

N 59°45'00" W 262.63

N 76°30'00" W 259.77'

PASTA PELICAN RESTAURANT
(TO REMAIN)

PIERHEAD LINE

USABLE OPEN SPACE
AND PUBLIC ACCESS
(14,419 ± SQ.FT.)

BULKHEAD LINE

EXIST. TWO STORY
BUILDING
(TO REMAIN)

EA. TANK FILL HOLE
0.75' DIA.

EL. VALVE

EXISTING PAVEMENT

RAMP

MONITORING WELL

MONITORING WELL

EXISTING BUILDING
(TO BE REMOVED)

TAIRS

40" THICK WALL

N 65°40'53" W 295.47±

N 14°19'30" E 580.4

FL = -0.75

1022 MENDOCINO AVENUE
SANTA ROSA, CA 95401-4
707/579-3811

LANDSCAPE ARCHITECTS:
LANDESIGN GROUP
3344 GRAVENSTEIN CALIFORNIA
SEBASTOPOL, CA 95472-2
707/829-2580

TRAFFIC ENGINEERS:
CRANE TRANSPORTATION GROUP
545 BURNETT AVENUE, SUITE
SAN FRANCISCO, CA 94131-
415/282-9656

PROPERTY ADDRESS:
2415 MARINER SQUARE DRIVE
ALAMEDA, CA 94501-1024

ASSESSOR'S PARCEL NUMBER:
APN 74-905-3-2

AREA OF DEVELOPMENT:
1.85± ACRES

AREA OF PROPOSED STRUCTURE:
30,763 SQUARE FEET

PROPOSED PARKING:

FULL SIZE SPACES	102
HANDICAPPED SPACES	4
COMPACT SPACES	46
	152

PRESENT GENERAL PLAN DESIGNATION:
MU-2 (MIXED USE)

PRESENT ZONING:
M-2 (INDUSTRIAL DISTRICT)

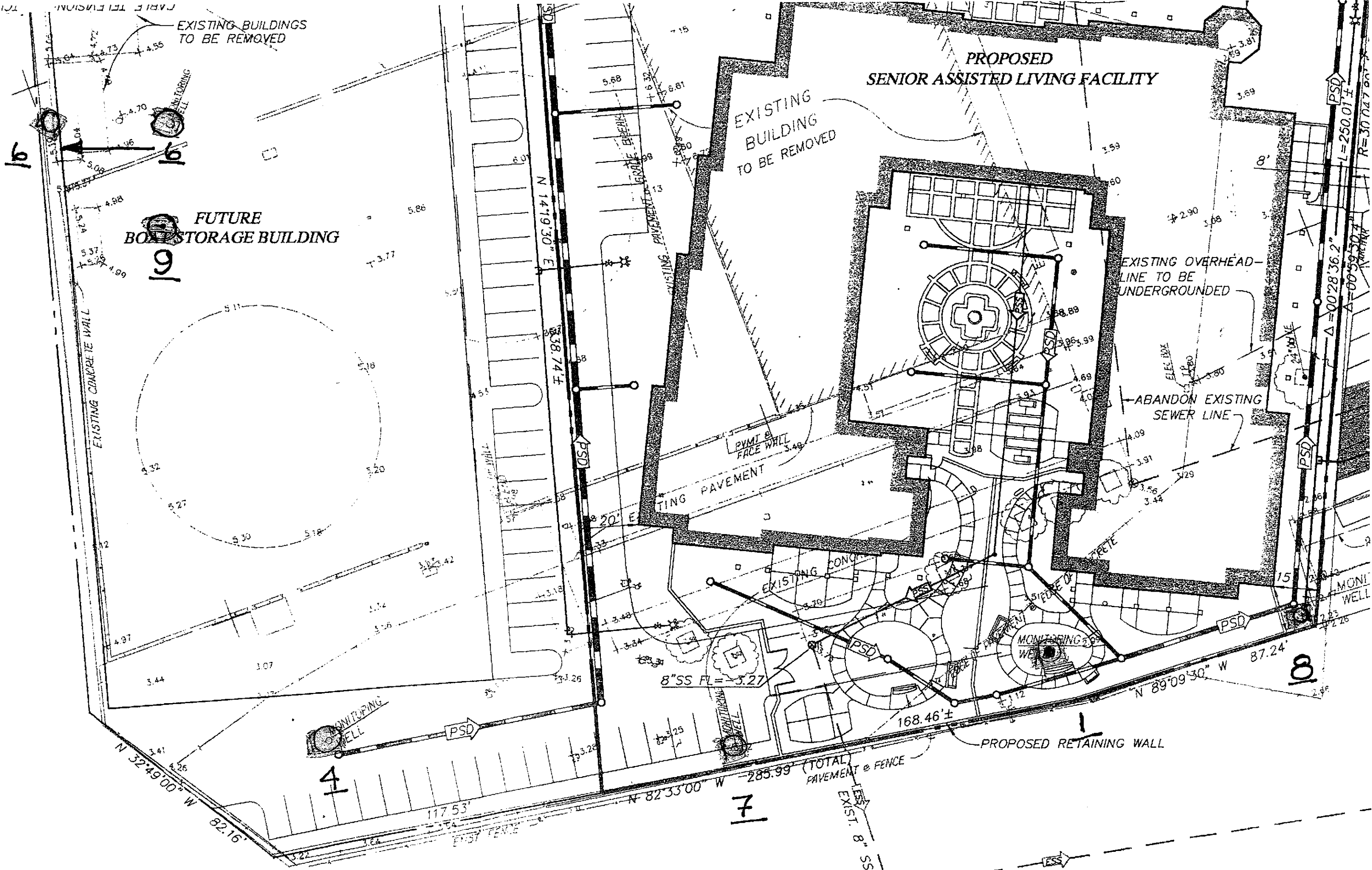
PRESENT LAND USE:
BOAT STORAGE, OFFICES/RE

