

ADA PARKING

SITE PHOTO		SHEET INDEX		PROJECT DATA			STATEMENT OF OPERATION																																																																																																				
<div><div><div><div><div><div>SITE VIEW #1</div><div></div></div></div><div><div><div>SITE VIEW #2</div><div></div></div></div></div><div>VIEW OF PHOTO #2</div></div></div>		<div>ARCHITECTURAL</div> <div>A1.0 COVER SHEET & SITE PLAN</div> <div>C1 PRELIMINARY GRADING PLAN</div> <div>S1 STREET IMPROVEMENT PLAN</div> <div>A1.1 LANDSCAPE PLAN</div> <div>A1.2 ROOF PLAN</div> <div>A2.0 FLOOR PLAN - BUILDING A</div> <div>A2.1 FLOOR PLAN - BUILDING C</div> <div>A2.2 FLOOR PLAN - BUILDING D</div> <div>A3.0 ELEVATIONS - BUILDING A</div> <div>A3.1 ELEVATIONS - BUILDING A</div> <div>A3.2 ELEVATIONS - BUILDING B</div> <div>A3.3 ELEVATIONS - BUILDING C</div> <div>A3.4 ELEVATIONS - BUILDING C</div> <div>A4.0 ELEVATIONS - COLOR</div> <div>COLOR MATERIAL BOARD</div>		<div>BASIS OF DESIGN</div> <table><tr><th></th><th>REQUIRED</th><th>PROVIDED</th></tr><tr><td>ZONE</td><td>M-1T (T= SUPPLEMENTAL ZONING)</td><td></td></tr><tr><td>STRUCTURE HEIGHT</td><td>50 FT. ABOVE NATURAL GRADE</td><td></td></tr><tr><td>FLOOR AREA RATIO</td><td>1.0</td><td>0.39 (145,235 S.F.)</td></tr><tr><td>LOT COVERAGE (EXCLUDES LOADING AREAS, RECESSED ENTRANCES AND COURTYARD)</td><td>NA.</td><td>NA.</td></tr><tr><td>SETBACKS :</td><td></td><td></td></tr><tr><td>FRONT</td><td>10 FT.</td><td>10 / 15 FT.</td></tr><tr><td>INTERIOR SIDE</td><td>0 FT.</td><td>0 FT.</td></tr><tr><td>STREET SIDE</td><td>10 FT.</td><td>10 / 15 FT.</td></tr><tr><td>INTERIOR REAR</td><td>0 FT.</td><td>0 FT.</td></tr><tr><td>INTERIOR LANDSCAPING</td><td>5 FT. AT DEDICATED ROW</td><td>12,431 SF.</td></tr><tr><td>OFFICE PARKING SPACES</td><td>1 SPACE PER 300 SF OF OFFICE</td><td>3 SPACES</td></tr><tr><td>PARKING SIZE</td><td>9' X 20'</td><td>9' X 20'</td></tr></table> <div>BUILDING CONSTRUCTION TYPE: IIB</div> <div>OCCUPANCY CLASSIFICATION: S-1.</div> <div>BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.</div> <div>NOTE</div> <div>1. ALL NEW SIGNAGE AND FREESTANDING SIGNAGE SHALL COMPLY WITH TITLE 16 STANDARDS. (DEVELOPMENT CODE SECTION 16-3.22.140 - TABLE 22-4).</div> <div>2. UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW VIA LOCATION WITHIN AN ARCHITECTURALLY INTEGRATED STRUCTURE, UTILITY ROOM, OR LANDSCAPING AND PLACEMENT SUFFICIENT TO SCREEN SUCH EQUIPMENT. (INDUSTRIAL DESIGN GUIDELINES, SECTION 16-3.10.060 (d)(1)).</div> <div>3. UNDERGROUNDING OF UTILITIES AND STREET IMPROVEMENTS ARE REQUIRED IN CONJUNCTION WITH ANY NEW DEVELOPMENT. (DEVELOPMENT CODE, SECTION 16-5.12.170 & MUNICIPAL CODE, SECTION 9.32.040).</div> <div>BUILDING A - FULLY SPRINKLERED</div> <div>BUILDING B - FULLY SPRINKLERED</div> <div>BUILDING C - FULLY SPRINKLERED</div>				REQUIRED	PROVIDED	ZONE	M-1T (T= SUPPLEMENTAL ZONING)		STRUCTURE HEIGHT	50 FT. ABOVE NATURAL GRADE		FLOOR AREA RATIO	1.0	0.39 (145,235 S.F.)	LOT COVERAGE (EXCLUDES LOADING AREAS, RECESSED ENTRANCES AND COURTYARD)	NA.	NA.	SETBACKS :			FRONT	10 FT.	10 / 15 FT.	INTERIOR SIDE	0 FT.	0 FT.	STREET SIDE	10 FT.	10 / 15 FT.	INTERIOR REAR	0 FT.	0 FT.	INTERIOR LANDSCAPING	5 FT. AT DEDICATED ROW	12,431 SF.	OFFICE PARKING SPACES	1 SPACE PER 300 SF OF OFFICE	3 SPACES	PARKING SIZE	9' X 20'	9' X 20'	<div>SITE DATA</div> <table><tr><td>LOT AREA</td><td>370,690</td><td>SQ. FT.</td></tr><tr><td></td><td>8.51</td><td>ACRES</td></tr><tr><td>PARKING PROVIDED</td><td></td><td></td></tr><tr><td>STANDARDS</td><td>5</td><td></td></tr><tr><td>ACCESSIBLE</td><td>2</td><td></td></tr><tr><td>TOTAL</td><td>7</td><td></td></tr></table> <div>BUILDING AREA TABULATION (Square Feet)</div> <table><tr><th>BUILDING</th><th>SELF STORAG E</th><th>OFFICE & RESIDENCE</th><th>GROSS AREA</th></tr><tr><td>BUILDING A</td><td></td><td></td><td>51,275</td></tr><tr><td>STORAGE</td><td>51,275</td><td></td><td></td></tr><tr><td>BUILDING B</td><td></td><td></td><td>36,565</td></tr><tr><td>STORAGE</td><td>36,565</td><td></td><td></td></tr><tr><td>BUILDING C</td><td></td><td></td><td>54,595</td></tr><tr><td>STORAGE</td><td>54,595</td><td></td><td></td></tr><tr><td>OFFICE</td><td></td><td>1,400</td><td>1,400</td></tr><tr><td>RESIDENTAL</td><td></td><td>1,400</td><td>1,400</td></tr><tr><td>TOTAL</td><td>142,435</td><td>2,800</td><td>145,235</td></tr></table>				LOT AREA	370,690	SQ. FT.		8.51	ACRES	PARKING PROVIDED			STANDARDS	5		ACCESSIBLE	2		TOTAL	7		BUILDING	SELF STORAG E	OFFICE & RESIDENCE	GROSS AREA	BUILDING A			51,275	STORAGE	51,275			BUILDING B			36,565	STORAGE	36,565			BUILDING C			54,595	STORAGE	54,595			OFFICE		1,400	1,400	RESIDENTAL		1,400	1,400	TOTAL	142,435	2,800	145,235
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<div>VICINITY MAP</div> <div></div> <div>NORTH</div>		<div>DIRECTORY</div> <div>OWNER</div> <div>OHANA ALLIANCE GROUP, INC.</div> <div>9105 BRUCEVILLE RD., SUITE 6A</div> <div>ELK GROVE, CA 95758</div> <div>TELEPHONE: (916)-743-1145</div> <div>CONTACT: BILLY PHONG</div> <div>E-MAIL: billyphong@gmail.com</div> <div>ARCHITECT</div> <div>BRUCE JORDAN ARCHITECT</div> <div>131 CALLE IGLESIA, SUITE 100,</div> <div>SAN CLEMENTE, CA 92673</div> <div>TELEPHONE: (949) 388-8090</div> <div>FACSIMILE: (949) 388-8290</div> <div>CONTACT: David Meinecke</div> <div>E-MAIL: dmeinecke@jordanarchitects.com</div>																																																																																																									
				<div>MANAGEMENT AND HOURS OF OPERATION</div> <div>PROFESSIONAL MANAGEMENT PERSONNEL WILL BE ON SITE DURING REGULAR BUSINESS HOURS. OFFICE HOURS ARE TENTATIVELY SCHEDULED FROM 9:00 A.M. TO 6:00 P.M. MONDAY THROUGH FRIDAY AND 10:00 A.M. TO 4:00 P.M. SATURDAYS AND SUNDAYS. THE SECURITY GATE ACCESS FOR ESTABLISHED SELF STORAGE CUSTOMERS WITH CURRENT ACCOUNT STATUS WILL BE FROM 6:00 A.M. TO 9:00 P.M., 7 DAYS-A-WEEK.</div> <div>SEVICES PROPOSED</div> <div>TO PROVIDE SERVICES FOR SELF STORAGE INCLUDES LEASABLE STORAGE SPACE AND SALES OF ITEMS FOR STORAGE. REQUIRED EMPLOYEES TWO STAFF MEMBERS DURING DAY TIMES HOURS, SECURITY SYSTEM WILL BE IN PLACE DURING EVENING HOURS.</div> <div>FIRE</div> <div>MONITORED FIRE SPRINKLER SYSTEM(S) ARE REQUIRED FOR THE PROPOSED BUILDINGS. PLANS SHALL BE SUBMITTED PRIOR TO CONSTRUCTION. INTERIOR/EXTERIOR FIRE DEPARTMENT ACCESS ROADWAY/FIRE LANES SHALL BE REQUIRED PER FIRE DEPARTMENT STANDARD. FIRE DEPARTMENT ACCESS ROADWAYS PROVIDING ACCESS TO THE BUILDINGS IN THIS PROJECT SHALL BE A MINIMUM OF 26 FEET WIDE. IF GATES INSTALLED, MUST COMPLY WITH FIRE DEPARTMENT STANDARDS (SEC D103.5) 12'-0" MIN. WIDTH FOR DIVIDED ACCESS. KNOX BOX/KEY BOX IS REQUIRED, AND SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS. ACCESS GATES SHALL BE PROVIDED WITH AN "OPTICOM" RECEIVER CAPABLE OF OPENING GATES VIA DECODING OF THE "OPTICOM" STROBE SIGNAL TRANSMITTED BY FIRE, POLICE, AND AMBULANCE UNIT. ALL ACCESS GATES SHALE REQUIRED MECHANICAL MEANS FOR OPENING IN EVENT OF POWER FAILURE, SHALL NOT IMPINGE ON REQUIRED CLEAR WIDTH WHEN FULLY OPEN, AND SHALL BE EQUIPPED WITH KNOW BOX LOCK ACTUATION DEVICES.</div> <div>BUILDING A - FULLY SPRINKLERED</div> <div>BUILDING B - FULLY SPRINKLERED</div> <div>BUILDING C - FULLY SPRINKLERED</div>																																																																																																							

