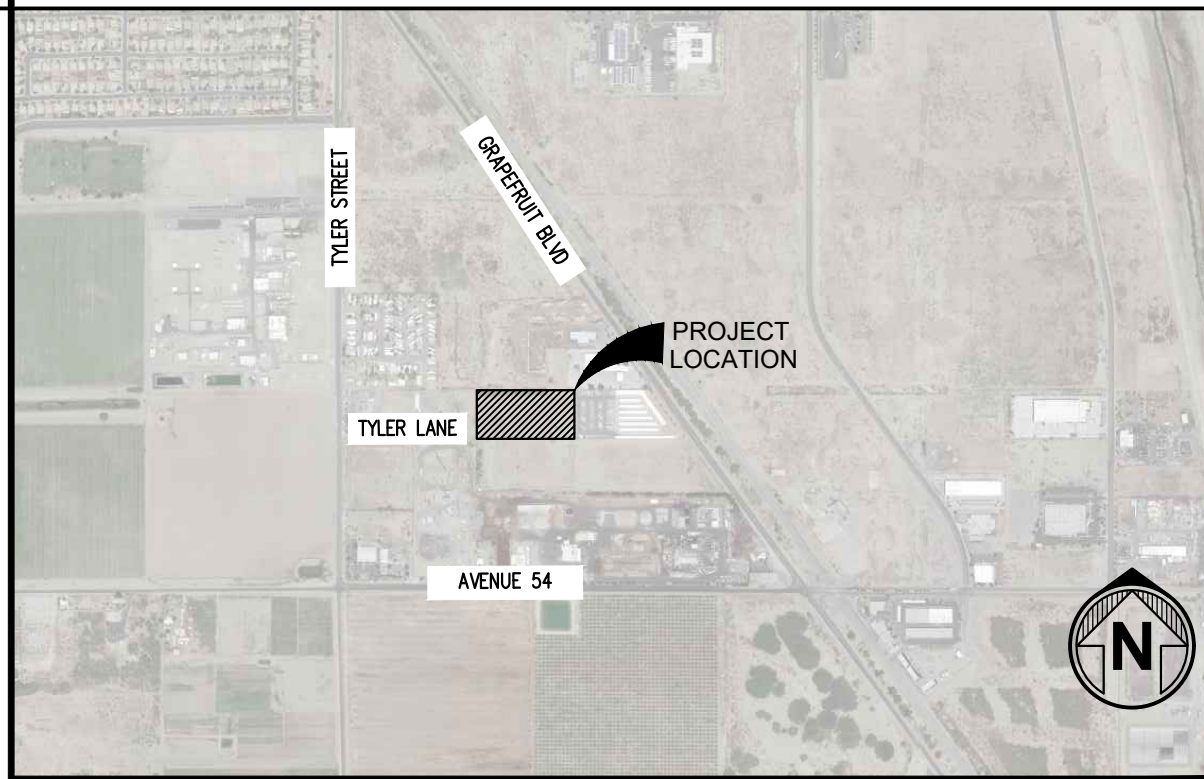


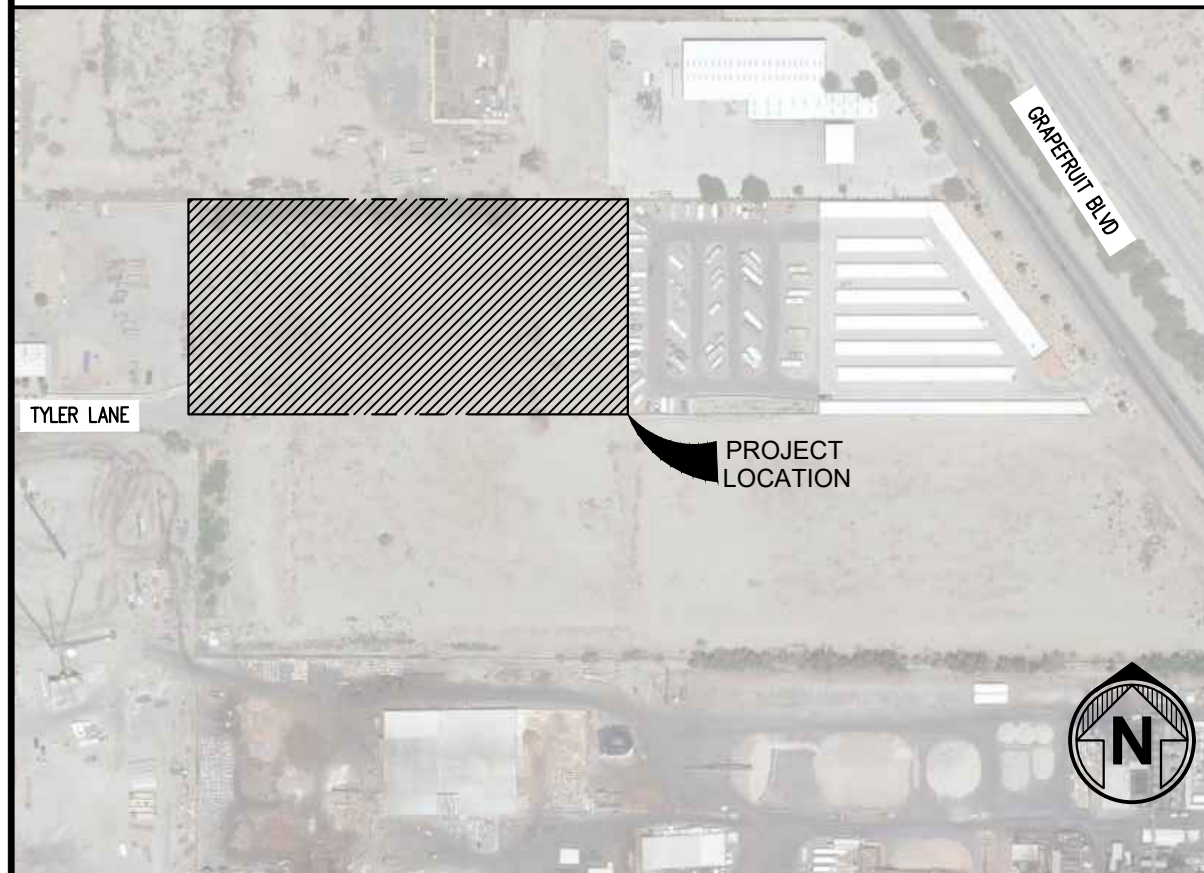
GENERAL NOTES

- REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.
- THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK. SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.
- GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).
- ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INsofar AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.
- THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSENGERS OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION, CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.
- EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INsofar AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.
- INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE, FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.
- OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN.. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS, PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES; MATCH ADJACENT EXISTING WORK.

VICINITY MAP



REFERENCE SITE PLAN



INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY.
SITE PLAN FROM GOOGLE MAP 2022

SCOPE AND CODE

SCOPE OF WORK SUMMARY:

THE PROJECT SHALL CONSIST OF A +/- 4.8-ACRE EXPANSION TO AN EXISTING SELF-STORAGE FACILITY TO INCLUDE PAVED CIRCULATION DRIVE, DRIVE UP STORAGE UNITS (BUILDING 1-7) AND LEASING OFFICE TOTALING APPROXIMATELY 34,827 SF. 60 UNCOVERED RV PARKING STALLS SHOWN IN PLACE OF FUTURE DEVELOPMENT BUILDINGS 8-11, AND RV CANOPY 1-4 SHOWN IN UNDEVELOPED AREA TO THE EAST OF THE PARCEL TO BE FOR FUTURE DEVELOPMENT.

DESIGN CODES

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 SAN BERNARDINO COUNTY FIRE CODE (SFC)
- 2012 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
- 2022 CALIFORNIA GREEN BUILDERS STANDARDS CODE (CGBC)

EXPANSION SUNRIDGE SELF-STORAGE

86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

EXHIBIT C



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**SUNRIDGE SELF-STORAGE
EXPANSION**
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

PROJECT TEAM

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PROJECT DATA

SITE DATA:

APN NUMBER: 763-141-018
PROPERTY ZONING: M-S (MANUFACTURING SERVICE)
OCCUPANCY TYPES: S-I, B
BUILDING CONSTRUCTION TYPE: II-B, FULLY SPRINKLERED
BUILDINGS AREA: 97,706 SF
TOTAL SITE AREA: ±4.8 AC (211,130 SF)
PROPOSED USE: SELF-STORAGE FACILITY

SELF-STORAGE BUILDING AREA (GROSS):

PHASE I :	
LEASING OFFICE:	900 SF
BUILDING 1:	9,900 SF
BUILDING 2:	950 SF
BUILDING 3:	2,227 SF
BUILDING 4:	8,400 SF
BUILDING 5:	3,000 SF
BUILDING 6:	3,000 SF
BUILDING 7:	6,450 SF
TOTAL GROSS BUILDING AREA:	34,827 SF
FUTURE EXPANSION PHASE II :	
BUILDING 8:	6,450 SF
BUILDING 9:	6,450 SF
BUILDING 10:	6,450 SF
BUILDING 11:	6,450 SF
RV CANOPY 1:	8,453 SF
RV CANOPY 2:	13,150 SF
RV CANOPY 3:	7,530 SF
RV CANOPY 4:	8,046 SF
TOTAL FUTURE EXPANSION:	62,979 SF

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L1.1 IRRIGATION PLAN B
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CODE SUMMARY (MINI-STORAGE/RV STORAGE - CUP REQUIRED IN M-S)

ITEM	CODE (REQUIRED)	PROPOSED
SETBACKS:		
FRONT:	0'-0"	0'-0"
INTERIOR SIDE:	0'-0"	0'-0"
REAR:	0'-0"	0'-0"
MAX HEIGHT:	50'-0"	±10'-0", ±12'-0" (BLDG. 4) ±16'-0" (LEASING OFFICE)

PARKING REQUIREMENTS & CALCULATIONS:

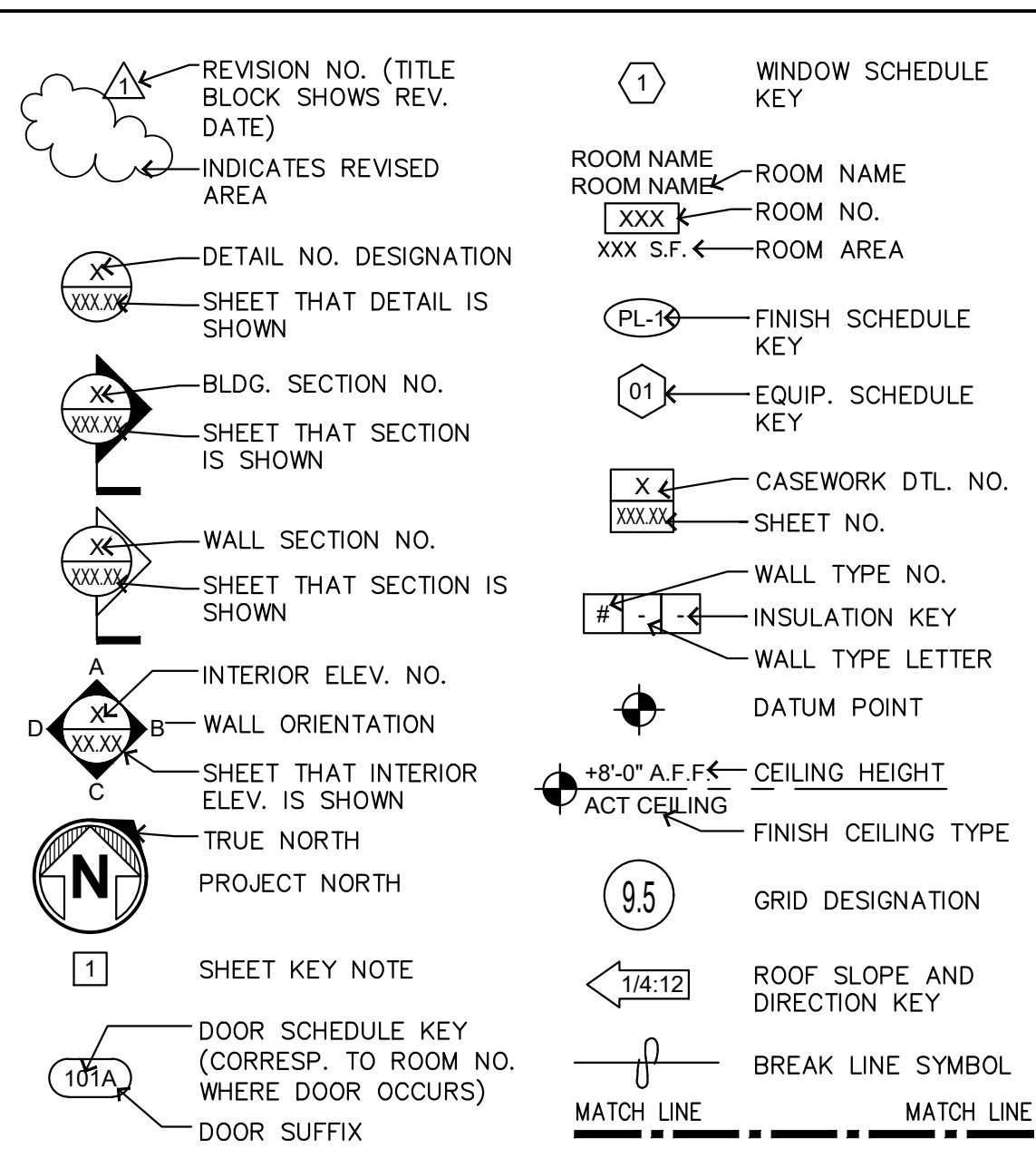
PARKING:	REQUIRED:	PROVIDED:
-LEASING OFFICE (B)	1 PER 400 SF 3 SPACES	5 SPACES
-STORAGE PARKING (S-1)	N/A	0 SPACES*
-ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
- RV PARKING STALLS:	N/A	60 SPACES
TOTAL PARKING:	3 SPACES	65 SPACES
- LOADING STALLS:	4 TYPE C+ 1 TYPE C/ ADDITIONAL 50,000 SF = 5 TYPE C	0 SPACES*
- LANDSCAPING:	5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING	10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

ABBREVIATIONS

A.B.E. AVG. BUILDING ELEVATION	ENCL ENCLOSURE	M.B.S. METAL BUILDING SUPPLIER	REIN REINFORCING
A.C. AIR CONDITIONER	EQ EQUAL	REQ'D REQUIRED	R.F. RUBBER FLOORING
ACOUST ACOUSTICAL	EXH EXHAUST	R.F. MECHANICAL	R.O. ROUGH OPENING
ADJ ADJUSTABLE, ADJACENT	EXIST EXISTING	MEZZ MEZZANINE	SCHED SCHEDULE
ADMIN ADMINISTRATION	EXP EXPANSION	MFG MANUFACTURING	S.C. SOLID CORE
A.F.F. ABOVE FINISH FLOOR	EXT EXTERIOR	MFR MANUFACTURER	S.G. SAFETY GLASS
ALUM ALUMINUM	F.C.I.C. FURNISH BY CONTRACTOR	M.H. MANHOLE	SHT SHEET
ANOD ANODIZED	F.D. FLOOR DRAIN	M.I. MINIMUM	SIM SIMILAR
ANSI AMERICAN NAT'L STDS INST.	FDN FOUNDATION	MISC MISCELLANEOUS	SPEC'D SPECIFIED
APPROX APPROXIMATE	F.F. FINISH FLOOR	M.O. MASONRY OPENING	SQ SQUARE
ASR AUTOMATIC SPRINKLER RISER	FHS FLAT HEAD SCREW	M.R. MOISTURE RESISTANT	S.S. SERVICE SINK, SANITARY SEWER
AVG AVERAGE	F.I.O. FURNISHED & INSTALLED	M.U. MULLION	SST STAINLESS STEEL
BD BOARD	F.O.I.C. FURNISHED BY OWNER	MTG MOUNTED	STD STANDARD
BLDG BUILDING	F.O.I.C. FURNISHED BY OWNER	MTG MOUNTING	STL STRUCTURE, STRUCTURAL
BLK BLOCK	FPFH FROST PROOF HOSE BIBB	N.I.S. NOT IN CONTRACT	SUSP SUSPENDED
BLK'G BLOCKING	FRP FIBER REINFORCED PANEL(S)	NOM NOMINAL	SYS SYSTEM
BM BEAM	FTG FOOTING	N.T.S. NOT TO SCALE	T TREAD, TOP
B.C. BOTTOM OF	GA GAUGE	O/C ON CENTER	T&B TOP & BOTTOM
BOT BOTTOM	GALV GALVANIZED	O.C. ON CENTER	TEL TELEPHONE
CB CATCH BASIN	G.I. GALVANIZED IRON	O.H. OVERHEAD	TEMP TEMPERED
CI CAST IRON	GLP GYPSUM LATH & PLASTER	OP'G OPENING	T&G TONGUE & GROOVE
C.I.A. CAST IN PLACE	GWB GYPSUM WALLBOARD	OPP OPPOSITE	T.C. TEMPERED GLASS
C.J. CONTROL JOINT	H.B. HOSE BIBB	PTN PARTITION	T.O. TOP OF
CL CENTER LINE	H.M. HOLLOW METAL	PERP PERPENDICULAR	UTL UTILITY
CLG CEILING	HORIZ HORIZONTAL	PL PLATE, PROPERTY LINE	U.N. UNLESS OTHERWISE NOTED
CMU CONCRETE MASONRY UNIT	HT HEIGHT	P-LAM PLASTIC LAMINATE	VCT VINYL COMPOSITION TILE
COL COLUMN	HTR HEATER	PLYWD PLYWOOD	VERT VERTICAL
CONC CONCRETE	INSUL INSULATION	PLBG PLUMBING	W/ WITH
CONT CONTINUOUS	JT/JTS JOINT, JOINTS	PNL PANEL, PANELING	W/O WITHOUT
CONSTR CONSTRUCTION	L LONG, LENGTH	PR PAIR	WD WOOD
CONTR CONTRACTOR	LAM LAMINATE, LAMINATED	PROJ PROJECT	WV WINDOW
CPT CARPET	L.F. LINEAR FOOT, LINEAL FOOT	PRV PRESSURE REDUCING VALVE	W-MAT WALK OFF MAT
C.T. CERAMIC TILE	LQ LIQUID	PT POINT	W.P. WATERPROOF
DBL DOUBLE	LT.WT. LIGHT WEIGHT	Q.T. QUARRY TILE	W.R. WATER RESISTANT
DTL DETAIL	LVL LEVEL	QTR QUARTER	WT WEIGHT
D.F. DRINKING FOUNTAIN	MAS MASONRY	R RADIUS	WWM WELDED WIRE MESH
D.S. DOWNSPOUT	MAX MAXIMUM	R.D. ROOF DRAIN	WWF WELDED WIRE FABRIC
DWG DRAWING		R.L. RAIN LEADER	Y.D. YARD DRAIN
E.A. EACH		REC'D RECEIVED	
ELEV ELEVATION, ELEVATOR		REF REFERENCE	
ELEC ELECTRICAL			

LEGEND OF SYMBOLS



DEFERRED SUBMITTALS

- THE FIRE PROTECTION/FIRE SPRINKLERS/FIRE ALARM: THE FIRE PROTECTION, FIRE SPRINKLERS & FIRE ALARM WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLIES WITH ALL CODES, REGULATIONS AND REQUIREMENTS.
- THE GC'S FIRE PROTECTION AND FIRE SPRINKLER SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.
- THE GC WILL BE RESPONSIBLE FOR APPLYING AND SECURING ALL NECESSARY PERMITS FOR A NFPA-13 FIRE SPRINKLER SYSTEM.

REVISIONS		
NO.	DATE	BY
△	06/08/23	CUP SUBMIT.
△	09/13/23	CUP RESUBMIT.
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ISSUE DATES

DESIGN APPROVAL:

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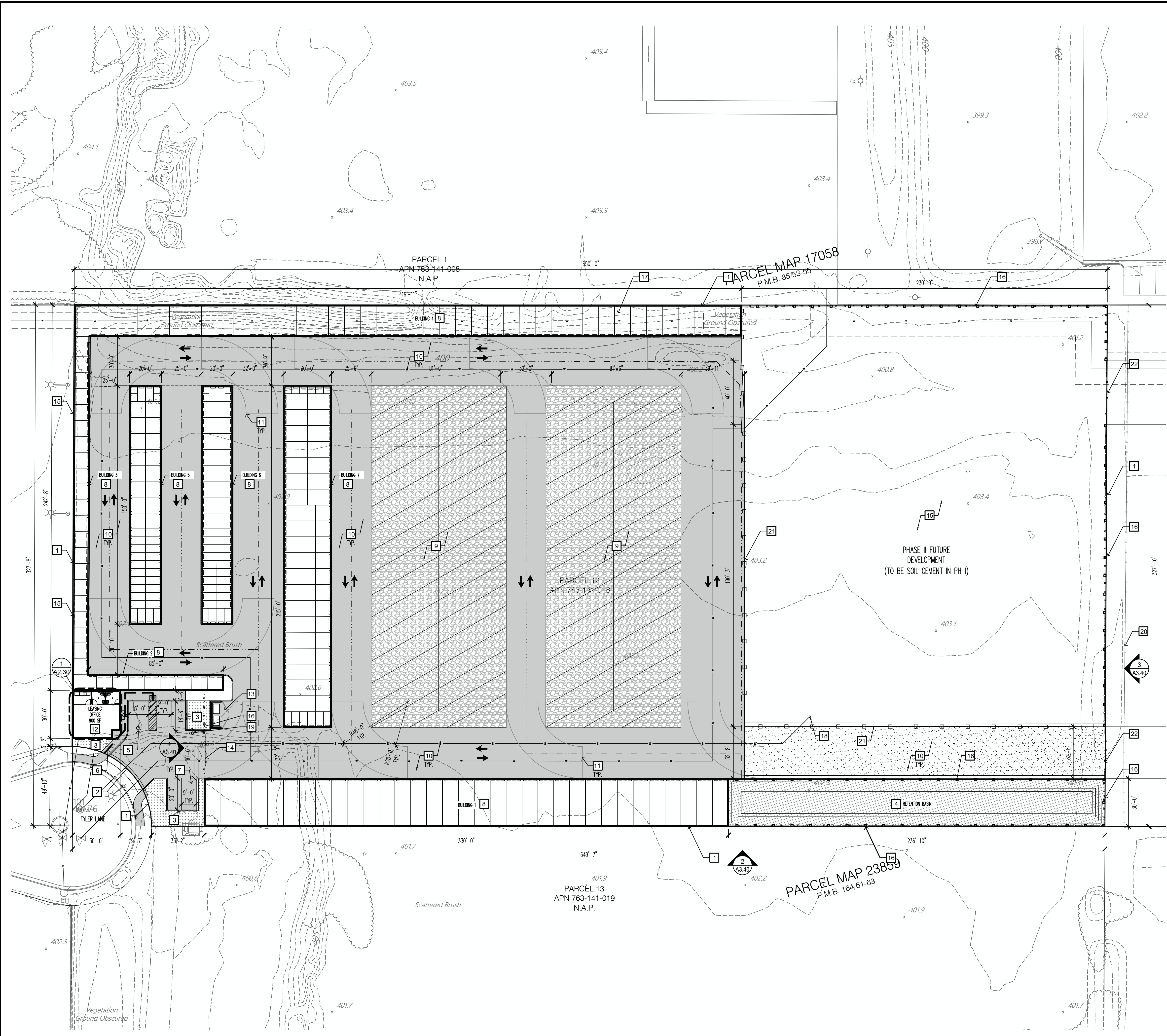
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CONTRACT DOCS:

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CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

COVER SHEET

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- ### KEY NOTES
- 1 PROPERTY LINE
 - 2 PROPOSED SITE ENTRY
 - 3 PROPOSED LANDSCAPING
 - 4 RETENTION BASIN (COUNTED TOWARDS LANDSCAPING)
 - 5 PROPOSED ADA PARKING STALL (15'x20') WITH ADA ACCESS AISLE (5'x20')
 - 6 PROPOSED PATH OF TRAVEL
 - 7 PROPOSED STANDARD PARKING STALL (9'x20')
 - 8 PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING
 - 9 PROPOSED TEMPORARY UNCOVERED RV PARKING STALLS
 - 10 TWO WAY DRIVE/FIRE LANE (20' MIN WIDTH)
 - 11 TURNING RADIUS FOR FIRE APPARATUS ACCESS (48' MIN EXTERIOR TURNING RADIUS)
 - 12 PROPOSED LEASING OFFICE
 - 13 PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE.
 - 14 ENTRY SLIDING GATE PER DETAIL 3/A1.21
 - 15 FUTURE PHASE II DEVELOPMENT (TO BE SOIL CEMENT IN PHASE I)
 - 16 6" WROUGHT IRON FENCE PER DETAIL 7/A1.21
 - 17 (E) EASEMENT, REFER TO PROVIDED TITLE REPORT
 - 18 PROPOSED RV DUMP STATION
 - 19 GATE KEYPAD, PER DETAIL 5/A1.21
 - 20 EXISTING CHAIN LINK FENCING TO BE REMOVED AND RELOCATED
 - 21 RELOCATED CHAIN LINK FENCE
 - 22 WROUGHT IRON ACCESS SLIDING GATE TO ADJACENT STORAGE FACILITY, SEE DETAIL 3/A1.21.

SITE & PROJECT DATA

SITE DATA:
 APN NUMBER: 763-141-018
 PROPERTY ZONING: M-S (MANUFACTURING SERVICE)
 OCCUPANCY TYPES: S-1, B
 BUILDING CONSTRUCTION TYPE: II-B, FULLY SPRINKLERED
 BUILDINGS AREA: 97,706 SF
 TOTAL SITE AREA: ±4.8 AC (211,130 SF)
 PROPOSED USE: SELF-STORAGE FACILITY

SELF-STORAGE BUILDING AREA (GROSS):

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BUILDING 7:	6,450 SF
TOTAL GROSS BUILDING AREA:	34,827 SF

FUTURE EXPANSION PHASE II :

BUILDING 8:	6,450 SF
BUILDING 9:	6,450 SF
BUILDING 10:	6,450 SF
BUILDING 11:	6,450 SF
RV CANOPY 1:	8,453 SF
RV CANOPY 2:	13,150 SF
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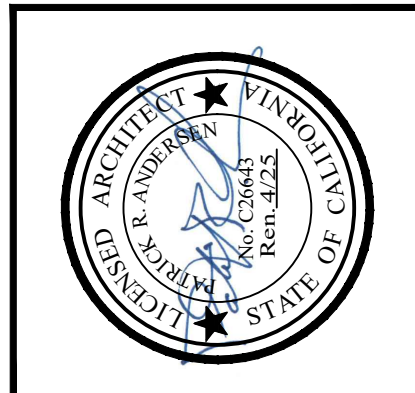
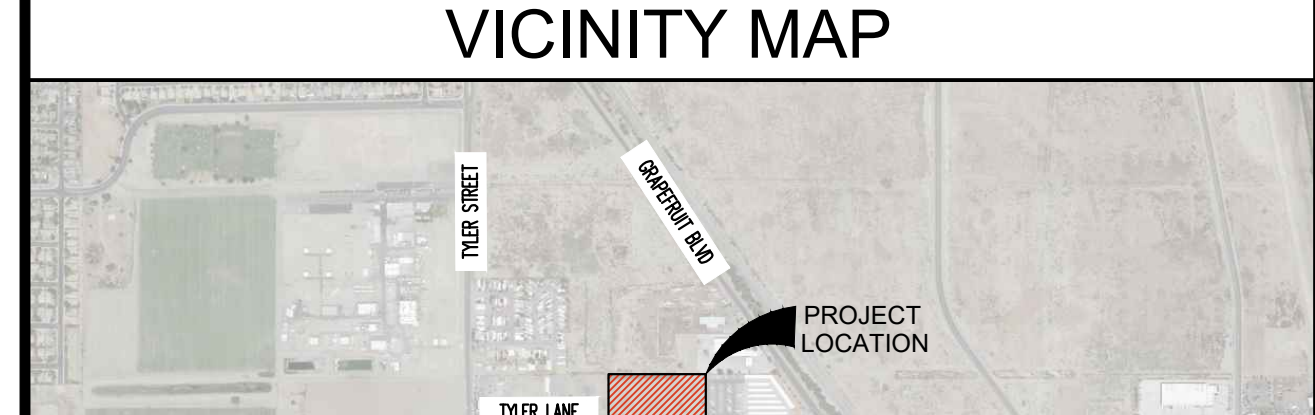
PARKING REQUIREMENTS & CALCULATIONS:

PARKING:	REQUIRED:	PROVIDED:
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- RV PARKING STALLS:	N/A	60 SPACES
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- LOADING STALLS:	4 TYPE C+ 1 TYPE C/ ADDITIONAL 50,000 SF = 5 TYPE C	0 SPACES*
- LANDSCAPING:	5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING	10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

OCCUPANT LOAD SUMMARY (PER CBC TABLE 1004.1.2):
 BUILDING 1-7 (S-1) OCC, 33,827 SF/500 = 68 OCC.
 LEASING OFFICE (B) OCC, 900 SF/150 = 6 OCC.
 PH I TOTAL OCCUPANT LOAD: 74 OCC.

- ### SITE PLAN NOTES
- A. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
 - B. THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.
 - C. EXTERIOR BUILDING LIGHTS SHOWN ON ELEVATION SHEETS, AND ADDITIONAL LIGHTING CONFIGURATION DONE BY ELECTRICAL ENGINEER.



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REVISIONS

NO.	DATE	BY
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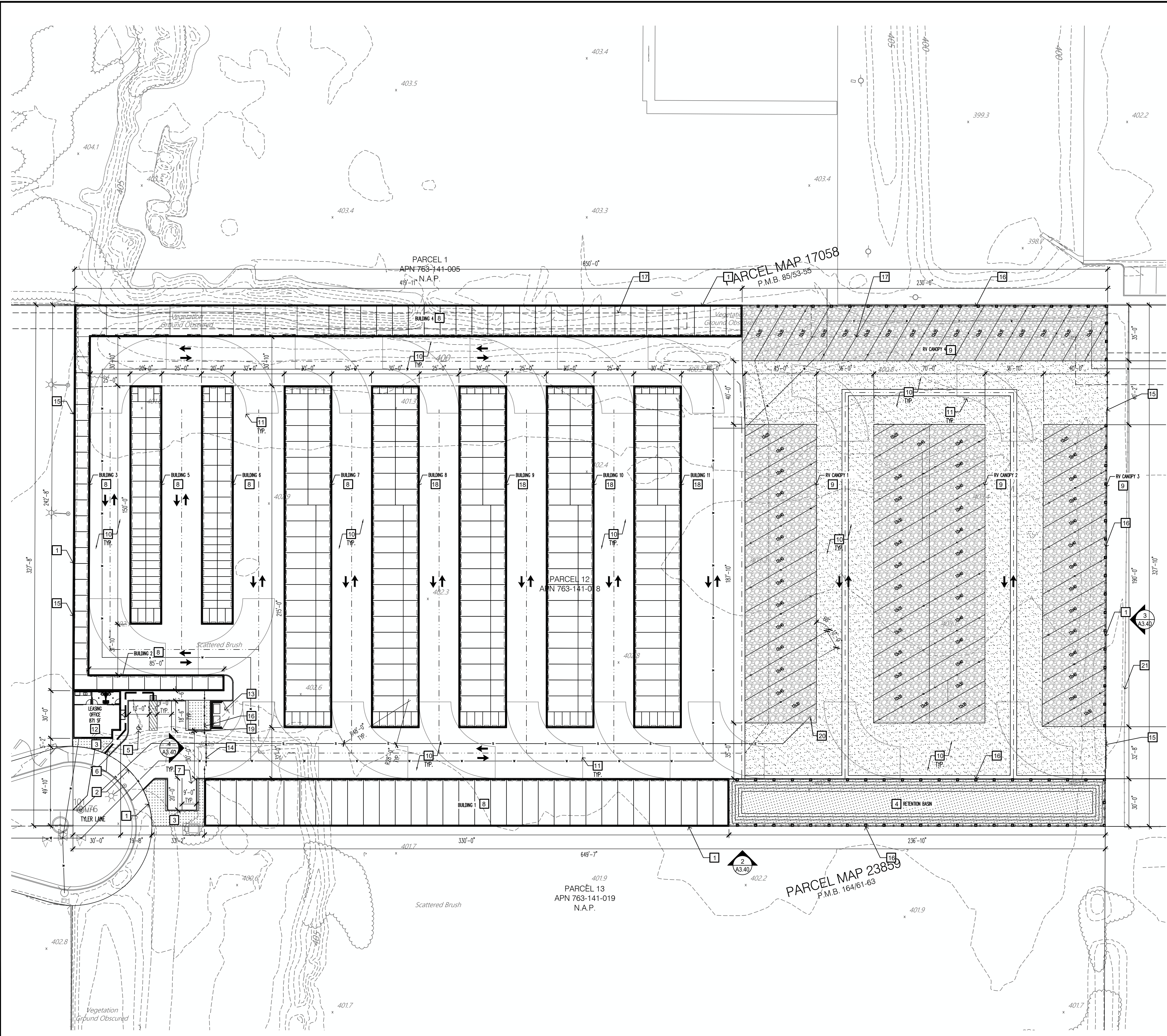
ISSUE DATES

DESIGN APPROVAL:
 PERMIT SUBMITTAL:
 PERMIT RECEIVED:
 BID DOCS:
 CONSTR. DOCS:

24"x36" SCALE: AS NOTED

PLOT DATE:	2023-10-04
CAD FILE:	22-036_xSP
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

PHASE I
 SITE PLAN
A1.10



- ### KEY NOTES
- | | |
|---|--|
| 1 PROPERTY LINE | 12 PHASE I - PROPOSED LEASING OFFICE |
| 2 PHASE I - PROPOSED SITE ENTRY | 13 PHASE I - PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE. |
| 3 PHASE I - PROPOSED LANDSCAPING | 14 PHASE I - ENTRY SLIDING GATE PER DETAIL 3/A1.21 |
| 4 PHASE I - RETENTION BASIN (COUNTED TOWARDS LANDSCAPING) | 15 PHASE I - WROUGHT IRON ACCESS SLIDING GATE TO ADJACENT STORAGE FACILITY. SEE DETAIL 3/A1.21. |
| 5 PHASE I - PROPOSED ADA PARKING STALL (13'X20') WITH ADA ACCESS AISLE (5'X20') | 16 PHASE I - 6" WROUGHT IRON FENCE PER DETAIL 7/A1.21 |
| 6 PHASE I - PROPOSED PATH OF TRAVEL | 17 (E) EASEMENT. REFER TO PROVIDED TITLE REPORT |
| 7 PHASE I - PROPOSED STANDARD PARKING STALL (9'X20') | 18 PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING |
| 8 PHASE I - SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING | 19 GATE KEYPAD. PER DETAIL 5/A1.21 |
| 9 PROPOSED COVERED RV PARKING STALLS WITH CHARGING STATIONS | 20 PHASE I - PROPOSED RV DUMP STATION AREA |
| 10 TWO WAY DRIVE/FIRE LANE (20' MIN WIDTH) | 21 PHASE I - EXISTING CHAIN LINK FENCE TO BE REMOVED AND RELOCATED (TO BE DEMOLISHED AT COMMENCEMENT OF PH II) |
| 11 TURNING RADIUS FOR FIRE APPARATUS ACCESS (48' MIN EXTERIOR TURNING RADIUS) | |

SITE & PROJECT DATA

SITE DATA:

APN NUMBER:	763-141-018
PROPERTY ZONING:	M-S (MANUFACTURING SERVICE)
OCCUPANCY TYPES:	S-1, B
BUILDING CONSTRUCTION TYPE:	II-B, FULLY SPRINKLERED
BUILDINGS AREA:	97,706 SF
TOTAL SITE AREA:	±4.8 AC (211,130 SF)
PROPOSED USE:	SELF-STORAGE FACILITY

SELF-STORAGE BUILDING AREA (GROSS):

PHASE I:	
LEASING OFFICE:	900 SF
BUILDING 1:	9,900 SF
BUILDING 2:	950 SF
BUILDING 3:	2,227 SF
BUILDING 4:	8,400 SF
BUILDING 5:	3,000 SF
BUILDING 6:	3,000 SF
BUILDING 7:	6,450 SF
TOTAL GROSS BUILDING AREA:	34,827 SF
FUTURE EXPANSION PHASE II:	
BUILDING 8:	6,450 SF
BUILDING 9:	6,450 SF
BUILDING 10:	6,450 SF
BUILDING 11:	6,450 SF
RV CANOPY 1:	8,453 SF
RV CANOPY 2:	13,150 SF
RV CANOPY 3:	7,530 SF
RV CANOPY 4:	8,046 SF
TOTAL FUTURE EXPANSION:	62,979 SF

CODE SUMMARY (MINI-STORAGE/RV STORAGE - CUP REQUIRED IN M-S)

ITEM	CODE (REQUIRED)	PROPOSED
SETBACKS:		
FRONT:	0'-0"	0'-0"
INTERIOR SIDE:	0'-0"	0'-0"
REAR:	0'-0"	0'-0"
MAX HEIGHT:	50'-0"	±10'-0", ±12'-0" (BLDG. 4) ±16'-0" (LEASING OFFICE)

PARKING REQUIREMENTS & CALCULATIONS:

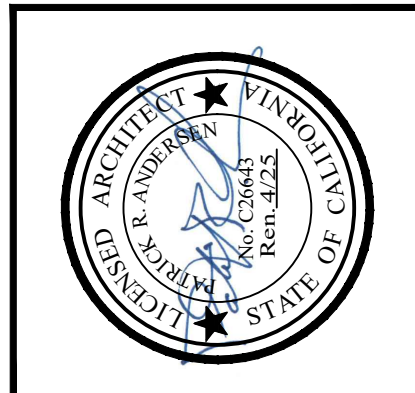
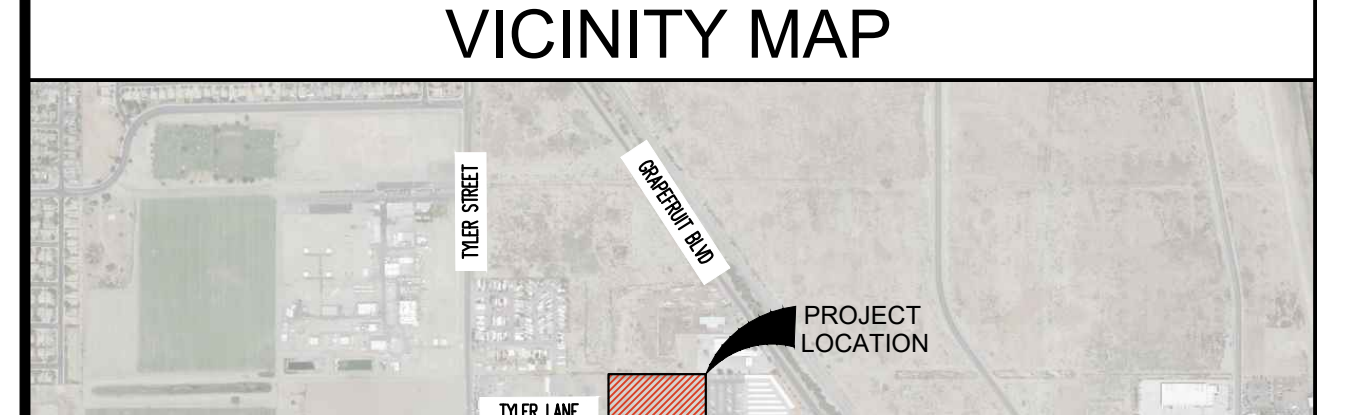
PARKING:	REQUIRED:	PROVIDED:
-LEASING OFFICE (B)	1 PER 400 SF 3 SPACES	5 SPACES
-STORAGE PARKING (S-1)	N/A	0 SPACES*
-ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
-RV PARKING STALLS:	N/A	71 SPACES
TOTAL PARKING:	3 SPACES	76 SPACES
-LOADING STALLS:	4 TYPE C+ 1 TYPE C / ADDITIONAL 50,000 SF = 5 TYPE C	0 SPACES*
-LANDSCAPING:	5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING	10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING

*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

OCCUPANT LOAD SUMMARY (PER CBC TABLE 1004.1.2):

BUILDING 1-11 (S-1) OCC.	59,627 SF/500 = 120 OCC.
LEASING OFFICE (B) OCC.	900 SF/150 = 6 OCC.
PH II TOTAL OCCUPANT LOAD:	126 OCC.

- ### SITE PLAN NOTES
- ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
 - THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDS, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.
 - EXTERIOR BUILDING LIGHTS SHOWN ON ELEVATION SHEETS, AND ADDITIONAL LIGHTING CONFIGURATION DONE BY ELECTRICAL ENGINEER.



