

- LANDSCAPING
- WROUGHT IRON DOUBLE SLIDING GATE, 28'-0" W x 8'-0" H, PAINTED BLACK WITH KNOX-BOX AND KEY PER FIRE DEPT. REQUIREMENT. OPERATOR TO BE COMING AND LEAVING UNDER PAVEMENT SENSING CABLES, KEYPAD CONTROL, WITH PEDESTAL AND ELECTRIC MOTOR. PROVIDE MANUAL RELEASE (OR MANUAL OVERRIDE) IN CASE OF ELECTRICAL FAILURE PER FIRE DEPT. REQUIREMENTS. "AUTO-GATE" MANUFACTURER, UL 325 SAFETY VPL (1-800-944-4283)
- NEW TRASH ENCLOSURE
- PARKING
- DESIGNATED CLEAN AIR VEHICLE PARKING EV
- 8'-0" H. WROUGHT IRON FENCE
- CONCRETE WALK
- 2 HR. RATED CMU WALLS
- GATE MOTOR & OPERATOR, 1HP, W/MANUAL OVER-RIDE AT POWER FAILURE. PROVIDE LOCKING ENCLOSURE.
- BOLLARDS
- 8' H. CHAINLINK FENCE W/DARK BROWN VINYL SLATE INSERTS
- 4'-0" WIDE ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY ON ASPHALT PAVEMENT. SEE DISABLED ACCESS NOTES
- 5'-0" x 5'-0" LEVEL LANDING. SEE DISABLED ACCESS NOTES
- ASSUMED PROPERTY LINE PER CBC 501.3
- BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS & SHALL BE VISIBLE & LEGIBLE FROM STREET FRONTING. THE PROPERTY NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
- PROVIDE A BOX KEY AS REQUIRED BY FIRE CODE 902.4. LOCATION AT MAIN ENTRANCE/EXIT. KEY BOX TO BE DESIGNED PER COUNTY FIRE DEPARTMENT REGULATIONS. MOUNT ON WALL OR FENCE.
- RAMPS SHALL NOT ENCLOSE INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS SITE.
- PROVIDE A KNOX BOX (FIRE DEPT. LOCK BOX) AT THE OFFICE. BOX TO CONTAIN 4 SETS OF BUILDING MASTER KEYS, FIRE ALARM PANEL KEYS, BOX TO BE MOUNTED AT 6' MAX. ABOVE WALLS.
- FIRE SIGNS - NO PARKING SIGNS TO BE MOUNTED ON THE FRONT OF ALL BUILDINGS & SHALL BE VISIBLE & LEGIBLE FROM STREET.
- CONCRETE CURB. SEE CIVIL DRAWING.
- CONCRETE PAD. SEE CIVIL DRAWING.
- AIR CONDITION UNITS. SEE MECHANICAL DRAWINGS
- STREET LIGHTING-WALL OR SURFACE MOUNTED. SEE ELEV. AND ELEC. DWGS.
- SIGN ENTRANCE. SEE
- PORTABLE FIRE EXTINGUISHER IN APPROVED WEATHER-PROOF ENCLOSURES WHICH CAN BE REACHED WITHIN 75 FEET OF TRAVEL.
- 3'-0" W/ W/ GATE W/ LEVER HANDLE WITH OPERABLE W/O SPECIAL KNOWLEDGE, EFFORT OR KEY, 5 LBS MAX. EFFORT ALLOWED.
- DETECTABLE WARNING SURFACE (CBC 119-247 AND 119-705). SEE DETAIL
- METER FIRE PROTECTION. SEE LPG REGULATOR PROTECTION DETAIL
- CUT CURB RAMP. SEE DETAIL
- ATS OR 1000 SQ. FT. DRIP FIELD
- WATER WELL INSIDE MAINTENANCE AND STORAGE ROOM
- 8'-0" H. CHAINLINK FENCE AT PROPERTY LINE
- NON-RATED DEMISING WALL
- FIRE TANK STORAGE (66000 GAL., 21'-06 1/2" D. x 24'-1 1/2" H.) 36A PORTABLE STORAGE TANKS (500 GAL.) 36B BOOSTER PUMPS
- 10'-0" H. W/ FENCE AT PROPERTY LINE
- UNDERGROUND DETENTIONS. SEE CIVIL
- OPEN R.V. PARKING
- PUMP HOUSE
- BOOSTER PUMP HOUSE
- EXISTING STREAM, DRAINAGE AREA WITH 17'-0" BUFFER, SLOPE 1:2
- FIRE RISER ROOM
- CONCRETE SWALE. SEE CIVIL
- RETAINING WALL. SEE CIVIL
- 20 FOOT WIDE AVOIDANCE AREA CENTERED ON EXISTING DRAINAGE COURSE
- NO GRADING AREA. SEE CIVIL
- 150 FEET MAX. DRAGGING HOSE DISTANCE PER FIRE DEPARTMENT
- ON GROUND MECHANICAL UNITS FOR OFFICE AND SECOND FLOOR (BUILDING H). CLIMATE CONTROL. PROVIDE CONCRETE PAD.
- 12" WIDE CONCRETE WALKWAYS FOR OFFICE AND SECOND FLOOR. SEE CIVIL DRAWING.
- OFFSITE LANDSCAPE. SEE LANDSCAPE PLAN
- SOLAR PANELS ON METAL STANDING ROOFS (BUILDING B AND H)
- PROPOSED WATER QUALITY MANAGEMENT BIO FILTRATION CHAMBER. SEE CIVIL PLANS
- SELF-RETAINING LANDSCAPE AREA, 3" WATER DEPTH. SEE CIVIL DRAWINGS
- 500 GALLON ADVANCED TREATMENT SYSTEM
- 750 GALLON PUMP CHAMBER
- POTABLE WATER LINE FROM WELLS TO PUMP AND OFFICE

SITE PLAN KEY NOTES

LEGAL DESCRIPTION:
APN: 476-010-060-2
NOTE: THERE IS NO ACTIVE EASEMENT ON THIS PROPERTY.

LEGAL DESCRIPTION

PROJECT DATA:
ZONING: C-1/C-P ZONE, GENERAL COMMERCIAL
SITE AREA: 208,744 S.F./4.79 ACRES
GROSS SITE AREA: 304,007 S.F./6.98 ACRES
BUILDING FOOTPRINT AREA: 47,340 S.F. (14.84%)
LANDSCAPE AREA (NET EXCLUDING DRAINAGE COURSE): 36,165 S.F. (17.33%) OF ON-SITE LANDSCAPE
GROSS LANDSCAPE AREA: 47,129 S.F. (22.58%) (INCLUDING SEPTIC AREA OF +/- 1,985 S.F.)
NET LANDSCAPE AREA INCLUDING SOME PLANTING IN THE "NO GRADING AREA"
PAVED AREA: 74,275 S.F. (35.58%)
OCCUPANCY: B/ S-1
(CONSTRUCTION TYPE II-B, SPRINKLERED BY WELLS & STORAGE TANK AT SITE)

ACCESSIBLE - EV NOTES

CIVIL ENGINEER:
THE PRIZM GROUP
310 N. COTA ST. SUITE 1, CORONA, CA 92880
PHONE: (951) 737-4006
TPO@THE-PRIZM-GROUP.COM

LANDSCAPE ARCHITECT:
ROYAL OAK DESIGN
JOCELYN SIA, RLA #6649
310 N. INDIAN HILL BLVD #128
CLAREMONT, CA 91711
EMAIL: JOCELYN@ROYALOAKDESIGNLA.COM
TEL: (923) 786-2750

FIRE PROTECTION CONSULTANT:
CHIP LINDELY, CWSFP
LINDELY FIRE
2200 E. VIA BURTON
ANAHEIM, CA 92806
(OFFICE) 714-535-5761
(DIRECT) 714-881-4529
CHIP@LINDELYFIRE.COM

GEOTECHNICAL REPORT SOIL REPORT:
STEPHEN H. POOLE
4184 REMINGTON AVENUE
TEMECULA, CA 92550
(951) 461-4028
ESSGNC.COM
MURICHP@GMAIL.COM

ELECTRICAL ENGINEERING:
MIKE RICHARDSON
RICHARDSON ENGINEERING
CONSULTING ELECTRICAL ENGINEERING
208-255-1600
MURICHP@GMAIL.COM

CGO CONSULTANT:
MATTHEW FEGAN
MATTHEW FEGAN CONSULTANT SERVICES, INC.
42011 AVENIDA VISTA LADEIRA
TEMECULA, CA 92591
951-265-5628
MATTHEWFEGAN@ROADRUNNER.COM

CULTURAL & PALEONTOLOGICAL CONSULTANT:
CRM TECH
MICHAEL HOGAN
1016 E. COOLEY DRIVE, SUITE B
COLTON, CA 92534
PH: 909-824-6400
FAX: 909-824-6405

NOISE IMPACT STUDY: AIR QUALITY & GREENHOUSE GAS IMPACT STUDY:
PK ENGINEERING GROUP, INC.
4000 WESTERLY PLACE, SUITE 280
NEWPORT BEACH, CA 92660
8RIHAN.ESY@GMAIL.COM
TEL: 949-474-0809 EXT. 202

BIOLOGICAL CONSULTANT:
TIM SEARL
SEARL BIOLOGICAL SERVICES
43430 E. FLORIDA AVENUE #F
PHW 291, HEMET, CA 92344
951-895-2028
TSEARL@SEARL.BIO.COM

TRIP GENERATION STUDY:
ALEX TARRIZI
PK ENGINEERING GROUP, INC.
4000 WESTERLY PLACE, SUITE 280
NEWPORT BEACH, CA 92660
TEL: 949-474-0809
FAX: 949-474-0902

NOTES:
1. BUILDING A OFFICE: 1,332 S.F. ONE-STORY, HEIGHT: +/- 19'-8" (< 70,000 S.F. MAX. ALLOWED)
2. BUILDING B: 18,210 S.F. ONE-STORY, HEIGHT: +/- 26'-0" (< 70,000 S.F. MAX. ALLOWED)
3. BUILDING C: 13,380 S.F. ONE-STORY, HEIGHT: +/- 24'-6" (< 70,000 S.F. MAX. ALLOWED)
4. BUILDING D: 4,729 S.F. ONE-STORY, HEIGHT: +/- 26'-0" (< 70,000 S.F. MAX. ALLOWED)
5. BUILDING E: 3,281 S.F. ONE-STORY, HEIGHT: +/- 24'-0" (< 70,000 S.F. MAX. ALLOWED)
6. BUILDING F: 3,020 S.F. ONE-STORY, HEIGHT: +/- 19'-6" (< 70,000 S.F. MAX. ALLOWED)
7. BUILDING G: 5,085 S.F. ONE-STORY, HEIGHT: +/- 19'-6" (< 70,000 S.F. MAX. ALLOWED)
8. BUILDING H (UNDER 52,500 S.F. MAXIMUM ALLOWED BY CBC CHAPTER 5)
9. BUILDING H1 (FIRST FLOOR): 38,303 S.F.
10. BUILDING H2 (SECOND FLOOR): 38,441 S.F. (TWO STORIES, HEIGHT: 28'-0")
11. BUILDING NET AREA = 104,000 S.F. (EXCLUDING HALLWAY AREAS)
12. PROPOSED F.A.R. = NET BUILDING AREA/GROSS SITE AREA = 104,000 S.F./304,007 S.F. = 0.3421 ± 0.35 F.A.R. ALLOWED
13. TOTAL BUILDING AREA (INCLUDING HALLWAY AREAS) = 125,781 S.F.
14. PARKING REQUIRED FOR MINI-WAREHOUSE AND SELF-STORAGE: 2 SPACES PER 3 EMPLOYEES MAX. 6 PERSONS REQUIRED 4 SPACES.
15. PROFESSIONAL BUSINESS OFFICE: 1 PER 200 S.F., 1,332 S.F./200 S.F. = 6.66 OR 7 SPACES
16. PARKING PROVIDED: 8 STALLS (9' x 18'), INCLUDING 1 ADA ACCESSIBLE PARKING, 1 ADA EV ACCESSIBLE, AND 1 VAN CARPOOL EV
17. LOADING STALLS: 3 STALLS (10' x 25')
18. OPEN R.V. PARKINGS: R.V. PARKING: 5 STALLS (12' x 30')
R.V. PARKING: 16 STALLS (12' x 32')
R.V. PARKING: 9 STALLS (12' x 35')

ENCLOSED R.V. PARKINGS INSIDE BUILDINGS
HOURS OF OPERATION: 8:00 AM TO 6:00 PM EXCEPT HOLIDAYS
NUMBER OF EMPLOYEES PER SHIFT: 4 PERSONS MAX.

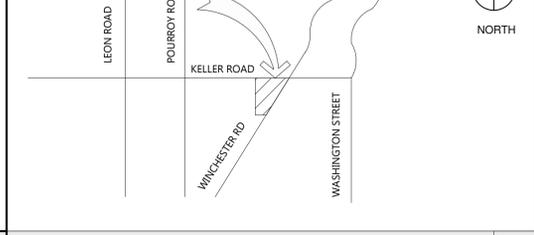
CONSULTANTS

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA ENERGY CODE (CEC)
2022 CALIFORNIA GREEN BUILDING STANDARD CODE (IGBCS)
THE 2022 CALIFORNIA BUILDING CODES IS IN EFFECT AS JANUARY 1ST, 2023.

APPLICABLE CODES

PROPOSED CONSTRUCTION OF A SELF-STORAGE PROJECT CONSISTING OF AN OFFICE, SEVEN ONE-STORY BUILDINGS AND ONE TWO-STORY BUILDING, TOTALING 125,781 S.F.
HYDROLOGY:
FLOOD PLAIN REVIEW: OUTSIDE FLOODPLAIN REVIEW NOT REQUIRED
FLOOR CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL
WATERSHED: SANTA MARGARITA
WATER DISTRICT: EASTERN MUNICIPAL WATER DISTRICT
GEOLOGIC:
FAULT ZONE: NOT IN A FAULT ZON
FAULTS: NOT IN A FAULT LINE
LIQUEFACTION POTENTIAL: LOW
SUBSIDENCE: SUSCEPTIBLE
PALEONTOLOGICAL SENSITIVITY:
UNDETERMINED POTENTIAL (U); AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

PROJECT DATA



DESIGN SPEED (M.P.H.)	PUBLIC STREETS CORNER SIGHT DIST. (FT.)	PRIVATE ROADS & DRIVEWAY CORNER SIGHT DIST. (FT.)
20	220	125
25	275	150
30	330	200
35	385	250
40	440	300
45	495	360
50	550	430
55	605	500
60	660	580
65	715	680

- NOTES:**
- THE LIMITED USE AREA IS DETERMINED BY THE GRAPHICAL METHOD. IT SHALL BE USED FOR THE PURPOSE OF PROHIBITING OR CLEARING OBSTRUCTIONS TO MAINTAIN ADEQUATE SIGHT DISTANCE AT INTERSECTIONS.
 - LIMITED USE AREA TO BE KEPT CLEAR OF ALL OBSTRUCTIONS OVER 30 INCHES HIGH, INCLUDING VEGETATION.
 - NO TREES, WALLS, OR ANY OBSTRUCTIONS SHALL BE ALLOWED IN THE LIMITED USE AREA.
 - THE TOE OF SLOPE SHALL NOT ENCLOSE INTO THE LIMITED USE AREA.
 - THE SIGHT DISTANCE SHALL BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 - POINT 'A' IS THE LOCATION OF THE DRIVER'S EYE MEASURED 15 FEET BACK FROM THE EDGE OF THE TRAVELED WAY (6 FEET FROM ETV, 1 FOOT STOP BAR, AND 8 FEET FROM THE FRONT BUMPER TO DRIVER) IF THE STOP BAR IS MORE THAN 6 FEET FROM THE ETV, ADDITIONAL ALLOWANCE SHOULD BE CONSIDERED.
 - POINT 'B' IS THE REQUIRED SIGHT DISTANCE POINT LOCATED ALONG THE CENTER OF THE NEAREST TRAFFIC LANE.
 - THE LINE OF SIGHT SHALL BE SHOWN AT INTERSECTIONS ON THE TENTATIVE MAPS, SITE PLANS, GRADING PLANS, STREET PLANS, AND LANDSCAPE PLANS.
 - CORNER SIGHT DISTANCE IS MEASURED FROM A 3.5 FOOT HEIGHT AT THE LOCATION OF THE DRIVER'S EYE ON THE MINOR ROAD, TO A 4.25 FOOT OBJECT HEIGHT IN THE CENTER OF THE NEAREST TRAFFIC LANE OF THE MAJOR ROAD.
 - WHEN AN INTERSECTION IS LOCATED ON A VERTICAL CURVE, A PROFILE OF THE SIGHT OF LINE SHALL BE PROVIDED.
 - POINT 'A': DRIVER'S VANTAGE POINT.
POINT 'B': THE REQUIRED SIGHT DISTANCE POINT, MEASURED ALONG THE CENTERLINE OF THE NEAREST LANE OF APPROACHING TRAFFIC.

