CALL MEETING TO ORDER:

ROLL CALL:
ANKIT UDANI, CHAIRMAN
NORA HERNANDEZ, VICE CHAIRMAN
STANLEY TSAI, MEMBER
MICHAEL DANINGER, MEMBER
RICHARD ABE, SECRETARY

CONSENT CALENDAR (Items 1-2):

All items listed under Consent Calendar are considered by the Design Review Board to be routine and will be enacted by one motion unless a citizen or Board Member requests otherwise; in which case, the item will be removed for separate consideration. Items placed under Consent Calendar include smaller scale projects with no or minor design issues and ministerial matters (minutes).

1. MINUTES: March 14, 2023
   Recommended Action: Design Review Board review and approve as submitted the minutes of the March 14, 2023 regular meeting of the Design Review Board.

2. 1021 South Meridian Avenue
   This is an application for new signage and paint for a new business (Sky Zone) on an existing commercial building.
   Applicant: Barbara Cohen, Architectural Designs and Signs, Inc.
   Recommended Action: APPROVAL - Recommendation is for approval as submitted.

DISCUSSION ITEMS:

3. 1216 South Garfield Avenue
   This is an application for exterior alterations to an existing multi-tenant commercial building.
   Applicant: Tim Wong, TNCK LLC
**Recommended Action:** APPROVAL - Recommendation is for approval with the condition that any new signage or Uniform Sign Program shall be reviewed under a separate application.

4. **2121 Orange Street**  
   This is an application for a new building for a self-storage facility.  
   Applicant: Brian Kearney, Johnson Development Associates

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. Any signage shall be reviewed under a separate application and; 2. Any MWELO-related documentation shall be provided at the time of Plan Check submittal.

5. **1000 South Garfield Avenue**  
   This is an application for a new two-story commercial dental clinic building.  
   Applicant: Monique Kuo, Tzu Chi Medical Foundation

**Recommended Action:** APPROVAL - Recommendation is for approval with the following conditions: 1. Any signage shall be reviewed under a separate application and; 2. Any MWELO-related documentation shall be provided at the time of Plan Check submittal.

**PUBLIC COMMENTS/ORAL COMMUNICATIONS:**  
Citizens wishing to address the Alhambra Design Review Board on any matter within the subject matter jurisdiction of the Alhambra Design Review Board not on the Agenda may do so at this time. Please STATE YOUR NAME AND ADDRESS CLEARLY for the record.

Please note that while the Alhambra Design Review Board values your comments, pursuant to January 1, 1987 amendments of the Brown Act, the Board cannot respond nor take any action until such time as the matter may appear as an item on a forthcoming agenda.

**ADJOURNMENT:**  
The next regularly scheduled meeting of the Alhambra Design Review Board will be held on Tuesday, April 11, 2023 at 7:30 p.m., in Alhambra City Hall Conference Room A, 111 South First Street, Alhambra, California.

**NOTICE:**  
**AGENDA ITEMS:** Copies of the staff reports or other written documentation relating to each item of business described hereinabove are on file in the offices of the Community Development Department in City Hall, 111 South First Street, Alhambra, California, and are available for public inspection during regular office hours, which are 7:00 a.m. to 5:30 p.m. Monday through Thursday. Should any person have a question concerning any of the above agenda items prior to the meeting described herein, he or she may contact the Community Development Director either in person at the Department offices, or by telephone at (626)
570-5034 during regular office hours.

**AMERICANS WITH DISABILITIES ACT:** If you require special assistance to participate in any City meeting (including assisted listening devices) please contact the Community Development Department at (626) 570-5034. Notification of at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**APPEALS:** Any person wishing to appeal any decision of the Design Review Board to the Planning Commission may do so by filing an appeal in writing along with the appropriate appeal fee to the Community Development Department in City Hall within 10 calendar days of the Design Review Board decision. The appeal period for items on this agenda expires at the close of business on Monday, April 10, 2023.
March 14, 2023

A. CALL MEETING TO ORDER: 7:30 P.M.

B. ROLL CALL:
Present: Ankit Udani, Nora Hernandez, Michael Daninger, Stanley Tsai
Absent: None
Staff Present: Richard Abe AIA, Vist Yang

C. CONSENT AGENDA
All items on the consent agenda will be addressed under a single motion unless a Design Review Board Member of a member of the public requests that the item be heard under the Discussion Agenda.

ITEM 1: DRB MINUTES - February 14, 2023
ITEM 2: DRB MINUTES - February 28, 2023
ITEM 3: 528-530 South Marguerita Avenue
ITEM 4: 1627 South Sierra Vista Avenue

MOTION:
- Hernandez moved to approve the consent agenda.
- The second was by Tsai.
- The motion carried with the following roll call vote:
  Ayes: Udani, Daninger, Tsai, Hernandez
  Noes: None
  Absent: None

D. DISCUSSION ITEMS:

ITEM 5: 2537 Loma Vista Drive
- Request: A second story addition to an existing single-family residence.
Applicant: Jaime Murillo

Recommended Action: Recommendation is for continuance to allow for redesign.

Discussion:
Staff report was given and the applicant was present. The applicant stated that the top floor was categorized as a mezzanine. He also stated that there are adjacent buildings that are higher than the proposed project. He also stated that the use of a mezzanine was approved by the planning department from a code standpoint.

Hernandez stated that she was concerned with the massing of the home.

The owner stated that there are existing windows that were needed.

Mr. Abe gave an explanation of the differing evaluation. The planning department provides clarity of code related zoning issues. The DRB reviews architectural design issues. The statements by the planners in older reviews that prescribed arches on every window was not appropriate or necessary.

The owner stated that he can recognize the need for some simplification.

Hernandez stated that greater articulation is needed in the rear. She also stated that she thought the tower was not appropriate to the Spanish style.

Tsai discussed the lack of appropriate proportion of solid to opening (windows). He also stated that the recess of the windows is important as it relates to architectural style.

Udani stated that there were many disparate elements on the side and rear elevations. He questioned the differing arches.

The applicant cited direction from the City Planner to add arches to all windows. This issue was discussed and it was stated that the goal was that the design be thematically consistent. It does not require arches at all windows. It was also discussed that the massing (i.e. the 3 story rear wall) needs to be modulated to reduce the oppressive massing.

