


SEBASTOPOL SELF STORAGE

SEBASTOPOL, CA



PROJECT DATA		SHEET INDEX		LOCATION MAP:		
SITE DATA: ADDRESS: 1382 GRAVENSTRIN HWY SOUTH SEBASTOPOL, CA 95472 APN: 063-011-017 ZONING: LC (LIMITED COMMERCIAL) PROPOSED USE: SELF STORAGE FACILITY PROPOSED CONST. TYPE: TYPE II-B		OWNER / APPLICANT: PLATINUM STORAGE GROUP ADDRESS: 4920 CAMPUS DRIVE, SUITE A NEWPORT BEACH, CA 92660 CONTACT: SKIP ELEFANTE TELEPHONE: 949-770-2232 EXT. 218 EMAIL: skip@platinumstorage.com ARCHITECT: JORDAN ARCHITECTS, INC. ADDRESS: 131 CALLE IGLESIA, SUITE 100 SAN CLEMENTE, CA 92673 CONTACT: BRUCE JORDAN TELEPHONE: 949-388-8090 EMAIL: bjordan@jordanarchitects.com		A0 COVER PAGE A1 SITE PLAN A2 1ST FLOOR PLAN A3 2ND FLOOR PLAN A4 3RD FLOOR PLAN A5 OFFICE FLOOR PLAN A6 ROOF PLAN A7 ELEVATIONS A8 ELEVATIONS A9 ELEVATIONS A10 ELEVATIONS A11 ELEVATIONS A12 ELEVATIONS A13 BLDG. SECTIONS A14 BLDG. SECTIONS A15 EXISTING PHOTO MAP A16 PROPOSED PHOTO MAP A17 RENDERING A18 RENDERING A19 RENDERING A20 RENDERING A21 RENDERING A22 DETAILS A23 LANDSCAPE PLAN A24 PLANT IMAGERY		

PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

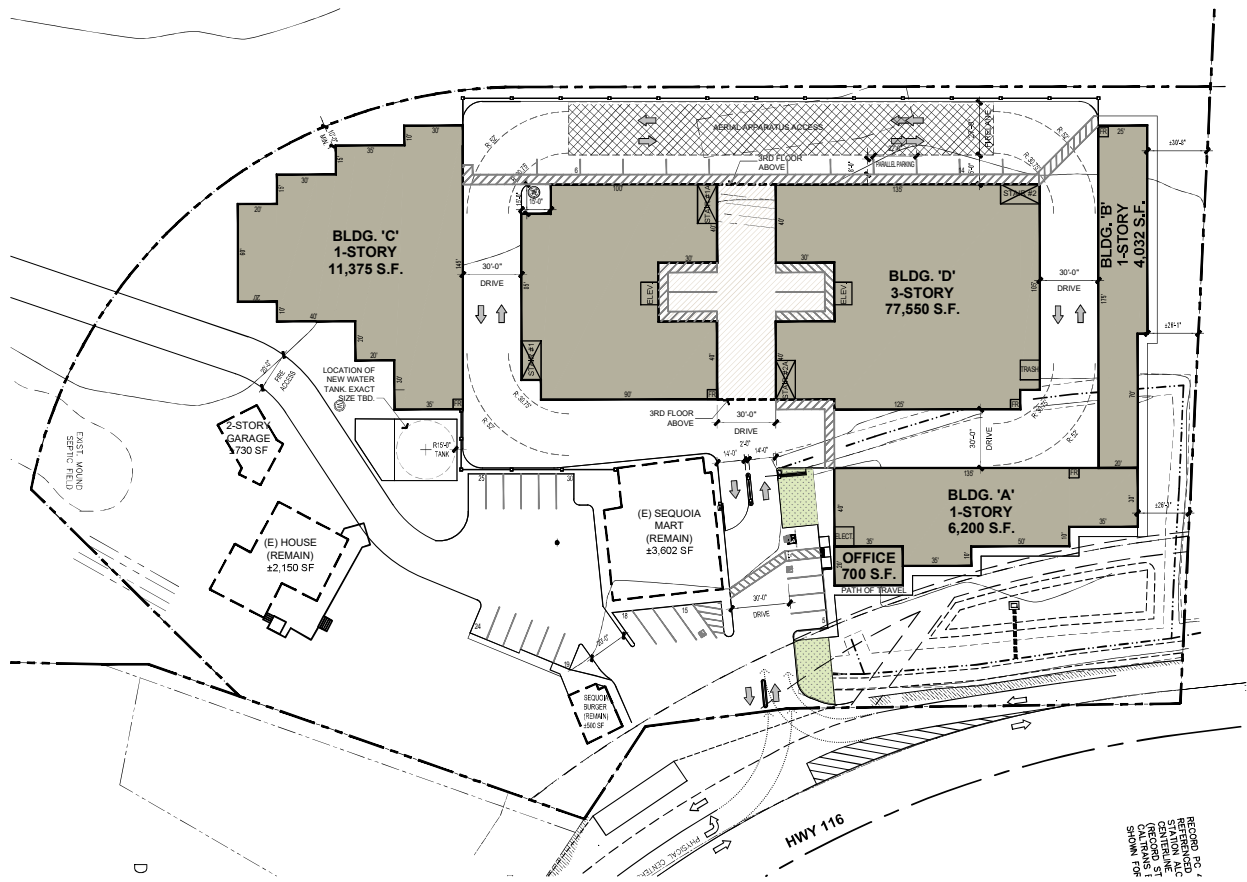
COVER PAGE

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
 SCALE: N.T.S.
 DATE: 08/31/2022



SHEET A0



SITE DATA		
LOT AREA	± 175,580	SQ. FT.
	± 4.03	ACRES
TOTAL GROSS BLDG. AREA (STORAGE)	99,857	SQ. FT.
TOTAL GROSS BLDG. AREA (EXISTING)	6,982	SQ. FT.
FLOOR AREA RATIO	N/A	N/A
LOT COVERAGE (STORAGE)	± 51,556	SQ. FT.
LOT COVERAGE % (STORAGE)	± 29.36	%
LOT COVERAGE (EXISTING)	± 6,982	SQ. FT.
LOT COVERAGE % (EXISTING)	± 3.98	%

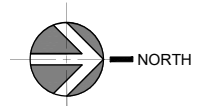
PARKING		
	REQUIRED	PROVIDED
SELF STORAGE - NEW	N/A	14 SPACES
MARKET - EXISTING (1 SPACE PER 200 S.F.)	19 SPACES	10 SPACES (EXISTING)
RESTAURANT - EXISTING (1 SPACE PER 200 S.F.)	9 SPACES	6 SPACES (EXISTING)
TOTAL PARKING	28 SPACES	30 SPACES

STORAGE BUILDING AREA TABULATIONS (SQUARE FEET)			
BUILDING A	SELF STORAGE	OFFICE	TOTAL
BLDG. A - 1 STORY	6,200	700	6,900
BLDG. B - 1 STORY	4,032	0	4,032
BLDG. C - 1 STORY	11,375	0	11,375
BLDG. D - 3 STORY	77,550	0	77,550
TOTAL BUILDING AREA	99,157	700	99,857
ESTIMATED NET RENTABLE			±76,632

BUILDING CONSTRUCTION TYPE: IB
 OCCUPANCY CLASSIFICATION: S-1
 BUILDINGS ARE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 1A.

PLATINUM GROUP
 SEBASTOPOL SS
 SEBASTOPOL, CA

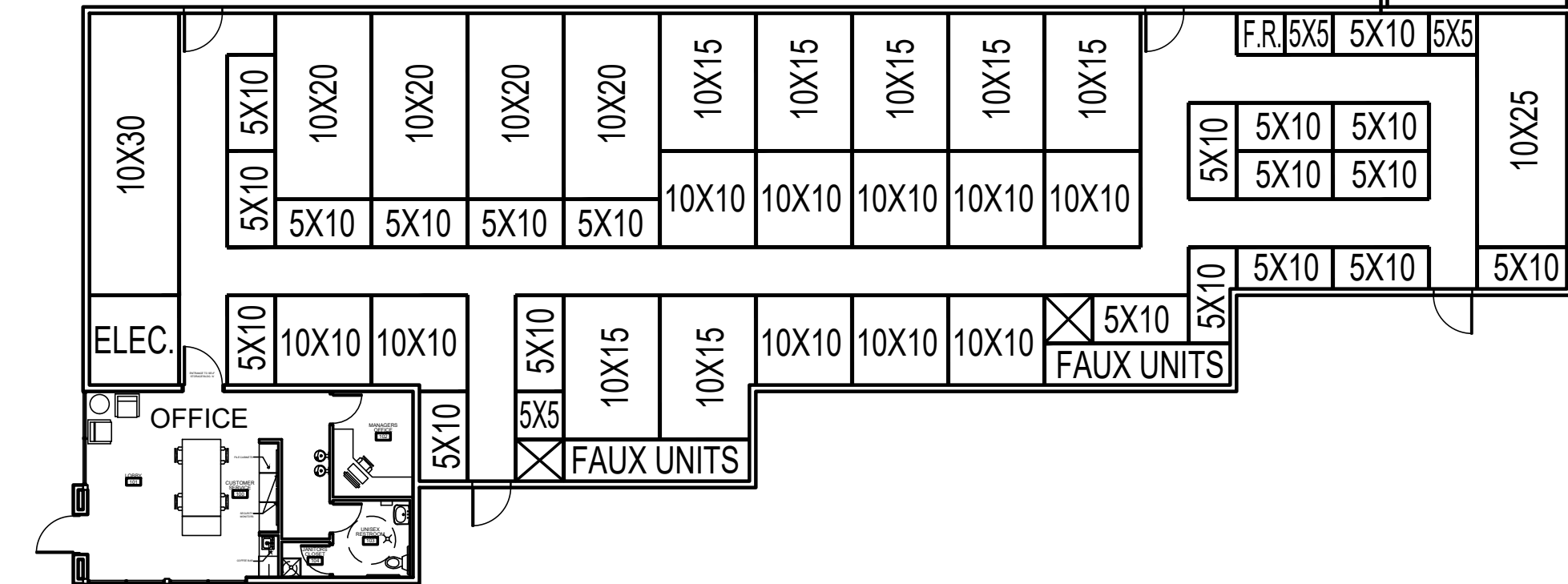
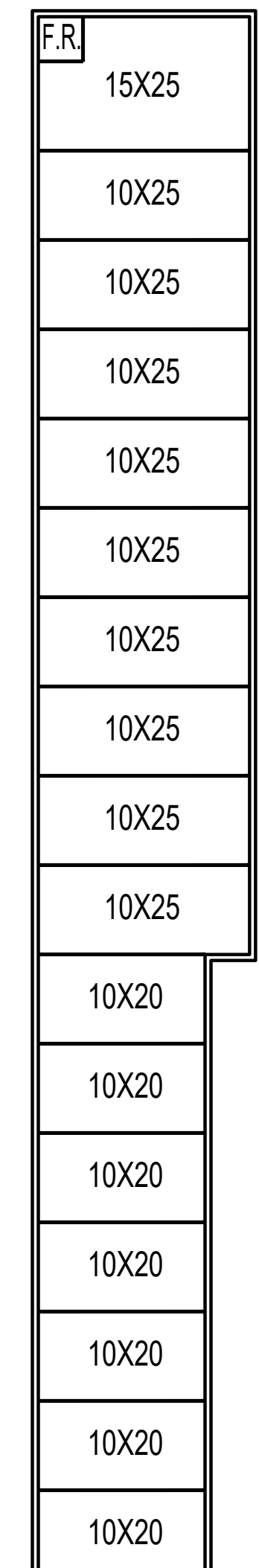
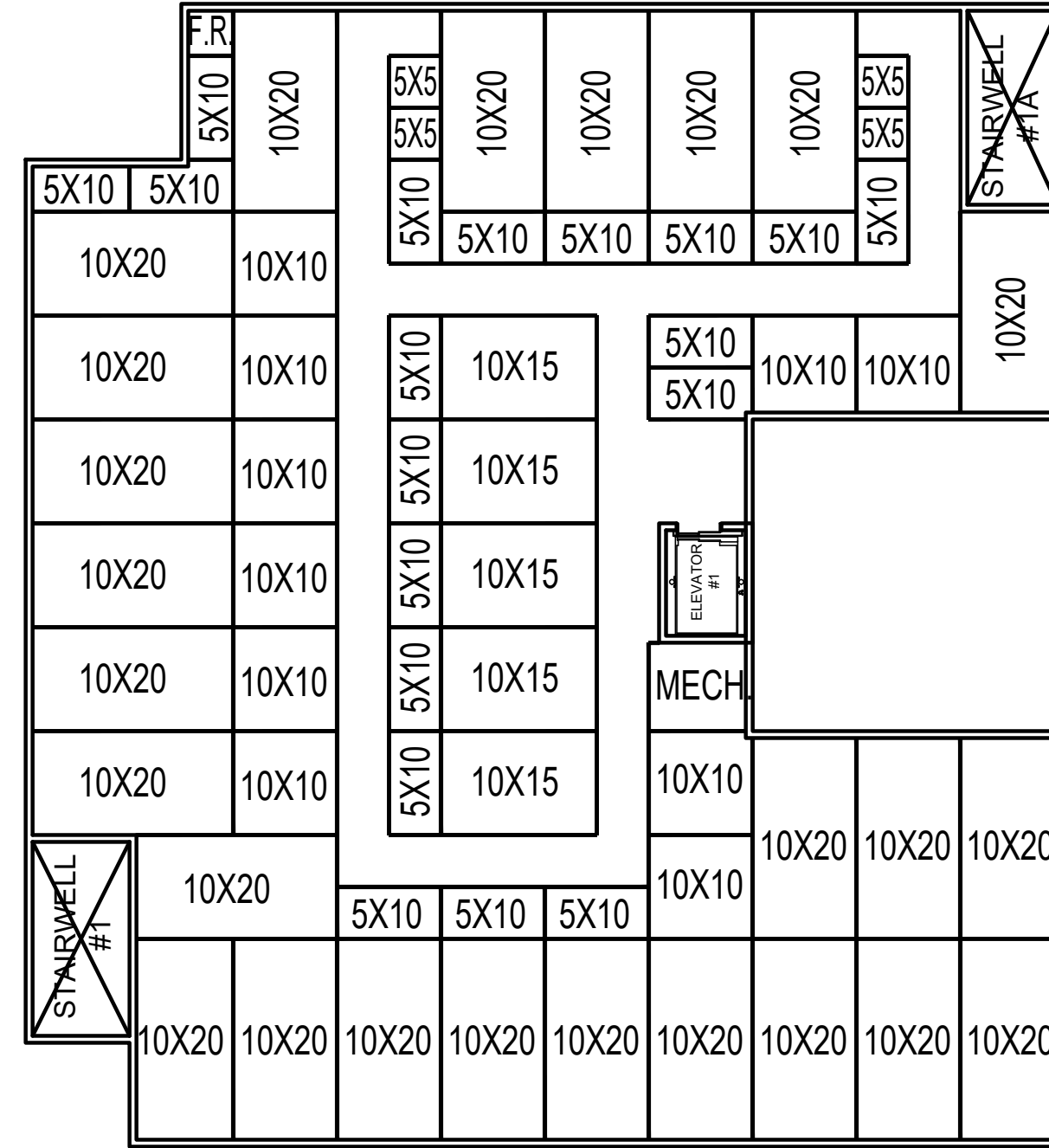
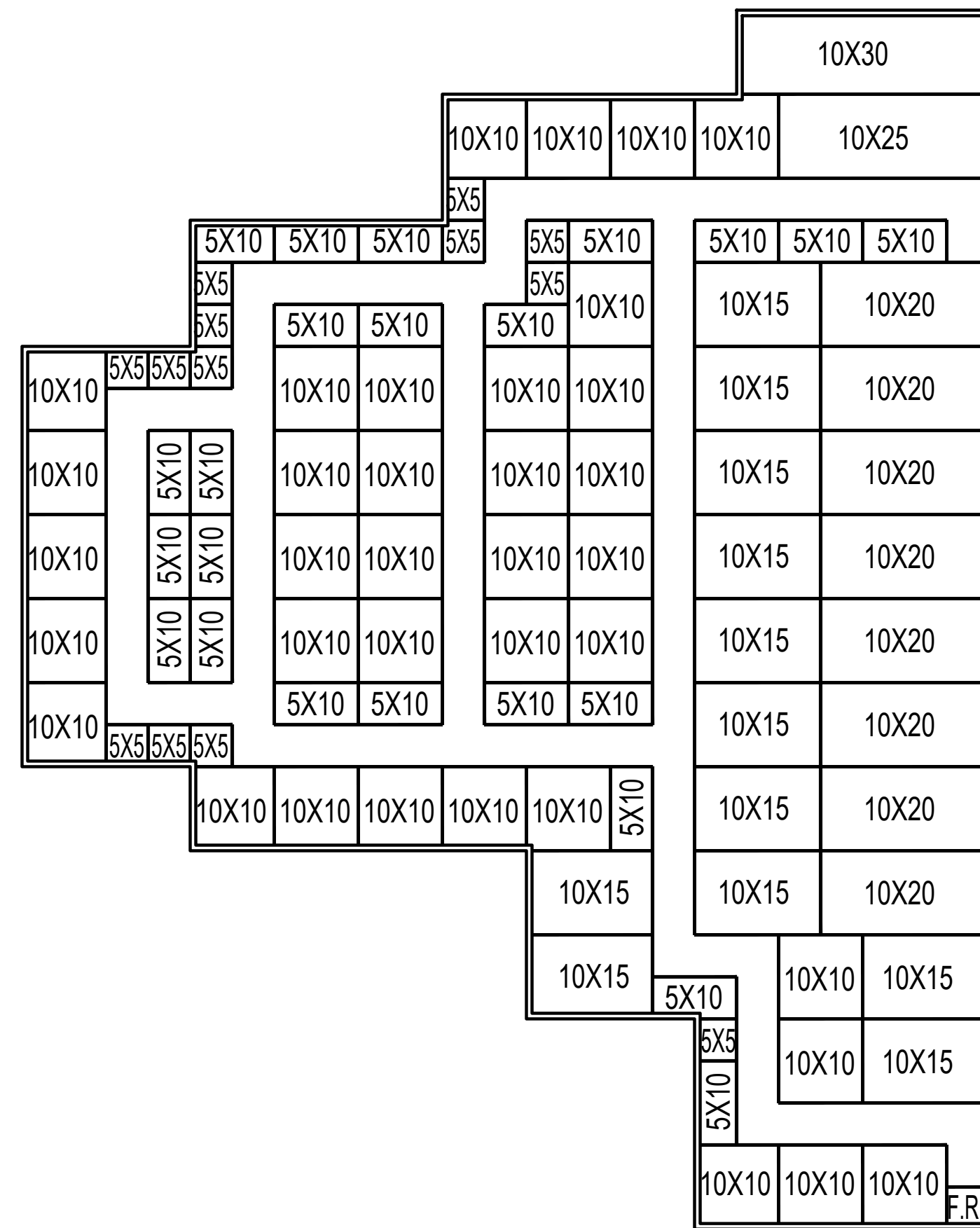
PRELIMINARY SITE PLAN



