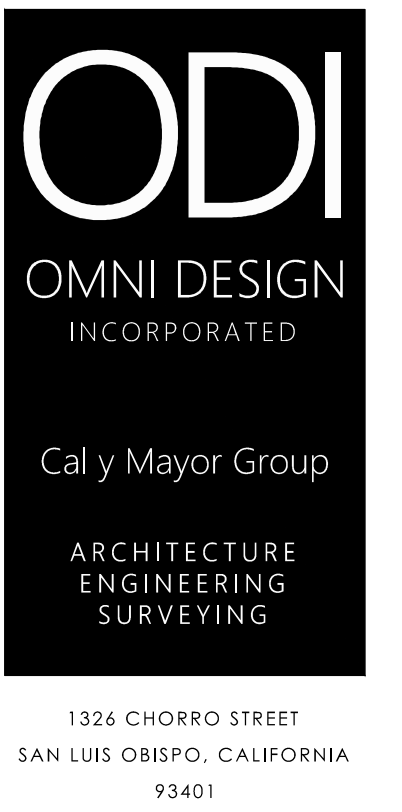
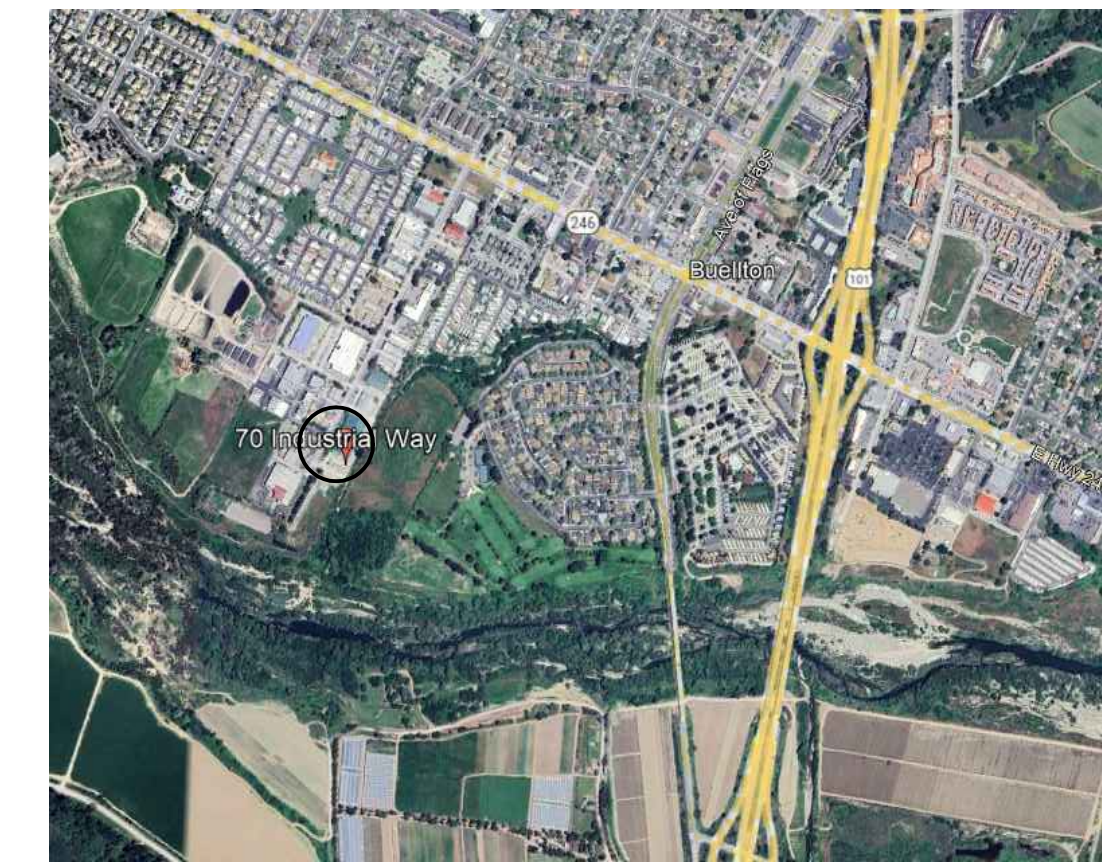


# BUELLTON SELF-STORAGE BUILDING



## Vicinity Map Scale: Not to Scale



RE-PURPOSE EXISTING 47,393 SF WAREHOUSE WITH MEZZANINE, FOR SELF STORAGE. THE PROJECT WILL INCLUDE DEMOLITION OF EXISTING INTERIOR PARTITIONS AND STAIRS.

### OWNER / DESIGN TEAM

**PROPERTY OWNER:** JACOB ADLER, PRINCIPAL  
 AJR CAPITAL GROUP  
 70 INDUSTRIAL WAY  
 BUELLTON, CALIFORNIA 93427  
 jacob@ajrcapitalgroup.com

**ARCHITECT:** SHANE MAPLES, ARCHITECT, C37563  
 OMNI DESIGN, INC.  
 1326 CHORRO STREET  
 SAN LUIS OBISPO, CALIFORNIA 93401  
 805.544.9700, smaples@omnidesign.us

**CIVIL ENGINEER:** BRANDON MARCHELL, P.E. C 92955  
 OMNI DESIGN GROUP, INC.  
 1326 CHORRO STREET  
 SAN LUIS OBISPO, CALIFORNIA 93401  
 805.544.9700, bmarchell@omnidesign.us

**ELECTRICAL ENGINEER:** JMPE ELECTRICAL ENGINEERS  
 JOHN MALONEY, P.E. 13083  
 127 WEST CLARK AVENUE, SUITE 204  
 SANTA MARIA, CALIFORNIA 93455  
 805.866.1390, scj@jmpe.net

### SITE INFORMATION

**LOCATION:** 70 INDUSTRIAL WAY, BUELLTON, CALIFORNIA

**A.P.N.:** 099-690-052

**GENERAL PLAN DESIGNATION:** LIGHT MANUFACTURING

**ZONING:** M - MANUFACTURING INDUSTRIAL

**SIZE OF PARCEL:** 2.2 ACRES (95,832 SF) NET

**PRESENT USE:** EXISTING WAREHOUSE

**SURROUNDING USES / ZONING:**  
 NORTH: INDUSTRIAL  
 SOUTH: OPEN SPACE  
 EAST: INDUSTRIAL - VACANT  
 WEST: INDUSTRIAL

