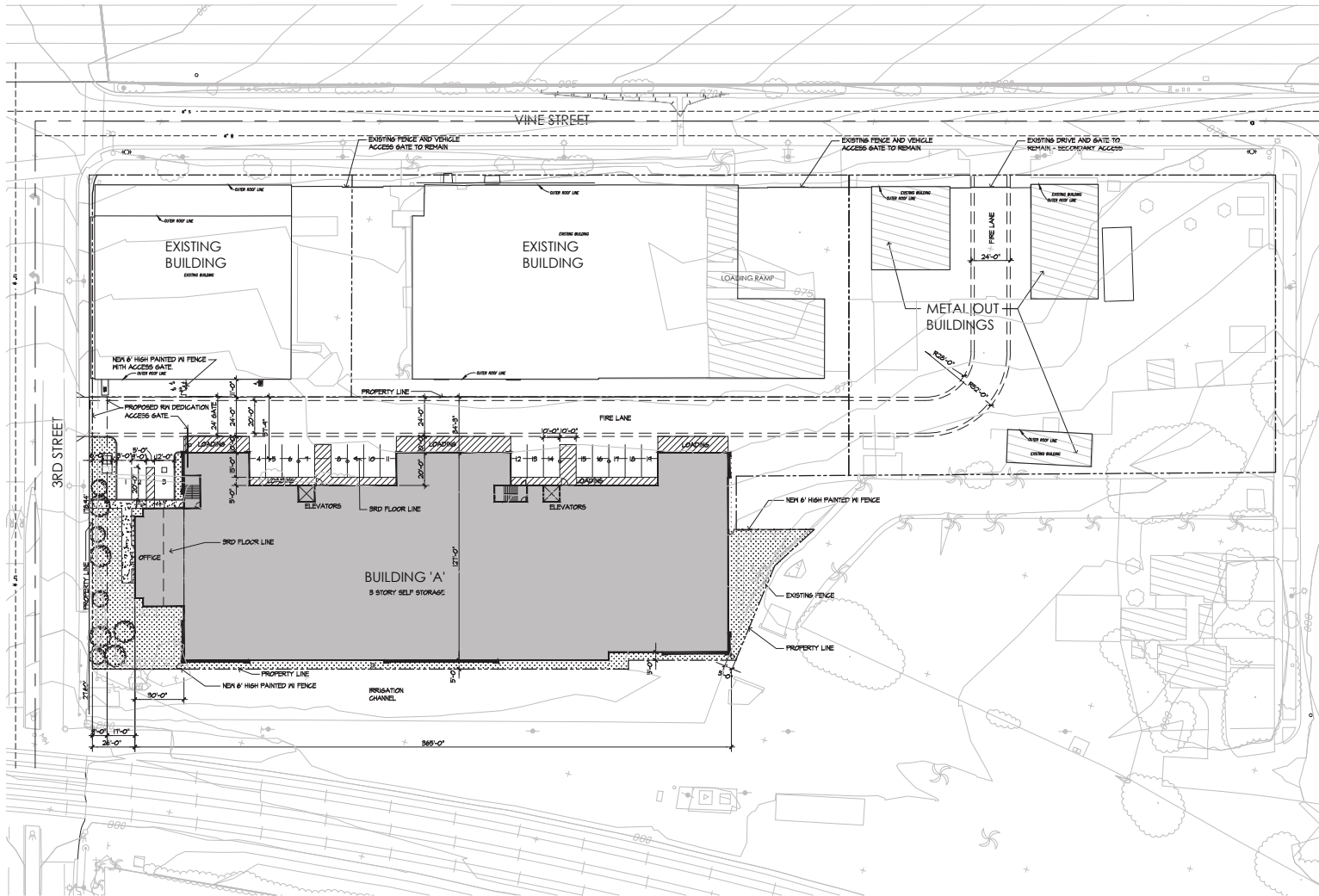




OWNER/ DEVELOPER

CORMAN LEIGH COMMUNITIES
32623 TEMECULA PKWY
TEMECULA, CA 92591
CONTACT: RICK SCOTT
PHONE: 619/218-9348
EMAIL: RICK@CORMANLEIGH.COM

