ACORN SELF STORAGE
OAKLEY MINI STORAGE FACILITY
OAKLEY, CA

LOCATION MAP
SCALE: N.T.S.

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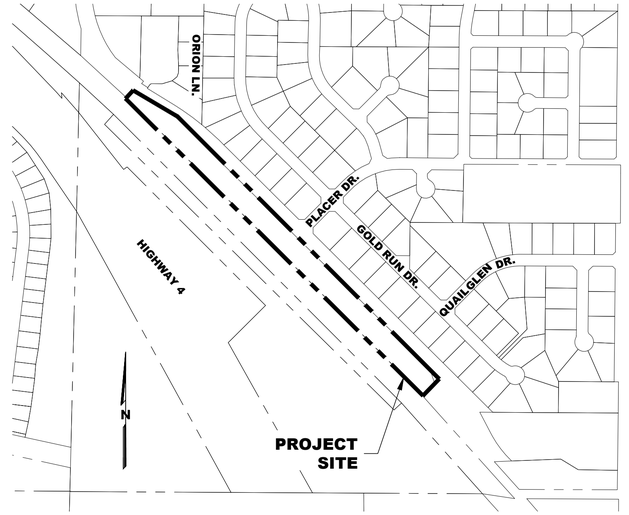

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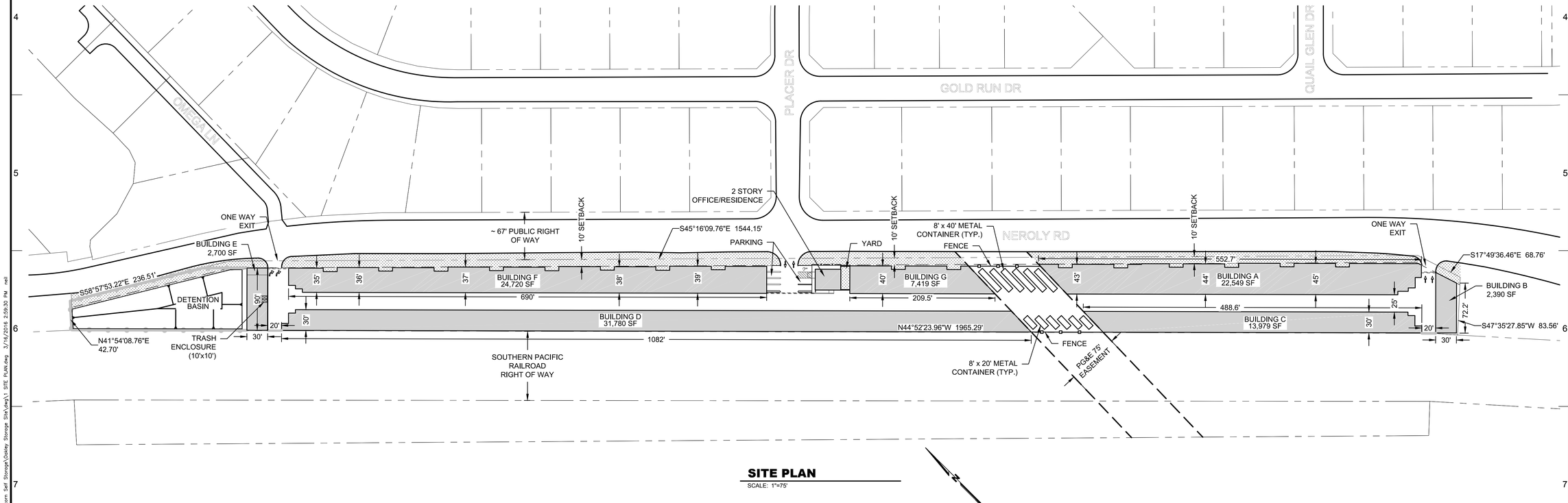

SITE PLAN
SCALE: 1"=75'

REGISTERED PROFESSIONAL ENGINEER
MICHELLE L. SELF
No. C52785
Exp. 12-31-2016
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE

REVISIONS

SHEET TITLE: SITE PLAN

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI engineering and construction
1111 CIVIC DRIVE
SUITE 130
WALNUT CREEK, CA 94596
(925)939-1378

PERMIT LEVEL DRAWINGS

DES BY: NB
DRN BY: NB
CHK BY: JM
REV BY: JM
APP BY: JM

DATE: MARCH 2016
SCALE: AS NOTED
PROJECT: ---
FILE:

ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

DRAWING NO.
1

T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\1 SITE PLAN.dwg 3/16/2016 2:59:30 PM neil

SITE INFORMATION

OWNER:	JIM MOITA JMI PROPERTIES CORPORATION 5205 RAILROAD AVENUE PITTSBURG, CA 94565
A. P. NUMBER:	041-021-025
EXISTING ZONING:	UNZONED
SEWER:	IRONHORSE SANITARY DISTRICT
WATER:	DIABLO WATER DISTRICT
GAS/ELECTRIC:	PACIFIC GAS & ELECTRIC CO.
TELEPHONE:	AT&T
FLOOD ZONE:	ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA MAP PANEL 0332F AND 0355F DATED JUNE 16, 2009.

PROJECT DATA

1.	SITE AREA	4.70 AC. (204,647 S.F.)
2.	TYP OF CONSTRUCTION	IIB/IIIB
3.	OCCUPANCY TYPE	S-1/R-3/B
4.	TOTAL BUILDOUT	107,758 S.F.
5.	LOT COVERAGE	52%
6.	LANDSCAPE COVERAGE	12%
7.	BUILDING HEIGHT	11'-6" STORAGE BLDG'S 35'-4" OFFICE/RESIDENCE
8.	PARKING PROVIDED AT ENTRY	7
9.	CODE REFERENCES	2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE 2013 CALIFORNIA CODE OF REGULATIONS, TITLE 17 CONTRA COSTA COUNTY ORDINANCE NO. 92-105 2010 ADA STANDARDS CITY OF OAKLEY MUNICIPAL CODE

SCOPE OF WORK

CONSTRUCTION OF NEW, UNCONDITIONED SELF-STORAGE BUILDINGS CONSISTING OF 1015 UNITS. CONSTRUCTION OF A DRIVE AISLE, DRIVEWAYS, AND PARKING LOT. CONSTRUCTION OF A 2-STORY OFFICE/RESIDENCE WITH YARD. CONSTRUCTION OF STORM WATER FACILITIES, SEWER, WATER, AND ELECTRICAL LINES.

GENERAL NOTES

1. TOPOGRAPHIC BASE MAP BASED ON SURVEY BY JMI PROPERTIES INC, CALIFORNIA STATE PLANES NAD83, ZONE 3, U.S. FOOT. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SITE TOPOGRAPHY , PROPERTY LINE, AND EASEMENT LOCATIONS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OBSERVED IN THE FIELD AND ALLOW A REASONABLE TIME TO RESOLVE THE DISCREPANCY.
2. APPROXIMATE PG&E EASEMENT BASED ON REPORT BY OLD REPUBLIC TITLE COMPANY, TITLE ORDER NO. 0147016957-DJ, DATED AUGUST 25, 2015.
3. THE CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION CONFERENCE WITH THE ENGINEER PRIOR TO COMMENCEMENT OF SITE WORK. THE MEETING SHALL BE CONDUCTED TO REVIEW THE DESIGN AND CONSTRUCTION SPECIFICATIONS. CONTRACTOR SHALL STAKE OUT THE SITE GRADING LIMITS FOR REVIEW AND APPROVAL BY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) TOLL FREE AT 800-642-2444 AND ANY AFFECTED UTILITY COMPANIES A MINIMUM OF 2 DAYS PRIOR TO START OF WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND PROTECTION OF ADJOINING PROPERTIES FROM DAMAGE BY OPERATIONS INCLUDING EROSION OF SEDIMENTS.
6. 72 HOUR MINIMUM NOTICE IS REQUIRED PRIOR TO ANY INSPECTION AND/OR TEST.
7. OWNER TO ENSURE INLETS, AND DETENTION BASINS ARE MAINTAINED IN WORKING ORDER AND FREE OF OBSTRUCTIVE DEBRIS.
8. ALL SIDEWALKS AND WALKWAYS SHALL BE A MIN. OF 48" WIDE, HAVE MAX. 1/2" GRADE CHANGES HAVE RAMPS WHERE GRADES ARE GREATER THAN 5%, AND BE CONTINUOUSLY ACCESSIBLE PER STATE AND CITY REQUIREMENTS.
9. STORAGE UNITS ARE HANDICAPPED ACCESSIBLE DURING BUSINESS HOURS. ALL GRADES ON SITE ARE LESS THAN 5% AND RAMPS ARE PROVIDED WHERE NECESSARY.

ALLOWABLE AREA SUMMARY

BUILDING	OCCUP. TYPE	CONSTR. TYPE	ALLOWABLE AREA	INCREASED FOR FIRE SPRINKLERS	TOTAL ALLOWABLE AREA	ACTUAL AREA
OFFICE/RESIDENCE	B/R-3	IIIB	8,500 S.F.	# X 2 = 17,000 S.F.	25,500 S.F.	2,220 S.F.
BUILDING A	S1	IIB	17,500 S.F.	# X 3 = 52,500 S.F.	70,000 S.F.	22,550 S.F.
BUILDING B	S1	IIB	17,500 S.F.	# X 3 = 52,500 S.F.	70,000 S.F.	2,390 S.F.
BUILDING C	S1	IIB	17,500 S.F.	# X 3 = 52,500 S.F.	70,000 S.F.	13,979 S.F.
BUILDING D	S1	IIB	17,500 S.F.	# X 3 = 52,500 S.F.	70,000 S.F.	31,780 S.F.
BUILDING E	S1	IIB	17,500 S.F.	# X 3 = 52,500 S.F.	70,000 S.F.	2,700 S.F.
BUILDING F	S1	IIB	17,500 S.F.	# X 3 = 52,500 S.F.	70,000 S.F.	24,720 S.F.
BUILDING G	S1	IIB	17,500 S.F.	# X 3 = 52,500 S.F.	70,000 S.F.	7,419 S.F.

GRADING AND EARTHWORK NOTES:

1. TREES, ROOTS, VEGETATION, AND ORGANIC SURFICIAL SOIL SHALL BE STRIPPED FROM STRUCTURAL AREAS UNLESS SPECIFIED OTHERWISE BY THE GEOTECHNICAL ENGINEER. THE DEPTH OF ORGANIC SURFICIAL SOIL TO BE REMOVED WILL BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR THE ENGINEER'S REPRESENTATIVE. STRIPPINGS MAY NOT BE USED IN FILLS UNLESS SPECIFICALLY AUTHORIZED AND OBSERVED BY THE GEOTECHNICAL ENGINEER.
2. LOOSE FILLS, SURFACE SOIL SLOUGHES, AND SOIL DEEMED UNSUITABLE BY THE GEOTECHNICAL ENGINEER OR ENGINEER'S REPRESENTATIVE SHALL BE EXCAVATED.
3. NATIVE SUBGRADE SOIL TO RECEIVE FILL SHALL BE MOISTURE-CONDITIONED AND COMPACTED TO THE REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT.
4. ENGINEERED FILL MATERIAL SHALL BE EVALUATED FOR SUITABILITY BY THE GEOTECHNICAL ENGINEER. MATERIAL SHALL BE A SOIL OR SOIL-ROCK MIXTURE, FREE OF ORGANIC MATTER OR OTHER DELETERIOUS SUBSTANCES. WITH IN 3 FEET OF FINISHED GRADE, COMPACTED FILL SHALL CONTAIN NO ROCKS OR LUMPS OVER 6 INCHES IN DIAMETER AND NONE THAT ARE 15% MORE THAN 2-1/2 INCHES. ROCKS GREATER THAN 6 INCHES IN DIAMETER SHALL BE PLACED IN DEEP FILLS AS APPROVED BY THE GEOTECHNICAL ENGINEER OR ENGINEER'S REPRESENTATIVE SO THAT THEY ARE NOT NESTED AND SO COMPACTION MAY BE ACHIEVED AROUND THEM. ON-SITE MATERIAL IS PERMITTED PROVIDED THE CRITERION AS STATED ABOVE IS ADHERED TO DURING CONSTRUCTION.
5. FILL SHALL BE PLACED IN UNIFORM LIFTS OF NOT MORE THAN 8 INCHES IN UNCOMPACTED THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING SPREADING TO OBTAIN UNIFORMITY OF MATERIAL. BEFORE COMPACTION BEGINS. FILL SHALL BE BROUGHT TO WATER CONTENT AS DIRECTED BY THE GEOTECHNICAL ENGINEER THAT WILL PERMIT PROPER COMPACTION BY EITHER (1) AERATING THE MATERIAL IF IT IS TOO WET OR (2) SPRAYING THE MATERIAL WITH WATER IF IT IS TOO DRY.
6. THE CONTRACTOR SHALL USE APPROPRIATE EQUIPMENT TO COMPACT FILL TO THE DENSITY SPECIFIED IN GEOTECHNICAL REPORT. COMPACTING SHALL BE PERFORMED WHILE THE FILL IS WITHIN THE SPECIFIED RANGE OF MOISTURE CONTENT. EACH LAYER SHALL BE COMPACTED OVER ITS ENTIRE AREA, AND THE COMPACTING EQUIPMENT SHALL MAKE ENOUGH PASSES TO ACHIEVE THE REQUIRED DENSITY.
7. WHEN SHEEPSFOOT ROLLERS ARE USED FOR COMPACTION, THE DENSITY TESTS SHALL BE TAKEN IN THE COMPACTED MATERIAL BELOW THE SURFACE DISTURBED BY THE ROLLER. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL, OR PORTION THEREOF, IS BELOW THE REQUIRED DENSITY, IT SHALL BE REWORKED UNTIL THE REQUIRED COMPACTION HAS BEEN OBTAINED.
8. SOIL SHALL NOT BE PLACED OR COMPACTED DURING PERIODS OF RAIN OR ON GROUND WHICH IS NOT DRAINED OF WATER. SOIL WHICH HAS BEEN MOISTENED BY RAIN OR OTHER CAUSE SHALL NOT BE COMPACTED UNTIL THE MOISTURE CONTENT IS WITHIN THE LIMITS SPECIFIED IN THE GEOTECHNICAL REPORT. PRIOR APPROVAL BY THE GEOTECHNICAL ENGINEER OR THE ENGINEER'S REPRESENTATIVE SHALL BE OBTAINED BEFORE CONTINUING GRADING.
9. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM GRADIENT OF 2 HORIZONTAL TO 1 VERTICAL. BLEND TO TO MATCH EXISTING CONTOURS.
10. UPPER 12 INCHES OF BUILDING PAD AND DRIVE AISLE SUBGRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION AT A MOISTURE CONDITIONED TO A MOISTURE CONTENT OF 2% OVER OPTIMUM.
11. DRIVE AISLE AGGREGATE BASE ROCK SHALL MEET THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA FOR CLASS II BASE ROCK AND BE ANGULAR IN SHAPE. COMPACT UNIFORMLY TO 95% RELATIVE COMPACTION.
12. CONTRACTOR SHALL MEET WITH PG&E REPRESENTATIVES PRIOR TO CONSTRUCTION TO PROVIDE AND RECEIVE NOTIFICATION LISTINGS FOR APPROPRIATE AREA OPERATIONS AND EMERGENCY PERSONNEL. PG&E ON-SITE REPRESENTATIVE SHALL REQUIRE DISCONTINUATION OF ANY WORK THAT, IN THEIR OPINION, ENDANGERS THE OPERATION OR SAFETY OF PERSONNEL, PIPELINES OR FACILITIES.
13. PG&E REPRESENTATIVES SHALL BE PRESENT TO PERFORM OR WITNESS PIPE LINE LOCATES TO ENSURE PIPELINE INTEGRITY. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH LINE LOCATING GUIDELINES.
14. NOTIFICATION SHOULD BE GIVEN TO PG&E AT LEAST 72 HOURS BEFORE START OF CONSTRUCTION. A SCHEDULE OF ACTIVITIES FOR THE DURATION OF THE PROJECT SHOULD BE REQUESTED FROM THE ENCROACHING PARTY AT THAT TIME TO FACILITATE THE SCHEDULING OF PG&E'S WORK SITE REPRESENTATIVE.
15. HEAVY EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE DIRECTLY OVER PG&E GAS PIPELINES OR IN PG&E ROW UNLESS WRITTEN APPROVAL IS OBTAINED FROM PG&E. HEAVY EQUIPMENT SHALL ONLY BE ALLOWED TO CROSS PG&E PIPELINES AT LOCATIONS DESIGNATED BY PG&E.
16. THE CONTRACTOR SHALL COMPLY WITH ALL PRECAUTIONARY MEASURES REQUIRED BY PG&E TO PROTECT ITS PIPELINES. WHEN INCLEMENT WEATHER EXISTS, PROVISION SHALL BE MADE TO COMPENSATE FOR SOIL DISPLACEMENT DUE TO SUBSIDENCE OF TIRES.
17. PRIOR TO ANY EXCAVATION OR COMPACTION WITHIN THE PG&E EASEMENT, AN AUTHORIZED PG&E REPRESENTATIVE SHALL EVALUATE AND APPROVE THE PROPOSED WORK.
18. DURING INSTALLATION OF UNDERGROUND PIPELINES OR FACILITIES WITH DRILLING OR BORING TECHNOLOGY, A PG&E REPRESENTATIVE SHALL EVALUATE AND APPROVE THE DRILLING PLAN. FOR CROSSINGS, EXCAVATE AT LEAST ONE OBSERVATION HOLE PARALLEL TO AND APPROXIMATELY 5 FT ON ONE OR BOTH SIDES OF PG&E'S PIPELINE(S) EXTENDING AT LEAST 1 FT BELOW THE PIPELINE OR BORE, WHICHEVER IS SHALLOWEST. THE OBSERVATION HOLE(S) ARE TO BE MONITORED DURING BOTH THE PILOT BORE AND BACK REAMING. THE OBSERVATION HOLE IS INTENDED TO HELP REDUCE THE LIKELIHOOD OF UNINTENTIONAL DAMAGE TO PG&E PIPELINES.
19. EXCAVATION OR GRADING THAT MIGHT RESULT IN EROSION OR THAT COULD RENDER THE ROW INACCESSIBLE SHALL NOT BE PERMITTED UNLESS THE PERMITTEE AGREES TO RESTORE THE AREA TO ITS ORIGINAL CONDITION AND PROVIDE PROTECTION TO PG&E'S FACILITY. PREVENTATIVE EROSION CONTROL THROUGHOUT THE PROJECT CAN HELP ALLEVIATE FUTURE ROW AND PIPELINE PROTECTION ISSUES. CONTROL MEASURES MAY NOT BE ACTIONABLE UNTIL EROSION IS EVIDENT.
20. CONTRACTOR SHALL REMOVE CUTTING TEETH FROM EXCAVATION EQUIPMENT BUCKET WHEN WITHIN 10 FEET OF PG&E'S PIPELINE(S). THIS CAN BE DONE BY SWITCHING BUCKETS OR ADDING A BAR TO THE CUTTING TEETH. HOWEVER, PROCEED WITH EXTREME CAUTION WHEN WITHIN THREE (3) FEET OF THE PIPE.
21. MECHANICAL EXCAVATION SHALL CEASE, AND ONLY HAND EXCAVATION SHALL BE PERMITTED, WITHIN 18 INCHES OF PG&E PIPELINE. EXCAVATION SHALL NOT BE ALLOWED TO CONTINUE UNTIL THE PG&E PIPELINE, VALVES, AND/OR FITTINGS TOP AND SIDES ARE VISIBLE TO THE SPOTTER.
22. PROJECTS/MODIFICATIONS MAY INCLUDE OVER EXCAVATING TO ACHIEVE THE FINAL GRADE. IF THE PROJECT INCLUDES OVER EXCAVATING TO ACHIEVE THE FINAL GRADE, PIPELINE PROTECTIVE MEASURES SHALL BE DISCUSSED AND AGREED TO IN ADVANCE BY THE PG&E AND THE CONTRACTOR.
23. TEMPORARY SUPPORT OF ANY EXPOSED PG&E PIPELINE BY CONTRACTOR MAY BE NECESSARY TO COMPLETE CONSTRUCTION OF CROSSING. DEPENDING ON THE SIZE AND THE AMOUNT OF EXPOSED PG&E PIPELINE, ADDITIONAL PIPELINE SUPPORT MAY BE NECESSARY TO PROTECT THE PIPELINE FROM STRESSES THAT MAY BE CAUSED BY THE SETTLING OF THE SOIL AND PIPELINE AFTER EXCAVATION.
24. NO "NON-EXPLOSIVE" SEISMIC TESTING OR CONSTRUCTION EQUIPMENT WITH STEADY STATE VIBRATOR, INTERMITTENT VIBRATOR, OR THUMPER SOURCES SHALL BE CONDUCTED WITHIN 150 FEET OF PG&E PIPELINE WITHOUT WRITTEN APPROVAL. A VIBRATION ANALYSIS (WHETHER IN-HOUSE OR THIRD-PARTY CONSULTANT AT PERMITTEE EXPENSE), SHALL NEED TO BE CONDUCTED TO ENSURE NO POTENTIAL DAMAGE TO THE PIPELINE. WORK SHALL ONLY RESUME WITH WRITTEN APPROVAL FROM PG&E.

