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

GENERAL NOTES

A. REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.

B. 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.

C. 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.

D. 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.

E. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.

F. 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.

G. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.

H. 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).

I. 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.

J. THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY 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.

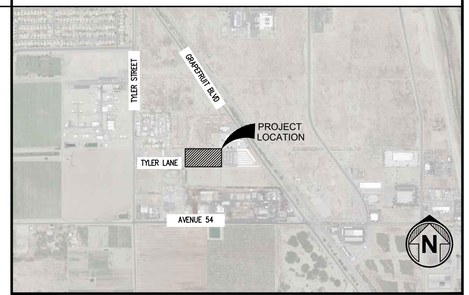
K. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH 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.

L. 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.

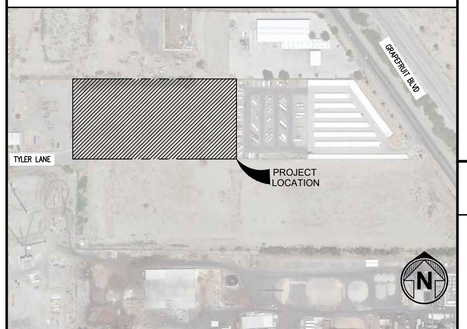
M. INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE, FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS 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.

N. 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 (CFC)
20122 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
2022 CALIFORNIA GREEN BUILDERS STANDARDS CODE (CGBSC)

PROJECT TEAM

CLIENT:
SUNRIDGE SELF-STORAGE
38375 TURNBERRY CT
MURRIETA, CA 92562

CONTACT: James & Terri Delhamer
jdelhamer@gmail.com

ARCHITECT:
MAGELLAN ARCHITECTURE
10540 TALBERT AVE. SUITE 175
FOUNTAIN VALLEY, CA 92708
PH: (949) 515-9600
CELL: (714) 381-3732

CONTACT: PATRICK ANDERSEN
patrick@magellanarchitects.com

CIVIL/SUREVYOR:
COACHELLA VALLEY ENGINEERS
77-933 LAS MONTANAS RD, SUITE 101
PALM DESERT, CA 92211
PH: (760) 360-4200

CONTACT: David Turner
dturner@cve.net

LANDSCAPE ARCHITECT:
HERMAN DESIGN GROUP, INC.
77-899 WOLF ROAD, SUITE 102
PALM DESERT, CA 92211
PH: (760) 777-9131
CELL: (951) 782-9335

CONTACT: Jose Estrada
jose@hdg-inc.com

MEP ENGINEER:
ASEI ENGINEERING, INC
2410 W. ROYAL PALM DR. SUITE A
PHOENIX, AZ 85021
PH: (602) 287-0300
CELL: (480) 298-9969

CONTACT: Rusty Cash
rcash@aseiengineering.com

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

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" 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).

SHEET INDEX

GENERAL:

A0.10 COVER SHEET.

LANDSCAPE:

L0.0 COVER SHEET
L1.0 IRRIGATION PLAN A
L1.1 IRRIGATION PLAN B
L1.2 IRRIGATION DETAILS A
L1.3 IRRIGATION DETAILS B
L2.0 PLANTING PLAN A
L2.1 PLANTING PLAN B
L2.2 PLANTING DETAILS A
L2.3 PLANTING DETAILS B
L3.0 LANDSCAPE SPECIFICATIONS A
L3.1 LANDSCAPE SPECIFICATIONS B
L3.2 IRRIGATION SPECIFICATIONS A
L3.3 IRRIGATION SPECIFICATIONS B

ARCHITECTURAL:

A1.10 PHASE I SITE PLAN
A1.11 PHASE II SITE PLAN
A1.20 SITE DETAILS
A1.21 SITE DETAILS
A2.10 BUILDINGS 1-3 FLOOR PLANS
A2.20 BUILDINGS 4-11 FLOOR PLANS
A2.30 LEASING OFFICE FLOOR PLAN
A3.10 EXTERIOR ELEVATIONS
A3.20 EXTERIOR ELEVATIONS
A3.30 EXTERIOR ELEVATIONS
A3.40 EXTERIOR ELEVATIONS
A4.10 BUILDING SECTIONS & DETAILS

ELECTRICAL:

PH 1 PHOTOMETRIC PLAN - PHASE I
PH 2 PHOTOMETRIC PLAN - PHASE II
PH 3 ELECTRICAL CUT SHEETS
PH 4 ELECTRICAL CUT SHEETS

ABBREVIATIONS

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

LEGEND OF SYMBOLS

- 1 — REVISION NO. (TITLE BLOCK SHOWS REV. DATE)
- INDICATES REVISED AREA
- XX / XXX.XX — DETAIL NO. DESIGNATION; SHEET THAT DETAIL IS SHOWN
- XX / XXX.XX — BLDG. SECTION NO.; SHEET THAT SECTION IS SHOWN
- XX / XXX.XX — WALL SECTION NO.; SHEET THAT SECTION IS SHOWN
- A, B, C, D — INTERIOR ELEV. NO.; WALL ORIENTATION; SHEET THAT INTERIOR ELEV. IS SHOWN
- N — TRUE NORTH; PROJECT NORTH
- 1 — SHEET KEY NOTE
- 101A — DOOR SCHEDULE KEY (CORRESP. TO ROOM NO. WHERE DOOR OCCURS); DOOR SUFFIX
- 1 — WINDOW SCHEDULE KEY
- ROOM NAME / ROOM NAME / XXX / XXX S.F. — ROOM NAME; ROOM NO.; ROOM AREA
- PL-1 — FINISH SCHEDULE KEY
- 01 — EQUIP. SCHEDULE KEY
- X / XXX.XX — CASEWORK DTL. NO.; SHEET NO.
- # — WALL TYPE NO.; INSULATION KEY; WALL TYPE LETTER
- DATUM POINT
- +8'-0" A.F.F. / ACT CEILING — CEILING HEIGHT; FINISH CEILING TYPE
- 9.5 — GRID DESIGNATION
- 1/4:12 — ROOF SLOPE AND DIRECTION KEY
- BREAK LINE SYMBOL
- MATCH LINE — MATCH LINE

DEFERRED SUBMITTALS

FIRE PROTECTION/FIRE SPRINKLERS/FIRE ALARM:

1. 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.
2. THE GC'S FIRE PROTECTION AND FIRE SPRINKLER SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.
3. THE GC WILL BE RESPONSIBLE FOR APPLYING AND SECURING ALL NECESSARY PERMITS FOR A NFPA-13 FIRE SPRINKLER SYSTEM.

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect are instruments of service for use solely with respect to this project. No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or any information storage and retrieval system), without the prior written permission of the Architect. Reproduction of these plans and specifications by the purchaser is limited to one set of plans entitles the purchaser to construct one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com

Copyright © 2023 Magellan Architecture

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

REVISIONS

NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

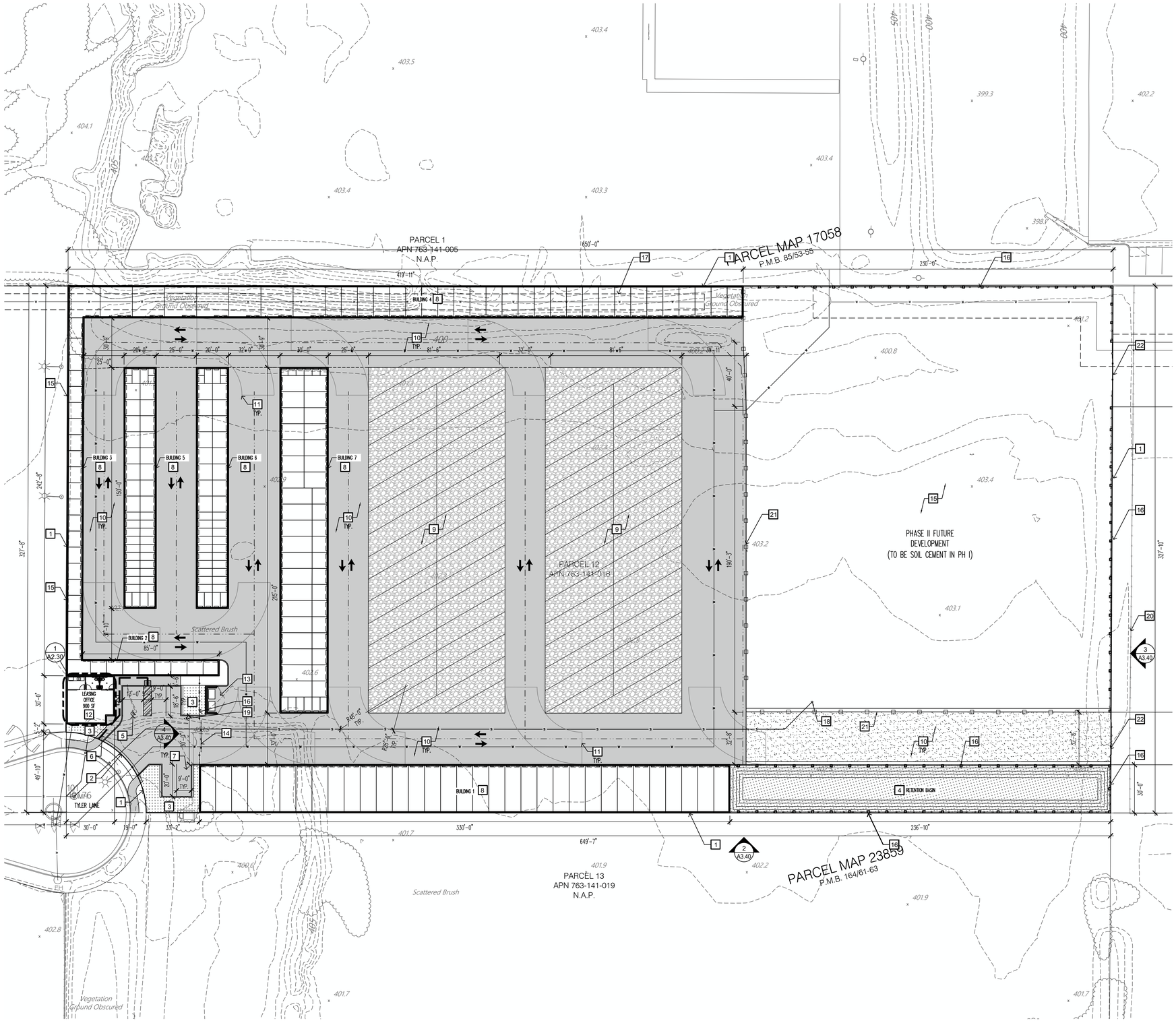
ISSUE DATES

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.

COVER SHEET

A0.10



CONCEPTUAL SITE PLAN - PH I

SCALE: 1"= 40'-0"

KEY NOTES

1. PROPERTY LINE
2. PROPOSED SITE ENTRY
3. PROPOSED LANDSCAPING
4. RETENTION BASIN (COUNTED TOWARDS LANDSCAPING)
5. PROPOSED ADA PARKING STALL (13'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-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

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" 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).

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.

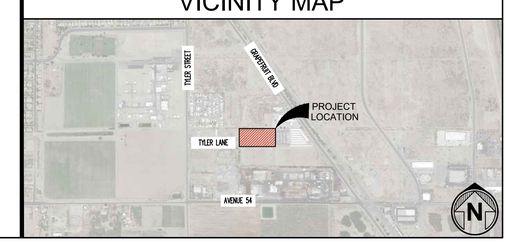
SITE PLAN NOTES

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

VICINITY MAP



Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect are instruments of service for use solely with respect to this project. No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by electronic or mechanical (including photocopying, recording, or any information storage and retrieval system) means, without the prior written permission of Magellan Architecture. No derivative works of this plan may be prepared without the prior written permission of the purchaser. The purchaser of this set of plans entitles the construction of only one building. The purchaser of additional copies of plans may be granted by the purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

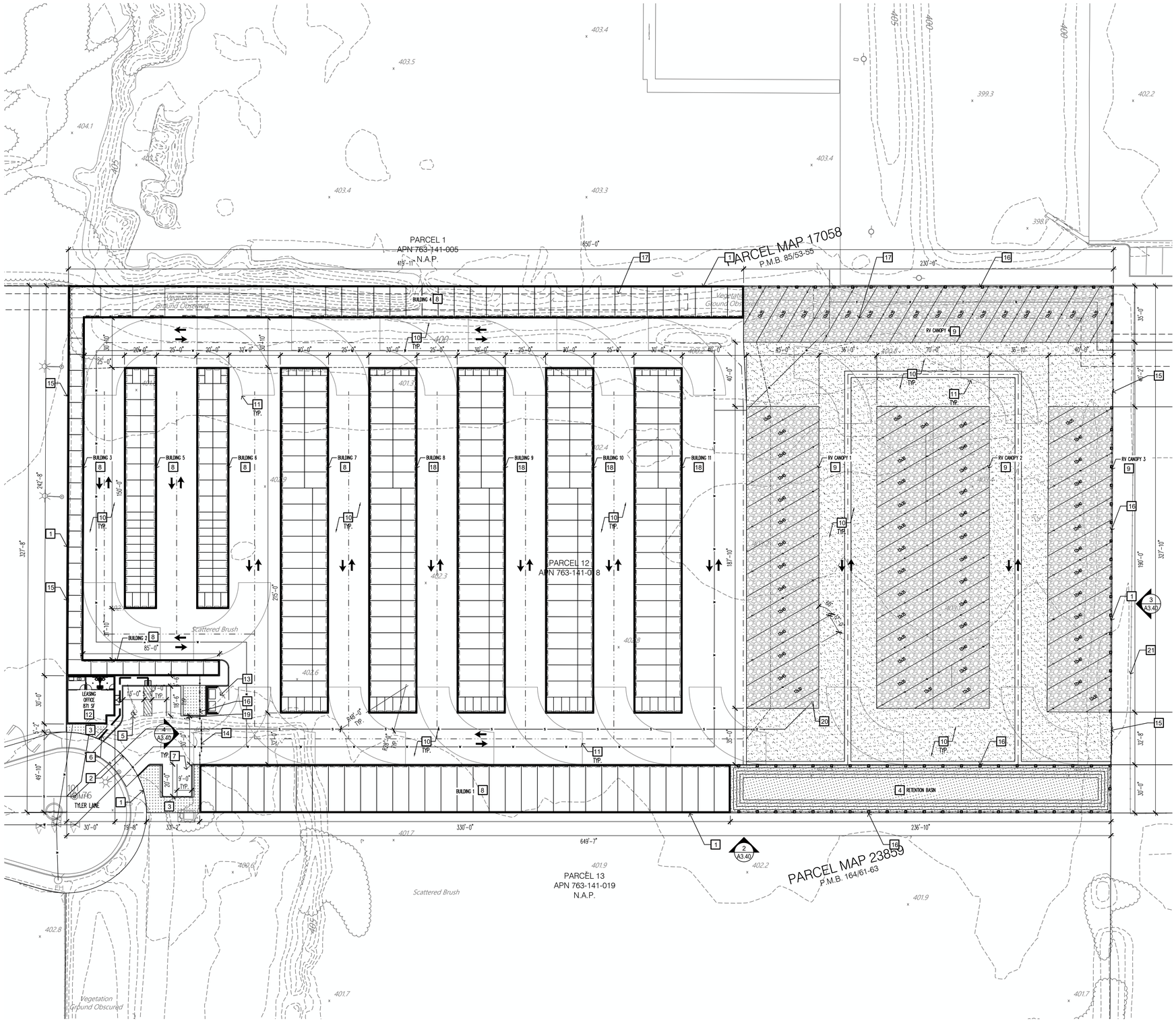
REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

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



CONCEPTUAL SITE PLAN - PH II

SCALE: 1"= 40'-0"

KEY NOTES

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

SITE & 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

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" 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.

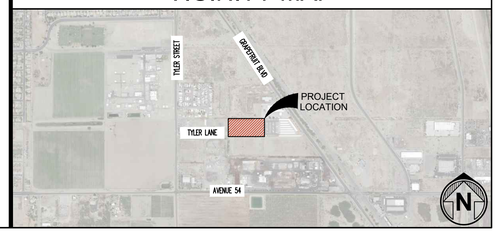
SITE PLAN NOTES

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

VICINITY MAP



Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect are instruments of service in the practice of Architect's service for use solely with respect to this project. No part of this plan may be copied, reproduced, published or uploaded, in whole or in part, by any means, electronic or mechanical (including photocopying, recording, or any information storage and retrieval system) without the express written consent of Magellan Architecture. No derivative works of this plan may be created or used for any purpose other than the purchase of this set of plans entitles the purchaser to use the plans to obtain a building permit, construct one (1) building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

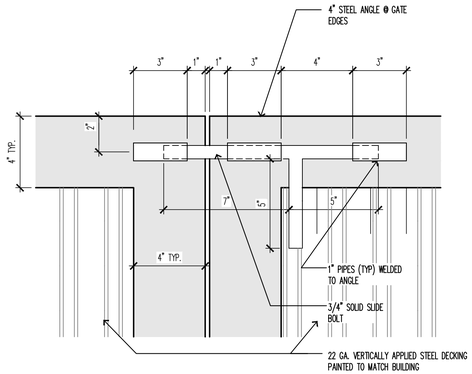
REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

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.

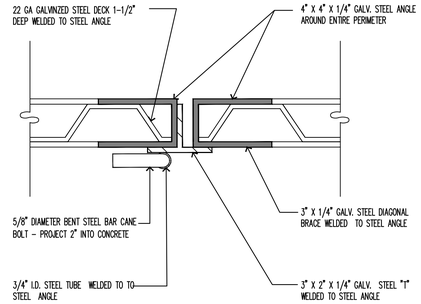
PHASE II
SITE PLAN

A1.11



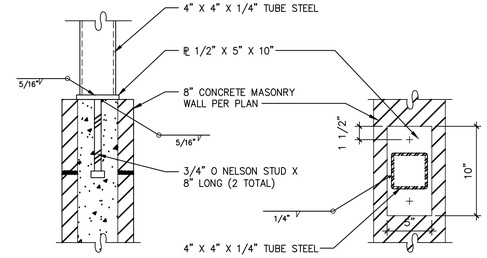
1 CANE BOLT GATE LOCK

SCALE: 3" = 1'-0"



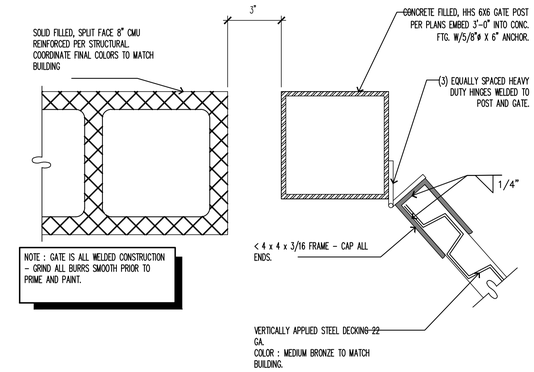
2 CANE BOLT W/ STEEL SLEEVE

SCALE: 3" = 1'-0"



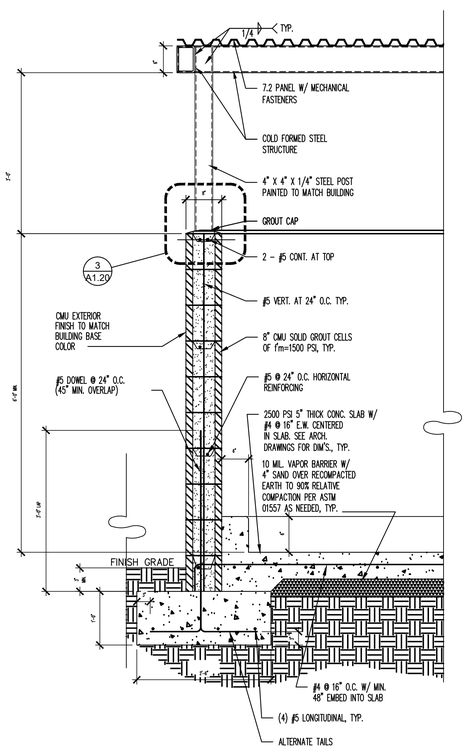
3 POST & BASE DETAIL

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



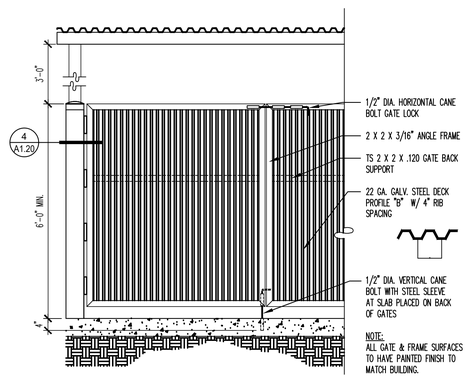
4 DETAIL AT GATE POST

SCALE: 3" = 1'-0"



