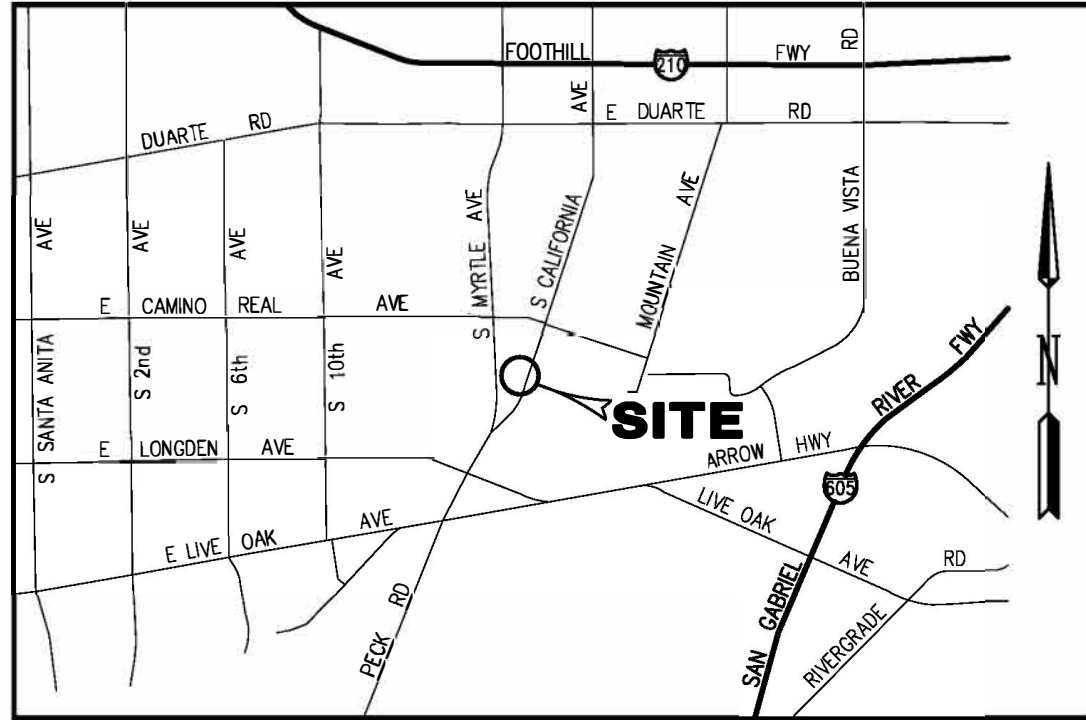
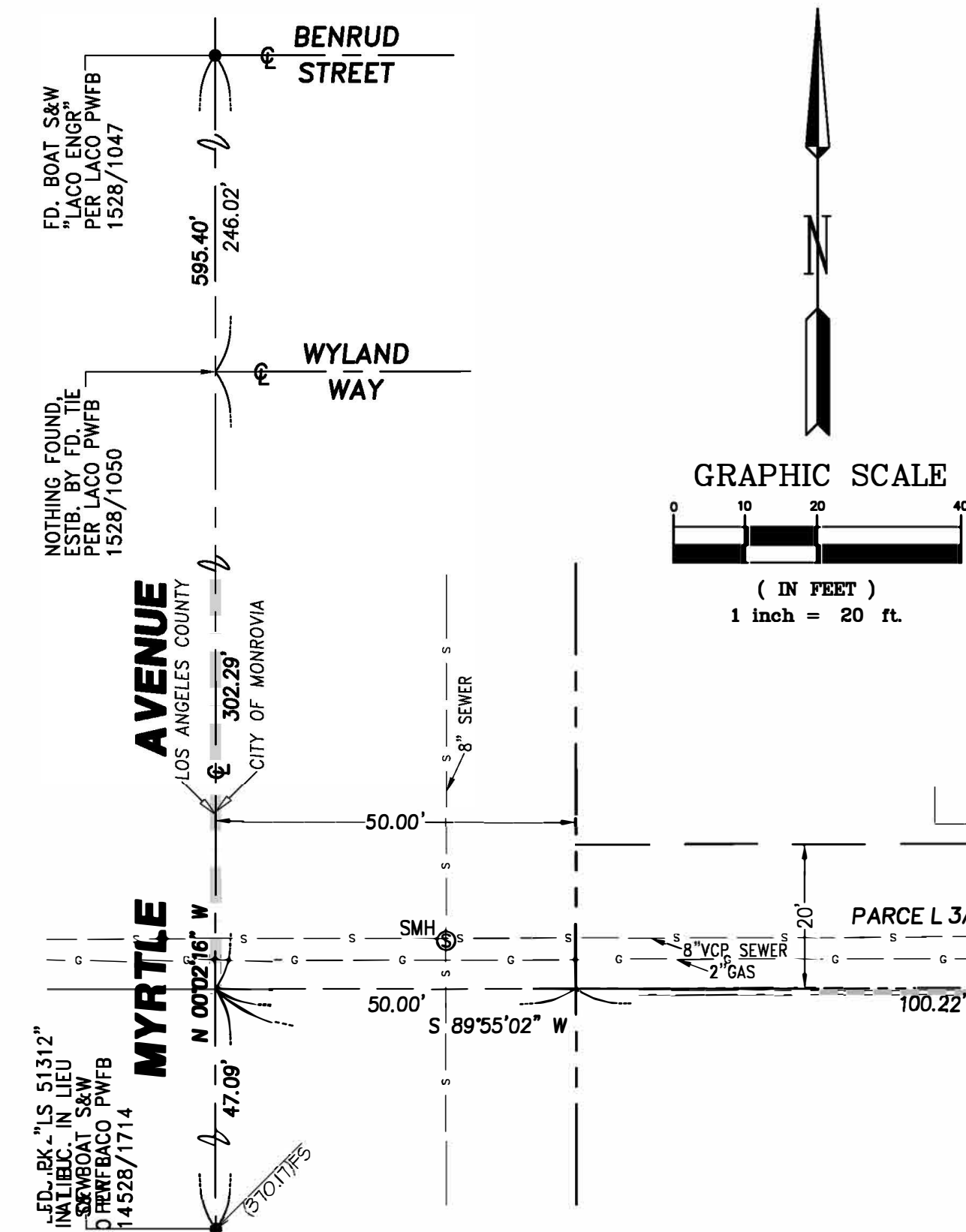




VICINITY MAP
NOT TO SCALE
(THOMAS BROTHERS MAP PAGE 597 GRID G1)



LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF MONROVIA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EASTERLY 403.25 FEET OF THAT PORTION OF LOT 4 OF I. H. POLK TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHERLY OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO GORDON KEITH RAMAGE, ET AL., RECORDED ON JULY 10, 1944 AS INSTRUMENT NO. 211, IN BOOK 21121 PAGE 31, OFFICIAL RECORDS OF SAID COUNTY.

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BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 4 WITH THE NORTHWESTERLY LINE OF CALIFORNIA AVENUE (60 FEET WIDE); THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A LINE THAT IS PARALLEL WITH AND DISTANT NORTHWESTERLY 10 FEET (MEASURED AT RIGHT ANGLES) FROM SAID NORTHWESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN THE DEED TO GORDON KEITH RAMAGE, ET AL., RECORDED ON JULY 10, 1944 AS INSTRUMENT NO. 211, IN BOOK 21121 PAGE 31, OFFICIAL RECORDS IN SAID OFFICE; THENCE EASTERLY ALONG SAID LAST MENTIONED SOUTHERLY LINE TO SAID NORTHWESTERLY LINE OF CALIFORNIA AVENUE; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING.

APN: 8534-016-045 (PORTION)

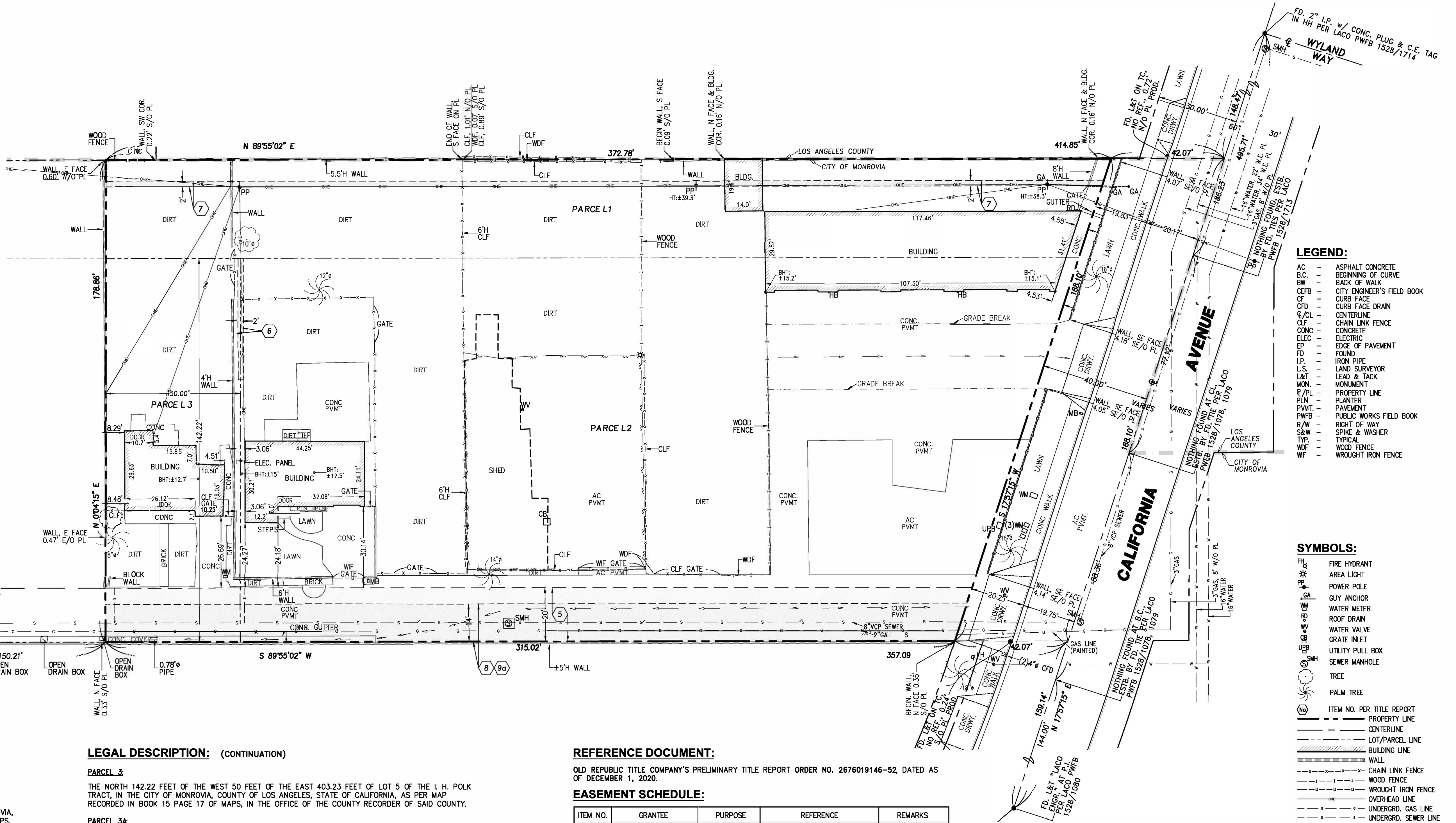
PARCEL 2

THE EASTERLY 353.25 FEET OF THE NORTHERLY 142.22 FEET OF LOT 5 OF I. H. POLK TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE CITY OF MONROVIA, RECORDED ON MAY 07, 1964 AS INSTRUMENT NO. 3839, IN BOOK D-2403 PAGE 74, OFFICIAL RECORDS OF SAID COUNTY, AS BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

