

Phase II Executive RV & Boat Storage

OAKLEY, CALIFORNIA

ISIDRO FARIAS
ARCHITECT
ARCHITECTURE & CONSTRUCTION MANAGEMENT

871 Vine Hill Way
Martinez, CA 94553
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EMAIL: FAMArchitects@sbcglobal.net

Project Team:
Architectural Design:
Isidro Farias, Architect
871 Vine Hill Way
Martinez, CA 94553
Tel: 925-639-8855
Contact: *Isidro Farias, Principal*

Civil Engineering:
Cullen-Sherry & Associates, Inc.
1090 Adams Street, Suite A
Benicia, CA 94510
Tel: 707-745-3219
Fax: 707-745-9436
Contact: *Dan Cullen, Engineer*

Structural Engineering (Canopies):
BAJA Construction Co., Inc.
223 Foster Street
Martinez, CA 94553
Tel: 1-800-366-9600
Fax: 925-229-0161
Contact: *Rob Preddy, Engineer*

Landscape Architect:
Borreco/Kilian & Associates, Inc.
1241 Pine Street
Martinez, CA 94553
Tel: 925-372-5306
Fax: 925-372-5308
Contact: *Brian Kilian, Principal*

OWNER INFORMATION & PROJECT DATA

BUILDING & SITE INFORMATION:

PROJECT ADDRESS: 259 SANDY LANE
OAKLEY, CALIFORNIA
APN: 037-060-011
YEAR BUILT: NA
LOT AREA: 11.5 ACRES TOTAL PROPERTY
(Phase II Development Area @ 2.34 Acres)
OCCUPANCY: U (CANOPIES)
CONSTRUCTION TYPE: TYPE V-A
APPROXIMATE BUILDING AREA: 30,585 SF

PROJECT OWNER:

COMPANY: HAYWORTH-FABIAN, LLC
CONTACT: ROBERT HAYWORTH
PHONE NUMBER: TEL: 925-229-0732
FAX: 925-229-0161

BUILDING & SITE INFORMATION:

ZONING: LI (REDEVELOPMENT AREA)
PARKING REQUIREMENTS: 1 PARKING SPACE PER 50 UNITS
TOTAL PARKING SPACES REQ'D: 1
ACTUAL PARKING SPACES: 1 (1 INSIDE THE GATE)