STORAGE OPERATOR

STORAGE DIRECT C/O PLATINUM STORAGE GROUP
9834 RESEARCH DRIVE
IRVINE, CA 92618
CONTACT: SKIP ELEFANTE
PHONE: 949/370-2232
EMAIL: SKIP@PLATINUMSTORAGE.COM

ARCHITECT

VALLI ARCHITECTURAL GROUP
27405 PUERTA REAL, SUITE 235
MISSION VIEJO, CA 92691
CONTACT: ARIEL L VALLI
PHONE: 949/349-1777
EMAIL: ARIEL@VALLIARCH.COM

PROJECT DATA

SITE PLAN AREA	70,415 SQ. FT. (1.62 AC.)
BUILDING AREA	
FIRST FLOOR:	38,326 SQ. FT.
SECOND FLOOR:	38,228 SQ. FT.
THIRD FLOOR:	38,326 SQ. FT.
TOTAL STORAGE	114,878 SQ. FT.
2ND FLOOR STORAGE	880 SQ. FT.
OFFICE	1,750 SQ. FT.
PROJECT TOTAL	117,478 SQ. FT.

SITE COVERAGE:	0.56
FIRST FLOOR:	40376
SITE AREA:	70415
F.A.R.	1.67
CONSTRUCTION TYPE:	II-B
PARKING 9'X20' TYP. (7' OVER HANG W/ BUMPER)	
OFFICE AREA:	3 SPACES
LOADING/ PKG BAYS:	16 SPACES
TOTAL:	19 SPACES



VICINITY MAP

THIRD & VINE SELF STORAGE
RIVERSIDE, CA

CONCEPTUAL SITE PLAN

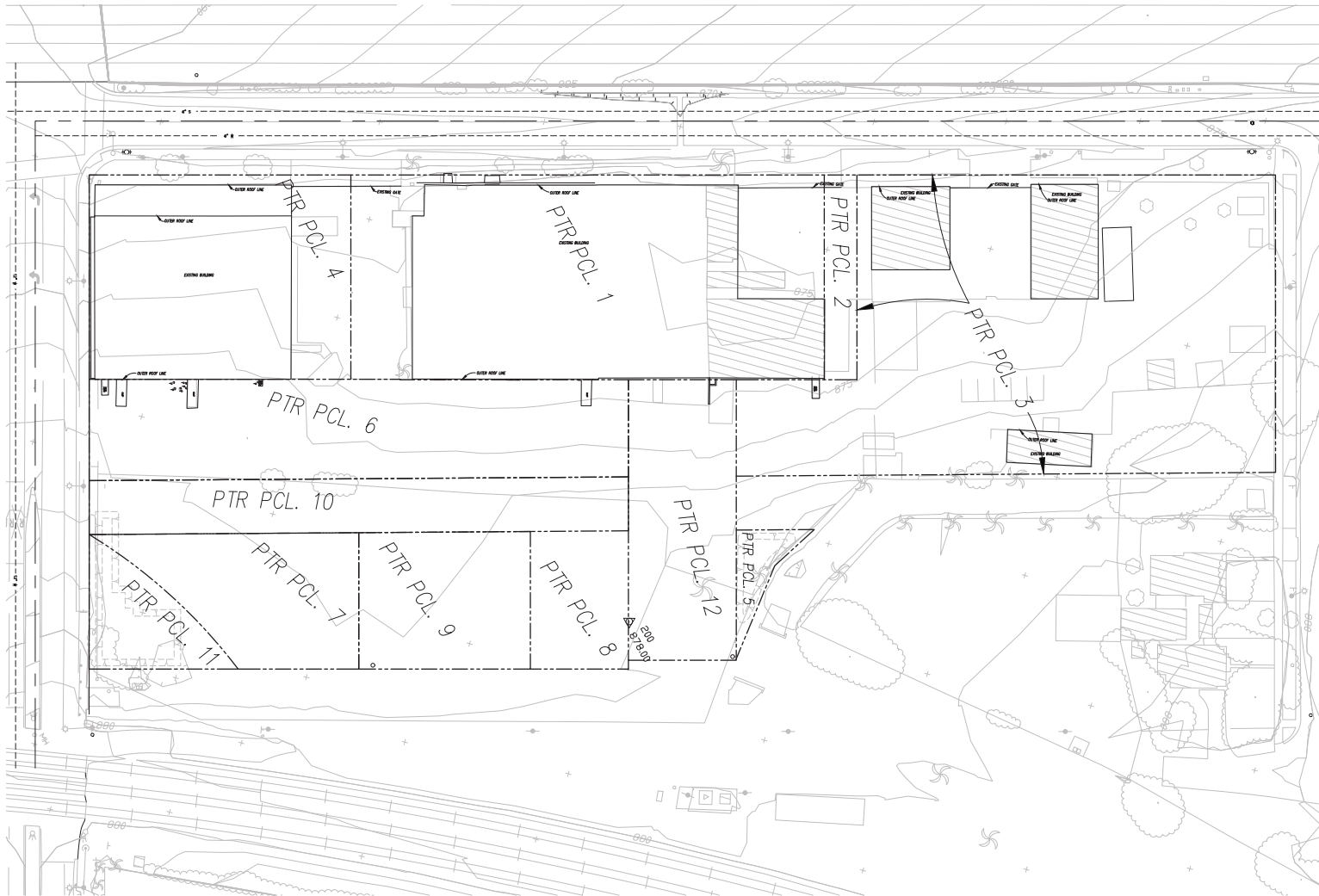
SCALE: 1" = 30'-0"

