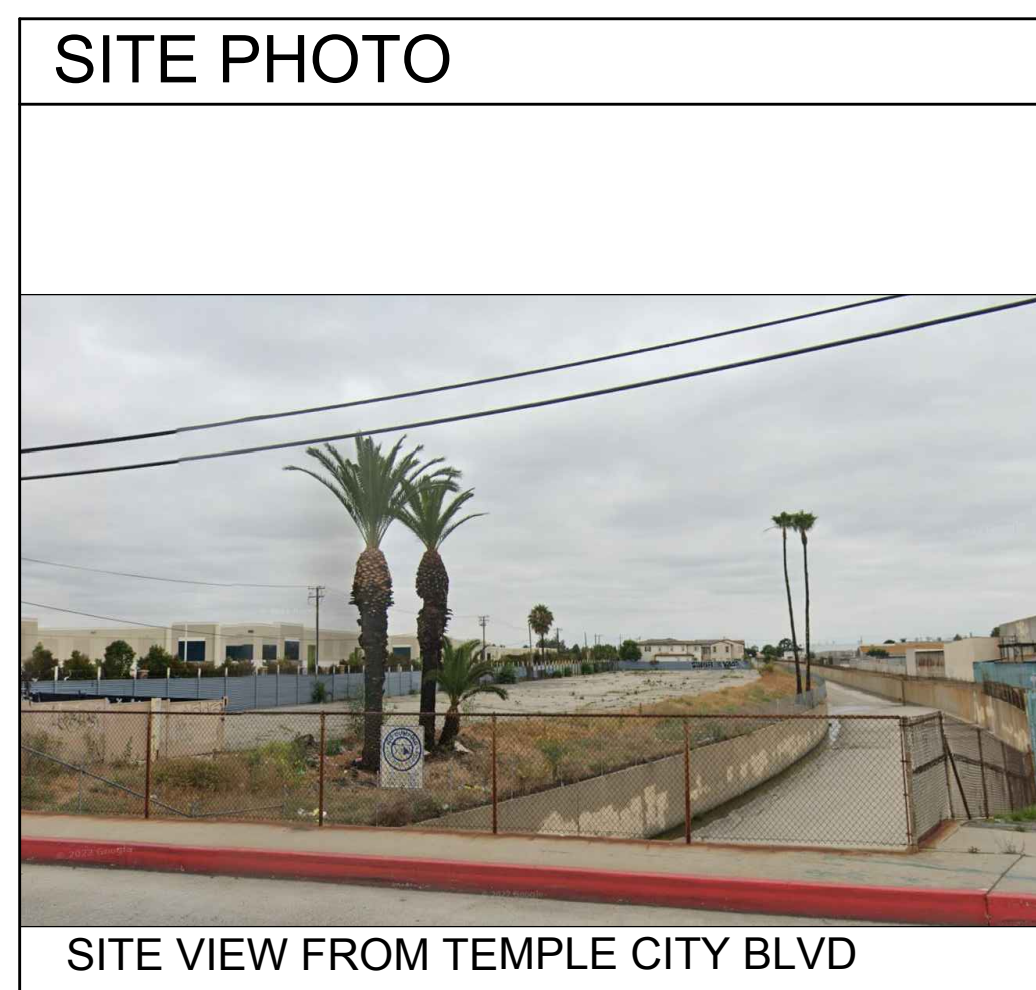
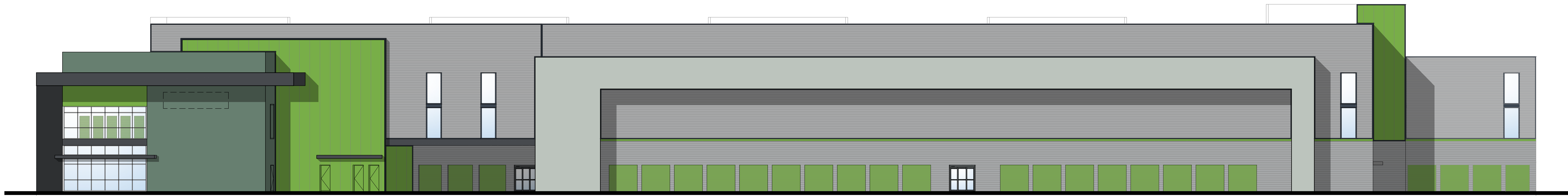


APPENDIX A
PROJECT PLANS



OCCUPANCY LOAD TABULATION

BUILDING OCCUPIED AREA TABULATION

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

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

TOTAL BUILDING	AREA	FACTOR	OCCUPANTS:
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

SHEET INDEX

ARCHITECTURAL

- A1.0 COVER SHEET
- A1.1 EXISTING SITE PLAN
- A1.2 PROPOSED SITE PLAN
- A1.3 EXISTING AREA PLAN
- A1.4 PROPOSED AREA PLAN
- A1.5 EGRESS PLAN
- A2.0 FLOOR PLAN - BASEMENT/1ST LEVEL
- A2.1 FLOOR PLAN - 2ND/3RD LEVEL
- A2.2 FLOOR PLAN - 3RD/4TH LEVEL
- A2.3 ROOF PLAN
- A2.4 PHOTOMETRIC PLAN
- A3.0 ELEVATIONS
- A3.1 COLOR ELEVATIONS
- A3.2 FENCING PLAN
- A3.3 SITE DETAILS
- A4.0 SECTIONS
- A4.1 STAIRS
- A4.2 ELEVATORS
- A4.3 WALL & ROOF DETAILS
- A5.0 STREETScape ELEVATION
- A6.0 SCHEDULE SHEET
- A7.0 MATERIAL AND COLOR BOARD

DIRECTORY

OWNER
 MAGELLAN VALUE PARTNERS, LLC
 1900 AVE OF THE STARS, SUITE 2470,
 LOS ANGELES, CA 90067
 TELEPHONE: (310) 507-9791 X103
 CONTACT: SOMY MUKERJEE
 EMAIL: mukerjee@magellanvp.com

ARCHITECT
 BRUCE JORDAN ARCHITECT
 131 CALLE IGLESIA, SUITE 100,
 SAN CLEMENTE, CA 92673
 TELEPHONE: (949) 388-8090
 FACSIMILE: (949) 388-8290
 CONTACT: David Meinecke
 E-MAIL: dmeinecke@jordanarchitects.com

NOTE

- ALL NEW SIGNAGE AND FREESTANDING SIGNAGE SHALL COMPLY WITH TITLE 16 STANDARDS. (DEVELOPMENT CODE SECTION 16-3.22.140 - TABLE 22.4).
- 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 (g)(1)).
- UNDERGROUNDING OF UTILITIES AND STREET IMPROVEMENTS ARE REQUIRED IN CONJUNCTION WITH ANY NEW DEVELOPMENT. BUILDING - FULLY SPRINKLERED

FIRE NOTES

- AN APPROVED WATER SUPPLY SYSTEM, COMPLETE WITH STREET FIRE HYDRANTS COMPLYING WITH FIRE DEPARTMENT STANDARDS SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- KNOX BOX / KEY BOX IS REQUIRED, AND SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE FIRE DEPARTMENT STANDARDS.
- 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	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	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.

BUILDING AREA TABULATION (SQUARE FEET) PER CITY BOUNDARIES

	EL MONTE		TEMPLE CITY		TOTAL
	SELF-STORAGE	OFFICE	SELF-STORAGE	OFFICE	
BASEMENT (NOT INCLUDED IN F.A.R.)	23,558		2,960		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 SHALL REQUIRE MECHANICAL MEANS FOR OPENING IN EVENT OF POWER FAILURE, SHALL NOT IMPINGE ON REQUIRED CLEAR WIDTH WHEN FULLY OPEN, AND SHALL BE EQUIPPED WITH KNOX 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 FRANCISCO, 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 288, 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 284, 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 199.94 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 DRI /CUP REVIEW COMMENTS DATED 1/28/25

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

COVER SHEET

A1.0

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

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. © COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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



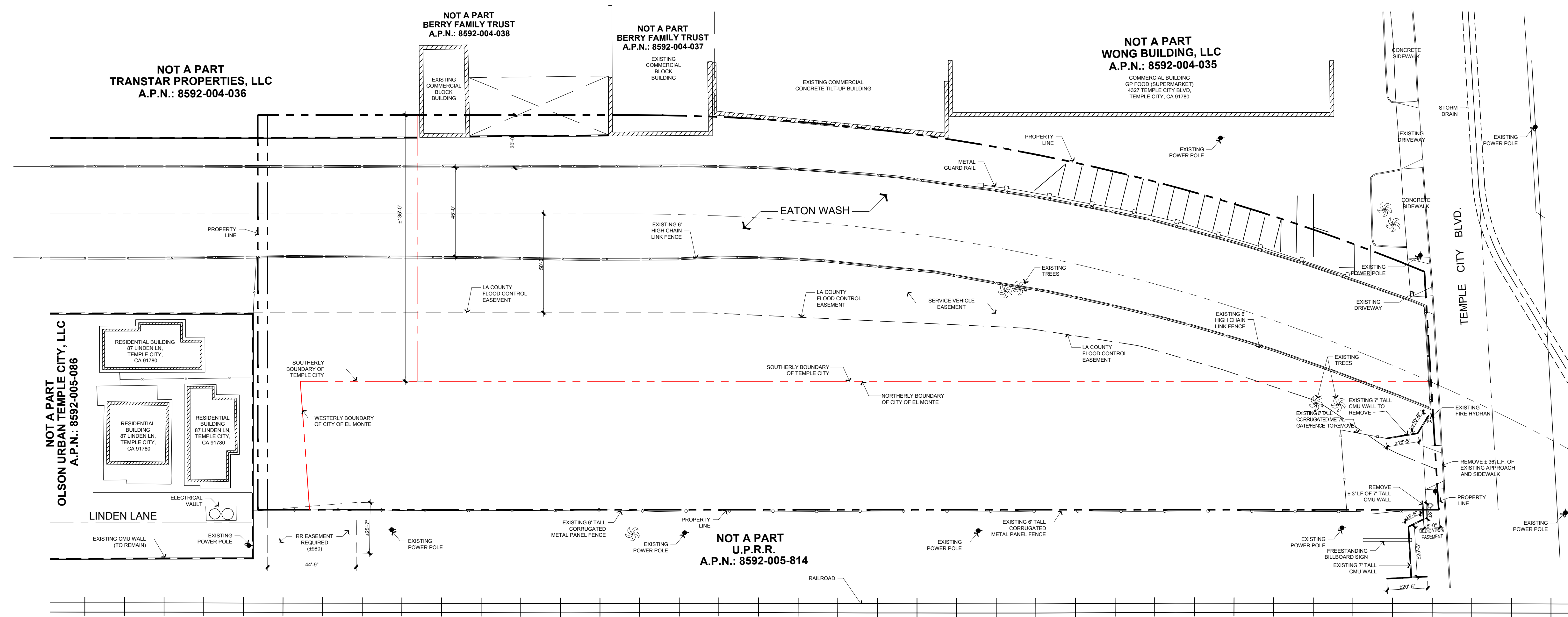
SELF
STORAGE

SELF STORAGE

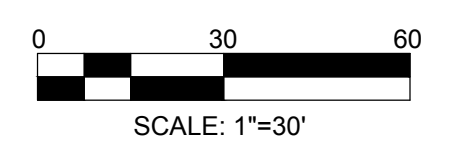
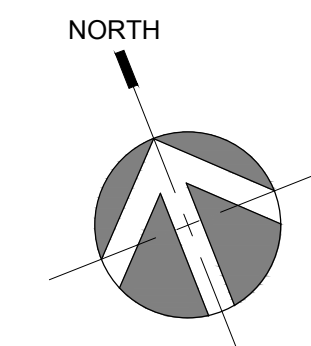
CRLE
528112



**SELF
STORAGE**



EXISTING SITE PLAN ①
1" = 30'



TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

EXISTING SITE PLAN

A1.1

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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

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

FIRE NOTES

- FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 903.1.1.
- 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.
- 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 REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 525. 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.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED 50 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.
- 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.
- 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.
- 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
- 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.
- 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.
- ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C903, OR APPROVED EQUAL.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
- ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 501.3 AND 901.5.1.
- 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 ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 504.3.1.
- 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 RADIO COVERAGE 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.
- 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.
- 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.
- 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.
- PROVIDE AN APPROVED STANDPIPE SYSTEM IN ACCORDANCE WITH BUILDING CODE & FIRE CODE SECTION 905. REASON: NEW CONSTRUCTION. STANDPIPE 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.
- 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)
 $A_a = [A_1 + (N_s \times I_f)] \times S_a$
 $= [52,500 + (17,500 \times 0)] \times 1 = 52,500$
 $A_t = 52,500$
 $N_s = 17,500$
 $I_f = [F/P - 0.25]W/30 = 0$
 (FRONTAGE INCREASE NOT APPLY)

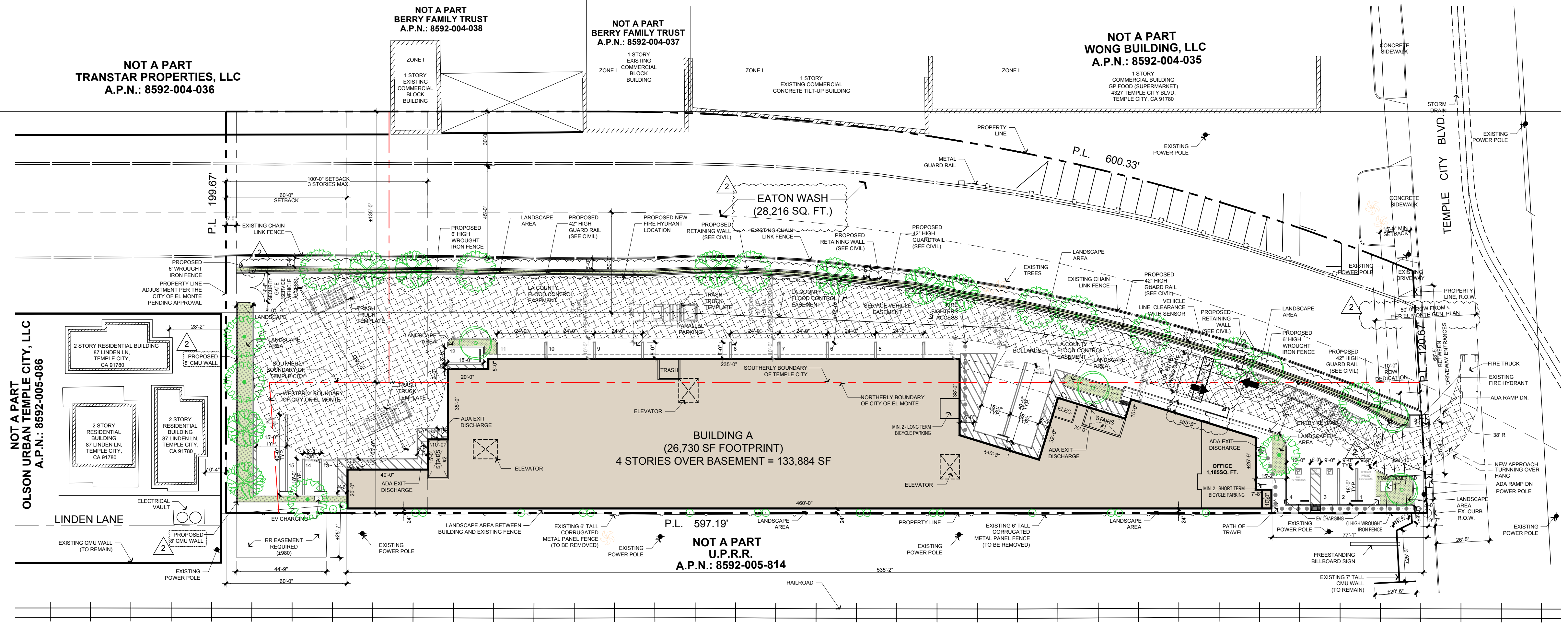
$S_a = 1$ PER STORY; 4 FOR TOTAL BUILDING

$A_a = 52,500$ S.F. ALLOWABLE AREA PER STORY

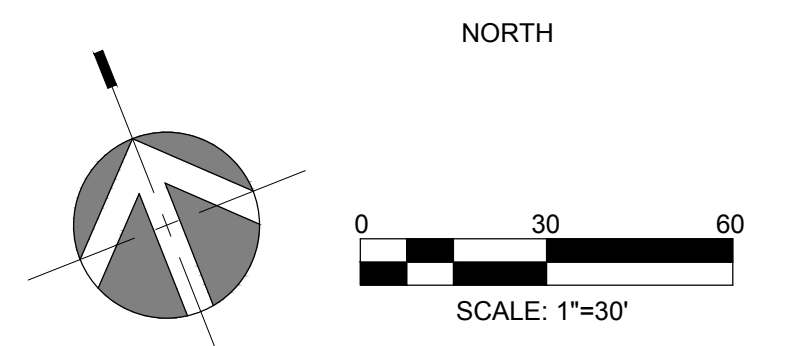
ALLOWABLE AREA CALCULATION PER 2020 FBC 508.4.2:

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



PROPOSED SELF STORAGE SITE PLAN



TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

PROPOSED SITE PLAN

A1.2

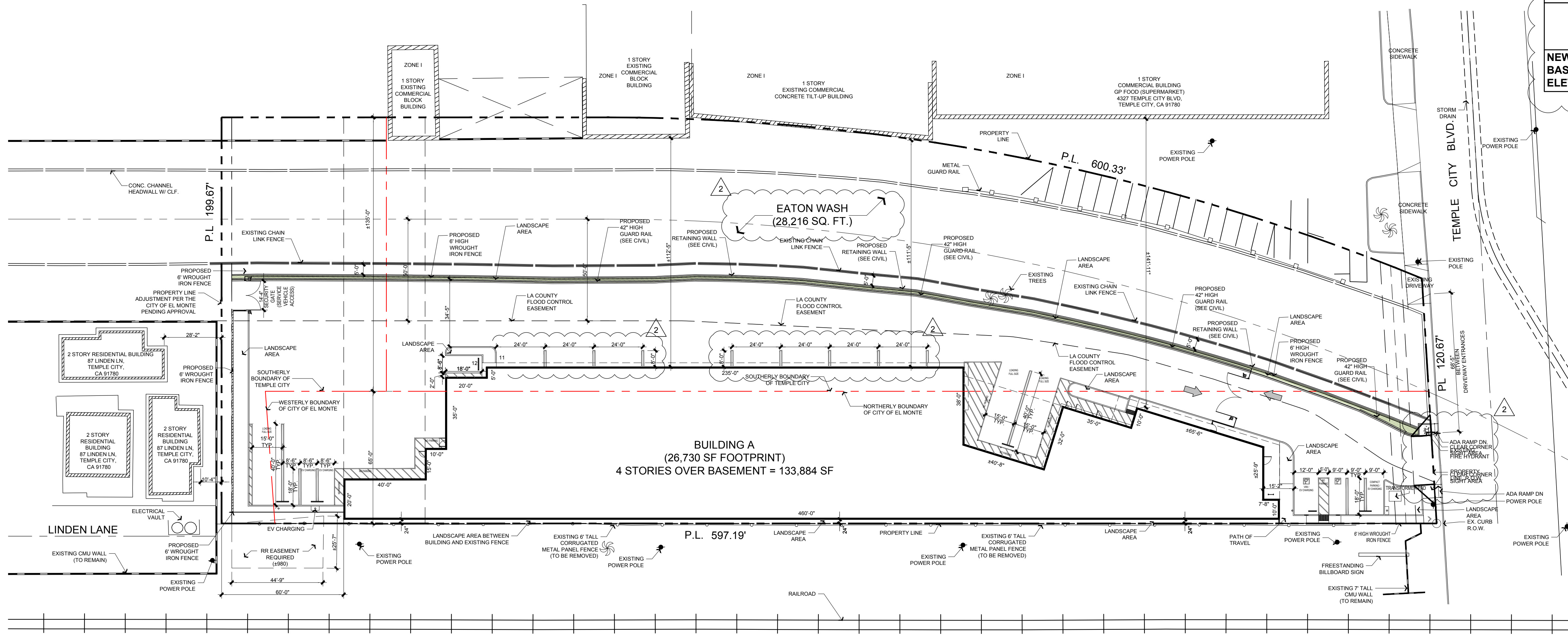
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. © COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

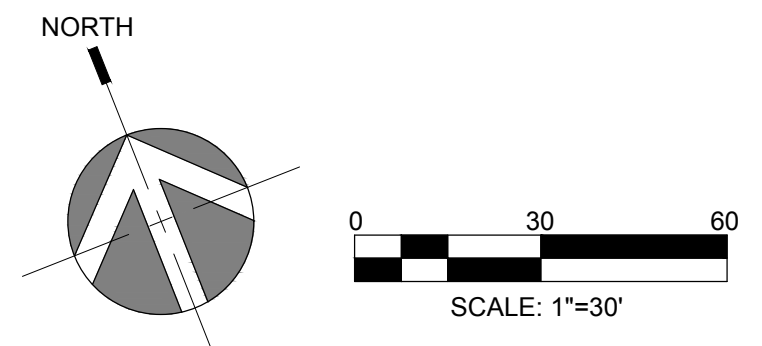
JOB NUMBER: 21-1004
 SCALE: 1" = 30'
 DATE: 04/04/2025

BUILDING AREA TABULATION (SQUARE FEET) PER CITY BOUNDARIES					
	EL MONTE		TEMPLE CITY		TOTAL
	SELF-STORAGE	OFFICE	SELF-STORAGE	OFFICE	
BASEMENT (NOT INCLUDED IN F.A.R.)	23,558		2,960		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'



TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

PROPOSED AREA PLAN

A1.4

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

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. © COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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

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 SIGN
- EXIT WITH DIRECTIONAL ARROW SIGN
- FIRE EXTINGUISHER TO NOT EXCEED 75' TRAVEL DISTANCE

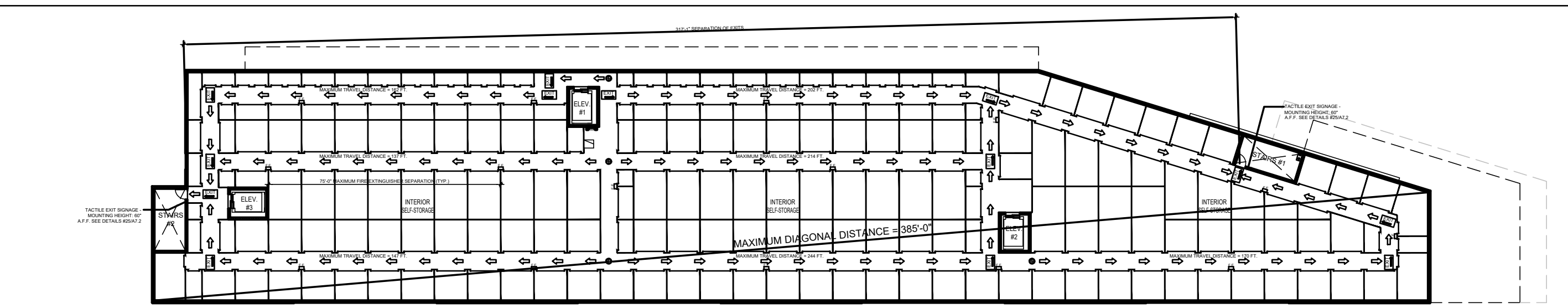
PROVIDE A SEMI-RECESSED FIRE EXTINGUISHER CABINET "UL INDUSTRIES" MODEL 8117G10 OR APPROVED EQUAL, WITH A 5 LB. 2A:10B:C CLASS DRY CHEMICAL FIRE EXTINGUISHER, IN ACCORDANCE WITH TITLE 19 TABLE 2-CFC SECTION 906.3, TO NOT EXCEED 75' TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING AND SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN READILY VISIBLE AND ACCESSIBLE 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

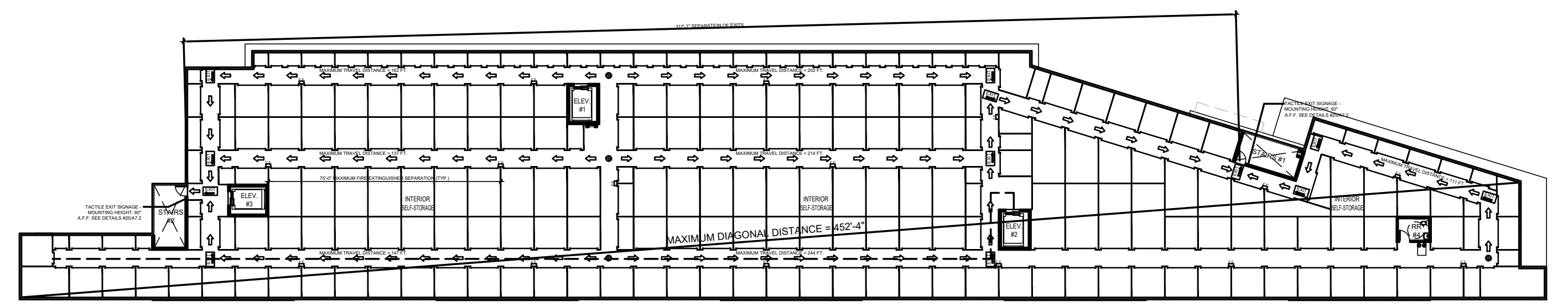
BUILDING OCCUPIED AREA TABULATION			
USE/SPACE:	AREA (S.F.):		
BUILDING	132,275		
TOTAL	132,275		
BUSINESS AREAS:			
USE/SPACE:	AREA (S.F.):		
BUILDING	1,185		
TOTAL	1,185		
TOTAL BUILDING	133,460		
BUILDING OCCUPANT LOAD CALCULATION (2018 IBC TABLE 1004.5)			
FUNCTION OF SPACE:	AREA:	FACTOR:	OCCUPANTS:
BUILDING STORAGE	132,275	500 GROSS	264.6
BUILDING BUSINESS	1,185	150 GROSS	7.9
TOTAL	133,460		272

EGRESS NOTES

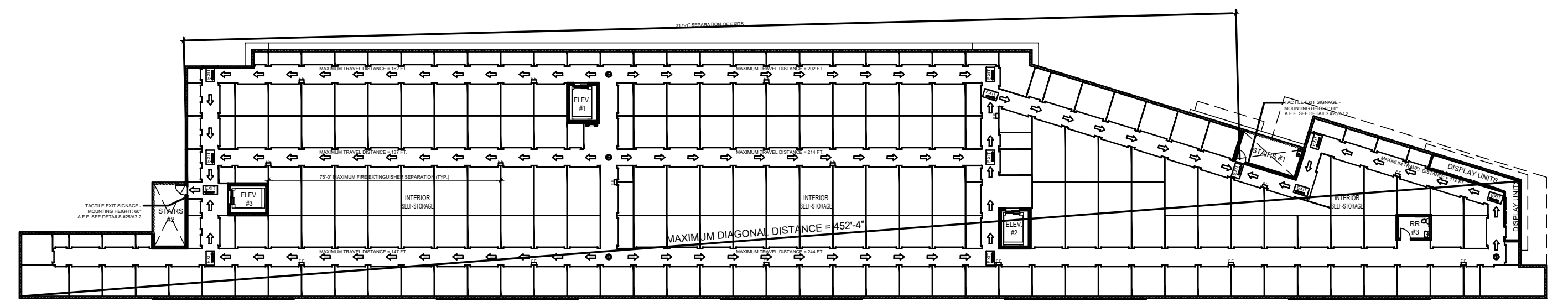
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE ALONG EXIT ACCESS STAIRWAYS, EXIT STAIRWAYS AND AT THEIR REQUIRED LANDINGS. THE ILLUMINATION LEVEL SHALL BE NOT LESS THAN 10 FOOTCANDLES AT THE WALKING SURFACE WHEN THE STAIRWAY IS IN USE AS REQUIRED BY 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 ILLUMINATION 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.



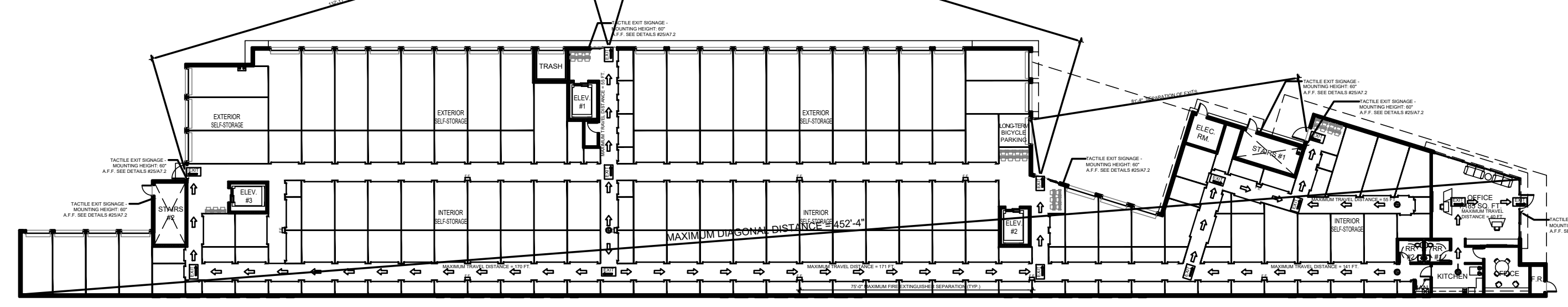
FOURTH LEVEL EGRESS PLAN ①
1/32"=1'-0"



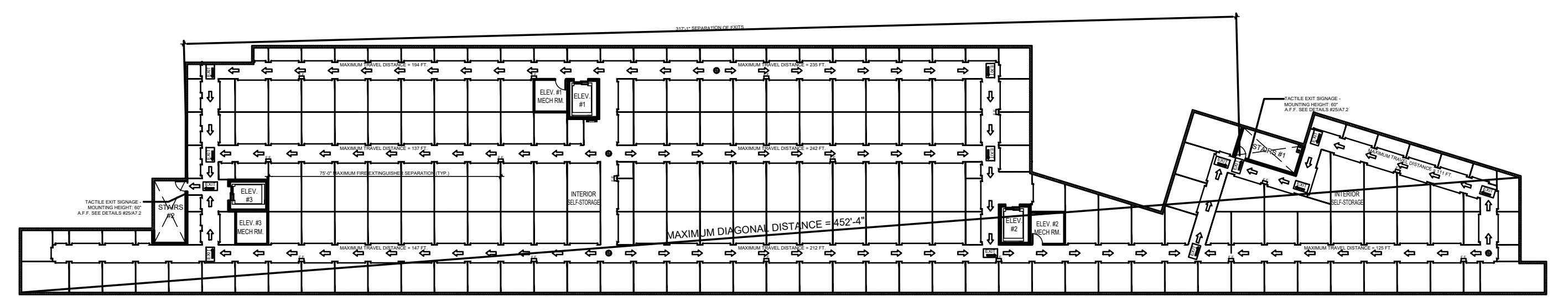
THIRD LEVEL EGRESS PLAN ②
1/32"=1'-0"



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"

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

EGRESS PLAN

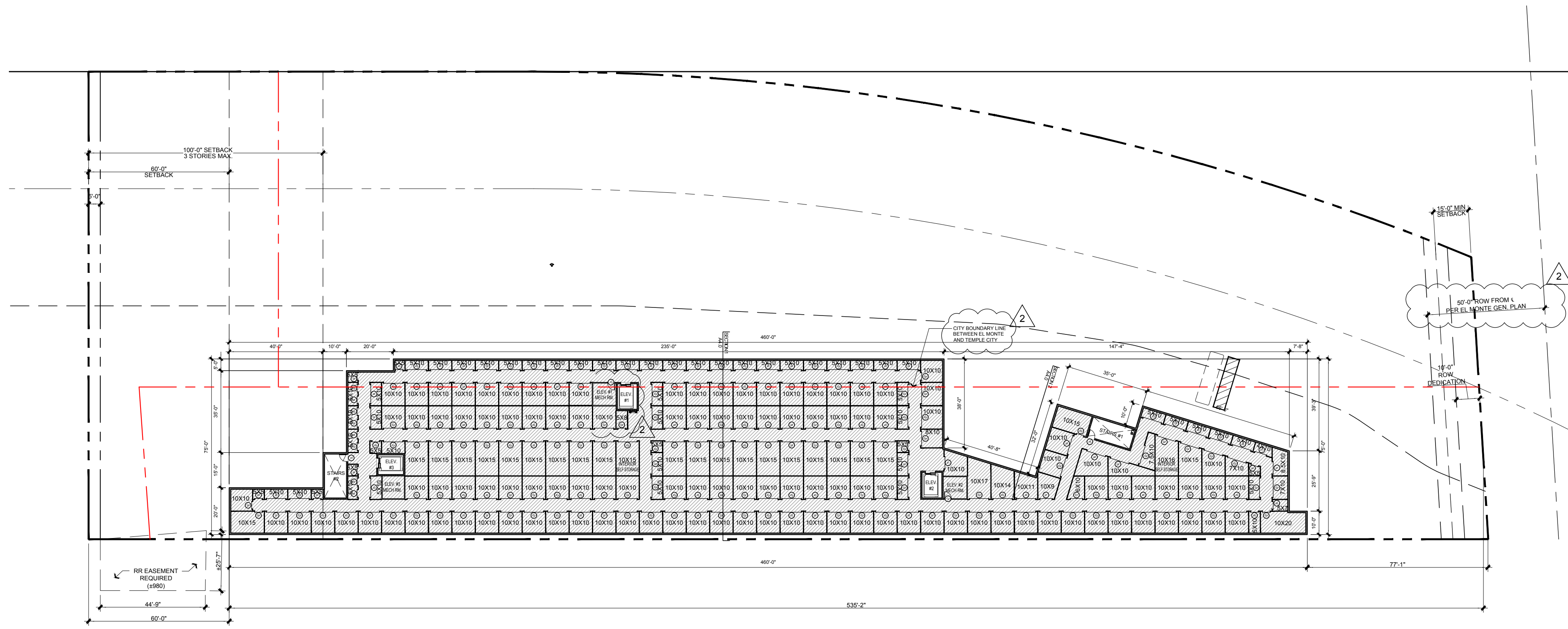
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

A1.5

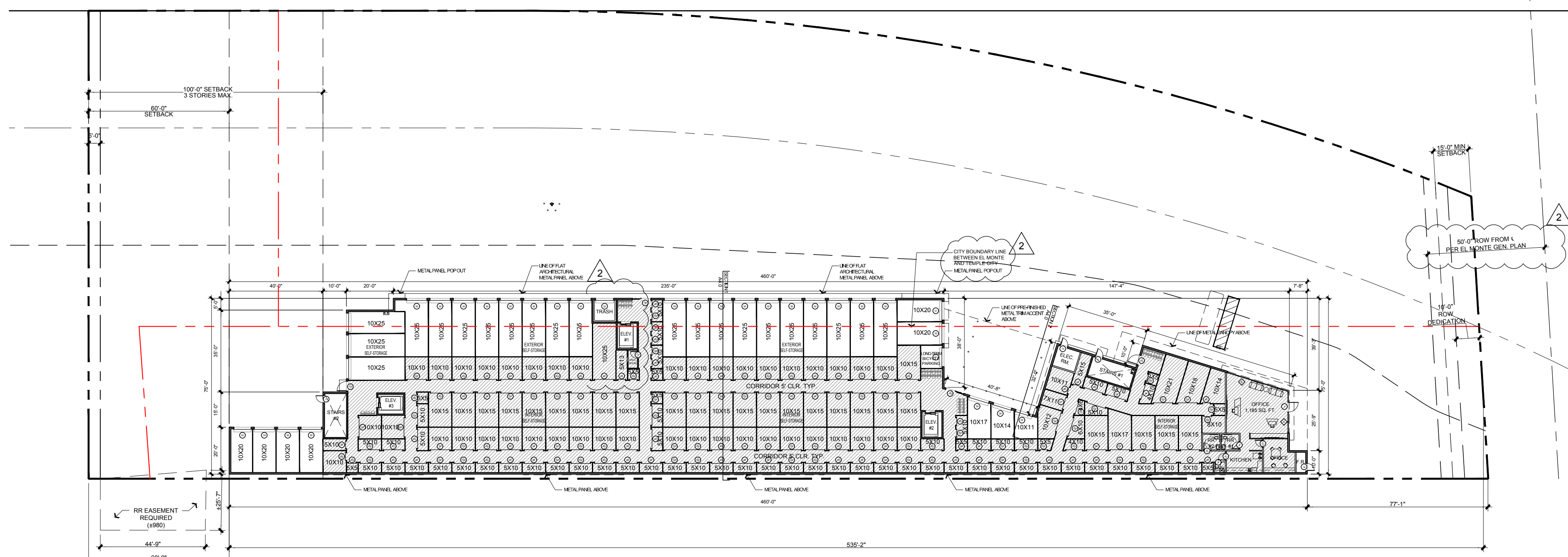
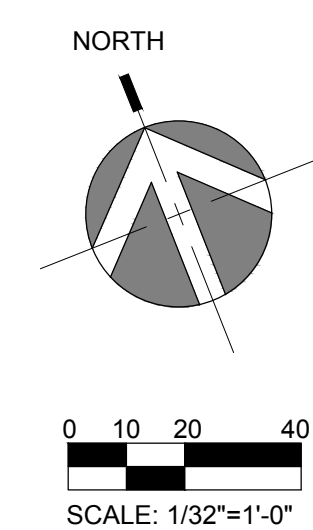
EGRESS PLAN

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

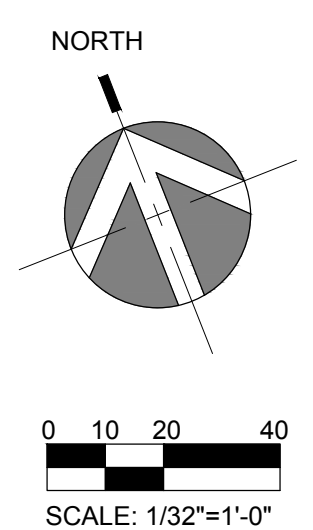
JOB NUMBER: 21-1004
 SCALE: 1/32"=1'-0"
 DATE: 04/03/2025



BASEMENT FLOOR PLAN ①
1/32"=1'-0"



1ST LEVEL FLOOR PLAN ②
1/32"=1'-0"



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

NOTE
ENTIRE BASEMENT LEVEL IS COMPLETELY BELOW THE FINISHED GRADING.

