NEW 6-STORY (72'-4") FULLY SPRINKLERED SELF-STORAGE (S-1) FACILITY W/ OFFICE TYPE 1-B CONSTRUCTION 18,474 SF FOOTPRINT 110,844 GROSS SF AT

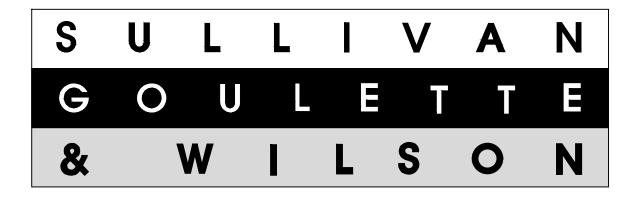
2390 MARINER SQUARE DRIVE

ALAMEDA, CALIFORNIA 94501

OWNER:



ARCHITECT:



ARCHITECT:
SULLIVAN GOULETTE WILSON, LTD.
444 N. MICHIGAN AVENUE - SUITE 1850
CHICAGO, IL 60611

CHICAGO, IL 60611 TEL. (312) 988-7412 FAX. (312) 988-7409 www.sgwarch.com

LANDSCAPE ARCHITECT:

WILSON DESIGN STUDIO

SACRAMENTO, CA 95816

1631 ALHAMBRA BLVD

TEL: (916) 524-5614

SUITE 100

CIVIL ENGINEER:
BLUE PEAK ENGINEERING, INC.
18543 YORBA LINDA BLVD.
SUITE #235
YORBA LINDA, CA 92886
TEL: (714) 749-3077

CONTRACTOR:
ARCO MURRAY
900 N. ROCK HILL ROAD
ST. LOUIS, MISSOURI 63119
TEL: (314) 963-0715
FAX: (314) 963-7114

STRUCTURAL ENGINEER:

MARTIN/ MARTIN

700 LARKSPUR LANDING CIR.

SUITE #155

LARKSPUR, CA 94939

TEL: (415) 814-0030

DET DETAIL LAV LAVATORY DW DRY WALL DWG DRAWING EA EACH EIFS EXTERIOR INSULATION AND FINISH SYSTEM LAV LAVATORY LH LEFT HAND MFR MANUFACTURER MO MASONRY OPENING MWK MILLWORK MTL METAL

LAM

GALV

ELEVATION

FIRE HOSE CABINET

FACE OF MASONRY

GAUGE

GLASS

HOUR

HEIGHT

INTERIOR

JOINT

INSULATION

LIGHTWEIGHT CONC

GALVANIZED

HARDWOOD

HARDWARE

GYPSUM BOARD

TO FACE OF MASONRY

NOT IN CONTRACT

OWNER FURNISHED,

PLASTIC LAMINATE

PLATE QUARRY TILE

RISER

RIGHT HAND

REQUIRED

SANDBLAST

SOLID CORE

SCHEDULE

SHEET

SIMILAR

STANDARD

THICK

TREAD

TOP OF

WOOD

SHEET METAL

STAINLESS STEEL

TONGUE AND GROOVE

UNLESS NOTED OTHERWISE

VINYL COMPOSITION TILE

WELDED WIRE FABRIC

VERIFY IN FIELD

WALL PHONE

SCHED

STD

TRANS

T & G

ROUGH OPENING

CONTRACTOR TO INSTALL

NOT TO SCALE
ON CENTER

LEGEND

ABBREVIATIONS

AIR CONDITIONING

ABOVE FINISHED FLOOR

ABOVE RAISED FLOOR

ACOUSTIC TILE

CLEAR ANODIZED

CONTROL JOINT

CONC. MASONRY UNIT

CARPET

CEILING

CLG

CONC

CONT

CENTERLINE

CONCRETE

CONTINUOUS

CAST IRON

CLEAN OUT

COLD WATER

CERAMIC TILE

DIAMETER

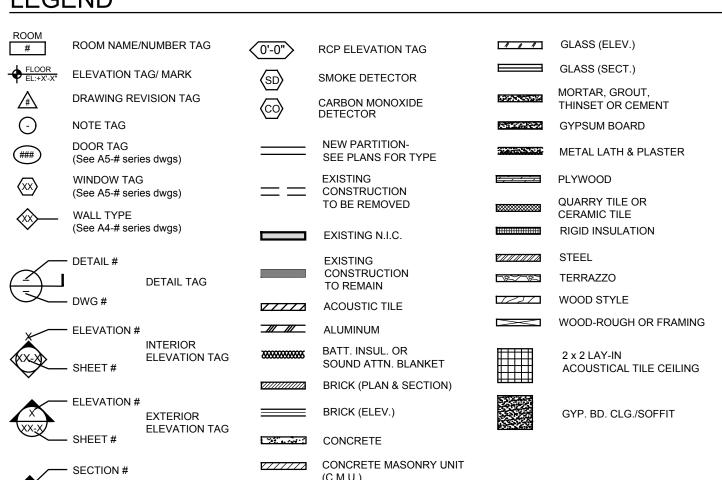
DIMENSION

DOWNSPOUT

CEMENT PLASTER

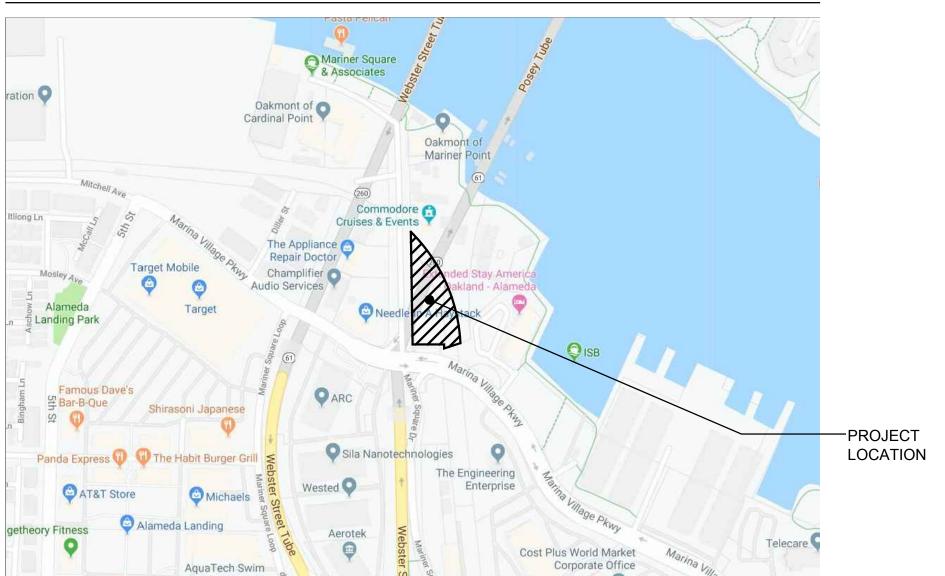
DRINKING FOUNTAIN

ALTERNATE



EXISTING DOOR TO REMAIN

LOCATION MAP

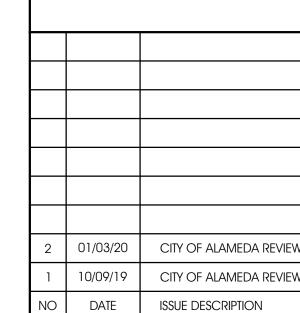


DRAWING INDEX

DWG # GENERAL G0-0	DESCRIPTION - SULLIVAN GOULETTE WILSON LTD. TITLE SHEET, PROJECT DESCRIPTION, LOCATION MAP, DRAWING INDEX, ABBREVIATIONS & SYMBOLS LEGEND	ISSUED FOR REVIEW:	ISSUED FOR REVIEW : 01/03/20							
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C-01	TITLE SHEET	•	•							Į
C-02 C-03	PRELIMINARY GRADING PLAN PRELIMINARY GRADING PLAN-2							\vdash		+
C-04	PRELIMINARY WQMP EXHIBIT	•								İ
C-05	PRELIMINARY WET UTILITY PLAN	•	•							Ŧ
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L3	PRELIMINARY IRRIGATION PLAN	•			<u> </u>		L			\dagger
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ARCHITEC A0-0	TURAL - SULLIVAN GOULETTE WILSON LTD. SURVEY	•						\vdash		+
A0-1	SITE PLAN									\dagger
A0-2	ZONING MAP & ZONING DATA	•	•							Į
A0-3 A1-1	STREET PHOTOGRAPHS FIRST FLOOR PLAN	•	•							+
A1-2	SECOND FLOOR PLAN	•	•							ļ
A1-3 A1-4	THIRD & FOURTH FLOOR PLAN FIFTH FLOOR PLAN		•			<u> </u>				+
A1-5	SIXTH FLOOR PLAN									t
A1-6	ROOF PLAN	•	•							I
A2-1 A2-2	BUILDING ELEVATIONS BUILDING ELEVATIONS	•	•							+
A2-3	PERSPECTIVE	•	•							İ
A2-4 A3-1	SHADOW STUDY BUILDING SECTIONS	•	•							\downarrow
A4-1	WINDOW SCHEDULE & DETAILS									$^{+}$
A4-2	PRODUCT SPECIFICATIONS		•							I
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THE DRAWINGS COMPLY WITH THE FOLLOWING CITY OF ALAMEDA MUNICIPAL CODES, ALL CODES BELOW HAVE BEEN ADOPTED FROM THE CALIFORNIA BUILDING CODE, CURRENT EDITION:

City of Alameda Building Code
City of Alameda Electric Code
City of Alameda Mechanical Code
City of Alameda Plumbing Code
City of Alameda Energy Code
California Fire Code, Current Edition
California Accessibility Code, Current Edition



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AL: MS P.M.: CM & MADC DRAWN BY: JW



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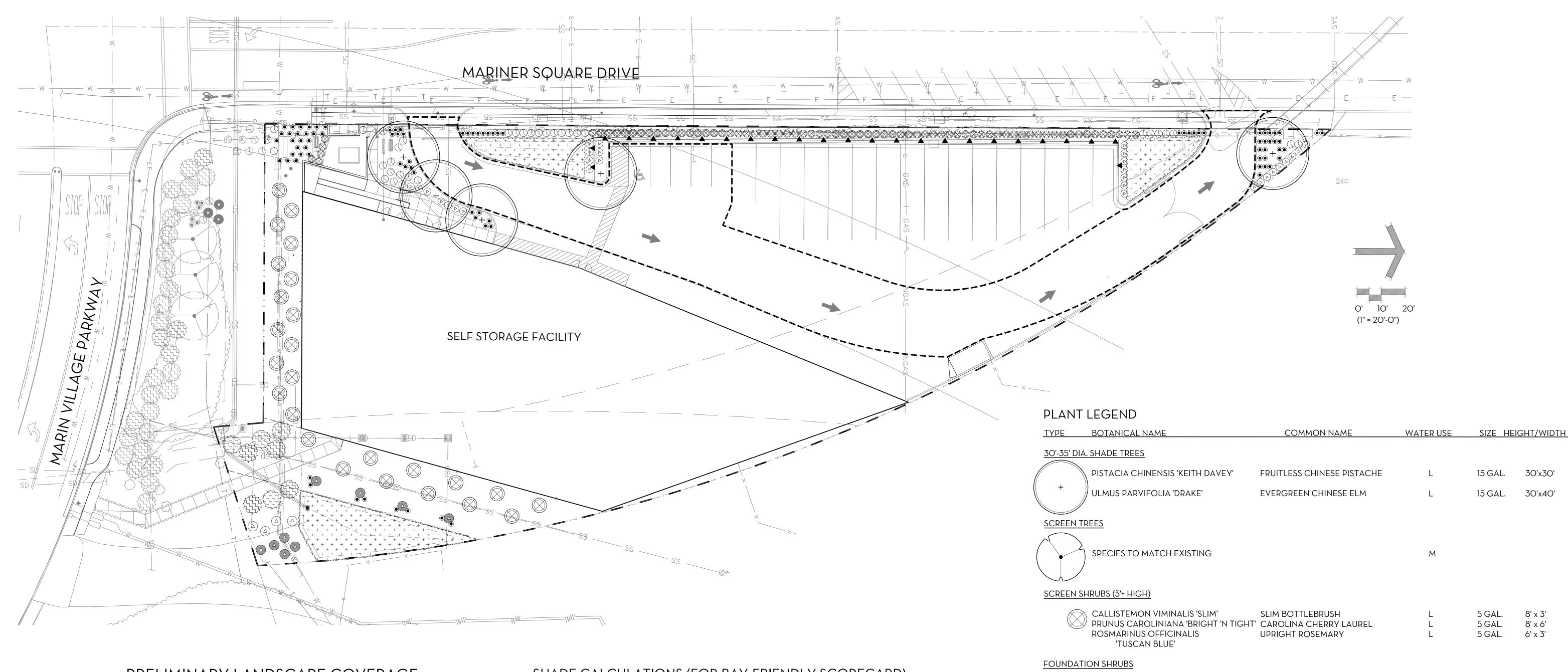
2390 MARINER SQUARE DRIVE

ALAMEDA, CALIFORNIA 94501

TITLE SHEET & DRAWING INDEX



G0-0



PRELIMINARY LANDSCAPE COVERAGE

TOTAL SITE SQ. FOOTAGE: 54,106 SF

REQUIRED LANDSCAPE: 30% = 16,231 SF

PROVIDED LANDSCAPE: 21% = 11,475 SF

PRELIMINARY TREE CALCULATIONS

TOTAL PARKING STALLS: 5 1 TREE PER 4 STALLS

REQUIRED QTY. OF TREES: 2

PROVIDED: 5 SHADE TREES

SHADE CALCULATIONS (FOR BAY-FRIENDLY SCORECARD) TϘ TOTAL

2,287 SF 35' DIA. TREES

> TOTAL TREE SHADE: 2,287 SF ---- TOTAL PARKING LOT AREA:11,199 SF

50% REQUIRED: % SHADE PROVIDED: 5,600 SF 20%

NOTE:
ALL DOCUMENTS REQUIRED BY THE CITY OF ALAMEDA'S LANDSCAPE DOCUMENT PACKAGE WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE OF THE PROJECT. THE PLANS WILL MEET ALL MWELO REQUIREMENTS.

30'-35' DI	A. SHADE TREES				
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	30'x30'
+	ULMUS PARVIFOLIA 'DRAKE'	EVERGREEN CHINESE ELM	L	15 GAL.	30'x40'
SCREEN T	rrees				

CALLISTEMON VIMINALIS 'SLIM' PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	SLIM BOTTLEBRUSH CAROLINA CHERRY LAUREL UPRIGHT ROSEMARY	L L L	5 GAL. 5 GAL. 5 GAL.	8' x 3' 8' x 6' 6' x 3'
TUSCAN BLUE				

DIETES IRIDIOIDES LOMANDRA 'PLATINUM BEAUTY' SALVIA LEUCANTHA 'SANTA BARBARA' WESTRINGIA R. 'MORNING LIGHT'	AFRICAN IRIS VARIEGATED DWARF MAT RUSH COMPACT MEXICAN BUSH SAGE VARIEGATED COAST ROSEMARY	L L L	5 GAL. 1 GAL. 5 GAL. 5 GAL.
---	--	-------------	--------------------------------------

ACCENT SHRUBS

Θ	ANIGOZANTHOS HYBRID 'ORANGE'	ORANGE KANGAROO PAW	L	1 GAL.	3.5' x 2.5
•	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	L	1 GAL.	2.5' x 1.5
Ŭ.	MUHLENBERGIA CAPILLARIS	PINK MUHLY	L	5 GAL.	3' x 6'
	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	L	5 GAL.	4' x 4'
NEC					

<u>VINES</u>

▼ GELSEMIUM SEMPERVIRENS CAROLINA JESSAMINE

GROUNDCOVERS

CISTUS 'SUNSET'

MYOPORUM PARVIFOLIUM 'WHITE'	CREEPING MYOPORUM	L	5 GAL.	O.5' x 6', 5' O.C.
BIOFILTRATION AREA				
CHONDROPETALUM TECTORUM	CAPE RUSH CALIFORNIA GREY RUSH	L L	1 GAL. 1 GAL.	3' O.C. 30" O.C.

MAGENTA ROCKROSE

WALK-ON BARK MULCH ONLY

SELF STORAGE FACILITY - PRELIMINARY LANDSCAPE PLAN

PRELIMINARY PLANTING PLAN



5 GAL.

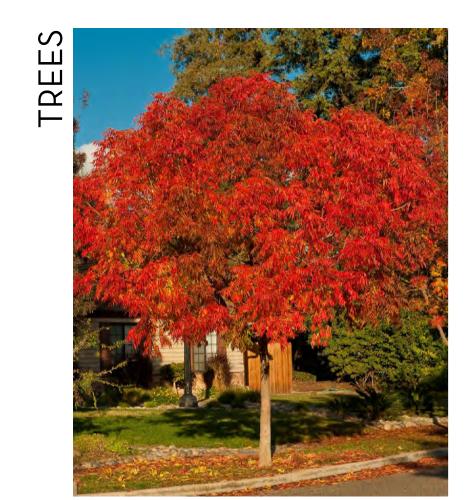
5 GAL.

3.5'x3.5' 2' x 2'

2.5'x3.5' 3' x 3'

10' O.C.

1.5' x 6', 5' O.C.



PISTACIA CHINENSIS 'KEITH DAVEY' FRUITLESS CHINESE PISTACHE



ULMUS PARVIFOLIA 'DRAKE' EVERGREEN CHINESE ELM



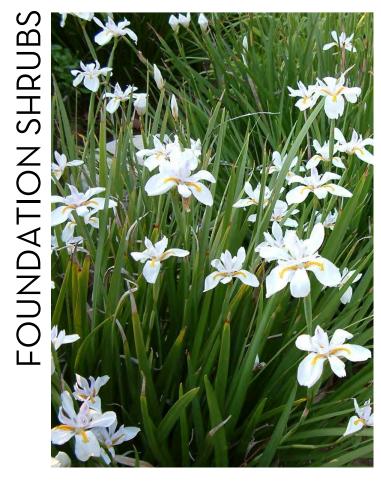
CALLISTEMON 'SLIM' SLIM BOTTLEBRUSH



PRUNUS 'BRIGHT N' TIGHT' CAROLINA CHERRY LAUREL



ROSMARINUS 'TUSCAN BLUE' UPRIGHT ROSEMARY



DIETES IRIDIOIDES AFRICAN IRIS



LOMANDRA 'PLATINUM BEAUTY'
VARIEGATED DWARF MAT RUSH



SALVIA LEUCANTHA 'SANTA BARBARA' COMPACT MEXICAN BUSH SAGE



WESTRINGIA 'MORNING LIGHT'
VARIEGATED COAST ROSEMARY



ANIGOZANTHOS HYBRID 'ORANGE' ORANGE KANGAROO PAW



DIANELLA REV. 'LITTLE REV' LITTLE REV FLAX LILY



MUHLENBERGIA CAPILLARIS PINK MUHLY



PHORMIUM 'YELLOW WAVE' NEW ZEALAND FLAX



GELSEMIUM SEMPERVIRENS CAROLINA JESSAMINE



CISTUS 'SUNSET' MAGENTA ROCKROSE



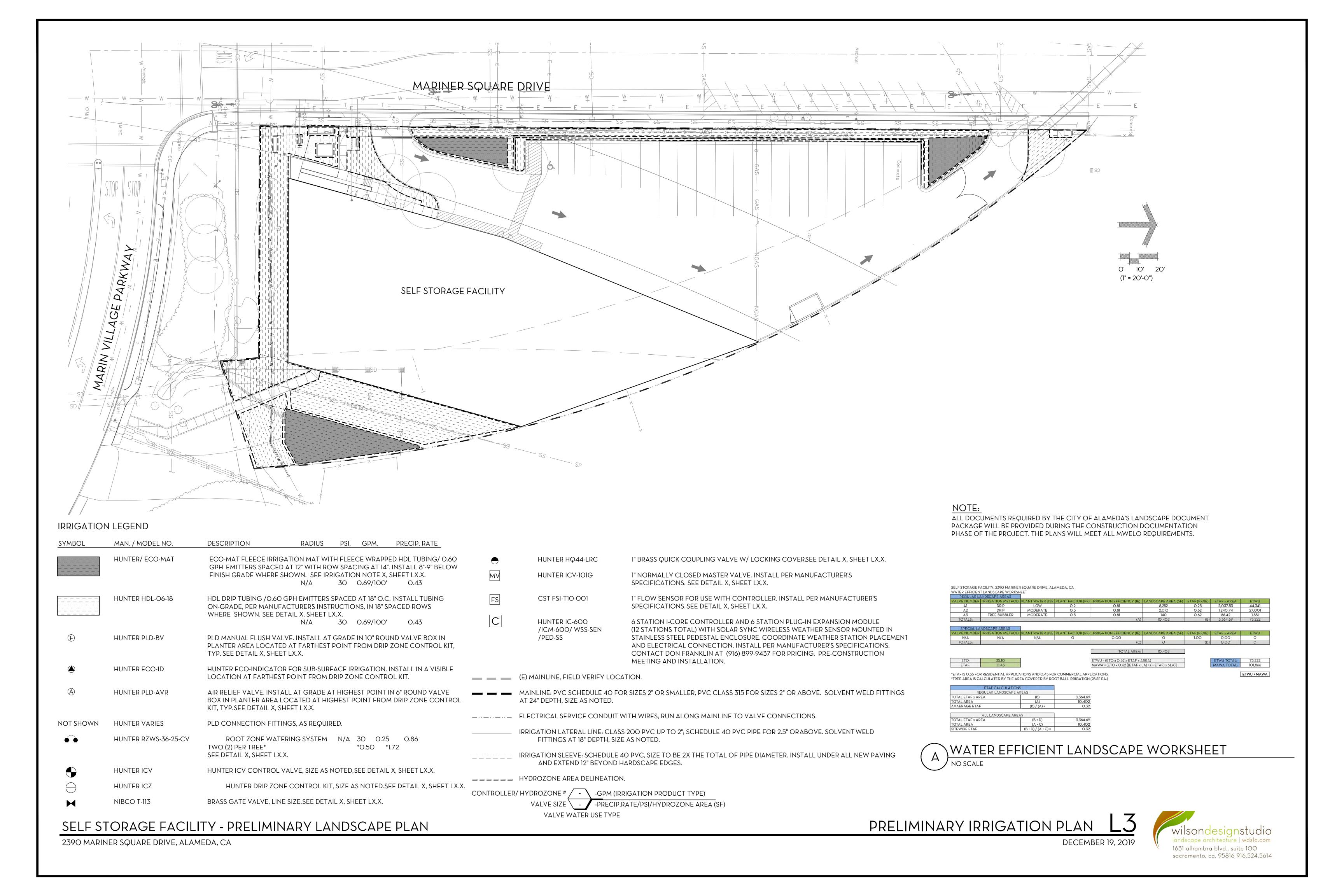
MYOPORUM PARVIFOLIUM 'WHITE' CREEPING MYOPORUM

