



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.

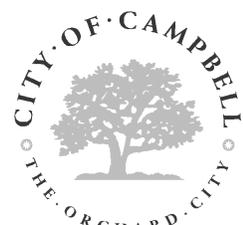
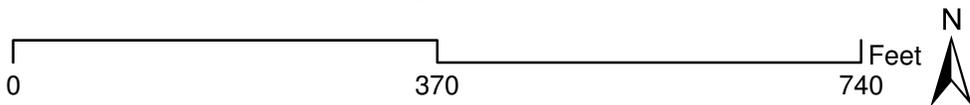
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

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

Project Location Map



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



Community Development Department
Planning Division



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

ASSESSOR'S PARCEL NUMBER
1. BUILDING C: 412-25-039
2. BUILDING D: 412-25-038

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 RESIDENTIAL, COMMERCIAL, 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 21.12.03(9)(12)(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 HAVE THE AUTHORITY TO INCREASE THE F.A.R. FOR A SPECIFIC PROJECT BY A RESOLUTION, SUBJECT TO THE APPROVAL OF THE PLANNING COMMISSION AND THE CITY COUNCIL BY A RESOLUTION.
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 21.20.000
MOTOR VEHICLE PARKING	SEE CHAPTER 21.28
SCREENS	SEE CHAPTER 21.30

21.18 SITE DEVELOPMENT STANDARDS

21.18.020 AIR CONDITIONING UNITS
BICYCLE & PEDESTRIAN ACCESS STDS.
CONFORMANCE WITH AREA PROVISIONS REQUIREMENTS, UNLESS OTHERWISE PROVIDED IN THIS ZONING CODE. THE FOLLOWING REGULATIONS SHALL APPLY; EXCEPTIONS. THE FOLLOWING ITEMS SHALL BE EXEMPT FROM THE REQUIRED AREA REGULATIONS OF THE ZONING CODE.

21.26 LANDSCAPE REQUIREMENTS
D. 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 (INCLUDING CARE TAKER)	2 SPACES PER UNIT, 1 COVERED	4	4
MANUFACTURING & PROCESSING FACILITIES (NOT INCLUDING PERSONAL USE OR PERSONAL TRAILER)	1 SPACE FOR EACH 400 SQ FT OF GROSS FLOOR AREA	0	70
RETAIL TRADE	1 SPACE FOR EACH 250 SQ FT OF GROSS FLOOR AREA	4	4
ADA	PROVIDED IN COMPLIANCE WITH FED. ACCESSIBILITY GUIDELINES	4	8
TOTAL		12	82

21.28.060 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.

21.28.065 MOTORCYCLE PARKING
DEVELOPMENTS THAT PROVIDE TWENTY OR MORE PARKING SPACES ARE MAY DESIGNATE PARKING FACILITIES FOR MOTORCYCLE PARKING. IN THIS SECTION, MOTORCYCLE PARKING SPACES OR TEN PERCENT OF REQUIRED VEHICLE PARKING SPACES, 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.

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'

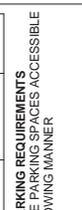
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ALL PARKING SPACES SHALL BE DESIGNED AS UN-STALL. THE MINIMUM DIMENSIONS FOR RESIDENTIAL PARKING SPACES SHALL BE 9'X20'

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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(G)(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, REPAIRING OF PARKING SURFACES SHALL REQUIRE THE SAME DIMENSIONS AS THE ORIGINAL DESIGN. 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.

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'	10'6"	15'	49'
45	8'6"	16'	10'6"	15'	52'6"
60	8'6"	16'	10'6"	16'	55'6"
90	8'6"	16'	10'	20'	61'



A. PROJECT DATA & SUMMARY

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

ASSESSOR'S PARCEL NUMBER
1. BUILDING C: 412-25-039
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D. M-1 (LIGHT INDUSTRIAL)

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TOTAL		12	82

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



F. ZONING, PARKING DIMENSIONS

21.28.070 BICYCLE PARKING
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21.28.080 DEV. STDS., OFF-STREET PARKING
PARKING SPACE DIMENSIONS
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NON-RESIDENTIAL USES
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PARKING SPACE DIMENSIONS
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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.

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30	8'6"	16'	10'6"	15'	49'
45	8'6"	16'	10'6"	15'	52'6"
60	8'6"	16'	10'6"	16'	55'6"
90	8'6"	16'	10'	20'	61'



G. PROJECT INFORMATION

McGILVERY STORAGE CENTER

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

Project Schedule
Revision
Date: 10.05.2013

McGilvery Storage Center Project Information
Revision
Date: 10.05.2013

SCALE
1:100 (0.25" = 1'-0")



McGilvery Storage Center

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

Project Schedule
Revision
Date: 10.05.2013

McGilvery Storage Center

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21-46 CONDITIONAL USE PERMITS
21-46-010 PURPOSE OF CHAPTER
SPECIAL IMPACT OR UNLIQUENESS
 CONDITIONAL USE PERMITS ARE THOSE THAT HAVE A SPECIAL IMPACT OR UNLIQUENESS SO THAT THEIR EFFECT ON THE SURROUNDING ENVIRONMENT CANNOT BE DETERMINED IN ADVANCE OF THE USE BEING PROPOSED FOR A PARTICULAR LOCATION.

PROTECT THE INTEGRITY AND CHARACTER OF THE CITY.
 THIS CHAPTER PROVIDES A PROCESS FOR REVIEWING CONDITIONAL USE PERMIT APPLICATIONS TO ALLOW FOR SPECIFIED ACTIVITIES AND USES AS IDENTIFIED IN THE VARIOUS ZONING DISTRICTS AS REQUIRING A CONDITIONAL USE PERMIT. **WEIGHING THE PUBLIC NEED AND BENEFIT.**
 A PROJECT REQUIRING CONDITIONAL USE PERMIT APPROVAL SHALL BE REVIEWED FOR SPECIAL IMPACT, UNLIQUENESS, AND POTENTIAL IMPACTS BY COMPARING THE PROJECTS TO ESTABLISHED STANDARDS.

21-46-020 CONDITIONAL USE PERMIT REQUIRED
 NO USE SHALL BE ESTABLISHED IN ANY EXISTING STRUCTURE, NOR SHALL ANY STRUCTURE BE CONSTRUCTED, CREATED, ENLARGED, RELOCATED, INSTALLED OR PLACED ON ANY SITE UNLESS THE USE OF THE SITE IS IN COMPLIANCE WITH THE COMPLIANCE WITH ARTICLE 2, ZONING DISTRICT(S), UNTIL THE CONDITIONAL USE PERMIT HAS BEEN GRANTED.

