



KEY NOTES

- 1 PROPERTY LINE
- 2 PROPOSED SITE ENTRY
- 3 PROPOSED LANDSCAPING
- 4 RETENTION BASIN (COUNTED TOWARDS LANDSCAPING)
- 5 PROPOSED ADA PARKING STALL (15'X20') WITH ADA ACCESS AISLE (5'X20')
- 6 PROPOSED PATH OF TRAVEL
- 7 PROPOSED STANDARD PARKING STALL (9'X20')
- 8 PROPOSED SINGLE-STORY DRIVE-UP SELF-STORAGE BUILDING
- 9 PROPOSED TEMPORARY UNCOVERED RV PARKING STALLS
- 10 TWO WAY DRIVE/FIRE LANE (20' MIN WIDTH)
- 11 TURNING RADIUS FOR FIRE APPARATUS ACCESS (48' MIN EXTERIOR TURNING RADIUS)
- 12 PROPOSED LEASING OFFICE
- 13 PROPOSED TRASH ENCLOSURE FOR EMPLOYEE USAGE ONLY, PER CITY CODE.
- 14 ENTRY SLIDING GATE PER DETAIL 3/A1.21
- 15 FUTURE PHASE II DEVELOPMENT
- 16 8' WROUGHT IRON FENCE PER DETAIL 7/A1.21
- 17 (E) EASEMENT. REFER TO PROVIDED TITLE REPORT

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
TOTAL GROSS BUILDING AREA:	34,727 SF

FUTURE EXPANSION PHASE II :	
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
TOTAL FUTURE EXPANSION:	62,979 SF

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

ITEM	CODE (REQUIRED)	PROPOSED
SETBACKS:		
FRONT:	0'-0"	0'-0"
INTERIOR SIDE:	0'-0"	0'-0"
REAR:	0'-0"	0'-0"
MAX HEIGHT:	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)
TOTAL PARKING:	3 SPACES	5 SPACES
- LOADING STALLS:	4 TYPE C+ 1 TYPE C/ ADDITIONAL 50,000 SF= 5 TYPE C	0 SPACES*
- 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

- A. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- B. 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.
- C. 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**
 53-301 HIGHWAY 111
 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 I
 SITE PLAN
A1.10