

### KEY NOTES

- |   |   |
|---|---|
| 1 PROPERTY LINE   | 12 PHASE I - PROPOSED LEASING OFFICE  |
| 2 PHASE I - PROPOSED SITE ENTRY   | 13 PHASE I - PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE. |
| 3 PHASE I - PROPOSED LANDSCAPING  | 14 PHASE I - ENTRY SLIDING GATE PER DETAIL 3/A1.21                            |
| 4 PHASE I - RETENTION BASIN (COUNTED TOWARDS LANDSCAPING)                       | 15 NOT USED   |
| 5 PHASE I - PROPOSED ADA PARKING STALL (13'X20') WITH ADA ACCESS AISLE (5'X20') | 16 PHASE I - 8' WROUGHT IRON FENCE PER DETAIL 7/A1.21                         |
| 6 PHASE I - PROPOSED PATH OF TRAVEL   | 17 (E) EASEMENT. REFER TO PROVIDED TITLE REPORT                               |
| 7 PHASE I - PROPOSED STANDARD PARKING STALL (9'X20')                            | 18 PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING                       |
| 8 PHASE I - SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING                         |   |
| 9 PROPOSED COVERED RV PARKING STALLS WITH CHARGING STATIONS                     |   |
| 10 TWO WAY DRIVE/FIRE LANE (20' MIN WIDTH)                                      |   |
| 11 TURNING RADIUS FOR FIRE APPARATUS ACCESS (48' MIN EXTERIOR TURNING RADIUS)   |   |

### SITE & PROJECT DATA

**SITE DATA:**

APN NUMBER: 763-141-018  
 PROPERTY ZONING: M-S (MANUFACTURING SERVICE)  
 OCCUPANCY TYPES: S-1, B  
 BUILDING CONSTRUCTION TYPE: II-B, FULLY SPRINKLERED  
 BUILDINGS AREA: 97,706 SF  
 TOTAL SITE AREA: ±4.8 AC (211,130 SF)  
 PROPOSED USE: SELF-STORAGE FACILITY

**SELF-STORAGE BUILDING AREA (GROSS):**

PHASE I:	
LEASING OFFICE:	900 SF
BUILDING 1:	9,900 SF
BUILDING 2:	850 SF
BUILDING 3:	2,227 SF
BUILDING 4:	8,400 SF
BUILDING 5:	3,000 SF
BUILDING 6:	3,000 SF
BUILDING 7:	6,450 SF
<b>TOTAL GROSS BUILDING AREA:</b>	<b>34,727 SF</b>
<b>FUTURE EXPANSION PHASE II:</b>	
BUILDING 8:	6,450 SF
BUILDING 9:	6,450 SF
BUILDING 10:	6,450 SF
BUILDING 11:	6,450 SF
RV CANOPY 1:	8,453 SF
RV CANOPY 2:	13,150 SF
RV CANOPY 3:	7,530 SF
RV CANOPY 4:	8,046 SF
<b>TOTAL FUTURE EXPANSION:</b>	<b>62,979 SF</b>

**CODE SUMMARY (MINI-STORAGE/RV STORAGE = CUP REQUIRED IN M-S)**

ITEM	CODE (REQUIRED)	PROPOSED
<b>SETBACKS:</b>		
FRONT:	0'-0"	0'-0"
INTERIOR SIDE:	0'-0"	0'-0"
REAR:	0'-0"	0'-0"
<b>MAX HEIGHT:</b>	50'-0"	±10'-0", +12'-0"

(BLDG. 4)

**PARKING REQUIREMENTS & CALCULATIONS:**

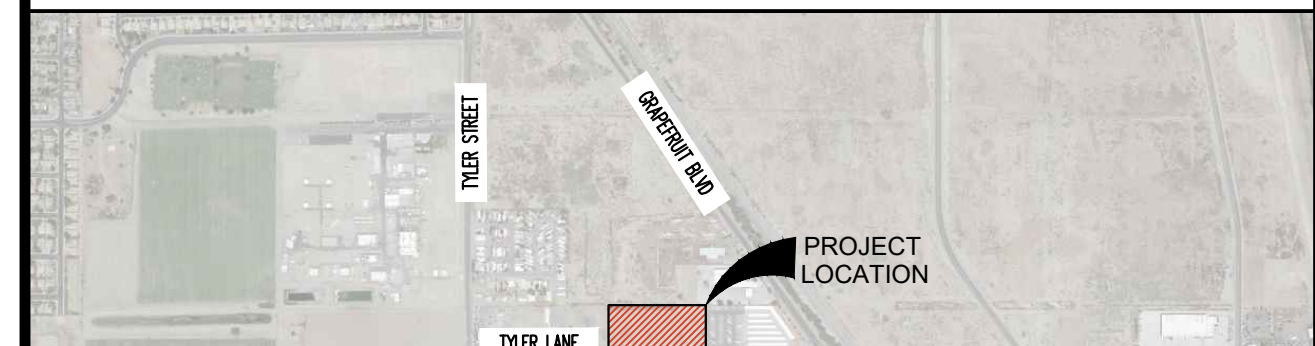
PARKING:	REQUIRED:	PROVIDED:
- LEASING OFFICE (B)	1 PER 400 SF 3 SPACES	5 SPACES
- STORAGE PARKING (S-1)	N/A	0 SPACES*
- ADA STALLS REQUIRED	1/25 SPACES	1 SPACES (INCLUDE IN COUNT)
<b>TOTAL PARKING:</b>	<b>3 SPACES</b>	<b>5 SPACES</b>

- LOADING STALLS: 4 TYPE C+ 1 TYPE C / 0 SPACES\*  
ADDITIONAL 50,000 SF = 5 TYPE C
  - LANDSCAPING: 5% OF PARKING & DRIVEWAY AREA INCL. RV PARKING 10% OF PARKING & DRIVEWAY AREA INCL. RV PARKING
- \*DRIVE AISLES TO BE USED AS STORAGE PARKING/LOADING AREAS TO DRIVE-UP STORAGE BUILDINGS (ALL UNITS ARE DRIVE-UP STORAGE UNITS).

### SITE PLAN NOTES

- ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.
- EXTERIOR BUILDING LIGHTS SHOWN ON ELEVATION SHEETS, AND ADDITIONAL LIGHTING CONFIGURATION DONE BY ELECTRICAL ENGINEER.

### VICINITY MAP



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**SUNRIDGE SELF-STORAGE EXPANSION**  
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 COACHELLA, CA 92236-2714

**REVISIONS**

NO.	DATE	BY
△	XX/XX/XX	CUP SUBMIT.
△		
△		
△		

**ISSUE DATES**

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

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-02-06
CAD FILE:	22-036_XSP
JOB NUMBER:	22-064
CHECKED:	
DRAWN:	NV
STATUS:	PLANN.

PHASE II  
 SITE PLAN  
**A1.10**