LOT AREA: PHASE II DEVELOPMENT AREA @ 2.34 ACRES
LOT COVERAGE: 30%
NEW AREA (CANOPIES): 30,585 SF

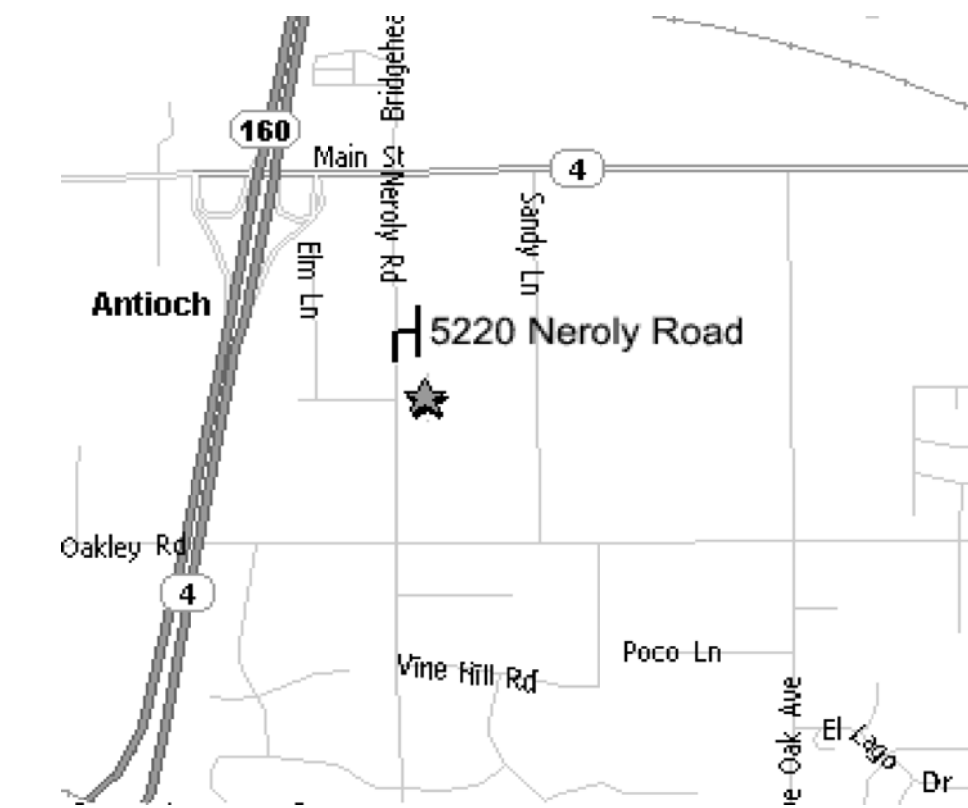
SETBACK & HEIGHT REQUIREMENTS

BUILDING HEIGHT: 50' FEET MAXIMUM
FLOOR AREA RATIO: 67% MAXIMUM
LOT COVERAGE: 50% MAXIMUM
FRONT YARD SETBACK: 10 FEET MINIMUM
SIDE YARD SETBACK: 10 FEET AGGREGATE (0' ONE SIDE)
REAR YARD SETBACK: 20 FEET WHEN ABUTTING RESID. STRUCTURES (N/A)

SPECIAL REQUIREMENTS

REDEVELOPMENT AREA

VICINITY MAP



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- C6 SECTIONS / DETAILS
- C7 PUBLIC STORM & PUBLIC SEWER PROFILES
- C8 EROSION CONTROL PLAN
- C9 DRAINAGE AREA MAP, CALCULATION, C3 COMPLIANCE

STRUCTURAL PLANS (CANOPIES):

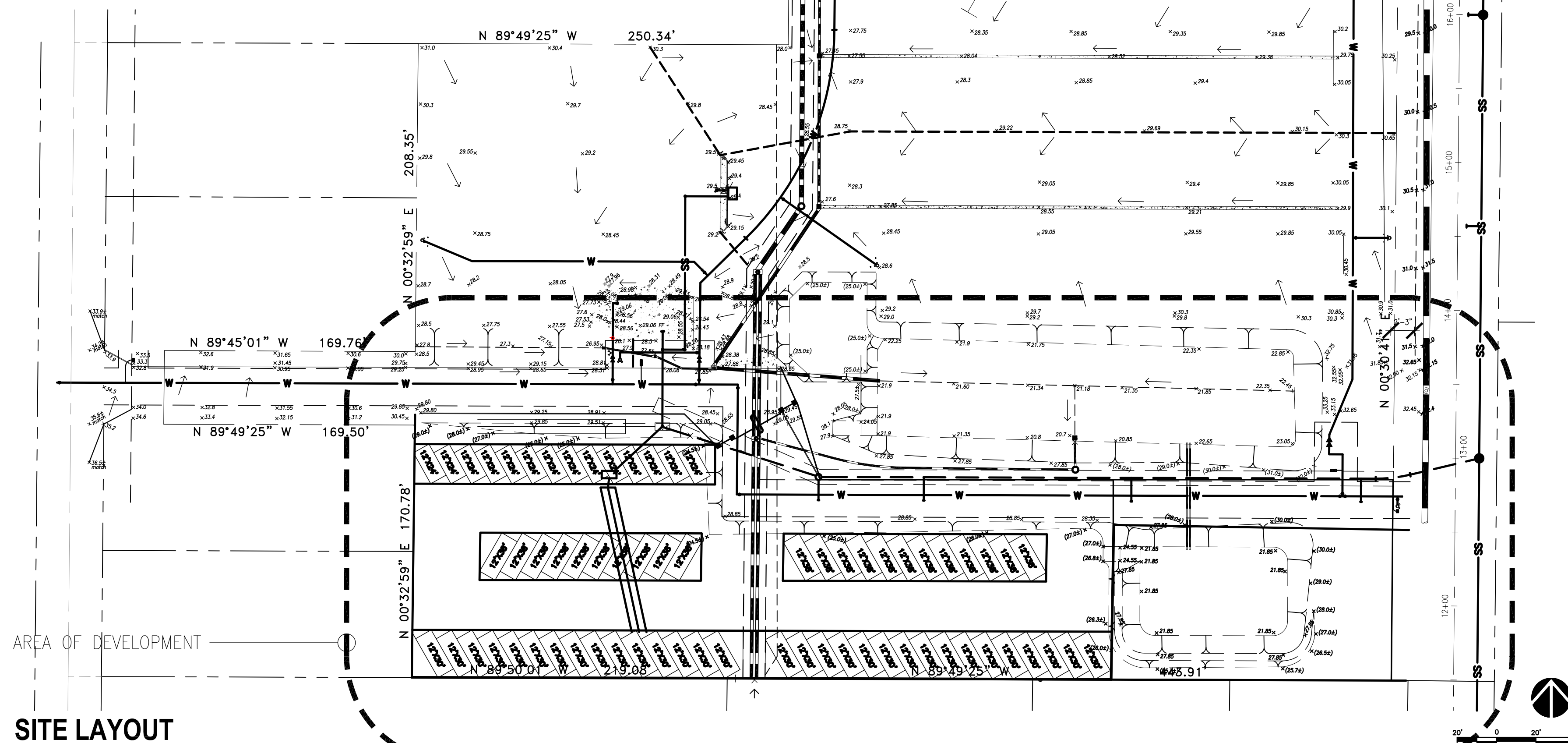
- S1 GSN, SCHEDULE, SITE PLAN
- S2 ROOF FRAMING PLAN
- S3 CANOPY A, B, C, D, E & F
- S4 ROOF FRAMING PLAN
- S5 CANOPY G & H
- S6 ROOF FRAMING PLAN
- S7 CANOPY I, J, K & TE
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- S11 PERIMETER WALL
- S12 DETAILS