MOTION:

- Hernandez moved to continue the application.
- The second was by Daninger.
- The motion carried with the following roll call vote:
  - Ayes: Udani, Daninger, Tsai, Hernandez
  - Noes: None
  - Absent: None
ITEM 6: 2834 West Main Street

- Request: A new addition and new exterior alterations to an existing commercial building.
- Applicant: Ranum Magellan
- Recommended Action: Recommendation is for approval with the condition that the site fence be revised so that no element is higher than 6’.
- Discussion:
  Staff report was given and the applicant was present.

Hernandez recused herself from the item due to having her office in the proximity of the project location.

The additional condition not included in the staff report was stated as no fence element is allowed over 6’. Abe clarified the code concern as it relates to the proposal. This was understood by the board and the applicant.

Discussion ensued regarding the back canopy and the existing posts. The issue was misunderstood with regard to the relationship between the posts and the fenestration at the back wall. Final resolution was that the applicant should discuss this issue with the designer but that it had little impact on the design due to the existing non-structural nature of the canopy.

Tsai brought up the configuration of the main street elevation and that the hipped roof or tower element was misrepresented. That the defining line was actually not present. This was later clarified as a thicker stucco wall that encroached into the public right of way. Various suggestions were discussed including recessing this corner element to allow for a vine pocket and a wire/screen consistent with all the other tower element elevations.

The applicant questioned if the windows along Main Street were necessary. Udani stated that the windows along the main street elevation were preferred and did not cause a security issue as they were clerestories.

Daninger clarified some of the misrepresentations in the drawings.

MOTION:

- Tsai moved to approve the application with the following conditions: 1. The applicant shall revise the north elevation to improve the corner tower detail. 2.
The site fence shall be revised so that no element is higher than 6’ and; 3. Revised documents will be reviewed by DRB staff prior to Building Department submittal.

- The second was by Daninger.
- The motion carried with the following roll call vote:

<table>
<thead>
<tr>
<th>Ayes</th>
<th>Udani, Daninger, Tsai</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noes:</td>
<td>None</td>
</tr>
<tr>
<td>Absent:</td>
<td>None</td>
</tr>
</tbody>
</table>

E. **ADJOURNMENT:**

- We will adjourn to the next meeting on March 28, 2023.

**MOTION:**

- Daninger moved to adjourn the meeting at 8:45 P.M.
- The second was by Tsai
- The motion carried by the following roll call vote:

<table>
<thead>
<tr>
<th>Ayes</th>
<th>Udani, Daninger, Tsai, Hernandez</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noes:</td>
<td>None</td>
</tr>
<tr>
<td>Absent:</td>
<td>None</td>
</tr>
</tbody>
</table>

_______________________________
Ankit Udani
Chairman

**ATTEST:**

_______________________
Rick Abe
Secretary
ADDRESS: 1021 South Meridian Avenue
APPLICANT: Barbara Cohen, Architectural Designs and Signs, Inc.
BUSINESS TENANT: Sky Zone
PROPERTY OWNER: Raymond Liao
PROJECT TYPE: This application is for new signage and paint for a new business (Sky Zone) on an existing commercial building.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes new signage and paint for an existing commercial building for the business known as "Sky Zone". The proposal is for two wall signs, one located at the east (street) elevation of the building and the other located on the north elevation facing the parking lot. The sign design consists of an orange logo and the company name in black. Both signs will be internally illuminated channel letters. The new grey paint color will replace the existing dual-tone yellow palette of the building. Given the scale of the building, the design and colors are acceptable.

RECOMMENDATION: Recommendation is for approval as submitted.
REALITY BEGINS WITH VISION

Prepared for:

SKY ZONE

1021 S. Meridian Avenue
Alhambra, CA 91803

From: Robin Bell
call: 909-721-4535
e-mail: rbell@ads.com

Project Scope:

<table>
<thead>
<tr>
<th>SIGN TYPE</th>
<th>SIGN NUMBER</th>
<th>ILLUM</th>
<th>KEY DIMENSIONS</th>
<th>QTY</th>
<th>SQ FT</th>
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<tbody>
<tr>
<td>Primary Bldg ID - channel letters/edge</td>
<td>A</td>
<td>Yes</td>
<td>40&quot; hr. letters</td>
<td>1</td>
<td>146.87</td>
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<tr>
<td>Entry Bldg ID - channel letters/legs</td>
<td>B</td>
<td>Yes</td>
<td>20&quot; hr. letters</td>
<td>1</td>
<td>78.38</td>
</tr>
</tbody>
</table>

All work shall comply with the 2022 Edition of California Building Standards Codes (8.3.6 Title 24 of the California Code of Regulations)

COLOR DISCLAIMER

Due to the limitations of printing processes and the variation in color calibration of various display monitors and printers, the colors shown on this document on any monitor may not be an accurate representation of the actual color. We strive to make our colors as accurate as possible, but errors and color changes are common on a regular basis and should not be relied on absolutely correct. For conditions and advice, contact the manufacturer of the color sample or supplier of the color sample. Color does not affect the performance of the printed process, although 80% of that performance will be achieved by screen display such as your monitor. For our years of experience, we recommend that you consult with the person or company responsible for the project management for any details on your project. Solutions are by product managers within the project. Solutions are not provided for any projects outside of the ADS network or product managers.
Qty: One (1) Set Channel Letters
146.87 square feet

FASCA
304# FABRICATED ALUM. RETURN, BLACK

1" BLACK TRIM CAP

NON-CORROSIVE 1/4" DIA. BRASS & THREADING ROHS - NOT FROM BACKSIDE
MIN. 16 FOR LETTER W/ PVC SPACERS

A.C.W. LETTER BACKS
CLASS 2 WIRES
3/16" THICK ACRYLIC FACE

POWER CABLE THRU 1/2" DIA. LIQUID TIGHT FLEXIBLE CONDUIT TO 120V ELECTRICAL

PARTS ALUM. ROS W/ 120V/208V POWER SUPPLY AND WEATHERPROOF DISCONNECT SWITCH;

PRIMARY ELECT SUPPLIED BY OTHERS

LIGHTS/WITHING DEVICE (L.E.D.) MODULES - DOUBBLE-STICK TAPE TO LETTER BACK

MIN. (2) 1/4" DIA. NEEP HOLES PER LETTER

SECTION VIEW, TYPICAL
SCALE: NTS

Letters:
- 5" deep internally illuminated channel letters.
- 0.040" aluminum, returns painted MP 55642 "black is back" satin finish.
- Faces to be 3/16" thick white (2467) acrylic,
  with SW 3635-171 translucent day/night black/white vinyl.
- Trim up to be 1" Black Jewels.
- Illumination to be 6,500K White LED.