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APN: 8534-016-045 (PORTION)



LEGEND:

- AC - ASPHALT CONCRETE
- B.C. - BEGINNING OF CURVE
- BW - BACK OF WALK
- CEFB - CITY ENGINEER'S FIELD BOOK
- CFD - CURB FACE DRAIN
- CLF - CENTERLINE
- CONC - CONCRETE
- ELEC - ELECTRIC
- EP - EDGE OF PAVEMENT
- FD - FOUND
- LP - LAND SURVEYOR
- L.S. - LAND SURVEYOR
- L&T - LEAD & TACK
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- P/PL - PROPERTY LINE
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- PVMT - PAVEMENT
- PWFB - PUBLIC WORKS FIELD BOOK
- R/W - RIGHT OF WAY
- SAW - SPIKE & WASHER
- TYP. - TYPICAL
- WDF - WOOD FENCE
- WF - WROUGHT IRON FENCE

SYMBOLS:

- FH - FIRE HYDRANT
- AL - AREA LIGHT
- GP - GUY ANCHOR
- WM - WATER METER
- RD - ROOF DRAIN
- WV - WATER VALVE
- GI - GRATE INLET
- UPB - UTILITY PULL BOX
- SMH - SEWER MANHOLE
- TR - TREE
- PT - PALM TREE
- ITEM NO. PER TITLE REPORT
- PROPERTY LINE
- CENTERLINE
- LOT/PARCEL LINE
- BUILDING LINE
- WALL
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD LINE
- UNDERGRO. GAS LINE
- UNDERGRO. SEWER LINE
- UNDERGRO. WATER LINE

REFERENCE DOCUMENT:

OLD REPUBLIC TITLE COMPANY'S PRELIMINARY TITLE REPORT ORDER NO. 2676019146-52, DATED AS OF DECEMBER 1, 2020.

EASEMENT SCHEDULE:

ITEM NO.	GRANTEE	PURPOSE	REFERENCE	REMARKS
5	SOUTHERN COUNTIES GAS CO. OF CALIF.	GAS PIPES	INST. 3431 BK. 26918 PG. 5 REC. 4/13/1948, O.R.	SHOWN HEREON (20' WIDE)
6	SOUTHERN CALIF. EDISON COMPANY	POLE LINES	INST. 2688 BK. 39313 PG. 283 REC. 7/03/1952, O.R.	SHOWN HEREON (2' WIDE)
7	SOUTHERN CALIF. EDISON COMPANY	POLES & CROSS-ARMS	INST. 2072 BK. 27034 PG. 53 REC. 4/27/1948, O.R.	SHOWN HEREON (2' WIDE)
8	COUNTY OF LOS ANGELES	SANITARY SEWERS	INST. 3852 BK. 48711 PG. 390 REC. 8/19/2011, O.R.	SHOWN HEREON (14' WIDE)
9	COUNTY OF LOS ANGELES	PUBLIC ROAD & HIGHWAY	BK. 31153 PG. 278 REC. 10/04/1949, O.R.	W/IN EXISTING STREET R/W
9a	COUNTY OF LOS ANGELES	SANITARY SEWERS	INST. 4025 BK. 49071 PG. 370 REC. 9/27/1955, O.R.	SHOWN HEREON (14' WIDE)

FLOOD ZONE:

THE PROPERTY IS LOCATED IN FLOOD ZONE "X", DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 06037C1700F, IN THE COMMUNITY OF THE CITY OF MONROVIA, PANEL NO. 065046 1700 F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

SURVEYOR'S NOTES:

- IF UNDERGROUND UTILITIES AND OTHER SUBSTRUCTURES, ZONING, SET BACK, FLOOD ZONE, ASSESSOR PARCEL INFORMATION AND UTILITY INFORMATION ARE SHOWN HEREON, IT IS FOR GENERAL INFORMATIONAL PURPOSES ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCIES PUBLIC COUNTER AND/OR SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY. ZONING RESTRICTIONS ARE SUBJECT TO DEVELOPMENTAL REVIEW AND APPROVAL.

SURVEYOR'S CERTIFICATE:

TO C.E.G. CONSTRUCTION
OLD REPUBLIC TITLE COMPANY

THIS IS TO "CERTIFY" (AS DEFINED IN AND LIMITED BY SECTION 6735.5 & SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA) THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7, 8, 9, 11 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2021.

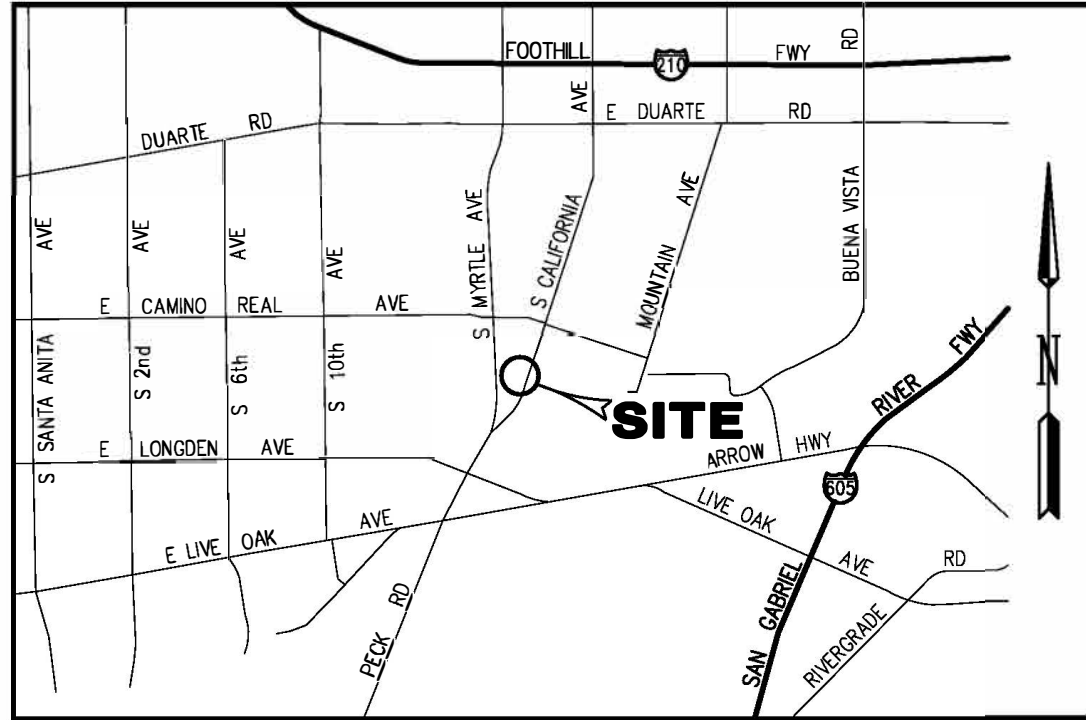
DATE OF PLAT OR MAP: JANUARY 25, 2021

BY: MARITES A. DIZON
PLS 9246

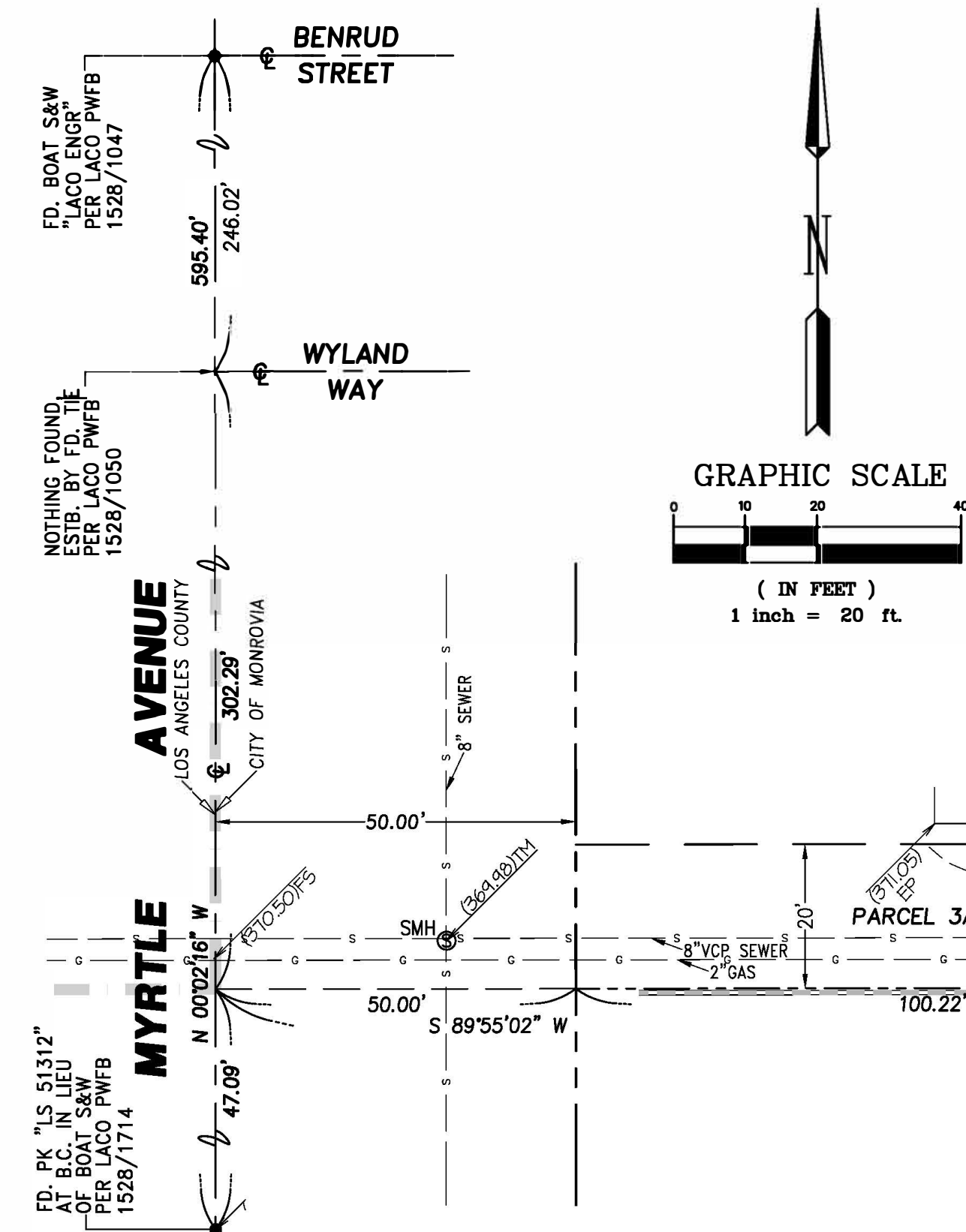


- ** 6735.5 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- ** 8770.6 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

TITLE A.L.T.A./N.S.P.S. LAND TITLE SURVEY 2601 S. CALIFORNIA AVENUE & 213-217 NOVICE LANE MONROVIA, CA 91016			
CLIENT C.E.G. CONSTRUCTION		JOB NO. 20-67	
SCALE 1"=20'	SEABOARD ENGINEERING CO. 1415 E. COLORADO STREET, STE. 205 GLENDALE, CALIFORNIA 91205 TEL. (310)277-7337 (818)550-0337 FAX (818)550-0339 SEABOARD@SEABOARDENGINEERING.COM		DATE 01/25/2021
SURVEY BY N.A.	PREPARED BY E.P.		SHEET 1
CHECKED BY M.D.	BY MARITES A. DIZON PLS 9246		OF 1 SHEETS



VICINITY MAP
NOT TO SCALE
(THOMAS BROTHERS MAP PAGE 597 GRID G1)



LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF MONROVIA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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APN: 8534-016-045 (PORTION)

PARCEL 2:

THE EASTERLY 353.25 FEET OF THE NORTHERLY 142.22 FEET OF LOT 5 OF I. H. POLK TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION OF SAID LAND LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE CITY OF MONROVIA, RECORDED ON MAY 07, 1964 AS INSTRUMENT NO. 3839, IN BOOK D-2403 PAGE 74, OFFICIAL RECORDS OF SAID COUNTY, AS BEING MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

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APN: 8534-016-045 (PORTION)

LEGAL DESCRIPTION: (CONTINUATION)

PARCEL 3:

THE NORTH 142.22 FEET OF THE WEST 50 FEET OF THE EAST 403.23 FEET OF LOT 5 OF THE I. H. POLK TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3A:

AN EASEMENT FOR INGRESS AND EGRESS IN COMMON WITH OTHERS, OVER THE SOUTH 20.00 FEET OF THE NORTH 142.22 FEET OF THAT PORTION OF LOT 5 OF I. H. POLK TRACT, IN THE CITY OF MONROVIA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 17 OF MAPS, LYING EASTERLY OF THE EASTERLY LINE OF MYRTLE AVENUE, 100 FEET WIDE, AS DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED OCTOBER 4, 1949 IN BOOK 31153 PAGE 278, OFFICIAL RECORDS. EXCEPT THE EAST 403.25 FEET OF SAID LAND.