H. EXISTING MINI-STORAGE FACILITIES

21-10-080 C. 43 CAMPBELL ORDINANCE
 STORAGE FACILITIES (ONE FACILITY PER EVERY FIVE THOUSAND PEOPLE OF THE POPULATION);
 CAMPBELL, CALIFORNIA - POPULATION: 41,983
 REF (http://www.ci.campbell.ca.us/documentcenter/view/2906)

EXISTING FACILITIES LIST:

- INSTANT STORAGE SERVICES, INC.
700 EAST MCGILGLEY LANE
CAMPBELL, CA
- PUBLIC STORAGE
150 CURTNER AVE.
CAMPBELL, CA
- KIRK'S MINI-STORAGE
61 DILLON AVE.
CAMPBELL, CA
- PUBLIC STORAGE
150 CURTNER AVE.
CAMPBELL, CA
- EXTRA SPACE STORAGE
50 CURTNER AVE.
CAMPBELL, CA

TOTAL: 8 STORAGE UNITS



I. F.A.R. CODE ANALYSIS

TABLE 2-13 CAMPBELL ORDINANCE
 (GENERAL DEVELOPMENT STANDARDS - M-1 ZONING DISTRICT)
 MAXIMUM FLOOR AREA RATIO (F.A.R.) = 0.40

F.A.R. EXCEPTION- EXISTING FACILITIES
 1. 57,875 SF
 187 EAST SUNNYOAKS AVE.
 CAMPBELL, CA

2. PUBLIC STORAGE
 150 CURTNER AVE.
 SAN JOSE, CA

GROUPS S-1 STORAGE
 BUILDING SIZE 71,438 SF
 BUILDING SIZE 94,246 SF

GROUPS S-1 STORAGE
 BUILDING SIZE 1,32

CBC 311.2 STORAGE GROUP S
 STORAGE GROUP S OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, FOR STORAGE THAT IS NOT CLASSIFIED AS A HAZARDOUS OCCUPANCY.

CBC 311.2 MODERATE-HAZARD STORAGE GROUP S-1
 BUILDINGS OCCUPIED FOR STORAGE USES THAT ARE NOT CLASSIFIED AS GROUP S-2, INCLUDING, BUT NOT LIMITED TO, STORAGE OF THE FOLLOWING:

GENERAL
 THE BUILDING HEIGHT AND AREA SHALL NOT EXCEED THE LIMITS SPECIFIED IN SECTION 903.3.1.1, THE VALUE SPECIFIED IN SECTION 903.3.1.1, THE VALUE SPECIFIED IN TABLE 503 MODIFIED HEREAFTER. EACH PORTION OF A BUILDING SEPARATED BY ONE OR MORE FIRE WALLS COMPLYING WITH SECTION 706 SHALL BE CONSIDERED TO BE A SEPARATE BUILDING.

GROUP	HEIGHT (FEET)	TYPE	AREA (SQ. FT.)
S-1	5	A	24,000

CBC 504.2 AUTOMATIC SPRINKLER SYS. INCREASE

WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM BUILDING HEIGHT IS INCREASED BY 20 FEET (6096 mm) AND THE MAXIMUM NUMBER OF STORIES IS INCREASED BY ONE.

CBC 505.2.2 MEANS OF EGRESS

THE MEANS OF EGRESS FOR MEZZANINES SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 10.

CBC 505.3 EQUIPMENT PLATFORMS

EQUIPMENT PLATFORMS IN BUILDINGS SHALL NOT BE CONSIDERED AS A PORTION OF THE FLOOR AREA, SUCH AS EITHER THE BUILDING AREA OR THE NUMBER OF STORIES, AS REGULATED BY SECTION 503.1. THE AREA OF THE EQUIPMENT PLATFORM SHALL NOT BE INCLUDED IN DETERMINING THE FIRE AREA IN ACCORDANCE WITH SECTION 903. EQUIZMINE AND SUCH PLATFORMS SHALL NOT BE A PART OF ANY EQUIZMINE AND PLATFORMS SHALL NOT BE A PART OF ANY MEZZANINE AND ACCESS TO EQUIZMINE AND PLATFORMS SHALL BE PROVIDED AS PART OF THE MEANS OF EGRESS FROM THE BUILDING.

CBC 505.3.2 AUTOMATIC SPRINKLER SYSTEM

WHERE LOCATED IN A BUILDING THAT IS REQUIRED TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM, EQUIPMENT PLATFORMS SHALL BE FULLY PROTECTED BY SPRINKLER SYSTEMS ABOVE AND BELOW THE PLATFORMS AS REQUIRED BY THE STANDARDS REFERENCED IN SECTION 903.3.

CBC 506.3 AUTOMATIC SPRINKLER SYS. INCREASE

WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 SHALL BE INCREASED BY 20 PERCENT (S = 2) FOR BUILDING WITH MORE THAN ONE STORY ABOVE GRADE PLANE AND AN ADDITIONAL 300 PERCENT (S = 3) FOR BUILDINGS WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE.

J. BUILDING AREA INCREASE CALCULATIONS

CBC TABLE 503

200% Building Area Increase Calculations

Alternative Floor Area (per Unit)	Number of Units	Maximum Building Area	Max. Building Area w/ 200% Increase
24,000 SF	4	96,000 SF	208,000 SF

Building F Floor Area	Building D Area	Total Building Area
71,438 SF	61,448 SF	132,886 SF

Building C	Building D	Building E
10,000 SF	72,071 SF	10,000 SF

Building A	Building B	Building C
17,924 SF	17,944 SF	17,944 SF

Building D	Building E	Building F
16,379 SF	16,110 SF	16,110 SF

Building G	Building H	Building I
15,896 SF	15,896 SF	15,896 SF

Building J	Building K	Building L
6,178.99 SF	6,178.99 SF	6,178.99 SF

Building M	Building N	Building O
17,924 SF	17,944 SF	17,944 SF

Building P	Building Q	Building R
16,379 SF	16,110 SF	16,110 SF

Building S	Building T	Building U
15,896 SF	15,896 SF	15,896 SF

Building V	Building W	Building X
6,178.99 SF	6,178.99 SF	6,178.99 SF

Building Y	Building Z	Building AA
17,924 SF	17,944 SF	17,944 SF

Building AB	Building AC	Building AD
16,379 SF	16,110 SF	16,110 SF

Building AE	Building AF	Building AG
15,896 SF	15,896 SF	15,896 SF

Building AH	Building AI	Building AJ
6,178.99 SF	6,178.99 SF	6,178.99 SF

Building AK	Building AL	Building AM
17,924 SF	17,944 SF	17,944 SF

Building AN	Building AO	Building AP
16,379 SF	16,110 SF	16,110 SF

Building AQ	Building AR	Building AS
15,896 SF	15,896 SF	15,896 SF

Building AT	Building AU	Building AV
6,178.99 SF	6,178.99 SF	6,178.99 SF

Building AW	Building AX	Building AY
17,924 SF	17,944 SF	17,944 SF

Building AZ	Building BA	Building BB
16,379 SF	16,110 SF	16,110 SF

Building BC	Building BD	Building BE
15,896 SF	15,896 SF	15,896 SF

Building BF	Building BG	Building BH
6,178.99 SF	6,178.99 SF	6,178.99 SF

Building BI	Building BJ	Building BK
17,924 SF	17,944 SF	17,944 SF

Building BL	Building BM	Building BN
16,379 SF	16,110 SF	16,110 SF

Building BO	Building BP	Building BQ
15,896 SF	15,896 SF	15,896 SF

Building BR	Building BS	Building BT
6,178.99 SF	6,178.99 SF	6,178.99 SF

Building BU	Building BV	Building BW
17,924 SF	17,944 SF	17,944 SF

Building BX	Building BY	Building BZ
16,379 SF	16,110 SF	16,110 SF

Building CA	Building CB	Building CC
15,896 SF	15,896 SF	15,896 SF

K. BUILDING CALCULATIONS

PER M-1 ZONING DISTRICT, TABLE 2-13

MINIMUM PARCEL SIZE: 6,000 SF
 PARCEL C (412-35-040): 45,439.59 SF
 PARCEL C (412-35-039): 45,439.33 SF
 TOTAL LOT SIZE: 91,277.85 SF