NOTE:
1. THIS SITE IS IN THE SANTA ANA MARGARITE REGION RIVER WATERSHED OF RIVERSIDE COUNTY.
2. THIS SITE IS NOT IN THE ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE OR OTHER GEOLOGICAL HARDARD ZONES.

NOTE:
1. CALTRANS RIGHT-OF-WAY IS TO BE MAINTAINED BY A LANDSCAPE MAINTENANCE DISTRICT (LMD) AND THAT THE IRRIGATION SYSTEM WILL BE DESIGNED AS A STAND-ALONE SYSTEM.

NOTES	11B NOTES	11A
PHONE: FRONTIER COMMUNICATIONS 295 N. SUNRISE LN PALM SPRINGS, CA 92262	GAS: S.C. GAS 1984 W. LUGONIA AVENUE REDLENS, CA 92374 (909) 335-7755	CABLE T.V.: CHARTER GOZETTE MILLS 1500 AUTO CENTER DRIVE ONTARIO, CA 91761 (909) 975-3398
SCHOOL DISTRICT: TEMECULA VALLEY UNIFIED SCHOOL DISTRICT		
ELECTRIC: S.C. EDISON 1351 E. FRANCIS STREET ONTARIO, CA 91761 (909) 503-5565		

WELL INFO.
WELL #1 (KEYNOTE #33)
LANDSCAPE IRRIGATION
WELL #2 (KEYNOTE #33A)
POTABLE WATER
FIRE PROTECTION WATER

J. Craig Mann
ARCHITECT

ARCHITECTURE, PLANNING, INTERIOR

1901 NEWPORT BLVD.
SUITE 350
COSTA MESA, CA 92626
JCRAIGM@GMAIL.COM
STUDIUM.JCMA@GMAIL.COM

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CLIENT
DR. MILAN S. CHAKRABARTY

CHAKRABARTY, LLC

1003 E. FLORIDA AVENUE.
SUITE 101
HEMET, CA 92543
(951) 652-2252

PROJECT TITLE
PrimeSpace SELF-STORAGE & RV

CONDITIONAL USE PERMIT
32242 KELLER ROAD
WINCHESTER,
RIVERSIDE COUNTY, CA 92596

SHEET TITLE
SITE PLAN

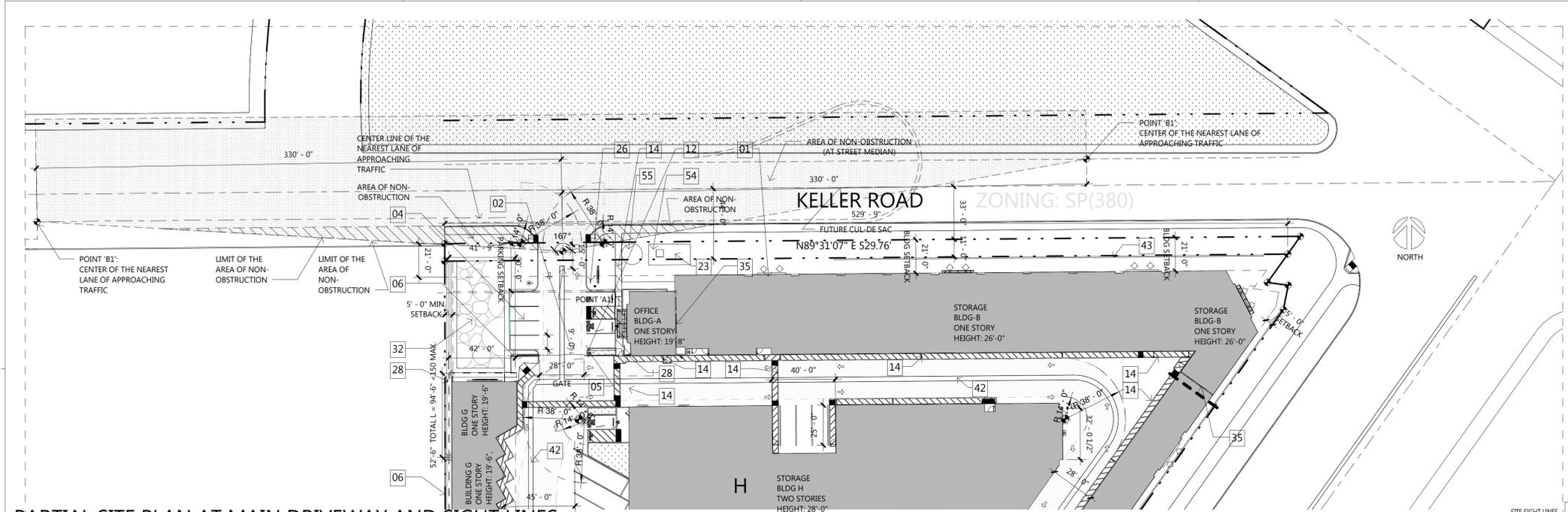
CUP 190012

SIGN BY

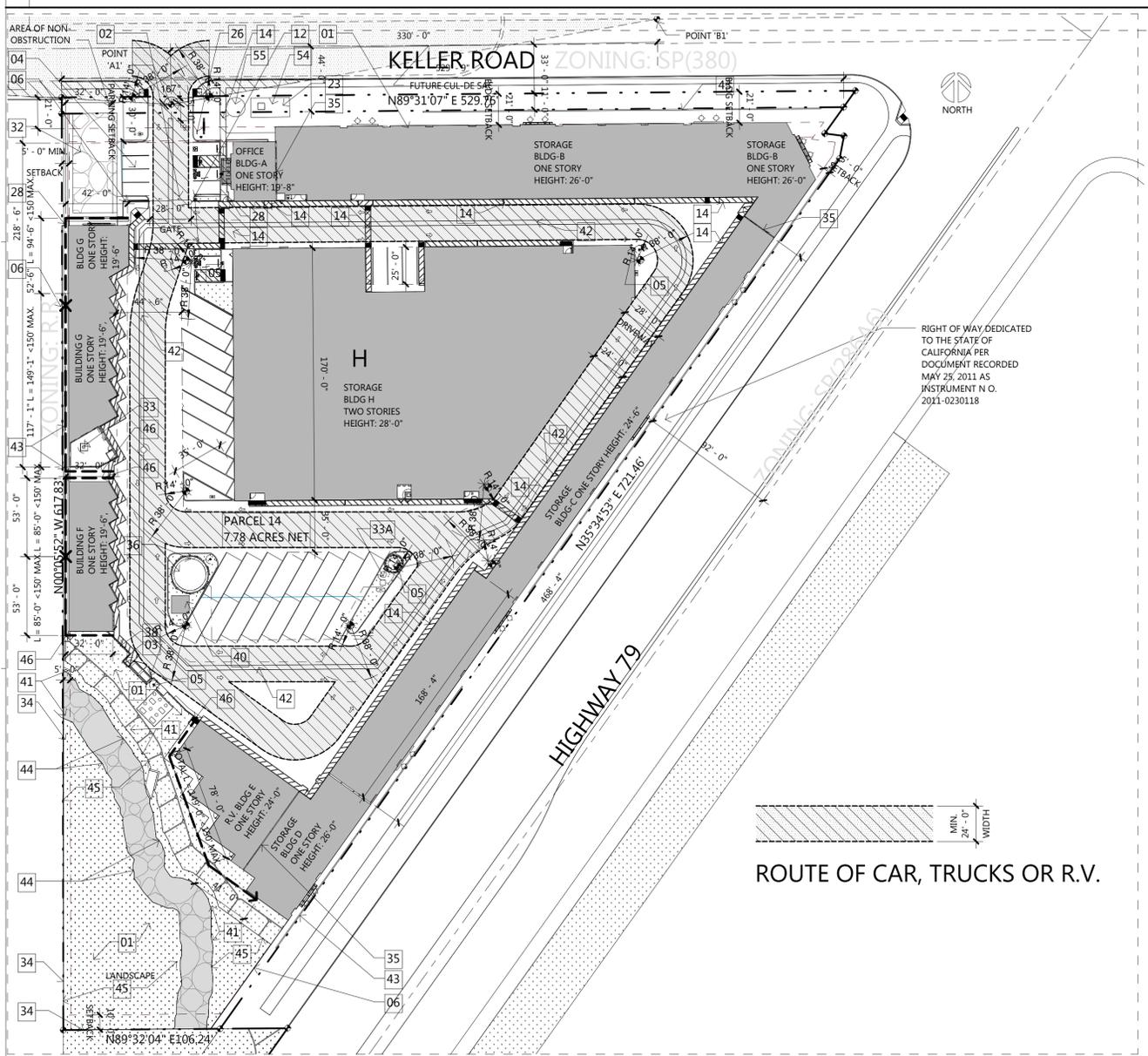
DELTA	REVISION	DATE
	ISSUED TO PLANNING	11/02/23
	ISSUED	02/12/25

