

TERRY SCHMIDTBAUER
Director

JAMES BEZEK
Assistant Director

ALLAN CALDER
Planning Services Manager

DEPARTMENT OF RESOURCE MANAGEMENT



675 Texas Street, Suite 5500
Fairfield, CA 94533-6342
(707) 784-6765
Fax (707) 784-4805

www.solanocounty.com

Planning Services Division

SOLANO COUNTY ZONING ADMINISTRATOR

Staff Report
SGN-23-01

Application No. SGN-23-01 (Secure Space Self Storage) Project Planner: JT Lee, Planning Technician			
Applicant David Ford 124 Allimore Ct. Roseville, CA 95747		Property Owner 1855 Benicia Rd LLC 19191 S. Vermont Street Torrance, CA 990502	
Action Requested Consideration of Sign Permit SGN-23-01 to construct one (1) freestanding monument sign, two (2) wall signs, and two (2) directional signs for Secure Space Self Storage with a total aggregate of 196 square feet of sign area located at 1250 Benicia Road, in unincorporated Benicia; APN: 0079-020-260.			
Property Information			
Size: 3.88 ac. (total)		Location: 1250 Benicia Road	
APN: 0079-020-260			
Zoning: Commercial Service (CS)		Land Use: Sign	
General Plan: Urban Commercial		Ag. Contract: n/a	
Utilities: Public water and sewer		Access: Benicia Road	
Adjacent General Plan Designation and Zoning District			
	General Plan	Zoning	Existing Land Use
North	City of Vallejo	N/A	Residential & Industrial
South	City of Benicia	N/A	Vacant Land
East	Urban Commercial	Commercial Service (CS)	Storage Facility
West	City of Vallejo	N/A	Vacant Land
Environmental Analysis Pursuant to Section 15311(a) (Class 11 – Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is exempt from the requirements of CEQA and would not have a significant impact on the environment.			
Motion to Approve The Zoning Administrator does hereby ADOPT the mandatory findings and APPROVE Sign Permit SGN-23-01.			

PROJECT DESCRIPTION

The applicant applied for a Sign Permit for three (3) signs and two (2) directional signs for a four-story self-storage facility associated with building permit B2021-1001. (Secure Space Self Storage, APN: 0079-020-260). The proposed monument sign will be freestanding and constructed with aluminum with a measurement of 6’ in height and 8’ in length, totaling 32 square feet of sign area with two (2) feet of height being incidental as support for the sign. It is located to the north of the property and will be located approximately 25 feet from Benicia Road. The two (2) wall signs are identical except for their location on the building. One (1) sign is located to the northeast toward Benicia Road, and another is located to the southwest facing toward Interstate 780. Both signs will be located approximately 34 feet high on the building near the 4th story and measure no more than 3’-6” in height and 22’ -1 ½” in length for a total sign area of 77 sq. ft each. There will be two (2) additional directional signs located on site for directing vehicle traffic and pedestrian traffic. The “leasing” sign will be 8” in height and 4’-5/8” for a total sign area of three (3) feet. The “loading” sign will be 1’ in height and 6’-1/2” in length for a total sign area of six (6) ft. The total sign area in aggregate is 196 sq. ft.

GENERAL PLAN AND ZONING

The General Plan designation of the property is Urban Commercial. The zoning designation is Commercial Service (CS). The current land use is vacant; however the proposed signs will accommodate the future development of a commercial storage facility which is a permitted land use. The building permit B2021-1001 is ready to be issued pending the Building Division’s comment coordination. The proposed signage is consistent with the Sign Regulations set forth in the Solano County Zoning Ordinance Section 28-96 with the approval of a sign permit.

SPECIFIC SIGN STANDARDS

The Zoning designation of Commercial Service (CS) allows for awning, freestanding, projecting, wall, and window signs. The following is the discussion of the requirements and proposal:

Table 1

Sign Area and Quantity	<i>Required Standards / Proposed Signage</i>
	<p>Commercial Service Zone Maximum Sign area (200 sq. ft.) and quantity (3) The proposed signage totals 196 sq. ft. The proposed plan has three signs (one freestanding and two wall signs) that would contribute to the maximum of three signs to advertise the business in addition to two directional signs.</p>
Sign Type	
Freestanding Sign	<p>1. Sign height shall not exceed six feet. (See Section 28.96.050.B for measurement.) The proposed sign is 6 feet tall.</p> <p>2. A freestanding sign may be placed only on a site frontage adjoining a public street. The sign location is near the site frontage of a public street.</p>

	<p>3. Multiple signs shall be separated by a minimum of 75 feet to ensure adequate visibility for all signs. The Zoning Administrator may waive this requirement where the locations of existing signs on adjacent properties would make the 75-foot separation impractical.</p> <p>There are no other freestanding signs on the adjacent property.</p> <p>4. The sign shall not project over public property, vehicular easements, or rights-of-way.</p> <p>The proposed sign does not project over public property, vehicular easements, or rights-of-way.</p> <p>5. To assist emergency response personnel in locating the site, a freestanding sign should contain an illuminated street address plate. Numbers should be a minimum of six inches in height. Address plates shall not be calculated as part of the allowed sign area.</p> <p>The proposed sign has an illuminated street address plate that is a minimum of 6 inches.</p>
<p>Wall Sign</p>	<p>1. Wall signs may be located on any primary or secondary building frontage.</p> <p>Both proposed wall signs face a public road.</p> <p>2. The area of the largest wall sign shall not exceed seven percent of the area of the building facade on which the sign is mounted or painted, including the area of windows, doors, and recesses.</p> <p>Both proposed wall signs do not exceed 7% of building façade</p> <p>3. The signs shall not project from the surface upon which they are attached more than required for construction purposes and in no case more than 12 inches.</p> <p>Both proposed wall signs project 5 inches from the wall.</p> <p>4. The signs shall not project above the eave line or the edge of the roof of a building.</p> <p>Proposed signs do not project above the eave line or the edge of the roof of a building.</p> <p>5. The signs shall not be placed so as to interfere with the operation of a door or window.</p> <p>Proposed signs do not interfere with the operation of a door or window</p>

Direction Sign	<p>1. An on-premises sign which is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project may be permitted by the Zoning Administrator upon submittal and approval of a sign plan.</p> <p>The directional signs direct pedestrian and vehicle traffic.</p>
----------------	---

SPECIFIC SIGN STANDARDS DISCUSSION

The proposed freestanding sign meets the standards of the zone. The sign is 6’ tall with 32 sq. ft. of sign area. The illuminated address is located on a 2’ by 8’ aluminum skirt which does not count towards the sign area as it is supporting bracing that is incidental to the sign itself per 28.96.50(A)(2). The sign is located on the property approximately 24 ft. from Benicia Road. The adjacent storage business does not have any other freestanding signs, so the 75 ft. distance is not required.

The proposed wall signs comply with the specific standards. One (1) wall sign is proposed to be located northeast toward Benicia Road, and another is located to the southwest facing toward Interstate 780. Both streets can view the building and are publicly accessible. The signs are each five (5) inches from the wall. Both proposed signs are approximately 35’ high on a 49’ tall building.

The proposed directional signs are compliant with directing traffic to a specific location for loading materials and where to go for a leasing office. The signs would have low visibility from the public road due to their small size and the design of the building.

The proposed plan has three (3) signs (one (1) freestanding and two (2) wall signs) that would contribute to the maximum of three (3) signs to advertise the business. The two (2) directional signs are not specified in the 28.96.60 Zoning District Sign Standards table so they would not impact the maximum of three (3) signs. All five (5) signs have a sign area of 196 sq. ft. and non-directional signs have 186 sq. ft. of sign area. Either measurement would be under the 200 sq. ft. of maximum area for the zoning district.

ENVIRONMENTAL ANALYSIS

Pursuant to Section 15311(a) (Class 11 – Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is exempt from the requirements of CEQA and would not have a significant impact on the environment. Class 11 consists of the construction, or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including an on-premises sign.

DEPARTMENTAL REVIEW

As part of the project review process, the sign permit application is reviewed by various divisions within the Department of Resource Management.

