURBS SHALL BE EDGED AS NECESSARY TO PROVIDE A CLEAN CRISP LINE.

VINES SHALL BE KEPT "PINNED" TO ADJACENT WALLS AS NECESSARY AND TRIMMED TO CONTROL EXCESSIVE GROWTH, NOT ALLOWING VINE TO GROW OVER WINDOWS, DOORS, GATES OR OTHER ARCHITECTURAL ELEMENTS AND EQUIPMENT.

TREE PRUNING SHALL BE PERFORMED AS NEEDED TO ELIMINATE HAZARDS, MAINTAIN A NATURAL APPEARANCE.

SHRUB PRUNING SHALL BE PERFORMED AS NEEDED TO MAINTAIN A NATURAL APPEARANCE. SHRUBS ARE INTENDED TO FILL THE PLANTING SPACE AS MUCH AS POSSIBLE. DO NOT POWER PRUNE SHRUBS INTO ODD TOPIARY SHAPES.

TREES AND SHRUBS SHALL BE PRUNED TO CORRECT HAZARDS AND ANY STRUCTURAL DEFECTS. REMOVE SUCKERS, CRISS-CROSSING BRANCHES, DEAD AND DISEASED LIMBS AND FOLIAGE AND THINNING OF THE CROWN TO REDUCE WIND DAMAGE. ALWAYS CHECK/PRUNE IMMEDIATELY AFTER BIG WINDS-STORMS.

SPARSE GROUND COVER AREAS SHALL BE CHECKED FOR, AS THEY MAY INDICATE A FAILURE OF IRRIGATION S STEM OR THE NEED FOR FERTILIZER AND SOIL AMENDMENT. BARE AREAS SHALL BE RE-PLANTED TO MATCH ORIGINAL DESIGN.

AS PLANTS GROW, LOOK OUT FOR DESIGN ADJUSTMENTS THAT CAN BE MADE (ADDING/ REMOVING, TRIMMING OR MOVING OF PLANT MATERIAL) SO THAT PROBLEMS CAN BE ELIMINATED INSTEAD OF TEMPORARILY FIXED. (SEE NOTES IV FOR MAWA CONSIDERATIONS)

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN
NO. 5001
JULY 31, 2024
04/14/25
STATE OF CALIFORNIA

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L5

EL MONTE SELF-STORAGE

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ADDITIONAL NOTES

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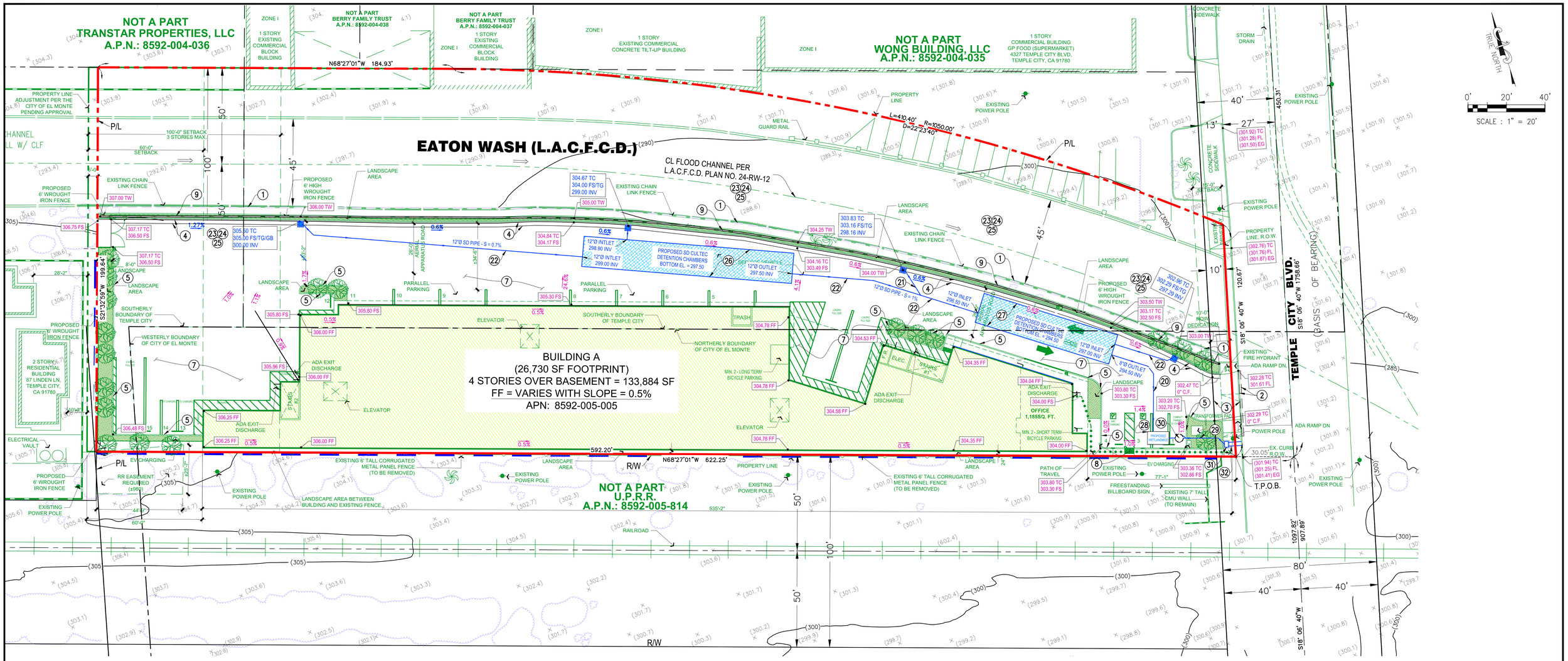