Logo Specification:
- 5" deep internally illuminated channel logo.
- 0.040" aluminum, returns painted MP 55642 "black is back" satin finish.
- Faces to be 3/16" thick white (2467) acrylic,
  with SW 3635-171 translucent day/night black/white vinyl.
- Trim up to be 1" Black Jewels.
- Illumination to be 6,500K White LED.

East Elevation (Street Frontage): Faces S. Meridian Avenue

Sky Zone Corporate Headquarters
1281 W 5th St
Los Angeles, CA 90017

Sky Zone
1021 S. Meridian Avenue
Alhambra, CA 91803

By award of: ADS
1160 Reedwood St
Corona, CA 92882
T 951.278.0681
F 951.278.0689
www.ads-a.com

Project No: 53348-R07

Name: 2023-03-05
Firm/Architect: A: 88th, ID
Sheet No: 1.00

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STATE OF CALIFORNIA
Sign Lighting
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRC-CCS-175-E

This document is used to demonstrate compliance with requirements in 110.9, 110.12, 130.2/160.5, 330.2/160.5(6d), 140.8/170.2(e) and 141.0(6)(4)(b)(4)(b) of 48 for sign lighting scopes using the prescriptive path. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/170.2(e) and do not need to complete this compliance document.

A. GENERAL INFORMATION

<table>
<thead>
<tr>
<th>Project Name: Skyzone</th>
<th>Project Location (city): Alhambra</th>
<th>Report Page: (Page 1 of 5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address: 1201 S. Meridian Avenue, Alhambra, CA 91803</td>
<td>Date Prepared: 2023-02-22T14:22:05-00</td>
<td></td>
</tr>
<tr>
<td>A01 Project Location (city)</td>
<td>Alhambra</td>
<td></td>
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<tr>
<td>A02 Climate Zone</td>
<td>9</td>
<td></td>
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<tr>
<td>A03 Occupancy Types within Project:</td>
<td>Healthcare Facility</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Multifamily/ MF Mixed-use &gt;= 4 stories (includes dormitory, senior living)</td>
<td></td>
</tr>
</tbody>
</table>

B. PROJECT SCOPE

This table includes illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.8/170.2(e) or 141.0(6)(4)(b)(4)(b) for alterations: Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/170.2(e) and do not need to complete this compliance document.

<table>
<thead>
<tr>
<th>Name or Item Tag</th>
<th>Complete Sign Description</th>
<th>Sign Status</th>
<th>Sign Type</th>
<th>Compliance Method</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>primary bldg ID</td>
<td>New</td>
<td>Outdoor</td>
<td>Alternate Light Sources</td>
</tr>
<tr>
<td>B</td>
<td>entry bldg ID</td>
<td>New</td>
<td>Outdoor</td>
<td>Alternate Light Sources</td>
</tr>
</tbody>
</table>

1FOOTNOTE: Sign alterations that increase the connected lighting load, replace and renew more that 50% of the ballasts, or relocate the sign to a different location must comply with 140.8/170.2(e). See 141.0(6)(4)(b)(4)(b) for more details.

2The ENERGY VERIFIED Label compliance method is only applicable if the sign has a permanent, factory-installed, ENERGY VERIFIED label certified by UL or comparable, confirming the sign complies with 140.8/170.2(e). Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tooltips for this table for more details.

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: 2022-02-22T14:22:05-00
Documentation Software: Energy Code Ace

ADS
1160 Railroad St
Corona, CA 92882
T 800.862.3202
F 951.278.0681
www.ads-e.com

SKY ZONE
1201 S. Meridian Avenue
Alhambra, CA 91803

Sky Zone Corporate Headquarters
1201 W 5th St
Los Angeles, CA 90017

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# C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables B through H. Note: If any cell on this table says "COMPLIES with Exceptional Conditions," refer to Table E. Exceptional Conditions for guidance or see applicable Table referenced below.

<table>
<thead>
<tr>
<th>01</th>
<th>02</th>
<th>03</th>
<th>04</th>
<th>05</th>
<th>06</th>
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<tr>
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<td>Complete Sign Description (See Table B)</td>
<td>Total Allowed (Watts) (See Table F)</td>
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<td>OR</td>
<td>Compliant Light Sources (See Table G)</td>
<td>OR</td>
</tr>
<tr>
<td>A</td>
<td>primary bldg ID</td>
<td>2</td>
<td>OR</td>
<td>YES</td>
<td>OR</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>B</td>
<td>entry bldg ID</td>
<td>2</td>
<td>OR</td>
<td>YES</td>
<td>OR</td>
<td>COMPLIES</td>
</tr>
</tbody>
</table>

# D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unsuitable comments because of selections made or data entered in tables throughout the form.

# E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

# F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS

This section does not apply to this project.
G. LIGHT SOURCES AND CONTROLS

This table includes illuminated signs using the Alternate Lighting Sources compliance method per 140.8(b)/170.2(e) as indicated on Table B of this compliance document. It also demonstrates compliance with mandatory controls requirements from 130.3 / 150.5(d) by indicating control types for each sign.

<table>
<thead>
<tr>
<th>01</th>
<th>02</th>
<th>03</th>
<th>04</th>
<th>05</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Name or Item Tag</td>
<td>Complete Sign Description</td>
<td>Compliant Light Sources(^1)(^2)</td>
<td>Mandatory Controls</td>
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<tr>
<td>A</td>
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<td>LED + pwr supply 80%+ eff.</td>
<td>Automatic Time Switch + Photocell (outdoor)</td>
<td>Power reduced 65%+</td>
</tr>
<tr>
<td>B</td>
<td>entry bldg ID</td>
<td>LED + pwr supply 80%+ eff.</td>
<td>Automatic Time Switch + Photocell (outdoor)</td>
<td>Power reduced 65%+</td>
</tr>
</tbody>
</table>

\(^*\) NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. EX: Sign within tunnel illuminated day and night; EXCEPTION to 130.3(f)(2A).

\(^1\) FOOTNOTE: Drop-down chains have been abbreviated; please refer to 140.8(b)/170.2(e) to confirm compliance with the specific light source technologies listed.

\(^2\) Authority having jurisdiction may ask for cut sheets to confirm compliance of light source.

\(^3\) Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per 110.12(d).

H. ENERGY VERIFIED LABELED SIGNS AND CONTROLS

This section does not apply to this project.

