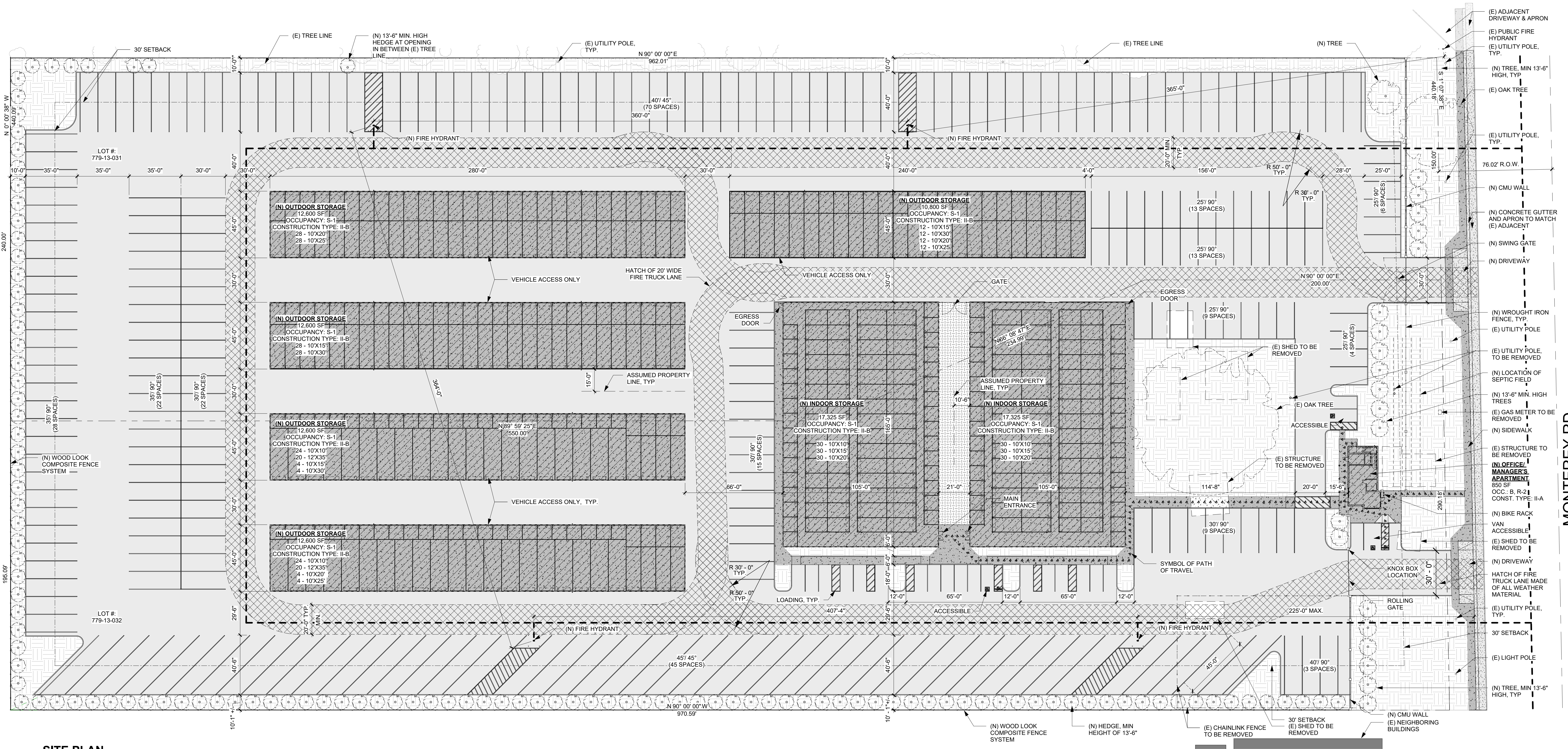




1 SITE PLAN

SCALE: 1" = 30'-0"

LEGEND

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

PROJECT INFORMATION:

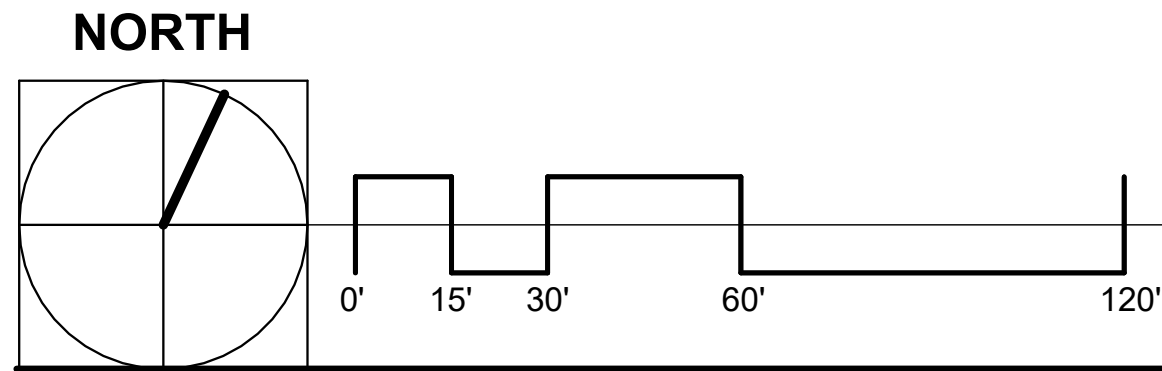
- APN 779-13-031 & 032
- PRESENT USE: VACANT AND RESIDENTIAL
- PROPOSED USE: COMMERCIAL
- ZONING: RR-5AC-SM
- AREA: 9.76 AC (425,146 SF)
- BUILDING: 96,098 SF
- ASPHALT/ CONCRETE HARDSCAPE SF: 271,975 SF
- % OF LOT COVERAGE: %86.7