ABBREVIATIONS

AC	= ASPHALTIC CONCRETE	PP	= POWER POLE
AL	= AREA LIGHTING	RCP	= REINFORCE CONCRETE PIPE
AP	= ANGLE POINT	R/W	= RIGHT OF WAY
BLDG	= BUILDING	SD	= STORM DRAIN
BW	= BACK OF WALK	SDMH	= STORM DRAIN MAN HOLE
BX	= BOX	SF	= SQUARE FEET
CB	= CATCH BASIN	SL	= STREET LIGHT
CEN	= CENTER	SS	= SANITARY SEWER
CL	= CENTER LINE	SSMH	= SANITARY SEWER MAN HOLE
CLF	= CHAIN LINK FENCE	SWK	= SIDEWALK
CONC	= CONCRETE	TS	= TRAFFIC SIGNAL
COR	= CORNER	TPED	= TELEPHONE PEDESTAL
DWY	= DRIVEWAY	T.P.O.B.	= TRUE POINT OF BEGINNING
ELEC	= ELECTRICAL	TYP	= TYPICAL
EPB	= ELECTRICAL PULL BOX	TSPB	= TRAFFIC SIGNAL PULL BOX
EX	= EXISTING	UPRR	= UNION PACIFIC RAIL ROAD
FD	= FOUND	VLT	= VAULT
FH	= FIRE HYDRANT	W	= WATER
FF	= FINISH FLOOR	W/	= WITH
FTG	= FOOTING	WM	= WATER METER
GW	= GUY WIRE	WIF	= WROUGHT IRON FENCE
GM	= GAS METER	WIG	= WROUGHT IRON GATE
GP	= GUARD POST	XFRMR	= TRANSFORMER
GV	= GAS VALVE	—— —℄—	= CENTER LINE
HC	= HANDICAP		= PROPERTY LINE
ICV	= IRRIGATION CONTROL VALVE		= SUBJECT PROPERTY LINE
IP	= IRON PIPE		= NON EXCLUSIVE EASEMENT
L.A.	= LANDSCAPE AREA	⟹	= DRAINAGE FLOW
LACFCD	= LOS ANGELES COUNTY FLOOD CONTROL DISTRICT		= OVERHANG POWER LINES
LACPWFB	= LOS ANGELES COUNTY PUBLIC WORKS FIELD BOOK		= EDGE OF PAVEMENT
		E/O	= EAST OF
		E'LY	= EASTERLY
LACRDFB	= LOS ANGELES COUNTY ROAD DEPARTMENT FIELD BOOK	N/O	= NORTH OF
		N'LY	= NORTHERLY
MH	= MANHOLE	S/O	= SOUTH OF
OH	= OVERHEAD	S'LY	= SOUTHERLY
PB	= PULL BOX	W/O	= WEST OF
PCC	= PORTLAND CEMENT CONCRETE	W'LY	= WESTERLY
PED	= PEDESTAL	NW	= NORTHWEST
PIV	= POST INDICATOR VALVE	NE	= NORTHEAST
P/L	= PROPERTY LINE	SW	= SOUTHWEST
P.O.B.	= POINT OF BEGINNING	SE	= SOUTHEAST