DATE: 11/02/23
JOB NUMBER: 18-825

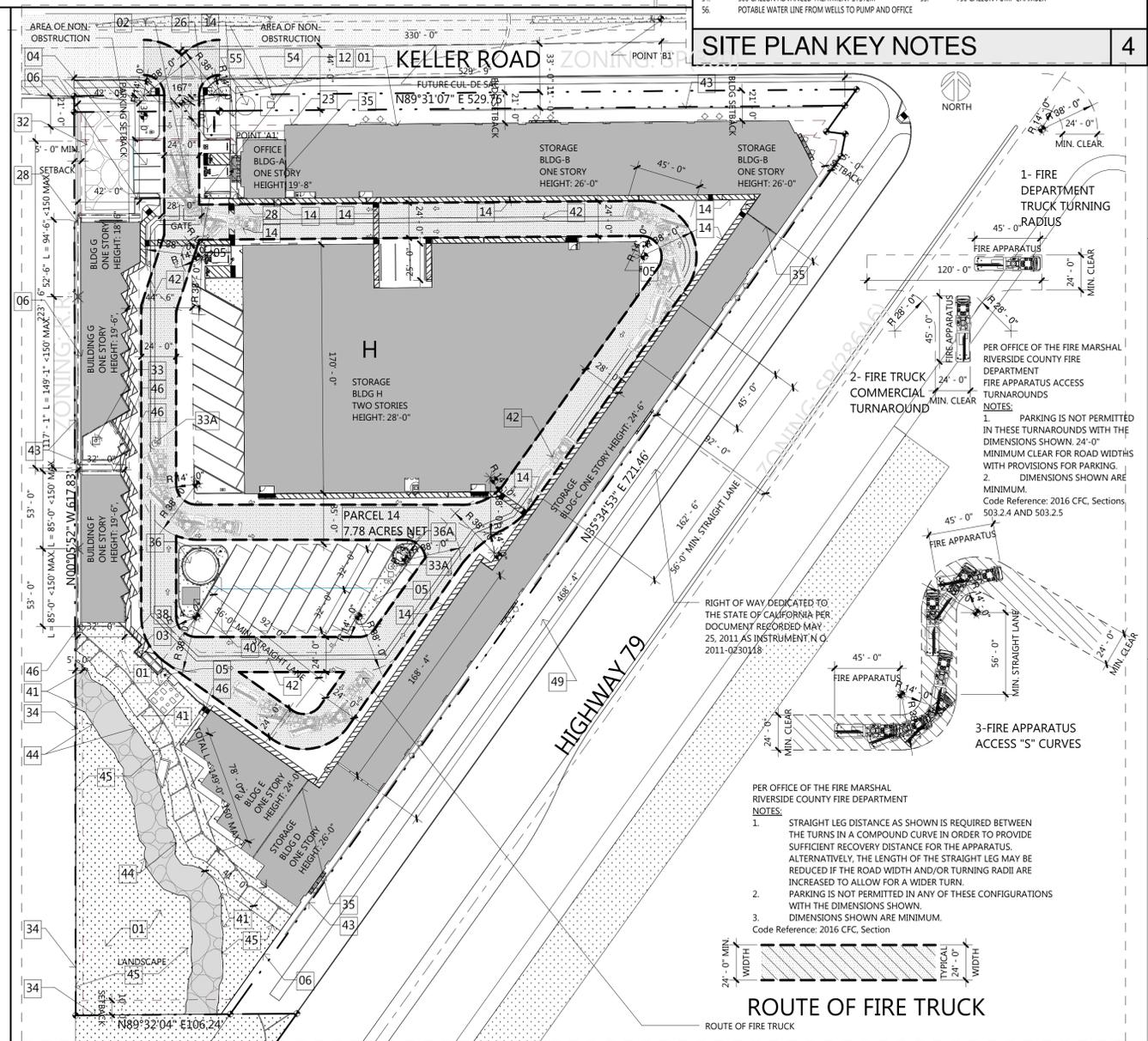
PA-1



PARTIAL SITE PLAN AT MAIN DRIVEWAY AND SIGHT LINES



VEHICLE TRAVEL ROUTE



FIRE TRUCK TRAVEL ROUTE

- SITE PLAN KEY NOTES**
- LANDSCAPING
 - WROUGHT IRON DOUBLE SLIDING GATE, 28'-0" W. x 8'-0" H. PAINTED BLACK WITH KNOX-BOX AND KEY PER FIRE DEPT. REQUIREMENT. OPERATOR TO BE COMPLETE AND OPERATIONAL WITH UNDER-PAVEMENT SENSING CABLES, KEYPAD CONTROL, WITH PEDESTAL AND ELECTRIC MOTOR. PROVIDE MANUAL RELEASE (OR MANUAL OVERRIDES) IN CASE OF ELECTRICAL FAILURE PER FIRE DEPT. REQUIREMENTS. "AUTOGATE" MANUFACTURER, ILL 325 SAFE VPL (1-800-944-4283)
 - NEW TRASH ENCLOSURE
 - PARKING
 - DESIGNATED CLEAN AIR VEHICLE PARKING- EV
 - 8'-0" H. WROUGHT IRON FENCE
 - CONCRETE WALL
 - 2 HR. RATED CMU WALLS
 - GATE MOTOR & OPERATOR, 1HP, W/MANUAL OVER-RIDE AT POWER FAILURE. PROVIDE LOCKING ENCLOSURE.
 - BOLLARDS
 - 8' H. CHAINLINK FENCE W/DARK BROWN VINYL SLATE INSERTS.
 - 4'-0" WIDE ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY ON ASPHALT PAVEMENT. SEE DISABLED ACCESS NOTES.
 - 5'-0" x 5'-0" LEVEL LANDING. SEE DISABLED ACCESS NOTES.
 - ASSUMED PROPERTY LINE. PER CBC 503.3
 - BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT OF ALL BUILDINGS & SHALL BE VISIBLE & LEGIBLE FROM STREET FRONTING. THE PROPERTY NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
 - PROVIDE A BOX KEYS AS REQUIRED BY FIRE CODE 902.4. LOCATION AT MAIN ENTRANCE/EXIT. KEY BOX TO BE DESIGNED PER COUNTY FIRE DEPARTMENT REGULATIONS. MOUNT ON WALL OR FENCE.
 - RAMPS SHALL NOT ENCRoACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS SITE.
 - PROVIDE A KNOX BOX (FIRE DEPT. LOCK BOX) AT THE OFFICE. BOX TO CONTAIN 4 SETS OF BUILDING MASTER KEYS, FIRE ALARM PANEL KEYS. BOX TO BE MOUNTED AT 6' MAX. ABOVE WALLS.
 21. FIRE ALARMS - TWO PARKING SIGNS FOR FIRE LANE ARE REQUIRED WITH IN 90'-0" TYPICAL, 100'-0" MAX. SPACING.
 - CONCRETE CURB. SEE CIVIL DRAWING.
 - CONCRETE PAD. SEE CIVIL DRAWINGS.
 - AIR CONDITION UNITS. SEE MECHANICAL DRAWINGS.
 - SITE LIGHTING-WALL OR SURFACE MOUNTED. SEE ELEV. AND ELEC. DWGS.
 - SIGN ENTRANCE. SEE
 - PORTABLE FIRE EXTINGUISHER IN APPROVED WEATHER-PROOF ENCLOSURES WHICH CAN BE REACHED WITHIN 75 FEET OF TRAVEL.
 - 3'0" W. W/ GATE W/ LEVER HANDLE LATCH OPERABLE W/O SPECIAL KNOWLEDGE, EFFORT OR KEY. 5 LBS MAX. EFFORT ALLOWED.
 - DETECTABLE WARNING SURFACE (CBC 119-247 AND 119-705). SEE DETAIL.
 - METER FIRE PROTECTION. SEE LPG REGULATOR PROTECTION DETAIL.
 - CUT CURB RAMP. SEE DETAIL.
 - ATS OR 1000 SQ. FT. DRIP FIELD.
 - WATER WELL INSIDE MAINTENANCE AND STORAGE ROOM.
 - 8'-0" H. CHAINLINK FENCE AT PROPERTY LINE
 - NON-RATED DEMISING WALL
 - FIRE TANK STORAGE: (66000 GAL., 21'-06 1/2" D. x 24'-1 1/2" H.) 36A PORTABLE STORAGE TANKS(5000 GAL.) 36B BOOSTER PUMPS
 - 10'-0" H. W/ FENCE AT PROPERTY LINE
 - UNDER GROUND DETENTIONS. SEE CIVIL.
 - OPEN R.V. PARKING
 - PUMP HOUSE
 - BOOSTER PUMP HOUSE
 - EXISTING STREAM, DRAINAGE AREA WITH 17'-0" BUFFER, SLOPE 1:2
 - FIRE RISER ROOM
 - CONCRETE SWALE. SEE CIVIL
 - RETAINING WALL. SEE CIVIL
 - NO GRADING AREA. SEE CIVIL.
 - 20 FOOT WIDE AVOIDANCE AREA CENTERED ON EXISTING DRAINAGE COURSE
 - 150 FEET MAX. DRAGING HOSE DISTANCE PER FIRE DEPARTMENT.
 - ON GROUND MECHANICAL UNITS FOR OFFICE AND SECOND FLOOR (BUILDING H). CLIMATE CONTROL. PROVIDE CONCRETE PAD.
 - 12" WIDE CONCRETE WALKWAYS. SEE CIVIL DRAWING.
 - OFFSITE LANDSCAPE. SEE LANDSCAPE PLAN
 - SOLAR PANELS ON METAL STANDING ROOFS (BUILDING B AND H)
 - PROPOSED WATER QUALITY MANAGEMENT BIO FILTRATION CHAMBER. SEE CIVIL PLANS.
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 - 500 GALLON ADVANCED TREATMENT SYSTEM
 - 750 GALLON PUMP CHAMBER
 - PORTABLE WATER LINE FROM WELLS TO PUMP AND OFFICE



ARCHITECT
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CLIENT
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SUITE 101
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(951) 652-2252

PROJECT TITLE
PrimeSpace SELF-STORAGE & RV
CONDITIONAL USE PERMIT
32242 KELLER ROAD
WINCHESTER,
RIVERSIDE COUNTY, CA 92596

SHEET TITLE
FIRE TRUCK AND VEHICLE TRAVEL ROUTE CUP 190012

SIGN BY

DELTA	REVISION	DATE
	ISSUED TO PLANNING	11/02/23
	ISSUED	02/12/25

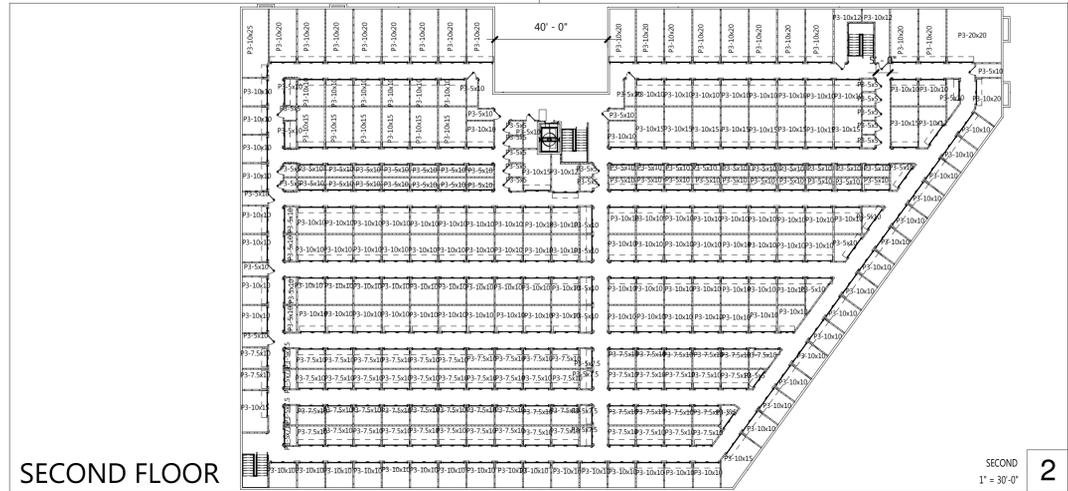
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PA-2



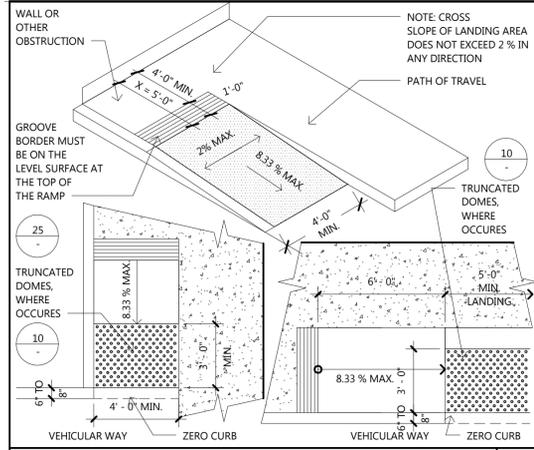
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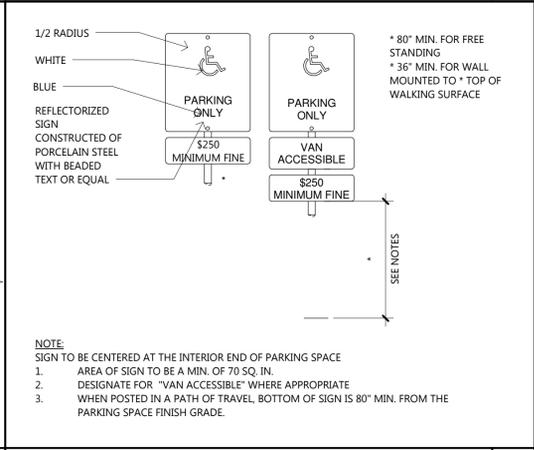
SECOND FLOOR

SECOND 2
1" = 30'-0"



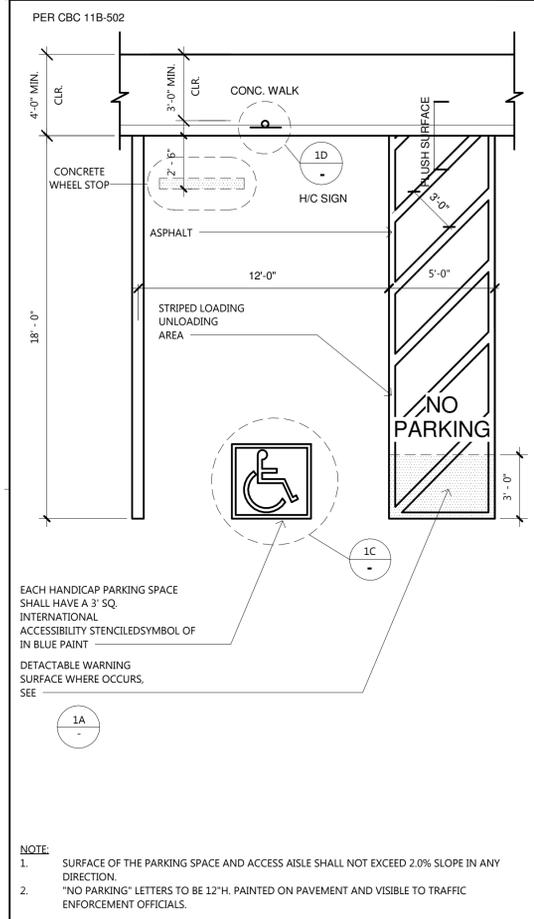
PARALLEL CURB RAMP

ADAC-01 PLANNING 1E
1/4" = 1'-0"



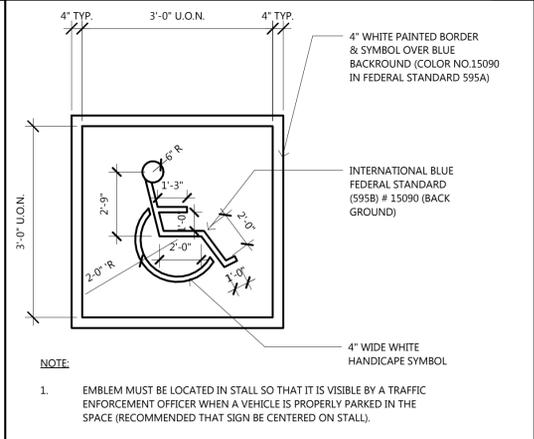
DIS. SIGN @ STALL

ADAC-01 PLANNING 1D
1" = 1'-0"



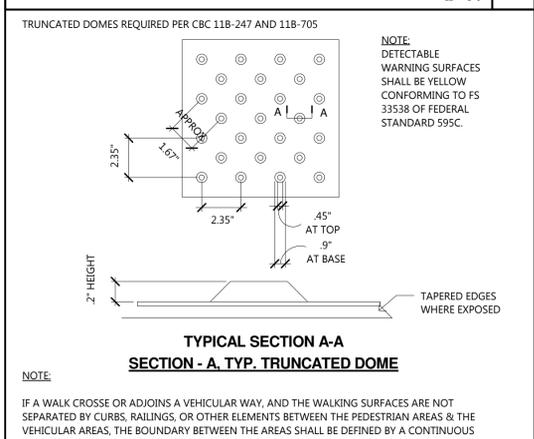
ACCESSIBLE PARKING

ADAC-05AC PLANNING 1B
1/4" = 1'-0"



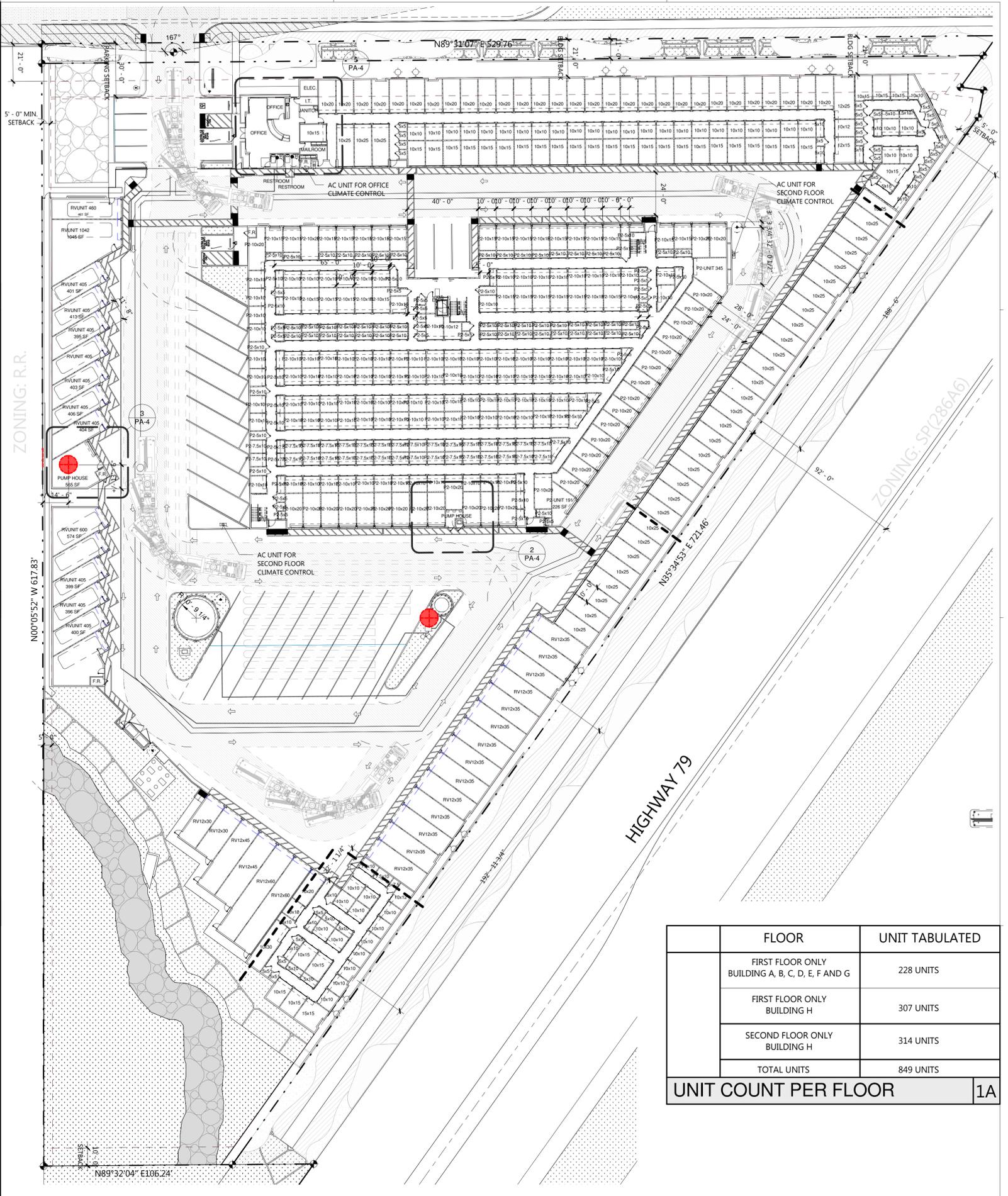
DISABLED SIGN ON PAV.