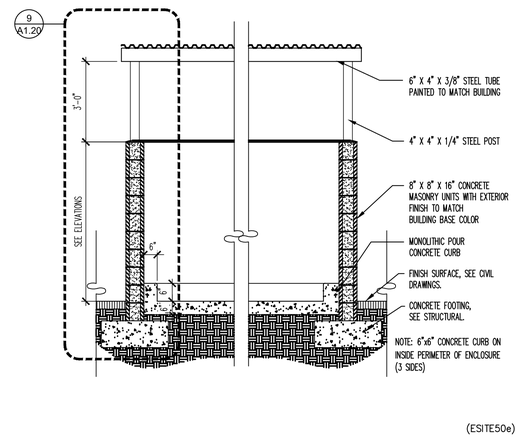
9 TRASH ENCLOSURE SECTION

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



6 TRASH ENCLOSURE GATE

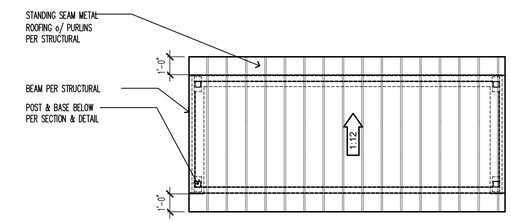
SCALE: 1/2" = 1'-0"



(ESITE50e)

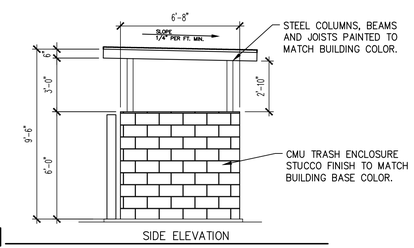
7 TRASH ENCLOSURE SECTION

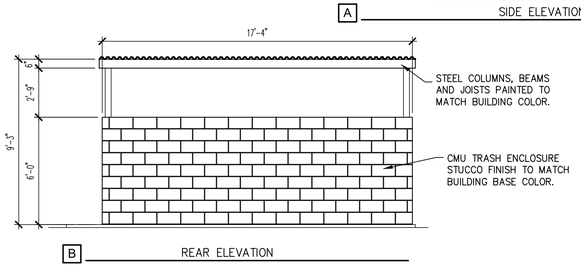
SCALE: 3/8" = 1'-0"

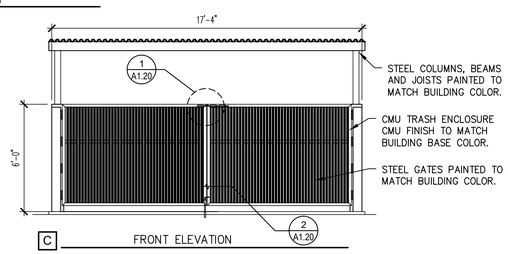


8 TRASH ENCLOSURE ROOF PLAN

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

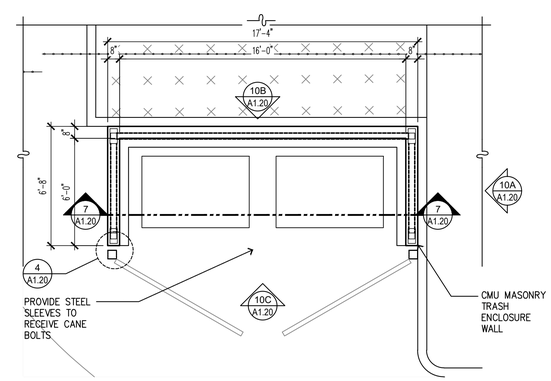






10 TRASH ENCLOSURE ELEVATIONS

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



12 TRASH ENCLOSURE PLAN

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

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect are instruments of service for the Architect's service for use solely with respect to this project. No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or information storage and retrieval) without the express written approval of Magellan Architecture. No derivative works of this plan may be created or distributed without the express written consent of Magellan Architecture. The purchase of plans entitles the purchaser to construct one building. The purchase of additional copies of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

REVISIONS

NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		

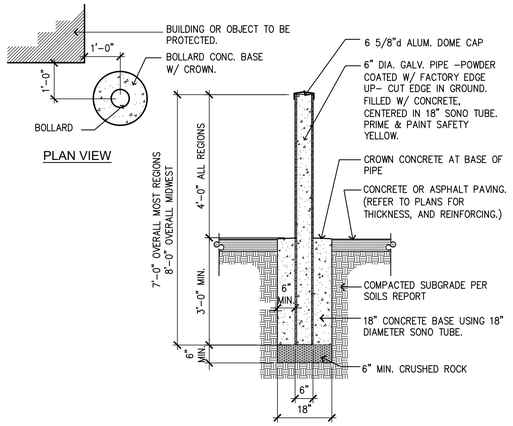
ISSUE DATES

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.

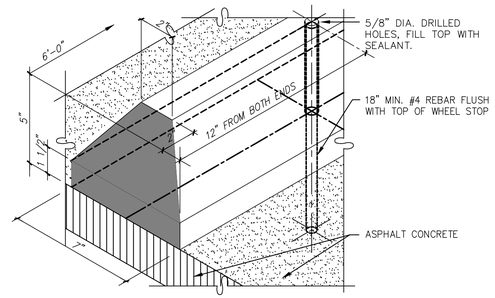
SITE DETAILS

A1.20



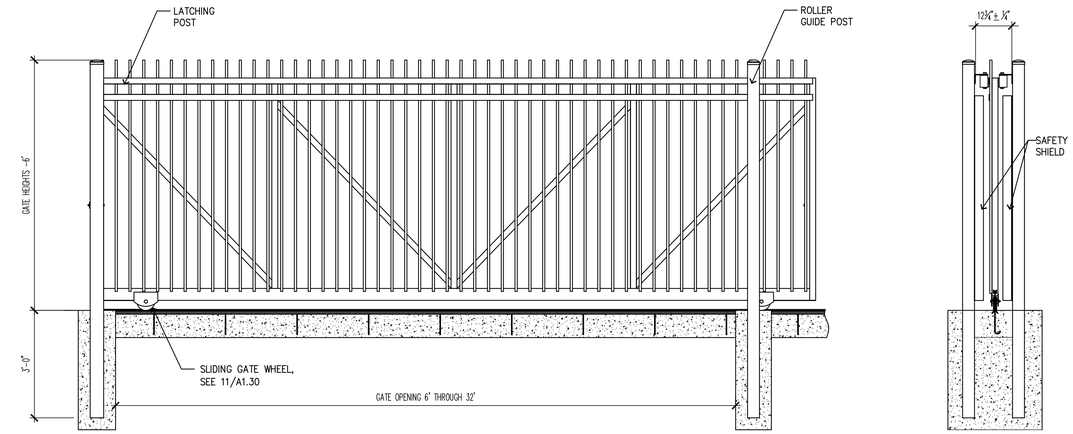
1 TYPICAL BOLLARD

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



2 PRECAST CONCRETE WHEELSTOP

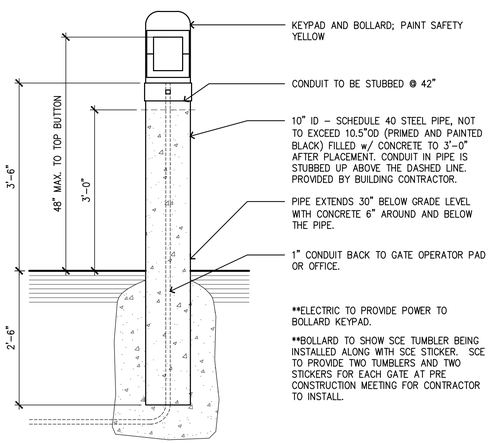
SCALE: N.T.S.



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

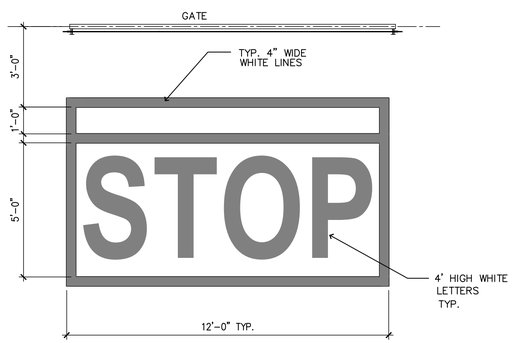
3 COMMERCIAL ROLL GATE

SCALE: N.T.S



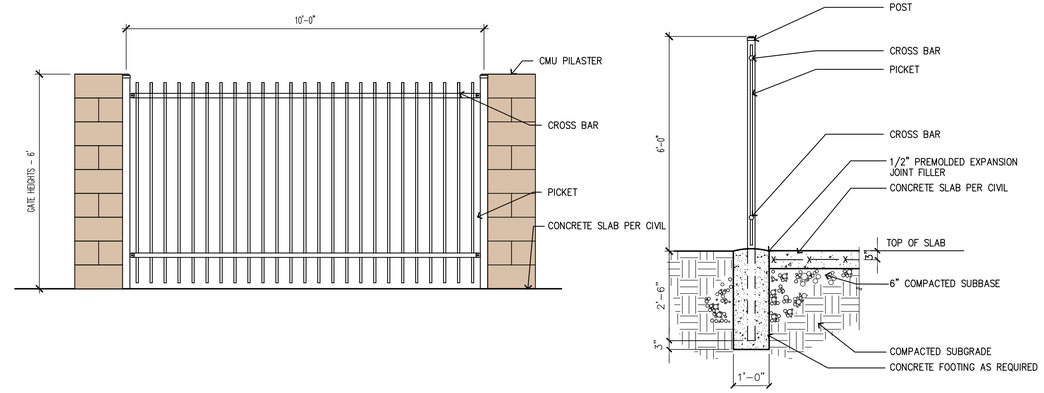
5 BOLLARD WITH KEYPAD

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



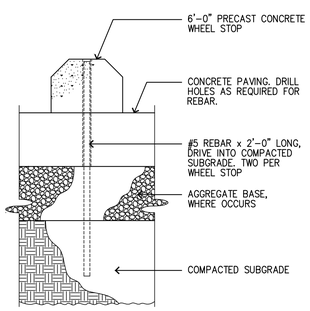
6 STOP SIGN AT ENTRY GATE

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



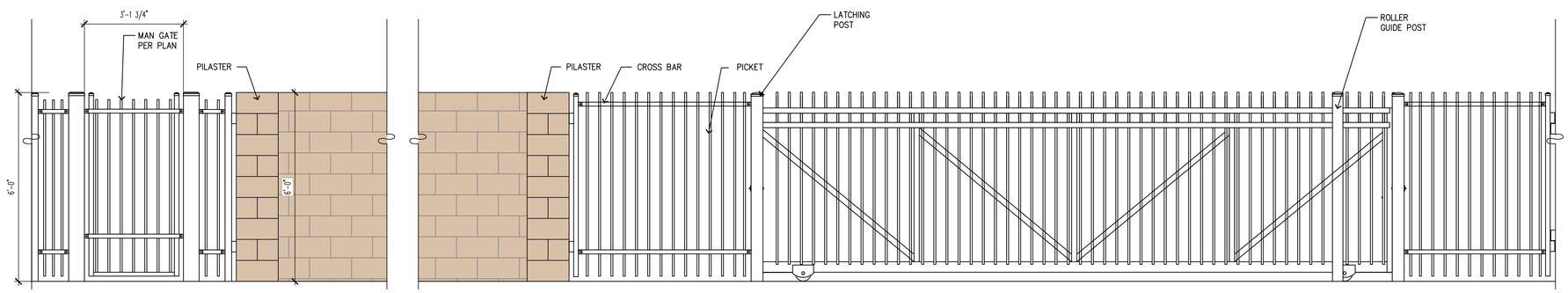
7 TYPICAL PERIMETER FENCE

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



9 WHEELSTOP

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



10 SITE ENTRY ELEVATION

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

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect are instruments of service in the practice of the Architect's profession. The Architect retains all rights. No part of this plan may be copied, reproduced, published or uploaded, in whole or in part, by any means, electronic or mechanical (including photocopying, recording, or any information storage and retrieval system), without the express written consent of Magellan Architecture. No derivative works of this plan may be created or distributed. By accepting delivery, the purchaser of this set of plans entitles the purchaser to use the plans to obtain a building permit, construction of only one building. The purchaser of the plans agrees not to copy the plans or allow the purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

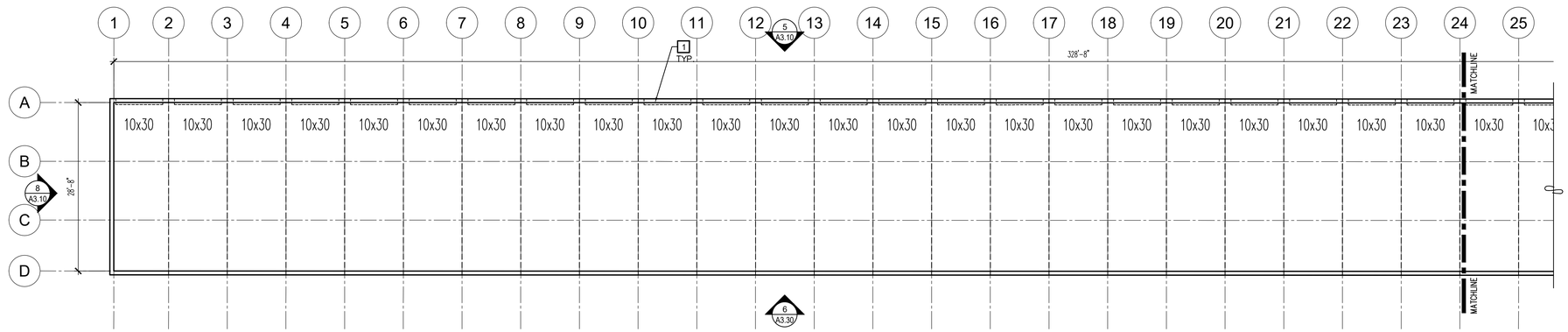
REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

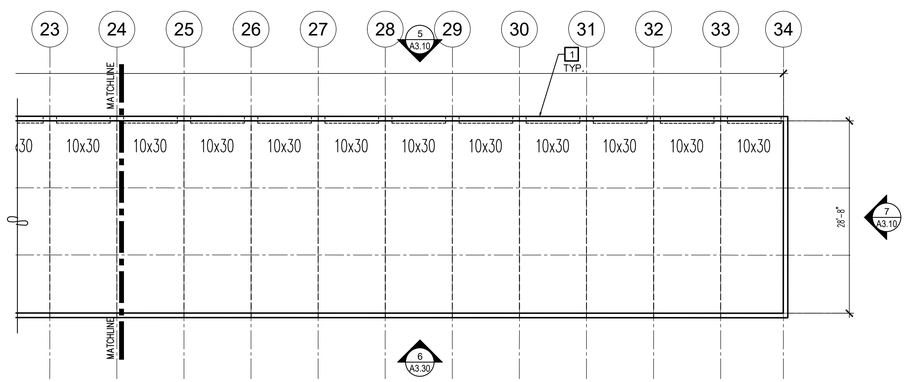
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

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

SITE DETAILS

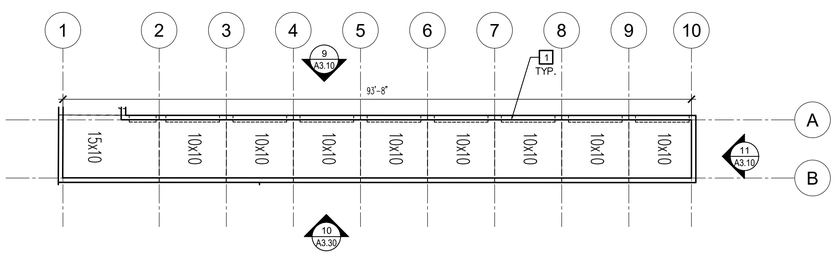
A1.21





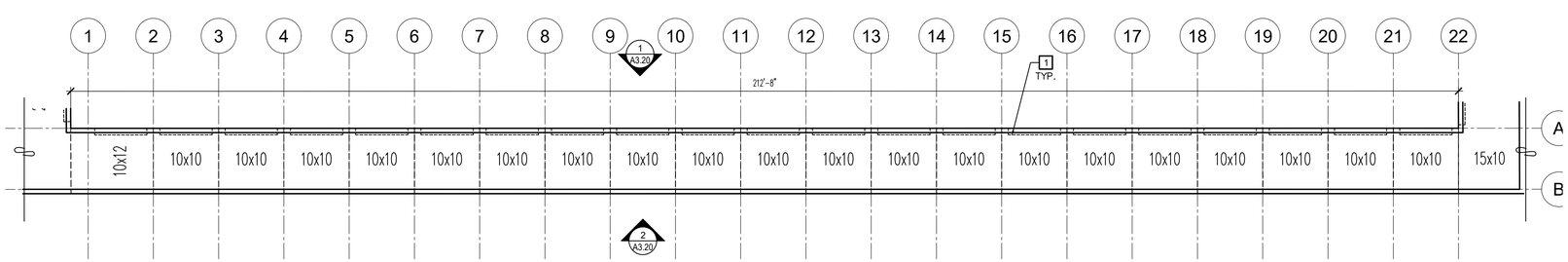
1 BUILDING 1 FLOOR PLAN

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
				9,900
			33 total units	**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
				950
			9 total units	**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
				2,120
			21 total units	**101.0 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

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.

B. 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.

C. 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.

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.

E. 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.

F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.

H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

J. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

M. 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.

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.

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect for this project are instruments of the Architect's service for use solely with respect to this project. No part of this plan may be copied, reproduced, distributed, transmitted, stored in any retrieval system, electronic or mechanical (including photocopying, recording, or any information storage system), without the prior written permission of Magellan Architecture. No derivative works of this plan may be created or used without the prior written permission of the Architect. The purchase of this set of plans entitles the purchaser to use the plans to obtain a building permit and to construct one building. The purchase of additional copies of plans does not entitle the purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

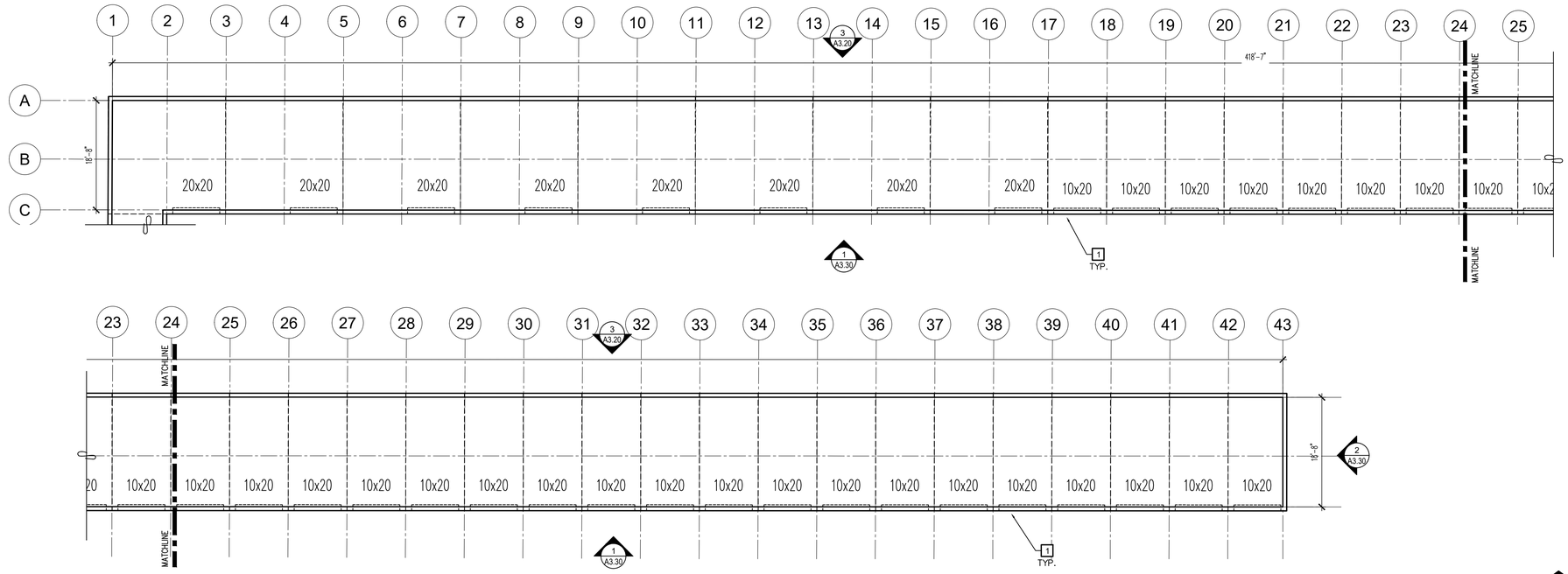
REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

ISSUE DATES
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.

