

DESIGN REVIEW & TENTATIVE MAP

LIVE OAK INDUSTRIAL PARK

CITY OF OAKLEY, CONTRA COSTA COUNTY, CALIFORNIA

LIVE OAK INVESTORS
 130 JULIA LOOP
 DANVILLE, CA 94506
 PH: 209.985.2658
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 EMAIL: coltalvernaz@gmail.com

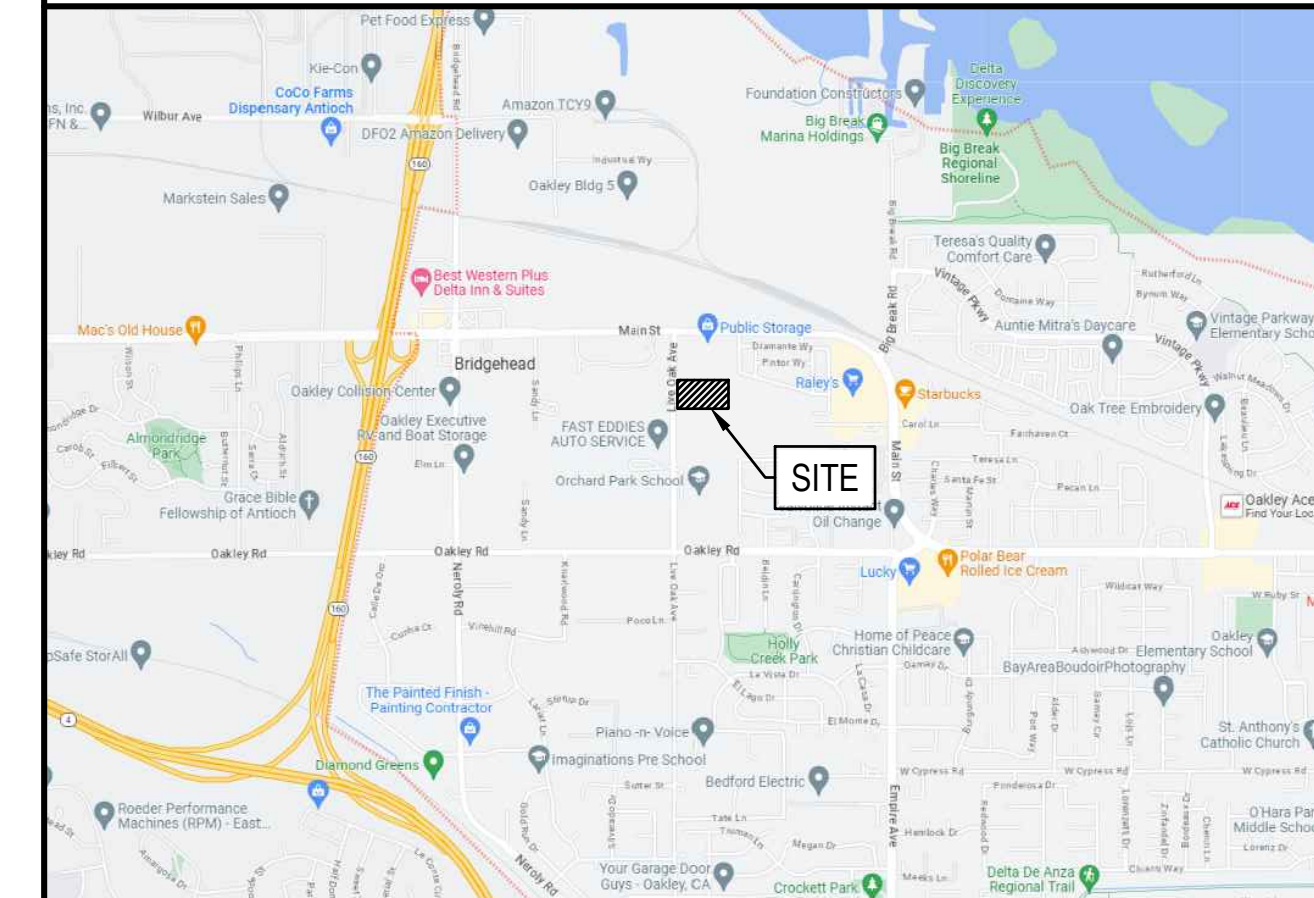
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AT&T	BOTTOM
BOT	CITY OF OAKLEY
C.O.O.	DEDICATION
DED	DETAIL
DET	DRAINAGE MANAGEMENT AREA
DMA	DOMESTIC WATER
DW	DIABLO WATER DISTRICT
DWD	DRAWING
DWG	ELECTRIC VEHICLE CHARGING STATION
EV	EXISTING
EVCS	FIRE DEPARTMENT CONNECTION
EX	FINISHED FLOOR
FDC	FINISHED SURFACE
FF	FIRE WATER
FS	HIGH WATER ELEVATION
FW	INTEGRATED PRACTICE MANAGEMENT AREA
HWL	IRONHOUSE SANITARY DISTRICT
IMP	LANDSCAPE NUMBER
ISD	OVERHEAD WIRES
IS	PACIFIC GAS AND ELECTRIC
LS	POST INDICATOR VALVE
NO.	PROPOSED
OHW	PUBLIC UTILITY EASEMENT
PG&E	RIGHT-OF-WAY
PV	STORM DRAIN
PR	STORM DRAIN EASEMENT
PUE	SQUARE FEET
R/W	SANITARY SEWER
SD	SETBACK
SDE	STANDARD
SF	STANDARD
SS	SIDEWALK
STBKK	WATER
STD	EXCLUSIVE USE OUTDOOR YARD
SW	
W	
Y-#	



STREET VIEW

VICINITY MAP



CONTACTS

1. APPLICANT/DEVELOPER: LIVE OAK INVESTORS
 130 JULIA LOOP
 DANVILLE, CA 94506
 (925) 393-2811
 CONTACT: COLT ALVERNAZ, PE
 STONEGATE ASSOCIATES, LLC
 112 SANDY LANE
 OAKLEY, CA 94561
 (925) 408-0497
 CONTACT: GERALD SOTO
2. OWNER:
 CONTACT: COLT ALVERNAZ, PE
 STONEGATE ASSOCIATES, LLC
 112 SANDY LANE
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 CONTACT: GERALD SOTO
3. CIVIL ENGINEER/DESIGNER:
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 (925) 393-2811
4. LANDSCAPE ARCHITECT:
 LINDA FISH
 4073 PATCHWORK COURT
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 (209) 656-7177
5. GEOTECHNICAL ENGINEER:
 NORTH AMERICAN TECHNICAL SERVICES
 4713 ENTERPRISE WAY, STE 4
 MODESTO, CA 95356
 (209) 545-1108
 CONTACT: KIRT LAMB

Revisions:

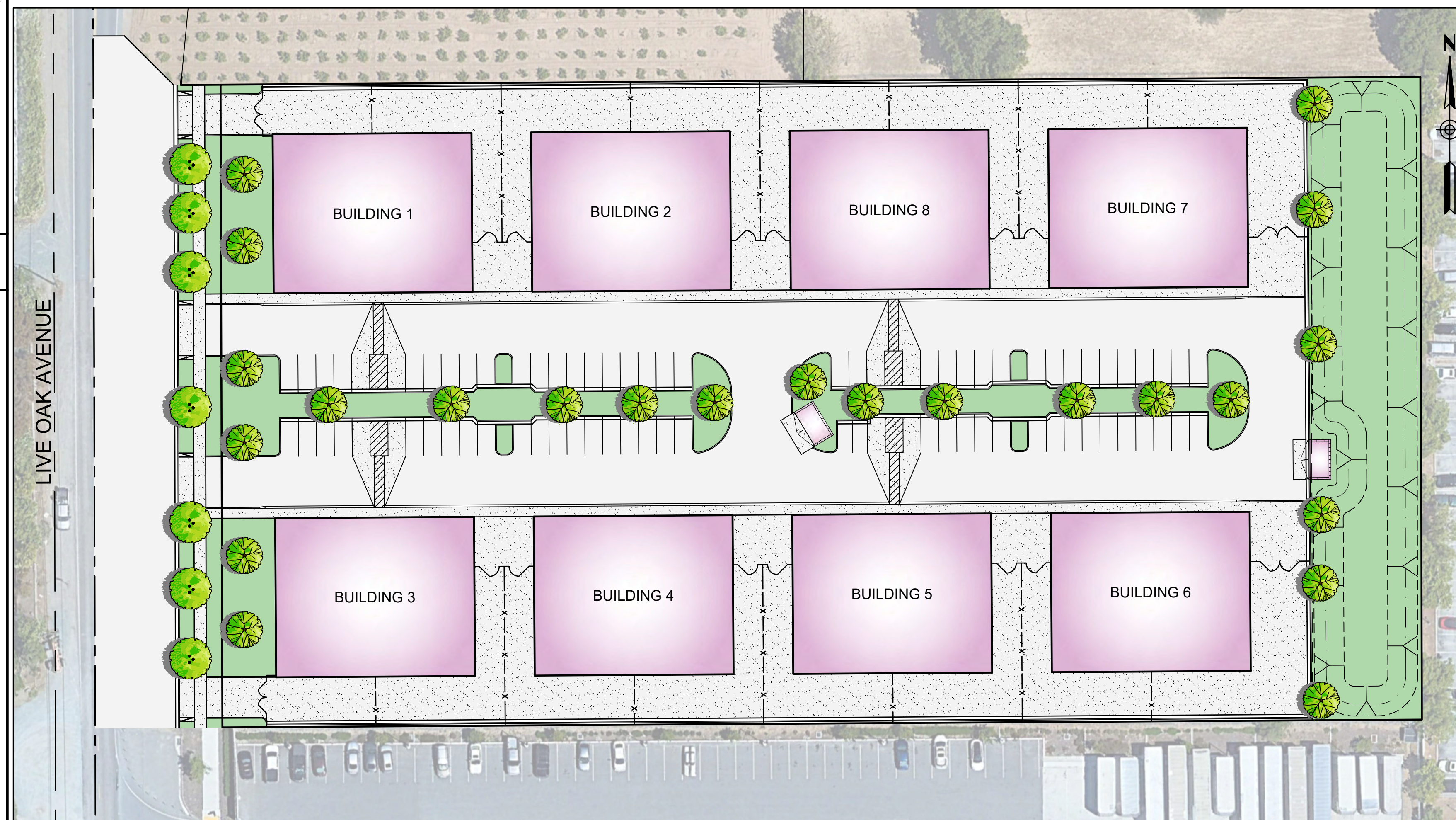
No.	Date	Description

LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	EASEMENT LINE	---
---	CURB & GUTTER	---
---	ASPHALT PAVEMENT	---
---	CONCRETE PAVEMENT	---
---	OUTDOOR YARD AREA	---

SHEET LIST

Sheet Number	Sheet Title
GO.0	TITLE SHEET
A0.0	SITE PLAN
A0.1	SITE PERSPECTIVE
A1.1	PLAN TYPE A
A1.2	PLAN TYPE B
A1.3	TRASH ENCLOSURE
A2.0	COLORS, MATERIALS & IMAGERY
C0.0	TENTATIVE SUBDIVISION MAP
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY GRADING PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER CONTROL PLAN
C5.0	PHOTOMETRIC PLAN
L1	PRELIMINARY LANDSCAPE PLAN



ILLUSTRATIVE SITE PLAN

PROPERTY INFORMATION

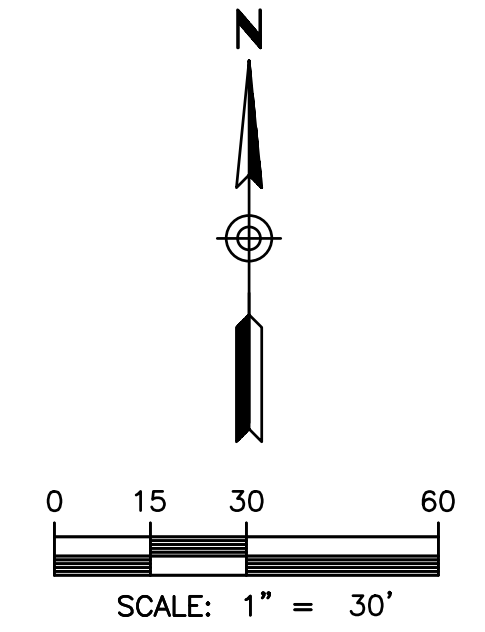
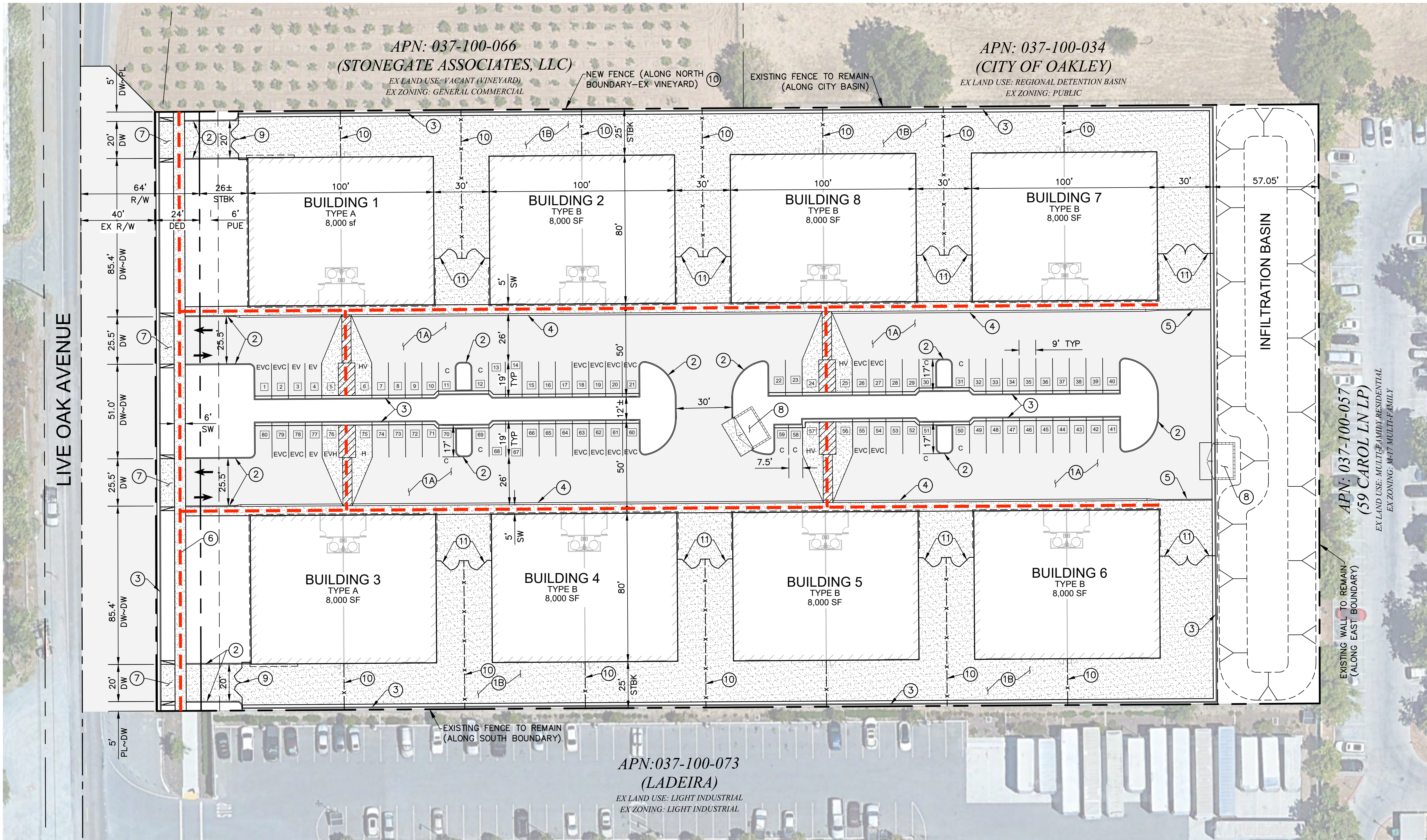
1. ADDRESS: 5400 LIVE OAK AVENUE
2. ASSESSOR PARCEL NO.: 037-100-065
3. GROSS AREA: 4.66 ACRES
4. TOTAL BUILDING AREA: 64,000 SF
5. FLOOR AREA RATIO (FAR): 0.32
6. USE: EXISTING: VINEYARD
PROPOSED: WAREHOUSE DEVELOPMENT
7. GENERAL PLAN: EXISTING: LIGHT INDUSTRIAL
PROPOSED: LIGHT INDUSTRIAL
8. ZONING: EXISTING: LI (LIGHT INDUSTRIAL)
PROPOSED: LI (LIGHT INDUSTRIAL)
9. UTILITIES: WATER - DIABLO WATER DISTRICT
SEWER - IRONHOUSE SANITARY DISTRICT
STORM DRAIN - CITY OF OAKLEY
GAS - PG&E
ELECTRIC - PG&E
TELEPHONE - AT&T
CABLE TV - COMCAST