APN: 8534-016-047

LAND AREA / ASSESSOR'S PARCEL NUMBER:

TOTAL AREA: 61,508 SQ. FT. OR 1.412 ACRES
PARCELS 1 & 2: 54,397 SQ. FT. OR 1.249 ACRES (APN's 8534-016-045 & 8534-016-046)
PARCEL 3: 7,111 SQ. FT. OR 0.163 ACRES (APN 8534-016-047)

BASIS OF BEARING:

THE BEARING NORTH 17°57'15" EAST OF THE CENTERLINE OF CALIFORNIA AVENUE AS SHOWN ON TRACT NO. 44346, AS PER MAP FILED IN BOOK 10811 PAGE 70, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

REFERENCE DOCUMENT:

OLD REPUBLIC TITLE COMPANY'S PRELIMINARY TITLE REPORT ORDER NO. 2676019146-52, DATED AS OF DECEMBER 1, 2020.

EASEMENT SCHEDULE:

ITEM NO.	GRANTEE	PURPOSE	REFERENCE	REMARKS
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SURVEYOR'S NOTES:

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ZONING RESTRICTIONS ARE SUBJECT TO DEVELOPMENTAL REVIEW AND APPROVAL.

BENCHMARK:

SOURCE: LOS ANGELES COUNTY PUBLIC WORKS DEPARTMENT
DATUM: 1988 NAVD
QUAD/YEAR: COVINA/2013
BM NUMBER: 442338
ELEVATION: 367.504 FT.
DESCRIPTION: FC TAG IN W CB 1.5M(5FT) S/O NLY MOST C.B. 12M(39FT) W/O C/L MYRTLE AVE & 16M(52.5FT) N/O C/L PROD CALIF AVE W

LEGEND:

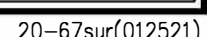
- AC - ASPHALT CONCRETE
- B.C. - BEGINNING OF CURVE
- BW - BACK OF WALK
- CFB - CITY ENGINEER'S FIELD BOOK
- CFD - CURB FACE DRAIN
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- TYP. - TYPICAL
- WDF - WOOD FENCE
- WIF - WROUGHT IRON FENCE
- BW - BACK OF WALK
- EP - EDGE OF PAVEMENT
- FG - FINISH GRADE
- FL - FLOW LINE
- FS - FINISH SURFACE
- GB - GRADE BREAK
- IN - INVERT
- ITC - TOP OF CURB
- JM - TOP OF MANHOLE

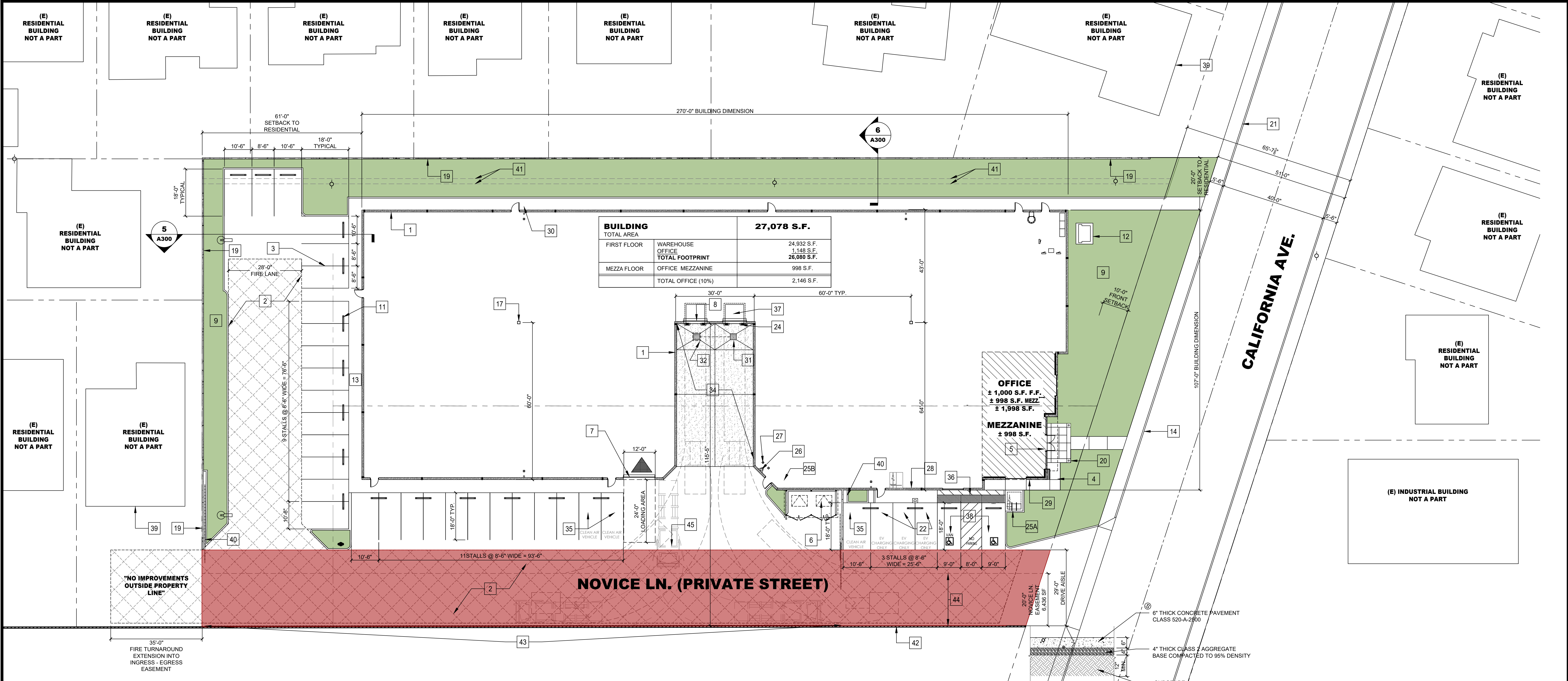
SYMBOLS:

- FD - FIRE HYDRANT
- LA - AREA LIGHT
- PO - POWER POLE
- GA - GUY ANCHOR
- WM - WATER METER
- RD - ROOF DRAIN
- WI - WATER VALVE
- GI - GRATE INLET
- UPB - UTILITY PULL BOX
- SMH - SEWER MANHOLE
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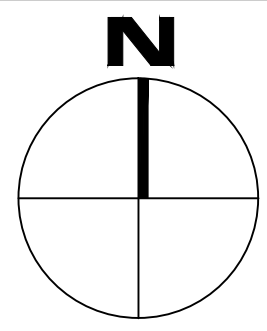
TITLE SITE & TOPOGRAPHIC SURVEY 2601 S. CALIFORNIA AVENUE & 213-217 NOVICE LANE MONROVIA, CA 91016			
CLIENT C.E.G. CONSTRUCTION			
SCALE 1"=20'	SEABOARD ENGINEERING CO. 1415 E. COLORADO STREET, STE. 205 GLENDALE, CALIFORNIA 91205 TEL. (310)277-7337 (818)550-0337 FAX (818)550-0339 SEABOARD@SEABOARDENGINEERING.COM		JOB NO. 20-67
SURVEY BY N.A.	BY <i>Marites A. Dizon</i> MARITES A. DIZON PLS 2246		DATE 01/25/2021
PREPARED BY E.P.	CHECKED BY M.D.		SHEET 1
			OF 1 SHEETS





SITE PLAN

SCALE 1/16" = 1'-0"



PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL BE A WAREHOUSING AND LIGHT INDUSTRIAL DEVELOPMENT CONSISTING OF ONE TILT-UP CONCRETE BUILDING TOTALING 27,000 SQUARE FEET OF FLOOR AREA WITH THE 1.41 ACRE SITE. OF THIS TOTAL, 2,000 SQUARE FEET WILL BE DEVOTED TO OFFICE SPACE AND 25,000 SQUARE FEET WILL BE DEVOTED TO WAREHOUSE SPACE. THE 2,000 SQUARE FEET OF OFFICE WILL INCLUDE A 1,000 SQUARE FOOT MEZZANINE. THIS BUILDING WILL USE ONE TRUCK HIGH LOADING DOCK. THE OFFICE AREA AND MAIN PUBLIC ENTRANCE WILL BE LOCATED IN THE BUILDING'S SOUTHEAST CORNER. THE BUILDING'S LONGEST DIMENSIONS WILL BE 270 FEET (EAST TO WEST) BY 112 FEET (NORTH TO SOUTH). WITH THE EXCEPTION OF THE OFFICE MEZZANINE, THE BUILDING WILL BE A SINGLE-LEVEL STRUCTURE WITH A MAXIMUM HEIGHT OF 32 FEET.

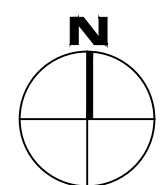
SITE PLAN KEYNOTES

- CONCRETE TILT-UP WALL
- CONCRETE PAVING. SEE PAVING SECTION ON THIS SHEET. PAVING TO BE RATED FOR 75,000 LBS PER CIVIL DRAWINGS
- PARKING STALL STRIPING (PER CITY OF MONROVIA STDS.) TYPICAL
- ACCESSIBLE PATH OF TRAVEL, 48" WIDE (MIN.)
- BUILDING ENTRANCE. AFFIX A 4" SQ. INTERNATIONAL ACCESSIBILITY SYMBOL PER CBC CHAPTER 11 & FIRE DEPARTMENT KNOX BOX
- TRASH ENCLOSURE, MIN. 6" HIGH SCREEN WALLS WITH METAL ROOF AND METAL DOORS, PER CITY OF MONROVIA STANDARDS
- 12' X 14' TRUCK DOOR FOR GROUND LOADING BY VANS AND FORKLIFT ACCESS (GRADE LEVEL) NOT FOR TRUCKS
- 9' X 10' TRUCK DOOR (DOCK HIGH) TO ACCOMMODATE A WB-50 TRUCK PER AASHTO STD. TYPICAL
- DROUGHT TOLERANT LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM SEE LANDSCAPING DWGS. MOUND LANDSCAPE WHERE PATH OF TRAVEL OCCURS TO PROVIDE 3" MAX. GRADE ELEVATION DIFFERENCE
- 28'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE PER LOS ANGELES COUNTY'S FIRE DEPARTMENT STANDARDS
- PREFABRICATED CONCRETE BUMPER, TYPICAL
- TRANSFORMER PAD, SCREENED WITH LANDSCAPING MATERIAL, COORDINATE WITH THE UTILITY EXACT LOCATION
- DESIGNATED SMOKING AREA FURTHER THAN 25' AWAY FROM BUILDING DOORS AND VENTILATION OPENINGS
- (E) CURB AND GUTTER
- (E) POWER POLE
- (E) FIRE HYDRANT
- BUILDING COLUMN
- NOT USED



VICINITY MAP

NOT TO SCALE



NOVICE LN. (PRIVATE STREET)

NOTES:
1. SEE GRADING PLANS FOR BALANCE OF INFORMATION.
2. CONCRETE PAVEMENT SECTION SUBJECT TO CHANGE AFTER ROUGH GRADE IS FINISHED AND "R" VALUE OBTAINED BY THE SOILS ENGINEER.

