

1 SITE PLAN

SCALE: 1" = 30'-0"

LEGEND

- AC PAVEMENT
- CONCRETE WALK/PAD
- MISC. CONCRETE
- STRUCTURES
- FIRE LANE
- DECOMPOSED GRANITE
- LANDSCAPE
- HYDRANT WATER LINE
- PATH OF TRAVEL

PROJECT INFORMATION:

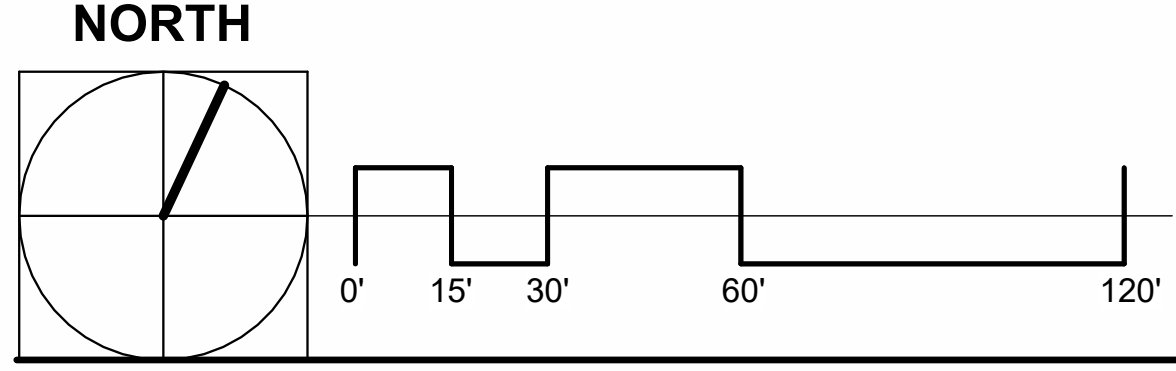
- APN 779-13-031 & 032
- PRESENT USE: VACANT AND RESIDENTIAL
- PROPOSED USE: COMMERCIAL
- ZONING: RR-5AC-SM
- AREA: 9.76 AC (426,146 SF)
- BUILDING: 96,699 SF
- ASPHALT/ CONCRETE HARDSCAPE SF: 271,975 SF
- % OF LOT COVERAGE: %86.7

CODE ANALYSIS:

- FIRE SPRINKLERS REQUIRED IN GROUP S-1 WHEN FIRE AREA EXCEEDS 12,000 SQ. (CFC 903.2.9)
- ALLOWABLE AREA FOR A TYPE II-B NON-SPRINKLERED BUILDING = 17,500 SQ (CBC TABLE 506.2)
- FIRE-RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE = 0 (CBC TABLE 705.5)
- FIRE FLOW REQUIRED PER MINUTE: 2,000 GPM FOR LARGEST FIRE AREA OF 9,000 SF (CFC BB105.1)
- # OF HYDRANTS REQUIRED: 2
- SPACING BETWEEN HYDRANTS: 450 FT MAX.
- MAX. DISTANCE FROM STREET OR ROAD FRONTAGE: 225 FT MAX. (CFC C102.1)

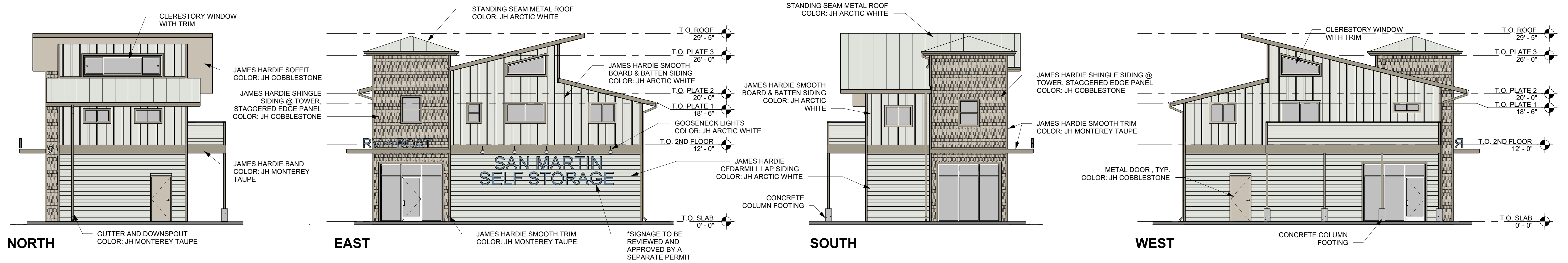
TOTAL STORAGE UNITS:

INTERIOR (DUST FREE)	GROUND LOADED	OPEN RV STORAGE	GUEST PARKING
60 UNITS - 10'X10'	48 UNITS - 10'X10'	45 SPACES - 25'	ZONING REQUIRED - 21 SPACES
60 UNITS - 10'X15'	44 UNITS - 10'X15'	46 SPACES - 30'	(18 SPACES FOR STORAGE, 5 SPACES FOR OFFICE)
60 UNITS - 10'X20'	44 UNITS - 10'X20'	50 SPACES - 35'	PROVIDED - 23 (3 ACCESSIBLE)
180 UNITS TOTAL	44 UNITS - 10'X25'	73 SPACES - 40'	
	44 UNITS - 10'X30'	45 SPACES - 45'	
	40 UNITS - 12'X35'	259 SPACES TOTAL	
	264 UNITS TOTAL		