ADAC-03AAA PLANNING 1C
1/2" = 1'-0"



TRUNCATED DOMES

ADAC-D.W. SURFACE PLAN 1A
1/8" = 1'-0"



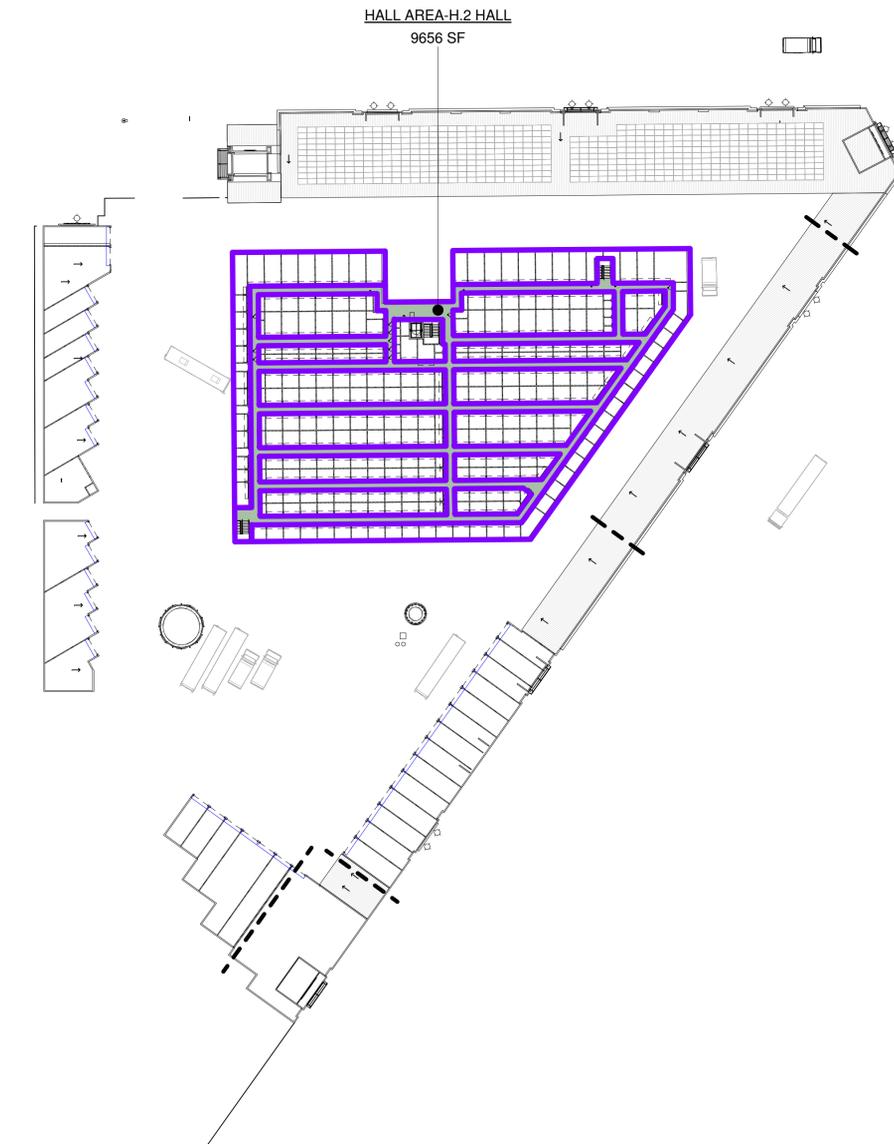
FIRST FLOOR

FIRST 1
1" = 30'-0"

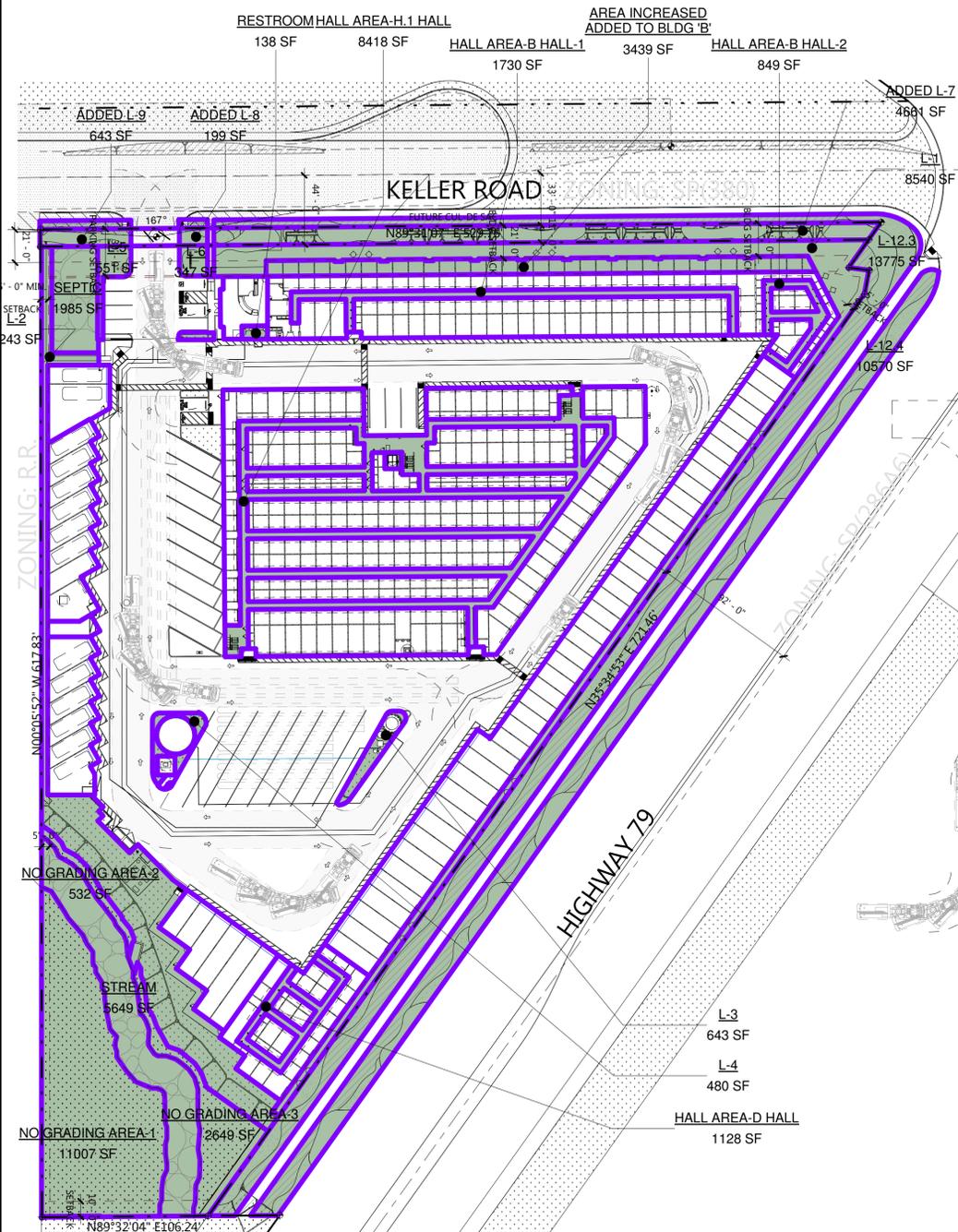
FLOOR	UNIT TABULATED
FIRST FLOOR ONLY BUILDING A, B, C, D, E, F AND G	228 UNITS
FIRST FLOOR ONLY BUILDING H	307 UNITS
SECOND FLOOR ONLY BUILDING H	314 UNITS
TOTAL UNITS	849 UNITS

UNIT COUNT PER FLOOR 1A

HALLWAY AREA SCHEDULE		
Name	Area	Level
ADDED L-7	4661 SF	FIRST
ADDED L-8	199 SF	FIRST
ADDED L-9	643 SF	FIRST
AREA INCREASED ADDED TO BLDG 'B'	3439 SF	FIRST
HALL AREA-B HALL-1	1730 SF	FIRST
HALL AREA-B HALL-2	849 SF	FIRST
HALL AREA-D HALL	1128 SF	FIRST
HALL AREA-H.1 HALL	8418 SF	FIRST
HALL AREA-H.2 HALL	9656 SF	SECOND
L-1	8540 SF	FIRST
L-2	9243 SF	FIRST
L-3	643 SF	FIRST
L-4	480 SF	FIRST
L-5	551 SF	FIRST
L-6	347 SF	FIRST
L-11	110 SF	FIRST
L-12.1	317 SF	FIRST
L-12.2	101 SF	FIRST
L-12.3	13775 SF	FIRST
L-12.4	10570 SF	FIRST
NO GRADING AREA-1	11007 SF	FIRST
NO GRADING AREA-2	532 SF	FIRST
NO GRADING AREA-3	2649 SF	FIRST
RESTROOM	138 SF	FIRST
SEPTIC	1985 SF	FIRST
STREAM	5649 SF	FIRST



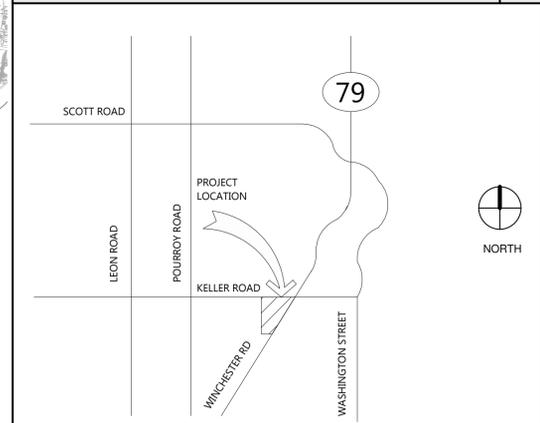
HALLWAY AREA



FIRST HALLWAY
1" = 50'-0"

PROJECT DATA:
 ZONING: C-1/C-P ZONE, GENERAL COMMERCIAL
 SITE AREA: 208,744 S.F./4.79 ACRES
 GROSS SITE AREA: 304,007 S.F./6.98 ACRES
 BUILDING FOOTPRINT AREA: 87,340 S.F. (41.84%)
 LANDSCAPE AREA (NET EXCLUDING DRAINAGE COURSE): 36,165 S.F. (17.33%) OF ON-SITE LANDSCAPE
 GROSS LANDSCAPE AREA: 47,129 S.F. (22.58%) (INCLUDING SEPTIC AREA OF +/- 1,985 S.F.)
 NET LANDSCAPE AREA INCLUDING SOME PLANTING IN THE "NO GRADING AREA"
 PAVED AREA: 74,275 S.F. (35.58%)
 OCCUPANCY: B/ S-1
 CONSTRUCTION TYPE: II-B, SPRINKLERED (BY WELLS & STORAGE TANK AT SITE)
 BUILDING AREA:
 BUILDING A OFFICE: 1,332 S.F. ONE-STORY, HEIGHT: +/- 19'-8" (< 70,000 S.F. MAX. ALLOWED)
 BUILDING B: 18,210 S.F. ONE-STORY, HEIGHT: +/- 26'-0" (< 70,000 S.F. MAX. ALLOWED)
 BUILDING C: 13,380 S.F. ONE-STORY, HEIGHT: +/- 24'-6" (< 70,000 S.F. MAX. ALLOWED)
 BUILDING D: 4,729 S.F. ONE-STORY, HEIGHT: +/- 24'-0" (< 70,000 S.F. MAX. ALLOWED)
 BUILDING E: 3,281 S.F. ONE-STORY, HEIGHT: +/- 24'-0" (< 70,000 S.F. MAX. ALLOWED)
 BUILDING F: 3,020 S.F. ONE-STORY, HEIGHT: +/- 19'-6" (< 70,000 S.F. MAX. ALLOWED)
 BUILDING G: 5,085 S.F. ONE-STORY, HEIGHT: +/- 19'-6" (< 70,000 S.F. MAX. ALLOWED)
 BUILDING H: (UNDER 52,500 S.F. MAXIMUM ALLOWED BY CBC CHAPTER 5)
 BUILDING H.1 (FIRST FLOOR): 38,303 S.F.
 BUILDING H.2 (SECOND FLOOR): 38,441 S.F. (TWO STORIES, HEIGHT: 28'-0")
 BUILDING NET AREA = 104,000 S.F. (EXCLUDING HALLWAY AREAS)
PROPOSED F.A.R. = NET BUILDING AREA/GROSS SITE AREA = 104,000 S.F./304,007 S.F. = 0.3421 < 0.35 F.A.R. ALLOWED
TOTAL BUILDING AREA (INCLUDING HALLWAY AREAS) = 125,781 S.F.
PARKING REQUIRED FOR MINI-WAREHOUSE AND SELF-STORAGE: 2 SPACES PER 3 EMPLOYEES
MAX. 6 PERSONS REQUIRED 4 SPACES.
PROFESSIONAL BUSINESS OFFICE 1 PER 200 S.F. 1,332 S.F./200 S.F. = 6.66 OR 7 SPACES
 PARKING PROVIDED: 8 STALLS (9' x 18'), INCLUDING 1 ADA ACCESSIBLE PARKING, 1 ADA EV ACCESSIBLE, AND 1 VAN CARPOOL EV
 LOADING STALLS: 3 STALLS (10' x 25')
 OPEN R.V. PARKINGS: R.V. PARKING: 5 STALLS (12' x 30')
 R.V. PARKING: 16 STALLS (12' x 32')
 R.V. PARKING: 9 STALLS (12' x 35')
 ENCLOSED R.V. PARKINGS INSIDE BUILDINGS
 HOURS OF OPERATION: 8:00 AM TO 6:00 PM EXCEPT HOLIDAYS
 NUMBER OF EMPLOYEES PER SHIFT: 4 PERSONS MAX.

PROJECT DATA



5 VICINITY MAP

N.T.S. 1



ARCHITECT

1901 NEWPORT BLVD.
 SUITE 350
 COSTA MESA, CA 92626
 JCR@JCMARCH.COM
 STUDIO@JCMARCH.COM

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CLIENT
 DR. MILAN S. CHAKRABARTY