LANDSCAPE PLANS:

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- L-4 DETAILS
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ARCHITECTURAL PLANS:

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 - A0.3 GENERAL NOTES & SPECIFICATIONS
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 - A7.0 TYPICAL WALL DESIGN
- NOT IN PRELIMINARY SET



SITE LAYOUT

Approval Stamp



Revisions

No.	Description of Revision or Printing	Date
-	Preliminary Plan Submittal	xx/xx/xxxx

Project Name:
PHASE II - Executive RV & Boat Storage
5220 Neroly Road
Oakley, CA 94561

Sheet Title:

COVER SHEET

Scale: As Noted

Proj No.: 2015-0X

Sheet Number:

Owner's No.: N/A

A0.1

Date: April, XX, 2016

This Drawing Copyright by Isidro Farias Architect

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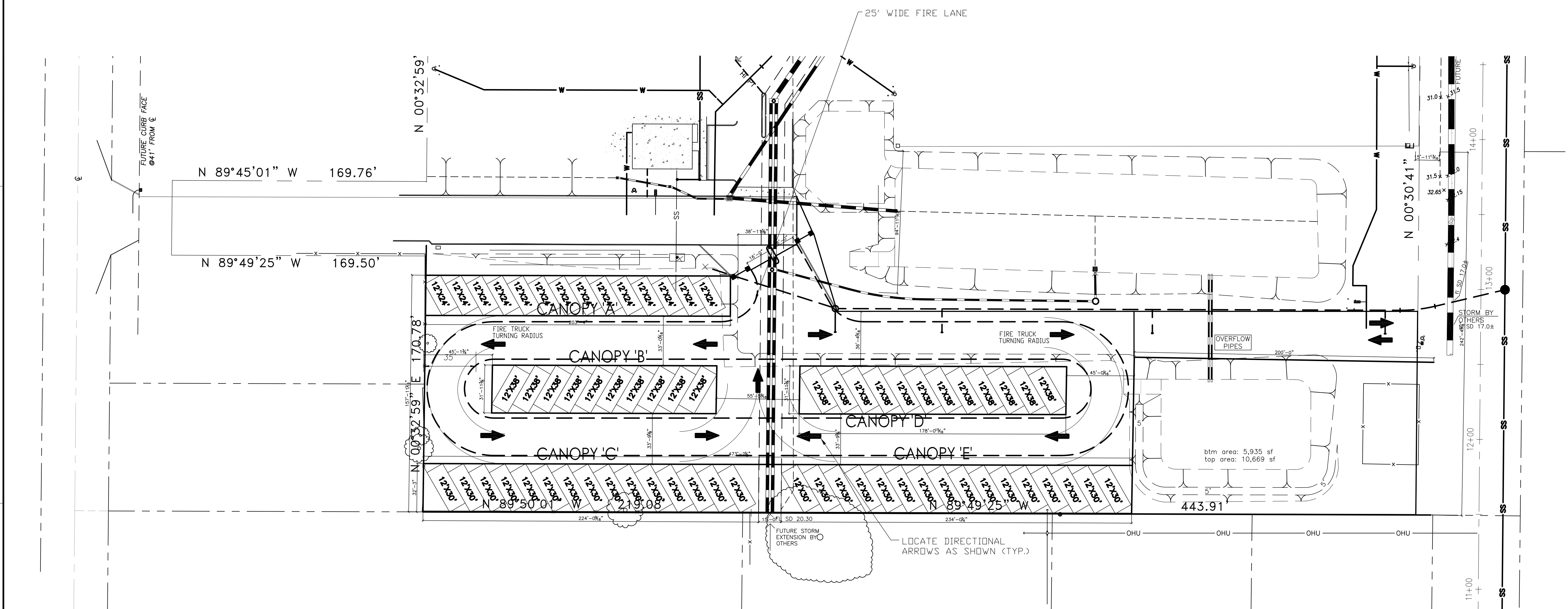
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Sheet Title:
STRIPING PLAN & DETAILS

