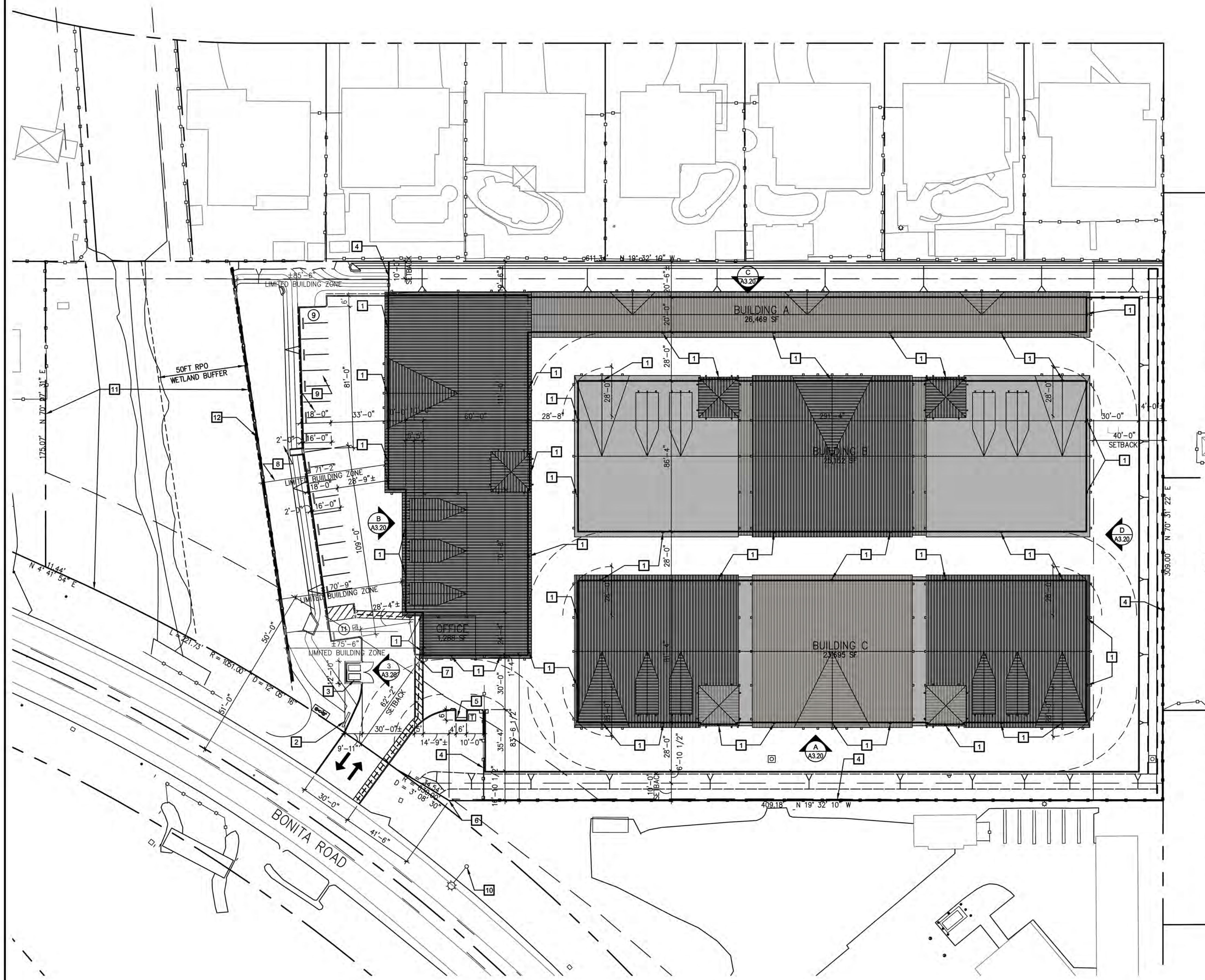


SITE PLAN NOTES

- A. MULTIPLE-AXLE TRUCKS SHALL NOT BE PERMITTED ACCESS TO THE SITE.
- B. INDIVIDUAL STORAGE SPACES WITHIN THE STRUCTURE SHALL HAVE A MAXIMUM GROSS FLOOR AREA OF 400 SQUARE FEET AND SHALL NOT BE USED FOR WORKSHOPS, MANUFACTURING OR SIMILAR USES AND HUMAN OCCUPANCY OF SAID SPACES SHALL BE LIMITED TO THAT REQUIRED TO TRANSPORT, ARRANGE AND MAINTAIN STORED MATERIALS.
- C. OPEN RECREATIONAL VEHICLE STORAGE WILL NOT BE ALLOWED ON THE PROPERTY.
- D. HOURS OF OPERATION ARE FROM 7 A.M. TO 9 P.M.
- E. THE PROJECT SHALL CONFORM TO THE COUNTS LIGHTING ORDINANCE AND LIGHT POLLUTION CODE INCLUDING BUT NOT LIMITED TO:
1. ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD.
 2. ALL EXTERIOR LIGHTING FIXTURES SHALL BE CUTOFF AND SHIELDED TO PREVENT DIRECT VIEW OF THE LIGHT SOURCE AND KEEP THE LIGHT OUT OF THE VIEWERS LINE OF SIGHT.
 3. EXTERNALLY LIT SIGNS SHALL ONLY USE TOP MOUNTED SHIELDED, DOWNWARD DIRECTED LIGHT SOURCE.
 4. OVERHEAD LUMINAIRE IN COMMERCIAL PARKING AREAS SHALL NOT BE LOWER THAN 12'-0" OR HIGHER THAN 15'-0" HIGH AND SHALL DIRECT LIGHT AWAY FROM PUBLIC STREETS AND ADJACENT PROPERTIES.
 5. MECHANICAL EQUIPMENT, SATELLITE DISHES, COMMUNICATION DEVICES AND OTHER EQUIPMENT SHALL BE CONCEALED FROM VIEW OF PUBLIC STREETS, ADJACENT PROPERTIES AND PEDESTRIAN AREAS.
 6. ROOF MOUNTED EQUIPMENT SHALL BE SCREENED.
