SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL SITE PLAN
3. EXTERIOR ELEVATIOS
4. BUILDING SECTION A
5. VIEW FROM SWEETWATER ROAD
6. WEST CONCEPTUAL RENDERING
7. CONCEPTUAL GRADING PLAN
8. CONCEPTUAL UTILITY PLAN
9. LANDSCAPE CONCEPT PLAN
10. SITE LIGHTING PHOTOMETRIC PLAN
11. SITE ILLUMUNATION SCHEDULES AND STATISTICS

VICINITY MAP

SHEET 1

SDC PDS RCVD 04-27-15

MUP82-066W2

Public Storage

COVER SHEET

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

DATE: 04.24.15

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3970 F 949.380.3771

PROJECT INFORMATION

Project Address (New)	1164 Coushatta Lane, Spring Valley, CA 91977
APN	578-172-1800 (southern)
APN	578-172-1700 (northern)
Site Area:	1.42 Acres
Project Address (Existing)	1247 Sweetwater Rd., Spring Valley, CA 91977
APN	578-172-3900
Site Area:	2.48 Acres
Zone:	C36 - General Commercial
CUP Required:	Yes- Major Mod to existing CUP
Building Setbacks:	
Street	50'- not applicable to new site (interior site)
Side	5' @residential
Side	0' @ interior
Rear	15'
Building Height	35'
Maximum Site Coverage:	none
Occupancy:	S-1 Mini Warehouse
Construction Type:	II-B Proposed 3 story building fully sprinkler

BUILDING AREA CALCULATIONS

Existing Buildings:	Total (3) stories	112,733 s.f.
	Total Existing units	827
Proposed New Building:	Total (3) stories	124,560 s.f.
	Total new units	896
	Total s.f	237,293 s.f
	Total units	1723

PARKING ANALYSIS

Parking required per code: .015 parking spaces per storage unit

(E) Units	827 x .015 = 12.41 sp
(N) Units	896 x .015 = 13.44 sp
Total required	25.85 sp
Total provided	73.00 sp

GENERAL NOTES

1. Property owner: Public Storage
   701 Western Ave, Glendale, CA
2. Existing electrical service is underground
3. See conceptual utility plan, sheet 8 for easements and utilities

SHEET 2

Public Storage

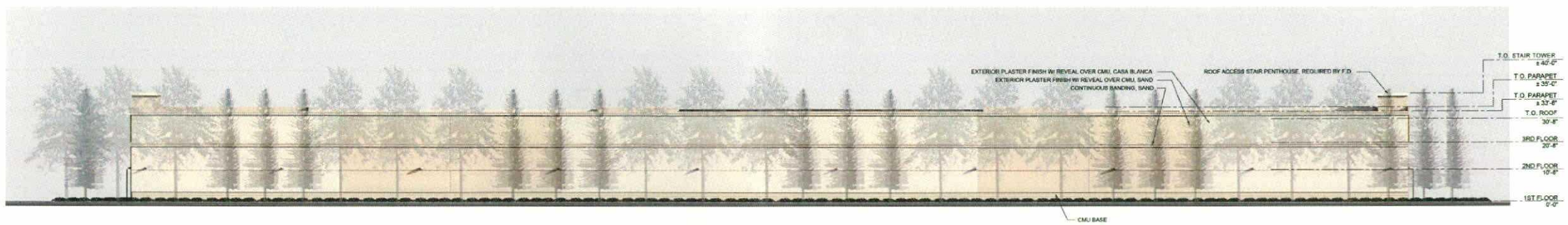
CONCEPTUAL SITE PLAN

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

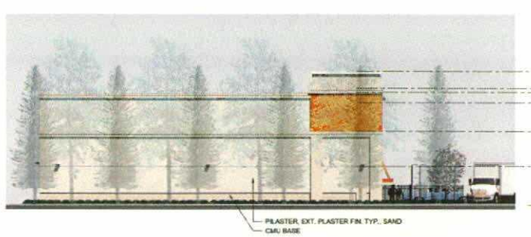
DATE: 04.24.15

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3970 F 949.380.3771

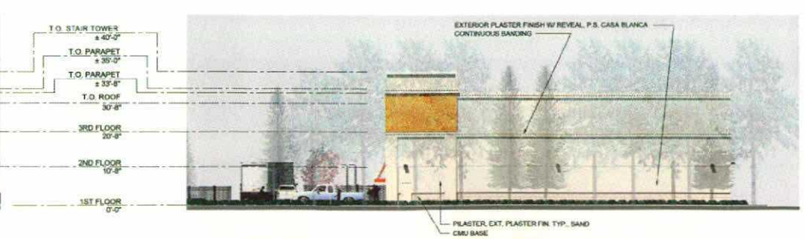
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