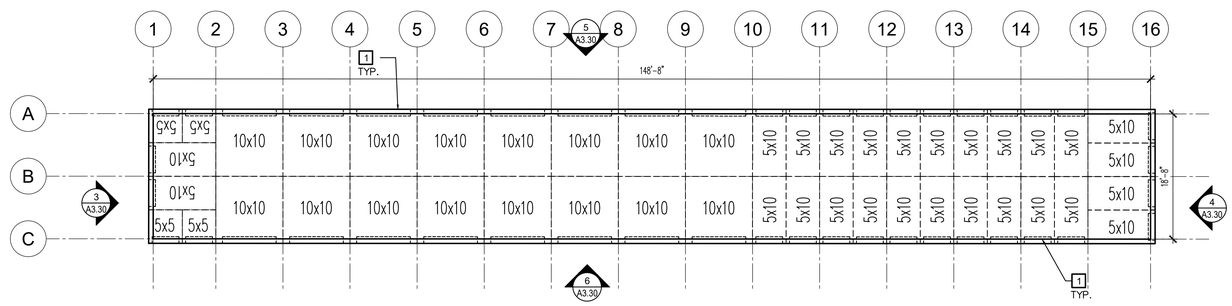
BLDG 1-3
FLOOR PLANS

A2.10



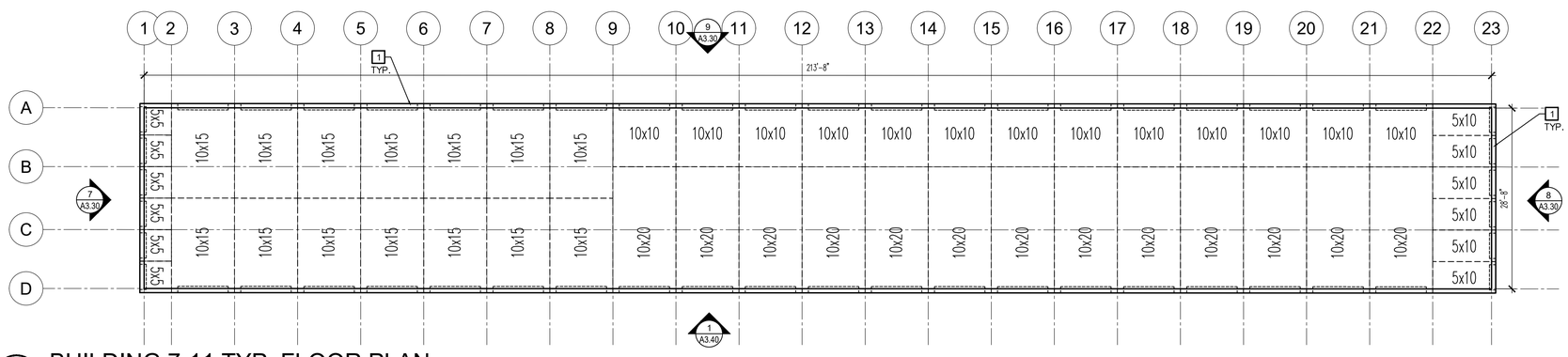
1 BUILDING 4 FLOOR PLAN

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
			34	8,400
			avg unit size	247.06
				8,400
			34 total units	247.1 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
			46	3,000
			avg unit size	65.22
				3,000
			46 total units	65.2 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
			52	6,450
			avg unit size	124.04
				6,450
			52 total units	124.0 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

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.

B. 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.

C. 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.

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.

E. 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.

F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.

H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

J. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

M. 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.

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.

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect for this project are instruments of the Architect's service for use solely with respect to this project. No part of this plan may be copied, reproduced, published, stored in any information retrieval system, electronic or mechanical (including photocopying, recording, or any information retrieval system), or otherwise used in any manner without the express written consent of Magellan Architecture. No derivative works of this plan may be created. The purchaser of this plan is the purchaser of this set of plans entitles the purchaser to use the plans for the construction of only one building. The purchase of additional copies does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

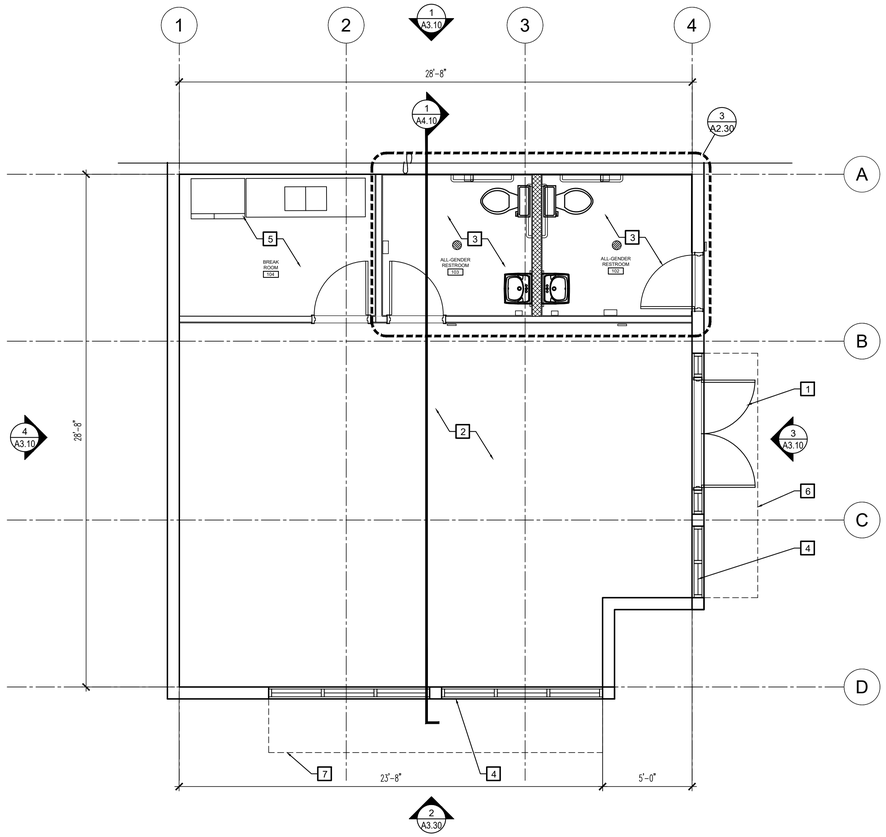
REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

ISSUE DATES	
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.

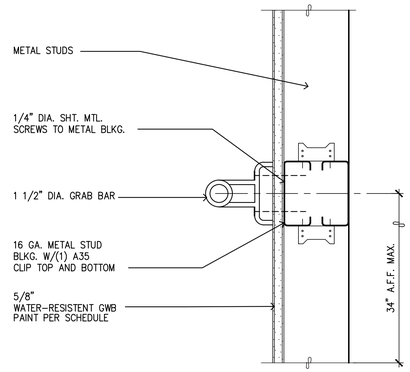
BLDG 4-11
FLOOR PLANS

A2.20



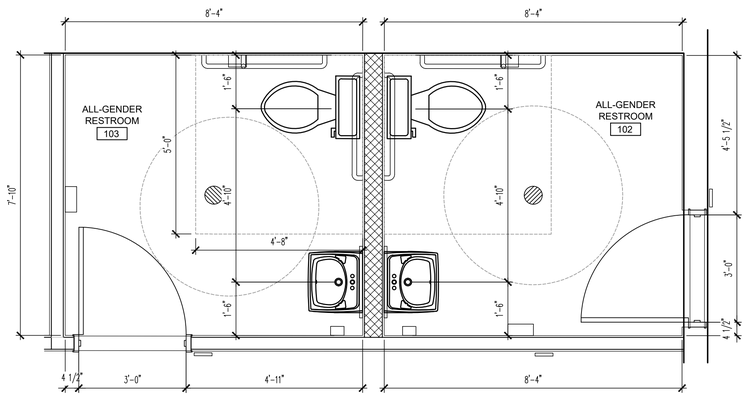
1 LEASING OFFICE FLOOR PLAN

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



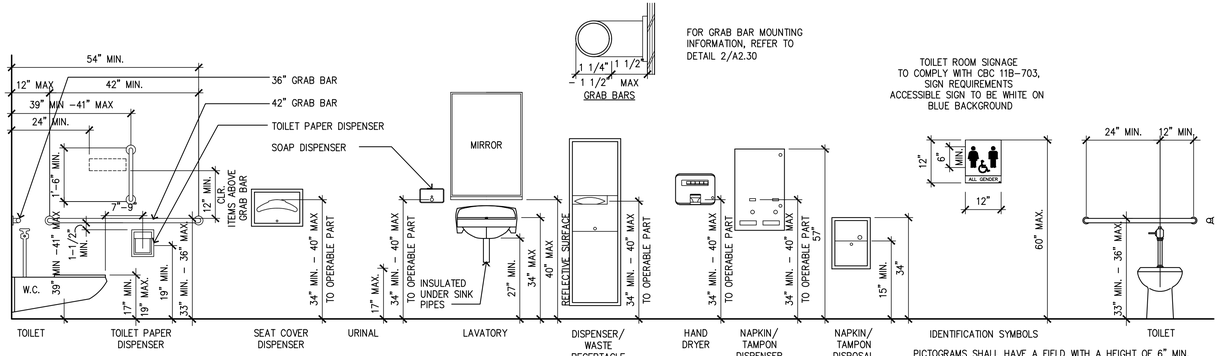
2 GRAB BAR BLOCKING

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.

PICTOGRAMS SHALL HAVE A FIELD WITH A HEIGHT OF 6" MIN. CHARACTERS OF BRAILLE SHALL NOT BE IN THE PICTOGRAM FIELD. PICTOGRAMS AND THEIR FIELDS SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELDS, WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. SIGN SHALL COMPLY WITH CBC 11B-703.

4 TYPICAL DETAIL - RESTROOM MOUNTING HEIGHTS

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

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.

B. 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.

C. 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.

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.

E. 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.

F. REFER TO SHEET A0.10 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND SCHEDULES.

G. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.

H. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

I. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

J. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

K. REFER TO MILLWORK SHOP DWGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

L. ALL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

M. 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.

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.

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect are instruments of service for use solely with respect to this project. No part of this plan may be copied, reproduced, distributed, or transmitted in any form or by means, whether electronic or mechanical (including photocopying, recording, or any information storage and retrieval system), without the express written permission of Magellan Architecture. No derivative works of this plan may be prepared without express written permission. The purchase of this set of plans entitles the purchaser to use the plans for the construction of only one building. The purchase of additional copies does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

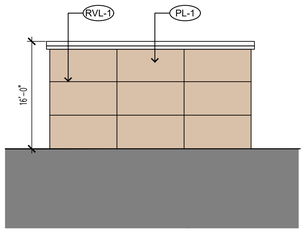
REVISIONS		
NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

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

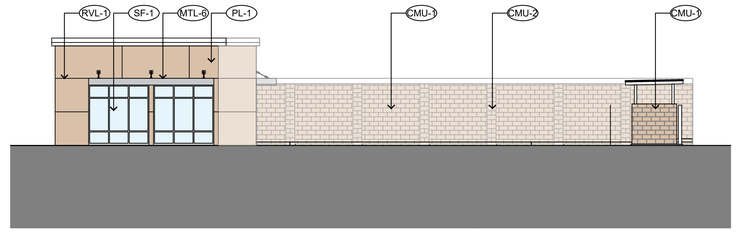
24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-09-11
CAD FILE:	
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

LEASING OFFICE FLOOR PLAN

A2.30

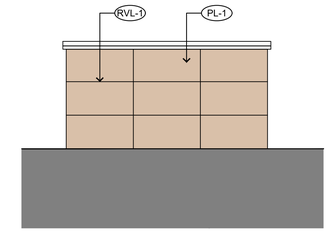


1 OFFICE NORTH ELEV.
SCALE: 3/32" = 1'-0"

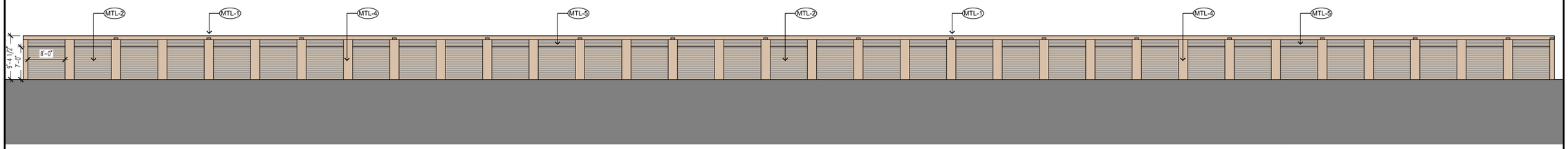


2 OFFICE SOUTH ELEV.
SCALE: 3/32" = 1'-0"

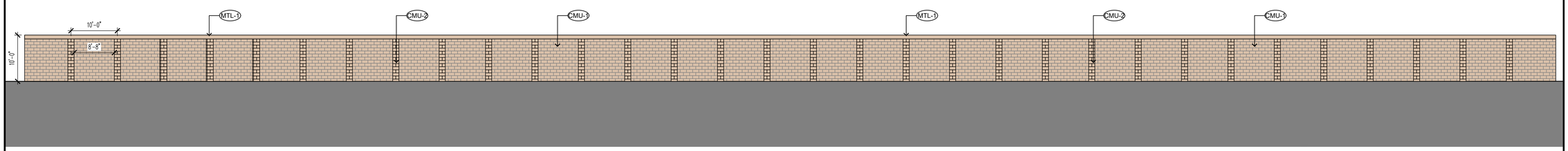
3 OFFICE EAST ELEV.
SCALE: 3/32" = 1'-0"



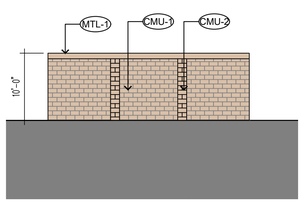
4 OFFICE WEST ELEV.
SCALE: 3/32" = 1'-0"



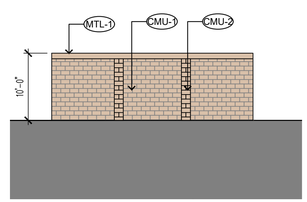
5 BUILDING 1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



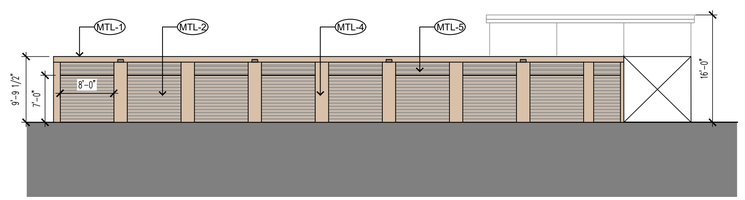
6 BUILDING 1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



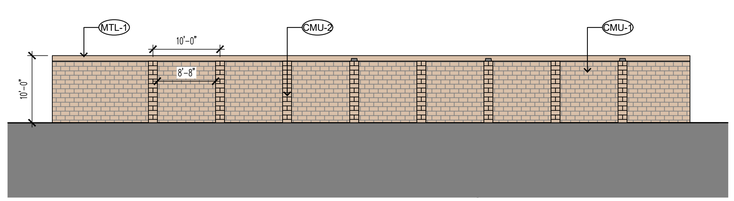
7 BUILDING 1 TYP. EAST ELEV.
SCALE: 3/32" = 1'-0"



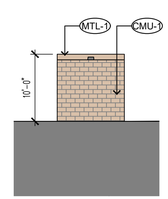
8 BUILDING 1 TYP. WEST ELEV.
SCALE: 3/32" = 1'-0"



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 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
MTL–6	MAPES 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

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect for this project are instruments of the Architect's service for use solely with respect to this project. No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by electronic or mechanical (including photocopying, recording, or any information storage or retrieval system), without prior written permission of Magellan Architecture. No derivative works of this plan may be created without prior written permission. The purchase of this set of plans entitles the purchaser to use the plans to obtain a building permit and to construct one building. The purchase of additional copies of plans does not convey to the purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

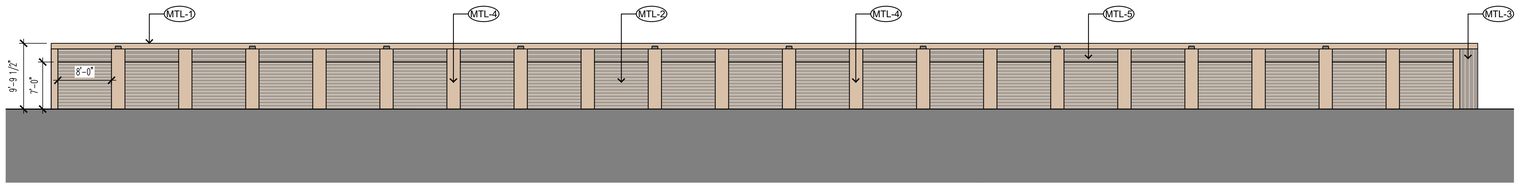
REVISIONS

NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		

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

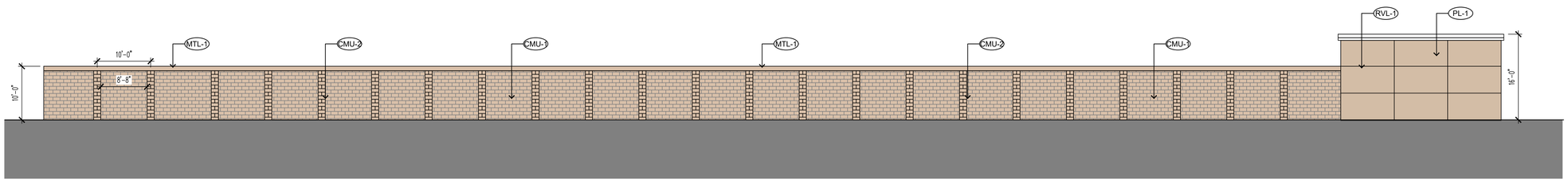
24"x36" SCALE:	AS NOTED
PLOT DATE:	2023–09–11
CAD FILE:	21–022_xEL
JOB NUMBER:	22–064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

COLORED EXTERIOR ELEVATIONS
A3.10



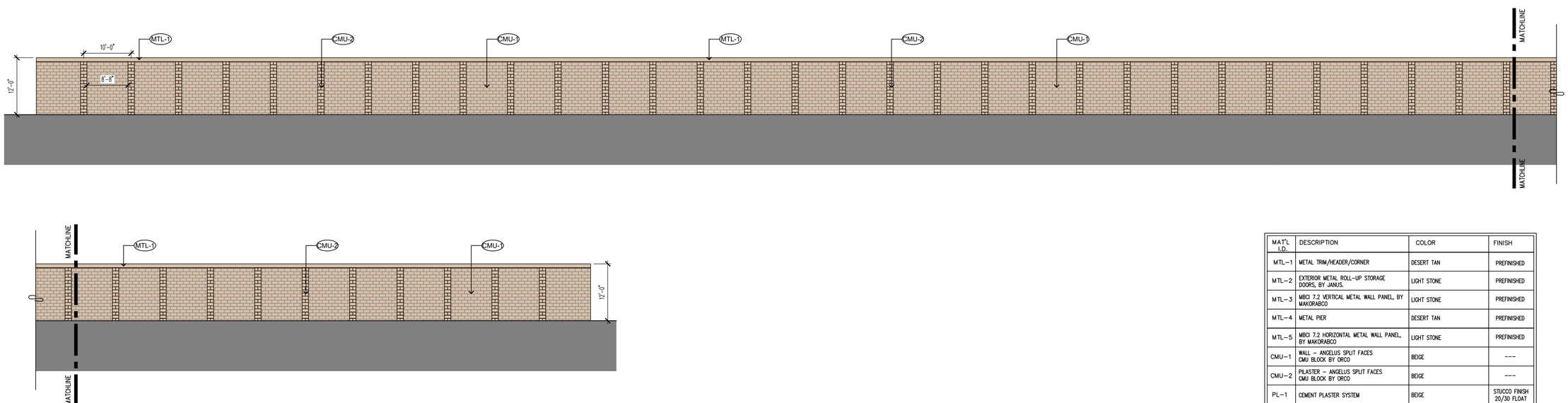
1 BUILDING 3 EAST ELEVATION

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

LICENSED ARCHITECT
ANDREW R. NAGEMIAN
No. 30645
Ren. 6-30-24
STATE OF CALIFORNIA

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect for this project are instruments of the Architect's service for use solely with respect to this project. No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by electronic or mechanical (including photocopying, recording, or any information storage and retrieval system), without the prior written permission of Magellan Architecture. No derivative works of this plan may be made without the prior written permission of the purchaser of this set of plans entitles the purchaser to use the plans to construct a building. The construction of only one building. The purchase of additional sets of plans does not grant the purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

