



CITY OF CAMPBELL
Community Development Department

May 15, 2015

NOTICE OF STUDY SESSION

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday **May 26, 2015**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to conduct a Study Session for a Pre-Application (PRE2015-04) to consider a proposed mini-storage facility at **700 E. McGlincy Lane**.

Interested persons may appear and be heard at this hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

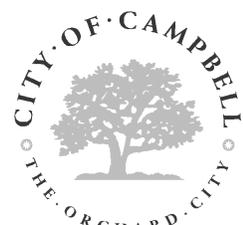
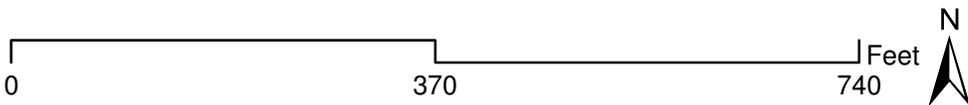
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **Study Session / 700 E. McGlincy Lane**

Project Location Map



Project Location: 700 McGlinchy Ln.
Application Type: Preliminary Application
Planning File No.: PRE2015-04
Description: Mini-Storage Facility



Community Development Department
Planning Division



700E McGINCY LANE - BUILDING C & D
CAMPBELL, CALIFORNIA 95008

ASSESSOR'S PARCEL NUMBER
1. BUILDING C: 412-25-039
2. BUILDING D: 412-25-039

PROJECT CRITERIA
1. CONDITIONAL USE PERMIT: MINISTORAGE
2. CONDITIONAL USE PERMIT: CARE TAKER
3. VARIANCE: SPECIFIC USE, F.A.R. ADJUSTMENT

B. GENERAL PLAN
CITY OF CAMPBELL GENERAL MAP 2013
LIGHT INDUSTRIAL

C. ZONING, DISTRICT
21-12.020 C-PD
(CONDOMINIUM PLANNED DEVELOPMENT) ZONING DISTRICT

PURPOSE
ZONING DISTRICT IS ESTABLISHED TO PROVIDE FOR THE CONSTRUCTION OF NEW RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CONDOMINIUMS.

GEN. PLAN
THE M-1 ZONING DISTRICT IS CONSISTENT WITH THE UNDERLYING LAND USE DESIGNATION OF THE GENERAL PLAN.

ALLOWABLE USES IN THE C-PD ZONING DISTRICT
SUBJECT TO THE APPROVAL OF A PLANNED DEVELOPMENT PERMIT IN COMPLIANCE WITH SUBSECTION E OF THIS SECTION.

RESTRICTIONS
THE C-PD ZONING DISTRICT IS THE ONLY ZONING DISTRICT IN WHICH THE CONSTRUCTION OF NEW CONDOMINIUMS, OR THE CONSTRUCTION OF EXISTING CONDOMINIUMS, OR INDUSTRIAL STRUCTURES TO CONDOMINIUMS, IS ALLOWED.

REFERENCE TO THE P-D ZONING DISTRICT
A PROJECT IN THE C-PD ZONING DISTRICT IS SUBJECT TO THE PLANNED DEVELOPMENT PERMIT PROCEDURES IDENTIFIED IN THIS CHAPTER FOR THE P-D (PLANNED DEVELOPMENT) ZONING DISTRICT; SECTION 172.039(9)(2)(I) (PLANNED DEVELOPMENT PERMIT REQUIRED).

OPEN SPACE REQUIRED FOR CONDOMINIUMS
FOR EACH RESIDENTIAL CONDOMINIUM, COMMUNITY APARTMENT, OR STOCK COOPERATIVE UNIT, AN AREA OF NOT LESS THAN FIVE HUNDRED SQUARE FEET SHALL BE PROVIDED FOR OPEN SPACE/RECREATION PURPOSES. OF THE FIVE HUNDRED SQUARE FEET OF OPEN SPACE/RECREATION AREA, PROVIDED FOR COMMON USE OF EACH DWELLING UNIT, FIFTY PERCENT OF WHICH SHALL BE LOCATED IN ONE AREA OF THE SITE.

21-10
COMMERCIAL AND INDUSTRIAL
IN ACCORDANCE TO "CAMPBELL, CA - CODE OF ORDINANCES"

21-10.080
M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT
THE FOLLOWING USES ARE PERMITTED WITH A CONDITIONAL USE PERMIT IN COMPLIANCE WITH CHAPTER 21.46 (CONDITIONAL USE PERMITS):

21-10.080 C.6. CARETAKER/EMPLOYEE HOUSING
(ONE FACILITY PER EVERY FIVE THOUSAND PEOPLE OF THE POPULATION)

21-10.080 E. GEN. DEV. STDS.
FOR USES IN M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT, NEW LAND USES AND STRUCTURES AND ALTERATIONS TO EXISTING USES OR STRUCTURES SHALL BE DESIGNED, CONSTRUCTED, AND OPERATED IN COMPLIANCE WITH THE REQUIREMENTS IN:

TABLE 2-13 (GEN. DEV. STDS. M-1 ZONING DISTRICT)
IN ADDITION TO THE GENERAL DEVELOPMENT STANDARDS (E.G., LANDSCAPING, PARKING AND LOADING, ETC.) IN ARTICLE 3 (DEVELOPMENT AND OPERATIONAL STANDARDS).

D. ZONING, BUILDING

TABLE 2-13
GENERAL DEVELOPMENT STANDARDS - M-1 ZONING DISTRICT

DEVELOPMENT FEATURE	M-1
MINIMUM PARCEL SIZE	6,000 SQUARE FEET
MAXIMUM F.A.R.	0.40 THE PLANNING COMMISSION SHALL REVIEW AND APPROVE ANY INCREASE IN THE F.A.R. FOR A SPECIFIC PROJECT. THE COMMISSION SHALL CONSIDER THE PROJECT'S LOCATION, VISUAL IMPACTS, AND OTHER RELEVANT FACTORS.
FRONT SETBACK	5 FT
REAR SETBACK	5 FT
MAX HEIGHT LIMIT	45 FT
ACCESSORY STRUCTURES & SCREENS	SEE SECTION 21.18.020
FENCES, WALLS, LANTIERE	SEE SECTION 21.18.060
LANDSCAPING	SEE SECTION 21.26.000
MOTOR VEHICLE PARKING	SEE CHAPTER 21.28
SCREENS	SEE CHAPTER 21.30

SITE DEVELOPMENT STANDARDS

AIR CONDITIONING UNITS

21.18.020
BICYCLE & PEDESTRIAN ACCESS STDS.
CONFORMANCE WITH AREA PROVISIONS
REQUIREMENTS, UNLESS OTHERWISE PROVIDED IN THIS ZONING CODE. THE FOLLOWING REGULATIONS SHALL APPLY, EXCEPT WHERE SHOWN OTHERWISE. THE FOLLOWING ITEMS SHALL BE EXEMPT FROM THE REQUIRED AREA REGULATIONS OF THE ZONING CODE.

LANDSCAPE REQUIREMENTS

21.26
M-1 (LIGHT INDUSTRIAL)
ALL DEVELOPMENTS WITHIN THE M-1 AND M-1-A ZONING DISTRICTS SHALL BE REQUIRED TO PROVIDE FOR LANDSCAPING A MINIMUM EXTENT OF EIGHT PERCENT OF THE NET SITE AREA.

CONTINUOUS LANDSCAPE AREAS

A MINIMUM FIVE-FOOT PLANTER STRIP SHALL BE PROVIDED ALONG ABUTTING PROPERTY LINES.

E. ZONING, PARKING

21.28.030
GENERAL PARKING AND LOADING REG.
PARKING AND LOADING SPACES TO BE PERMANENT RESTRICTION OF PARKING AREA USE
CONFORMANCE

21.28.040
NUMBER OF PARKING SPACES REQUIRED

PARKING REQUIREMENTS BY LAND USE
EACH LAND USE SHALL BE PROVIDED THE NUMBER OF PARKING SPACES REQUIRED BY TABLE 3-1 (PARKING REQUIREMENTS BY LAND USE).

LAND USE TYPE	VEHICLE SPACES REQ.	DISABLED PARKING IN PROJECT SITE	REQUIRED PARKING
RESIDENTIAL USES			
SECONDARY DWELLING (INCLUDING CARE TAKER)	2 SPACES PER UNIT, 1 COVERED	4	4
MANUFACTURING & PROCESSING FACILITIES (NOT INCLUDING PERSONAL USE OR PERSONAL USE)	1 SPACE FOR EACH 400 SQ FT OF GROSS FLOOR AREA	0	70
RETAIL TRADE			
PROFESSIONAL OFFICES	1 SPACE FOR EACH 250 SQ FT OF GROSS FLOOR AREA	4	4
ADA			
DISABLED PARKING	PROVIDED IN COMPLIANCE WITH FED. ACCESSIBILITY GUIDELINES	4	8
TOTAL			12

DISABLED PARKING REQUIREMENTS

PARKING AREAS SHALL INCLUDE PARKING SPACES ACCESSIBLE TO THE DISABLED IN THE FOLLOWING MANNER

FILLING OF REQUIREMENTS

DISABLED ACCESSIBLE PARKING SPACES REQUIRED BY THIS CHAPTER SHALL COUNT TOWARD FULFILLING THE PARKING REQUIREMENTS OF THIS CHAPTER.

NUMBER OF SPACES, DESIGN STANDARD

PARKING SPACES FOR THE DISABLED SHALL BE PROVIDED IN COMPLIANCE WITH THE UNIFORM BUILDING CODE AND THE FEDERAL ACCESSIBILITY GUIDELINES.

RESERVATION OF SPACES REQUIRED

DISABLED ACCESS SPACES SHALL BE RESERVED FOR USE BY THE DISABLED THROUGHOUT THE LIFE OF THE USE.

RESIDENTIAL MULTI-FAMILY USES

FOR EACH DWELLING UNIT REQUIRED TO BE DESIGNED TO ACCOMMODATE AN INDIVIDUAL WITH A PHYSICALLY HANDICAPPED, THE REQUIRED COVERED PARKING SHALL BE DESIGNED AS REQUIRED BY PART 2, TITLE 24, CALIFORNIA ADMINISTRATIVE CODE.

UPGRADING OF MARKINGS REQUIRED

IF AMENDMENTS TO STATE LAW CHANGE STANDARDS FOR MARKINGS, DISABLED ACCESSIBLE SPACES SHALL BE UPGRADED IN COMPLIANCE WITH THE NEW STATE STANDARDS.