CHAKRABARTY, LLC

1003 E. FLORIDA AVENUE.
 SUITE 101
 HEMET, CA 92343
 (951) 652-2252

PROJECT TITLE
 PrimeSpace
 SELF-STORAGE
 &
 RV

CONDITIONAL USE PERMIT
 32242 KELLER ROAD
 WINCHESTER,
 RIVERSIDE COUNTY, CA 92596

SHEET TITLE
 NET AREA
 AND
 HALLWAY
 AREA

CUP 190012

SIGN BY

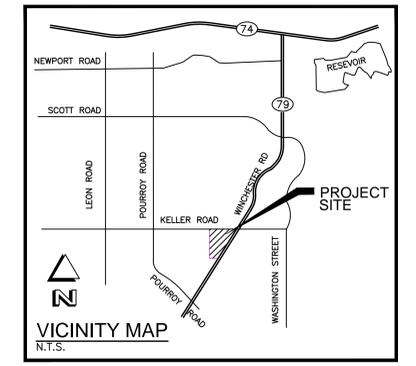


DELTA	REVISION	DATE
	ISSUED TO PLANNING	11/02/23
	ISSUED	02/12/25

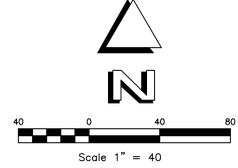
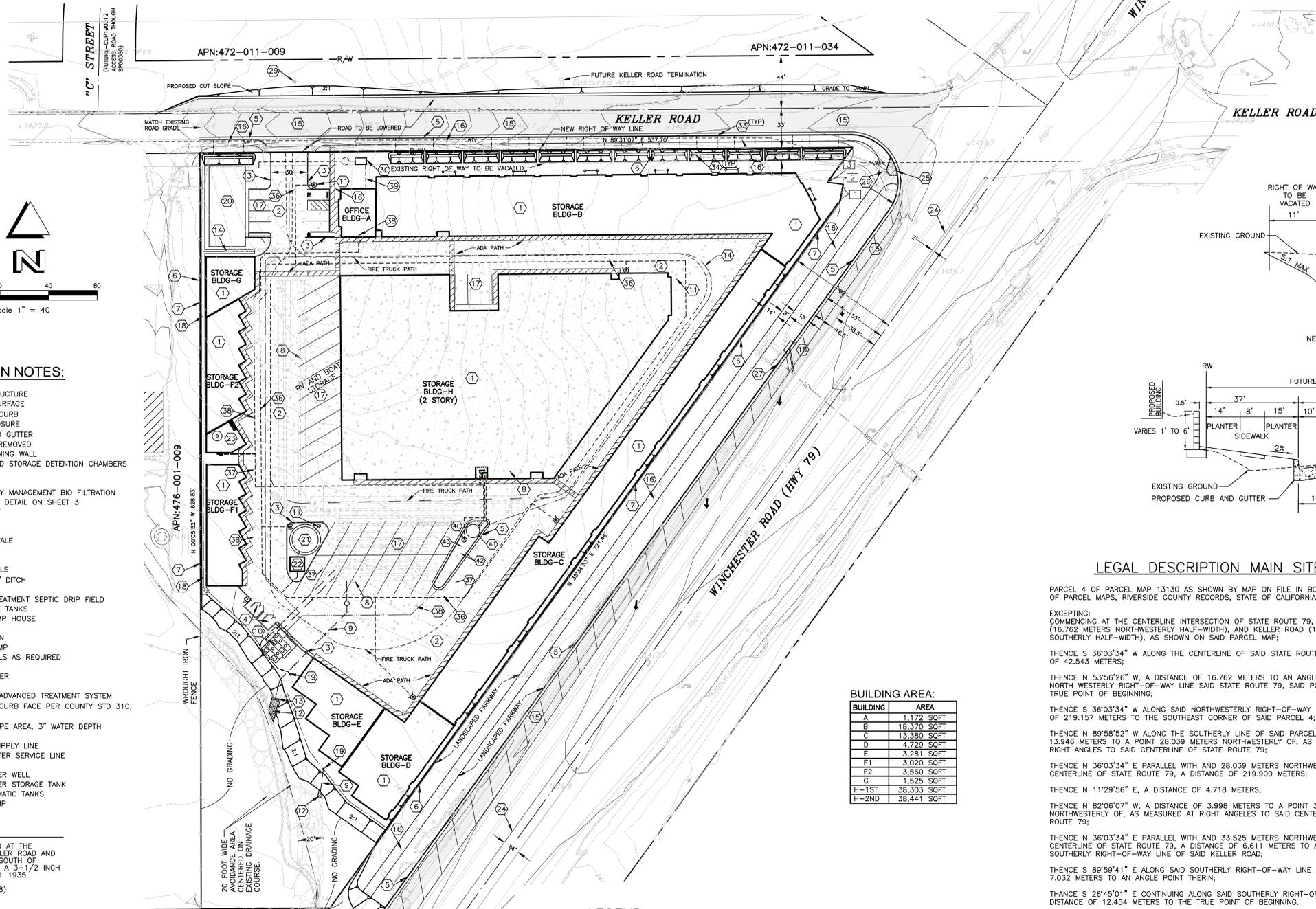
DATE: 11/02/23
 JOB NUMBER: 18-825

PA-5

PRIME SPACE SELF STORAGE & RV C.U.P. 190012 EXHIBIT



RIV. CNTY. THOMAS GUIDE PAGE 712, GRID F-6, 2000 EDITION



CONSTRUCTION NOTES:

- 1 PROPOSED STORAGE STRUCTURE
- 2 PROPOSED CONCRETE SURFACE
- 3 PROPOSED 6" PLANTER CURB
- 4 PROPOSED TRASH ENCLOSURE
- 5 PROPOSED 6" CURB AND GUTTER
- 6 EXISTING FENCE TO BE REMOVED
- 7 PROPOSED BLOCK RETAINING WALL
- 8 PROPOSED UNDERGROUND STORAGE DETENTION CHAMBERS PER DETAIL ON SHEET 4
- 9 PROPOSED STORM DRAIN
- 10 PROPOSED WATER QUALITY MANAGEMENT BIO FILTRATION CHAMBER 1 AND 2, PER DETAIL ON SHEET 3
- 11 PROPOSED FIRE HYDRANT
- 12 PROPOSED RIP RAP PAD
- 13 PROPOSED HEAD WALL
- 14 PROPOSED CONCRETE SWALE
- 15 NEW ASPHALT SURFACE
- 16 PROPOSED SIDEWALK
- 17 PROPOSED PARKING STALLS
- 18 PROPOSED CONCRETE "V" DITCH
- 19 CATCH BASIN
- 20 PROPOSED ADVANCED TREATMENT SEPTIC DRIP FIELD
- 21 PROPOSED FIRE STORAGE TANKS
- 22 PROPOSED BOOSTER PUMP HOUSE
- 23 EXISTING WATER WELL
- 24 PROPOSED RAISED MEDIAN
- 25 PROPOSED HANDICAP RAMP
- 26 RELOCATE TRAFFIC SIGNALS AS REQUIRED
- 27 PROPOSED CATCH BASIN
- 28 PROPOSED AC BERM TAPER
- 29 PROTECT IN PLACE
- 30 PROPOSED 500 GALLON ADVANCED TREATMENT SYSTEM
- 33 2" PVC INLET THROUGH CURB FACE PER COUNTY STD 310, AND DETAIL ON SHEET 3
- 34 SELF RETAINING LANDSCAPE AREA, 3" WATER DEPTH
- 36 PROPOSED FIRE LINE
- 37 PROPOSED FIRE TANK SUPPLY LINE
- 38 PROPOSED DOMESTIC WATER SERVICE LINE
- 39 PROPOSED SEWER LINE
- 40 PROPOSED POTABLE WATER WELL
- 41 PROPOSED POTABLE WATER STORAGE TANK
- 42 PROPOSED HYDRO PNEUMATIC TANKS
- 43 PROPOSED BOOSTER PUMP

BENCHMARK

NGS CONTROL POINT D11680 AT THE NORTHWEST CORNER OF KELLER ROAD AND WASHINGTON STREET, 8.8 FT. SOUTH OF POWER POLE No. 207880E, A 3-1/2 INCH BRASS DISK, STAMPED X 311 1935.
ELEVATION: 1433.58' (NAVD88)

NOTES

1. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.
2. THERE ARE 8 NEW BUILDINGS PROPOSED WITH THIS APPLICATION.
3. THERE ARE NO PROPOSED RIGHT OF WAY DEDICATIONS WITH THIS APPLICATION.
4. ALL STORM WATER FLOWS SOUTHERLY TO AN EXISTING NATURAL DRAINAGE PATH.
5. SEE LANDSCAPING PLAN FOR PROPOSED LANDSCAPING.
6. THE SITE IS IN THE X FLOOD ZONE AND IS CATEGORIZED AS AREA OF MINIMAL FLOOD HAZARD. 06071C8651H EFF. 8/28/08
7. SITE IS WITHIN THE BOUNDARY OF EASTERN MUNICIPAL WATER DISTRICT. A WATER MAIN EXTENSION OR A PRIVATE WELL WILL BE REQUIRED TO SERVE THE SITE.

BUILDING AREA:

BUILDING	AREA
A	1,172 SQFT
B	18,370 SQFT
C	13,380 SQFT
D	4,729 SQFT
E	3,281 SQFT
F1	3,020 SQFT
F2	3,560 SQFT
G	1,525 SQFT
H-1ST	38,303 SQFT
H-2ND	38,441 SQFT

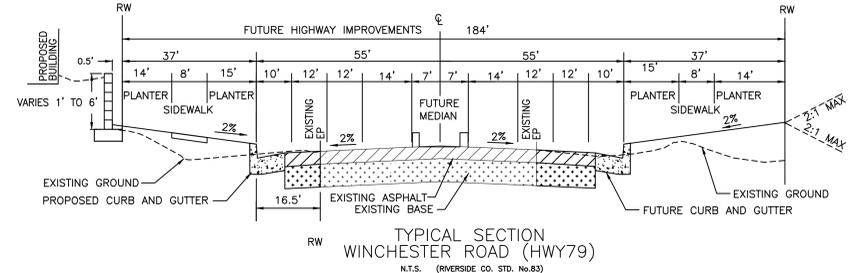
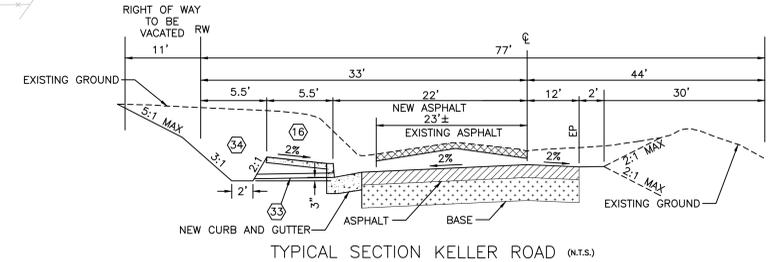
LEGEND

	PROPOSED CONCRETE SURFACE
	PROPOSED ASPHALT RE-SURFACE
	FIRE TRUCK PATH OF TRAVEL

PARKING SUMMARY

PARKING PROVIDED	6 STALLS (9'x18')
HANDY CAPPED PARKING	1 STALL (9'x18')
LOADING STALLS	3 STALLS (10'x25')
RV PARKING	16 STALLS (12'x32')
RV PARKING	11 STALLS (12'x35')

EASEMENTS NONE
PERMIT AREA THE PROPOSED PERMIT AREA COVERS APPROXIMATELY 4.6 ACRES.



LEGAL DESCRIPTION MAIN SITE

PARCEL 4 OF PARCEL MAP 13130 AS SHOWN BY MAP ON FILE IN BOOK 70, PAGE 53 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS, STATE OF CALIFORNIA.

EXCEPTING:
COMMENCING AT THE CENTERLINE INTERSECTION OF STATE ROUTE 79, WINCHESTER ROAD (16.762 METERS NORTHWESTERLY HALF-WIDTH), AND KELLER ROAD (13.410 METERS SOUTHERLY HALF-WIDTH), AS SHOWN ON SAID PARCEL MAP;

THENCE S 36°03'34" W ALONG THE CENTERLINE OF SAID STATE ROUTE 79, A DISTANCE OF 42.543 METERS;

THENCE N 53°56'26" W, A DISTANCE OF 16.762 METERS TO AN ANGLE POINT IN THE NORTH WESTERLY RIGHT-OF-WAY LINE SAID STATE ROUTE 79, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 36°03'34" W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 219.157 METERS TO THE SOUTHEAST CORNER OF SAID PARCEL 4;

THENCE N 89°58'52" W ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, A DISTANCE OF 13.946 METERS TO A POINT 28.039 METERS NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF STATE ROUTE 79;

THENCE N 36°03'34" E PARALLEL WITH AND 28.039 METERS NORTHWESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 219.900 METERS;

THENCE N 11°29'56" E, A DISTANCE OF 4.718 METERS;

THENCE N 82°06'07" W, A DISTANCE OF 3.998 METERS TO A POINT 33.525 METERS NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO SAID CENTERLINE OF STATE ROUTE 79;

THENCE N 36°03'34" E PARALLEL WITH AND 33.525 METERS NORTHWESTERLY OF SAID CENTERLINE OF STATE ROUTE 79, A DISTANCE OF 6.611 METERS TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID KELLER ROAD;

THENCE S 89°59'41" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 7.032 METERS TO AN ANGLE POINT THEREIN;

THENCE S 26°45'01" E CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.454 METERS TO THE TRUE POINT OF BEGINNING.

GENERAL NOTES

APPLICANT: CHAKRABARTY LLC, ATTN: DR. MILAN S. CHAKRABARTY, 1003 E. FLORIDA AVE., SUITE 101, HEMET, CA 92543 (951) 652-2252

EXISTING LAND USE: VACANT

EXISTING ZONING: C-1/C-P ZONE, GENERAL COMMERCIAL

PROPOSED ZONING: C-1/C-P ZONE, GENERAL COMMERCIAL

PROPOSED PROJECT: STORAGE FACILITY

FEMA FLOOD PLAIN: ZONE X

WASTE DISPOSAL: WASTE MANAGEMENT (951) 737-4406

NUMBER OF UNITS: 1

ASSESSORS PARCEL No.: 476-010-060

SITE ADDRESS: VACANT LAND, WINCHESTER, CA 92596

UTILITIES:

WATER/SEWER: E.M.W.D. SERVICE AREA, CARMEN VALENZUELA, PO BOX 8300, PERRIS, CA 92572. NO FACILITIES IN THE PROJECT VICINITY. PROJECT PROPOSES TO USE PRIVATE WELL AND AN ADVANCED TREATMENT SYSTEM FOR SEWER.

ELECTRIC: S.C. EDISON, 1351 E. FRANCIS ST., ONTARIO, CA 91761 (909) 503-5565

GAS: S.C. GAS, GEARY AMBERNS, 1981 W. LUGONIA AVE., REDLENS, CA 92374 (909) 335-7955

CABLE T.V.: CHARTER, GOZETTE MILES, 1500 AUTO CENTER DR., ONTARIO, CA 91761 (909)975-3398

C-1



REVISIONS:

REMARK	DESCRIPTION	APR.	DATE

THE PRIZM GROUP
310 N. COTA ST., SUITE 1, CORONA, CA 92878
PHONE: (951) 737-4406 www.the-prizm-group.com

Scale: 1" = 40'
Date: 11-25-24

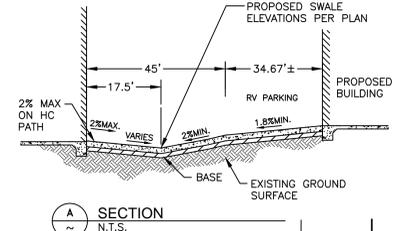
DESIGNED: VGK DRAWN: LEO CHECKED: VGK

PRIME SPACE SELF STORAGE & RV C.U.P. EXHIBIT TITLE SHEET

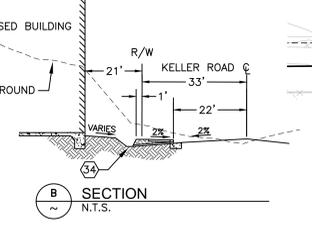
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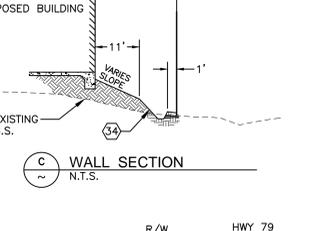
PRIME SPAVE SELF STORAGE & RV PRELIMINARY GRADING PLAN



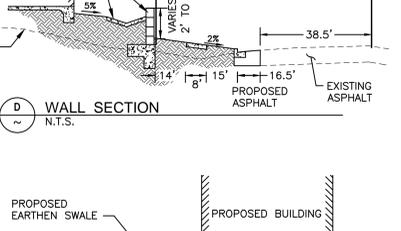
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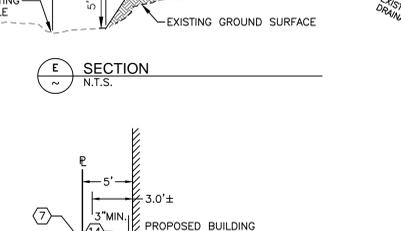
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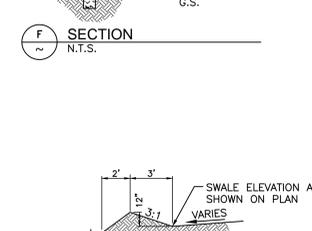
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SECTION D
N.T.S.



