AGENDA
REGULAR MEETING OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE

MONDAY, DECEMBER 18, 2023
7:00 PM

DUARTE COMMUNITY CENTER, 1600 HUNTINGTON DRIVE, DUARTE, CA 91010

MISSION STATEMENT
With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

   A. APPROVAL OF MINUTES

4. ORAL COMMUNICATIONS - ITEMS NOT IN THE AGENDA

5. PUBLIC HEARINGS:

   A. **Conditional Use Permit 22-04 and Site Plan and Design Review 22-42**. A request to allow a new electric vehicle charging station (fueling station land use) and 24-hour operations in the Commercial-General zoning district within 300' of a residential zone. The project consists of: 12 charging dispensers, 26 parking stalls, an approximate 785 square foot lounge/restroom building, and two fueling canopies (1,350 and 810 square feet).

      RESOLUTION PC 23-10

      A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 22-04 TO ALLOW A NEW ELECTRIC VEHICLE CHARGING STATION AND 24-HOUR OPERATIONS (KNOWN AS BP PULSE) AT 2107 HUNTINGTON DRIVE

      PC RESOLUTION 23-11

      A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE APPROVING SITE PLAN AND DESIGN REVIEW 22-42, FOR THE CONSTRUCTION OF A NEW ELECTRIC VEHICLE CHARGING STATION, LOCATED AT 2107 HUNTINGTON DRIVE

AT 2174 HUNTINGTON DRIVE MEETS THE REQUIRED FINDINGS DESCRIBED UNDER DUARTE DEVELOPMENT CODE 19.114.050(B) AND THUS APPROVES CONDITIONAL USE PERMIT 22-02 SUBJECT TO CONDITIONS OF APPROVAL

B.

Conditional Use Permit 23-04. A request to allow the operation of a health and fitness facility over 2,000 square feet operating as early as 5:00am and as late as 11:30pm at 2137 Huntington Drive. The business offers it's patrons the use of exercise machines and limited personal training, no group exercise classes will be provided.

RESOLUTION PC 23-12

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 23-04 TO ALLOW A LATE-NIGHT HEALTH & FITNESS FACILITY (KNOWN AS 360 FITNESS) AT 2137 HUNTINGTON DRIVE.

6. ITEMS FROM DIRECTOR

7. ITEMS FROM COMMISSIONERS

8. ADJOURNMENT:

MINUTES
CITY OF DUARTE
PLANNING AND ECONOMIC
DEVELOPMENT COMMISSION

September 18, 2023

Commissioners
Tina Heany, Chair
Wally Wolff, Vice-Chair
Daniel Becker
Yesenia Paez
Brian Quandt

1. CALL TO ORDER AND NOTATION OF ANY ABSENCES:

Chair Heany called the meeting to order at 7:04 p.m. The following were in attendance:

PRESENT:	Becker, Heany, Quandt, Paez
ABSENT:	Wolff
STAFF:	Bautista, Golding, Hensley, Juarez, Nash, Villalobos, Zambrano
CITY ATTORNEY:	None

2. PLEDGE OF ALLEGIANCE:

City Manager Villalobos led the Pledge of Allegiance.

3. OATH OF OFFCE:

Yesenia Paez was sworn in by City Clerk Juarez.

4. WELCOME TO NEW COMMISSIONER:

Chair Heany introduced the newly appointed commissioner. Commissioner Paez proceeded to offer a brief overview of her background.

5. APPROVAL OF MINUTES:

Commissioner Becker motioned to approve the July 17, 2023, minutes. Seconded by Commissioner Quandt. The motion carried 4-0-0-1. (Yes: Becker, Heany, Paez, Quandt; No: None; Abstain: None; Absent: Wolff).

6. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA:

City Manager Villalobos introduced himself to the commissioners.

7. PUBLIC HEARINGS:

A. **General Plan Amendment 23-01**. A City-initiated request to formally adopt the 2020 Hazard Mitigation Plan into the Safety Element of the General Plan.

Nash presented the staff report and explained why the City is amending its General Plan Safety Element. Nash added that the amendment will include specific language which direct readers to the City's 2020 Local Hazard Mitigation Plan (LHMP) in order to fully comply with an optional state assembly bill and qualify for additional emergency funding.

Chair Heany opened the Public Hearing at 7:14 p.m.

No comments from the public.

Chair Heany closed the Public Hearing at 7:14 p.m.

Action

Motion made by Commissioner Paez to approve GPA 23-01 per Resolution PC 23-09. Seconded by Commissioner Becker. The motion carried 4-0-0-1. (Yes: Heany, Becker, Paez, Quandt; No: None; Abstain: None; Absent: Wolff).

8. BUSINESS ITEMS:

None

9. ITEMS FROM DIRECTOR:

Director Hensley provided updates on several items and projects throughout the City.

10. ITEMS FROM COMMISSIONERS:

None

11. ADJOURNMENT:

Chair Heany motioned to adjourn at 7:29 p.m. The next meeting is scheduled for October 16, 2023.

_____

Craig Hensley, Secretary

CONDITIONAL USE PERMIT 22-04

&

DESIGN REVIEW 22-42

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: December 18, 2023

Subject: Conditional Use Permit 22-04 and Site Plan and Design Review 22-42 for an electrical vehicle charging station

Location: 2107 Huntington Drive

Applicant: Brian Smith of Core States Group, on behalf of BP Pulse

SUMMARY

The applicant, Brian Smith of Core States Group, on behalf of BP Pulse, is requesting approval of a Conditional Use Permit (CUP) to allow a fueling station land use and 24-hour operations in the Commercial-General zoning district within 300' of a residential zone and Site Plan and Design Review (SPDR) case for the construction of a new electric vehicle charging station, consisting of: 12 charging dispensers, 26 parking stalls, an approximate 785 square foot lounge/restroom building, and two fueling canopies (1,350 and 810 square feet).

The project site is located at 2107 Huntington Drive within the Commercial General (C-G) Zone, in which any fueling station land use and/or operations 24-hours a day requires review and approval by the Planning and Economic Development Commission. Staff recommends the Planning Commission adopt Resolution PC 23-10 to approve the CUP, and Resolution PC 23-11 to approve the SPDR case, based on the information provided in the staff report and subject to conditions of approval.

BACKGROUND

The subject property is zoned Commercial General (C-G), has a size of 23,440 square-feet, and is has been vacant since the early 1990's. The former use was a traditional gasoline fueling station. The property is on the northeast corner of Huntington Drive and Bradbourne Avenue. The primary street frontage of the property is in on Huntington Drive. One driveway approach currently exists on Huntington. However, the previous use had multiple driveway approaches both on Huntington Drive and Bradbourne Avenue. Residential properties are located to the north and west of the subject property.

On November 27, 2023, the Architectural Review Board (ARB) met to consider the Site Plan and Design Review request for this project. Notices were mailed to abutting property owners to solicit comments on the architectural design of the proposed project. No correspondence was received from property owners. After considering the information provided in the staff report and comments made by the applicant, the ARB recommended approval of the project.

Vicinity Map

PROJECT DESCRIPTION

The project consists of the construction of: 12 charging dispensers, 26 parking stalls, an approximate 785 square foot lounge/restroom building, and two fueling canopies (1,350 and 810 square feet). The proposed business would operate 24/7. Charging time would generally be between 20-30 minutes, and fees are charged to vehicles that dwell at the dispenser. All services for the facility will be self-serve, with no on-site personnel manning the building or site. Access to the lounge and restrooms would be provided electronically through an app or codes provided as part of the charging process. All merchandising, site maintenance, and janitorial services will be contracted to third parties. A property

management company will be utilized to maintain the site and ensure landscape maintenance, no less than once a week.

As a convenience to its customers, a lounge building provides an area for customers to wait, eat, or drink in a secure and climate-controlled building while their vehicle is charging. The lounge would be open from 8 am – 10 pm. The lounge would include TV's and electrical charging ports for personal devices. WI-FI would be provided to customers via a BP app. Several vending machines will be located within the building as well. Alcoholic beverages are not proposed. A separate locked entrance is provided to access the restrooms for customers only. Restroom access would be provided 24/7.

The property will contain 12 vehicle charging stations that can fuel up to 24 cars simultaneously, using DC Fast Charging (DCFC) chargers (up to 150kW). A series of electrical transformers, switch gear, rectifiers, switchboards, and other electrical equipment is necessary for this type of business. BP's electrical equipment is located behind the building and screened by a six-foot tall (6') with view-obscuring panels. Electrical equipment associated with SCE is located within a landscaped area to the west of the building, which allows SCE access to their equipment.

ANALYSIS

Electric vehicle charging stations, especially ones that operate more like a traditional fueling station, are a new concept and the Duarte Development Code does not explicitly address them. According to the applicants, this would be the first BP Pulse EV charging Station in the US. Staff has considered the operational aspects of the proposed use and thoroughly analyzed site improvements and architectural features of the buildings. The EV charging station is similar to a Fueling Station land use, which is listed as a conditionally allowed use within the Commercial-General zone. The sections of the Development Code addressing traditional gasoline fueling stations have been incorporated to the degree relevant to the proposed use.

Architectural Design

The proposed building and canopies are designed in a contemporary architectural style with traditional material accents. The lounge/restroom building features a flat roof with an architectural blade element that extends above the roof to provide an area for signage. No mechanical equipment is proposed on the lounge building rooftop. The majority of the building is clad in Trespa Meteon, a highly weather resistant, decorative high-pressure compact laminate made of both natural fibers and resins. The Trespa Meteon is used in both satin finishes, in blue and white colors, for wall and fascia material, and in a simulated wood style (Elegant Oak-Matte) for the blade element, walls panels, and as accents. The lounge area proposes a white-colored aluminum store front system.

The 15' tall canopies are designed to complement the lounge building, in terms of style, materials, and colors. Due to placement closer to the streets, the fueling canopies are more visible to the public than the lounge. Because of these circumstances, Staff felt it was important to ensure high-quality design for the canopy structures. The canopies are

metal structures, clad in aluminum composite panels in matching blue and white colors. Canopy columns are adorned in the simulated wood style Trespa Meteon materials (Elegant Oak-Matte) to compliment the overall project design. The canopy roof is proposed to gently slope to the street-side elevations. Due to the aesthetic impacts of this type of roof design, staff insisted upon a highly decorative roofing material and color to enhance the design; a standing seam metal roof in a blue color.

Circulation & Parking

The project provides two means of egress and ingress. The primary access will be a 27' wide driveway approach on Huntington Drive along the easterly property line of the property. A second driveway approach is sited along Bradbourne Avenue, near the northerly property line. The primary access has been expanded to its greatest potential, due to physical impediments to the west (power pole) and to the east (ADA sidewalk and a visibility triangle issue). The visibility triangle issue is caused by the abutting property wall being too tall and/or too close to Huntington Drive, which is restricting sight distance visibility of oncoming west-bound traffic for those patrons leaving the project's Huntington Drive driveway approach. Staff has brought this issue up to the project applicants to resolve with their abutting property owner to the east. The applicant has made progress with the affected owner and is currently working on a formal agreement to reduce the size of the wall to meet City requirements. A condition of approval has been added to ensure this issue is resolved prior to final project approval.

Circulation has been examined and accepted by our City Engineer and Planning Staff. Truck turning templates were applied for delivery and service vehicles, which show that vehicles up to 35' will have adequate room to maneuver within the site.

Parking for the charging station has been analyzed as well. The proposed use is a new concept and is utilized differently than a traditional gasoline fueling station with a convenience store. The parking standards used for a fueling station with a convenience store are not directly applicable, and ITE standards, which help to establish parking standards generally, do not recognize this new type of charging station use. To that end, 26 parking stalls are provided, in which, 24 vehicles can be charged simultaneously. Two (2) additional parking stalls have been provided for use by employees/vendors associated with the project or for the general public. Unlike a traditional fueling station with a store, there are no employees and no need for the general public to be using the lounge unless they are charging their vehicle. Both Staff and the City's Traffic Engineer support the amount of parking provided for the project and do not anticipate impacts related to on-site parking.

Site Improvements, Landscaping & Signage

Several significant site improvements are associated with the project. To address potential privacy and noise impacts, an eight-foot (8') tall wall along the rear (northerly) property line is proposed abutting a trailer park. Staff encouraged the applicants to work with the trailer park owners to gain their permission to remove the existing four to five-foot (4'-5') wall and replace it with the new taller wall. Unfortunately, the trailer park owners did not acquiesce to the removal of the wall, so the applicant has worked with Staff to build the taller wall

abutting the existing wall. An iron fence with screening panels has been incorporated into the design to minimize visibility into the area behind the lounge building, which is being used to house BP's electrical equipment. The site is further improved with parking lot pole lighting, which has been modified due to the proximity with sensitive residential uses to the north and west. An underground chamber is proposed to capture stormwater and comply with LID requirements. The Duarte Municipal Code requires the undergrounding of utility lines for new projects. A condition of approval has been added to require the undergrounding of utilities or to pay an in-lieu fee, as established by the City Engineer.

Landscaping has been placed generously throughout the project site. 15' and 18' 6" deep landscape buffers have been designed along both street frontages in front of the canopies. Landscaped setbacks along the northerly and easterly property line reduce the amount of visible hardscape and soften the appearance of both site perimeter walls. SCE equipment has also been relocated from the northerly driveway and placed just west and north of the building within a landscaped planter. A conceptual landscaping plan is included in the project plans, which depicts a variety of climate-adapted planting materials, trees, and appropriate landscaping placement for screening purposes. A standard condition of approval is added for a deferred detailed landscape plan review. The ARB recommended a condition to have unscreened SCE equipment disguised in a decorative vinyl wrap.

A conceptual signage plan has been provided by the applicant, which includes BP Pulse signage for the building and charging dispensers, and other regulatory and informational signage throughout the property. Staff has previously informed the applicant that signage on dispensers facing the street would not be allowed, monument signage is allowable, and that all signage related to the project will be reviewed as a separate approval.

<u>Operations</u>
Since the proposed project plans to operate unattended and 24-hours a day, the CUP will need to incorporate a series of conditions that address potential impacts related to operational aspects (e.g. noise, property maintenance, security).

Some degree of noise is anticipated with an electric charging vehicle station, such as vehicle movements, and low levels of sound created from people charging their vehicles. The lounge provide patrons with a climate-controlled environment to rest, charge phones, and use the restroom. However, loud noises generated from stereos and people talking while not within lounge could be a concern. Recognizing the potential for noise impacts, the project has been designed with an eight-foot (8') high block wall on the northerly property line, abutting the mobile home park. Generous setbacks and Bradbourne Avenue provide an adequate buffer for residential located west of the property. A condition of approval is being recommended to that requires exterior doors to the lounge and restroom be self-closing and be prohibited from being propped open or otherwise ajar.

Property maintenance has been proposed no less than once a week. However, the potential for emptying waste cans, sweeping the parking lot, and addressing other on-site issues calls for more frequent service. A condition of approval has been added to require daily site monitoring to address these concerns.

Without an on-site attendant, the project will require a robust security system. The project features a unique system that only allows customer access to the lounge and restroom via a downloaded app or through interfacing with the charging dispenser. The applicant has also proposed the use of a security system. The review of the type of security system, camera placement, and other details will be important to the operations of the facility. A condition of approval has been integrated that requires the review and approval of a full and comprehensive Security Plan by the Public Safety and Community Development Departments.

Many of the potential impacts associated with the proposed use will require effective signage and responsive management to ensure compatibility with the surrounding neighborhood. The following conditions of approval are proposed:

- Property managers must respond to requests for corrections or issues from the City of Duarte within 24 hours.

- In the event of substantiated noise issues, the Community Development Director may require the applicant to pay for the preparation of a noise study, prepared by a professional noise or acoustics consultant of the City's selection. Adherence to the study's recommendations will be required of the applicant. Failure to promptly comply with this requirement will result in a modification/revocation hearing before the Planning Commission.

- An Operational Signage Plan must be approved by the Community Development Department prior to the start of operations. Signage for the proposed use must include the following:
    - Limited timed parking - signage that limits the time vehicles are allowed to be parked on property shall be included in the proposed signage and security plan, with the ability to enforce parking limitations, including vehicle towing. Time limits should be established to minimize non-customer vehicles parking on-site and reduce loitering.
    - Removal of unattended vehicles - signage shall also incorporate language that allows for the removal of unattended vehicles, with the ability to enforce parking limitations, including vehicle towing. Any vehicle left unattended for longer than 24 hours shall be removed within the next 24 hours.
    - Property Management – signage shall provide a name and contact phone number for property managers or other responsible parties related to site/building maintenance, building access, and other property matters.
    - Trespassing/Loitering/Dumping - The property owner shall post “No Trespassing”, “No Loitering”, “No Dumping” or other applicable Penal Code signs to allow necessary enforcement and/or removal of any activity that may be deemed a public nuisance or jeopardize the health, safety, and general welfare of the public. The location of the penal code signs shall be approved by the Public Safety Department and Planning Division prior to prior to installation.

- Noise – signage related to noise limitations during quiet hours shall be provided in locations to notify all customers. Contact information pertaining to noise related complaints shall be incorporated into said signage.

- The City reserves the ability to require additional signage to address problems or concerns that arise after the beginning of operations.

- Signage and any installed vinyl wraps must be perpetually maintained, readable, and in clear imagery that is not distorted or damaged by the elements.

Ultimately, if the electric vehicle charging station does not quickly respond to operational issues or if impacts with surrounding properties are a continuing issue, the CUP could be brought back to the Planning Commission for potential revocation.

ENVIRONMENTAL

The proposal has been reviewed with respect to environmental impact and staff has determined that the application for a Conditional Use Permit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 and 15304 of Title 14 of the California Code of Regulations. No further environmental review is required at this time in accordance with CEQA Guidelines.

RECOMMENDATION

Based on the information provided in the Staff report, Staff recommends the Planning Commission adopt PC Resolution 23-10 (Exhibit A), approving Conditional Use Permit 23-04, and PC Resolution 23-11 (Exhibit B), approving Site Plan and Design Review 22-42, for the project proposal at 2107 Huntington Drive.

Respectfully Submitted,

Jason Golding
Planning Manager

Attachments

Exhibit A: Resolution PC 23-10, Conditional Use Permit 23-04
Exhibit B: Resolution PC 23-11, Site Plan and Design Review 22-42
Exhibit C: Applicant's Business Operations Plan
Exhibit D: Architectural Plans
Exhibit E: Vicinity Map and Site Photos

EXHIBIT B

RESOLUTION PC 23-10

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 22-04 TO ALLOW A NEW ELECTRIC VEHICLE CHARGING STATION AND 24-HOUR OPERATIONS (KNOWN AS BP PULSE) AT 2107 HUNTINGTON DRIVE

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the applicant has submitted an application requesting approval of a Conditional Use Permit to allow a new electric vehicle charging station (fueling station land use) with 24-hour operations located at 2107 Huntington Drive; and

WHEREAS, the proposed hours of operation are 24-hours in the Commercial-General zoning district within 300' of a residential zone, which is considered late night hours pursuant to Duarte Development Code Section 19.60.110 which requires additional regulations; and

WHEREAS, an electric vehicle charging station (fueling station land use) is permitted with a Conditional Use Permit within the Commercial General (C-G) zone pursuant to Duarte Development Code Section 19.12.020; and

WHEREAS, Section 19.114.040 through 19.114.050 of the Duarte Development Code authorizes the Planning and Economic Development Commission to consider such requests subject to certain findings; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 22-04 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 22-04 and all of the information, evidence and public testimony received at the public meeting held on December 18, 2023 at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.050(B), as:

1. *The proposed use is consistent with the General Plan;*

   The EV charging station is consistent with Land Use Goal 1 of the General Plan by maintaining a balanced community consisting of various commercial activities. The use is also consistent with the Commercial land use designation by providing neighborhood service uses serving the daily needs of nearby residential areas.

2. *The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;*

   A new electric vehicle charging station (fueling station land use) with 24-hour operations is permitted within the Commercial General (C-G) zone with the approval of a Conditional Use Permit. The use follows all regulations of the Duarte Development Code and Municipal Code, and conditions of approval have been included to ensure such compliance.

3. *The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;*

   The use is located on a 23,440 square feet commercial property with a proposed a new 785 square foot lounge/restroom building, two fueling canopies (1,350 and 810 square feet) and associated parking lot. Commercial uses are located to the east and south of the subject property. Mobile-home and residential uses are located to the north and west of the subject site, but through conditions of approval, sound will be managed to be no greater than other noise generated in this commercial area. The operation of the facility complements Huntington's commercial corridor and provides an added service to the community.

4. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;*

   Conditions of approval such as noise, security, and operational restrictions have been added to ensure the proposed use remains consistent with the zoning, and will help avoid any adverse and detrimental effects on the City and surrounding community.

5. *The subject site is:*

   a. *Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and*

   b. *Served by highways and streets adequate in width and improvement to carry the*

kind and quantity of traffic the proposed use would likely generate.

The project would reconstruct and widen an existing driveway on Huntington Drive and construct a new driveway on Bradbourne Avenue. Onsite circulation will allow for efficient movement of passenger, emergency, and delivery vehicles. Huntington Drive is the City's primary arterial roadway and accommodate the proposed land use.

SECTION 3. **CEQA DETERMINATION**

In recommending adoption of this PC Resolution 23-10 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15303 and 15304.

SECTION 4. **RECOMMENDATION**

Staff recommends that the Planning Commission approves PC Resolution 23-10 based on the findings listed in Section 2, and the conditions listed in "Exhibit A-1", for a new electric vehicle charging station (fueling station land use) with 24-hour operations located at 2107 Huntington Drive.

APPROVED, AND ADOPTED by the Planning and Economic Commission of the City of Duarte at a regular meeting held on the 18th day of December, 2023.

_____
Wallace J. Wolff, Vice-chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on December 18, 2023 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A-1

Conditions of Approval
Conditional Use Permit 22-04
2107 Huntington (EV Charging Station/24-Hour Operations)

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1. This approval is for an EV charging station with 24-hour operations located at 2107 Huntington Drive as stated in the staff report and described in the applicant's business operational statement and architectural plans, on file with the Planning Division.

2. Property maintenance and the emptying of waste receptacles must occur daily or as needed, to ensure the property is free of litter or debris and waste receptacles are emptied.

3. Property managers must respond to requests for corrections or issues from the City of Duarte within 24 hours.

4. Operations shall be conducted in a manner that does not create a nuisance. Any such nuisance must be abated immediately upon notice by the City.

5. An Operational Signage Plan must be approved by the Community Development Department prior to the start of operations. Signage for the proposed use must include the following:
   a. Limited timed parking - signage that limits the time vehicles are allowed to be parked on property shall be included in the proposed signage and security plan, with the ability to enforce parking limitations, including vehicle towing. Time limits should be established to minimize non-customer vehicles parking on-site and reduce loitering.
   b. Removal of unattended vehicles - signage shall also incorporate language that allows for the removal of unattended vehicles, with the ability to enforce parking limitations, including vehicle towing. Any vehicle left unattended for longer than 24 hours shall be removed within the next 24 hours.
   c. Property Management – signage shall provide a name and contact phone number for property managers or other responsible parties related to site/building maintenance, building access, and other property matters.
   d. Trespassing/Loitering/Dumping - The property owner shall post "No Trespassing", "No Loitering", "No Dumping" or other applicable Penal Code signs to allow necessary enforcement and/or removal of any activity that may be deemed a public nuisance or jeopardize the health, safety, and general welfare of the public. The location of the penal code signs shall be approved by the Public Safety Department and Planning Division prior to prior to installation.
   e. Noise – signage related to noise limitations during quiet hours shall be provided in locations to notify all customers. Contact information pertaining to noise related complaints shall be incorporated into said signage.

6. The City reserves the ability to require additional signage to address problems or concerns that arise after the beginning of operations.

7. Signage and any installed vinyl wraps must be perpetually maintained, readable, and in clear imagery that is not distorted or damaged by the elements.

8. Any signage associated with the business is not included as part of this approval; a separate review and approval process will be required for all proposed signage. All signage shall comply with the Sign Guidelines of the Duarte Development Code.

9. Exterior doors to the lounge and restroom shall be self-closing and shall not be propped open or otherwise be able to be ajar.

10. Access to and use of the lounge and restrooms are for customer use only and must be controlled by way of a downloaded application or code provided only to paying customers who are using the electric vehicle chargers.

11. In the event issues or problems arise related to hours of operation, the Planning Commission delegates authority for the Community Development Director to modify operating hours. The Community Development Director may refer any matter back to the Planning Commission for their consideration.

12. The business owner shall provide a Security Plan to the Community Development Department and Public Safety Department for review and approval prior to the commencement of business operations. Said plan may require security monitoring, a sophisticated camera system, vehicle limitations and signage, operational contacts, and other requirements that ensure the property is properly monitored and actively managed by the business owner. Cameras shall be installed in locations throughout the property and buildings, as approved by the Community Development and Public Safety Departments. The security plan shall include details on a closed circuit television system consisting of interior and exterior surveillance cameras and a digital video recorder (DVR) for recording surveillance camera footage. The security system hard drive shall save footage/data for a minimum of 30 days. The hard drive shall be locked, secured, and accessible only to the business owner and/or designees. All saved data shall be made available to the Public Safety Department and/or City personnel upon reasonable request. All components of the approved security plan shall be operational prior to implementing any new services allowed by this CUP and shall remain fully operational at all times. Any changes to the security system shall require review from the Community Development Department and Public Safety Department prior to implementing.

13. Music, noise-generating equipment, or any other business activities shall be operated at reasonable audible levels, not to exceed City Noise Regulations outlined in Chapter 9.68 of the Duarte Municipal Code or be detrimental to the operations of adjoining businesses. Furthermore, music shall not be played at a volume that is audible outside the business. In no case shall live music be permitted in association with this business.

14. Outdoor speakers or other exterior audible devices are prohibited, unless approved by the Community Development Director.

15. In the event of substantiated noise issues, the Community Development Director may require the applicant to pay for the preparation of a noise study, prepared by a professional noise or acoustics consultant of the City's selection. Adherence to the study's recommendations will be required of the applicant. Failure to promptly comply with this requirement will result in a modification/revocation hearing before the Planning Commission.

16. Delivery hours shall be limited from 7:00 a.m. to 7:00 p.m., Monday-Saturday. No deliveries are allowed on Sunday.

17. Outdoor storage and display is prohibited.

18. Alcohol beverage sales or service have not been proposed at the time of project submittal, has not been analyzed by staff, and are, therefore, not permitted through this entitlement. If in the future alcoholic beverage service or sales is requested, a separate conditional use permit application would require Planning Commission approval.

19. The applicant shall obtain a valid business license with the City of Duarte prior to commencement of business operation. Contact the City Finance Division for more information.

20. A new or modified conditional use permit will be required at the time of change of business owner when the subsequent business owner/operator proposes changes to the area, configuration or manner in which the original conditional use permit was approved.

21. Any expansion or modification to the approved use authorized as part of Conditional Use Permit 22-04 shall require an application for a new Conditional Use Permit.

22. This entitlement shall be contingent upon the privileges being utilized within twelve (12) months from the effective approval date. Discontinuance of the approved use for twelve (12) consecutive months or more shall constitute an abandonment of the permits and the Conditional Use Permit shall become invalid.

23. This CUP may be called for review or revocation at any time by City Staff, City Council, or Planning Commission if a violation of the approved conditions is alleged, or if it is alleged that project operations are creating a public nuisance, as substantiated by the Los Angeles County Sheriff's Department, Public Safety Department, or any other City Department. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times. Such review of the CUP may include any remedy available to the City that will prevent negative impacts on the property and surrounding developments. Problems or continued/repeated violations of any Municipal Code, conditions of approval, or any other governmental regulations may be grounds for initiation of proceedings for the revocation of this CUP before the Planning Commission pursuant to Section 19.152.030 of the Duarte Development Code.

24. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or screen walls, subject to approval from the Planning Division.

25. The applicant must obtain Planning Division approval as well as Building & Safety Division approval and permits for all tenant improvements and other associated site improvements.

26. Any required plans and plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits.

27. The project shall comply with all the regulations of Chapter 19.12 (Commercial Zones) of the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.

28. The owner and contractors shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.

29. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.

30. The CUP may be called for review or revocation at any time by City Staff, City Council, or Planning Commission if a violation of the approved conditions is alleged, or if it is alleged that the health & fitness facility, or its patrons, are creating a public nuisance, as substantiated by the LA County Sheriff's Department, Public Safety Department, or any other City Department. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times. Such review of the CUP may include any remedy available to the City that will prevent negative impacts on the property and surrounding developments. Problems or continued/repeated violations of any Municipal Code, conditions of approval or any other governmental regulations may be grounds for initiation of proceedings for the revocation of this CUP before the Planning Commission pursuant to Section 19.152.030 of the Duarte Development Code.

31. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or

from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

EXHIBIT C

RESOLUTION NO. PC 23-11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUARTE APPROVING SITE PLAN AND DESIGN REVIEW 22-42, FOR THE CONSTRUCTION OF A NEW ELECTRIC VEHICLE CHARGING STATION, LOCATED AT 2107 HUNTINGTON DRIVE

WHEREAS, the applicant is requesting approval of a Site Plan and Design Review (SPDR) application for the construction of a new electric vehicle charging station and associated site improvements at 2107 Huntington Drive; and

WHEREAS, new structures in commercial zones require Planning Commission approval, pursuant to Duarte Development Code Section 19.122.030; and

WHEREAS, on November 27, 2023, the Architectural Review Board held a public meeting that was noticed pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law to consider the Site Plan and Design Review application and provided a recommendation of approval to the Planning Commission; and

WHEREAS, Site Plan and Design Review 22-42 is associated with another entitlement (Conditional Use Permit 22-04), which comprehensively comprise the proposed project being considered by the Planning Commission; and

WHEREAS, notice of a public hearing on the Site Plan and Design Review was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Site Plan and Design Review 22-42 and all of the information, evidence and public testimony received at the public meeting held on December 18, 2023 at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. **RECITALS**

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. **FINDINGS**

The Planning Commission finds and determines as follows, findings for Site Plan and Design Reviews, as set forth in DDC Section 19.122.050(E), as:

1. *Consistent with the General Plan and is in compliance with all applicable provisions of this Development Code and all other City ordinances and regulations;*

The EV charging station is consistent with Land Use Goal 1 of the General Plan by maintaining a balanced community consisting of various commercial activities. The use is also consistent with the Commercial land use designation by providing neighborhood service uses serving the daily needs of nearby residential areas.

2. *To be constructed on a parcel that is adequate in shape, size, topography, and other circumstances to accommodate the proposed development;*

   The electric vehicle charging station project will consist of a 785 square foot lounge/restroom building, two fueling canopies (1,350 and 810 square feet) and associated parking lot, built on a vacant commercial property that is 23,440 square feet in parcel area. The site is a corner lot with relatively flat topography. The project would reconstruct and widen an existing driveway on Huntington Drive and construct a new driveway on Bradbourne Avenue. Onsite circulation will allow for efficient movement of passenger, emergency, and delivery vehicles. Huntington Drive is the City's primary arterial roadway and accommodate the proposed land use.

3. *In compliance with the applicable criteria specified in Subsection 19.122.040 D. (Application Filing, Processing, and Review), above, and the site is suitable for the proposed development;*

   a. *Compatibility.* The property is located on Huntington Drive, the City's primary commercial corridor. The lounge and canopies are similar in arrangement, design, location, and size of all structures should be visually harmonious with the project site and with the surrounding commercial sites and structures. The height and bulk of the proposed project is in scale with adjacent properties and does not visually dominate the neighborhood.

   b. *Architectural Design and Detail.* The buildings incorporate elements of good urban design and architecture. Building design and massing are used to complement existing development. Architectural treatment of all structures has been visually coordinated, including the integration of prominent rooflines that create a design interest. The design of driveways, landscaping, lighting, parking areas, signs, and other site improvements show proper consideration for the functional aspects of the site and the visual effect on surrounding development.

   c. *Landscape, Lighting, Parking, Signs, and Other Design Details.*

      - *Equipment and Utilities.* The project has been designed to locate all mechanical equipment on the ground. Proper site placement, fences and landscaping have been incorporated to further screen electrical equipment.

      - *Fences/Walls.* An eight-foot (8') tall block wall has been recommended to be constructed on the northerly property line to address noise and lighting impacts. The existing easterly wall has been conditioned to be modified to reduce the size or height, ensuring sight distance visibility to oncoming

traffic.

- *Landscaping.* Landscaping has been placed generously throughout the project site. 15' and 18' 6" deep landscape buffers have been designed along both street frontages in front of the canopies. Landscaped setbacks along the northerly and easterly property line reduce the amount of visible hardscape and soften the appearance of both site perimeter walls. SCE equipment has also been relocated from the northerly driveway and placed just west and north of the building within a landscaped planter. A conceptual landscaping plan is included in the project plans, which depicts a variety of climate-adapted planting materials, trees, and appropriate landscaping placement for screening purposes. A standard condition of approval is added for a deferred detailed landscape plan review.

- *Lighting.* Lighting for the building and the site are required by condition of approval for the safety and security of the employees and customers. A lighting plan will be required for review prior to installing any light fixtures and poles. The lighting plan will require review and approval from the Planning Division to ensure each fixture will be of high quality and decorative. Lighting design will be reviewed to also ensure offsite glare is avoided.

- *Parking.* 26 parking stalls are provided, in which, 24 vehicles can be charged simultaneously. Two (2) additional parking stalls have been provided for use by employees/vendors associated with the project or for the general public. Unlike a traditional fueling station with a store, there are no employees and no need for the general public to be using the property unless they are charging their vehicle. Both Staff and the City's Traffic Engineer support the amount of parking provided for the project and do not anticipate impacts related to on-site.

4. *Designed and arranged to provide adequate consideration to ensure the public health, safety, and general welfare, and to prevent adverse effects on neighboring property.*

   The design of the electric vehicle charging station has been thoughtfully designed to compliment the surrounding commercial environment, provide architectural interest for on-site structures, recognize and be sensitive to adjacent residential neighborhoods, and to avoid creating new impacts related to the public health and welfare. Conditions of approval have also been imposed to help avoid adverse and detrimental impacts on the City and surrounding community.

SECTION 3. **CEQA DETERMINATION**

In recommending adoption of this PC Resolution 23-11 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code

of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15303 and 15304.

SECTION 4. **RECOMMENDATION**

The Planning Commission approves PC Resolution 23-11 based on the findings listed in Section 2, and the conditions listed in "Exhibit B-1", for a new electric vehicle charging station at 2107 Huntington Drive.

APPROVED, AND ADOPTED by the Planning Commission of the City of Duarte at a regular meeting held on the 18th day of December, 2023.

_____
Wallace J. Wolff, Vice-chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

CITY OF DUARTE
COUNTY OF LOS ANGELES } ss.
STATE OF CALIFORNIA

I, Craig Hensley, Secretary of the Planning Commission of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on December 18, 2023, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT B-1

Conditions of Approval
Site Plan and Design Review 22-42
2107 Huntington Drive (EV Charging Station)

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1. This approval is for the construction of an electric vehicle charging station and unattended lounge/restroom building at 2107 Huntington Drive, as depicted on the approved plans on file with the Planning Division.

2. The applicant shall attempt to negotiate with the easterly neighbor in reducing the height and/or length of the existing easterly wall to address sight distance and visibility triangle issues to the satisfaction of the City Engineer, prior to submitting to plan check. In the event the sight distance and visibility triangle issues are not solved prior to plan check submittal, an alternative site plan, which does address sight distance and visibility triangle issues, may be provided for consideration and approval by the City Engineer.

3. The applicant shall receive approval of an Administrative Variance for the northerly (rear) property wall being proposed at eight-feet (8') tall.

4. Exterior doors to the lounge and restroom shall be self-closing.

5. A wall, fence, and/or gate plan shall be submitted to the Planning Division for review and approval prior to permit issuance. Walls/fences/gates shall contain a decorative design using decorative and high-quality materials.

6. Any signage associated with the business is not included as part of this approval; a separate review and approval process will be required for all proposed signage. All signage shall comply with the Sign Guidelines of the Duarte Development Code.

7. A landscape and irrigation plan for the property and abutting right of way shall be submitted to the Planning Division for review and approval prior to permit issuance. The landscape plan shall be prepared by a licensed landscape architect. All landscaping and irrigation shall comply with Chapter 19.40 (Landscaping) of the Duarte Development Code, including but not limited to being permanently landscaped and irrigated with a variety of drought-tolerant plants, shrubs, and ground cover, and compliance with maintenance and fuel modification requirements. Separate review fees may apply. Prior to the issuance of a Certificate of Occupancy, landscaping and irrigation shall be installed and functional. Landscaping shall be continuously maintained and permanently irrigated.

8. An exterior lighting plan, prepared by an electrical engineer or other lighting professional accepted by the City, shall be provided to the City of Duarte for review prior to Building and Safety plan check and shall include cut-section drawings, fixture and pole details, illumination levels/lighting distribution, photometrics, and any additional information as needed for all proposed exterior lighting. The surface parking lots shall include adequate lighting to ensure the safety and security of vehicles and pedestrians, while also recognizing proximity concerns related to

abutting and adjacent areas. Lighting shall be designed to be prevent direct glare or reflections onto adjacent properties and rights-of-way. Any new exterior lighting shall be in compliance with Chapter 19.50.070 of the Duarte Development Code.

9. The elevations of the entire building shall be reviewed and approved by the Planning Division prior to permit issuance. Final review shall include approval of the color palette, placement of colors, and all finished building materials, including but not limited to the type, color, texture, and/or placement. All finished building materials incorporated into the building design shall be of high quality and high durability, and shall take into consideration locations that may be more vulnerable to damage or potential maintenance concerns. Final building design, colors and materials shall be in substantial compliance with the conceptual plans, and color and material palette approved by the Duarte Planning Commission.

10. All windows and doors, including commercial storefronts, shall require final approval from the Planning Division prior to permit issuance. A separate window and door plan with an accurate window and door schedule shall be provided to the Planning Division for review prior to submitting to Building and Safety plan check. The schedule shall list the window and door types and their locations. The plan shall include all necessary details on the type, color, and material of all proposed windows and doors; sections/detail drawings depicting the use of trims, moldings, mullions, and storefront systems (including kick plates where appropriate).

11. Red curb or no parking signs shall be installed and maintained within the site, subject to review and approval of the City Engineer. Prepare a striping plan or detail for review and approval prior to plan check submittal.

12. Electrical rooms with switchgear and similar items must be located within an electrical room that is integrated into the building footprint.

13. Signage and any installed vinyl wraps must be perpetually maintained, readable, and in clear imagery that is not distorted or damaged by the elements.

<u>Public Works Conditions</u>

14. An off-site improvements plan showing any proposed improvements within the public right of way shall be provided to the Public Works Division for approval prior to issuance of building permits. Specific notes to required signage, curb painting and sign relocation will be identified during the plan check phase.

15. The property owner shall obtain a Right of Way permit from the Public Works Division for any encroachments and work done in the public right of way. Any paving and concrete work within public right of way requires a valid California Contractor's State License Class A or C-8.

16. The project shall provide undergrounding of new and existing power and telephone lines within the street right-of-way adjacent to the property being developed, as related to and further discussed in Chapters 16.30.010 & .020 of the Duarte

Municipal Code. The City Engineer may allow for the payment of an in-lieu fee for the undergrounding of said lines, depending upon the scheduling of undergrounding projects within the vicinity, and in coordination with local utility companies. As an alternative, the property owners may enter into, subject to the approval of the City Engineer, a reimbursement or other recorded legal agreement that requires future in-lieu payment (in future dollars) when an underground utility project is deemed ready by the City Engineer.

17. The property owner/developer may be required to replace the sidewalk adjacent to the project site on Huntington Drive and on Bradbourne Avenue for the full extent of project site boundaries (from PL to PL), including any damages because of construction. Sidewalks shall be constructed in accordance to City standard; integrally colored concrete is required on Huntington Drive.

18. The property owner/developer may be required to replace the curb and gutter adjacent to the project site on Huntington Drive and on Bradbourne Avenue for the full extent of project site boundaries (from PL to PL), including any damages because of construction. Curb and gutter shall be constructed in accordance with City standard.

19. The property owner/developer will be required to upgrade the ADA ramp at the north east corner of Huntington Drive and Bradbourne Avenue to current standard.

20. Proposed driveway approaches shall be constructed to City of Duarte standard and as approved in the off-street improvement plan.

21. All underground utilities shall be protected in place. Any required modifications shall be completed to appropriate standards and any damages caused by construction shall be repaired at the sole cost of the developer/contractor within a timely manner. Any necessary coordination with utility companies shall be done by the developer/owner/contractor.

22. Follow the list of Best Management Practices (BMP's) of the National Pollution Discharge Elimination System (NPDES), including recommendations from the City grading inspector.

23. Protect existing street trees. Any damage to street trees caused during construction shall be replaced by the applicant, subject to approval by the Community Development Department.

24. Follow the list of Best Management Practices (BMP's) of the National Pollution Discharge Elimination System (NPDES), including recommendations from the City grading inspector.

25. Prior to the issuance of a permits, the applicant shall submit a Low Impact Development (LID) plan to the Community Development Director for review. The LID plan shall be prepared by a California registered civil engineer, architect, or landscape architect knowledgeable about storm-water management issues, and

shall comply with Section 6.15.140 of the Duarte Municipal Code. All LID work must be completed prior to occupancy.

26. A drainage plan and grading plan shall be submitted to the Public Works Division for review prior to beginning any drainage and/or grading activity. The grading plan shall address all grading issues and required improvements on the property, including the opening and/or closure of driveway approaches from Huntington Drive. Contact the Public Works Division for more information.

General Conditions

27. The project shall comply with all the regulations of Chapter 19.12 (Commercial Zones) of the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.

28. The property owner and/or applicant shall comply with the City's Construction Diversion Program. Prior to the issuance of any permits, the applicant shall submit a Construction Diversion form and required security deposit. Contact the Planning Division for more information.

29. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or screen walls, subject to approval from the Planning Division.

30. All utilities for direct service to the project shall be installed underground and appurtenant utility facilities (e.g. meters, transformers, etc.) concealed from view of the public right-of-way.

31. Any revisions to the site plan, elevations, colors, and materials in addition to those listed as conditions of approval, shall be reviewed and approved by the Planning Division prior to installation; such changes may require review and approval from the Planning Commission.

32. Plans and all required plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits. Construction drawings, including the site plan, elevations, and colors shall be consistent and in substantial compliance with the conceptual approval and any required conditions of the Architectural Review Board.

33. Any and all correction notice(s) generated through the plan check and/or inspection process is/are hereby incorporated by reference as conditions of approval and shall be fully complied with by the owner, applicant, and all agents thereof.

34. Prior to issuing permits, any required school fees shall be paid directly to Duarte Unified School District. Contact Duarte Unified School District for more information.

35. Building permits for this project must be issued within one-year from the date of approval from the Architectural Review Board or the application and approval shall expire.

36. The owner and contractors shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.

37. A final inspection shall be made by the Planning Division prior to final of any building permits to ensure that all conditions have been met.

38. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.

39. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

EXHIBIT D1

bp pulse
ELECTRIC VEHICLE CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

DRAWING SUBMITTAL INDEX

SHEET NO.	SHEET TITLE	AHJ CUP REVIEW 2023-02-24	AHJ CUP REVIEW #2 2023-03-07	AHJ CUP REVIEW #3 2023-08-03	AHJ CUP REVIEW #4 2023-10-19	AHJ CUP REVIEW #5 2023-11-10
	CIVIL SHEETS					
CS-1.0	COVER SHEET			■	■	■
C-2.0	SITE PLAN	■	■	■	■	■
C-2.1	SIGNAGE SITE PLAN			■	■	■
C-2.2	SIGNAGE PLAN			■	■	■
C-3.0	GRADING PLAN	■	■	■	■	■
C-3.1	GRADING INSETS	■	■	■	■	■
C-4.0	UTILITY PLAN	■	■	■	■	■
C-5.0	LIGHTING PLAN	■	■	■	■	■
C-6.0	LIGHTING SPECIFICATIONS	■	■	■	■	■
C-8.0	TRUCK TURNING PLAN	■	■	■	■	■
C-8.1	TRUCK TURNING PLAN	■	■	■	■	■
C-9.0	WALL PLAN	■	■	■	■	■
C-10.0	CANOPY DIMENSIONAL PLAN		■	■	■	■
1 OF 1	SURVEY	■	■	■	■	■
LP-1	LANDSCAPE PLANTING PLAN	■	■	■	■	■
LP-2	LANDSCAPE SPECS AND DETAILS	■	■	■	■	■
	ARCHITECTURAL SHEETS					
A-100	FLOOR PLAN	■	■	■	■	■
A-200	EXTERIOR ELEVATIONS	■	■	■	■	■
A-210	SITE ELEVATIONS	■	■	■	■	■
	STRUCTURAL SHEETS					
S-1.0	STRUCTURAL DETAILS			■	■	■
S-2.0	FOUNDATION PLAN			■	■	■
	CANOPY SHEETS (BY OTHERS)					
CSN	CANOPY STRUCTURAL NOTES AND PLANS			■	■	■
CS1	CANOPY STRUCTURAL NOTES AND PLANS			■	■	■
CS2	CANOPY STRUCTURAL SECTION AND DETAILS			■	■	■
AB1	CANOPY FOUNDATION SECTIONS AND DETAILS			■	■	■

PROJECT DATA

PROJECT APN:	8529-010-020
PROJECT ADDRESS:	2107 HUNTINGTON DRIVE, DUARTE, CA 91010
PROPERTY OWNER:	AKHIAN ANDON T TR TONY A AKHIAN TRUST
COUNTY:	LOS ANGELES
CROSS STREETS:	BRADBOURNE AVE. & HUNTINGTON DR. HUNTINGTON DR. & MOUNT OLIVE DR.
bp pulse NAME:	EVCP - DUARTE

PROJECT DESCRIPTION:

APPLICANT IS PROPOSING TO TAKE THE VACANT SITE LOCATED AT 2107 HUNTINGTON DRIVE, DUARTE, CA WITH A TOTAL AREA OF 25,540 S.F. OR 0.586 ACRES AND DEVELOP A LOUNGE/RESTROOM FACILITY WITH AN APPROXIMATED AREA OF 785 S.F. AND DISPENSER CHARGING PARKING THROUGHOUT THE SITE WITH A TOTAL OF TWELVE (12) CHARGING DISPENSERS, ONE OF THEM SERVING FOR VAN PARKING AND TWO OTHERS FOR ADA PARKING. IN ADDITION, A TRASH ENCLOSURE IS BEEN PROPOSED WITH CAPACITY FOR TWO (2) THREE (3) YARD GARBAGE BINS. MOST SOUTHERN AND WESTERN CHARGING PARKING TO PROVIDE CANOPIES. A NEW 8-FT TALL WALL IS PROPOSED.

PROJECT TEAM

bp pulse	ADDRESS:	PHONE:
bp pulse PROJECT MANAGER: LAUREN PELETTA	STREET CITY, STATE, ZIP CODE	(628) 283-9141
CORE STATES ENERGY - ENGINEERING		
CIVIL ENGINEER: TRENT MARTIN, PE ELECTRICAL ENGINEER: ADAM MUELLER, PE STRUCTURAL ENGINEER: CAREL STEVENSON, PE	CORE STATES GROUP 4240 EAST JURUPA ST. SUITE 402 ONTARIO, CA 91761	(909) 467-8907

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE

IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL

UTILITY INFORMATION

ELECTRICAL UTILITY: SOUTH CALIFORNIA EDISON COMPANY

FLOOD ZONE

THIS PARCEL OF LAND IS CLASSIFIED TO BE "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1415F, EFFECTIVE DATE OF SEPTEMBER 26, 2008.

VICINITY MAP

AERIAL MAP

bp

bp pulse
ELECTRIC VEHICLE
CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

DOCUMENTS PREPARED BY CORESTATES, INC. INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE PROJECT AND SITE AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY REUSE, EXTENSION OF USE TO ANY OTHER PROJECT OR SITE, OR DISCLOSURE TO OTHER PARTY, WITHOUT THE EXPRESS WRITTEN CONSENT OF CORESTATES, INC. IS FORBIDDEN UNLAWFULLY AND AT THE USERS OTHER THAN THAT SPECIFICALLY AUTHORIZED BY CORESTATES, INC. CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CORE STATES ENERGY
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone (909) 467-8940
tmartin@core-eng.com

811 Know what's below. Call before you dig.

THE CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. NO ALTERATIONS TO THE PROJECT, GENERAL NOTES, DETAILS, SPECIFICATIONS, OR REPORTS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM CORESTATES, INC. CORESTATES, INC. IS NOT RESPONSIBLE FOR ANY UNAUTHORIZED ALTERATIONS.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	JSK
CHECKED BY:	TRM

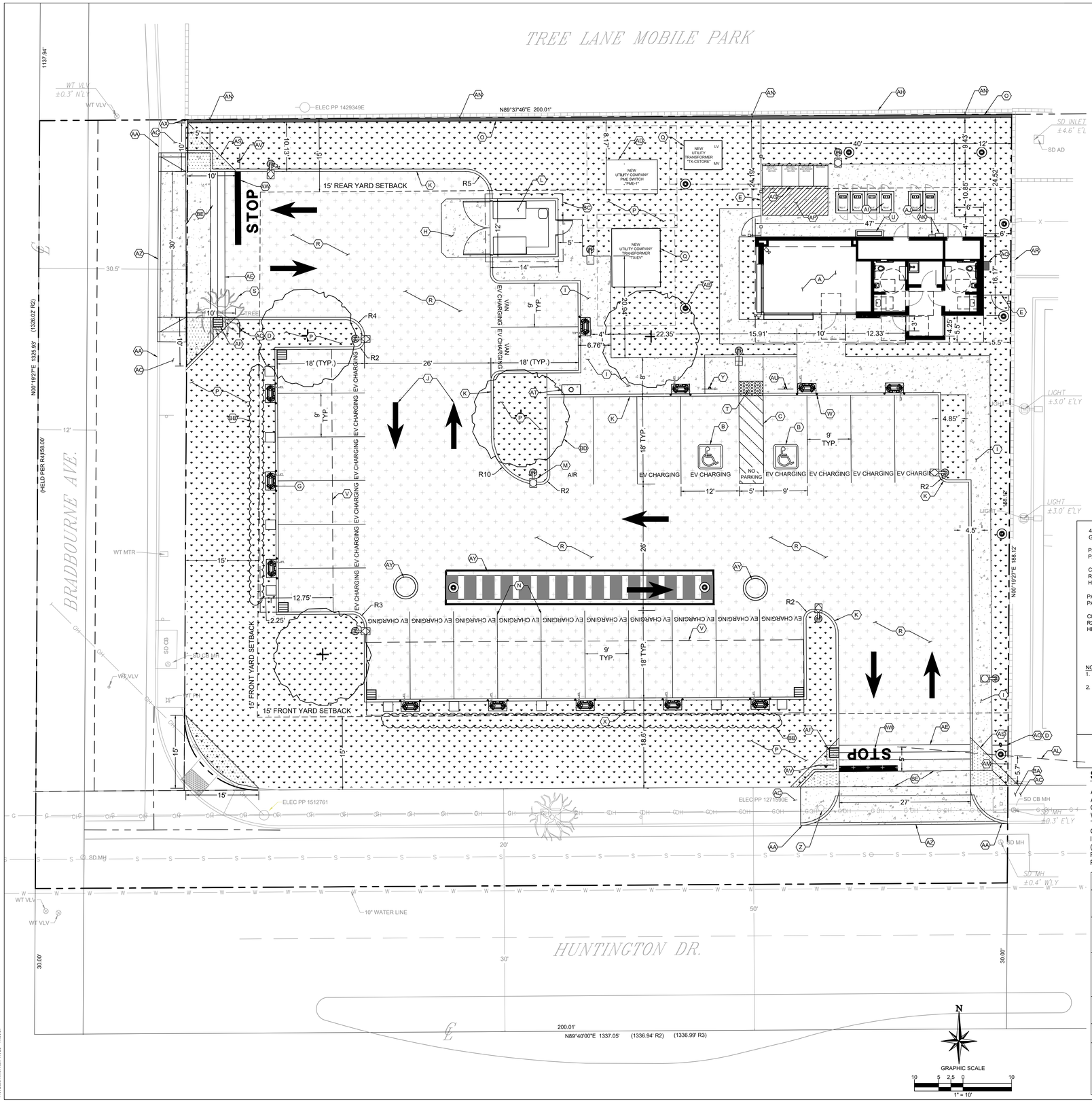
SHEET TITLE

COVER SHEET

SHEET NUMBER

C-0.0

Drawing: E:\BP Guggenheim Partners - REIT\Duarte, CA (2107 Huntington Dr., Duarte, CA 91010) - 22.0369\Engineering\Design Files\Civil\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-0.0 - Cover Sheet.dwg, CS1-0
User: JSK
Last Modified: Dec. 04, 23 - 08:41
Plot Date/Time: Dec. 04, 23 - 08:45:38

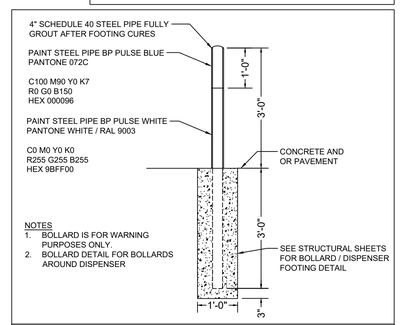


SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YARD SETBACK
- CANOPY OVERHANG
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT
- PROPOSED LANDSCAPED AREA
- SIGHT VISIBILITY TRIANGLE
- PROPOSED STORM STRUCTURES
- PROPOSED TREE
- EXISTING TREE
- EXISTING WATER VALVE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT POLE
- EXISTING CURB
- EXISTING OVERHEAD ELECTRIC

SITE KEYNOTES (X)

A. PROPOSED LOUNGE/RESTROOM.
B. PROPOSED ACCESSIBLE VEHICLE CHARGING STATION(S).
C. PROPOSED ACCESSIBLE ACCESS AISLE.
D. PROPOSED VAN ACCESSIBLE EV SIGNAGE.
E. PROPOSED 6' MAXIMUM HEIGHT TUBE STEEL FENCE AND GATE WITH PERFORATED BACKING.
F. PROPOSED ELECTRICAL EQUIPMENT.
G. PROPOSED ELECTRIC CHARGING DISPENSER(S).
H. PROPOSED CONCRETE PAD FOR TRASH ENCLOSURE.
I. PROPOSED CONCRETE SIDEWALK.
J. PROPOSED DIRECTIONAL STRIPING (TYP.)
K. PROPOSED CONCRETE CURB.
L. PROPOSED TRASH ENCLOSURE WITH SOLID ROOF. (12'x14'x10'-6")
M. PROPOSED LIGHT POLE FIXTURE.
N. PROPOSED STANDARD CHARGING STATION (TYP.)
O. PROPOSED 8-FT TALL CMU WALL. STUCCO FINISH TO MATCH EXISTING EASTERN WALL.
P. PROPOSED LANDSCAPED AREA.
Q. PROPOSED SOUTHERN CALIFORNIA EDISON TRANSFORMER (SIZE TO BE DETERMINED BY SCE).
R. PROPOSED ASPHALT PARKING LOT.
S. EXISTING CRETE MYRTLE TREE TO BE REMOVED.
T. PROPOSED DETECTABLE WARNING DEVICE (TYP.)
U. PROPOSED AC CONDENSER.
V. PROPOSED CANOPY.
W. PROPOSED DISPENSER BOLLARD. TOP 1' PAINTED BP PULSE BLUE PANTONE 072C, C100 M90 Y0 K7, R0 G0 B150, HEX 000096. BOTTOM PAINTED BP PULSE WHITE PANTONE WHITE / RAL 9003, C0 M0 Y0 K0, R255 G255 B255, HEX 9BFF00 PER DETAIL HEREON.
X. PROPOSED COLUMN FOR CANOPY (TYP.)
Y. PROPOSED VAN ACCESSIBLE EV SIGNAGE (TYP.)
Z. EXISTING POWER LIGHT POLE TO REMAIN.
AA. EXISTING CONCRETE CURB TO REMAIN.
AB. PROPOSED YARD DRAIN (TYP.)
AC. EXISTING CONCRETE SIDEWALK TO REMAIN.
AD. PROPOSED UTILITY PME SWITCH. (PER FUTURE UTILITY DESIGN)
AE. PROPOSED V-GUTTER.
AF. PROPOSED DROP INLET.
AG. PROPOSED SWITCHBOARD "SWBD-EV".
AH. EXISTING WALL TO BE PROTECTED IN PLACE.
AI. PROPOSED TRITIUM PKM RECTIFIER UNIT (TYP. OF 4)
AJ. FUTURE TRITIUM PKM RECTIFIER UNIT.
AK. PROPOSED LOUNGE/RESTROOM BUILDING DISCONNECT AND METER PANELS.
AL. DRIVER'S LINE OF SIGHT 445' TO SECOND LANE OF TRAFFIC..
AM. CUT BACK EXISTING WALL 5.5' TO A HEIGHT OF 36".
AN. IN BETWEEN OF EXISTING AND PROPOSED WALL TO BE CAPPED-OFF.
AO. PROPOSED ADA FINE SIGN (TYP. OF 2)
AP. PROPOSED CONCRETE PAD FOR ELECTRICAL EQUIPMENT.
AQ. PROPOSED WALL MOUNTED LIGHT.
AR. EXISTING WALL.
AS. SIGHT VISIBILITY TRIANGLE (TYP.).
AT. PROPOSED AIR MACHINE.
AU. PROPOSED STANDARD ACCESSIBLE EV SIGNAGE.
AV. PROPOSED STOP SIGN.
AW. PROPOSED STOP MARKING.
AX. EXISTING AND PROPOSED WALL ENDS TO BE CAPPED OFF.
AY. PROPOSED UNDERGROUND STORM CHAMBER SYSTEM.
AZ. PROPOSED DRIVEWAY.
BA. EXISTING BUS STOP STRUCTURE, BENCH AND TRASH CAN TO BE REMOVED BY OTHERS..
BB. LANDSCAPE SCREENING. REFER TO LANDSCAPE PLANS.
BC. PROPOSED CANOPY FOR TRASH ENCLOSURE.
BD. PROPOSED TREE (TYP.)
BE. SIDEWALK EASEMENT TO THE CITY OF DUARTE.