REVISIONS

NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

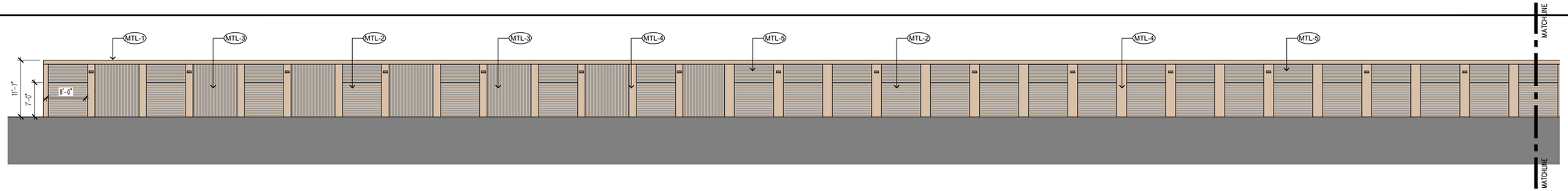
ISSUE DATES

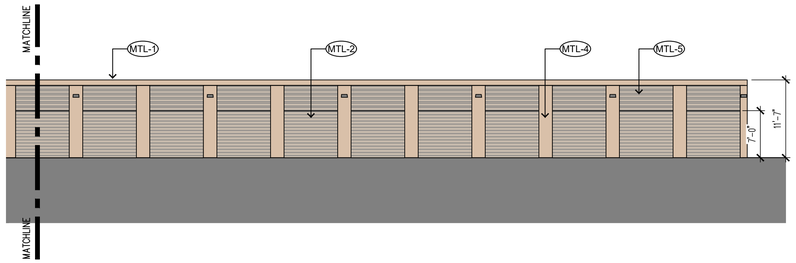
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

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

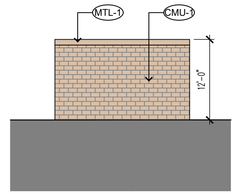
A3.20





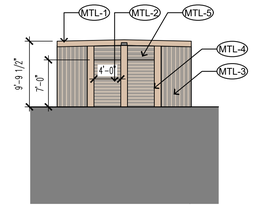
1 BUILDING 4 SOUTH ELEVATION

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



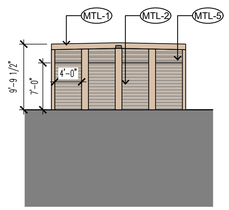
2 BUILDING 4 EAST ELEVATION

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



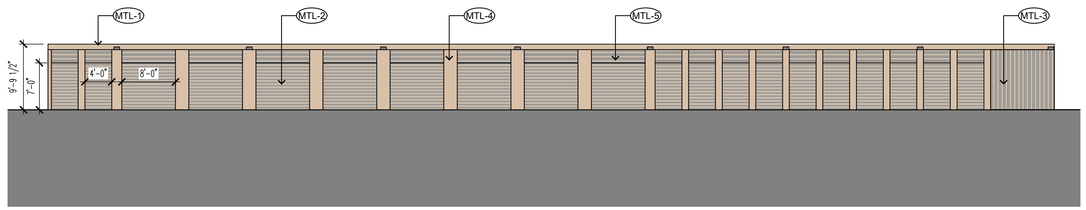
3 BUILDINGS 5 & 6 TYP. NORTH ELEV.

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



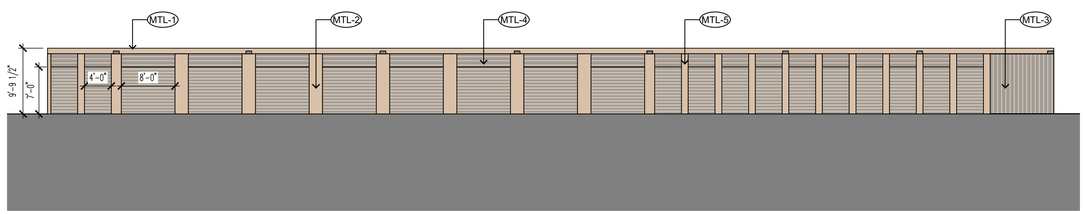
4 BUILDINGS 5 & 6 TYP. SOUTH ELEV.

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



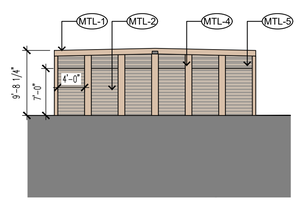
5 BUILDINGS 5 & 6 TYP. EAST ELEVATION

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



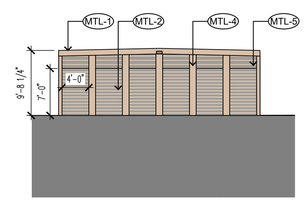
6 BUILDINGS 5 & 6 TYP. WEST ELEVATION

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



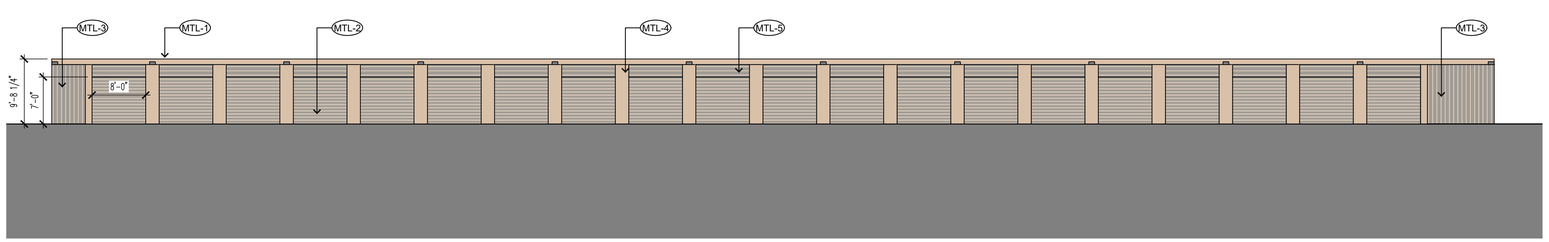
7 BUILDINGS 7-11 TYP. NORTH ELEV.

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 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

10 EXTERIOR FINISH SCHEDULE

SCALE: N.T.S

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect are instruments of service for use solely with respect to this project. No part of this plan may be copied, reproduced, distributed, or transmitted in any form or by means, whether electronic or mechanical (including photocopying, recording, or any information retrieval system), without the prior written permission of Magellan Architecture. No derivative works of this plan may be created or distributed without permission. The purchase of this set of plans entitles the purchaser to use the plans to construct one building. The construction of only one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

REVISIONS

NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

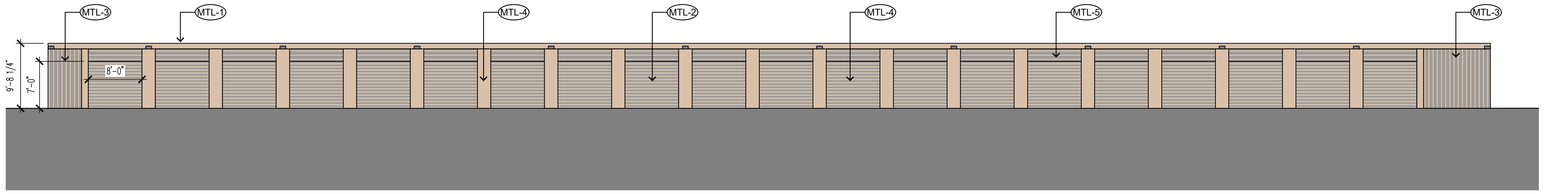
ISSUE DATES

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.

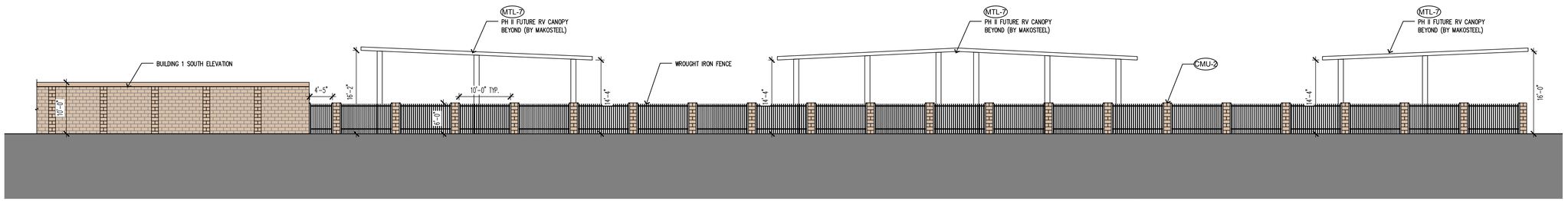
COLORED EXTERIOR ELEVATIONS

A3.30



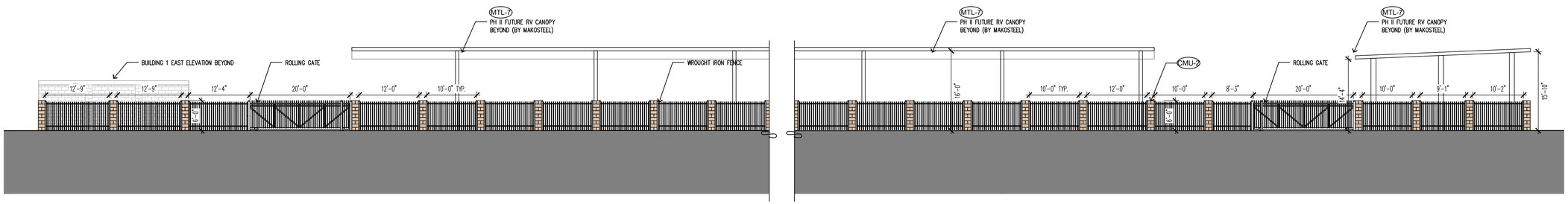
1 BUILDINGS 7-11 TYP. WEST ELEVATIONS

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



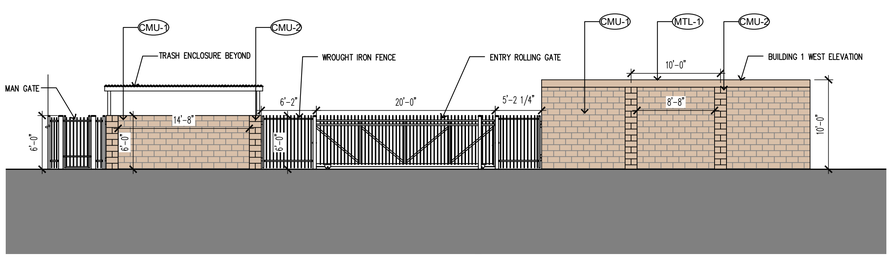
2 SOUTH SITE ELEVATION (RV CANOPY VIEW)

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	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
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 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

6 EXTERIOR FINISH SCHEDULE

SCALE: N.T.S

Copyright © 2023 Magellan Architecture
All rights reserved. The documents prepared by the Architect for this project are instruments of the Architect's service for use solely with respect to this project. No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by electronic or mechanical (including photocopying, recording, or any information storage and retrieval system) means, without the prior written consent of Magellan Architecture. No derivative works of this plan may be made without the express written consent of the purchaser of this set of plans entitles the purchaser to construct one building. The purchase of additional sets of plans does not grant the purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

REVISIONS

NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

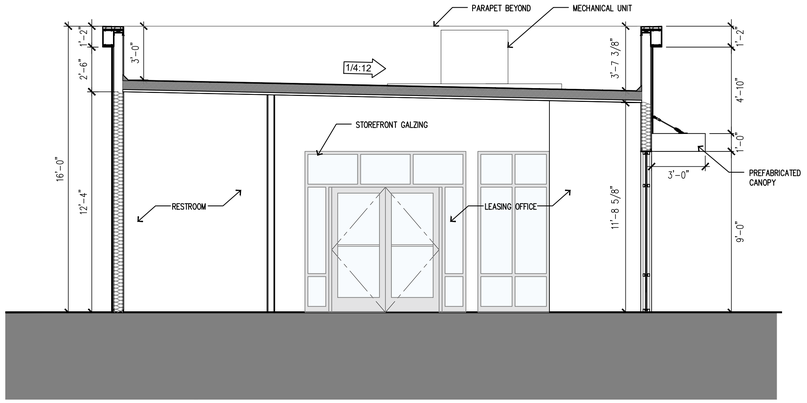
ISSUE DATES

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

A3.40



1 LEASING OFFICE SECTION

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

Copyright © 2023 Magellan Architecture

All rights reserved. The documents prepared by the Architect for this project are instruments of the Architect's service for use solely with respect to this project. No part of this plan may be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or any information-related system), without the prior written permission of Magellan Architecture. No derivative works of this plan may be made without the prior written permission of the purchaser. By virtue of this set of plans, entities the purchaser hires to review the plans and perform the construction of only one building. The purchaser of the plans may make changes to the plans to facilitate the construction of only one building. The purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2023 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

REVISIONS

NO.	DATE	BY
1	06/08/23	CUP SUBMIT.
2	09/13/23	CUP RESUBMIT.
3		
4		
5		
6		

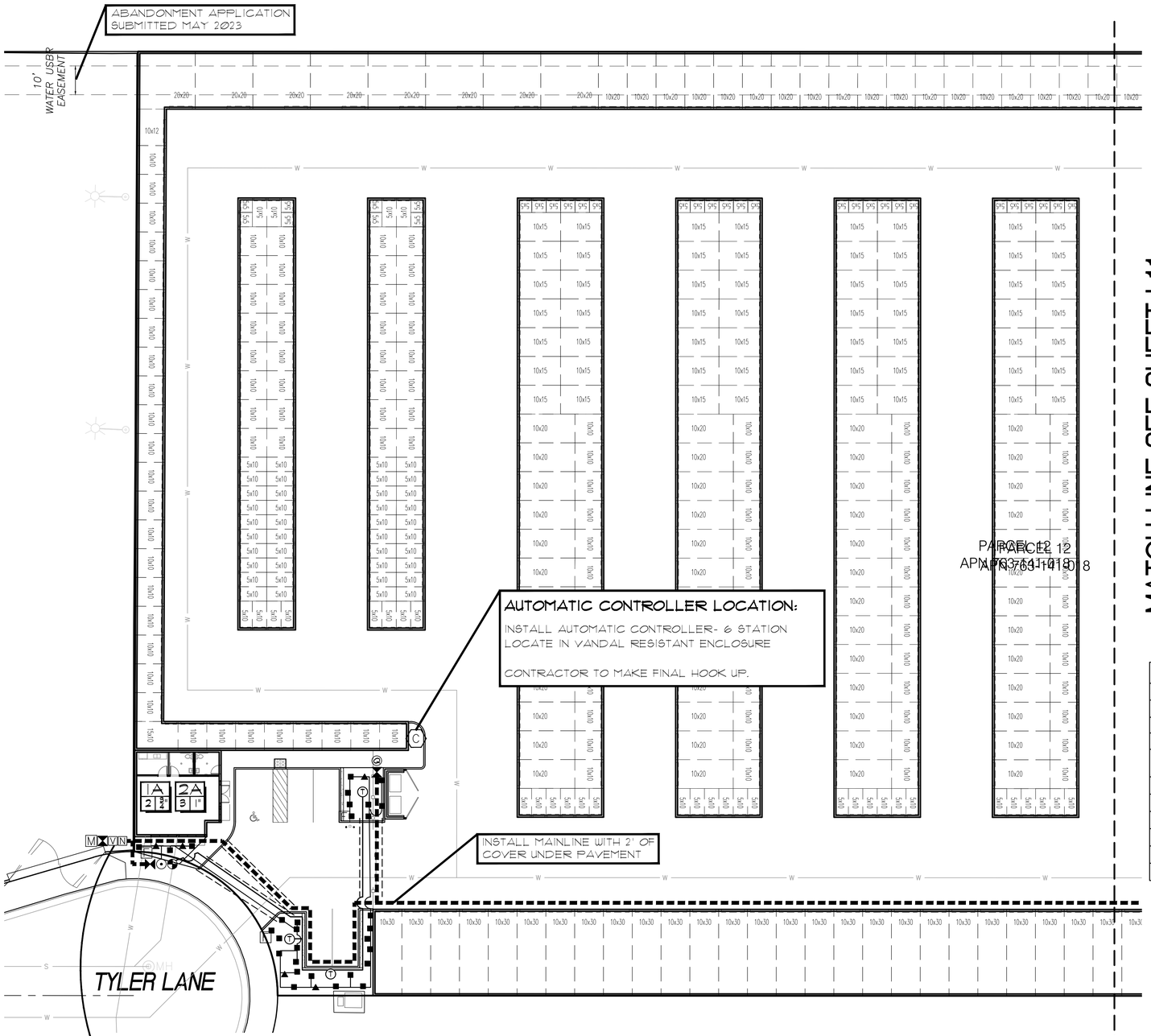
ISSUE DATES

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

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

BUILDING SECTIONS & DETAILS

A4.10



AUTOMATIC CONTROLLER LOCATION:

INSTALL AUTOMATIC CONTROLLER- 6 STATION
LOCATE IN VANDAL RESISTANT ENCLOSURE

CONTRACTOR TO MAKE FINAL HOOK UP.

