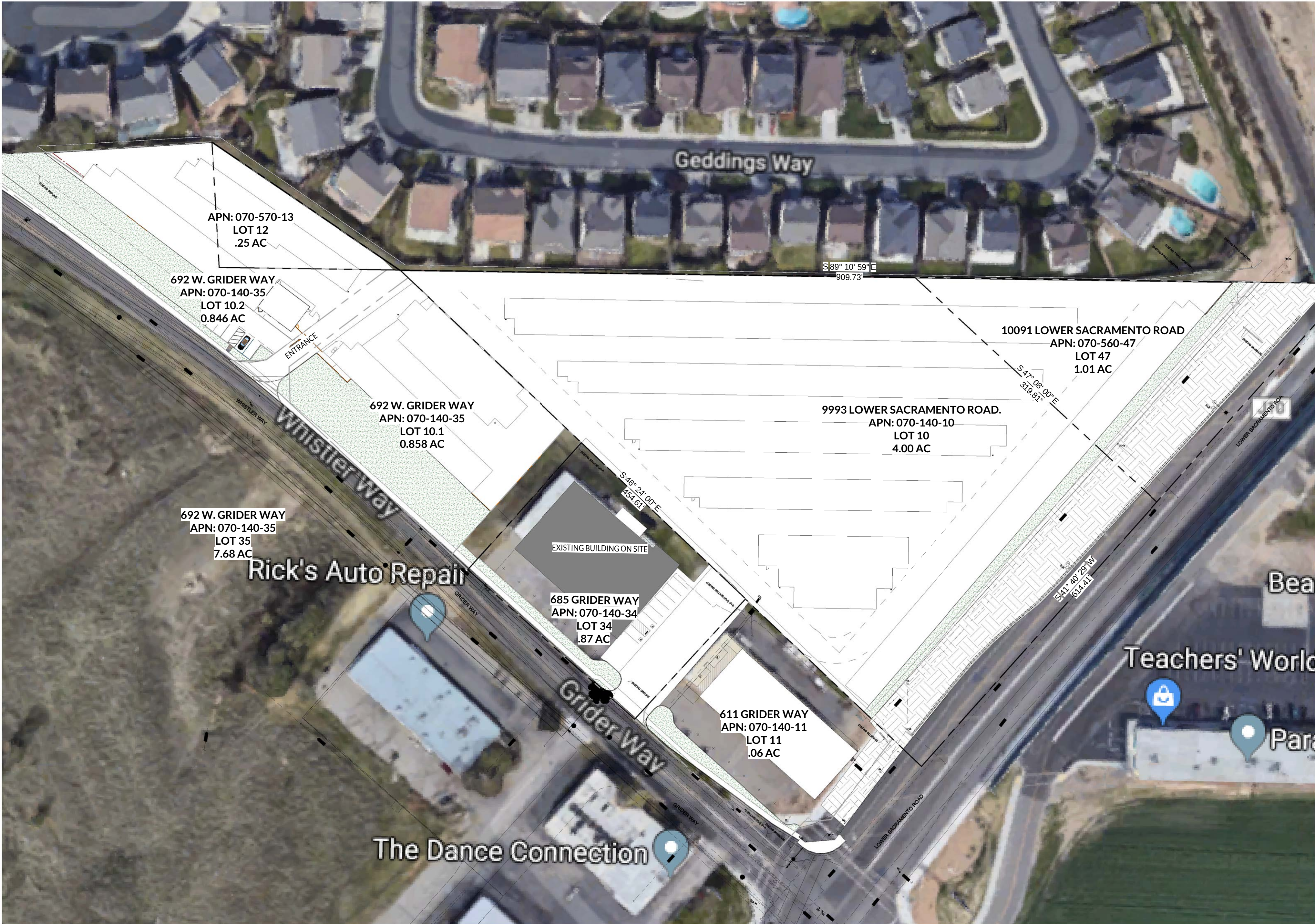


WHISTLER STORAGE LLC
NEW SELF STORAGE FACILITY
9993 LOWER SACRAMENTO RD
STOCKTON, CA 95210



1 SITE PLAN
SCALE: 1" = 60'-0"

PROJECT DIRECTORY

OWNER:
SUNDANCE DEVELOPMENT GROUP
5701 LONETREE BLVD. 102
ROCKLIN, CA 95765
PHONE: (916) 656-0995
CONTACT: Ron Smith
EMAIL: sundancedg.com