2 PAVING SECTION

SCALE 1/2" = 1'-0"

28' WIDE FIRE LANE,
OPEN TO THE SKY

- 8'-0" HIGH CONCRETE TILT-UP SCREEN WALL, COLOR AND REVEALS TO MATCH THE BUILDING, SEE ELEVATIONS.
- ENHANCED PEDESTRIAN ACCESS, TOP CAST ACID WASH CONCRETE GRAPHITE COLOR WITH SCORE LINES PER DESIGN.
- 5'-0" WIDE SIDEWALK, PER CIVIL PLANS.
- FUTURE EVSE LOCATION COMPLIANT TO CGBCS § 5.106.5.3.2 SEE ELECTRICAL PLANS
- LOCATION OF INTERIOR ROOF DRAIN, SEE CIVIL PLANS
- RUBBER BUMPER, TYPICAL
- BICYCLE RACK, (5 PARKING SPACES EACH), SEE
- 2'-0" x 6'-0" SHORT TERM BICYCLE SPACES
- 2'-0" x 6'-0" LONG TERM BICYCLE SPACES
- PROPOSED LOCATION OF FIRE SPRINKLER RISER
- 6" DIAM. CONCRETE FILLED PIPE BOLLARD, TYPICAL.
- TRANSPORTATION DEMAND MANAGEMENT BULLETIN BOARD
- NO SMOKING SIGNAGE WITHIN 25'-0" OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, OPERABLE WINDOWS, AND WITHIN THE BUILDING.
- 3'X7' HOLLOW METAL MAN DOOR (TYPICAL) WITH 60"x60" LANDING.
- CATCH BASIN TO SUMP PUMP.
- DUAL SUMP PUMP IN 3'-0" X 3'-0" X 3'-0" 2V2D BASIN WITH GRATING.
- 6" MIN. HIGH CONCRETE CURB, TYPICAL. SEE GRADING PLANS
- CONCRETE TRUCKWELL: 6" THICK CONCRETE PAVING OVER 4" CLASS 2 AGGREGATE OVER 12" (90%) COMPACTED SUBGRADE, 3,000 PSI W/ #3 REBAR @ 18" O.C. EACH WAY, 4" SLUMP CONTROL JOINTS AT 20'-0" O.C. EACH WAY, HEAVY BROOM FINISH, SEE CIVIL PLANS

- PARKING SPACES FOR CLEAN AIR VEHICLE / CARPOOL PARKING
- PROVIDE MINIMUM 36" WIDE CONTINUOUS DETECTABLE WARNING TRUNCATED DOME AT PEDESTRIAN / VEHICULAR TRAFFIC TRANSITIONS, TYPICAL
- PIT STYLE DOCK LEVELER
- ACCESSIBLE PARKING
- NEIGHBORING RESIDENTIAL STRUCTURES, TYPICAL.
- 8'-0" WROUGHT IRON SLIDING GATE, WITH 1" SQUARE TUBE STEEL PICKETS SPACED AT 6" O.C., PROVIDE PERFORATED SHEET METAL AFFIXED TO THE INSIDE SURFACE PROVIDING MINIMUM 50% SCREEN, PROVIDE FIRE DEPARTMENT KNOX BRAND KEY SWITCH COMPLIANT WITH MONROVIA FD STANDARDS #B-005, #B-004 & #H-001 PROVIDE ELECTRICAL CONDUIT FOR GATE OPENER FUTURE USE
- 2'-0" WIDE EASEMENT GRANTED TO SCE FOR THE PURPOSE OF POWER LINES AND POLES AREA OF THE EASEMENT = 739 SF
- (E) 5' HIGH CMU FENCE WALL
- 8' HIGH W.I. FENCE
- 20'-0" WIDE EASEMENT GRANTED TO SOUTHERN COUNTIES GAS CO. FOR THE PURPOSE OF GAS LINES; OVERLAPPING EASEMENTS GRANTED TO LOS ANGELES COUNTY FOR SANITARY SEWER AND PUBLIC ROAD AND HIGHWAY INGRESS AND EGRESS AREA OF THE EASEMENT = 6,436 SF
- ATHENS TRASH COLLECTING TRUCK INSIDE TURN RADIUS 25'

BUILDING		27,078 S.F.
TOTAL AREA		
FIRST FLOOR	WAREHOUSE	24,932 S.F.
	OFFICE	1,148 S.F.
	TOTAL FOOTPRINT	26,080 S.F.
MEZZA FLOOR	OFFICE MEZZANINE	998 S.F.
	TOTAL OFFICE (10%)	2,146 S.F.

OFFICE
± 1,000 S.F. F.F.
± 998 S.F. MEZZ.
± 1,998 S.F.

MEZZANINE
± 998 S.F.

PROJECT DATA

DESCRIPTION	AREAS	
ZONING	PD - 19 - PLANNED DEVELOPMENT	
GENERAL PLAN DESIGNATION	INDUSTRIAL (MANUFACTURING)	
PROJECT DESCRIPTION	(1) NEW CONCRETE TILT UP WAREHOUSE/ OFFICE BUILDING	
ASSESSOR'S PARCEL NO:	8534-016-045, 8534-016-046 & 8534-016-047	
BUILDING CODE	CBC 2019	
BLDG. OCCUPANCY	B: OFFICE F1: MANUFACTURING S1: WAREHOUSE	
BUILDING TYPE	III-B, FULLY SPRINKLERED	
LAND AREA :	GROSS: 61,608 S.F. (1.41 ACRES) NET: 54,433 S.F.	
FAR :	0.49:1 FAR	
ALLOWABLE AREA	0.75:1 FAR (54,433 * .75 = 40,825 SF)	
LANDSCAPED AREA REQUIRED		
10' SETBACK ALONG CALIFORNIA		
10' SETBACK ALONG NOVICE		
15' SETBACK ADJACENT TO RESIDENTIAL		
TOTAL REQUIRED 15% OF PARCEL 11,576 S.F.		
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS	
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT PER 504.3 + 75'	
NUMBER OF STORIES	ALLOWABLE STORIES PER 504.4 + 3	
AREA JUSTIFICATION	ALLOWABLE AREA *F1-SH= 48,000 PER TABLE 506.2 BUILDING AREA: 27,500 S.F. < 48,000 S.F.	
*HEIGHT, NUMBER OF STORIES AND ALLOWABLE AREA CALCULATED BASED ON THE MOST RESTRICTIVE OCCUPANCY ALLOWANCE PER § 508.3. IN THIS CASE F1-S		
BUILDING		27,078 S.F.
TOTAL AREA		
FIRST FLOOR	WAREHOUSE	24,932 S.F.
	OFFICE	1,148 S.F.
	TOTAL FOOTPRINT	26,080 S.F.
MEZZA FLOOR	OFFICE MEZZANINE	998 S.F.
	TOTAL OFFICE (10%)	2,146 S.F.
PARKING REQUIRED :		
WAREHOUSE = 25,000 S.F.	24,932/1,000 =	25 CARS
OFFICE = 2,000 S.F.	2,146/250 =	8 CARS
PARKING 1/1000 WITH A CUP	TOTAL	= 33 CARS
PARKING PROVIDED:		
ACCESSIBLE (STANDARD) 14' X 18'		0 - STALLS
ACCESSIBLE (8' RAMP) 17' X 18'		2 - STALLS
STANDARD STALLS 8'6" X 18'		25 - STALLS
CLEAN AIR STALLS 8'6" X 18'		3 - STALLS
CLEAN AIR STALL EVSE 8'6" X 18'		3 - STALLS
PER TABLE 5.106.5.3.3		
TOTAL		33 - STALLS
LONG TERM BIKE RACK @ 5% OF PARKING		2 SPACES
SHORT TERM BIKE RACK @ 5% OF PARKING		2 SPACES
TRUCK LOADING / PARKING PROVIDED		3 SPACES
TRASH ENCL. AREA PROVIDED		412 S.F.



O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE,
PICO RIVERA CA 90023
TEL 562.942.9804

C.E.G. CONSTRUCTION
7901 CROSSWAY DRIVE, PICO
RIVERA, CA 90023 TEL 562.942.9804



REVISIONS:	

CLIENT:	CHALMERS EQUITY GROUP 7901 CROSSWAY DRIVE, PICO RIVERA, CA
SITE PLAN	
INDICATED PROJECT NO.	A-21-009
DATE:	09-03-2021
DRAWN:	R.S.

