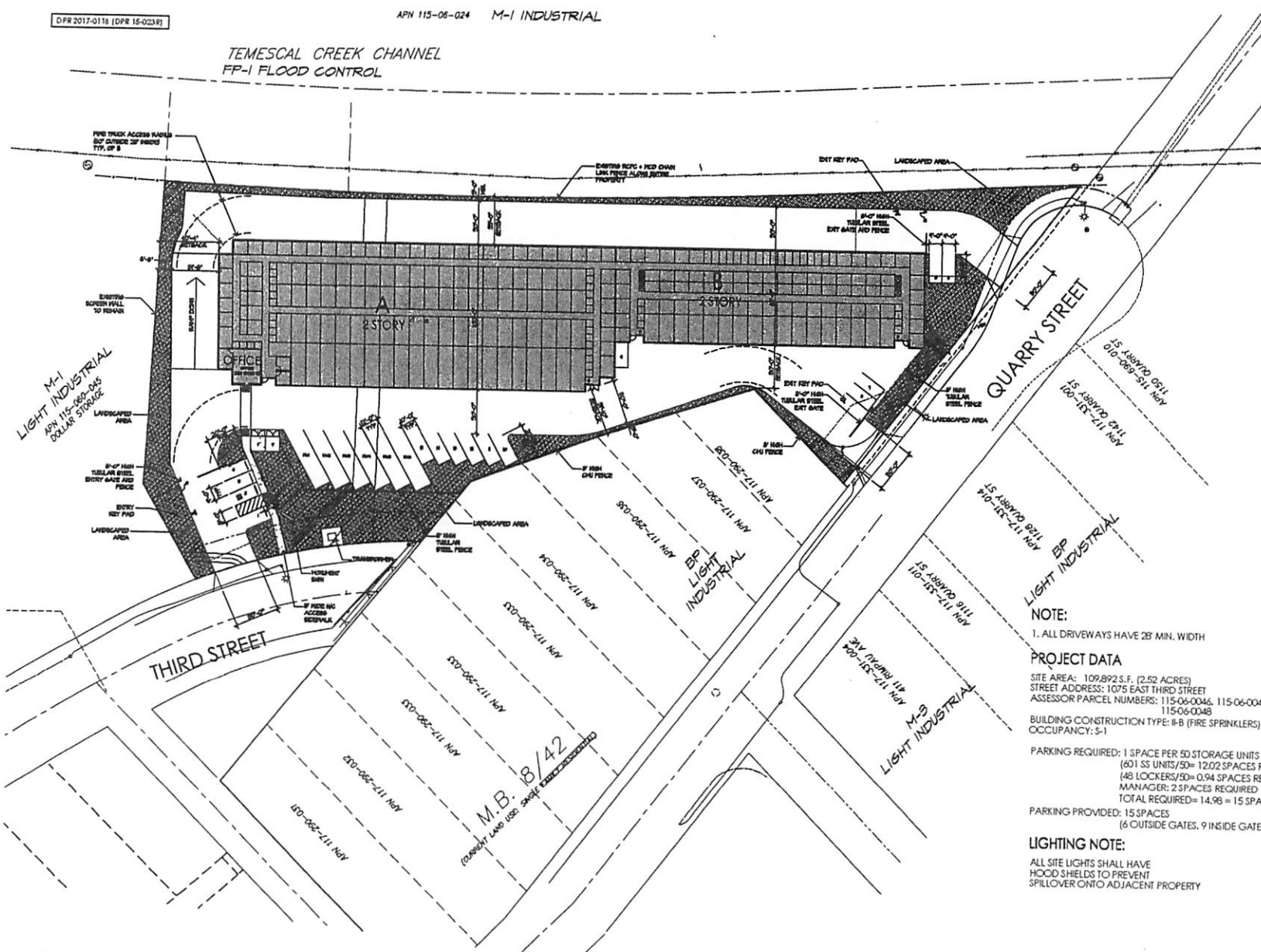


DPR 2017-0118 (DPR 15-0238)

APN 115-06-024 M-1 INDUSTRIAL

TEMESCAL CREEK CHANNEL
FP-1 FLOOD CONTROL



OWNER/DEVELOPER:

JACK THOMSON
STADIUM PROPERTIES, LLC
17371 COWAN AVE - SUITE 125
IRVINE, CA 92614
PHONE: 949-739-5377
E-MAIL: jackt@dollarstorage.com

ARCHITECT:

AKIEL L. VALLI
VALLI ARCHITECTURAL GROUP
27405 PUERTA REAL - SUITE 235
MISSION VIEJO, CA 92691
PHONE: (949) 813-4191
E-MAIL: ariel@valliarch.com

CIVIL ENGINEER:

VICTOR ELIA
KWC ENGINEERS
1880 COMPTON AVE. - SUITE 100
CORONA, CA 92881
PHONE: 951-734-2130
E-MAIL: victor.elia@kwcengineers.com

LANDSCAPE ARCHITECT:

SHANNON CARLSON
BMLA LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET
CORONA, CA 92879
E-MAIL: shannon@bmla.net

LOT COVERAGE:

BUILDING COVERAGE	39,910 SQ. FT. (36.3% OF SITE)
PAVEMENT AREA	49,585 SQ. FT. (45.1% OF SITE)
LANDSCAPED AREA	20,397 SQ. FT. (18.6% OF SITE)
TOTAL	109,892 SQ. FT. (100%)

BUILDING AREAS:

BLDG. A (2 STORY):	52,664 SQ. FT.
BLDG. B (2 STORY):	27,156 SQ. FT.
TOTAL STORAGE AREA	79,820 SQ. FT.
OFFICE	650 SQ. FT.
TOTAL PROJECT	80,470 SQ. FT.

NOTE:

1. ALL DRIVEWAYS HAVE 28' MIN. WIDTH

PROJECT DATA

SITE AREA: 109,892 S.F. (2.52 ACRES)
STREET ADDRESS: 1075 EAST THIRD STREET
ASSESSOR PARCEL NUMBERS: 115-06-0046, 115-06-0047, 115-06-0048

BUILDING CONSTRUCTION TYPE: II-B (FIRE SPRINKLERS)
OCCUPANCY: S-1

PARKING REQUIRED: 1 SPACE PER 50 STORAGE UNITS
(601 SS UNITS/50 = 12.02 SPACES REQUIRED)
(48 LOCKERS/50 = 0.94 SPACES REQUIRED)
MANAGER: 2 SPACES REQUIRED
TOTAL REQUIRED = 14.96 = 15 SPACES

PARKING PROVIDED: 15 SPACES
(6 OUTSIDE GATES, 9 INSIDE GATES)

LIGHTING NOTE:

ALL SITE LIGHTS SHALL HAVE
HOOD SHIELDS TO PREVENT
SPILLOVER ONTO ADJACENT PROPERTY



VICINITY MAP

DOLLAR SELF STORAGE EXPANSION

CORONA, CA

CONCEPTUAL SITE PLAN

1/19/2018

SCALE: 1" = 32'-0"



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