Building Division:

The Building Division reviewed the project and had no comments or requirements.

Public Works Engineering:

Public Works Engineering reviewed the project and had no comments or requirements.

Environmental Health:

The Environmental Health Division reviewed the project application and had no comments or requirements.

Attachments:

Attachment A – Resolution and conditions of approval

Attachment B –1250 Benicia Rd-Sign Plans

Attachment C –1250 Benicia Rd-Site Plan

SOLANO COUNTY ZONING ADMINISTRATOR RESOLUTION NO. XX

WHEREAS, the Solano County Zoning Administrator has considered Sign Permit Application No. SGN-23-01 of **Secure Space Self Storage** to construct one freestanding monument sign, two wall signs, and two directional signs for a total aggregate of 196 square feet of sign area in the Commercial Service (CS) zoning district located at 1250 Benicia Road, in unincorporated Benicia; APN: 0079-020-260; and

WHEREAS, said Zoning Administrator has reviewed the report of the Department of Resource Management and heard testimony relative to the subject application at the duly noticed public hearing held on March 16, 2023; and

WHEREAS, after due consideration, the Zoning Administrator has made the following findings in regard to said proposal:

- 1. The proposed signage does not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs) and is of the minimum size and height necessary to enable motorists and pedestrian to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

Within the Commercial Service (CS) zoning district, freestanding and wall signs are allowed sign types. Signage is limited to a maximum of 200 square feet and the proposed signs total 196 square feet. The CS zoning district allows up to three signs. SGN-23-01 proposes one freestanding sign and two wall signs. The two directional signs do not contribute to the total sign count and may be permitted by the Zoning Administrator. Freestanding signs are limited to a maximum of 6 feet tall, and the proposed freestanding sign is 6 feet tall. Wall signs are to not project above the eave line, or the edge of the roof of a building and the proposed wall signs do not exceed this limit. The location of the signs meets all the setback and height requirements of the zone and would be visible to all motorists to identify the facility.

- 2. The size, location, and design of the sign are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity.**

The colors and materials of the sign would be harmonious with the proposed building. The materials used are painted aluminum. The proposed signage is complementary and compatible with the character of the existing site.

- 3. The proposed sign is in substantial conformance with the sign design criteria provided in Section 28.96.050 (D) and (E) of the Sign Regulations.**

The proposed signs meet the pertinent standards regarding design and illumination as set forth in Sections 28.96.050 (D) and (E) of the Solano County Zoning Ordinance.

4. The project qualifies for a Class 11 Categorical Exemption from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15311(a), Accessory Structures (On-premise signs).

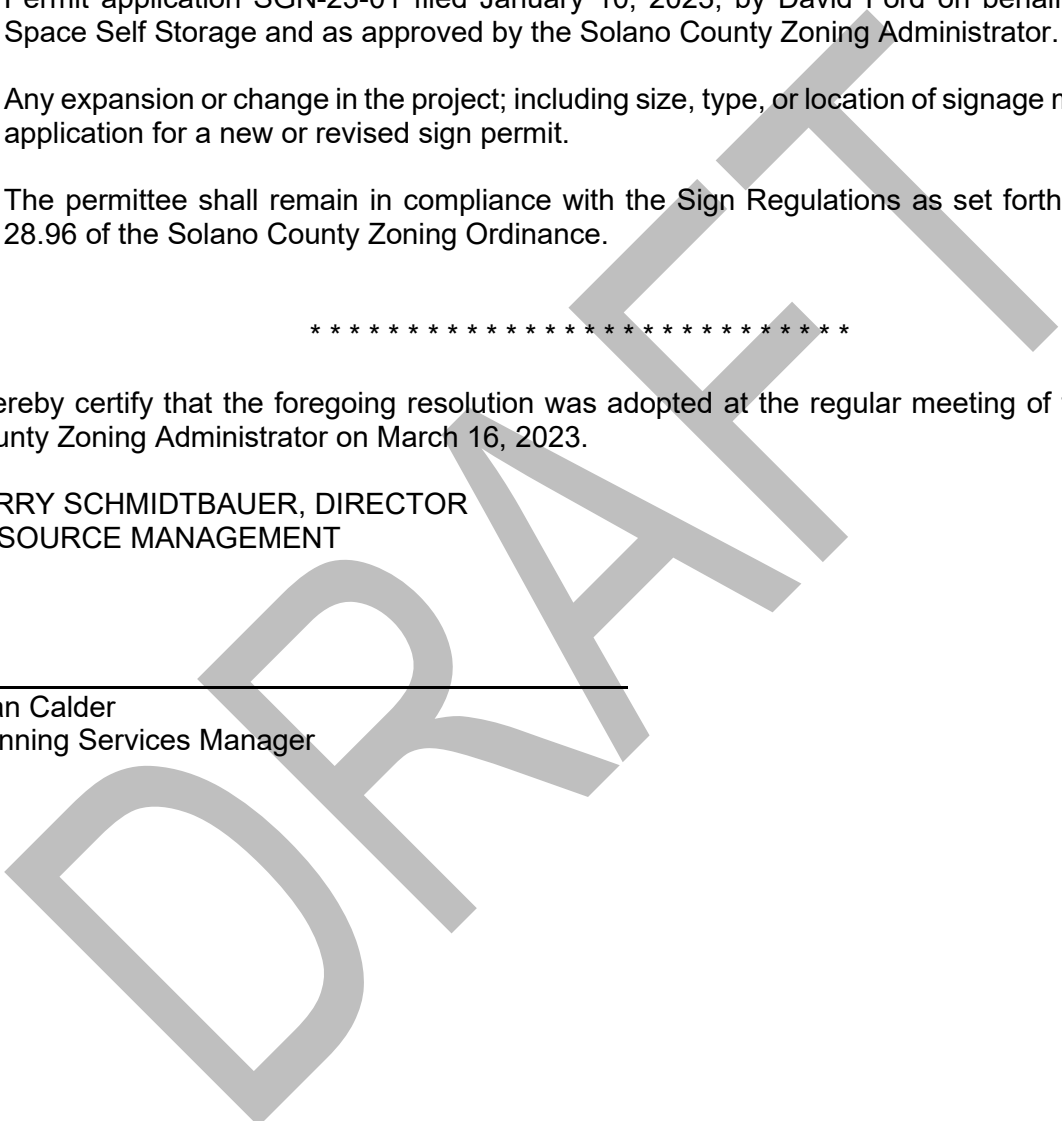
BE IT THEREFORE RESOLVED that the Zoning Administrator has approved Sign Permit Application No. SGN-23-01 subject to the following recommended conditions of approval:

1. All signage shall be established in accord with the application materials submitted with Sign Permit application SGN-23-01 filed January 10, 2023, by David Ford on behalf of Secure Space Self Storage and as approved by the Solano County Zoning Administrator.
2. Any expansion or change in the project; including size, type, or location of signage may require application for a new or revised sign permit.
3. The permittee shall remain in compliance with the Sign Regulations as set forth in Section 28.96 of the Solano County Zoning Ordinance.

I hereby certify that the foregoing resolution was adopted at the regular meeting of the Solano County Zoning Administrator on March 16, 2023.