COLOR BOARD

SHEET 3

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3970 F 949.380.3771

Public Storage

EXTERIOR ELEVATIONS

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

DATE: 04.24.15

SHEET 5

Public Storage

VIEW FROM SWEETWATER ROAD - VIEW 1

N.T.S

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

DATE: 04.24.15

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3978 F 949.380.3771

SHEET 6

Public Storage

WEST CONCEPTUAL RENDERING - VIEW 2

N.T.S

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

DATE: 04.24.15

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3970 F 949.380.3771

SHEET 4

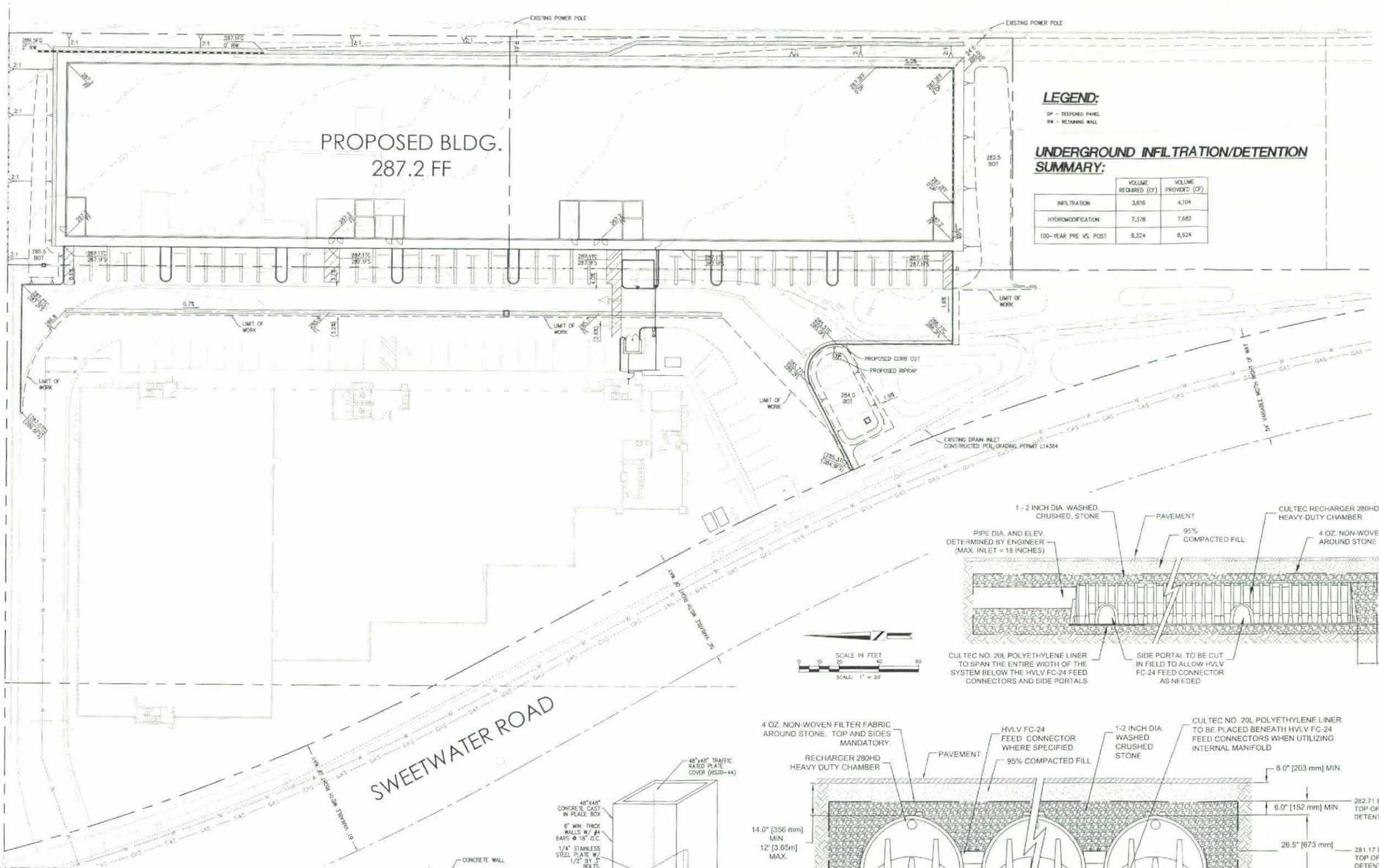
Public Storage

BUILDING SECTION A

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

DATE: 04.24.15

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3970 F 949.380.3771

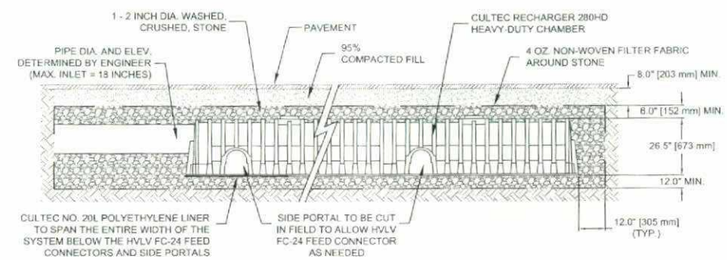


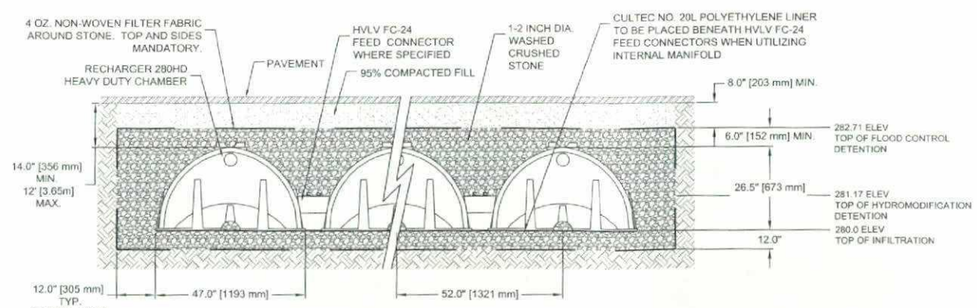
LEGEND:

DP – DEEPENED PAVEL
RW – RETAINING WALL

UNDERGROUND INFILTRATION/DETENTION SUMMARY:

	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)