MOTORCYCLE PARKING

DEVELOPMENTS THAT PROVIDE TWENTY OR MORE PARKING SPACES ARE MAY DESIGNATE PARKING FACILITIES FOR MOTORCYCLE PARKING. IN THIS SECTION, MOTORCYCLE PARKING MARKINGS SHALL BE DESIGNED AS SPACES OR TEN PERCENT OF REQUIRED VEHICLE PARKING, WHICHEVER IS LESS. FOR EVERY FOUR MOTORCYCLE PARKING SPACES PROVIDED, THE VEHICLE PARKING REQUIREMENT SHALL BE REDUCED BY ONE SPACE. MOTORCYCLE SPACE DIMENSIONS SHALL BE MINIMUM OF FOUR FEET BY SIX FEET. EXISTING PARKING MAY BE CONVERTED TO TAKE ADVANTAGE OF THIS PROVISION.

TABLE 3-1. ALLOWABLE BUILDING HEIGHTS AND AREAS

GROUP	HEIGHT (FEET)	TYPE B	TYPE A
S-1	5	3	26,000

F. ZONING, PARKING DIMENSIONS

21.28.070
BICYCLE PARKING
SHORT-TERM AND LONG-TERM BICYCLE PARKING FACILITIES SHALL BE PROVIDED IN COMPLIANCE WITH PART 2, TITLE 24, CALIFORNIA CODE OF REGULATIONS, AS PERMITTED BY THE CALIFORNIA BICYCLE PARKING STANDARDS CODE. THE DESIGNING BODY MAY REQUIRE ADDITIONAL BICYCLE PARKING BEYOND THIS REQUIREMENT IN ORDER TO THE FURTHER THE PURPOSE OF THIS CHAPTER.

21.28.080
DEV. STDS., OFF-STREET PARKING
PARKING SPACE DIMENSIONS
THE MINIMUM DIMENSIONS FOR RESIDENTIAL PARKING SPACES SHALL BE 9'X20'

RESIDENTIAL USES

ALL PARKING SPACES SHALL BE DESIGNED AS UNI-STALL. THE MINIMUM DIMENSIONS FOR RESIDENTIAL PARKING SPACES SHALL BE 9'X20'

NON-RESIDENTIAL USES

PARKING SPACE DIMENSIONS
SHALL BE A MINIMUM OF EIGHT AND A HALF FEET BY EIGHTEEN FEET (8-1/2 X 18), EXCEPT THAT PARALLEL PARKING SPACE DIMENSIONS SHALL BE EIGHT AND A HALF FEET BY TWENTY-TWO FEET. PARKING OVERHANGS MAY BE PERMITTED IN COMPLIANCE WITH SUBSECTION 21.28.080(9)(7), (BUMPER OVERHANG AREAS).

PARKING SPACES WITH DIMENSIONS GREATER THAN THOSE SPECIFIED BY THIS SECTION MAY BE CREATED SO LONG AS ALL PARKING SPACES REMAIN UNIFORM IN SIZE STANDARDS AND COMPACT PARKING SPACES IN EXISTENCE PRIOR TO JULY 1, 2011, MAY BE MAINTAINED THROUGH PERIODIC RESTRIPING. HOWEVER, RESTRIPING OF PARKING SURFACES SHALL REQUIRE THE USE OF STRIPING MATERIALS THAT ARE AT LEAST SO LONG AS THE RESTRIPING DOES NOT RESULT IN A FEWER NUMBER OF PARKING SPACES THAN CURRENTLY EXIST.

PARKING DIAGRAMS AND TABLE

THE WIDTH OF AISLES IN PARKING LOTS AND MINIMUM DIMENSIONS SHALL BE PROVIDED IN COMPLIANCE WITH THIS CHAPTER AND TABLE 3-2 AND FIGURE 3-7.

TABLE 3-2
MINIMUM PARKING DIMENSIONS

ANGLE (A)	STALL WIDTH (B)	STALL LENGTH (C)	STALL DEPTH (D)	ISLE WIDTH (E) (ONE WAY AISLE WIDTH (F))	TOTAL MODULE
0	8'6"	22'	8'6"	12'	29'
30	8'6"	16'	16'6"	15'	49'
45	8'6"	16'	16'6"	15'	52'6"
60	8'6"	16'	16'6"	16'	55'6"
90	8'6"	16'	16'	20'	61'

FIGURE 3-7
PARKING DIMENSIONS

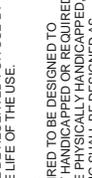


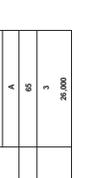
FIGURE 3-8
PARKING DIMENSIONS



FIGURE 3-9
PARKING DIMENSIONS



FIGURE 3-10
PARKING DIMENSIONS



A. PROJECT DATA & SUMMARY

PROJECT LOCATION
700E MCGINCY LANE, BUILDING C & D
CAMPBELL, CALIFORNIA 95008

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ACCESSORY STRUCTURES & SCREENS	SEE SECTION 21.18.020
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SITE DEVELOPMENT STANDARDS

AIR CONDITIONING UNITS

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E. ZONING, PARKING

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GENERAL PARKING AND LOADING REG.
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CONFORMANCE

21.28.040
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RESIDENTIAL USES			
SECONDARY DWELLING (INCLUDING CARE TAKER)	2 SPACES PER UNIT, 1 COVERED	4	4
MANUFACTURING & PROCESSING FACILITIES (NOT INCLUDING PERSONAL USE OR PERSONAL USE)	1 SPACE FOR EACH 400 SQ FT OF GROSS FLOOR AREA	0	70
RETAIL TRADE			
PROFESSIONAL OFFICES	1 SPACE FOR EACH 250 SQ FT OF GROSS FLOOR AREA	4	4
ADA			
DISABLED PARKING	PROVIDED IN COMPLIANCE WITH FED. ACCESSIBILITY GUIDELINES	4	8
TOTAL			12

DISABLED PARKING REQUIREMENTS

PARKING AREAS SHALL INCLUDE PARKING SPACES ACCESSIBLE TO THE DISABLED IN THE FOLLOWING MANNER

FILLING OF REQUIREMENTS

DISABLED ACCESSIBLE PARKING SPACES REQUIRED BY THIS CHAPTER SHALL COUNT TOWARD FULFILLING THE PARKING REQUIREMENTS OF THIS CHAPTER.

NUMBER OF SPACES, DESIGN STANDARD

PARKING SPACES FOR THE DISABLED SHALL BE PROVIDED IN COMPLIANCE WITH THE UNIFORM BUILDING CODE AND THE FEDERAL ACCESSIBILITY GUIDELINES.

RESERVATION OF SPACES REQUIRED

DISABLED ACCESS SPACES SHALL BE RESERVED FOR USE BY THE DISABLED THROUGHOUT THE LIFE OF THE USE.

RESIDENTIAL MULTI-FAMILY USES

FOR EACH DWELLING UNIT REQUIRED TO BE DESIGNED TO ACCOMMODATE AN INDIVIDUAL WITH A PHYSICALLY HANDICAPPED, THE REQUIRED COVERED PARKING SHALL BE DESIGNED AS REQUIRED BY PART 2, TITLE 24, CALIFORNIA ADMINISTRATIVE CODE.

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MOTORCYCLE PARKING

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F. ZONING, PARKING DIMENSIONS

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21.28.080
DEV. STDS., OFF-STREET PARKING
PARKING SPACE DIMENSIONS
THE MINIMUM DIMENSIONS FOR RESIDENTIAL PARKING SPACES SHALL BE 9'X20'

RESIDENTIAL USES

ALL PARKING SPACES SHALL BE DESIGNED AS UNI-STALL. THE MINIMUM DIMENSIONS FOR RESIDENTIAL PARKING SPACES SHALL BE 9'X20'

NON-RESIDENTIAL USES

PARKING SPACE DIMENSIONS
SHALL BE A MINIMUM OF EIGHT AND A HALF FEET BY EIGHTEEN FEET (8-1/2 X 18), EXCEPT THAT PARALLEL PARKING SPACE DIMENSIONS SHALL BE EIGHT AND A HALF FEET BY TWENTY-TWO FEET. PARKING OVERHANGS MAY BE PERMITTED IN COMPLIANCE WITH SUBSECTION 21.28.080(9)(7), (BUMPER OVERHANG AREAS).

PARKING SPACES WITH DIMENSIONS GREATER THAN THOSE SPECIFIED BY THIS SECTION MAY BE CREATED SO LONG AS ALL PARKING SPACES REMAIN UNIFORM IN SIZE STANDARDS AND COMPACT PARKING SPACES IN EXISTENCE PRIOR TO JULY 1, 2011, MAY BE MAINTAINED THROUGH PERIODIC RESTRIPING. HOWEVER, RESTRIPING OF PARKING SURFACES SHALL REQUIRE THE USE OF STRIPING MATERIALS THAT ARE AT LEAST SO LONG AS THE RESTRIPING DOES NOT RESULT IN A FEWER NUMBER OF PARKING SPACES THAN CURRENTLY EXIST.

PARKING DIAGRAMS AND TABLE

THE WIDTH OF AISLES IN PARKING LOTS AND MINIMUM DIMENSIONS SHALL BE PROVIDED IN COMPLIANCE WITH THIS CHAPTER AND TABLE 3-2 AND FIGURE 3-7.