 7. THE ILLUMINATION OF SPILL LIGHT ONTO ADJACENT PROPERTIES SHALL NOT EXCEED A VALUE OF 0.2 FOOT CANDLES MEASURED IN THE HORIZONTAL OR VERTICAL PLANES 3'-0" ABOVE GRADE LEVEL AND 5'-0" INSIDE THE ADJACENT PROPERTY. THE MEASUREMENT SHALL BE TAKEN 15 MINUTES AFTER THE INITIAL START UP OF THE FIXTURE.
- F. PAVED EMERGENCY ACCESS ROAD/DRIVEWAY SHALL BE CAPABLE OF BEARING A LOAD OF 75,000 LBS IN ALL WEATHER CONDITIONS AT A WIDTH OF 24 FEET MINIMUM IN ALL ASILES. SEC. 503.2.1/ 503.2.3.
- G. INSIDE TURNING RADIUS OF ALL ROADWAYS SHALL BE A MINIMUM OF 28 FEET.
- H. FIRE SPRINKLERS CONFORMING TO NFPA 13, 2016 CALIFORNIA CODE 903.2.
- I. ALL UNDERGROUND FIRE PROTECTION PLUMBING, INCLUDING THRUST BLOCKS, MUST BE INSPECTED BY FIRE DEPARTMENT PRIOR TO COVERING.
- J. FIRE HOSE THREADS USED IN CONNECTION WITH FIRE-EXTINGUISHING SYSTEMS SHALL BE NATIONAL STANDARD THREAD.
- K. FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE INSTALLED, POWERED, ELECTRONICALLY SUPERVISED AND MONITORED PER SEC. 96.1.903.4 OF THE SAN DIEGO COUNTY CONSOLIDATED FIRE CODE.
- L. ANY ELECTRONIC SECURITY GATE SHALL BE OUTFITTED WITH A KNOX OVERRIDE SWITCH, AN OPTICAL (STROBE) OVERRIDE SWITCH, MECHANICAL DISCONNECT OR BATTERY BACK-UP AND EQUIPPED WITH SENSOR CONTROLLED EGRESS. GATE OPENERS SHALL BE LISTED WITH UL 325. GATE SHALL BE CONSTRUCTED TO COMPLY WITH ASTM F2200. GATE OPENINGS SHALL BE AT LEAST TWO FEET WIDER THAN THE TRAFFIC LANES SERVING THE GATE AND LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY. SEC. 503.6.