INFILTRATION	3,616	4,104
HYDROMODIFICATION	7,378	7,682
100-YEAR PRE VS. POST	6,224	6,624



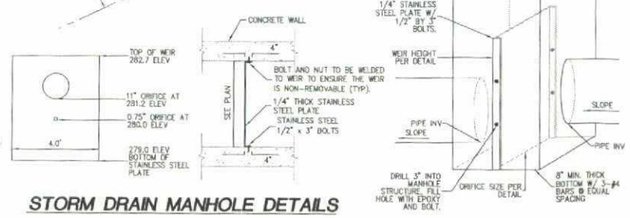


EARTHWORK:

	CUT (CY)	FILL (CY)	CUMULATIVE (CY)
RAW EARTHWORK CALCULATIONS	2,900	1,300	+1,600
	TOTALS EXPORT:		1,600 CY

EARTHWORK NOTES:

- EARTHWORK NUMBERS SHOWN ARE FOR PERMITTING AND BONDING PURPOSES WITH THE CITY ONLY.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING THEIR OWN EARTHWORK NUMBERS FOR PRICING/CONTRACT PURPOSES.
- EARTHWORK SHOWN IS BASED UPON A AC PAVEMENT THICKNESS OF 12", & A 10" BUILDING SLAB SECTION.
- NO ASSUMPTION HAS BEEN MADE FOR BUILDING PAD OVER EXCAVATION.
- EARTHWORK VALUES DO NOT ACCOUNT FOR POTENTIAL SCARIFYING AND REMOVALS OF EXISTING ON-SITE IMPROVEMENTS/ORGANIC MATERIALS.
- EARTHWORK VALUES DO NOT ACCOUNT FOR POTENTIAL SITE SOILS MITIGATION OR STRUCTURAL REQUIREMENTS FOR SLOPES/PADS/WALLS OR OTHER.
- NO ASSUMPTION HAS BEEN MADE FOR SOIL SHRINKAGE VALUES.
- NO CALCULATION HAS BEEN MADE FOR SOIL SPOILS FROM UTILITY EXCAVATION.
- CHANGES IN PAVEMENT SECTIONS WILL RESULT IN CHANGES IN EARTHWORK VALUES.