TERRY SCHMIDTBAUER, DIRECTOR
RESOURCE MANAGEMENT

Allan Calder
Planning Services Manager





**1250 Benicia Road
Vallejo, CA 94591**

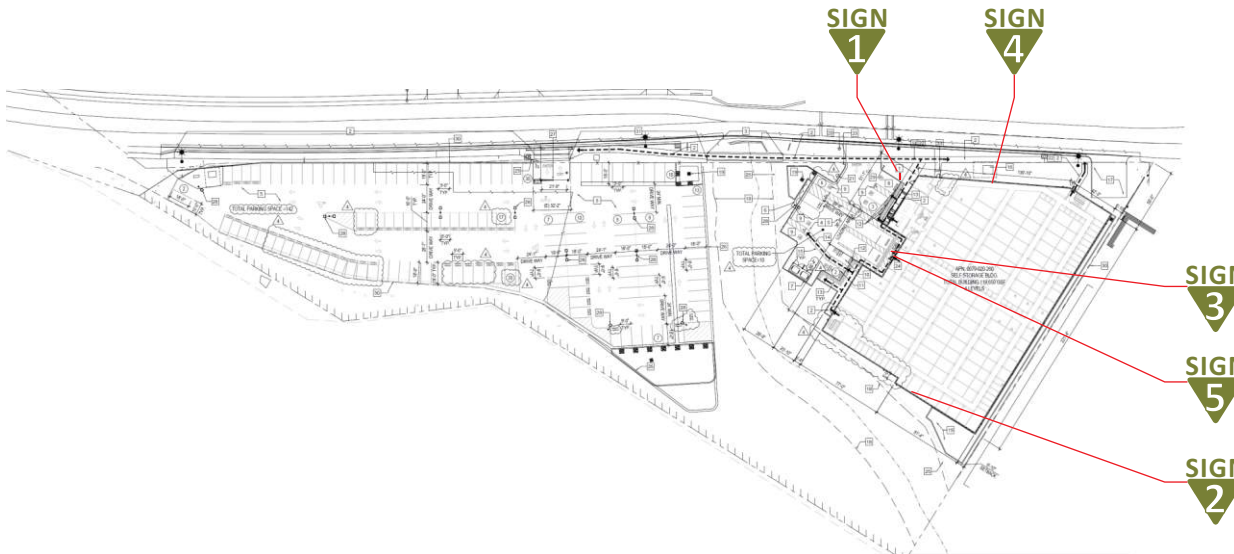


SITE



Code:
 Property is allowed (3) signs total and not to exceed and aggregate 200 sq. ft.
 Freestanding : Height not to exceed 6 feet. Must contain illuminated street
 address plate. Minimum of 6"

SQUARE FEET CALCULATIONS			
	Allowable	Existing	Proposed
SIGN 1			32
SIGN 2			77
SIGN 4			77
AGGREGATE	200		186



SQUARE FEET

SIGN 1 32

SIGN 2 77

SIGN 3 6

LOADING

SIGN 4 77

SIGN 5 3

LEASING

ATTACHMENT B



Address _____

 1250 Benicia Road
 City _____ Vallejo
 State _____ CA, 94591

Account Representative:
Stacie Hicks

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes
 *
 *
 *
 *
 *

Designer _____ DOL
 Design # _____ VX1102676-R4
 Original Date _____ 05/24/22
 Revision Date _____ 02/09/23

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards.

* All electrical components shall be U.L. Listed.
 * Sign shall be grounded per N.E.C. Article 250.
 * Insulated conductors as per N.E.C. Code 310.8. type to be used - metallic insulated sealtite.
 * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

MONUMENT SIGN



SCOPE OF WORK:

Manufacture and install (1)
 4' x 8' " Secure Space Self Storage"
 double faced ID cabinet with
 2' x 8' aluminum skirt.
 Cabinet to have routed aluminum
 faces back with push thru plex

SCALE: 1/4"=1'-0"

SQ/FT
 32



NOTE : ADDRESS IS ILLUMINATED

ATTACHMENT B



Address _____

 1250 Benicia Road
 City _____ Vallejo
 State _____ CA, 94591

Account Representative:
Stacie Hicks

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

- *
- *
- *
- *
- *

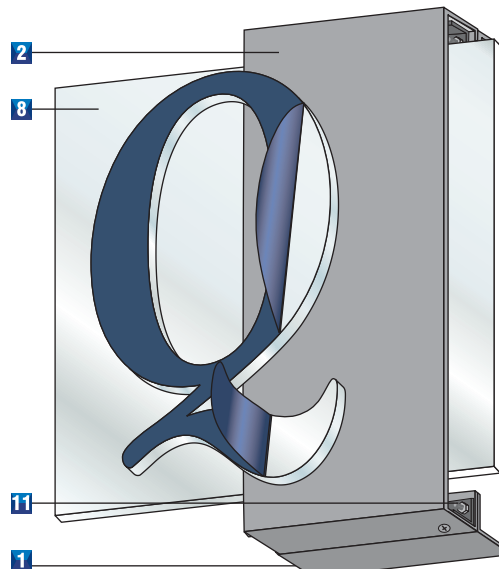
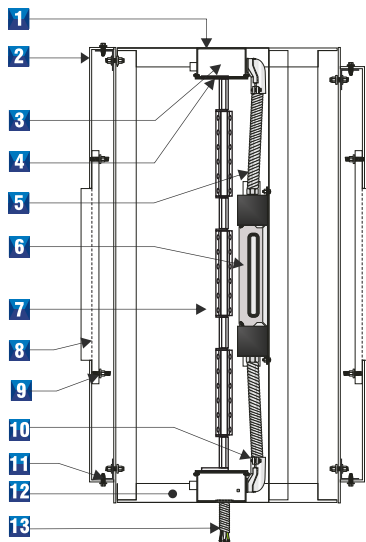
SPECIFICATION

SECTION DETAIL

3-D VIEW

COLOR SCHEDULE

- 1 .063" ALUMINUM FILLER PANTED _____
- 2 ROUTED .125" ALUMINUM FACES PANTED _____
- 3 WATER TIGHT WIREWAYS
- 4 MOUNTING FLANGE
- 5 FLEXIBLE CONDUIT
- 6 POWER SUPPLY (SIZE & LOCATION WILL VARY)
- 7 USLED TANDEM LIGHTING SYSTEM
- 8 PUSH THROUGH ACRYLIC WITH VINYL DECORATION
- 9 WELDED STUDS
- 10 FLEX CONNECTORS
- 11 90° CLIPS
- 12 2" x 2" x 3/16" ANGLE FRAME
- 13 SERVICE PROVIDED BY OTHER



- 3M #3630-137 EUROPEAN BLUE PMS 295U
- 3M #7125-31 Medium Gray
- SW 7067 Cityscape

Designer _____ DOL
 Design # _____ VX1102676-R4
 Original Date _____ 05/24/22
 Revision Date _____ 02/09/23

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards.



- * All electrical components shall be U.L. Listed.
- * Sign shall be grounded per N.E.C. Article 250.
- * Insulated conductors as per N.E.C. Code 310.8.
- type to be used - metallic insulated sealite.
- *Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

