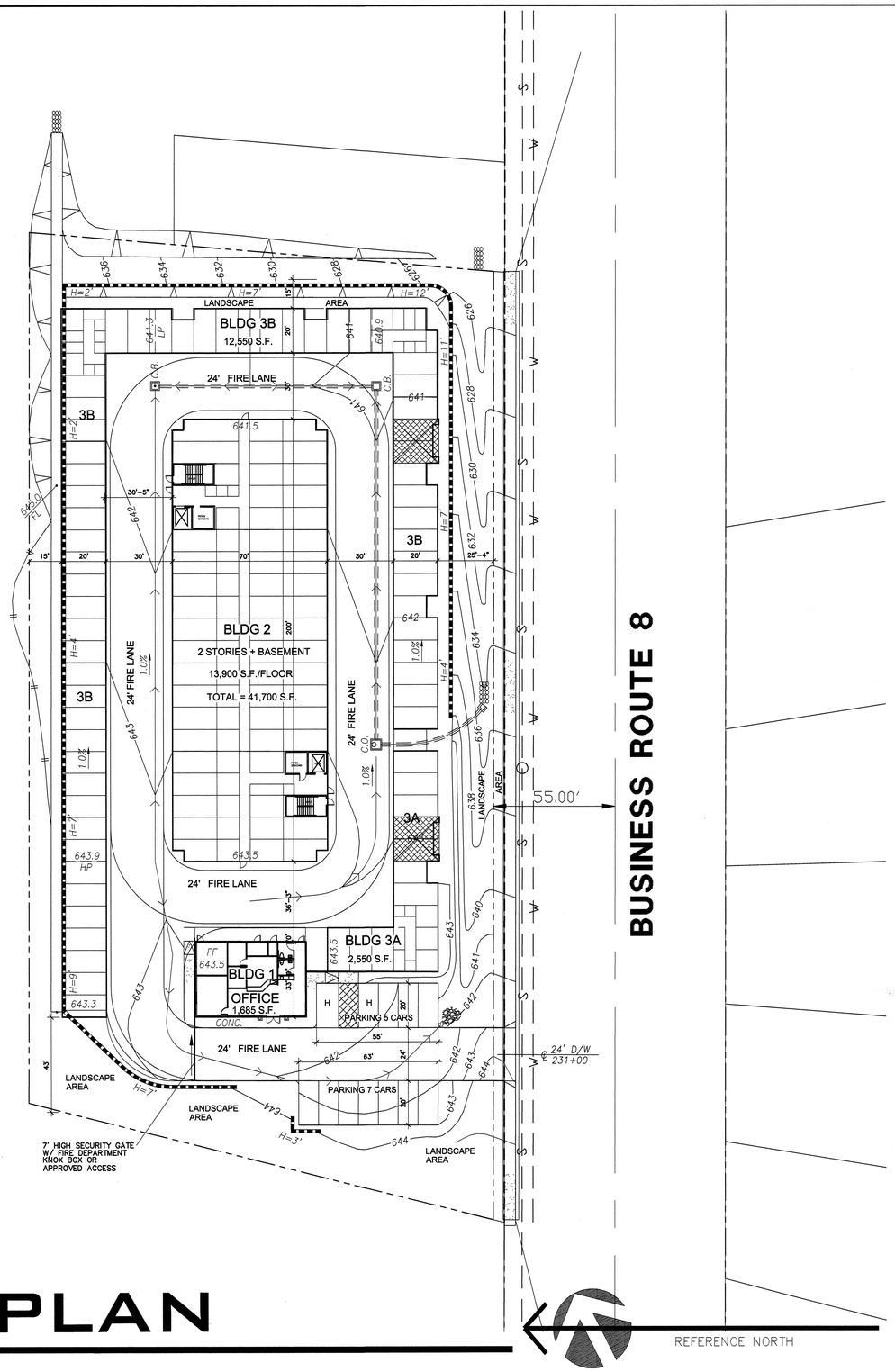


SITE PLAN

SCALE 1" = 30'-0"

LOS COCHES SELF STORAGE

OWNER
DANIEL B. ODOM AND THOMAS B. ODOM
TRUSTEES OF THE RUTH C. ODOM TRUST
u/d/t DATED APRIL 13, 1979
1440 WEST RENWICK ROAD
SAN DIMAS, CA 91733
TEL: (951) 295-9344

