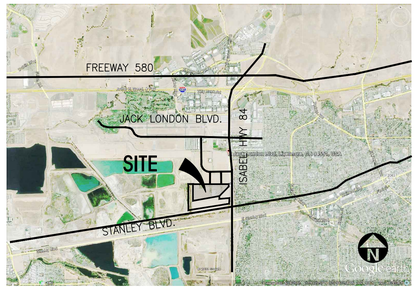
OAKS BUSINESS PARK

LIVERMORE, CALIFORNIA

SHEET INDEX

VICINITY MAP



PROPERTY OWNER

LIVERMORE INDUSTRIAL PARTNERS 40 LLC

APPLICANT'S REPRESENTATIVE

HPA, INC.
600 GRAND AVE, STE 302
OAKLAND, CA 94610
CONTACT: JUN LEE
PHONE: 510-390-2126

ARCHITECT

HPA, INC.
600 GRAND AVE, STE 302
OAKLAND, CA 94610
CONTACT: JUN LEE
PHONE: 510-390-2126

CIVIL

KIER & WRIGHT
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
CONTACT: ADAM MAHONEY
PHONE: 925-412-3053

LANDSCAPE

GREEN DESIGN
1464 POPINJAY DRIVE,
RENO, NEVADA 89509
CONTACT: BARBARA HATCH
PHONE: 775-829-1364

PROJECT REPRESENTATIVES

ADDRESS OF THE PROPERTY

LIVERMORE, CA

ZONING

PROPOSED ZONING DESIGNATION – INDUSTRIAL (PD)

LEGAL DESCRIPTION

SEE CIVIL PLANS

PROJECT DATA

BUILDING OCCUPANCY:		B, F-1 & S-1
CONSTRUCTION TYPE:		III – B
FIRE SPRINKLERS:		YES (ESFR)
ACTUAL ROOF HEIGHT:		43'-11"(MAX)
ALLOWABLE PARAPET HEIGHT:		75'-0"
ACTUAL STORIES:		1 STORY
ALLOWABLE STORIES:		2 STORIES
ACTUAL AREA:		
BUILDING 1:		470,526 S.F.
BUILDING 2:		288,747 S.F.
ALLOWABLE AREA (BASIC):	B =	76,000 S.F.
	S1=	70,000 S.F.
	F1=	48,000 S.F.
ACTUAL AREA INCREASED ALLOWABLE		UNLIMITED PER CBC 507.1 60' MIN. YARD ON 4 SIDES

TABULATION

SITE AREA	BLDG. 1	BLDG. 2	TOTAL
	1,047,191	737,554	1,784,745 s.f.
	24.04	16.93	40.97 ac
BUILDING AREA			
Office	10,000	13,000	23,000 s.f.
Warehouse	460,526	275,747	736,273 s.f.
TOTAL	470,526	288,747	759,273 s.f.
COVERAGE (45% Max.)	44.9%	39.1%	42.5%
AUTO PARKING REQUIRED			
Office: 1/300 s.f.	34	44	78 stalls
Whse: 1/1,200 s.f.	384	230	614 stalls
TOTAL	418	274	692 stalls
EV REQUIRED			
EV Capable + EVCS (20% of total)	96	64	160 stalls
- EV Capable w / conduits only (10% of total)	[48]	[32]	
- EVCS (10% of total)	[48]	[32]	
~ Standard EVCS	45 29		
~ ADA EV Parking w / EVCS (9' x 20' + 5' Aisle)	1 1		
~ ADA EV Van Parking w / EVCS (12' x 20' + 5' Aisle)	1 1		
~ Ambulatory	1 1		
AUTO PARKING PROVIDED			
Standard (9'x 18')	162	179	341 stalls
Compact (9'x 16') 30% of total max	115	0	115 stalls
Accessible parking (9' x 18')	5	5	10 stalls
Accessible Van (9' x 18' +8' aise)	4	3	7 stalls
EV Capable + EVCS (20% of total)	96	64	160 stalls
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~ Ambulatory	1 1		
Standard Trailer (10' x 53')	97	67	164 stalls
TOTAL	479	318	797 stalls
BIKE RACKS REQUIRED/PROVIDED			
Long-term (5%')	25	16	41
Short-term (5%')	25	16	41

ZONING ORDINANCE FOR CITY

Proposed Zoning Designation - Industrial (PD)

SETBACKS

Building

Isabel Rd / 84 - 45' (increased to allow 40' max. ht.)

New Interior St. - 35' (increased to allow 40' max. ht.)

Rear/Side - None

Landscape

All required Yards shall be landscaped. If Parking lot is provided betw een building and street reduce LS at street by up to 10' and place removed LS at building adjacent to parking.

MAXIMUM BUILDING HEIGHT ALLOWED

40'

MAXIMUM BUILDING HEIGHT REQUESTED

50' (see 1-DAB-A3.1 & 2-DAB-A3.1 for proposed building height)

PROJECT DATA & CODE SUMMARY

HPA architecture

hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949•862•2113
email: hpa@hparchs.com

Developer

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Project:

OAKS BUSINESS PARK

LIVERMORE, CA

Consultants:

CIVIL	Kier&Wright
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: TITLE SHEET

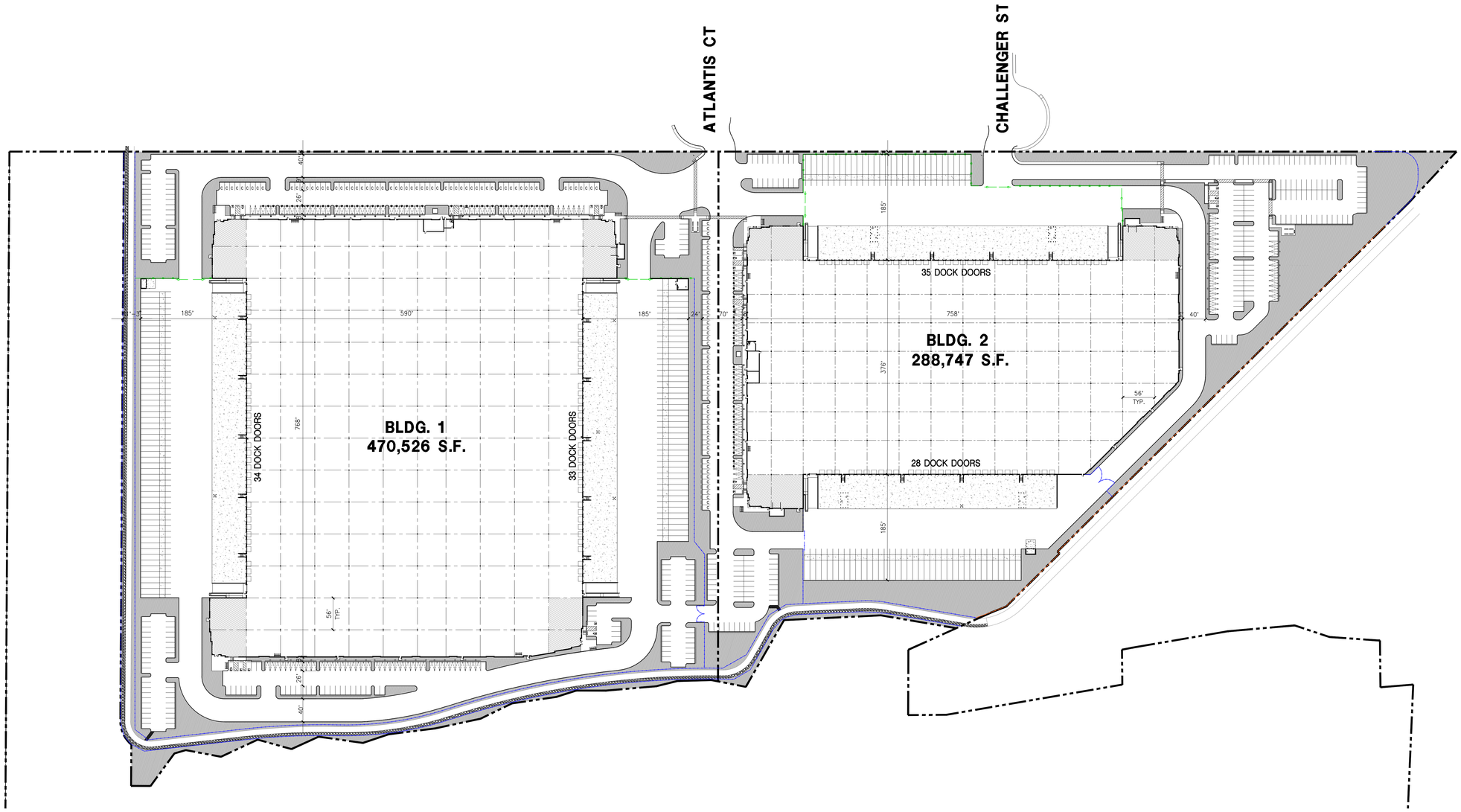
Project Number: 19177

Drawn by: TSP

Date: 09/19/2023

Revision:

Sheet: DAB-A0.1



MASTER SITE PLAN (A)

scale: 1" = 80'-0"

SCALE: 1" = 80'-0"

0 80' 160' 240'

PLAN NORTH

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY CORNERSTONE, NOVEMBER 23, 2021, PROJECT NUMBER 681-7-1
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
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SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL 9' X 18' (16' WITH 2' OVERHANG)
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- ACCESSIBLE PARKING (VAN) STALL (9' X 18') + 8' W/ ACCESSIBLE AISLE
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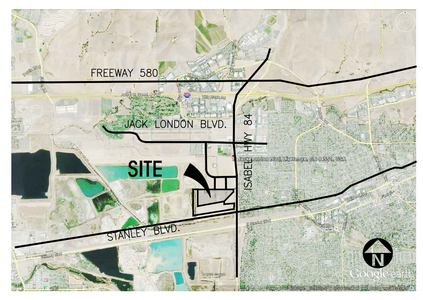

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LIVERMORE, CA

Consultants:

CIVIL	Kier&Wright
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: MASTER SITE PLAN

Project Number: 19177

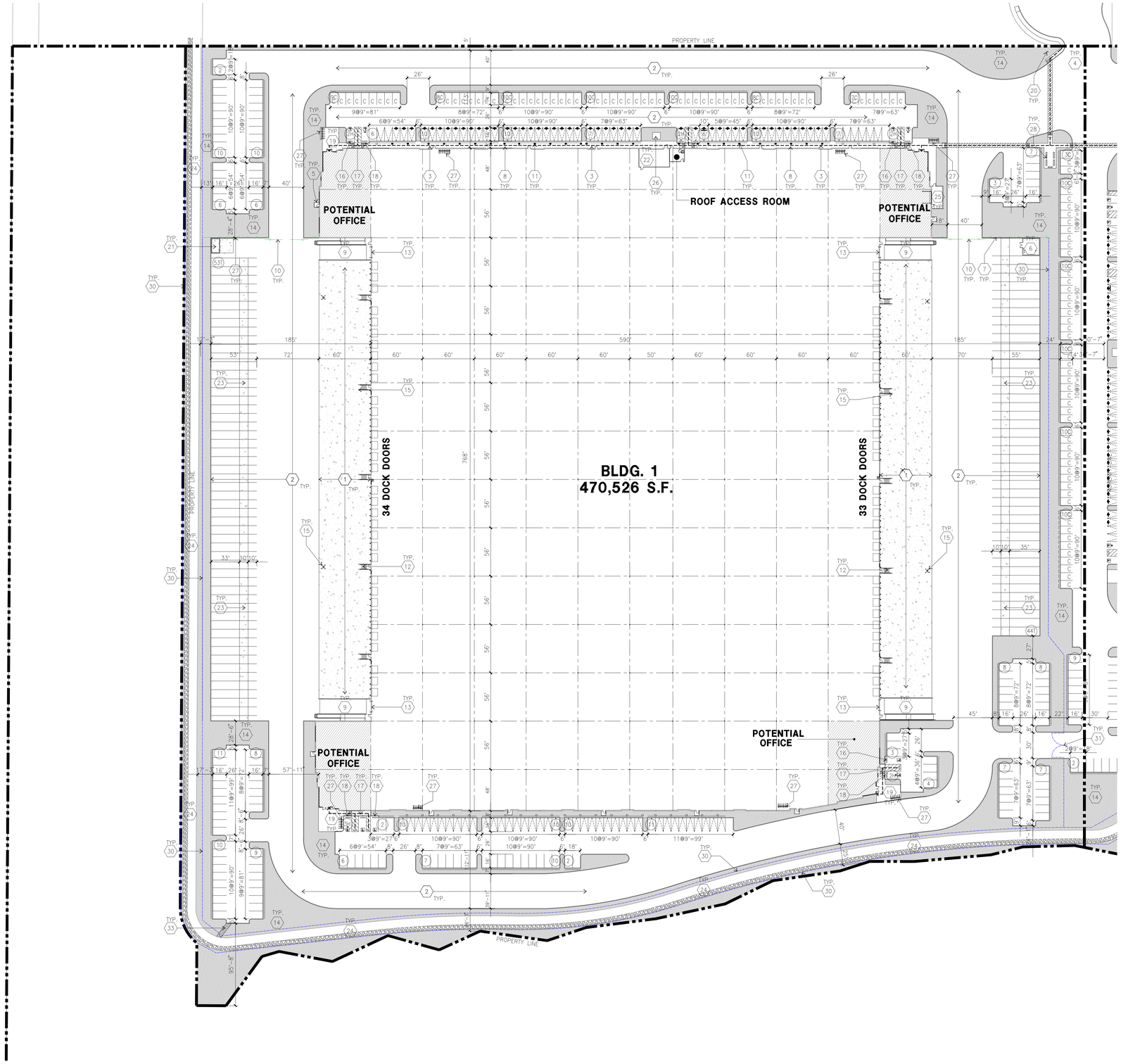
Drawn by: TSP

Date: 09/19/2023

Revision:

Sheet:

0-DAB-A1.0



OVERALL SITE PLAN (A)

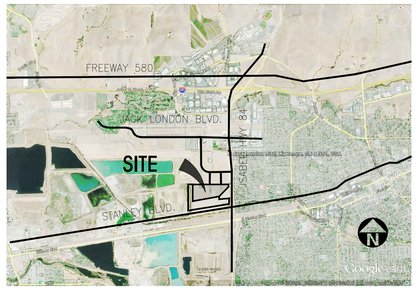
scale: 1" = 50'-0"

SCALE: 1" = 50'-0"

0 50' 100' 150'

TRUE NORTH

VICINITY MAP



SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. INTERIOR PUMP ROOM/EXTERIOR PUMP HOUSE, SEE SITE PLAN
7. 8' HIGH METAL FENCE.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL.
10. 8' HIGH METAL GATE.
11. ELECTRIC VEHICLE CHARGER.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE.
15. CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
16. PRE-CAST CONC. WHEEL STOP.
17. TRUNCATED DOMES.
18. ACCESSIBLE PARKING STALL SIGN.
19. HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
20. ACCESSIBLE ENTRY SIGN.
21. TRASH ENCLOSURE, SEE DAB-AD.1.
22. ELECTRICAL ROOM.
23. CONCRETE DOLLY PAD. SEE SITE PLAN FOR WIDTH AND "C" DRAWINGS.
24. TRAIL.
25. EXTERIOR EMPLOYEE BREAK ROOM.
26. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY
27. BIKE RACKS.
28. OUTDOOR BREAK AREA.
29. 10' HIGH SCREENING WALL.
30. 8' HIGH CHAIN LINK FENCE.
31. 8' HIGH CHAIN LINK GATE.
32. EXISTING CHAIN LINK FENCE.
33. DG PAVING PATH WITH MAN GATE

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- PATH OF TRAVEL, MINIMUM WIDTH TO BE 4', SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%, SEE CIVIL FOR GRADING PLAN

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PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
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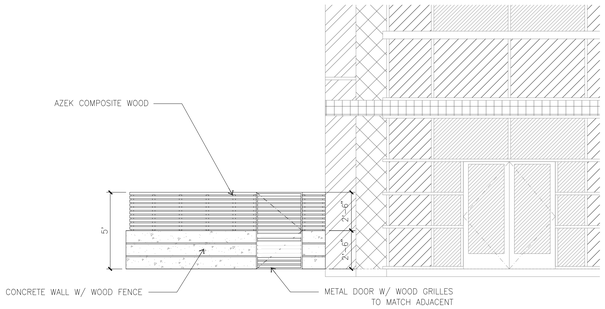
SOILS ENGINEER	-

Title: OVERALL SITE PLAN

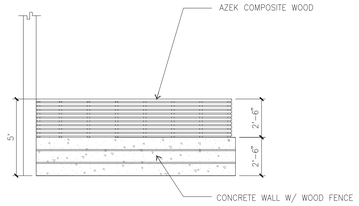
Project Number:	19177
Drawn by:	TSP
Date:	09/19/2023
Revision:	

Sheet:

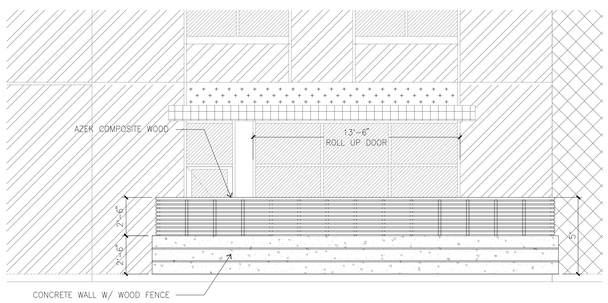
1-DAB-A1.1



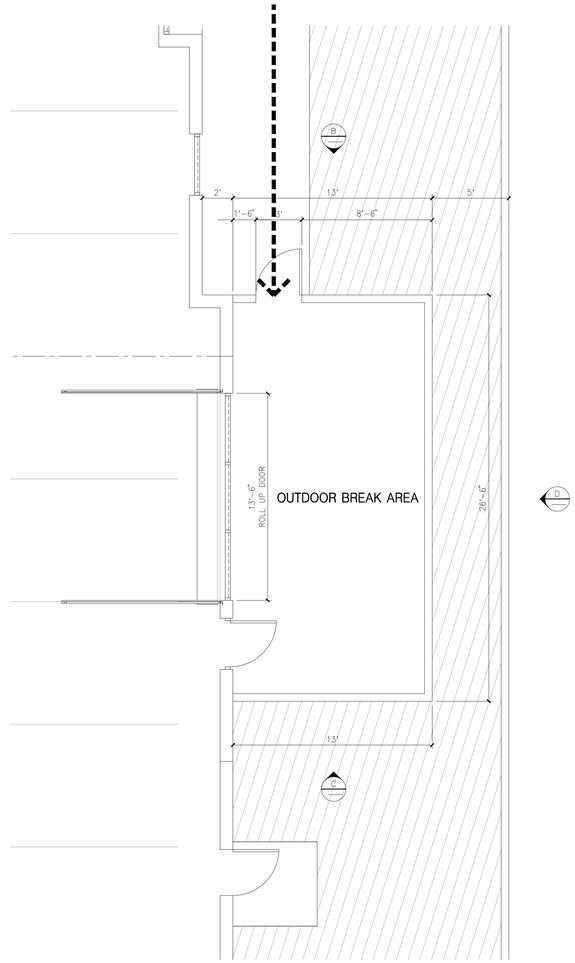
PATIO ELEVATION - NORTH B
scale: 1/4" = 1'-0"



PATIO ELEVATION - SOUTH C
scale: 1/4" = 1'-0"



PATIO ELEVATION - EAST D
scale: 1/4" = 1'-0"



ENALRGED PATIO PLANS A
scale: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0 4' 8' 12'
TRUE NORTH

HPA architecture

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OAKS BUSINESS PARK

LIVERMORE, CA

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CIVIL	Kier&Wright
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MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: ENLARGED PATIO PLAN & ELEVATION

Project Number:	19177
Drawn by:	TSP
Date:	09/19/2023
Revision:	

Sheet:

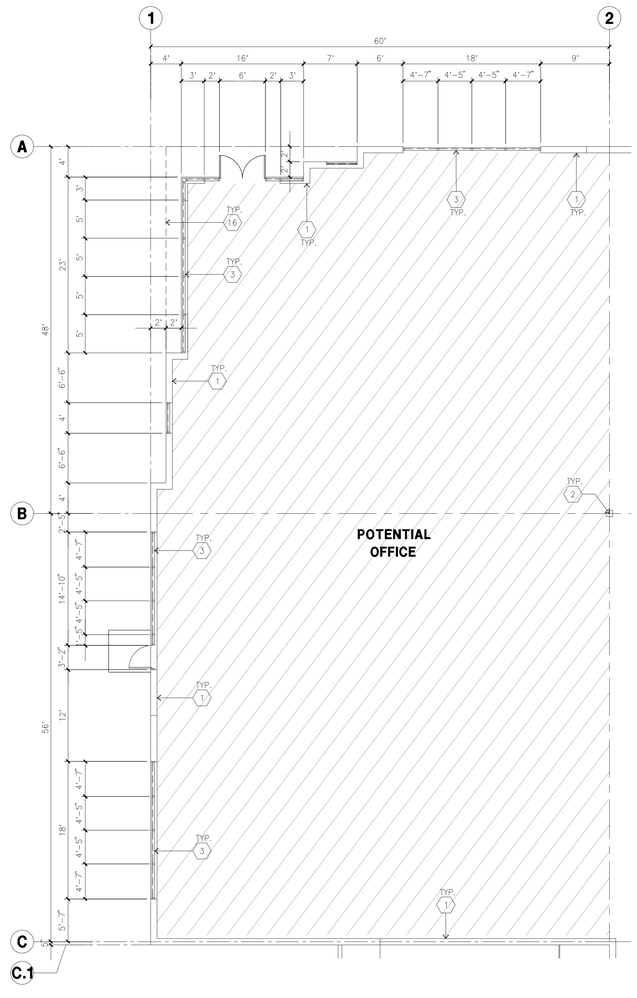
1-DAB-A1.2

KEYNOTES - FLOOR PLAN

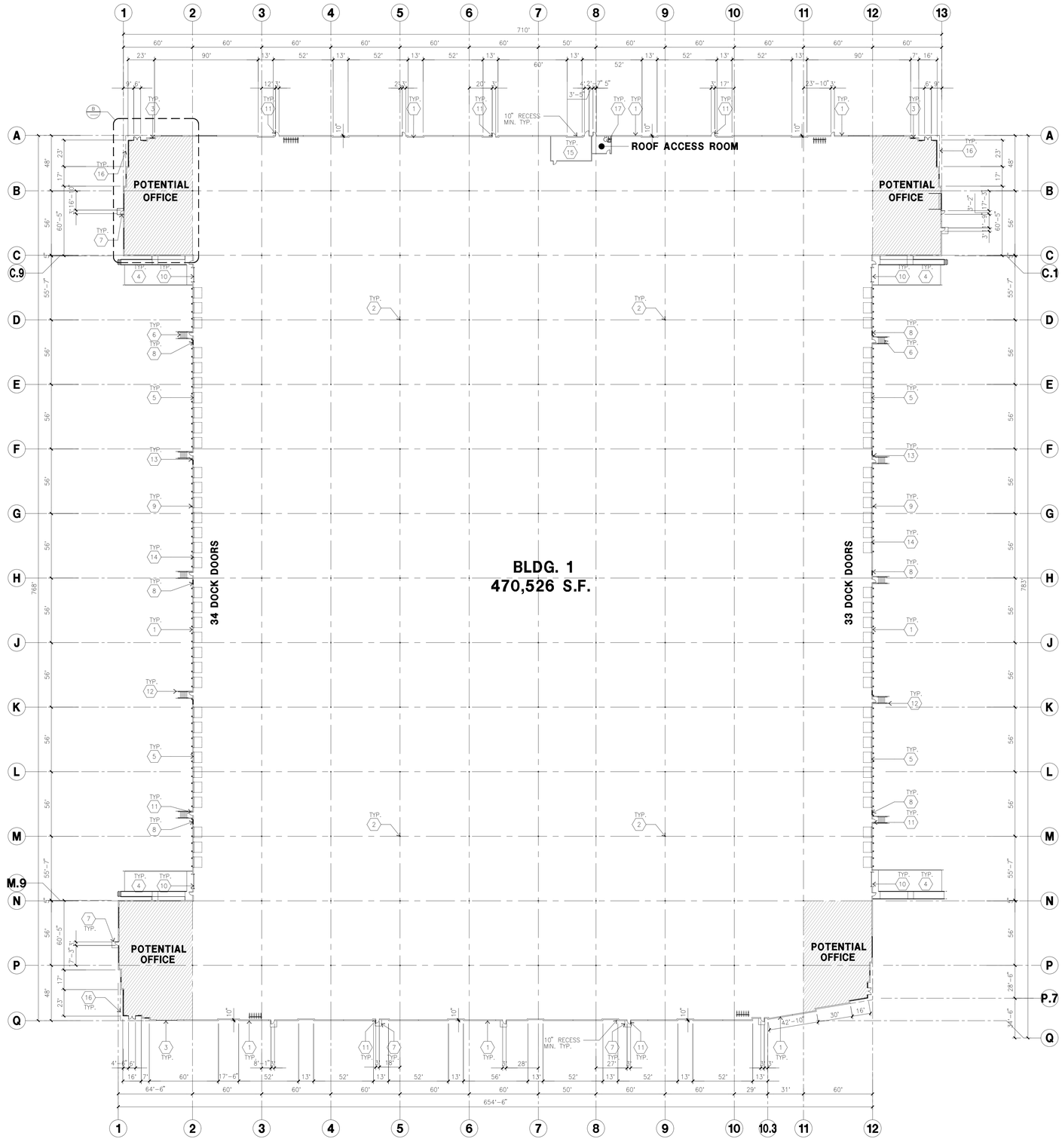
1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
5. 9' X 10' DOCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
6. EXTERIOR METAL STEEL STAIR.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA, FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4 : 12" MAX.
8. 4'X8' METAL LOUVER.
9. DOCK DOOR BUMPER.
10. 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
12. CONC. FILLED GUARD POST. 6" DIA. U.N.O., 48"H.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
14. Z GUARD.
15. ELECTRICAL ROOM.
16. METAL CANOPY ABOVE.
17. ROOF ACCESS LADDER.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE



ENLARGED FLOOR PLAN B
scale: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"
0 8' 16' 24'
TRUE NORTH



OVERALL FLOOR PLAN A
scale: 1" = 40'-0"
SCALE: 1" = 40'-0"
0 40' 80' 120'
TRUE NORTH

HPA architecture

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Developer

LIVERMORE INDUSTRIAL PARTNERS 40 LLC

Project:

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LIVERMORE, CA

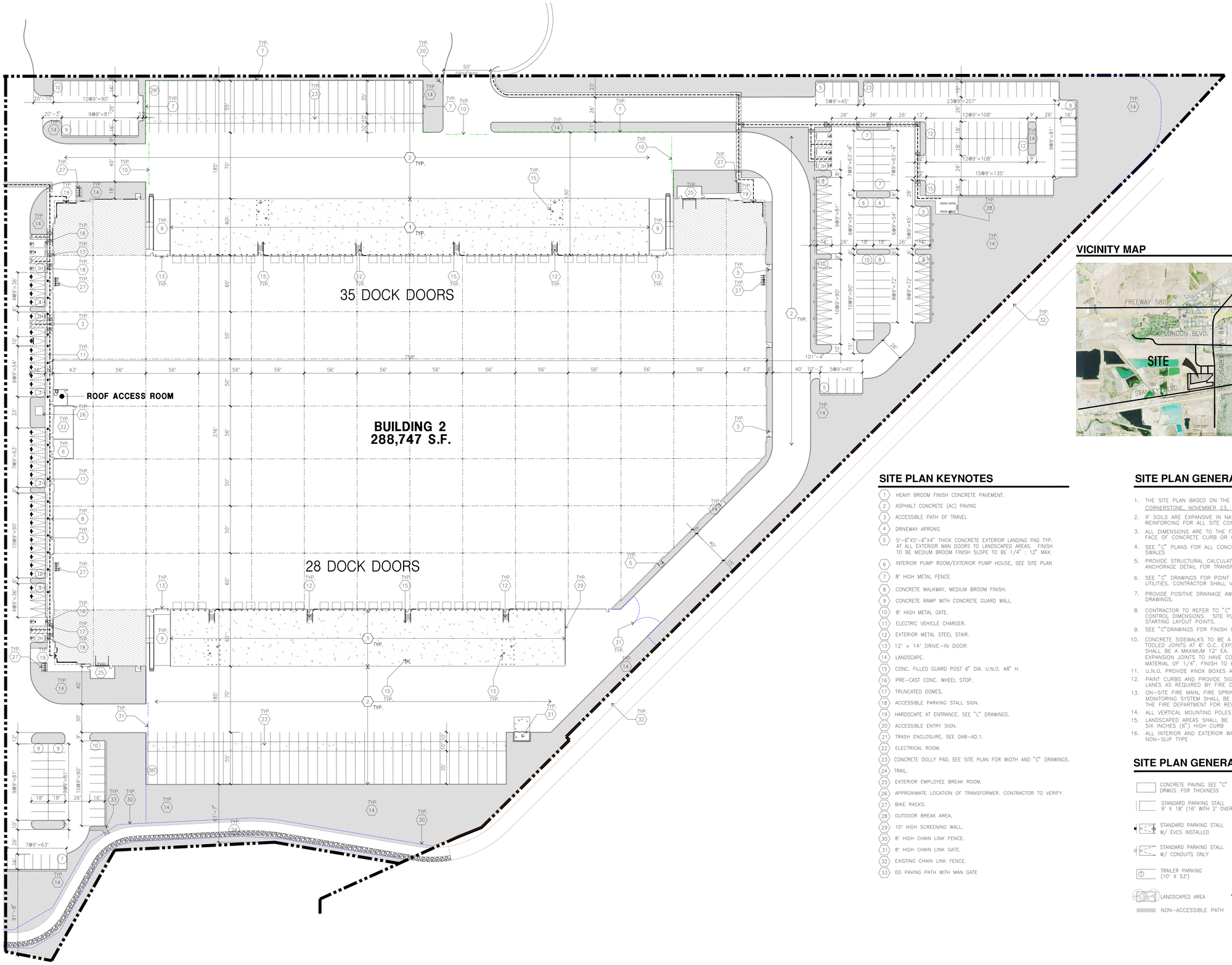
Consultants:

CIVIL	Kier&Wright
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL FLOOR PLAN

Project Number: 19177
Drawn by: TSP
Date: 09/19/2023
Revision:

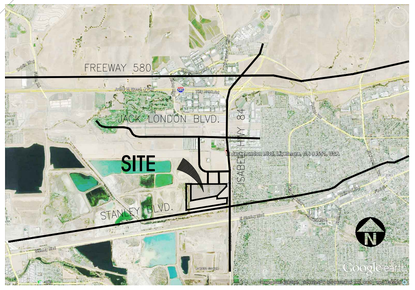
Sheet: 1-DAB-A2.1



OVERALL SITE PLAN (A)
scale: 1" = 40'-0"

SCALE: 1" = 40'-0"
0 40' 80' 120'
TRUE NORTH

VICINITY MAP



SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. ACCESSIBLE PATH OF TRAVEL
4. DRIVEWAY APRONS
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" : 12" MAX.
6. INTERIOR PUMP ROOM/EXTERIOR PUMP HOUSE, SEE SITE PLAN
7. 8' HIGH METAL FENCE.
8. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
9. CONCRETE RAMP WITH CONCRETE GUARD WALL.
10. 8' HIGH METAL GATE.
11. ELECTRIC VEHICLE CHARGER.
12. EXTERIOR METAL STEEL STAIR.
13. 12' x 14' DRIVE-IN DOOR
14. LANDSCAPE.
15. CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
16. PRE-CAST CONC. WHEEL STOP.
17. TRUNCATED DOMES.
18. ACCESSIBLE PARKING STALL SIGN.
19. HARDSCAPE AT ENTRANCE, SEE "L" DRAWINGS.
20. ACCESSIBLE ENTRY SIGN.
21. TRASH ENCLOSURE, SEE DAB-AD.1.
22. ELECTRICAL ROOM.
23. CONCRETE DOLLY PAD. SEE SITE PLAN FOR WIDTH AND "C" DRAWINGS.
24. TRAIL.
25. EXTERIOR EMPLOYEE BREAK ROOM.
26. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY
27. BIKE RACKS.
28. OUTDOOR BREAK AREA.
29. 10' HIGH SCREENING WALL.
30. 8' HIGH CHAIN LINK FENCE.
31. 8' HIGH CHAIN LINK GATE.
32. EXISTING CHAIN LINK FENCE.
33. DG PAVING PATH WITH MAN GATE

SITE PLAN GENERAL NOTES

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY CORNERSTONE, NOVEMBER 23, 2021, PROJECT NUMBER 681-7-1
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
5. PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C"DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
11. U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
14. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
16. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRWGS. FOR THICKNESS
- COMPACT PARKING STALL 9' X 16' (14' WITH 2' OVERHANG)
- STANDARD PARKING STALL 9' X 18' (16' WITH 2' OVERHANG)
- STANDARD PARKING STALL W/ EVCS INSTALLED
- ACCESSIBLE PARKING STALL (9' X 18') ACCESSIBLE AISLE SEE DETAIL 11/AD.1
- STANDARD PARKING STALL W/ CONDUITS ONLY
- ACCESSIBLE PARKING (VAN) STALL (9' X 18') + 8' W/ ACCESSIBLE AISLE
- TRAILER PARKING (10' X 53')
- LANDSCAPED AREA
- NON-ACCESSIBLE PATH
- PATH OF TRAVEL. MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN

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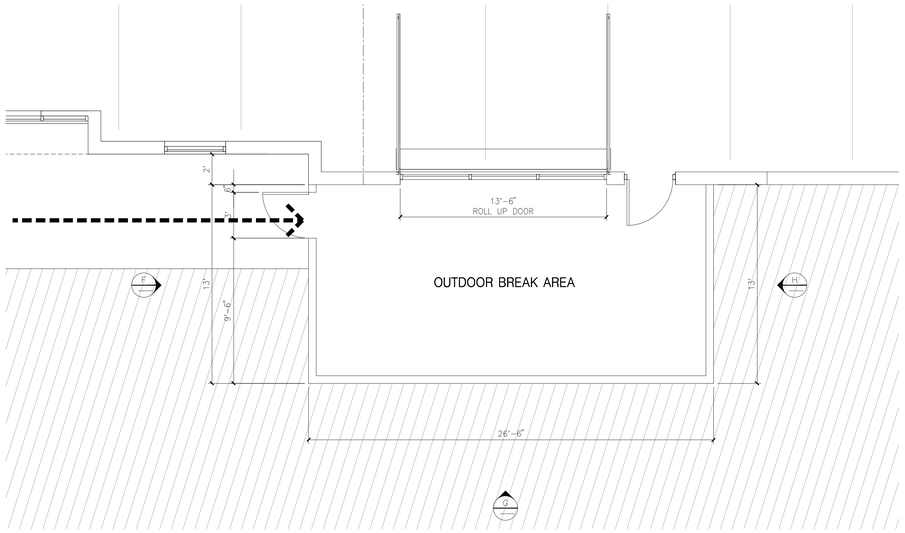
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL SITE PLAN

Project Number:	19177
Drawn by:	TSP
Date:	09/19/2023
Revision:	

Sheet:

2-DAB-A1.1



ENALRGED PATIO PLANS (E)
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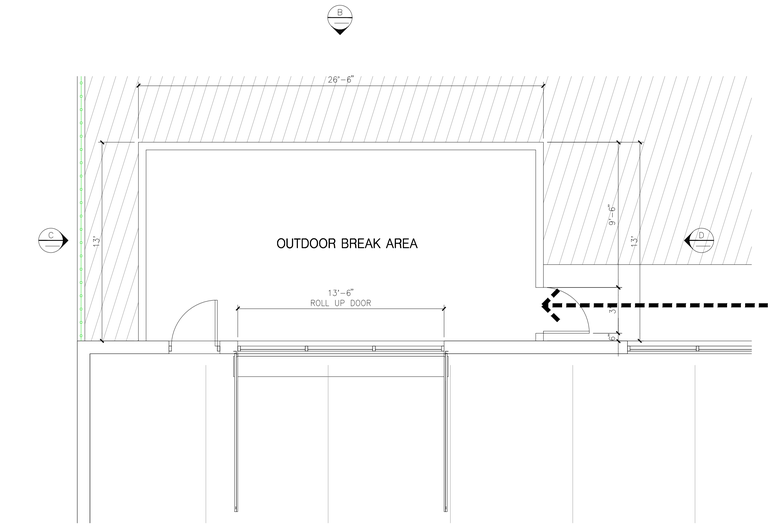
SCALE: 1/4" = 1'-0"
0 4' 8' 12'
TRUE NORTH



ENALRGED PATIO PLANS (A)
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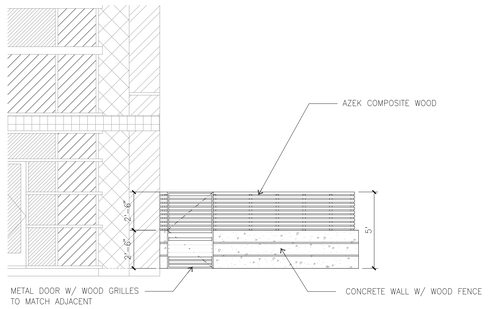
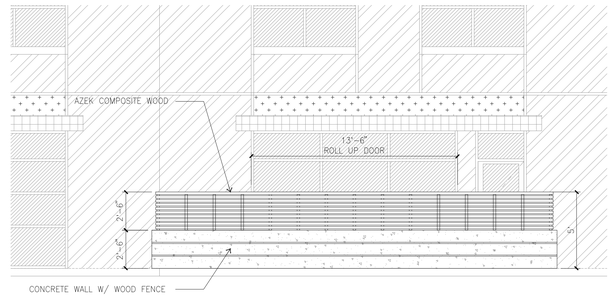
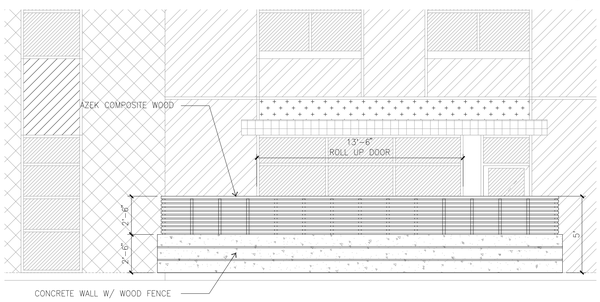
SCALE: 1/4" = 1'-0"
0 4' 8' 12'
TRUE NORTH



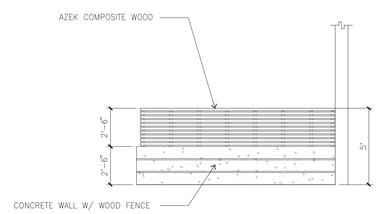
PATIO ELEVATION - WEST (F)
scale: 1/4" = 1'-0"



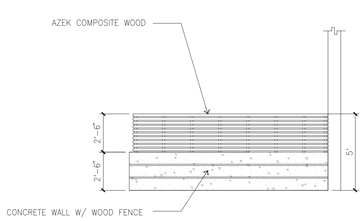
PATIO ELEVATION - NORTH (B)
scale: 1/4" = 1'-0"



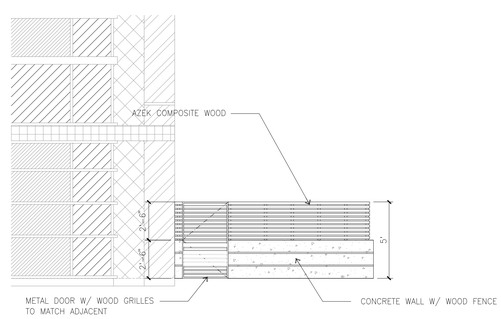
PATIO ELEVATION - SOUTH (G)
scale: 1/4" = 1'-0"



PATIO ELEVATION - WEST (C)
scale: 1/4" = 1'-0"



PATIO ELEVATION - EAST (H)
scale: 1/4" = 1'-0"



PATIO ELEVATION - EAST (D)
scale: 1/4" = 1'-0"

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LIVERMORE, CA

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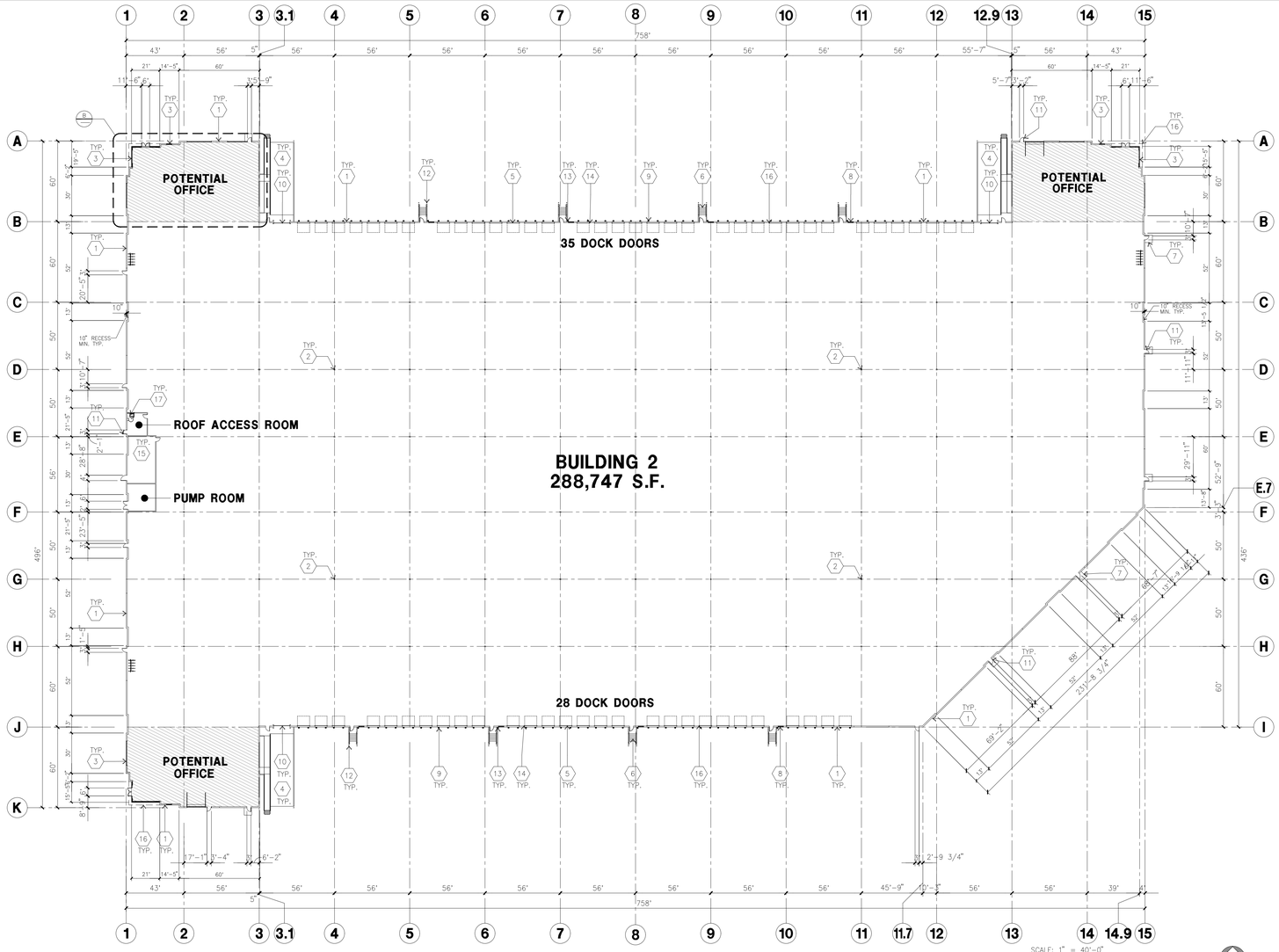
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: ENLARGED PATIO PLAN & ELEVATION