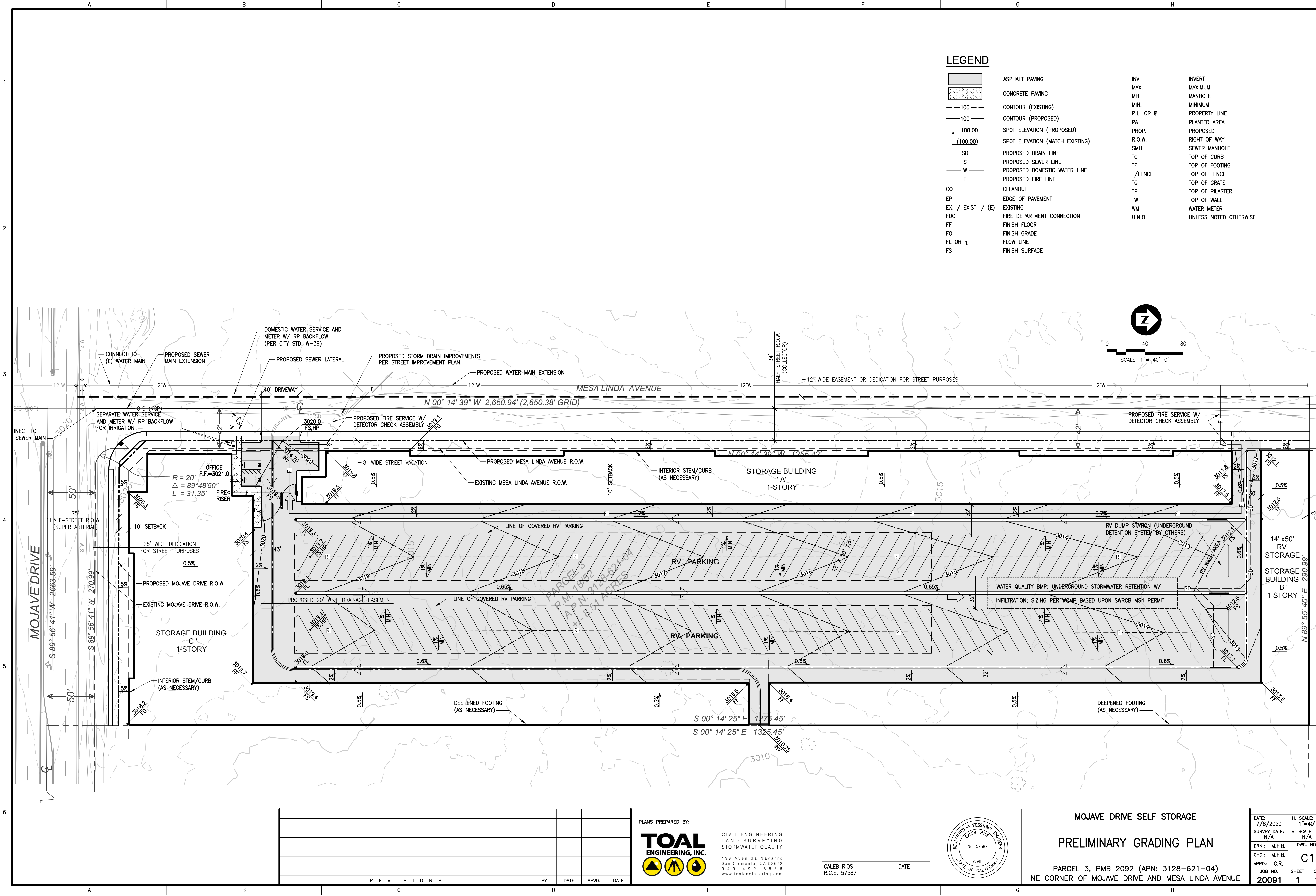
OHANA ALLIANCE
MOJAVE DRIVE SELF-STORAGE
VICTORVILLE, CA

SCHEME 'E' A1.0
SITE PLAN

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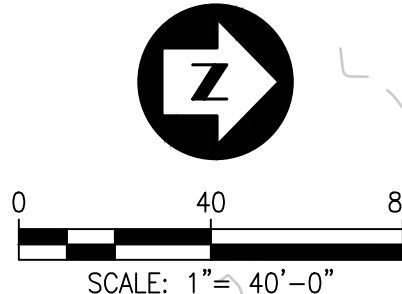
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SCALE:
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LEGEND

	ASPHALT PAVING	INV	INVERT
	CONCRETE PAVING	MAX.	MAXIMUM
	CONTOUR (EXISTING)	MH	MANHOLE
	CONTOUR (PROPOSED)	MIN.	MINIMUM
	SPOT ELEVATION (PROPOSED)	P.L. OR R.	PROPERTY LINE
	SPOT ELEVATION (MATCH EXISTING)	PA	PLANTER AREA
	PROPOSED DRAIN LINE	PROP.	PROPOSED
	PROPOSED SEWER LINE	R.O.W.	RIGHT OF WAY
	PROPOSED DOMESTIC WATER LINE	SMH	SEWER MANHOLE
	PROPOSED FIRE LINE	TC	TOP OF CURB
	CLEANOUT	TF	TOP OF FOOTING
	EDGE OF PAVEMENT	T/FENCE	TOP OF FENCE
	EXISTING	TG	TOP OF GRATE
	FIRE DEPARTMENT CONNECTION	TP	TOP OF PILASTER
	FINISH FLOOR	TW	TOP OF WALL
	FINISH GRADE	WM	WATER METER
	FLOW LINE	U.N.O.	UNLESS NOTED OTHERWISE
	FINISH SURFACE		



PLANS PREPARED BY:



CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com

CALEB RIOS
R.C.E. 57587

DATE

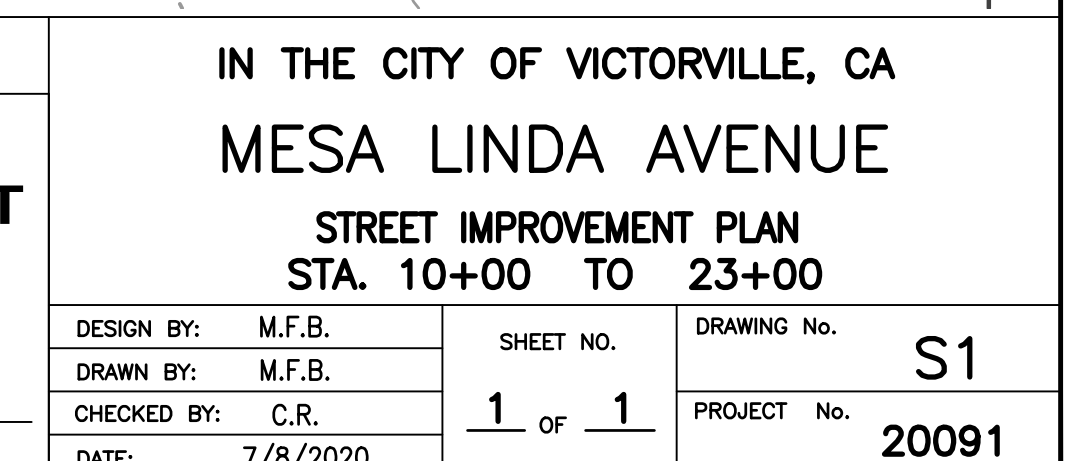
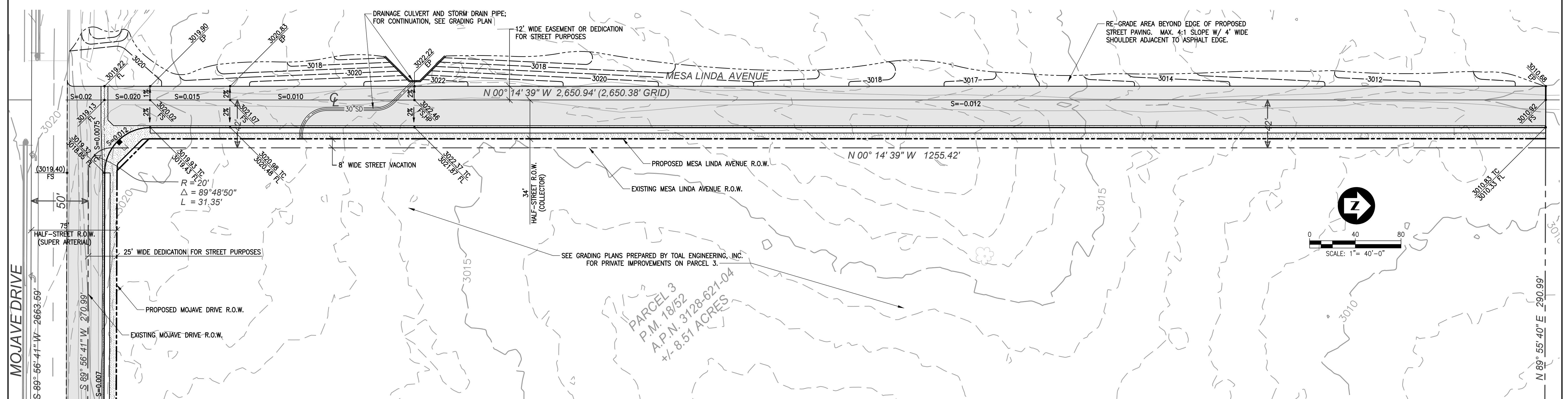