NOTES
1. BOLLARD IS FOR WARNING PURPOSES ONLY.
2. BOLLARD DETAIL FOR BOLLARDS AROUND DISPENSER

DISPENSER BOLLARD DETAIL

NTS

GENERAL NOTES:

1. THIS PROJECT REFERENCES A SURVEY PREPARED BY:

   PBLA SURVEYING, INC.
   981 CORPORATE CENTER DR. STE. 168
   POMONA, CA 91768

   DATE: OCTOBER 17, 2022
   ALTA/NSPS SURVEY
   OF PROPERTY AT
   2107 HUNTINGTON DR
   DUARTE, CA 91010

2. REFER TO WALL PLAN ON SHEET C16.0 FOR LOCATION OF PROPOSED AND EXISTING WALL.

SCOPE OF WORK:

APPLICANT IS CURRENTLY PROPOSING TO DEVELOP THE VACANT SITE LOCATED AT 2107 HUNTINGTON DRIVE, DUARTE, CALIFORNIA WHICH HAS A TOTAL LOT AREA OF 37,611 S.F. OR 0.863 ACRES AND DEVELOP A LOUNGE/RESTROOM FACILITY WITH AN APPROXIMATED AREA OF +/-785 S.F. AND DISPENSER CHARGING PARKING THROUGHOUT THE SITE WITH A TOTAL OF TWELVE (12) CHARGING DISPENSERS, ONE OF THEM SERVING FOR VAN PARKING AND TWO OTHERS FOR ADA PARKING. IN ADDITION, A TRASH ENCLOSURE IS BEEN PROPOSED WITH CAPACITY FOR TWO (2) THREE (3) YARD GARBAGE BINS. MOST SOUTHERN AND WESTERN CHARGING PARKING TO PROVIDE CANOPIES. ADDITION OF A NEW 8-FT TALL WALL IS PROPOSED ALONG THE NORTHERN PROPERTY LINE.

ELECTRICAL EQUIPMENT SCHEDULE

"EQUIPMENT I.D. TAG "	QUANTITY	DESCRIPTION	SPECIFICATIONS & REMARKS
AG	1.0000	EV MAIN SWTICHBOARD	ELECTRICAL DISTRIBUTION SWITCHBOARD SERVING THE NEW ELECTRICAL VEHICLE CHARGING SYSTEM. CONNECTS DIRECTLY TO THE NEW UTILITY SERVICE. UTILITY METERING LOCATED INSIDE THE SWITCHBOARD
AH	1.0000	MINI POWER STATION	AUXILIARY ELECTRICAL EQUIPMENT FED DIRECTLY BY THE MAIN EV SWITCHBOARD. THE MINI POWER STATION IS A SELF-CONTAINED ENCLOSURE CONTAINING A TRANSFORMER AND PANELBOARD. FEEDS ALL AUXILIARY AND COMMUNICATIONS LOADS OF THE EV CHARGING EQUIPMENT.
AI	4.0000	EV RECTIFIER UNIT	EV SYSTEM EQUIPMENT THAT CONVERTS AC ELECTRICAL POWER INTO DC ELECTRICAL POWER REQUIRED TO FEED THE EV CHARGERS. RECTIFIER UNITS FED DIRECTLY FROM THE MAIN EV SWITCHBOARD.
AJ	1.0000	FUTURE EV RECTIFIER UNIT	EQUIPMENT FOOTPRINT RESERVED FOR A RECTIFIER UNIT TO BE ADDED ON IN THE FUTURE.
AK	1.0000	LOUNGE/RESTROOM PANELBOARD	ELECTRICAL DISTRIBUTION PANELBOARD SERVING THE PROPOSED LOUNGE/RESTROOM. PANELBOARD WILL PROVIDE POWER TO LIGHTING, RECEPTACLES, AIR CONDITIONING/HEATING INSIDE THE LOUNGE/RESTROOM. PANELBOARD WILL CONNECT DIRECTLY TO THE A NEW UTILITY SERVICE COMPLETELY SEPARATE FROM THE NEW UTILITY SERVICE FOR THE EV CHARGING SYSTEM.

bp pulse
ELECTRIC VEHICLE CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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CORE STATES ENERGY
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone (909) 467-8940
tmartin@core-eng.com

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THE CONTRACTOR IS SPECIFICALLY CONTRACTED TO PERFORM THE WORK DESCRIBED IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES DURING THE PERIOD OF THE WORK. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST TWO WORKING DAYS BEFORE BEGINNING WORK. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	TRM
CHECKED BY:	TRM

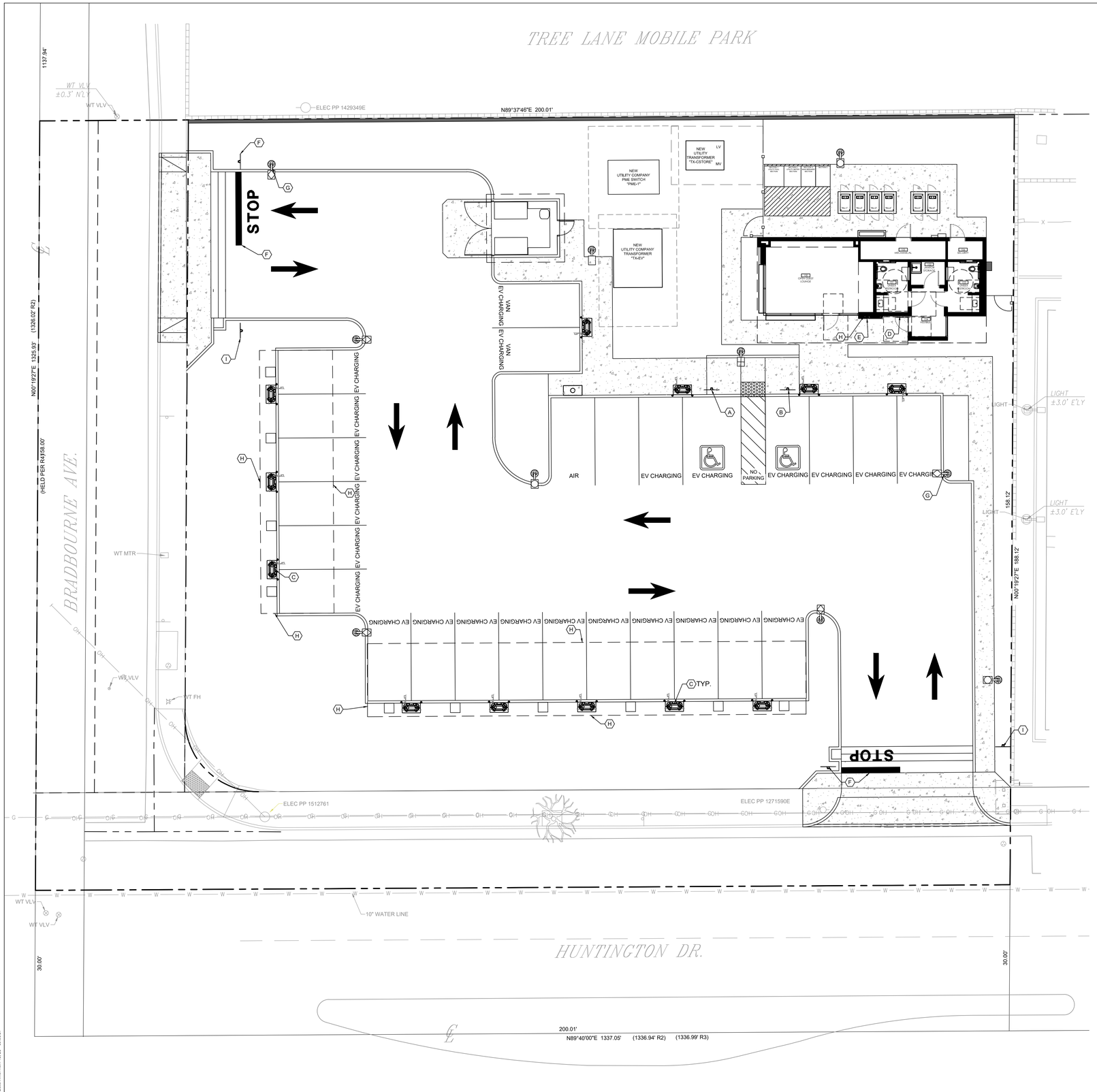
SHEET TITLE

SITE PLAN

SHEET NUMBER

C-2.0

Drawing: E:\BP Supplement Partners - REIT\Duarte, CA (2107 Huntington Dr. Duarte, CA 91010) - 22.0369\Engineering\Design Files\Civil\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-2.0 - Civil Site Plan.dwg C-2 - CONCEPTUAL SITE PLAN
User: Martin, Tim
Last Modified: Nov. 17, 23 - 08:33
Plot Date/Time: Nov. 17, 23 - 11:56:57



SITE KEYNOTES (X)

A. PROPOSED VAN ACCESSIBLE PARKING SIGNAGE. REFER TO SHEET A/C2.2 FOR DETAIL.
B. PROPOSED STANDARD ACCESSIBLE PARKING SIGNAGE. REFER TO SHEET B/C2.2 FOR DETAIL.
C. PROPOSED DISPENSER LOGOS. REFER TO SHEET I/C2.2 FOR DETAIL.
D. PROPOSED RESTROOM SIGN. REFER TO SHEET D/C2.2 FOR DETAIL.
E. PROPOSED BP PULSE LOGO SIGN. REFER TO SHEET E/C2.2 FOR DETAIL.
F. PROPOSED STOP AND BAR SIGN. REFER TO SHEET F/C2.2 FOR DETAIL.
G. PROPOSED CCTV SIGN. REFER TO SHEET G/C2.2 FOR DETAIL.
H. PROPOSED BP PULSE LOGOMARK. REFER TO SHEET H/C2.2 FOR DETAIL.
I. PROPOSED ACCESSIBILITY AND EV ENTRY SIGNS. REFER TO SHEET J/C2.2 FOR DETAIL.

bp pulse
ELECTRIC VEHICLE
CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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tmartin@core-eng.com

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THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITIES 48 HOURS PRIOR TO DIGGING TO HAVE THEIR FACILITIES PHYSICALLY MARKED. THERE IS THE POSSIBILITY THAT UTILITIES MAY BE PRESENT WITHIN THE PROJECT AREA WHICH HAVE NOT BEEN MARKED OR RECORDED. THE CONTRACTOR IS STRICTLY TO NOTIFY THE ENGINEER IMMEDIATELY IF ANY UTILITIES ARE FOUND TO BE PRESENT WITHIN THE LOCATION OF SITE WORK.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	TRM
CHECKED BY:	TRM

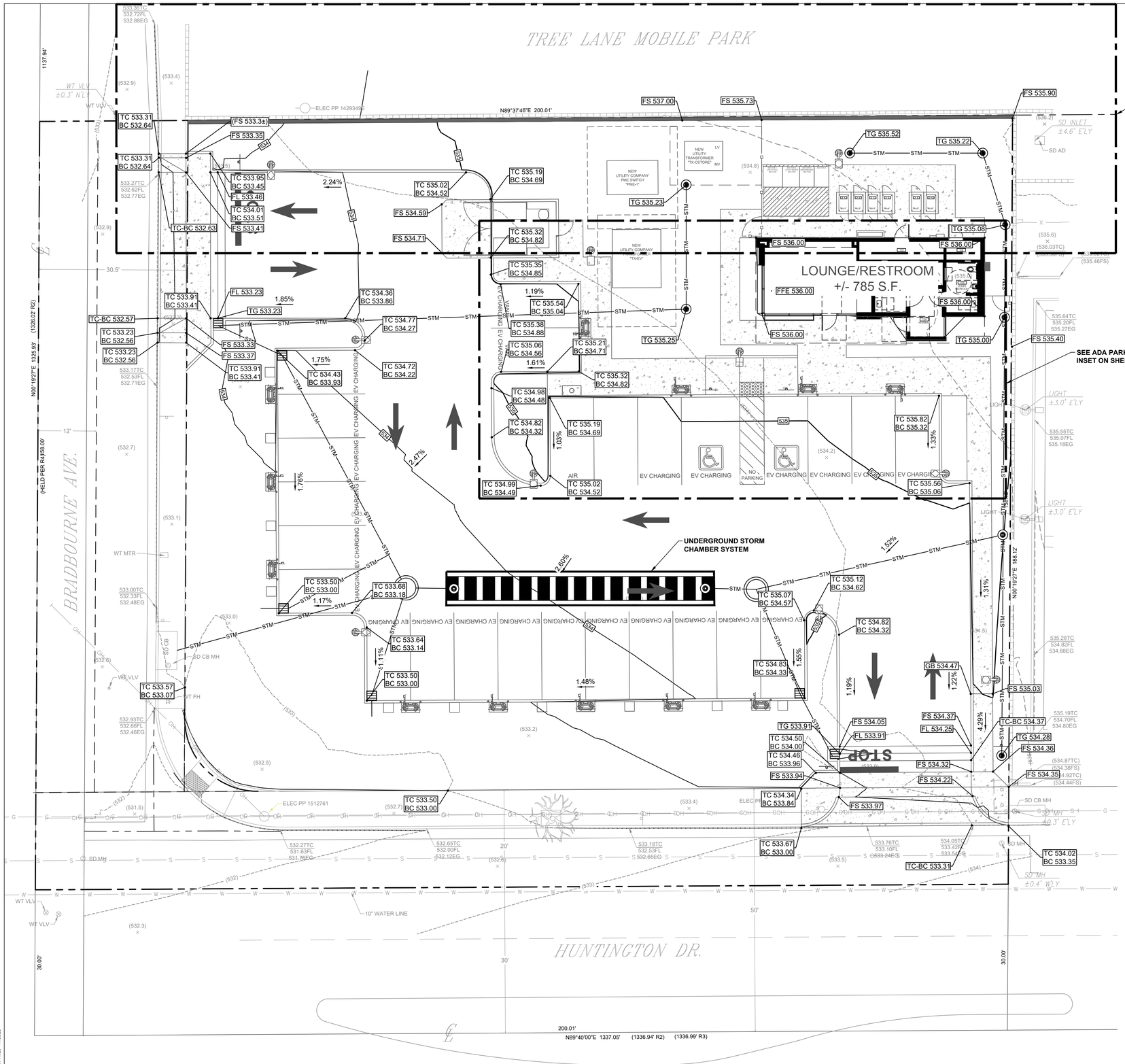
SHEET TITLE

SIGNAGE SITE PLAN

SHEET NUMBER

C-2.1

Drawing: E:\BP Guggenheim Partners - REIT\Duarte, CA (2107 Huntington Dr. Duarte, CA 91010) - 22.0369\Engineering\Design Files\Civil\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-2.1 - Civil Signage Site Plan.dwg C-2.1 - SIGNAGE SITE PLAN
Layout: C-2.1
Last Modified: Nov. 14, 23 - 14:32
Plot Date/Time: Nov. 15, 23 - 09:06:57



GRADING LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING 5' INTERVAL CONTOUR LINE
- EXISTING 1' INTERVAL CONTOUR LINE
- PROPOSED 5' INTERVAL CONTOUR LINE
- PROPOSED 1' INTERVAL CONTOUR LINE
- FS XX.XX / TG XX.XX / TC XX.XX — PROPOSED ELEVATION LABEL
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- EXISTING TREE
- EXISTING WATER VALVE
- ICV OR ICV — EXISTING IRRIGATION CONTROL VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT POLE
- EXISTING CURB
- OH — OH — EXISTING OVERHEAD ELECTRIC

GRADING ABBREVATIONS

TG	TOP OF GRATE
FS	FINISH SURFACE
(FS)	MATCH EXISTING FINISH SURFACE
FL	FLOW LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
GB	GRADE BREAK

bp pulse
ELECTRIC VEHICLE
CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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tmartin@core-eng.com

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THE CONTRACTOR IS SPECIFICALLY CONSIDERED AS THE PERSON RESPONSIBLE FOR THE COLLECTION AND DISTRIBUTION OF ALL INFORMATION PERTAINING TO THE FIELD CONDITIONS AND UTILITIES. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN AND ASSUMES ALL LIABILITY FOR DAMAGES ARISING FROM THE USE OF THIS INFORMATION. THE CONTRACTOR MUST VERIFY LOCATIONS OF UTILITIES.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	TRM
CHECKED BY:	TRM

SHEET TITLE

GRADING PLAN

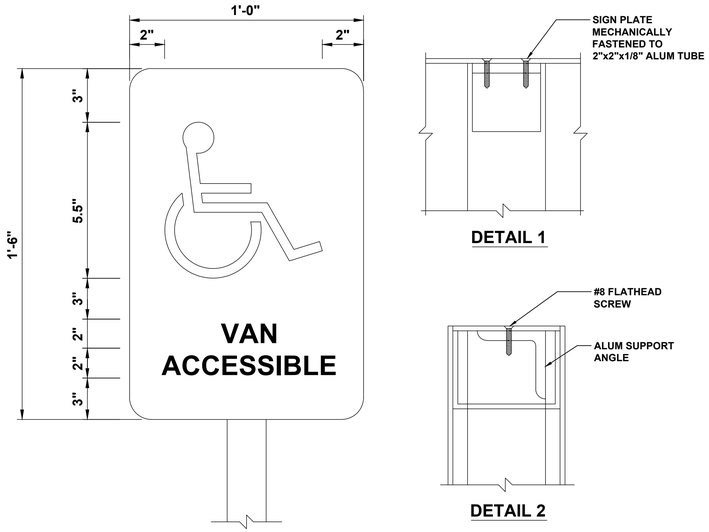
SHEET NUMBER

C-3.0

Drawing: E:\BP Coggeshall Partners - REIT\Duarte, CA (2107 Huntington Dr., Duarte, CA 91010) - 22.0369\Engineering\Design Files\Civil\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-3.0 & C3.1 - Grading Plan And Insets.dwg C-3.0 - GRADING PLAN
User: TRMARTIN
Last Modified: Nov. 14, 23 - 12:56
Plot Date/Time: Nov. 14, 23 - 14:00:25

NOTES

1. CONTRACTOR TO SELECT APPROPRIATE SIGN PER PROPOSED SIGN LOCATION.
2. BOTTOM OF SIGN SHALL BE INSTALLED AT 60" MINIMUM ABOVE THE GROUND SURFACE.
3. VERIFY ALL COLORS OF NEW SURFACE MARKINGS UPON CONSTRUCTION.
3. SIGN TO BE COORDINATED WITH AHJ REQUIREMENTS.
4. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C. A BORDER MAY BE PROVIDED INSIDE OR OUTSIDE OF THE MINIMUM REQUIRED INTERNATIONAL SYMBOL OF ACCESSIBILITY DIMENSION.

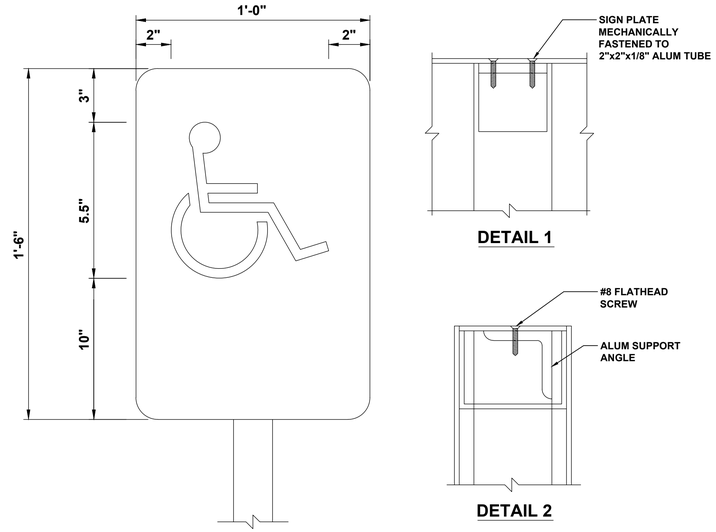


A C-2.1 VAN ACCESSIBLE PARKING SIGNAGE

SCALE: N.T.S.

NOTES

1. CONTRACTOR TO SELECT APPROPRIATE SIGN PER PROPOSED SIGN LOCATION.
2. BOTTOM OF SIGN SHALL BE INSTALLED AT 60" MINIMUM ABOVE THE GROUND SURFACE.
3. VERIFY ALL COLORS OF NEW SURFACE MARKINGS UPON CONSTRUCTION.
3. SIGN TO BE COORDINATED WITH AHJ REQUIREMENTS.
4. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND. THE SYMBOL SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C. A BORDER MAY BE PROVIDED INSIDE OR OUTSIDE OF THE MINIMUM REQUIRED INTERNATIONAL SYMBOL OF ACCESSIBILITY DIMENSION.



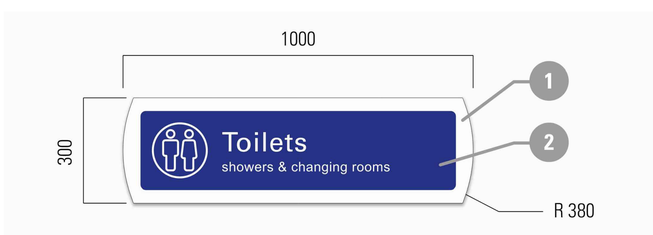
B C-2.1 STANDARD ACCESSIBLE PARKING SIGNAGE

SCALE: N.T.S.

ALL SIGNAGE SUBMITTED UNDER SEPARATE SUBMITTAL

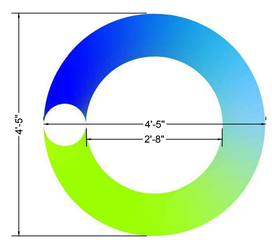
C C-2.1 NOT USED

SCALE: N.T.S.



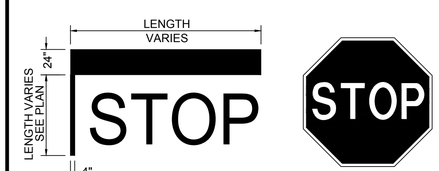
D C-2.1 RESTROOM SIGN

SCALE: N.T.S.



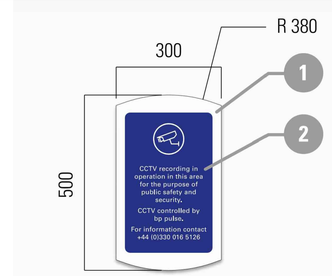
E C-2.1 BP PULSE LOGO SIGN

SCALE: N.T.S.



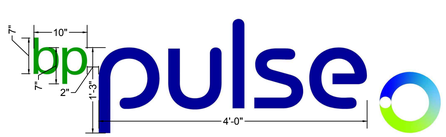
F C-2.1 STOP AND BAR SIGN

SCALE: N.T.S.



G C-2.1 CCTV SIGN

SCALE: N.T.S.



NOTES

1. FUTURE SIGN WILL BE MOUNTED DIRECTLY TO CANOPY AND WILL NOT USE A RACEWAY.

H C-2.1 BP PULSE LOGOMARK

SCALE: N.T.S.

UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE

TOWED VEHICLES MAY BE RECLAIMED AT **JAN'S TOWING** OR BY TELEPHONING **626-914-1841**

I C-2.1 ACCESSIBILITY AND EV ENTRY SIGNS

SCALE: N.T.S.