UNIT SIZE (in feet)	UNIT AREA (in sq. ft.)	BASEMENT		1ST LEVEL		TOTAL	
		QTY.	AREA (sq.ft.)	NON CC (unit)	CC (sq.ft.)	QTY.	AREA (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%

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

FLOOR PLAN

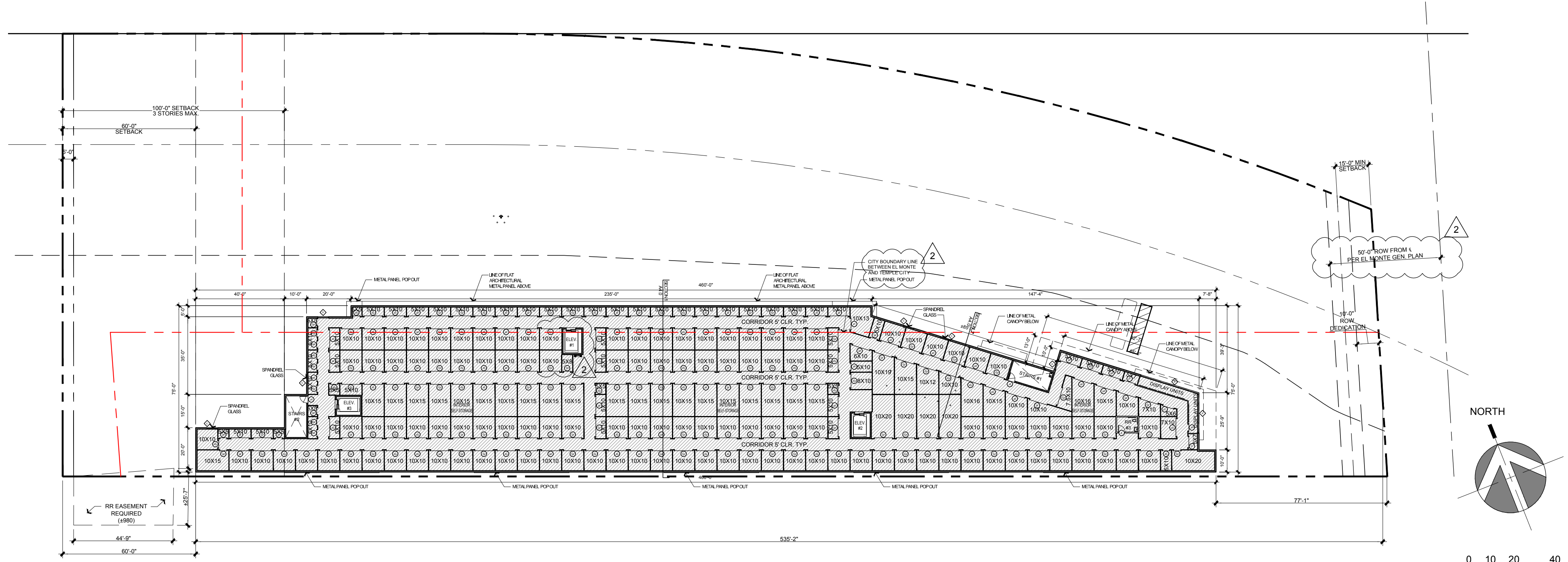
A2.0

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. © COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

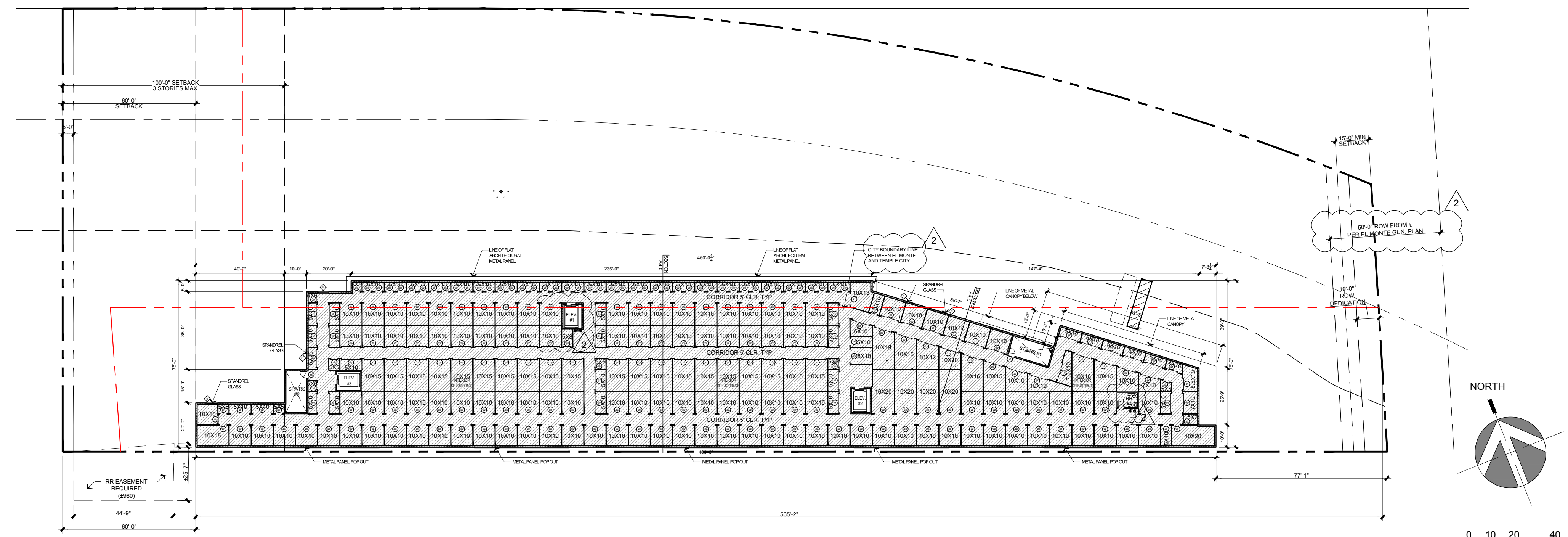
JOB NUMBER: 21-1004
SCALE: 1/32"=1'-0"
DATE: 04/04/2025

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

BUILDING AREA TABULATION (SQ. FEET) PER CITY BOUNDARIES					
	EL MONTE		TEMPLE CITY		TOTAL
	SELF-STORAGE	OFFICE	SELF-STORAGE	OFFICE	
SECOND FLOOR	24,930		3,054		27,984
THIRD FLOOR	24,930		3,054		27,984



SECOND LEVEL FLOOR PLAN ①
1/32"=1'-0"



THIRD LEVEL FLOOR PLAN ②
1/32"=1'-0"

UNIT SIZE (in feet)	UNIT AREA (in sq. ft.)	2ND LEVEL		3RD LEVEL	
		QTY.	AREA (sq. ft.)	QTY.	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%

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

FLOOR PLAN

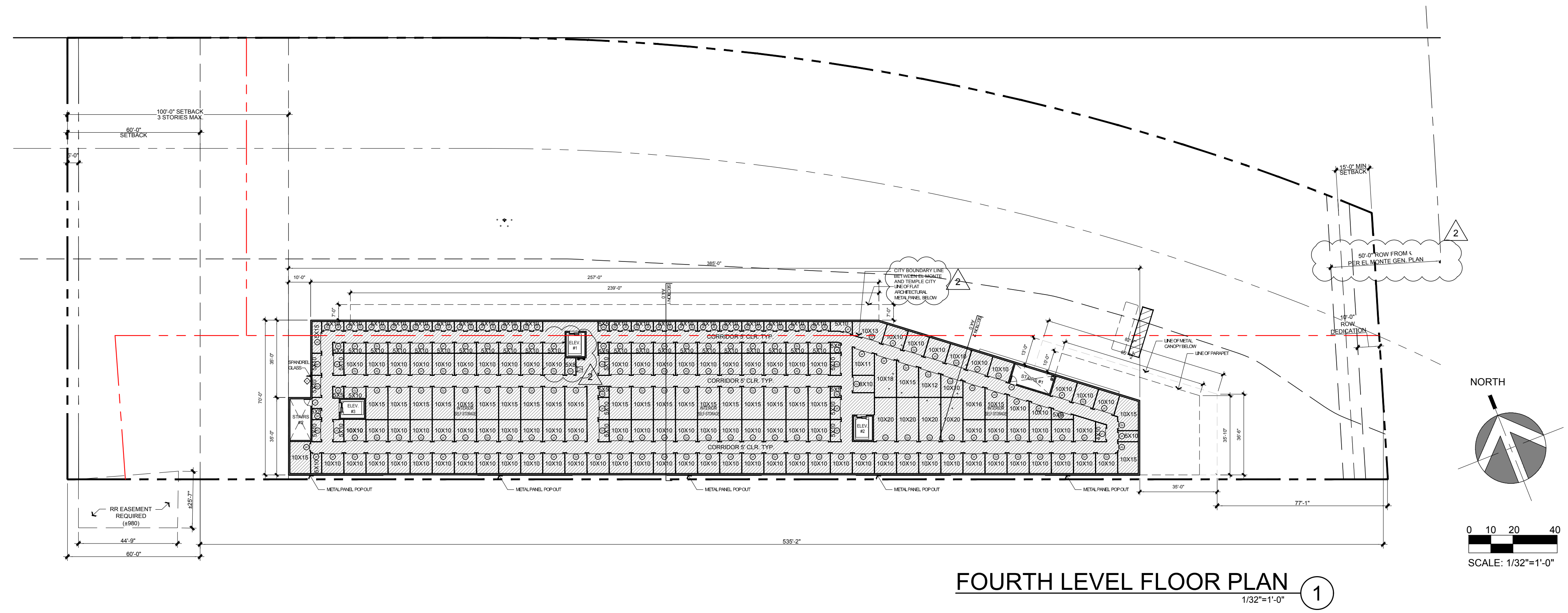
A2.1

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

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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

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



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%

TEMPLE CITY STORAGE

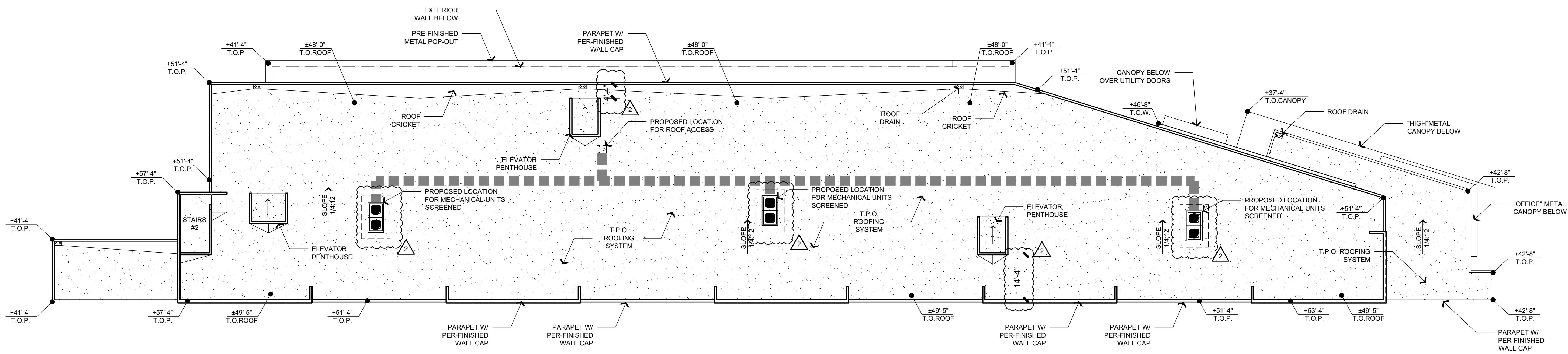
4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

A2.2 FLOOR PLAN

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

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
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

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

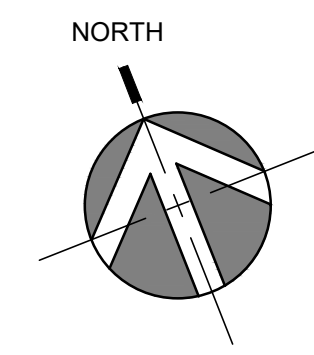
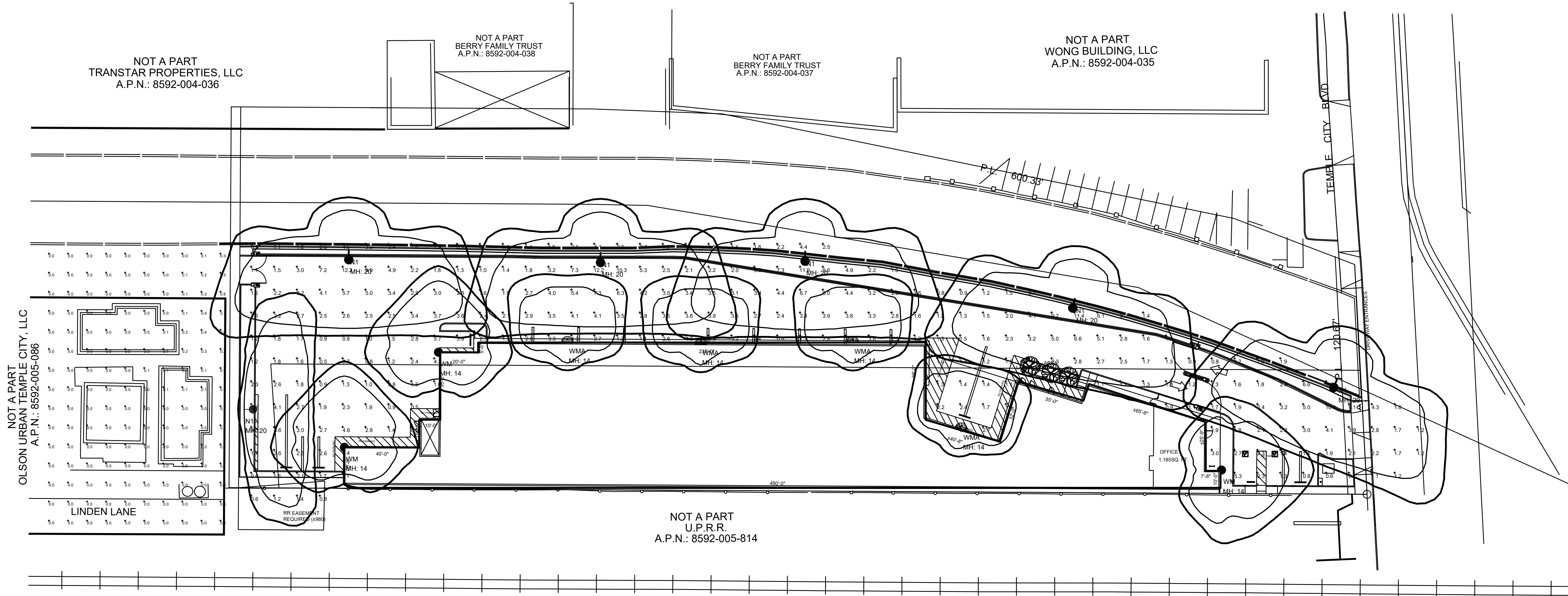
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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

Symbol	Qty	Label	LLF	Arrangement	Description	Walls	MTG HT
1	N/A	0.000	Single	DRK-2AM-T3-30L-1-SBK-SINGLE		100	20
2	WM	0.000	Single	DRK-GT-4.6L-300-DRK-WALL CORNER		16	14
3	WMA	0.000	Single	DRK-WMA-14-16-40-DRK-WALL		55	14

TEMPLE CITY STORAGE - DATE: 11/18/24

Label	CalcType	Units	Avg	Max	Min	ArgMin	MaxMin
SITE CALC	Baseline	Ft	2.75	3.3	0.5	0.50	24.40
SPL	Baseline	Ft	0.50	0.7	0.0	N/A	N/A



PHOTOMETRIC PLAN ①
N/A

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

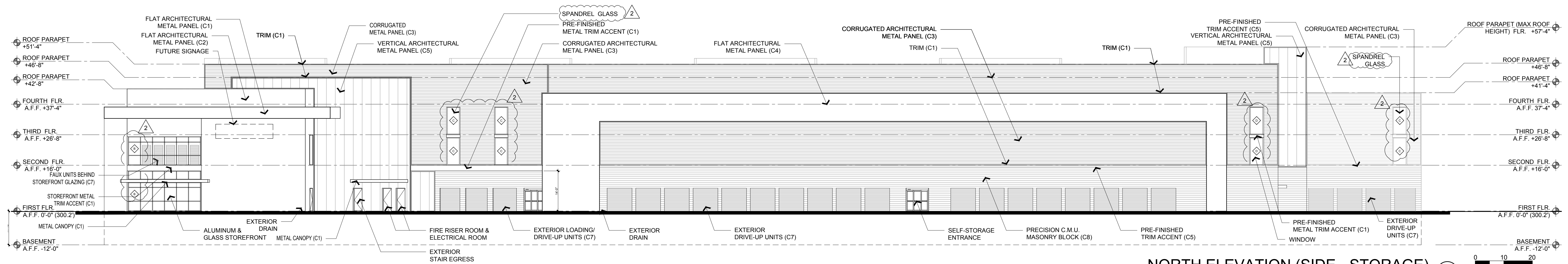
PHOTOMETRIC PLAN

A2.4

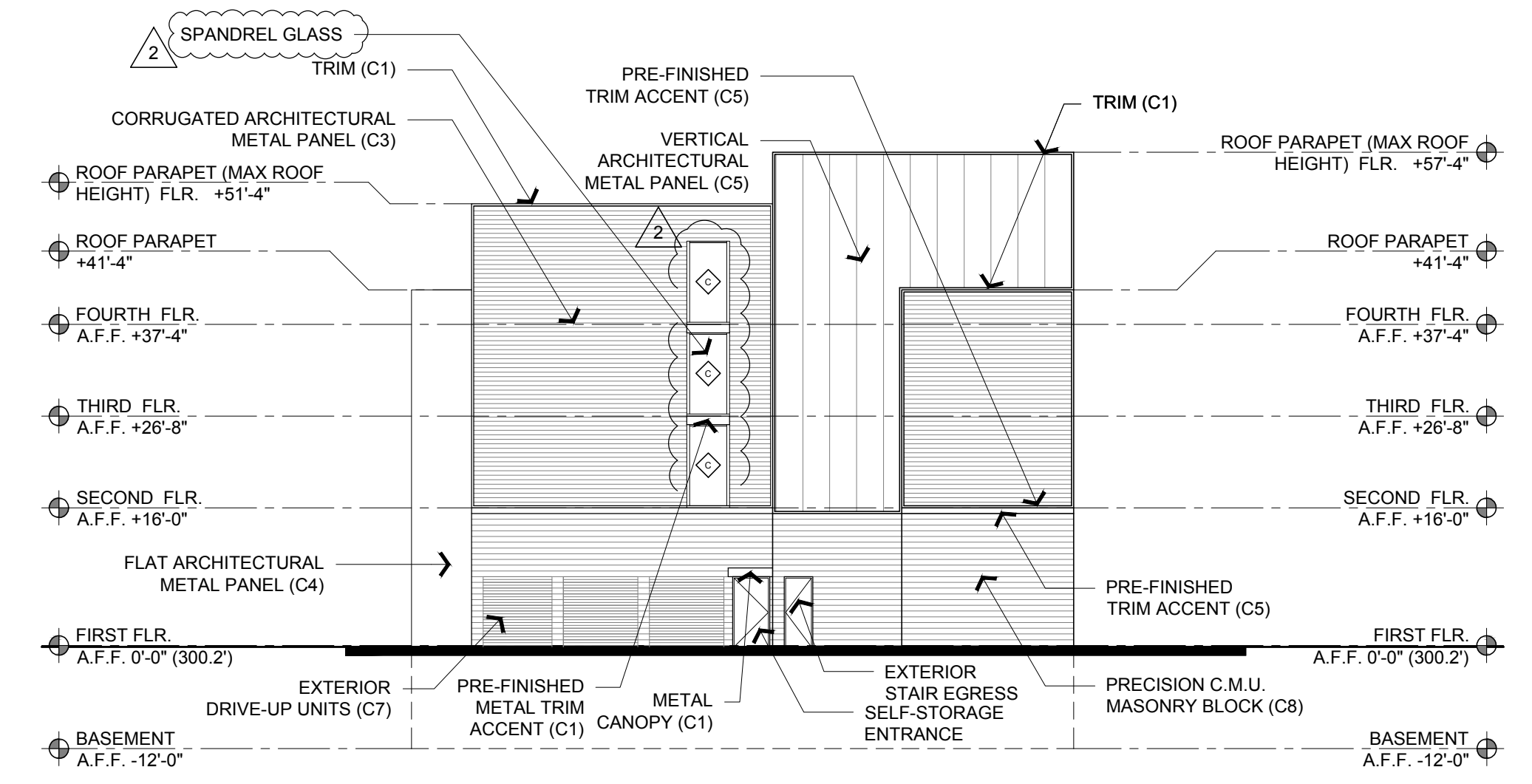
ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

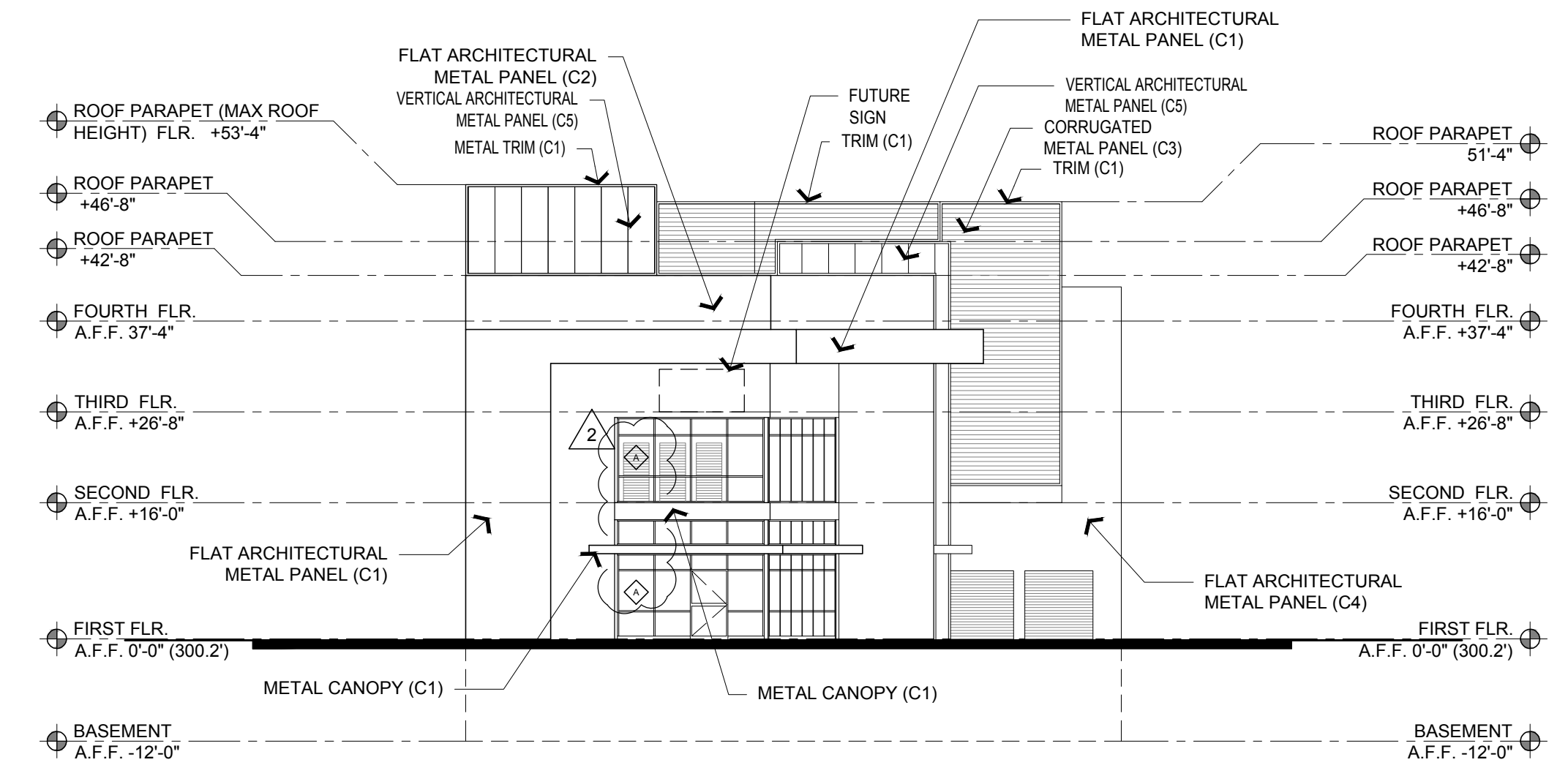
JOB NUMBER: 21-1004
 SCALE: N/A
 DATE: 04/03/2025



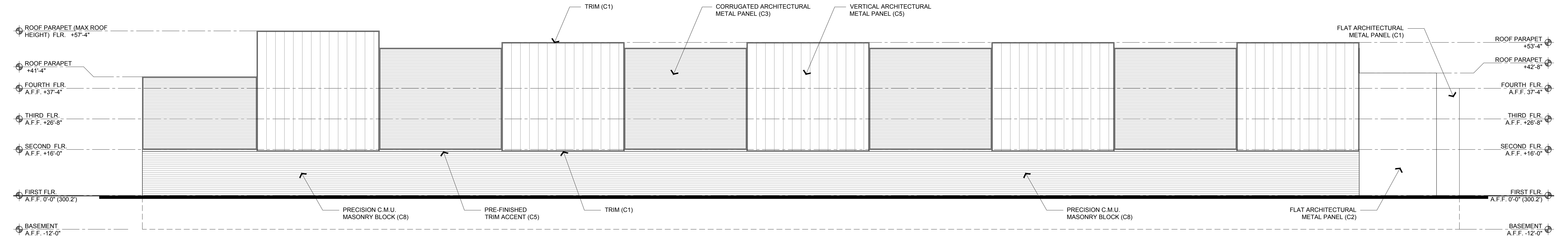
NORTH ELEVATION (SIDE - STORAGE) ①
 1/16" = 1'-0"
 SCALE: 1/16"=1'-0"



WEST ELEVATION (REAR) ②
 1/16" = 1'-0"
 SCALE: 1/16"=1'-0"



EAST ELEVATION (FRONT) ③
 1/16" = 1'-0"
 SCALE: 1/16"=1'-0"



SOUTH ELEVATION (SIDE - RAILROAD) ④
 1/16" = 1'-0"
 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

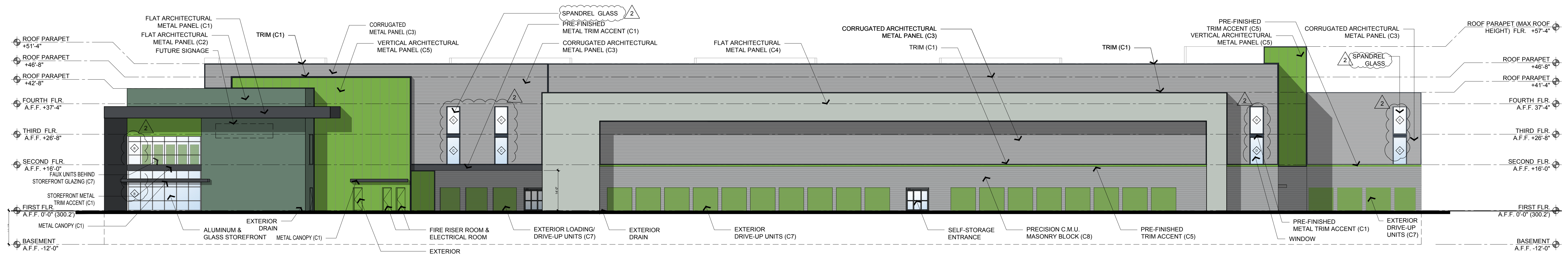
4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

A3.0 ELEVATIONS

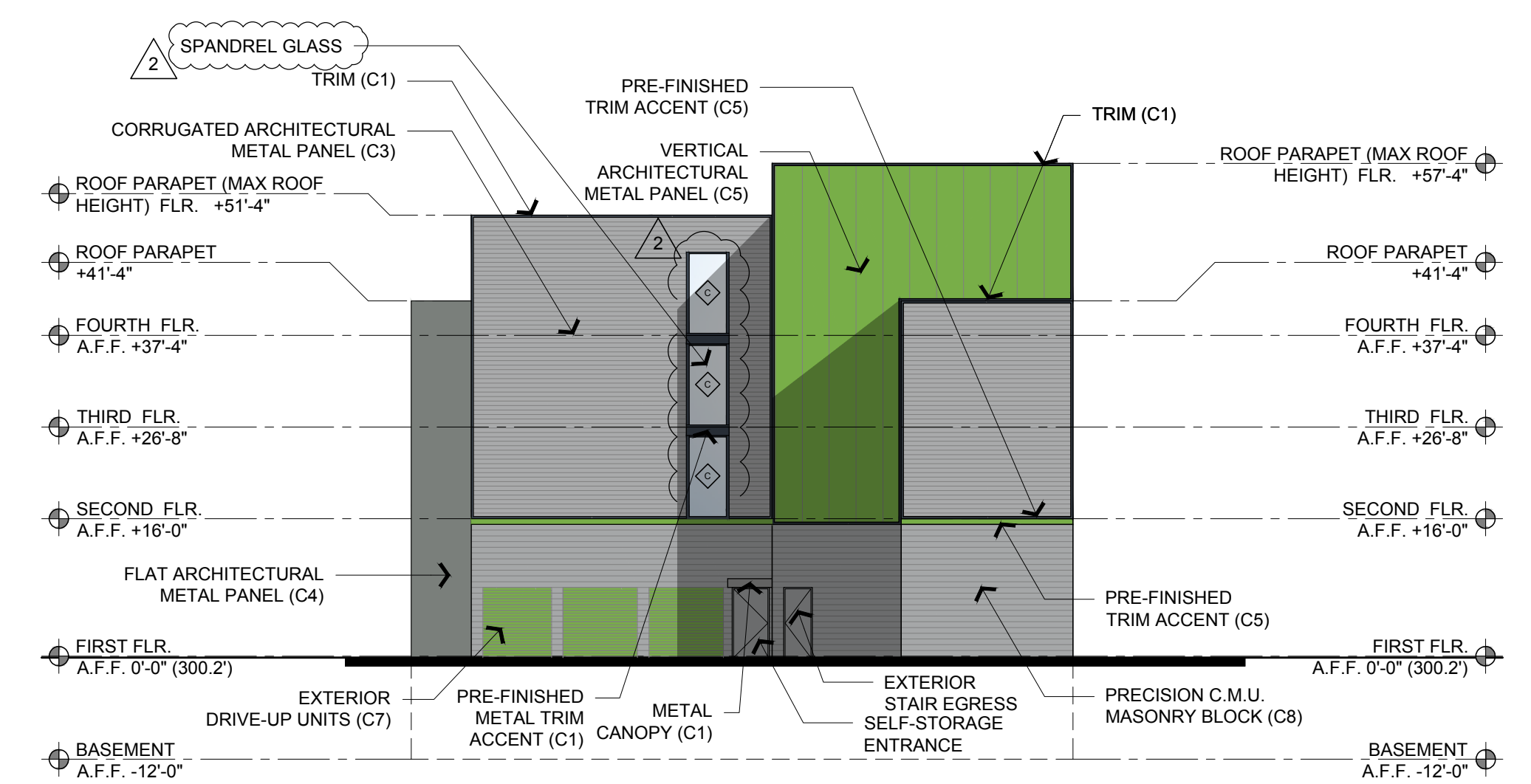
JOB NUMBER: 21-1004
 SCALE: 1/16"=1'-0"
 DATE: 04/04/2025

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

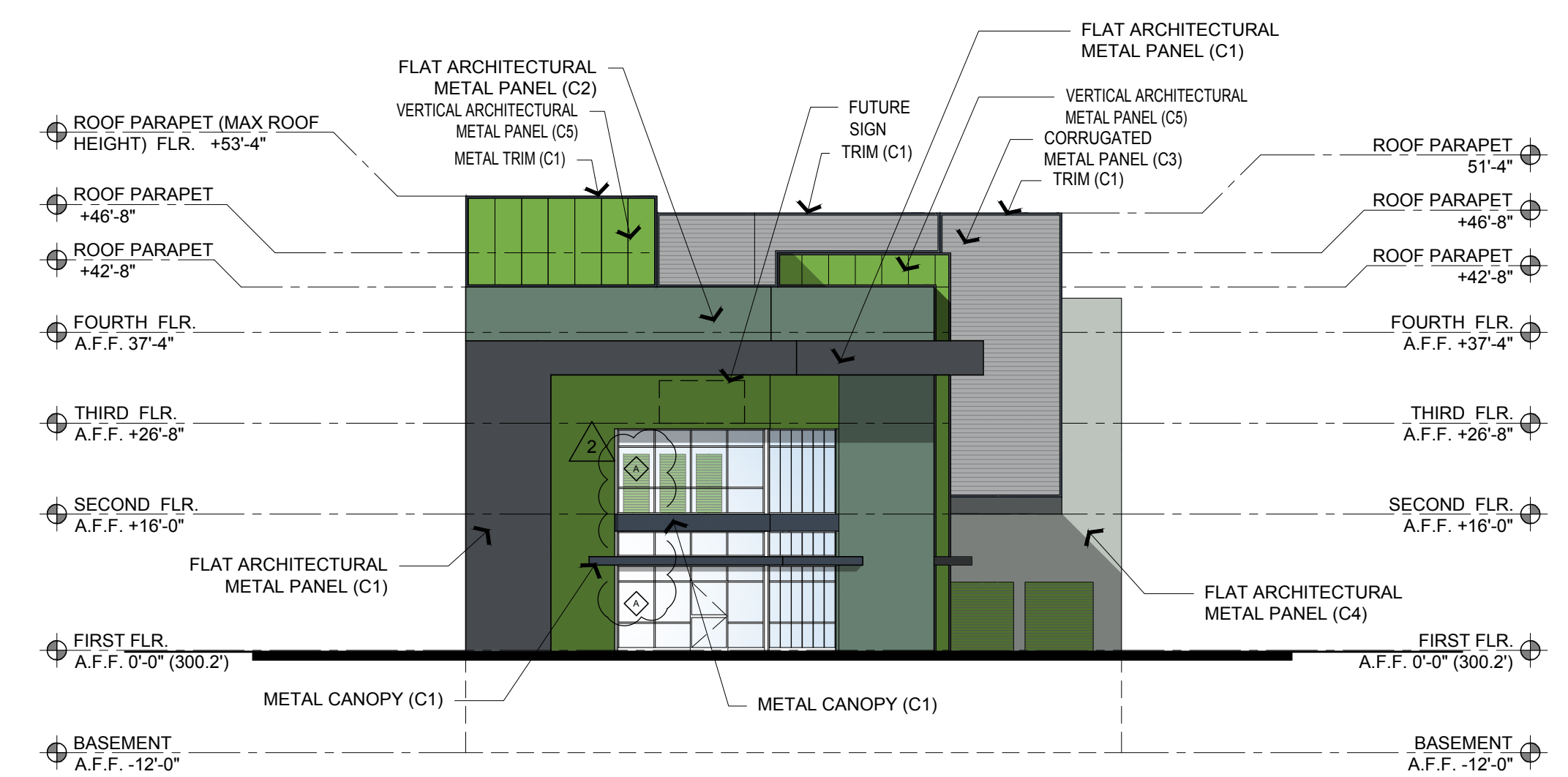
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.