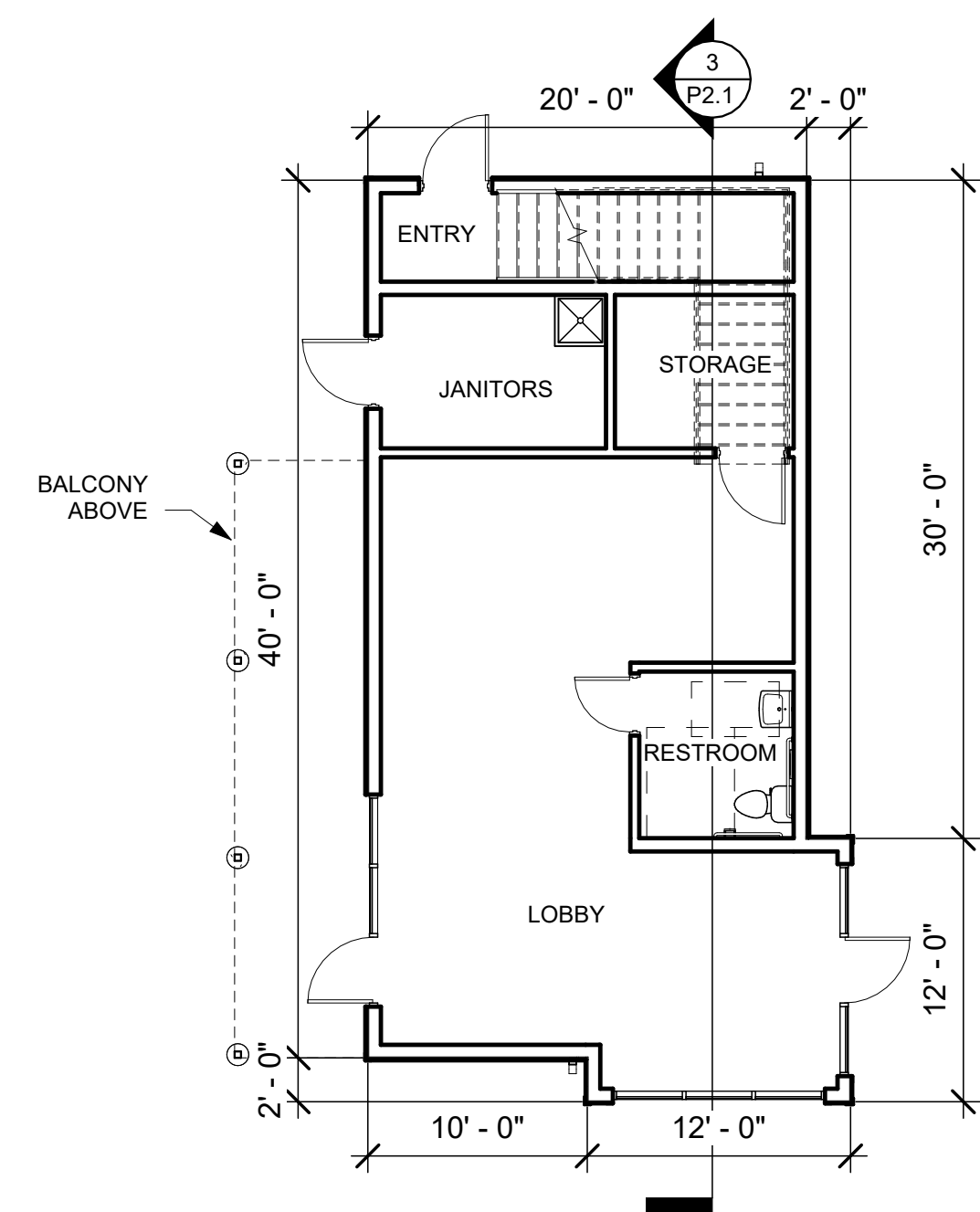


Preliminary Design For:
San Martin Storage
 12625 Monterey Rd.
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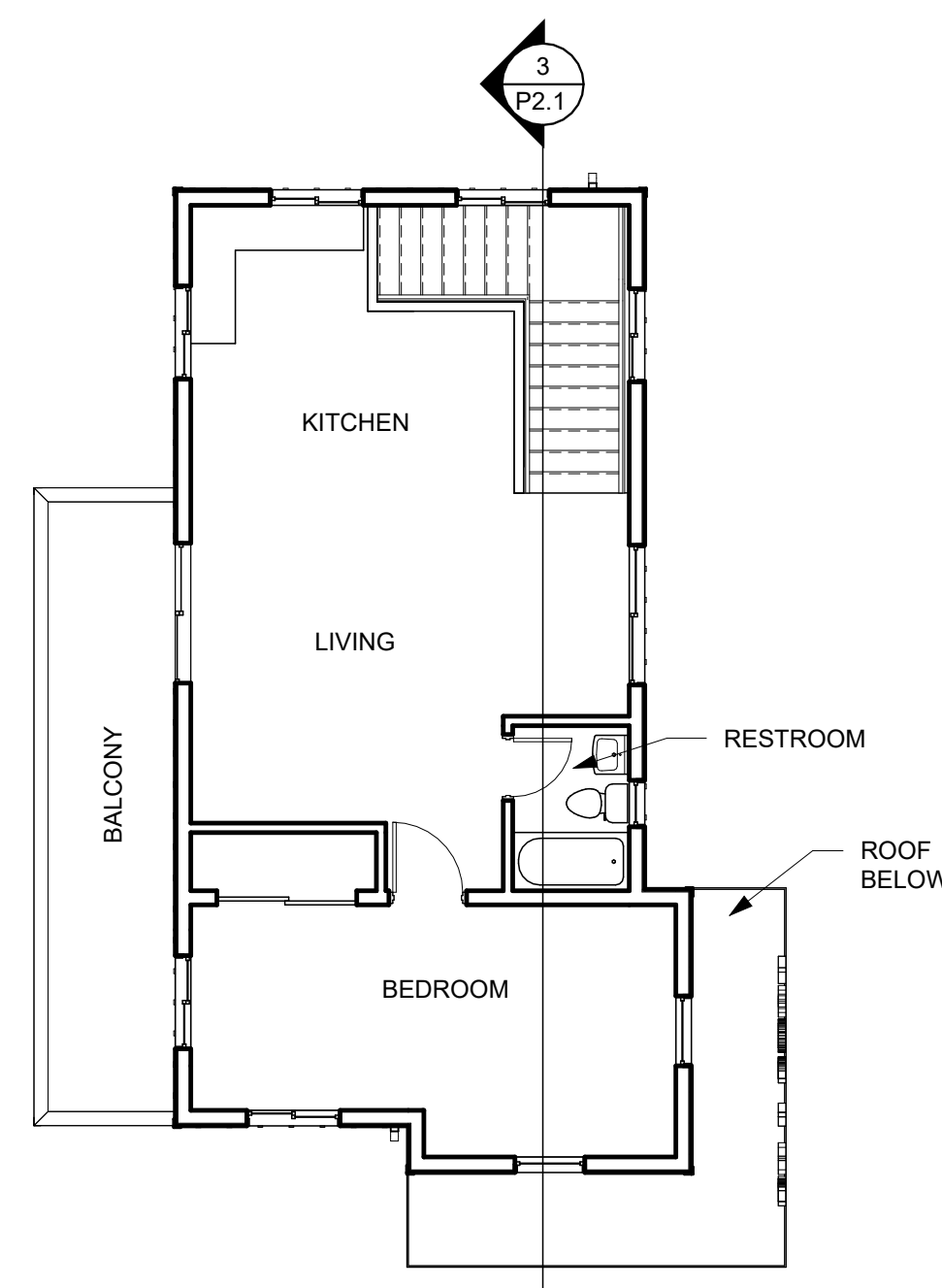