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EMAIL: tim@domum.design

CIVIL ENGINEER:
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620 12TH STREET
MODESTO, CA 95354
PHONE: (209) 524-3525
CONTACT: Brock Campbell
EMAIL: bcampbell@nseng.net

STRUCTURAL ENGINEER:

LANDSCAPE ARCHITECT:

PROJECT INFORMATION

PROJECT SUMMARY:
NEW CONSTRUCTION OF [11] STEEL BUILDINGS TO INCLUDE [1] STICK FRAMED BUILDING TO HOUSE 1ST LEVEL OFFICE/MANAGER'S UNIT. EVA ACCESS AGREEMENT WITH ADJACENT PROPERTY.

	EXISTING	PROPOSED
SITE AREA:	264,943 SF	
OCCUPANCY:	VACANT	C-C / B / S-1
GENERAL PLAN:	COMMERCIAL	UNCHANGED
ZONING:	COUNTY	(CG) COMMERCIAL GENERAL
CONSTRUCTION TYPE:	N/A	II-B, V-B
FIRE SPRINKLER:	N/A	YES
NUMBER OF STORIES:	N/A	TWO (2)
BLDG. HEIGHT:	0"	27' - 7"

AREA SUMMARY

EXISTING		
LOT 47	44,099.00 SF	1.010 AC
LOT 10	174,240.00 SF	4.000 AC
LOT 10.1	37,417.00 SF	0.858 AC
LOT 10.2	36,866.00 SF	0.846 AC
LOT 12	11,921.00 SF	0.270 AC

PROPOSED

LOT	304,543.00 SF	6.98 AC
-----	---------------	---------

BUILDING AREAS

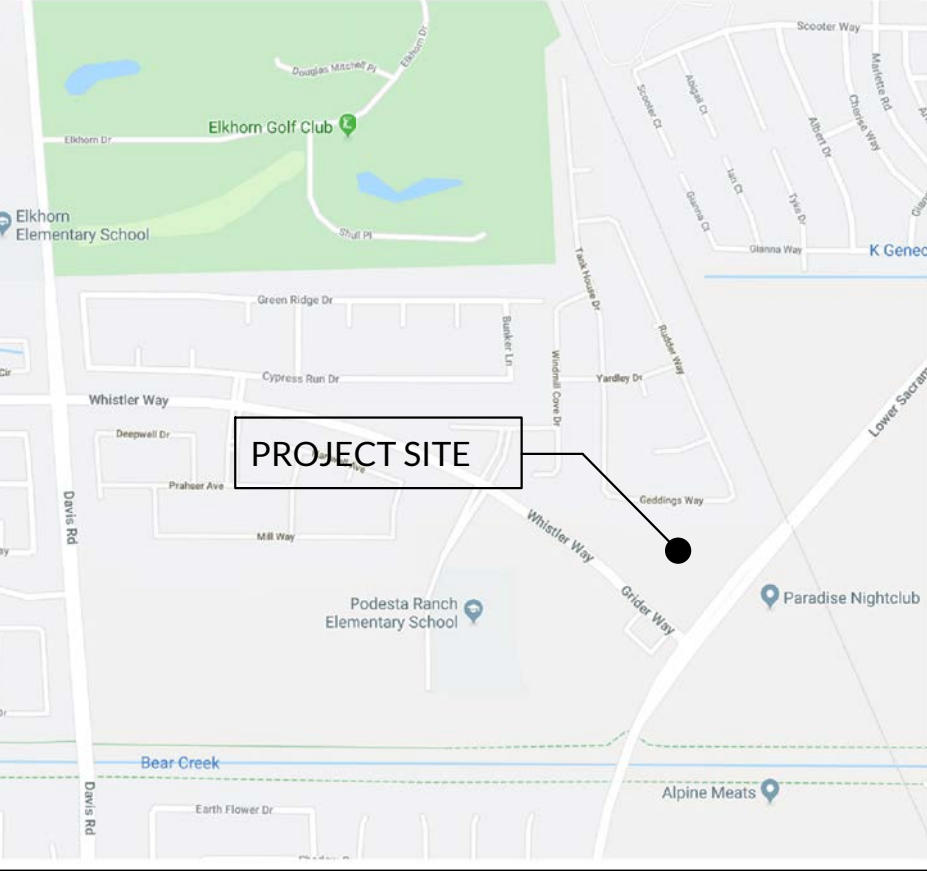
BUILDING	AREA
BUSINESS	
OFFICE	1,200 SF
RESIDENCE	
MANAGER UNIT	1,200 SF
STORAGE	
BUILDING A	5,600 SF
BUILDING B	6,825 SF
BUILDING C	18,925 SF
BUILDING D	13,850 SF
BUILDING E	10,800 SF
BUILDING F	7,800 SF
BUILDING G	7,425 SF
BUILDING G CORRIDOR	725 SF
BUILDING H	14,900 SF
BUILDING I	5,500 SF
BUILDING J	6,100 SF
	98,450 SF
	100,850 SF