CONSTRUCTION NOTES

GRADING

1. PROTECT EXISTING STRUCTURES TO REMAIN IN PLACE
2. SAWCUT AND REMOVE 12" STRIP OF EXISTING ASPHALT PAVEMENT AND BASE REPLACE A.C. AND A.B. PER SPPWC STD. PLAN 133-4 CASE 2 TO THE SATISFACTION OF CITY ENGINEER/ FIELD INSPECTOR. A.C. SHALL BE 1" THICKER THAN EXISTING PAVEMENT
3. CONSTRUCT 26' WIDE DRIVEWAY APPROACHES SPPWC STD. PLAN 110-2
4. CONSTRUCT 8" P.C.C. CURB AND 24" GUTTER PER SPPWC STD. PLAN 120-3. TYPE A2-6
5. CONSTRUCT 6" P.C.C. CURB PER SPPWC STD. PLAN 120-3. TYPE A1-6 DETAIL ON SHEET 6.
6. CONSTRUCT 4" THICK P.C.C. SIDEWALK MAX CROSS SLOPES 2% AND 5% IN THE DIRECTION OF TRAVEL.
7. CONSTRUCT 4" THICK ASPHALT CONCRETE OVER 9" CLASS II A.B. PER SOILS REPORT RECOMMENDATIONS AND AMENDMENTS
8. CONSTRUCT YELLOW TRUNCATED DOMES /DETECTABLE WARNING SURFACE AND GROOVING BORDER PER SPPWC STD. PLAN 111-5
9. CONSTRUCT REINFORCED CONCRETE RETAINING WALL PER WALL PLAN

DRAINAGE

20. CONSTRUCT 8" ASTM D3034 SDR 35/PS 46 PVC PIPE & FITTINGS, OR APPROVED EQUAL.
21. CONSTRUCT 10" ASTM D3034 SDR 35/PS 46 PVC PIPE & FITTINGS, OR APPROVED EQUAL.
22. CONSTRUCT 12" ASTM D3034 SDR 35/PS 46 PVC PIPE & FITTINGS, OR APPROVED EQUAL.
23. CONSTRUCT 24"X24"X48" DEPTH PCC CATCH BASIN WITH ADA ACCESSIBLE, VANDAL PROOF STEEL FRAME & GRATE PER BROOKS PRODUCTS NO. 2424CB, OR APPROVED EQUAL
24. CONSTRUCT KRISTAR FLOGARD+PLUS FILTER NO. FGP-24F PER DETAIL ON SHEET 6, OR APPROVED EQUAL.
25. CONSTRUCT PAINT STENCIL ("NO DUMPING" – THIS DRAINS TO OCEAN) PER DETAIL SHEET 5, OR APPROVED EQUAL
26. CONSTRUCT 2 ROWS WATER QUALITY CULTEC CHAMBERS #1, MODEL 902HD, PER TRAFFIC RATED CULTEC INSTALLATION STANDARDS AND SPECIFICATIONS (800) 4-CULTEC, OR APPROVED EQUAL
BED WIDTH = 15.75', BED LENGTH =109.40'
NUMBER OF CHAMBERS PROVIDED = 58, VOLUME = 6,222 CF.
27. CONSTRUCT 2 ROWS WATER QUALITY CULTEC CHAMBERS #2, MODEL 902HD, PER TRAFFIC RATED CULTEC INSTALLATION STANDARDS AND SPECIFICATIONS (800) 4-CULTEC, OR APPROVED EQUAL
BED WIDTH = 15.75', BED LENGTH =72.75'
NUMBER OF CHAMBERS PROVIDED = 38, VOLUME = 4,117 CF.
28. CONSTRUCT STORMWATER BIOFILTRATION SYSTEM WETLANDMOD PER BIO-CLEAN A FORTERRA COMPANY STANDARDS AND SPECIFICATIONS OR APPROVED EQUAL
29. CONSTRUCT 4" F.M. PVC SCH 80 PVC PIPE & FITTINGS, OR APPROVED EQUAL.
30. CONSTRUCT STORM DRAIN LIFT STATION #1 PER DETAIL ON SHEET 7
31. CONSTRUCT 36"x24"x24" DEPTH CONCRETE JUNCTION BOX
32. CONSTRUCT 21' X 30"W X 4"H PARKWAY DRAIN PER SPPWC STD. PLAN NO. 151-2