CODE ANALYSIS:

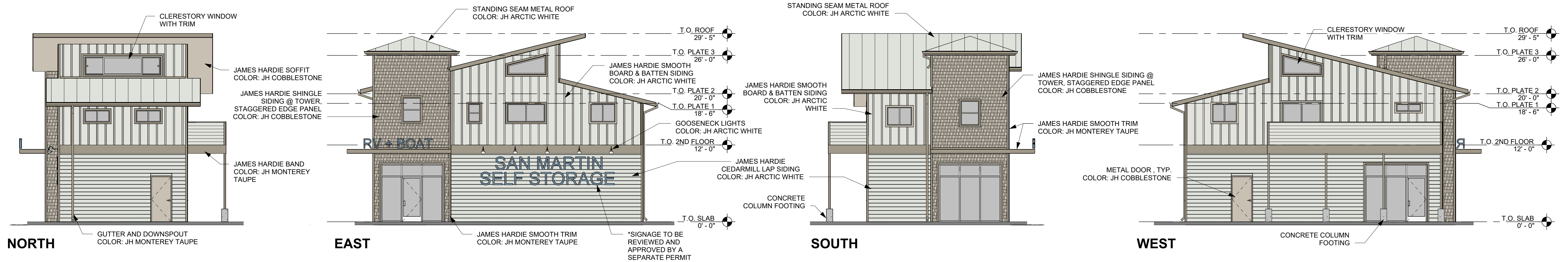
- FIRE SPRINKLERS REQUIRED IN GROUP S-1 WHEN FIRE AREA EXCEEDS 1,200 SQ. (LOCAL ORDINANCE NO. NS-110.13, 903.2.1.A)
- ALLOWABLE AREA FOR A TYPE II-B S1 BUILDING = 70,000 SQ FT. (CBC TABLE 506.2)
- FIRE-RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE = 0 (CBC TABLE 705.5)
- WATER FLOW REQUIRED PER MINUTE: 2,750 GPM FOR LARGEST FIRE AREA OF 17,325 SF (CFC TABLE 105.1(2))
- ALLOWED A MAX FIRE FLOW REDUCTION OF %50 AS SPECIFIED IN TABLE B105.1(2) (LOCAL ORDINANCE NO. NS-110.13, APPENDIX B AMENDMENTS)
- ACTUAL WATER FLOW REQUIRED PER MINUTE: 1,375 GPM
- WATER FLOW PROVIDED: 1,780 GPM AT 20 PSI (SEE WATER FLOW TEST)
- # OF HYDRANTS REQUIRED: 3
- # OF HYDRANTS PROVIDED: 4
- SPACING BETWEEN HYDRANTS: 450 FT MAX.
- MAX. DISTANCE FROM STREET OR ROAD FRONTAGE: 225 FT MAX.
- NFPA 13 FIRE SPRINKLERS IN ALL BUILDING ARE TO BE A DEFERRED SUBMITTAL
- STANDARD FIRE HYDRANTS ARE TO BE A DEFERRED SUBMITTAL

TOTAL STORAGE UNITS:

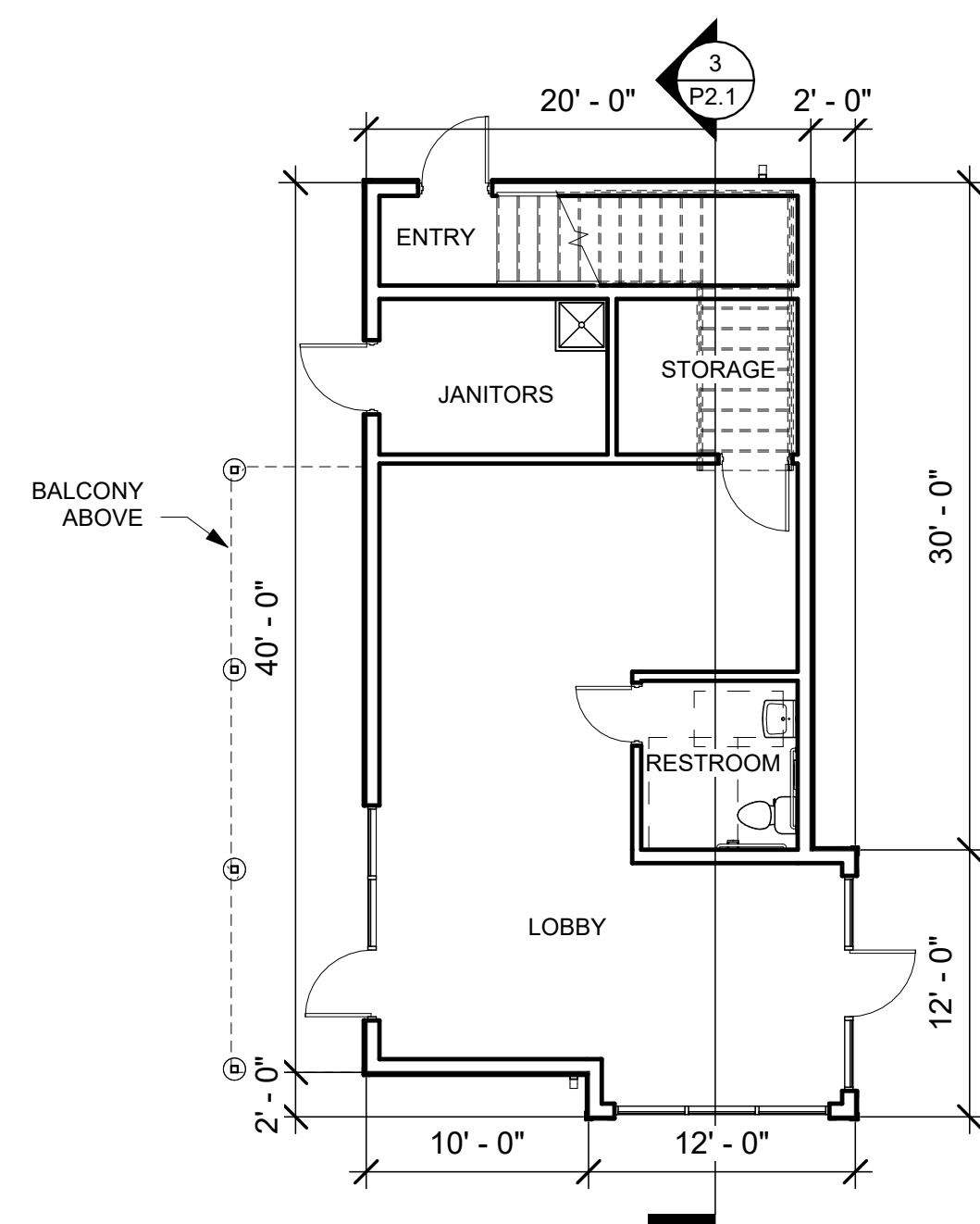
INTERIOR (LOST FREE)	GROUND LOADED	OPEN RV STORAGE	GUEST PARKING
60 UNITS - 10'X10'	48 UNITS - 10'X10'	45 SPACES - 25'	ZONING REQUIRED - 21 SPACES
60 UNITS - 10'X15'	44 UNITS - 10'X15'	46 SPACES - 30'	(18 SPACES FOR STORAGE, 5
60 UNITS - 10'X20'	44 UNITS - 10'X20'	50 SPACES - 35'	SPACES FOR OFFICE)
180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