PROJECT ANALYSIS
 BUILDING COVERAGES:
 BUILDING COVERAGES C: 17,924 SF
 BUILDING COVERAGES D: 16,379 SF
 BUILDING C & D COVERAGE: 34,290 SF
 BUILDING TO SITE COVERAGE: 34,290 / 91,277.85 = 37.57%

TOTAL PAVING COVERAGE:
 15,896 SF

LANDSCAPE AREA:
 6,178.99 SF

TOTAL LS COVERAGE:
 6,178.99 / 91,277.85 = 6.77%

BUILDING C
 1ST FLOOR: 17,924 SF
 2ND FLOOR: 17,944 SF
 3RD FLOOR: 17,944 SF
 4TH FLOOR: 17,944 SF
 TOTAL: 72,071 SF

BUILDING D
 1ST FLOOR: 16,379 SF
 2ND FLOOR: 16,414 SF
 3RD FLOOR: 16,379 SF
 4TH FLOOR: 16,110 SF
 TOTAL: 65,269 SF

COMBINED FLOOR AREA:
 72,071 + 65,269 = 137,340 SF

FLOOR AREA RATIO (F.A.R.):
 137,340 / 91,277 = 1.50

McGILGLEY STORAGE CENTER, Project Information

700E McGilgley Lane - Building C & D, Campbell, California 95008

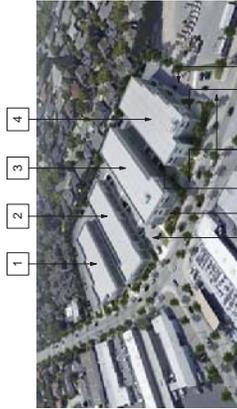


Project Schedule
 Revision
 DT: 10.05.2013

McGilgley Storage Center Project Information
 Collaboration
 A002
 SCALE
 1/10/2012 4:11:52 PM

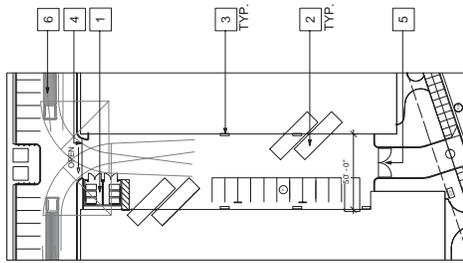
SITE DEVELOPMENT - MAP VIEW RENDERING

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

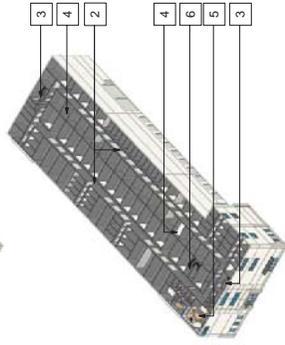
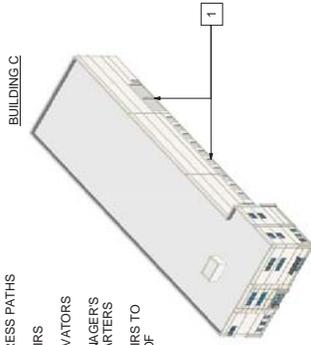
PROPOSED TRUCK PICK-UP W/ GATED ENTRY



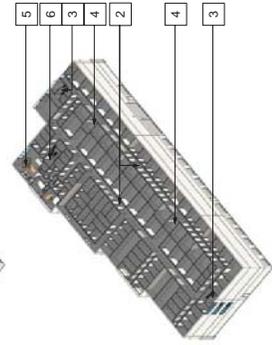
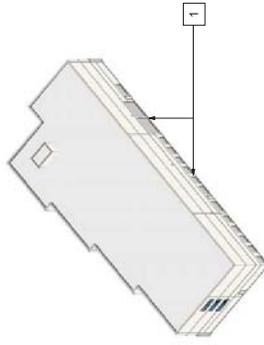
1. ENCLOSED DUMPSTERS
2. 10' X 35' TRUCK LOADING DOCKS
3. DOWN LIGHTING / SECURITY CAMERAS
4. SLIDING GATE
5. SWINGING GATE
6. FIRE TRUCK ACCESS

BUILDING SHELL & CORE

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



BUILDING D



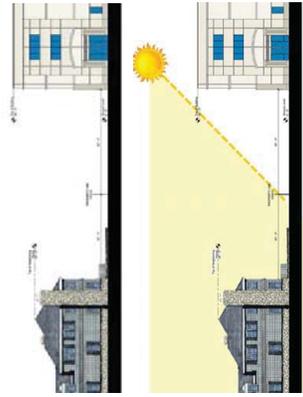
EXISTING AND PROPOSED (AERIAL)



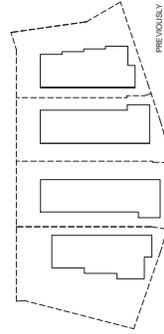
PROPOSED ELEVATION



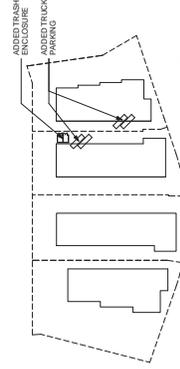
BUILDING DISTANCE ANALYSIS



EXISTING AND PROPOSED APPROVAL



② Diagram, before
1" = 100'-0"

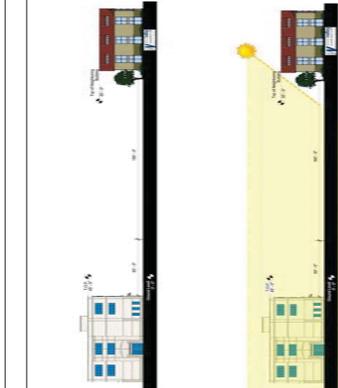


③ Diagram, after
1" = 100'-0"

EXISTING AND PROPOSED (ELEVATIONS)



McGlincy Storage Center, Project Information



McGlincy Storage Center
7008 McGlincy Lane, Suite 100, Campbell, CA 95008
(408) 315-2122, LSCF 20445, GRW Architects.com



Project Schedule	
Revision	
DT	10.05.2013
McGlincy Storage Center Project Information	
Consultation	
A003	
SCALE: AS SHOWN	
11/02/2015-12/17/2015	