Scale: As Noted

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ARCHITECT
ISIDRO FARIAS, ARCHITECT
871 VINE HILL WAY
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CANOPY AREAS:

CANOPY 'A':	5,447	SQ. FT.
CANOPY 'B':	4,786	SQ. FT.
CANOPY 'C':	7,159	SQ. FT.
CANOPY 'D':	5,689	SQ. FT.
CANOPY 'E':	7,504	SQ. FT.
TOTAL	30,585	SQ. FT.

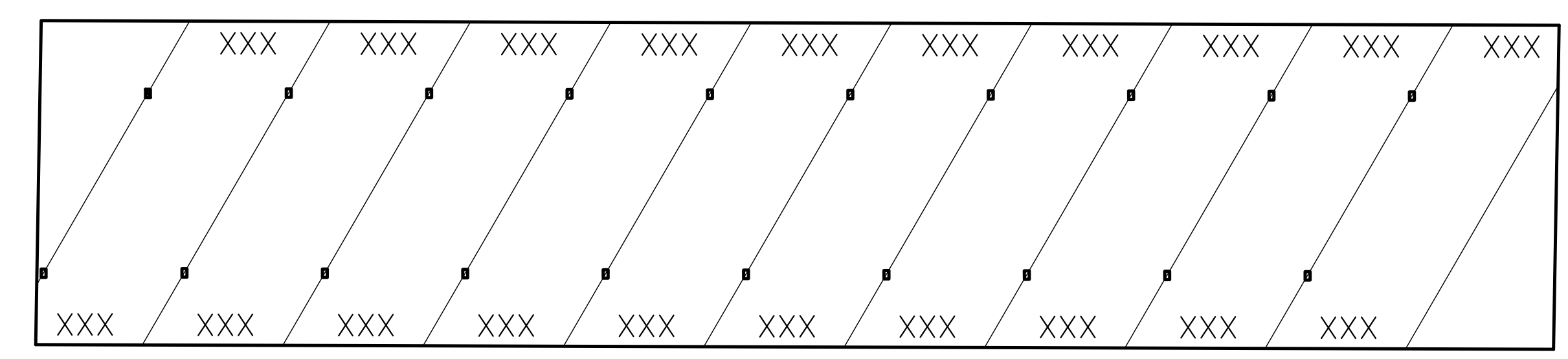
GROSS BUILDING DEVELOPMENT AREA TOTAL: 30,585 SQ. FT.

PARKING REQUIREMENTS:

		PARKING SPACES REQUIRED
RV & BOAT CANOPIES (U)	67	67/50 = 1.34 (1 SPACE)
TOTAL:		1 SPACES
PROVIDED:		1 INSIDE

COVERED RV STORAGE:

CANOPY 'A':	14 SPACES
CANOPY 'B':	10 SPACES
CANOPY 'C':	15 SPACES
CANOPY 'D':	12 SPACES
CANOPY 'E':	16 SPACES
TOTAL:	67 SPACES