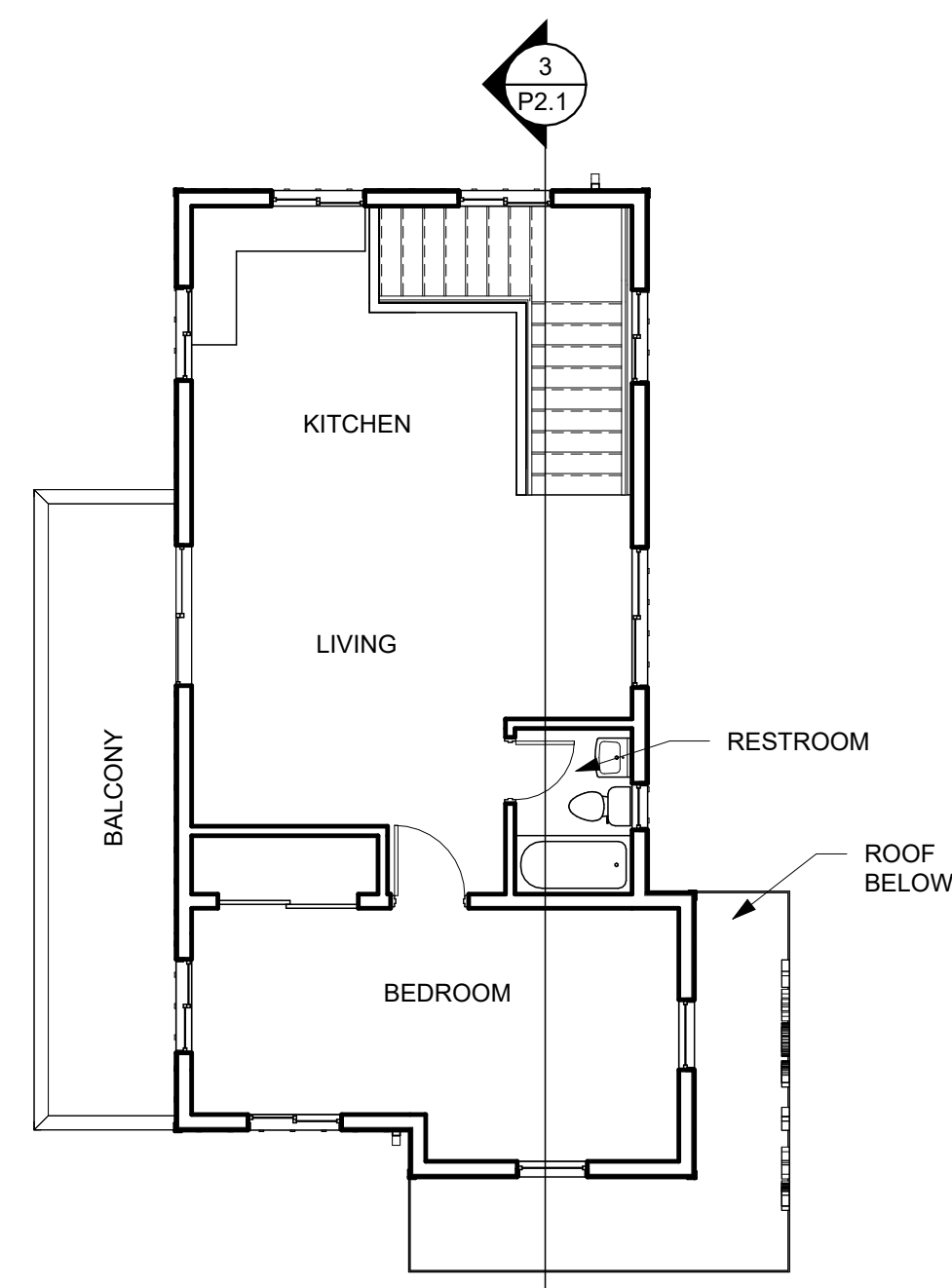
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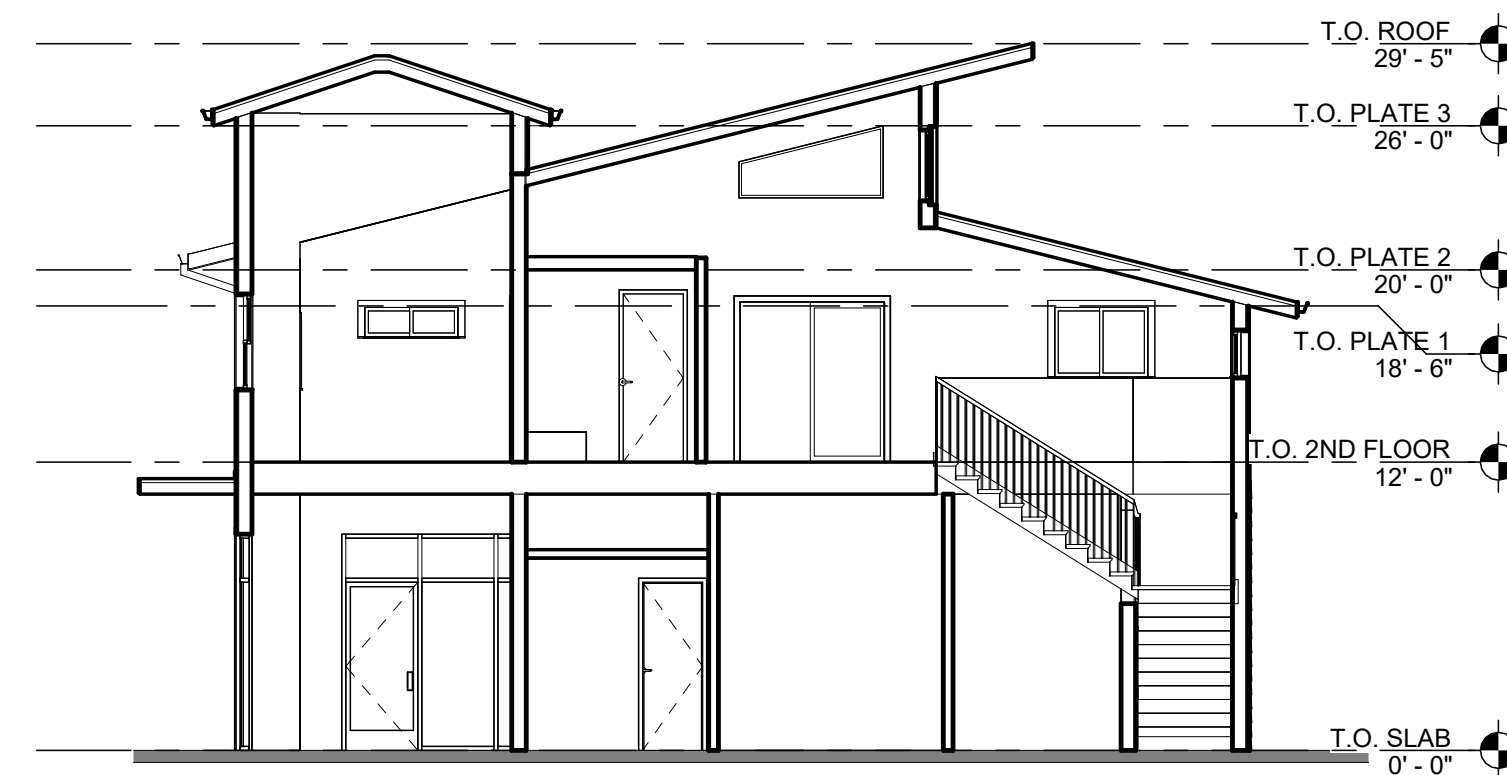
4 OFFICE/ RESIDENCE - ELEVATIONS
SCALE: 1/8" = 1'-0"