07/05/16
16-0217



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VICINITY MAP

THIRD & VINE SELF STORAGE
RIVERSIDE, CA

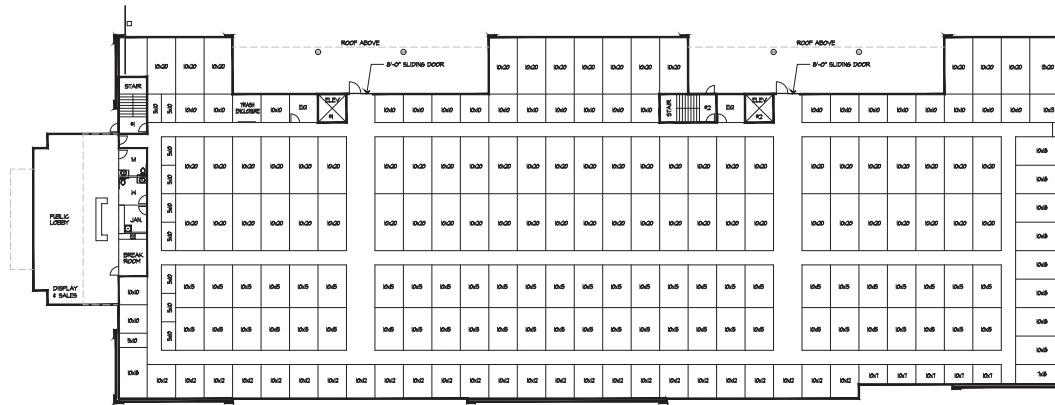
EXISTING PARCEL BOUNDARY PLAN

SCALE: 1" = 30'-0"

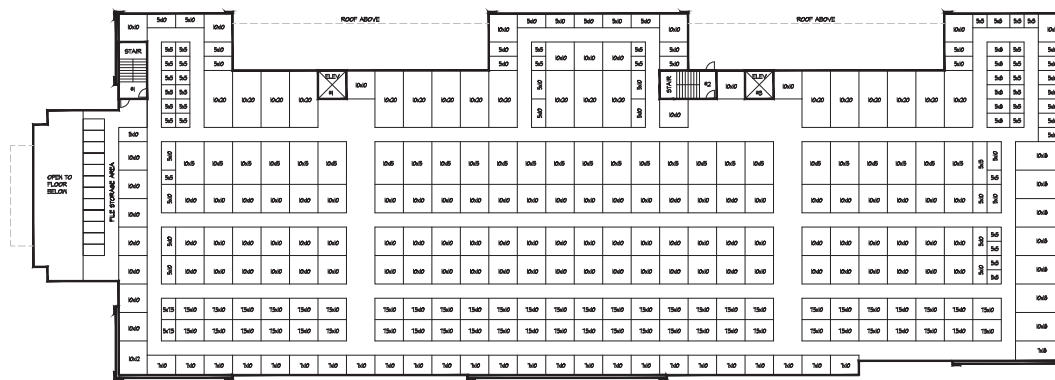
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1ST FLOOR