STORAGE LOT COVERAGE			
BLD	100,850	/	304,543 = 33.12 %

INDEX OF DRAWINGS

00 - ARCHITECTURAL	
A1	COVER SHEET
A2	UNIT LAYOUT PLAN
A3	FENCING PLAN
A4	PARTITION PLANS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A10	RENDERINGS
A12	SIGNAGE PLAN

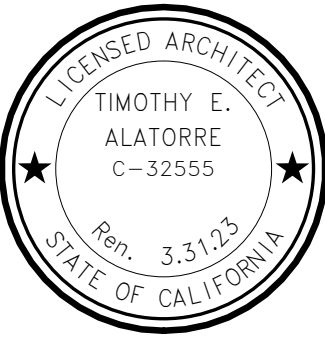
VICINITY MAP



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WHISTLER STORAGE LLC
NEW SELF STORAGE
FACILITY

Proj. No: 2019.518
Drawn By: CKI
Reviewed: TEA



Issue/Revision Schedule:
No. Date Description

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COVER SHEET

A1

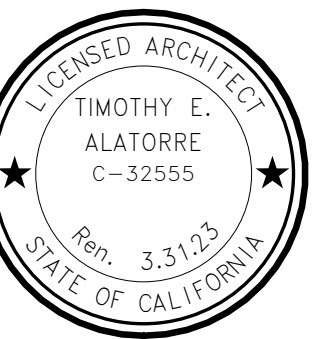


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APN: 070-140-10

WHISTLER STORAGE LLC NEW SELF STORAGE FACILITY

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Reviewed: TEA

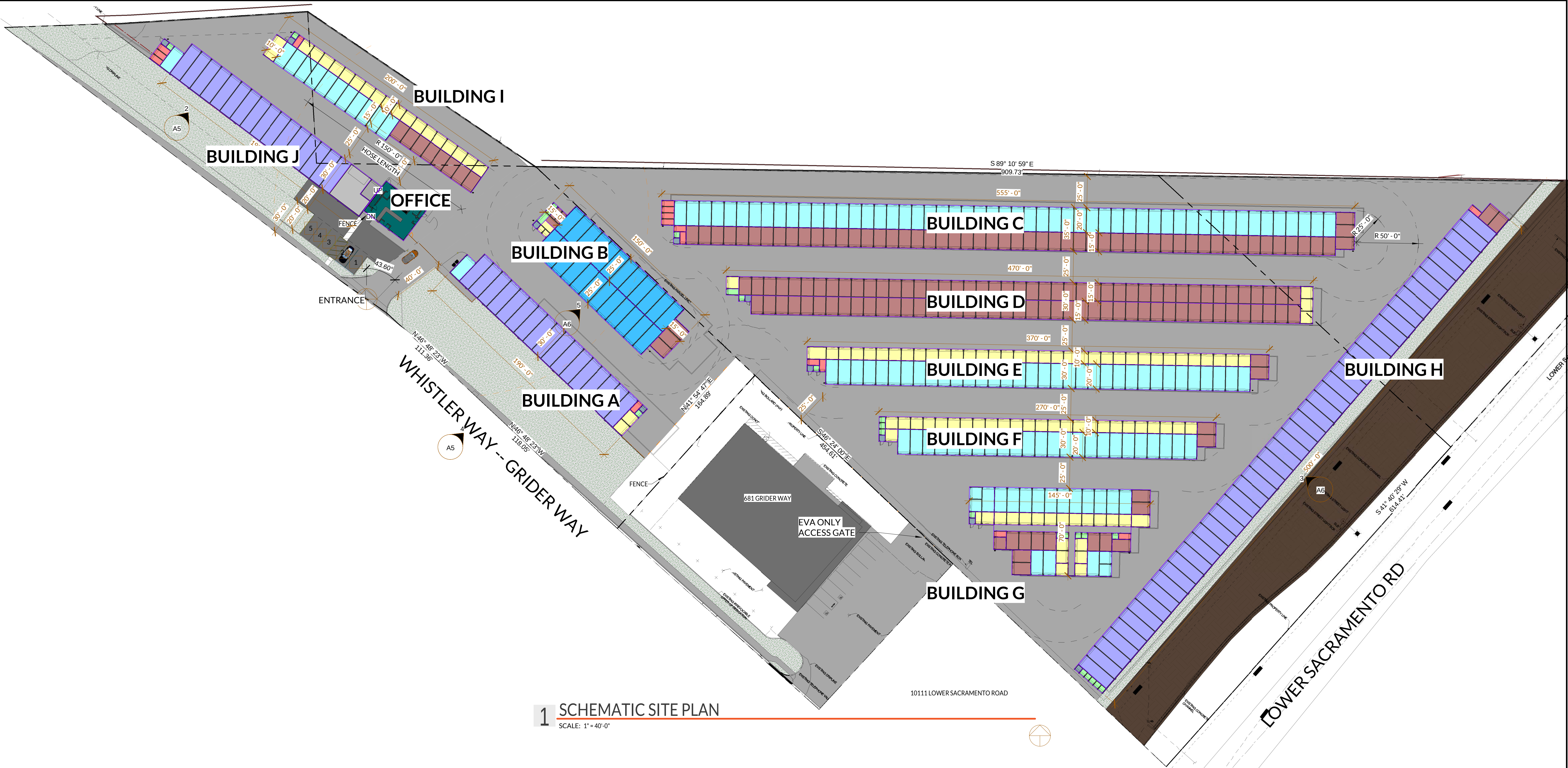


Issue / Revision Schedule:
