

1 A3 SITE PLAN - PROPOSED SEPARATION LINE WITH PRIVATE OPEN SPACE
SCALE: 1" = 100'-0"

2 A3 PROPOSED SEPARATION LINE, MARKERS & GATE
SCALE: 1/8" = 1'-0"

ARCHITECTS
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MASTER USE PERMIT AMENDMENT
FOR: MARIN SANITARY SERVICE
1050 ANDERSEN BLVD., SAN RAFAEL, CA
APN # 018-180-72, 73, 74, 75 & 76

SITE PLAN PROPOSED SEPARATION LINE

7-17-14

COMMENTS FROM PLANNING

Revisions	NOTICE OF INCOMPLETION MFG. W/ PLANNER	4-1-10
Date:	06/02/09	
Scale:	As Noted	
Drawn:		
Job #	06048.01	
Prototype	DIVINE	
	MISCELLANEOUS UPDATES	12-19-13

A3

AREA "A"
(EXISTING PARCEL "A")
(E) PARCEL "A" = 531,648 S.F.

OPERATIONAL USES

- (E) MARIN RECYCLING CENTER
- (E) MSS TRANSFER STATION
- ALTERNATE LOCATION #2 FOR PROPOSED ANAEROBIC DIGESTION FACILITY
- (E) MRRC RESOURCE RECOVERY CENTER
- (E) HHW FACILITY, METALS & WOOD RECOVERY
- (E) ADMIN OFFICE/TRUCK PORTS/SHOP

AREA "B"
(EXISTING PARCEL "B")
(E) PARCEL "B" = 223,200 S.F.

OPERATIONAL USES

- (E) ANIMAL HUSBANDRY
- (E) FIREWOOD STORAGE
- RESERVE AREA FOR FUTURE OPERATIONS

TEMPORARY USES

- (E) RAFAEL STORAGE - (STORAGE CONTAINERS LEASED TO THE PUBLIC)

AREA "C"
(EXISTING PARCEL "C")
(E) PARCEL "C" = 258,058 S.F.

OPERATIONAL USES

- (E) INERT PROCESSING OPERATION - CONCRETE RECOVERY & BULK STORAGE
- ALTERNATE LOCATION #1 FOR PROPOSED ANAEROBIC DIGESTION FACILITY
- RESERVE AREA FOR FUTURE OPERATIONS
- (E) FIREWOOD STORAGE (ABOVE GABION)
- (PROPOSED) C & D TO HAVE INTERCHANGABLE OPERATIONAL USES

TEMPORARY USES

- (E) AMERICAN SOILS PRODUCTS

AREA "D"
(EXISTING PARCEL "D")
(E) PARCEL "D" = 349,920 S.F.

OPERATIONAL USES

- (E) INERT PROCESSING OPERATION - SOIL RECOVERY & BULK STORAGE
- STORAGE OF DEBRIS CONTAINERS/APPLIANCES
- WOOD STORAGE IN STEEL BOXES
- MSS STORAGE CONTAINERS
- RESERVE AREA FOR FUTURE OPERATIONS
- (PROPOSED) C & D TO HAVE INTERCHANGABLE OPERATIONAL USES