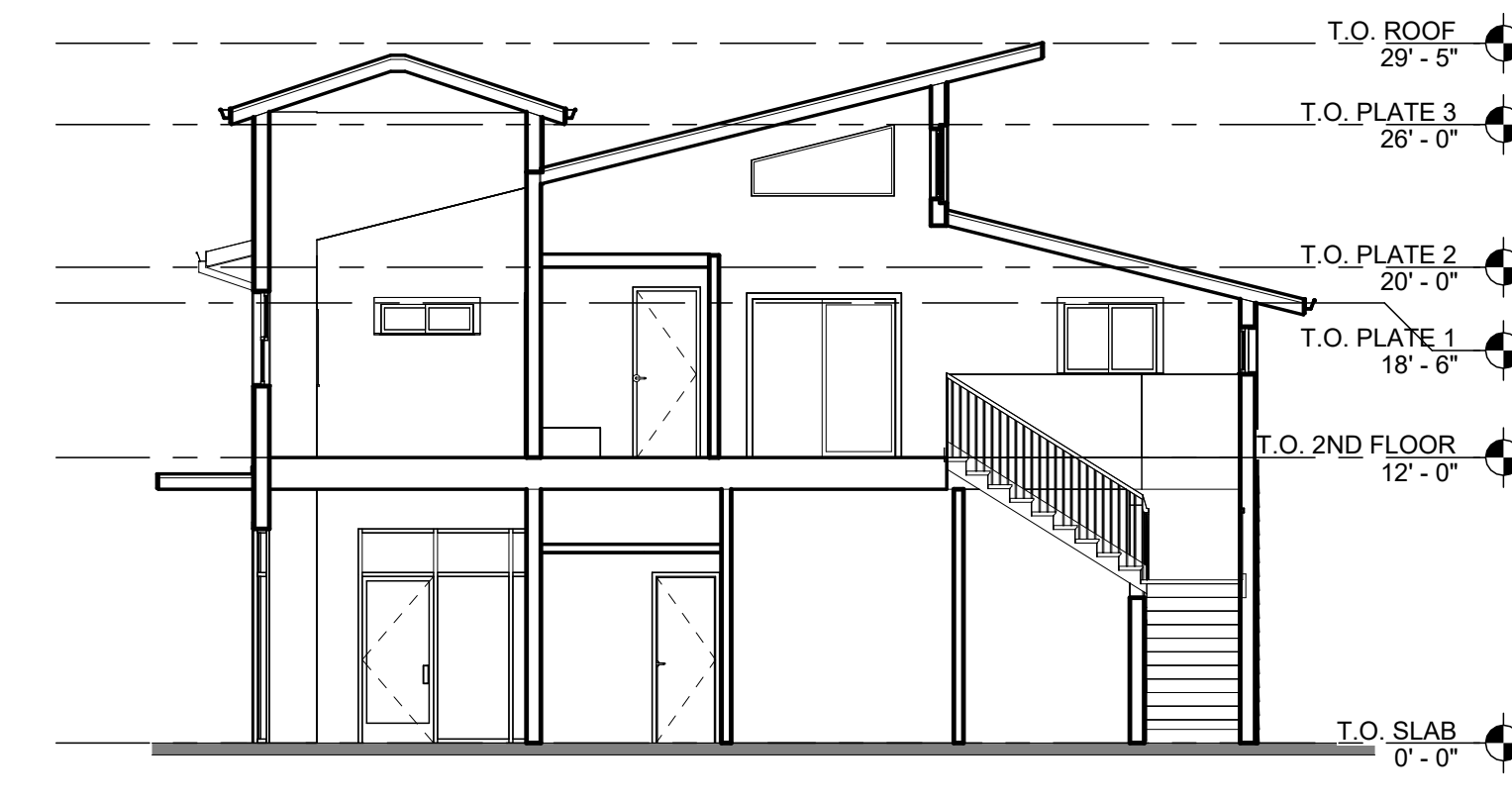
4 OFFICE/ RESIDENCE - ELEVATIONS
 SCALE: 1/8" = 1'-0"



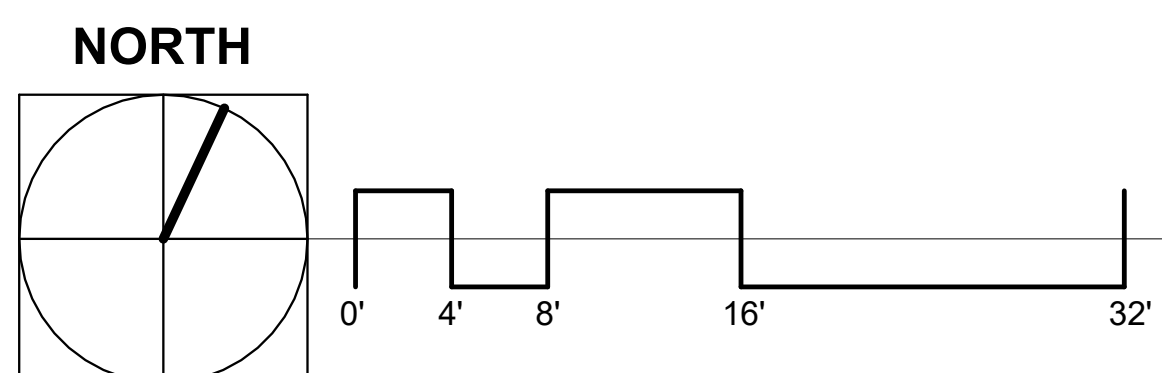
1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR
 SCALE: 1/8" = 1'-0"



