

MERCED SELF STORAGE

1380 E YOSEMITE
MERCED, CA
ISSUED
MAY 21, 2024



SHEET INDEX



PROGRESS SET
NOT FOR CONSTRUCTION

THE CIRRUS COMPANY
YOSEMITE 1380, LLC
755 E YOSEMITE SUITE J
MERCED, CA 95340

YOSEMITE - MERCED SS
1380 E YOSEMITE
MERCED, CA

DATE	NO.	DESCRIPTION

PROJECT NO.: 23104
PROJECT MGR.: DSG
DRAWN BY: DRW
CHECKED BY: AOR

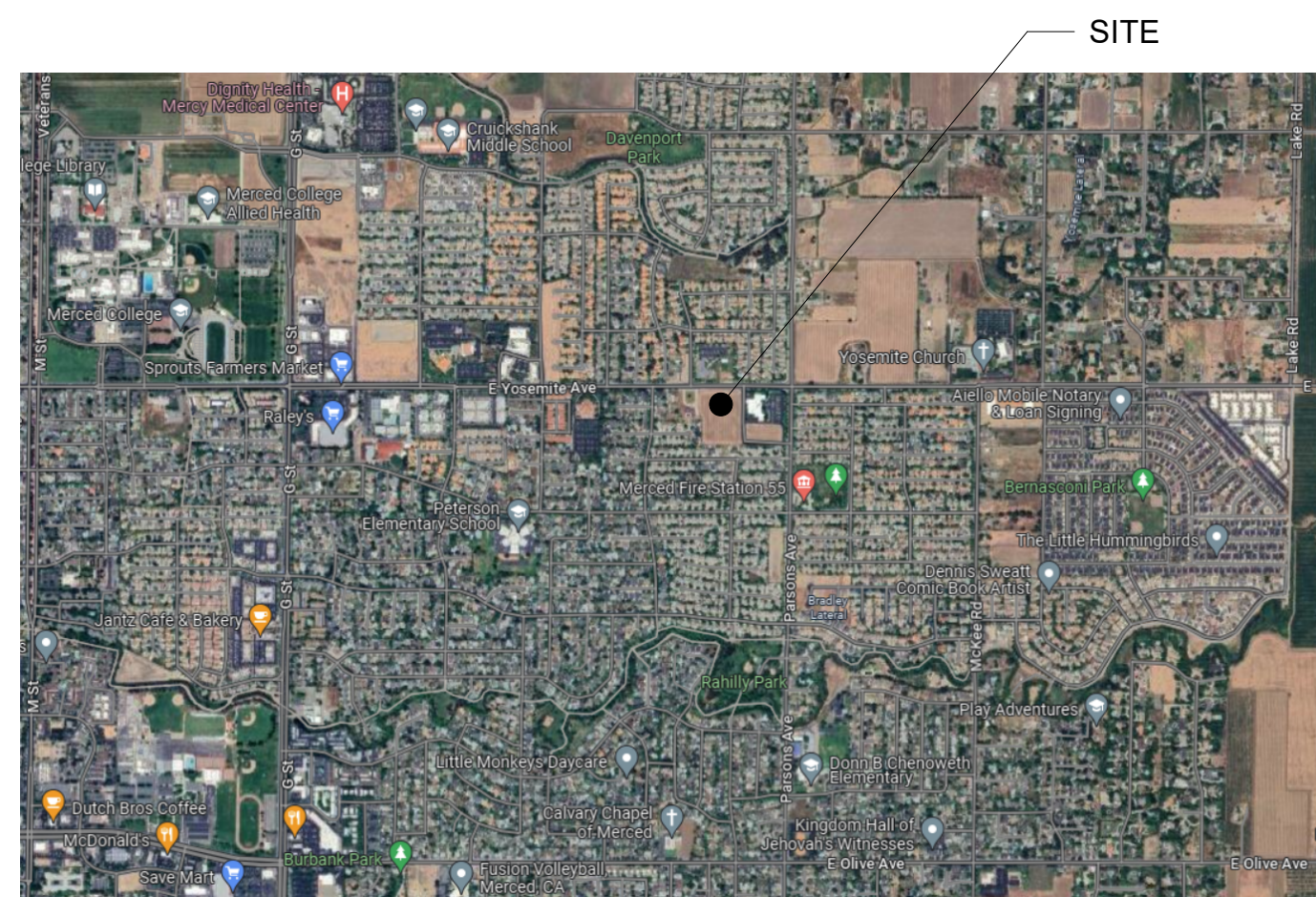
COVER SHEET

GO.00

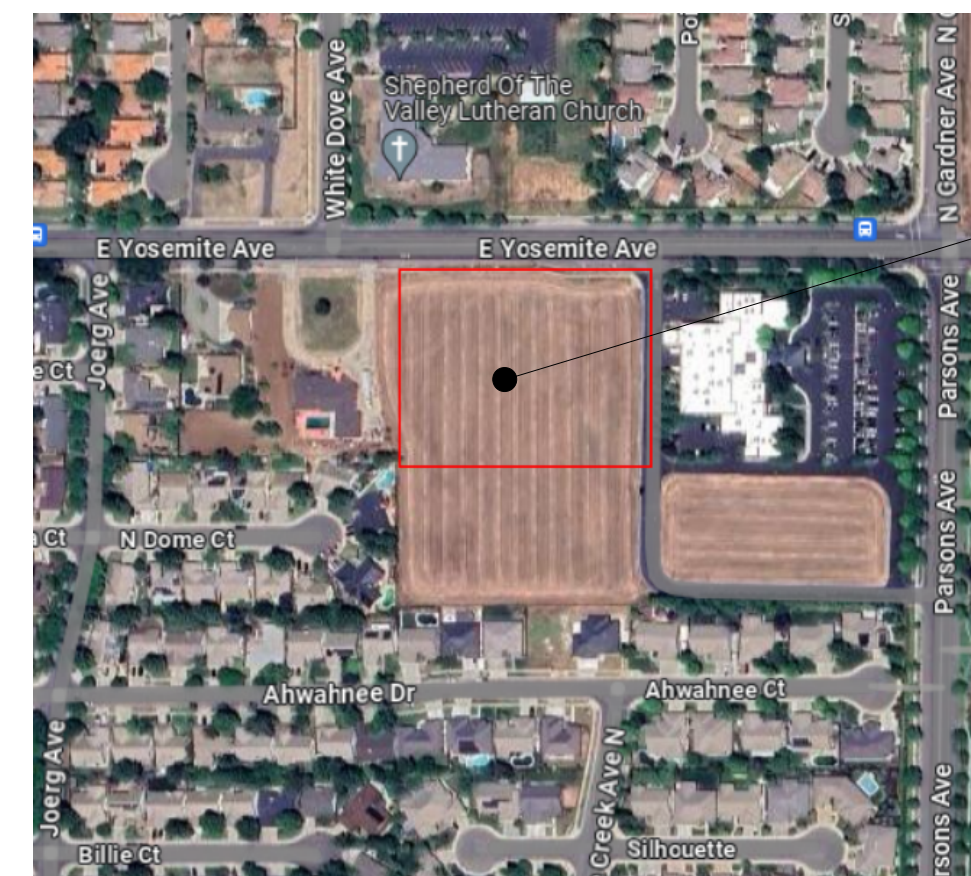
JACKSON | MAIN ARCHITECTURE P.S. © 2023

ATTACHMENT E

Arbuda Doc/23104.00 - Yosemite - Merced / SEARCH-YOSEMITE-MAIN-PS-1A



VICINITY MAP
N.T.S.
THE NORTH



LOCATION MAP
N.T.S.
THE NORTH

LEGAL DESCRIPTION

TAX LOT NO: APN 006-050-086-000
ZONING: RESIDENTIAL PLANNED DEVELOPMENT (RP-D)
GENERAL PLAN: COMMERCIAL OFFICE (CO)
LEGAL: PARCEL 2, AS SHOWN ON "PARCEL MAP FOR WAINWRIGHT TRUSTS",
RECORDED JANUARY 26, 2001 IN VOLUME 87 OF PARCEL MAPS, P. 45 AND 4

SEPARATE SUBMITTALS

PROJECT DESCRIPTION

SELF STORAGE MINI-WAREHOUSES WITH RETAIL SALES COUNTER IN PRIMARY BUILDING, WITH SIX TOTAL STRUCTURES.

DELEGATED DESIGN

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS / ASSEMBLIES WHICH WILL BE USED, AND THE LISTING AND APPROVAL INFORMATION (I.E. ICC OR OTHER APPROVED REPORT // LISTING NUMBERS). THIS INFORMATION MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

OWNER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER	CONSULTANT
THE CIRRUS COMPANY YOSEMITE 1380, LLC 755 E YOSEMITE SUITE J, MERCED, CA 95340 PHONE: (209) 480-0585 EMAIL: eric@cirruscompany.com CONTACT: Eric Gonsalves	JACKSON MAIN ARCHITECTURE P.S. 311 1ST AVE. S. SEATTLE WA 98104 PHONE: (206) 324-4800 EMAIL: steve.schmitz@jacksonmain.com CONTACT: Steve Schmitz ARCHITECT: Robin Murphy	? ? ? PHONE: ? EMAIL: ? CONTACT: ?	? ? ? PHONE: ? EMAIL: ? CONTACT: ?	? ? ? PHONE: ? EMAIL: ? CONTACT: ?	? ? ? PHONE: ? EMAIL: ? CONTACT: ?	? ? ? PHONE: ? EMAIL: ? CONTACT: ?	? ? ? PHONE: ? EMAIL: ? CONTACT: ?

5/21/2024 10:53:58 AM



E. YOSEMITE AVE.

PARSONS AVE.

BUILDING E
SIMPLY SPACE
SELF STORAGE

BUILDING D

BUILDING C

BUILDING B

BUILDING A

BUILDING F

1

2

3

4

LOT D

39

40

41

38

37

36

34

35

32

31

30

LOT C

28

29

27

26

24

25

23

22

20

21

19

18

LOT B
DOG PARK

5

6

7

8

9

10

11

12

13

14

15

16

17

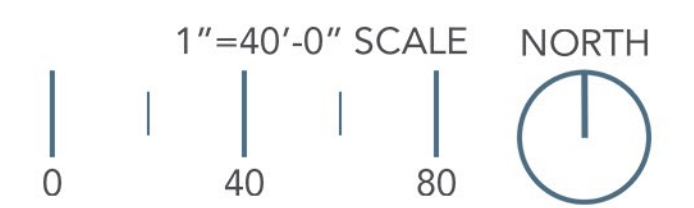
LOT A

YOSEMITE & PARSONS

MERCED | CALIFORNIA

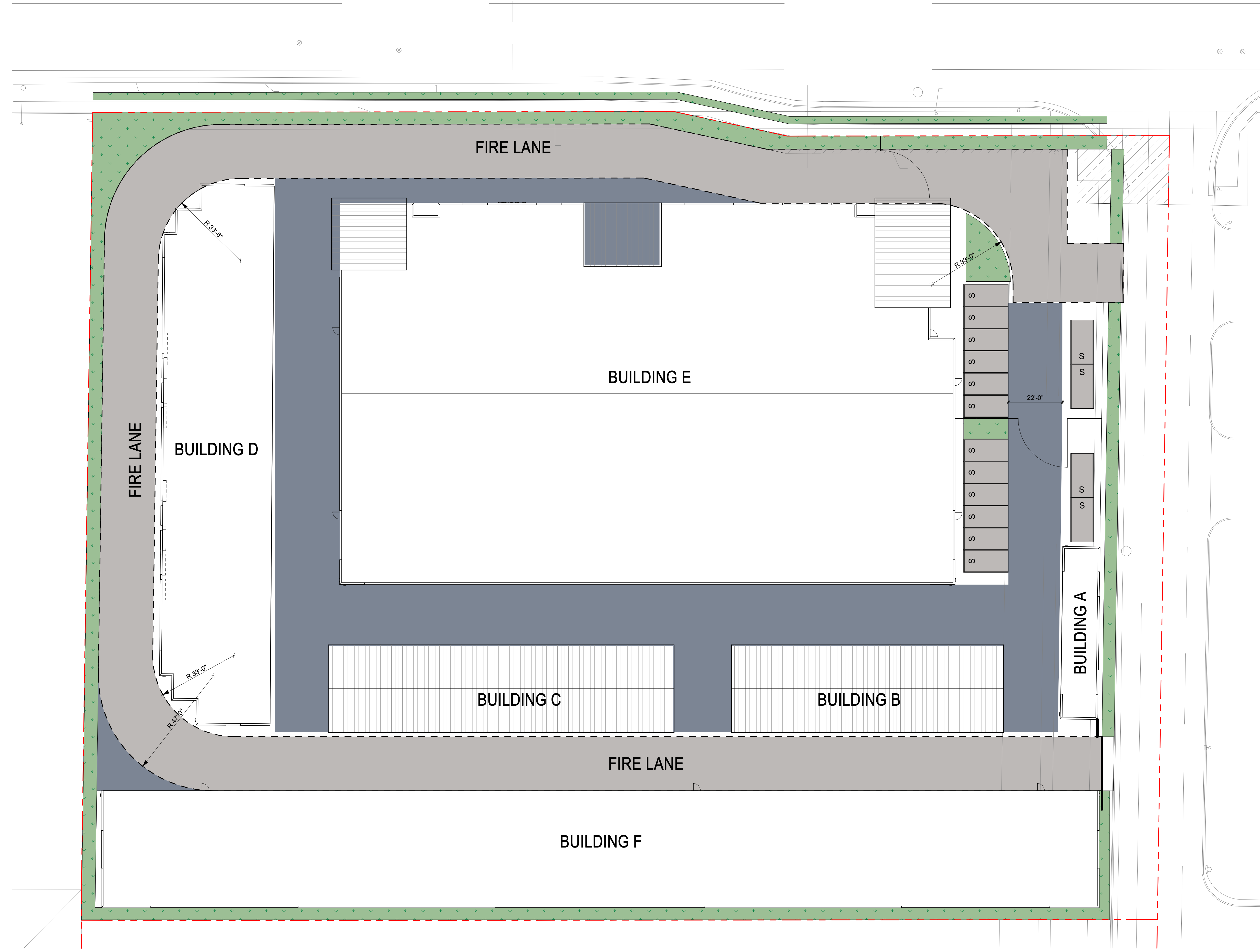
THE CIRRUS COMPANY | 24-048

DATE 04 | 30 | 24



SITE PLAN | SP 1





SHEET NOTES:

- A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
- B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
- C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
- D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
- E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS, ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED. REFER TO CIVIL DRAWINGS.
- F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL REFER TO CIVIL DRAWINGS.
- G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
- H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
- K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"



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 1380 E YOSEMITE
 MERCED, CA

KEYNOTES:

#	NOTE

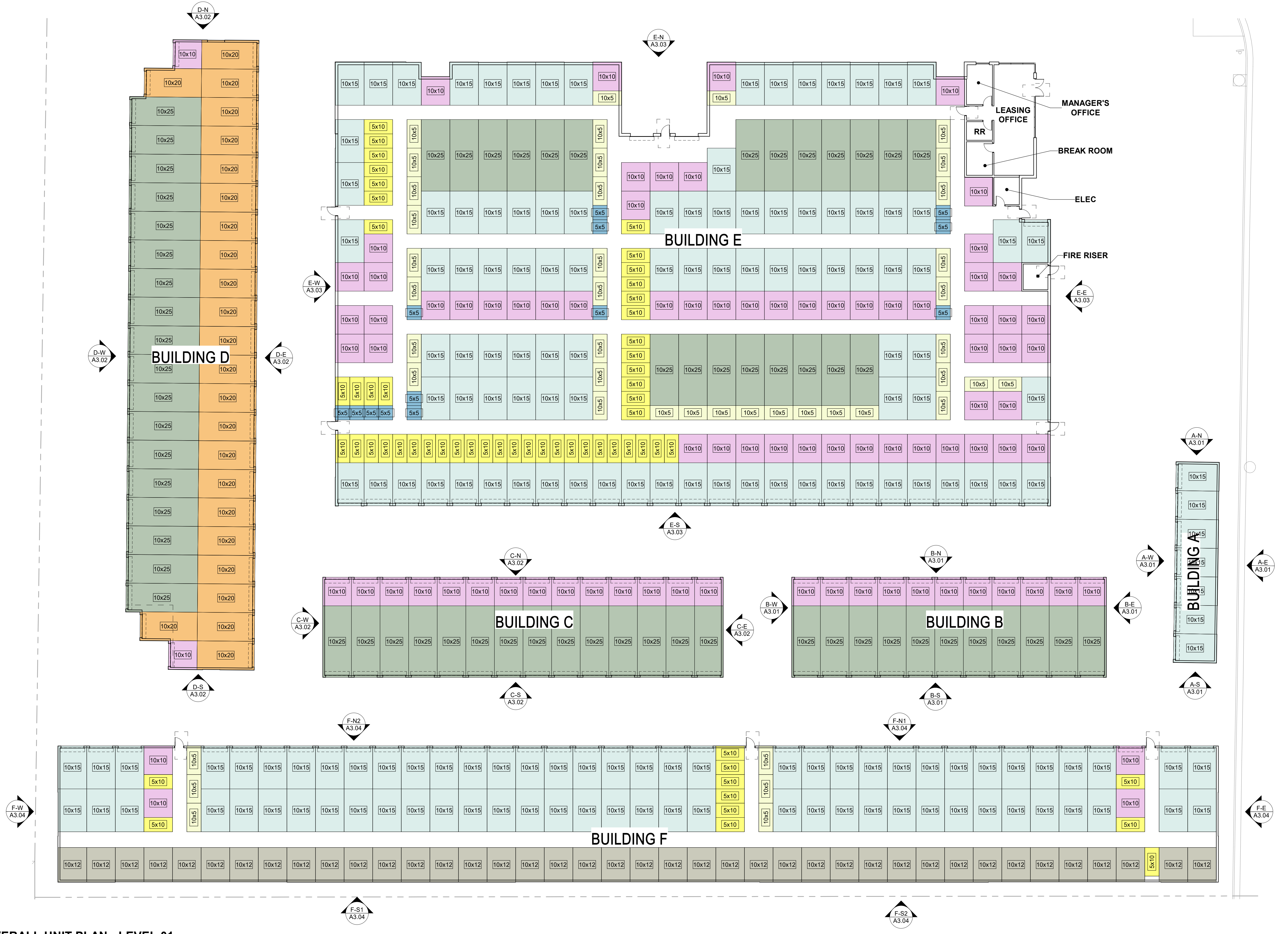
DATE	NO.	DESCRIPTION

PROJECT NO.: 23104
 PROJECT MGR.: DSG
 DRAWN BY: DRW
 CHECKED BY: AOR

SITE PLAN

A1.00

Table with 2 columns: DATE, NO., DESCRIPTION



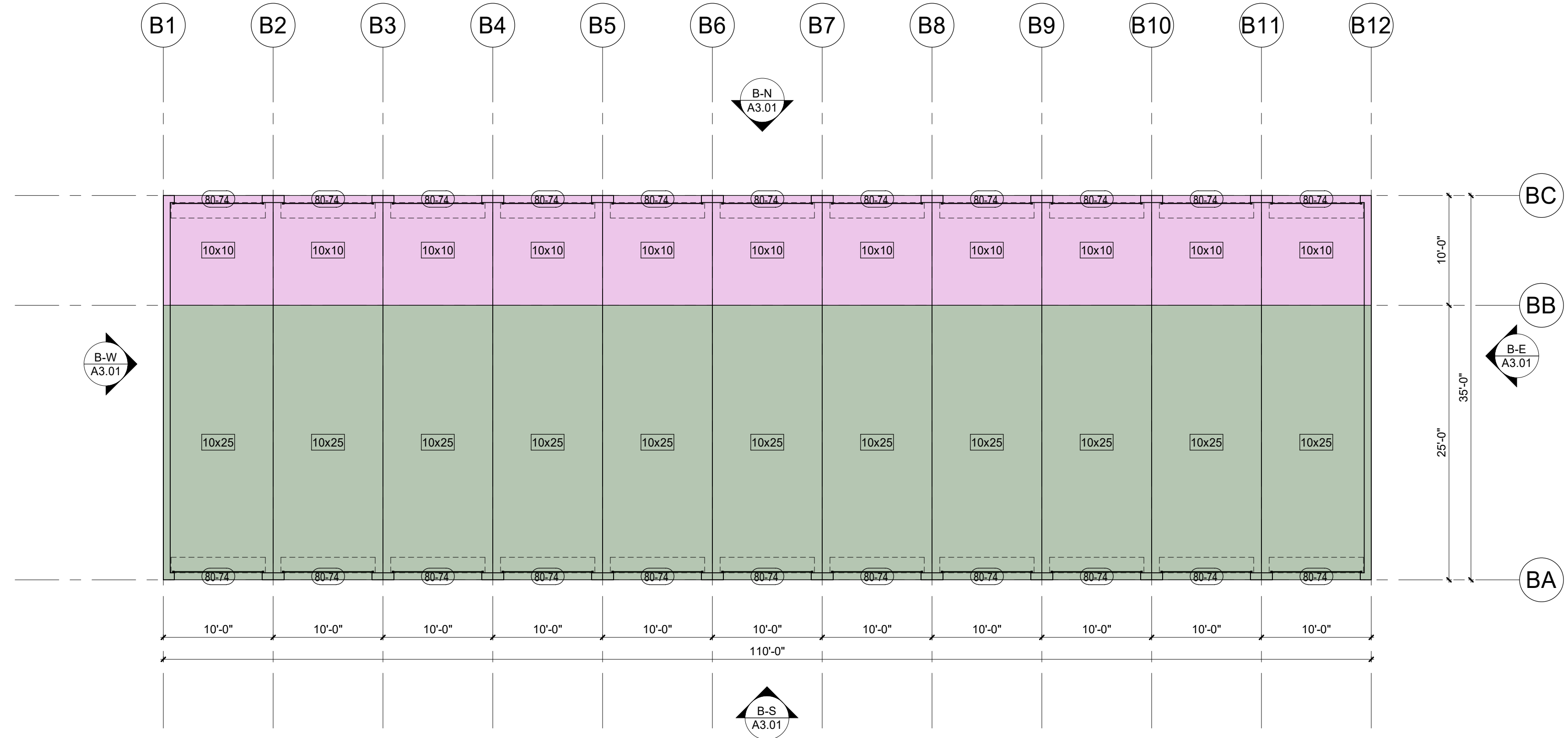
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UNIT MIX

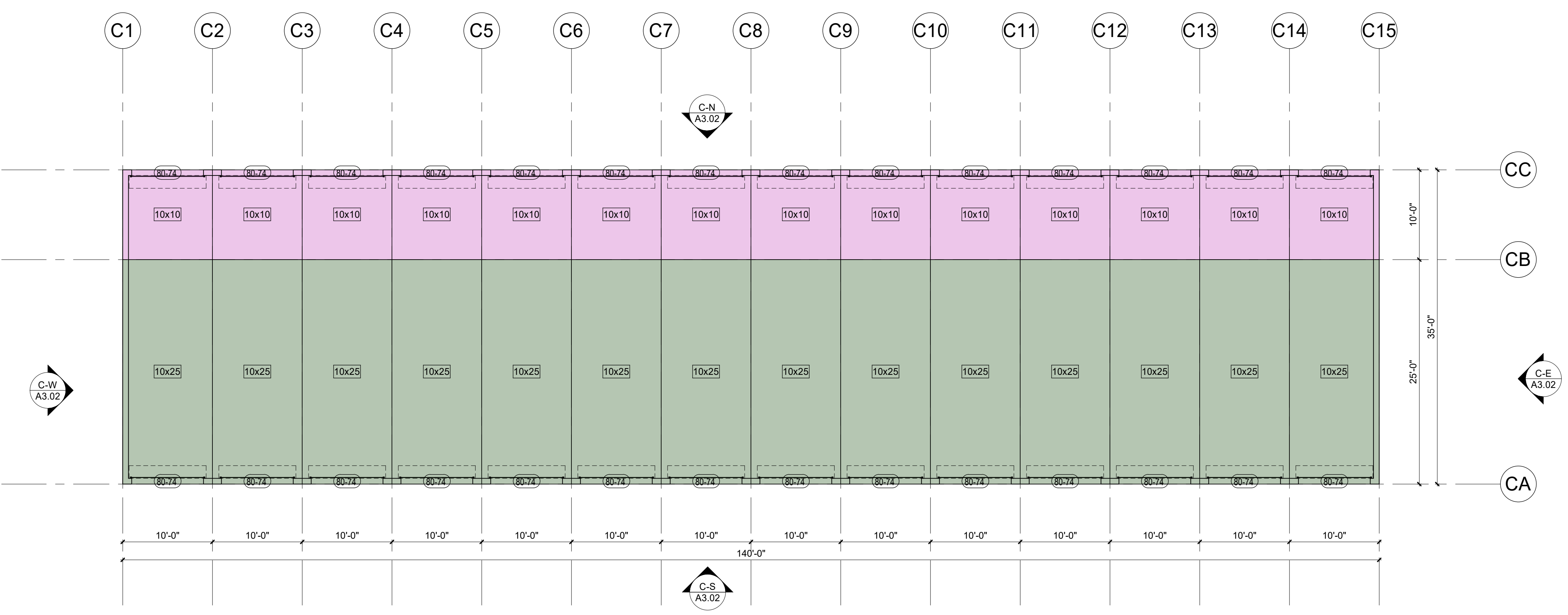
Unit Type Schedule table with columns: Type, Count

KEYNOTES:

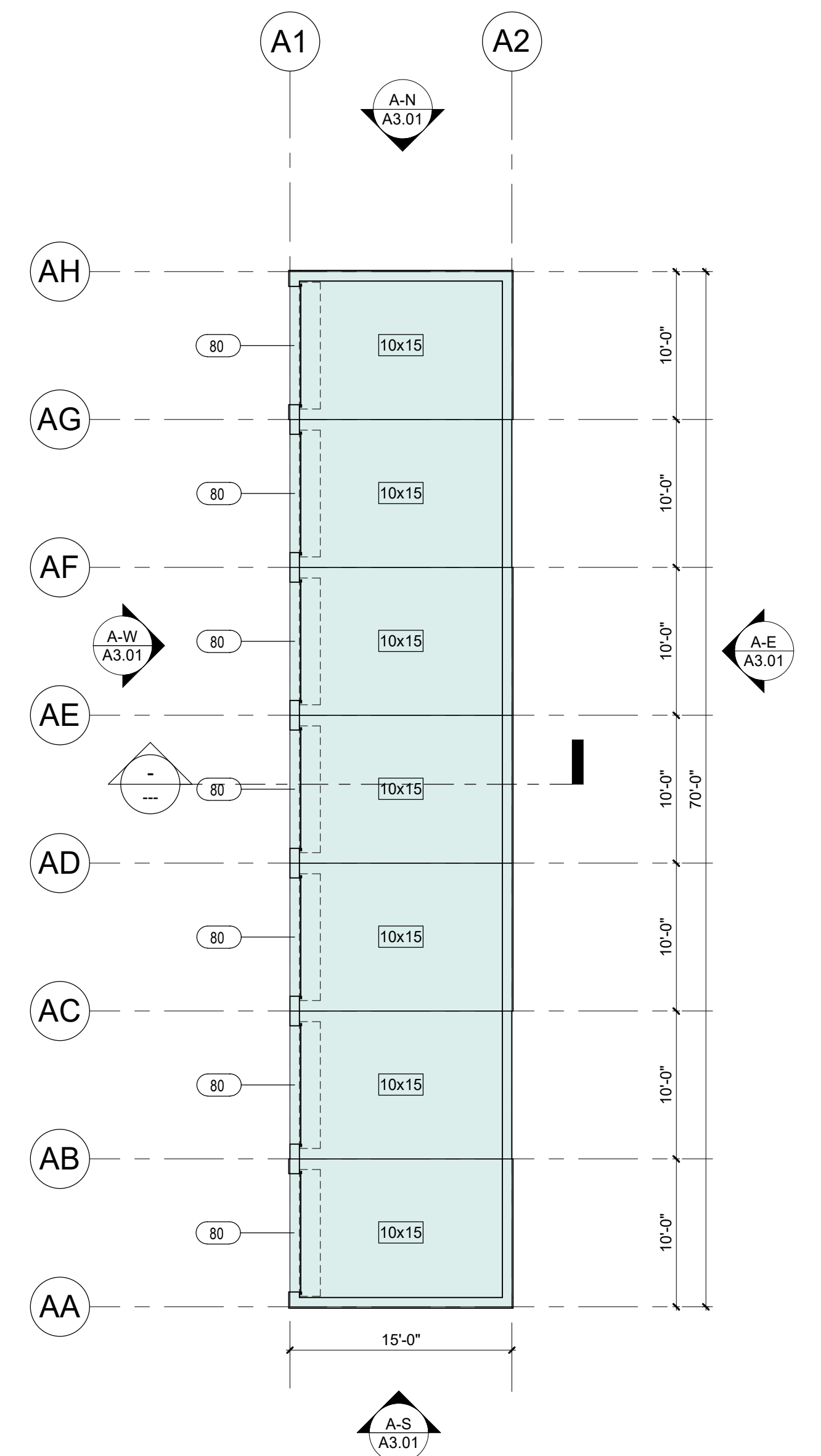
Table with 2 columns: #, NOTE



2 FLOOR PLAN - BUILDING B, LEVEL 01
1/8" = 1'-0"



3 FLOOR PLAN - BUILDING C, LEVEL 01
1/8" = 1'-0"



1 FLOOR PLAN - BUILDING A, LEVEL 01
1/8" = 1'-0"

SHEET NOTES:

- A. REFER TO G-0.01 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
- B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
- C. REFER TO A8 SERIES FOR SPECIFIC WALL ASSEMBLY INFORMATION.
- D. REFER TO DOOR AND WINDOW MANUFACTURER SPECIFICATIONS FOR ACTUAL ROUGH OPENING SIZES.
- E. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL, HOLD DOWN LOCATIONS, AND BEAM SIZES.
- F. PROVIDE WALL GUARDS AT ALL EXPOSED GYPSUM BOARD OUTSIDE CORNERS IN PUBLIC AREAS.
- G. FOR FRAMED WALLS: LOCATE HINGE SIDE OF ALL DOORS 4-1/2" FROM PERPENDICULAR FRAMING U.N.O.
- H. FOR MASONRY WALLS: LOCATE HINGE SIDE OF DOOR 8" FROM PERPENDICULAR WALL U.N.O.
- I. GENERAL NOTES ON THIS PAGE DO NOT EXCLUDE NOTES ELSEWHERE; THIS DOCUMENT SET IS COMPLEMENTARY. NOTES ON OTHER SHEETS MAY HAVE BEARING/ APPLICATION TO WORK SHOWN ON THIS SHEET.

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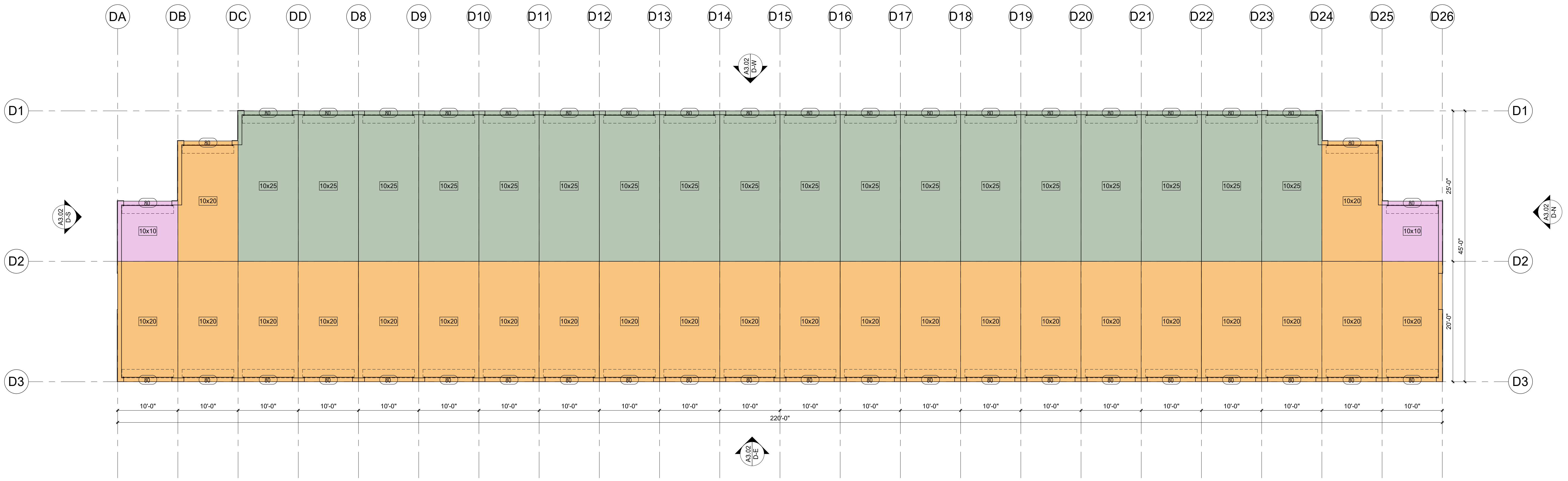
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PROJECT MGR.: DSG
DRAWN BY: DRW
CHECKED BY: AOR

DATE	NO.	DESCRIPTION

PROJECT NO.: 23104
 PROJECT MGR.: DSG
 DRAWN BY: DRW
 CHECKED BY: AOR

FLOOR PLAN - BUILDING D

A2.02



1 FLOOR PLAN - BUILDING D, LEVEL 01
 1/8" = 1'-0"

SHEET NOTES:

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KEYNOTES:

#	NOTE
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DATE	NO.	DESCRIPTION



1 FLOOR PLAN - BUILDING E, LEVEL 01
1/8" = 1'-0"

SHEET NOTES:

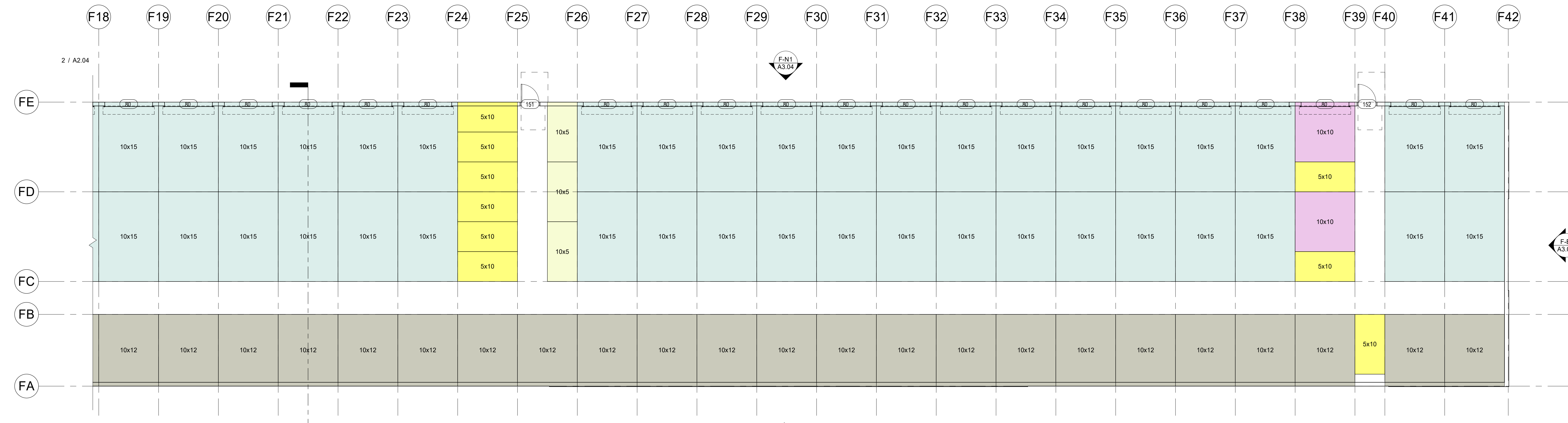
- A. REFER TO G0.01 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
- B. REFER TO G SERIES SHEETS FOR CODE & ACCESSIBILITY STANDARDS.
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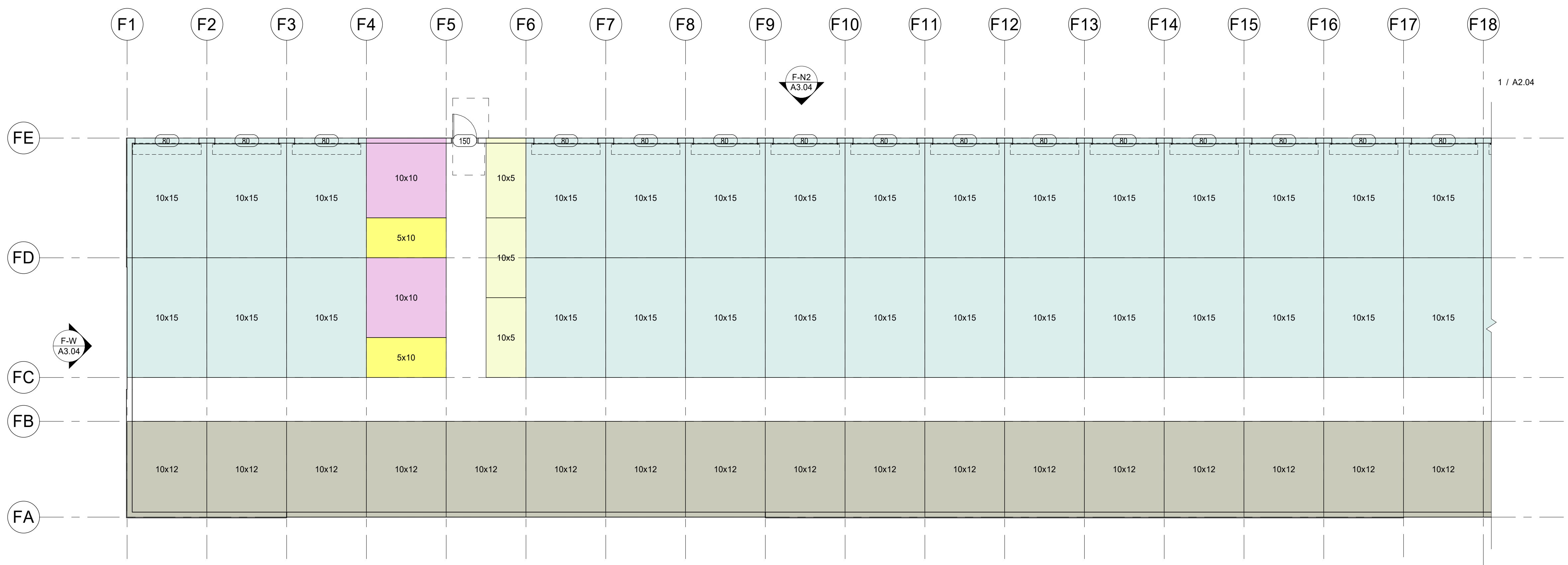
#	NOTE

DATE	NO.	DESCRIPTION

PROJECT NO.:	23104
PROJECT MGR.:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker



1 FLOOR PLAN - BUILDING F, LEVEL 01
 1/8" = 1'-0"



2 FLOOR PLAN - BUILDING F, LEVEL 01 (CONTINUED)
 1/8" = 1'-0"

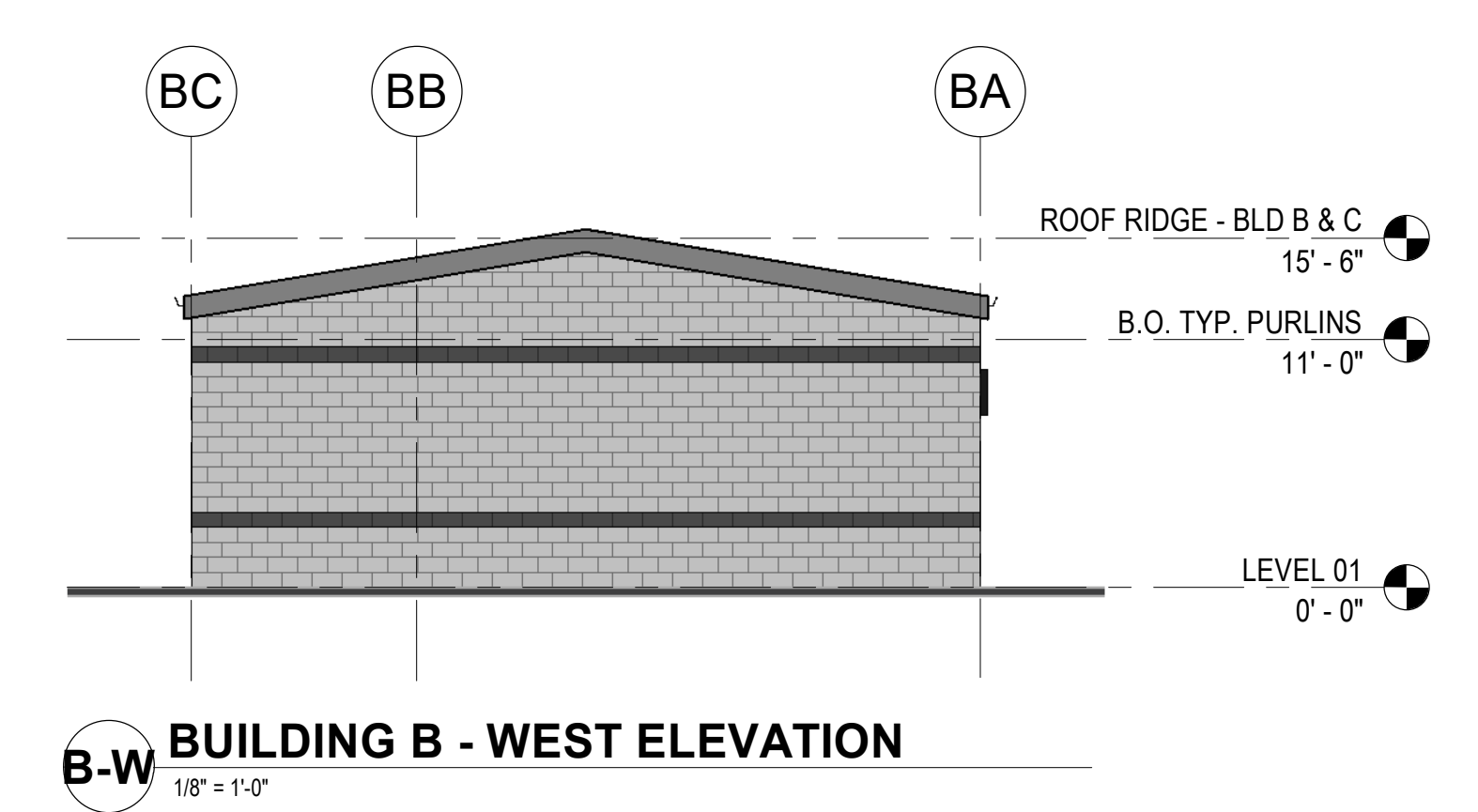
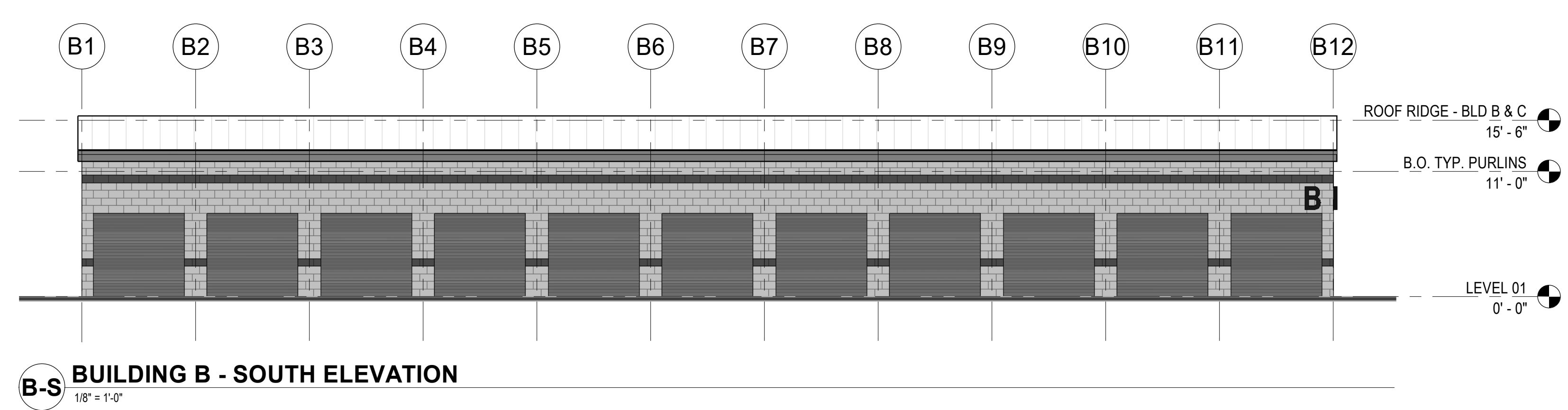
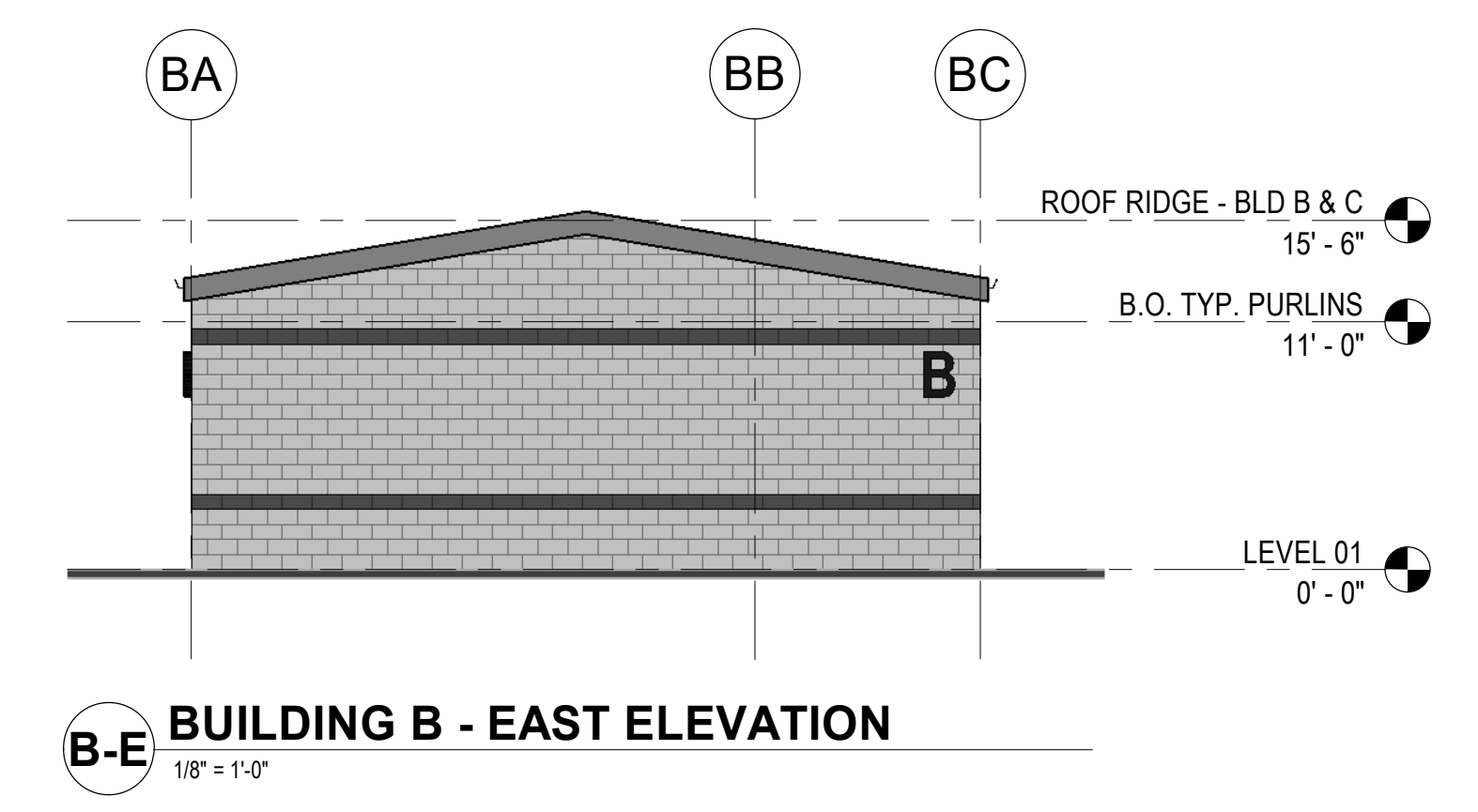
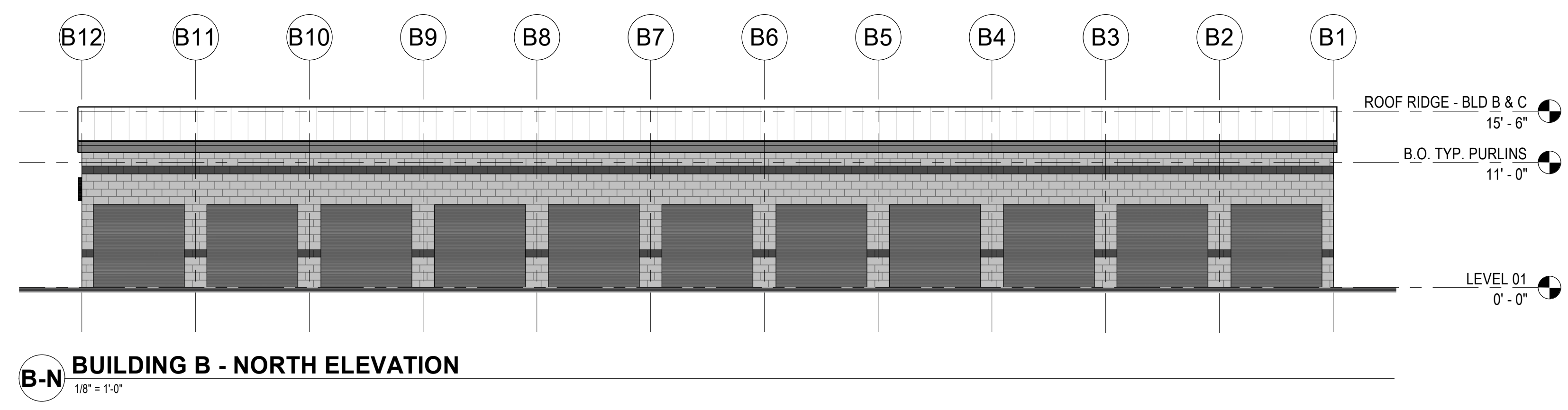
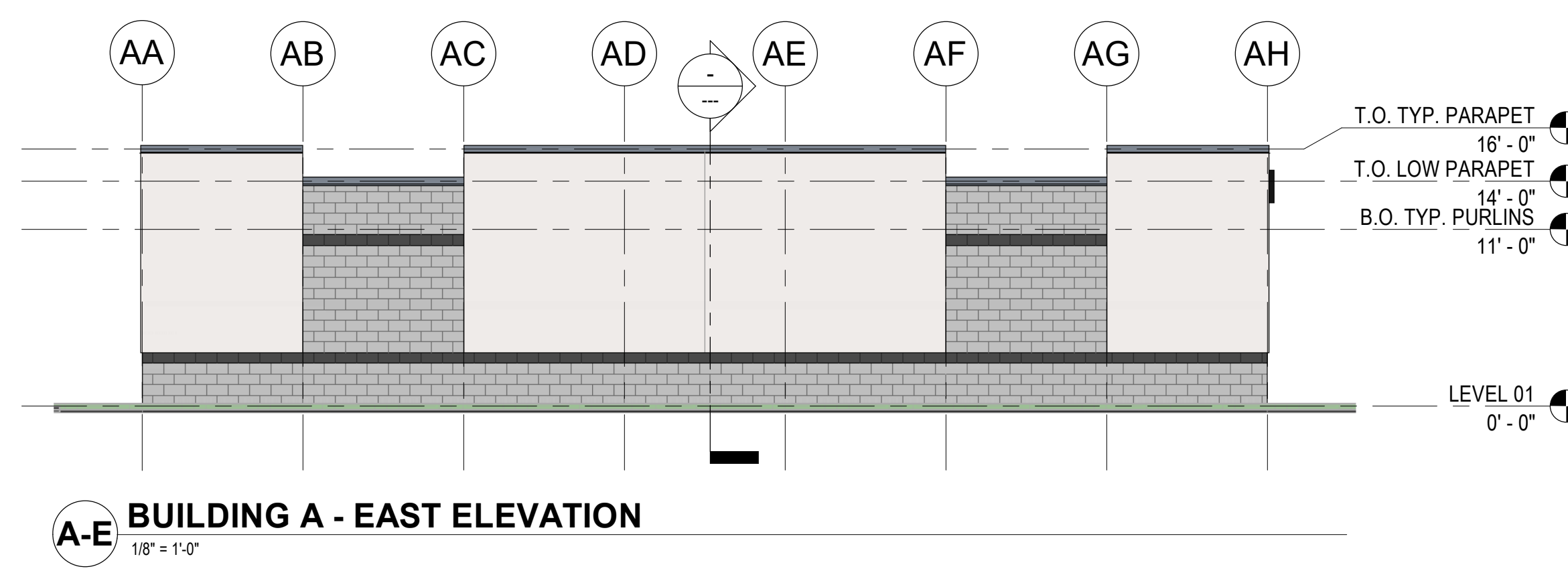
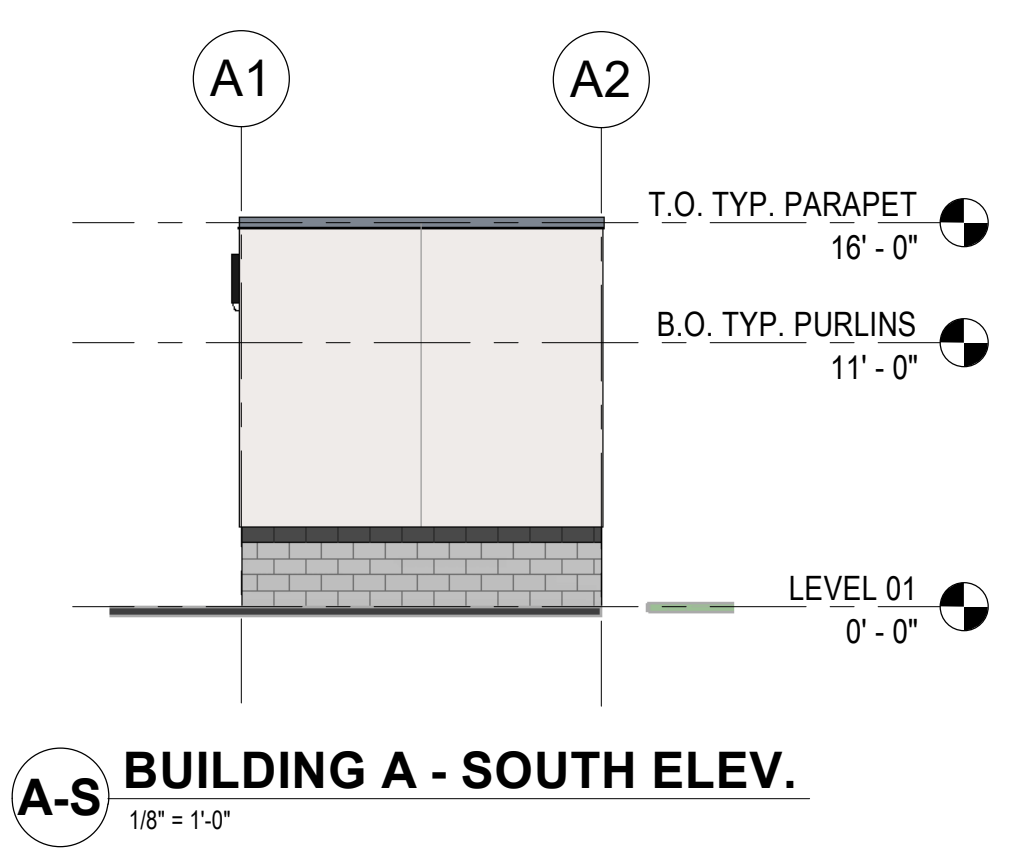
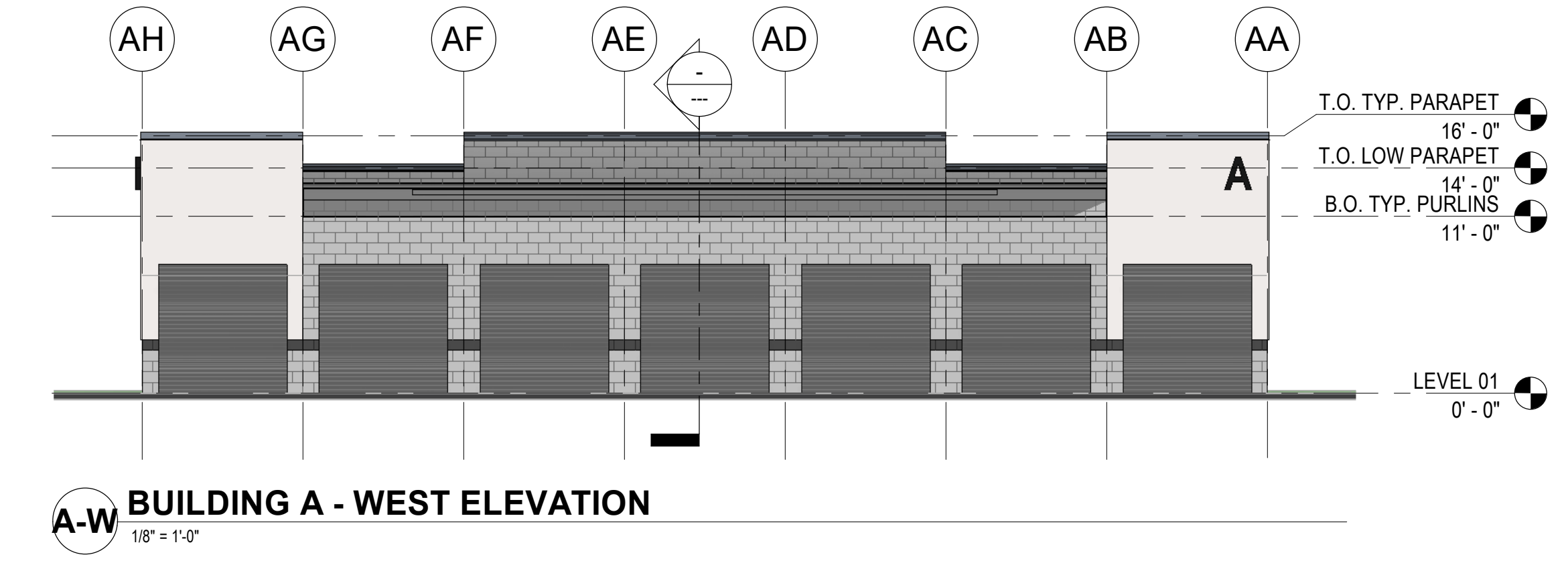
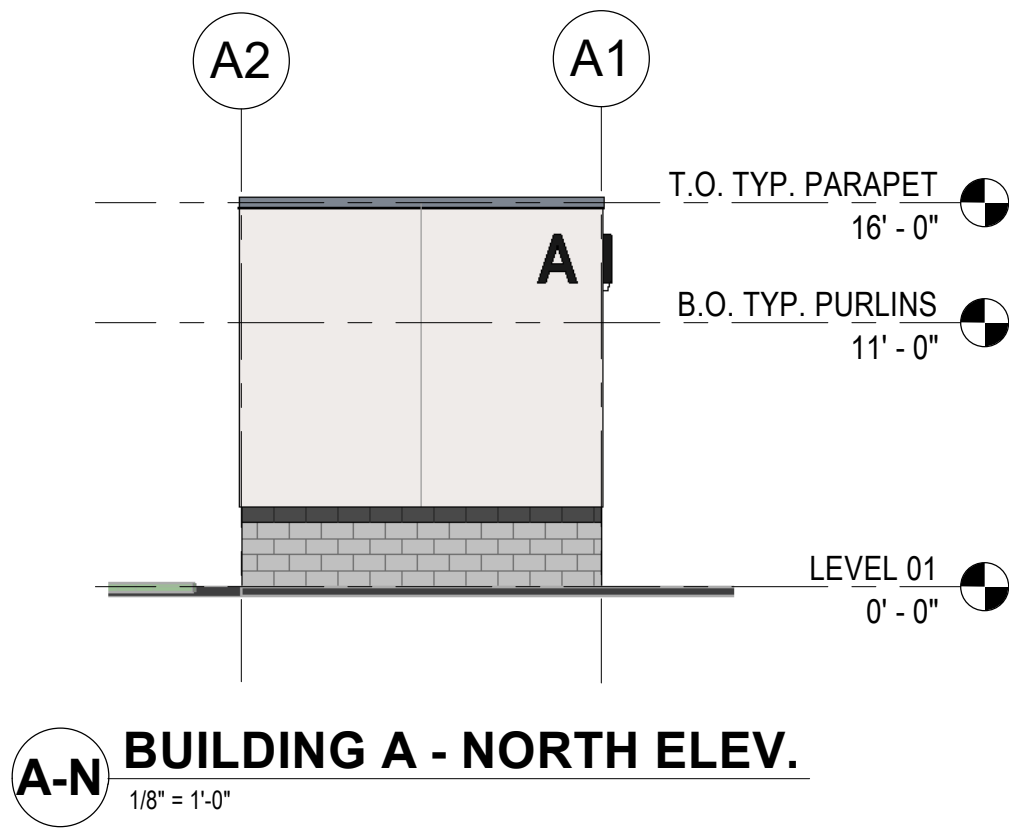
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- GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS. SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
- PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
- AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
- SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED.
- MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
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- COORDINATE WITH MANUFACTURER ALL VERTICAL AND HORIZONTAL FIBER CEMENT PANELS JOINTS OR BATTENS PER EXTERIOR ELEVATIONS.
- EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
