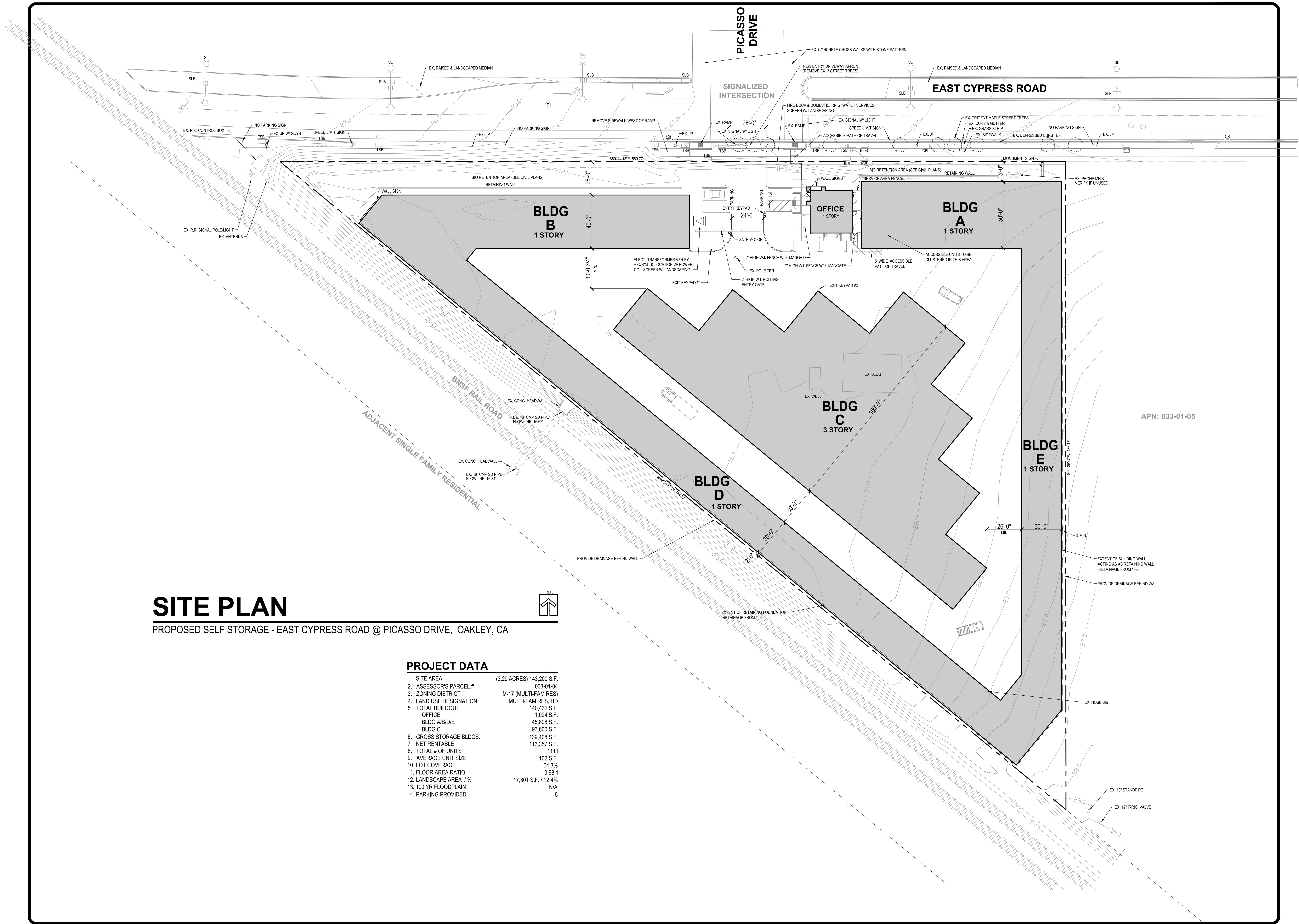


SITE PLAN

PROPOSED SELF STORAGE - EAST CYPRESS ROAD @ PICASSO DRIVE, OAKLEY, CA

PROJECT DATA

1. SITE AREA:	(3.29 ACRES)	143,200 S.F.
2. ASSESSOR'S PARCEL #		033-01-04
3. ZONING DISTRICT		M-17 (MULTI-FAM RES)
4. LAND USE DESIGNATION		MULTI-FAM RES, HD
5. TOTAL BUILDOUT		140,432 S.F.
OFFICE		1,024 S.F.
BLDG A/B/D/E		45,808 S.F.
BLDG C		93,600 S.F.
6. GROSS STORAGE BLDGS.		139,408 S.F.
7. NET RENTABLE		113,357 S.F.
8. TOTAL # OF UNITS		1111
9. AVERAGE UNIT SIZE		102 S.F.
10. LOT COVERAGE		54.3%
11. FLOOR AREA RATIO		0.98:1
12. LANDSCAPE AREA / %		17,801 S.F. / 12.4%
13. 100 YR FLOODPLAIN		N/A
14. PARKING PROVIDED		5



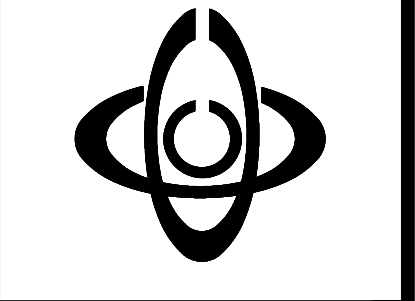
NOTE: SITE BOUNDARY, EXISTING FEATURES, AND EASEMENTS TO BE VERIFIED BY A CIVIL ENGINEER

Revisions	Date

DEVELOPER:
 NAME
 COMPANY
 ADDRESS
 ADDRESS



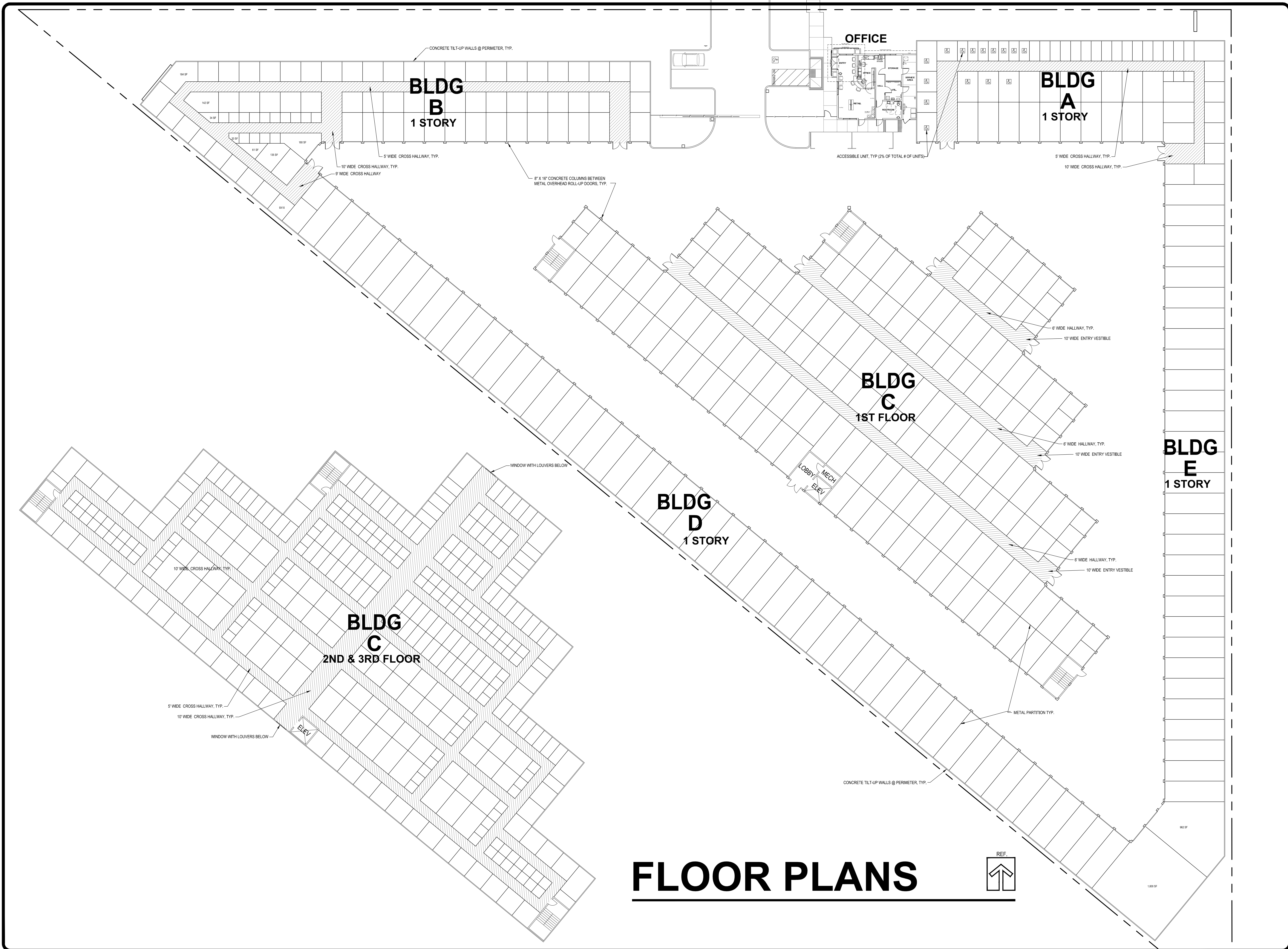
Cubix Construction Company
 License No. 144402
 5 Meadowbrook Ln
 Danville, California 94526 USA
 Phone (925) 314-0770 FAX (925) 314-0771