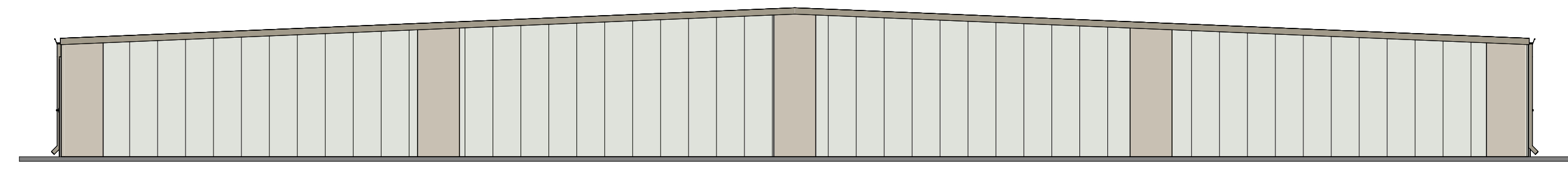
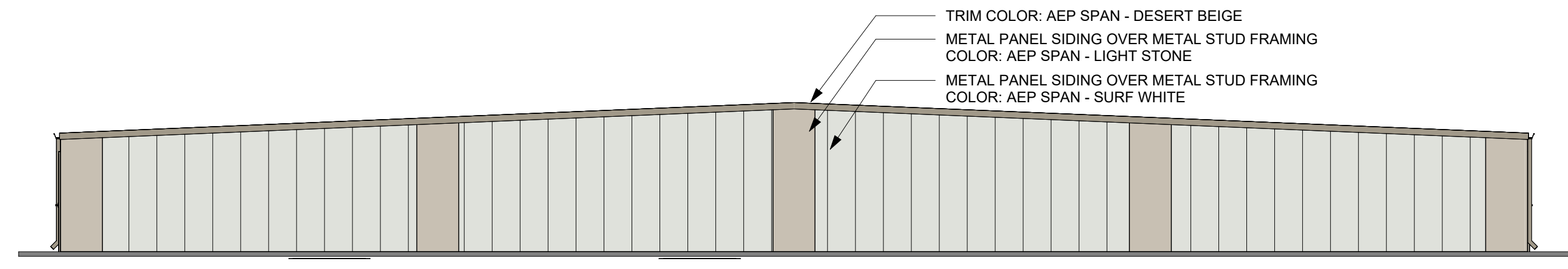
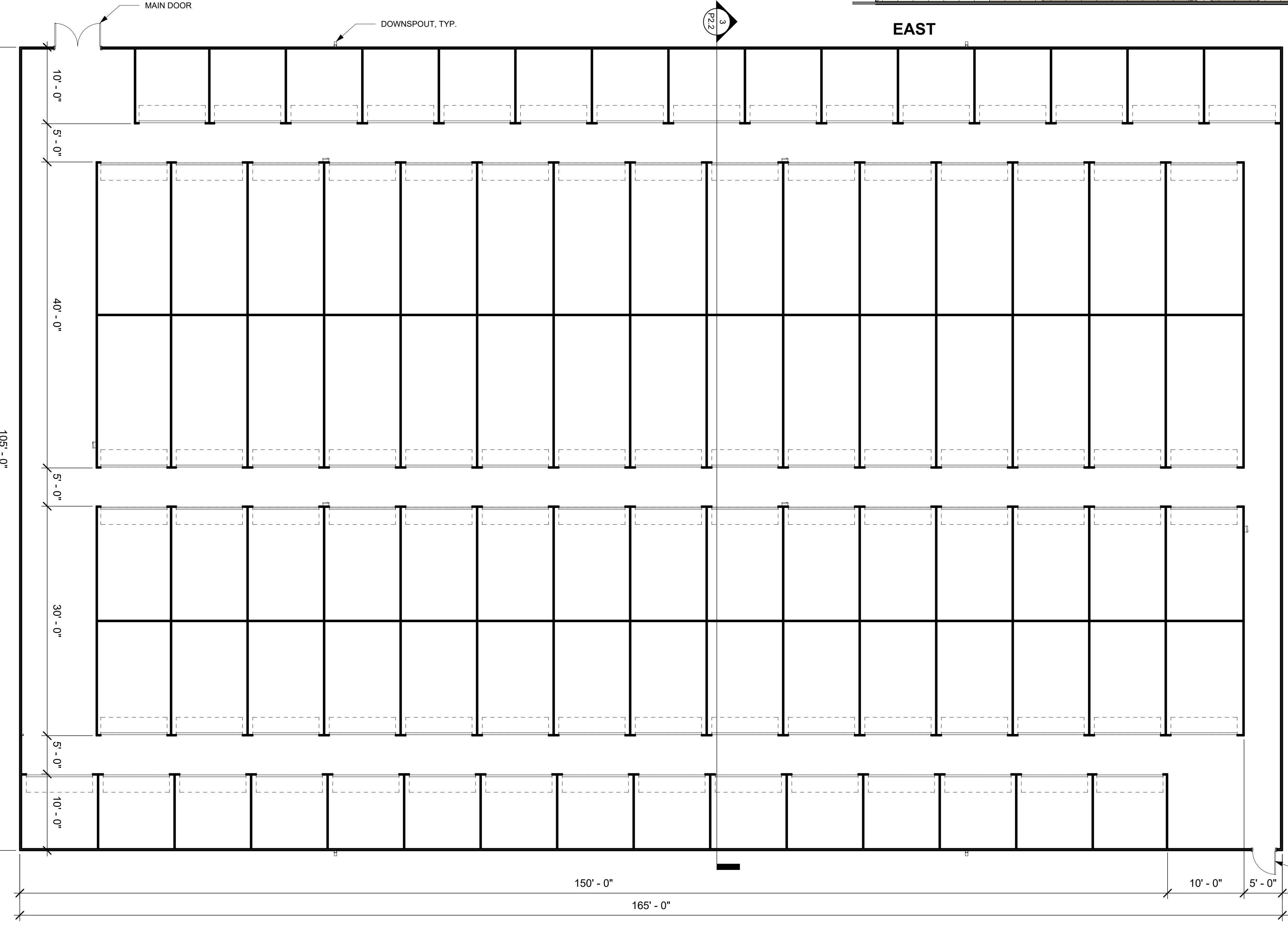
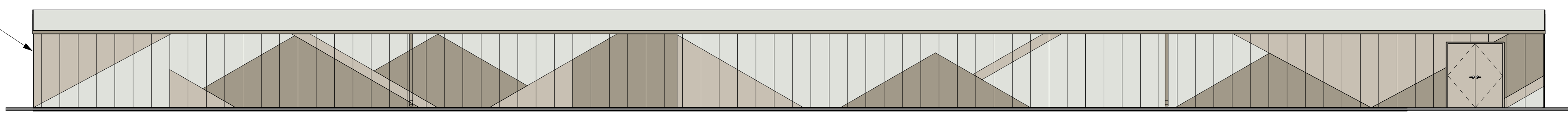
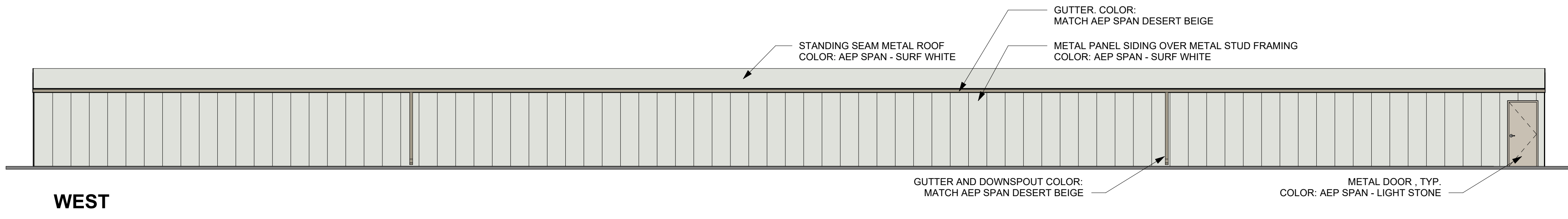
3 SECTION
 SCALE: 1/8" = 1'-0"