- DAMP-PROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
- EXPOSED CONCRETE WALL, COLUMNS, AND BEAMS FINISH CARBORUNDUM-RUBBED AND PAINTED, COLOR SELECTED BY ARCHITECT.
- WITHIN MASONRY WALLS:
 - EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES BLACK
 - PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
 - MASONRY WEEP HOLES AT 24" O.C. TYP. U.N.O. PER SPECIFICATIONS.
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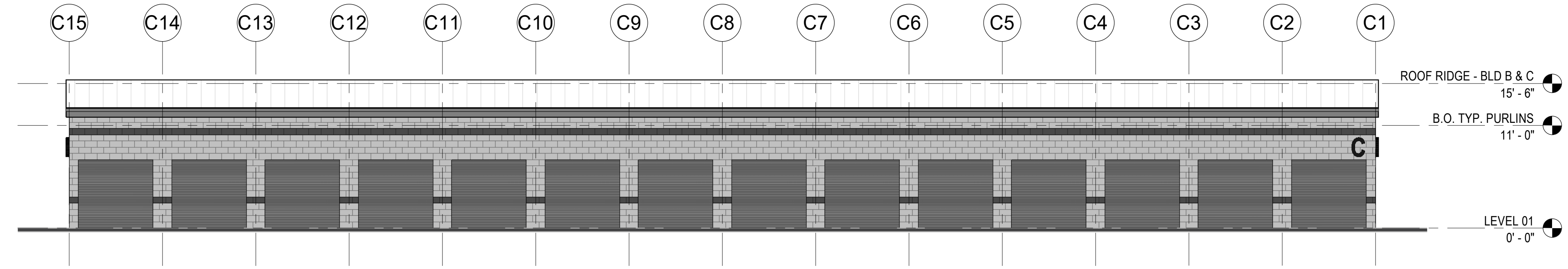
<p>[#] PRODUCT:</p> <ol style="list-style-type: none"> CONCRETE MASONRY UNIT STUCCO METAL SIDING METAL TRIM (COPING, FASCIA, ETC) SIGN <p>[X] COLOR:</p> <ol style="list-style-type: none"> NATURAL TBD - ACCENT BAND CREAM TBD - BRANDING COLOR LIGHT GRAY DARK GRAY 	<p>[#] PROFILE/FINISH:</p> <ol style="list-style-type: none"> GROUND FACE CMU SPLIT FACE CMU RIBBED METAL PANEL FLAT, LARGE FORMAT PANEL FINE TEXTURE (STUCCO, FINAL TBD) <p>[X] MANUFACTURER:</p> <ol style="list-style-type: none"> TBD (MASONRY) TBD (METAL SIDING) TBD (OTHER)
--	--