UPDATED BIT, 2015

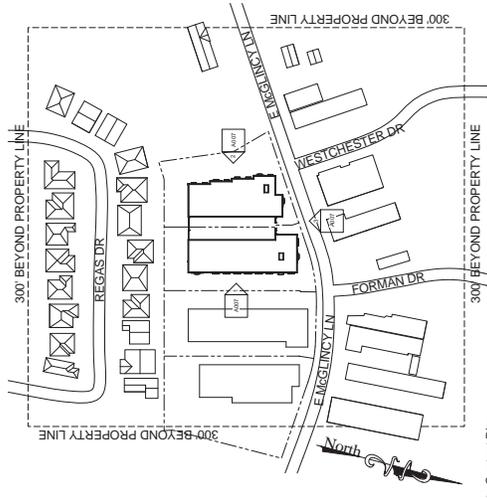


McGlinchy Lane - Building C & D, Campbell, California 95008
 Project Schedule
 Revision
 DT: 10/05/2013



McGlinchy Storage Center Diagrams
 Title: Collaboration
 A006
 SCALE: As Indicated
 11/12/2015 14:13:28

McGlinchy Storage Center, Diagrams



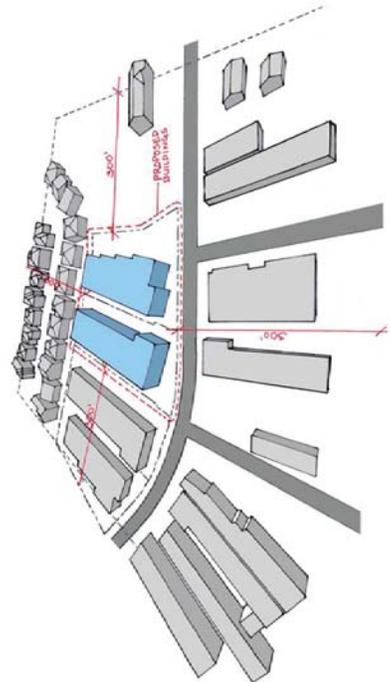
1 Site Context Plan
 1" = 100'-0"
 1 SEE SHEET A009, CONTEXT ELEVATIONS



2 Aerial Context - 1000' radius
 1" = 300'-0"



Vehicle and Pedestrian Circulation Mapping



Massing Study



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



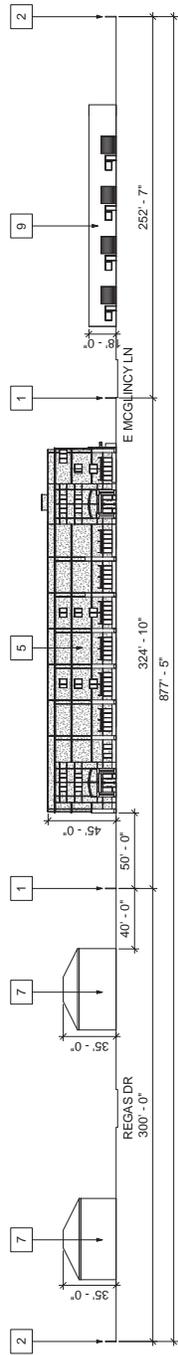
McGlinchy Lane - Building C & D, Campbell, California 95008

Project Schedule
Revision
DT: 10.05.2013

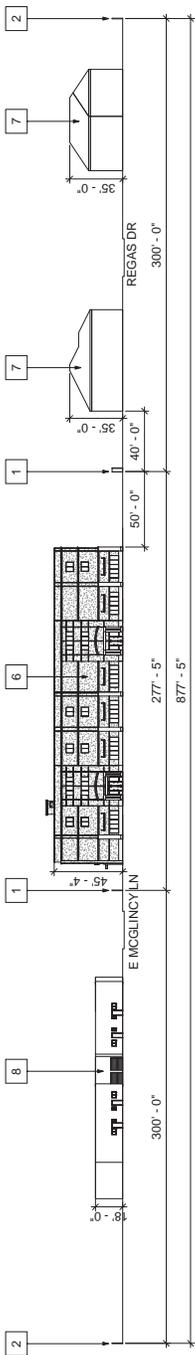
McGlinchy Storage Center - Context Elevations
 Construction
 A007
 SCALE 1" = 30'0"
 11/20/12-6-2013 PM

McGlinchy Storage Center, Context Elevations

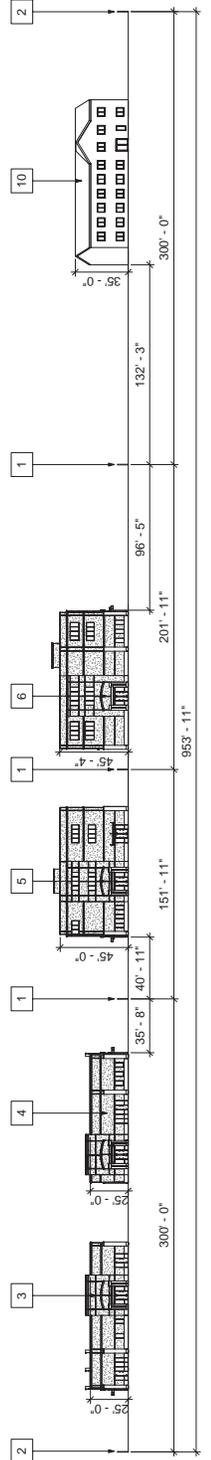
- 1 PROPERTY FENCE LINE
- 2 300' BEYOND PROPERTY LINE
- 3 (E) BUILDING A
- 4 (E) BUILDING B
- 5 (P) BUILDING C
- 6 (P) BUILDING D
- 7 EXISTING NEIGHBORING RESIDENTIAL HOMES
- 8 BAY AREA RODENT SOLUTION
- 9 BEST BUY AUTO GLASS
- 10 WEST VALLEY CONSTRUCTION



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:	49 UNITS
LARGE:	15 UNITS
X-LARGE:	15 UNITS
SUPPORTING AREAS:	
MANAGER'S GARAGE:	2954 SF
RESTROOM:	041 SF
STARWELL 1:	1507 SF
STARWELL 2:	2403 SF
FIRE RISER:	3723 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:	101 SF - 100 SF
LARGE:	101 SF - 100 SF
X-LARGE:	253 SF - 273 SF
BREAKDOWN OF UNIT AMOUNTS:	
X-SMALL:	2 UNITS
SMALL:	2 UNITS
MEDIUM:	42 UNITS
LARGE:	4 UNITS
X-LARGE:	15 UNITS
SUPPORTING AREAS:	
STARWELL 1:	157 SF
STARWELL 2:	185 SF
FIRE RISER:	3723 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:	17944 SF

3RD FLOOR AREA SCHEDULE

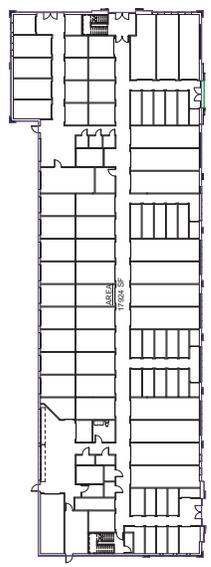
STORAGE AREA ANALYSIS

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 - 99 SF
LARGE:	100 SF - 107 SF
X-LARGE:	253 SF - 273 SF
BREAKDOWN OF UNIT AMOUNTS:	
X-SMALL:	45 UNITS
SMALL:	18 UNITS
MEDIUM:	49 UNITS
LARGE:	4 UNITS
X-LARGE:	2 UNITS
SUPPORTING AREAS:	
STARWELL 1:	1572 SF
STARWELL 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