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 APN#: 763-141-018

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△		

ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

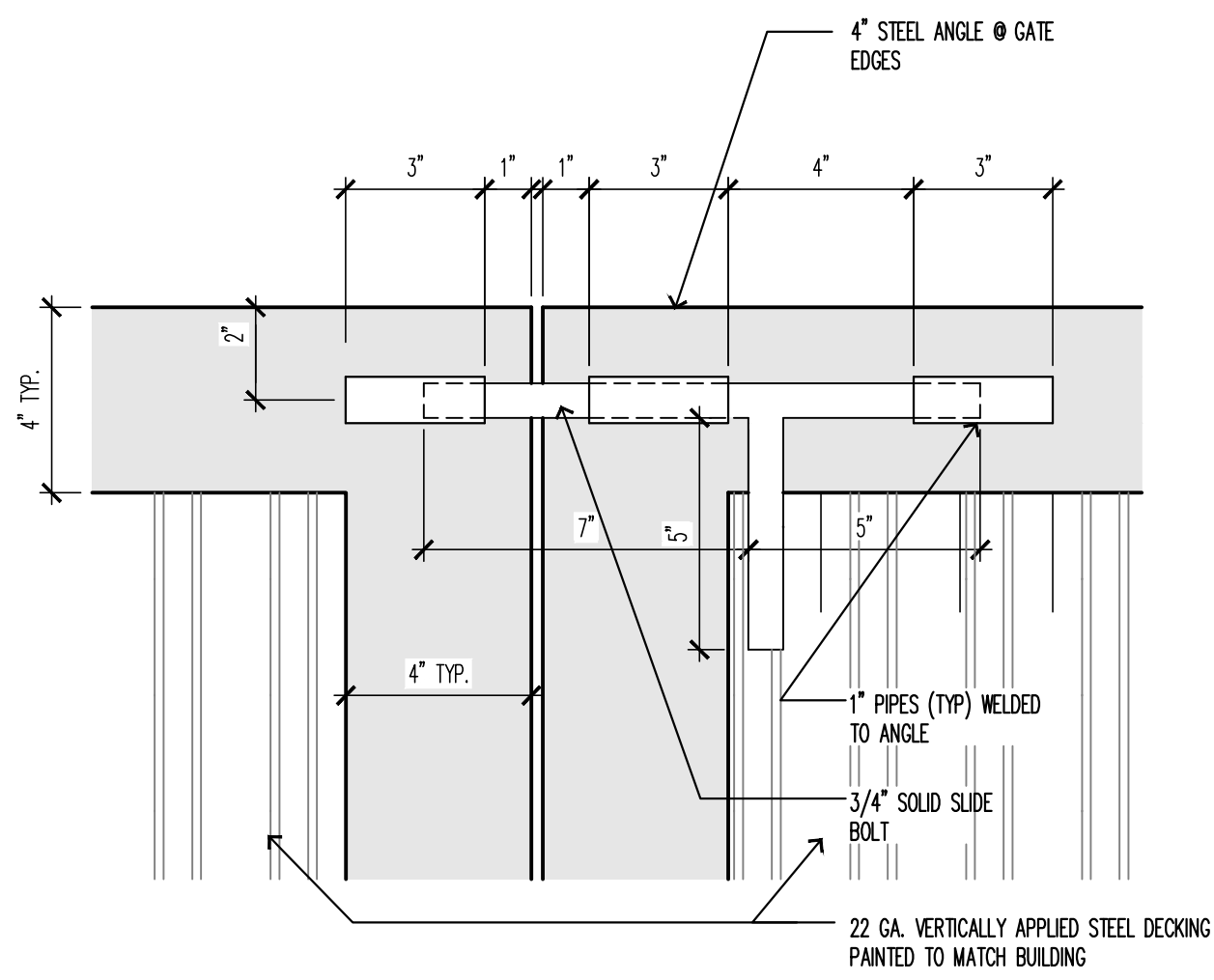
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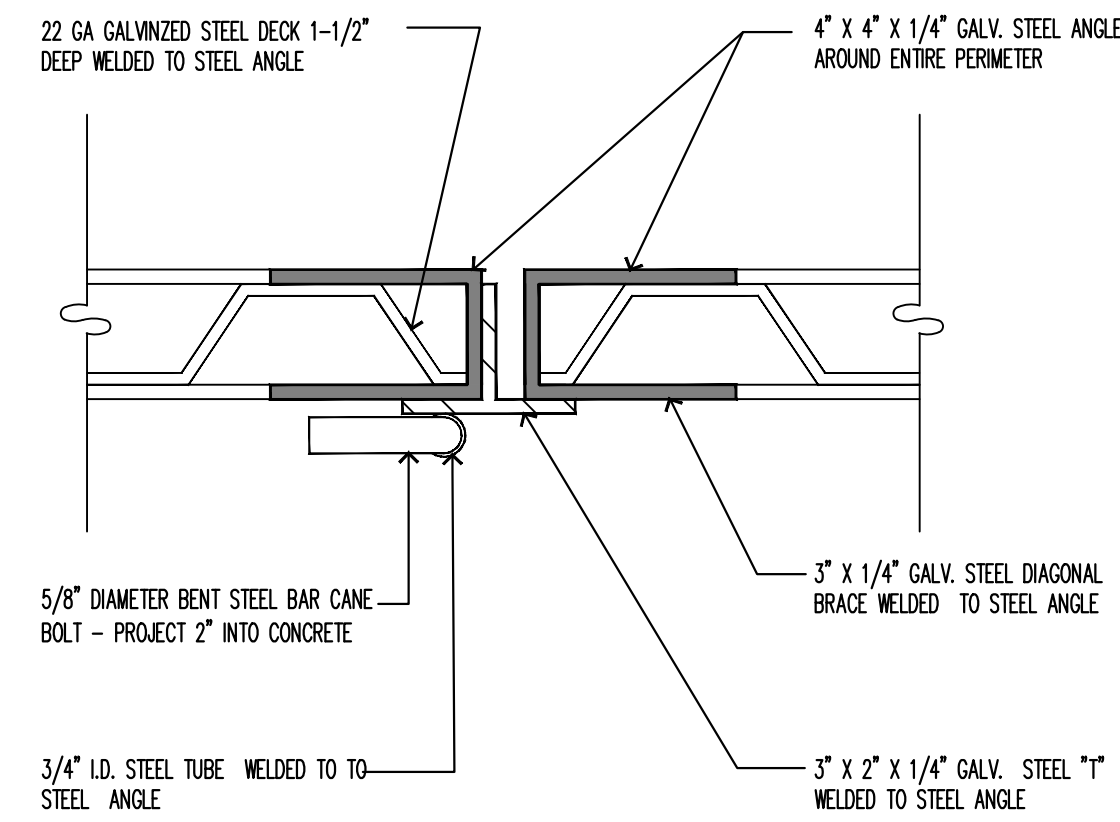
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PLOT DATE:	2023-10-04
CAD FILE:	22-036_XSP
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CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

PHASE II
 SITE PLAN
A1.11



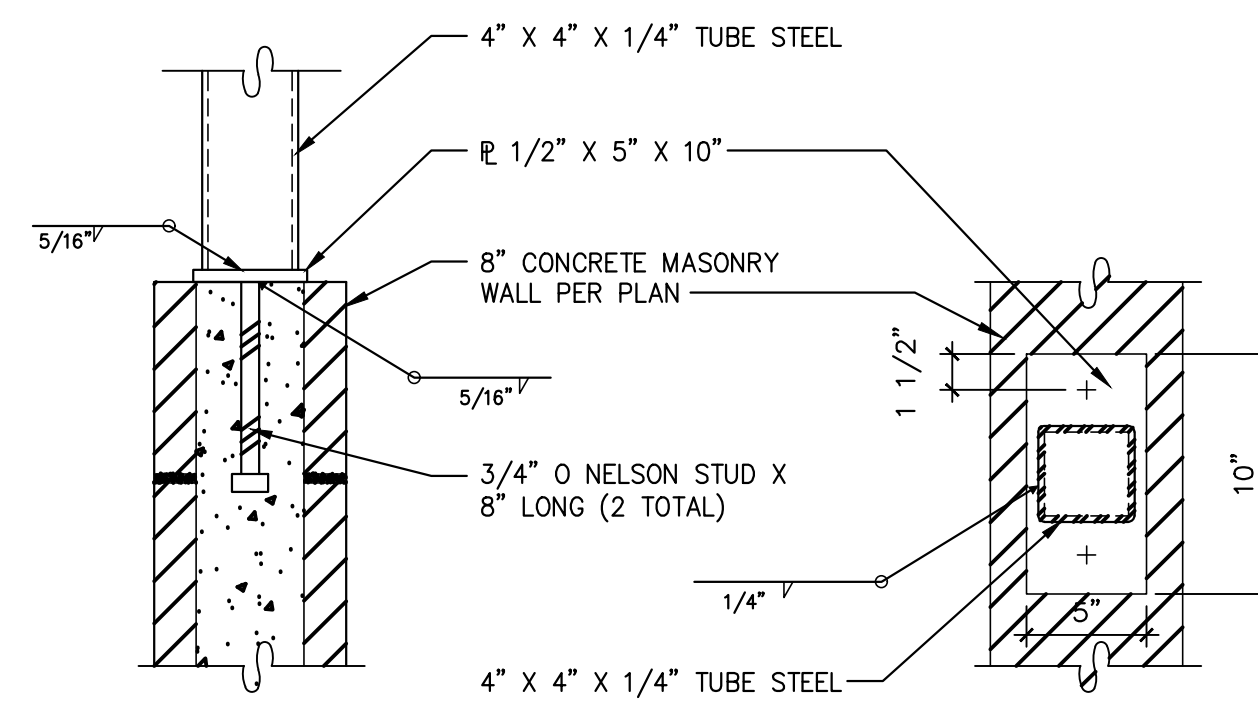
1 CANE BOLT GATE LOCK

SCALE: 3" = 1'-0"



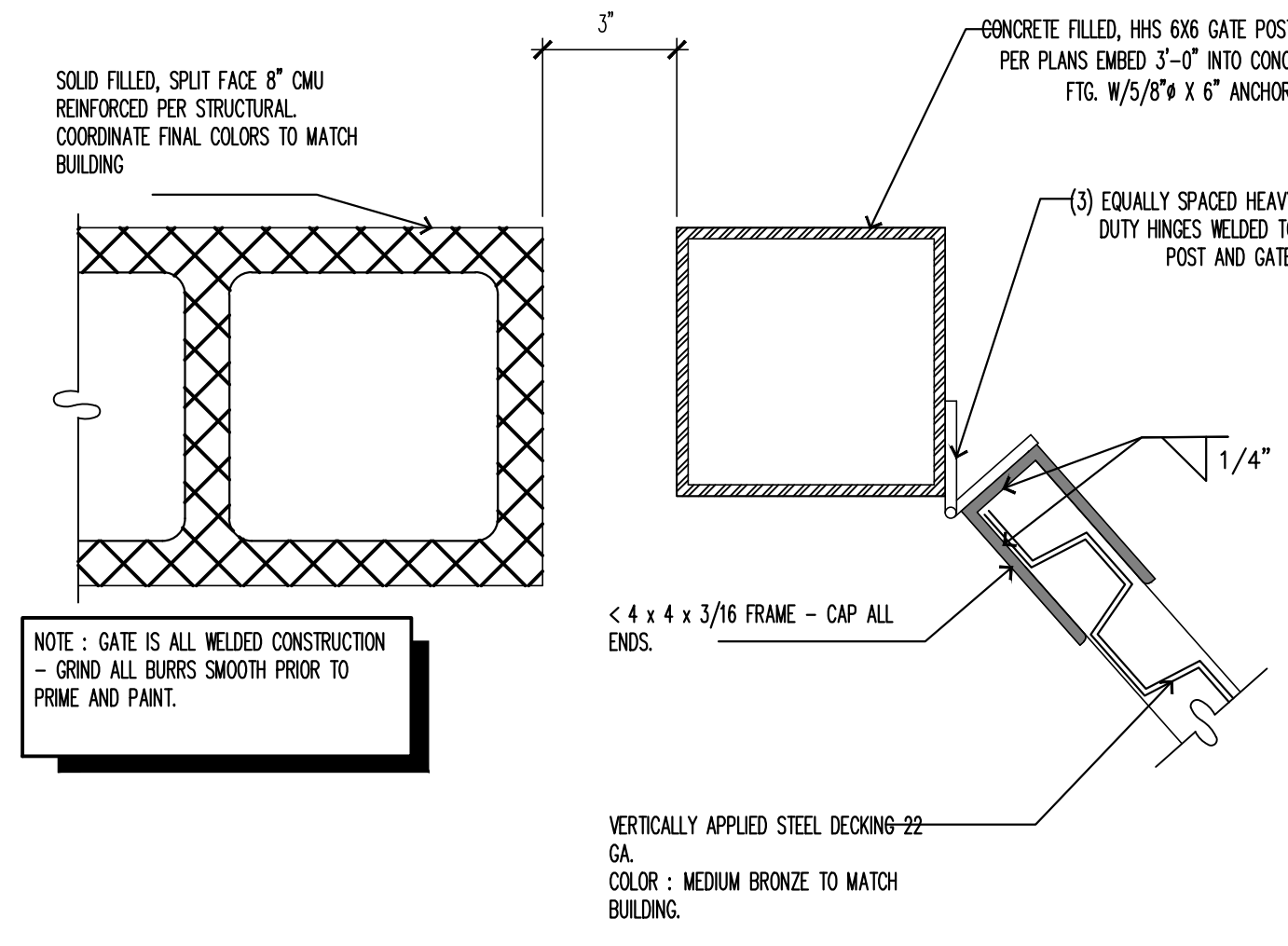
2 CANE BOLT W/ STEEL SLEEVE

SCALE: 3" = 1'-0"



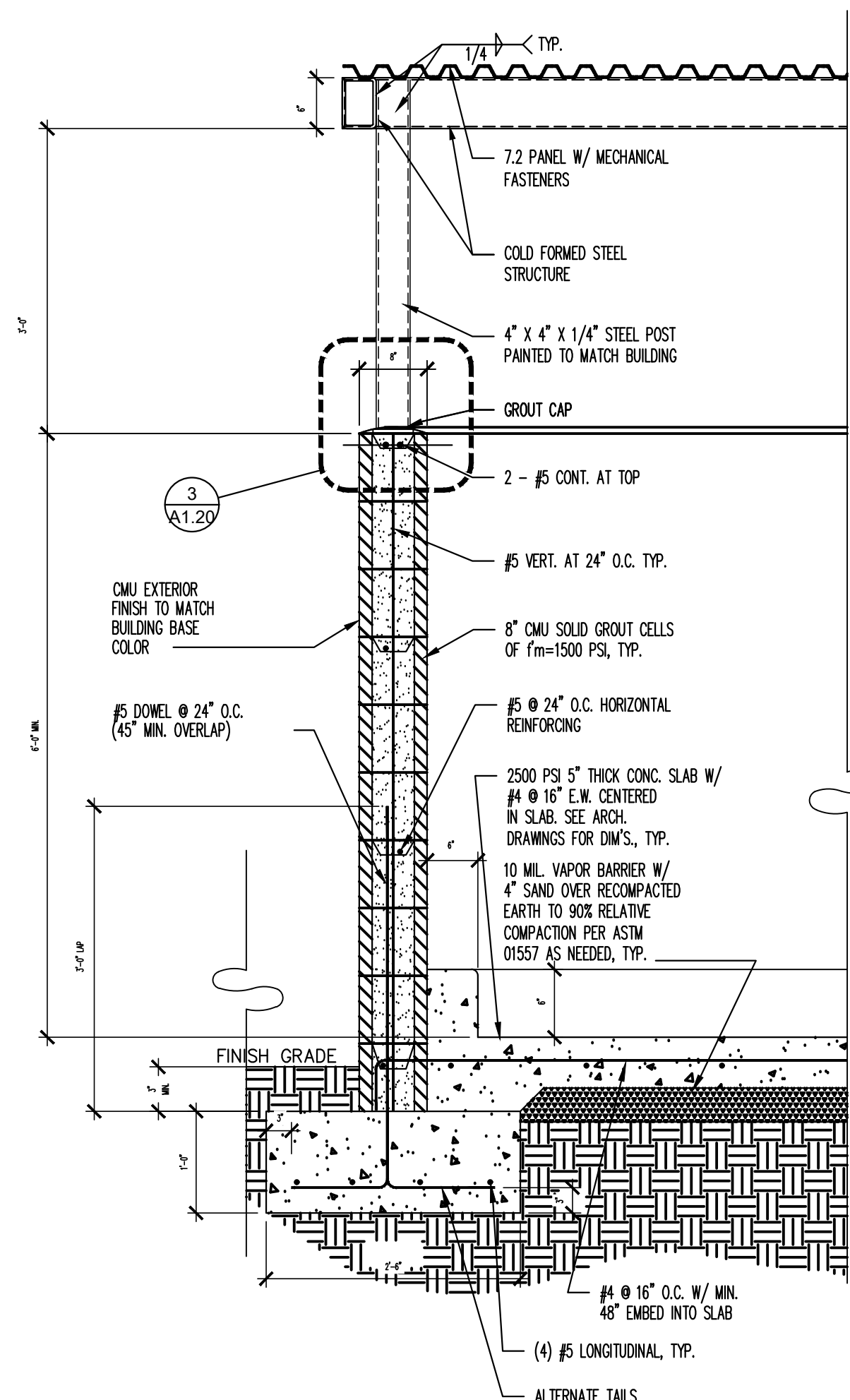
3 POST & BASE DETAIL

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



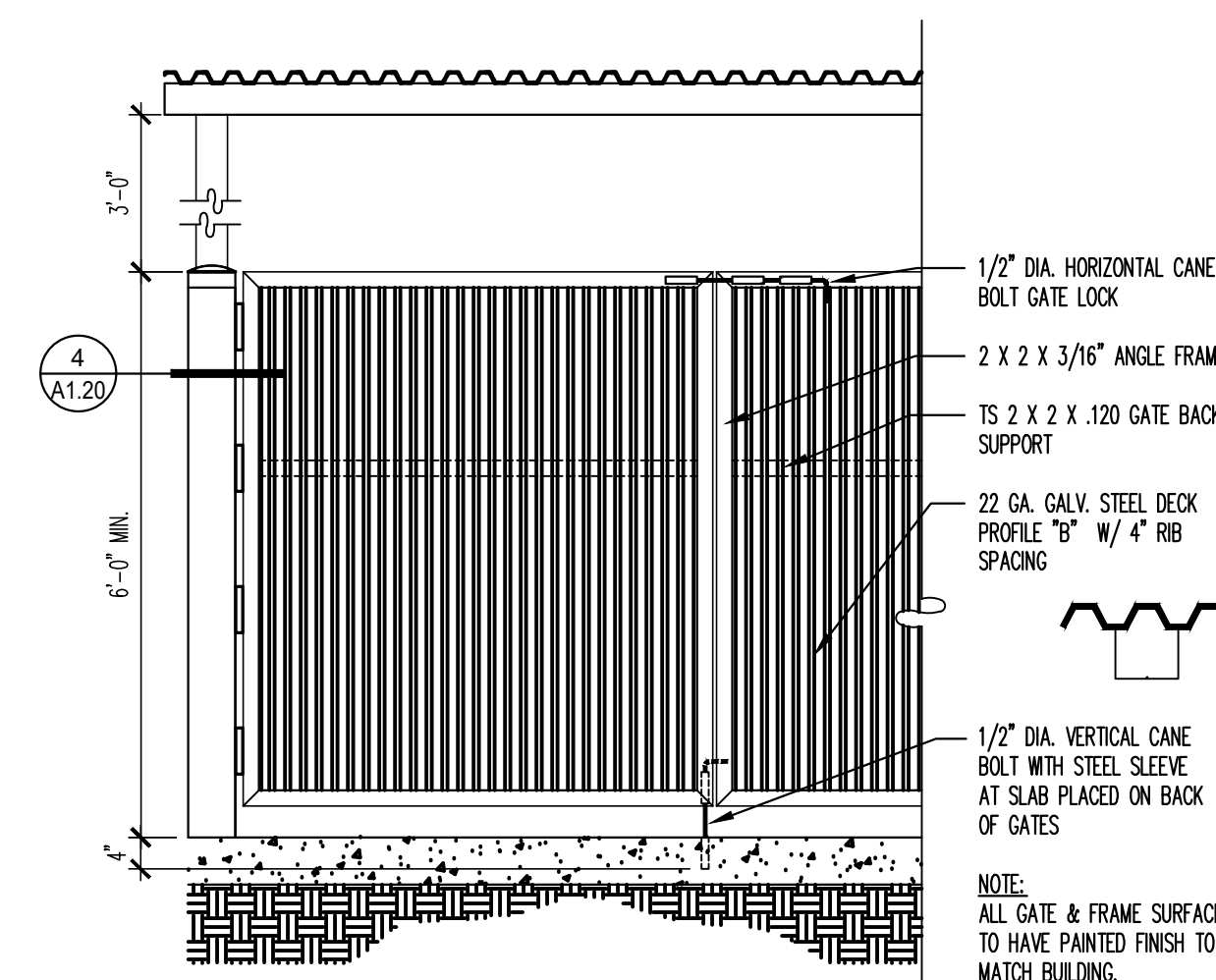
4 DETAIL AT GATE POST

SCALE: 3" = 1'-0"



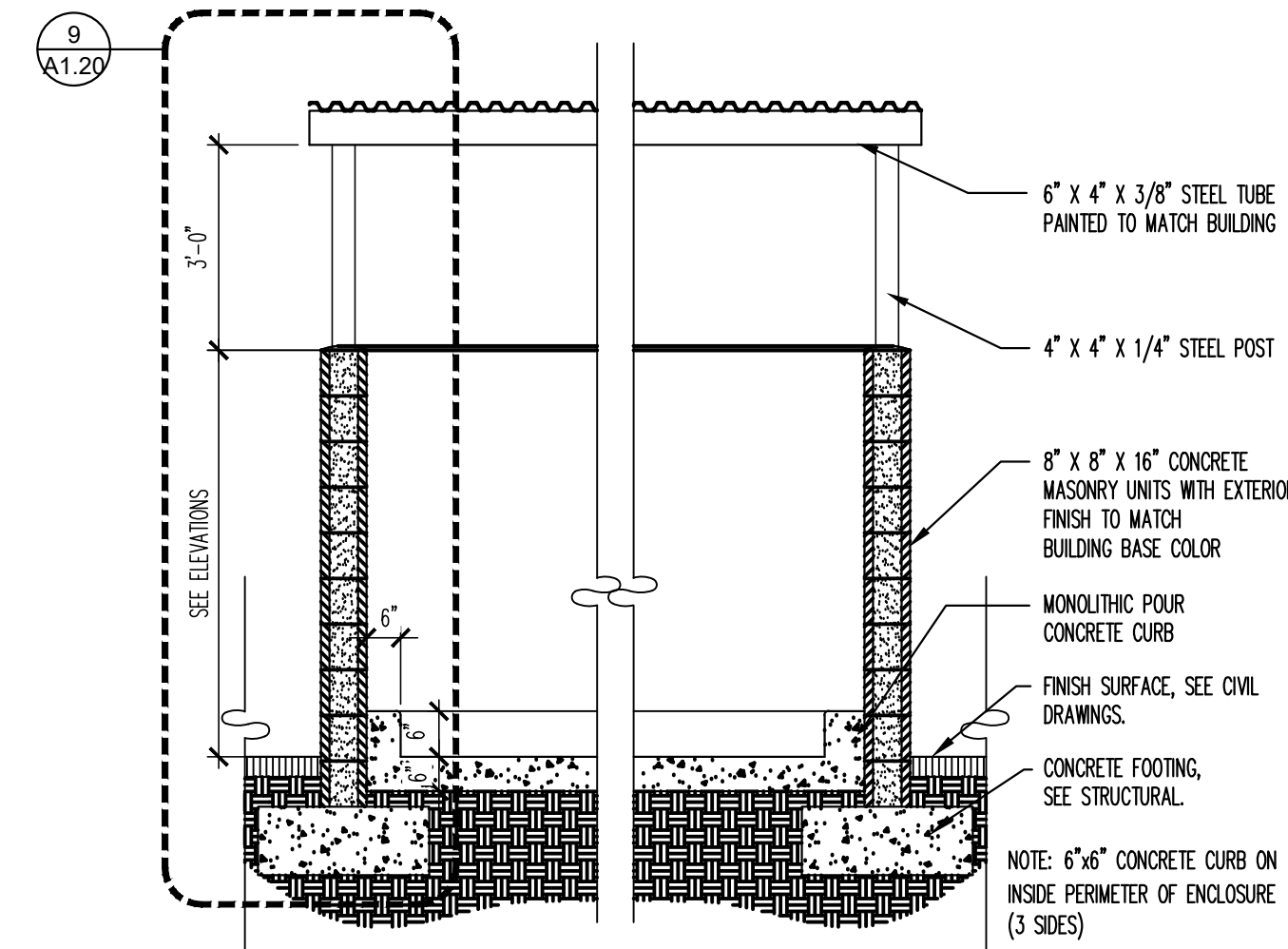
9 TRASH ENCLOSURE SECTION

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



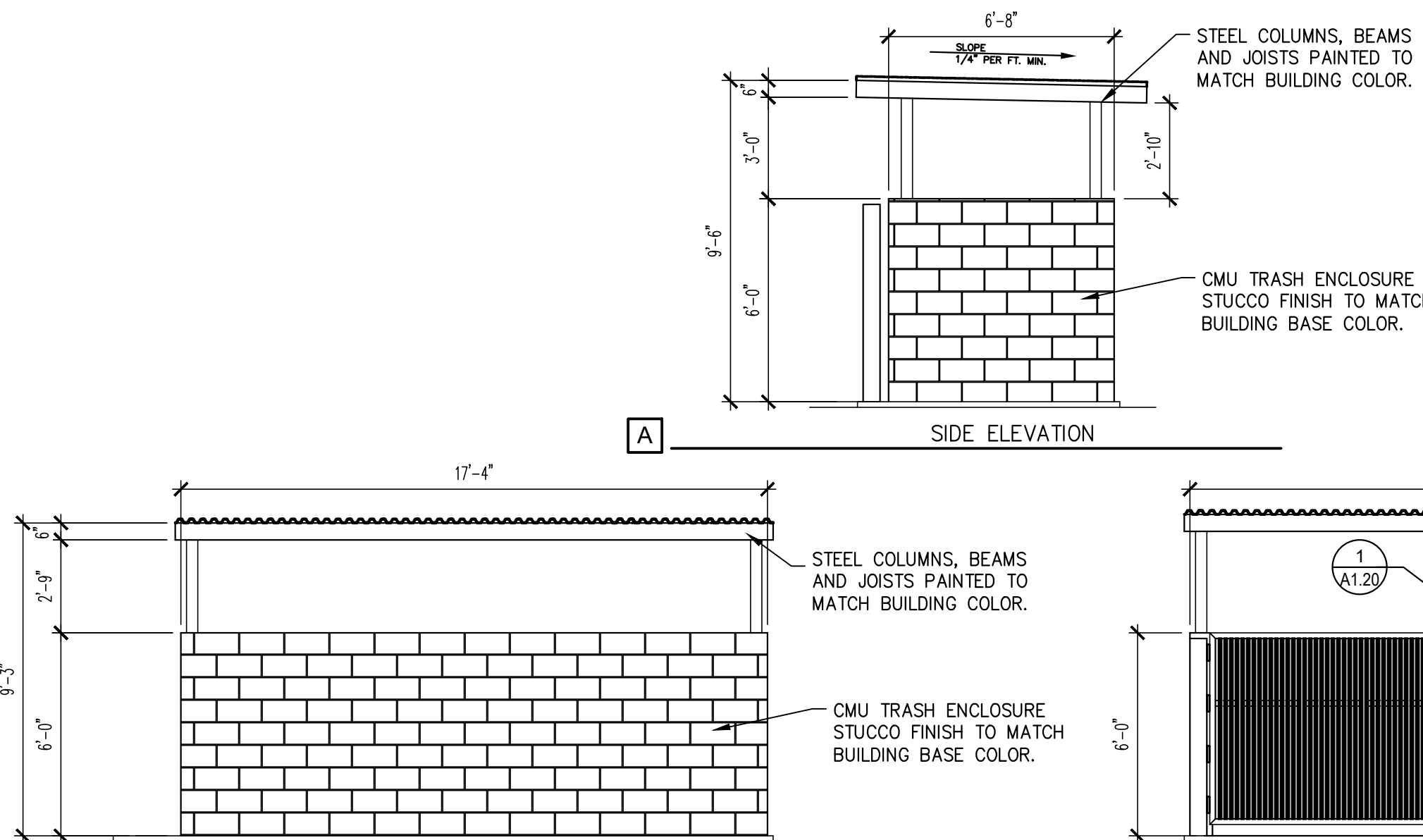
6 TRASH ENCLOSURE GATE

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



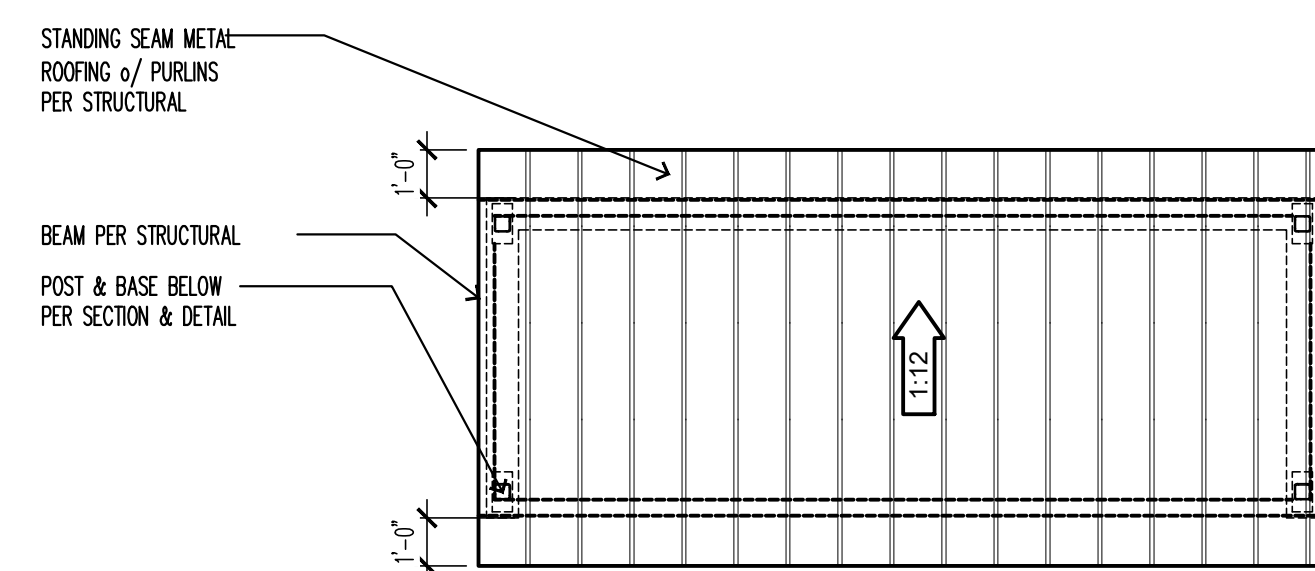
7 TRASH ENCLOSURE SECTION

SCALE: 3/8" = 1'-0"



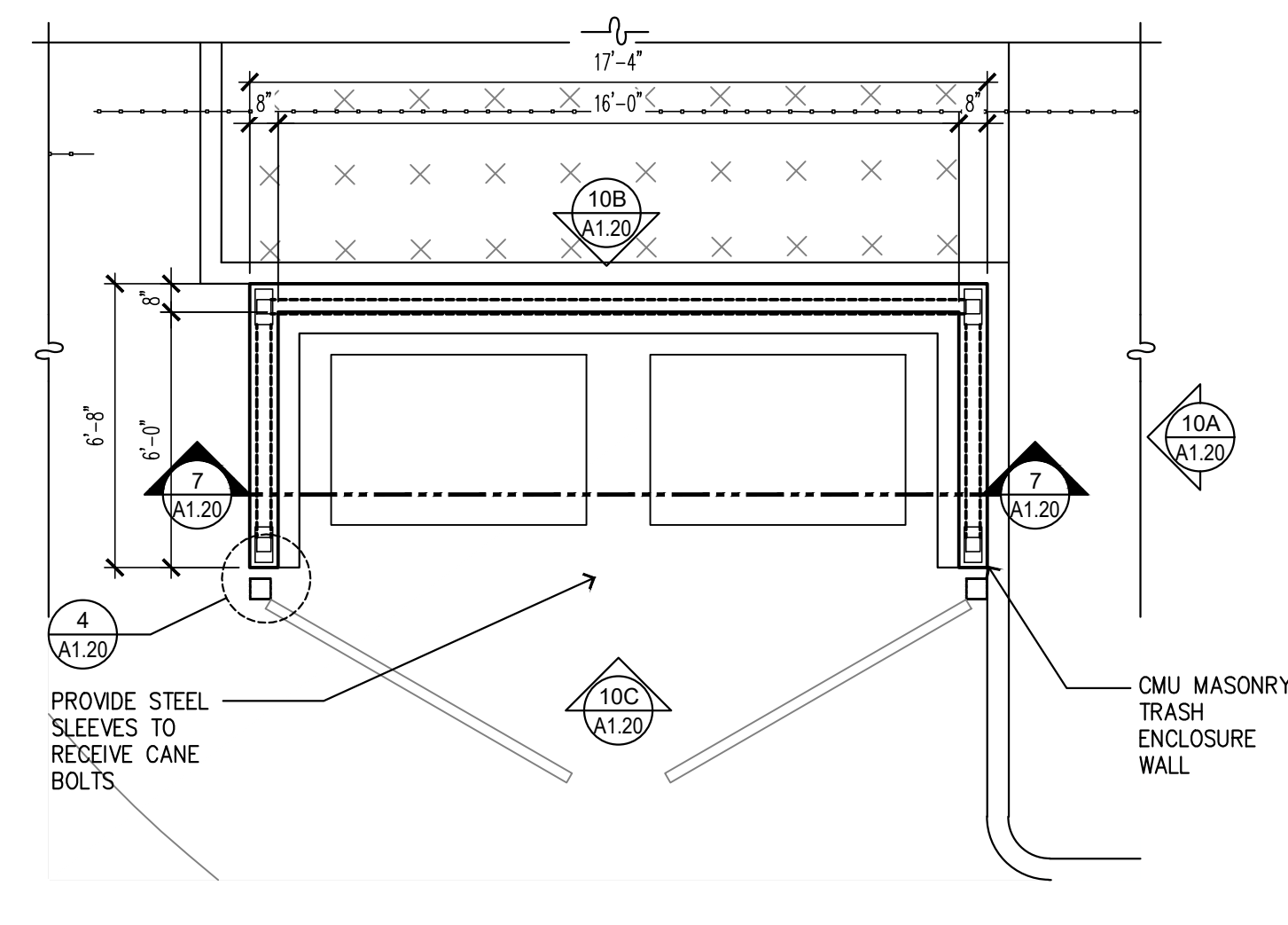
10 TRASH ENCLOSURE ELEVATIONS

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



8 TRASH ENCLOSURE ROOF PLAN

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



12 TRASH ENCLOSURE PLAN

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



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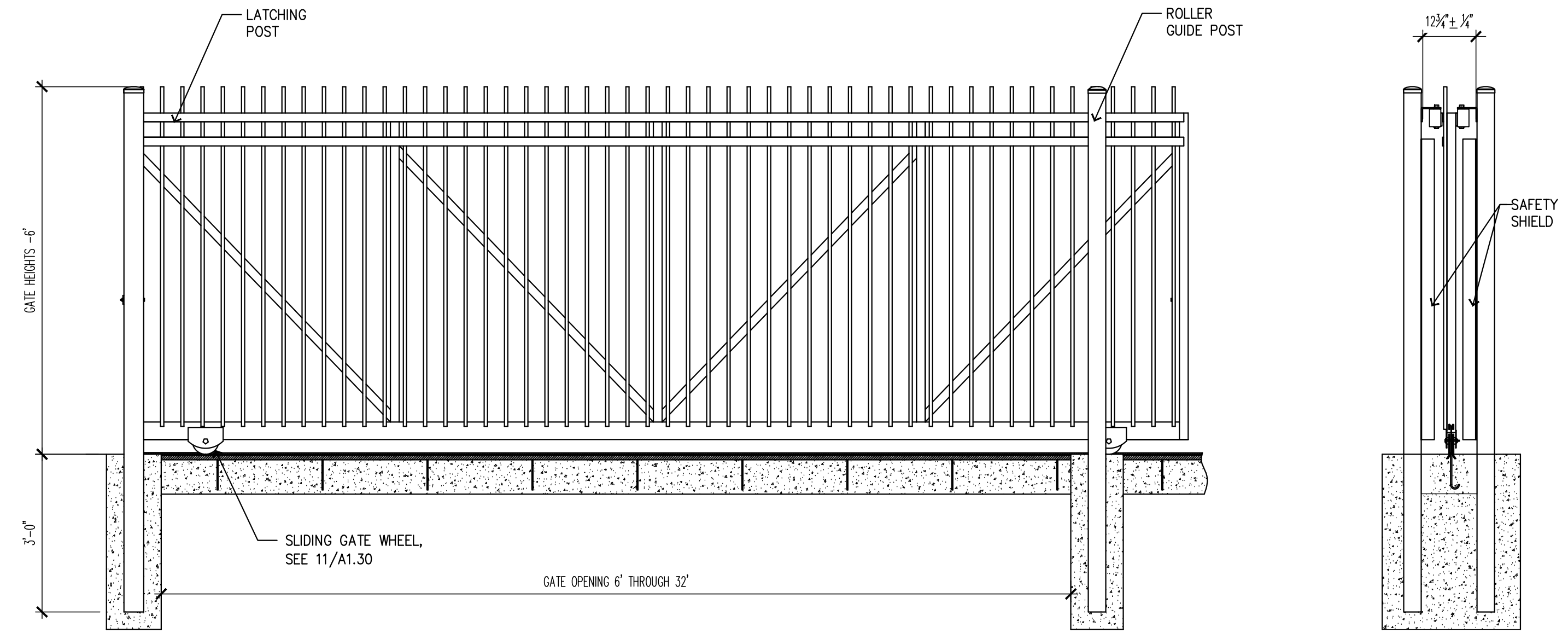
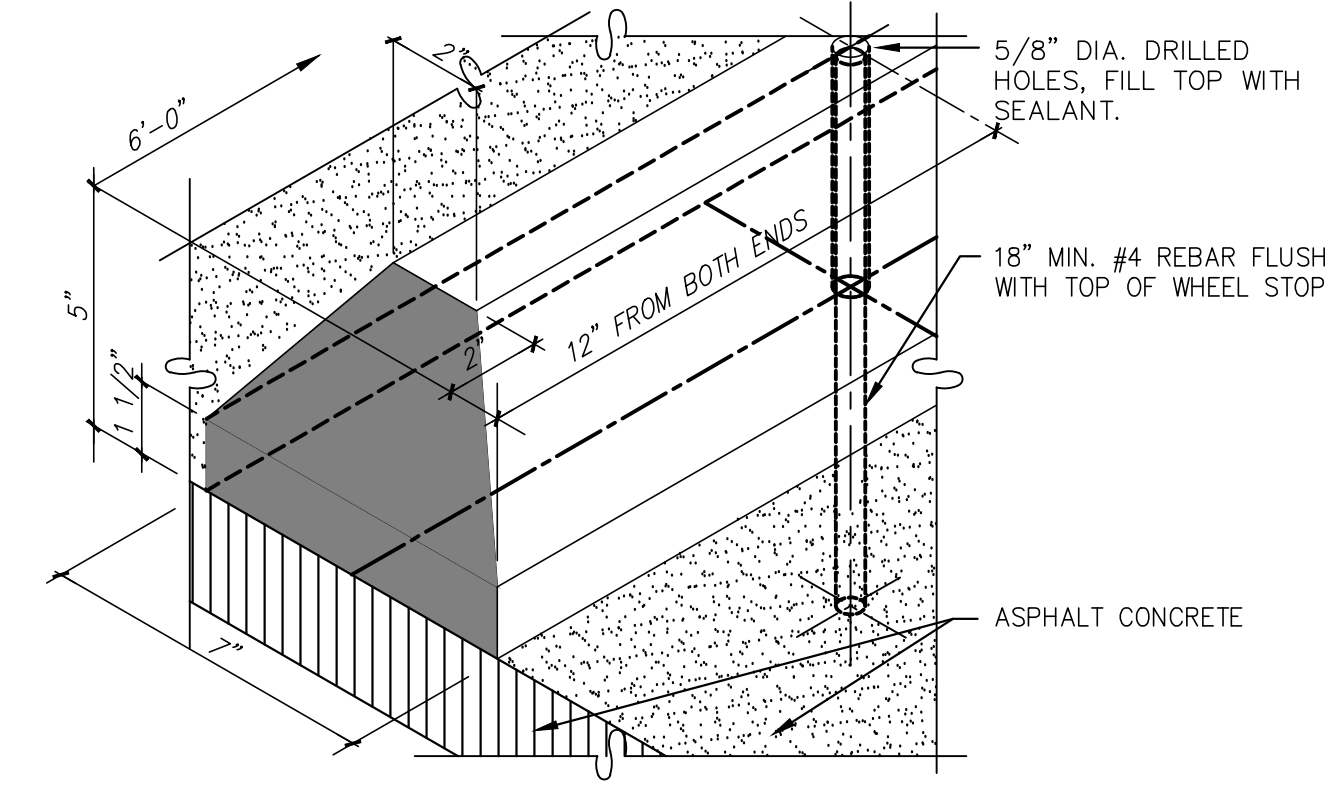
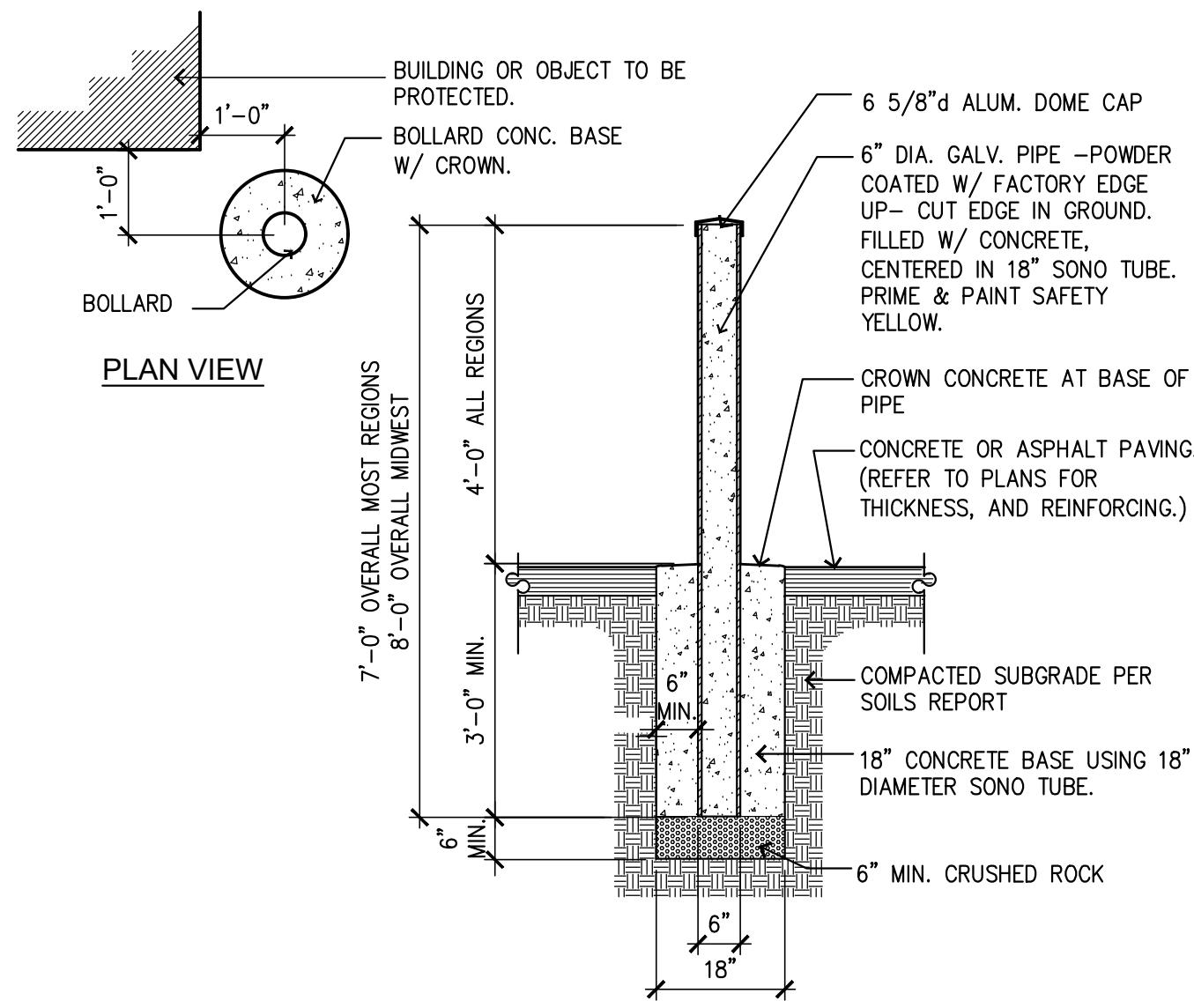
SUNRIDGE SELF-STORAGE EXPANSION
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

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ISSUE DATES
DESIGN APPROVAL:
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PERMIT RECEIVED:
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CONSTR. DOCS:

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-11
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

SITE DETAILS
A1.20

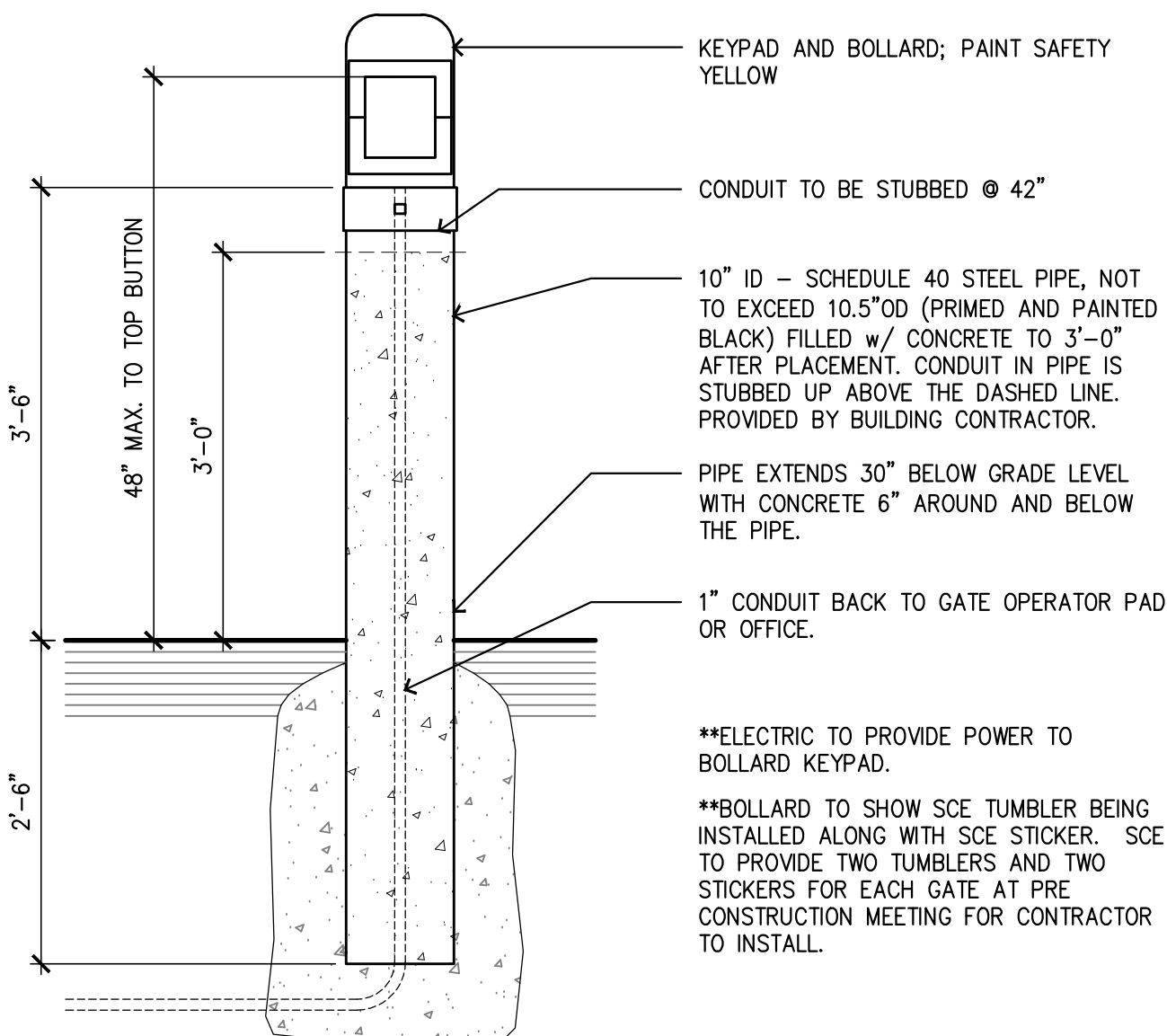


NOTE: PASSPORT GENESIS COMMERCIAL ORNAMENTAL ROLL GATE, MODEL 9150 WITH 1 HP MOTOR 15"W X24" H X 16.5" D

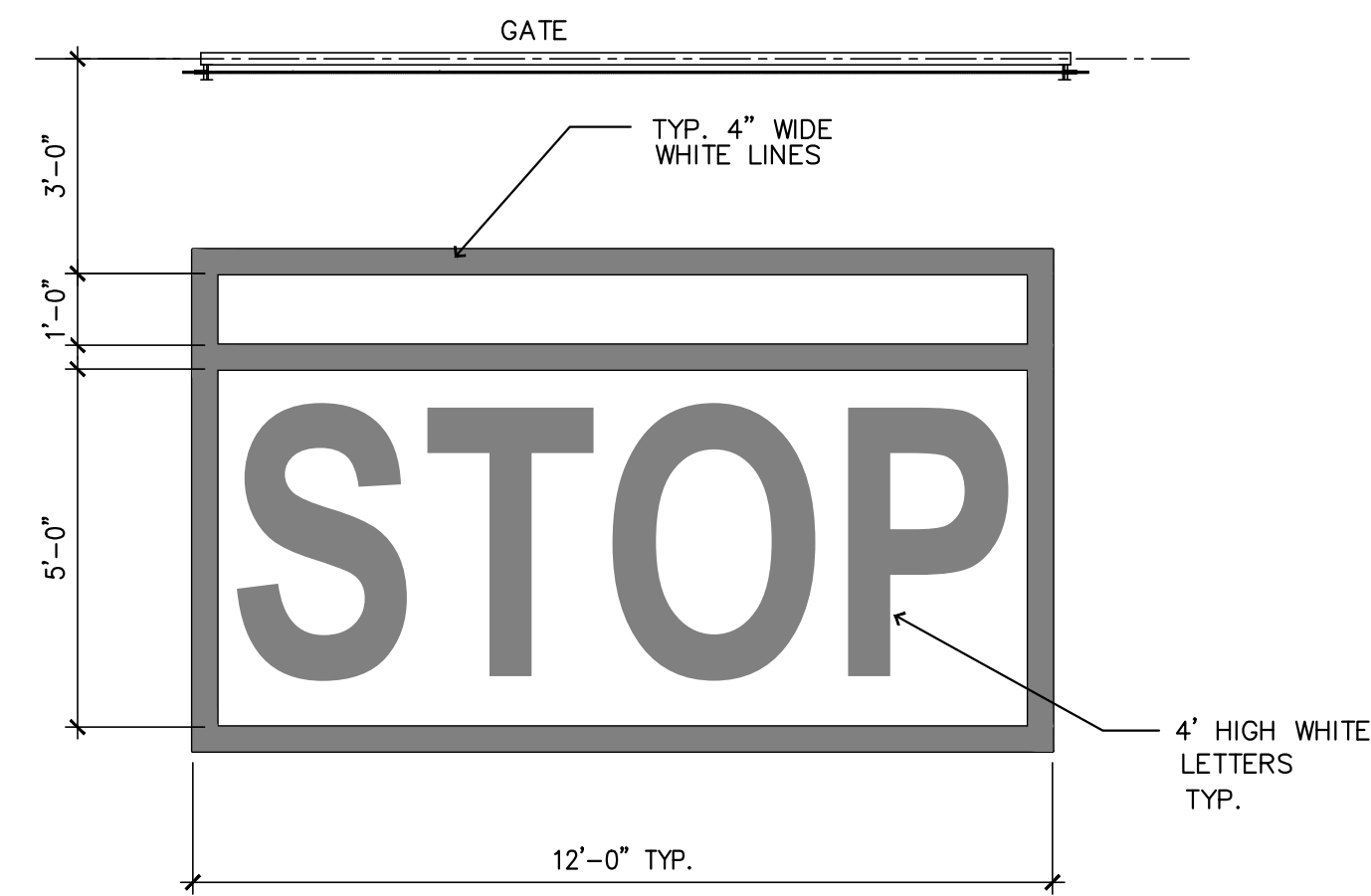
1 TYPICAL BOLLARD
SCALE: 1/2" = 1'-0"

2 PRECAST CONCRETE WHEELSTOP
SCALE: N.T.S.

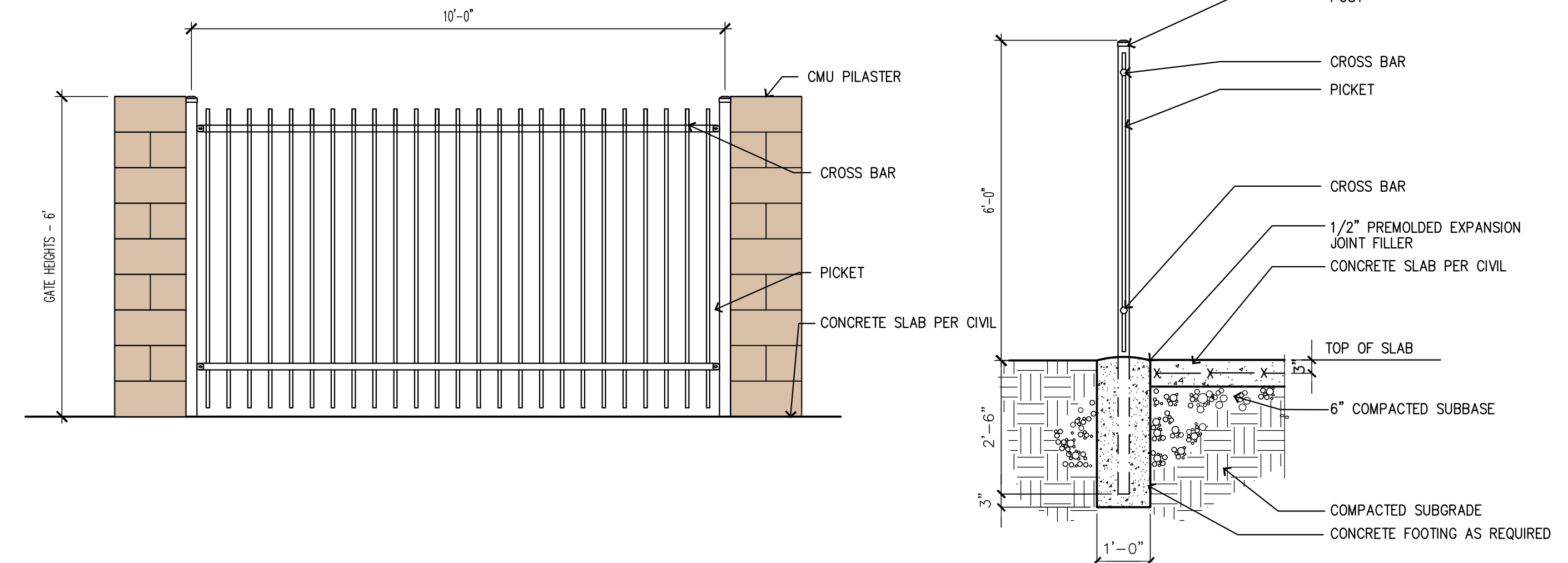
3 COMMERCIAL ROLL GATE
SCALE: N.T.S.