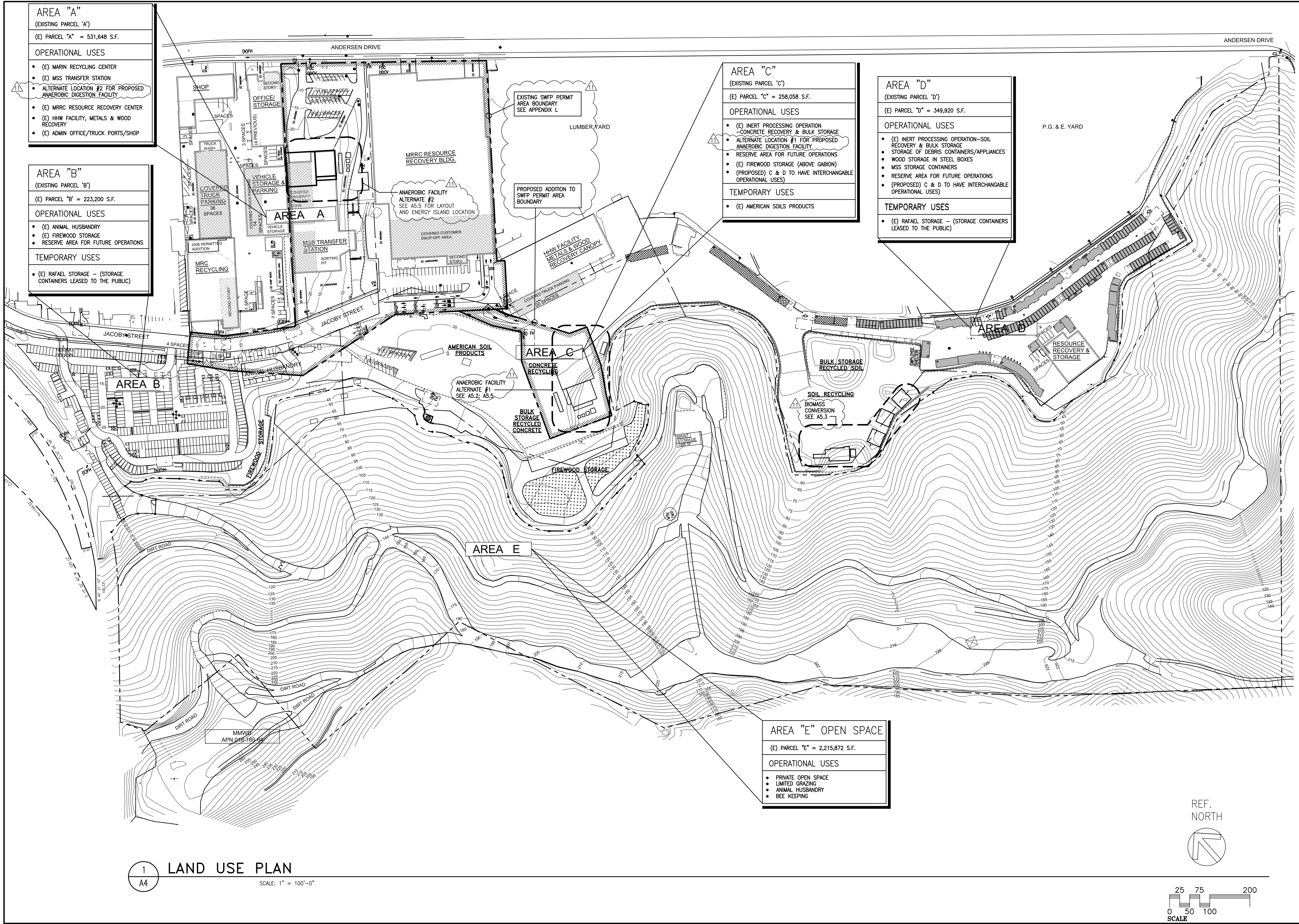
TEMPORARY USES

- (E) RAFAEL STORAGE - (STORAGE CONTAINERS LEASED TO THE PUBLIC)

AREA "E" OPEN SPACE
(E) PARCEL "E" = 2,215,872 S.F.