CYPRESS SELF STORAGE
 EAST CYPRESS ROAD @ PICASSO DRIVE
 OAKLEY, CA

SITE PLAN

Drawn By	JAW / EJB
Date	12/8/15
Scale	1" = 30'
File Name	SitePlan2
Planning File Numbers	
Sheet Number	1A

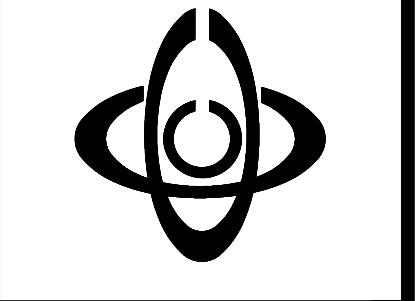


FLOOR PLANS

Revisions	Date

DEVELOPER:
 NAME
 COMPANY
 ADDRESS
 ADDRESS

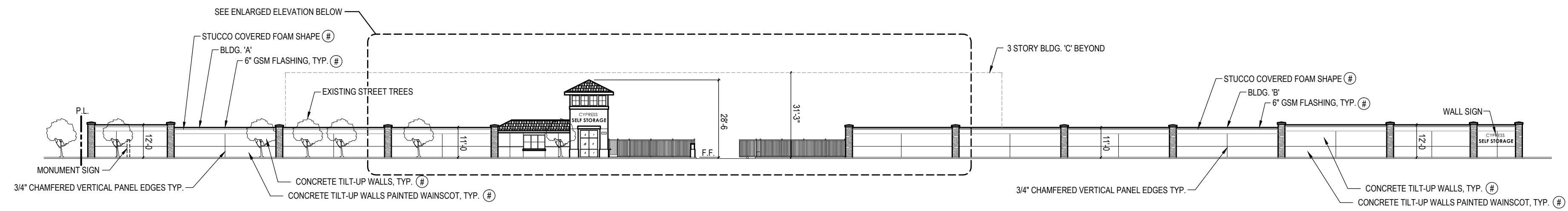
Cubix Construction Company
 License No. 144402
 5 Meadowbrook Ln
 Danville, California 94526 USA
 Phone (925) 314-0770 FAX (925) 314-0771



CYPRESS SELF STORAGE
 EAST CYPRESS ROAD @ PICASSO DRIVE
 OAKLEY, CA.
FLOOR PLANS

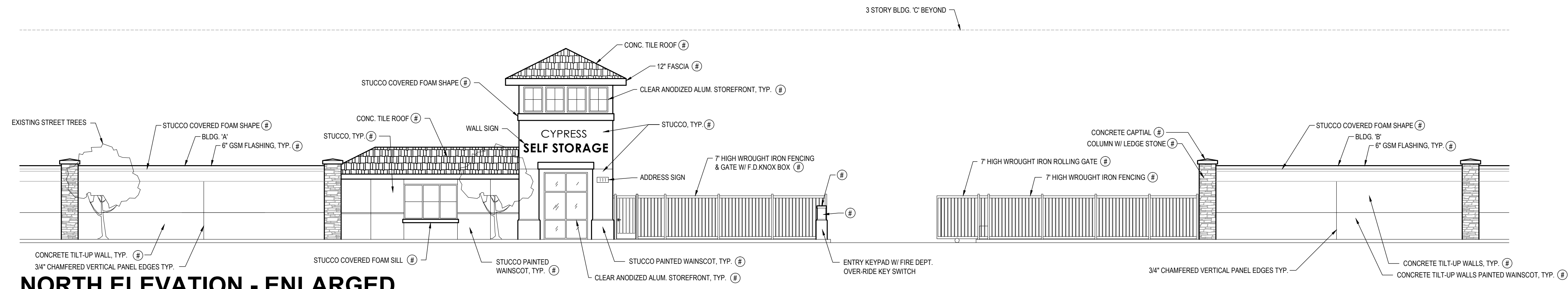
Drawn By
 JAW / EJB
 Date
 12/9/15
 Scale
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 File Name
 SitePlan2
 Planning File Numbers
 Sheet Number

2A



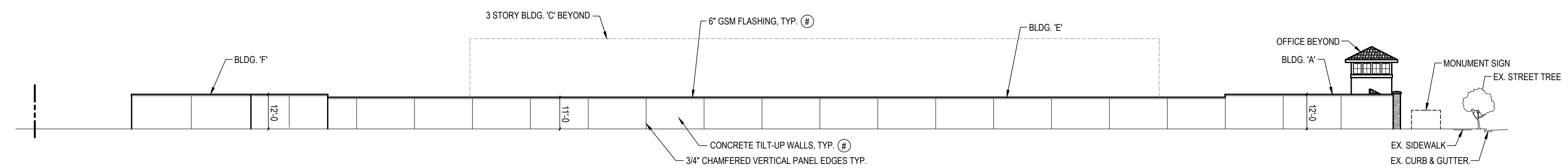
NORTH ELEVATION

SCALE: 1" = 30'-0"



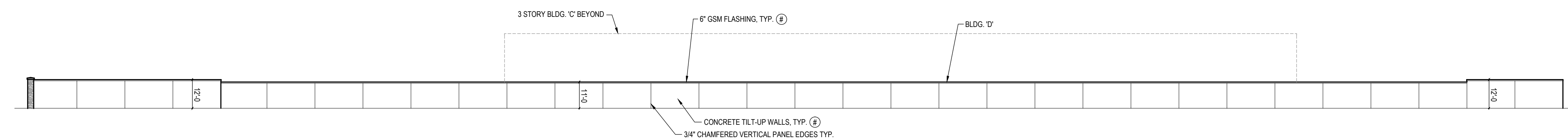
NORTH ELEVATION - ENLARGED

SCALE: 1" = 10'-0"



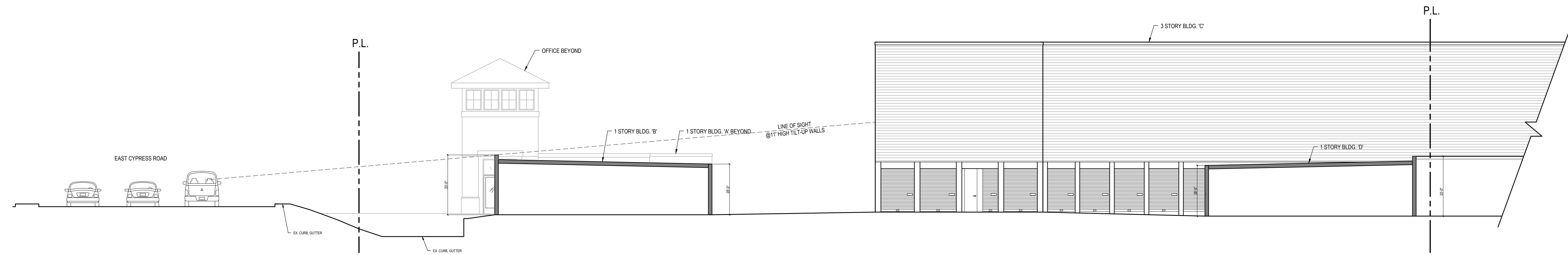
EAST ELEVATION

SCALE: 1" = 30'-0"



SOUTHWEST ELEVATION

SCALE: 1" = 30'-0"



CROSS SECTION LOOKING EAST

SCALE: 1" = 10'-0"

LEGEND

- ① REYNOLDBOND DESIGN LINE - ITALIAN WALNUT
- ② LA HABRA PACIFIC SAND X-67 - LIGHT TAN
- ③ KINGSPAN OPTIMO SMOOTH PANELS - DRIFTWOOD
- ④ BENJAMIN MOORE '1522' RIVER REFLECTIONS
- ⑤ BENJAMIN MOORE '1522' RIVER REFLECTIONS
- ⑥ JANUS INTERNATIONAL - ROYAL BLUE
- ⑦ CLEAR ANODIZED ALUMINUM FRAME CLEAR GLASS
- ⑧ GALVANIZED
- ⑨ BENJAMIN MOORE '1595' ROCKY COAST