**PARKING SPACES REQUIRED:** 1 PER 2,000 SQUARE FEET = 37

**PARKING SPACES PROVIDED:** 37

**ACCESSIBLE PARKING SPACES:** 3 (INCLUDED IN 37)

**EV-CAPABLE SPACES (INCL. 2 EVSE):** 15 (INCLUDED IN 37)

**SETBACKS:**

FRONT -	REQUIRED: 20'-0"	PROVIDED: 179'-0" (SOUTH)
SIDE -	REQUIRED: 10'-0" STREET SIDE	PROVIDED: 19'-0" (WEST) 41'-0" (EAST)
REAR -	REQUIRED: NONE	PROVIDED: 30'-0" (NORTH)

**BUILDING COVERAGE:** 47,393 SQUARE FEET (49%)

**SITE SELF STORAGE UNITS:** 8,400 SQUARE FEET (9%)

**PAVED AREA:** 27,580 SQUARE FEET (29%)

**LANDSCAPE AREA:** 12,459 SQUARE FEET (13%)

### BUILDING DATA

**HEIGHT:** 30'-10" (EXISTING) PERMITTED: 45'-0"

**AREA (SQUARE FOOTAGE):** 47,393 SF (GROUND FLOOR)  
 27,191 SF (MEZZANINE)  
 74,584 SF (TOTAL) PERMITTED: UNLIMITED

**CONSTRUCTION TYPE:** TYPE VB, SPRINKLERED

**OCCUPANCY GROUP:** S-1 (OFFICE = INCIDENTAL)

**NO. OF OCCUPANTS:** STORAGE SPACE: 1/500 SF (GROSS) = 149

**NUMBER OF EXITS:** 6

**MAXIMUM EXIT TRAVEL DISTANCE:** 220' PERMITTED: 250'-0"

**HIGH PILE STORAGE:** NO

**SPRINKLERED:** YES (EXISTING)

## Project Data

- T1.1 Title Sheet
- C1.0 Existing Grading and Drainage Plan
- A1.0 Site Plan
- A1.1 First Floor Demolition Plan
- A1.2 Mezzanine Demolition Plan
- A1.3 First Floor Storage Unit Plan
- A1.4 Mezzanine Storage Unit Plan
- A2.1 Exterior Elevations
- E1.0 General Notes, Symbols, Single Line Diagram
- E2.1 Site Lighting Plan
- E2.2 Site Photometric Lighting Plan

## Sheet Index

Project:  
**SELF STORAGE BUILDING**

70 INDUSTRIAL WAY  
 BUELLTON | CALIFORNIA | 93427

Client:  
**AJR CAPITAL GROUP**

70 INDUSTRIAL WAY  
 BUELLTON | CALIFORNIA | 93427

Consultant:  
**OMNI DESIGN INC.**  
 1326 CHORRO STREET  
 SAN LUIS OBISPO | CALIFORNIA | 93401

No.	Revision	Date	By

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PROJECT NUMBER: 2025-54  
 DATE: 06.30.2025  
 SHEET TITLE:

**TITLE SHEET AND  
 SITE PLAN**

SHEET NUMBER:

# T1.1



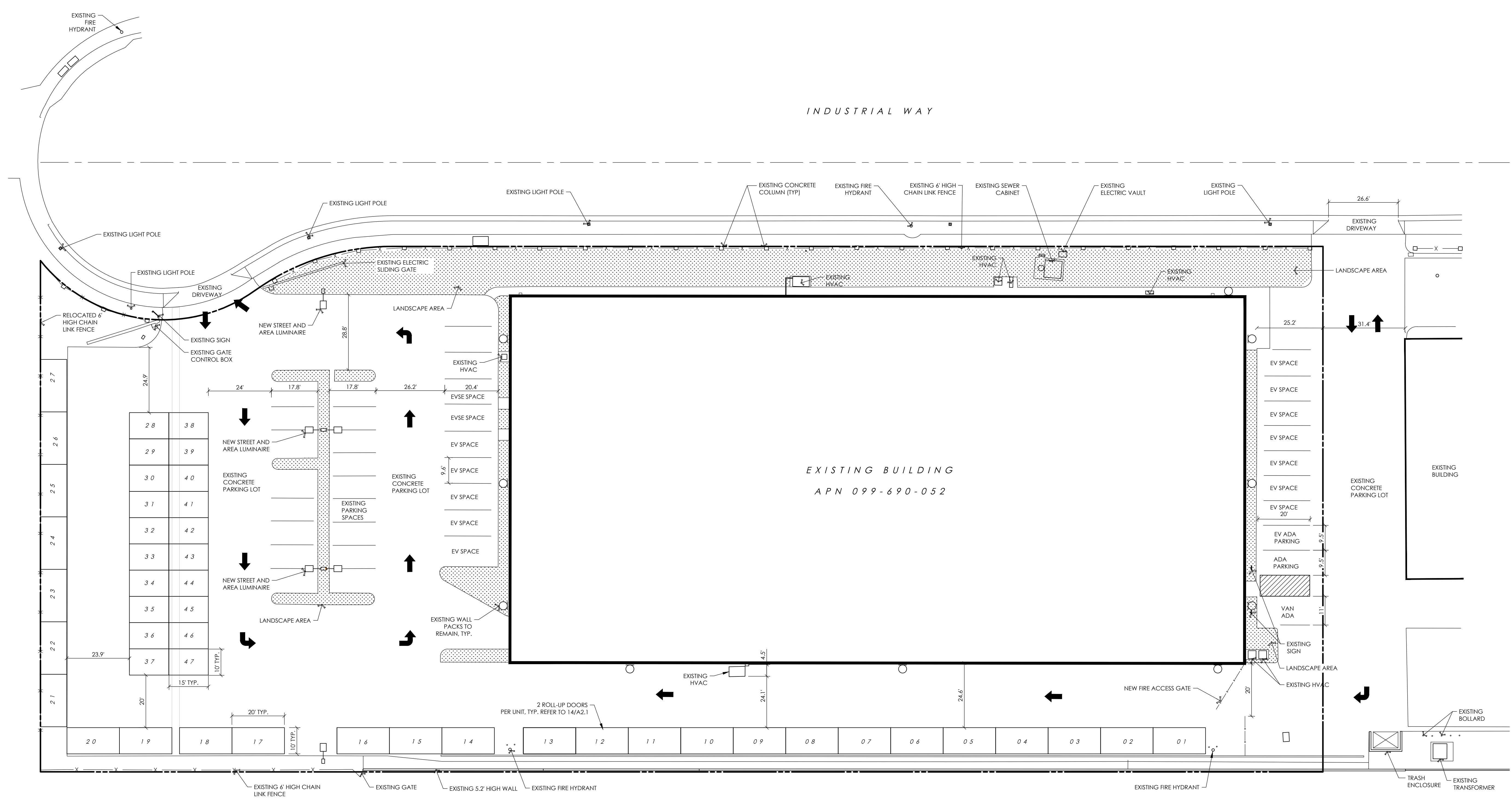
Project:  
**SELF STORAGE BUILDING**

70 INDUSTRIAL WAY  
 BUELLTON | CALIFORNIA | 93427

Client:  
**AJR CAPITAL GROUP**

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PROJECT NUMBER: 2025-54  
 DATE: 06.23.2025  
 SHEET TITLE:

**SITE PLAN**

SHEET NUMBER:

- DEMO WALL/STAIRS
- DEMO DOOR
- (E) WALL TO REMAIN
- (E) WINDOW TO REMAIN
- (E) DOOR TO REMAIN
- (E) O.H. DOOR TO REMAIN

LEGEND



Project:  
**SELF STORAGE BUILDING**

70 INDUSTRIAL WAY  
 BUELLTON | CALIFORNIA | 93427

Client:  
**AJR CAPITAL GROUP**

70 INDUSTRIAL WAY  
 BUELLTON | CALIFORNIA | 93427

Consultant:  
**OMNI DESIGN INC.**  
 1326 CHORRO STREET  
 SAN LUIS OBISPO | CALIFORNIA | 93401

No.	Revision	Date	By

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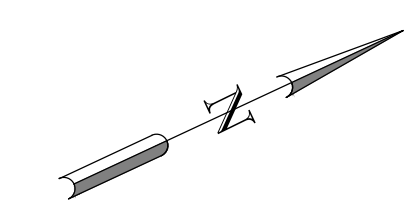
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PROJECT NUMBER: 2025-54  
 DATE: 06.30.2025  
 SHEET TITLE:

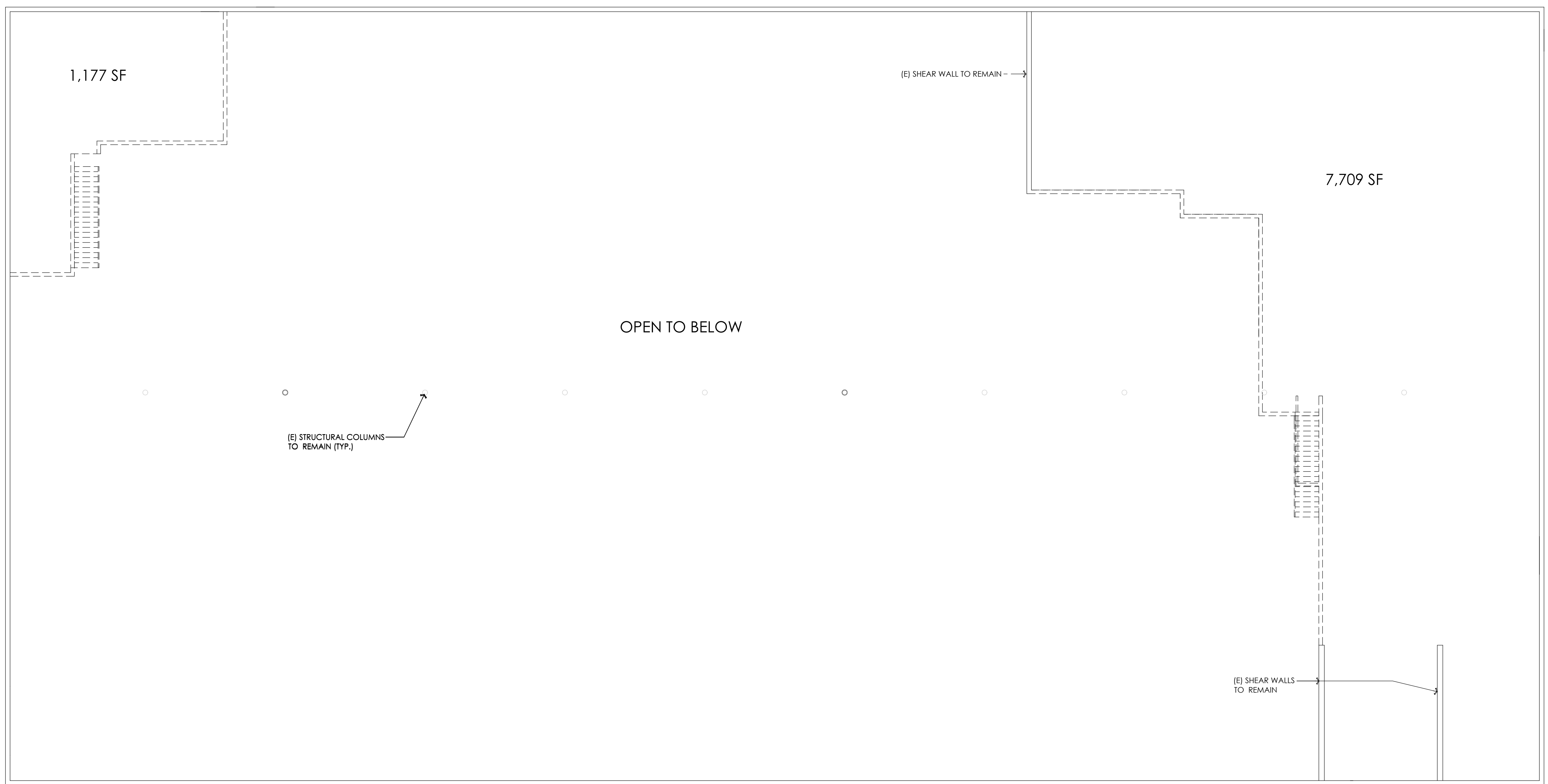
**FIRST FLOOR  
 DEMOLITION PLAN**

SHEET NUMBER:

**A1.1**



DEMO WALL/STAIRS - - - - -  
 (E) WALL TO REMAIN = = = = =  
 LEGEND



Project:  
**SELF STORAGE BUILDING**  
 70 INDUSTRIAL WAY  
 BUELTON | CALIFORNIA | 93427

Client:  
**AJR CAPITAL GROUP**  
 70 INDUSTRIAL WAY  
 BUELTON | CALIFORNIA | 93427

Consultant:  
**OMNI DESIGN INC.**  
 1326 CHORRO STREET  
 SAN LUIS OBISPO | CALIFORNIA | 93401

No.	Revision	Date	By

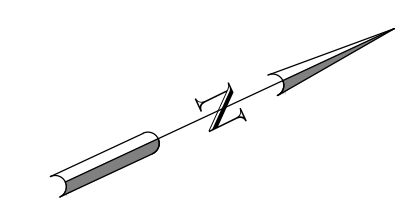
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PROJECT NUMBER: 2025-54  
 DATE: 06.30.2025  
 SHEET TITLE:

**MEZZANINE  
 DEMOLITION PLAN**

SHEET NUMBER:  
**A1.2**





Project:  
**SELF STORAGE BUILDING**

70 INDUSTRIAL WAY  
 BUELLTON | CALIFORNIA | 93427

Client:  
**AJR CAPITAL GROUP**

70 INDUSTRIAL WAY  
 BUELLTON | CALIFORNIA | 93427

Consultant:  
**OMNI DESIGN INC.**

1326 CHORRO STREET  
 SAN LUIS OBISPO | CALIFORNIA | 93401



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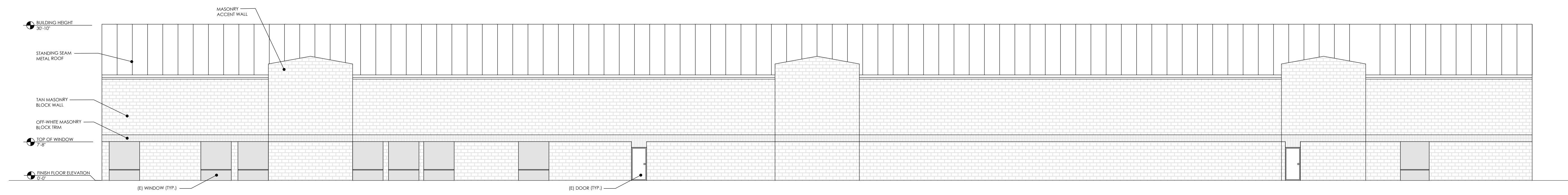
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PROJECT NUMBER: 2025-54  
 DATE: 06.30.2025  
 SHEET TITLE:

**MEZZANINE  
 STORAGE UNIT  
 PLAN**

SHEET NUMBER:

**A1.4**



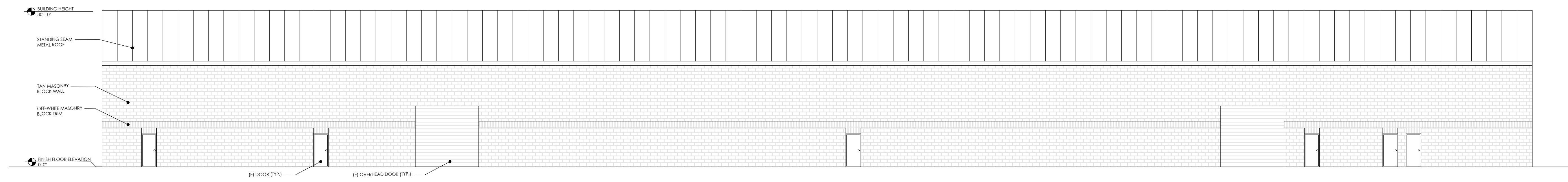
**EXTERIOR ELEVATION - WEST**  
 SCALE: 3/32" = 1'-0"

11

Project:  
**SELF STORAGE BUILDING**  
 70 INDUSTRIAL WAY  
 BUELTON | CALIFORNIA | 93427

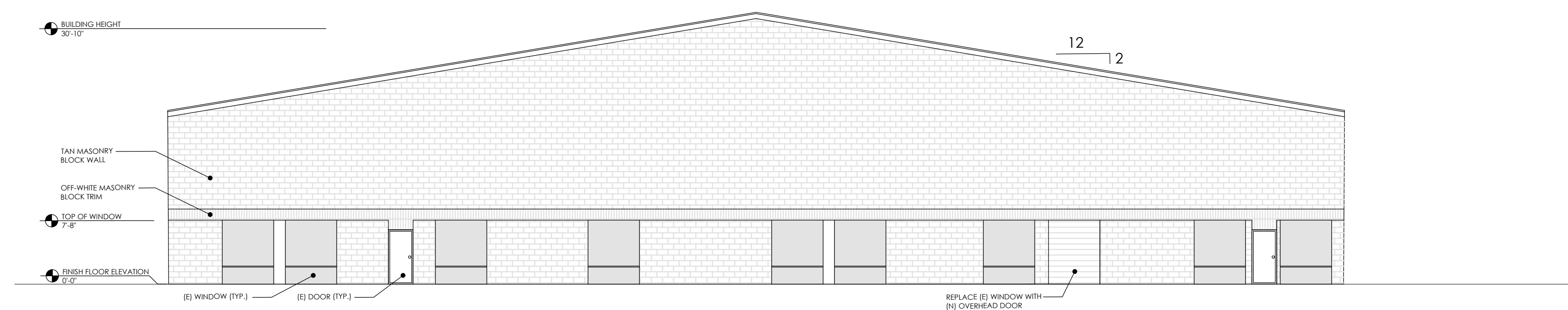
Client:  
**AJR CAPITAL GROUP**  
 70 INDUSTRIAL WAY  
 BUELTON | CALIFORNIA | 93427

