

VALLEY ANCHOR SELF STORAGE
PARKING REQUIREMENT: DETERMINED ON PROJECT-BY-PROJECT BASIS BY PLANNING MGR.
PARKING PROVIDED: 8 TOTAL, 7 OUTSIDE GATE + 1 IN MGR'S GARAGE
MIN. DRIVE AISLE WIDTH: 22'

SITE PLAN

ANCHOR SELF STORAGE 1050 SONOMA BLVD. VALLEJO, CA

VICINITY MAP



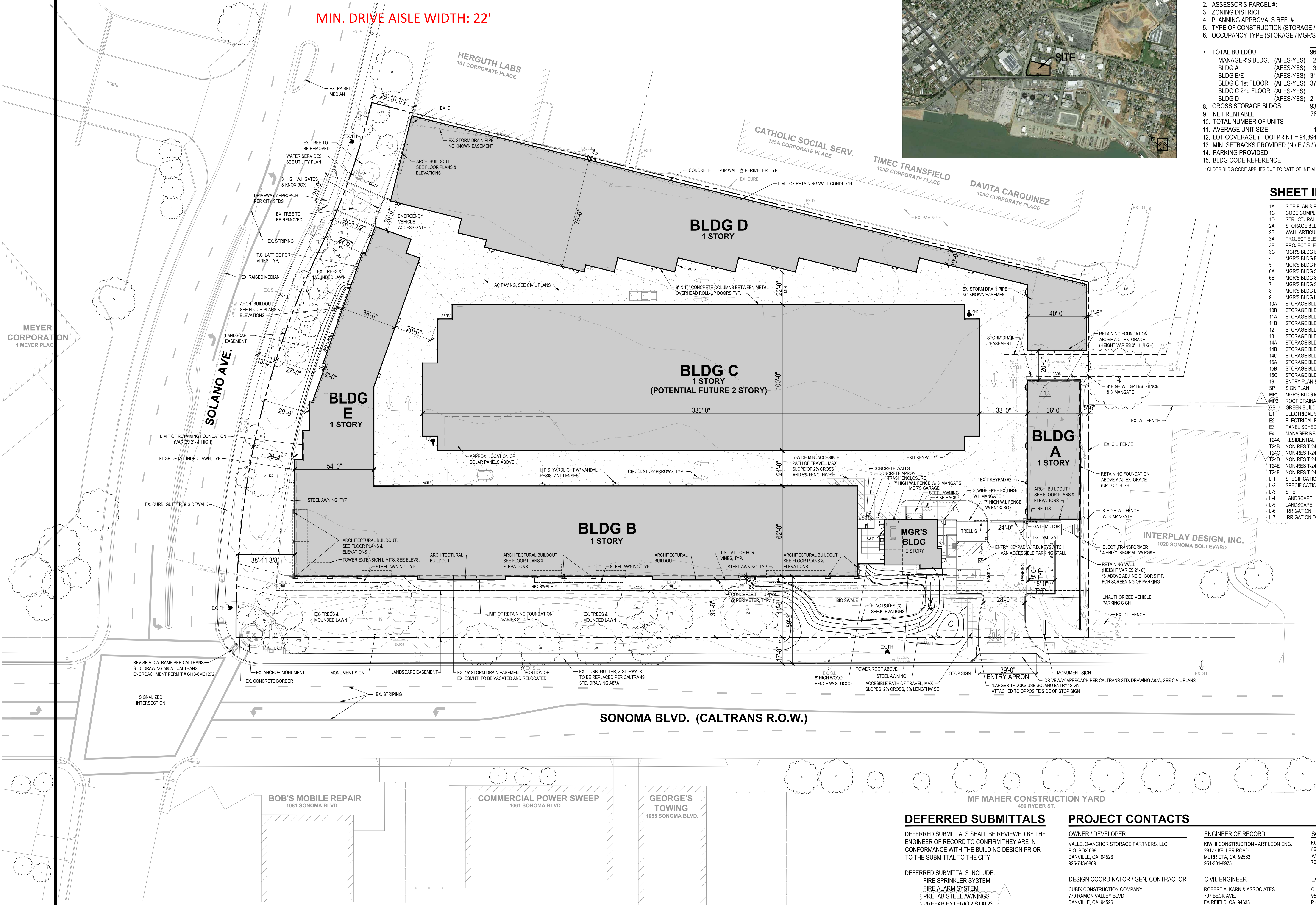
PROJECT DATA

| | |
|---|--------------------------------------|
| 1. SITE AREA: | 170,223 S.F. |
| 2. ASSESSOR'S PARCEL #: | 0058-071-360 |
| 3. ZONING DISTRICT: | PLANNED DEVELOPMENT |
| 4. PLANNING APPROVALS REF. #: | PD 13-0004 |
| 5. TYPE OF CONSTRUCTION (STORAGE / MGR'S BLDG): | 2B / 5B |
| 6. OCCUPANCY TYPE (STORAGE / MGR'S BLDG): | S-1 / B, R-3, U |
| PHASE 1 PHASE 2 PHASE 1 & 2 | |
| 7. TOTAL BUILDOUT: | 96,074 S.F. 37,200 S.F. 133,274 S.F. |
| MANAGER'S BLDG. (AFES-YES) | 2,360 S.F. |
| BLDG A (AFES-YES) | 3,420 S.F. |
| BLDG B/E (AFES-YES) | 31,285 S.F. |
| BLDG C 1st FLOOR (AFES-YES) | 37,200 S.F. |
| BLDG C 2nd FLOOR (AFES-YES) | 21,809 S.F. |
| BLDG D (AFES-YES) | 93,714 S.F. 37,200 S.F. 130,914 S.F. |
| 8. GROSS STORAGE BLDGS. | 78,798 S.F. 27,350 S.F. 106,148 S.F. |
| 9. NET RENTABLE: | 636 289 925 |
| 10. TOTAL NUMBER OF UNITS: | 123.9 S.F. 94.6 S.F. 114.8 S.F. |
| 11. AVERAGE UNIT SIZE: | 123.9 S.F. 94.6 S.F. 114.8 S.F. |
| 12. LOT COVERAGE (FOOTPRINT = 94,894 S.F.): | 55.7% |
| 13. MIN. SETBACKS PROVIDED (N/E/S/W): | 2' / 1'6" / 3'9" / 27'6" |
| 14. PARKING PROVIDED: | 8 STALLS |
| 15. BLDG CODE REFERENCE: | CBC 2010* |