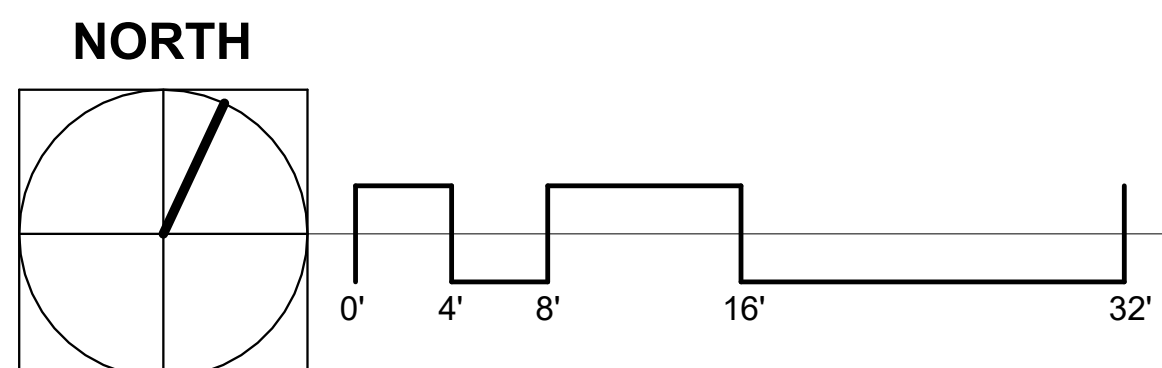
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