PROPOSED LAND USE:
3 STORY, 103 UNIT ASSISTED

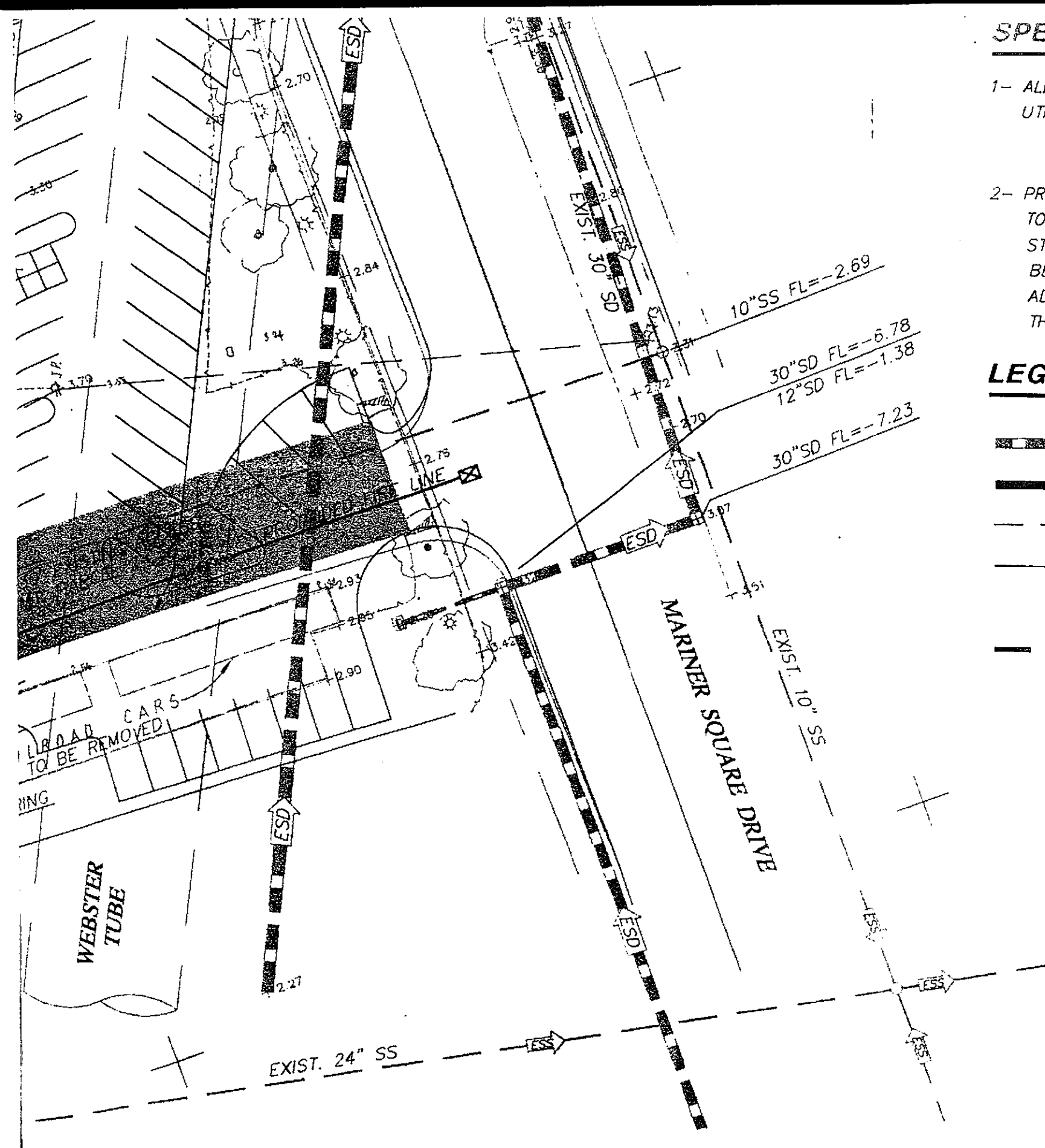
PUBLIC UTILITIES:

WATER SERVICE:	EAST
SANITARY SEWER:	EAST
GAS SERVICE:	PACIFIC
ELECTRIC SERVICE:	CITY
TELEPHONE SERVICE:	PACIFIC
CABLE TELEVISION:	TCI





MONITORING WELLS



SPECIAL NOTES

- 1- ALL EXISTING BUILDINGS AS NOTED, STRUCTURES, PAVING AND UTILITIES SHALL BE REMOVED PRIOR TO ANY CONSTRUCTION.
- 2- PRIOR TO ANY DEMOLITION WORK NOTED ABOVE, ALL UTILITIES TO THE PASTA PELICAN RESTAURANT AND THE EXISTING TWO STORY BUILDING AT THE FAR WEST PROPERTY LINE SHALL BE RE-ROUTED, PROTECTED AND REMAIN FUNCTIONAL. ADEQUATE ACCESS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

LEGEND

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE HYDRANTS
- SITE BOUNDARY LINE

TOPOGRAPHY:
 TOPOGRAPHY AND EXISTING SITE OF A PREVIOUS FIELD SURVEY OF JUNE 16, 1995 AND A SUPPLEMENTAL SURVEY BY RESOURCES, INC., DATED AUGUST 1995.

BOUNDARY:
 THE BOUNDARY LINES SHOWN WERE ESTABLISHED BY DEBOLT LOT LINE ADJUSTMENT PROCEDURE.