KEY NOTES

- 1 WALL PACK LIGHTING
- 2 MONUMENT SIGN AT ENTRY TO SITE
- 3 12'-10"x 9'-11" TRASH ENCLOSURE: CMU ENCLOSED w/ SITE OBSCURING METAL GATE. GATE SHALL HAVE CAME BOLTS TO HOLD IN OPEN POSITION
- 4 TUBULAR STEEL FENCE, TYP.
- 5 BIKE RACK
- 6 SITE CONTROL POINT
- 7 BUILDING CONTROL POINT
- 8 RETENTION BASIN
- 9 9' X 18' PARKING SPACES, INCLUDING 1 VAN ACCESSIBLE SPACE, (20) TOTAL
- 10 EXISTING STREET LIGHT
- 11 OPEN SPACE EASEMENT
- 12 TUBULAR STEEL FENCE ON TOP OF RETAINING WALL

SITE DATA

SITE ADDRESS: INTERSECTION OF BONITA RD AND CENTRAL RD, BONITA, CA

GROSS SITE/LOT AREA: 181,406 (4.18 ACRES)

PROPOSED BLDG AREA: 70,604 S.F.

PARCEL NUMBER: 593-050-07-00

JURISDICTION: CITY OF BONITA

ZONING: RURAL RESIDENTIAL (RR)

BUILDING AREA

PROPOSED BUILDING FOOTPRINT CALCS:

BUILDING A:	26,469 S.F.
BUILDING B:	25,152 S.F.
BUILDING C:	23,695 S.F.
OFFICE:	1,288 S.F.
TOTAL:	70,604 S.F.

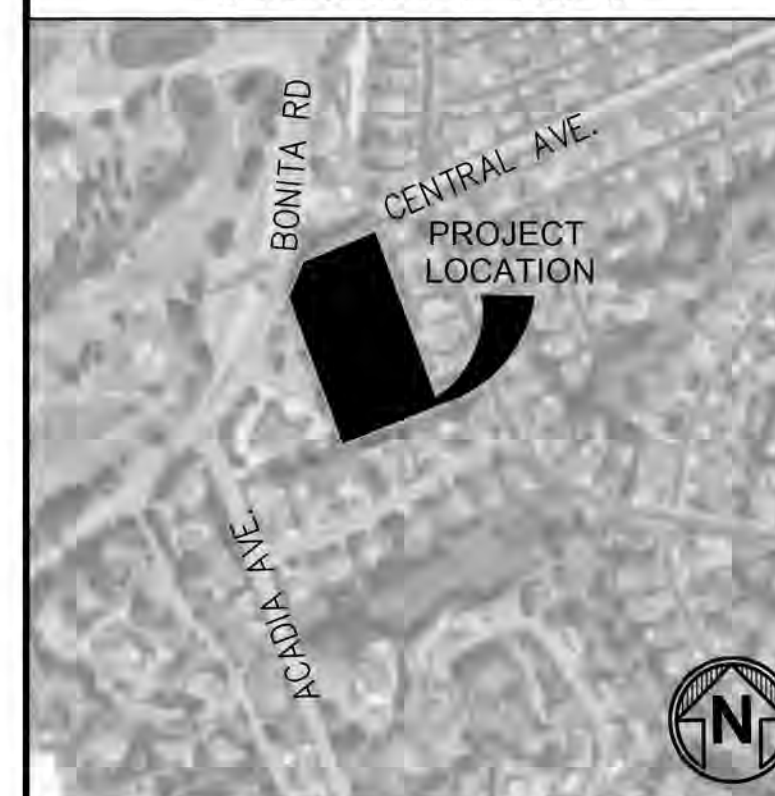
PROPOSED BUILDING SQUARE FOOTAGE:

BUILDING A:	36,610 S.F.
BUILDING B:	49,951 S.F.
BUILDING C:	47,037 S.F.
TOTAL:	133,598 S.F.

CODE SUMMARY

ITEM	BY CODE	PROPOSED
SETBACKS :	10'-0" SIDE	44'-10 1/2"
	40'-0" REAR	44'-2"
	10'-0" SIDE	20'-6"
	40'-0" FRONT	62'-2"
(181,406 SF LOT AREA, 4.18 ACRES)		
FAR :	NONE	2.67
MAX HEIGHT:	35' (2 STORIES)	T.B.D.
PARKING SELF STORAGE:	(0.015 PARKING SPACE PER STORAGE UNIT) = 14 STALLS	15 STALLS
LEASING OFFICE PARKING:	(4 PARKING SPACES PER 1,000 SQ. FT.) = 5 STALLS	5 STALLS
BICYCLE SPACES:	(0.05 BICYCLE SPACE PER CAR SPACE) = 1 SPACE	3 SPACES

VICINITY MAP



SITE LEGEND

- PROPOSED ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (INSPECTOR TO VERIFY).
- PROPOSED TRASH ENCLOSURE.