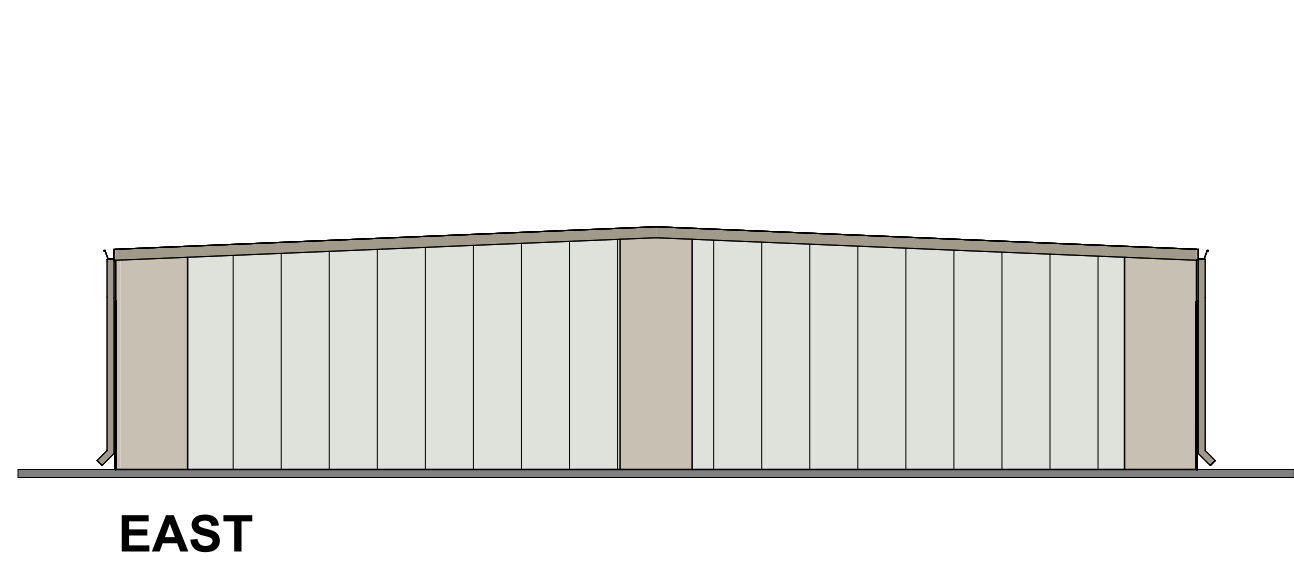
3 SECTION
SCALE: 1/8" = 1'-0"



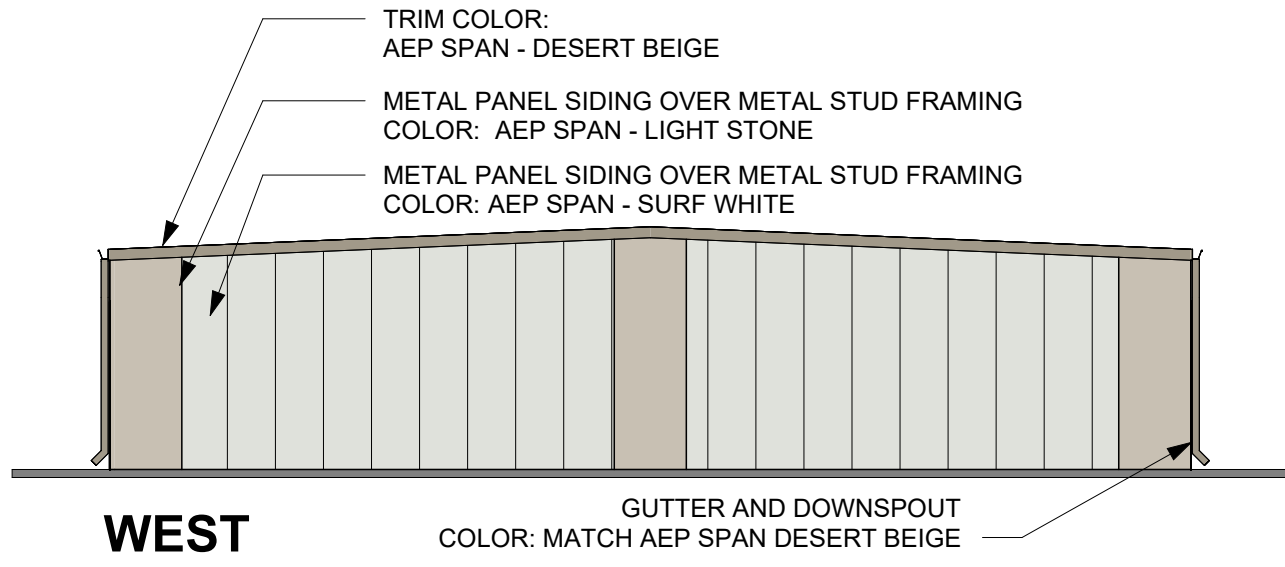
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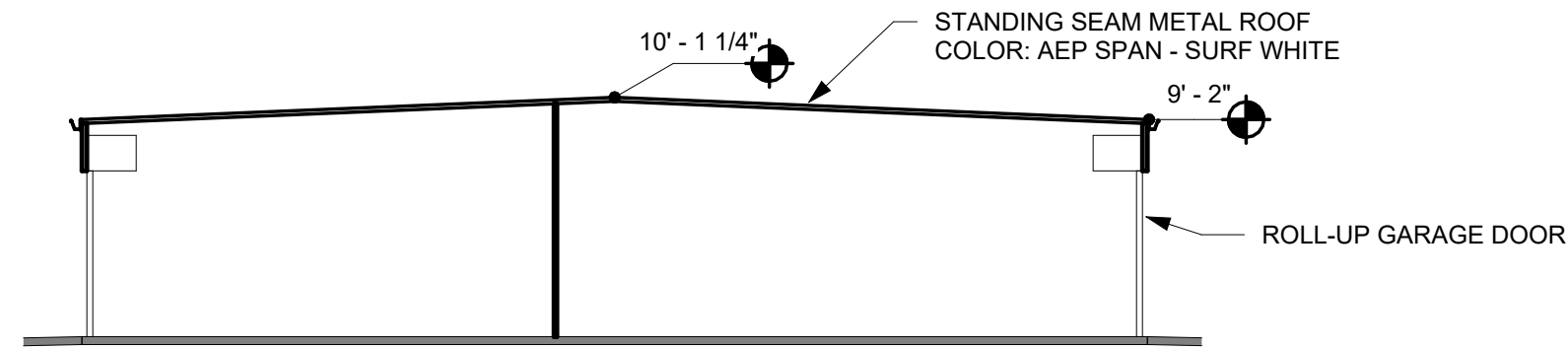




