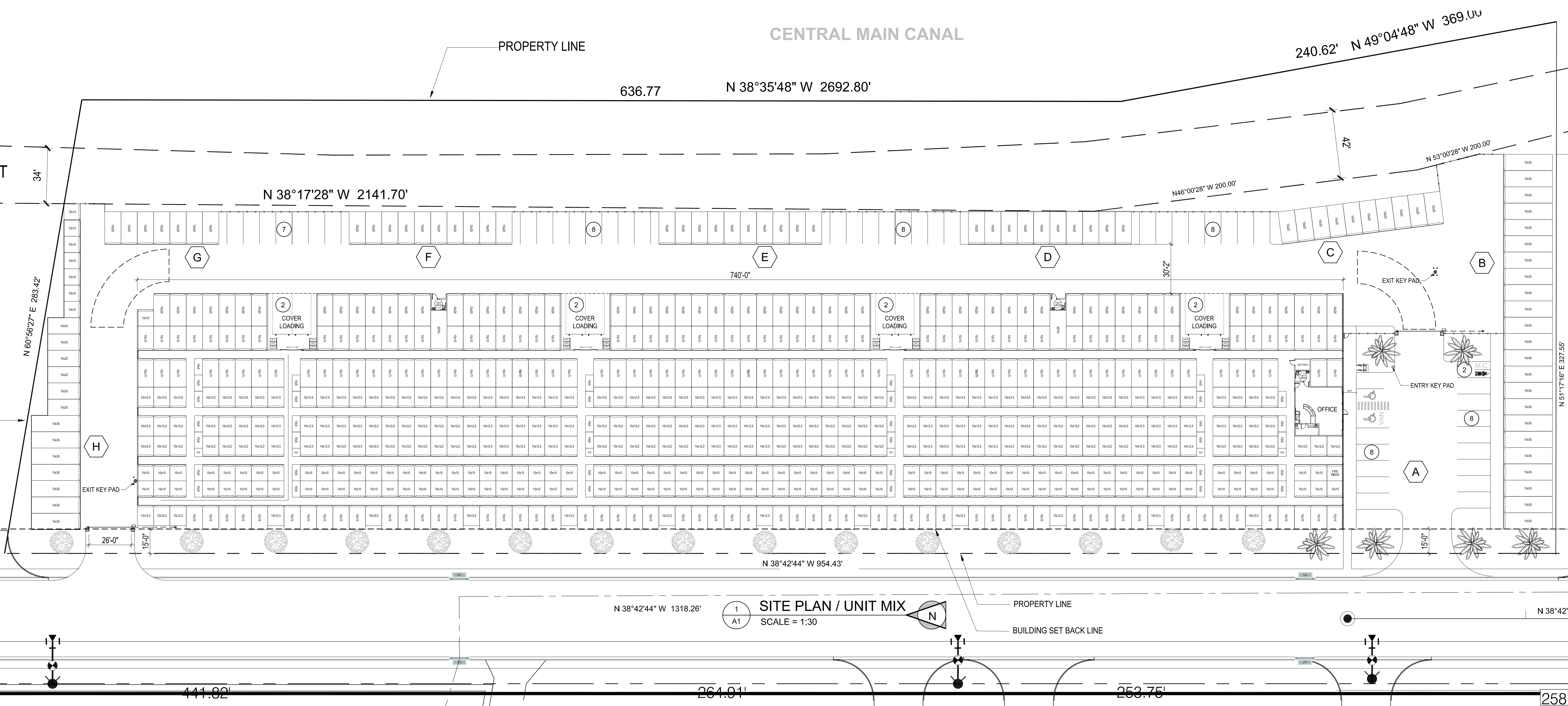


CENTRAL MAIN CANAL



1 SITE PLAN / UNIT MIX
A1 SCALE = 1:30

UNIT MIX

Direct Drive-Up Access						
Width	Length	SF	Net SF	Unit Count	% of Total Units	% of Total Area
10	10	100	800	8	1.1%	0.77%
10	20	200	22,400	112	15.4%	21.43%
10	30	300	9,000	30	4.1%	8.61%
Subtotal Drive Up			32,200	150	21%	30.80%
AVG UNIT SIZE				215		

Inside Climate Control						
Width	Length	SF	Net SF	Unit Count	% of Total Units	% of Total Area
5	5	25	150	6	0.8%	0.14%
10	5	50	1,800	36	4.9%	1.72%
10	10	100	13,500	135	18.5%	12.91%
10	12.5	125	26,500	212	29.1%	25.35%
10	15	150	18,000	120	16.5%	17.22%
10	17.5	175	11,900	68	9.3%	11.38%
10	25	250	500	2	0.3%	0.48%
Inside Ground Access			72,350	579	79%	69.20%
AVG UNIT SIZE				125		

Grand Total All Units			104,550	729	100%	100%
Average Unit SF			143			
Building Efficiency			82%			
Grand Total Building Includes Office			127,200			

STORAGE COMPLEX CITY OF CALEXICO MUNICIPAL CODE 19995	
ZONE	(I) INDUSTRIAL
CONST. TYPE	SEE BELOW
LOT SIZE	264,700 SF = 6.1 ACRES
LOT COVERAGE ALLOWED = 60%	127,200 / 264,700 = 48% OK
SET BACKS - FRONT = 15'-0" - SIDES & REAR = 0'-0"	
BUILDING SIZES	SQFT. SPRINKLER SYSTEM NFPA.13 REQUIRED
OFFICE S-1 / IIB	1,000 REQUIRED
BUILDING A S-1 / IIB	106,900 REQUIRED
BUILDING B S-1 / IIB	6,900 NOT REQUIRED
BUILDING C S-1 / IIB	2,000 NOT REQUIRED
BUILDING D S-1 / IIB	2,000 NOT REQUIRED
BUILDING E S-1 / IIB	2,000 NOT REQUIRED
BUILDING F S-1 / IIB	2,000 NOT REQUIRED
BUILDING G S-1 / IIB	1,400 NOT REQUIRED
BUILDING H S-1 / IIB	4,000 NOT REQUIRED
TOTAL S.F. GROSS	127,200
STORAGE UNIT COUNT	729
PROVIDED PARKING AS PER SECTION 17.13.130 & 17.13.140 52 REQUIRED SEE BELOW.	
1:1000 FIRST 20.00 = 20	
1:2000 SECOND 20.00 = 10	
1:4000 OVER 40.00 = 10	
SUMMARY : 127,200 GROS SQFT. - 80,000 SQFT. = 47,200 SQFT. / 4000 = 12	
OFF STREET LOADING BERTHS REQUIRED PER SECTION 17.13.140 (3) REQUIRED	
8 PROVIDED TO ACCOMMODATE TRAVEL DISTANCES STANDARD FOR SELF STORAGE	
PROVIDED PARKING 52 REQUIRED 55 PROVIDED OK	
MOTOR CYCLE PARKING AS PER SECTION 17.13.130 (H.1)	
> 25 AUTOMOBILE SPACES PROVIDE 1.2 PROVIDED OK	
BICYCLE PARKING AS PER 17.13.130 (G) NONE FOR SELF STORAGE. 2 PROVIDED OK	