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ACE SELF STORAGE - BONITA
SELF STORAGE
PDS2016-MUP-16-010 AND PDS2016-ER-16-002
BONITA ROAD, NEAR CENTRAL ROAD
BONITA, CALIFORNIA

REVISIONS

NO.	DATE	BY
1	07/26/18	FINAL DWGS.
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3		
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ISSUE DATES

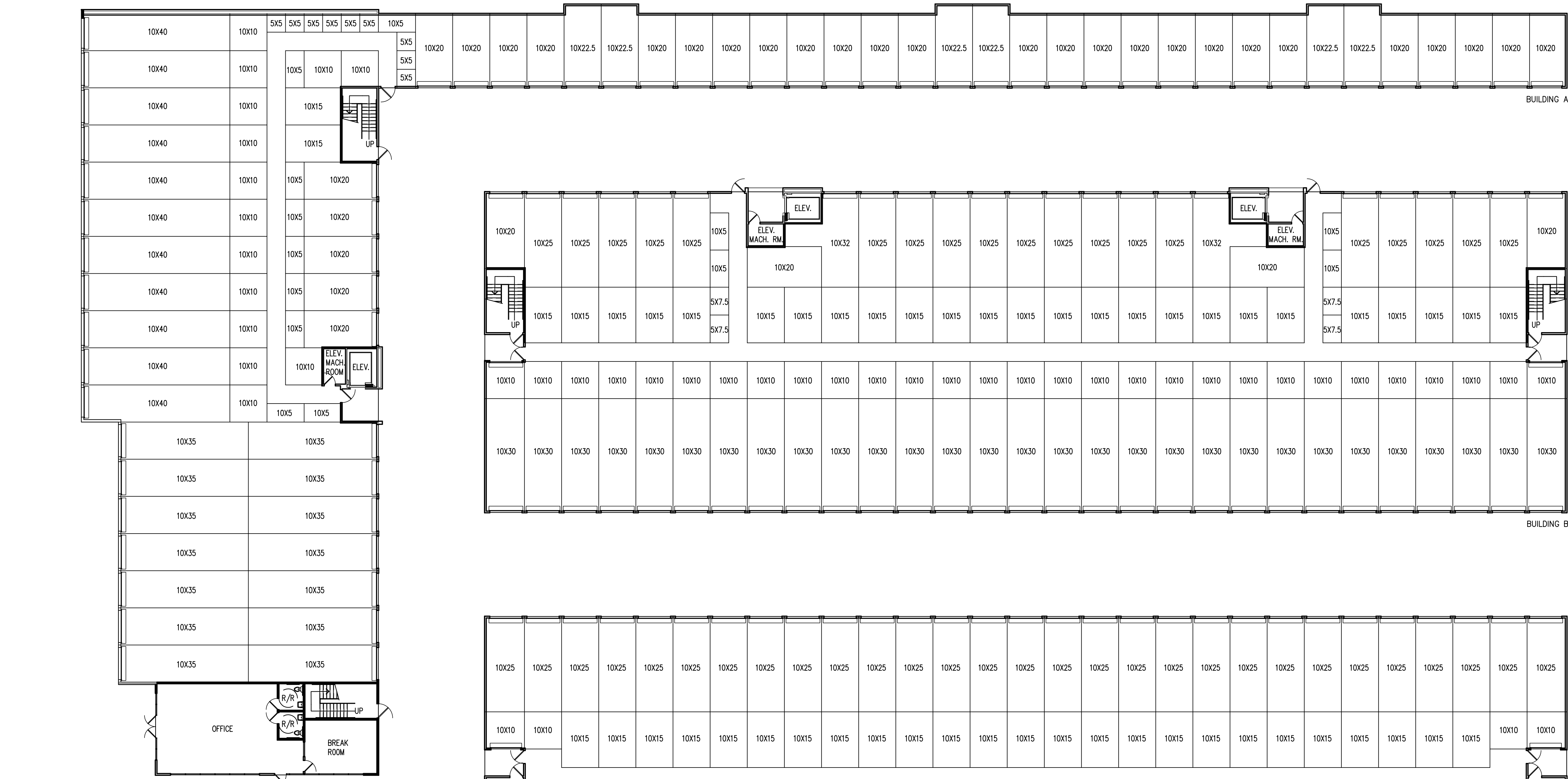
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PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE: AS NOTED
PLOT DATE: 2018-08-08
CAD FILE: Bonita_17-044_SITE
JOB NUMBER: 17-044
CHECKED:
DRAWN: UC/EW
STATUS: SCHEMATIC