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BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 18°06'40" E OF THE CENTERLINE OF TEMPLE CITY BOULEVARD AS SHOWN ON RECORD OF SURVEY, AS PER MAP RECORDED IN MAP BOOK 287, PAGE 5 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

BENCH MARK:

BM NUMBER MG854A

RDBM TAG IN SE COR OF BRIDGE OVER EATON CYN WASH 31FT E/O C/L TEMPLE CITY BLVD & 65FT N/O SPRR TRACKS

QUAD YEAR 2013 **ELEVATION: 302.412'**

CIVIL ENGINEERING & LAND SURVEYING
COORY ENGINEERING
TEL: (714) 202-8700 FAX: (714) 202-8701
1718 N. NEVILLE STREET, ORANGE, CA 92865

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE
△				
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△				

PLANS PREPARED UNDER THE SUPERVISION OF:

SAMIR M. KHOURY R.C.E. 30567, EXPIRES 3-31-2026

REGISTERED PROFESSIONAL ENGINEER SAMIR M. KHOURY No. 30567 EXP. 3-31-2026 CIVIL STATE OF CALIFORNIA

CONCEPTUAL GRADING

4301 TEMPLE CITY BOULEVARD

EL MONTE, CA 91731

A.P.N. 8592-005-005/006/007

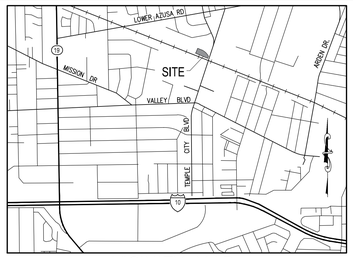
PREPARED FOR: **MAGELLAN VALUE PARTNERS**

DRAWN BY: DCT	SCALE: 1" = 20'	SHEET: 1 OF 1	
CHECKED BY: SMK	JOB NO: 798-103		
DISREGARD PRINTS BEARING EARLIER REVISION DATES →	02-26-25		

P:\DWG\798-103 (El Monte)\DWG\Grading\798-103 Conceptual grading Plan 02.25.2025.dwg 2-27-25 12:45:23 PM kvan

CITY OF EL MONTE

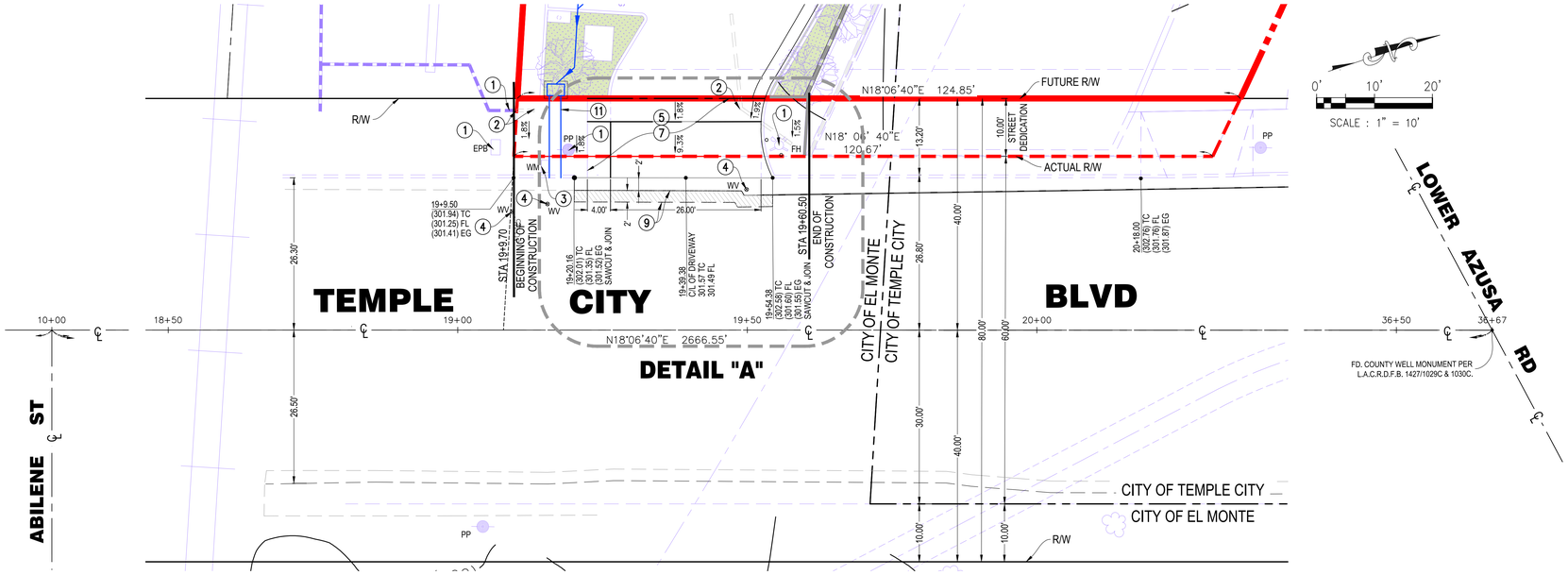
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DIVISION
TEMPLE CITY BOULEVARD
STREET IMPROVEMENTS PLAN