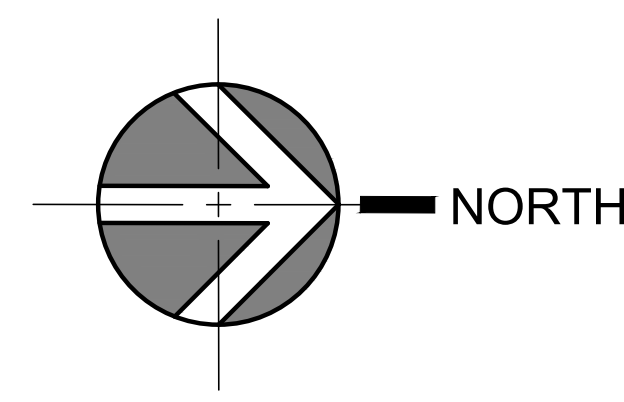
ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

JOB NUMBER: 21-117
 SCALE: 1"=20'-0"
 DATE: 09/02/2022

SHEET A1



PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA



1ST FLOOR PLAN

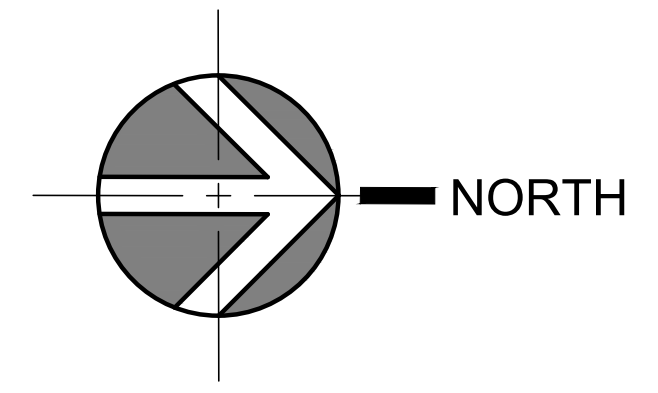
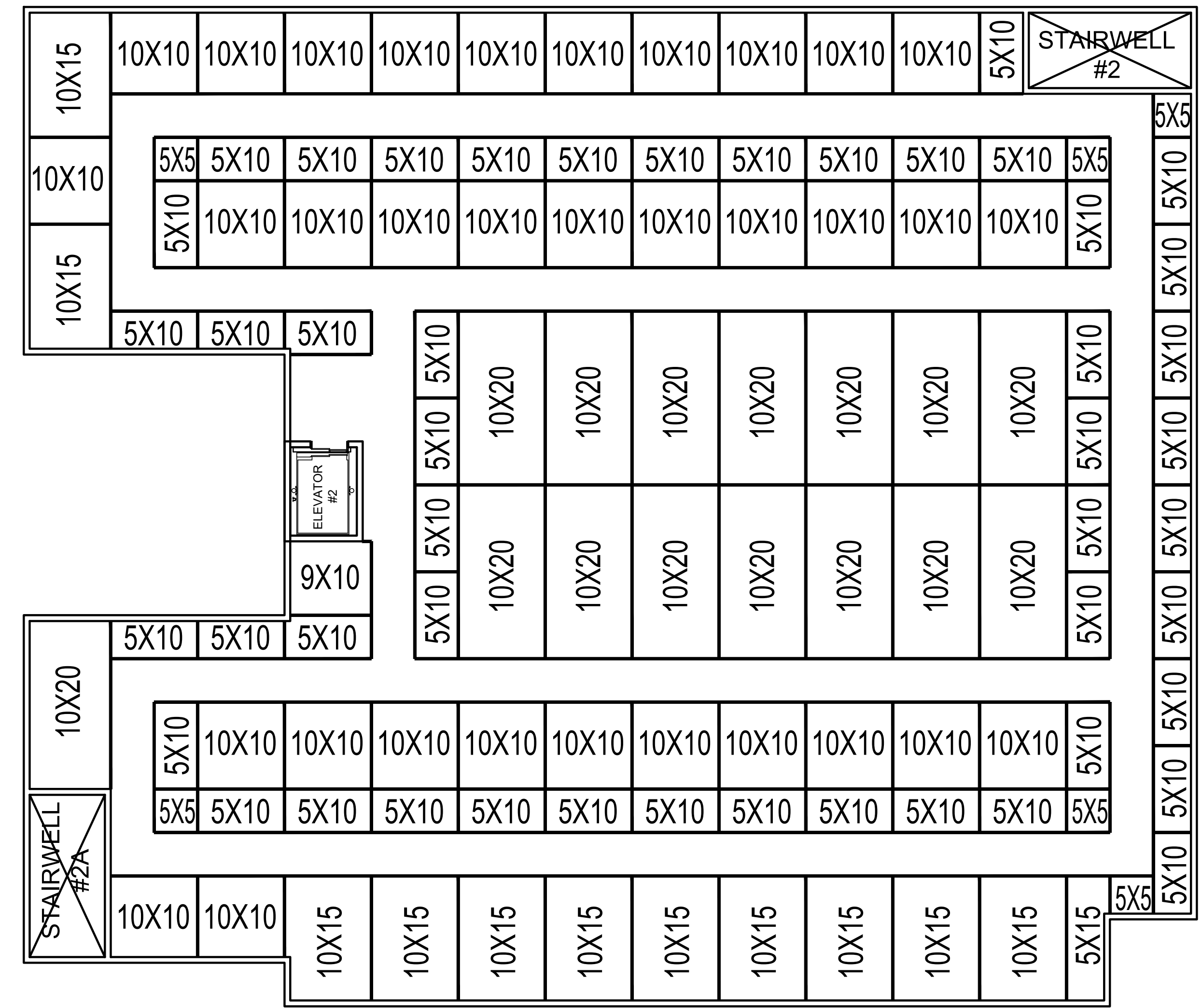
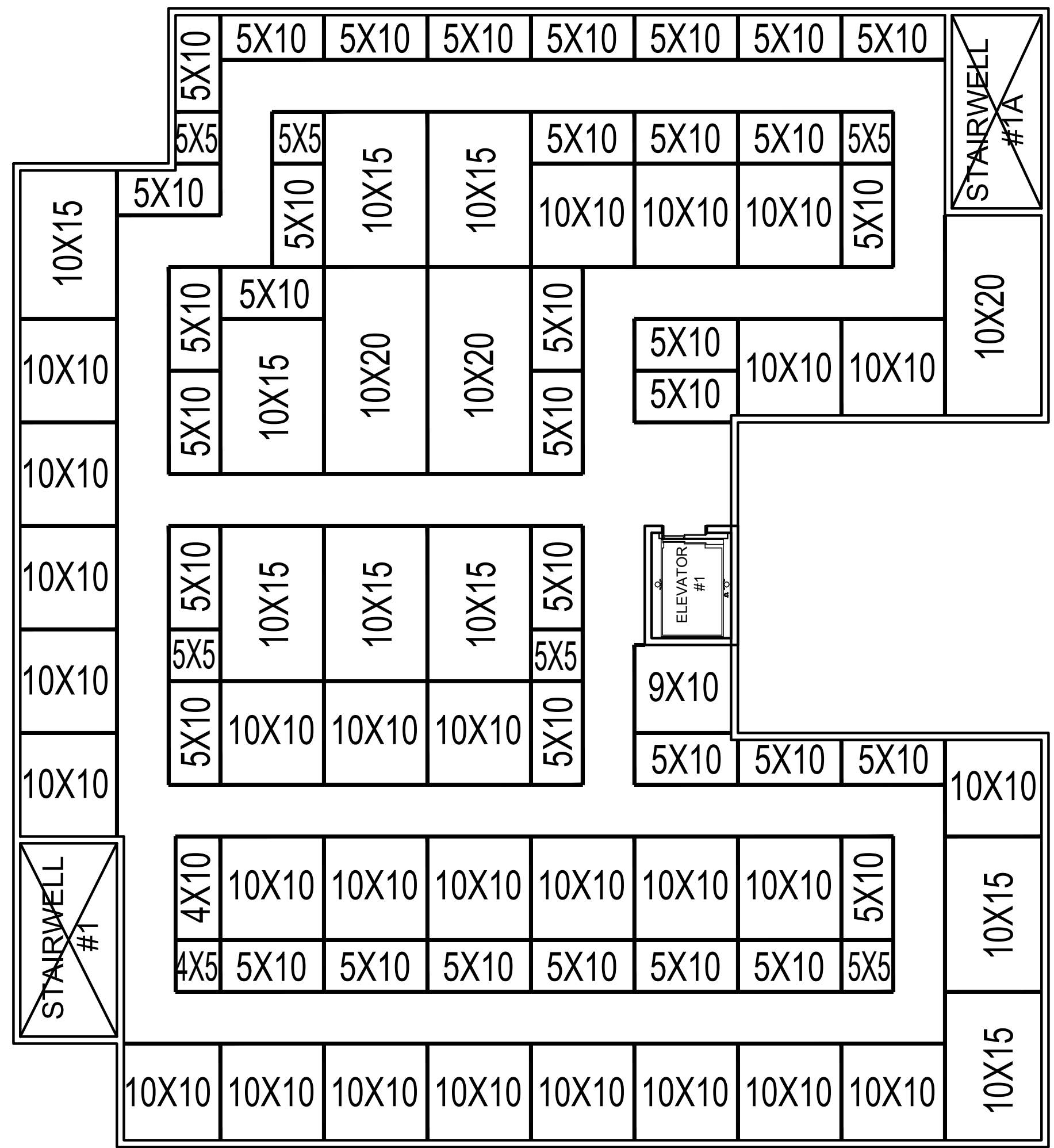
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
 SCALE: 1/16"=1'-0"
 DATE: 08/31/2022

ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

SHEET A2

PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

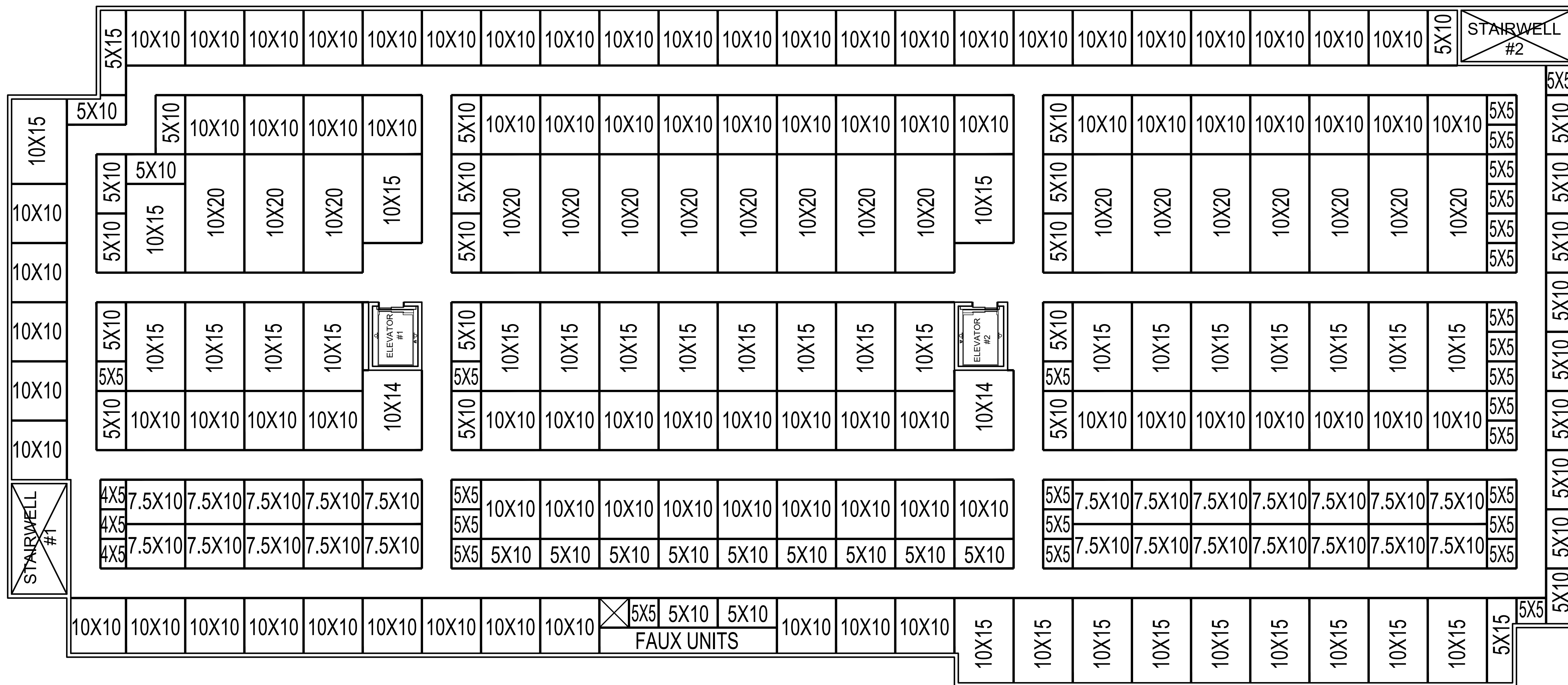


2ND FLOOR PLAN

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

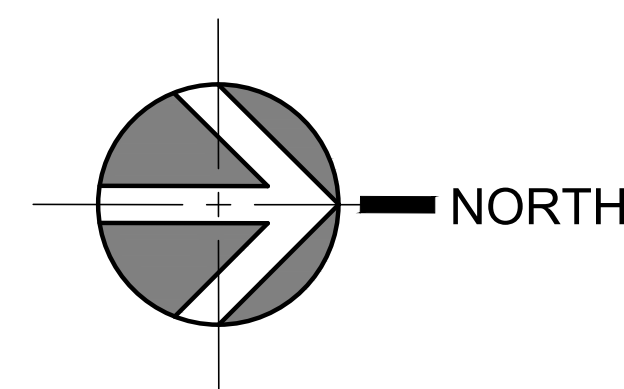
JOB NUMBER: 21-117
 SCALE: 3/32"=1'-0"
 DATE: 08/31/2022

ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090



PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

3RD FLOOR PLAN

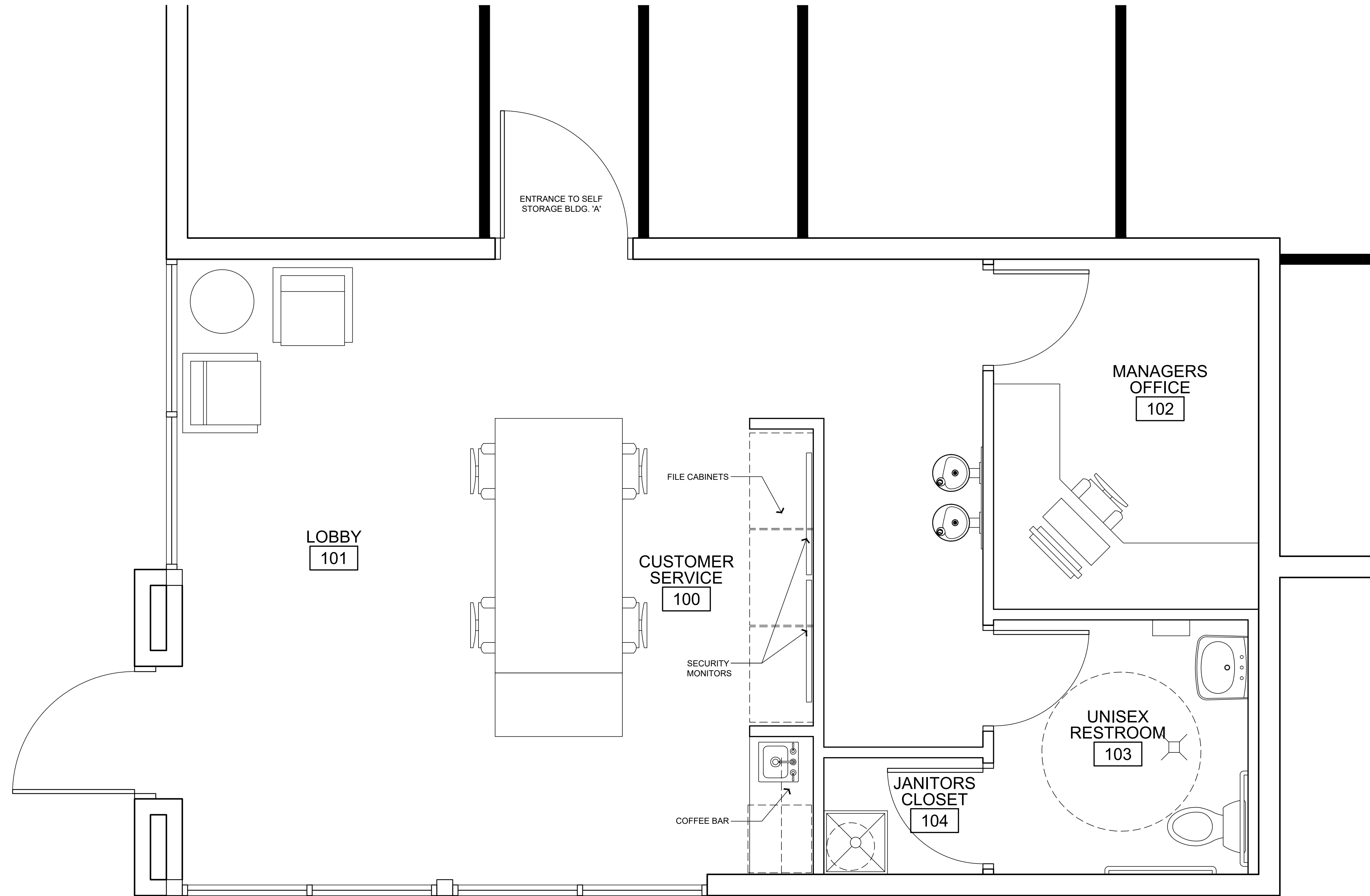


THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
 SCALE: 3/32"=1'-0"
 DATE: 08/31/2022