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

IRRIGATION LEGEND:

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
■	RAINBIRD	XB-20PC-1032	DRIP EMITTER	N/A	2 - GPH	30	A / L1.2
▲	RAINBIRD	XB-10PC-1032	DRIP EMITTER	N/A	1 - GPH	30	A / L1.2
Ⓣ	RAINBIRD	1402 BUBBLER	2 PER TREE		50 GPM	30	C / L1.2
⊙	RAINBIRD	XCZ-075-PRB-COM	REMOTE CONTROL DRIP VALVE, SIZE NOTED.				B / L1.2
◕	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE, SIZE NOTED.				F / L1.2
⧖	WILKINS	975XL	1" REDUCED PRESSURE BACKFLOW (LEAD FREE)				M / L1.3
⧗	NIBCO	T-580	LINE-SIZE BALL VALVE - FULL PORT				G / L1.2
Ⓝ	HUNTER	HC-100-FLOW	1" SUB-WATER 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						
NOT SHOWN	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

6 - 10	GPM	3/4"
11 - 15	GPM	1"
16 - 25	GPM	1-1/4"
26 - 40	GPM	1-1/2"
41 - 60	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@HDG-INC.COM	
COMPANY NAME HERMANN DESIGN GROUP		STREET ADDRESS 77899 WOLF ROAD	
CITY PALM DESERT		STATE CA	ZIP CODE 92211

IRRIGATION POINT OF CONNECTION DOMESTIC METER

CONTROLLER NO.	VALVE NO.	PLANT TYPE	IRRIGATION METHOD	AREA SF	PERCENT OF LANDSCAPE AREA
A	1	L/M	DRIP	985	12
A	2	L/M	BUBBLER	100	1
A	3	L	DRIP	7,105	87
TOTAL				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 2,539 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

0' 20' 40' 60'
SCALE: 1"=20'

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
CHRISTOPHER HERMANN
4/30/24
Signature
Renewal Date
Date
STATE OF CALIFORNIA

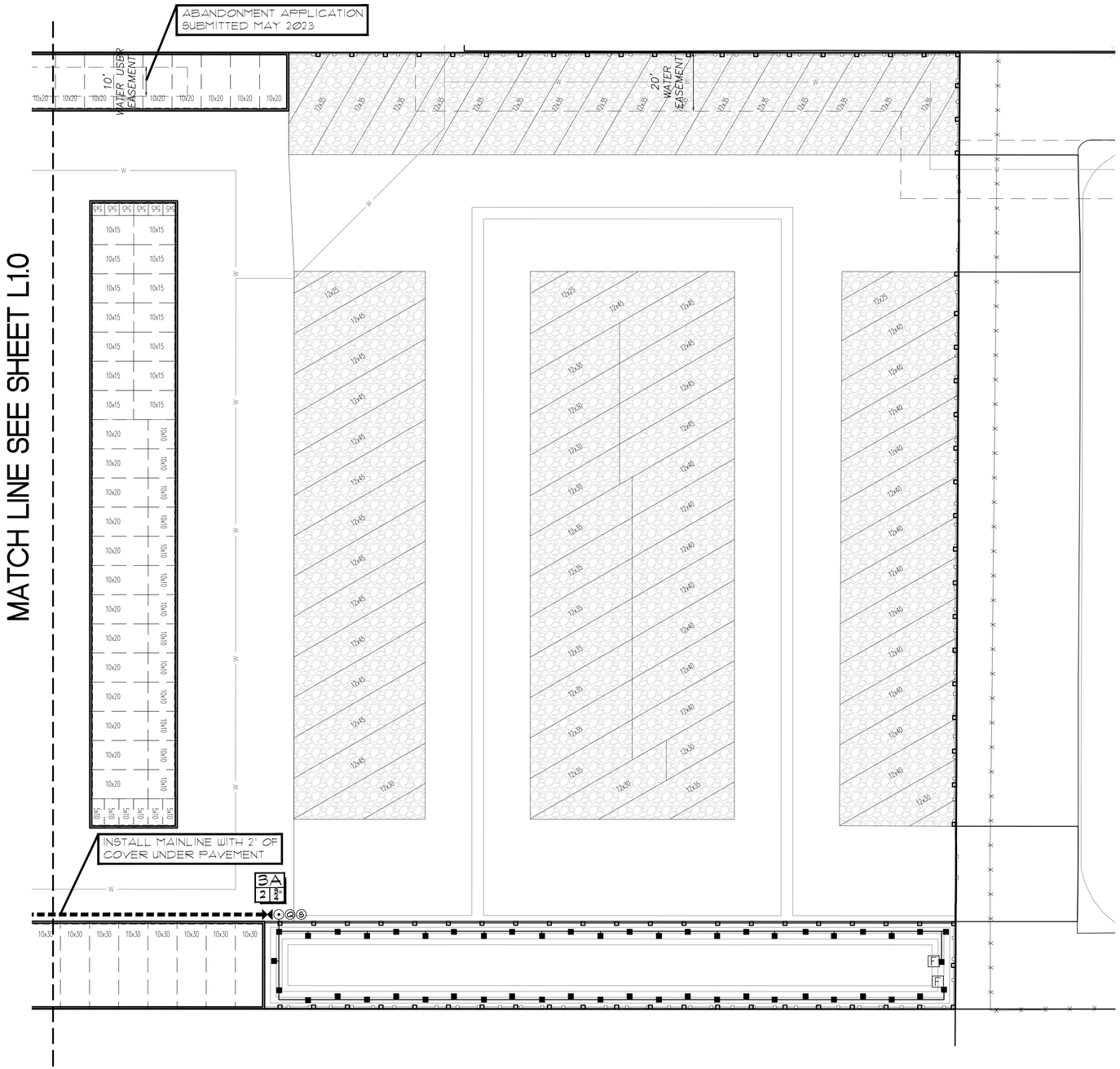
SHEET TITLE
IRRIGATION PLAN A

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22037

SHEET
L1.0
OF 13 SHEETS

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"X36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.

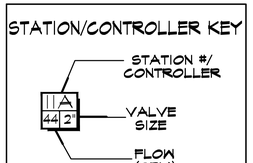
© Hermann Design Group, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of Hermann Design Group.



IRRIGATION LEGEND:

SYMBOL	MFG.	MODEL NO.	DESCRIPTION	RAD.	GPM.	PSI	DET. REF.
■	RAINBIRD	XB-20PC-1032	DRIP EMITTER	N/A	2 - GPH	30	A / L1.2
▲	RAINBIRD	XB-10PC-1032	DRIP EMITTER	N/A	1 - GPH	30	A / L1.2
(T)	RAINBIRD	1402 BUBBLER	2 PER TREE		50 GPM	30	C / L1.2
(•)	RAINBIRD	XCZ-075-PRB-COM	REMOTE CONTROL DRIP VALVE, SIZE NOTED.				B / L1.2
	RAINBIRD	PEB-SERIES	REMOTE CONTROL VALVE, SIZE NOTED.				F / L1.2
	WILKINS	975XL	1" REDUCED PRESSURE BACKFLOW (LEAD FREE)				M / L1.3
	NIBCO	T-580	LINE-SIZE BALL VALVE - FULL PORT				G / L1.2
[N]	HUNTER	HC-100-FLOW	1" SUB-WATER METER W/ FLOW SENSOR.				L / L1.3
[F]	SALCO	AFV-05H	AUTOMATIC FLUSH VALVE				H / L1.2
(C)	HUNTER	I-CORE 6 / RAIN SENSOR WITH SOLAR SYNC	AUTOMATIC WALL MOUNTED CONTROLLER CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION.				K / L1.3
[V]	GRISWOLD	2000 SERIES	MASTER VALVE NORMALLY CLOSED				N / L1.3
[M]	WATER METER INSTALLED BY LOCAL AGENCY						
(@)	RAINBIRD	44-RC	QUICK COUPLING VALVE				O / L1.3
(S)	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
▬▬▬▬	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

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

PROJECT INFORMATION

PROJECT NAME	SUNRIDGE SELF-STORAGE	PHONE NO.	(760) 777-9191
NAME OF PROJECT APPLICANT	FRANCISCO SANCHEZ	FAX NO.	(760) 777-9192
TITLE	DESIGNER	EMAIL ADDRESS	FRANCISCO@HDS-INC.COM
COMPANY NAME	HERMANN DESIGN GROUP	STREET ADDRESS	77899 WOLF ROAD
CITY	PALM DESERT	STATE CA	ZIP CODE 92211

IRRIGATION POINT OF CONNECTION DOMESTIC METER

CONTROLLER NO.	VALVE NO.	PLANT TYPE	IRRIGATION METHOD	AREA SF	PERCENT OF LANDSCAPE AREA
A	1	L/M	DRIP	985	12
A	2	L/M	BUBBLER	100	1
A	3	L	DRIP	7,105	87
TOTAL				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 2,539 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

0' 20' 40' 60'
SCALE: 1"=20'

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
CHRISTOPHER HERMANN
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

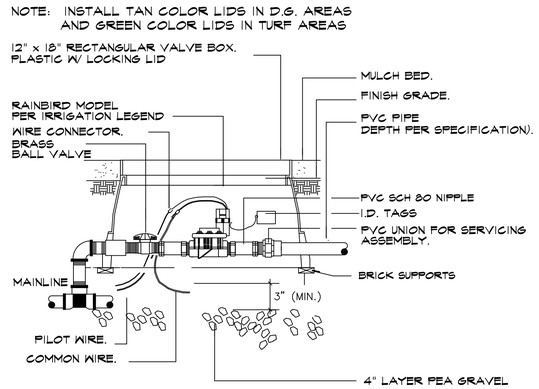
SHEET TITLE
IRRIGATION PLAN B

DESIGNED	FS
DRAWN	FS
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22037

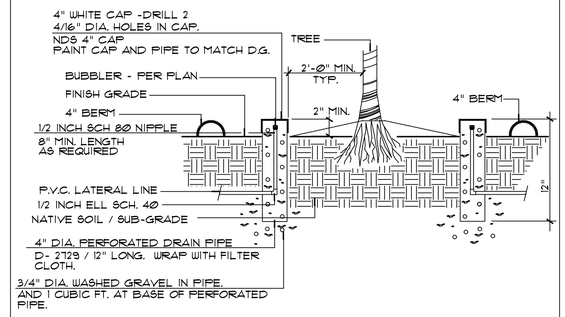
SHEET
L1.1
OF 18 SHEETS

© Hermann Design Group, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reused, or disclosed to any other party, in whole or in part, without the express written permission of Hermann Design Group. Title to the physical media on which these plans are recorded is assigned to any third party upon payment of fees.

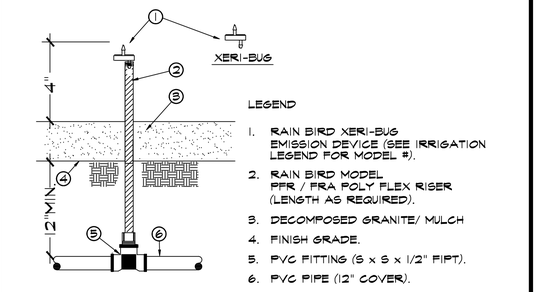
THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"X36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.



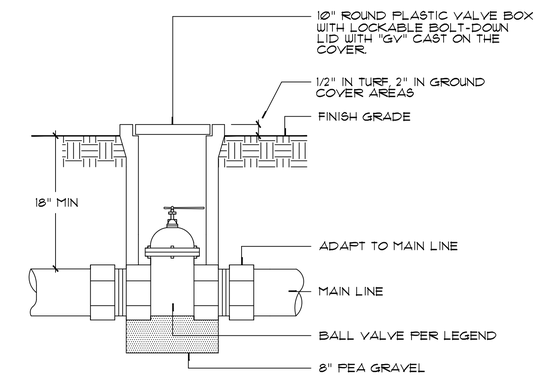
F R.C. VALVE



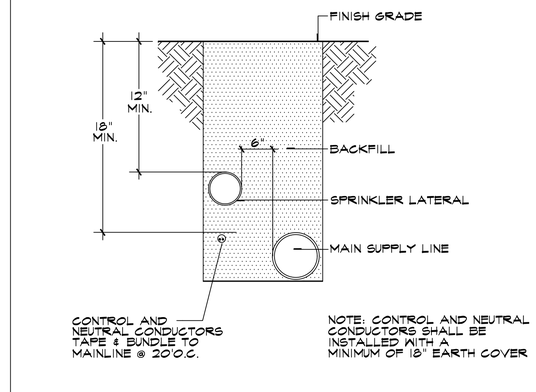
C TREE BUBBLER



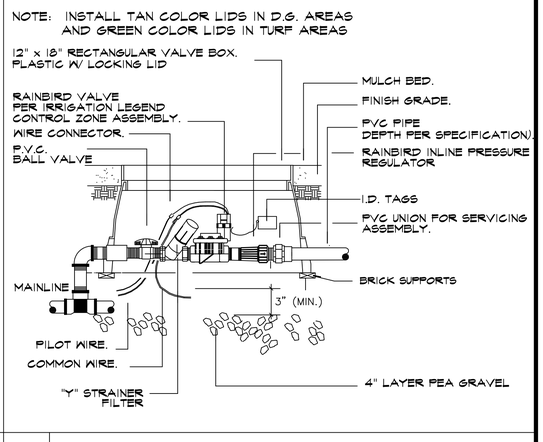
A DRIP EMITTER



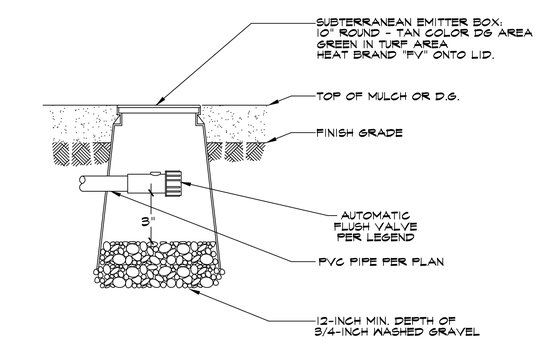
G BALL VALVE



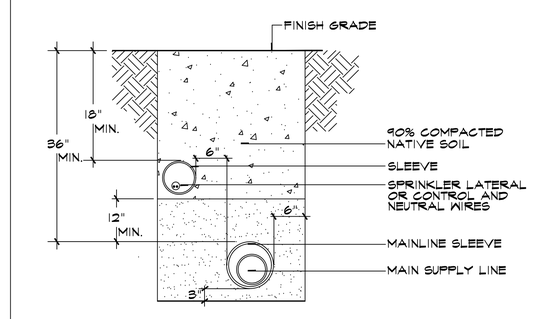
D TRENCHING



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

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Hermann Design Group.

REVISIONS	DATE	BY

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER HERMANN
4/30/24
Signature Renewal Date
Date
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

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. PLOTTING TO SCALE WILL RESULT IN AN INACCURATE SCALE.

SHEET
L1.2
OF 13 SHEETS

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 submital package are: (Check to indicate completion)

X 1. Maximum Annual Applied Water allonance:
Conventional Landscape: 232.17 100 cubic feet/year
+ Recreational Turtgrass Landscape: 0 100 cubic feet/yard (if applicable)
Maximum Annual Applied Water Allonance: 232.17 100 cubic feet/year

X 2. Estimated Annual Applied Water Use by Hydrozone:
Turtgrass Hydrozones: 0 100 cubic feet/year
Recreational Turtgrass Hydrozones: 0 100 cubic feet/year
Very Lon Plan Hydrozones: N/A 100 cubic feet/year
Lon Plant Hydrozones: 79.11 100 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: 167.97 100 cubic feet/year
REFER TO CALCULATIONS ON IRRIGATION PLAN

X 3. EATAMU < MAAMA

X 4. Landscape Design Plan

X 5. Irrigation Design Plan

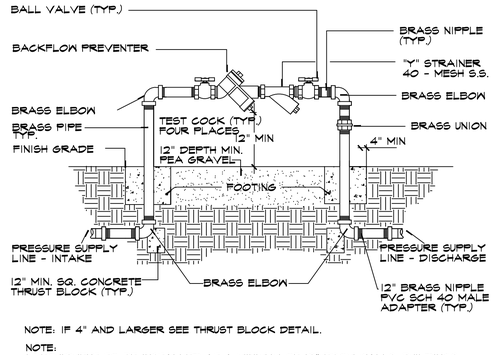
N/A 6. Grading Design Plan

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.

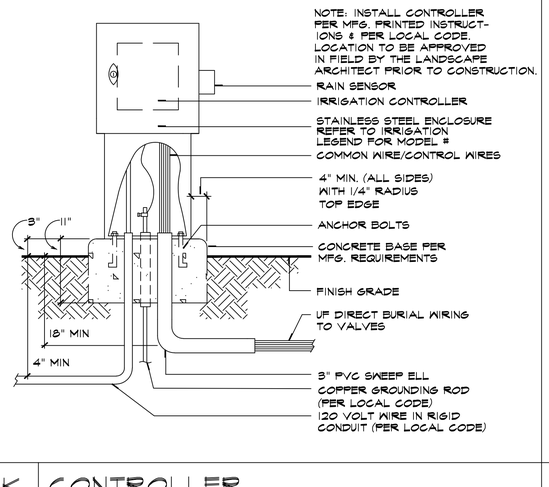
Date: 05/04/23 Prepared by: FRANCISCO SANCHEZ



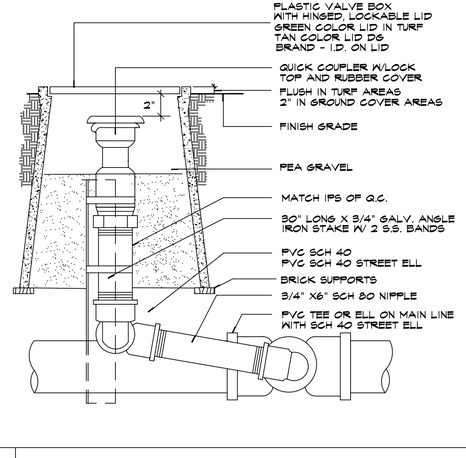
NOTE: IF 4" AND LARGER SEE THRUST BLOCK DETAIL.

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

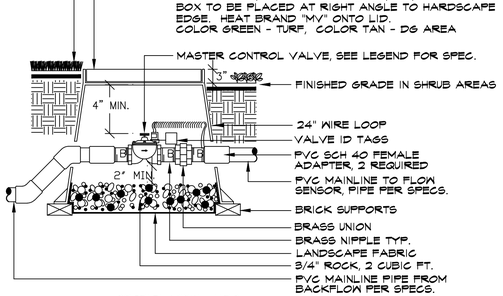
M | BACKFLOW PREVENTER



K | CONTROLLER



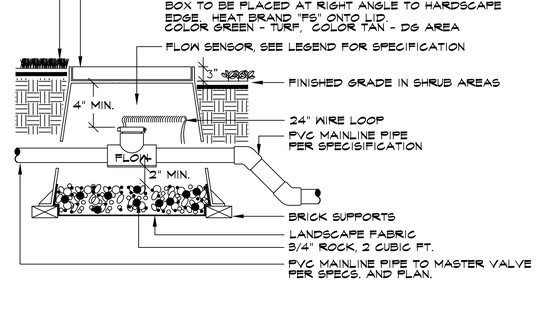
I | QUICK COUPLER



SECTION VIEW - N.T.S.

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

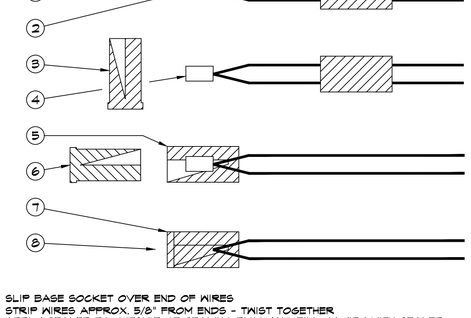
N | MASTER VALVE



SECTION VIEW - N.T.S.

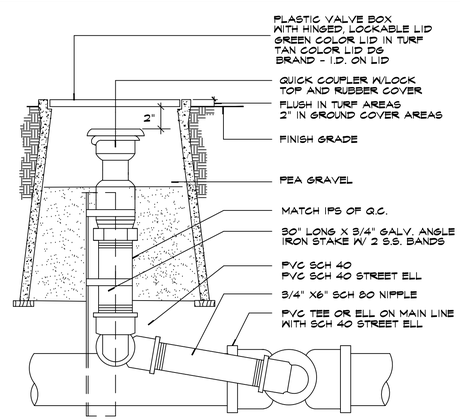
NOTE:
INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS, WIRE TO IRRIGATION CONTROLLER.
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWN-STREAM SIDE OF THE FLOW SENSOR.

L | FLOW SENSOR



1. SLIP BASE SOCKET OVER END OF WIRES
2. STRIP WIRES APPROX. 5/8" FROM ENDS - TWIST TOGETHER
3. APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
4. PUT CRIMP END OVER WIRE ENDS - CRIMP SLEEVE AND CUT OFF EXCESS WIRE
5. PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
6. PUSH SEALING PLUG INTO BASE SOCKET
7. PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION
8. COMPLETED WATERPROOF WIRE CONNECTION

J | WIRE CONNECTION



O | QUICK COUPLER

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
CHRISTOPHER HERMANN
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

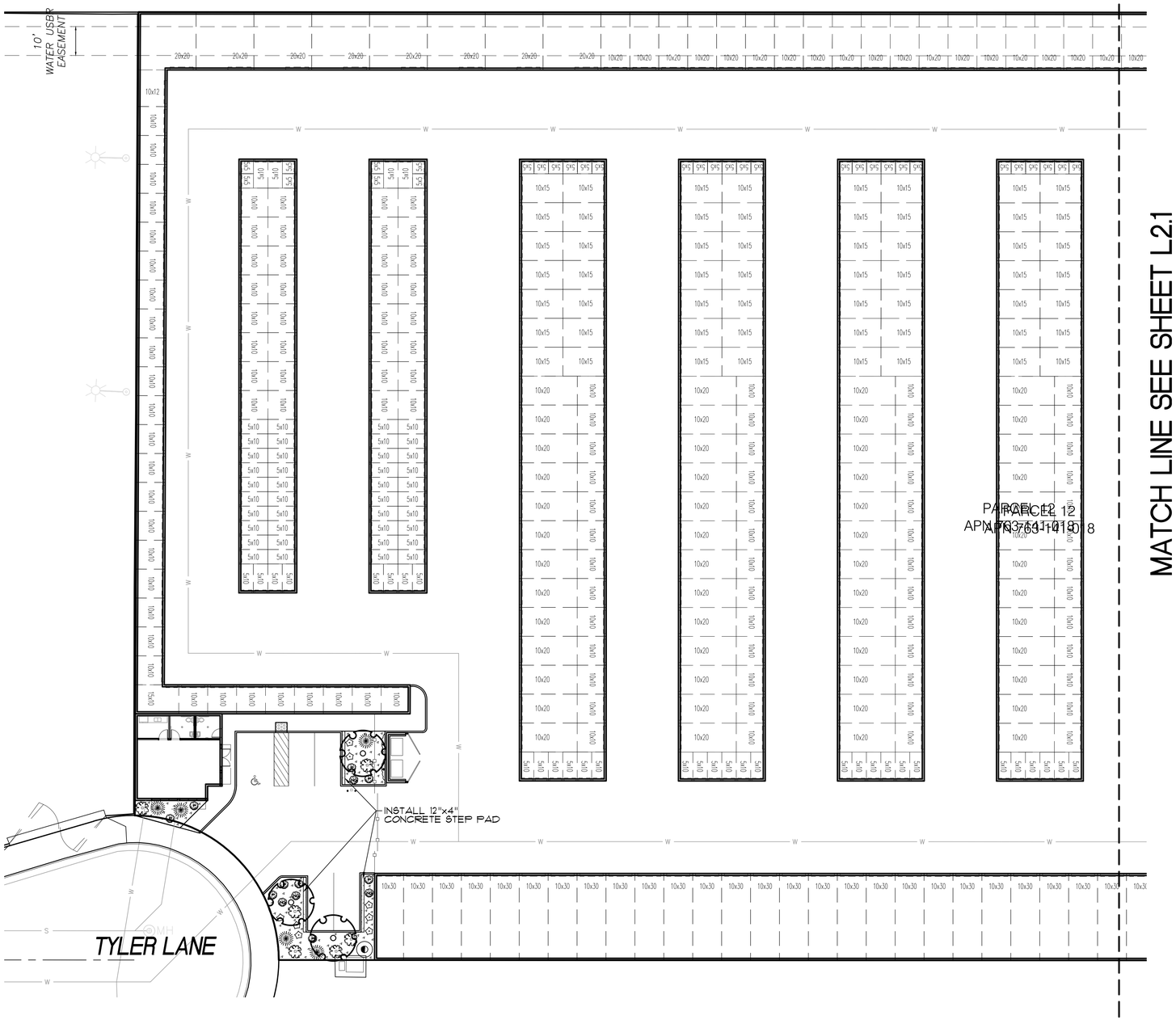
SHEET TITLE
IRRIGATION DETAILS B

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

SHEET
L1.3
OF 18 SHEETS

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Hermann Design Group.