STORM DRAIN MANHOLE DETAILS

GENERAL NOTES

RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 9.2 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.

MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65m)
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

UNDERGROUND INFILTRATION/DETENTION PIPE DETAILS

PREPARED BY:
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-5860
WARREN W. WILLIAMS R.C.E. 43179 DATE

SHEET 7

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3970 F 949.380.3771

Public Storage

CONCEPTUAL GRADING PLAN

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY, CA

SCALE: 1"=20'-0"

DATE: 04.24.15

EXISTING SS EASEMENT TO BE QUITCLAIMED

EXISTING SS MH TO BE REMOVED

(85.43) SS RIM
(78.39) SS INV

(77.37) SS INV

PRIVATE PUBLIC

PROPOSED PUBLIC MANHOLE

EXISTING SS MAIN TO BE REMOVED

PROPOSED PRIVATE SS LATERAL

287.2 FF

PROPOSED WATER METER & BACKFLOW

PROPOSED DRAIN INLET

PROPOSED DOMESTIC WATER SERVICE

PROPOSED FIRE RISER LATERAL

PROPOSED BACKFLOW & FDC

PROPOSED 8" FIRE WATER LINE

EXISTING SCE INFRASTRUCTURE TO BE REMOVED BY SCE

PROPOSED 10' PUBLIC WATER EASEMENT

PROPOSED FIRE HYDRANT

PROPOSED 48"x48" MANHOLE W/WEIR AND ORIFICE

PROPOSED CONNECTION TO PUBLIC WATER

PROPOSED UNDERGROUND ARCH PIPE INFILTRATION/DETENTION SYSTEM (245 UNITS)

PROPOSED DRAIN INLET

PROPOSED PUBLIC WATER LOOP

EXISTING FH

PROPOSED OVERFLOW PIPE CONNECT TO EXIST. DRAIN INLET

PROPOSED BUILDING TO RECEIVE ELECTRICAL SERVICE FROM EXISTING BUILDING SWITCH GEAR. EXISTING SWITCH GEAR ADEQUACY TO BE DETERMINED

PROPOSED BUILDING TO RECEIVE TELEPHONE SERVICE FROM EXISTING BUILDING

PROPOSED 25' PUBLIC WATER EASEMENT

PROPOSED CONNECTION TO PUBLIC WATER

EXISTING FH

SWEETWATER ROAD

PREPARED BY:
ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
WARREN K. WILLIAMS R.C.E. 43179 DATE