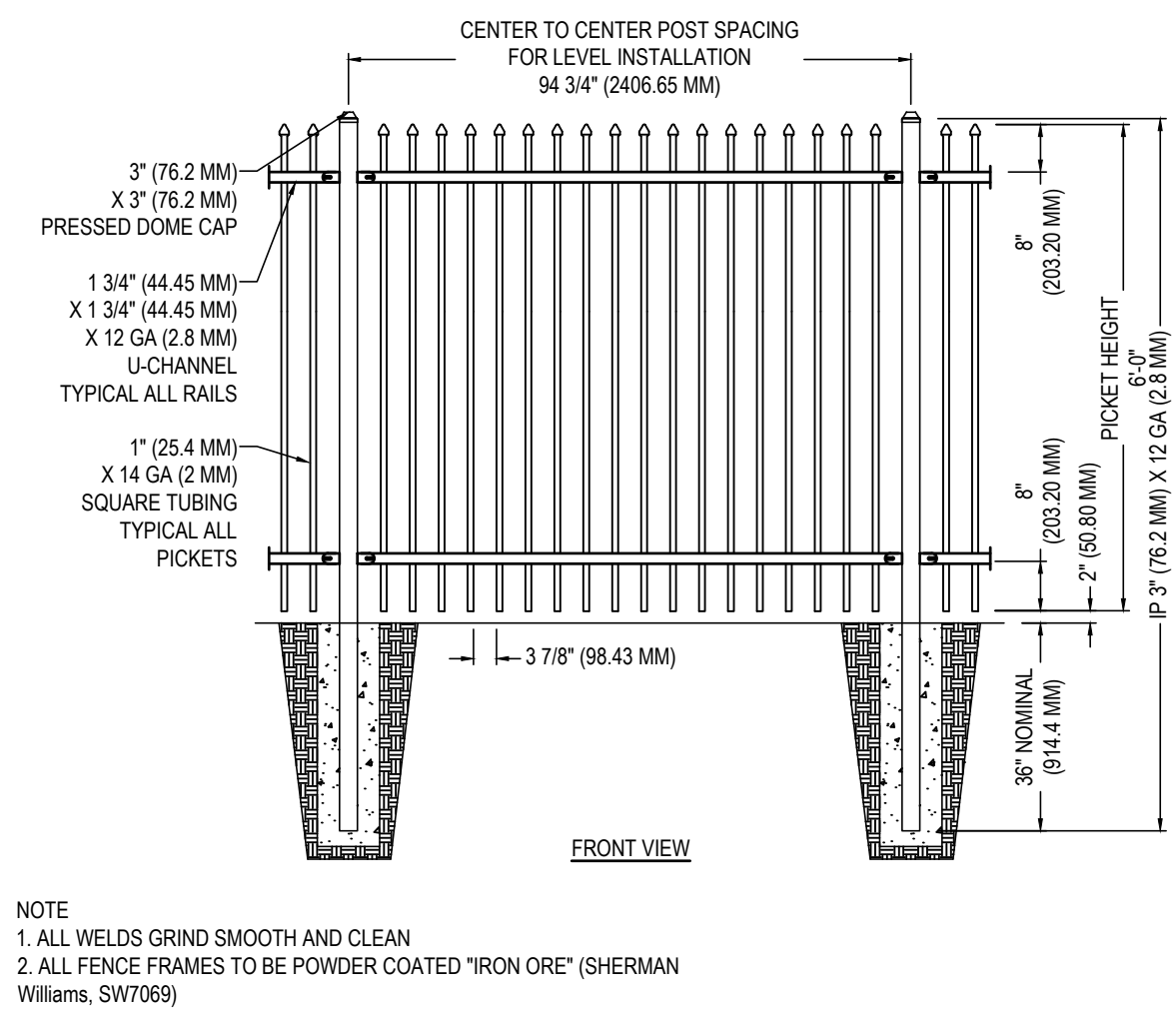
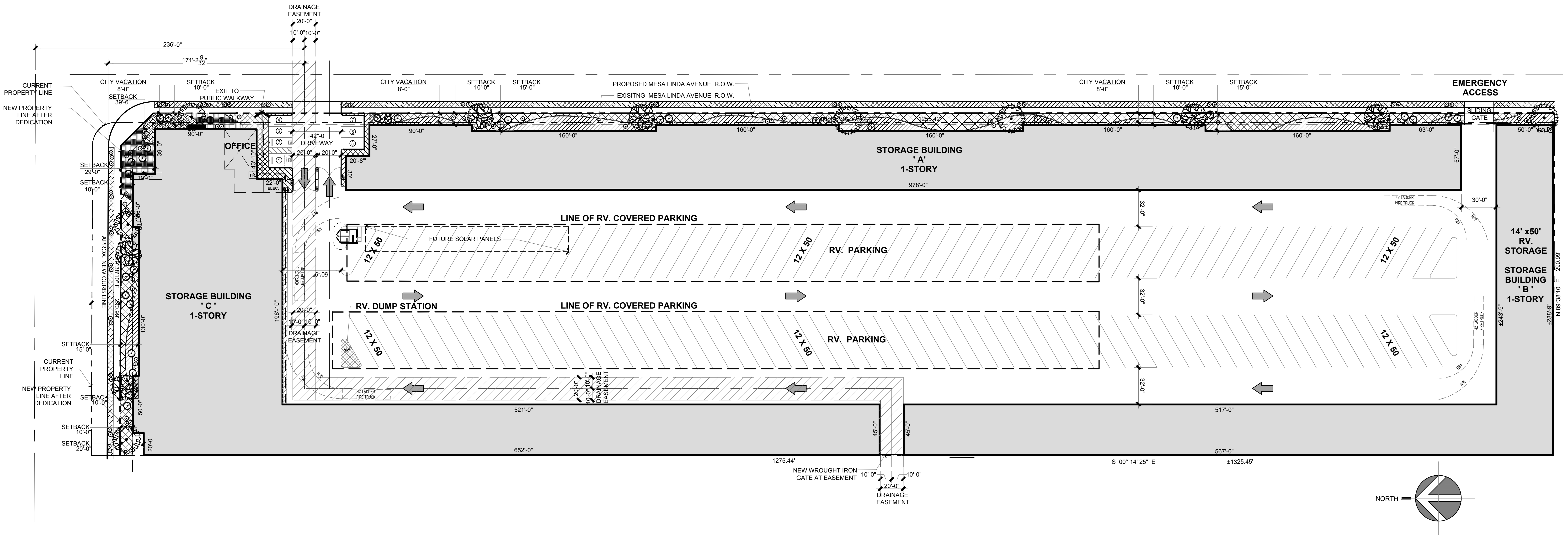
MOJAVE DRIVE SELF STORAGE

PRELIMINARY GRADING PLAN

PARCEL 3, PMB 2092 (APN: 3128-621-04)
NE CORNER OF MOJAVE DRIVE AND MESA LINDA AVENUE

DATE: 7/8/2020	H. SCALE: 1"=40'
SURVEY DATE: N/A	V. SCALE: N/A
DRN.: M.F.B.	DWG. NO.
CHD.: M.F.B.	
APPD.: C.R.	C1
JOB NO. 20091	SHEET 1
	OF 1





FENCE DETAIL

BOTANICAL / COMMON NAME		
PLANT SCHEDULE		
LEGEND	BOTANICAL / COMMON NAME	SIZE
	PALO BREA (CERCIDIUM PRAECOX)	36 IN. BOX
	DESERT MUSEUM PALO VERDE PARKINSONIA X	36 IN. BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24 IN. BOX
	CANDELLA EUPHORBIA ANTISYPHILITICA	18 IN. BOX

GROUND COVER SCHEDULE	
LEGEND	MATERIAL
	COCOA BROWN DG (DECOMPOSED GRANITE)
	BUCKSKIN DG (DECOMPOSED GRANITE)
	BROWN PEA GRAVEL GRAVEL
	ASPARAGUS DENSIFLORUS 'SPRENGER' ASPARAGUS FEM
	DALEA GREGGII CREEPING DALEA