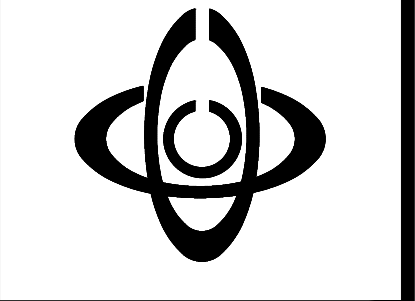
REVISE PER OWNER INPUT

Revisions	Date

DEVELOPER:

NAME	
COMPANY	
ADDRESS	
ADDRESS	

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 5 Meadowbrook Lane
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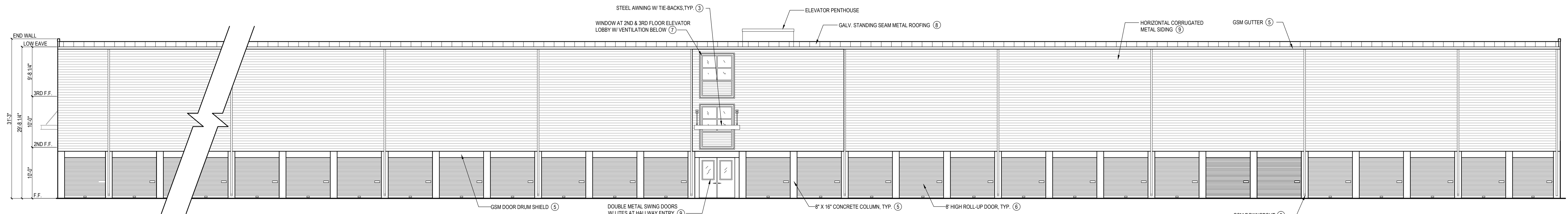


CYPRESS SELF STORAGE
 EAST CYPRESS ROAD @ PICASSO DRIVE
 OAKLEY, CA.

PROJECT ELEVATIONS

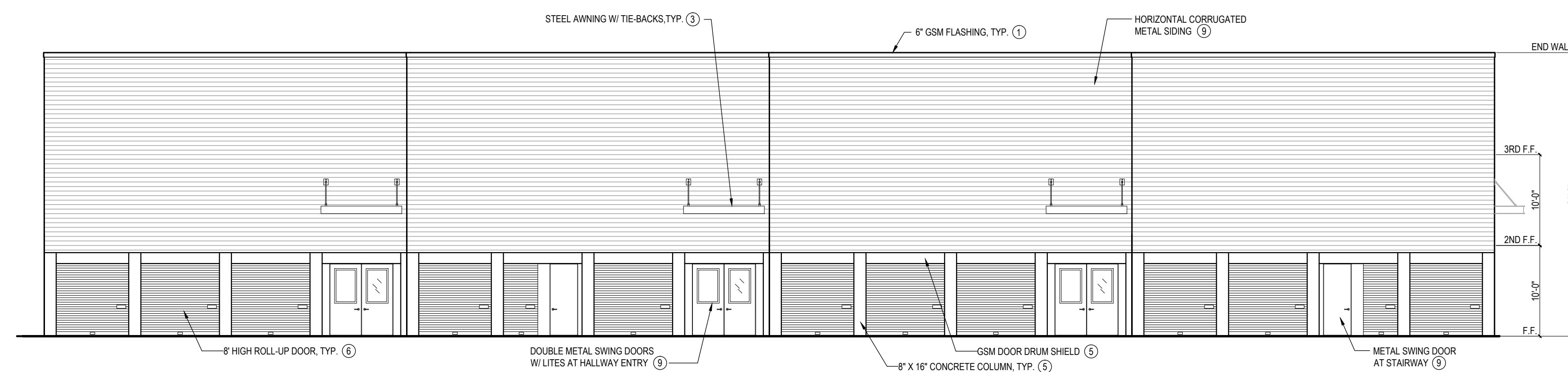
Drawn By	JAW / EJB
Date	12/9/15
Scale	AS NOTED
File Name	Elevations2
Planning File Numbers	
Sheet Number	

3A



BLDG C SOUTHWEST ELEVATION (INTERIOR FACING)

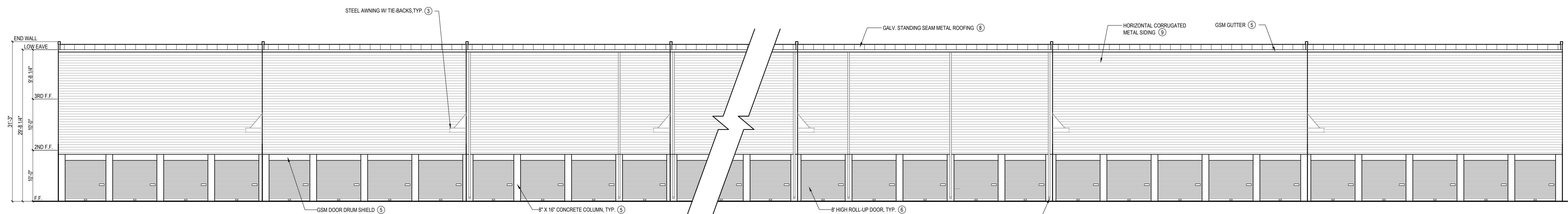
SCALE: 1" = 10'-0"



BLDG C NORTHWEST ELEVATION (INTERIOR FACING)

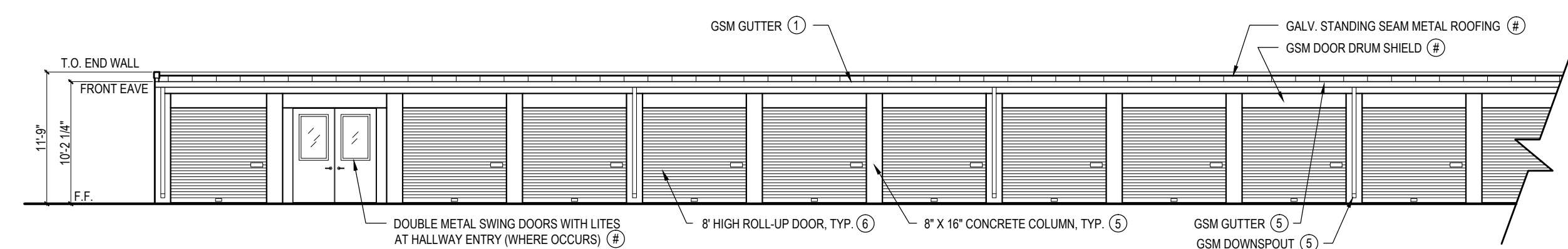
SOUTHEAST ELEVATION SIMILAR

SCALE: 1" = 10'-0"



BLDG C SOUTHWEST ELEVATION (INTERIOR FACING)

SCALE: 1" = 10'-0"



TYPICAL SINGLE STORY ELEVATIONS (INTERIOR FACING)

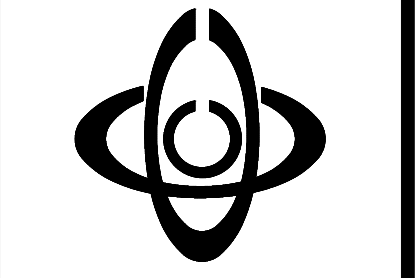
BLDG A SOUTH SHOWN - OTHERS SIMILAR

SCALE: 1" = 10'-0"

Revisions	Date

DEVELOPER:
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 COMPANY
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 ADDRESS