* OLDER BLDG CODE APPLIES DUE TO DATE OF INITIAL BLDG DEPT. SUBMITTAL & PAYMENT OF FEES

SHEET INDEX

| | |
|------|--|
| 1A | SITE PLAN & PROJECT DATA |
| 1C | CODE COMPLIANCE & EXISTING PLAN |
| 1D | STRUCTURAL GENERAL NOTES |
| 2A | STORAGE BLDGS FLOOR / UNIT PLANS |
| 2B | WALL ARTICULATION PLAN |
| 3A | PROJECT ELEVATIONS |
| 3B | PROJECT ELEVATIONS |
| 3C | MGR'S BLDG ELEVATIONS |
| 4 | MGR'S BLDG FLOOR PLANS |
| 5 | MGR'S BLDG FOUNDATION & FRAMING PLANS |
| 6A | MGR'S BLDG STRUCTURAL PLAN & ELEVATIONS |
| 6B | MGR'S BLDG STRONG WALL DETAILS |
| 7 | MGR'S BLDG SECTIONS |
| 8 | MGR'S BLDG DETAILS |
| 9 | MGR'S BLDG INTERIOR ELEVATIONS |
| 10A | STORAGE BLDGS FOUNDATION PLANS |
| 10B | STORAGE BLDGS FOUNDATION PLANS |
| 11A | STORAGE BLDGS SECTIONS |
| 11B | STORAGE BLDGS SECTIONS |
| 12 | STORAGE BLDGS WALL & FOUNDATION SECTIONS |
| 13 | STORAGE BLDGS CONCRETE DETAILS |
| 14A | STORAGE BLDGS FRAMING PLANS |
| 14B | STORAGE BLDGS FRAMING PLANS |
| 14C | STORAGE BLDGS FRAMING PLANS |
| 15A | STORAGE BLDGS FRAMING DETAILS |
| 15B | STORAGE BLDGS FRAMING DETAILS |
| 15C | STORAGE BLDGS FRAMING DETAILS |
| 16 | ENTRY PLAN & MISC. DETAILS |
| SP | SIGN PLAN |
| MP1 | MGR'S BLDG MECHANICAL & PLUMBING PLANS |
| MP2 | ROOF DRAINAGE PLAN |
| GB | GREEN BUILDING CHECKLIST & NOTES |
| E1 | ELECTRICAL SITE PLAN, NOTES & 1-LINE DIAGRAM |
| E2 | ELECTRICAL PLAN |
| E3 | PANEL SCHEDULES & CALCULATIONS |
| E4 | MANAGER RES & OFFICE LIGHT & POWER PLAN |
| T24A | RESIDENTIAL T-24 SHEETS |
| T24B | NON-RES T-24 FORMS |
| T24C | NON-RES T-24 FORMS |
| T24D | NON-RES T-24 FORMS |
| T24E | NON-RES T-24 FORMS |
| T24F | NON-RES T-24 FORMS |
| L-1 | SPECIFICATIONS |
| L-2 | SPECIFICATIONS |
| L-3 | SITE |
| L-4 | LANDSCAPE |
| L-5 | LANDSCAPE |
| L-6 | IRRIGATION |
| L-7 | IRRIGATION DETAILS |



DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THEY ARE IN CONFORMANCE WITH THE BUILDING DESIGN PRIOR TO THE SUBMITTAL TO THE CITY.

DEFERRED SUBMITTALS INCLUDE:

- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- PREFAB STEEL AWNINGS
- PREFAB EXTERIOR STAIRS

PROJECT CONTACTS

OWNER / DEVELOPER

VALLEJO-ANCHOR STORAGE PARTNERS, LLC
P.O. BOX 699
DANVILLE, CA 94526
925-743-0869

DESIGN COORDINATOR / GEN. CONTRACTOR

CUBIX CONSTRUCTION COMPANY
770 RAMON VALLEY BLVD.
DANVILLE, CA 94526
925-314-0770

ENGINEER OF RECORD

KIWI II CONSTRUCTION - ART LEON ENG.
28177 KELLER ROAD
DANVILLE, CA 94563
925-301-8975

CIVIL ENGINEER

ROBERT A. KARN & ASSOCIATES
707 BECK AVE.
FAIRFIELD, CA 94633
707-435-9999

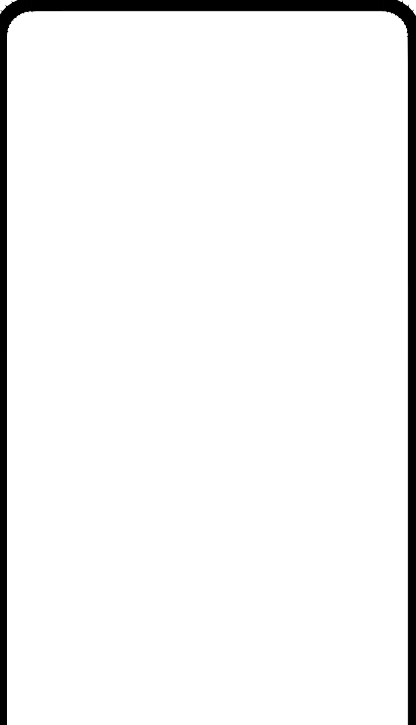
SOILS ENGINEER / ENVIR. CONSULTANT

KC ENGINEERING CO., INC.
855 COTTING LN.
VACAVILLE, CA 95688
707-447-4025

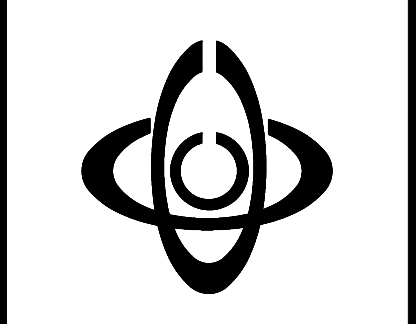
LANDSCAPE ARCHITECT

CIARDELLA ASSOCIATES
957 ROSE AVENUE
P.O. BOX 789
MENLO PARK, CA 94025
650-326-6100

| Revisions | Date |
|---|----------|
| UPDATED PLANS CONSISTENT W/ 12/9/14 PLANNING APPROVAL | 12/01/15 |
| ARCHITECTURAL / STRUCTURAL / MEP PLAN CHECK COMMENTS 4/9/15 | 7/13/15 |
| | |
| | |
| | |
| | |
| | |



Cubix Construction Company License No. 144402
770 San Ramon Valley Blvd. USA
Danville, California 94526
Phone (925) 314-0770 FAX (925) 314-0771



ANCHOR SELF STORAGE
1050 SONOMA BLVD.,
VALLEJO, CA.

