

2390 MARINER SQUARE DRIVE
ALAMEDA, CALIFORNIA 94501



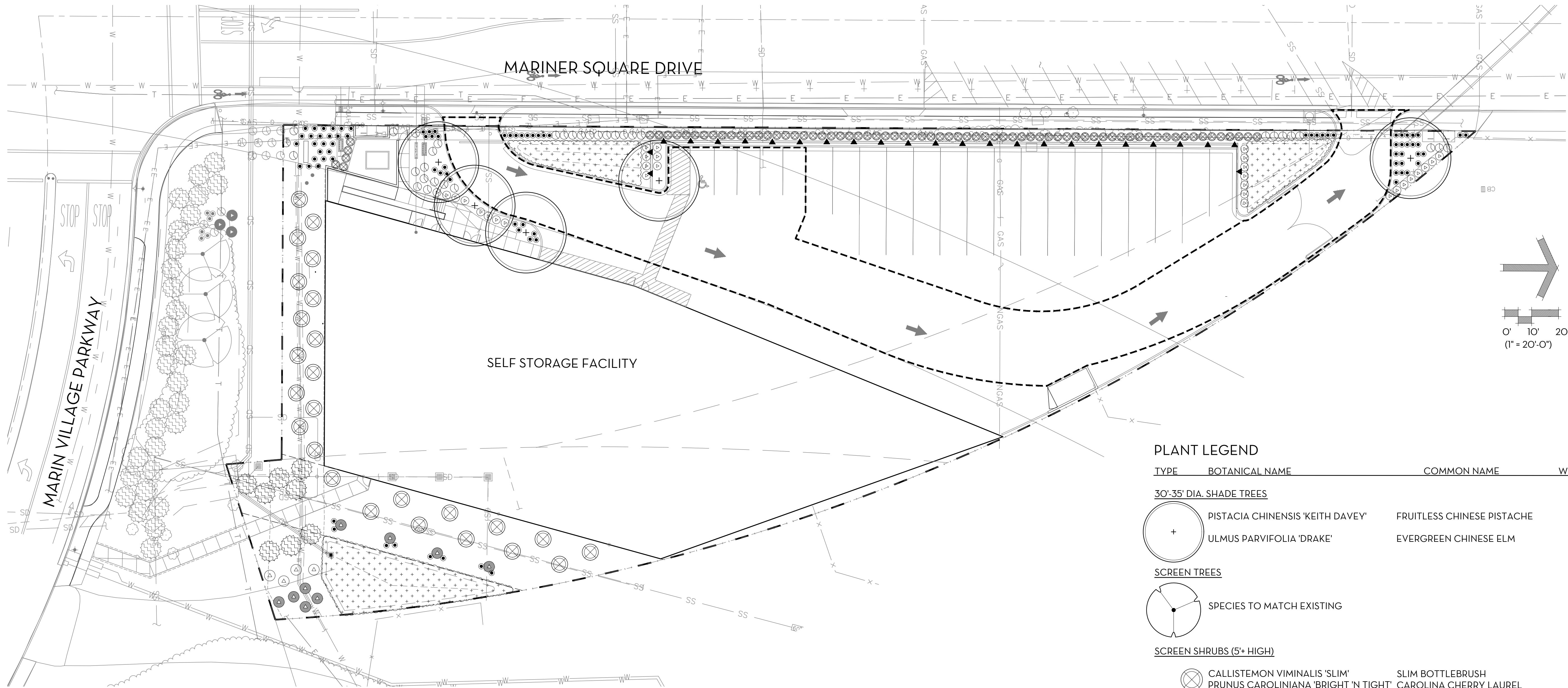
BANNER
STORAGE GROUP, LLC

S U L L I V A N
G O U L E T T E
& W I L S O N

STRUCTURAL ENGINEER:
MARTIN/ MARTIN
700 LARKSPUR LANDING CIR.
SUITE #155
LARKSPUR, CA 94939
TEL: (415) 814-0030

—PROJECT
LOCATION[illegible]

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)

CANOPY DIA.	F	TQ	H	Q	TOTAL
35' DIA. TREES	0@962	1@721	3@481	1@123	2,287 SF
TOTAL TREE SHADE:					2,287 SF
TOTAL PARKING LOT AREA:					11,199 SF
50% REQUIRED:					5,600 SF
% SHADE PROVIDED:					20%

NOTE:
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PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
30'-35' DIA. 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 TREES					
	SPECIES TO MATCH EXISTING		M		
SCREEN SHRUBS (5'+ HIGH)					
	CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	L	5 GAL.	8' x 3'
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	CAROLINA CHERRY LAUREL	L	5 GAL.	8' x 6'
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	L	5 GAL.	6' x 3'
FOUNDATION SHRUBS					
	DIETES IRIODIOIDES	AFRICAN IRIS	L	5 GAL.	3.5'x3.5'
	LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	L	1 GAL.	2' x 2'
	SALVIA LEUCANTHA 'SANTA BARBARA'	COMPACT MEXICAN BUSH SAGE	L	5 GAL.	2.5'x3.5'
	WESTRINGIA R. 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	L	5 GAL.	3' x 3'
ACCENT SHRUBS					
	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'
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	L	5 GAL.	3' x 6'
	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	L	5 GAL.	4' x 4'
VINES					
	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	L	5 GAL.	10' O.C.
GROUNDCOVERS					
	CISTUS 'SUNSET'	MAGENTA ROCKROSE	L	5 GAL.	1.5' x 6', 5' O.C.
	MYOPORUM PARVIFOLIUM 'WHITE'	CREEPING MYOPORUM	L	5 GAL.	0.5' x 6', 5' O.C.
BIOFILTRATION AREA					
	CHONDRPETALUM TECTORUM	CAPE RUSH	L	1 GAL.	3' O.C.
	JUNCUS PATENS	CALIFORNIA GREY RUSH	L	1 GAL.	30" O.C.
MULCH					
WALK-ON BARK MULCH ONLY					

SELF STORAGE FACILITY - PRELIMINARY LANDSCAPE PLAN

2390 MARINER SQUARE DRIVE, ALAMEDA, CA

PRELIMINARY PLANTING PLAN

L1

DECEMBER 19, 2019

TREES



PISTACIA CHINENSIS 'KEITH DAVEY'
FRUITLESS CHINESE PISTACHE



ULMUS PARVIFOLIA 'DRAKE'
EVERGREEN CHINESE ELM

SCREEN SHRUBS



CALLISTEMON 'SLIM'
SLIM BOTTLEBRUSH



PRUNUS 'BRIGHT N' TIGHT'
CAROLINA CHERRY LAUREL



ROSMARINUS 'TUSCAN BLUE'
UPRIGHT ROSEMARY

FOUNDATION SHRUBS



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

ACCENT SHRUBS



ANIGOZANTHOS HYBRID 'ORANGE'
ORANGE KANGAROO PAW



DIANELLA REV. 'LITTLE REV'
LITTLE REV FLAX LILY



MUHLENBERGIA CAPILLARIS
PINK MUHLY



PHORMIUM 'YELLOW WAVE'
NEW ZEALAND FLAX

VINES



GELSEMIUM SEMPERVIRENS
CAROLINA JESSAMINE

GROUNDCOVERS



CISTUS 'SUNSET'
MAGENTA ROCKROSE



MYOPORUM PARVIFOLIUM 'WHITE'
CREEPING MYOPORUM

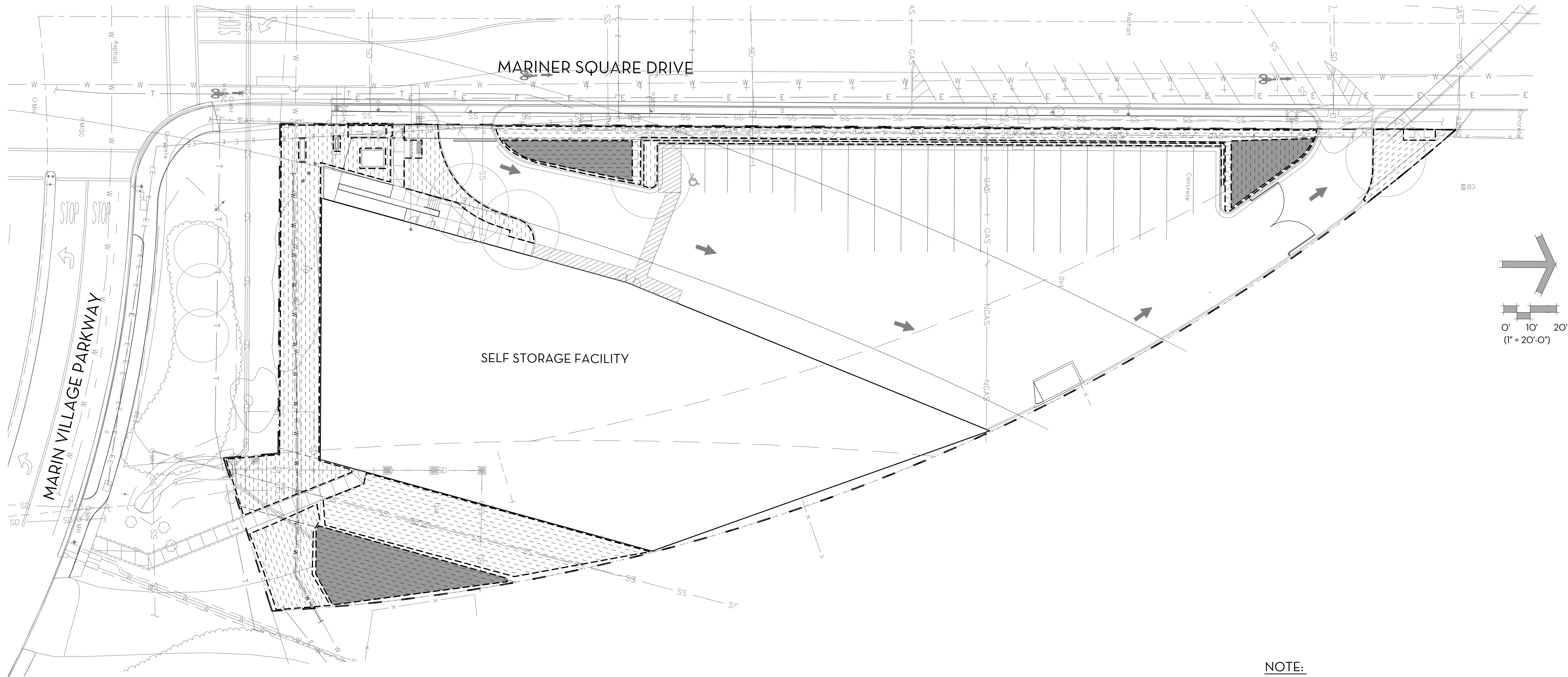
BIOFILTRATION AREA



CHONDROPETALUM TECTORUM
CAPE RUSH



JUNCUS PATENS
CALIFORNIA GREY RUSH



IRRIGATION LEGEND

SYMBOL	MAN. / MODEL NO.	DESCRIPTION	RADIUS	PSI.	GPM.	PRECIP. RATE
	HUNTER/ ECO-MAT	ECO-MAT FLEECE IRRIGATION MAT WITH FLEECE WRAPPED HDL TUBING/ 0.60 GPH EMITTERS SPACED AT 12" WITH ROW SPACING AT 14". INSTALL 8"-9" BELOW FINISH GRADE WHERE SHOWN. SEE IRRIGATION NOTE X, SHEET LX.X.	N/A	30	0.69/100'	0.43
	HUNTER HDL-O6-18	HDL DRIP TUBING /0.60 GPH EMITTERS SPACED AT 18" O.C. INSTALL TUBING ON-GRADE, PER MANUFACTURERS INSTRUCTIONS, IN 18" SPACED ROWS WHERE SHOWN. SEE DETAIL X, SHEET LX.X.	N/A	30	0.69/100'	0.43
	HUNTER PLD-BV	PLD MANUAL FLUSH VALVE. INSTALL AT GRADE IN 10" ROUND VALVE BOX IN PLANTER AREA LOCATED AT FARTHEST POINT FROM DRIP ZONE CONTROL KIT, TYP. SEE DETAIL X, SHEET LX.X.				
	HUNTER ECO-ID	HUNTER ECO-INDICATOR FOR SUB-SURFACE IRRIGATION. INSTALL IN A VISIBLE LOCATION AT FARTHEST POINT FROM DRIP ZONE CONTROL KIT.				
	HUNTER PLD-AVR	AIR RELIEF VALVE. INSTALL AT GRADE AT HIGHEST POINT IN 6" ROUND VALVE BOX IN PLANTER AREA LOCATED AT HIGHEST POINT FROM DRIP ZONE CONTROL KIT, TYP. SEE DETAIL X, SHEET LX.X.				
NOT SHOWN	HUNTER VARIES	PLD CONNECTION FITTINGS, AS REQUIRED.				
	HUNTER RZWS-36-25-CV	ROOT ZONE WATERING SYSTEM TWO (2) PER TREE* SEE DETAIL X, SHEET LX.X.	N/A	30	0.25 *0.50	0.86 *1.72
	HUNTER ICV	HUNTER ICV CONTROL VALVE, SIZE AS NOTED,SEE DETAIL X, SHEET LX.X.				
	HUNTER ICZ	HUNTER DRIP ZONE CONTROL KIT, SIZE AS NOTED.SEE DETAIL X, SHEET LX.X.				
	NIBCO T-113	BRASS GATE VALVE, LINE SIZE.SEE DETAIL X, SHEET LX.X.				

	HUNTER HQ44-LRC	1" BRASS QUICK COUPLING VALVE W/ LOCKING COVERSEE DETAIL X, SHEET LX.X.
	HUNTER ICV-10IG	1" NORMALLY CLOSED MASTER VALVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL X, SHEET LX.X.
	CST FSI-T10-001	1" FLOW SENSOR FOR USE WITH CONTROLLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.SEE DETAIL X, SHEET LX.X.
	HUNTER IC-600 /ICM-600/ WSS-SEN /PED-SS	6 STATION I-CORE CONTROLLER AND 6 STATION PLUG-IN EXPANSION MODULE (12 STATIONS TOTAL) WITH SOLAR SYNC WIRELESS WEATHER SENSOR MOUNTED IN STAINLESS STEEL PEDESTAL ENCLOSURE. COORDINATE WEATHER STATION PLACEMENT AND ELECTRICAL CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTACT DON FRANKLIN AT (916) 899-9437 FOR PRICING, PRE-CONSTRUCTION MEETING AND INSTALLATION.
	(E) MAINLINE, FIELD VERIFY LOCATION.	
	ELECTRICAL SERVICE CONDUIT WITH WIRES, RUN ALONG MAINLINE TO VALVE CONNECTIONS.	
	IRRIGATION LATERAL LINE: CLASS 200 PVC UP TO 2'; SCHEDULE 40 PVC PIPE FOR 2.5" OR ABOVE. SOLVENT WELD FITTINGS AT 18" DEPTH, SIZE AS NOTED.	
	IRRIGATION SLEEVE: SCHEDULE 40 PVC, SIZE TO BE 2X THE TOTAL OF PIPE DIAMETER. INSTALL UNDER ALL NEW PAVING AND EXTEND 12" BEYOND HARDSCAPE EDGES.	
	HYDROZONE AREA DELINEATION.	
	CONTROLLER/ HYDROZONE #	-GPM (IRRIGATION PRODUCT TYPE)
	VALVE SIZE	-PRECIP.RATE/PSI/HYDROZONE AREA (SF)
	VALVE WATER USE TYPE	

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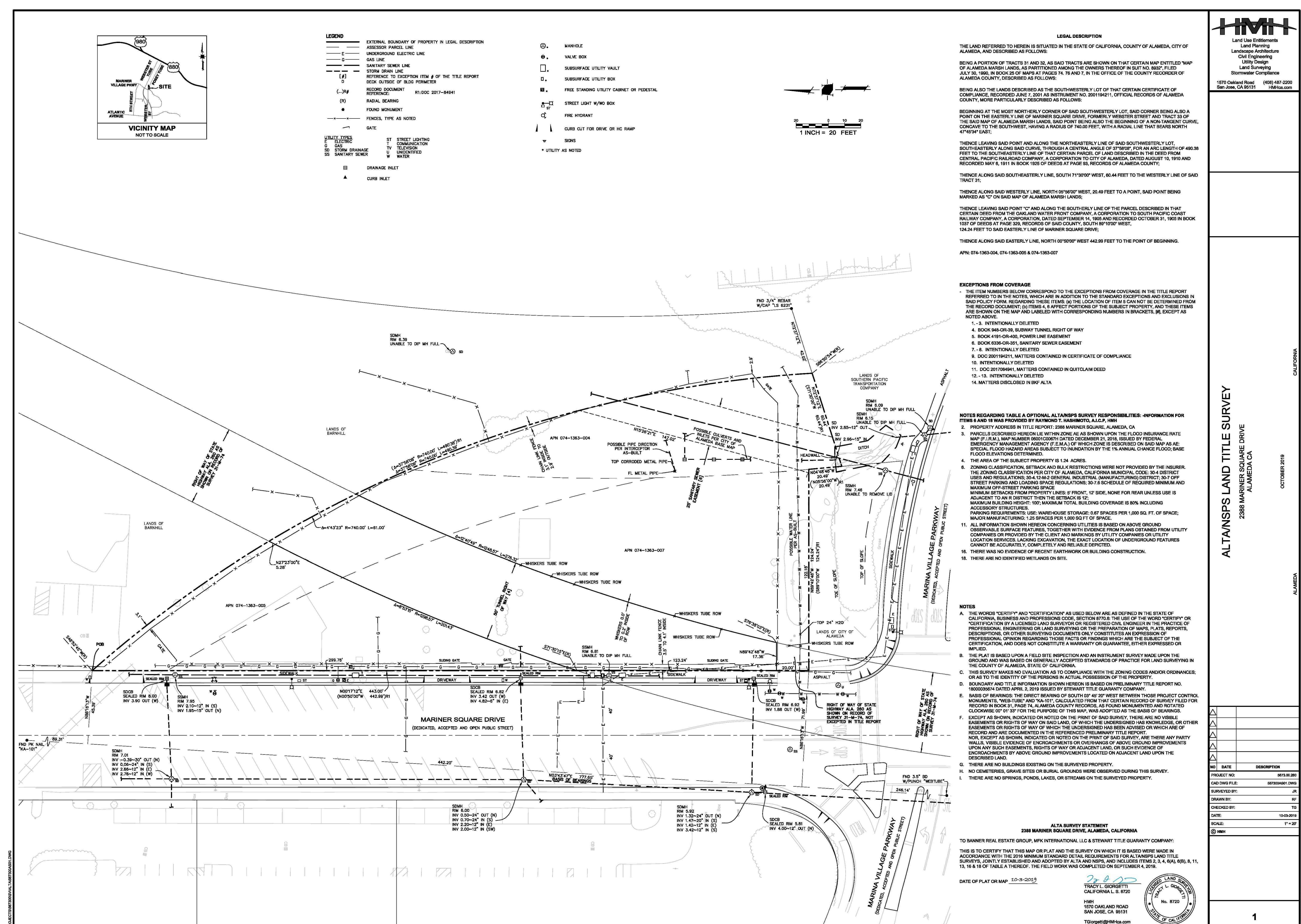
SELF STORAGE FACILITY, 2390 MARINER SQUARE DRIVE, ALAMEDA, CA										
WATER EFFICIENT LANDSCAPE WORKSHEET										
REGULAR LANDSCAPE AREAS										
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU		
A1	DRIP	LOW	0.2	0.81	8,252	0.25	2,037.53	44,341		
A2	DRIP	MODERATE	0.5	0.81	2,010	0.62	1,246.74	27,001		
A3	TREE BUBBLER	MODERATE	0.5	0.81	140	0.62	86.42	1,881		
TOTALS:					(A)	10,402	(B)	3,364.69	73,222	
SPECIAL LANDSCAPE AREAS										
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU		
N/A	N/A	N/A	0	0.00	0	1.00	0.00	0		
TOTALS:					(C)	0	(D)	0.00	0	
					TOTAL AREA		10,402			
ETO		3510		ETWU = (ETO x 0.62 x ETAF x AREA)				73,222		
ETAF:		0.45		MAWA = (ETO x 0.62 [(ETAF x LA) + (1- ETAF) x SLA])				101,666		
ETWU TOTAL										73,222
MAWA TOTAL										101,666
ETWU + MAWA										
*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.										
*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA.)										
ETAF CALCULATIONS										
REGULAR LANDSCAPE AREAS										
TOTAL ETAF x AREA					(B)	3,364.69				
					(A)	10,402				
AVERAGE ETAF					(B) / (A) *	0.32				
ALL LANDSCAPE AREAS										
TOTAL ETAF x AREA					(B * D)	3,364.69				
TOTAL AREA					(A * C)	10,402				
SITEWIDE ETAF					(B * D) / (A * C) *	0.32				

SELF STORAGE FACILITY - PRELIMINARY LANDSCAPE PLAN

2390 MARINER SQUARE DRIVE, ALAMEDA, CA

PRELIMINARY IRRIGATION PLAN L3

DECEMBER 19, 2019



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1970 Oakland Road
San Jose, CA 95131 (408) 487-2200
hmv@a.com

ALTA SURVEY STATEMENT
2388 MARINER SQUARE DRIVE
ALAMEDA, CA

NO	DATE	DESCRIPTION
1	08/13/2019	PROJECT NO. 1913.00.201
2	08/13/2019	CAD DWS FILE: 191300A01.DWG
3	08/13/2019	SURVEYED BY: JR
4	08/13/2019	DRAWN BY: RF
5	08/13/2019	CHECKED BY: TD
6	08/13/2019	DATE: 10/03/2019
7	08/13/2019	SCALE: 1" = 20'
8	08/13/2019	BY: HMH

2

01/03/20

CITY OF ALAMEDA REVIEW

1

10/09/19

CITY OF ALAMEDA REVIEW

NO

DATE

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QC BY: DC XX

P.M.: CM & MLX
DRAWN BY: JMX

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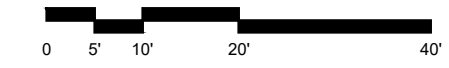
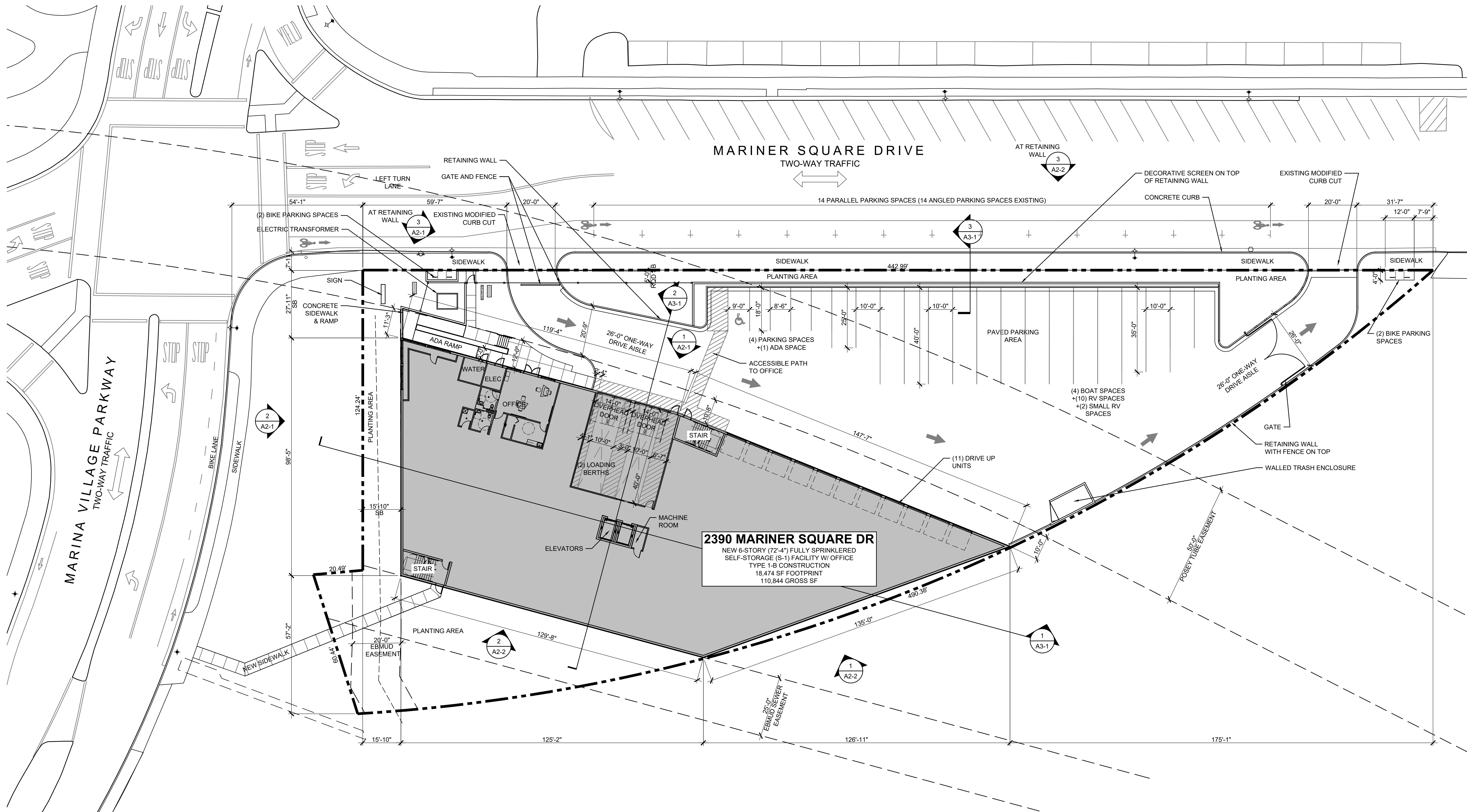
2390
MARINER
SQUARE
DRIVE

ALAMEDA, CALIFORNIA 94501

PLAT OF SURVEY

NORTH

A0-0



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QC BY: DC

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

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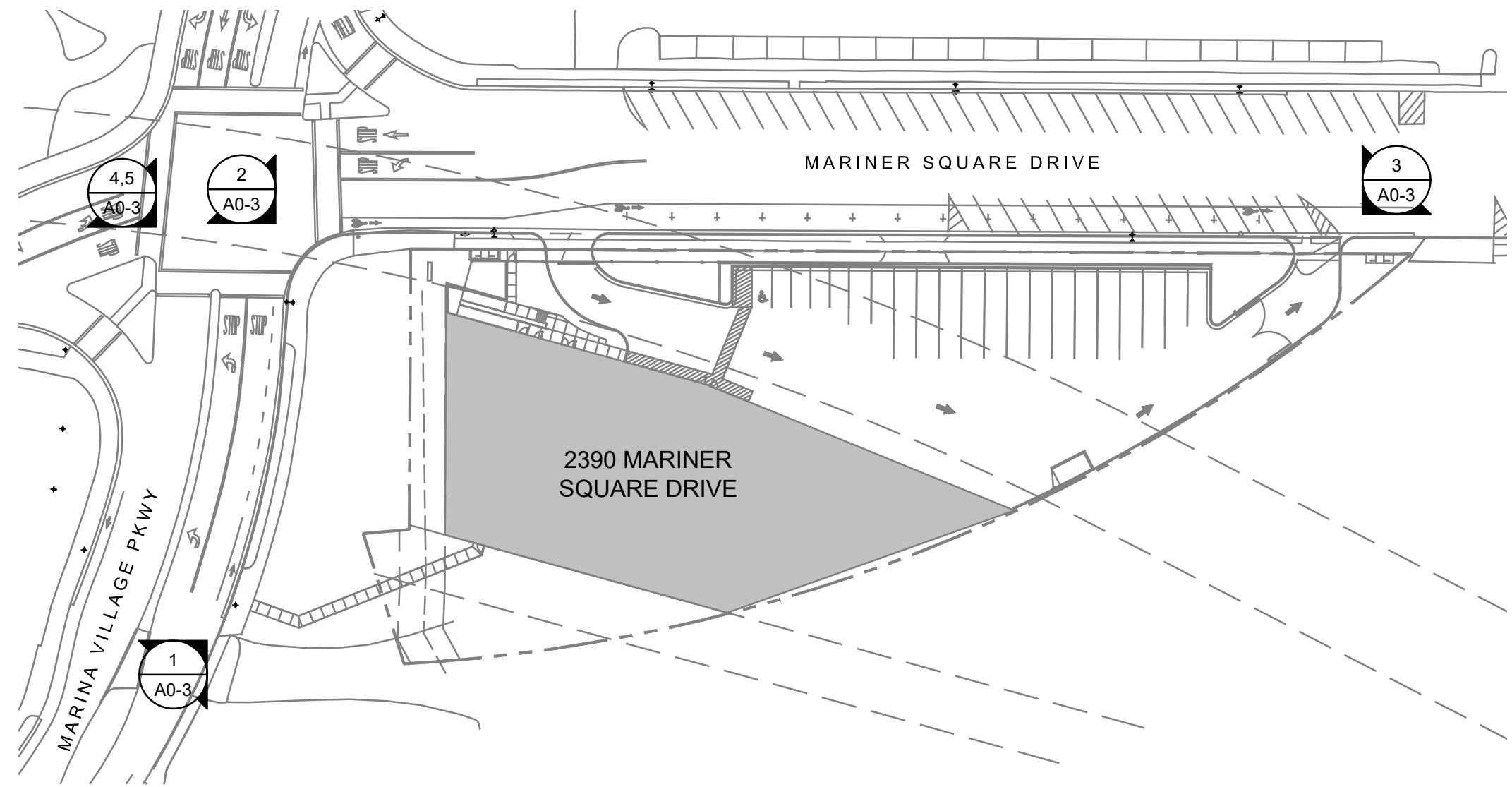
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SQUARE
DRIVE**

ALAMEDA, CALIFORNIA 94501

SITE PLAN

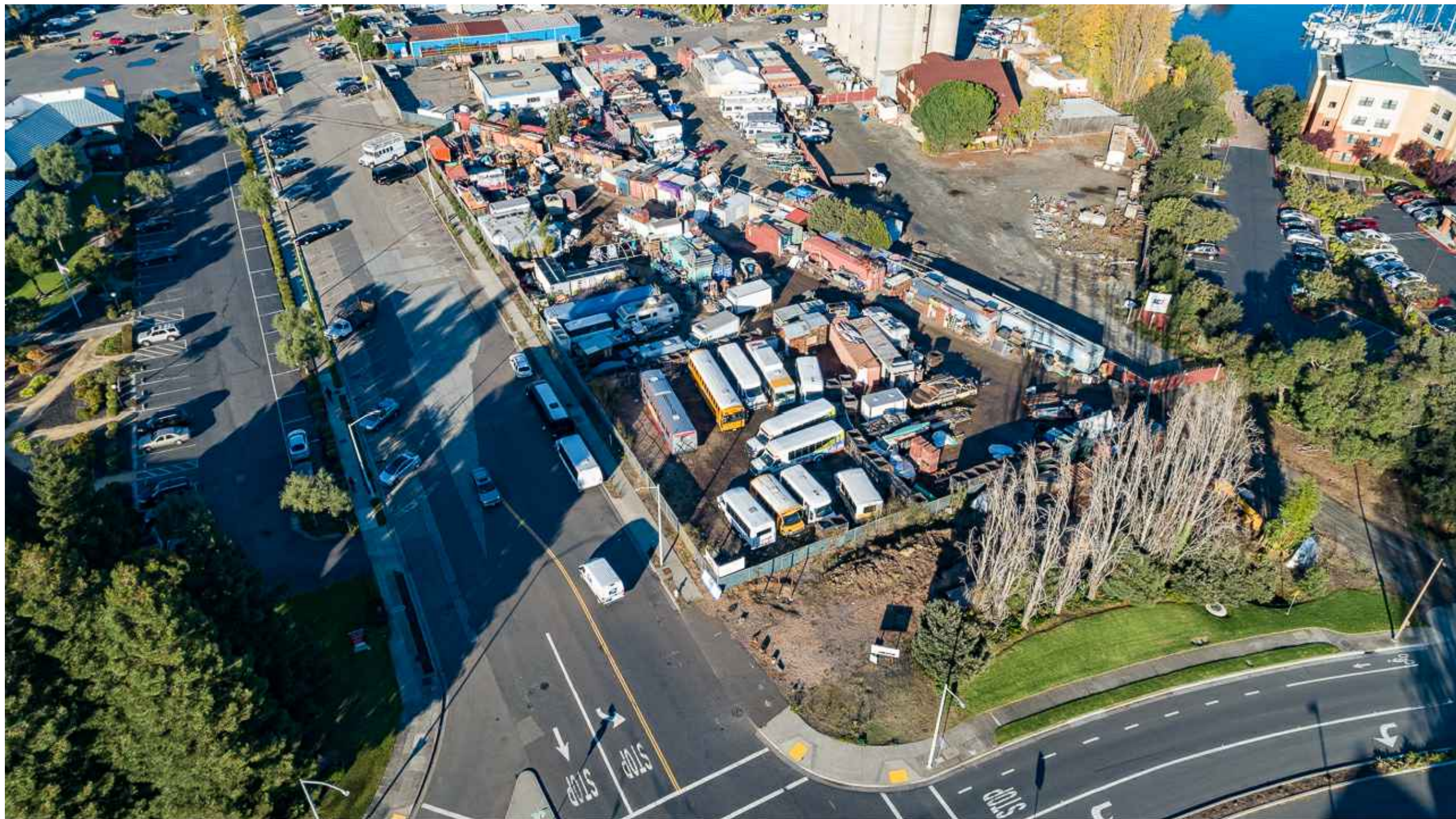




6 SITE KEY MAP
SCALE: 1" = 60'-0"



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



4 BEFORE AERIAL IMAGE
SCALE: N.T.S.



3 LOOKING SOUTH EAST
ON MARINER SQUARE DR
SCALE: N.T.S.

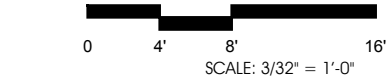


2 LOOKING NORTH EAST
ON MARINA VILLAGE PKWY
SCALE: N.T.S.



1 LOOKING NORTH WEST
ON MARINA VILLAGE PKWY
SCALE: N.T.S.

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<p>PRINCIPAL: MDX QC BY: DC XX</p> <p>P.M.: CM & MXX DRAWN BY: JMX</p>		
<p>SULLIVAN GOULETTE & WILSON</p> <p>ARCHITECTS</p> <p>444 N MICHIGAN AVE SUITE 1850 CHICAGO, IL 60611</p> <p>Ph 312.988.7412 Fx 312.988.7409 www.sgwarech.com</p> <p>PROFESSIONAL DESIGN FIRM License Number: 184-001505 Expiration Date: April 30, 2021</p>		
<p>2390 MARINER SQUARE DRIVE</p>		
<p>ALAMEDA, CALIFORNIA 94501</p>		
<p>SITE PHOTOGRAPHS</p>		
	<p>A0-3</p>	



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QC BY: DC

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

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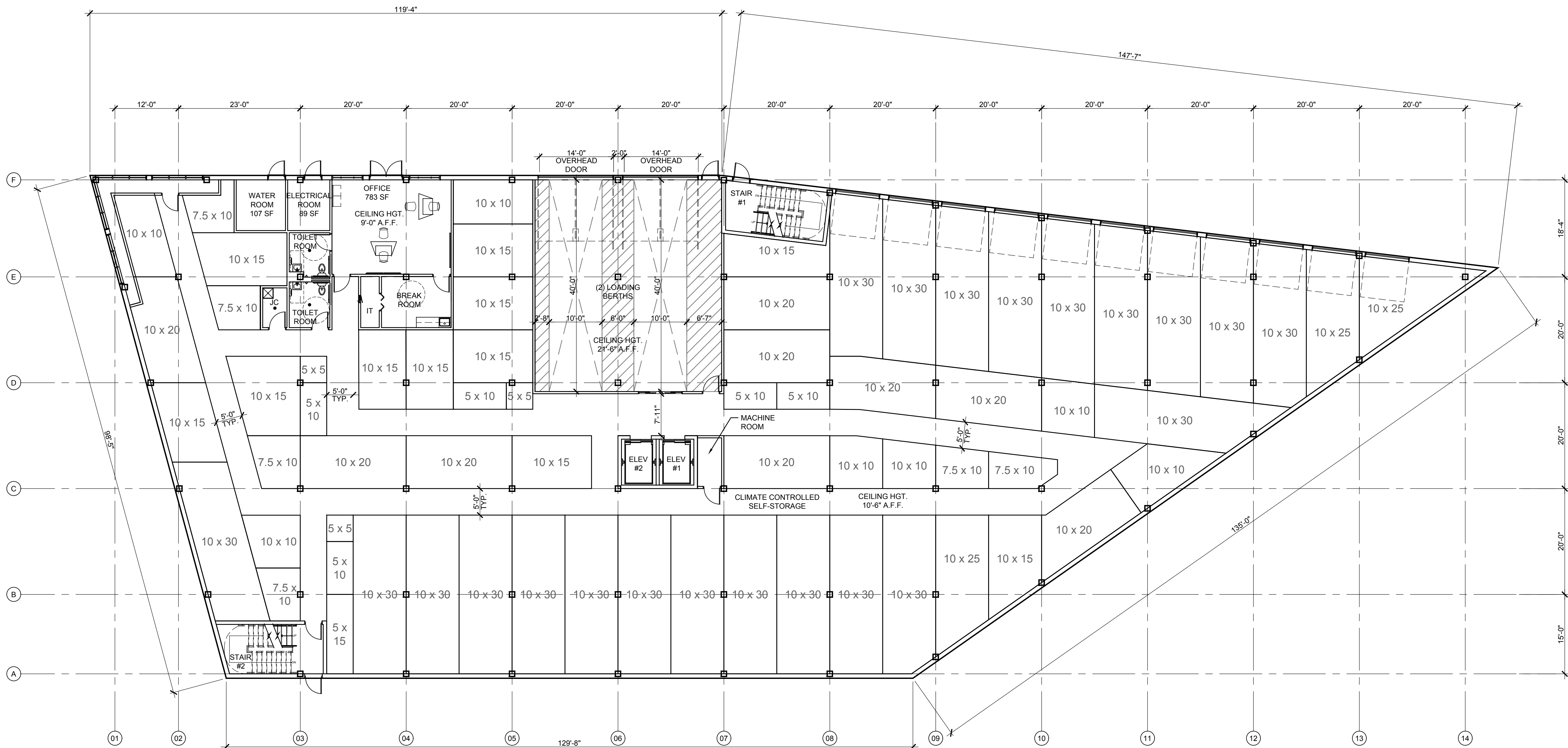
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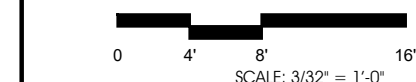
FLOOR PLAN



A1-1



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



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PRINCIPAL: $\frac{1}{2}$

PRINCIPAL: $\frac{1}{2}$

P.M.: CM & N

P.M.: CM & N

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2390
MARINER

MARINER

SQUA

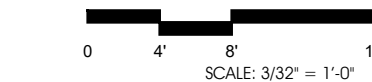
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FLOOR PLAN



A1-2

1 SECOND FLOOR PLAN
SCALE: $\frac{3}{32}'' = 1'-0''$



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PRINCIPAL: M

QC BY: DC

P.M.: CM & P

P.M.: CM & P
DRAWN BY: J

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& W I L S O N**

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Fx 312.988.7409
www.sqwarch.com

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**2390
MARINER
SQUARE
DRIVE**

ALAMEDA, CALIFORNIA 94501

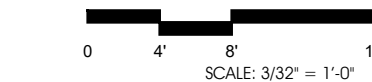
FLOOR PLAN



A1-3



1 THIRD & FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



2	01/03/20	CITY OF ALAMEDA REVIEW
1	10/09/19	CITY OF ALAMEDA REVIEW
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PRINCIPAL: $\frac{1}{2}$

PRINCIPAL: $\frac{1}{2}$

P.M.: CM & P

P.M.: CM & P

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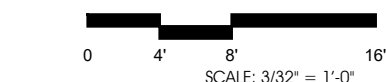
FLOOR PLAN



A1-4



1 FIFTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



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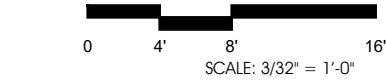
FLOOR PLAN



A1-5



1 SIXTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



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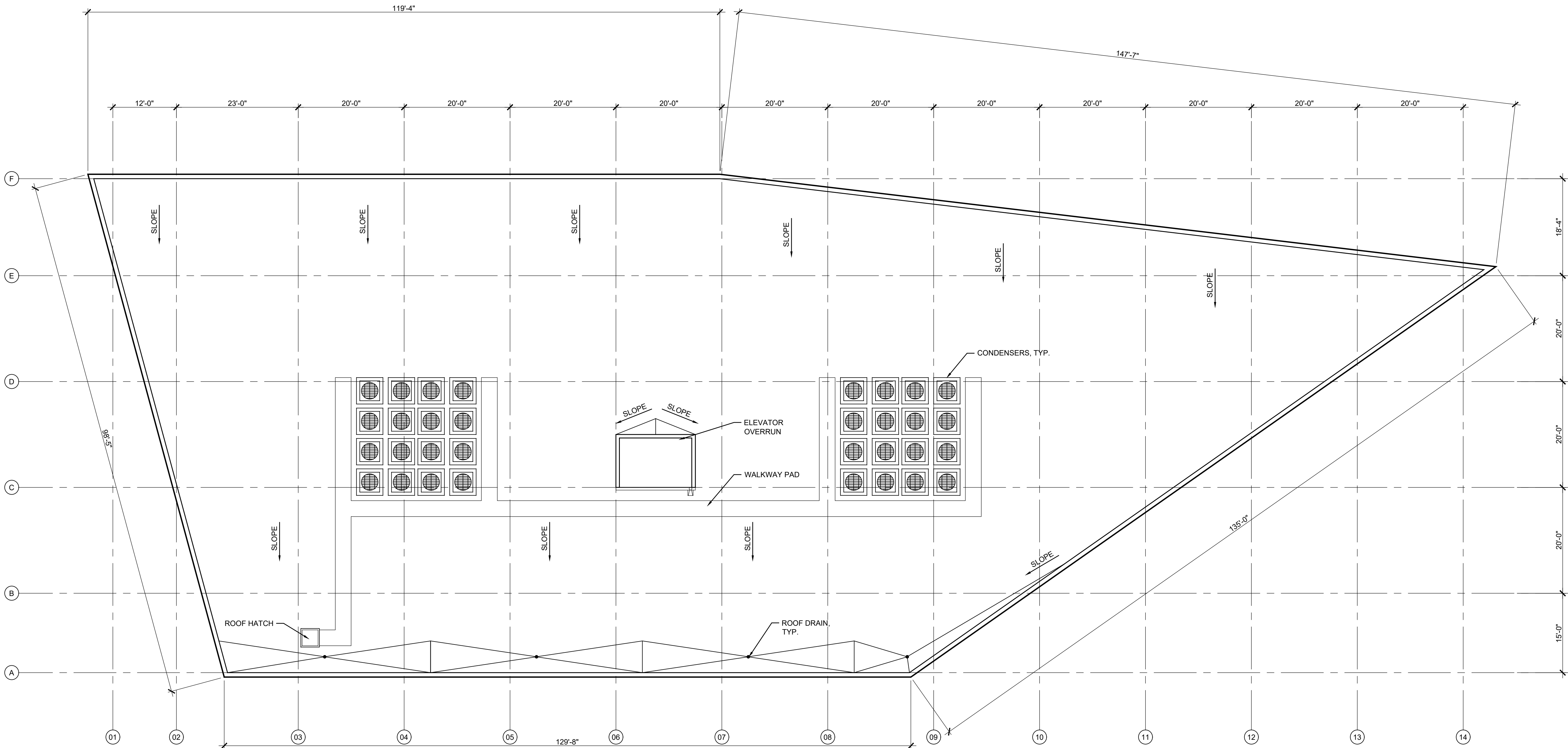
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ROOF PLAN



A1-6

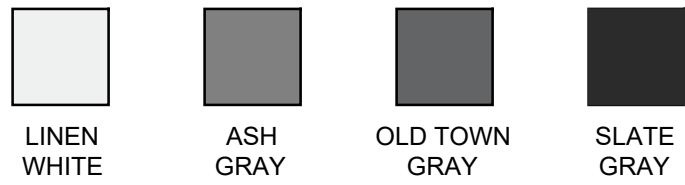


1 ROOF PLAN
SCALE: 3/32" = 1'-0"

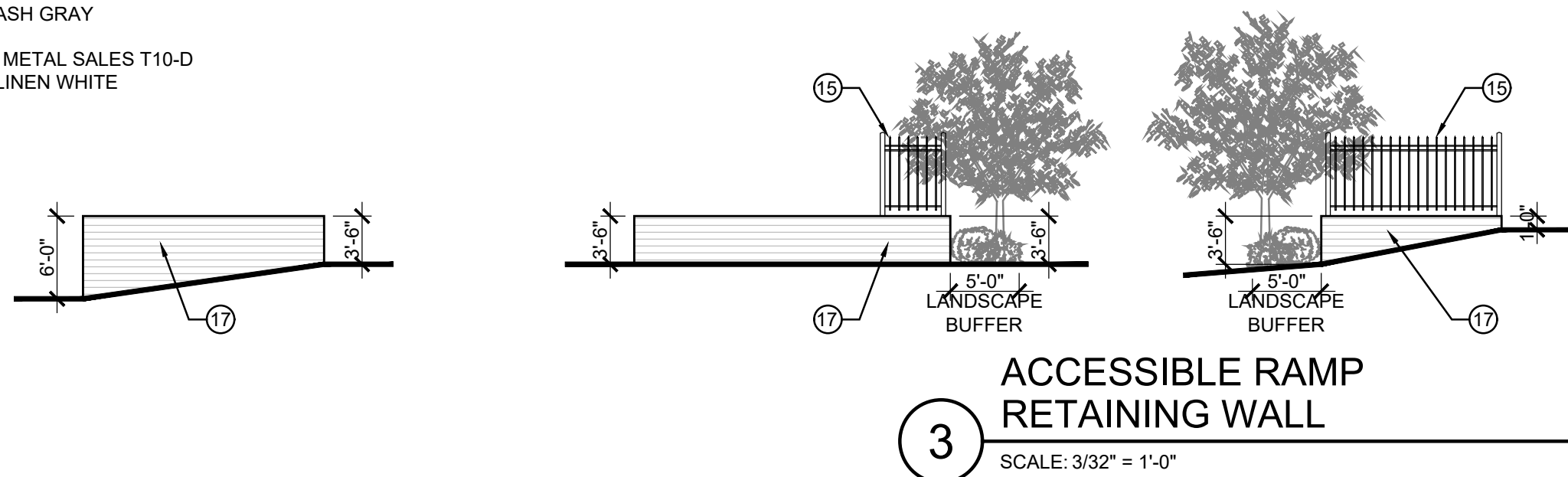
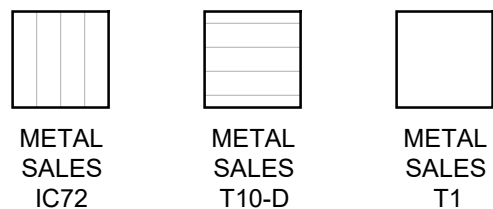
KEYNOTE LEGEND:

- 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
- ③ 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
- ⑨ ALUMINUM STOREFRONT SYSTEM
BLACK ANODIZED
- ⑩ ALUMINUM DISPLAY WINDOWS
BLACK ANODIZED
- ⑪ FAUX ALUMINUM WINDOWS
BLACK ANODIZED
- ⑫ ALUMINUM SERVICE DOOR
PAINTED WASABI GREEN
- ⑬ OVERHEAD DRIVE-UP DOORS
PAINTED WASABI GREEN
- ⑭ SIGNAGE
- ⑮ WROUGHT IRON FENCE
- ⑯ LIGHT FIXTURE - RAB WPLED20
SEE A4-2 FOR SPEC
- ⑰ DECORATIVE CONCRETE BLOCK
RETAINING WALL
- ⑱ ALUMINUM TRIM
COLOR - ASH GRAY
- ⑲ METAL PANEL - METAL SALES T10-D
COLOR - LINEN WHITE

COLOR LEGEND:

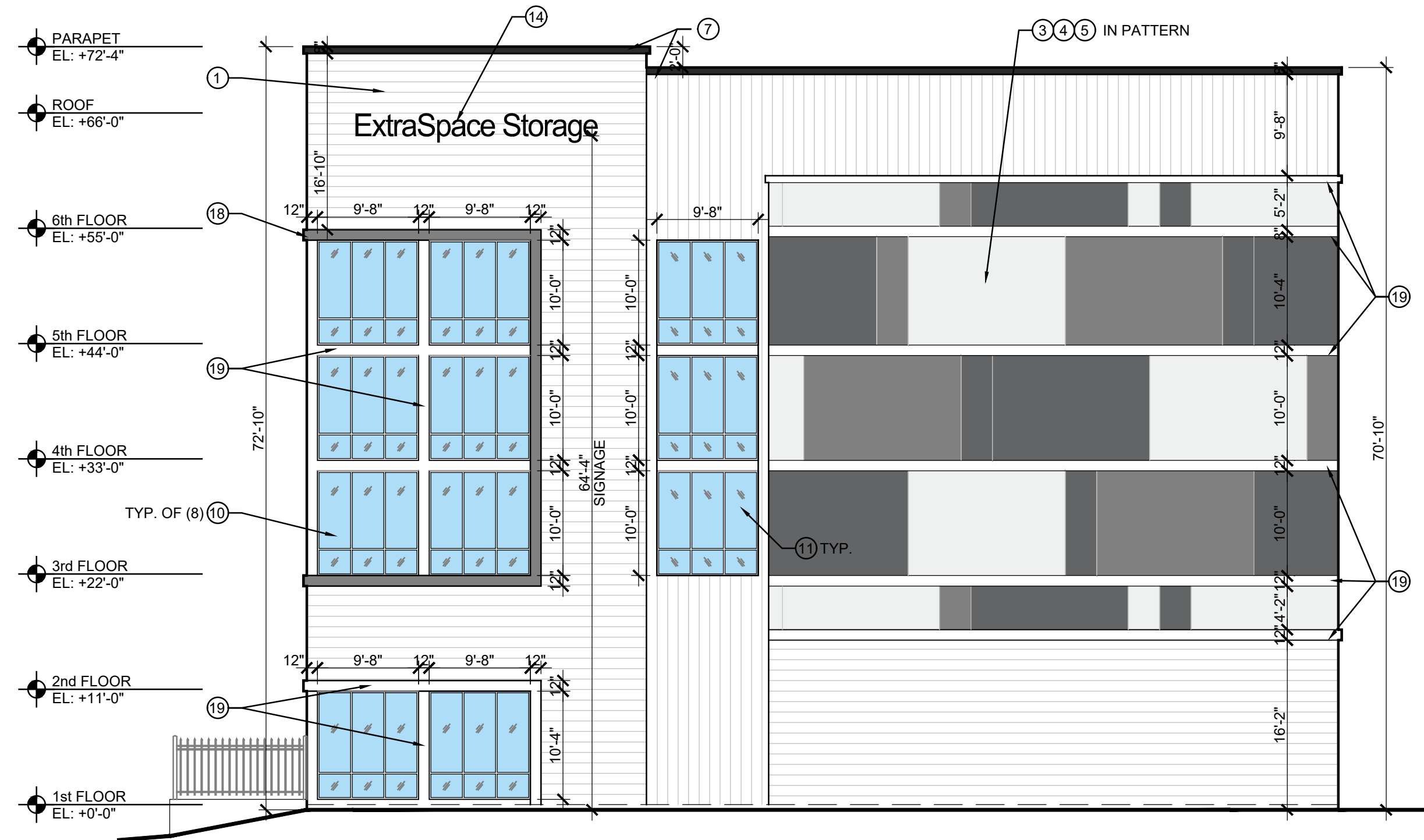


MATERIAL LEGEND:



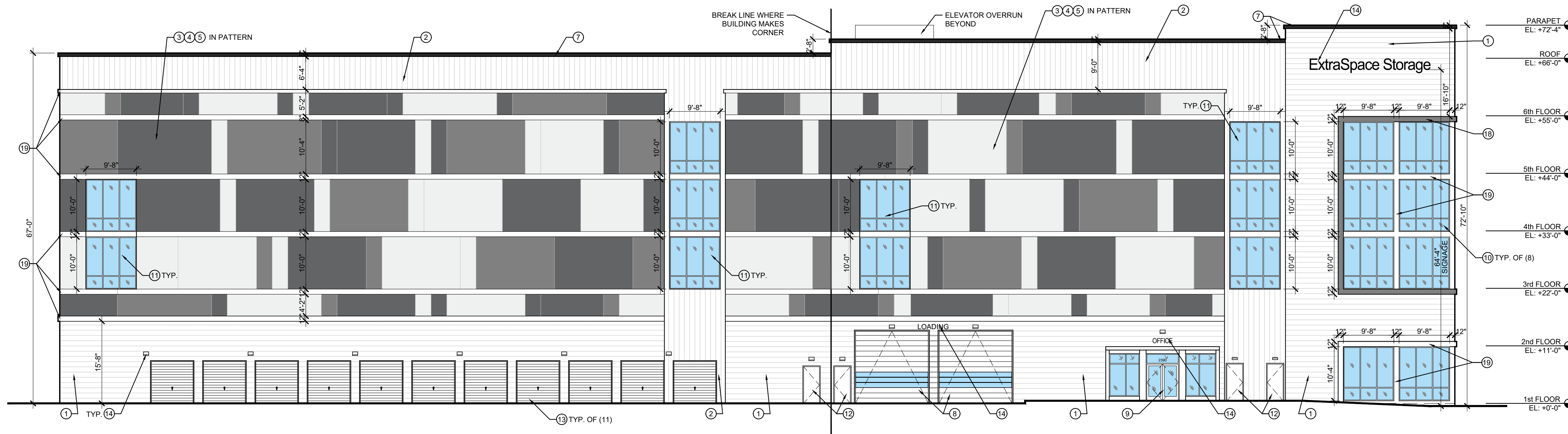
ACCESSIBLE RAMP
RETAINING WALL

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



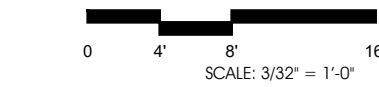
SOUTH ELEVATION

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



WEST ELEVATION

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



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

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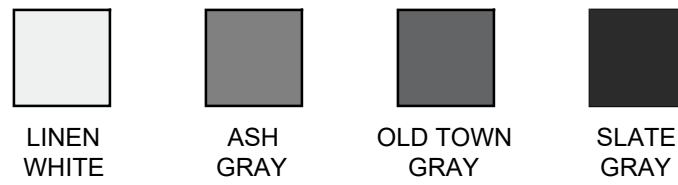
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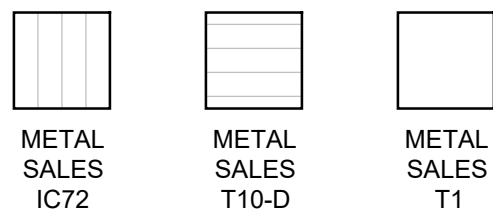
ALAMEDA, CALIFORNIA 94501

ELEVATIONS

COLOR LEGEND:

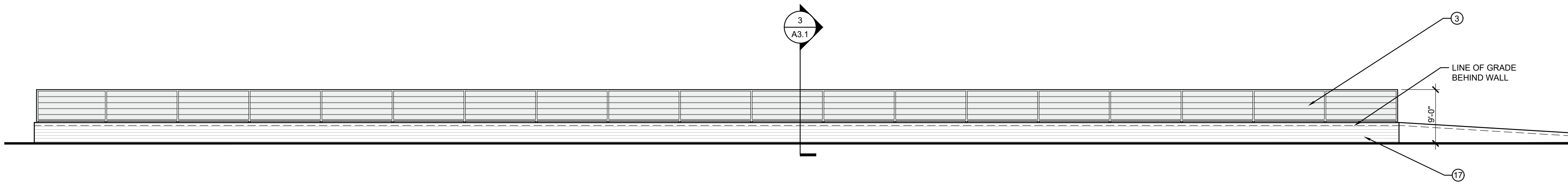


MATERIAL LEGEND:



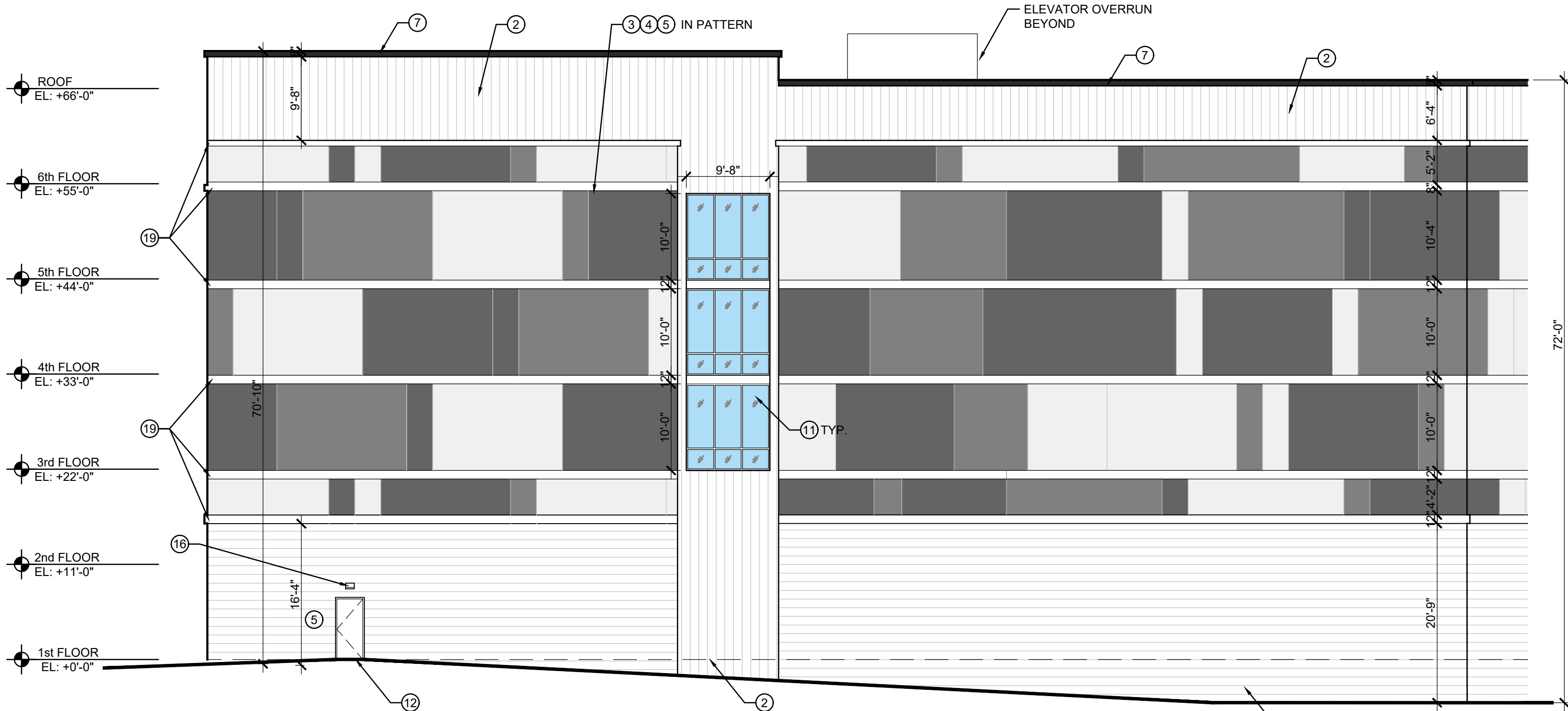
KEYNOTE LEGEND:

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- ⑰ DECORATIVE CONCRETE BLOCK
RETAINING WALL
- ⑱ ALUMINUM TRIM
COLOR - ASH GRAY
- ⑲ METAL PANEL - METAL SALES T10-D
COLOR - LINEN WHITE



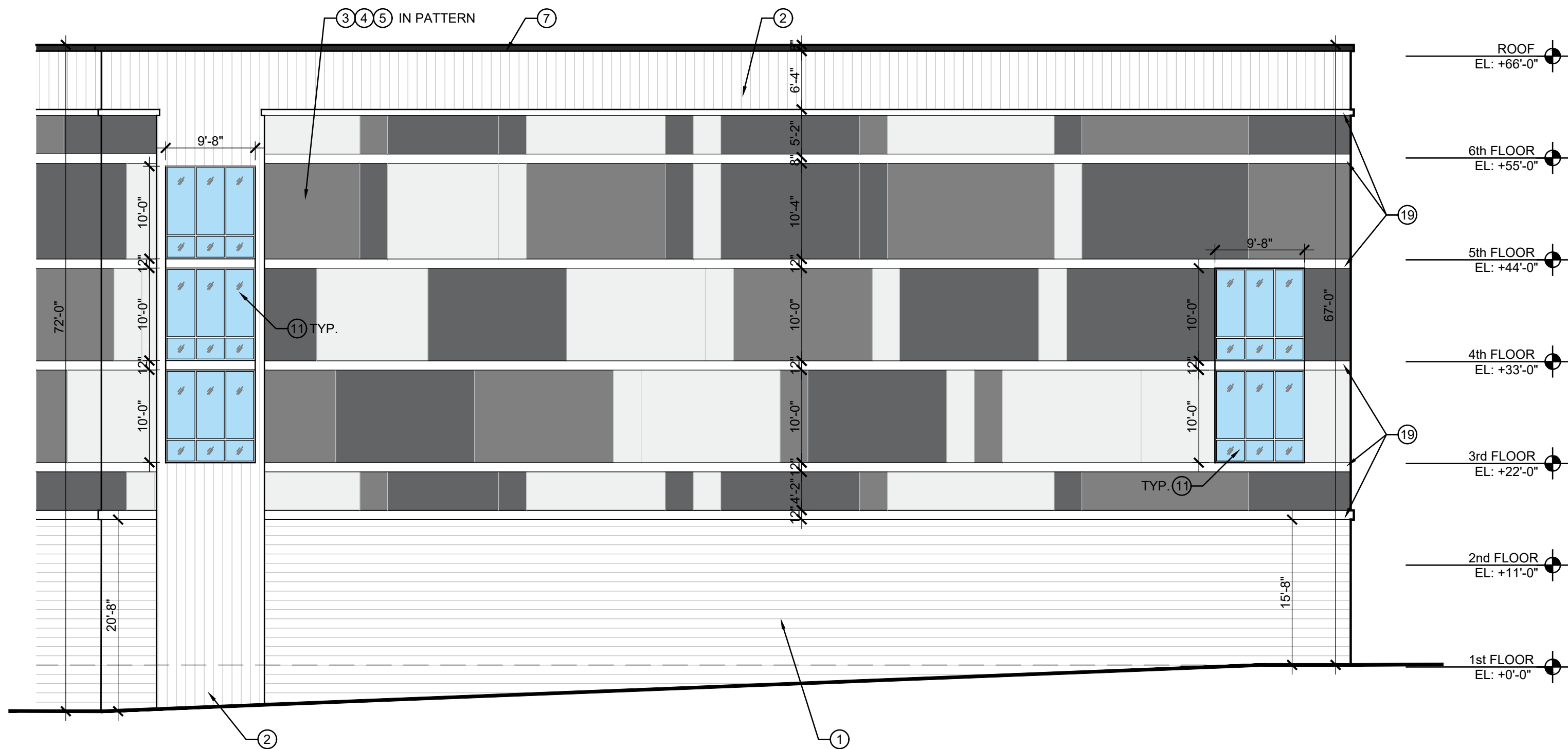
3 SCREEN RETAINING WALL

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



2 EAST ELEVATION

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



1 NORTHEAST ELEVATION

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



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DRIVE**

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ELEVATIONS

A2-2



1
LOOKING NORTH EAST
PERSPECTIVE
SCALE: N.T.S.

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<small>PRINCIPAL: MS QC BY: DC</small>		<small>P.M.: CM & MA DRAWN BY: JW</small>
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<div>2390 MARINER SQUARE DRIVE</div>		
<div>ALAMEDA, CALIFORNIA 94501</div>		
PERSPECTIVE		
		A2-3



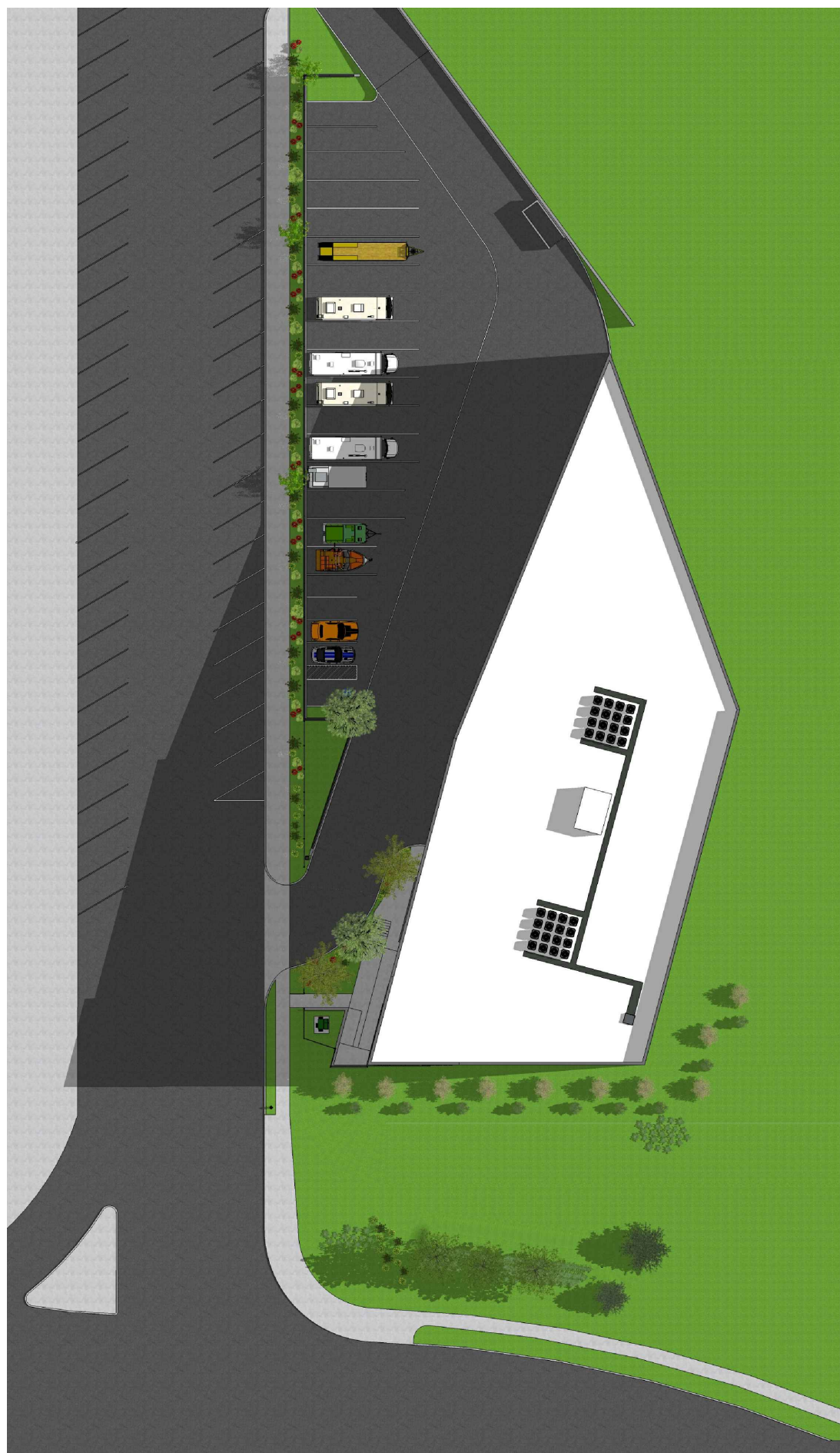
6 SHADOW PLAN: 8AM DEC 22
SCALE: 3/32" = 1'-0"



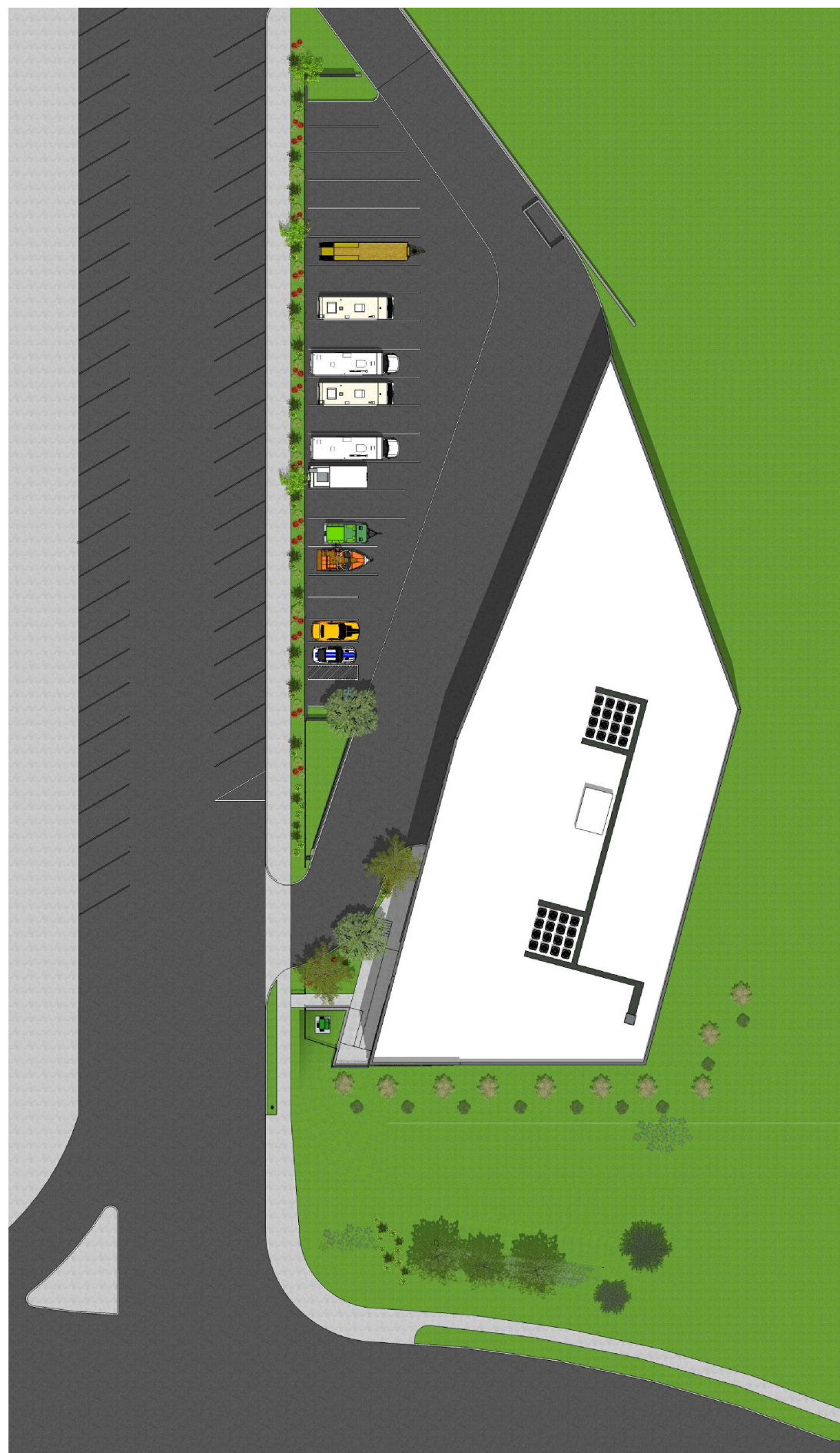
5 SHADOW PLAN: NOON DEC 22
SCALE: 3/32" = 1'-0"



4 SHADOW PLAN: 4PM DEC 22
SCALE: 3/32" = 1'-0"



3 SHADOW PLAN: 8AM JUNE 21
SCALE: 3/32" = 1'-0"



2 SHADOW PLAN: NOON JUNE 21
SCALE: 3/32" = 1'-0"



1 SHADOW PLAN: 4PM JUNE 21
SCALE: 3/32" = 1'-0"

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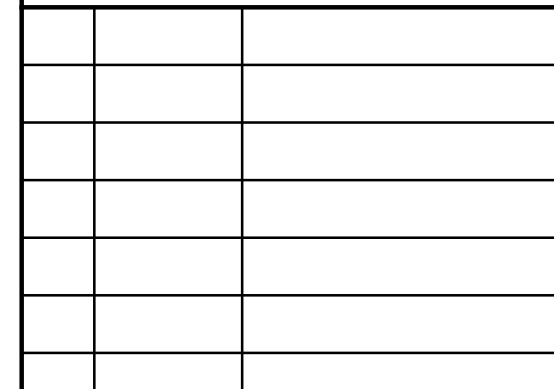
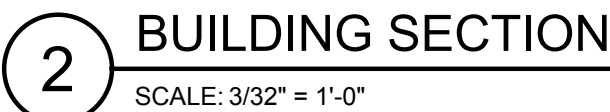
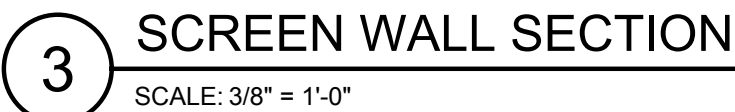
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BUILDING SECTIONS

NORTH

A2.4



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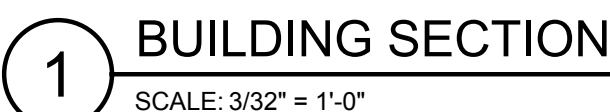
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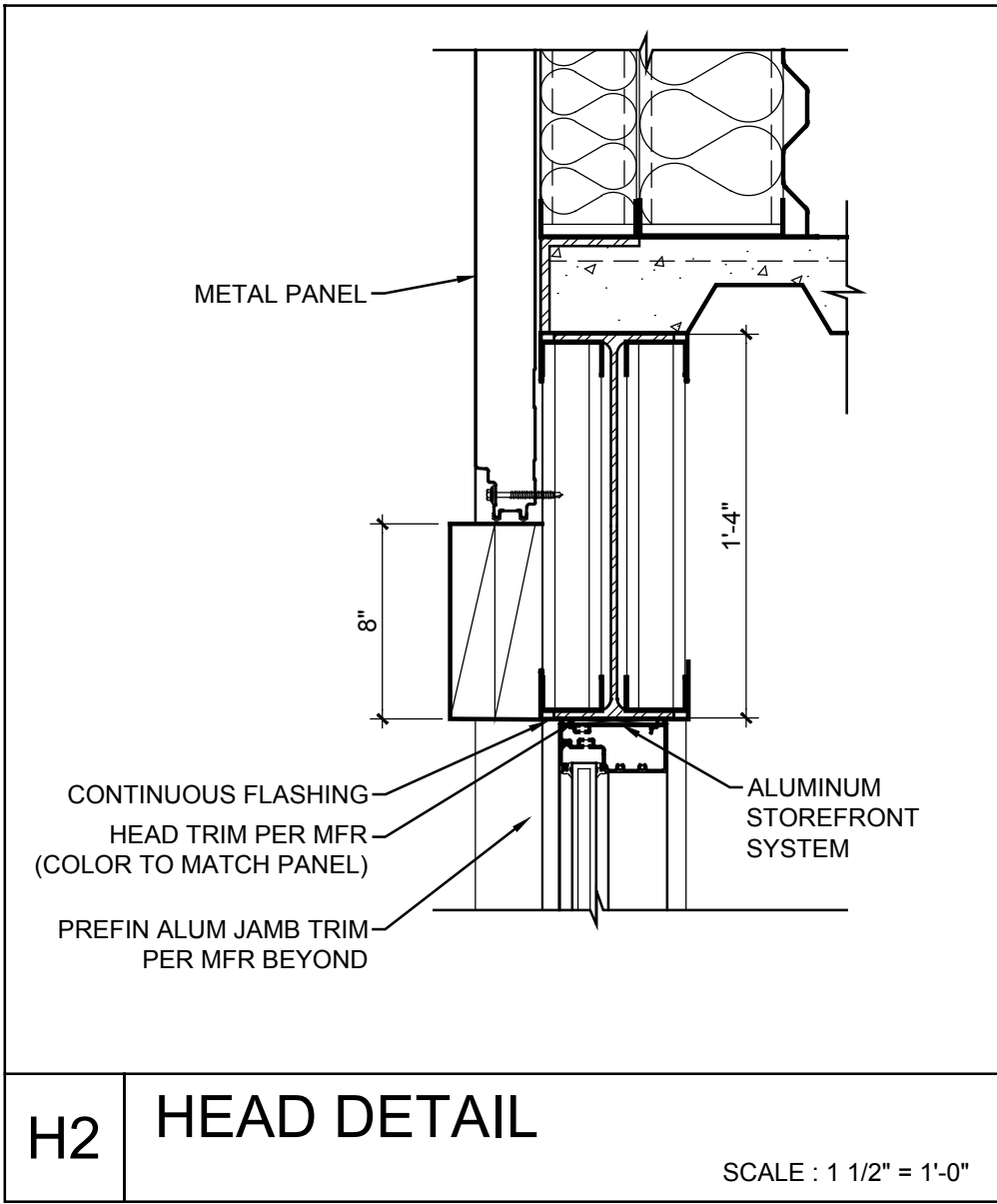
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BUILDING SECTIONS

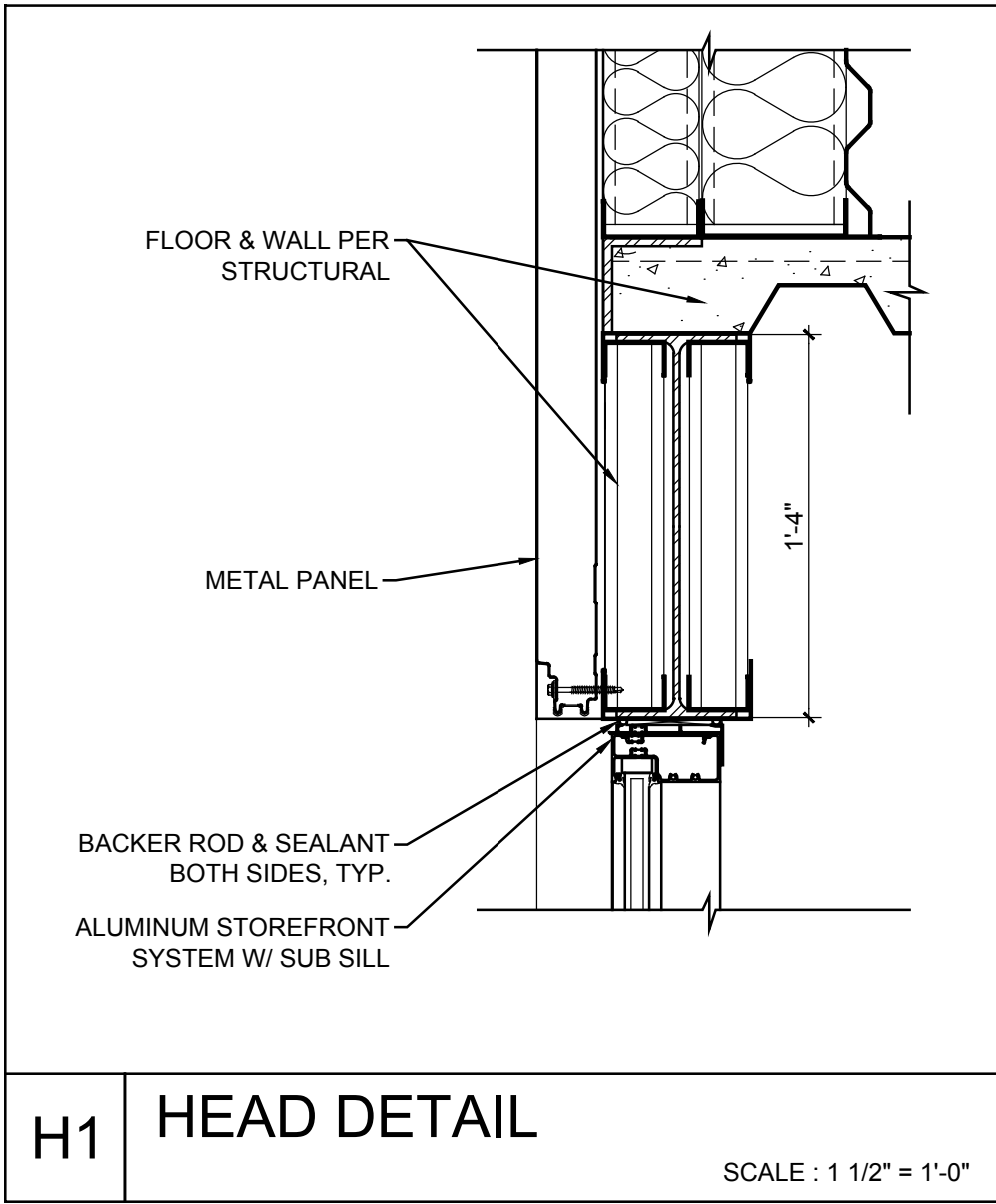
A3-1





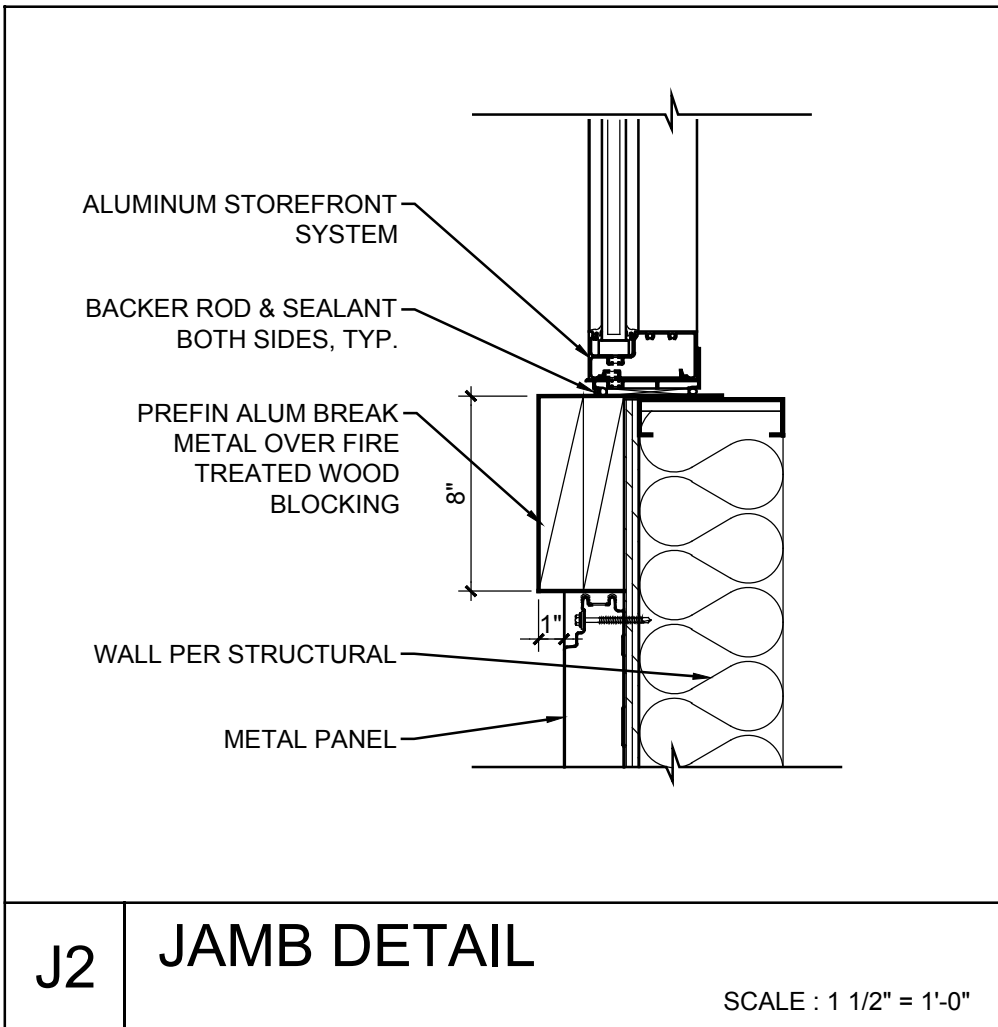
H2 HEAD DETAIL

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



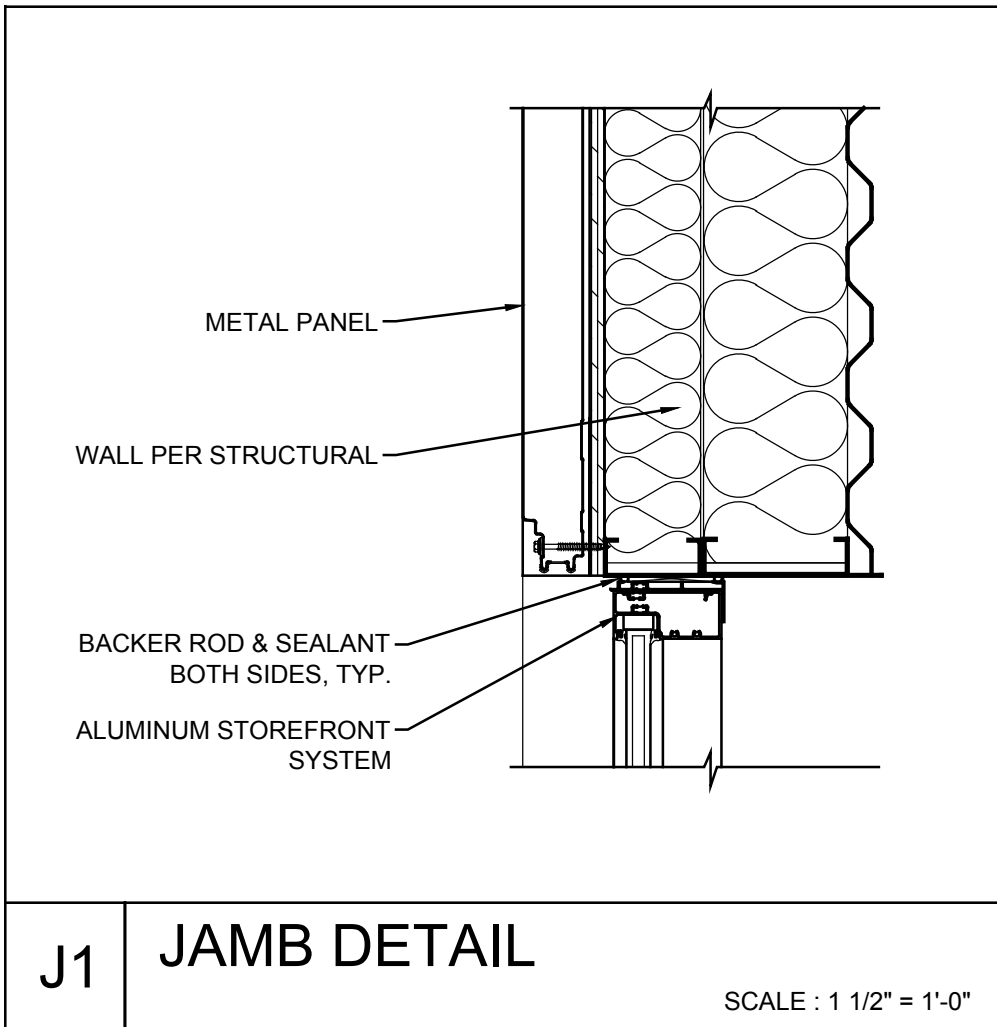
H1 HEAD DETAIL

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



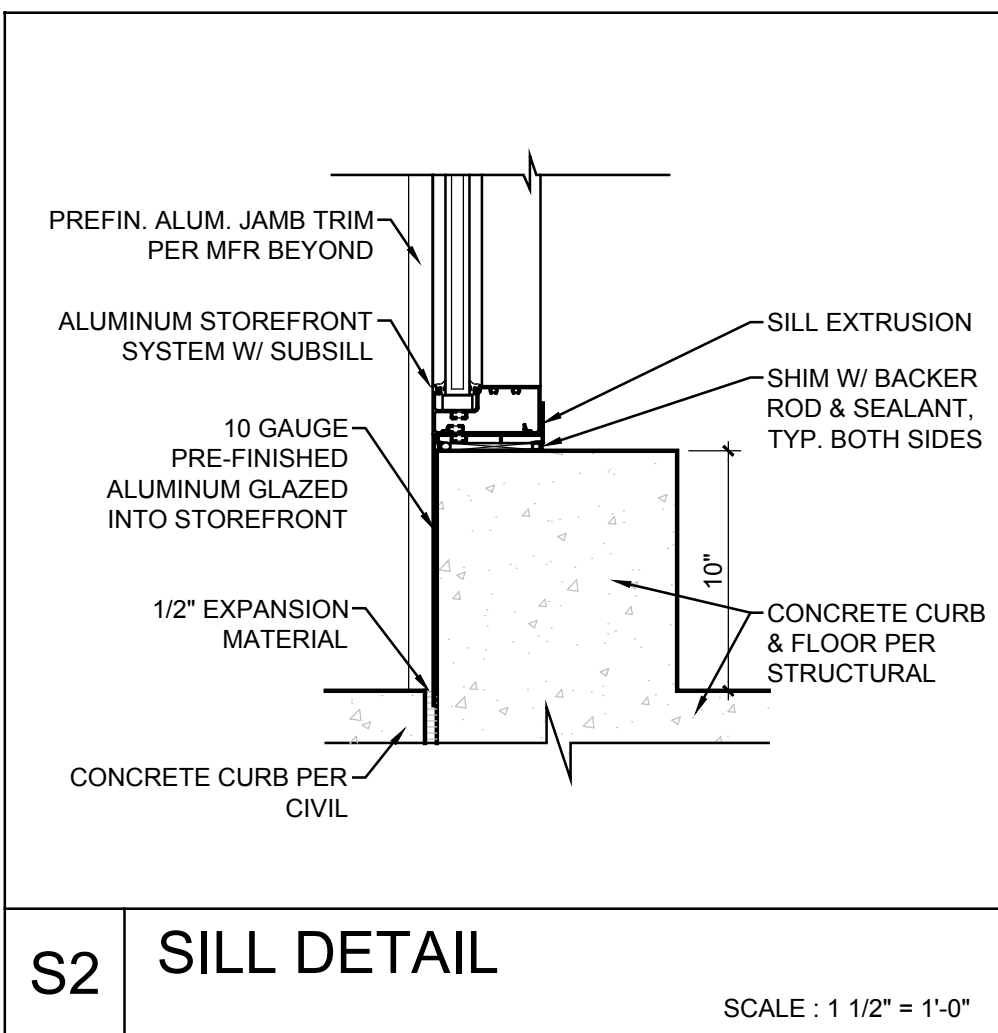
J2 JAMB DETAIL

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



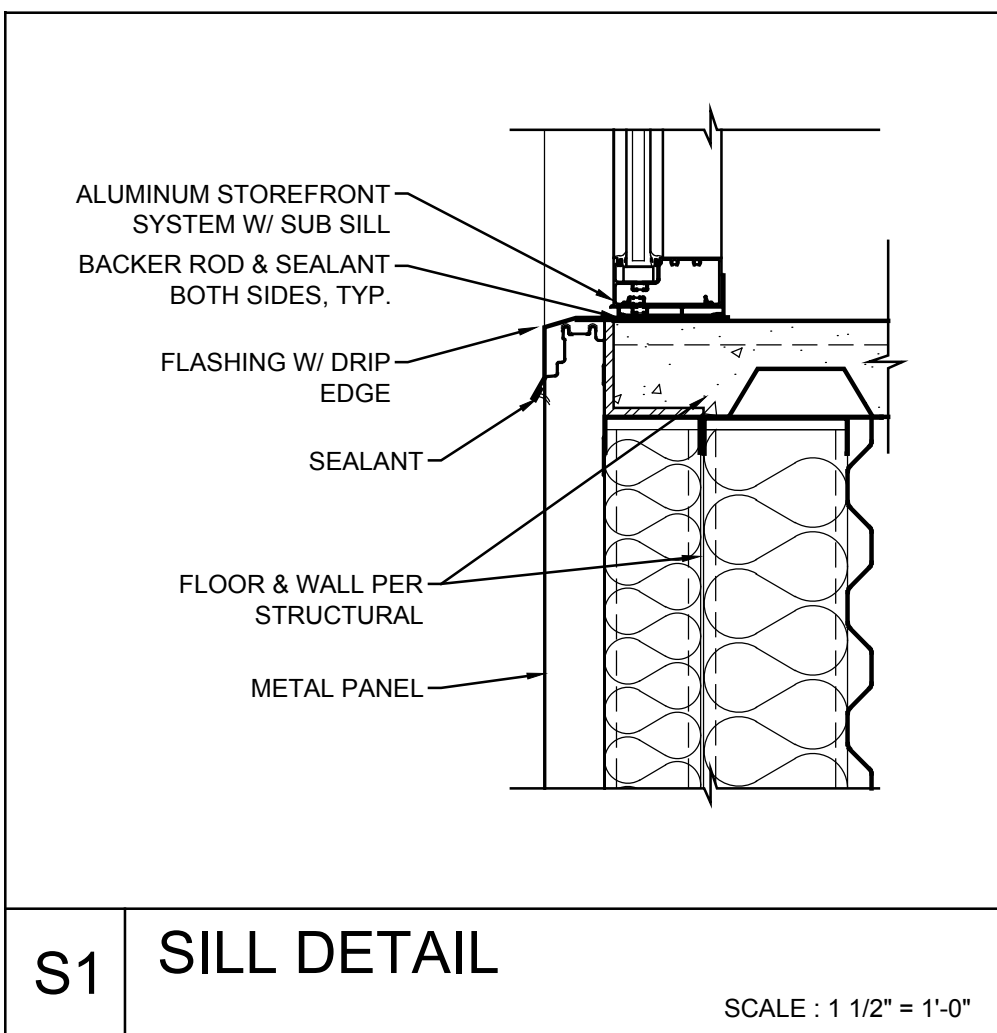
J1 JAMB DETAIL

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



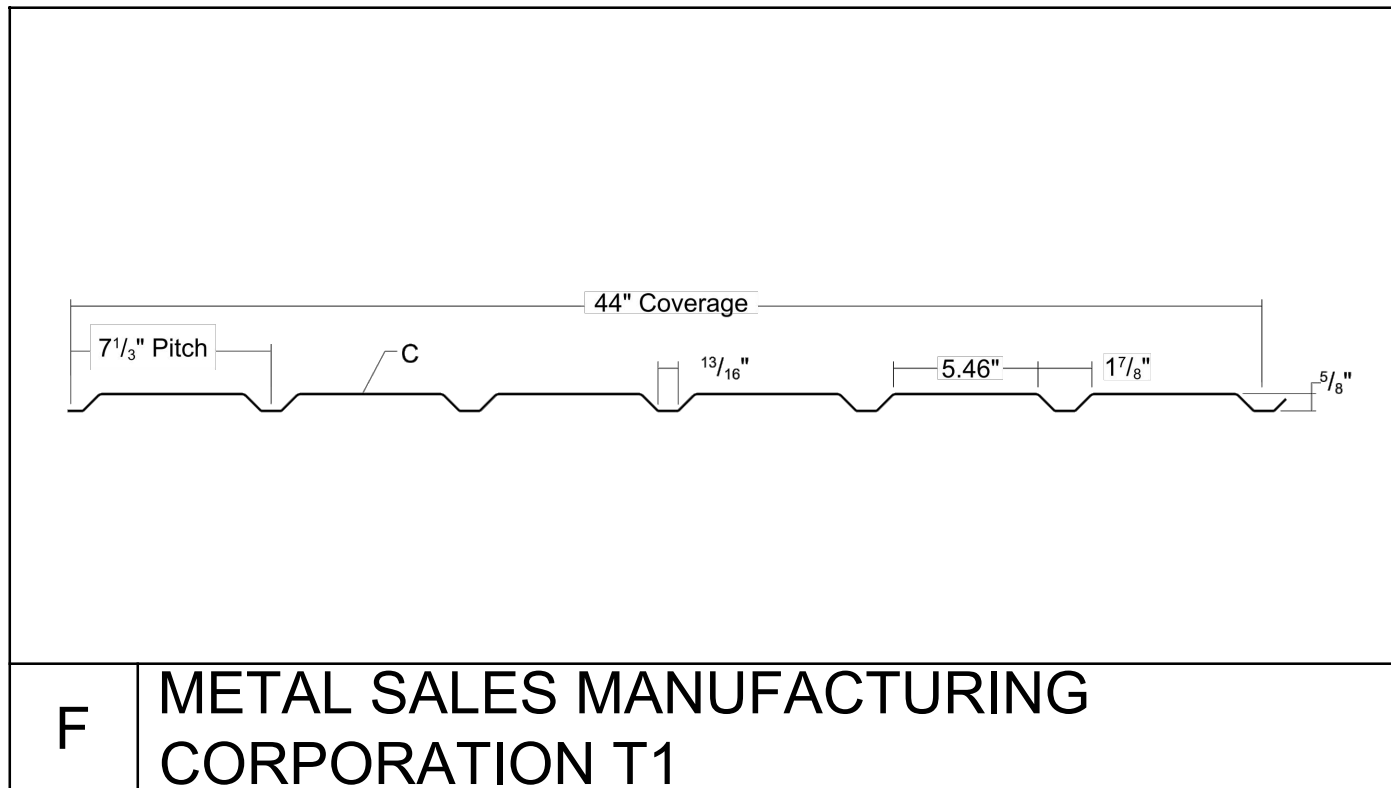
S2 SILL DETAIL

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

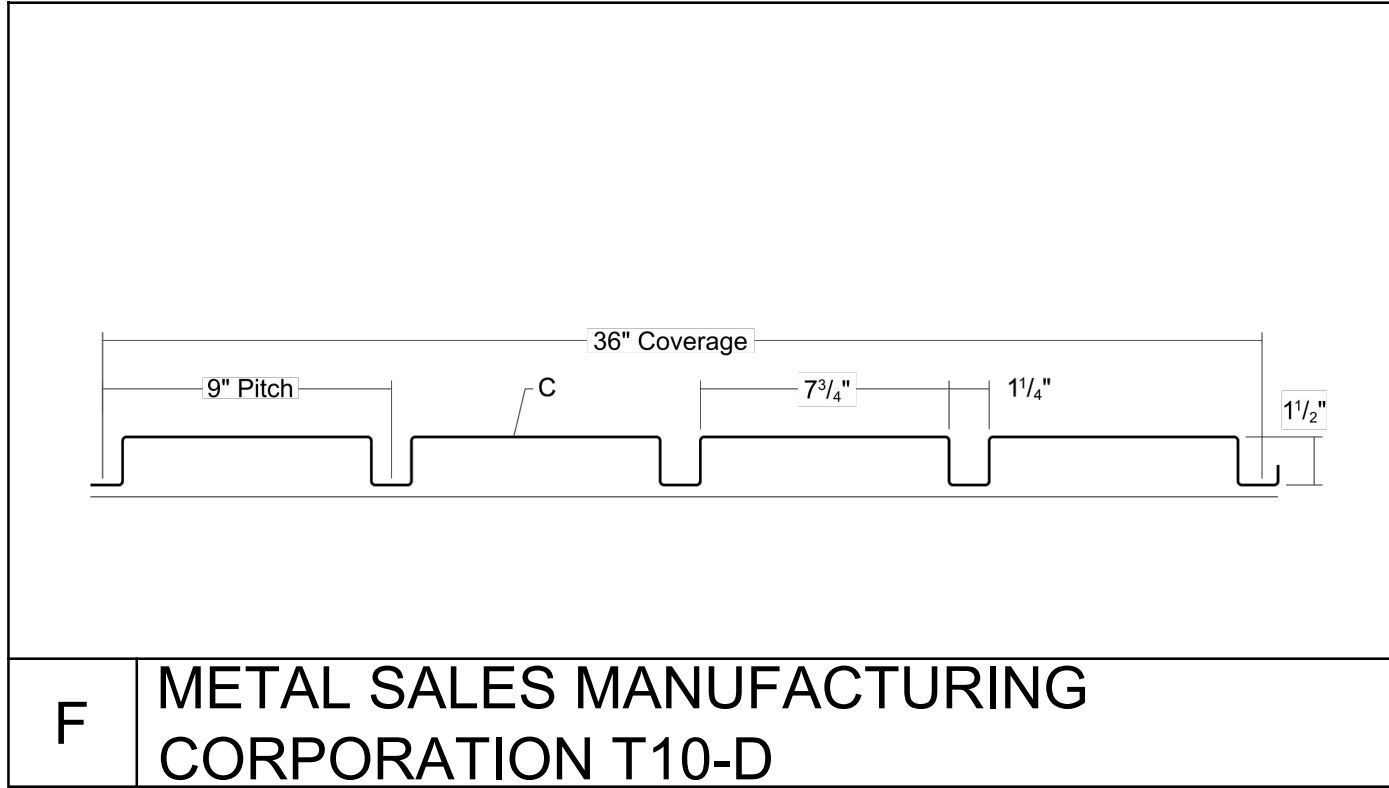


S1 SILL DETAIL

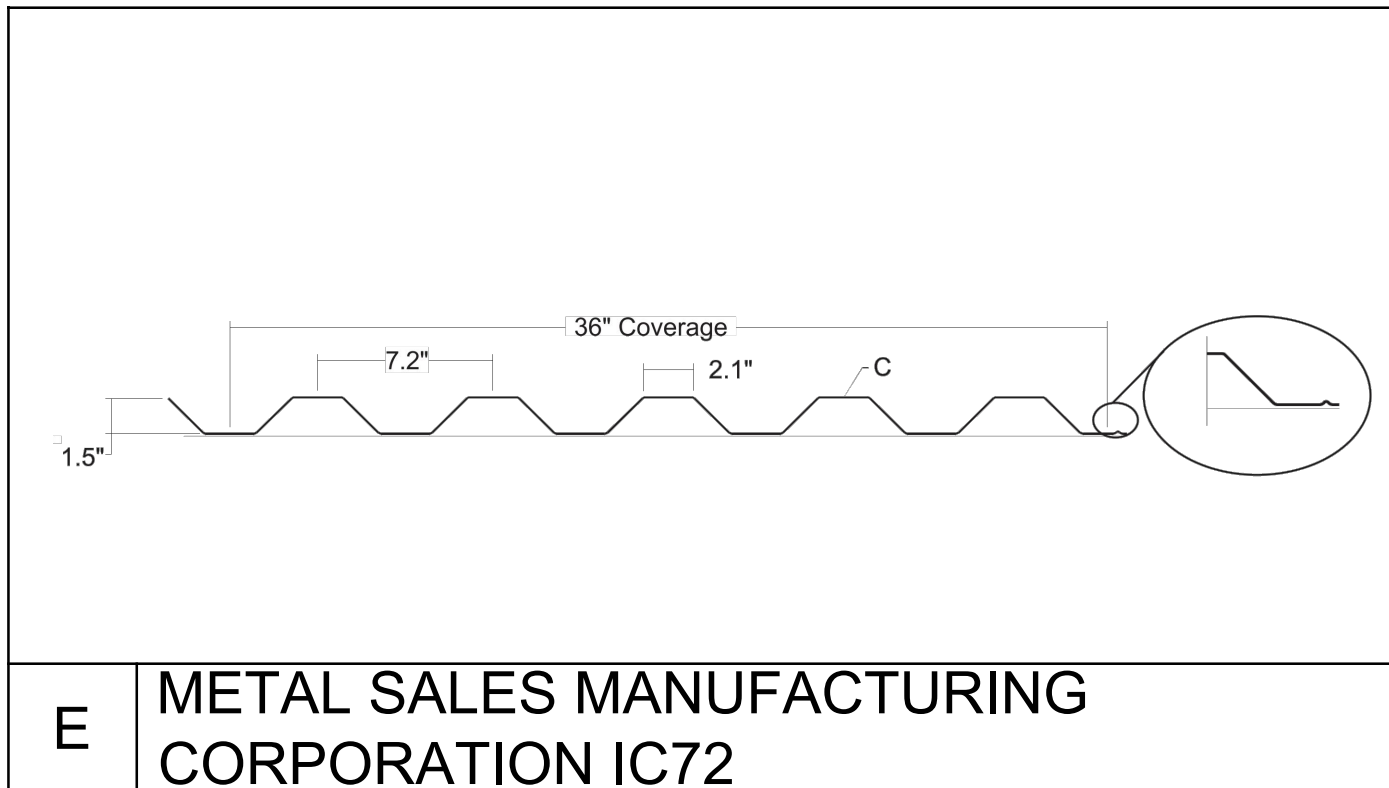
SCALE : 1 1/2" = 1'-0"



F METAL SALES MANUFACTURING CORPORATION T1

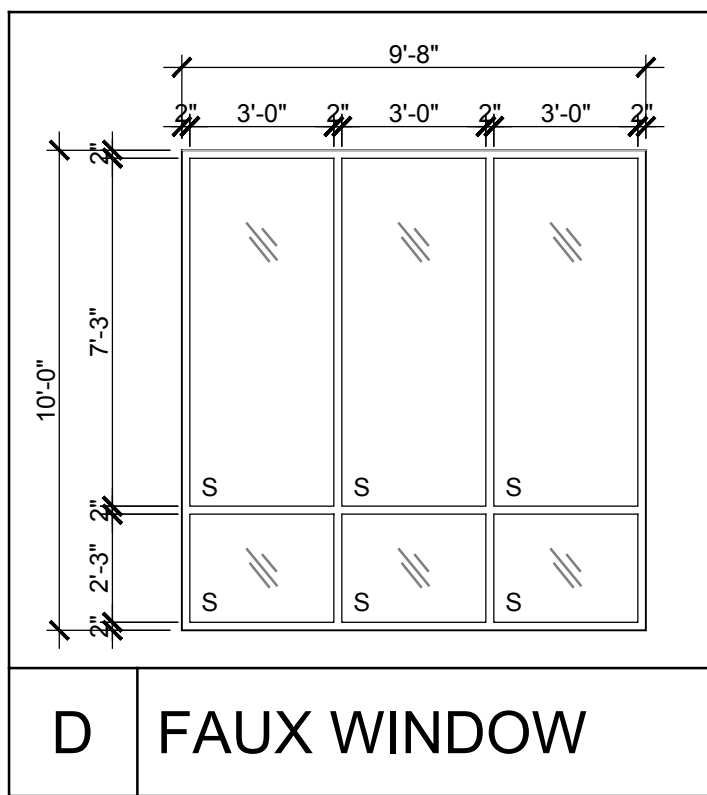


F METAL SALES MANUFACTURING CORPORATION T10-D

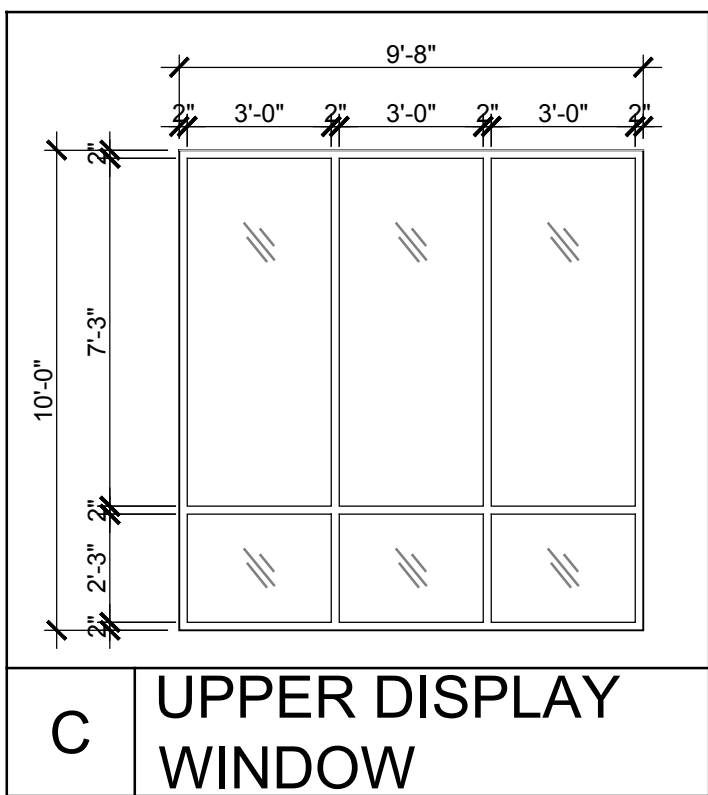


E METAL SALES MANUFACTURING CORPORATION IC72

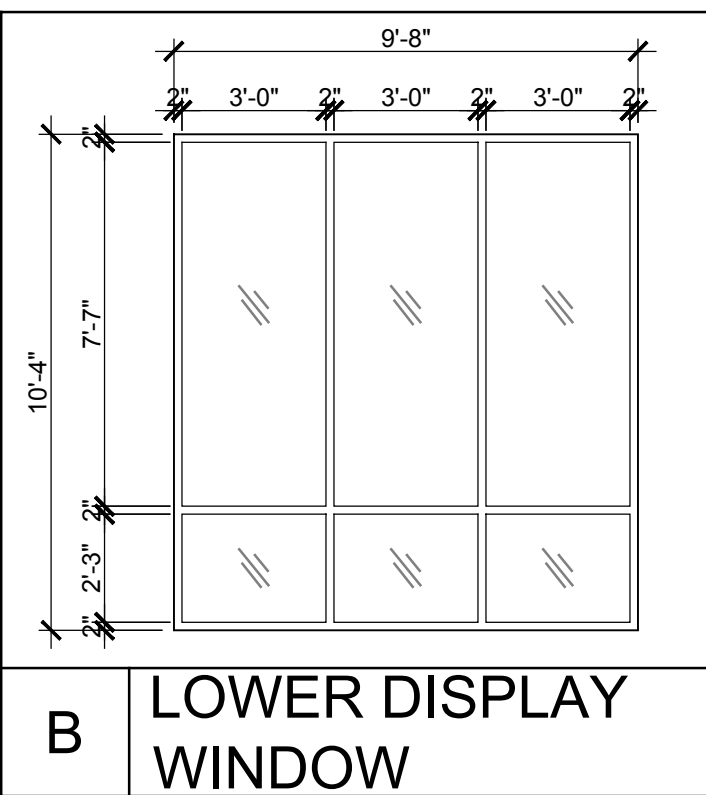
MARK	WINDOW				GLAZING				FRAME		DETAILS			QUANTITY	REMARKS
	Rough Opening (WxH)	Manufacturer	Model No.	Type	Manufacturer	Type	Color/Finish	U Factor	Material	Finish	Head	Jamb	Sill		
A	SEE ELEVATIONS	KAWNEER	TRI-FAB V/G 451T OR EQ.	FIXED	OLDCASTLE	1" INSUL	CLEAR	0.7	ALUM	BLACK ANODIZED	H2 / A4-2	J2 / A4-2	S2 / A4-2	1	STOREFRONT
B	SEE ELEVATIONS	KAWNEER	TRI-FAB V/G 451T OR EQ.	FIXED	OLDCASTLE	1" INSUL	CLEAR	0.7	ALUM	BLACK ANODIZED	H1 / A4-2	J1 / A4-2	S1 / A4-2	4	LOWER DISPLAY WINDOWS
C	SEE ELEVATIONS	KAWNEER	TRI-FAB V/G 451T OR EQ.	FIXED	OLDCASTLE	1" INSUL	CLEAR	0.7	ALUM	BLACK ANODIZED	H1 / A4-2	J1 / A4-2	S1 / A4-2	12	UPPER DISPLAY WINDOWS
D	SEE ELEVATIONS	KAWNEER	TRI-FAB V/G 451T OR EQ.	FIXED	OLDCASTLE	1" INSUL	CLEAR	0.7	ALUM	BLACK ANODIZED	H1 / A4-2	J1 / A4-2	S1 / A4-2	21	FAUX WINDOWS
GENERAL NOTES															
General Contractor to:															
1 Verify all openings prior to ordering all storefront systems.															
2 T = Tempered Glass, S = Spandrel Glass, F = Fire-rated Glass															
3 Exterior operable fenestrations (doors) are required to have a maximum U-Factor of 1.10.															
4 Exterior fenestrations (fixed storefronts) are required to have a maximum U-Factor of 0.70.															
5 Provide backer rod & sealant around all openings - verify color w/ Owner.															
6 Follow all manufacturer specifications for proper storefront & door insulation.															
7 Notify Architect of any discrepancies contained within window schedule.															
Window/Door Supplier or Manufacturer to:															
1 Verify with General Contractor if windows and doors require extended jambs and sills.															
2 Verify all finishes, hardware, glazing type, tinting and colors with General Contractor or Owner.															
Additional Code Requirements:															
1 All windows with glass below 24" above finish floor, doors, transoms above door units, side-lites to be tempered glass (T).															
2 Tempered glass (T) and other types of glass being used shall meet the test requirements for safety glazing where required by ANSI-Z-97.															
REMARKS															
A															
B															



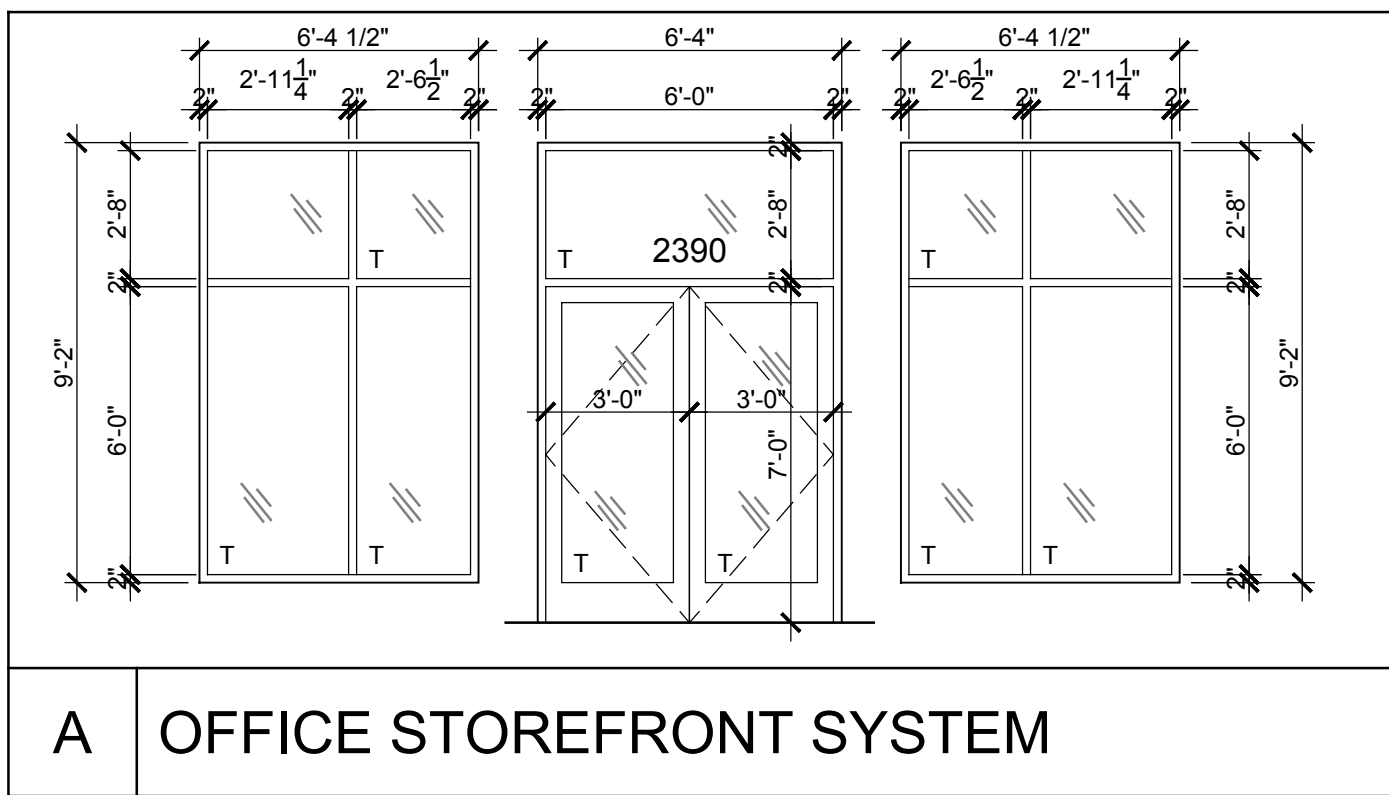
D FAUX WINDOW



C UPPER DISPLAY WINDOW



B LOWER DISPLAY WINDOW



A OFFICE STOREFRONT SYSTEM

2	01/03/20	CITY OF ALAMEDA REVIEW
1	10/09/19	CITY OF ALAMEDA REVIEW
NO	DATE	ISSUE DESCRIPTION

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

PRINCIPAL: MS
GC BY: DC

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

**SULLIVAN
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ARCHITECTS

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CHICAGO, IL 60611

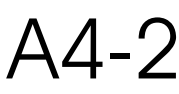
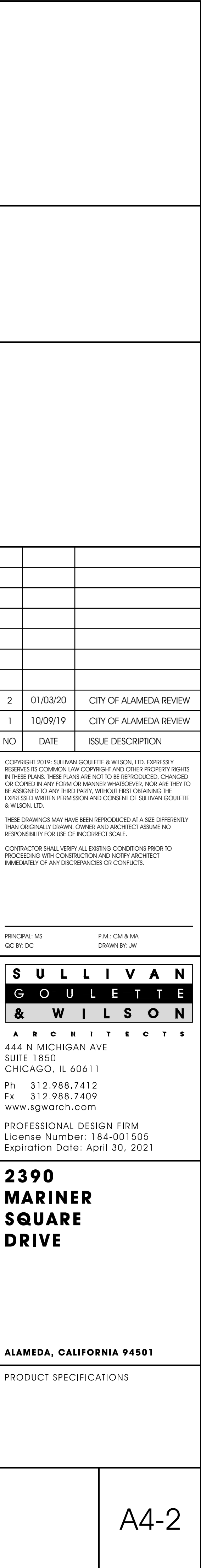
Ph 312.988.7412
Fx 312.988.7409
www.sgwarch.com

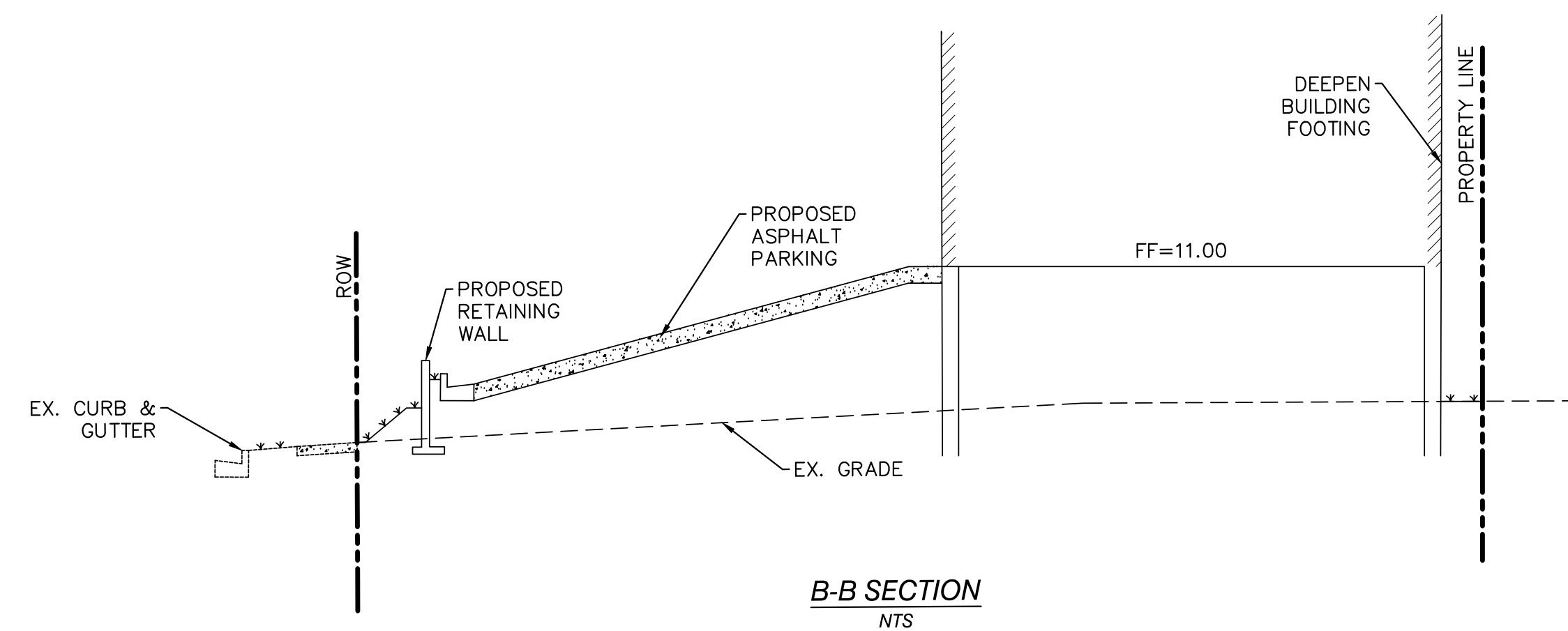
PROFESSIONAL DESIGN FIRM
License Number: 184-001505
Expiration Date: April 30, 2021

**2390
MARINER
SQUARE
DRIVE**

ALAMEDA, CALIFORNIA 94501

WINDOW SCHEDULE
& DETAILS





DRAWING ISSUE RECORD

DATE DESCRIPTION

REVISION RECORD

NO. DATE DESCRIPTION

PROJECT NAME

BANNER SELF STORAGE
2390 MARINER SQUARE DRIVE
ALAMEDA, CA.

PROFESSIONAL SEAL



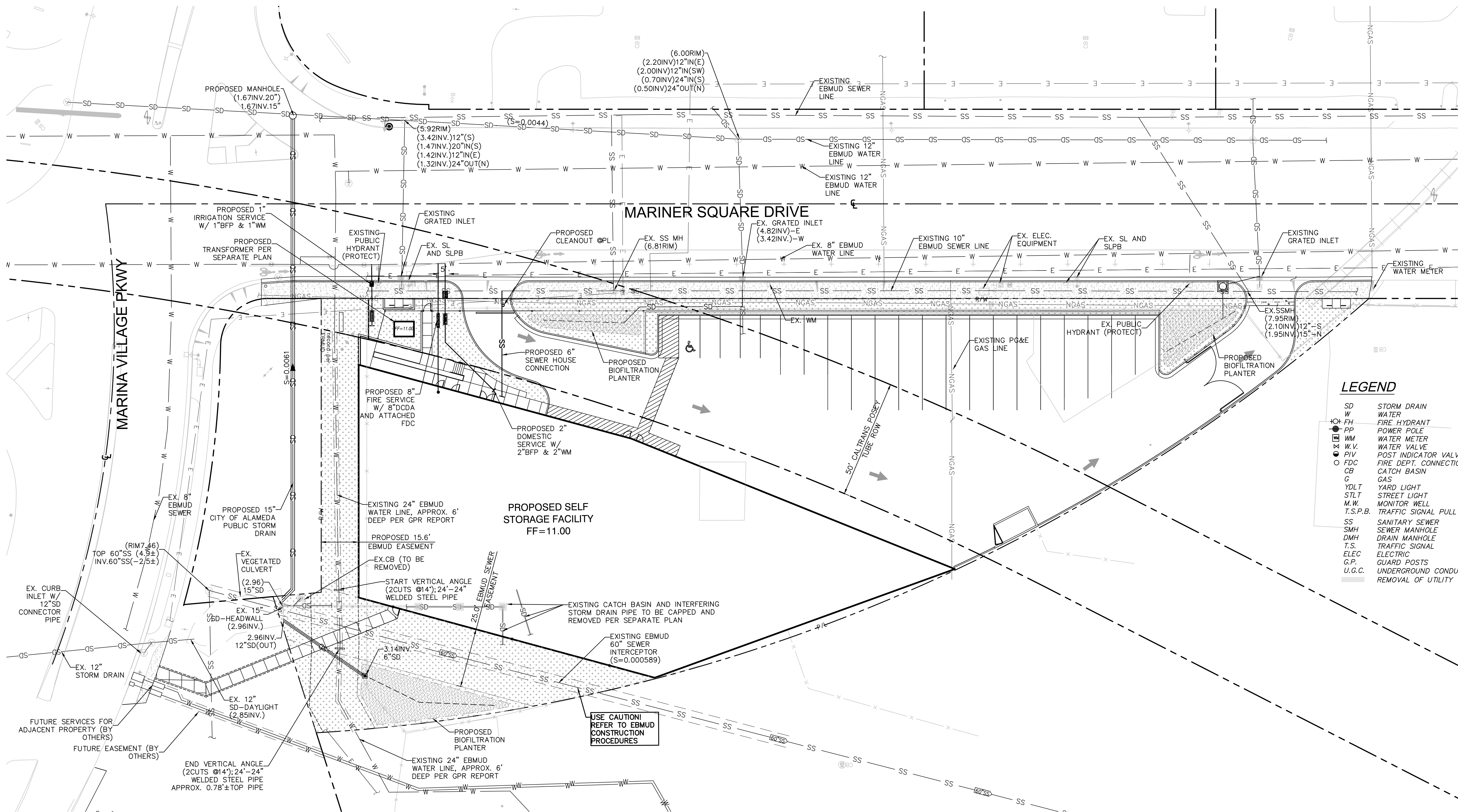
SHEET TITLE

PRELIMINARY
WET UTILITY
PLAN

SHEET NUMBER

C-08

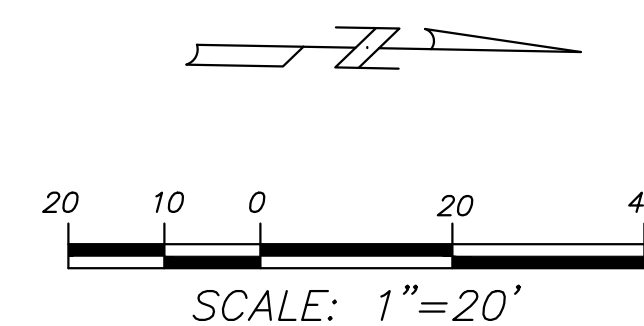
DATE: 09/27/2019



GENERAL PRELIMINARY UTILITY NOTES

1. DRY UTILITIES (GAS, ELECTRIC, DATA, ETC.) SHOWN HEREON ARE FOR REFERENCE ONLY. DRY UTILITIES SHALL BE DESIGNED PER SEPARATE DRY UTILITY CONSULTANT AND COORDINATED WITH THE UTILITY SURVEYOR.

REFER TO PRELIMINARY GRADING PLAN FOR ONSITE STORM DRAIN



CALL BEFORE YOU DIG
1-800-227-2600
AT LEAST
2 WORKING DAY
NOTICE REQUIRED

DRAWING ISSUE RECORD

DATE DESCRIPTION

REVISION RECORD

NO. DATE DESCRIPTION

PROJECT NAME

BANNER SELF STORAGE
2390 MARINER SQUARE DRIVE
ALAMEDA, CA.

PROFESSIONAL SEAL



SHEET TITLE

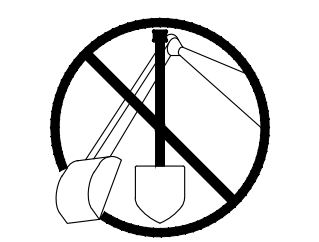
FIRE TRUCK
TURN
EXHIBIT

SHEET NUMBER

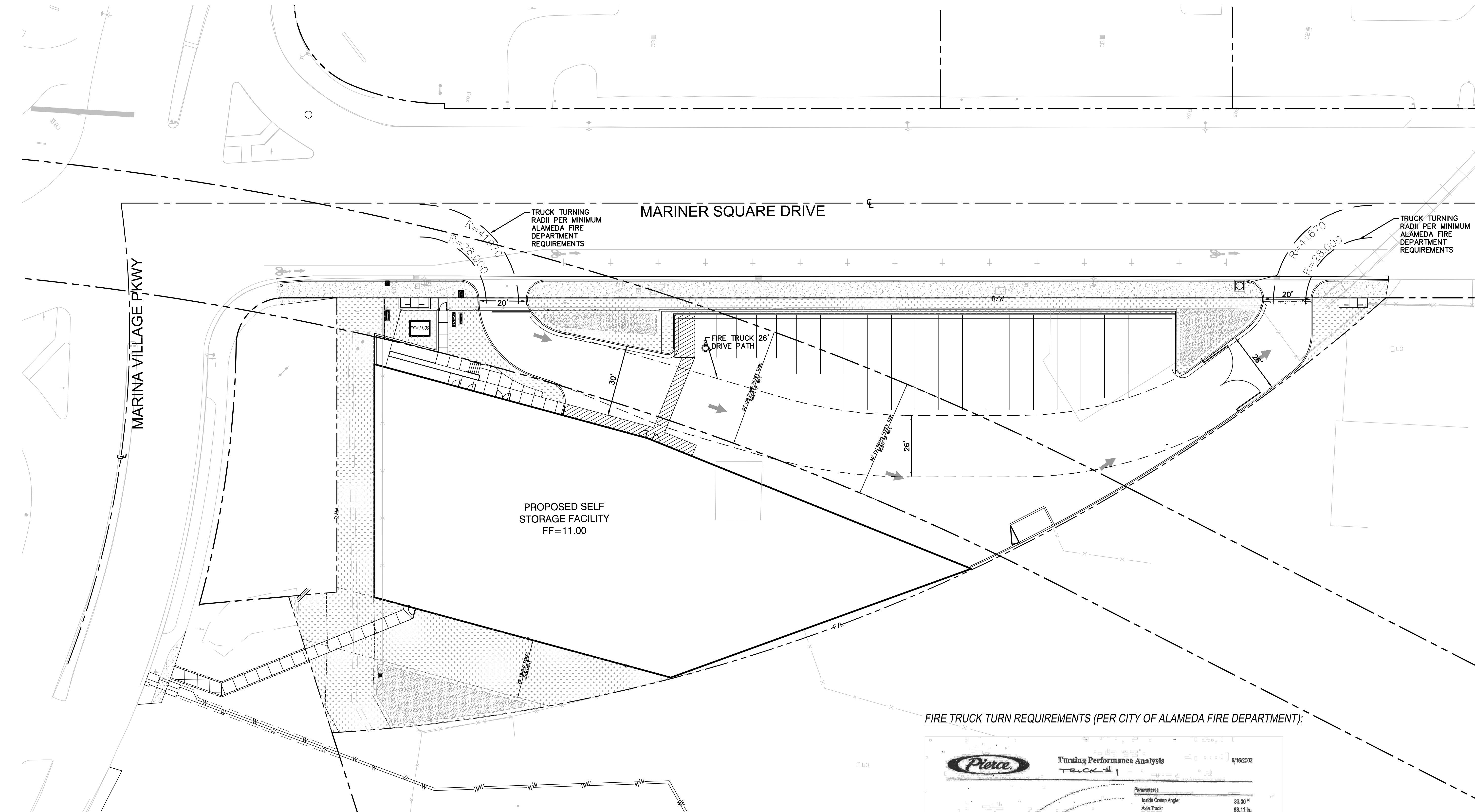
C-09

DATE: 09/27/2019

DIGALERT



CALL BEFORE YOU DIG
1-800-227-2600
AT LEAST
2 WORKING DAY
NOTICE REQUIRED



FIRE TRUCK TURN REQUIREMENTS (PER CITY OF ALAMEDA FIRE DEPARTMENT):