EARTHWORK ESTIMATES

CUT VOLUME	5,333 CY
FILL VOLUME	5,333 CY
NET VOLUME	0 CY

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BC	BEGINNING OF CURVE
BLK'G	BLOCKING
BOTT	BOTTOM
BRD	BOARD
CLR	CLEAR
CONC	CONCRETE
CY	CUBIC YARDS
DBL	DOUBLE
DF	DOUGLAS FIR
DIA	DIAMETER
EC	END OF CURVE
ELEV	ELEVATION
EN	EDGE NAILING
EP	EDGE OF PAVEMENT
EX	EXISTING
FAB	FABRICATED
FF	FINISHED FLOOR
FG	FINISHED GRADE
GA	GAUGE
GB	GRADE BREAK
GYP	GYPSUM
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HGR	HANGER
HP	HIGH POINT
INSUL	INSULATION
LAM	LAMINATED
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MED	MEDICINE
MIL	MILLIMETER
MIN	MINIMUM
OC	ON CENTER
PCC	PRE-CAST CONCRETE COLUMN
PERF	PERFORATED
PLT	PLATE
PLY	PLYWOOD
POLY	POLYETHYLENE
PR	PROPOSED
SCH	SCHEDULE
SF	SQUARE FEET
SIMP	SIMPSON
SPECS	SPECIFICATIONS
STA	STATION
TYP	TYPICAL
VB	VAPOR BARRIER
W/	WITH
WWM	WELDED WIRE MESH

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OAKLEY SELF STORAGE FACILITY

CMI engineering and construction
1111 CIVIC DRIVE
SUITE 130
WALNUT CREEK, CA 94596
(925)939-1378

PERMIT LEVEL DRAWINGS

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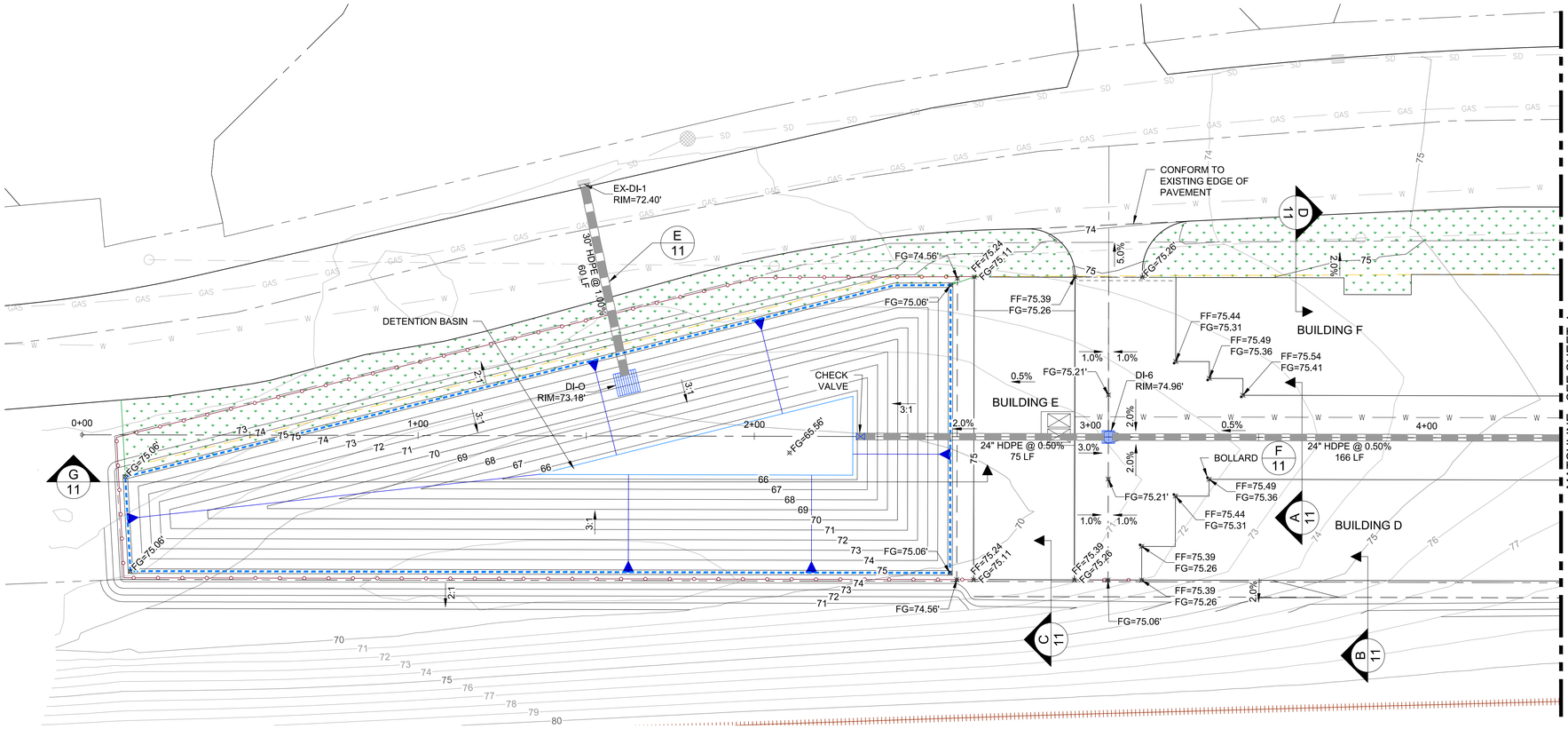
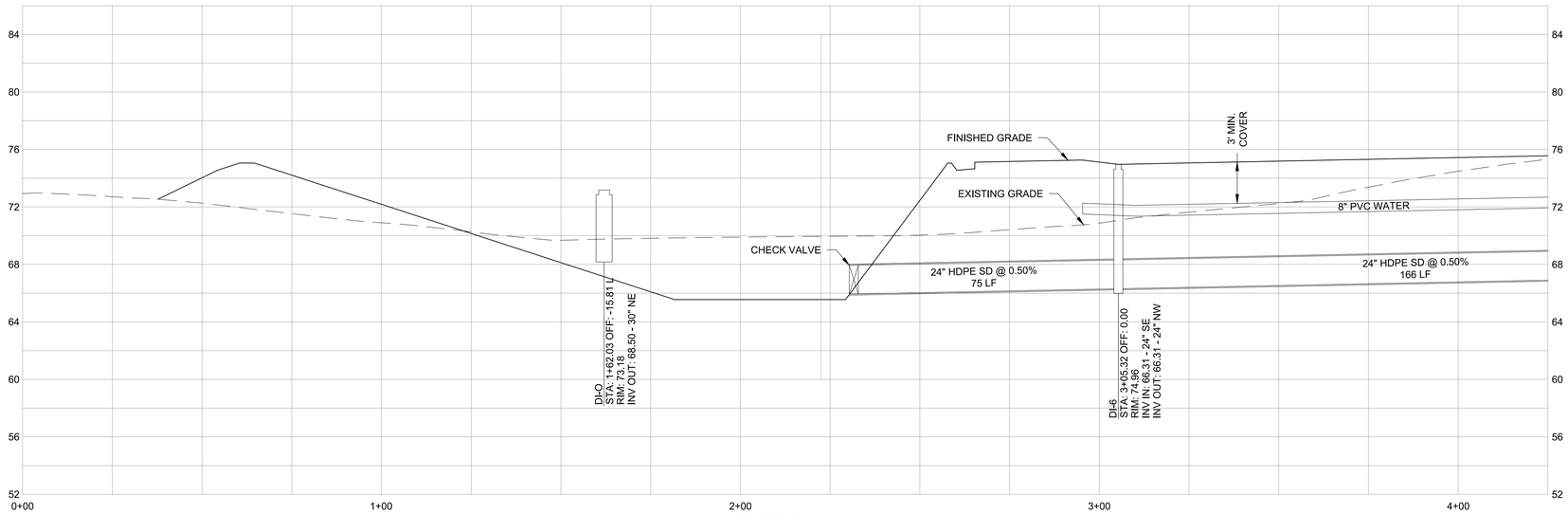


PLAN VIEW
SCALE: 1" = 20'



PROFILE
SCALE: 1" = 20' (H), 1"=5' (V)

LEGEND

- GRADE BREAK
- PROPERTY LINE
- RAILROAD TRACKS
- 10' SETBACK FROM PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN INLET
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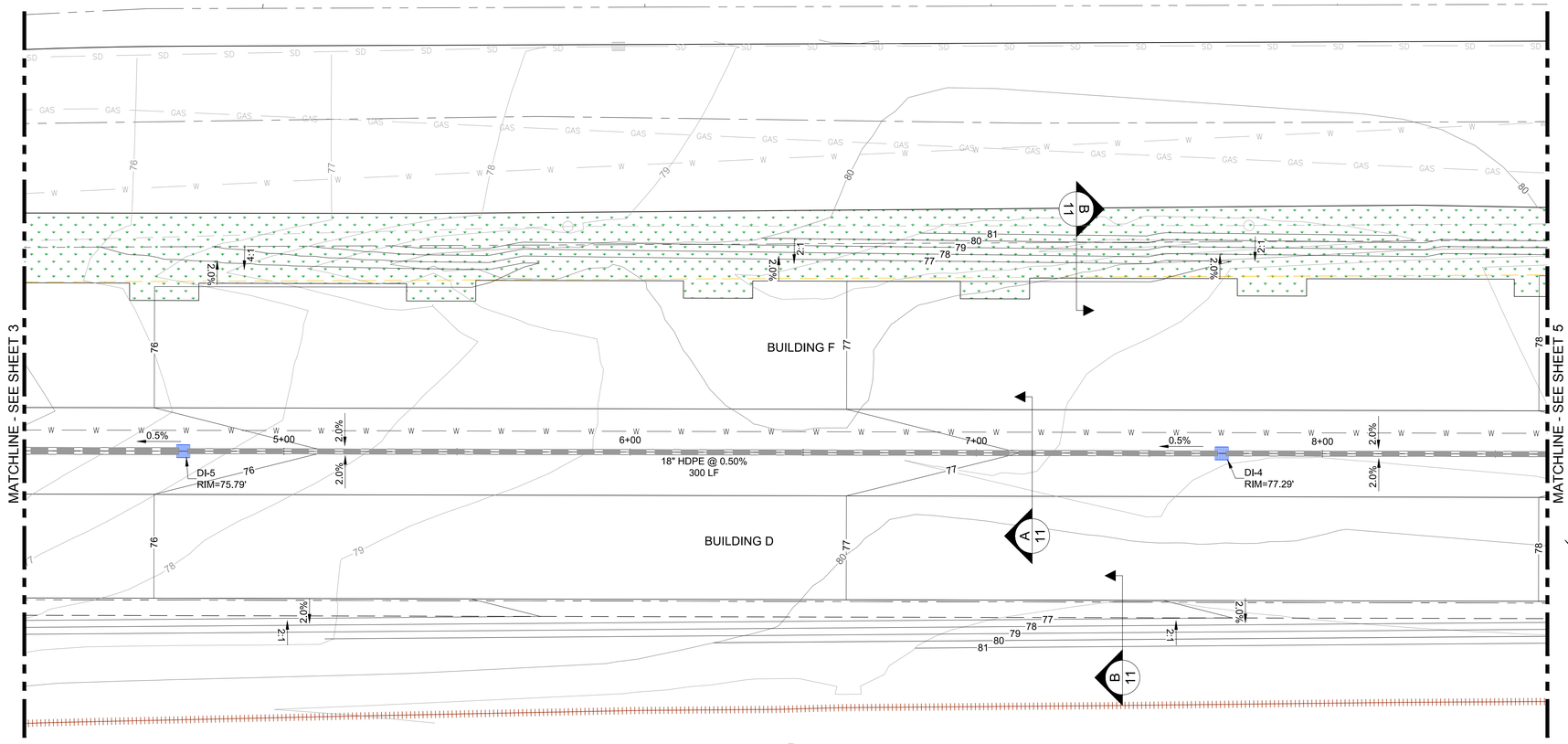
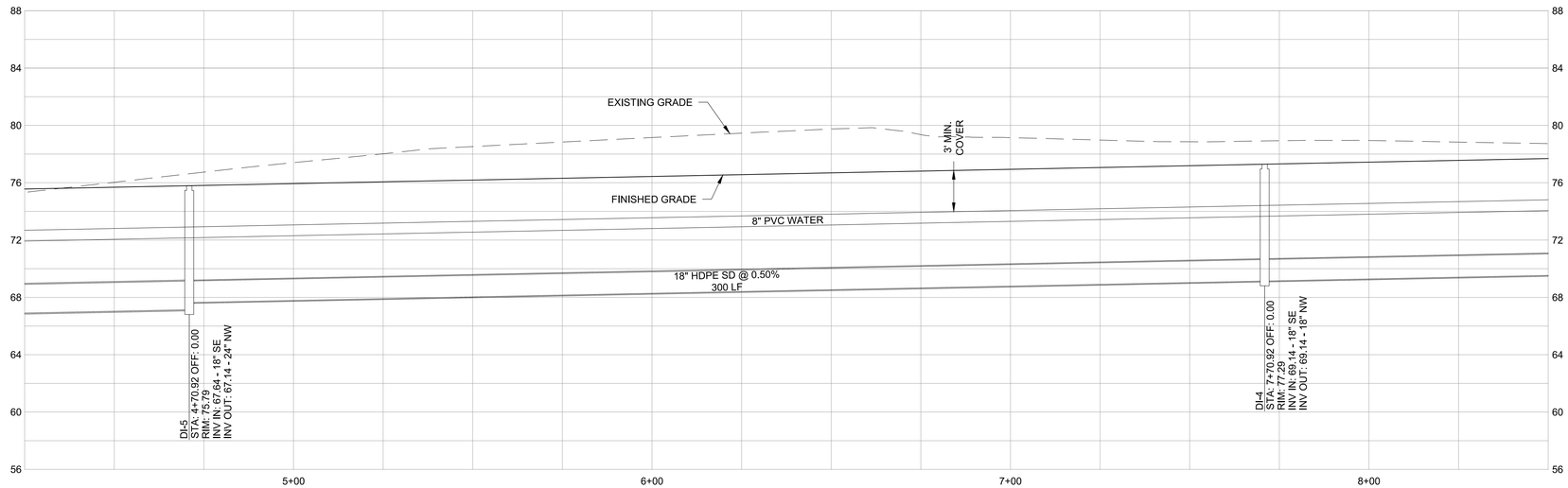
3

T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\3-7 GRADING & DRAINAGE PLAN.dwg 3/16/2016 3:00:42 PM neil



PLAN VIEW
SCALE: 1" = 20'



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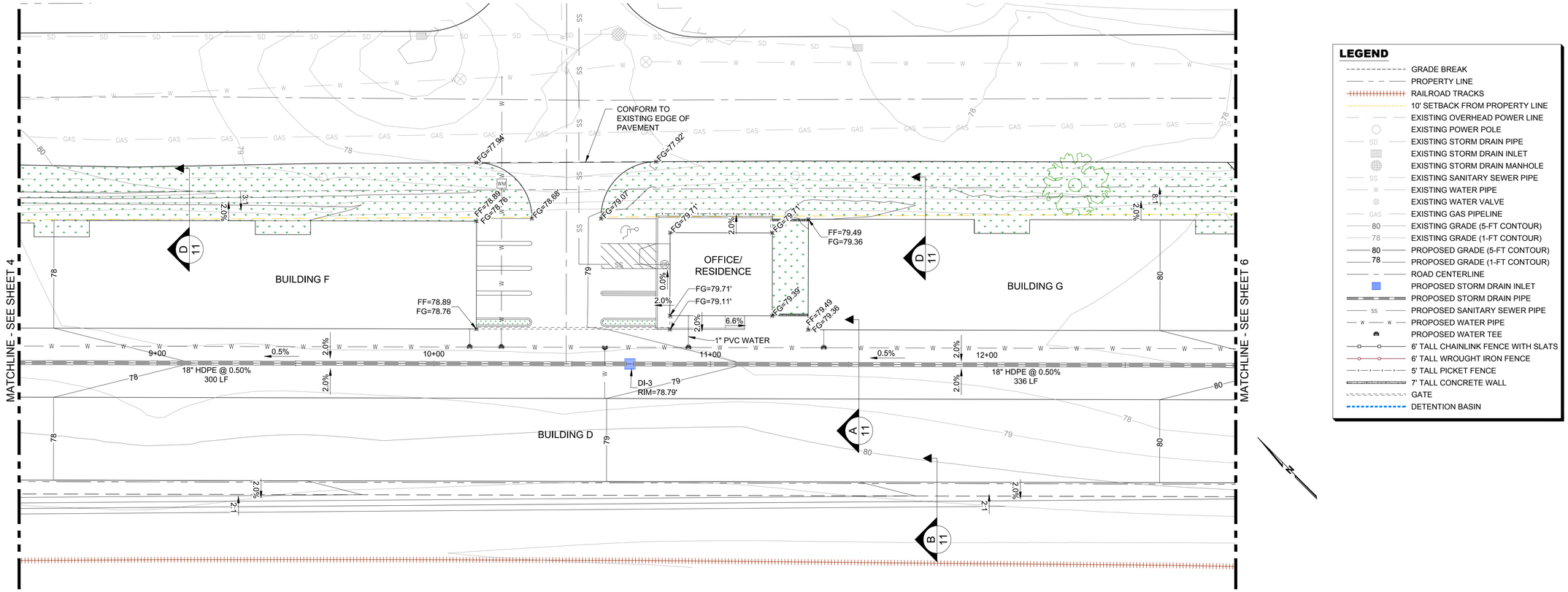

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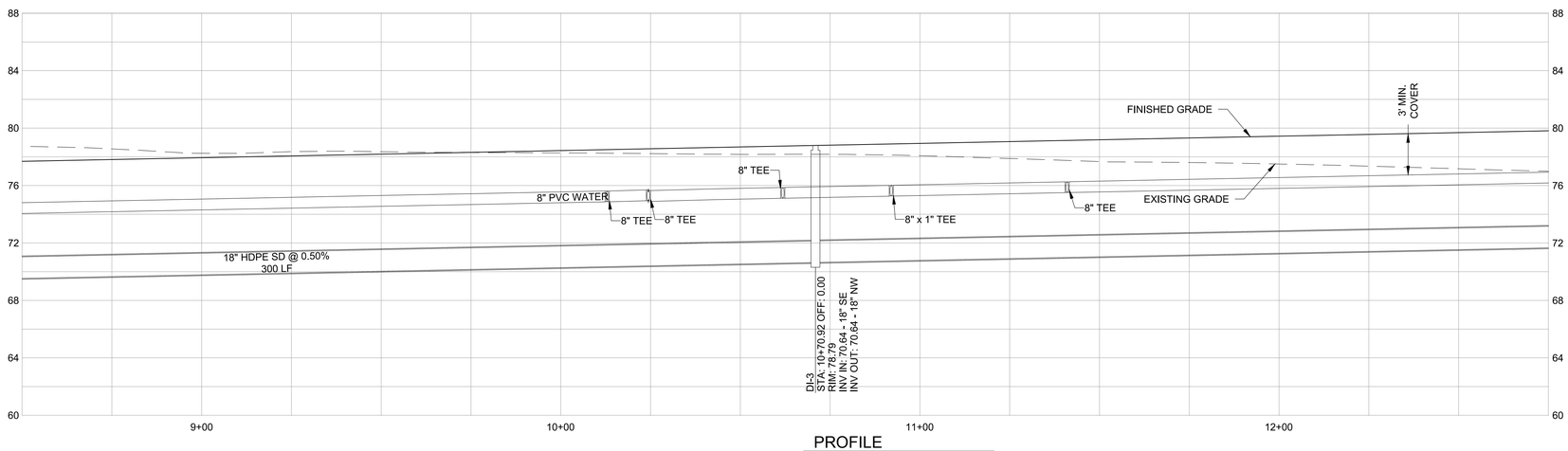

PROFILE
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LEGEND

- GRADE BREAK
- PROPERTY LINE
- RAILROAD TRACKS
- 10' SETBACK FROM PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING WATER VALVE
- EXISTING GAS PIPELINE
- EXISTING GRADE (5-FT CONTOUR)
- EXISTING GRADE (1-FT CONTOUR)
- PROPOSED GRADE (5-FT CONTOUR)
- PROPOSED GRADE (1-FT CONTOUR)
- ROAD CENTERLINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- PROPOSED WATER TEE
- 6' TALL CHAINLINK FENCE WITH SLATS
- 6' TALL WROUGHT IRON FENCE
- 5' TALL PICKET FENCE
- 7' TALL CONCRETE WALL
- GATE
- DETENTION BASIN

REGISTERED PROFESSIONAL ENGINEER — KEVIN L. SEE — No. C52785 Exp. 12-31-2016 — STATE OF CALIFORNIA — CIVIL

NO.	DESCRIPTION	DATE
	REVISIONS	

SHEET TITLE: GRADING & DRAINAGE PLAN-3

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI — civil engineering and construction
1111 CIVIC DRIVE
SUITE 120
WALNUT CREEK, CA 94596
(925)939-1378