NOTE: ALL COLORS INDICATED ARE SUBJECT TO CHANGE

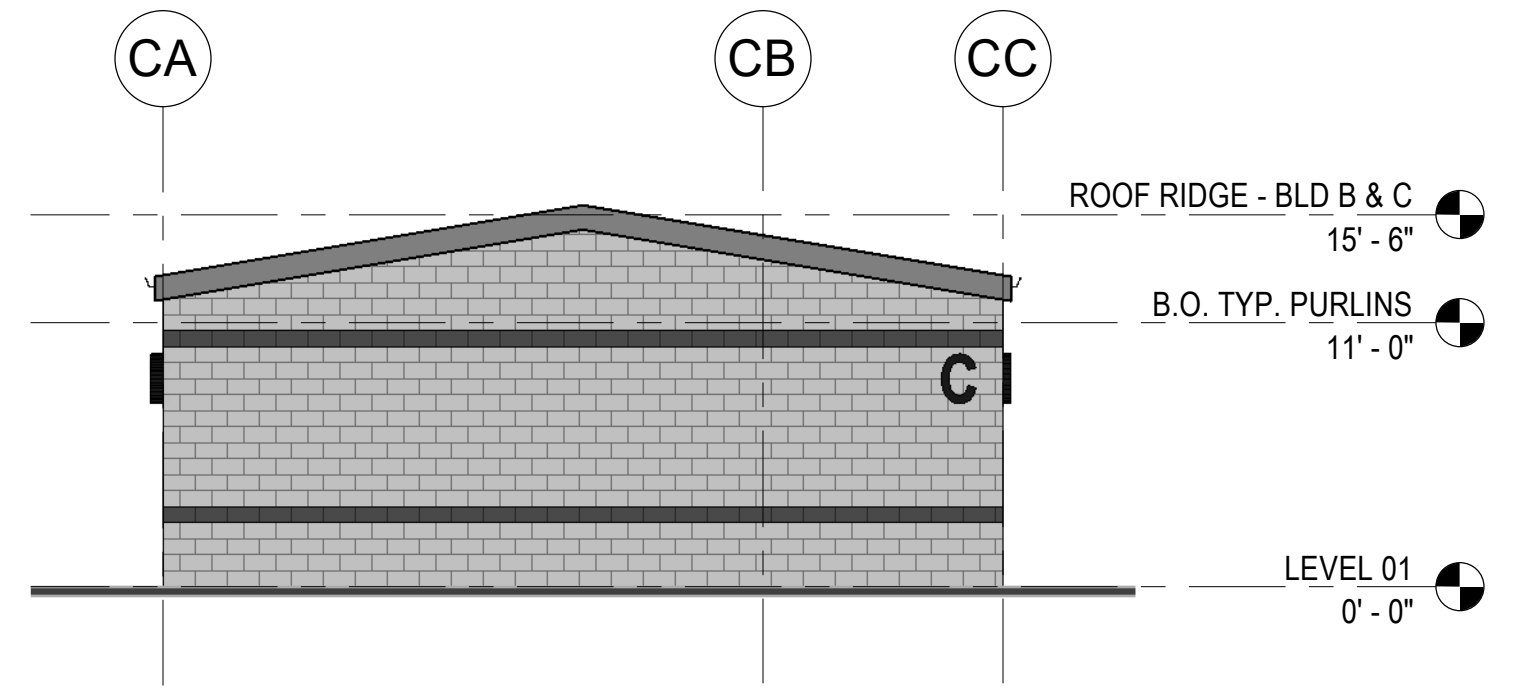
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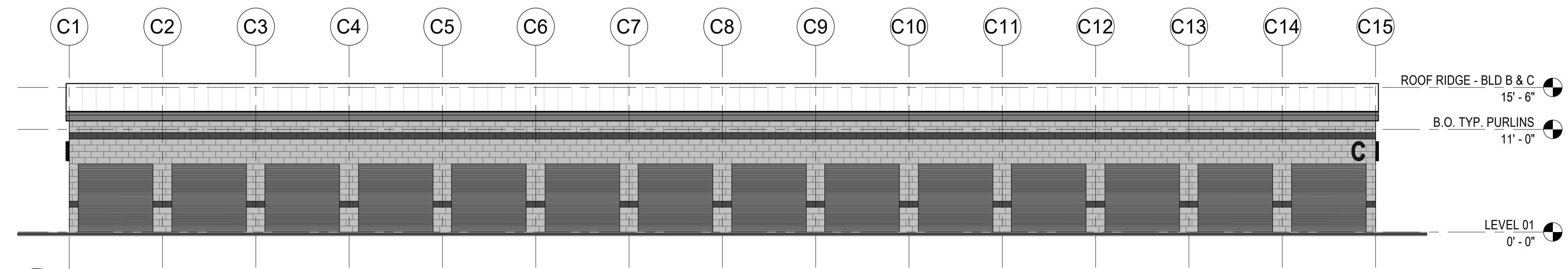
DATE	NO.	DESCRIPTION



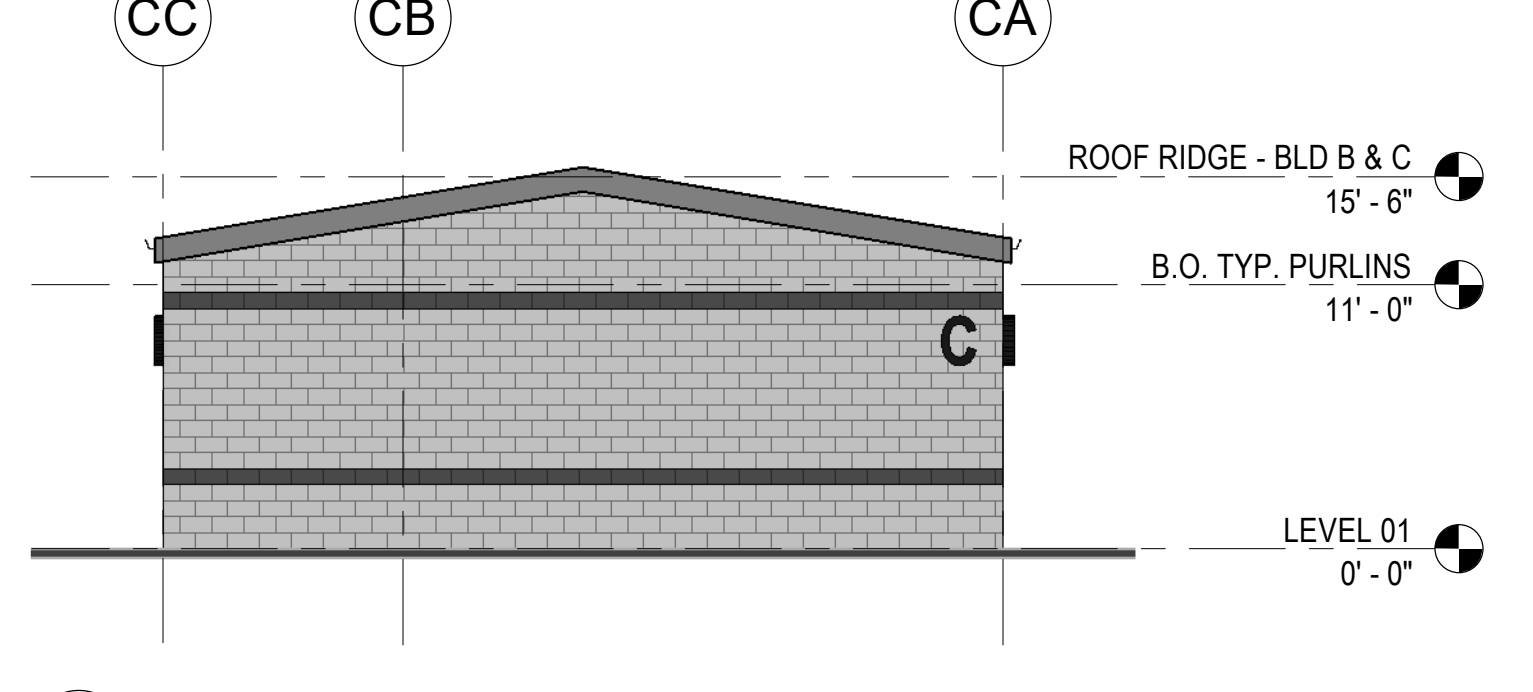
C-N BUILDING C - NORTH ELEVATION
1/8" = 1'-0"



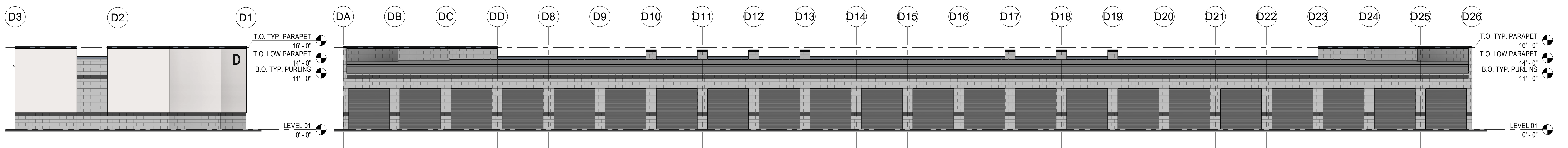
C-E BUILDING C - EAST ELEVATION
1/8" = 1'-0"



C-S BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"

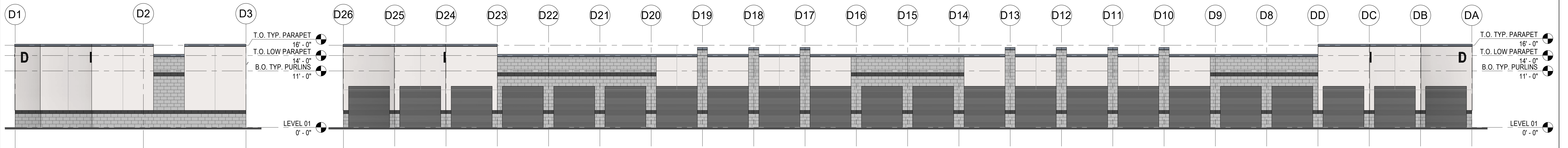


C-W BUILDING C - WEST ELEVATION
1/8" = 1'-0"



D-N BUILDING D - NORTH ELEVATION
1/8" = 1'-0"

D-E BUILDING D - EAST ELEVATION
1/8" = 1'-0"



D-S BUILDING D - SOUTH ELEVATION
1/8" = 1'-0"

D-W BUILDING D - WEST ELEVATION
1/8" = 1'-0"

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- P. WITHIN MASONRY WALLS:
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 - 2. PROJECT ROWLOCK/ SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
 - 3. MASONRY WEEP HOLES AT 24" O.C. TYP. U.N.O. PER SPECIFICATIONS.
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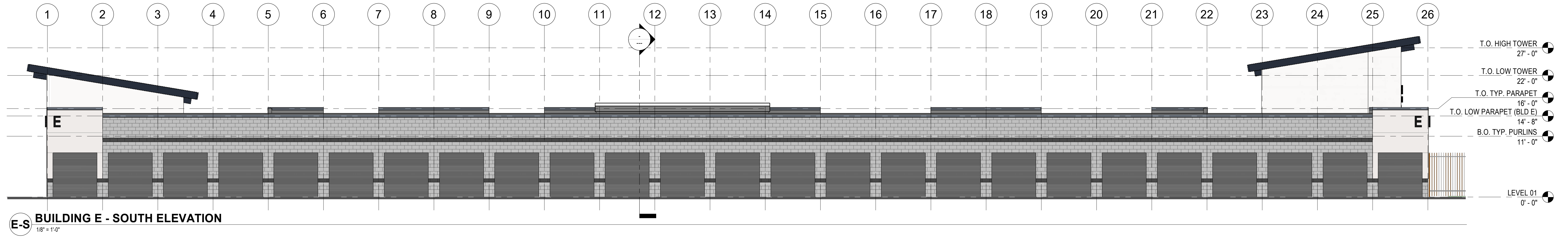
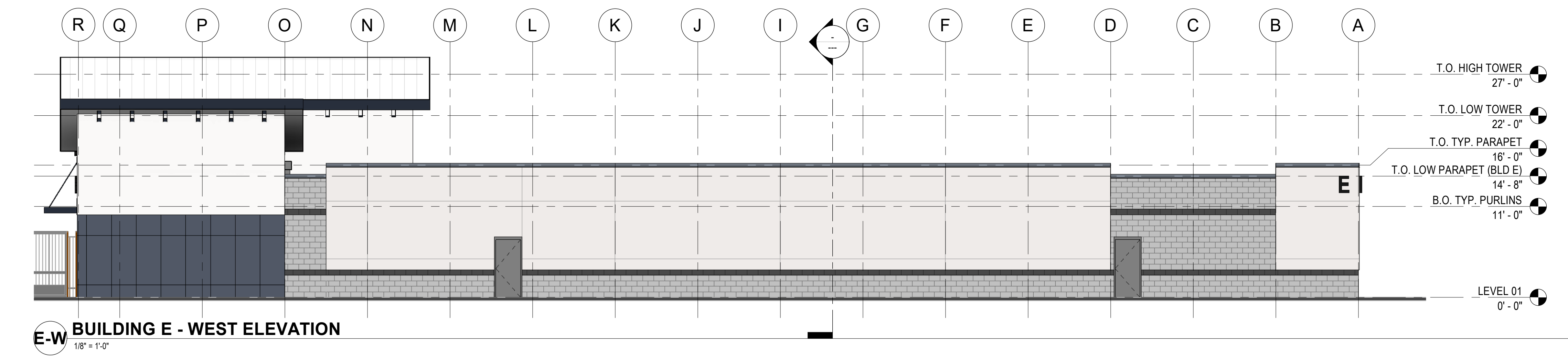
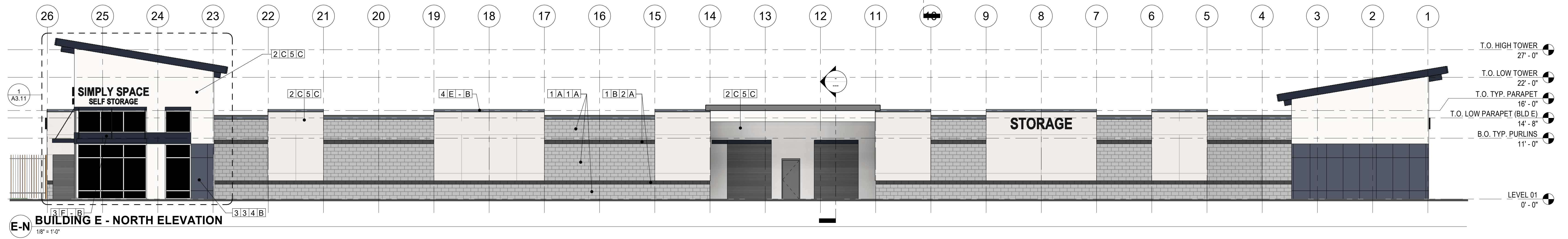
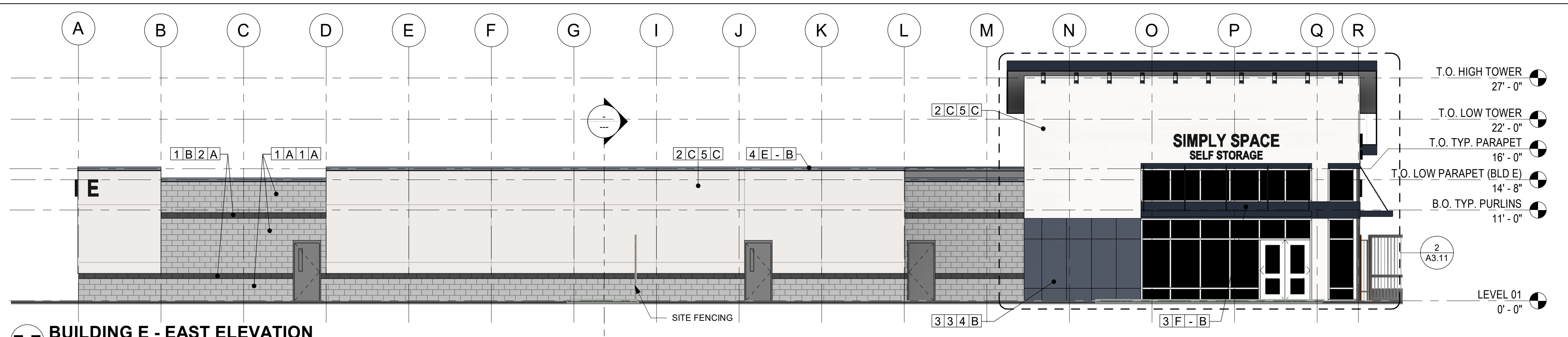
<p>[X] PRODUCT:</p> <ol style="list-style-type: none"> CONCRETE MASONRY UNIT STUCCO METAL SIDING METAL TRIM (COPING, FASCIA, ETC) SIGN <p>[X] COLOR:</p> <ol style="list-style-type: none"> NATURAL TBD - ACCENT BAND CREAM TBD - BRANDING COLOR LIGHT GRAY DARK GRAY 	<p>[X] PROFILE/FINISH:</p> <ol style="list-style-type: none"> GROUND FACE CMU SPLIT FACE CMU RIBBED METAL PANEL FLAT, LARGE FORMAT PANEL FINE TEXTURE (STUCCO, FINAL TBD) <p>[X] MANUFACTURER:</p> <ol style="list-style-type: none"> TBD (MASONRY) TBD (METAL SIDING) TBD (OTHER)
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NOTE: ALL COLORS INDICATED ARE SUBJECT TO CHANGE

KEYNOTES:

#	NOTE

DATE	NO.	DESCRIPTION



SHEET NOTES:

- REFER TO G0.01 FOR ABBREVIATIONS, SYMBOLS AND GENERAL PROJECT NOTES.
- LOCATIONS OF DOORS AND WALLS PER PLAN. REFER TO SCHEDULES FOR ADDITIONAL INFORMATION.
- COORDINATE ALL CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALL.
- GALVANIZE EXPOSED EXTERIOR STEEL MEMBERS, SIZE PER STRUCTURAL TOUCH-UP WELD BURNS WITH GALVANIZING PAINT PRIOR TO APPLYING FINISH.
- PROVIDE CONTINUOUS SUBSILLS WITH END DAMS, WELDED JOINTS AT ALL ALUMINUM FRAMING SYSTEMS.
- AT JOINTS BETWEEN DISSIMILAR MATERIALS, PROVIDE CONTINUOUS MINIMUM 3/8" BACKER ROD AND SEALANT.
- SUBMIT ALL EXTERIOR MATERIAL SAMPLES IN SINGLE SUBMITTAL. MATERIALS SUBMITTED SEPARATELY SHALL BE REJECTED.
- MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND OPERABLE OPENINGS OR PROPERTY LINE.
- MAINTAIN CODE REQUIRED SEPARATION BETWEEN ALL EXHAUST DISCHARGES AND MECHANICAL INTAKES.
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- COORDINATE WITH ARCHITECT, CONSULTANTS AS NECESSARY LOCATION AND HEIGHTS OF EXTERIOR LOUVERS, HORNS, LIGHT FIXTURES, FIRE ALARM DEVICES PRIOR TO INSTALL.
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- EXTERIOR SOFFITS FINISH IS TO MATCH FASCIA U.N.O.
- DAMP-PROOFING TO BE TROWELED-ON U.N.O. IN SPECIFICATIONS.
- EXPOSED CONCRETE WALL, COLUMNS, AND BEAMS FINISH CARBORUNDUM-RUBBED AND PAINTED, COLOR SELECTED BY ARCHITECT.
- WITHIN MASONRY WALLS:
 - EXTEND STEEL LINTELS MINIMUM 8" PAST EACH SIDE OF OPENING. PAINT ALL EXPOSED SURFACES BLACK
 - PROJECT ROWLOCK; SOLDIER BRICK ACCENT BANDS 5/8" FROM ADJACENT FINISH FACE OF FACADE.
 - MASONRY WEEP HOLES AT 24" O.C. TYP. U.N.O. PER SPECIFICATIONS.
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MATERIAL LEGEND:

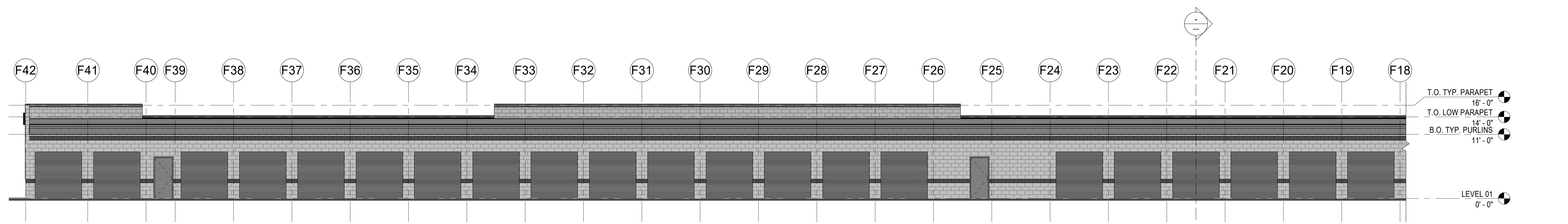
<p>PRODUCT</p> <p>COLOR</p> <p>MANUFACTURER</p>	<p>PROFILE</p>
<p>[M] PRODUCT:</p> <ol style="list-style-type: none"> CONCRETE MASONRY UNIT STUCCO METAL SIDING METAL TRIM (COPING, FASCIA, ETC) SIGN <p>[X] COLOR:</p> <ol style="list-style-type: none"> NATURAL TBD - ACCENT BAND CREAM TBD - BRANDING COLOR LIGHT GRAY DARK GRAY 	<p>[M] PROFILE FINISH:</p> <ol style="list-style-type: none"> GROUND FACE CMU SPLIT FACE CMU RIBBED METAL PANEL FLAT, LARGE FORMAT PANEL FINE TEXTURE (STUCCO, FINAL TBD) <p>[X] MANUFACTURER:</p> <ol style="list-style-type: none"> TBD (MASONRY) TBD (METAL SIDING) TBD (OTHER)

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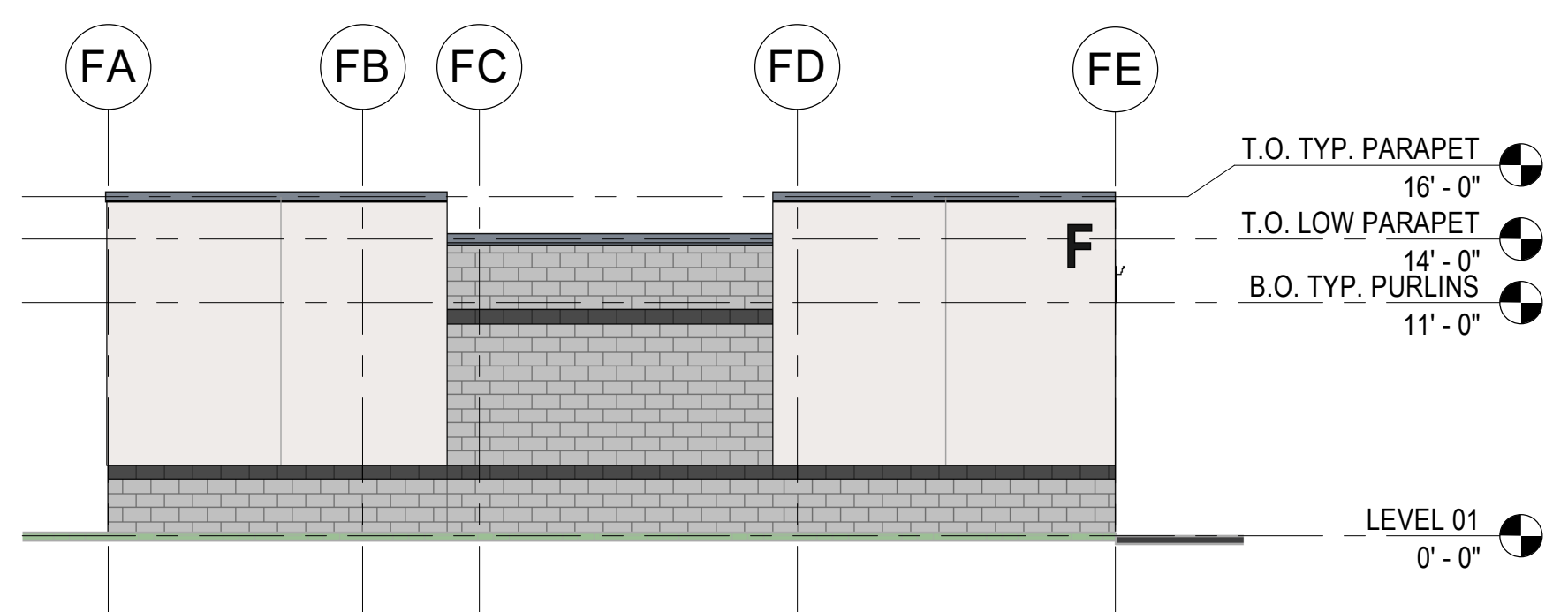
KEYNOTES:

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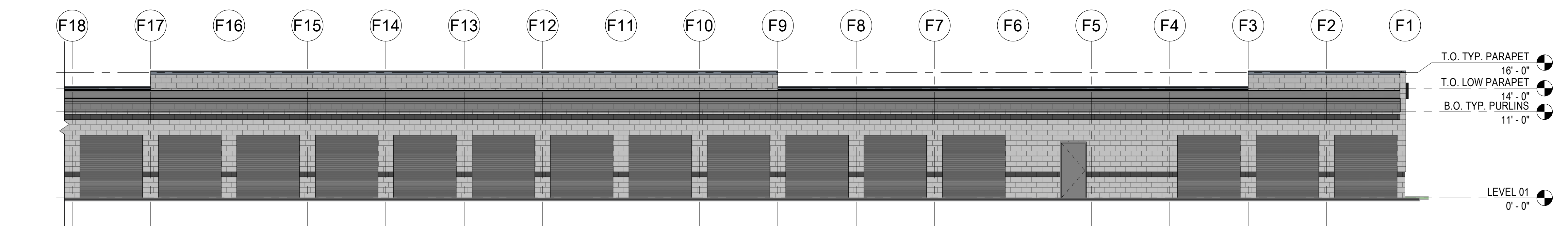
DATE	NO.	DESCRIPTION



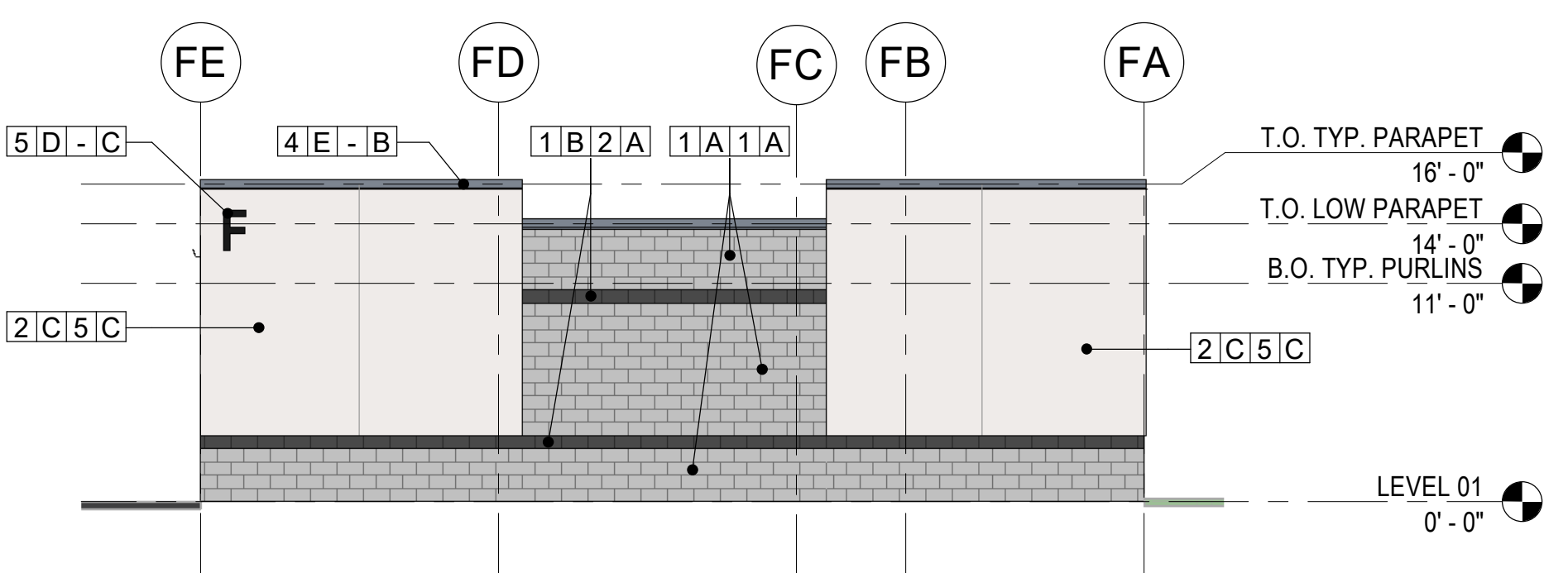
F-N1 BUILDING F - NORTH ELEVATION
1/8" = 1'-0"