TABLE 3-2
MINIMUM PARKING DIMENSIONS

ANGLE (A)	STALL WIDTH (B)	STALL LENGTH (C)	STALL DEPTH (D)	ISLE WIDTH (E) (ONE WAY AISLE WIDTH (F))	TOTAL MODULE
0	8'6"	22'	8'6"	12'	29'
30	8'6"	16'	16'6"	15'	49'
45	8'6"	16'	16'6"	15'	52'6"
60	8'6"	16'	16'6"	16'	55'6"
90	8'6"	16'	16'	20'	61'

FIGURE 3-7
PARKING DIMENSIONS



FIGURE 3-8
PARKING DIMENSIONS

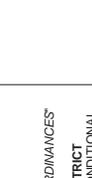


FIGURE 3-9
PARKING DIMENSIONS



FIGURE 3-10
PARKING DIMENSIONS



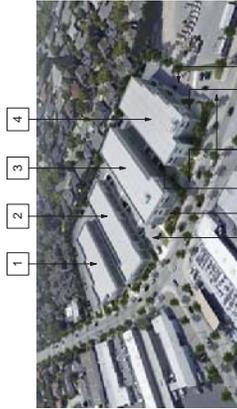
G. ZONING, PROJECT INFORMATION

PROJECT LOCATION
700E MCGINCY LANE, BUILDING C & D
CAMPBELL, CALIFORNIA 95008

ASSESSOR'S PARCEL NUMBER
1. BUILDING C: 412-25-039
2. BUILDING D: 412

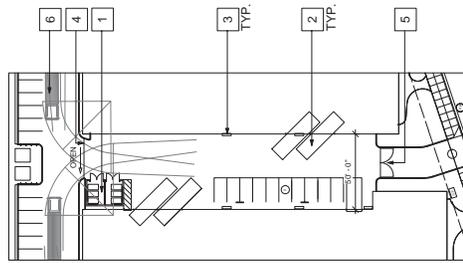
SITE DEVELOPMENT - MAP VIEW RENDERING

1. McGLINCY BUSINESS CENTER - BUILDING A (EXISTING)
2. McGLINCY BUSINESS CENTER - BUILDING B (EXISTING)
3. McGLINCY STORAGE CENTER - BUILDING C (PROPOSED)
4. McGLINCY STORAGE CENTER - BUILDING D (PROPOSED)



5. PROPOSED PARKING LOT
6. PROPOSED TRUCK PICK-UP W/ GATED ENTRY
7. PROPOSED OFFICES W/ ADA ACCESS
8. PROPOSED PROJECT ENTRANCES

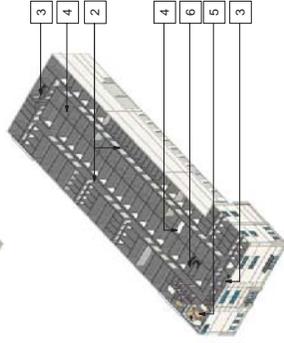
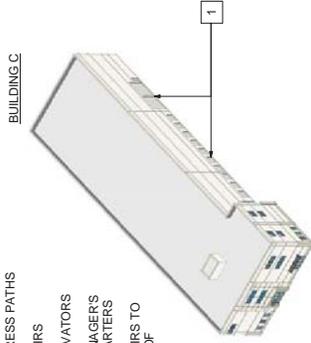
PROPOSED TRUCK PICK-UP W/ GATED ENTRY



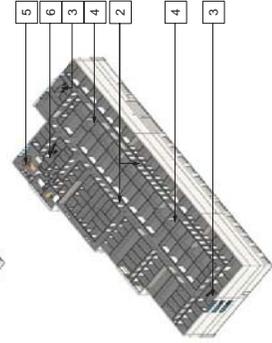
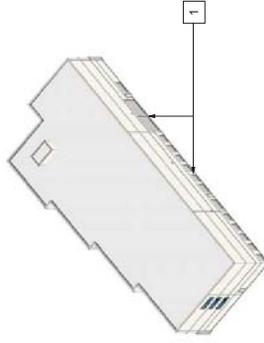
1. ENCLOSED DUMPSTERS
2. 10' X 35' TRUCK LOADING DOCKS
3. DOWN LIGHTING / SECURITY CAMERAS
4. SLIDING GATE
5. SWINGING GATE
6. FIRE TRUCK ACCESS

BUILDING SHELL & CORE

1. ROLL-UP DOORS
2. EGRESS PATHS
3. STAIRS
4. ELEVATORS
5. MANAGERS QUARTERS
6. STAIRS TO ROOF



BUILDING D



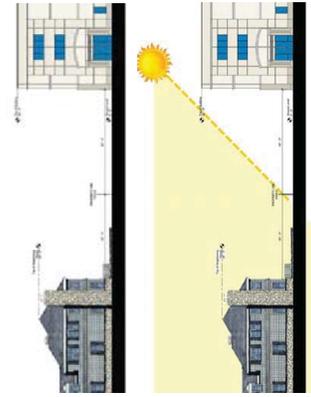
EXISTING AND PROPOSED (AERIAL)



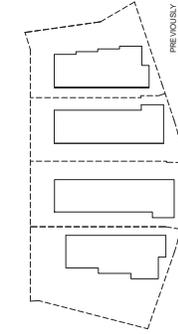
PROPOSED ELEVATION



BUILDING DISTANCE ANALYSIS



EXISTING AND PROPOSED APPROVAL



② Diagram, before
1" = 100'-0"

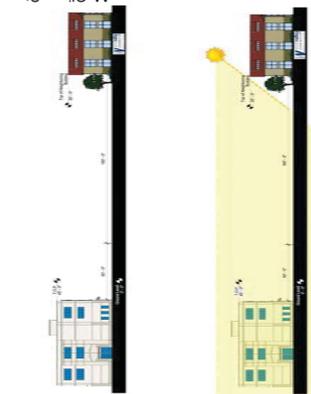
③ Diagram, after
1" = 100'-0"

UPDATED BIT, 2015

EXISTING AND PROPOSED (ELEVATIONS)



McGlincy Storage Center, Project Information





PROJECT SCHEDULE
 Revision
 DT: 10.05.2013

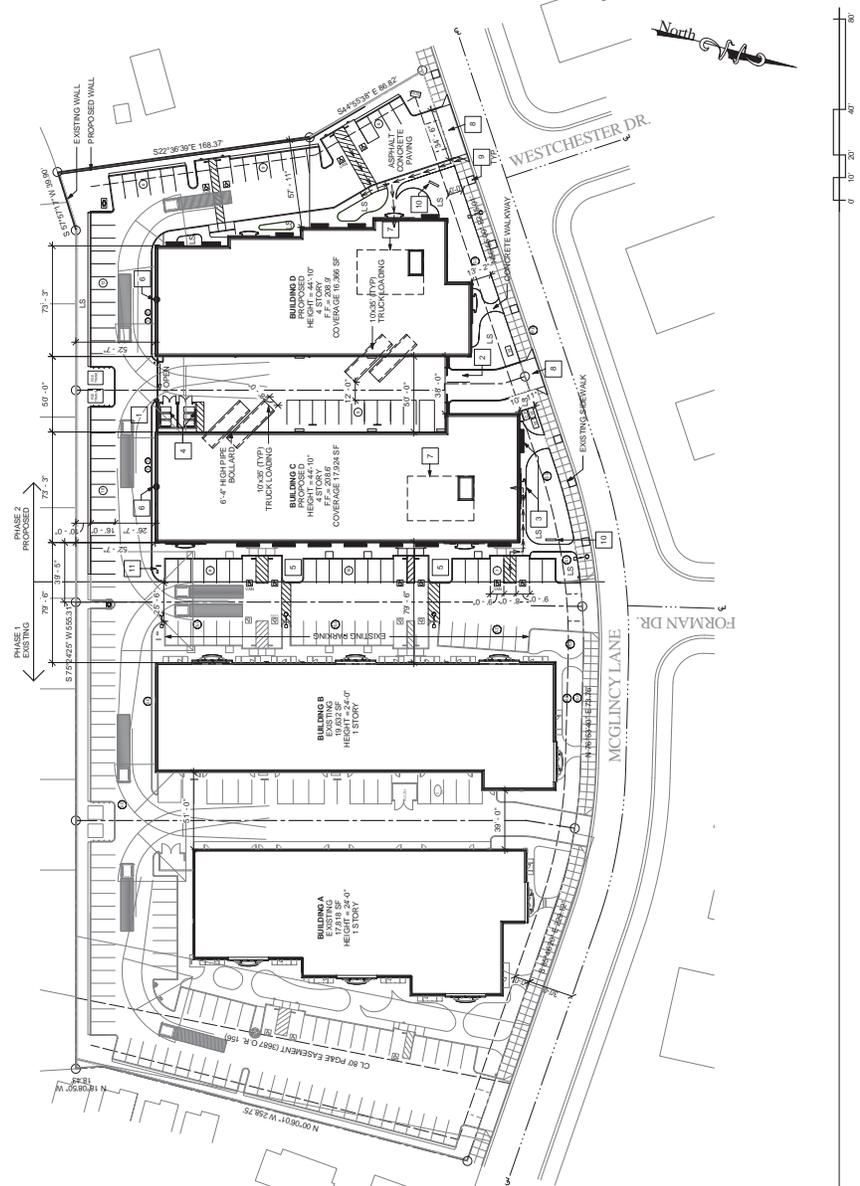
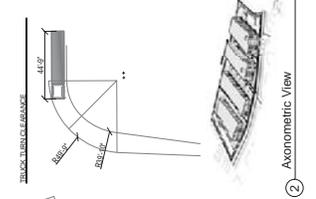
McGlinchy Storage Center, Site Plan
 700E McGlinchy Lane - Building C & D, Campbell, California 95008
 ARCHITECTS
 Gordon K Wong MA LEED EA
 10000 N. Wolfe Rd., Suite 100
 Campbell, CA 95008
 (408) 315-2122 / (408) 394-9445
 WWW.AECARCHITECTS.COM



McGlinchy Storage Center - Building C & D, Campbell, California 95008

- SITE PLAN NOTES**
- PROPOSED METAL FENCE & RETRACTABLE SECURITY GATE
 - PROPOSED METAL FENCE & SWINGING SECURITY GATE
 - EXISTING METAL FENCE & SWINGING SECURITY GATE
 - EXISTING METAL FENCE & SWINGING SECURITY GATE
 - PROPOSED TRASH ENCLOSURES
 - PROPOSED USABLE OUTDOOR SPACE
 - EXISTING FIRE CONNECTING
 - RAILING H/WC MAINTENANCE
 - EXISTING DRIVEWAYS
 - EXISTING STREET TREES
 - BUILDING SIGNAGE
 - PROPOSED BIKE RACK & MAIL BOX

- LEGEND**
- PROPERTY LINE
 - BUILDING LIMIT LINE
 - SIDE WALK
 - CROSS WALK
 - POWER LINE
 - CENTER LINE
 - EXISTING CONC. WALL
 - PROPOSED CONC. WALL
 - POWER POLE
 - LAMP POST
 - TRAFFIC SIGNAL WITH LAMP
 - TRAFFIC SIGNAL
 - FIRE EXISTING HYDRANT
 - FIRE EXISTING DOUBLE CHECK
 - STORM DRAIN
 - SANITARY SEWER
 - PACIFIC BELL (AT&T)
 - PG&E TRANSFORMER
 - WATER
 - GAS



1 Site
 1" = 30'-0"

PROJECT SITE: SUMMARY

TOTAL SITE AREA	91,231 SF
TOTAL BUILDING AREA	127,169 SF
PERCENT COVERED	37.29%
F.A.R.	1.50
TOTAL PARK ACCESSIBLE PARK	82
UNITS	10

NOTE: ALL ACCESSIBLE PARKING HAVE ACCESSIBLE ROUTE OF TRAVEL TO ALL ACCESSIBLE ROUTE OF TRAVEL SHALL COMPLY WITH CBC 2013 & FED REQUIREMENTS.