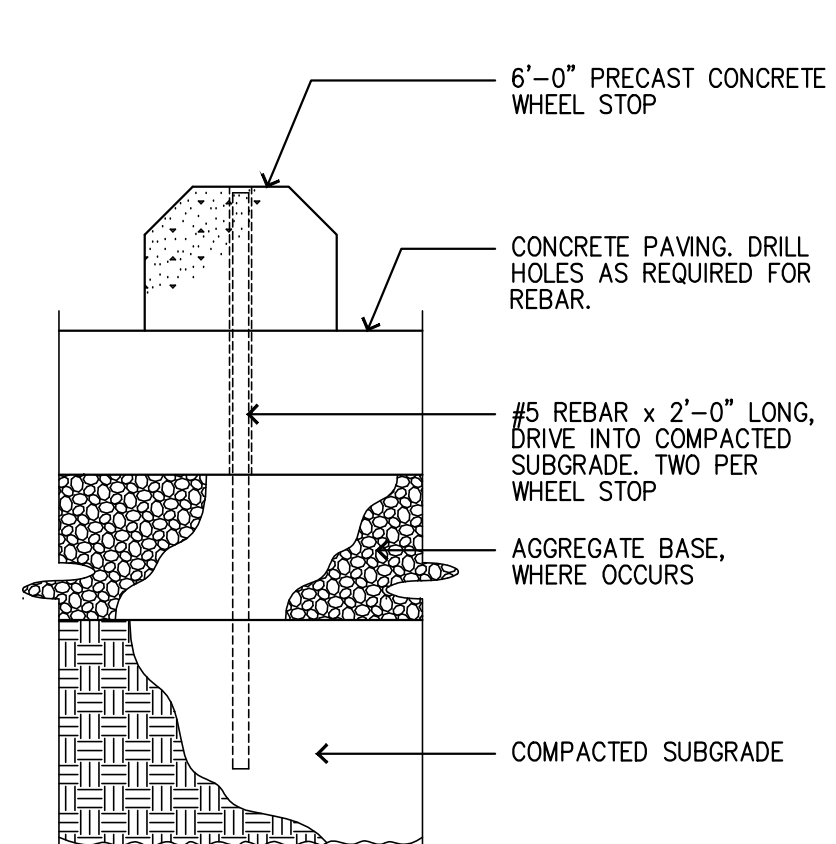
5 BOLLARD WITH KEYPAD
SCALE: 3/4" = 1'-0"



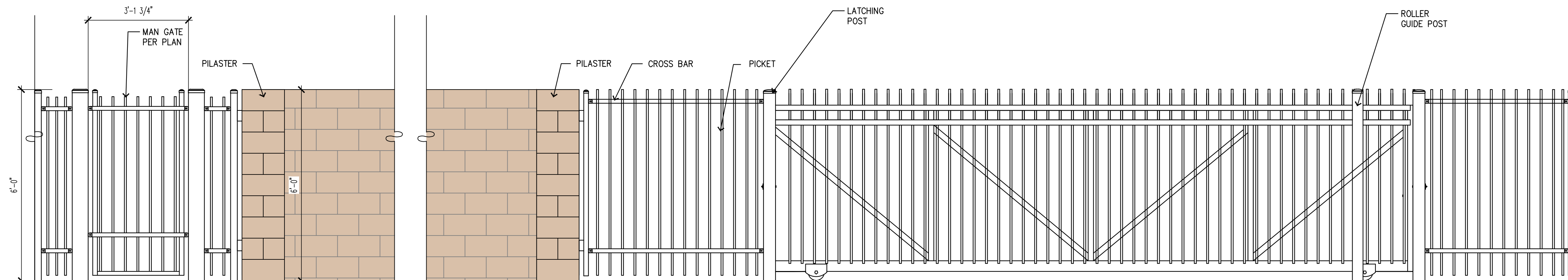
6 STOP SIGN AT ENTRY GATE
SCALE: 3/8" = 1'-0"



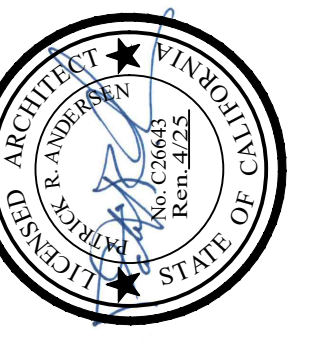
7 TYPICAL PERIMETER FENCE
SCALE: 1/2" = 1'-0"



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



10 SITE ENTRY ELEVATION
SCALE: 1/2" = 1'-0"



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**SUNRIDGE SELF-STORAGE
EXPANSION**
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

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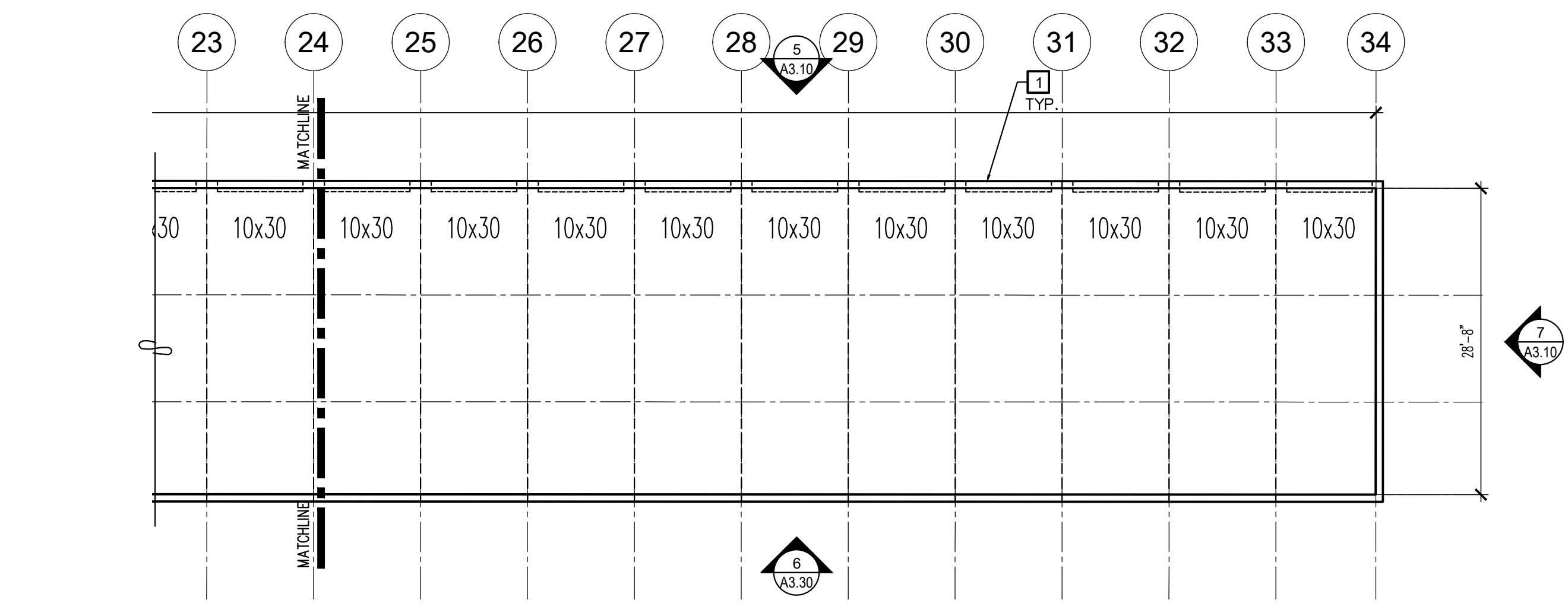
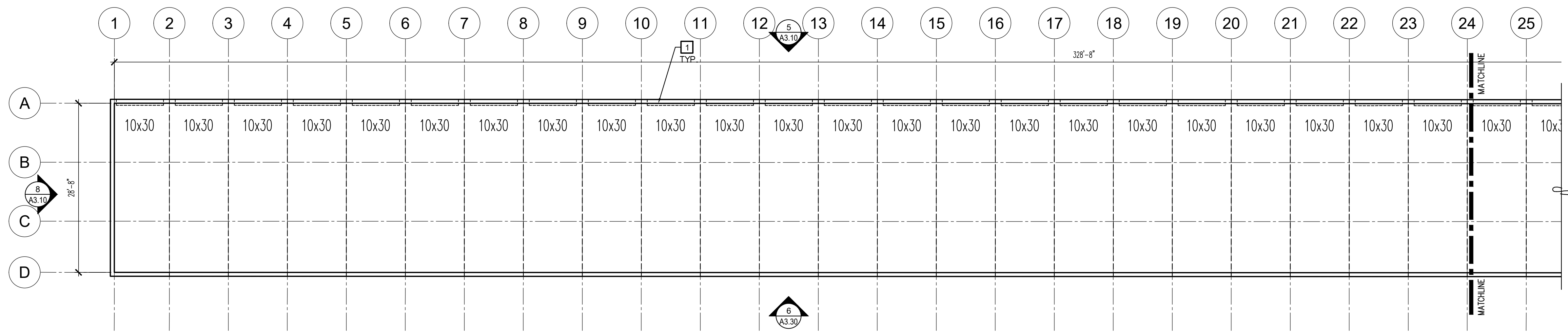
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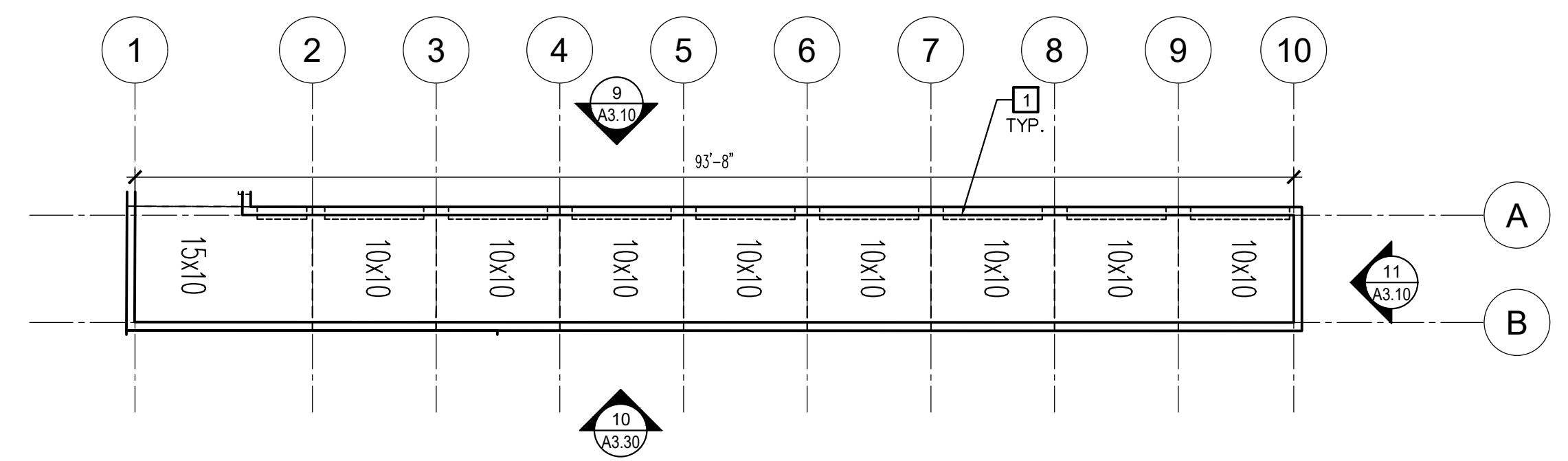
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24"x36" SCALE:	AS NOTED
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CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
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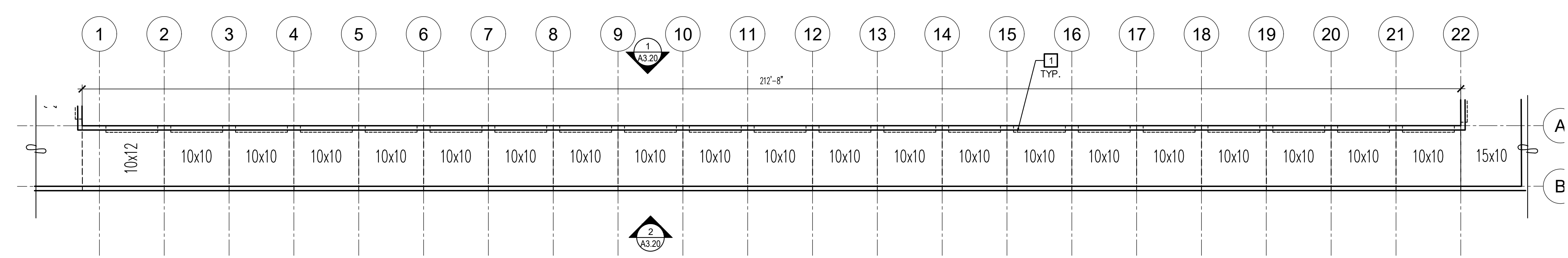
SITE DETAILS
A1.21



1 BUILDING 1 FLOOR PLAN
SCALE: 3/32"= 1'-0"



3 BUILDING 2 FLOOR PLAN
SCALE: 3/32"= 1'-0"



4 BUILDING 3 FLOOR PLAN
SCALE: 3/32"= 1'-0"

KEYNOTES

1 STORAGE ROLL-UP DOOR

UNIT MIX BREAKDOWN

front	depth	total SF	# of units	BLDG 1 RENTABLE SF
10	30	300	33	9900
				33
				9,900
				avg unit size 300.00
				33
				300.0
				net rentable avg unit size

front	depth	total SF	# of units	BLDG 2 RENTABLE SF
10	10	100	8	800
10	15	150	1	150
				9
				950
				avg unit size 105.56
				9
				105.6
				net rentable avg unit size

front	depth	total SF	# of units	BLDG 3 RENTABLE SF
10	10	100	20	2000
10	12	120	1	120
				21
				2,120
				avg unit size 100.95
				21
				2,120
				net rentable avg unit size

STORAGE AREA

-BLDG 1 STORAGE AREA: 9,900 SF
-BLDG 2 STORAGE AREA: 950 SF
-BLDG 3 STORAGE AREA: 2,120 SF

PLAN NOTES

- DO NOT SCALE DWGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GWB TO FINISH FACE OF GWB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES. U.O.N.
- DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION. U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER ON/OFF SWITCH.



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ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE: AS NOTED

PLOT DATE: 2023-09-11

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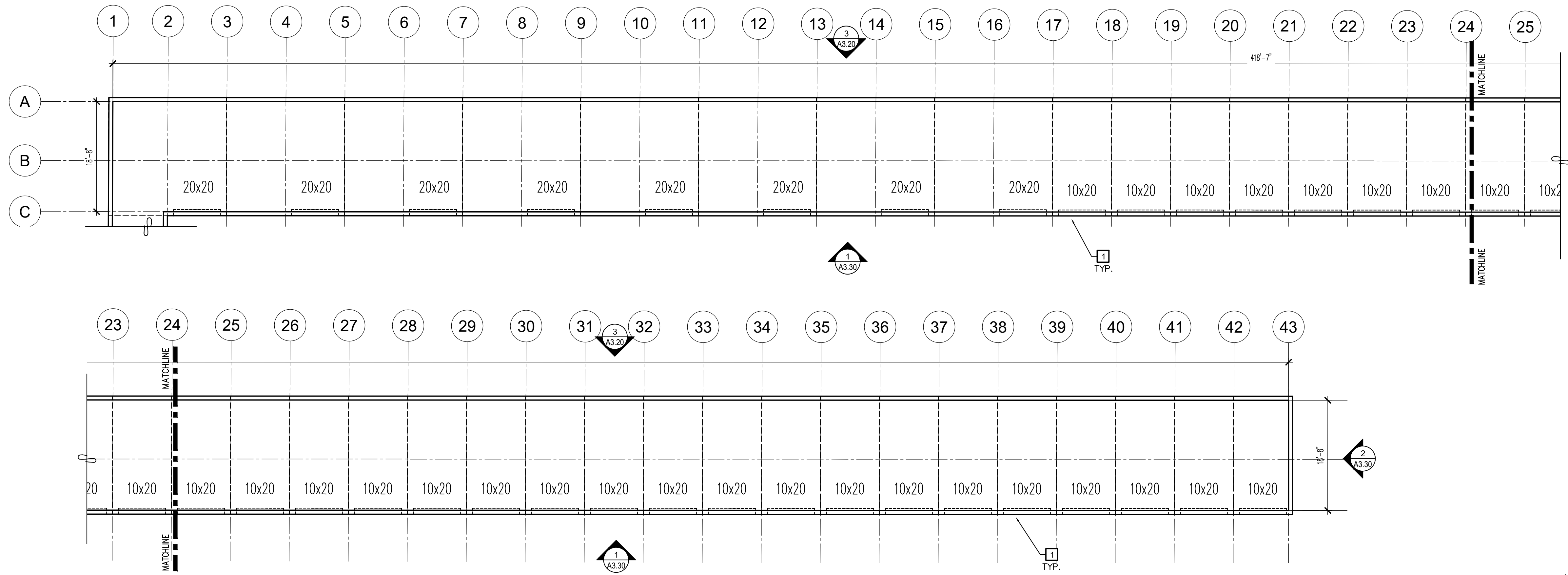
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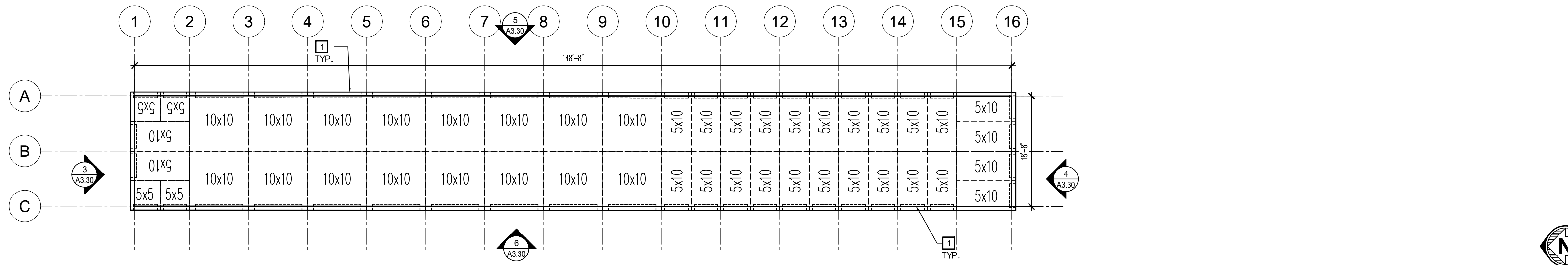
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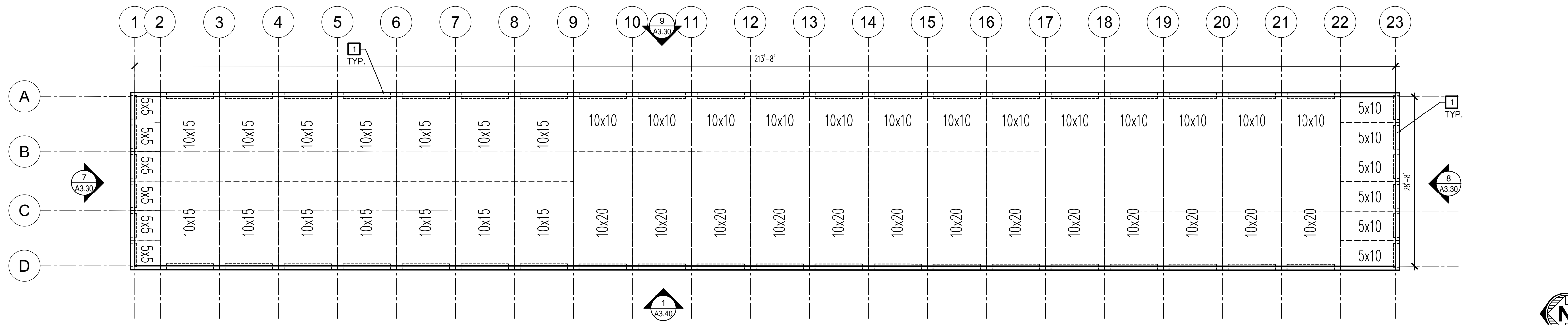
BLDG 1-3
FLOOR PLANS
A2.10



1 BUILDING 4 FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 BUILDING 5 & 6 TYP. FLOOR PLAN
SCALE: 3/32" = 1'-0"



3 BUILDING 7-11 TYP. FLOOR PLAN
SCALE: 3/32" = 1'-0"

KEYNOTES

1 STORAGE ROLL-UP DOOR

UNIT MIX BREAKDOWN

front	depth	total SF	# of units	BLDG 4 RENTABLE SF
10	20	200	26	5200
20	20	400	8	3200
				8,400
avg unit size				247.06
34				247.1
total units				net rentable
				avg unit size

front	depth	total SF	# of units	BLDG 5&6 RENTABLE SF
5	5	25	4	100
5	10	50	26	1300
10	10	100	16	1600
				3,000
avg unit size				65.22
46				65.2
total units				net rentable
				avg unit size

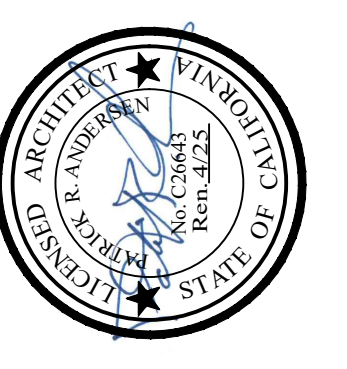
front	depth	total SF	# of units	BLDG 7,8,9,10,11 RENTABLE SF
5	5	25	6	150
5	10	50	6	300
10	10	100	13	1300
10	15	150	14	2100
10	20	200	13	2600
				6,450
avg unit size				124.04
52				124.0
total units				net rentable
				avg unit size

STORAGE AREA

-BLDG 4 STORAGE AREA: 8,400 SF
-BLDG 5&6 STORAGE AREA: 3,000 SF EACH
-BLDG 7-11 STORAGE AREA: 6,450 SF EACH

PLAN NOTES

- DO NOT SCALE DWGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GMB TO FINISH FACE OF GMB UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES. U.O.N.
- DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION. U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.
- DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER ON/OFF SWITCH.



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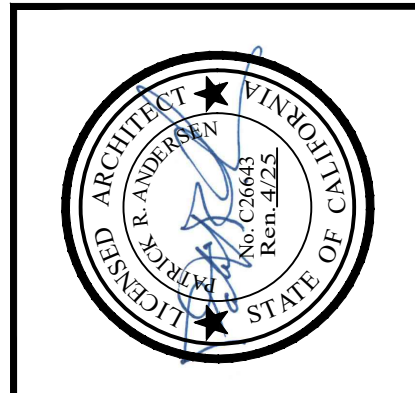
SUNRIDGE SELF-STORAGE EXPANSION
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

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NO.	DATE	BY
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△	09/13/23	CUP RESUBMIT.
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DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE: AS NOTED
PLOT DATE: 2023-09-11
CAD FILE:
JOB NUMBER: 22-064
CHECKED:
DRAWN: NV
STATUS: PLANN.

BLDG 4-11 FLOOR PLANS
A2.20



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**SUNRIDGE SELF-STORAGE
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 APN#: 763-141-018

KEYNOTES

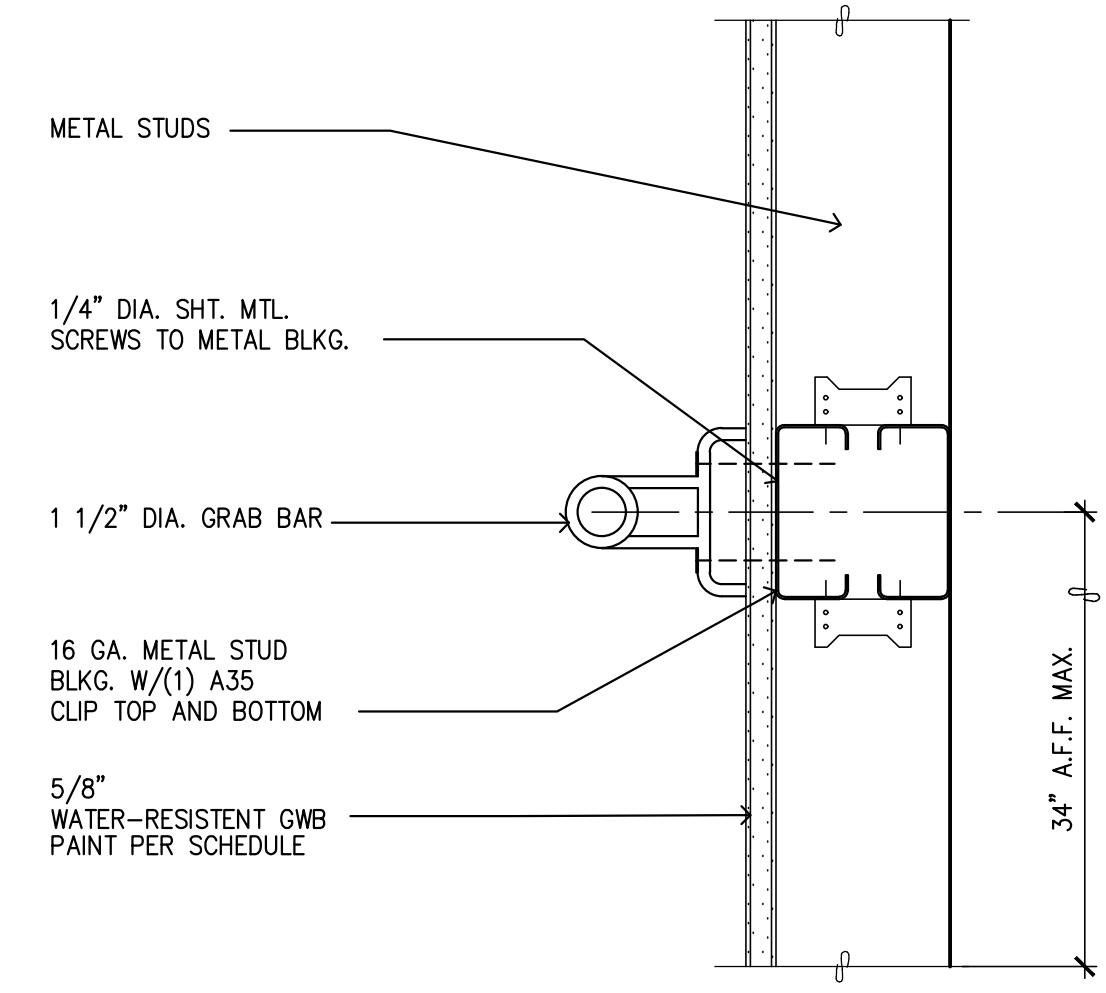
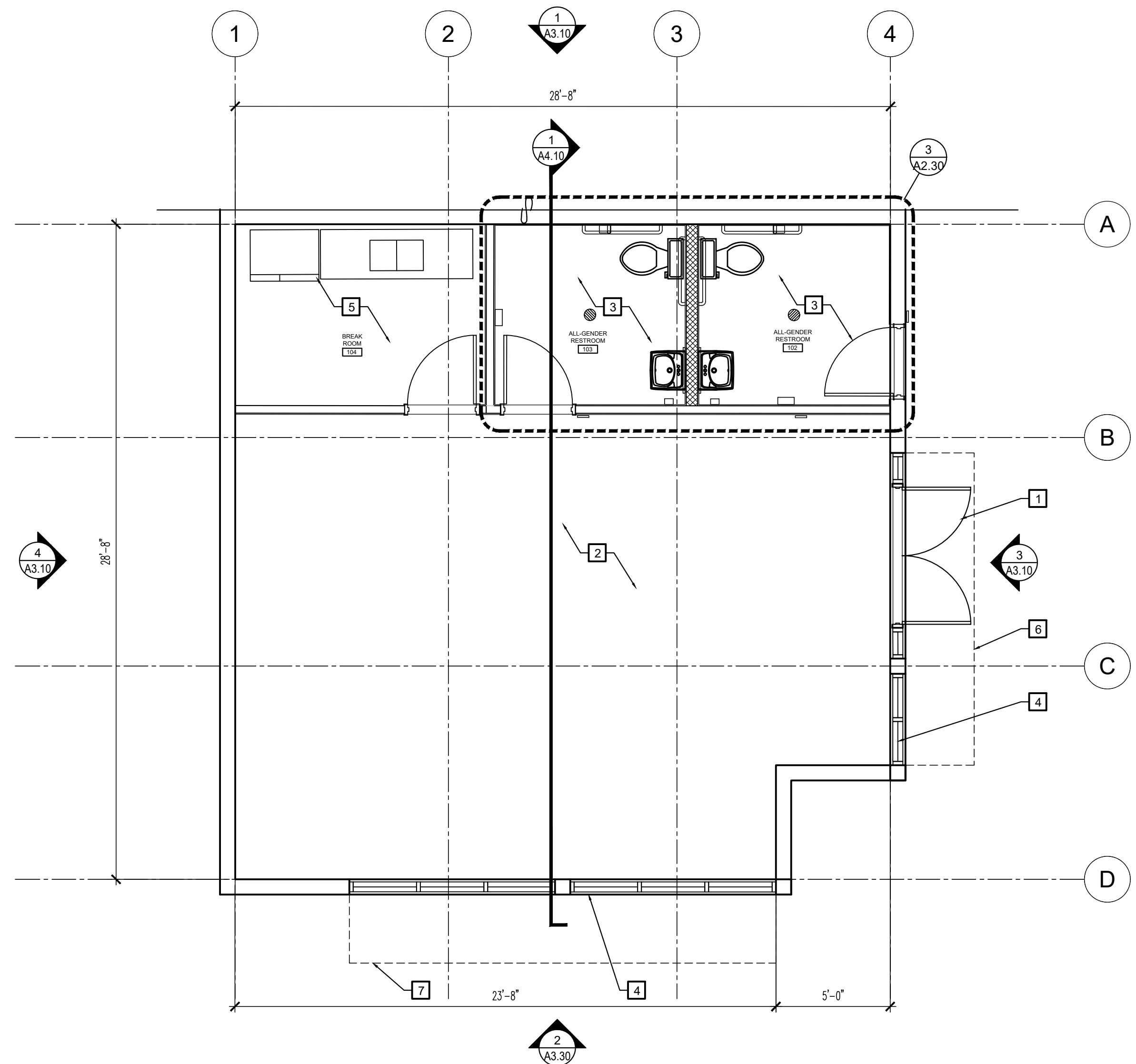
- 1 LEASING OFFICE ENTRY DOOR
- 2 LEASING OFFICE
- 3 RESTROOMS
- 4 STOREFRONT SYSTEM
- 5 EMPLOYEE BREAKROOM
- 6 MAPES PRE-FABRICATED METAL CANOPY ABOVE - ALUMINIUM FINISH PER DETAIL 5/A4.10.
- 7 MAPES PRE-FABRICATED METAL CANOPY ABOVE - ALUMINIUM FINISH PER DETAIL 6/4.10.

STORAGE AREA

-LEVEL 1 LEASING OFFICE AREA-

PLAN NOTES

- A. DO NOT SCALE DWGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
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- D. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.O.N. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.
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- N. GC TO PROVIDE SHOP DWGS FOR CASEWORK.
- O. ELECTRICAL TO PROVIDE CONVENIENCE OUTLETS EVERY 150 LINEAL FEET IN ALL INTERIOR AREAS. POWER OUTLETS TO BE POWERED TO A SEPARATE CIRCUIT WITH A POWER ON/OFF SWITCH.

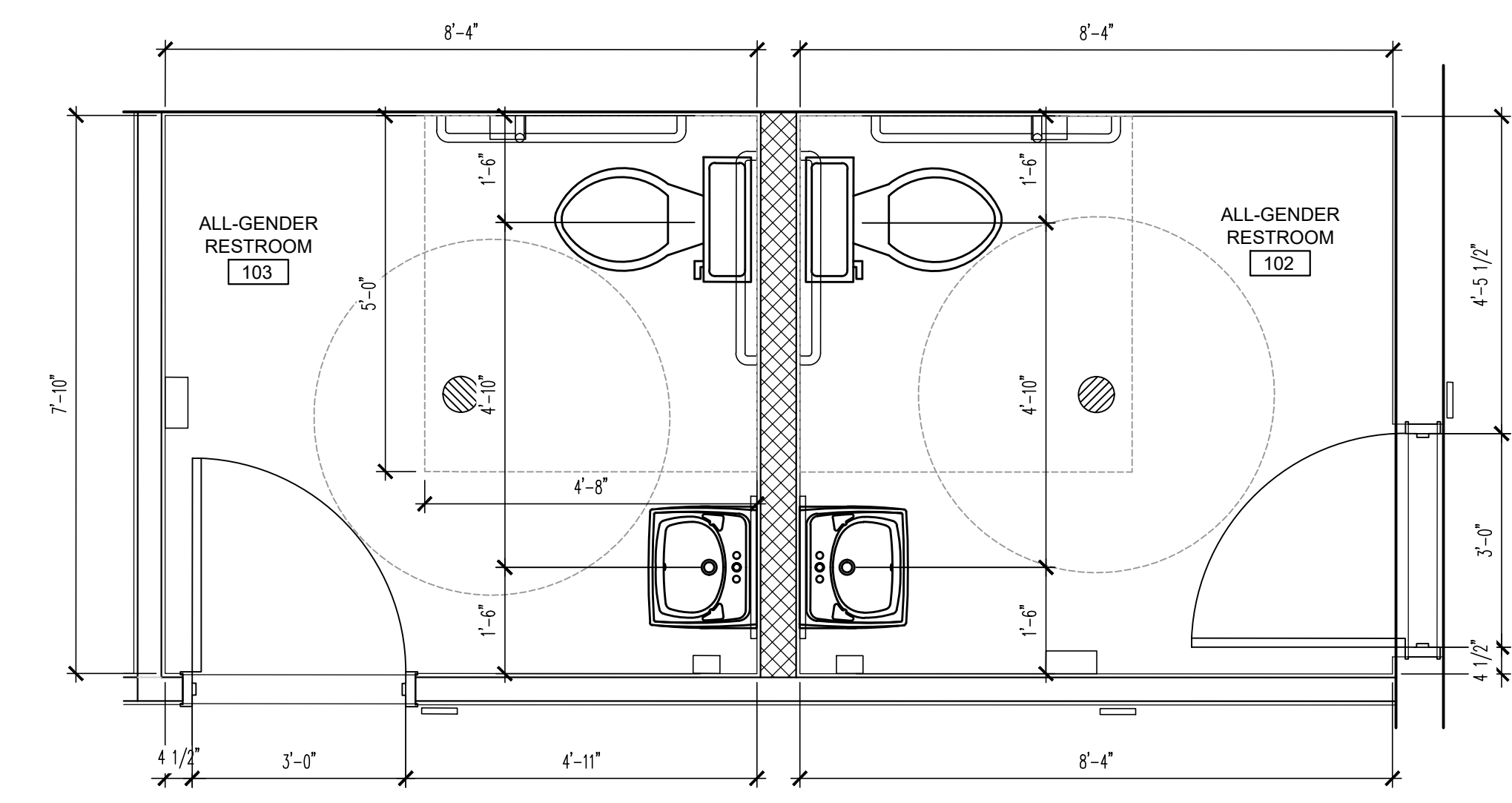


1 LEASING OFFICE FLOOR PLAN

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

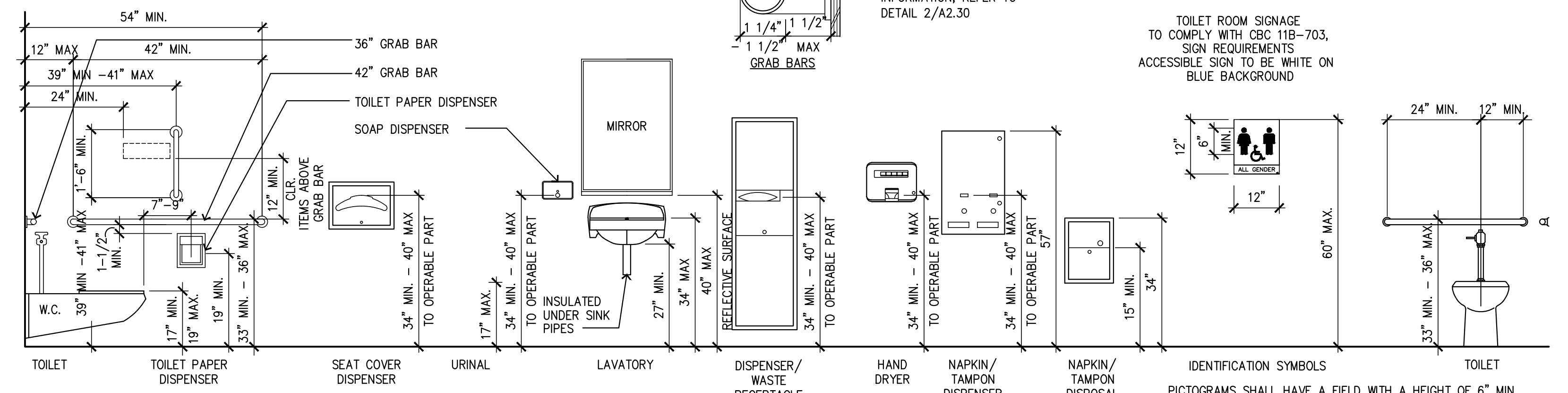
2 GRAB BAR BLOCKING

SCALE: 3" = 1'-0"



3 ENLARGED RESTROOM PLAN

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



NOTE: FLUSH CONTROL SHALL BE MOUNTED 44" A.F.F. AND IS TO BE MOUNTED ON OPEN SIDE OF WATER CLOSET.

4 TYPICAL DETAIL - RESTROOM MOUNTING HEIGHTS

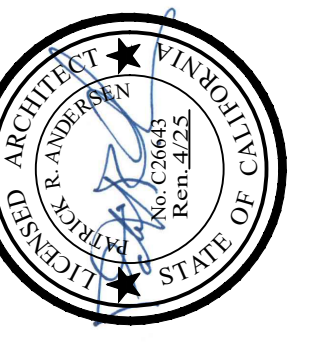
SCALE: 1/2" = 1'-0"

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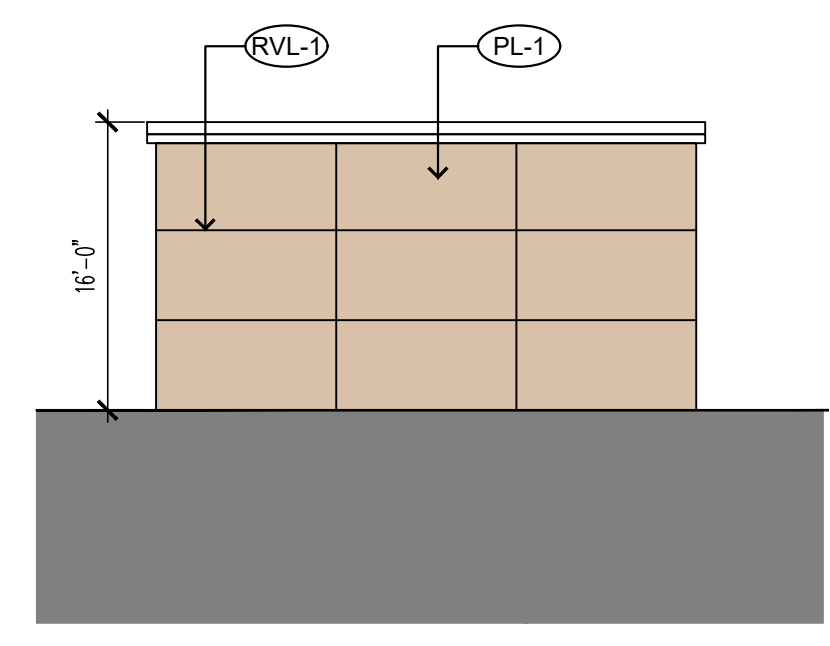
LEASING OFFICE
 FLOOR PLAN
A2.30



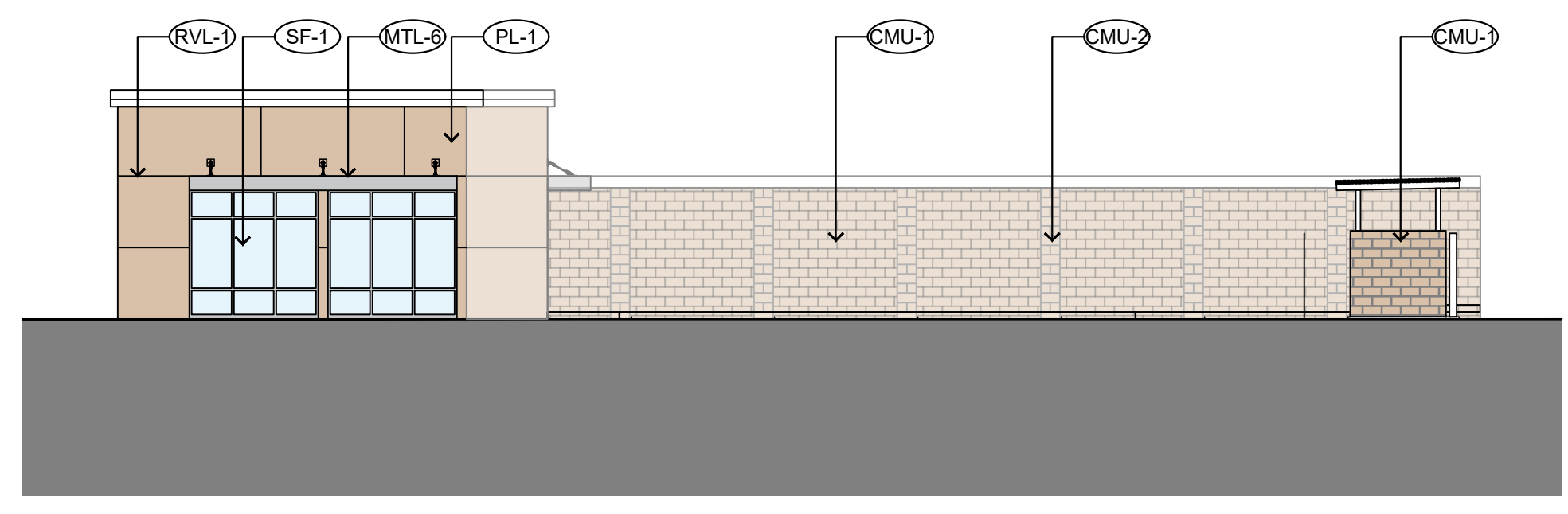
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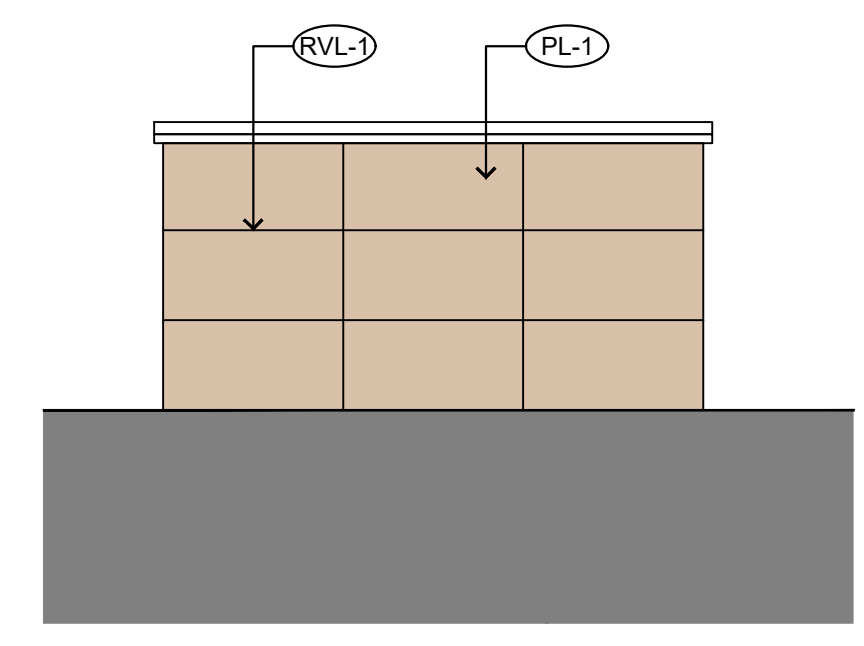
1 OFFICE NORTH ELEV.
 SCALE: 3/32" = 1'-0"



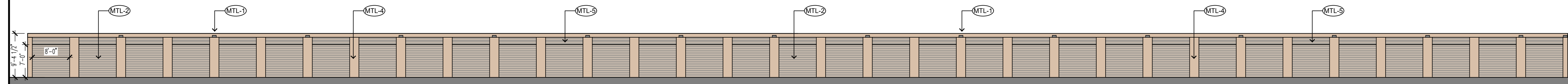
2 OFFICE SOUTH ELEV.
 SCALE: 3/32" = 1'-0"



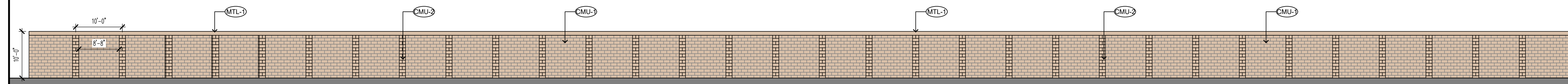
3 OFFICE EAST ELEV.
 SCALE: 3/32" = 1'-0"