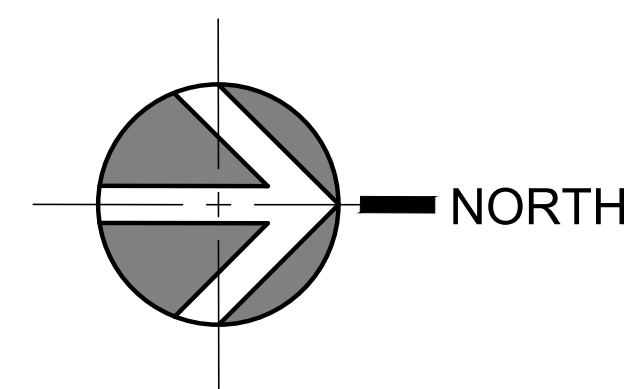
ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

SHEET A4



PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

OFFICE FLOOR PLAN



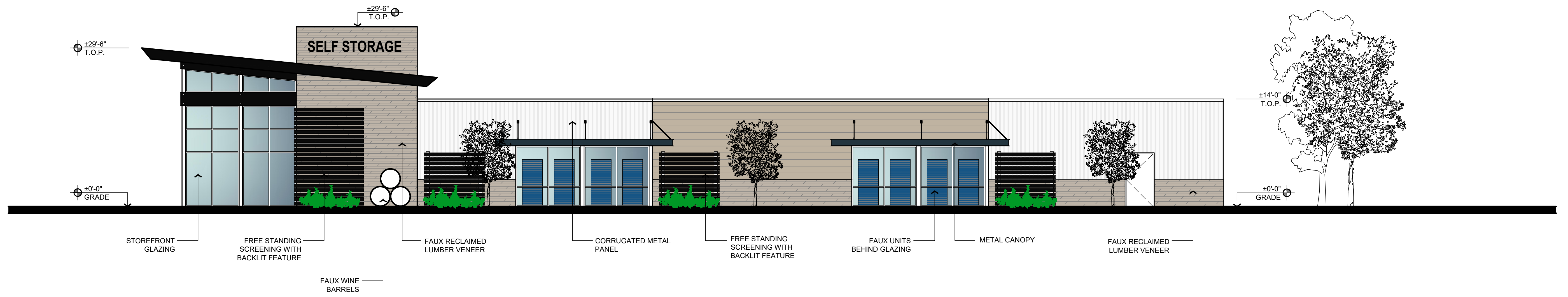
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
 SCALE: 1/2"=1'-0"
 DATE: 08/31/2022

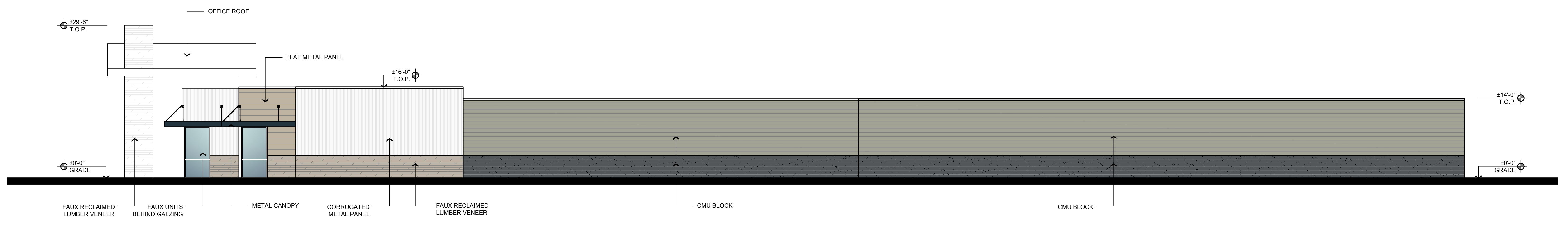
ja

JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

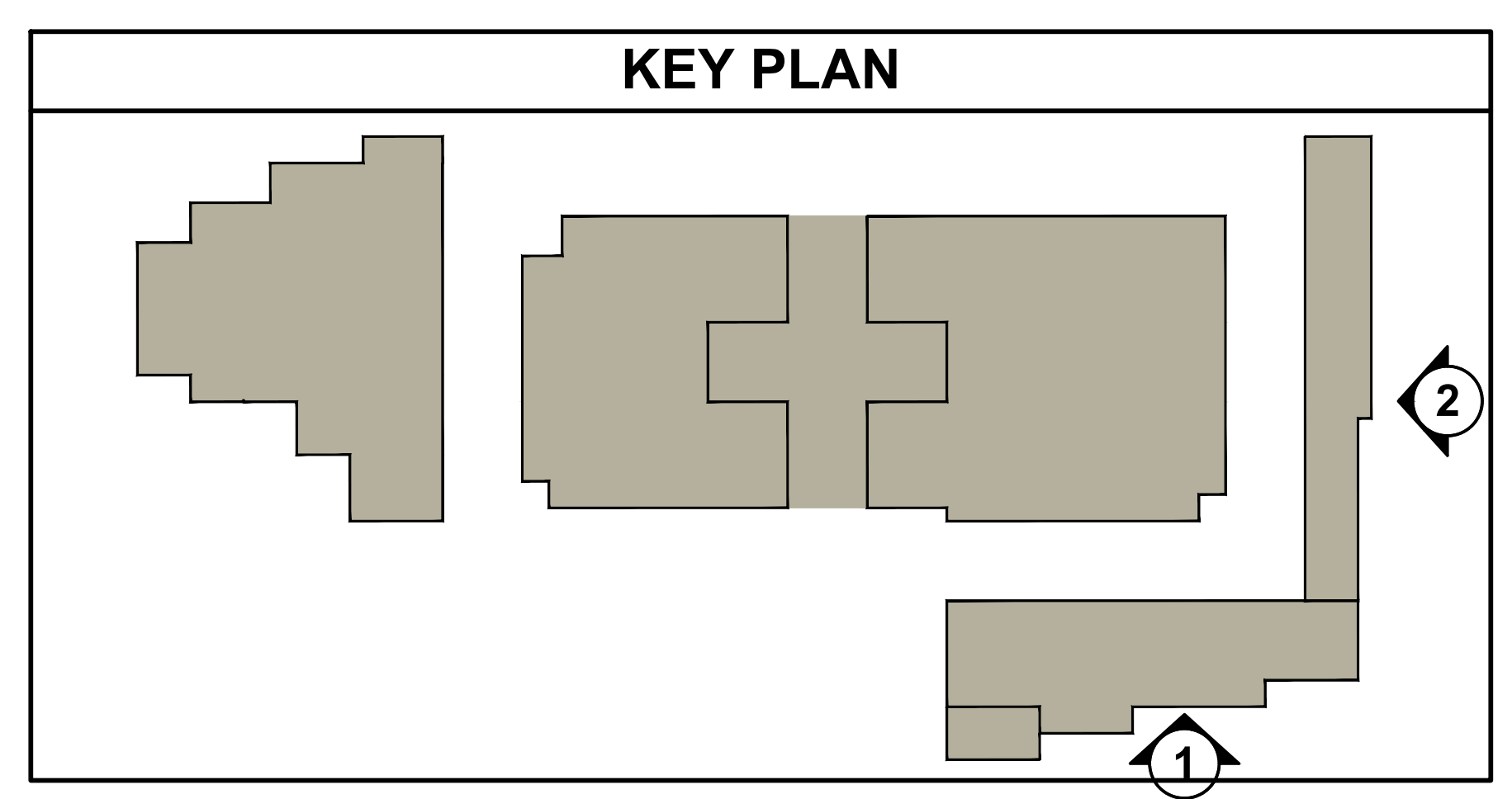
SHEET A5



BLDG. 'A' - EAST ELEVATION ①
1/8"=1'-0"



BLDG. 'A' & 'B' - NORTH ELEVATION ②
1/8"=1'-0"



PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

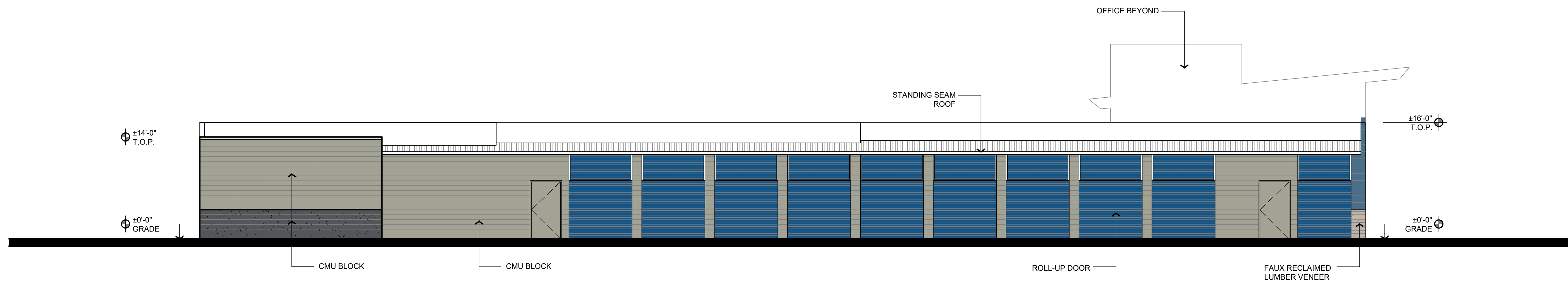
PRELIMINARY ELEVATION

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

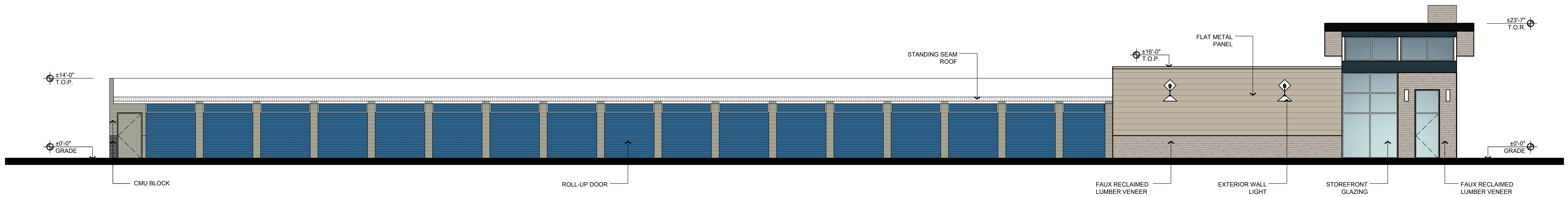
JOB NUMBER: 21-117
 SCALE: AS NOTED
 DATE: 08/31/2022

ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

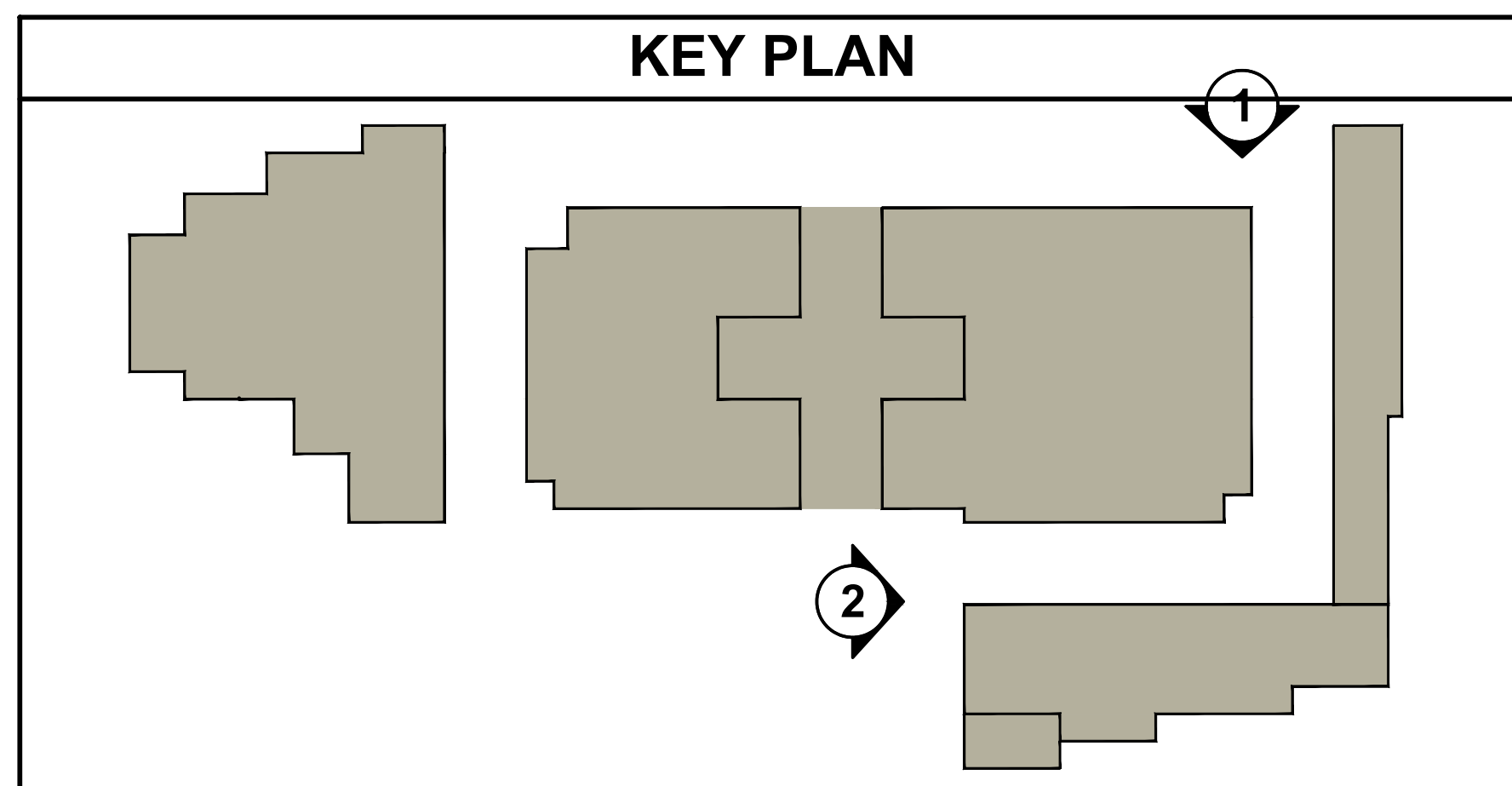
SHEET A7



BLDG. 'A' & 'B' - WEST ELEVATION ①
1/8"=1'-0"



BLDG. 'A' & 'B' - SOUTH ELEVATION ②
1/8"=1'-0"



PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

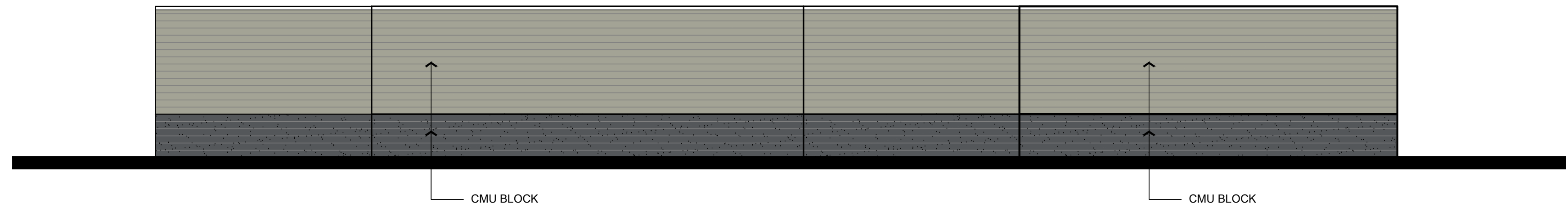
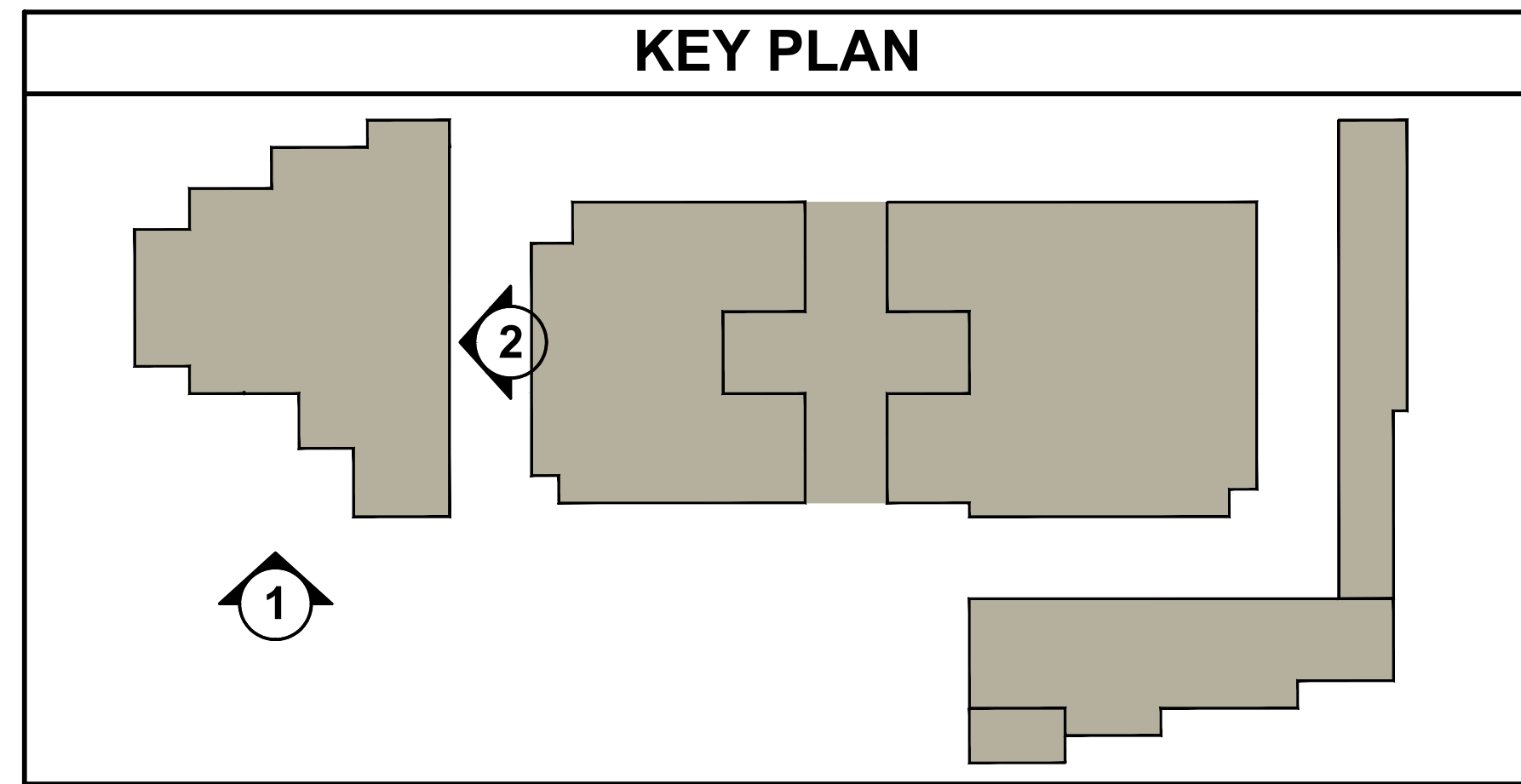
PRELIMINARY ELEVATION

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

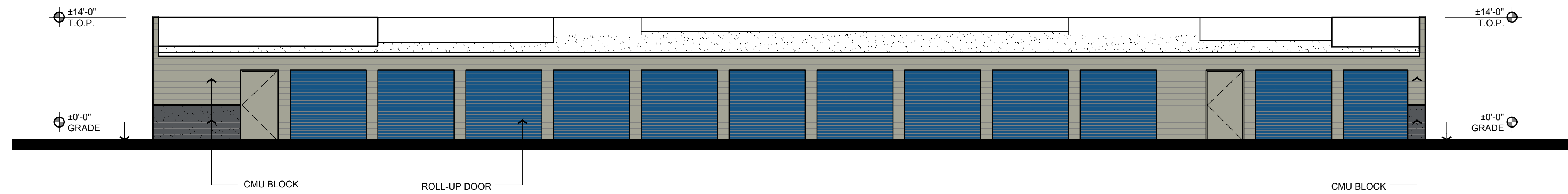
JOB NUMBER: 21-117
 SCALE: AS NOTED
 DATE: 08/31/2022

ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

SHEET A8



BLDG. 'C' - EAST ELEVATION 1
1/8"=1'-0"



BLDG. 'C' - NORTH ELEVATION 2
1/8"=1'-0"

PLATINUM GROUP
SEBASTOPOL SS
SEBASTOPOL, CA

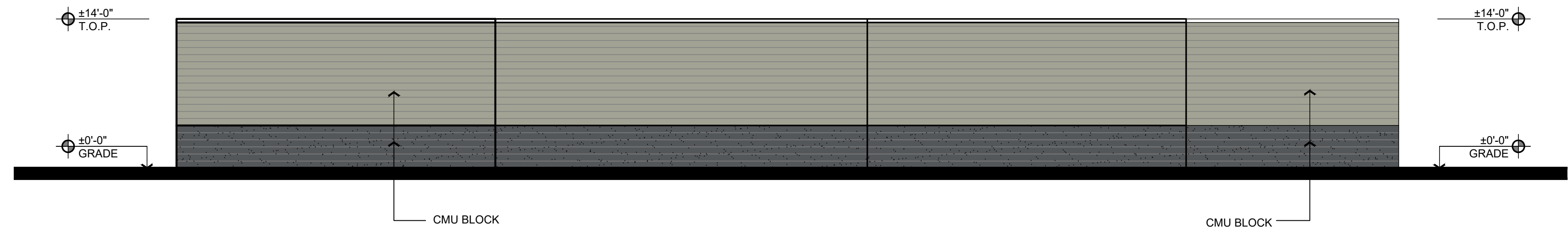
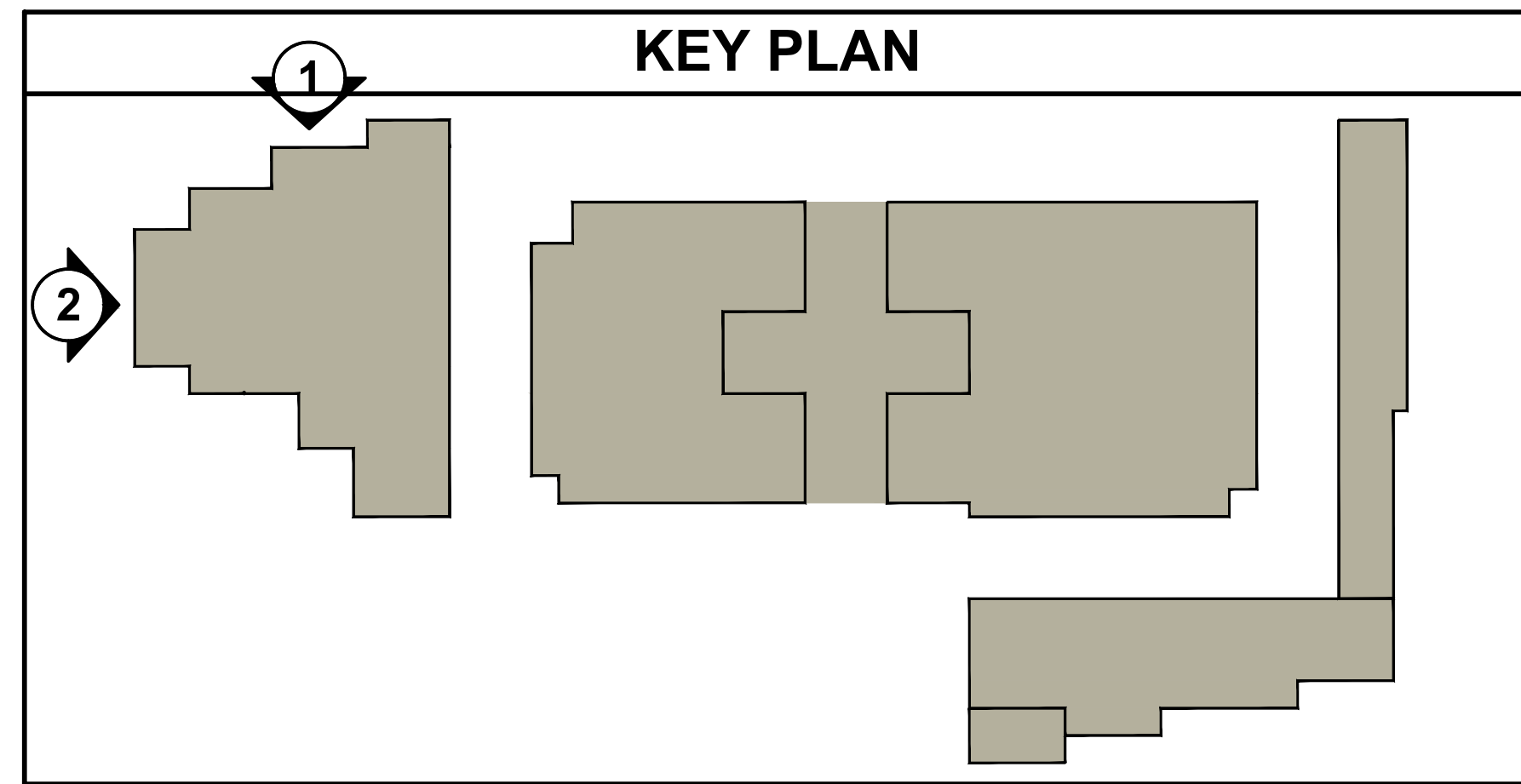
PRELIMINARY ELEVATION

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
SCALE: AS NOTED
DATE: 08/31/2022

ja
JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

SHEET A9



BLDG. 'C' - WEST ELEVATION ①
1/8"=1'-0"



BLDG. 'C' - SOUTH ELEVATION ②
1/8"=1'-0"

PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

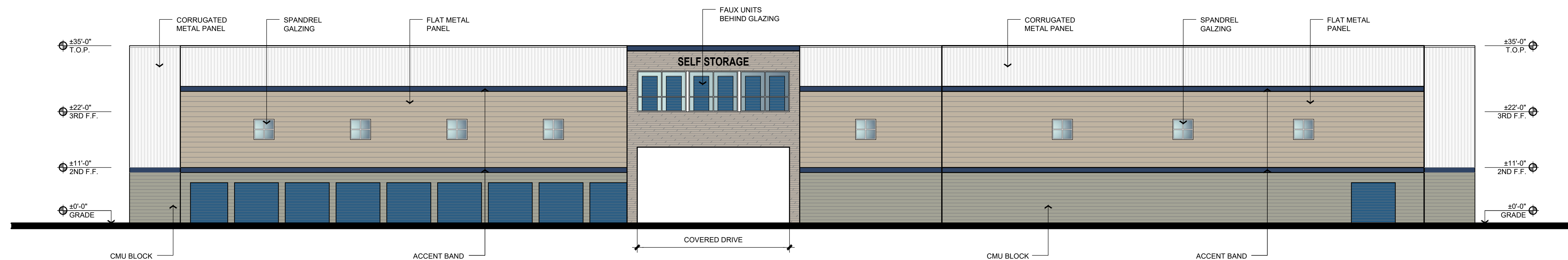
PRELIMINARY ELEVATION

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

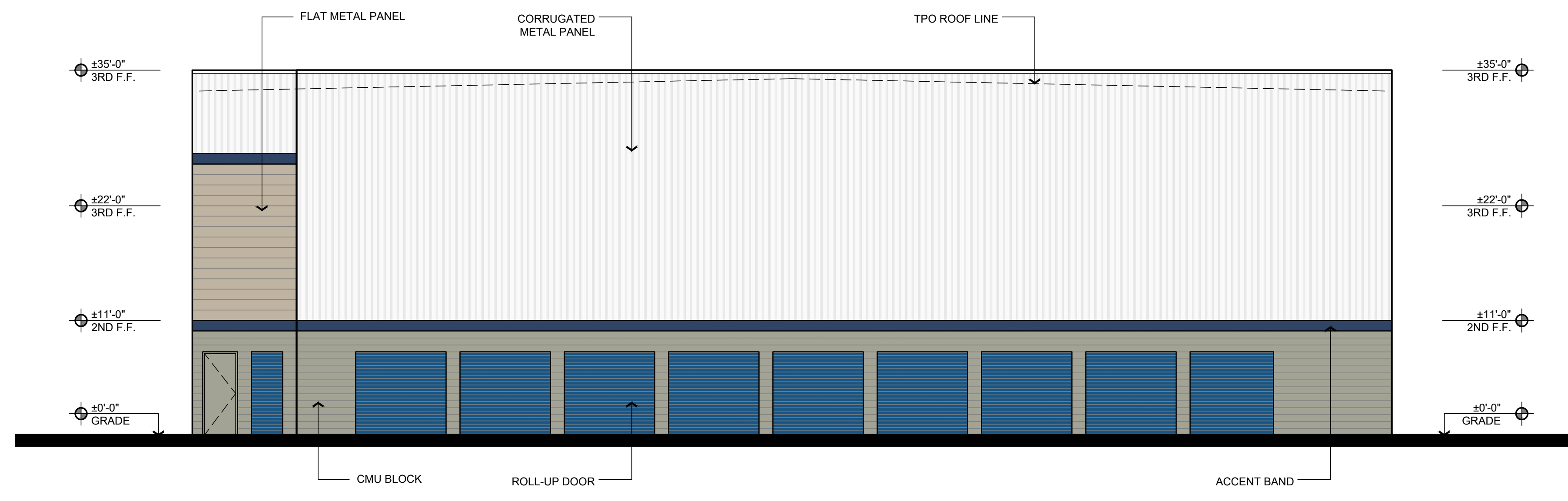
JOB NUMBER: 21-117
 SCALE: AS NOTED
 DATE: 08/31/2022

ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

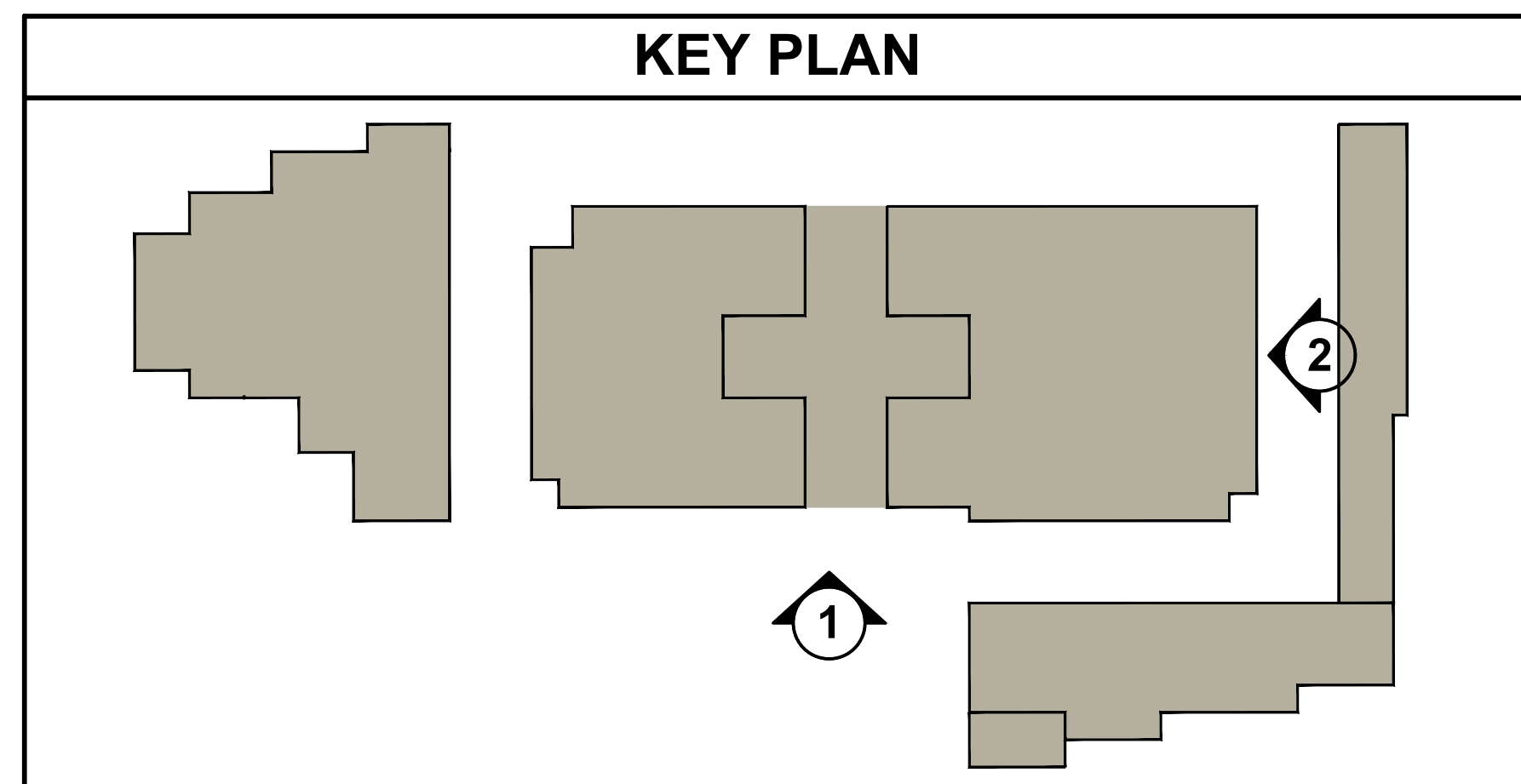
SHEET A10



BLDG. 'D' - EAST ELEVATION ①
3/32"=1'-0"