(CBD) TOTAL BUILDING SUMMARY

TOTAL RENTABLE AREA	89,367.15 SF
TOTAL GROSS AREA	137,240 SF
MANAGER'S	381.8 SF & 2,018.8 SF
GARAGE	981.5 SF
OFFICE	1,162.4 SF & 1,162.3 SF
UNITS	

BUILDING C: SUMMARY

TOTAL SPACE	6,884.4 SF
GROSS STORAGE	4,200 SF
TOTAL NUMBER OF UNITS	427 UNITS
AVERAGE UNIT SIZES	
SMALL	20 SF
MEDIUM	10.9 SF
LARGE	170 SF
X-LARGE	270 SF
OFFICE SPACE	0 SF
OFFICE GARAGE REQ	267 SF
LIVING UNIT	101 SF
LIVING BED AND BATH COUNT	2 BED, 2.5 BATH

BUILDING D: SUMMARY

TOTAL SPACE	65,301 SF
GROSS STORAGE	35,000 SF
TOTAL NUMBER OF UNITS	459 UNITS
AVERAGE UNIT SIZES	
SMALL	20 SF
MEDIUM	50 SF
LARGE	170 SF
X-LARGE	270 SF
OFFICE SPACE	884 SF
OFFICE GARAGE REQ	345 SF
LIVING UNIT	160 SF
LIVING BED AND BATH COUNT	2 BED, 3 BATH

BUILDING E: SUMMARY

TOTAL SPACE	65,301 SF
GROSS STORAGE	35,000 SF
TOTAL NUMBER OF UNITS	459 UNITS
AVERAGE UNIT SIZES	
SMALL	20 SF
MEDIUM	50 SF
LARGE	170 SF
X-LARGE	270 SF
OFFICE SPACE	884 SF
OFFICE GARAGE REQ	345 SF
LIVING UNIT	160 SF
LIVING BED AND BATH COUNT	2 BED, 3 BATH

BUILDING F: SUMMARY

TOTAL SPACE	65,301 SF
GROSS STORAGE	35,000 SF
TOTAL NUMBER OF UNITS	459 UNITS
AVERAGE UNIT SIZES	
SMALL	20 SF
MEDIUM	50 SF
LARGE	170 SF
X-LARGE	270 SF
OFFICE SPACE	884 SF
OFFICE GARAGE REQ	345 SF
LIVING UNIT	160 SF
LIVING BED AND BATH COUNT	2 BED, 3 BATH

2 Anatomical View



McGlinchy Lane - Building C & D, Campbell, California 95008
 707.915.2122 LUCY 18445, GRW ARCHITECTS.COM



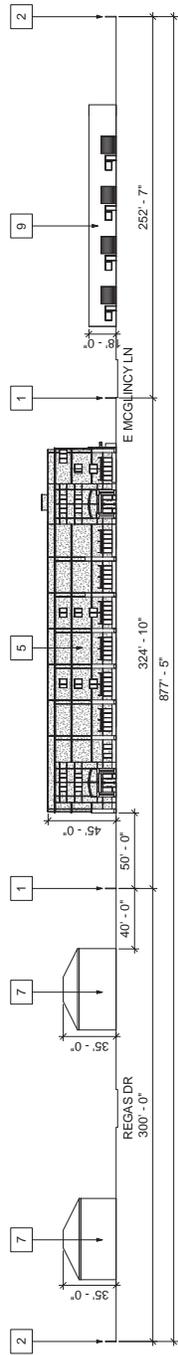
McGlinchy Lane - Building C & D, Campbell, California 95008

Project Schedule	
Revision	
Date	01.05.2013

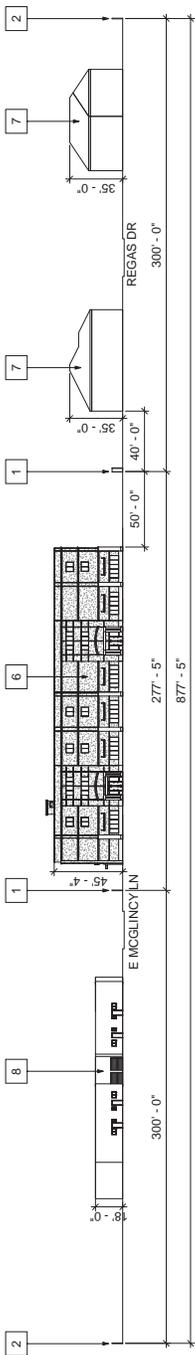
McGlinchy Lane
 Center, Context
 Elevations
 Construction
 A007
 SCALE 1" = 30'
 11/20/12-12/11/12

McGlinchy Storage Center, Context Elevations

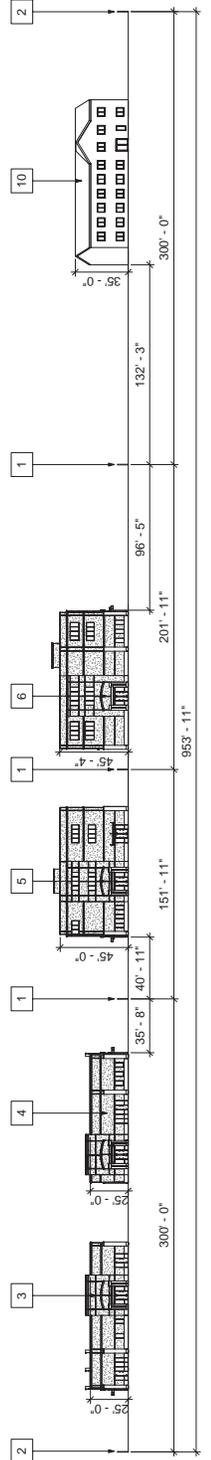
- 1 PROPERTY FENCE LINE
- 2 300' BEYOND PROPERTY LINE
- 3 (E) BUILDING A
- 4 (E) BUILDING B
- 5 (P) BUILDING C
- 6 (P) BUILDING D
- 7 EXISTING NEIGHBORING RESIDENTIAL HOMES
- 8 BAY AREA RODENT SOLUTION
- 9 BEST BUY AUTO GLASS
- 10 WEST VALLEY CONSTRUCTION



① Context Elevation - East
 1" = 30'-0"



② Context Elevation - West
 1" = 30'-0"



③ Context Elevation - South
 1" = 30'-0"



Building C, Area Analysis

1ST FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

TOTAL RENTABLE UNITS: 83 UNITS
 TOTAL STORAGE AREA: 12,299.7 SF
 BREAKDOWN OF STORAGE UNIT SIZES

X-SMALL: 27 SF - 40 SF
 SMALL: 55 SF - 60 SF
 MEDIUM: 100 SF - 100 SF
 LARGE: 100 SF - 100 SF
 X-LARGE: 253 SF - 273 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL: 20 UNITS
 SMALL: 16 UNITS
 MEDIUM: 42 UNITS
 LARGE: 15 UNITS
 X-LARGE: 15 UNITS

SUPPORTING AREAS:

MANAGER'S GARAGE: 2954 SF
 RESTROOM: 041 SF
 STAIRWELL 1: 1507 SF
 STAIRWELL 2: 2403 SF
 FIRE RISER: 372 SF
 ELEVATOR 1: 1003 SF
 ELEVATOR 2: 1003 SF
 ELECTRICAL ROOM: 2142 SF
 MACHINE ROOM: 1652 SF
 HALLWAY: 3765 SF

1ST FLOOR DATA SUMMARY:

EFFICIENCY: 71.1%
 1ST FLOOR GROSS AREA TOTAL: 17944 SF

2ND FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

TOTAL RENTABLE UNITS: 102 UNITS
 TOTAL STORAGE AREA: 2892.7 SF
 BREAKDOWN OF STORAGE UNIT SIZES

X-SMALL: 11 SF - 42 SF
 SMALL: 54 SF - 60 SF
 MEDIUM: 100 SF - 100 SF
 LARGE: 100 SF - 100 SF
 X-LARGE: 253 SF - 273 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL: 2 UNITS
 SMALL: 2 UNITS
 MEDIUM: 42 UNITS
 LARGE: 15 UNITS
 X-LARGE: 15 UNITS

SUPPORTING AREAS:

STAIRWELL 1: 157 SF
 STAIRWELL 2: 185 SF
 FIRE RISER: 373 SF
 ELEVATOR 1: 1008 SF
 ELEVATOR 2: 102 SF
 CIRCULATION 1: 352 SF
 CIRCULATION 2: 518 SF
 HALLWAY: 3591.7 SF

2ND FLOOR DATA SUMMARY:

EFFICIENCY: 71.7%
 2ND FLOOR GROSS AREA TOTAL: 17943 SF

3RD FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

TOTAL RENTABLE UNITS: 131 UNITS
 TOTAL STORAGE AREA: 13,303.7 SF
 BREAKDOWN OF STORAGE UNIT SIZES

X-SMALL: 11 SF - 47 SF
 SMALL: 55 SF - 60 SF
 MEDIUM: 92 SF - 92 SF
 LARGE: 100 SF - 107 SF
 X-LARGE: 253 SF - 259 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL: 45 UNITS
 SMALL: 18 UNITS
 MEDIUM: 49 UNITS
 LARGE: 49 UNITS
 X-LARGE: 2 UNITS

SUPPORTING AREAS:

STAIRWELL 1: 1572 SF
 STAIRWELL 2: 1572 SF
 FIRE RISER: 38 SF
 ELEVATOR 1: 1071 SF
 ELEVATOR 2: 1071 SF
 HALLWAY: 3988.6 SF

3RD FLOOR DATA SUMMARY:

EFFICIENCY: 74.6%
 3RD FLOOR GROSS AREA TOTAL: 17949 SF

4TH FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

TOTAL RENTABLE UNITS: 177 UNITS
 TOTAL STORAGE AREA: 13,013.3 SF
 BREAKDOWN OF STORAGE UNIT SIZES

X-SMALL: 11 SF - 40 SF
 SMALL: 54 SF - 60 SF
 MEDIUM: 72 SF - 90 SF
 LARGE: 100 SF - 100 SF
 X-LARGE: 253 SF - 253 SF

BREAKDOWN OF UNIT AMOUNTS

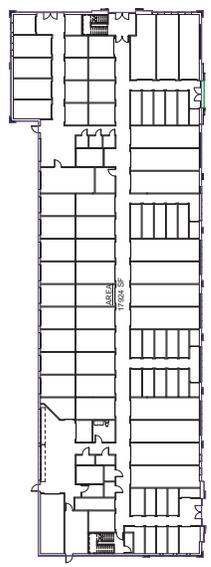
X-SMALL: 5 UNITS
 SMALL: 13 UNITS
 MEDIUM: 42 UNITS
 LARGE: 47 UNITS
 X-LARGE: 2 UNITS