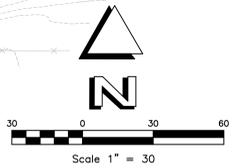
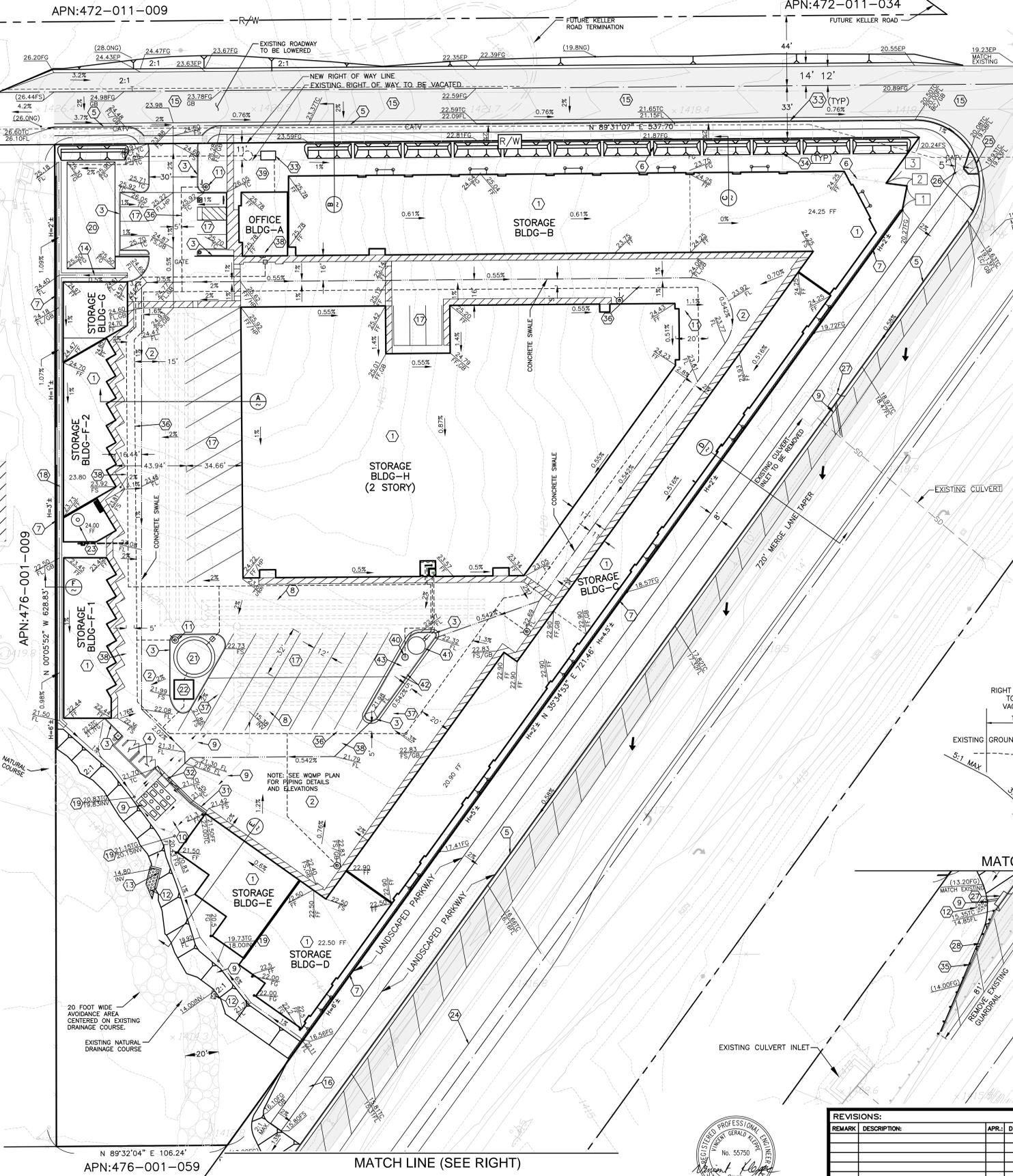
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SECTION F
N.T.S.

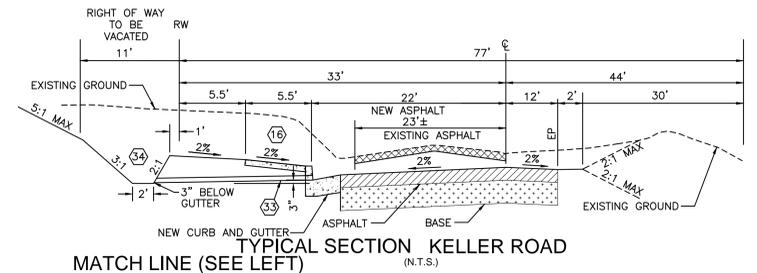


BERM DETAIL
N.T.S.



- CONSTRUCTION NOTES:**
- PROPOSED FIRE HYDRANT
 - PROPOSED RIP RAP PAD
 - PROPOSED HEAD WALL
 - PROPOSED CONCRETE SWALE
 - NEW ASPHALT SURFACE
 - PROPOSED SIDEWALK
 - PROPOSED PARKING STALLS
 - PROPOSED CONCRETE "V" DITCH
 - CATCH BASIN
 - PROPOSED ADVANCED TREATMENT SEPTIC DRIP FIELD BY OTHERS
 - PROPOSED FIRE STORAGE TANKS
 - PROPOSED BOOSTER PUMP HOUSE
 - EXISTING WATER WELL
 - PROPOSED RAISED MEDIAN
 - PROPOSED HANDICAP RAMP
 - RELOCATE TRAFFIC SIGNALS AS REQUIRED
 - PROPOSED CATCH BASIN
 - PROPOSED AC BERM TAPER
 - PROTECT IN PLACE
 - PROPOSED 500 GALLON ADVANCED TREATMENT SYSTEM BY OTHERS
 - PROPOSED CURB AND GUTTER
 - PROPOSED CATCH BASIN PER RCFC & WCD STD 100, W=7', WITH DIVERSION TROUGH PER DETAIL ON SHEET 3
 - 2" PVC INLET THROUGH CURB FACE PER COUNTY STD 310, AND DETAIL ON SHEET 3
 - SELF RETAINING LANDSCAPE AREA, 3" WATER DEPTH
 - PROPOSED GUARDRAIL
 - PROPOSED FIRE LINE
 - PROPOSED FIRE TANK SUPPLY LINE
 - PROPOSED DOMESTIC WATER SERVICE LINE DETENTION CHAMBERS (26,594CF) PER DETAIL ON SHEET 4
 - PROPOSED POTABLE WATER WELL
 - PROPOSED STORM DRAIN
 - PROPOSED POTABLE WATER STORAGE TANK
 - PROPOSED HYDRO PNEUMATIC TANKS
 - PROPOSED BOOSTER PUMP

- CONSTRUCTION NOTES:**
- PROPOSED STORAGE STRUCTURE
 - PROPOSED CONCRETE SURFACE
 - PROPOSED 6" PLANTER CURB
 - PROPOSED TRASH ENCLOSURE
 - PROPOSED 6" CURB AND GUTTER
 - EXISTING FENCE TO BE REMOVED
 - PROPOSED BLOCK RETAINING WALL
 - PROPOSED UNDERGROUND STORAGE DETENTION CHAMBERS (26,594CF) PER DETAIL ON SHEET 4
 - PROPOSED WATER QUALITY MANAGEMENT BIO FILTRATION CHAMBER 1 AND 2, PER DETAIL ON SHEET 3



TYPICAL SECTION KELLER ROAD
MATCH LINE (SEE LEFT) (N.T.S.)

LINE TABLE:

NUMBER	DIRECTION	DISTANCE
1	N 11°01'15" E	15.48'
2	N 82°42'48" W	13.12'
3	N 35°34'53" E	35.46'

EARTHWORK
12,590 CY CUT, 10,152 CY FILL
(DOES NOT INCLUDE DETENTION STRUCTURE EXCAVATION)

C-2

REVISIONS:

REMARK	DESCRIPTION	APR.	DATE

PRIZM GROUP
310 N. COTA ST. SUITE 1, CORONA, CA 92778
PHONE: (951) 737-4406 • www.the-prizm-group.com

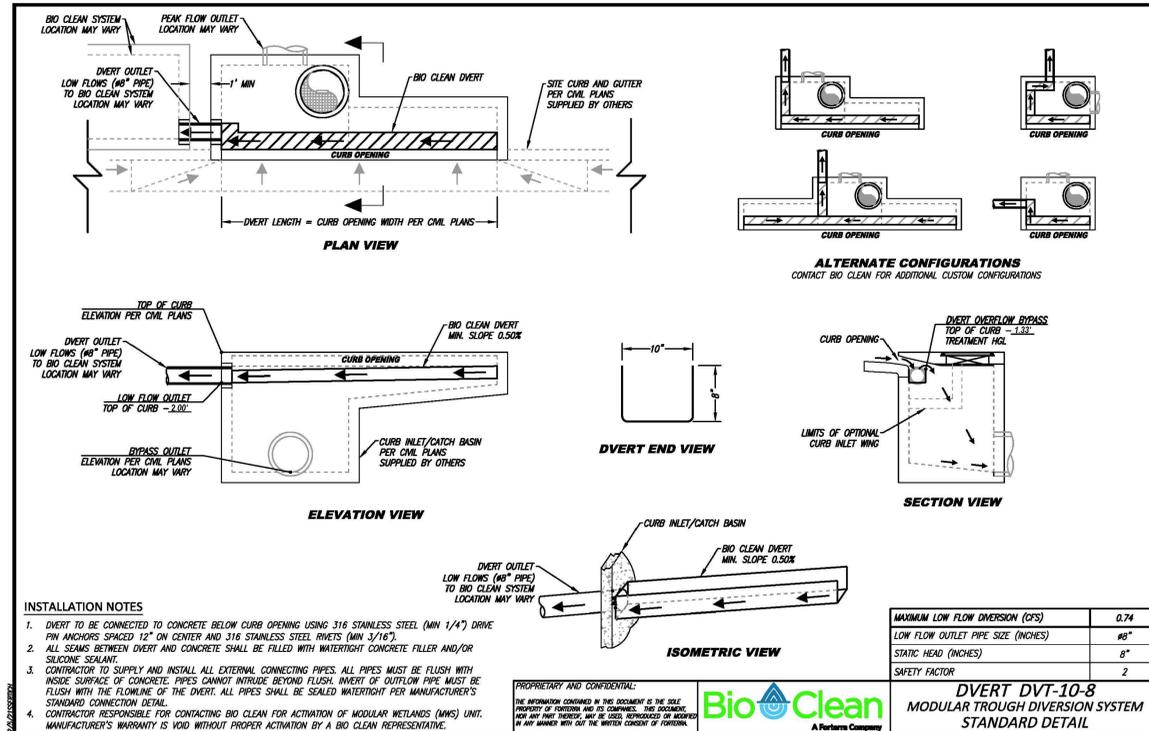
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Date: 11-25-24

PRIME SPACE SELF STORAGE & RV PRELIMINARY GRADING PLAN

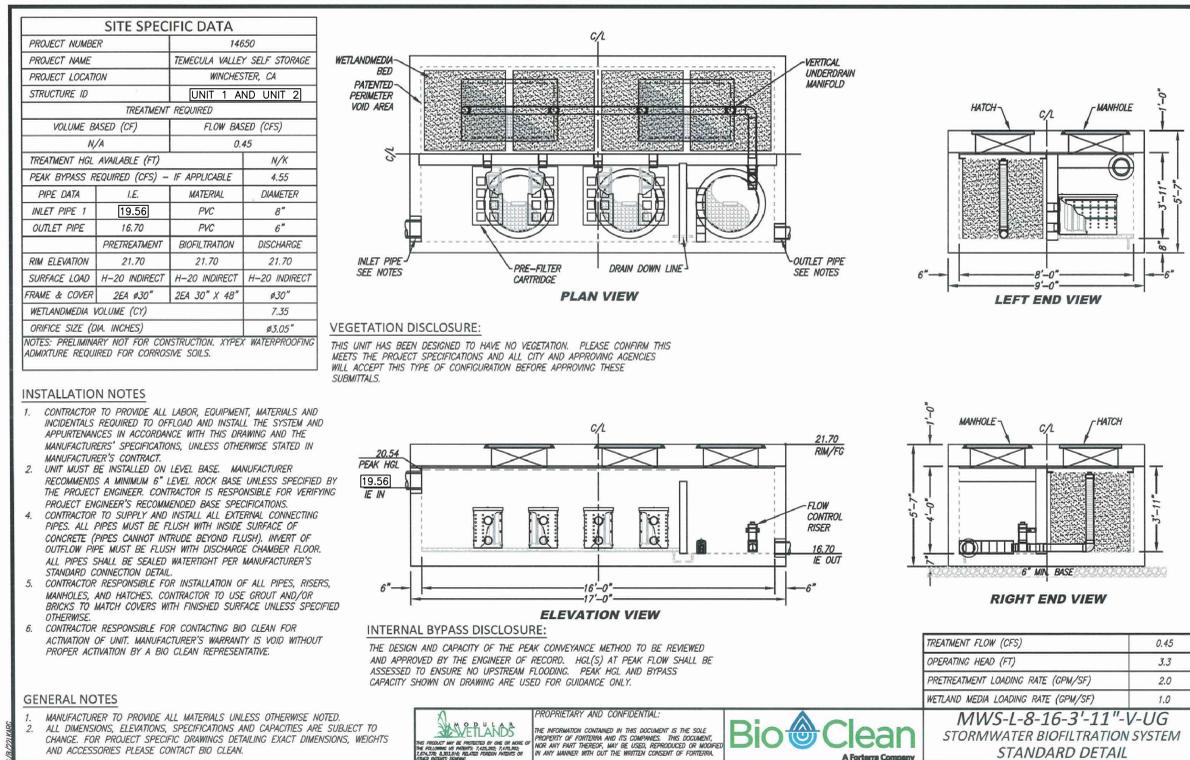
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OF 4 SHEETS
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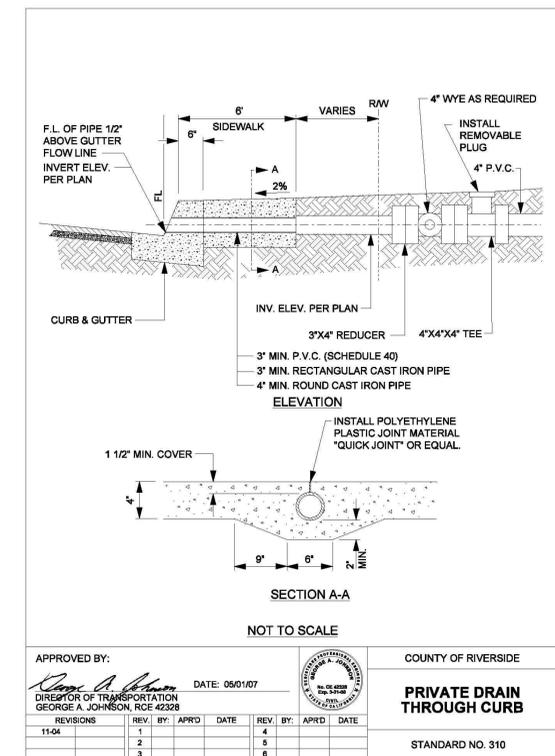
PRIME SPACE SELF STORAGE & RV DETAILS



32 DIVERSION TROUGH DETAIL
N.T.S.



10 WQMP BIOFILTRATION CHAMBER
UNIT 1 AND UNIT 2
N.T.S.



53 CURB INLET DETAIL
N.T.S.

C-3



DESIGNED: VGK	DRAWN: LEO	CHECKED: VGK	DATE: 11-25-24
---------------	------------	--------------	----------------

REVISIONS:	APR. DATE:
REMARK DESCRIPTION:	

PRIZM GROUP
310 N. COTA ST. SUITE I, CORONA, CA 92678
PHONE: (951) 737-4406 • www.the-prizm-group.com

Scale: NONE
Bench Mark: SEE THIS SHEET

Sheet No. 3
OF 4 SHEETS
FILE NO. 19-004

File name: P:\TPG\19\19-004\GP\19-004PGP03.dwg

PRIME SPACE SELF STORAGE & RV DETAILS

- DESIGN INFORMATION**
- MATERIAL FINISH = GALVANIZED
 - PIPE GAUGE = 16GA.
 - PERFORATED = NO
 - DIAMETER = 48"
 - LOADING = H20/H25
 - SYSTEM INVERT = 15.38

HEAVY CONSTRUCTION

For temporary construction vehicle loads (100 kips/axle load), put at least four feet of compacted cover on top of the pipe (but not exceeding the maximum allowable cover over the pipe).