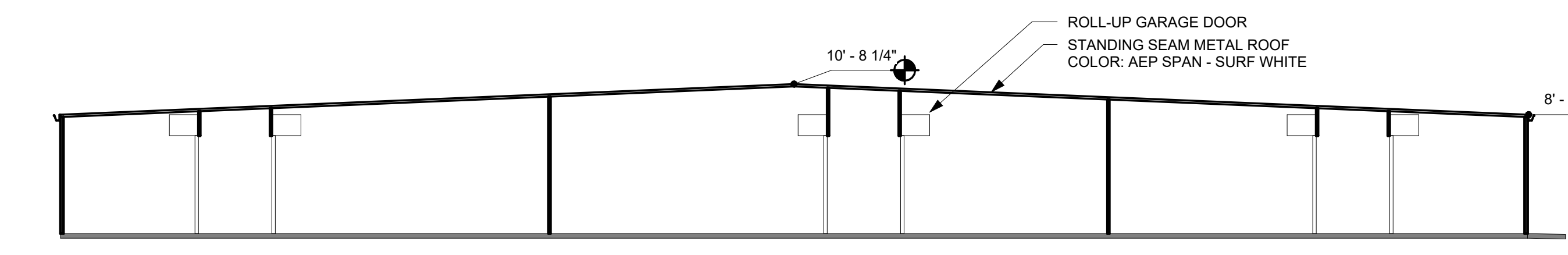
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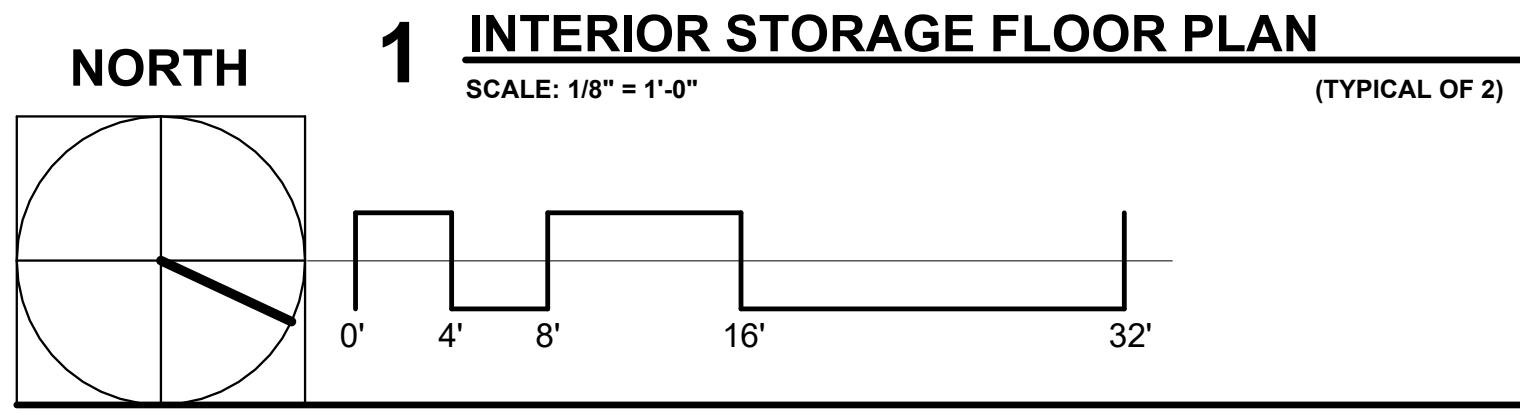




2 INTERIOR STORAGE UNITS - ELEVATIONS
SCALE: 1/8" = 1'-0" (TYPICAL OF 2)



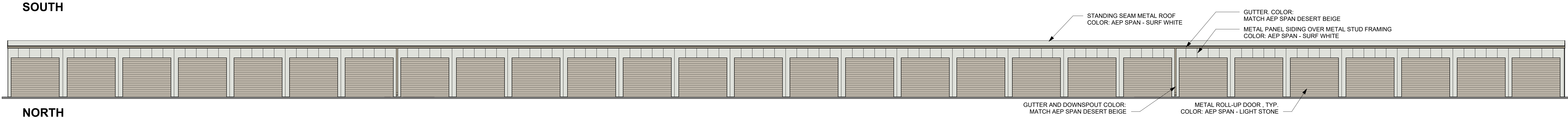
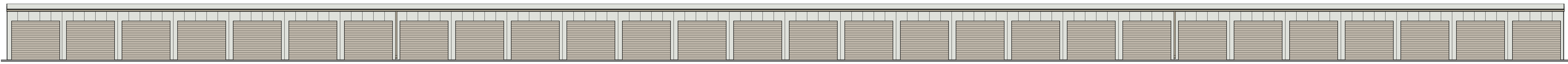
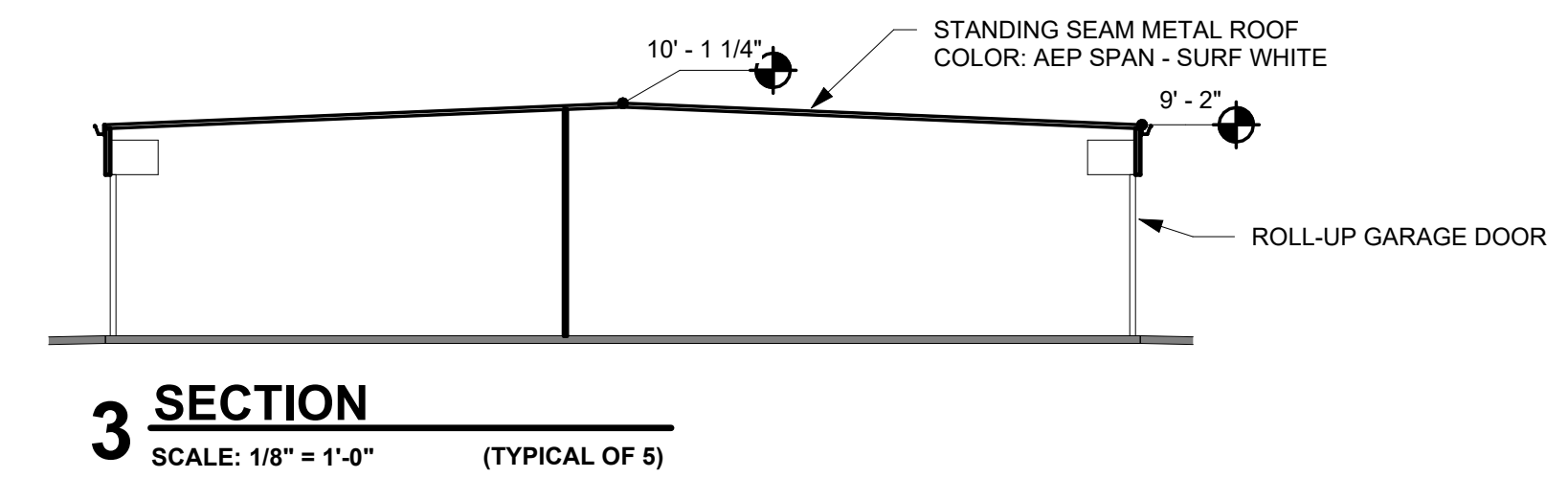
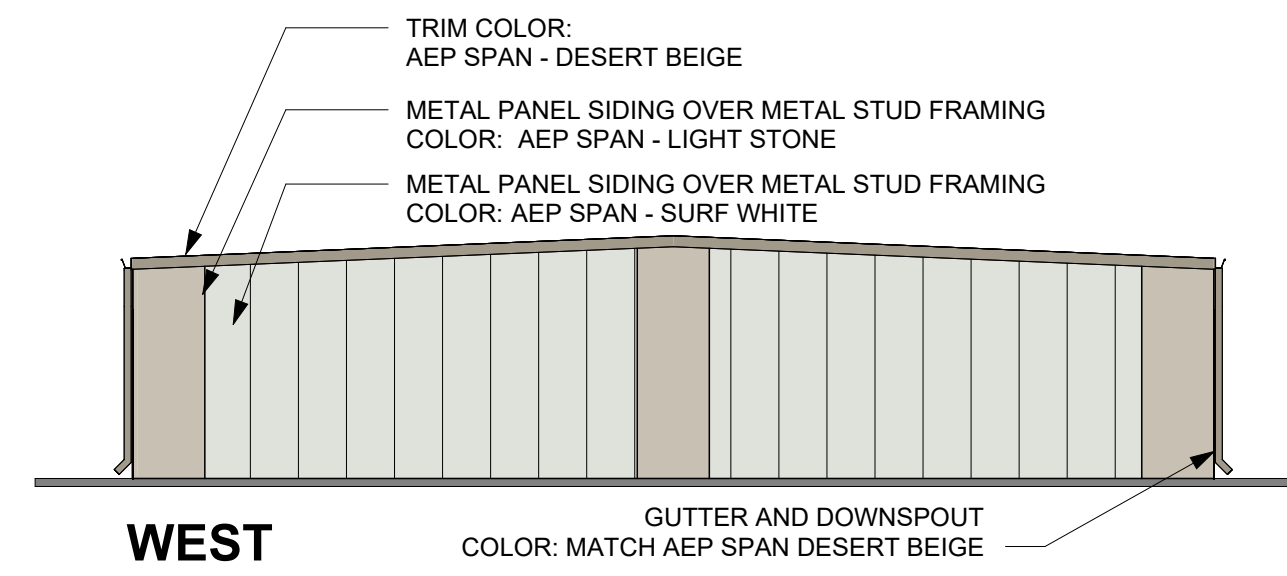
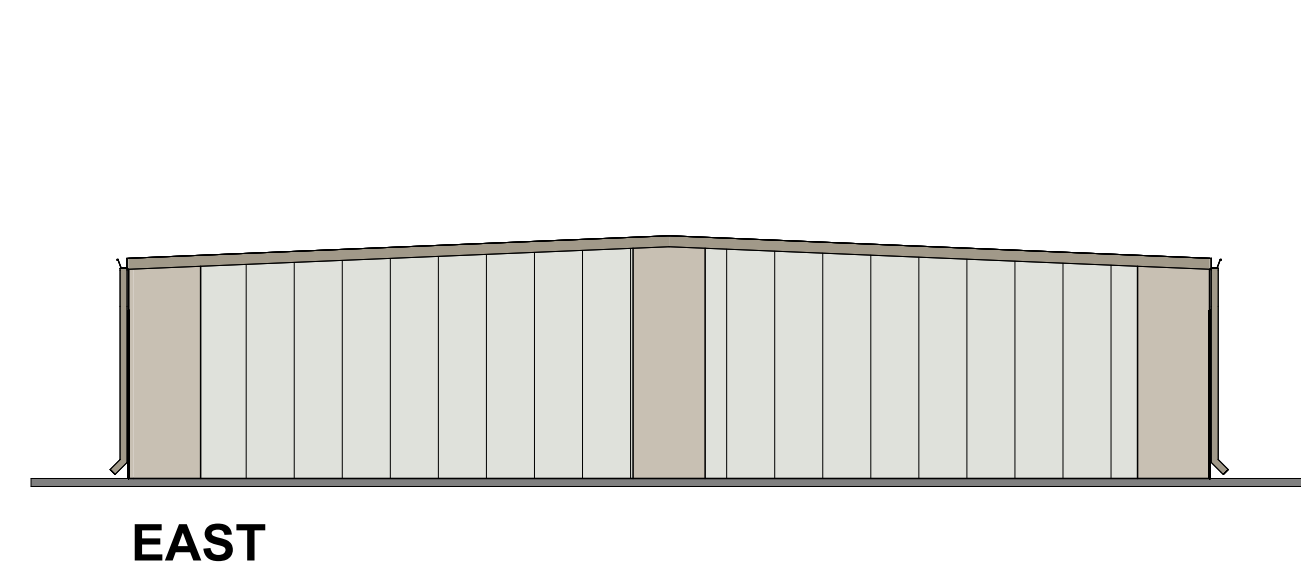
3 SECTION
SCALE: 1/8" = 1'-0" (TYPICAL OF 2)