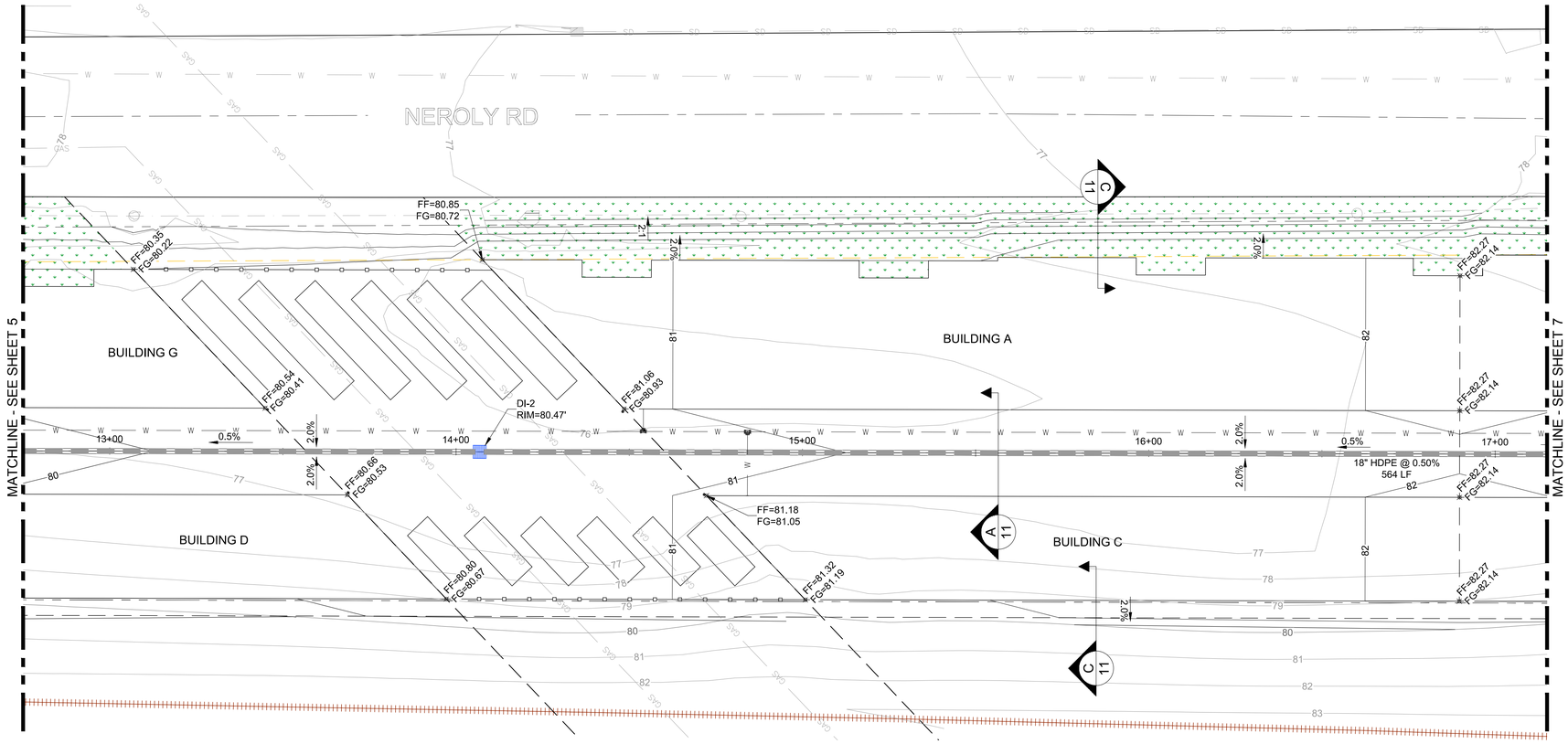
PERMIT LEVEL DRAWINGS

DES BY: NB	DATE: MARCH 2016
DRN BY: NB	SCALE: AS NOTED
CHK BY: JM	PROJECT: ----
REV BY: JM	FILE:
APP BY: JM	

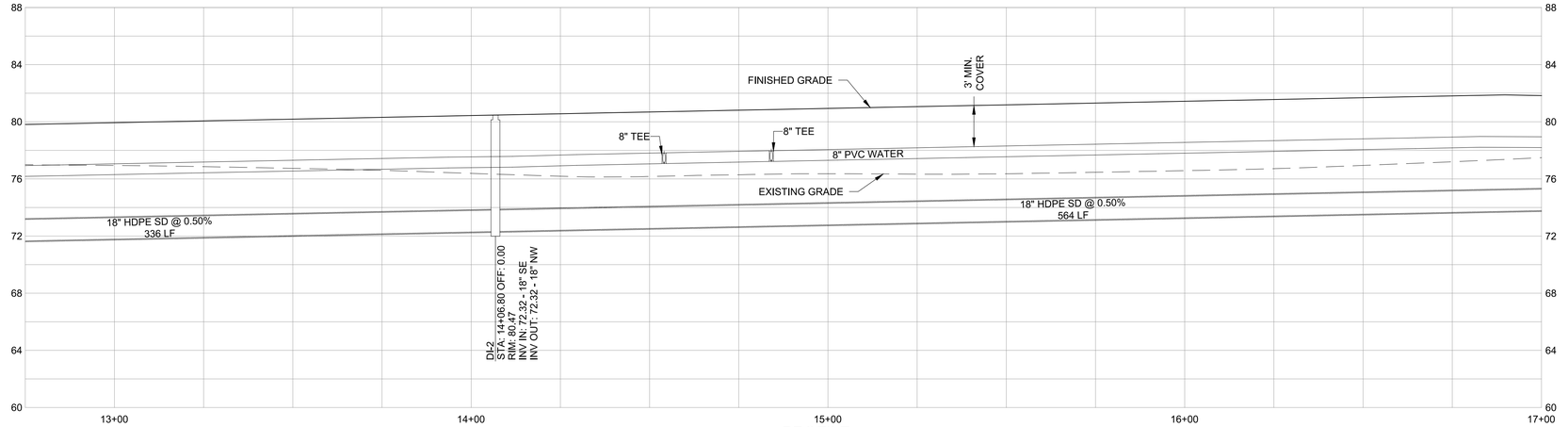
ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

DRAWING NO.
5

T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\3-7 GRADING & DRAINAGE PLAN.dwg 3/16/2016 3:00:54 PM neil



PLAN VIEW
SCALE: 1" = 20'



PROFILE
SCALE: 1" = 20' (H), 1"=5' (V)

LEGEND

- GRADE BREAK
- PROPERTY LINE
- RAILROAD TRACKS
- 10' SETBACK FROM PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING WATER VALVE
- EXISTING GAS PIPELINE
- EXISTING GRADE (5-FT CONTOUR)
- EXISTING GRADE (1-FT CONTOUR)
- PROPOSED GRADE (5-FT CONTOUR)
- PROPOSED GRADE (1-FT CONTOUR)
- ROAD CENTERLINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- PROPOSED WATER TEE
- 6' TALL CHAINLINK FENCE WITH SLATS
- 6' TALL WROUGHT IRON FENCE
- 5' TALL PICKET FENCE
- 7' TALL CONCRETE WALL
- GATE
- DETENTION BASIN

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER L. SEE — No. C52785 Exp. 12-31-2016 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE

REVISIONS

SHEET TITLE: GRADING & DRAINAGE PLAN-4

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI
engineering and construction
1111 CIVIC DRIVE
SUITE 100
WALNUT CREEK, CA 94596
(925)939-1378

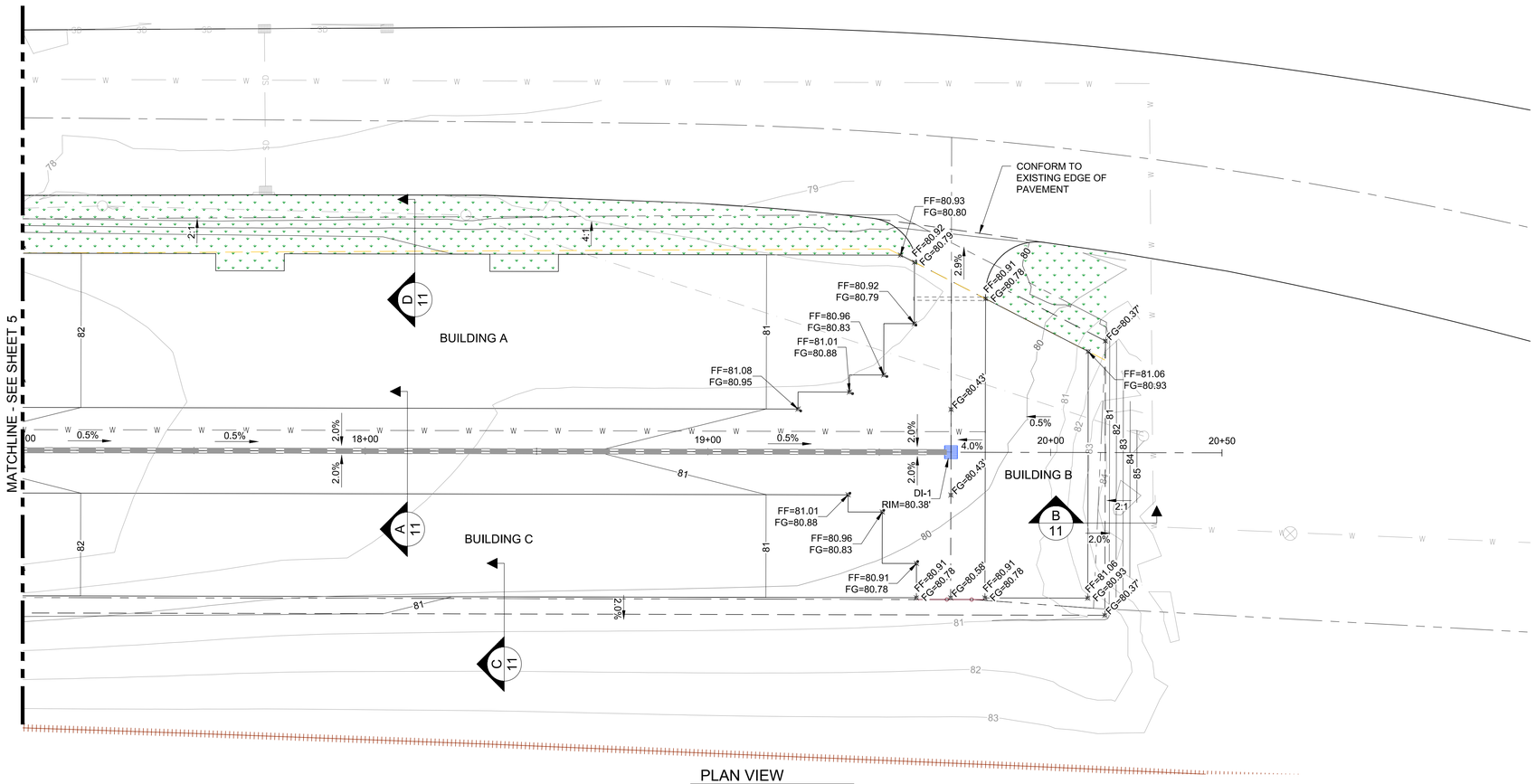
PERMIT LEVEL DRAWINGS

DES BY: NB	DATE: MARCH 2016
DRN BY: NB	SCALE: AS NOTED
CHK BY: JM	PROJECT: ---
REV BY: JM	FILE:
APP BY: JM	

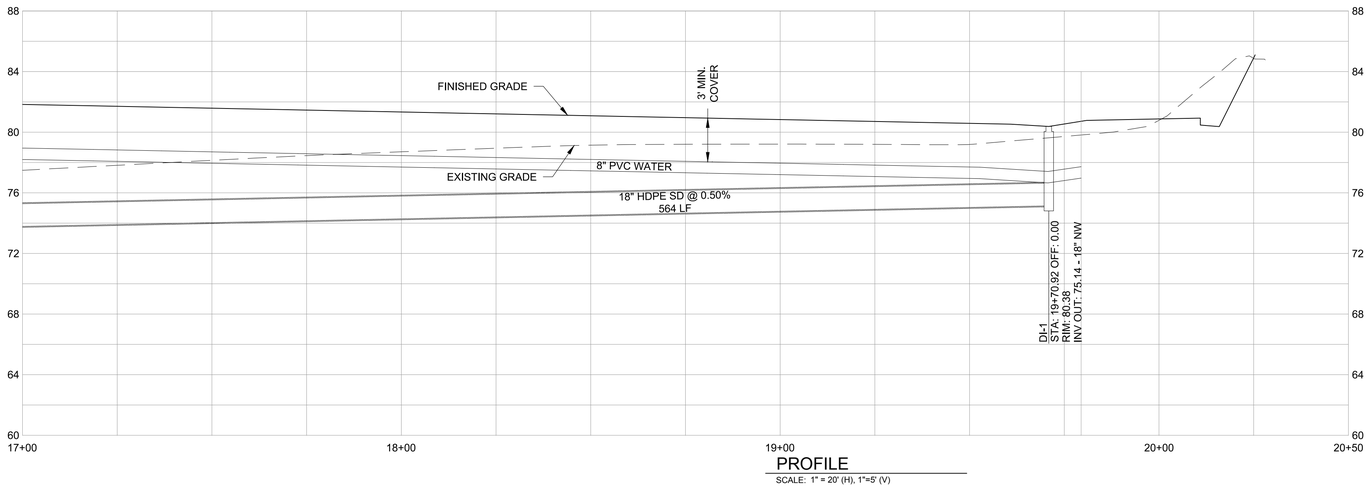
ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

DRAWING NO.
6

T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\3-7 GRADING & DRAINAGE PLAN.dwg 3/16/2016 3:01:00 PM neil



PLAN VIEW
SCALE: 1" = 20'



PROFILE
SCALE: 1" = 20' (H), 1"=5' (V)

LEGEND

- GRADE BREAK
- PROPERTY LINE
- RAILROAD TRACKS
- 10' SETBACK FROM PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- EXISTING WATER VALVE
- EXISTING GAS PIPELINE
- EXISTING GRADE (5-FT CONTOUR)
- EXISTING GRADE (1-FT CONTOUR)
- PROPOSED GRADE (5-FT CONTOUR)
- PROPOSED GRADE (1-FT CONTOUR)
- ROAD CENTERLINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN PIPE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER PIPE
- PROPOSED WATER TEE
- 6' TALL CHAINLINK FENCE WITH SLATS
- 6' TALL WROUGHT IRON FENCE
- 5' TALL PICKET FENCE
- 7' TALL CONCRETE WALL
- GATE
- DETENTION BASIN

REGISTERED PROFESSIONAL ENGINEER
MICHELLE L. SELF
No. C52785
Exp. 12-31-2016
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE

REVISIONS

SHEET TITLE
GRADING & DRAINAGE PLAN-5

PROJECT TITLE
OAKLEY SELF STORAGE FACILITY

CMI
engineering and construction
1111 CIVIC DRIVE
SUITE 130
WALNUT CREEK, CA 94596
(925)939-1378

PERMIT LEVEL DRAWINGS

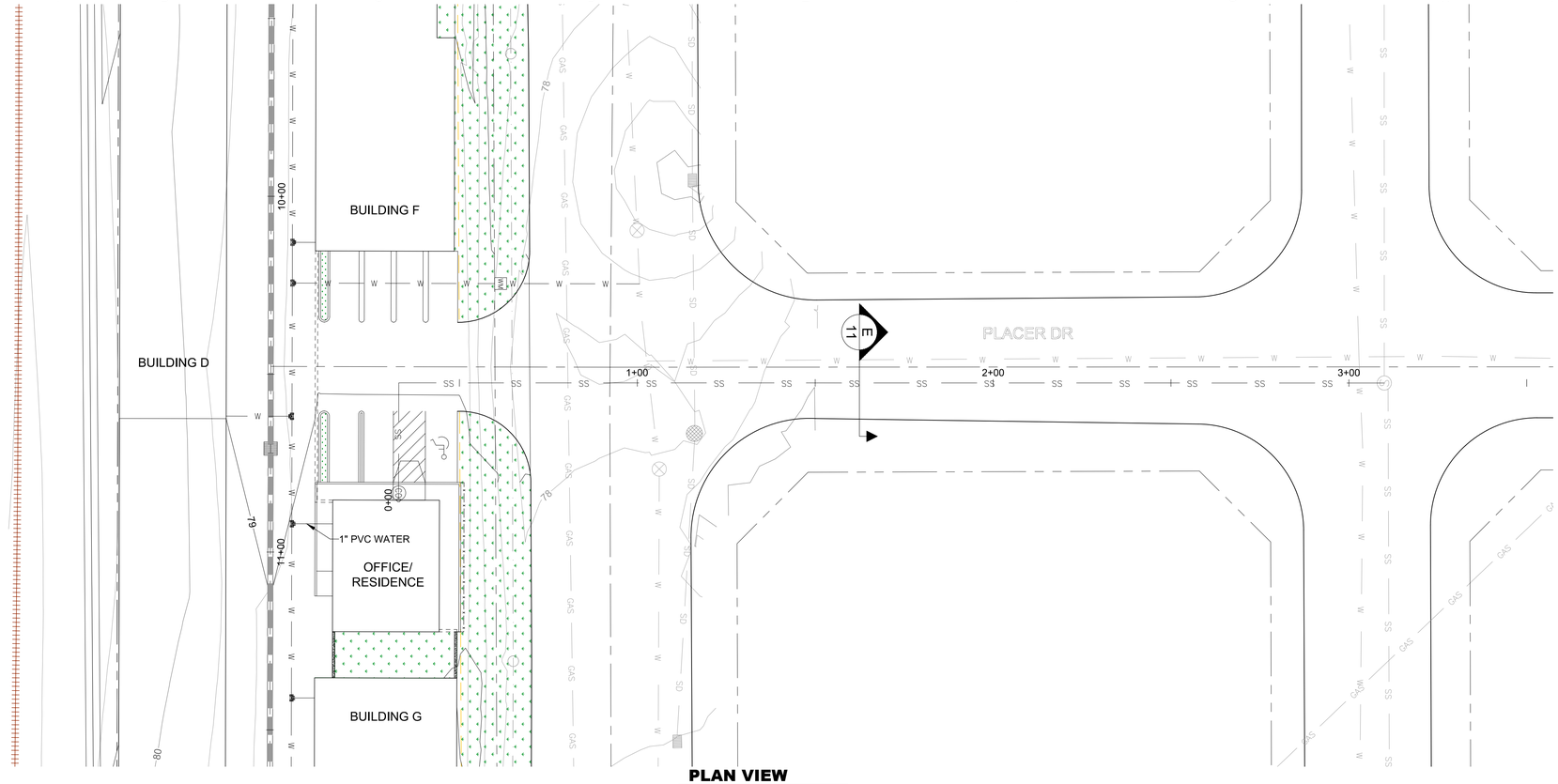
DES BY: NB
DRN BY: NB
CHK BY: JM
REV BY: JM
APP BY: JM

DATE: MARCH 2016
SCALE: AS NOTED
PROJECT: ---
FILE:

ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

DRAWING NO.
7

T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\3-7 GRADING & DRAINAGE PLAN.dwg 3/16/2016 3:01:07 PM neil

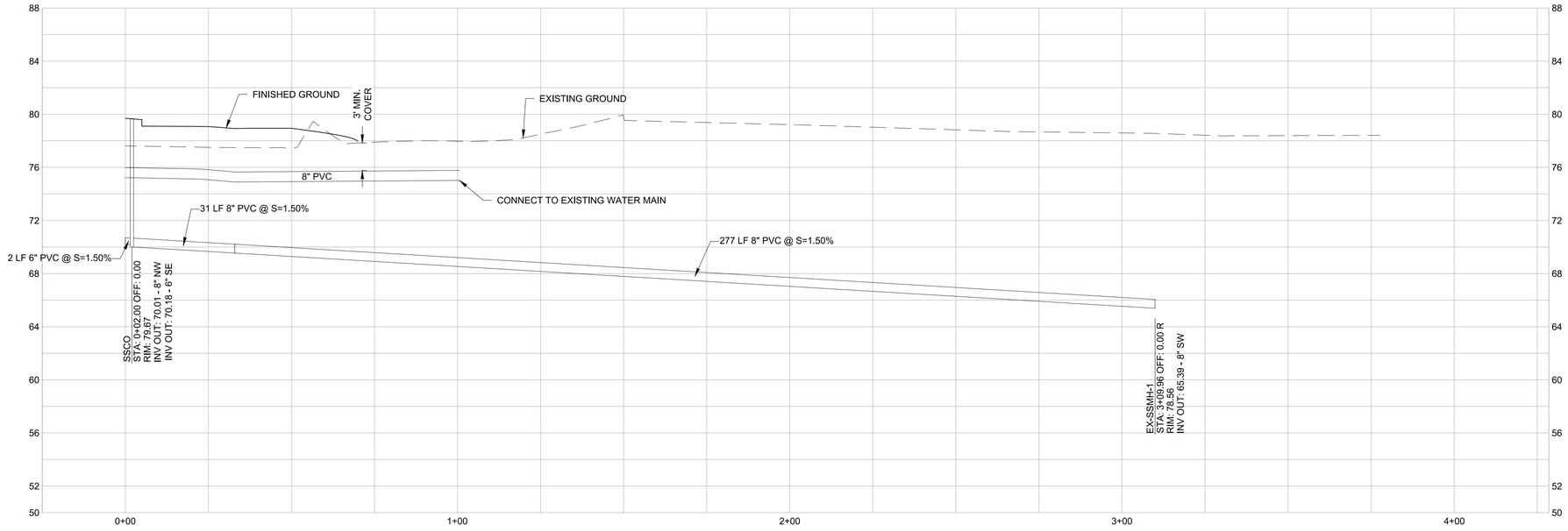


PLAN VIEW

SCALE: 1" = 20'

LEGEND

- GRADE BREAK
- PROPERTY LINE
- RAILROAD TRACKS
- 10' SETBACK FROM PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER PIPE
- EXISTING WATER VALVE
- EXISTING GAS PIPELINE
- EXISTING GRADE (5-FT CONTOUR)
- EXISTING GRADE (1-FT CONTOUR)
- PROPOSED GRADE (5-FT CONTOUR)
- PROPOSED GRADE (1-FT CONTOUR)
- ROAD CENTERLINE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN PIPE
- PROPOSED WATER PIPE
- PROPOSED WATER METER
- PROPOSED WATER TEE
- PROPOSED SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- 6' TALL CHAINLINK FENCE WITH SLATS
- 6' TALL WROUGHT IRON FENCE
- 5' TALL PICKET FENCE
- 7' TALL CONCRETE WALL
- GATE
- DETENTION BASIN



PROFILE - SANITARY SEWER & WATER LINE

SCALE: 1" = 20' (H), 1"=5' (V)

REGISTERED PROFESSIONAL ENGINEER — NICOLE E. BRUNETTI — No. C52785 Exp. 12-31-2016 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
	REVISIONS	

SHEET TITLE: SANITARY SEWER & WATER PLAN

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI
civil engineering and construction
1111 CIVIC DRIVE
SUITE 100
WALNUT CREEK, CA 94596
(925)939-1376

PERMIT LEVEL DRAWINGS

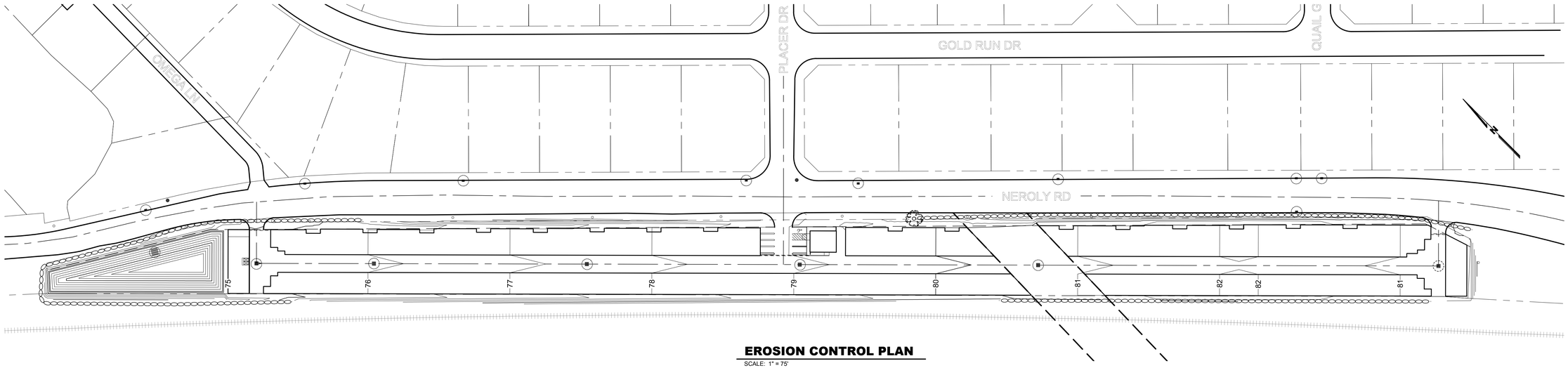
DES BY: NB	DATE: MARCH 2016
DRN BY: NB	SCALE: AS NOTED
CHK BY: JM	PROJECT: ---
REV BY: JM	FILE:
APP BY: JM	

ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

DRAWING NO.