SITE PLAN

A1.10

SDC PDS RCVD 08-17-18
MUP16-010



				1st Floor TOTAL Rentable					2nd Floor TOTAL Rentable			
front	depth	total SF	# of units	SF	front	depth	total SF	# of units	SF			
5	5	25	21	525	5	5	25	109	2725			
5	7.5	37.5	4	150	5	7.5	37.5	36	1350			
5	10	50	2	100	5	10	50	97	4850			
7.5	10	75	0	0	7.5	10	75	10	750			
10	5	50	13	650	10	5	50	14	700			
10	7.5	75	0	0	5	10	50	47	2350			
10	10	100	47	4700	10	10	100	73	7300			
10	12.5	125	0	0	10	12.5	125	100	12500			
10	15	150	77	11550	10	15	150	85	12750			
10	20	200	55	11000	10	20	200	4	800			
10	22.5	225	6	1350	10	22.5	225	0	0			
10	25	250	48	12000	10	25	250	0	0			
10	30	300	29	8700	10	30	300	0	0			
10	32	320	2	640	10	32	320	0	0			
10	33	330	2	660	10	33	330	0	0			
10	35	350	14	4900	10	35	350	0	0			
10	40	400	11	4400	10	40	400	0	0			



TOTAL Units	906
Total Net Unit Area	107,400
Average Net Unit Ar	118.54



2 EXTERIOR BUILDING SIGNAGE
SCALE: 1/4" = 1'-0"

- # KEY NOTES
- | | |
|----|--|
| 1 | TIE BACK CANOPY 1, COLOR: CHARCOAL |
| 2 | STOREFRONT METAL SYSTEM, COLOR: BLACK ALUMINUM |
| 3 | STANDING SEAM METAL ROOF, COLOR 1: CHARCOAL |
| 4 | STANDING SEAM METAL ROOF, COLOR 2: SLATE GRAY |
| 5 | STANDING SEAM METAL ROOF, COLOR 3: ASH GRAY |
| 6 | VERTICAL METAL PANELING, COLOR 1, COLOR: CHARCOAL |
| 7 | VERTICAL METAL PANELING, COLOR 2, COLOR: SILVER METALLIC |
| 8 | EXTERIOR CEMENT PLASTER, COLOR: CHARCOAL |
| 9 | EXTERIOR CEMENT PLASTER, COLOR: DOVE GRAY |
| 10 | WOOD BEAM, COLOR: WALNUT |
| 11 | MASONRY BLOCK W/BRICK VENEER PER COLOR: BLACK DIAMOND |
| 12 | METAL BARGE BOARD, COLOR: SLATE GRAY |
| 13 | OVERHEAD METAL DOOR, JANUS, COLOR: POLAR BLUE |
| 14 | SWING DOOR, JANUS, COLOR: POLAR BLUE |
| 15 | WALL PACE LIGHT FIXTURE, FINISH: BLACK |
| 16 | OPEN VESTIBULE AREA |
| 17 | FAUX WINDOWS, COLOR: BLACK, GLASS: TBD |
| 18 | STANDING SEAM CANOPY 2, CHARCOAL |
| 19 | FAUX LOUVERED VENTS |
| 20 | HORIZONTAL METAL PANELING, COLOR 1, COLOR: CHARCOAL |
| 21 | HORIZONTAL METAL PANELING, COLOR 2, COLOR: SILVER METALLIC |
| 22 | ROLLING ENTRY GATE, COLOR: BLACK |
| 23 | MONUMENT SIGN, BY OTHERS |
| 24 | TUBULAR STEEL FENCE, COLOR: BLACK |
| 25 | MASONRY BLOCK PER COLOR: CHARCOAL |