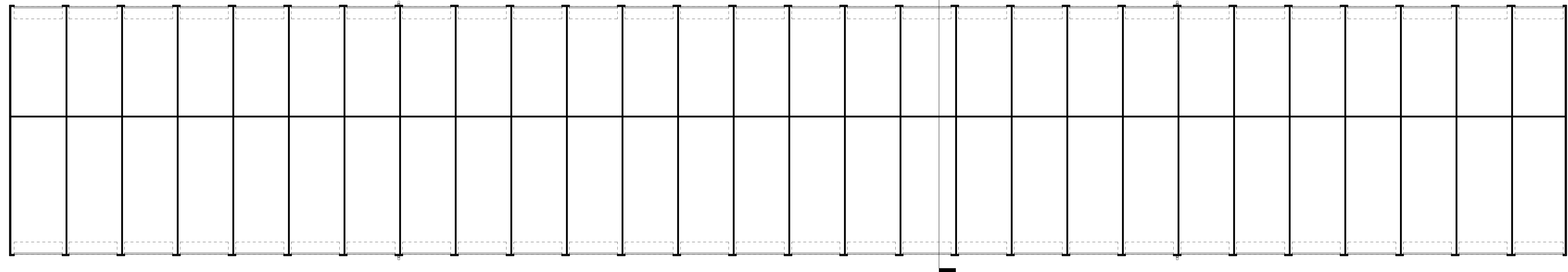
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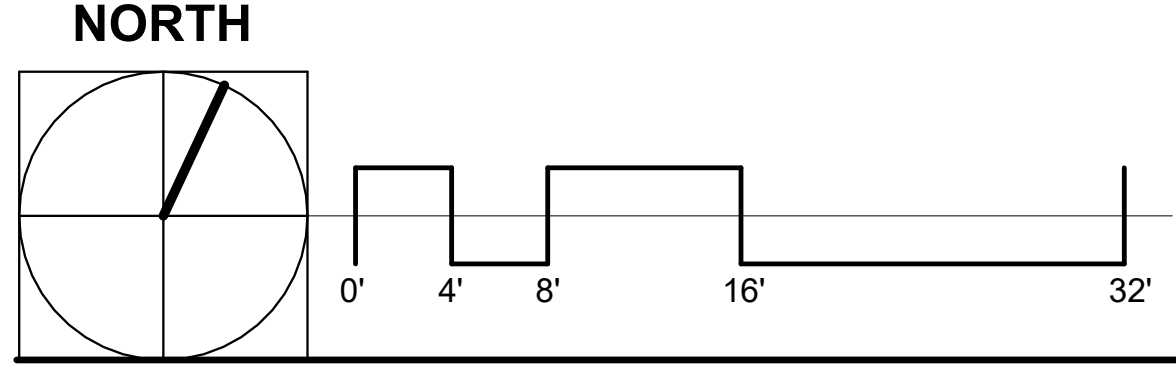