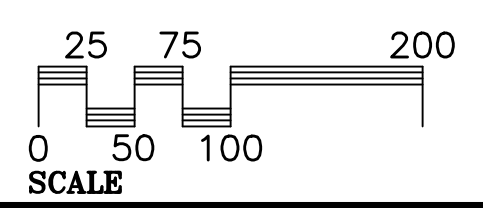
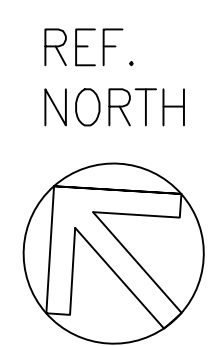
OPERATIONAL USES

- PRIVATE OPEN SPACE
- LIMITED GRAZING
- ANIMAL HUSBANDRY
- BEE KEEPING



1 LAND USE PLAN
A4

SCALE: 1" = 100'-0"



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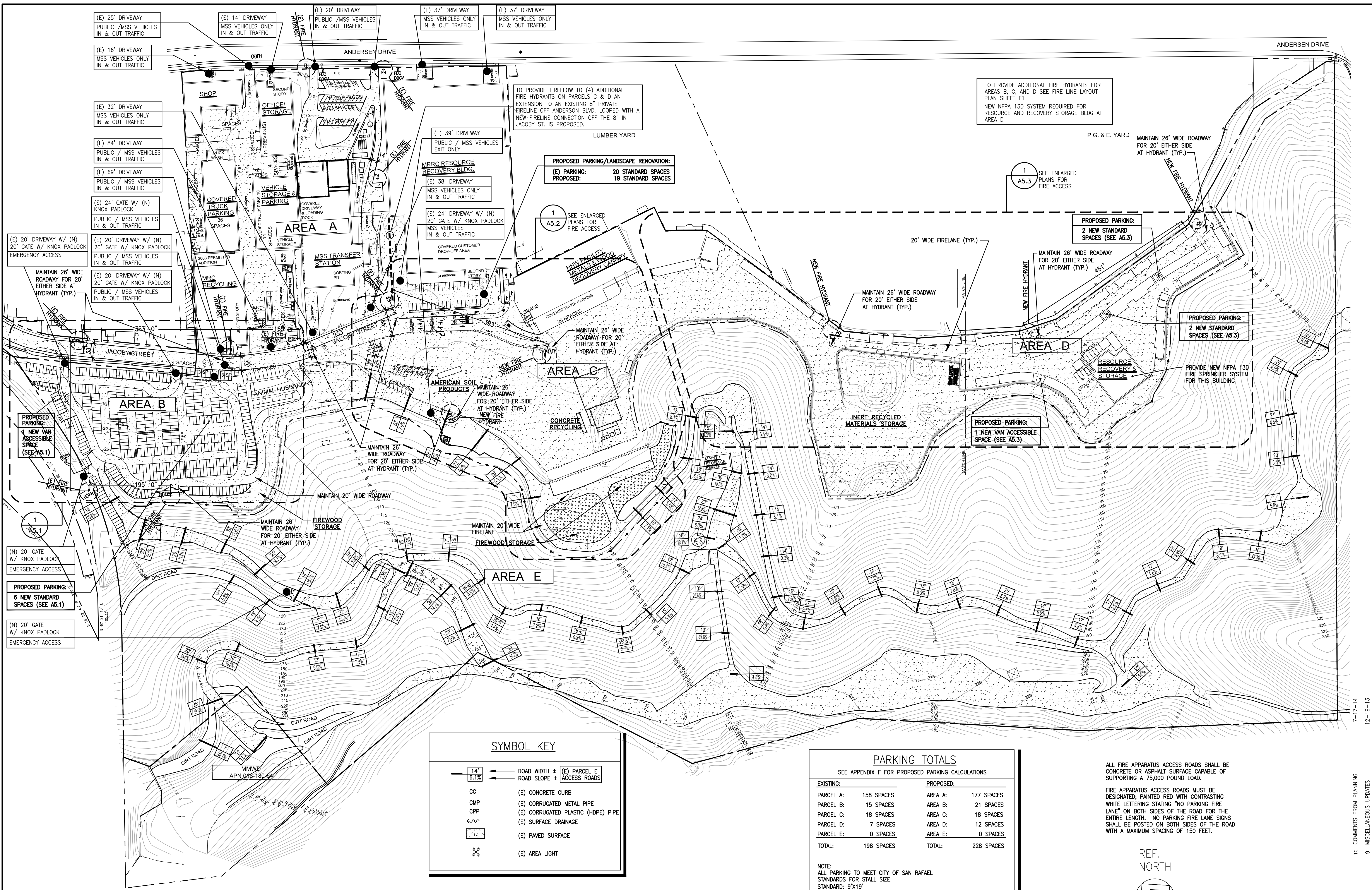
MASTER USE PERMIT AMENDMENT