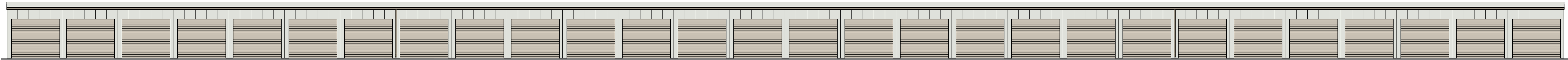
EAST



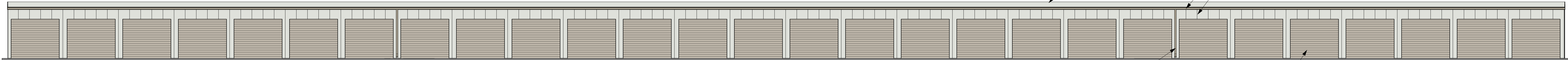
WEST



3 SECTION
SCALE: 1/8" = 1'-0" (TYPICAL OF 5)

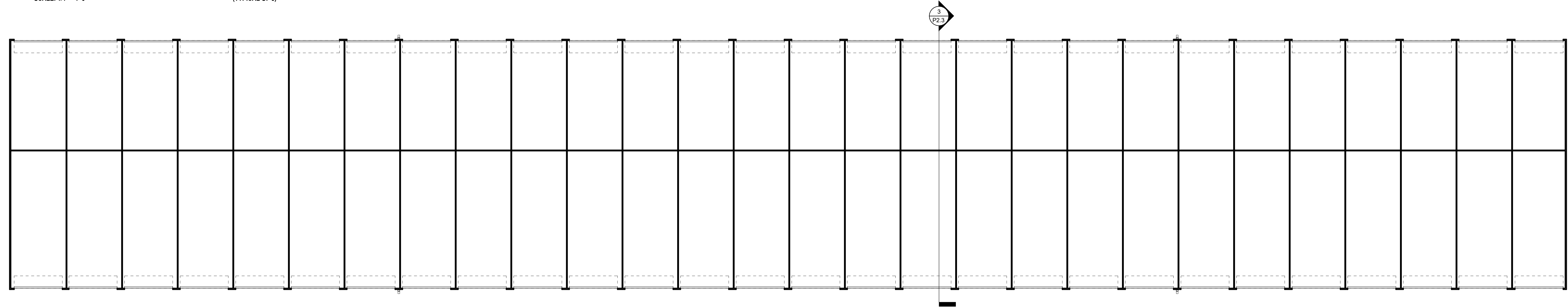


SOUTH

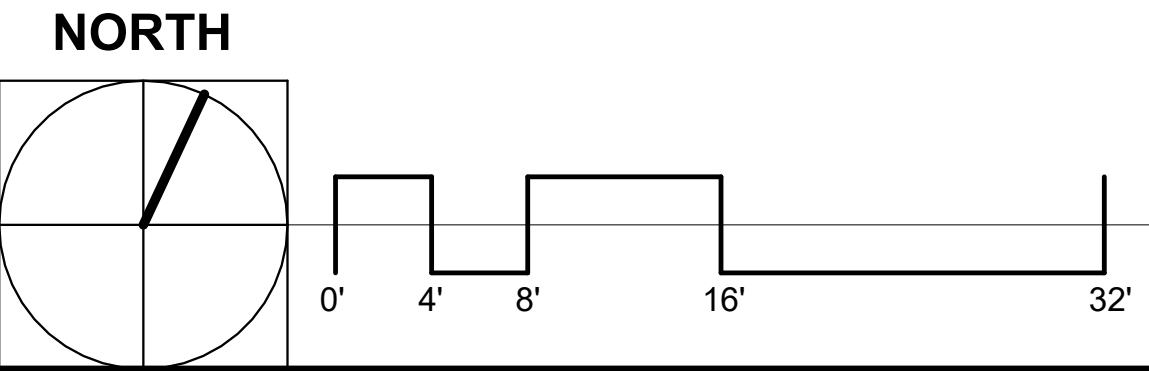


NORTH

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"