DESIGN REVIEW & TENTATIVE MAP
LIVE OAK INDUSTRIAL PARK
LIVE OAK AVENUE
CITY OF OAKLEY, CALIFORNIA

SHEET DESCRIPTION
TITLE SHEET

SCALE	
DRAWN	C. ALVERNAZ
CHECKED	C. ALVERNAZ
ISSUE	2ND PLN SUB
ISSUE DATE	FEBRUARY 2024
AC JOB NO.	23001

GO.0



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DESIGN REVIEW & TENTATIVE MAP
LIVE OAK INDUSTRIAL PARK
 LIVE OAK AVENUE
 CITY OF OAKLEY, CALIFORNIA

SHEET DESCRIPTION
SITE PLAN

PARKING LEGEND

- # PARKING STALL NUMBER
- C COMPACT PARKING STALL (7'X17' MIN)
- H ACCESSIBLE PARKING STALL
- HV VAN ACCESSIBLE PARKING STALL
- EV ELECTRICAL VEHICLE CHARGING STATION
- EVH ACCESSIBLE ELECTRICAL VEHICLE CHARGING STATION
- EVC ELECTRICAL VEHICLE CAPABLE PARKING STALL
- PEDESTRIAN PATH OF TRAVEL
- ↔ MAIN DRIVEWAY ENTRANCE AND EXIT

CONSTRUCTION NOTES

NO.	DESCRIPTION
(A)	3" AC/6" AB ASPHALT PAVEMENT
(B)	6" PCC W/FIBER/6"AB CONCRETE PAVEMENT
(2)	6" VERTICAL CURB PER C.O.O. STD DET C-02
(3)	6" VERTICAL CURB & GUTTER PER C.O.O. STD DET C-01
(4)	4" SPILL BEVELED CURB
(5)	FLUSH CURB PER C.O.O. STD DET C-03
(6)	CONCRETE SIDEWALK PER C.O.O. STD DET C-04
(7)	CONCRETE DRIVEWAY WITH PLANTER PER C.O.O. STD DET C-05
(8)	SOLID WASTE TRASH ENCLOSURE PER CO.O. STD DET M-04 (SEE SHEET A1.3 FOR ELEVATIONS AND DETAILS)
(9)	6' HIGH WROUGHT IRON FENCE WITH DUAL 8' SWINGING GATES
(10)	6' HIGH WOVEN WIRE FENCE
(11)	12' WIDE WOVEN WIRE SWINGING GATE

DEVELOPMENT STATISTICS

1. TOTAL NO. OF EX LOTS:	1
2. TOTAL NO. OF PR. LOTS:	4
3. PR. TOTAL BUILDING AREA:	64,000 SF
4. PR. NO. BUILDINGS:	8 - 8,000 SF
5. PARKING REQUIRED:	
TOTAL WAREHOUSE (1/1000):	64 STALLS
ACCESSIBLE:	3
EV CAPABLE (LEVEL 2):	10
EVCS (LEVEL 2):	3
6. PARKING PROVIDED:	
TOTAL WAREHOUSE (1/1000):	80 STALLS
ACCESSIBLE:	4
EV CAPABLE (LEVEL 2):	17
EV CHARGING STATION (LEVEL 2):	4
7. LANDSCAPING REQUIREMENTS	
LANDSCAPING REQUIRED:	30,450 SF (15% OF LOT AREA)
LANDSCAPING PROVIDED:	35,200 SF (17.9% OF LOT AREA)

SCALE _____

DRAWN C. ALVERNAZ

CHECKED C. ALVERNAZ

ISSUE 2ND PLN SUB

ISSUE DATE FEBRUARY 2024

AC JOB NO. 23001

A0.0



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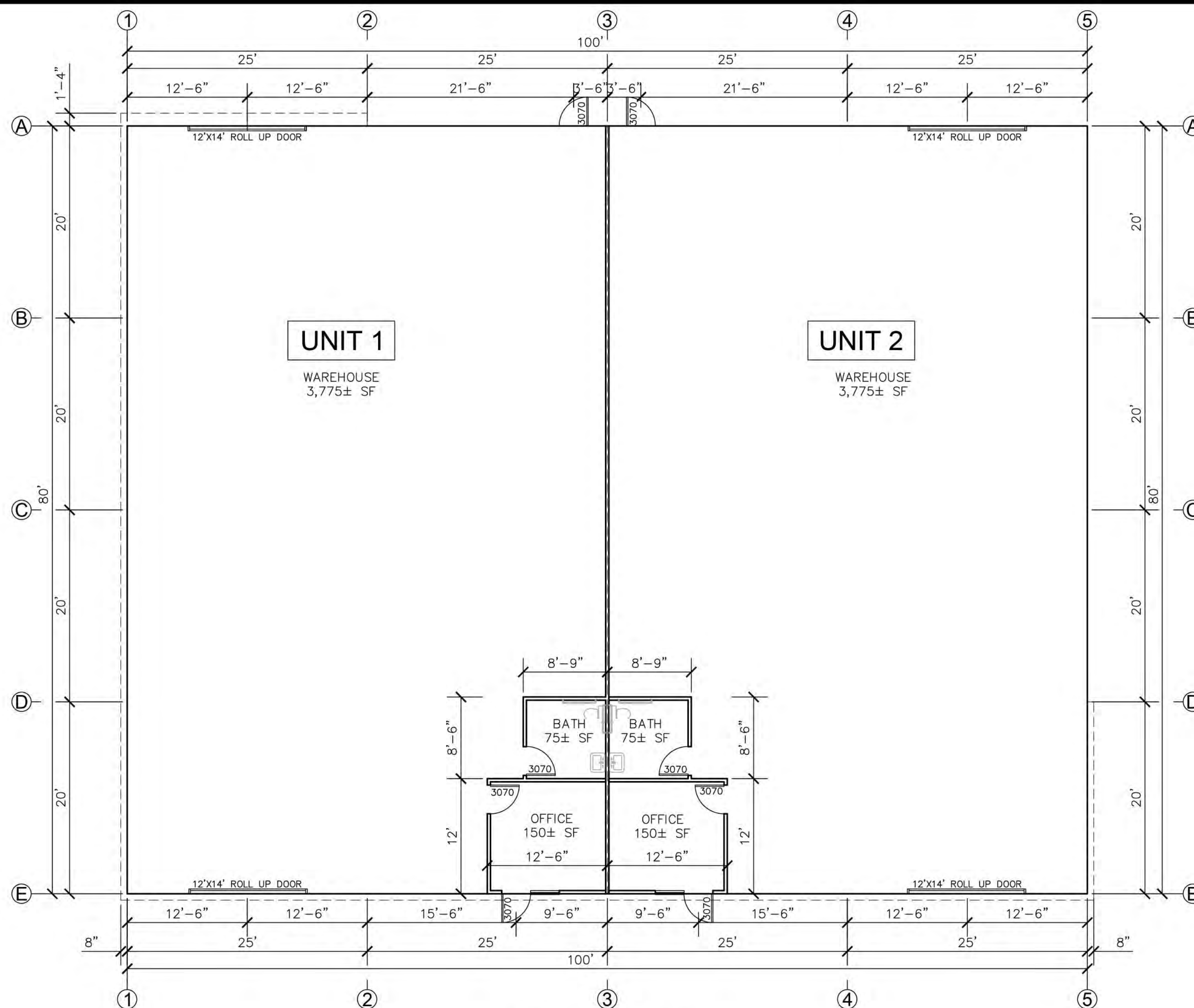
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LIVE OAK INDUSTRIAL PARK