8

T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\8 SANITARY SEWER & WATER PLAN.dwg 3/16/2016 3:01:42 PM neil



EROSION CONTROL PLAN

SCALE: 1" = 75'

EROSION CONTROL NOTES

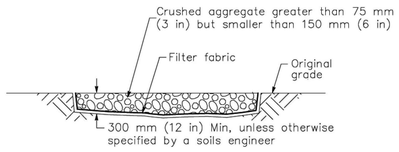
1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BETWEEN OCTOBER 15TH AND APRIL 15TH. THE INTENT OF SITE EROSION CONTROL MEASURES IS TO PREVENT ON-SITE EROSION, AND TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE OR RECEIVING INLET. IT IS THE CONTRACTORS RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREA UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
3. ALL EXCAVATED MATERIAL NOT SUITABLE FOR FILL OR OTHER USE ON-SITE SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE.
4. ANY SOIL OR OTHER ERODIBLE MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC AND SURROUNDED WITH A SEDIMENT BARRIER IF NECESSARY TO PREVENT SEDIMENT TRANSPORT OFF-SITE. SITE HOUSEKEEPING, MATERIALS MANAGEMENT, AND EQUIPMENT MANAGEMENT SHALL BE CONSISTENT WITH THE REQUIREMENTS OF THE APPROPRIATE CALTRANS BMP.
5. SEDIMENT BARRIERS SHALL BE CONSTRUCTED ALONG THE BOTTOM OF ALL GRADED SLOPES OR WHERE OTHERWISE SHOWN ON THE EROSION CONTROL PLAN. SEDIMENT BARRIERS SHALL CONSIST OF SILT FENCING OR FIBER ROLLS.
6. STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT DURING CONSTRUCTION. IF THE CATCH BASIN IS ABOVE GRADE, COVER OR PLACE SILT FABRIC UNDER GRATE. IF CATCH BASIN IS AT GRADE AND RECEIVING STORMWATER, SURROUND WITH SEDIMENT BARRIER. SEDIMENT BARRIER SHALL CONSIST OF GRAVEL BAGS IF INLET IS LOCATED IN A PAVED AREA. SEDIMENT BARRIER SHALL CONSIST OF SILT FENCE OR FIBER ROLL IF IN AN UNPAVED AREA.
7. EXPOSED SLOPES SHALL BE PROTECTED BY VEGETATIVE COVER. HYDROSEED MIX FOR THIS SITE SHALL BE:
   SLOPES LESS THAN 3:1:
   MULCH RATE=1500 LB/ACRE
   FERTILIZER RATE=500 LB/ACRE
   SEED (LBS PER ACRE)
   3 LB CRIMSON CLOVER
   20 LB HYKON ROSE CLOVER
   1.5 LB CALIFORNIA POPPY
   2.5 LB LARGE LUPINE
   2.5 LB SKY LUPINE *ALL CLOVER SEED TO BE INOCULATED

   ON SLOPES STEEPER THAN 2:1 INCREASE MULCH RATE TO 1800 LB/ACRE AND ADD 80 LB/ACRE BINDER.
8. STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS. FOR EMERGENCY WORK CONTACT: JMI PROPERTIES CORPORATION. JIM MOITA, 925-672-2200.
9. PLACE 4000 LBS/ACRE STRAW MULCH ON ALL SLOPES >10:1.
10. ALL GRADED SLOPES IN EXCESS OF 5 FEET IN HEIGHT SHALL BE HYDROSEEDED NO LATER THAN SEPTEMBER 15TH AND IRRIGATED (IF NECESSARY) TO ENSURE ESTABLISHMENT PRIOR TO THE ONSET OF THE RAINY SEASON.
11. ALL STORM DRAIN INLETS (CATCH BASINS) SHALL BE IMPRINTED WITH THE SIGN "NO DUMPING, FLOWS TO CREEK" AS PER CITY STANDARD.
12. COVER ALL TRUCKS HAULING CONSTRUCTION AND DEMOLITION DEBRIS FROM THE SITE.
13. USE WATERING TO CONTROL DUST GENERATION DURING CONSTRUCTION. WATER ALL EXPOSED OR DISTURBED SOIL SURFACES AT LEAST TWICE DAILY, OR APPLY NON-TOXIC SOIL STABILIZERS.
14. PROVIDE DAILY CLEANUP OF MUD AND DIRT CARRIED ONTO PAVED STREETS FROM SITE.

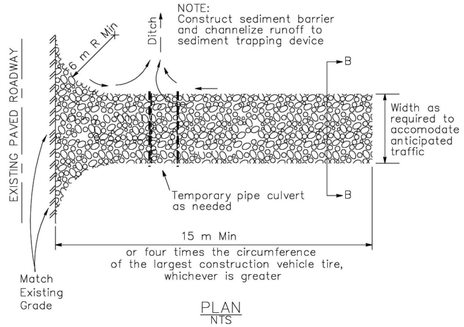
STABILIZED CONSTRUCTION ENTRANCE

LOCATE CONSTRUCTION ENTRANCES AT ENTRIES TO PROJECT SITE.

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 3" TO 6" STONE.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SANDBAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.



SECTION B–B
NTS



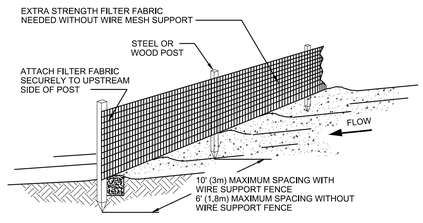
PLAN
NTS

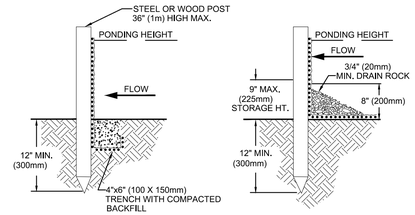
STABILIZED COSTRUCTION ENTRANCE/EXIT

SCALE: N.T.S.

LEGEND

- INLET PROTECTION
- FIBER ROLL OR SILT FENCE



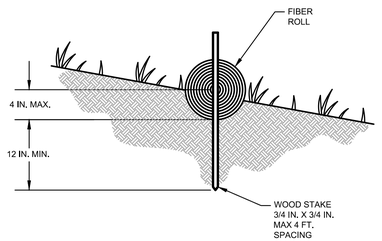


TRENCH DETAIL **INSTALLATION WITHOUT TRENCHING**

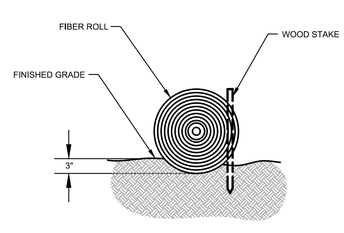
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE

SCALE: N.T.S.



ENTRENCHMENT DETAIL IN SLOPE AREA



ENTRENCHMENT DETAIL IN FLAT AREA

FIBER/COIR ROLL SILT BARRIER

SCALE: N.T.S.

NO.	DESCRIPTION	DATE
	REVISIONS	

SHEET TITLE: EROSION CONTROL PLAN

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI engineering and construction
1111 CIVIC DRIVE
SUITE 150
WALNUT CREEK, CA 94596
(925)939-1378

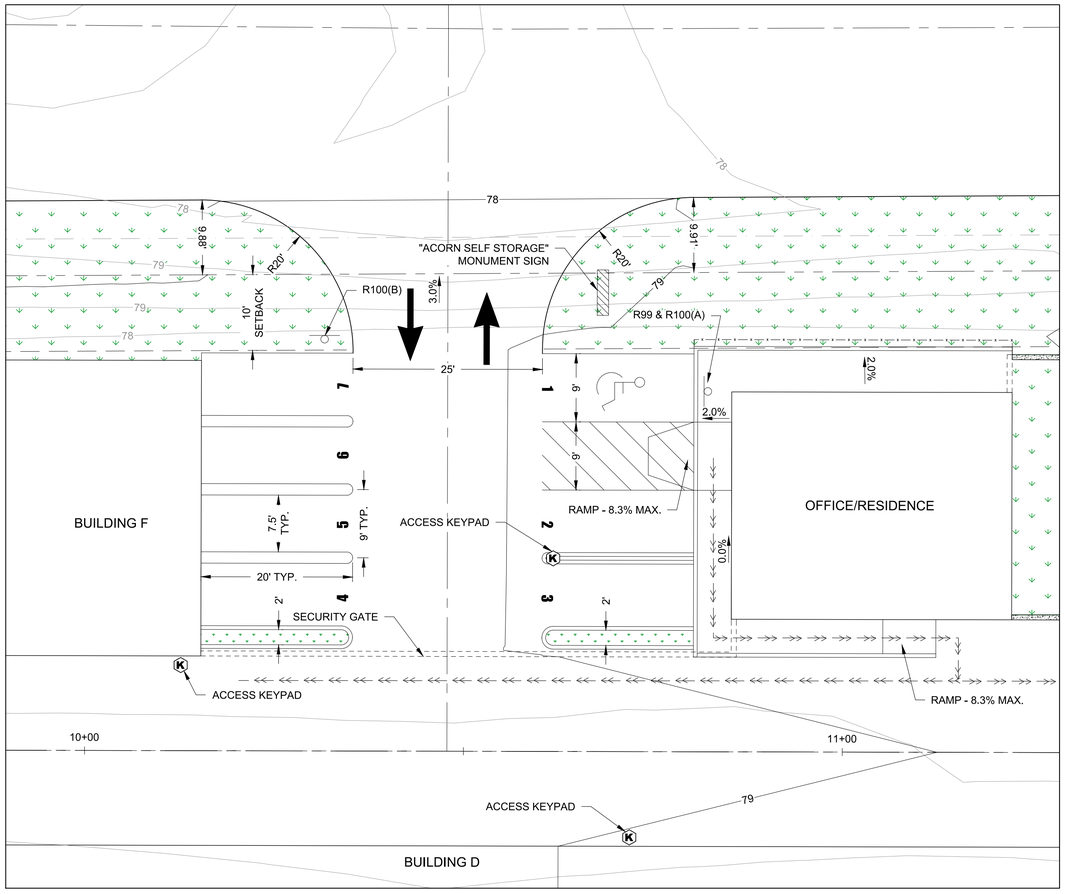
PERMIT LEVEL DRAWINGS

DES BY: NB	DATE: MARCH 2016
DRN BY: NB	SCALE: AS NOTED
CHK BY: JM	PROJECT: ----
REV BY: JM	FILE:
APP BY: JM	

ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

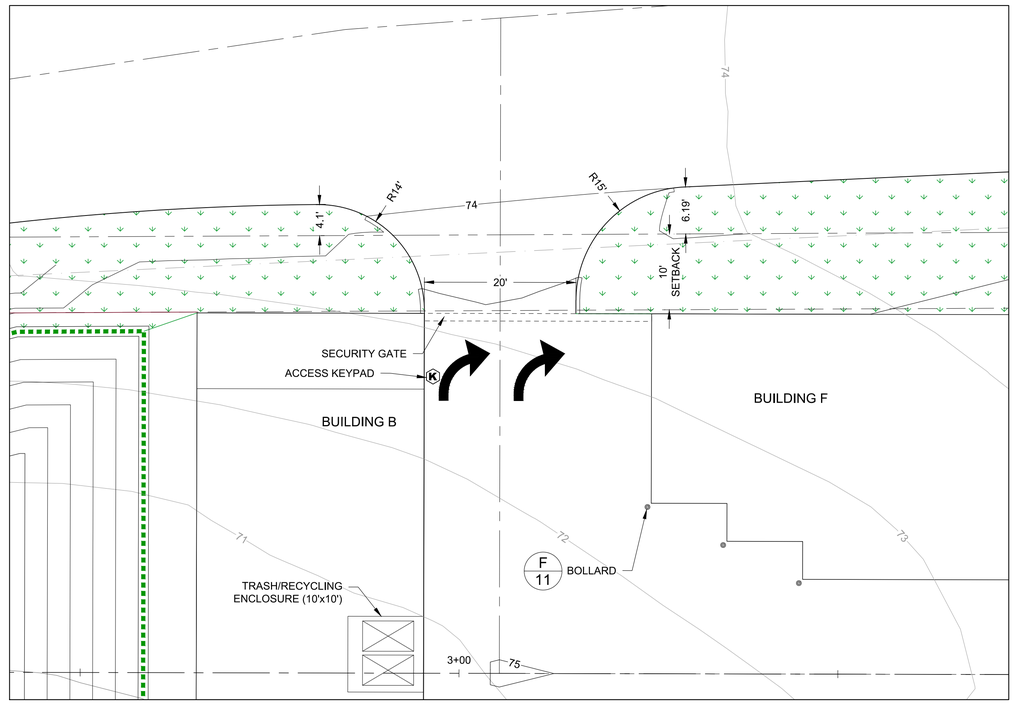
DRAWING NO.
9

T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\9 EROSION CONTROL PLAN.dwg 3/16/2016 3:02:17 PM neil



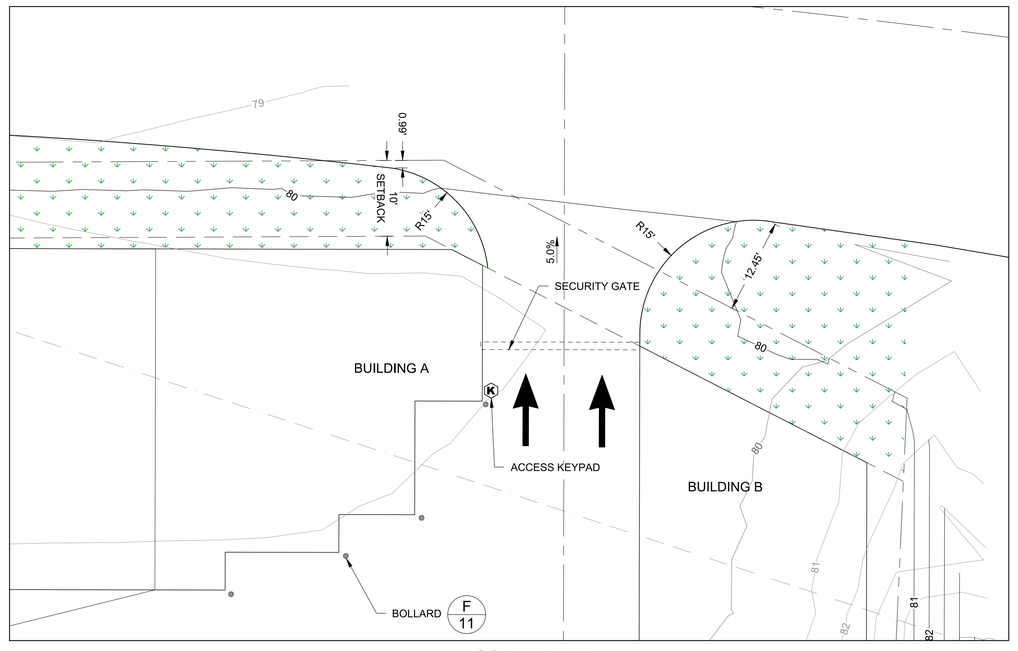
PARKING PLAN

SCALE: 1" = 10'



NORTH EXIT

SCALE: 1" = 10'



SOUTH EXIT

SCALE: 1" = 10'

LEGEND

- PROPERTY LINE (10' SETBACK)
- SIGN
- BOLLARD
- ACCESS KEYPAD
- 80 EXISTING GRADE (5-FT CONTOUR)
- 78 EXISTING GRADE (1-FT CONTOUR)
- 80 PROPOSED GRADE (5-FT CONTOUR)
- 78 PROPOSED GRADE (1-FT CONTOUR)
- ROAD CENTERLINE
- LANDSCAPING/PLANTER
- 6' TALL CHAINLINK FENCE WITH SLATS
- 6' TALL WROUGHT IRON FENCE
- 5' TALL PICKET FENCE
- 7' TALL CONCRETE WALL
- GATE
- ACCESSIBLE PATH OF TRAVEL

NOTES

1. SIGNING AND STRIPING SHALL CONFORM TO THE APPLICABLE DETAILS OF THE CITY OF OAKLEY AND CALTRANS STANDARD PLANS AND SPECIFICATIONS.
2. USE THERMOPLASTIC FOR ALL NEW PAVEMENT MARKINGS AND STRIPING.
3. EXISTING PAVEMENT MARKINGS TO REMAIN SHALL BE REPLACED IN KIND IF DISTURBED BY CONSTRUCTION ACTIVITIES.

REGISTERED PROFESSIONAL ENGINEER
MICHELLE L. SELF
No. C52785
Exp. 12-31-2016
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE

REVISIONS

SHEET TITLE
PARKING LAYOUT & DRIVEWAY PLAN

PROJECT TITLE
OAKLEY SELF STORAGE FACILITY

CMI
engineering and construction
1111 CIVIC DRIVE
SUITE 130
WALNUT CREEK, CA 94596
(925)939-1378

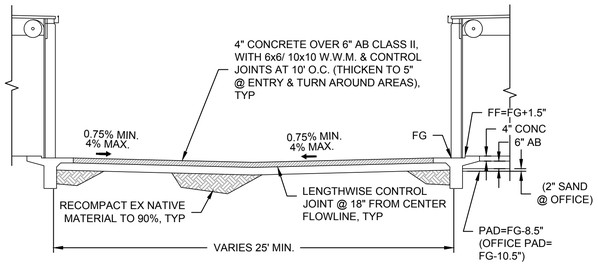
PERMIT LEVEL DRAWINGS

DES BY: NB	DATE: MARCH 2016
DRN BY: NB	SCALE: AS NOTED
CHK BY: JM	PROJECT: ----
REV BY: JM	FILE:
APP BY: JM	

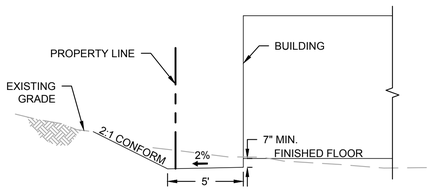
ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

DRAWING NO.
10

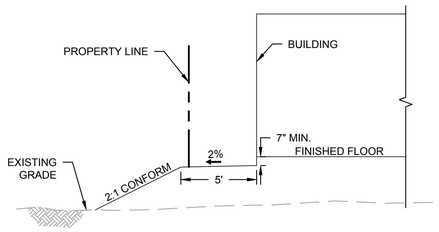
T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\10 PARKING LAYOUT & DRIVEWAY PLAN.dwg 3/16/2016 3:02:47 PM neil



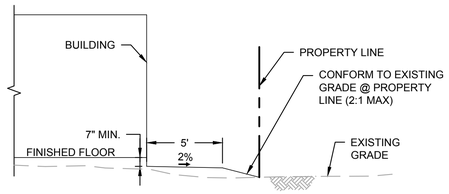
A 3-7 **DRIVE AISLE SECTION**
SCALE: 1" = 5'



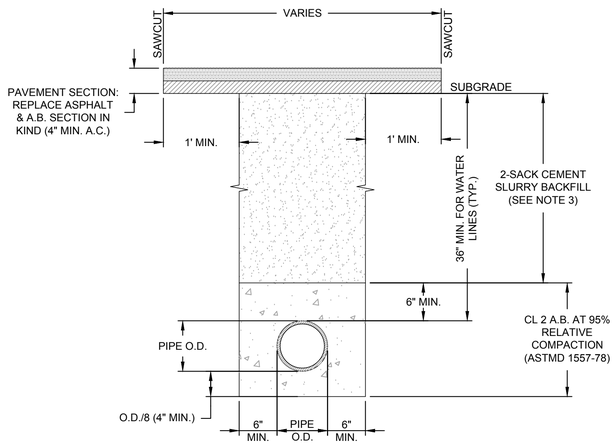
B 3-7 **PERIMETER GRADING - CUT**
SCALE: 1" = 5'



C 3-7 **PERIMETER GRADING - FILL**
SCALE: 1" = 5'



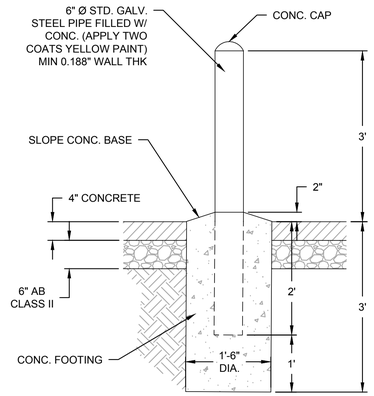
D 3-7 **PERIMETER GRADING ALONG NEROLY**
SCALE: 1" = 5'



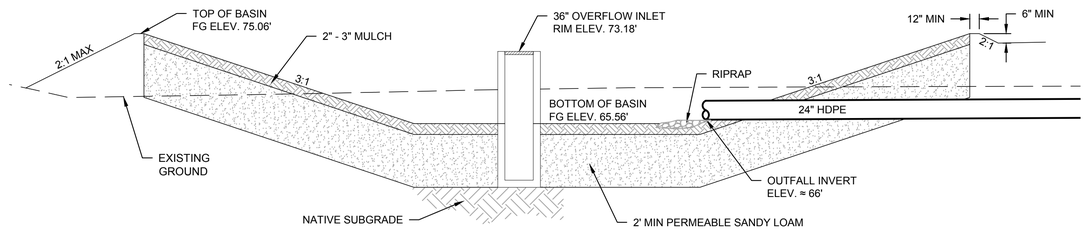
NOTES

1. THE USE OF RECYCLED A.B. SHALL NOT BE ALLOWED.
2. A 2-SACK CEMENT SLURRY SHALL BE REQUIRED ON ALL TRENCHES UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER IN WRITING.