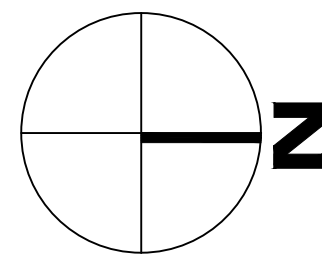
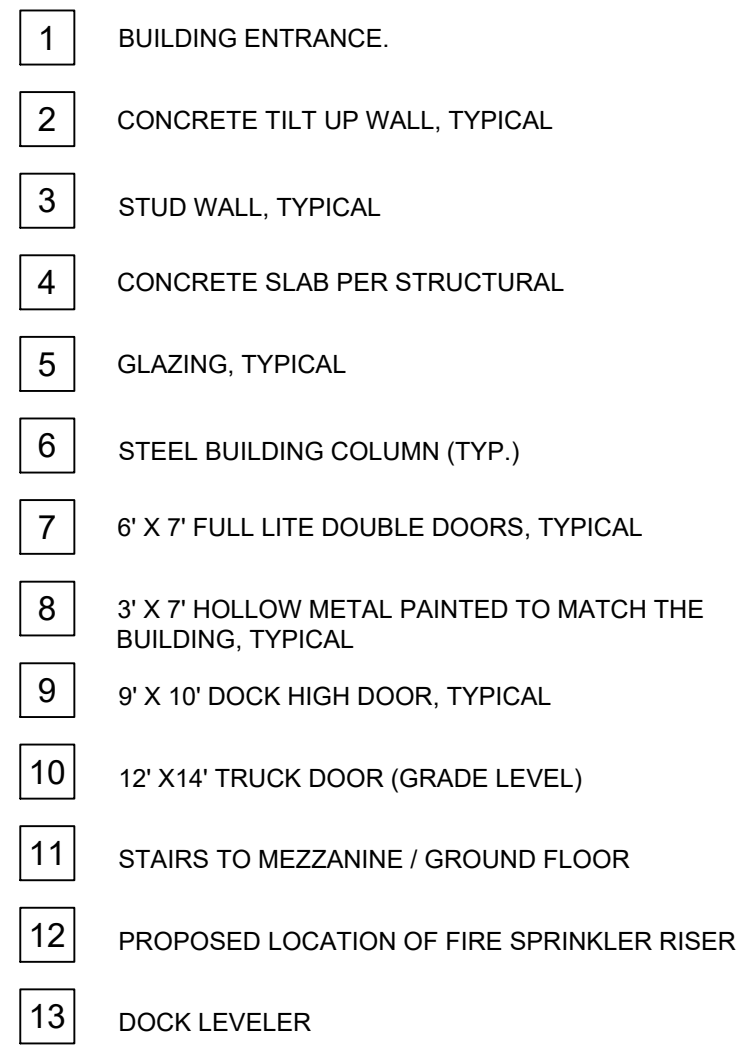
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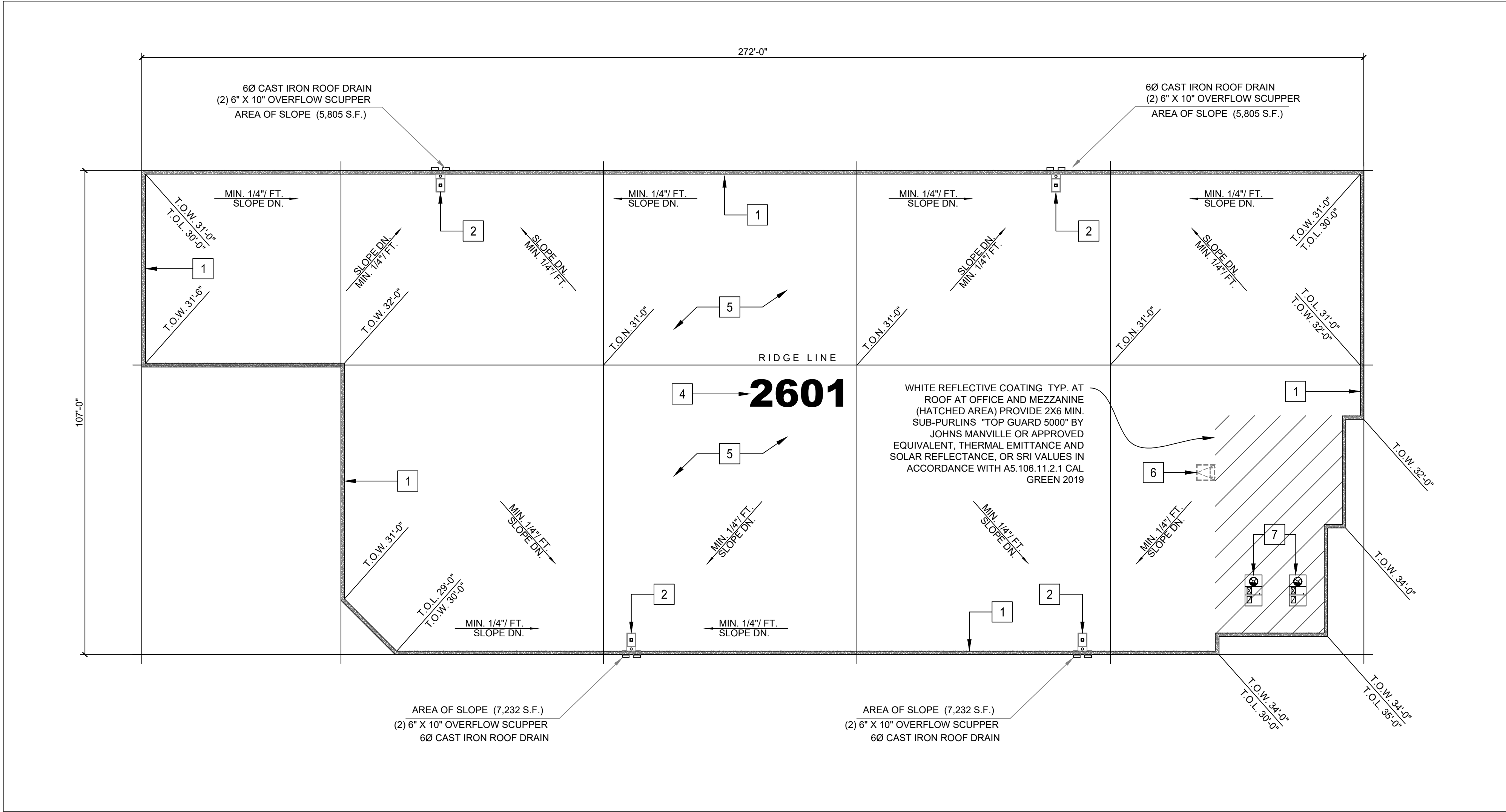
DATE: 09-03-2021

1 OF 1 SHEETS

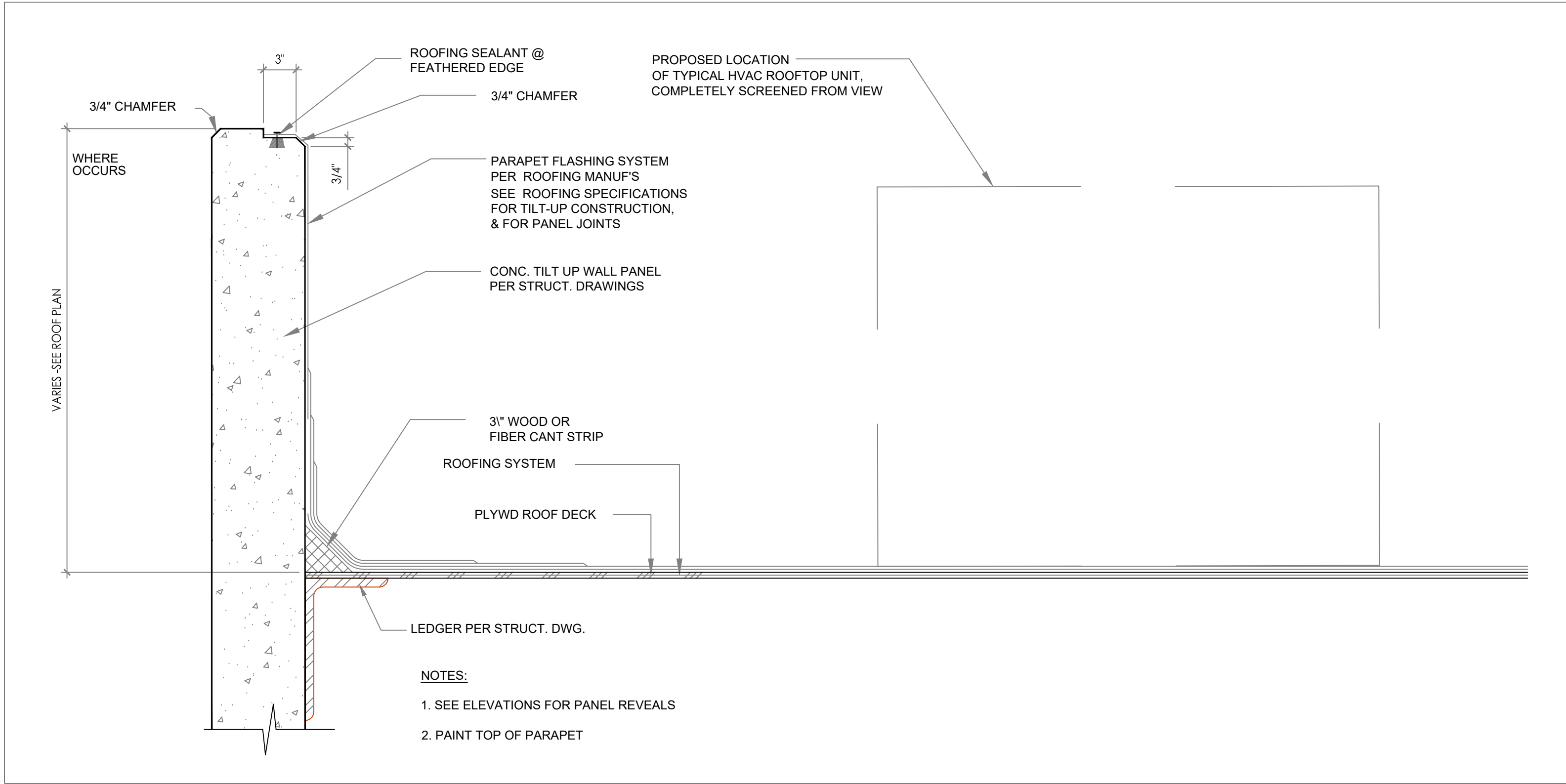
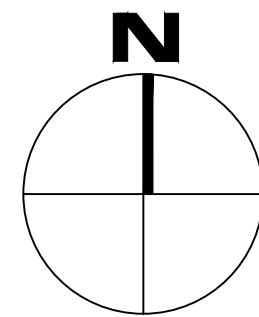
CALIFORNIA INDUSTRIAL

2601 CALIFORNIA, MONROVIA, CA - NEW CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING





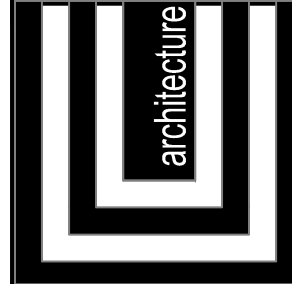
1 ROOF PLAN
SCALE 1/16" = 1'-0"



2 PARAPET SECTION - TYPICAL
SCALE 1" = 1'-0"

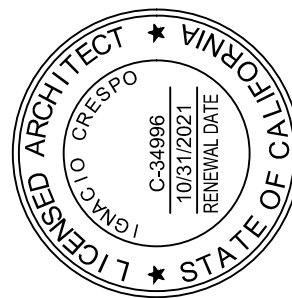
ROOF PLAN KEYNOTES

- 1 CONCRETE PARAPET WALL - SEE STRUCTURAL DRAWINGS FOR THICKNESS, TYPICAL
- 2 ROOF DRAIN - INTERIOR ROOF DRAIN & EXTERIOR OVERFLOW SCUPPER
- 3 PLYWOOD BUILT-UP CRICKETS, PROVIDE MIN. 1/4" PER FOOT SLOPE
- 4 ROOF ADDRESS LETTERS PAINTED IN BLACK, WHEN REQUIRED BY THE CITY SHALL BE PER CITY REQUIREMENTS, BUT SHALL NOT BE LESS THAN 4-0" HIGH w/MIN. 12" WIDE STROKE PER LETTER - CONTRACTOR SHALL CONFIRM ACTUAL ADDRESS NUMBER PRIOR TO INSTALLATION
- 5 CLASS "A" 4 PLY B.U.R. SYSTEM BY JM SPEC 4/GNC OR APPROVED EQUAL UL 790 CONSISTING OF:
 - 28 lb. GLASS BASE SHEET, MECHANICALLY FASTENED - 1 LAYER
 - 11lb. GLASS PLY SHEET - 2 LAYERS
 - 78 lb. GLASS CAP SHEET - 1 LAYER
 - H.M.P. ASPHALT MOPPING BETWEEN LAYERS
- 6 ROOF ACCESS HATCH
- 7 HVAC UNIT COMPLETELY SCREENED FROM PUBLIC VIEW SEE ELEVATIONS



O.C. DESIGN &
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REVISIONS:

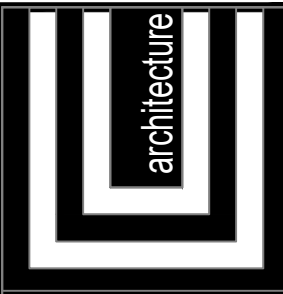
REVISIONS:

CLIENT: **CHALMERS
EQUITY GROUP**
7901 CROSSWAY DRIVE,
PICO RIVERA, CA

CONTENTS: ROOF PLAN
SCALE: INDICATED PROJECT NO. A-21-009
DATE: 09-03-2021 DRAWN: R.S.