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Form/Title

NRC-IETS-E - Must be submitted for all buildings
**J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE**

*There are no forms required for this project.*
Sign Lighting

CERTIFICATE OF COMPLIANCE

Project Name: Skyzone - Alhambra
Project Address: 1021 S. Meridian Avenue, Alhambra, CA 91803

Report Page: NRC-475-E (Page 5 of 5)

Data Prepared: 2023-02-22

DOCUmentation Author's Declaration Statement

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Barbara Cohen
Company: AD/S (Architectural Design & Signs)
City/State/Cp: Corona, CA 92882
Address: 1160 Railroad Street

Documentation Author Signature: Barbara Cohen
Signature Date: 2023-02-22
Phone: 951-278-0680 ext 124

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provided to the building owner at occupancy.

Responsible Designer Name: Milbak Solomon
Responsible Designer Signature: 

Company: AD/S (Architectural Design & Signs)
Address: 1160 Railroad Street
City/State/Cp: Corona, CA 92882

Date Signed: 2023-02-22
License: 1160 Railroad Street
Phone: 951-278-0080 ext 124

Registration Number: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance
Generated Date/Time: Report Version: 2022.0.000
Schema Version: rev 20200101
Compliance ID: 90208-0223-0002

Client: Sky Zone
Project: 1021 S. Meridian Avenue

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PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

NORTH EXTERIOR ELEVATION PHOTOS

EAST EXTERIOR ELEVATION PHOTOS

WEST EXTERIOR ELEVATION PHOTOS

PROPOSED EXTERIOR PAINT COLOR

SOUTH EXTERIOR ELEVATION PHOTOS

Englewood Cliffs
1607
ADDRESS: 1216 South Garfield Avenue
APPLICANT: Tim Wong, TNCK LLC
PROPERTY OWNER: Tim Wong
PROJECT TYPE: This application is for exterior alterations to an existing multi-tenant commercial building.
PROJECT STATUS: Continued Applicant

DESIGN ASSESSMENT: This application was first reviewed at the June 28, 2022, Design Review Board meeting and was continued. In the previous proposal, the applicant sought approval (after the fact) for the repainting of the building using a bright green and blue color palette with a red accent. The completed work was executed without proper Design Review Board approval. The building colors prior to the unpermitted changes maintained a neutral color palette with anodized bronze metal panels as the sign band for the lower portion of the building. At the last review, the colors used were deemed inappropriate for a commercial context. The revised proposal to repaint the building uses a grey color palette with a black accent. The new proposed color palette is acceptable.

RECOMMENDATION: Recommendation is for approval with the condition that any new signage or Uniform Sign Program shall be reviewed under a separate application.
1216 S GARFIELD AVE
ALHAMBRA CA 91801
EXTERIOR RENOVATION PROPOSAL PACKAGE
MARCH 2023

A100  COVER PAGE
A101  ELEVATION A AND FINISH SCHEDULE
A102  ELEVATION B AND FINISH SCHEDULE
A103  ELEVATION C AND FINISH SCHEDULE
A104  ELEVATION D AND FINISH SCHEDULE
APPENDIX A  099113 EXTERIOR PAINTING SPECIFICATIONS
APPENDIX B  PRODUCT DATA SHEETS
ELEVATION A

1. PATCH AND CLEAN ALL EXISTING SURFACES PRIOR TO PRIMING AND PAINTING.
2. STRIP ALL EXISTING FINISHES AS NECESSARY TO ACHIEVE THE FINISH COLORS AS INTENDED.
3. MEASURE AND FIELD VERIFY ALL ELEVATIONS.
4. REFER TO SPECIFICATIONS 099113. DESIGNER TO CONFIRM ALL COLORS AFTER RECEIVING SAMPLES.

<table>
<thead>
<tr>
<th>TYPE</th>
<th>MATERIAL (EXISTING)</th>
<th>COLOR (SHERWIN-WILLIAMS)</th>
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<tbody>
<tr>
<td>T1</td>
<td>STUCCO</td>
<td>SW 7662</td>
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<tr>
<td>T2</td>
<td>STUCCO</td>
<td>SW 9556</td>
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<tr>
<td>T3</td>
<td>ALUMINUM</td>
<td>SW 9556</td>
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<tr>
<td>T4</td>
<td>STUCCO</td>
<td>SW 9560</td>
</tr>
<tr>
<td>T5</td>
<td>METAL (WINDOW AND DOOR FRAMES)</td>
<td>SW 6258</td>
</tr>
</tbody>
</table>

GENERAL NOTES

1216 S GARFIELD AVE
ALHAMBRA CA 91801
EXTERIOR RENOVATION PROPOSAL PACKAGE
MARCH 2023

SHEET NAME
ELEVATION A AND FINISH SCHEDULE

KEY PLAN

A101
A HTET HTET AUNG
A HTET HTET AUNG
N.T.S.
N/A
03/13/2023
GENERAL NOTES
1. PATCH AND CLEAN ALL EXISTING SURFACES PRIOR TO PRIMING AND PAINTING.
2. STRIP ALL EXISTING FINISHES AS NECESSARY TO ACHIEVE THE FINISH COLORS AS INTENDED.
3. MEASURE AND FIELD VERIFY ALL ELEVATIONS.
4. REFER TO SPECIFICATIONS 099113. DESIGNER TO CONFIRM ALL COLORS AFTER RECEIVING SAMPLES.
### General Notes
1. Patch and clean all existing surfaces prior to priming and painting.
2. Strip all existing finishes as necessary to achieve the finish colors as intended.
3. Measure and field verify all elevations.
4. Refer to specifications 099113. Designer to confirm all colors after receiving samples.

### Key Plan

<table>
<thead>
<tr>
<th>Type</th>
<th>Material (Existing)</th>
<th>Color (Sherwin-Williams)</th>
</tr>
</thead>
<tbody>
<tr>
<td>T1</td>
<td>Stucco</td>
<td>SW 7662</td>
</tr>
<tr>
<td>T4</td>
<td>Stucco</td>
<td>SW 9560</td>
</tr>
<tr>
<td>T5</td>
<td>Metal (Window and Door Frames)</td>
<td>SW 6258</td>
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<tr>
<td>T6</td>
<td>Metal Railing</td>
<td>SW 6258</td>
</tr>
<tr>
<td>T7</td>
<td>Metal Ladder</td>
<td>SW 6258</td>
</tr>
</tbody>
</table>

## Elevations

**Elevation C**

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**1216 S Garfield Ave**  
**Alhambra CA 91801**  
**Exterior Renovation Proposal Package**  
**March 2023**