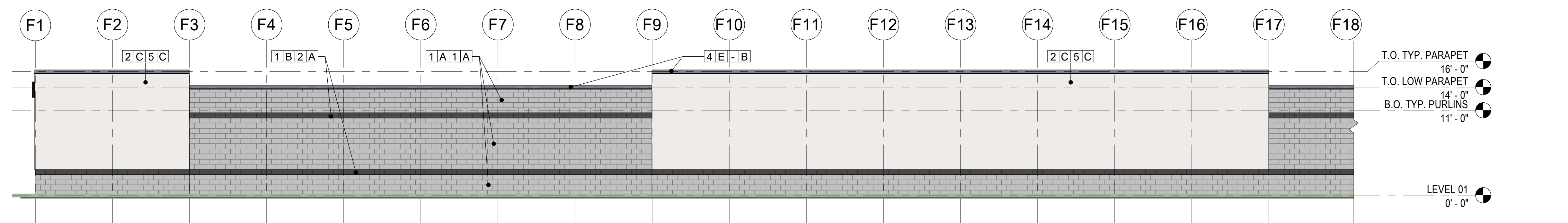
F-E BUILDING F - EAST ELEVATION
1/8" = 1'-0"



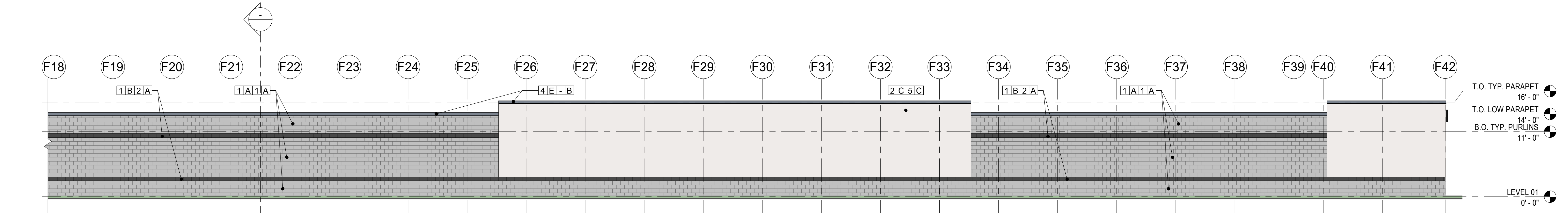
F-N2 BUILDING F - NORTH ELEVATION (CONTINUED)
1/8" = 1'-0"



F-W BUILDING F - WEST ELEVATION
1/8" = 1'-0"



F-S1 BUILDING F - SOUTH ELEVATION
1/8" = 1'-0"

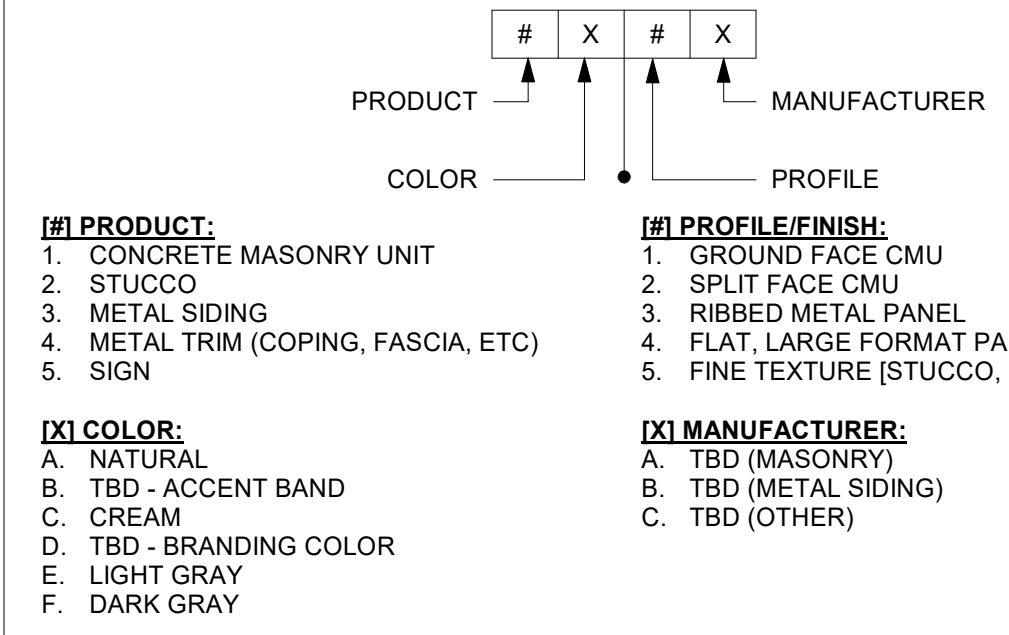


F-S2 BUILDING F - SOUTH ELEVATION (CONTINUED)
1/8" = 1'-0"

SHEET NOTES:

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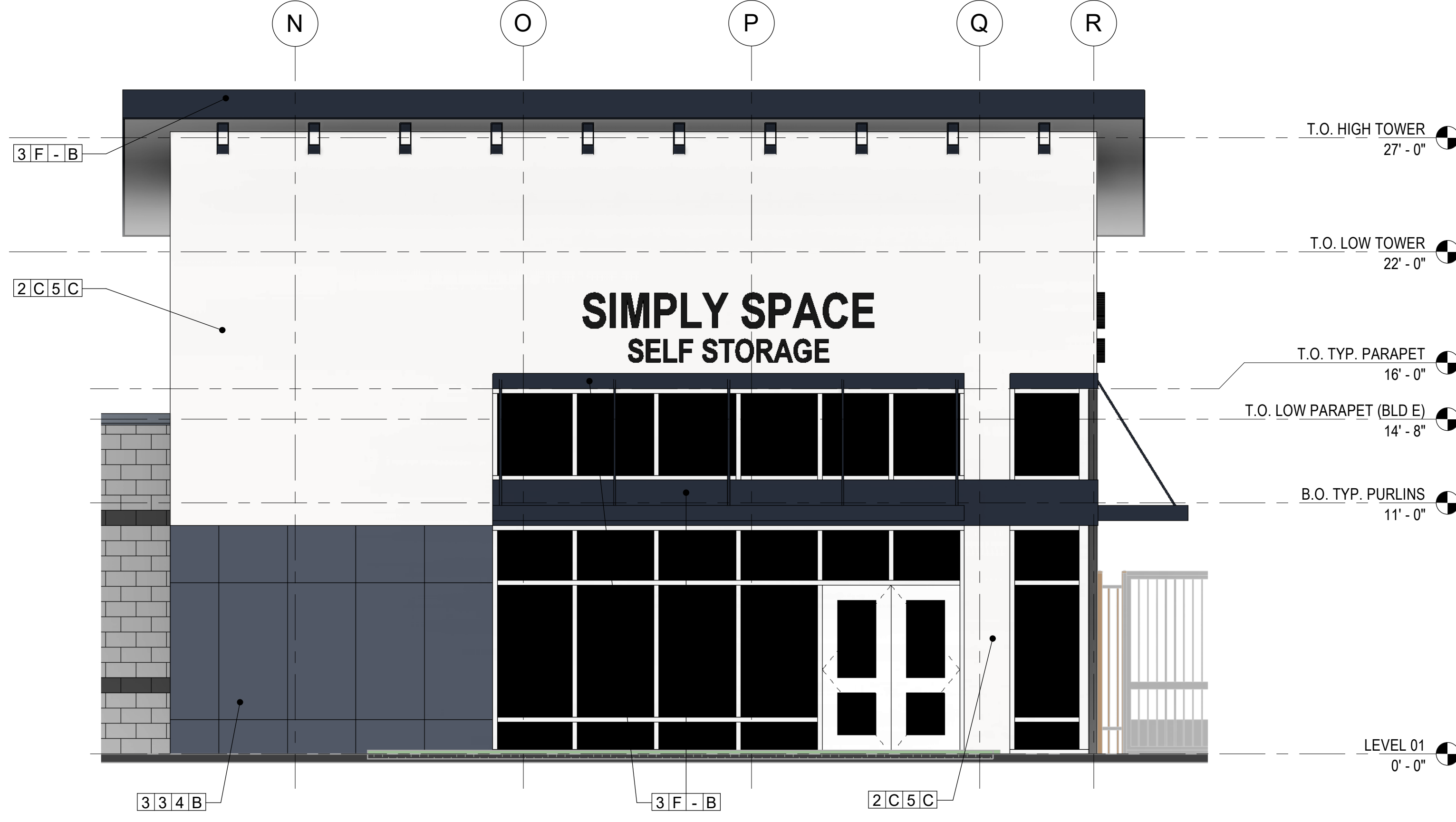


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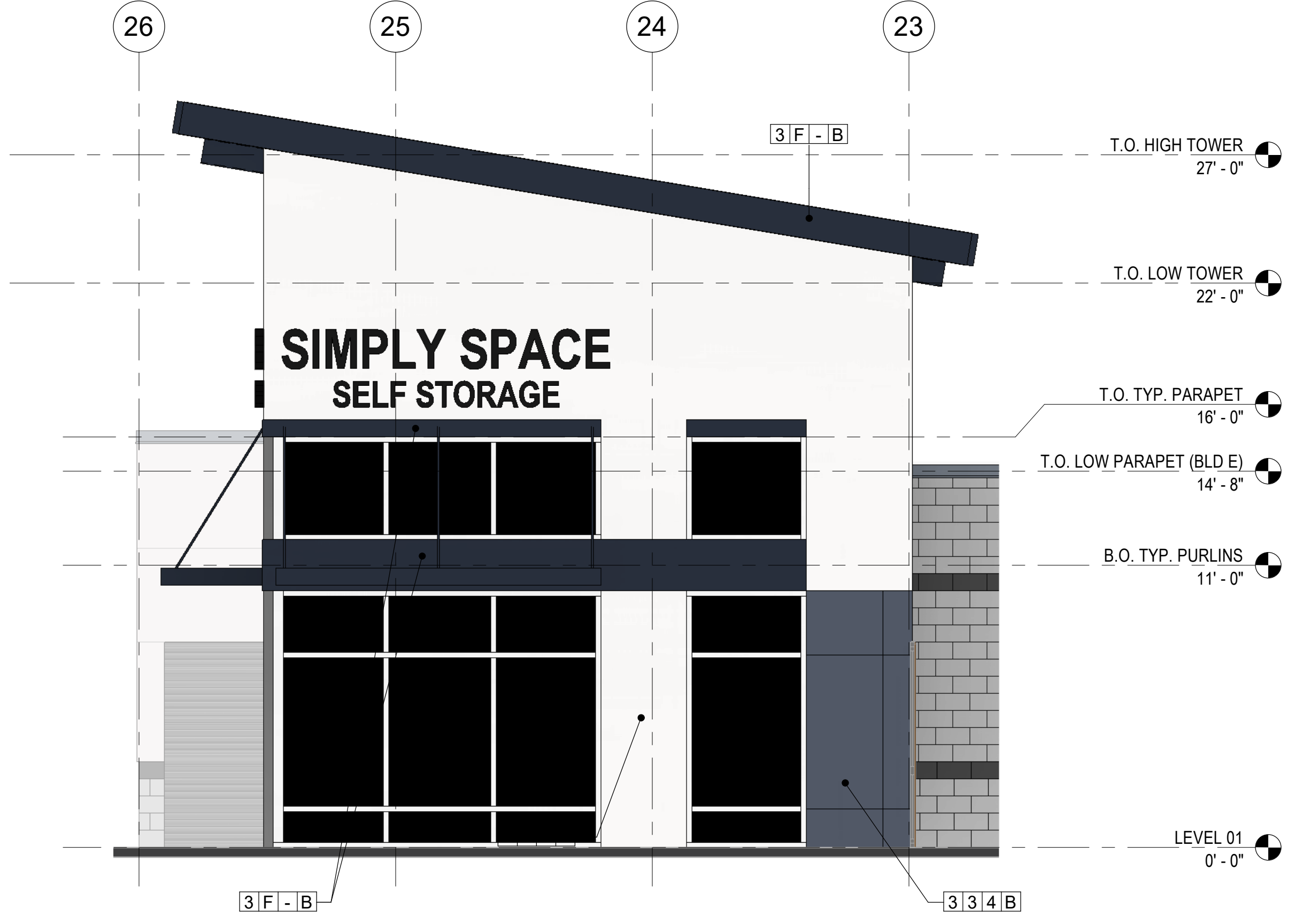
KEYNOTES:

#	NOTE

DATE	NO.	DESCRIPTION



2 ENLARGED ELEVATION - BUILDING E ENTRY - EAST
 1/4" = 1'-0"



1 ENLARGED ELEVATION - BUILDING E ENTRY - NORTH
 1/4" = 1'-0"

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PROJECT NO.: 23104
 PROJECT MGR.: Designer
 DRAWN BY: Author
 CHECKED BY: Checker

ENLARGED EXTERIOR ELEVATIONS

A3.11