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.



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	BOUGAINVILLEA 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			

0' 20' 40' 60'

SCALE: 1"=20'

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
CHRISTOPHER HERMANN
4/30/24
Signature
Renewal Date
Date
STATE OF CALIFORNIA

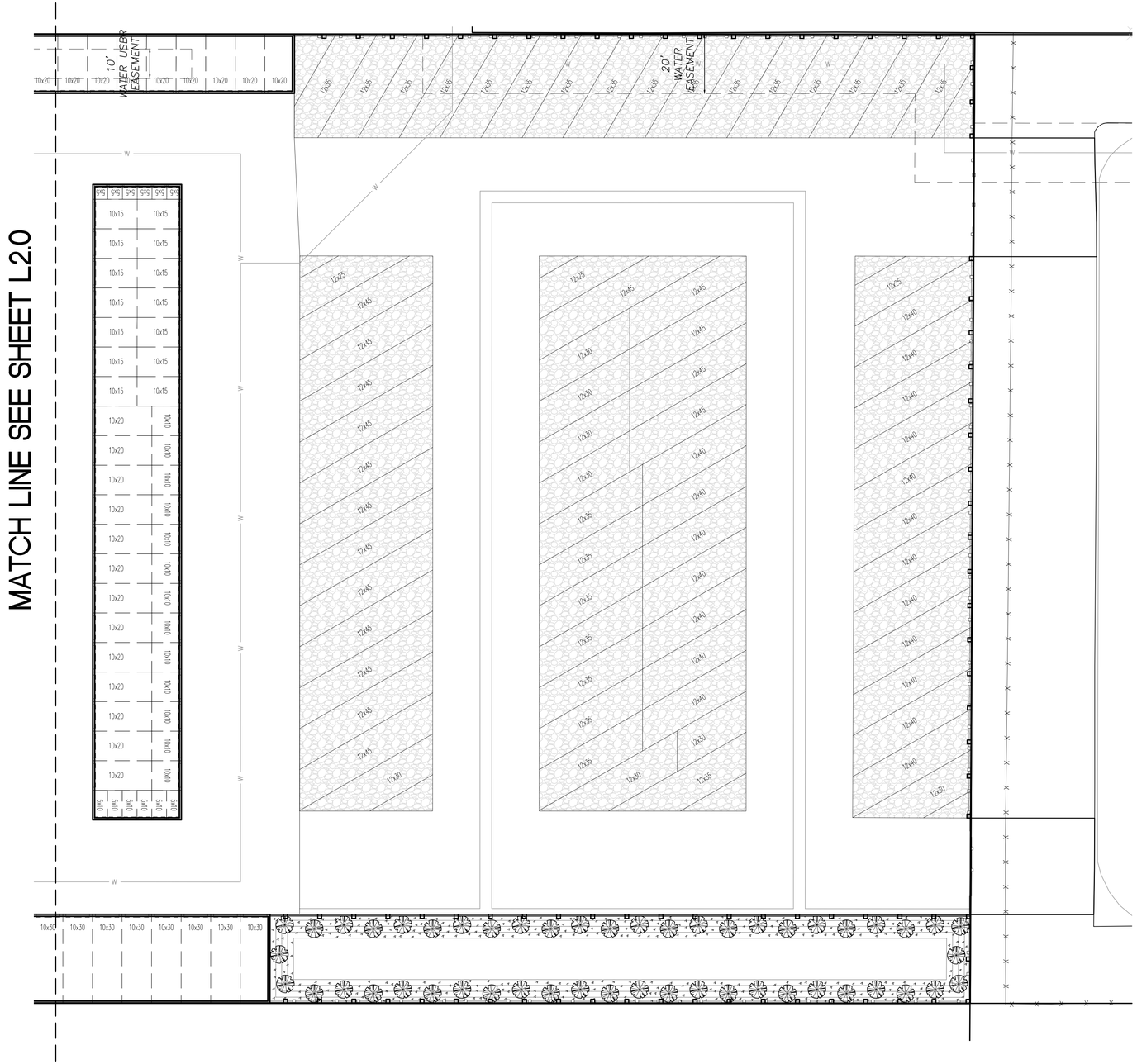
SHEET TITLE
PLANTING PLAN A

DESIGNED	JE
DRAWN	JE
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22037

SHEET
L2.0
OF 18 SHEETS

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Hermann Design Group.

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.



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	BOUGAINVILLEA 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			

0' 20' 40' 60'

SCALE: 1"=20'

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
- -

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission.

REVISIONS	DATE	BY

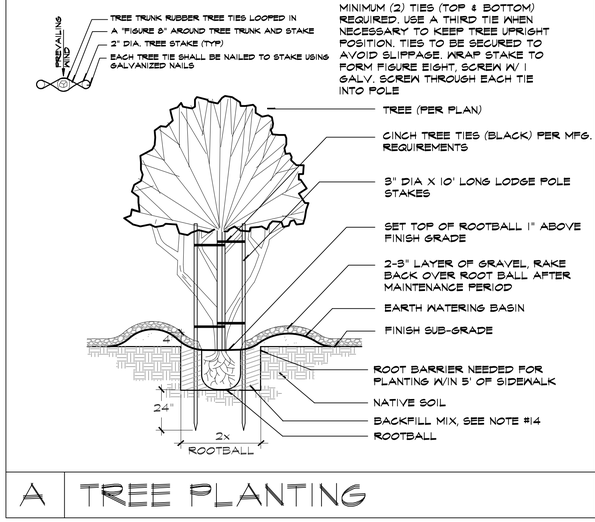
LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER HERMANN
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

SHEET TITLE
PLANTING PLAN B

DESIGNED	JE
DRAWN	JE
CHECKED	CH & KH
DATE	8/25/23
SCALE	1"=20'
JOB NO.	22037

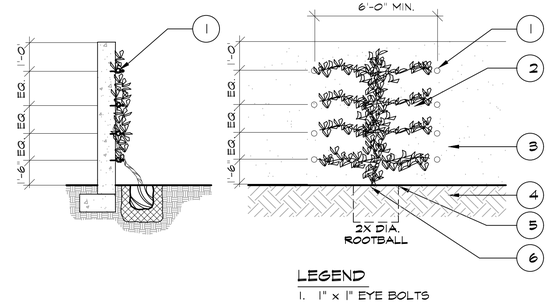
THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"X36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.

SHEET
L2.1
OF 13 SHEETS



NOTE:
MINIMUM (2) TIES (TOP & BOTTOM) REQUIRED. USE A THIRD TIE WHEN NECESSARY TO KEEP TREE UPRIGHT POSITION. TIES TO BE SECURED TO AVOID SLIPPAGE. WRAP STAKE TO FORM FIGURE EIGHT, SCREW W/ 1 GALV. SCREW THROUGH EACH TIE INTO POLE

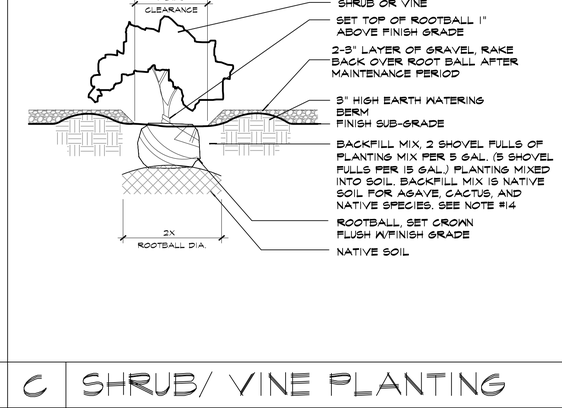
A TREE PLANTING



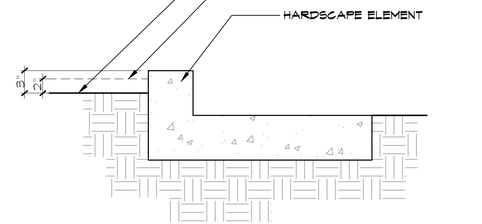
LEGEND

1. 1" x 1" EYE BOLTS
2. 1/8" GALVANIZED CABLES (TYP.) ATTACH VINES TO CABLES WITH TIE WIRE.
3. WALL/FENCE
4. AMENDED SOIL, SEE NOTE #14
5. PLANT DIRECTLY ADJACENT TO VERTICAL GRADE
6. SEE SHRUB PLANTING DETAIL

B VINE ON WALL



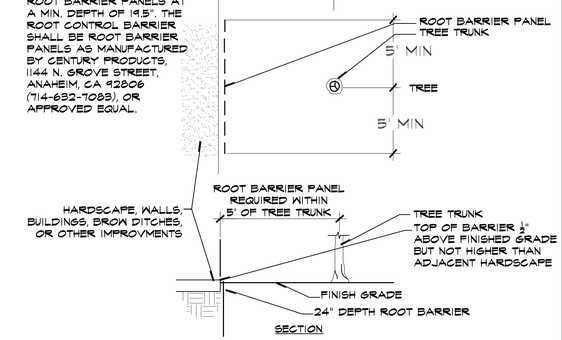
C SHRUB/ VINE PLANTING



D FINAL CRUSHED ROCK GRADE

MATERIALS:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ROOT BARRIER PANELS AT A MIN. DEPTH OF 18.5". THE ROOT CONTROL BARRIER SHALL BE ROOT BARRIER PANELS AS MANUFACTURED BY CENTURY PRODUCTS, 1144 N. GROVE STREET, ANAHEIM, CA 92806 (714-632-7083), OR APPROVED EQUAL.



NOTES:

1. ROOT BARRIER PANELS SHALL BE INSTALLED ADJACENT TO THE IMPROVEMENT. DO NOT CIRCLE ROOT BARRIER PANELS AROUND THE ROOTBALL.
2. ROOT BARRIER PANELS REQUIRED WHEN THE TREE TRUNK IS WITHIN 5' OF HARDSCAPE, WALLS, BUILDINGS, BROW DITCHES, OR OTHER IMPROVEMENTS.

E ROOT CONTROL BARRIER

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
CHRISTOPHER HERMANN
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

SHEET TITLE
PLANTING DETAILS A

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

SHEET
L2.2
OF 18 SHEETS

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission.

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.

PLANTING NOTES

1. 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.

2. 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.

3. 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.
4. 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 HINES 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.

5. NO PLANT SUBSTITUTIONS ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

6. 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.

7. 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.

8. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE OWNERS 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 AURANTII).

9. 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.

10. CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES AS ILLUSTRATED ON THE PLANTING PLANS. QUANTITIES IN THE LEGEND MAY NOT BE ACCURATE.

11. 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.

12. 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.

13. THE CONTRACTOR SHALL SUBMIT SOIL SAMPLE (ONE PER ACRE) TO WAYPOINT ANALYTICAL 714-282-8777 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.

14. 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

15. CONTRACTOR SHALL INCLUDE AN ALLOWANCE OF $5,000 FOR ADDITIONAL PLANT MATERIAL REPLACEMENT NOT SHOWN ON DRAWINGS. PLANTS TO BE SELECTED AND LOCATED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

16. CRUSHED ROCK WILL BE AN IMPORTED MATERIAL ¾" 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

1. EXCAVATION: EXCAVATE SOIL FROM DESIGNATED AREA(S) AND STOCKPILE UNTIL AMENDED.
2. 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.
3. 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.
4. SCREENING: PASS UNAMENDED SOIL THROUGH A 2" SIEVE TO REMOVE LARGE MATERIALS.

BLENDING PLANTING SOIL IN PLACE

1. 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.
2. 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.
3. 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.
4. COMPACTION: COMPACT BLENDED PLANTING SOIL TO 85% PERCENT OF MAXIMUM STANDARD PROCTOR DENSITY ACCORDING TO ASTM D 698 EXCEPT WHERE A DIFFERENT CAMPACTION VALUE IS INDICATED ON DRAWINGS.
5. 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

1. TESTING AGENCY: OWNER WILL ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
2. 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 1,000 S.F. OF IN-PLACE SOIL OR PART THEREOF.
3. SOIL WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
4. PREPARE TEST AND INSPECTION REPORTS.
5. 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

1. ADHERENCE TO SPECIFICATIONS
   A. CONTRACTOR SHALL ADHERE TO THE FOLLOWING MAINTENANCE SPECIFICATIONS DURING THE ESTABLISHED MAINTENANCE PERIOD.
2. 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 ½ LBS. OF NITROGEN PER 1,000 S.F.
   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 NEGLIGENT 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 PLANS 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.

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
CHRISTOPHER HERMANN
C. Hermann
Signature
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

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

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Hermann Design Group.

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE 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 fornarded to the Subcontractor by the Contractor in duplicate. Subcontractor will return one (1) copy of the Contractor, noting thereon what action has 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

1. 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.

2. 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.

3. 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

1. The terms and definitions stated in these General Conditions shall apply to all sections of the specifications as set forth fully therein.

2. The indications on the drawings or the requirements of the specifications and listings shall be as binding as thought shown and/or required by both.

3. All part of the work specified herein and/or indicated on the plans, may be completed by separate Subcontractors and it shall be the reasonability 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

1. Subcontractor shall mean the Subcontractor or his Subcontractor or his Supplier performing work for the Contractor.

2. 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 60 days 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

1. Stockpiles of native soil may be available from Owner's stockpile for use in planting areas. Soils for turn beds are classified as "3/8 inch minus"; soils for general mounding are classified as "2 inch minus". See Contract Documents for availability.

2. 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.

3. 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.

4. Analysis: If soil has not been tested, obtain an agricultural suitability and chemical analysis of the proposed soil from Waypoint Analytical or another consultant approved by Owner. Cost of testing will be paid for by the Contractor. Analysis to include:

   a. Element Analysis: Nitrate Nitrogen, Phosphorus, Potassium, Calcium, Magnesium, Sulfur, Sodium, Zinc, Iron, Copper, Manganese, Boron, free lime.

   b. Other: pH factor, % base saturation, electrical conductivity, mechanical analysis, % or organic content, cation exchange capacity (C.E.C).

   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.

5. 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

1. 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.

2. 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

1. Deliver products in manufacturer's standard packaging. When bulk materials are made, provide Owner's Representative with Bill of Ladening for each delivery. Transport organic amendments directly from the source to the staging area and stockpile as directed by the Owner.

2. Store products to protect them from damage and contamination and comply with manufacturer's storage instructions.

3. Coordinate work with other site work.

4. Inspect job for conditions which would prevent execution of this work as specified. Do not proceed until such conditions are corrected.

5. Trucks and vehicles shall not be permitted to pass over curbs, paving, etc., unless adequately protected against damage.

6. 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.

7. Immediately remove rejected materials from the site, at Contractor's expense. Cost of testing of materials not meeting specifications shall be paid by Contractor.

8. 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

1. Clean washed concrete sand from a source approved by the Owner's Representative.

2. Chemical Properties (by Saturation Extract Method):

   a. Soluble Salts/Salinity: Maximum 3.5 millimhos/centimeter at 25 degrees centigrade.

   b. Boron: Maximum concentration of 1.0 ppm.

   c. 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 65AG" 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 53% 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 Butyldiene Diurea): Commercial product containing 31% nitrogen.

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

2.03 TOP SOIL APPLICATION

A. General: Spread topsoil over accepted subgrades in designated areas prior to incorporating amendments.

B. Restrictions: Do not commence spreading topsoil prior to acceptance of soil cultivation. Do not place soil under muddy conditions.

C. 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 & GROUNCOVER

3.01 QUALITY ASSURANCE

A. 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 by 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.

E. Substitutions of plant materials will not by 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. 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.

G. 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

1. 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.

2. Container Grown Plants: Deliver plants in container sufficiently rigid to hold ball shape and protect root mass.

3. At Contractor's option, spray evergreen plants and deciduous plants in full leaf with anti-desiccant immediately prior to shipment.

4. 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

1. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on project site.

2. 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 sandust (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.

2. 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 sandust (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.

3. 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.

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
CHRISTOPHER HERMANN
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE SPECIFICATIONS A

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

SHEET
L3.0
OF 18 SHEETS

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Hermann Design Group.

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.

LANDSCAPE SPECIFICATIONS

4. Remove rejected material immediately from site.

5. Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems. (See paragraph 3.06 in this Section for special handling directions for palms).

3.04 PLANT STANDARDS

A. Use the following publications for qualifying plant material acceptable for installation:

1. "American Standard for Nursery Stock"; Edition approved 1985 by American National Standards Institute, Inc. (Z60.1) Plant materials.

2. "Hortus Third", 1976; Cornell University plant nomenclature.

3. Arizona Nursery Association Grower's Committee "Recommended Specifications", 1988, Arizona Nursery Association.

4. Refer to Section 02920, Soil Preparation and soil mixes, for portion of work required in this section.

B. 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 by superior in form, number of branches, compactness and symmetry.

C. 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.

D. 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.

E. 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.

F. 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.

G. 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.

H. 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.

I. 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.

J. Palms: Shall conform to the following guidelines unless specifically approved in writing by the Owner's Representative.

1. 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.

2. 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.

3. Trunk diameters for palms called out as washingtonia hybrids shall be a minimum of 18" in diameter measured 4' up from top of root ball.

4. Root balls conforming to industry standard size and capable of supporting trees without additional bracing; free of noxious or invasive weeds.

3.05 PREPLANTING

A. SITE PREPARATION

1. 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.

2. 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.

3. Soil Preparation: Do not commence planting work prior to completion and acceptance of soil preparation.

4. Irrigation: Do not commence planting work prior to installation and acceptance of irrigation system, unless approved in writing by Owner's Representative.

5. 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 week free until turnover to the Owner's Authorized Representative.

6. 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.

7. 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.

8. 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.

9. 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

1. 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.

2. Documentation: Submit written documentation of test pit drainage results, with locations, date and signature of tester.

3. 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.

3.06 PLANTING OPERATIONS- TREES, SHRUBS, & VINES

A. HANDLING AND DE-POTTING

1. Moisture Level: Thoroughly moisten root balls prior to planting to ensure soil cohesiveness, do not plant dry root balls.

2. 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.

3. Pry 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

1. Plant Pit: Scarify sides of plant pit thoroughly breaking up surface and eliminating "glazed" areas.

2. 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

1. 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.

2. Place fertilizer packets evenly in plant pits when backfilled.

3. All shrubs and vines shall be set so that when settled the root balls are 1" above finished grade. Provide basin, refer to detail.

4. 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.

5. Remove nursery type plant labels from plants.

6. 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

1. 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.

2. Trees shall remain plumb and straight from installation throughout the maintenance and warranty period.

3. Refer to standard details for staking and guying requirements.

4. Auxiliary Tree Stakes: Some tress 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.

5. 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.