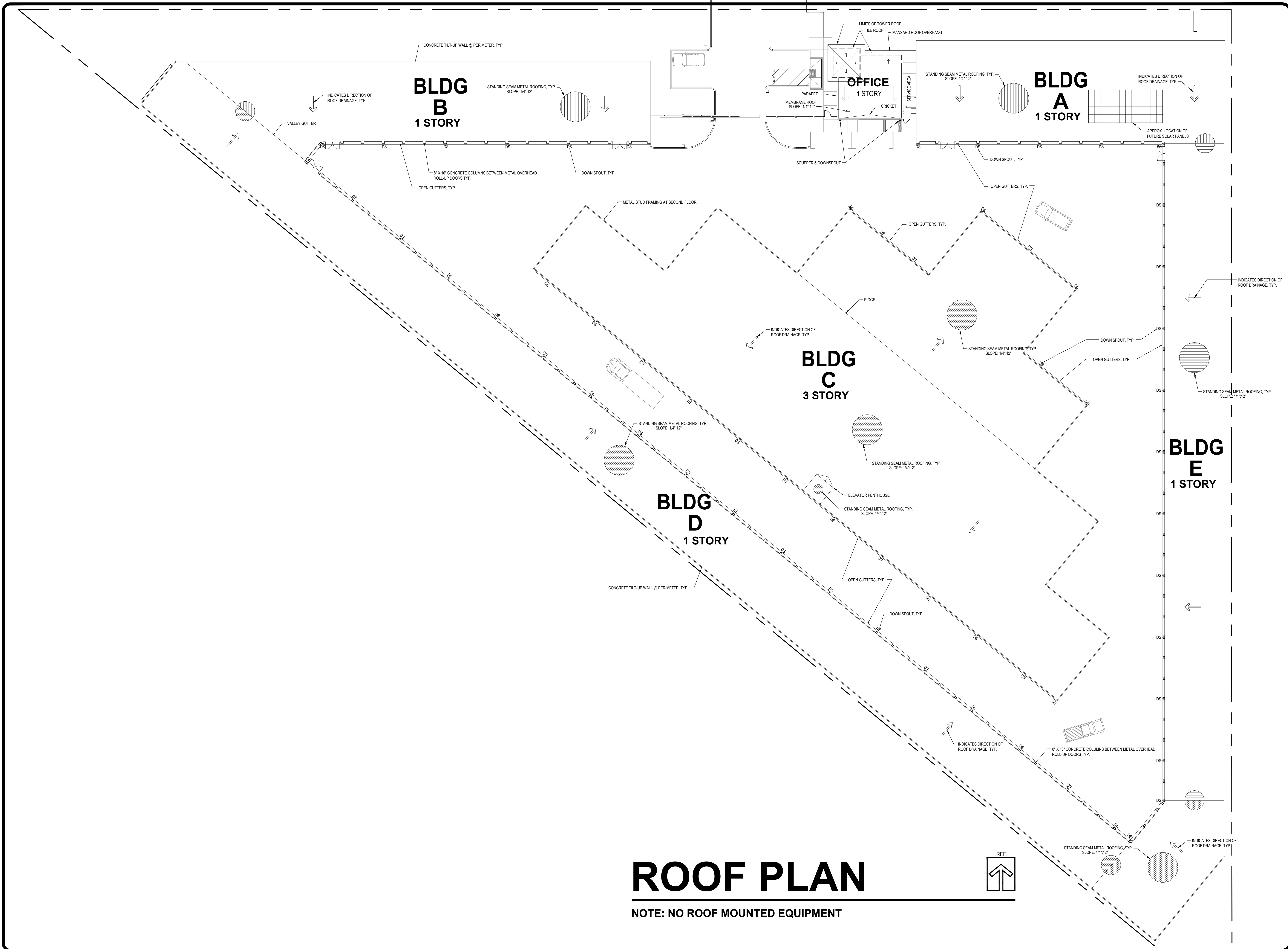
Cubix Construction Company
 License No. 144402
 5 Meadowbrook Lane
 Danville, California 94526 USA
 Phone (925) 314-0770 FAX (925) 314-0771



CYPRESS SELF STORAGE
 EAST CYPRESS ROAD @ PICASSO DRIVE
 OAKLEY, CA.
PROJECT ELEVATIONS

Drawn By
 JAW / EJB
 Date
 12/9/15
 Scale
 AS NOTED
 File Name
 Elevations2
 Planning File Numbers

Sheet Number
3B



Revisions	Date

DEVELOPER:
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COMPANY
ADDRESS
ADDRESS

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License No. 144402
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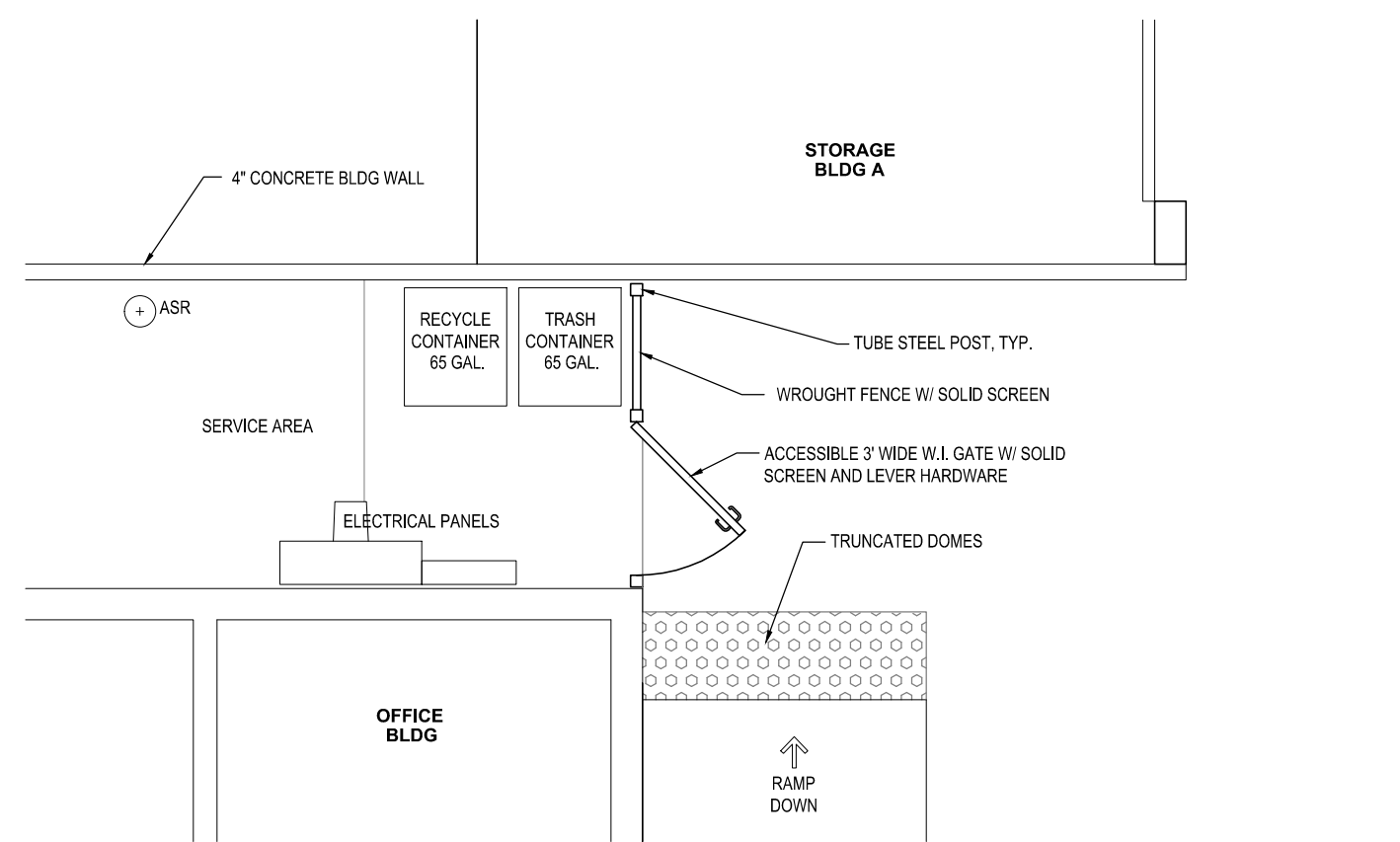


CYPRESS SELF STORAGE
EAST CYPRESS ROAD @ PICASSO DRIVE
OAKLEY, CA.

ROOF PLAN

Drawn By
JAW / EJB
Date
12/8/15
Scale
1" = 20'
File Name
Elevations2
Planning File Numbers

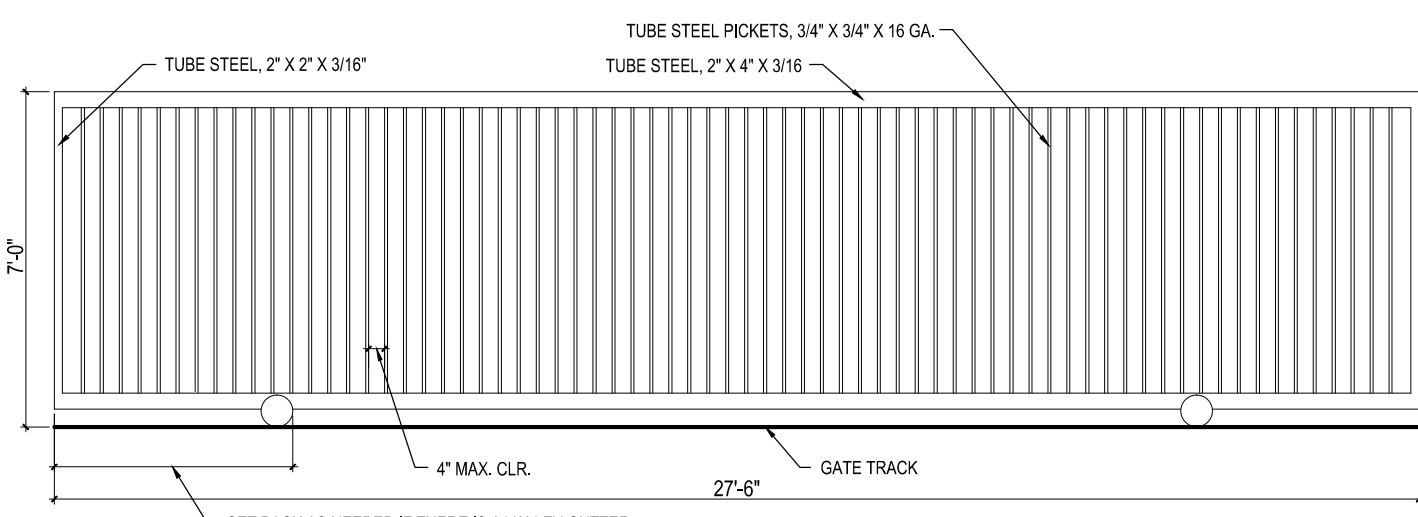
Sheet Number
4



WASTE HANDLING NOTES:
 1. TRASH USAGE IS FOR AN OFFICE MANAGER ONLY, WITH APPROX. EQUIVALENT WASTE TO A SINGLE FAMILY HOME USAGE.
 2. ENCLOSURE TO BE LOCKED AND ONLY ACCESSIBLE TO EMPLOYEES.
 3. IN THE EVENT OF EXCESS WASTE LEFT OVER FROM A VACATING TENANT, THE FACILITY MANAGEMENT WILL HAVE WASTE OFFHAULED TO APPROPRIATE WASTE OR RECYCLE LOCATION PRIVATELY.