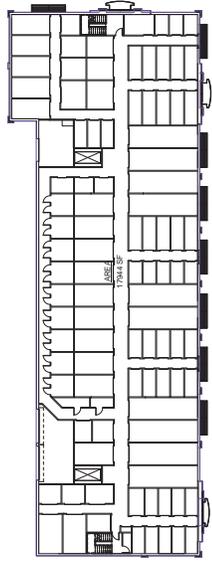
4TH FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

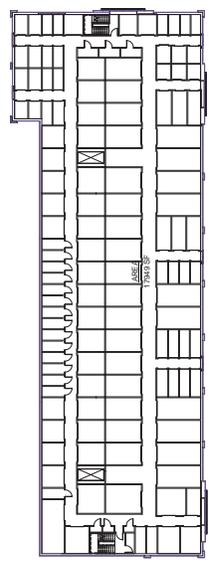
TOTAL RENTABLE UNITS:	177 UNITS
TOTAL STORAGE AREA:	13014.3 SF
BREAKDOWN OF STORAGE UNIT SIZES:	
X-SMALL:	11 SF - 40 SF
SMALL:	54 SF - 60 SF
MEDIUM:	72 SF - 90 SF
LARGE:	103 SF - 100 SF
X-LARGE:	253 SF - 273 SF
BREAKDOWN OF UNIT AMOUNTS:	
X-SMALL:	5 UNITS
SMALL:	13 UNITS
MEDIUM:	47 UNITS
LARGE:	4 UNITS
X-LARGE:	2 UNITS
SUPPORTING AREAS:	
MANAGER'S APARTMENT:	1180.2 SF
STARWELL 1:	180 SF
STARWELL 2:	1075 SF
FIRE RISER:	340 SF
ELEVATOR 1:	1008 SF
ELEVATOR 2:	1077 SF
HALLWAY:	3567 SF
4TH FLOOR DATA SUMMARY:	
EFFICIENCY:	74.6%
4TH FLOOR GROSS AREA TOTAL:	18042 SF



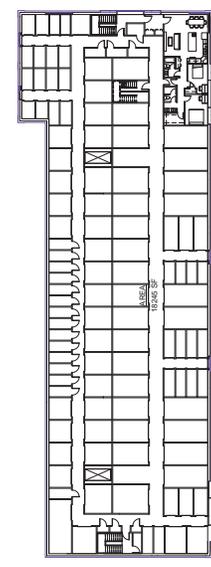
Building C, 1st Floor Plan
1" = 20'-0"



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



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



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

McGlincy Storage Center logo and contact information: 7005 McElroy Lane - Building C, Campbell, California 95008. Phone: (925) 915-2122. Website: WWW.MCGLINCYS.COM.

Project Schedule
Revision
Date: 10.05.2013

Building Area Analysis
McGlincy
Construction
A008

SCALE: 1" = 20'-0"
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ARCHTECS
 Gordon K Wong LEED EA
 1008 31st Street, Suite 100, Campbell, CA 95008
 (408) 312-1212, LDF 38465, GRW ARCHTECS.COM

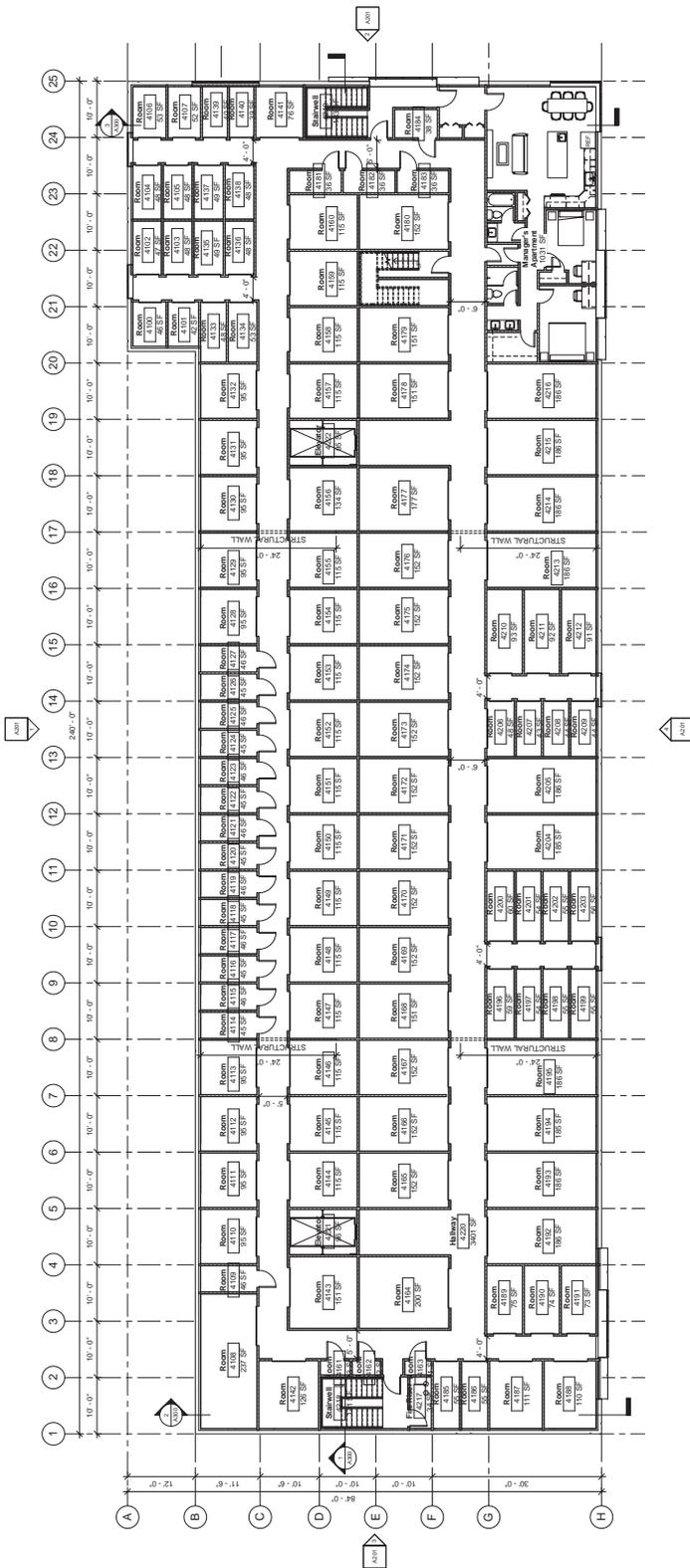


McCLINCY STORAGE CENTER
 700E McClincy Lane - Building C, D, Campbell, California 95008

Project Schedule	
Revision	
DT	10.05.2013

Building C, Fourth Floor Plan
 Title: Construction
 A103
 SCALE: 1/8" = 1'-0"
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Building C, Fourth Floor Plan