BLDG. 'D' - NORTH ELEVATION ②
1/8"=1'-0"



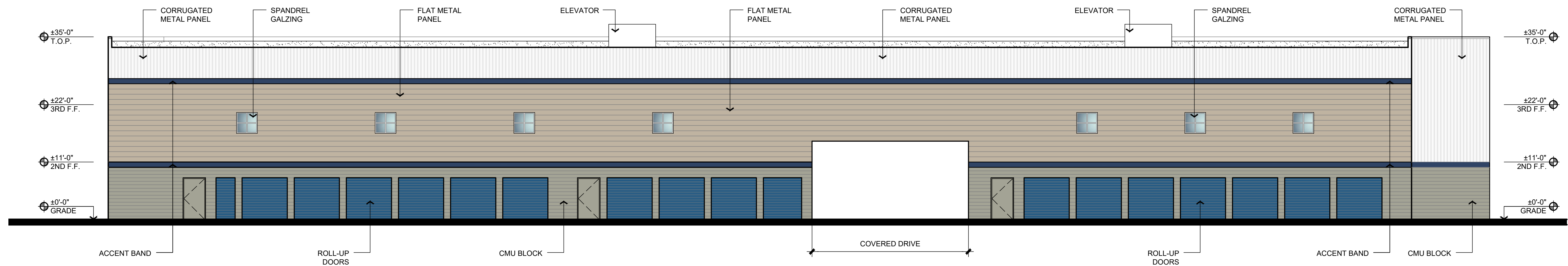
PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

PRELIMINARY ELEVATION

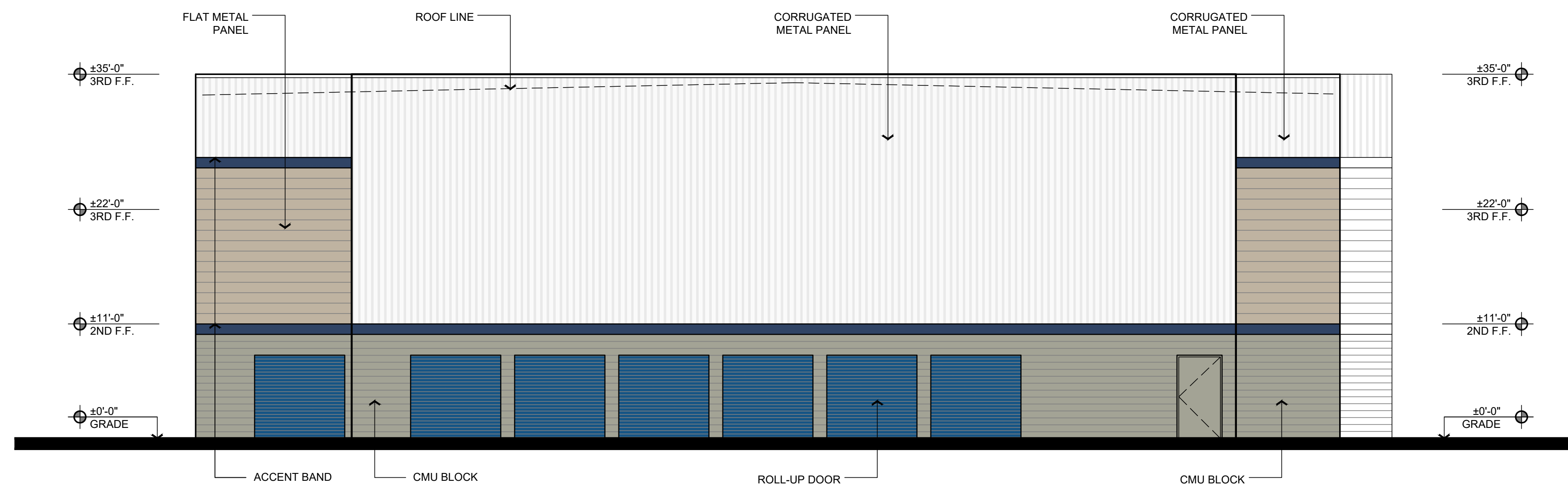
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
 SCALE: AS NOTED
 DATE: 08/31/2022

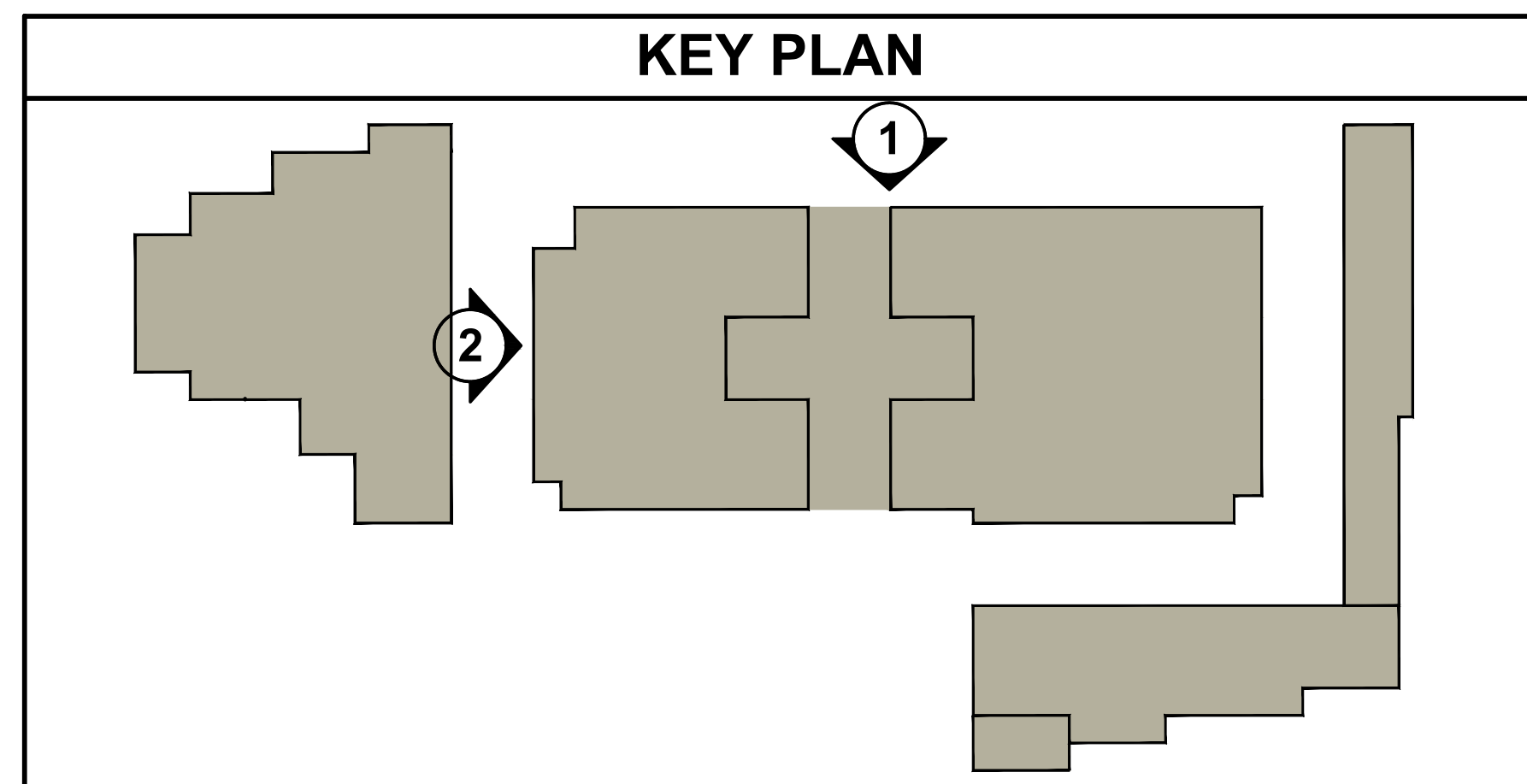
ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090



BLDG. 'D' - WEST ELEVATION ①
3/32"=1'-0"



BLDG. 'D' - SOUTH ELEVATION ②
1/8"=1'-0"



PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

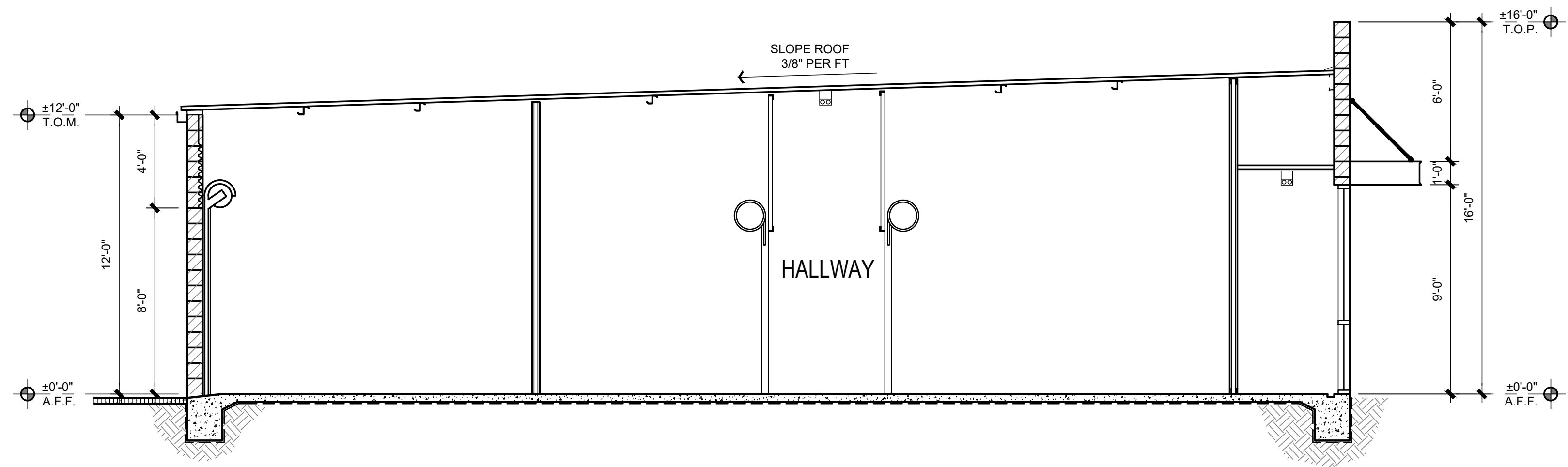
PRELIMINARY ELEVATION

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

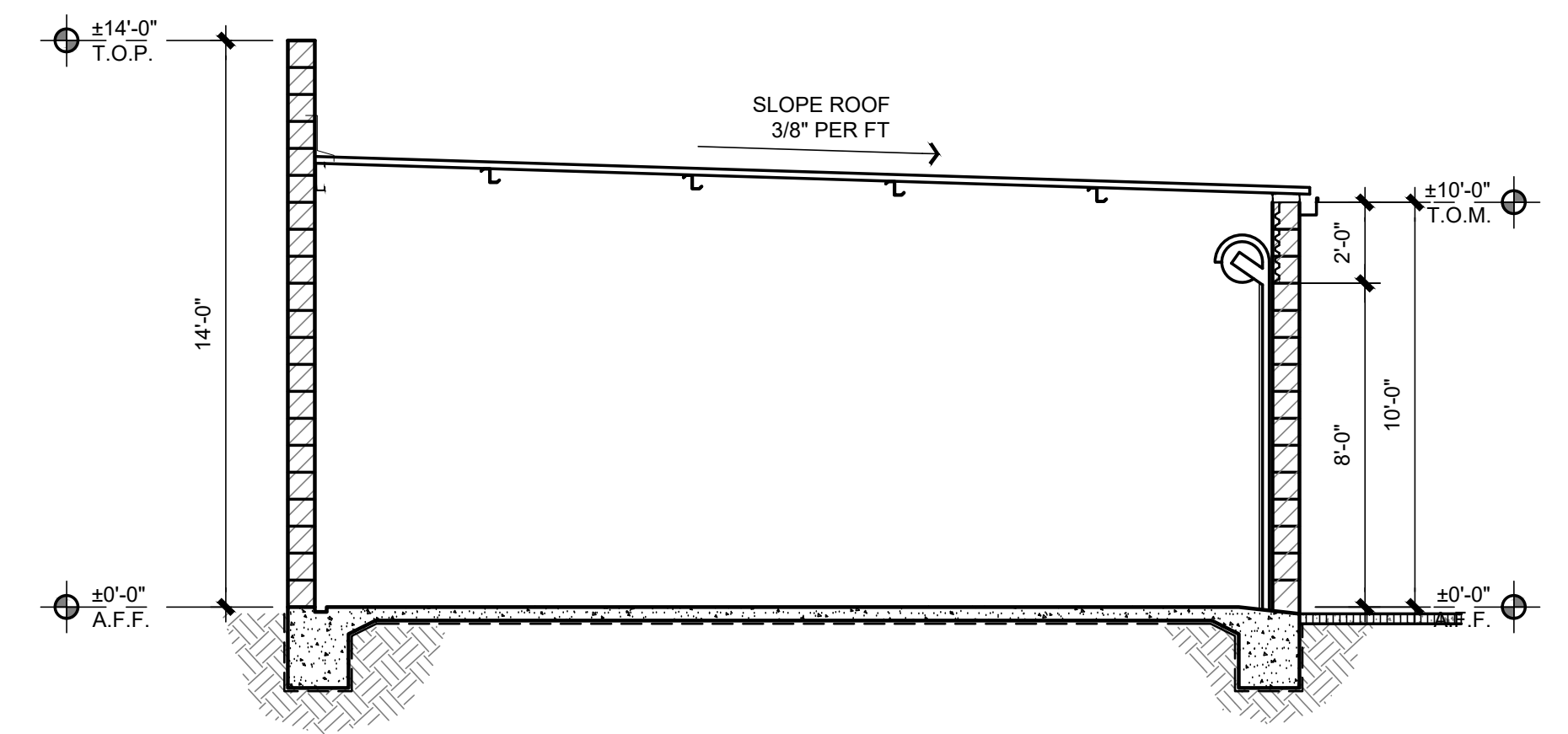
JOB NUMBER: 21-117
 SCALE: AS NOTED
 DATE: 08/31/2022

ja
JORDAN
 ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

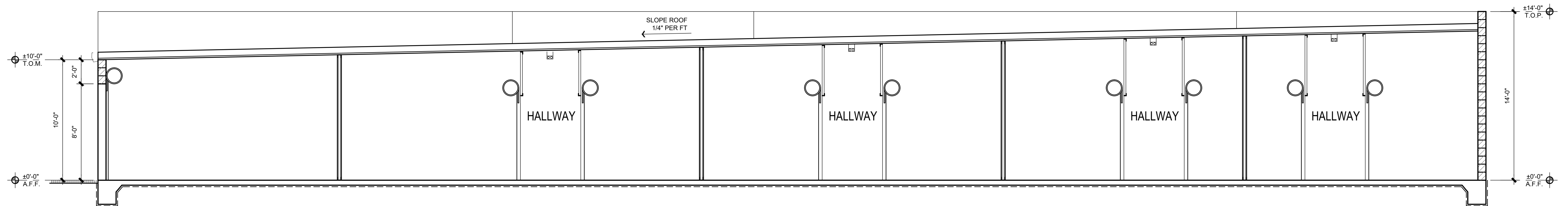
SHEET A12



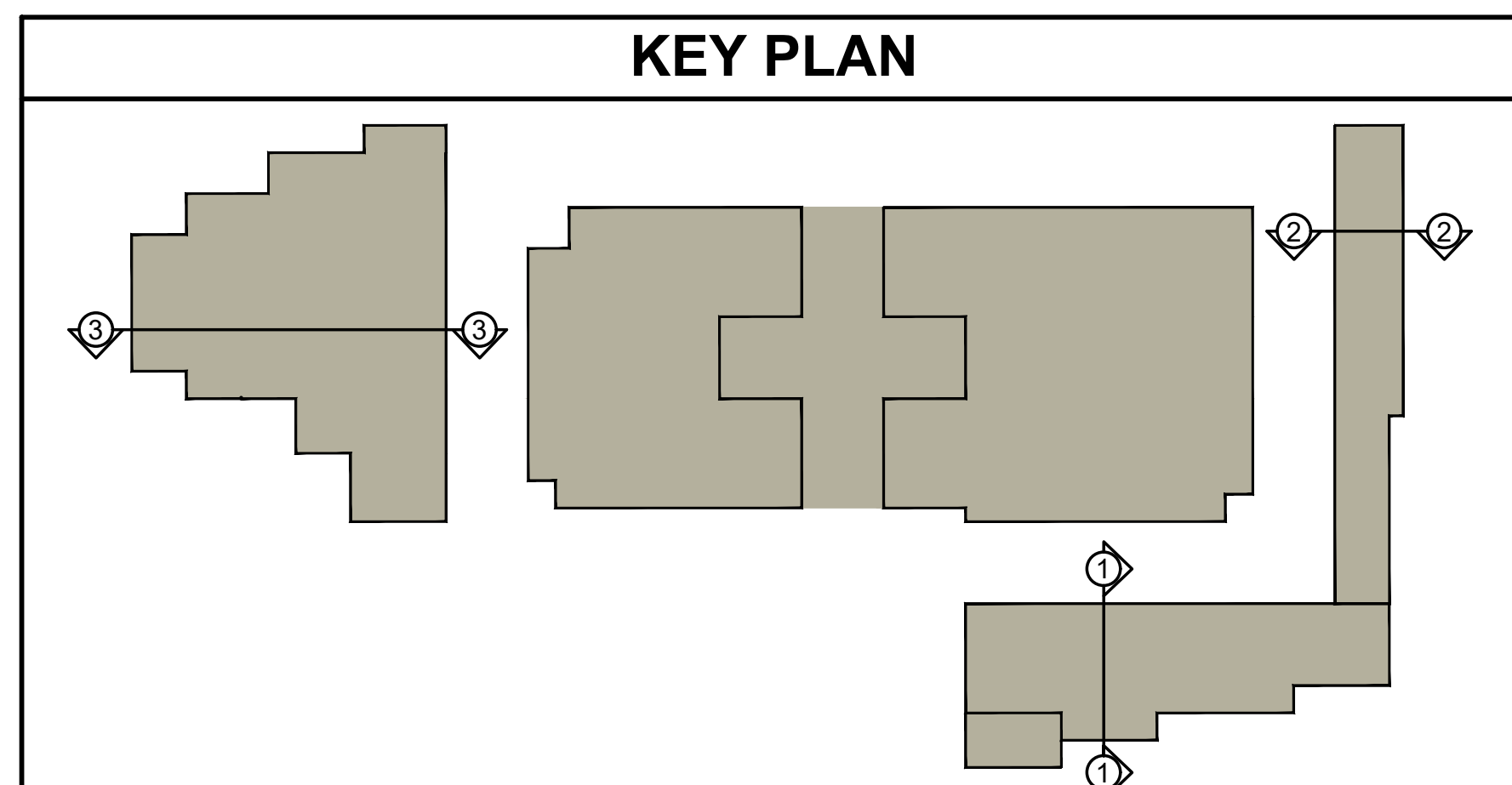
BLDG. 'A' SECTION ①
1/4"=1'-0"