No. Date Description

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UNIT LAYOUT PLAN

A2



1 SCHEMATIC SITE PLAN
SCALE: 1" = 40'-0"

UNIT LEGEND

OFFICE	5 X 5	10 X 15
GARAGE	5 X 10	10 X 20
ASR	10 X 10	10 X 25
ELECT.		10 X 30

BUILDING AREAS

BUILDING	AREA
BUSINESS OFFICE	1,200 SF
RESIDENCE MANAGER UNIT	1,200 SF
STORAGE	5,600 SF
BUILDING A	6,825 SF
BUILDING B	18,925 SF
BUILDING C	13,850 SF
BUILDING D	10,800 SF
BUILDING E	7,800 SF
BUILDING F	7,425 SF
BUILDING G CORRIDOR	725 SF
BUILDING H	14,900 SF
BUILDING I	5,500 SF
BUILDING J	6,100 SF
	98,450 SF
	100,850 SF

UNIT MIX per SIZE

NAME	TYP. UNIT AREA	AREA	UNIT COUNT	%
STORAGE				
5 x 5	25 SF	650 SF	26	1%
5 x 10	50 SF	800 SF	16	1%
10 x 10	100 SF	10,850 SF	108	11%
10 x 15	150 SF	26,050 SF	174	27%
10 x 20	200 SF	28,200 SF	141	29%
10 x 25	250 SF	6,000 SF	24	6%
10 x 30	300 SF	24,300 SF	81	25%
		96,850 SF	570	100%