LIVE OAK AVENUE
 CITY OF OAKLEY, CALIFORNIA

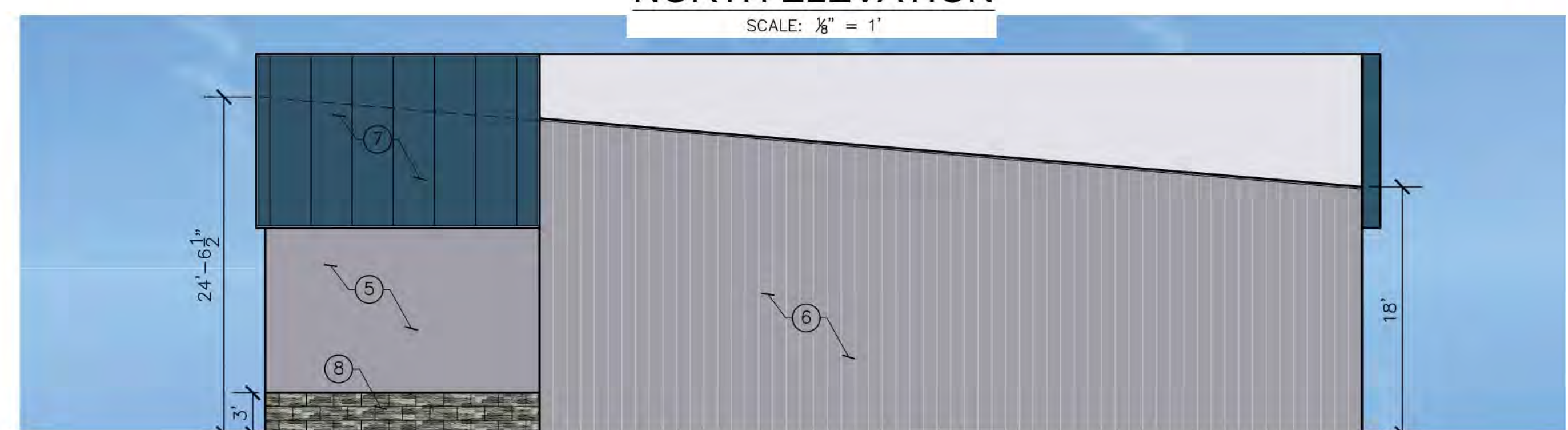
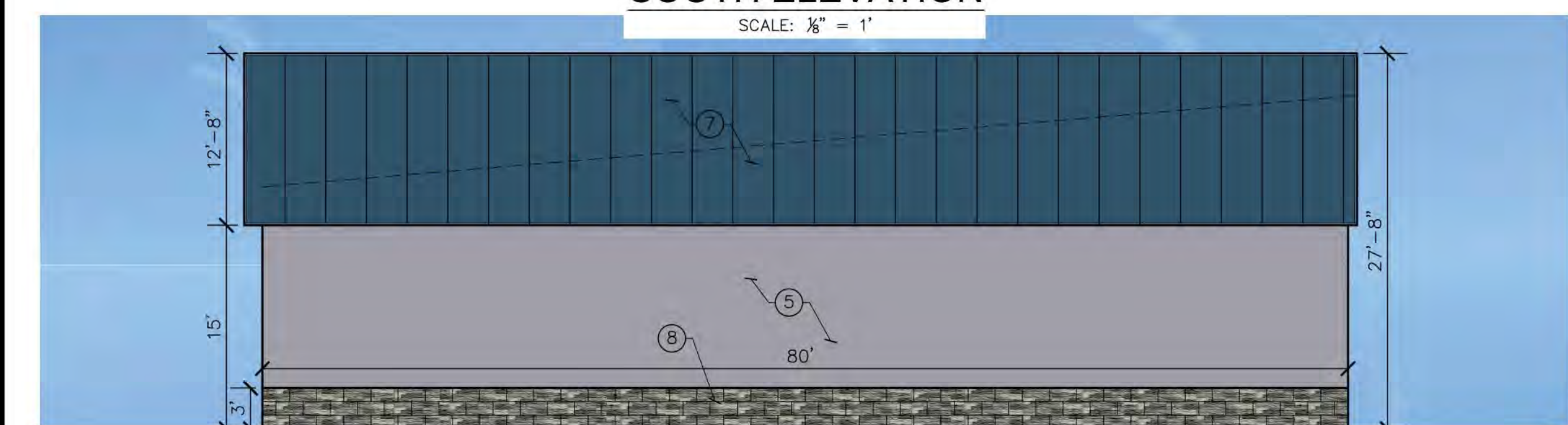
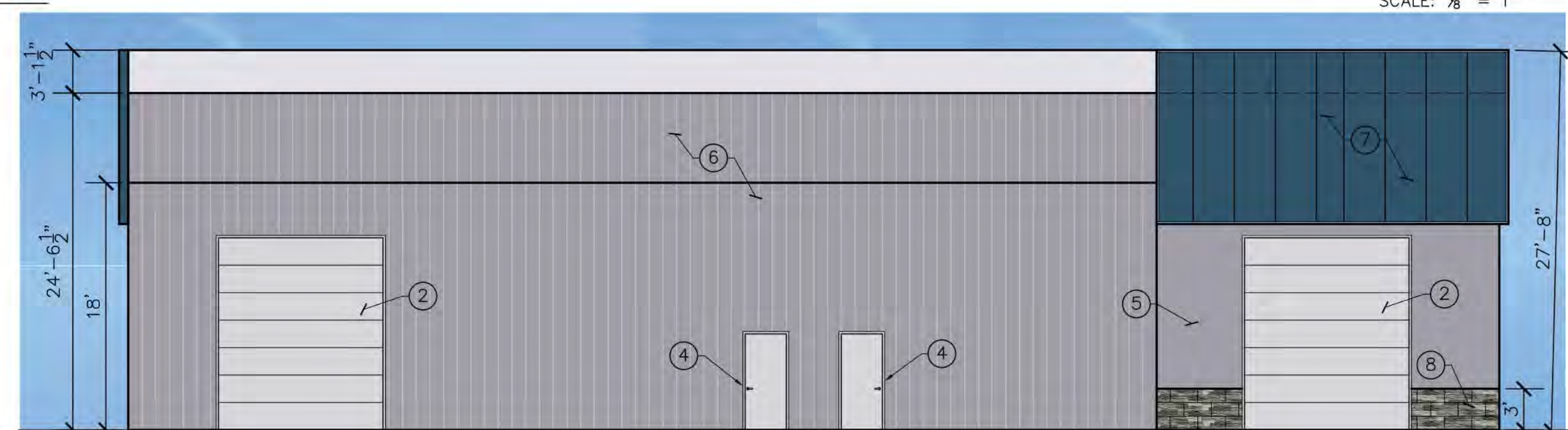
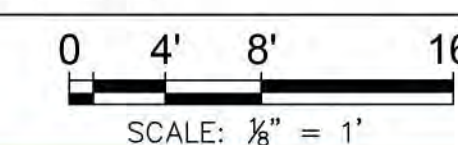
SHEET DESCRIPTION

SITE PERSPECTIVE

SCALE	
DRAWN	C. ALVERNAZ
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ELEVATION NOTES	
NO.	DESCRIPTION
①	STOREFRONT SYSTEM 6070 WALK DOOR (ALUMINUM)
②	12'X14' ROLL UP DOOR (REGAL WHITE)
③	FIRE RESISTANT FABRIC AWNING (ROYAL BLUE)
④	3070 STEEL MAN DOOR (REGAL WHITE)
⑤	HEAVY EMBOSSED 2-1/2" INSULATED PANEL (PEARL GRAY)
⑥	PBR PANEL WITH 3" INSULATION (PEARL GRAY)
⑦	FACADE WITH PBA PANEL WITH CONTRASTING COLOR (ROYAL BLUE)
⑧	STONE FACADE (GENSTONE NORTHERN SLATE)



Revisions:

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LIVE OAK INDUSTRIAL PARK

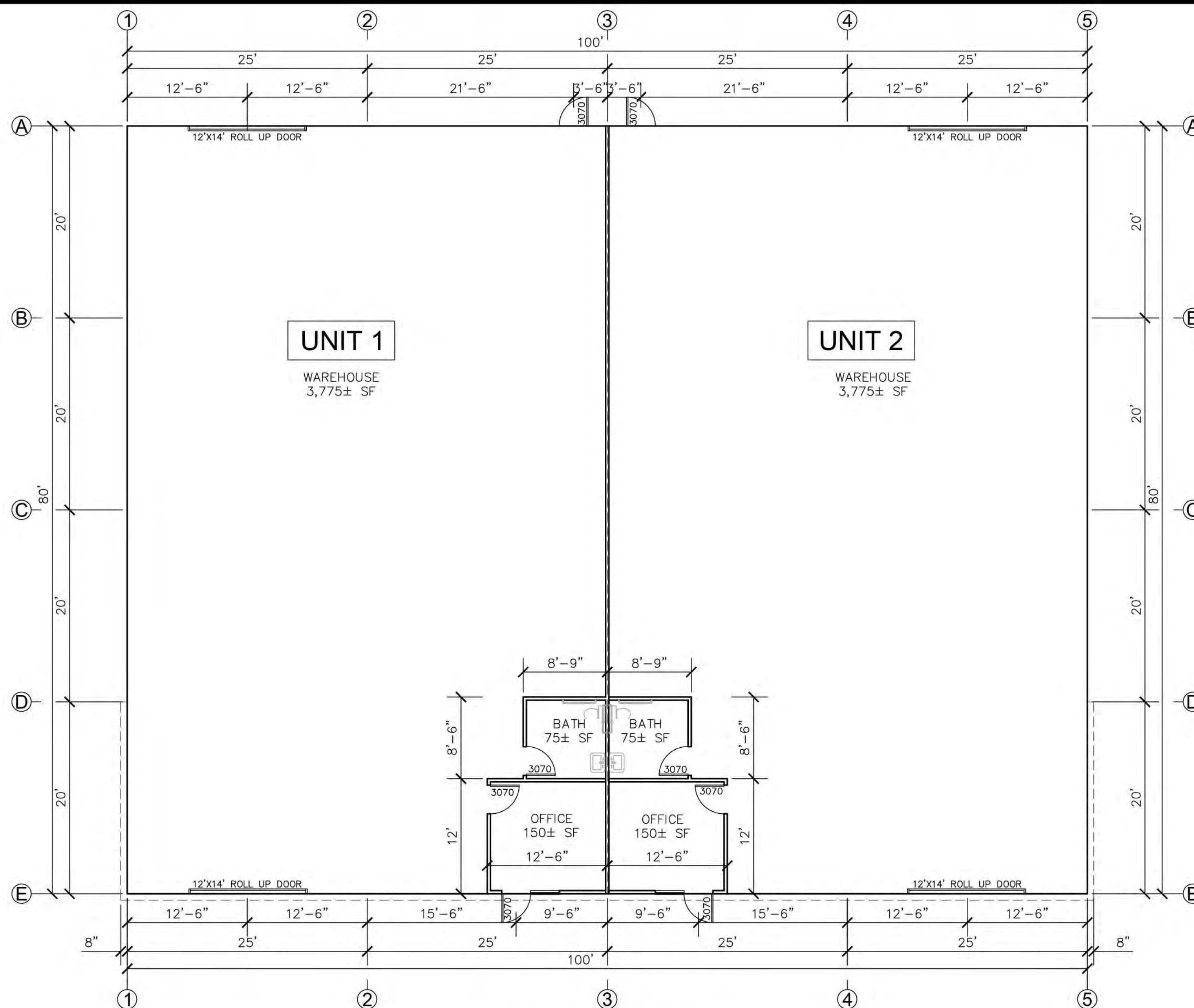
LIVE OAK AVENUE
CITY OF OAKLEY, CALIFORNIA

SHEET DESCRIPTION

PLAN TYPE A

SCALE

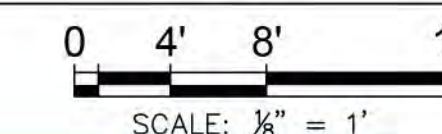
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FLOOR PLAN

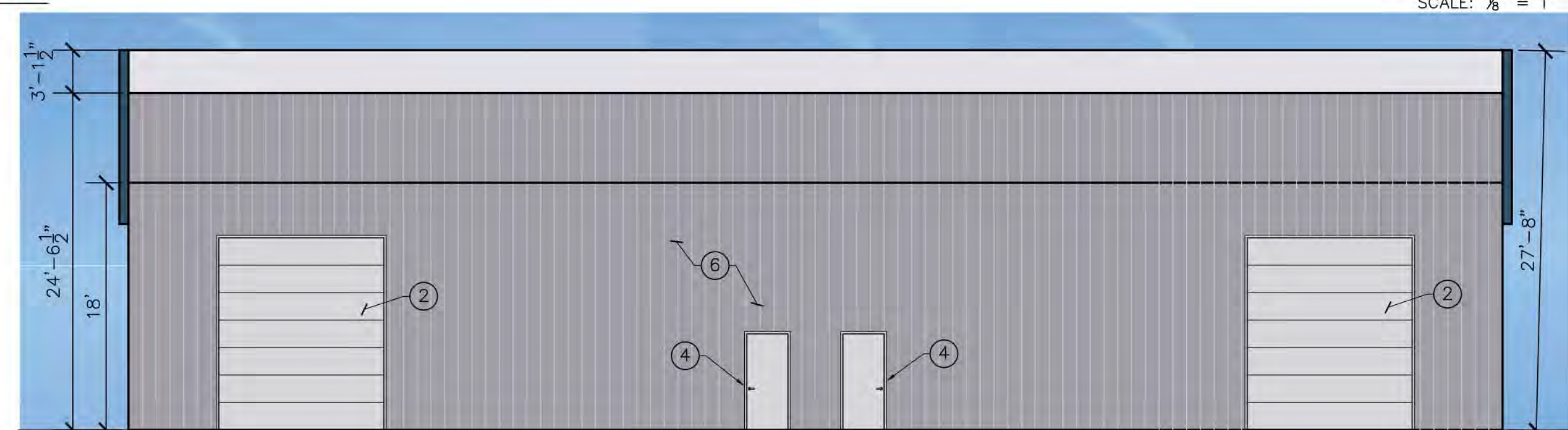
SCALE: 1/8" = 1'

ELEVATION NOTES	
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②	12'X14' ROLL UP DOOR (REGAL WHITE)
③	FIRE RESISTANT FABRIC AWNING (ROYAL BLUE)
④	3070 STEEL MAN DOOR (REGAL WHITE)
⑤	HEAVY EMBOSSED 2-1/2" INSULATED PANEL (PEARL GRAY)
⑥	PBR PANEL WITH 3" INSULATION (PEARL GRAY)
⑦	FACADE WITH PBA PANEL WITH CONTRASTING COLOR (ROYAL BLUE)
⑧	STONE FACADE (GENSTONE NORTHERN SLATE)



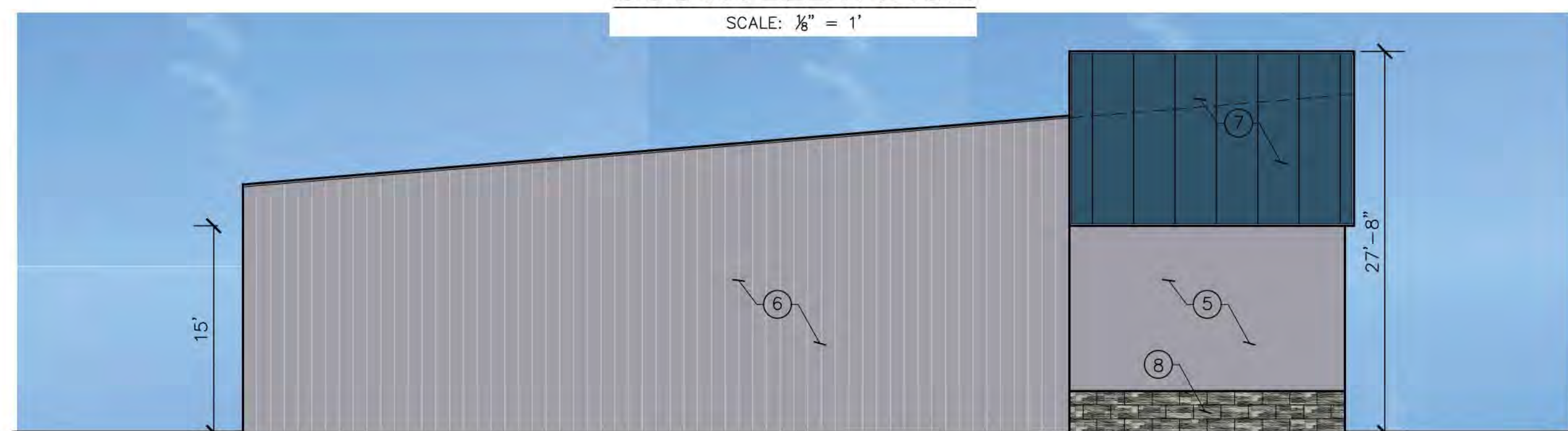
SOUTH ELEVATION

SCALE: 1/8" = 1'