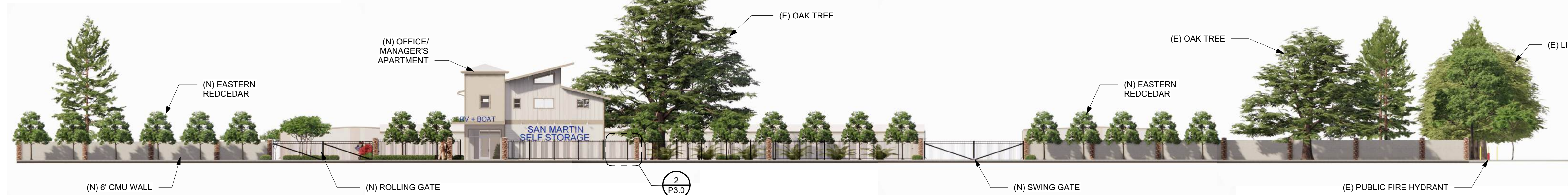
5 BIRD'S EYE - LOOKING NORTH-EAST
SCALE: 3" = 1'-0"



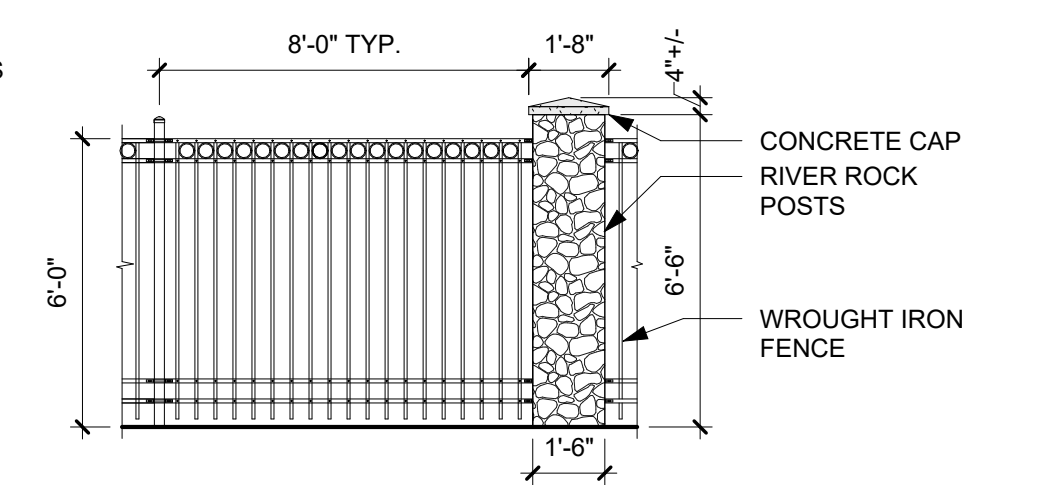
4 BIRD'S EYE - LOOKING SOUTH-WEST
SCALE: 3" = 1'-0"