BLDG. 'B' SECTION ②
1/4"=1'-0"



BLDG. 'C' SECTION ③
1/4"=1'-0"



PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

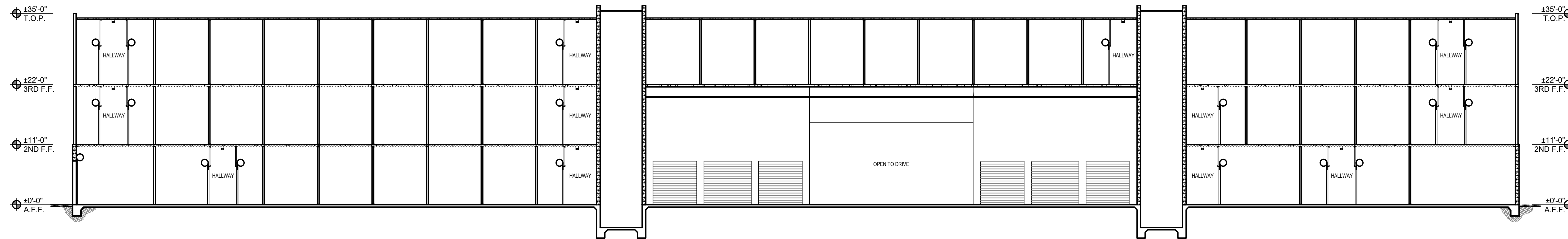
BUILDING SECTIONS

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

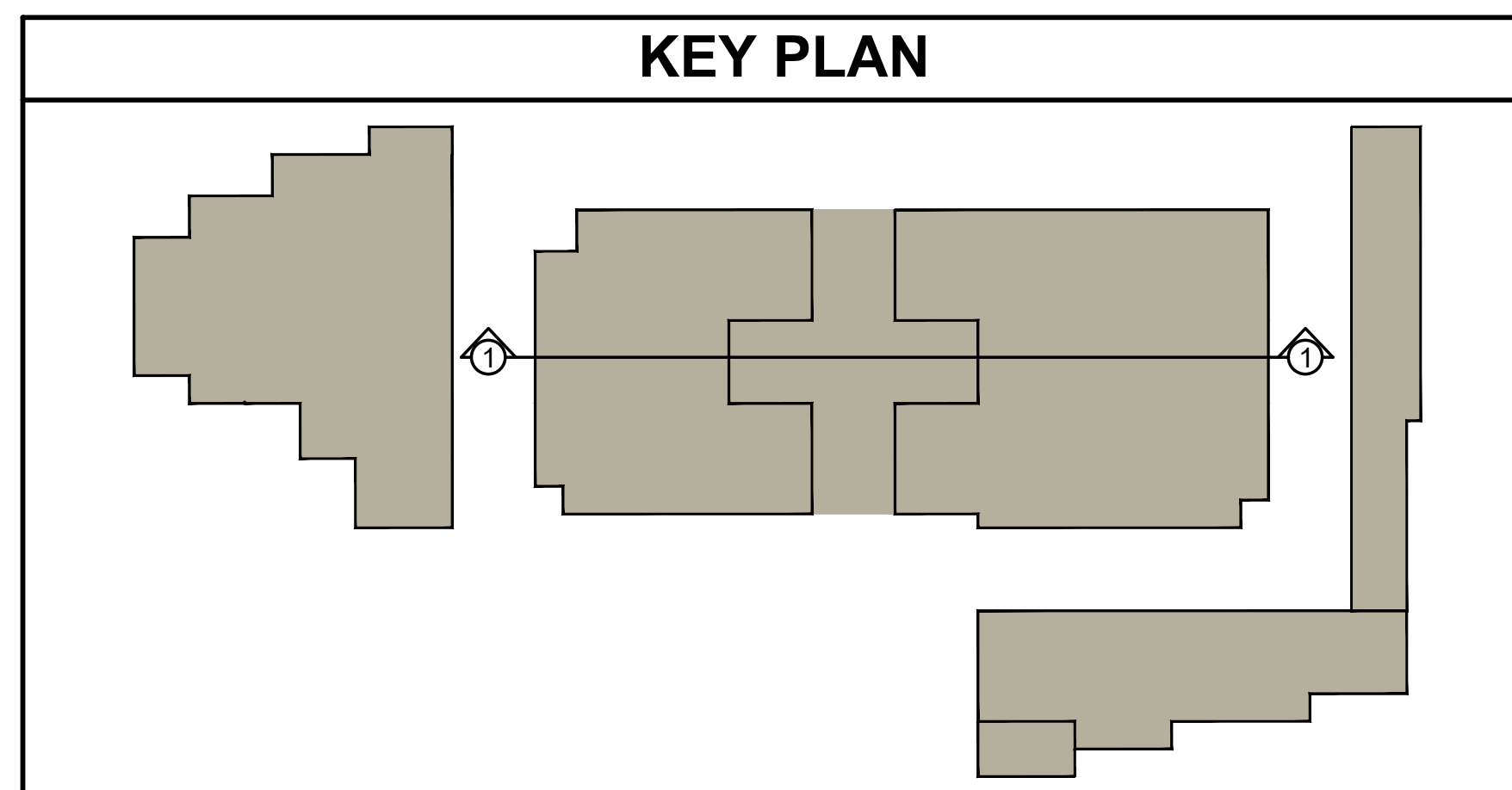
JOB NUMBER: 21-117
 SCALE: AS NOTED
 DATE: 08/31/2022

ja
JORDAN
 ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

SHEET A13



BLDG. 'D' SECTION ①
3/32"=1'-0"



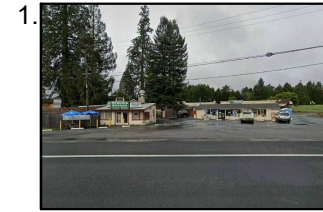
PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

BUILDING SECTIONS

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

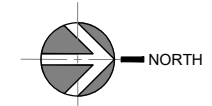
JOB NUMBER: 21-117
 SCALE: AS NOTED
 DATE: 08/31/2022

ja
JORDAN
 ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090



PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

EXISTING PHOTO MAP

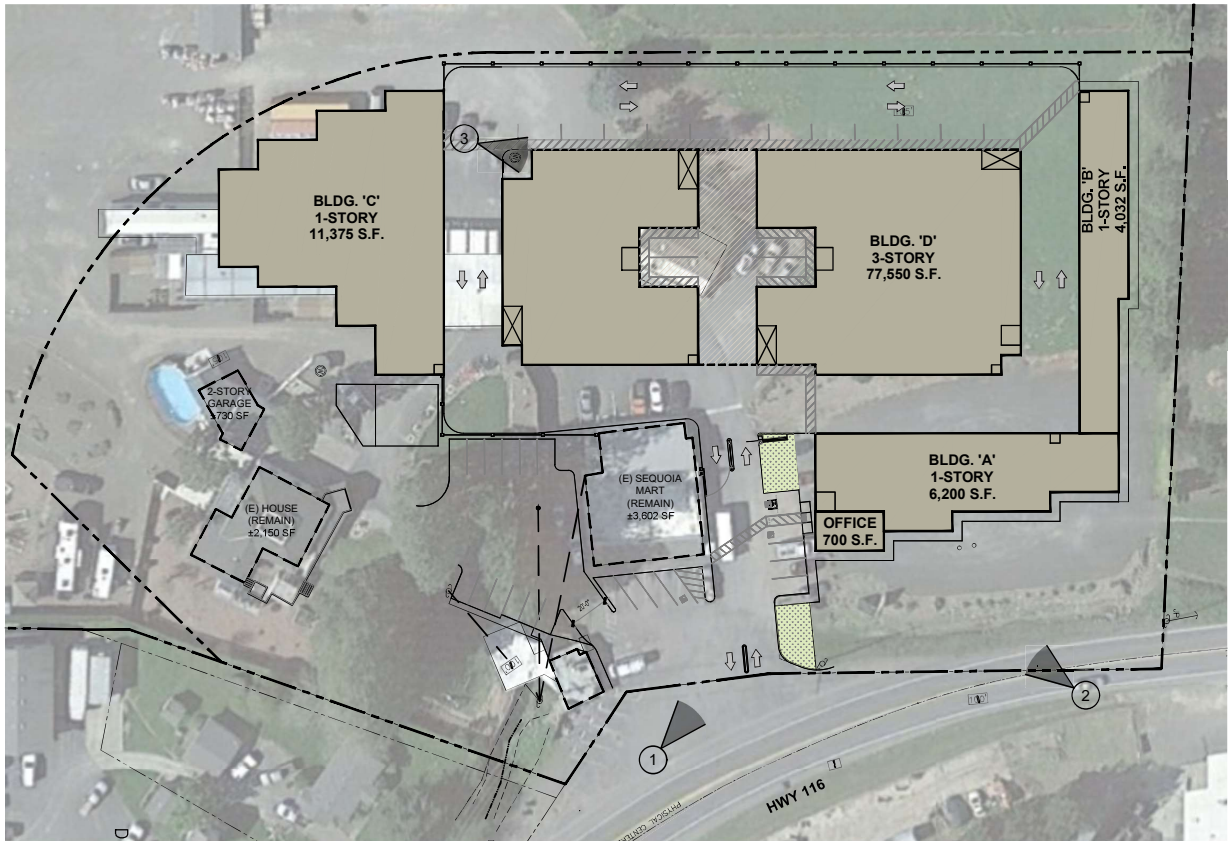


ja
JORDAN
 ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF JORDAN ARCHITECTS, INC. THE USE OR REPRODUCTION OF THIS PROJECT WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. IS PROHIBITED. © COPYRIGHT 2022 JORDAN ARCHITECTS, INC.

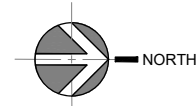
JOB NUMBER: 21-117
 SCALE: 1"=20'-0"
 DATE: 08/31/2022

SHEET A15



PLATINUM GROUP
 SEBASTOPOL SS
 SEBASTOPOL, CA

PROPOSED PHOTO MAP



ja
 JORDAN
 ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

JOB NUMBER: 21-117
 SCALE: 1"=20'-0"
 DATE: 08/31/2022

SHEET A16



PLATINUM GROUP
SEBASTOPOL SS
SEBASTOPOL, CA

PRESENTATION RENDERING

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
SCALE: N.T.S.
DATE: 08/31/2022

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

SHEET A17



PLATINUM GROUP
SEBASTOPOL SS
SEBASTOPOL, CA

PRESENTATION RENDERING

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
SCALE: N.T.S.
DATE: 08/31/2022

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

SHEET A18



PLATINUM GROUP
SEBASTOPOL SS
SEBASTOPOL, CA

PRESENTATION RENDERING

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. ©COPYRIGHT YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
SCALE: N.T.S.
DATE: 08/31/2022



SHEET A19



PLATINUM GROUP
SEBASTOPOL SS
SEBASTOPOL, CA

PRESENTATION RENDERING

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
SCALE: N.T.S.
DATE: 08/31/2022

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

SHEET A20



PLATINUM GROUP
SEBASTOPOL SS
SEBASTOPOL, CA

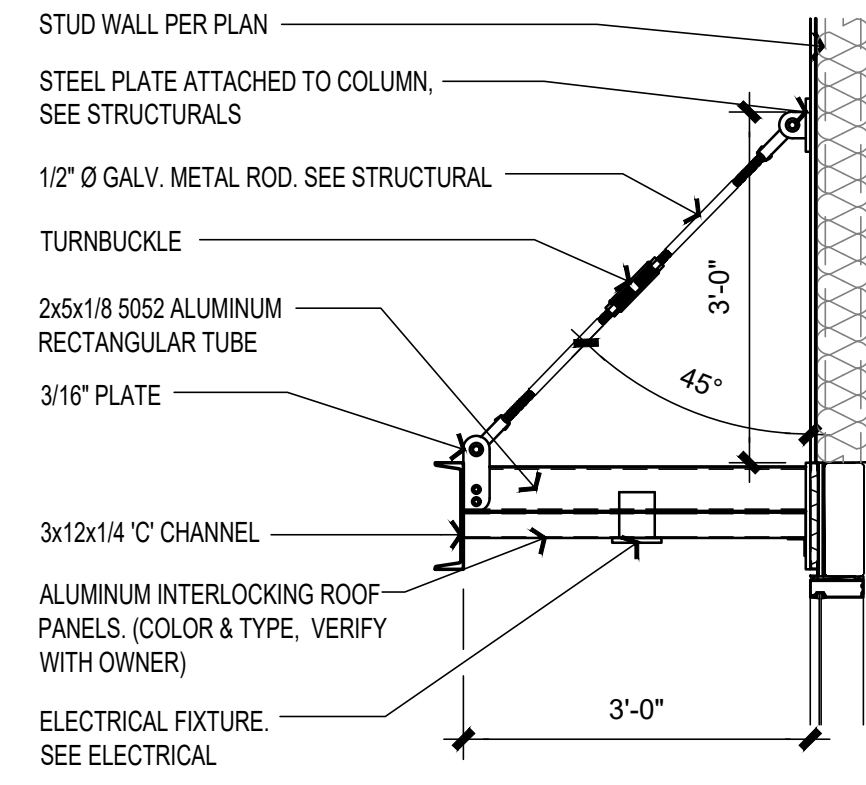
PRESENTATION RENDERING

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
SCALE: N.T.S.
DATE: 08/31/2022

ja
JORDAN
ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

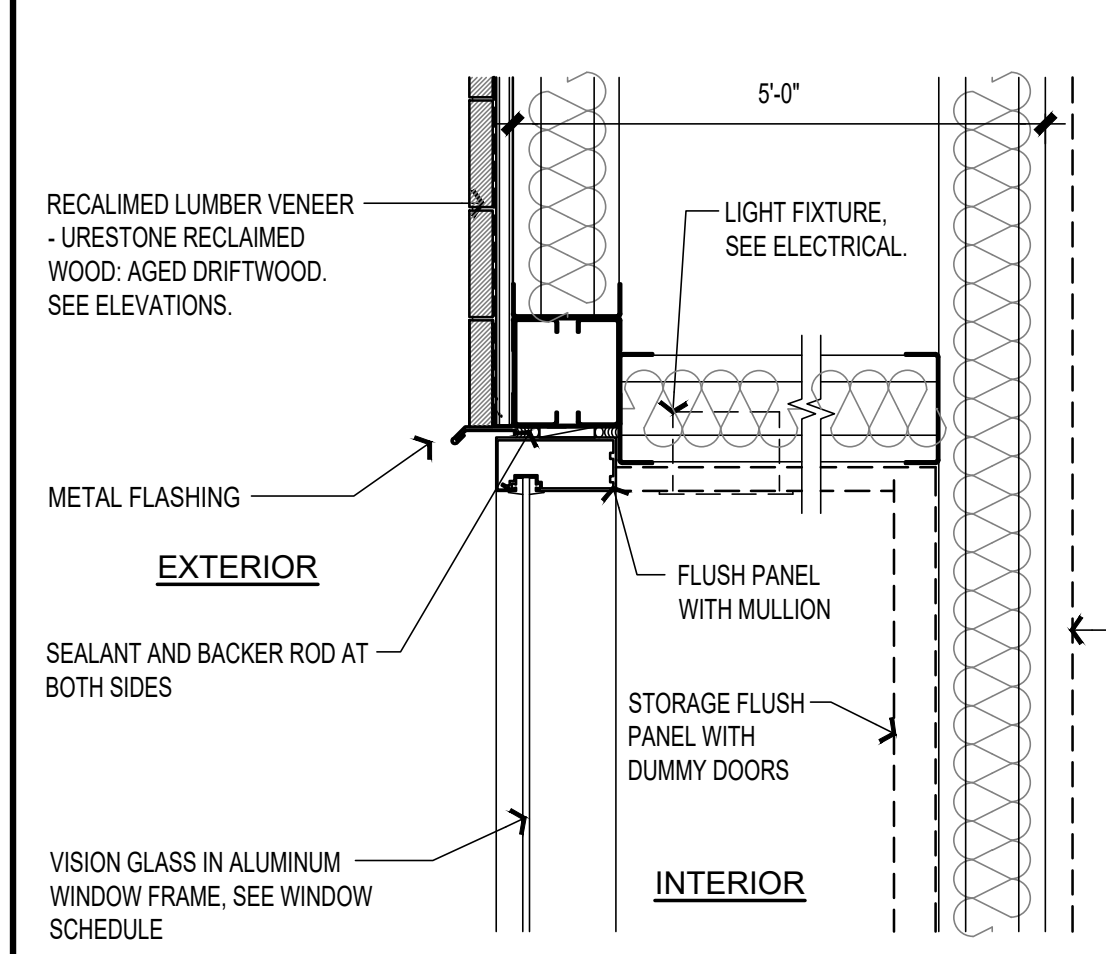
SHEET A21



NOTE:
 1. FRAMEWORK TO BE C12 ALUMINUM CHANNEL & .120X2X8" RECTANGLE ALUMINUM TUBE THROUGHOUT OR APPROVED EQUAL.
 2. FRAMEWORK TO BE ALL WELDED CONSTRUCTION WITH CONTINUOUS FILLET WELDS THROUGHOUT. ALL WELDS TO BE GROUND AND OR SANDED SMOOTH.
 3. ALL ALUMINUM FRAMEWORK TO BE TGIC POLYESTER POWDER COATED, COLOR TO BE VERIFIED BY OWNER.
 4. ALL DIMENSIONS & MATERIALS TO BE VERIFIED BY OWNER PRIOR TO INSTALLATION.