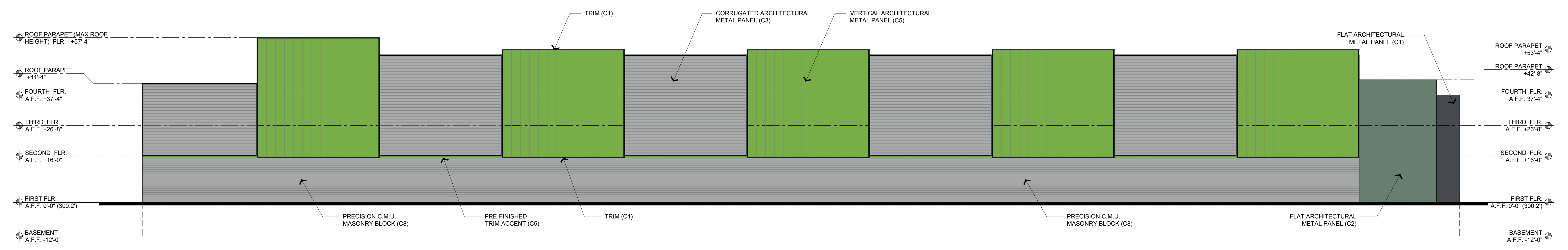
NORTH ELEVATION (SIDE - STORAGE) ①
SCALE: 1/16"=1'-0"



WEST ELEVATION (REAR) ②
SCALE: 1/16"=1'-0"



EAST ELEVATION (FRONT) ③
SCALE: 1/16"=1'-0"



SOUTH ELEVATION (SIDE - RAILROAD) ④
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

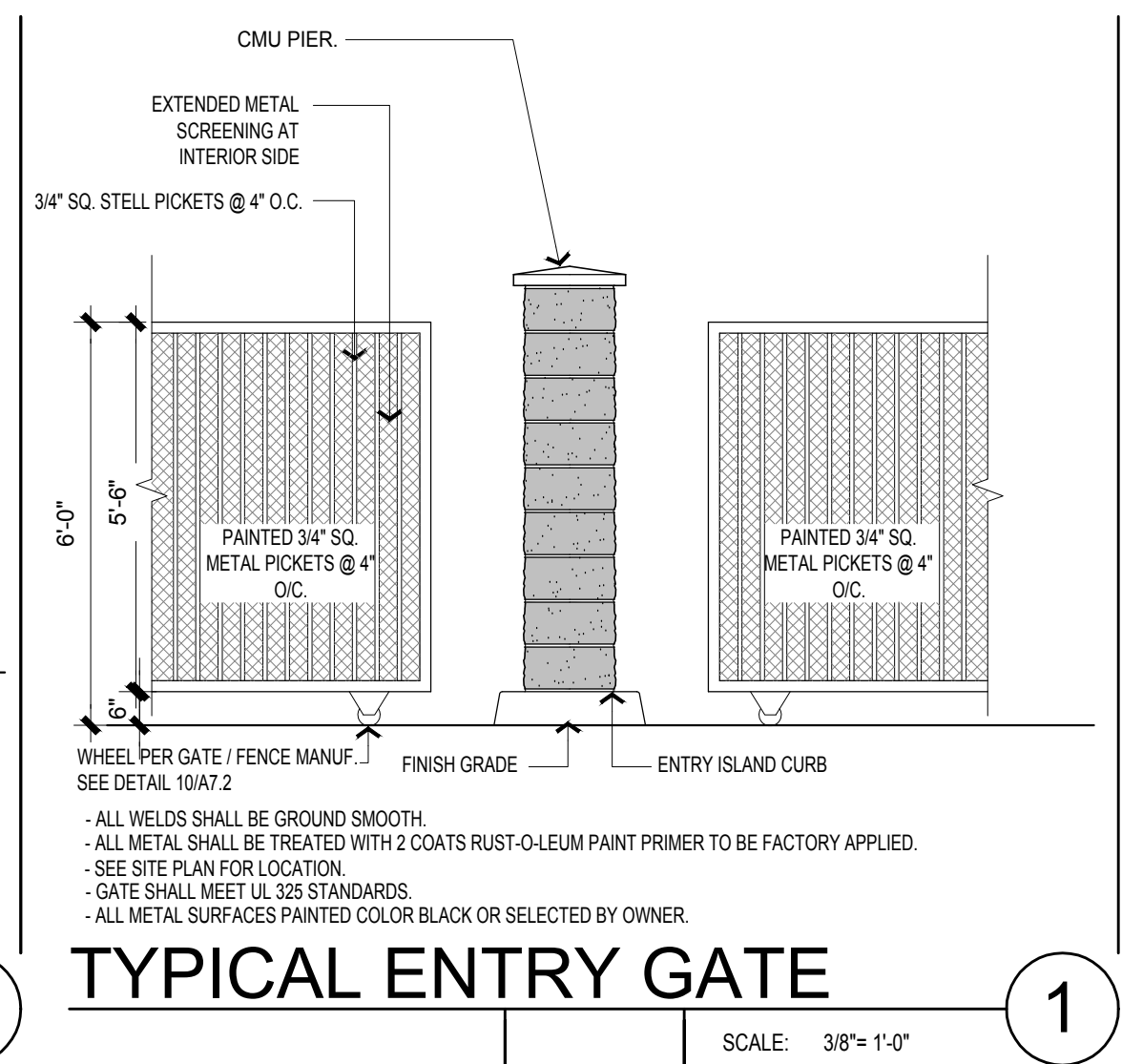
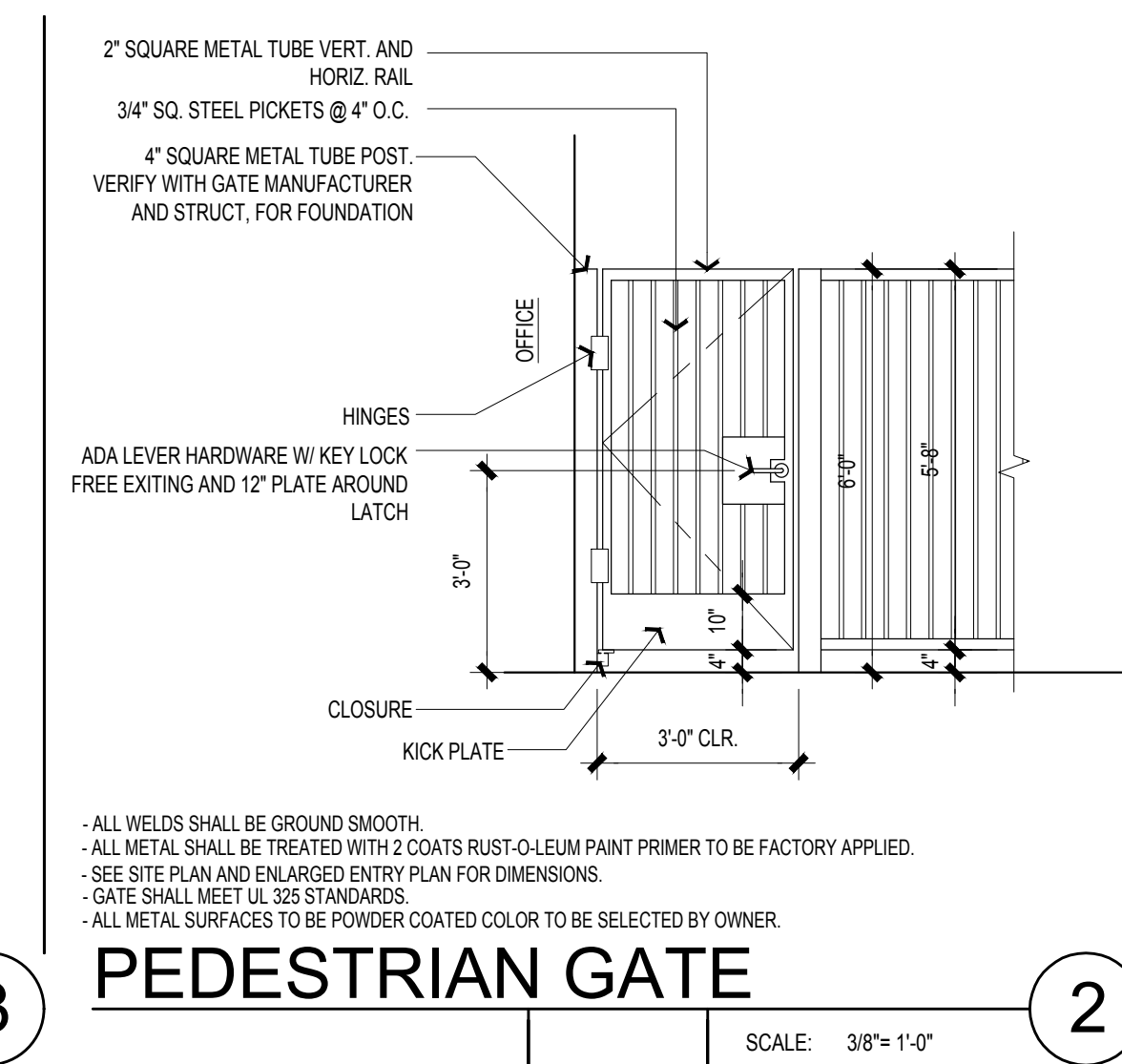
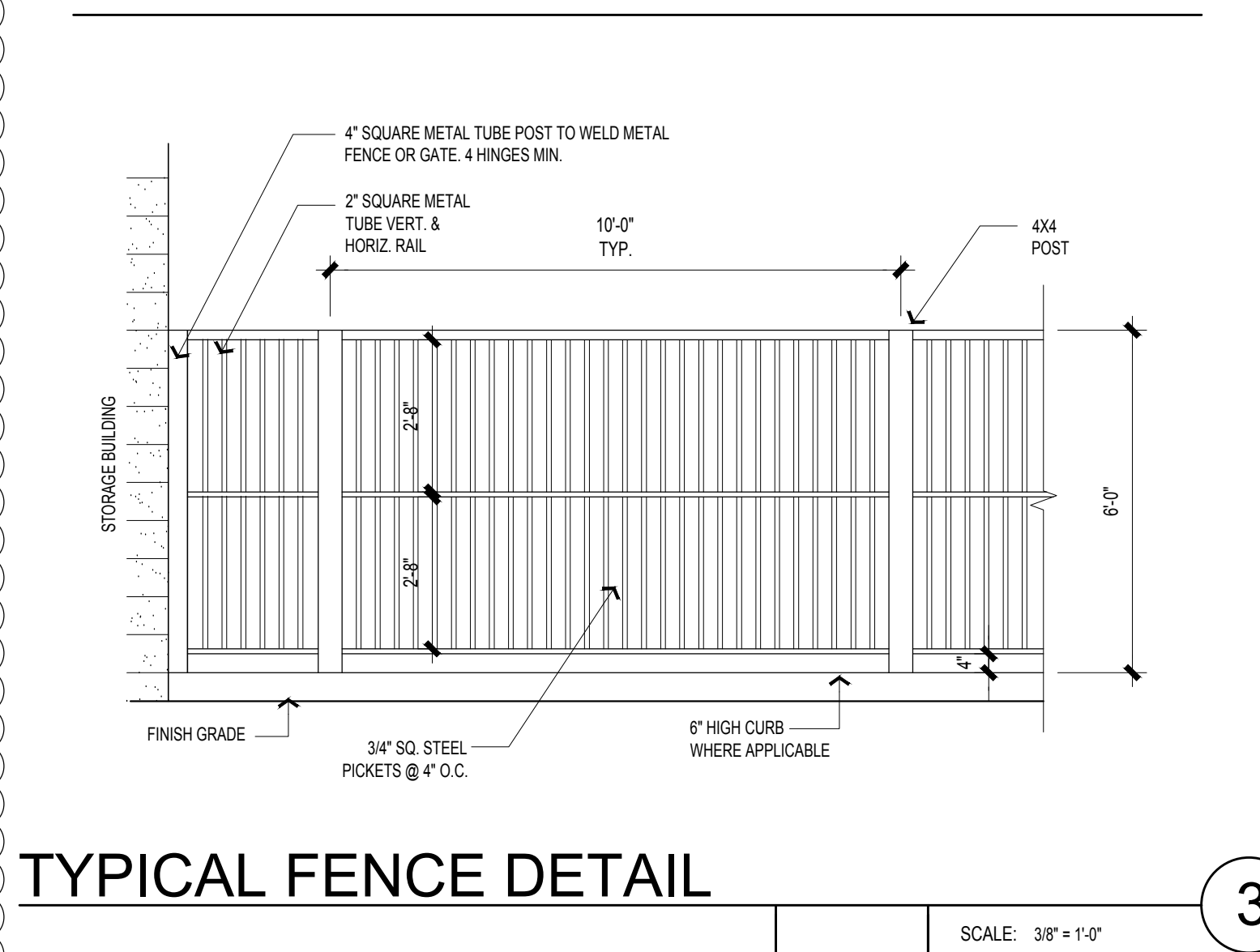
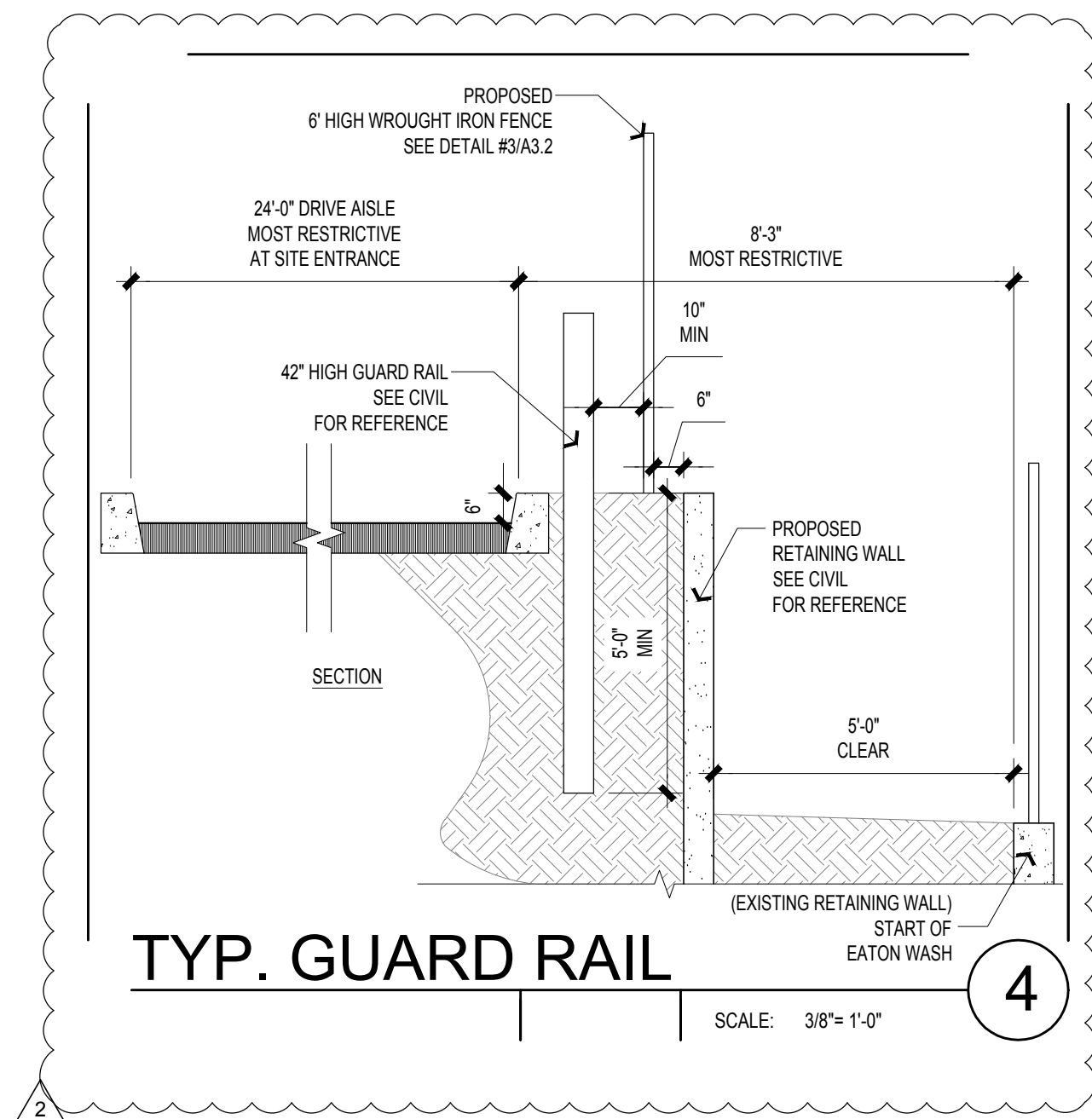
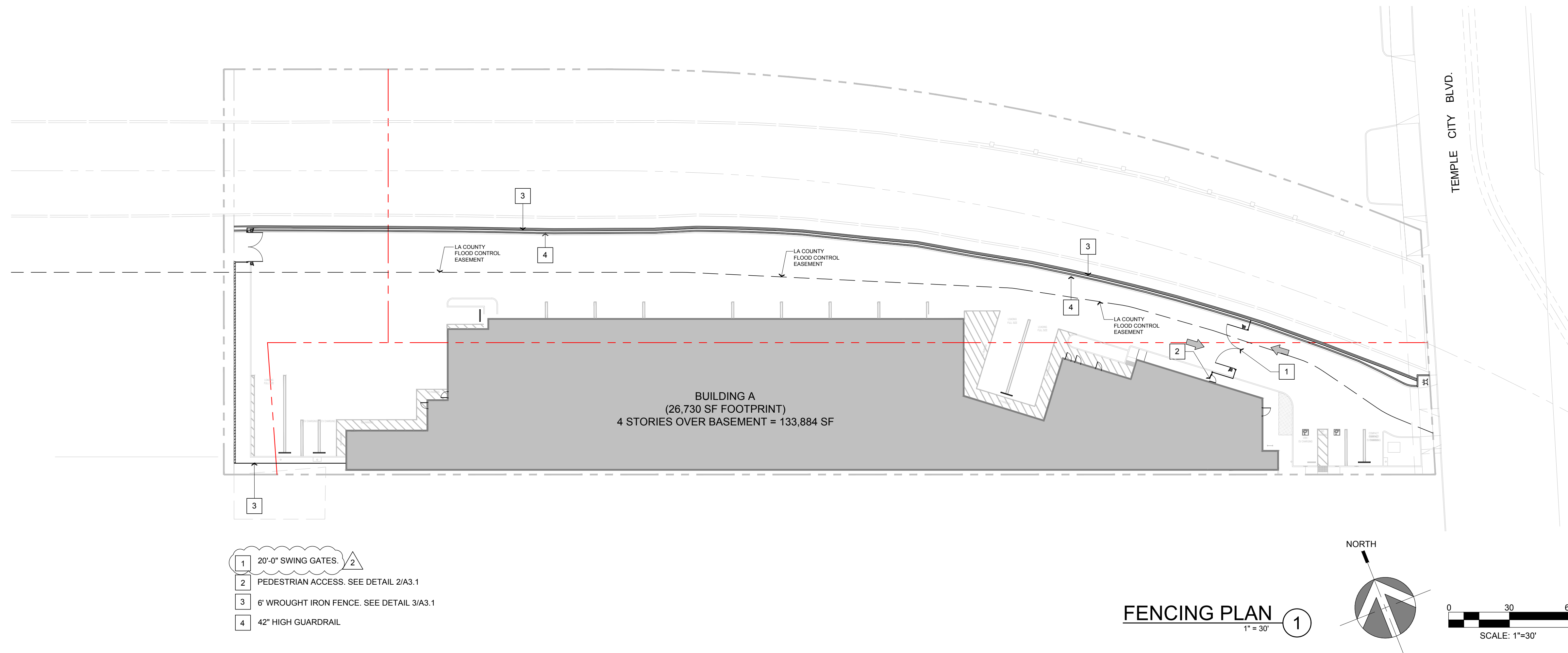
COLOR ELEVATIONS

A3.1

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

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

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. © COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.



TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

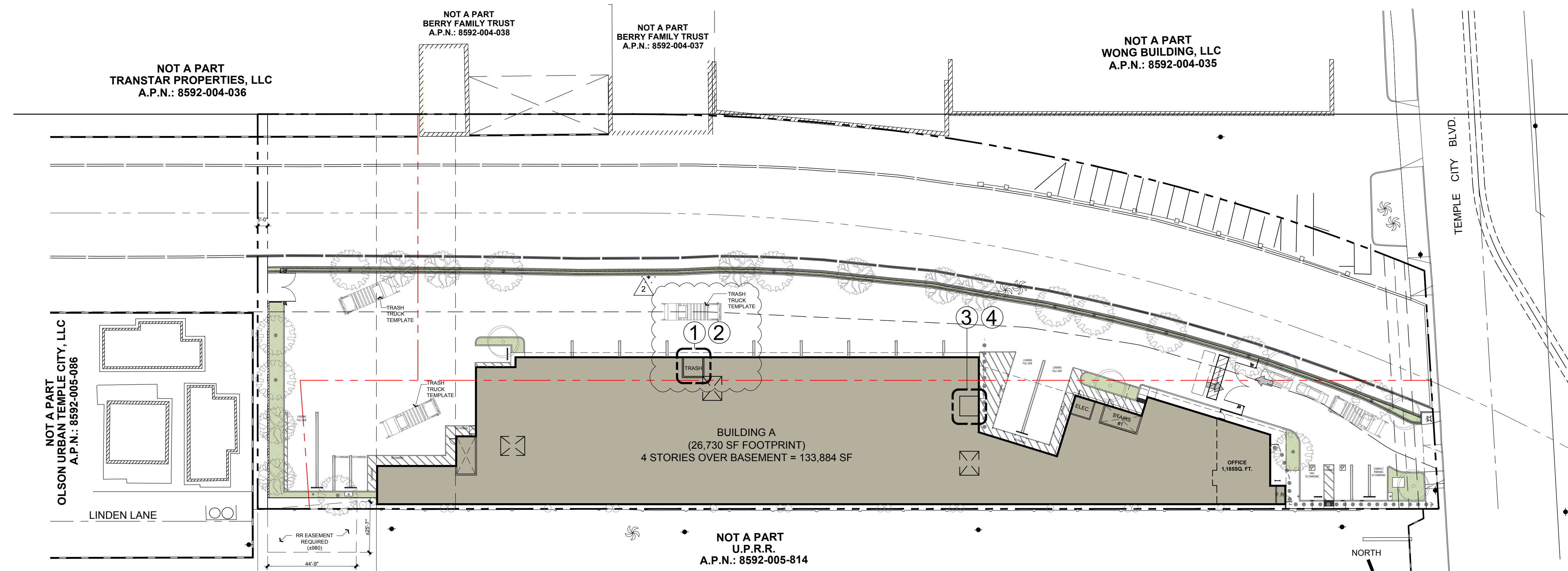
FENCING PLAN

A3.2

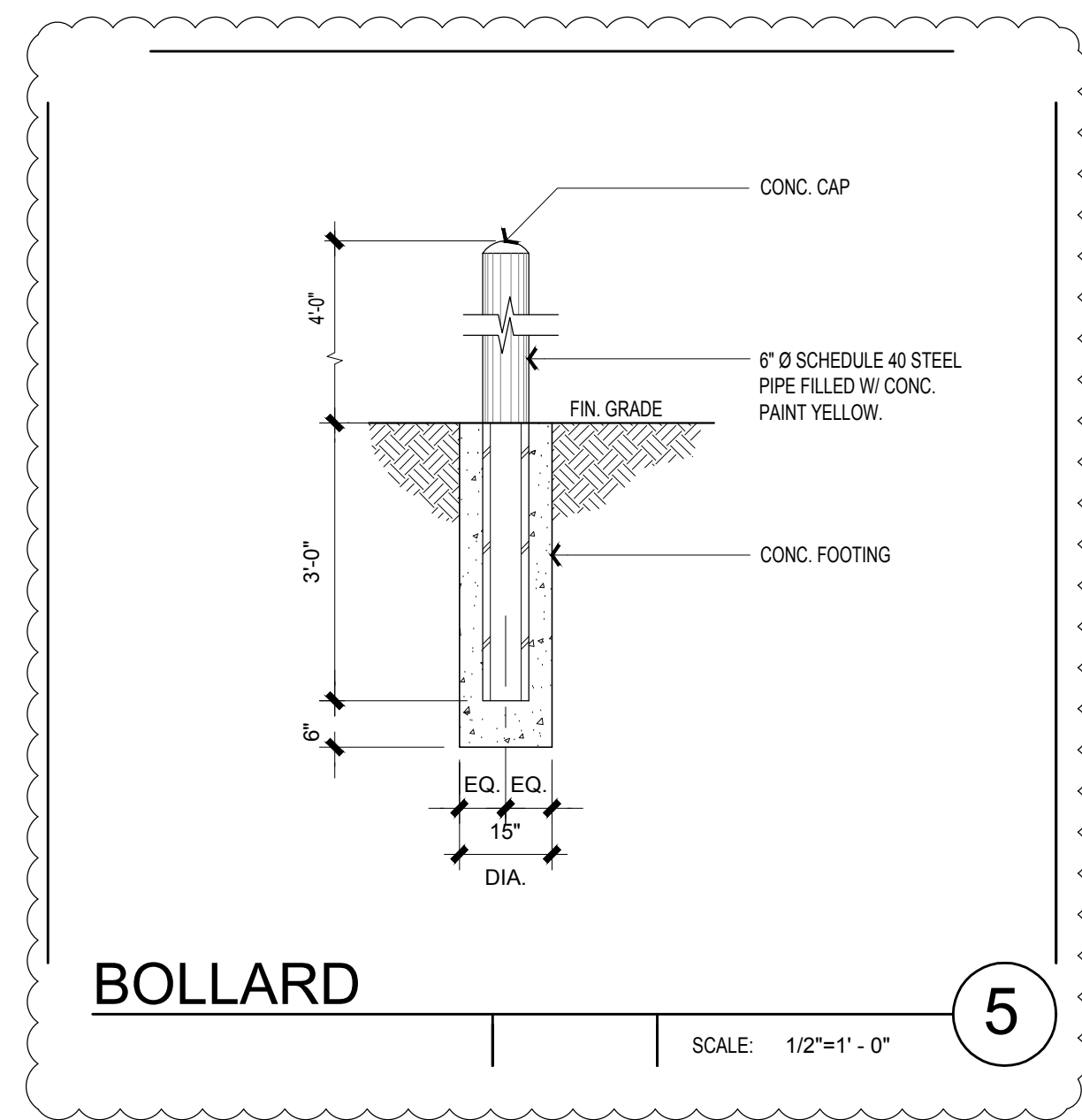
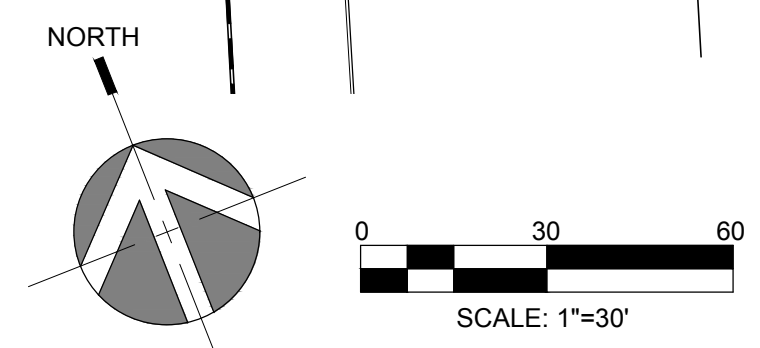
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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

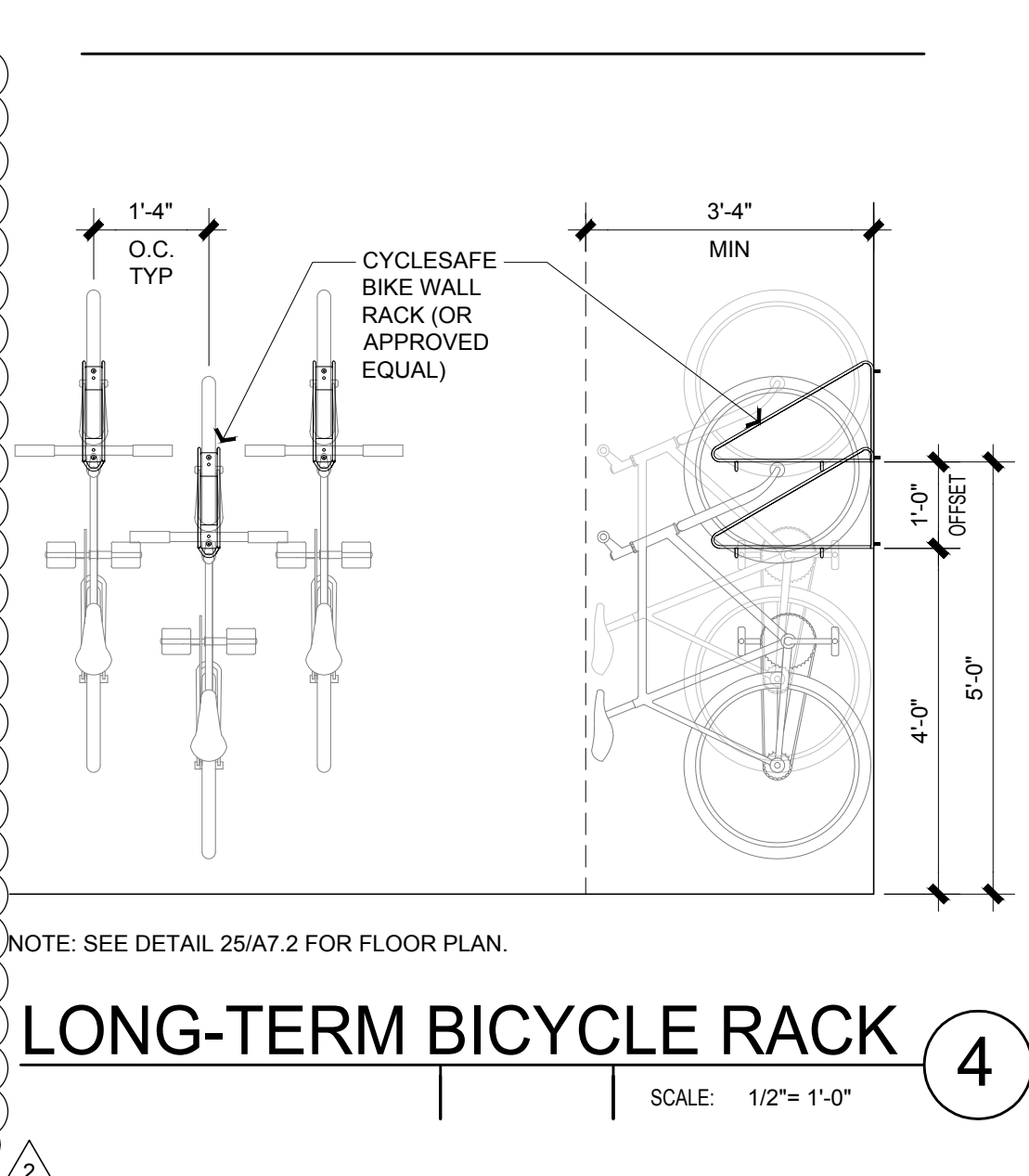




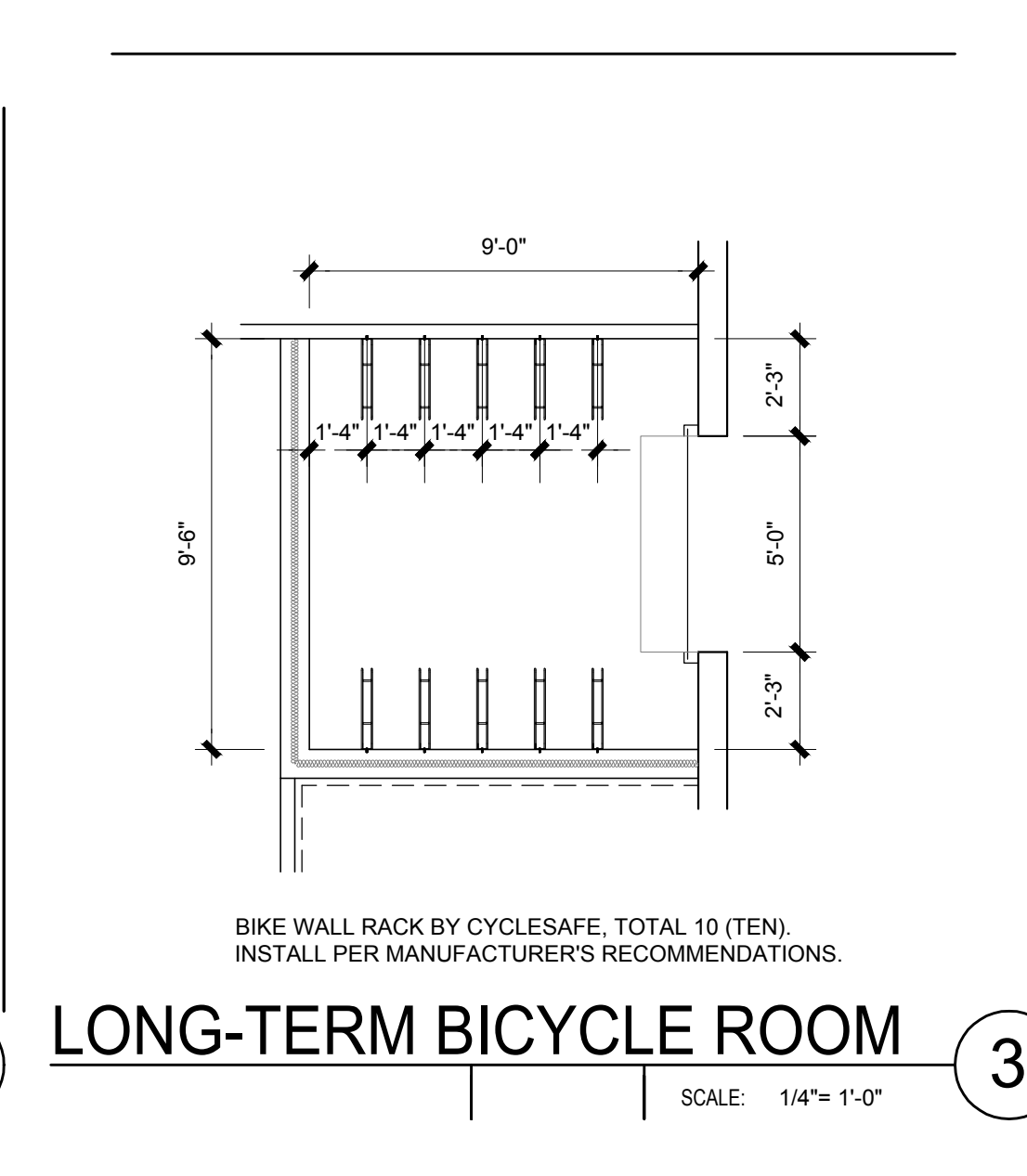
SITE PLAN 1
1" = 30'