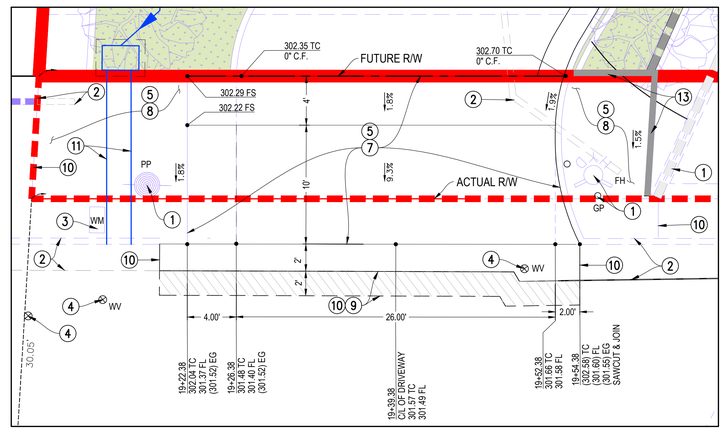


VICINITY MAP
NTS

CONSTRUCTION NOTES

1	PROTECT IN PLACE EXISTING STRUCTURES: POWER POLES, FIRE HYDRANT, WATER VALVES....
2	EXISTING BLOCK WALLS TO BE REMOVED
3	EXISTING WATER METER TO REMAIN AND ADJUST TO GRADE
4	EXISTING WATER VALVES TO REMAIN AND ADJUST TO GRADE
5	SAWCUT AND REMOVE EXISTING AC PAVEMENT, CONCRETE SIDEWALK, DRIVEWAY, BASE AND CONCRETE CURB & GUTTER
6	CONSTRUCT 8" PCC CURB & 24" GUTTER OVER 6" MIN. CRUSHED AGGREGATE BASE PER SPPWC STD. PLAN 120-3, TYPE A2-8
7	CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER SPPWC STD. PLAN 110-2, MODIFIED TYPE A, W=26', Y=4' & Y=2'
8	CONSTRUCT 4" THICK P.C.C. SIDEWALK OVER 6" MIN. CRUSHED AGGREGATE BASE MAX CROSS SLOPES 2% AND 5% IN THE DIRECTION OF TRAVEL PER SPPWC STD. 112-2
9	SAW CUT AND REMOVE 2' OF EXISTING A.C. AND BASE. CONSTRUCT 4" A.C. (C2-PG 64-16) ON 8" TRENCH BACKFILL SLURRY (270-E-500)
10	SAW CUT AND JOIN EXISTING CURB, GUTTER, CONCRETE DRIVEWAY AND/OR SIDEWALK
11	CONSTRUCT 12' X 30"W X 4"H PARKWAY DRAIN PER SPPWC STD. PLAN NO. 151-2 TO BE PRIVATELY MAINTAINED.
12	CONSTRUCT 4" THICK P.C.C. SIDEWALK OVER 6" MIN. CRUSHED AGGREGATE BASE MAX CROSS SLOPES 2% AND 5% IN THE DIRECTION OF TRAVEL PER SPPWC STD. 112-2
13	CONSTRUCT CONCRETE RETAINING WALL TYPE 1 PER SPPWC STD. 610-3 AND 6' HI CHAIN LINK FENCE ABOVE PER SPPWC STD. 600-4.