page 3

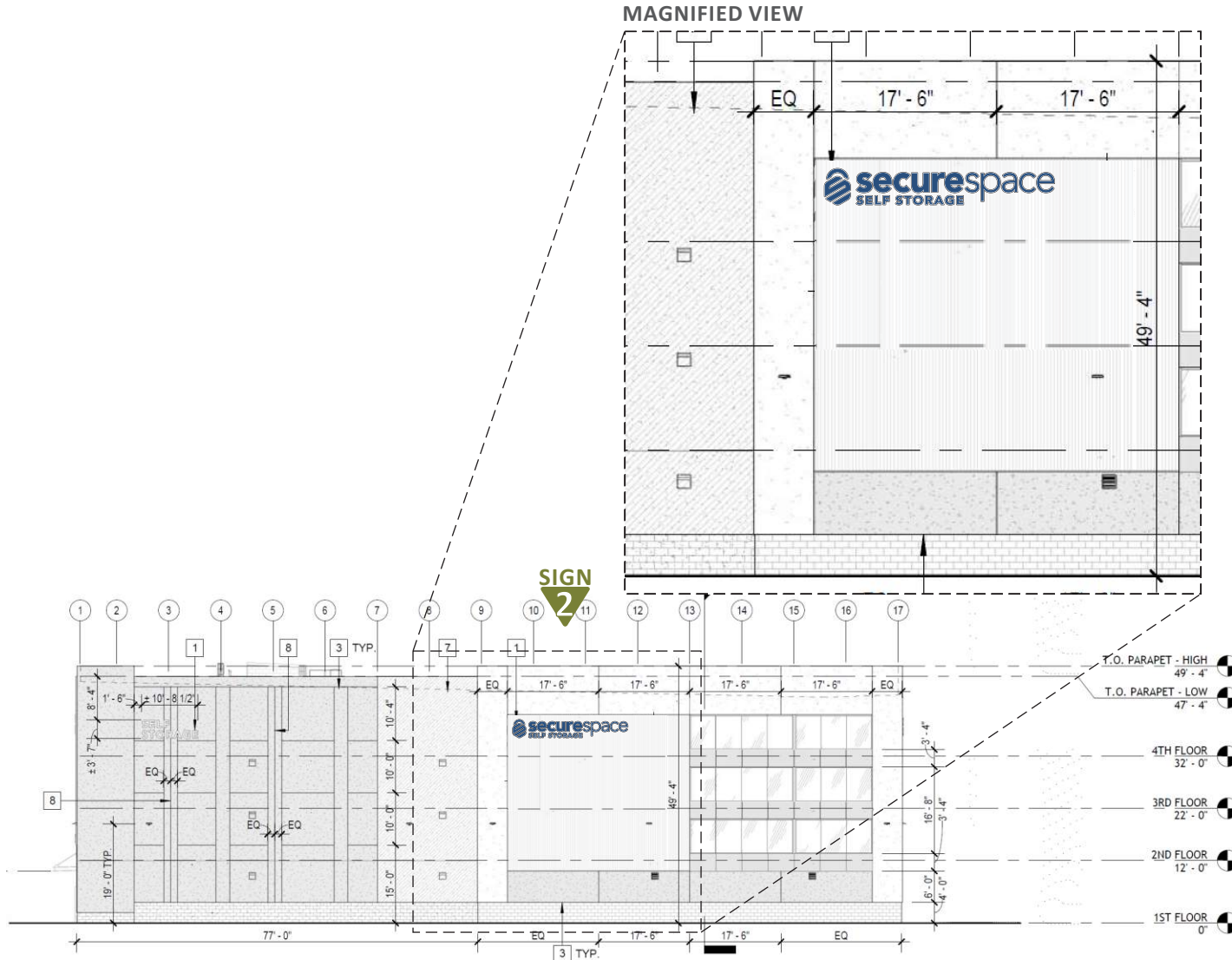
The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

SOUTHWEST - CREEK - ELEVATION



SCOPE OF WORK:

Manufacture and install (1) set 3' 6" x 22' 1-1/2" " Secure Space Self Storage" individually mounted channel letters



SOUTHWEST ELEVATION - CREEK - SCALE: 1/4"=1'-0"



Address _____

 1250 Benicia Road
 City _____ Vallejo
 State _____ CA, 94591

Account Representative:
Stacie Hicks

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes
 *
 *
 *
 *
 *

Designer _____ DOL
 Design # _____ VX1102676-R4
 Original Date _____ 05/24/22
 Revision Date _____ 02/09/23

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards.

UL LISTED nEC
 * All electrical components shall be U.L. Listed.
 * Sign shall be grounded per N.E.C. Article 250.
 * Insulated conductors as per N.E.C. Code 310.8.
 type to be used - metallic insulated sealite.
 * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

NORTHWEST - PARKING - ELEVATION



SCOPE OF WORK:

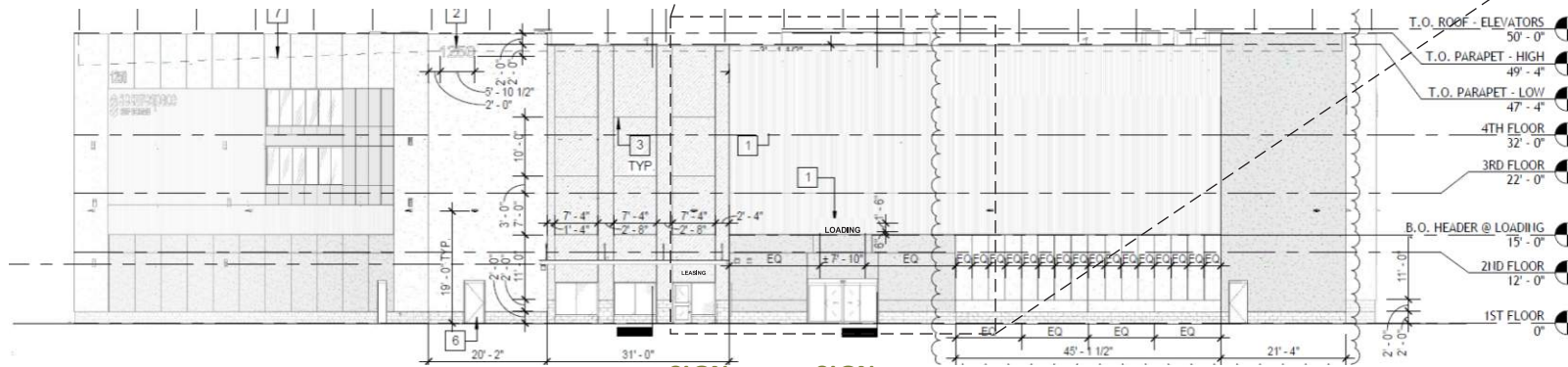
Manufacture and install (1) set 12" " Loading" black acrylic FCO's - stud mounted



SCOPE OF WORK:

Manufacture and install (1) set 8" " Leasing" black acrylic FCO's - stud mounted

MAGNIFIED VIEW



NORTHWEST ELEVATION - PARKING SCALE: 1/32"=1'-0"



Address _____

 1250 Benicia Road
 City _____ Vallejo
 State _____ CA, 94591

Account Representative:
Stacie Hicks

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes
 *
 *
 *
 *
 *

Designer _____ DOL
 Design # _____ VX1102676-R4
 Original Date _____ 05/24/22
 Revision Date _____ 02/09/23

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards

* All electrical components shall be U.L. Listed.
 * Sign shall be grounded per N.E.C. Article 250.
 * Insulated conductors as per N.E.C. Code 310.8.
 type to be used - metallic insulated seal-tite.
 * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