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



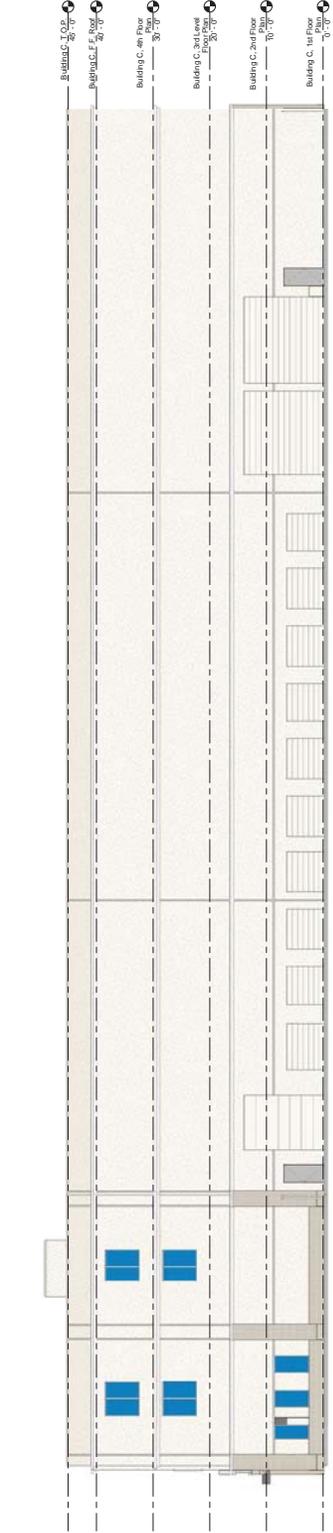
McGLINCY STORAGE CENTER
 7005 McHenry Lane - Building C & D, Campbell, California 95008
 Project Schedule
 Revision
 01.10.05.2013



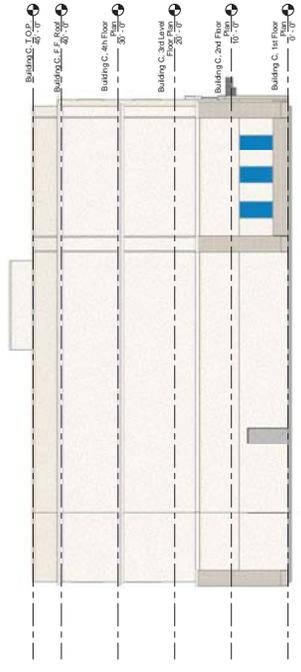
Project Schedule
 Revision
 01.10.05.2013

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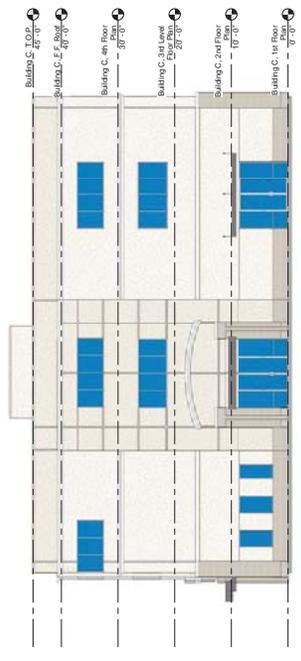
Building C, Exterior Elevations, Color



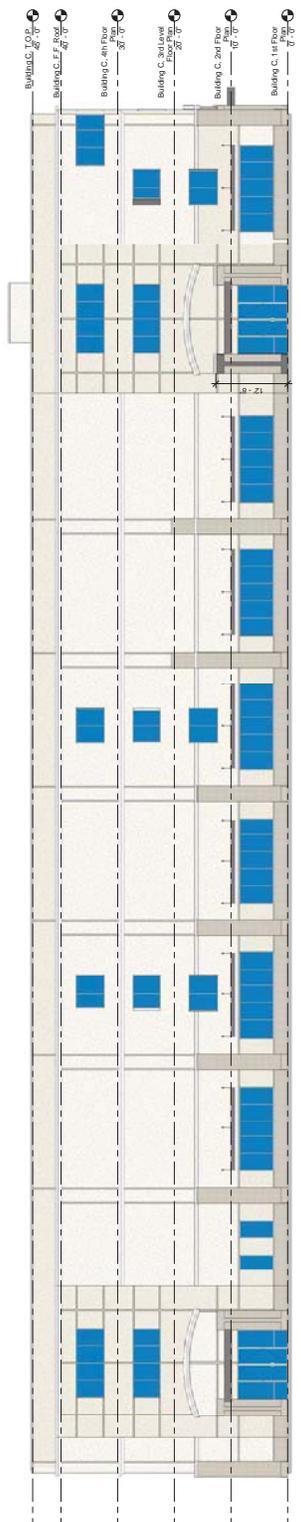
West Elevation, Color & Details
 1/8" = 1'-0"



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



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



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



ARCHITECTS
 Gordon K Wong M.A. LEED GA
 1000 McGlincy Lane, Suite 100, Campbell, CA 95008
 (408) 375-2122, LSC# 34445, GRW ARCHITECTS.COM

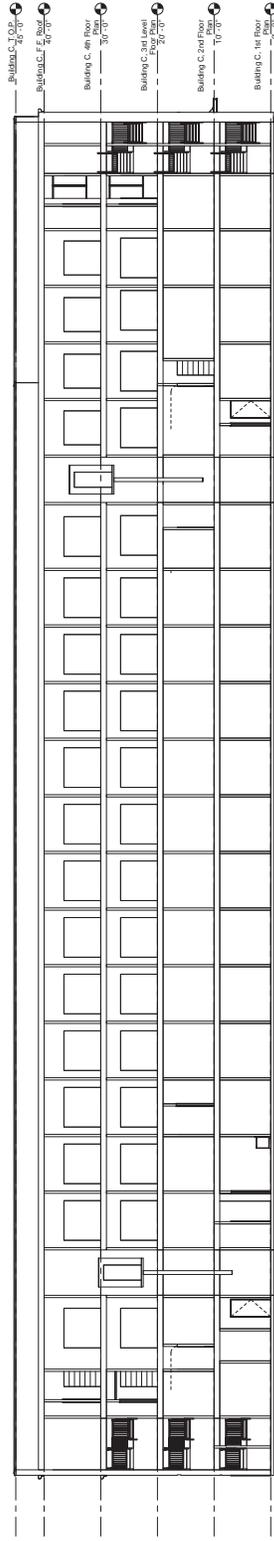


McGLINCY STORAGE CENTER
 7008 McGlincy Lane - Building C & D, Campbell, California 95008

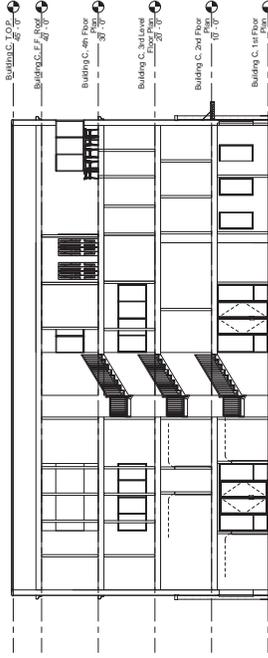
Project Schedule	
Revision	
Date	01.10.05.2013