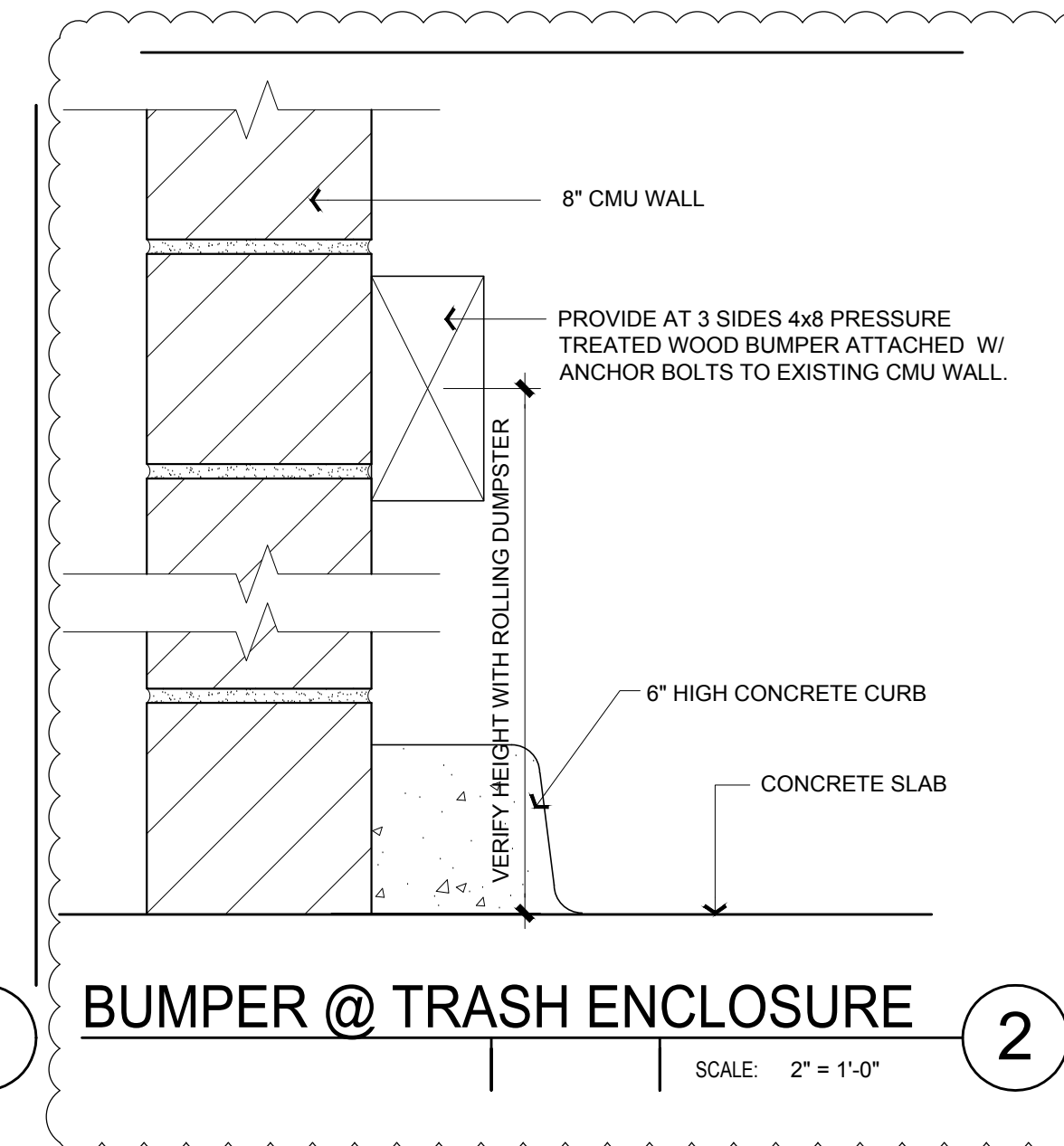
BOLLARD 5
SCALE: 1/2" = 1'-0"



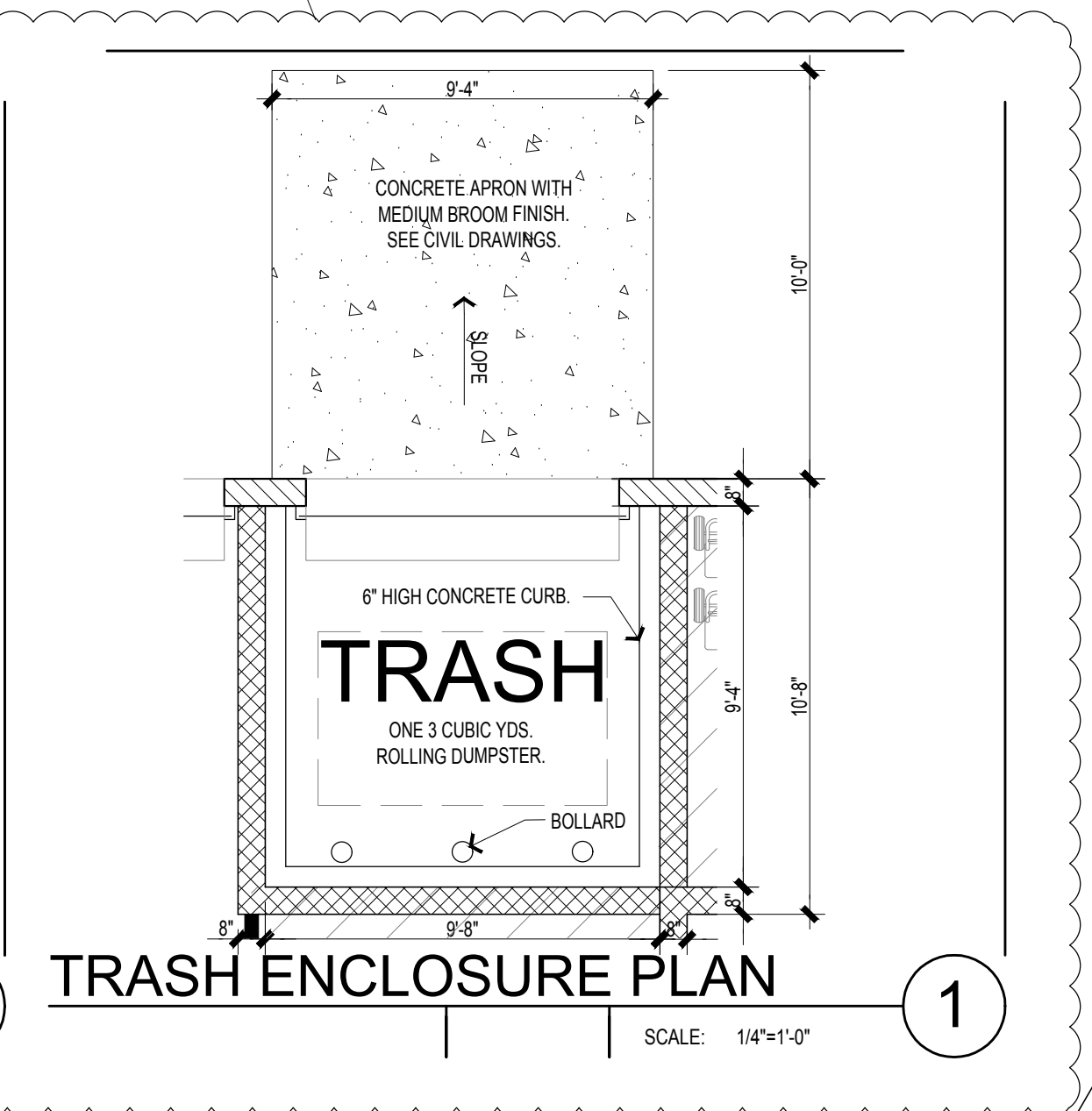
LONG-TERM BICYCLE RACK 4
SCALE: 1/2" = 1'-0"



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

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

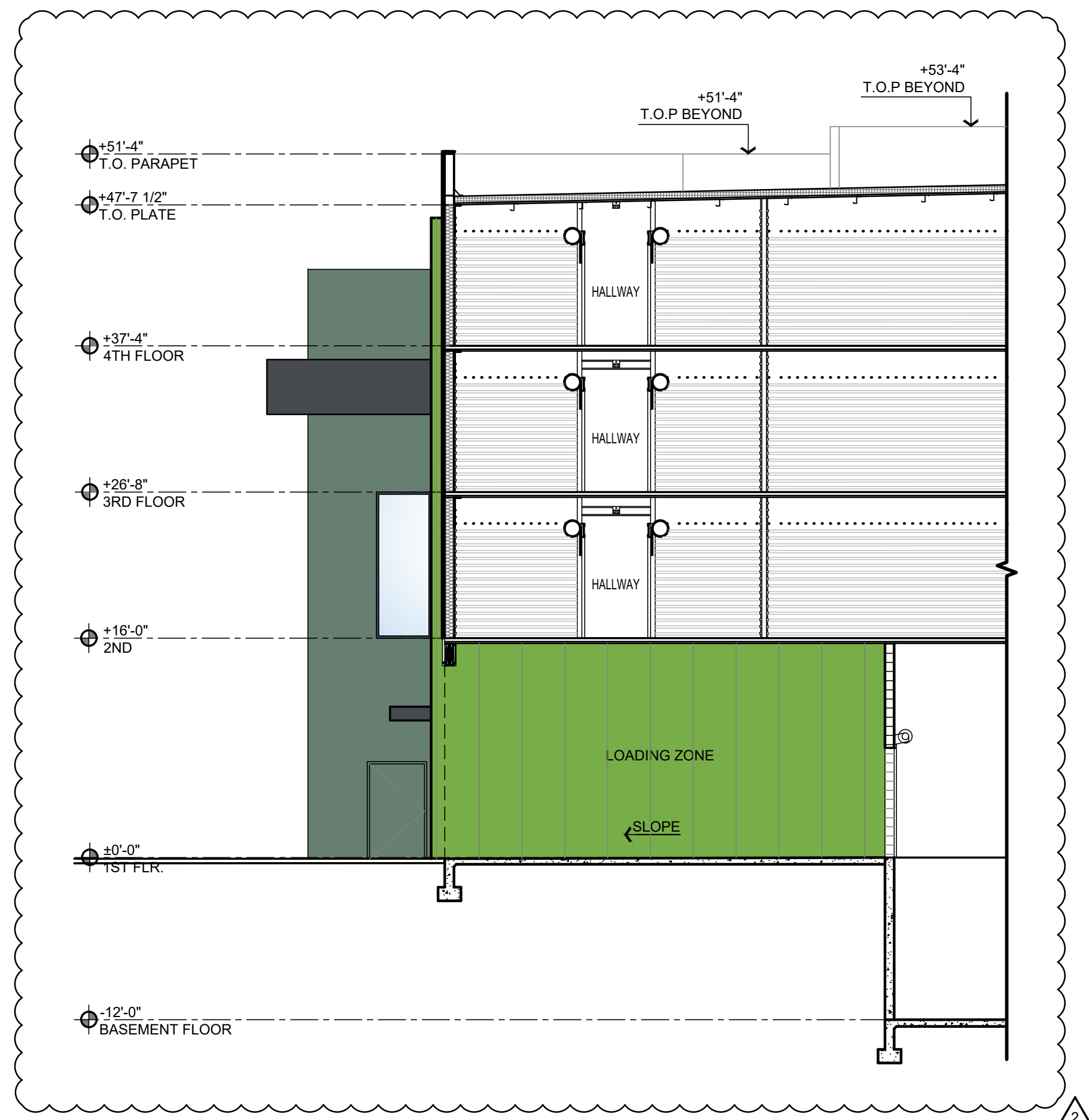
SITE DETAILS

A3.3

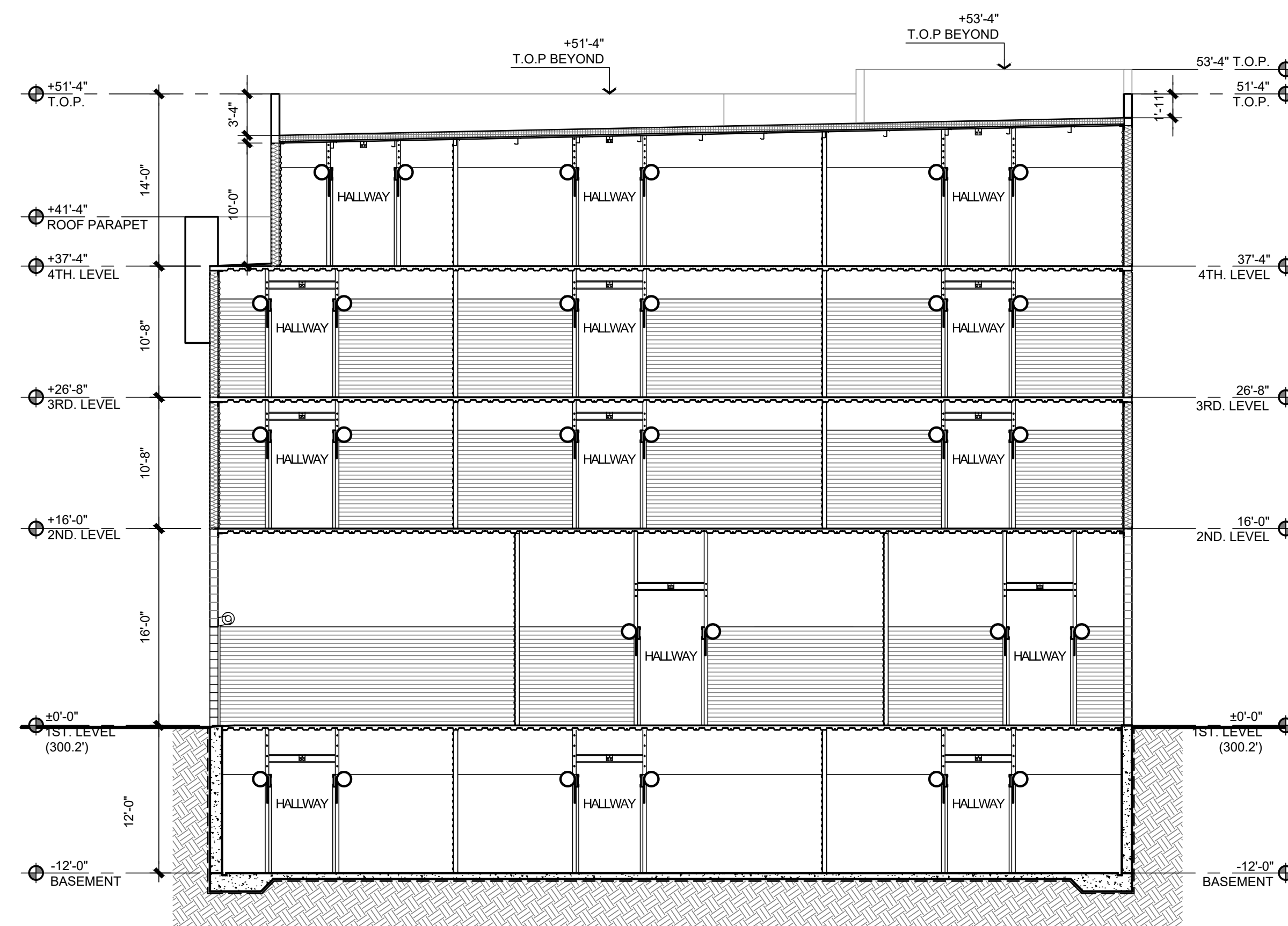
JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. © COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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



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



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

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

PRELIMINARY SECTION

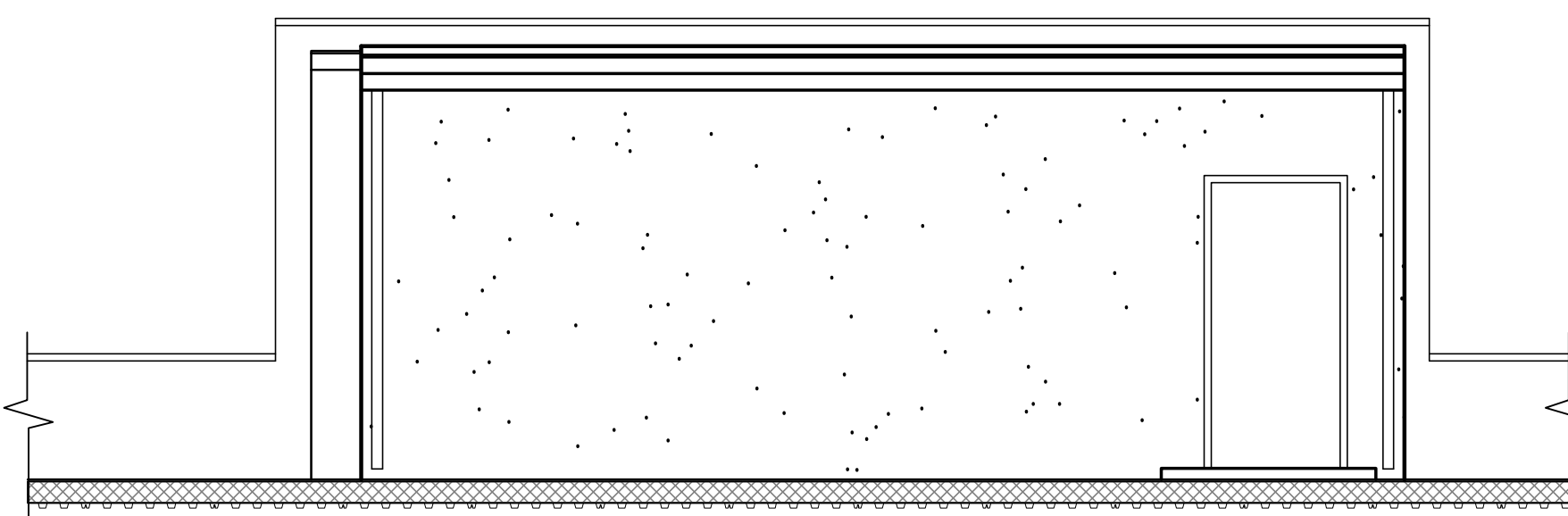
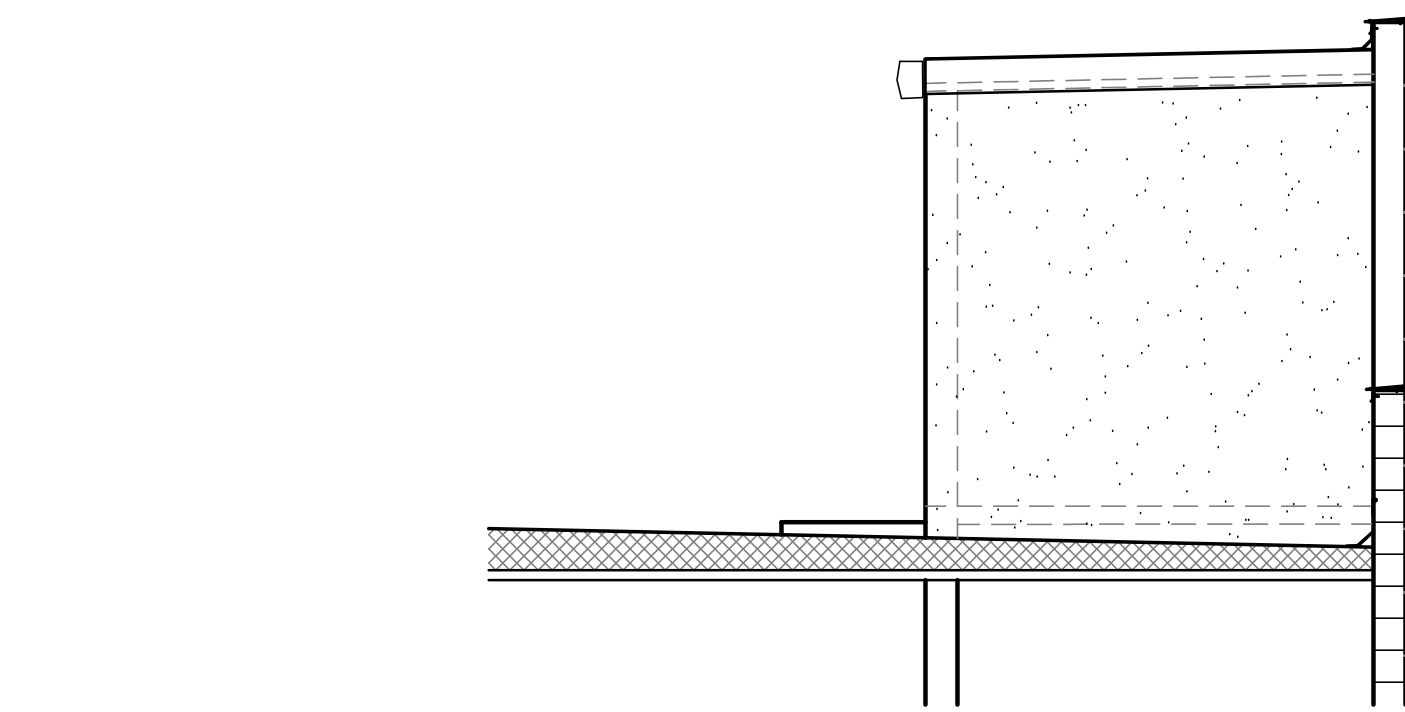
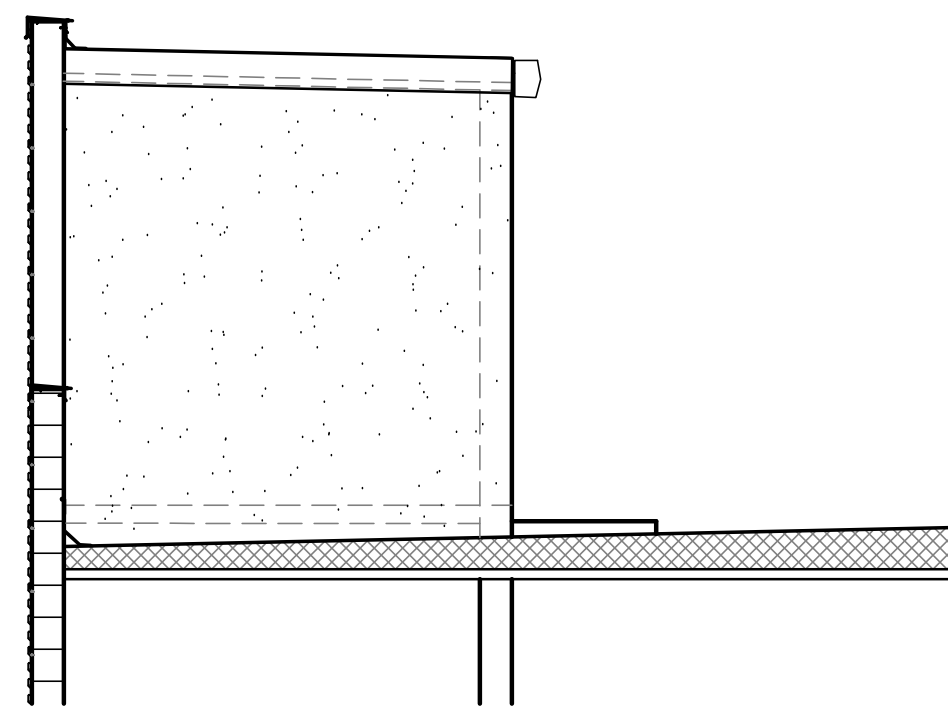
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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

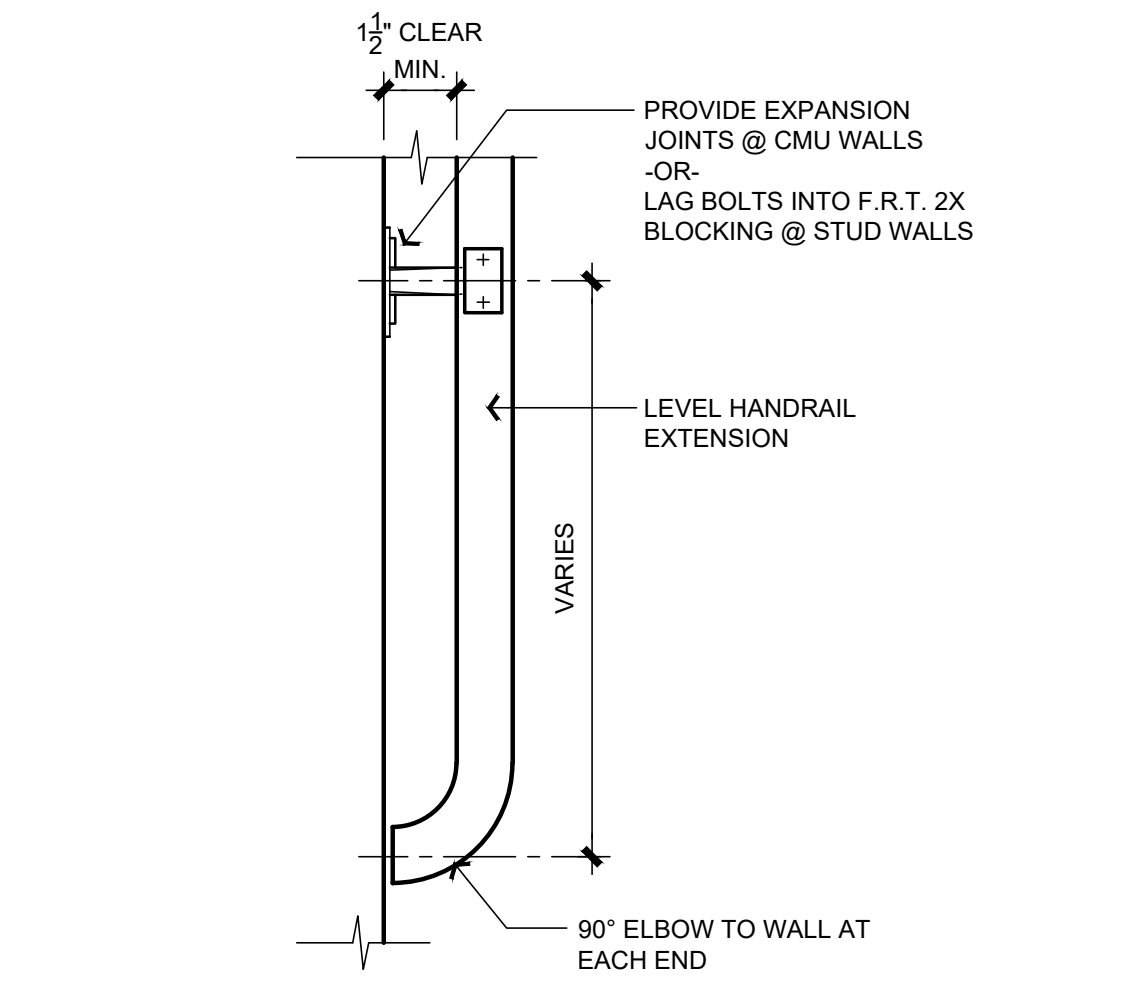
A4.0

ja

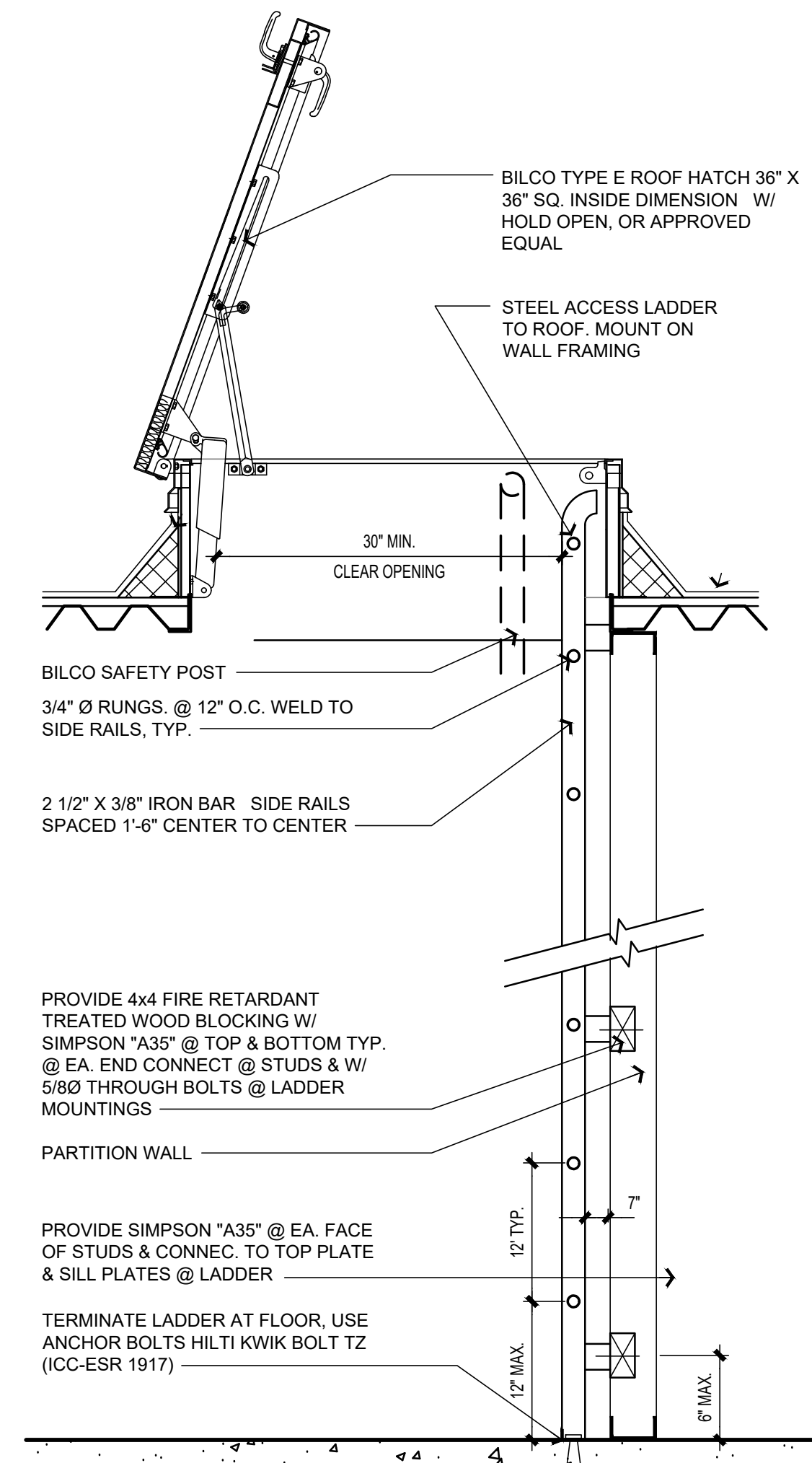
JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