LAND USE MAP

4-30-15
 GENERAL UPDATES
 Revisions:
 NOTICE OF INCOMPLETION MFG W/ PLANNER 4-1-10

Date: 06/02/09
 Scale: As Noted
 Drawn:
 Job #: 06048.01
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A4



1 SITE CIRCULATION, PARKING AND FIRE ACCESS PLAN
 A5
 SCALE: 1" = 100'-0"

SYMBOL KEY

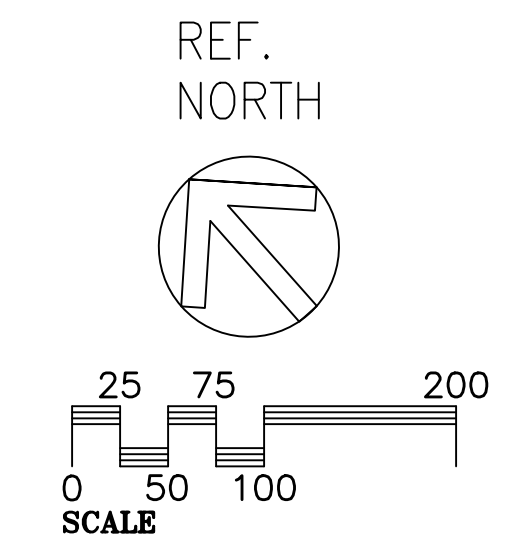
	ROAD WIDTH ±		(E) PARCEL E ACCESS ROADS
	ROAD SLOPE ±		
CC	(E) CONCRETE CURB		
CMP	(E) CORRUGATED METAL PIPE		
CPP	(E) CORRUGATED PLASTIC (HDPE) PIPE		
	(E) SURFACE DRAINAGE		
	(E) PAVED SURFACE		
	(E) AREA LIGHT		

PARKING TOTALS
 SEE APPENDIX F FOR PROPOSED PARKING CALCULATIONS

EXISTING:	PROPOSED:
PARCEL A: 158 SPACES	AREA A: 177 SPACES
PARCEL B: 15 SPACES	AREA B: 21 SPACES
PARCEL C: 18 SPACES	AREA C: 18 SPACES
PARCEL D: 7 SPACES	AREA D: 12 SPACES
PARCEL E: 0 SPACES	AREA E: 0 SPACES
TOTAL: 198 SPACES	TOTAL: 228 SPACES

NOTE:
 ALL PARKING TO MEET CITY OF SAN RAFAEL STANDARDS FOR STALL SIZE.
 STANDARD: 9'X19'

ALL FIRE APPARATUS ACCESS ROADS SHALL BE CONCRETE OR ASPHALT SURFACE CAPABLE OF SUPPORTING A 75,000 POUND LOAD.
 FIRE APPARATUS ACCESS ROADS MUST BE DESIGNATED; PAINTED RED WITH CONTRASTING WHITE LETTERING STATING "NO PARKING FIRE LANE" ON BOTH SIDES OF THE ROAD FOR THE ENTIRE LENGTH. NO PARKING FIRE LANE SIGNS SHALL BE POSTED ON BOTH SIDES OF THE ROAD WITH A MAXIMUM SPACING OF 150 FEET.