2ND FLOOR

1ST FLOOR

1ST FLOOR NON CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10x20	200	13	2600
10x15	150	1	150
13x20	260	1	260
TOTAL		15	3010
AVERAGE UNIT SIZE		200	
1ST FLOOR CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5x5	25	1	25
5x7.5	37.5	10	375
5x10	50	5	250
7x10	70	5	350
7x18	126	1	126
10x10	100	25	2500
10x12	120	25	3000
10x13	130	1	130
10x15	150	53	7950
10x18	180	9	1620
10x20	200	54	10800
TOTAL		184	27001
AVERAGE UNIT SIZE		146.7	
GRAND TOTAL		199	3011
AVERAGE UNIT SIZE		150.8	
GROSS 1ST FLOOR AREA		40076	
EFFICIENCY		74%	

2ND FLOOR

2ND FLOOR CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5x5	25	31	775
5x8	40	7	280
5x7.5	37.5	2	75
5x10	50	36	1800
5x15	75	1	75
7x10	70	25	1750
7.5x10	75	54	4050
7x18	126	1	126
10x10	100	98	9800
10x12	120	1	120
10x15	150	26	3900
10x18	180	7	1260
10x20	200	18	3600
TOTAL		307	27511
AVERAGE UNIT SIZE	89.9		
GROSS BUILDING AREA	39076		
EFFICIENCY	70%		

OVERALL

NON CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10x20	200	13	2600
10x15	150	1	150
13x20	260	1	260
TOTAL		15	3010
AVERAGE UNIT SIZE		200	
CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5x5	25	64	1600
5x7.5	37.5	2	75
5x8	40	7	280
5x10	50	125	6250
5x15	75	1	75
7x10	70	55	3850
7x18	126	3	378
7.5x10	75	54	4050
10x10	100	211	21100
10x12	120	27	3240
10x13	130	1	130
10x15	150	111	16650
10x18	180	24	4320
10x20	200	72	14400
10x25	250	25	6250
TOTAL		782	82648
AVERAGE UNIT SIZE		105.6	
GRAND TOTAL		797	85658
AVERAGE UNIT SIZE		107.4	
GROSS FLOOR AREA		117478	
EFFICIENCY		72%	

THIRD & VINE SELF STORAGE
RIVERSIDE, CA

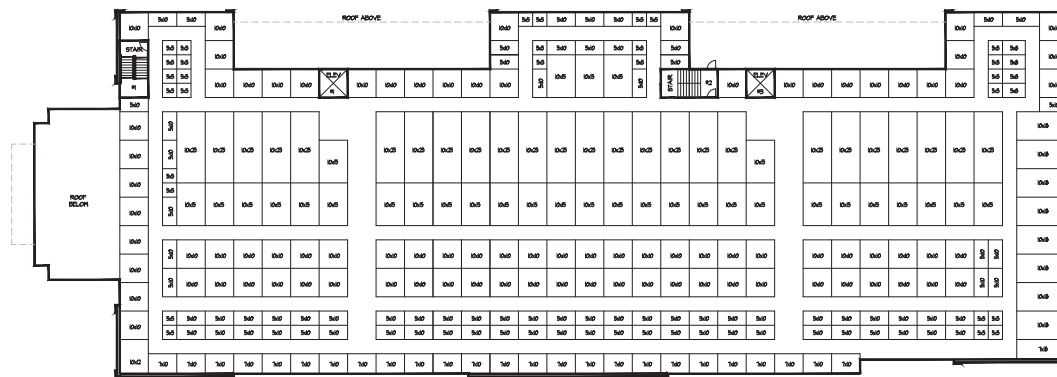
UNITMIX PLAN

SCALE: 1" = 20'-0"