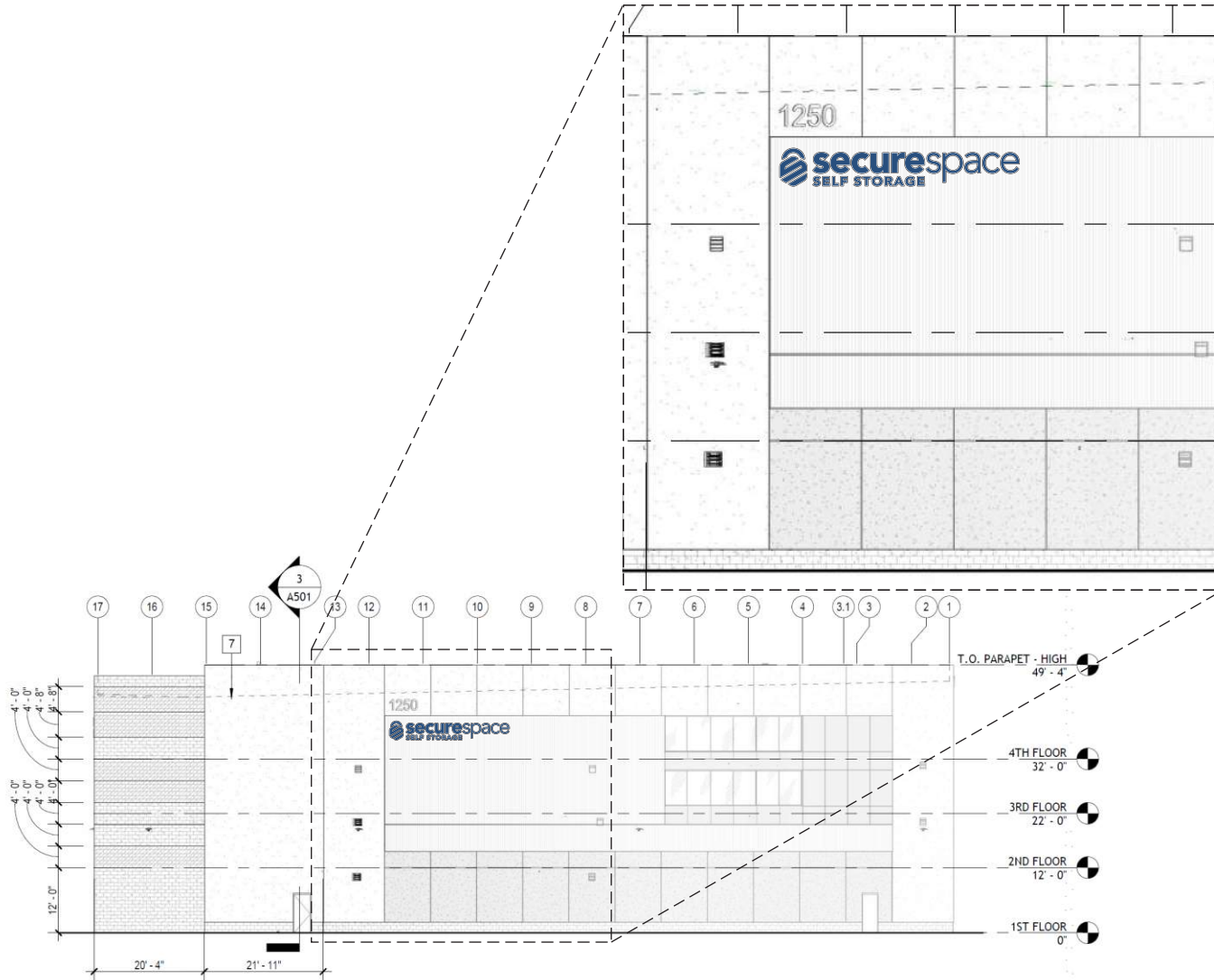
NORTHEAST - BENEICIA ROAD - ELEVATION



SCOPE OF WORK:

Manufacture and install (1) set 3' 6" x 22' 1-1/2" " Secure Space Self Storage" individually mounted channel letters

MAGNIFIED VIEW



NORTHEAST ELEVATION - BENEICIA ROAD - SCALE: 1/4"=1'-0"



Address _____

 1250 Benicia Road
 City _____ Vallejo
 State _____ CA, 94591

Account Representative:

Stacie Hicks

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes
 *
 *
 *
 *
 *

Designer _____ DOL
 Design # _____ VX1102676-R4
 Original Date _____ 05/24/22
 Revision Date _____ 02/09/23

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards.

* All electrical components shall be U.L. Listed.
 * Sign shall be grounded per N.E.C. Article 250.
 * Insulated conductors as per N.E.C. Code 310.8.
 type to be used - metallic insulated sheath.
 * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

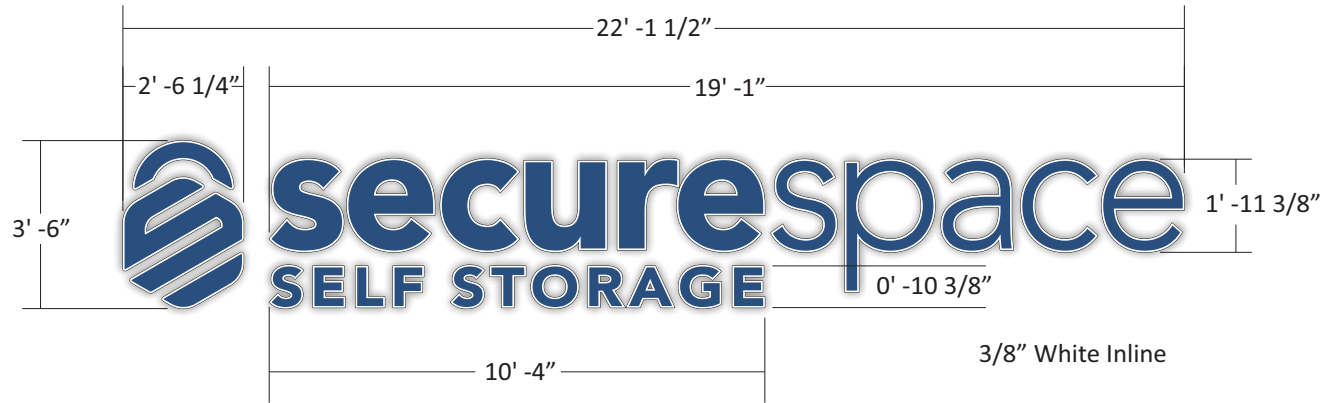
The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

FLUSH MOUNT CHANNEL LETTERS - DARK BLUE

SIGN 2
SIGN 4

SCALE: 1/4"=1'-0"

SQ/FT
77



ATTACHMENT B



Address _____

 1250 Benicia Road
 City _____ Vallejo
 State _____ CA, 94591

Account Representative:
Stacie Hicks

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

- *
- *
- *
- *
- *
- *

Designer _____ DOL
 Design # _____ VX1102676-R4
 Original Date _____ 05/24/22
 Revision Date _____ 02/09/23

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards



- * All electrical components shall be U.L. Listed.
- * Sign shall be grounded per N.E.C. Article 250.
- * Insulated conductors as per N.E.C. Code 310.8.
- * type to be used - metallic insulated sealite.
- * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

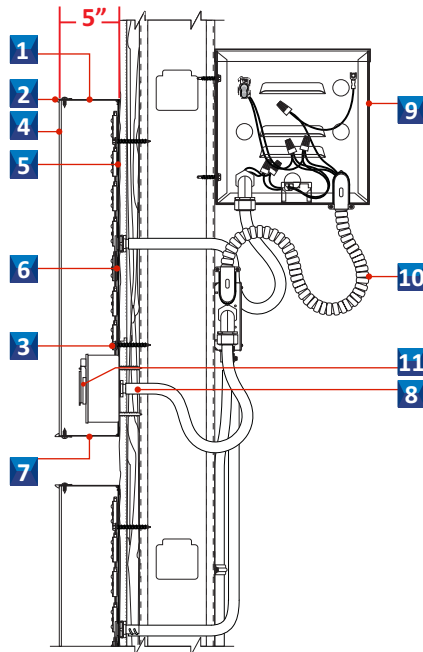
page 7

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

SPECIFICATION

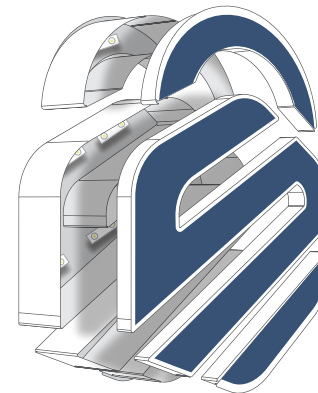
- 1** 5" / .063" ALUMINUM LETTER RETURNS PRE-PAINTED WHITE
- 2** 1" TRIM CAP RETAINER STANDARD WHITE
- 3** NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 4** 3/16" #7328 ACRYLIC FACE - WHITE WITH 1ST SURFACE TRANSLUCENT VINYL
- 5** WHITE LED
- 6** FLAT ALUMINUM BACK
- 7** 1/8" WEEP HOLES (2) TWO PER LETTER
- 8** GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.
- 9** LOW VOLTAGE ELECTRONIC POWER SUPPLY LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX
- 10** WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- 11** VISIBLE DISCONNECT SWITCH

SECTION DETAIL

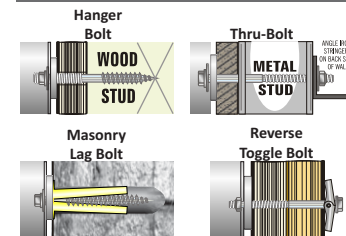


COLOR SCHEDULE

3M #3630-137 EUROPEAN BLUE



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive



SCALE: 1"=1'-0"

SQ/FT
6



Address _____

1250 Benicia Road
City _____ Vallejo
State _____ CA, 94591

Account Representative:
_____ **Stacie Hicks**

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

- *
- *
- *
- *
- *

Designer _____ DOL
Design # _____ VX1102676-R4
Original Date _____ 05/24/22
Revision Date _____ 02/09/23