2 EXTERIOR STORAGE UNITS - ELEVATIONS
SCALE: 1/4" = 1'-0" (TYPICAL OF 5)



1 EXTERIOR STORAGE FLOOR PLAN
SCALE: 1/8" = 1'-0" (TYPICAL OF 5)



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11 SITE ENTRANCE SOUTH
SCALE: 3" = 1'-0"



10 EYE LEVEL - SITE ENTRANCE - NORTH
SCALE: 3" = 1'-0"



9 MANAGER'S OFFICE - LOOKING SOUTH-EAST
SCALE: 3" = 1'-0"



8 MANAGER'S OFFICE - LOOKING NORTH-EAST
SCALE: 3" = 1'-0"



7 BIRD'S EYE - LOOKING MID SOUTH-WEST
SCALE: 3" = 1'-0"



6 BIRDS EYE - LOOKING SOUTH-EAST
SCALE: 3" = 1'-0"



5 BIRD'S EYE - LOOKING NORTH-EAST
SCALE: 3" = 1'-0"



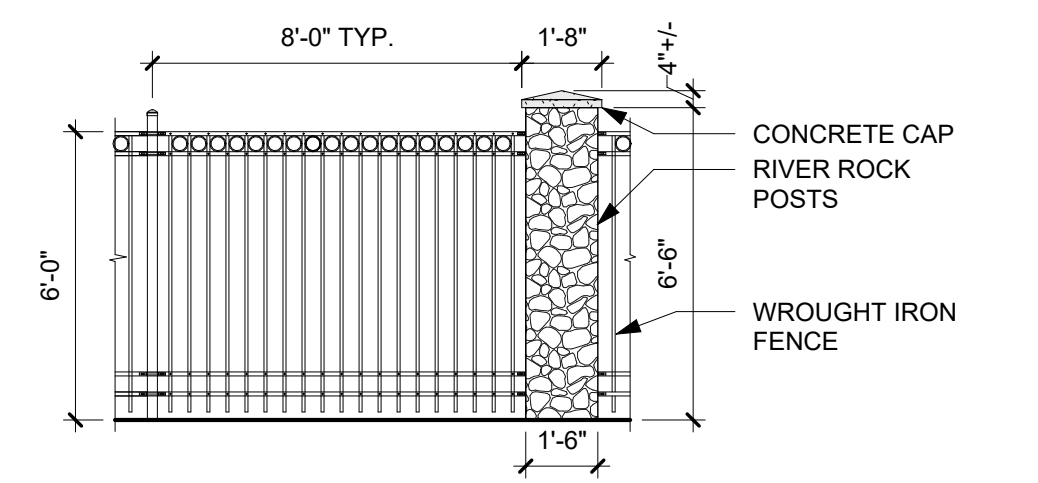
4 BIRD'S EYE - LOOKING SOUTH-WEST
SCALE: 3" = 1'-0"



3 BIRD'S EYE - LOOKING NORTH-WEST
SCALE: 3" = 1'-0"



1 STREET ELEVATION
SCALE: N.T.S.



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

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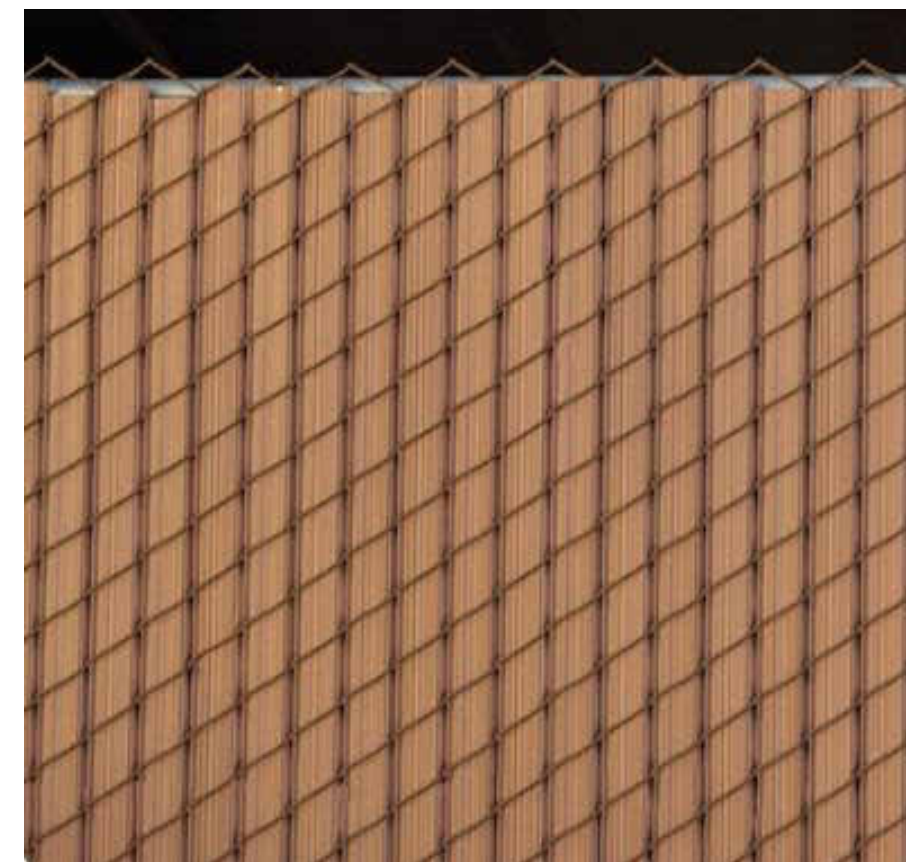