SITE PLAN

Drawn By
EJB / CJP

Date
8/25/14

Scale
1" = 30'

File Name
SitePlan11

Planning File Numbers

Sheet Number

1A

VICINITY MAP



GILROY SELF STORAGE DEPOT

PARKING STALLS REQUIRED: 6

PARKING PROVIDED: 7 TOTAL, 6 OUTSIDE GATE + 1 IN MGR'S GARAGE

MIN. DRIVE AISLE WIDTH: 23'

SITE PLAN

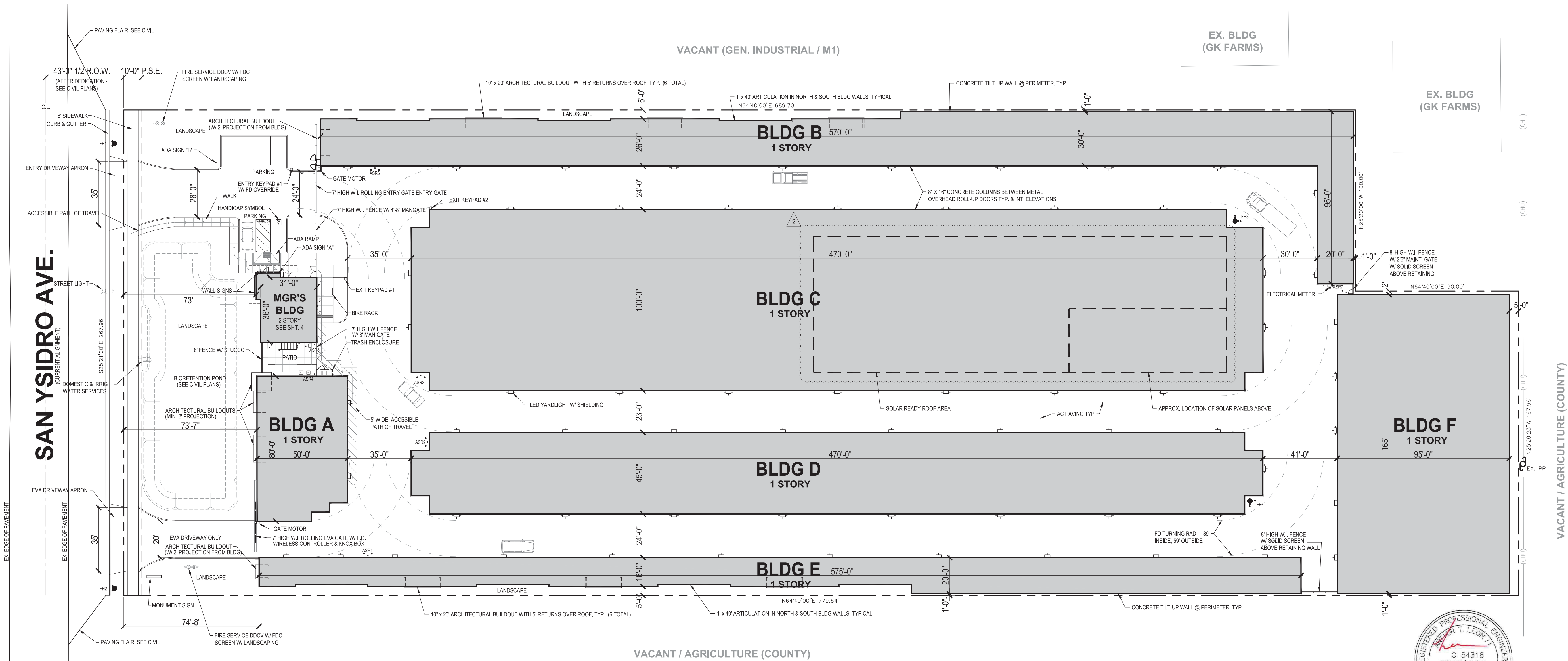
GILROY SELF STORAGE OUTLET - 9080 SAN YSIDRO AVE., GILROY, CA