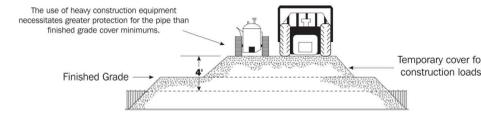
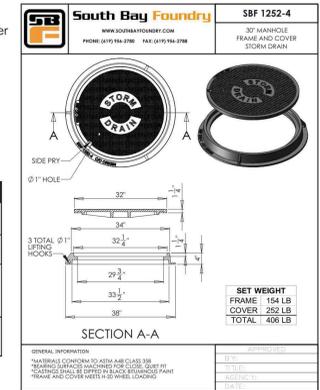


Table 7.8

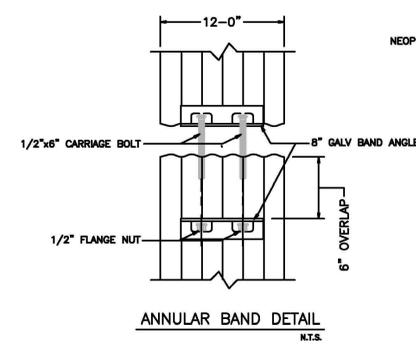
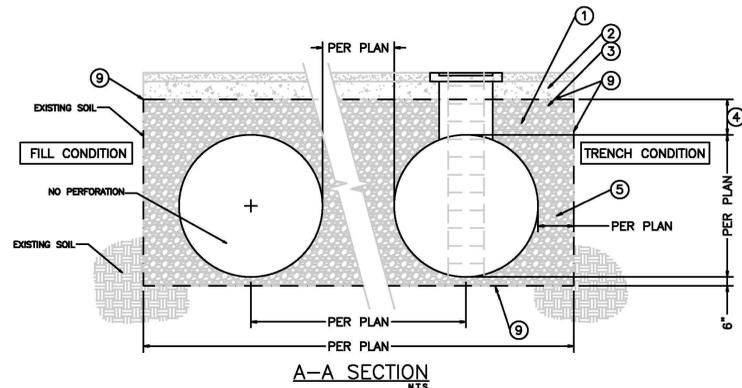
General guidelines for minimum cover required for heavy off-road construction equipment

Pipe Span, in.	Minimum Cover (ft) for Indicted Axle Loads (kips)*			
	18-50	50-75	75-110	110-150
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

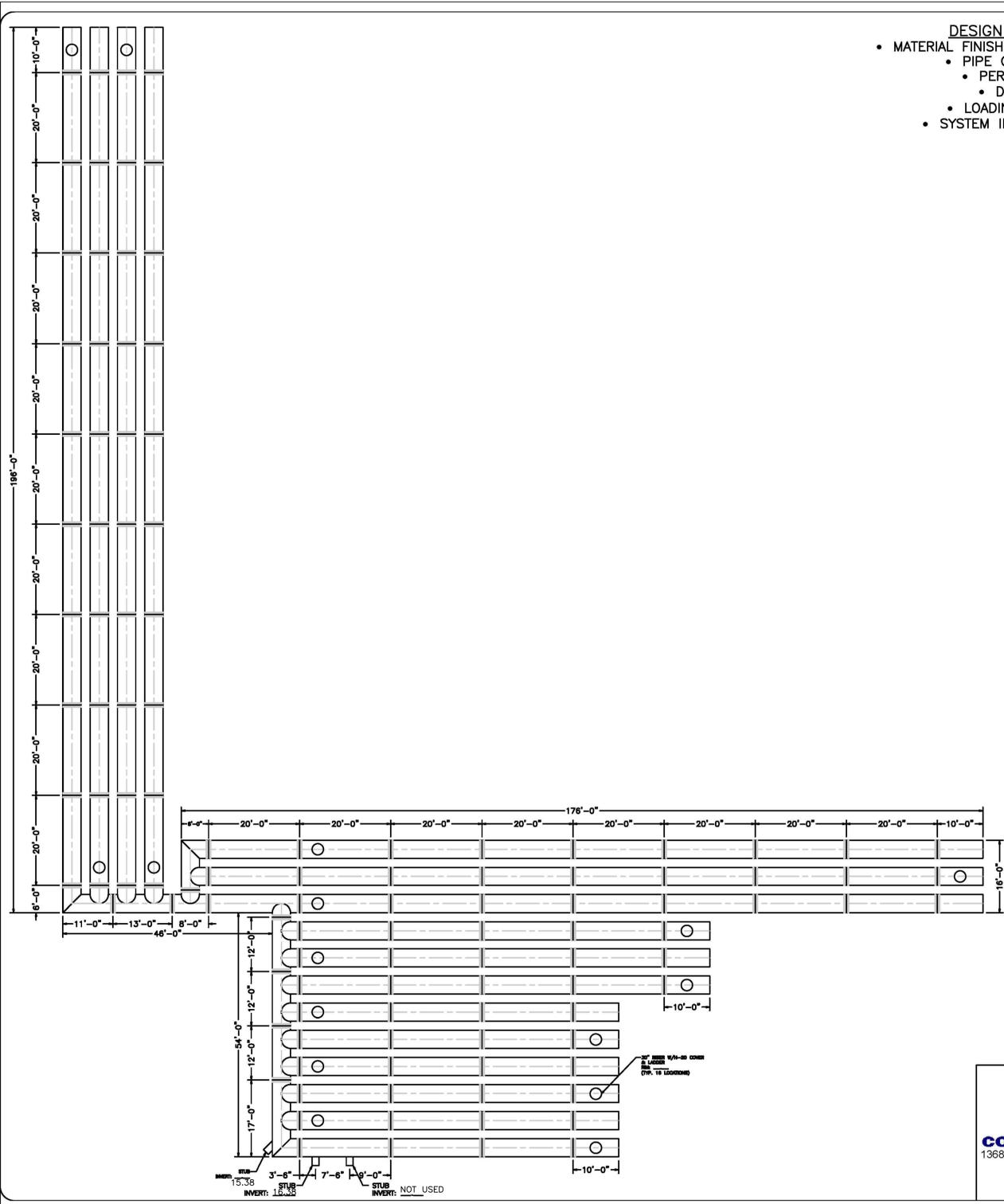
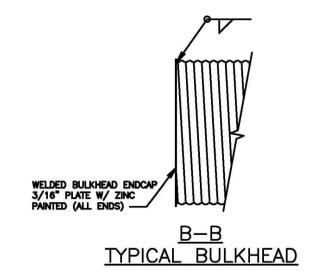
* Minimum cover may vary depending on local conditions. The contractor must provide the additional cover required to avoid damage to the pipe. Minimum cover is measured from the top of the pipe to the top of the maintained construction roadway surface.



- NOTES:**
- TOP 12" OF COVER IS TO BE 1" GRAVEL.
 - SOIL MEDIA
 - NORMAL ROADWAY EMBANKMENT FILL PLACED IN 8" LIFTS AND COMPACTED TO MIN. 90% STANDARD DENSITY PER AASHTO T-99.
 - 12" MIN. FOR DIAMETERS THROUGH 96", 18" MIN. FOR DIAMETERS FROM 102" AND UP. MEASURE FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF PIPE TO TOP OF RIGID PAVEMENT.
 - FREE DRAINING ANGULAR WASHED STONE 3/4" - 2" AROUND PIPE ENVELOPE AS SHOWN OR OTHERWISE NOTED.
 - CSP GAGE PER AASHTO SECTION 12.
 - NOT USED
 - LISTED SPACING CHART IS FOR MULTIPLE PIPE INSTALLATION. FOR SINGLE RUN, THE TRENCH REQUIRES ONLY THE BOTTOM WIDTH OF THE PIPE'S SPAN, PLUS ROOM FOR COMPACTION EQUIPMENT.
- | DIAMETER | REQUIRED SPACING |
|------------|------------------|
| UP TO 24" | 12" |
| 24" - 72" | 1/2 PIPE DIA. |
| 72" AND UP | 36" |
- 4 oz. NON WOVEN GEOTEXTILE FABRIC TERRAZET NO#4 (OR EQUAL).
 - RELATIVELY LOOSE GRANULAR BEDDING ROUGHLY SHAPED TO FIT BOTTOM OF PIPE. 4" TO 6" IN DEPTH. (#57 OR #68 OR OTHER SUITABLE GRANULAR).



- GENERAL NOTES:**
- BANDS ARE FURNISHED AS FOLLOWS:
12" THRU 48" - 1-PIECE
54" THRU 96" - 2-PIECE
102" THRU 144" - 3-PIECE
 - GALV BAND ANGLES ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDED.
 - DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
 - DIMPLE BANDS FOR ARCHED PIPE ARE THE SAME AS FOR EQUIVALENT ROUND PIPE DIAMETER.



PACIFIC CORRUGATED PIPE CO.
13680 SLOVER AVENUE FONTANA, CA 92337
800.338.5858 • 909.829.4235
Fax: 909.829.8035
SOCAL@PCPIPE.COM

NOTE: THE SUITABILITY OF THE INFORMATION PRESENTED FOR USE ON ANY PARTICULAR PROJECT SHOULD BE DETERMINED BY THE ENGINEER RESPONSIBLE FOR THE DESIGN.

PROJECT NAME: TEMECULA VALLEY SELF STORAGE PROJECT #: _____ DRAWN BY: J. BROWN

SIGN & DATE TO RELEASE FOR MANUFACTURE (SUBJECT TO PRICE VERIFICATION) _____ SCALE: AS NOTED

PLANS APPROVED (AS NOTED) (W/CHANGES) _____ DATE: 03.31.22

DATE: _____ SIGNATURE: _____ DATE: _____ SHEET NO: 1 OF 1

REV. DESCRIPTION DATE

Ⓔ UNDERGROUND DETENTION CHAMBER
N.T.S.

C-4



REVISIONS:

REMARK	DESCRIPTION	APR.	DATE

DESIGNED: VJK DRAWN: LEO CHECKED: VJK

Scale: NONE Date: 11-25-24

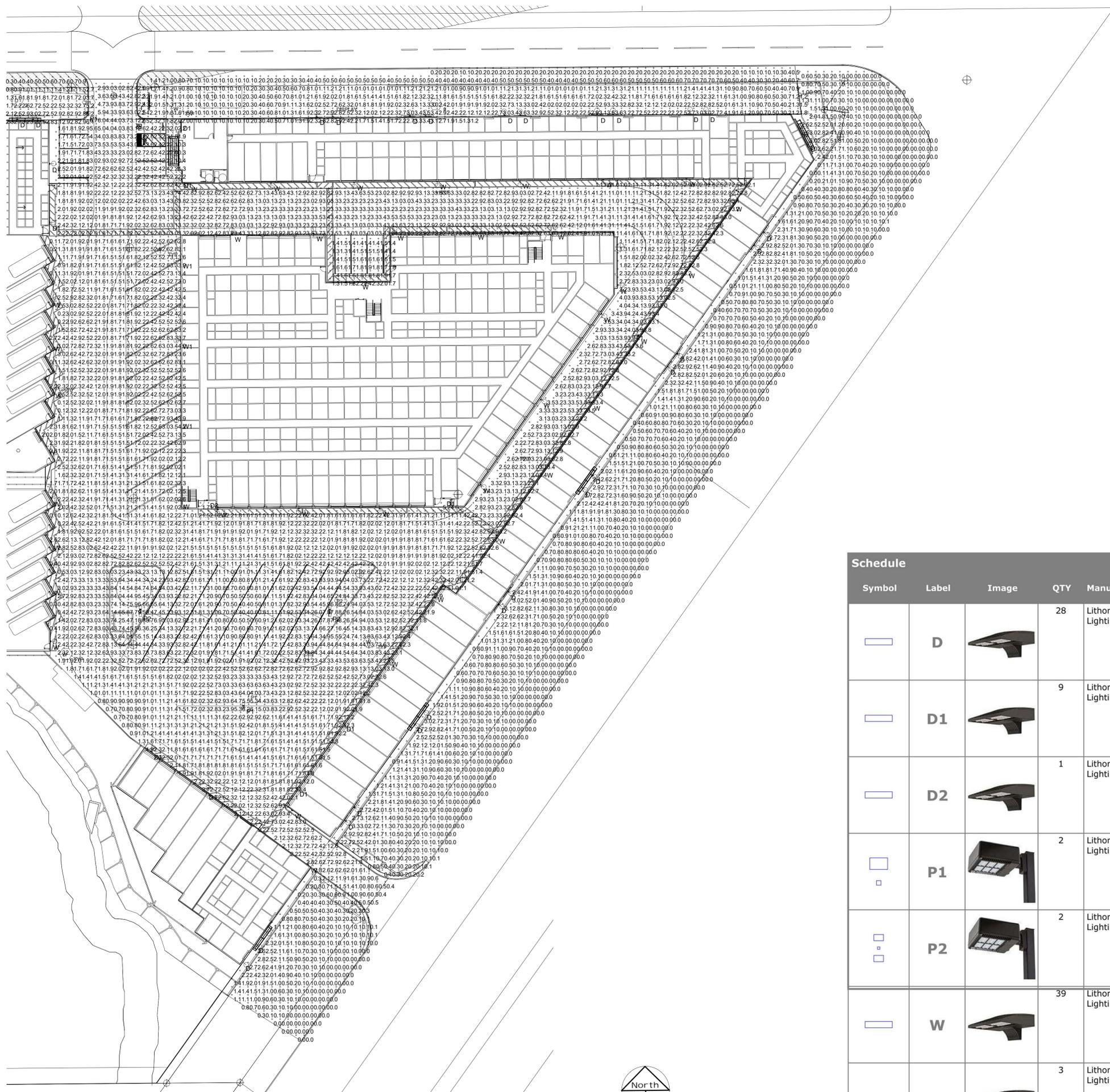
PRIZM GROUP
310 N. COTA ST. SUITE 1, CORONA, CA 92678
PHONE: (951) 737-4406 • www.the-prizm-group.com

Bench Mark: SEE SHEET 1

PRIME SPACE SELF STORAGE & RV DETAILS

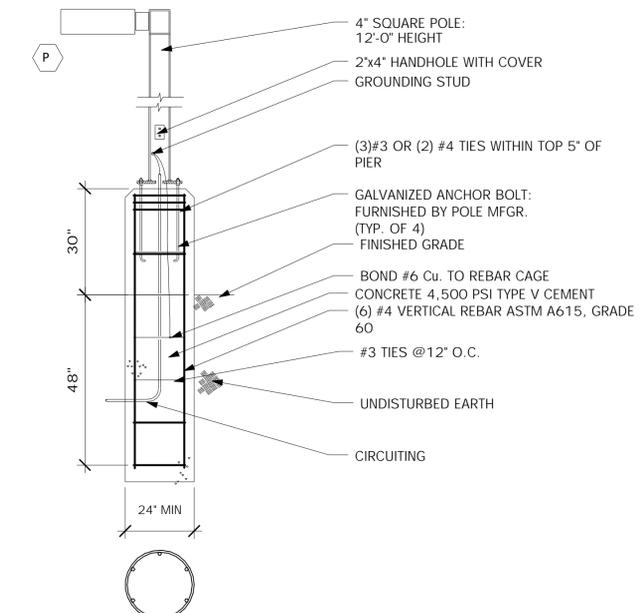
Sheet No. 4
OF 4 SHEETS
FILE NO. 19-004

File name: P:\TPG\19-004\GP\19-004PGP04.dwg



Site Photometric Plan

Scale 1" = 30'-0"