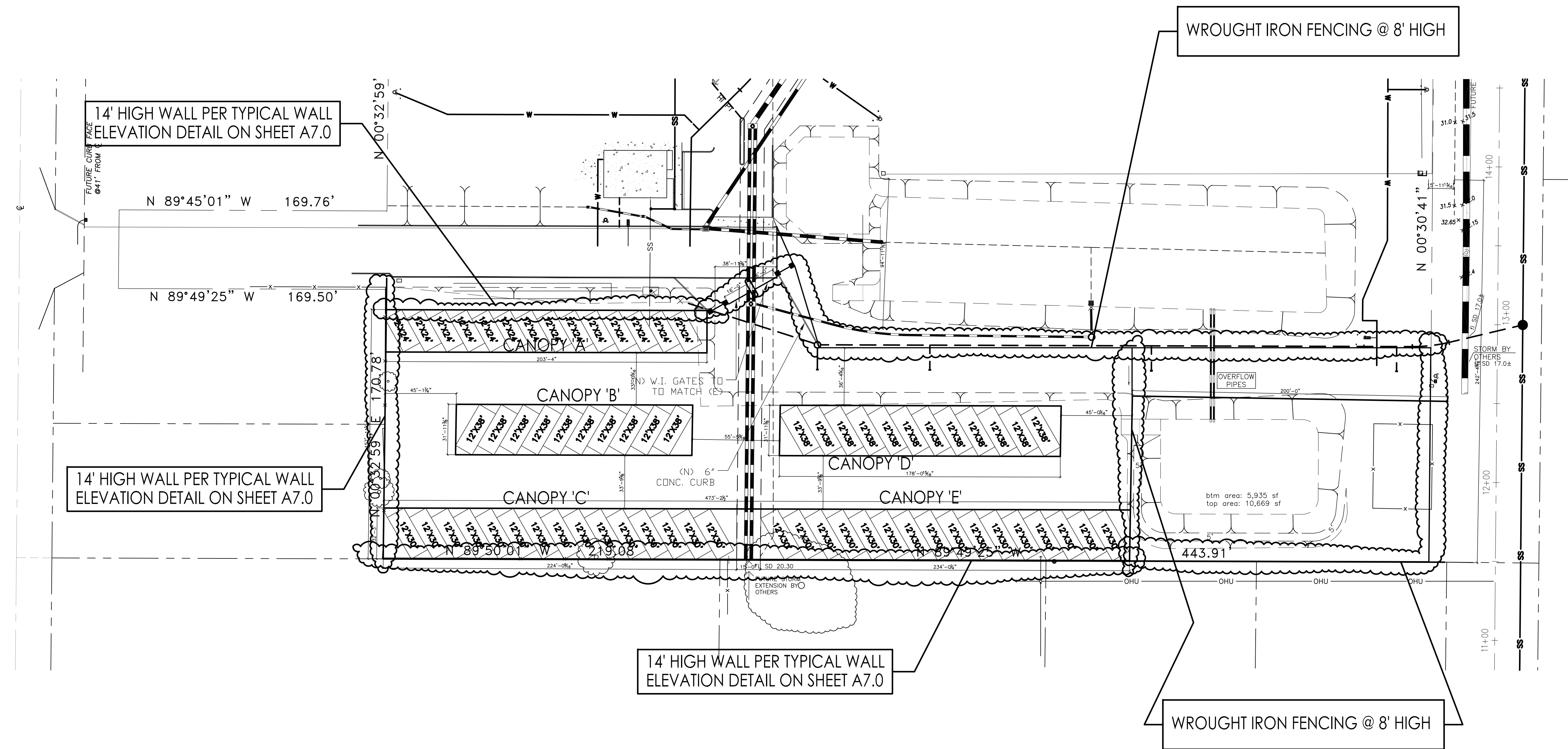
CANOPY STRIPING PLAN

PROJECT DATA

GROSS SITE AREA (Executive RV Storage Phase II):	102,114	SQ. FT.	(2.34 ACRES)
SITE COVERAGE:			
CANOPY FOOTPRINTS	30,585	SQ. FT.	(30%)
LANDSCAPE: FRONTAGE	3,654	SQ. FT.	(4%)
LANDSCAPE: RETENTION BASIN	21,910	SQ. FT.	(21%)
PAVEMENT/HARDSCAPE	45,965	SQ. FT.	(45%)
TOTAL	102,114	SQ. FT.	(100%)
FLOOR AREA RATIO = 0.30			