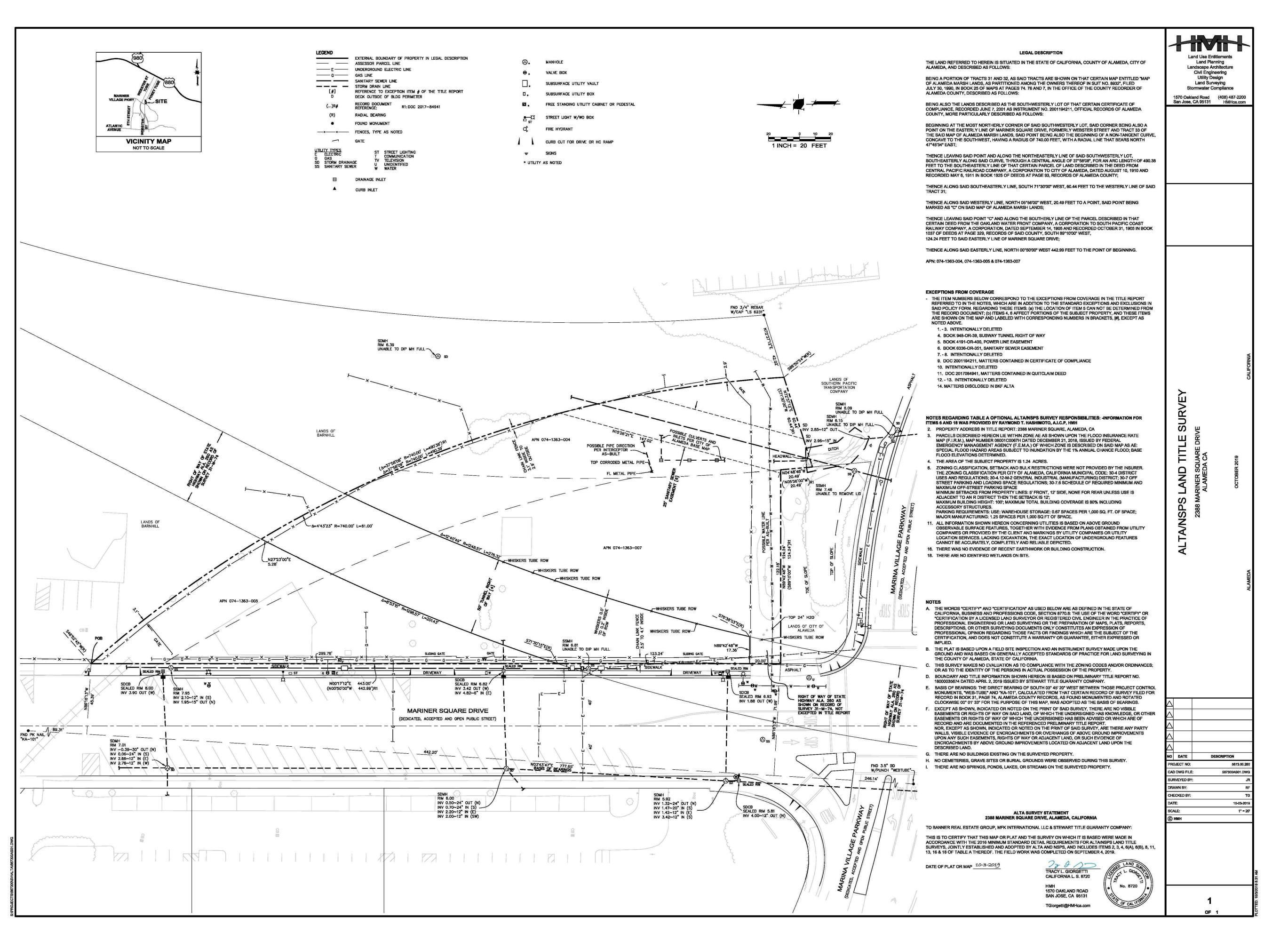


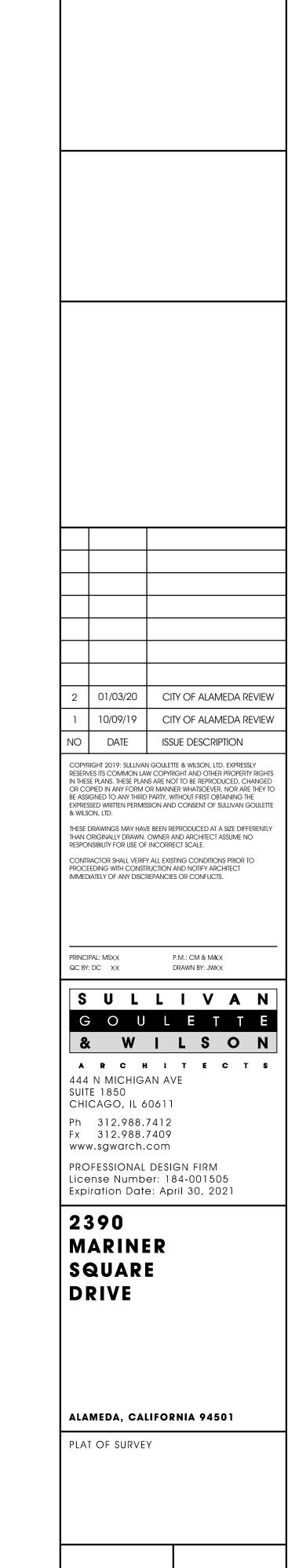
CHONDROPETALUM TECTORUM CAPE RUSH



JUNCUS PATENS CALIFORNIA GREY RUSH

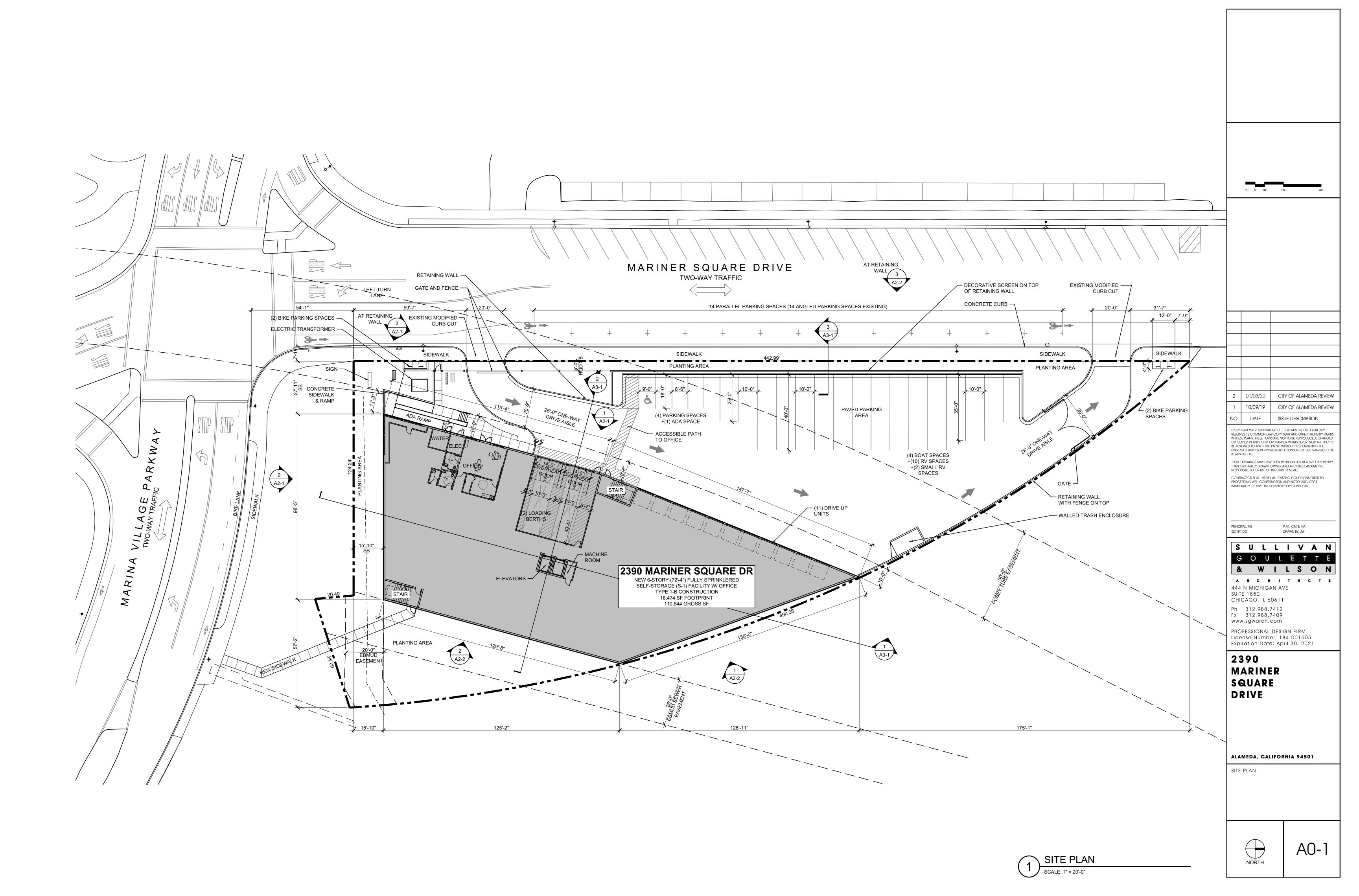




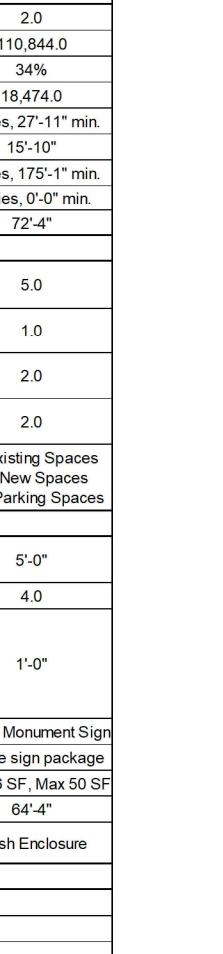


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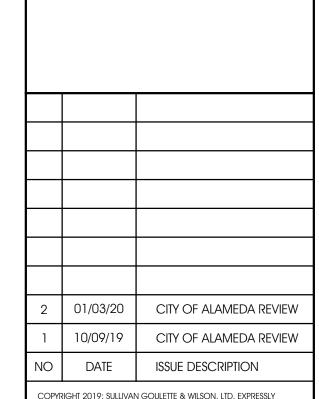
NORTH



ZONING DATA						
Project Address		2390 Mariner Squ	are Drive Alameda,	California	94501 s u L	LIVAN
Local Zoning Ordinar	псе	City of Alameda Zo	oning Ordinance		G O U	L E T T E
Last Updated		1/3/2020			A R C H	I T E C T S
LOCATION		Existing Zoning	Proposed Zoning	Variannces	Proposed Schen	
Zoning District		M-2 General Industrial	M-2 General Industrial		M-2 Genera	l Industrial
Use Group		Storage Yard	*Household Goods Storage and Moving, Warehouse and Storage Facilitates		*Household Goods St Warehouse and St	
Lot Area [SF]		54,141.6	54,141.6		54,14	1.6
BULK & DENSITY						
Maximum Floor Area Ratio [F.A.F	R.1	N/A	N/A		Actual Ratio [F.A.R.]	2.0
Maximum Area Allowed by F.A.R		N/A	N/A		Actual Area [F.A.R.]	110,844.0
Maximum Building Coverage [%		80%	80%		Actual Lot Coverage [%]	34%
Maximum Building Coverage [SF		43,313.3	43,313.3		Actual Lot Coverage [SF]	18,474.0
Required Setbacks [ft]	Front (@ ROW)	5'-0"	5'-0"		Proposed	Varies, 27'-11" min.
30-4.12 D	Side [@ ROW]	0'-0"	0'-0"		Proposed	15'-10"
	Side [@ Abutting Lot]	0'-0"	0'-0"		Proposed	Varies, 175'-1" min.
	Rear [@ Abutting Lot]	0'-0"	0'-0"		Proposed	Varies, 0'-0" min.
Maximum Building Height [ft]		100'-0"	100'-0"		Proposed	72'-4"
PARKING/LOADING					2 000 1000 000	PA 4005 16
Required Off Street Parking Spaces	30-7.6	.67 per 1,000 SF	.67 per 1,000 SF = 75 Spaces	Х	Provided	5.0
Required Accessible Parking Spaces	CBC 2-11B	1 per 25 spaces	1 per 25 spaces	Х	Provided	1.0
Required Off Street Loading	30-7.14	(1) 10' x 40' x 14' space	(1) 10' x 40' x 14' space		Provided	2.0
Required Bicycle Parking	30-7.15	1 per 8,000 SF Short Term - 2 Spaces	1 per 8,000 SF Short Term - 2 Spaces	X	Provided	2.0
Public Parking Spaces					Provided	14 Existing Spaces + 9 New Spaces = 23 Parking Spaces
LANDSCAPING	1					
	Street	5'-0" landscape buffer from public street and sidewalk	5'-0" landscape buffer from public street and sidewalk		Provided	5'-0"
	Site	1 tree per 4 parking spaces	1 tree per 4 parking spaces		Provided	4.0
Landscape Requirements	Parking Areas	1'-0" of landscaped seperation is required from parking backup area, walls, fences, buildings and property lines	1'-0" of landscaped seperation is required from parking backup area, walls, fences, buildings and property lines		Provided	1'-0"
Signs	Location	Wall Sign	Wall Sign		Provided	Wall & Monument Sig
	Quantity	1 per bussiness frontage	1 per bussiness frontage		Provided	5 - see sign package
	Size	Min. 25 SF Max. 150 SF	Min. 25 SF Max. 150 SF		Provided	Min 3.6 SF, Max 50 S
	Height	Below parapet line	Below parapet line		Provided	64'-4"
Trash Area Screening Required		Required	Required		Provided	Trash Enclosure
ADDITIONAL	•	•				
Architectural Standards		Yes	Yes			•
Flood Zone/Criteria		AE	AE			
Easements		Yes - see survey	Yes - see survey			
	I		555 541,753			







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PRINCIPAL: MSXX QC BY: DC XX P.M.: CM & MAXX DRAWN BY: JWXX

SULLIVAN GOULETTE ARCHITECTS

444 N MICHIGAN AVE SUITE 1850 CHICAGO, IL 60611 Ph 312.988.7412 Fx 312.988.7409 www.sgwarch.com

PROFESSIONAL DESIGN FIRM License Number: 184-001505 Expiration Date: April 30, 2021