SUPPORTING AREAS:

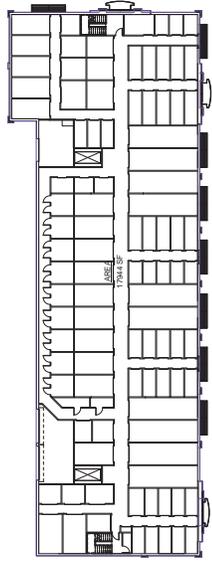
MANAGER'S APARTMENT: 1180.2 SF
 STAIRWELL 1: 180 SF
 STAIRWELL 2: 107.5 SF
 FIRE RISER: 348.8 SF
 ELEVATOR 1: 1089 SF
 ELEVATOR 2: 1077 SF
 HALLWAY: 3567 SF

4TH FLOOR DATA SUMMARY:

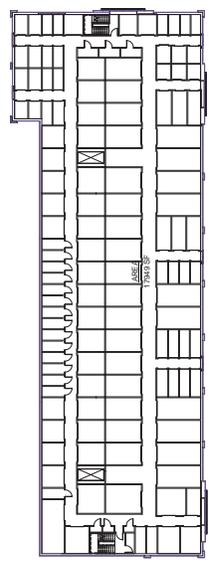
EFFICIENCY: 74.6%
 4TH FLOOR GROSS AREA TOTAL: 18042 SF



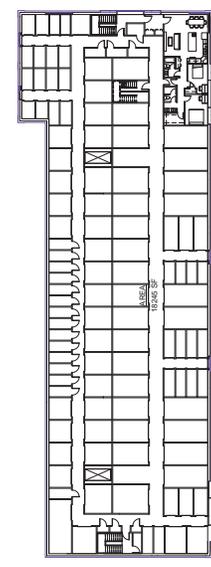
Building C, 1st Floor Plan
1" = 20'-0"



Building C, 2nd Floor Plan
1" = 20'-0"



Building C, 3rd Floor Plan
1" = 20'-0"



Building C, 4th Floor Plan
1" = 20'-0"

1ST FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

TOTAL RENTABLE UNITS: 83 UNITS
 TOTAL STORAGE AREA: 12,299.7 SF
 BREAKDOWN OF STORAGE UNIT SIZES

X-SMALL: 27 SF - 40 SF
 SMALL: 55 SF - 60 SF
 MEDIUM: 100 SF - 100 SF
 LARGE: 100 SF - 100 SF
 X-LARGE: 253 SF - 273 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL: 20 UNITS
 SMALL: 16 UNITS
 MEDIUM: 42 UNITS
 LARGE: 15 UNITS
 X-LARGE: 15 UNITS

SUPPORTING AREAS:

MANAGER'S GARAGE: 2954 SF
 RESTROOM: 041 SF
 STAIRWELL 1: 1507 SF
 STAIRWELL 2: 2403 SF
 FIRE RISER: 372 SF
 ELEVATOR 1: 1003 SF
 ELEVATOR 2: 1003 SF
 ELECTRICAL ROOM: 2142 SF
 MACHINE ROOM: 1652 SF
 HALLWAY: 3765 SF

1ST FLOOR DATA SUMMARY:

EFFICIENCY: 71.1%
 1ST FLOOR GROSS AREA TOTAL: 17944 SF

2ND FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

TOTAL RENTABLE UNITS: 102 UNITS
 TOTAL STORAGE AREA: 2892.7 SF
 BREAKDOWN OF STORAGE UNIT SIZES

X-SMALL: 11 SF - 42 SF
 SMALL: 54 SF - 60 SF
 MEDIUM: 100 SF - 100 SF
 LARGE: 100 SF - 100 SF
 X-LARGE: 253 SF - 273 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL: 2 UNITS
 SMALL: 2 UNITS
 MEDIUM: 42 UNITS
 LARGE: 15 UNITS
 X-LARGE: 15 UNITS

SUPPORTING AREAS:

STAIRWELL 1: 157 SF
 STAIRWELL 2: 185 SF
 FIRE RISER: 373 SF
 ELEVATOR 1: 1008 SF
 ELEVATOR 2: 102 SF
 CIRCULATION 1: 352 SF
 CIRCULATION 2: 518 SF
 HALLWAY: 3591.7 SF

2ND FLOOR DATA SUMMARY:

EFFICIENCY: 71.7%
 2ND FLOOR GROSS AREA TOTAL: 17943 SF

3RD FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

TOTAL RENTABLE UNITS: 131 UNITS
 TOTAL STORAGE AREA: 13,303.7 SF
 BREAKDOWN OF STORAGE UNIT SIZES

X-SMALL: 11 SF - 47 SF
 SMALL: 55 SF - 60 SF
 MEDIUM: 92 SF - 92 SF
 LARGE: 100 SF - 107 SF
 X-LARGE: 253 SF - 259 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL: 45 UNITS
 SMALL: 18 UNITS
 MEDIUM: 49 UNITS
 LARGE: 49 UNITS
 X-LARGE: 2 UNITS

SUPPORTING AREAS:

STAIRWELL 1: 1572 SF
 STAIRWELL 2: 1572 SF
 FIRE RISER: 38 SF
 ELEVATOR 1: 1071 SF
 ELEVATOR 2: 1071 SF
 HALLWAY: 3988.6 SF

3RD FLOOR DATA SUMMARY:

EFFICIENCY: 74.6%
 3RD FLOOR GROSS AREA TOTAL: 17949 SF

4TH FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

TOTAL RENTABLE UNITS: 177 UNITS
 TOTAL STORAGE AREA: 13,013.3 SF
 BREAKDOWN OF STORAGE UNIT SIZES

X-SMALL: 11 SF - 40 SF
 SMALL: 54 SF - 60 SF
 MEDIUM: 72 SF - 90 SF
 LARGE: 100 SF - 100 SF
 X-LARGE: 253 SF - 253 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL: 5 UNITS
 SMALL: 13 UNITS
 MEDIUM: 42 UNITS
 LARGE: 47 UNITS
 X-LARGE: 2 UNITS

SUPPORTING AREAS:

MANAGER'S APARTMENT: 1180.2 SF
 STAIRWELL 1: 180 SF
 STAIRWELL 2: 107.5 SF
 FIRE RISER: 348.8 SF
 ELEVATOR 1: 1089 SF
 ELEVATOR 2: 1077 SF
 HALLWAY: 3567 SF

4TH FLOOR DATA SUMMARY:

EFFICIENCY: 74.6%
 4TH FLOOR GROSS AREA TOTAL: 18042 SF

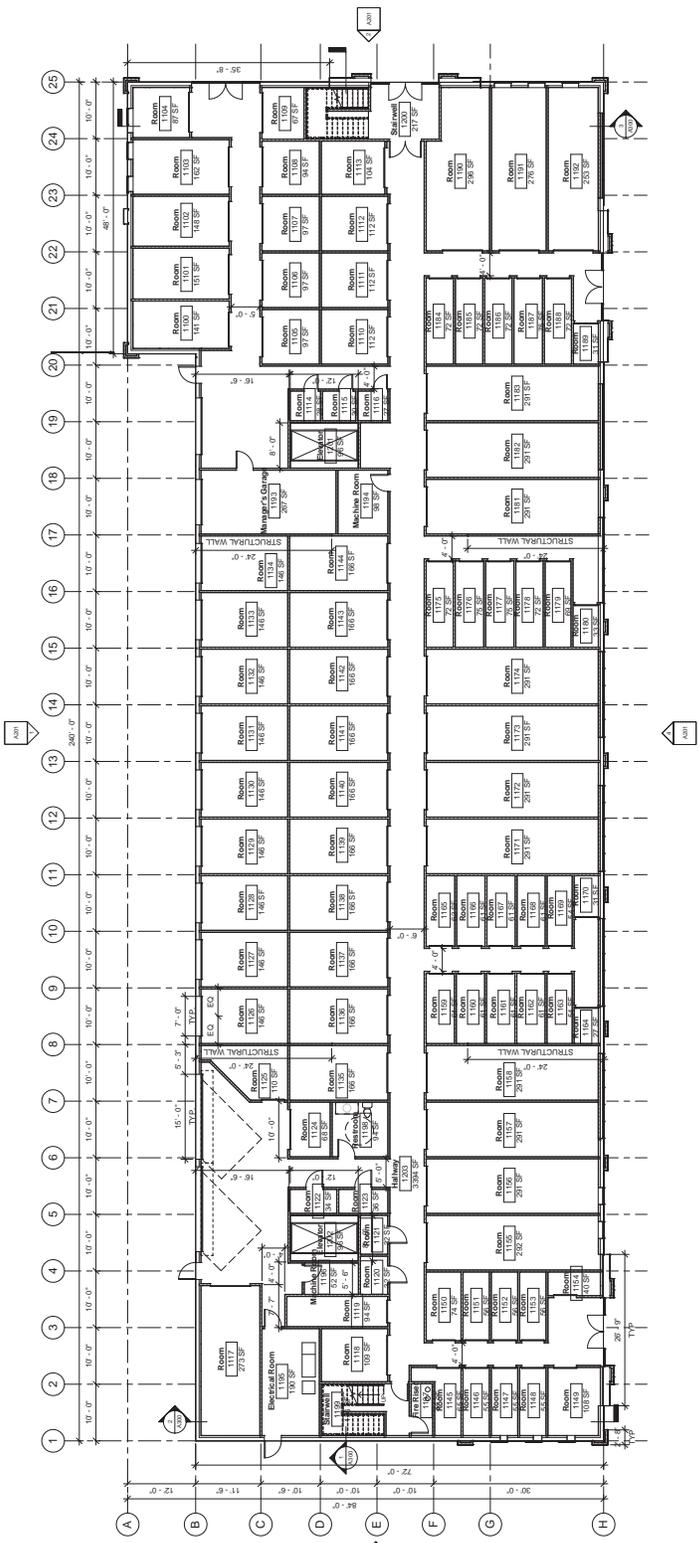
Project Schedule
 Revision
 01.10.05.2013

Building Area
 Analysis
 Name:
 Construction
A008

SCALE: 1" = 20'-0"
 11/20/13 03:21 PM



Building C, First Floor Plan



Building C, First Floor Plan



ARCHITECTS
 Gordon K Wong LEED EA
 10889 Wilshire Blvd, Suite 100, Culver City, CA 90230
 (310) 312-1212, LCA 3846, GKW ARCHITECTS.COM