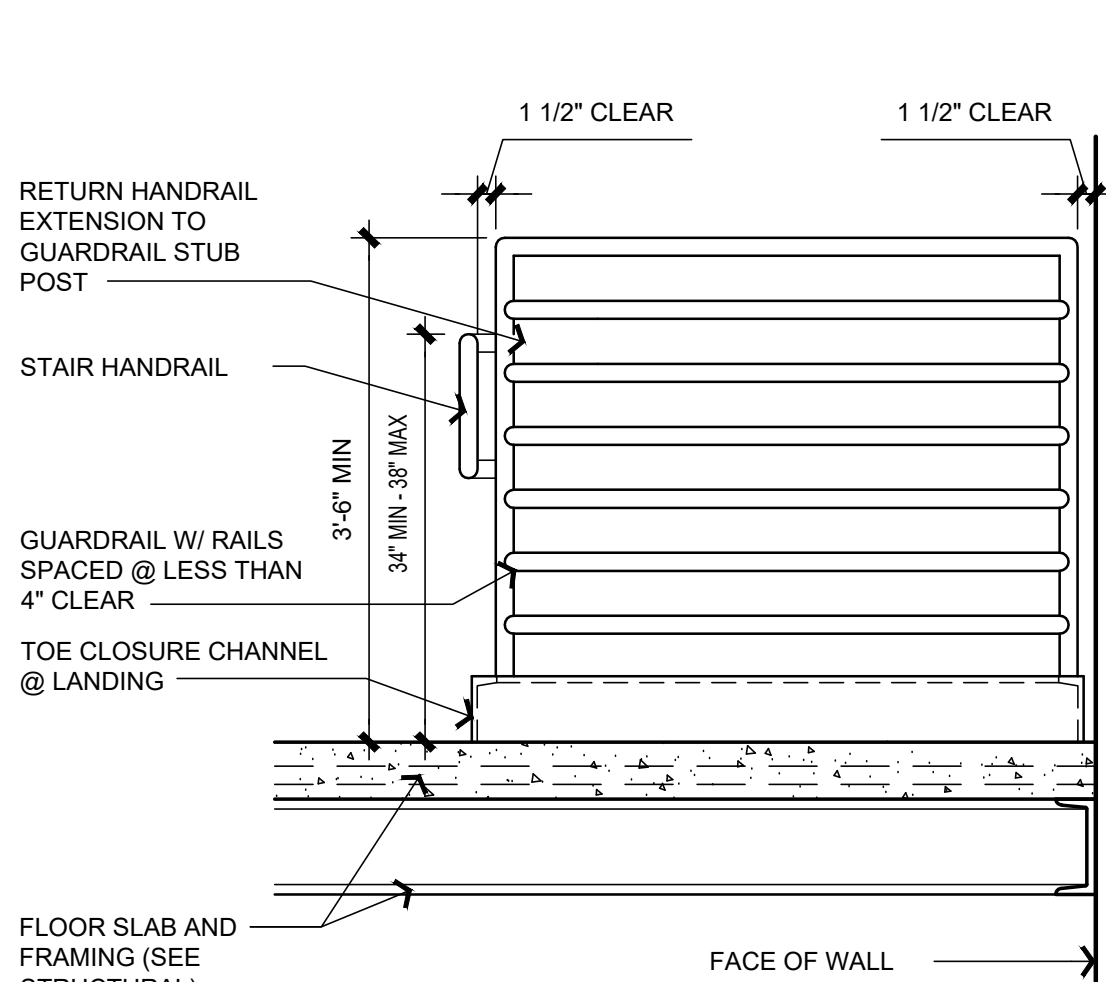
STAIR PENTHOUSE
SCALE: 1/4" = 1'-0" ①



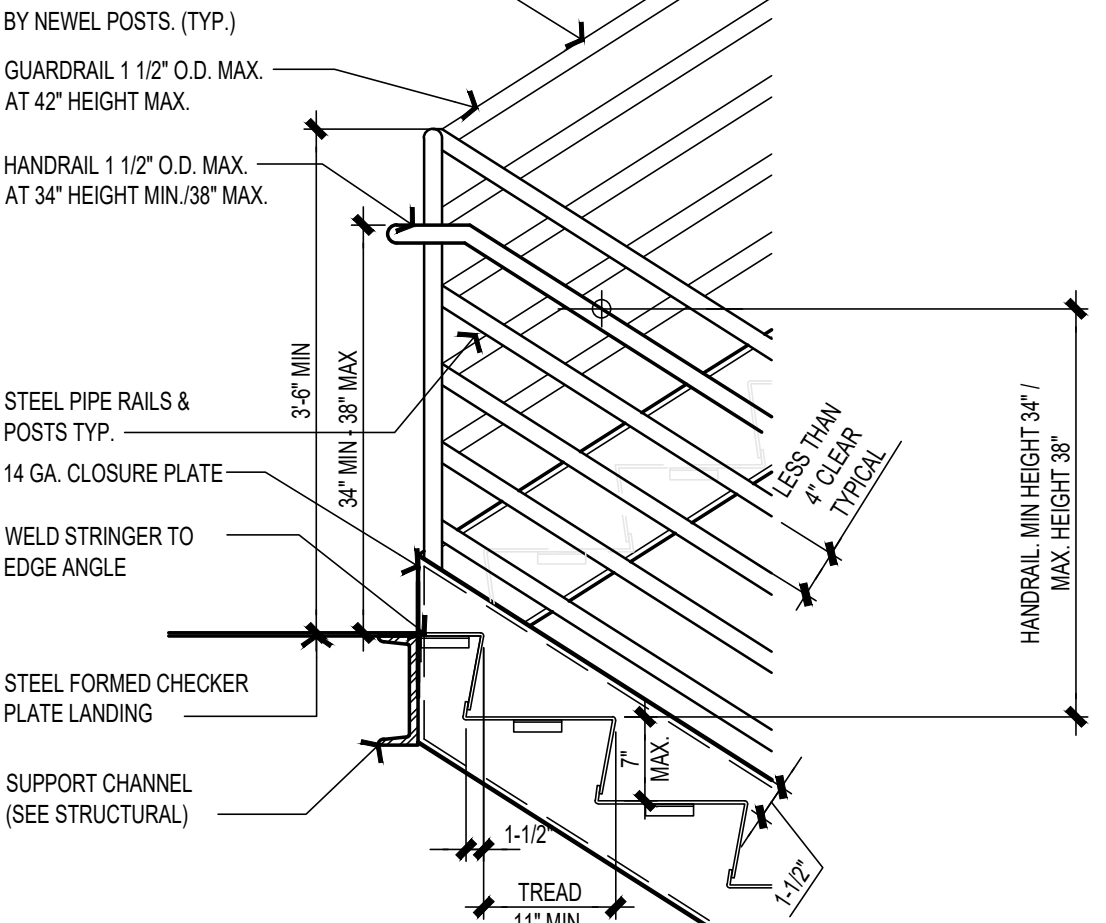
HANDRAIL EXTENSION
SCALE: 3" = 1'-0" ②



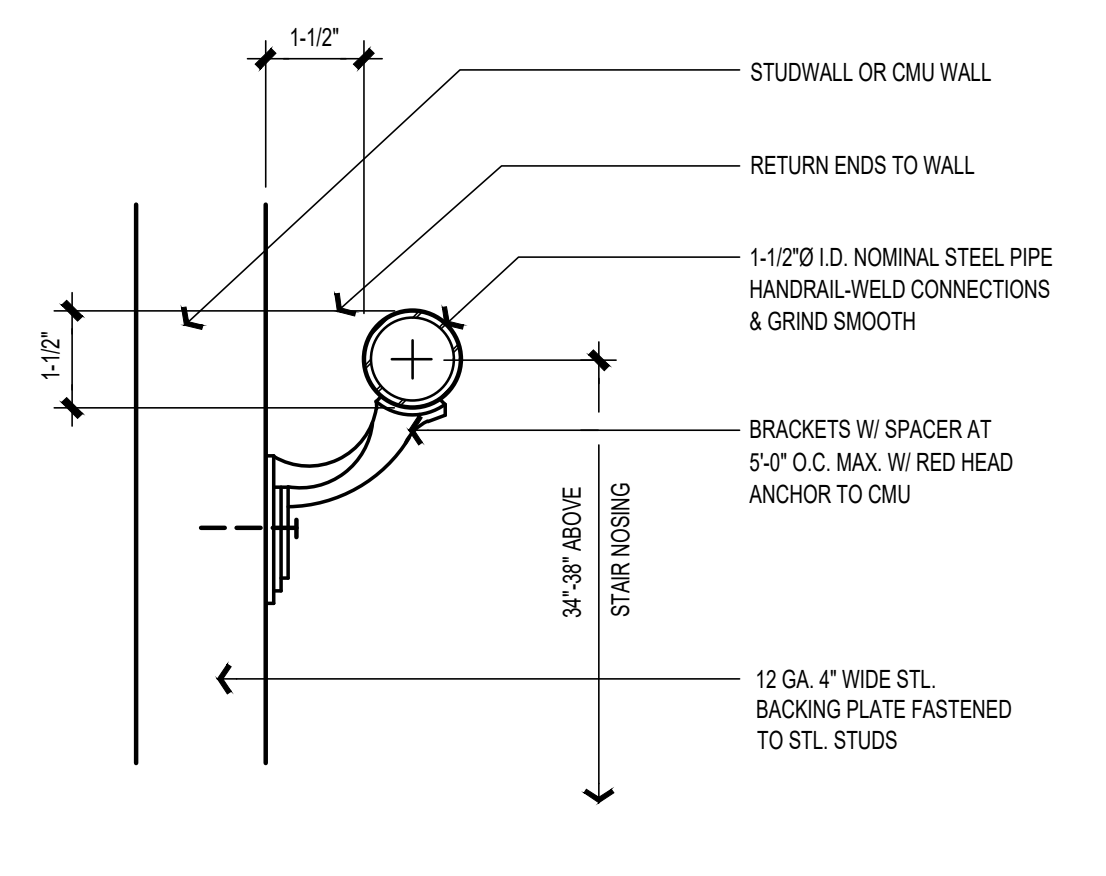
ROOF HATCH & LADDER
SCALE: 1" = 1'-0" ③



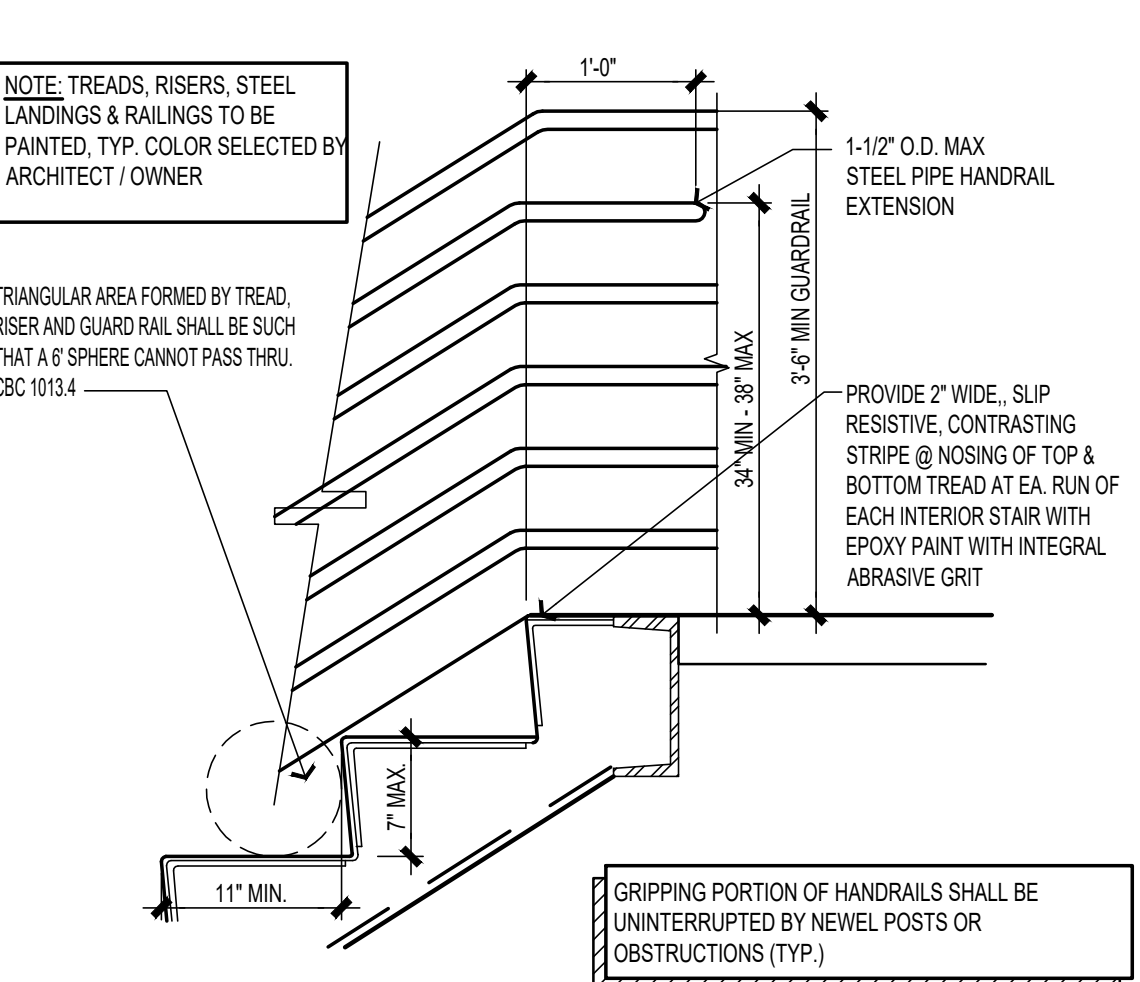
GUARDRAIL ELEVATION
SCALE: 3/4" = 1'-0" ④



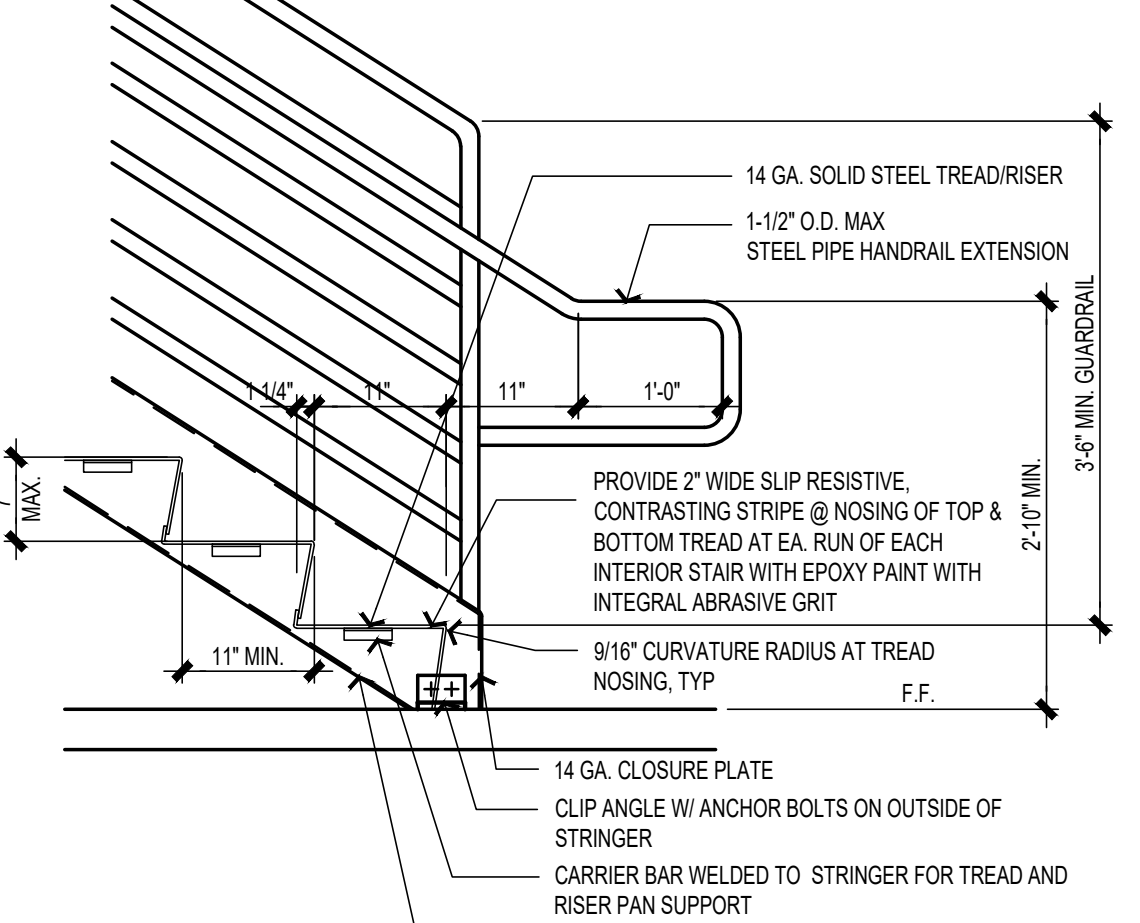
STAIR HANDRAIL & LANDING
SCALE: 3/4" = 1'-0" ⑤



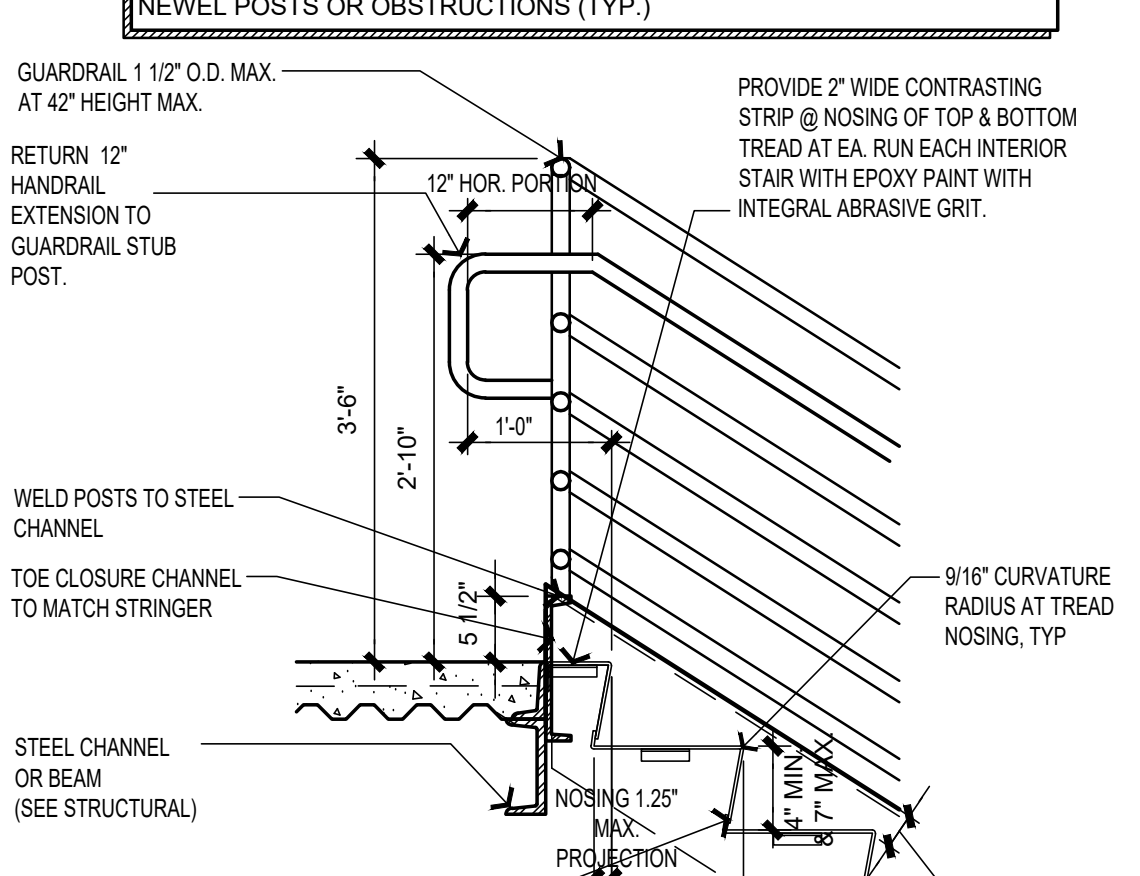
HANDRAIL SECTION
SCALE: N.T.S. ⑥



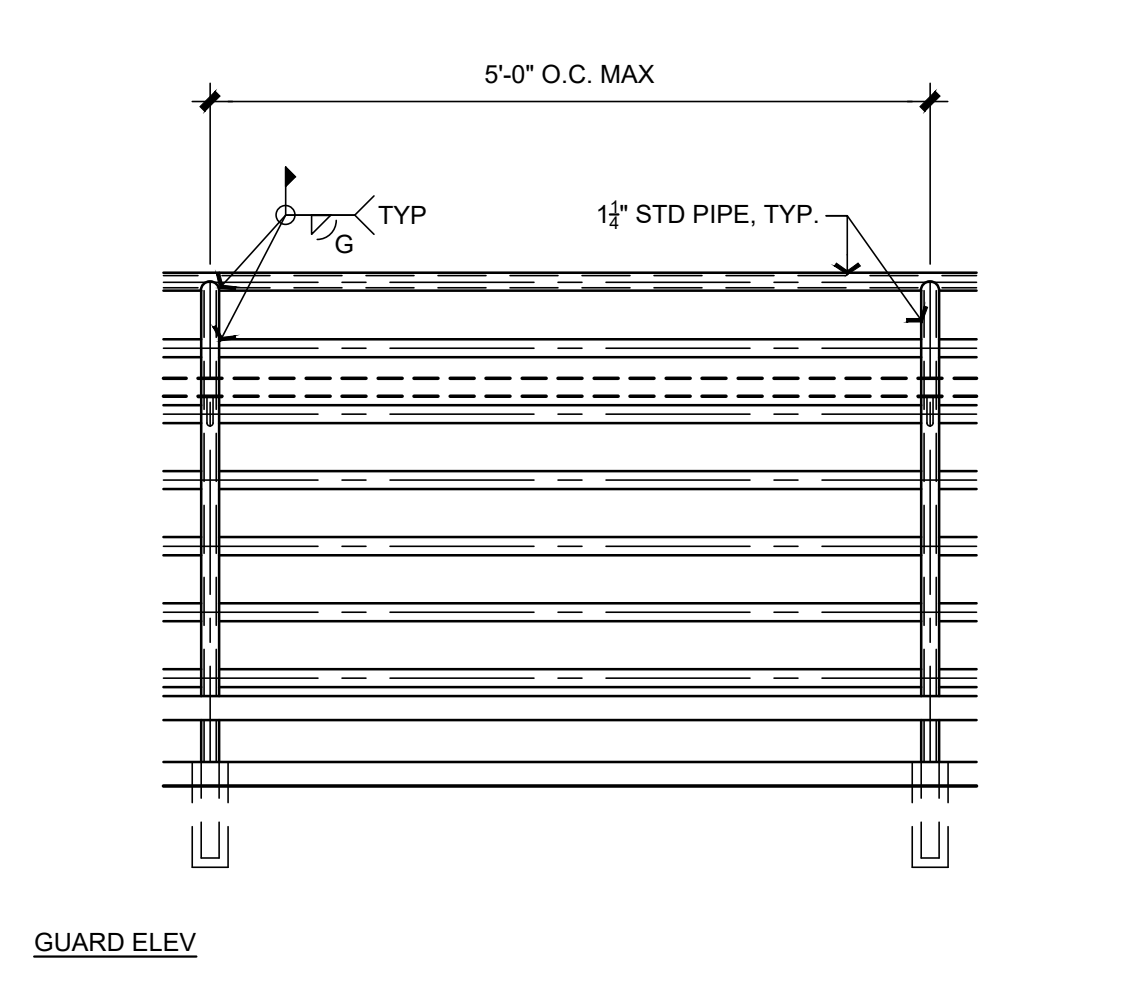
STAIR HANDRAIL
SCALE: 3/4" = 1'-0" ⑦



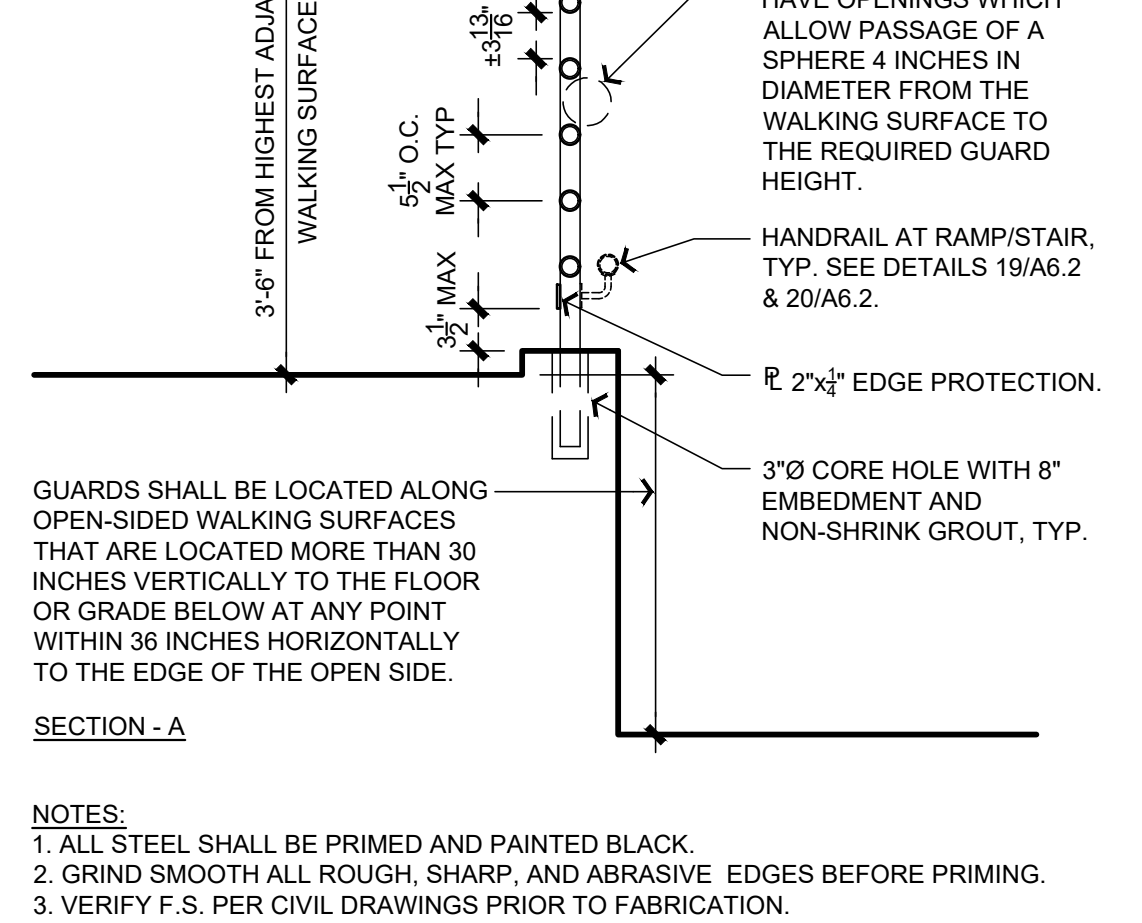
BASE OF STAIR
SCALE: 3/4" = 1'-0" ⑧



GUARDRAIL
SCALE: 3/4" = 1'-0" ⑨



GUARD ELEV
SCALE: 3/4" = 1'-0" ⑩



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

TEMPLE CITY STORAGE

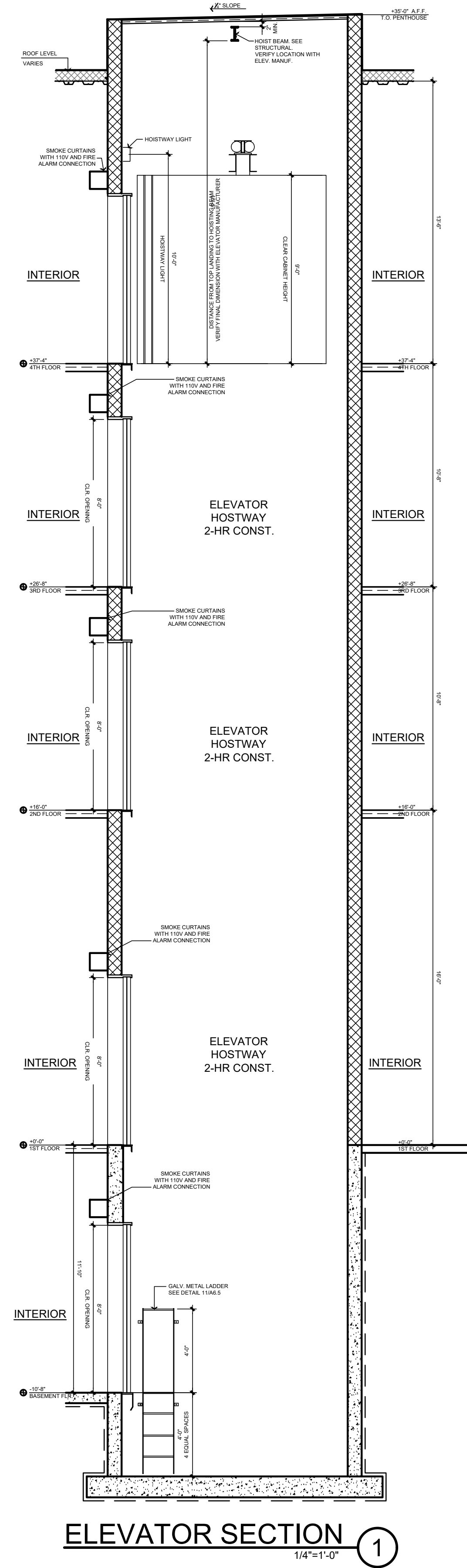
4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

A4.1 STAIR SHEET

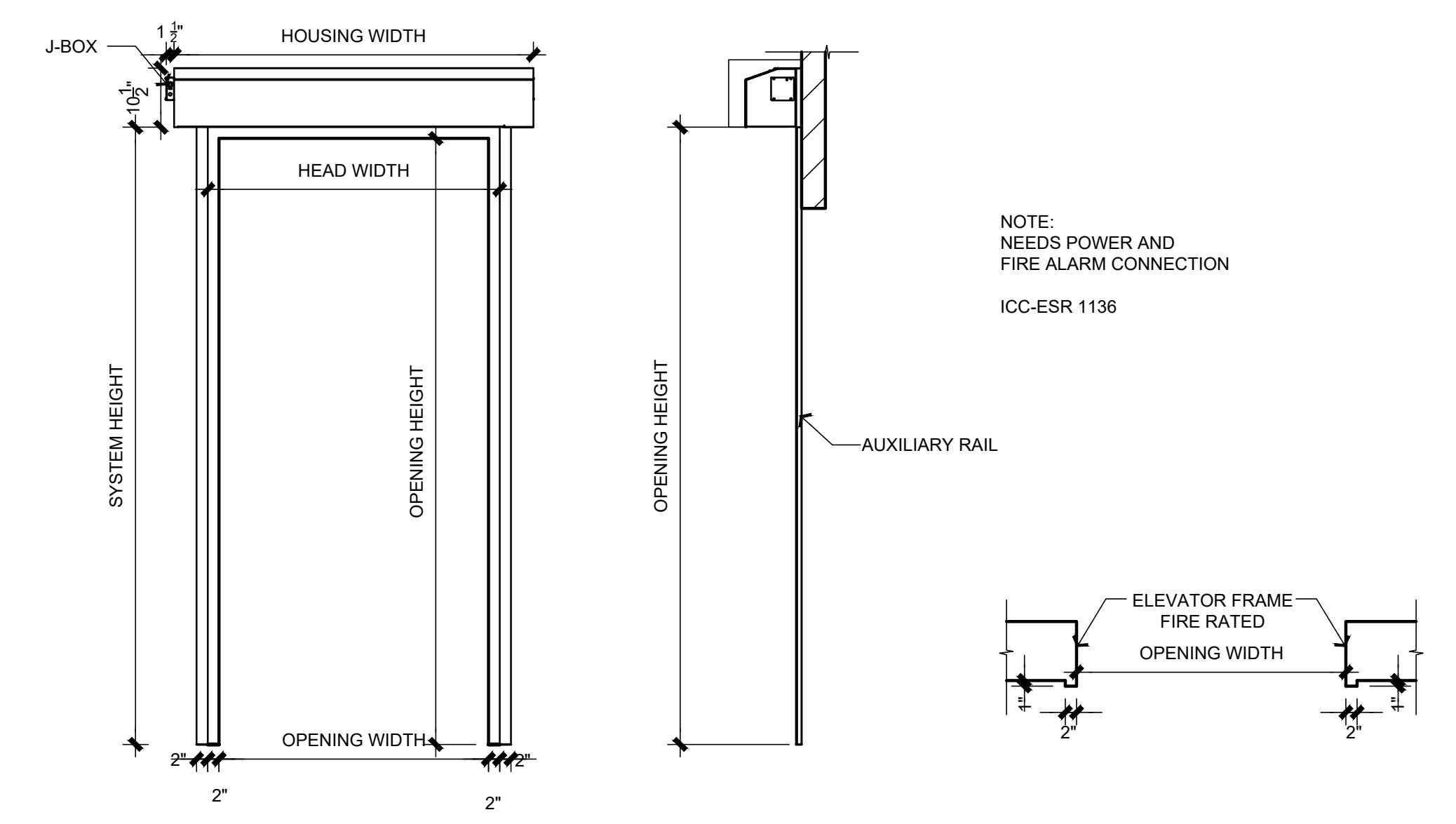
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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

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

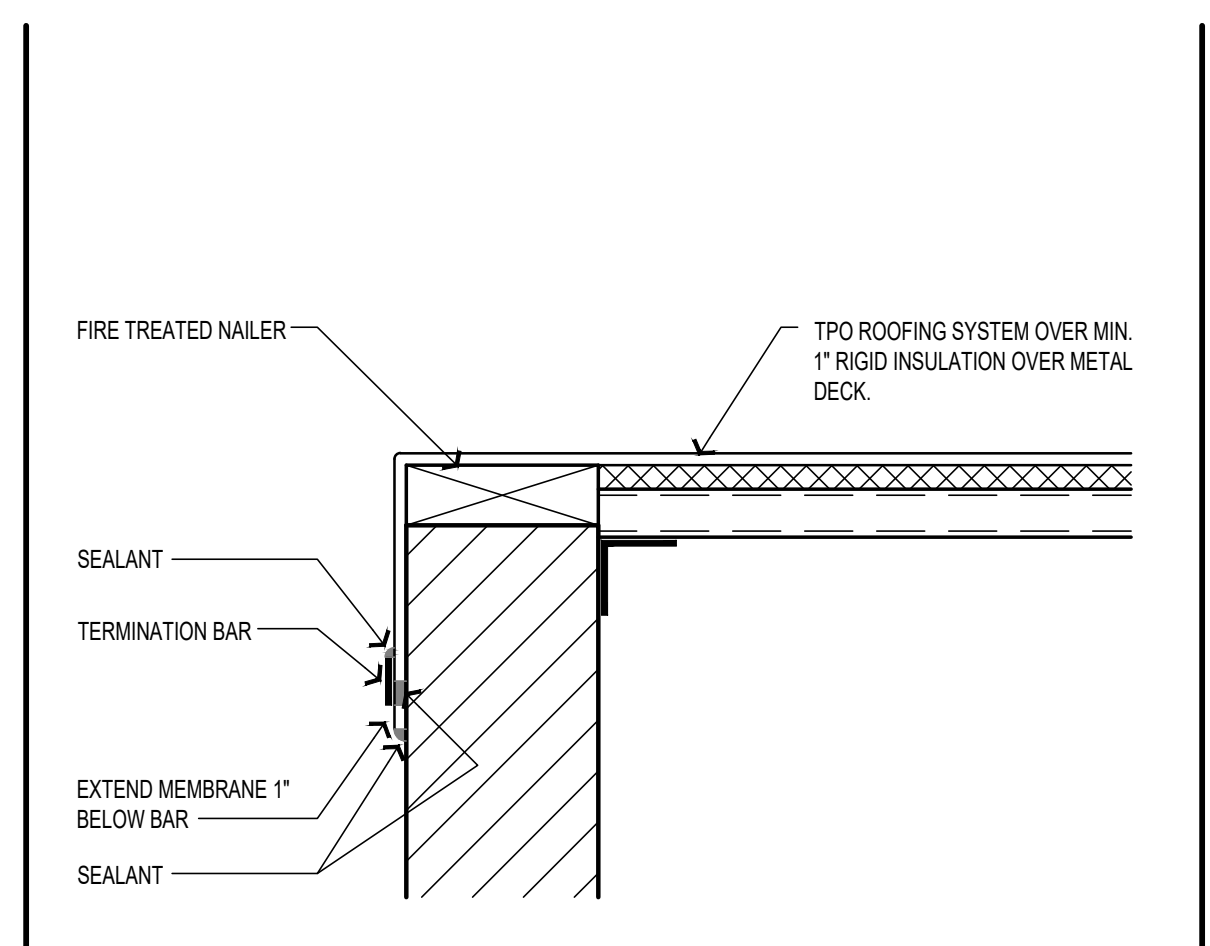


ELEVATOR SECTION 1
1/4"=1'-0"

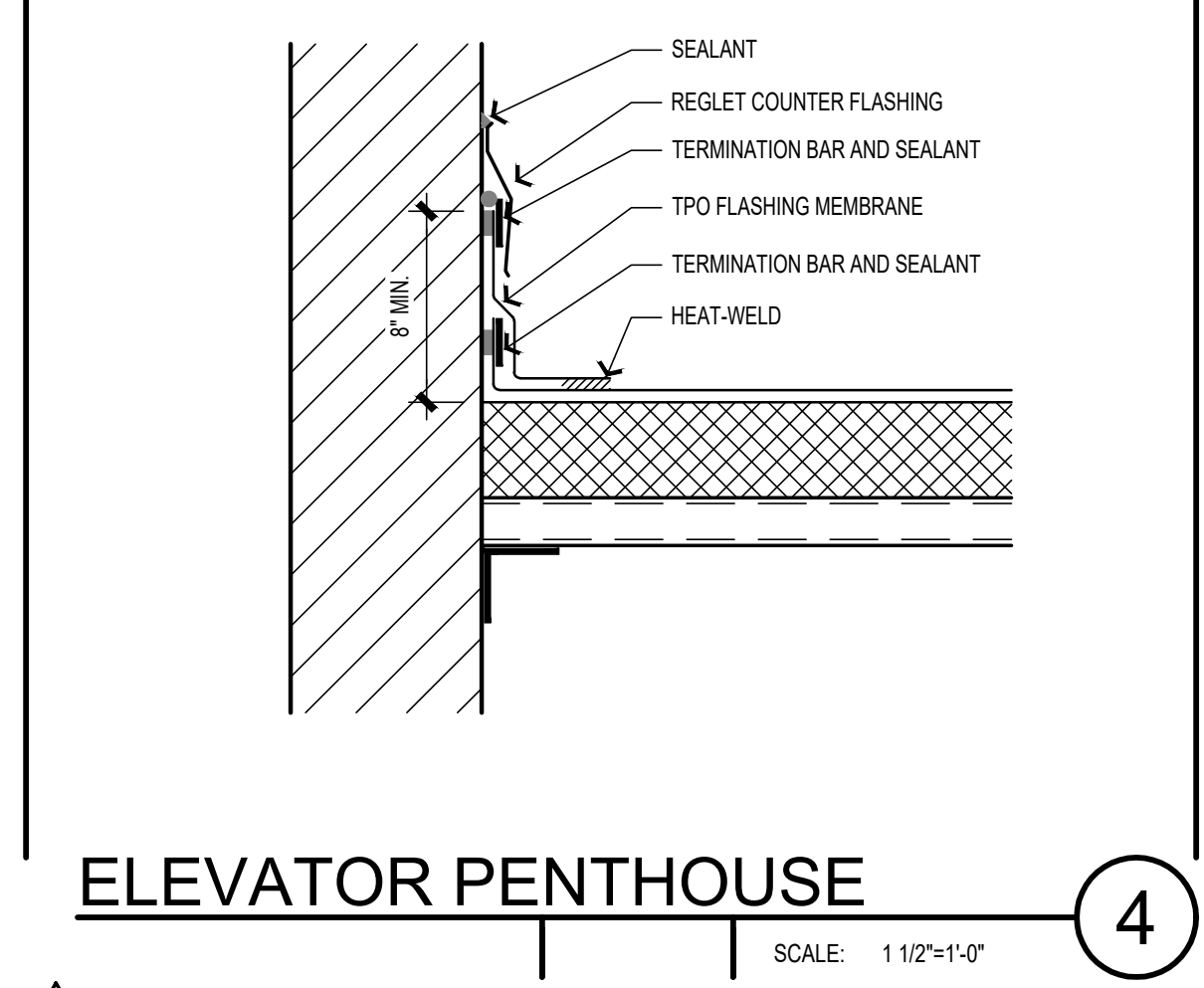


NOTE:
NEEDS POWER AND
FIRE ALARM CONNECTION
ICC-ESR 1136

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.