6. 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

1. 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. Crowns 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.

2. 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.

3. Segregate palms by height as they are delivered to the site if requested.

4. Do no bind or lift palms with rope, wire or chains, use only nylon or fabric sling/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.

5. Prepare proper size plant pit and test for drainage as described previously.

6. 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.

7. 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.

8. 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.

9. Untying Fronds: The string trying 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.

10. 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.

11. 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.

12. 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.

13. Apply 4 to 6 lbs. of fertilizer 45 days after planting. Do not fertilize at initial planting. Inject fertilizer belon root zone of surrounding lawn area.

14. 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

A. Do not store material or equipment, permit burning, or operate or park equipment under the branches of existing plants to remain.

B. protect pavement and other hard surfaces from staining by equipment or chemicals during storage and application.

C. provide barricades, fences or other barriers as necessary at the drip line to protect existing plants re remain from damage during construction.

D. 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.

E. 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.

F. 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 by fully clothed at all times.

G. 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

A. 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.

B. 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 GROUNDCOVER

A. PLANTING

1 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.

2. Ground cover plants shall be allowed to dry out before or while being planted specified in ground cover list on landscape plan.

3. Ground cover shall be planted sufficiently deep to cover all roots and spaced as specified in ground cover list on landscape plan.

4. Install in neat, evenly spaced rows in triangular layout, or as shown in the Drawings.

5. 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.

6. Watering: Immediately water groundcover areas after fertilizer application to wash fertilizer off leaves.

MAINTENANCE

A. 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.

1. 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.

2. During the final maintenance period, all plants and planted areas shall be kept well-watered and weed free at all times.

3. 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.

4. 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.

5. Subcontractor shall raise or lower sprinkler heads to proper level and shall adjust heads as needed for full coverage.

6. Grass is to be mowed before it exceeds 2^ in height. Collect visible grass clippings mowing operations and remove from site.

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
CHRISTOPHER HERMANN
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

SHEET TITLE
LANDSCAPE SPECIFICATIONS B

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

SHEET
L3.1
OF 18 SHEETS

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Hermann Design Group.

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.

IRRIGATION SPECIFICATIONS

1.01 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.

1.02 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.

1.03 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:

1. 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 matter as to avoid conflicts between irrigation systems, planting, and architectural features.

2. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

3. 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.

1.04 SUBMITTALS

A. MATERIALS LIST:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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:

1. The Contractor shall provide and keep up to date a complete "as-built" record set of blueline 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.

2. The Contractor shall dimension from two (2) permanent points of reference, building corners, sidewalk or road intersections, etc., the location of the following items:

a. Connection to existing water lines.

b. Connection to existing electrical power.

c. Gate valves.

d. Routing of sprinkler pressure lines (dimensions max. 100' along routing).

e. Electric control valves.

f. Routing of control wiring.

g. Quick coupling valves.

h. Other related equipment as directed by the Owner's Authorized Representative.

3. 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 sepias will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints.

C. EQUIPMENT TO BE FURNISHED:

1. Supply as part of this contract the following:

a. Two (2) keys for each field satellite to the controller

b. Two (2) quick coupler keys

c. Ten (10) emitters of each type in legend

d. Six (6) bubblers

e. Six (6) spray heads of each type in legend

2. 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.

1.05 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.

1.06 SUBSTITUTIONS

A. 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:

1. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.

2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.

3. Provide the amount of cost savings if the substituted item is approved.

B. 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.

1.07 GUARANTEE

A. 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.

B. A copy of the guarantee form shall be included in the operations and maintenance manual.

C. 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:

IRRIGATION PRODUCTS

2.01 MATERIALS

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:

1. 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.

2. Schedule 40 pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specifications PS-22-70.

3. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.

4. Solvent cement and primer for PVC solvent- weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.

5. All PVC pipe must bear the following markings:

a. Manufacturer's name

b. Nominal pipe size

c. Schedule or class

d. Pressure rating in P.S.I.

e. NSF (National Sanitation Foundation) approval

6. 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:

1. 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.

2. Pipe shall be made from NSF approved, Type 1, Grade 11, 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.

3. 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:

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

2. Fittings shall be red brass conforming Federal Specification #WW-P-351.

E. COPPER PIPE FITTINGS:

1. Pipe: Type K Hard tempered

2. Fittings: wrought, copper, solder joint type

3. 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:

1. Gate valves 3" and smaller shall meet the following requirements:

a. Gate valve shall be 125 lb. SWP bronze gate valve with screw-in bonnet, non-rising stem, and solid wedge disc.

b. Gate valve shall have threaded ends and shall be equipped with a bronze handwheel.

c. Gate valve shall be similar to those manufactured by NIBCO or approved equal. Refer to plans.

2. All gate valves shall be installed per installation details.

G. QUICK COUPLING VALVES:

1. Quick controlling valves shall have a brass, one or two-piece body designed for working pressure of 150 P.S.I.

2. Quick coupling valve shall be operable with a quick coupler key. Key size and type shall be as shown on the Drawings.

3. 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)

1. Backflow prevention unit shall be of size and type indicated on the irrigation drawings. Install backflow prevention unit in accordance with irrigation construction details.

2. 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 dran-out from 5 to 40 feet of head. Anti-drain valve shall be similar to the Valcon "ADV" or approved equal.

J. VALVE WIRING:

1. 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

2. Where more that one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.

3. 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.

4. 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:

1. All electric control valves shall be the same size and type shown on the Drawings.

2. All electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

4. 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:

1. Refer to details.

Extension sleeve shall be PVC with minimum size of six (6) inches.

2. Refer to details.

Use 10A DIA deep round plastic valve box for all quick coupling valves.

M. BUBBLER HEAD:

1. Riser units shall be fabricated in accordance with the installation details.

2. Riser nipples shall be SCH 80 for all bubbler heads shall be the same size as the riser opening in the sprinkler body.

3. All bubbler heads of the same type shall be the same manufacturer.

N. DRIP EMITTERS, EMITTER TUBING AND FITTINGS:

1. Emitter body shall be manufactured of durable plastic construction resistant to ultra-violet rays and a highly inert silicone elastometer 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.

2. 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.

3. Install flush valves at terminus of each drip line run per plan.

4. Provide filtration and pressure regulation for each drip system. Refer to drawing for equipment types and sizes required.

O. MISCELLANEOUS IRRIGATION EQUIPMENT:

1. Refer to the Drawings for sizes and types of miscellaneous irrigation equipment.

2. All miscellaneous irrigation equipment shall be as specified or approved equal.

IRRIGATION - EXECUTION

3.01 OBSERVATION OF SITE CONDITIONS

A. 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.

B. 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.

C. 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.

D. 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:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing and location of sprinkler heads.

2. All layout shall be reviewed by the Owner's Authorized Representative prior to installation.

B. WATER SUPPLY:

1. The irrigation system shall be connected to residence meter as indicated on the drawings.

2. 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.

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
CHRISTOPHER HERMANN
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

SHEET TITLE
IRRIGATION SPECIFICATIONS A

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

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"x36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.

SHEET
L3.2
OF 13 SHEETS

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission and consent of Hermann Design Group.

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.

J. SPRINKLER HEADS:

1. Install the sprinkler heads as designated on the Drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.

2. 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 tow 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 b 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 form 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 wave 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 corrections, 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
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
CHRISTOPHER HERMANN
4/30/24
Renewal Date
Date
STATE OF CALIFORNIA

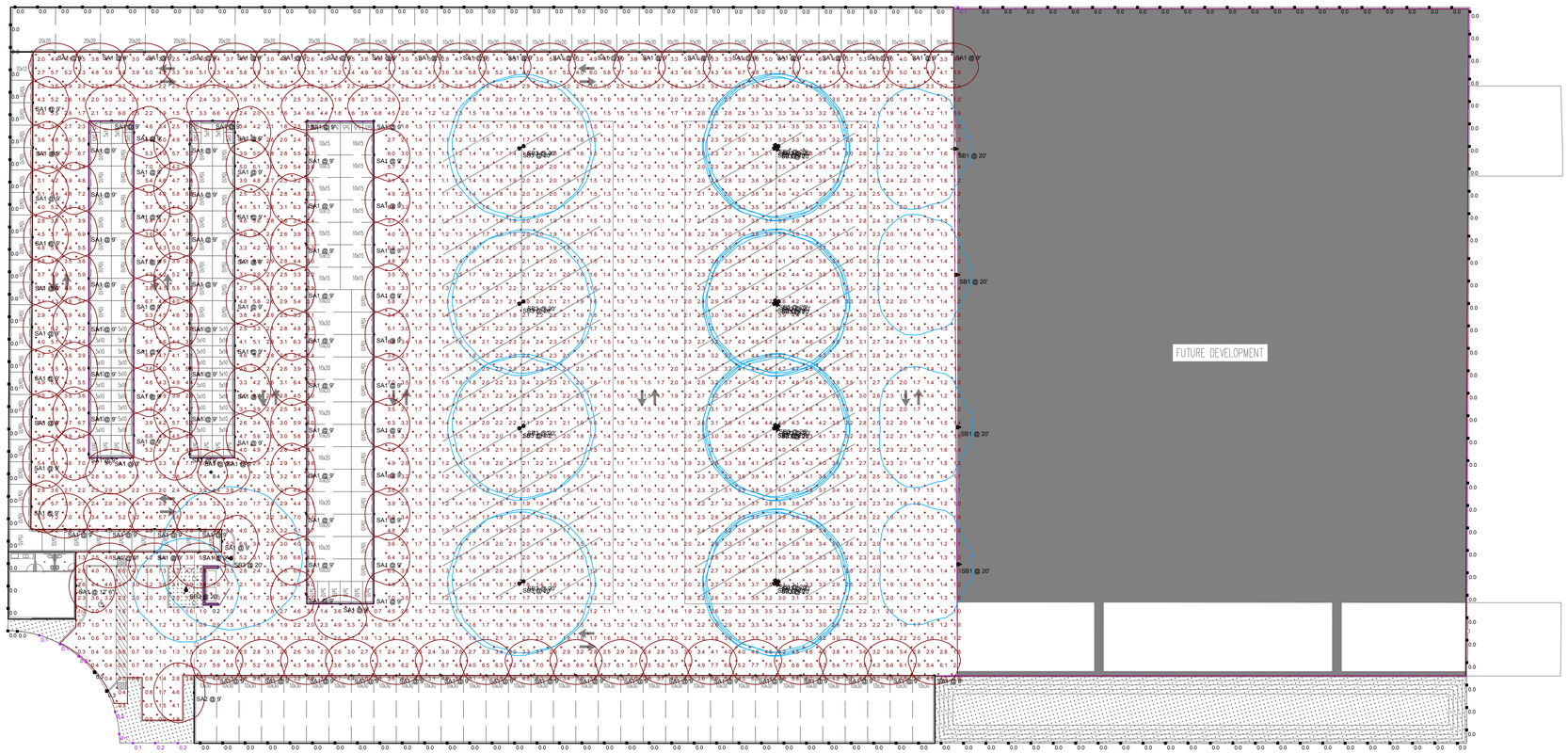
SHEET TITLE
IRRIGATION SPECIFICATIONS B

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

SHEET
L3.3
OF 13 SHEETS

© Hermann Design Group expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission.

THIS DRAWING IS INTENDED TO BE PLOTTED ON A 24"X36" SHEET. FAILURE TO DO SO WILL RESULT IN AN INACCURATE SCALE.



PHOTOMETRIC PLAN - PHASE I

1"=30'-0"

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	SA1	119	Lithonia Lighting	ARC1 LED P1 30K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K	1	1376	1	10.8751
	SA2	1	Lithonia Lighting	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	1	2035	1	16.7843
	SB1	4	Lithonia Lighting	DSX0 LED P1 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	1	3644	1	33.21
	SB2	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI TSM	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	4358	1	33.21
	SB3	25	Lithonia Lighting	DSX0 LED P2 30K 80CRI TSM	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	5621	1	45.14

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting	+	2.8 fc	8.4 fc	0.2 fc	42.0:1	14.0:1
Property Line	X	0.0 fc	0.3 fc	0.0 fc	N/A	N/A

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

Copyright © 2022 Magellan Architecture
All rights reserved. The documents prepared by the Architect are instruments of service for use solely with respect to this project. No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or any information storage and retrieval system) without the written permission of Magellan Architecture. No derivative works of this plan may be made without the written permission of the copyright owner. The purchase of this set of plans entitles the purchaser to use the architectural plans and specifications for the construction of only one building. The purchase of these plans does not transfer the copyright to the purchaser or construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2022 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

REVISIONS

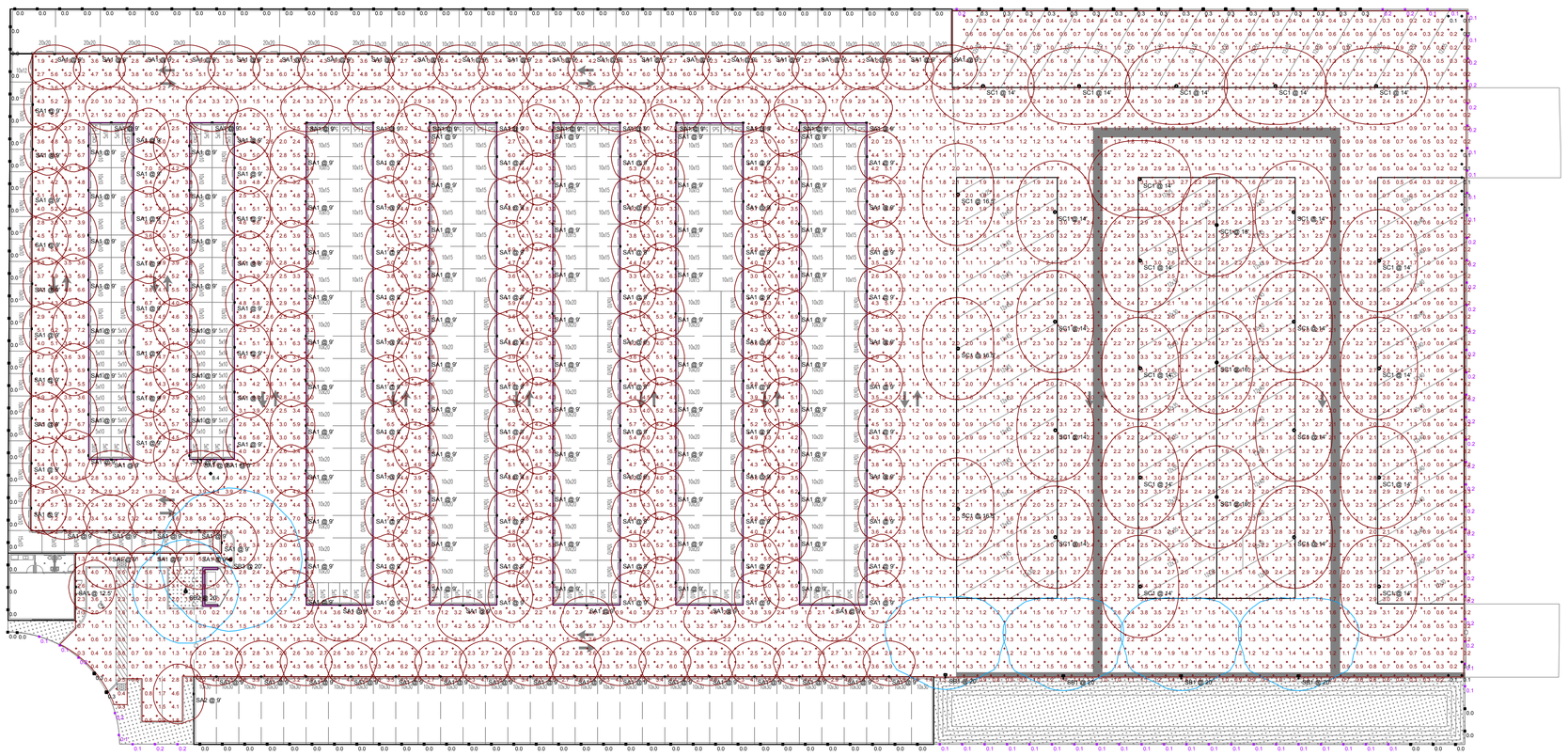
NO.	DATE	BY
	XX/XX/XX	CUP SUBMIT.
1		
2		

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



N

PHOTOMETRIC PLAN - PHASE II

1"=30'-0"

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	SA1	218	Lithonia Lighting	ARC1 LED P1 30K	ARC1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K	1	1376	1	10.8751
	SA2	1	Lithonia Lighting	ARC1 LED P2 30K	ARC1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K	1	2035	1	16.7643
	SB1	4	Lithonia Lighting	DSX0 LED P1 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	1	3644	1	33.21
	SB2	1	Lithonia Lighting	DSX0 LED P1 30K 80CRI TSM	D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	4358	1	33.21
	SB3	1	Lithonia Lighting	DSX0 LED P2 30K 80CRI TSM	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 5 Medium	1	5621	1	45.14
	SC1	28	Lithonia Lighting	VCPG LED P2 30K TSR MVOLT	VCPG LED WITH P2 - PERFORMANCE PACKAGE, 3000K, TSR OPTIC TYPE	1	4426	1	33.96

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting	+	2.8 fc	8.4 fc	0.1 fc	84.0:1	28.0:1
Property Line	×	0.1 fc	0.3 fc	0.0 fc	N/A	N/A

ELECTRICAL POWER DEMAND

208 /120V, 1PHASE, 3W

LIGHTING LOAD:	3.53	KVA
NET TOTAL DEMAND LOAD:	**3.53**	KVA
AT 240/120V, 1-PHASE, 3-WIRE:	**16.99**	AMPS

Copyright © 2022 Magellan Architecture
All rights reserved. The documents prepared by the Magellan Architecture are instruments of the Architect's service for use solely with respect to this project.
No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or any information storage and retrieval system), without the written approval of Magellan Architecture. No derivative works of this plan may be made without the written consent of the Architect. The purchase of plans entitles the purchaser to the right to construct one building. The construction of any one building from the plans does not entitle the purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2022 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

REVISIONS		
NO.	DATE	BY
1	XX/XX/XX	CUP SUBMIT.
2		
3		
4		
5		

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-2

ARC1 LED

Architectural Wall Luminaire

Rated for 20 Yrs

Catalog Number

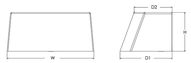
Notes

Type SA1 & SA2

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: (without options) 7 lbs



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 0° C	Cold EM, -20° C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPDMGKV 6kV surge protection FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 70% to 100%[1]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHXGXD Textured white DSSTXD Textured sandstone

NOTES
1 347V not available with E4WH.
2 FAO not available with DMG.

Accessories

Ordered and shipped separately.
WSBBW DDBXD U Surface - mounted back box (specify finish)

© 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.111	0.061	0.053	0.047	0.045
P2	17W	0.139	0.081	0.071	0.063	0.060
P3	25W	0.208	0.122	0.108	0.097	0.081

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	620

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

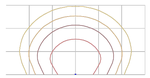
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND
0.25 fc
0.5 fc
1.0 fc
3.0 fc



MH = 10ft
Grid = 10ft x 10ft

ARC1 LED P3 40K

© 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

Emergency Egress Options

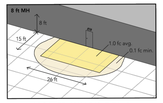
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

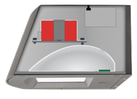
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode.

Grid – 10ft x 10ft



ARC1 LED 40K MVOLT E4WH



Self-contained solution for clean aesthetic

Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup
D = 6.5"
H = 5"
W = 11"

BBW – Standard Back Box
D = 1.5"
H = 4"
W = 5.5"
For surface conduit applications.
3/4" conduit entry holes.

FEATURES & SPECIFICATIONS

INTENDED USE
The clean architectural shape of the ARC LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION
The die-cast aluminum housing and door act as heat sinks to optimize thermal transfer from the light engine and driver to promote long-life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3-mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Recessed lens to cut off high angle light and reduce glare. Combination of diffused lens and reflector design has low surface brightness creating a visually comfortable environment with great distribution. LEDs are fully hidden from view to eliminate pixelization and harsh glare. The ARC LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEEDⓡ and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long-life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire is 0-10V dimmable.

INSTALLATION
The universal wall plate, supplied with the luminaire, fits multiple size junction boxes and supports the luminaire during wiring for easy installation. Built-in wet location wiring compartment on the luminaire to accommodate wiring connections for where there is no junction box. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. DesignLights 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 Products List at www.designlights.org/QPL to confirm which versions are qualified. International DarkSky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. Rated for -40°C minimum ambient.