APPLICANT
AS ABOVE

LEGAL DESCRIPTION
SEE CIVIL (attached)

APN
397-291-01

SITE AREA
1.98 acres

EXHIBIT PREPARER
WILLIAM HEDENKAMP
725 SOUTH HIGHWAY 101
ENCINITAS, CA 92024
TEL: (619) 316-4472
FAX: (858) 259-2644

PROJECT DESCRIPTION:

THE PROPOSED DEVELOPMENT IS FOR A SELF STORAGE FACILITY INCLUDING A MANAGEMENT OFFICE. THE SITE PLAN PROVIDES FOR A PERIMETER MASONRY WALL AND TUBULAR STEEL ENTRY/EXIT GATE PER FIRE DEPARTMENT. GATES TO BE 7'0" HIGH.

ALL VEHICULAR CIRCULATION, STORAGE AND UNIT ACCESS IS LOCATED INTERNAL TO THE SITE AND WILL NOT BE VISIBLE FROM OFF-SITE.

KEY NOTES:

SITE NOTES:

1. ENTIRE SITE TO RECEIVE AC PAVING EXCEPT FOR LANDSCAPE AREA AND STRUCTURES.
2. ALL ON-SITE LIGHTING TO BE BUILDING MOUNTED AND SCREENED FROM VIEW OF ADJACENT PROPERTIES.
3. ALL LANDSCAPING TO BE INSTALLED AND MAINTAINED PURSUANT TO THE PROVISIONS OF THE COUNTY OF SAN DIEGO LANDSCAPE STANDARDS.
4. ALL SIGNAGE REQUIRES A SEPARATE PERMIT.
5. THE SITE IS SURROUNDED BY MASONRY WALLS OR SOLID BUILDING EXTERIOR WALLS EXCEPT AT VEHICULAR/PEDESTRIAN ACCESS POINTS.
6. ALL STORAGE TO BE WITHIN FULLY ENCLOSED STRUCTURES WITH THE EXCEPTION OF VEHICLE PARKING.
7. NO HAZARDOUS MATERIALS TO BE STORED ON SITE PER LEASE SIGNED BY TENANTS
8. MINIMUM AISLE WIDTH FOR VEHICULAR ACCESS TO BE 24 FEET.
9. NO HAZARDOUS MATERIALS WHICH EXCEED THE QUANTITIES LISTED IN UBC TABLES 3-D AND 3-E ARE ALLOWED TO BE STORED AND/OR USED WITHIN THE BUILDING COMPLEX.
10. HOURS OF GATE OPERATION:
    6:00AM TO 9:00 PM EVERY DAY
    HOURS OF OFFICE OPERATION:
    9:00AM TO 5:00 PM EVERY DAY

BUILDING DATA

BUILDING DESIGNATION		PROPOSED OCCUPANCY	MAX. ALLOW. OCCUPANTS	CONSTRUCTION TYPE	BASIC ALLOWABLE AREA	BLDG. HEIGHT (FEET)	NO. OF STORIES	SIDE YARD AREA INCREASE % (**)	MULTISTORY INCREASE X	SPRINKLER INCREASE X	TOTAL ALLOWABLE AREA	PROPOSED BUILDING AREA
OFFICE BUILDING NO. 1	STORAGE BLDGS.	B	17									
			1/100	II - N FULLY SPRINKLERED	12,000 S.F.	13'-6"	1			X 2	24,000 S.F.	1,685 S.F.
STORAGE BUILDING #2		S-1	1/500	II - N FULLY SPRINKLERED	12,000 S.F.	13'-6"	2+BASEMENT	50% 18,000 S.F.	36,000 S.F.	X 2	72,000 S.F.	41,700 S.F.
STORAGE BUILDING #3A		S-1	1/500	II - N FULLY SPRINKLERED	12,000 S.F.	20'-5"	1			X 2	24,000 S.F.	2,550 S.F.
STORAGE BUILDING #3A		S-1	1/500	II - N FULLY SPRINKLERED	12,000 S.F.	20'-5"	1			X 2	24,000 S.F.	12,550 S.F.
TOTAL BUILDING AREA												58,485 S.F.

FIRE DEPARTMENT PROJECT REQUIREMENTS

1. NOT USED

2. Fire Apparatus Access Roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than one-hundred-fifty (150) feet from the closest point of fire apparatus access. **Fire Apparatus Access Roads.shall have a minimum unobstructed width of not less than twenty-four (24) feet.** Fire Apparatus Access Roads shall be maintained in perpetuity,

3. NOT USED

4. Grades on roadways shall not exceed twenty per cent (20%). Grades exceeding fifteen (15) % (-incline or decline) shall not be permitted without mitigation.