CMU & WROUGHT IRON FENCE
SIMILAR TO ADJACENT PARCEL



CHAIN LINK PRIVACY FENCE
RENDERING



CHAIN LINK PRIVACY FENCE



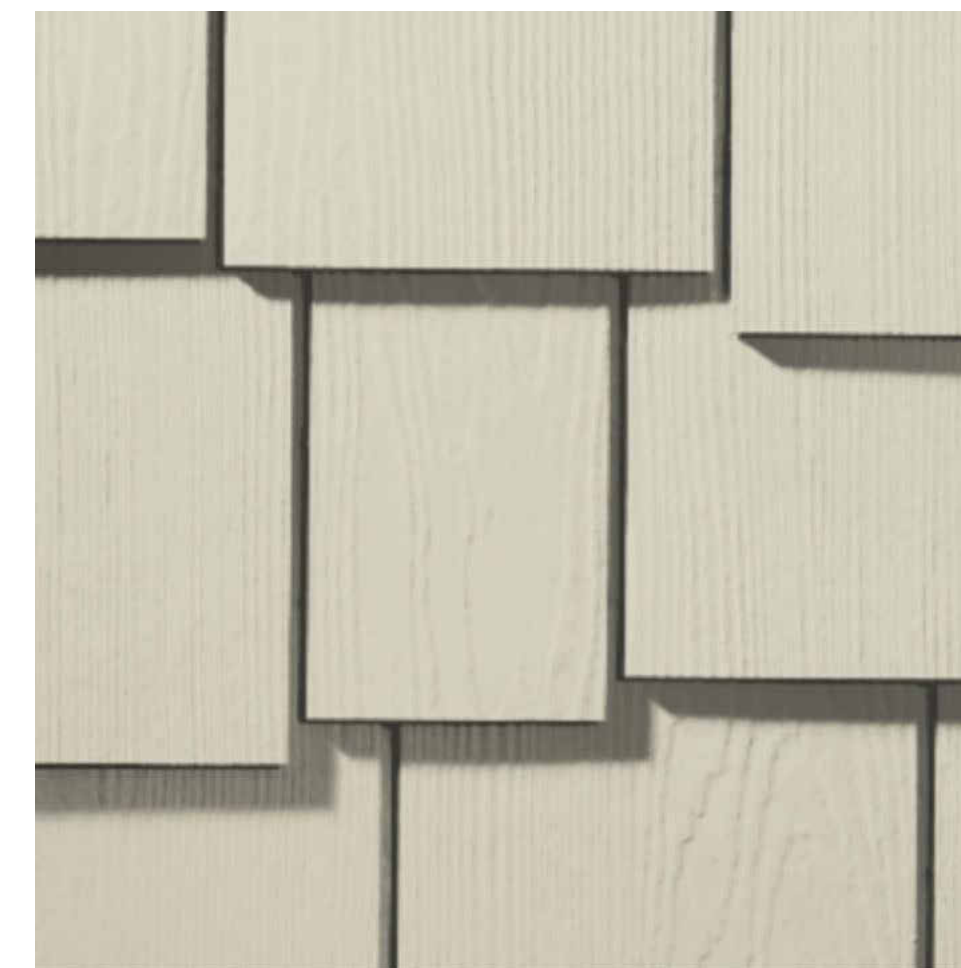
FENCE POSTS - RIVER ROCK
STYLE WITH CONCRETE CAP



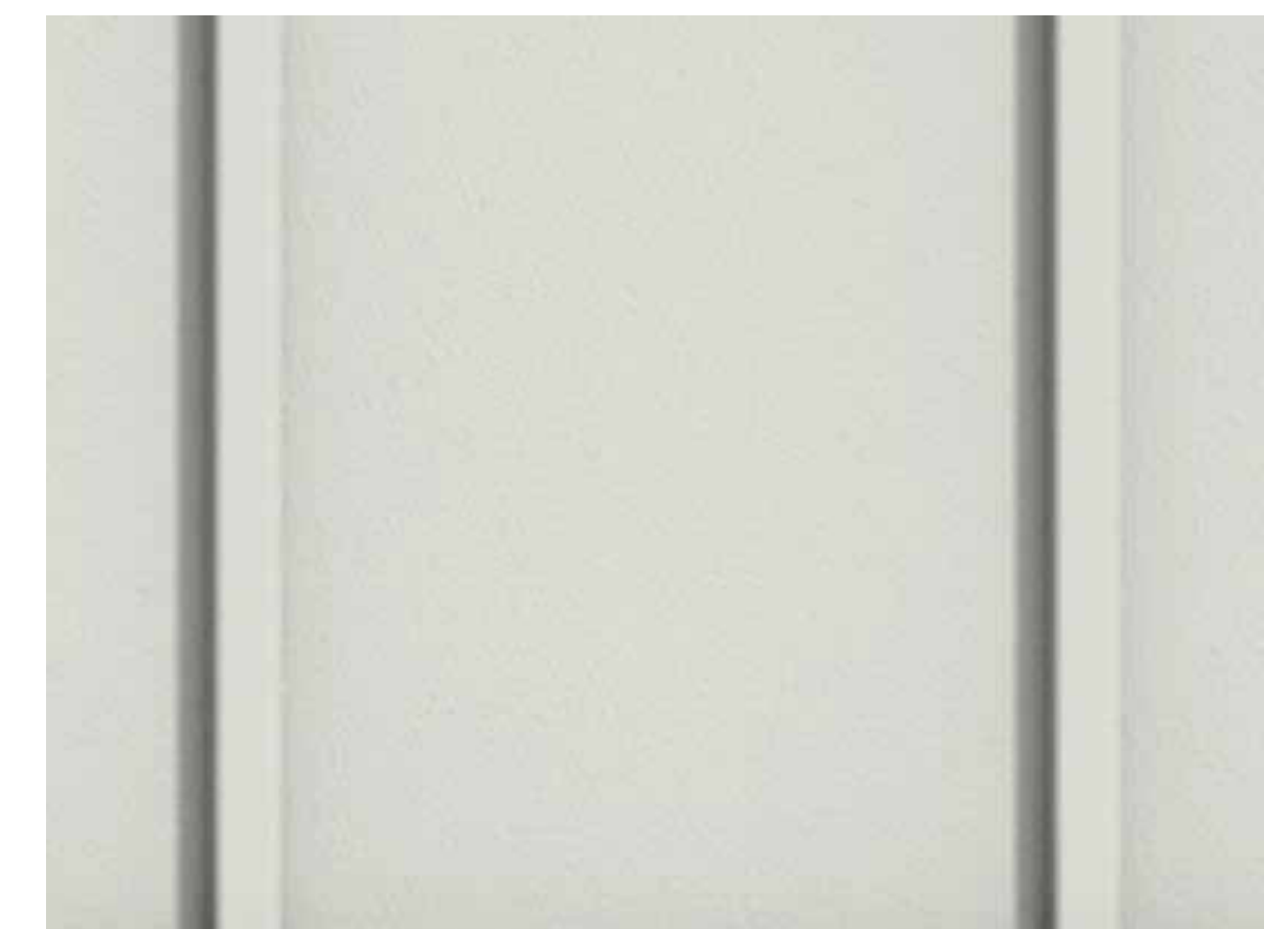
JAMES HARDIE SMOOTH TRIM
COLOR: JH MONTEREY TAUPE



JAMES HARDIE
CEDARMILL LAP SIDING
COLOR: JH ARCTIC WHITE



JAMES HARDIE SHINGLE SIDING @
TOWER, STAGGERED EDGE PANEL
COLOR: JH COBBLESTONE



JAMES HARDIE SMOOTH
BOARD & BATTEN SIDING
COLOR: JH ARCTIC WHITE



AEP SPAN: SURF WHITE
(SIMILAR TO JH ARCTIC WHITE)



AEP SPAN: LIGHT STONE
(SIMILAR TO JH COBBLESTONE)



AEP SPAN: DESERT BEIGE
(SIMILAR TO JH MONTEREY TAUPE)



AEP SPAN: STANDING SEEM METAL PANEL



WALL MOUNTED LIGHTS:
MIMIK 20

POLE LIGHTS:
SKYLINE

SITE LIGHTING FIXTURES

OUTDOOR LITE
Solarban® R100 (2) Solexia® + Clear

[Add to Selections](#)

VLT (%)	Ext Refl (%)	SHGC	Winter U-Value	
36	25	0.21	Air 0.29	Argon 0.25

[Data Sheet](#) [View in Gallery](#) [Order Sample](#)

CLEAR WINDOWS

COLOR & MATERIAL BOARD

SCALE: NTS

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