Project Number:	19177
Drawn by:	TSP
Date:	09/19/2023
Revision:	

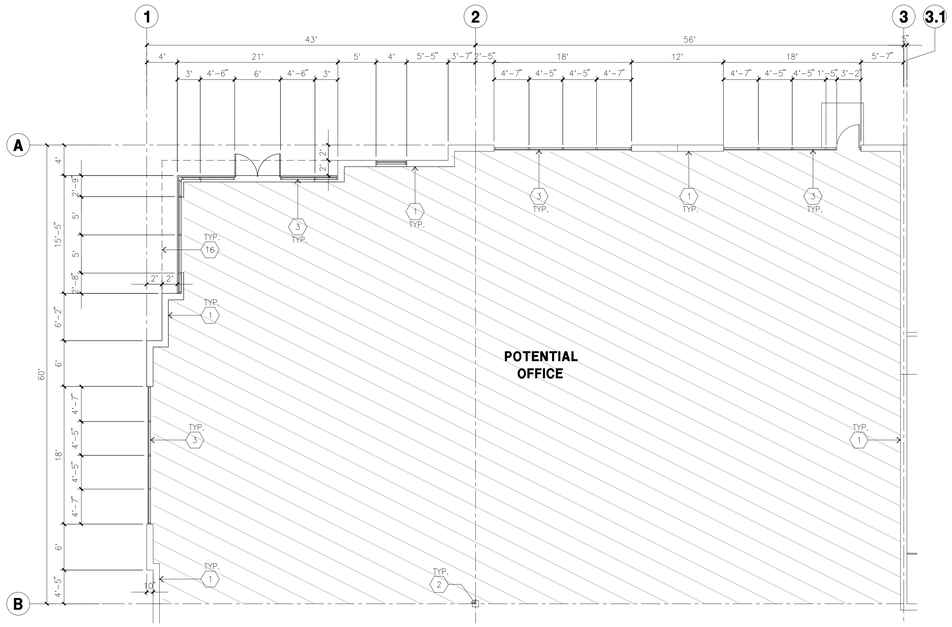
Sheet:

2-DAB-A1.2



OVERALL FLOOR PLAN (A)
scale: 1" = 40'-0"

SCALE: 1" = 40'-0"
0 40' 80' 120'
TRUE NORTH



ENLARGED FLOOR PLAN (B)
scale: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0 8' 16' 24'
TRUE NORTH

KEYNOTES - FLOOR PLAN

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
5. 9' X 10' DOCK DOOR. SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
6. EXTERIOR METAL STEEL STAIR.
7. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
8. 4'X8' METAL LOUVER.
9. DOCK DOOR BUMPER.
10. 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
12. CONC. FILLED GUARD POST. 6" DIA. U.N.O., 48"H.
13. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
14. Z GUARD.
15. ELECTRICAL ROOM.
16. METAL CANOPY ABOVE.
17. ROOF ACCESS LADDER.

GENERAL NOTES - FLOOR PLAN

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
6. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
7. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
8. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
9. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
10. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A5.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
12. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
15. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
16. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
17. ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

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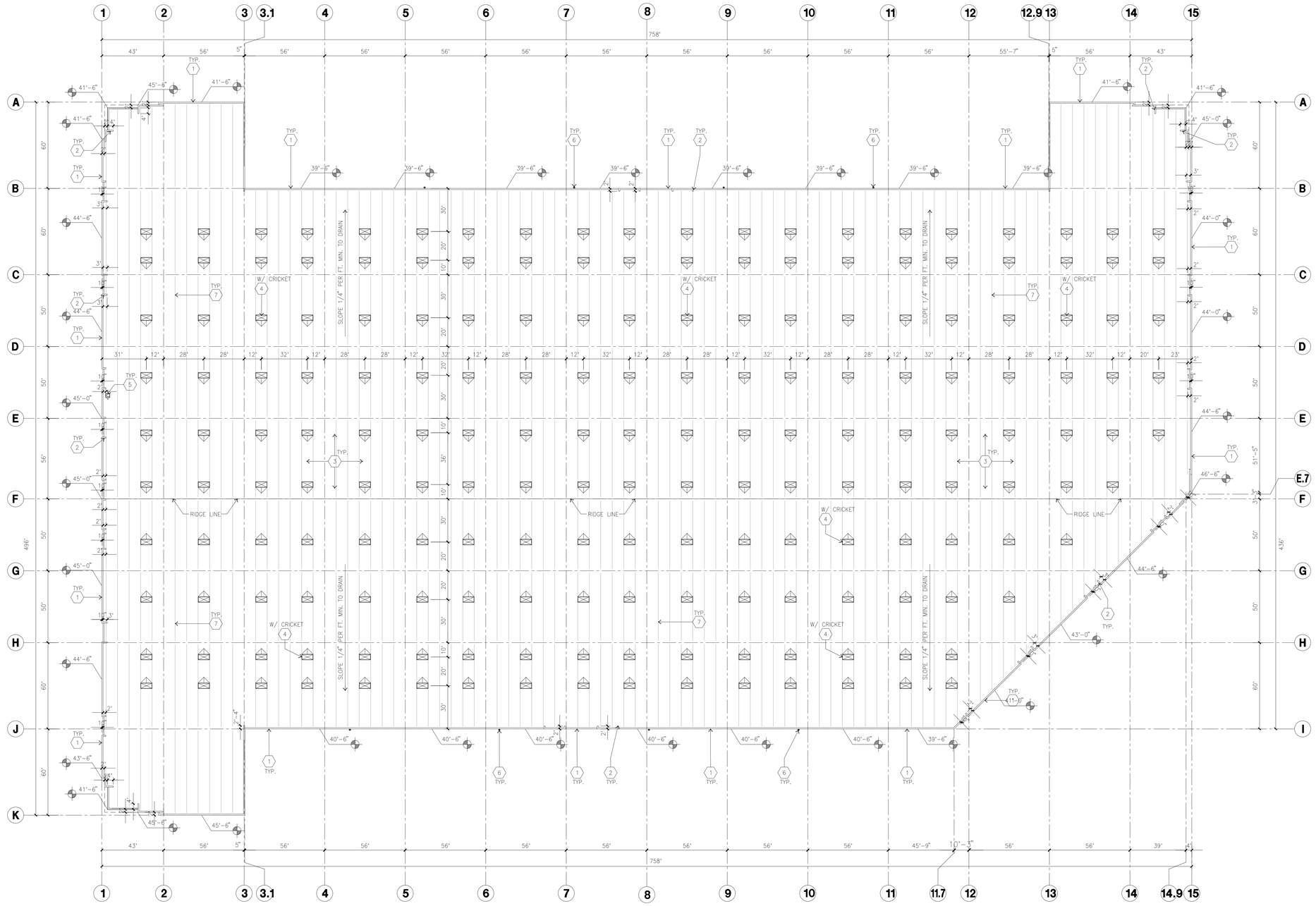
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL FLOOR PLAN

Project Number:	19177
Drawn by:	TSP
Date:	09/19/2023
Revision:	

Sheet: 2-DAB-A2.1



OVERALL ROOF PLAN (A)

scale: 1" = 30'-0"

SCALE: 1" = 30'-0"

0 30' 60' 90'

TRUE NORTH

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET.
2. PARAPET RETURN.
3. 60 MIL TPO SINGLE-PLY MEMBRANE ROOFING OVER DENSE DECK OVER ROOF SHEATHING.
4. 4' X 8' CURB MOUNTED SKYLIGHT.
5. ROOF HATCH.
6. EXTERIOR DOWNSPOUT WITH 2 OVERFLOW SCUPPERS.
7. STRUCTURAL JOIST.

ROOF LEGEND

4' X 8' DOUBLE DOME CURB MOUNTED FIXED SKYLIGHTS
SUNOPTICS SIG 4080 W52.250 L100.250 DGZ
CC1 LENSCLWH 800MD MI FMRTG OR EQUAL
ICC-ESR-2415

BUILDING PARAPET LINE

SKYLIGHT CALCULATION

PROJECT:

CLEAR HEIGHT IN WAREHOUSE AREA = 36 FT.

GENERAL:

TOTAL SKYLIGHT REQUIRED = 2.0 % 5,775 S.F. (181 EA.)

TOTAL SKYLIGHT PROVIDED = 186 EA.

BUILDING AREA = 288,747 SF

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LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL ROOF PLAN

Project Number:	19177
Drawn by:	TSP
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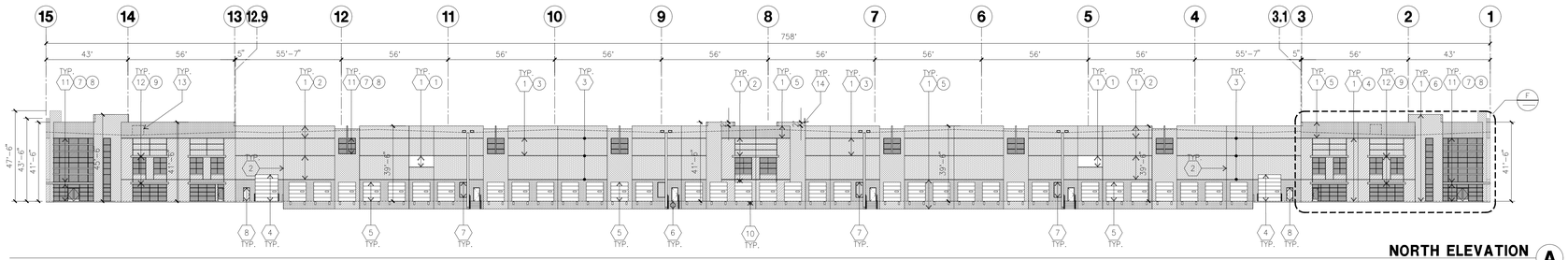
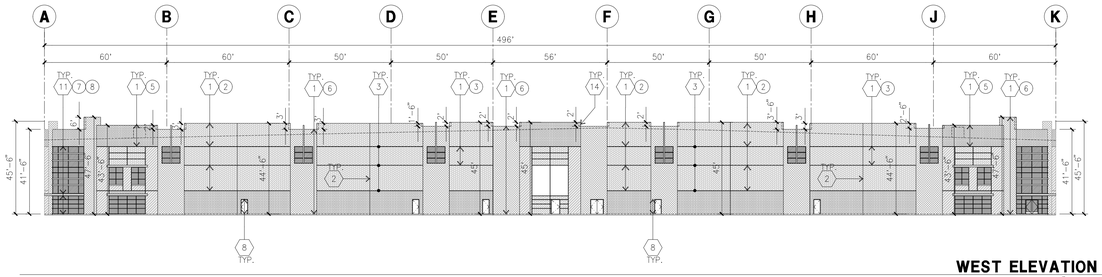
Revision:	

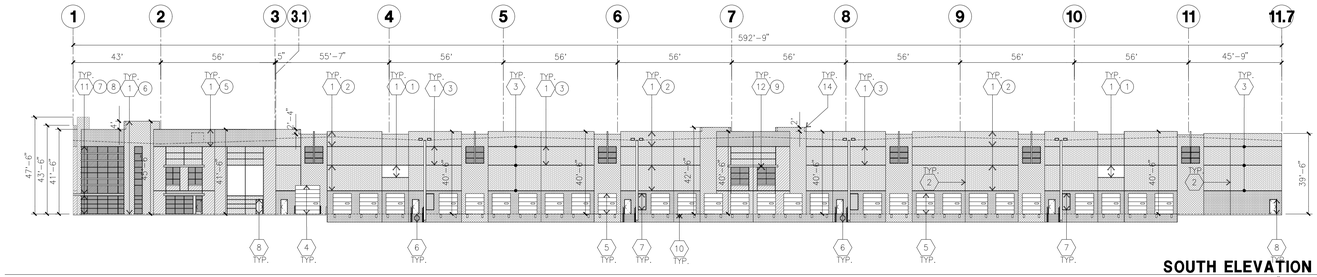
Sheet: 2-DAB-A2.10



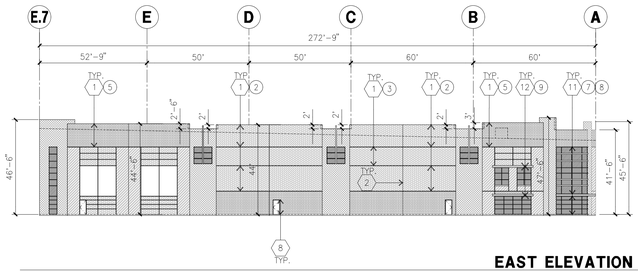
NORTH ELEVATION (A)
scale: 1"=30'-0



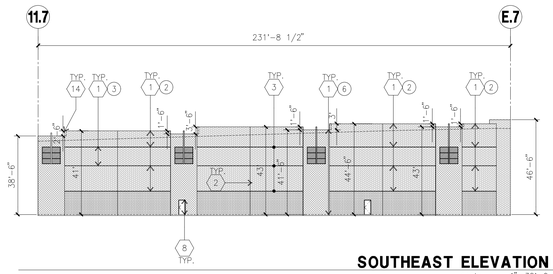
WEST ELEVATION (B)
scale: 1"=30'-0



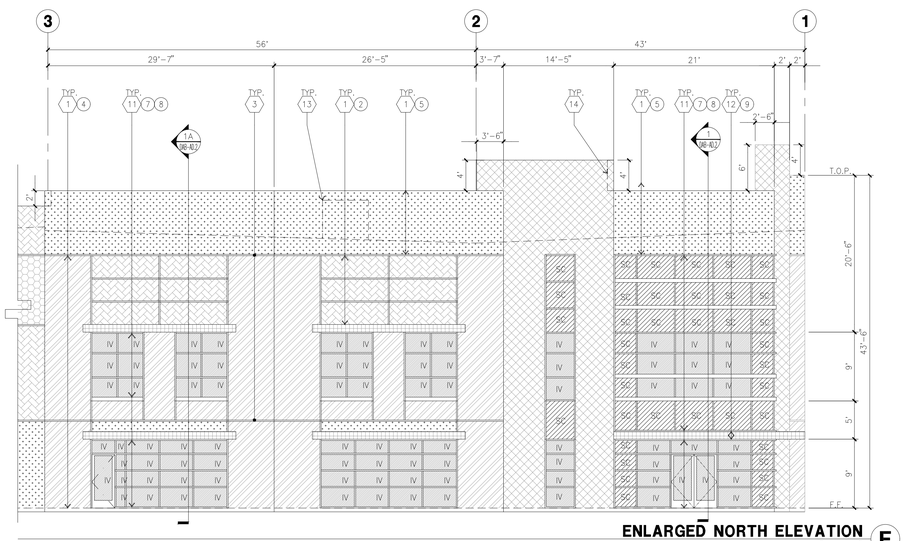
SOUTH ELEVATION (C)
scale: 1"=30'-0



EAST ELEVATION (E)
scale: 1"=30'-0



SOUTHEAST ELEVATION (D)
scale: 1"=30'-0



ENLARGED NORTH ELEVATION (F)
scale: 1/8" = 1'-0"

KEYNOTES - ELEVATIONS

1. CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE EXTERIOR GRADE IS HIGHER THAN FINISH FLOOR AND EXPOSED TO THE WEATHER. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
4. OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. EXTERIOR METAL STEEL STAIR.
7. METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
9. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.
10. DOCK BUMPER.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING.
12. METAL CANOPY
13. FUTURE ROOF EQUIPMENT
14. PARAPET RETURN

GENERAL NOTES - ELEVATIONS

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE SLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F.= FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST – MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH. PROVIDE 1" DIAMETER HOLES AT CONCRETE WALL.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON
11. ALL ROLL-UP DOORS AND SERVICE DOORS TO BE PAINTED TO MATCH BUILDING COLOR
12. WHERE GLAZING CROSSES THE PANEL JOINT AND A SINGLE MULLION SHALL BE PROVIDED, DOUBLE MULLIONS ARE NOT AN ACCEPTABLE ALTERNATE.

ELEVATION COLOR LEGEND/SCHED.

1. CONCRETE TILT-UP PANEL. COLOR : SW 7006 EXTRA WHITE
2. CONCRETE TILT-UP PANEL. COLOR : SW 7058 MAGNETIC GRAY
3. CONCRETE TILT-UP PANEL. COLOR : SW 7067 CITY SCAPE
4. CONCRETE TILT-UP PANEL. COLOR : SW 7067 CITY SCAPE
5. CONCRETE TILT-UP PANEL. COLOR : SW 7067 CITY SCAPE
6. CONCRETE TILT-UP PANEL. COLOR : SW 7067 CITY SCAPE
7. MULLIONS COLOR : CLEAR ANODIZED ALUMINUM
8. GLAZING COLOR : BLUE GLAZING
9. CANOPY MATERIAL : SHERWIN-WILLIAMS SW 7006 EXTRA WHITE
10. DOOR COLORS : MATCH BUILDING COLOR

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS

SPANDREL GLASS WITH CONCRETE BEHIND

V SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.

V : VISION GLASS
1/4" VISTACOOL PACIFICA

MULLIONS : DARK GRAY MULLION.

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Developer

LIVERMORE INDUSTRIAL PARTNERS 40 LLC

Project:

OAKS BUSINESS PARK

LIVERMORE, CA

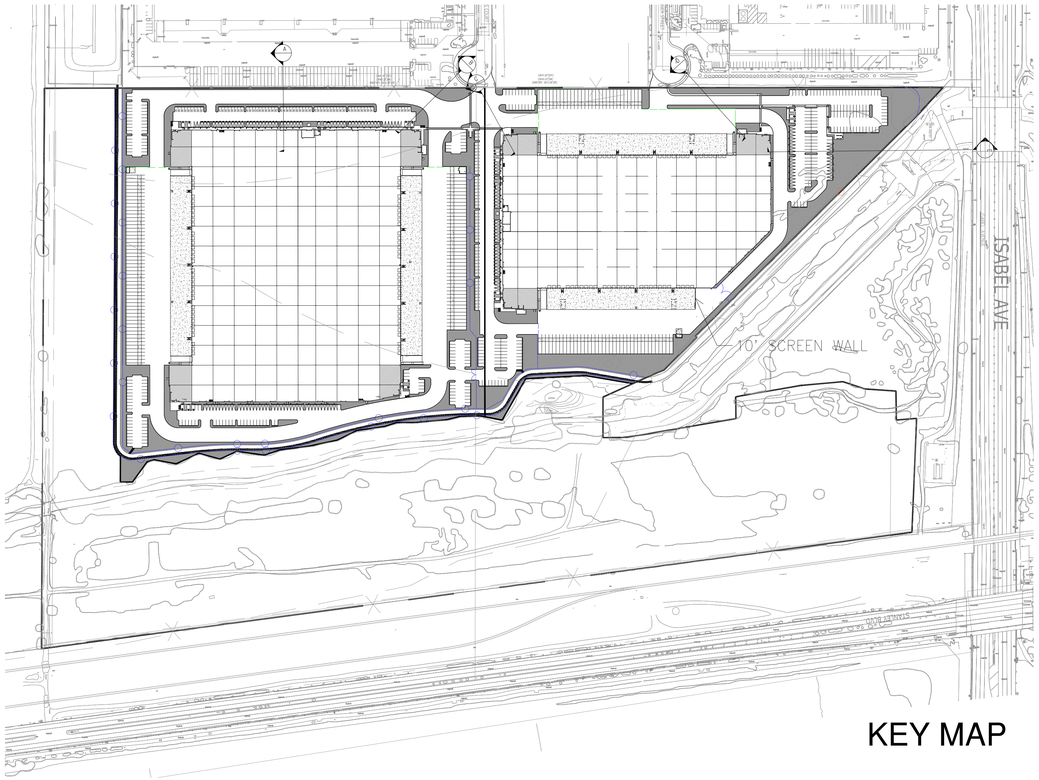
Consultants:

CIVIL	Kier&Wright
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

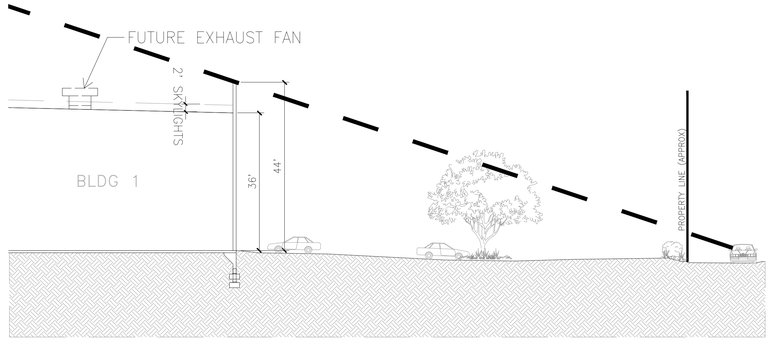
Title: Elevations

Project Number:	19177
Drawn by:	TSP
Date:	09/19/2023
Revision:	