SHEET 8

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3970 F 949.380.3771

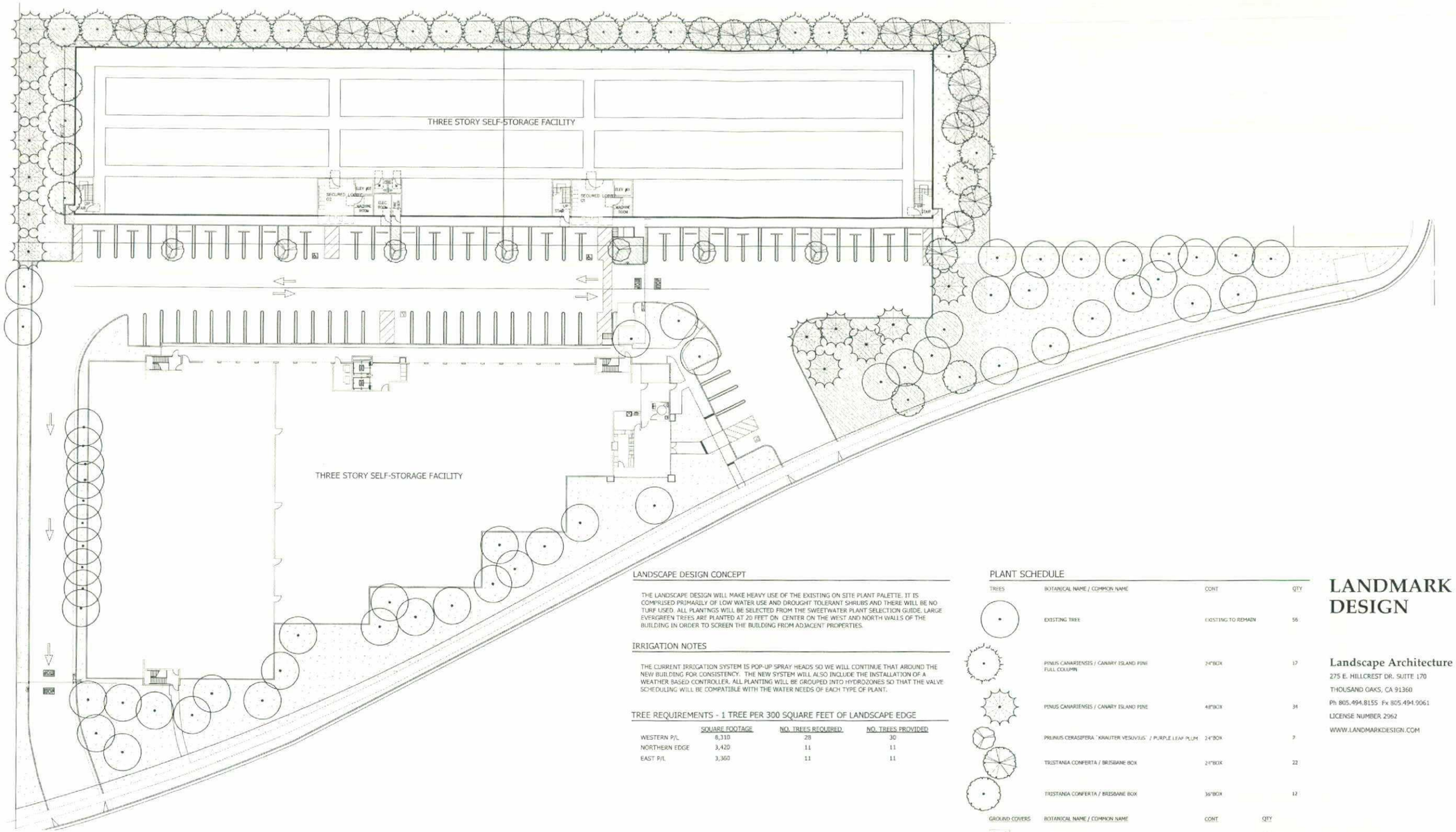
Public Storage

CONCEPTUAL UTILITY PLAN

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

SCALE: 1"=20'-0"

DATE: 04.24.15



LANDSCAPE DESIGN CONCEPT

THE LANDSCAPE DESIGN WILL MAKE HEAVY USE OF THE EXISTING ON SITE PLANT PALETTE. IT IS COMPRISED PRIMARILY OF LOW WATER USE AND DROUGHT TOLERANT SHRUBS AND THERE WILL BE NO TURF USED. ALL PLANTNGS WILL BE SELECTED FROM THE SWEETWATER PLANT SELECTION GUIDE. LARGE EVERGREEN TREES ARE PLANTED AT 20 FEET ON CENTER ON THE WEST AND NORTH WALLS OF THE BUILDING IN ORDER TO SCREEN THE BUILDING FROM ADJACENT PROPERTIES.

IRRIGATION NOTES

THE CURRENT IRRIGATION SYSTEM IS POP-UP SPRAY HEADS SO WE WILL CONTINUE THAT AROUND THE NEW BUILDING FOR CONSISTENCY. THE NEW SYSTEM WILL ALSO INCLUDE THE INSTALLATION OF A WEATHER BASED CONTROLLER. ALL PLANTING WILL BE GROUPED INTO HYDROZONES SO THAT THE VALVE SCHEDULING WILL BE COMPATIBLE WITH THE WATER NEEDS OF EACH TYPE OF PLANT.