5. Any road widths less than thirty-six (36') foot improved paved width shall be designated as Fire Apparatus Access Roads/Fire Lanes. Fire Lanes shall be posted with signs and red curbs, with white stenciling indicating the presence of the Fire Lane, that is plainly visible from a vehicle, and shall be in conformance with Section 22500.1 of the California Vehicle Code. Fire lane posts, signs, red curbs and white stenciling shall be maintained in perpetuity. This information shall be recorded as a covenant on the parcel Map.

6. Roadway design features (speed bumps, speed control dips, etc.) that may interfere with emergency apparatus response shall not be installed along any Fire Apparatus Access Road/Fire Lane.

7. All gates or other structures or devices which could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the District, and receive specific plan approval.

8. Gates giving access to the interior developed area of the project shall be equipped with approved emergency traffic control activating strobe light sensor(s) or other devices approved by the District, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual disconnect in case of power failure.

9. All automatic gates across Fire Apparatus Access Roads shall be equipped with approved emergency key-operated switches overriding all command functions and opening the gate(s)

10. All -roads shall be provided with an approved paved driving surface **prior** to bringing **any** combustible building products onsite.

11. Fire hydrants, with a minimum flow of 2500 gpm at 20 psi, shall be installed in accordance with Helix Water District, Lakeside Fire Protection District and San Diego County Standards. Fire hydrant spacing shall be a minimum of 250 feet and at intersections and knuckles of cul-de-sacs. The type, specific location and final spacing of fire hydrants will be determined by the Fire District at a later date. Blue reflective pavement markers shall be installed in the street to indicate the location of the hydrants.

12. The developer shall provide a letter from the Helix Water District stating that the required flow in gallons per minute is available to the site. .

13. Water supply system and hydrants shall be installed and tested **prior** to bringing **any** combustible building product onsite.

14. Design of the water supply shall be submitted to the Lakeside Fire Protection District and the Helix Water District for approval prior to the issuance of a building permit for any parcel created by this subdivision. The developer shall provide a letter from the appropriate water district approving the water supply design.

15. Automatic fire sprinkler systems are required for interior protection of all structures in accordance with the specifications of the National Fire Protection Association pamphlet # 13, to the satisfaction of the Lakeside Fire Protection district

16. Once placed in service, the automatic sprinkler system shall be monitored by an approved Central Station monitoring Company.

17. Each building shall have both exterior wall and interior hallway mounted horn and strobe fire alarms that activate upon water flow discharged from the automatic sprinkler system,

18. Each building equipped with an automatic sprinkler system shall have a walk-in enclosed fire sprinkler riser room accessible from the outside of the building- The exact size and location of the riser room shall be approved by the District prior to construction

19. A minimum of one 2A-10BC dry chemical fire extinguisher shall be located every 75' of travel distance throughout the complex in approved extinguisher cabinets.

20. Numbers and addresses shall be placed on all new or existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property to the satisfaction of the Lakeside Fire Protection District. Said numbers shall contrast with their background and shall meet the minimum size standard of 6" high and 1/2" stroke for commercial buildings.

21. The proposed project is located in a hazardous wild land fire area. Structures erected on the proposed project site shall comply with San Diego County Enhanced Fire Resistive Construction standards and requirements.

22. Within the proposed project, 100 feet of clearing of natural vegetative fuels shall be required around all buildings. Clearance of natural vegetative fuels shall be maintained in perpetuity.

23. The quantity of hazardous materials permitted on and within the proposed project site shall not exceed the quantities allowed in California Building Code Table 3-D anad 3-E.