OHANA ALLIANCE MOJAVE DRIVE SELF-STORAGE VICTORVILLE, CA

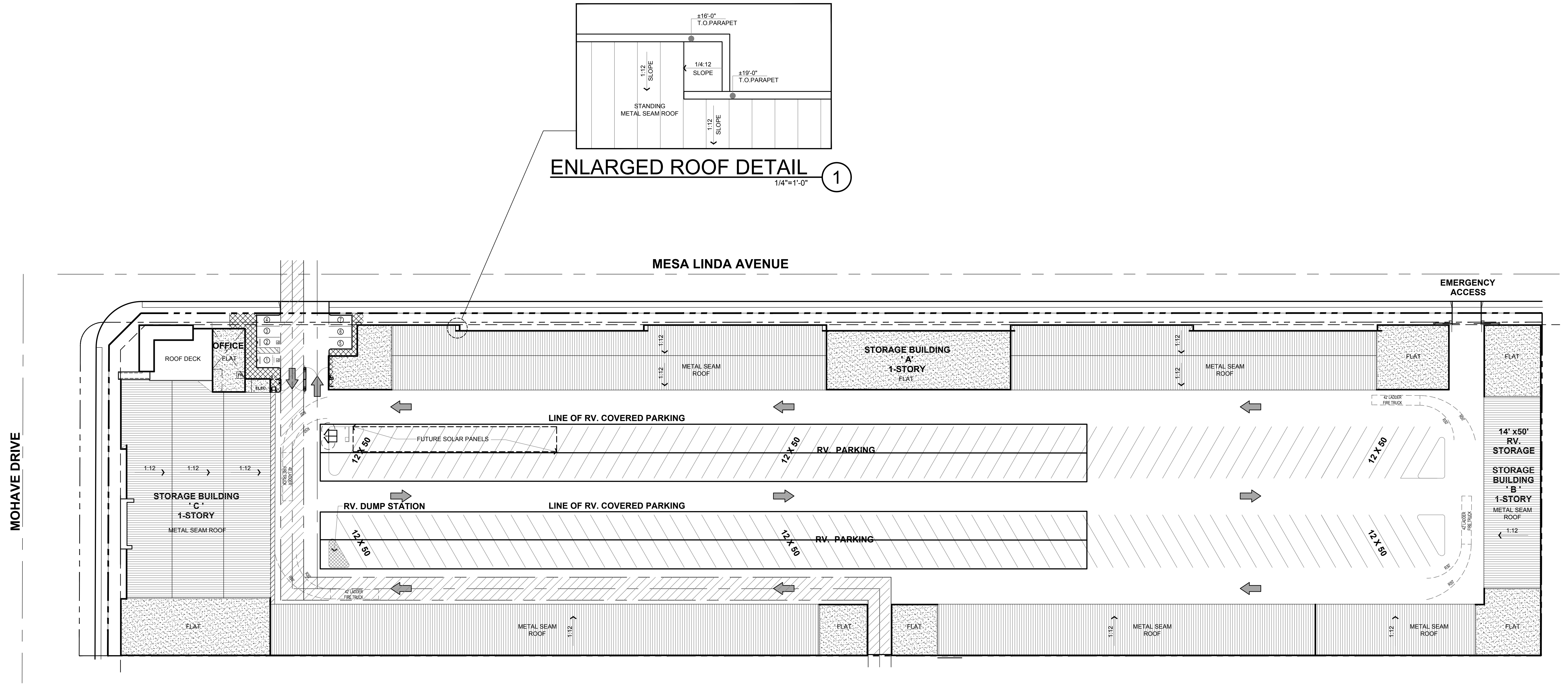
SCHEME 'E' A1.1 PRELIMINARY LANDSCAPE

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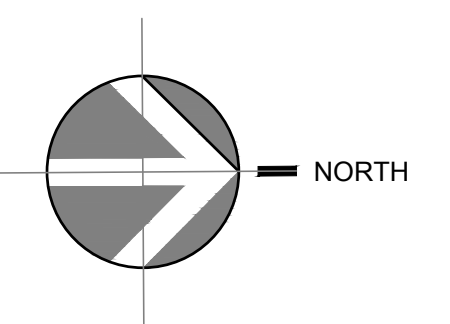
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ROOF PLAN 1
1"=40'-0"



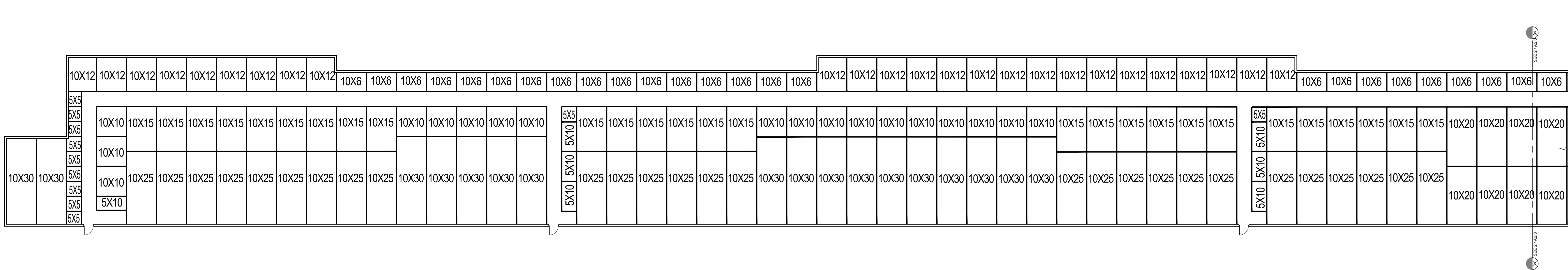
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MOJAVE DRIVE SELF-STORAGE
VICTORVILLE, CA

SCHEME 'E' A1.2
ROOF PLAN

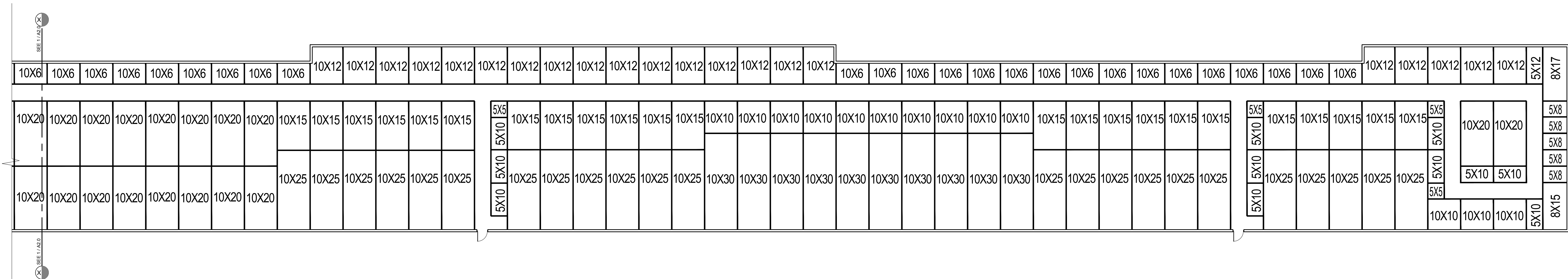
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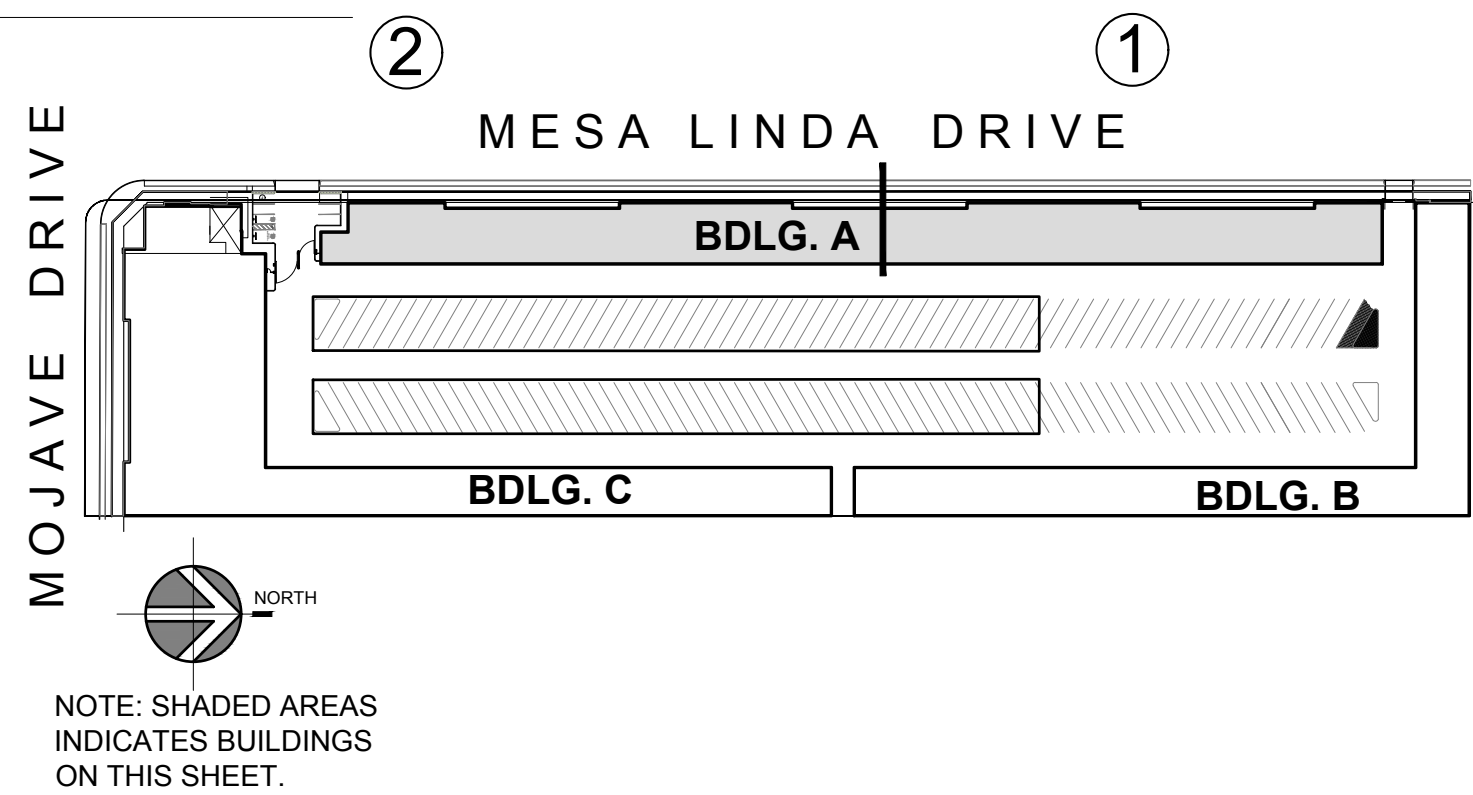


BLDG A PARTIAL FLOOR PLAN 1
1/16"=1'-0"



BLDG A PARTIAL FLOOR PLAN 2
1/16"=1'-0"