TEMPLE CITY STORAGE

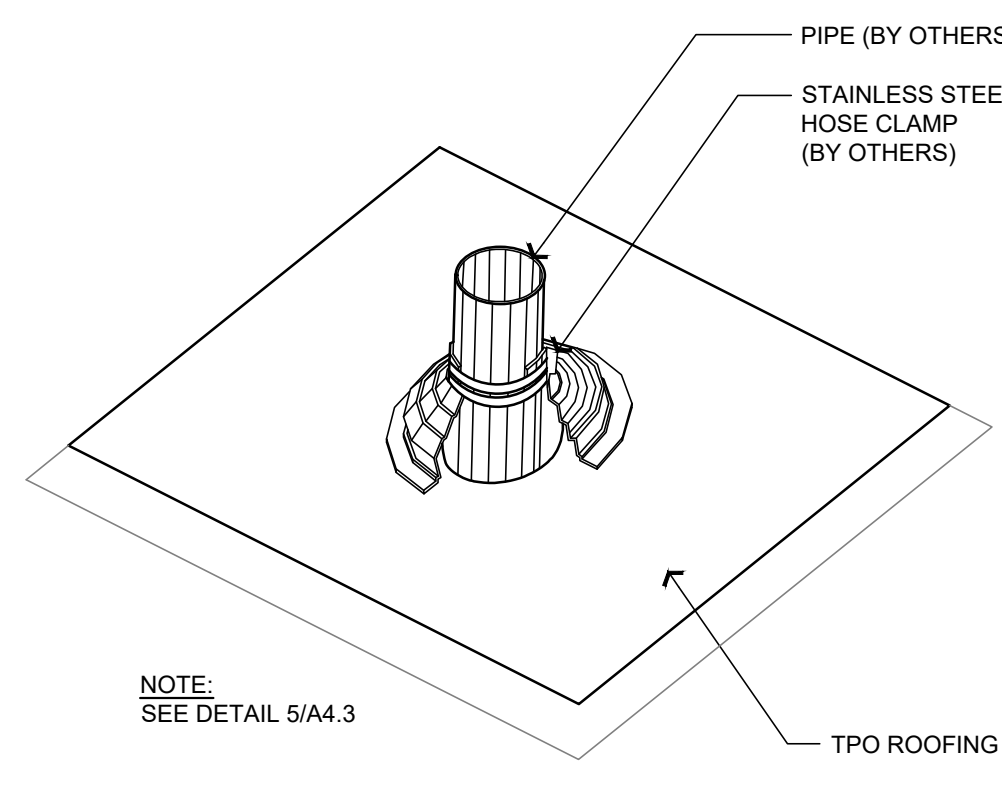
4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

A4.2 ELEVATOR SHEET

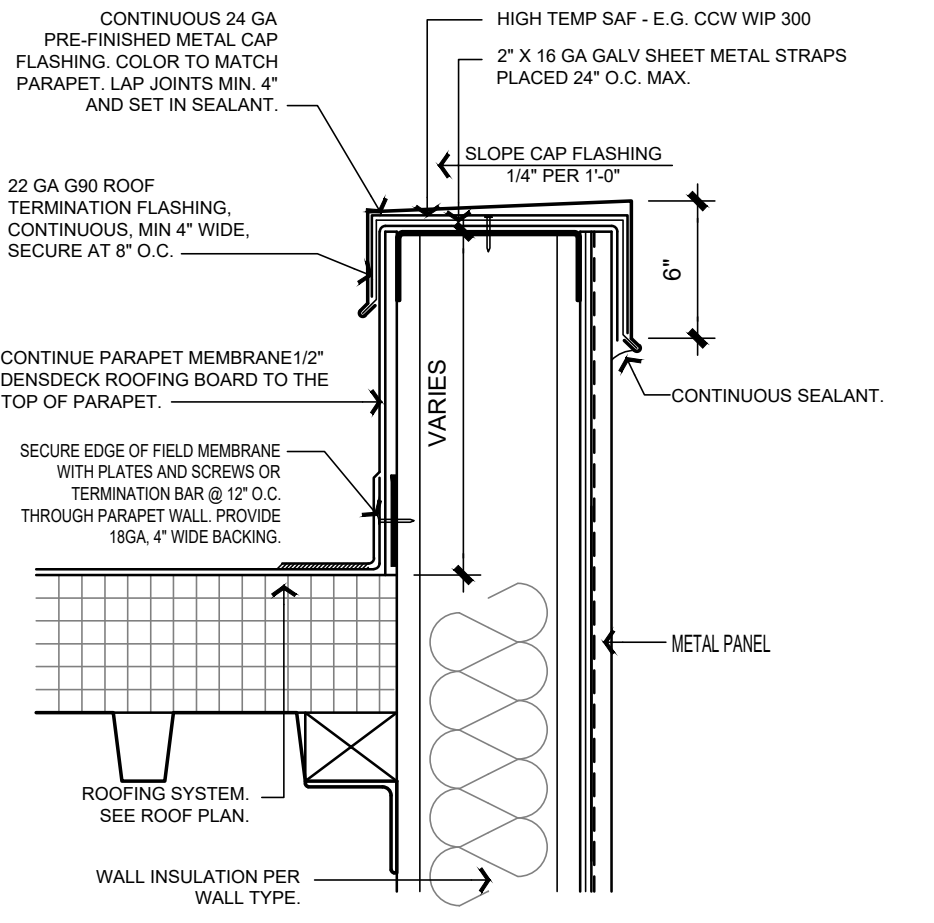
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-1004
SCALE: 1/32"=1'-0"
DATE: 04/03/2025

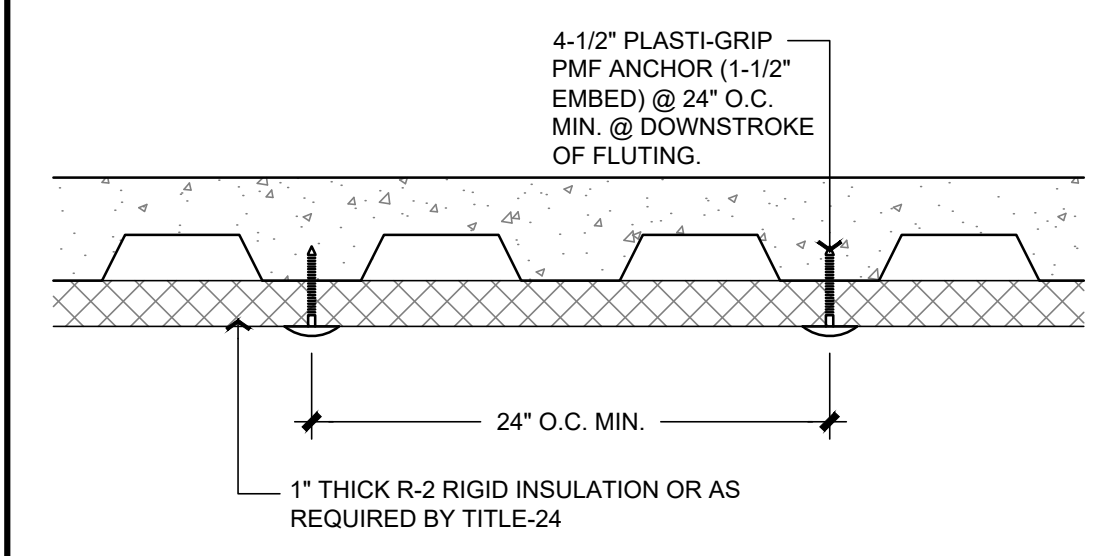
JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



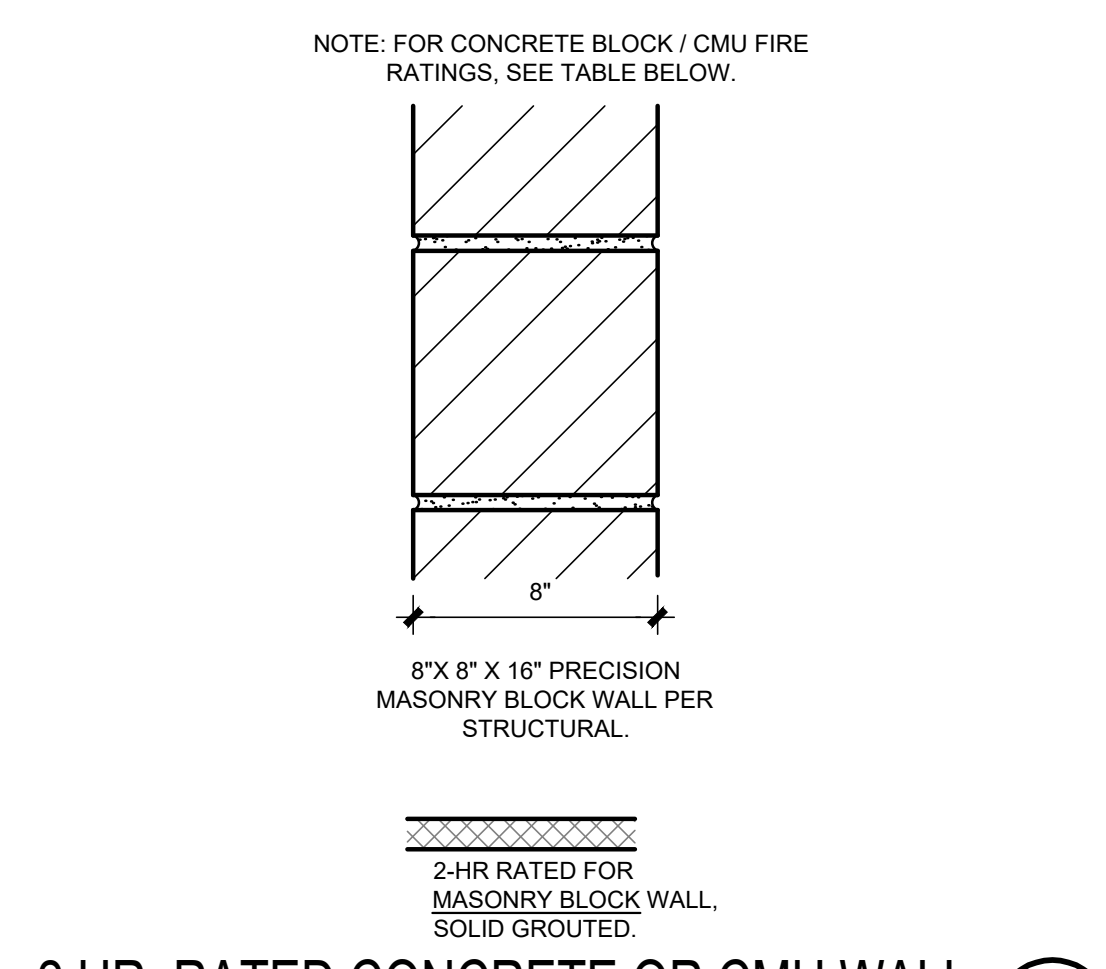
TPO ROOF PENETRATION 1
SCALE: 3"=1'-0"



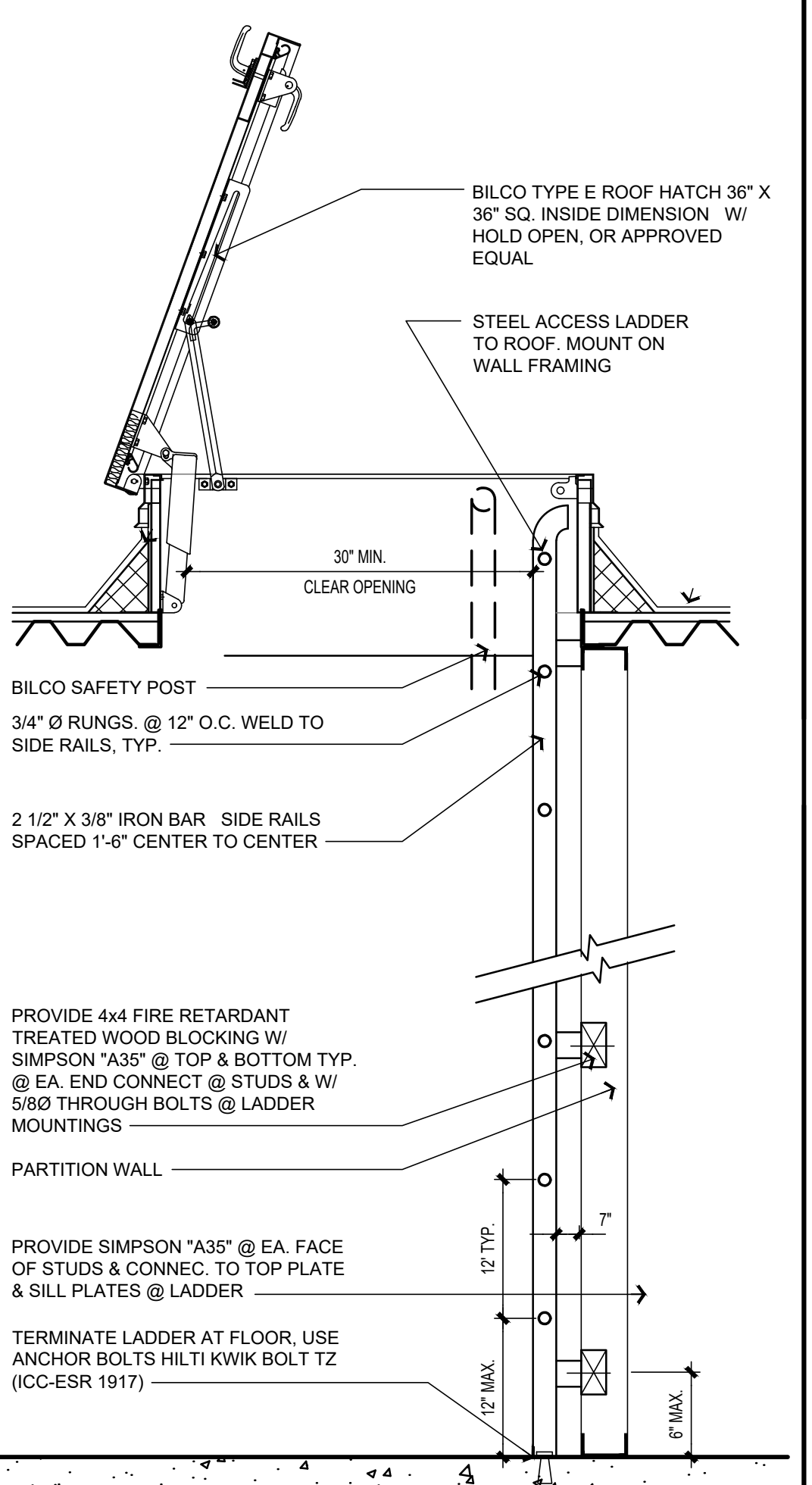
METAL STUD PARAPET 3
SCALE: 1-1/2"=1'-0"



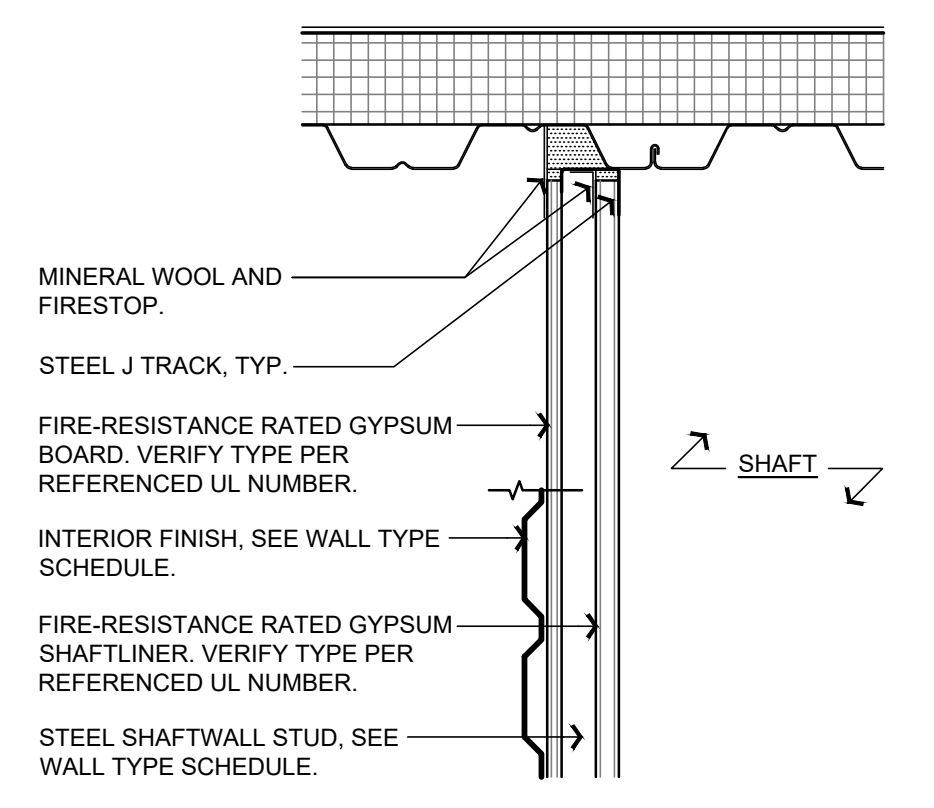
FLOOR INSULATION 6
SCALE: 1-1/2"=1'-0"



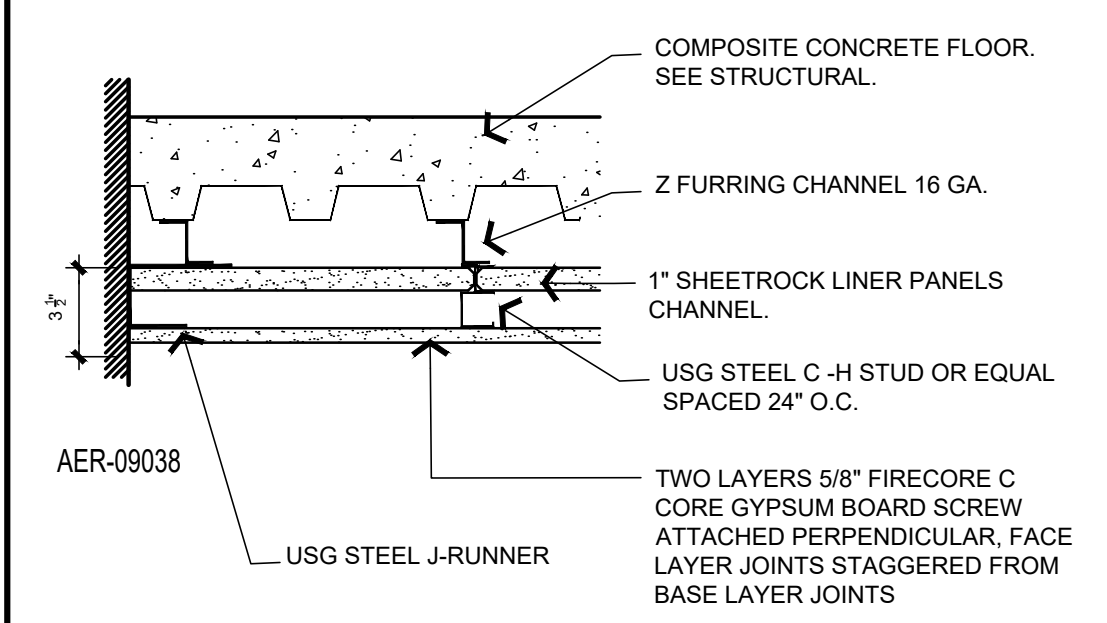
2 HR. RATED CONCRETE OR CMU WALL 9
SCALE: 2"=1'-0"



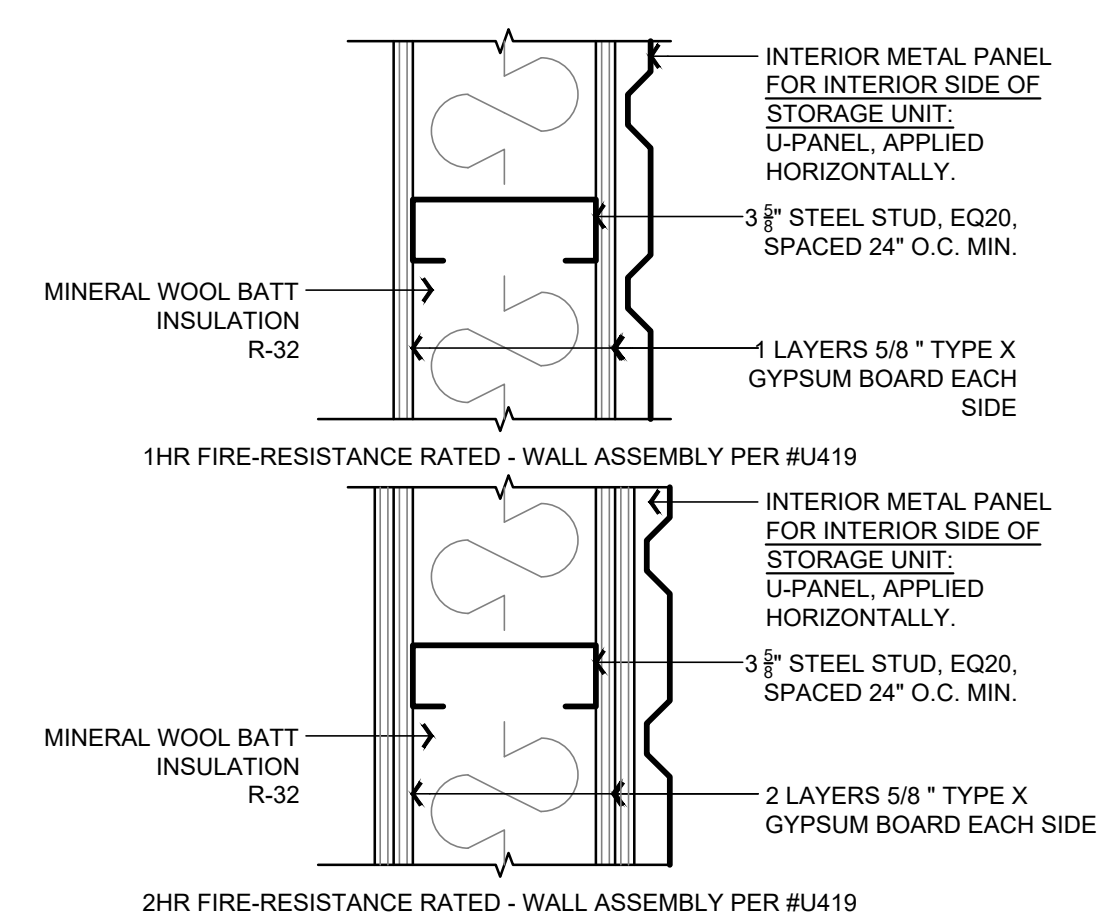
ROOF HATCH & LADDER 2
SCALE: 1"=1'



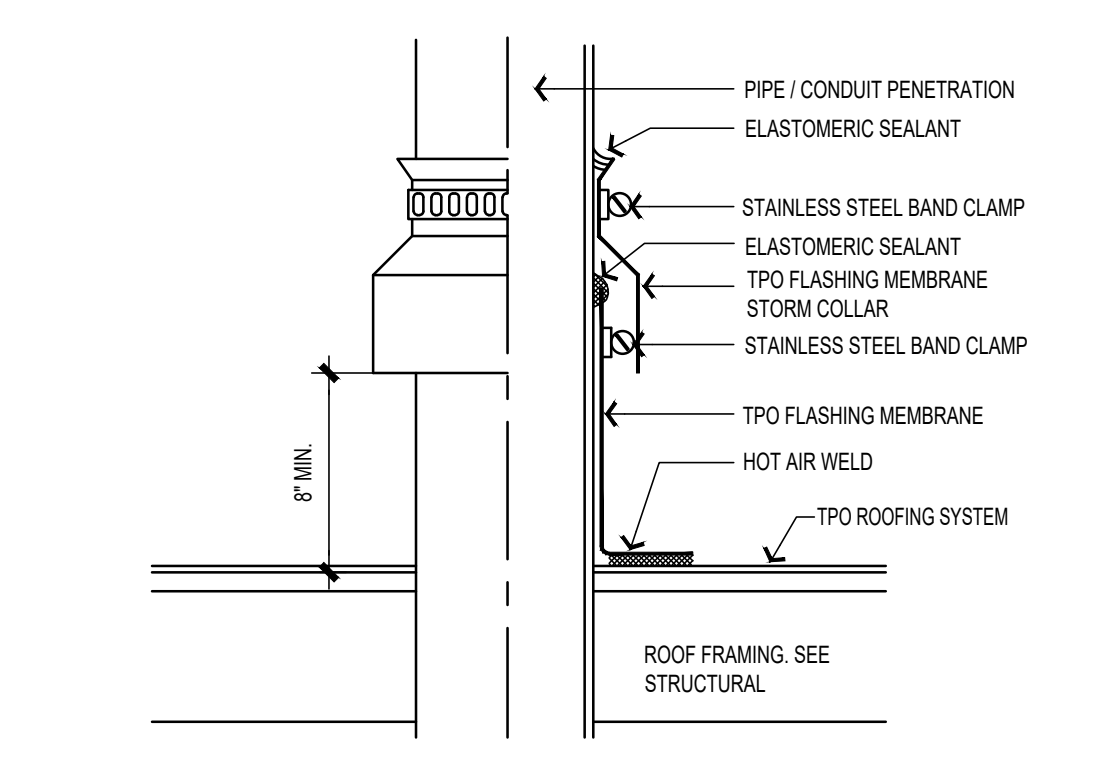
SHAFT WALL AT ROOF 4
SCALE: 1-1/2"=1'-0"



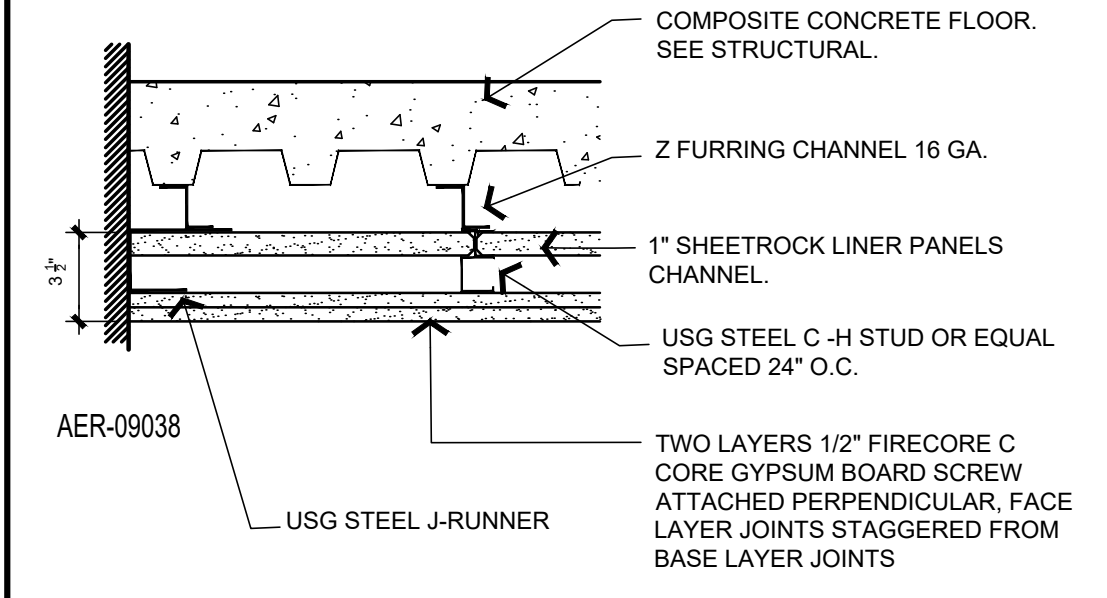
1 HOUR CEILING 7
SCALE: 1-1/2"=1'-0"



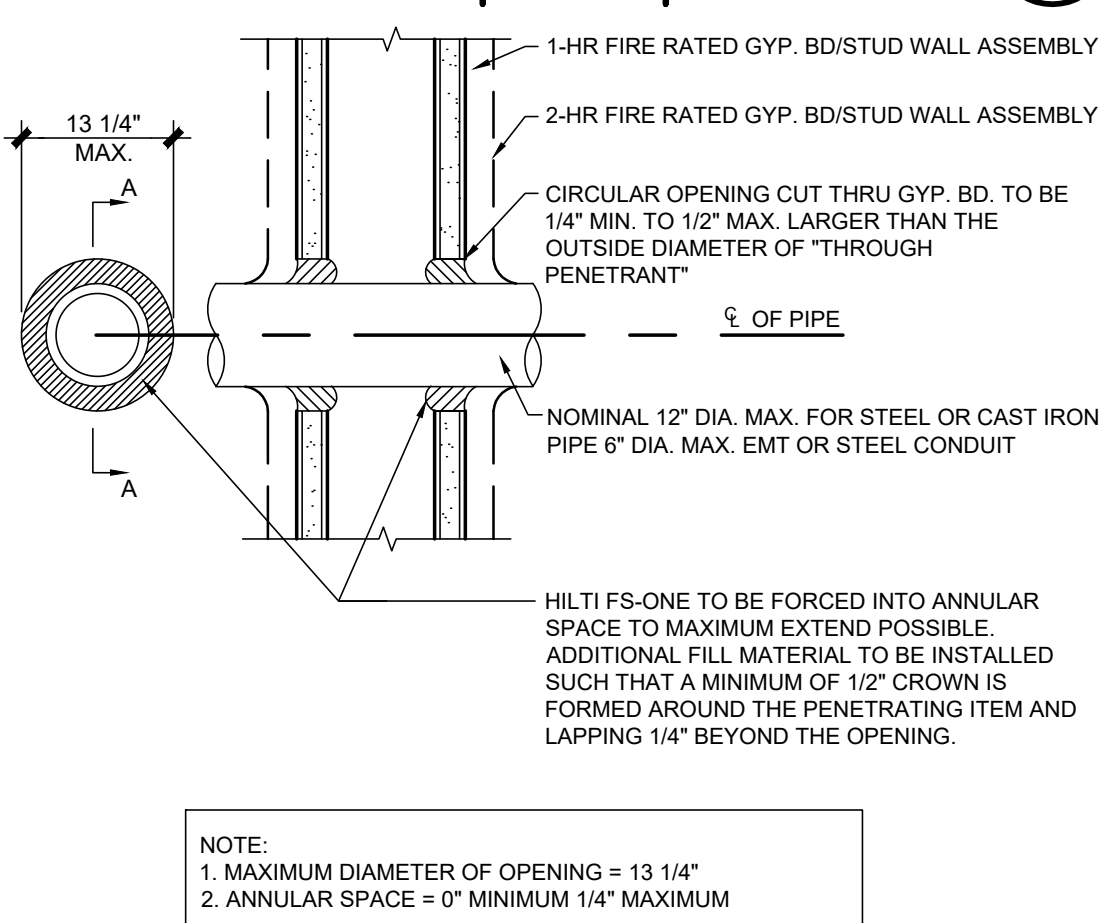
1 OR 2 HR FIRE RATED WALL 10
SCALE: 2"=1'-0"



TYP. FLASHING @ PIPE / CONDUIT 5
SCALE: 2"=1'-0"



2 HOUR CEILING 8
SCALE: 1-1/2"=1'-0"



FRAMED WALL PENETRATION 11
SCALE: NONE

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

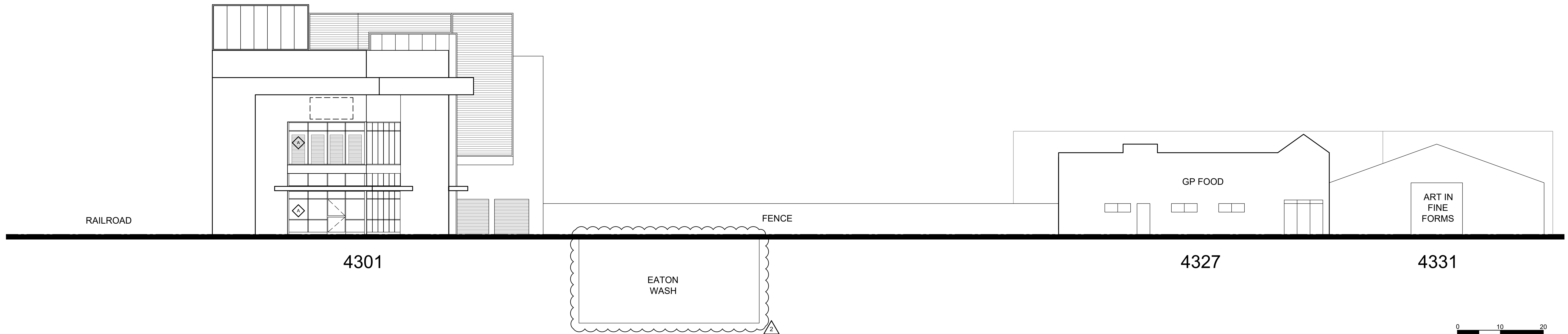
A4.3

DETAILS (TYP.)