Consultant:  
**OMNI DESIGN INC.**  
 1326 CHORRO STREET  
 SAN LUIS OBISPO | CALIFORNIA | 93401



**EXTERIOR ELEVATION - EAST**  
 SCALE: 3/32" = 1'-0"

12



**EXTERIOR ELEVATION**  
 SCALE: 3/32" = 1'-0"

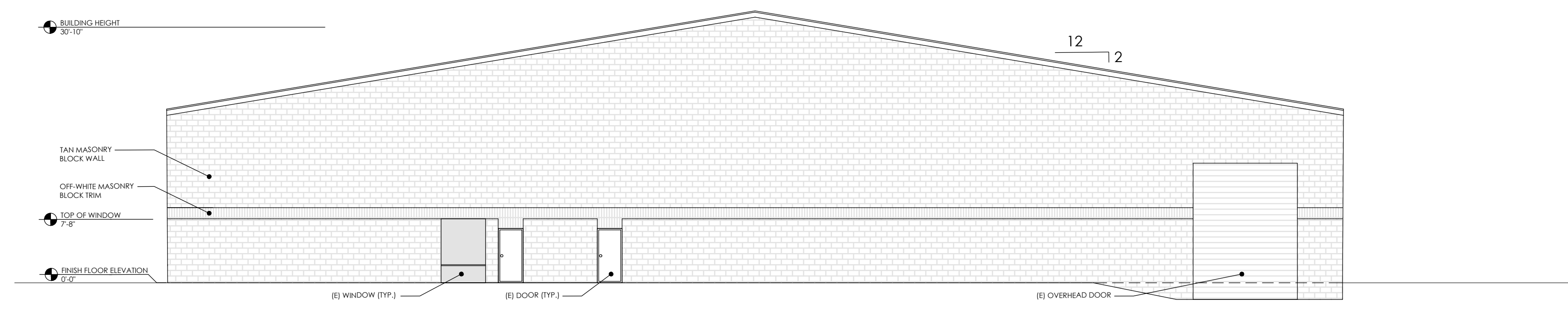
23

No.	Revision	Date	By

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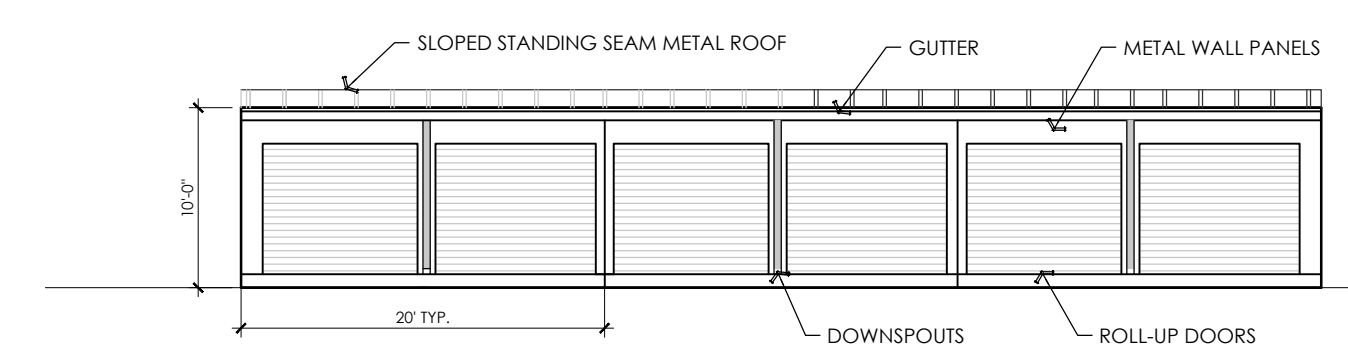
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PROJECT NUMBER: 2025-54  
 DATE: 06.30.2025  
 SHEET TITLE:



**EXTERIOR ELEVATION**  
 SCALE: 3/32" = 1'-0"

24



**EXTERIOR ELEVATION STORAGE UNITS**  
 SCALE: 3/32" = 1'-0"

14

**EXTERIOR ELEVATIONS**

SHEET NUMBER:

**A2.1**

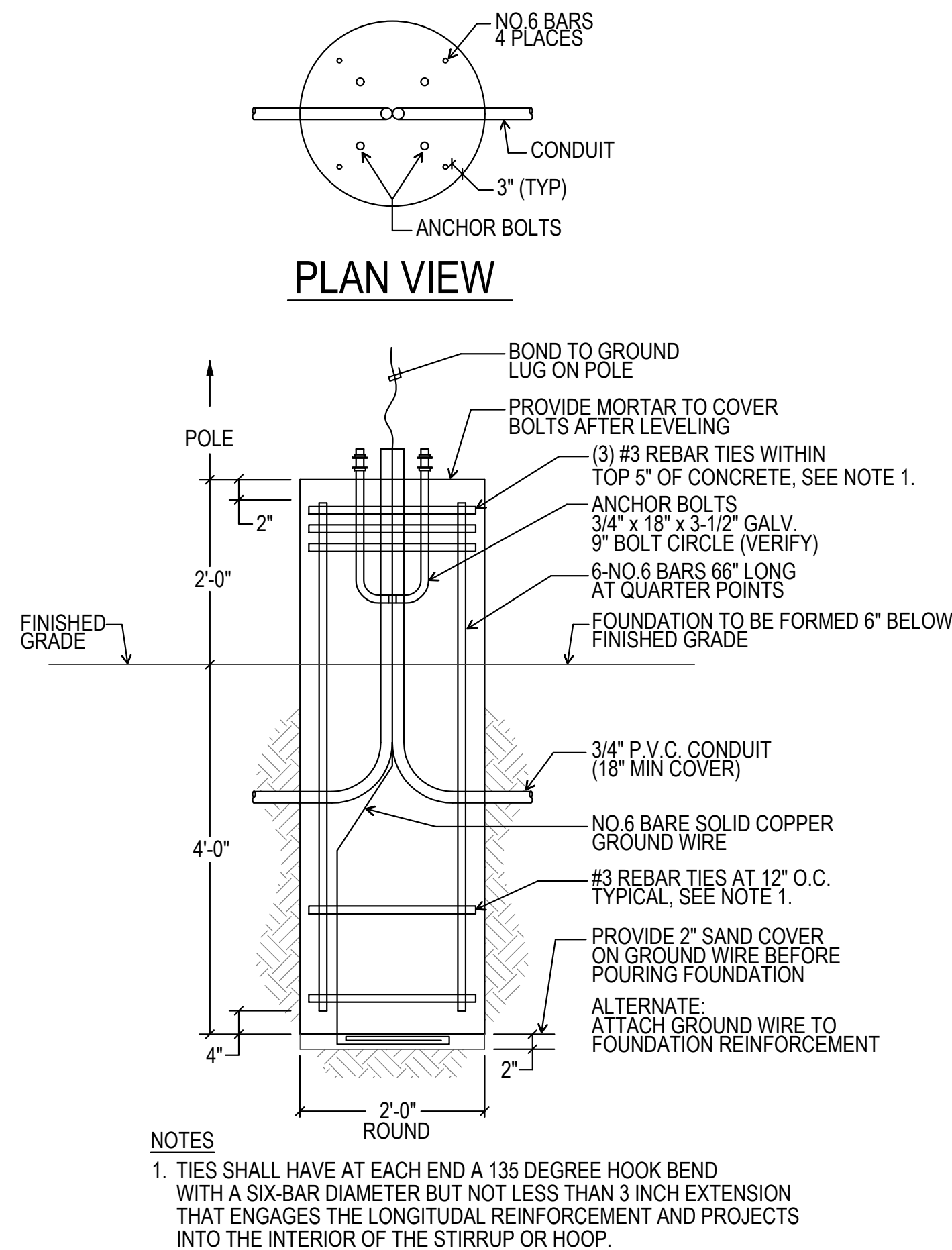
FIXTURE SCHEDULE							
TYPE	MANUFACTURER AND CATALOG NUMBER	LED MODULE			DRIVER	OPTIC / LENS	REMARKS
		TYPE	COLOR	WATTS			
S1 105	LIGMAN USE-90002-T2-W30		3000K	104	ELECTRONIC	TYPE T2	POLE MOUNTED @ 20FT SEE POLE BASE DETAIL
S2 210	LIGMAN USE-90002-T4-W30		3000K	2/104	ELECTRONIC	TYPE T4	POLE MOUNTED @ 20FT SEE POLE BASE DETAIL
S3 105	LIGMAN USE-90002-ME-W30		3000K	104	ELECTRONIC	TYPE ME	POLE MOUNTED @ 20FT SEE POLE BASE DETAIL

### GENERAL NOTES

- VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID.
- THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
- CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
- ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
- CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
- FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
- ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
- CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
- GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
- ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
- THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
- ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.

### SYMBOLS

- — — — CONDUIT EXISTING
  - — — — CONDUIT CONCEALED IN WALL OR CEILING
  - — — — CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
  - — — — CONDUIT STUBBED OUT AND CAPPED
  - — — — CONDUIT TURNED UP
  - — — — CONDUIT TURNED DOWN
  - — — — HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1" C., NO MARKS = 2#12
  - — — — HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
  - — — — SAWCUT
  - — — — GROUND CONNECTION
  - — — — DISTRIBUTION SWITCHBOARD OR PANEL
  - — — — PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
  - — — — SIGNAL TERMINAL CABINET, SURFACE & FLUSH
  - — — — LINEAR SURFACE FIXTURE
  - 2  
a  
○ OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
  - SURFACE FIXTURE ON FLUSH OUTLET.
  - RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
  - ⊗ EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
  - ⊗ LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
  - ⊗ LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
  - ⊗ MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
  - ⊗ SPECIAL RECEPTACLE - SEE PLAN
  - ⊗ METER
  - ⊗ FLUSH FLOOR RECEPTACLE
  - ⊗ RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
  - ⊗ DUPLEX RECEPTACLE MTD. ABOVE BACKSPASH
  - ⊗ DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
  - ⊗ GFI GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
  - ⊗ DOUBLE DUPLEX RECEPTACLE
  - ⊗ CEILING RECEPTACLE
  - ⊗ RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" U.N.O.
  - ⊗ JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
  - ⊗ THERMOSTAT F.B.O. +48"
  - ⊗ MOTOR, NO. INDICATES HORSEPOWER
  - ⊗ CLOCK OUTLET +7'-6" U.N.O.
  - ⊗ DISCONNECT SWITCH, NON-FUSED
  - ⊗ DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
  - ⊗ COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
  - ⊗ MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
  - ⊗ DIMMER W/INTEGRAL "ON-OFF" SW.
  - ⊗ PUSHBUTTON
  - ⊗ PHOTOCELL
  - ⊗ SMOKE DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
  - ⊗ COMBINATION SMOKE AND CO DETECTOR, INTERCONNECTED W/ BATTERY BACK-UP
  - ⊗ TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETTED OPENING +18" U.N.O.
  - ⊗ CABLE TV OUTLET +18" U.N.O.
  - ⊗ MOTION SENSOR
  - ⊗ EXISTING SWITCH
  - ⊗ SINGLE POLE SWITCH
  - ⊗ DOUBLE POLE SWITCH
  - ⊗ THREE WAY SWITCH
  - ⊗ SWITCH W/PILOT LT.
  - ⊗ MANUAL MOTOR STARTER
  - ⊗ FIRE ALARM CONTROL PANEL
  - ⊗ GROUND FAULT CIRCUIT INTERRUPTING
  - ⊗ LABOR SAVING TANDEM
  - ⊗ MAIN LUGS ONLY
  - ⊗ WITH
  - ⊗ CONDUIT ONLY
  - ⊗ WEATHERPROOF
  - ⊗ FURNISHED BY OTHERS, INSTALL & CONNECT
  - ⊗ UNLESS NOTED OTHERWISE
  - ⊗ NATIONAL ELECTRICAL CODE
  - ⊗ NOT IN CONTRACT
  - ⊗ EXISTING
  - ⊗ NEW
  - ⊗ REMOVE
  - ⊗ RELOCATE
  - ⊗ SURFACE MOUNT
  - ⊗ UNDERGROUND
  - ⊗ COLD WATER PIPE
  - ⊗ ABOVE FINISHED FLOOR
  - ⊗ HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
  - ⊗ NIGHT LIGHT
- NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.