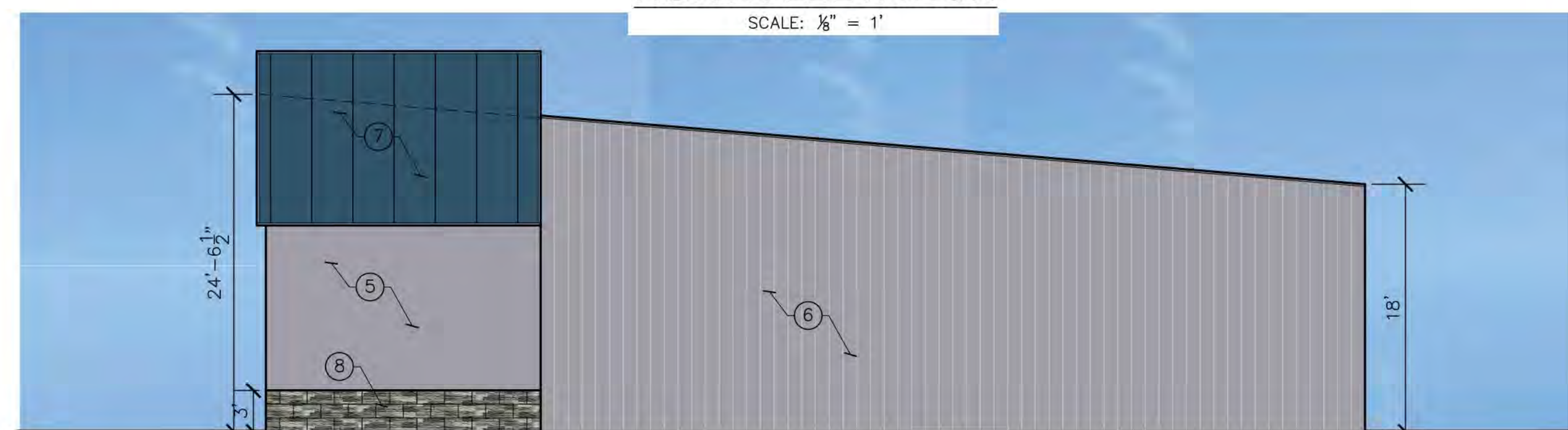
NORTH ELEVATION

SCALE: 1/8" = 1'



WEST ELEVATION

SCALE: 1/8" = 1'



EAST ELEVATION

SCALE: 1/8" = 1'

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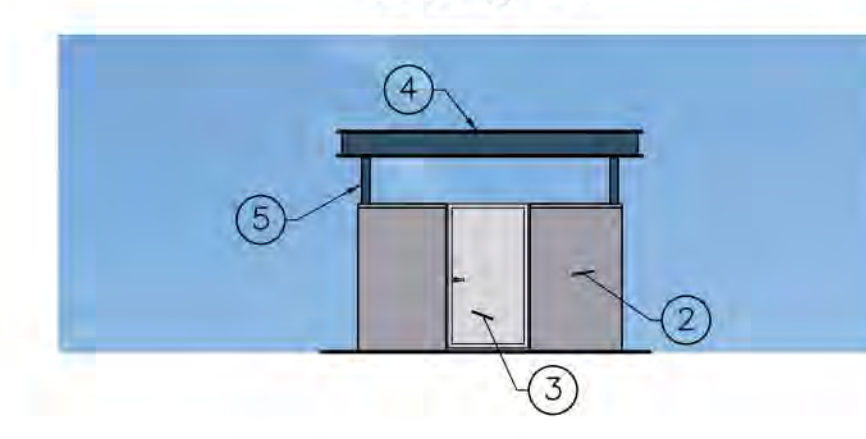
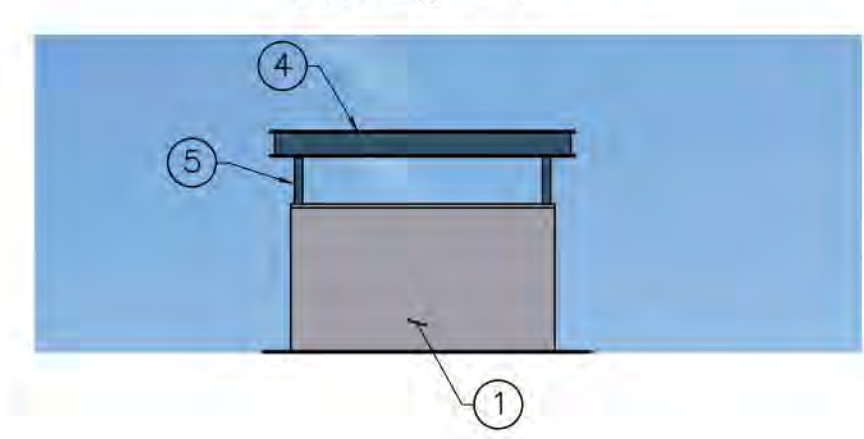
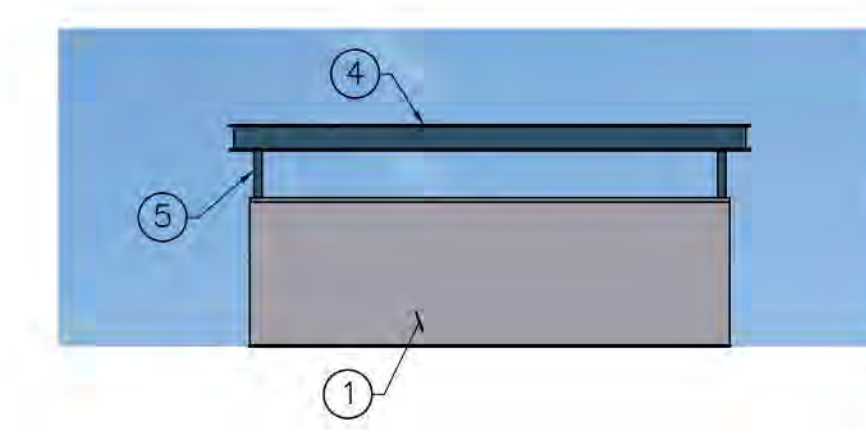
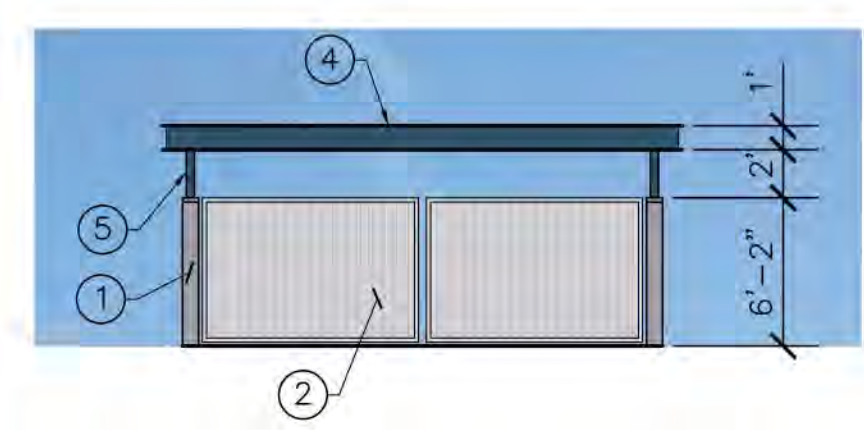
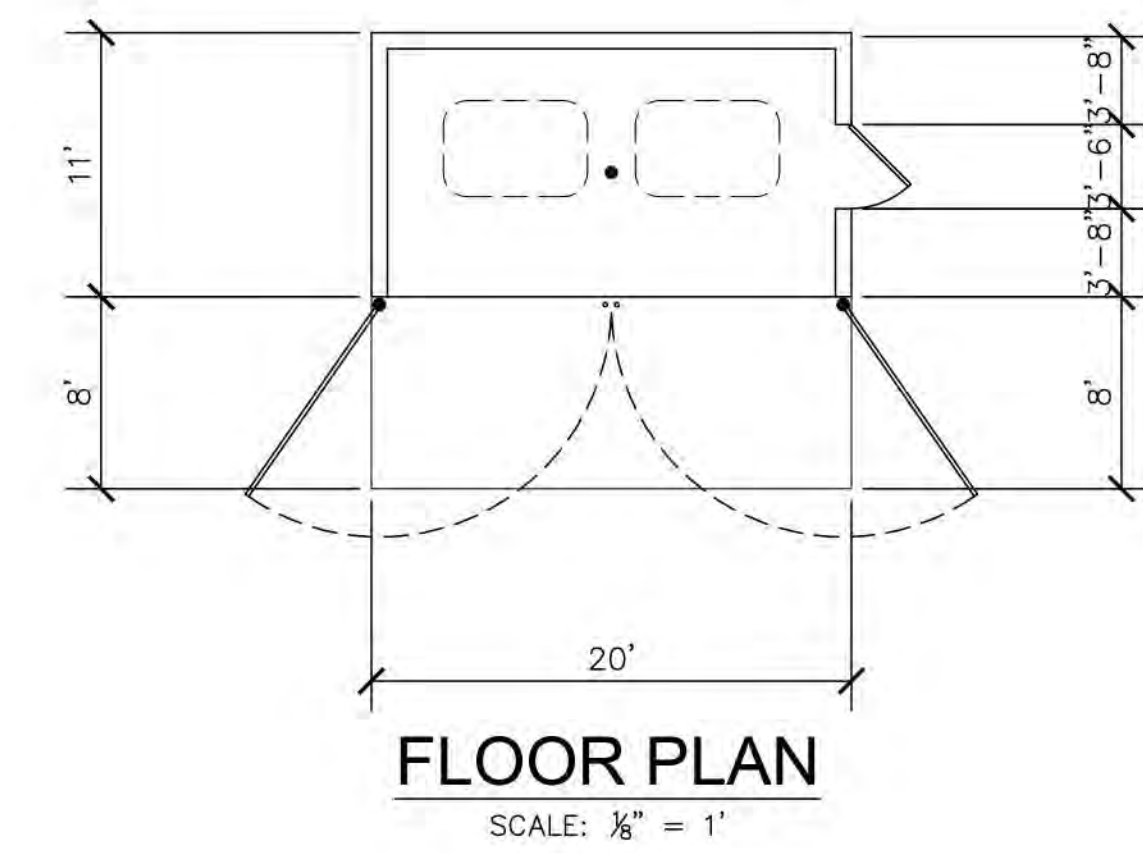
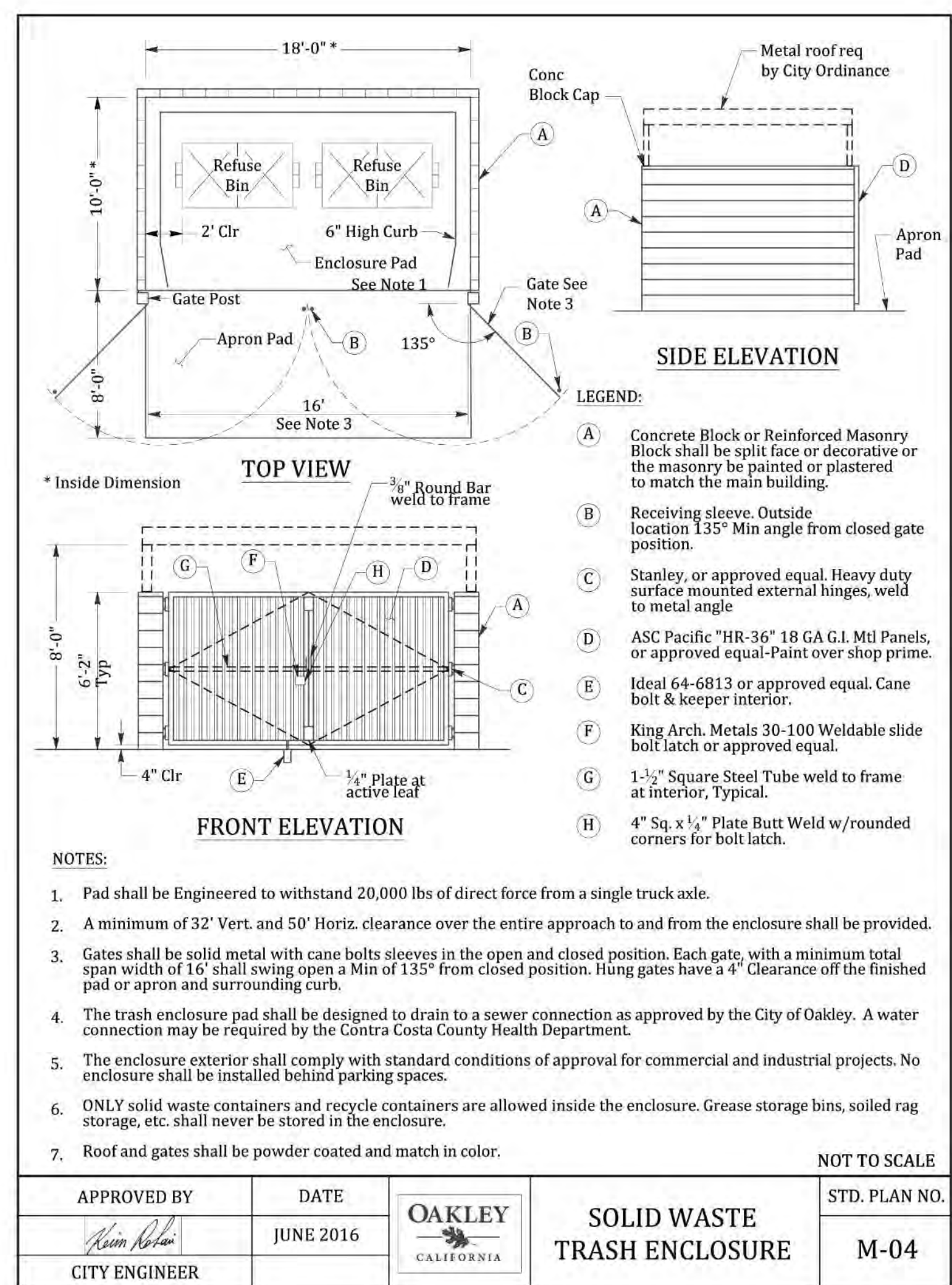
LIVE OAK AVENUE
CITY OF OAKLEY, CALIFORNIA