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards

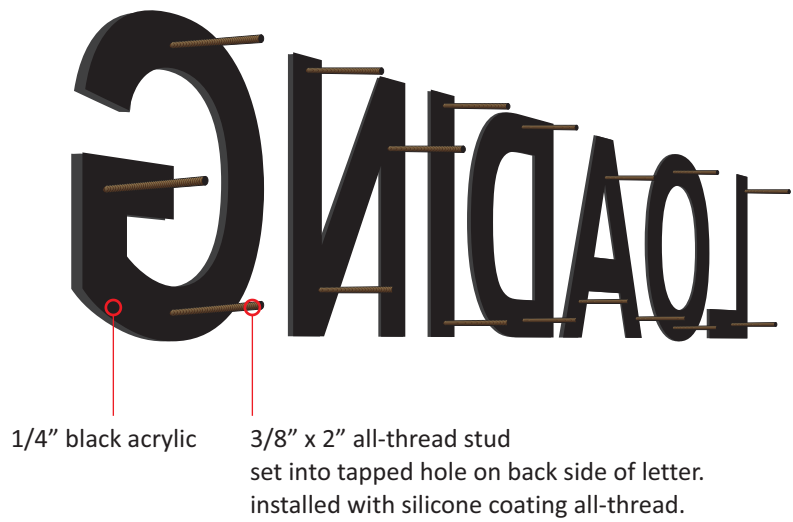
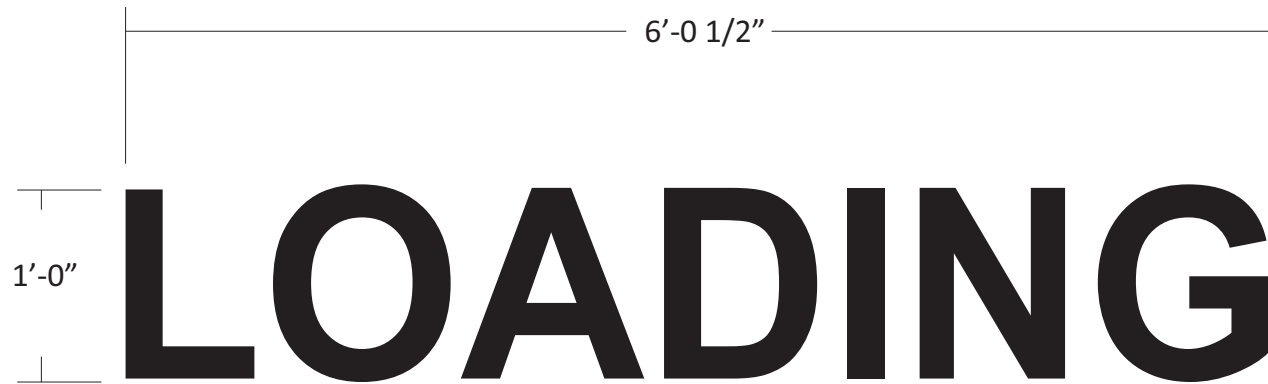


- * All electrical components shall be U.L. Listed.
- * Sign shall be grounded per N.E.C. Article 250.
- * Insulated conductors as per N.E.C. Code 310.8.
- type to be used - metallic insulated sealtite.
- * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.



1/4" black acrylic

3/8" x 2" all-thread stud set into tapped hole on back side of letter. installed with silicone coating all-thread.



SCALE: 1-1/2"=1'-0"

SQ/FT
3



Address _____

1250 Benicia Road
City _____ Vallejo
State _____ CA, 94591

Account Representative:
_____ **Stacie Hicks**

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Notes

- *
- *
- *
- *
- *

Designer _____ DOL
Design # _____ VX1102676-R4
Original Date _____ 05/24/22
Revision Date _____ 02/09/23

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards

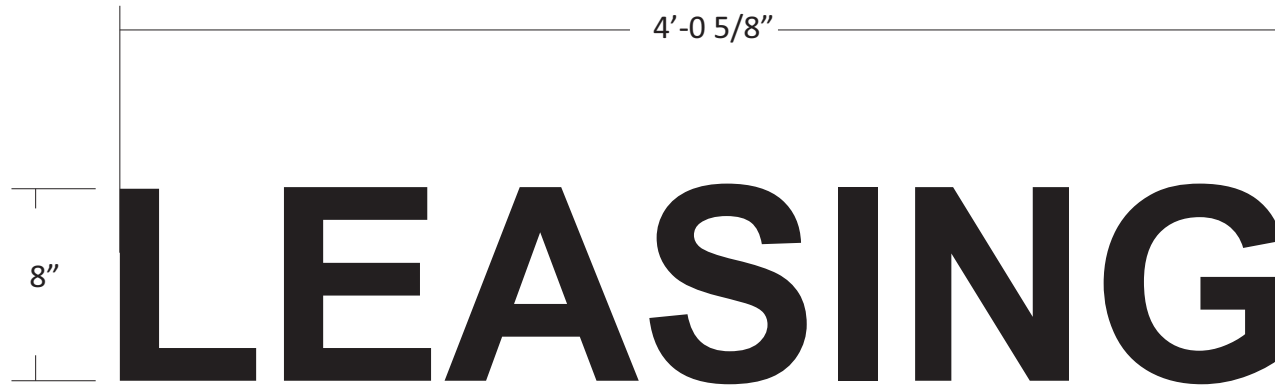


- * All electrical components shall be U.L. Listed.
- * Sign shall be grounded per N.E.C. Article 250.
- * Insulated conductors as per N.E.C. Code 310.8 type to be used - metallic insulated sealtite.
- * Disconnect switch as per N.E.C. Code 600.6.



sign & lighting

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

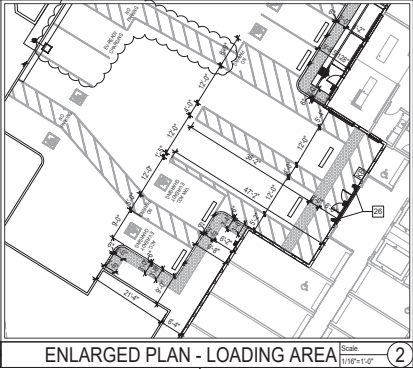
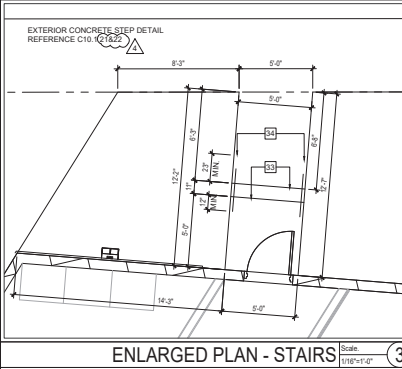
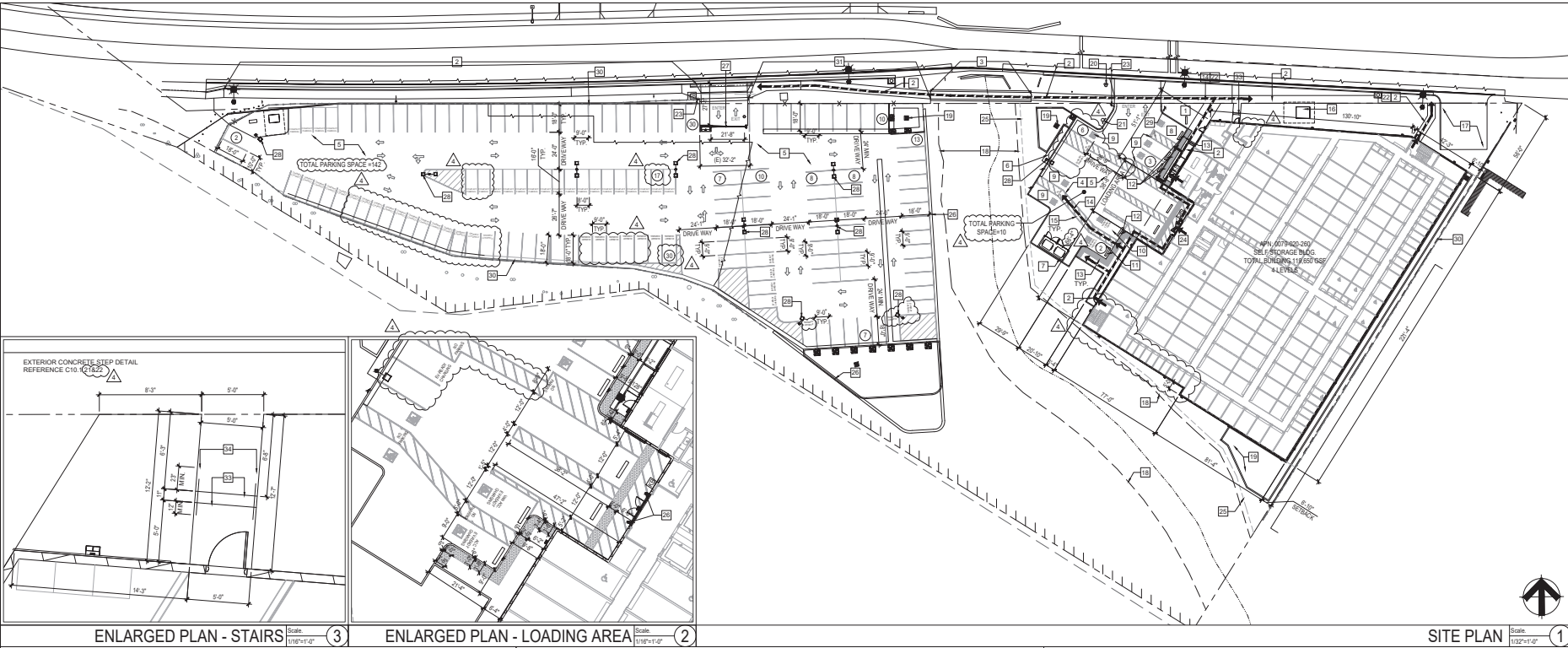