PARKING SCHEDULE

MODEL	COUNT
BUSINESS	
9 x 18	4
9 x 18 (8' AISLE)	1
	5
GRAND TOTAL	5

PER SAN JOAQUIN MUNICIPAL CODE TITLE 22 DEVELOPMENT TITLE
DIVISION 10 DEVELOPMENT REGULATIONS CHAPTER 9-1015.3 REQUIRED
PARKING SPACES.

TABLE 9-1015.3(b): (PERSONAL STORAGE), 1 SPACE REQUIRED PER 1000 SF
OF BUILDING.
1200 SF OFFICE / 1000 SF = 1.2 = 2 PARKING SPACES REQUIRED.

UNIT MIX per BUILDING

NAME	TYP. UNIT AREA	AREA	UNIT COUNT	NAME	TYP. UNIT AREA	AREA	UNIT COUNT
BUILDING A				10 x 10	100 SF	2,600 SF	26
5 x 5	25 SF	25 SF	1	10 x 15	150 SF	300 SF	2
5 x 10	50 SF	50 SF	1	10 x 20	200 SF	4,800 SF	24
10 x 10	100 SF	200 SF	2			7,775 SF	55
10 x 20	200 SF	200 SF	1	BUILDING G			
10 x 30	300 SF	5,100 SF	17	5 x 5	25 SF	150 SF	6
		5,575 SF	22	5 x 10	50 SF	100 SF	2
BUILDING B				10 x 10	100 SF	2,000 SF	20
5 x 5	25 SF	100 SF	4	10 x 15	150 SF	1,750 SF	12
10 x 10	100 SF	100 SF	1	10 x 20	200 SF	3,400 SF	17
10 x 15	150 SF	600 SF	4			7,400 SF	57
10 x 25	250 SF	6,000 SF	24	BUILDING H			
		6,800 SF	33	5 x 5	25 SF	125 SF	5
BUILDING C				5 x 10	50 SF	50 SF	1
5 x 5	25 SF	25 SF	1	10 x 15	150 SF	300 SF	2
5 x 10	50 SF	300 SF	6	10 x 20	200 SF	14,400 SF	48
10 x 15	150 SF	8,250 SF	55			14,875 SF	56
10 x 20	200 SF	10,600 SF	53	BUILDING I			
		19,175 SF	115	5 x 5	25 SF	25 SF	1
BUILDING D				5 x 10	50 SF	50 SF	1
5 x 5	25 SF	75 SF	3	10 x 10	100 SF	1,999 SF	20
10 x 10	100 SF	400 SF	4	10 x 15	150 SF	1,200 SF	8
10 x 15	150 SF	13,350 SF	89	10 x 20	200 SF	2,200 SF	11
		13,825 SF	96			5,474 SF	41
BUILDING E				BUILDING J			
5 x 5	25 SF	25 SF	1	5 x 5	25 SF	25 SF	1
5 x 10	50 SF	100 SF	2	5 x 10	50 SF	150 SF	3
10 x 10	100 SF	3,550 SF	35	10 x 20	200 SF	200 SF	1
10 x 15	150 SF	300 SF	2	10 x 30	300 SF	4,800 SF	16
10 x 20	200 SF	6,800 SF	34			5,175 SF	21
		10,775 SF	74			96,849 SF	570
BUILDING F							
5 x 5	25 SF	75 SF	3				