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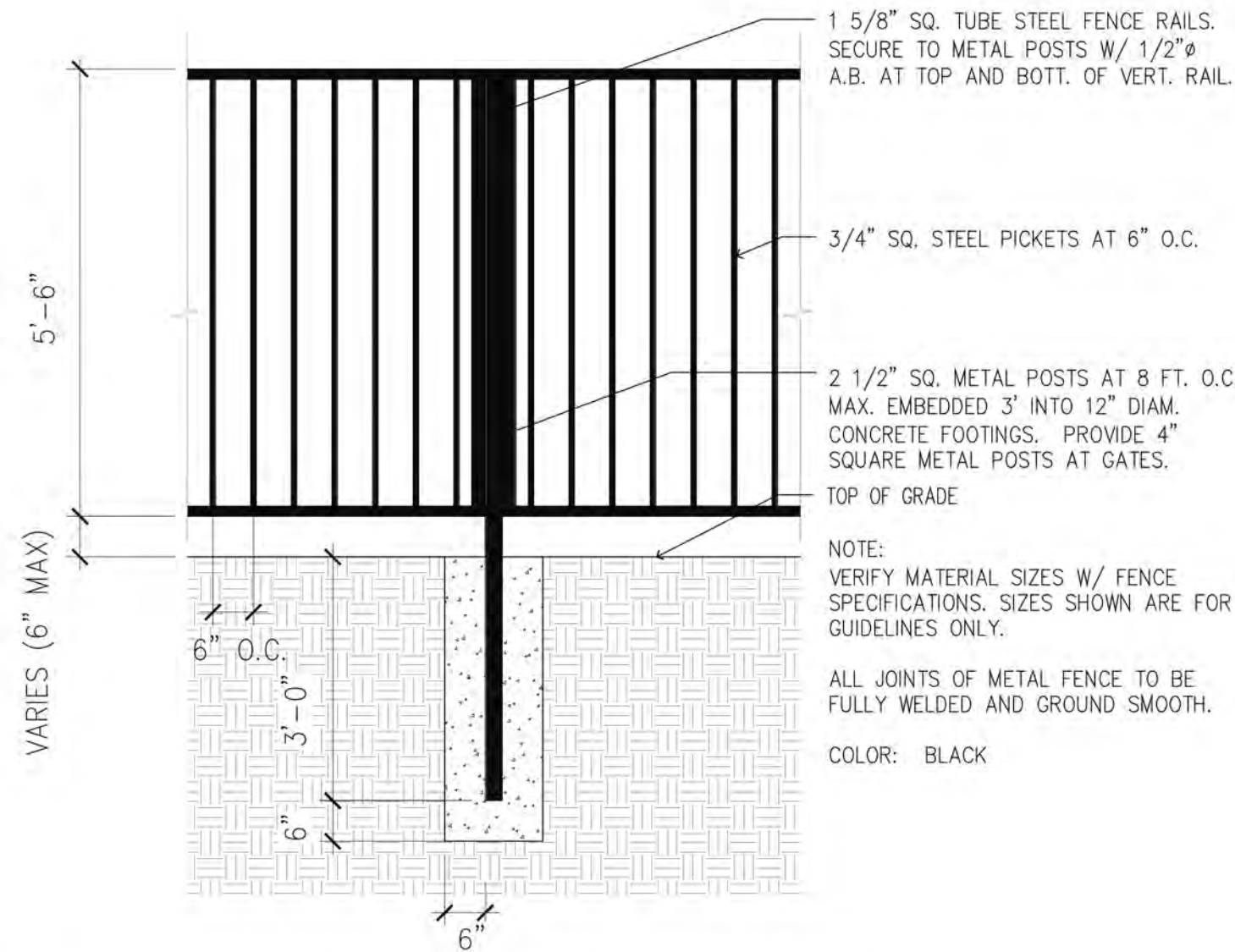
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SELF STORAGE**
PDS2016-MUP-16-010 AND PDS2016-ER-16-18-002
BONITA ROAD, NEAR CENTRAL ROAD
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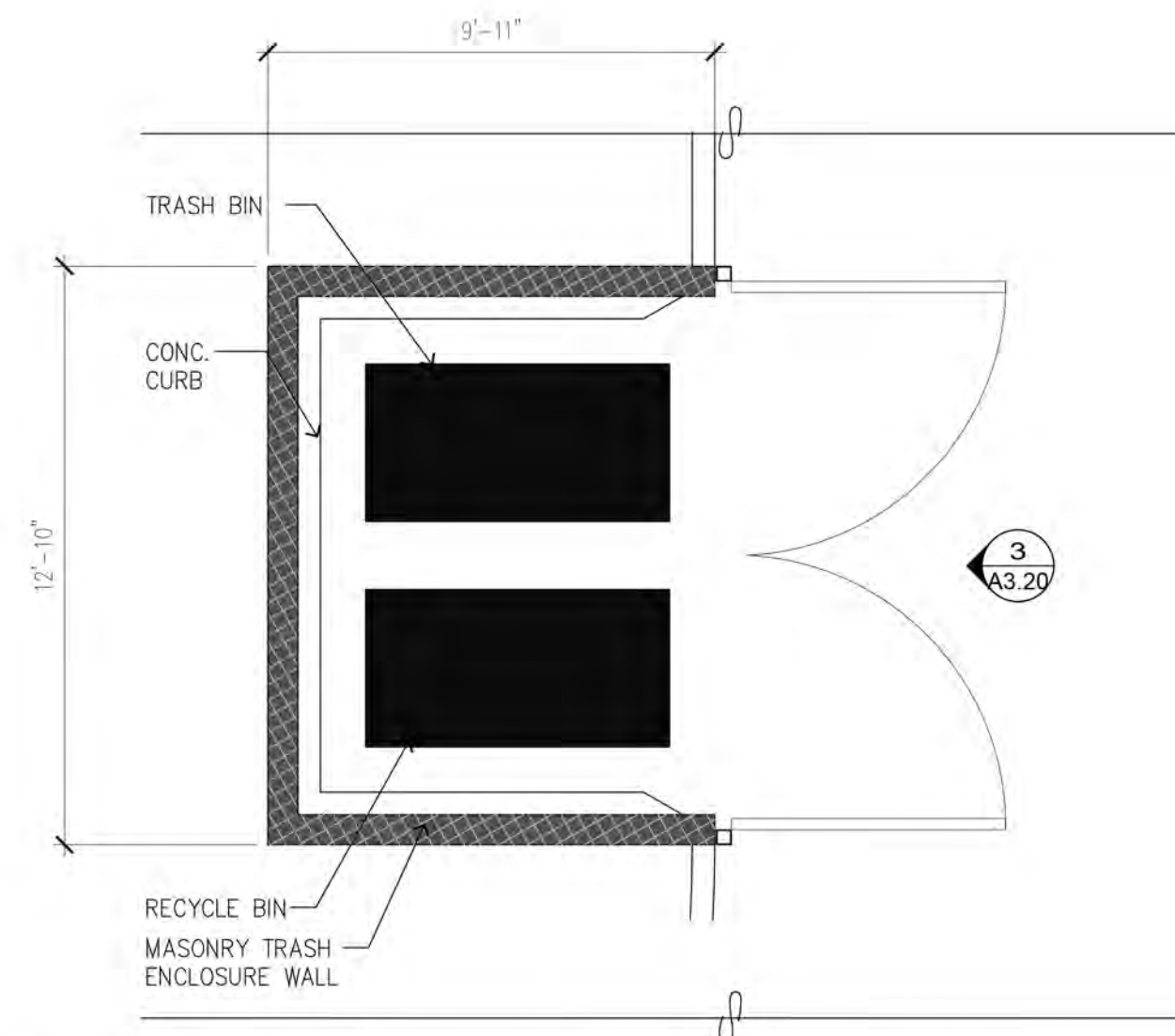
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EXTERIOR ELEVATIONS