KEY PLAN



OHANA ALLIANCE
MOJAVE DRIVE SELF-STORAGE
VICTORVILLE, CA

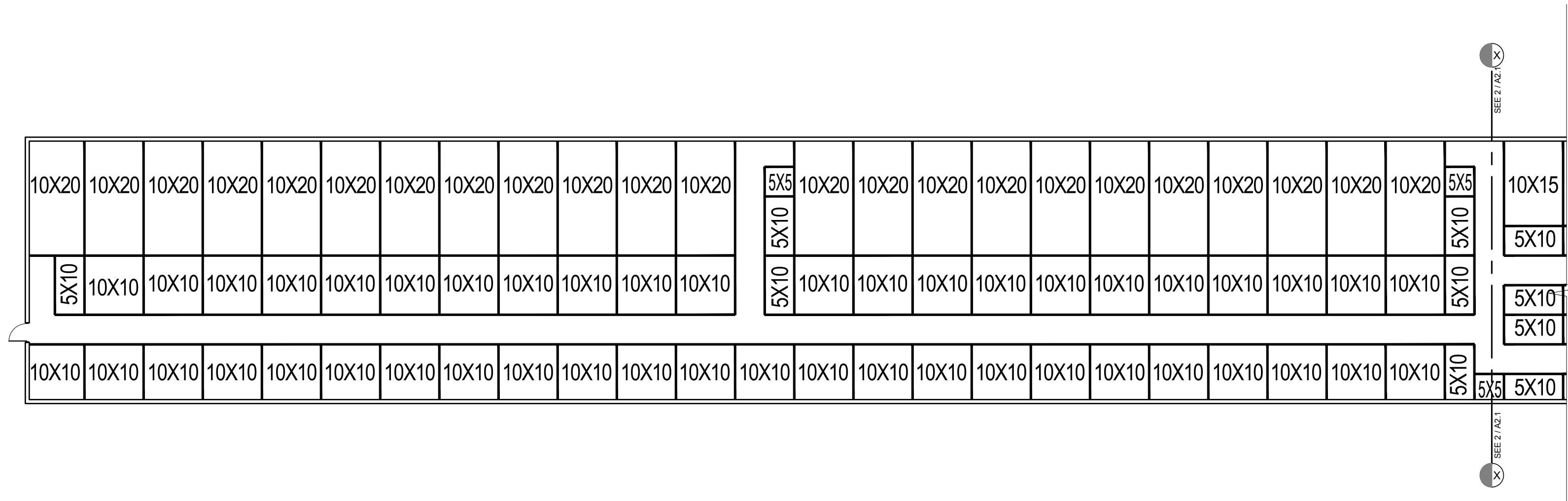
SCHEME 'E' A2.0
BLDG 'A' FLOOR PLAN

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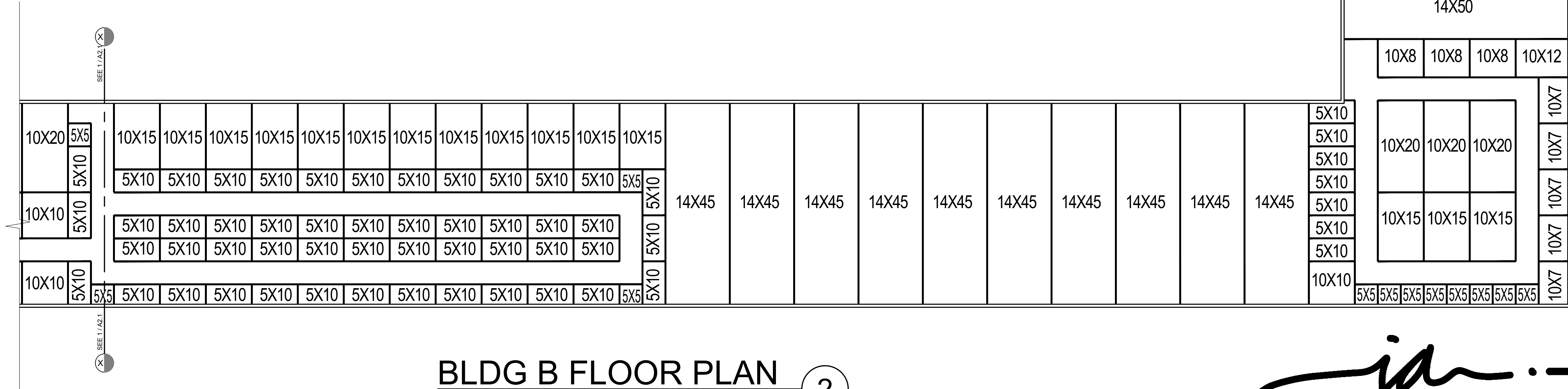
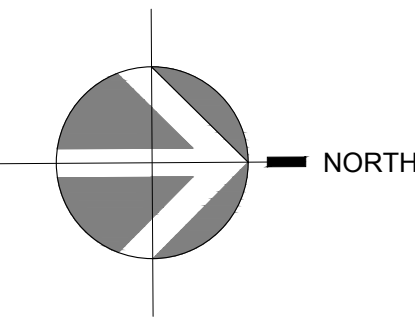
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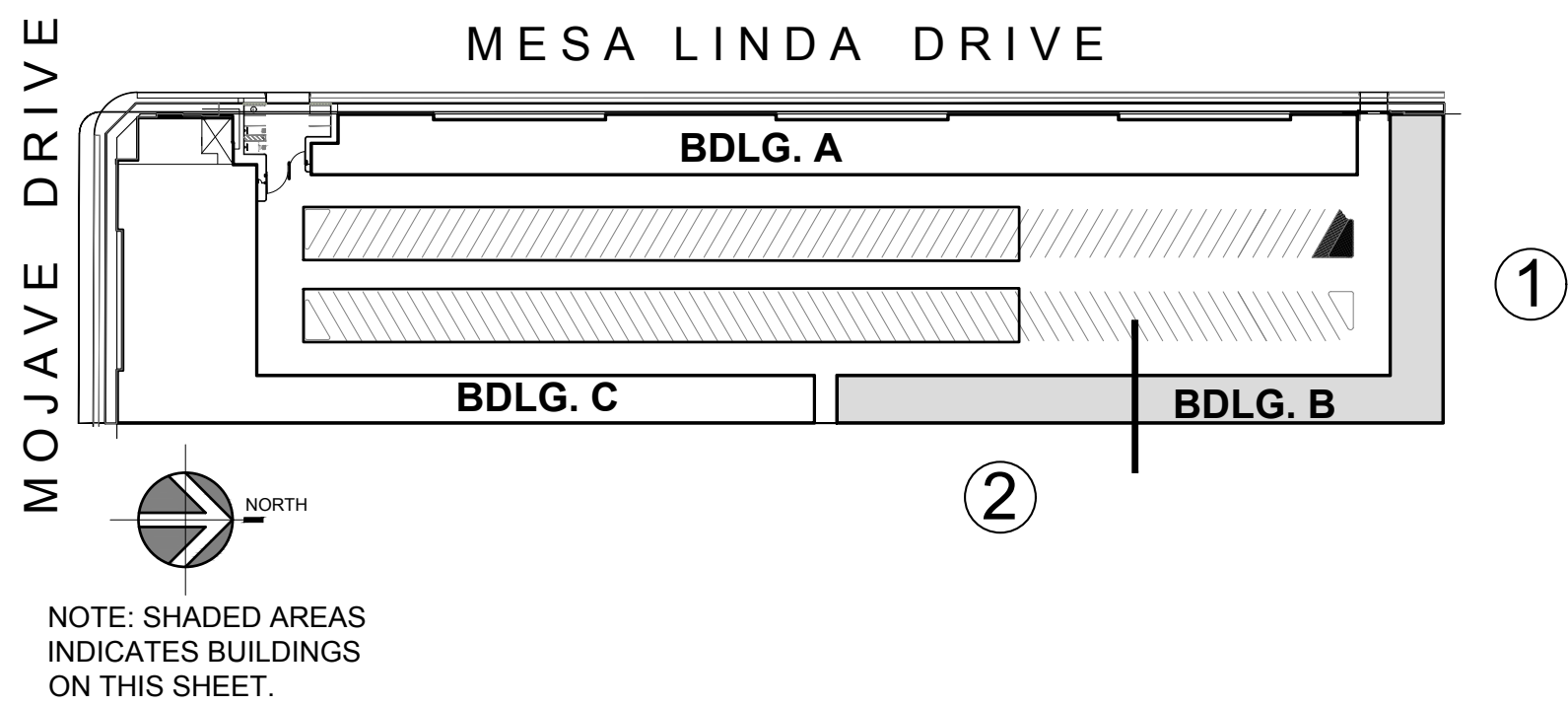


BLDG B FLOOR PLAN 1
1/16"=1'-0"



BLDG B FLOOR PLAN 2
1/16"=1'-0"