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3RD FLOOR

3RD FLOOR

3RD FLOOR CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5x5	25	32	800
5x10	50	79	3950
7x10	70	25	1750
7x18	126	1	126
10x10	100	88	8800
10x12	120	1	120
10x15	150	32	4800
10x18	180	8	1440
10x25	250	25	6250
TOTAL		291	28036
AVERAGE UNIT SIZE			96.3
GROSS BUILDING AREA			38326
EFFICIENCY			73%

OVERALL

NON CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
10x20	200	13	2600
10x15	150	1	150
13x20	260	1	260
TOTAL		15	3010
AVERAGE UNIT SIZE			200
CLIMATE CONTROL			
SIZE OF UNIT	SQ. FT. UNIT	NO. OF UNITS	TOTAL SQ. FT.
5x5	25	64	1600
5x7.5	37.5	2	75
5x8	40	7	280
5x10	50	125	6250
5x15	75	1	75
7x10	70	55	3850
7x18	126	3	378
7.5x10	75	54	4050
10x10	100	211	21100
10x12	120	27	3240
10x13	130	1	130
10x15	150	111	16650
10x18	180	24	4320
10x20	200	72	14400
10x25	250	25	6250
TOTAL		782	82648
AVERAGE UNIT SIZE			105.6
GRAND TOTAL	797		85658
AVERAGE UNIT SIZE			107.4
GROSS FLOOR AREA			117478
EFFICIENCY			72%

THIRD & VINE SELF STORAGE
RIVERSIDE, CA

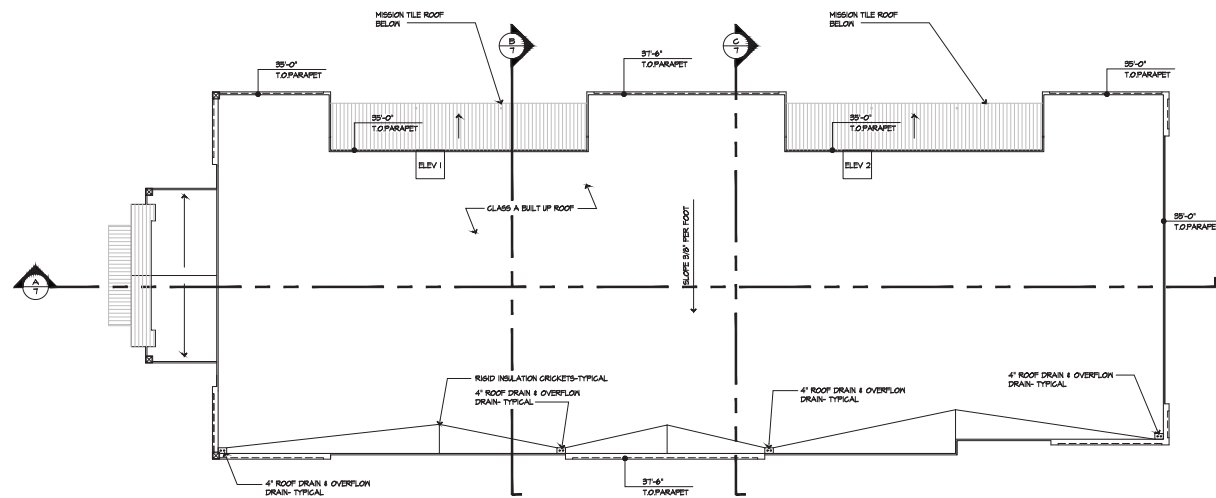
UNITMIX PLAN

SCALE: 1" = 20'-0"

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THIRD & VINE SELF STORAGE
RIVERSIDE, CA

ROOF PLAN

SCALE: 1/16" = 1'-0"

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WEST ELEVATION

OFFICE



SOUTH ELEVATION

THIRD & VINE SELF STORAGE
RIVERSIDE, CA

CONCEPTUAL ELEVATIONS

05/17/18

SCALE: 1" = 10'-0"

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TEL: 951-515-1111 FAX: 951-515-1112
WWW.VALLI-ARCH.COM