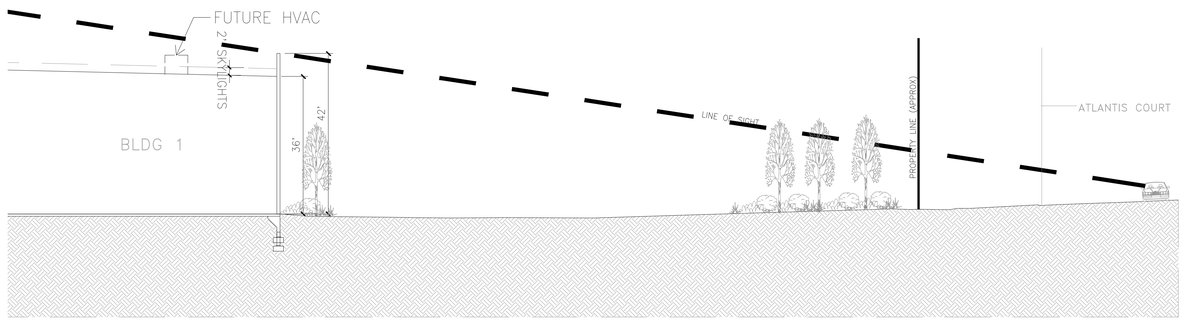
Sheet:
2-DAB-A3.1



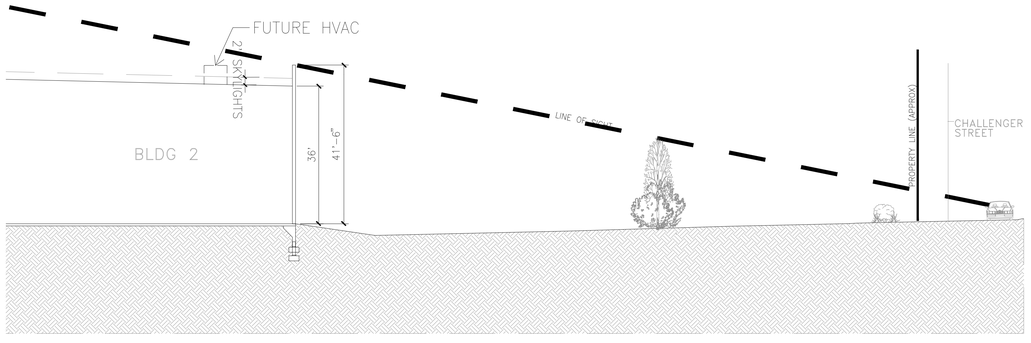
KEY MAP



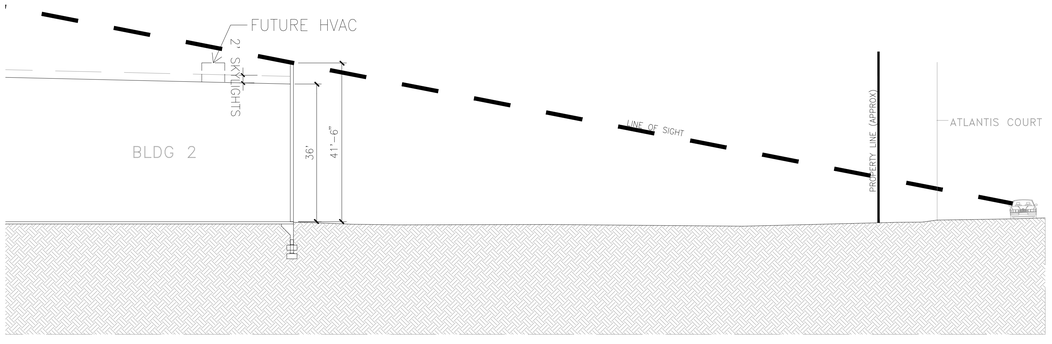
SITE LINE @ SECTION A (A)
scale: 1/16" = 1'-0"



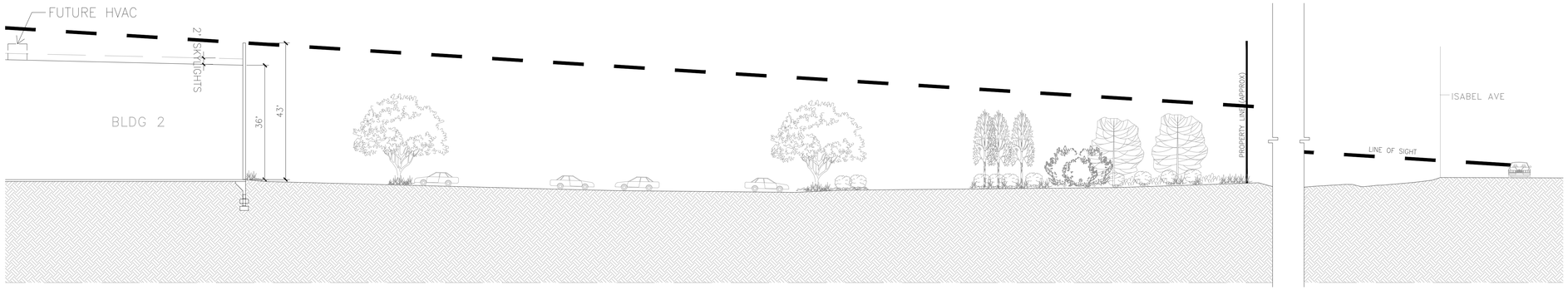
SITE LINE @ SECTION B (B)
scale: 1/16" = 1'-0"



SITE LINE @ SECTION D (D)
scale: 1/16" = 1'-0"



SITE LINE @ SECTION C (C)
scale: 1/16" = 1'-0"



SITE LINE @ SECTION E (E)
scale: 1/16" = 1'-0"

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Developer

LIVERMORE INDUSTRIAL PARTNERS 40 LLC

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LIVERMORE, CA

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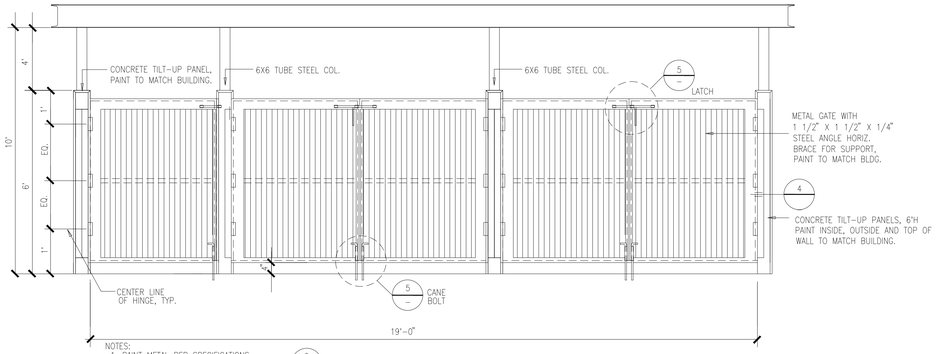
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: SIGHT LINE

Project Number: 19177
Drawn by: TSP
Date: 09/19/2023
Revision:

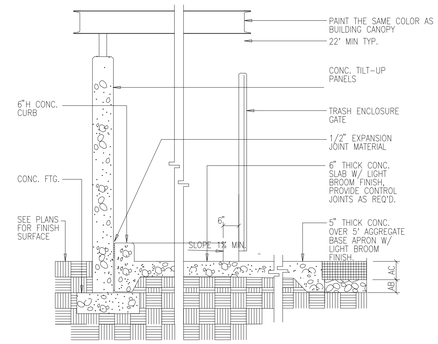
Sheet: DAB-A4.1



NOTES:
1. PAINT METAL PER SPECIFICATIONS.
2. FOR ADDITIONAL INFORMATION, SEE DETAIL 2

TRASH ENCLOSURE GATE ELEVATION 3

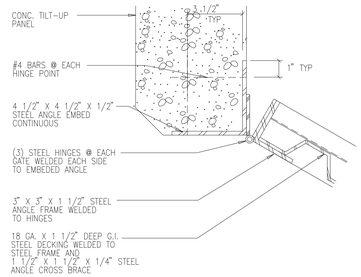
SCALE: 1/2" = 1'-0" A10502B



NOTES:
1. SEE SOILS REPORT FOR BELOW SLAB PREPARATIONS AND STEEL REINFORCEMENT RECOMMENDATIONS.
2. SEE DETAILS 2 3 FOR ADDITIONAL NOTES.

TRASH ENCLOSURE SECTION 1

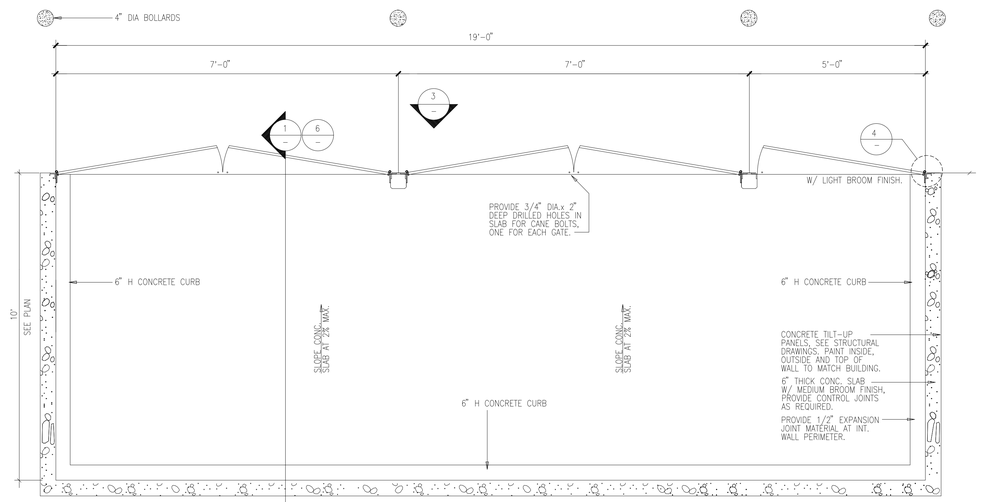
SCALE: 1/2" = 1'-0" 10502C



NOTES:
1. PAINT ALL METAL TO MATCH ENCLOSURE PER SPECIFICATIONS. UNLESS OTHERWISE NOTED ON ELEVATIONS

TRASH ENCLOSURE GATE & HINGE 4

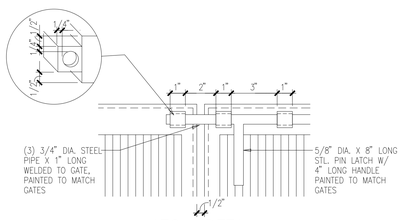
SCALE: 3"=1'-0" 10506C



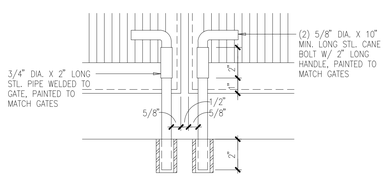
NOTES:
1. SEE SITE PLAN DAB A1.1 FOR LOCATION.
2. NOT USED
3. SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.
4. 5' GATE REQUIRES ONLY 5 POUNDS OF FORCE TO OPEN PER CBC 11B-404.2.9#4 AND FEATURES OPERABLE HARDWARE PER CBC 11B-309 BETWEEN 34" & 44" ABOVE GRADE PER CBC 11B-404.2.7.

TRASH ENCLOSURE PLAN 2

SCALE: NTS TEMP502A



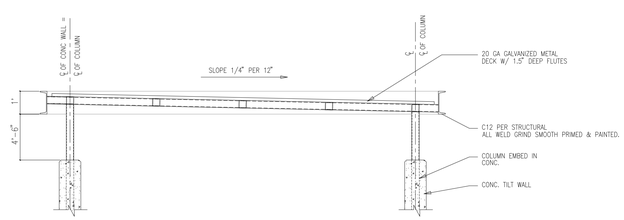
LATCH DETAIL



CANE BOLT DETAIL

TRASH ENCLOSURE GATE LATCHES 5

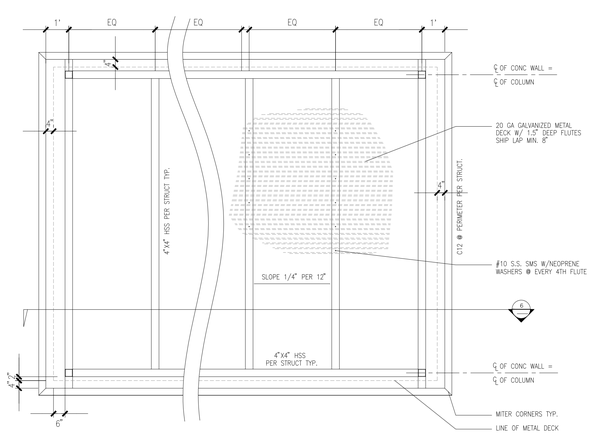
SCALE: 3" = 1'-0" DEX-0003



TRASH ENCLOSURE/OUTDOOR STORAGE CANOPY DETAIL 6

SCALE: 1/2" = 1'-0" DEX-0003

NOTE: GRIND SMOOTH ALL WELDS
PRIME AND PAINT ALL HSS TO MATCH FIELD PAINT



TRASH ENCLOSURE ROOF PLAN 2A

SCALE: 3/8" = 1'-0" TEMP502A

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Project:

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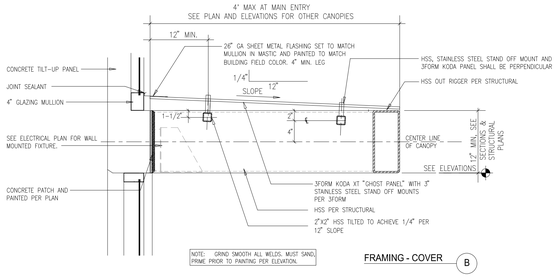
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

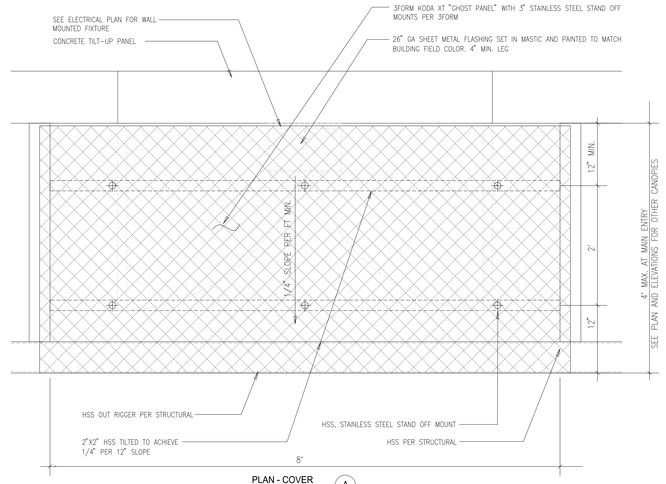
Title: Details

Project Number:	19177
Drawn by:	TSP
Date:	09/19/2023
Revision:	

Sheet:

DAB-AD.1

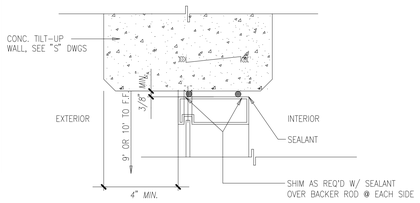




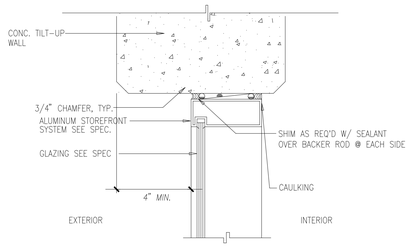
MAIN ENTRY CANOPY COVER DETAIL

SCALE: NTS

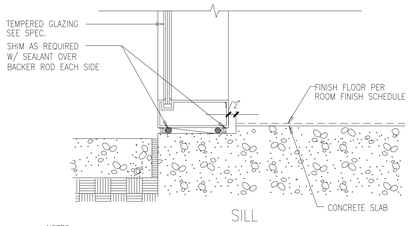
2



HEAD/JAMB/SILL @ OPENING



JAMB @ OPENING



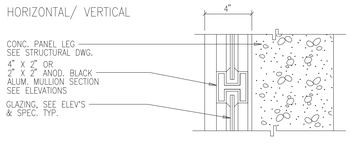
SILL

NOTES:
1. SEE SECTION 2406 OF C.B.C. FOR MINIMUM FRAME LAP OVER GLASS EDGE, MINIMUM GLASS EDGE CLEARANCE, AND REQUIRED GLASS SUPPORTS.
2. SLOPE CONCRETE WALK AT EXTERIOR AWAY FROM BUILDING AT MAX. 2%
3. SILL FURRING DOES NOT OCCUR @ ALL STOREFRONT LOCATIONS – SEE FLOOR PLAN
4. SAFETY GLAZING SHALL BE IDENTIFIED IN ACCORDANCE WITH SECTION 2406.3

STORE FRONT

SCALE: 3"=1'-0" DFP-036B

5

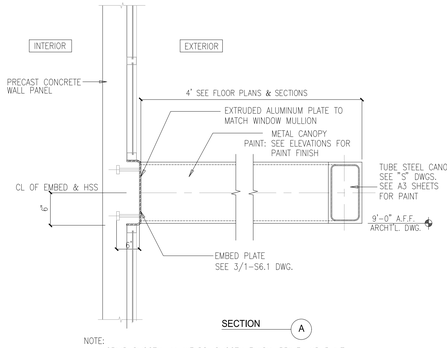


NOTES:
1. SEE SECTION 2406 OF THE C.B.C. FOR MINIMUM FRAME LAP OVER GLASS EDGE, MINIMUM GLASS CLEARANCE AND REQUIRED GLASS SUPPORTS
2. SEE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR LOCATION
3. PROVIDE VENTILATION HOLE BEHIND SPANDREL GLAZING, SAC AND PATCH AROUND HOLE.

RIBBON WINDOW MULLION

SCALE: 3"=1'-0" 30223

8

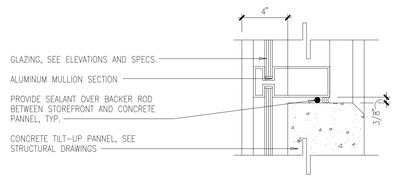


NOTE:
–GRIND SMOOTH ALL WELDS, SMOOTH FINISH, PRIME AND PAINT
–SEE STRUCTURAL DWG. FOR OTHER INFORMATION

CANOPY DETAIL

SCALE: 3"=1'-0" 30224

3

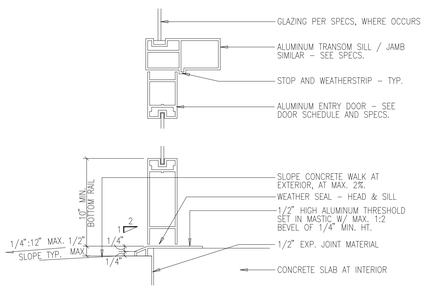


NOTES:
1. SEE SECTION 2406 OF THE C.B.C. FOR MINIMUM FRAME LAP OVER GLASS EDGE, MINIMUM GLASS CLEARANCE AND REQUIRED GLASS SUPPORTS
2. SEE EXTERIOR ELEVATIONS AND FLOOR PLAN FOR LOCATIONS

GLAZING OVER CONCRETE PANEL

SCALE: 3" = 1'-0" 30229

6

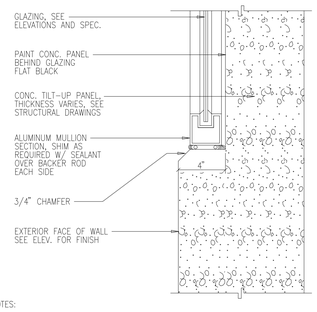


NOTES:
1. SEE SECTION 2406 OF C.B.C. FOR MINIMUM FRAME LAP OVER GLASS EDGE, MINIMUM GLASS EDGE CLEARANCE, AND REQUIRED GLASS SUPPORTS.

ENTRY DOOR SILL/ HEAD / JAMB

SCALE: 3"=1'-0" 30209A

4

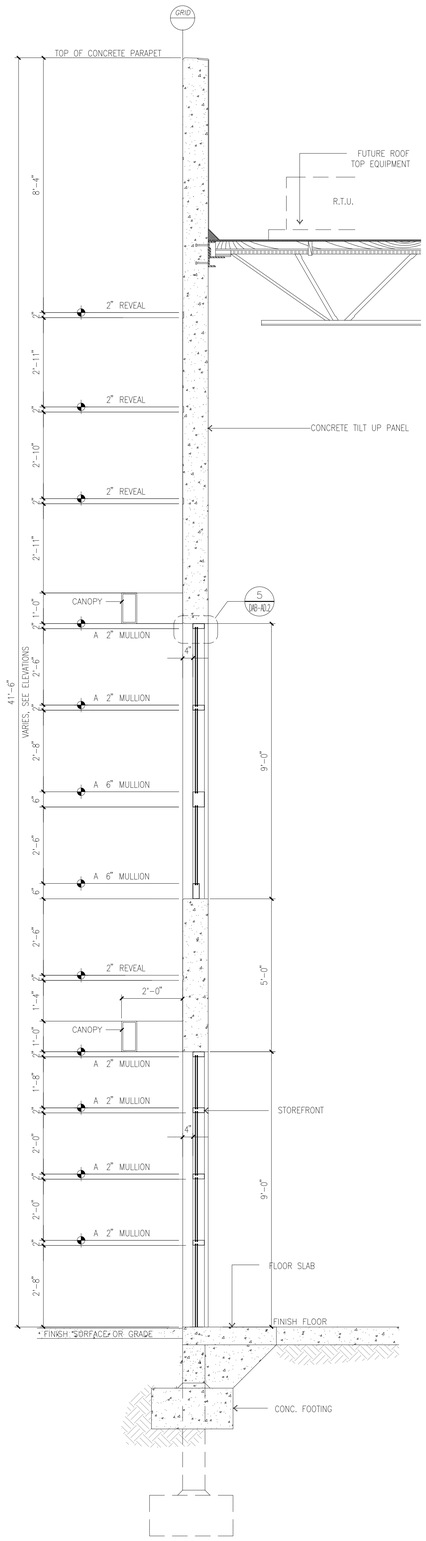


NOTES:
1. SEE SECTION 2406 OF THE C.B.C. FOR MINIMUM FRAME LAP OVER GLASS EDGE, MINIMUM GLASS CLEARANCE AND REQUIRED GLASS SUPPORTS.
2. SEE EXTERIOR ELEVATIONS AND FLOOR PLAN FOR LOCATION.