TREE REQUIREMENTS - 1 TREE PER 300 SQUARE FEET OF LANDSCAPE EDGE

	SQUARE FOOTAGE	NO. TREES REQUIRED	NO. TREES PROVIDED
WESTERN P/L	8,310	28	30
NORTHERN EDGE	3,420	11	11
EAST P/L	3,360	11	11

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	EXISTING TREE	EXISTING TO REMAIN	56
	PINUS CANARIENSIS / CANARY ISLAND PINE FULL COLUMN	24"BOX	17
	PINUS CANARIENSIS / CANARY ISLAND PINE	48"BOX	34
	PRUNUS CERASIFERA "KRAUTER VESUVIUS" / PURPLE LEAF PLUM	24"BOX	7
	TRISTANIA CONFERTA / BRISBANE BOX	24"BOX	22
	TRISTANIA CONFERTA / BRISBANE BOX	36"BOX	12

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	DETENTION BASIN GRASSES	SQ.FT.	2,359 SF
	EXISTING LANDSCAPE TO REMAIN	SQ.FT.	27,344 SF
	NEW DROUGHT TOLERANT LANDSCAPE TO MATCH EXISTING PLANT PALETTE	SQ.FT.	18,535 SF

CEANOTHUS GRISEUS HORIZONTALIS "YANKEE POINT" / CALIFORNIA LILAC
CEANOTHUS X "JULIA PHELPS" / CALIFORNIA LILAC
CISTUS SALVIEFOLIUS / ROCKROSE SAGELEAF
HETEROMELES ARBUTIFOLIA / TOYON
LANTANA MONTEVIDENSIS / TRAILING LANTANA
LANTANA SELLOWIANA / TRAILING LANTANA
MISCANTHUS SINENSIS "HINJO" / HINJO EULALIA GRASS
PENNISETUM SETACEUM "EATON CANYON" / EATON CANYON FOUNTAIN GRASS

LANDMARK DESIGN

Landscape Architecture
275 E. HILLCREST DR. SUITE 170
THOUSAND OAKS, CA 91360
Ph 805.494.8155 Fx 805.494.9061
LICENSE NUMBER 2962
WWW.LANDMARKDESIGN.COM