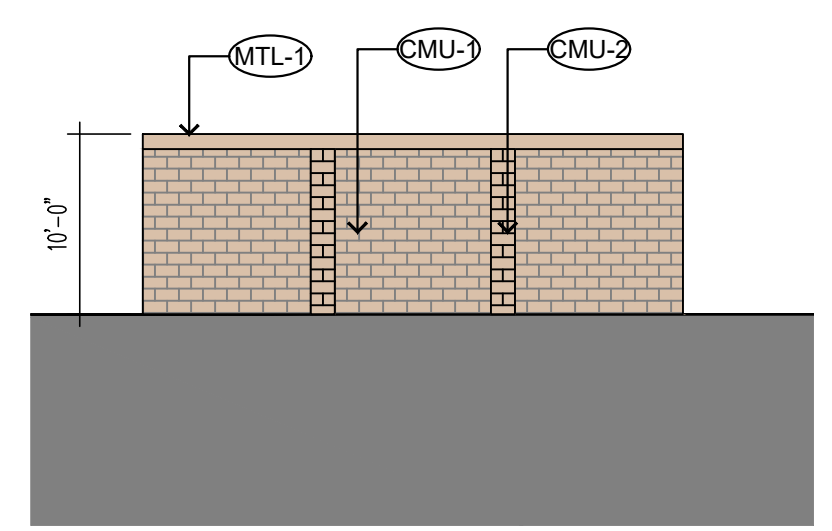
4 OFFICE WEST ELEV.
 SCALE: 3/32" = 1'-0"



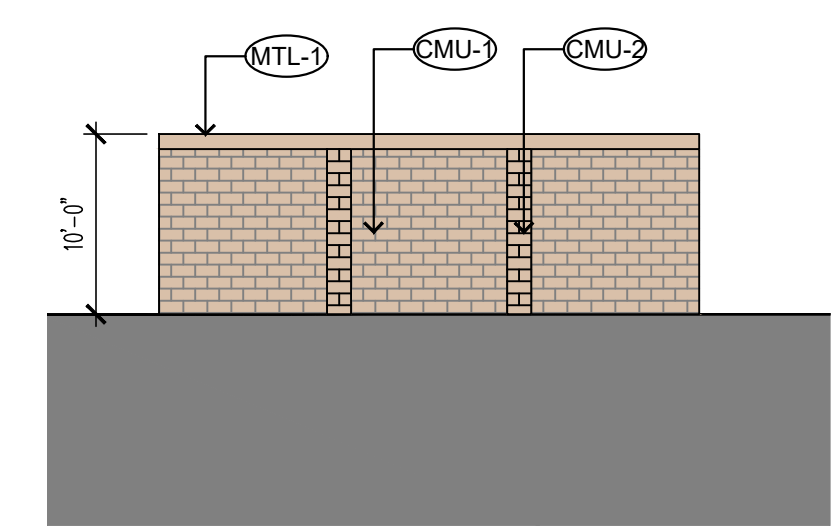
5 BUILDING 1 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



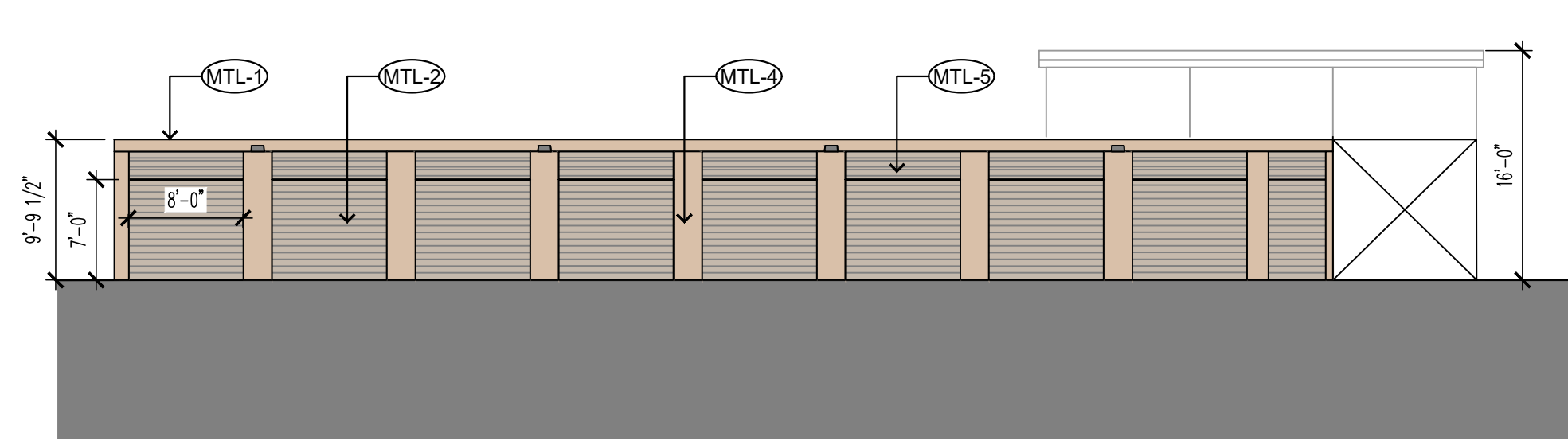
6 BUILDING 1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



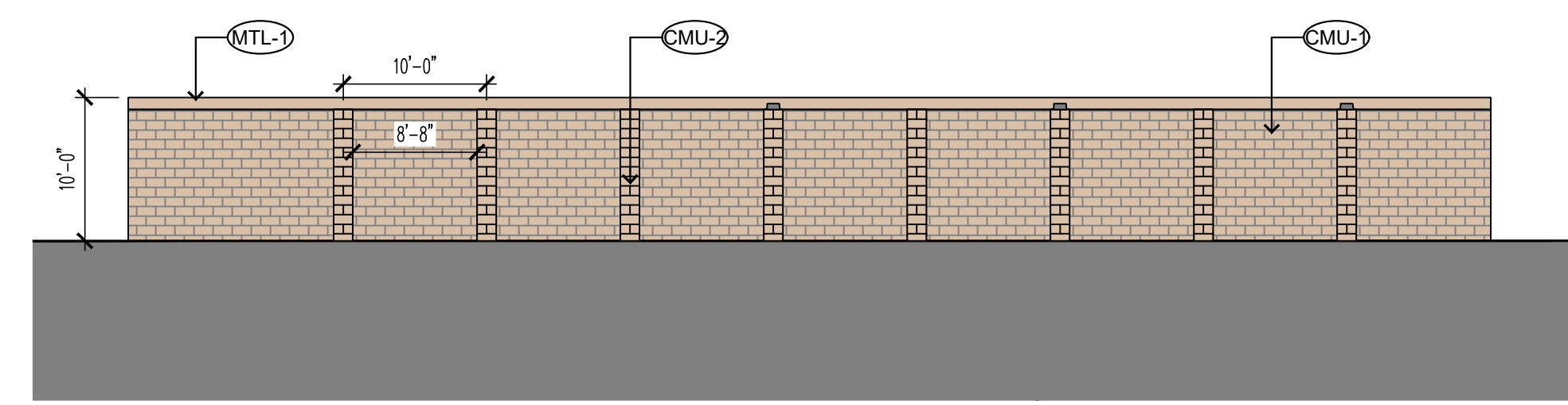
7 BUILDING 1 TYP. EAST ELEV.
 SCALE: 3/32" = 1'-0"



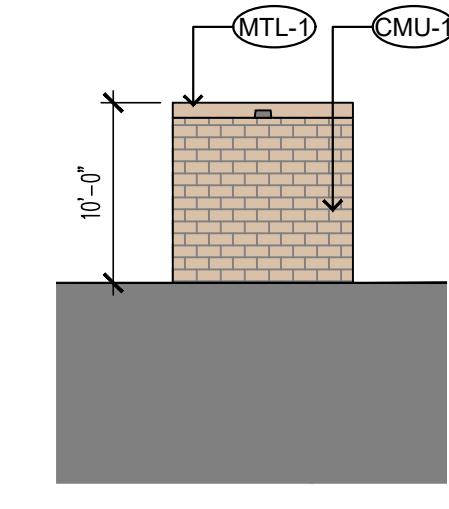
8 BUILDING 1 TYP. WEST ELEV.
 SCALE: 3/32" = 1'-0"



9 BUILDING 2 NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



10 BUILDING 2 SOUTH ELEV.
 SCALE: 3/32" = 1'-0"



11 BUILDING 2 EAST ELEV.
 SCALE: 3/32" = 1'-0"

MAT'L ID.	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JANUS.	LIGHT STONE	PREFINISHED
MTL-3	MBO 7.2 VERTICAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBO 7.2 HORIZONTAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-6	MAFES PRE-FABRICATED METAL CANOPY	ALUMINUM FINISH	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
CMU-2	PILASTER - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

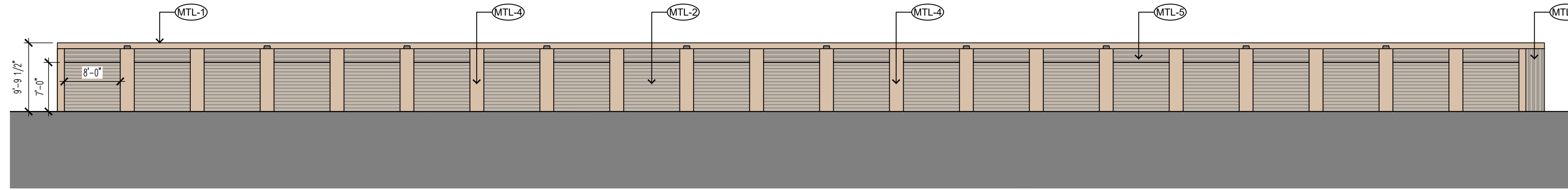
12 EXTERIOR FINISH SCHEDULE
 SCALE: N.T.S

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△	09/13/23	CUP RESUBMIT.
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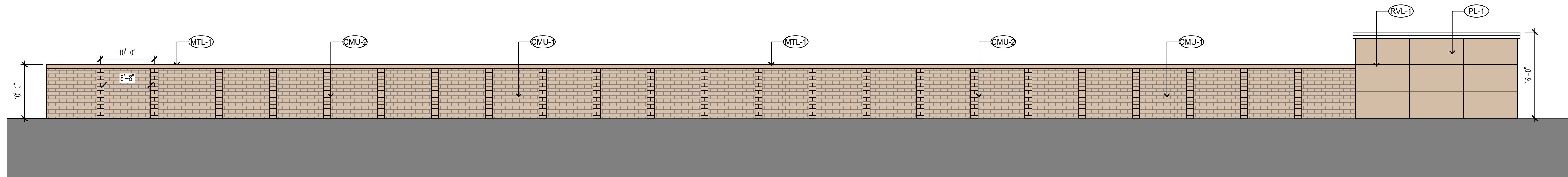
ISSUE DATES
 DESIGN APPROVAL:
 PERMIT SUBMITTAL:
 PERMIT RECEIVED:
 BID DOCS:
 CONSTR. DOCS:

24"x36" SCALE: AS NOTED
 PLOT DATE: 2023-09-11
 CAD FILE: 21-022_XEL
 JOB NUMBER: 22-064
 CHECKED:
 DRAWN: NV
 STATUS: PLANN.

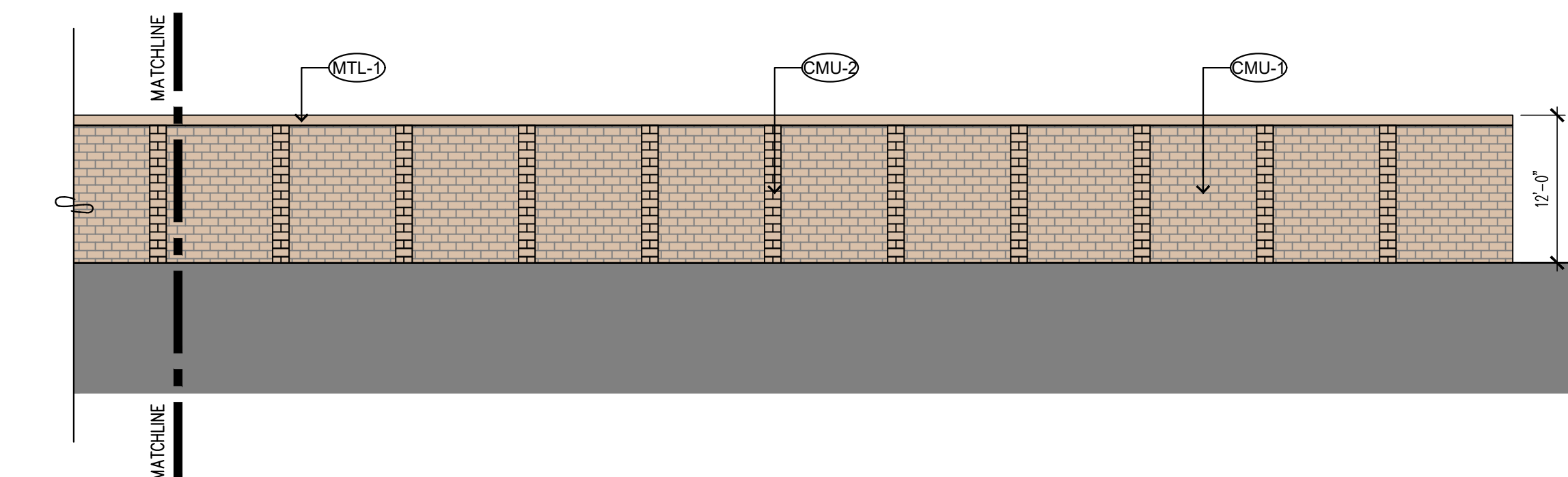
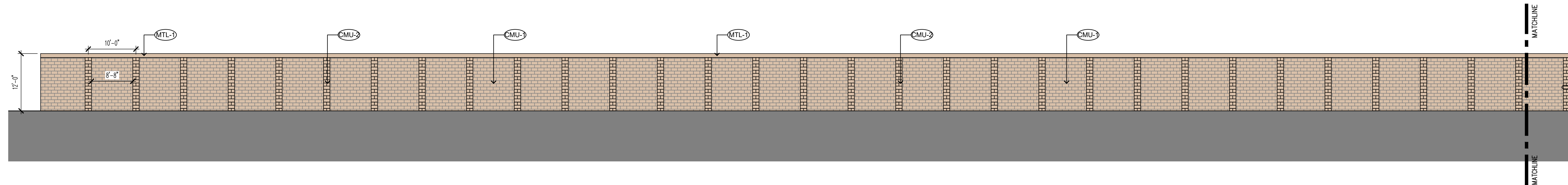
COLORED EXTERIOR ELEVATIONS
A3.10



1 BUILDING 3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



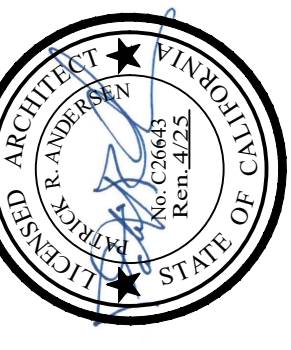
2 BUILDING 3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING 4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MAT'L I.D.	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JANUS.	LIGHT STONE	PREFINISHED
MTL-3	MBCI 7.2 VERTICAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBCI 7.2 HORIZONTAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	----
CMU-2	PILASTER - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	----
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

4 EXTERIOR FINISH SCHEDULE
SCALE: N.T.S



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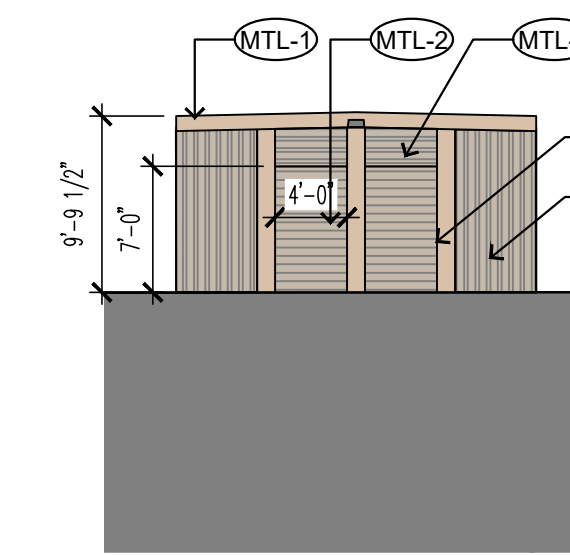
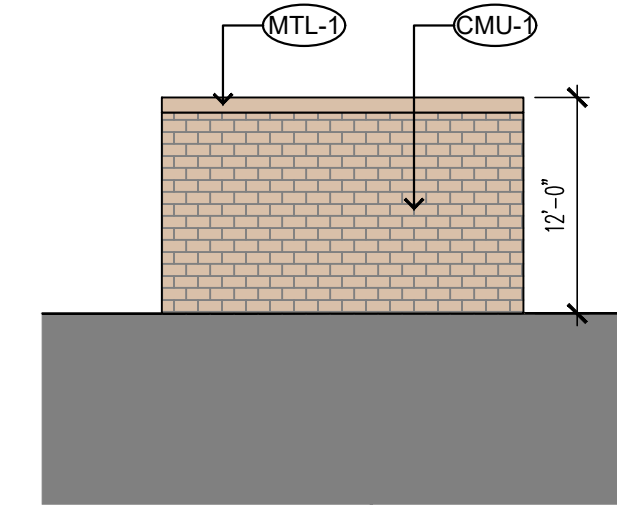
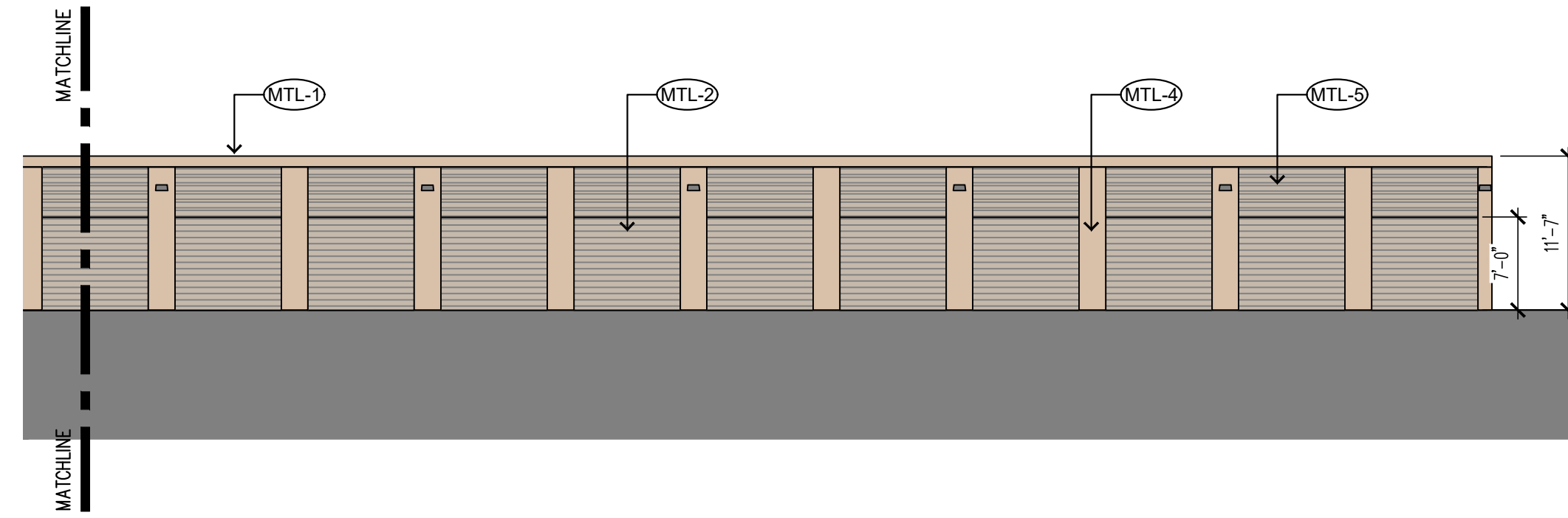
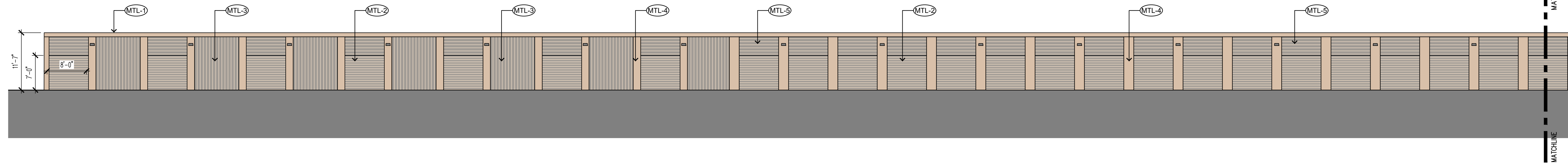
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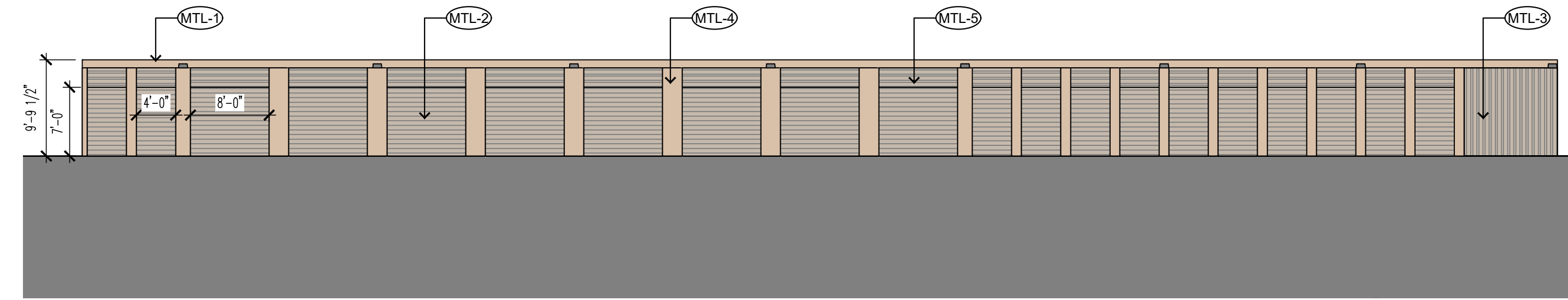
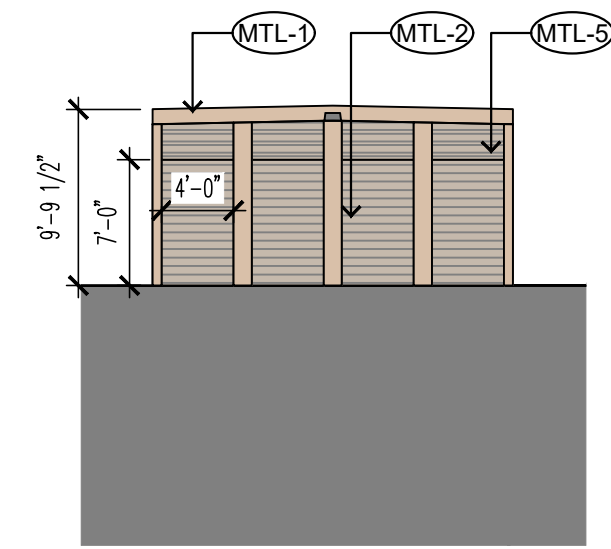
COLORED EXTERIOR ELEVATIONS
A3.20



1 BUILDING 4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

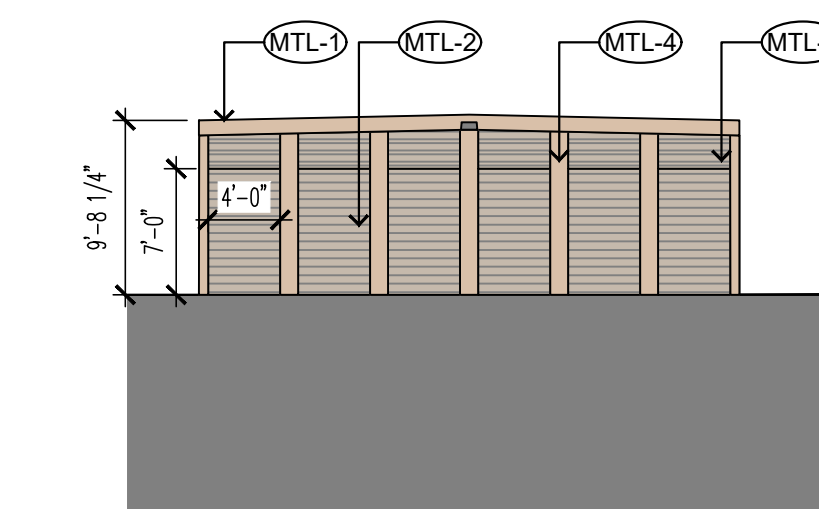
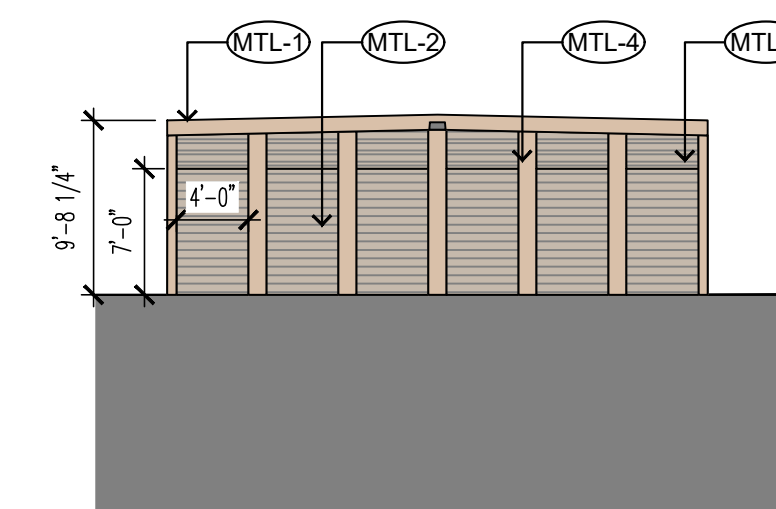
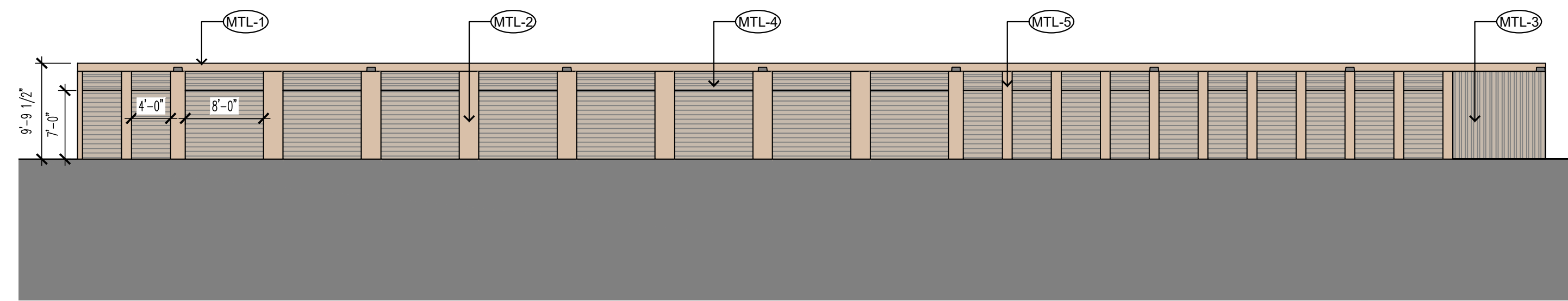
2 BUILDING 4 EAST ELEVATION
SCALE: 3/32" = 1'-0"

3 BUILDINGS 5 & 6 TYP. NORTH ELEV.
SCALE: 3/32" = 1'-0"



4 BUILDINGS 5 & 6 TYP. SOUTH ELEV.
SCALE: 3/32" = 1'-0"

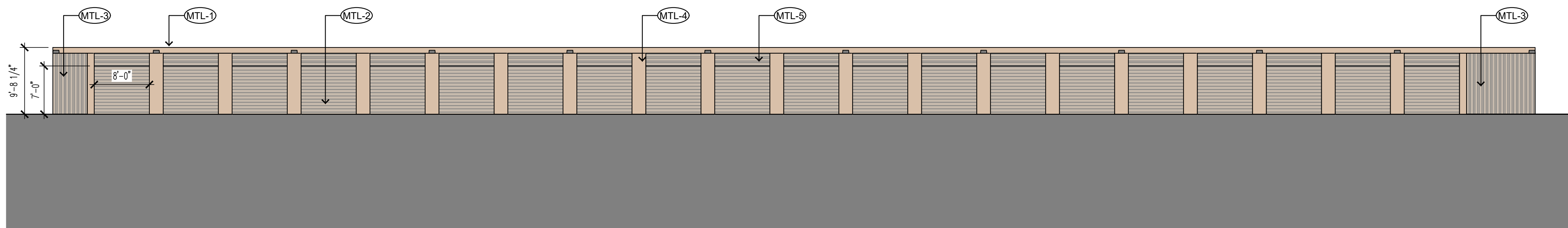
5 BUILDINGS 5 & 6 TYP. EAST ELEVATION
SCALE: 3/32" = 1'-0"



6 BUILDINGS 5 & 6 TYP. WEST ELEVATION
SCALE: 3/32" = 1'-0"

7 BUILDINGS 7-11 TYP. NORTH ELEV.
SCALE: 3/32" = 1'-0"

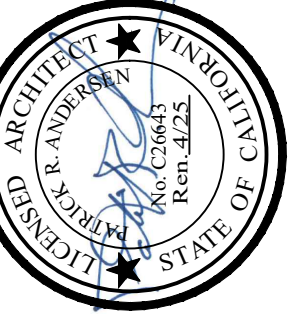
8 BUILDINGS 7-11 TYP. SOUTH ELEV.
SCALE: 3/32" = 1'-0"



9 BUILDINGS 7-11 TYP. EAST ELEVATION
SCALE: 3/32" = 1'-0"

MAT'L ID.	DESCRIPTION	COLOR	FINISH
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MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JANUS.	LIGHT STONE	PREFINISHED
MTL-3	MBO 7.2 VERTICAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBO 7.2 HORIZONTAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACES CMU BLOCK BY ORCO	BEIGE	---
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PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

10 EXTERIOR FINISH SCHEDULE
SCALE: N.T.S



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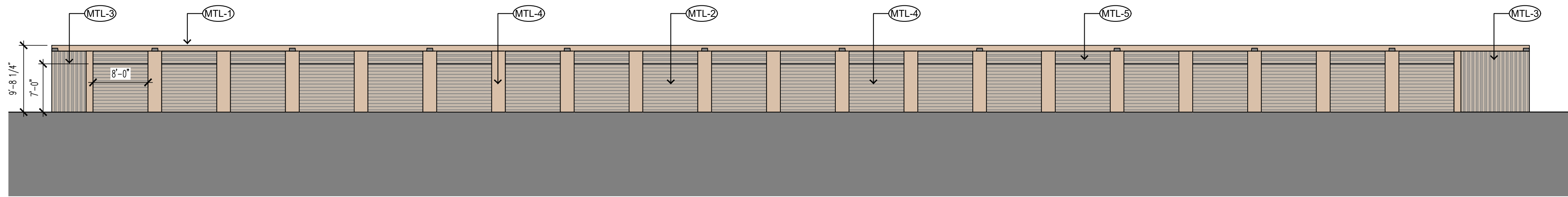
**SUNRIDGE SELF-STORAGE
EXPANSION**
86220 TYLER LANE
COACHELLA, CA 92236
APNH: 763-141-018

REVISIONS		
NO.	DATE	BY
△	06/08/23	CUP SUBMIT.
△	09/13/23	CUP RESUBMIT.
△		
△		
△		

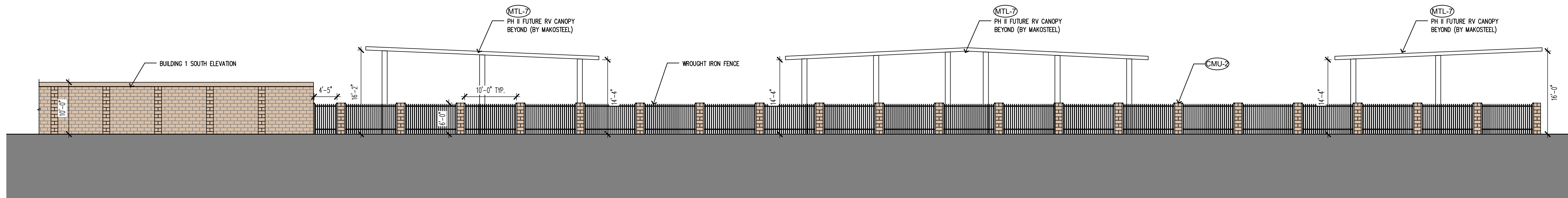
ISSUE DATES
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE: AS NOTED
PLOT DATE: 2023-09-11
CAD FILE: 21-022_XEL
JOB NUMBER: 22-064
CHECKED:
DRAWN: NV
STATUS: PLANN.

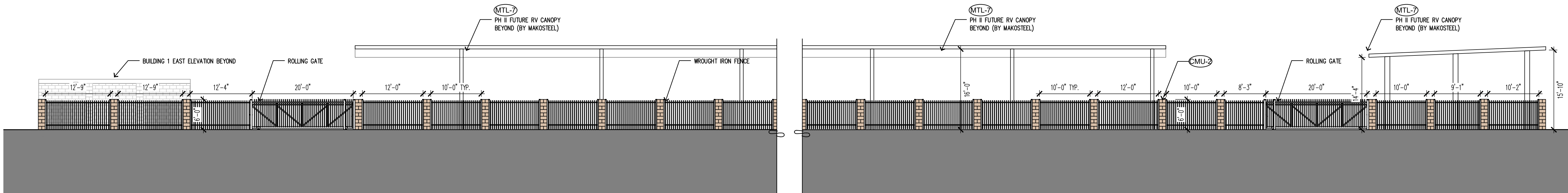
COLORED
EXTERIOR ELEVATIONS
A3.30



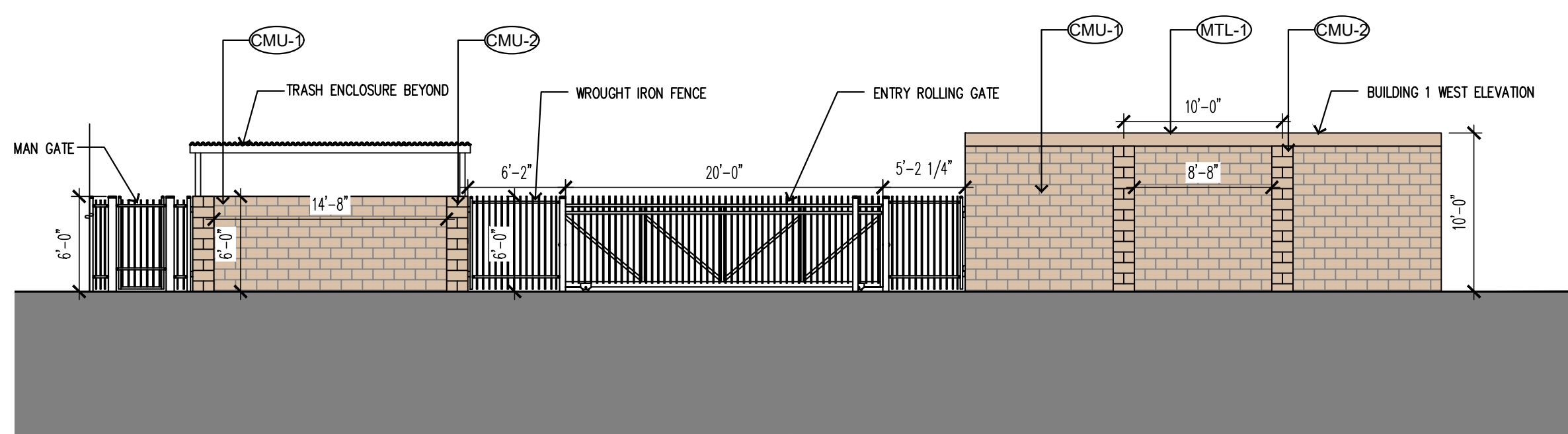
1 BUILDINGS 7-11 TYP. WEST ELEVATIONS
SCALE: 3/32" = 1'-0"



2 SOUTH SITE ELEVATION (RV CANOPY VIEW)
SCALE: 3/32" = 1'-0"



3 EAST SITE ELEVATION (RV CANOPY & ROLLING GATE VIEW)
SCALE: 1/4" = 1'-0"



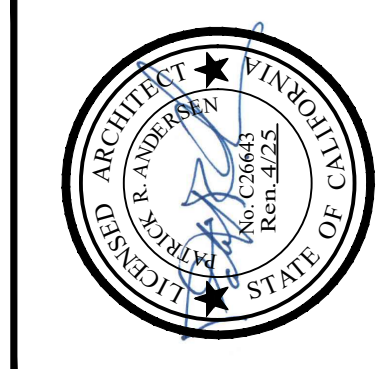
4 WEST SITE ELEVATION (SITE ENTRY WALL & ROLLING GATE VIEW)
SCALE: 1/4" = 1'-0"



5 PH II FUTURE RV CANOPY - END RESULT EXAMPLE
SCALE: N.T.S

MAT'L I.D.	DESCRIPTION	COLOR	FINISH
MTL-1	METAL TRIM/HEADER/CORNER	DESERT TAN	PREFINISHED
MTL-2	EXTERIOR METAL ROLL-UP STORAGE DOORS, BY JANUS.	LIGHT STONE	PREFINISHED
MTL-3	MBO 7.2 VERTICAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-4	METAL PIER	DESERT TAN	PREFINISHED
MTL-5	MBO 7.2 HORIZONTAL METAL WALL PANEL, BY MAKORABCO	LIGHT STONE	PREFINISHED
MTL-6	MAPES PRE-FABRICATED METAL CANOPY	ALUMINUM FINISH	PREFINISHED
MTL-7	RV CANOPY, BY MAKOSTEEL	DESERT TAN	PREFINISHED
CMU-1	WALL - ANGELUS SPLIT FACES CMU BLOCK BY GRGD	BEIGE	---
CMU-2	PILASTER - ANGELUS SPLIT FACES CMU BLOCK BY GRGD	BEIGE	---
PL-1	CEMENT PLASTER SYSTEM	BEIGE	STUCCO FINISH 20/30 FLOAT
RVL-1	1/2" REVEAL	ALUMINUM FINISH	PREFINISHED

6 EXTERIOR FINISH SCHEDULE
SCALE: N.T.S



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SUNRIDGE SELF-STORAGE EXPANSION
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
△	06/08/23	CUP SUBMIT.
△	09/13/23	CUP RESUBMIT.
△		
△		
△		

ISSUE DATES

DESIGN APPROVAL: _____

PERMIT SUBMITTAL: _____

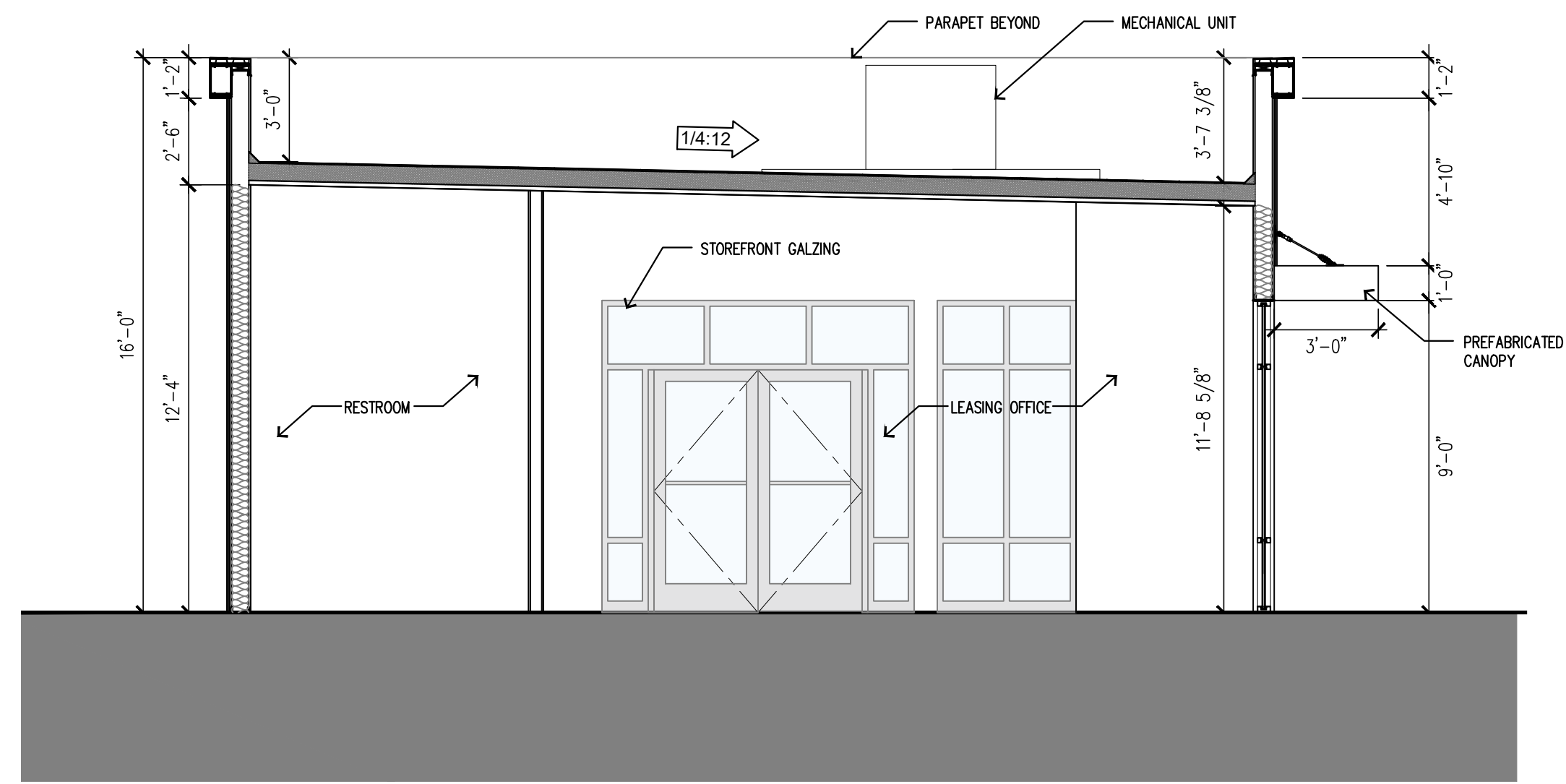
PERMIT RECEIVED: _____

BID DOCS: _____

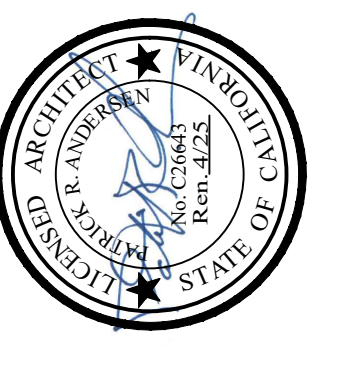
CONSTR. DOCS: _____

24"x36" SCALE: AS NOTED
PLOT DATE: 2023-09-11
CAD FILE: 21-022_XEL
JOB NUMBER: 22-064
CHECKED: _____
DRAWN: NV
STATUS: PLANN.

COLOR EXTERIOR ELEVATIONS
A3.40



1 LEASING OFFICE SECTION
SCALE: 1/4" = 1'-0"



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**SUNRIDGE SELF-STORAGE
EXPANSION**
86220 TYLER LANE
COACHELLA, CA 92236
APN#: 763-14-018

REVISIONS		
NO.	DATE	BY
△	06/08/23	CUP SUBMIT.
△	09/13/23	CUP RESUBMIT.
△		
△		
△		
△		

ISSUE DATES
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-11
CAD FILE:	21-022_xSC
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

BUILDING
SECTIONS & DETAILS
A4.10



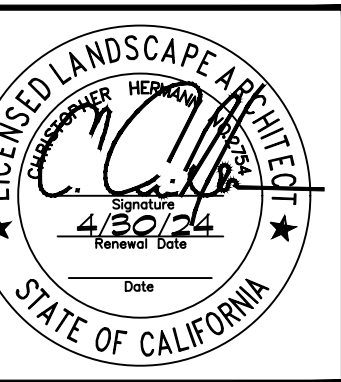
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211

LIC# 2754 EXP. 04/30/24
PH. (760) 777-9131
FAX (760) 777-9132

OWNER:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY



SHEET TITLE
IRRIGATION PLAN A

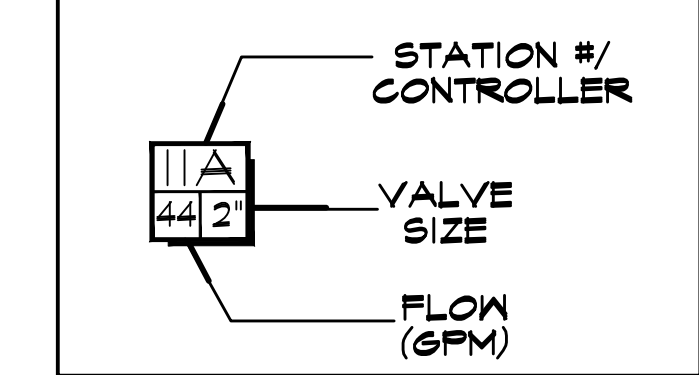
DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22031

SHEET
L1.0
OF 13 SHEETS

IRRIGATION LEGEND:

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
■	RAINBIRD	XB-20PG-1032	DRIP EMITTER	N/A	2 - 6PH	30	A / L1.2
▲	RAINBIRD	XB-10PG-1032	DRIP EMITTER	N/A	1 - 6PH	30	A / L1.2
⊕	RAINBIRD	1402 BUBBLER	2 PER TREE		50 GPM	30	C / L1.2
⊙	RAINBIRD	XGZ-015-PRB-COM	REMOTE CONTROL DRIP VALVE. SIZE NOTED.				B / L1.2
⊗	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE. SIZE NOTED.				F / L1.2
⊠	WILKINS	915XL	1" REDUCED PRESSURE BACKFLOW (LEAD FREE)				M / L1.3
⊞	NIECO	T-580	LINE-SIZE BALL VALVE - FULL PORT				G / L1.2
⊟	HUNTER	HC-100-FLOW	1" SUB-METER METER W/ FLOW SENSOR.				L / L1.3
⊡	SALCO	AFV-05H	AUTOMATIC FLUSH VALVE				H / L1.2
⊜	HUNTER	I-CORE-6 / RAIN SENSOR WITH SOLAR SYNC	AUTOMATIC WALL MOUNTED CONTROLLER CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				K / L1.3
⊝	GRISWOLD	2000 SERIES	MASTER VALVE NORMALLY CLOSED				N / L1.3
⊞	RAINBIRD	44-RC	QUICK COUPLING VALVE				O / L1.3
⊟	NOT SHOWN		2 GREEN WIRES AND 1 WHITE SPARE WIRE IN A VALVE BOX				
⊟	NOT SHOWN		UF DIRECT BURIAL CONTROL WIRE # 12 GA. COMMON / # 14 GA. PILOT W/ PIPE SLEEVE				D / L1.2
⊟	NOT SHOWN		PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER, PRESSURE MAINLINE -18" DEEP.				D / L1.2
⊟	NOT SHOWN		3/4" PVC CLASS 200 NON-PRESSURE LATERAL LINE, 12" DEEP, SIZE NOTED.				D / L1.2
⊟	NOT SHOWN		PVC SCH 40 WIRE AND PIPE SLEEVES - SIZE 2 TIMES DIAMETER OF PIPE				E / L1.2

STATION/CONTROLLER KEY

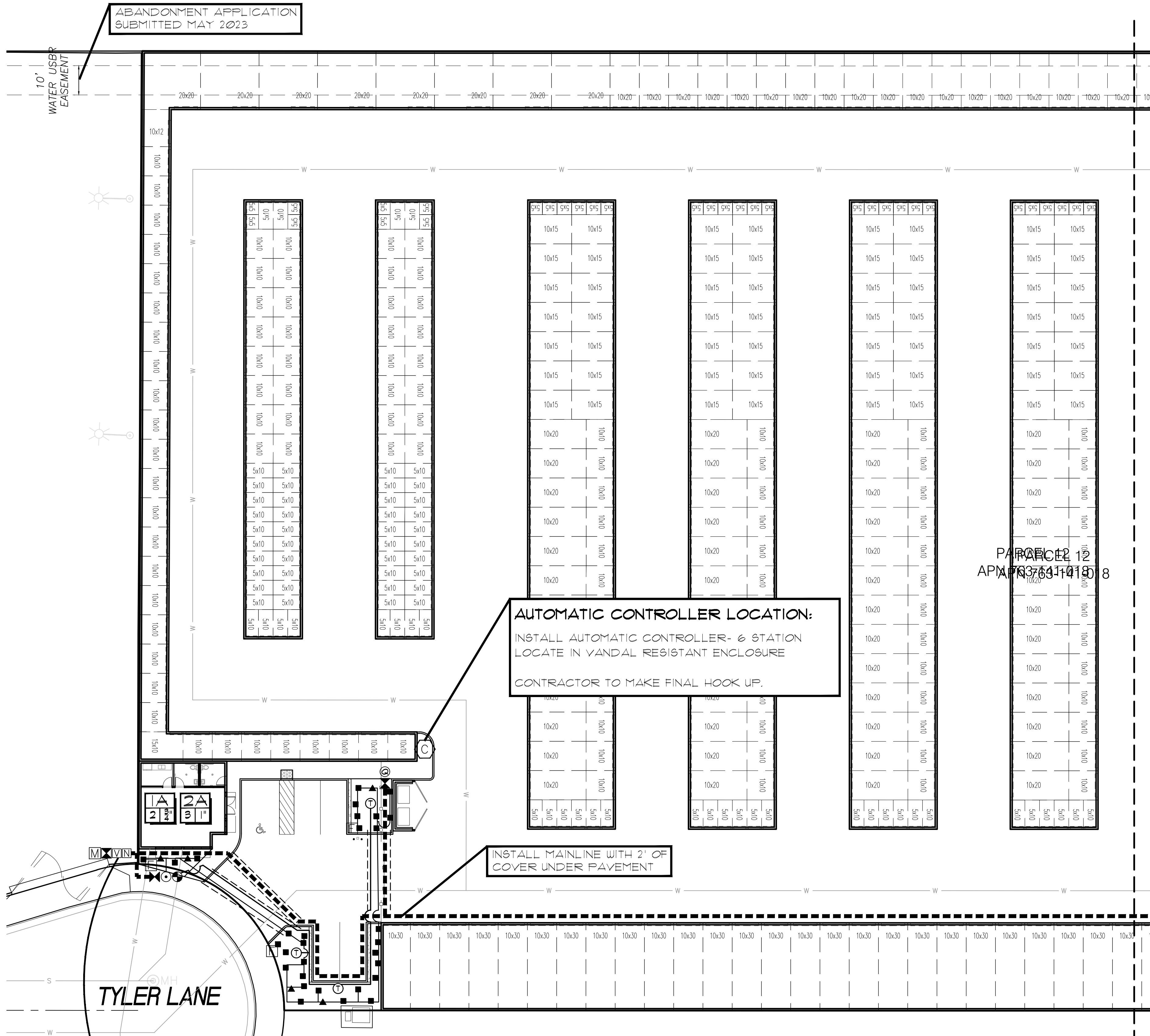


CLASS 200 PVC PIPE SIZING CHART

SIZE	GPM	PIPE SIZE
6 - 10	6 GPM	3/4"
11 - 15	6 GPM	1"
16 - 25	6 GPM	1-1/4"
26 - 40	6 GPM	1-1/2"
41 - 60	6 GPM	2"

MATCH LINE SEE SHEET L1.1

PARCEL 12
APN 7837641418



ABANDONMENT APPLICATION
SUBMITTED MAY 2023

AUTOMATIC CONTROLLER LOCATION:
INSTALL AUTOMATIC CONTROLLER- 6 STATION
LOCATE IN VANDAL RESISTANT ENCLOSURE
CONTRACTOR TO MAKE FINAL HOOK UP.