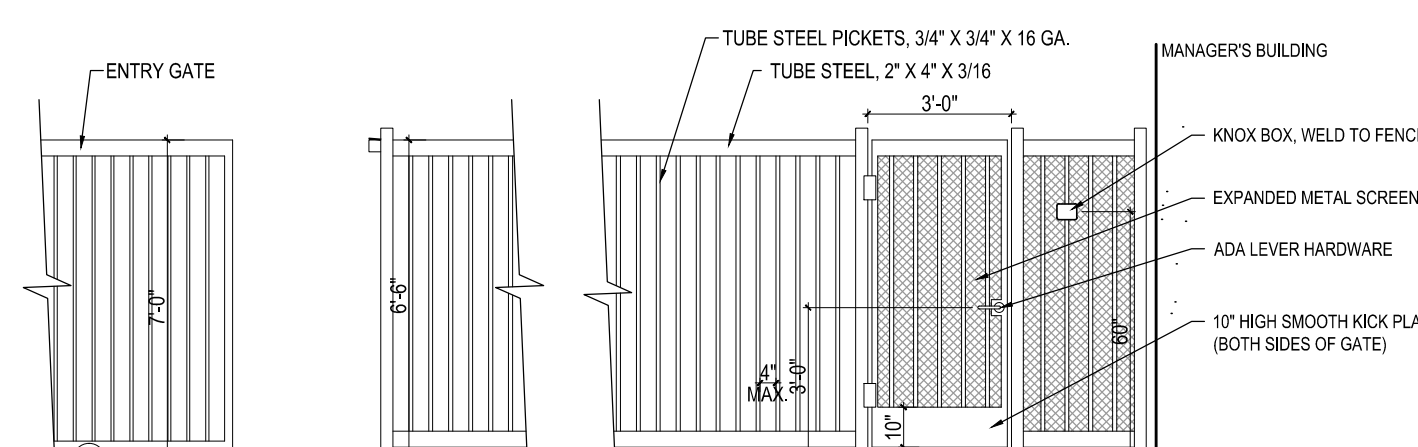
1 TRASH ENCLOSURE

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



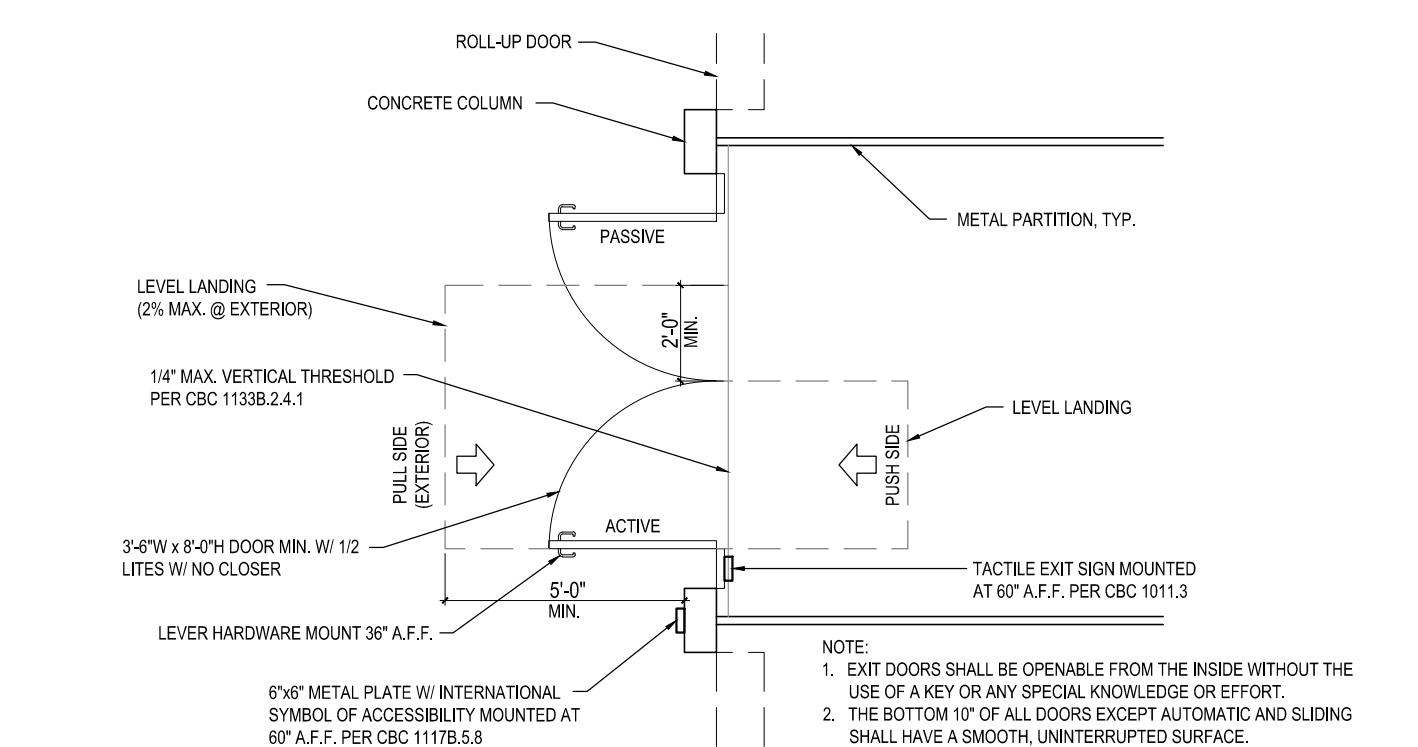
2 ENTRY GATE DETAIL

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



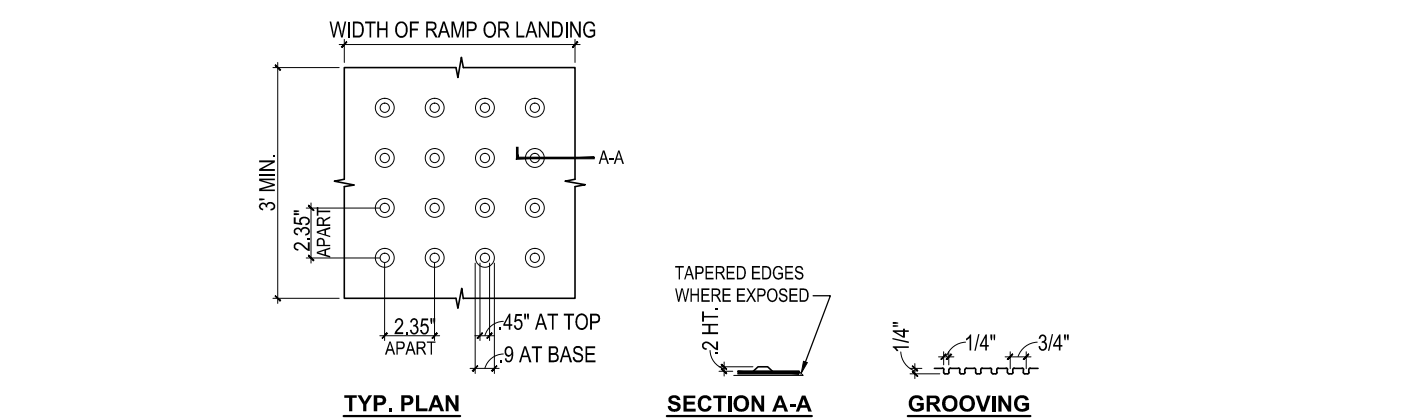
3 ACCESSIBLE MAN GATE

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



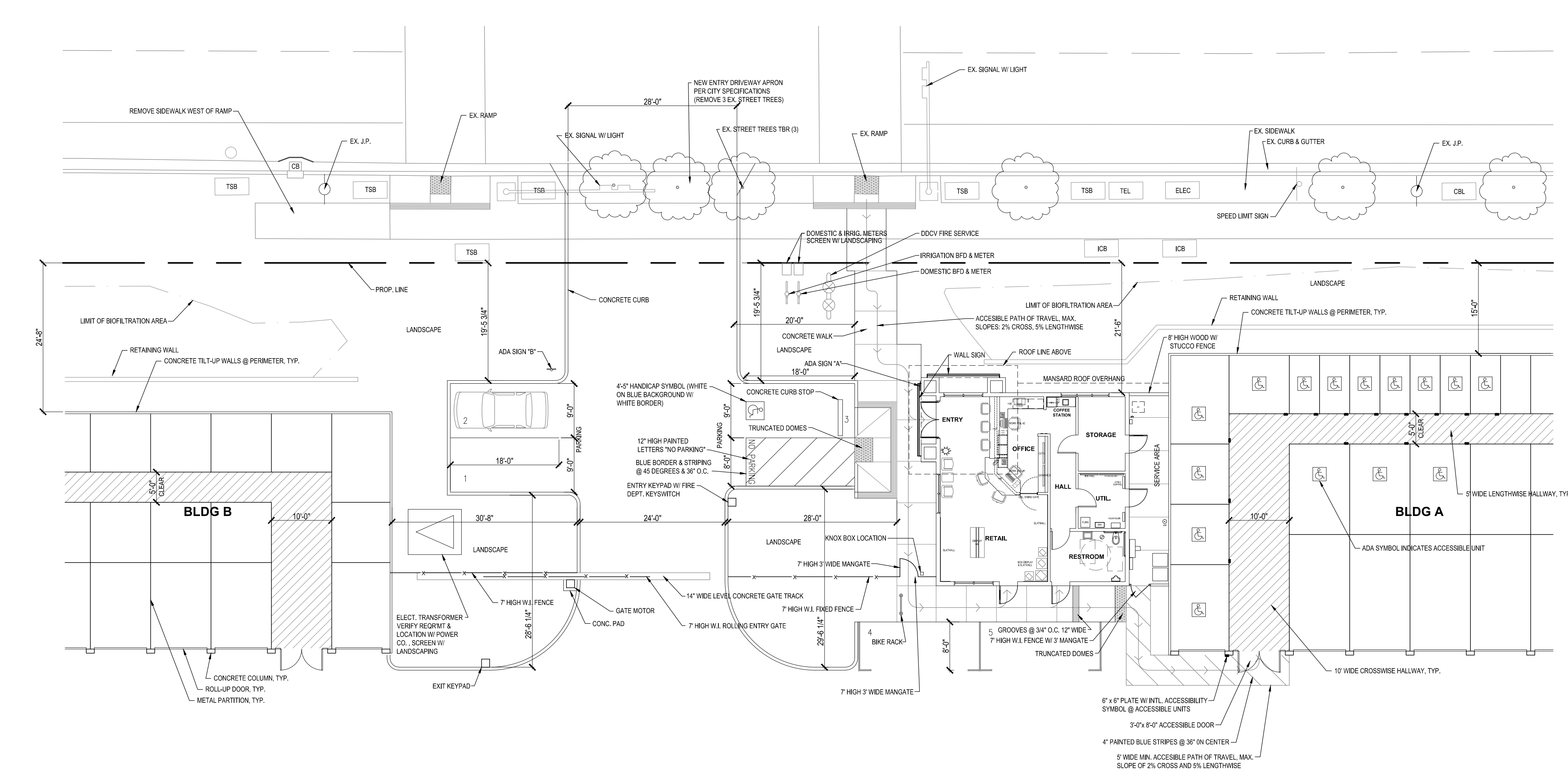
4 ACCESSIBLE ENTRY/EXIT DOOR