SHEET
A210
1 OF
- SHEETS

CALIFORNIA INDUSTRIAL
2601 CALIFORNIA, MONROVIA, CA - NEW CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING



O.C. DESIGN &
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C.E.G.
CONSTRUCTION
7901 CROSSWAY DRIVE, PICO
RIVERA, CA 90023 TEL 562.942.9804



REVISIONS:	

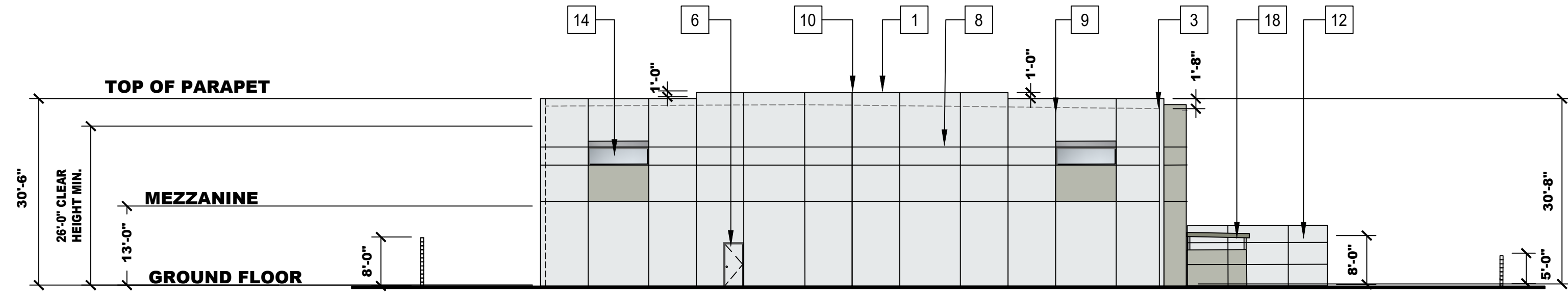
REVISIONS:	

CLIENT:
**CHALMERS
EQUITY GROUP**
7901 CROSSWAY DRIVE,
PICO RIVERA, CA

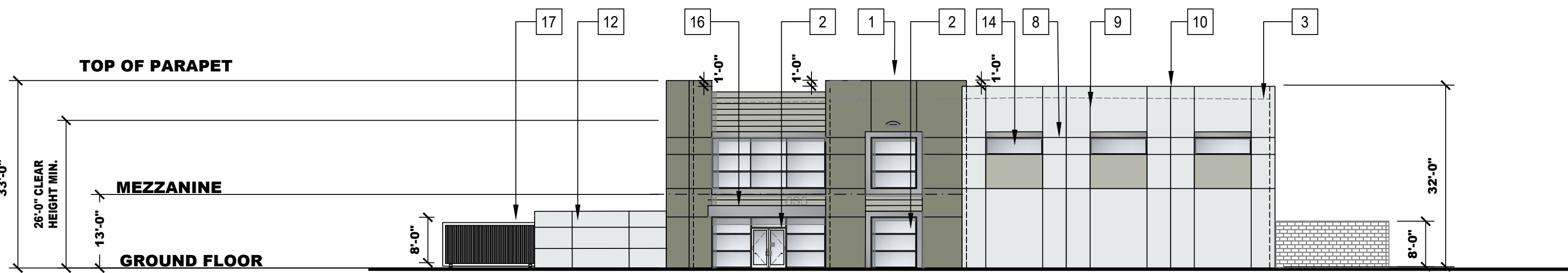
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BUILDING ELEVATION
PROJECT NO. A-21-009
SCALE:
DATE: 09-03-2021
DRAWN: R.S.

SHEET
A300
OF
SHEETS

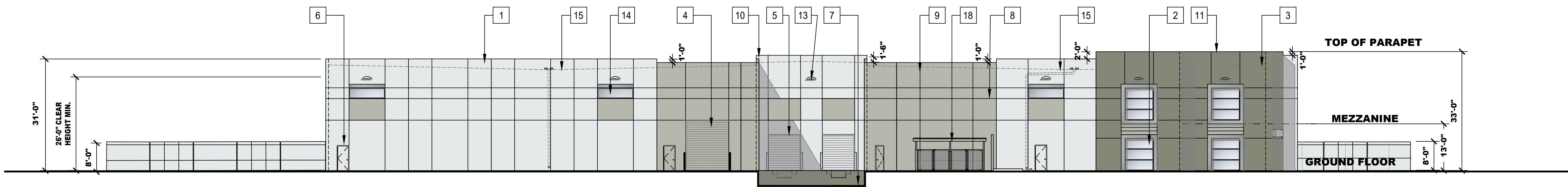
CALIFORNIA INDUSTRIAL
2601 CALIFORNIA, MONROVIA, CA - NEW CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING



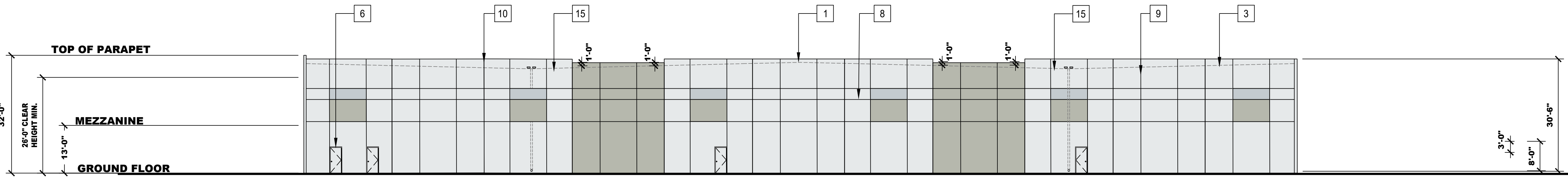
1 - WEST ELEVATION
SCALE 1/16" = 1'-0"



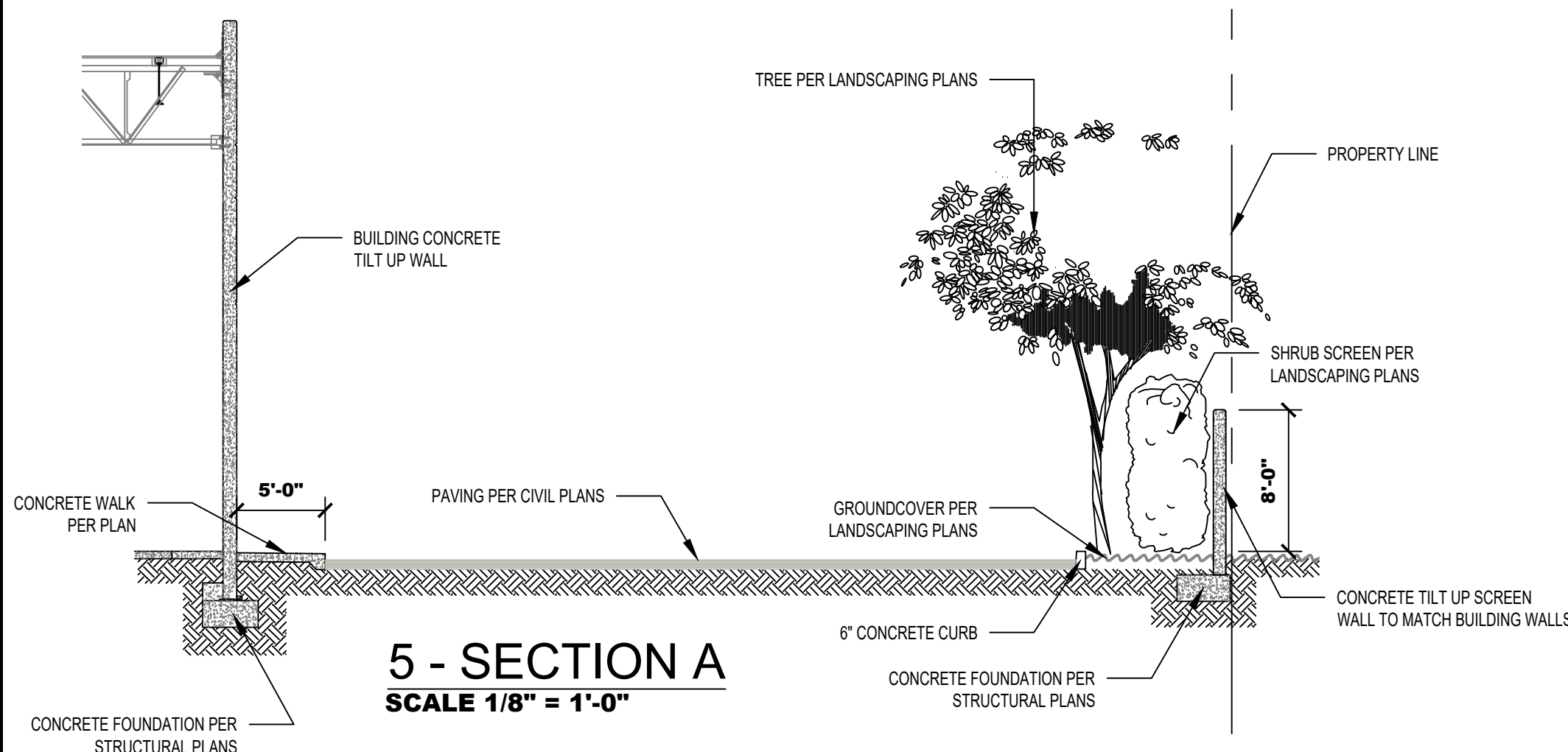
2 - EAST ELEVATION
SCALE 1/16" = 1'-0"