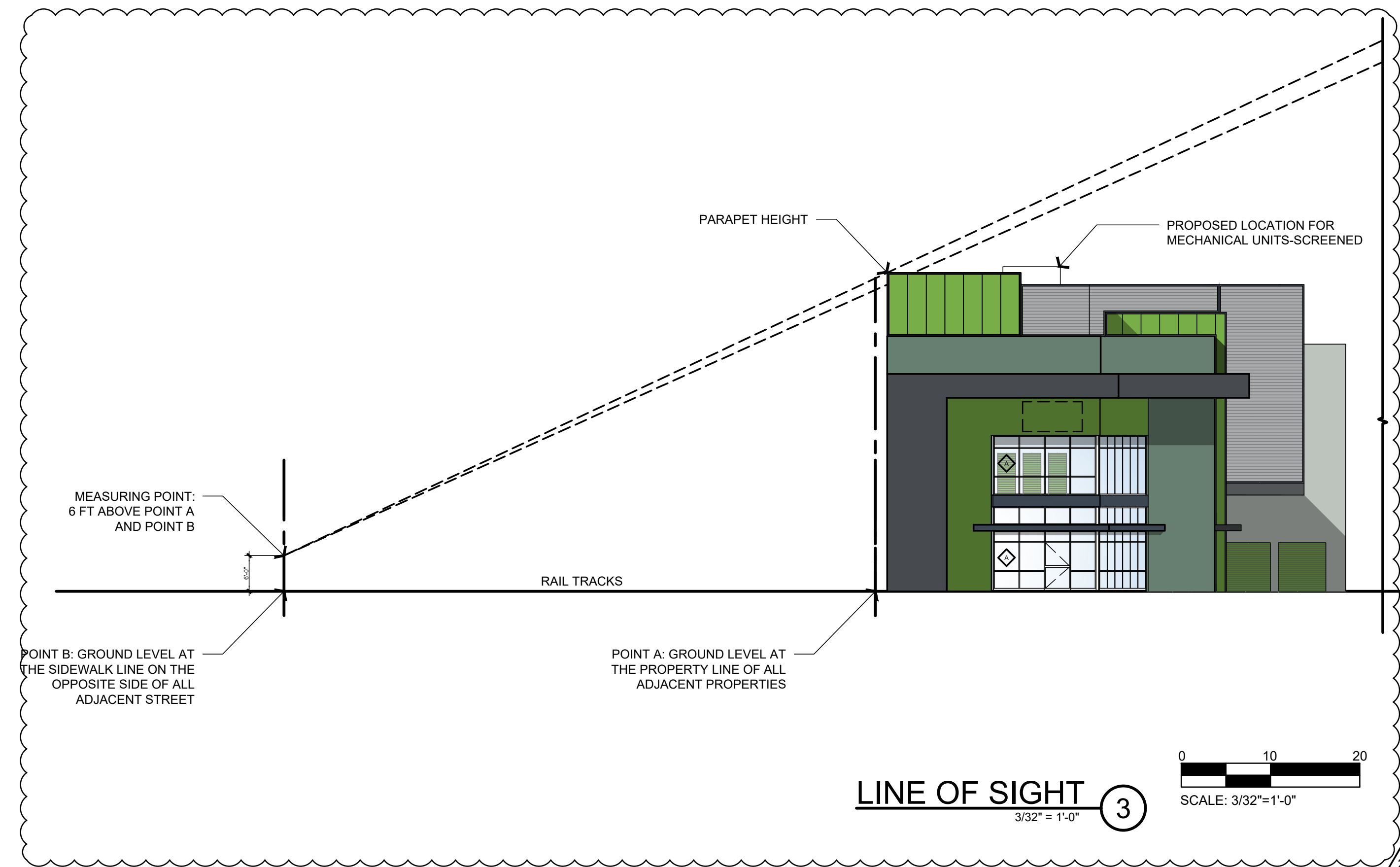
JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

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

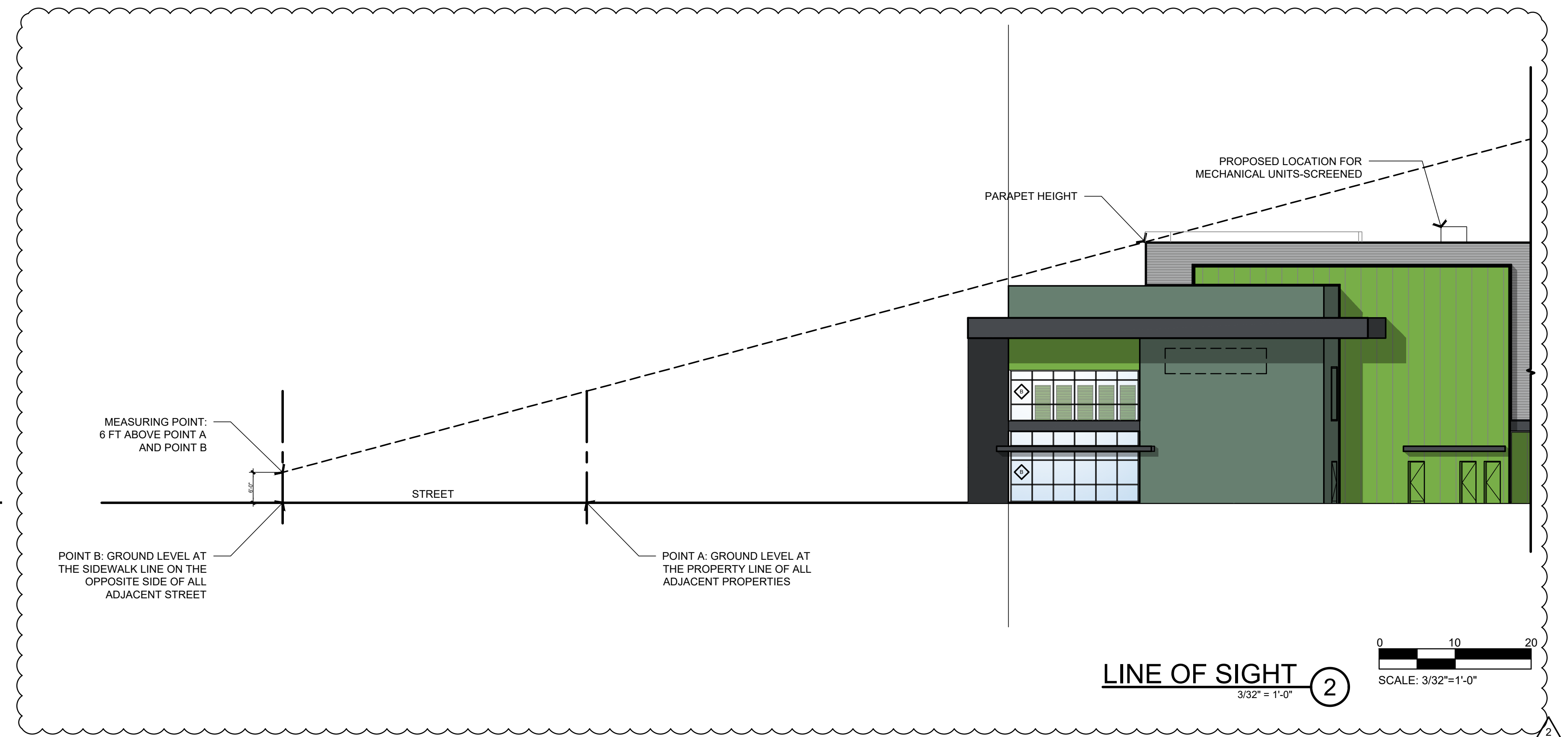
THIS DOCUMENT IS THE PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. COPYRIGHT YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.



STREETSCAPE ELEVATION ①
3/32" = 1'-0"



LINE OF SIGHT ③
3/32" = 1'-0"



LINE OF SIGHT ②
3/32" = 1'-0"

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

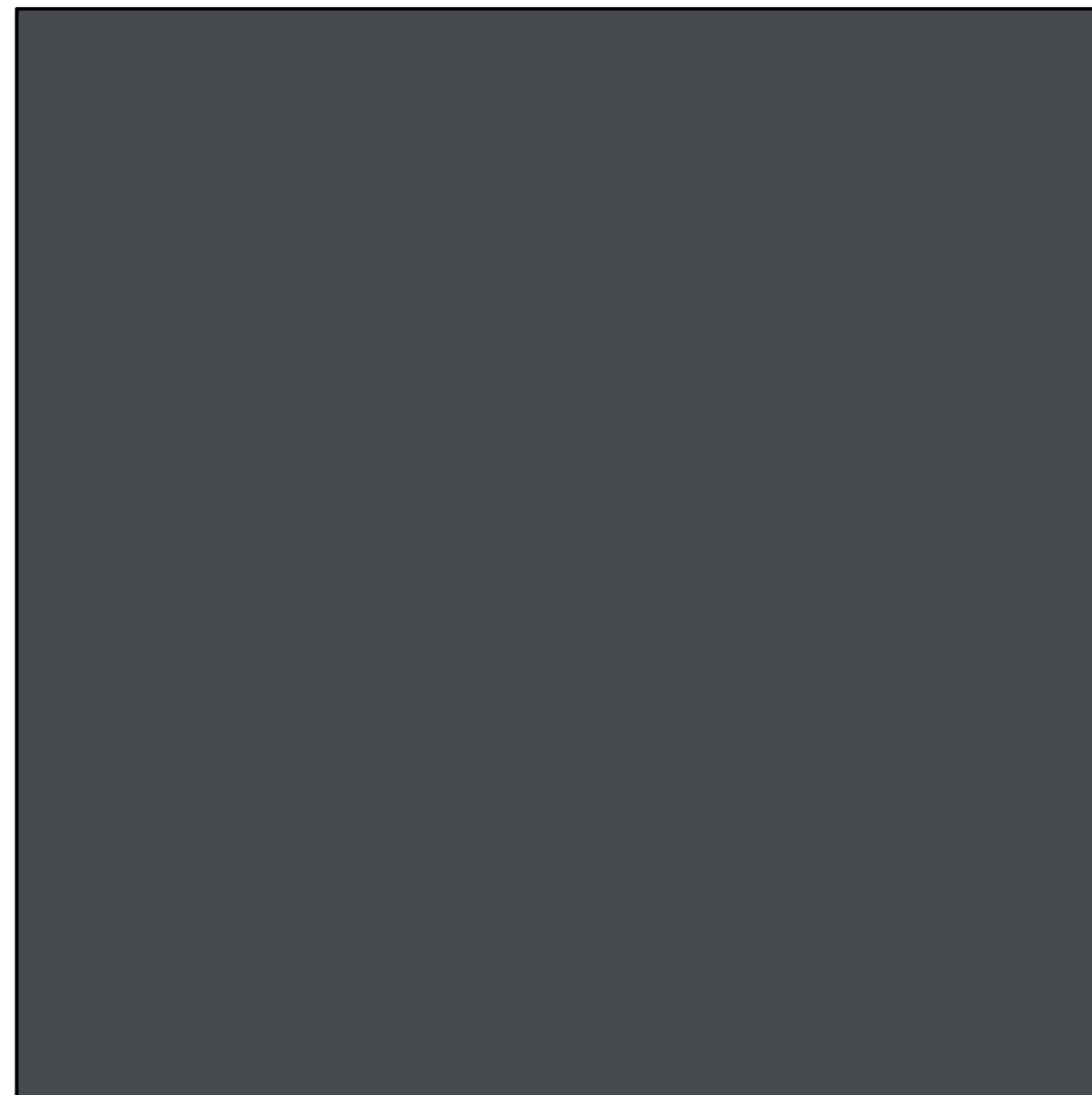
STREETSCAPE ELEVATION

A5.0

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

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©2018/2022 YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-1004
 SCALE: 3/32" = 1'-0"
 DATE: 04/03/2025



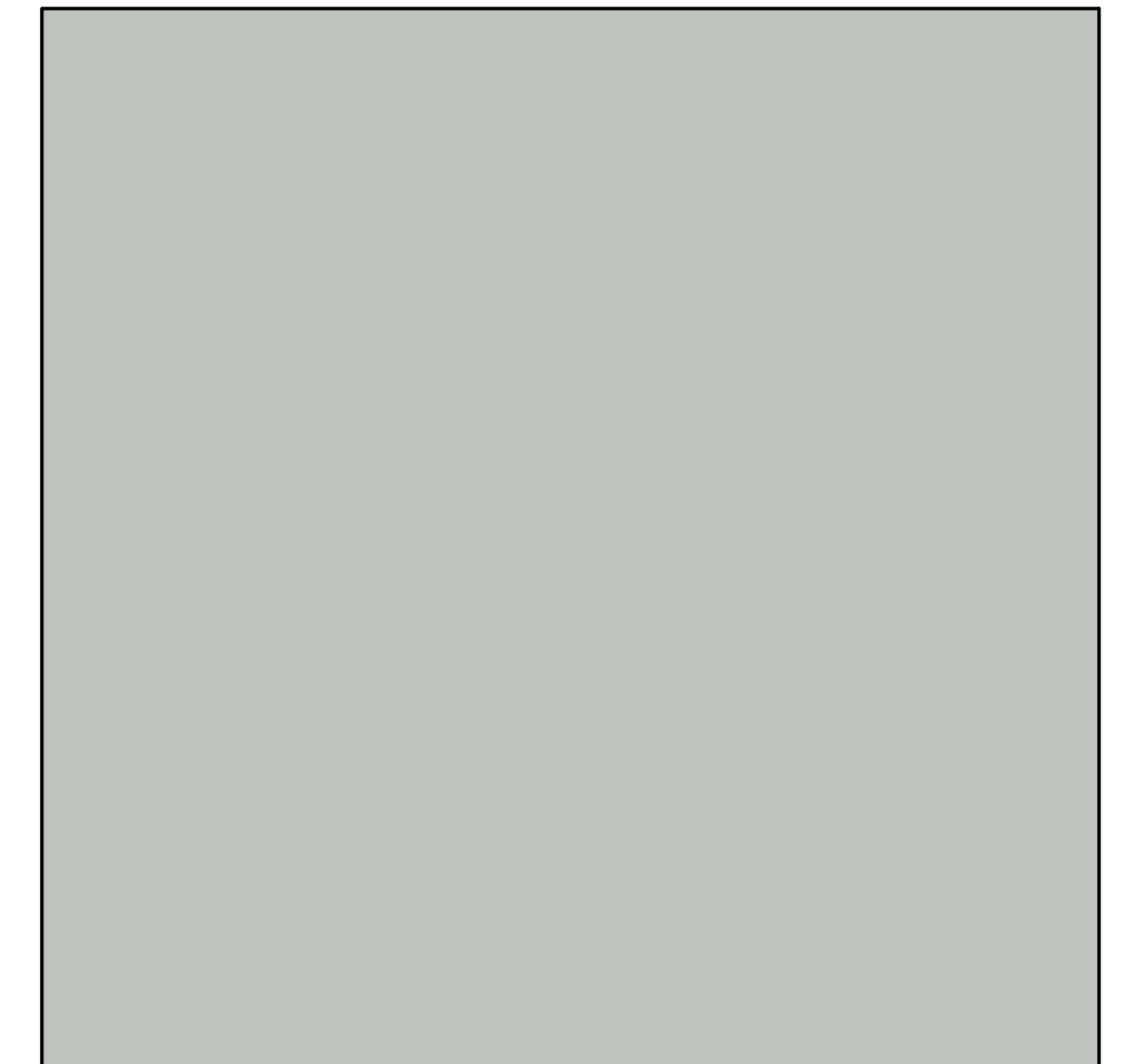
C1 FLAT METAL PANEL
DUNN EDWARDS
DEA 188-BLACK BAY



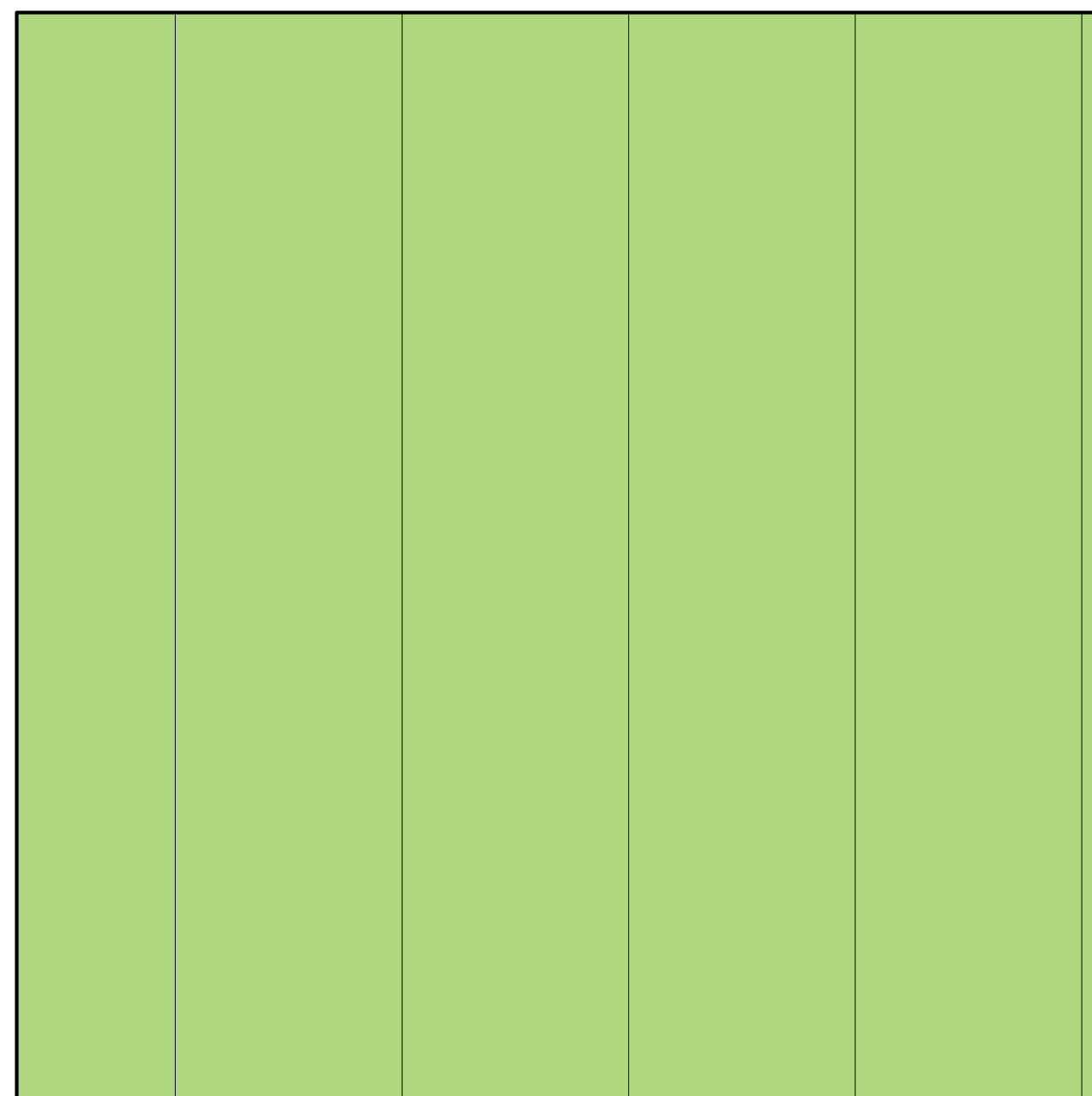
C2 FLAT METAL PANEL
DUNN EDWARDS
DE 5719-ECOLOGICAL



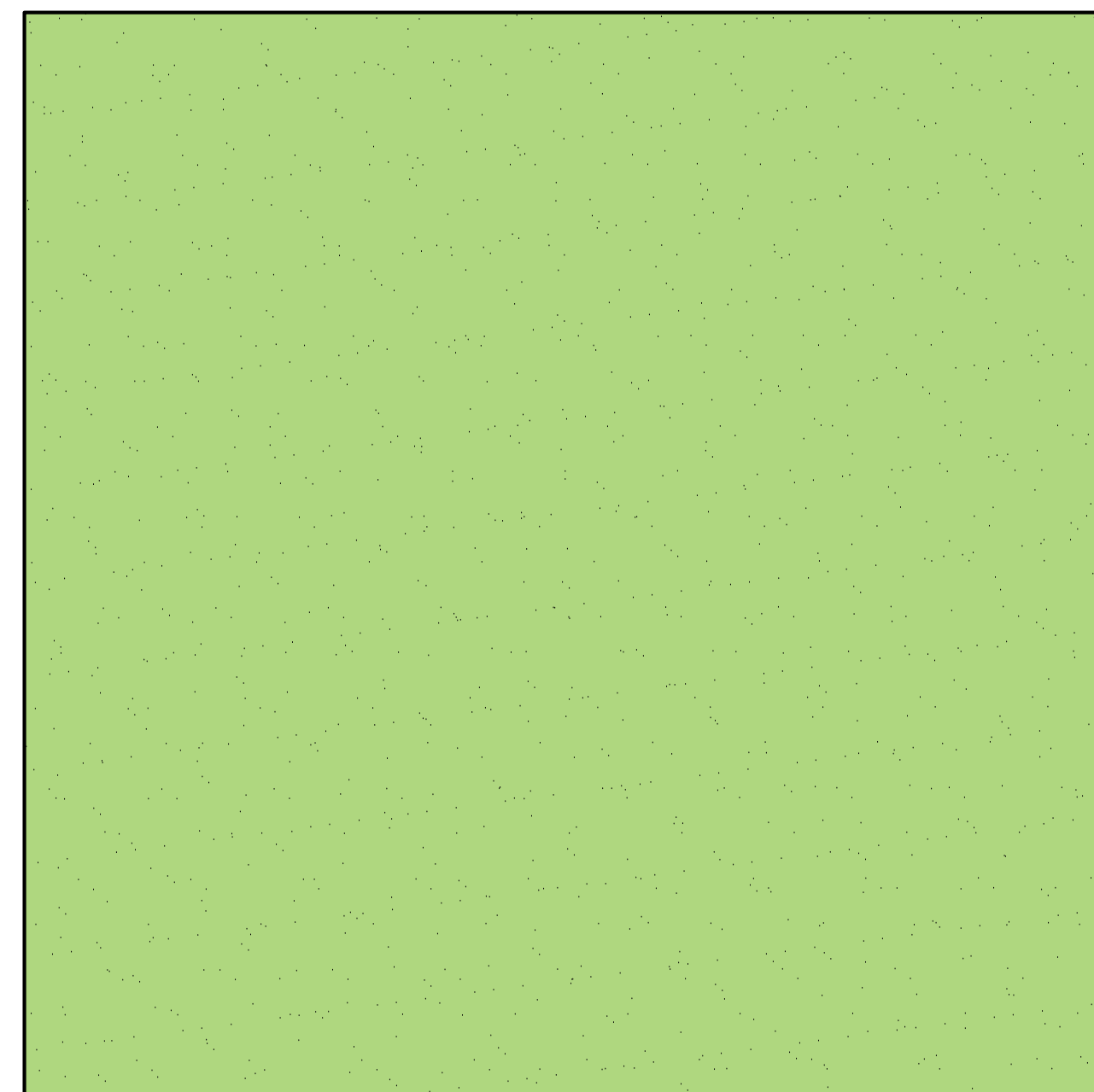
C3 CORRUGATED METAL PANEL
DUNN EDWARDS
DE 6375-CASTLEROCK



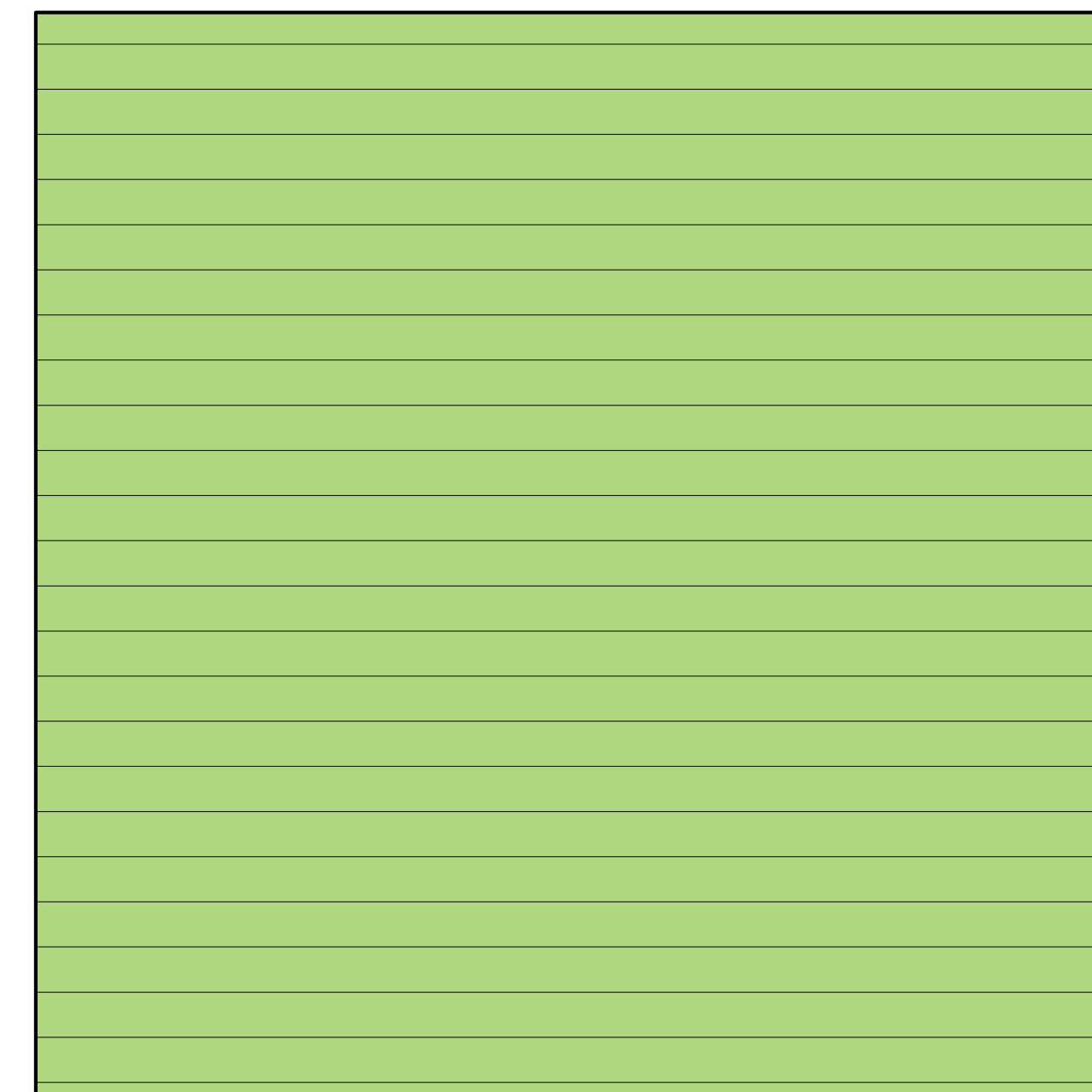
C4 FLAT METAL PANEL
DUNN EDWARDS
DE 6290-ASHWOOD



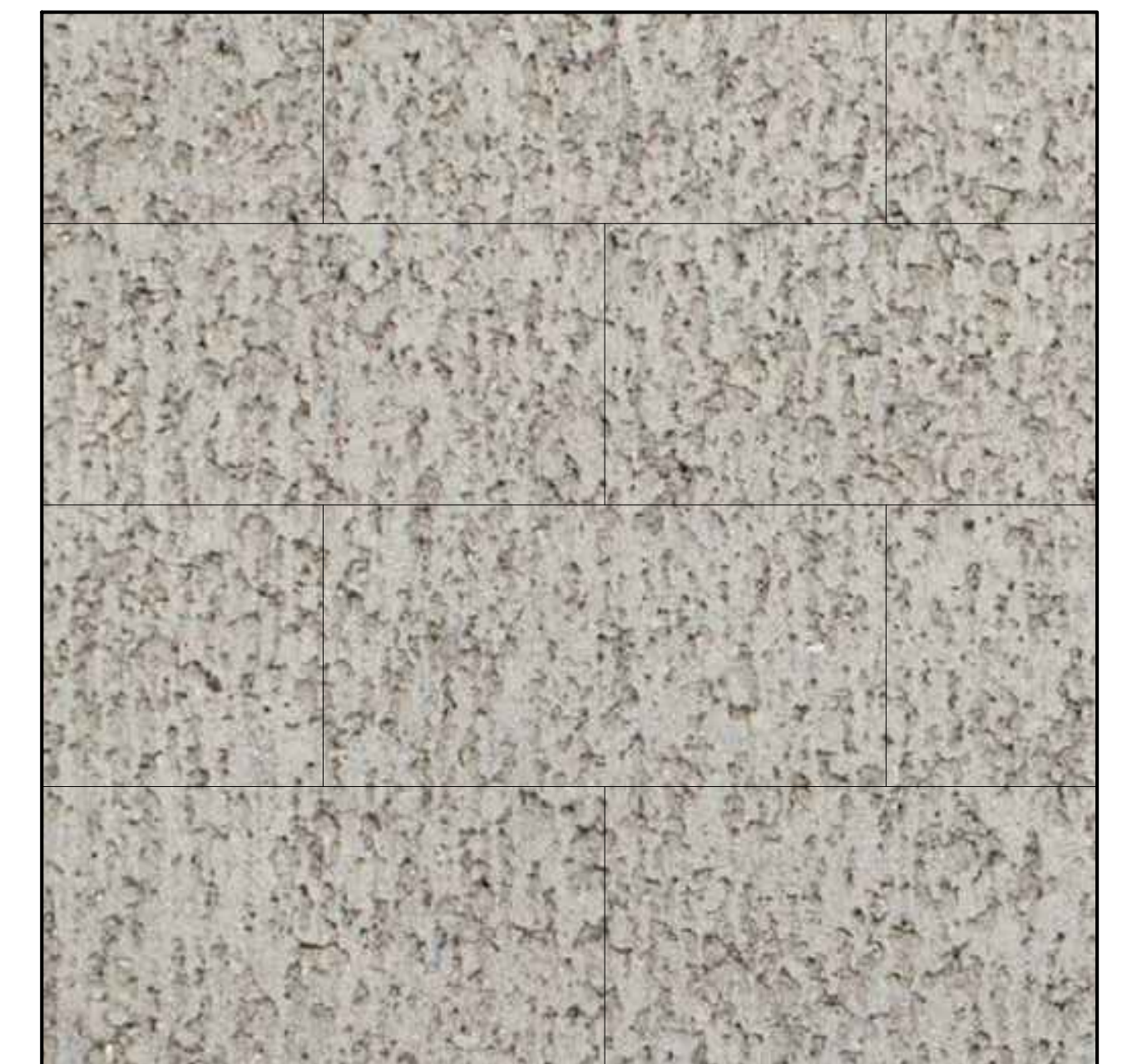
C5 VERTICAL METAL PANEL
DUNN EDWARDS
DE 5578-WASABI



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

TEMPLE CITY STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91731

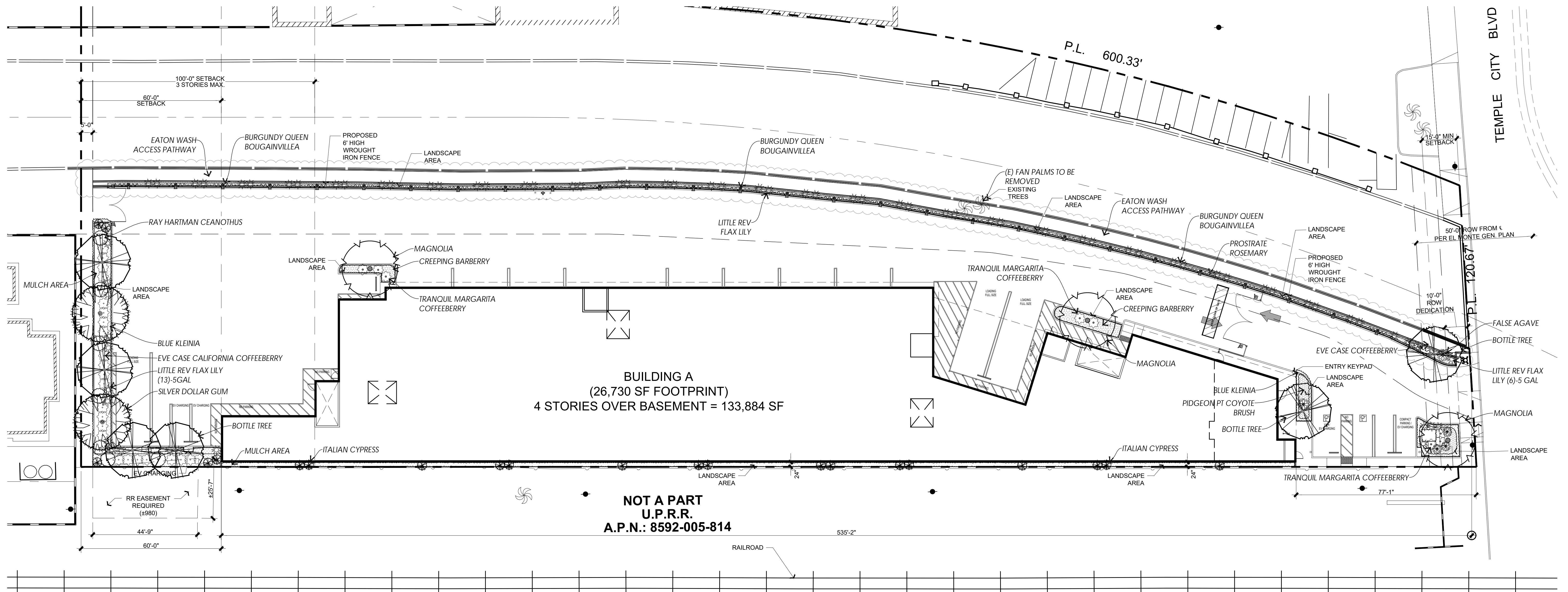
COLOR AND MATERIAL BOARD

2 A7.0

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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

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



BUILDING A
 (26,730 SF FOOTPRINT)
 4 STORIES OVER BASEMENT = 133,884 SF

NOT A PART
U.P.R.R.
A.P.N.: 8592-005-814

PLANTING LEGEND

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

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

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.