E 3,8 **OPEN TRENCH, BACKFILL AND REPAIR OF EXISTING STREETS**
SCALE: 1" = 1'



F 3-7 **BOLLARD DETAIL**
SCALE: 3/4" = 1'



G 3 **DETENTION BASIN SECTION**
SCALE: NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
MICHELLE L. SELF
No. C52785
Exp. 12-31-2016
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE

REVISIONS

SHEET TITLE
CIVIL SECTIONS & DETAILS

PROJECT TITLE
OAKLEY SELF STORAGE FACILITY

CMI engineering and construction
1111 CIVIC DRIVE
SUITE 130
WALNUT CREEK, CA 94596
(925)939-1378

PERMIT LEVEL DRAWINGS

DES BY: NB
DRN BY: NB
CHK BY: JM
REV BY: JM
APP BY: JM
DATE: MARCH 2016
SCALE: AS SHOWN
PROJECT: ----
FILE:

ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

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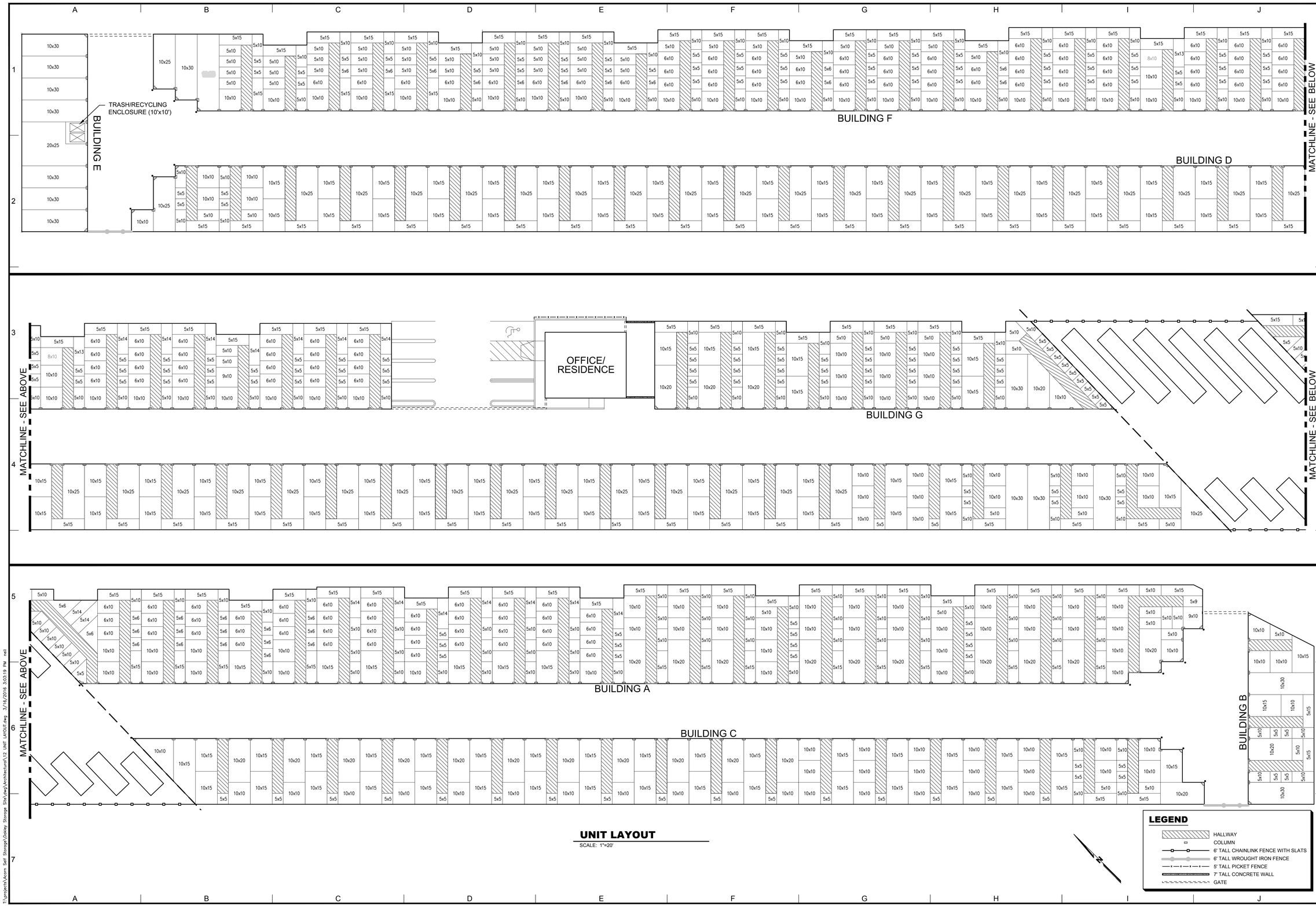
11

T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\11 CIVIL SECTIONS & DETAILS.dwg 3/16/2016 3:02:57 PM neil



UNIT LAYOUT

SCALE: 1"=20'

LEGEND

- HALLWAY
- COLUMN
- 6' TALL CHAINLINK FENCE WITH SLATS
- 6' TALL WROUGHT IRON FENCE
- 5' TALL PICKET FENCE
- 7' TALL CONCRETE WALL
- GATE

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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REVISIONS

SHEET TITLE: UNIT LAYOUT

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI engineering and construction
1111 CIVIC DRIVE
SUITE 130
WALNUT CREEK, CA 94596
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DATE: MARCH 2016
SCALE: AS NOTED
PROJECT: ----
FILE:

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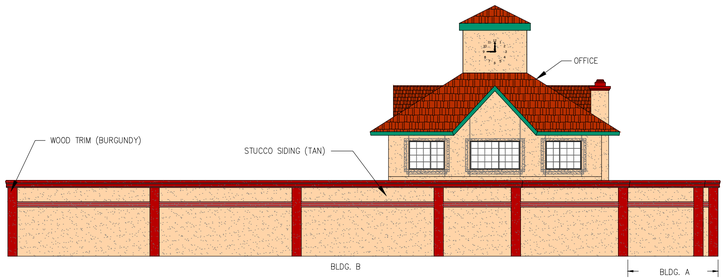
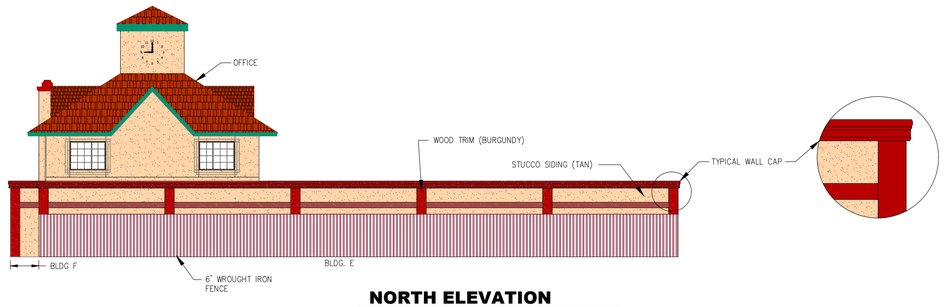
12

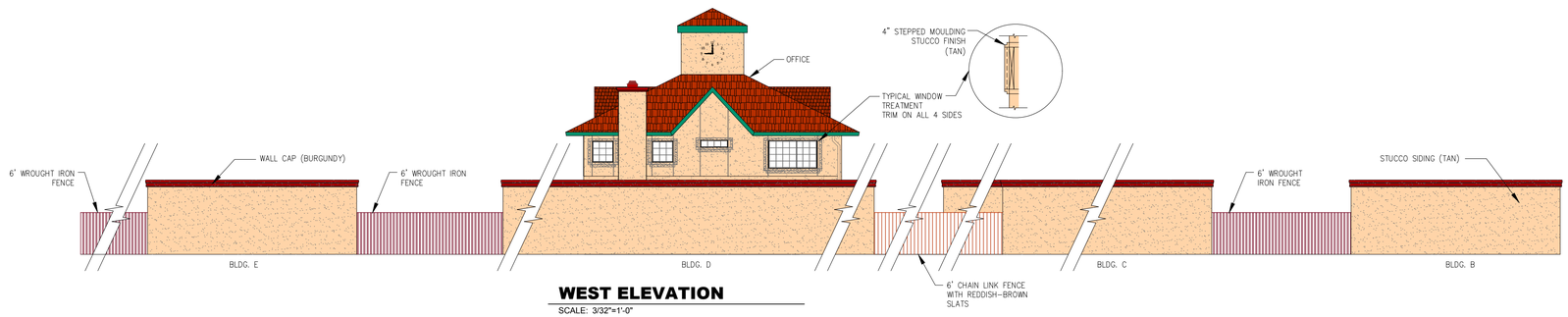
T:\projects\Acorn Self Storage\Oakley Storage Site\dwg\Architectural\12 UNIT LAYOUT.dwg 3/16/2016 3:03:19 PM neil



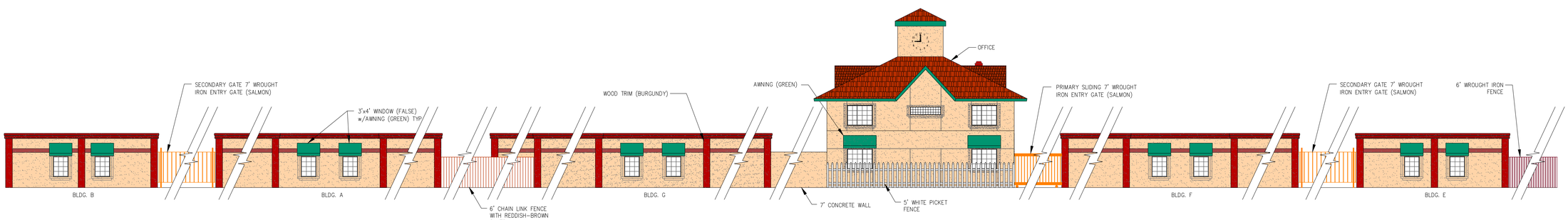
SOUTH ELEVATION
SCALE: 3/32"=1'-0"



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



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



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

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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REVISIONS

SHEET TITLE: PROJECT ELEVATIONS

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI engineering and construction
1111 CIVIC DRIVE
SUITE 130
WALNUT CREEK, CA 94596
(925)939-1378

PERMIT LEVEL DRAWINGS

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CHK BY: JM
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APP BY: JM

DATE: MARCH 2016
SCALE: AS NOTED
PROJECT: ---
FILE:

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5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
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13

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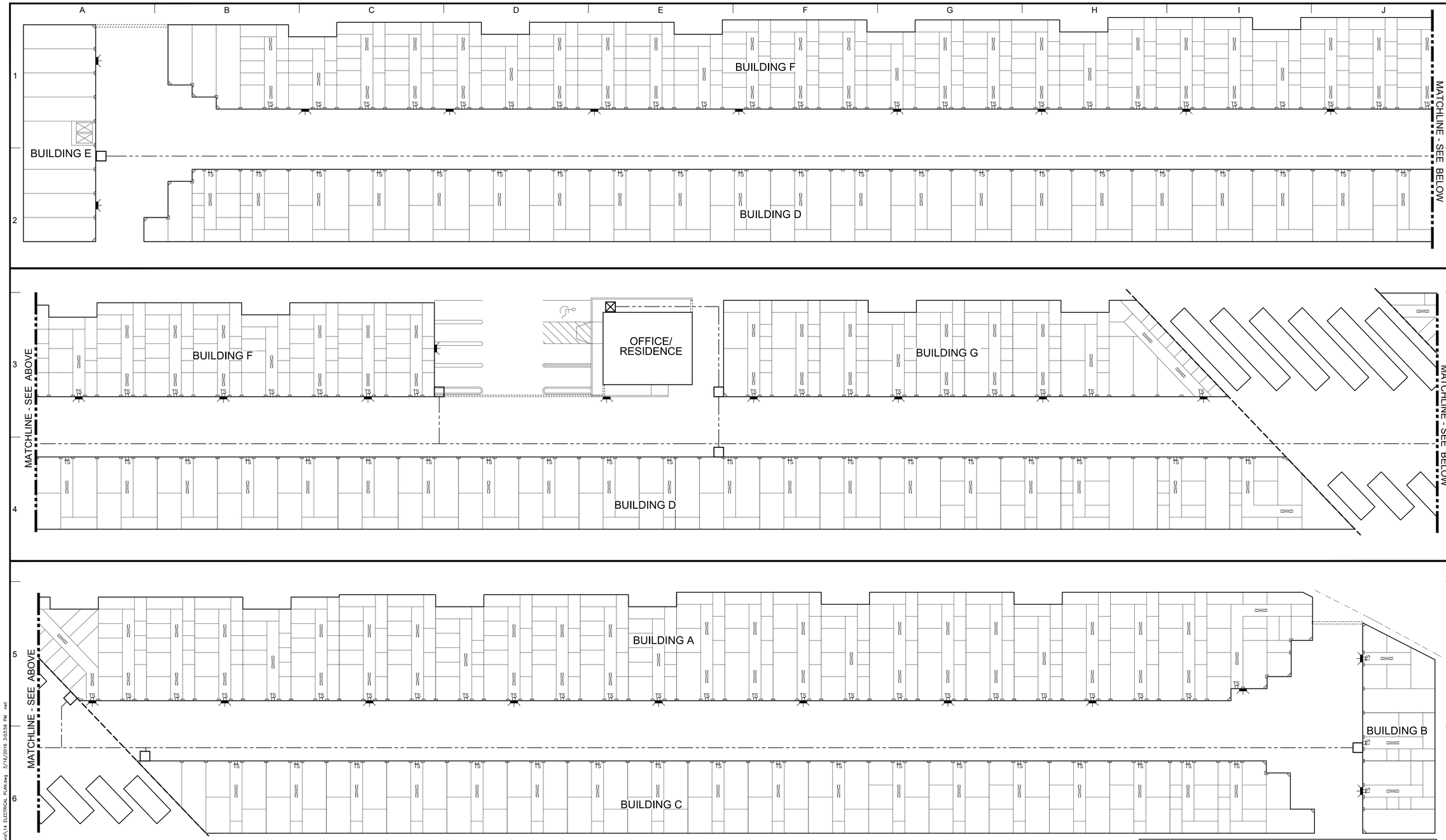

ELECTRICAL PLAN

SCALE: 1"=20'

LEGEND

- GATE
- EXTERIOR 70 WATT SODIUM LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE (ON TIMER CLOCK/PHOTOCELL)
- TS TIMER SWITCH ON PHOTOCELL
- ELECTRICAL METER
- SUB PANEL
- CONDUIT

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SHEET TITLE
ELECTRICAL PLAN

PROJECT TITLE
OAKLEY SELF STORAGE FACILITY

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SUITE 130
WALNUT CREEK, CA 94596
(925)939-1378

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14

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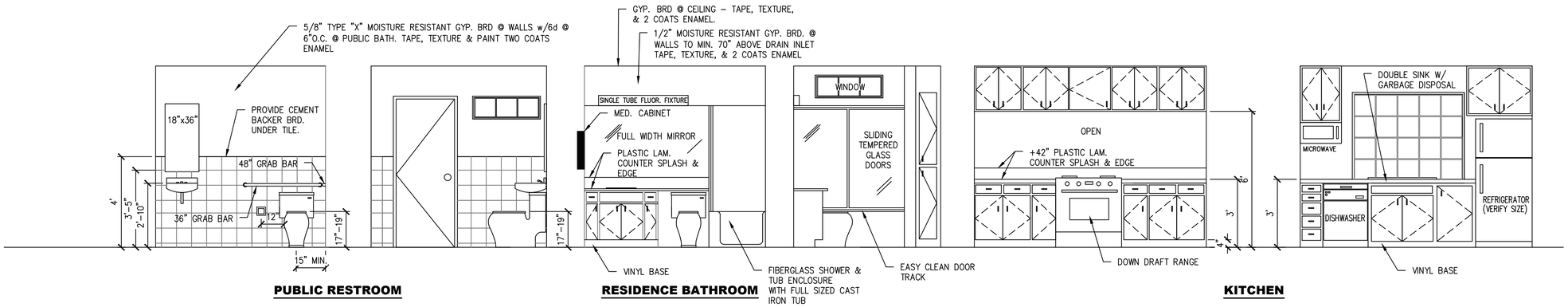


INTERIOR ELEVATIONS

SCALE: 3/8"=1'-0"

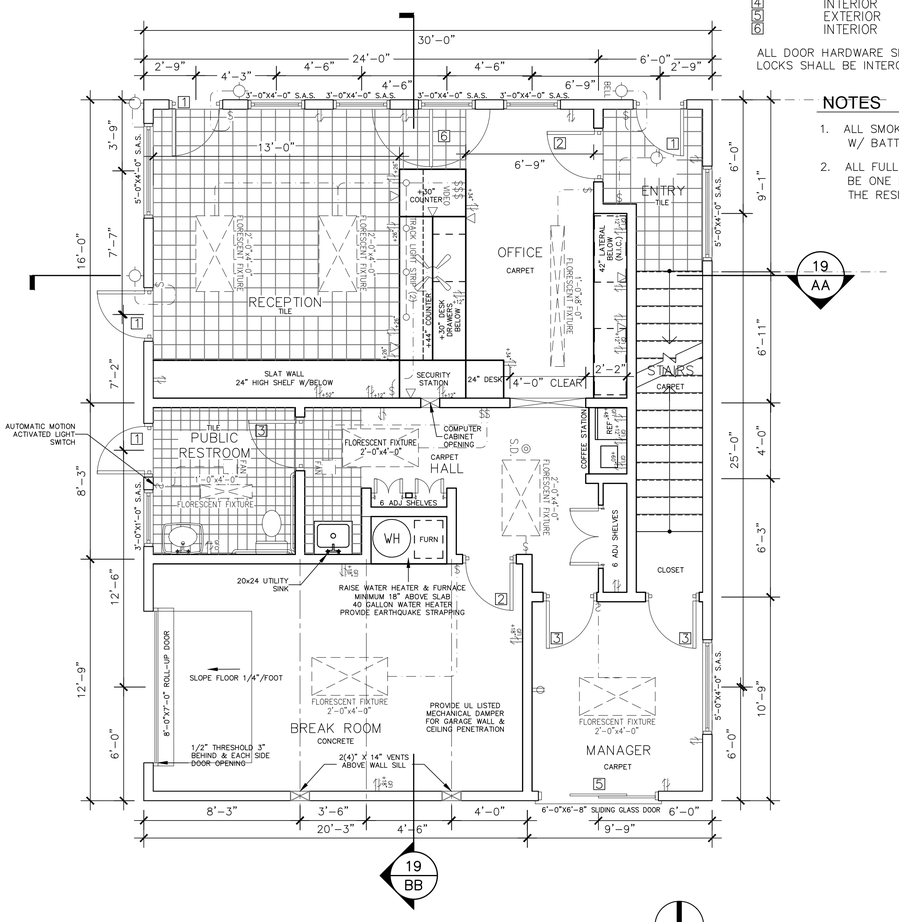
DOOR SCHEDULE

CODE	TYPE	RATING	MAX. OPEN EFFORT	SPECIAL HARDWARE
1	EXTERIOR	1 HOUR	8.5 LBS	HC APPROVED LOCK, SELF CLOSURE
2	INTERIOR	1 HOUR	15 LBS	HC APPROVED LOCK, SELF CLOSURE
3	INTERIOR	HOLLOW	5 LBS	----
4	INTERIOR	----	5 LBS EACH	DOUBLE FRENCH DOOR WITH TEMPERED GLASS
5	EXTERIOR	----	8.5 LBS	SLIDING GLASS
6	INTERIOR	----	5 LBS	180° SWING MECHNANISM

ALL DOOR HARDWARE SHALL BE SINGLE ACTION, LEVER TYPE HANDLES, 30–44" ABOVE THE FLOOR. LOCKS SHALL BE INTERCONNECTED WITH SINGLE ACTION LEVER HANDLES.

NOTES

1. ALL SMOKE DETECTORS TO BE 110V HOUSE–WIRED W/ BATTERY BACKUP, AUDIBLE IN ALL SLEEPING AREAS.
2. ALL FULL HEIGHT WALLS ON THE OFFICE LEVEL SHALL BE ONE HOUR WALLS, USING 5/8" TYPE X SHEET ROCK. THE RESIDENCE FLOOR SHALL BE 1–1/8" CDX T&G PLYWOOD.