1/4" black acrylic

3/8" x 2" all-thread stud set into tapped hole on back side of letter. installed with silicone coating all-thread.



Kinetic Design
 20811 Lake Forest Drive Suite 010
 Lake Forest, CA 92532
 Main: 951.761.0234 Web: kineticdesign.com
 Email: info@kineticdesign.com



SITE PLAN Scale: 1/32\"/>

GENERAL NOTES:

- A KNOX KEY SWITCH, DUAL-KEYED TO POLICE AND FIRE DEPARTMENTS IS REQUIRED TO BE INSTALLED WITHIN THE TENANTS ACCESS CONTROL PANEL (KEYPAD / CARD READER) FOR VEHICLE & PEDESTRIAN GATES, AND DOORS WITH ELECTRONIC ACCESS CONTROL TO BUILDINGS.
- G.C. SHALL SUBMIT EVIDENCE TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT OR DIRECTOR OF PUBLIC WORKS THAT THE PROJECT USES RECYCLED MATERIALS FOR AT LEAST 20% OF CONSTRUCTION MATERIALS. RECYCLED MATERIALS MAY INCLUDE SALVAGED, REUSED AND RECYCLED CONTENT MATERIALS. PRODUCT CUT SHEETS OF THE RECYCLED AND/OR SALVAGED BUILDING MATERIALS SHALL BE SUBMITTED TO THE CITY.
- G.C. SHALL UTILIZE OFF-ROAD CONSTRUCTION EQUIPMENT THAT CONFORMS TO TITLE 3 OF THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, OR OTHER EMISSIONS STANDARDS FOR CONSTRUCTION EQUIPMENT OVER 50 HORSEPOWER THAT ARE COMMERCIALY AVAILABLE.
- G.C. TO PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9'-0" MINIMUM, MEASURED FROM GRADE, AT ALL EXTERIOR WALLS AND DOORS. THE ANTI-GRAFFITI FINISH SHALL NOT ALTER THE ORIGINAL APPLIED OR FACTORY FINISH OF ANY PART OF THE BUILDING.
- 50% OF THE TOTAL WASTE STORAGE AREA SHALL BE USED FOR THE COLLECTION AND REMOVAL OF RECYCLABLE MATERIALS.
- PARKING STALLS SHALL BE STRIPED AS REQUIRED PER CITY STANDARDS.
- FOR SINGLE EV CHARGING SPACES, A LISTED RACEMAN CAPABLE OF ACCOMMODATING A 208240VOLT DEDICATED BRANCH SHALL BE INSTALLED. THE RACEMAY SHALL NOT BE LESS THAN TRADE SIZE 1 INCH.
- FOR MULTIPLE EV CHARGING SPACES, A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEMAY METHOD. WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULLY RATED AMPERAGE.
- THE SERVICE PANEL OR SUBPANELS SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCH CIRCUITS FOR THE FUTURE INSTALLATION OF THE EVSE (S, 1106.5.3)
- ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN.
- DOUBLE STRIPING OF PARKING STALLS SHALL BE PER SECTION 12.21(A.5)
- THE RACEMAY IS NOT EXPOSED TO 65 DB-LH DURING HOURS OF OPERATION.
- SCREENING OF GROUND - MOUNTED EQUIPMENT: ALL GROUND MOUNTED UTILITY APPURTENANCES SUCH AS TRANSFORMERS, AC CONDENSERS, BACKFLOW DEVICES, BOOSTER PUMPS, ETC., SHALL BE LOCATED OUT OF PUBLIC VIEW AND ADEQUATELY SCREENED IN SUCH A MANNER AS TO MINIMIZE THE VISUAL AND ACOUSTICAL IMPACT. SCREENING MAY INCLUDE A COMBINATION OF LANDSCAPING AND/OR MASONRY OR LATTICE WALLS OR BEING TO THE SATISFACTION OF THE PLANNING AND BUILDING SERVICES DIRECTOR. ALL GAS AND ELECTRICAL METERS SHALL BE CONCEALED AND/OR PAINTED TO MATCH THE BUILDING.
- KEYS FOR EMERGENCY FIRE DEPARTMENT ACCESS SHALL BE PROVIDED. THE MINIMUM SIZE BOX IS THE 3200 SERIES WITH A HINGED DOOR AND RECESSED MOUNTING KIT. THE TAMPER KIT IS NOT REQUIRED. BOX COLOR MAY BE ANY OF THE KNOX OPTIONS. IT TAKES APPROXIMATELY 2 WEEKS FOR DELIVERY. FOR MORE INFORMATION CALL THE FIRE DEPARTMENT DIVISION AT (707) 658-4565 OR VISIT WWW.KNOXBOX.COM
- KEYS FOR THE KNOX BOX ENTRY SYSTEM REQUIRED BY THE FIRE DEPARTMENT SHALL BE ATTACHED TO DURABLE TAGS WITH PERMANENT MARKING IDENTIFYING THE DOORS OR LOCKS THAT THE KEY FUNCTION IS WITH. I.E. "MASTER" OR "MECHANICAL ROOM"
- ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS WEIGHING 70,000 LBS. WITH AN ALL-WEATHER DRIVING SURFACE. ALL ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED PRIOR TO AND DURING COMBUSTIBLE CONSTRUCTION.
- ALL VEHICLES ACCESS GATE SHALL BE EQUIPPED WITH A KNOX KEY SWITCH. CONTACT THE FIRE DEPARTMENT AT (707) 648-4564) OR VISIT WWW.KNOXBOX.COM FOR FURTHER INFORMATION.
- ACCESS ROADS THAT ARE FIRE LANES SHALL EITHER BE POSTED WITH PERMANENT ALL-WEATHER SIGNS CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE FIRE DEPARTMENT FIRE LANE MARKING STANDARDS OR SHALL ALL HAVE CURBS PAINTED RED AND A SIGN POSTED AT EACH ENTRANCE. CONTACT THE FIRE PREVENTION BUREAU FOR FURTHER INFORMATION AND DESIGN TEMPLATES. LOCATION OF SUCH AREAS SHALL BE DETERMINED PRIOR TO FINAL INSPECTION.
- PRIOR TO FINAL INSPECTION, IN ACCORDANCE WITH THE 2019 CALIFORNIA FIRE CODE ROOMS OR AREAS CONTAINING CONTROLS FOR HVAC SYSTEM, ELECTRICAL PANELS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, FIRE ALARM EQUIPMENT OR OTHER DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED WITH APPROPRIATE SIGN.
- THE BUILDING OWNER SHALL BE RESPONSIBLE FOR PAINTING OF PRIVATE HYDRANTS, VERIFYING STREET VALVES ARE FULLY OPEN AND THE PLACEMENT OF BLUE REFLECTIVE DOTS PRIOR TO REQUESTING A FINAL INSPECTION. MAINTENANCE, INSPECTION AND TESTING OF PRIVATE HYDRANTS ARE RESPONSIBILITY OF THE PROPERTY OWNER. PRIVATE HYDRANTS SHALL BE PAINTED RED.