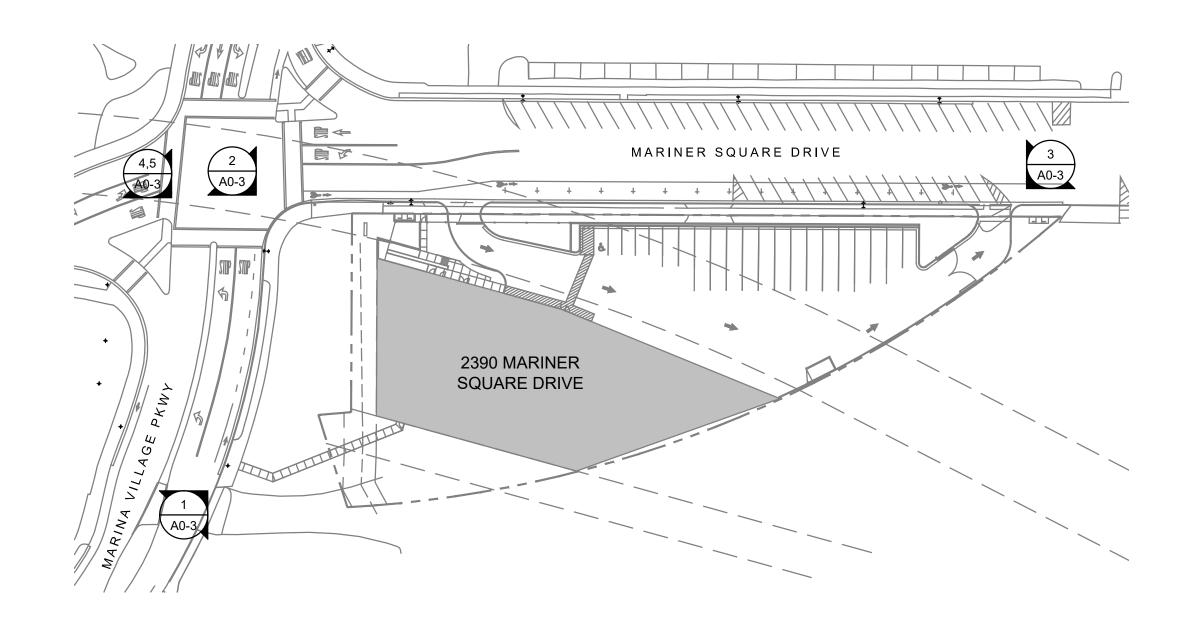
2390 MARINER SQUARE DRIVE

ALAMEDA, CALIFORNIA 94501

ZONING MAP & ZONING DATA

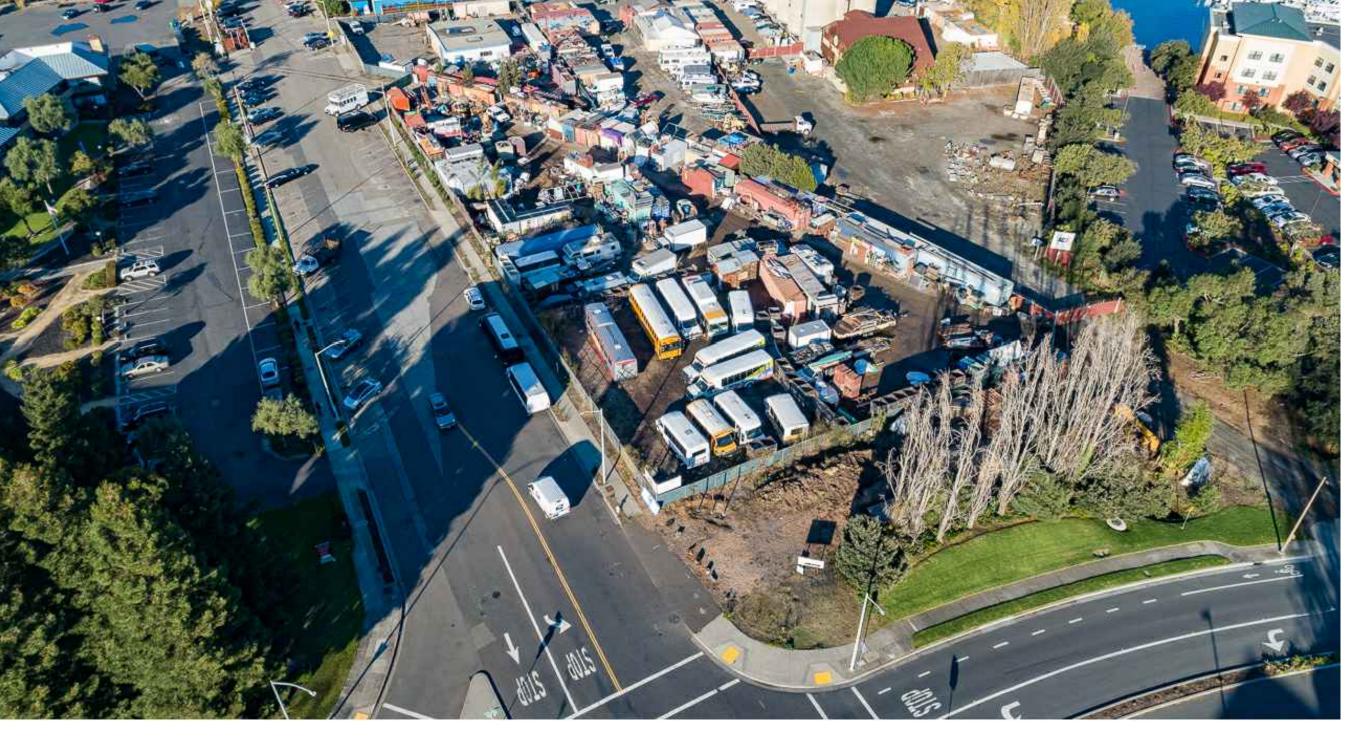


A0-2









5 AFTER AERIAL IMAGE
SCALE: N.T.S.





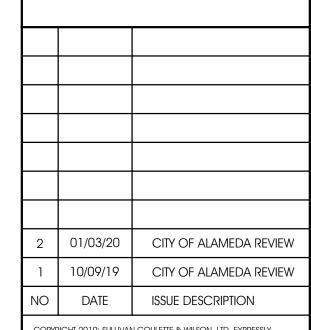
LOOKING SOUTH EAST
ON MARINER SQUARE DR



LOOKING NORTH EAST
ON MARINA VILLAGE PKWY



LOOKING NORTH WEST
ON MARINA VILLAGE PKWY

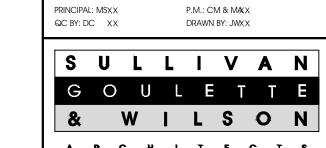


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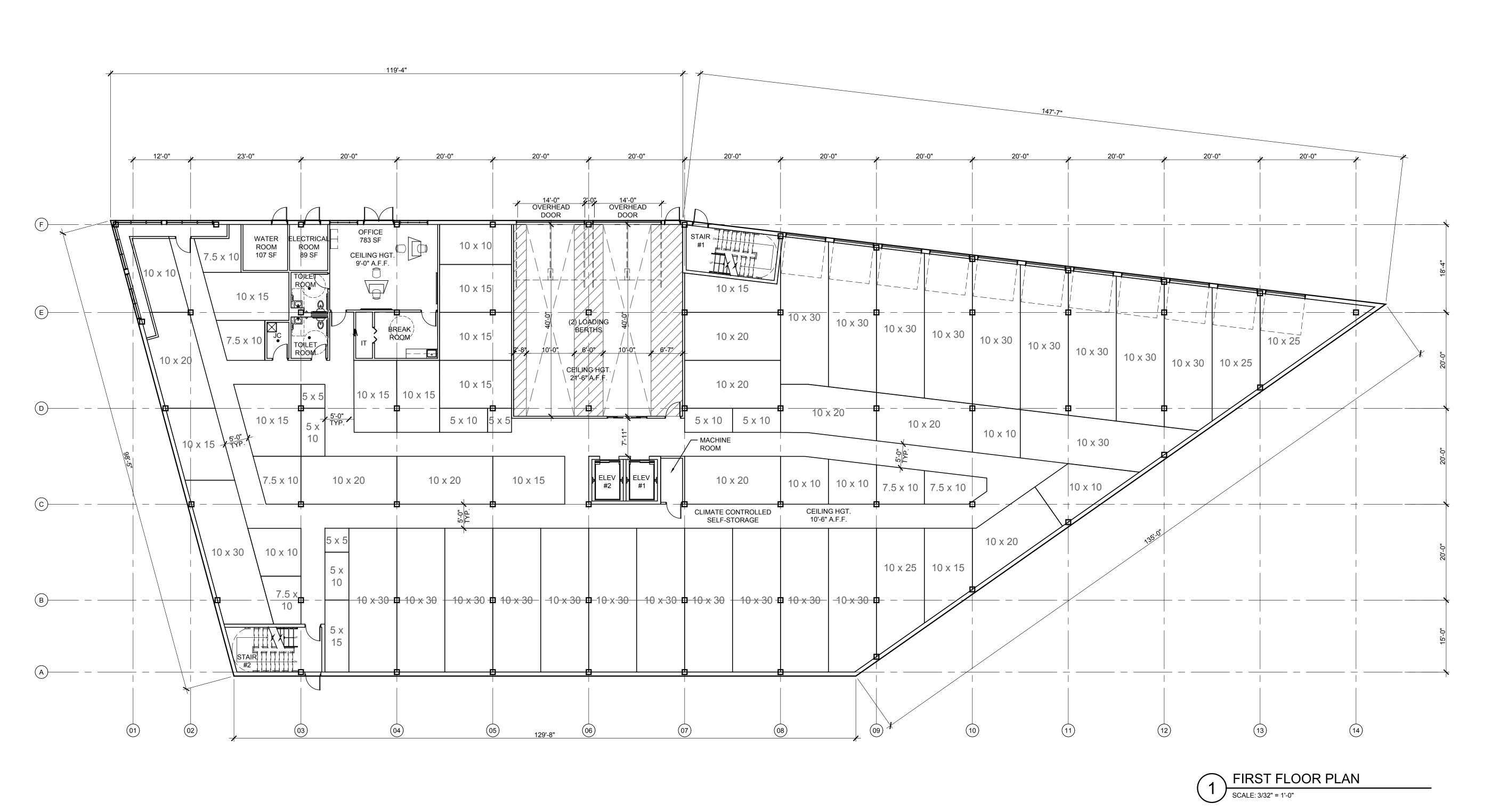
> 2390 MARINER SQUARE DRIVE

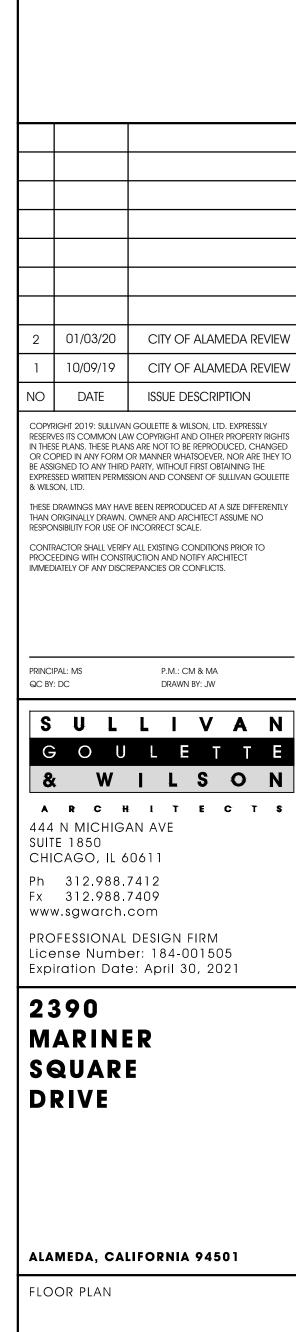
ALAMEDA, CALIFORNIA 94501

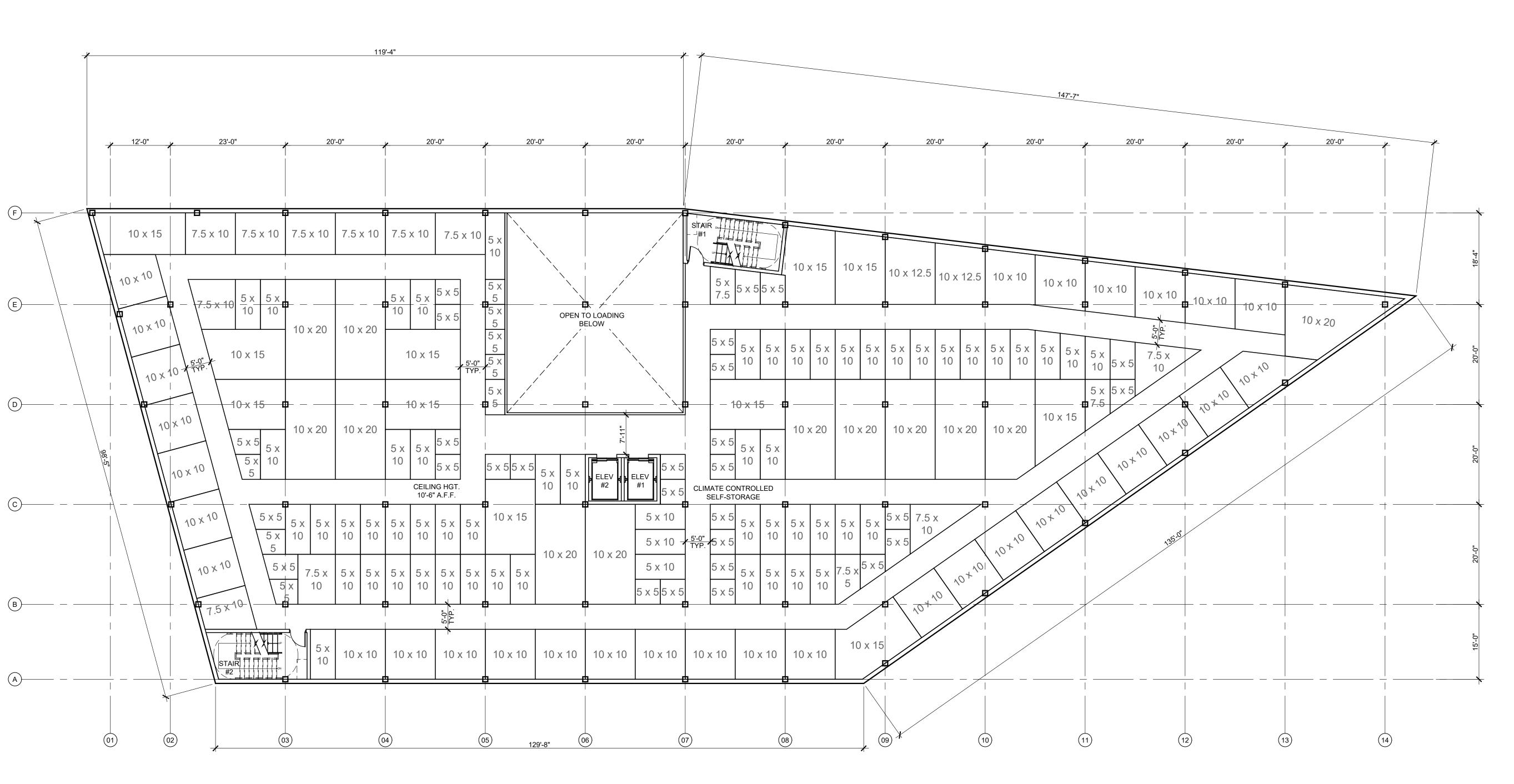
SITE PHOTOGRAPHS

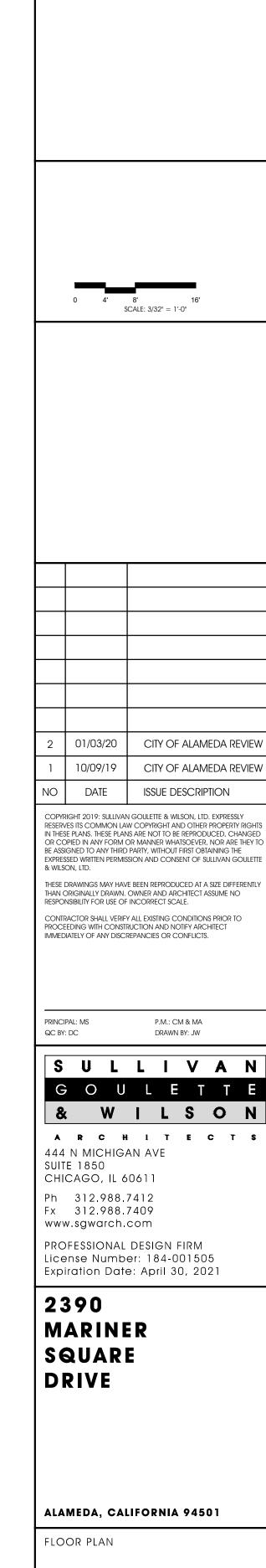


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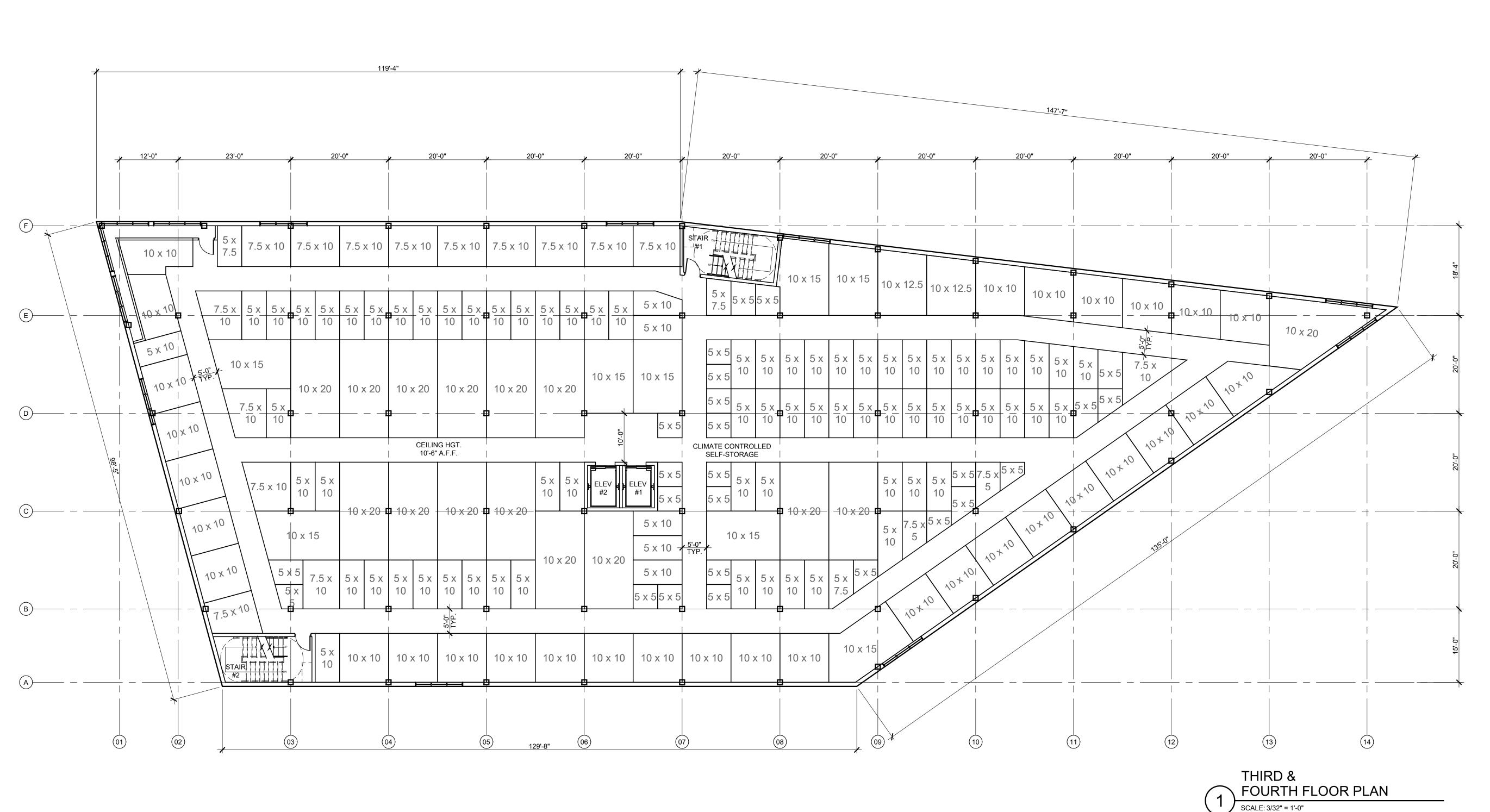


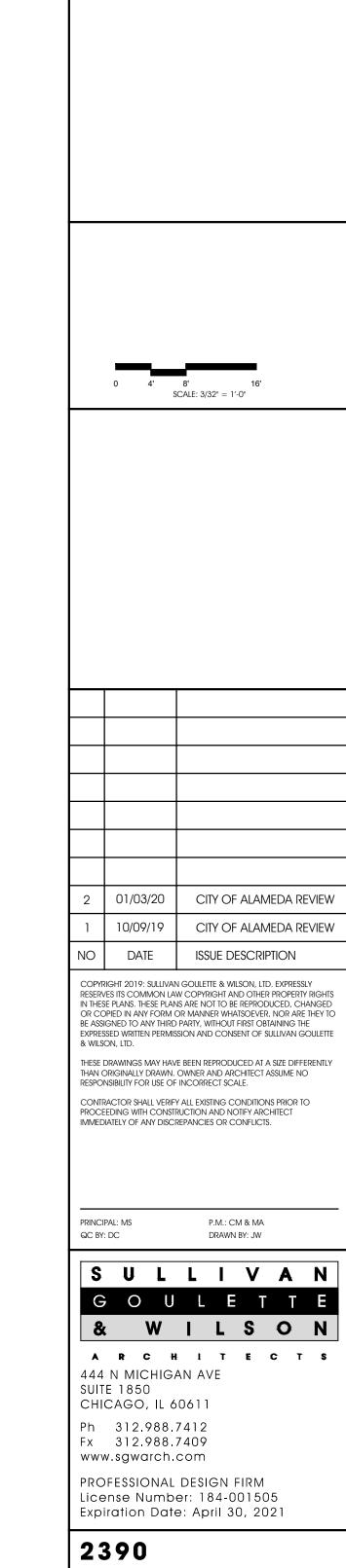


A1-2

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



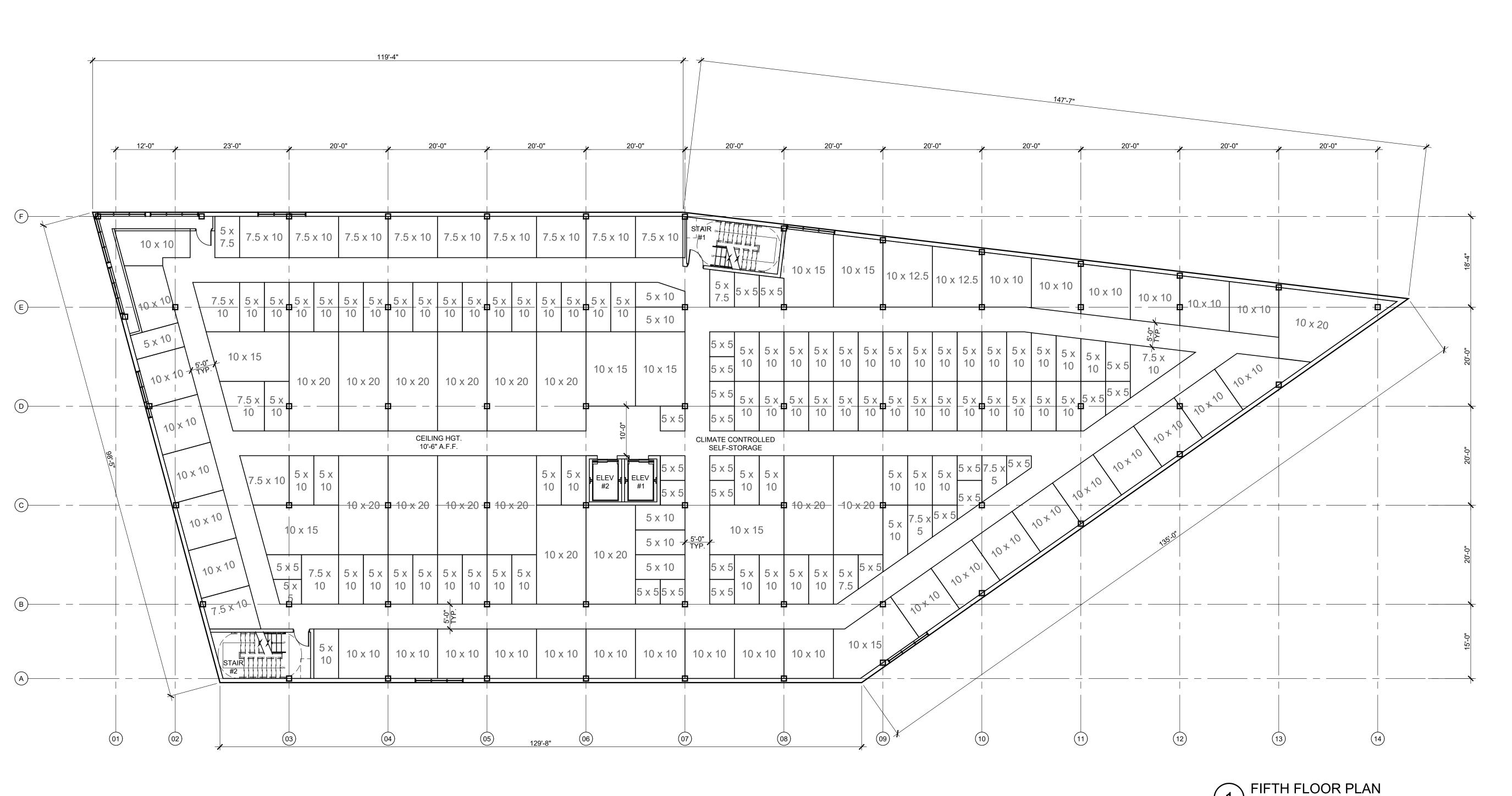


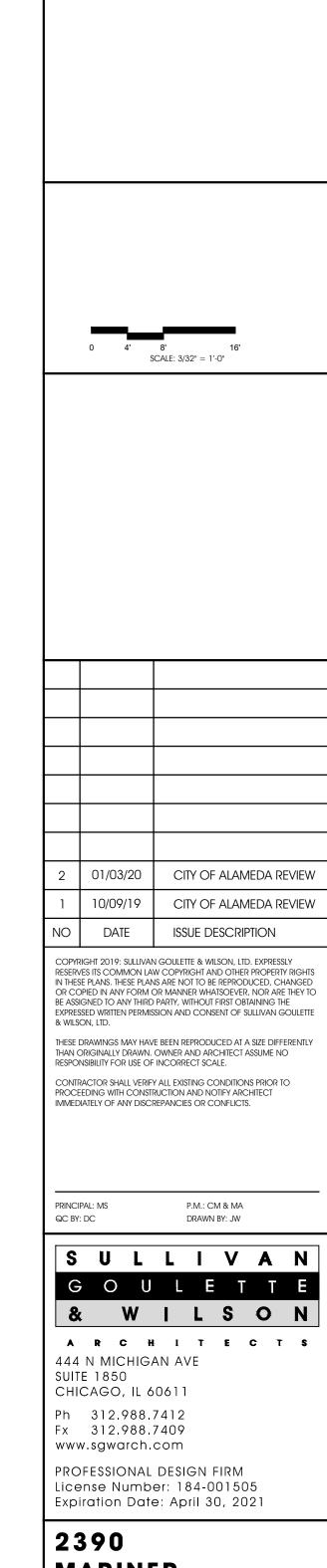
2390 MARINER SQUARE DRIVE

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FLOOR PLAN





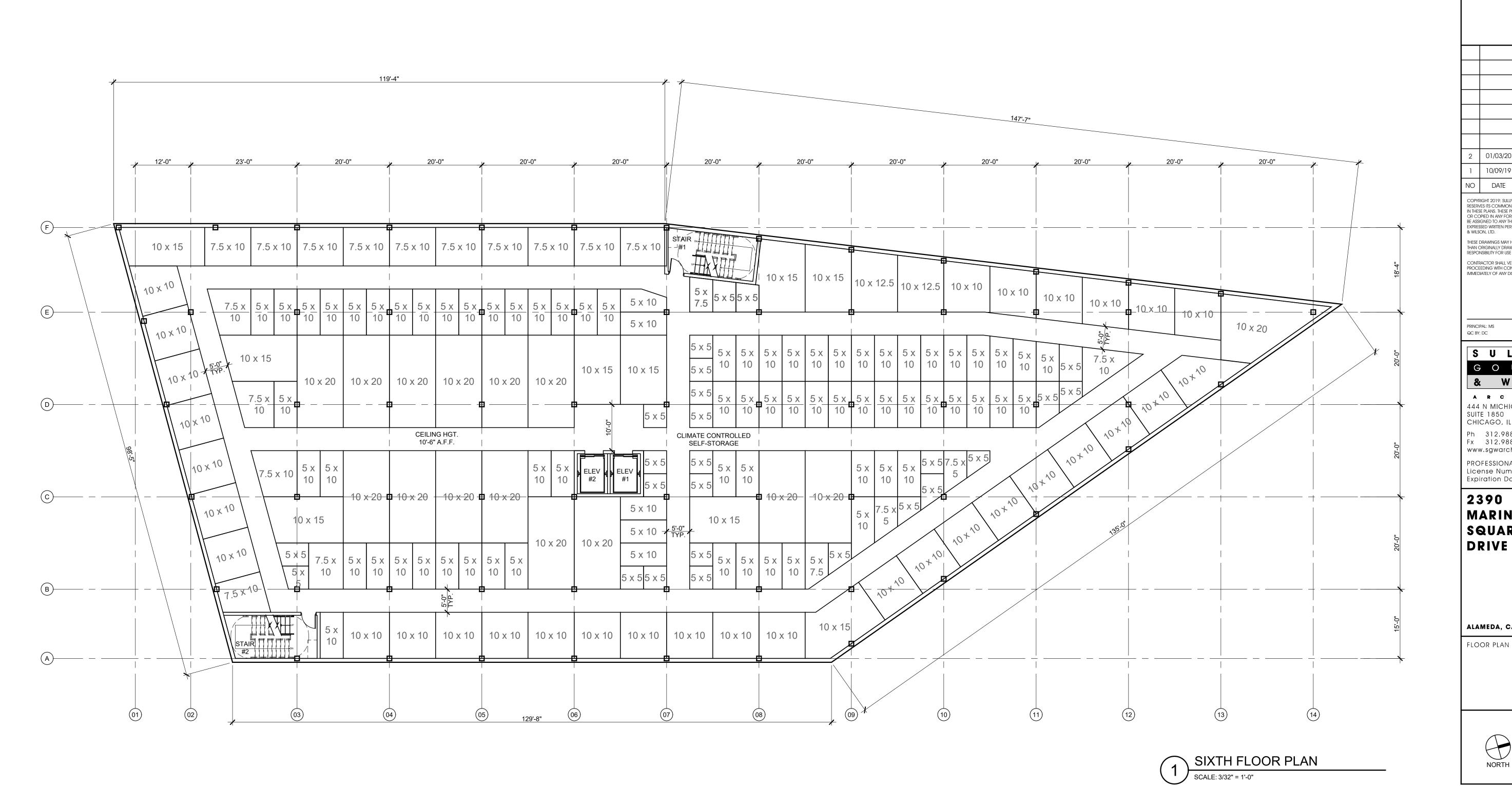


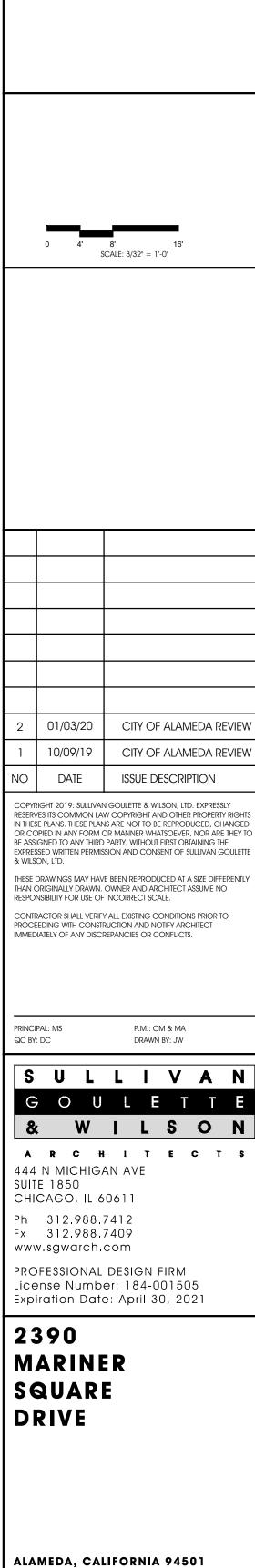
2390 MARINER SQUARE DRIVE

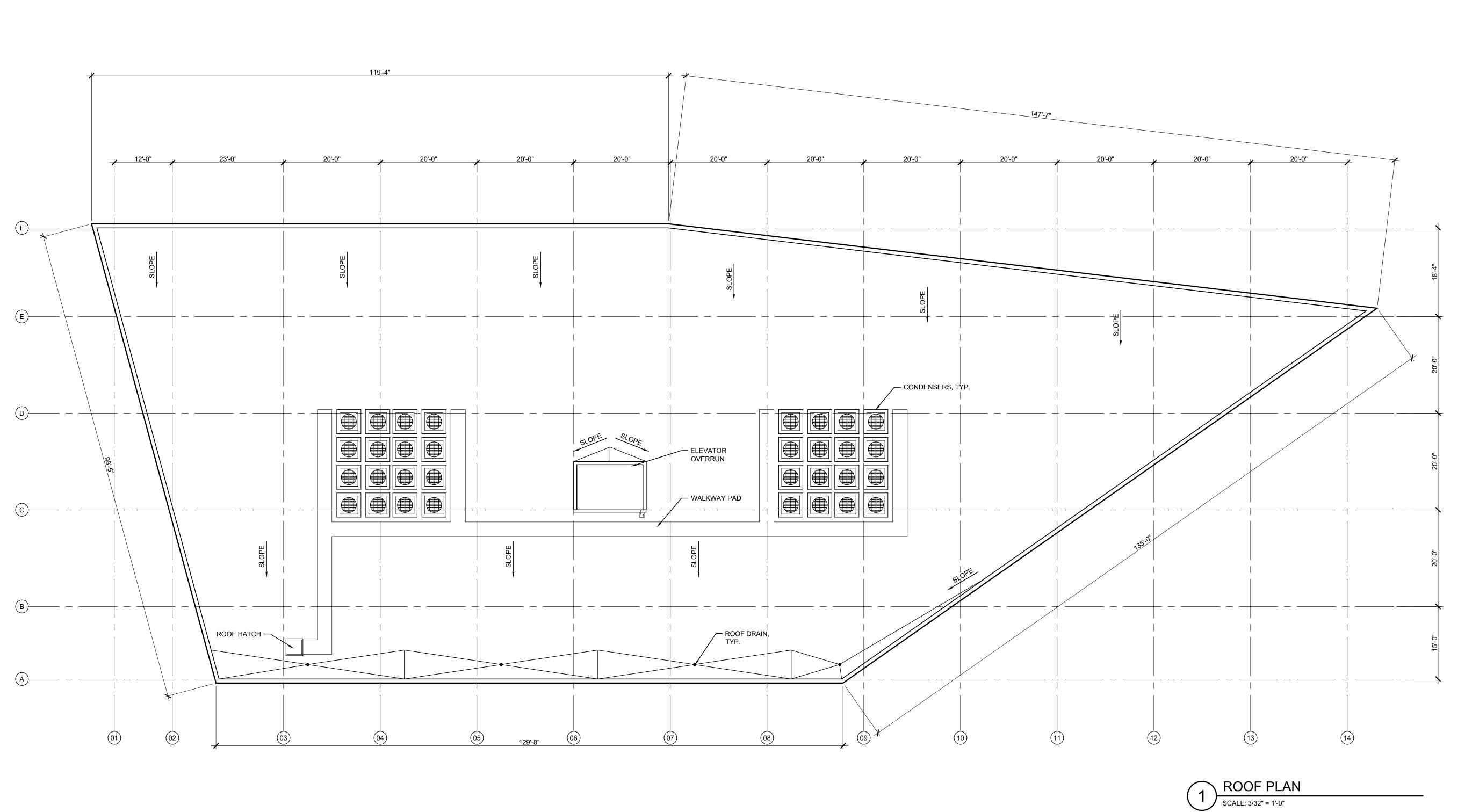
ALAMEDA, CALIFORNIA 94501

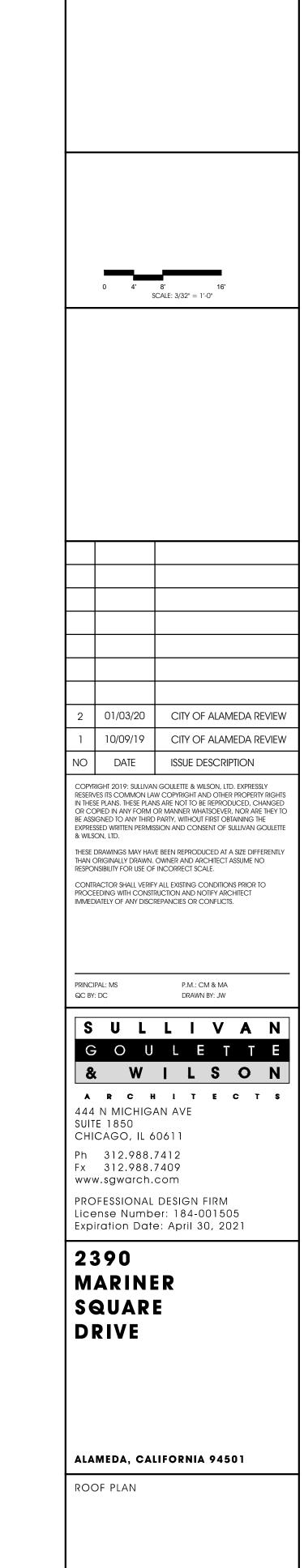
FLOOR PLAN



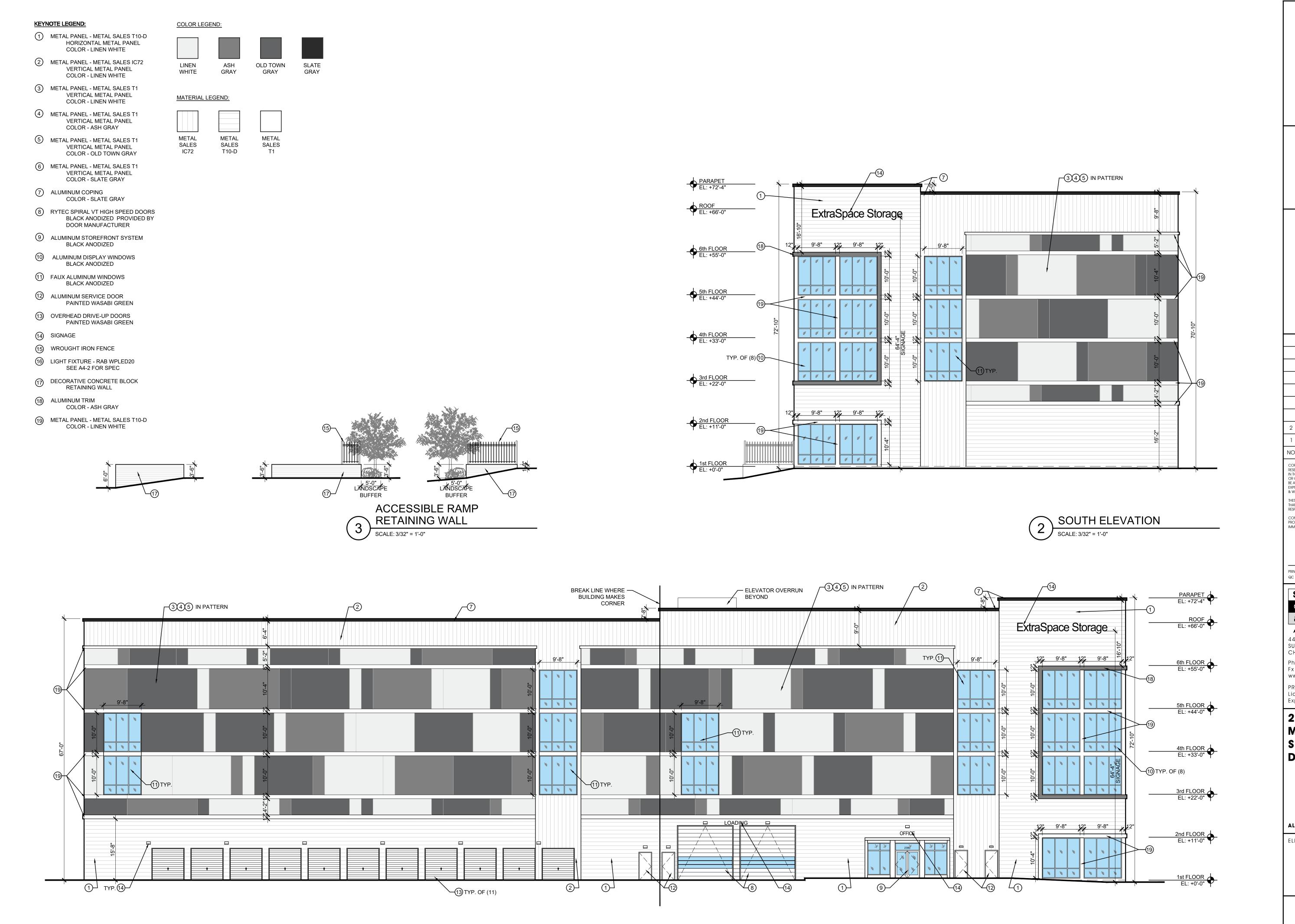








NORTH



2 01/03/20 CITY OF ALAMEDA REVIEW 10/09/19 CITY OF ALAMEDA REVIEW NO DATE ISSUE DESCRIPTION COPYRIGHT 2019: SULLIVAN GOULETTE & WILSON, LTD. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF SULLIVAN GOULETTE THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTI THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS. P.M.: CM & MA SULLIVAN GOULETTE & WILSON ARCHITECTS 444 N MICHIGAN AVE SUITE 1850 CHICAGO, IL 60611 Ph 312.988.7412 Fx 312.988.7409 www.sgwarch.com PROFESSIONAL DESIGN FIRM License Number: 184-001505 Expiration Date: April 30, 2021 2390 MARINER SQUARE DRIVE ALAMEDA, CALIFORNIA 94501 ELEVATIONS A2-1

WEST ELEVATION



METAL	METAL	METAL
SALES	SALES	SALES
IC72	T10-D	T1

KEYNOTE LEGEND:

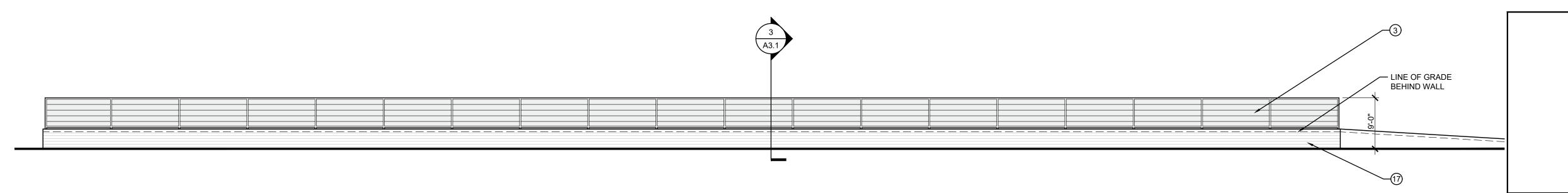
- 1) METAL PANEL METAL SALES T10-D HORIZONTAL METAL PANEL COLOR - LINEN WHITE
- 2 METAL PANEL METAL SALES IC72 VERTICAL METAL PANEL COLOR - LINEN WHITE
- METAL PANEL METAL SALES T1 VERTICAL METAL PANEL COLOR - LINEN WHITE
- 4 METAL PANEL METAL SALES T1 VERTICAL METAL PANEL COLOR - ASH GRAY
- 5 METAL PANEL METAL SALES T1 VERTICAL METAL PANEL COLOR - OLD TOWN GRAY
- 6 METAL PANEL METAL SALES T1 VERTICAL METAL PANEL COLOR - SLATE GRAY
- 7 ALUMINUM COPING
- COLOR SLATE GRAY

 (8) RYTEC SPIRAL VT HIGH SPEED DOORS
 BLACK ANODIZED PROVIDED BY
 DOOR MANUFACTURER
- ALUMINUM STOREFRONT SYSTEM
 BLACK ANODIZED
- ALUMINUM DISPLAY WINDOWS
 BLACK ANODIZED
- 11) FAUX ALUMINUM WINDOWS
- BLACK ANODIZED

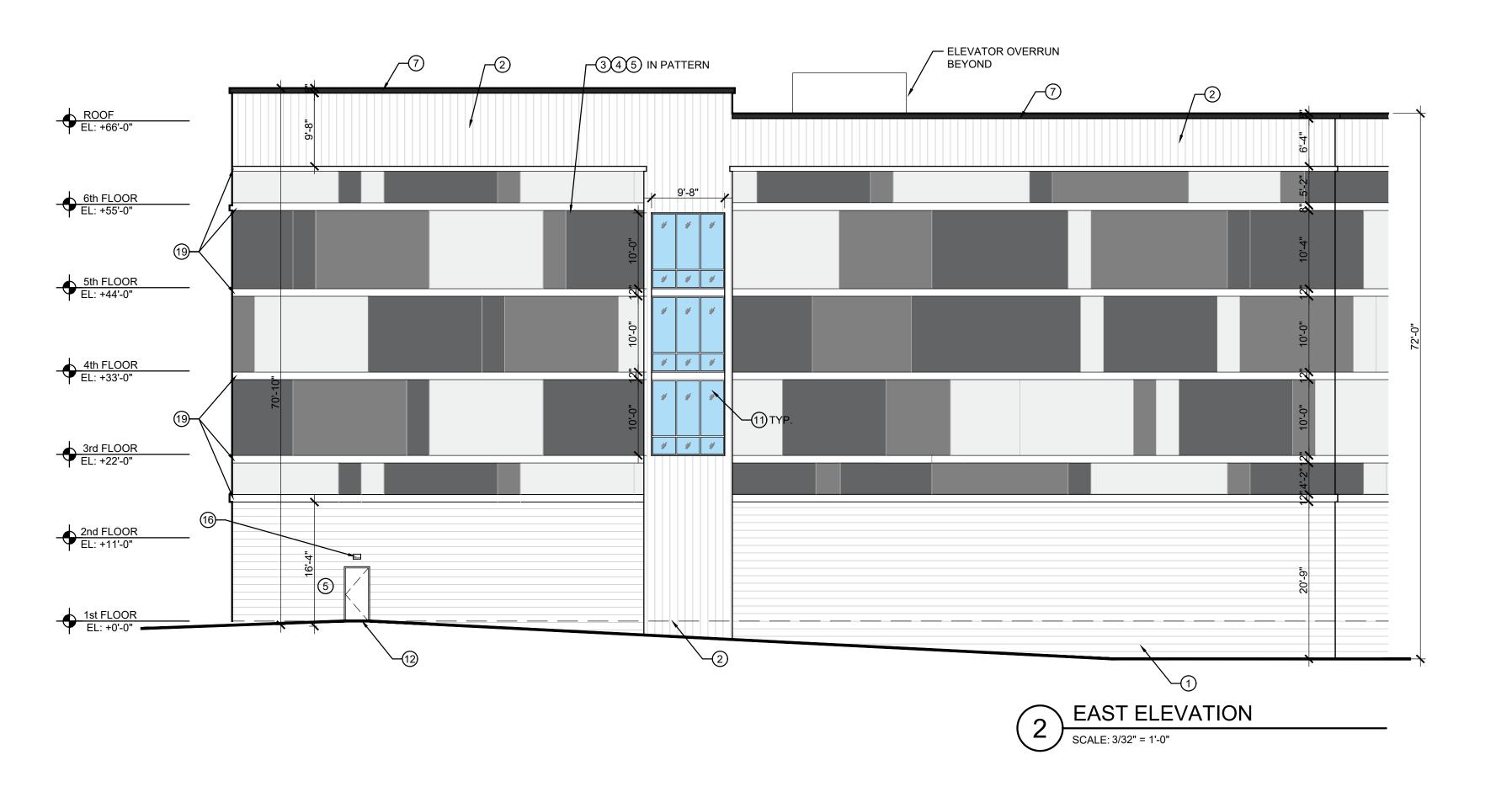
 12 ALUMINUM SERVICE DOOR
- (13) OVERHEAD DRIVE-UP DOORS
 PAINTED WASABI GREEN

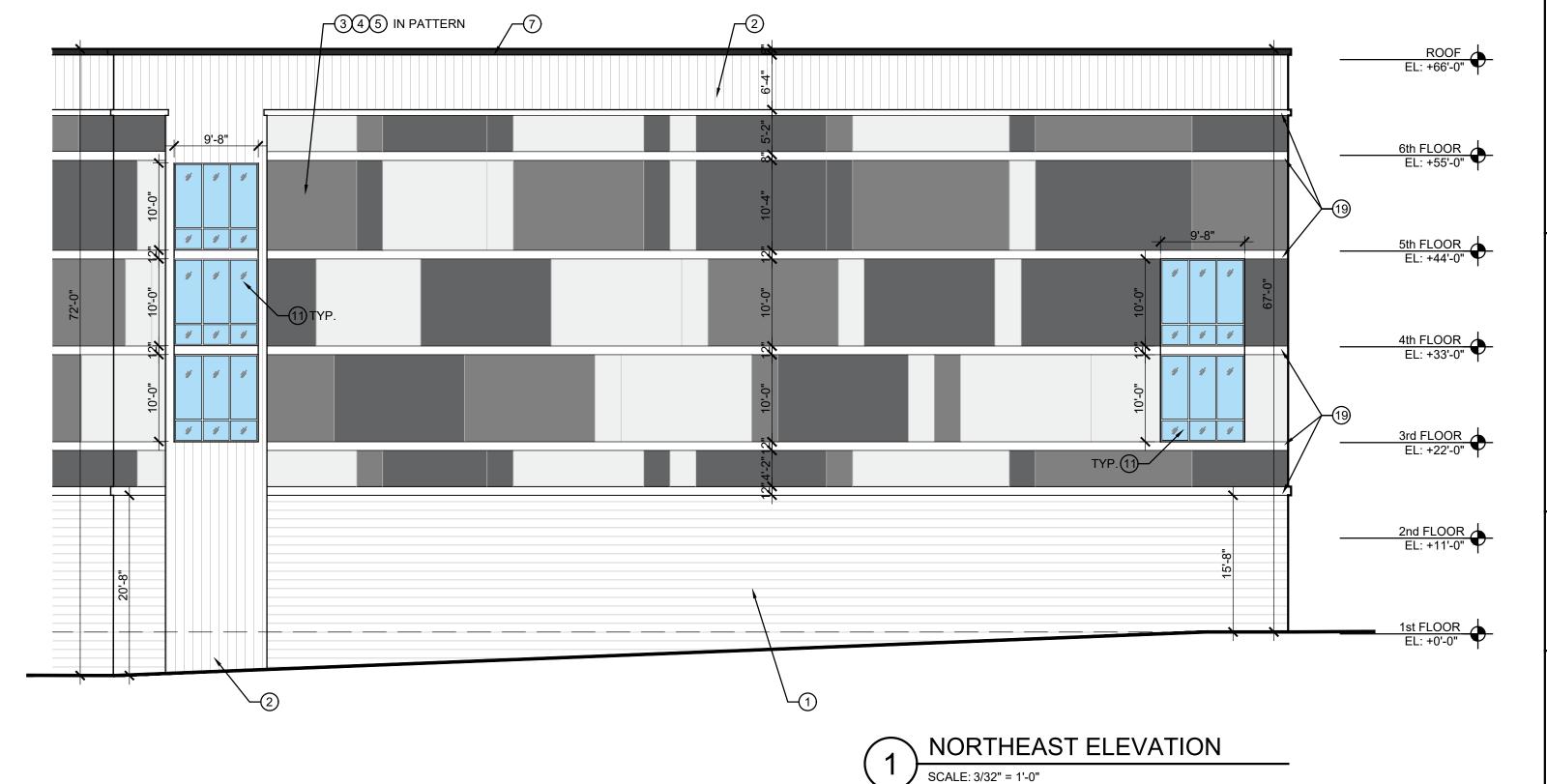
PAINTED WASABI GREEN

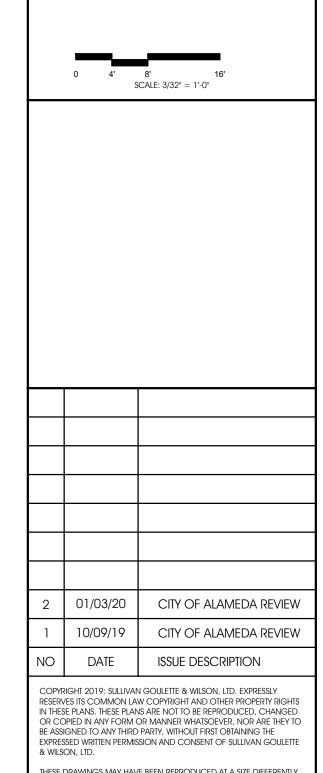
- (14) SIGNAGE
- (15) WROUGHT IRON FENCE
- (16) LIGHT FIXTURE RAB WPLED20 SEE A4-2 FOR SPEC
- DECORATIVE CONCRETE BLOCK
 RETAINING WALL
- (18) ALUMINUM TRIM COLOR - ASH GRAY
- 19 METAL PANEL METAL SALES T10-D COLOR - LINEN WHITE



SCREEN RETAINING WALL SCALE: 3/32" = 1'-0"







PRINCIPAL: MS P.M.: CM & MA QC BY: DC DRAWN BY: JW

SULLIVAN

GOULETTE

THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

& W I L S O N

A R C H I T E C T S

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SUITE 1850
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www.sgwarch.com

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License Number: 184-001505
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2390 MARINER SQUARE DRIVE

ALAMEDA, CALIFORNIA 94501

ELEVATIONS

A2-2





2	01/03/20	CITY OF ALAMEDA REVIEV
2	01/03/20	CITY OF ALAMEDA REVIEV

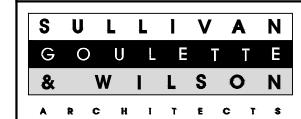
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PRINCIPAL: MS QC BY: DC

P.M.: CM & MA DRAWN BY: JW



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2390 MARINER SQUARE DRIVE

ALAMEDA, CALIFORNIA 94501

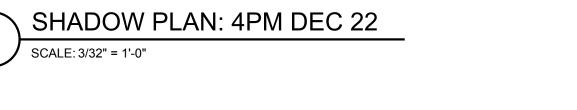
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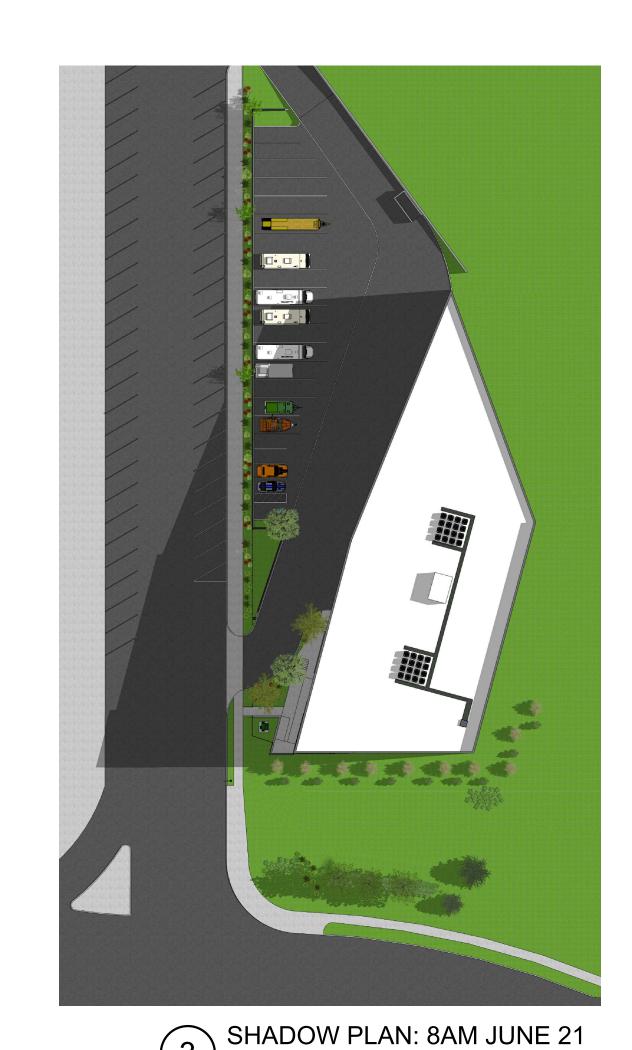
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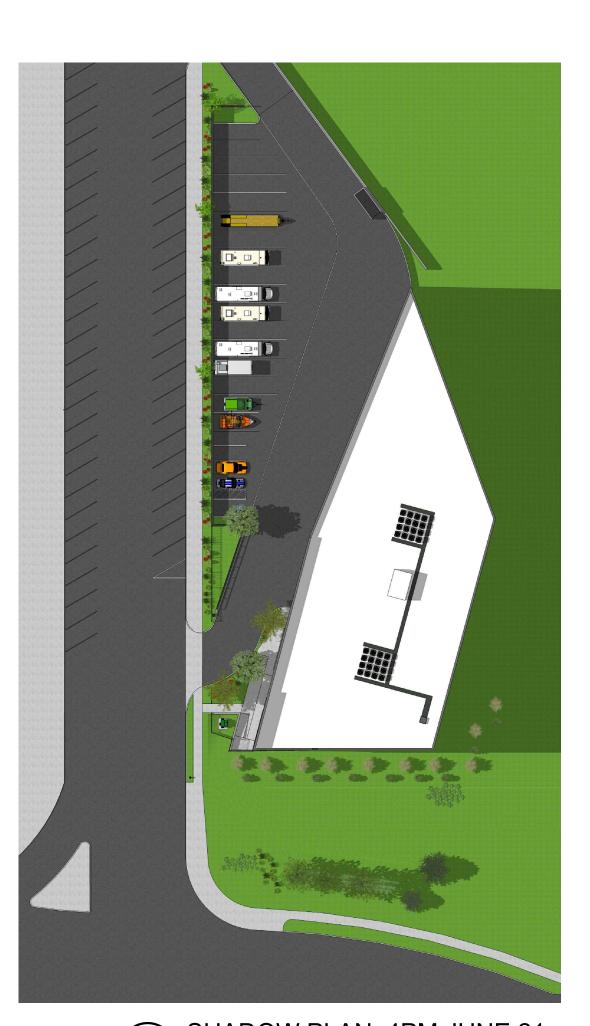






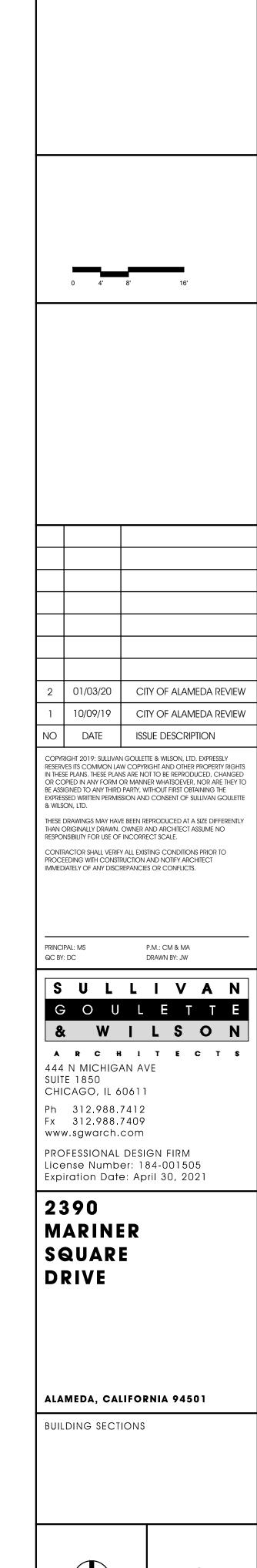
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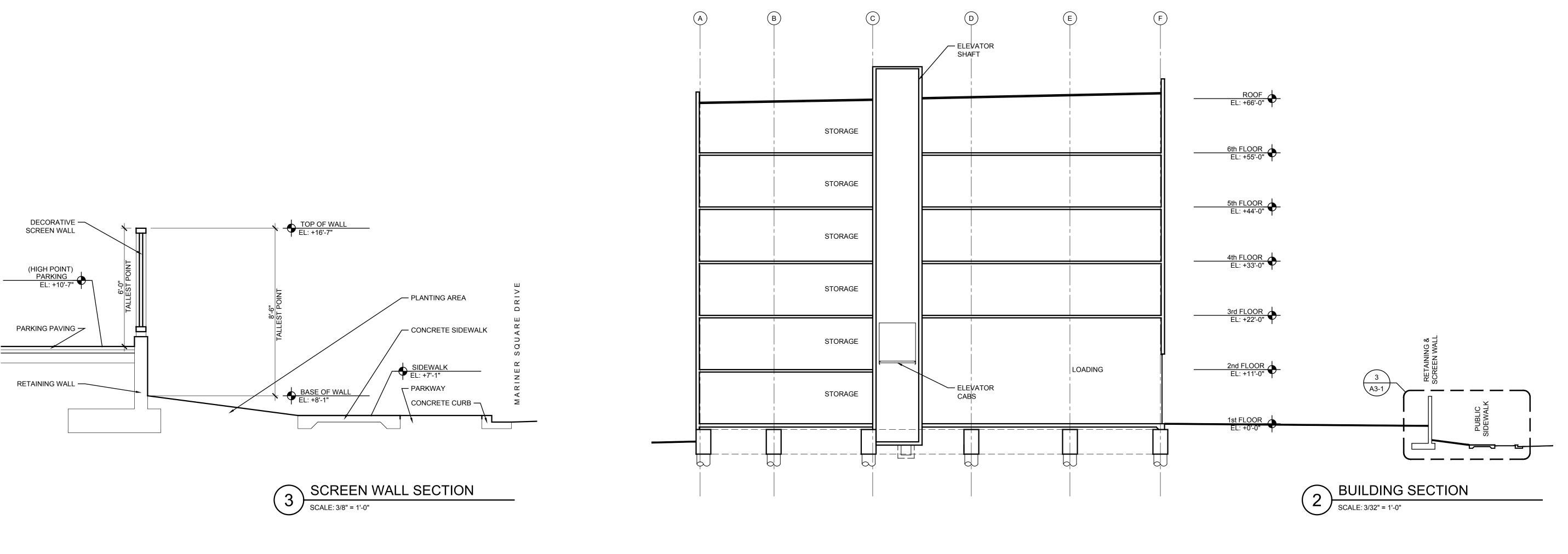


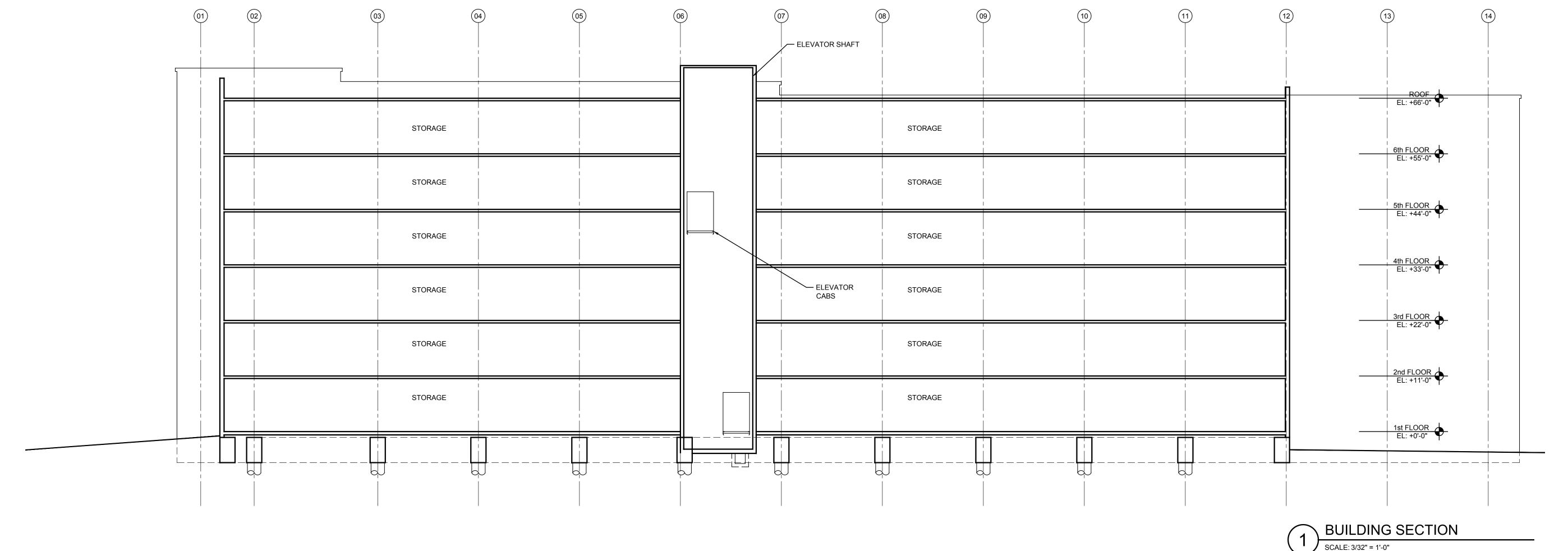
SHADOW PLAN: 4PM JUNE 21

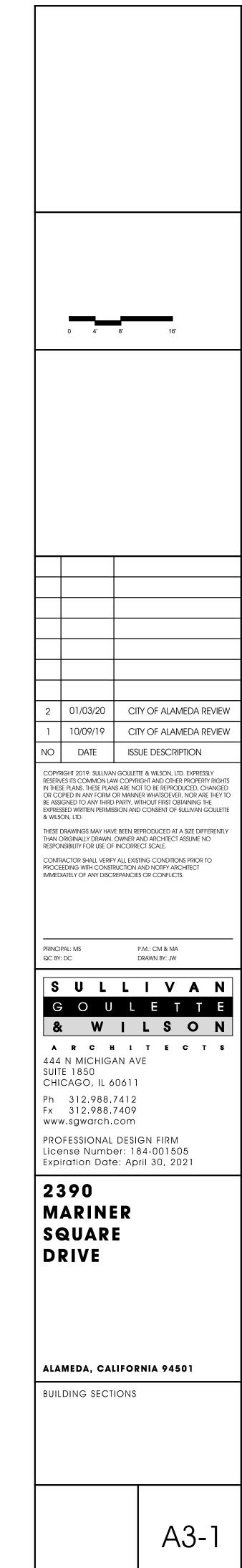
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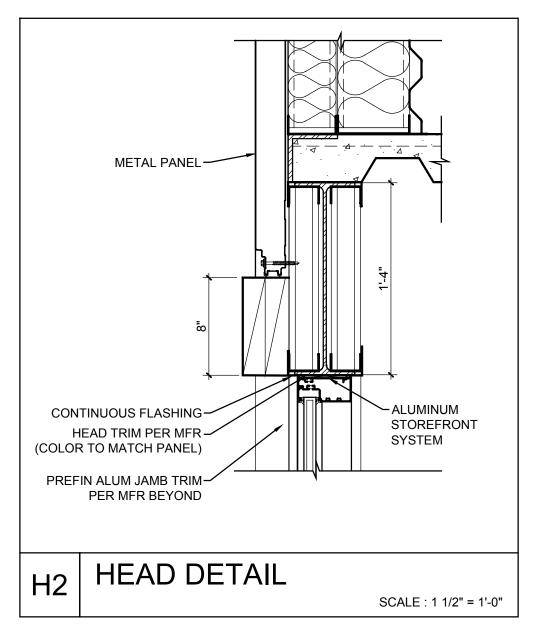


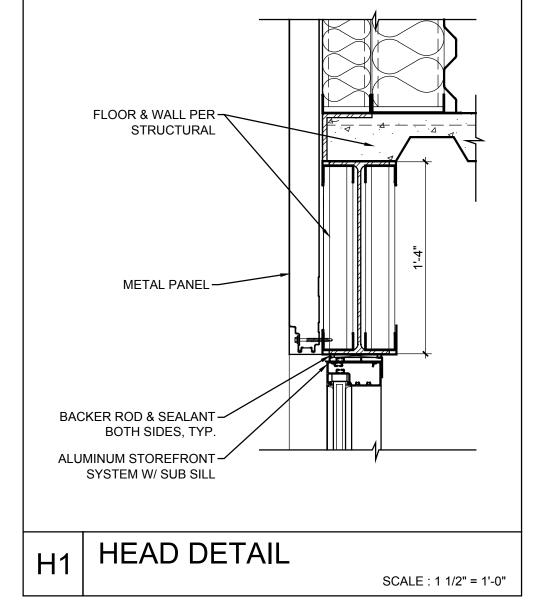
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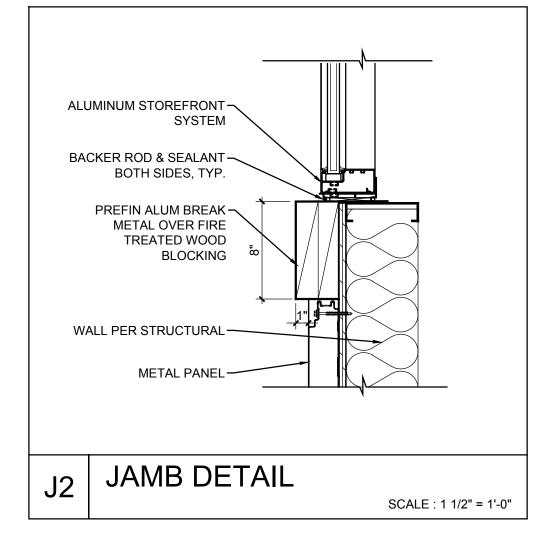


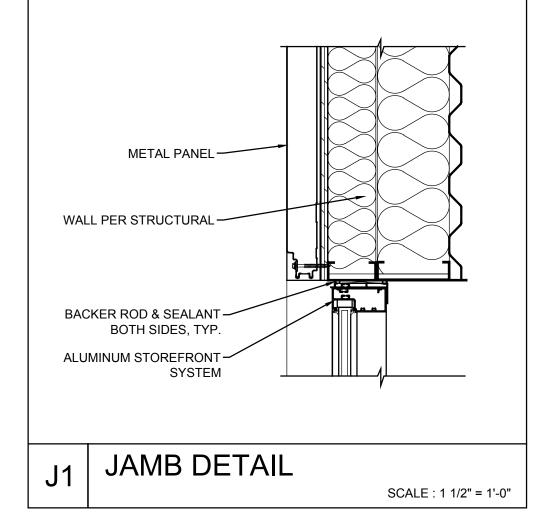


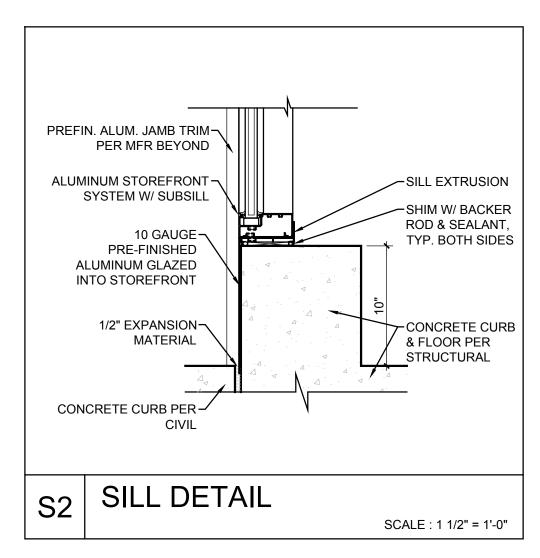


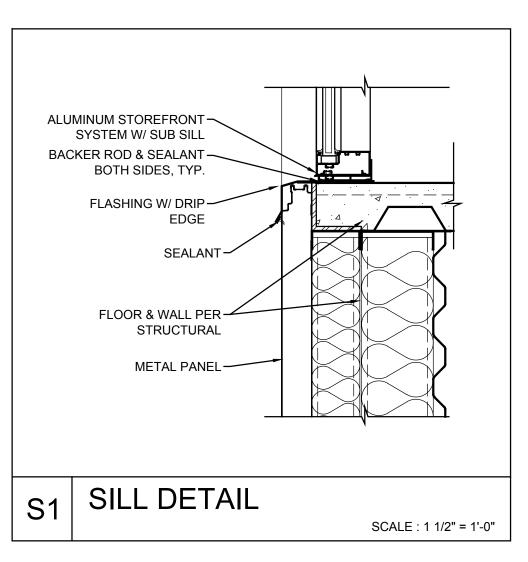


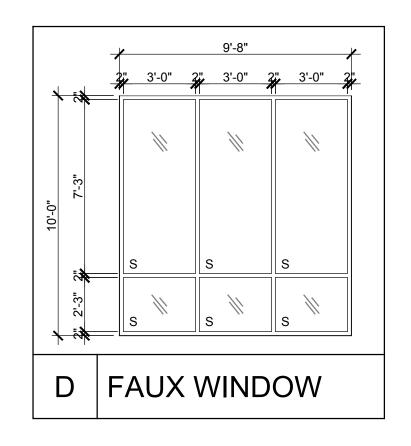


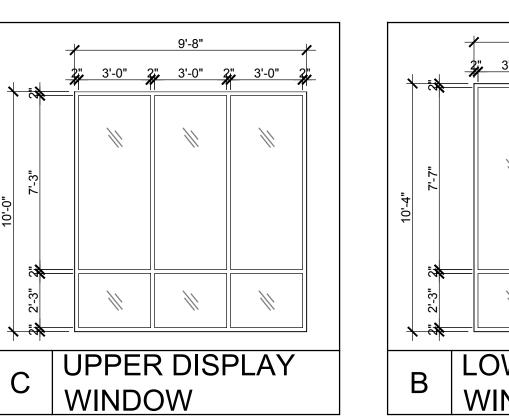






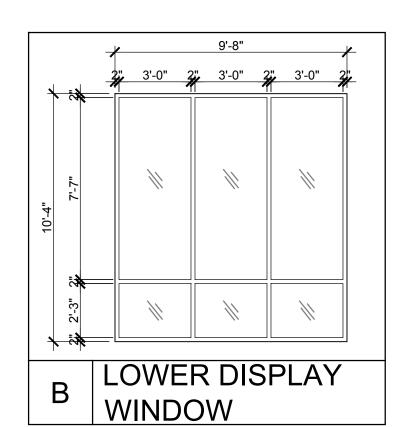


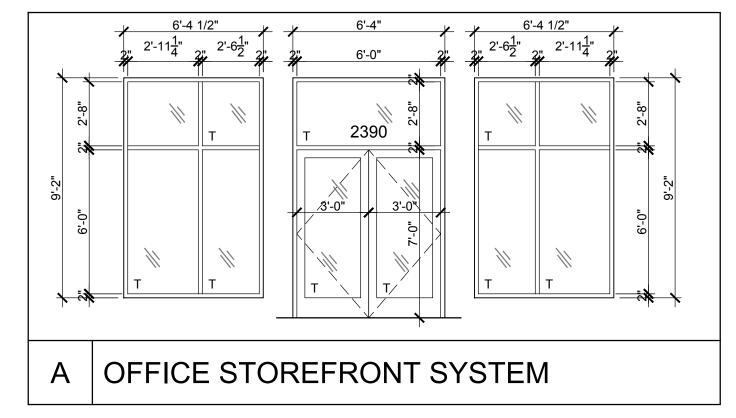


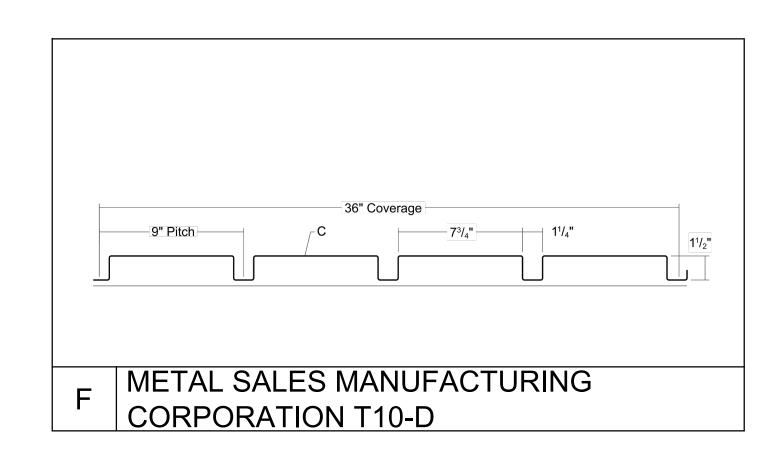


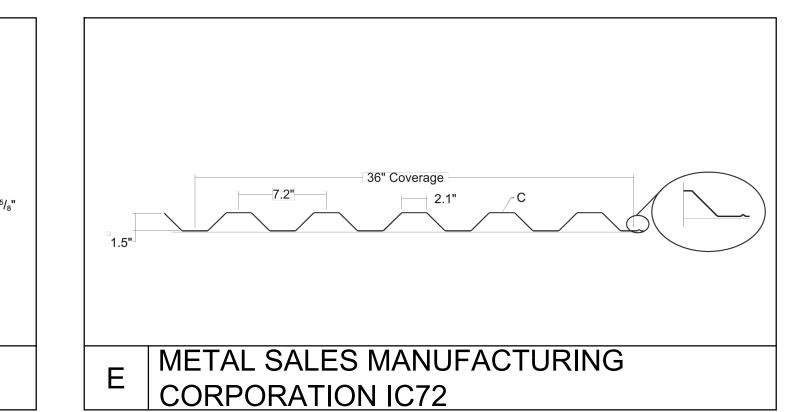
44" Coverage

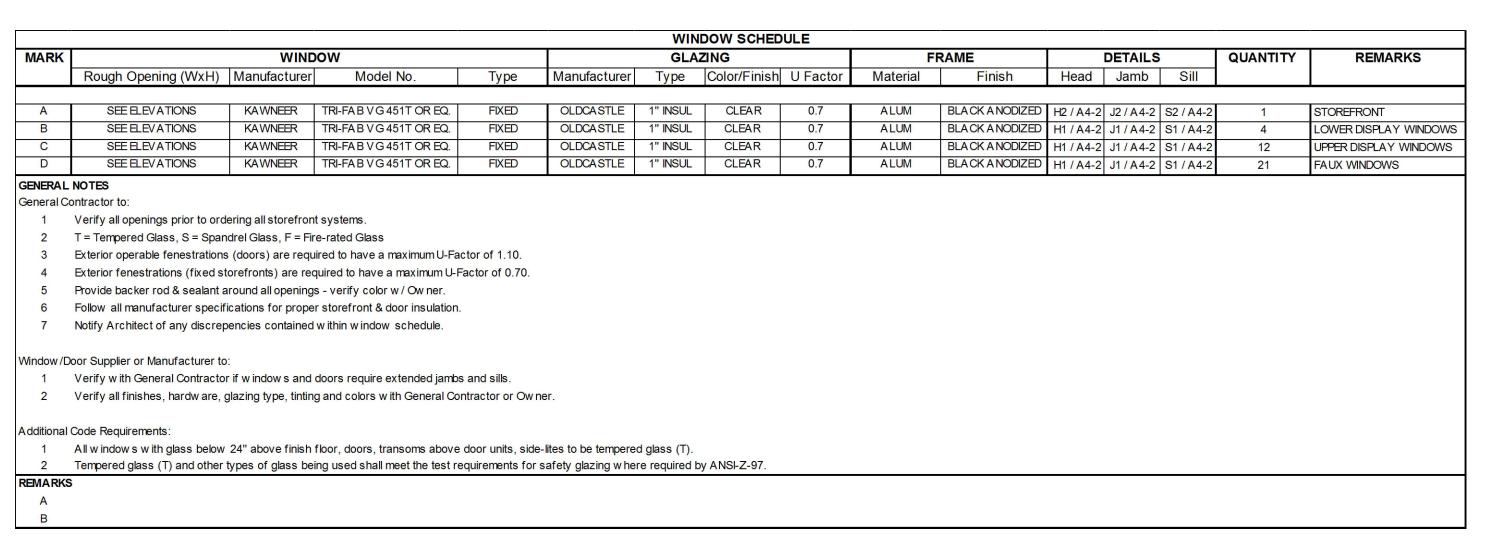
METAL SALES MANUFACTURING CORPORATION T1

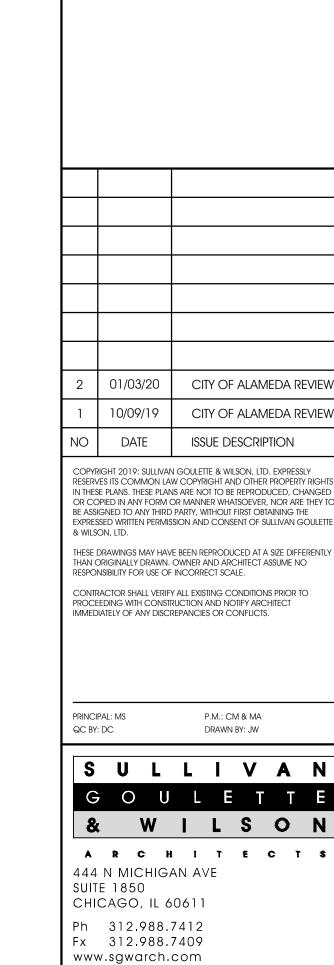












PROFESSIONAL DESIGN FIRM License Number: 184-001505

Expiration Date: April 30, 2021

ALAMEDA, CALIFORNIA 94501

A4-1

WINDOW SCHEDULE

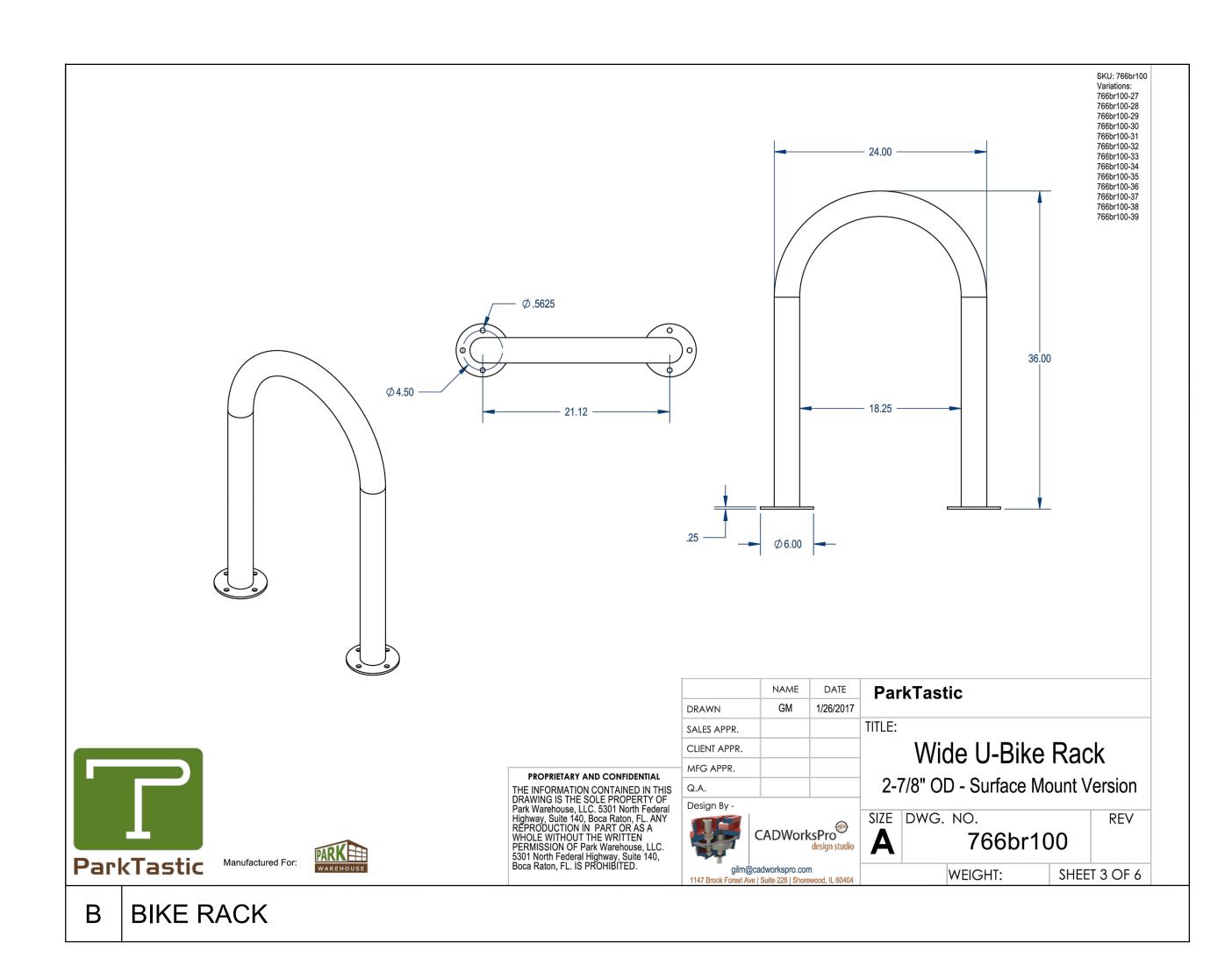
& DETAILS

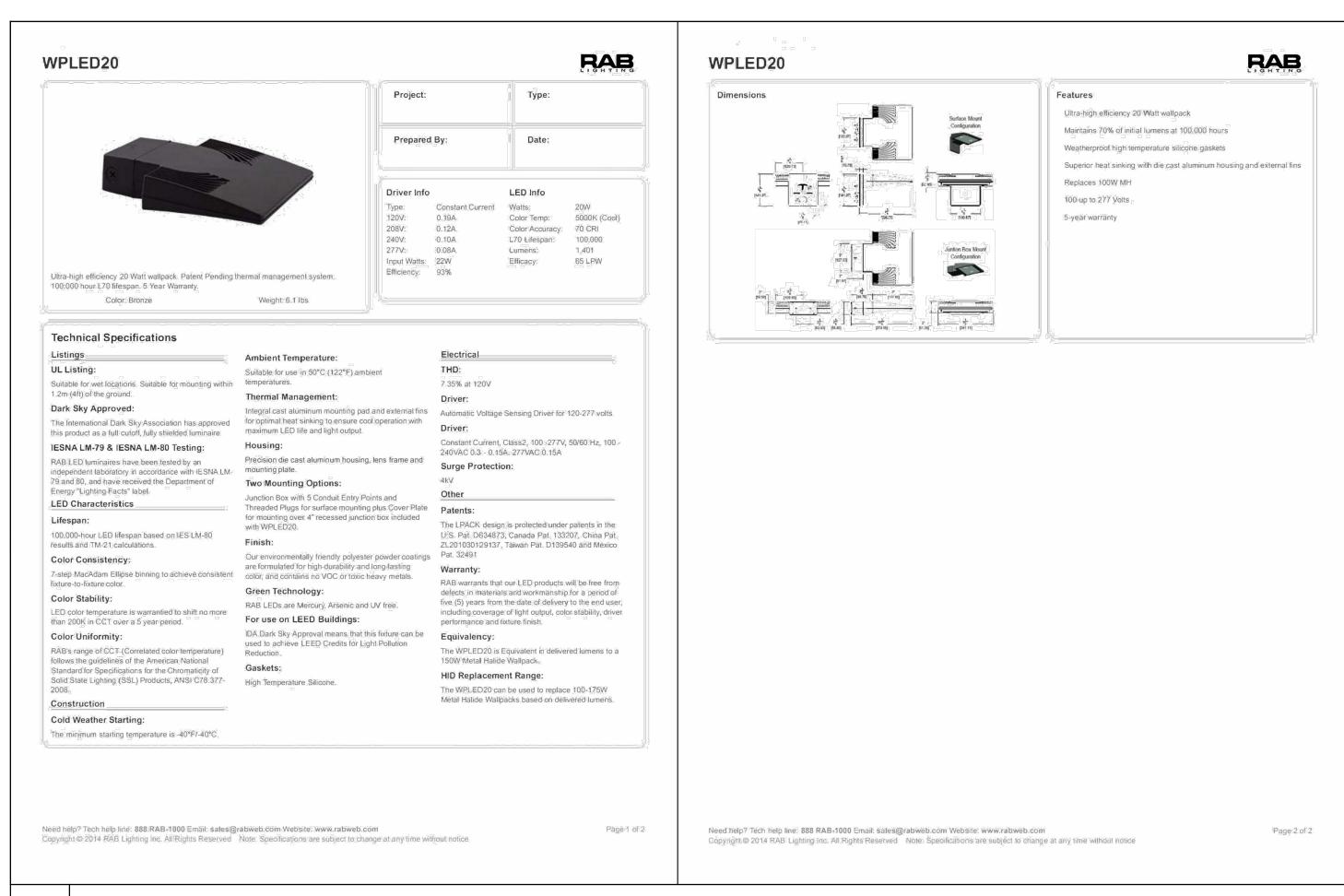
2390

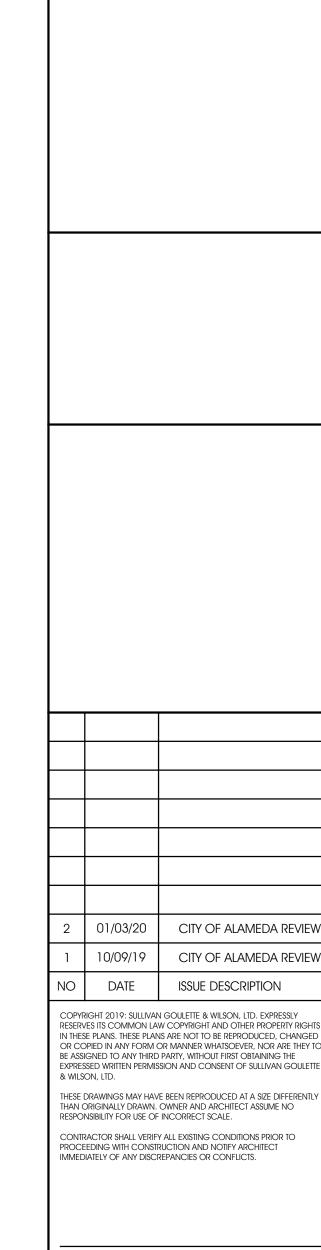
MARINER

SQUARE

DRIVE







P.M.: CM & MA QC BY: DC DRAWN BY: JW

SULLIVAN GOULETTE & WILSON

ARCHITECTS

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2390 MARINER SQUARE DRIVE

ALAMEDA, CALIFORNIA 94501

PRODUCT SPECIFICATIONS

A4-2

BEING A PORTION OF TRACTS 31 AND 32. AS SAID TRACTS ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF ALAMEDA MARSH LANDS, AS PARTIONED AMOUNT THE OWNERS THEREOF IN SUITE NO. 8932," FILED JULY 30, 1990, IN THE BOOK 25 OF MAPS AT PAGES 74, 76, AND 7, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY,

BEING ALSO THE LANDS DESCRIBED AS THE SOUTHWESTERLY LOT OF THAT CERTAIN CERTIFICATE OF COMPLIANCE, RECORDED JUNE 7, 2001, AS INSTRUMENT NO. 2001194211, OFFICIAL RECORDS OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID SOUTHERWESTERLY LOT. SAID CORNER BEING ALSO A POINT OF THE EASTERLY LINE OF MARINER SQUARE DRIVE, FORMERLY WEBSTER STREET AND TRACT 33 OF THE SAID MAP OF ALAMEDA MARSH LANDS, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 740.00 FEET, WITH A RADIAL LINE THAT BEARS NORTH 47°45'34"EAST:

THENCE LEAVING SAID POINT AND ALONG THE NORTHEASTERLY LINE OF SAID SOUTHERWESTERLY LOT, SOUTHEASTERLY ALOGN SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°58'08", FOR AN ARC LENGTH OF 490.38 FEET TO THE SOUTHEASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM CENTRAL PACIFIC RAILROAD COMPANY, A CORPORATION TO CITY OF ALAMEDA, DATED AUGUST 10, 1910 AND RECORDED MAY 6, 1922 IN BOOK 1925 OF DEEDS AT PAGE 93, RECORDS OF ALAMEDA

THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 71°30'00" WEST, 60.44 FEET TO THE WESTERLY LINE OF SAID TRACT 31;

THENCE ALONG SAID WESTERLY LINE, NORTH 05°56'00" WEST, 20.49 FEET TO A POINT, SAID POINT BEING MARKED AT "C" ON SAID MAP OF ALAMEDA MARSH LANDS;

THENCE LEAVING SAID POINT "C" AND ALONG THE SOUTHERLY LINE OF TEH PARCEL DESCRIBED IN THAT CERTAIN DEED FROM THE OAKLAND WATER FRONT COMPANY, A CORPORATION TO SOUTH PACIFIC COAST RAILWAY COMPANY, A CORPORATION, DATED SEPTEMBER 14, 1905 AND RECORDED OCTOBER 31, 1905 IN BOOK 1037 OF DEEDS AT PAGE 329, RECORDS OF SAID COUNTY, SOUTH 89°10'00"WEST. 124.24 FFFT TO SAID FASTERLY LINE OF MARINER SQUARE DRIVE.

THENCE ALONG EASTERLY LINE, NORTH 00°50'00" WEST 442.99 FEET TO THE POINT OF BEGINNING.

APN: 074-1363-004; 074-1363-005, 074-1363-007

EASEMENTS:

- COVENANT AND AGREEMENT.
- EXECUTED BY: CENTRAL PACIFIC RAILWAY COMPANY, ET AL IN FAVOR OF: COUNTY OF ALAMEDA RECORDED: FEBRUARY 17, 1965 IN BOOK 948. PAGE 39 OF OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER U-13080.

AMOUNT OTHER THINGS, SAID DOCUMENT PROVIDES A TUNNEL OR SUBWAY.

AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE ABOVE MENTIONED SUBWAY AGREEMENT.

FOR: TUNNEL OR SUBWAY.

- 5. AN EASEMENT FOR POWER LINES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CITY OF ALAMEDA. A MUNICIPAL CORPORATION AS SET FORTH IN A DOCUMENT RECORDED APRIL 23. 1942 IN BOOK 4191, PAGE 400, OFFICIAL RECORDS, AFFECTS A SIX FOOT STRIP OF LAND IN THE WESTERLY PORTION OF PREMISES.
- AN EASEMENT OF CONSTRUCTION, MAINTENANCE, AND OPERATION OF A SEWER PIPE AND RIGHTS INCIDENTAL THERETO IN FAVOR OF EAST MAY MUNICIPAL UTILITY DISTRICT, A PUBLIC CORPORATION AS SET FORTH IN A DOCUMENT RECORDED JANUARY 17, 1951 IN BOOK 6336 PAGE 351, OF OFFICIAL RECORDS.
- 9. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED CERTIFICATE OF COMPLIANCE BY CITY OF ALAMEDA UPON THE TERMS THEREIN PROVIDED JUNE 7, 2001 AS INSTRUMENT NO. 2001194211, OF OFFICIAL RECORDS.

REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

11. THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED QUITCLAIM DEED DATED NO SHOWN, BY AND BETWEEN UNION PACIFIC RAILROAD COMPANY, A DELWARE CORPORATION (FORMERLY KNOWN AS SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION) AND MFK INTERNATIONAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY UPON THE TÉRMS THEREIN PROVIDED RECORDED APRIL 14, 2017 AS INSTRUMENT NO. 2017084941 OF OFFICIAL RECORDS.

ARCHITECT

SULLIVAN GOULETTE & WILSON, LTD. 444 N. MICHIGAN AVE, SUITE 1850 CHICAGO, ILLINOIS 60611 P: 312.561.5334 MAUFDERHEIDE@SGWARCH.COM CONTACT: MIKE AUFDERHEIDE SURVEY:

THE ALTA WAS PROVIDED BY HMH SURVEYORS ON SEPTEMBER 2019 AND TOPOGRAPHIC SURVEY BY BKF ON MARCH 1, 2019

JFORBY@ARCO1.COM

CONTACT: JAKE FORBY

CONTRACTOR ARCO NATIONAL CONSTRUCTION 900 N. ROCK HILL RD. ST. LOUIS, MO 63119 314.963.0715

DEVELOPER

BANNER REAL ESTATE GROUP 3455 OCEAN PARK BLVD. #107-6 SANTA MONICA, CA 90405 614.226.3970 MCONLEY@BANNERREG.COM CONTACT: MARGO CONELY

CIVIL ENGINEER

BLUE PEAK ENGINEERING, INC. 18543 YORBA LINDA BLVD., #235 YORBA LINDA, CA 92886 (971)343-3003 CONTACT: KIMBERLY JOHNSON, P.E.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN IN THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. AND TO THE BEST OF OUR KNOWLEDGE, THERE ARE NOT EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN. AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND. INDEMNIFY. AND HOLD HARMLESS THE CITY, ITS EMPLOYEES. AND AGENTS FROM ANY AND ALL LIABILITY. REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT DISCREPANCIES IN PLANS AND/OR FIELD CONDITIONS IMMEDIATELY TO THE DESIGN ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR DISCREPANCIES NOT SO REPORTED AND RESOLVED.

PROJECT ADDRESS:

2390 MARINER SQUARE DRIVE, ALAMEDA CA

SITE AREA:

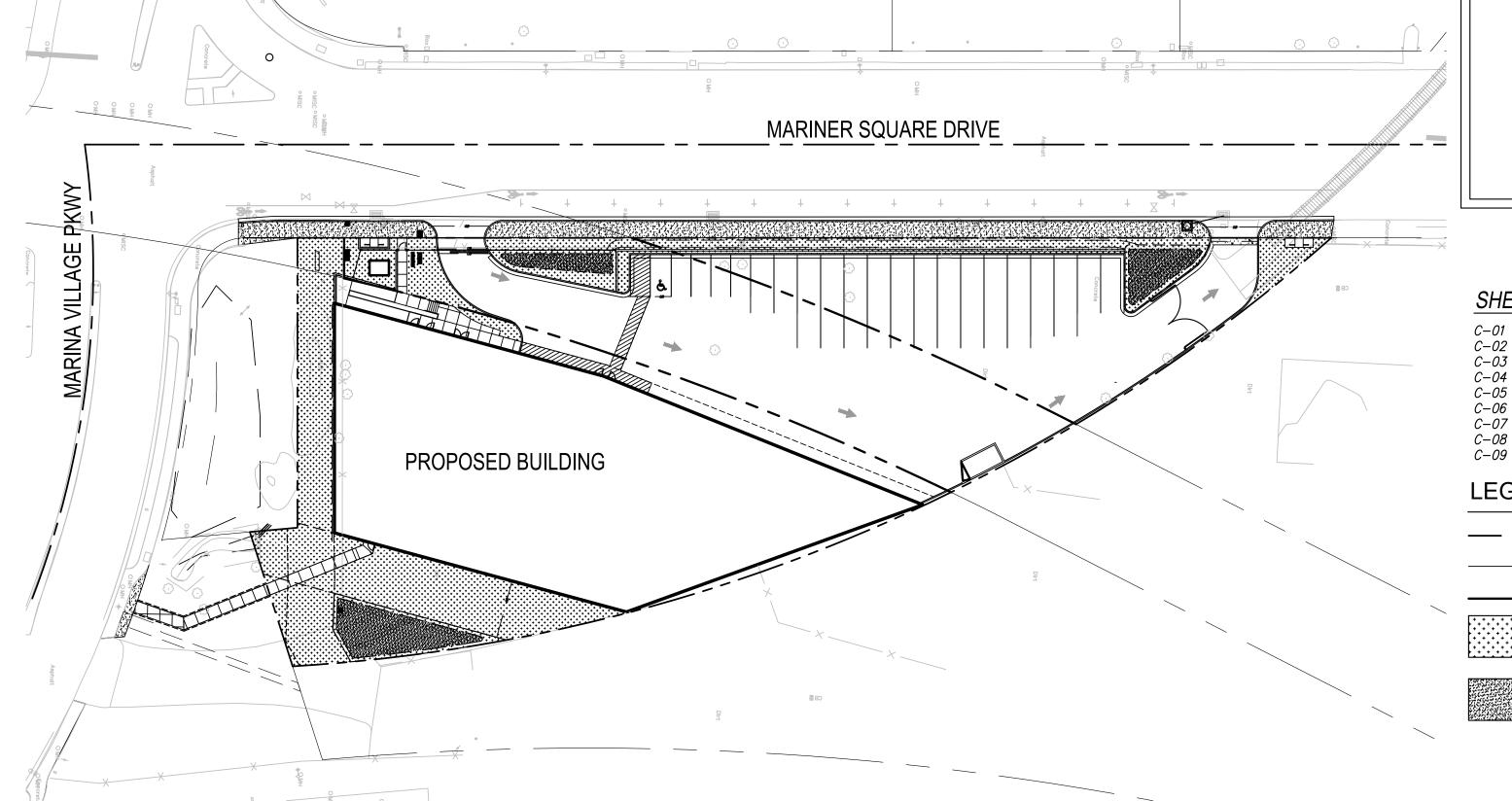
1.24 ACRES

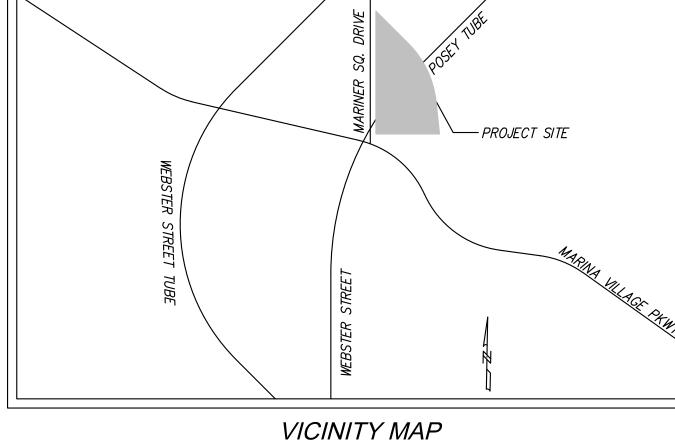
PRELIMINARY GRADING PLANS FOR:

SELF STORAGE FACILITY

AT 2390 MARINER SQUARE DRIVE

CITY OF ALAMEDA





SHEET INDEX

TITLE SHEET PRELIMINARY GRADING PLAN PRELIMINARY GRADING PLAN-2 PRELIMINARY SECTIONS PRELIMINARY WOMP EXHIBIT PRELIMINARY WOMP DETAILS PRELIMINARY WQMP CALCS PRELIMINARY WET UTILITY PLAN FIRE TRUCK TURN EXHIBIT

LEGEND:

PROPERTY LINE EXISTING CONTOUR PROPOSED CONTOUR

LANDSCAPE

BOTTOM OF FLOW THROUGH PLANTER

BASIS OF BEARINGS:

THE BEARING NORTH 00°48'16" EAST OF THE EASTERLY LINE OF MARINER SQUARE DRIVE FORMERLY WEBSTER STREET, AS SAID BEARING IS SHOWN ON RECORD OF SURVEY NO. 2094, FILED FOR RECORD ON MARCH 7, 2007 IN BOOK 31 OF RECORDS OF SURVEY AT PAGES 74-78. RECORDS OF ALAMEDA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FEMA FLOOD ZONE:

SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION SPECIAL FLOOD HAZARD AREA WITH BFE OR DEPTH. ZONE AE (EL 10). ON FLOOD INSURANCE RATE MAP NO. 06601C0067H, WITH A DATE OF IDENTIFICATION OF DECEMBER 21, 2018, IN ALAMEDA COUNTY, STATE OF CALIFORNIA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.

INDEX MAP 1"=20'

ABBREVIATIONS

SDR

PSI

NFPA

HP PETRO

SPECIAL DRAWING RIGHT

CATCH BASIN

POUNDS PER SQUARE INCH

HIGH PRESSURE PETROLEUM

NATIONAL FIRE PREVENTION ASSOCIATION

DIAMETER PROPERTY LINE NORTH FINISHED FLOOR EAST TOP OF CURB SOUTH FS FINISHED SURFACE SOUTHERN CALIFORNIA EDISON FLOW LINE SQUARE FOOT PLANTER PAFINISHED GRADE **TYPICAL** GRADE BREAK PROP PROPOSED CENTERLINE MINIMUM MIN. RIDGE LINE NUMBER LOT LINE RIGHT OF WAY LINE PROPERTY LINE WATER VALVE CURB FACE WESTERLY SANITARY SEWER NORTHERLY STORM DRAIN E**'**LY EASTERLY *WATER* WATER METER **PROPOSED** PROP NOT A PART FIRE DEPARTMENT CONNECTION FEET POST INDICATOR VALVE ΕV ELECTRIC VEHICLE FIRE WATER CLEAN AIR VEHICLE CAVMSL MEDIAN SEA LEVEL FEV FUTURE ELECTRIC VEHICLE NATIONAL GEODETIC VERTICAL DATUM STD. STANDARD NORTH AMERICAN VERTICAL DATUM RADIUS FEMA INSURANCE RATE MAP *ACRES* LOW IMPACT DEVELOPMENT LID CONDITIONAL USE PERMIT CUP A VENUE A VE AUP ADMINISTRATIVE USE PERMIT **BOULEVARD** BLVDTPM TENTATIVE PARCEL MAP ACCESSOR'S PARCEL MAP APNEΧ EXISTING SQ.FT SQUARE FEET WDS WATER DEPARTMENT STANDARD *INVERT* A WWA AMERICAN WATER WORKS ASSOCIATION BACKFLOW VCPVITRIFIED CLAY PIPE DOMESTIC WATER SCH ELECTRIC SCHEDULE POLYVINYL CHLORIDE SLOPE EQUALS PVC

TOP OF AREA DRAIN

CUBIC FEET PER SECOND

TELEPHONE

UTILITY PURVEYORS:

EAST BAY MUNICIPAL UTILITY DISTRICT PIPELINE INFRASTRUCTURE DIVISION 375 11TH STREET, MS 504 OAKLAND, CA 94607 ROBERTS MCMULLIN, P.E 510-287-1296 RMCMULLIN@EBMUD.COM

EAST BAY MUNICIPAL UTILITY DISTRICT 375 11TH STREET OAKLAND, CA. 94607 MATTHEW HOEFT 510-287-0214 MATTHEW.HOEFT@EBMUD.COM

STORM DRAIN: CITY OF ALAMEDA PUBLIC WORKS-ENGINEERING 950 W. MALL SQUARE ALAMEDA, CA. 94501

SCOTT WIKSTROM 510-747-7930 SWIKSTROM@ALAMEDACA.GOV

ALAMEDA MUNICIPAL POWER (AMP) 2000 GRAND STREET ALAMEDA, CA. 94501 GARY SPENIK SPENIK@ALAMEDAAMP.COM 510.814.6406

EARTHWORK: STATEMENT OF QUANTITIES:

RAW CUT: 1000 CY RAW FILL:

5500 CY

NOTE: THE QUANTITIES AS SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES PRIOR TO THE START OF GRADING AND ACCOUNT FOR DISTURBING ANY EXCESS MATERIAL OR SUPPLYING ANY DEFICIENCIES TO BRING SITE TO DESIGN GRADE. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURES ONLY. THERE IS NO CONSIDERATION TAKEN FOR SHRINKAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR. THE CONTRACTOR'S BID WILL BE THE SOLE BASIS FOR ALL PAYMENTS FOR WORK DONE. PRIOR TO START OF CONSTRUCTION, CONTRACTOR/OWNER SHALL LOCATE TOE AND

NATURAL GAS:

RENOVATION SERVICE CENTER 5555 FLORIN PERKINS ROAD SACRAMENTO, CA. 95826 877-743-7782

TELEPHONE & CABLE: COMCAST 3055 COMCAST PLACE LIVERMORE, CA. 94551 MARTINA GOMEZ 925-371-3519 COMCAST_CALIFORNIAINTENT@COMCAST.COM

5005 EXECUTIVE PKWY, 3N650N SAN RAMON, CA. 94583 DOUGLAS YAMSHITA 925-328-6818 DY5184@ATT.COM

CITY OF ALAMEDA FIRE DEPARTMENT 1300 PARK ST. ALAMEDA, CA. 94501 KEN JEFFREY-FIRE INSPECTOR

DEPARTMENT OF TRANSPORTATION 111 GRAND AVE. RM #10-900 OAKLAND, CA. 94612-3717 XUEMEI (JULIA) ZHOU 510-826-6388 ZUEMEI.ZHOU@DOT.CA.GOVE

*NUMBERS ABOVE ASSUME ANY REMOVAL AND OVEREXCAVATED SOILS WILL BE RECYCLED FOR THE SITE, PER GEOTECHNICAL REPORT GUIDELINES. THESE ARE RAW NUMBERS AND DO NOT CONSIDER PAVEMENT/BUILDING SECTIONS, STORMWATER UNITS, TRENCHES, ETC.