SHEET 9

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3976 F 949.380.3771

Public Storage

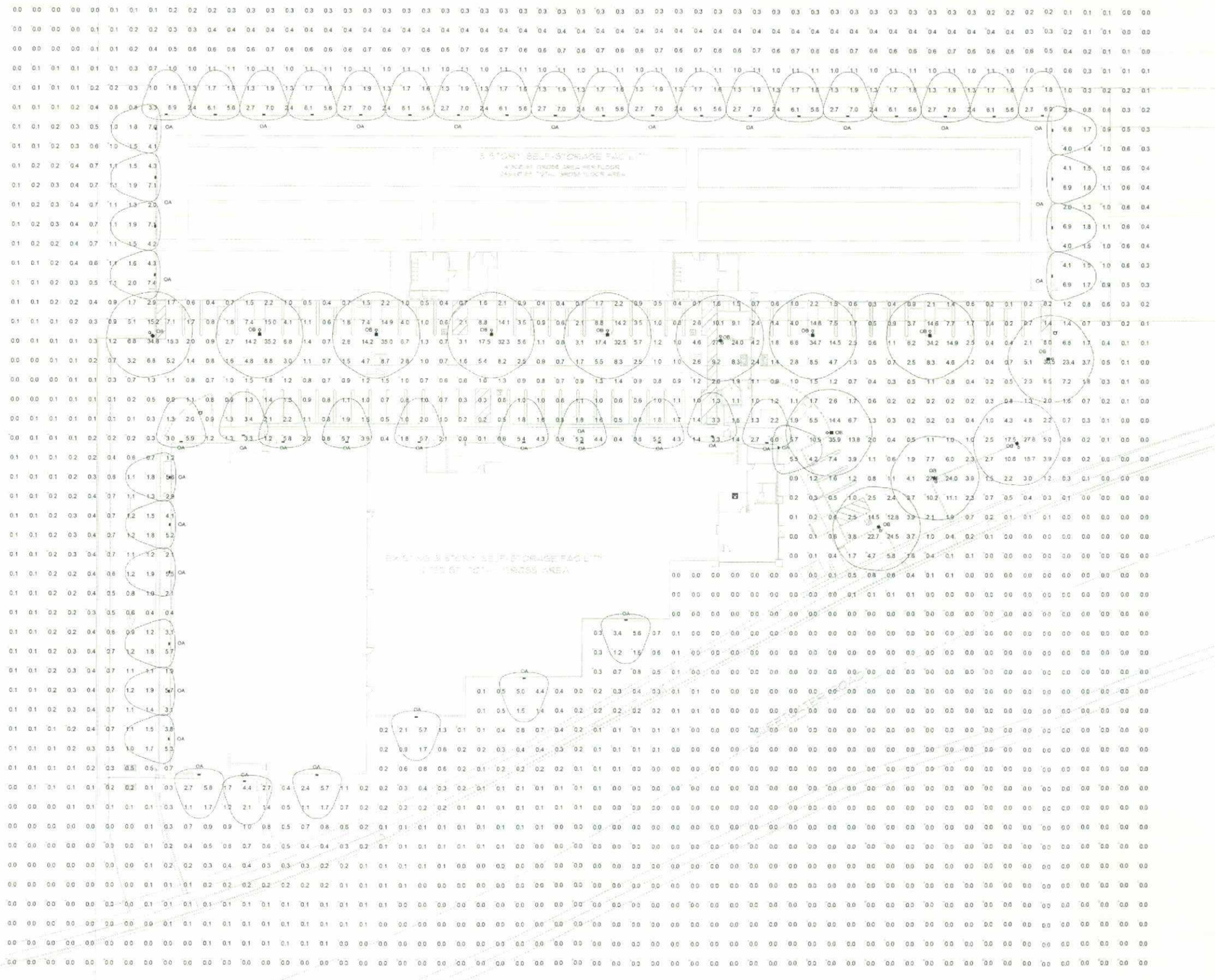
LANDSCAPE CONCEPT PLAN

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

SCALE: 1"=20'-0"