### Sheet Details
- **Sheet No.:** A103  
- **Designed by:** A HTET HTET AUNG  
- **Drawn by:** A HTET HTET AUNG  
- **Scale:** N.T.S.  
- **Revision:** N/A  
- **Date:** 03/13/2023
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### MATERIALS

<table>
<thead>
<tr>
<th>TYPE</th>
<th>MATERIAL (EXISTING)</th>
<th>COLOR (SHERWIN-WILLIAMS)</th>
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</thead>
<tbody>
<tr>
<td>T1</td>
<td>CMU</td>
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</table>

### ELEVATION D

**1216 S GARFIELD AVE**  
**ALHAMBRA CA 91801**  
**EXTERIOR RENOVATION PROPOSAL PACKAGE**  
**MARCH 2023**

**SHEET NAME**  
**ELEVATION D AND FINISH SCHEDULE**

**SHEET NO.** A104  
**DESIGNED BY** A HTET HTET AUNG  
**DRAWN BY** A HTET HTET AUNG  
**SCALE** N.T.S.

**REVISION** N/A  
**DATE** 03/13/2023
SECTION 099113 - EXTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
   A. Drawings A100-A104

1.2 SUMMARY
   A. Section includes surface preparation and the application of paint systems on
      1. Concrete.
      2. Concrete masonry units (CMU).
      4. Aluminum (not anodized or otherwise coated).
      5. Stainless-steel flashing.
   B. Related Requirements:
      1. N/A

1.3 ACTION SUBMITTALS
   A. Product Data: For each type of product. Include preparation requirements and application
      instructions.
      1. Indicate VOC content.
   B. Samples for Initial Selection: For each type of topcoat product.
   C. Samples for Verification: For each type of paint system and each color and gloss of topcoat.
      1. Submit Samples on rigid backing, 8 inches square.
      2. Label each coat of each Sample.
      3. Label each Sample for location and application area.
   D. Product List: For each product indicated, include the following:
      1. Cross-reference to paint system and locations of application areas. Use same designations
         indicated on Drawings and in schedules.
      2. Indicate VOC content.

1.4 CLOSEOUT SUBMITTALS
A. Coating Maintenance Manual: Provide coating maintenance manual including area summary with finish schedule, area detail designating location where each product/color/finish was used, product data pages, material safety data sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

1.5 MAINTENANCE MATERIAL SUBMITTALS

A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Paint: 1 gal. of each material and color applied.

1.6 QUALITY ASSURANCE

A. Mockups: Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Architect will select one surface to represent surfaces and conditions for application of each paint system specified in Part 3.

   a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft.
   b. Other Items: Architect will designate items or areas required.

2. Final approval of color selections will be based on mockups.

   a. If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.

3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

4. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Delivery and Handling: Deliver products to Project site in an undamaged condition in manufacturer's original sealed containers, complete with labels and instructions for handling, storing, unpacking, protecting, and installing. Packaging shall bear the manufacture's label with the following information:

1. Product name and type (description).
2. Batch date.
3. Color number.
4. VOC content.
5. Environmental handling requirements.
6. Surface preparation requirements.
7. Application instructions.

B. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F.
   1. Maintain containers in clean condition, free of foreign materials and residue.
   2. Remove rags and waste from storage areas daily.

1.8 FIELD CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.

B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
   1. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner.

D. Hazardous Materials: Hazardous materials including lead paint may be present in buildings and structures to be painted. A report on the presence of known hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.
   1. Do not disturb hazardous materials or items suspected of containing hazardous materials except under procedures specified.
   2. Perform preparation for painting of substrates known to include lead paint in accordance with EPA Renovation, Repair and Painting Rule and additional requirements of authorities having jurisdiction.
PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis-of-Design Product: Subject to compliance with requirements, provide Sherwin-Williams products indicated or comparable product from one of the following:

1. Benjamin Moore.

B. Comparable Products: Comparable products of approved manufacturers will be considered with the following:

1. Products are approved by manufacturer in writing for application specified.
2. Products meet performance and physical characteristics of basis of design product including published ratio of solids by volume, plus or minus two percent.

C. Source Limitations: Obtain paint materials from single source from single listed manufacturer.

1. Manufacturer’s designations listed on a separate color schedule are for color reference only and do not indicate prior approval.

2.2 PAINT, GENERAL

A. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

B. VOC Content: For field applications, provide paints and coatings that comply with VOC content limits of authorities having jurisdiction.

C. Colors: As indicated in the color schedule – see Sheets A101-A104

1. 30 percent of surface area will be painted with deep tones.

2.3 SOURCE QUALITY CONTROL

A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:

1. Owner will engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
2. Testing agency will perform tests for compliance with product requirements.
3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying
paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.
PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers. Where acceptability of substrate conditions is in question, apply samples and perform in-situ testing to verify compatibility, adhesion, and film integrity of new paint application.

1. Report, in writing, conditions that may affect application, appearance, or performance of paint.

B. Substrate Conditions:

1. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
   a. Concrete: 12 percent.
   b. Masonry (Clay and CMU): 12 percent.
   c. Portland Cement Plaster (Stucco): 12 percent.

2. Portland Cement Plaster Substrates: Verify that plaster is fully cured.

C. Proceed with coating application only after unsatisfactory conditions have been corrected; application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in applicable to substrates and paint systems indicated.

B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.

C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.
E. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceeds that permitted in manufacturer's written instructions.

F. Steel Substrates: Remove rust, loose mill scale, and shop primer if any. Clean using methods recommended in writing by paint manufacturer but not less than the following:
   1. SSPC-SP 2, "Hand Tool Cleaning."
   2. SSPC-SP 3, "Power Tool Cleaning."
   3. SSPC-SP 7/NACE No. 4, "Brush-off Blast Cleaning."
   4. SSPC-SP 11, "Power Tool Cleaning to Bare Metal."

G. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.

H. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.

I. Aluminum Substrates: Remove loose surface oxidation.

J. Wood Substrates:
   1. Scrape and clean knots. Before applying primer, apply coat of knot sealer recommended in writing by topcoat manufacturer for exterior use in paint system indicated.
   2. Sand surfaces that will be exposed to view, and dust off.
   3. Prime edges, ends, faces, undersides, and backsides of wood.
   4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

K. Plastic Trim Fabrication Substrates: Remove dust, dirt, and other foreign material that might impair bond of paints to substrates.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions and recommendations.
   1. Use applicators and techniques suited for paint and substrate indicated.
   2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.
   3. Paint both sides and edges of exterior doors and entire exposed surface of exterior door frames.
   4. Paint entire exposed surface of window frames and sashes.
   5. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
   6. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
B. Tint undercoats same color as topcoat, but tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Provide sufficient difference in shade of undercoats to distinguish each separate coat.