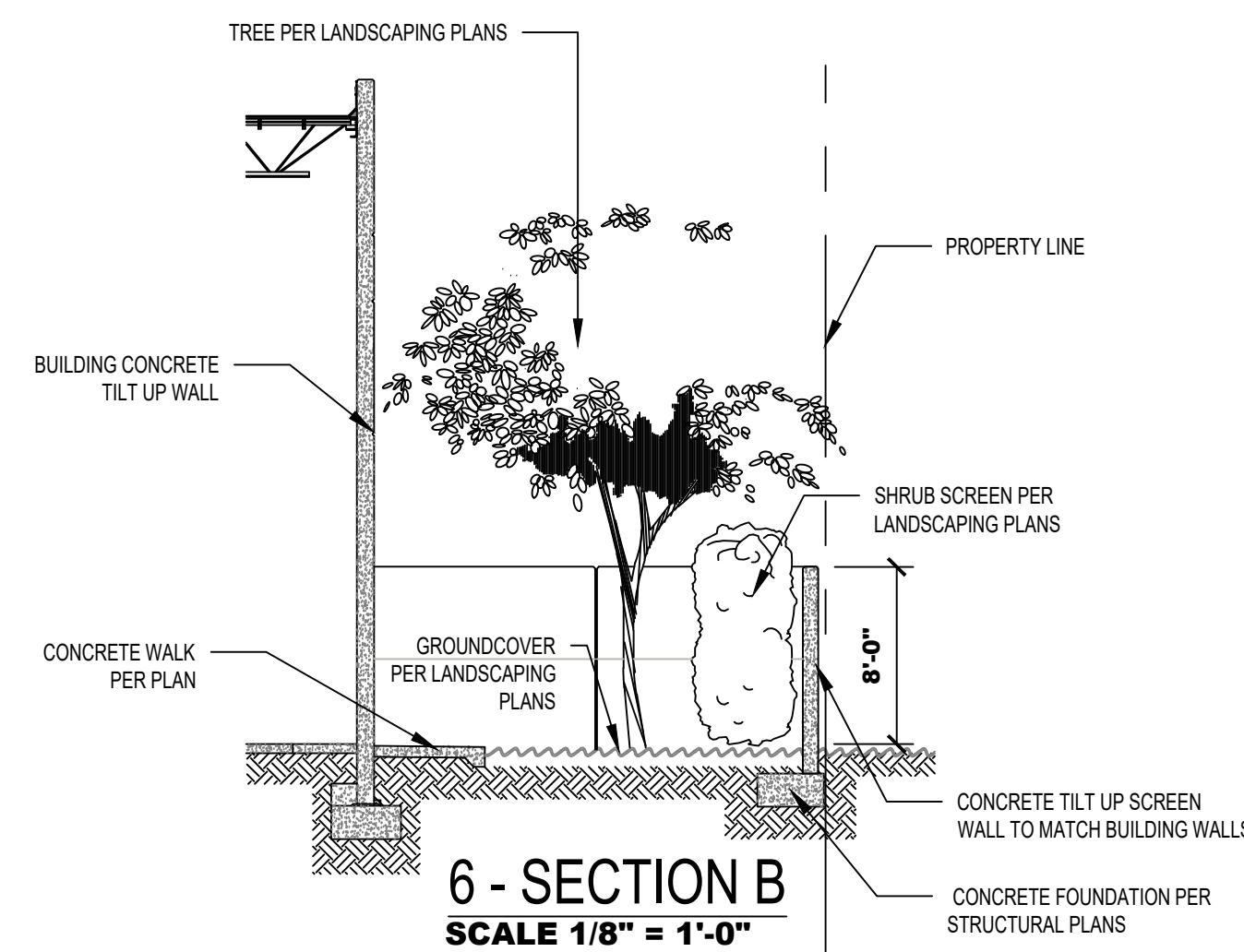
3 - SOUTH ELEVATION
SCALE 1/16" = 1'-0"



4 - NORTH ELEVATION
SCALE 1/16" = 1'-0"

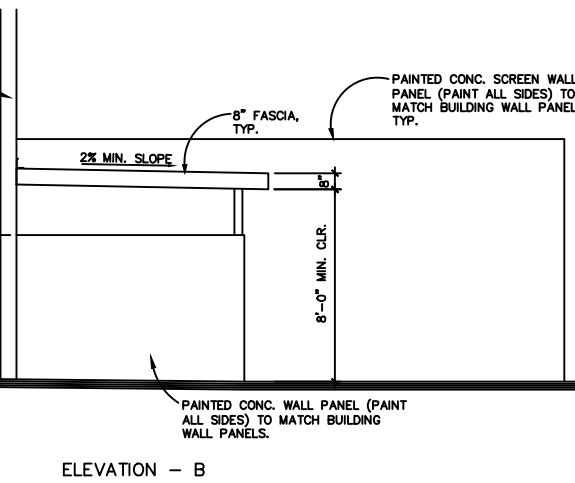


5 - SECTION A
SCALE 1/8" = 1'-0"

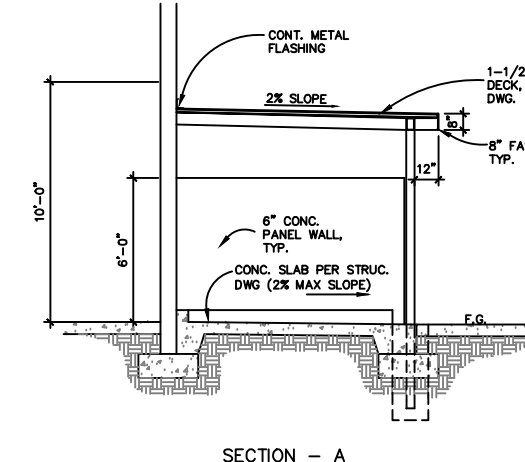


6 - SECTION B
SCALE 1/8" = 1'-0"

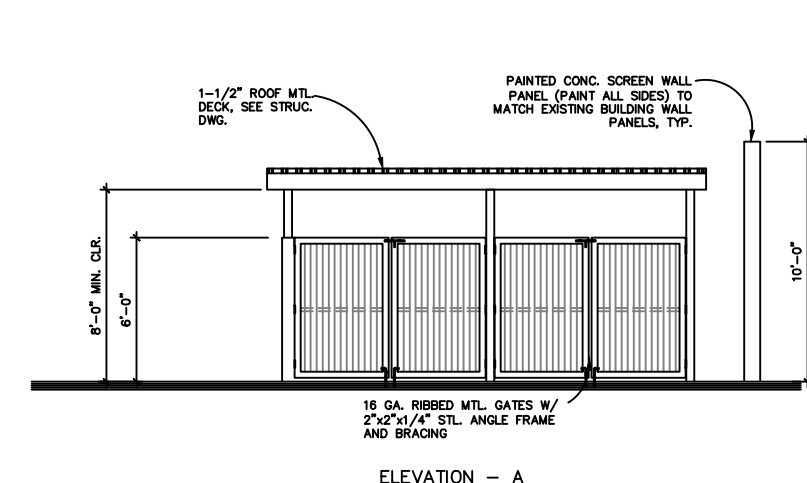
CITY OF MONROVIA NOTES:
1. NO REFLECTIVE OR GLARE PRODUCING MATERIALS WILL BE
USED IN THE CONSTRUCTION OF THIS BUILDING



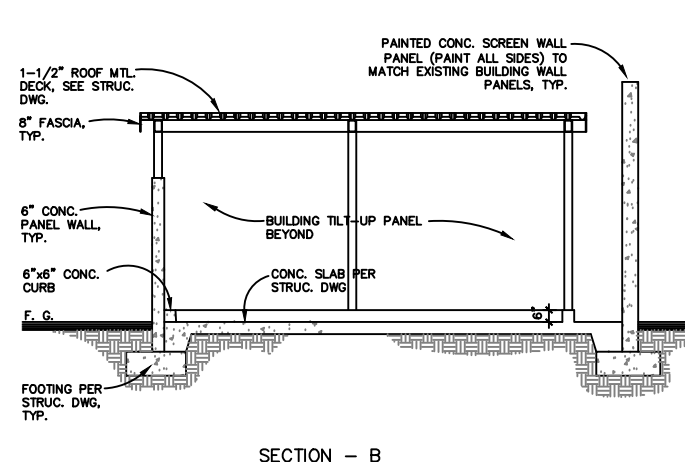
ELEVATION - B



SECTION - A



ELEVATION - A



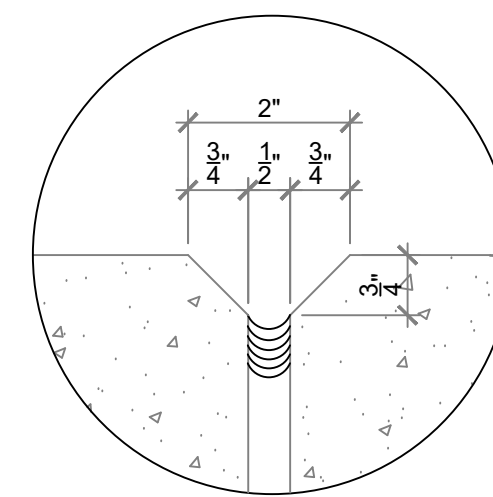
SECTION - B

KEY NOTES:

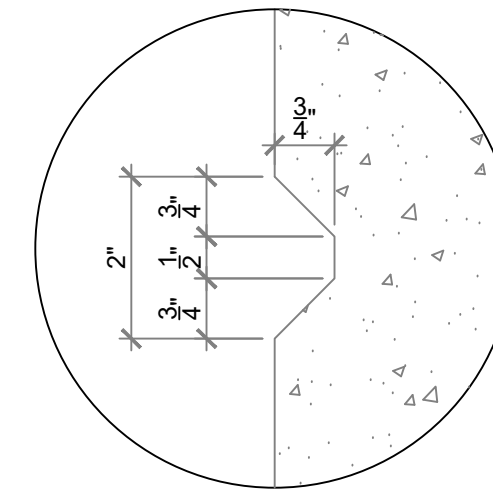
- 1 CONCRETE TILT-UP WALL - TYPICAL
- 2 STOREFRONT GLAZING - TYPICAL
- 3 LINE OF ROOF BEYOND - SHOWN DASHED FOR CLARITY
- 4 12' X 14' TRUCK DOOR - GRADE LEVEL
- 5 9'-0" X 10' TRUCK DOOR - DOCK HIGH - TYPICAL
- 6 3' X 7' MAN DOOR PAINTED TO MATCH THE ADJACENT WALL - TYPICAL
- 7 TRUCK WELL - PER GRADING PLAN
- 8 HORIZONTAL REVEAL - TYPICAL
- 9 VERTICAL REVEAL - TYPICAL
- 10 PANEL JOINT - TYPICAL
- 11 PROPOSED LOCATION OF MECHANICAL EQUIPMENT
COMPLETELY SCREENED FROM VIEW
- 12 8'-0" HIGH DECORATIVE CONCRETE PANEL SCREEN WALL
- 13 WALL PACK LIGHTING FIXTURE - TYPICAL
- 14 CLERESTORY WINDOW WITH 1'-0" COLOR BAND ABOVE - TYPICAL
- 15 PROPOSED LOCATION OF ROOF DRAIN
- 16 ALUMINUM FINISH CANOPY TO EXTEND 4' BEYOND
FACE OF WALL
- 17 8'-0" HIGH WROUGHT-IRON BI-PARTING GATE
WITH FIRE DEPT. KNOX-BOX
- 18 TRASH ENCLOSURE, MIN. 6' HIGH SCREEN WALLS (PAINTED TO
MATCH BUILDING) WITH METAL ROOF AND METAL DOORS, PER
CITY OF MONROVIA STANDARDS

COLOR SCHEDULE (EXTERIOR COLORS):

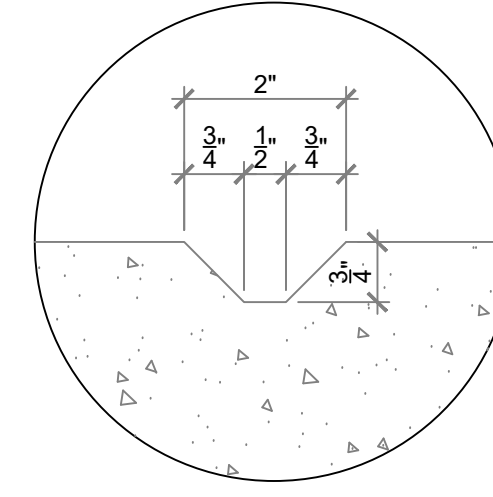
FIELD COLOR	DE6226 Foggy Day	
ACCENT 1 COLOR	DE6228 Play on gray	
ACCENT 2 COLOR	D6230 Center Ridge	
GLAZING	PPG SOLAR GRAY LOW-E SOLARBAN 60 (2) DUAL GLAZING	