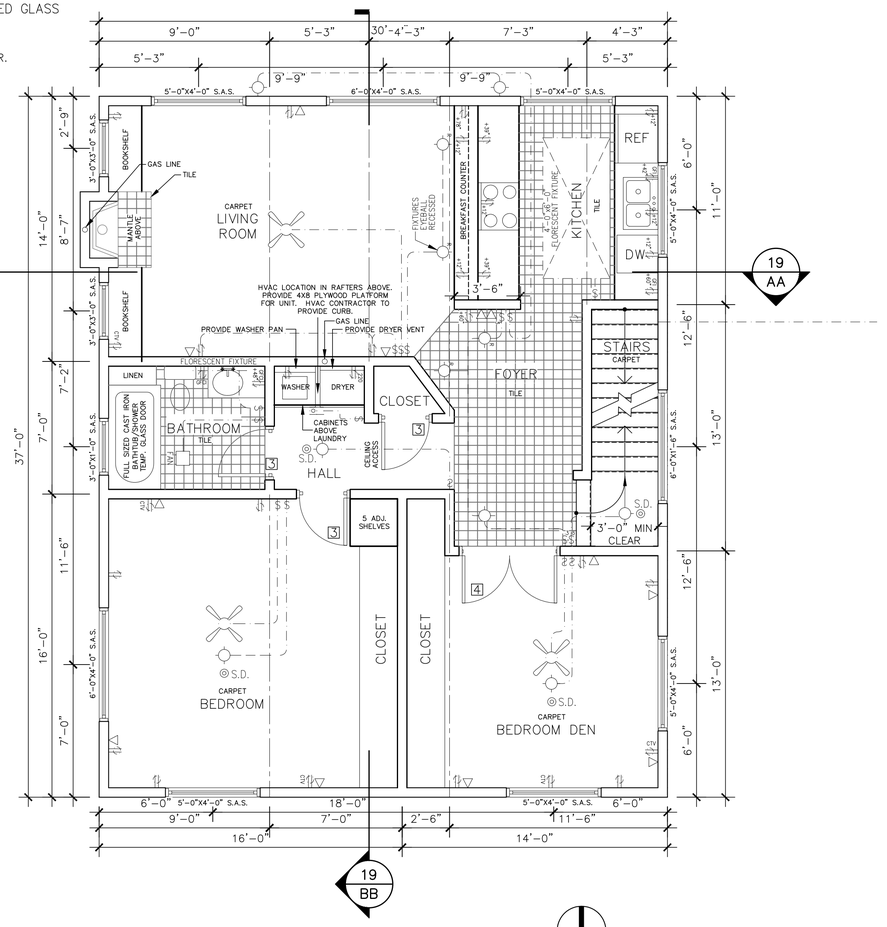
FIRST FLOOR PLAN - OFFICE

SCALE: 1/4"=1'-0"

NORTH

LEGEND

- SMOKE DETECTOR
- DUPLEX OUTLET
- SWITCH
- 3-WAY SWITCH
- CEILING FAN
- TELEPHONE JACK
- CABLE TV OUTLET
- GROUND FAULT CIRCUIT INTERRUPT DUPLEX OUTLET
- CEILING MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WIRING



SECOND FLOOR PLAN - RESIDENCE

SCALE: 1/4"=1'-0"

NORTH

REGISTERED PROFESSIONAL ENGINEER – JEFFREY L. SEEP – No. C52795 Exp. 12-31-2016 – STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
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SHEET TITLE: OFFICE FLOOR PLAN

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI civil engineering and land development construction
1111 CIVIC DRIVE
SUITE 125
WALNUT CREEK, CA 94596
(925)939-1378

PERMIT LEVEL DRAWINGS

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15

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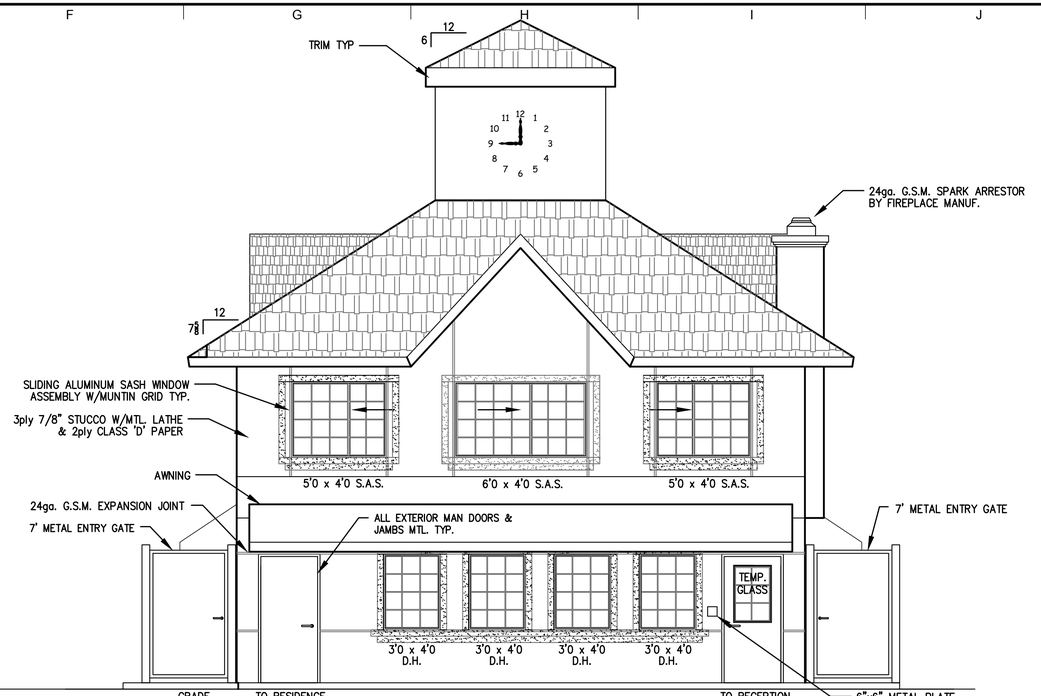
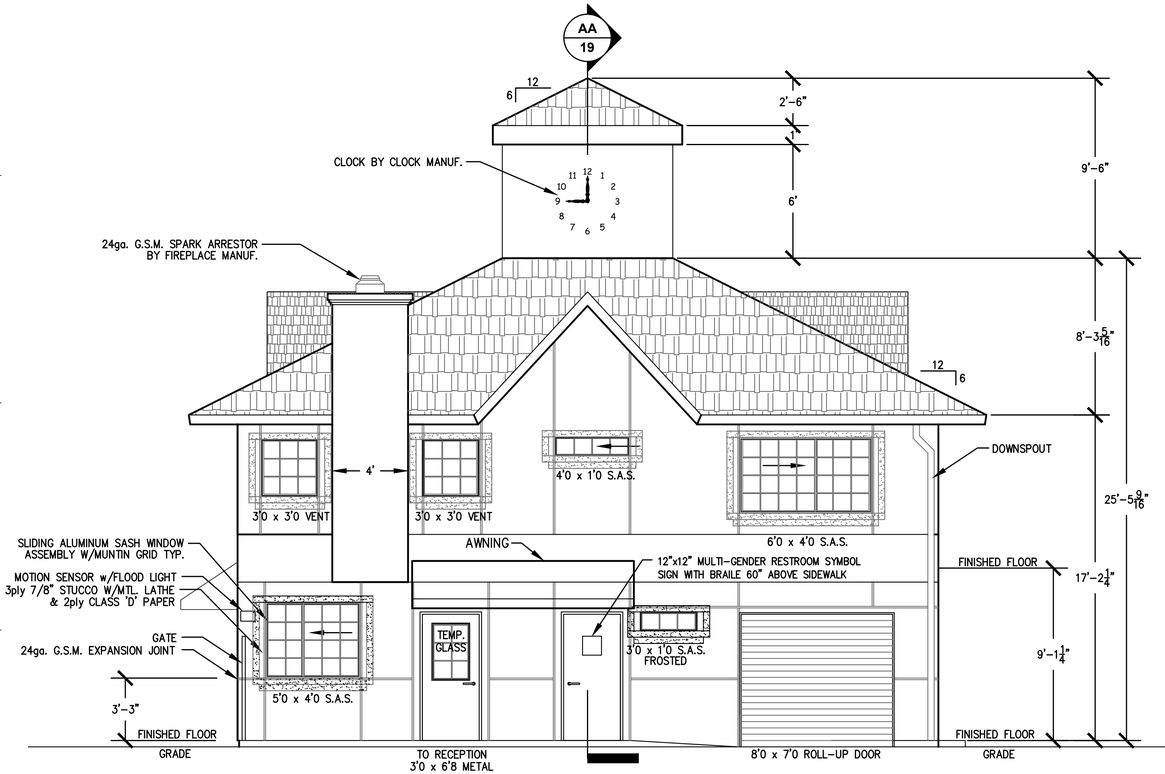
EAST ELEVATION

SCALE: 1/4"=1'-0"



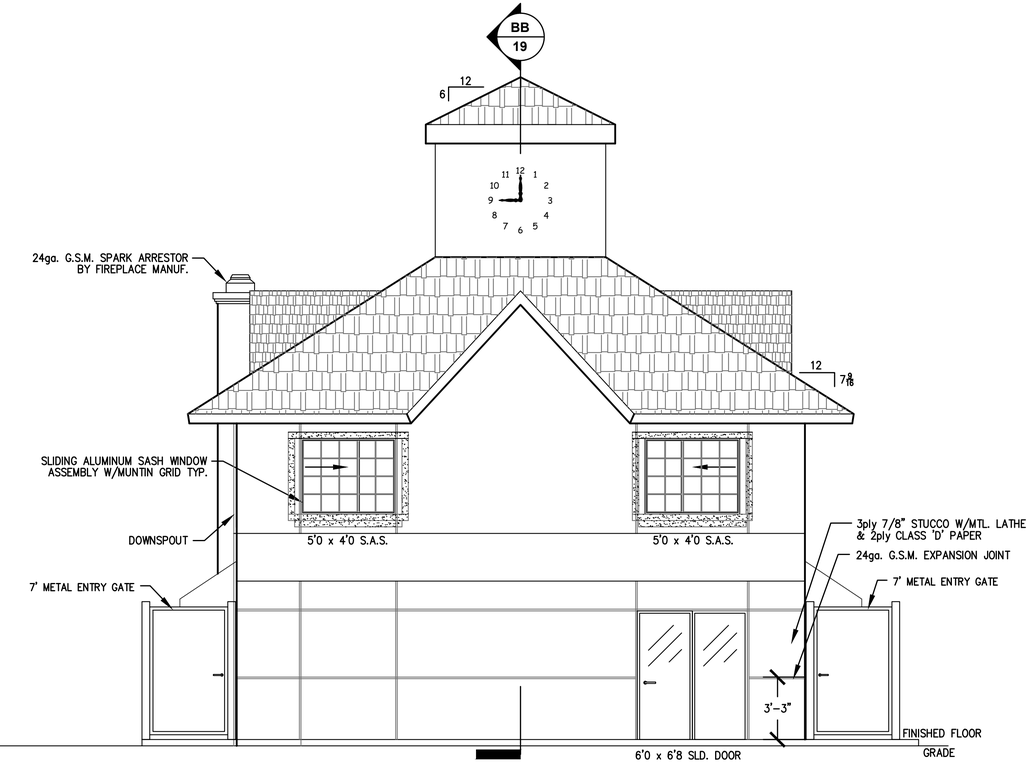
NORTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
NEIL E. SEELY
No. C52795
Exp. 12-31-2016
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
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SHEET TITLE: OFFICE ELEVATIONS

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

PERMIT LEVEL DRAWINGS

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engineering and construction
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SUITE 120
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16

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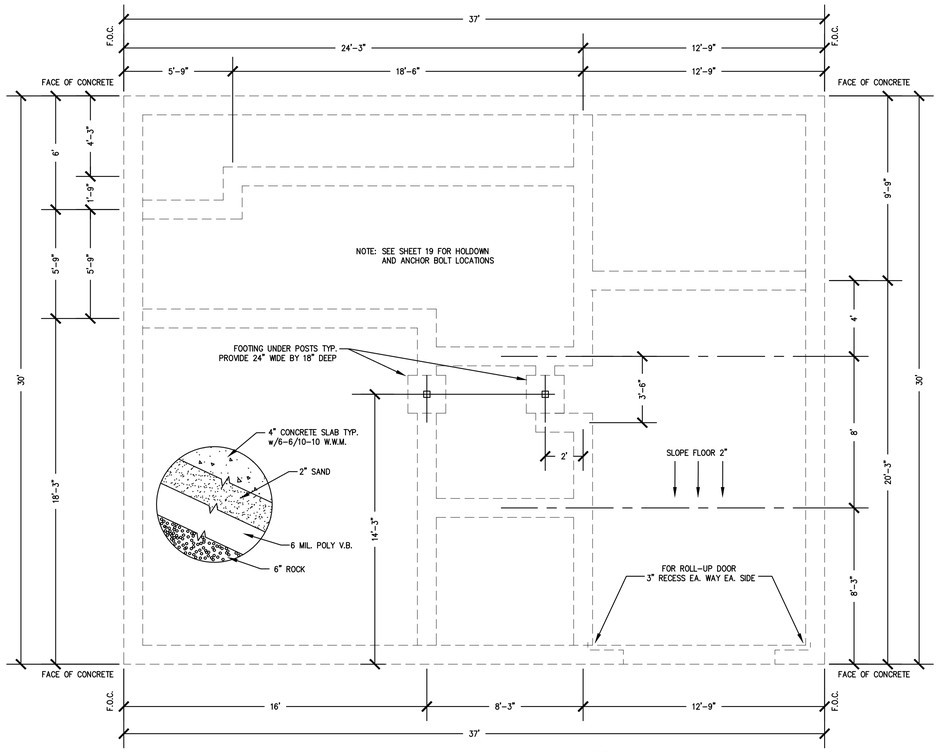


FOUNDATION PLAN

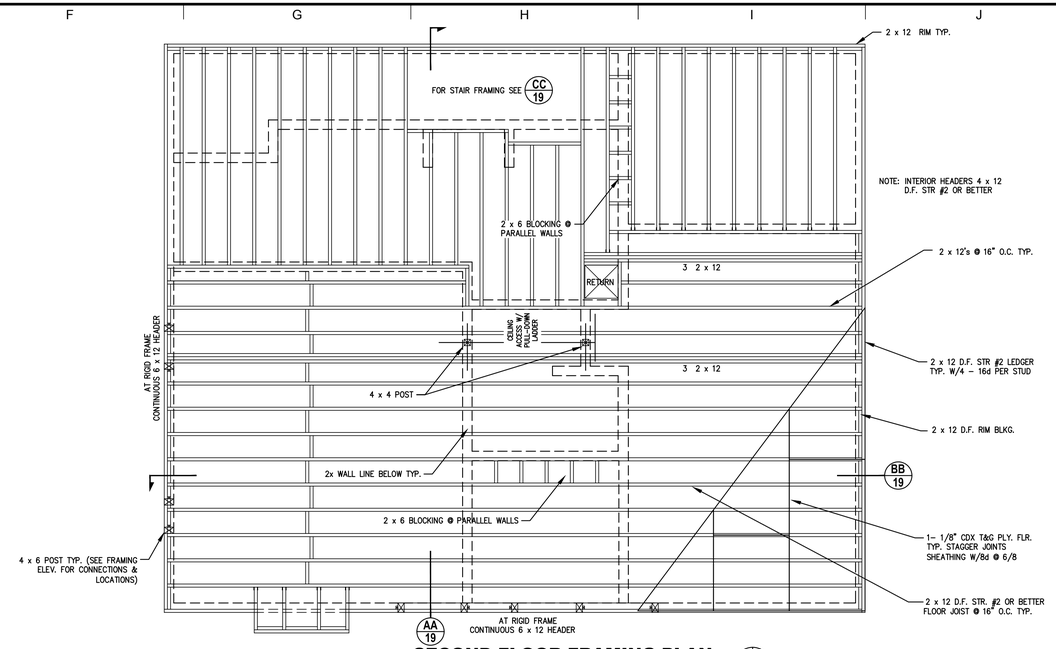
SCALE: 1/4"=1'-0"

NORTH

ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

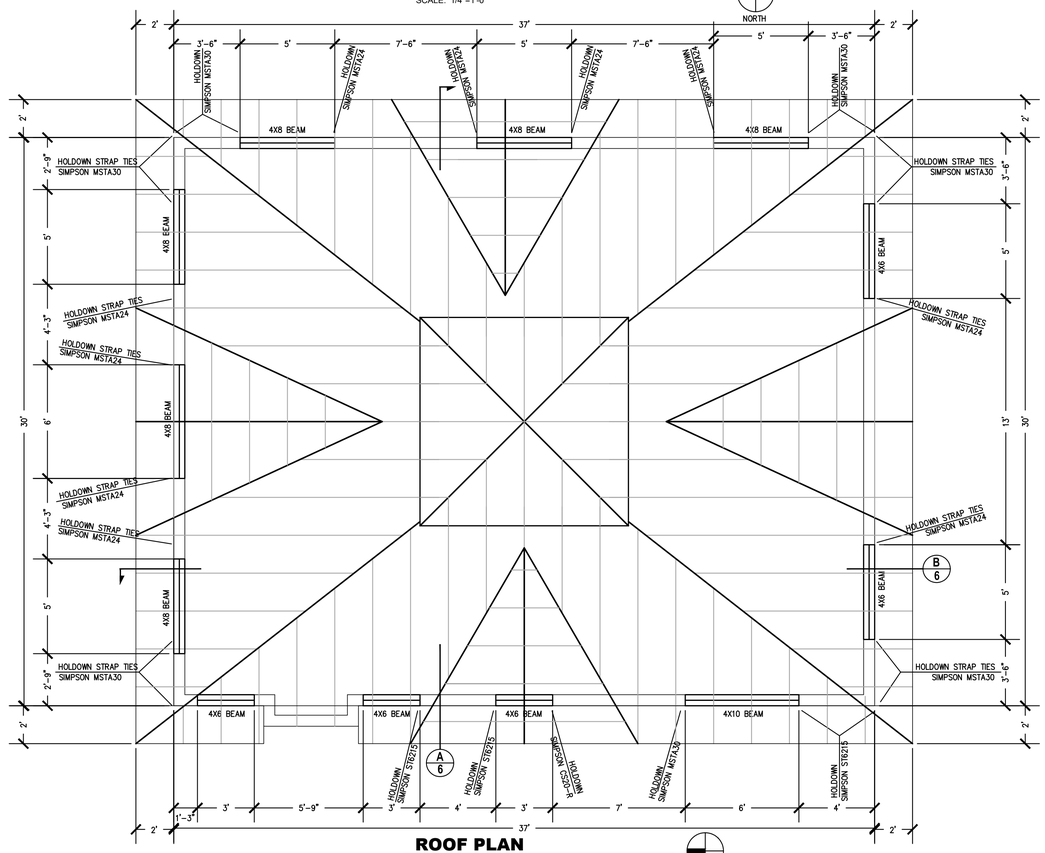
NORTH



SECOND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

NORTH



ROOF PLAN

SCALE: 1/4"=1'-0"

NORTH

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1111 CIVIC DRIVE
SUITE 110
WALNUT CREEK, CA 94596
(925)939-1378

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APP BY: JM	

SHEET TITLE: OFFICE FOUNDATION, FRAMING & ROOF PLAN

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

ACORN SELF STORAGE
5205 RAILROAD AVENUE
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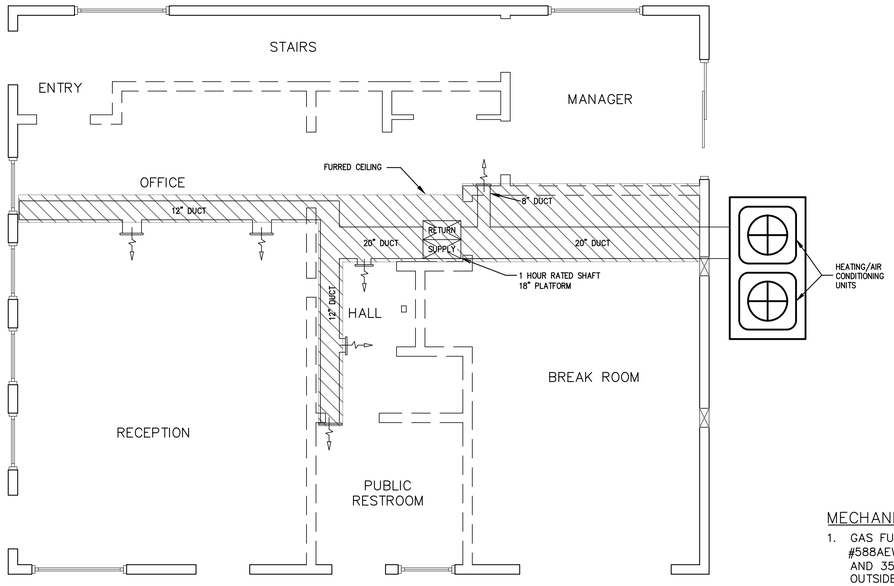
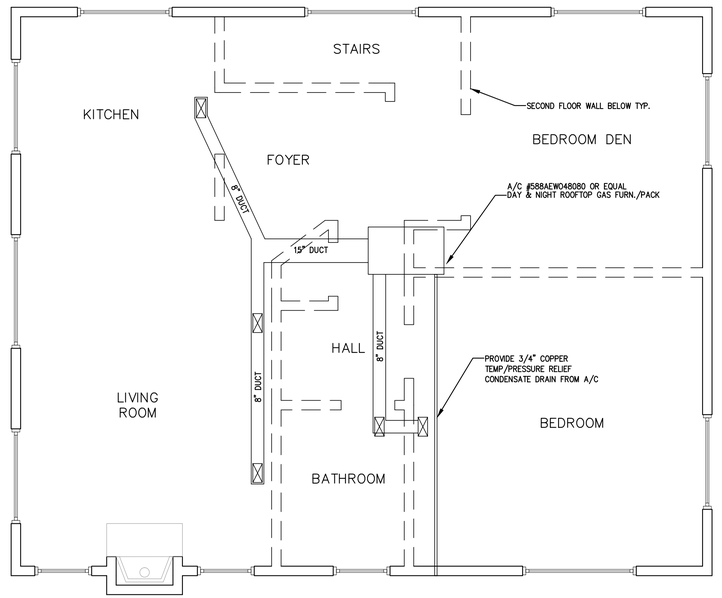


FIRST FLOOR MECHANICAL PLAN

SCALE: 1/4"=1'-0"

NORTH



SECOND FLOOR MECHANICAL PLAN

SCALE: 1/4"=1'-0"

NORTH

MECHANICAL NOTES:

1. GAS FURNACE/PACKAGED AIR CONDITIONER TO BE DAY & NIGHT #588AEW048080 OR EQUAL. UNIT TO HAVE BTU RATING OF 64,800 (HEATING) AND 35,774 (COOLING). COMBUSTION AIR TO BE OBTAINED FROM ROOF-TOP OUTSIDE.
2. PROVIDE 15 AMP CIRCUIT FOR AIR CONDITIONING (13.7 ACTUAL).
3. PROVIDE 6"X14" VENT REGISTERS.
4. PROVIDE FIRE DAMPERS @ ALL OPENINGS IN THE 1-HOUR ENCLOSURE BETWEEN THE FIRST AND SECOND FLOORS.

PLUMBING NOTES:

1. FLOOR DRAINS TO HAVE NON-MECHANICAL TRAP PRIMERS.
2. PRESSURE TEMPERATURE RELIEF VALVES SHALL TERMINATE OUTSIDE THE BUILDING WITHIN 6 TO 24 INCHES OF THE GROUND OR OTHER APPROVED LOCATIONS.
3. WATER CLOSETS TO USE MAX 1.6 GALLONS PER FLUSH.
4. EACH FIXTURE TRAP TO BE VENTED.
5. UNLESS PROHIBITED BY STRUCTURAL CONDITIONS, EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN 6" ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEING SERVED BEFORE OFFSETTING HORIZONTALLY.
6. PROVIDE CLEANOUTS PER 2013 CPC. CLEANOUTS TO BE CAST IRON.
7. ALL DRAIN, WASTE, AND VENT PIPE TO BE CAST IRON. WATER PIPES TO BE COPPER TYPE 'M'. GAS PIPES TO BE GALVANIZED METAL.
8. TOILET ROOMS TO HAVE MIN. 4 AIR CHANGES PER HOUR, WITH EXHAUST DIRECTED TO OUTSIDE.
9. PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL HOSE BIBS.