STRIPING PLAN & DETAILS
SCALE: NTS



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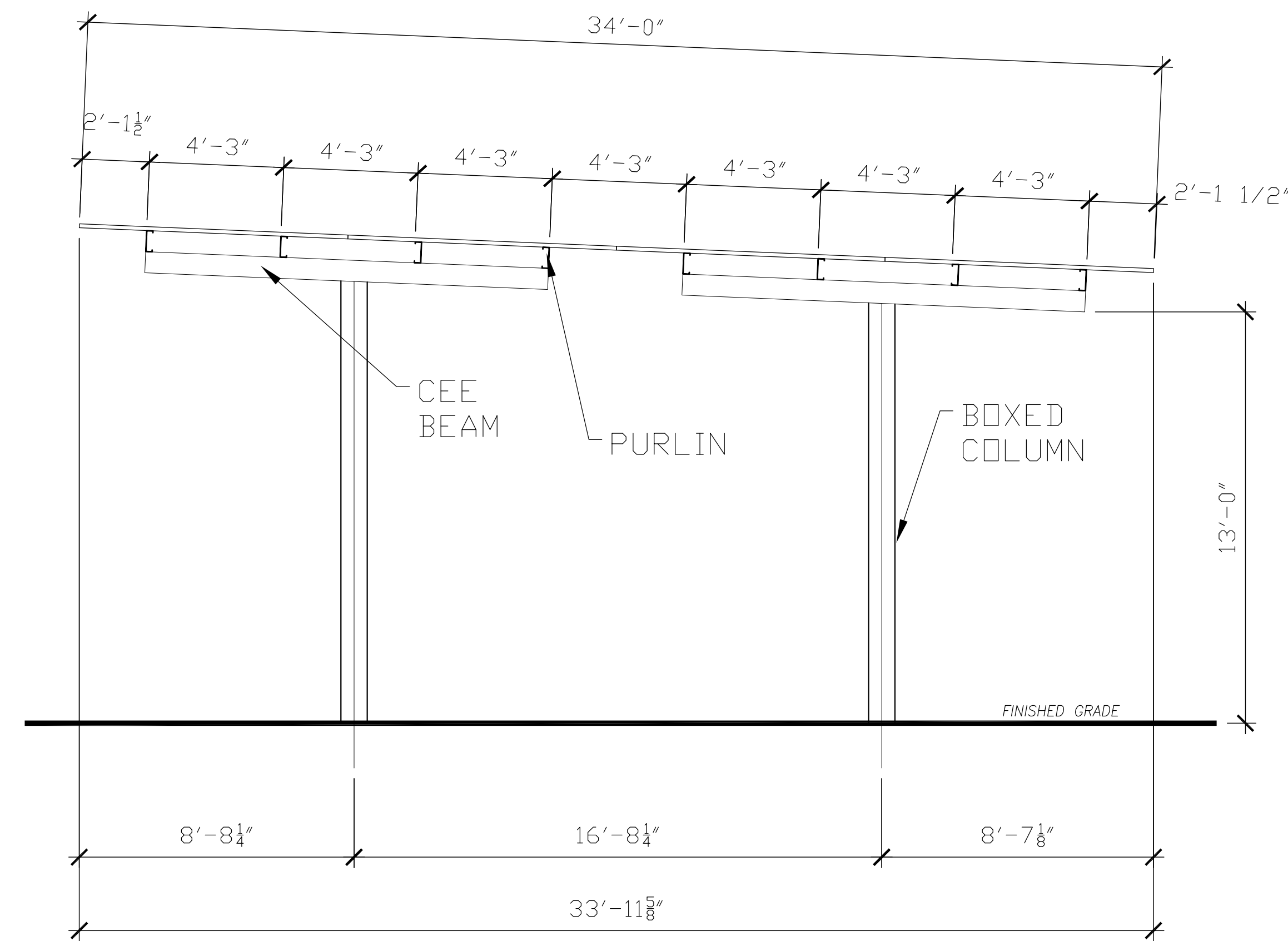
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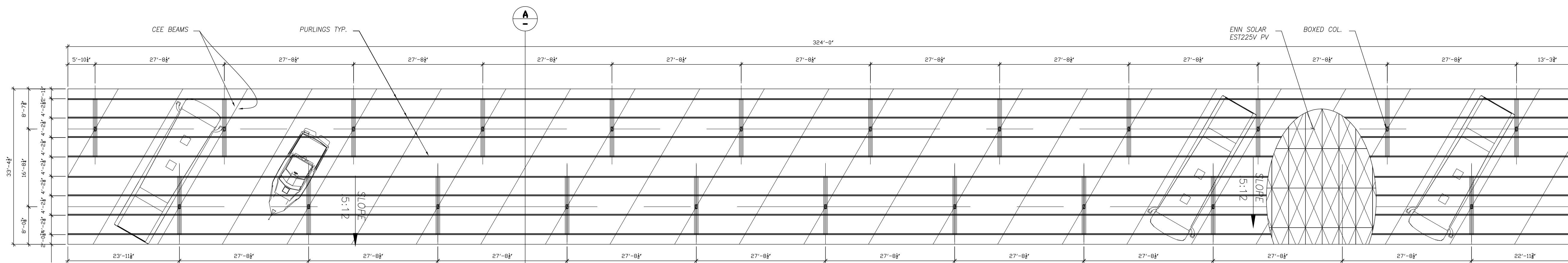
Sheet Title:
WALL FENCING PLAN