KEY PLAN



OHANA ALLIANCE
MOJAVE DRIVE SELF-STORAGE
VICTORVILLE, CA

BLDG 'B' FLOOR PLAN

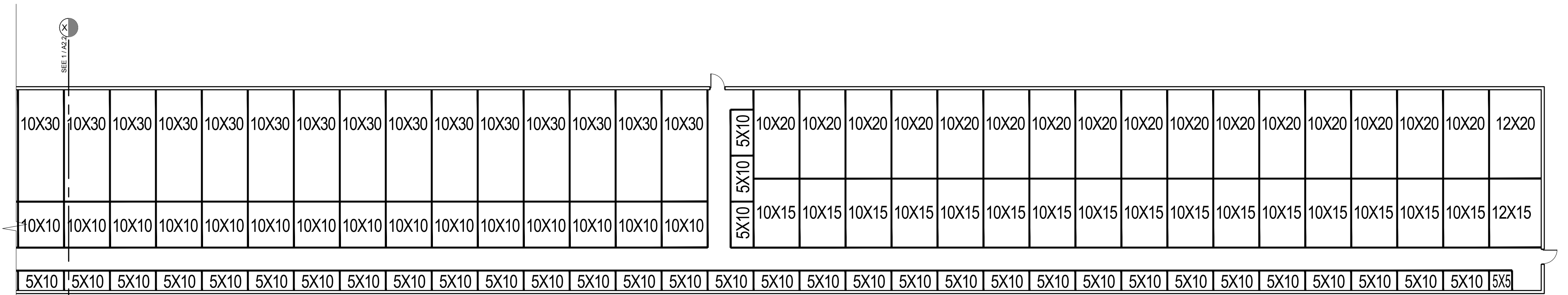
SCHEME 'E' A2.1

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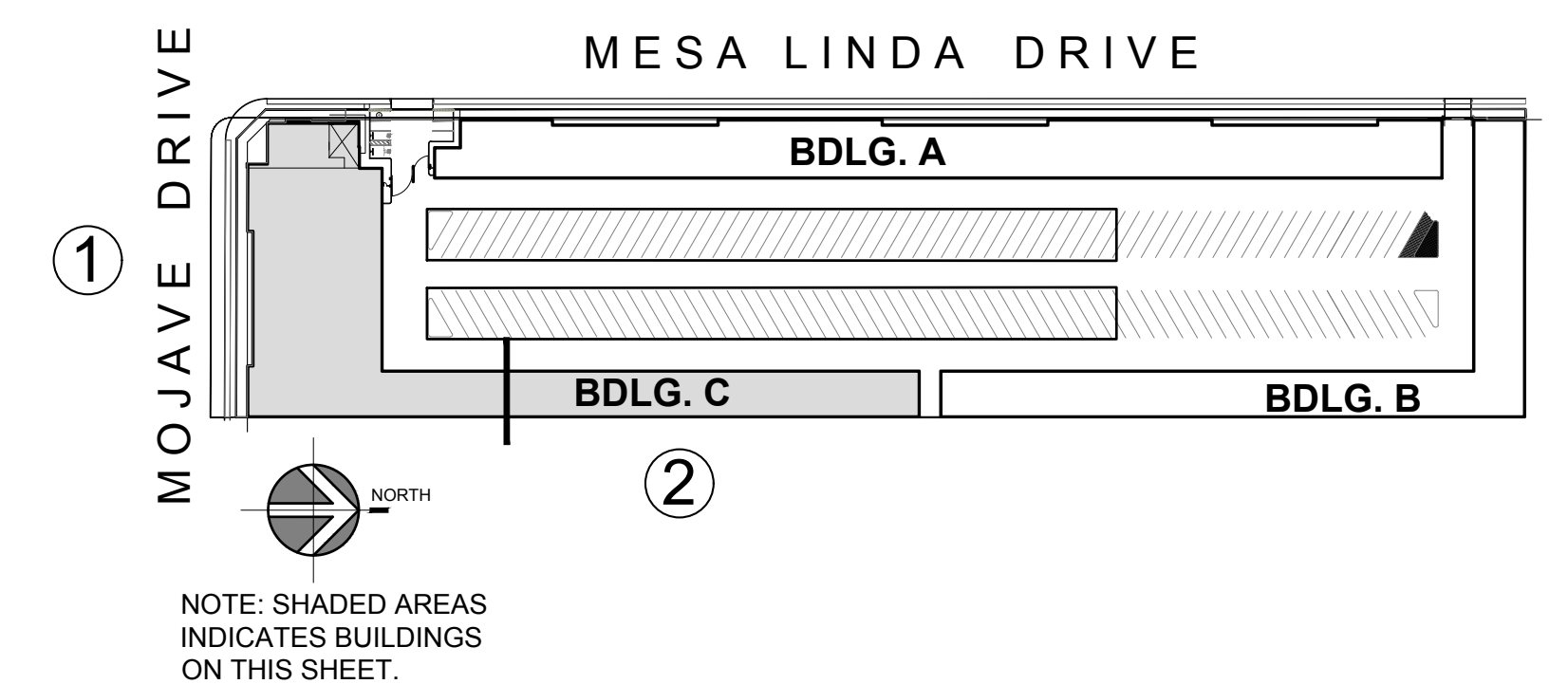
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KEY PLAN

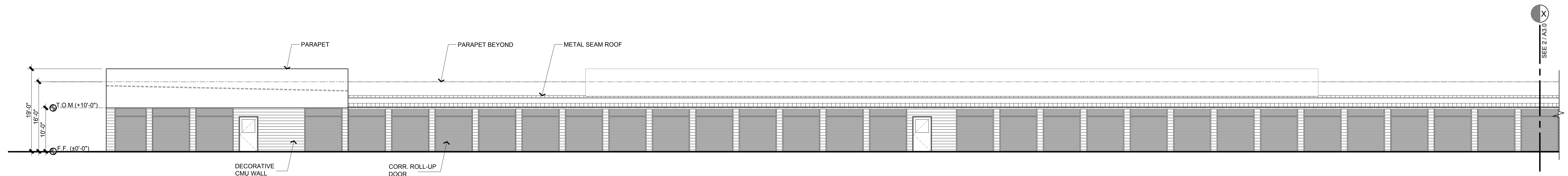


1/16"=1'-0" **SCHEME 'E' A2.2**
BLDG 'C' FLOOR PLAN

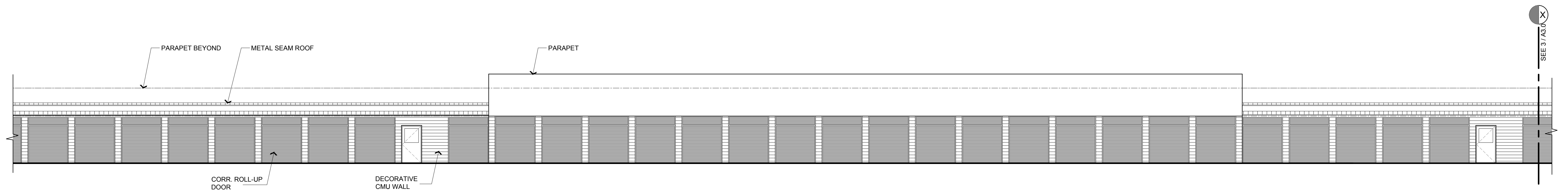
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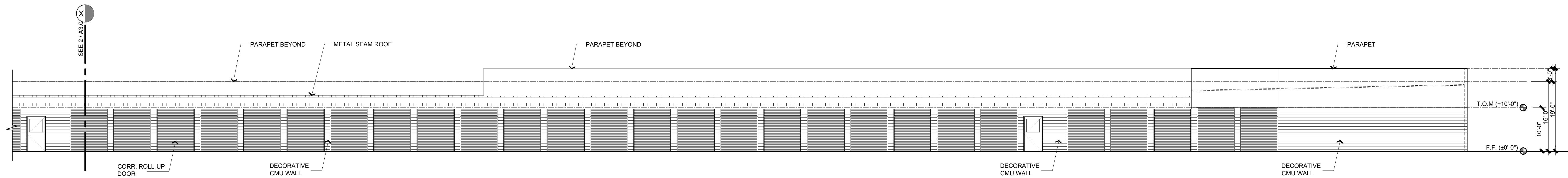
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BLDG. A - PARTIAL EAST ELEVATION ①
3/32" = 1'-0"



BLDG. A - PARTIAL EAST ELEVATION ②
3/32" = 1'-0"



BLDG. A - PARTIAL EAST ELEVATION ③
3/32" = 1'-0"

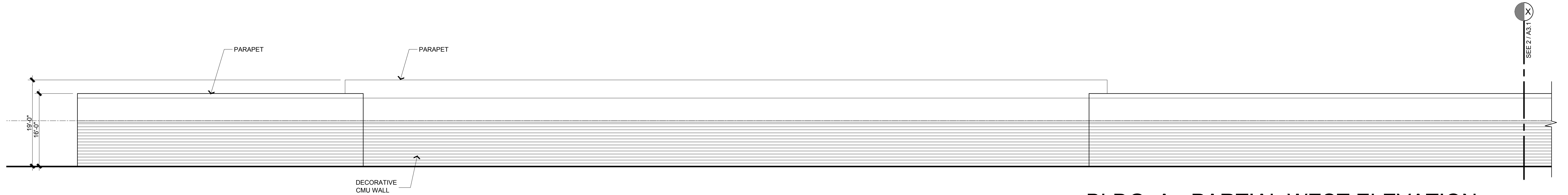
OHANA ALLIANCE
MOJAVE DRIVE SELF-STORAGE
VICTORVILLE, CA

SCHEME 'E' A3.0
ELEVATIONS

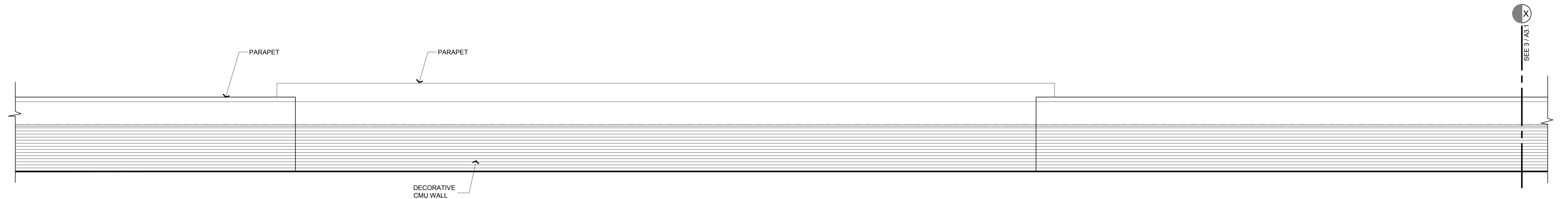
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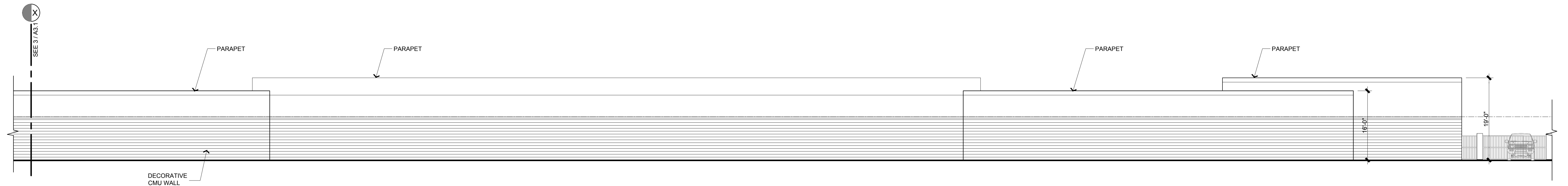




BLDG. A - PARTIAL WEST ELEVATION ①
3/32" = 1'-0"



BLDG. A - PARTIAL WEST ELEVATION ②
3/32" = 1'-0"



BLDG. A - PARTIAL WEST ELEVATION ③
3/32" = 1'-0"

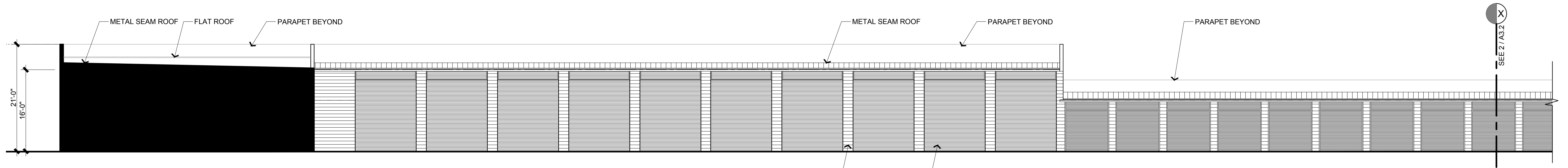
OHANA ALLIANCE
MOJAVE DRIVE SELF-STORAGE
VICTORVILLE, CA