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



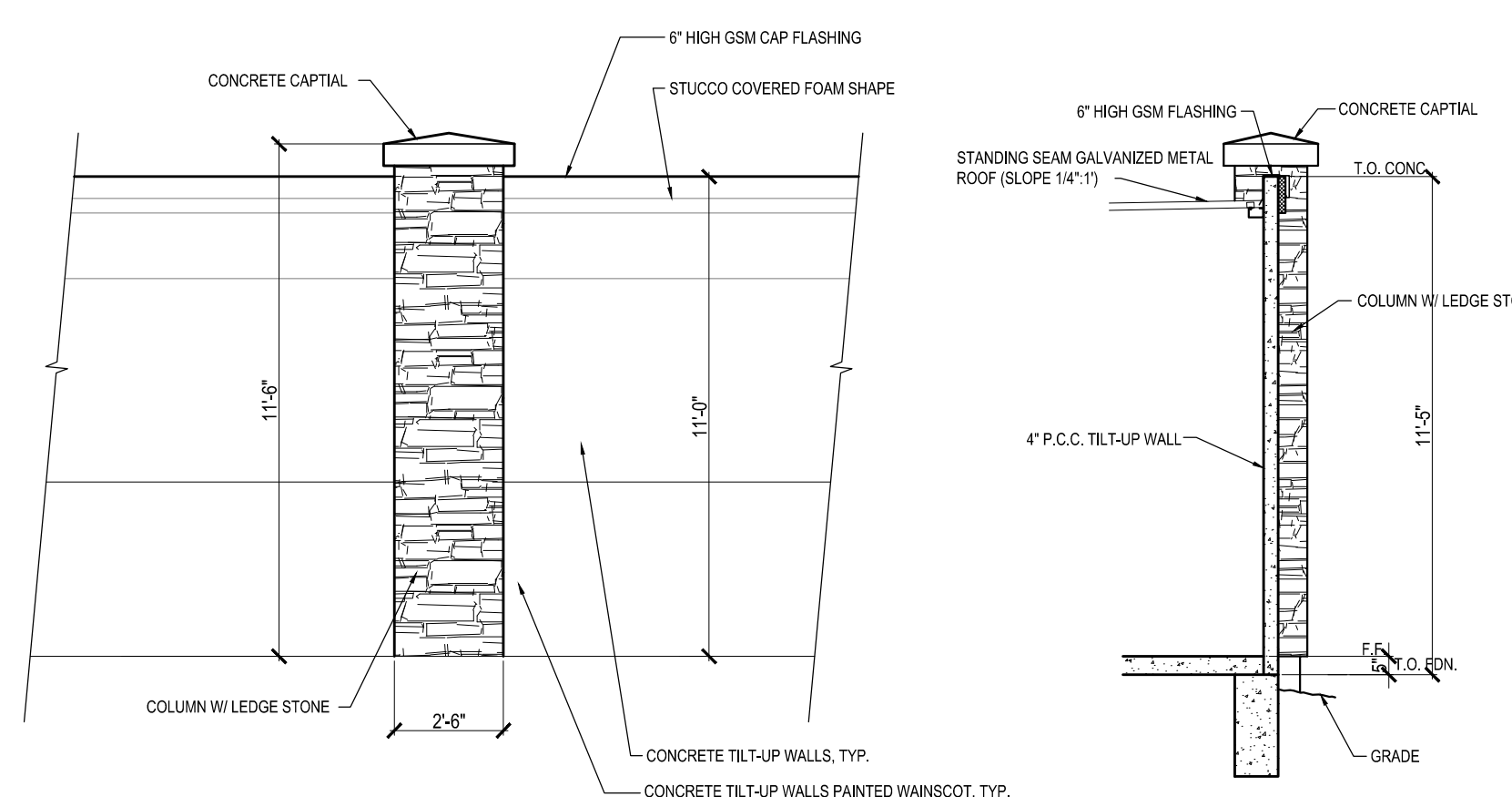
5 TRUNCATED DOMES & GROOVING

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



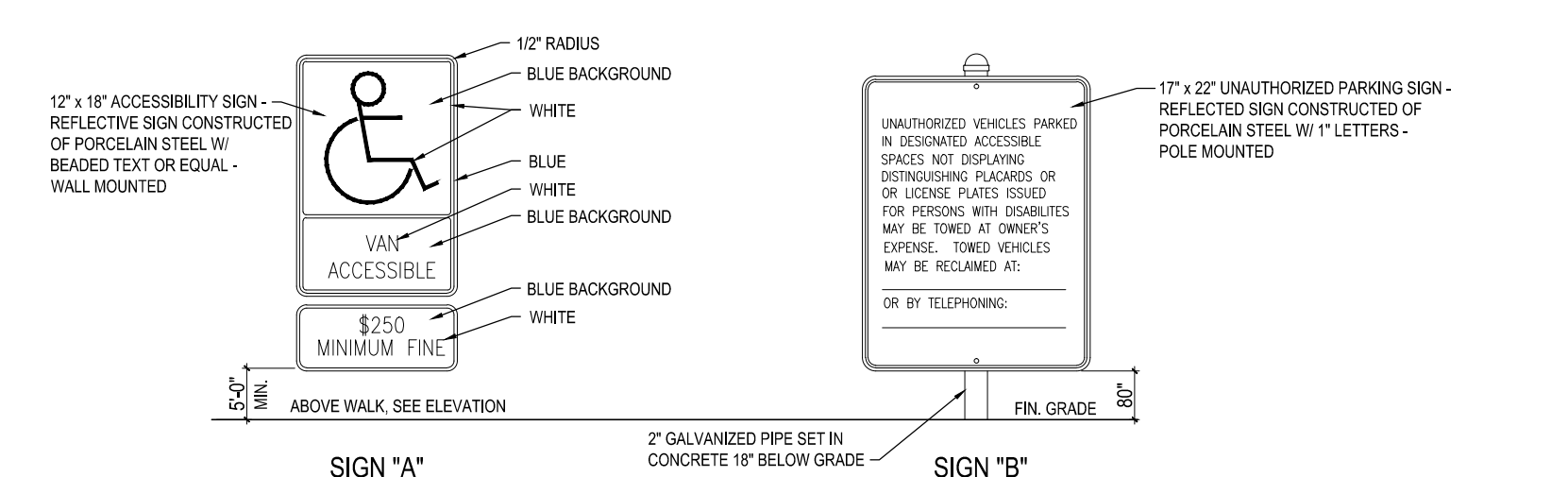
6 ENTRY PLAN

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



6 WALL DETAIL ALONG FRONTAGE

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



7 ADA PARKING SIGNS

SCALE: 1" = 1'-0"