PLAN NOTES:

- BUILDING MAIN ENTRY
- NEW SIDEWALK CONCRETE PAVEMENT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW 50' PEDESTRIAN BRIDGE OVER EXISTING CREEK. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW PARKING AREA. SEE CIVIL DRAWING FOR ADDITIONAL INFORMATION.
- NEW ASPHALT CONCRETE PAVEMENT. SEE CIVIL DRAWING FOR ADDITIONAL INFORMATION.
- NEW CONCRETE SLAB FOR EV CHARGING BASE.
- NEW TRASH ENCLOSURE. SEE A103 FOR ADDITIONAL INFORMATION.
- NEW 12X18" VAN ACCESSIBLE PARKING SPACE. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW 9X18" STANDARD ACCESSIBLE PARKING SPACE. SEE SHEET G206 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW 12X18" EV-READY VAN ACCESSIBLE PARKING SPACE. SEE SHEET G206 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW 9X18" EV-READY STANDARD ACCESSIBLE PARKING SPACE. SEE SHEET G206 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW ACCESSIBLE PARKING SIGNAGE. SEE G1206, G4206, G6206 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW 36" MIN. DETECTABLE WARNING / TRUNCATED DOME. SEE SHEET G206 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW ACCESSIBLE PATH OF TRAVEL. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW PARKING STRIPING. SEE CIVIL DRAWING FOR ADDITIONAL INFORMATION.
- NEW PG&E PAD MOUNT TRANSFORMER ON A 100'X300' CONCRETE PAD.
- NEW SEPTIC HOLDING TANK LOCATION. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- LINE OF EXISTING CREEK.
- NEW STORM DRAIN PIPING AND APPURTENANCES. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW FIRE DEPARTMENT CONNECTION. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW FIRE HYDRANT ASSEMBLY PER CITY OF VALLEJO STANDARD DRAWING 4-06.
- NEW ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY. SEE CIVIL DRAWING FOR ADDITIONAL INFORMATION.
- NEW POST MOUNT PARKING LOT VEHICLE ENTRY SIGNAGE WITH NEW POST. SEE CIVIL DRAWING FOR ADDITIONAL INFORMATION.
- LOADING / UNLOADING ENTRANCE.
- DASHED LINE INDICATE 3'-0" CLEAR DISTANCE FROM LINE OF EXISTING CREEK.
- EXISTING WALL TO REMAIN. PROTECT IN PLACE.
- NEW VERTICAL PIVOT GATE.
- NEW LIGHT POLE. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- TOW-AWAY SIGN PER DETAIL G16206.
- EXISTING CHAIN LINK FENCE TO REMAIN. SEE CIVIL DRAWING FOR ADDITIONAL INFORMATION.
- NEW CHAIN LINK FENCE. SEE CIVIL DRAWING FOR ADDITIONAL INFORMATION.
- NEW BOLLARDS W/ BUMPER POST SLEEVES. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW STAIRS. REFERENCE TO CIVIL DRAWING FOR DETAILS.
- NEW HANDRAIL. REFERENCE TO CIVIL DRAWING FOR DETAILS.

PARKING SUMMARY:

AREA	PARKING RATIO	SF	TOTAL REQUIRED	TOTAL PROVIDED	TOTAL STANDARD PROVIDED	TOTAL CBC PROVIDED	TOTAL COMPACT PROVIDED (25% MAX.)	TOTAL EV-READY PROVIDED	LOADING SPACE PROVIDED
COMMERCIAL SERVICE BUILDING, WORKSHOPS AND WAREHOUSES, ETC.	1 PER 800 SQUARE FEET OF GROSS FLOOR AREA	121,188	151.48	152	90	6	38	18"	2
TRASH ENCLOSURE		160							

• STANDARD PARKING 18' X 9'
 • COMPACT PARKING 18' X 8'
 • LOADING SPACE 37'-10" X 17'
 PER CALIFORNIA GREEN BUILDING STANDARDS CODE TABLE 5.106.3.3.3, TOTAL NUMBER OF (151,200) ACTUAL PARKING SPACES WILL REQUIRE EIGHTEEN (18) EV-READY CHARGING SPACES

ACCESSIBLE PARKING:

TOTAL PARKING PROVIDED	ACCESSIBLE REQUIRED	VAN ACCESSIBLE REQUIRED	VAN ACCESSIBLE PROVIDED	EV READY VAN ACCESSIBLE PROVIDED	STANDARD ACCESSIBLE PROVIDED	EV READY STANDARD ACCESSIBLE PROVIDED
152	6	1	1	1"	5	1"

• VAN ACCESSIBLE PARKING (VEHICLE WITH A SIDE-LOADING WHEELCHAIR LIFT) 18' X 14'
 • STANDARD ACCESSIBLE PARKING (VEHICLE WITH A SIDE-LOADING WHEELCHAIR LIFT) 18' X 14'
 PER CALIFORNIA BUILDING CODE TABLE 11B-228.3.2.1 & SECTION 11B-812.8.2 WHERE 5 TO 25 TOTAL EVCS ARE PROVIDED, ONE VAN ACCESSIBLE EVCS SHALL BE IDENTIFIED BY AN ISA COMPLYING WITH SECTION 11B-703.7.2.1. THE REQUIRED STANDARD ACCESSIBLE EVCS SHALL NOT BE REQUIRED TO BE IDENTIFIED WITH AN ISA

LEGEND

- PROPERTY LINE
- LINE OF PATH OF TRAVEL
- NEW SIDEWALK CONCRETE PAVEMENT. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW PLANTER / CONCRETE CURB. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW BIORETENTION AREA. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

KNOX KEY SWITCH INSTALLED WITHIN THE VISITOR CALL BOX, CARD READER, ACCESS CONTROL DEVICE, OR CONTROL, REESTAL, NO HIGHER THAN 5 FEET ABOVE THE FINISHED FLOOR, RECESS WHERE MOUNTED ON BUILDING WALL.

THESE DRAWINGS AND THE INFORMATION CONTAINED THEREIN ARE THE SOLE PROPERTY OF KINETIC DESIGN. ANY USE OF THESE DOCUMENTS FOR THE INFORMATION CONTAINED HEREIN, CAN ONLY BE USED WITH WRITTEN PERMISSION FROM KINETIC DESIGN. KINETIC DESIGN ASSUMES NO LIABILITY FOR THESE DRAWINGS OR INFORMATION CONTAINED HEREIN.

REVISIONS	
No.	DATE DESCRIPTION
1	11/19/21 PCC #1
2	10/01/22 PCC #2
3	10/11/22 PCC #3
4	06/02/22 CLIENT REVISION, PCC #4

CLIENT INFORMATION

InSite
 PROJECT NAME: SECURE SPACE SELF-STORAGE - BENICIA RD.
 1250 BENICIA ROAD
 VALLEJO, CA 94591
 SHEET NAME: SITE PLAN

DRAWN	CHECKED
DATE	04/01/22
SCALE	
PROJECT NUMBER	
SHEET	A101