24. The developer must have a current Project Facility Availability Form on file with the District.

CASE NO. S04-009/ER04-14-004

	REVISIONS	BY
1		
2		
3		
4		
5		
6		

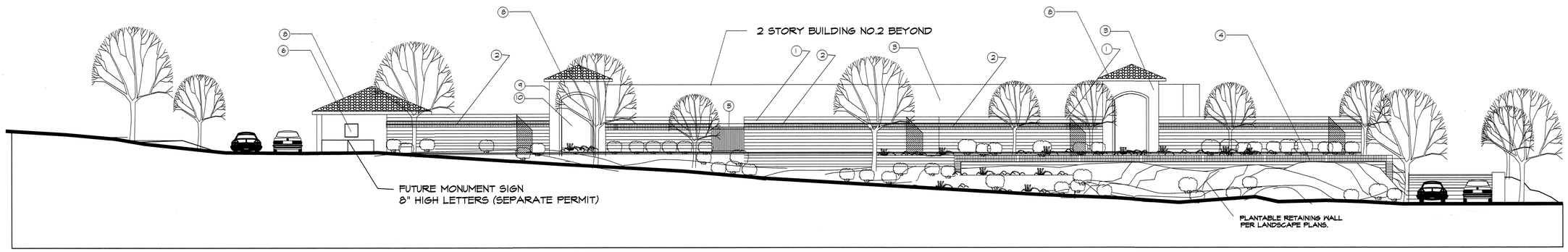
LICENSED ARCHITECT
WILLIAM B. HEDENKAMP
C7478
9/07
RENEWAL DATE
STATE OF CALIFORNIA

WILLIAM HEDENKAMP ARCHITECT
725 SOUTH COAST HIGHWAY 101 ENCINITAS, CA 92024
PHONE (760) 456-6000 FAX (760) 456-6001 Email whedenkamp@chelseainvestco.com

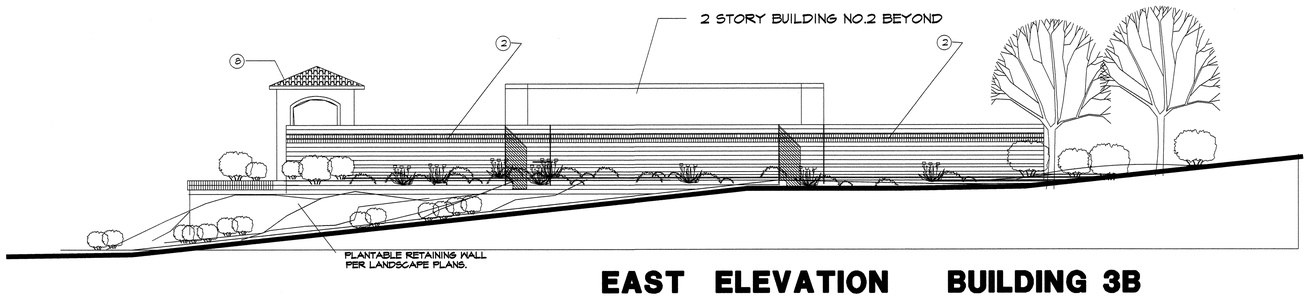
LOS COCHES SELF-STORAGE
ADDRESS
LAKESIDE , CALIFORNIA

CASE NO. S04-009/ER04-14-004

DRAWN BY:	AS
CHECKED BY:	
DATE:	10/24/06
DRAWING NAME:	25102-SA1
JOB NO.	26103
SHEET	SA1
NO.	SHEETS



BUILDING 1 & 3A SOUTH ELEVATION FROM OLD HIGHWAY 80



EAST ELEVATION BUILDING 3B

LEGEND:
EXTERIOR MATERIAL + COLOR

1. SPLIT FACE CONCRETE BLOCK INTEGRAL COLOR.
2. FLUTED CONCRETE BLOCK INTEGRAL COLOR.
3. STUCCO INTEGRAL COLOR SAND FINISH.
4. CONCRETE BLOCK PLANTER WALL
5. 7' HIGH TUBULAR STEEL FENCE (ENTRY GATE SIMILAR)
6. TINTED GLASS
7. STUCCO EXPANSION JOINT
8. CONCRETE TILE ROOF
9. #1 UPPER (LIGHT COLOR)
   STUCCO: EXPO #40 "CREAM PUFF" (Base 1)
10. #2 LOWER (BASE COLOR)
    STUCCO: EXPO #225 "SORRENTO" (Base 4)
11. TRIM: HARTFORD GREEN
12. DOORS: GREEN