J C-2.1 DISPENSER LOGO(S)

SCALE: N.T.S.

bp

bp pulse
ELECTRIC VEHICLE CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone (909) 467-8940
tmartin@core-eng.com

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THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES FOR LOCATIONS OF UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE UTILITIES OR BURIED INSTALLATIONS DAMAGED BY THE WORK. CORE STATES ENERGY ASSUMES NO RESPONSIBILITY FOR DAMAGES TO UTILITIES OR BURIED INSTALLATIONS WHICH ARE NOT PROPERLY MARKED BY THE UTILITY COMPANIES OR THE CONTRACTOR'S FAILURE TO NOTIFY THE UTILITY COMPANIES PRIOR TO EXCAVATION OR DEMOLITION OF SITES.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	TRM
CHECKED BY:	TRM

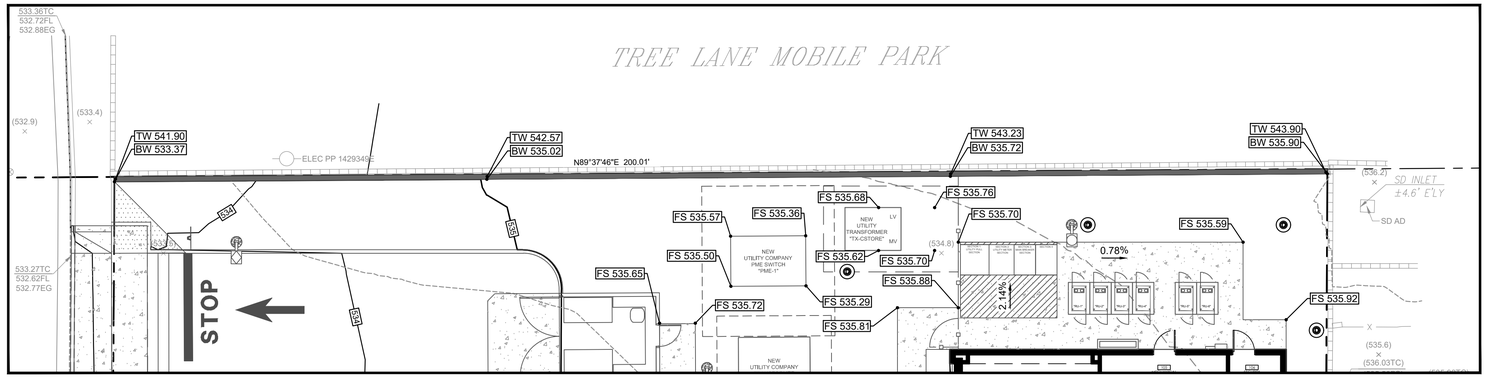
SHEET TITLE

SIGNAGE PLAN

SHEET NUMBER

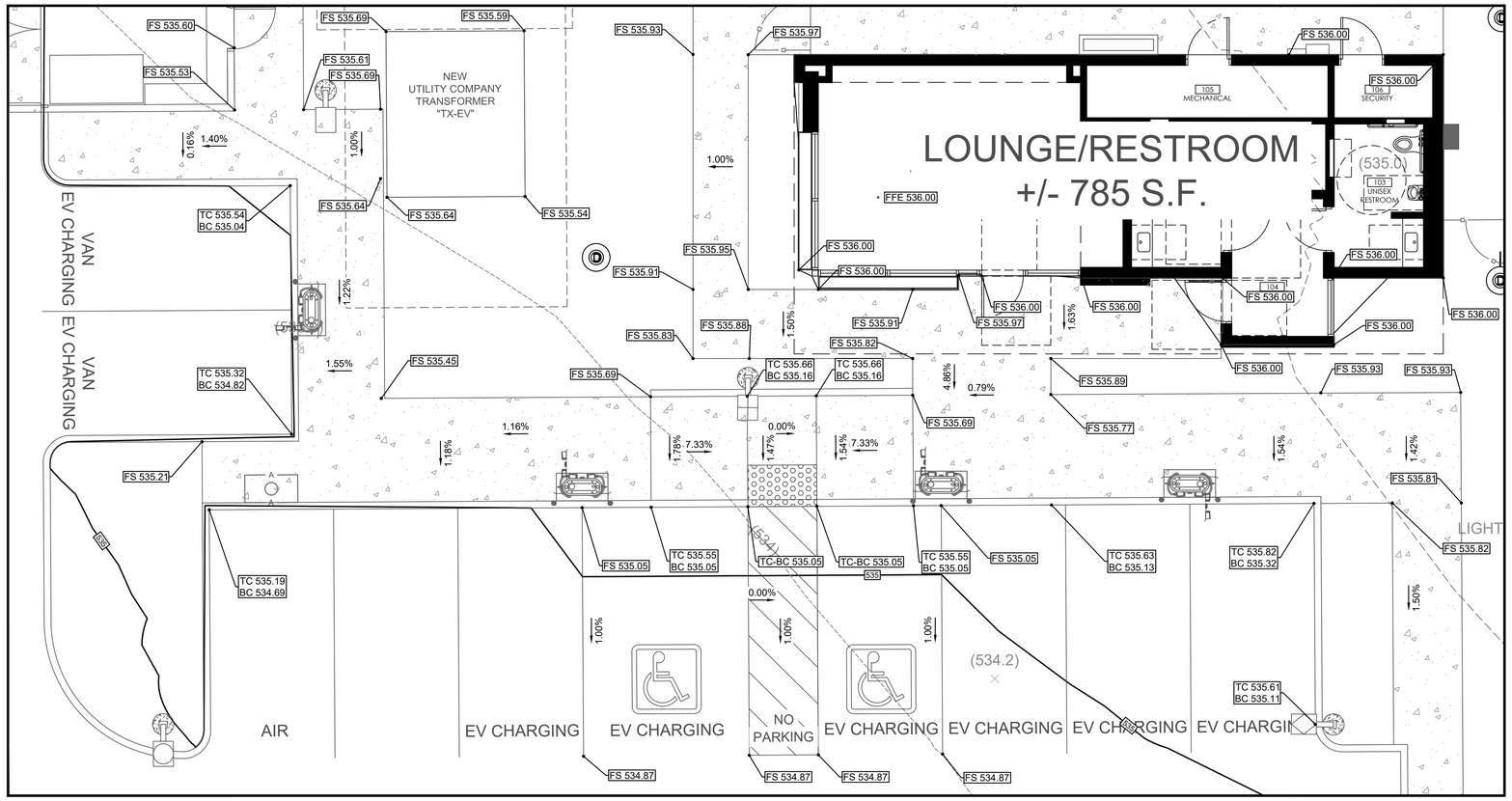
C-2.2

Drawing: C:\Users\martin\appdata\local\temp\AcPublish_22344\Duarte, CA 2107 Huntington Dr.) - BP - C-2.2 - Civil Signage Plan.dwg (C-5.0 - SIGNAGE PLAN)
User: martin
Last Modified: Dec 01, 23 - 14:44
Plot Date/Time: Dec 04, 23 - 08:46:05



WALL & ELECTRICAL EQUIPMENT GRADING INSET

SCALE: 1" = 10'



ADA PARKING GRADING INSET

SCALE: 1"=5'

N

GRAPHIC SCALE

10 5 2.5 0 10

1" = 10'

N

GRAPHIC SCALE

5 2.5 0 5

1" = 5'

GRADING LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING 5' INTERVAL CONTOUR LINE
- EXISTING 1' INTERVAL CONTOUR LINE
- PROPOSED 5' INTERVAL CONTOUR LINE
- PROPOSED 1' INTERVAL CONTOUR LINE
- G XX.XX / RIM XX.XX / TC XX.XX — PROPOSED ELEVATION LABEL
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- EXISTING TREE
- EXISTING WATER VALVE
- ICV OR ICV — EXISTING IRRIGATION CONTROL VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT POLE
- EXISTING CURB

bp pulse
ELECTRIC VEHICLE CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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Ontario, CA 91761
Phone (909) 467-8940
tmartin@core-eng.com

811 Know what's below. Call before you dig.

THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION. THE LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE UTILITY COMPANIES. THE LOCATIONS SHOWN MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY ALL UTILITY CONFLICTS AT LEAST 72 HOURS PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UTILITIES.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	TRM
CHECKED BY:	TRM

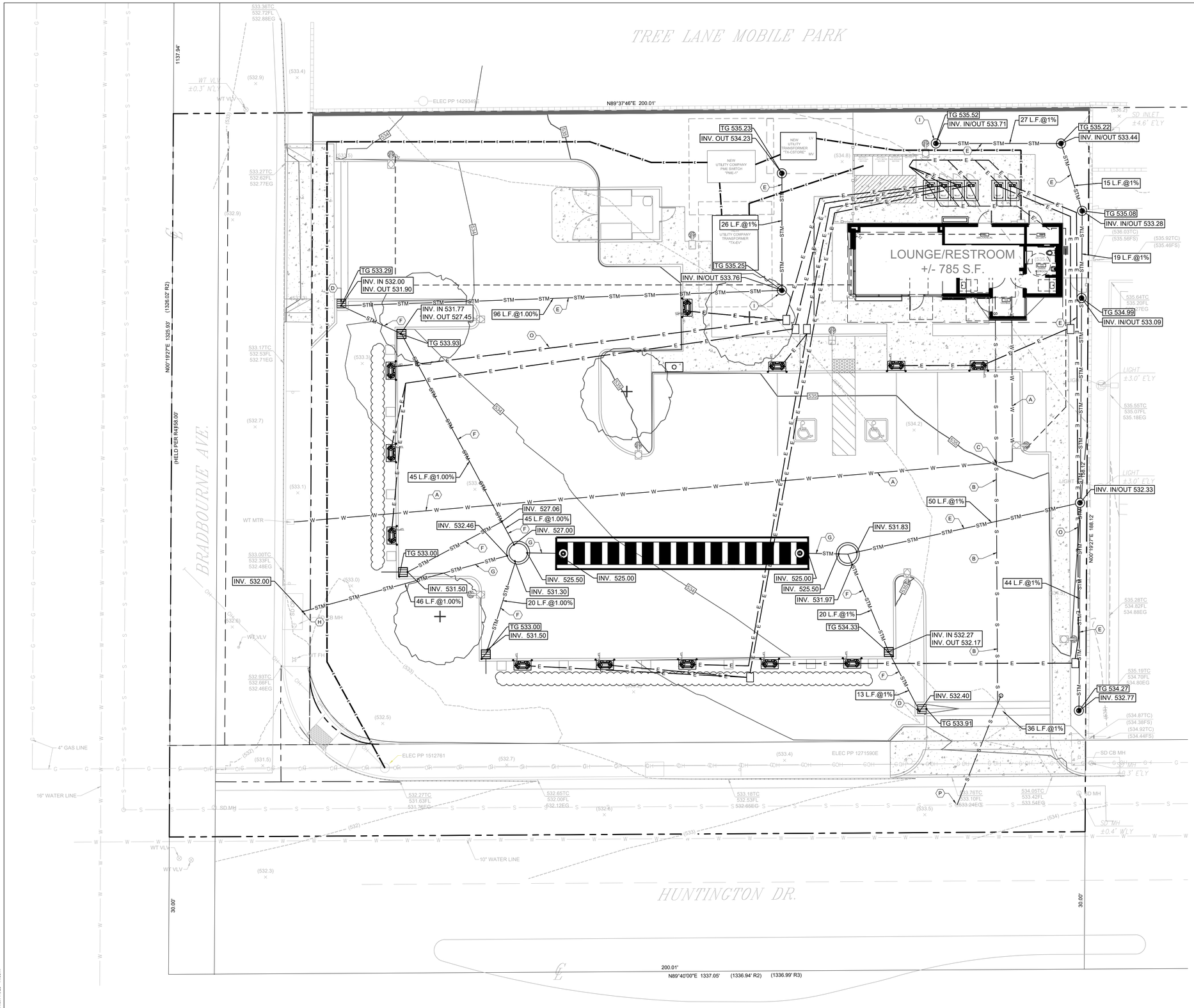
SHEET TITLE

GRADING INSETS

SHEET NUMBER

C-3.1

Drawing: E:\BP Coggeshem Partners - REIT\Duarte, CA (2107 Huntington Dr - Duarte, CA 91010) - 22.0369\Engineering\Design Files\Civil\Drawing\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-3.0 & C3.1 - Grading Plan And Insets.dwg C-3.1 - GRADING INSETS
User: MPEREZ
Last Modified: Nov. 14, 23 - 12:26
Plot Date/Time: Nov. 14, 23 - 14:00:38



SITE KEYNOTES (X)

A. PROPOSED 2" WATER LINE.
B. PROPOSED 4" SEWER LINE.
C. PIPE CROSSING WATER AND SEWER.
D. PROPOSED DROP CURB INLET.
E. PROPOSED 4" UNDERGROUND STORM LINE.
F. PROPOSED 6" UNDERGROUND STORM LINE.
G. PROPOSED 8" UNDERGROUND STORM LINE
H. CONNECTING TO EXISTING CATCH BASIN.
I. PROPOSED YARD CATCH BASIN (TYP.)
J. NOT USED.
K. NOT USED.
L. NOT USED.
M. NOT USED.
N. NOT USED.
O. PROPOSED UNDERGROUND ELECTRIC LINE. REFER TO ELECTRICAL DRAWINGS FOR ROUTING AND EQUIPMENT.
P. PROPOSED SEWER LINE TO TIE-IN TO EXISTING WYE AT SEWER MAIN.

UTILITY LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EASEMENT LINE
- EXISTING 5' INTERVAL CONTOUR LINE
- EXISTING 1' INTERVAL CONTOUR LINE
- PROPOSED 5' INTERVAL CONTOUR LINE
- PROPOSED 1' INTERVAL CONTOUR LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED STORM STRUCTURES
- PROPOSED PERFORATED UNDERDRAIN
- PROPOSED STORM PIPE
- PROPOSED WATER
- PROPOSED SANITARY
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BIORETENTION BASIN WITH IMPERMEABLE LINER AND UNDERDRAIN
- EXISTING TREE
- EXISTING WATER VALVE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING LIGHT POLE
- EXISTING CURB

N

GRAPHIC SCALE
10 5 2.5 0 10
1" = 10'

bp pulse
ELECTRIC VEHICLE CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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CORE STATES ENERGY
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone (909) 467-8940
tmartin@core-eng.com

811 Know what's below. Call before you dig.

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT (811) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK TO REQUEST MARKING OF UNDERGROUND FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL UNDERGROUND FACILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND FACILITIES DUE TO HIS OPERATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF UTILITIES.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	TRM
CHECKED BY:	TRM

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C-4.0

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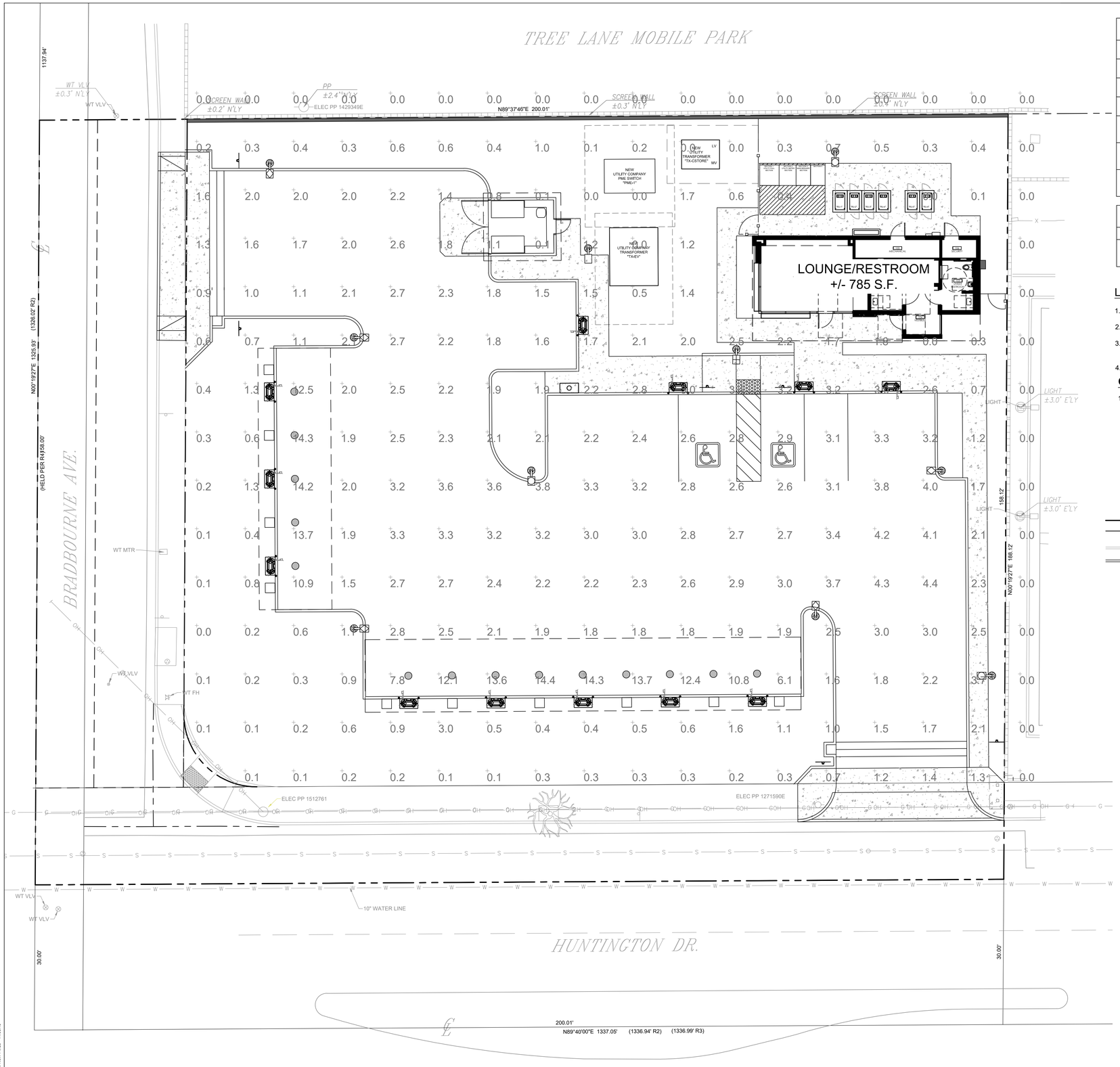
User: trMARTIN
Last Modified: Nov. 14, 23 - 12:59
Plot Date/Time: Nov. 14, 23 - 14:09:47



LUMINAIRE SCHEDULE

SYMBOL	MANUFACTURER	MODEL	CATALOG	QTY	DISTRIBUTION	MOUNT HT.
	COOPER LIGHTING	GLEON GALLEON LED	GALN-SA1-C-730-U-SL3-HSS	3	TYPE 2	20'-0"
	COOPER LIGHTING	GLEON GALLEON LED	GALN-SA1-C-730-U-5WQ	1	TYPE 5	20'-0"
	COOPER LIGHTING	GLEON GALLEON LED	GALN-SA1-C-730-U-SL4-HSS	5	TYPE 4	20'-0"
	COOPER LIGHTING	GLEON GALLEON LED	GALN-SA1-C-730-U-SL4	1	TYPE 4	20'-0"
	COOPER LIGHTING	XTOR CROSSTOUR LED	XTOR-3B-W	1	TYPE 3	8'-0"
	WAC LIGHITING	TUBE ARCHITECTURAL	DS-CD0517-F-930-BK	14	TYPE 3	12'-6"

CALCULATION SUMMARY

AREA	AVERAGE	MAX	MIN
PROPERTY ANALYSIS @ GROUND LEVEL	2.01 fc	14.4 fc	0.0 fc

LIGHTING NOTES

1. LIGHT ANALYSIS CONDUCTED AT GROUND LEVEL AND PER CITY OF DUARTE LIGHTING CODE §19.50.070 OUTDOOR LIGHTING.
2. ALL PROPOSED FIXTURES ON TIMER TO OPERATE DURING NIGHT TIME HOURS, 30 MINUTES AFTER SUNSET AND 30 MINUTES BEFORE SUNRISE.
3. CONTRACTOR TO INSTALL GLEON GALLION LED FIXTURE ON COPPER LIGHTING POLE RSS-6-A-XX-S-F-M-XX. MOUNT HEIGHTS ARE BASED ON HEIGHT ABOVE FINISHED ASPHALT GRADE.
4. ALL LIGHT FIXTURES SHALL BE INSTALLED 90° TO POLE.

GENERAL NOTES:

1. THIS PROJECT REFERENCES A SURVEY PREPARED BY:

PBLA SURVEYING, INC.
981 CORPORATE CENTER DR. STE. 168
POMONA, CA 91768

DATE: OCTOBER 17, 2022
ALTA/NSPS SURVEY
OF PROPERTY AT
2107 HUNTINGTON DR
DUARTE, CA 91010

LIGHTING LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING CURB
- PROPOSED CURB
- 1.9 FOOTCANDLE CALCULATION POINT
- PROPOSED SITE LIGHT FIXTURE
- EXISTING LIGHT FIXTURES

N

GRAPHIC SCALE
10 5 2.5 0 10
1" = 10'

bp pulse
ELECTRIC VEHICLE
CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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Ontario, CA 91761
Phone (909) 467-8940
tmartin@core-eng.com

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CONTRACTED TO PERFORM THE WORK DESCRIBED IN THESE PLANS IN ACCORDANCE WITH STATE AND FEDERAL LAWS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY AND ALL REPORTS, NOTIFICATIONS, AND PERMITS REQUIRED FOR SAFETY, WORKER PROTECTION, AND ENVIRONMENTAL PROTECTION. CORESTATES, INC. DOES NOT HAVE THE AUTHORITY TO EXERCISE ANY CONTROL OVER THE CONTRACTOR'S ACTUAL WORK, NOR DOES IT HAVE AUTHORITY OVER OR CONTROL OVER ANY OF THE CONTRACTOR'S OR SUBCONTRACTORS' EMPLOYEES. THEREFORE, CORESTATES, INC. DOES NOT GUARANTEE THE PERFORMANCE OF THE CONTRACTORS OR SUBCONTRACTORS.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	MP
CHECKED BY:	MD

SHEET TITLE

LIGHTING PLAN

SHEET NUMBER

C-5.0

Drawing: E:\BP Guggenheim Partners - REIT\Duarte, CA (2107 Huntington Dr. Duarte, CA 91010) - 22.0369\Engineering\Design Files\Civil\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-5.0 & C-6.0 - Lighting Plan and Details.dwg C-5.0 - LIGHTING PLAN
User: MPatterson
Last Modified: Nov. 14, 23 - 13:06
Plot Date/Time: Nov. 14, 23 - 14:06:48

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Attribute®

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 1
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

Quick Facts

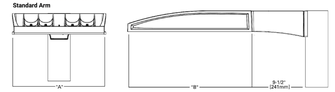
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "N"

Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

COOPER Lighting Solutions

PSS00052IN page 1
November 28, 2022 5:09 PM

GALLEON LED

N.T.S.

Steel Poles

Catalog #		Type
Project		
Comments		Date
Prepared by		

SSS SQUARE STRAIGHT STEEL

FEATURES
- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS

Wind induced vibrations resulting from steady, unidirectional winds and other aerodynamic forces, as well as vibration and coefficient of height factors for non-grounded mounted installations (e.g., installations on bridges or buildings) are not included in this document. The information contained herein is for general guidance only and is not a replacement for professional judgement. It is the responsibility of the specifier to select the proper product for the application and to place ordering to ensure product is appropriate for the intended purpose and installation location. Also, please review Eaton's Light Pole White Paper for risk factors and design considerations. Learn more

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

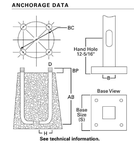
ORDERING INFORMATION

SAMPLE NUMBER: SS4AA20SFM1XG

Product Family	Shaft Size (inches)[1]	Wall Thickness (inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Length(s) (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	**4**=4" **5**=5" **6**=6"	**A**=0.120" **M**=0.188" **X**=0.250"	**10**=10' **15**=15' **20**=20' **25**=25' **30**=30' **35**=35' **39**=39'	**S**=Square Steel Base	**F**=Dark Bronze **G**=Galvanized Steel **J**=Summit White **K**=Carbon Bronze **L**=Light Platinum **M**=Med Bronze **Q**=Forest Green **S**=Silver **T**=Graphite Metallic **V**=Gray **W**=White **X**=Custom Color **Y**=Black	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **9**=3" O.D. Tenon (4" Long) **8**=4-1/2" O.D. Tenon (6" Long) **7**=5" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **R**=Type R Drilling **W**=Type W Gateway Arm **Z**=Type Z Drilling	**1**=Single **2**=2 at 180° **3**=Trans* **4**=4 at 90° **5**=2 at 90° **X**=None	**X**=None **2**=2' **3**=3' **4**=4' **6**=6' **8**=8'	**A**=1/2" Tapped Hub* **B**=3/4" Tapped Hub* **C**=Convenience Outlet* **D**=Dual Convenience Outlet* **G**=Ground Lug **H**=Additional Hand Hole* **N**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 or 90°; round poles are 2 or 120°. **3.** Tapped Hub is located 6" bellow the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 6" above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included; provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

ANCHORAGE DATA



Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
SSS4	TMP1	AB1	8.5 - 11.0	4	3/4 x 25 x 3
SSS5	TMP1	AB1	11.0	4	3/4 x 25 x 3
SSS6	TMP2	AB3	12.5	4	1 x 36 x 4

EATON Powering Business Worldwide

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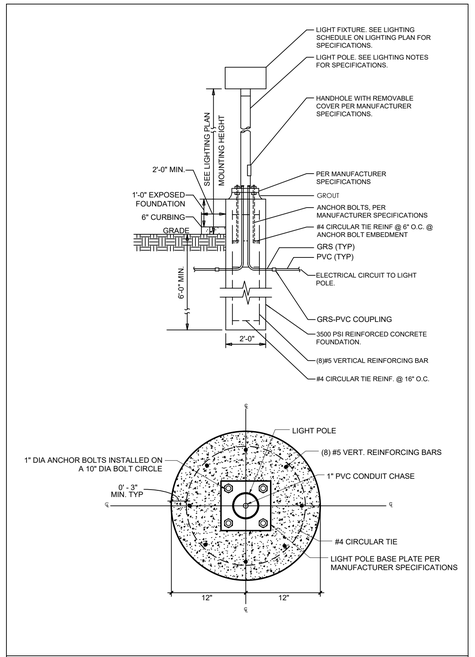
STEEL POLES

N.T.S.



LIGHT POLE DETAIL

N.T.S.

TUBE ARCHITECTURAL DS-CD05

LED Ceiling Mounts

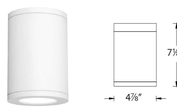
WAC LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent lighting. Comes in various light beam angle options.

FEATURES

- High performance exterior rated LED ceiling light
- Solid aluminum construction
- 39° visual cutoff angle or glare control
- 5 year warranty

SPECIFICATIONS

Input:	Universal voltage 120V - 277VAC, 50/60Hz
Dimming:	Electronic low voltage (ELV) : 100% - 5% 0-10V: 100% - 1%
Light Source:	High output 3 Step Mac Adam Ellipse COB Rated life of 60,000 hours at L70
Finish:	Electrostatically powder coated, white, black, bronze and graphite
Standards:	IP65 rated, ETL & cETL wet location listed, Energy Star® 2.2 rated Title 24 JA8-2016 Compliant
Operating Temp:	-13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color	Temp	CRI	Reference Output[1] Lumens	CBCP	Efficacy (Lm/W)	Light Distribution	Finish
DS-CD05 DS-CD0517	25W 17W	S *Spot*	16°	**927** **27** **930** **30** **35** **40**	*2700K* *2700K* *3000K* *3000K* *3500K* *4000K*	*90* *85* *90* *85* *85* *85*	*1825* *2190* *1895* *2300* *2330* *2375*	*10050* *12057* *10427* *12644* *12937* *13062*	*73* *88* *76* *92* *94* *95*		
		N *Narrow*	25°	**927** **27** **930** **30** **35** **40**	*2700K* *2700K* *3000K* *3000K* *3500K* *4000K*	*90* *85* *90* *85* *85* *85*	*1810* *2170* *1880* *2275* *2330* *2350*	*5280* *6335* *5418* *6643* *6797* *6863*	*72* *87* *75* *91* *93* *94*		**BK** *Black* **WT** *White* **BZ** *Bronze* **GH** *Graphite*
		F *Flood*	33°	**927** **27** **930** **30** **35** **40**	*2700K* *2700K* *3000K* *3000K* *3500K* *4000K*	*90* *85* *90* *85* *85* *85*	*1900* *2280* *1970* *2390* *2445* *2470*	*4515* *5417* *4685* *5681* *5812* *5870*	*76* *91* *79* *96* *98* *99*		

DS-CD05-____-____

[1]Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: **DS-CD05-N927-BK**

waclighting.com	Headquarters/Eastern Distribution Center	Central Distribution Center	Western Distribution Center
Phone (800) 526.2588	44 Harbor Park Drive	1600 Distribution Ct	1750 Archibald Avenue
Fax (800) 526.2585	Port Washington, NY 11050	Lithia Springs, GA 30122	Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT 2019

RECESSED CANOPY LIGHT

N.T.S.