DETAIL "A"
1" = 5'

LEGEND

- LOT LINE
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTER LINE
- GAS
- SEWER
- STORM DRAIN
- WATER
- FIRE HYDRANT
- FLOW DIRECTION

ABBREVIATIONS

AC	= ASPHALTIC CONCRETE	PB	= PULL BOX
BFDV	= BACK FLOW	OH	= OVERHANG
CB	= CATCH BASIN	PC	= POINT OF CURVE
CL	= CENTER LINE	PED	= PEDESTAL
CLF	= CHAIN LINK FENCE	PL	= PROPERY LINE
CONC	= CONCRETE	PP	= POWER POLE
CP	= CONTROL POINT	PPA	= POWER POLE ANCHOR
DCA	= DOUBLE CHECK ASSEMBLY	PT	= POINT OF TANGENT
DWY	= DRIVEWAY	RCP	= REINFORCED CONCRETE PIPE
EMH	= ELECTRICAL MANHOLE	S/W	= SPIKE AND WASHER
EPB	= ELECTRICAL PULL BOX	SDMH	= STORM DRAIN MAN HOLE
EV	= ELECTRICAL VAULT	SL	= STREET LIGHT
EX.	= EXISTING	SMH	= SEWER MANHOLE
FD	= FOUND	SWK	= SIDEWALK
FH	= FIRE HYDRANT	TC	= TOP OF CURB
FL	= FLOW LINE	TG	= TOP OF GRATE
GM	= GAS METER	TMH	= TELEPHONE MANHOLE
GP	= GUARD POST	TPB	= TELEPHONE PULL BOX
GV	= GAS VALVE	TS	= TRAFFIC SIGNAL
HC	= HANDICAP	TSPB	= TRAFFIC SIGNAL PULL BOX
ICV	= IRRIGATION CONTROL VALVE	WIF	= WROUGHT IRON FENCE
LT. STD.	= LIGHT STANDARD	WM	= WATER METER
MON	= MONUMENT	WV	= WATER VALVE
N.T.S.	= NOT TO SCALE		

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 18°06'40" E OF THE CENTERLINE OF TEMPLE CITY BOULEVARD AS SHOWN ON RECORD OF SURVEY, AS PER MAP RECORDED IN MAP BOOK 287, PAGE 5 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

BENCH MARK: BM NUMBER MG854A

RDBM TAG IN SE COR OF BRIDGE OVER EATON CYN WASH 31FT E/O C/L TEMPLE CITY BLVD & 65FT N/O SPRR TRACKS

QUAD YEAR 2013 **ELEVATION: 302.412'**

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE
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△				
△				
△				
△				
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PLANS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER SAMIR M. KHOURY No. 30567 EXP. 3-31-2026 CIVIL STATE OF CALIFORNIA

SAMIR M. KHOURY R.C.E. 30567, EXPIRES 3-31-2026

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COORY ENGINEERING
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1718 N. NEVILLE STREET, ORANGE, CA 92865

STREET IMPROVEMENT
4301 TEMPLE CITY BOULEVARD
EL MONTE, CA 91731
A.P.N. 8592-005-005/006/007

PREPARED FOR:	MAGELLAN VALUE PARTNERS		
DRAWN BY: DCT	SCALE: 1" = 10'	SHEET: 1 OF 1	
CHECKED BY: SMK	JOB NO: 798-103		
DISREGARD PRINTS BEARING EARLIER REVISION DATES →	04-04-25		

P:\DWG\798-103 (El Monte)\DWG\Street Plan\798-103 Exhibit Street Improvement plan 04.03.2025.dwg 4-04-25 12:24:56 PM DTran