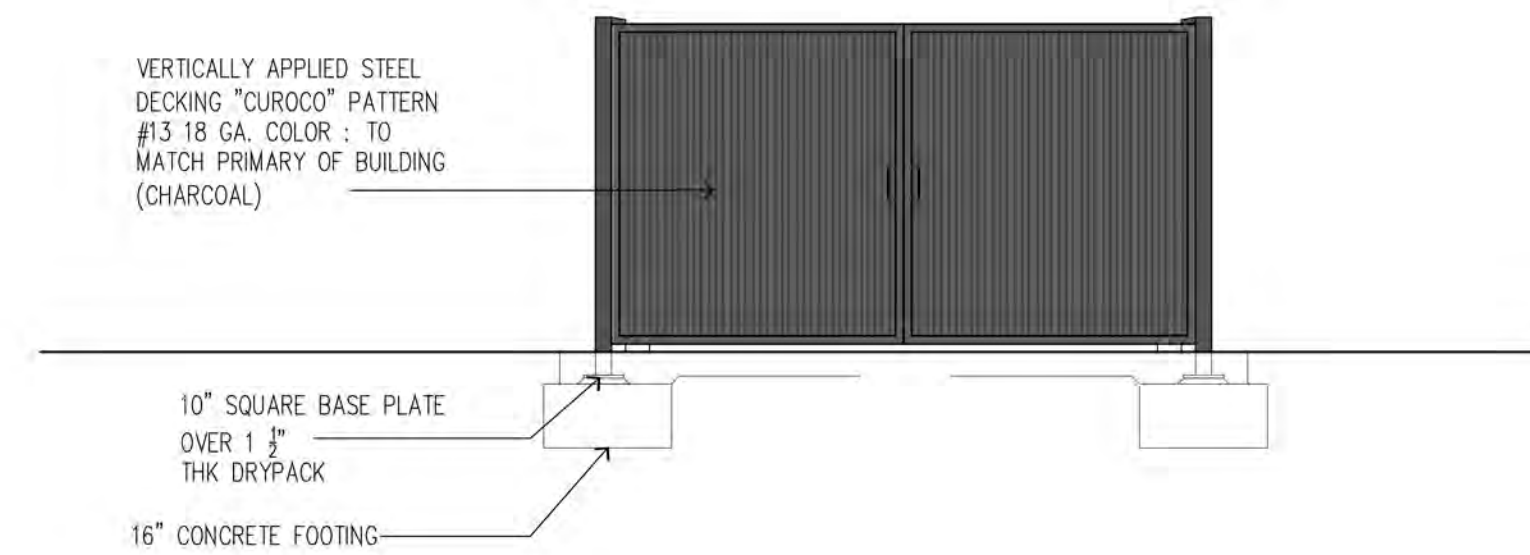
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1 TYPICAL FENCE DETAIL
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