Lumark

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, postbollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

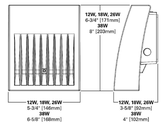
Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

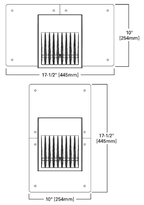
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL 1598 Listed (Flood mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kgs.)

COOPER Lighting Solutions

*www.designlights.org

TD514013EN
December 14, 2021 5:27 PM

WALL PACK BUILDING MOUNTED LIGHT

N.T.S.

ALERT TO CONTRACTOR:

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ENGINEER AND OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

bp pulse
ELECTRIC VEHICLE CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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Ontario, CA 91761
Phone (909) 467-8940
tmartin@core-eng.com

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THE CONTRACTOR IS SPECIFICALLY CONTRACTED TO PERFORM THE WORK DESCRIBED IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT, TOOLS, MEASUREMENTS, WORK IN THE FIELD, STRIPE & FIELD MARKING, SAFETY PRECAUTIONS AND PROCEDURES, AND COORDINATION WITH OTHER TRADES. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES, MATERIALS, EQUIPMENT, BUILDING CONDITIONS AND UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES IMMEDIATELY TO THE ENGINEER OR OWNER'S REPRESENTATIVE.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	MP
CHECKED BY:	MD

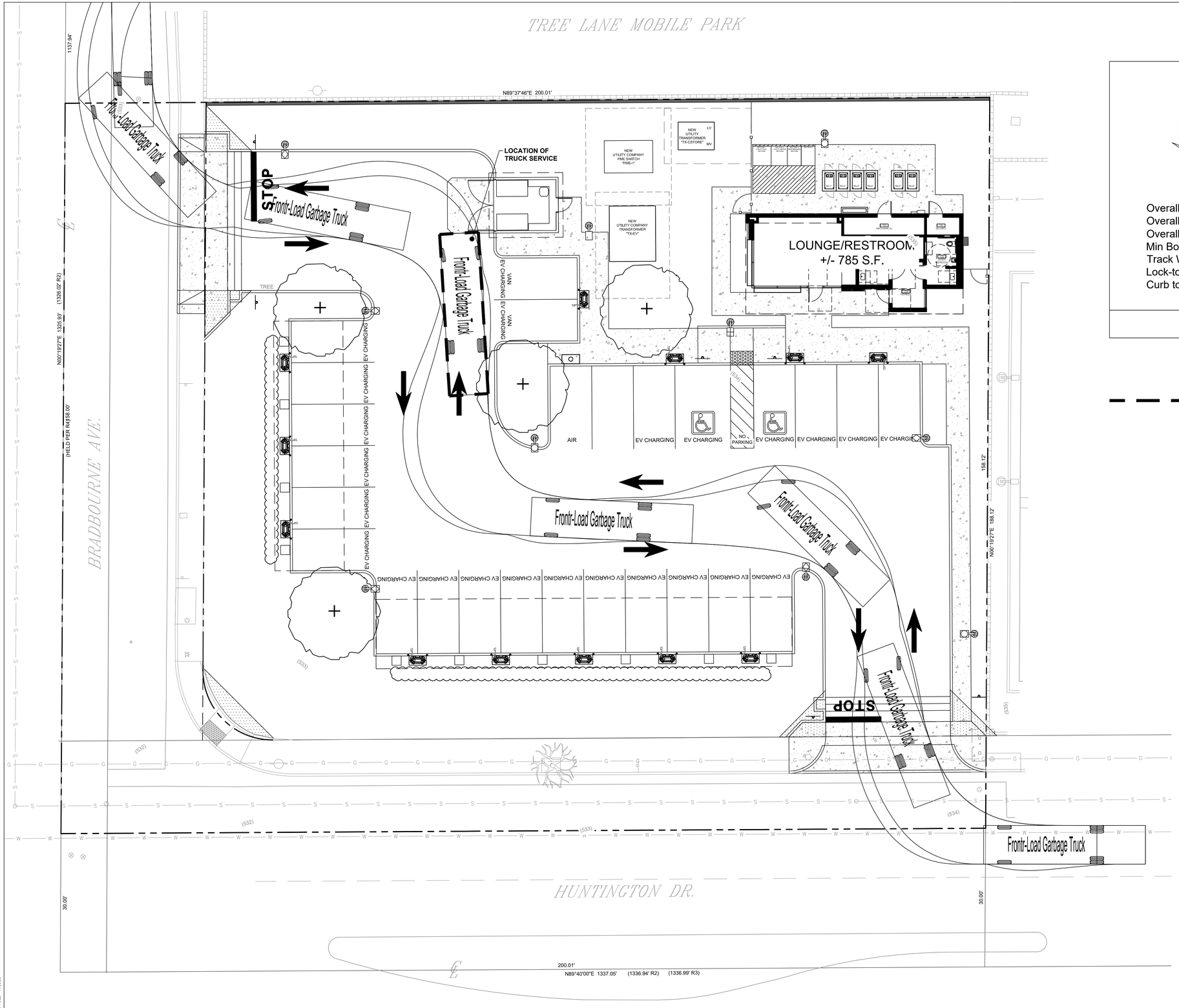
SHEET TITLE

LIGHTING SPECIFICATIONS

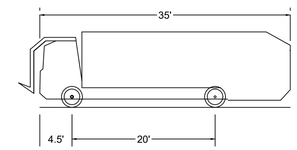
SHEET NUMBER

C-6.0

Drawing: E:\BP Guggenheim Partners - REIT\Duarte, CA (2107 Huntington Dr. Duarte, CA 91010) - 22.0369\Engineering\Design Files\Civil\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-5.0 & C-6.0 - Lighting Plan and Details.dwg C-6.0 - LIGHTING SPECS
User: mdelgado
Last Modified: Nov. 14, 23 - 13:06
Plot Date/Time: Nov. 14, 23 - 14:07:10



DUMPSTER TRUCK TURNING PLAN
SCALE: 1' = 10'



Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

FRONT LOAD GARBAGE TRUCK

LOCATION OF TRUCK SERVICE

N

GRAPHIC SCALE
10 5 2.5 0 10
1" = 10'

bp pulse
ELECTRIC VEHICLE
CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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Phone (909) 467-8940
tmartin@core-eng.com

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF SUBSURFACE UTILITIES AND STRUCTURES MAY BE SHOWN ON THE PLANS BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. HOWEVER, THE ACCURACY OF SUCH INFORMATION IS NOT WARRANTED. THE CONTRACTOR IS ADVISED TO MAKE HIS OWN INVESTIGATION TO DETERMINE THE EXACT LOCATION OF UTILITIES.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	TRM
CHECKED BY:	TRM

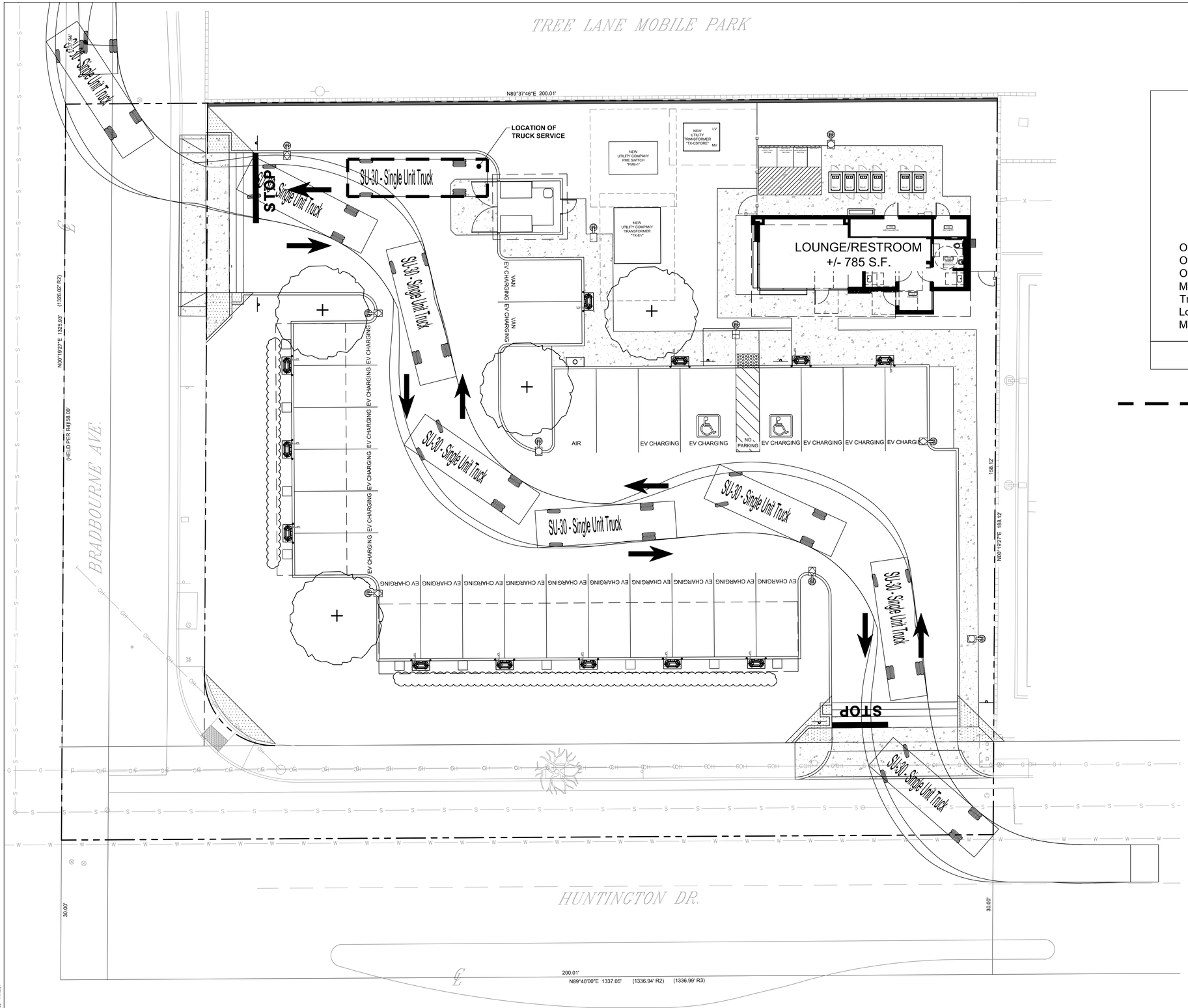
SHEET TITLE

TRUCK TURNING PLAN

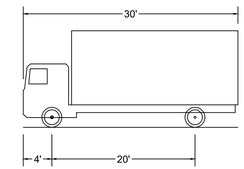
SHEET NUMBER

C-7.0

Drawing: E:\BP Guggenheim Partners - REIT\Duarte, CA (2107 Huntington Dr. Duarte, CA 91010) - 22.0369\Engineering\Design Files\Civil3\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-7.0 & C-7.1 - Truck Turning Plan.dwg, C-7.0 - TRUCK TURNING PLAN
User: TRMARTIN
Last Modified: Nov. 10, 23 - 12:58
Plot Date/Time: Nov. 14, 23 - 14:09:58



DELIVERY TRUCK TURNING PLAN
SCALE: 1' = 10'



Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

SINGLE UNIT DELIVERY TRUCK

LOCATION OF TRUCK SERVICE

N

GRAPHIC SCALE
10 5 2.5 0 10
1" = 10'

bp pulse
ELECTRIC VEHICLE
CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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SEAL

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REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	TRM
CHECKED BY:	TRM

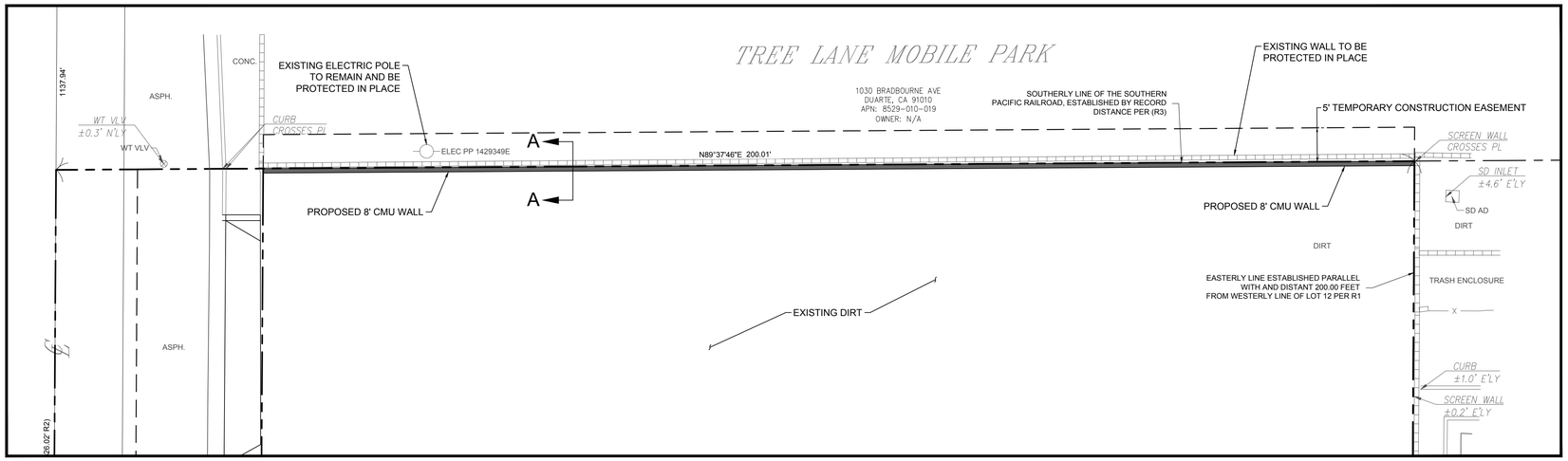
SHEET TITLE

TRUCK TURNING PLAN

SHEET NUMBER

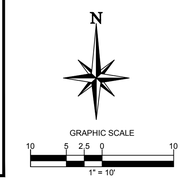
C-7.1

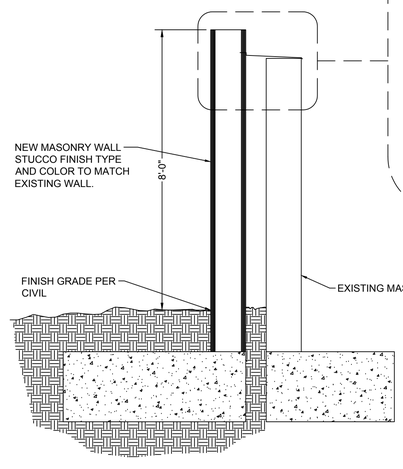
Drawing: E:\BP Guggenheim Partners - REIT\Duarte, CA (2107 Huntington Dr. Duarte, CA 91010) - 22.0369\Engineering\Design Files\Civil3\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-7.0 & C-7.1 - Truck Turning Plan.dwg, C-7.1 - TRUCK TURNING PLAN
User: TMARTIN
Last Modified: Nov. 10, 23 - 12:58
Plot Date/Time: Nov. 14, 23 - 14:10:04



PROPOSED WALL

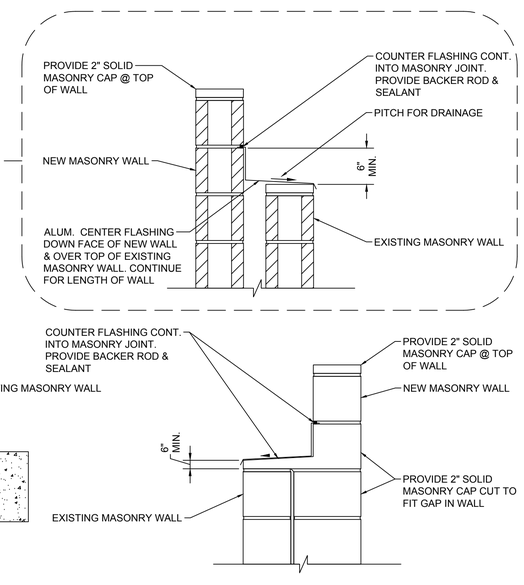
SCALE: 1" = 10'





SECTION A-A

N.T.S



END OF WALL FACING BRADBOURNE

N.T.S

bp pulse
ELECTRIC VEHICLE CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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The contractor is specifically cautioned that the locations of existing underground utilities as shown on the plans are approximate only and that there may be additional underground utilities of which we are not aware. The contractor is required to take precautions to protect all utilities shown or reasonably inferred to be present.

SEAL

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REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	MP
CHECKED BY:	TRM

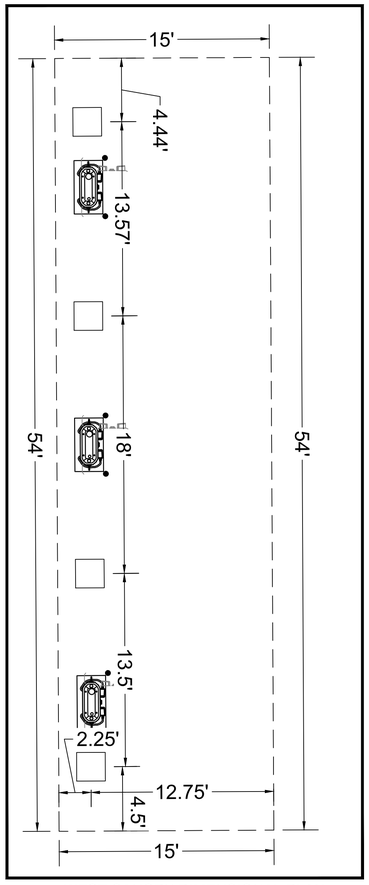
SHEET TITLE

WALL PLAN

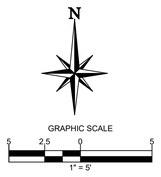
SHEET NUMBER

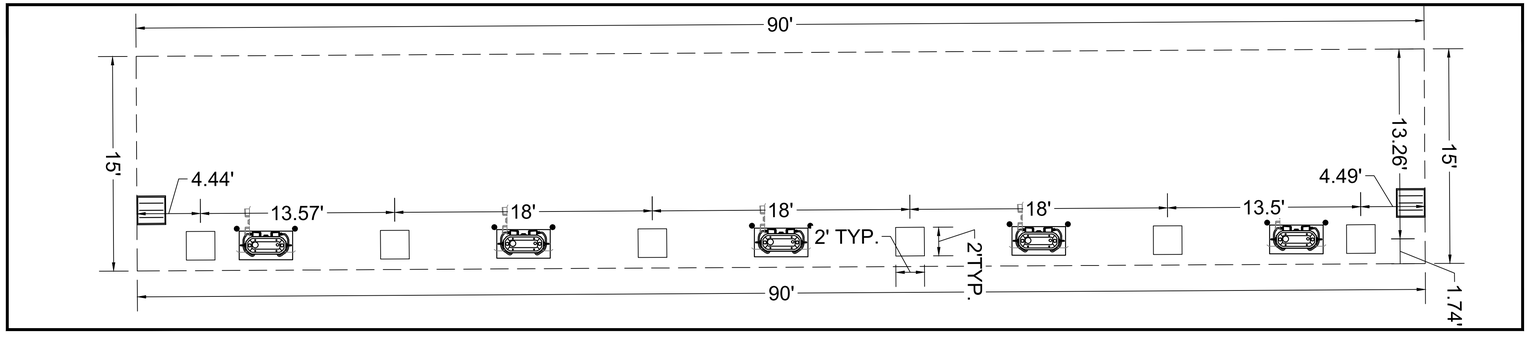
C-8.0

Drawing: C:\Users\mbennet\appdata\local\temp\AcPublish_22344\Duarte, CA (2107 Huntington Dr.) - BP - C-8.0 - Wall Plan.dwg, C-8.0 - WALL PLAN
User: MBENNET
Last Modified: Dec. 04, 23 - 08:29
Plot Date/Time: Dec. 04, 23 - 08:47:31

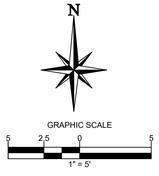


WEST CANOPY DIMENSIONAL PLAN
SCALE: 1' = 5'





SOUTH CANOPY DIMENSIONAL PLAN
SCALE: 1' = 5'



bp pulse
ELECTRIC VEHICLE
CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS IS BASED ON INFORMATION OBTAINED FROM RECORDS AND FIELD MEASUREMENTS. THERE IS THE POSSIBILITY THAT OTHER UNDERGROUND UTILITIES MAY BE ENCOUNTERED WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO EXERCISE DUE CARE TO AVOID DAMAGE TO ALL UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.

SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN BY:	TRM
CHECKED BY:	TRM

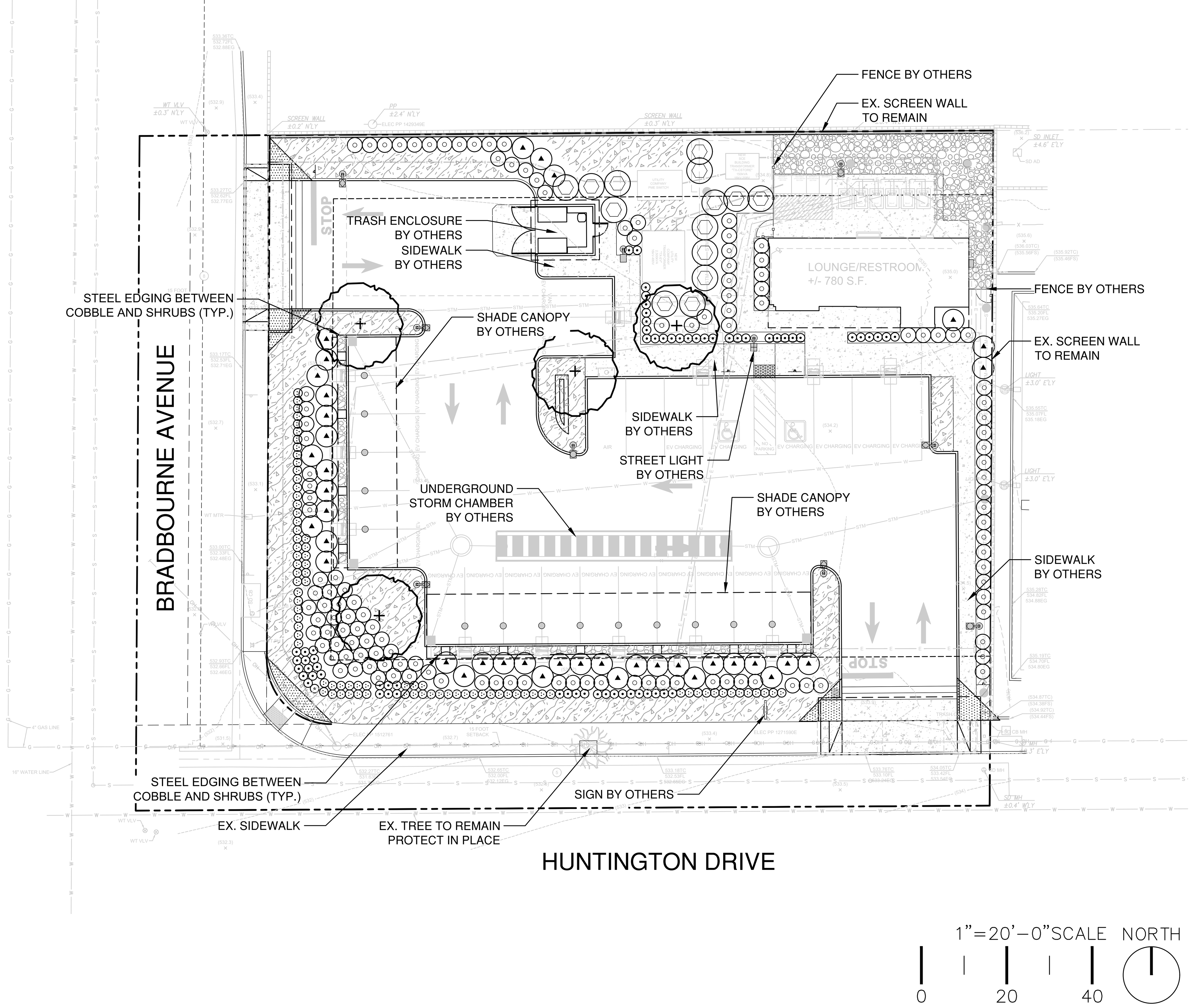
SHEET TITLE

CANOPY DIMENSIONAL PLAN

SHEET NUMBER

C-9.0

Drawing: E:\BP Guggenheim Partners - REIT\Duarte, CA (2107 Huntington Dr. Duarte, CA. 91010) - 22.0369\Engineering\Design Files\Civil\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - C-9.0 - Canopy Dimensions and Equipment.dwg C-9.0 - CANOPY DIMENSIONAL PLAN
User: TRMARTIN
Last Modified: Nov. 10, 23 - 13:01
Plot Date/Time: Nov. 14, 23 - 14:15:14



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CAL	HEIGHT	QTY
	TRISTANIA CONFERTA BRISBANE BOX	15 GAL	M	1.5" CAL.	6`-8`	4

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	MATURE SIZE (W`XH`)	ADDITIONAL	SPACING	QTY
	FESTUCA X 'SISKIYOU BLUE' SISKIYOU BLUE FESCUE	1 GAL	L			24" o.c.	31
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L			24" o.c.	83
	MIMULUS AURANTIACUS STICKY MONKEYFLOWER	1 GAL	L			24" o.c.	34
	MUHLENBERGIA DUBIA PINE MUHLY	5 GAL	L			42" o.c.	125
	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL	L			60" o.c.	39
	RHAMNUS ALATERNUS ITALIAN BUCKTHORN	5 GAL	L			72" o.c.	14

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	MATURE SIZE (W`XH`)	ADDITIONAL	SPACING	QTY
	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' CARMEL SUR LITTLE SUR MANZANITA	1 GAL	L			36" o.c.	327
	DECORATIVE COBBLE 3-6" COBBLE OVER FABRIC	-					903 SF

PROJECT TEAM

LANDSCAPE ARCHITECT:

EVERGREEN DESIGN GROUP
11801 PIERCE STREET, SUITE 200
RIVERSIDE, CA 92505
800-680-6630
WWW. EVERGREENDESIGNGROUP.COM
CONTACT: BLAKE RHINEHART, PLA
EMAIL: BLAKE@EVERGREENDESIGNGROUP.COM

LANDSCAPE CALCULATIONS

GENERAL CALCULATIONS:	
LANDSCAPE AREA PROVIDED:	7,662 SF
TURF AREAS ALLOWED:	25%
TURF AREAS PROPOSED:	0 SF (0%)
DROUGHT TOLERANT PLANT AREA:	100%
LIVE PLANT AREA REQUIRED:	5,746 SF (75%)
LIVE PLANT AREA PROVIDED:	6,759 SF (88%)
PARKING LOT LANDSCAPE:	
PARKING LOT AREA:	4,325 SF
PARKING LOT LANDSCAPE REQUIRED:	433 SF (10%)
PARKING LOT LANDSCAPE PROVIDED:	1,802 SF (41%)
PARKING LOT TREES:	
PARKING SPACES:	24 SPACES
TREES REQUIRED:	4 TREES (1 PER 6 SPACES)
TREES PROVIDED:	4 TREES
PARKING LOT SHADE:	
PARKING LOT AREA:	4,325 SF
PARKING LOT SHADE REQUIRED:	1,730 SF (40%)
PARKING LOT SHADE PROVIDED:	4 TREES W/ 20' CANOPY = 314 SF EACH TOTAL SHADE = 1,256 SF additional coverage provided by canopy over parking area

PARKING LOT SCREENED FROM STREET MY CONTINUOUS HEDGE

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, RECYCLED, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

DECLARATION OF WATER EFFICIENT LANDSCAPE ORDINANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

[signature]	09-28-23
BLAKE RHINEHART, LANDSCAPE ARCHITECT	DATE
CA LICENSE #6255	08-31-24
REGISTRATION	EXP. DATE

EVERGREEN DESIGN GROUP
11801 PIERCE STREET, SUITE 200
RIVERSIDE, CA 92505

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

SEAL

LICENSED LANDSCAPE ARCHITECT
BLAKE RHINEHART LICENSE NO. 6255
SIGNATURE
8-31-24
RENEWAL DATE
9-28-23
DATE
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION

PROJECT INFORMATION	
JOB #	22.0369
DATE:	2/22/2023
DRAWN BY:	BR
CHECKED BY:	BR/RM

SHEET TITLE

LANDSCAPE PLANTING PLAN

SHEET NUMBER

LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID C-27 LANDSCAPE CONTRACTOR'S LICENSE ISSUED BY THE STATE OF CALIFORNIA'S CONTRACTOR STATE LICENSE BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. PLANTING MIX FOR POTS: AN EQUAL PART MIXTURE OF TOPSOIL, SAND AND COMPOST. INCORPORATE "GELSCAPE", AS MADE BY AMEREQ, INC., (800) 832-8788, AT THE RATE OF 3 LB. PER CUBIC YARD OF PLANTING MIX.

H. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

I. PALM MAINTENANCE SPIKES: AS MANUFACTURED BY THE LUTZ CORP, (800) 203-7740, OR APPROVED EQUAL.

J. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

K. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. #15 CONT. - 24" BOX TREES — TWO STAKES PER TREE
      b. 36"-48" BOX TREES — THREE STAKES PER TREE
      c. OVER 48" BOX TREES — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

G. HYDROSEEDING
   1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. WINTER MIX (OCTOBER 1 - MARCH 31)
         50# CELLULOSE FIBER MULCH
         2# UNHULLED BERMUDA SEED
         2# ANNUAL RYE SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
      b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
         50# CELLULOSE FIBER MULCH
         2# HULLED BERMUDA SEED
         15# 15-15-15 WATER SOLUBLE FERTILIZER
   2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
      a. GENERAL
         50# CELLULOSE FIBER MULCH
         15# 15-15-15 WATER SOLUBLE FERTILIZER
         SEED RATE PER LEGEND

H. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

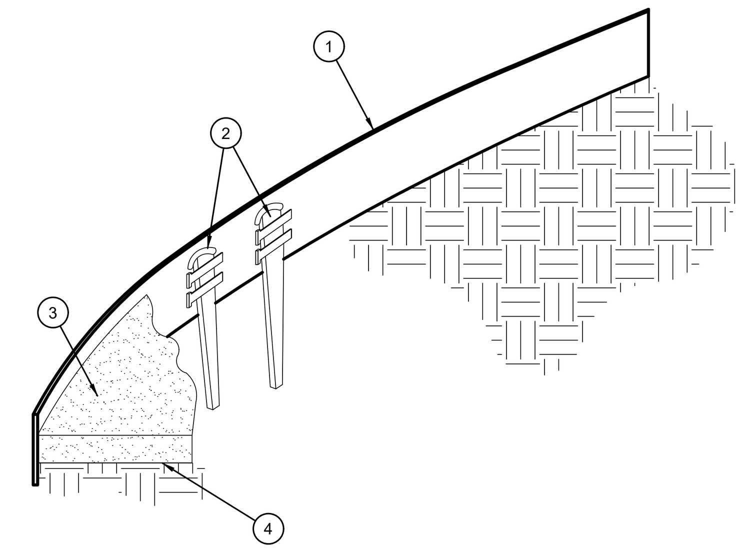
I. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

J. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

K. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROSEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

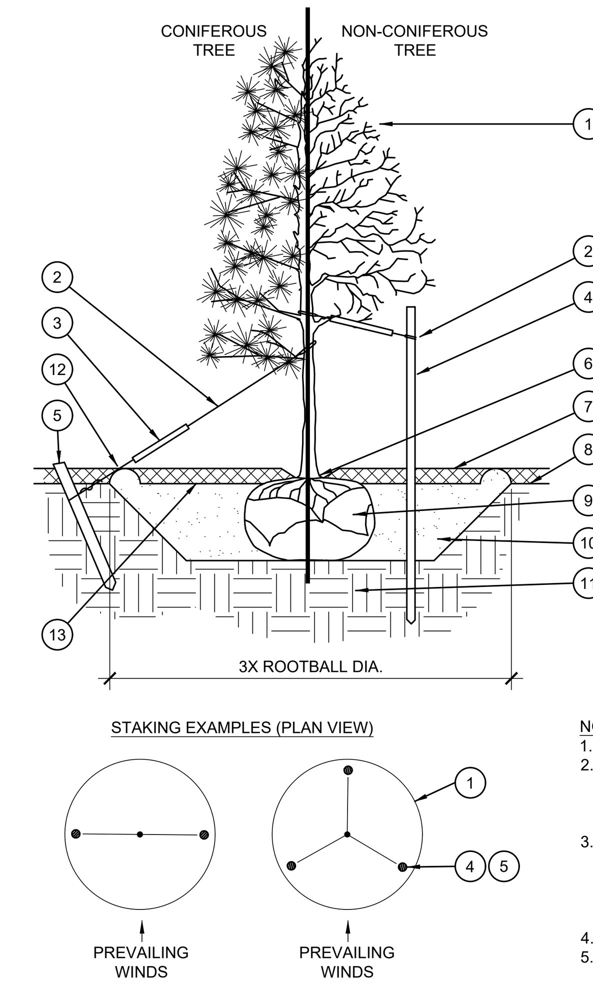
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

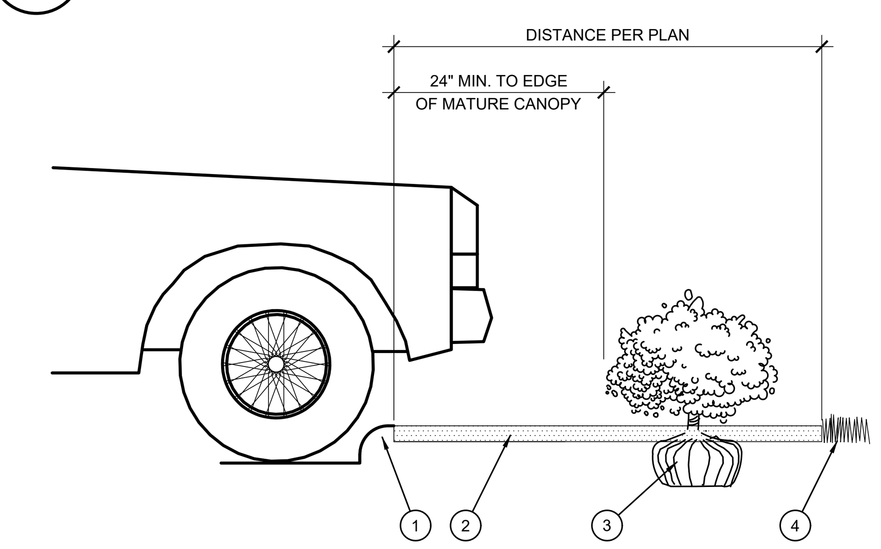
D STEEL EDGING
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

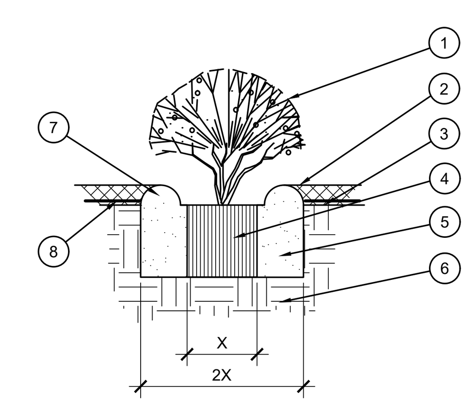
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



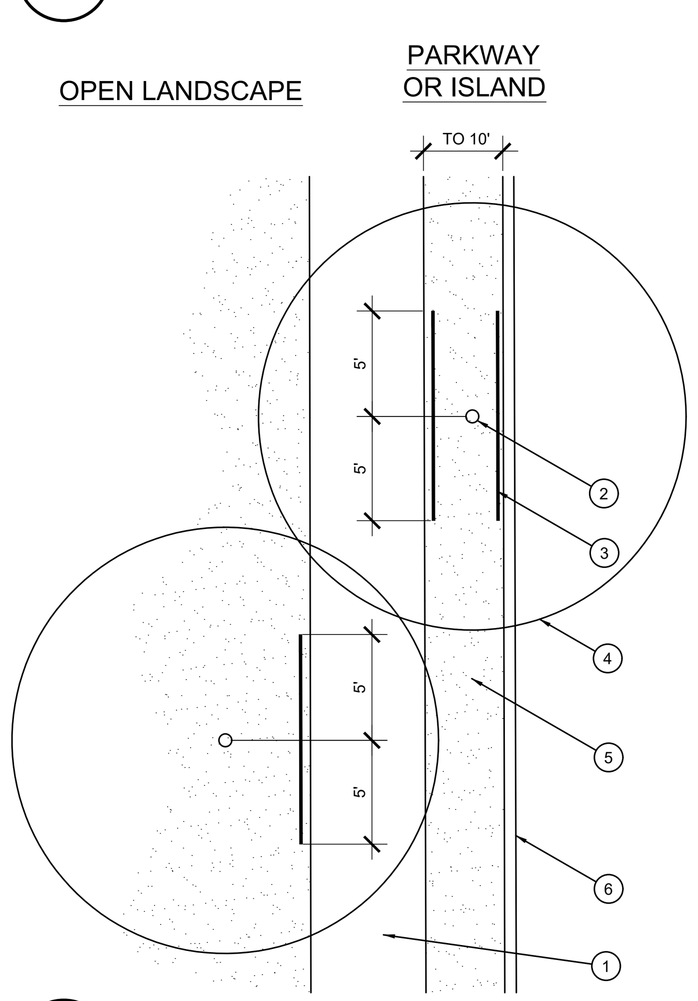
1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

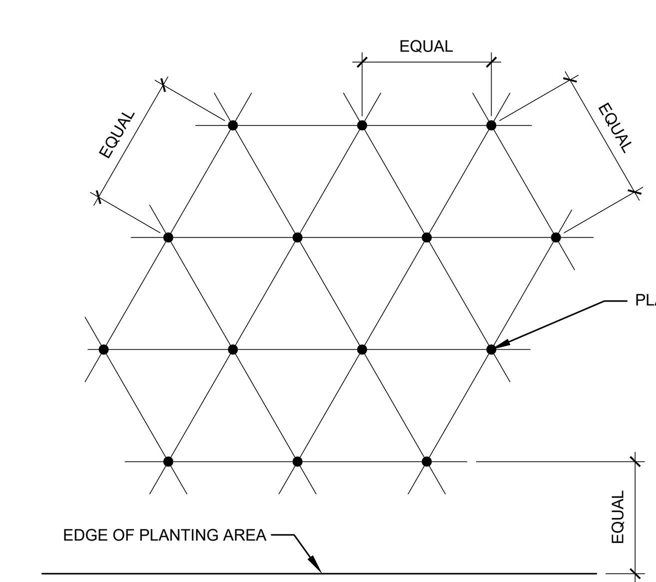
B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING
SCALE: NTS

EVERGREEN DESIGN GROUP
(800) 680-6630
11801 Pierce Street, Suite 200
Riverside, CA 92505
www.EvergreenDesignGroup.com

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ELECTRIC VEHICLE CHARGING PROGRAM
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CORE STATES ENERGY
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Phone (909) 467-8940
tmartin@core-eng.com

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

SEAL

LICENSED LANDSCAPE ARCHITECT — BLAKE RINEHART LICENSE NO. 6255 — SIGNATURE — 8-31-24 RENEWAL DATE — 9-28-23 DATE — STATE OF CALIFORNIA

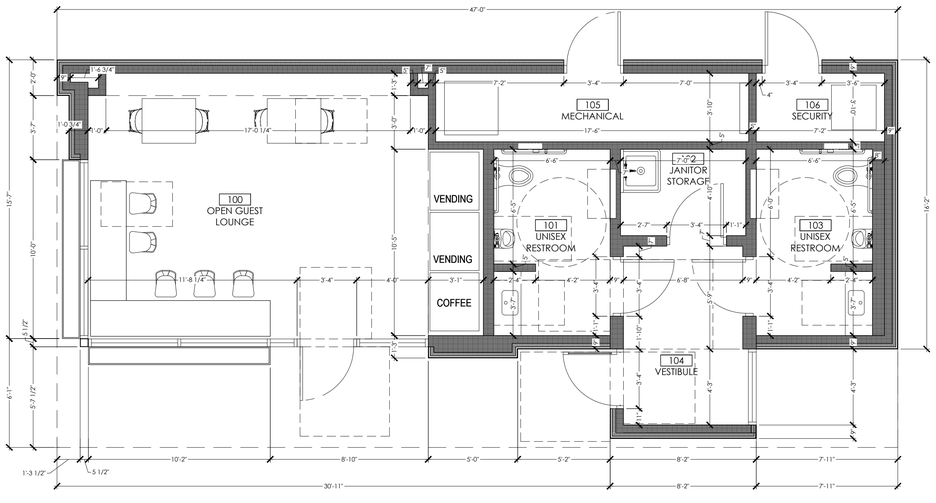
REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	2/22/2023
DRAWN BY:	BR
CHECKED BY:	BR/RM

SHEET TITLE
LANDSCAPE SPECS & DETAILS

SHEET NUMBER
LP-2



1 CONSTRUCTION FLOOR PLAN

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

N

CORE STATES GROUP

111 3rd Avenue S
Suite 400
612.547.1300
Minneapolis, MN 55401
www.core-states.com

CORESTATES, INC.

Project:

BP Pulse EVCP
2107 HUNTINGTON DR.
DUARTE, CA 91010

Client:

Guggenheim Development Services
3000 INTERNET BLVD.,
STE. 570
FRISCO, TX 75034

Client Project Num #22.0369

Revision/Issue:

- 10/20/2023 CUP SUBMITTAL
1 12/04/2023 PLANNING SUBMISSION

Drawn:	J.MACAR
Reviewed:	P.JONES
Sheet Date:	08/03/2023
Proj. Number:	BPD.36750

Sheet Title:

FLOOR PLAN

Sheet Number:

A-100

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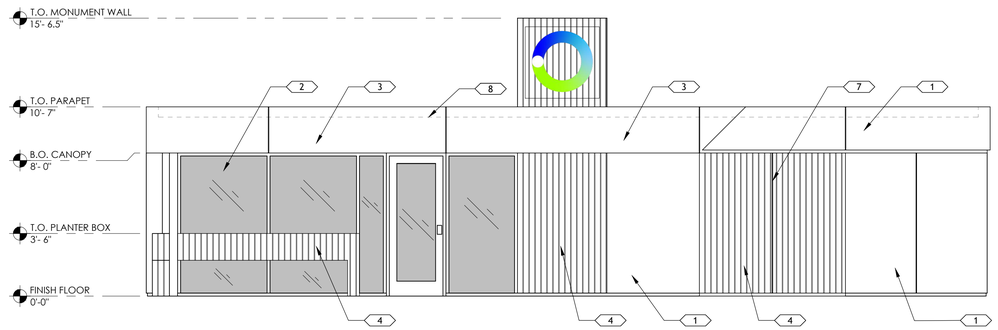
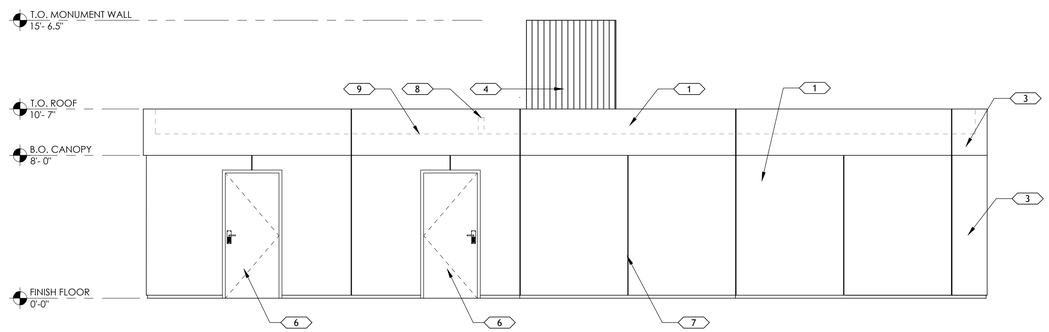
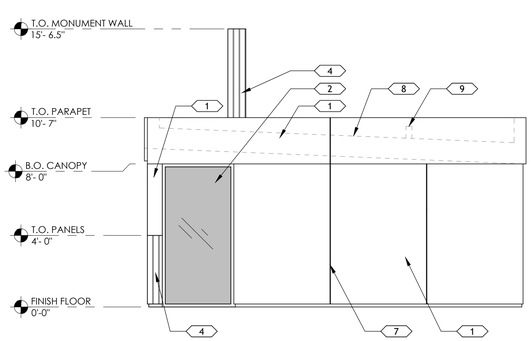
Monday, December 4, 2023 1:29:44 PM Julie Macar



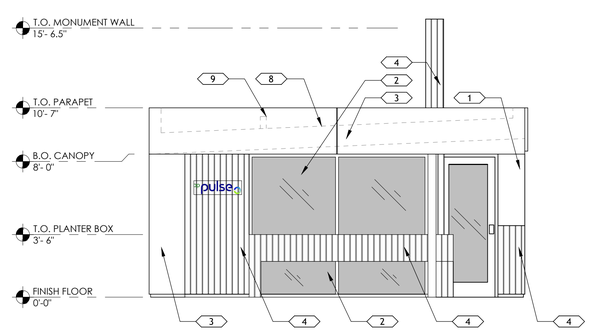
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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

ELEVATION NOTES

1	TRESPA METEON: A05.0.0 PURE WHITE- SATIN
2	LOW E GLAZING IN ALUM. STOREFRONT SYSTEM - CLEAR ANODIZED
3	TRESPA METEON:A20.7.2 DARK BLUE - SATIN
4	TRESPA METEON:NW02 ELEGANT OAK - SATIN
5	POWDER COATED ALUMINUM
6	PAINTED HOLLOW METAL DOOR
7	TYPICAL 3/8" JOINT BETWEEN PANELS
8	LINE OF MEMBRANE ROOF BEYOND PARAPET
9	APPROXIMATE LOCATION OF PLUMBING VENT BEYOND

CORE STATES GROUP

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612.547.1300
Minneapolis, MN 55401
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CORESTATES, INC.

Project:
BP Pulse EVCP
2107 HUNTINGTON DR.
DUARTE, CA 91010

Client:
Guggenheim Development Services
3000 INTERNET BLVD.,
STE. 570
FRISCO, TX 75034

Client Project Num #22.0369

Revision/Issue:
10/20/2023 CUP SUBMITTAL
12/04/2023 PLANNING SUBMISSION

Drawn:	J.MACAR
Reviewed:	P.JONES
Sheet Date:	08/03/2023
Proj. Number:	BPD.36750

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A-200

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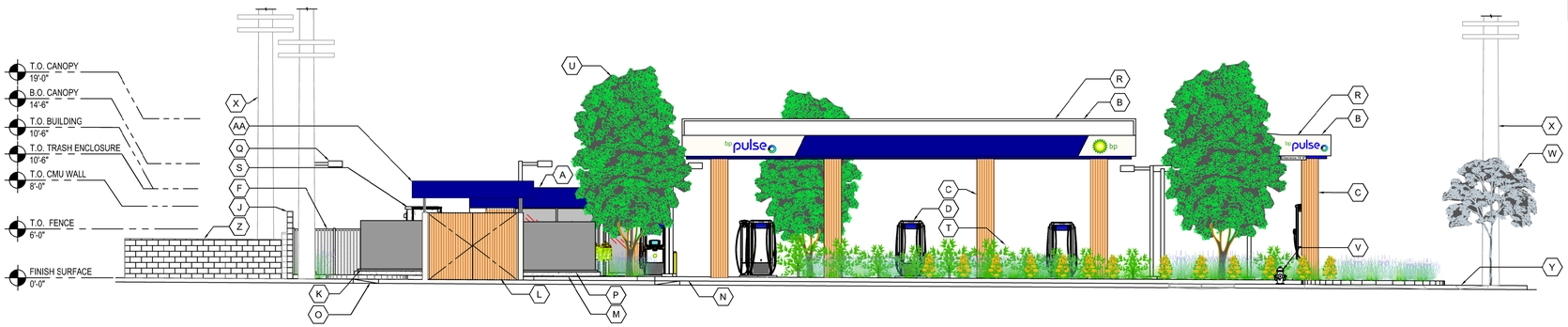
Monday, December 4, 2023 3:30:05 PM
Julie Macar

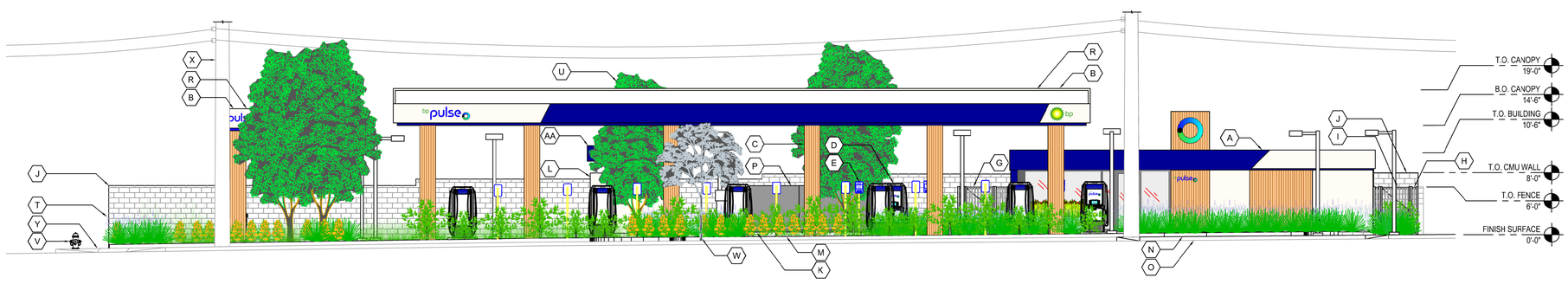
SITE KEYNOTES (X)

A. PROPOSED LOUNGE / RESTROOM.
B. PROPOSED DISPENSER CANOPY WITH ACP FASCIA. SIGN TO BE MOUNTED DIRECTLY ONTO CANOPY FASCIA
C. PROPOSED CANOPY COLUMN (TYP.)
D. PROPOSED EV CHARGING DISPENSER (TYP.)
E. PROPOSED EV CHARGING SIGN (TYP.).
F. PROPOSED 6' FT. TALL WROUGHT IRON FENCE WITH PERFORATED SCREEN
G. PROPOSED 6' FT. TALL WROUGHT IRON ACCESS GATE WITH PERFORATED SCREEN
H. PROPOSED 6' FT. TALL WROUGHT IRON FENCE WITH PERFORATED SCREEN
I. PROPOSED 6' FT. TALL WROUGHT IRON ACCESS GATE WITH PERFORATED SCREEN
J. PROPOSED 8' FT. TALL CMU WALL, STUCCOED TO MATCH WALL TO THE EAST.
K. PROPOSED UTILITY PME SWITCH.
L. PROPOSED TRASH ENCLOSURE WITH WITH WOODEN DOORS TO MATCH BUILDING.
M. PROPOSED EQUIPMENT CONCRETE PAD.
N. PROPOSED CONCRETE CURB.
O. PROPOSED CONCRETE CURB INLET
P. PROPOSED SOUTHERN CALIFORNIA EDISON TRANSFORMER (SIZE TO BE DETERMINED BY SCE)
Q. PROPOSED LIGHT POLE FIXTURE (TYP.)
R. PROPOSED BLUE STANDING METAL SEAM ROOF.
S. PROPOSED EQUIPMENT CABINET (TYP.)
T. PROPOSED LANDSCAPE (TYP.)
U. PROPOSED TREE (TYP.)
V. EXISTING FIRE HYDRANT
W. EXISTING TREE
X. EXISTING UTILITY POLE
Y. EXISTING CONCRETE CURB & SIDEWALK.
Z. EXISTING CMU WALL.
AA. PROPOSED SOLID ROOF WITH FASCIA TO MATCH CANOPY



A / C-7 EAST ELEVATION

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



B / C-7 SOUTH ELEVATION

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

bp

bp pulse
ELECTRIC VEHICLE
CHARGING PROGRAM
2107 HUNTINGTON DRIVE
DUARTE, CA 91010

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lmartin@core-eng.com

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SEAL

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

PROJECT INFORMATION

JOB #	22.0369
DATE:	08/03/2023
DRAWN 3Y:	JJV
CHECKED BY:	TRM

SHEET TITLE

SITE ELEVATIONS

SHEET NUMBER

A-210

Drawing: E:\BP Guggenheim Partners - RET\Duarte, CA (2107 Huntington Dr., Duarte, CA, 91010) - 22.0369\Engineering\Design Files\Civil\Drawings\Presentation\Duarte, CA (2107 Huntington Dr.) - BP - A-210 - Elevations.dwg, C-9.0 - Elevations
User: JJVillalobos
Last Modified: Nov. 13, 23 - 12:02
Plot Date/Time: Nov. 13, 23 - 12:07:09

EXHIBIT D2

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STOP

EV CHARGING
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CHARGING
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EV CHARGING

EXHIBIT E

City of Duarte
Community Development Department

EXHIBIT E
VICINITY MAP AND SITE PHOTOS

PROJECT AND SURROUNDING ZONING

Subject Property:	C-G, Commercial General
North:	R-1MH, Residential Mobile Home
South:	C-G, Commercial General
East:	C-G, Commercial General (Vacant)
West:	R-3, Multiple Family Residential (Medium Density)

SUBJECT PROPERTY-AERIAL

Vicinity Map

SUBJECT PROPERTY-STREET VIEW

NORTH OF SUBJECT PROPERTY
DUARTE MOBILE HOME PARK

SOUTH OF SUBJECT PROPERTY
COMMERCIAL PROPERTIES- CAR WASHES

EAST OF SUBJECT PROPERTY
COMMERCIAL PROPERTY – DENTAL OFFICE

WEST OF SUBJECT PROPERTY
RESIDENTIAL PROPERTIES - CONDOMINIUMS

CUP 23-04

PLANNING AND ECONOMIC DEVELOPMENT COMMISSION STAFF REPORT

Date: December 18, 2023

Subject: Conditional Use Permit 23-04 for a of a Health/Fitness Facility (over 2,000 sf) and late-night operations in the Commercial-General zoning district within 300' of a residential zone

Location: 2137 Huntington Drive

Applicant: 360 Fitness

SUMMARY

The applicant, 360 Fitness, is requesting approval of a Conditional Use Permit (CUP) to allow a 4,369 sf Health/Fitness facility within a newly constructed 6,580 sf commercial building with a 33-space parking lot, located along Huntington Drive. This permit would allow the business owner to admit members access to fitness equipment, hold one-on-one personal training sessions, host nutritional and wellness workshops through an online program, and operate during late-night hours.