C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:

1. Paint the following work where exposed to view:
   a. Equipment, including panelboards and switch gear.
   b. Uninsulated metal piping.
   c. Uninsulated plastic piping.
   d. Pipe hangers and supports.
   e. Metal conduit.
   f. Plastic conduit.
   g. Tanks that do not have factory-applied final finishes.

3.4 FIELD QUALITY CONTROL

A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.

1. Contractor shall touch up and restore painted surfaces damaged by testing.
2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 EXTERIOR PAINTING SCHEDULE

A. Concrete, Clay Masonry, Portland Cement Plaster (Stucco), Nontraffic Surfaces:
   1. Latex System:
      a. Prime Coat: Primer sealer, latex.
         1) S-W Loxon Concrete & Masonry Primer Sealer, A24W8300, at 8.0 mils wet, 3.2 mils dry, or equivalent
      d. Topcoat: Latex, exterior, flat.
         1) Duration Exterior Acrylic Flat, K32-Series, at 5.3 mils wet, 2.2 mils dry, per coat.

B. Ferrous Metal, Galvanized-Metal, and Aluminum Substrates:
   1. Water-Based Light Industrial Coating System:
         1) S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series, 5.0 to 10.0 mils wet, 2.0 to 4.0 mils dry, or equivalent
      a. Topcoat: Latex, exterior, flat.
         1) Duration Exterior Acrylic Flat, K32-Series, at 5.3 mils wet, 2.2 mils dry, per coat.

C. Plastic Trim Fabrication Substrates: Including architectural PVC, plastic, and fiberglass items.
   1. Latex System:
      a. Prime Coat: Primer, bonding, water-based:
         1) S-W PrepRite ProBlock Latex Primer/Sealer, B57-620 Series, at 4.0 mils wet, 1.4 mils dry, or equivalent
      c. Topcoat: Latex, exterior, flat.
1) Duration Exterior Acrylic Flat, K32-Series, at 5.3 mils wet, 2.2 mils dry, per coat.

END OF SECTION 099113
## Characteristics

**Duration® Exterior Latex Coating** is the result of advances in acrylic technology. **Duration** uses PermaLast™ technology to provide you with the most durable and longest lasting coating available for protecting the outside of your home.

- **VinylSafe™** paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.
- Self-priming One Coat Protection
- Low temperature application down to 35°F.
- Easy application
- Excellent durability and hiding
- Resists Blistering and Peeling

### Color:
Most Colors

### Coverage:
250-300 sq. ft. per gallon
5.3-6.4 mils wet 2.2-2.7 mils dry, up to 7.0 mils wet; 3.0 mils dry

### Drying Time, @ 50% RH:
- **@ 35°F**
  - Touch: 2 hours
  - Recoat: 24-48 hours
- **@ 45°F +**
  - Touch: 1 hour
  - Recoat: 4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

Finish: 0-5 units @ 85

### Tinting with CCE only:
- **Base:** oz per gallon
  - Extra White: 0-7 SherColor
  - Deep Base: 4-14 SherColor
  - Ultradeep Base: 10-14 SherColor
  - Light Yellow: 4-14 SherColor

### Extra White K32W00251
(available by color)

**VOC (less exempt solvents):**
- less than 50 grams per litre; 0.42 lbs. per gallon
- As per 40 CFR 59.406

**Volume Solids:** 43 ± 2%

**Weight Solids:** 58 ± 2%

**Weight per Gallon:** 11.43 lbs

**Flash Point:** N/A

**Vehicle Type:** Acrylic

**Shelf Life:** 36 months unopened

**WVP Perms (US):** 20.86 grains/(hr ft² in Hg)

## Compliance

As of 08/31/2020, Complies with:

- **OTC**
- **OTC Phase II**
- **SCAQMD**
- **CARB**
- **CARB SCM 2007**
- **Canada**
- **LEED® v4 & v4.1 Emissions**
- **LEED® v4 & v4.1 VOC**
- **EPD-NSF Certified**
- **MIR-Manufacturer Inventory**
- **MPI**

## Application

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours. Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

### Brush:
Use a nylon-polyester brush.

### Roller:
Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

### Spray—Airless

<table>
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<th>Pressure</th>
<th>2000 p.s.i.</th>
</tr>
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<tbody>
<tr>
<td>Tip</td>
<td>.015-.019 inch</td>
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## Application Tips

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection with Duration coating.

On repaint work, apply one coat of Duration coating; on bare surfaces, apply two coats of Duration, allowing 4 hours drying between coats.

Do not paint in direct sun. Apply at temperatures above 35°F. During application at temperatures above 80°F, Duration sets up quickly. Some adjustment in your painting approach may be required. Paint from a dry area into the adjoining wet coating area. Dries to touch in 1 hour and is ready for service overnight.

On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

## Specifications

**Duration Exterior Acrylic Latex** is self-priming on most surfaces. Apply 2 coats on new, bare substrates or 1 coat for repaint.

Use on these properly prepared surfaces:

- **Aluminum & Aluminum Siding**
- **Galvanized Steel**
- **Concrete Block**
- **Split face Block**
- **Cement Composition Siding/panels**
- **Stucco**
- **Concrete**
- **Plywood**
- **Wood**

**Vinyl Siding**

Surfaces with a pH greater than 9 must be primed with a high pH-resistant coating such as Loxon Concrete & Masonry Primer.

Standard latex primers cannot be used below 50°F. See specific primer label for that product’s application limitations.

Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material, and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surface. The filler must be thoroughly dry before topcoating.

Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, the first coat of Duration may show some staining, but it will be trapped in the first coat. A second coat will uniform the appearance. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using Duration.

1 On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

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**Mildew Resistant**

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.
SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that can cause respiratory irritation, and exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped or sanded. Surface dust should be blown or vacuumed from the surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service life of the system.

Aluminum and Galvanized Steel:
Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrasing method.

Cement Composition Siding/Panel:
Remove all dirt, dust, grease, oil, loose particles, laitance, efflorescence, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer. After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner and then apply 1 coat of Duration.

Caulking:
Gaps between windows, doors, trim, and other through-holes in the stucco must be filled. Fill any gaps with a material that is compatible with the stucco system. If there is any uncertainty about the compatibility of the material, use a neutral cure silicon. After power washing, previously painted masonry may still have a powdery surface that should be sealed with Loxon Conditioner and then apply 1 coat of Duration.