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MASTER USE PERMIT AMENDMENT

SITE CIRCULATION, PARKING, AND FIRE ACCESS PLAN

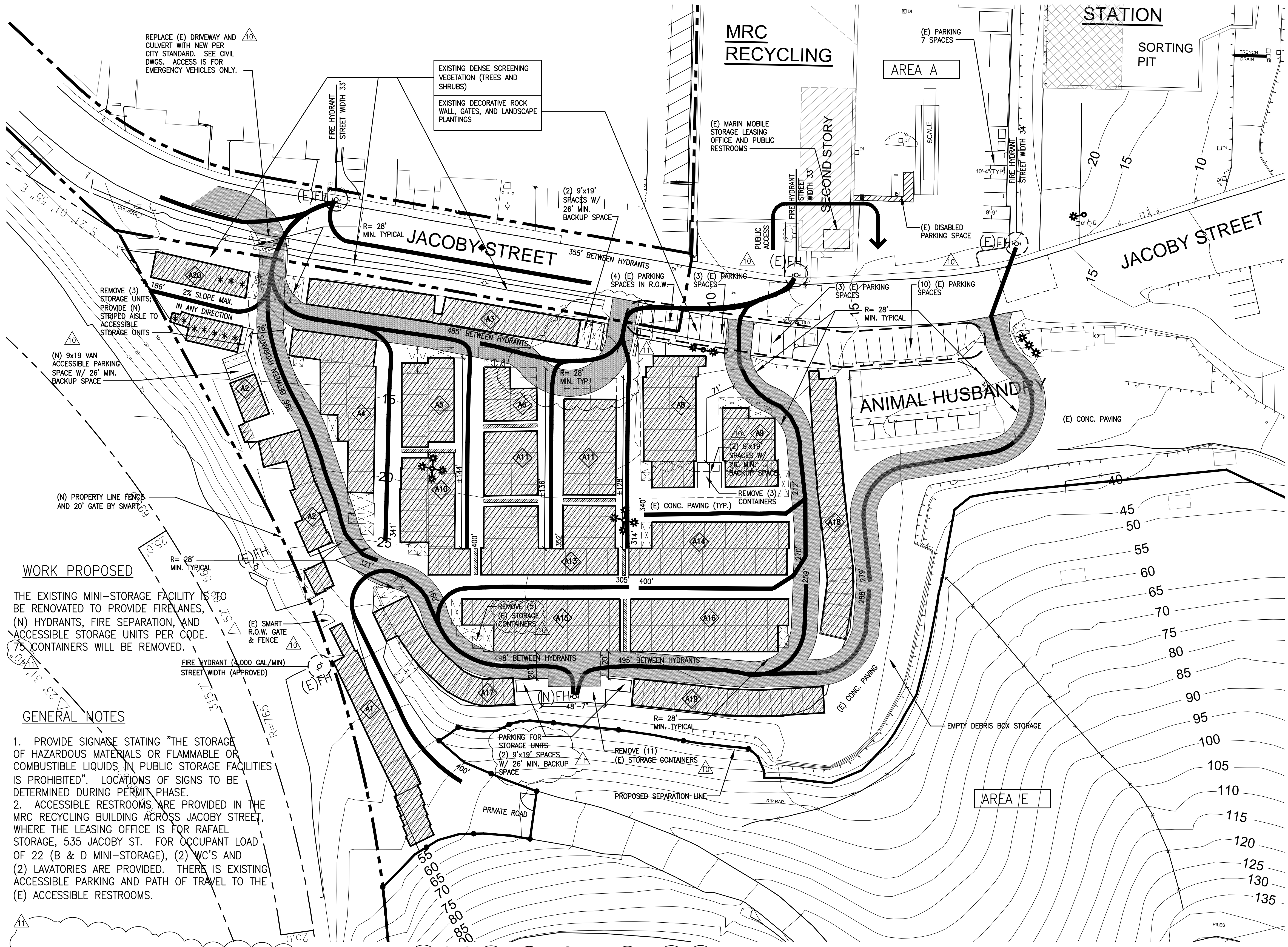
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Revisions:
 4-1-10 NOTICE OF INCOMPLETION MTG W/ PLANNER
 6-24-10 PUBLIC WORKS COMMENTS FROM PLANNING
 6-24-10 FIRE COMMENTS FROM PLANNING
 9-28-11 FIRE PROTECTION REVISIONS
 10-18-11 FIRE PROTECTION REVISIONS
 1-04-12 FIRE PROTECTION REVISIONS