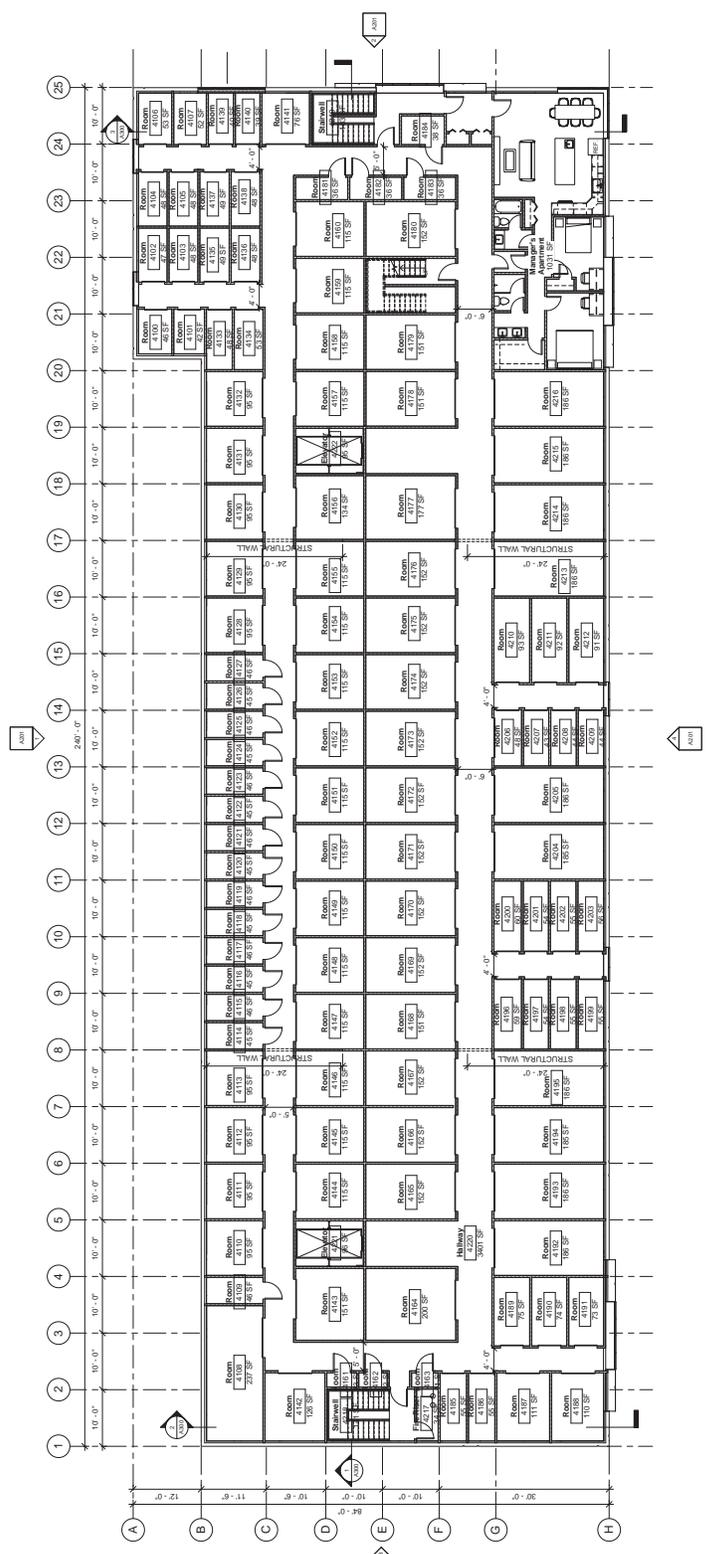


McCLINCY STORAGE CENTER
 7006 McClincy Lane - Building C & D, Campbell, California 95008

Project Schedule	
Revision	
DT	10.05.2013

Building C, Fourth Floor Plan
 Title: Construction
 A103
 SCALE: 1/8" = 1'-0"
 11/20/13 10:24:26 AM

Building C, Fourth Floor Plan



Building C, 4th Floor Plan
 1/8" = 1'-0"



McGLINCY STORAGE CENTER
 7005 McHenry Lane - Building C & D, Campbell, California 95008
 Gordon K Wong AIA LEED GA
 4085 31st St, Suite 100, Campbell, CA 95008
 ARCHITECTS

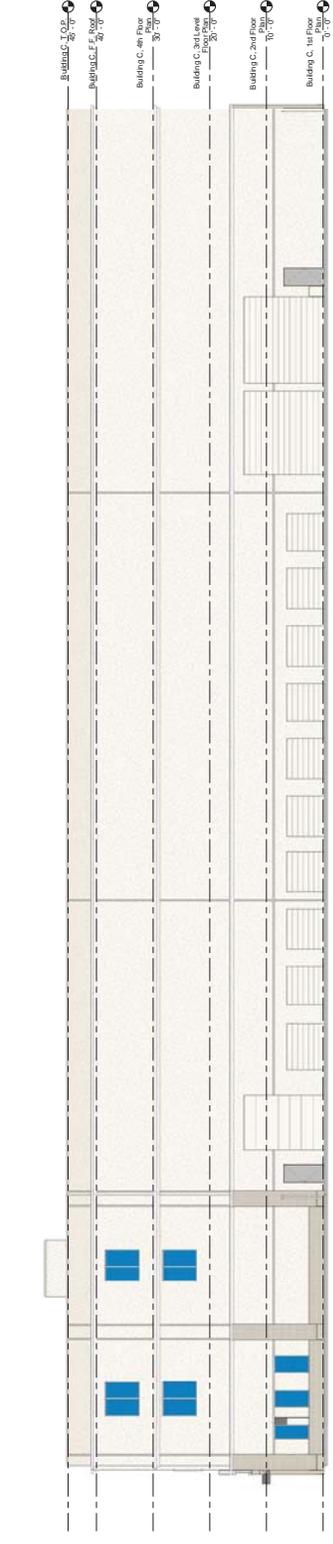


McGLINCY STORAGE CENTER
 7005 McHenry Lane - Building C & D, Campbell, California 95008

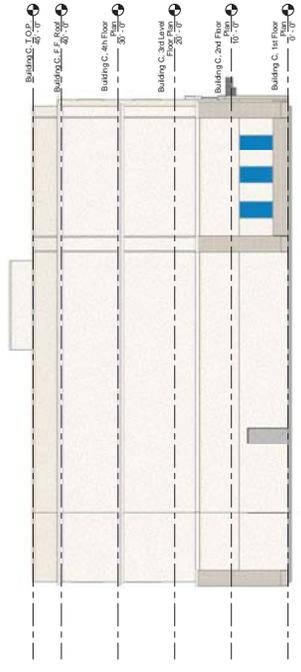
Project Schedule	
Revision	
Date	10.05.2013

Building C
 Exterior, Color
 Coordination
A201
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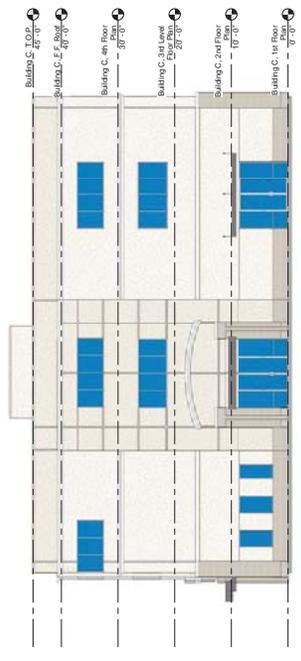
Building C, Exterior Elevations, Color



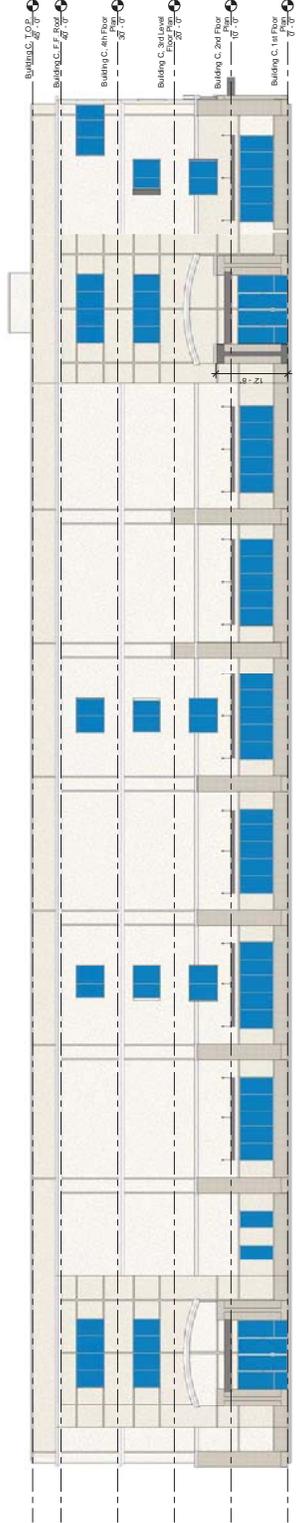
West Elevation, Color & Details
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North Elevation, Color & Details
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South Elevation, Color & Details
 1/8" = 1'-0"



East Elevation, Color & Details
 1/8" = 1'-0"



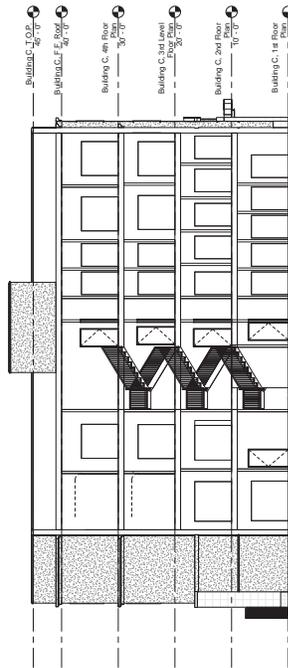
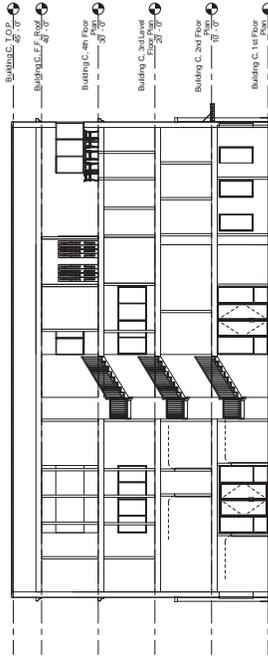
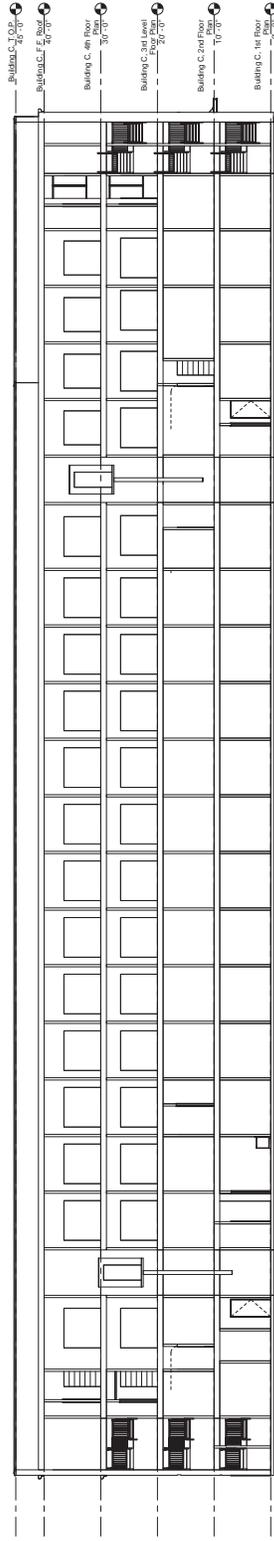
McGLINCY STORAGE CENTER
 7008 McGlincy Lane - Building C & D, Campbell, California 95008
 Gordon K Wong MA, LEED GA
 (408) 315-2122, LUCF 34445, GRW ARCHITECTS.COM