SHEET INDEX

| | | | |
|------|--|-------|--|
| 0 | COVER SHEET | 14C | STORAGE BLDGS FRAMING PLANS |
| 1A | SITE PLAN & PROJECT DATA | 14D | STORAGE BLDGS FRAMING PLANS |
| 1B | CODE COMPLIANCE & EXITING PLAN | 15A | STORAGE BLDGS FRAMING DETAILS |
| 1C | STRUCTURAL GENERAL NOTES | 15B | STORAGE BLDGS FRAMING DETAILS |
| 1D | CONDITIONS OF APPROVAL | 16 | ENTRY PLAN & MISC. DETAILS |
| 2A.1 | STORAGE BLDGS FLOOR / UNIT PLANS | 17 | SECURITY PLAN |
| 2A.2 | ENLARGED FLOOR PLANS | GB1-5 | GREEN BUILDING CHECKLIST & NOTES |
| 2B | ROOF PLAN | M0 | MECHANICAL SCHEDULES & GENERAL NOTES |
| 3A | PROJECT ELEVATIONS | M1 | MECHANICAL FLOOR PLANS |
| 3B | PROJECT ELEVATIONS | EN0 | TITLE 24 ENERGY (1 OF 3) |
| 3C | MGR'S BLDG ELEVATIONS | EN1 | TITLE 24 ENERGY (2 OF 3) |
| 4 | MGR'S BLDG FLOOR PLANS | EN2 | TITLE 24 ENERGY (3 OF 3) |
| 5 | MGR'S BLDG FOUNDATION & FRAMING PLANS | P0 | PLUMBING SCHEDULES, DETAILS, CALC'S, GEN. NOTES |
| 6A | MGR'S BLDG STRUCTURAL PLAN & ELEVATIONS | P1 | PLUMBING SITE PLAN & ROOF DRAIN |
| 6B | MGR'S BLDG STRONG WALL DETAILS | P2 | PLUMBING PLANS - WATER, SEWER & VENT |
| 7 | MGR'S BLDG SECTIONS | P3 | PLUMBING PLANS - SEWER & VENT |
| 8 | MGR'S BLDG DETAILS | E0 | ELECTRICAL SCHEDULES, ONE-LINE, DETAILS |
| 9 | MGR'S BLDG INTERIOR ELEVATIONS | E1 | ELECTRICAL PANEL SCHEDULES |
| 10 | STORAGE BLDGS FOUNDATION PLANS | E2 | ELECTRICAL PANEL SCHEDULES |
| 11A | STORAGE BLDGS SECTIONS | E3 | ELECTRICAL SITE PLAN |
| 11B | STORAGE BLDGS SECTIONS | E4 | ELECTRICAL PLAN - POWER |
| 12A | STORAGE BLDGS WALL & FOUNDATION SECTIONS | E5 | ELECTRICAL PLAN - LIGHTING |
| 12B | STORAGE BLDGS WALL & FOUNDATION SECTIONS | L1 | LANDSCAPE PLANTING PLAN |
| 13 | STORAGE BLDGS CONCRETE DETAILS | L2 | LANDSCAPE IRRIGATION PLAN |
| 14A | STORAGE BLDGS FRAMING PLANS | L3 | LANDSCAPE/IRRIGATION DETAILS |
| 14B | STORAGE BLDGS FRAMING PLANS | L4 | LANDSCAPE/IRRIGATION DETAILS |
| | | L5 | CITY OF GILROY STD. DETAILS |
| | | | C1,C5,C6,C11 CIVIL PLANS (SUBMITTED SEPARATELY)* |
| | | | GRADING, UNDERGROUND, & OFFSITE PERMITS HAVE BEEN ISSUED |

PROJECT DATA

| | | |
|---|---|--------------------|
| 1. SITE AREA* | (4.58 ACRES) | 199,363 S.F. |
| 2. ASSESSOR'S PARCEL # | | 835-94078 |
| 3. GEN. PLAN / ZONING | GEN. INDUST. / M1 | |
| 4. SITE REVIEW PERMIT APPROVAL | AS 16-41 (16090019) | |
| 5. TOTAL BUILDOUT | | 116,035 S.F. |
| MGR'S BLDG | | 2,360 S.F. |
| BLDG A (1 STORY) | (AFES+YES) | 3,850 S.F. |
| BLDG B (1 STORY) | (AFES+YES) | 17,000 S.F. |
| BLDG C (1 STORY) | (AFES+YES) | 46,500 S.F. |
| BLDG D (1 STORY) | (AFES+YES) | 20,750 S.F. |
| BLDG E (1 STORY) | (AFES+YES) | 9,800 S.F. |
| BLDG F (1 STORY) | (AFES+YES) | 15,675 S.F. |
| 6. GROSS STORAGE BLDGS. | | 113,675 S.F. |
| 7. NET RENTABLE | | 103,325 S.F. |
| 8. TOTAL # OF UNITS | | 793 |
| 9. AVERAGE UNIT SIZE | | 130.1 |
| 10. FOOTPRINT | | 114,855 S.F. |
| 11. SITE COVERAGE / FAR | | 57.6% / 0.58 |
| 12. LANDSCAPE AREA / % OF SITE | | 17,167 S.F. / 8.6% |
| 13. PARKING REQUIRED/PROVIDED | | 6 / 7 |
| 14. PRIOR ARCH. & SITE APPRVL | AS 13-08 (13040053) | |
| 15. POST CONSTR. IMPERVIOUS AREA | | 178,132 S.F. |
| 16. TYPE OF CONSTRUCTION (STORAGE / MGR'S BLDG) | | 2B/5B |
| 17. OCCUPANCY TYPE (STORAGE / MGR'S BLDG) | | S-1 / B, R3, U |
| 18. BLDG CODE REFERENCE | 2016 CBC, CPC, CMC, CEC, CALIFORNIA ENERGY CODE & GILROY MUNICIPAL CODE (GMC) | |
| | 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE | |
| | FIRE SPRINKLER SYSTEM TO BE PER NFPA 13 | |



ARCHAEOLOGICAL DISCOVERY NOTES

"IF ARCHAEOLOGICAL OR CULTURAL RESOURCES ARE DISCOVERED DURING EARTHWORKING, GRADING, OR CONSTRUCTION ACTIVITIES, ALL WORK SHALL BE HALTED WITHIN AT LEAST 10 METERS (30 FEET) OF THE FIND AND THE AREA SHALL BE STAKED OFF IMMEDIATELY. THE MONITORING PROFESSIONAL ARCHAEOLOGIST, IF ONE IS ON-SITE, SHALL BE NOTIFIED AND EVALUATE THE FIND. IF A MONITORING PROFESSIONAL ARCHAEOLOGIST IS NOT ON-SITE, THE CITY SHALL BE NOTIFIED IMMEDIATELY AND A QUALIFIED PROFESSIONAL ARCHAEOLOGIST SHALL BE RETAINED AT DEVELOPER'S EXPENSE TO EVALUATE TO FIND AND REPORT TO THE CITY. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED BY THE PROFESSIONAL ARCHAEOLOGIST AND IMPLEMENTED BY THE RESPONSIBLE PARTY."