The project site is located within the Commercial General (C-G) Zone, in which any Health/Fitness Facility over 2,000 sf and that operates during late-night hours within 300' of a residential zone or use requires review and approval by the Planning and Economic Development Commission. Staff recommends the Planning Commission adopt Resolution PC 23-12 to approve a health and fitness facility with late-night operations within the existing commercial building, based on the information provided in the staff report and subject to conditions of approval.

BACKGROUND

The subject business is located on a 29,100 sf commercial property located north of the Huntington Drive and Elmhurst Avenue intersection. The standalone building was completed in 2022 and approved by the Planning Commission through Site Plan and Design Review (SPDR) case 18-31. Mobile-home residential uses are located to the north of the subject site, separated by Unit 103 which is an existing dental office. The three-unit commercial building has its own dedicated parking lot, located west of the proposed business.

This property is located within the Commercial General (C-G) zone, in which a Conditional Use Permit (CUP) is required for fitness facilities of greater than 2,000 sf and late-night operations within 300' of a residential zone, under Chapter 19.12 (Commercial Zones) of the Duarte Development Code (DDC). The proposed use will occupy both unit 101 and unit 102 of the building with a total square footage of 4,369 and abuts a dental office use occupied by the current owner of the property.

PROJECT DESCRIPTION

The proposed health and fitness facility will be for members only and will not offer group classes. Instead, the business will provide personal training sessions and allow members to use workout equipment. A maximum of three (3) personal trainers will train clients at a time, with a maximum of two (2) clients each. During working hours, staff will consist of three (3) personal trainers at a time (though 15 will be employed through the business), there will be one (1) front desk host, and the three (3) owner operators will come and go throughout portions of the day. Each personal trainer will choose from ten (10) time slots throughout the day, and both the members and trainer will be required to adhere to their schedule, as outlined in the following chart:

Proposed Personal Training Schedule			
Monday-Saturday	**Trainer Slot 1**	**{5:00 AM - 6:00 AM}**	
	Trainer 1		
	Trainer 2		
	Trainer 3		
	Trainer Slot 2	**{6:30 AM - 7:30 AM}**	
	Trainer 4		
	Trainer 5		
	Trainer 6		
	Trainer Slot 3	**{7:45 AM - 8:45 AM}**	
	Trainer 7		
	Trainer 8		
	Trainer 9		
	Trainer Slot 4	**{9:00 AM - 10:00 AM}**	
	Trainer 10		
	Trainer 11		
	Trainer 12		
	Trainer Slot 5	**{1:00 PM - 2:00 PM}**	
	Trainer 13		
	Trainer 14		
	Trainer 15		

Proposed Personal Training Schedule			
Monday-Saturday	**Trainer Slot 6**	**{3:00 PM - 4:00 PM}**	
	Trainer 1		
	Trainer 2		
	Trainer 3		
	Trainer Slot 7	**{4:30 PM - 5:30 PM}**	
	Trainer 4		
	Trainer 5		
	Trainer 6		
	Trainer Slot 8	**{6:00 PM - 7:00 PM}**	
	Trainer 7		
	Trainer 8		
	Trainer 9		
	Trainer Slot 9	**{7:15 PM - 8:15 PM}**	
	Trainer 10		
	Trainer 11		
	Trainer 12		
	Trainer Slot 10	**{8:30 PM - 9:30 PM}**	
	Trainer 13		
	Trainer 14		
	Trainer 15		

*****Note: Trainers to maintain maximum of 2 clients per time slot assigned*****

No new tenant improvements are proposed to the property since the building is newly constructed and meets all requirements of Duarte Development Code (DDC) such as off-street parking, landscaping, trash handling, lighting, etc. No new lockers or water fountains will be installed as part of this proposal, but if any were to be proposed in the future, improvements will be reviewed by Planning staff through the SPDR process for any potential impacts. As a condition of approval, a new floor plan must be submitted and approved prior to business license issuance which clearly reflects equipment, furniture, and bathroom placement with an accurate scale. The floor plan must be designed to ensure windows facing Huntington Drive are not blocked by unsightly equipment, window coverings, or advertisements. If at any time new improvements are proposed that may affect operation of the business, the CUP may be further reviewed by the Planning Commission through a modification hearing, or through the requirement for a new CUP pursuant to conditions of approval.

ANALYSIS

Fitness and related facilities have the potential to impact the surrounding community if noise, operating hours, and outdoor uses are not properly regulated. If granted, this CUP will provide operational standards and requirements for the fitness facility. The CUP will include conditions of approval to ensure that the fitness facility remains compatible with surrounding uses. These conditions are designed to prevent the following potential impacts:

Sound

A gym/health club use is associated with some degree of noise. Common sources of noise for this use come from use of the exercise equipment, communication between trainer and students, and the music that is played in the background. Accordingly, it is important to incorporate practices that limit noise levels to avoid creating noise impacts that negatively affect nearby businesses and residents. The current conditions of approval that address noise prohibit outdoor activities, prohibit outdoor speakers, and limit noise to levels established in section 9.68 of the Duarte Municipal Code.

Based upon past experiences related to similar businesses, the City has developed a set of conditions that allow these types of uses to produce reasonable levels of music and noise, while establishing regulations that provide safeguards for adjacent uses through incremental sound mitigating measures. To avoid noise impacts, the following conditions of approval are proposed:

- The business owner, and/or all representatives, shall ensure that guests arriving prior to 8 AM do not congregate, linger, and/or make unnecessary noise in the parking lot or outside of their business.
- All fitness related activities shall be held indoors. Exterior doors and windows must remain in a closed position when classes or other noise-generating activities are occurring within the building. Any fitness, training, or other business-related activities occurring outdoors, in the parking lot, and/or throughout the shopping center are prohibited. The use of fitness and training equipment outdoors is prohibited.
- Music, noise-generating equipment, or any other business activities shall be operated at reasonable audible levels, not to exceed City Noise Regulations outlined in Chapter 9.68 of the Duarte Municipal Code or be detrimental to the operations of adjoining businesses. Furthermore, music shall not be played at a volume that is audible outside the business. In no case shall live music be permitted in association with this business or minor use permit approval.
- The facility stereo system is also required to remain at low levels and the volume control must be accessible to the owner and management staff only.
- Outdoor speakers or other exterior audible devices are prohibited, unless approved through a temporary use/special event permit.
- Rubber or foam flooring will be required to be installed throughout the workout areas, which offers a durable cushioned surface to walk on and can absorb some impact if weights are dropped.
- In the event of substantiated noise issues, the Community Development Director may require the applicant to pay for the preparation of a noise study, prepared by a professional noise or acoustics consultant of the City's selection. Adherence to the study's recommendations will be required of the applicant. Failure to promptly

comply with this requirement will result in a modification/revocation hearing before the Planning Commission.

Rooftop HVAC units (RTUs) can also be a source of noise. Past experiences with Planet and 24-Hour Fitness have shown that installing additional RTUs are likely to generate excessive noise. In these past examples, engineering studies revealed that without mitigation, new RTUs could create noise that exceeds the maximum allowed by the City's Development Code. The building has three existing RTUs, one for each tenant suite. In the event additional mechanical units are proposed to be installed on the roof, a condition of approval has been incorporated to either prepare a noise study conducted by a professional sound engineer hired by the applicant or require the installation of sound barriers around the units, which will reduce the sound generated by the units to a more reasonable level. The condition related to additional RTUs will also include requirements for mechanical screening.

Hours of Operation

The gym is proposing to operate Monday through Friday 5:00AM-11:30PM and Saturday and Sunday 6:00AM-10:00PM. Given that the gym is proximate to residences, adjacent residents have the highest potential to be impacted by operating hours in the early morning and into the night. The operation of the gym business at these early morning and late-night hours necessitate strict adherence to the proposed conditions of approval to prevent disruptions for the residents in the area. Staff is recommending that the facility be staffed during operating hours, the door be closed during sessions, and other noise related conditions (see separate section) be included with the approval to address potential impacts.

Parking

The subject property is developed with 33 parking spaces. The only other use on this property is the existing 2,235 sf dental unit which requires 11 parking spaces, meaning the property has approximately 22 available parking stalls. The gym/health club use requires 1 parking spaces per 200 square feet of floor area resulting in a parking requirement of 21 spaces. Therefore, the amount of parking provided is exceeded by one (1) parking spot. With no presence of group classes, staff does not predict parking issues at this project location.

ENVIRONMENTAL

The proposal has been reviewed with respect to environmental impact and staff has determined that the application for a Conditional Use Permit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of Title 14 of the California Code of Regulations. No further environmental review is required at this time in accordance with CEQA Guidelines.

RECOMMENDATION

Based on the information provided in the Staff report, Staff recommends the Planning Commission adopt PC Resolution 23-12 (Exhibit A), approving Conditional Use Permit 23-04 for the project proposal at 2137 Huntington Drive.

Respectfully Submitted,

Scott Nash
Associate Planner

Attachments

Exhibit A: Resolution PC 23-12, Conditional Use Permit 23-04
Exhibit B: Business Operations Plan (Provided by Applicant)
Exhibit C: Architectural Plans
Exhibit D: Floor Plan Rough Draft (must be revised prior to Business License)
Exhibit E: Photos of Site and Vicinity

EXHIBIT A

RESOLUTION PC 23-12

A RESOLUTION OF THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF DUARTE APPROVING CONDITIONAL USE PERMIT 23-04 TO ALLOW A LATE-NIGHT HEALTH & FITNESS FACILITY (KNOWN AS 360 FITNESS) AT 2137 HUNTINGTON DRIVE

WHEREAS, the Planning and Economic Development Commission (Planning Commission) has been assigned, by the Duarte City Council, the duties and functions of a planning agency under State law and other duties as directed by the City Council; and

WHEREAS, the applicant has submitted an application requesting approval of a Conditional Use Permit to allow a Health and Fitness business located at 2137 Huntington Drive; and

WHEREAS, the proposed hours of operation are 5:00 a.m. to 11:30 p.m., which are considered late night hours pursuant to Duarte Development Code Section 19.60.110 which requires additional regulations; and

WHEREAS, a late-night Health/Fitness Facility of greater than 2,000 square feet is permitted with a Conditional Use Permit within the Commercial General (C-G) zone pursuant to Duarte Development Code Section 19.12.020; and

WHEREAS, Section 19.114.040 through 19.114.050 of the Duarte Development Code authorizes the Planning and Economic Development Commission to consider such requests subject to certain findings; and

WHEREAS, notice of a public hearing on the Conditional Use Permit 23-04 was given pursuant to Duarte Development Code Chapter 19.146 and in accordance with applicable State law; and

WHEREAS, the Planning Commission has considered the analysis and recommendation provided in the staff report for Conditional Use Permit application 23-04 and all of the information, evidence and public testimony received at the public meeting held on December 18, 2023 at 7:00 p.m. in the City Council Chambers Conference Room;

NOW THEREFORE, the Planning Commission of the City of Duarte resolves as follows:

SECTION 1. RECITALS

All of the facts set forth in the Recitals of this Resolution are true and correct and incorporated herein by this reference.

SECTION 2. FINDINGS

The Planning Commission finds and determines as follows, findings for Conditional Use Permits, as set forth in DDC Section 19.114.050(B), as:

1. *The proposed use is consistent with the General Plan;*

   The health & fitness facility is consistent with Land Use Goal 1 of the General Plan by maintaining a balanced community consisting of various commercial activities. The use is also consistent with the Commercial land use designation by providing neighborhood service uses serving the daily needs of nearby residential areas.

2. *The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;*

   A late-night Health/Fitness facility of greater than 2,000 square feet is permitted within the Commercial General (C-G) zone with the approval of a Conditional Use Permit. The use follows all regulations of the Duarte Development Code and Municipal Code, and conditions of approval have been included to ensure such compliance.

3. *The design, location, size and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;*

   The subject business is located on a standalone 29,100 square feet commercial property constructed with a three (3) unit commercial building and associated parking lot. Mobile-home residential uses are located to the north of the subject site, but through conditions of approval, sound will be managed to be no greater than other noise generated in this commercial area. The operation of the facility complements Huntington's commercial corridor and provides an added service to the community.

4. *Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;*

   Conditions of Approval such as noise and operation restrictions have been added to ensure the proposed use remains consistent with the zoning, and will help avoid any adverse and detrimental effects on the City and surrounding community.

5. *The subject site is:*

   a. *Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g. fire and medical) access and public services and utilities; and*

   b. *Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.*

   The site is developed with a recently constructed three-unit commercial building with a total of 6,579 square feet of leasable area and associated parking lot. The property

is in the Commercial General zone, and is accessible from a drive aisle on Huntington Drive. Onsite circulation will not be altered and is suitable for the existing use, the new health & fitness facility, and emergency vehicle access. The proposed health & fitness facility will occupy two of the three tenant spaces, for a total 4,369 square feet.

SECTION 3. **CEQA DETERMINATION**

In recommending adoption of this PC Resolution 23-12 for the proposed use, the Planning Commission finds and determines the project is in compliance with the California Environmental Quality Act (CEQA), and State regulations in Title 14 of the California Code of Regulations, (CEQA Guidelines) because the project is categorically exempt from CEQA pursuant to Title 14 California Code of Regulations Section 15301.

SECTION 4. **RECOMMENDATION**

Staff recommends that the Planning Commission approves PC Resolution 23-12 based on the findings listed in Section 2, and the conditions listed in "Exhibit A-1", for a late-night Health/Fitness facility located at 2137 Huntington Drive.

APPROVED, AND ADOPTED by the Planning and Economic Commission of the City of Duarte at a regular meeting held on the 18th day of December, 2023.

_____
Wallace J. Wolff, Vice-chairperson
City of Duarte Planning Commission

ATTEST:

_____
Craig Hensley, Community Development Director

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } ss.
CITY OF DUARTE

I, Craig Hensley, Community Development Director of the City of Duarte, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Duarte held on December 18, 2023 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Craig Hensley, Community Development Director

EXHIBIT A-1

Conditions of Approval
Conditional Use Permit 23-04
2137 Huntington (Health/Fitness Facility over 2,000 s.f./Late-Night Hours)

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1. This approval is for use of the existing commercial building as a late-night health/fitness business located at 2137 Huntington Drive as stated in the staff report and described in the applicant's business operational statement and architectural plans, on file with the Planning Division.

2. Prior to Business License issuance, the proposed floor plan must be revised to accurately reflect the business proposal including:

   a. The plans shall be designed to a consistent scale. Currently, the sizes of equipment, restrooms, desks, etc. are incorrect.

   b. The bathroom and maintenance rooms shall be revised to accurately reflect the existing conditions. The maintenance room is currently shown to be a shower.

   c. The layout of equipment should be revised so the windows facing Huntington Drive are not blocked by equipment or furniture.

Operation and Improvement Conditions

3. The fitness facility shall be available to members only and follow the approved personal training schedule, employee count, and max occupancy shown on the Business Operations plan and Staff Report.

4. The fitness facility shall remain staffed with at least one (1) employee at all times that the business is open.

5. In any location where weights may be dropped on the floor (i.e. dumbbell area), rubber or foam pads shall be installed on floor to reduce the noise created by such weights.

6. The business owner, and/or all representatives, shall ensure that guest arriving prior to 7 AM do not congregate, linger, and/or make unnecessary noise in the parking lot or outside of their business.

7. Exterior doors and windows must remain in a closed position when any noise-generating activities are occurring within the building.

8. All fitness related activities shall be held indoors. Any fitness, training, or other business-related activities occurring outdoors, including but not limited to: the parking lot, shopping center, public right-of-way and/or private streets, are prohibited. The use of fitness and training equipment outdoors is prohibited.

9. The facility stereo system is required to remain at low noise levels and the volume control must be accessible to the owner and management staff only.

10. Music, noise-generating equipment, or any other business activities shall be operated at reasonable audible levels, not to exceed City Noise Regulations outlined in Chapter 9.68 of the Duarte Municipal Code or be detrimental to the operations of adjoining businesses. Furthermore, music shall not be played at a volume that is audible outside the business. In no case shall live music be permitted in association with this business.

11. In the event of substantiated noise issues, the Community Development Director may require the applicant to pay for the preparation of a noise study, prepared by a professional noise or acoustics consultant of the City's selection. Adherence to the study's recommendations will be required of the applicant. Failure to promptly comply with this requirement will result in a modification/revocation hearing before the Planning Commission.

12. Outdoor speakers or other exterior audible devices are prohibited, unless approved through a temporary use/special event permit.

13. Business operations shall be conducted only between the hours of 5:00 AM and 11:30 PM. Modification to operating hours may be approved by the Community Development Director.

14. The following are not included as part of this CUP approval:

    a. Childcare services.

    b. Group exercise classes.

    c. In-person workshops.

    d. Massage or acupressure services requiring human contact.

15. In the event additional rooftop mechanical units are proposed to be installed, the business owner shall either prepare a noise study conducted by a professional sound engineer hired by the applicant or propose the installation of sound barriers around the units, subject to the approval of the Community Development Director. Any mechanical equipment must be fully screened.

16. The business owner shall provide a security plan to the Community Development Department and Public Safety Department for review and approval prior to operating the business. Cameras may be required to be installed on both the exterior and interior of the premises, in locations approved by the Community Development and Public Safety Departments. The security plan shall include details on a closed circuit television system consisting of interior and exterior surveillance cameras and a digital video recorder (DVR) for recording surveillance camera footage. The security system hard drive shall save footage/data for a minimum of 30 days. The hard drive shall be locked and secured, and accessible only to the business owner and/or managers. All saved data shall be made available to the Public Safety Department and/or City personnel upon reasonable request. All components of the approved security plan

shall be operational prior to implementing any new services allowed by this CUP and shall remain fully operational at all times. Any changes to the security system shall require review from the Community Development Department and Public Safety Department prior to implementing.

17. Any signage associated with the business is not included as part of this approval; a separate review and approval process will be required for all proposed signage. All signage shall comply with the Sign Guidelines of the Duarte Development Code.

18. There shall be no outside storage associated with this use.

19. Operations shall be conducted in a manner that does not create a nuisance. Any such nuisance must be abated immediately upon notice by the City.

20. A final inspection by the Planning Division shall be conducted prior to occupancy approval or permit final, whichever occurs first.

General Conditions

21. This entitlement shall be contingent upon the privileges being utilized within 12 months from the effective approval date.

22. The applicant shall obtain a valid business license with the City of Duarte prior to commencement of business operation. Contact the City Finance Division for more information.

23. There shall be no deliveries between the hours of 9 PM and 7 AM.

24. Any expansion or modification to the approved use authorized as part of Conditional Use Permit 23-04 shall require an application for the modification of the existing permit, or an entirely new Conditional Use Permit.

25. Mechanical equipment and related ducts, vents and other apparatus, including HVAC, shall be screened from public view and must be located inside the structure, attic, or ground mounted. Vents, pipes, caps, hoods, and other roof penetrations that must be installed on the roof shall be painted or finished to match the roof color. Ground mounted equipment shall be shielded from public view by landscaping and/or screen walls, subject to approval from the Planning Division.

26. The applicant must obtain Planning Division approval as well as Building & Safety Division approval and permits for all tenant improvements and other associated site improvements.

27. Any required plans and plan check fees shall be submitted to the Community Development Department for Building & Safety plan check prior to construction. Approval from Building & Safety shall be obtained prior to the issuance of permits.

28. This entitlement shall be contingent upon the privileges being utilized within twelve (12) months from the effective approval date. Discontinuance of the approved use for twelve (12) consecutive months or more shall constitute an abandonment of the permits and the Conditional Use Permit shall become invalid.

29. The project shall comply with all the regulations of Chapter 19.12 (Commercial Zones) of the Duarte Development Code, including the intent and purpose, permitted uses, development standards, and any other applicable sections.

30. The owner and contractors shall comply with applicable City noise ordinances. Construction activities, deliveries and haul-off will only be permitted from 7:00 a.m. to 7:00 p.m., Monday through Saturday, excluding Federal holidays. No construction related idling of engines or other disturbances shall occur outside of noted work hours.

31. The decision of the Planning Commission may be appealed to the City Council within 15 days from the date of the approval letter. Said appeal must be in writing and filed with the City Clerk's office (DMC 19.144) and include all associated fees. The written appeal shall include reasons for the appeal.

32. The CUP may be called for review or revocation at any time by City Staff, City Council, or Planning Commission if a violation of the approved conditions is alleged, or if it is alleged that the health & fitness facility, or its patrons, are creating a public nuisance, as substantiated by the LA County Sheriff's Department, Public Safety Department, or any other City Department. The applicant and successors shall operate the subject premises in a safe and sanitary manner at all times. Such review of the CUP may include any remedy available to the City that will prevent negative impacts on the property and surrounding developments. Problems or continued/repeated violations of any Municipal Code, conditions of approval or any other governmental regulations may be grounds for initiation of proceedings for the revocation of this CUP before the Planning Commission pursuant to Section 19.152.030 of the Duarte Development Code.

33. That by acceptance of the approval of the project by the City, the applicant shall defend, indemnify and hold harmless the City of Duarte and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers and employees to challenge, set aside, void or annul the approval of the project or from any other action pertaining to this application or the granting of approval which may be brought within the time period provided for such actions or challenges under applicable law.

EXHIBIT B

Executive Summary:

Our fitness facility, 360 Fitness Facility LLC, provides a comprehensive and personalized fitness experience to individuals of all fitness levels. With a team of experienced and certified trainers, state-of-the-art equipment, and a motivating environment, we aim to become a premier destination for those seeking to improve their health and wellness. Our business model focuses on delivering high-quality training programs, exceptional customer service, and a sense of community to foster long-term client relationships.

1. Business Description:

360 Fitness Facility is a fitness facility that offers personal training, online nutritional guidance, and online wellness workshops. Our facility is equipped with the latest fitness equipment and technology to ensure a safe and effective workout environment. Our newly built facility will be in a prime urban location located at 2137 E. Huntington Dr. Duarte, Ca. 91010.

2. Market Analysis:

- Target Market: Our primary target market includes individuals of all ages who are interested in improving their fitness levels, achieving weight loss, building strength, and overall wellness. We also offer specialized programs for youth, seniors, and athletes.
- Market Trends: The health and wellness industry is growing steadily, with an increasing awareness of the importance of regular exercise and healthy living. Personalized fitness experiences and professional guidance are in high demand.

Facility Overview:

- **Location:** A prime urban location accessible to our target demographic. Our building is comprised of 3 units; units 101, 102, & 103. Fitness facility will occupy units 101 & 102 while unit 103 is a dental office which shares a common wall. Total square footage for fitness facility will be 4,369 sf.
- **Interior Space:** A spacious and well-designed facility with designated areas for cardio, strength training, and recovery.
- **Equipment:** State-of-the-art fitness equipment integrated with technology for tracking and monitoring workouts.
- **Personal Training:** Certified personal trainers offering one-on-one sessions and small group training.

3. Services:

- **Personal Training:** Certified trainers will work one-on-one with clients to develop customized fitness plans tailored to their goals, preferences, and physical condition.
- **Nutritional Guidance:** Our trainers will provide online nutritional recommendations and guidance to complement clients' fitness routines, ensuring they are fueling their bodies effectively.

•**Online Wellness Workshops:** Regular workshops on topics like stress management, healthy cooking, and mindfulness will provide holistic wellness support.

4. Marketing and Sales:

• **Grand Opening Campaign:** Host a grand opening event to generate buzz and attract initial memberships.

• **Social Media Presence:** Leverage platforms like Instagram, TikTok, and YouTube to showcase facility features, member success stories, and virtual workout snippets.

•**Influencer Partnerships:** Collaborate with fitness influencers and local health professionals to promote the facility and its services.

•**Free Virtual Workshops:** Offer occasional free workshops on health, fitness, and wellness topics to attract potential members.

•**Referral Program:** Incentivize current members to refer friends and family by offering discounts or rewards for successful referrals.

•**Corporate Partnerships:** Explore partnerships with local businesses to offer corporate wellness programs and discounts to their employees.

5. Operations:

• **Hours of Operations:** Monday-Friday 5AM-11:30PM, Saturday & Sunday 6Am-10PM.

• **Noise Ordinance:** Noise limiting policies to be put in place to avoid free weights dropping. No outdoor speakers will be utilized. Occasionally, music may be played inside the facility through internal audio system, but hours and times of occurrence will be strictly enforced to avoid disrupting neighboring business. Doors to remain closed during music hours. Policies will be enforced by educating staff, trainers and members. Staff and trainers will be encouraged to enforce policies consistently while remaining approachable and customer focused. If continuous policy violations are observed, we 360 will hold contractual rights to terminate member memberships. Furthermore, will engage with the community to foster positive relationships by proactively addressing noise concerns.

• **Staffing:** Hire certified fitness trainers, customer service personnel, and support staff. Will staff 15 trainers during working hours. 1 front desk host during working hours and 3 owner operators at any given time.

• **Facility Management:** Maintain the facility's cleanliness, equipment functionality, and overall ambiance.

• **Restroom:** Two separate ADA compliant private restrooms will be accessible to our members. However, showers are not available.

• **Lockers:** No immediate plans to provide lockers. If requested by our customer's stand up lockers may be provided later.

• **Hydration:** No water fountains will be installed. Members are to bring their own.

•**Building Modifications:** Building and parking spaces to be left as is for fitness facility's use. No additional modifications to be made besides Fitness Facilities' company Logo. In the interior, a front reception desk is to be built to welcome our clients.

• **Parking:** Staggered class schedules will allow parking spaces to free up for next member. Appointments will allow consistent flow of vehicle traffic and prevent parking overflow. Signage to be posted to mitigate loitering.

• **Membership Management:** Implement a membership management system for registrations, payments, and tracking member data. All gym operations will require membership access.

• **Health and Safety:** Ensure strict adherence to health and safety protocols, including regular equipment maintenance and cleaning. Provide cleaning stations throughout facility.

• **Personal Training:** Trainers will train clients 1 on 1 on an hourly basis**.** Training hours will be broken into time slots with restrictions to avoid overcrowding. A total of 10 time slots will be available for trainers to pre-book. Trainers are to adhere to the occupancy requirements and will be limited to a maximum of 2 clients per assigned time slot per trainer. 3 Trainers will be on site in each Trainer slot. Schedules will continuously be monitored and be adjusted as needed to accommodate changing demand while adhering to safety guidelines. Moreover, a feedback loop will be established with our trainers and other clients to gather feedback and make improvements to our scheduling system.