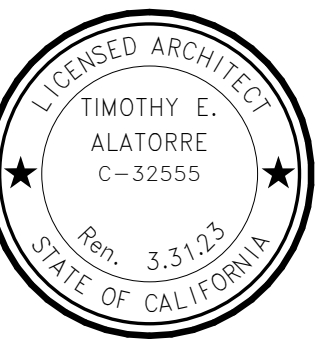


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APN: 070-140-10

BATEMAN NEW SELF STORAGE FACILITY

Proj. No: 2019.518
Drawn By: CKI
Reviewed: TEA



Issue / Revision Schedule:	Description
No.	Date

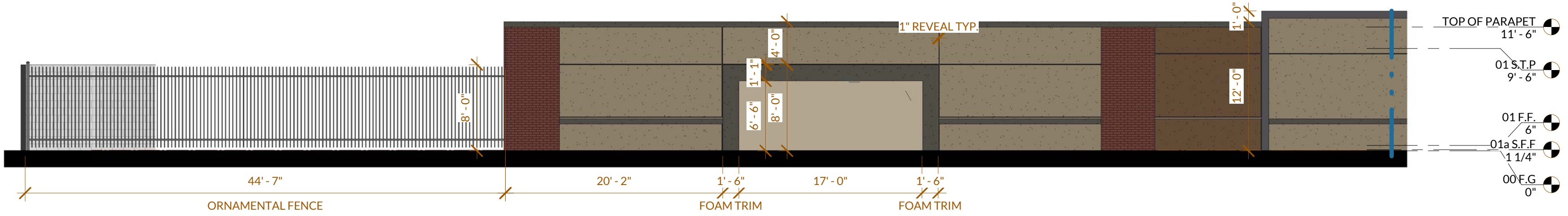
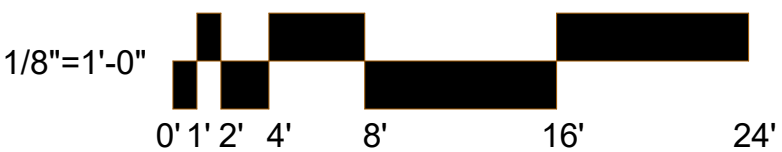
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EXTERIOR ELEVATIONS