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



1 STREET ELEVATION
SCALE: N.T.S.

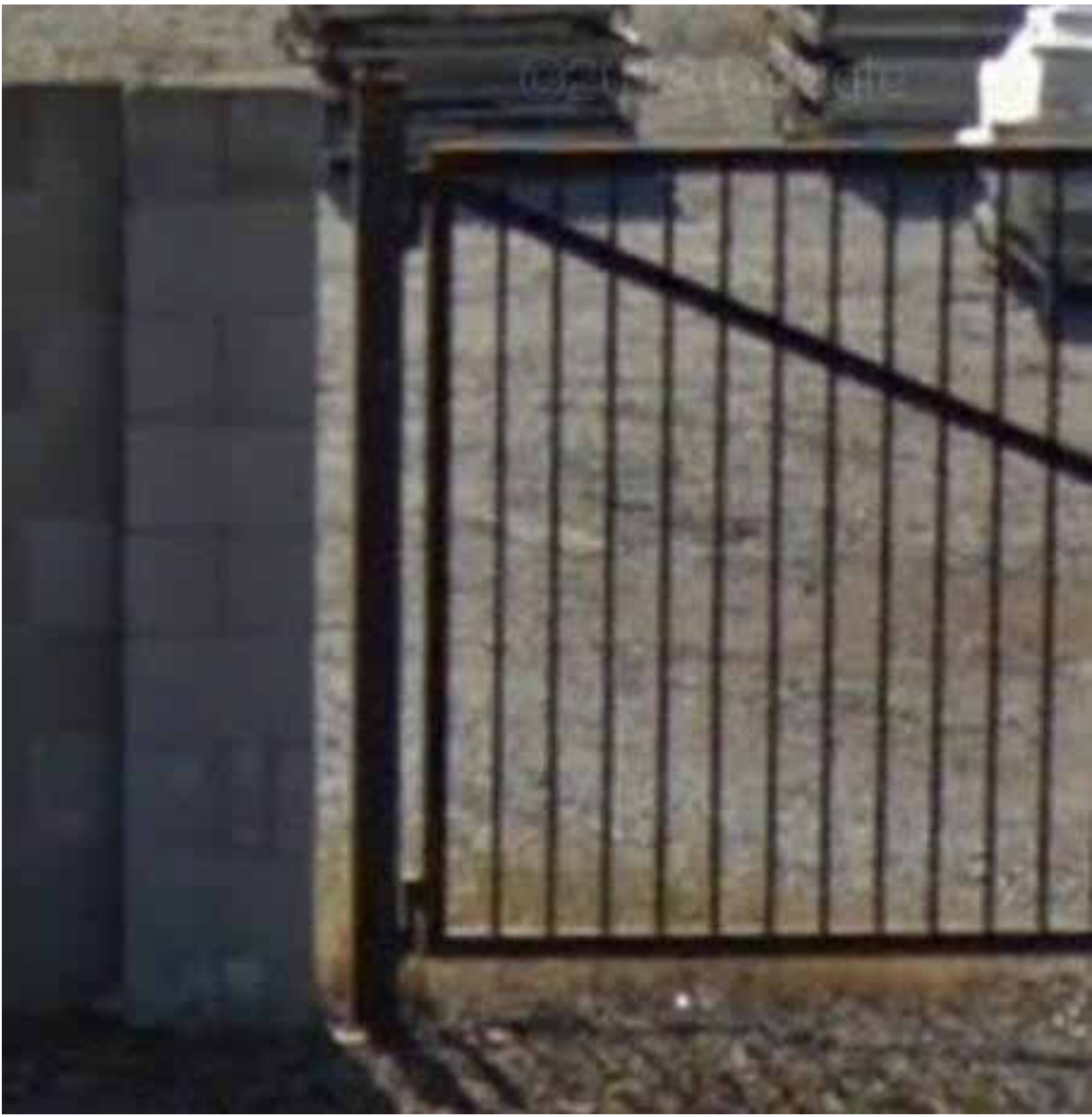


2 FENCE ELEVATION
SCALE: 1/4" = 1'-0"

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WROUGHT IRON FENCE
SIMILAR TO ADJACENT PARCEL



NATURAL LOOKING COMPOSITE FENCE



FENCE POSTS - RIVER ROCK
STYLE WITH CONCRETE CAP



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

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



SPLIT-FACED CMU



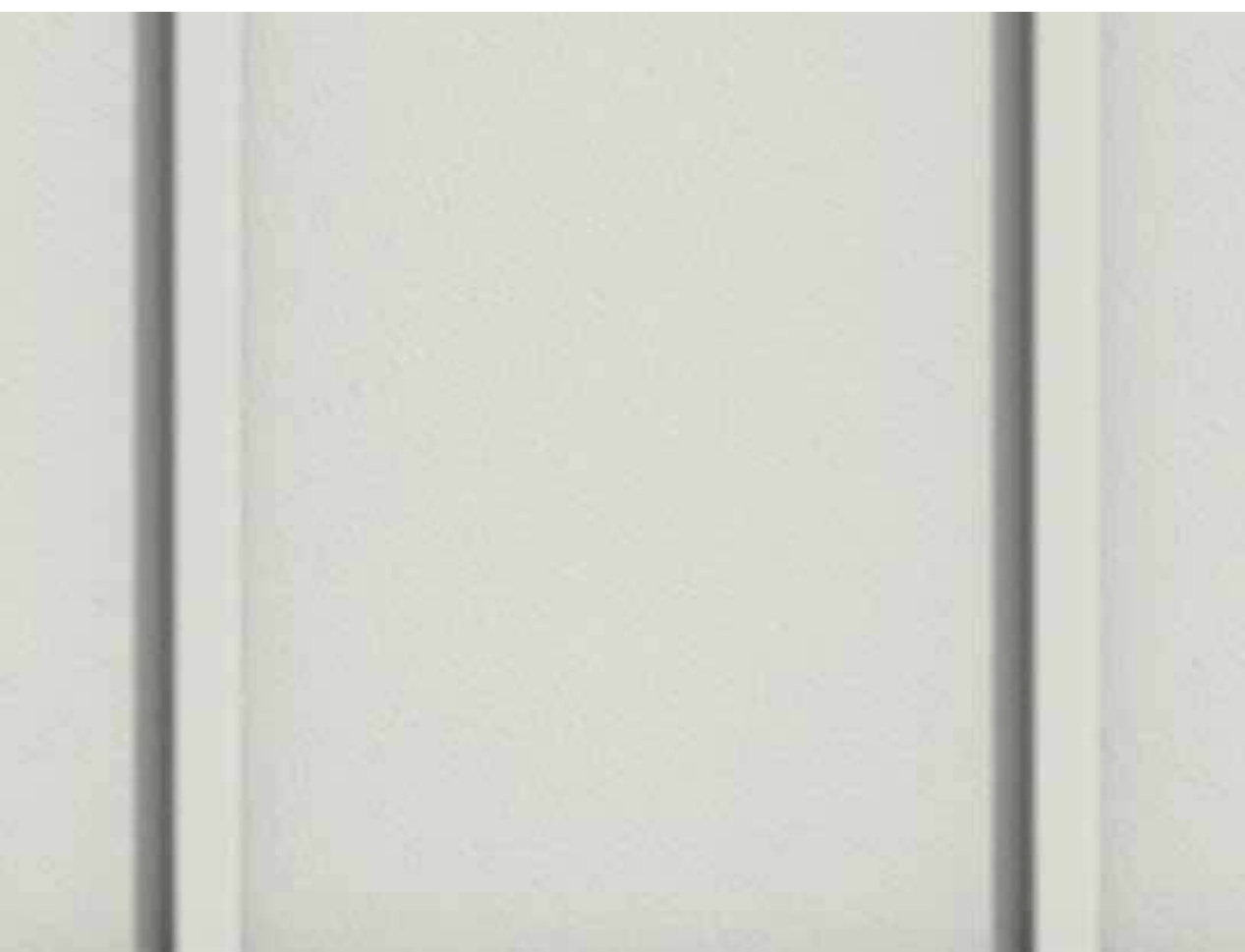
JAMES HARDIE SMOOTH TRIM
COLOR: JH MONTEREY TAUPE



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

COLOR & MATERIAL BOARD

SCALE: NTS

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