NORTH

DATE: 04.24.15



SHEET 10

Public Storage

SITE LIGHTING PHOTOMETRIC PLAN

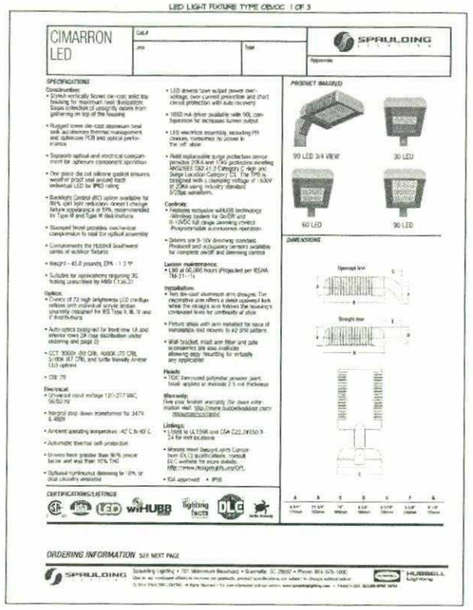
N.T.S

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

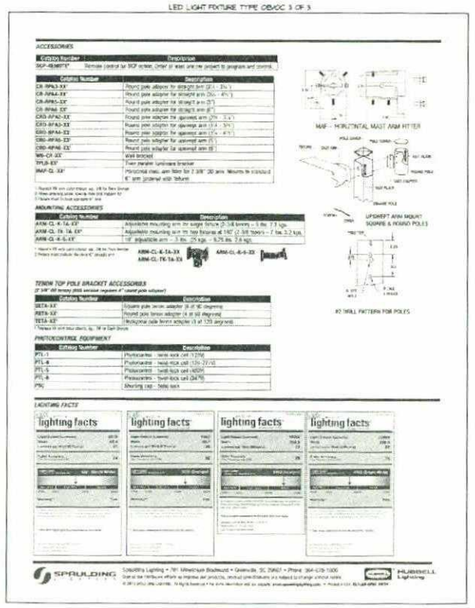
DATE: 04.24.15

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3975 F 949.380.3771

LED LIGHT FIXTURE TYPE OB/OC 1 OF 3

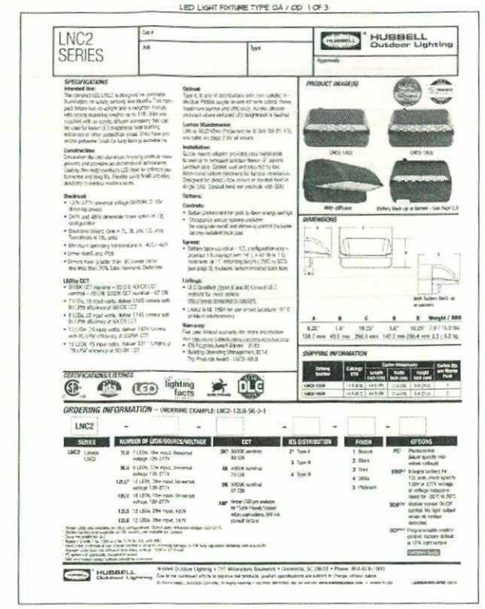


LED LIGHT FIXTURE TYPE OB/OC 2 OF 3

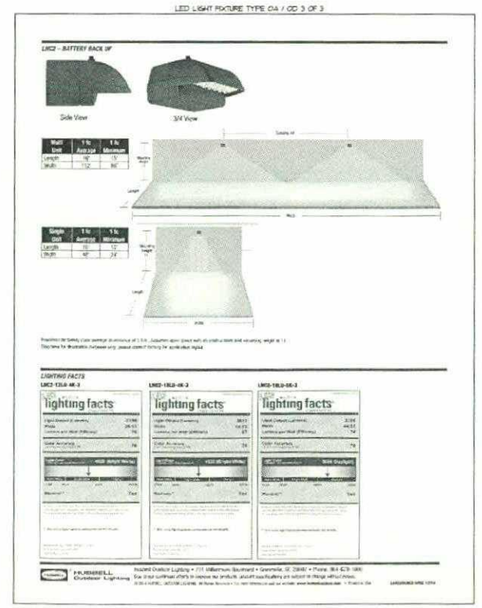


LED LIGHT FIXTURE TYPE OB/OC 3 OF 3

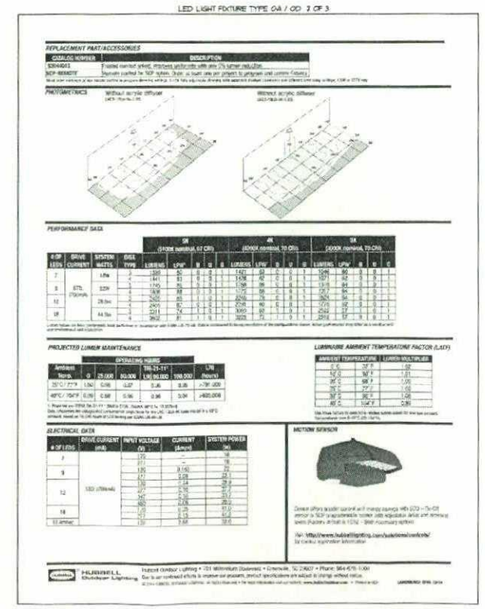
LED LIGHT FIXTURE TYPE OA / OD 1 OF 3



LED LIGHT FIXTURE TYPE OA / OD 3 OF 3



LED LIGHT FIXTURE TYPE OA / OD 2 OF 3



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	Mounting Height
	OA	23	LNC2-18LU-SK-4	LNC2 - 18 LED, 3000K TYPE 4	18- NICHIA 3K LEDS	LNC2-18LU-SK-4.ies	Absolute	0.91	43.3	12
	OB	3	CL1-A-00L-1-SK-4-BC	CIMARRON TYPE 4 LENS BY FRASER WITH BC	99- NICHIA 3K LEDS	CL1-A-00L-1-SK-4-BC.ies	Absolute	0.91	127.9	12
	OC	3	CL1-A-00L-1-SK-4	CIMARRON LED- TYPE 4 LENS	60- NICHIA LEDS	CL1-A-00L-1-SK-4.ies	Absolute	0.91	136.7	12
	OD	19	LNC2-12LU-SK-3	LNC2 - 12 LED, 3000K TYPE 3	12- NICHIA 3K LEDS	LNC2-12LU-SK-3.ies	Absolute	0.91	26.4	12

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE CALCULATION ZONE	+	2.7 fc	7.3 fc	0.0 fc	N/A	N/A
DRIVE AISLES & PARKING ONLY	+	2.8 fc	7.1 fc	0.7 fc	14.2:1	3.9:1

SHEET 11

KSP studio
architecture + engineering
23 Orchard Road, Suite 200
Lake Forest, CA 92630
T 949.380.3970 F 949.380.3771

Public Storage

SITE ILLUMUNATION SCHEDULES AND STATISTICS

PUBLIC STORAGE - 1247 SWEETWATER ROAD, SPRING VALLEY. CA

N.T.S

DATE: 04.24.15