

SITE DATA			
ZONE	LIGHT INDUSTRIAL/OFFICE (LIO)		
GENERAL PLAN	LIGHT INDUSTRIAL/OFFICE (LIO)		
LOT AREA	3.32 ACRES (144,619 SF)		
DEVELOPMENT STANDARDS			
	REQUIRED	PROVIDED	
SETBACKS			
FRONT	0'	±13' MIN.	
SIDE	0'	±16' MIN.	
REAR	0'	±108' MIN.	
LOT COVERAGE	60% (86,771 SF)	30.2% (43,725 SF)	
FAR	.4 (57,847 SF)	1.44 (100,225 SF)	
BUILDING AREA TABULATIONS (Square Feet) GROSS FLOOR AREA			
LEVEL	SELF STORAGE	OFFICE	TOTAL
BUILDING A	7,225	1,200	8,425
BUILDING B	1,800		1,800
BUILDING C	3,850		3,850
BUILDING D - 1ST LEVEL	28,250		28,250
BUILDING D - 2ND LEVEL	28,250		28,250
BUILDING D - 3RD LEVEL	29,650		29,650
TOTAL GROSS SQ. FT.:	99,025	1,200	100,225
ESTIMATED NET RENTABLE	±76,000 SQUARE FEET		

BUILDING CONSTRUCTION TYPE: IIB
 OCCUPANCY CLASSIFICATION: S-1
 BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

DAVIDSON SELF STORAGE

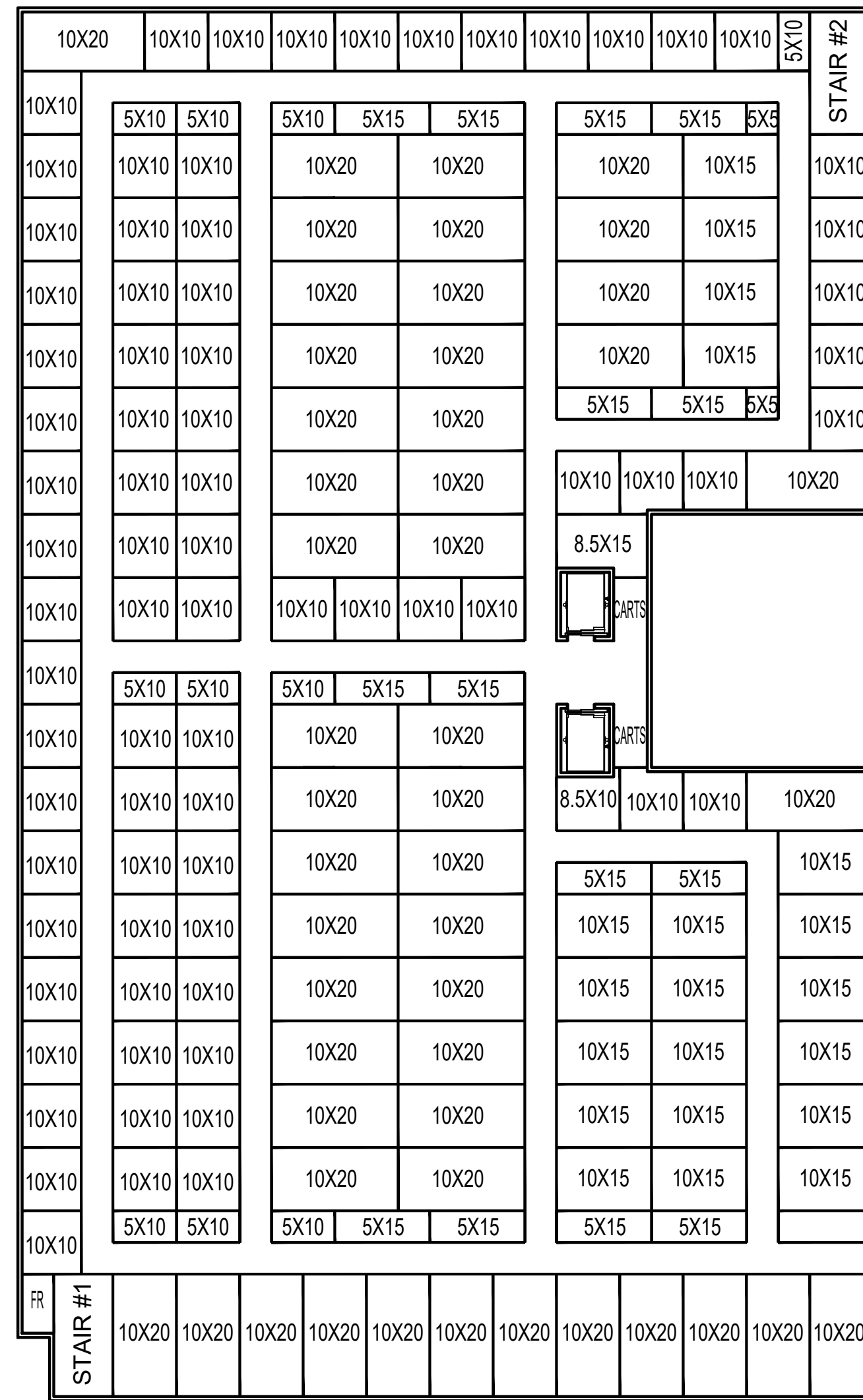
MARIN COUNTY, CA

YIELD STUDY - SCHEME B

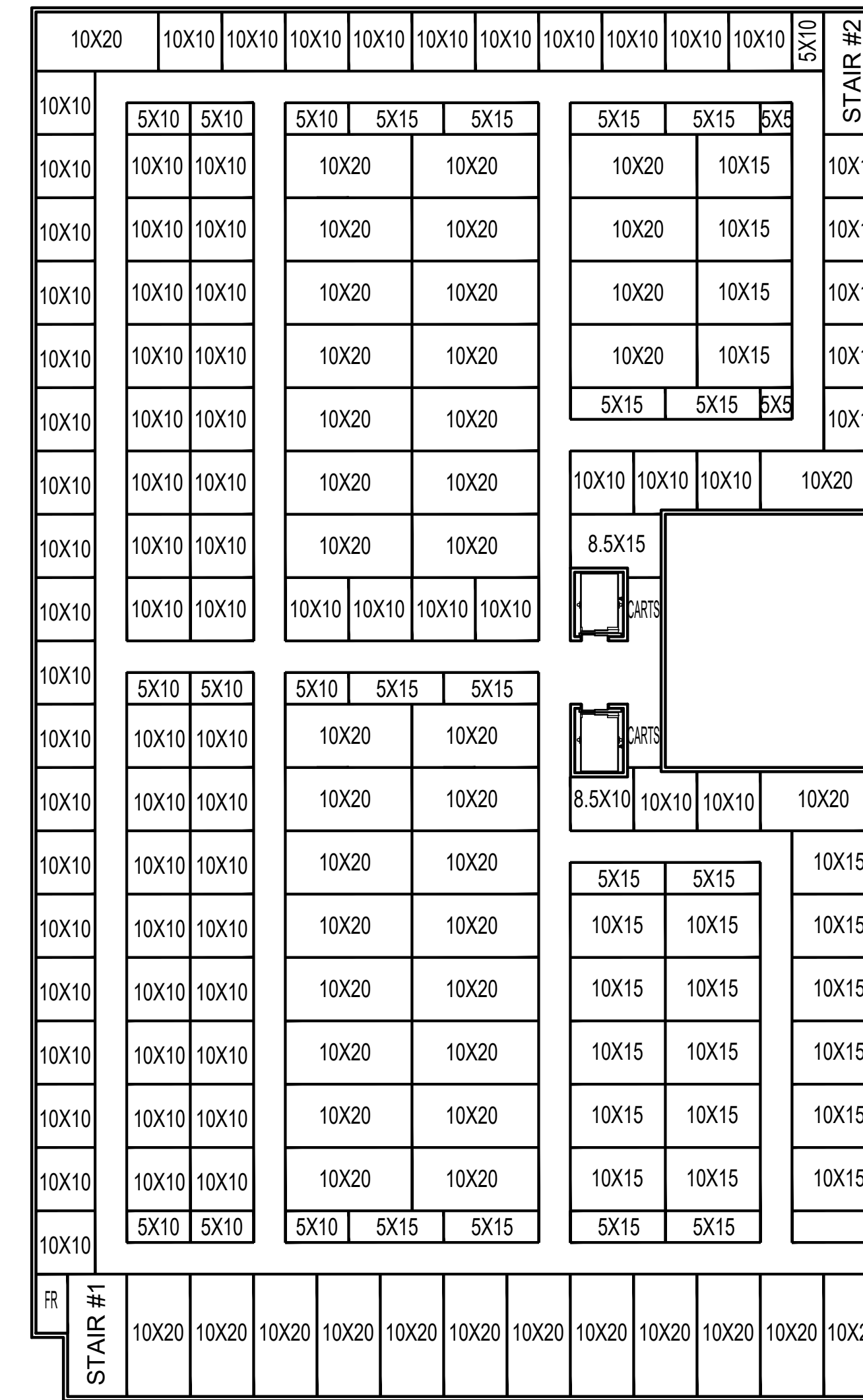
JORDAN ARCHITECTS
 131 CALLE IGLESIA, SUITE 100
 SAN CLEMENTE, CA 92672
 949.388.8090