- STORAGE BUILDING ACCESSIBILITY NOTES:**
- 2% OF ALL STORAGE UNITS TO BE ADA ACCESSIBLE UNITS (20 TOTAL UNITS INCLUDING EST. FOR POTENTIAL PHASE 2) x (20 = 20 UNITS. 20 ACCESSIBLE UNITS ARE PROVIDED).
 - 6" W/ 1/4" METAL PLATE W/ INTERNATIONAL SYMBOL OF ACCESSIBILITY MOUNTED AT 60" A.F.F. PER CBC 11178.5.8 AT EACH OF THE 14 ACCESSIBLE UNITS.
 - ACCESSIBLE PATH OF TRAVEL TO HAVE MAXIMUM CROSS SLOPE OF 2% AND MAXIMUM LENGTHWISE SLOPE OF 5%.
 - ALL ACCESSIBLE DOORS TO HAVE AN OPERATING EFFORT OF 5 LBS. MAX. WHICH MAY BE INCREASED TO 15 LBS. FOR FIRE-RATED ASSEMBLIES.
 - ALL ACCESSIBLE SWING DOORS TO HAVE ADA APPROVED LEVER HARDWARE.
 - 1/4" MAX. THRESHOLD @ ALL EXTERIOR SWING DOORS (1/2" THRESHOLD W/ 1/4" TOOLED RADIUS @ TOP OR INTERIOR UNITS TO HAVE NO THRESHOLD).
 - ALL ACCESSIBLE SWING DOORS HAVE A 48" LEVEL LANDING ON THE PULL SIDE. (2% MAX @ EXTERIOR DOORS)
 - OVERHEAD DOORS @ ACCESSIBLE UNITS TO HAVE EXTENDED DOOR STRAPS W/ OPEN LOOP AT THE END OF STRAP.

Revisions	Date

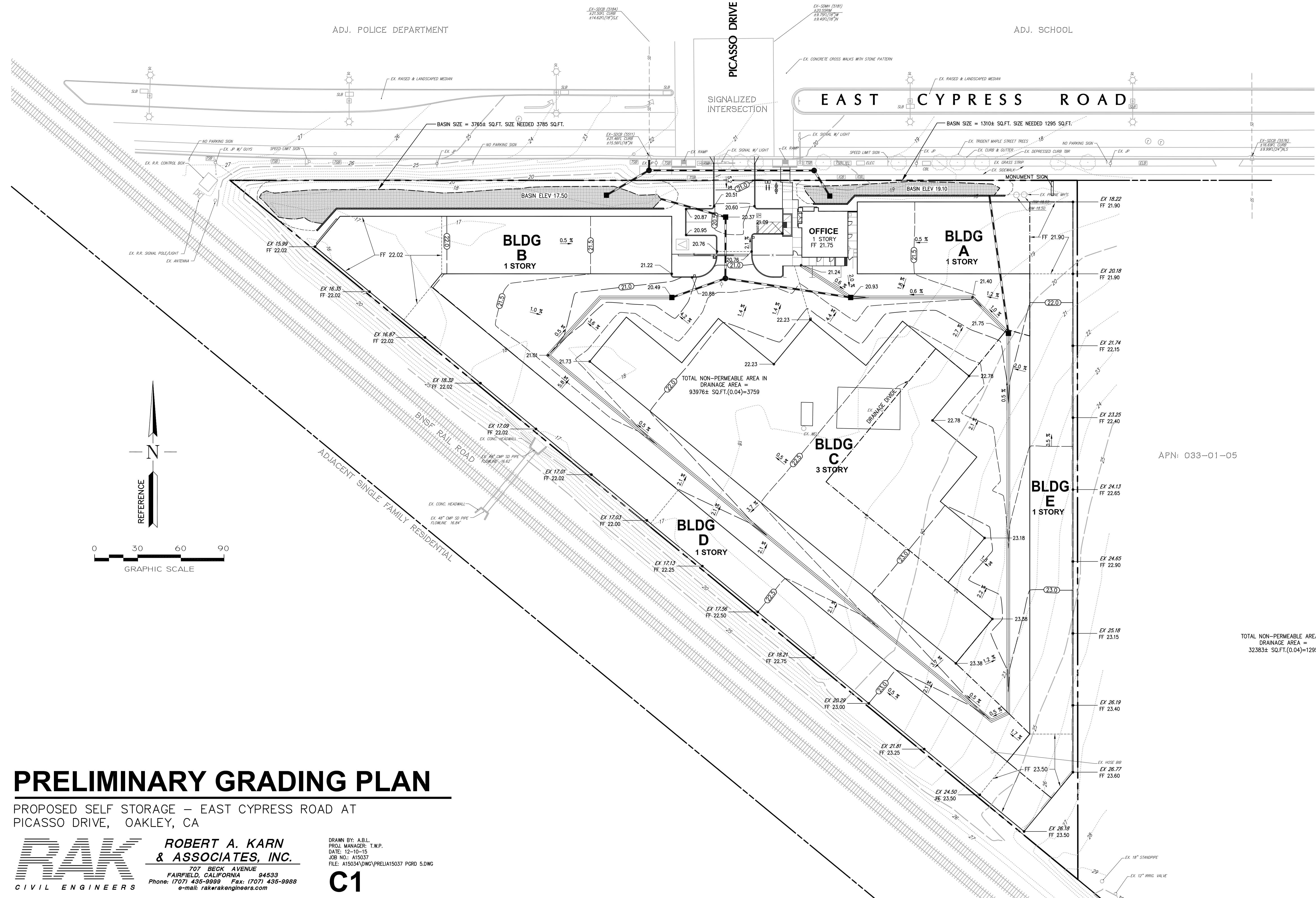
DEVELOPER:
 NAME
 COMPANY
 ADDRESS
 ADDRESS

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 Danville, California 94526 USA
 Phone (925) 314-0770 FAX (925) 314-0771

CYPRESS SELF STORAGE
 EAST CYPRESS ROAD @ PICASSO DRIVE
 OAKLEY, CA.
MISC. DETAILS

Drawn By
 EJB
 Date
 12/9/15
 Scale
 3/32" = 1'
 File Name
 SitePlan2
 Planning File Numbers