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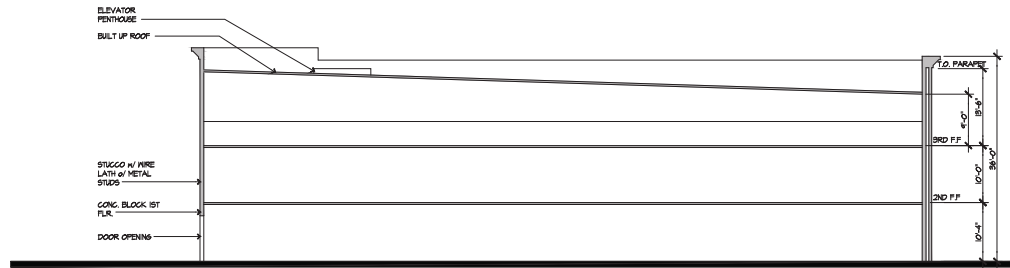
THIRD & VINE SELF STORAGE
RIVERSIDE, CA

CONCEPTUAL ELEVATIONS

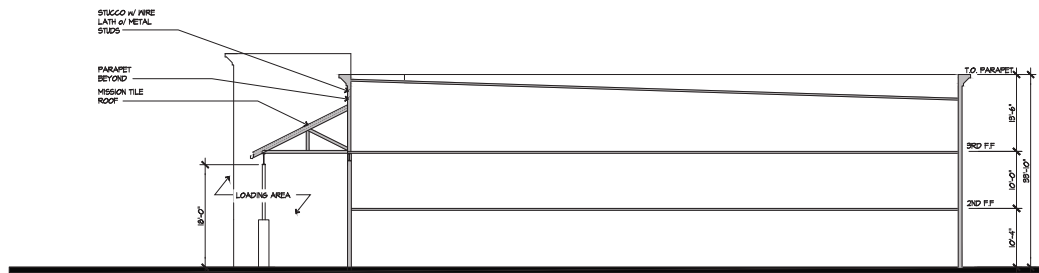
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05/17/19

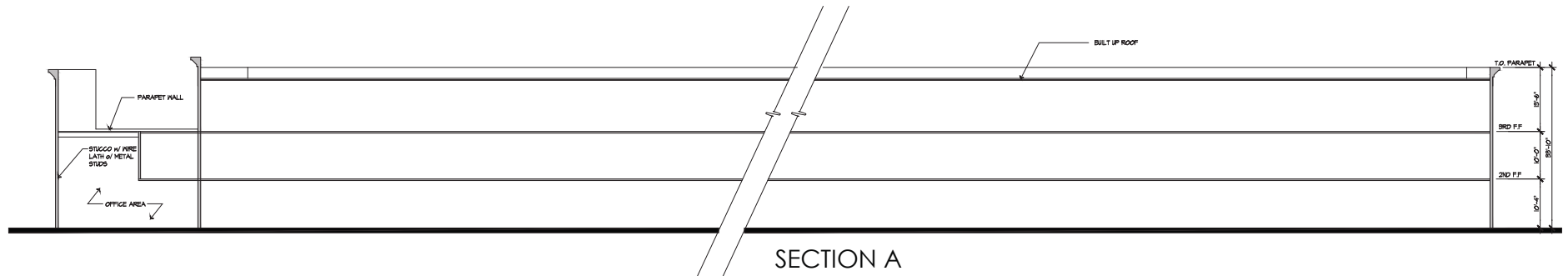
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GROUP 7
21455 PUERTA REAL, SUITE 203 PH: 949.813-4191
MISSION VIEJO, CA 92691 email@valliacch.com