RIBBON WINDOW SILL, HEAD & JAMB

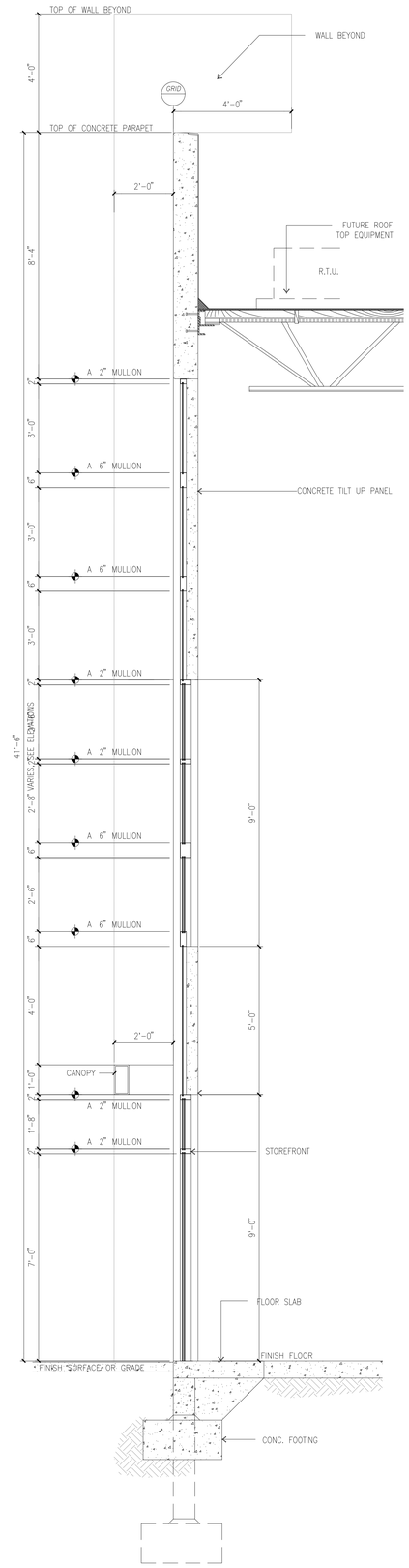
SCALE: 3"=1'-0" 30224

7



WALL SECTION 1A

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



WALL SECTION 1

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

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MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

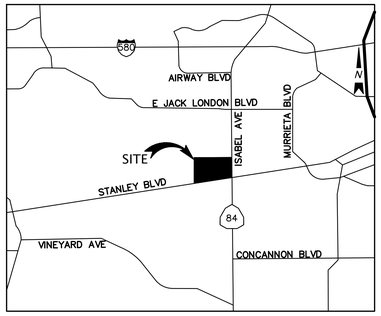
Title: Sections

Project Number:	19177
Drawn by:	TSP
Date:	09/19/2023
Revision:	

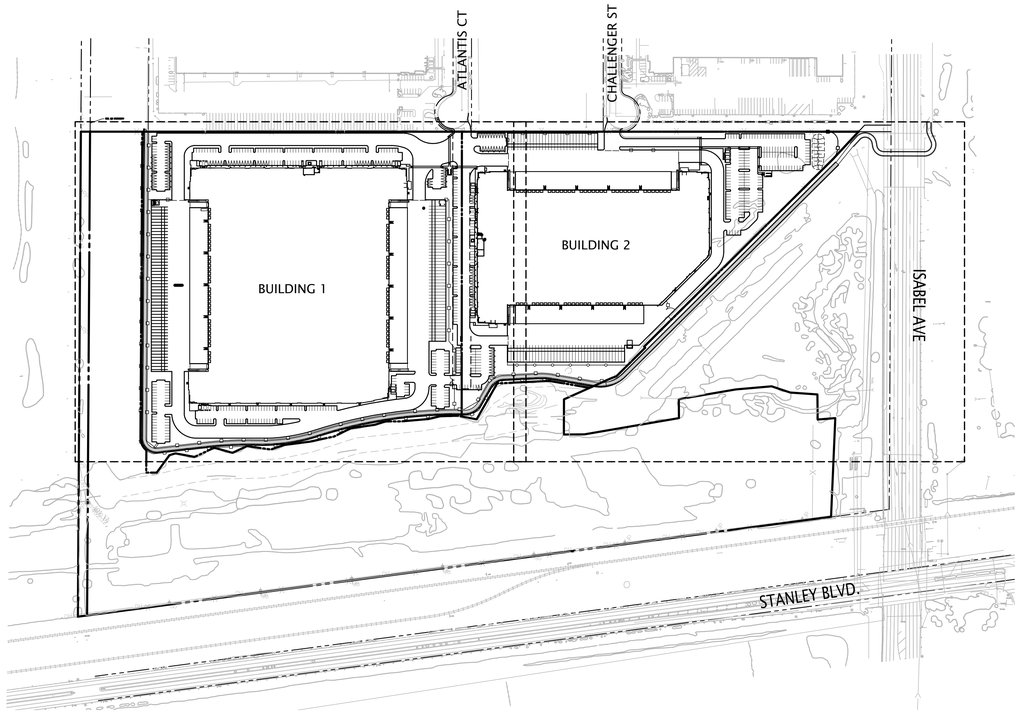
Sheet:

DAB-AD.2

PRELIMINARY SITE IMPROVEMENT PLANS
OF
SMP 40
FOR
LIVERMORE INDUSTRIAL PARTNERS 40 LLC
LIVERMORE, CALIFORNIA



VICINITY MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 200'

SHEET INDEX

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CIVIL ENGINEER
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: ADAM MAHONEY, P.E.
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
925-245-8788

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NO.	REVISION	BY
1	08.27.2021 - 1ST TENTATIVE MAP/PG SUBMITTAL	SBV
2	01.20.2022 - 2ND TENTATIVE MAP/PG SUBMITTAL	SBV
3	01.20.2023 - 3RD TENTATIVE MAP/PG SUBMITTAL	SBV

REGISTERED PROFESSIONAL ENGINEER
JOHN ADAM MAHONEY
No. 62365
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
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COVER
OF
SMP 40
FOR
LIVERMORE INDUSTRIAL PARTNERS 40 LLC
LIVERMORE, CALIFORNIA

DATE	SEPTEMBER, 2023
SCALE	AS SHOWN
DESIGNER	CJF/JAM
DRAWN BY	CF
JOB NO.	96562-54
SHEET	C1.0
OF	12 SHEETS

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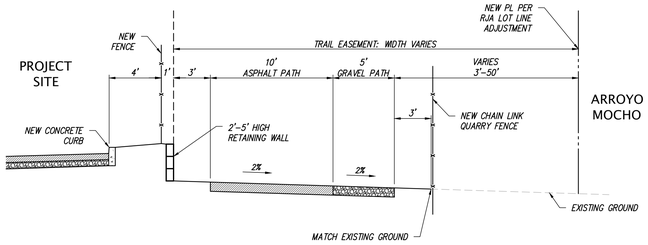
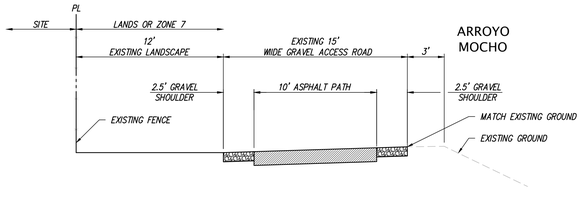


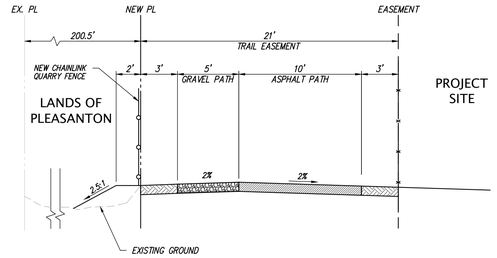
PROPOSED TRAIL SECTION (A)

NOT TO SCALE



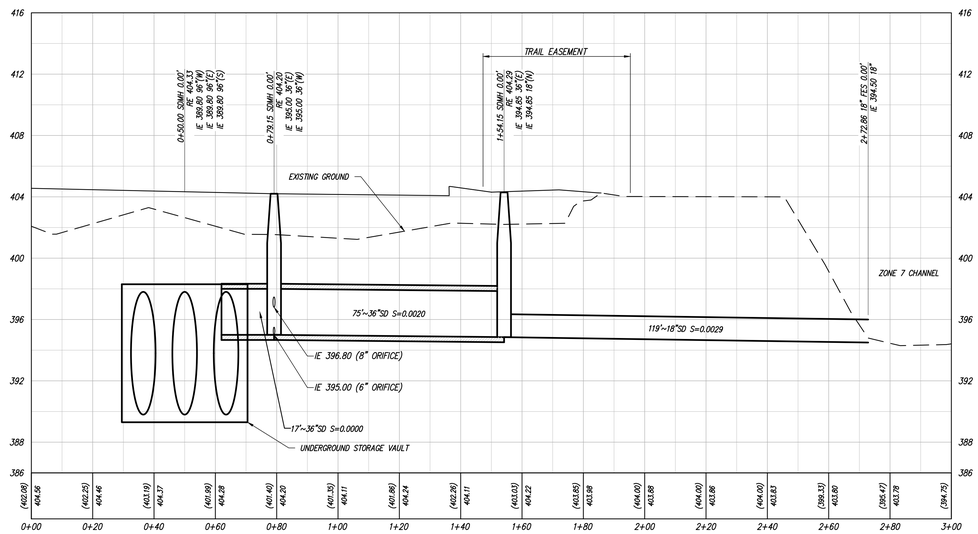
PROPOSED TRAIL SECTION @ ARROYO MOCHO ACCESS ROAD (B)

NOT TO SCALE



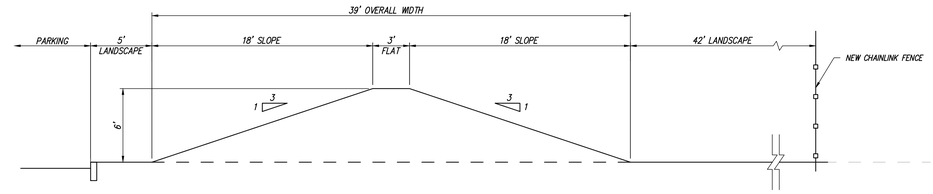
PROPOSED TRAIL SECTION @ (C)

NOT TO SCALE



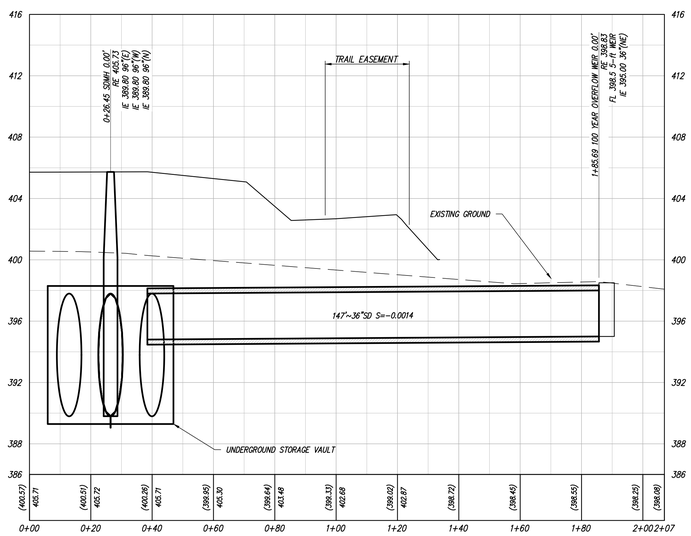
OUTFALL PROFILE 01

SCALE: HZ 1"=20' VT 1"=4'



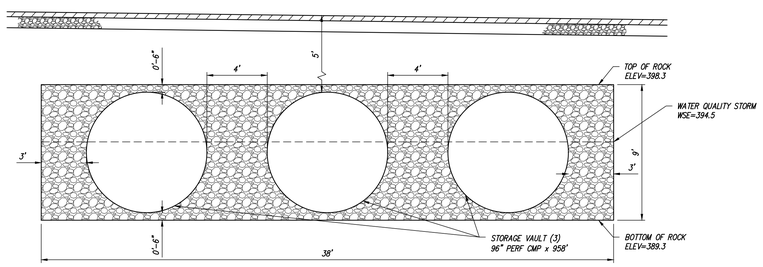
PROPOSED SCREEN BERM (D)

NOT TO SCALE



OUTFALL PROFILE 02

SCALE: HZ 1"=20' VT 1"=4'



STORAGE VAULT SECTION A-A

NOT TO SCALE

NO.	REVISION	BY
1	08.27.2021 - 1ST TENTATIVE MAP/PG SUBMITTAL	SBV
2	01.20.2022 - 2ND TENTATIVE MAP/PG SUBMITTAL	SBV
3	01.20.2023 - 3RD TENTATIVE MAP/PG SUBMITTAL	SBV

REGISTERED PROFESSIONAL ENGINEER JOHN ADAM MAHONEY No. 62365 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

TYPICAL SECTIONS OF SMP 40 FOR LIVERMORE INDUSTRIAL PARTNERS 40 LLC

LIVERMORE, CALIFORNIA

DATE	SEPTEMBER, 2023
SCALE	AS SHOWN
DESIGNER	CJF/JAM
DRAWN BY	CF
JOB NO.	96562-54
SHEET	C1.1
OF	12 SHEETS

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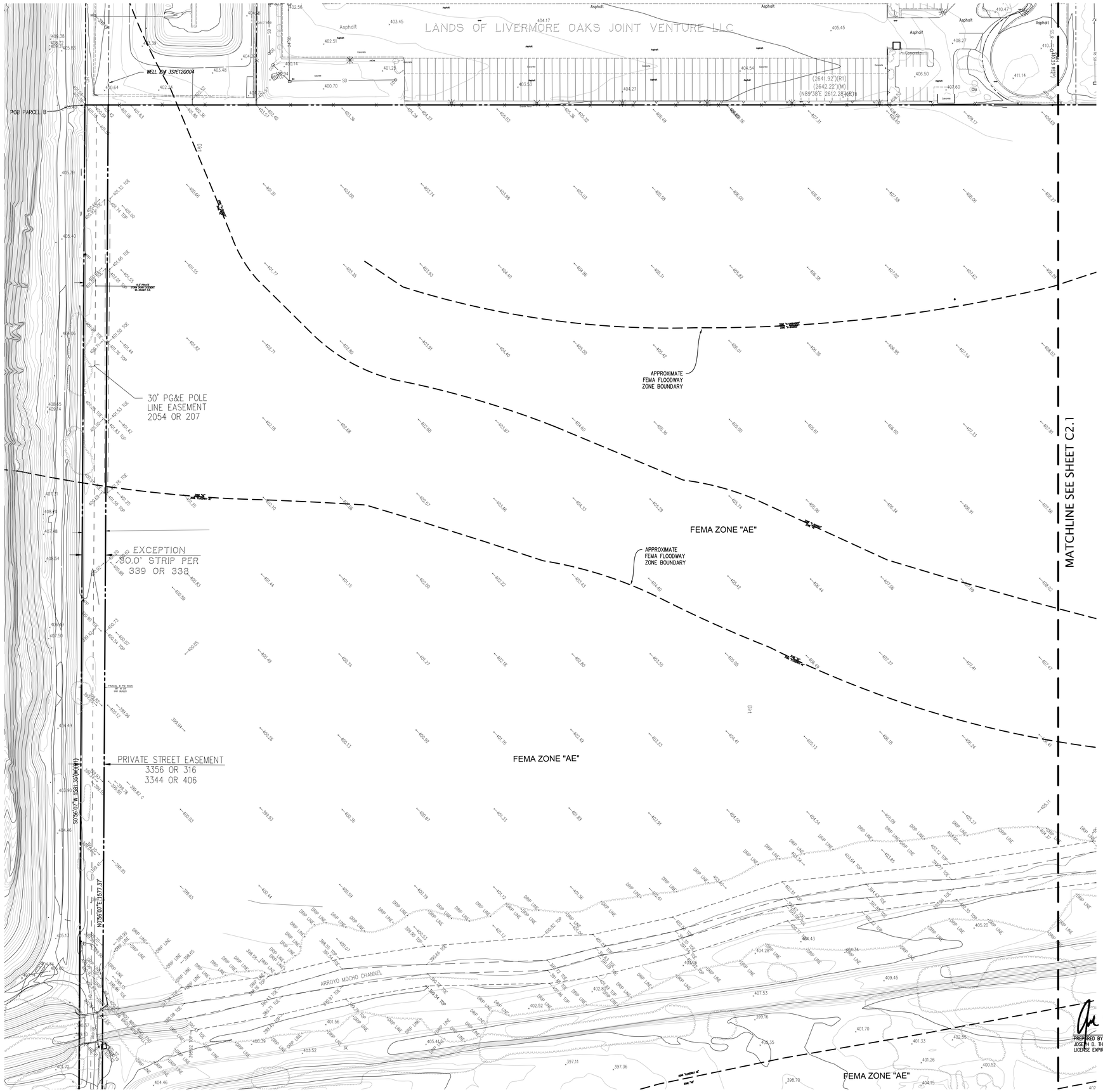

NORTH

0 25 50 100 150

Scale 1" = 50'

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MARCH, 28, 2019, ORDER NUMBER 36301446-363-LB-KD. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR ALAMEDA COUNTY, CALIFORNIA, MAP NUMBER 06001C0341G FOR COMMUNITY NUMBER 060001 (UNINCORPORATED AREAS), WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, AS BEING LOCATED IN FLOOD ZONES "X-UNSHADED", "X-SHADED", & "AE".

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X-SHADED" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

   ACCORDING TO FEMA THE DEFINITION OF ZONE "AE" IS: BASE FLOOD ELEVATIONS DETERMINED

   INFORMATION WAS OBTAINED FROM THE COUNTY OF ALAMEDA, PUBLIC WORKS DEPARTMENT ON MAY 2, 2019. FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM. SEE BENCHMARK NOTE FOR DATUM CONVERSIONS.