TYP. PANEL JOINT
DETAIL - A



2" HORIZONTAL REVEAL
DETAIL - B

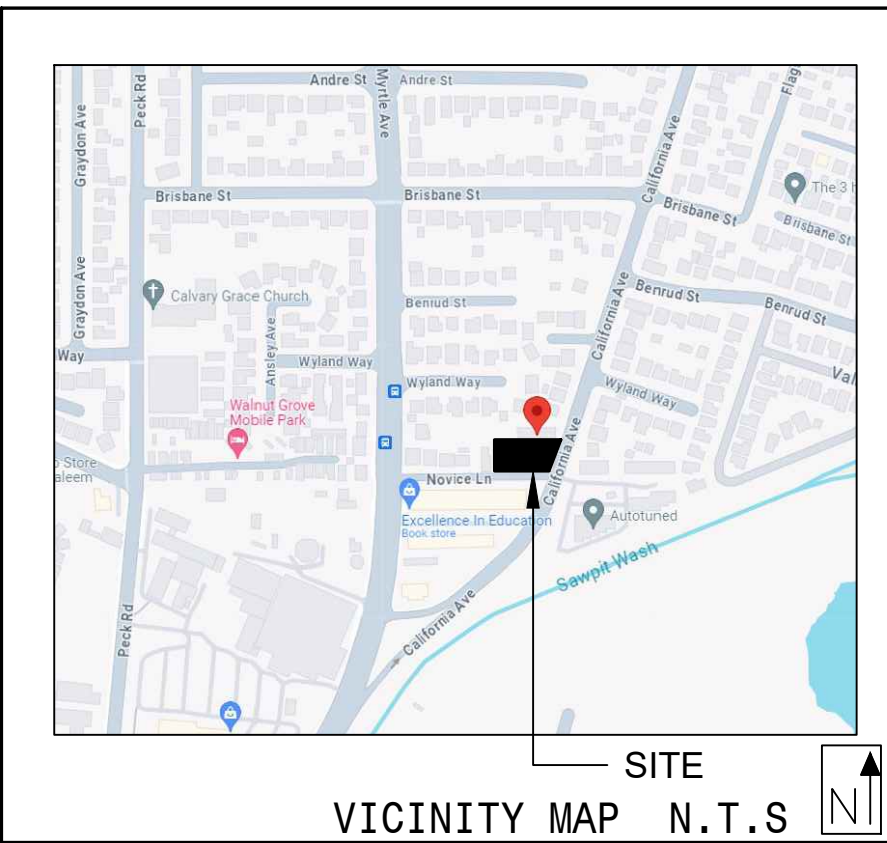


2" VERTICAL REVEAL
DETAIL - C

ARCHITECTURAL LANDSCAPE PLANS

CALIFORNIA INDUSTRIAL

2601 CALIFORNIA AVE.
MONROVIA, CA 91016



	SHEET INDEX
L-1	COVER SHEET
L-2	PRELIMINARY LANDSCAPE PLAN

ARCHITECT

O.C. DESIGN & ENGINEERING
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660
562-942-9804

LANDSCAPE ARCHITECT

PHIL MAY LANDSCAPE ARCHITECTURE
2532 WALLACE AVE.
FULLERTON, CA 92831
909-373-1959

TOTAL LANDSCAPE AREA = 10,808 s.f.

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

- I am a professional appropriately licensed in the State of California to provide professional landscape design services.
- The landscape design and water use calculations for the property located at 2601 CALIFORNIA AVE, MONROVIA, CA 91016 were prepared by me or under my supervision.
- (provide street address or parcel number(s)) were prepared by me or under my supervision.
- The landscape design and water use calculations for the identified property comply with the requirements of the City of Monrovia CA, Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of Monrovia CA, Water Efficient Landscape Guidelines.
- The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Monrovia CA, Water Efficient Landscape Guidelines.

PHIL MAY
Print Name
Signature
2532 WALLACE AVE., FULLERTON CA 92831
Address
(909) 373-1959
Telephone
Landscape Design Professional's Stamp

06-14-2024
Date
3104
License Number
pmay@philmaydesign.com
E-mail Address



REVISIONS	BY

PHIL MAY
LANDSCAPE
ARCHITECTURE

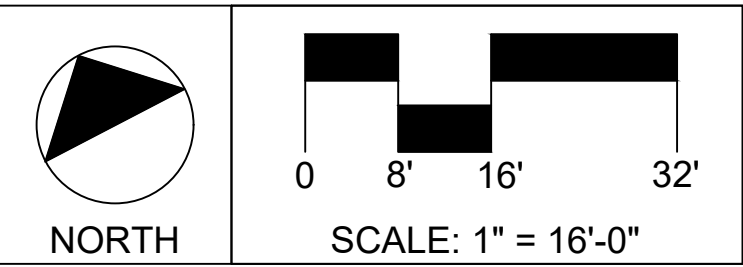
2532 Wallace Ave.
Fullerton, CA 92831
Phone: 909 373 1959
pmay@philmaydesign.com
www.philmaydesign.com



COVER SHEET

CALIFORNIA INDUSTRIAL
2601 CALIFORNIA AVE.
MONROVIA, CA 91016

DRAWN
R.S.
CHECKED
R.S.
DATE
06-14-2024
SHEET
L-1
OF 2 SHEETS
JOB NO.
24041



Water Efficient Landscape Worksheet

Reference Evapotranspiration (Eto)			50.1 Monrovia			ETAF (PF/IE)	MAWA requirement (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
ETWU requirement		ETWU requirement	ETWU requirement	ETWU requirement					
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)						
Regular Landscape Areas									
1) low water use plants	0.2	Drip	0.81	0.247	9,558	2,360.00	73,306		
2) medium water use plants	0.5	overhead spray	0.75	0.660	1,250	825.00	25,626		

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0.0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

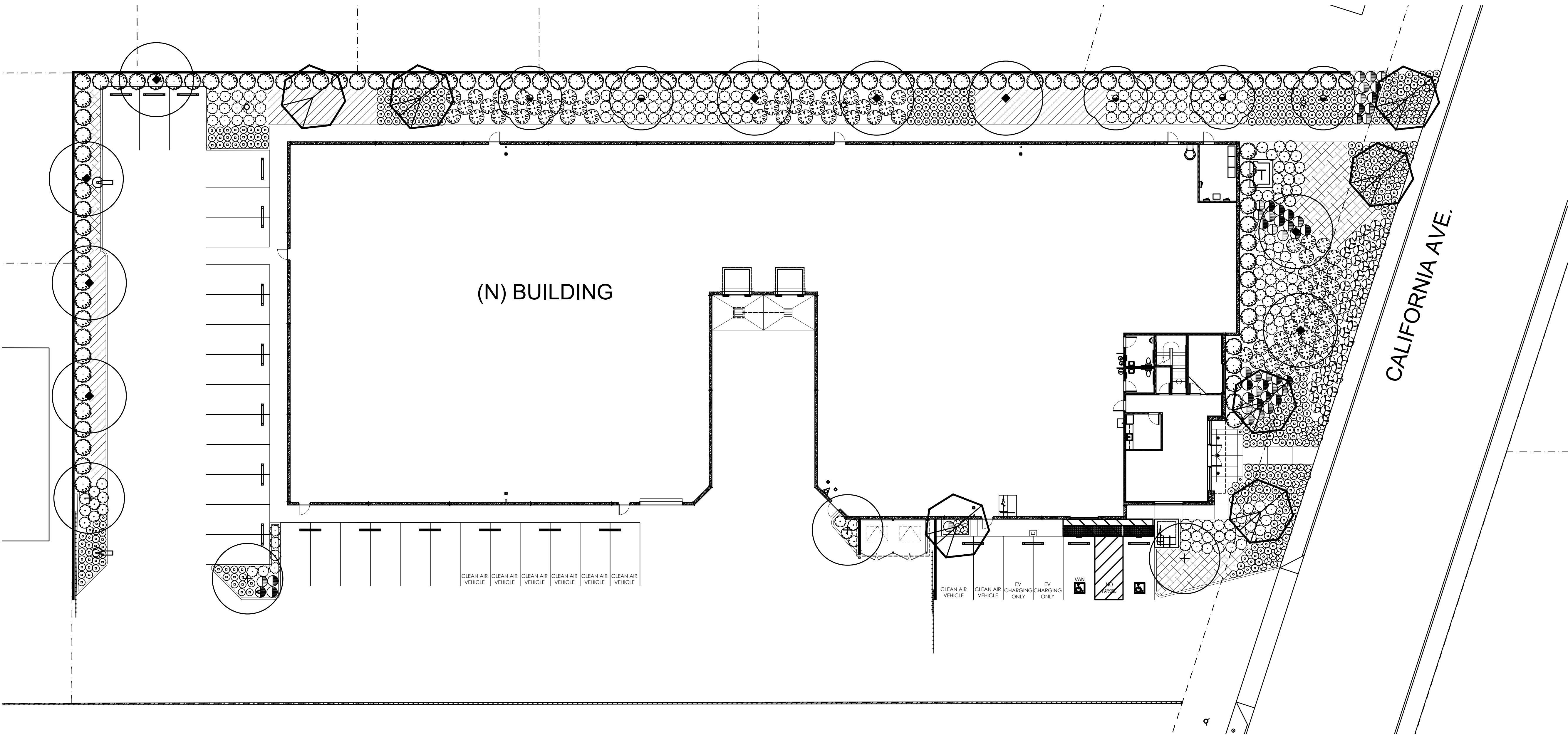
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations			
Regular Landscape Areas			
Total ETAF x Area	3,185		
Total Area	10,808	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	
Average ETAF	0.29		

All Landscape Areas	
Total ETAF x Area	3,185
Total Area	10,808
Sitewide ETAF	0.29

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS PLANT FACTOR	REMARKS
TREES						
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	5	24" box	M	Standard trunk
	Lophostemon confertus	Brisbane box	9	24" box	M	Standard trunk
	Geijera parvifolia	Australian Willow	4	24" box	L	Standard trunk
	Cercis c. 'Forest Pansy'	Forest Pansy	7	24" box	M	Standard trunk
SHRUBS						
	Agave attenuata	Foxtail Agave	48	5 gal	L	
	Ligustrum j. 'Texanum'	Texas Privet	108	5 gal	L	
	Bougainvillea 'Raspberry Ice'	Raspberry Ice Bougainvillea	74	5 gal	L	
	Callistemon 'Little John'	Dwarf Bottlebrush	32	5 gal	L	
	Westringia fruticosa 'Smokey'	Dwarf Coastal Rosemary	153	5 gal	L	
PERENNIALS						
	Aurinia saxatilis	Basket-Of-Gold	83	1 gal	L	
	Dianella 'Little Rev'	Little Rev Flax Lily	223	1 gal	L	
	Sesleria autumnalis	Moor Grass	192	1 gal	L	
GROUND COVER						
	Carissa m. 'Emerald Blanket'	Emerald Blanket	55	1 gal	L	plant @ 36" o.c.
	Baccharis p. 'Coyote Bush'	Dwarf Coyote Bush	68	1 gal	L	plant @ 48" o.c.
	Rosmarinus officialis 'Irene'	Irene Trailing Rosemary	60	1 gal	L	plant @ 48" o.c.



ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY OF MONROVIA DESIGN GUIDELINES, CODES AND REGULATIONS.

COMPLIANCE STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE WATER EFFICIENT LANDSCAPE REGULATIONS OF THE CITY OF MONROVIA. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

All improvements are to be maintained by the property owner.

UNDERGROUND SERVICE ALERT

NORTH

SCALE: 1" = 16'-0"

REVISIONS	BY

PHIL MAY
LANDSCAPE
ARCHITECTURE

2532 Wallace Ave.
Fullerton, CA 92831

Phone: 909 373 1959

pmay@philmaydesign.com
www.philmaydesign.com

PRELIMINARY
LANDSCAPE PLAN

CALIFORNIA INDUSTRIAL
2601 CALIFORNIA AVE.
MONROVIA, CA 91016

DRAWN
R.S.

CHECKED
R.S.

DATE
06-14-2024

SHEET

L-2

OF 2 SHEETS

JOB NO.
24041