SECTION C



SECTION B



SECTION A

THIRD & VINE SELF STORAGE
RIVERSIDE, CA

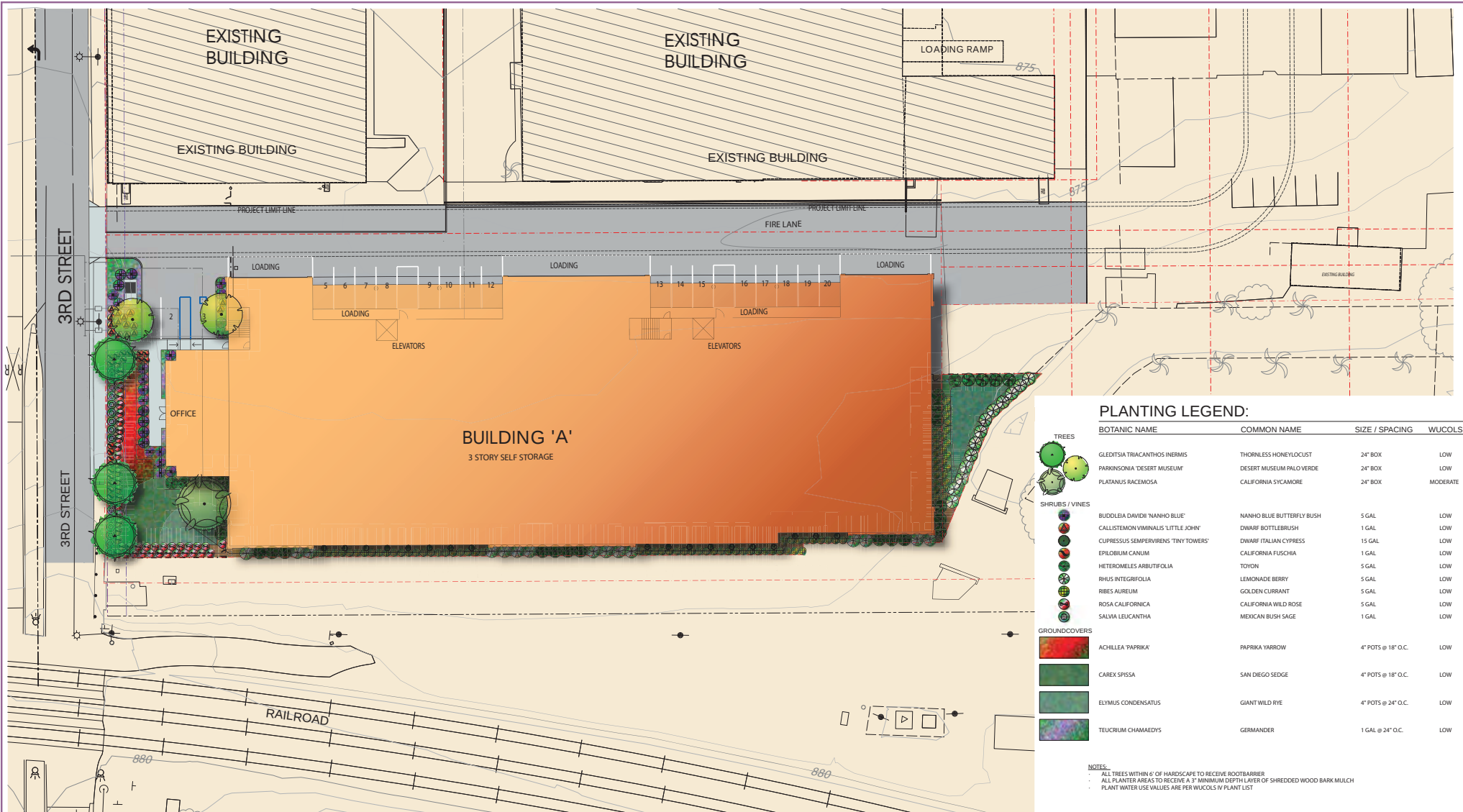
SECTIONS

SCALE: 1" = 10'-0"

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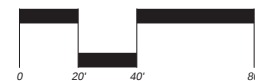
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PRELIMINARY LANDSCAPE PLAN

3RD AND VINE SELF STORAGE

CITY OF RIVERSIDE



DATE: 6/8/16
PROJECT #: 160107



4649 Brackton Ave.
Riverside, CA 92506
(951) 369-0700
Fax: (951) 369-4039
<http://www.comworksgroup.com>



PACKING HOUSE SELF STORAGE

RIVERSIDE, CA

CONCEPTUAL PERSPECTIVES



PACKING HOUSE SELF STORAGE

RIVERSIDE, CA

CONCEPTUAL PERSPECTIVES



PACKING HOUSE SELF STORAGE

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CONCEPTUAL PERSPECTIVES



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RIVERSIDE, CA

CONCEPTUAL PERSPECTIVES