Concrete, Masonry, Cement, Block:
All new surfaces must be cured according to the supplier’s recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

Composition Board/Board:
Because of the potential for wax bleeding out of the substrate, apply 1 coat of Exterior Oil-Based Wood Primer and then topcoat.

Stucco:
Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.
ADDRESS: 2121 Orange Street  
APPLICANT: Brian Kearney, Johnson Development Associates  
BUSINESS TENANT: Life Storage  
PROPERTY OWNER: Thomas Liou  
PROJECT TYPE: This application is for a new building for a self-storage facility.  
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes a new building for the commercial storage business known as "Life Storage". The property is located at the corner of Date Avenue and Orange Street. The property is in an industrial/commercial area that faces the Los Angeles County Public Works building. The applicant proposes to demolish the existing building and construct a 99,828 square foot, four-story building. The development is code-compliant and appropriate, given the project context.

The architectural aesthetic of the new building is contemporary and consistent with the surrounding buildings in the area. As with all storage facilities, the programmatic requirements of the building mass is a simple box; however the proposed design is effectively modulated through different building elements, colors and materials, effectively reducing the visual impact of the four-story building. The color scheme uses a neutral palette with an accent of brand-consistent company colors. A preliminary landscape plan is provided, which is adequate to illustrate general intent. Note that the signage shown is for reference only and any new signage will be reviewed under a separate application.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. Any signage shall be reviewed under a separate application; and 2. Any MWELO-related documentation shall be provided at the time of Plan Check submittal.
EXISTING CONDITIONS PHOTOS

JDA SELF STORAGE
2121 ORANGE
ALHAMBRA, CA 91803

DATE REMARKS
10/13/2022 ENTITLEMENT PACKAGE

SOUTHWEST ELEVATION ALONG ORANGE ST
SOUTHEAST ELEVATION ALONG ORANGE ST
NORTH ELEVATION ALONG DATE ST
NORTH ELEVATION
SOUTHWEST ELEVATION ALONG DATE ST
EAST ELEVATION

10/26/2022                     ENTITLEMENT PACKAGE
1.15 AC
1 STALLS
5
900 SF
10 FT
6
2.00
24,957 SF
ORANGE ST
DATE AVE
OFFICE
28'
3'
6'
11'
4 STORY SELF-STORAGE
28'
9'
44'
12' 40' 21' 30' 5' 42'
177'
141' 5' 60' 40' 40'
40' 40' 12'
8'-6" 18'
GATE
GATE
5
2
2
1
T
12' 64' 6
6
RIGHT IN AND RIGHT OUT ONLY AT DRIVEWAY
4'
0 FT
ORANGE ST
DATE AVE
OFFICE
28'
3'
6'
11'
4 STORY SELF-STORAGE
28'
9'
44'
12' 40' 21' 30' 5' 42'
177'
141' 5' 60' 40' 40'
40' 40' 12'
8'-6" 18'
GATE
GATE
4
2
2
1
T
12' 64' 7
6
RIGHT IN AND RIGHT OUT ONLY AT DRIVEWAY
4'
40 FT
PROPOSED SITE PLAN
Scale: 1:200

 reels. The site plan shows the proposed building layout with dimensions, setback requirements, and parking areas. The project includes a four-story self-storage facility with office spaces and loading docks. The site plan also includes keynotes detailing various elements of the project such as new transformer, new trash enclosure, swinging metal gate, and pedestrian access areas. The requirements for development standards, including building setbacks, maximum height, and office space coverage, are specified. The site plan provides a clear layout of the proposed development, ensuring compliance with zoning and development standards.
KEYNOTES
1. SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN, TYP.
2. SPLIT-FACED CMU
3. FLAT LOCK METAL PANEL, TYP.
4. METAL FLASHING, PAINTED
5. SPANDREL GLASS
6. VISION FLASS W/ ANODIZED ALUMINUM MULLION SYSTEM
7. 2"X12" C-CHANNEL, HORIZONTAL ACCENT PAINT FINISH, TYP.
8. COMPOSITE METAL PANEL
9. BRANDING SIGNAGE, LIGHTED
KEYNOTES

1. SMOOTH FINISH STUCCO W/ 5/8" REVEAL AS SHOWN, TYP.
2. SPLIT-FACED CMU
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8. COMPOSITE METAL PANEL
9. BRANDING SIGNAGE, LIGHTED

NORTH ELEVATION
SCALE: 1/8" = 1'-0"
FINISH GRADE
0'-0"
TOP OF PARAPET
59'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
FINISH GRADE
0'-0"
TOP OF PARAPET
59'-0"
ST FLOOR
0"
SECOND FLOOR
14' -8"
FOURTH FLOOR
36' -0"
THIRD FLOOR
25' -4"
T.O.R.
46' -8"
T.O.P.
49' -0"
PARAPET
55' -0"
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
15 GAL STANDART

CISTUS PURPUREUS / ORCHID ROCKROSE
5 GAL / 48" O.C.

BACCHARIS 'CENTENNIAL' / CENTENNIAL BACCHARIS
1 GAL / 36" O.C.

SALVIA CLEVELANDII / FURHMANS RED SAGE
1 GAL / 36" O.C.

CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH
5 GAL / 48" O.C.

TRISTANIA CONFERTA / BRISBANE BOX
15 GAL STANDARD

LAGERSTROEMIA INDICA / CRAPE MYRTLE
24" BOX STANDARD

MULENBERGIA RIGENS / DEER GRASS
5 GAL / 36" O.C.

FICUS REPENS / CREEPING FIG
5 GAL / PER PLAN

ROSMARINUS 'PROSTRATUS' / PROSTRATE ROSEMARY
1 GAL / 30" O.C.

LEYMUS CONDENSADAS 'CANYON PRINCE' GIANT WILD RYE
1 GAL / 36" O.C.

DIETES VEGETA / FORTNIGHT LILY
5 GAL / 36" O.C.

TRACHELOSPERMUM JASM. / STAR JASMINE
1 GAL / 30" O.C.

PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX
5 GAL / 36" O.C.