Building C, Core Section
 North
 Orientation
A300
 SCALE 1/8" = 1'-0"
 UNITS: FEET AND INCHES

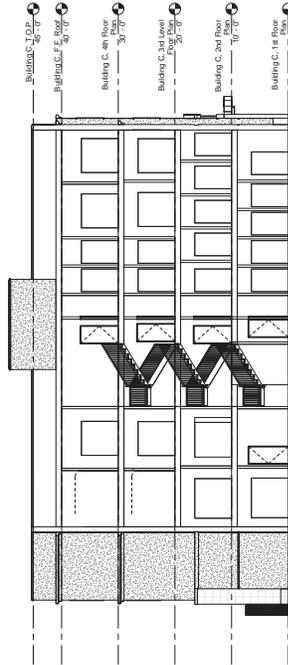
Building C, Cross Sections



Core Section
 1/8" = 1'-0"



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



West Section
 1/8" = 1'-0"



PROJECT SCHEDULE
 Revision
 DT: 10.05.2013

Building Area Analysis
 Project
 Construction
A009
 SCALE: 1" = 20'-0"

PROJECT INFORMATION
 Building D, Area Analysis

700E McGINLEY Lane - Building C & D, Campbell, California 95008
McGINLEY STORAGE CENTER
 Gordon K Wong, MA, LEED GA
 1000 California Street, Suite 1000
 San Francisco, CA 94108
 (415) 771-2122, USA
 GUY ARCHITECTS.COM



Building D, Area Analysis

SECOND FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

STORAGE UNITS TOTAL:	112 UNITS
TOTAL RENTABLE AREA:	11626.3 SF
BREAKDOWN OF STORAGE UNIT SIZES:	
X-SMALL:	24 SF - 36 SF
SMALL:	40 SF - 60 SF
MEDIUM:	60 SF - 90 SF
LARGE:	100 SF - 131 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:	1907.9 SF
FIRE RISER:	613.9 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:	16402.25 SF

THIRD FLOOR AREA SCHEDULE

STORAGE AREA ANALYSIS

STORAGE UNITS TOTAL:	85 UNITS
TOTAL RENTABLE AREA:	11948.1 SF
BREAKDOWN OF STORAGE UNIT SIZES:	
X-SMALL:	24 SF - 36 SF
SMALL:	44 SF - 60 SF
MEDIUM:	110 SF - 134 SF
LARGE:	110 SF - 134 SF
X-LARGE:	211 SF - 277 SF

BREAKDOWN OF UNIT AMOUNTS

X-SMALL:	12 UNITS
SMALL:	11 UNITS
MEDIUM:	11 UNITS
LARGE:	17 UNITS
X-LARGE:	17 UNITS

SUPPORTING AREAS

MANAGER'S OFFICE:	581 SF
MANAGER'S GARAGE:	3914.9 SF
PRIVATE OFFICE:	333 SF
RESTROOM 1:	442 SF
RESTROOM 2:	442 SF
STARWELL 1:	290.1 SF
STARWELL 2:	197 SF
FIRE RISER:	603 SF
ELEVATOR 1:	1062 SF
ELEVATOR 2:	1062 SF
ELECTRICAL ROOM:	1228 SF
MACHINE ROOM:	46.5 SF
HALLWAY:	3460.7 SF

3RD FLOOR DATA SUMMARY:

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

FOURTH 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 - 46 SF
SMALL:	51 SF - 60 SF
MEDIUM:	108 SF - 132 SF
LARGE:	108 SF - 132 SF
X-LARGE:	204 SF - 277 SF

BREAKDOWN OF UNIT AMOUNTS

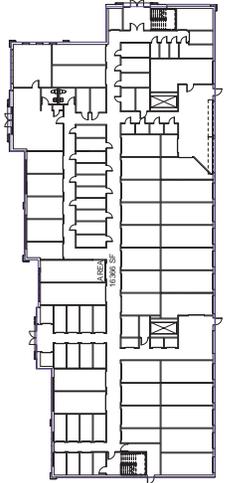
X-SMALL:	20 UNITS
SMALL:	30 UNITS
MEDIUM:	30 UNITS
LARGE:	30 UNITS
X-LARGE:	4 UNITS

SUPPORTING AREAS

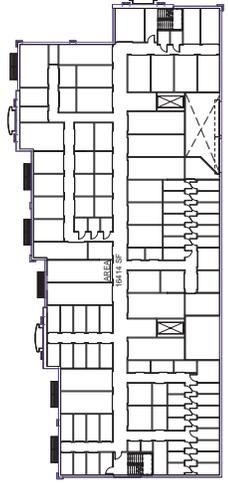
MANAGER'S APARTMENT:	1155.4 SF
STARWELL 1:	200.3 SF
STARWELL 2:	103 SF
FIRE RISER:	603 SF
ELEVATOR 1:	1062 SF
ELEVATOR 2:	1062 SF
HALLWAY:	4122.1 SF

4TH FLOOR DATA SUMMARY:

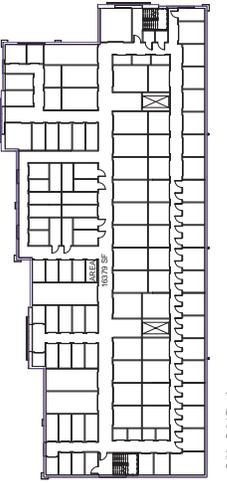
EFFICIENCY:	71.7%
4TH FLOOR GROSS AREA TOTAL:	16092.25 SF



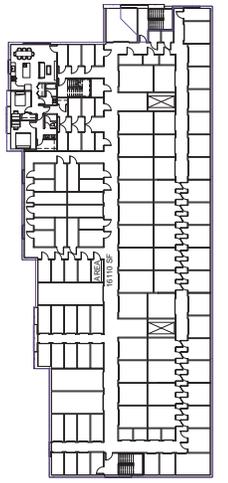
① Building D, 1st Floor Area
1" = 20'-0"



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"