TOP OF SLOPES BY FIELD MEASUREMENTS AND VERIFY PAD ELEVATIONS.

DRAWING ISSUE RECORD ATE DESCRIPTION

PROJECT NAME

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PROFESSIONAL SEAL

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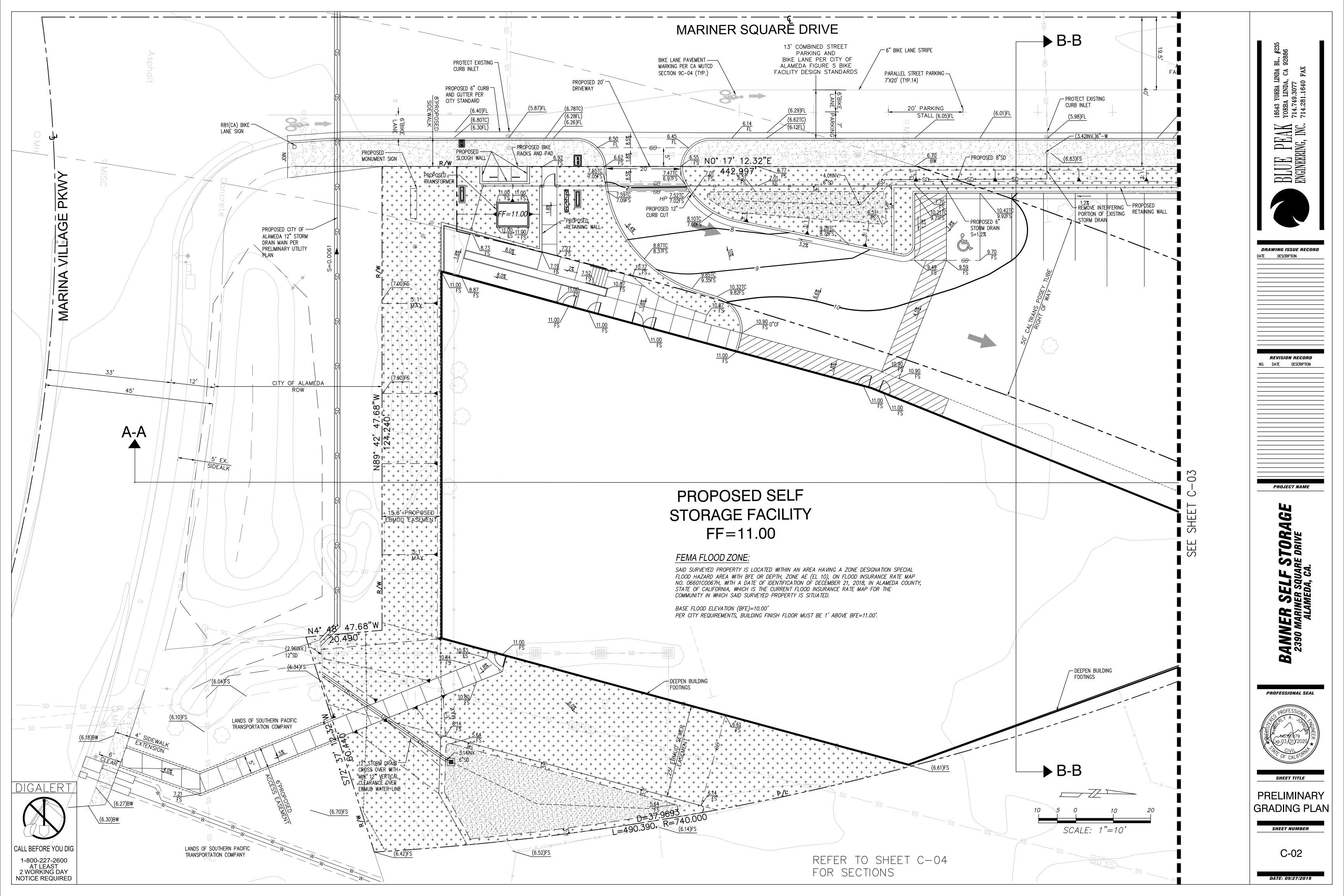
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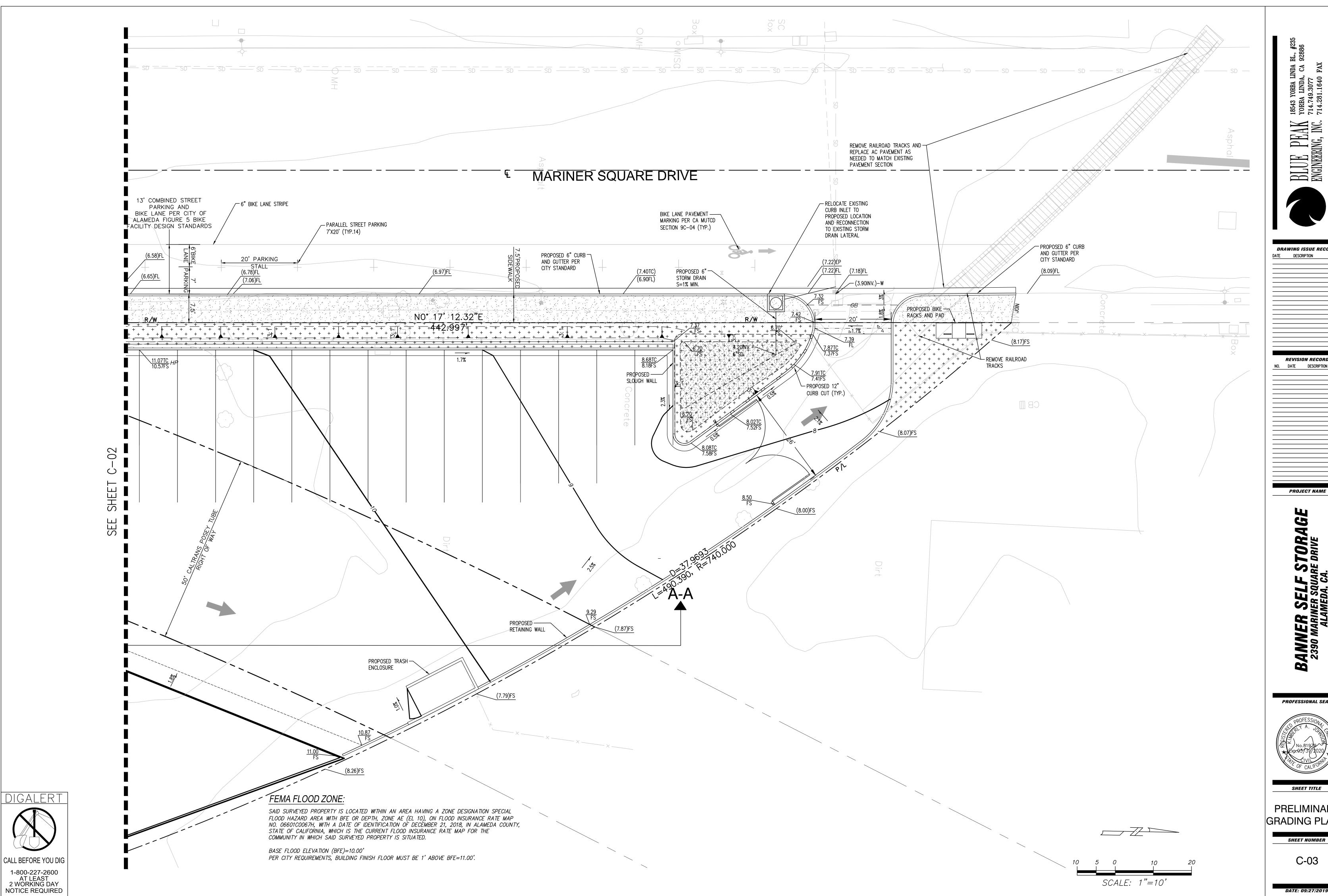
DATE: 09/27/2019

AT LEAST 2 WORKING DAY **NOTICE REQUIRED**

CALL BEFORE YOU DIG 1-800-227-2600

DIGALERT





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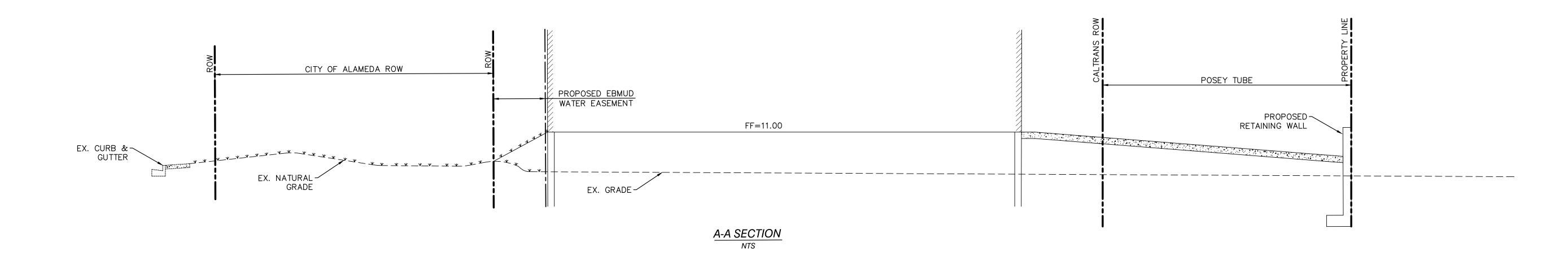
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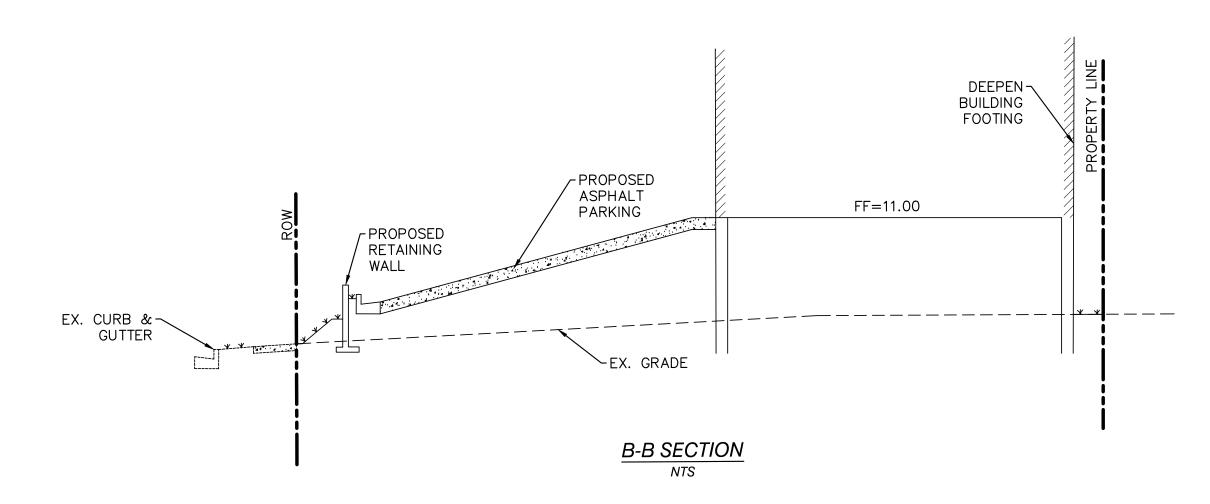
PRELIMINARY GRADING PLAN-2

SHEET NUMBER

C-03

DATE: 09/27/2019





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AT LEAST
2 WORKING DAY
NOTICE REQUIRED

BLUERING, INC. 714.281.1640 FAX

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DATE DESCRIPTION

REVISION RECORD

NO. DATE DESCRIPTION

PROJECT NAME

BANNER SELF STORAGE 2390 MARINER SQUARE DRIVE ALAMEDA, CA.

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No. 81979

Exp. 93/31/2020

CIVIL OF CALIFORNIA

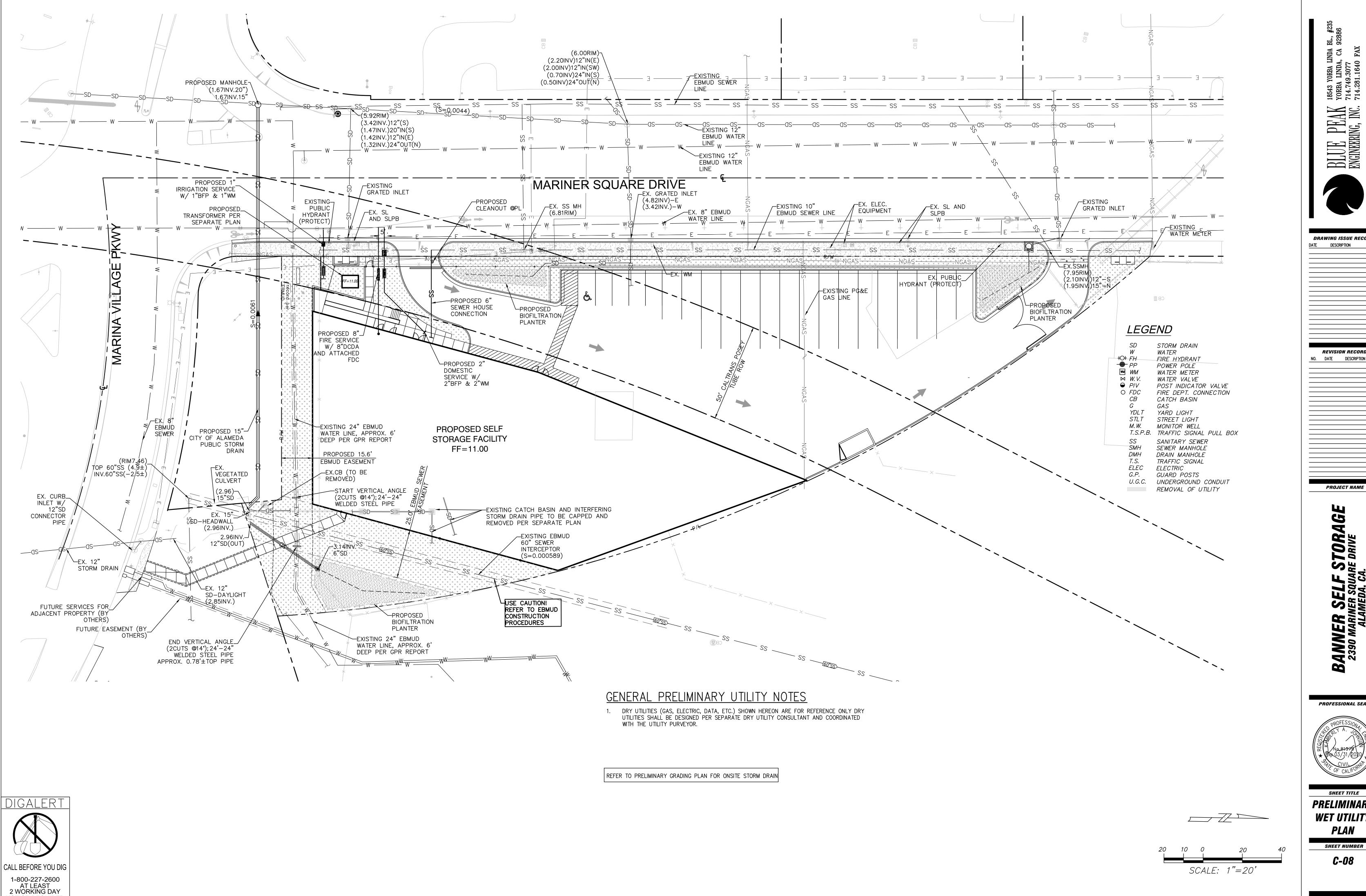
PRELIMINARY SECTIONS

SHEET TITLE

SHEET NUMBER

C-04

DATE: 09/27/2019



NOTICE REQUIRED

BLUE PEAK ENGINEERING, INC.

DRAWING ISSUE RECORD

REVISION RECORD

BANNER SELF STORAG, 2390 MARINER SQUARE DRIVE ALAMEDA, CA.

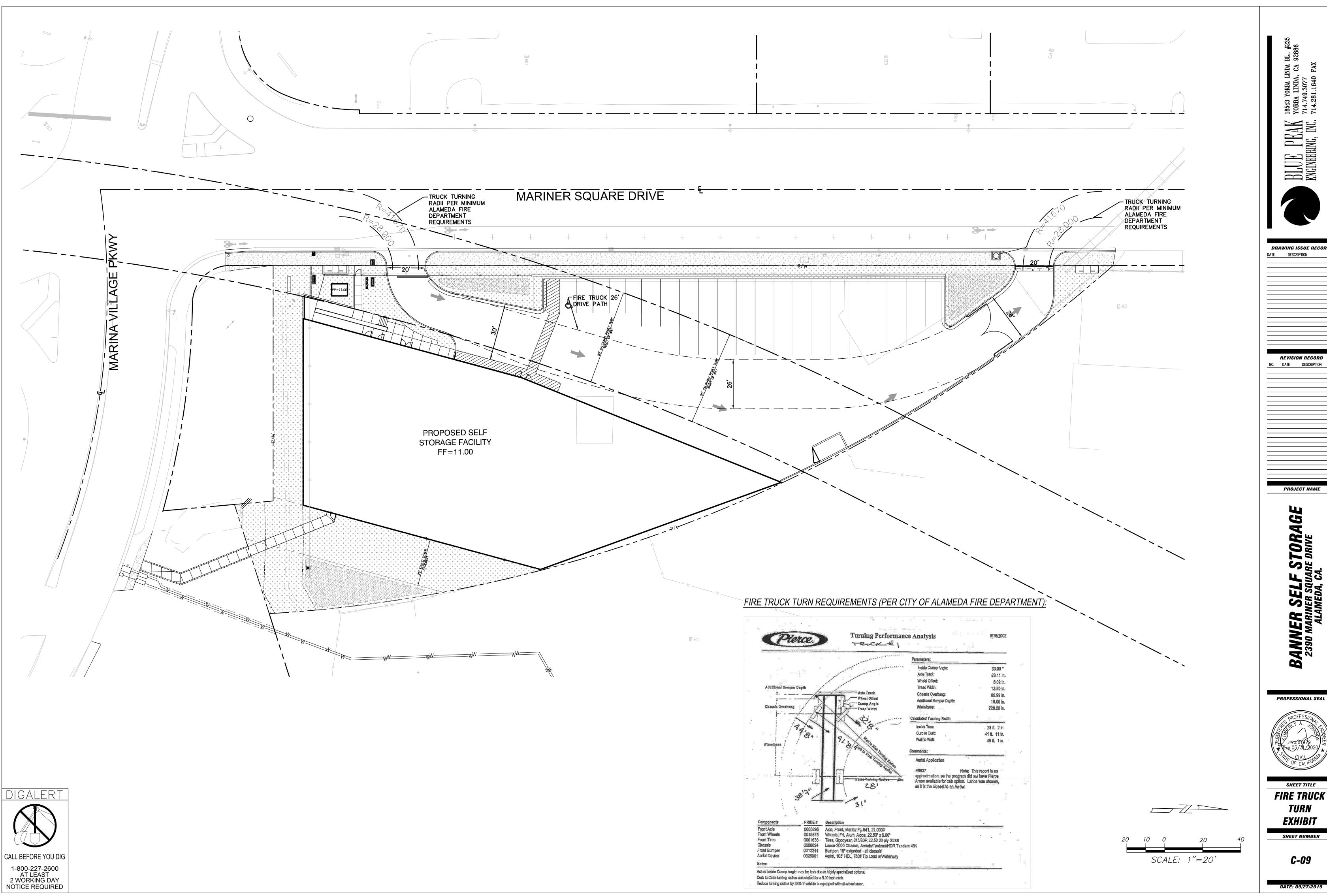
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PRELIMINARY WET UTILITY PLAN

> SHEET NUMBER **C-08**

DATE: 09/27/2019



BANNER SELF STORAGI 2390 MARINER SQUARE DRIVE ALAMEDA, CA.

PROFESSIONAL SEAL

FIRE TRUCK TURN **EXHIBIT**

SHEET NUMBER

C-09