METAL CANOPY

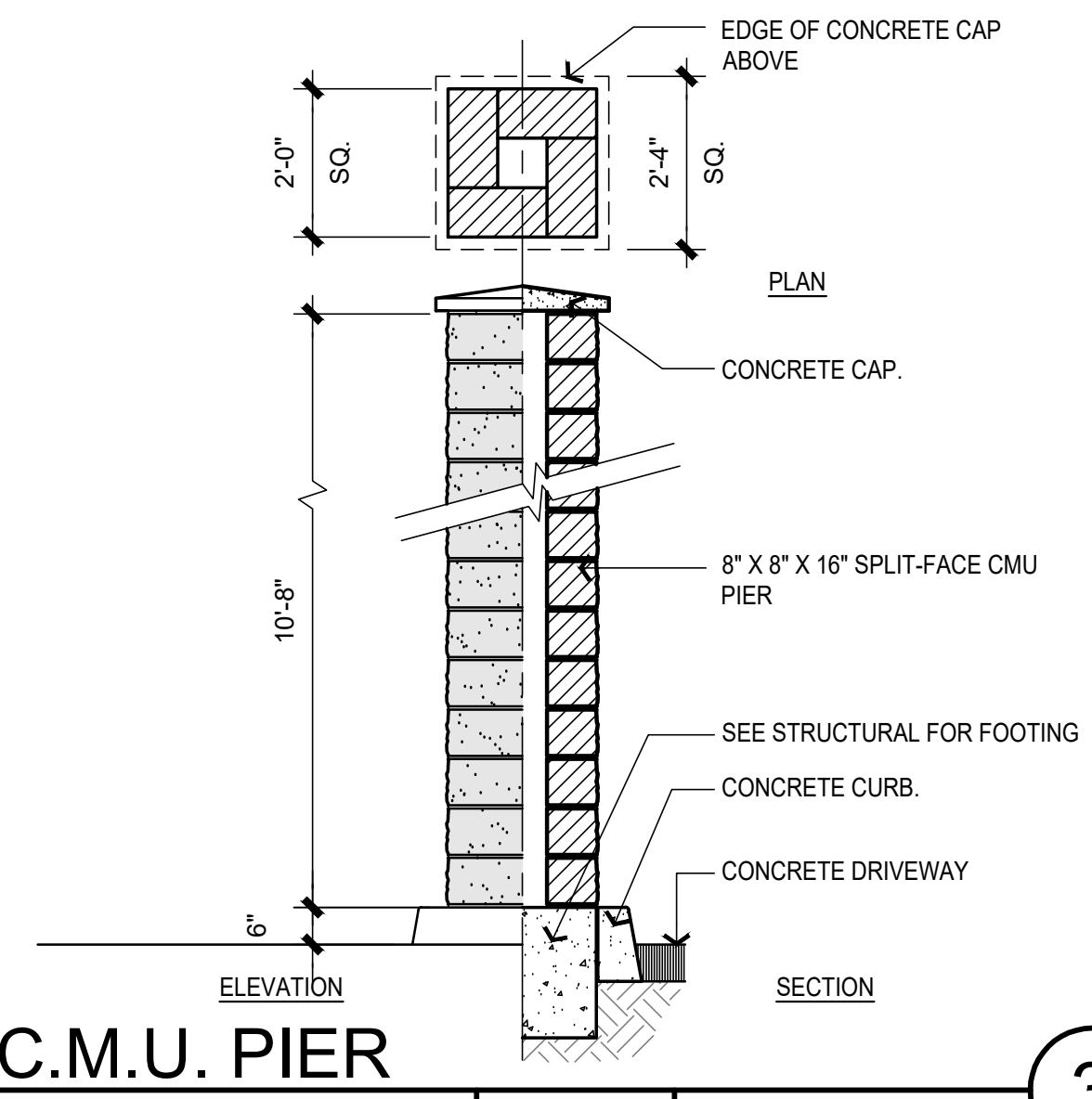
1



RECALIMED LUMBER VENEER - URESTONE RECLAIMED WOOD - AGED DRIFTWOOD. SEE ELEVATIONS.
 METAL FLASHING
 VISION GLASS IN ALUMINUM WINDOW FRAME, SEE WINDOW SCHEDULE
 FLUSH PANEL WITH MULLION
 STORAGE FLUSH PANEL WITH DUMMY DOORS
 CORRUGATED METAL PANEL WHERE APPLICABLE.