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



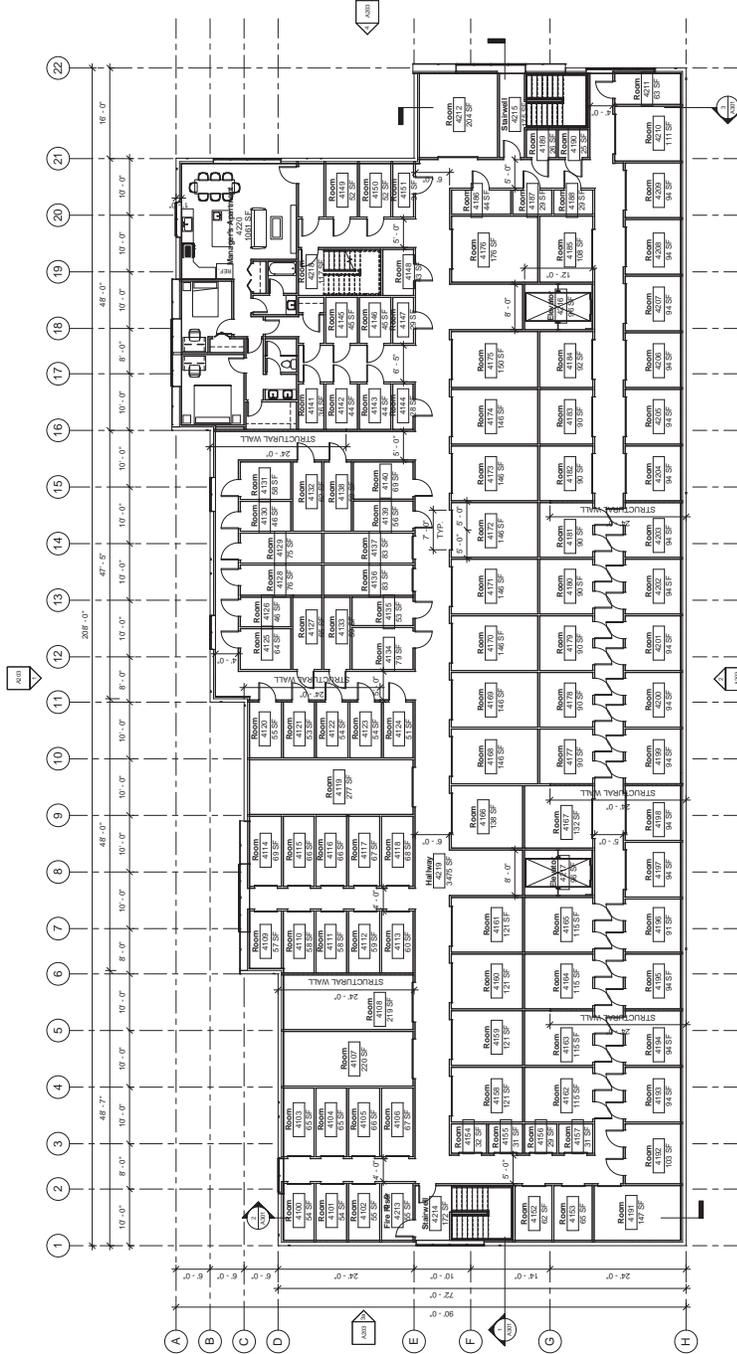
7085 McGlincy Lane - Building C & D, Campbell, California 95008
 McGLINCY STORAGE CENTER

Project Schedule
 Revision
 DT: 10.05.2013

Building D, Fourth
 Floor Plan
 No. 10
 Construction
A108

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Building D, Fourth Floor Plan



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



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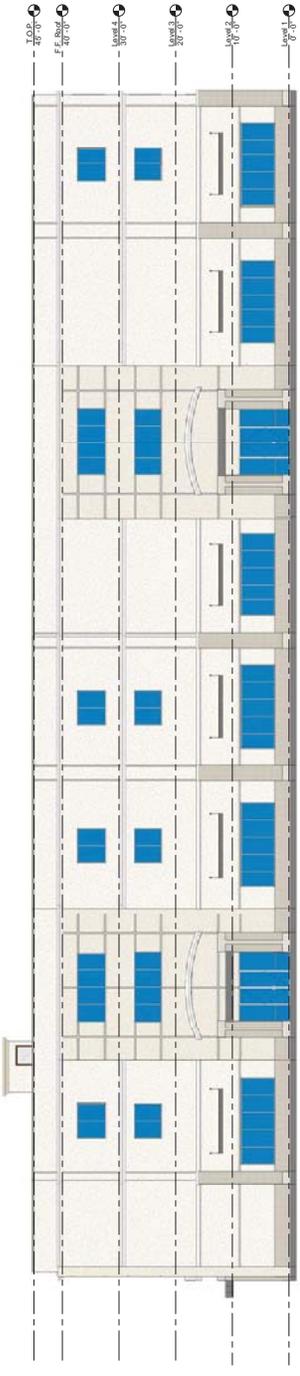
7085 McGlincy Lane - Building C & D, Campbell, California 95008
McGLINCY STORAGE CENTER

Project Schedule
 Revision
 DT: 10.05.2013

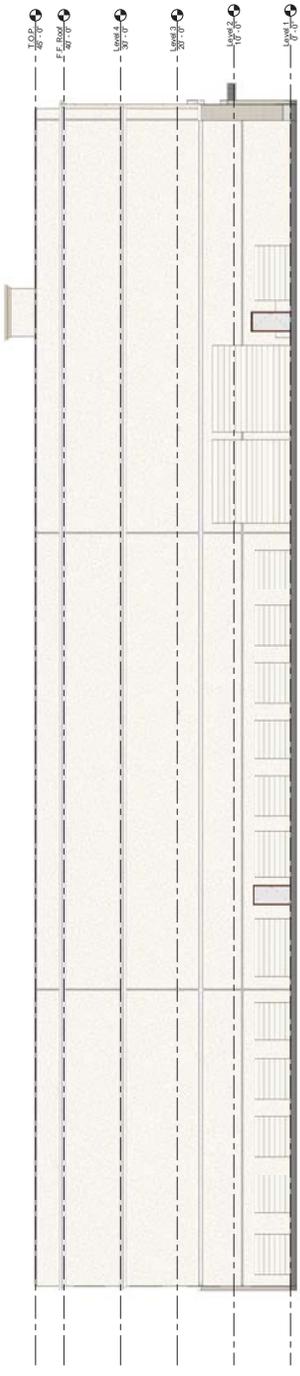
Building D
 Exterior
 Elevations, Color
 Coordination
A203

SCALE: 1/8" = 1'-0"
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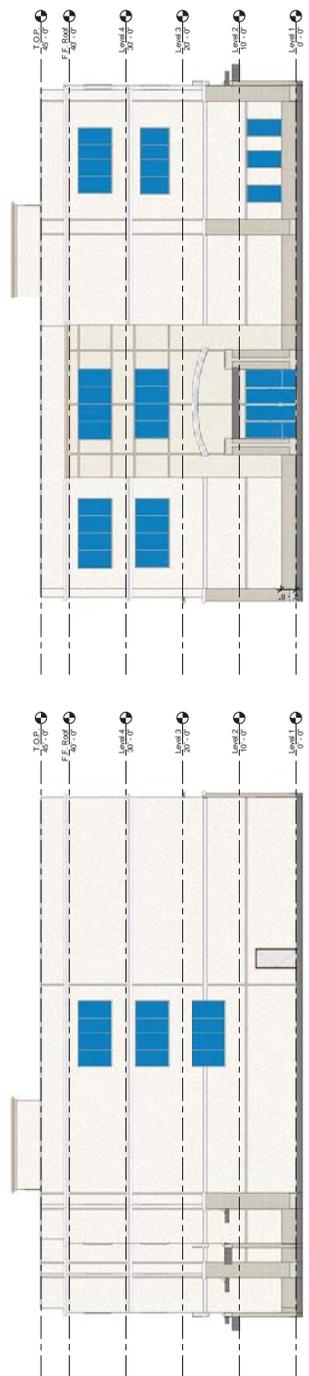
Building D, Exterior Elevations, Color



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



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



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

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