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- 24 TUBULAR STEEL FENCE, COLOR: BLACK
- 25 MASONRY BLOCK PER COLOR: CHARCOAL
- 26 VERTICAL METAL PANELING, COLOR 3: BONE WHITE

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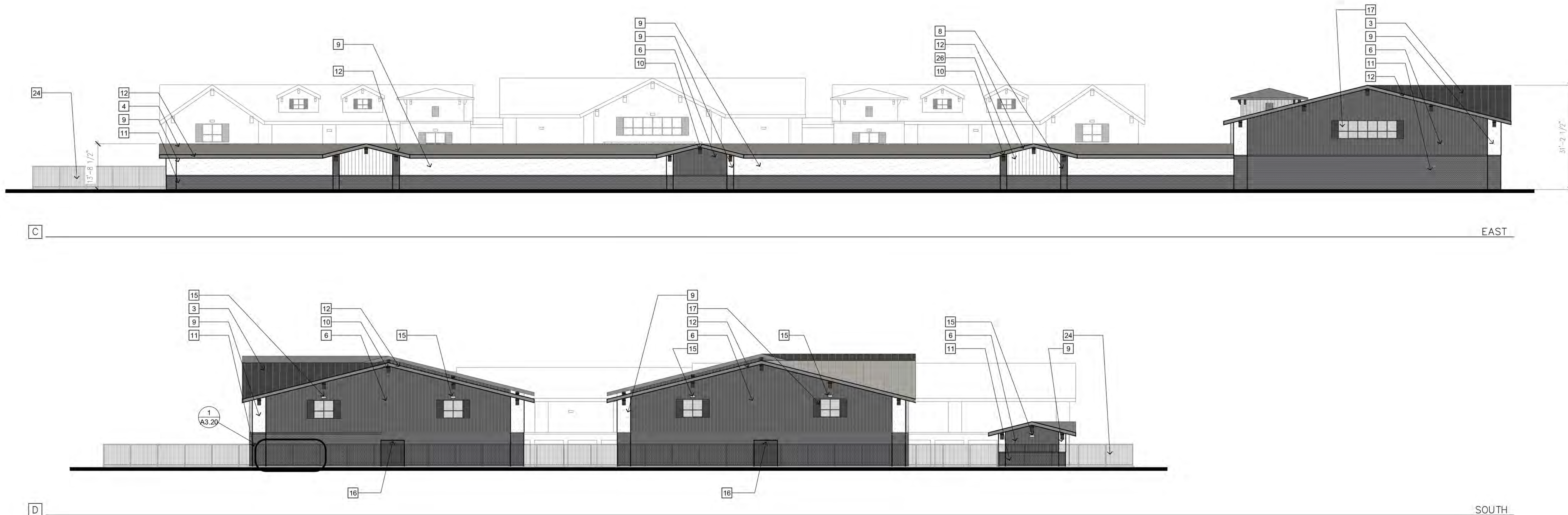
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EXTERIOR ELEVATIONS

A3.20



10 EXTERIOR ELEVATIONS
SCALE: 1/16" = 1'-0"