### LIGHT STANDARD FNDN DETAIL (A)

**ODI**  
OMNI DESIGN  
INCORPORATED

Cal y Mayor Group

ARCHITECTURE  
ENGINEERING  
SURVEYING

1326 CHORRO STREET  
SAN LUIS OBISPO, CALIFORNIA  
93401

CLIENT:  
**AJR CAPITAL GROUP**

PROJECT:  
**2025-54**

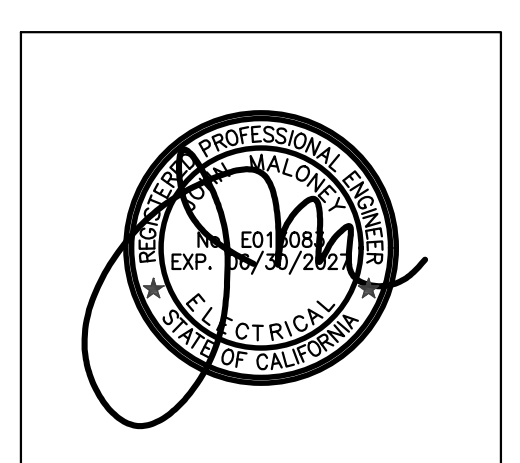
JACOB ADLER

**JMPE**  
ELECTRICAL ENGINEERING  
LIGHTING DESIGN  
CA REGISTRATION NO. E130683

2880 SANTA MARIA WAY, STE D4  
SANTA MARIA, CA 93405  
(805) 569-8028  
FAX (805) 569-8405  
email: jmaloney@jmpe.net  
www.jmpe.net

25271

No.	Revision	Date	By



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PROJECT NUMBER: 2025-54  
DATE: 2025.05.15  
SHEET TITLE:  
**GENERAL NOTES  
SYMBOLS  
SINGLE LINE  
DIAGRAM**

SHEET NUMBER:  
**E1.0**

No.	Revision	Date	By

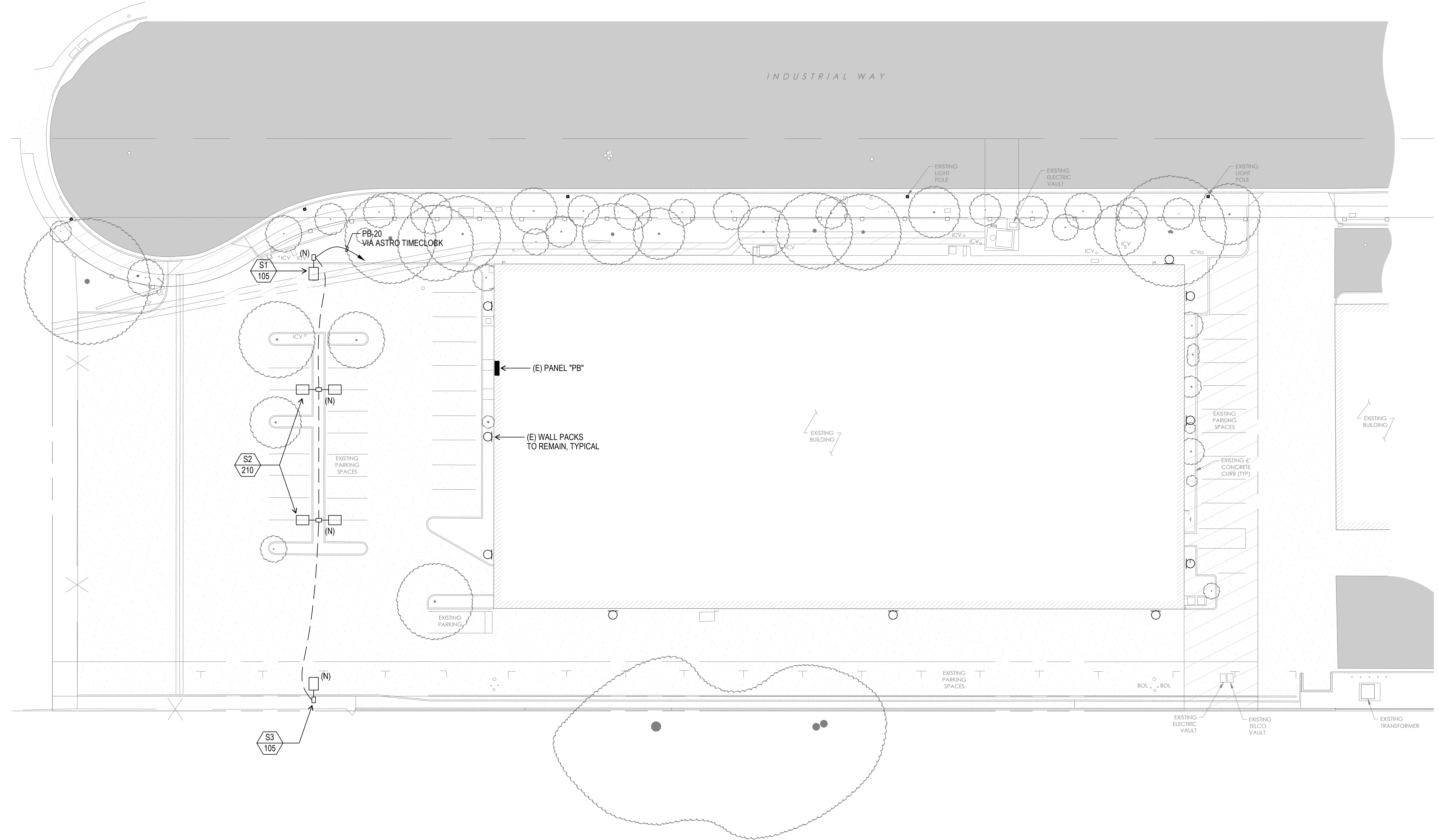


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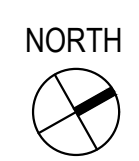
PROJECT NUMBER: 2025-54  
 DATE: 2025.05.14  
 SHEET TITLE:  
**SITE LIGHTING  
 PLAN**