6. BENCHMARK:
   BM 1971; 3" BRASS DISK: "CALIF. DEPT OF TRANSPORTATION 1990 HPGN-CALIF. STA 04-07" (PID HS5408) [1991.35] -LEV
   ELEVATION: 361.556 CITY OF LIVERMORE 2K (NGVD29 DATUM)
   ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29. TO CONVERT TO NAVD88 ADD 2.638' TO THE ELEVATIONS SHOWN. DATUM CONVERSAION WAS OBTAINED FROM THE NGS VERTCON WEBSITE

7. BASIS OF BEARINGS:
   THE BEARING OF NORTH 89° 25' 04" WEST TAKEN ON THE MONUMENT LINE OF DISCOVERY DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP NUMBER 10266 FILED FOR RECORD ON DECEMBER 30, 2014, IN BOOK 328 OF MAPS AT PAGES 37-41, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

8. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1904039. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 04-03-2019, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

LEGEND

	BUILDING LINE
	BARRICADE
	CONCRETE/BLOCK/RETAINING WALL
	CONCRETE CURB & GUTTER
100	CONTOUR LINE
	EASEMENT LINE
FS	FIRE SERVICE LINE & VALVE
	GUARD RAIL
JT	JOINT TRENCH LINE
	MONUMENT/MONUMENT LINE
OH	OVERHEAD POWER LINE
	PROPERTY LINE
	RAILROAD TRACKS
RW	RECLAIMED WATER LINE & VALVE
SS	SANITARY SEWER LINE-MANHOLE & CLEANOUT
	SIDEWALK
100.00	SPOT ELEVATION
SD	STORM DRAIN LINE-MANHOLE & CATCH BASIN
W	WATER LINE & VALVE
	ELECTROLIER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GUY ANCHOR
	GAS METER
	HOSEBIBB
	POST INDICATOR VALVE
	POWER POLE/JOINT POLE
	RAILROAD CROSSING
	TRAFFIC SIGN
12"TR	TREE
	UTILITY BOX
	WATER VALVE
BL	BUILDING LINE
BRDG	BRIDGE
CB	CATCH BASIN
CO	CLEANOUT
DI	DRAIN INLET
DR	DOOR
E	EAST
FS	FIRE SERVICE
GB	GRADE BREAK
JP	JOINT POWER POLE
JT	JOINT TRENCH
MH	MANHOLE
N	NORTH
OH	OVERHEAD
PM	PARCEL MAP
PP	POWER POLE
RW	RECLAIMED WATER LINE
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TE	TRASH ENCLOSURE
TOE	GRADE BREAK LINE TOE
TOP	GRADE BREAK LINE TOP
W	WEST

PREPARED BY OR UNDER THE SUPERVISION OF
JOSEPH D. THOMPSON, L.S. 8121
LICENSE EXPIRES: 12-31-20

5-29-2019
DATE

LICENSED LAND SURVEYOR
JOSEPH D. THOMPSON
No. 8121
STATE OF CALIFORNIA

811
Know what's below.
Call before you dig.

NO.	REVISION	BY

NO.	REVISION	BY

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
www.kierwright.com

TOPOGRAPHIC SURVEY
OF
SMP 40
FOR
OVERTON MOORE PROPERTIES

LIVERMORE, CALIFORNIA

DATE	MAY, 2019
SCALE	1" = 50'
SURVEYOR	KJK
DRAWN BY	CSW
JOB NO.	96562-54
SHEET	C2.0
OF	11 SHEETS

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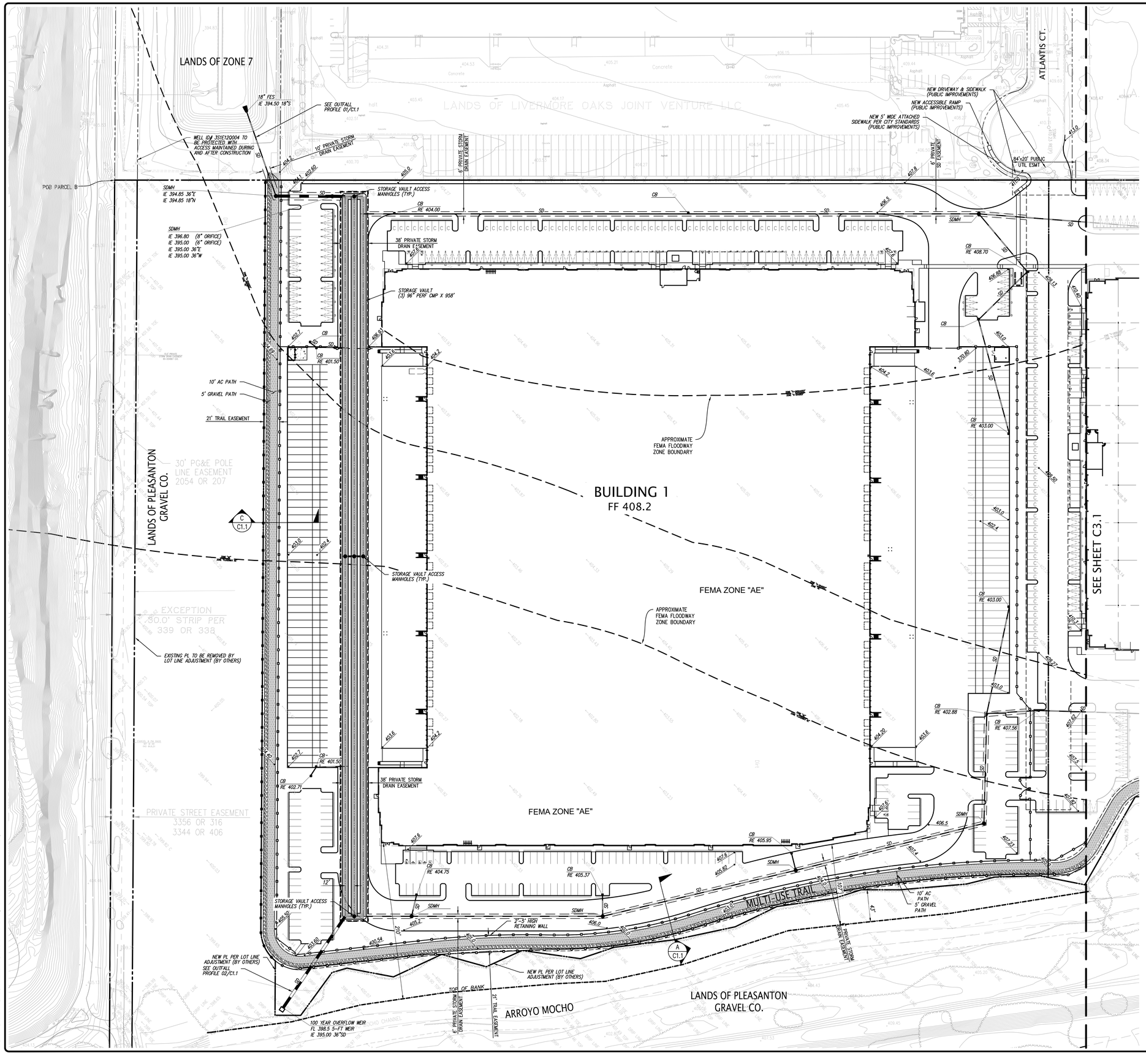

NORTH

0 25 50 100 150

Scale 1" = 50'

LEGEND

▲ AD	AREA DRAIN
□ CB	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
●	STORM DRAIN MANHOLE
FL	FLOW LINE
FF	FINISH FLOOR
P/V	PAVEMENT
RE	RIM ELEVATION
+ 23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TC	TOP OF CURB

Know what's below. Call before you dig.

NO.	REVISION	BY

NO.	REVISION	BY
△	08.27.2021 - 1ST TENTATIVE MAP/PG SUBMITTAL	SBV
△	01.20.2022 - 2ND TENTATIVE MAP/PG SUBMITTAL	SBV
△	01.20.2023 - 3RD TENTATIVE MAP/PG SUBMITTAL	SBV
△		
△		

REGISTERED PROFESSIONAL ENGINEER JOHN ADAM MANDRY No. 62365 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

PRELIMINARY GRADING AND DRAINAGE PLAN OF SMP 40 FOR LIVERMORE INDUSTRIAL PARTNERS 40 LLC

LIVERMORE, CALIFORNIA

DATE	SEPTEMBER, 2023
SCALE	AS SHOWN
DESIGNER	CJF/JAM
DRAWN BY	CF
JOB NO.	96562-54
SHEET	C3.0
OF	12 SHEETS

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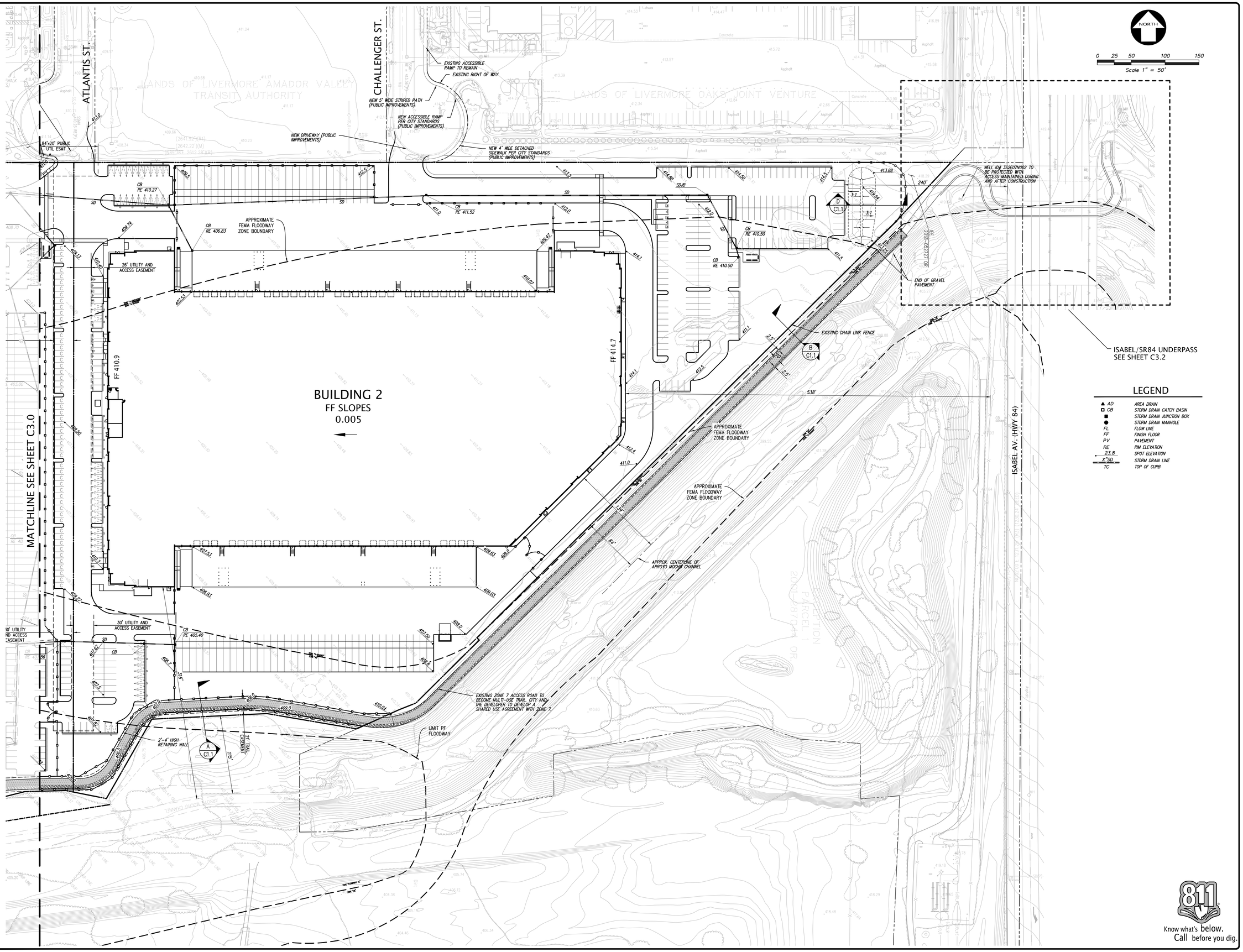

NO.	REVISION	BY
1	08.27.2021 - 1ST TENTATIVE MAP/PG SUBMITTAL	SBV
2	01.20.2022 - 2ND TENTATIVE MAP/PG SUBMITTAL	SBV
3	01.20.2023 - 3RD TENTATIVE MAP/PG SUBMITTAL	SBV

REGISTERED PROFESSIONAL ENGINEER JOHN ADAM MANDANY No. 62365 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

PRELIMINARY GRADING AND DRAINAGE PLAN
OF
SMP 40
FOR
LIVERMORE INDUSTRIAL PARTNERS 40 LLC
LIVERMORE, CALIFORNIA

DATE	SEPTEMBER, 2023
SCALE	AS SHOWN
DESIGNER	CJF/JAM
DRAWN BY	CF
JOB NO.	96562-54
SHEET	C3.1
OF	12 SHEETS

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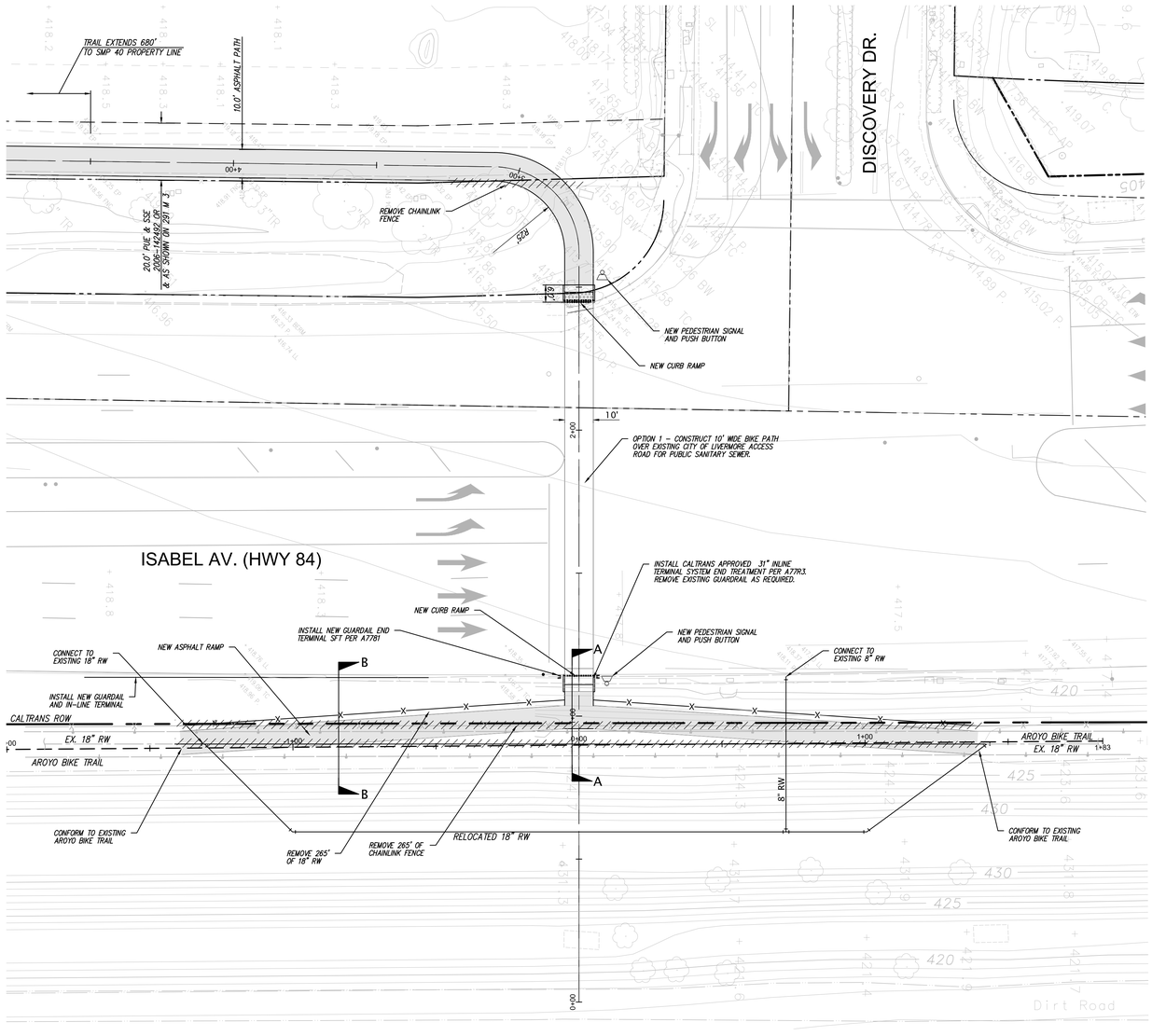
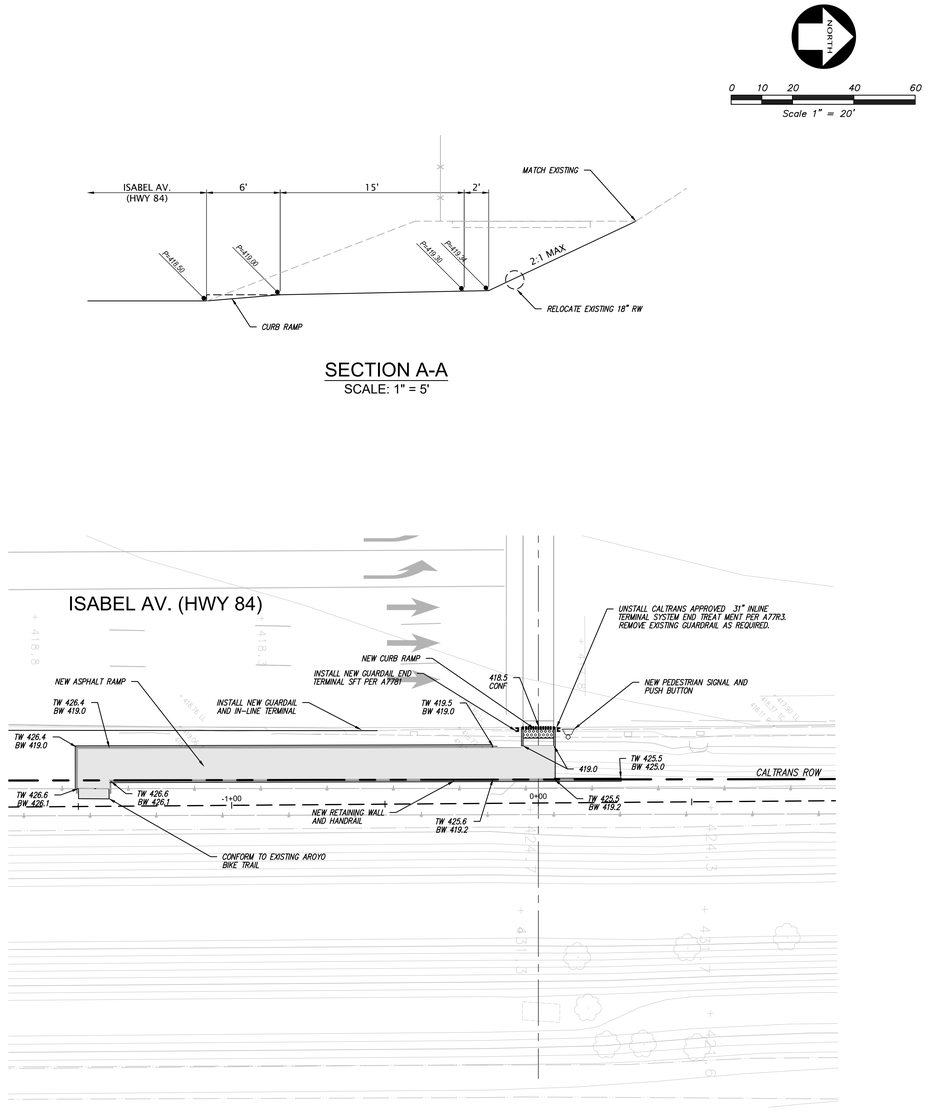
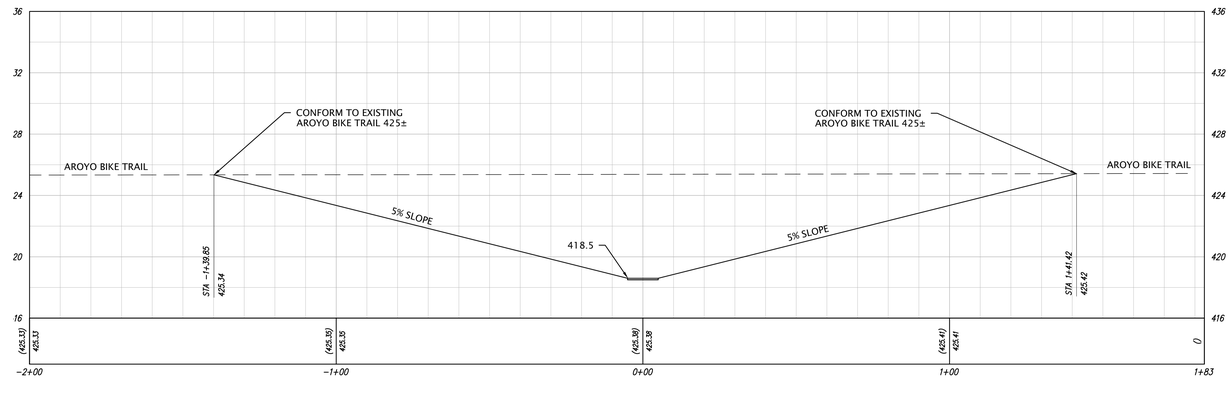


PLAN - RAMP OPTION 1a
SCALE: 1" = 20'

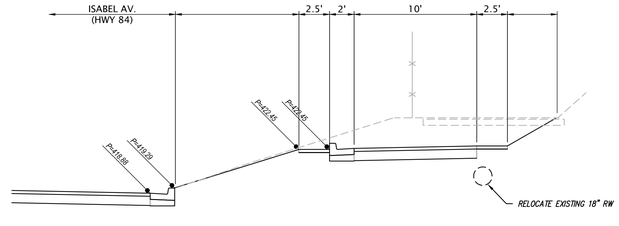


SECTION A-A
SCALE: 1" = 5'

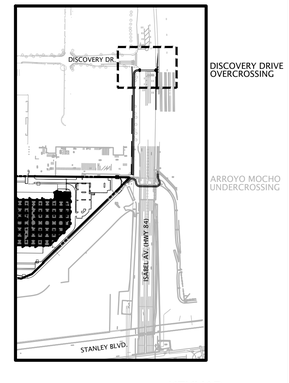
PLAN - RAMP OPTION 1b
SCALE: 1" = 20'



SECTION AROYO BIKE TRAIL
SCALE: 1" = 20' H
1"= 4' V



SECTION B-B
SCALE: 1" = 5'



KEYMAP
SCALE: 1" = 500'

NO.	REVISION	BY
1	08.27.2021 - 1ST TENTATIVE MAP/PG SUBMITTAL	SBV
2	01.20.2022 - 2ND TENTATIVE MAP/PG SUBMITTAL	SBV
3	01.20.2023 - 3RD TENTATIVE MAP/PG SUBMITTAL	SBV