SHEET DESCRIPTION

PLAN TYPE B

SCALE

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ELEVATION NOTES	
NO.	DESCRIPTION
①	PLASTER OVER MASONRY PAINT PEARL GRAY TO MATCH BUILDING
②	ENCLOSURE ACCESS DOORS PER CITY STD PLAN M-04 PAINT REGAL WHITE TO MATCH BUILDING
③	3060 STEEL MAN DOOR (REGAL WHITE)
④	METAL ROOF PAINT ROYAL BLUE TO MATCH BUILDING
⑤	STEEL TUBING PAINT ROYAL BLUE TO MATCH BUILDING

Revisions:

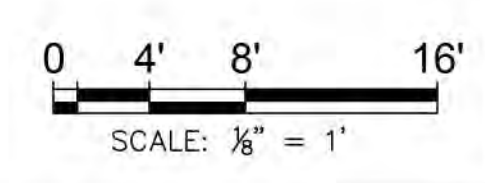
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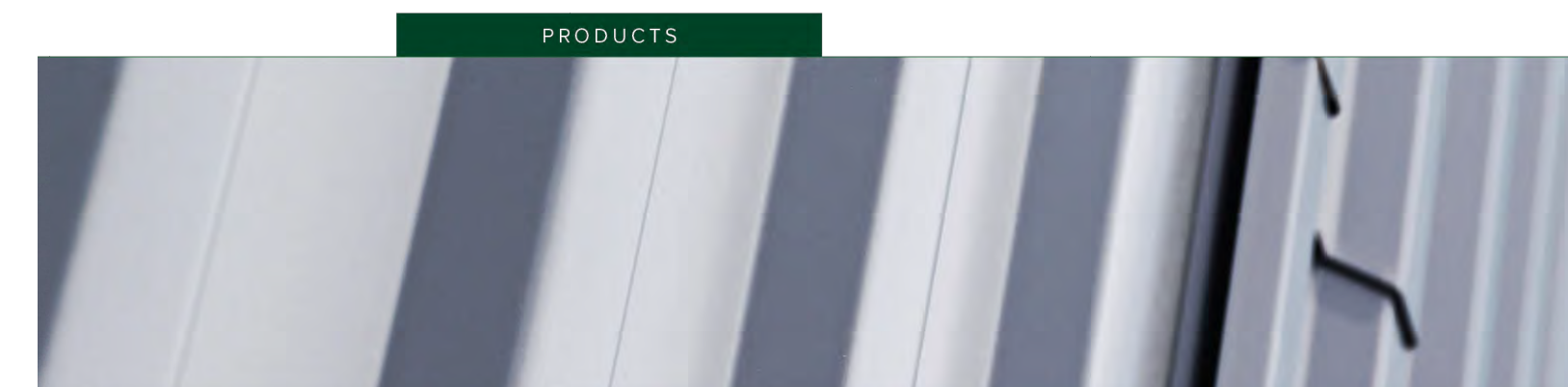
DESIGN REVIEW & TENTATIVE MAP
LIVE OAK INDUSTRIAL PARK
LIVE OAK AVENUE
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TRASH ENCLOSURE

SCALE

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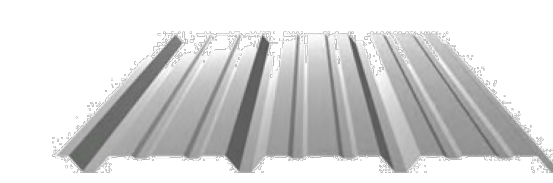
WALL SYSTEMS



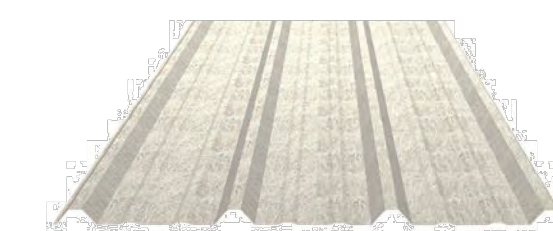
R-Panel
Both durable and attractive, the R-Panel is ideal for industrial, agricultural, and commercial applications. With a 36" width coverage, the R-Panel's main ribs are 1-1/4", and offers an even-shadowed appearance.