"IF HUMAN REMAINS ARE FOUND DURING EARTHWORKING, GRADING, OR CONSTRUCTION ACTIVITIES, THERE SHALL BE NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE OR ANY NEARBY AREA REASONABLY SUSPECTED TO OVERLIE ADJACENT HUMAN REMAINS UNTIL THE CORNER OF SANTA CLARA COUNTY IS CONTACTED TO DETERMINE THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED. IF THE CORNER DETERMINES THE REMAINS TO BE NATIVE AMERICAN, THE CORNER SHALL CONTACT THE NATIVE AMERICAN HERITAGE COMMISSION WITHIN 24 HOURS. THE NATIVE AMERICAN HERITAGE COMMISSION SHALL ADVISE THE PERSON OR PERSONS IF BELIEVED TO BE THE MOST LIKELY DISCENDANT AND FROM THE DISCENDANT NATIVE AMERICAN. THE INDIVIDUAL THEN HAVE RECOMMENDATIONS TO THE LANDOWNER OR THE PERSON RESPONSIBLE FOR THE EXCAVATION WORK. FOR MEANS OF TREATING OR DISPOSING OF THE HUMAN REMAINS AND ASSOCIATED GRAVE GOODS AS PROVIDED IN PUBLIC RESOURCES CODE SECTION 50072.6, THE LANDOWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL REBURY THE NATIVE AMERICAN HUMAN REMAINS AND ASSOCIATED GRAVE GOODS WITHIN 90 DAYS OF THE DISCOVERY. IF THE DISCENDANT IDENTIFIED FAILS TO MAKE A RECOMMENDATION WITHIN 90 DAYS AFTER BEING NOTIFIED BY THE COMMISSION, THE DISCENDANT IDENTIFIED SHALL BE DEEMED TO HAVE REJECTED THE RECOMMENDATION. OR C) THE LANDOWNER OR HIS AUTHORIZED REPRESENTATIVE REJECTS THE RECOMMENDATION OF THE DISCENDANT, AND THE RECOMMENDATION BY THE NATIVE AMERICAN HERITAGE COMMISSION FAILS TO PROVIDE MEASURES ACCEPTABLE TO THE LANDOWNER."

CONSTRUCTION IMPACT MITIGATION NOTES

"DURING EARTHWORKING, GRADING, AND CONSTRUCTION ACTIVITIES, DEVELOPER SHALL IMPLEMENT THE FOLLOWING BASIC CONTROL MEASURES AT THE CONSTRUCTION SITE:

- A. LIMIT CONSTRUCTION ACTIVITY TO WORKDAYS BETWEEN 7:00 A.M. AND 7:00 P.M. AND ON SATURDAYS BETWEEN 8:00 A.M. AND 7:00 P.M. CONSTRUCTION NOISE IS PROHIBITED ON SUNDAYS AND CITY-OBSERVED HOLIDAYS.
- B. LOCATE EXISTING NOISE-SENSITIVE EQUIPMENT AS FAR AS POSSIBLE FROM SENSITIVE RECEPTORS ADJACENT OR NEAR A CONSTRUCTION PROJECT AREA.
- C. CONSTRUCT SOUND BARRIERS OR OTHER NOISE REDUCTION MEASURES PRIOR TO DEVELOPING THE PROJECT SITE.
- D. EQUIP ALL INTERNAL COMBUSTION ENGINE DRIVEN EQUIPMENT WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.
- E. PROHIBIT ALL UNNECESSARY IDLING OF INTERNAL COMBUSTION ENGINES.
- F. UTILIZE "QUIET" MODELS OF AIR COMPRESSORS AND OTHER STATISTICAL NOISE SOURCES WHERE TECHNOLOGY EXISTS, AND
- G. DEEMED A "DISTURBING CONDUCTOR" WHO WOULD BE RESPONSIBLE FOR RESPONDING TO ANY COMPLAINTS ABOUT CONSTRUCTION NOISE. THE DISTURBANCE COORDINATOR WILL DETERMINE THE CAUSE OF THE NOISE COMPLAINT (E.G. BAD MUFFLER, ETC.) AND WILL REQUIRE THAT REASONABLE MEASURES BE IMPLEMENTED TO CORRECT THE PROBLEM.
- H. EQUIP ALL CONSTRUCTION EQUIPMENT WITH NOISE-REDUCING MEASURES THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.
- I. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED VISIBLE EMISSIONS EVALUATOR, AND
- J. POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE LEAD AGENCY RESPONDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 24 HOURS. THE AIR DISTRICTS PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.

SCOPE OF WORK

CONSTRUCT NEW SELF STORAGE FACILITY CONSISTING OF SIX ONE-STORY BUILDINGS AND A TWO-STORY MANAGER'S OFFICE WITH APARTMENT ABOVE.

DEMOLITION, GRADING, UNDERGROUND AND OFFSITE PERMITS SUBMITTED SEPARATELY FROM CIVIL ENGINEER.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THEY ARE IN CONFORMANCE WITH THE BUILDING DESIGN PRIOR TO THE SUBMITTAL TO THE CITY.

DEFERRED SUBMITTALS INCLUDE:

- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- PREFAB STEEL AWNINGS
- PREFAB EXTERIOR STAIRS
- ALL SIGNAGE
- ROOF TRUSS - PLAN AND CALC'S

PROJECT CONTACTS

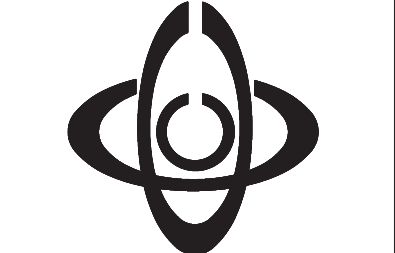
| | | | |
|---|--|--|---|
| LAND OWNER / DEVELOPER / APPLICANT | ENGINEER OF RECORD | CIVIL ENGINEER | MEP TITLE 24 ENGINEER |
| GILROY SELF STORAGE PARTNERS, LLC P.O. BOX 699 DANVILLE, CA 94526 925-743-0869 | KIWI CONSTRUCTION - ART LEON ENG. 28177 KELLER ROAD MURRIETA, CA 92563 951-301-8975 | HANNA & BRUNETTI, AMANDA WILSON 7651 EIGLEBERRY ST. GILROY, CA 95020 408-842-2173 | OPTIMIZED ENERGY & FACILITIES CONSULTING 5734 LONETREE BLVD ROCKLIN, CA 95765 916-626-5518 |
| DESIGN COORDINATOR / GEN. CONTRACTOR | SOILS ENGINEER / ENVIR. CONSULTANT | LANDSCAPE ARCHITECT | |
| CUBIX CONSTRUCTION COMPANY 500 PARK CENTER DRIVE #1 HOLLISTER, CA 95023 925-314-0770 | EARTH SYSTEMS, GEORGE BARNETT 500 PARK CENTER DRIVE #1 HOLLISTER, CA 95023 831-637-2133 | GREG LEWIS LANDSCAPE ARCHITECT 736 PARK WAY SANTA CRUZ, CA 95065 831-425-4747 | |