ARBUTUS 'MARINA' / NCN
24" BOX STANDARD

CERCIS OCCIDENTALIS / WESTERN REDBUD
24" BOX STANDARD

LANDSCAPE AREA PROVIDED: 8,035 SF / 49,945 SF = 16%
TRANSFORMER SCREEN WALL ELEVATION

TRANSFORMER SCREEN WALL SECTION

TRANSFORMER SCREEN WALL PLAN
ADDRESS: 1000 South Garfield Avenue
APPLICANT: Monique Kuo, Tzu Chi Medical Foundation
BUSINESS TENANT: Tzu Chi Health Center Alhambra
PROPERTY OWNER: Buddhist Tzu Chi Medical Foundation
PROJECT TYPE: This application is for a new two-story commercial dental clinic building.
PROJECT STATUS: First Time Applicant

DESIGN ASSESSMENT: This application proposes merging two lots at the corner of Garfield Avenue and Linda Vista Avenue. The buildings on the southmost lot will be demolished. This lot consolidation enables the development of a new two-story dental building adjacent to an existing one-story commercial medical building. There is a planned relationship between the two medical buildings and this is evident in the landscaped courtyard between the buildings and the joint influence of architectural style. The existing building uses a mid-century modern architecture. The new building is contemporary in nature and uses a simple post modern-like reference to the existing building with the gabled form along Garfield Avenue. The heights and fenestration retain the scale established by the existing building and the siting of the building allows for adequate visual separation from neighboring properties. The color palette is consistent with the brand of the existing ownership. There is an eccentric entry canopy to the building which lacks functional justification but it is not offensive to the overall design and provides scale to the entry.

RECOMMENDATION: Recommendation is for approval with the following conditions: 1. Any signage shall be reviewed under a separate application; and 2. Any MWEO-related documentation shall be provided at the time of Plan Check submittal.
Tzu Chi Health Center Alhambra
Medical Clinic Remodeling and Expansion

1000 & 1008 South Garfield Avenue
Project Analysis/ Preliminary Design and Design Review Package
Date: January 18th 2023

Project Owner: Buddhist Tzu Chi Medical Foundation.
### Project Analysis

#### Los Angeles County Assessor Property and Data Information

**Address:**
1000 South Garfield Ave. Alhambra CA 91801.

**Assessor’s ID No/ Lot Area:** 536-005-001 Area: 17,128 sq/ft

**New Building Type:** Type II-B

**Total Area:** 26,487 sq/ft

**Property Boundary Description:**
* TRACK NO. 4899 (EX OF STS) LOT 6 AND ALL OF LOT 7
* TRACK NO. 4899 LOT 7

#### Existing Structures and Parking Information

- **Lot. 6: 1008 S. Garfield**
  - **Building:** Dental clinic
  - **Area:** 4,748 sq/ft
  - **Story:** 1-Story
  - **Height:** 17'-11" @ top of Skylight
  - **Parking:** Total 26 stalls
  - **Landscape:**
    - **Landspace Area:** 200 sq/ft (200 sq/ft x 0.12 = 24 sq/ft)
    - **Hardscape Area:** 12% of Uncovered Parking Area (Maximum)
    - **Drought Tolerant Area:** 25% remaining area must be drought tolerant landscape area

- **Lot. 7: 1008 S. Garfield**
  - **Building:** Dental clinic
  - **Area:** 4,748 sq/ft
  - **Story:** 1-Story
  - **Height:** 14' approx.
  - **Parking:** Total 6 stalls

### City of Alhambra Code and Regulation @ Property

**General Plan Land Use:**
- Commercial/ Institutional
- Medical
- Dental

**PO (Professional Office)**
- Lot 7: 1008 S. Garfield
- 0.6 FAR = Lot Area x 0.6
- **Allowable Floor Area:** 4,553 sq/ft

**Minimum Floor Area Ratio:**
- Lot 6: 0.6 FAR = Lot Area x 0.6
- **Allowable Floor Area:** 2,065 sq/ft (46.8%)

### Landscape

- **Lot 7:** 1008 S. Garfield
- **Parking:** Total 6 stalls
- **Landscape Area:** 200 sq/ft
- **Hardscape Area:** 12% of Uncovered Parking Area (Maximum)
- **Drought Tolerant Area:** 25% remaining area must be drought tolerant landscape area

### Architecture

- **G 0.0:** Copies
- **G 0.1:** Title Sheet & Project Information
- **G 0.2:** Site Context
- **G 0.3:** Neighborhood Context
- **G 0.4:** Streetscape Profile
- **A 1.0:** Situ Plan
- **A 2.0:** Floor Plan (Existing Clinic)
- **A 2.1:** Floor Plan (Existing Clinic Tenant Improvement)
- **A 2.2:** Floor Plan (New Dental Clinic)
- **A 3.0:** Elevations_Streetscape
- **A 3.1:** Elevations_Streetscape
- **A 4.0:** Colors and Materials (Dental Clinic)
- **A 9.0:** Conceptual Perspectives
- **A 9.1:** Conceptual Perspectives

### Survey/Civil

- **S 0.0:** Survey

### Scope

1. **MEZZ LOT**
2. **A SINGLE STORY 2,077 sq/ft NEW DENTAL CLINIC BUILDING**
3. **EXISTING CLINIC TENANT IMPROVEMENT**
4. **REMODEL ON-GRADE PARKING, DRIVEWAY, AND LANDSCAPE**
5. **DEMO EXISTING BUILDINGS ON LOT B**

### Project Directory

**Owner:**
Buddhist Tzu Chi Medical Foundation.
9620 Flair Dr.
El Monte CA, 91731
Phone: 626-427-9598
Email: monique.kuo@tzuchimedical.us

**Architect:**
OSCA inc.
117 West 9th Street Suite 110
Los Angeles CA, 90015
Phone: 213-927-6580
Email: oscainc@oscaoffice.com

**Civil Surveyor/Geotechnical:**
Cal LAND Engineering, Inc.
576 E. Lambert Rd.
Brea, CA 92821
Phone: 714-671-1050
Email: lee@callandeng.com

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**Tzu Chi Health Center Alhambra, Clinic expansion & tenant improvement**

**Title Sheet:**
Scale: 1/200

**Preliminary Design/ Design Review Date:** 2023-01-18
Tzu Chi Health Center Alhambra clinic expansion & tenant improvement

Site Context
Scale: None

Preliminary Design/ Design Review
Date: 2023-0118
G - 02
Tzu Chi Health Center Alhambra, clinic expansion & tenant improvement

Neighborhood Context

Scale: None
Preliminary Design/ Design Review
Date: 2023-0118

PROJECT SITE

S. GARFIELD AVE. EAST

S. GARFIELD AVE. WEST

G - 0.3
Tzu Chi Health Center Alhambra _ clinic expansion & tenant improvement

Conceptual Perspectives

Preliminary Design/ Design Review
Date: 2023-0118

Scale: