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2020,10,14

P19-0128/P19-0129

CITY OF PLEASANTON

PLANNING DIVISION

EXHIBIT B

PUBLIC STORAGE REMODEL

RE-DEVELOPMENT OF EXISTING FACILITY C.U.P. AND DESIGN REVIEW APPLICATION

3716 STANLEY BOULEVARD PLEASANTON, CALIFORNIA 94566

SHEET INDEX

ARCHITECTURAL

Table listing architectural sheets: A0.1 TITLE SHEET, A0.1 EXISTING/DEMO SITE PLAN, A1.1 SITE PLAN, A1.2 SITE PLAN - PARKING & STRIPING, A2.1 PROPOSED 3-STORY STORAGE BUILDING FLOOR PLANS, etc.

CIVIL

Table listing civil sheets: C1 EXISTING CONDITIONS PLAN, C2 DEMOLITION PLAN, C3 PRELIMINARY FIRE PLAN, etc.

LANDSCAPE

Table listing landscape sheets: L1 PRELIMINARY LANDSCAPE PLAN, L2 PRELIMINARY LANDSCAPE PLAN, L3 PLANT IMAGES AND WELD CALCS.

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ANY NEW/REVISED... ARCHITECTURE... PLANNING... CIVIL ENGINEERING... PROJECT: 3716 STANLEY BLVD, PLEASANTON, CA 94566. PHONE: (925) 244-9620, FAX: (925) 244-9621.

PUBLIC STORAGE REMODEL 3716 STANLEY BOULEVARD PLEASANTON, CA 94566

ABBREVIATIONS

Large table of abbreviations for architectural symbols, including categories like A (Area), ADJ (Adjacent), AL (Aluminum), and ACOUST (Acoustic).

VICINITY MAP



OWNER

PUBLIC STORAGE, 701 WESTERN AVE. GLENDALE, CA 91201. BRYAN MIRANDA, EMAIL: BMIRANDA@PUBLICSTORAGE.COM.

ARCHITECT

WARE MALCOMB, 4883 CHABOT DRIVE, SUITE 300 PLEASANTON, CALIFORNIA 94566. YANG ZHANG, PHONE: (925) 244-9620, EMAIL: yangz@waremalcomb.com.

OWNER'S CONSULTANTS

CIVIL ENGINEER: RJA ENGINEERS, PLANNERS, SURVEYORS, 4650 CHABOT DRIVE, SUITE 200 PLEASANTON, CALIFORNIA 94566. LANDSCAPE ARCHITECT: THOMAS BAAK & ASSOCIATES, LLP, 1620 NORTH MAIN STREET, SUITE 4 WALNUT CREEK, CALIFORNIA 94546.

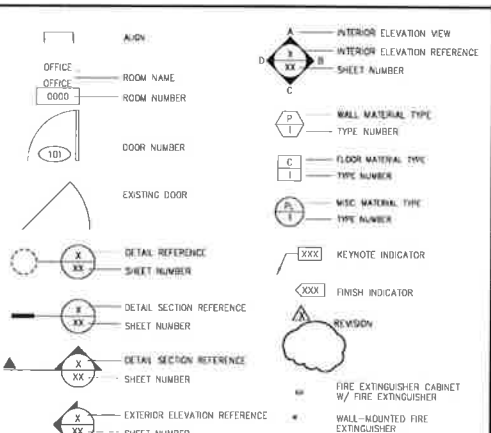
GENERAL NOTES

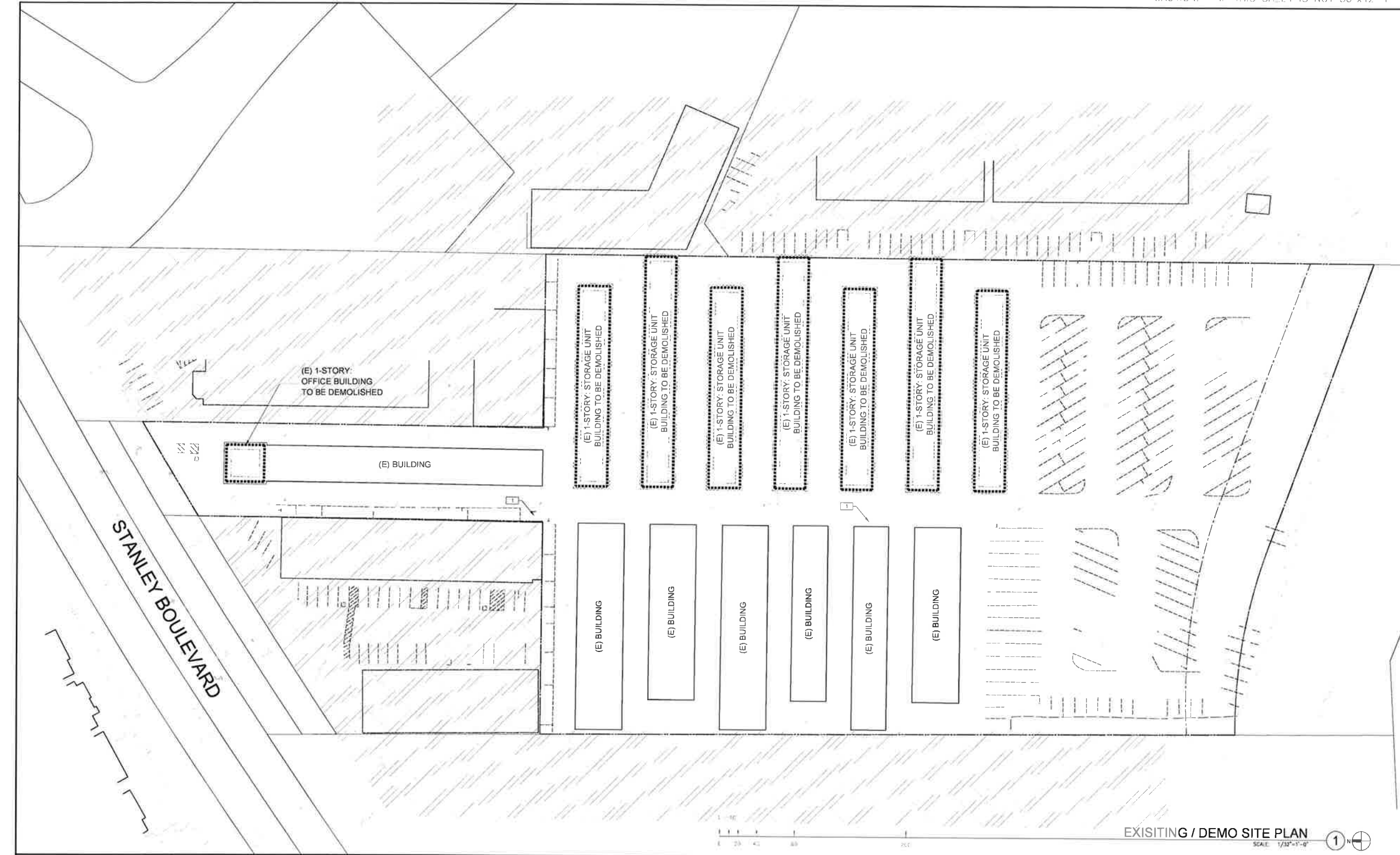
1. BUILDINGS THAT FAIL TO SUPPORT ADEQUATE TWO-WAY RADIO COVERAGE POSE A RISK TO PUBLIC SAFETY WORKERS... CHAPTER 9 - FIRE PROTECTION SYSTEMS: (903.3.1.1) AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED. (903.4) AUTOMATIC SPRINKLER SYSTEM MONITORING AND ALARMS WILL BE PROVIDED.

PROJECT DATA

Table containing SITE DATA (ZONING, LOT AREA, EXISTING BUILDING AREA) and DEVELOPMENT STANDARDS (FLOOR FINISH, WALL FINISH, ACCESSIBLE).

SYMBOLS





W:\SRV\AD\01\00\Acad\dwg\Ad1.dwg

DEMOLITION NOTES

- 1. FOR ON-SITE UTILITY INFO, PLEASE REFER TO CIVIL PLANS
- 2. TOTAL SQUARE FOOTAGE OF BUILDINGS BEING DEMOLISHED: 41,055 SF (STORAGE BUILDINGS: 35,774 SF; OFFICE: 5,281 SF)

SITE LEGEND

- INDICATES AREA NOT IN CONTRACT (N.I.C.)
- DEMOLISH (E) BUILDING, CURB, FENCE, AND GATE

DEMO SITE PLAN NOTES

- (F) FIRE HYDRANT TO BE RELOCATED

DATE	REVISIONS	DATE	REVISIONS
06/29/19	PLANNING PERMIT		
09/20/19	PLANNING PERMIT		
12/09/19	PLANNING PERMIT		
07/17/2020	PLANNING PERMIT		
10/21/2020	PLANNING PERMIT		

PA / PM	N.D.
DRAWN BY	J.P.
JOB NO.	SN17-0075-03

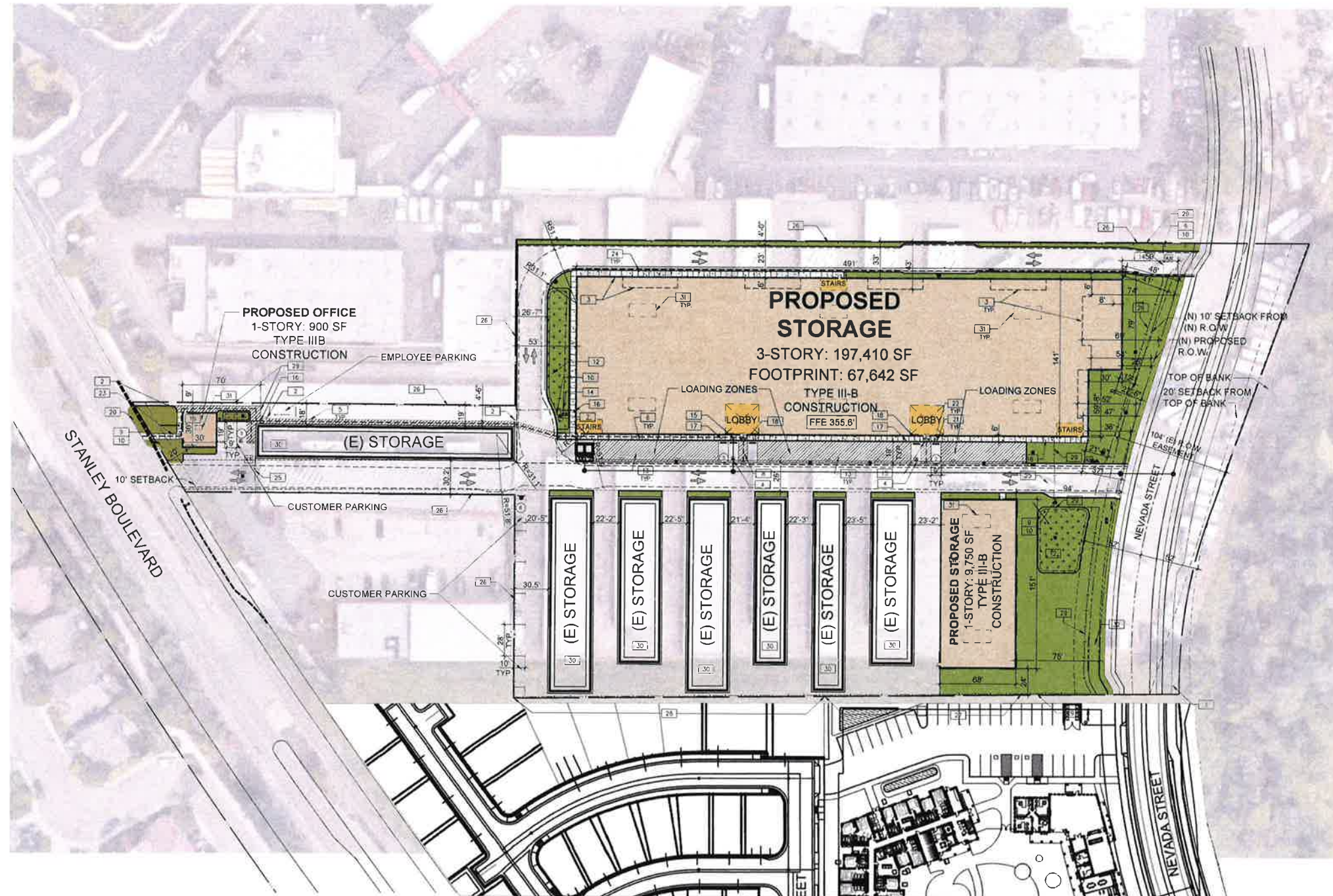
SHEET
AD.1

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3716 STANLEY BOULEVARD
 PLEASANTON, CA 94566

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 1/25/21/2021

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PROPOSED SITE PLAN 1 of 1
SCALE: 1"=40'-0"

SITE PLAN NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS (---)
- 2 ACCESSIBLE DIRECTIONAL SIGNAGE, SEE (8 AB.1)
- 3 LINE OF THIRD FLOOR ABOVE.
- 4 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 5 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 6 2'-0" PARKING OVERHANG.
- 7 TRASH ENCLOSURE WITH RECYCLE BIN AND ROOF, SEE (16 AB.1)
- 8 ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS (---)
- 9 UNAUTHORIZED VEHICLE SIGNAGE, SEE (2 AB.1)
- 10 FIRE LANE ENTRY SIGNAGE, SEE (6 AB.1)
- 11 FIRE LANE CURB, DASHED LINE INDICATES EXTENT OF CONTINUOUS CURB TO BE PAINTED RED, SEE (13 AB.1)
- 12 BROKEN/RETENTION AREA.
- 13 TRUCK/CAR LOADING ZONE.
- 14 FIRE DEPARTMENT ACCESS GATE.
- 15 TRUNCATED DOMES.
- 16 MAIN GATE.
- 17 WALKWAY REMAINS CONSISTENT, WARP UP ASPHALT TO MEET TOP OF CURB.
- 18 CANYON ABOVE.
- 19 NEW OFFICE CONSTRUCTION.
- 20 (E) BUS STOP.
- 21 BOLLARD, SEE (15 AB.1)
- 22 PRECAST CONCRETE WHEELSTOP, SEE (12 AB.1)
- 23 CONCRETE LANDINGS, SEE (11 AB.1)
- 24 FIRE LANE SIGNAGE, SEE (7 AB.1)
- 25 ENTRANCE GATE FOR PUBLIC AND FIRE DEPARTMENT ACCESS.
- 26 EXISTING CHAIN-LINK FENCE.
- 27 EXISTING CHAIN-LINK FENCE - TO BE REPLACED WITH WOOD FENCE WHEN SUNFLOWER HILL FACILITY DEVELOPS.
- 28 EXISTING MASONRY WALL.
- 29 PROPOSED DECORATIVE METAL FENCE, AMERSTAR-ASSA ABLOY "WREWORKS ANTI-CLIMB" OR SIMILAR, SEE CUTSHEETS & BELOW FOR ADDITIONAL INFO.
- 30 (E) BUILDINGS TO BE REPAINTED TO MATCH (N) BUILDING BODY COLOR. PAINT COLOR TO BE PPG14-16 "WINTER MOOD", SEE A4.24 - EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- 31 LOCATION OF PROPOSED HVAC UNITS, SEE SECTION ON A3.1 FOR ADDITIONAL INFORMATION.
- 32 SEATING AREA - SEE LANDSCAPE PLANS.
- 33 (E) EXISTING CHAIN-LINK FENCE TO BE REPLACED WITH DECORATIVE METAL FENCE, AMERSTAR-ASSA ABLOY "WREWORKS ANTI-CLIMB" OR SIMILAR, SEE CUTSHEETS & BELOW FOR ADDITIONAL INFO.

GENERAL NOTES

PROPOSED 1-STORY OFFICE BUILDING / NORTH END OF SITE / PARKING AT SOUTH SIDE OF BUILDING, FOR CUSTOMER PARKING ONLY (3 SPACES)

PROPOSED 3-STORY STORAGE BUILDING / PARKING ALONG WEST SIDE OF BUILDING, FOR CUSTOMER PARKING & VEHICLE LOADING / OFF LOADING ONLY (5 SPACES), AND HATCH LOADING ZONES SHALL NOT BE USED FOR RV BOAT / TRAILER / VEHICLE STORAGE

WEST SIDE OF SITE / PARKING ALONG NORTH END / NORTH OF EXISTING STORAGE BUILDINGS TO REMAIN: PARKING SHALL BE FOR CUSTOMER AND EMPLOYEE PARKING ONLY (6 SPACES)

SITE LEGEND

- 6'-0" TALL FENCE
- FIRE LANE (HATCHED)
- (C) PARKING STALL COUNT TOTAL
- (FH) FIRE HYDRANT (COORDINATE WITH CIVIL DRAWINGS)
- (KS) Knox Keypad, Dual-Keyed to Police and Fire Departments, and ClickCenter Radio Access Control System Installed Within the Tenants Access Control Panel (KEYPAD/CARDREADER)

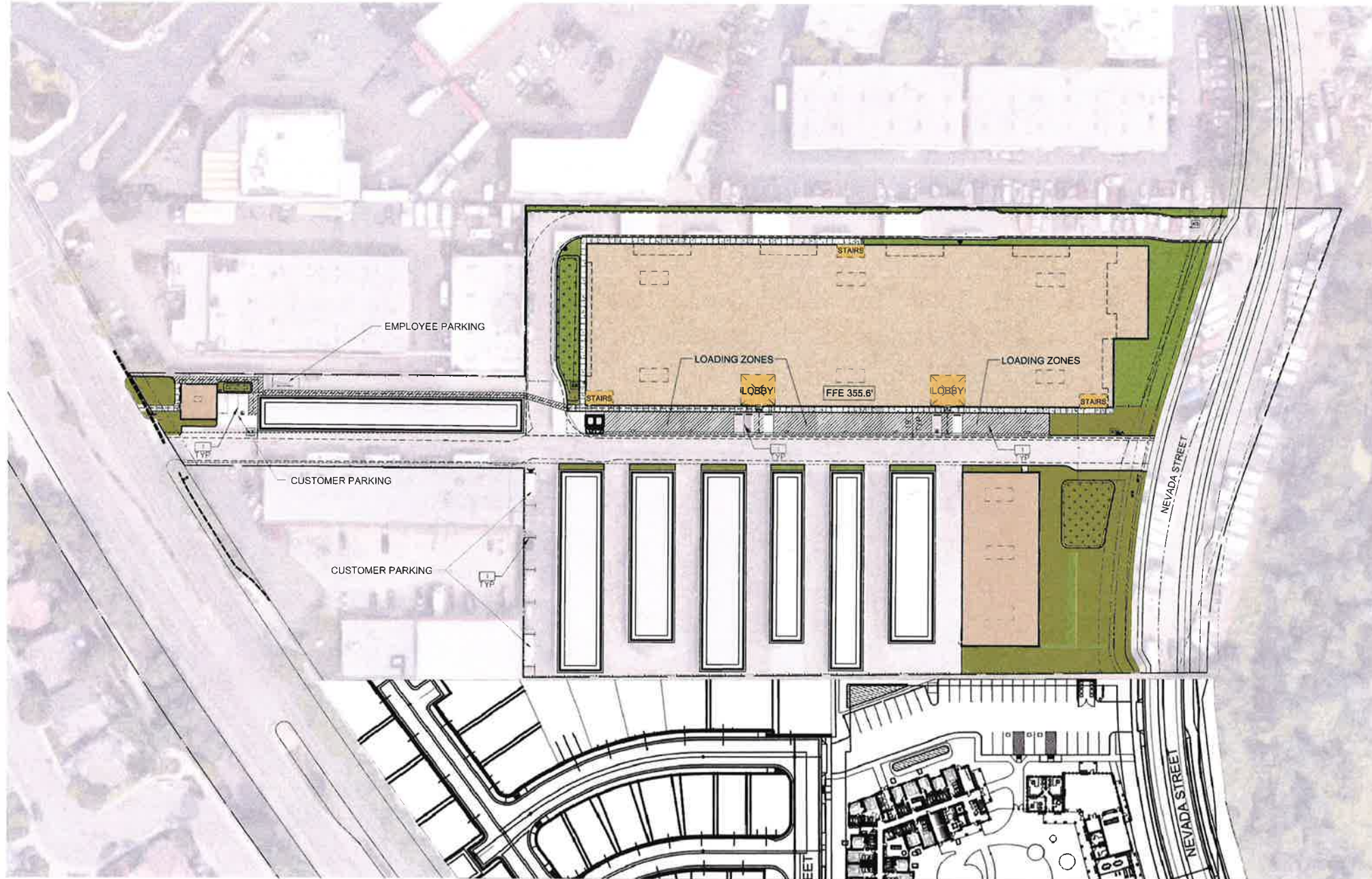
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DATE	REVISION	DATE	RELEASE
07/17/2020	CIP AND JIB SUBMITTAL		
07/27/2020	PLANNING COMMENTS #2		
07/17/2020	PLANNING COMMENTS #1		
10/15/2020	PLANNING, R/SUBMITTAL #3		

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DRAWN BY	J.P.
JOB NO.	SNR17-0075-06
SHEET	
A1.1	

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GENERAL NOTES

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PROPOSED 3-STORY STORAGE BUILDING/ PARKING ALONG WEST SIDE OF BUILDING. FOR CUSTOMER PARKING & VEHICLE LOADING/ OFF LOADING ONLY (5 SPACES), AND HATCH LOADING ZONES SHALL NOT BE USED FOR RV BOAT/ TRAILER/ VEHICLE STORAGE

WEST SIDE OF SITE/ PARKING ALONG NORTH END/ NORTH OF EXISTING STORAGE BUILDINGS TO REMAIN. PARKING SHALL BE FOR CUSTOMER AND EMPLOYEE PARKING ONLY (6 SPACES)

SITE PLAN NOTES

1 4' WIDE STRIPPING, PER SPECIFICATIONS REFER TO DETAIL 1/AB1

SITE LEGEND

- X 6'-0" TALL FENCE
- - - FIRE LANE (HATCHED)
- ① PARKING STALL COUNT TOTAL
- FIRE HYDRANT (COORDINATE WITH CIVIL DRAWINGS)
- KS KNOX KEYSWITCH, DUAL-KEYED TO POLICE AND FIRE DEPARTMENTS, AND CLICKCENTER RADIO ACCESS CONTROL SYSTEM INSTALLED WITHIN THE TENANTS ACCESS CONTROL PANEL (KEYPAD/CARDREADER)

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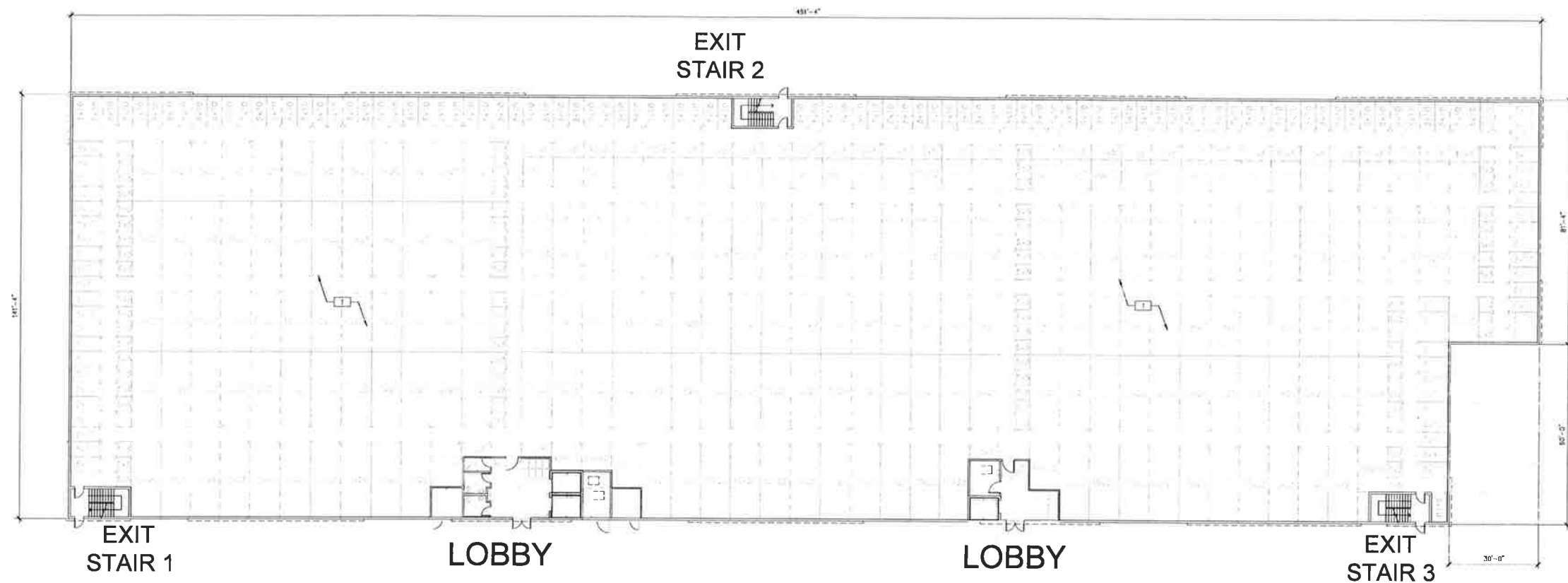
SITE PLAN - PARKING & STRIPING	
DATE	REVISIONS
05/04/19	CLIP AND O.K. SUBMITTAL
08/07/19	PLANNING RESUBMITTAL #1
12/06/19	PLANNING RESUBMITTAL #2
01/22/2020	PLANNING RESUBMITTAL #3
10/13/2020	PLANNING RESUBMITTAL #4

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DRAWN BY J.P.
JOB NO. SNR17-0075-00

SHEET
A1.2

PROPOSED SITE PLAN/STRIPING PLAN 1
SCALE: 1"=40'-0"

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EXIT STAIR 1

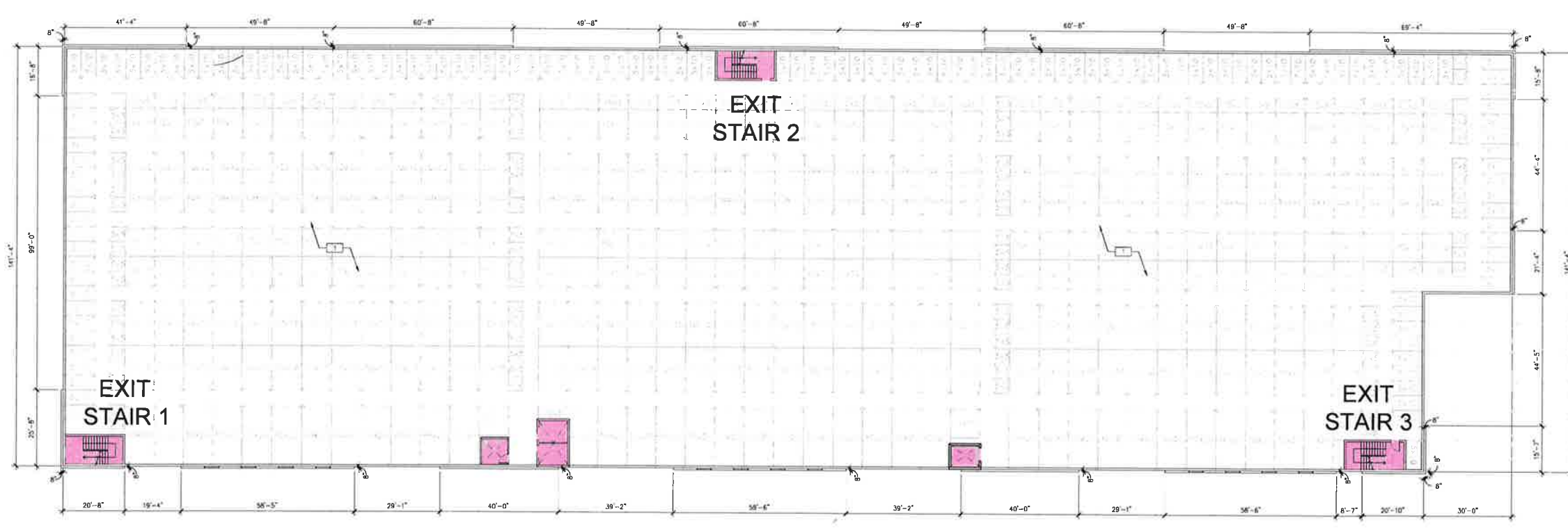
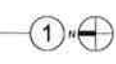
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LOBBY

EXIT STAIR 3

EXIT STAIR 2

PROPOSED FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"

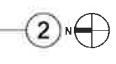


EXIT STAIR 1

EXIT STAIR 2

EXIT STAIR 3

PROPOSED SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



FLOOR PLAN NOTES

- 1 FUTURE UNIT LAYOUT BY OWNER

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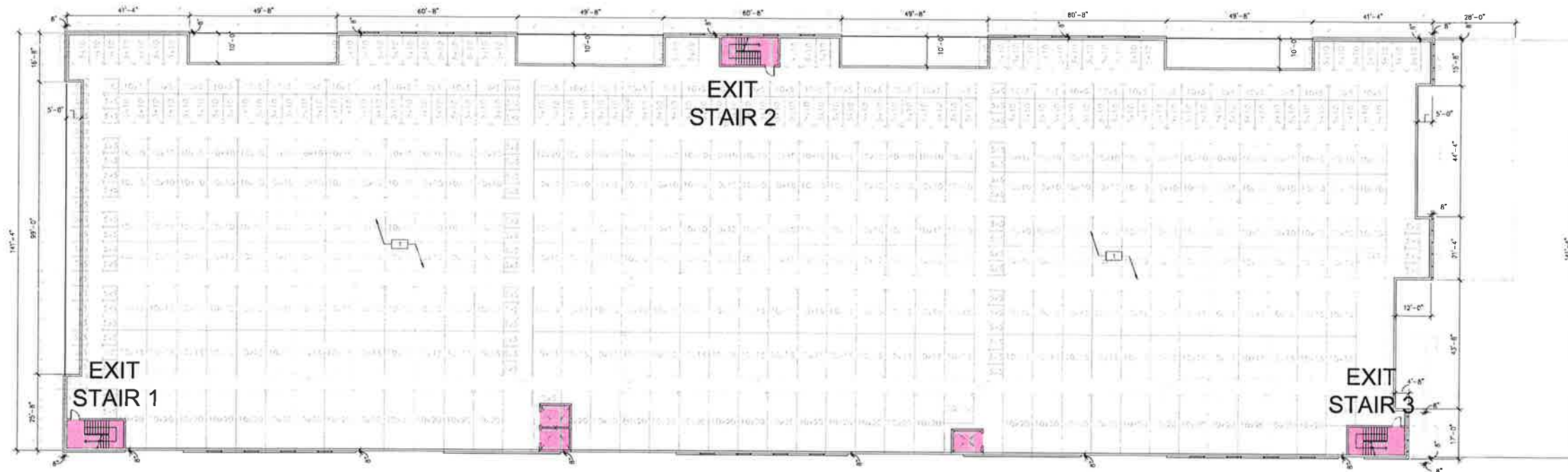
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PROPOSED FLOOR PLANS	
DATE	REVISIONS
05/20/19	CLAR AND 3-D SUBMITTAL
07/26/19	PLANNING SUBMITTAL #2
07/27/2020	PLANNING COMMENTS
10/15/2020	PLANNING SUBMITTAL #3

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JOB NO	SMR17-0075-00

SHEET
A2.1



PROPOSED THIRD FLOOR PLAN
SCALE: 1/16"=1'-0" ① N

FLOOR PLAN NOTES

① FUTURE UNIT LAYOUT BY OWNER

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PROPOSED THIRD FLOOR PLAN		REVISIONS	DATE	REMARKS
DATE	DESCRIPTION			
05/26/19	CLIP AND D.S. SUBMITTAL			
06/27/19	PLANNING RESUBMITTAL #1			
07/17/20	PLANNING COMMENT #1			
10/15/20	PLANNING RESUBMITTAL #2			
11/15/20	PLANNING RESUBMITTAL #3			

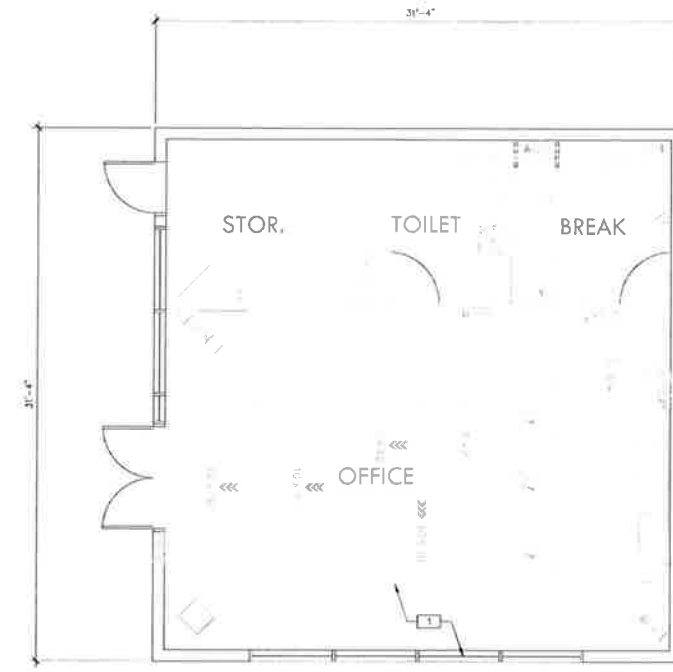
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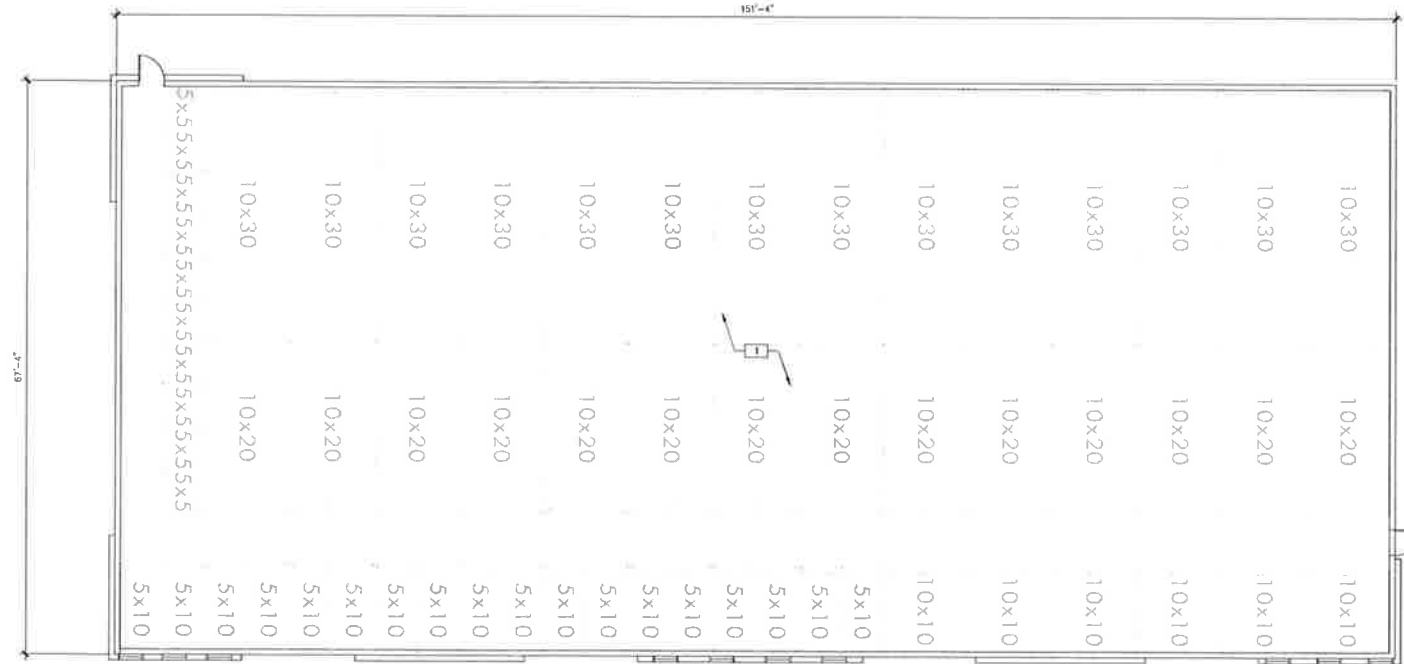
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FLOOR PLAN NOTES

1 FUTURE UNIT LAYOUT BY OWNER



PROPOSED OFFICE FLOOR PLAN SCALE: 1/8"=1'-0" 1



PROPOSED 1-STORY STORAGE FLOOR PLAN SCALE: 1/8"=1'-0" 2

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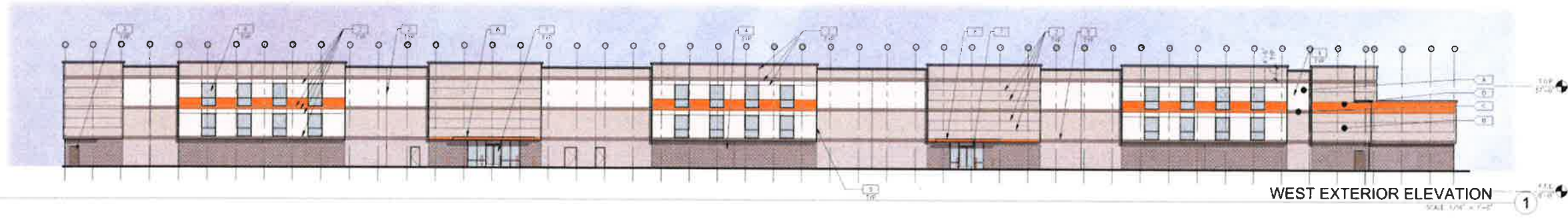
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PROPOSED 1-STORY STORAGE & OFFICE FLOOR PLANS

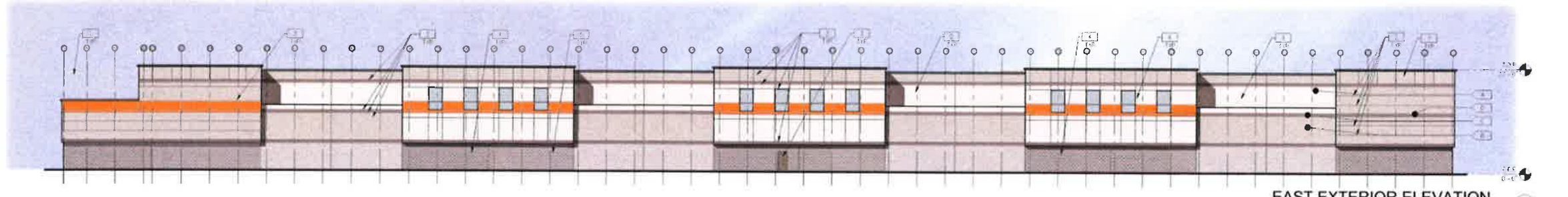
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05/07/18	PLANNING SUBMITTAL	07/17/2020	PLANNING COMMITTEE
05/07/18	PLANNING SUBMITTAL	10/15/2020	PLANNING SUBMITTAL #2

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JOB NO. SMR17-0875-00

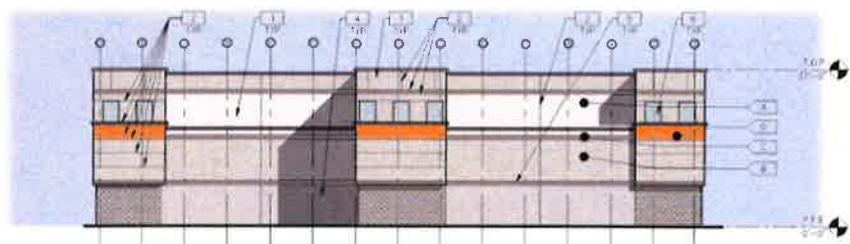
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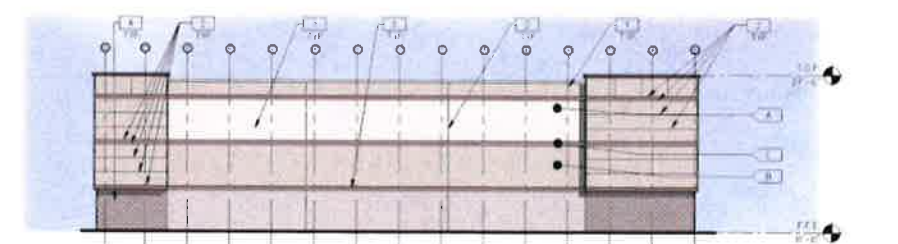
WEST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



EAST EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



NORTH EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

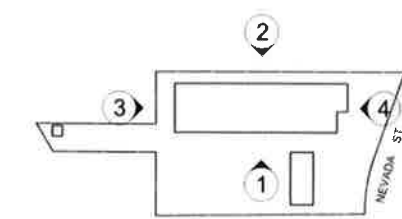
- 1 PAINTED VINYL Siding
- 2 2" x 4" REVEAL AT SHOW GRAPHIC SCORE LINES
- 3 PAINTED HOLD-METAL DOOR
- 4 BASALITE SPLIT FACE (SM) BLOCK, MEDIUM WEIGHT ASD
- 5 BASALITE SPLIT FACE (SM) BLOCK, MEDIUM WEIGHT SST
- 6 SPANDEK GLAZING
- 7 STURMONT CLEAR ANODIZED ALUMINUM WITH HIGH PERFORMANCE GLAZING
- 8 WAFES ARCHITECTURAL LUMBERGLAZ CANOPY
- 9 8" WALL FOR DUCT

COLOR LEGEND

NUMBERS 1-5 ARE PAINT COLOR NUMBER FOR FULL HEIGHT OF BUILDING PER SPECIFICATIONS ELEVATION

- 1 BASE COLOR: WINTER WOOD - PPG14-18
- 2 SECONDARY COLOR: WHEEL SPRAY - PPG14-29
- 3 ACCENT COLOR: ROLLER COASTER - PPG14-15
- 4 ACCENT COLOR: PE ORANGE

KEY PLAN



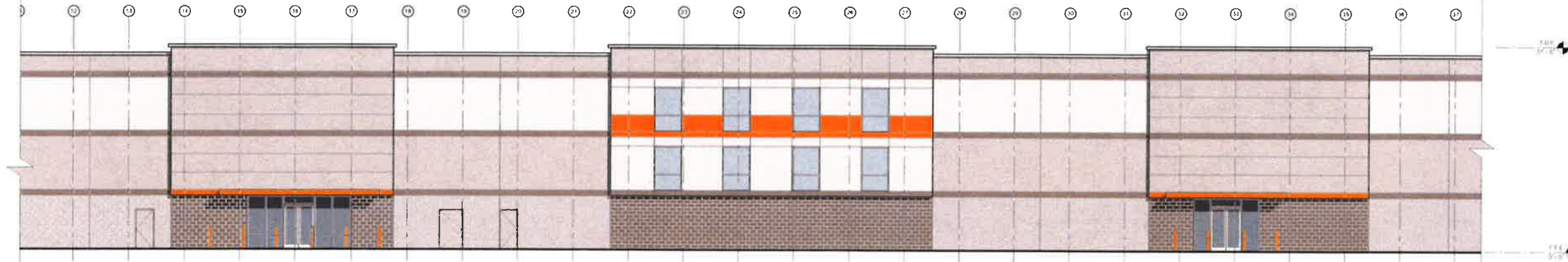
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Architect
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Industrial
Retail
Office
Multi-Family
K-12 Schools
K-16 Schools
K-12+16 Schools
K-12+16+24 Schools
K-12+16+24+36 Schools

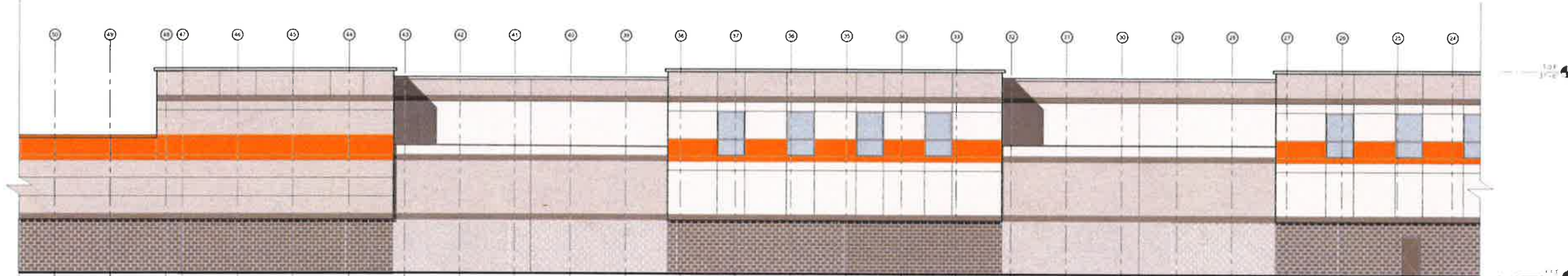
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DATE	REVISIONS

PA - PM	
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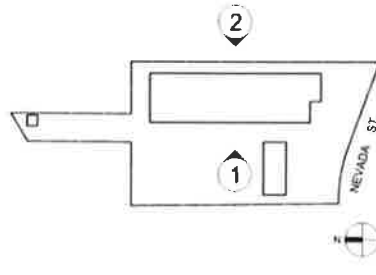
PARTIAL WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" 1



PARTIAL EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" 2

NOTE: SEE SHEETS A4.1 & A4.2 FOR
TABLE FROM SCHEDULE & ADDITIONAL
NOTES.

KEY PLAN



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Civil Engineering
Structural Engineering
Landscape Architecture
Professional Seal
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Exp. 12/31/2021

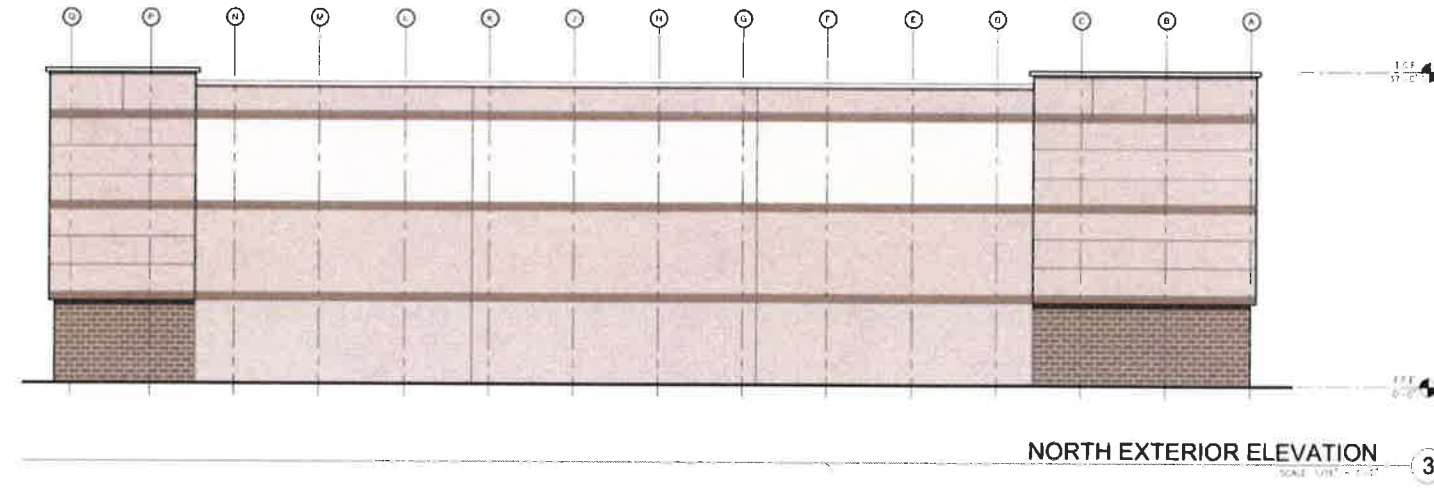
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PROPOSED 3-STORY STORAGE ENLARGED ELEVATIONS

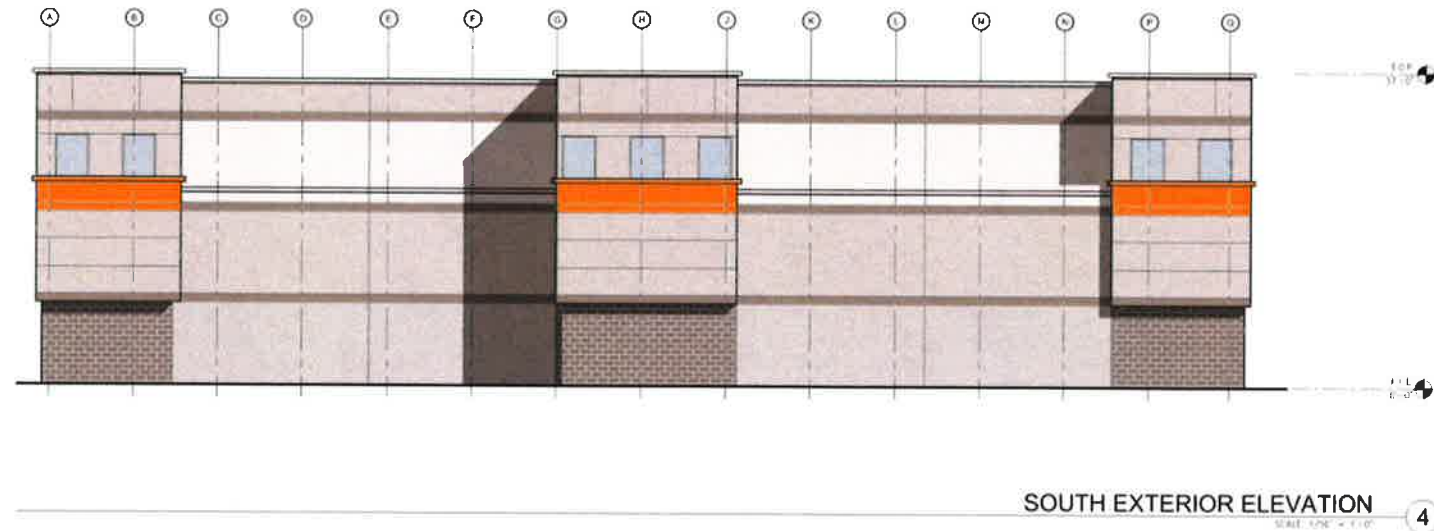
DATE	REVISIONS

DATE	
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JOB NO.	2021-0010-01

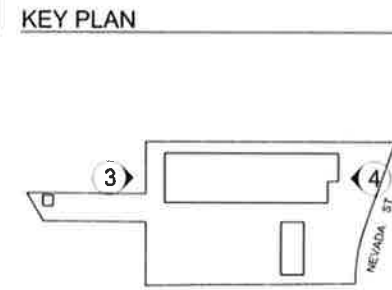
SHEET
A4.1a



NORTH EXTERIOR ELEVATION 3
SCALE 1/8\"/>



SOUTH EXTERIOR ELEVATION 4
SCALE 1/8\"/>



KEY PLAN

NOTE: SEE SHEETS 301 & 302 FOR
PAINT FINISH SCHEDULE & DETAIL
NOTES.

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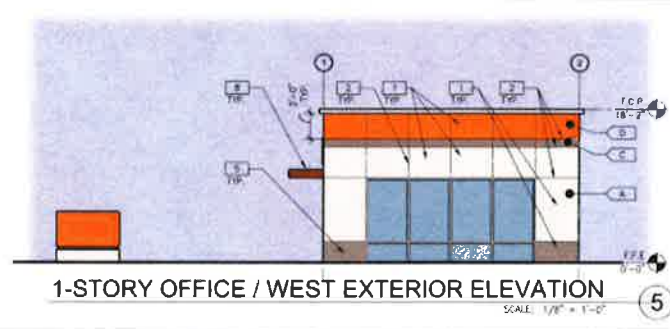
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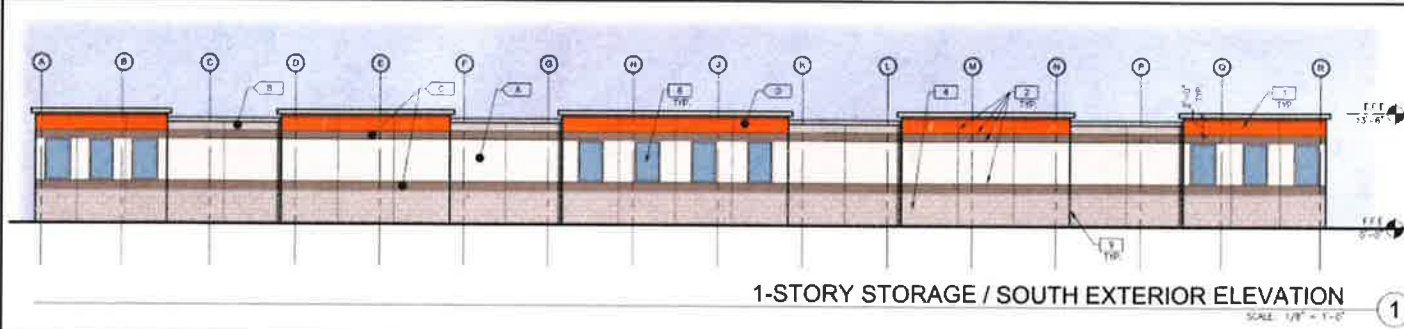
DATE	REVISIONS
10/20/2020	1.00 - 3716 Stanley Blvd - 3716 Stanley Blvd - 3716 Stanley Blvd
07/17/2020	0.01 - 3716 Stanley Blvd - 3716 Stanley Blvd - 3716 Stanley Blvd

PA / PM	N.S.
DRAWN BY	Z.P.
JOB NO	30021 - 0075 - 01

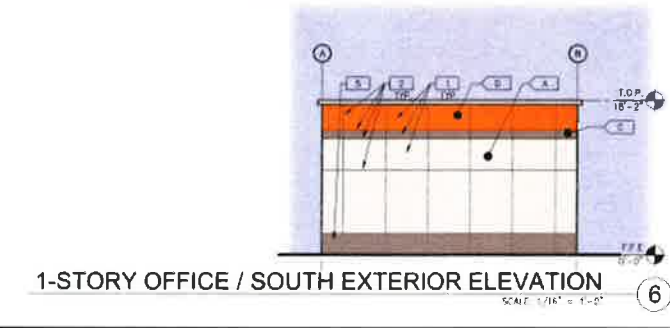
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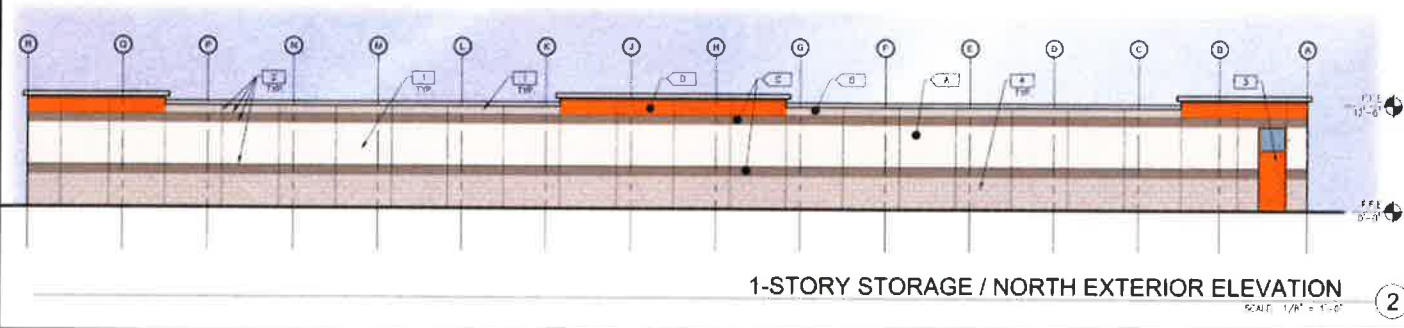
1-STORY OFFICE / WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



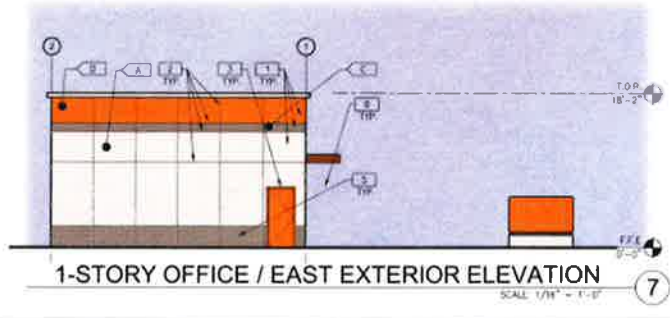
1-STORY STORAGE / SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1-STORY OFFICE / SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



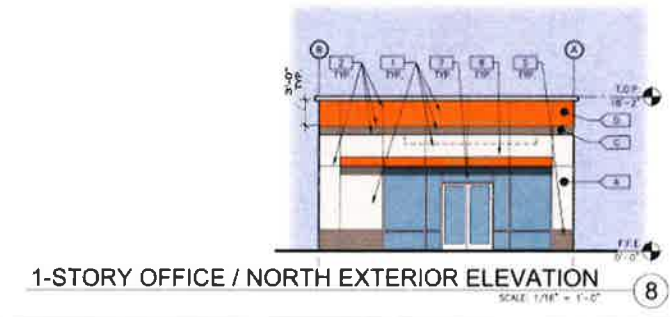
1-STORY STORAGE / NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



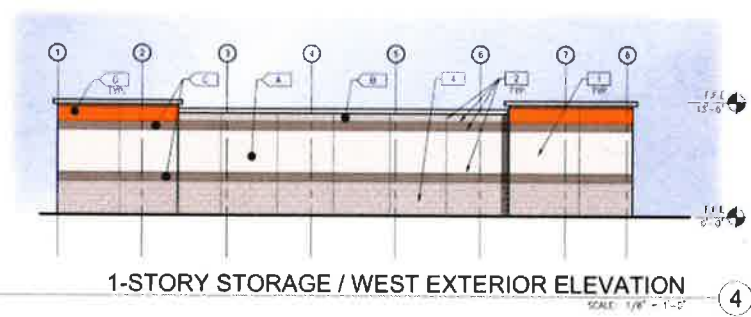
1-STORY OFFICE / EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1-STORY STORAGE / EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1-STORY OFFICE / NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

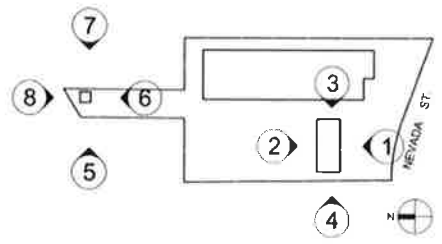


1-STORY STORAGE / WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

- ELEVATION NOTES**
SEE SHEET A0.2 FOR GENERAL NOTES
- 1 PAINTED STUCCO WALL
 - 2 3/8" V-REVEAL
 - 3 PAINTED HOLLOW METAL DOOR
 - 4 BASALTITE SPILT FACE CMU BLOCK, MEDIUM HEIGHT 439
 - 5 BASALTITE SPILT FACE CMU BLOCK, MEDIUM HEIGHT 317
 - 6 SPANDREL GLAZING
 - 7 STOREFRONT: CLEAR ANODIZED ALUMINUM WITH HIGH PERFORMANCE GLAZING
 - 8 MAFES ARCHITECTURAL LUMINAIR® CANOPY
 - 9 8' WALL POP-OUT

- COLOR LEGEND**
PROVIDE 6" x 6" MAX. PAINT COLOR MIXES UP TO FULL HEIGHT OF BUILDING TOP CORNER/ARCHITECT LEVEL
- A BASE COLOR: WINTER WOOD - PPS14-16
 - B SECONDARY COLOR: WASH GRAY - PPS14-29
 - C ACCENT COLOR: ROLLER COASTER - PPS1008-5
 - D ACCENT COLOR: PS ORANGE

KEY PLAN



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ARCHITECTS
1111 PROGRESSIVE
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FX: 925.244.1231

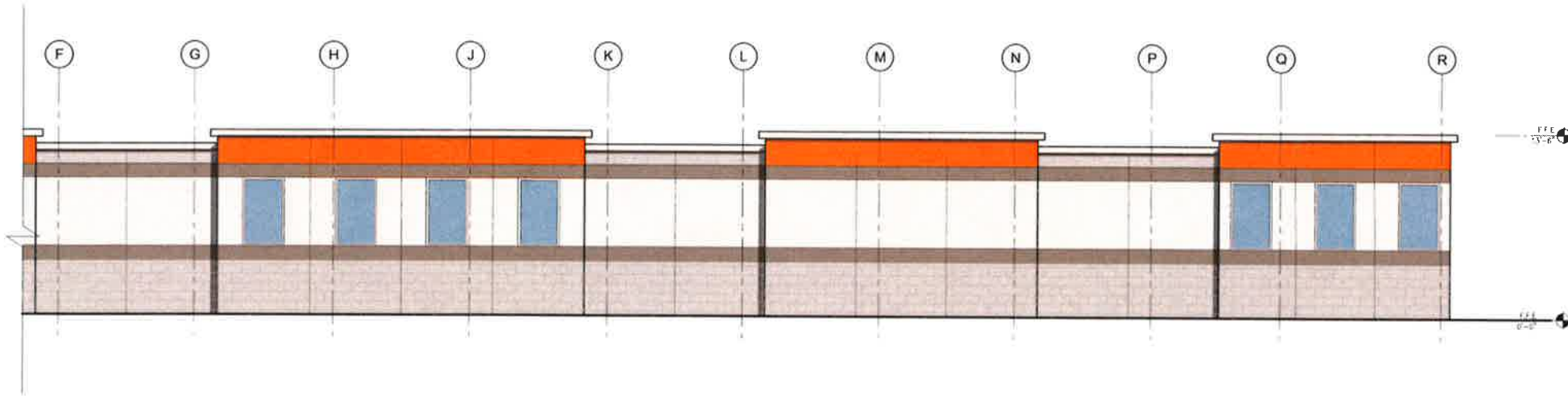
PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

PROPOSED 1-STORY STORAGE & OFFICE ELEVATIONS

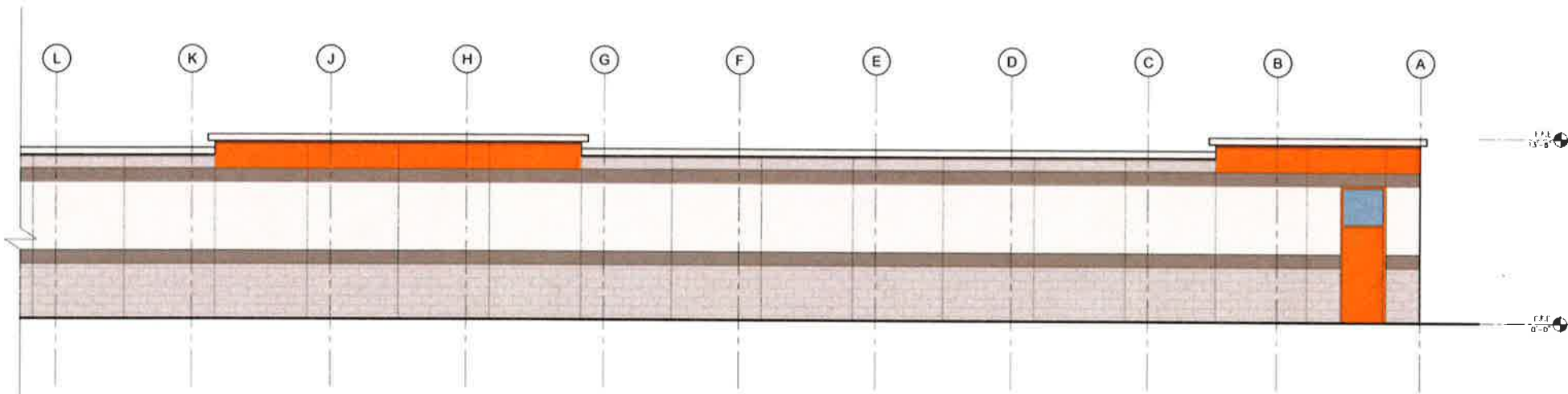
DATE	REVISIONS
06/02/19	ISSUE FOR PERMITS
11/26/19	PERMITS REQUIRED

PA / PM	HEG
DRAWN BY	ZP
JOB NO	SW17-075-04

SHEET
A4.2

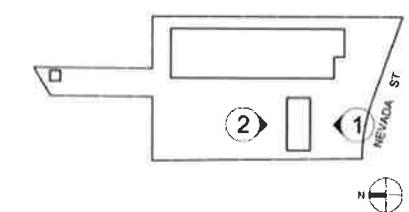


1-STORY STORAGE / PARTIAL SOUTH EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0" ①



1-STORY STORAGE / PARTIAL NORTH EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0" ②

KEY PLAN



NOTE: SEE SHEETS A-K & A-L FOR PAINT FINISH SCHEDULE & ADDITIONAL NOTES.

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Interior Design
Exterior Design
Architectural Drafting
Interior Drafting
Exterior Drafting
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Denver, CO 80202
P: 303.733.8800

PUBLIC STORAGE REMODEL
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PLEASANTON, CA 94566

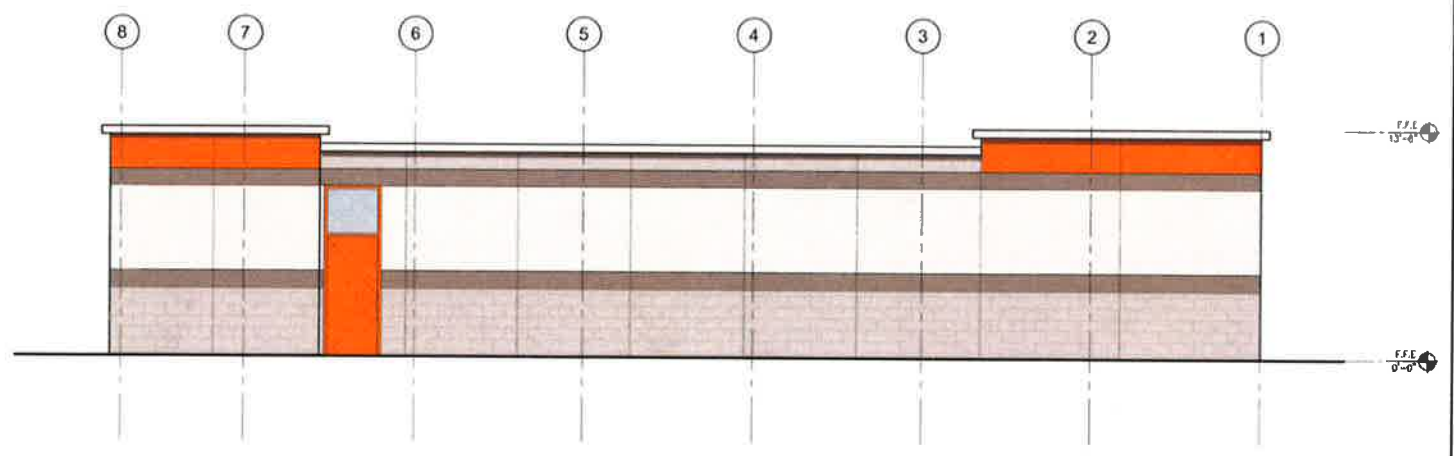
PROPOSED 1-STORY STORAGE PARTIAL ELEVATIONS	
DATE	REVISIONS
03/20/19	1. CLIP AND DATE
03/20/19	2. REVISED PER ARCHITECTURAL

PA / PM	N.D.
DRAWN BY	J.P.
JOHN NO	SMR17-0275-00

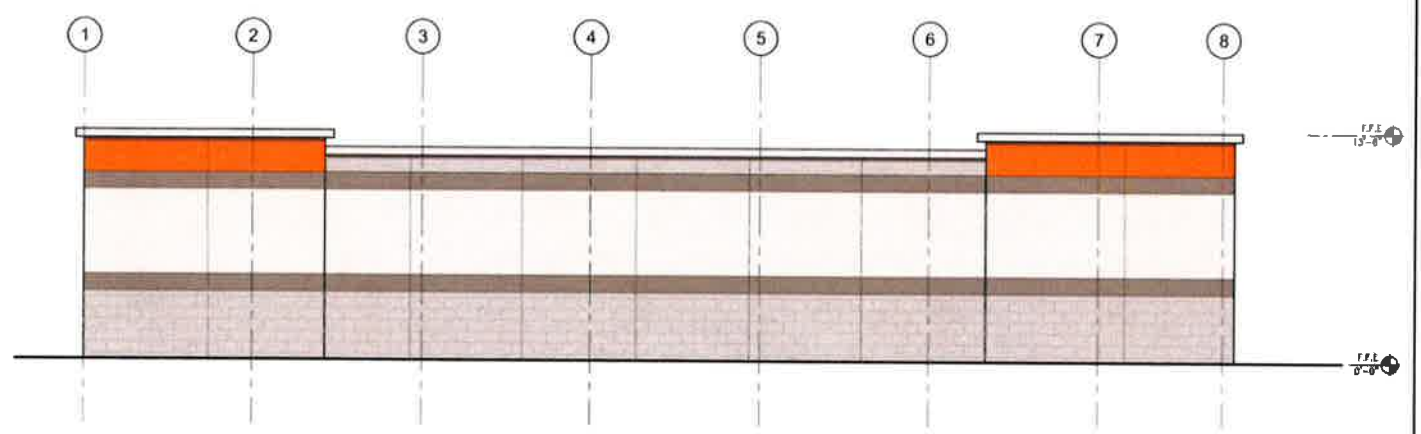
SHEET
A4.2a

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NOTE: SEE SHEETS A4.1 & A4.2 FOR PAINT FINISH SCHEDULE & ADDITIONAL NOTES

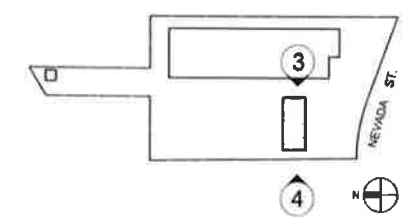


1-STORY STORAGE / PARTIAL EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ③



1-STORY STORAGE / PARTIAL WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0" ④

KEY PLAN



WARE MALCOMB
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Architecture
Interiors
Landscape
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Pleasanton, CA 94566
(925) 461-1000
www.waremalcomb.com

PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

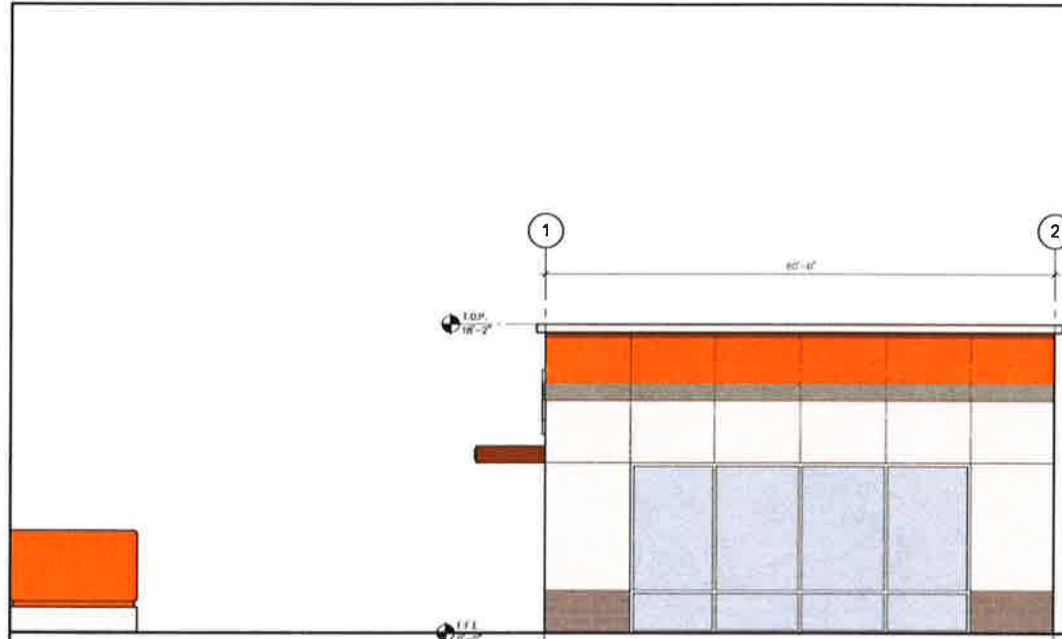
PROPOSED 1-STORY STORAGE PARTIAL ELEVATIONS

DATE	BY	REVISIONS
08/02/19	JR	ISSUE FOR PERMITTING
11/29/19	JR	ISSUE FOR PERMITTING #2

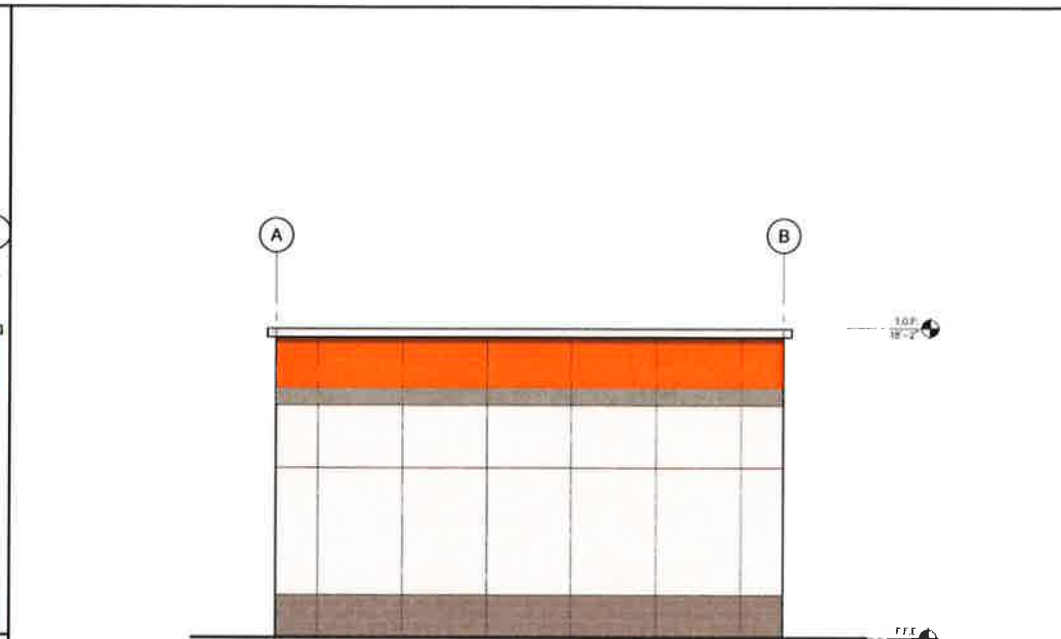
PA / PM	H.D.
DRAWN BY:	J.P.
JOB NO.:	0817-0275-05

SHEET
A4.2b

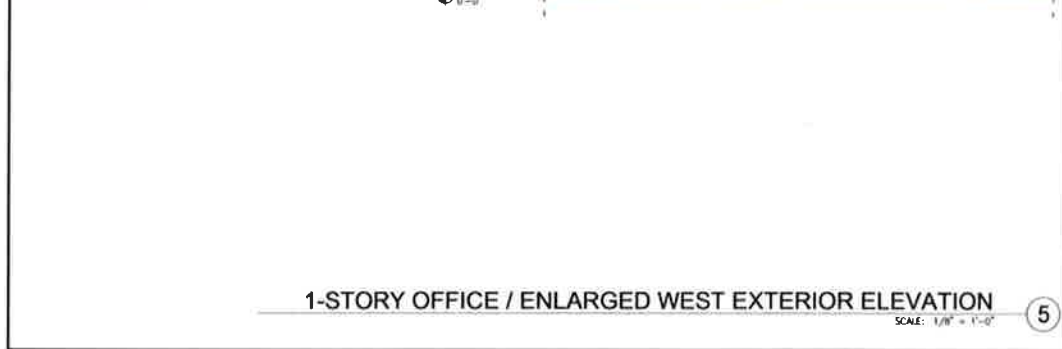
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1-STORY OFFICE / ENLARGED WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" ⑤



1-STORY OFFICE / ENLARGED SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" ⑥



1-STORY OFFICE / NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" ⑧



1-STORY OFFICE / EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0" ⑦

NOTE: SEE SHEETS A4.1 & A4.2 FOR PAINT FINISH SCHEDULE & ADDITIONAL NOTES

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Leading Design for Commercial Real Estate

PROJECT:
ARCHITECT:
DATE: 12/17/18
DRAWN BY: Z.P.
JOB NO: SNA17-0275-08

PROPOSED ENLARGED OFFICE ELEVATIONS

DATE	REVISIONS	SCALE
12/17/18	1.0	1/8" = 1'-0"
12/17/18	1.1	1/8" = 1'-0"
12/17/18	1.2	1/8" = 1'-0"

PA / PM: N.D.
DRAWN BY: Z.P.
JOB NO: SNA17-0275-08

NEVADA ST

KEY PLAN

WARE MALCOMB
Leading Design for Commercial Real Estate

PROJECT:
ARCHITECT:
DATE: 12/17/18
DRAWN BY: Z.P.
JOB NO: SNA17-0275-08

PROPOSED ENLARGED OFFICE ELEVATIONS

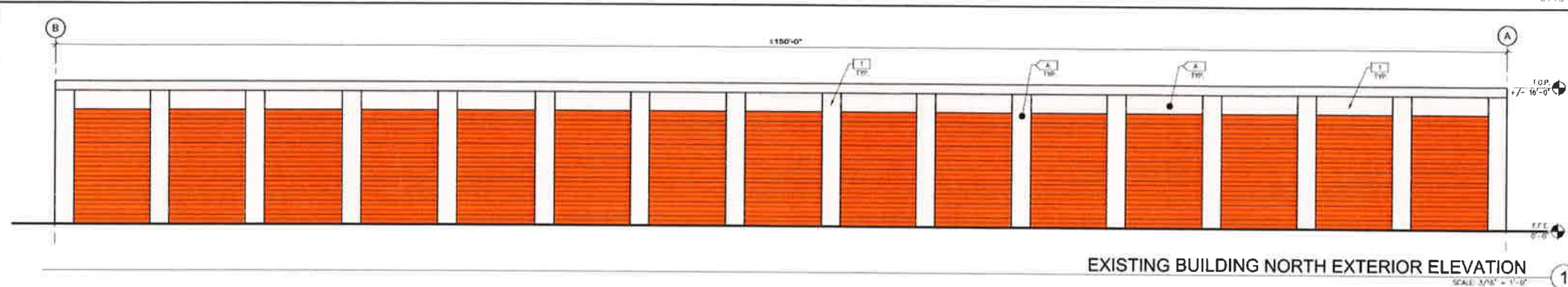
DATE	REVISIONS	SCALE
12/17/18	1.0	1/8" = 1'-0"
12/17/18	1.1	1/8" = 1'-0"
12/17/18	1.2	1/8" = 1'-0"

PA / PM: N.D.
DRAWN BY: Z.P.
JOB NO: SNA17-0275-08

NEVADA ST

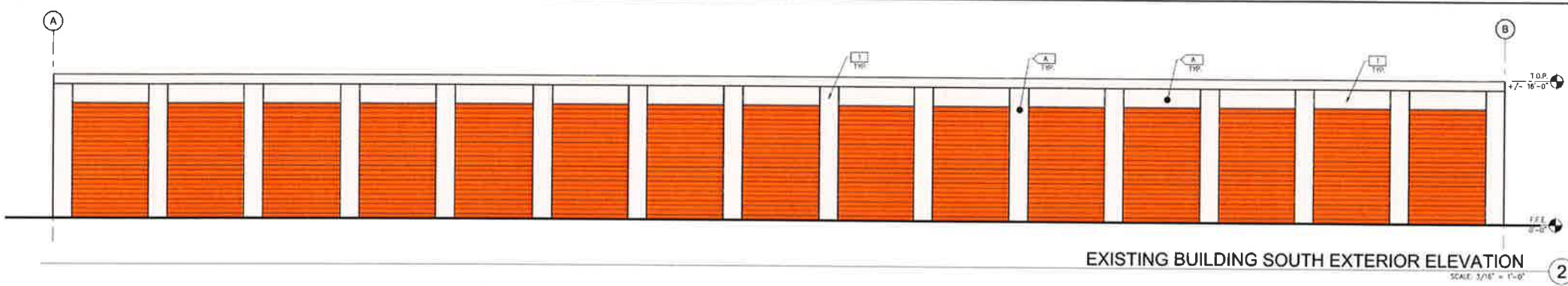
KEY PLAN

SHEET
A4.2c



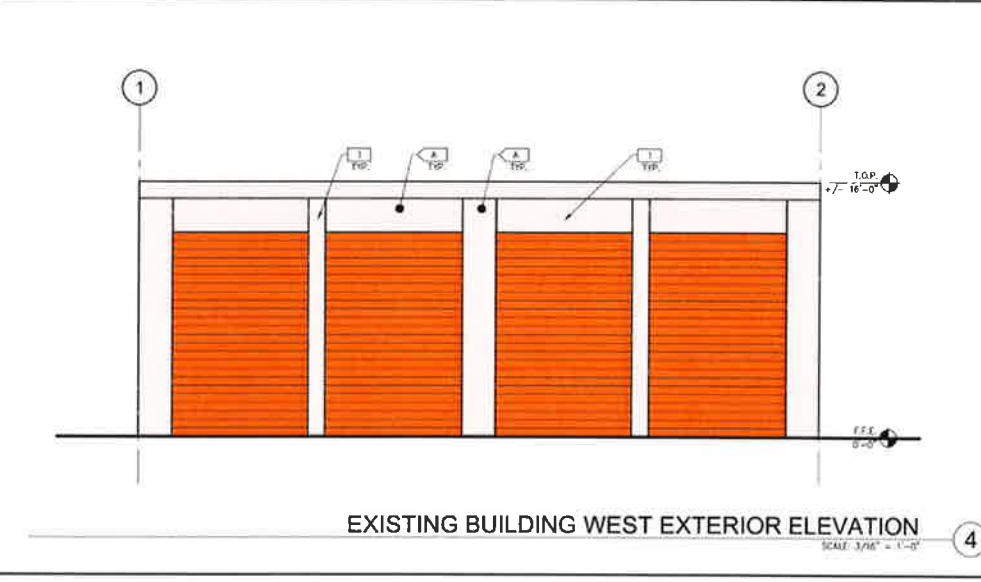
EXISTING BUILDING NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



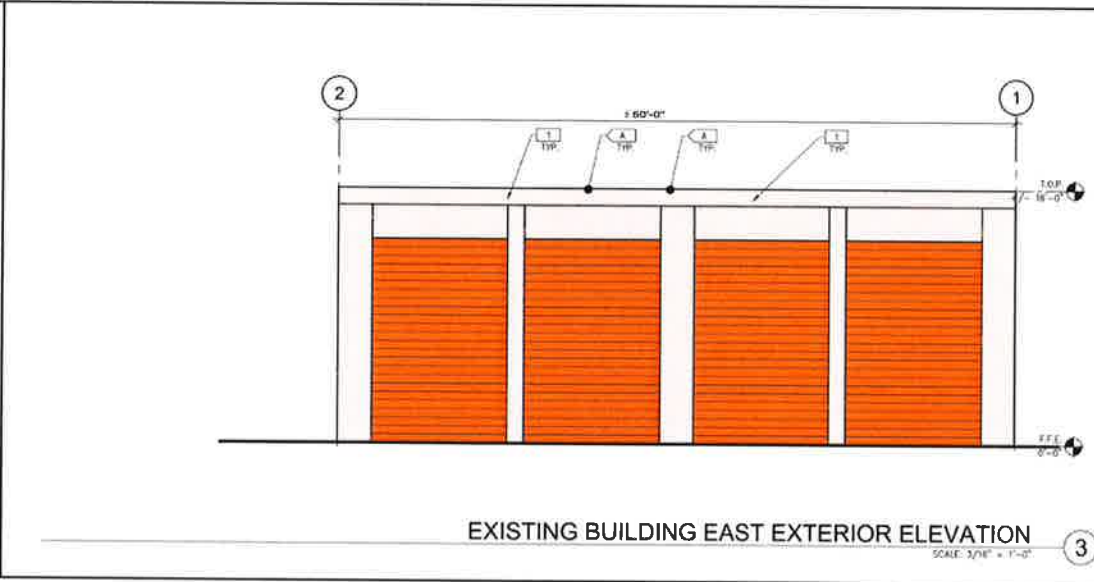
EXISTING BUILDING SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING BUILDING WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING BUILDING EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

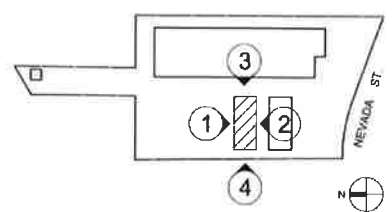
ELEVATION NOTES

- SEE SHEET A0.2 FOR GENERAL NOTES
- 1 PAINTED STUCCO WALL
 - 2 3/8" V-REVEAL AS SHOWN
 - 3 PAINTED HOLLOW-METAL DOOR
 - 4 BASALTITE SPLIT FACE CMU BLOCK, MEDIUM WEIGHT 438
 - 5 BASALTITE SPLIT FACE CMU BLOCK, MEDIUM WEIGHT 397
 - 6 SPANDREL GLAZING
 - 7 STOREFRONT: CLEAR ANNOZZED ALUMINUM WITH HIGH PERFORMANCE GLAZING
 - 8 MAPES ARCHITECTURAL LUMASHADE CANOPY

COLOR LEGEND

- PREPARE 6"-0" WIDE PAINT COLOR MOOD-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW
- A BASE COLOR: WINTER WOOD - PPD14-16
 - B SECONDARY COLOR: MOTH GRAY - PPD14-28
 - C ACCENT COLOR: ROLLER COASTER - PPD1008-5
 - D ACCENT COLOR: PS BRANDE

KEY PLAN



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Electrical Engineering
Plumbing, Sanitary
Fire Protection
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PLEASANTON, CA 94566

EXISTING EXTERIOR ELEVATIONS	
DATE	REVISIONS

PAJ/PM	MO
DRAWN BY	ZP
JOB NO:	39617-0035-08

SHEET
A4.2d

4/15/2019 10:07:51 AM C:\projects\Public Storage Remodel\A4.2d.dwg (1) 1/16/2019

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SOUTH ELEVATION 3-STORY STORAGE / COLOR RENDERING ③
SCALE: NTS

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



WEST ELEVATION 3-STORY STORAGE / COLOR RENDERING ①
SCALE: NTS

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



VIEW FROM STANLEY BLVD / 1-STORY OFFICE / COLOR RENDERING ④
SCALE: NTS

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



SOUTHWEST VIEW FROM INTERIOR OF SITE / 1-STORY STORAGE / COLOR RENDERING ②
SCALE: NTS

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



⑦

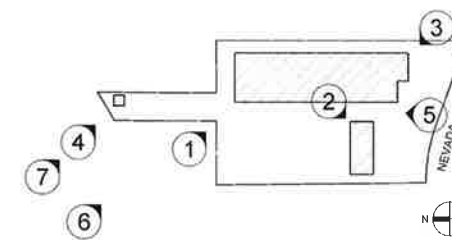


⑥



⑤

KEY PLAN



EXISTING SITE PHOTOS ⑤
SCALE: N.T.S. ⑦

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Landscape
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3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

DATE	REVISIONS
05/05/19	C.U.P. AND D.R. SUBMITTAL
07/26/19	PLANNING COMMITTEE #2
07/17/2020	PLANNING COMMITTEE #2
10/15/2020	PLANNING RE SUBMITTAL #2

PA / PM	N.D.
DRAWN BY	J.P.
JOB NO	SNR17-0075-00

SHEET
A4.3

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WEST ELEVATION 3-STORY STORAGE / COLOR RENDERING ①

SCALE: N.T.S.

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



④

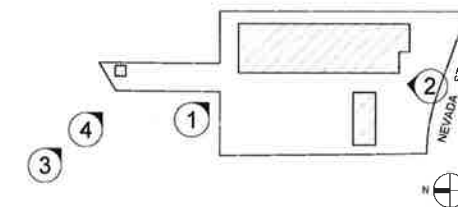


③



②

KEY PLAN



EXISTING SITE PHOTOS ⑤

SCALE: N.T.S.

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PLEASANTON, CA 94566

DATE	REVISIONS	DATE	REVISIONS
05/20/19	SUP AND DR SUBMITTAL		
12/09/19	PLANNING SUBMITTAL #1		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RE SUBMITTAL #2		

PA / PM	N.D.
DRAWN BY	J.P.
JOB NO	SM17-0075-00

SHEET
A4.3a

W:\PROJECTS\2019\20190715\WareMalcomb\3716 Stanley\A4.3a.dwg (11/19/20) W.S.M.



SOUTHWEST VIEW FROM INTERIOR OF SITE / 1-STORY STORAGE / COLOR RENDERING SCALE: N.T.S. ①

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



④

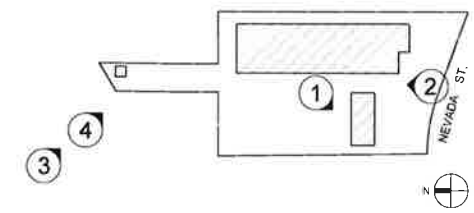


③



②

KEY PLAN



EXISTING SITE PHOTOS SCALE: N.T.S. ⑤

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PLEASANTON, CA 94566

DATE	REVISIONS
09/02/18	INITIAL
09/02/18	PLANNING SUBMITTAL #2
07/17/2020	PLANNING COMMITTEE
10/29/2020	PLANNING SUBMITTAL #2

PAJ/PM	N.D.
DRAWN BY	J.P.
JOB NO	SM17-0079-03

SHEET
A4.3b

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SOUTH ELEVATION 3-STORY STORAGE / COLOR RENDERING

SCALE: NTS ①

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



④



③



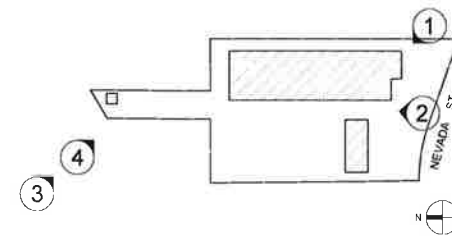
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EXISTING SITE PHOTOS

SCALE: N.T.S.

⑤

KEY PLAN



PROPOSED COLOR RENDERINGS

DATE	REVISIONS
08/02/19	CLIP AND PASTE
08/02/19	PLANNING RESUBMITAL
07/09/19	PLANNING RESUBMITAL #2
07/17/2020	PLANNING COMMENTS
10/23/2020	PLANNING RESUBMITAL #3

PA/PM	N.D.
DRAWN BY	J.P.
JOHNO	SMRT-0075-00

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A4.3c

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VIEW FROM STANLEY BLVD / 1-STORY OFFICE / COLOR RENDERING ①

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



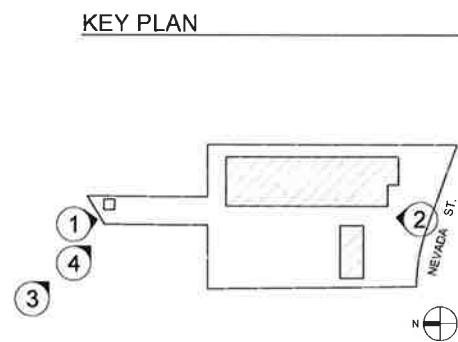
④



③



②



EXISTING SITE PHOTOS ⑤

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Graphic
Civil Engineering
18001 Hubbard Ave. Suite 300
Pleasanton, CA 94566
P: 925.251.8200
F: 925.251.8621

PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

DATE	REVISIONS	DATE	REVISIONS
05/07/18	C.U.P. AND D.R. SUBMITTAL		
12/06/18	PLANNING SUBMITTAL #1		
07/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RE-SUBMITTAL #2		

PA / PM N.D.
DRAWN BY J.P.
JOB NO. SBR17-0015-00

SHEET
A4.3d

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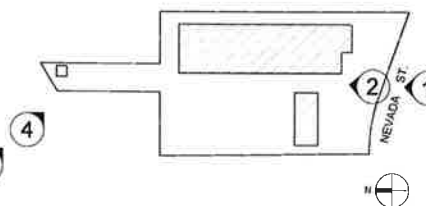


VIEW FROM NEVADA ST AT CENTER OF PROPERTY - 3-STORY STORAGE / COLOR RENDERING SCALE: N.T.S. 1

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



KEY PLAN



EXISTING SITE PHOTOS SCALE: N.T.S. E

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interiors
graphics
civil engineering
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Pleasanton, CA 94566
925.241.9821

PUBLIC STORAGE REMODEL
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PLEASANTON, CA 94566

PROPOSED COLOR RENDERINGS

DATE	REVISION	DATE	REVISION
09/05/19	CITY AND DC SUBMITTAL		
12/06/19	PLANNING SUBMITTAL #2		
01/17/2020	PLANNING COMMENTS		
10/15/2020	PLANNING RE-SUBMITTAL #3		

PA / PW	N.D.
DRAWN BY	J.P.
JOB NO	SMR 7-0075-00

SHEET
A4.3e



NEVADA STREET NORTHWEST VIEW / COLOR RENDERING 1

SCALE: N.T.S.

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



4



3

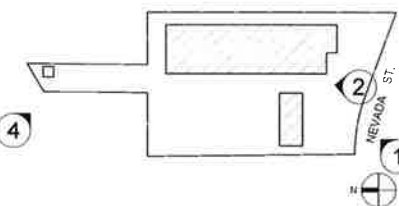


2

3

4

KEY PLAN



EXISTING SITE PHOTOS

SCALE: N.T.S.

DATE	REMARKS
05/05/18	CONCEPTUAL
07/17/2020	PLANNING COMMENTS #2
10/15/2020	PLANNING COMMENTS #3

DATE	N.D.
DRAWN BY	J.P.
JOB NO	SM17-0615-00

SHEET
A4.3f

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3716 STANLEY BOULEVARD
 PLEASANTON, CA 94566

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architectural
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VIEW FROM SUNFLOWER HILL / COLOR RENDERING ①

SCALE: NTS

*LANDSCAPE IS CONCEPTUAL. SEE LANDSCAPE PLANS FOR ACTUAL PROPOSED LANDSCAPING.



④



③

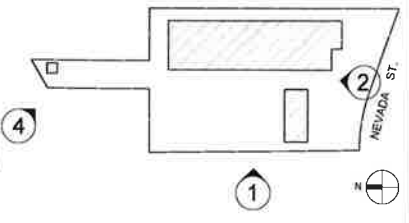


②

③

④

KEY PLAN



EXISTING SITE PHOTOS

SCALE: N.T.S.

WARE MALCOMB
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architecture
planning
interior
civil engineering
1400 South of Market Blvd
P.O. Box 241 92071
92023-241 9621

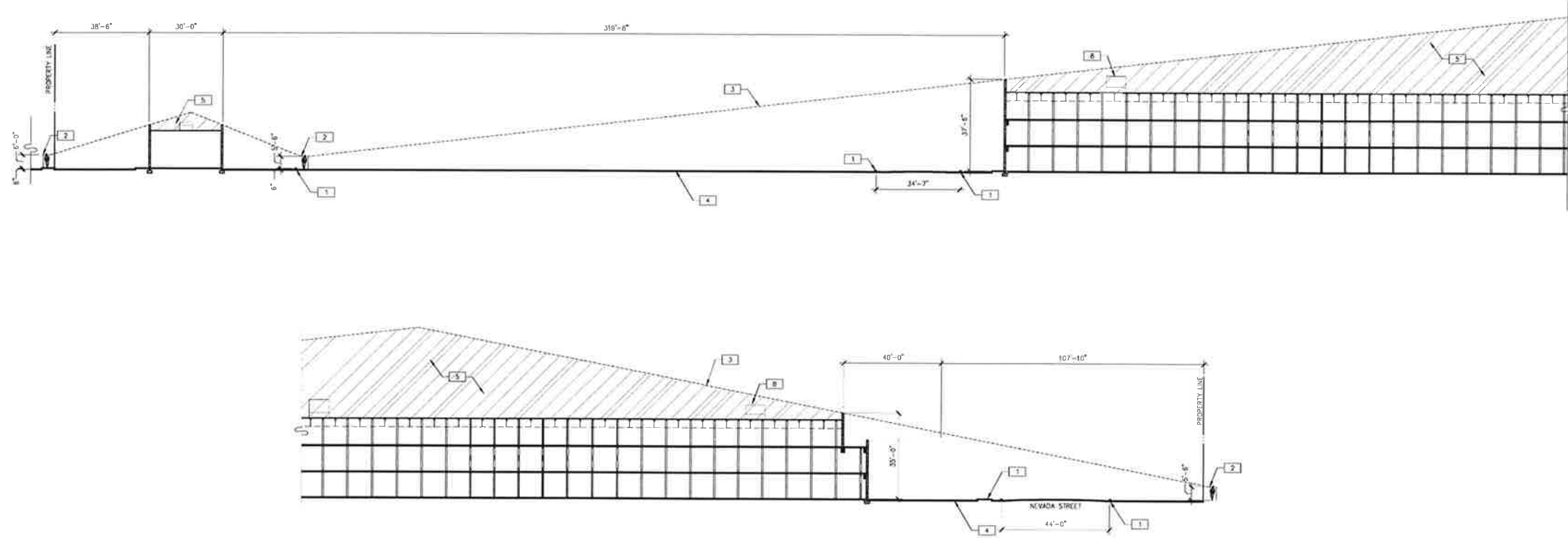
PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

DATE	REVISIONS
10/26/18	CLIP AND DISTRIBUTE
08/07/19	PLANNING REVISIONS #1
12/05/19	PLANNING REVISIONS #2
07/17/2020	PLANNING COMMENTS
10/29/2019	PLANNING REVISIONS #3

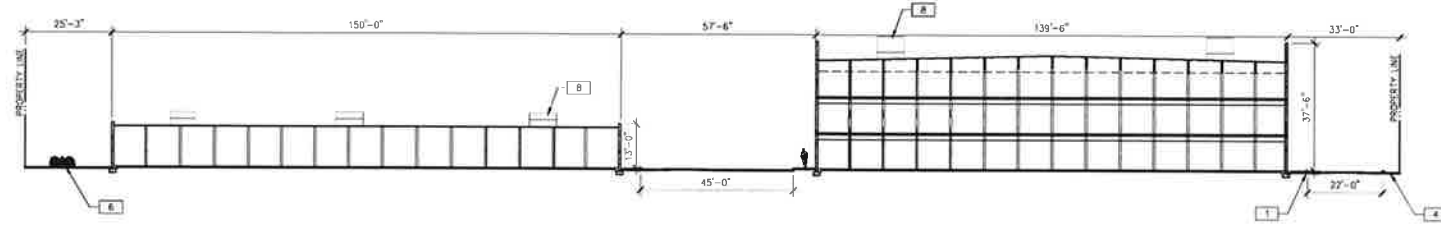
PA / PM	N.D.
DRAWN BY	J.P.
JOB NO	SNR17-0075-01

SHEET
A4.3g

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SITE & BUILDING SECTION LOOKING WEST - LINE OF SIGHT
SCALE: 1/200"=1'-0" ②



SITE & BUILDING SECTION LOOKING SOUTH - LINE OF SIGHT
SCALE: 1/200"=1'-0" ①

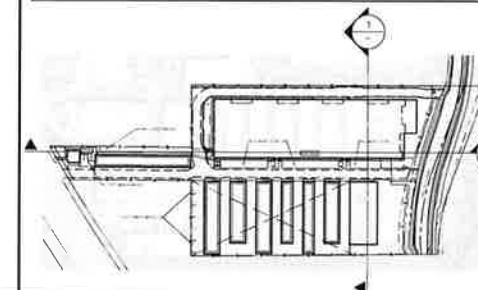


NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 CURB AND SIDEWALK. SEE CIVIL DRAWINGS.
- 2 PEDESTRIAN MEWPONT.
- 3 LINE OF SIGHT.
- 4 GRADE LINE.
- 5 HATCHED AREA SCREENED BY LINE OF SITE FROM PUBLIC STREET.
- 6 EXISTING TREES AND LANDSCAPE.
- 7 NEW VEHICLE CANOPY.
- 8 MECHANICAL UNIT. SEE MECHANICAL DRAWINGS.

KEYPLAN



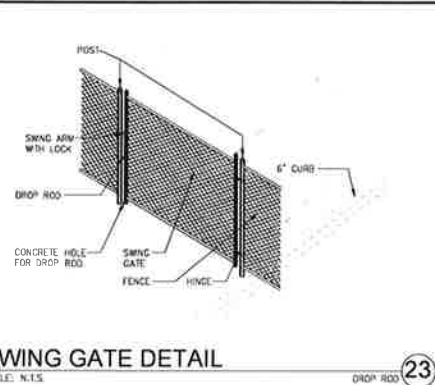
PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

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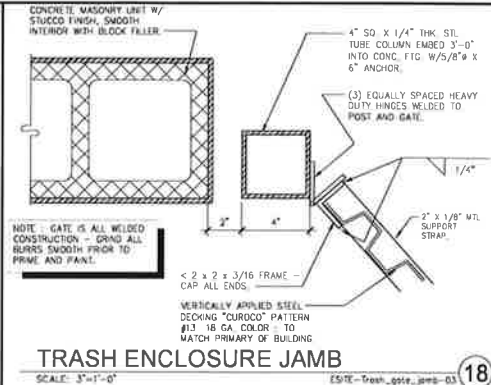
Architecture
Interior
Graphics
Civil Engineering
Mechanical, Electrical, Plumbing, and Fire
P 925.344.9020
P 925.344.9021

SITE SECTION		DATE	REVISIONS
PA / PM	N.D.		
DRAWN BY	ANDY A		
JOB NO	SMR17-0075-00		

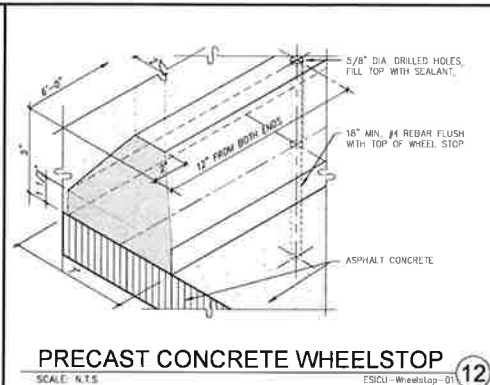
SHEET
A5.1



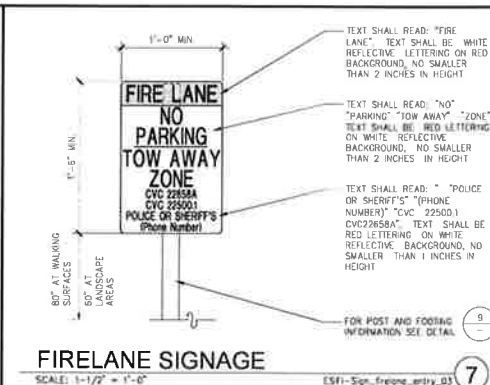
SWING GATE DETAIL SCALE: N.T.S. 23



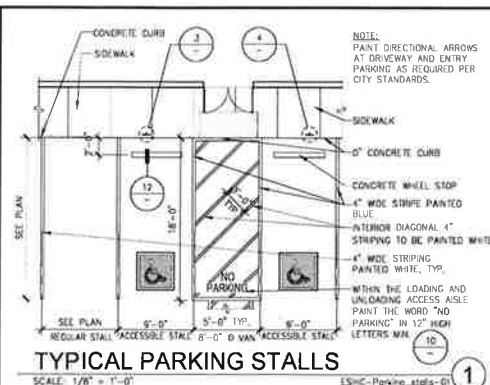
TRASH ENCLOSURE JAMB SCALE: 3/4\"/>



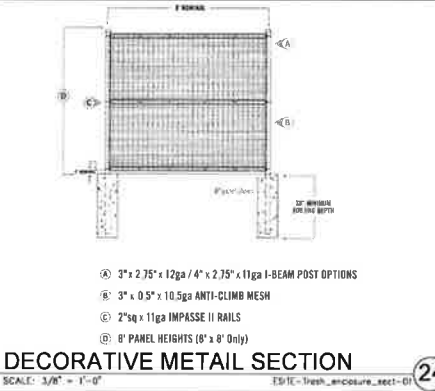
PRECAST CONCRETE WHEELSTOP SCALE: N.T.S. 12



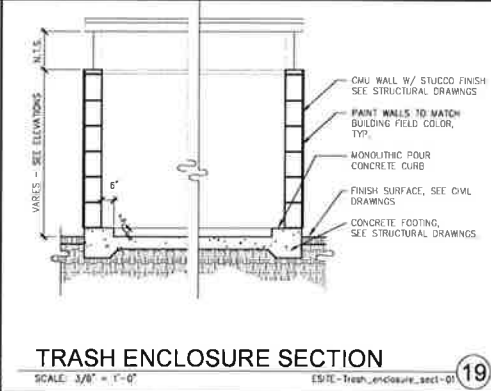
FIRELANE SIGNAGE SCALE: 1-1/2\"/>



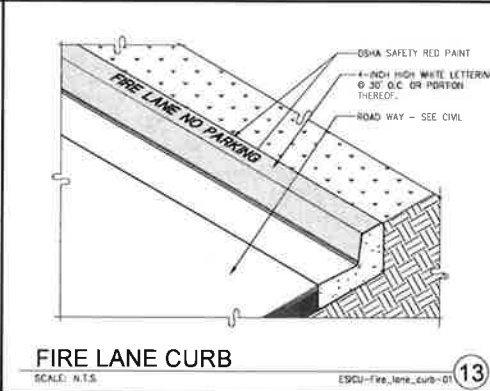
TYPICAL PARKING STALLS SCALE: 1/8\"/>



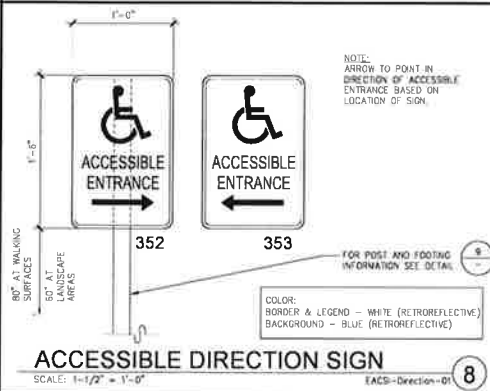
DECORATIVE METAL SECTION SCALE: 3/8\"/>



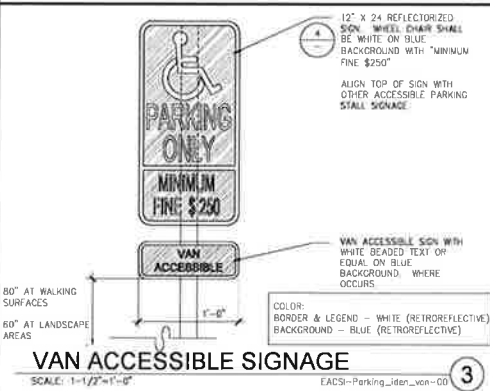
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FIRE LANE CURB SCALE: N.T.S. 13



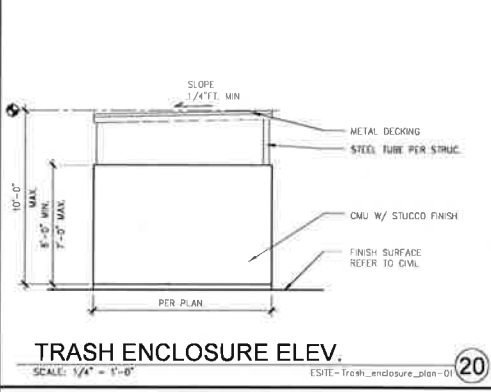
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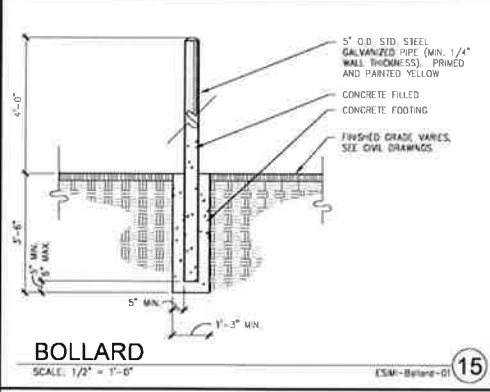
VAN ACCESSIBLE SIGNAGE SCALE: 1-1/2\"/>



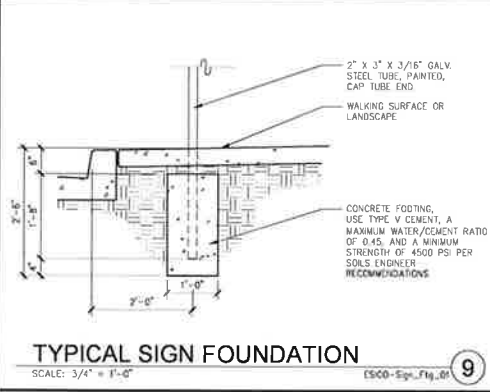
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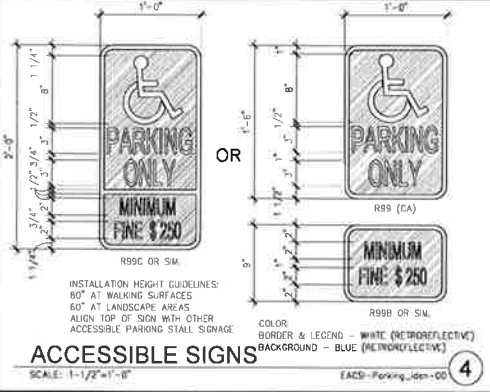
BOLLARD SCALE: 1/2\"/>



TYPICAL SIGN FOUNDATION SCALE: 3/4\"/>



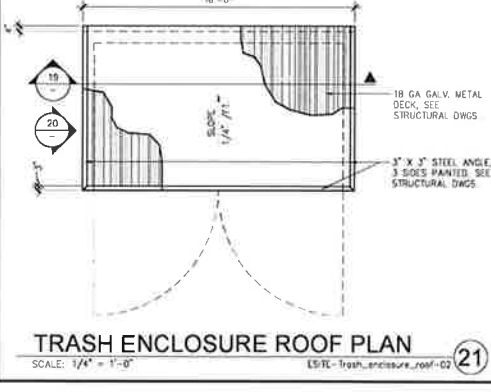
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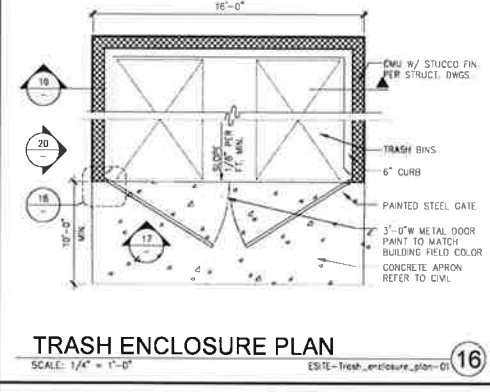
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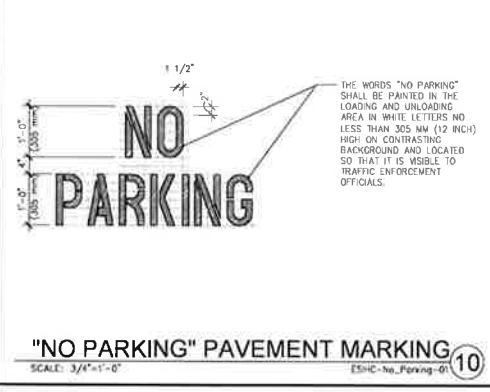
TRASH ENCLOSURE ROOF PLAN SCALE: 1/4\"/>



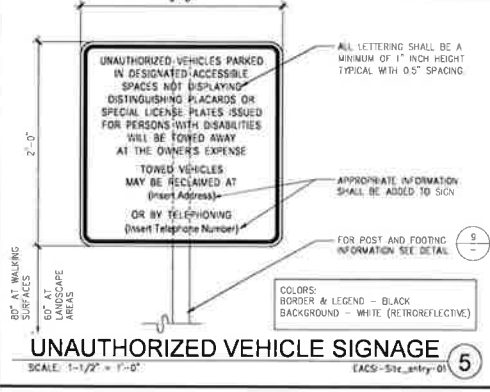
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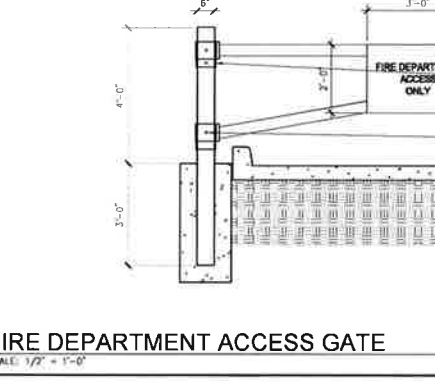
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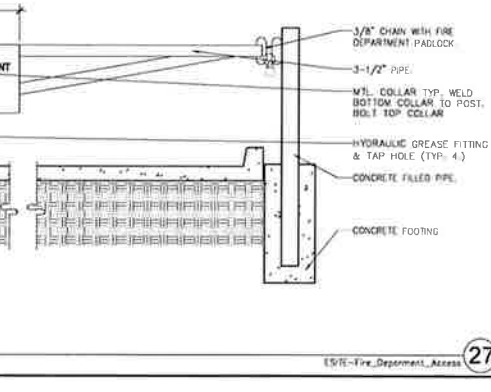
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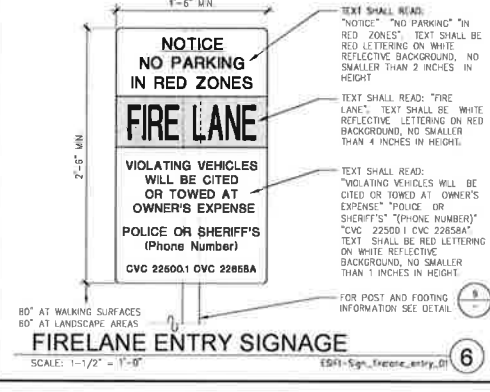
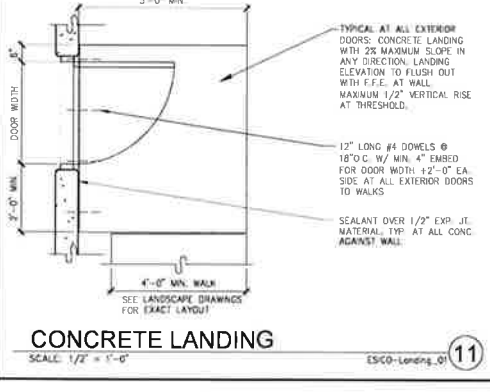
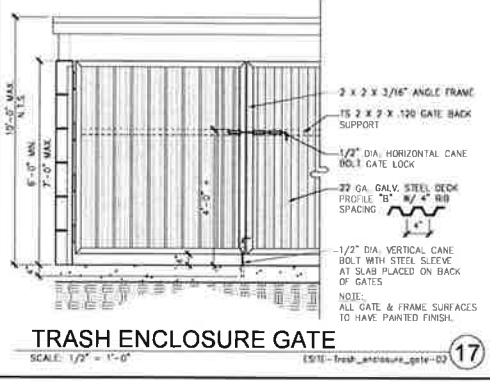
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TRASH ENCLOSURE GATE SCALE: 1/2\"/>



FIRELANE ENTRY SIGNAGE SCALE: 1-1/2\"/>

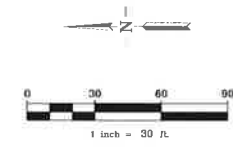


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PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

DATE: 11/20/18
DRAWN BY: J.S.
JOB NO: SM17-0075-00
SHEET: A8.1

\\wms-arct.com\sm\171075\00\Architectural\Case\1811075_A81.dwg



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architecture
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interiors
graphics
civil engineering
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925-244-9622

RJA
RUGGERI-JENSEN-AZAR
ARCHITECTS AND ENGINEERS
1400 CHABOT DRIVE, SUITE 300
PLEASANTON, CA 94588
925-244-9622

PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94586

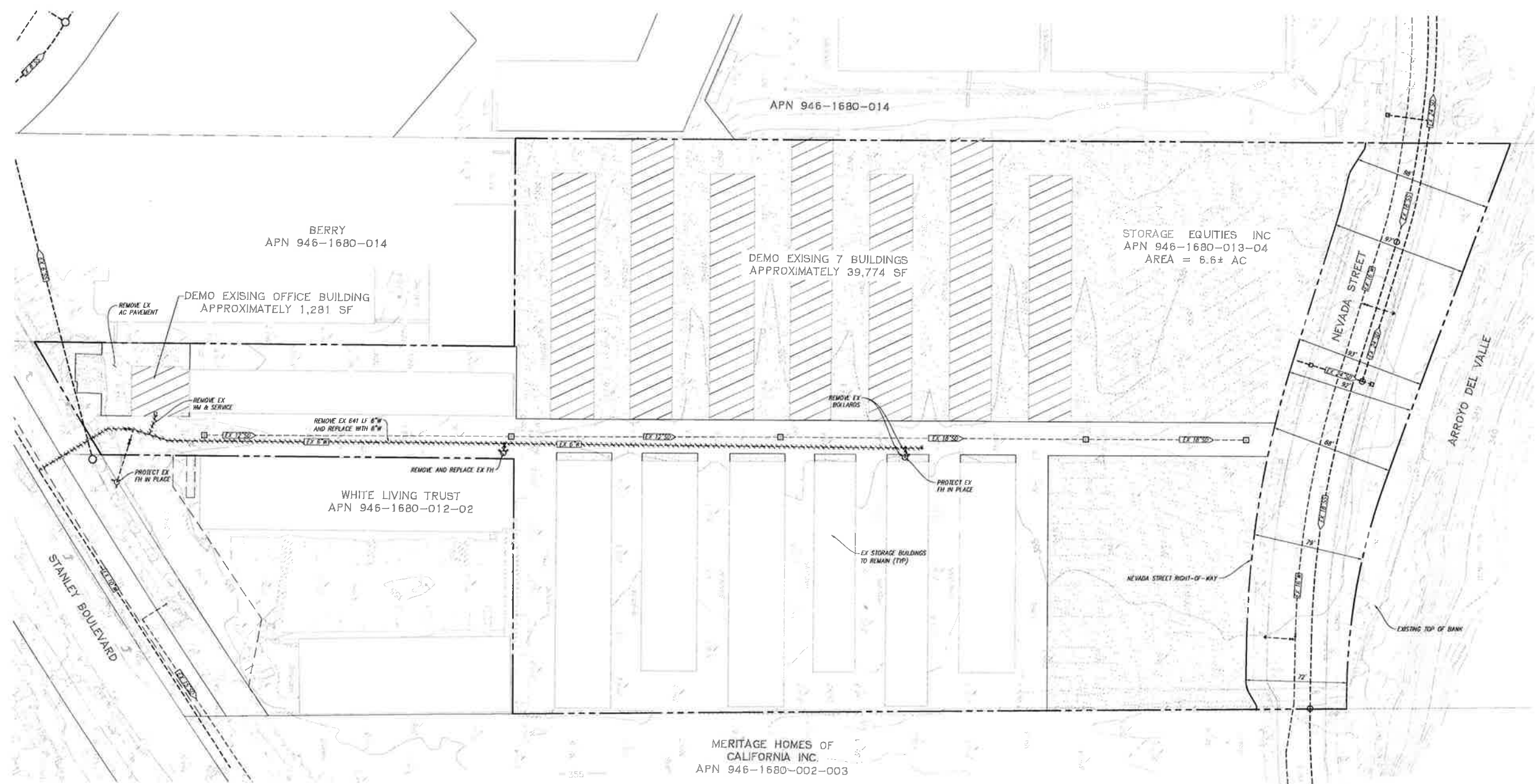
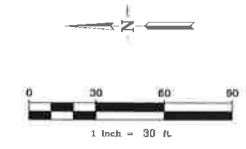
EXISTING CONDITION PLAN		REMARKS
DATE	DATE	REMARKS
11/27/18		
12/22/20		

PA / PM	DRC
DRAWN BY:	JM
JOB NO:	171074

SHEET
C1

EXISTING CONDITIONS PLAN

LEGEND
 [Symbol] REMOVE EXISTING PAVEMENT
 [Symbol] DEMOLISH EXISTING BUILDING
 [Symbol] REMOVE EXISTING UTILITY



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Professional
 Planning
 Graphics
 Civil Engineering
 6800 Huber Dr. Suite 200
 Pleasanton, CA 94588
 (925) 264-9621

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RUGGERI, JENSEN, AZAR
 ARCHITECTS
 4000 STATE ST. SUITE 200
 SAN FRANCISCO, CA 94114
 (415) 774-1000

PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
 PLEASANTON, CA 94566

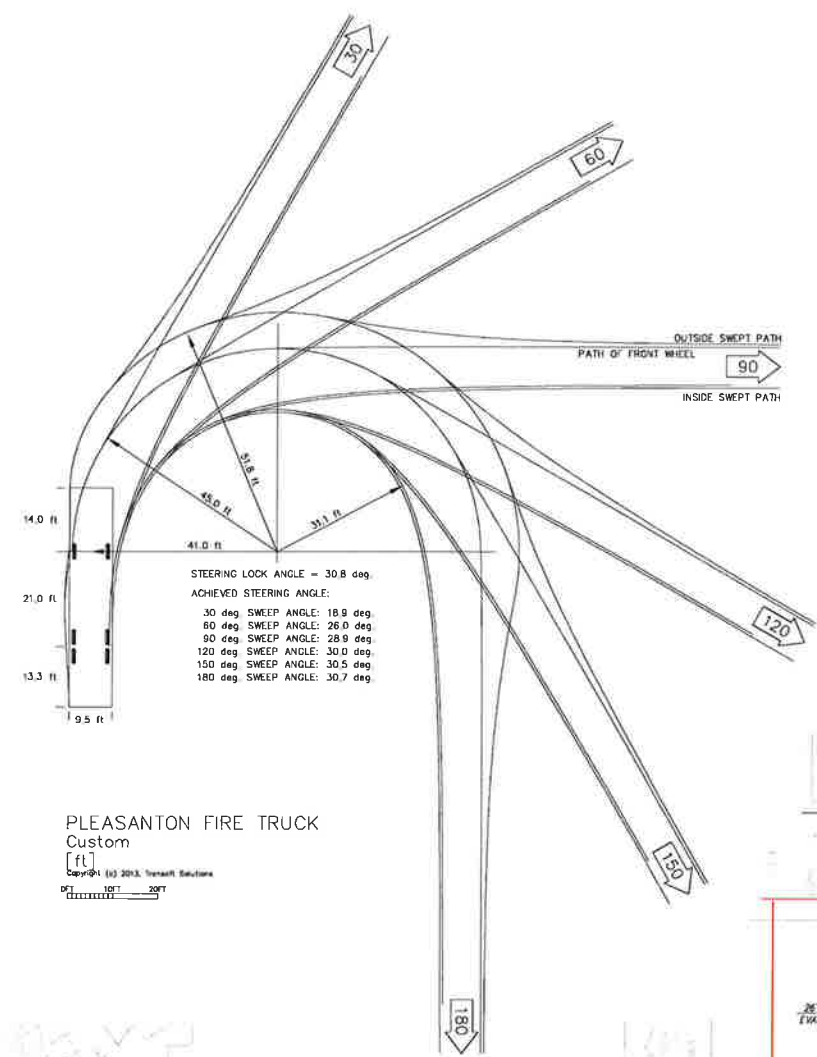
DEMOLITION PLAN	
DATE	RELEASED
10/17/2008	
DATE	DATE
10/17/2008	
DATE	DATE
10/17/2008	
DATE	DATE
10/17/2008	
DATE	DATE
10/17/2008	

PA / PM: DRC
 DRAWN BY: JN
 JOB NO: 171074

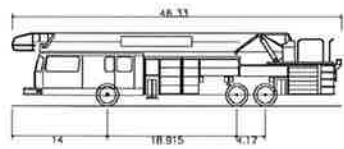
SHEET
C2

DEMOLITION PLAN

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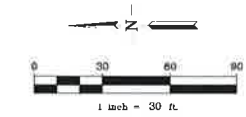
PLEASANTON FIRE TRUCK
Custom
[ft]
Copyright (c) 2013, Firetruck Solutions
0 1 10 20 30'



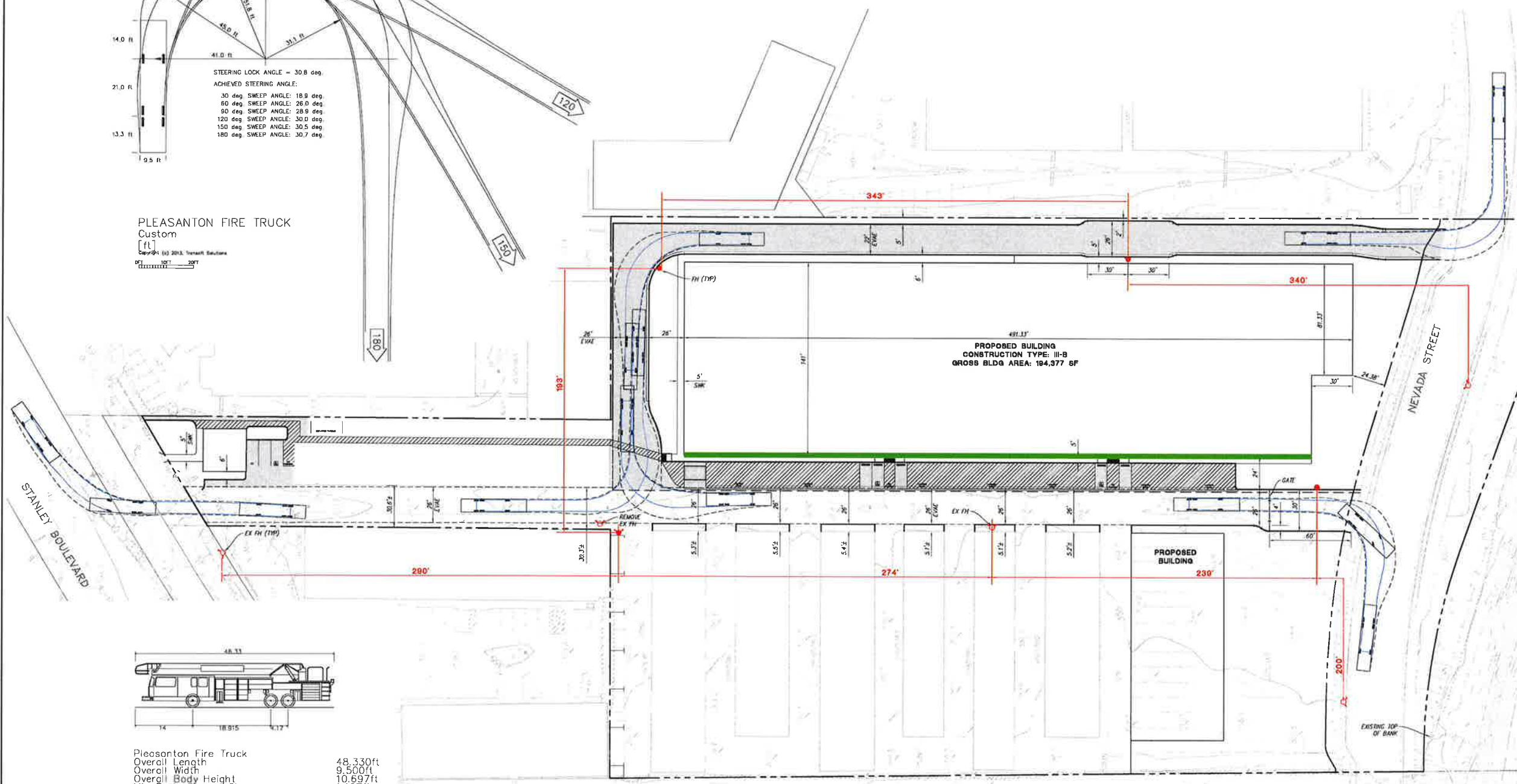
Pleasanton Fire Truck
Overall Length: 48.330ft
Overall Width: 9.500ft
Overall Body Height: 10.697ft
Min. Body Ground Clearance: 1.127ft
Track Width: 8.330ft
Lock-to-lock time: 7.00s
Max Steering Angle (Virtual): 30.80°

LEGEND

- ROOF ACCESS (BLDG'S GREATER THAN 30' HIGH)
- FIRE TRUCK OVERHANG PATH
- FIRE TRUCK SWEEP PATH
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE HYDRANT SPACING



NOTE:
1. ALL SIGNAGE ADJACENT TO PEDESTRIAN PATH OF TRAVEL WILL NEED TO BE A MINIMUM OF 7 FEET IN HEIGHT



PRELIMINARY FIRE PLAN

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architecture
interiors
graphics
civil engineering
4683 Cabot Dr. Suite 300
Pleasanton, CA 94588
P: 925.244.9620
F: 925.244.9621

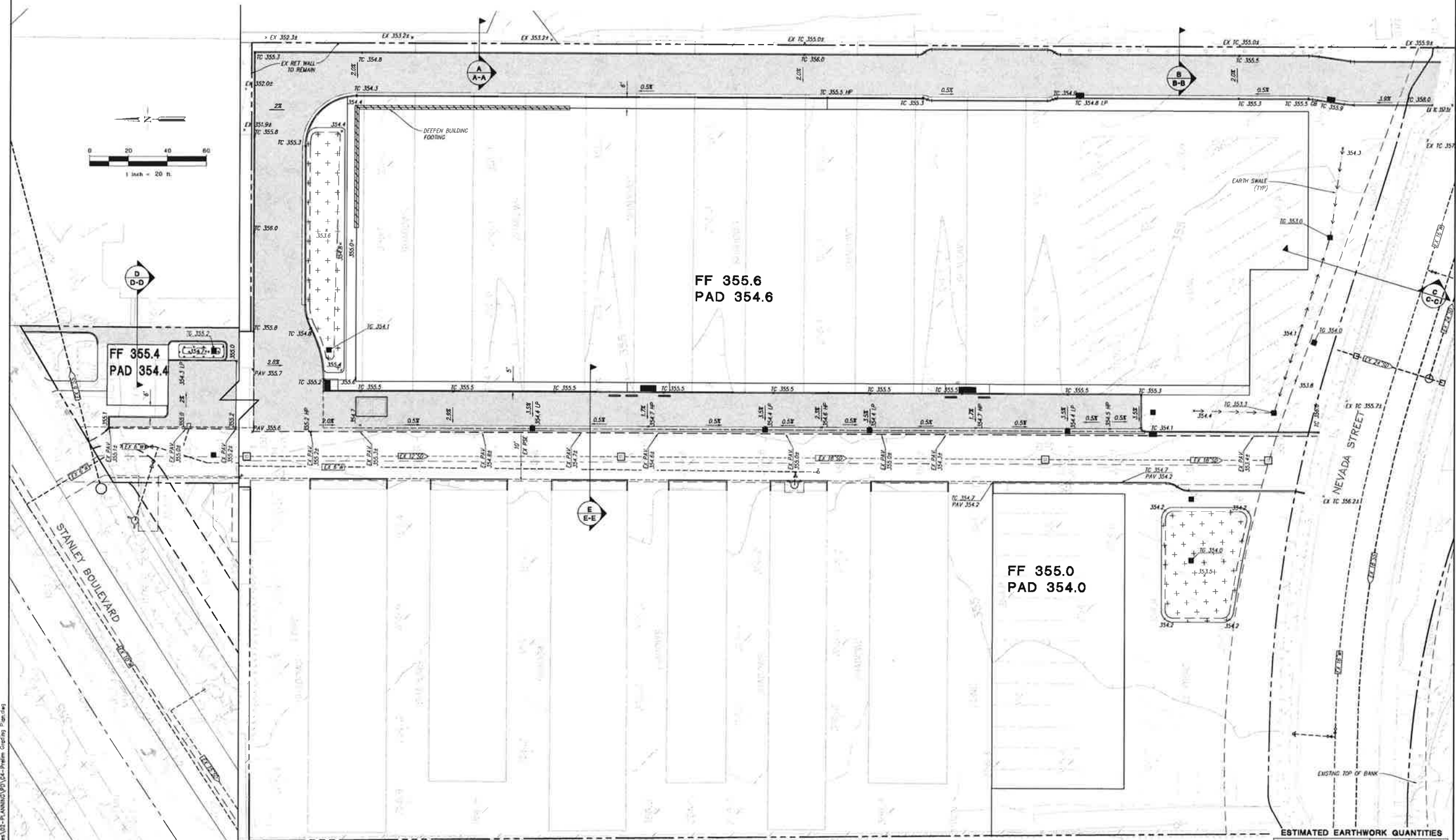
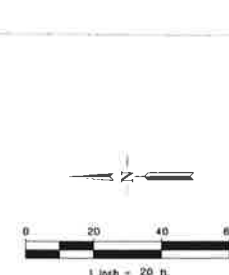
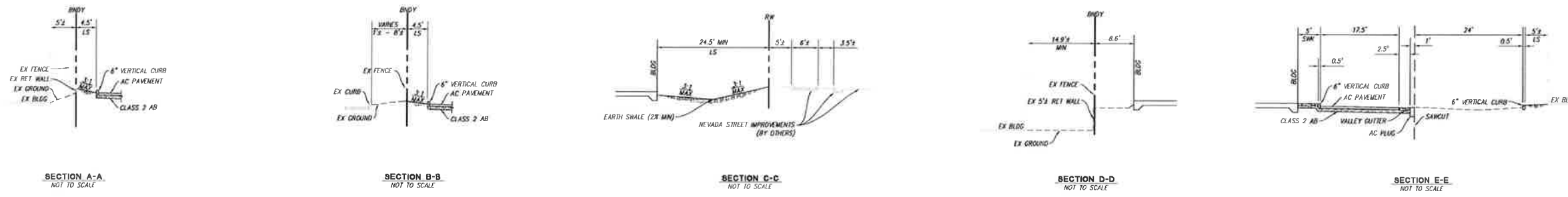
RJA
RUGGERI-JENSEN-AZAR
ARCHITECTS, INC.
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
P: 310.777.7878
F: 310.777.7879

PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94586

PRELIMINARY FIRE PLAN		REMARKS
DATE	BY	
11/27/19	CJP, AND D.E. SHERIDAN	
12/15/2025	PLANNING RESUBMITAL #3	

PA / PM	DRG
DRAWN BY	JM
JOB NO	171074

SHEET
C3



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architect
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landscape
civil engineering
4660 Hubbard Ave. Suite 300
Pleasanton, CA 94566
925.244.8821

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ARCHITECTS
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
310.777.1000

PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

DATE	REVISIONS
11/27/19	CLIP AND 3-D SUBMITAL
07/29/20	PLANNING SUBMITTAL #2

PA / PM	DR
DRAWN BY	JM
JOB NO.	171074

SHEET
C4

PRELIMINARY GRADING AND DRAINAGE PLAN

- ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
- THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
- DEMOLITION MATERIAL (FOOTINGS AND FLOOR SLABS) TO BE OBTAINED BY THE CONTRACTOR.

ITEMS	CUT (CY)	FILL (CY)
DEMOLITION (SEE NOTE 3)	(2,100)	0
BUILDING	1,100	100
SW/PAVEMENT/LANDSCAPE	1,800	500
FOUNDATION & PLUMBING SPOILS	200	0
TRENCH SPOILS	500	0
C-3 SPOILS	500	0
SHRINKAGE (ASSUME 2%)	0	0
TOTAL	3,900	600

S:\Projects\171074\CAD Files\02-PLANNING\03\04-Prelim Grading Plan.dwg

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public works
 planning
 interior
 graphics
 civil engineering
 4650 Chabot Dr. Suite 300
 Pleasanton, CA 94566
 P: 925.244.9221

RJA
RUGGERI-JENSEN-AZAR

10000 Wilshire Blvd., Suite 200
 Los Angeles, CA 90024
 P: 310.774.4400

PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
 PLEASANTON, CA 94566

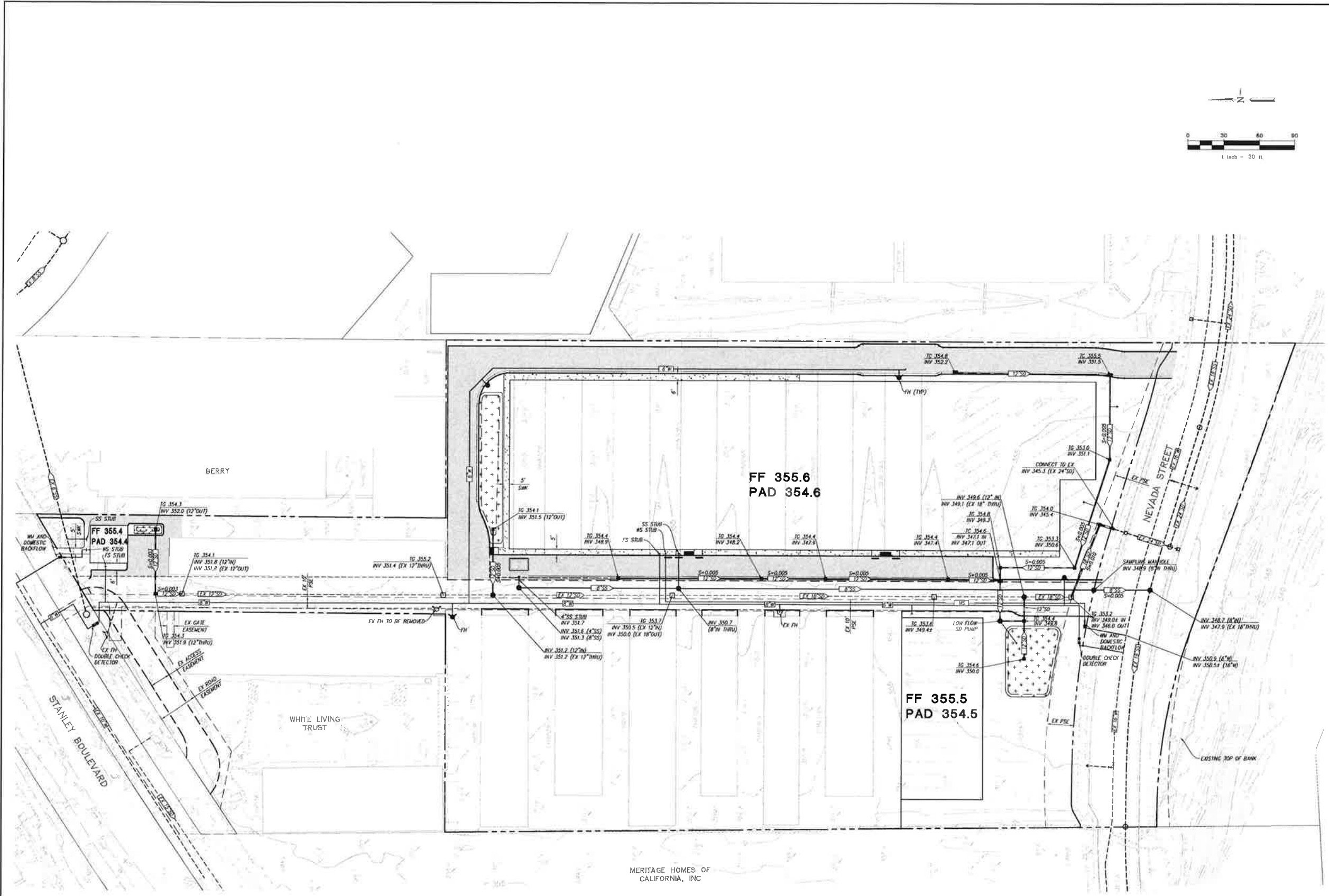
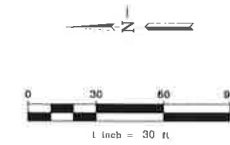
PRELIMINARY UTILITY PLAN

DATE	REMARKS
01/27/19	C.L.P. AND D.E. SUBMITTAL
02/12/20	PLANNING PERMITTING #3

PA / PM	DRC
DRAWN BY:	JM
JOB NO	171074

SHEET

C5



NOTE:
 1. ALL TRENCHES WITHIN THE NEWLY PAVED NEVADA STREET WILL BE RESTORED WITH 2" OVERLAY 50' ON EACH SIDE OF THE TRENCH UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER IN WRITING.

PRELIMINARY UTILITY PLAN

C:\p02017\171074\CAD Files\02-PLANNING\PS\C5-Perm Utility Plan.dwg

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Architecture
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 4000 Chabot Dr., Suite 300
 Pleasanton, CA 94566
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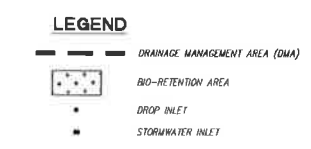
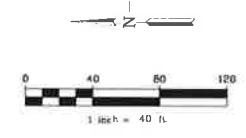
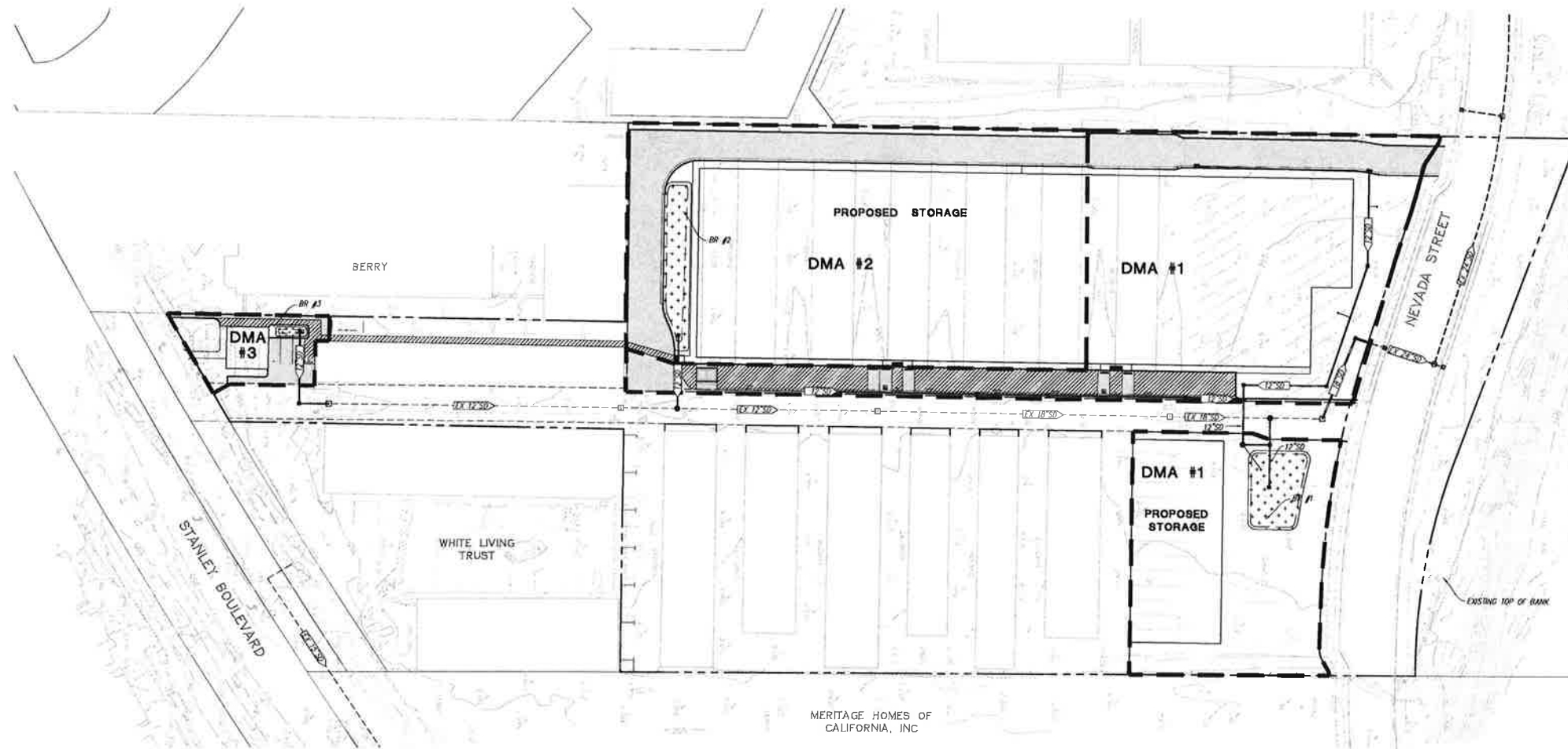
RJA
RUGGERI-JENSEN-AZAR
 ARCHITECTS
 4000 Chabot Dr., Suite 300
 Pleasanton, CA 94566
 P: 925.344.9621

PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
 PLEASANTON, CA 94566

DATE	REVISIONS	REMARKS
07/27/2010	1	ISSUE FOR PERMITS
07/27/2010	2	ISSUE FOR PERMITS

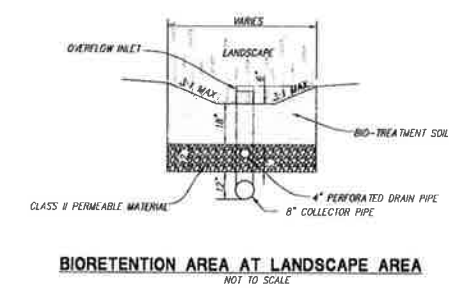
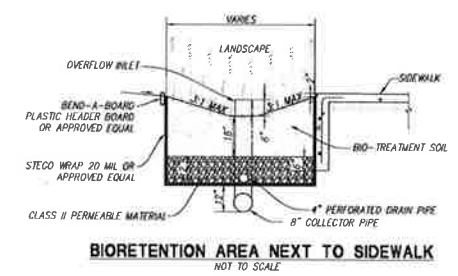
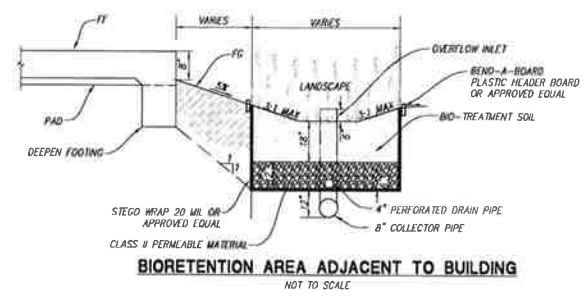
PA / PM	DRC
DRAWN BY	JM
JOB NO.	171074