NOTE: SITE BOUNDARY, EXISTING FEATURES, FUTURE ROADWAY IMPROVEMENTS, AND EASEMENTS TO BE VERIFIED BY A CIVIL ENGINEER

| Revisions | Date |
|--|---------|
| 1. PLANNING COMMENTS 11-6-17 BLDG DEPT COMMENTS 10-2-17 | 1/10/18 |
| 2. BLDG DEPT 2ND COMMENTS | 6/1/18 |
| | |
| | |
| | |
| | |
| | |

DEVELOPER:
GILROY SELF STORAGE PARTNERS, LLC
P.O. BOX 699
DANVILLE, CA 94526
925-743-0869

Cubix
Construction
Company
License No. 144402
5 Meadowbrook Ln
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771



GILROY SELF STORAGE OUTLET
9080 SAN YSIDRO AVE.,
GILROY, CA

SITE PLAN

| |
|--|
| Drawn By EJB/JAW Date 9/1/17 Scale 1" = 30' File Name SitePlan4 Planning File Numbers Sheet Number 1A Attachment 4 page 2 of 4 |
|--|

NORTH MILPITAS SELF STORAGE

PARKING REQUIREMENT: 1/5000 S.F. (AMOUNTED TO 28), 29 PROVIDED
ADJ. COMMERCIAL / LIGHT IND.

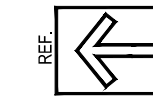
PARKING REQUIREMENT MET BY STRIPING FICTITIOUS STALLS SHOWING COMPLIANCE, W/

THE CITY'S KNOWLEDGE, THAT TENANTS WILL PARK IN THE DRIVE AISLES NEAREST TO THEIR UNIT

MIN. DRIVE AISLE WIDTH: 23'

SITE PLAN

PROPOSED SELF STORAGE - 1 HANSON COURT, MILPITAS, CA
ADJ. COMMERCIAL / LIGHT IND.



VACANT

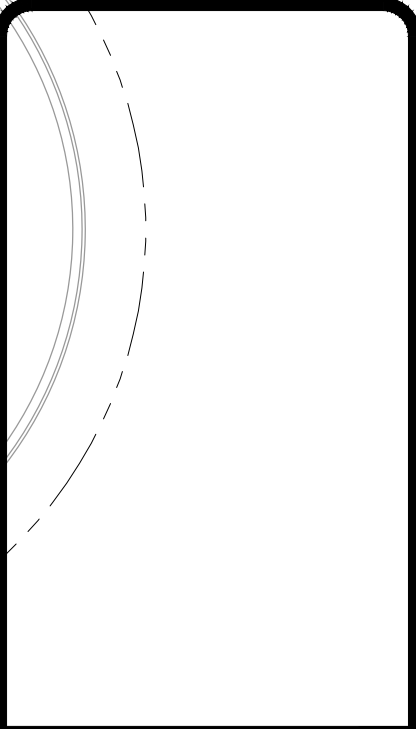
PROJECT DATA

1. SITE AREA: (4.267 ACRES) 185,876 S.F.
2. ASSESSOR'S PARCEL # 022-31-020
3. ZONING DISTRICT HEAVY INDUSTRIAL (M2)
4. TOTAL BUILDOUT 100,740 S.F.
 - MANAGER'S BLDG. 2,360 S.F.
 - BLDG A 11,600 S.F.
 - BLDG B 13,640 S.F.
 - BLDG C 35,500 S.F.
 - BLDG D 17,400 S.F.
 - BLDG E1/F 16,050 S.F.
 - BLDG E2 4,190 S.F.
5. GROSS STORAGE BLDGS. 98,390 S.F.
6. NET RENTABLE 85,990 S.F.
7. TOTAL # OF UNITS 683
8. AVERAGE UNIT SIZE 125.9 S.F.
9. F.A.R. REQ'D / PROVIDED .40 / .54*
10. PARKING REQ'D / PROVIDED 29 / 28
11. FUTURE BLDG C 2ND FLOOR 35,500 S.F.
 - * FAR INCREASES TO .73 W/ POTENTIAL PHASE 2

SHEET INDEX

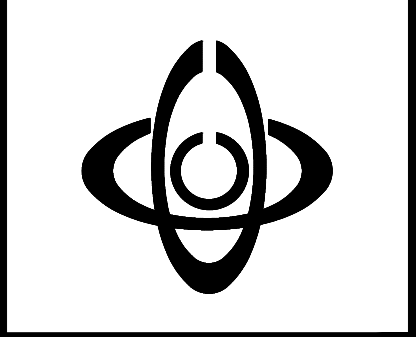
- 1A SITE PLAN
- 2A FLOOR PLANS
- 2B WALL ARTICULATION PLAN
- 3A ELEVATIONS
- 3B ELEVATIONS
- 3C ELEVATIONS W/ PHASE 2
- 4 PHASING PLAN
- 5 ROOF PLAN
- 6 PHOTOMETRIC PLAN
- 7 SIGN PLAN
- 8 ENTRY & MISC DETAILS
- C1.0 COVER SHEET
- C2.0 TOPOGRAPHIC SURVEY
- C3.0 OVERALL SITE PLAN
- C3.1 TRUCK TURNING
- C4.0 GRADING & DRAINAGE
- C4.1 CROSS SECTIONS
- C5.0 UTILITY PLAN
- C6.0 STORM WATER CONTROL
- C7.0 EROSION CONTROL PLAN
- C7.1 EROSION CONTROL DETAILS
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS
- L3 HYDROZONE PLAN
- L4 IRRIGATIONS DETAILS

| Revisions | Date |
|-----------|------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



Cubix
Construction
Company

License No. 144402
770 San Ramon Valley Blvd.
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771



PROPOSED SELF STORAGE
1 HANSON CT.,
MILPITAS, CA.

SITE PLAN

Drawn By
EJB
Date
8/1/15
Scale
1" = 30'
File Name
SitePlan7
Planning File Numbers
Sheet Number
1A

SCOPE OF WORK

CONSTRUCT A NEW SELF STORAGE FACILITY CONSISTING OF 3 ONE STORY SELF STORAGE BUILDINGS, 2 TWO STORY STORAGE BUILDINGS AND A TWO STORY MANAGERS BLDG WITH OFFICE BELOW AND APARTMENT ABOVE.