Project Schedule	
Revision	
DT: 10.05.2013	

Building C, Core Section
 North
 Orientation
A300
 SCALE 1/8" = 1'-0"
 11/20/13 10:40:20 AM

Building C, Cross Sections



North Arrow Section
 1/8" = 1'-0"

North Arrow Section
 1/8" = 1'-0"



PROJECT SCHEDULE
 Revision
 DT: 10.05.2013

Building Area Analysis
 Scale: 1" = 20'-0"
 A009
 11/20/13 09:47 AM



Building D, Area Analysis

1ST FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

STORAGE UNITS TOTAL:	112 UNITS
TOTAL RENTABLE AREA:	11983.1 SF
BREAKDOWN OF STORAGE UNIT SIZES:	
X-SMALL:	24 SF - 30 SF
SMALL:	40 SF - 60 SF
MEDIUM:	60 SF - 80 SF
LARGE:	100 SF - 130 SF
X-LARGE:	211 SF - 277 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL:	16 UNITS
SMALL:	32 UNITS
MEDIUM:	24 UNITS
LARGE:	24 UNITS
X-LARGE:	11 UNITS

SUPPORTING AREAS

STARWELL 1:	204 SF
STARWELL 2:	197.9 SF
FIRE RISER:	61.3 SF
ELEVATOR 1:	107 SF
ELEVATOR 2:	107 SF
HALLWAY:	3274.4 SF

2ND FLOOR DATA SUMMARY:

EFFICIENCY:	70.5%
2ND FLOOR GROSS AREA TOTAL:	16407.25 SF

2ND FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

STORAGE UNITS TOTAL:	112 UNITS
TOTAL RENTABLE AREA:	11983.1 SF
BREAKDOWN OF STORAGE UNIT SIZES:	
X-SMALL:	24 SF - 30 SF
SMALL:	40 SF - 60 SF
MEDIUM:	60 SF - 80 SF
LARGE:	100 SF - 130 SF
X-LARGE:	211 SF - 277 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL:	16 UNITS
SMALL:	32 UNITS
MEDIUM:	24 UNITS
LARGE:	24 UNITS
X-LARGE:	11 UNITS

SUPPORTING AREAS

MANAGER'S OFFICE:	581 SF
MANAGER'S GARAGE:	391.4 SF
PRIVATE OFFICE:	333 SF
RESTROOM 1:	44.2 SF
RESTROOM 2:	44.2 SF
STARWELL 1:	290.1 SF
STARWELL 2:	197 SF
FIRE RISER:	69.9 SF
ELEVATOR 1:	106.2 SF
ELEVATOR 2:	106.2 SF
ELECTRICAL ROOM:	1228 SF
MACHINE ROOM:	46.5 SF
HALLWAY:	3467.7 SF

1ST FLOOR DATA SUMMARY

EFFICIENCY:	72%
1ST FLOOR GROSS AREA TOTAL:	16407.25 SF

3RD FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

STORAGE UNITS TOTAL:	117 UNITS
TOTAL RENTABLE AREA:	11930.6 SF
BREAKDOWN OF STORAGE UNIT SIZES:	
X-SMALL:	24 SF - 30 SF
SMALL:	41 SF - 60 SF
MEDIUM:	60 SF - 80 SF
LARGE:	100 SF - 132 SF
X-LARGE:	204 SF - 277 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL:	14 UNITS
SMALL:	37 UNITS
MEDIUM:	31 UNITS
LARGE:	5 UNITS
X-LARGE:	5 UNITS

SUPPORTING AREAS

STARWELL 1:	206.3 SF
STARWELL 2:	193 SF
FIRE RISER:	69.9 SF
ELEVATOR 1:	106.2 SF
ELEVATOR 2:	106.2 SF
HALLWAY:	4121.1 SF

3RD FLOOR DATA SUMMARY:

EFFICIENCY:	70.7%
3RD FLOOR GROSS AREA TOTAL:	16265.6 SF

4TH FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

STORAGE UNITS TOTAL:	113 UNITS
TOTAL RENTABLE AREA:	11548.7 SF
BREAKDOWN OF STORAGE UNIT SIZES:	
X-SMALL:	25 SF - 40 SF
SMALL:	51 SF - 60 SF
MEDIUM:	60 SF - 80 SF
LARGE:	100 SF - 132 SF
X-LARGE:	204 SF - 277 SF

BREAKDOWN OF UNIT AMOUNTS

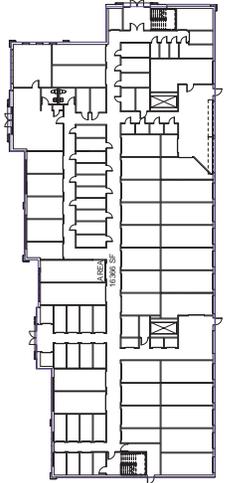
X-SMALL:	20 UNITS
SMALL:	30 UNITS
MEDIUM:	30 UNITS
LARGE:	4 UNITS
X-LARGE:	4 UNITS

SUPPORTING AREAS

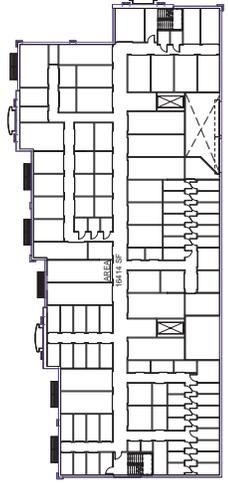
MANAGER'S APARTMENT:	1155.4 SF
STARWELL 1:	206.3 SF
STARWELL 2:	193 SF
FIRE RISER:	60.9 SF
ELEVATOR 1:	106.2 SF
ELEVATOR 2:	106.2 SF
HALLWAY:	4122.1 SF

4TH FLOOR DATA SUMMARY:

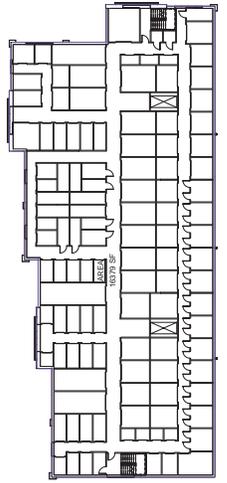
EFFICIENCY:	71.7%
4TH FLOOR GROSS AREA TOTAL:	16092.25 SF



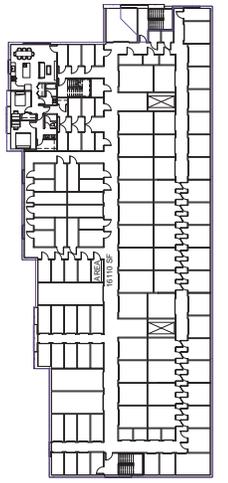
① Building D, 1st Floor Area
1" = 20'-0"



② Building D, 2nd Floor Area
1" = 20'-0"



③ Building D, 3rd Floor Area
1" = 20'-0"



④ Building D, 4th Floor Area
1" = 20'-0"



7005 McGlincy Lane - Building C & D, Campbell, California 95008
 (408) 315-2122, LUCY 30445, GRW ARCHITECTS.COM

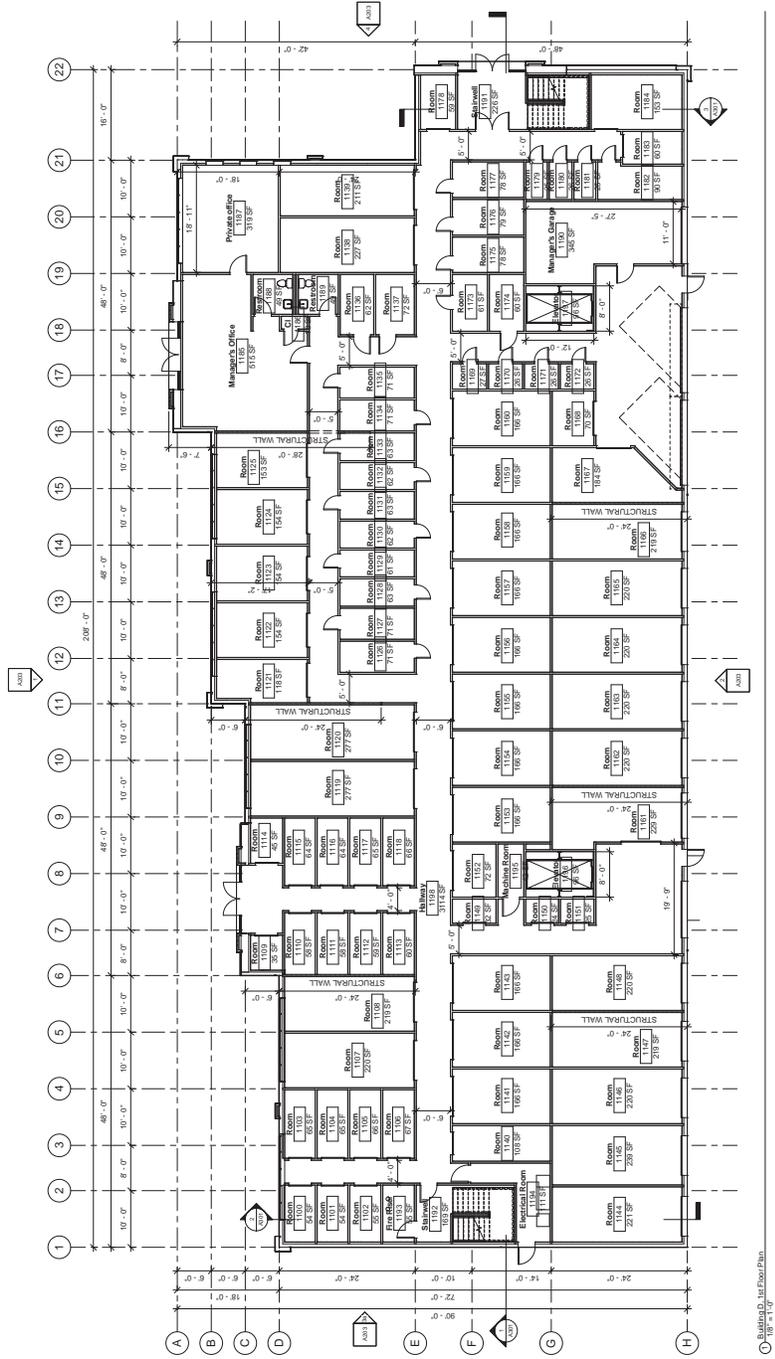


7005 McGlincy Lane - Building C & D, Campbell, California 95008

Project Schedule	
Revision	
DT	10.05.2013

Building D, First Floor Plan
 Name:
 Construction
A105
 SCALE: 1/8" = 1'-0"
 11/20/13 08:41 PM