SHEET
C6



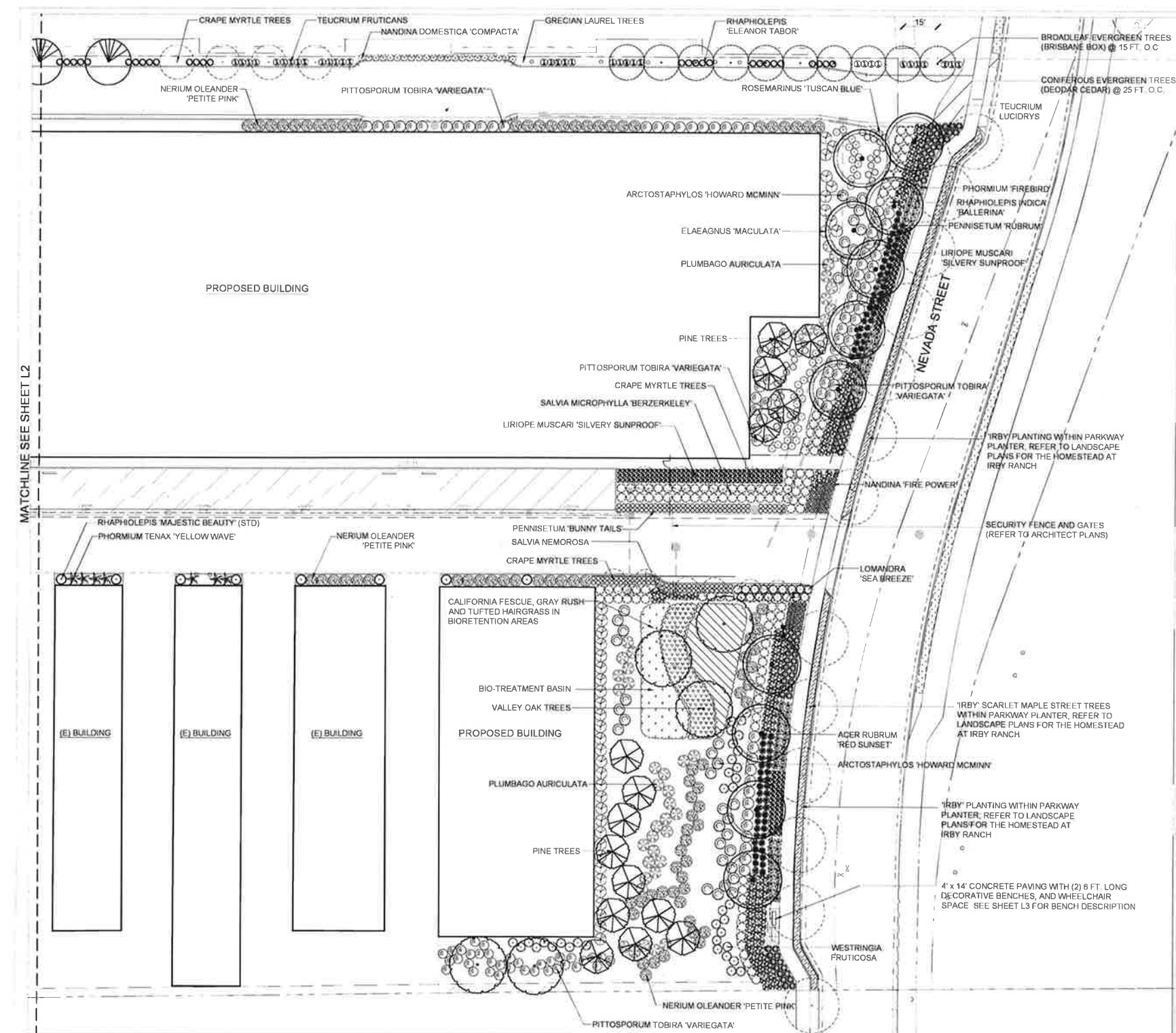
STORMWATER TREATMENT CALCULATIONS									
DMA #	TREATMENT CONTROL MEASURES	TOTAL DMA (BF)	IMPERVIOUS AREA (BF)	PERVIOUS AREA (BF)	EFFECTIVE IMPERVIOUS AREA (BF)	TREATMENT AREA REQUIRED (BF)	TREATMENT AREA PROVIDED (BF)	PONDING DEPTH (IN)	SIZING METHOD
1	BR #1	80,312	52,970	27,342	55,704	2,228	2,427	6.00	4X METHOD
2	BR #2	81,728	55,947	5,781	56,525	2,261	2,267	6.00	4X METHOD
3	BR #3	5,246	3,560	1,886	3,729	149	161	6.00	4X METHOD
TOTAL		147,286	112,477	34,809	115,958	4,638	4,875		

- NOTES:**
- THE ABOVE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE, DATED OCTOBER 31, 2017, AND THE FOLLOWING CRITERIA:
 - a. EFFECTIVE IMPERVIOUS AREA = IMPERVIOUS AREA + 10% OF PERVIOUS AREA
 - b. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% OF EFFECTIVE IMPERVIOUS AREA
 - c. SOIL FOR TREATMENT MEDIUM WITH A 3 INCHES/HOUR INFILTRATION RATE
 - SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:
 - a. SIZING FACTOR = (0.2 IN/HR) / (5 IN/HR) = 0.04

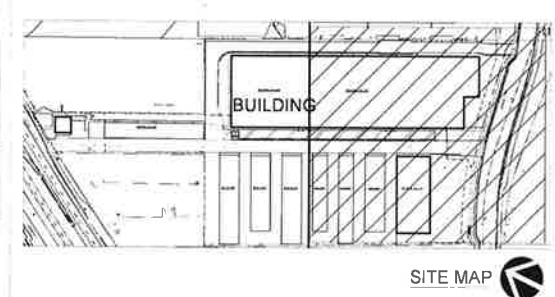


PRELIMINARY STORMWATER PLAN

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PLANT LIST SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES:				
●	ACER RUBRUM 'RED SUNSET'	RED MAPLE	15 GA	MED
○	LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GA	LOW
○	LAURIS NOBILIS 'SARATOGA'	GRECIAN LAUREL	15 GA	MED
○	PINUS BRUTIA	CALABRIAN PINE	15 GA	LOW
○	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	15 GA	MED
○	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GA	LOW
○	QUERCUS LOBATA	VALLEY OAK	15 GA	LOW
SHRUBS:				
●	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GA	LOW
●	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GA	LOW
●	ELAEAGNUS MACULATA	GOLDEN ELAEAGNUS	5 GA	LOW
●	HETEROMELES ARBUTIFOLIA	TOYON	5 GA	LOW
●	LOMANDRA LONGIFOLIA 'SEA BREEZE'	MAT RUSH	5 GA	LOW
●	MYRSINE AFRICANUS	AFRICAN BOXWOOD	5 GA	LOW
●	NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	5 GA	LOW
●	NERIUM OLEANDER 'PETITE PINK'	PETITE OLEANDER	5 GA	LOW
●	PENNISETUM RUBRUM	PURPLE FOUNTAIN GRASS	5 GA	LOW
●	PITTOSPORUM TOBIRA 'VARIEGATA'	PITTOSPORUM	5 GA	LOW
●	PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GA	LOW
●	ROSEMARINUS 'TUSCAN BLUE'	ROSEMARY	5 GA	LOW
●	RHAPHIOLEPIS 'ELEANOR TABOR'	INDIA HAWTHORN	5 GA	LOW
●	RHAPHIOLEPIS 'MAJESTIC BEAUTY' (STD)	HAWTHORN STANDARD	15 GA	LOW
●	SALVIA MICROPHYLLA 'BERZERKELEY'	MYRTLE OF THE MOUNTAIN	5 GA	LOW
●	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GA	LOW
●	SALVIA NEMOROSA	PURPLE SAGE	5 GA	LOW
●	TRUCRIUM LUCIDRYS	BUSH GERMANDER	5 GA	LOW
●	TEUCRIUM FRUTICANS	GERMANDER	5 GA	LOW
●	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GA	LOW
PERENNIALS:				
●	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GA	LOW
●	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	LILY TURF	1 GA	LOW
●	NANDINA 'FIRE POWER'	DWARF HEAVENLY BAMBOO	1 GA	LOW
●	PENNISETUM 'BUNNY TAILS'	BUNNY TAILS	1 GA	LOW
●	PHORMIUM TENAX 'FIREBIRD'	NEW ZEALAND FLAX	1 GA	LOW
●	PHORMIUM TENAX 'YELLOW WAVE'	NEW ZEALAND FLAX	1 GA	LOW
GROUNDCOVERS:				
■	DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1GA @ 36" O.C.	LOW
■	FESTUCA CALIFORNICA 'SERPENTINE BLUE'	CALIFORNIA FESCUE	1GA @ 36" O.C.	LOW
■	JUNCUS PATENS	BLUE RUSH	1GA @ 36" O.C.	LOW



GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF 'NATURAL UNDYED' MULCH DRESSING.

REFER TO SHEET L3 FOR PLANT IMAGES AND CALCS

The conceptual design is based upon a preliminary review of environmental requirements and on unverified and possibly incomplete site and building information, and is intended merely to assist in exploring how the project might be developed.



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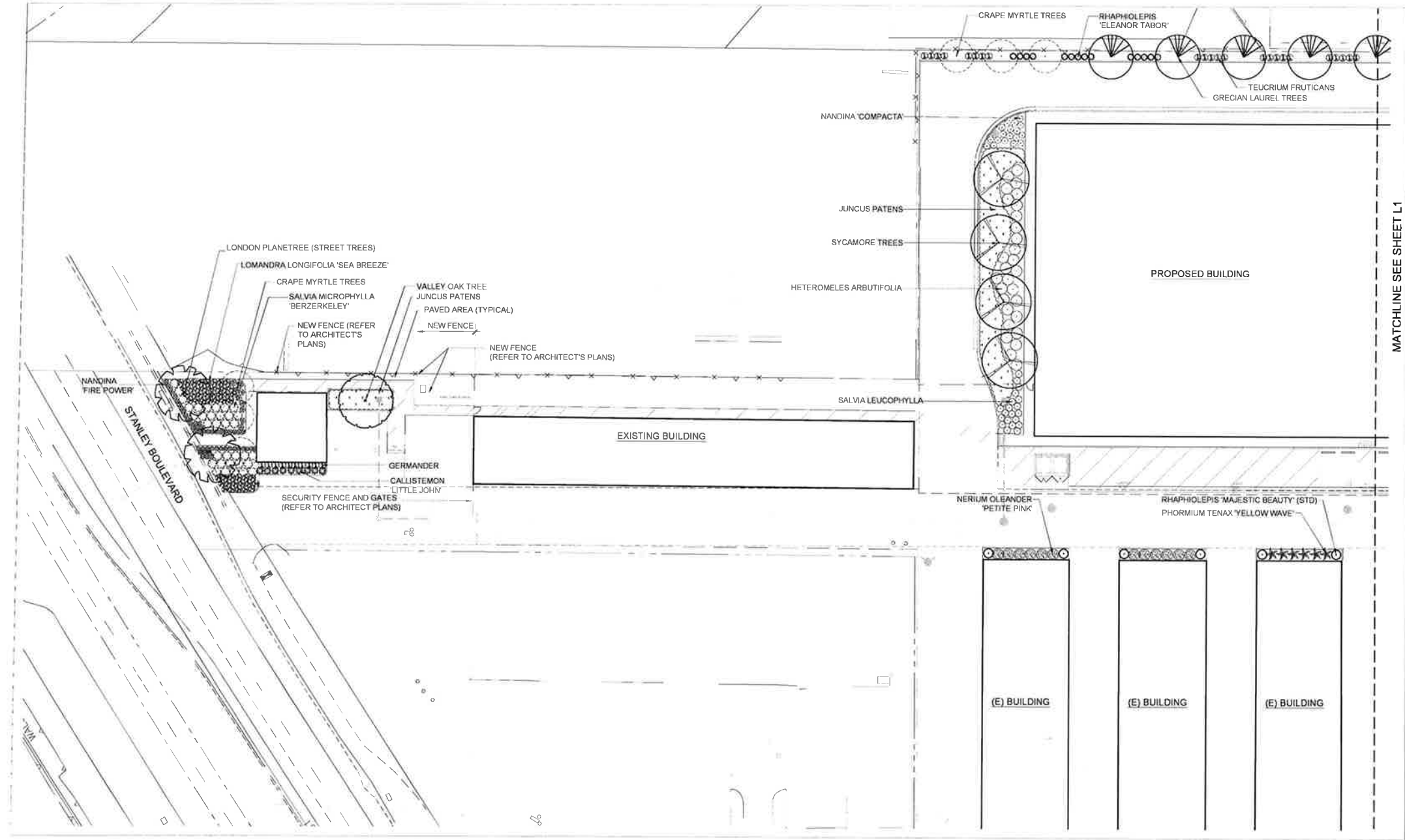
PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

PRELIMINARY LANDSCAPE PLAN

DATE:	10/12/20
REVISIONS:	
DATE:	
REVISIONS:	
DATE:	
REVISIONS:	

PA / PM: []
DRAWN BY: []
JOB NO: SV-17-0075-C1

L1



LONDON PLANETREE (STREET TREES)
 LOMANDRA LONGIFOLIA 'SEA BREEZE'
 CRAPE MYRTLE TREES
 SALVIA MICROPHYLLA 'BERZERKELEY'
 VALLEY OAK TREE
 JUNCUS PATENS
 PAVED AREA (TYPICAL)
 NEW FENCE (REFER TO ARCHITECT'S PLANS)
 NEW FENCE (REFER TO ARCHITECT'S PLANS)
 NANDINA FIRE POWER
 STANLEY BOULEVARD
 GERMANDER
 CALLISTEMON
 LITTLE JOHN
 SECURITY FENCE AND GATES (REFER TO ARCHITECT PLANS)

CRAPE MYRTLE TREES
 RHAPHIOLEPIS 'ELEANOR TABOR'
 TEUCRIUM FRUTICANS
 GRECIAN LAUREL TREES

NANDINA 'COMPACTA'
 JUNCUS PATENS
 SYCAMORE TREES
 HETEROMELES ARBUTIFOLIA

PROPOSED BUILDING

EXISTING BUILDING

SALVIA LEUCOPHYLLA

NERIUM OLEANDER 'PETITE PINK'

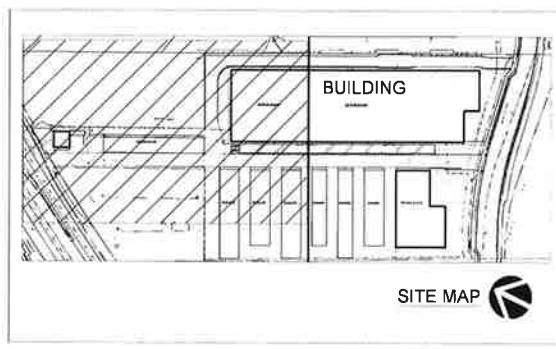
RHAPHIOLEPIS 'MAJESTIC BEAUTY' (STD)
 PHORMIUM TENAX 'YELLOW WAVE'

(E) BUILDING

(E) BUILDING

(E) BUILDING

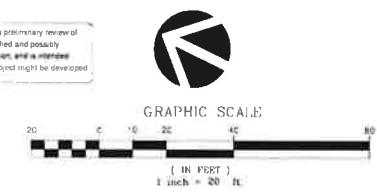
MATCHLINE SEE SHEET L1



SITE MAP

GENERAL NOTES:
 1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
 2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF 'NATURAL UNDYED' MULCH DRESSING.

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REFER TO SHEET L1 FOR RECOMMENDED PLANT LIST AND REFER TO SHEET L3 FOR PLANT IMAGES AND CALCS

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 Landscape Architects
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 Walnut Creek, CA 94596
 PH: 925.933.2583



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DATE	REVISIONS	DATE	REMARKS
08/20/19	1.0		
07/27/19	1.0		
10/15/19	1.0		

PA / PM
 DRAWN BY
 JOB NO: SNR-1-0075-01

Thomas Baak & Associates, L.L.P.
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 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 PH: 925.933.2583

DATE:
 10-12-20

SHEET
L2



ACER RUBRUM 'RED SUNSET'
(RED MAPLE)



LAGERSTROEMIA INDICA
(CRAPE MYRTLE)



LAURUS NOBILIS 'SARATOGA'
(GRECIAN LAUREL)



PINUS BRUTIA
(CALABRIAN PINE)



PLATANUS RACEMOSA
(CALIFORNIA SYCAMORE)



QUERCUS LOBATA
(VALLEY OAK)



PLATANUS ACERIFOLIA 'COLUMBIA'
(LONDON PLANE TREE)



ARCTOSTAPHYLOS
(MANZANITA)



HETEROMELES ARBUTIFOLIA
(TOYON)



LOMANDRA LONGIFOLIA 'BREEZE'
(MAT RUSH)



NANDINA D. 'COMPACTA'
(HEAVENLY BAMBOO)



NERIUM OLEANDER 'PETITE PINK'
(PETITE OLEANDER)



PENNISETUM 'RUBRUM'
(PURPLE FOUNTAIN GRASS)



PITTIOSPORUM T. 'VARIEGATA'
(VARIEGATED PITTIOSPORUM)



PLUMBAGO AURICULATA
(CAPE PLUMBAGO)



ROSEMARINUS 'TUSCAN BLUE'
(ROSEMARY)



RHAPHIOLEPIS 'ELEANOR TABER'
(INDIAN HAWTHORN)



RHAPHIOLEPIS 'MAJESTIC BEAUTY'
(PINK INDIAN HAWTHORN)



SALVIA MICROPHYLLA 'BERKELEY'
(MYRTLE OF THE MOUNTAIN)



SALVIA LEUCOPHYLLA
(PURPLE SAGE)



SALVIA NEMEROSA
(WOODLAND SAGE)



TEUCRIUM LUCIDRYS
(BUSH GERMANDER)



TEUCRIUM FRUTICANS
(GERMANDER)



WESTRINGIA FRUTICOSA
(COAST ROSEMARY)



DIETES VEGETA
(FORTNIGHT LILY)



LIRIOPE MUSCARI 'SILVERY SUNPROOF'
(LILY TURF)



ELAEAGNUS MACULATA
(GOLDEN ELAEAGNUS)



NANDINA 'FIRE POWER'
(DWARF HEAVENLY BAMBOO)



PENNISETUM 'BUNNY TAILS'
(BUNNY TAILS)



PHORMIUM 'FIREBIRD'
(NEW ZEALAND FLAX)



PHORMIUM 'YELLOW WAVE'
(NEW ZEALAND FLAX)



DESCHAMPSIA CESPITOSA
(TUFTED HAIRGRASS)



JUNCUS PATENS
(CALIFORNIA GRAY RUSH)



CALLISTEMON VIMINALIS 'LITTLE JOHN'
(DWARF BOTTLEBRUSH)



MYRSINE AFRICANUS
(AFRICAN BOXWOOD)



FESTUCA CALIFORNICA 'SERPENTINE BLUE'
(CALIFORNIA FESCUE)



HELICTOTRICHON SEMPERVIRENS
(BLUE OAT GRASS)



DECORATIVE BENCH SEATING ON TRAIL
(MAGLIN #MLB720 6FT. LONG BENCH W/ BRONZE
COLOR #14 ALUMINUM ENDS IN FINE TEXTURED
FINISH, AND IPE WOOD SLATS)

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET _o):							
46.2							
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.370370	19,355	7296.14570	25048.1
LOW WATER USE	0.3	SPRAY	0.75	0.4	101	2040.4	5845.2
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	876	417.2630194	11952.7
TOTALS:					25482	9756	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
TOTALS:					0	0	0
ETWU TOTAL:							279,446
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):							326,458

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:	
TOTAL ETAF x AREA	9,756
TOTAL LANDSCAPE AREA	25,482
AVERAGE ETAF	0.38

ALL LANDSCAPE AREAS:	
TOTAL ETAF x AREA	9,756
TOTAL LANDSCAPE AREA	25,482
SITEWIDE ETAF	0.38

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

This conceptual design is based upon a preliminary review of preliminary measurements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

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1752-244-6821



PUBLIC STORAGE REMODEL
3716 STANLEY BOULEVARD
PLEASANTON, CA 94566

DATE	REVISIONS	DATE	REVISIONS
09/20/19	1	09/20/19	1
10/17/19	2	10/17/19	2
10/17/2019	3	10/17/2019	3

PA / PM: N.D.
DRAWN BY:
JOB NO: SVR-7-0075-CC

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DATE:
10-12-20

SH: 17
L3