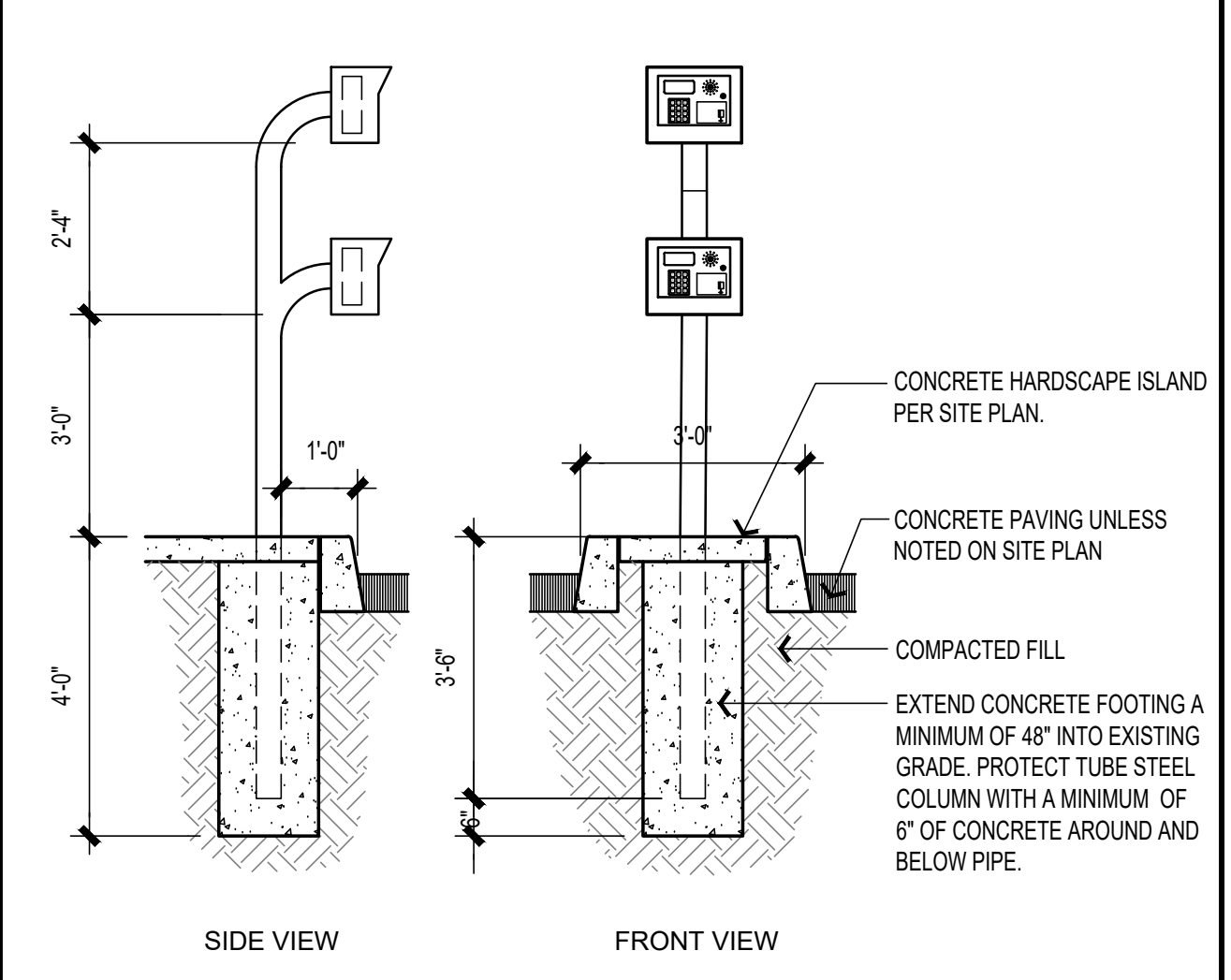
WINDOW HEAD @ DISPLAY UNITS

2



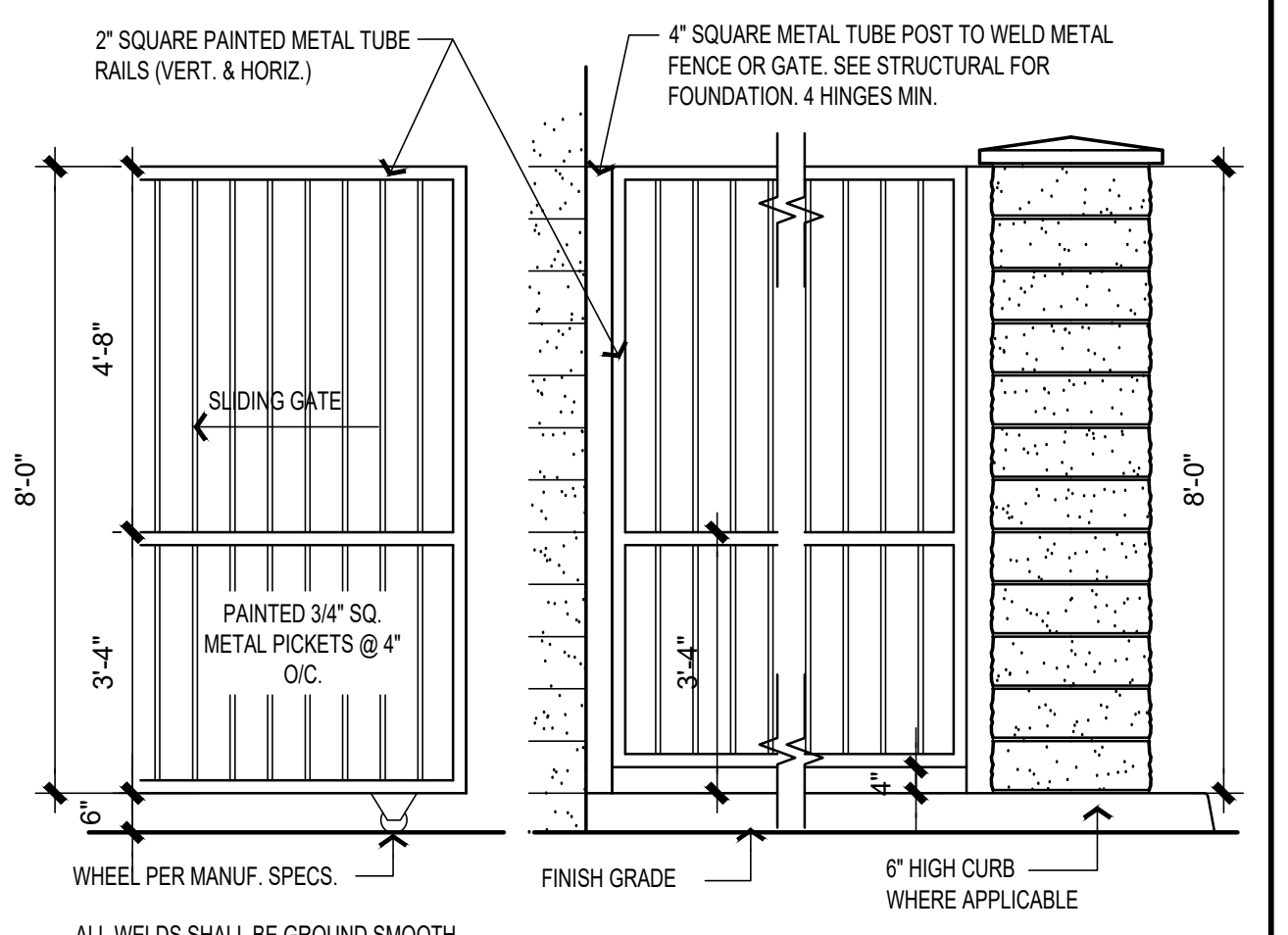
C.M.U. PIER

3



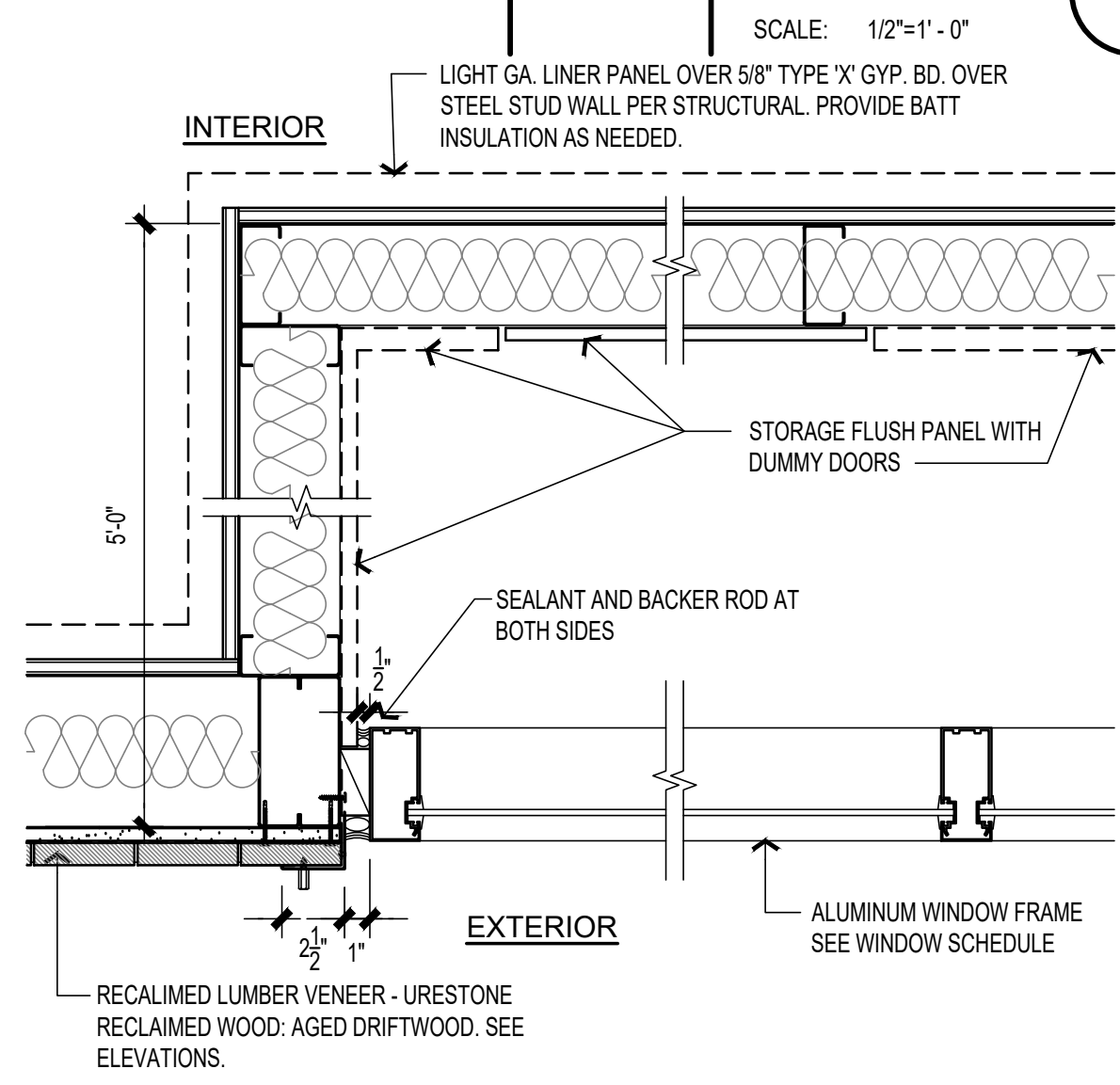
ENTRY/EXIT KEYPAD ELEVATIONS

4



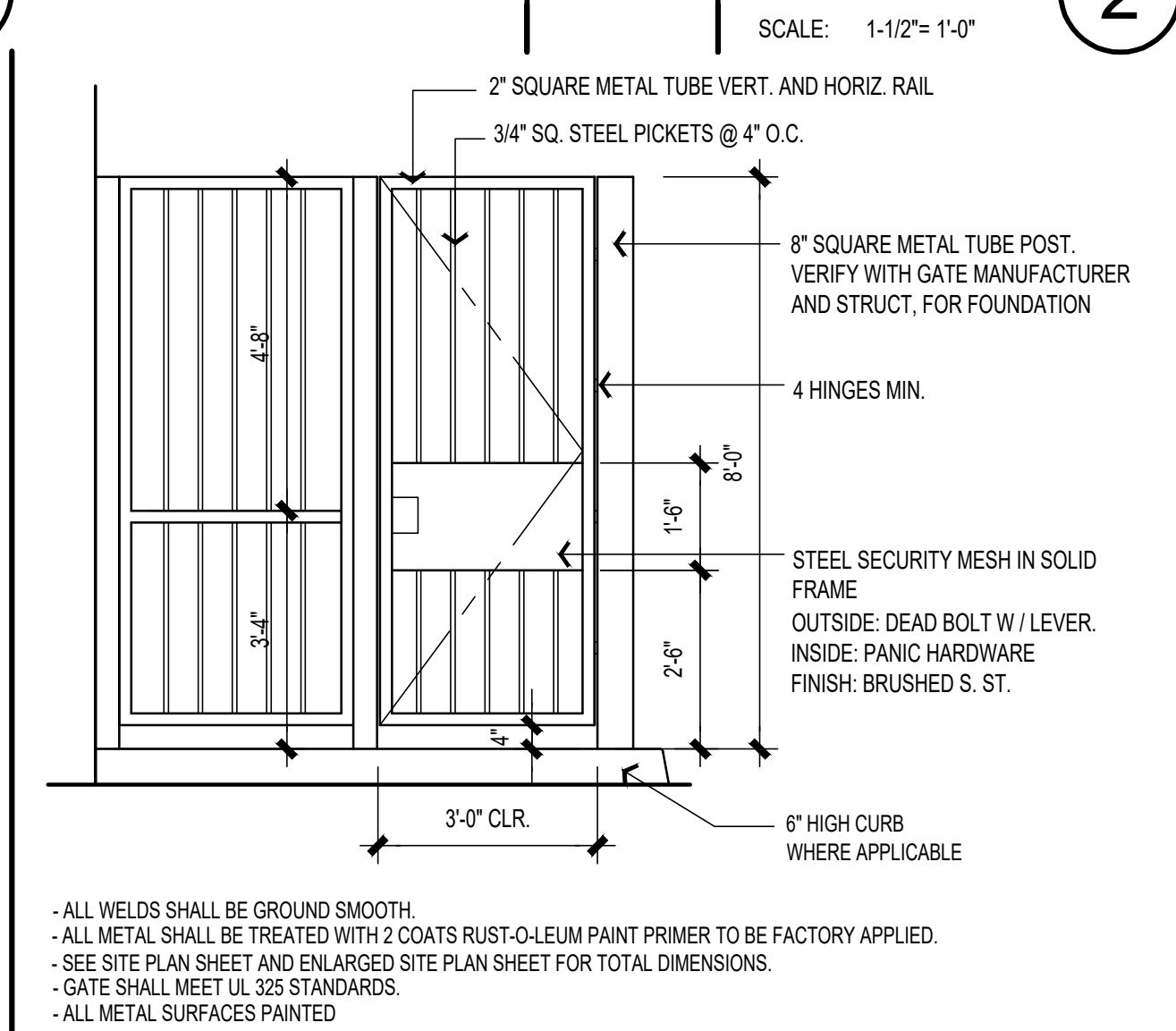
TYPICAL GATE / FENCE

5



WINDOW JAMB @ DISPLAY UNITS

6



PEDESTRIAN GATE

7

- ALL WELDS SHALL BE GROUND SMOOTH.
 - ALL METAL SHALL BE TREATED WITH 2 COATS RUST-O-LEUM PAINT PRIMER TO BE FACTORY APPLIED.
 - SEE SITE PLAN SHEET AND ENLARGED SITE PLAN SHEET FOR TOTAL DIMENSIONS.
 - GATE SHALL MEET UL 325 STANDARDS.
 - ALL METAL SURFACES PAINTED

PLATINUM GROUP
SEBASTOPOL SS
 SEBASTOPOL, CA

TYPICAL DETAILS

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2022 JORDAN ARCHITECTS, INC.

JOB NUMBER: 21-117
 SCALE: AS NOTED
 DATE: 08/31/2022

ja
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

SHEET A22

Maximum Applied Water Allowance Calculations for New and Rehabilitated Non-Residential Landscapes

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Click on the blue cell on right to Pick City Name

ET_a of City from Appendix A

39.86	ET _a (inches/year)
43,583	Overhead Landscape Area (ft ²)
43,583	Drig Landscape Area (ft ²)
0	SLA (ft ²)

Results:

(ET_a) x (0.82) x (0.45 x LA) + (1.0 - 0.45) x SLA

MAWA calculation incorporating Effective Precipitation (Optional)

Precipitation (Optional)

ET_a of City from Appendix A

Total Landscape Area

Special Landscape Area

Enter Effective Precipitation

Results:

MAWA = [(ET_a - Eppt) x (0.82)] x (0.45 x LA) + (1.0 - 0.45) x SLA

Estimated Total Water Use

Equation: ETWU = ET_a x 0.82 x (Drig + HARE) x SLA; Considering precipitation ETWA = (ET_a - Eppt) x 0.82 x (Drig + HARE) x SLA

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81

Plant Water Use Type	Plant Factor	Hydrant Area (HA) (ft ²) Without SLA	Irrigation Efficiency (IE)	PP x HA (ft ²) x IE
Very Low	0.2-0.3			
Low	0.2-0.3			
Medium	0.4-0.8			
High	0.7-1.0			
SLA	1.0			

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (Drig, medium, high)	Plant Factor (PF)	Hydrant Area (HA) (ft ²) Without SLA	Irrigation Efficiency (IE)	PP x HA (ft ²) x IE
Shrub	Drip	Low	0.30	31,266	0.81	11,817
Tree	Drip	Low	0.30	822	0.81	249
Bldg	Drip	Low	0.30	11,545	0.81	4,279
SLA						16,142
Sum						43,583

Results:

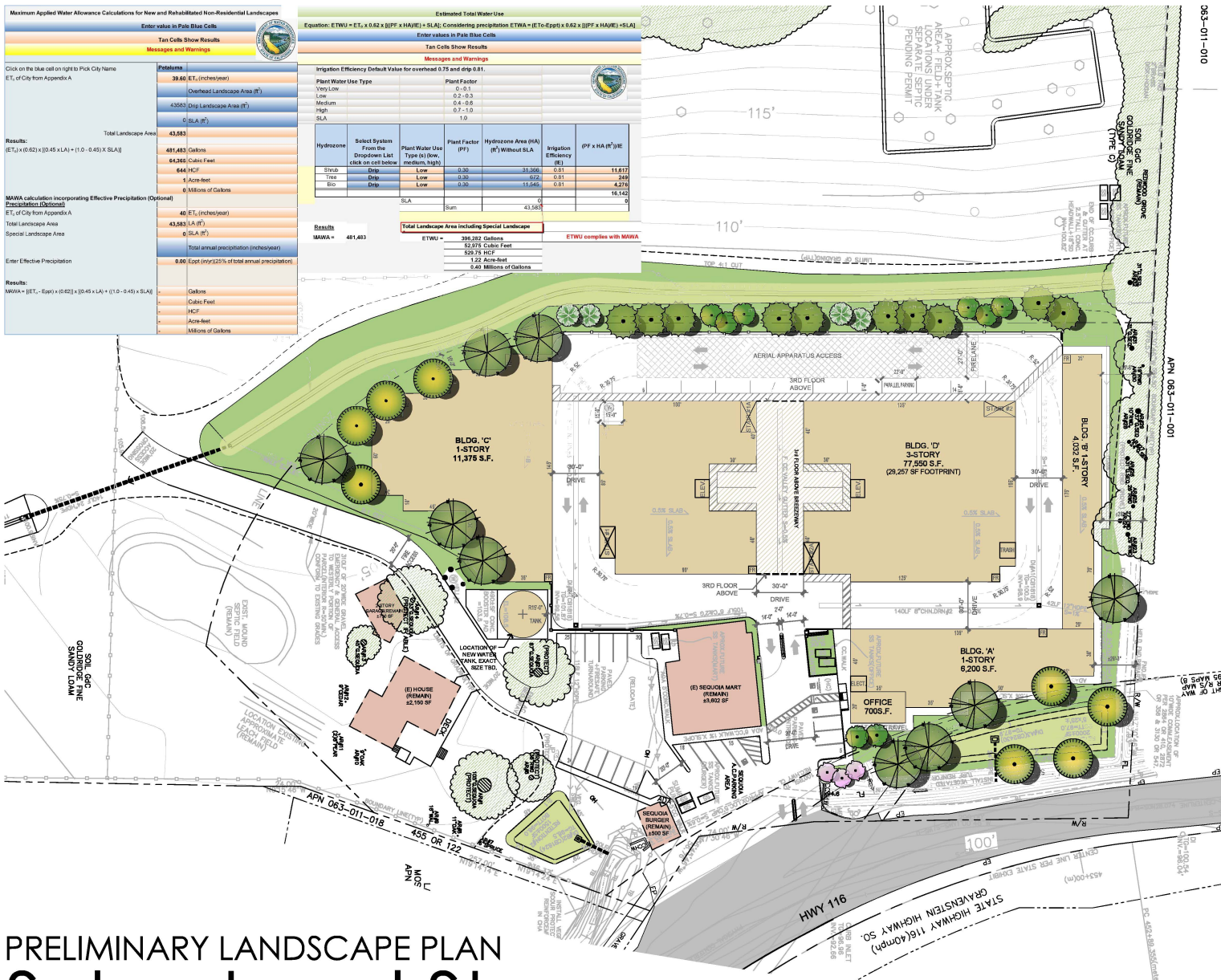
MAWA = 481,483

Total Landscape Area including Special Landscape

ETWU = 398,282 Gallons

ETWA = 52,925 Gallons

ETWU complies with MAWA



TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	AESCULUS CALIFORNICA	CALIFORNIA BUCKEY	24" BOX
	ARBUTUS MENZIESII	PACIFIC MADRONE	24" BOX
	CERCIS OCCIDENTALIS	WESTER REDBUD	24" BOX
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	24" BOX
	UMBELLULARIA CALIFORNICA	CALIFORNIA BAY	24" BOX
	EXISTING TREE TO REMAIN AND BE PROTECTED		

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	ACHILLEA MILLEFOLIUM	YARROW	1 GAL.
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.
	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL.
	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES MANZANITA	5 GAL.
	BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	1 GAL.
	BERBERIS 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE MAHONIA	5 GAL.
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.
	CEANOTHUS 'CENTENNIAL'	CENTENNIAL CEANOTHUS	5 GAL.
	CEANOTHUS MARTINUS 'VALLEY VIOLET'	VALLEY VIOLET CEANOTHUS	5 GAL.
	CEANOTHUS THYRSIFLORUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL.
	DENDROMECON HARFORDII	ISLAND BUSH POPPY	5 GAL.
	DENDROMECON RIGIDA	TREE POPPY	5 GAL.
	ENCELIA FARINOSE	BRITTLE BUSH	5 GAL.
	FREMONTODENDRON SPP.	FLANNEL BUSH	5 GAL.
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.
	MIMULUS AURANTIACUS	RED BUSH MONKEY FLOWER	1 GAL.
	RIBES MENZIESII	CANYON GOOSEBERRY	5 GAL.
	RIBES SPECIOSUM	FUSHIA FLOWERING GOOSEBERRY	5 GAL.
	RHAMNUS CROCEA	REDBERRY	5 GAL.
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.
	ROMNEYA COULTERI	MATILIA POPPY	5 GAL.
	SALVIA ALLEN CHICKERING	ALLEN CHICKERING SAGE	5 GAL.

GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL.
	FESTUCA RUBRA	CREeping RED FESCUE	1 GAL.
	LEYMUS CONDENSATUS	GIANT WILD RYE	1 GAL.
	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL.

- NOTES:**
1. WATER BUDGET CALCULATION SHALL BE PROVIDED DURING CONSTRUCTION DOCUMENTS SUBMITTAL
 2. IRRIGATION SHALL BE DRIP IRRIGATION WITH SMART CONTROLLER AND CONFORM TO THE STATE WATER ORDINANCE
 3. LANDSCAPE PLAN SHALL CONFORM TO WATER QUALITY MANAGEMENT PLAN - REFER TO CIVIL ENGINEER'S PLANS
 4. REFER TO SHEET 2 FOR PLANT IMAGERY

PRELIMINARY LANDSCAPE PLAN

Sebastopol Storage

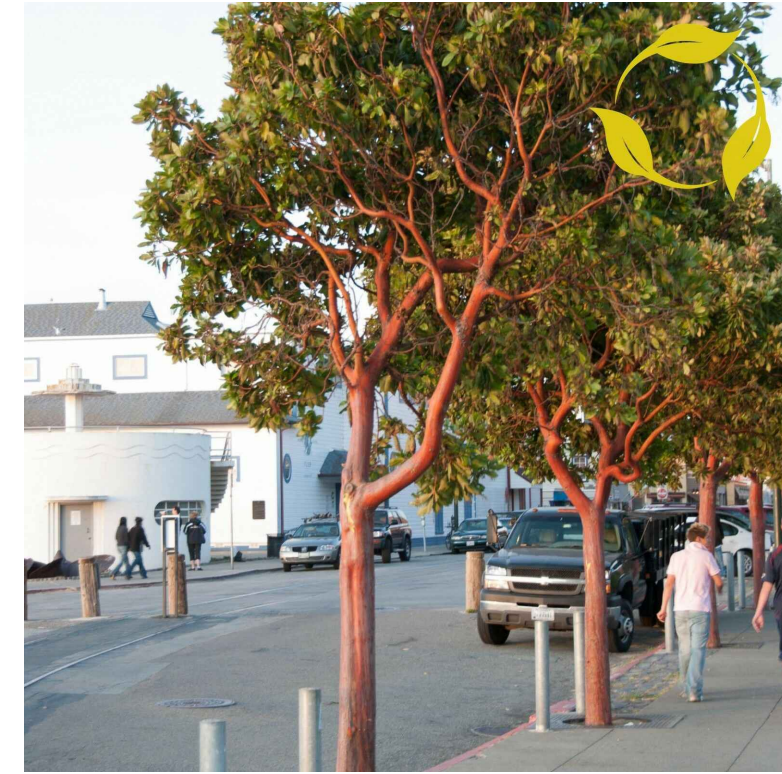
Sebastopol, California

Platinum Storage Group

TREES



AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE



ARBUTUS MENZIESII
PACIFIC MADRONE



CERCIS OCCIDENTALIS
WESTER REDBUD



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



QUERCUS AGRIFOLIA
CALIFORNIA LIVE OAK



UMBELLULARIA CALIFORNICA
CALIFORNIA BAY

SHRUBS



ACHILLEA MILLEFOLIUM
YARROW



ARCTOSTAPHYLOS 'EMERALD CARPET'
EMERALD CARPET MANZANITA



ARCTOSTAPHYLOS 'PACIFIC MIST'
PACIFIC MIST MANZANITA



ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'
POINT REYES MANZANITA



BACCHARIS 'CENTENNIAL'
CENTENNIAL BACCHARIS



BERBERIS 'GOLDEN ABUNDANCE'
GOLDEN ABUNDANCE MAHONIA



CARPENTERIA CALIFORNICA
BUSH ANEMONE



CEANOTHUS 'CENTENNIAL'
CENTENNIAL CEANOTHUS



CEANOTHUS MARITIMUS 'VALLEY VIOLET'
VALLEY VIOLET CEANOTHUS



CEANOTHUS THYRSIFLORUS 'YANKEE POINT'
YANKEE POINT CEANOTHUS



DENDROMECON HARFORDII
ISLAND BUSH POPPY



DENDROMECON RIGIDA
TREE POPPY



ENCELIA FARINOSA
BRITTLE BUSH



FREMONTODENDRON CALIFORNICUM
FLANNEL BUSH



HETEROMELES ARBUTIFOLIA
TOYON



MIMULUS AURANTIACUS
RED BUSH MONKEY FLOWER



RHAMNUS CROCEA
REDBERRY



RHUS INTEGRIFOLIA
LEMONADE BERRY



RIBES MENZIESII
CANYON GOOSEBERRY



RIBES SPECIOSUM
FUSHIA FLOWERING GOOSEBERRY



ROMNEYA COULTERI
MATILJA POPPY



SALVIA C. 'ALLEN CHICKERING'
BLUE BUSH SAGE

GRASSES



CAREX TUMULICOLA
BERKELEY SEDGE



FESTUCA RUBRA
CREEPING RED FESCUE



JUNCUS PATENS
CALIFORNIA GREY RUSH



LEYMUS CONDENSATUS
GIANT WILD RYE

PLANT IMAGERY

Sebastopol Storage

Sebastopol, California

Platinum Storage Group

nuvis

LANDSCAPE
ARCHITECTURE

714-754-7311

CA 1891 . NV 396 | SBE . DBE

22-024.01 09/02/2022

SHEET 2 OF 2