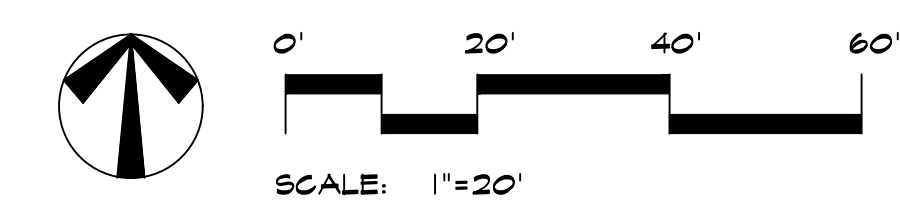
INSTALL MAINLINE WITH 2' OF
COVER UNDER PAVEMENT

POINT OF CONNECTION:
1" IRRIGATION METER WITH 1" BACKFLOW DEVICE
INSTALLED PER LOCAL AGENCY
INSTALL VALVES AND MAINLINE IN PLANTER AREA
CONTRACTOR TO VERIFY FINAL LOCATION IN FIELD.
DESIGN PRESSURE: 60 PSI
MAXIMUM DEMAND: 4 GPM

PROJECT INFORMATION

PROJECT NAME	SUNRIDGE SELF-STORAGE	PHONE NO.	(760) 777-9131
NAME OF PROJECT APPLICANT	FRANCISCO SANCHEZ	FAX NO.	(760) 777-9132
TITLE	DESIGNER	EMAIL ADDRESS	FRANCISCO@HDS-INC.COM
COMPANY NAME	HERMANN DESIGN GROUP	STREET ADDRESS	T1849 WOLF ROAD
CITY	PALM DESERT	STATE	CA
		ZIP CODE	92211
IRRIGATION POINT OF CONNECTION DOMESTIC METER			
CONTROLLER NO.	VALVE NO.	PLANT TYPE	IRRIGATION METHOD
A	1	L/M	DRIP
A	2	L/M	BUBBLER
A	3	L	DRIP
TOTAL			
		AREA SF	PERCENT OF LANDSCAPE AREA
		985	12
		100	1
		7,105	87
		8,190	100%

ZONE 4
ESTIMATED ANNUAL APPLIED WATER USE
TREE AND SHRUB LOW - DRIP / BUBBLER
ETO X PF X LA X 0.62 / 748 / IE = EAAWU
76.0 X .20 X 5,651 X 0.62 / 748 / .90 = 79.11
TREE AND SHRUB MODERATE- DRIP / BUBBLER
ETO X PF X LA X 0.62 / 748 / IE = EAAWU
76.0 X .50 X 2,589 X 0.62 / 748 / .90 = 88.86
MAXIMUM ANNUAL APPLIED WATER USE
ETO X .45 X LA X 0.62 / 748 = MAAWU
76.0 X .45 X 8,190 X 0.62 / 748 = 232.17
ESTIMATED ANNUAL APPLIED WATER USE TOTAL - 167.97
MAXIMUM ANNUAL APPLIED WATER USE TOTAL - 232.17
ESTIMATED LANDSCAPE SQUARE FT. TOTAL - 8,190





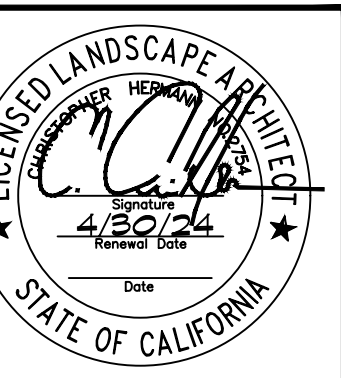
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211

LIC# 2754 EXP. 04/30/24
PH. (760) 777-9131
FAX (760) 777-9132

OWNER:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY



SHEET TITLE
IRRIGATION PLAN B

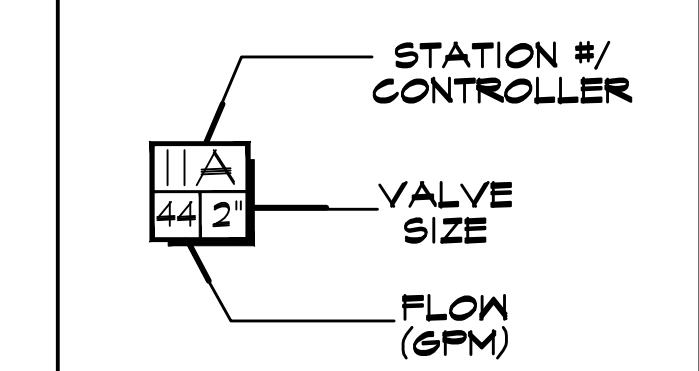
DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22031

SHEET
L1.1
OF 13 SHEETS

IRRIGATION LEGEND:

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
■	RAINBIRD	XB-20PG-1032	DRIP EMITTER	N/A	2 - 6PH	30	A / L1.2
▲	RAINBIRD	XB-10PG-1032	DRIP EMITTER	N/A	1 - 6PH	30	A / L1.2
⊕	RAINBIRD	1402 BUBBLER	2 PER TREE		50 GPM	30	C / L1.2
⊙	RAINBIRD	XGZ-015-FRB-COM	REMOTE CONTROL DRIP VALVE. SIZE NOTED.				B / L1.2
⊗	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE. SIZE NOTED.				F / L1.2
⊠	WILKINS	915XL	1" REDUCED PRESSURE BACKFLOW (LEAD FREE)				M / L1.3
⊞	NIECO	T-580	LINE-SIZE BALL VALVE - FULL PORT				G / L1.2
⊟	HUNTER	HC-100-FLOW	1" SUB-METER METER W/ FLOW SENSOR.				L / L1.3
⊡	SALCO	AFV-05H	AUTOMATIC FLUSH VALVE				H / L1.2
⊞	HUNTER	I-CORE:6 / RAIN SENSOR WITH SOLAR SYNC	AUTOMATIC WALL MOUNTED CONTROLLER CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				K / L1.3
⊞	GRISWOLD	2000 SERIES	MASTER VALVE NORMALLY CLOSED				N / L1.3
⊞			WATER METER INSTALLED BY LOCAL AGENCY				
⊞	RAINBIRD	44-RC	QUICK COUPLING VALVE				O / L1.3
⊞			2 GREEN WIRES AND 1 WHITE SPARE WIRE IN A VALVE BOX				
⊞			UF DIRECT BURIAL CONTROL WIRE # 12 GA.COMMON / # 14 GA. PILOT W/ PIPE SLEEVE				D / L1.2
⊞			PVC SCH 40 FOR PIPES 1-1/2" AND SMALLER, PVC CLASS 315 FOR PIPES 2" AND LARGER, PRESSURE MAINLINE -18" DEEP.				D / L1.2
⊞			3/4" PVC CLASS 200 NON-PRESSURE LATERAL LINE, 12" DEEP, SIZE NOTED.				D / L1.2
⊞			PVC SCH 40 WIRE AND PIPE SLEEVES - SIZE 2 TIMES DIAMETER OF PIPE				E / L1.2

STATION/CONTROLLER KEY



CLASS 200 PVC PIPE SIZING CHART

SIZE	GPM	DEPTH
6 - 10	6 GPM	3/4"
11 - 15	6 GPM	1"
16 - 25	6 GPM	1-1/4"
26 - 40	6 GPM	1-1/2"
41 - 60	6 GPM	2"

PROJECT INFORMATION

PROJECT NAME	SUNRIDGE SELF-STORAGE	PHONE NO.	(760) 777-9131
NAME OF PROJECT APPLICANT	FRANCISCO SANCHEZ	FAX NO.	(760) 777-9132
TITLE	DESIGNER	EMAIL ADDRESS	FRANCISCO@HDS-INC.COM
COMPANY NAME	HERMANN DESIGN GROUP	STREET ADDRESS	T1849 WOLF ROAD
CITY	PALM DESERT	STATE	CA
		ZIP CODE	92211
IRRIGATION POINT OF CONNECTION DOMESTIC METER			
CONTROLLER NO.	VALVE NO.	PLANT TYPE	IRRIGATION METHOD
A	1	L/M	DRIP
A	2	L/M	BUBBLER
A	3	L	DRIP
TOTAL			
		AREA SF	PERCENT OF LANDSCAPE AREA
		985	12
		100	1
		7,105	87
		8,190	100%

ZONE 4

ESTIMATED ANNUAL APPLIED WATER USE

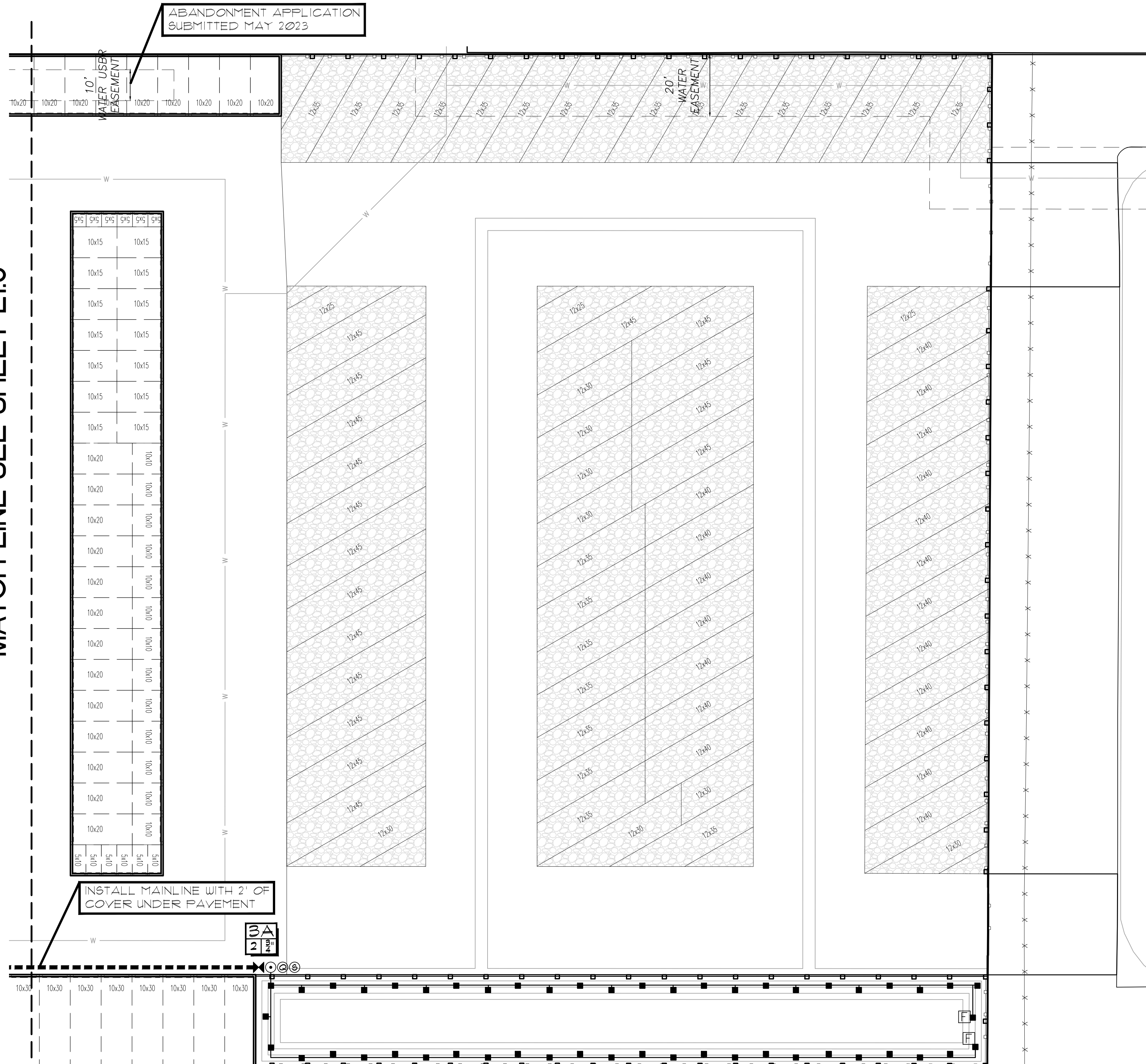
TREE AND SHRUB LOW - DRIP / BUBBLER
 $ETO \times PF \times LA \times 0.62 / 748 / IE = EAAWU$
 $76.0 \times .20 \times 3,651 \times 0.62 / 748 / .90 = 74.11$

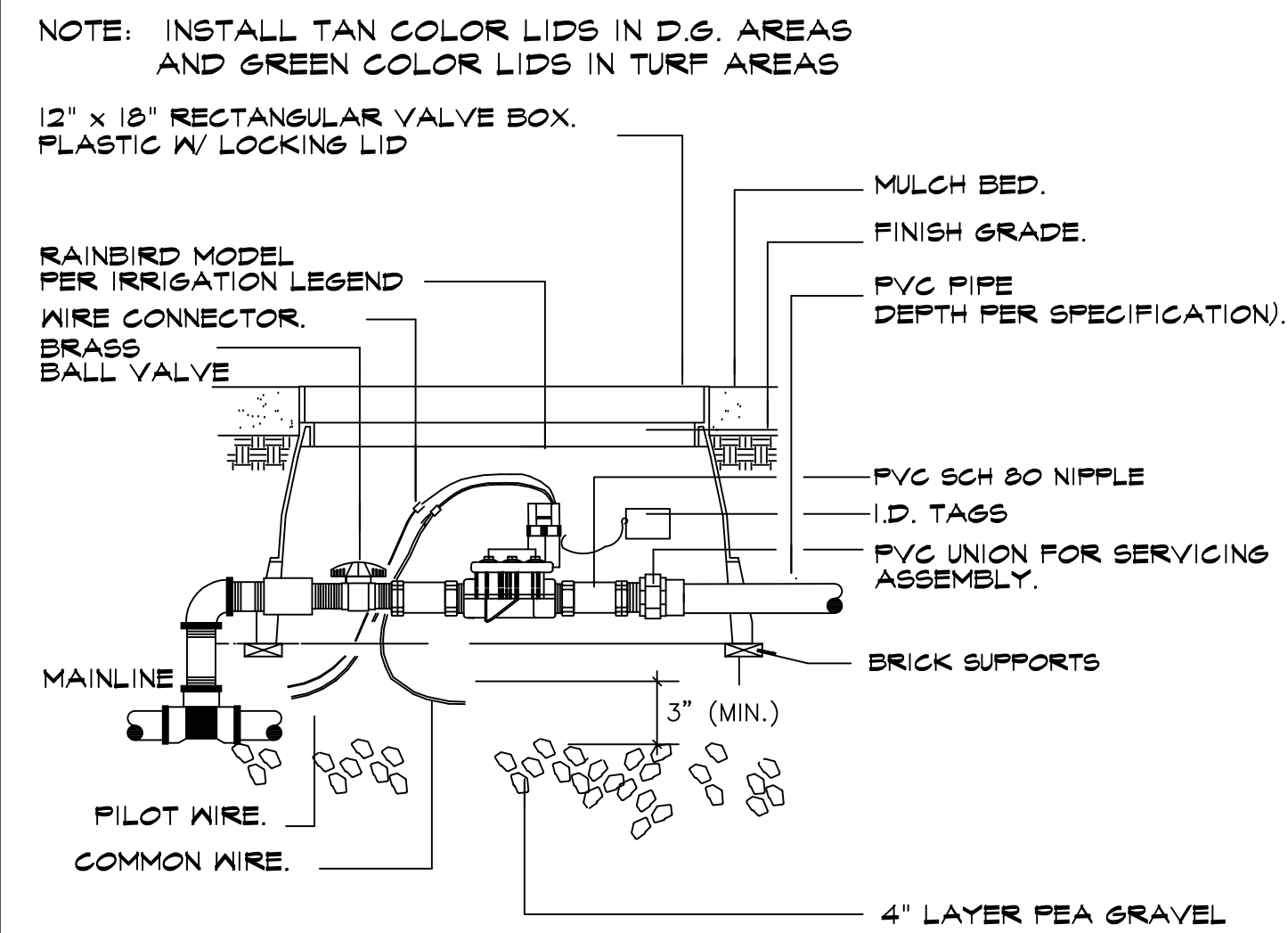
TREE AND SHRUB MODERATE - DRIP / BUBBLER
 $ETO \times PF \times LA \times 0.62 / 748 / IE = EAAWU$
 $76.0 \times .50 \times 2,339 \times 0.62 / 748 / .90 = 88.86$

MAXIMUM ANNUAL APPLIED WATER USE
 $ETO \times .45 \times LA \times 0.62 / 748 = MAAMU$
 $76.0 \times .45 \times 8,190 \times 0.62 / 748 = 232.17$

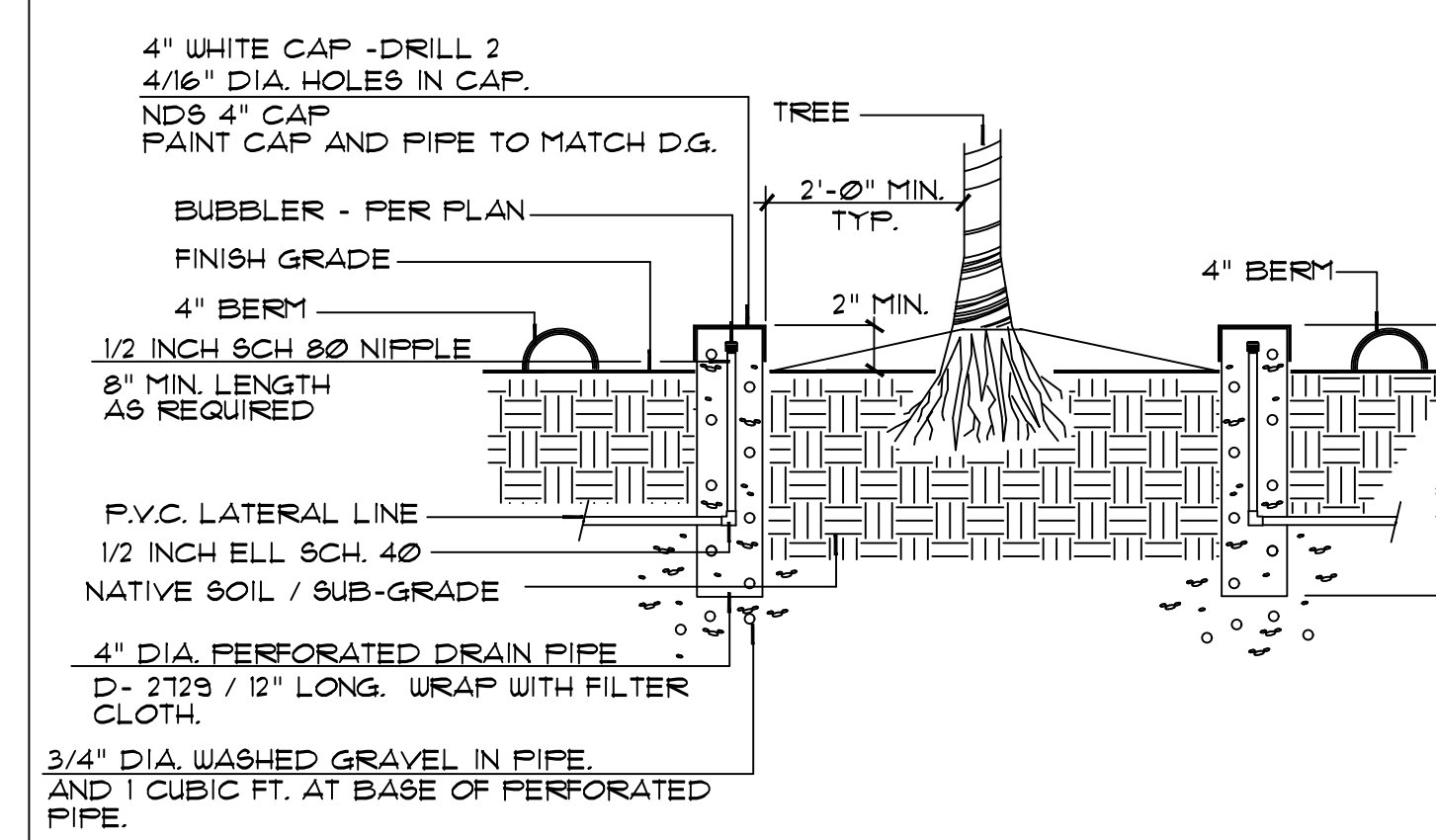
ESTIMATED ANNUAL APPLIED WATER USE TOTAL - 167.97
 MAXIMUM ANNUAL APPLIED WATER USE TOTAL - 232.17
 ESTIMATED LANDSCAPE SQUARE FT. TOTAL - 8,190

MATCH LINE SEE SHEET L1.0

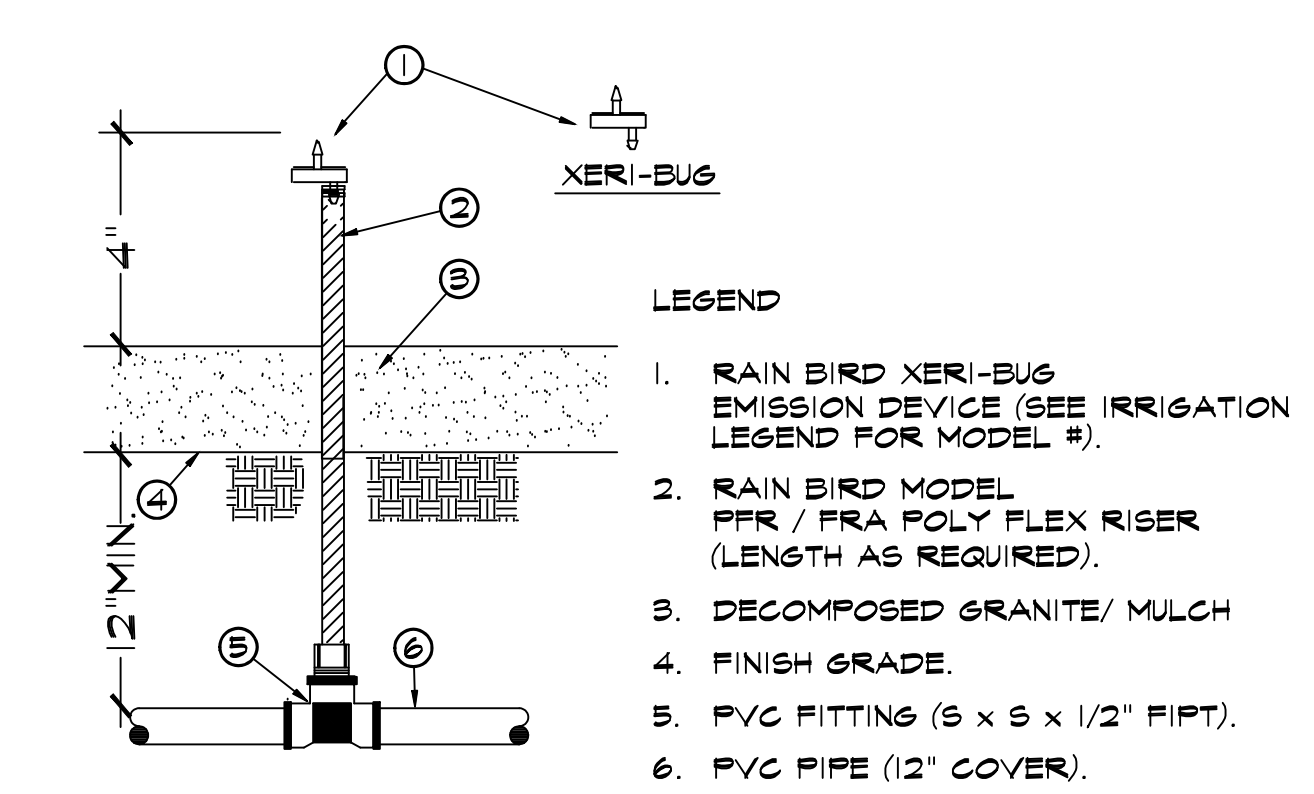




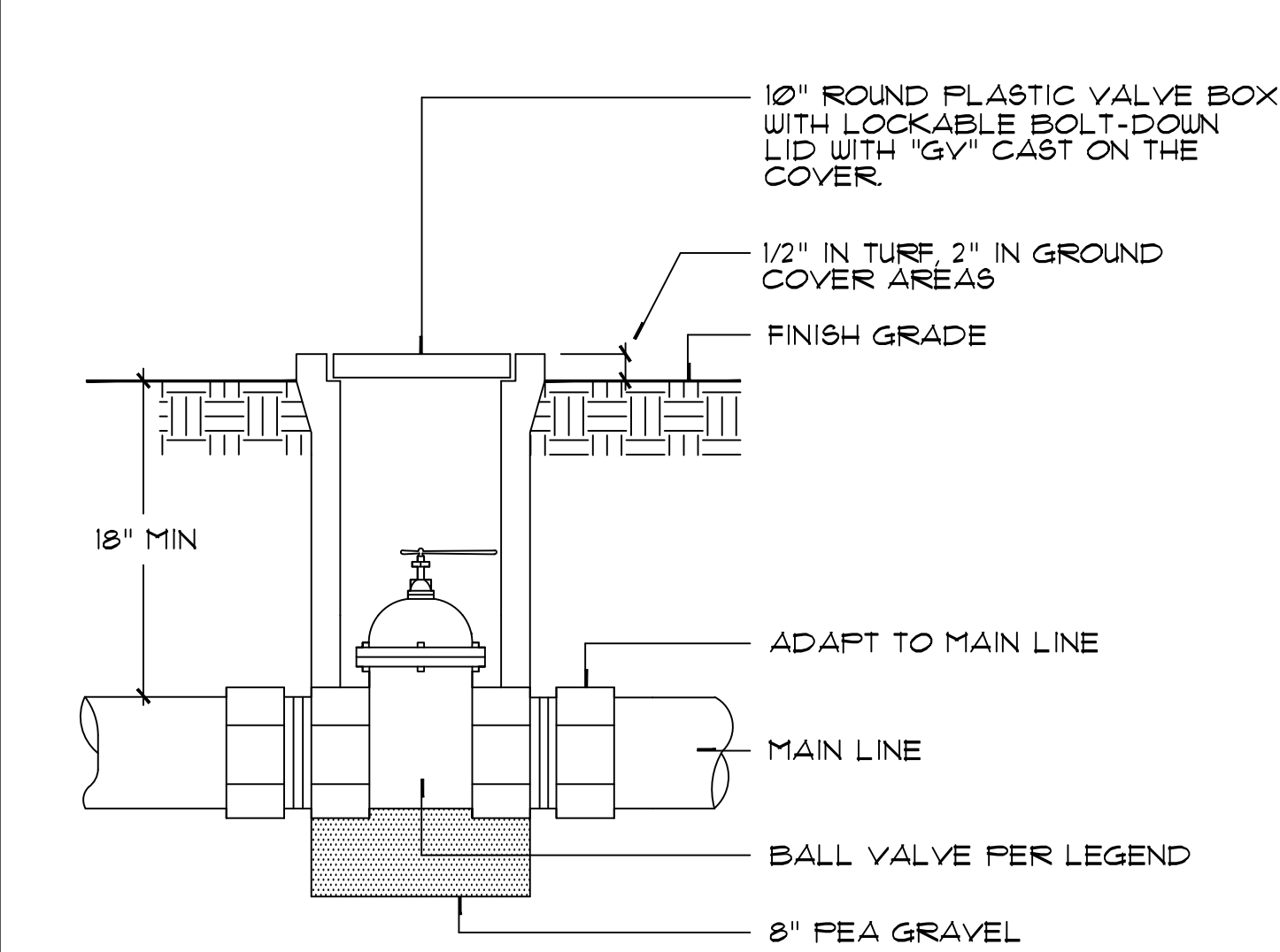
F R.C. VALVE



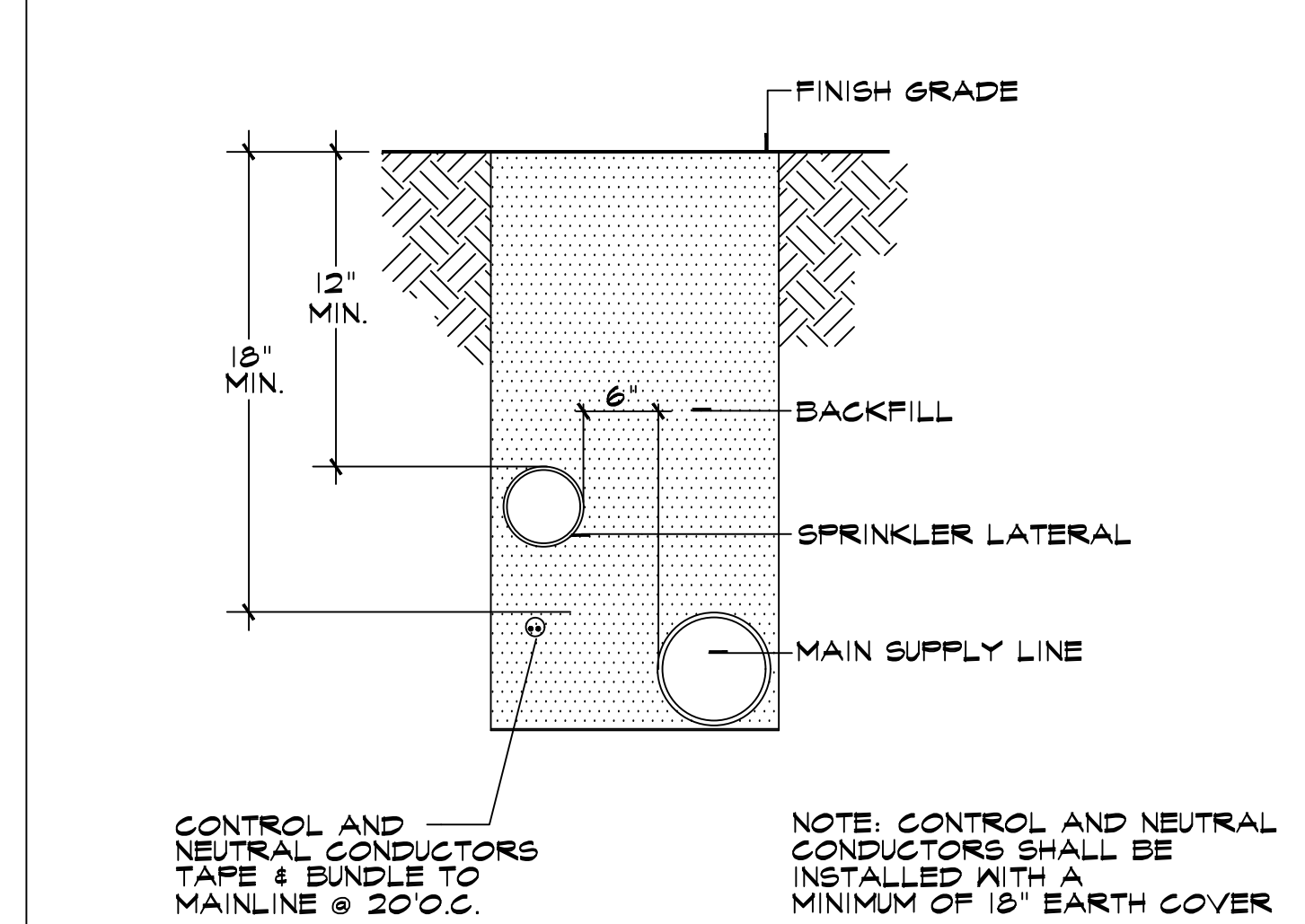
C TREE BUBBLER



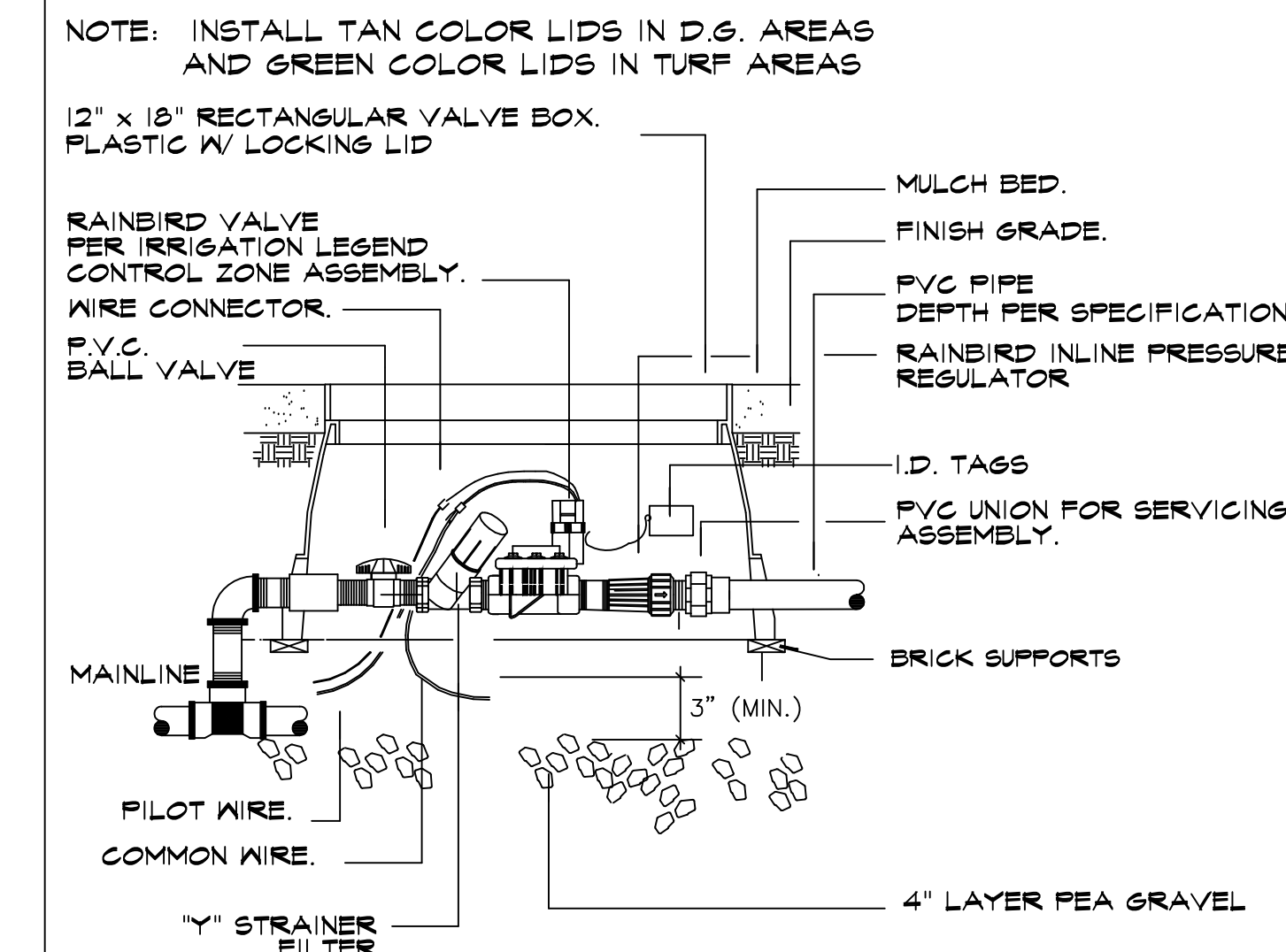
A DRIP EMITTER



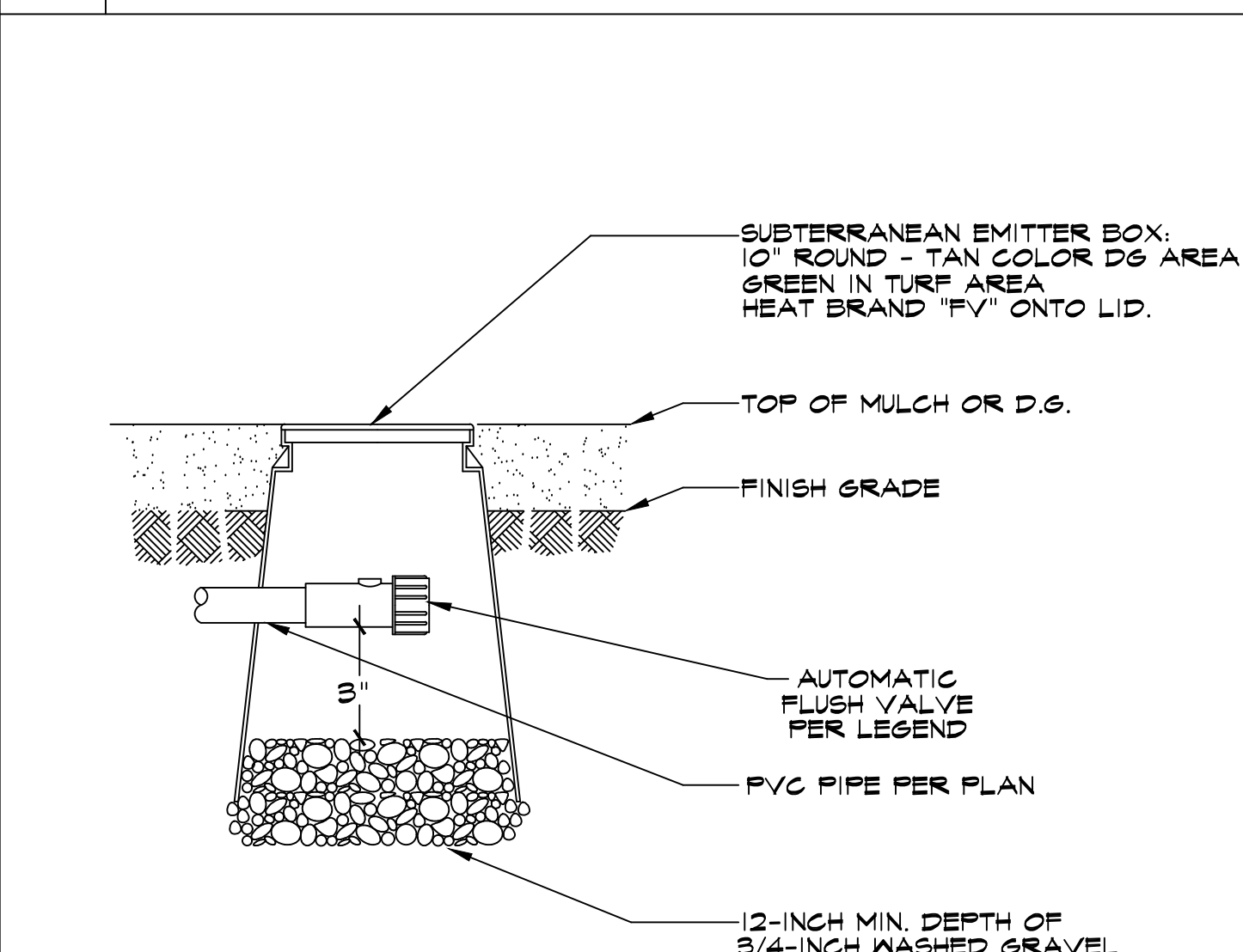
G BALL VALVE



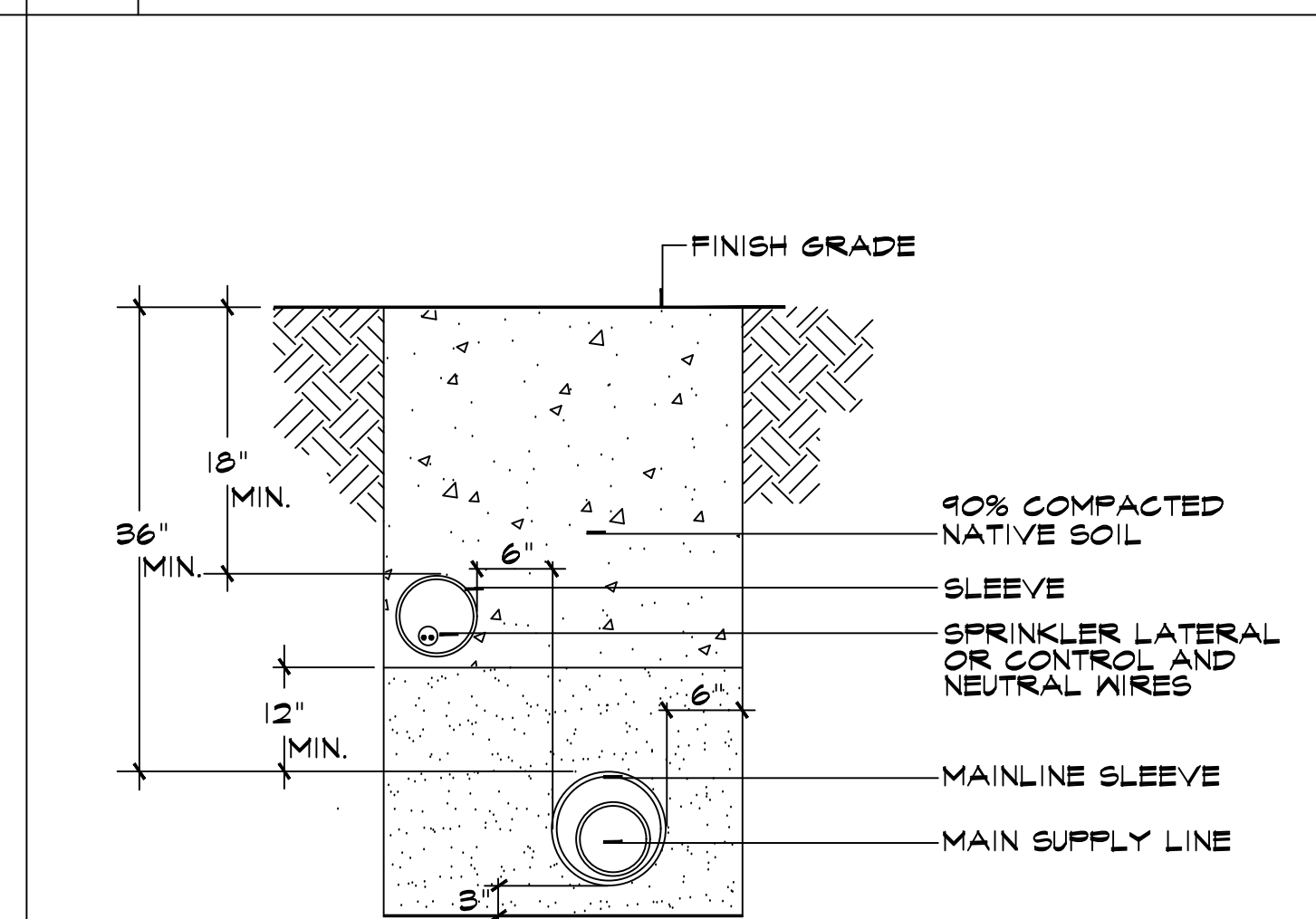
D TRENCHING



B DRIP VALVE



H FLUSH VALVE



E SLEEVING

HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA 92211
LIC# 2754 EXP. 04/30/24
PH. (760) 777-9131
FAX (760) 777-9132

OWNER:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
42874
STATE OF CALIFORNIA

SHEET TITLE
IRRIGATION DETAILS A

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	22037

SHEET
L1.2
OF 13 SHEETS

THIS DRAWING IS INTENDED TO BE REPRODUCED ON A 24" x 36" SHEET. PLEASE TO DO SO, THE REPRODUCED DRAWING MUST BE ACCURATE TO SCALE.