Pole Base Detail

Scale 1/2" = 1'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVER ADDER	+	2.1 fc	6.2 fc	0.3 fc	20.7:1	7.0:1
EAST STREET	+	0.6 fc	3.3 fc	0.0 fc	N/A	N/A
INTERIOR DRIVE & PARKING	+	2.4 fc	9.5 fc	0.1 fc	95.0:1	24.0:1
INTERIOR PARKING	+	1.6 fc	2.4 fc	1.3 fc	1.8:1	1.2:1
NORTH STREET	+	1.3 fc	3.6 fc	0.1 fc	36.0:1	13.0:1
SOUTH EAST ENTRANCE	+	0.5 fc	2.8 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	
□	D		28	Lithonia Lighting	DSXW1 LED 10C 530 30K T2M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 530mA.	LED	1	
□	D1		9	Lithonia Lighting	DSXW1 LED 20C 530 30K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 530mA.	LED	1	
□	D2		1	Lithonia Lighting	DSXW1 LED 10C 350 30K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 350mA.	LED	1	
□	P1		2	Lithonia Lighting	KAD LED 40C 700 30K R4 MVOLT	KAD LED, 40 LED, 700mA MVOLT DRIVER, 3000K, TYPE 4 OPTICS.		1	
□	P2		2	Lithonia Lighting	KAD LED 40C 700 30K R4 MVOLT	KAD LED, 40 LED, 700mA MVOLT DRIVER, 3000K, TYPE 4 OPTICS.		1	
□	W		39	Lithonia Lighting	DSXW1 LED 20C 530 30K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 530mA.	LED	1	
□	W1		3	Lithonia Lighting	DSXW1 LED 20C 1000 30K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 1000mA.	LED	1	

Construction Design Services, Inc.
ELECTRICAL ENGINEERING
PO BOX 34051, RENO, NV 89533
phone: 775-636-0080

Submittal Set

REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
No.E-10710
STATE OF CALIFORNIA
1/6/21

Temecula Valley Self-Storage

32242 Keller Road, Winchester, Riverside County, CA 92596

Approval

Revisions:

Date: Jan. 6, 2021

Issued For: Permit

Drawn By: CRN

Checked By: MP

Scale: As indicated

Project No.: 19-199

Sheet Contents

Photometric plan

Sheet Number E1.0

REVISIONS	BY

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 Sylvia E. Lyons, Landscape Architect #1549
 10252 Golden Yarrow Lane
 Alta Loma, CA 91701
 Telephone: (909)244-9667
 Email: royaloakdesign@verizon.net

PRELIMINARY LANDSCAPE PLAN
SPACE-X SELF STORAGE
 32242 KELLER RD (HWY 79)
 WINCHESTER, RIVERSIDE COUNTY, CA
 APN: 476-010-060



DRAWN: S.L.
 DATE: 7/1/2024
 SCALE: 1" = 30'
 JOB NO: 5319
 SHEET: L-1

CONCEPTUAL PLANT SCHEDULE

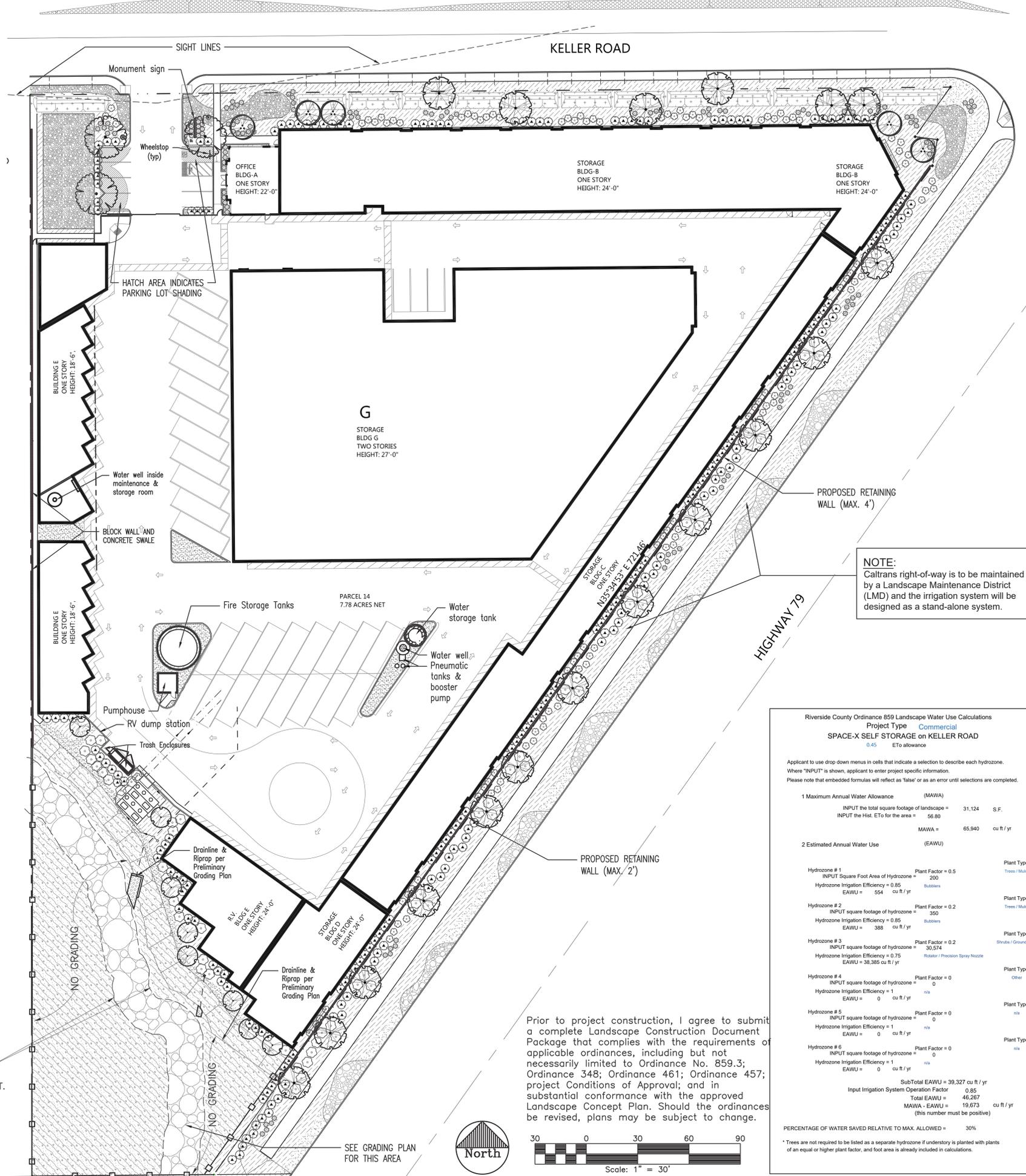
	STREET FRONTAGE TREE Lagunaria patersonii / Primrose Tree Pinus eldarica / Afghan Pine Quercus ilex / Holly Oak	24" Box, L 24" Box, L 24" Box, L
	SCREEN TREE Lagunaria patersonii / Primrose Tree Podocarpus henkelii / Long-Leafed Yellow Wood	15-gal, L 15-gal, M
	PARKING LOT SHADE TREE Rhus lancea / African Sumac	24" Box, L
	ACCENT TREE Acacia stenophylla / Shoestring Acacia Lagerstroemia indica x fauriei 'Tuscarora' / Tuscarora Crape Myrtle	24" Box, L 24" Box, M
	MEDIUM SCREEN SHRUB 5-ft. spacing Baccharis x 'Starn' / Starn Coyote Brush Nerium oleander 'Little Red' TM / Little Red Oleander Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5-gal., L 5-gal., L 5-gal., L
	SMALL ACCENT SHRUB 2 to 3-ft. spacing Anigozanthos x 'Red' / Kangaroo Paw Bulbine frutescens 'Tiny Tangerine' / Tiny Tangerine Bulbine Muhlenbergia dubia / Pine Muhly	5-gal., L 5-gal., L 5-gal., L
	LARGE ACCENT SHRUB 4 to 6-ft. spacing Dasylirion wheeleri / Grey Desert Spoon Echium fastuosum / Pride Of Madeira Salvia leucantha 'Santa Barbara' / Mexican Bush Sage	5-gal., L 5-gal., L 5-gal., L
	SPREADING SHRUB 5-ft. minimum spacing Arctostaphylos x 'John Dourley' / John Dourley Manzanita Correa x 'Dusky Bells' / Australian Fuchsia Grevillea thelemanniana / Hummingbird Bush Lantana x 'New Gold' / New Gold Lantana	5-gal., L 5-gal., L 5-gal., L 5-gal., L
	GROUNDCOVER (** denotes species to be used in sight distance zones) 12" to 36" spacing, depending on species and container size Acacia redolens 'Desert Carpet' TM / Bank Catclaw Aptenia cordifolia 'Red Apple' / Red Apple Ice Plant ** Baccharis pilularis 'Twin Peaks' / Twin Peaks Coyote Brush Dalea greggii / Trailing Indigo Bush Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	1-gal, L 36" oc Flats, L 12" oc 1-gal, L 36" oc 1-gal, L 24" oc 1-gal, L 30" oc Flats, L 12" oc
	RIVER ROCK MULCH	
	STABILIZED DECOMPOSED GRANITE	
	STREAM AREA GROUND COVER 12" to 24" spacing, depending on species and container size Aristida purpurea / Purple Threawn Baccharis x 'Starn' TM / Starn Thompson Coyote Brush Carex pansa / Sanddune Sedge	1-gal, L 18" oc 1-gal, L 24" oc 4" pots, M 12" oc
	HYDROSEED S&S Seeds Basic Native Erosion Control Mix	2,621 sf
	BIORETENTION BASIN Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush Carex pansa / Meadow Sedge Iva hayesiana / San Diego Poverty Weed	3,891 sf 1-gal, L 18" oc 1-gal, M 12" oc 1-gal, L 24" oc

TABULATIONS

PARKING LOT SHADING:
 Parking area = 1,121 s.f.
 Shade area = 672 s.f. (60%)
 (50% required)

ON-SITE LANDSCAPE AREA:
 31,041 s.f. irrigated planted area shown
 2,607 s.f. River Rock Mulch
 1,900 s.f. DG Mulch
5,407 s.f. total Rock/DG mulch (17.3%)
 35,548 s.f. total on-site landscape area

ROW LANDSCAPE AREA:
 18,353 s.f. irrigated planted area in ROW
 3,007 s.f. River Rock Mulch
 3,367 s.f. DG Mulch
6,374 s.f. total Rock/DG mulch (34.8%)
 24,676 s.f. total ROW landscape area



NOTE:
 Caltrans right-of-way is to be maintained by a Landscape Maintenance District (LMD) and the irrigation system will be designed as a stand-alone system.

Riverside County Ordinance 859 Landscape Water Use Calculations
 Project Type: Commercial
SPACE-X SELF STORAGE ON KELLER ROAD
 0.45 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)		Plant Type	Water Use
INPUT the total square footage of landscape =	31,124 S.F.	Trees / Mulch	Medium
INPUT the Hst. ETo for the area =	56.80	Substrs	Low
MAWA =	65,940 cu ft / yr		

2 Estimated Annual Water Use (EAWU)		Plant Type	Water Use
Hydrozone # 1	INPUT square footage of hydrozone = 200 Hydrozone Irrigation Efficiency = 0.85 EAWU = 554 cu ft / yr	Trees / Mulch	Medium
Hydrozone # 2	INPUT square footage of hydrozone = 350 Hydrozone Irrigation Efficiency = 0.85 EAWU = 388 cu ft / yr	Trees / Mulch	Low
Hydrozone # 3	INPUT square footage of hydrozone = 30,074 Hydrozone Irrigation Efficiency = 0.75 EAWU = 38,385 cu ft / yr	Strubs / Groundcover	Low
Hydrozone # 4	INPUT square footage of hydrozone = 0 Hydrozone Irrigation Efficiency = 1 EAWU = 0 cu ft / yr	Other	n/a
Hydrozone # 5	INPUT square footage of hydrozone = 0 Hydrozone Irrigation Efficiency = 1 EAWU = 0 cu ft / yr	n/a	n/a
Hydrozone # 6	INPUT square footage of hydrozone = 0 Hydrozone Irrigation Efficiency = 1 EAWU = 0 cu ft / yr	n/a	n/a
SubTotal EAWU = 39,327 cu ft / yr			
Input Irrigation System Operation Factor = 0.85			
Total EAWU = 46,267			
MAWA - EAWU = 19,673 cu ft / yr			
(this number must be positive)			

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 30%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.3; Ordinance 348; Ordinance 461; Ordinance 457; project Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change.

Scale: 1" = 30'

#	FINISH MATERIAL	#	FINISH MATERIAL COLOR	#	FINISH MATERIAL COLOR
1	CMU WALL - PRECISION (W/ WP CLEAR COAT OR PAINTED)	10	W.I. GATE AND FENCE	A	MBCI SADDLE TAN
2	NEWTECH WOOD BELGIAN BOARD	11	METAL CANOPY	B	MBCI BROWNSTONE
3	E.F.S. SYSTEM OVER STUD WALL	12	METAL STANDING SEAM CURVED ROOF	C	SHERWIN WILLIAMS SW6488 GRAND CANAL (L71-C6)
4	CULTURED STONE PRO-FIT, MODERA, LEDGESTONE	13	ROOF METAL CANOPY	13A	WATER TANK
5	ROLL-UP DOOR	14	WALL CERAMIC TILE	D	CULTURED STONE-INTAGLIO PRO-FIT, MODERA
6	SWINGING DOOR	15	METAL CORNICE	16A	STONE CAP
7	METAL STANDING SEAM ROOF	7A	TPO ROOF	16	ACCENT BAND
8	WINDOWS	17	LIGHT	17A	EXT. WALL PANEL, DESIGNER SERIES-(16-4)
9	ALUMINUM STOREFRONT SYSTEM WITH DOOR	18	EXT. WALL PANEL, MBCI-FW-120-VERT.	18A	HORIZONTAL
		19	SCREENING	H	SHERWIN WILLIAMS INKWELL SW 6992
				I	JANUS FOREST GREEN
				J	STD. DARK BRONZE
				K	GALVALUME



NOTES: EXTERIOR WALL FACING STREET TO BE TREATED WITH MONOCHEM AQUASAL M32 CLEAR MASONRY SEALER AND NONSACRIFICIAL GRAFFITI CONTROL TO 9 FT. ABOVE ADJACENT GRADE. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
FINISH MATERIAL COLOR SAMPLES



BUILDING 'G' EAST ELEVATIONS

2436-BUILDING F-2 EAST
1/8" = 1'-0" 4



BUILDING 'F' EAST ELEVATIONS

2436-BUILDING F-1 EAST 2
1/8" = 1'-0" 3



BUILDING 'D' AND 'E' NORTH ELEVATION

2436-BUILDING D-E NORTH
1/8" = 1'-0" 2



BUILDING 'C' AND 'D' AND 'E' WEST ELEVATION

2436-BUILDING D WEST-2
1/8" = 1'-0" 1



ARCHITECTURE · PLANNING · INTERIOR

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CLIENT
DR. MILAN S. CHAKRABARTY

CHAKRABARTY,
LLC

1003 E. FLORIDA AVENUE.
SUITE 101
HEMET, CA 92543
(951) 652-2252

PROJECT TITLE
PrimeSpace
SELF-STORAGE
&
RV

CONDITIONAL USE PERMIT
32242 KELLER ROAD
WINCHESTER,
RIVERSIDE COUNTY, CA 92596

SHEET TITLE
BUILDING
D, E & F & G

CUP 190012

SIGN BY



DELTA	REVISION	DATE
	ISSUED TO PLANNING	11/02/23
	ISSUED	02/12/25

DATE: 11/02/23
JOB NUMBER 18-825

PA-11



OWNER
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CHAKRABARTY, LLC

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(951) 652-2252

NEW STORAGE FACILITY
PrimeSpace
**SELF-STORAGE
&
RV**

DATE: 12/10/24

PA-29
3D VIEW


J. Craig Mann

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JCRAIGM@GMAIL.COM
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NEW STORAGE FACILITY
PrimeSpace
**SELF-STORAGE
&
RV**

DATE: 12/10/24

PA-30
**3D
OFFICE-VIEW
FROM
PARKING**


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NEW STORAGE FACILITY
PrimeSpace
**SELF-STORAGE
&
RV**

DATE: 12/10/24

PA-31
3D VIEWS


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