Sheet Number
5



APN: 033-01-05

TOTAL NON-PERMEABLE AREA IN DRAINAGE AREA = 32383± SQ.FT.(0.04)=1295

PRELIMINARY GRADING PLAN

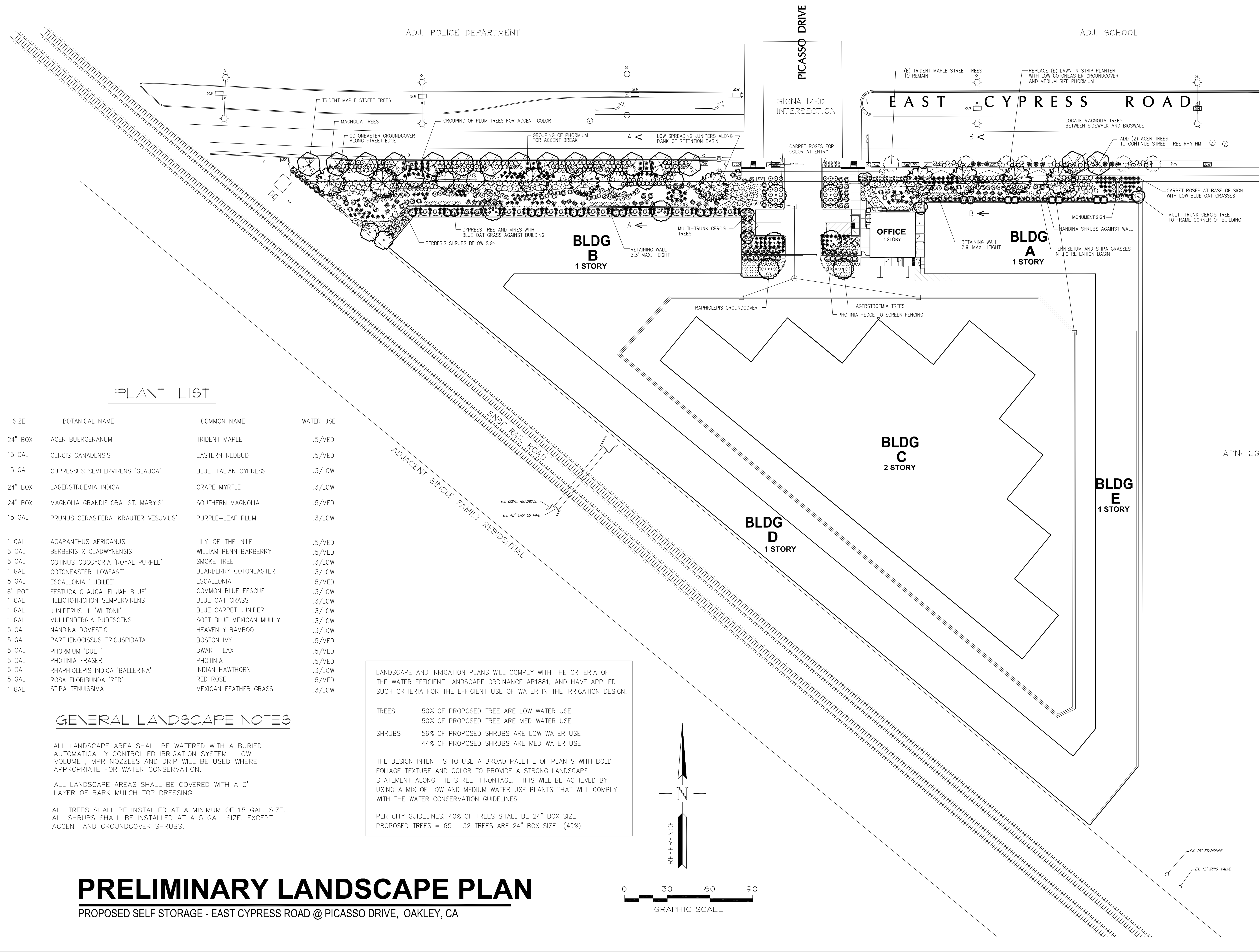
PROPOSED SELF STORAGE – EAST CYPRESS ROAD AT PICASSO DRIVE, OAKLEY, CA

RAK CIVIL ENGINEERS
ROBERT A. KARN & ASSOCIATES, INC.
 707 BECK AVENUE
 FAIRFIELD, CALIFORNIA 94533
 Phone: (707) 435-9999 Fax: (707) 435-9988
 e-mail: rakerakengineers.com

DRAWN BY: A.B.L.
 PROJ. MANAGER: T.W.P.
 DATE: 12-10-15
 JOB NO.: A15037
 FILE: A15034\DWG\PREL1A15037.PGRD 5.DWG

C1

M:\Cypress Self Storage\Monday\Cypress-CP.dwg Nov. 18, 2015 - 8:52am Administrator



PLANT LIST

SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
24" BOX	ACER BUERGERANUM	TRIDENT MAPLE	.5/MED
15 GAL	CERCIS CANADENSIS	EASTERN REDBUD	.5/MED
15 GAL	CUPRESSUS SEMPERVIRENS 'GLAUCA'	BLUE ITALIAN CYPRESS	.3/LOW
24" BOX	LAGERSTROEMIA INDICA	CRAPE MYRTLE	.3/LOW
24" BOX	MAGNOLIA GRANDIFLORA 'ST. MARY'S'	SOUTHERN MAGNOLIA	.5/MED
15 GAL	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	.3/LOW
1 GAL	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	.5/MED
5 GAL	BERBERIS X GLADWYNENSIS	WILLIAM PENN BARBERRY	.5/MED
5 GAL	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE	.3/LOW
1 GAL	COTONEASTER 'LOWFAST'	BEARBERRY COTONEASTER	.3/LOW
5 GAL	ESCALLONIA 'JUBILEE'	ESCALLONIA	.5/MED
6" POT	FESTUCA GLAUCA 'ELIJAH BLUE'	COMMON BLUE FESCUE	.3/LOW
1 GAL	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	.3/LOW
1 GAL	JUNIPERUS H. 'WILTONII'	BLUE CARPET JUNIPER	.3/LOW
1 GAL	MUHLBERGIA PUBESCENS	SOFT BLUE MEXICAN MUHLY	.3/LOW
5 GAL	NANDINA DOMESTIC	HEAVENLY BAMBOO	.3/LOW
5 GAL	PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	.5/MED
5 GAL	PHORMIUM 'DUET'	DWARF FLAX	.5/MED
5 GAL	PHOTINIA FRASERI	PHOTINIA	.5/MED
5 GAL	RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	.3/LOW
5 GAL	ROSA FLORIBUNDA 'RED'	RED ROSE	.5/MED
1 GAL	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	.3/LOW

GENERAL LANDSCAPE NOTES

ALL LANDSCAPE AREA SHALL BE WATERED WITH A BURIED, AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. LOW VOLUME, MPR NOZZLES AND DRIP WILL BE USED WHERE APPROPRIATE FOR WATER CONSERVATION.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 3" LAYER OF BARK MULCH TOP DRESSING.

ALL TREES SHALL BE INSTALLED AT A MINIMUM OF 15 GAL. SIZE. ALL SHRUBS SHALL BE INSTALLED AT A 5 GAL. SIZE, EXCEPT ACCENT AND GROUND COVER SHRUBS.

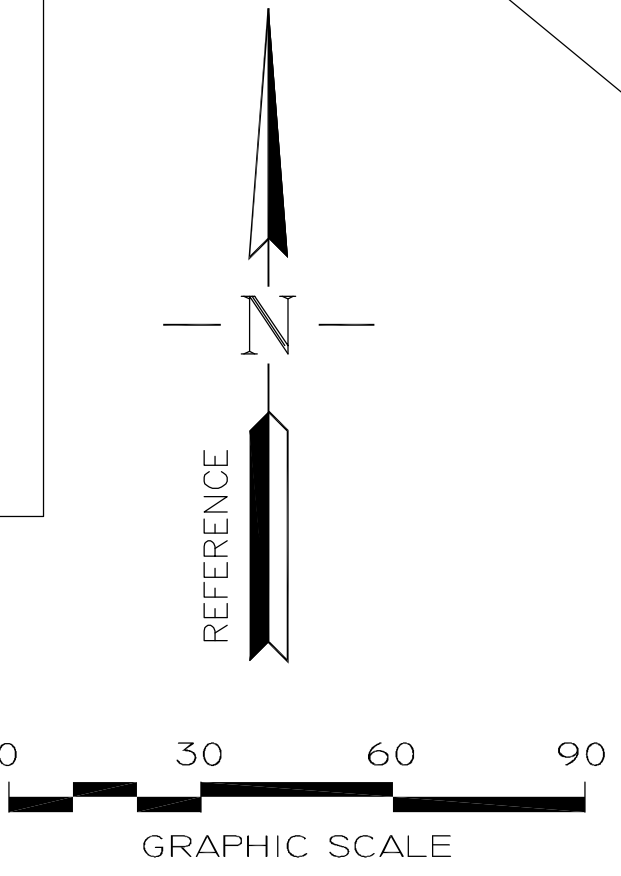
LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1881, AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN.

TREES 50% OF PROPOSED TREE ARE LOW WATER USE
50% OF PROPOSED TREE ARE MED WATER USE

SHRUBS 56% OF PROPOSED SHRUBS ARE LOW WATER USE
44% OF PROPOSED SHRUBS ARE MED WATER USE

THE DESIGN INTENT IS TO USE A BROAD PALETTE OF PLANTS WITH BOLD FOLIAGE TEXTURE AND COLOR TO PROVIDE A STRONG LANDSCAPE STATEMENT ALONG THE STREET FRONTAGE. THIS WILL BE ACHIEVED BY USING A MIX OF LOW AND MEDIUM WATER USE PLANTS THAT WILL COMPLY WITH THE WATER CONSERVATION GUIDELINES.

PER CITY GUIDELINES, 40% OF TREES SHALL BE 24" BOX SIZE.
PROPOSED TREES = 65 32 TREES ARE 24" BOX SIZE (49%)



APN: 03

PRELIMINARY LANDSCAPE PLAN
PROPOSED SELF STORAGE - EAST CYPRESS ROAD @ PICASSO DRIVE, OAKLEY, CA

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BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1241 Pine Street
Oakley, CA 94553
Phone: 925/372-5308
FAX: 925/372-5308

REGISTERED LANDSCAPE ARCHITECT
No. 2559
STATE OF CALIFORNIA

DATE: 9/21/15
DRAWN BY: BK
THIS PLAN IS: PRELIMINARY

SHEET NUMBER: L-1
TITLE OF DRAWING: LANDSCAPE

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CYPRESS SELF-STORAGE
OAKLEY, CALIFORNIA