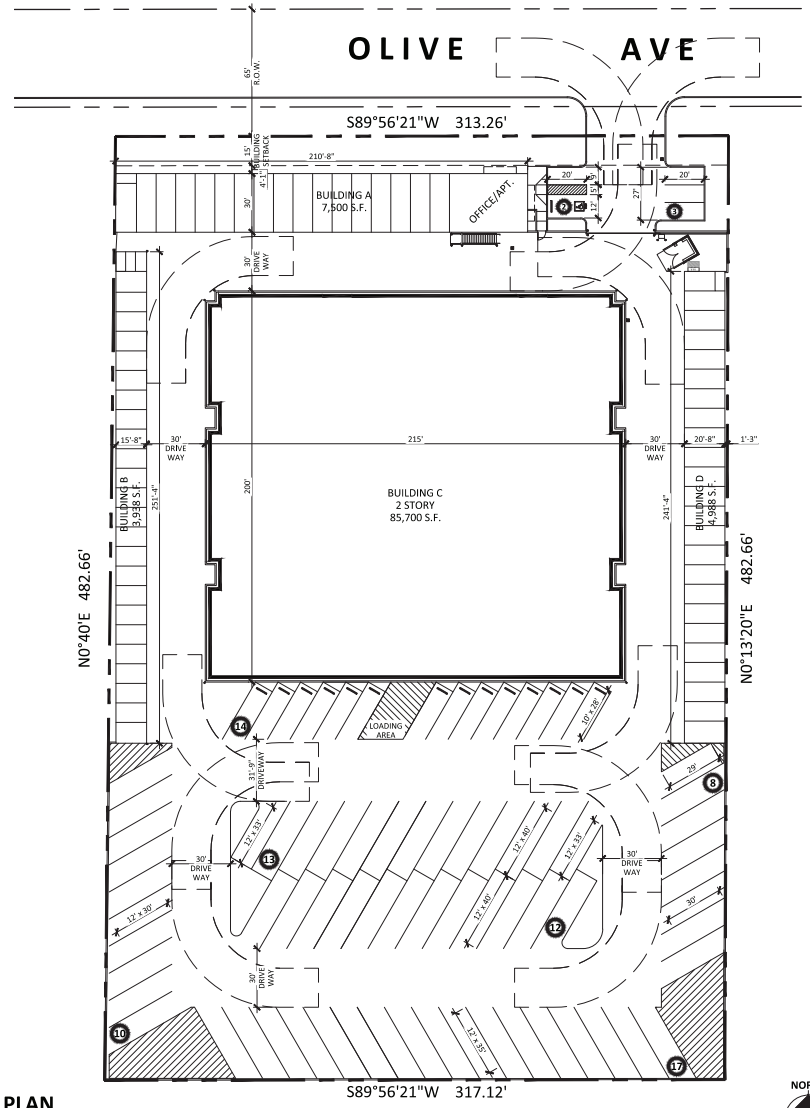
ATTACHMENT 3




## SITE PLAN

SCALE: 1" = 30'-0"

## PROJECT DIRECTORY

APPLICANT:
MERCED SECURITY STORAGE II, LLC
515 SOUTH FLOWER STREET 18TH FLOOR
LOS ANGELES, CALIFORNIA 90071
CONTACT: SEAN BRANNAN
PHONE: (408) 413-8869
E-MAIL: sbrannan@capitalfundingcorp.com

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, AZ 85016
CONTACT: JEROD NEGRETTE
PHONE: (602) 955-3900
E-MAIL: jnegrette@rkaa.com

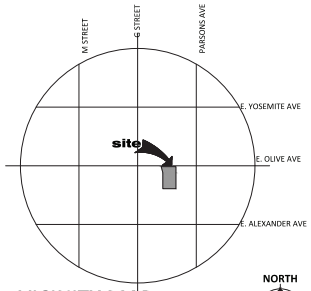
## SITE DATA

| | |
|---|---|
| ASSESSOR PARCEL NO: | 007-050-009 |
| GROSS SITE AREA: | 3.95 ACRES (172,488 S.F.) |
| NET SITE AREA: | 3.49 ACRES (152,135 S.F.) |

| | |
|---|---|
| SETBACKS: | |
| MINIMUM FRONT YARD: | 15'-0" |
| MINIMUM REAR YARD: | 0'-0" |
| MINIMUM SIDE YARD: | 0'-0" |
| HEIGHT MAX: | 40'-0" |
| PROPOSED USE: | SELF SERVICE STORAGE |
| BUILDING HEIGHT: | 40'-0" |
| BUILDING AREA: | |
| BUILDING A: | 7,520 S.F. |
| BUILDING B: | 3,938 S.F. |
| BUILDING C: | 85,700 S.F. |
| BUILDING D: | 4,988 S.F. |
| TOTAL BUILDING AREA: | 102,146 S.F. |

TOTAL PARKING REQUIRED:
SELF STORAGE (99,746 S.F.)
1 PER 50 STORAGE UNITS (681 / 50 = 14)
OFFICE (1,200 S.F.)
1 PER 250 S.F.OF FLOOR AREA (1,200 / 250 = 5 )
RESIDENTIAL (1,200 S.F.)
1 PER UNIT = 1 REQUIRED

| | |
|---|---|
| TOTAL PARKING REQUIRED: | 20 SPACES |
| TOTAL PARKING PROVIDED: | 5 SPACES |
| ACCESSIBLE SPACES REQUIRED: | 1 SPACES |
| ACCESSIBLE SPACES PROVIDED: | 1 SPACES |
| BICYCLE SPACES REQUIRED: | 2 SPACES |
| BICYCLE SPACES PROVIDED: | 2 SPACES |
| RV SPACES PROVIDED: | 74 SPACES |




## VICINITY MAP

SCALE: N.T.S.

RKAA ARCHITECTS, INC

MERCED SECURITY STORAGE II, LLC
550 E. OLIVE AVE
MERCED, CA 95340
DATE: 11-29-2023 (PRELIMINARY)

SP-1

RKAA# 23054.50

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