REGISTERED PROFESSIONAL ENGINEER JOHN ADAM MADONIA No. 62365 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

ISABEL AV – HWY 84 TRAIL CROSSINGS – OPTION 01 OF SMP 40 FOR LIVERMORE INDUSTRIAL PARTNERS 40 LLC

LIVERMORE, CALIFORNIA

DATE	SEPTEMBER, 2023
SCALE	AS SHOWN
DESIGNER	CJF/JAM
DRAWN BY	CF
JOB NO.	96562-54
SHEET	C3.2
OF	12 SHEETS

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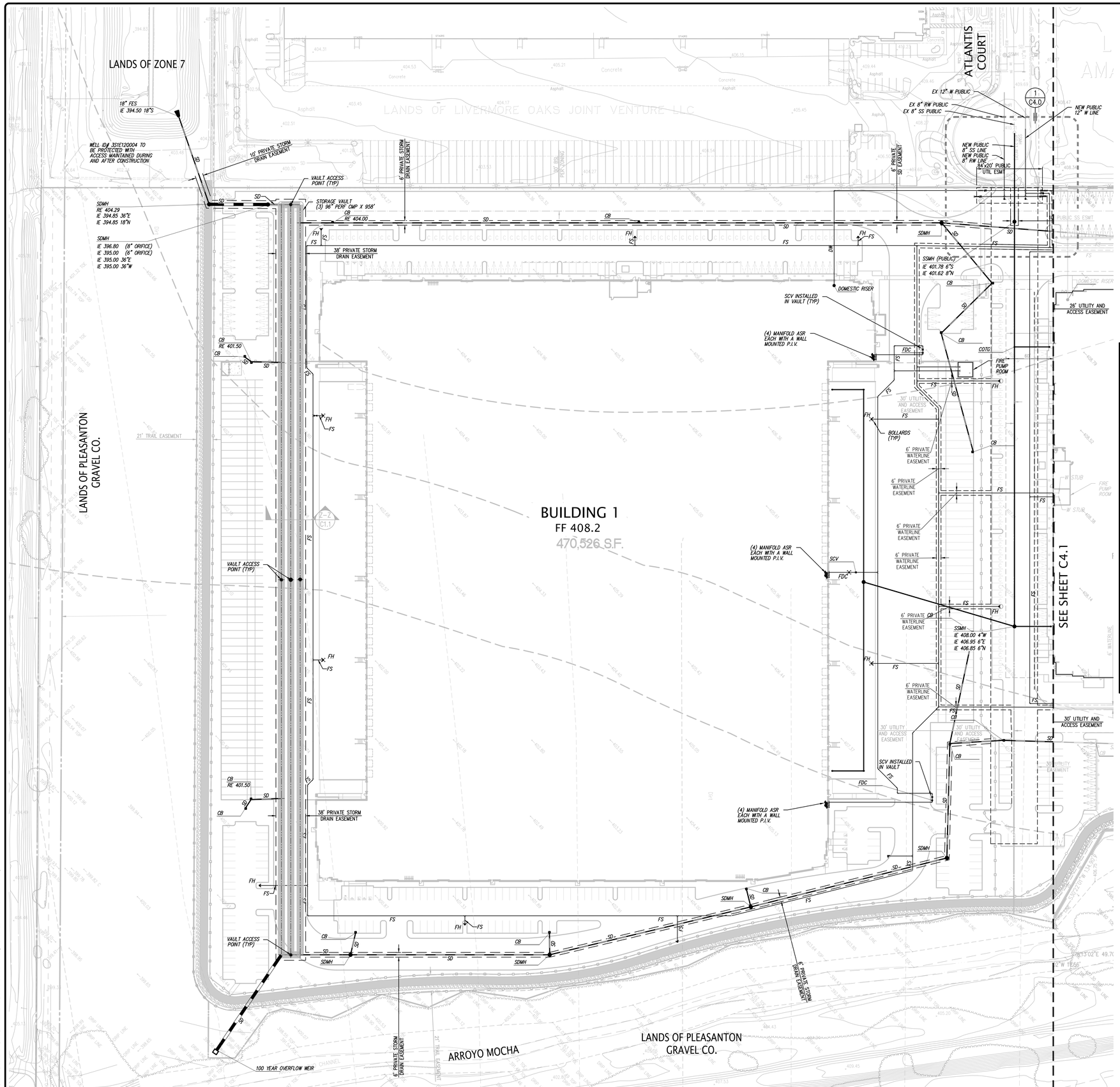

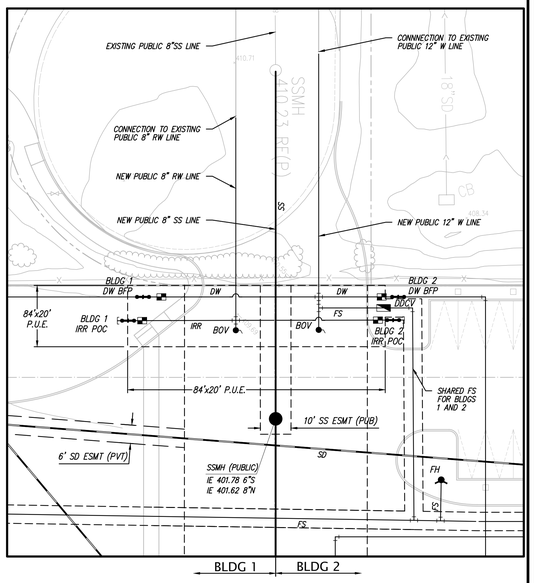

WATER CONNECTION DETAIL (1)

SCALE: 1" = 20'

NORTH

0 25 50 100 150

Scale 1" = 50'

LEGEND

RE	RIM ELEVATION
TC	TOP OF CURB
DW	DOMESTIC WATER
FS	FIRE SERVICE
RW	RECYCLED WATER
W	WATER
ASR	AUTOMATIC SPRINKLER RISER
BFP	BACK FLOW PREVENTION DEVICE
BOV	BLOW OFF VALVE
DDCV	DOUBLE DETECTOR CHECK ASSEMBLY
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SCV	SINGLE CHECK VALVE
WM	WATER METER
AD	AREA DRAIN
CB	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
COTG	CLEANOUT TO GRADE
	STORM DRAIN LINE
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER

NOTE: ALL PROPOSED GROUND MOUNTED MECHANICAL EQUIPMENT AND BACKFLOW PREVENTION DEVICES SHALL BE SCREENED FROM PUBLIC VIEW PER LANDSCAPE PLANS.

Know what's below. Call before you dig.

NO.	REVISION	BY

NO.	REVISION	BY
1	08.27.2021 - 1ST TENTATIVE MAP/PG SUBMITTAL	SBV
2	01.20.2022 - 2ND TENTATIVE MAP/PG SUBMITTAL	SBV
3	01.20.2023 - 3RD TENTATIVE MAP/PG SUBMITTAL	SBV

REGISTERED PROFESSIONAL ENGINEER JOHN ADAM MANGANO No. 62365 CIVIL STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

PRELIMINARY UTILITY PLAN OF SMP 40 FOR LIVERMORE INDUSTRIAL PARTNERS 40 LLC

LIVERMORE, CALIFORNIA

DATE	SEPTEMBER, 2023
SCALE	AS SHOWN
DESIGNER	CJF/JAM
DRAWN BY	CF
JOB NO.	96562-54
SHEET	C4.0
OF	12 SHEETS

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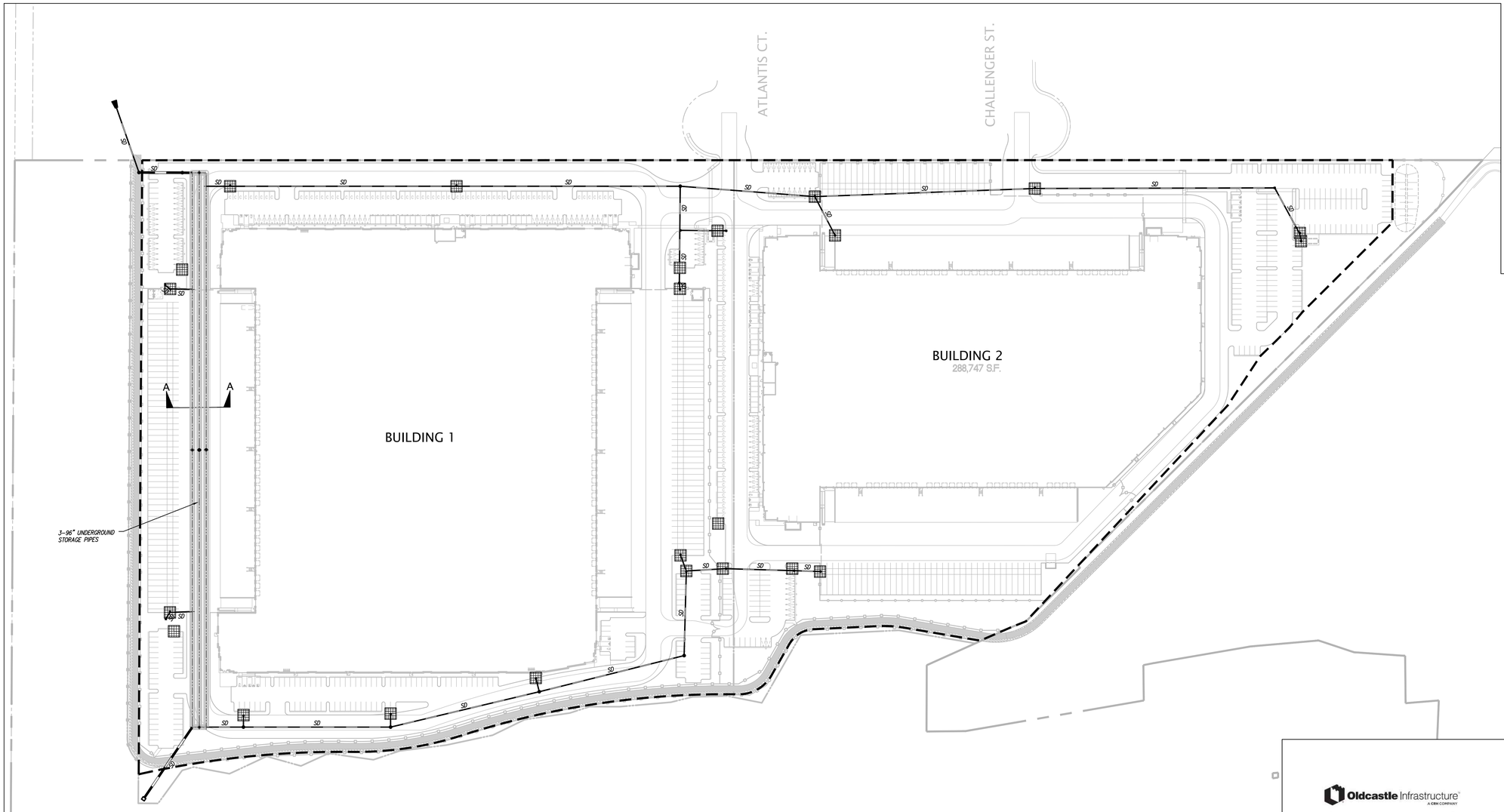


LEGEND

- AREA LIMITS
- FLOGARD CB INSERT FILTER

TREATMENT DESCRIPTION

THE PROPOSED TREATMENT MEASURES UTILIZE 100% CAPTURE AND INFILTRATION OF THE WATER QUALITY STORM. INLET FILTERS AT EACH CATCH BASIN PROVIDE PRE-TREATMENT WITH UNDERGROUND PIPING DIRECTING STORM WATER TO AN UNDERGROUND STORAGE VAULT CONSISTING OF 3 - 96" DIAMETER CORRUGATED METAL PIPES THAT ARE 960' LONG SPACED 12' ON CENTER. PIPES ARE BEDDED AND BACKFILLED WITH ¾" CLASS II PERMEABLE ROCK 6" ABOVE AND BELOW PIPE AND 2' ON EACH SIDE. FLOW CONTROL USES AN 6" AND 8" ORIFICES WITH A 5' WIDE SHARP CRESTED WEIR. STORM WATER IS DISCHARGED VIA PIPE TO THE EXISTING ZONE 7 CHANNEL/DETENTION BASIN LOCATED ON THE WEST SIDE OF THE OAKS BUSINESS PARK.

PER SOIL SURVEY MAP, EXISTING SOIL IS CONSISTENT WITH TYPE 'B' SOIL. IN PLAC INFILTRATION TESTING BY CORNERSTONE EARTH GROUP YIELDED RESULTS OF 4.4"-10" PER HOUR.

AREA TABULATION

PERVIOUS	5.80 ACRES
IMPERVIOUS	32.7 ACRES
TOTAL	38.5 ACRES

EFFECTIVE IMPERVIOUS 33.28 ACRES

STORM WATER QUALITY VOLUME

MAP = 16"

MAP ADJUSTMENT
16/18.35 = 0.87

UNIT BASIN STORAGE VOLUME
0.67x0.87 = 0.58" = 0.0483'

EFFECTIVE IMPERVIOUS SURFACE
32.7 + (0.1) x (5.8) = 33.28

WATER QUALITY STORAGE VOLUME
33.28 x 0.0483 = 1.6 AC.FT.

INFILTRATION CALCULATIONS

TOTAL DEPTH TO BE INFILTRATED = 394.5' - 389.3' = 5.2' = 62.4"

REQUIRED DRAW DOWN TIME = 48 HR

MINIMUM INFILTRATION RATE REQUIRED = 62.4" / 48 HR = 1.3 IN/HR

MEASURED INFILTRATION RATE = 4.4 IN/HR

FACTOR OF SAFETY 4.4 IN/HR / 1.3 IN/HR = 3.3

STORAGE CALCULATIONS

CROSS SECTION AREAS

PIPE AREA
96" PIPE @ 4.7' DEPTH = 30.7 SF
3 x 30.7 SF = 92.1 SF (TOTAL PIPE AREA)

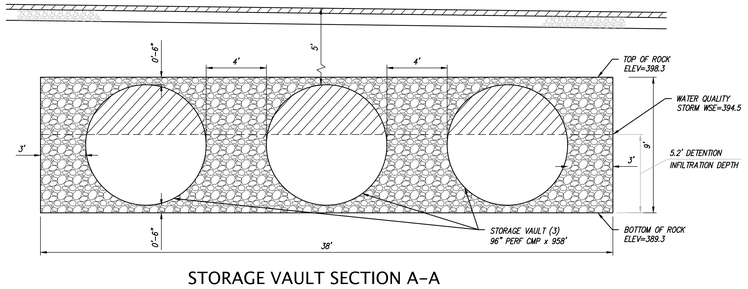
ROCK AREA
H x W (TOTAL PIPE AREA)
(5.2' x 38') - 92.1 SF = 105.5 SF

EFFECTIVE ROCK AREA @ 35% VOIDS = 36.9 SF

TOTAL EFFECTIVE CROSS SECTION AREA
92.1 SF + 36.9 SF = 129 SF

TOTAL SECTION LENGTH = 960'

TOTAL VOLUME = 123, 840 CF or 2.8 AC.FT.



STORAGE VAULT SECTION A–A

NOT TO SCALE

Oldcastle Infrastructure
A CRH COMPANY

STORM WATER

FLOGARD®
Catch Basin Insert Filter

Catch basin insert designed to capture sediment, gross solids, trash and petroleum hydrocarbons from low ("first flush") flows, even during the most extreme weather conditions

Example Types, Sizes and Capacities: Additional sizes, including regional and custom options are available.

FloGard Combination Inlet
SPECIFICATION CHART

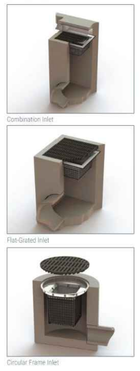
MODEL NO. / STANDARD DEPTH	INLET ID Inside Dimension (inches x inches)	GRADE DIA Outside Diameter (inches x inches)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	STANDARD DEPTH (24 inches) 100-YEAR STORAGE CAPACITY (cu. ft.)	STANDARD DEPTH (24 inches) FILTERED FLOW (cu. ft. / sec.)	MODEL NO. / SHALLOW DEPTH	SHALLOW DEPTH (12 inches) 100-YEAR STORAGE CAPACITY (cu. ft.)	SHALLOW DEPTH (12 inches) FILTERED FLOW (cu. ft. / sec.)
CGP-1824R24D	18 X 24	24 X 36	1.6	2.5	1.1	CGP-1824R12D	1.4	1.1
CGP-1824R24S	18 X 24	24 X 40	6.1	2.5	1.6	CGP-1824R12S	1.5	1.6
CGP-2236R24D	22 X 34	34 X 36	2.1	3.5	1.1	CGP-2236R12D	2.1	1.2
CGP-2436R24D	24 X 36	36 X 48	8.1	4.4	2.0	CGP-2436R12D	1.95	1.13

FloGard Flat Grated Inlet
SPECIFICATION CHART

MODEL NO. / STANDARD DEPTH	INLET ID Inside Dimension (inches x inches)	GRADE DIA Outside Dimension (inches x inches)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	STANDARD DEPTH (24 inches) 100-YEAR STORAGE CAPACITY (cu. ft.)	STANDARD DEPTH (24 inches) FILTERED FLOW (cu. ft. / sec.)	MODEL NO. / SHALLOW DEPTH	SHALLOW DEPTH (12 inches) 100-YEAR STORAGE CAPACITY (cu. ft.)	SHALLOW DEPTH (12 inches) FILTERED FLOW (cu. ft. / sec.)
CGP-12W	12 X 12	12 X 24	2.3	1.1	0.4	CGP-12W6	.7	.29
CGP-18W	18 X 18	18 X 24	4.1	1.8	0.9	CGP-18W6	.85	.4
CGP-18W	18 X 18	18 X 30	5.1	2.6	1.1	CGP-18W9	.95	.4
CGP-18W24	18 X 24	18 X 40	6.3	3.2	1.6	CGP-18W24	1.1	.6
CGP-24W	24 X 24	24 X 36	5.1	3.2	1.3	CGP-24W9	1.25	.65
CGP-24W	24 X 24	24 X 42	8.1	3.2	1.9	CGP-24W6	1.25	.65
CGP-24W	24 X 24	24 X 48	9.0	3.4	2.2	CGP-24W12	1.35	1.13
CGP-24W	24 X 48	24 X 60	16	4.4	2.4	CGP-24W9	1.5	.65
CGP-30W 3%	30 X 30	30 X 36	6.3	3.2	1.5	CGP-30W 3%	1.25	.65
CGP-30W	30 X 30	30 X 42	8.1	3.2	1.9	CGP-30W9	1.25	.65
CGP-36W	36 X 30	36 X 48	9.1	4.4	2.2	CGP-36W9	1.45	1.35
CGP-36W	36 X 48	36 X 60	11.5	4.5	3.2	CGP-36W12	1.5	1.35
CGP-48W	48 X 48	48 X 64	13.2	5.5	3.9	CGP-48W9	1.45	1.25
CGP-48W	48 X 48	48 X 72	16.5	5.5	4.5	CGP-48W12	1.55	1.35
CGP-21W	21 X 21	21 X 36	6.2	2.4	1.5	CGP-21W12	1.05	1.15

FloGard Circular Grated Inlet
SPECIFICATION CHART

MODEL NUMBER	INLET ID (inches)	GRADE DIA (inches)	100-YEAR STORAGE CAPACITY (cu.ft.)	FILTERED FLOW (cfs)	TOTAL BYPASS CAPACITY (CFS)
CGP-RF18F	18	18	0.3	0.4	2.8
CGP-RF18F	18	20	0.8	0.7	4.0
CGP-RF20F	20	22	0.8	0.7	4.7
CGP-RF22F	21	23.5	0.8	0.7	4.7
CGP-RF22F	22	24	0.8	0.7	4.7
CGP-RF24F	24	26	0.9	0.7	4.7
CGP-RF30F	30	32	2.2	1.3	8.1
CGP-RF36F	36	39	3.6	2.0	8.1


Combination Inlet
Flat-Grated Inlet
Circular Frame Inlet

INLET FILTRATION

NO.	REVISION	BY

NO.	REVISION	BY
△	08.27.2021 - 1ST TENTATIVE MAP/PG SUBMITTAL	SBV
△	01.20.2022 - 2ND TENTATIVE MAP/PG SUBMITTAL	SBV
△	01.20.2023 - 3RD TENTATIVE MAP/PG SUBMITTAL	SBV
△		
△		

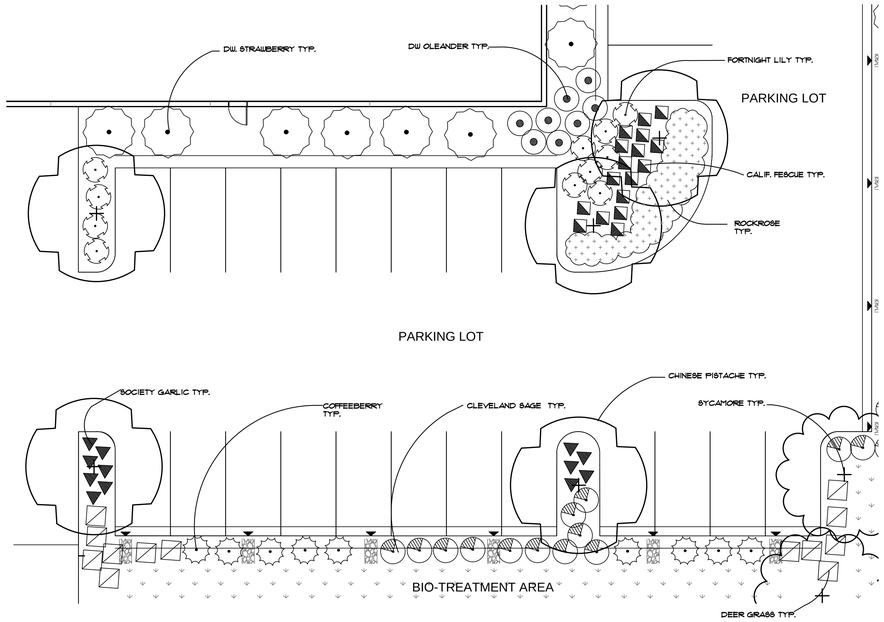
REGISTERED PROFESSIONAL ENGINEER
JOHN ADAM MANDRACI
No. 62365
CIVIL
STATE OF CALIFORNIA