Date: 06/02/09
 Scale: As Noted
 Drawn:
 Job #: 06048.01
 Prototype: DIVINE

A5

10 COMMENTS FROM PLANNING 7-17-14
 9 MISCELLANEOUS UPDATES 12-19-13



BUILDING TABULATION

ASSUMED FIRE FLOW : 1,750 GAL/MIN. @ 20 PSI
 MAXIMUM BUILDING AREA : 4,800 SF
 MAXIMUM HYDRANT SPACING : 500 FT
 OCCUPANCY CLASSIFICATION: S1
 CONSTRUCTION TYPE: VB

BUILDING	CONTAINER SIZE &				SQUARE FEET.
	8' x 40'	8' x 20'	8' x 10'	7' x 6'	
A1	20	3			3,272. SF
A2	2	19	1	3	4,599. SF
A3		25	1		4,042. SF
A4		26			4,160. SF
A5		16			2,548. SF
A6		8			1,280. SF
A7					(NOT USED)
A8		24			3,833. SF
A9		14			2,219. SF
A10		20	1		3,461. SF
A11		30			4,800. SF
A12					(NOT USED)
A13		29			4,712. SF
A14		28			4,487. SF
A15		27			4,308. SF
A16		29			4,630. SF
A17		14	3		2,410. SF
A18		24		1	4,321. SF
A19		18			3,109. SF
A20		9			1,443. SF
TOTAL	2	380	9	4	63,634. SF

NOTES:
 ADA ACCESSIBILITY FOR SELF STORAGE
 PROVIDE 10 FOR 1ST 200 UNITS = 10 UNITS
 2% FOR 482 UNITS = 10 UNITS THEREFORE
 20 UNITS FOR HANDICAP ACCESS REQUIRED
 (PER 2013 CBC 11B-225.3).
 OCCUPANCY LOAD CALC:
 63,684 SF / 5000 SF PER PERSON = 12.7
 THEREFORE OCCUPANT LOAD IS 13 PERSONS

SYMBOL KEY

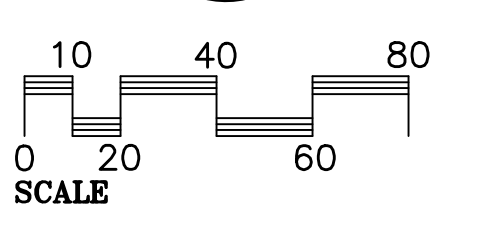
- FIRE HYDRANT
- MINIMUM STREET WIDTH 26'
- FIRE HOSE PATH
- NEW METAL ACCESS GATE
- FIRE LANE
- NEW 3-HOUR FIRE SEPARATION WALL
- BUILDING AREA
- INDIVIDUAL METAL CONTAINER(S) TO BE REMOVED (OR AS NOTED)
- EXISTING AREA LIGHT POLE(S)

EXISTING CONTAINERS: 470 TOTAL
 PROPOSED CONTAINERS: 395 TOTAL
 REMOVED: 75 [DASHED]

SEE A5.3 FOR MSS CONTAINER STORAGE BUILDING AREA SUMMARY

1 AREA "B" MINI STORAGE (SITE CIRCULATION, PARKING, AND FIRE ACCESS ENLARGED PLAN)

A5.1 SCALE: 1" = 40'-0"



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AREA B MINI STORAGE CIRCULATION, PARKING, AND FIRE ACCESS

4-30-15

GENERAL UPDATES

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 4-1-10
 6-24-10
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 12-19-13
 7-17-14

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A5.1