OAKLEY GATEWAY SELF STORAGE

PARKING REQUIREMENT: 2 COVERED NEAR MGR'S APARTMENT + 5 NEAR OFFICE

PARKING PROVIDED: 2 COVERED + 5 NEAR OFFICE + 15 SOUTH OF BLDG A.

NOTE THAT STALLS SOUTH OF BLDG A ARE FOR RENT AND ADDED TO TAKE ADVANTAGE OF AND UNBUILDABLE EASEMENT

MIN. DRIVE AISLE WIDTH: 26'

SITE PLAN

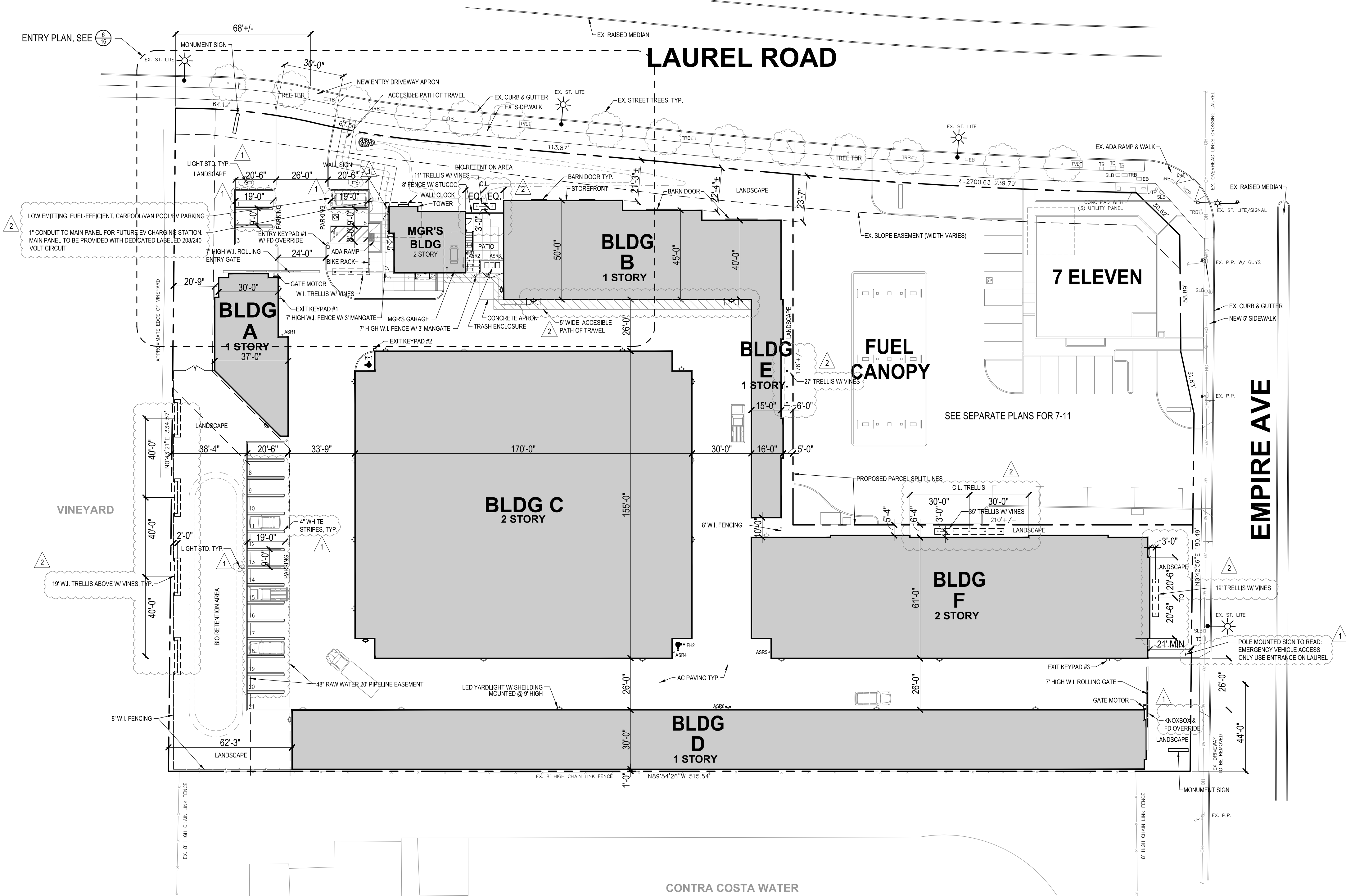
OAKLEY SELF STORAGE - 2101 LAUREL RD. @ EMPIRE AVE, OAKLEY, CA

PROJECT DATA

| SELF STORAGE | | |
|---|--|---------------------|
| 1. SITE AREA* | (2.855 ACRES) | 124,367 S.F. |
| 2. ASSESSOR'S PARCEL # | 053-071-053 | |
| 3. ZONING DISTRICT | PUBLIC, SEMI-PUBLIC (PPS) | |
| 4. PLANNING APPROVALS REF. #S | CUP 02-16, DR 14-16, TPM 02-16 | |
| 5. TOTAL BUILDOUT | | 101,997 S.F. |
| MGR'S BLDG | (2 STORY - AFES YES**) | 2,380 S.F. |
| BLDG A | (1 STORY - AFES YES**) | 2,285 S.F. |
| BLDG BE | (1 STORY - AFES YES**) | 6,040 S.F. |
| BLDG C | (2 STORY - AFES YES**) | 51,900 S.F. |
| BLDG D | (1 STORY - AFES YES**) | 12,920 S.F. |
| BLDG F | (2 STORY - AFES YES**) | 24,442 S.F. |
| 6. GROSS STORAGE BLDGS. | | 99,637 S.F. |
| 7. NET RENTABLE | | 78,432 S.F. |
| 8. TOTAL # OF UNITS | | 910 |
| 9. AVERAGE UNIT SIZE | | 96.8 S.F. |
| 10. FOOTPRINT | | 62,646 S.F. |
| 11. SITE COVERAGE / FAR | | 50% / 0.82 |
| 12. LANDSCAPE AREA / % OF SITE | | 24,772 S.F. / 19.9% |
| 13. PARKING PROVIDED | | 21 |
| 14. CODE REFERENCE | 2013 CBC, CPC, CMC, CEC, CRC, Green Bldg Stds. & Energy Code | 21 |
| * SITE AREA IS NET, AFTER PARCEL SPLIT FOR 7-11 | | |
| ** FIRE SPRINKLER SYSTEMS TO BE DESIGNED TO 2013 NFPA STANDARDS | | |