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.acuitybrands.com/support/warranties/terms-and-conditions

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.

© 2020-2022 Acuity Brands Lighting, Inc. All rights reserved.

D-Series Size 0

LED Area Luminaire

Catalog Number

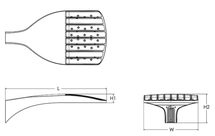
Notes

Type SB1, SB2, SB3

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type 1 short T2M Type II medium T3M Type III medium T3LG Type III low-glare[1] T4M Type IV medium T4LG Type IV low-glare[1] TFTM Forward throw medium	MVOLT (120V-277V)[1] HVOLT (347V-480V)[1,2] XVOLT (277V-480V)[1,2]	**Shipped included** SPA Square pole mounting (4ft drilling, 3.5" min. SQ pole) RPA Round pole mounting (4ft drilling, 3" min. RND pole) SPA5 Square pole mounting (4ft drilling, 5" min. SQ pole)[1] RPA5 Round pole mounting (4ft drilling, 5" min. RND pole)[1] SPA8N Square narrow pole mounting (4ft drilling, 3" min. SQ pole) WBA Wall bracket[3]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 25', 1,5,10, 96, 99 PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 25'[1, 6, 10] PER NEMA twist-lock receptacle only (controls ordered separately)[10] PERS Five-pin receptacle only (controls ordered separately)[5, 10] PER7 Seven-pin receptacle only (controls ordered separately)[10, 15] FAO Field adjustable output[12, 13] BL30 Bi-level switched dimming, 30%[10, 16, 17] BL50 Bi-level switched dimming, 50%[10, 16, 17] DMG 0–10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[11] **Shipped separately** EGS External Glare Shield (reversible, field install required, matches housing finish) BS Bird Spikes (field install required)	**Shipped installed** HS Houseside shield (black finish standard)[8] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[21] **Shipped separately** BS Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

© 2011-2022 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

Electrical Load

Performance Package	System Watts	Drive Current (mA)	Voltage	Current (A)				
				120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

70 CRI		80CRI		90CRI	
Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	77%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	90%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Motion Sensor Default Settings

Option	Unoccupied (Dimmed Level)	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output. Installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver. Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the GWIRPro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UNVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V

© 2011-2022 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)				40K (4000K, 70 CRI)				50K (5000K, 70 CRI)			
					Lumens	LPW	B	U	Lumens	LPW	B	U	Lumens	LPW	B	U
20	530	P1	33W	T1S	4,906	1	0	1	5,113	1	0	1	5,154	1	0	1
				T2M	4,545	1	0	2	4,736	1	0	2	4,773	1	0	2
				T3M	4,597	1	0	2	4,790	1	0	2	4,828	1	0	2
				T3LG	4,107	1	0	1	4,280	1	0	1	4,313	1	0	1
				T4M	4,666	1	0	2	4,863	1	0	2	4,900	1	0	2
				T4LG	4,244	1	0	1	4,423	1	0	1	4,457	1	0	1
				TFTM	4,698	1	0	2	4,896	1	0	2	4,933	1	0	2
				T5M	4,801	3	0	1	5,003	3	0	1	5,041	3	0	1
				T5W	4,878	3	0	1	5,084	3	0	2	5,123	3	0	2
				T5LG	4,814	3	0	1	5,018	3	0	1	5,055	3	0	1
				BLC3	3,344	0	0	1	3,485	0	0	1	3,512	0	0	1
				BLC4	3,454	0	0	2	3,599	0	0	2	3,627	0	0	2
				RCCO	3,374	0	0	1	3,517	0	0	1	3,545	0	0	1
				LCCO	3,374	0	0	1	3,517	0	0	1	3,545	0	0	1
				AFR	4,906	1	0	1	5,113	1	0	1	5,154	1	0	1
		P2	45W	T1S	6,128	1	0	1	6,389	1	0	1	6,441	1	0	1
				T2M	5,862	1	0	2	6,109	1	0	2	6,158	1	0	2
				T3M	5,930	1	0	3	6,180	1	0	3	6,230	1	0	3
				T3LG	5,297	1	0	1	5,521	1	0	1	5,566	1	0	1
				T4M	6,018	1	0	3	6,272	1	0	3	6,323	1	0	3
				T4LG	5,474	1	0	1	5,705	1	0	1	5,751	1	0	1
				TFTM	6,060	1	0	3	6,316	1	0	3	6,369	1	0	3
				T5M	6,192	3	0	1	6,453	3	0	2	6,505	3	0	2
				T5W	6,293	3	0	2	6,558	3	0	2	6,611	3	0	2
				T5LG	6,210	3	0	1	6,472	3	0	1	6,524	3	0	1
				BLC3	4,313	0	0	2	4,495	0	0	2	4,531	0	0	2
				BLC4	4,455	0	0	2	4,643	0	0	2	4,681	0	0	2
				RCCO	4,352	0	0	2	4,536	0	0	2	4,573	0	0	2
				LCCO	4,352	0	0	2	4,536	0	0	2	4,573	0	0	2
				AFR	6,128	1	0	1	6,389	1	0	1	6,441	1	0	1
		P3	69W	T1S	9,006	1	0	2	9,388	1	0	2	9,464	1	0	2
				T2M	8,343	2	0	3	8,694	2	0	3	8,765	2	0	3
				T3M	8,439	2	0	3	8,795	2	0	3	8,867	2	0	3
				T3LG	7,539	1	0	2	7,857	1	0	2	7,921	1	0	2
				T4M	8,565	2	0	3	8,926	2	0	3	9,000	2	0	3
				T4LG	7,790	1	0	2	8,119	1	0	2	8,187	1	0	2
				TFTM	8,624	1	0	3	8,988	1	0	3	9,063	2	0	3
				T5M	8,812	3	0	2	9,184	4	0	2	9,261	4	0	2
				T5W	8,955	4	0	2	9,333	4	0	2	9,411	4	0	2
				T5LG	8,838	3	0	1	9,211	3	0	1	9,290	3	0	1
				BLC3	6,139	0	0	2	6,398	0	0	2	6,452	0	0	2
				BLC4	6,340	0	0	3	6,607	0	0	3	6,661	0	0	3
				RCCO	6,194	1	0	2	6,455	1	0	2	6,509	1	0	2
				LCCO	6,194	1	0	2	6,455	1	0	2	6,509	1	0	2
				AFR	9,006	1	0	2	9,388	1	0	2	9,464	1	0	2
		P4	93W	T1S	11,396	1	0	2	11,877	1	0	2	12,018	1	0	2
				T2M	10,557	2	0	3	11,003	2	0	3	11,131	2	0	3
				T3M	10,680	2	0	3	11,130	2	0	3	11,260	2	0	3
				T3LG	9,540	1	0	2	9,942	1	0	2	10,056	1	0	2
				T4M	10,839	2	0	3	11,296	2	0	3	11,426	2	0	3
				T4LG	9,858	1	0	2	10,274	1	0	2	10,394	1	0	2
				TFTM	10,914	2	0	3	11,374	2	0	3	11,506	2	0	3
				T5M	11,152	4	0	2	11,622	4	0	2	11,849	4	0	2
				T5W	11,332	4	0	3	11,811	4	0	3	12,041	4	0	3
				T5LG	11,184	3	0	1	11,656	3	0	2	11,883	3	0	2
				BLC3	7,768	0	0	2	8,096	0	0	2	8,254	0	0	2
				BLC4	8,023	0	0	3	8,362	0	0	3	8,524	0	0	3
				RCCO	7,838	1	0	2	8,169	1	0	2	8,328	1	0	2
				LCCO	7,838	1	0	2	8,169	1	0	2	8,328	1	0	2
				AFR	11,396	1	0	2	11,877	1	0	2	12,109	2	0	2
	700	P2	41W	T1S	4,906	1	0	1	5,113	1	0	1	5,213	1	0	1
				T2M	4,545	1	0	2	4,736	1	0	2	4,829	1	0	2
				T3M	4,597	1	0	2	4,790	1	0	2	4,885	1	0	2
				T3LG	4,107	1	0	1	4,280	1	0	1	4,363	1	0	1
				T4M	4,666	1	0	2	4,863	1	0	2	4,957	1	0	2
				T4LG	4,244	1	0	1	4,423	1	0	1	4,509	1	0	1
				TFTM	4,698	1	0	2	4,896	1	0	2	4,992	1	0	2
				T5M	4,801	3	0	1	5,003	3	0	1	5,101	3	0	1
				T5W	4,878	3	0	1	5,084	3	0	2	5,183	3	0	2
				T5LG	4,814	3	0	1	5,018	3	0	1	5,115	3	0	1
				BLC3	3,344	0	0	1	3,485	0	0	1	3,553	0	0	1
				BLC4	3,454	0	0	2	3,599	0	0	2	3,670	0	0	2
				RCCO	3,374	0	0	1	3,517	0	0	1	3,585	0	0	1
				LCCO	3,374	0	0	1	3,517	0	0	1	3,585	0	0	1
				AFR	4,906	1	0	1	5,113	1	0	1	5,213	1	0	1
		P3	69W	T1S	6,128	1	0	1	6,389	1	0	1	6,524	1	0	1
				T2M	5,862	1	0	2	6,109	1	0	2	6,228	1	0	2
				T3M	5,930	1	0	3	6,180	1	0	3	6,301	1	0	3
				T3LG	5,297	1	0	1	5,521	1	0	1	5,628	1	0	1
				T4M	6,018	1	0	3	6,272	1	0	3	6,395	1	0	3
				T4LG	5,474	1	0	1	5,705	1	0	1	5,816	1	0	1
				TFTM	6,060	1	0	3	6,316	1	0	3	6,439	1	0	3
				T5M	6,192	3	0	1	6,453	3	0	2	6,579	3	0	2
				T5W	6,293	3	0	2	6,558	3	0	2	6,686	3	0	2
				T5LG	6,210	3	0	1	6,472	3	0	1	6,598	3	0	1
				BLC3	4,313	0	0	2	4,495	0	0	2	4,583	0	0	2
				BLC4	4,455	0	0	2	4,643	0	0	2

VCPG LED
Parking Garage

BAA

Rev. 02/22/23

Catalog Number	
Notes	
Type	SC1

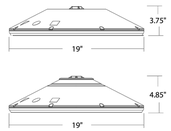
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: 19"

Height: 3.75" (4.85" with Up-Light)

Weight (max, with no options): 18 lbs



A+ Capable options indicated by this color background.

Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD

VCPG LED

Series	LED Light Engines	Package	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPG LED	V4[1] 4 Light Engines V8[2] 8 Light Engines	P1[3] P2[3] P4[1] P5[1] P6[1] P7[1]	30K 3000 K 35K[1] 3500 K 40K 4000 K 50K 5000 K	70CRI 80CRI	T5M Type V, medium T5R[1] Type V, rectangular T5W Type V, wide T5E Type V entry LANE[1] Drive lane	MVOLT[4] 347 480	**For ordering with fuse** 120 208 240 277 347 480

Shipped included
PM Pendant mount standard (24-inch length supply leads)
SRM Surface mount (24-inch length supply leads)
ARM Arm mount (use RSXWBA accessory to mount to a wall)

Shipped separately
YK Yoke/trunnion mount[7]

Options			Finish (required)	Packaging
Shipped installed LPL1 Up-Light: 500 lumens LPL2 Up-Light: 700 lumens EBWC Emergency battery backup, Certified in CA Title 20 MAEDBS (8W, -20°C min)[4,6] E10WN Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)[4,6] HA High ambient (50°C, only P1-P4) SF Single fuse (120V, 277V, 347V) DF Double fuse (120V, 240V, 480V) SPD10KV 10KV Surge Pack LD5L36 36in (3ft) lead length LD5T72 72in (6ft) lead length LD5T108 108in (9ft) lead length DMG External 0-10V leads (no controls)[7] TP Tamper proof screws **Shipped Separately** WG Wire Guard BDS Bird Shroud HS House Side Shield BSW Bird Spikes	**Standalone Sensors/Controls[5]** PIR Motion/ambient sensor for 8-15' mounting heights PIRH Motion/ambient sensor for 15-30' mounting heights PIR9FCIV Motion/ambient sensor for 8-15' mounting heights, pre programmed to 9fc and 35% light output PIRH1FCIV Motion/ambient sensor for 15-30' mounting heights, pre programmed to 1fc and 35% light output **Networked Sensors/Controls[5]** NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights NLTAIR2 PIR924 nLIGHT AIR Wireless enabled, U/L924 Listed motion/ambient sensor for 8-15' mounting heights[7] NLTAIR2 PIRH924 nLIGHT AIR Wireless enabled, U/L924 Listed motion/ambient sensor for 15'-30' mounting heights[7]	DNWHX White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black	(blank) Job Pack/Units (ships as job pack of 10pcs per; balance in units) U Unit packs only

© 2012-2023 Acuity Brands Lighting, Inc. All rights reserved.

Ordering Information Cont.

Accessories

Ordered and shipped separately.

VCPGBDS DWHXD U	Bird shroud for PM (specify finish)	VCPGWG U	Wire guard
VCPGBDS YK DWHXD U	Bird shroud for YK (specify finish)	SUYSQ	Quick mount pendant swivel kit, square
VCPGUBDS DWHXD U	Bird shroud for PM with Up-Light (specify finish)	SUYRD	Quick mount pendant swivel kit, round
VCPGUBDS YK DWHXD U	Bird shroud for YK with Up-Light (specify finish)	VCPG YK DWHXD U	Yoke mount kit (specify finish)
VCPGSRM U	Surface mount kit, with no Up-Light	RSXWBA DWHXD U	RSXWBA wall bracket (specify finish)
VCPGUSRM U	Surface mount kit, with Up-Light	VCPGHS DWHXD U	House side shield (specify finish)
VCPGSCL120	Safety cable 120"		

NOTES
1 P1-P6 not available with V8. P7 not available with V4.
2 Not available with P7.
3 P1 and P2 vertical height adjustment. No angle adjustment. Use PM and SUYSQ or SUYRD for mounting to angled ceiling or canopies.
4 Not available with 347V or 480V.
5 EBWC and E10WN only rated up to 35°C ambient.
6 EBWC & E10WN only available with P1-P4 packages.
7 DMG option not available with standalone or networked sensors/controls.
8 Needs an nLight Air Normal Power Sensing (NPS) device in the group. VCPG NLTAIR2 PIR and PIRH devices cannot act as NPS devices.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	Watts	Distribution Type	30K (3000K, 70CRI) Lumens	30K (3000K, 70CRI) LPW	40K (4000K, 70CRI) Lumens	40K (4000K, 70CRI) LPW	50K (5000K, 70CRI) Lumens	50K (5000K, 70CRI) LPW
P1	27W	T5E	3,581	135	3,670	138	3,815	144
		T5M	3,620	136	3,710	140	3,856	145
		T5W	3,592	135	3,681	139	3,827	144
		T5R	3,464	130	3,550	134	3,690	139
		LANE	3,587	132	3,594	135	3,736	141
P2	34W	T5E	4,577	135	4,691	138	4,876	144
		T5M	4,626	136	4,741	140	4,928	145
		T5W	4,591	135	4,705	139	4,891	144
		T5R	4,427	130	4,537	134	4,716	139
		LANE	4,482	132	4,594	135	4,775	141
P3	43W	T5E	5,808	134	5,952	137	6,187	143
		T5M	5,870	135	6,015	139	6,253	144
		T5W	5,825	134	5,970	138	6,205	143
		T5R	5,617	130	5,757	133	5,984	138
		LANE	5,688	131	5,829	134	6,059	140
P4	56W	T5E	7,391	131	7,575	135	7,874	140
		T5M	7,470	133	7,656	136	7,958	141
		T5W	7,414	132	7,597	135	7,898	140
		T5R	7,149	127	7,326	130	7,615	135
		LANE	7,238	129	7,418	132	7,711	137
P5	82W	T5E	10,189	124	10,442	127	10,854	132
		T5M	10,298	125	10,553	128	10,970	134
		T5W	10,220	124	10,473	128	10,887	133
		T5R	9,855	120	10,099	123	10,498	128
		LANE	9,978	121	10,226	124	10,629	129
P6	108W	T5E	12,878	120	13,197	123	13,719	127
		T5M	13,015	121	13,338	124	13,865	129
		T5W	12,917	120	13,237	123	13,760	128
		T5R	12,455	116	12,764	119	13,268	123
		LANE	12,611	117	12,924	120	13,435	125
P7	122W	T5E	15,503	125	15,887	128	16,515	133
		T5M	15,668	126	16,057	129	16,691	135
		T5W	15,549	125	15,935	129	16,564	134
		T5R	15,000	121	15,374	124	15,979	129
		LANE	15,175	122	15,554	125	16,168	130

Up-light Lumen Output

Up-light Option	Watts	Lumens
UPL1	6.5W	519
UPL2	8.5W	715

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.926
35K	0.945
40K	0.967
50K	0.965

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient °C	Ambient °F	Lumen Multiplier
0 °C	32 °F	1.03
10 °C	50 °F	1.02
20 °C	68 °F	1.01
25 °C	77 °F	1
30 °C	86 °F	0.99
40 °C	104 °F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.97	0.94	0.89

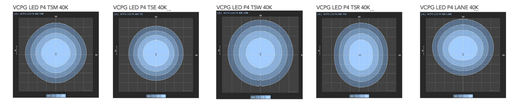
Electrical Load

Power Package	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
P1	27W	0.22	0.13	0.12	0.10	0.08	0.06
P2	34W	0.28	0.16	0.14	0.13	0.10	0.08
P3	43W	0.37	0.21	0.18	0.16	0.13	0.09
P4	56W	0.48	0.28	0.24	0.21	0.16	0.12
P5	82W	0.68	0.40	0.35	0.30	0.24	0.18
P6	108W	0.91	0.52	0.45	0.39	0.32	0.23
P7	124W	1.03	0.59	0.51	0.44	0.37	0.27

© 2012-2023 Acuity Brands Lighting, Inc. All rights reserved.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting VCPG LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards



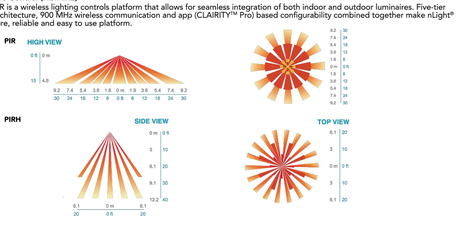
Control/Sensor Options

Motion/Ambient Sensor (PIR _, PIRH)

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 tripping 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 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.



Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR9FCIV or PIRH1FCIV	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 9fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec

© 2012-2023 Acuity Brands Lighting, Inc. All rights reserved.

Mounting, Options & Accessories

PM – Pendant Mount (compatible with ¾ 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/Trunnion Mount
D = 19"
H (Yoke) = 10"-18"

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

PIR & PIRH – Motion/ Ambient sensor
D = 19"
H = 4.6" or
+1" (with up-light)
+2" (with nLight AIR)

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

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

WG – Wire guard
D = 19"
H = 4.9" (no up-light) or
5.9" (with up-light)

HS – House side shield
D = 19"
H = 7.1" (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 illuminance criteria when installed as a direct replacement of most HID parking garage luminaires. Its modern dayform and aesthetics also make it appealing for indoor low-bay 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 thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils 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 micro prismatic acrylic lenses and back reflectors provide 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-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L89/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%, and a minimum 6.0 KV surge rating. When ordering the SPD10KV option, a separate 10kV (3kA) surge protection device is installed within the luminaire which meets a minimum 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 4x4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad 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 yoke/trunnion 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 to U.S. and Canadian standards. IP66 rated for outdoor applications. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights 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 Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy American(s) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/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.acuitybrands.com/support/warranty/terms-and-conditions

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.

© 2012-2023 Acuity Brands Lighting, Inc. All rights reserved.

Copyright © 2022 Magellan Architecture
All rights reserved. The documents prepared by the Magellan Architecture for this project are the property of the Architect, to be used solely with respect to this project.
No part of this plan may be copied, reproduced, distributed, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or any information storage and retrieval system) without the prior written permission of Magellan Architecture. No derivative works of this plan may be created, nor any part of this plan modified, without the prior written permission of Magellan Architecture. The purchaser of this set of plans entitles the purchaser to use the plans for the construction of only one building. The purchase of additional sets of plans does not entitle the purchaser to construct more than one building.

Magellan ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com

Copyright © 2022 Magellan Architecture

SUNRIDGE SELF-STORAGE EXPANSION

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

REVISIONS		
NO.	DATE	BY
1	XX/XX/XX	CUP SUBMIT.
2		
3		
4		
5		

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