SCHEME 'E' A3.1
ELEVATIONS

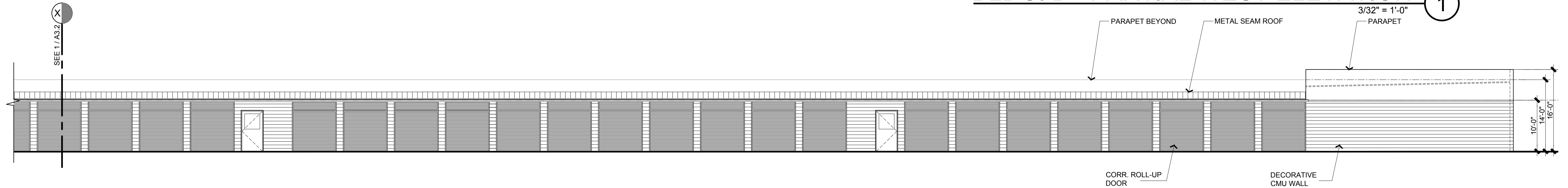
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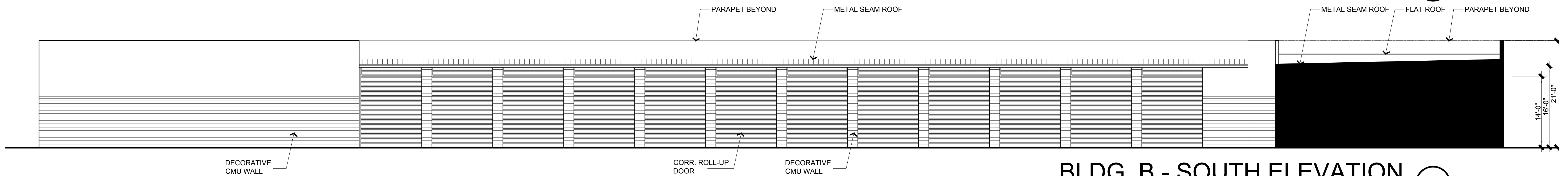




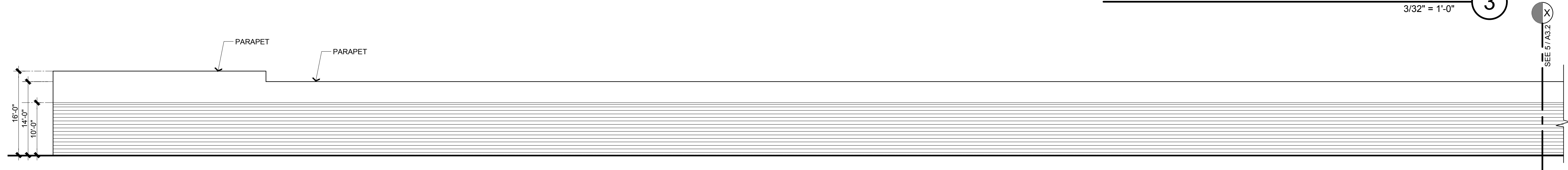
BLDG. B - PARTIAL WEST ELEVATION ①



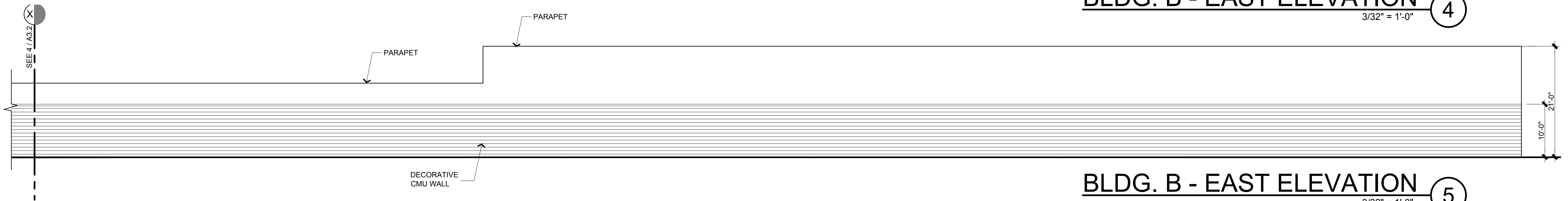
BLDG. B - PARTIAL WEST ELEVATION ②



BLDG. B - SOUTH ELEVATION ③



BLDG. B - EAST ELEVATION ④



BLDG. B - EAST ELEVATION ⑤

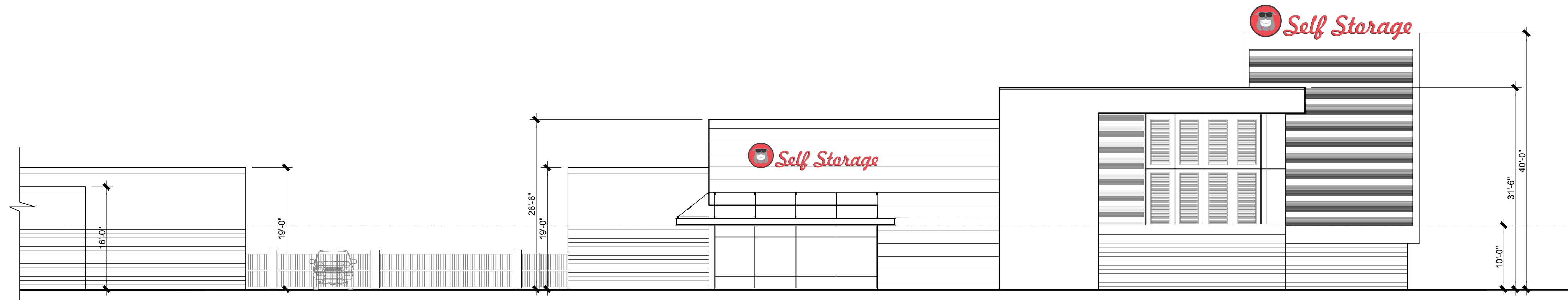
OHANA ALLIANCE
MOJAVE DRIVE SELF-STORAGE
VICTORVILLE, CA

**SCHEME 'E' A3.2
ELEVATIONS**

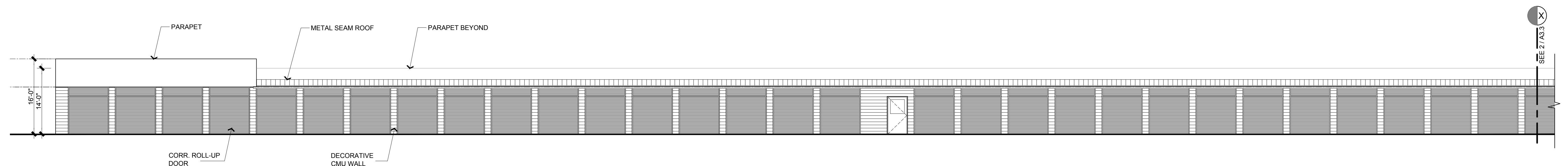
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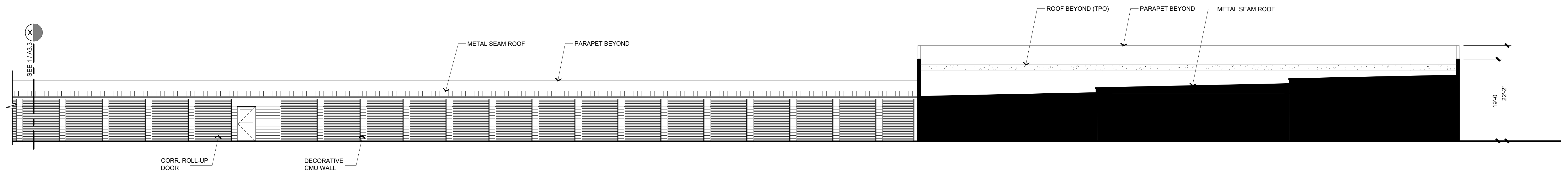




BLDG. C - WEST ELEVATION ①
3/32" = 1'-0"



BLDG. C - PARTIAL WEST ELEVATION ②
3/32" = 1'-0"



BLDG. C - PARTIAL WEST ELEVATION ③
3/32" = 1'-0"

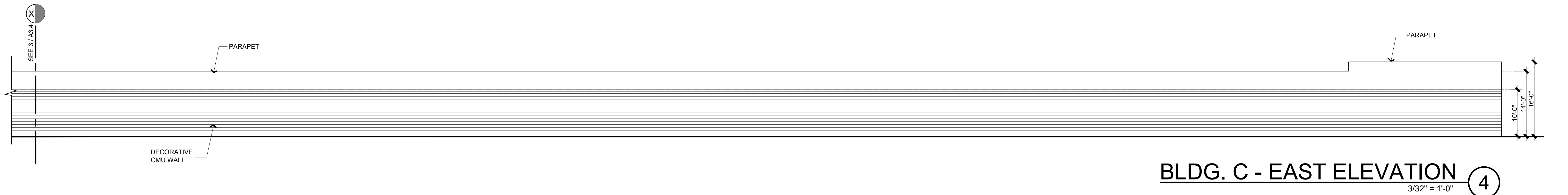
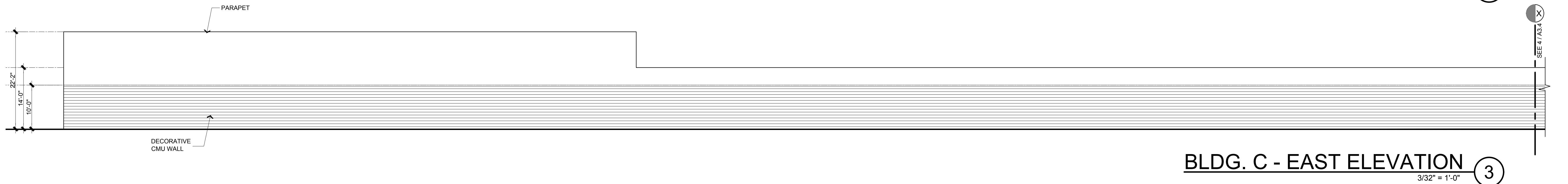
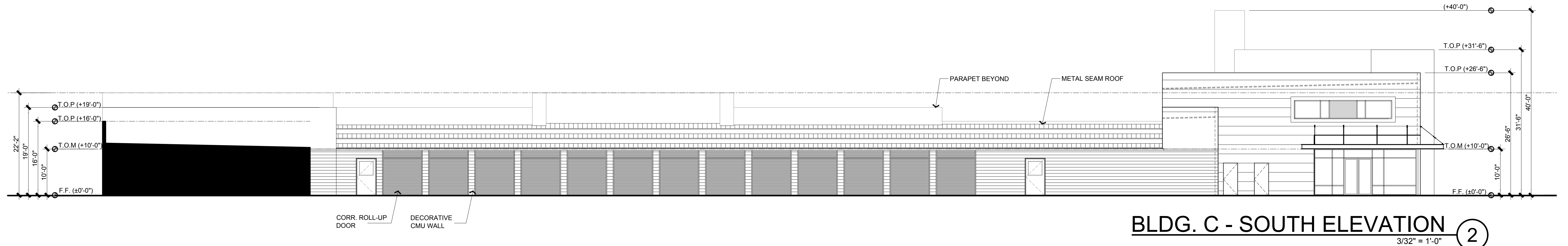
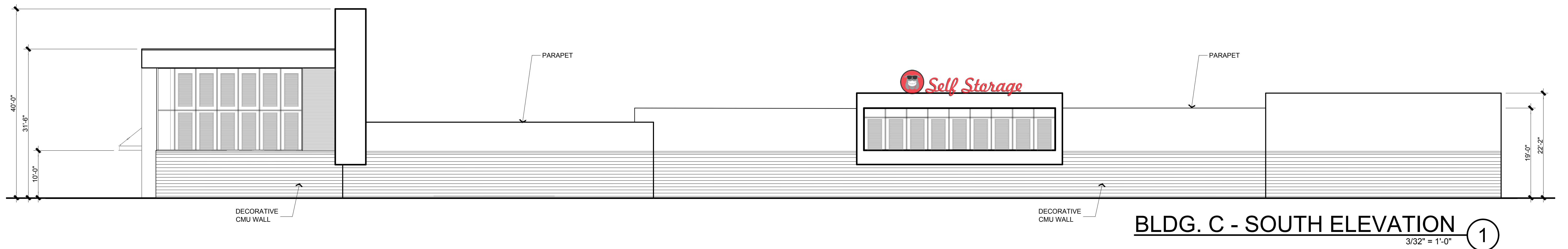
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VICTORVILLE, CA