WATER CONSERVATION CONCEPT STATEMENT

Project Site: SUNRIDGE SELF-STORAGE Tract or Parcel Number: _____

Project location: COACHELLA

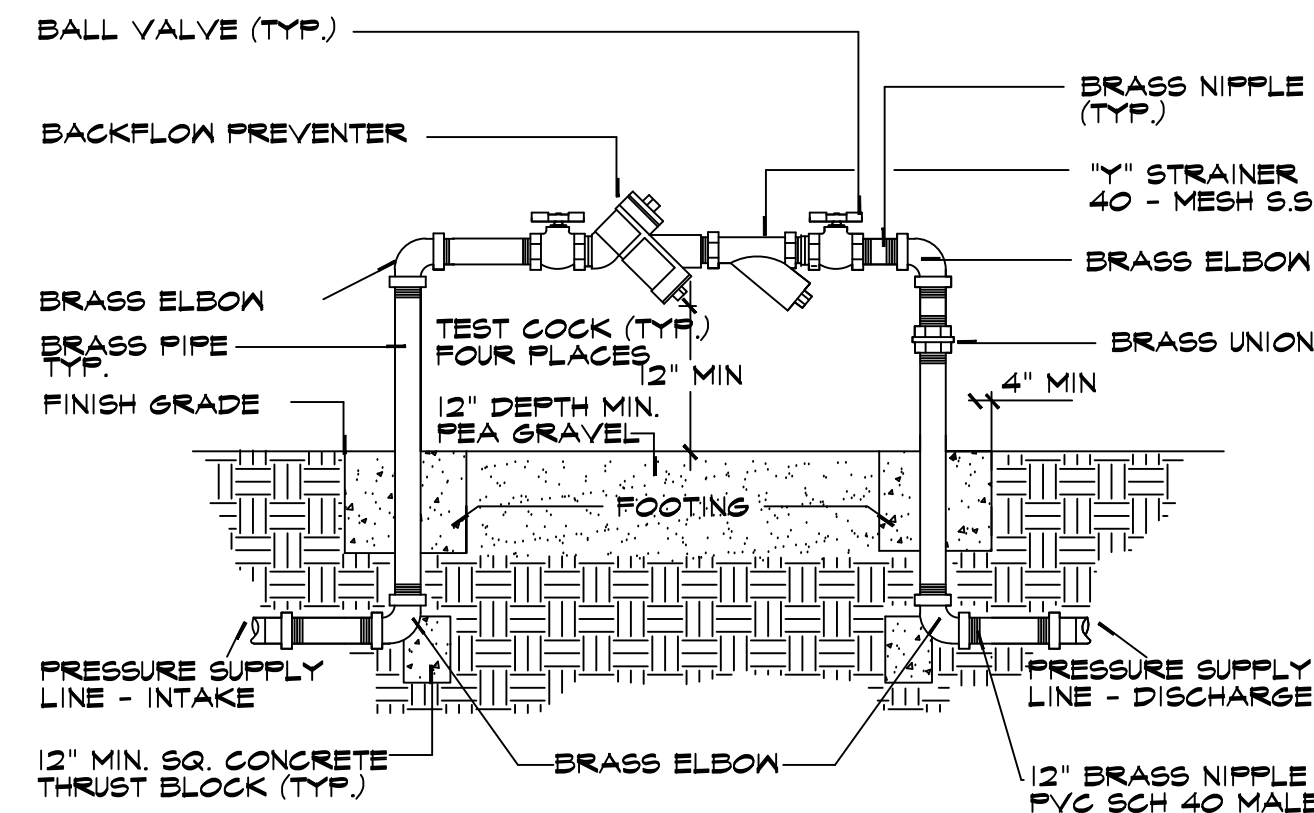
Landscape Architect/Irrigation Designer/ Contractor: HERMANN DESIGN GROUP, INC.

Included in this project submittal package are: (Check to indicate completion)

- X 1. Maximum Annual Applied Water allowance:
Conventional Landscape: 232.17 100 cubic feet/year
+ Recreational Turfgrass Landscape: 0 100 cubic feet/year (if applicable)
Maximum Annual Applied Water Allowance: 232.17 100 cubic feet/year
- X 2. Estimated Annual Applied Water Use by Hydrozone:
Turfgrass Hydrozones: 0 100 cubic feet/year
Recreational Turfgrass Hydrozones: 0 100 cubic feet/year
Very Low Plant Hydrozones: N/A 100 cubic feet/year
Low Plant Hydrozones: 19.11 100 cubic feet/year
Medium Plant Hydrozones: 88.86 100 cubic feet/year
High Plant Hydrozones: 0 100 cubic feet/year
Water Features: N/A 100 cubic feet/year
Other: N/A : N/A 100 cubic feet/year
Estimated Annual Total Applied Water Use: 161.97 100 cubic feet/year
REFER TO CALCULATIONS ON IRRIGATION PLAN
- X 3. EATAW < MAAMA
- X 4. Landscape Design Plan
- X 5. Irrigation Design Plan
- N/A 6. Grading Design Plan
- N/A 7. Soil Chemical Analysis (optional)

Description of Project: (Briefly describe the planning and design actions that are intended to achieve conservation and efficiency in water use.)
THE IRRIGATION SYSTEM IS DESIGNED FOR EFFICIENT PERFORMANCE WITH CONSERVATION IN MIND. POINT SOURCE DRIP / BUBBLER SYSTEMS PROVIDE DIRECT WATER TO THE SHRUBS AND TREES.

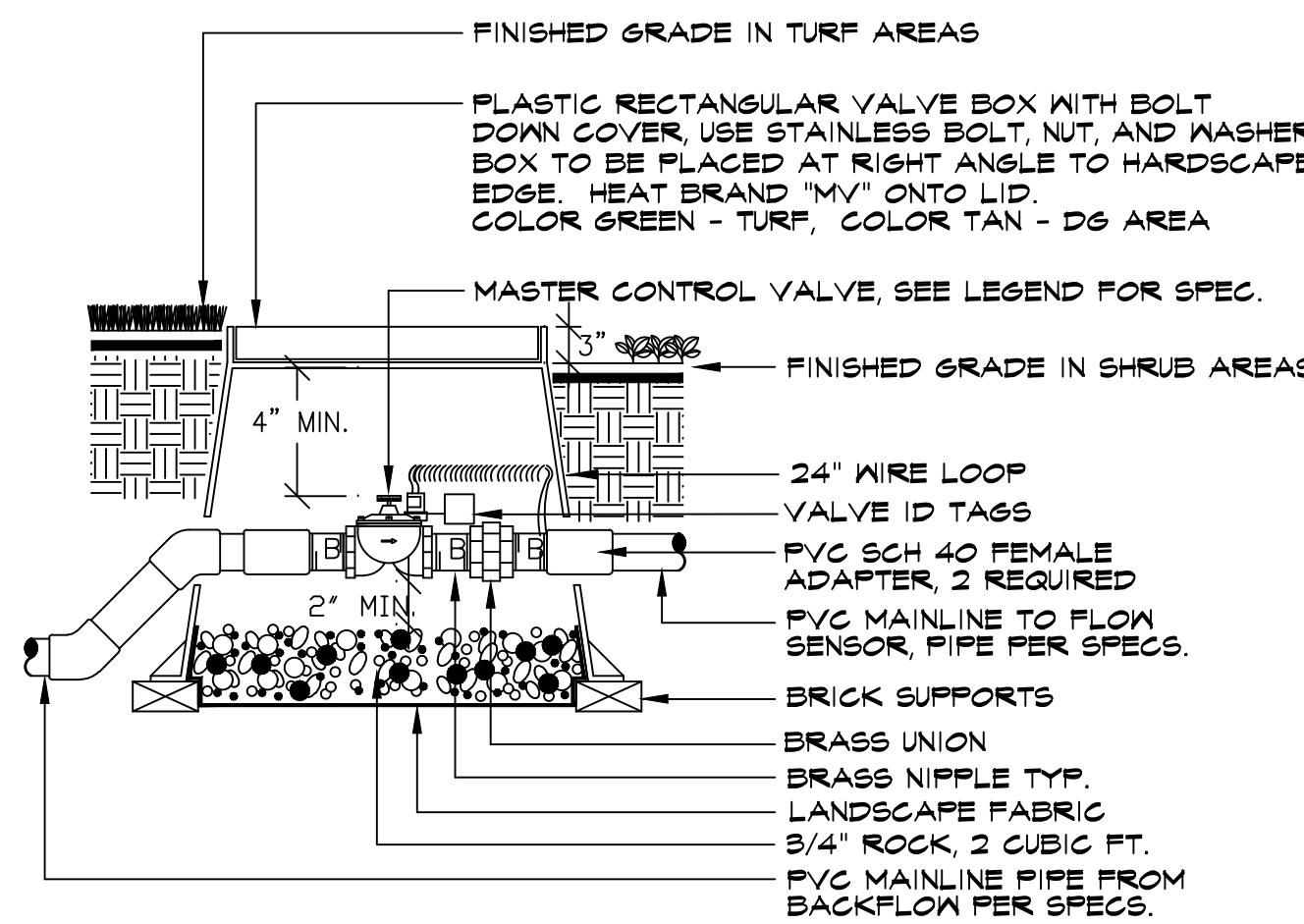
Date: 05/04/23 Prepared by: FRANCISCO SANCHEZ



NOTE: IF 4" AND LARGER SEE THRUST BLOCK DETAIL.

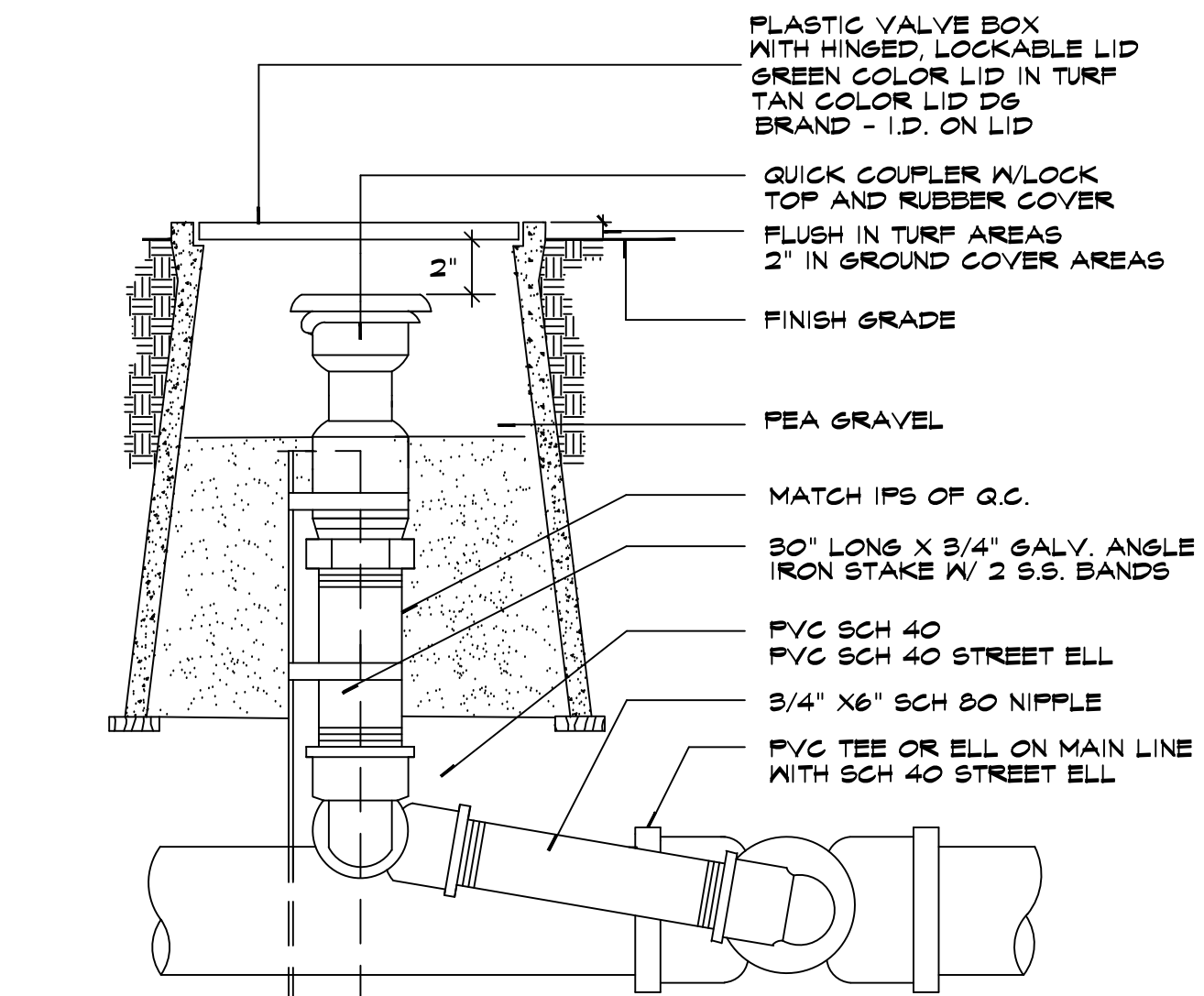
- NOTE:
- EQUIPMENT TO BE INSTALLED AT A MINIMUM OF 12" FROM WALLS, BUILDINGS, ETC. INSTALL IN PLANTING AREA.
 - ALL ABOVE GROUND ASSEMBLY SHALL RECEIVE ONE (1) COAT RED LEAD PRIMER AND ONE (1) COAT PAINT
 - WHEN UNIT IS NEXT TO BUILDING, WALL, ETC., TEST COCKS TO BE ON OUTSIDE.
 - VERTICAL BRASS RISERS AND UNION MAY BE CHANGED TO GALV. / SCH 40 PIPE WITH WRITTEN PERMISSION OF WATER PERVEYOR.

M BACKFLOW PREVENTER

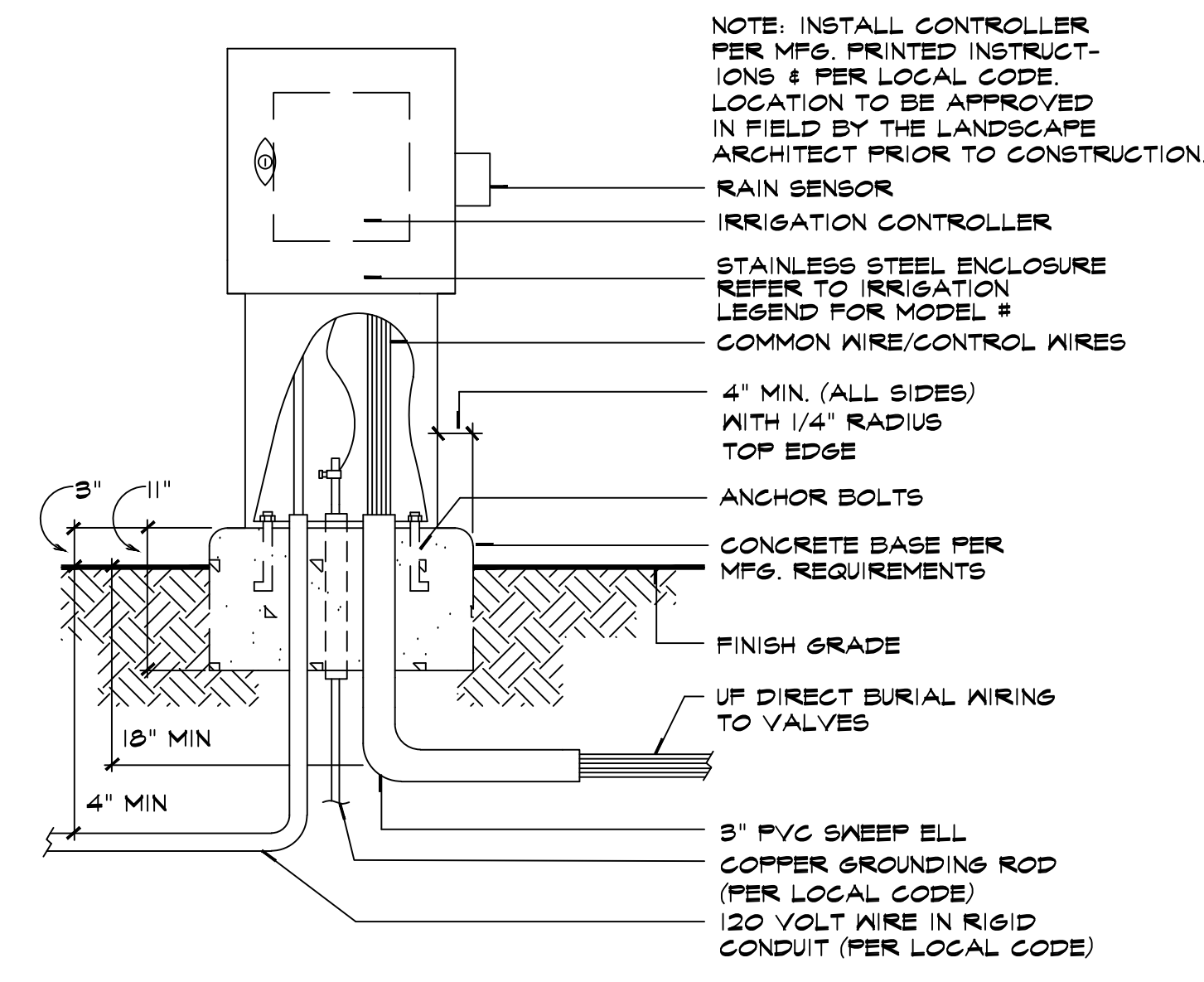


NOTE:
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.

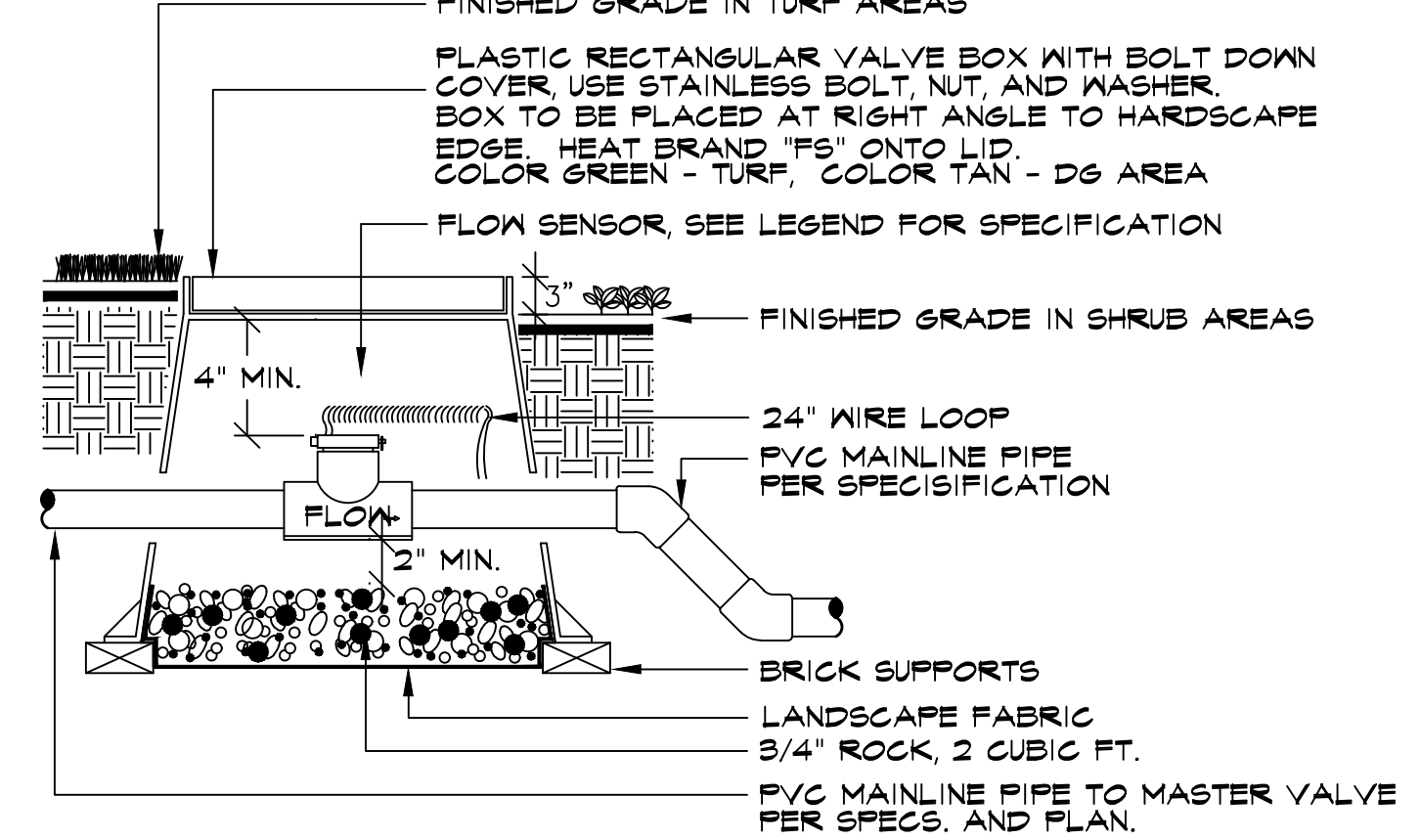
N MASTER VALVE



O QUICK COUPLER

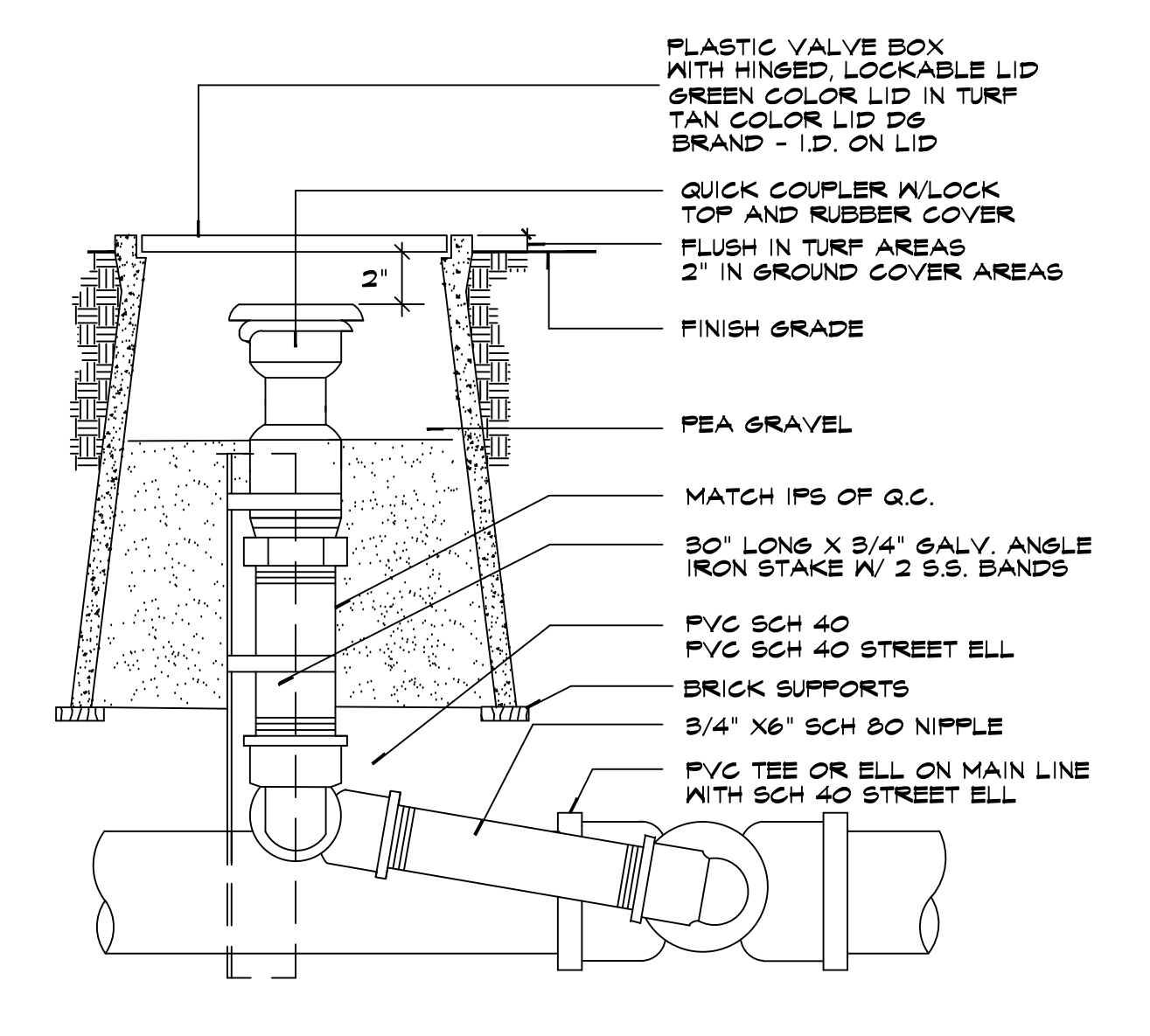


K CONTROLLER

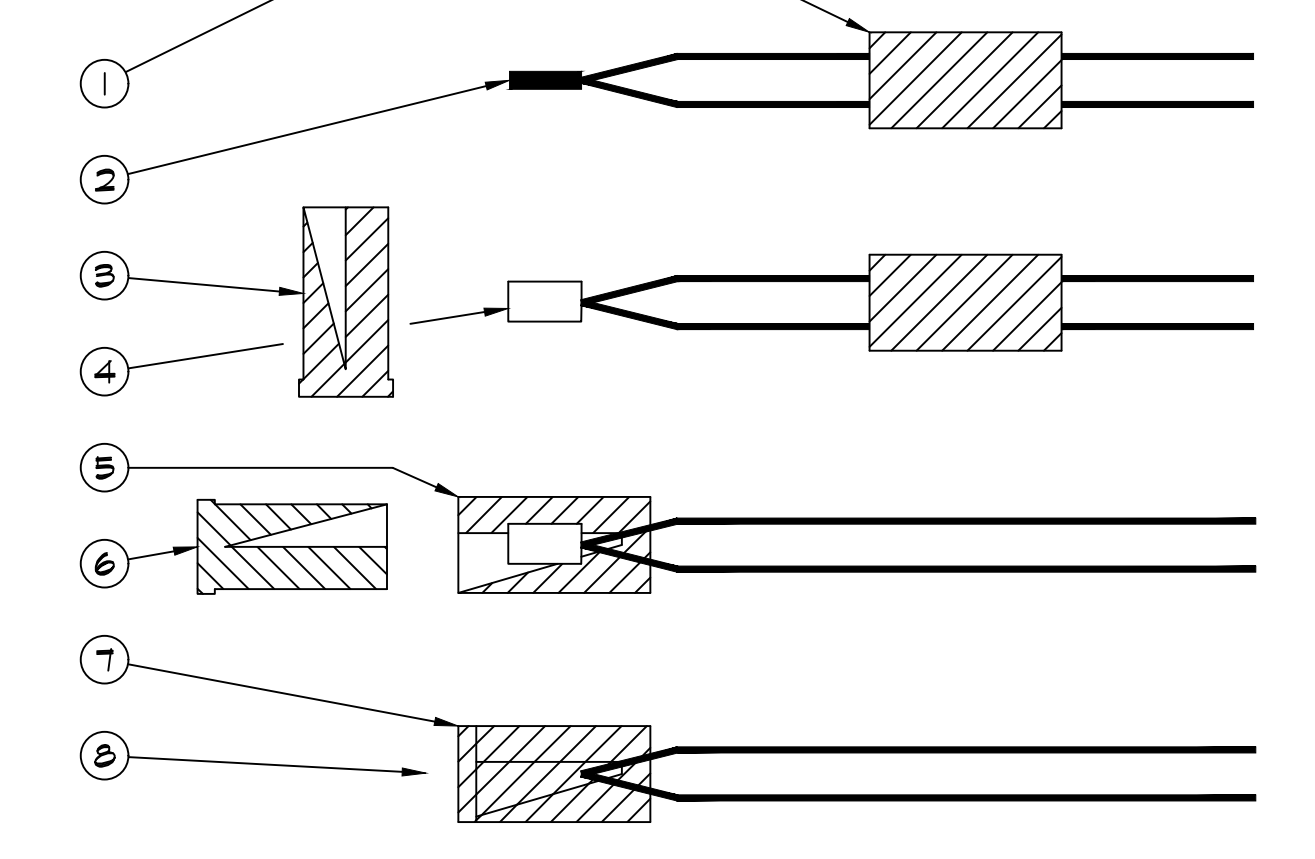


NOTE:
INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS, WIRE TO IRRIGATION CONTROLLER.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWN-STREAM SIDE OF THE FLOW SENSOR.

L FLOW SENSOR



I QUICK COUPLER



J WIRE CONNECTION

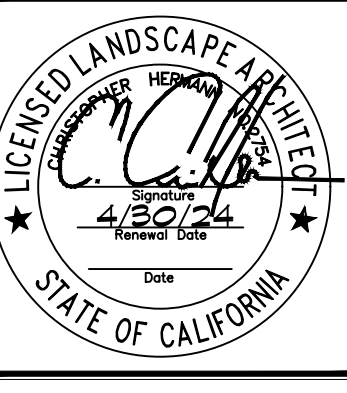


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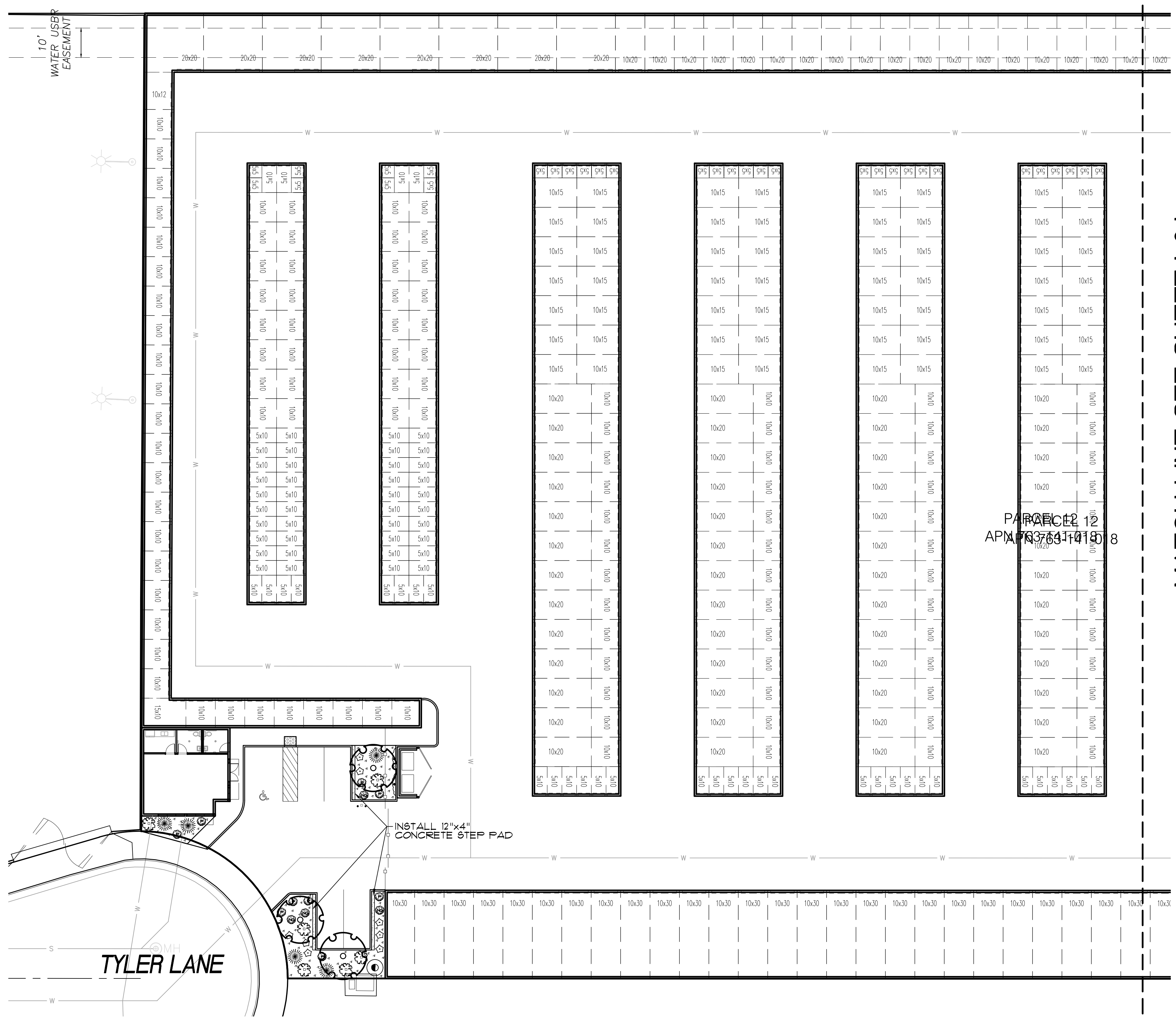


SHEET TITLE
IRRIGATION
DETAILS B

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	22037

SHEET
L1.3
OF 13 SHEETS

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PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE NOTES	WATER USE	DETAIL/ REF.
TREES & PALMS					
	3	ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STANDARD	0.2 LOW	A/L2.2
NOTE: TREES WITHIN WITHIN 5 FEET OF HARDSCAPE WILL INCLUDE DEEP ROOT BARRIERS.					
ACCENTS					
	4	DASYLIRION WHEELERI 'DESERT SPOON'	5 GAL.	0.2 LOW	C/L2.2
SHRUBS (SEE DETAILS)					
	1	CAESALPINIA PULCHERRIMA 'RED BIRD OF PARADISE'	5 GAL.	0.2 LOW	C/L2.2
	7	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL.	0.2 LOW	C/L2.2
	8	IXORA COCCINEA 'MAUI ORANGE' 'IXORA'	5 GAL.	0.5 MOD	C/L2.2
GROUNDCOVER & VINES					
	50	ACACIA REDOLENS 'DESERT CARPET'	5 GAL.	0.2 LOW	C/L2.2
	5	LANTANA NEW GOLD' 'NEW GOLD LANTANA'	5 GAL.	0.5 MOD	C/L2.2
	10	LANTANA MONTEVIDENSIS 'PURPLE'	5 GAL.	0.5 MOD	C/L2.2
	10	BOUSAINVILLEA VINE 'BARBARA KARST'	5 GAL. STK.	0.5 MOD	B/L2.2
PAVING, STONE, & GRAVEL MATERIALS (SEE DETAILS)					
	8,190 S.F.	3/8" MINUS D.G. 'DESERT GOLD' - LAID 3" THICK			

MATCH LINE SEE SHEET L2.1

PARCEL 2
APN 7837641418

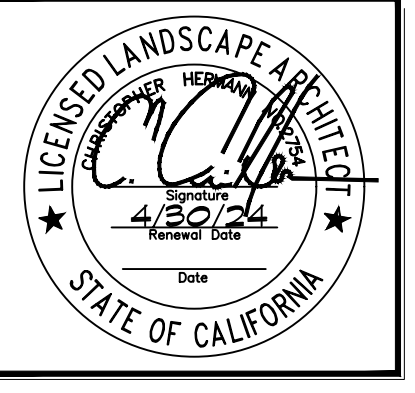


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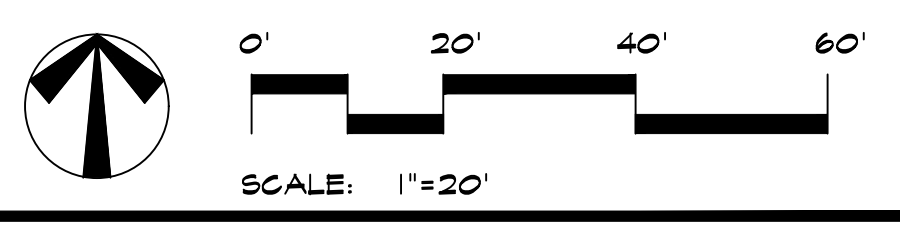
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SHEET TITLE
**PLANTING
PLAN A**

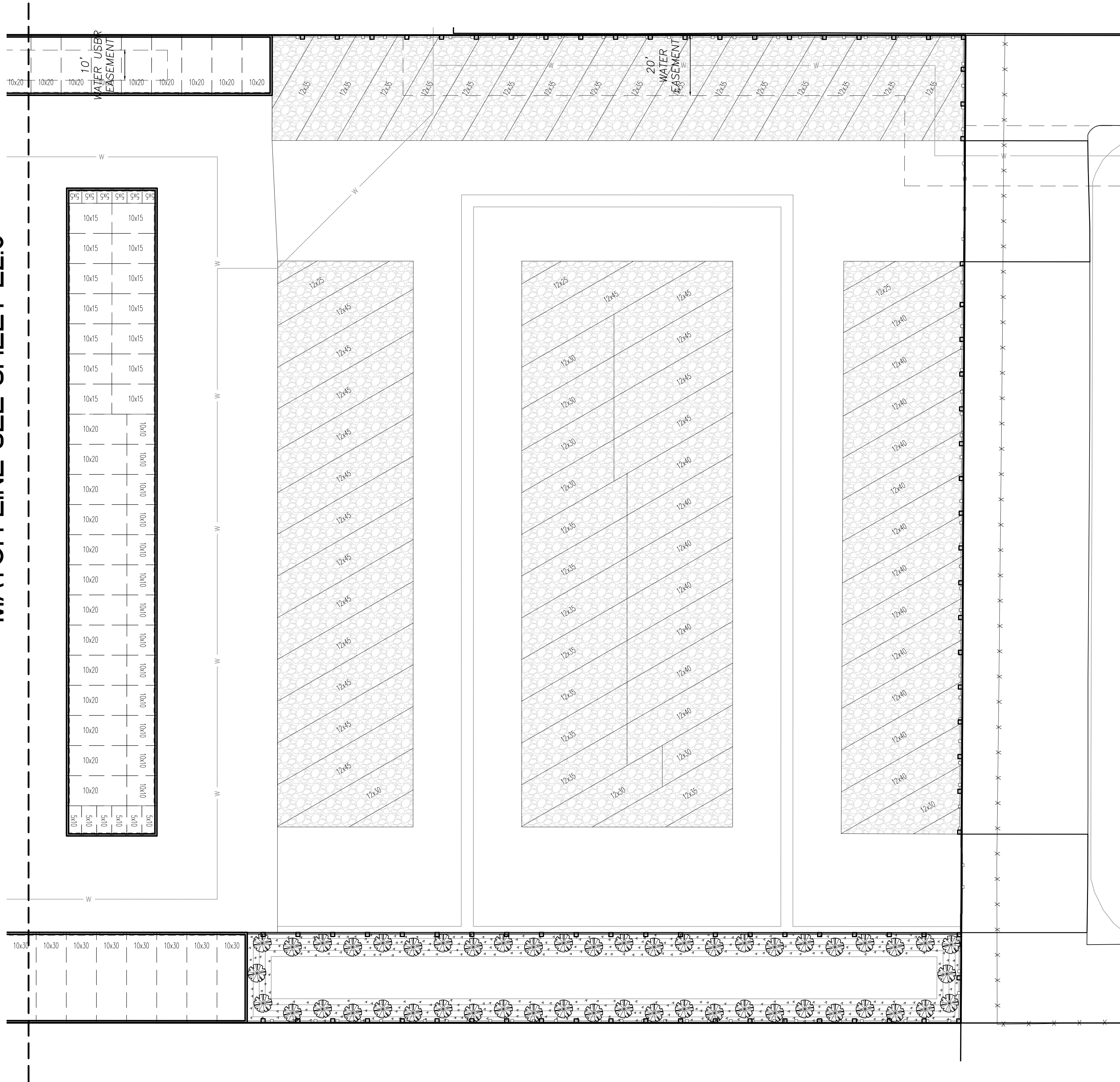
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DRAWN	JE
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	2203T

SHEET
L2.0
OF 13 SHEETS



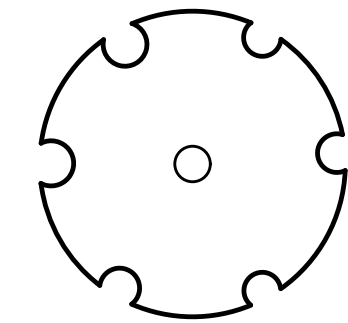
THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"X36" SHEET. FIGURES TO GO ARE PLOTTED AT AN INCREASED SCALE.

MATCH LINE SEE SHEET L2.0



PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE NOTES	WATER USE	DETAIL/ REF.
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TREES & PALMS

3		ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STANDARD	0.2 LOW	A/L2.2
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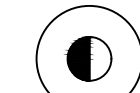
NOTE: TREES WITHIN WITHIN 5 FEET OF HARDSCAPE WILL INCLUDE DEEP ROOT BARRIERS.

ACCENTS



4		DASYLIRION WHEELERI 'DESERT SPOON'	5 GAL.	0.2 LOW	C/L2.2
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SHRUBS (SEE DETAILS)



1		CAESALPINIA PULCHERRIMA 'RED BIRD OF PARADISE'	5 GAL.	0.2 LOW	C/L2.2
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7		LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL.	0.2 LOW	C/L2.2
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8		IXORA COCCINEA 'MAUI ORANGE' 'IXORA'	5 GAL.	0.5 MOD	C/L2.2
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GROUNDCOVER & VINES



50		ACACIA REDOLENS 'DESERT CARPET'	5 GAL.	0.2 LOW	C/L2.2
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5		LANTANA NEW GOLD' 'NEW GOLD LANTANA'	5 GAL.	0.5 MOD	C/L2.2
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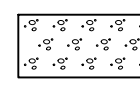


10		LANTANA MONTEVIDENSIS 'PURPLE'	5 GAL.	0.5 MOD	C/L2.2
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10		BOUSAINVILLEA VINE 'BARBARA KARST'	5 GAL. STK.	0.5 MOD	B/L2.2
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PAVING, STONE, & GRAVEL MATERIALS (SEE DETAILS)



8,190 S.F. 3/8" MINUS D.S. 'DESERT GOLD' - LAID 3" THICK

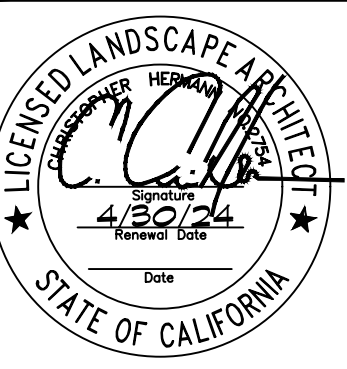


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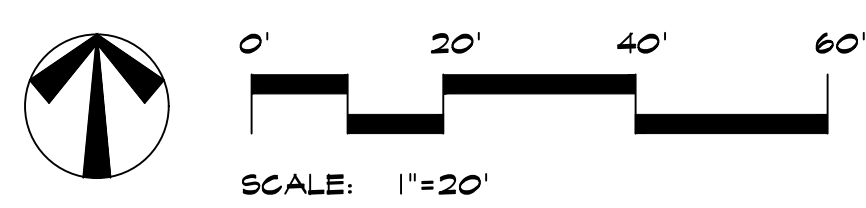
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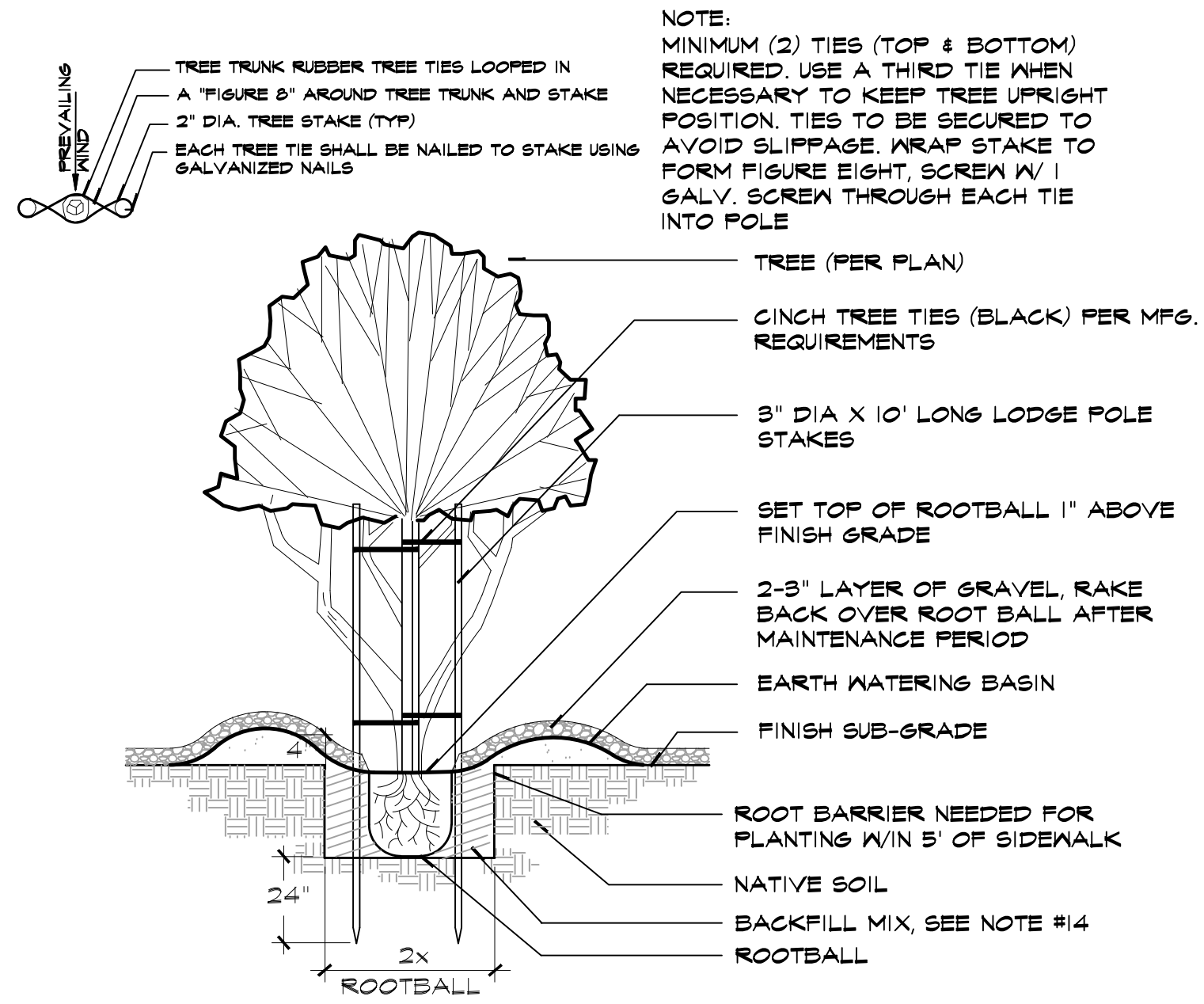
SHEET TITLE
**PLANTING
PLAN B**