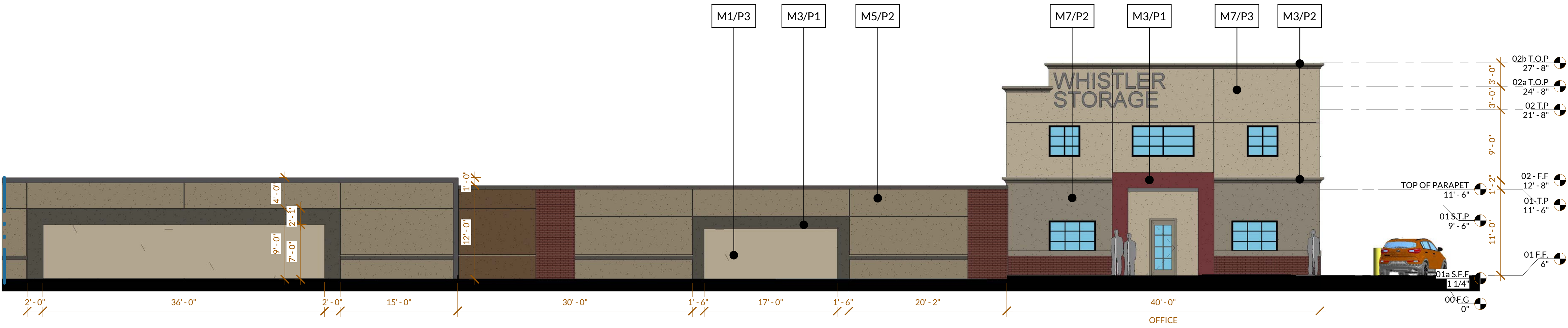
A5

COLORS AND MATERIALS

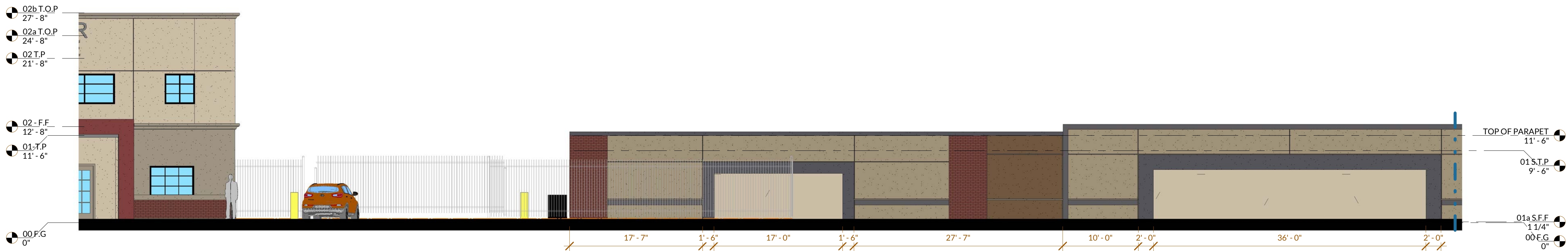
- | | | |
|----|--|--|
| M1 | | OMEGA
1 COAT STUCCO |
| M2 | | WOOD TRIM
- |
| M3 | | FOAM TRIM
- |
| M4 | | METAL ROOFING
- MCB
- AUTUMN RED OR EQUIVALENT |
| M5 | | METAL PANEL
- MCB
- LIGHT STONE OR EQUIVALENT |
| M6 | | STUCCO |
| M7 | | CONCRETE TILT UP |
| P1 | | SHERWIN-WILLIAMS
- ANTIQUE RED - SW 7587
OR MCB - RUSTIC RED |
| P2 | | OMEGA - 9262 ASH GRAY OR SIM.
MCB - DESERT SAND |
| P3 | | OMEGA - 9206 MOONSHINE OR SIM.
MCB - LIGHTSTONE |
| P4 | | OMEGA - 9258 GRAVITY OR SIM.
MCB - SANDSTONE |
| P5 | | SHERWIN WILLIAMS OR SIM.
-SW 7027
MCB - KOKO BROWN |
| P5 | | SHERWIN WILLIAMS OR SIM.
-SW 9610
MCB - CHARCOAL |



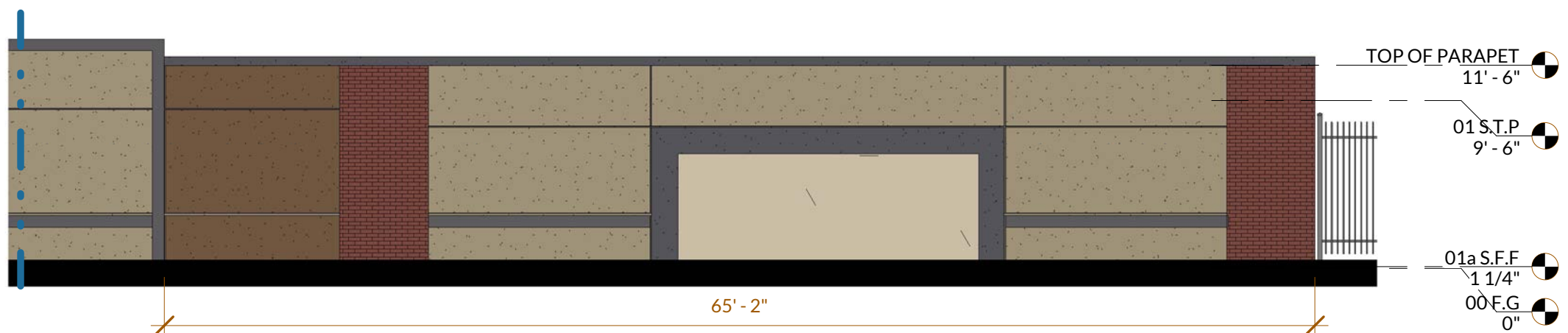
1 ELEVATION - GRIDER WAY - BLDG. J - 1.1
SCALE: 1/8" = 1'-0"



2 ELEVATION - GRIDER WAY - BLDG. J - 1.2
SCALE: 1/8" = 1'-0"



3 ELEVATION - GRIDER WAY - BLDG. A - 1.1
SCALE: 1/8" = 1'-0"



4 ELEVATION - GRIDER WAY - BLDG. A - 1.2
SCALE: 1/8" = 1'-0"