WATER PIPE SIZE CALCULATIONS:

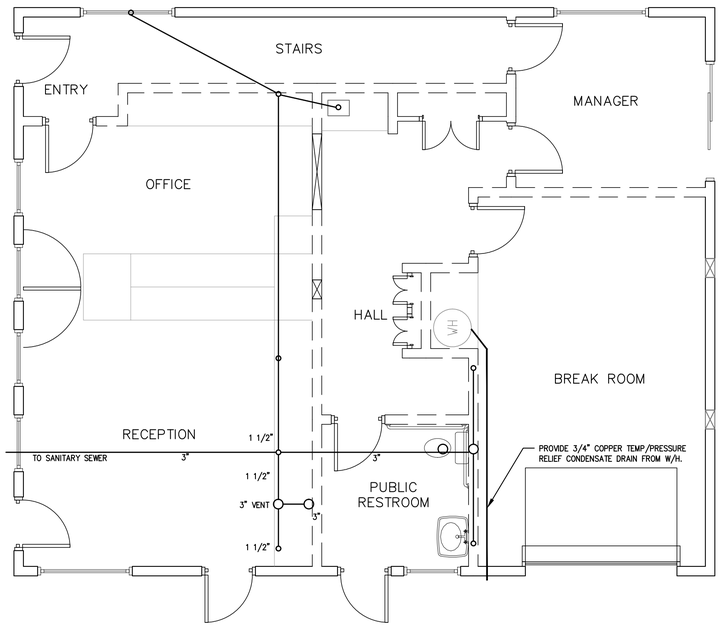
BEGINNING WATER PRESSURE = 95 LBS.
NOTE: PRESSURE REDUCING VALVE MAY BE NECESSARY
SERVICE SINK - 3 UNITS
BATHROOM SINK - 2 UNITS
BATHROOM SINK - 2 UNITS
KITCHEN SINK - 4 UNITS
KITCHENETTE SINK - 4 UNITS
TOILET - 3 UNITS
TOILET - 3 UNITS
WASHING MACHINE - 2 UNITS
BATHTUB - 2 UNITS
TOTAL LOAD = 25 UNITS OR 25 G.P.M.

LONGEST RUN = 80'± = 3/4" PIPE
USE TYPE 'M' COPPER @ 25 G.P.M. = 0.146 LBS/FT + 80 = 12 LBS
LOSS FOR A 1" METER = 9 LBS
95-12-9 = 72 LBS, 25 LBS
PROVIDE 1" TO BUILDING, 1" TO KITCHEN SINK, 3/4" FOR OTHERS

GAS PIPE SIZING CALCULATIONS:

TOTAL BTU'S/HR = 280,000
(SUM OF GAS FURNACE, COOKING RANGE, AND WATER HEATER)

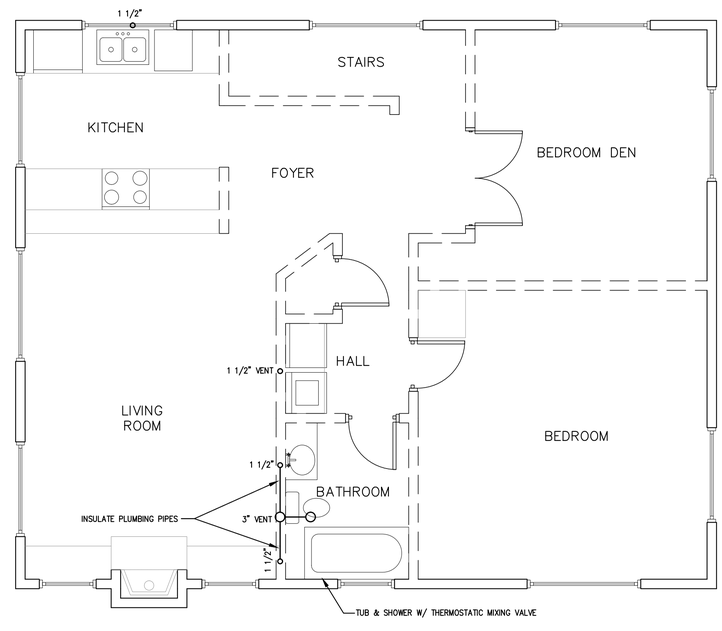
GAS LINE RUN = 50'±
GAS LINE = 1" (MAX. RUN UP TO 150')



FIRST FLOOR PLUMBING PLAN

SCALE: 1/4"=1'-0"

NORTH



SECOND FLOOR PLUMBING PLAN

SCALE: 1/4"=1'-0"

NORTH

REGISTERED PROFESSIONAL ENGINEER
PAUL L. SEE
No. C52795
Exp. 12-31-2016
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STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
	REVISIONS	

SHEET TITLE: OFFICE MECHANICAL & PLUMBING PLAN

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI
civil engineering and construction
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18

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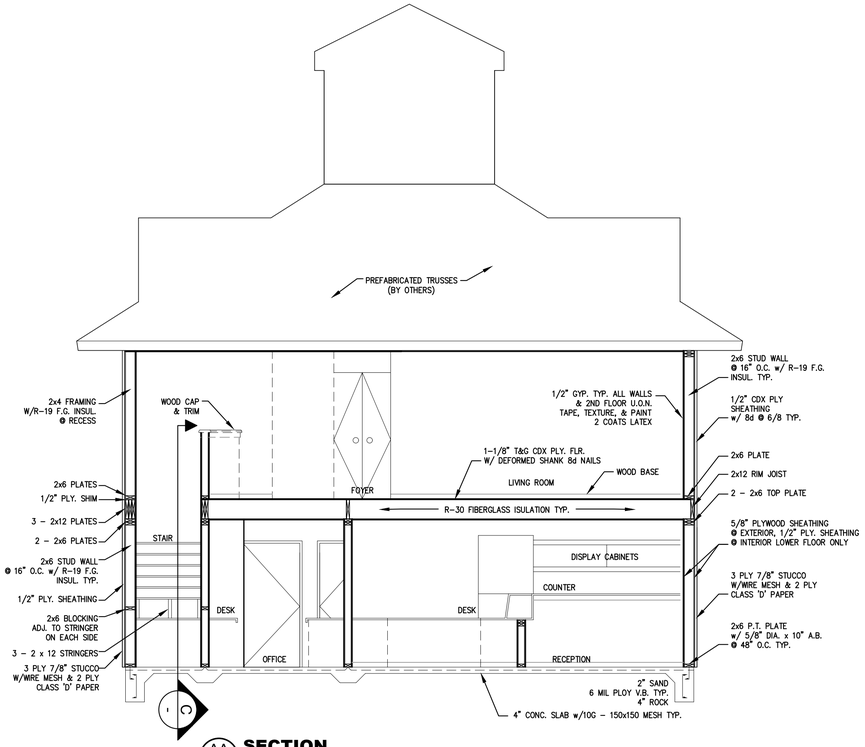
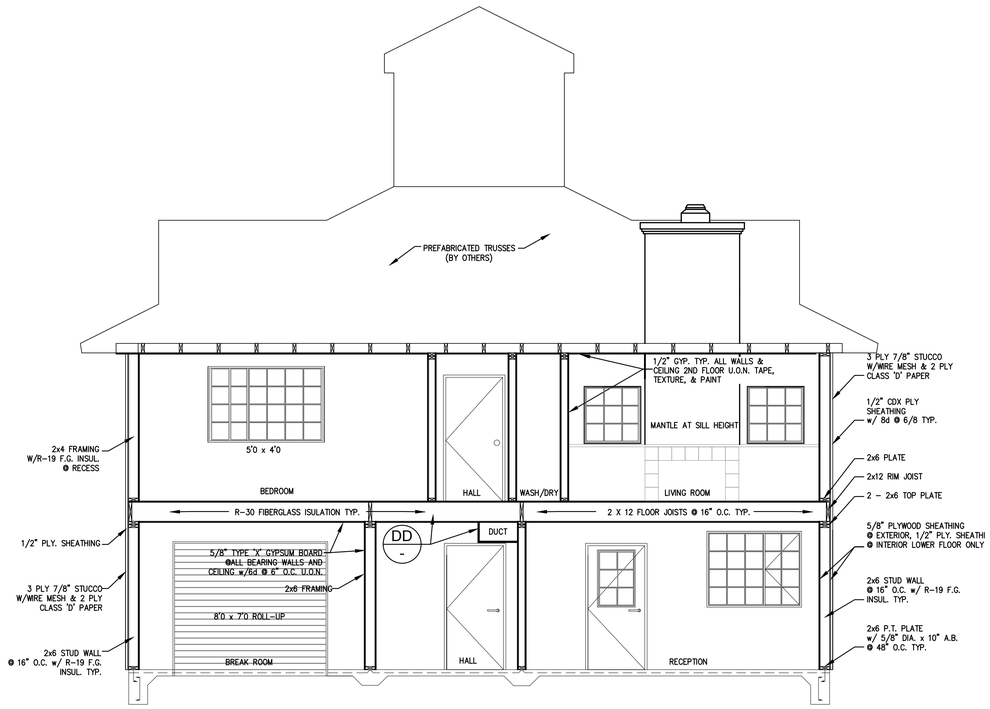
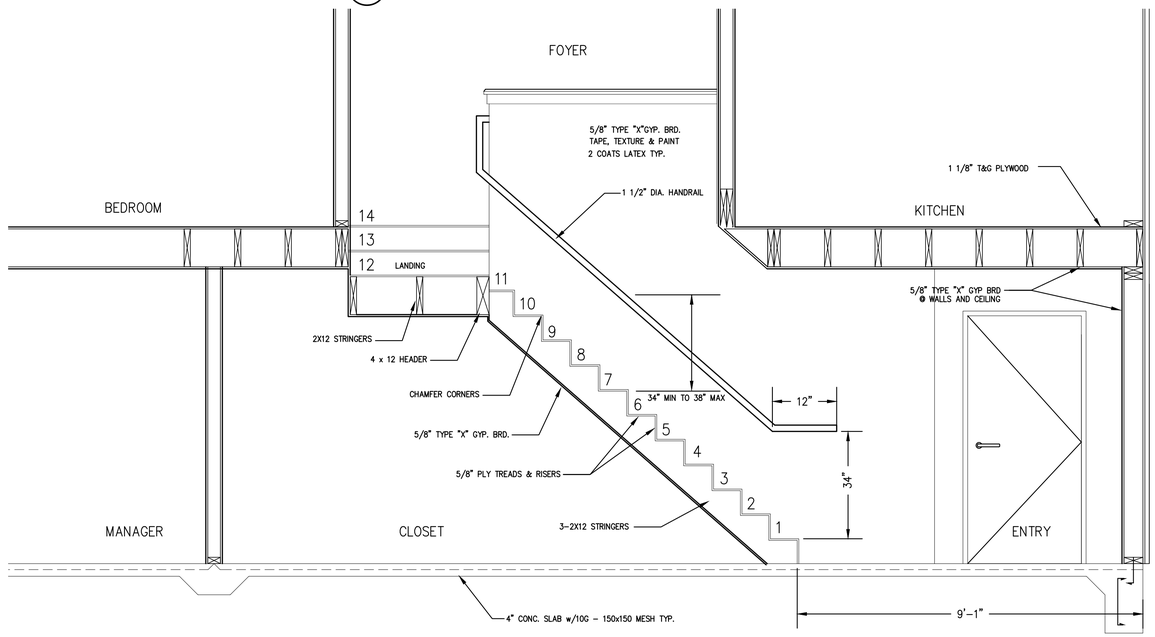


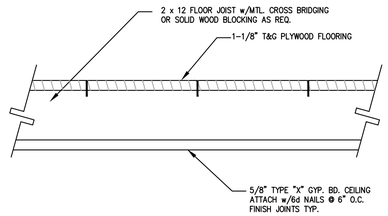
AA 15-17 **SECTION**
SCALE: 1/4" = 1'-0"



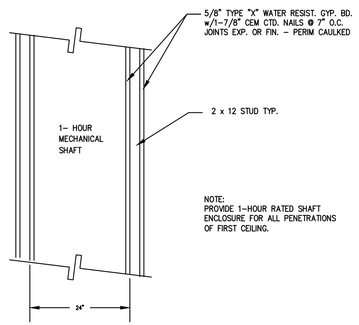
BB 15-17 **SECTION**
SCALE: 1/4" = 1'-0"



CC 17 **STAIR SECTION**
SCALE: 1/2" = 1'-0"



1 HR. OCCUP. SEP. FLOOR



1 HR. MECHANICAL SHAFT

DD - **ONE-HOUR SEPARATION DETAILS**
SCALE: N.T.S.

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS L. SEEF
No. C52795
Exp. 12-31-2016
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE
	REVISIONS	

SHEET TITLE: OFFICE SECTIONS

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI
engineering and construction
1111 CIVIC DRIVE
SUITE 120
WALNUT CREEK, CA 94596
(925)939-1378

PERMIT LEVEL DRAWINGS

DES BY: NB	DATE: MARCH 2016
DRN BY: NB	SCALE: AS NOTED
CHK BY: JM	PROJECT: ---
REV BY: JM	FILE: ---
APP BY: JM	

ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

DRAWING NO.
19

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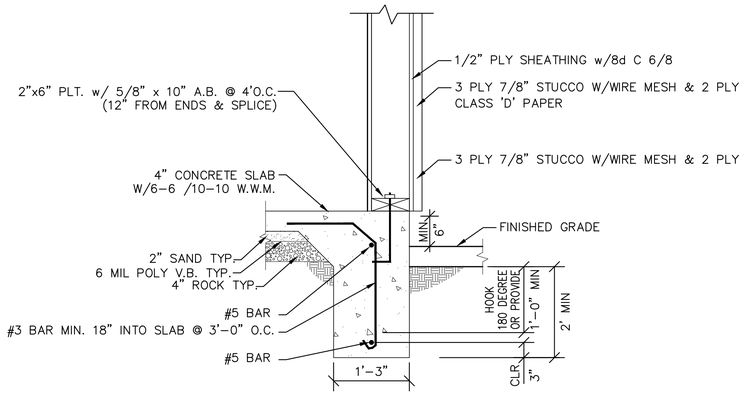
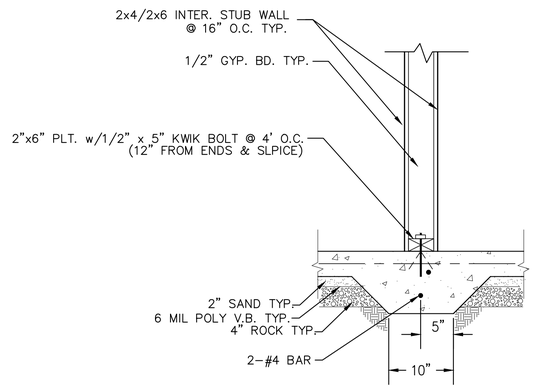
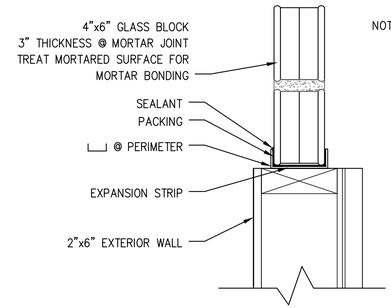


1 - **PERIMETER FOUNDATION**
SCALE: N.T.S.

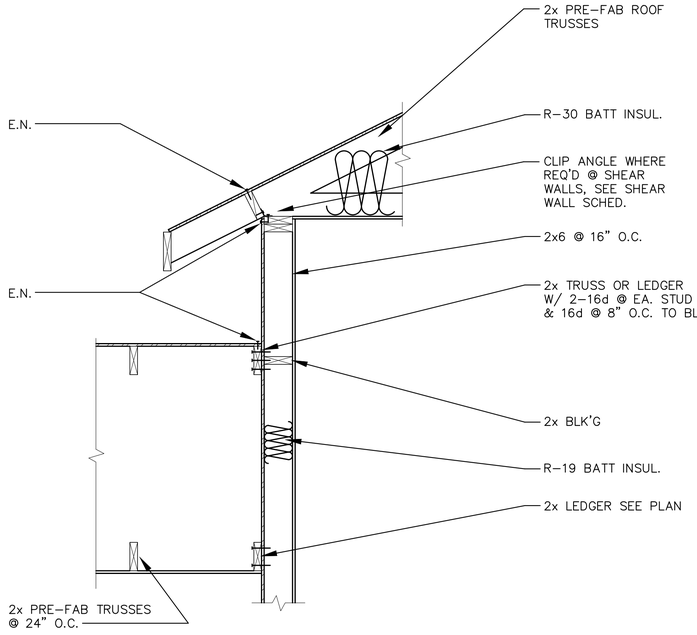


2 - **INTERIOR FOOTING**
SCALE: N.T.S.

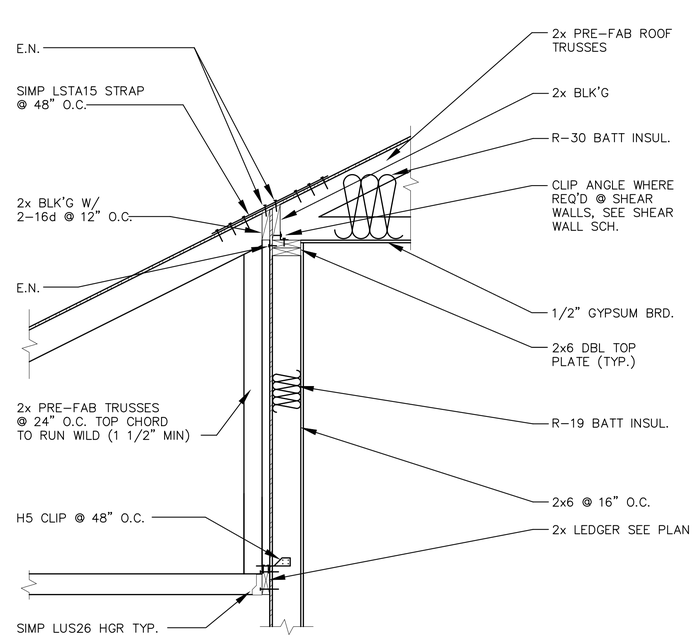


NOTE: INSTALL GLASS BLOCK, MORTAR, EXPANSION STRIPS PANEL REINFORCING, PANEL ANCHORS PACKING & SEALENT PER MANUFACTURES SPECS.

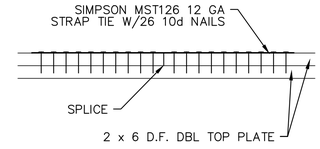
3 - **GLASS BLOCK DETAIL**
SCALE: N.T.S.



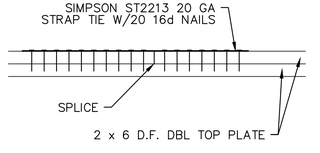
4 - **ROOF SECTION**
SCALE: 3/4" = 1'-0"



5 - **ROOF FRAMING TO TOP PLATE**
SCALE: 3/4" = 1'-0"



6 - **CHORD SPLICE DETAIL @ SECOND FLOOR**
SCALE: N.T.S



7 - **CHORD SPLICE DETAIL @ FIRST FLOOR**
SCALE: N.T.S

REGISTERED PROFESSIONAL ENGINEER
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Exp. 12-31-2016
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NO.	DESCRIPTION	DATE
	REVISIONS	

SHEET TITLE: OFFICE DETAILS

PROJECT TITLE: OAKLEY SELF STORAGE FACILITY

CMI
engineering and construction management
1111 CIVIC DRIVE
SUITE 150
WALNUT CREEK, CA 94596
(925)939-1378

PERMIT LEVEL DRAWINGS

DES BY: NB	DATE: MARCH 2016
DRN BY: NB	SCALE: AS NOTED
CHK BY: JM	PROJECT: ----
REV BY: JM	FILE:
APP BY: JM	

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(925) 432-3200

DRAWING NO.
20

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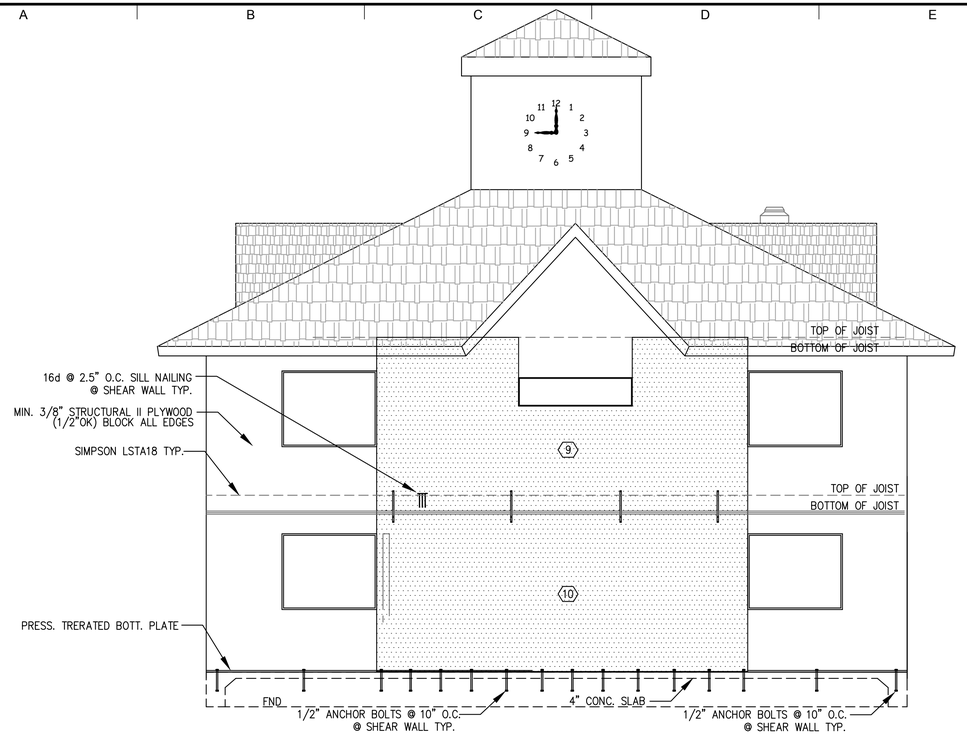
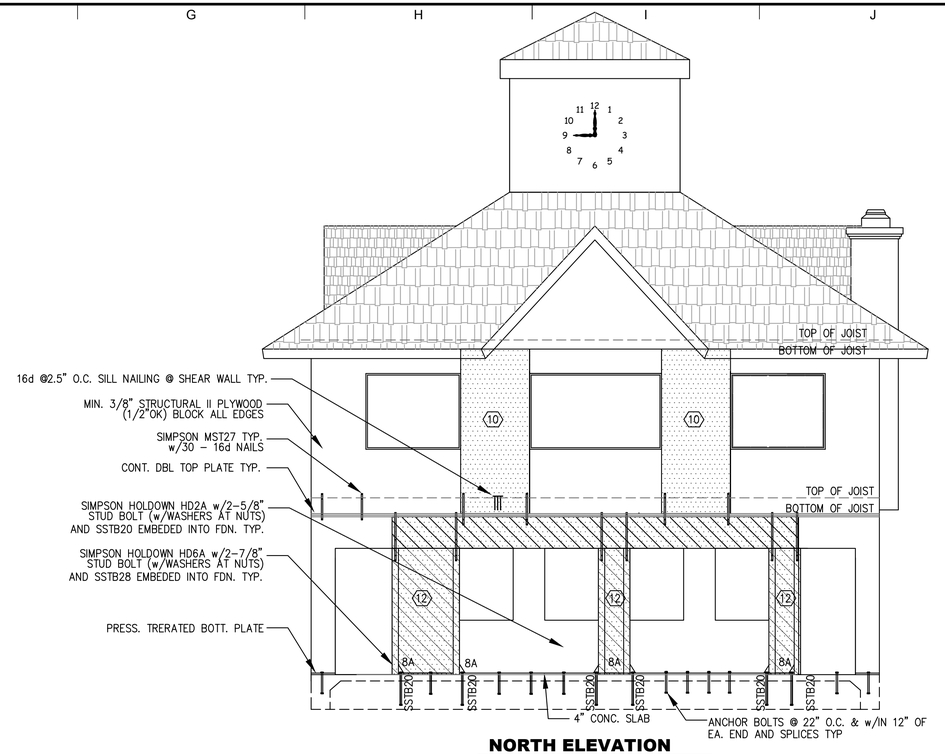