SHEET INDEX

| | |
|---------|---|
| 0 | COVER SHEET |
| 1A | SITE PLAN & PROJECT DATA |
| 1B | CODE COMPLIANCE & EXISTING PLAN |
| 2 | STRUCTURAL GENERAL NOTES |
| 3 | STORAGE BLDGS FLOOR / UNIT PLANS |
| 3A | PROJECT ELEVATIONS |
| 3B | PROJECT ELEVATIONS |
| 3C | NOT USED |
| 3D | MGR'S BLDG ELEVATIONS |
| 4 | MGR'S BLDG FLOOR PLANS |
| 5 | MGR'S BLDG FOUNDATION & FRAMING PLANS |
| 6A | MGR'S BLDG STRUCTURAL PLAN & ELEVATIONS |
| 6B | MGR'S BLDG STRONG WALL DETAILS |
| 7 | MGR'S BLDG SECTIONS |
| 8 | MGR'S BLDG DETAILS |
| 9 | MGR'S BLDG INTERIOR ELEVATIONS |
| 10 | STORAGE BLDGS FOUNDATION PLANS |
| 11A | STORAGE BLDGS SECTIONS |
| 11B | STORAGE BLDGS SECTIONS |
| 12 | STORAGE BLDGS WALL & FOUNDATION SECTIONS |
| 13 | STORAGE BLDGS CONCRETE DETAILS |
| 14A | STORAGE BLDGS FRAMING PLANS |
| 14B | STORAGE BLDGS FRAMING PLANS |
| 15A | STORAGE BLDGS FRAMING DETAILS |
| 15B | STORAGE BLDGS FRAMING DETAILS |
| 16 | ENTRY PLAN & MISC. DETAILS |
| 17 | SECURITY PLAN |
| GB-1 | GREEN BUILDING CHECKLIST & NOTES |
| M0 | MECHANICAL SCHEDULES & GENERAL NOTES |
| M1 | MECHANICAL FLOOR PLANS |
| EN0 | TITLE 24 ENERGY (1 OF 2) |
| EN1 | TITLE 24 ENERGY (2 OF 2) |
| P0 | PLUMBING SCHEDULES, DETAILS, CALC'S, GEN. NOTES |
| P1 | PLUMBING SITE PLAN & ROOF DRAIN |
| P2 | PLUMBING PLANS - WATER, SEWER & VENT |
| E0 | ELECTRICAL SCHEDULES, ONE-LINE, DETAILS |
| E1 | PHOTOMETRIC PLAN |
| E1.1 | ELECTRICAL PANEL SCHEDULES |
| E1.2 | ELECTRICAL PANEL SCHEDULES |
| E2 | ELECTRICAL SITE PLAN |
| E3 | ELECTRICAL FLOOR PLANS - MANAGER BLDG |
| L1 | LANDSCAPE PLANTING PLAN |
| L2 | LANDSCAPE IRRIGATION PLAN |
| L3 | LANDSCAPE IRRIGATION DETAILS |
| C1-C9.2 | CIVIL PLANS (SUBMITTED SEPARATELY) |



VICINITY MAP



DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE ENGINEER OF RECORD TO CONFIRM THEY ARE IN CONFORMANCE WITH THE BUILDING DESIGN PRIOR TO THE SUBMITTAL TO THE CITY.

DEFERRED SUBMITTALS INCLUDE:
FIRE SPRINKLER SYSTEM
FIRE ALARM SYSTEM
PREFAB STAIRS & AWNINGS
SIGNAGE
TRUSSES AT MANAGER'S BUILDING TOWER
TUBE STEEL TRELLIS (4)

PROJECT CONTACTS

OWNER / DEVELOPER
OAKLEY SELF STORAGE PARTNERS, LLC
P.O. BOX 695 SUITE 300
DANVILLE, CA 94526
925-314-0770

DESIGN COORDINATOR / GEN. CONTRACTOR
CUBIX CONSTRUCTION COMPANY
5 MEADOWBROOK LANE
DANVILLE, CA 94526
925-314-0770

ENGINEER OF RECORD
KIWI II CONSTRUCTION - ART LEON ENG.
28177 KELLER ROAD
MURRIETA, CA 92563
951-301-9975

CIVIL ENGINEER
ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVE.
FAIRFIELD, CA 94533
707-435-9999

SOILS ENGINEER / SPECIAL INSPECTOR
KC ENGINEERING
885 COTTING LANE
SUITE A
VACAVILLE, CA 95688
707-447-4025

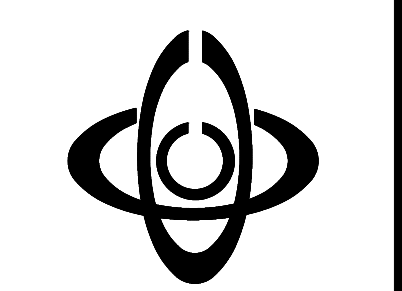
LANDSCAPE ARCHITECT
JAMES FERGUSON CLABAUGH
406 MAIN ST.
VACAVILLE, CA 95688
707-449-3916

MEP TITLE 24 ENGINEER
OPTIMIZED ENERGY & FACILITIES CONSULTING
5734 LONETREE BLVD
ROCKLIN, CA 95765
916-626-5518

| Revisions | Date |
|-------------------------------|---------|
| 1. PLANNING COMMENTS 2/9/17 | 5/23/17 |
| 2. BLDG DEPT COMMENTS 2/17/17 | 5/23/17 |
| | |
| | |
| | |
| | |
| | |
| | |



Cubix Construction Company
License No. 144402
5 Meadowbrook Ln
Danville, California 94526 USA
Phone (925) 314-0770 FAX (925) 314-0771



OAKLEY SELF STORAGE
2101 LAUREL RD. @ EMPIRE AVE.,
OAKLEY, CA.

SITE PLAN

Drawn By
EJB / JAW

Date
12/20/16

Scale
1" = 30'

File Name
SitePlan2

Planning File Numbers

Sheet Number

1A