SHEET NUMBER:  
**E2.1**



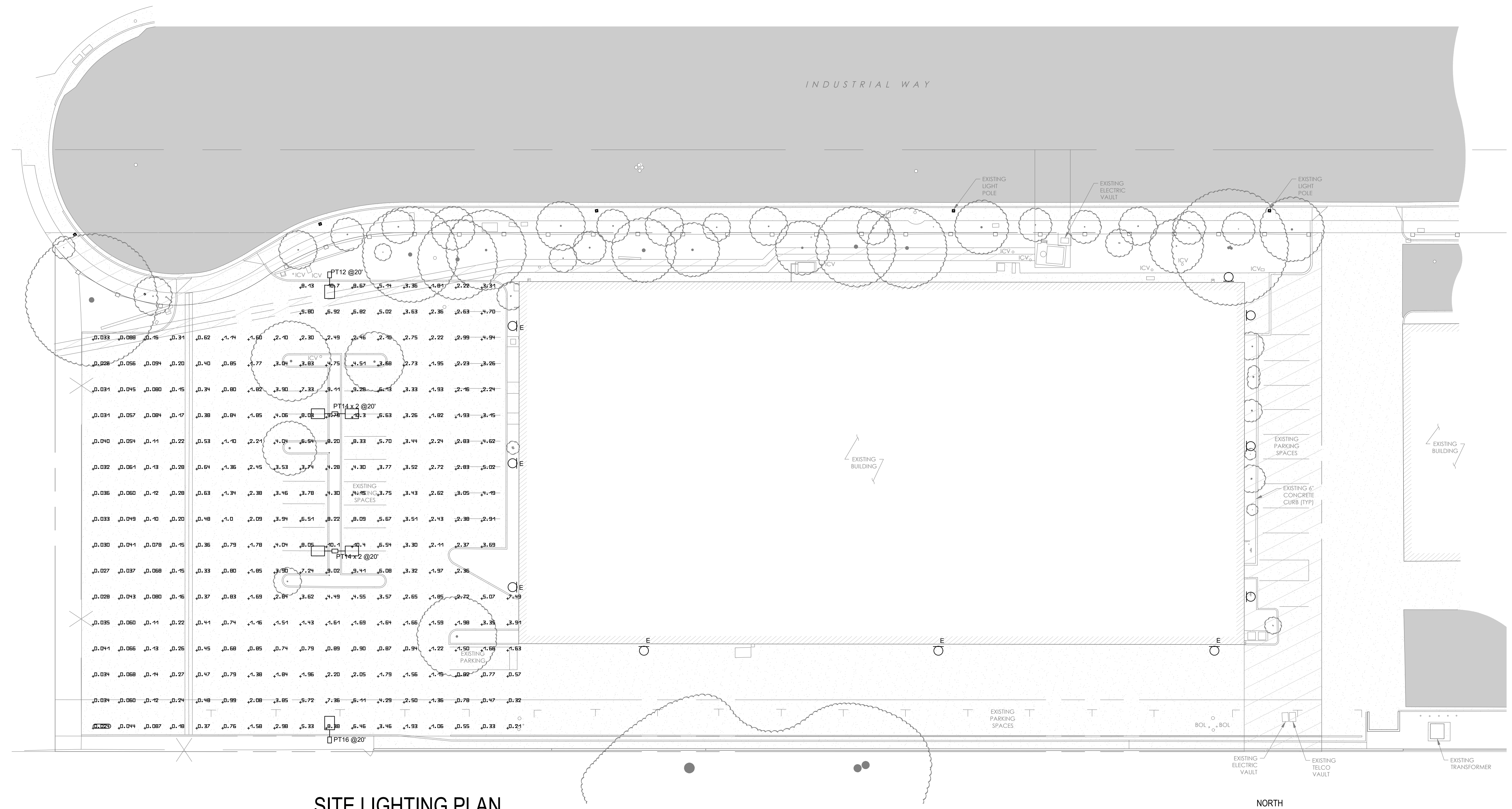
**SITE LIGHTING PLAN**

SCALE: 1" = 20'-0"



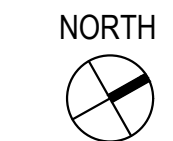
Luminaire list (Site 1)								
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load	Quantity
E	-	Existing Luminaire	-	-	-	-	-	6
PT14	LIGMAN	Steamer Street and area luminaires	USE-90002-T4-W30	1x USE-90002-T4-W30	12732 lm	0.85	104 W	4
PT16	LIGMAN	Steamer Street and area luminaires	USE-90002-ME-W30	1x USE-90002-ME-W30	12434 lm	0.85	104 W	1
PT12	LIGMAN	Steamer Street and area luminaires	USE-90002-T2-W30	1x USE-90002-T2-W30	12816 lm	0.85	104 W	1

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Parking area 01	Perpendicular illuminance	0.024 fc	10.7 fc	2.47 fc	104.06	449.2

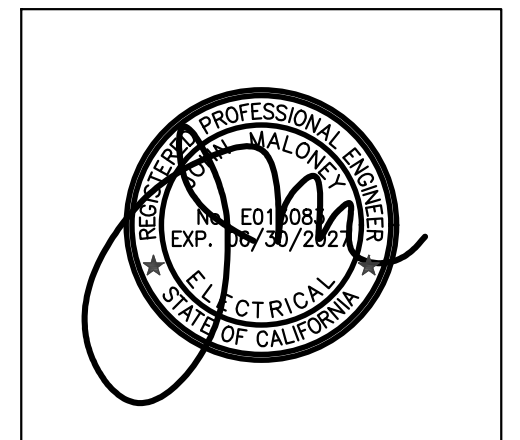


**SITE LIGHTING PLAN**

SCALE: 1" = 20'-0"



No.	Revision	Date	By



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PROJECT NUMBER: 2025-54  
 DATE: 2025.05.14  
 SHEET TITLE:  
**SITE PHOTOMETRIC LIGHTING PLAN**

SHEET NUMBER:  
**E2.2**