Building D, First Floor Plan



Building D, First Floor Plan
 1/8" = 1'-0"



ARCHITECTS
 Gordon K Wong M.A. LEED EA
 7085 McGlincy Lane, Suite 100, Campbell, CA 95008
 (408) 315-2122, LSC# 38465, GRW ARCHITECTS.COM



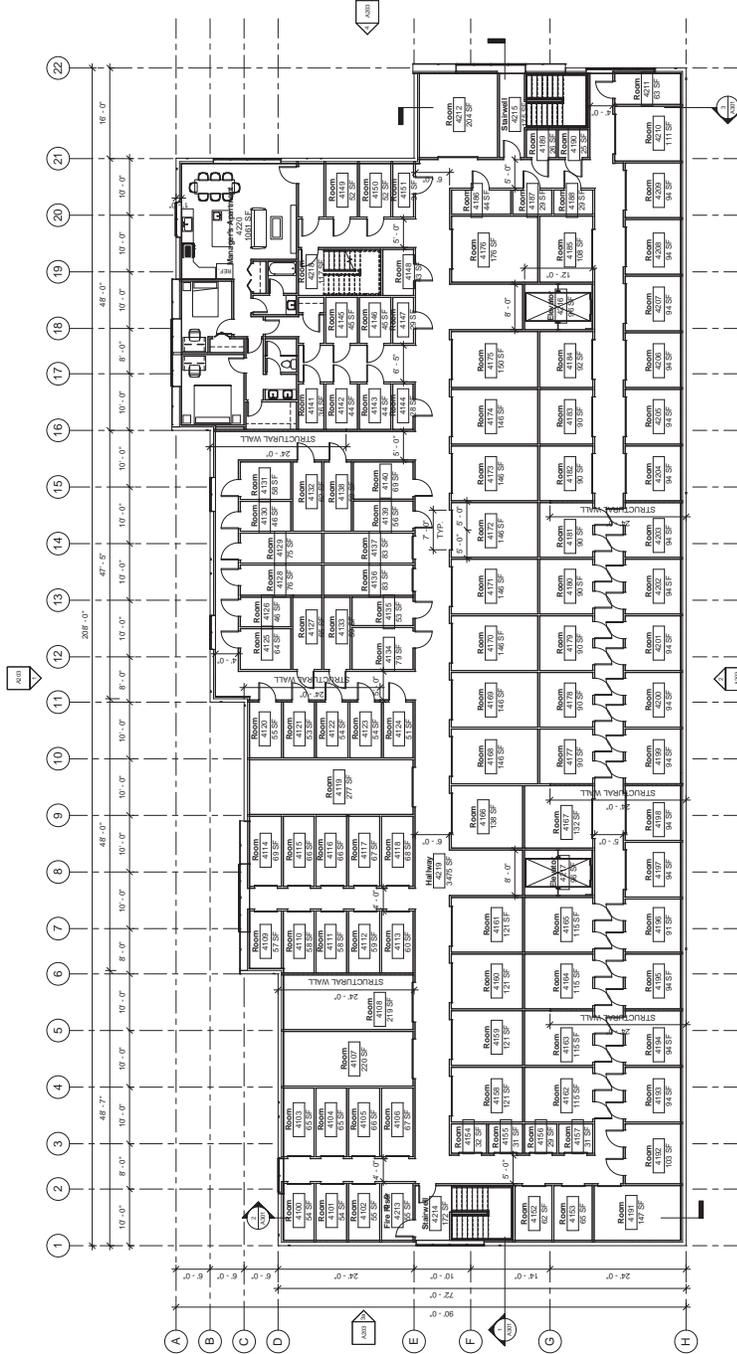
7085 McGlincy Lane - Building C & D, Campbell, California 95008
 MCGLINCY STORAGE CENTER

Project Schedule
 Revision
 DT: 10.05.2013

Building D, Fourth
 Floor Plan
 No. 10
 Construction
A108

SCALE: 1/8" = 1'-0"
 11/20/13, 03:02:27 PM

Building D, Fourth Floor Plan



Building D, 4th Floor Plan
 Fig. 1-10



ARCHITECTS
Gordon K. Wong M.A.S.E., P.E.
7085 McGlincy Lane, Suite 100, Campbell, CA 95008
(408) 375-2122, LSC# 38445, GKNV_ARCHITECTS.COM

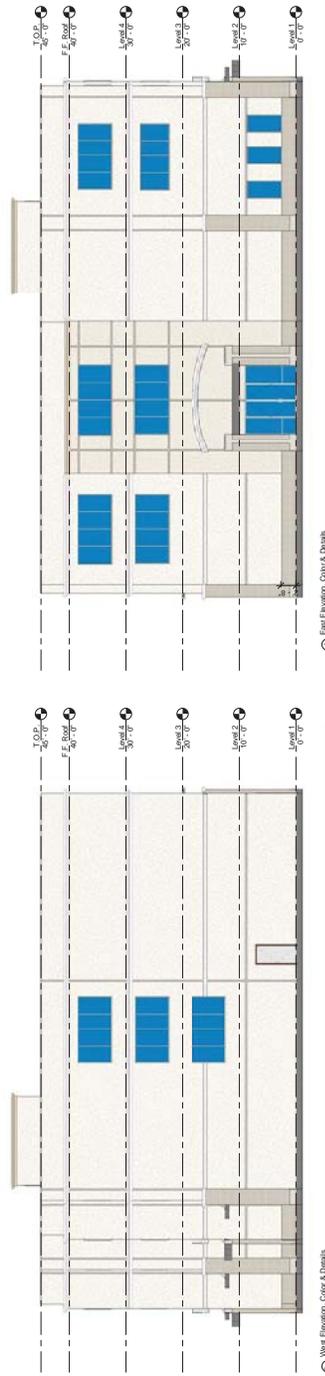
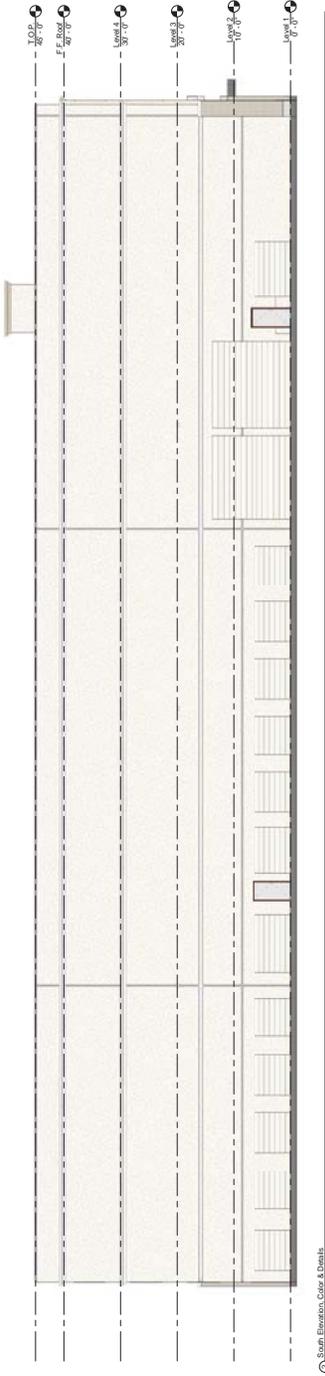
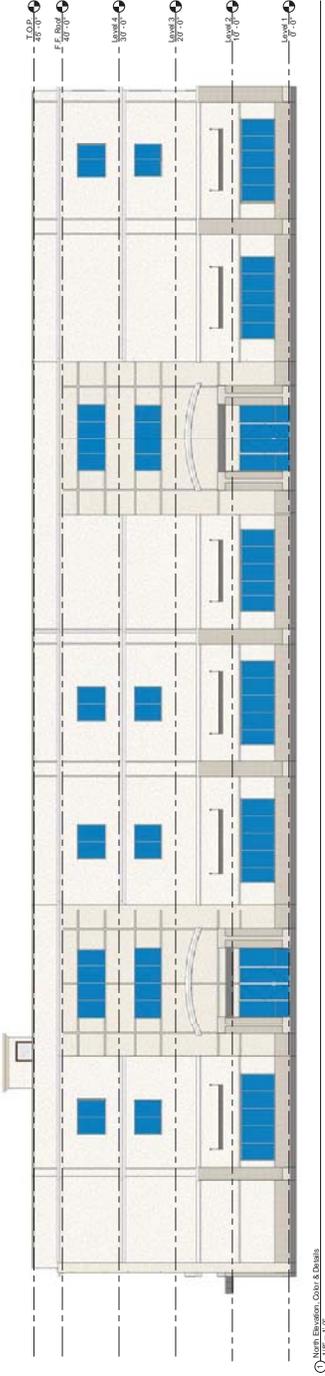


7085 McGlincy Lane - Building C & D, Campbell, California 95008
McGLINCY STORAGE CENTER

Project Schedule	
Revision	
DT	10.05.2013

Building D,
Exterior, Color
Coordination
A203
SCALE: 1/8" = 1'-0"
11/20/13, 08:27:24

Building D, Exterior Elevations, Color



East Elevation, Color & Details
1/8" = 1'-0"