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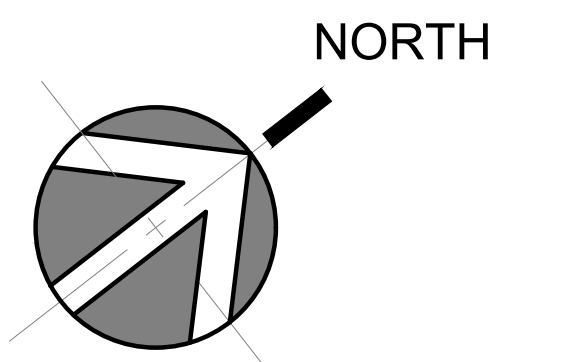
JOB NUMBER: 24-115
 SCALE: 1" = 30'
 DATE: 02/16/2024



2ND FLOOR PLAN ①
1"=20'-0"



3RD FLOOR PLAN ②
1"=20'-0"



DAVIDSON SELF STORAGE

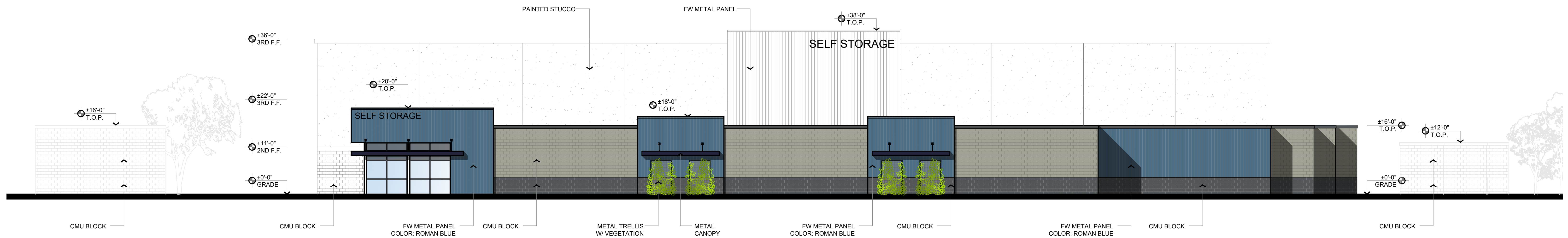
MARIN COUNTY, CA

2ND & 3RD FLOOR PLAN

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NORTH ELEVATION ①
3/32"=1'-0"

DAVIDSON SELF STORAGE STREETFRONT ELEVATION

MARIN COUNTY, CA

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JOB NUMBER: 24-115
SCALE: 3/32"=1'-0"
DATE: 02/16/2024