Scale: As Noted

Proj No.: 2015-0X	Sheet Number:
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Date: May 27, 2016	



TYPICAL CANOPY SECTION A-A



TYPICAL FLOOR PLAN (VARIES PER CANOPY)

CANOPY DESIGN
SCALE: NTS

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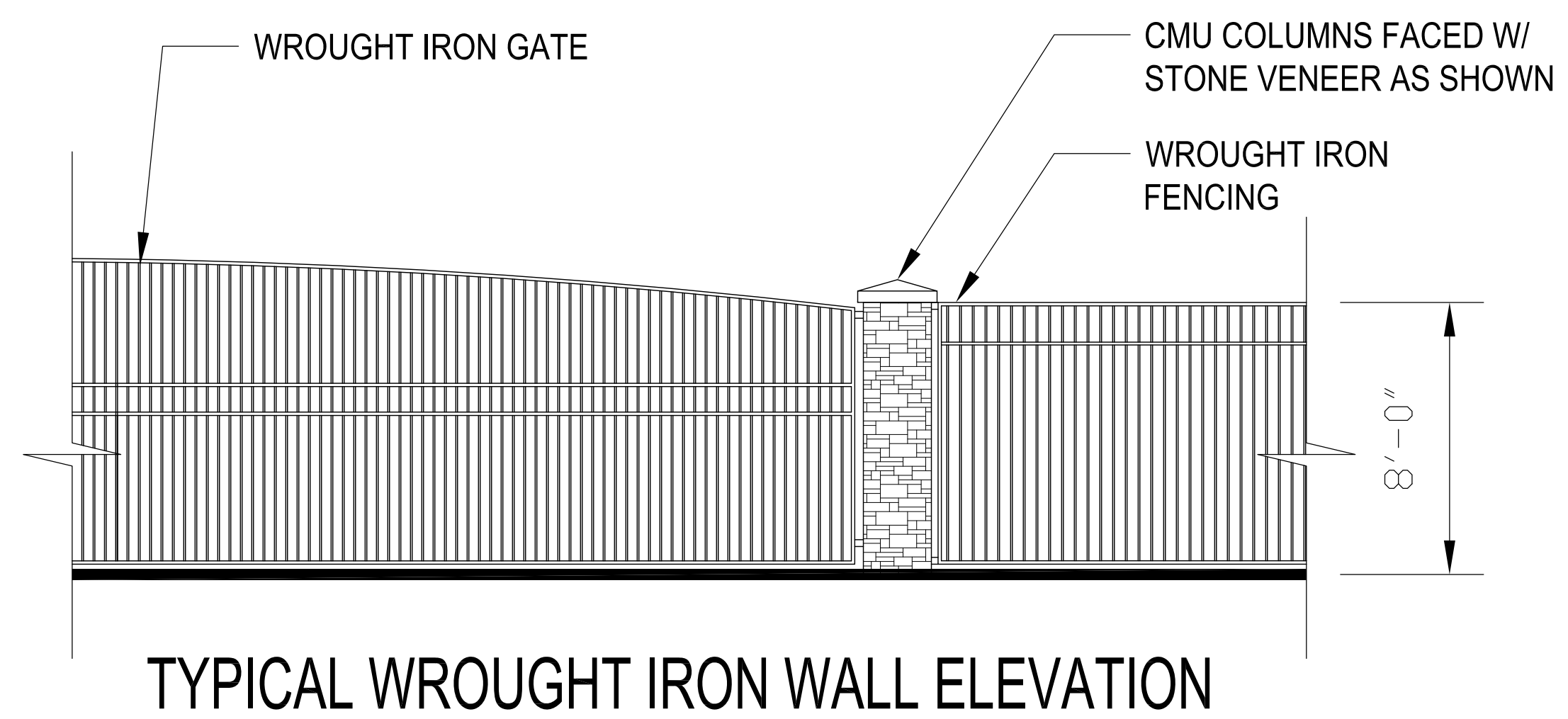
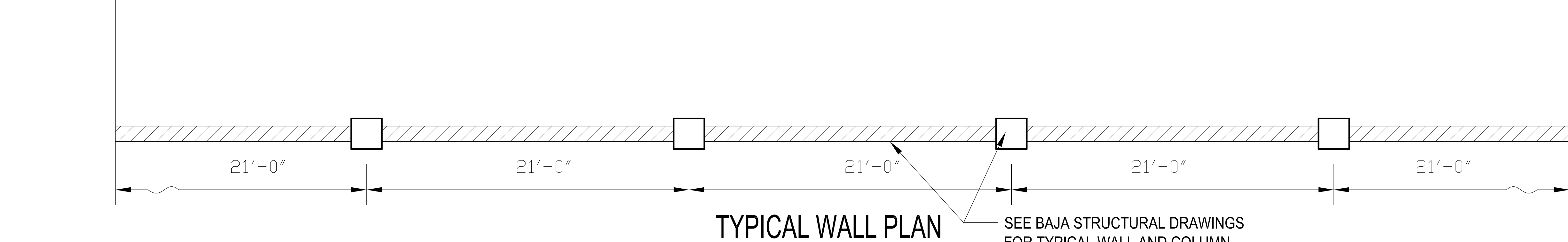
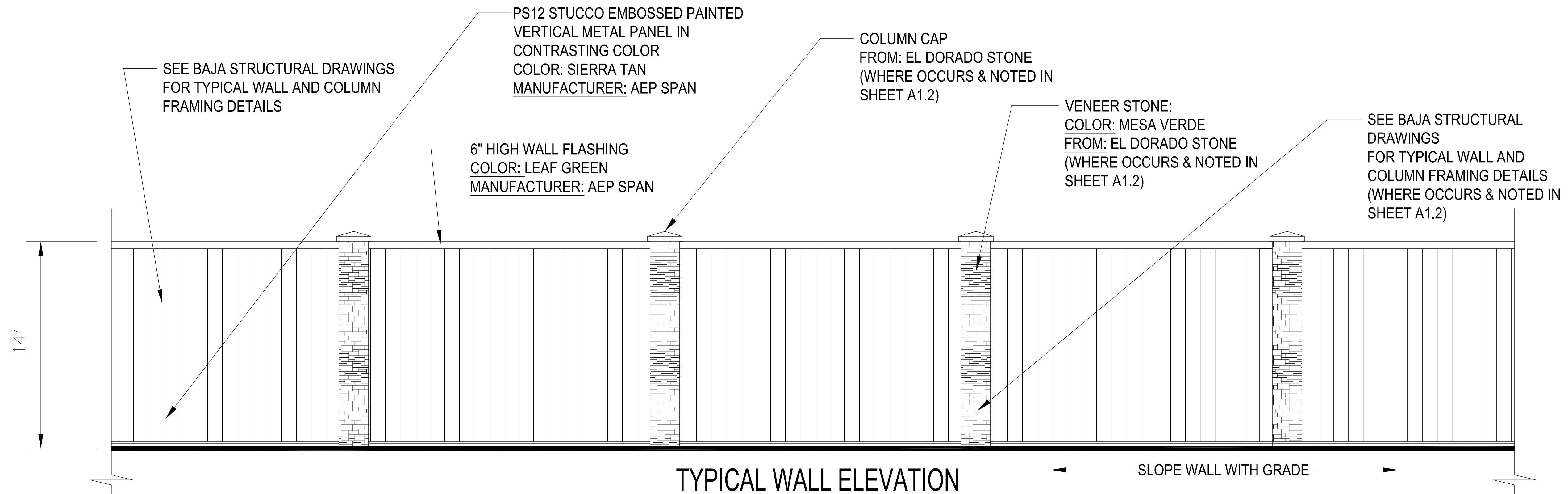
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Sheet Title:
CANOPY DESIGN

Scale: As Noted

Proj No.: 2015-0X	Sheet Number:
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NOTE: WROUGHT IRON FENCING AND METAL WALL FENCING TO MATCH WALL CONSTRUCTED IN PHASE I.

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TYPICAL WALL DESIGN

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