DESIGNED	JE
DRAWN	JE
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	2203T

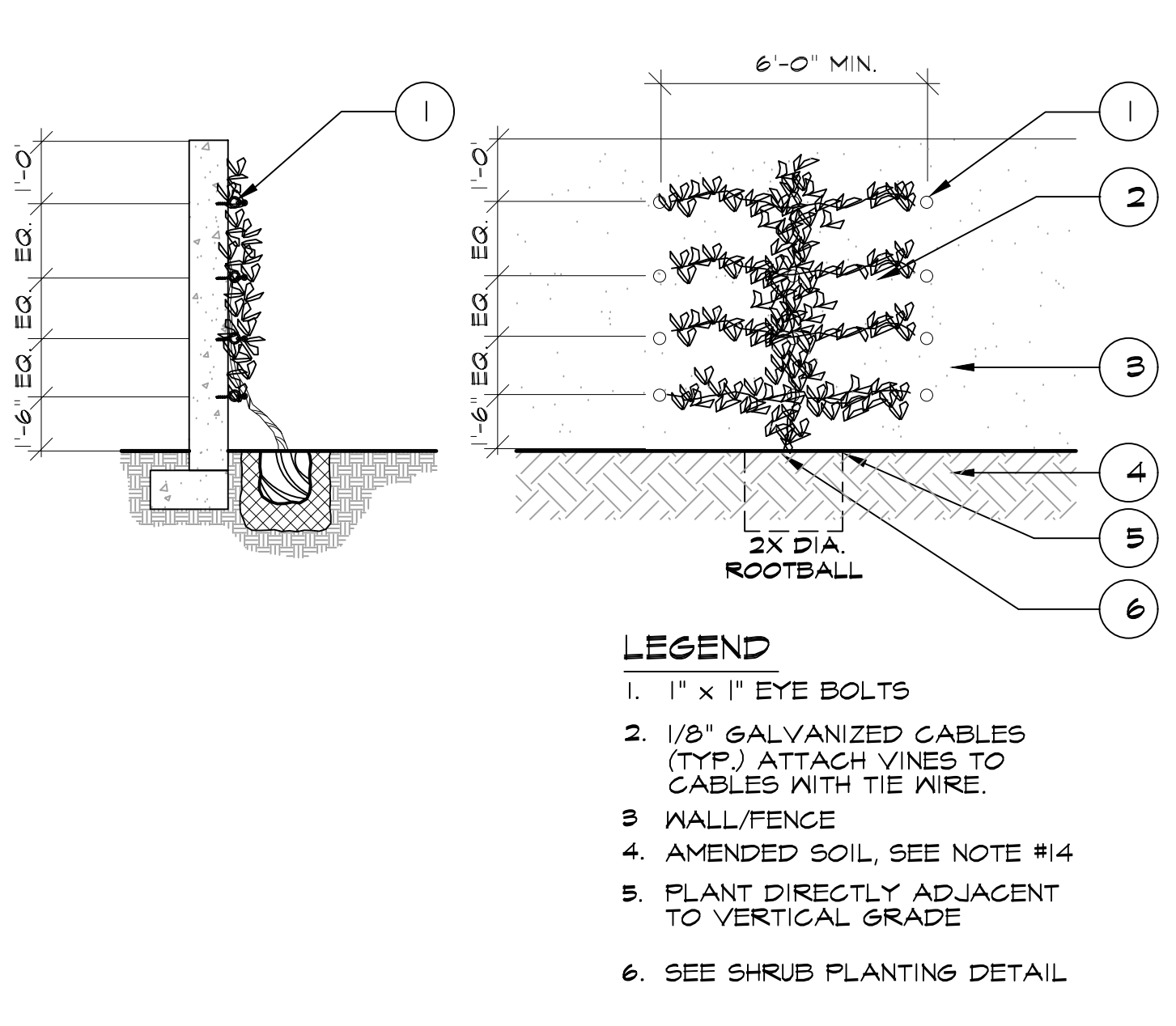
SHEET
L2.1
OF 13 SHEETS



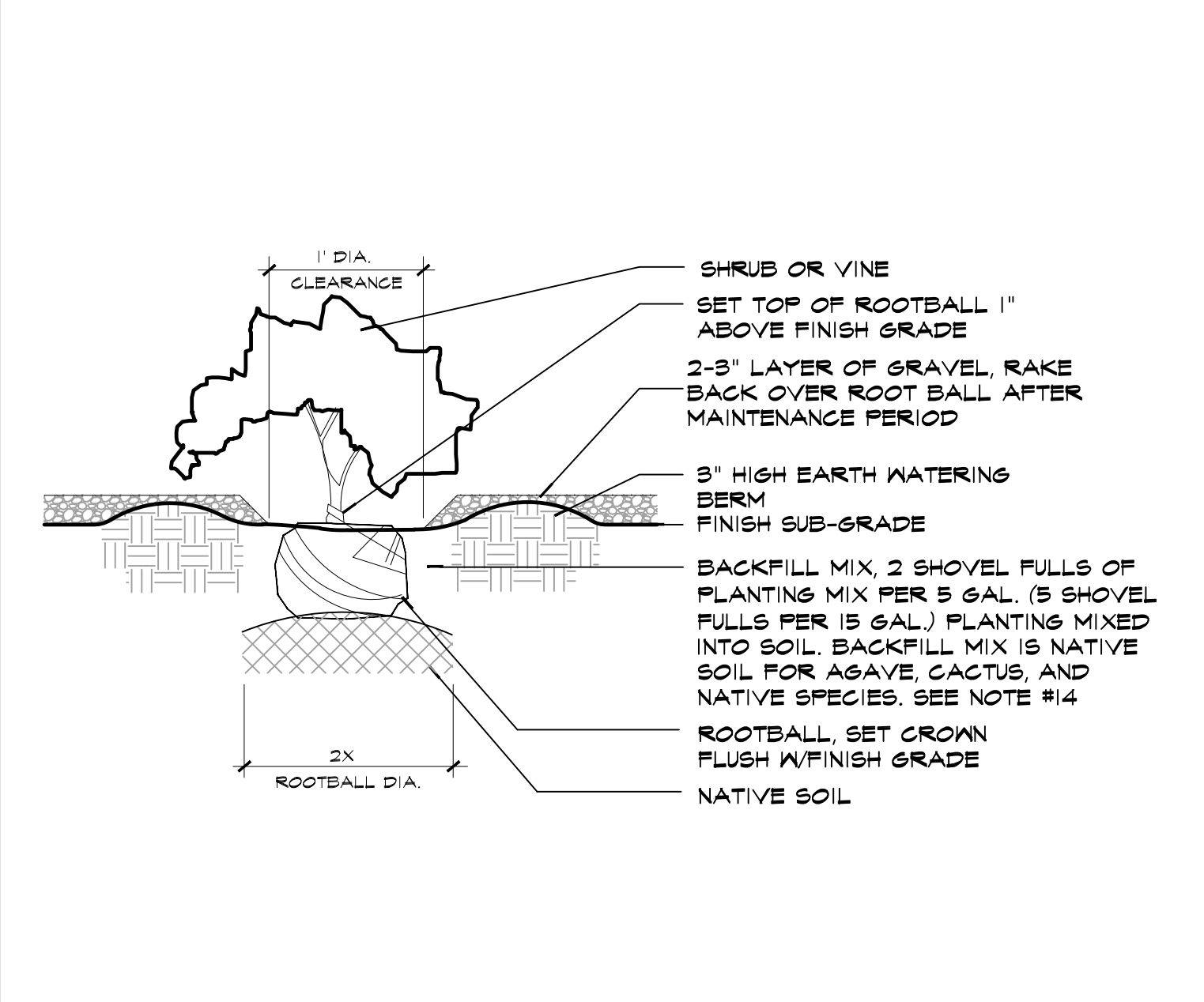
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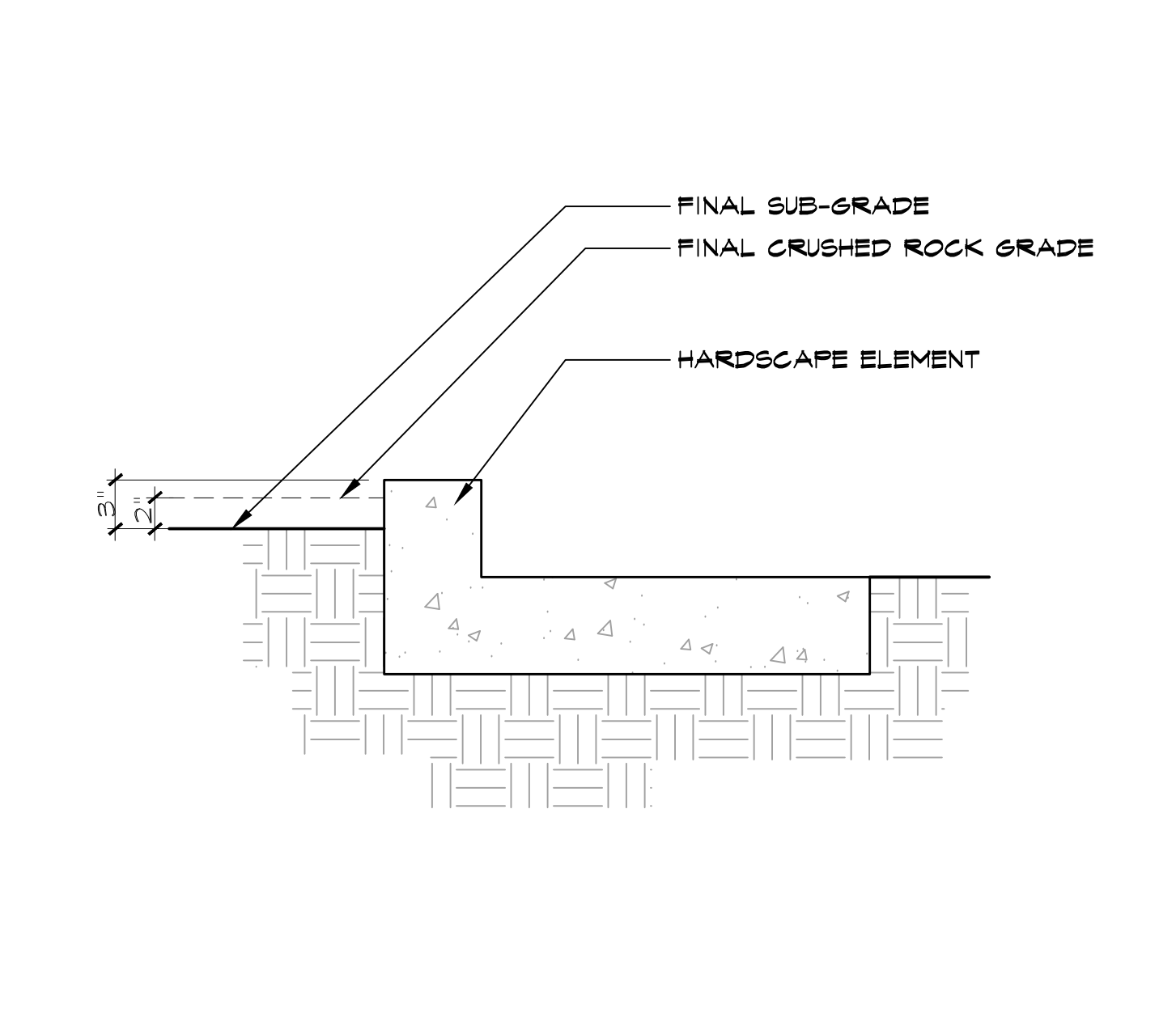
A TREE PLANTING



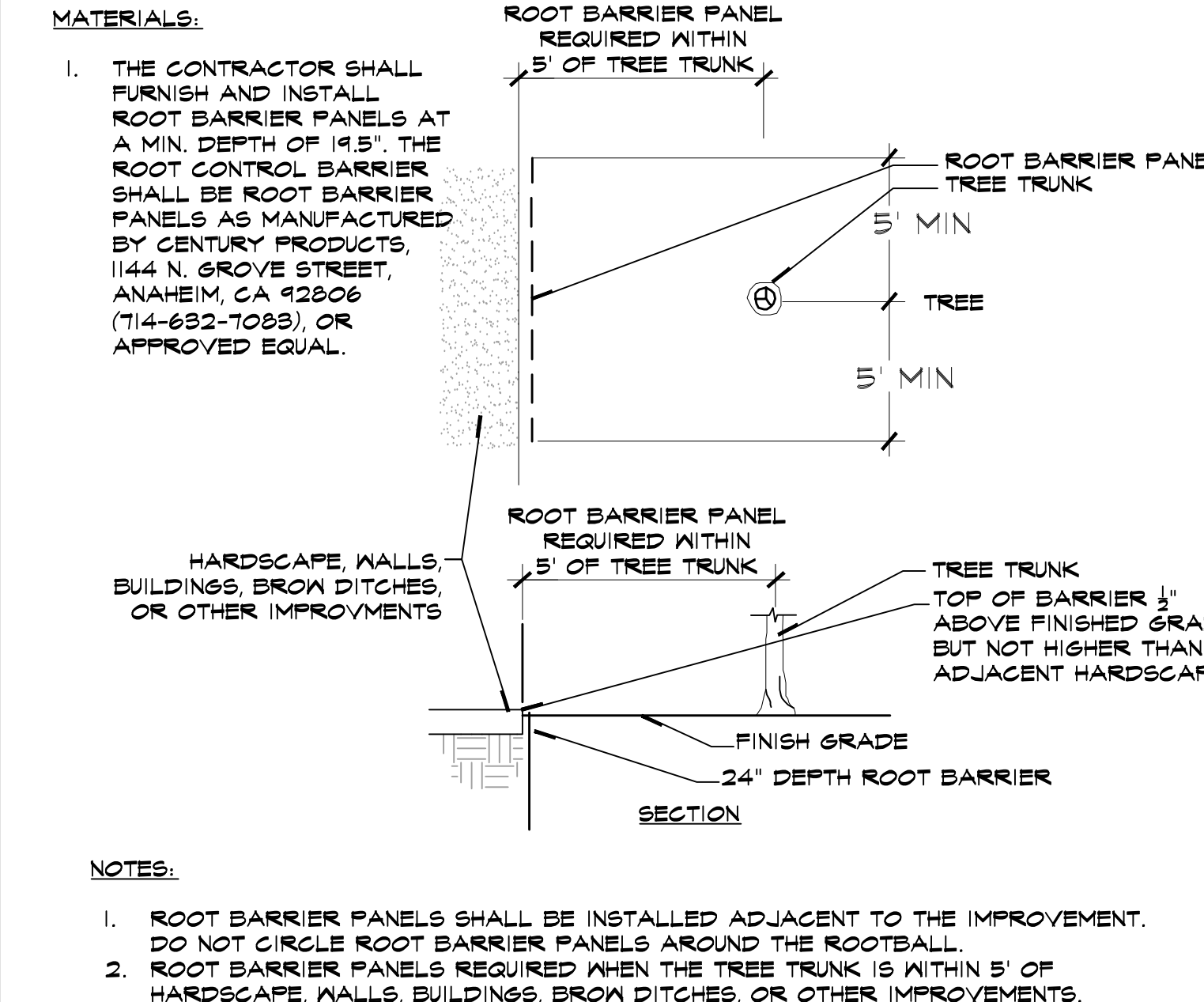
B VINE ON WALL



C SHRUB/ VINE PLANTING



D FINAL CRUSHED ROCK GRADE



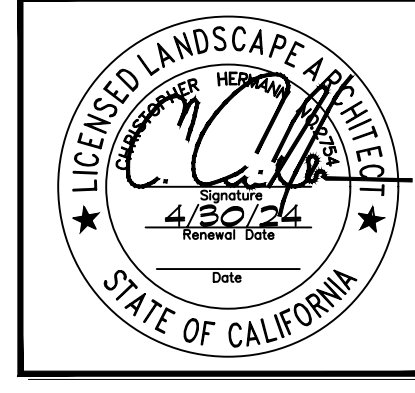
E ROOT CONTROL BARRIER

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REVISIONS	DATE	BY



SHEET TITLE
**PLANTING
DETAILS A**

DESIGNED FS
DRAWN FS
CHECKED CH & KH
DATE 8/25/23
SCALE N.T.S.
JOB NO. 22037

SHEET
L2.2
OF 13 SHEETS

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"X36" SHEET. PLEASE TO DO NOT PLOT AT AN INCREASED SCALE.

PLANTING NOTES

- SCOPE OF WORK - FURNISH ALL MATERIAL, LABOR, TRANSPORTATION, EQUIPMENT AND PROPERTY TO COMPLETE THE LANDSCAPING OF THE PLANTING AREAS SHOWN ON THE DRAWINGS, OR REASONABLE IMPLIED TO COMPLETE THE CONSTRUCTION, INCLUDING AS A PART OF THE WORK, BUT NOT NECESSARILY LIMITED BY IT, ARE THE FOLLOWING ITEMS: FINE GRADING OF ALL PLANTING AREAS, PREPARATION OF ALL PLANTING AND TREE HOLES, FURNISHING AND INSTALLATION OF ALL REQUIRED PLANTING BACKFILL MATERIALS, TREE STAKES AND MISCELLANEOUS MATERIALS, FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS, PROVIDING MAINTENANCE THROUGHOUT THE SPECIFIED PERIOD, CLEAN-UP AND WEEDING OF ALL LANDSCAPE AREAS.
- THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS OVER 2" IN DIAMETER, DEBRIS AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE IN A LEGAL MANNER PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE, INCLUDING ANY IMPORT SOIL ADJUSTMENTS TO EARTH BERMS. PROVIDE FINISH GRADE IN PLANTING AREAS 1% MINIMUM FLOW. FINISH GRADES SHALL BE 2" BELOW ADJACENT WALKS, CURBS, DRIVEWAYS ETC. IN GROUND COVER AREAS. CONTRACTOR IS RESPONSIBLE FOR ANY EXISTING UNDERGROUND DRAIN LINES TO BE FULLY OPERABLE AT COMPLETION OF JOB. ALL EXISTING ABOVE GROUND DRAIN INLETS SHALL BE RESTORED TO A FULLY OPERABLE CONDITION AT THE CORRECT GRADE TO ENSURE FLOW AS ORIGINALLY INTENDED.
- ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES AND AS DETAILED. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AND LARGEST REASONABLE SIZE AVAILABLE FOR THE SPECIFIED CONTAINER SIZE (WITHOUT BEING ROOT BOUND). SHRUB MATERIALS SHALL BE VIGOROUSLY GROWING, HEALTHY PLANT MATERIALS, FULL AND BUSHY, OR LINES WHOLESALE NURSERY / MONROVIA NURSERY COMPANY QUALITY OR EQUAL. THE OWNER'S SUPERINTENDENT WILL REVIEW ALL PLANT MATERIAL WHEN SPOTTED FOR PLANTING AND WILL NOT HESITATE TO REJECT ANY MATERIAL OF QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE.
- NO PLANT SUBSTITUTIONS ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL GROUND COVER AS NOTED IN THE LEGEND SHALL BE PLANTED IN STAGGERED ROWS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS AS DESIGNATED ON THE PLANS AND AT THE SPACING INDICATED IN THE LEGEND. GROUND COVER SHALL BE INSTALLED NO CLOSER THAN 1/2 THE ON CENTER SPACING AS INDICATED ON THE PLANS.
- CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL LANDSCAPE AREAS. DRIP IRRIGATION SHALL BE USED IN GRAVEL AND COBBLE AREAS. SPRAY IRRIGATION SHALL BE USED FOR LAWN AREAS.
- WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE OWNER'S REPRESENTATIVE FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAW MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE FROM RED SCALE (AONIDIELLA AURANTI).
- LANDSCAPE ARCHITECT CANNOT ASSUME RESPONSIBILITY FOR ANY PLANT MATERIAL UTILIZED ON SITE WHICH ARE NOT SHOWN ON THE PLANS AND/OR HAVE NOT BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE.
- CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES AS ILLUSTRATED ON THE PLANTING PLANS.
- CONTRACTOR TO PROVIDE BID FOR THE MAINTENANCE. MAINTENANCE PERIOD SHALL LAST NINETY (90) DAYS AFTER NOTIFICATION FROM THE LANDSCAPE ARCHITECT OF A SUCCESSFUL FINAL WALK THROUGH AND WILL BEGIN ONCE ALL ITEMS ON THE FINAL WALK THROUGH PUNCH LIST HAVE BEEN SATISFACTORILY ADDRESSED BY A WRITTEN STATEMENT INDICATING SUCH FROM THE LANDSCAPE ARCHITECT TO THE OWNER.
- CONTRACTOR SHALL REPLACE PLANTS WHICH ARE FOUND IN AN UNHEALTHY OR IMPAIRED CONDITION, MISSING OR DEAD DURING THE MAINTENANCE PERIOD. TREES SHALL BE GUARANTEED FOR ONE YEAR AND SHRUBS SHALL BE GUARANTEED FOR 90 DAYS FROM DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL SUBMIT SOIL SAMPLE (ONE PER ACRE) TO WAYPOINT ANALYTICAL 714-282-8111. CONTRACTOR SHALL SUBMIT TEST RESULTS TO OWNER FOR REVIEW. CONTRACTOR SHALL AMEND SOIL, PREPARE BACKFILL AND FERTILIZE PER TEST RESULTS. OWNER SHALL PAY FOR WHOLESALE COST OF MATERIALS ONLY SHOULD TEST RESULTS REQUIRE ADDITIONAL MATERIALS BEYOND BID SPECIFICATION. SOIL DEEMED TO HAVE SIGNIFICANT CLAY CONTENT (GREATER THAN 15% BY WEIGHT) SHALL BE AMENDED ACCORDINGLY PRIOR TO PLANTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE CLAY CONTENT OF SOIL AND REPORT TO LANDSCAPE ARCHITECT.
- FOR BIDDING PURPOSES, BACKFILL MIX SPECIFICATIONS: BACKFILL TREE AND SHRUB PITS (FOR NON-DESERT PLANTS) WITH A PREPARED MIX AS FOLLOWS:
NOTE: (APPLIES TO NON-NATIVE PLANT MATERIAL ONLY. NATIVE PLANTS TO BE BACKFILLED WITH NATIVE SOIL) CONTACT LANDSCAPE ARCHITECT FOR LIST OF NATIVE PLANTS.
 - 8 PARTS (BY VOLUME) NATIVE ON-SITE SOIL
 - 4 PARTS (BY VOLUME) NITROLIZED SHAVINGS OR GREEN WASTE OR EQUAL
 - 18 LBS OF GRO-POWER OR EQUAL PER C.Y. OF MIX
 - 5 LBS GYPSUM PER C.Y. OF MIX
 - 1 LBS IRON SULFATE
- CONTRACTOR SHALL INCLUDE AN ALLOWANCE OF 15000 FOR ADDITIONAL PLANT MATERIAL REPLACEMENT NOT SHOWN ON DRAWINGS. PLANTS TO BE SELECTED AND LOCATED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CRUSHED ROCK WILL BE AN IMPORTED MATERIAL 3/8" MINUS D.G. IN DESERT GOLD. PRIOR TO PLACING CRUSHED ROCK, FINE GRADE AREA, REMOVING ROCKS GREATER THAN 1" DIAMETER, PROVIDE MOISTURE AND COMPACT SUB-GRADE MATERIAL TO THE SATISFACTION OF THE OWNER/LANDSCAPE ARCHITECT. SPREAD CRUSHED ROCK OVER THE PLANTING AREA TO A 2" DEPTH. APPLY MOISTURE AFTER SPREADING AND RAKING TO COMPACT AND REMOVE DUST.

PREPARATION OF UNAMENDED, ON-SITE SOIL BEFORE AMENDING

- EXCAVATION: EXCAVATE SOIL FROM DESIGNATED AREA(S) AND STOCKPILE UNTIL AMENDED.
- UNACCEPTABLE MATERIALS: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, ACID, AND OTHER EXTRANEOUS MATERIALS THAT ARE HARMFUL TO PLANT GROWTH.
- UNSUITABLE MATERIALS: CLEAN SOIL TO CONTAIN A MAXIMUM OF 10% BY DRY WEIGHT OF STONES, ROOTS, PLANTS, SOD, CLAY LUMPS, AND POCKETS OF COARSE SAND.
- SCREENING: PASS UNAMENDED SOIL THROUGH A 2" SIEVE TO REMOVE LARGE MATERIALS.

BLENDING PLANTING SOIL IN PLACE

- MIX AMENDMENTS WITH IN-PLACE, UNAMENDED SOIL TO PRODUCE REQUIRED PLANTING SOIL. DO NOT APPLY MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- PREPARATION: TILL UNAMENDED, EXISTING SOIL IN PLANTING AREAS TO A MINIMUM DEPTH OF 8 INCHES. REMOVE STONES LARGER THAN 2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- MIXING: APPLY SOIL AMENDMENTS AND FERTILIZER, IF REQUIRED, EVENLY ON SURFACE, AND THOROUGHLY BLEND THEM INTO FULL DEPTH OF UNAMENDED, IN-PLACE SOIL TO PRODUCE PLANTING SOIL.
- COMPACTION: COMPACT BLENDED PLANTING SOIL TO 85% PERCENT OF MAXIMUM STANDARD PROCTOR DENSITY ACCORDING TO ASTM D 698 EXCEPT WHERE A DIFFERENT COMPACTION VALUE IS INDICATED ON DRAWINGS.
- FINISH GRADING: GRADE PLANTING SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADE.

FIELD QUALITY CONTROL

- TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
- PERFORM THE FOLLOWING TESTS AND INSPECTIONS:
A. COMPACTION: TEST PLANTING-SOIL COMPACTION AFTER PLACING EACH LIFT AND AT COMPLETION USING A DENSITOMETER OR SOIL-COMPACTION METER CALIBRATED TO A REFERENCE TEST VALUE BASED ON LABORATORY TESTING ACCORDING TO ASTM D 698. SPACE TESTS AT NO LESS THAN ONE FOR EACH 1000 SF. OF IN-PLACE SOIL OR PART THEREOF.
- SOIL WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
- PREPARE TEST AND INSPECTION REPORTS.
- LABEL EACH SAMPLE AND TEST REPORT WITH THE DATE, LOCATION KEYED TO A SITE PLAN OR OTHER LOCATION SYSTEM, VISIBLE CONDITIONS WHEN AND WHERE SAMPLE WAS TAKEN, AND SAMPLING DEPTH.

MAINTENANCE

- ADHERENCE TO SPECIFICATIONS
A. CONTRACTOR SHALL ADHERE TO THE FOLLOWING MAINTENANCE SPECIFICATIONS DURING THE ESTABLISHED MAINTENANCE PERIOD.
- SCOPE OF MAINTENANCE WORK
A. PLANT MAINTENANCE WORK SHALL CONSIST OF APPLICATION FOR WATER, WEEDING, CARING FOR EDGING AND MOWING OF LAWNS AND PERFORMING THE FOLLOWING FINAL PLANT ESTABLISHMENT WORK. PLANTING AREAS SHALL TO BE RAKED OF ALL LEAVES/DEBRIS.
B. THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF APPROXIMATELY 90 CALENDAR DAYS, COMMENCING FROM THE TIME OWNER'S AUTHORIZED REPRESENTATIVE AND OWNER'S AUTHORIZED REPRESENTATIVE WALKS PRELIMINARY WALK.
C. DURING THE FINAL MAINTENANCE PERIOD, ALL PLANTS AND PLANTED AREAS SHALL BE KEPT WELL WATERED AND WEED FREE AT ALL TIMES. WEEDS, DALLAS & JOHNSON GRASS AND BERMUDA GRASS SHALL BE REMOVED.
D. APPROXIMATELY 30 TO 45 DAYS AFTER INITIAL PLANTING, APPLY A SLOW RELEASE BALANCED FERTILIZER TO BOTH THE TURF AND SHRUB AREA AT A RATE OF 1/2 LBS. OF NITROGEN PER 1000 SF.
E. CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST/VERMIN CONTROL DURING THE MAINTENANCE PERIOD AND A RECORD OF PESTICIDES USED SHALL BE FURNISHED TO OWNER'S AUTHORIZED REPRESENTATIVE.
F. CONTRACTOR SHALL RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL AND SHALL ADJUST HEADS AS NEEDED FOR FULL COVERAGE.
G. IN CASE OF NEGLIGENCE OR IMPROPER MAINTENANCE, THE LANDSCAPE ARCHITECT SHALL STATE IN WRITING TO THE CONTRACTOR HIS OBSERVATIONS AND RECOMMENDATIONS. ANY CLAIM NOT IN WRITING SHALL NOT BE CONSIDERED.
H. ALL PLANTS THAT SHOW SIGN OF FAILURE TO GROW AT ANY TIME DURING THE LIFE OF THE CONTRACT, INCLUDING THE MAINTENANCE PERIOD, OR THOSE PLANTS SO INJURED OR DAMAGED AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED, SHALL BE REPLACED IN KIND WITHIN TEN (10) DAYS OF WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.



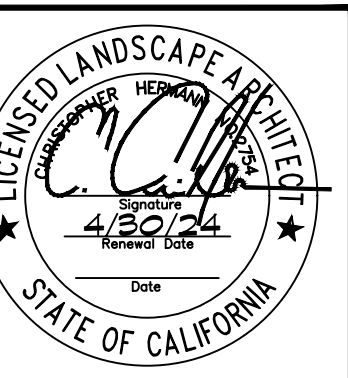
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SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY



SHEET TITLE
**PLANTING
DETAILS B**

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	22037

SHEET
L2.3
OF 13 SHEETS

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THIS DRAWING IS INTENDED TO BE PRINTED ON A 24"X36" SHEET. PLEASE TO GO TO THE PROJECT IN AN ACCORDANCE WITH THE SCALE.

LANDSCAPE SPECIFICATIONS

GENERAL

1.01 SPECIAL CONDITIONS

A. PERMITS AND SURVEYS

The Contractor shall establish all lot lines and restrictions. All other lines, grades and levels shall be established by the Subcontractor and he shall verify all dimension, lines and grades indicated on the drawings. The Contractor shall furnish all surveys. Permits and licenses required for execution of the work shall be procured and paid for by the Subcontractor. The Subcontractor shall give all notices, call for inspections and comply with all laws and ordinances bearing on the work.

B. CONTRACTOR'S RESPONSIBILITIES

The Contractor shall give efficient supervision to the work, using his best skill and attention. When absent from the job, he shall appoint a supervisor capable of discussing minor matters with the Contractor on the site. He shall carefully study and compare all drawings, specifications and other instructions for the work. Any work indicated in a manner which would make it difficult to produce first class work, or any discrepancies or conflicts which appear between drawings and specifications and local ordinances or restrictions shall be referred to the Contractor for interpretation or correction before proceeding with work. Any alleged extra shall be presumed to be part of the Contract without additional charge unless certified by Contractor.

C. HIDDEN OBSTACLES

Prior to cutting into the soil, the Subcontractor shall locate all cables, conduits, sewers, septic tanks and such other utilities as are commonly encountered underground and he shall take proper precaution as not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, he shall promptly notify the Contractor who will arrange for relocation. Subcontractor will proceed in the same manner if rock layers or any other condition encountered underground makes changes advisable.

D. FINAL INSPECTION

Upon completion of work in its entirety, Subcontractor shall notify the Contractor who will arrange for final inspection at which time the Subcontractor shall be present. Any assumed or existing variance or omission shall be noted at this time, and the Subcontractor shall stipulate when and how he will rectify said variance. When these changes, if any have been carried out and the areas of work cleaned, the job shall be considered completed and the General Contract executed.

E. RESPONSIBILITY AND WORKMANSHIP

Neither completion of the job nor final payment shall relieve the Subcontractor of responsibility for guaranteed stated in the Contract, or of responsibility for faulty materials or poor workmanship. The Subcontractor shall promptly remedy any defects which occur during the guarantee period. Notice of observed defects will be forwarded to the Subcontractor by the Contractor in duplicate. Subcontractor will return one (1) copy of the Contractor, noting thereon what action was taken. All questions arising under this article shall be decided by the Contractor.

F. TERMINATION OF CONTRACT

The Contractor reserves the right to terminate the Contract if in his reasonable opinion the Subcontractor is not performing the Contract as required. Contractor will remunerate Subcontractor for work to date of termination.

G. INSURANCE

Contractor as well as his Subcontractors, shall not commence work prior to obtaining the necessary insurance policies outlined in the Construction Agreement. These policies shall be maintained during the life of the Contract and should be produced to the General Subcontractor upon request.

H. COMPLIANCE WITH BUILDING CODES

All work under this Contract shall comply with all laws, ordinances, and regulations applicable.

I. INTERPRETATION OF DRAWINGS AND DOCUMENTS

- Should a Subcontractor find discrepancies in, or omission from the drawings or specifications, or should he be in doubt as to their meaning, he shall at once notify the Landscape Architect, and immediately confirm same in writing.
- Should a Subcontractor discover any points of conflict between the work and any rules, laws, or ordinances of the municipality in which the work is to be performed, he shall notify the Landscape Architect at once and immediately confirm same in writing.
- Should the Contractor find it necessary to issue a clarification or change, a written Addendum will be delivered to all bidders.

J. ADDENDUM

Any and all Addenda issued by the Contractor during the time of bidding shall form a part of the drawings, specifications and Contract Documents, and shall be included by the Subcontractor in his proposal.

1.02 GENERAL CONDITIONS

A. GENERAL

- The terms and definitions stated in these General Conditions shall apply to all sections of the specifications as set forth fully therein.
- The indications on the drawings or the requirements of the specifications and listings shall be as binding as though shown and/or required by both.
- All part of the work specified herein and/or indicated on the plans, may be completed by separate Subcontractors and it shall be the responsibility of each Subcontractors to determine the effect of their work upon the work of others. The Landscape Subcontractor, however, is to coordinate the various trades under his jurisdiction.

B. DEFINITIONS

- Subcontractor shall mean the Subcontractor or his Subcontractor who is Supplier performing work for the Contractor.
- Work shall mean all labor, material, equipment, services, permits and licenses, necessary to furnish and/or install in place all materials, equipment and/or appliances specified in any one section and/or shown on the plans and/or specifications.

3. Furnish shall mean to purchase and deliver as directed by the Contractor, all materials, equipment, or appliances specified in any one section and/or shown on the plans and/or specifications.

4. Install shall mean all labor, material, equipment, services necessary to set in place, connect, hook-up and/or make ready for operation all materials, equipment and/or appliances furnished by the Subcontractor and/or by others.

5. Contract shall consist of the written agreement between Subcontractor and Contractor, Plans, General Conditions, and entire Specification Section for the work being performed and what is indicated in one part shall be as binding as if indicated in all parts.

6. Construction site shall mean the site as indicated by plans and specification.

C. GUARANTEE

Unless otherwise specified herein, the Subcontractor, upon completion of the entire work described in the Contract, shall provide the Contractor with a written guarantee stating that all work performed as a part to the Contract is fully guaranteed for a period of one (1) year from the date of acceptance, and that during said 60 day period, all defective workmanship and/or materials shall be repaired and/or replaced in place, including any work or other which has been damaged by such defective workmanship and/or materials and by the repair and/or replacement of same, at no additional cost to the Contractor.

D. ADD ON'S (EXTRAS)

A purchase order is to be issued to the Subcontractor prior to the execution of work other than specified in the Contract. The Contract cannot be amended or added to except by an Amendment or Purchase Order signed by the Contractor. Any work performed without such an executed writing shall be presumed to have been included in the Contract without additional charge.

GENERAL WORK PROCEDURES

2.01 SOILS

A. STOCKPILED NATIVE SOIL

- Stockpiles of native soil may be available from Owner's stockpile for use in planting areas. Soils for burn beds are classified as "3/8 inch minus"; soils for general mounding are classified as "2 inch minus". See Contract Documents for availability.
- Composition 3/8 inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger than 3/8" diameter, sticks, plaster, concrete, oils, chemicals, and other deleterious materials.
- Composition 2-inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger than 2" diameter, sticks, plaster, concrete, oils, chemicals, and other deleterious materials.
- Analysis: If soil has not been tested, obtain an agricultural suitability and chemical analysis of the proposed soil from Maypoint Analytical or another consultant approved by Owner. Cost of testing will be paid for by the Contractor. Analysis to include:
 - Element Analysis: Nitrate Nitrogen, Phosphorus, Potassium, Calcium, Magnesium, Sulfur, Sodium, Zinc, Iron, Copper, Manganese, Boron, free lime.
 - Other: pH factor, % base saturation, electrical conductivity, mechanical analysis, % organic content, cation exchange capacity (C.E.C).
 - Recommendations: Type and quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring topsoil to satisfactory level for planting.

- If required, the Owner's stockpiled soil will be amended; this work is not in the contract and the Contractor will not be compensated for it on a Time and Materials basis. Rates for labor and equipment will be charged according to the Construction Agreement.

B. IMPORTED SOIL

- Composition: To match or exceed in quality the 3/8" minus native soil, as determined by analysis described. Submit test results to Owner's Representative and Landscape Architect prior to ordering material.
- Sample: Deliver one half cubic foot sample of proposed import soil to Landscape Architect for approval. Owner reserves the right to reject soil delivered to the site that does not meet approved test results and/or the Specifications.

C. SOIL CONDITIONING

- Deliver products in manufacturer's standard packaging. When bulk materials are made, provide Owner's Representative with Bill of Lading for each delivery. Transport organic amendments directly from the source to the staging area and stockpile as directed by the Owner.
- Store products to protect them from damage and contamination and comply with manufacturer's storage instructions.
- Coordinate work with other site work.
- Inspect job for conditions which would prevent execution of this work as specified. Do not proceed until such conditions are corrected.
- Trucks and vehicles shall not be permitted to pass over curbs, paving, etc., unless adequately protected against damage.
- Landscape Architect reserves the right to take and analyze sample of materials for conformity to specifications at any time. Furnish samples upon request by Landscape Architect.
- Immediately remove rejected materials from the site, at Contractor's expense. Cost of testing of materials not meeting specifications shall be paid by Contractor.
- Incorporate the following in areas to be planted. Thoroughly cultivate soil in two directions to a depth of 12" for shrub areas, and 4"-6" for lawn and ground cover areas, both by means of rototiller or equal.

Program Recommendations / Landscape Areas:

General Soil Preparation/1000 square feet
4 cubic yards compost approved by Landscape Architect

15 lbs. 16-20-0 ammonium phosphate

15 lbs. soil sulfur

NOTE: Raised planters shall be back filled with a site soil then amended as Landscape Architect to determine definition of raised planter.

9. Back fill (for plant holes - 4" around shrubs and 12" around trees):

Back Fill Mix

6 parts by volume on-site soil

4 parts by volume Compost approved by Landscape Architect.

1 lb. 16-20-0 per cubic yard of mix

2 lbs. iron sulfate per cubic yard of mix

The above materials should be thoroughly blended prior to use for backfill purposes. Also, the iron sulfate should not contact cement surfaces since severe staining could occur.

If the 10-20-0 is incorporated preplant as recommended, the postplant maintenance can consist primarily of a nitrogen-only fertilizer program. Beginning approximately 30 days after planting, ammonium sulfate, which will have an acidifying effect on the soil, should be applied at the rate of 5 lbs. per 1,000 square feet on a monthly basis. However, in order to ensure continuing adequate soil phosphorus and potassium nutrition Best Fertilizer Company 16-6-8 for equal should be substituted for the ammonium sulfate in early spring and again in late fall at the rate of 6 lbs. per 1,000 square feet. Also, when plants have been well established the frequency of fertilizer applications can be decreased.

10. Plant Packet fertilizer:

Use BEST PAKS 20-10-5 commercial fertilizer packets placed equally around the plant 6 - 8 inches deep near, but not direct contact with roots.

For trees, shrubs and vines in the following amounts:

Plant Size	No. of Packets
1 gallon	1
5 gallon	2
15 gallon	3
24" box	4
30" box	5
36" box	6
42" box	7
48" box	8

For Palm trees in the following amounts:

Plant Size	No. of packets
24" box	4
30" box	4
36" box	5
42" box	6
48" box	6
Bare Root	6

D. SAND BACKFILL FOR PALM TREES

- Clean washed concrete sand from a source approved by the Owner's Representative.
- Chemical Properties (by Saturation Extract Method):
 - Soluble Salts/Salinity: Maximum 3.5 millimhos/centimeter at 25 degrees centigrade.
 - Boron: Maximum concentration of 1.0 ppm.
 - Sodium Absorption Rate (SAR): Maximum 6.0.

2.02 CHEMICAL COMPONENTS:

The following additives may be used depending on the outcome of the soils report.

A. Ground Limestone: Agricultural limestone containing not less than 85% of total carbonates, ground to such fineness that 50% will pass #100 sieve and 90% will pass #20 sieve.

B. Dolomite Lime: Agricultural grade mineral soil conditioner containing 35% minimum magnesium carbonate and 49% minimum calcium carbonate, 100% passing #65 sieve. "Kaiser Dolomite 65AS" as manufactured by Kaiser, Inc. Mineral Products Dept. or equal.

C. Gypsum: Agricultural grade product containing 80% minimum calcium sulfate.

D. Iron Sulfate (Ferric or Ferrous): Supplied by a commercial fertilizer, containing 20% to 30% iron and 35% to 40% sulfur.

E. Sulfate or Potash: Agricultural grade containing 50% to 58% of water-soluble potash.

F. Single Superphosphate: Commercial product containing 20% to 25% available phosphoric acid.

G. Ammonium Sulfate: Commercial product containing approximately 21% ammonia nitrogen.

H. Ammonium Formaldehyde: Granular commercial product containing 34% ammonia nitrogen.

I. Urea Formaldehyde: Granular Commercial product containing 38% nitrogen

J. I.B.D.U. (Iso Butylidene Diurea): Commercial product containing 31% nitrogen.

K. Soil Sulfur: Agricultural grade sulfur containing a minimum of 96% sulfur.

2.03 TOP SOIL APPLICATION

- General: Spread topsoil over accepted subgrades in designated areas prior to incorporating amendments.
- Restrictions: Do not commence spreading topsoil prior to acceptance of soil cultivation. Do not place soil under muddy conditions.
- Soil Depth: Topsoil depth indicated in the Construction Documents is after natural settlement and light rolling. Conform to finished grades on the Drawings.

PLANTING SPECS FOR TREES, SHRUBS & GROUND COVER

3.01 QUALITY ASSURANCE

- Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment of plants and deliver certificates to the Owner. Inspections are to be performed in the state of origin.

B. Transport plant material in enclosed or tarped vehicles to minimize damage from wind.

C. All plants shall be true to name and one of each lot shall be tagged with the name and size of the plants in accordance with the standards of practice recommended by the American Association of Nurserymen.

D. Shipments of plants will be carefully inspected by the Owner and/or Landscape Architect at the site at the time of off-loading trucks to verify compliance with the above shipping requirements.

E. Substitutions of plant materials will not be permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.

F. Substitutions of plant materials will not be permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.

G. Special care shall be taken to ensure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.

H. Plants in containers specified for shade locations are to be protected from sun prior to planting.

H. Personnel: Employ only qualified personnel familiar with required work.

3.02 INSPECTIONS AND SUBMITTALS

A. The Owner's Representative reserves the right to inspect plant materials at the nursery or growing ground prior to loading and transporting. If Owner's Representative selects to inspect at the nursery, tag all trees and representative samples of shrubs and groundcover prior to the inspection and arrange with the Owner's Representative ten (10) days in advance for the inspection. Such approval shall not impair the right of inspection and rejection during progress of the work.

B. Submit photos of each tree with measurements of height, spread and caliper for review by Landscape Architect prior to ordering and delivery. Trees will be hand selected by the Landscape Architect after approval of photos. If trees are not hand selected by Landscape Architect then one representative sample of each size of tree and shrub species are to be delivered to the project site for Owner's Representative to review and approve, prior to ordering any plants. Accepted samples are to be maintained in good condition by the Contractor at the Contractor's storage yard during the construction period, and installed as the last plants on the project. Rejected plants are to be immediately replaced with acceptable samples. All plants delivered to the project will meet the standards of these representative samples.

C. File Certificates in inspection of plant materials by County, State and Federal authorities with Owner's Representative. All plants are to have a certificate of origin.

D. Submit within 30 days after Notice to Proceed a complete list of materials to be furnished and confirmed sources for same. Owner reserves the right to approve or reject suppliers and subcontractors.

E. Gravel Mulch: Submit within 30 days after Notice to Proceed a quart bag sample of specified gravel mulch to the Owner's Representative.

3.03 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

- Balled and Burlapped (B & B) Plants: Dig and prepare shipment according to the accepted industry standards and in a manner, that will not damage roots, branches, shape, short and long-term health, and future development. Size of rootball shall be as defined in the American Standard for Nursery Stock (American Association of Nurserymen; latest edition). B & B plants may only be used if specified in the Contract Documents or if authorized in writing by the Landscape Architect.
- Container Grown Plants: Deliver plants in container sufficiently rigid to hold ball shape and protect root mass.
- At Contractor's option, spray evergreen plants and deciduous plants in full leaf with anti-desiccant immediately prior to shipment.
- Pre-Delivery Inspection: Notify Owner's Representative minimum of two weeks prior to shipping to allow for Pre-Delivery inspection of plant materials at the nursery.

B. DELIVERY

- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on project site.
- Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling root balls will be rejected. Protect at the site by maintaining a thoroughly moist root ball; heel in with sand/dust (or comparable material) if not planted within 24 hours of delivery. Maintain root ball in a moist condition and do not allow to dry out.
- Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling root balls will be rejected. Protect at the site by maintaining a thoroughly moist root ball; heel in with sand/dust (or comparable material) if not planted within 24 hours of delivery. Maintain root ball in a moist condition and do not allow to dry out.
- Notify Owner's Representative of delivery schedule a minimum of 48 hours in advance so plant material can be inspected prior to unloading from trucks.



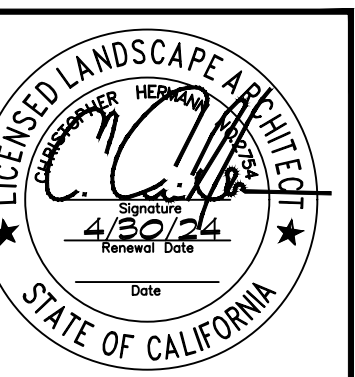
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REVISIONS	DATE	BY



SHEET TITLE
LANDSCAPE SPECIFICATIONS A

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
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SHEET
L3.0
OF 13 SHEETS

LANDSCAPE SPECIFICATIONS

- Remove rejected material immediately from site.
- Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems. (See paragraph B.06 in this Section for special handling directions for palms).

B.04 PLANT STANDARDS

- Use the following publications for qualifying plant material acceptable for installation:
 - "American Standard for Nursery Stock"; Edition approved 1985 by American National Standards Institute, Inc. (Z60.1) Plant materials.
 - "Hortus Third", 1976; Cornell University plant nomenclature.
 - Arizona Nursery Association Grower's Committee "Recommended Specifications", 1988, Arizona Nursery Association.
- Refer to Section 02920, Soil Preparation and soil mixes, for portion of work required in this section.
- Plants, other than palms, shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of project for at least two years unless specifically noted otherwise. Plants shall be exceptionally heavy, symmetrical, tightly knit, so trained or favored in development and appearance as to be superior in form, number of branches, compactness and symmetry.
- Plants shall be sound, heavy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect, pests, eggs or larvae, and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth. Soil in the containers shall be free of disease and pathogens.
- Plants shall be true to species and variety and shall conform to measurements specified, except that plants larger than specified may be used if approved by Landscape Architect. Use of such plants shall not increase Contract price. If larger plants are approved, the ball of earth shall be increased in proportion to the size of plant. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branch to tip. Caliper measurement shall be taken at a point on the trunk 6" above natural ground line. For trees over 4" in caliper, this measurement should be taken from a point 12" above the natural ground line. If a range of size is given, no plant shall be less than the minimum range of size and not less than 40% of the plants shall be as large as the maximum size specified. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required. Plants not conforming to the requirements specified will be considered defective. Such plants, whether in place or not, will be marked as rejected and shall be immediately removed from the premises. These will be replaced with new acceptable plants.

- Special care shall be taken to ensure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.
- Under no conditions will there be any substitution of plants or sizes for those listed on the accompanying plans, except with the express written consent on the Landscape Architect.
- Container stock shall have grown in the containers in which delivered for at least six months, but not over two years. Samples must prove no rootbound condition exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Landscape Architect.

- Field dug plants may be used only if specifically approved in writing by the Landscape Architect prior to ordering. Unless otherwise authorized, field dug plants will be harvested with a two-step method, in which the four sides are cut and box sides installed for a minimum of four (4) months during the growth season prior to digging and boxing the bottom. Spray field dug trees immediately prior to boxing the bottom with antidesiccant. Ensure adequate coverage to trunks, branches and foliage.

- Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified will be rejected. Trees with abrasions of the bark, sunscalds, disfiguring knots, or fresh cuts of limbs over 3/4" which have not completely calloused, will be rejected.
- Palms: Shall conform to the following guidelines unless specifically approved in writing by the Owner's Representative.
 - Straight-trunked with maximum variation of 6". Curvatures will be reviewed on an individual basis; gradual curvatures over the length of trunk are in general more acceptable than short bends.
 - When specified, uniformly skinned with the same skinning tool prior to planting to a height of 5' below the base of the petiole of the green frond that is located, as near as possible, to a 45-degree angle from the top center of the tree. Palms that have lost their residual petioles higher than the 5' mark may not be accepted.
 - Trunk diameters for palms called out as Washingtonia hybrids shall be a minimum of 1 1/2" in diameter measured 4' up from top of root ball.
 - Root balls conforming to industry standard size and capable of supporting trees without additional bracing; free of noxious or invasive weeds.