CASE NO. S04-009/ER04-14-004

	REVISIONS	BY
1		
2		
3		
4		
5		
6		

LICENSED ARCHITECT
WILLIAM B. HEDENKAMP
C7478
9/07
REGISTRATION DATE
STATE OF CALIFORNIA

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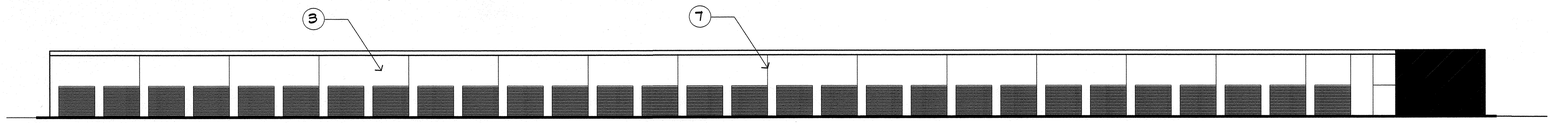
LOS COCHES SELF-STORAGE
ADDRESS
LAKESIDE , CALIFORNIA

CASE NO. S04-009/ER04-14-004

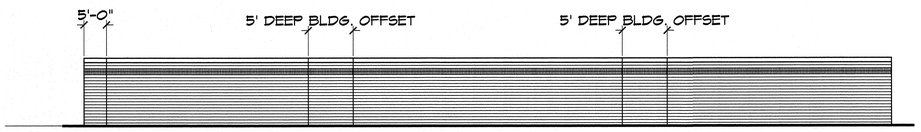
DRAWN BY:
CHECKED BY:
DATE: 10/24/06
DRAWING NAME:
JOB NO. 26103
SHEET
A2
NO. SHEETS



SOUTH ELEVATION BUILDING NO. 3B
1/16"=1'-0"

BUILDING NO. 3B
RETURN TO EAST

NORTH ELEVATION BUILDING NO. 3B
1/16"=1'-0"



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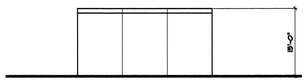
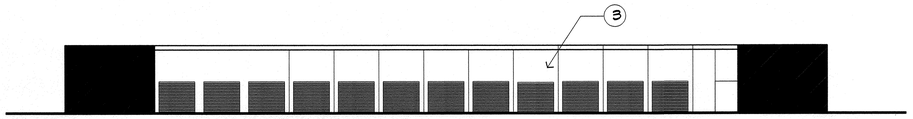
1/16"=1'-0"



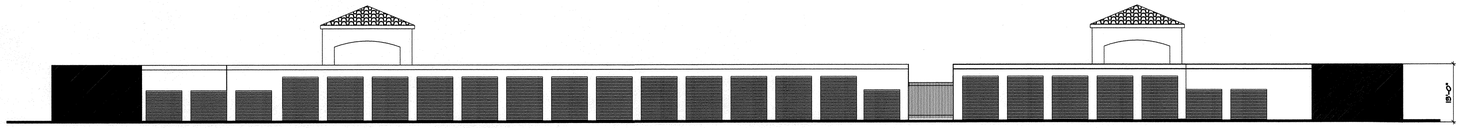
WEST END ELEVATION BUILDING NO. 3B



BUILDING NO. 3B
RETURN TO WEST

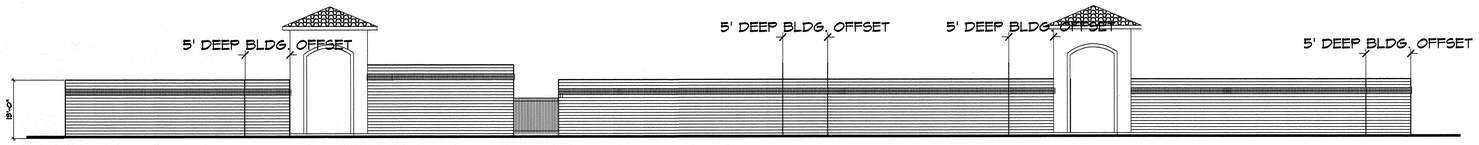
BUILDING NO. 3B
RETURN TO WEST

SOUTH ELEVATION BUILDING NO. 3B
1/16"=1'-0"



NORTH ELEVATION BUILDING NO. 3A & 3B
1/16"=1'-0"

BUILDING NO. 3B
RETURN TO NORTH



SOUTH ELEVATION BUILDING NO. 3A
1/16"=1'-0"

SOUTH ELEVATION BUILDING NO. 3B
1/16"=1'-0"

LEGEND:

1. SPLIT FACE CONCRETE BLOCK INTEGRAL COLOR.
2. FLUTED CONCRETE BLOCK INTEGRAL COLOR.
3. STUCCO INTEGRAL COLOR SAND FINISH.
4. CONCRETE BLOCK PLANTER WALL
5. 8' HIGH TUBULAR STEEL FENCE (ENTRY GATE SIMILAR)
6. TINTED GLASS
7. STUCCO EXPANSION JOINT
8. CONCRETE TILE ROOF

CASE NO. S04-009/ER04-14-004

	REVISIONS	BY
1		
2		
3		
4		
5		
6		

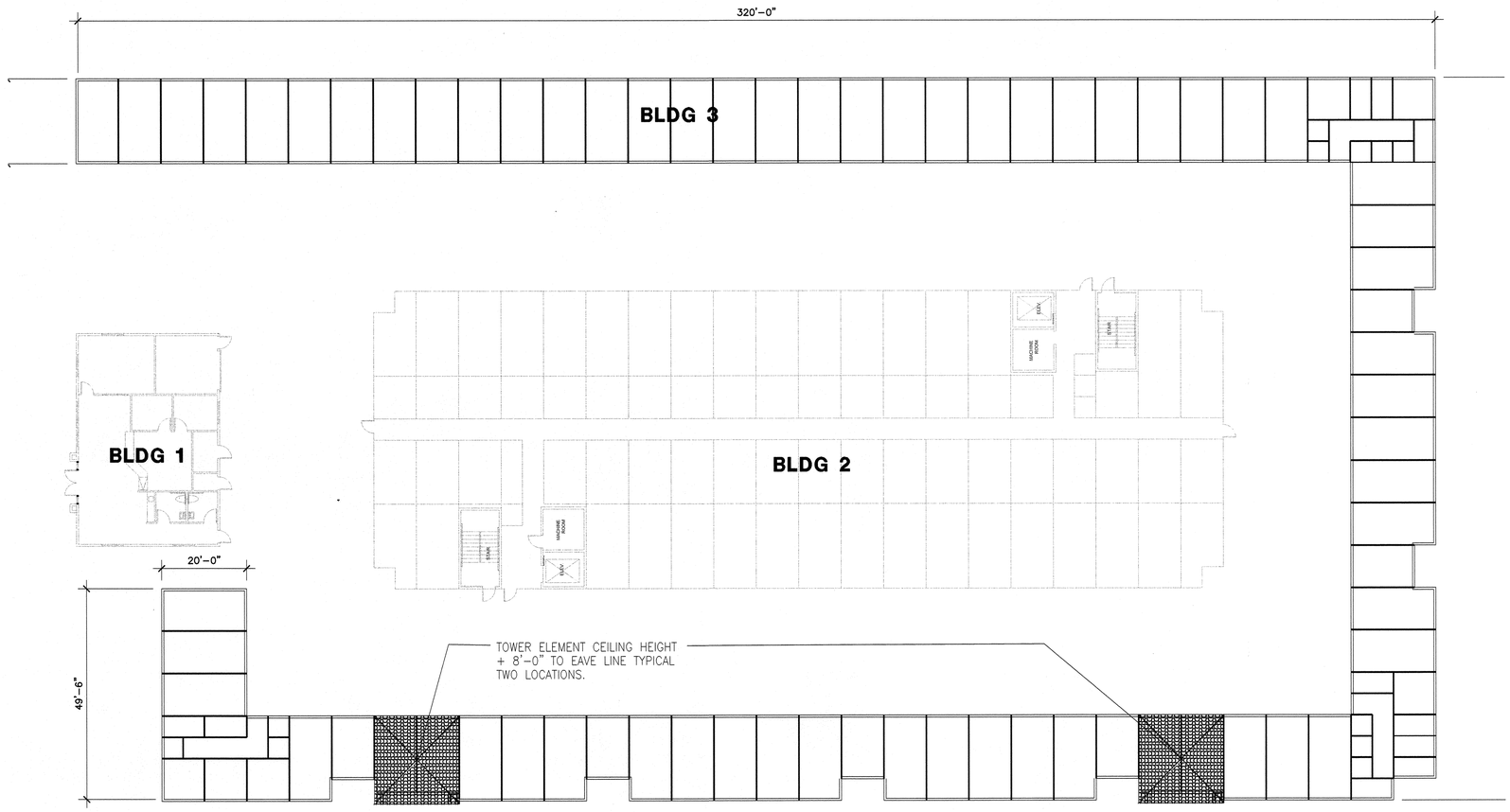
LICENSED ARCHITECT
WILLIAM B. HEDENKAMP
C7478
9/07
RENEWAL DATE
STATE OF CALIFORNIA