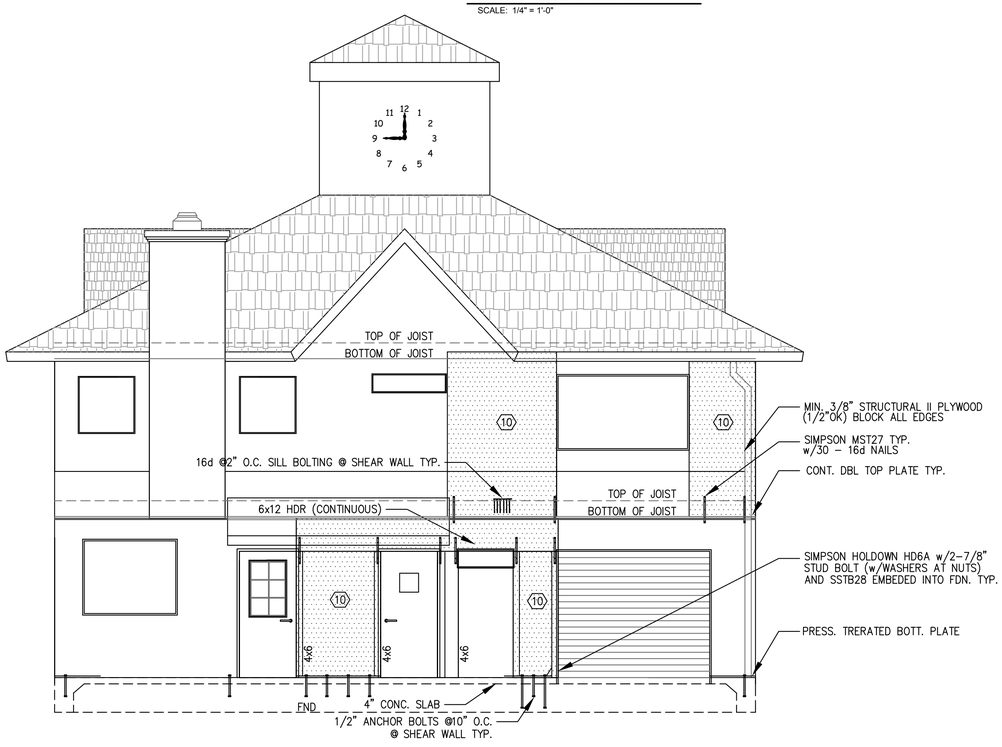
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

SHEAR WALL SCHEDULE

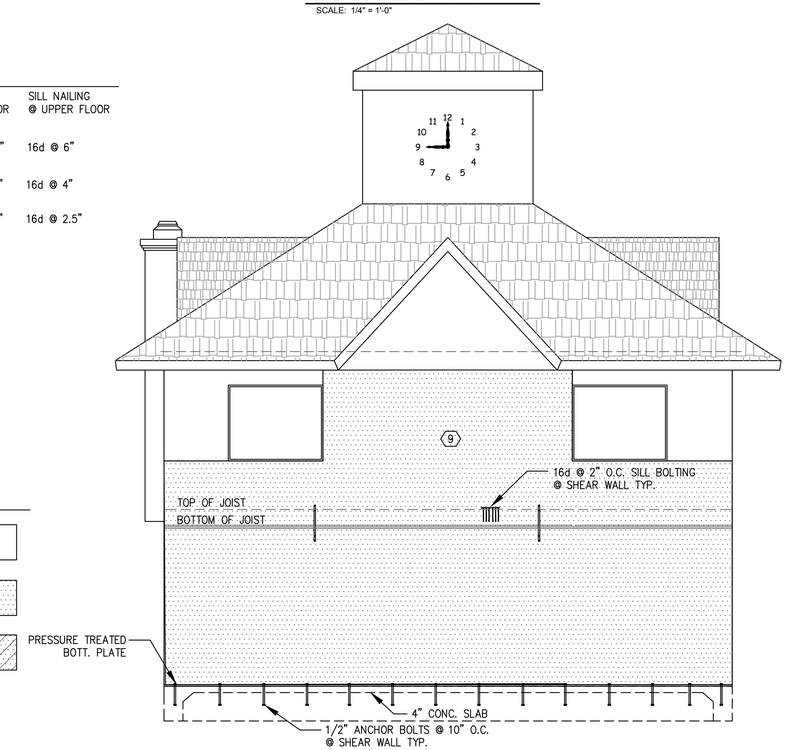
		SILL BOLTING @ LOWER FLOOR	SILL NAILING @ UPPER FLOOR
9	3/8" STRUCTURAL II PLYWOOD w/8d NAILS @ 6,12	1/2" @ 28"	16d @ 6"
10	3/8" STRUCTURAL II PLYWOOD w/8d NAILS @ 6,12	1/2" @ 14"	16d @ 4"
12	1/2" STRUCTURAL II PLYWOOD w/8d NAILS @ 6,12 BOTH SIDES	1/2" @ 22"	16d @ 2.5"

NAILING SCHEDULE

INDICATES NON-SHEAR WALL
NAILING: 8d NAILS @ 6" O.C. @ EDGES & 8" O.C. @ FIELD

INDICATES SHEAR WALL
SEE EACH ELEVATION FOR SPECIFIC NAILING.

INDICATES RIDGID FRAME
SEE EACH ELEVATION FOR SPECIFIC NAILING.



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
MICHELLE L. SELF
No. C52785
Exp. 12-31-2016
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DATE

REVISIONS

SHEET TITLE
OFFICE STRUCTURAL ELEVATIONS

PROJECT TITLE
OAKLEY SELF STORAGE FACILITY

CMI engineering and construction
1111 CIVIC DRIVE
SUITE 130
WALNUT CREEK, CA 94596
(925)939-1378

PERMIT LEVEL DRAWINGS

DES BY: NB
DRN BY: NB
CHK BY: JM
REV BY: JM
APP BY: JM

DATE: MARCH 2016
SCALE: AS NOTED
PROJECT: ---
FILE:

ACORN SELF STORAGE
5205 RAILROAD AVENUE
PITTSBURG, CALIFORNIA
(925) 432-3200

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21

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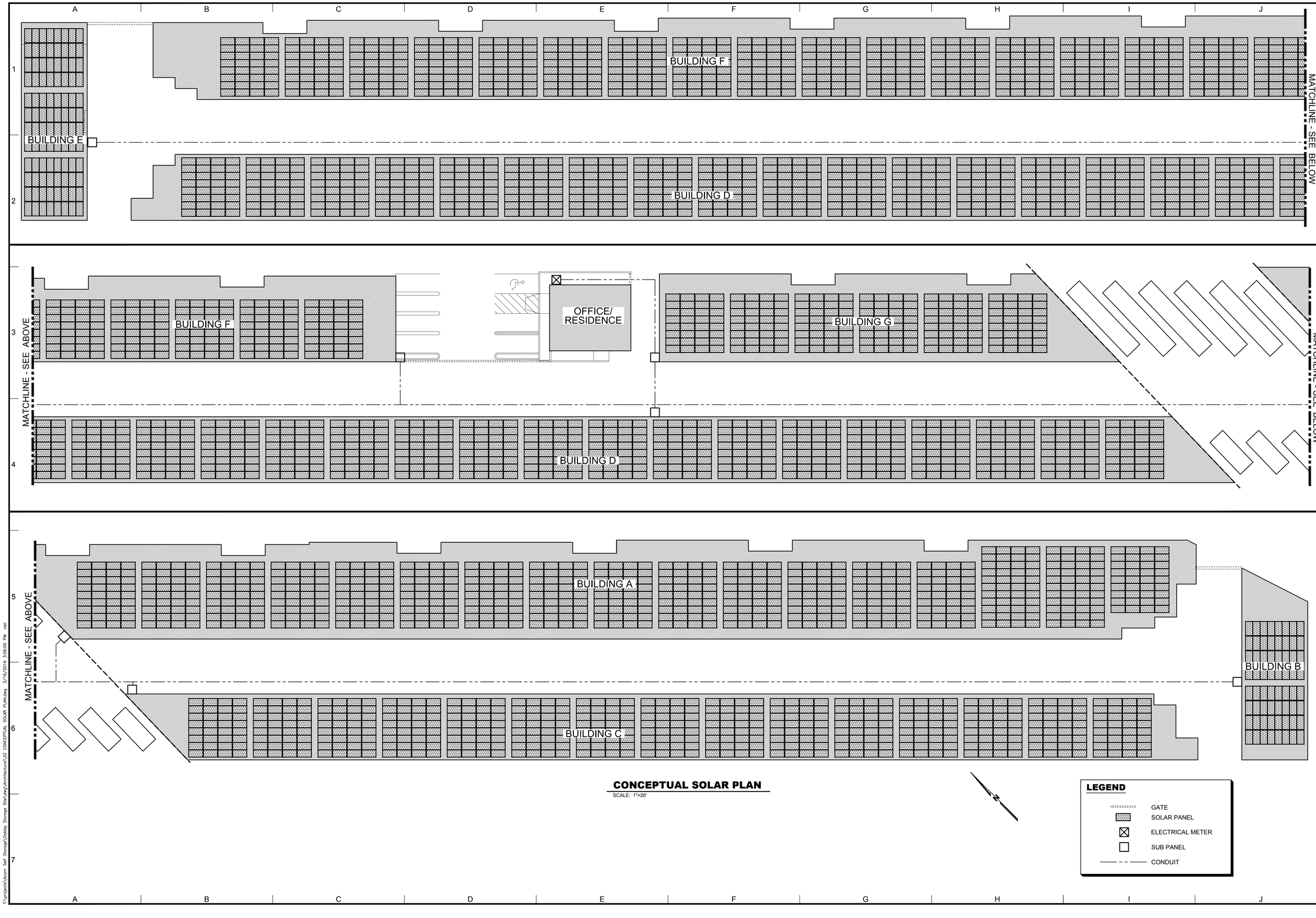

CONCEPTUAL SOLAR PLAN

SCALE: 1"=20'

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NO.	DESCRIPTION	DATE

REVISIONS

SHEET TITLE
CONCEPTUAL SOLAR PLAN

PROJECT TITLE
OAKLEY SELF STORAGE FACILITY

CMI
engineering and construction
1111 CIVIC DRIVE
SUITE 130
WALNUT CREEK, CA 94596
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PERMIT LEVEL DRAWINGS

DES BY: NB
DRN BY: NB
CHK BY: JM
REV BY: JM
APP BY: JM

DATE: MARCH 2016
SCALE: AS SHOWN
PROJECT: ----
FILE:

ACORN SELF STORAGE
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(925) 432-3200

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22

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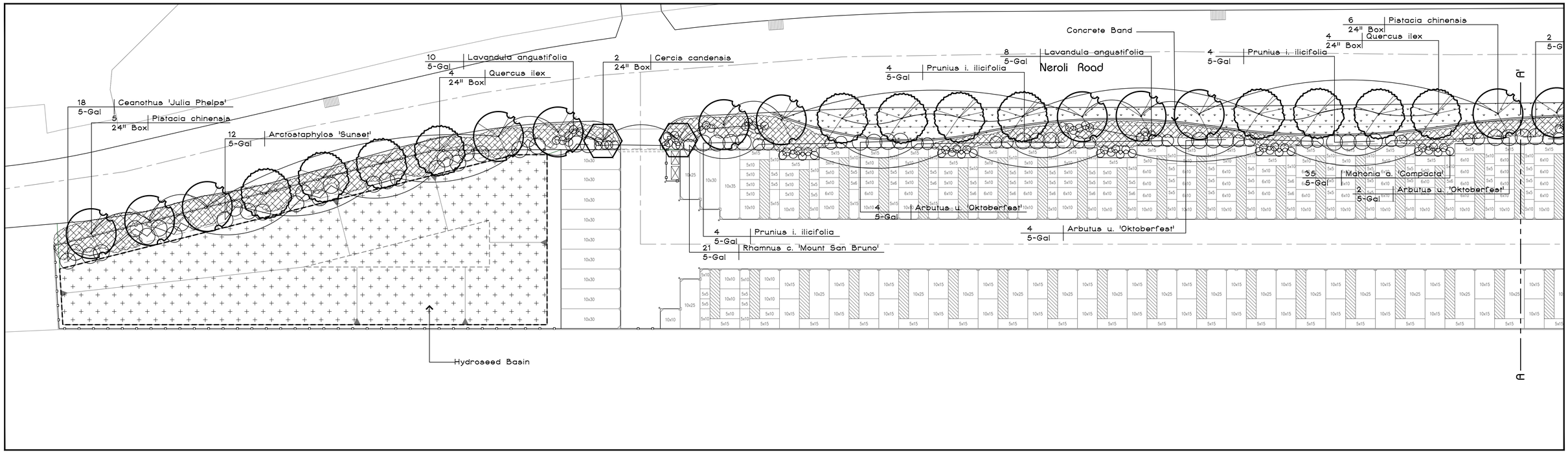
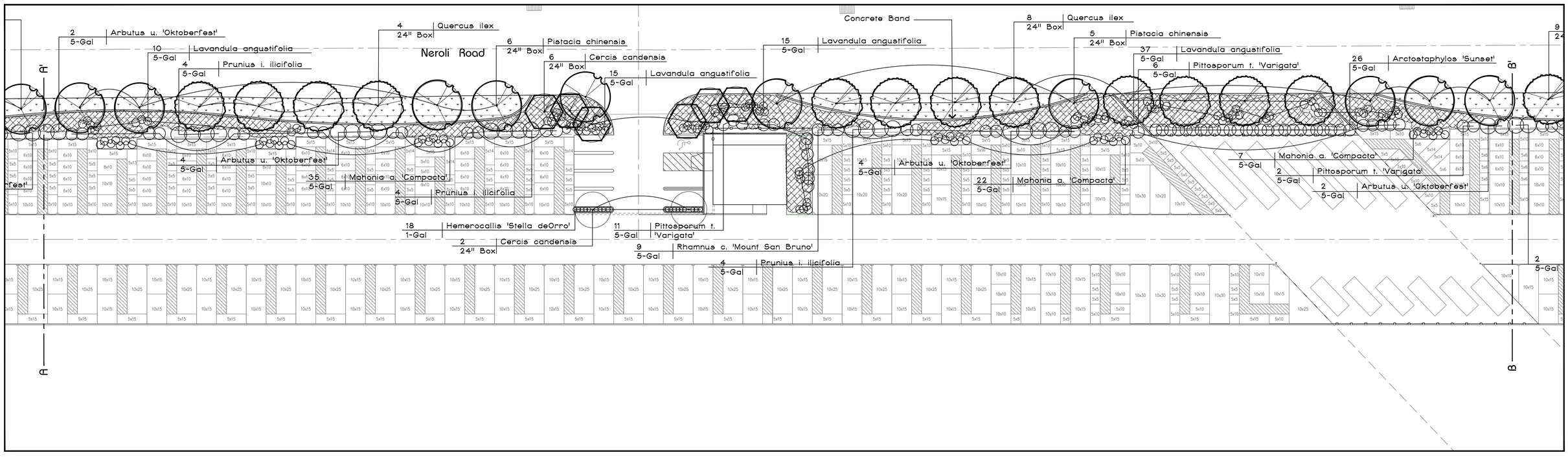




Oakley Mini Storage Facility

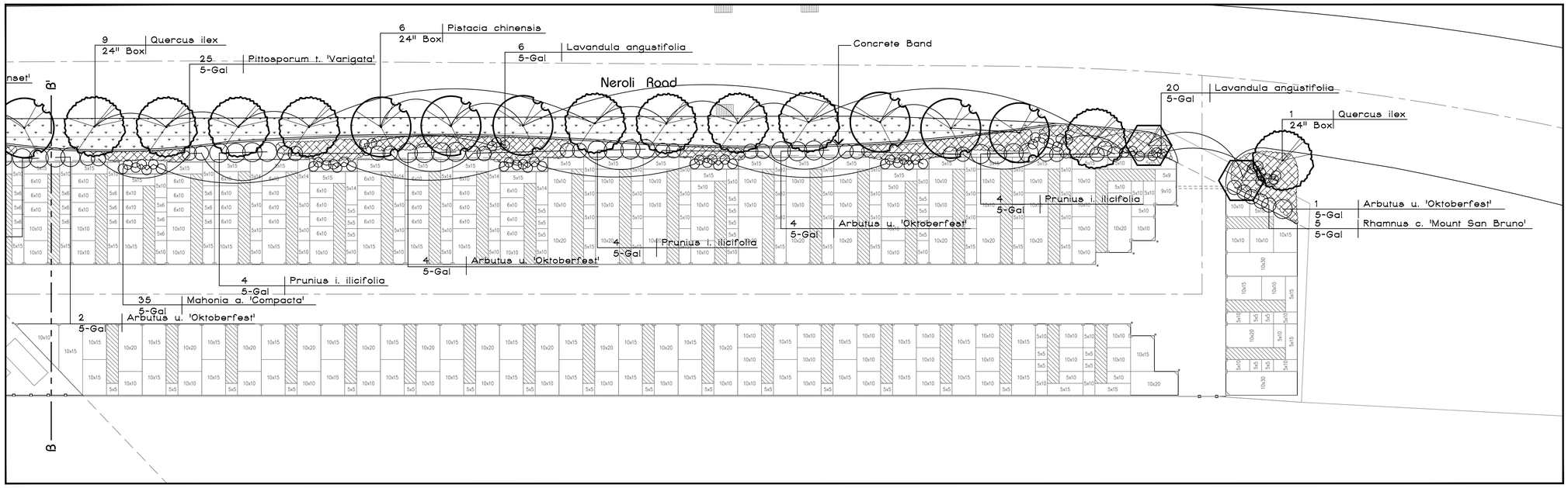
Preliminary

Oakley, California

February 5, 2016

0 0 0 0 0

HWA
Landscape Architecture Site Planning
762 Altessa Drive
Brentwood, California 95413
Phone 925.513.3091
Fax 925.513.3099
Project #16.002



Quercis Ilex
Holly Oak

Pistacia Chinenis
Chinese Pistache

Planting Legend

QUANT.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
TREES:				
10	24" Box	Cercis candensis	EASTERN REDBUD	Low
28	24" Box	Pistacia chinensis	CHINESE PISTACHE	Low
30	24" Box	Quercus ilex	HOLLY OAK	Low
SHRUBS:				
38	5-Gal	Arctostaphylos 'Sunset'	MANZANITA	Low
33	5-Gal	Arbutus u. 'Oktoberfest'	NCN	Low
18	5-Gal	Ceanothus 'Julia Phelps	MOUNTAIN LILAC	Low
18	1-Gal	Hemerocallis 'Stella deOrro'	DAY LILY	Moderate
121	5-Gal	Lavandula angustifolia	ENGLISH LAVENDER	Low
134	5-Gal	Mahonia a. 'Compacta	OREGON GRAPE	Moderate
44	5-Gal	Pittosporum t. 'Varigata	NCN	Low
36	5-Gal	Prunus i. 'Ilicifolia'	HOLLYLEAF CHERRY	Low
35	5-Gal	Rhamnus c. 'Mount San Bruno'	NCN	Low
GROUND COVER:				
	1-Gal	Myoperum parvifolium (Plant @ 4' oc)	NCN	Low
	Plugs	Carex divulsa (Plant @10"oc)	BERKELEY SEDGE	Low
		Hydroseed		

Notes

1. All landscape and irrigation shall conform to the standards of the City wide landscape regulations and guidelines and all other Landscape related City and Regional standards.
2. All plant materials have been selected from the following:
   + WULCOS Project "Water-Use Classification of Landscape Species" California Department of Water Resources

Arctostphylos Sunset
Manzanita

Arbutus u. 'Octoberfest'
NCN

Ceanothus 'Julia Phelps'
Mountain Lilac

Hemerocallis 'Stella deOrro'
Day Lily

Cercis sinensis
Eastern Redbud

Lavandula angustifolia
'Engiish Lavender

Mahonia a. 'Compacta'
Oregon Grape

Pittosporum t. 'Wheelers Dwarf'
NCN

Prunus i. Ilicifolia
Hollyleaf Cherry

Rhamnus c. 'Mount San Bruno'
NCN

Carex divulsa
Berkeley Sedge

Myoperum parviflium
NCN

Oakley Mini Storage Facility

Preliminary

Oakley, California

February 5, 2016

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Landscape Architecture
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Project #16.002