SCHEME 'E' A3.3
ELEVATIONS

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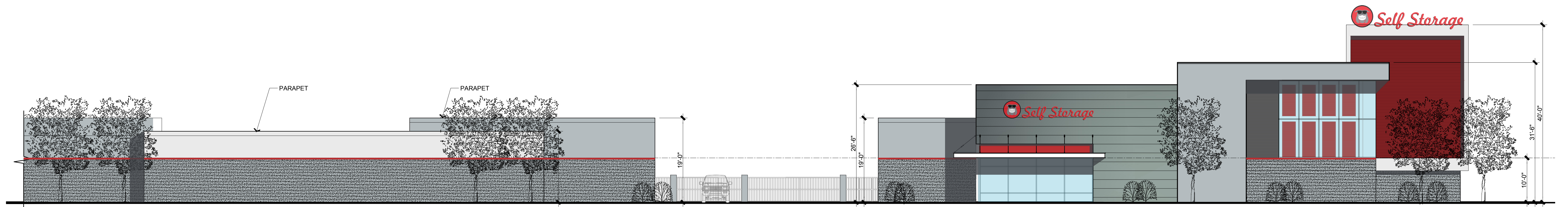
OHANA ALLIANCE
MOJAVE DRIVE SELF-STORAGE
VICTORVILLE, CA

SCHEME 'E' A3.4
ELEVATIONS

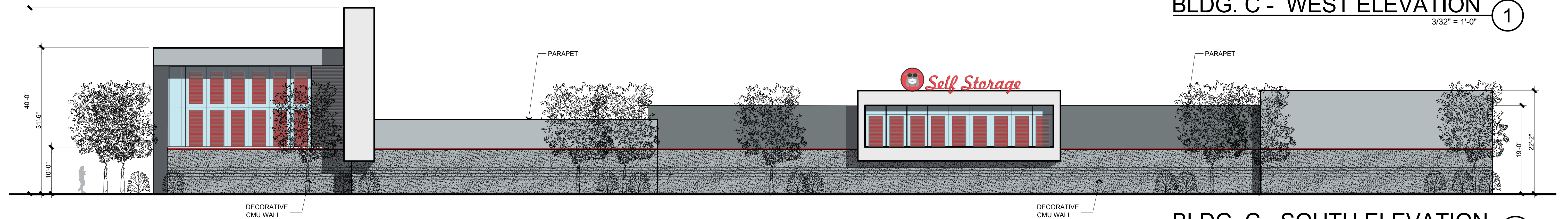
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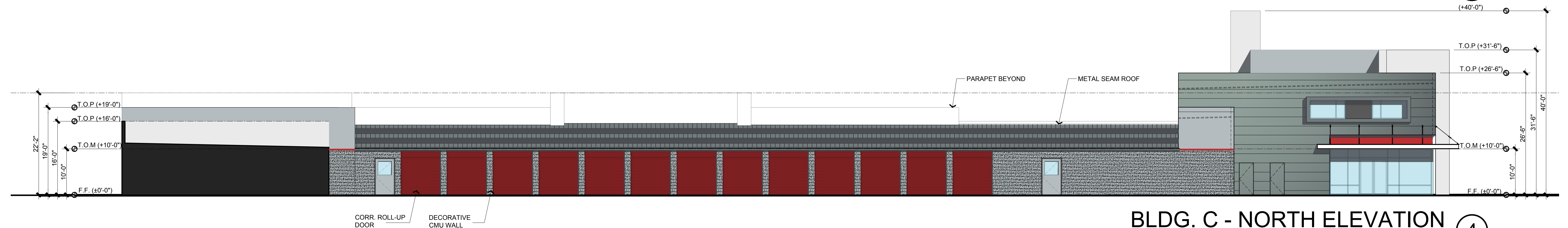




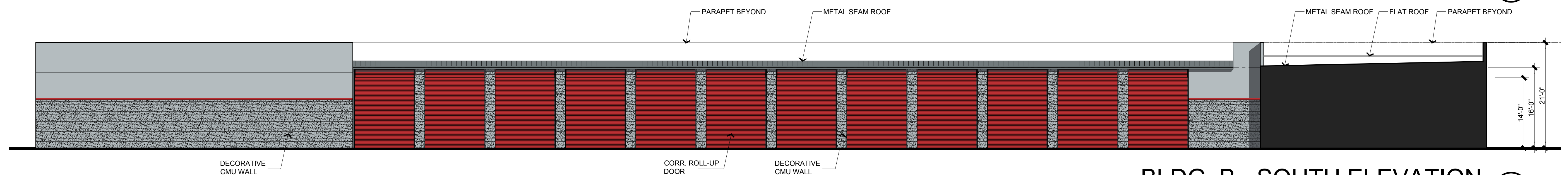
BLDG. C - WEST ELEVATION ①
3/32" = 1'-0"



BLDG. C - SOUTH ELEVATION ④
3/32" = 1'-0"



BLDG. C - NORTH ELEVATION ④
3/32" = 1'-0"



BLDG. B - SOUTH ELEVATION ④
3/32" = 1'-0"

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MOJAVE DRIVE SELF-STORAGE
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SCHEME 'E' A4.0
COLOR ELEVATIONS

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949.388.8090



C1

- STUCCO FINISH

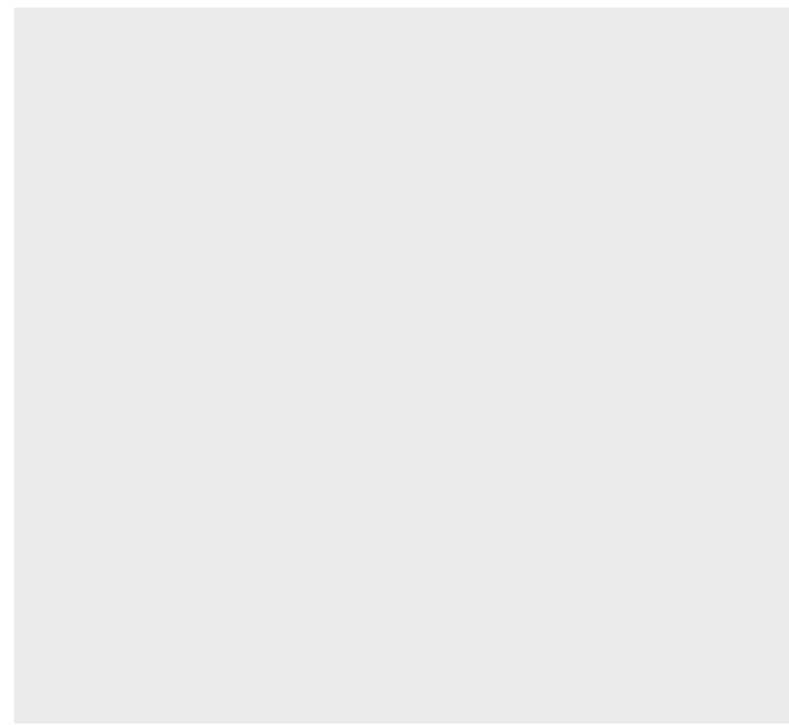
DUNN EDWARDS
COLOR: DE6325 "CRESTLINE" (LVR 46) OR
EQUAL AS SELECTED BY OWNER.



C2

- METAL PANEL

DUNN EDWARDS
COLOR: #DE6327 "RHINOCEROS," (LRV 18)
OR EQUAL AS SELECTED BY OWNER.



C3

- STUCCO FINISH

DUNN EDWARDS
COLOR: DE6358 "VAPOR" (LRV76) OR
EQUAL AS SELECTED BY OWNER.



C4

- STUCCO FINISH

DUNN EDWARDS
COLOR: DE6357 "BLACK TIE" (LVR 6) OR
EQUAL AS SELECTED BY OWNER.



C5

- SHOW DOOR FINISH

DUNN EDWARDS
COLOR: DEA107 "HOT JAZZ" (LVR 39) OR
EQUAL AS SELECTED BY OWNER.



C6

- DECORATIVE MASONRY BLOCK

ORCO BLOCK CO. PRECISION CMU.
COLOR: BLACK 100 LW, OR EQUAL AS
SELECTED BY OWNER.

OHANA ALLIANCE
MOJAVE DRIVE SELF-STORAGE
VICTORVILLE, CA

COLOR MATERIAL BOARD

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