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

STORM WATER QUALITY CONTROL PLAN
OF
SMP 40
FOR
LIVERMORE INDUSTRIAL PARTNERS 40 LLC
LIVERMORE, CALIFORNIA

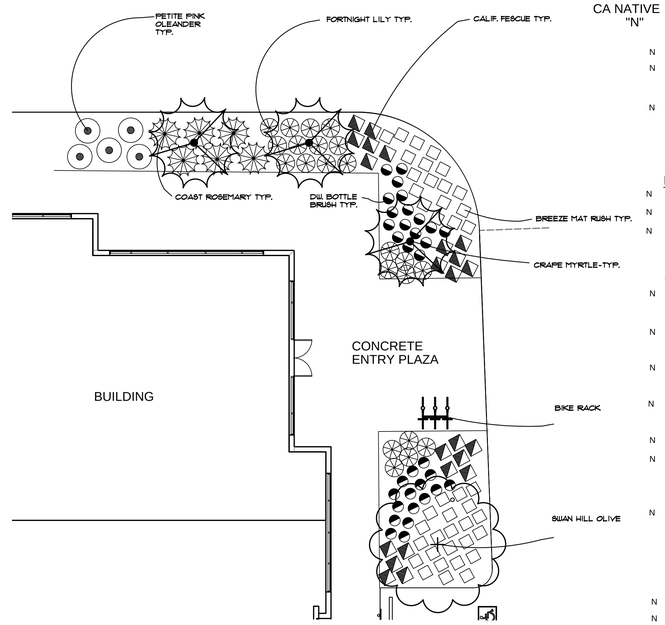
DATE	SEPTEMBER, 2023
SCALE	AS SHOWN
DESIGNER	CJF/JAM
DRAWN BY	CF
JOB NO.	96562-54
SHEET	C5.0
OF	12 SHEETS

Z:\1999-\96562-54\DWG\ENTITLEMENTS\96562-54-PG-SWM.dwg 9-18-23 11:48:14 AM cfhdsy



TYPICAL PARKING AREA DETAIL

SCALE: 1" = 10'-0"



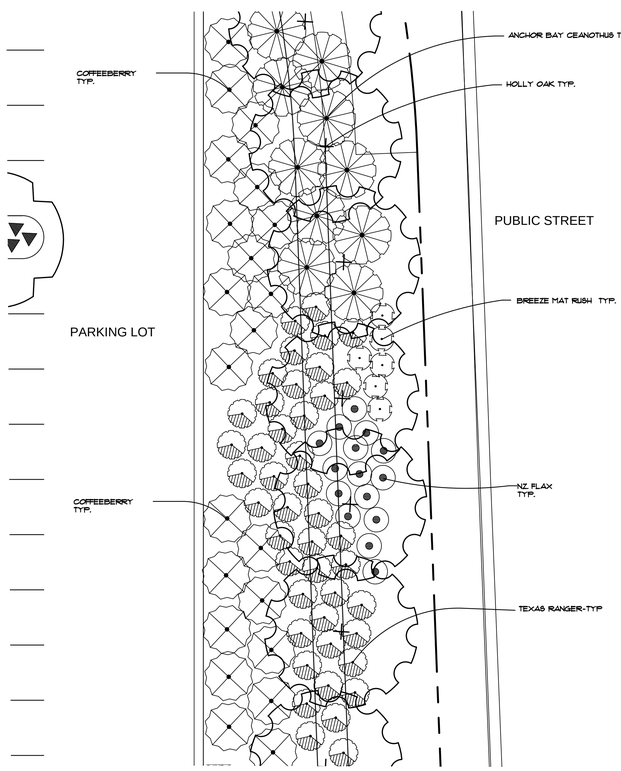
TYPICAL OFFICE ENTRY DETAIL

SCALE: 1" = 10'-0"

NOTE: FINAL PLANT LIST TO BE DETERMINED UPON RESULTS OF SOIL SUITABILITY ANALYSIS

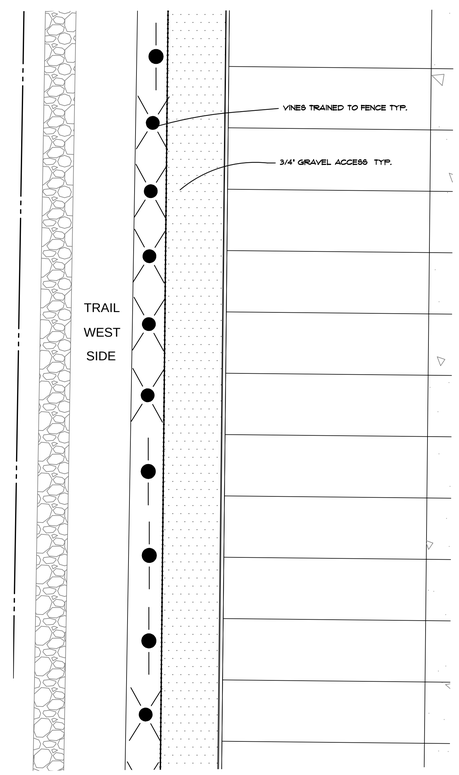
PRELIMINARY PLANT LIST:

CA NATIVE "N"	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME/ HYDROZONE	MATURE HABIT H X W
	TREES				
N	CALOCEDRUS DECURRENS	INCENSE CEDAR	15 GAL.	L	40' X15"
N	QUERCUS ILEX	HOLLY LIVE OAK	15 GAL.	L	50' X 50'
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	L	50' X 40'
N	PLATANUS 'COLUMBIA'	SYCAMORE	24" BOX	L	55' X 50'
	LAGERSTROEMIA SPECIES	CRAPE MYRTLE	24" BOX	L	VARIES
	OLEA 'SWAN HILL'	FRUITLESS OLIVE	15 GAL.	L	20' X 20'
	CUPRESSUS SEMPERVIRONS	ITALIAN CYPRESS	15 GAL.	L	65' X 8'
	LARGE SHRUBS				
N	ARBUTUS U. 'COMPACTA'	DW. STRAWBERRY	5 GAL.	L	6' X 6'
N	CEANOTHUS 'RAY HARTMAN'	CEANOTHUS	5 GAL.	L	8' X 8'
N	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GAL.	L	8' X 8'
	DODONEA VISCOSA	HOP BUSH	5 GAL.	L	10' X 10'
	DROUGHT TOLERANT SHRUBS				
N	CEANOTHUS 'ANCHOR BAY'	PROSTRATE WILD LILAC	5 GAL.	L	2' X 6'
	NERIUM 'PETITIE PINK'	OLEANDER	5 GAL.	L	6' X 5'
N	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	5' X 6'
	RHAPIOLEPSIS I. 'CLARA'	INDIA HAWTHORNE	5 GAL.	L	5' X 5'
N	OLEA 'LITTLE OLLIE'	DW. OLIVE	5 GAL.	L	6' X 6'
	WESTRINGA 'MORNING LIGHT'	COAST ROSEMARY	5 GAL.	L	2' X 3'
N	LEUCOPHYLLUM SPP.	TEXAS RANGER	5 GAL.	L	VARIES'
	DIETES 'BICOLOR'	FORTNIGHT LILY	5 GAL.	L	2' X 3'
N	SALVIA CLEVELANDII	SALVIA	5 GAL.	L	3' X 4'
N	COTONEASTER D. 'LOWFAST'	COTONEASTER	5 GAL.	L	1' X 4'
	CISTUS SKANBERGII	ROCK ROSE	5 GAL.	L	3' X 4'
	PHORMIUM 'MAORI MAIDEN'	NZ. FLAX	5 GAL.	L	5' X 5'
N	SALVIA GREGGI	SALVIA	5 GAL.	L	2' X 2
	CALLISTEMON 'LITTLE JOHN'	DW. BOTTLEBRUSH	5 GAL.	L	3' X 4'
	JUNIPERS C. 'ROBUSTA GREEN'	COLUMNAR JUNIPER	5 GAL.	L	4' X 14'
	JUNIPERUS V. 'IDYLLWILD'	COLUMNAR JUNIPER	5 GAL.	L	5' X 15'
	GRASS ACCENTS				
N	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	L	2' X 2'
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L	4' X 4'
N	CALAMAGROSTIS A. 'KARL FOESTER'	FEATHEREED	1 GAL.	L	2' X 3'
	LOMANDRA L. BREEZE'	BREEZEMAT RUSH	1 GAL.	L	3 X 3
	PERENNIALS ENTRIES AND OFFICE ACCENT				
N	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.	L	2' X 2'
N	ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	1.5' X 1.5'
N	ZAUSCHERNIA	CALIFORNIA FUSCHIA	1 GAL.	L	3' X 3'
N	NEPETA 'WALKER LOW'	CATMINT	1 GAL.	L	1' X 3'
	EVERGREEN VINE				
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.	M	12' X 12'
	SOLANUM JASMANOIDES	POTATOE VINE	1 GAL	L	8' X 12'



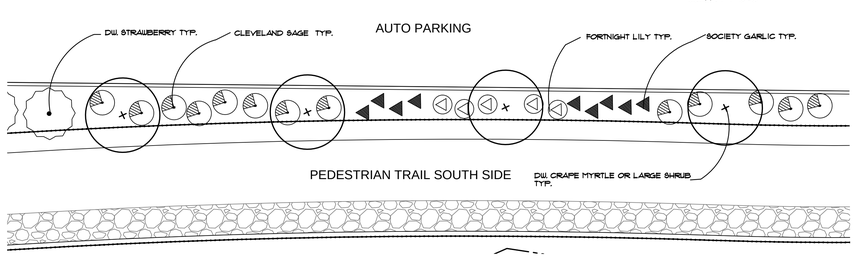
TYPICAL FRONTAGE DETAIL

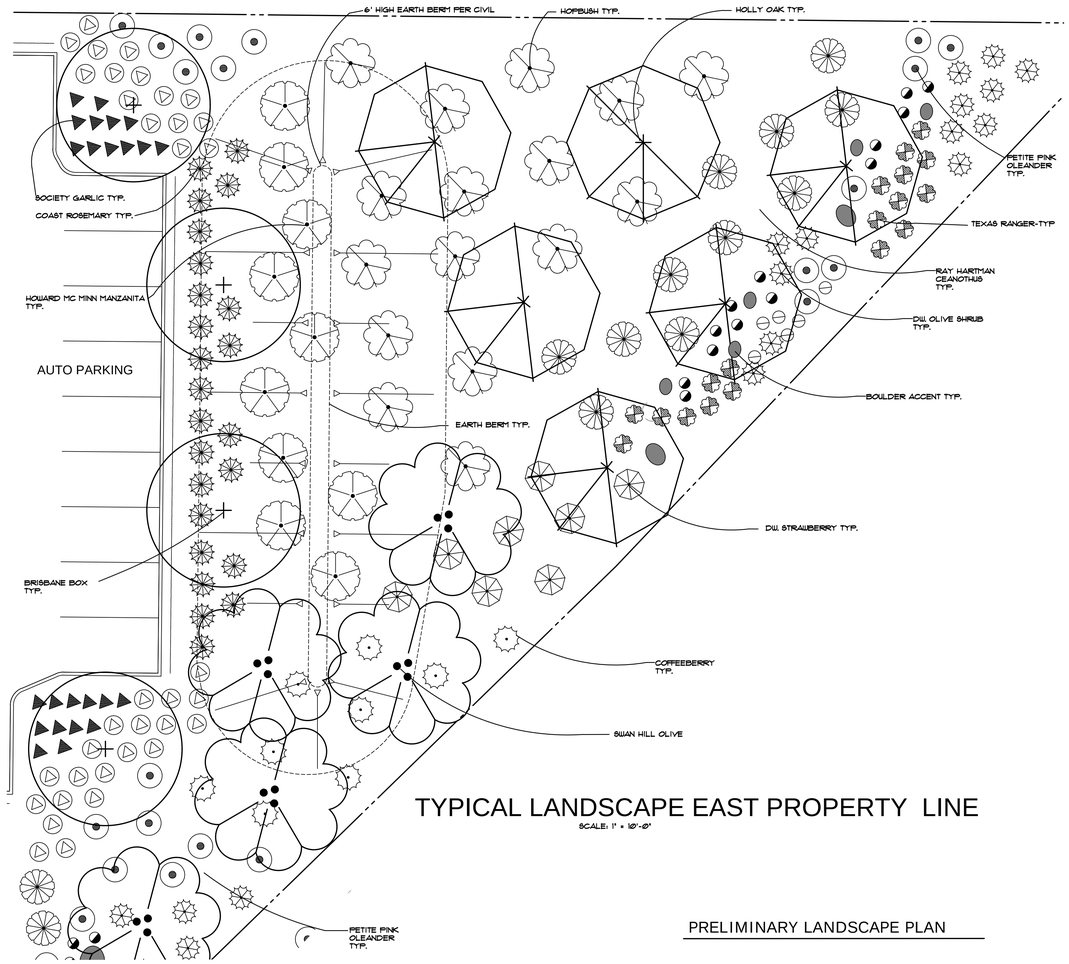
SCALE: 1" = 10'-0"



TYPICAL TRAIL SCREEN DETAIL

SCALE: 1" = 10'-0"





TYPICAL LANDSCAPE EAST PROPERTY LINE

SCALE: 1" = 10'-0"

PRELIMINARY LANDSCAPE PLAN

HPA architecture

hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949•862•2113
email: hpa@hparchs.com

GreenDesign
Landscape Architects, Inc.
1464 Popinjay Drive
Reno, NV.
p: 775 829 1364
email: bhatch00@charter.net

Developer

LIVERMORE INDUSTRIAL PARTNERS 40 LLC

Project:

OAKS BUSINESS PARK

LIVERMORE, CA

Consultants:

CIVIL	Kier&Wright
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title:

PRELIMINARY LANDSCAPE PLAN

Project Number: 19177

Drawn by: BH

Date: 08/23/2021

Revision:

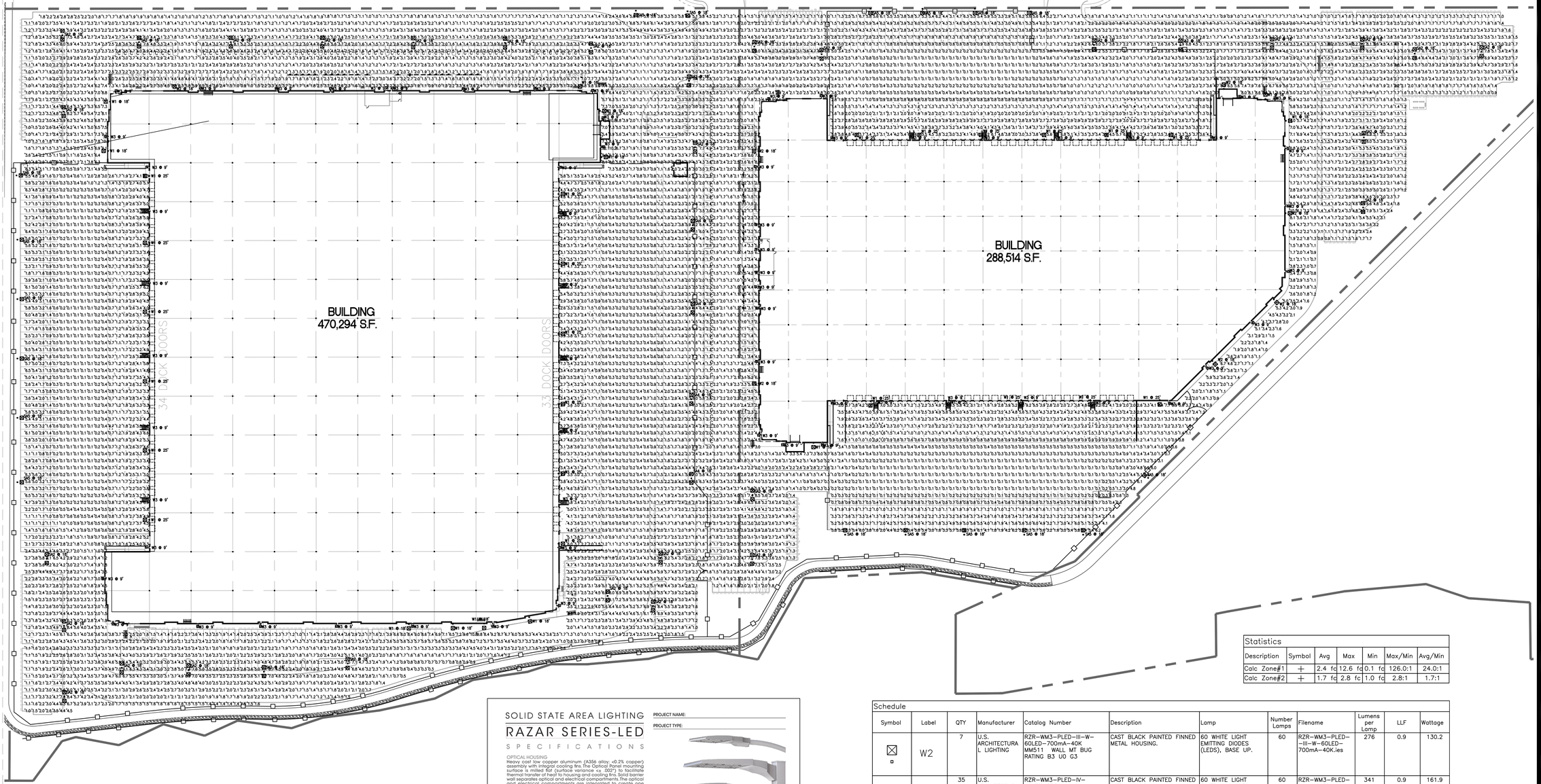
REVISED 12-3-21

REVISED 12-22-21

REVISED 10-22-22

Sheet:

LC1.3



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone#1	+	2.4 fc	12.6 fc	0.1 fc	126.0:1	24.0:1
Calc Zone#2	+	1.7 fc	2.8 fc	1.0 fc	2.8:1	1.7:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	W2	7	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLED-III-W-60LED-700mA-40K MM511 WALL MT BUG RATING B3 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	60 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	60	RZR-WM3-PLED--III-W-60LED-700mA-40K.ies	276	0.9	130.2
	W1	35	U.S. ARCHITECTURAL LIGHTING	RZR-WM3-PLED-IV-60LED-875mA-40K MM511 BUG RATING B3 U0 G3 WALL MT	CAST BLACK PAINTED FINNED METAL HOUSING.	60 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	60	RZR-WM3-PLED--IV-60LED-875mA-40K.ies	341	0.9	161.9
	SA5	18	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-IV-48LED-1050mA-40K-HS MSF 311 MM511 POLE MT AT 18 FT AFG BUG RATING B1 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	48 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	48	RZRM-PLED-IV-48LED-1050mA--40K-HS.ies	308	0.9	159.6
	W3	65	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-W-20LED-525mA-NW EM1 BUG RATING B1 U0 G2 MM511 WALL MT AT 9 FT AFG	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	20	RZR-WM1-PLED--III-W-20LED--525mA-NW.ies	218	0.9	32.4
	SA2	32	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-VSQ-W-48LED-1050mA-40K MSF 311 MM511 POLE MT AT 18 FT AFG 12.5 FT POLE 30 IN BASE BUG RATING B5 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	48 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	48	RZRM-PLED-VSQ-W-48LED-1050mA-40K.ies	406	0.9	319.2
	SA4	4	U.S. ARCHITECTURAL LIGHTING	RZR-M-PLED-VSQ-W-48LED-1050mA-40K MSF 311 MM511 POLE MT AT 18 FT AFG 11 FT POLE48 IN BASE BUG RATING B5 U0 G3	CAST BLACK PAINTED FINNED METAL HOUSING.	48 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	48	RZRM-PLED-VSQ-W-48LED-1050mA-40K.ies	406	0.9	319.2

SOLID STATE AREA LIGHTING
RAZAR SERIES-LED
S P E C I F I C A T I O N S

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLEDOPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. Minimum LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four-two media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

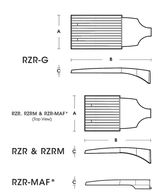
MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) snaps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +0.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.

U.S. Architectural Lighting
901 West Avenue O, Palmdale, CA 93551
Phone (661) 233-0500 Fax (661) 233-0501
www.usarlg.com

PROJECT NAME:

PROJECT TYPE:

RAZAR
(MODELS: RZRM, RZR, RZR-G & RZR-MAF*)
PATENT PENDING



FIXTURE	A	B	C	D
RZR-G	18" 457mm	36.5" 927mm	3" 76mm	7" 177mm
RZR	14.75" 375mm	35.25" 895mm	2.75" 70mm	6.5" 165mm
RZRM	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
RZR-MAF	10" 254mm	28.25" 718mm	2.5" 64mm	4" 102mm

*DLC PENDING AS OF 7/19

2020248

U.S. ARCHITECTURAL LIGHTING

PHOTOMETRIC SITE PLAN (A)
SCALE: 1"=60'-0"

RPM Engineers, Inc.
102 DISCOVERY,
Irvine, Ca. 92618
Tel: 949-450-1229 ext.208
Fax: 949-450-1454
Contact: Lan Nguyen
e-mail: lann@rpmpe.com

REGISTERED PROFESSIONAL ENGINEER
LAN V. NGUYEN
No. 015596
Exp.12-31-2021
ELECTRICAL
STATE OF CALIFORNIA
10/27/2022

HPA architecture
hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949•862•2113
email: hpa@hparchs.com

Developer

LIVERMORE INDUSTRIAL PARTNERS 40 LLC

Project:

OAKS BUSINESS PARK

LIVERMORE, CA

Consultants:

CIVIL	Kier&Wright
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	Green Design
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: PHOTOMETRIC SITE PLAN

Project Number: 19177
Drawn by: TSP
Date: 08/23/2021
Revision:

Sheet: E-FC

10/27/2022