WILLIAM HEDENKAMP ARCHITECT
725 SOUTH COAST HIGHWAY 101 ENCINITAS, CA 92024
PHONE (760) 456-6000 FAX (760) 456-6001 Email whedenkamp@chelseainvestco.com

LOS COCHES SELF-STORAGE
ADDRESS
LAKESIDE , CALIFORNIA

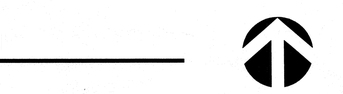
DRAWN BY:
CHECKED BY:
DATE 10/24/06
DRAWING NAME:
JOB NO. 26103
SHEET A3
NO. SHEETS

CASE NO. S04-009/ER04-14-004



FLOOR PLAN

SCALE 1/16"= 1'-0"



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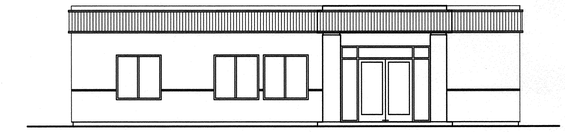
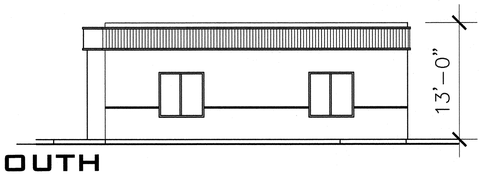


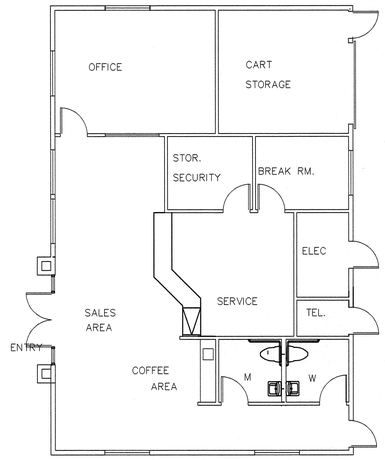
WEST



SOUTH

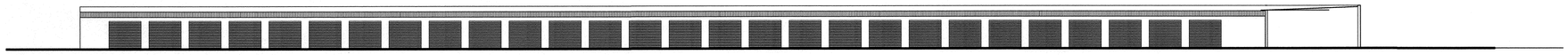
OFFICE EXTERIOR ELEVATIONS

SCALE 1/8"= 1'-0"



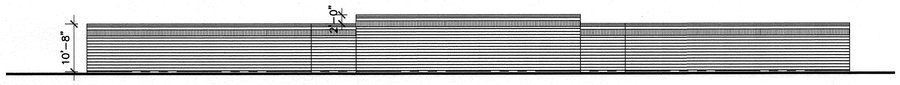
OFFICE FLOOR PLAN

SCALE 1/8"= 1'-0"



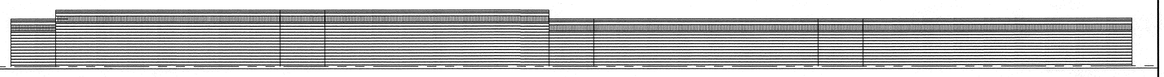
NORTH ELEVATION-INTERIOR

SCALE 1/16"= 1'-0"



EAST ELEVATION-EXTERIOR

SCALE 1/16"= 1'-0"



SOUTH ELEVATION-EXTERIOR

CASE NO. S04-009/ER04-14-004

	REVISIONS	BY
1	REVS. 10/08/2005	
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5		
6		

LICENSED ARCHITECT
WILLIAM B. HEDENKAMP
C7478
9/07
RENEWAL DATE
STATE OF CALIFORNIA

WILLIAM HEDENKAMP ARCHITECT
725 SOUTH COAST HIGHWAY 101 ENCINITAS, CA 92024
PHONE (760) 456-6000 FAX (760) 456-6001 Email whedenkamp@chelseainvestco.com

LOS COCHES SELF-STORAGE
ADDRESS
LAKESIDE , CALIFORNIA

CASE NO. S04-009/ER04-14-004

DRAWN BY: AS
CHECKED BY: AS
DATE: 10/24/06
DRAWING NAME: A25102-A1.1-BLDG5-FLR12
JOB NO. 26103
SHEET A4.0
NO. SHEETS