B.05 PREPLANTING

A. SITE PREPARATION

- Examine subgrade and verify conditions under which work will be performed. Notify Owner's Representative if there is a discrepancy between site conditions and Contract Documents.
- Do not begin soil preparation and planting until all work such as header installation, walks, paving, concrete work, electrical except for fixture location, fencing except where access is necessary, drainage work, gas line installation, irrigation work, and any other work required under plans and specifications around planting areas is completed and approved. Specimen trees twenty (20) inch, and larger box sizes or palm trees are exempt from this rule where access might be restricted by construction phases of landscaping or building. All plants and planting shall be continually maintained by the Landscape Subcontractor.

- Soil Preparation: Do not commence planting work prior to completion and acceptance of soil preparation.
- Irrigation: Do not commence planting work prior to installation and acceptance of irrigation system, unless approved in writing by Owner's Representative.
- Weed before and during preliminary grading and finish grading. All weed and grasses shall be dug out by the roots and removed from site. Site shall be maintained and remain weed free until turnover to the Owner's Authorized Representative.
- Layout and Staking: Lay out plants at locations shown on Drawings. Use steel sired flags, color coded for each species of plants, or set plants in containers on grade. Stake each tree.
- Right is reserved to refuse on site review at any time if, in the opinion of the Landscape Architect, an insufficient quantity of plants is provided. Landscape Architect reserves the right to interchange or adjust the locations of plants prior to planting.
- Equipment for digging plant pits: Use backhoe or hand work to dig tree pits. Scarify sides of the tree pit after excavation (see below). Do not use an auger or tree spade.
- Containerized Plant Pits: Excavate square plant pits as follows:

Type	Min. Width	Depth
Boxed Trees	Box + 24"	Box + 12"
B & B	Root ball + 18"	Root ball + 12"
Palms	Root ball + 24"	Root ball + 12"
Canned Shrubs	Can + 12"	Can Deep + 6"

Remove excavated soil from project site and/or dispose of as directed by Owner's Representative.

B. DRAINAGE TEST OF PLANT PITS/ OBSTRUCTIONS

- Pre-wetting of tree plant pits: Fill tree plant pits to the top with water within 72 hours of planting. Plant pits can be planted as soon as water is completely drained. If water is not 90% gone within 24 hours, do not plant and bring to the immediate attention of the Owner and Landscape Architect. Contractor may be required to either dig a substitute plant pit or to mitigate the existing plant pit with a drainage sump. Substitute plant pits and drainage sumps are not part of the basic services and compensation will be awarded to the Contractor.
- Documentation: Submit written documentation of test pit drainage results, with locations, date and signature of tester.
- Obstructions: If rock, caliche, underground construction work, tree roots or other obstructions are encountered in the excavation of plant pits, acceptable alternate locations may be used as directed by the Landscape Architect. Excavation of caliche is not part of the Contract price, and if authorized by the Owner's Representative, Contractor will be compensated for excavation pursuant to the Schedule of Labor and Equipment Rate.

B.06 PLANTING OPERATIONS- TREES, SHRUBS, & VINES

A. HANDLING AND DE-POTTING

- Moisture Level: Thoroughly moisten root balls prior to planting to ensure soil cohesiveness, do not plant dry root balls.
- Carefully remove plant from the container. Cut tin containers, other than knock-out can, on two sides with the proper type of can cutter to facilitate removal of plants with a minimum of root ball disturbance. Support root ball during installation to prevent cracking.
- Fry off bottom boards of boxed trees rather than hammering boards off. Boxed plants may not be planted with the bottom or sides of the box in place, unless authorized in writing by the Landscape Architect.

B. SCARIFICATION

- Plant Pit: Scarify sides of plant pit thoroughly breaking up surface and eliminating "glazed" areas.
- Plant Root ball: After removing plant from container, scarify the sides of the root ball to a depth of 1 inch at four to six equally spaced intervals around the perimeter of the ball or at 12-inch intervals on the sides of the boxed material. Cut and removed circling roots over 3/8 inch diameter. Scarification should be performed with a sharp soil knife.

C. PLANTING

- For trees, backfill plant pit to allow crown of root ball to settle to a position even with finished grade. Thoroughly tamp backfill under root ball to reduce settling, and on sides of root ball. Prepare a raised basin as wide as the root ball at each tree for watering prior to shrub and ground cover planting. Refer to detail.
- Place fertilizer packets evenly in plant pits when backfilled.
- All shrubs and vines shall be set so that when settled the root balls are 1" above finished grade. Provide basin, refer to detail.
- When plant pits have been backfilled approximately 2/3 full, water thoroughly and saturate root ball, before installing remainder of the backfill mix on top of pit, eliminating air pockets.
- Remove nursery type plant labels from plants.
- For trees in lawn areas, keep a 2' diameter circle centered on the tree trunk free of turf and weeds. Use a precise template covering the area outside of the 2' circle if applying herbicide to prevent overspray dieback.

D. STAKING AND GUYING

- Trees shall be able to stand upright without support, and shall return to the vertical after their tops have been deflected horizontally and released. Immediately stake trees which do not meet this qualification, as well as plants that are subject to breakage as a result of strong winds.
- Trees shall remain plumb and straight from installation throughout the maintenance and warranty period.
- Refer to standard details for staking and guying requirements.

- Auxiliary Tree Stakes: Some trees may require an auxiliary or leader tree stake in addition to the stakes shown in the standard details. This will be determined by the Owner's Representative; this work is part of the Contract Price.
- Multi-Trunk Trees: At the option of the Owner's Representative, an alternate form of staking on multi-trunk trees will consist of three tree stakes placed adjacent to the main trunks and at a similar angle. Existing nursery leader stakes or auxiliary tree stakes may or may not be required. An encircling tree tie may or may not be required. This alternate staking method is part of the Contract Price.
- Staking Mock-up: Prior to proceeding with staking, prepare for approval by the Owner's Representative one sample of each type of staking to be used on the project. These mock-ups will represent the standard that staking will be compared to. The Contractor will have his employees become thoroughly familiar with the mock-up prior to general staking operations.

4.01 PLANTING OPERATIONS - PALMS

A. PLANTING

- Arrange delivery time so a minimum amount of time elapses between delivery site and installation (maximum of 3 days). Use necessary precautions to protect palms from weather or other conditions that would damage or impair vigor. Growns and root balls should be protected from sun and reflected heat; avoid storing on paved surfaces. Covering material, such as 90% shade cloth or burlap, should permit air movement; do not use plastic or rubberized tarpaulins. Water root balls lightly as required during hot weather. Do not stack palms.
- Measure and record brown trunk height on a tag firmly attached to each tree. These tags are to remain on the tree until approved by the Owner's Representative to remove them.
- Segregate palms by height as they are delivered to the site if requested.
- Do not bind or lift palms with rope, wire or chains, use only nylon or fabric slings/straps a minimum of 4" wide. Scarring caused by inappropriate handling and judged unacceptable by the Landscape Architect will cause rejection of the palms. Replacement will be at the expense of the Contractor.
- Prepare proper size plant pit and test for drainage as described previously.
- Backfilling: Tap moistened sand backfill at bottom of hole to compact. Insert tree and backfill palm with clean washed concrete sand as shown on the Drawings. Continuously adjust palm to ensure a plumb and securely planted condition. Solidly compact sand around the upper ball and portions of buried trunk while backfilling. Jet sand backfill as required to remove air pockets. Leave basins around each tree unless otherwise directed by Landscape Architect. Coordinate installation of irrigation sleeves, etc. with planting operations.
- Water immediately and continuously as required to ensure optimum soil moisture levels. Soil moisture levels below grade to be checked regularly with soil probe or other approved method.
- Staking of palms is not permitted without authorization of the Owner's Representative. If staking is permitted, stakes will be of similar size and stained in a color approved by Owner's Representative; cost of staking palms is not part of the work and will be covered by a Change Order.
- Untying Fronds: The string tying the fronds should, in general, be cut 45-60 days after planting during the hot months and after 90 days during the winter months. Coordinate with Owner's Representative and palm supplier prior to untying fronds. Do not trim the palms for 30 days after untying them.
- Exercise extreme caution when pruning, if any, is performed to prevent spread of vascular diseases. Dip pruning tools in a sterilizing agent before pruning and before moving from one palm to another.
- Contractor is to carefully coordinate with Owner's Representative to locate palms within palm groves so that variation in brown trunk height is graduated across the groves or lines of palms. In a grove with similar height palms, the maximum brown trunk height variation is adjacent palms is 12". Coordinate with Owner's Representative to adjust palms with acceptable trunk curvature so that visual impact is minimized.

- Initial and on-going disease prevention is required; this may include drenching the crown with a fungicide such as "Benlate" and/or soil application of a fungicide such as "Subdue". Contractor is responsible for coordinating these treatments with palm suppliers and Owner's Representative, and for the cost of disease prevention techniques.
- Apply 4 to 6 lbs. of fertilizer 45 days after planting. Do not fertilize at initial planting. Inject fertilizer below root zone of surrounding lawn area.
- Palm trees specified as Washington hybrids are to be skinned and are to have a minimum trunk diameter of 16". Measure 4' high from top of root ball.

4.09 WATERING

Plantings shall be watered immediately after planting. After first watering, water shall be applied to plants as conditions may require to keep the plants in a healthy and vigorous growing condition until completion of the contract

4.10 PRUNING

Prune plants only at time of planting and according to standard horticultural practice to preserve the natural character of the plant. Pruning is to be done with the approval and under supervision of the Owner's Representative. Remove dead wood, suckers, broken or badly bruised branches or to develop a uniform appearance. Use only clean, sharp tools. Paint cuts over 3/4" diameter with tree paint, covering exposed, living tissue, if required by owner's Representative. Do not prune evergreen trees and shrubs after October 1st, except to remove dead or diseased tissue; wait until late winter or early spring after danger of significant freezing is past.

4.11 PROTECTION OF PROJECT

- Do not store material or equipment, permit burning, or operate or park equipment under the branches of existing plants to remain.
- protect pavement and other hard surfaces from staining by equipment or chemicals during storage and application.
- provide barricades, fences or other barriers as necessary at the drip line to protect existing plants re remain from damage during construction.
- The Contractor shall carefully and continuously protect and maintain all areas included in the contract, including lawn areas, plant materials, etc. until final acceptance of the work by Owner's Authorized Representative.
- The maintenance foreman on the job shall be a competent English-speaking supervisor, experienced in landscape maintenance and capable of discussing matters on the job site.
- Workman shall present a neat appearance at all times and shall conduct all work operations and dealings with the public in a courteous manner. Workman shall be fully clothed at all times.
- Inspection
 - A final inspection shall be called at the end of planting operations and the maintenance period for the purpose of determining compliance with plan and specification intent, workmanship and clean-up. Owner's Authorized Representatives shall receive written verification of inspection dates, and corrections required to work and limits of inspected area before acceptance of corrective work.

4.12 GUARANTEES

- The Contractor shall guarantee all plant material for a period of 90 days after final inspection and acceptance by the Landscape Architect. All box trees shall be guaranteed from date of acceptance for a period of one year or according to established through procedures by the Landscape Architect. Landscape Maintenance Contractor is to take appropriate action when any tree appears to be in stress. This action is to include soil and tissue samples to determine the nature of the problem.
- The Contractor shall, within ten (10) days of written notification by landscape Architect, remove and replace all guaranteed plant material which for any reason fails to meet the requirements of the guarantee. Replacement shall be made with plant materials originally specified and shall meet original guarantees.

5.01 GROUND COVER

A. PLANTING

- Ground cover plants shall have been grown in flats and shall remain in those flats until time for transplanting. At time of transplanting, the flat soil shall contain sufficient moisture so that the soil does not fall apart when lifting plants from the flat. Each plant shall be planted with it's proportionate amount of the flat soil in a manner that will insure a minimum of disturbance to the root system.
- Ground cover plants shall be allowed to dry out before or while being planted specified in ground cover list on landscape plan.
- Ground cover shall be planted sufficiently deep to cover all roots and spaced as specified in ground cover list on landscape plan.
- Install in neat, evenly spaced rows in triangular layout, or as shown in the Drawings.
- Top-dress Fertilizer (N-P-K ratio of 3:3:1); Apply at the rate of 1lb. Nitrogen per 1,000 sq. ft. immediately after completion of planting.
- Watering: Immediately water groundcover areas after fertilizer application to wash fertilizer off leaves.

MAINTENANCE

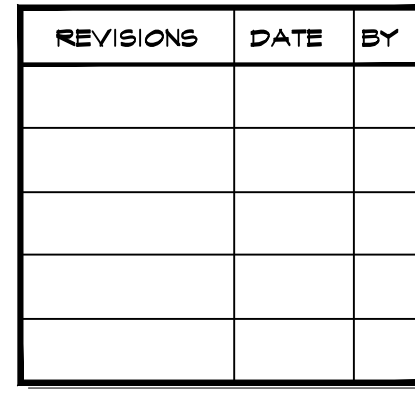
- Subcontractor shall adhere to the following maintenance specifications during the established period. Plant maintenance work shall consist of application of water, weeding, caring for, edging and moving of lawns and performing the following final plant establishment work.
 - The entire project is to be maintained for a period of approximately 60 calendar days, commencing from Owner's Representative and Contractor's Preliminary Walk.
 - During the final maintenance period, all plants and planted areas shall be kept well-watered and weed free at all times.
 - Approximately 30 to 45 days after initial planting, apply a slow release balanced fertilizer to both the turf and shrub area at a rate of 1/2# of nitrogen per 1,000 square feet.
 - Subcontractor shall be responsible for disease and pest control during the maintenance period and a record of pesticides used shall be furnished to Owner's Representative.
 - Subcontractor shall raise or lower sprinkler heads to proper level and shall adjust heads as needed for full coverage.
 - Grass is to be mowed before it exceeds 2" in height. Collect visible grass clippings mowing operations and remove from site.



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PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
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REVISIONS DATE BY



SHEET TITLE
LANDSCAPE SPECIFICATIONS B

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	2203T

SHEET
L3.1
OF 13 SHEETS

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IRRIGATION SPECIFICATIONS

I.01 GENERAL CONDITIONS

The requirements of the "General Conditions of the Contract" shall apply to all work of this Section with the same force and effect as though repeated in full herein.

I.02 DESCRIPTION

A. SCOPE OF WORK:

Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

I.03 QUALITY ASSURANCE & REQUIREMENTS

A. PERMITS AND FEES:

The Contractor shall obtain and pay for any and all permits and all inspections as required.

B. MANUFACTURER'S DIRECTIONS:

Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. ORDINANCES AND REGULATIONS:

All local, municipal and state laws, and rules and regulations governing 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. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

D. EXPLANATION OF DRAWINGS:

- Due to the scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of this work and plan his work accordingly, furnishing such fittings etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The Work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.
- All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
- The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should 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 of any revision necessary.

I.04 SUBMITTALS

A. MATERIALS LIST:

- The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Owner's Authorized Representative.
- A complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number and description of all materials and equipment to be used. Irrigation submittal must be specific and complete. All items must be listed and should include solvent/primer, wire, wire connectors, valve boxes, etc. No copies of manufacturer's literature (catalog cuts) are required as submittal information.
- The Contractor may submit substitutions for equipment and materials listed on the irrigation drawings by following procedures as outlined in Section 6 of the Irrigation Specifications.
- Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.
- Approval of any item, alternate or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
- Manufacturer's warranties shall not relieve the Contractor of this liability under the guarantee. Such warranties shall only supplement the guarantee.

B. RECORD AND AS-BUILT DRAWINGS:

- The Contractor shall provide and keep up to date a complete "as-built" record set of blue-line prints which shall be corrected daily and show every change from the original drawings and specifications and the exact "as-built" locations, sizes, and kinds of equipment. Prints may be obtained from the Architect at cost. This set of drawings shall be kept on site and shall be used only as a record set.
- The Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk or road intersections, etc., the location of the following items:
 - Connection to existing water lines.
 - Connection to existing electrical power.
 - Gate valves.
 - Routing of sprinkler pressure lines (dimensions max. 100' along routing).
 - Electric control valves.
 - Routing of control wiring.
 - Quick coupling valves.
 - Other related equipment as directed by the Owner's Authorized Representative.

- On or before the date of the final inspection, the Contractor shall deliver the corrected and completed plans to the Owner's Authorized Representative. Delivery of the plans will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. EQUIPMENT TO BE FURNISHED:

- Supply as part of this contract the following:
 - Two (2) keys for each field satellite to the controller
 - Two (2) quick coupler keys
 - Ten (10) emitters of each type in legend
 - Six (6) bubblers
 - Six (6) spray heads of each type in legend
- The above-mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final observation can occur, evidence that the Owner has received these items must be shown to the Owner's Authorized Representative.

I.05 PRODUCT DELIVERY STORAGE AND HANDLING

A. HANDLING OF PVC AND FITTINGS:

The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed, shall be replaced with new piping.

I.06 SUBSTITUTIONS

- If the Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information of the Owner's authorized representative for review:
 - Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.
 - Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
 - Provide the amount of cost savings if the substituted item is approved.
- The Owner's authorized representative shall have the sole responsibility in accepting or rejecting any substituted item as an approved equal to those equipment and materials listed on the irrigation drawings and specifications.

I.07 GUARANTEE

- The guarantee for the sprinkler irrigation system shall be made in accordance with the following form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.
- A copy of the guarantee form shall be included in the operations and maintenance manual.
- The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements with a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time, as determined by the Owner, after receipt of written notice. In the event of our failure to make such repairs or replacements with a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand.

PROJECT:
LOCATION:
SIGNED:
ADDRESS:
PHONE: DATE OF ACCEPTANCE:

I.08 IRRIGATION PRODUCTS

A. GENERAL:

Use only new materials of brands and types noted on drawings, specified herein, or approved equals.

B. PVC PRESSURE MAIN LINE PIPE AND FITTINGS:

- Pressure main line piping shall be PVC Schedule 40 (2", 3" - Class 315, 4" and larger - Class 200 Bell) with solvent welded joints. PVC pipe for irrigation systems serviced from the domestic water supply system shall be white in color. Refer to irrigation plans for additional information.

- Schedule 40 pipe shall be made from NSF approved Type I, Grade I, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specifications PS-22-70.
- PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.
- Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
- All PVC pipe must bear the following markings:
 - Manufacturer's name
 - Nominal pipe size
 - Schedule or class
 - Pressure rating in P.S.I.
 - NSF (National Sanitation Foundation) approval
 - All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

C. PVC NON-PRESSURE LATERAL LINE PIPING AND FITTINGS:

- Non-Pressure buried lateral line piping shall be PVC Class 200 with solvent-weld joints in planted areas. PVC pipe for irrigation systems serviced from the local water agency's domestic water system shall be white in color. Refer to irrigation plans for additional information.
- Pipe shall be made from NSF approved, Type I, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specification PS-22-70 with an appropriate standard dimension ratio.
- Except as noted in paragraphs 1 and 2 of Section 2C, all requirements for non-pressure lateral line piping and fittings shall be the same as for the solvent-weld pressure main line pipe and fittings as set forth in Section 2B of these specifications.

D. BRASS AND PIPE FITTINGS:

- Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification #WW-P-351.
- Fittings shall be red brass conforming Federal Specification #WW-P-351.

E. COPPER PIPE FITTINGS:

- Pipe: Type K Hard tempered
- Fittings: wrought, copper, solder joint type
- Joints shall be soldered with silver solder, 45% silver, 15% copper, 16% zinc, 24% cadmium, solidus at 1125 1/8 and liquids at 1145 1/8 F.

F. GATE VALVES:

- Gate valves 3" and smaller shall meet the following requirements:
 - Gate valve shall be 125 lb. SWP bronze gate valve with screw-in bonnet, non-rising stem, and solid wedge disc.
 - Gate valve shall have threaded ends and shall be equipped with a bronze handwheel.
 - Gate valve shall be similar to those manufactured by NIBCO or approved equal. Refer to plans.
- All gate valves shall be installed per installation details.

G. QUICK COUPLING VALVES:

- Quick controlling valves shall have a brass, one or two-piece body designed for working pressure of 150 P.S.I.
- Quick coupling valve shall be operable with a quick coupler key. Key size and type shall be as shown on the Drawings.
- Quick coupling valves used on domestic water systems shall be equipped with a thermoplastic rubber cover yellow in color.

H. BACKFLOW PREVENTION UNIT (DOMESTIC WATER SYS. ONLY)

- Backflow prevention unit shall be of size and type indicated on the irrigation drawings. Install backflow prevention unit in accordance with irrigation construction details.
- All pressure main line piping between the point of connection and the backflow preventer shall be installed as required by local code. The Contractor shall verify with the local governing body as to material type and installation procedures prior to start of construction. Submit shop drawing for approval.

I. CHECK VALVES:

Anti-drain valves shall be of heavy duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjustable against draw-out from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

J. VALVE WIRING:

- Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

Size: 10 GA - Common
14 GA - Pilot
- Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.
- An expansion curl shall be provided within three (3) feet of each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in trench without stress or stretching wire conductors.
- All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rainbird Snap-Tite wire connectors, or approved equal. Make only one splice with each connector sealing pack.

K. ELECTRIC CONTROL VALVE:

- All electric control valves shall be the same size and type shown on the Drawings.
- All electric control valves shall have a manual flow adjustment.
- Provide and install one control valve box for each electric control valve.
- CHRISTY I.D. TAG NOTE: Landscape Contractor is to special order Christy's Maxi Tags. Tags shall be white in color and are to be marked with valve numbers.

L. VALVE BOX:

- Refer to details. Extension sleeve shall be PVC with minimum size of six (6) inches.
- Refer to details. Use 10A DIA deep round plastic valve box for all quick coupling valves.

M. BUBBLER HEAD:

- Riser units shall be fabricated in accordance with the installation details.
- Riser nipples shall be SCH 80 for all bubbler heads shall be the same size as the riser opening in the sprinkler body.
- All bubbler heads of the same type shall be the same manufacturer.

N. DRIP EMITTERS, EMITTER TUBING AND FITTINGS:

- Emitter body shall be manufactured of durable plastic construction resistant to ultra-violet rays and a highly inert silicone elastomer diaphragm which is resistant to chemicals. The emitter shall have a color-coded inlet barb to identify flow rate and shall be pressure compensating for a rated flow of +10% over a pressure variant of 15 to 45 P.S.I. Emitters shall for irrigation legend.
- Non-pressure lateral line piping for drip systems shall be Class 200, white in color for domestic water, with PVC tee fittings. Refer to details.
- Install flush valves at terminus of each drip line run per plan.
- Provide filtration and pressure regulation for each drip system. Refer to drawing for equipment types and sizes required.

O. MISCELLANEOUS IRRIGATION EQUIPMENT:

- Refer to the Drawings for sizes and types of miscellaneous irrigation equipment.
- All miscellaneous irrigation equipment shall be as specified or approved equal.

IRRIGATION - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

- All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions and receive approval from the Owner's Authorized Representative prior to proceeding with work under this Section.
- Exercise extreme care in excavating and working near existing utilities. The Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings for existing utility locations.
- Coordinate installation of sprinkler irrigation materials including pipe, so there shall be NO interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers.
- The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the irrigation system.

3.02 PREPARATION

A. PHYSICAL LAYOUT:

- Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.
- All layout shall be reviewed by the Owner's Authorized Representative prior to installation.

B. WATER SUPPLY:

- The irrigation system shall be connected to residence meter as indicated on the drawings.
- Connections shall be made at the approximate location(s) shown on the Drawings. The Contractor is responsible for minor changes caused by actual site conditions.



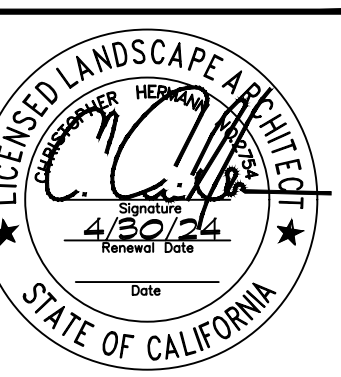
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PROJECT:
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TYLER LANE
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SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

REVISIONS	DATE	BY



SHEET TITLE
**IRRIGATION
SPECIFICATIONS A**

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	2203T

SHEET
L3.2
OF 13 SHEETS

IRRIGATION SPECIFICATIONS

3.03 INSTALLATION:

A. TRENCHING

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on the Drawings and as noted.
2. Provide for a minimum of eighteen (18) inches cover for all pressure supply lines of 2 1/2 - inch nominal diameter or smaller.
3. Provide for a minimum of twenty-four (24) inches cover for all pressure supply lines of 3-inch nominal diameter or larger.
4. Provide for a minimum of twelve (12) inches for all non-pressure lines.
5. Provide for a minimum cover of eighteen (18) inches for all control wiring.

B. BACKFILLING:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities.
2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than one-half (1/2) inch in size will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the Owner's Authorized Representative.
4. If settlement occurs and necessitates adjustments in pipe, valves sprinkler heads, lawn plantings, or other installed work, the Contractor shall make all required adjustments without cost to the General contractor.

C. TRENCHING AND BACKFILL UNDER PAVING:

1. Trenches located under areas where paving, asphaltic concrete, or concrete will be installed, shall be backfilled with sand (a layer six (6) inches below the pipe and three (3) inches above the pipe) and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. All trenches shall be left flush with the adjoining grade. The Contractor shall set in place, cap and pressure test all piping under paving prior to the paving work.
2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary, it shall be done and replaced by the Contractor as a part of the Contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Owner's Authorized Representative. No hydraulic driving will be permitted under concrete paving.
3. Provide for a minimum cover of eighteen (18) inches between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.

D. ASSEMBLIES:

1. Routing of sprinkler irrigation lines as indicated on the Drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per the Drawings.
2. Install NO multiple assemblies in plastic lines. Provide each assembly with its own outlet.
3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Owner's Authorized Representative.
4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent welding methods shall be as recommended by the pipe and fitting manufacturer.
5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use the threaded PVC adapters into which the pipe may be welded.

E. LINE CLEARANCE:

1. All lines shall have a minimum clearance of six (6) inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. CONTROLLERS:

1. Refer to Irrigation Plans for controller information.

G. QUICK COUPLER / GATE VALVES:

1. Install quick coupler and gate valves in a separate 10" DIA round box. Where possible, locate valves shall be located in shrub areas.
2. Each quick coupler and gate valve box is to be branded with "QV" for quick couple and "GV" for gate valve 2" letters.

H. ELECTRIC CONTROL VALVES:

1. Install each electric control valve in a separate valve box. Where possible, electric control valves shall be located in shrub areas, not in turf or annual color areas. Refer to Detail.
2. Install where shown on the Drawings. Where grouped together, allow at least twelve (12) inches between adjacent valve boxes.
3. Each valve number shall be heat branded on valve box lid with 2" tall letters.

I. FLUSHING OF SYSTEM:

1. After all new sprinkler pipe lines are risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Authorized Representative.
3. Spacing of heads shall not exceed the maximum indicated on the Drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
3. All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.

3.04 TEMPORARY REPAIRS

The Owner's Authorized Representative reserves the right to make temporary repairs as necessary to keep the irrigation system equipment in operating condition. The exercise of this right by the Owner's Authorized Representative shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.05 EXISTING TREES

Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where two (2) inch and larger roots occur shall be done by hand. All roots two (2) inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than two (2) inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots one (1) inch and larger in diameter shall be painted with two coats of Tree Seal, or equal. Trenches adjacent to tree should be closed within twenty-four (24) hours; and where this not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.06 FIELD QUALITY CONTROL

A. ADJUSTMENT OF THE SYSTEM:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor shall make such adjustments prior to planting. Adjustments may also include changes in nozzle sizes and degrees of arc as required.
3. Lowering raised sprinkler heads by the Contractor shall be accomplished with ten (10) days after notification by the Owner's Authorized Representative or Landscape Architect.
4. All sprinkler heads shall be set perpendicular to finished grades unless otherwise designated on the Drawings.

B. TESTING OF THE IRRIGATION SYSTEM:

1. The Contractor shall request the presence of the Owner's Authorized Representative in writing at least 48 hours in advance of testing.
 2. Test all pressure lines under hydrostatic pressure of 150 pounds per square inch and prove watertight.
- NOTE: Testing of pressure main lines shall occur prior to installation of the electric controls valves.
3. All piping under paved areas shall be tested under hydrostatic pressure of 150 pounds per square inch and proven watertight prior to paving.
 4. Sustain pressure in lines for not less than two (2) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
 5. All hydrostatic tests shall be made only in the presence of the Owner's Authorized Representative. No pipe shall be backfilled until it has been observed, tested and approved in writing.

6. Furnish necessary force pump and all other test equipment.

7. When the irrigation system is completed, perform a coverage test in the presence of the Owner's Authorized Representative to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the Drawings, or where the system has been willfully installed as indicated on the Drawings when it is obviously inadequate, without bringing this to the attention of the Owner's Authorized Representative. This test shall be accomplished before any ground cover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.07 MAINTENANCE

- A. The entire irrigation system shall be under full automatic operation for a period of seven (7) days prior to any planting. (With the exception of areas irrigated by drip.)
- B. The Owner's Authorized Representative reserves the right to waive or shorten the operation period.

3.08 CLEAN- UP

Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage occurring to the work of others shall be repaired to original conditions.

3.09 FINAL SITE OBSERVATION PRIOR TO ACCEPTANCE

- A. The Contractor shall operate each system in its entirety for the Owner's Authorized Representative and the Maintenance Contractor at time of final observation. Any items deemed not acceptable by the owner's Authorized Representative shall be reworked to the complete satisfaction of the Owner's Authorized Representative.
- B. The Contractor shall show evidence to the owner's Authorized Representative that the Owner has received all accessories, charts, record drawings, and equipment as required before final site observation can occur.

3.10 SITE OBSERVATION SCHEDULE

- A. The Contractor shall be responsible for notifying the Owner's Authorized Representative in advance for the following observation meetings, according to the time indicated:
 1. Pre-Job Conference - 7 days
 2. Pressure supply line installation and testing - 48 hours
 3. Control wire installation - 48 hours
 4. Lateral line and sprinkler installation - 48 hours
 5. Emitter system installation - 48 hours
 6. Coverage test - 48 hours
 7. Final site observation - 48 hours
- B. When site observations have been conducted by a party other than the Owner's Authorized Representative, show evidence in writing of when and by whom these observations were made.
- C. No site observations will commence without record drawings. In the event the Contractor calls for a site visit without record drawings, without completing previously noted connections, or without preparing the system for said visit, he shall be responsible for reimbursing the owner's Authorized Representative at his current hourly billing rate, portal to portal (plus transportation costs), for the inconvenience. No further site observations will be scheduled until this charge has been paid and received.



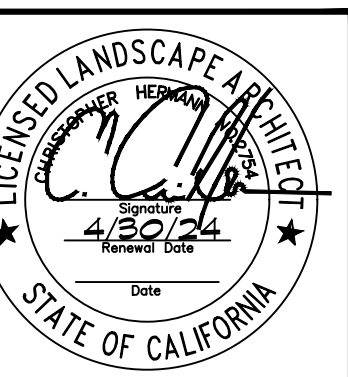
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211

LIC# 2754 EXP. 04/30/24
PH. (760) 777-9131
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OWNER:
PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

PROJECT:
SUNRIDGE SELF-STORAGE
TYLER LANE
COACHELLA, CA 92236

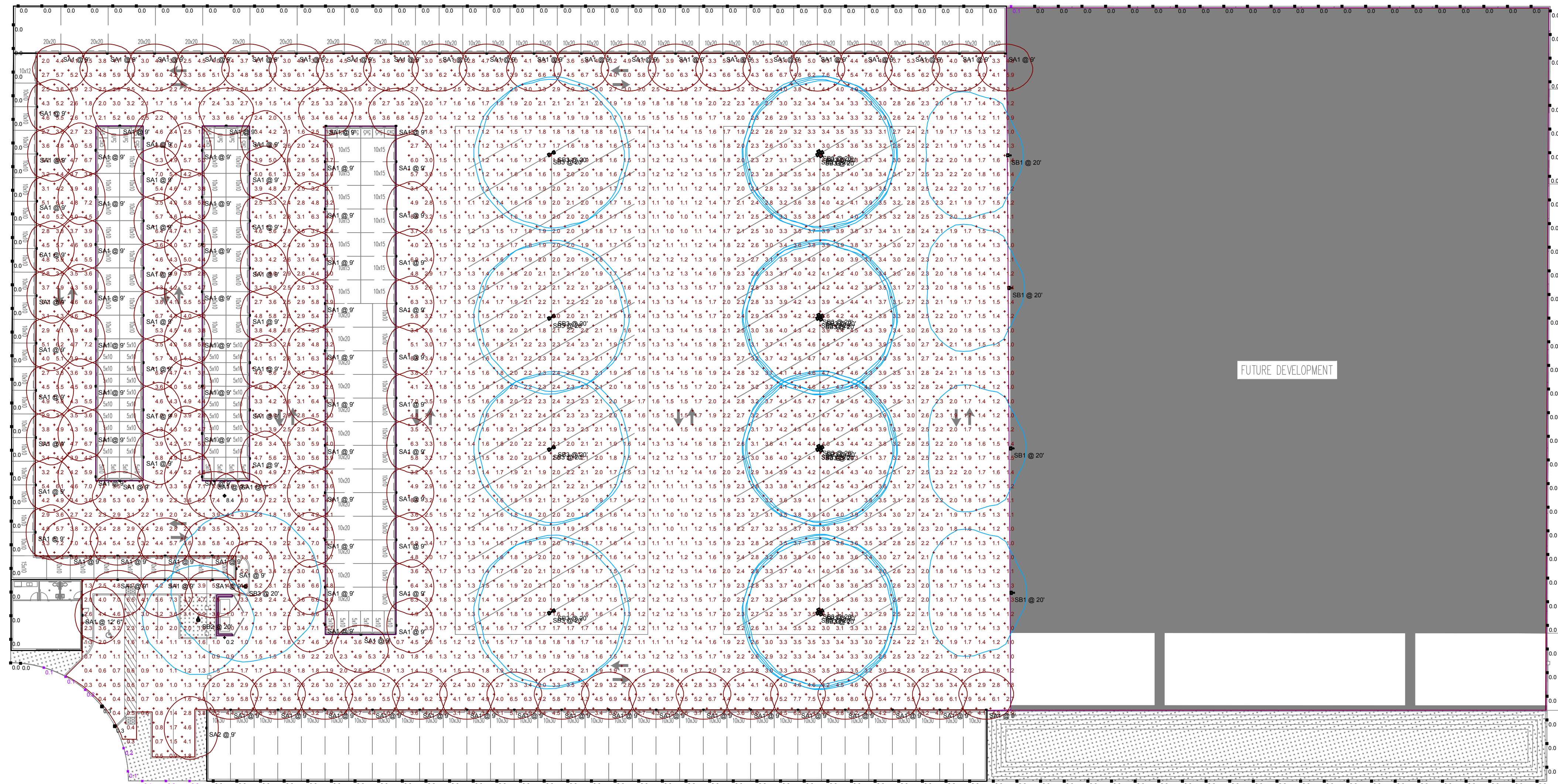
REVISIONS	DATE	BY



SHEET TITLE
**IRRIGATION
SPECIFICATIONS B**

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	05/18/23
SCALE	N.T.S.
JOB NO.	22037

SHEET
L3.3
OF 13 SHEETS



PHOTOMETRIC PLAN - PHASE I
 1"=30'-0"

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output (lm)	LF/F	Footcandle
SA1	ARC1 LED P1 30K	119	Lithonia Lighting	ARC1 LED P1 30K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE 3000K	1	1376	1	10.8751
SA2	ARC1 LED P2 30K	1	Lithonia Lighting	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE 3000K	1	2035	1	16.7843
SB1	DS80 LED P1 30K 80CRI	4	Lithonia Lighting	DS80 LED P1 30K 80CRI Type 4 Medium Housings Shield	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium	1	3644	1	33.21
SB2	DS80 LED P1 30K 80CRI	1	Lithonia Lighting	DS80 LED P1 30K 80CRI Type 4 Medium	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium	1	4358	1	33.21
SB3	DS80 LED P2 30K 80CRI	25	Lithonia Lighting	DS80 LED P2 30K 80CRI Type 4 Medium	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 4 Medium	1	5821	1	45.14

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lighting		2.61	8.43	2.24	42.11	34.18
Proposed		0.52	0.53	0.25	304	304

ELECTRICAL POWER DEMAND		208 /120V, 1PHASE, 3W
LIGHTING LOAD: 2.61 KVA		
NET TOTAL DEMAND LOAD: 2.61 KVA		
AT 240/120V, 1-PHASE, 3-WIRE: 12.54 AMPS		

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**SUNRIDGE SELF-STORAGE
 EXPANSION**
 TYLER LANE
 CORACHELLA, CA 92236
 APN#: 763-141-018

REVISIONS		
NO.	DATE	BY
△	XX/XX/XX	CUP SUBMIT.
△		
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ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	
PLOT DATE:	2023-03-17
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	
STATUS:	PLANN.

PH-1

VCPG LED Parking Garage

Specifications
 Diameter: 19"
 Height: 3.75"
 Weight (max. with no options): 18 lbs

Ordering Information
 EXAMPLE: VCPG LED V4 P4 40K 70CR1 TSM MVOLT SRM DNAXD

Series	Light Engine	Package	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting	Shipping
VCPG LED	LED Light Engine	300K	3000K	70CRI	TSM	120V	For ordering with base	Shipped included
VCPG LED	LED Light Engine	3500K	3500K	80CRI	TSM	240V	For ordering with base	Shipped included
VCPG LED	LED Light Engine	4000K	4000K	80CRI	TSM	240V	For ordering with base	Shipped included
VCPG LED	LED Light Engine	5000K	5000K	80CRI	TSM	240V	For ordering with base	Shipped included

Options

Option	Packaging	Price
UPL1	19" Light Engine	\$30
UPL2	19" Light Engine	\$30
UPL3	19" Light Engine	\$30
UPL4	19" Light Engine	\$30
UPL5	19" Light Engine	\$30
UPL6	19" Light Engine	\$30

Standard Sensor/Control

Option	Description	Price
PBR	Motion/Ambient sensor for 5-15' mounting heights	\$85
PBR1	Motion/Ambient sensor for 15-30' mounting heights	\$85
PBR2	Motion/Ambient sensor for 30-45' mounting heights	\$85
PBR3	Motion/Ambient sensor for 45-60' mounting heights	\$85
PBR4	Motion/Ambient sensor for 60-75' mounting heights	\$85
PBR5	Motion/Ambient sensor for 75-90' mounting heights	\$85
PBR6	Motion/Ambient sensor for 90-105' mounting heights	\$85
PBR7	Motion/Ambient sensor for 105-120' mounting heights	\$85

Mounting, Options & Accessories

PM - Pendant Mount
 Compatible with 1/2" NPT pendant stem provided by others.
 D = 19"
 H = 4.1"

SRM - Surface Mount
 D = 19"
 H = 4.1"

SRM - Surface Mount with Up-Light
 D = 19"
 H = 5.3"

YK - Yoke/Junior Mount
 L = 28"
 H (Total) = 10" - 18"
 W = 19"
 H = 8"

ARM - Arm Mount
 L = 28"
 H = 8"
 W = 19"

PR & PBR1 - Motion/Ambient sensor
 D = 19"
 H = 4.6" or 5.7" (with up-light)
 4.2" (with rLight AIR)

BDS - Bird shroud for pendant mount
 D = 19"
 H = 8"

BDS - Bird shroud for yoke mount
 D = 19"
 H (Total) = 10" - 18"

WG - Wire guard
 D = 19"
 H = 4.2" (no up-light) or 5.9" (with up-light)
 6.1" (with up-light)

HS - House side shield
 D = 19"
 H = 7.5" (no up-light) or 8.1" (with up-light)

FEATURES & SPECIFICATIONS

INTENDED USE
The visually comfortable optics, energy savings, and long life of the VCPG LED Parking Garage luminaire make it an ideal choice for new commercial installations and retrofit parking garage opportunities. It is designed to meet or exceed recommended luminaire criteria when installed as a direct replacement of most HD parking garage luminaires. Its modern, daytime form and aesthetics also make it appealing for indoor lobby applications.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. The LED driver is separated from the heat-generating light engines and mounted in direct contact with the casting to promote low operating temperatures, higher lumen maintenance and long life. The housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down application.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermostat powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 2-mil thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Light guide technology provides a diffused light source, reducing glare from direct view of the LEDs. The light source is recessed into the luminaire, further reducing the high-angle glare from the luminaire. A combination of precision-molded mono-prismatic acrylic lenses and back reflectors provides five different photometric distributions tailored specifically to parking garage applications. Up-light option comes with a dedicated light engine and custom optic designed to efficiently spread light on to the ceiling, thus reducing the cave effect.

ELECTRICAL
Light engine consists of high-efficiency LEDs mounted to metal core circuit boards to maximize heat dissipation and promote long life up to 100,000 hours at 25°C. The electronic driver has a power factor of >0.95, THD <2%, and a minimum 6.0 KV surge rating. When ordering the SPD/INV option, a separate 10kV (5kA) surge protection device is installed within the luminaire category C low operation (per ANSI/IEEE C62.41.2). Luminaire is 0-10V dimmable down to 10% or lower.

INSTALLATION
Standard configuration accepts a rigid or free-swinging 3/4" NPT stem for pendant mounting. The surface mount option attaches to a 1/2" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full-pipe gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with set screws. Also, available with a plate/burmin mount option with 3/4" NPT provision for flexible conduit entry (conduit by others); height can be adjusted from 10" - 18". Supply leads are 24" in length as standard. Longer supply leads are available as additional options. Design can withstand up to a 3.0 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified in U.S. and Canadian standards. IP66 rated for outdoor applications. PIR options are rated for wet location. Rated for -40°C minimum ambient. Design Lights Consortium (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Product List at www.designlights.com/dlc to confirm which versions are qualified.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy American government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.buyusa.gov/usa/en/procurement/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.lithonia.com/na/resources/customer-support/warranty

NOTE:
Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Ordering Information Cont.

Accessories

VCPGDSI OWN20 U	Bird shroud for PM (specify finish)	VCPGSCU	Wire guard
VCPGDSI OWN20 U	Bird shroud for YK (specify finish)	SVSD	Quick mount pendant swivel kit, round
VCPGDSI OWN20 U	Bird shroud for PM with Up-Light (specify finish)	SVSD	Quick mount pendant swivel kit, round
VCPGDSI YK OWN20 U	Bird shroud for YK with Up-Light (specify finish)	VCPGSCU	Wire guard
VCPGDSM U	Surface mount kit, with Up-Light	RSWBA OWN20 U	ISO/IMBA wall bracket (specify finish)
VCPGDSM U	Surface mount kit, with Up-Light	VCPGDSM U	House side shield (specify finish)
VCPGDSM U	Surface mount kit, with Up-Light	VCPGDSM U	House side shield (specify finish)
VCPGDSM U	Surface mount kit, with Up-Light	VCPGDSM U	House side shield (specify finish)
VCPGDSM U	Surface mount kit, with Up-Light	VCPGDSM U	House side shield (specify finish)
VCPGDSM U	Surface mount kit, with Up-Light	VCPGDSM U	House side shield (specify finish)
VCPGDSM U	Surface mount kit, with Up-Light	VCPGDSM U	House side shield (specify finish)
VCPGDSM U	Surface mount kit, with Up-Light	VCPGDSM U	House side shield (specify finish)
VCPGDSM U	Surface mount kit, with Up-Light	VCPGDSM U	House side shield (specify finish)

Performance Data

Lumen Output

Performance Factor	Mounting	Beam Spread	Lumen Output
P1	27W	TSM	1,581
		TSM	1,629
		TSM	1,592
		TSM	1,464
		LAWE	1,597
		TSM	1,592
P2	30W	TSM	1,837
		TSM	1,885
		TSM	1,848
		TSM	1,720
		LAWE	1,837
		TSM	1,837
P3	40W	TSM	2,427
		TSM	2,475
		TSM	2,438
		TSM	2,310
		LAWE	2,427
		TSM	2,427
P4	50W	TSM	3,017
		TSM	3,065
		TSM	3,028
		TSM	2,899
		LAWE	3,017
		TSM	3,017
P5	60W	TSM	3,607
		TSM	3,655
		TSM	3,618
		TSM	3,489
		LAWE	3,607
		TSM	3,607
P6	100W	TSM	6,011
		TSM	6,059
		TSM	6,022
		TSM	5,893
		LAWE	6,011
		TSM	6,011
P7	120W	TSM	7,201
		TSM	7,249
		TSM	7,212
		TSM	7,083
		LAWE	7,201
		TSM	7,201

Up-light Lumen Output

UPL1	63W	519
UPL2	83W	715

Lumen Multiplier for 80CRI

CR	Multiplier
30K	0.956
35K	0.965
40K	0.977
50K	0.995

Photometric Diagrams

Control/Sensor Options

Motion/Ambient Sensor (Sensor Switch MSOD)
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false triggering from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 6'-15ft, while PIRH is optimized for 15'-40ft mounting height.

Networked Control (NLTAIR2)
rLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 802.15.4 wireless communication and app (CLAIRITY® Pro) based configurability combined together make rLight® AIR a secure, reliable and easy to use platform.

PIR HIGH VIEW

PIR SIDE VIEW

PIR TOP VIEW

PIR H SIDE VIEW

Motion/Ambient Sensor Default Settings

Option	Default	PIR Level (Sensor Switch)	PIRH Level (Sensor Switch)	Enabled at %	Min. Time	Min. Delay	Min. On Time	Setup (by Day)
PIR or PIRH	Medium - 10% (25% of full output)	Enabled at 5%	Enabled at 5%	5 min	5 min	5 min	Medium - 3 sec	PhotoCell - 4 sec
PIRHSR or PIRHSR2	Medium - 10% (25% of full output)	Enabled at 5%	Enabled at 5%	5 min	5 min	5 min	Medium - 3 sec	PhotoCell - 4 sec

Lumen Ambient Temperature (LAT) Multiplier

Temperature	Multiplier
0°C	1.00
10°C	0.98
20°C	0.96
25°C	0.94
30°C	0.92
40°C	0.88

Projected LED Lumen Maintenance

Operating Hours	100,000	200,000	300,000
0°C	1.00	0.97	0.94
10°C	0.98	0.95	0.92
20°C	0.96	0.93	0.90
25°C	0.94	0.91	0.88
30°C	0.92	0.89	0.86
40°C	0.88	0.85	0.82

Electrical Load
 Use these factors to determine relative lumen output for average ambient temperature from 10-30°C (50-86°F).

Power	Options	0°C	10°C	20°C	25°C	30°C	40°C
P1	27W	0.23	0.13	0.12	0.10	0.08	0.06
P2	30W	0.28	0.16	0.14	0.13	0.10	0.08
P3	40W	0.37	0.21	0.18	0.16	0.13	0.09
P4	50W	0.48	0.28	0.24	0.21	0.16	0.12
P5	60W	0.61	0.40	0.35	0.30	0.24	0.18
P6	100W	0.91	0.52	0.46	0.39	0.32	0.23
P7	120W	1.00	0.59	0.51	0.44	0.37	0.27

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SUNRIDGE SELF-STORAGE EXPANSION

TYLER LANE
 CORACHELLA, CA 92236
 APN#: 763-114-1-018

REVISIONS

NO.	DATE	BY
△	XX/XX/XX	CUP SUBMIT.
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ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE:

PLOT DATE: 2023-03-17

CAD FILE:

JOB NUMBER: 22-064

CHECKED:

DRAWN:

STATUS: PLANN.

PH-4