Proposed Personal Training Schedule			
Monday-Saturday	**Trainer Slot 1**	**{5:00 AM - 6:00 AM}**	
	Trainer 1		
	Trainer 2		
	Trainer 3		
	Trainer Slot 2	**{6:30 AM - 7:30 AM}**	
	Trainer 4		
	Trainer 5		
	Trainer 6		
	Trainer Slot 3	**{7:45 AM - 8:45 AM}**	
	Trainer 7		
	Trainer 8		
	Trainer 9		
	Trainer Slot 4	**{9:00 AM - 10:00 AM}**	
	Trainer 10		
	Trainer 11		
	Trainer 12		
	Trainer Slot 5	**{1:00 PM - 2:00 PM}**	
	Trainer 13		
	Trainer 14		
	Trainer 15		

Proposed Personal Training Schedule			
Monday-Saturday	**Trainer Slot 6**	**{3:00 PM - 4:00 PM}**	
	Trainer 1		
	Trainer 2		
	Trainer 3		
	Trainer Slot 7	**{4:30 PM - 5:30 PM}**	
	Trainer 4		
	Trainer 5		
	Trainer 6		
	Trainer Slot 8	**{6:00 PM - 7:00 PM}**	
	Trainer 7		
	Trainer 8		
	Trainer 9		
	Trainer Slot 9	**{7:15 PM - 8:15 PM}**	
	Trainer 10		
	Trainer 11		
	Trainer 12		
	Trainer Slot 10	**{8:30 PM - 9:30 PM}**	
	Trainer 13		
	Trainer 14		
	Trainer 15		

*****Note: Trainers to maintain maximum of 2 clients per time slot assigned*****

6.Financial Projections:

•**Start-up Costs:** Equipment Cost is approximately $150,000.00, Initial Down payment First & Last month + Security Deposit $27,784.12. Interior design including floor, mirrors, graphic design, painting, premier lighting estimate $15,000.00. Total Startup cost $192,784.12.

•**Revenue Forecast:** Private members 250 @ rate $59.99 per month, total $14,997.50 mo. Personal Trainers 15 private trainers @ $999.99 per month, total $14,999.85 mo.

Total Monthly $29,997.35

•**Expenses:** Facility monthly Lease $9,993.50, Gym software is $280 per month, Insurance $211.00 per month. Utilities $1,448.33 per month.

Total Monthly Expenses $11,932.83

7.Competitive Analysis:

360 Fitness Facility provides personalized fitness regimens, personalized coaching, and a tailored experience to each member's specific goals and needs. Our cutting-edge equipment allows members to achieve their exercise goals in a more sustainable manner. Through member events, challenges, and a friendly environment, we provide a strong sense of community. 360 Fitness Facility provides nutritional guidance, and stress management resources in addition to physical fitness. Our certified trainers offer professional advice, ensuring that members receive appropriate education and support.

8.Sustainability:

• **Long Term Vision:** Maximize current location potential. Strategically open additional 360 Fitness Facility in different locations to reach a wider audience and provide convenient access to quality fitness services.

• **Client Retention:** Client retention is the foundation of a thriving fitness facility. By prioritizing exceptional service, consistent communication, and ongoing support, 360 Fitness Facility aims to build strong, long-lasting relationships with its members. We will be utilizing the following technique to retain our clients; Exceptional Customer Service, Membership appreciation events, Feedback Loop, Referral Incentive, Flexible Membership offers. By pursuing these long-term goals, 360 Fitness Facility aims to not only impact the lives of individual members but also play a significant role in promoting overall health and well-being within the communities it serves.

Conclusion:

In an era where health and well-being are paramount, 360 Fitness Facility is poised to become a hub for individuals seeking a comprehensive fitness experience with the guidance of certified trainers. By combining cutting-edge facilities, personalized programs, and a supportive community, we are confident in our ability to make a positive impact on the lives of our clients while building a successful and sustainable business.

EXHIBIT C

Exhibit C
Architectural Plans

Site Information

Address:	2137 E. Huntington Dr. Duarte, Ca. 91010
Assessor parcel number:	8529-010-022
Lot area:	29,289 Sf.
Zoning:	C-G (General Commerciel)

Development Standard

Height:	50' - 0" Max.
Front:	15' - 0" Setback
Side:	0' - 0"
Rear:	15' - 0" (Abutting residential zone)

Project Data

Building area:	Dental Office	2,235 sf
	Unit A	2,101 sf
	Unit B	2,244 sf
	Total building area	6,580 sf

Parking Requirement (19.38.050)

	Building (1/200)	6,580/200 = 32.9
	Total parking	33 stall (Required)
Parking:	Accessible (9 x 18)	1 stall
	Standard (9 x 18)	32 stall
	Total parking stalls	33 stall (Provided)

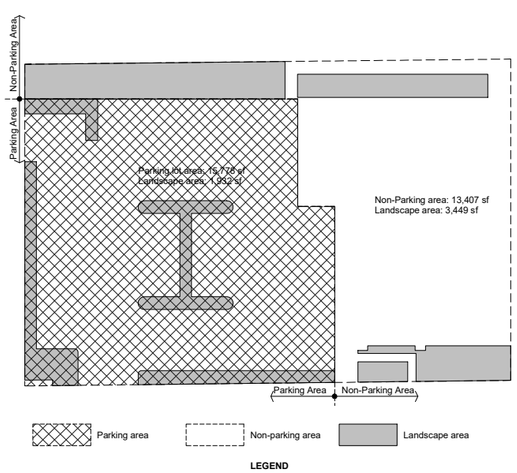
Landscape Requirement

Parking lot landscape (19.38.200):
- Minimum of 10% of the parking lot area shall be landscape
- Trees shall be planted and maintained in all parking lots at a minimum ratio of one tree per every six parking spaces
- Minimum planting size for trees shall be 15 gallons. Trees planted within 10' of street, sidewalk, pave trail, or walkway shall be deep-rooted species or shall be separeted from paved spaces by a root barier to prevent physical damage to public improvements. A minimum distance of 15' is required between the cewnter of the trees to street light standards, water meters, back-flow prevention systems, sewer cleanouts, and fire hydrants.
- Minimum plant size for shrubs shall be 5 gallons

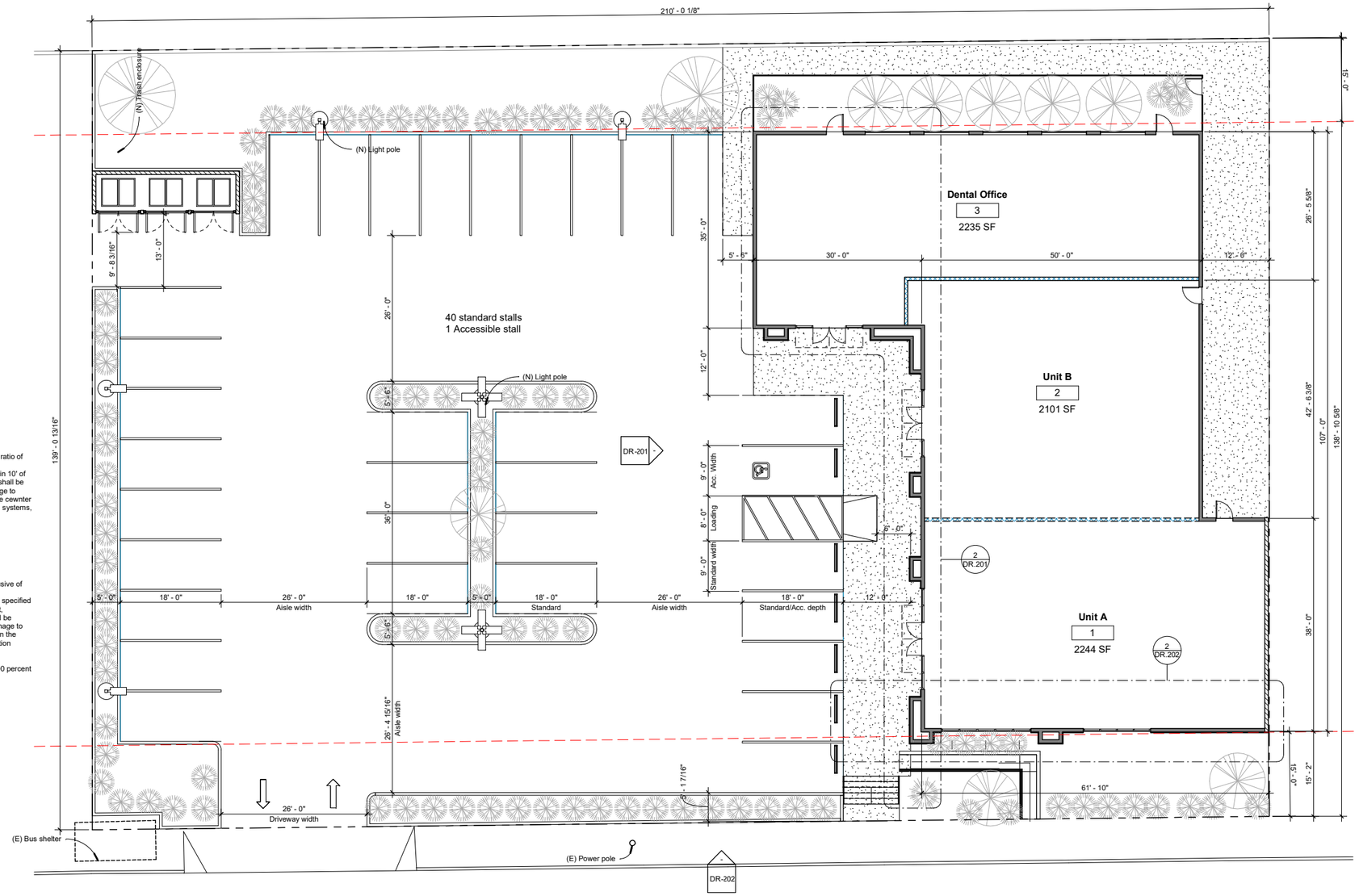
Parking lot area:	15,838 sf
Landscape area required:	1,584 sf.
Landscape area provided:	2,098 sf.

Nonresidential landscape (19.40.070):
- A minimum of 15 percent of the parcel area shall be landscaped, exclusive of the parking lot area and any landscaping required within the parking lot.
- The minimum plant size for trees shall be 15 gallons, unless otherwise specified by the provisions of this Chapter. Trees planted within 10 feet of a street, sidewalk, paved trail, or walkway shall be a deep-rooted species or shall be separated from paved surfaces by a root barrier to prevent physical damage to public improvements. A minimum distance of 15 feet is required between the center of trees to street light standards, water meters, back-flow prevention systems, sewer cleanouts, and fire hydrants
- The minimum plant size for shrubs shall be five gallons
- Groundcover, including turf, shall be planted in a manner to provide 100 percent coverage within one year of initial planting.

Non-parking area:	13,461 sf
Landscape area required:	2,020 sf
Landscape area provided:	3,449 sf



2 Required Landscape Key Plan
1" = 30'-0"



1 Conceptual Site Plan
1" = 10'-0"

figure 8 group, inc.
1311 East Las Tunas Drive | San Gabriel | California | 91776

Huntington Dr. Commercial Plaza
2137 E. Huntington Dr., Duarte Ca. 91010

DR.101
2019_03
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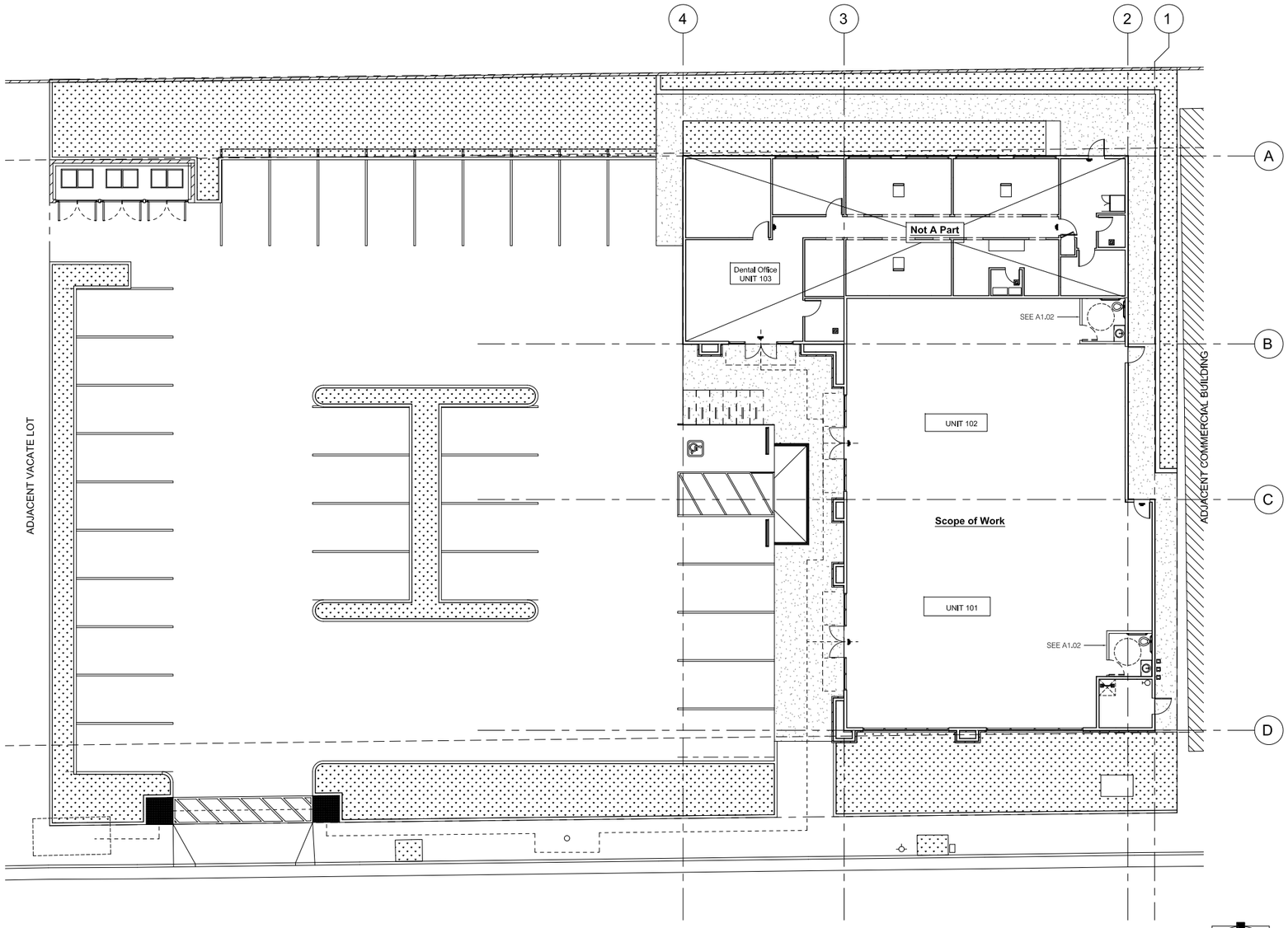
THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF FIGURE 8 GROUP, INC., IN PERPETUITY, NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANYWAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF FIGURE 8 GROUP, INC., AND SHALL REMAIN PROPERTY OF FIGURE 8 GROUP, INC., IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED OR OTHERWISE USED IN ANYWAY WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF FIGURE 8 GROUP, INC., VISUAL CONTACT WITH THE ABOVE DRAWINGS, OR ANY PART THEREOF, SHALL CONSTITUE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



1 Site Plan
3/32" = 1'-0"

Site Information

Address: 2137 E. Huntington Dr. Duarte, Ca. 91010
Assessor parcel number: 8529-010-022 and 8529-010-021
Lot area: 29,289 Sf.
Zoning: C-G (General Commercial)

Development Standard

Height: 50' - 0" Max.
Front: 15' - 0" Setback
Side: 0' - 0"
Rear: 15' - 0" (Abutting residential zone)

Project Data

Number of story: One story
Construction type: V-B (Commercial)
Occupancy type: B-(Dental office)/ M-(Retail)

Building area:	Existing Dental Office	UNIT 103	2,210 sf
		Retail UNIT 102	2,125 sf
		Retail UNIT 101	2,244 sf
		Total building area	6,579 sf

Parking Requirement (19,38,050)

Building (1/200) 6,579/200 = 32.9

Total parking 33 stall (Required)

Parking:	Accessible (9 x 18)	1 stall
	Standard (9 x 18)	32 stall
	Total parking stalls	33 stall (Provided)

Applicable Code

2022 California Building Code
2022 California Green Building Standard Code
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code

2022 T-24 Energy Code

Participants

Owner:
Chen and Han Investment, LLC.
9073 W. Post Road.
Les Vegas, Nevada, 89148

Applicant:
T.J.Build
Jimmy Lee
13841 Roswell Avenue #A
Chino, California, 91710
951-415-9622
jimmysylee@gmail.com

Engineers of Record:
M Y Engineering, Inc.

(MEP) Consulting Engineers

1543 W. Garvey Ave.North, Ste. 210
West Covina, CA 91790

(626) 337-1965

Legal Description

PARCEL 1: (APN: 8529-010-022)
THE EAST 110 FEET OF THE WEST 410 FEET OF THAT PORTION OF LOT 12, SECTION 29, TOWNSHIP 1 NORTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN, IN THE SUBDIVISION OF THE RANCHO AZUSA DE DUARTE, IN THE CITY OF DUARTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGES 80 TO 82 INCLUSIVE OF MISCELLANEOUS RECORDS LYING SOUTH OF THE SOUTH LINE OF THE LAND OF THE SOUTHERN PACIFIC RAILROAD COMPANY DESCRIBED IN DEED RECORDED IN BOOK 1054 PAGE 266 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 8529-010-021)
THOSE PORTIONS OF THE WEST ONE-HALF OF LOT 12, SECTION 29, TOWNSHIP 1 NORTH, RANGE 10 WEST, IN THE SUBDIVISION OF THE RANCHO AZUSA DUARTE, IN THE CITY OF DUARTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 6 PAGE 80, ET SEG., OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

THE EASTERLY 100 FEET OF THE WESTERLY 300.00 FEET OF THAT PORTION OF SAID LOT 12 LYING SOUTHERLY OF THE SOUTHERLY LINE OF THAT PORTION OF SAID LOT CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, BY DEED RECORDED IN BOOK 1054 PAGE 266 OF DEEDS, RECORDS OF SAID COUNTY.

Scope of Work Description

Existing Commercial Building spaces Unit 101 & unit 102 Tenant Improvement
Total floor area: 4,369 SF
Building 2 Accessible restrooms, Mechanical, Elevtrical and Plumbing improvement

SHEET SCHEDULE :

A1.00	SITE PLAN / PROJECT DATA	-	-
A1.02	ACCESSIBILITY DETAILS	-	-
M0.1	MECHANICAL NOTES, LEGEND & SCHEDULES	-	-
M1.1	TITLE 24 COMPLIANCE FORM	-	-
M2.1	MECHANICAL FLOOR PLAN	-	-
E0.1	SYMBOL LIST, PROJECT NOTES & SHEET INDEX	-	-
E0.2	TITLE 24 COMPLIANCE FORMS	-	-
E2.1	ELECTRICAL LAYOUT / LIGHTING FIXTURES PLAN	-	-
E2.2	POWER FLOOR PLAN	-	-
E3.1	SINGLE LINE DIAGRAM / LIGHTING SCHEDULE / PANEL SCHEDULE	-	-
E4.1	EMERGENCY PHOTOMETRIC CALCULATION FLOOR PLAN	-	-
E5.1	LIGHTING CONTROLS FLOOR PLAN	-	-
E5.2	LIGHTING CONTROL DIAGRAM AND DETAILS	-	-
P0.1	GENERAL NOTES, CODE SYMBOLS AND LEGENDS	-	-
P0.2	SCHEDULES, CALCULATIONS AND TABLES	-	-
P0.3	PLUMBING DETAILS	-	-
P1.0	1ST FLOOR OVERALL PLAN	-	-
P2.1	1ST FLOOR DOMESTIC WATER PIPING PLAN	-	-
P2.2	1ST FLOOR WASTE AND VENT PIPING PLAN	-	-
P2.3	1ST FLOOR GAS AND CONDENSATE PIPING PLAN	-	-
P2.4	ROOF PLUMBING PIPING PLAN	-	-

T.J. BUILD DESIGN
13841 ROSWELL AVE. # A
CHINO, CA 91710
T: 951.415.9622
F: 909.590.8804
jimmysylee@gmail.com

PROJECT NAME:
Commercial Plaza
2137 E. Huntington Dr. Duarte, Ca. 91010

REVISIONS:
1 -

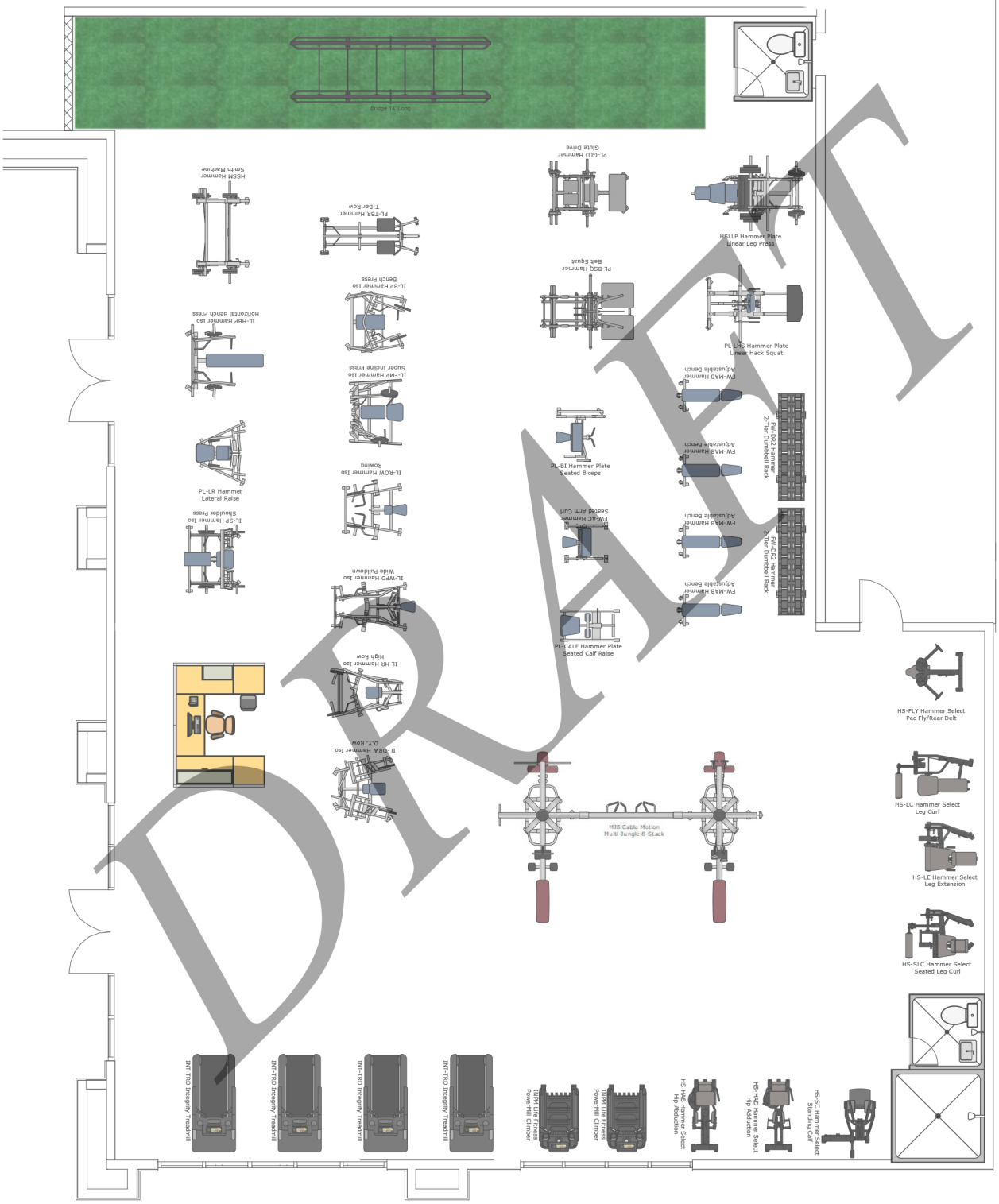
LICENSED ARCHITECT
YU HONG
NO. C 31485
Exp.02/28/2023
STATE OF CALIFORNIA

Site Plan
Project Data

DATE PRINTED: 06/10/2023
DATE:
SCALE:
DRAWN: J.L.
JOB NO. T.J.2320
SHEET A1.00

EXHIBIT D

Staff Note: Issues exist with this floor plan such as inconsistent scale, a maintenance room shown as a shower, treadmills against the windows, etc. Per Conditions of Approval, this floor plan must be revised and approved prior to business license issuance.



DRAFT

Sales Contact:
Jason Stamer

Date: 10/19/2023
Version: 1.01
Scale: 3/32" = 1'-0"

DISCLAIMER:
THIS FLOORPLAN IS PROVIDED FOR GENERAL VISUAL REFERENCE ONLY. ANY DIMENSIONS USED TO CREATE THESE DRAWINGS SHOULD BE VERIFIED BY THE OWNERS OF THE FACILITY, CONTRACTORS AND/OR THEIR AGENTS. THESE DRAWINGS ARE NOT DESIGNED TO BUILD FROM AND SHALL NOT BE USED AS BUILDING DOCUMENTS BY ANY PARTIES. LIFE FITNESS MAKES NO REPRESENTATION OR WARRANTY THAT THE FLOORPLAN COMPLIES WITH ANY APPLICABLE LAW, CODES, RULE OR REGULATION OR ANY INDUSTRY OR SAFETY STANDARD OR REQUIREMENT, INCLUDING ASTM OR EUROPEAN STANDARD SPACING RECOMMENDATIONS FOR ACCESS, PASSAGE AROUND, OR EMERGENCY
DISMOUNT. COMPLIANCE WITH INDUSTRY STANDARDS, APPLICABLE LAW, CODES, RULE OR REGULATION REGARDING PLACEMENT OF AND CLEARANCE OF EQUIPMENT AND ASSOCIATED ITEMS IS BY OWNER AND LIFE FITNESS DISCLAIMS ALL RESPONSIBILITY WITH RESPECT THERETO.

ADDITIONAL NOTES:
FLOOR PLAN DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY FACILITY OWNER OR ITS REPRESENTATIVES AND SHOULD BE VERIFIED IN THE FIELD.

Electrical Legend:

- STANDARD RECEPTACLE
- DEDICATED RECEPTACLE
- WIFI / WIRED INTERNET
- TV CONNECTION

CONSULT A QUALIFIED ELECTRICAL PROFESSIONAL TO DETERMINE POWER REQUIREMENTS AND PLACEMENT.

POWER, DATA, AND TV REQUIREMENTS VARY BASED ON OPTIONS SELECTED.

EXHIBIT E

City of Duarte
Community Development Department

EXHIBIT E
VICINITY MAP AND SITE PHOTOS

PROJECT AND SURROUNDING ZONING

Subject Property:	C-G, Commercial General
North:	R-1MH, Residential Mobile Home
South:	C-G, Commercial General
East:	C-G, Commercial General (Vacant)
West:	C-G, Commercial General

SUBJECT PROPERTY-AERIAL

Subject Property-Street View

North of Subject Property
Duarte Mobile Home Park

South of Subject Property
Commercial Properties South of Huntington
(Vacant Massage, The Patio)

East of Subject Property
Commercial Properties
(Armando's Pet Supplies, Duarte Flowers)

West of Subject Property
Vacant Commercial Property
Potential BP EV Charging Facility (Other Item on Agenda)