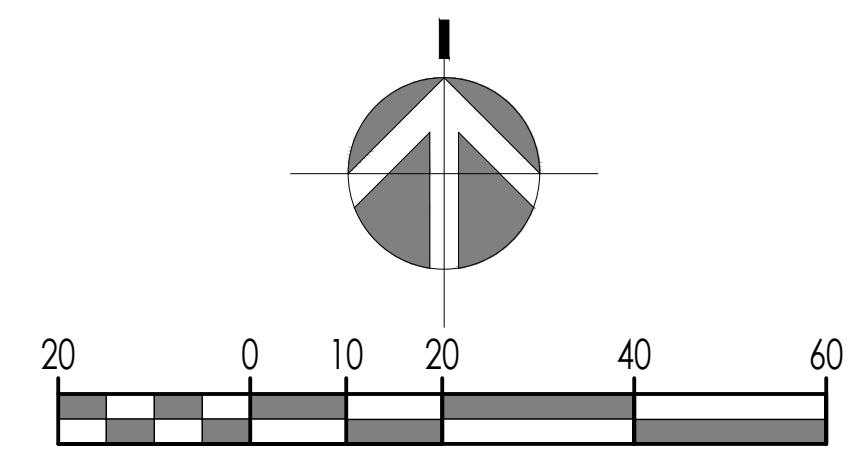
TREES							
SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE (H/W) (REG./RTG.)
	BRA POP	BRACHYCHITON POPULNEUS BOTTLE TREE	MEDIUM HT, GREEN FLOWERING	24'B	6		10x4' 40x30' AS PLANTED 20 YRS SAME 4-L
	CUP SEM	CUPRESSUS SEMPERVIRENS "GLAUCA" BLUE ITALIAN CYPRESS	TALL COLUMNAR DARK GRAY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

GROUND COVERS							
SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHT	MATURE (H/W) (REG./RTG.)
	BAC PIG	BACCHARIS P. "PIGEON POINT" DWARF COYOTE BRUSH	MASS - GREEN	1G @ 3' O.C.			1.5x6+ 4-L
	BER REP	BERBERIS AQUIFOLIUM VAR. REPENS CREEPING BARBERRY	MASS - DARK GREEN	5G	20		1-2x3+ 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' O.C.			12'x2' 4-L

LANDSCAPE CALCULATION TABLE		PROVIDED
LINEAL FOOTAGE OF FRONTAGE EXCLUDING DRIVEWAYS (AND WASH) = 31 LF (Required -1 tree per 35 lf)		2 TREE
NUMBER OF PARKING SPACES= 17 (Required -1 tree 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: *Dau...* 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 Signature: _____ DATE: _____



DMLA
 Landscape Architecture
 34032 Alcazar Dr., Dana Point, Ca 92629
 david@dmlaonline.com
 p/949)388-3369

EL MONTE SELF-STORAGE

4301 TEMPLE CITY BLVD, EL MONTE, CA 91713

CONCEPTUAL PLANTING

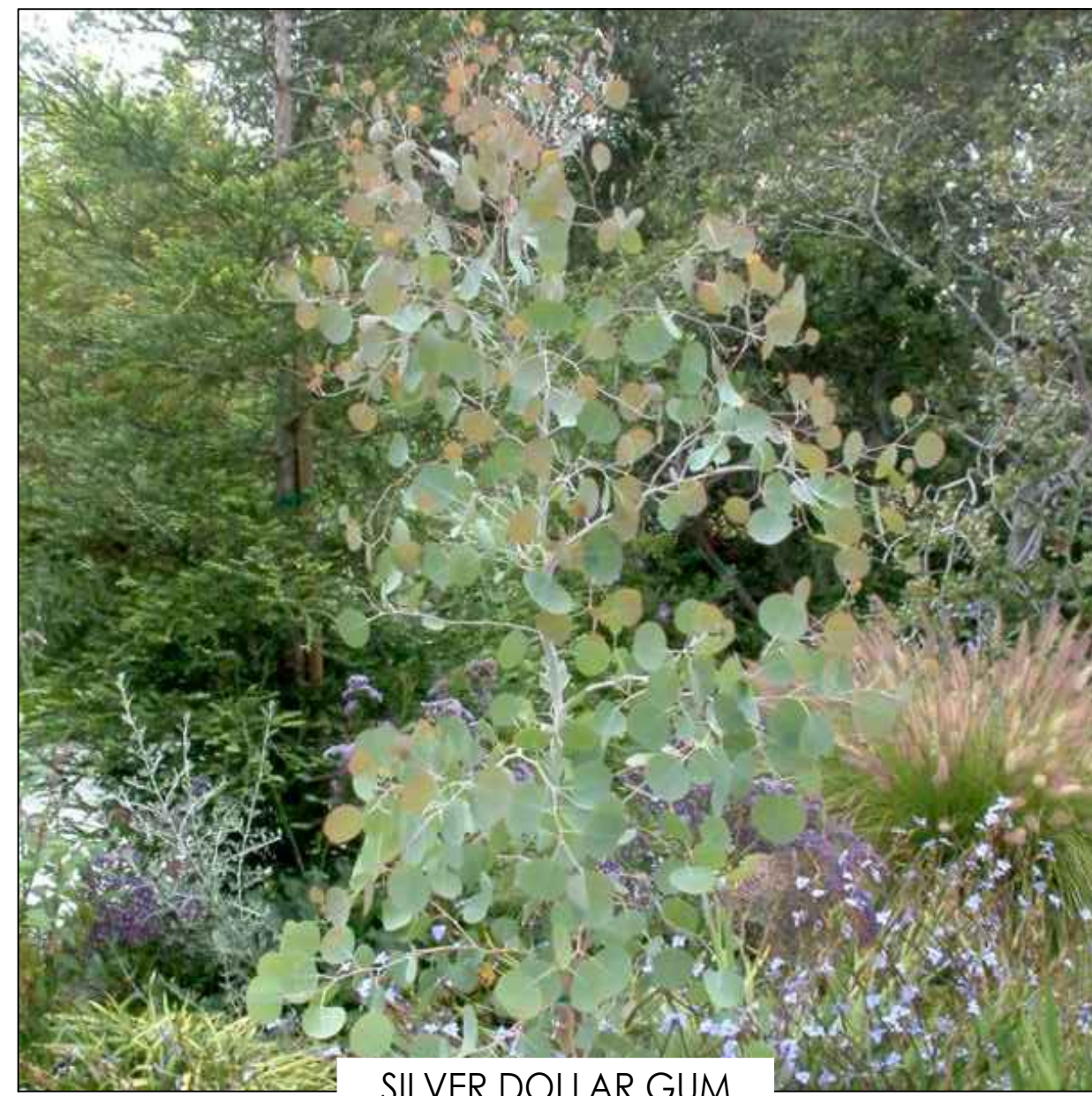
L1 JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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



SOUTHERN MAGNOLIA



SILVER DOLLAR GUM



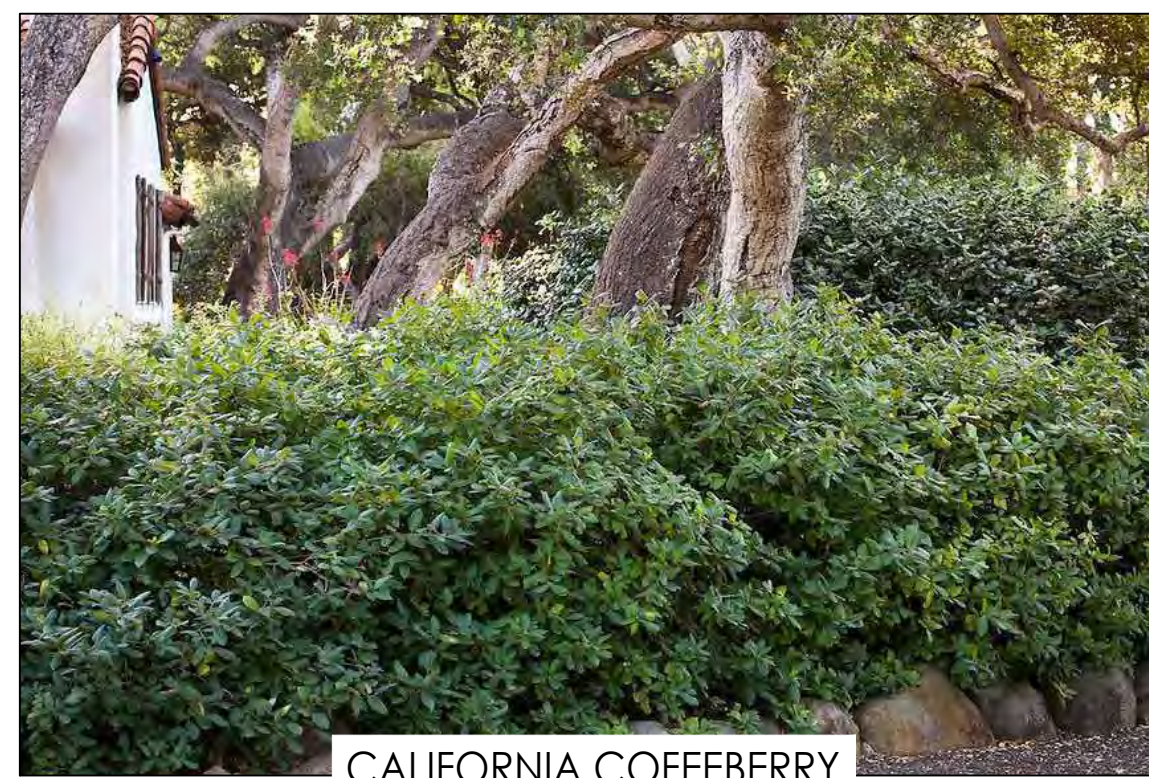
ITALIAN CYPRESS



BOTTLE TREE



COFEEBERRY
TRANQUIL MARGARITA



CALIFORNIA COFEEBERRY



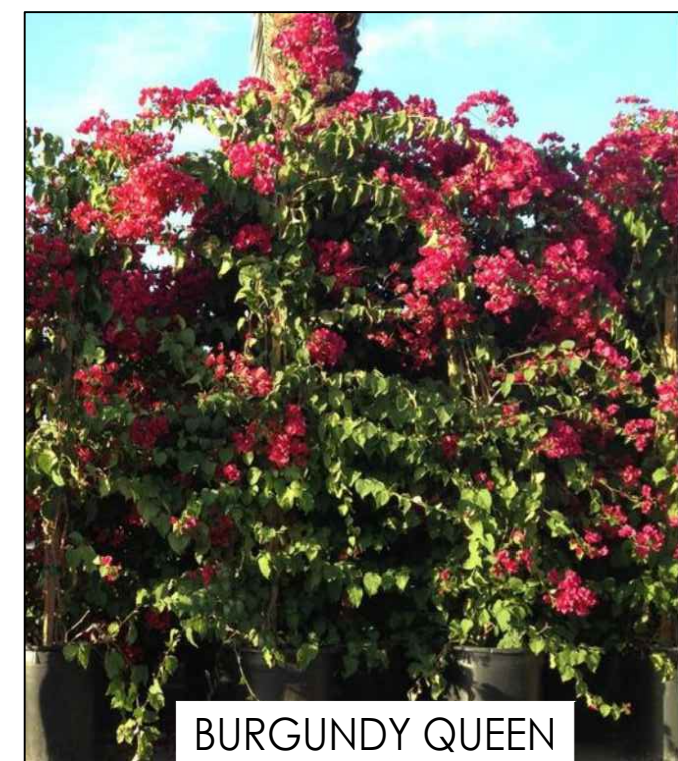
LITTLE REV DIANELLA



FALSE AGAVE



RAY HARTMAN CEANOTHUS



BURGUNDY QUEEN
BOUGAINVILLEA



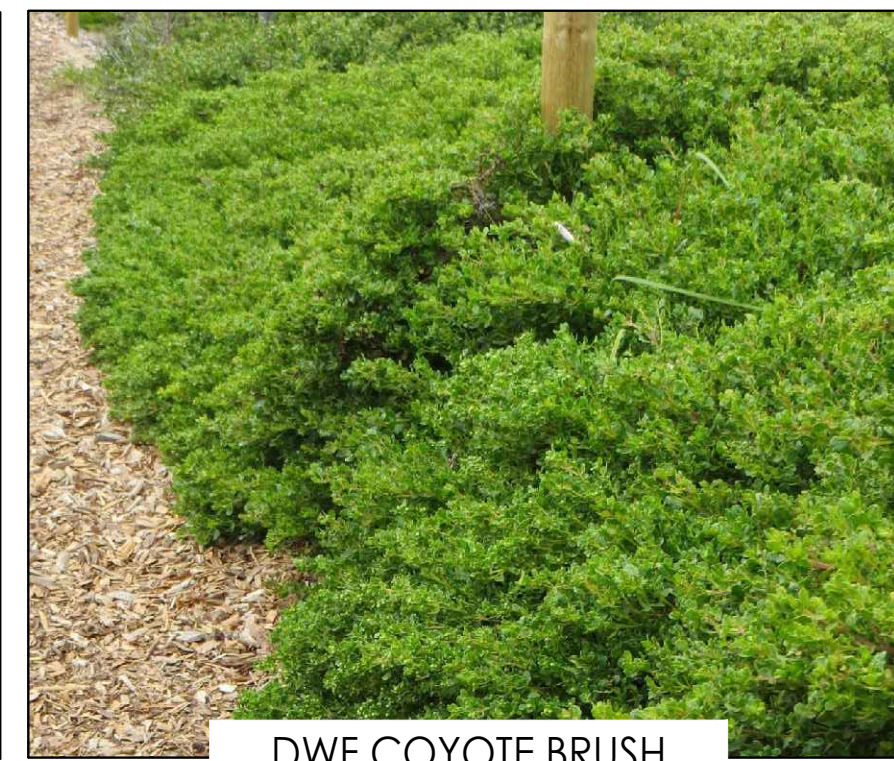
BLUE KLEINIA



PROSTRATE ROSEMARY



CREEPING BARBERRY



DWF COYOTE BRUSH

PLANTING LEGEND

TREES

SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHR	MATURE 120%1 H/W	MAINTAIN TO: H/W	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

SHRUBS

SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHR	MATURE H/W	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 LILY	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 COFEEBERRY	PLANT 15G SIZE IF AVAILABLE	5G	25		8'x5'	4-L
	FRA MAR	FRANGULA CALIFORNICA "TRANQUIL MARGARITA" TRANQUIL MARG. COFEEBERRY	PLANT 15G SIZE IF AVAILABLE	5G	8		3'x4'	4-L

GROUND COVERS

SYMBOL	KEY	BOTANICAL/COMMON NAME	REMARKS	SIZE	QTY.	DTL/SHR	MATURE H/W	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

VINES

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

EL MONTE SELF-STORAGE
4301 TEMPLE CITY BLVD, EL MONTE, CA 91713

PLANT PALETTE W/ PHOTOS

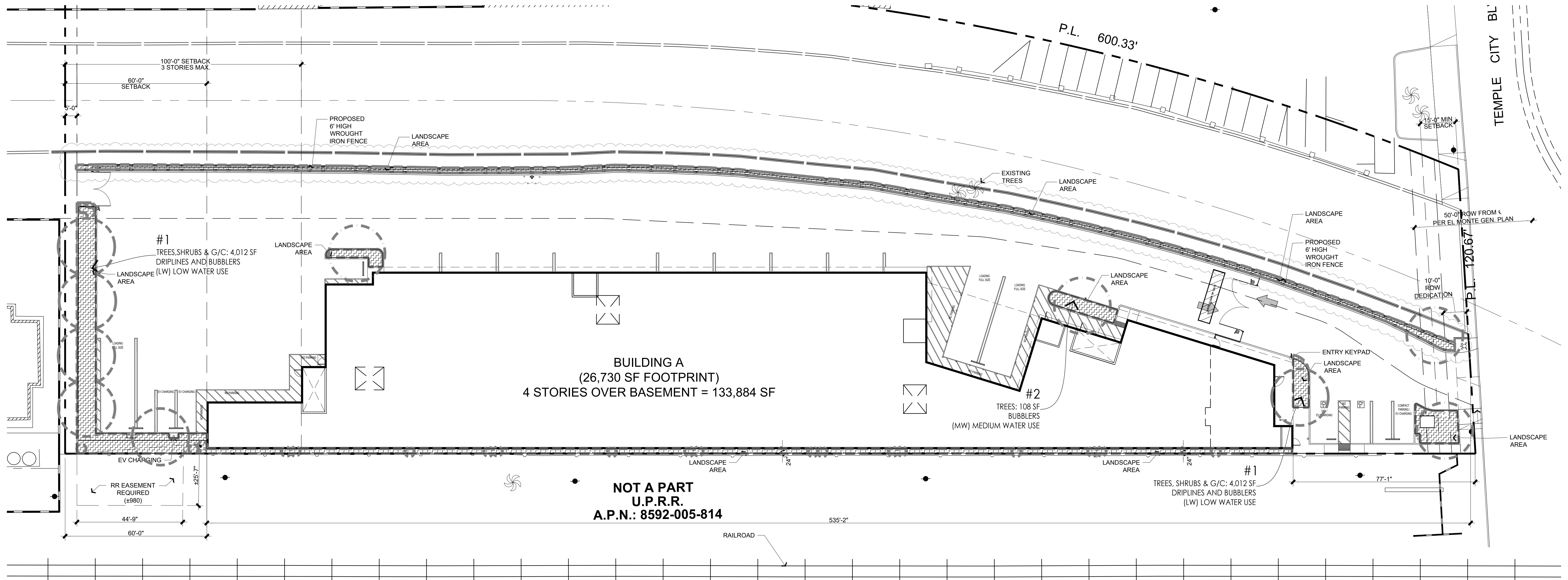


DMLA
Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com
pt(949)388-3369

ja
L2 **JORDAN**
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-104
SCALE: N.T.S.
DATE:



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 (ET_o) **50.2 (.62) = 31.12 - POTABLE**

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE) ²	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ³	
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) ⁴	57,697

Hydrozone #1 Planting Description
E.g.
1) front lawn
2) low water use plantings
3) medium water use planting

MAWA (Annual Gallons Allowed) = (ET_o) (0.82) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.82 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, and SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

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.

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

ETWU (Annual Gallons Required) = ET_o x 0.82 x ETAF x Area
where 0.82 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

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

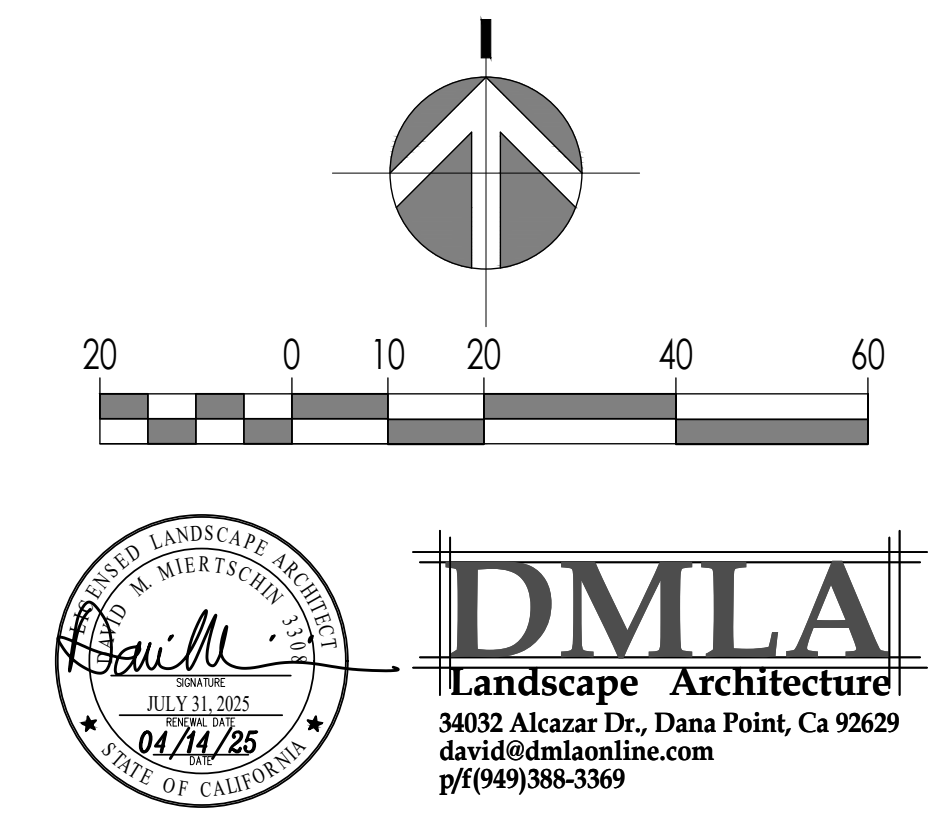
EL MONTE SELF-STORAGE CONCEPTUAL HYDROZONES

4301 TEMPLE CITY BLVD, EL MONTE, CA 91713

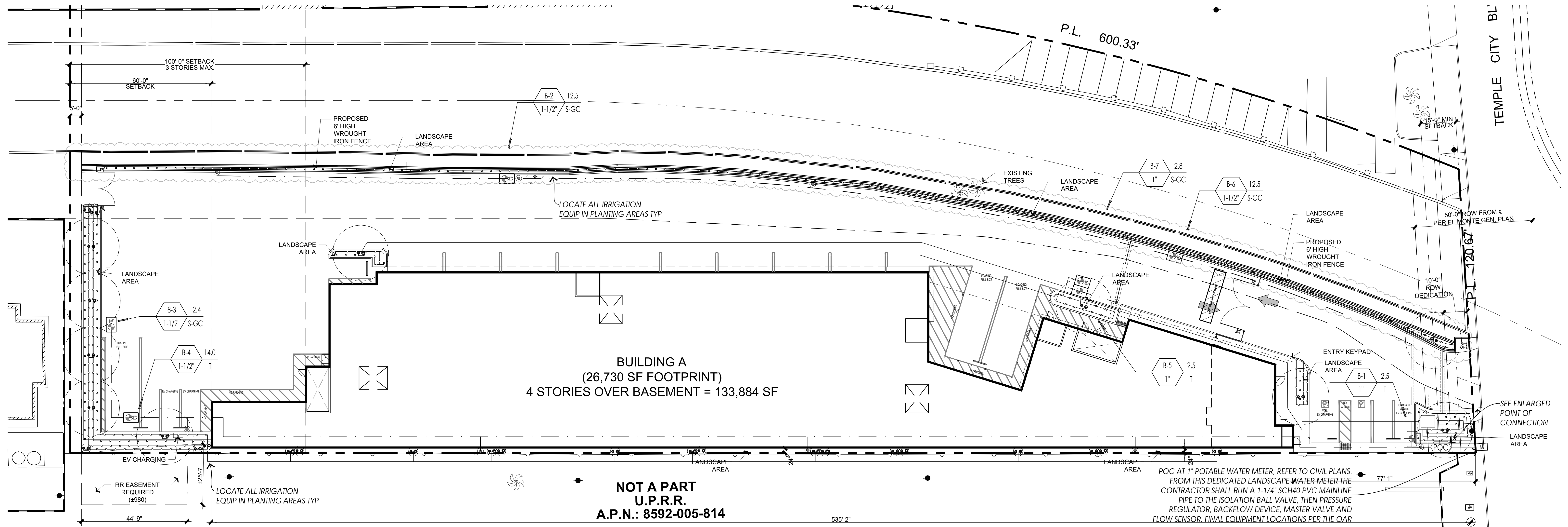
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

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

L3 JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



DMLA Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com
pf(949)388-3369



**NOT A PART
U.P.R.R.
A.P.N.: 8592-005-814**

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	REMARKS	DETAIL	SHT
M	3/4" WATER METER AND 1-1/4" SERVICE LINE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR			
R	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.			
B	NIBCO T-580A BALL VALVE (LINE SIZE)			
W	WILKENS #500XL PRESSURE REGULATOR (LINESIZE). INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 80PSI			
F	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			
⊕	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 TISOV 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	Q	T	DISCHARGE GPM	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.								

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

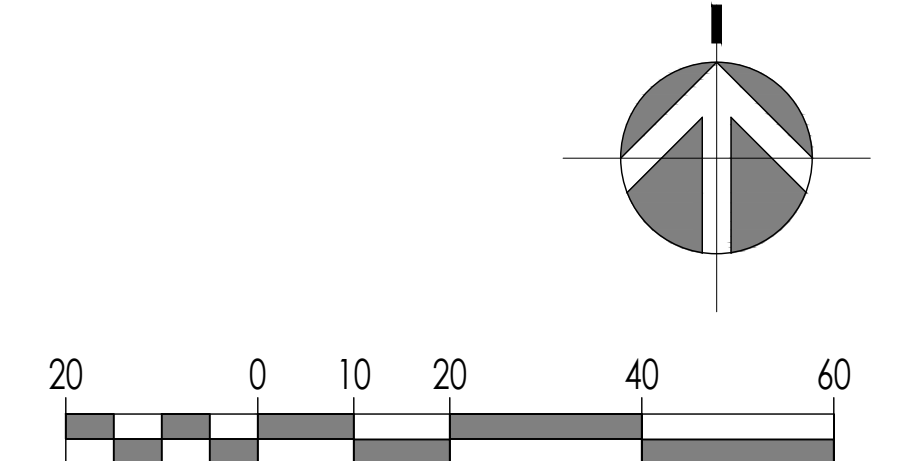
CONTRACTOR SHALL CHECK SOIL MOISTURE AT LEAST WEEKLY WITH MOISTURE PROBE. SAMPLE THE ROOT-BALL AND SURROUNDING SOIL. SOIL SHOULD BE MOIST THROUGH- OUT THE SOIL PROFILE. THE ROOTBALL MUST NOT BE ALLOWED TO DRY OUT OR BE ALLOWED TO SIT IN STANDING WATER- EVER. ADJUST WATERING SCHEDULE BASED UPON RESULTS

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.



DMLA
Landscape Architecture
34032 Alcazar Dr., Dana Point, Ca 92629
david@dmlaonline.com
pjt(949)388-3369

J.A.
L4 JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

EL MONTE SELF-STORAGE
4301 TEMPLE CITY BLVD, EL MONTE, CA 91713

CONCEPTUAL IRRIGATION

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-104
SCALE: 1" = 20'
DATE: [RText] [RText]

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 TO 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 IS 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 THROTTLER 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 MAINTENANCE 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 COMPLETELY RESPONSIBLE FOR OPERATING THE IRRIGATION SYSTEMS, WITH THE DUTIES OF ADJUSTING CONTROLLERS, OBSERVING THE EFFECTIVENESS OF THE IRRIGATION SYSTEM, 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 TENSIO METER 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 FOLLAGE 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 SYSTEM 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)

EL MONTE SELF-STORAGE
4301 TEMPLE CITY BLVD, EL MONTE, CA 91713

ADDITIONAL NOTES

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-104
SCALE: NTS
DATE:



CITY OF EL MONTE

DEPARTMENT OF PUBLIC WORKS AND ENGINEERING DIVISION

TEMPLE CITY BOULEVARD

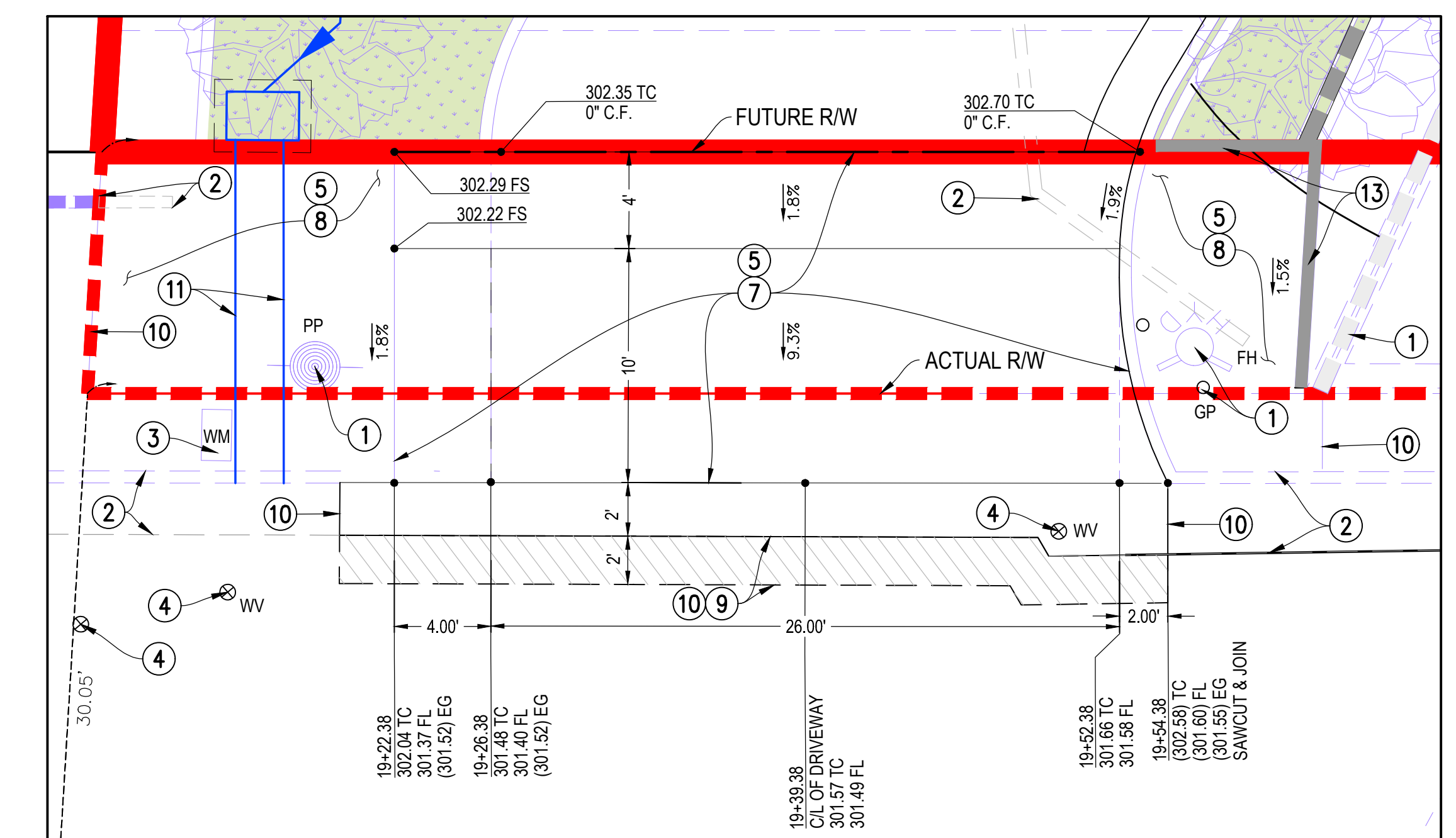
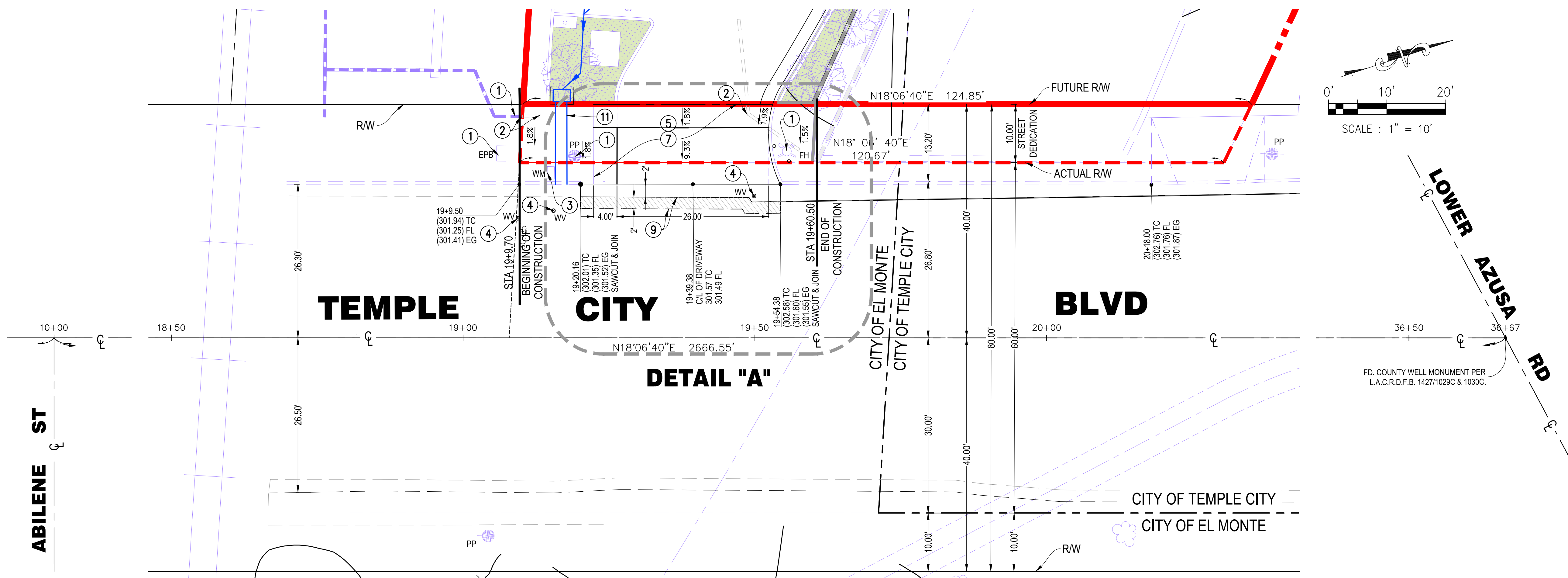
STREET IMPROVEMENTS PLAN



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 6" 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
- - - CHAIN LINK FENCE
- - - GAS
- - - SEWER
- - - STORM DRAIN
- - - WATER
- - - EXISTING
- - - 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 | PE = PEDESTAL |
| CLF = CHAIN LINK FENCE | PL = PROPERTY 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 | WF = 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:

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

BM NUMBER MG854A

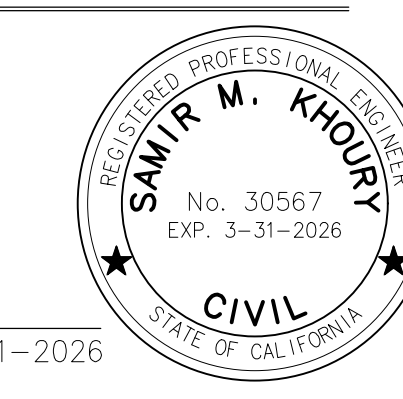
ELEVATION: 302.412'

REVISIONS

NO	DESCRIPTION	BY	APPROVED	DATE

PLANS PREPARED UNDER THE SUPERVISION OF:

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



CIVIL ENGINEERING & LAND SURVEYING
COORY ENGINEERING
TEL: (714) 202-8700 FAX: (714) 202-8701
1718 N. NEVILLE STREET, ORANGE, CA 92665

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

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

P:\DWG\98-103 El Monte\DWG\Street Plan\98-103 Detail Street Improvement Plan 04.03.2025.dwg 4:44:25 12/24/25 PM Dtran