A-Panel
Offering more of an architectural aesthetic, the A-Panel features recessed fasteners, providing a clean exterior appearance and making it ideal for fascias and decorative wall designs. Our A-Panel provides 36" coverage with 1-5/16" high ribs.



Reverse R-Panel
Our Reverse R-Panel is designed to compress insulation without unsightly bulges at the girt. Its fasteners are semi-concealed which offers a decorative shadow line. The Reverse R-Panel provides a 36" width coverage.



Translucent Wall Panels
Allow natural light to transmit into your building by adding translucent wall panels. Not only do translucent wall panels offer a source of natural illumination, they can help with energy savings. Translucent panels are available in each of our standard wall panel profiles.

METAL PANEL MATERIAL



SITE PLAN REPRESENTATIVE IMAGERY

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⑥	PBR PANEL WITH 3" INSULATION (PEARL GRAY)
⑦	FACADE WITH PBA PANEL WITH CONTRASTING COLOR (ROYAL BLUE)
⑧	STONE FACADE (GENSTONE NORTHERN SLATE)

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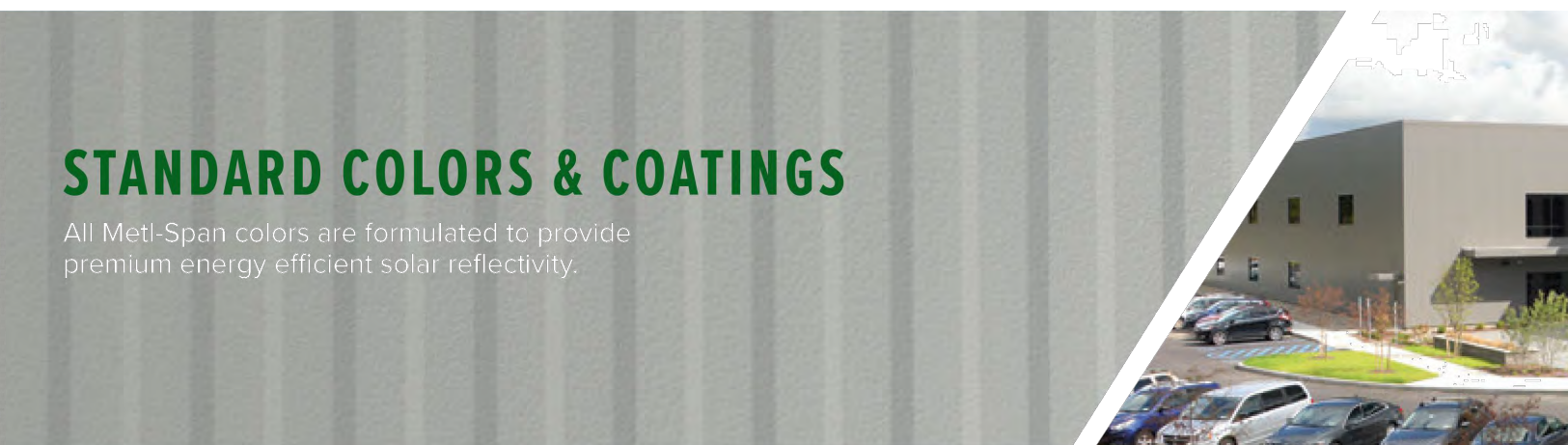
No.	Date	Description

DESIGN REVIEW & TENTATIVE MAP
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LIVE OAK AVENUE
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SHEET DESCRIPTION

COLORS, MATERIALS & IMAGERY

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PVDF COLORS

Regal White IR .67 SRI 81	Reflective White* IR .59 SRI 70	Warm White IR .59 SRI 70
Pearl Gray* IR .45 SRI 51	Desert Sand* IR .52 SRI 60	Surrey Beige IR .46 SRI 52
Slate Gray IR .35 SRI 38	Royal Blue IR .26 SRI 25	Terra Cotta IR .31 SRI 32
Cypress Green IR .26 SRI 25	Dark Bronze IR .27 SRI 27	Charcoal* IR .30 SRI 31
Galvalume* IR .77 SRI 72	Igloo White (Interior)	

NOTE: When using field-applied coatings, always order Imperial White Polyester for the exterior coating. Colors shown closely approximate actual coating colors.

COLOR CHART



MATERIALS REPRESENTATIVE IMAGERY

⑧ PRIMARY COLORS

STONE FACADE

U-FACTOR (BTU-h-R²-F)
PANEL WIDTH: 42"

2"	0.059
2.5"	0.046
3"	0.039
4"	0.029

R-VALUE (h-R²-F/RTU)
PANEL WIDTH: 42"

2"	17.5
2.5"	21.9
3"	26.2
4"	35.0

U-FACTOR (BTU-h-R²-F)
PANEL WIDTH: 42"

2"	0.059
2.5"	0.046
3"	0.038
4"	0.028

R-VALUE (h-R²-F/RTU)
PANEL WIDTH: 42"

2"	17.5
2.5"	21.9
3"	26.2
4"	35.0

CF STRIATED

The CF Striated panel's exterior face is lightly profiled with narrow longitudinal striations, which create a subtle shadow effect but exhibit a virtually flat appearance from a short distance away.

PANEL SPECIFICATIONS
Width: 24", 30", 36", 42"
Thickness: 2", 2 1/2", 2 3/4", 3", 4"
Length: NON-DIRECTIONAL EMBOSSED
8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" for 24", 30", 36" Vertical
8'-0" to 32'-0" for 42" Vertical
UNEMBOSSED
8'-0" to 16'-0" Horizontal
8'-0" to 16'-0" Vertical
Exterior Profile: Longitudinal striations, nominal 1/32" deep, embossed or unembossed
Exterior Face: G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.
Interior Profile: Light Mesa, nominal 1/8" deep, embossed or unembossed
Interior Face: G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.
Joint: Offset double tongue-and-groove with extended metal shelf for positive face fastening

CF SANTA FE

The CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry finish.

PANEL SPECIFICATIONS
Width: 24", 30", 36", 42"
Thickness: 2", 2 1/2", 2 3/4", 3", 4"
Length: 8'-0" to 32'-0" Horizontal
8'-0" to 40'-0" Vertical
Exterior Profile: Flat profile with heavy embossing simulates a desert southwestern appearance
Exterior Face: G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.
Interior Profile: Light Mesa, nominal 1/8" deep, embossed or unembossed
Interior Face: G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.
Joint: Offset double tongue-and-groove with extended metal shelf for positive face fastening
Reveal: Up to 1" reveal options in 1/4", 1/2", 3/4" and 1" increments

*Contact us for reveal options. *Endfields, factory pre-formed corners and trimless ends available. *Center-to-center corrugation spacing, may vary by manufacturing location. *Available only from Nevada plant. **Not available in unembossed. * Not available as an exterior application. Contact us for custom length availability.

INSULATED PANEL MATERIAL



TENTATIVE SUBDIVISION MAP FOR CONDOMINIUM PURPOSES
LIVE OAK INDUSTRIAL PARK
 CITY OF OAKLEY, CONTRA COSTA COUNTY, CALIFORNIA

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5. GEOTECHNICAL ENGINEER: NORTH AMERICAN TECHNICAL SERVICES
 4713 ENTERPRISE WAY, STE 4
 MODESTO, CA 95356
 (209) 545-1108
 CONTACT: KIRT LAMB

Revisions:

No.	Date	Description

PROJECT NOTES:

1. TOTAL NO. OF EX LOTS: 1
2. TOTAL NO. OF PR. LOTS: 4
3. TOTAL CONDO UNITS: 16
4. GROSS AREA: 4.66 ACRES
5. NET AREA: 4.46 ACRES
6. TOTAL BUILDING AREA: 64,000 SF
7. FLOOR AREA RATIO (FAR): 0.32
8. USE: EXISTING: VINEYARD
 PROPOSED: WAREHOUSE DEVELOPMENT
9. GENERAL PLAN: EXISTING: LIGHT INDUSTRIAL
 PROPOSED: LIGHT INDUSTRIAL
10. ZONING: EXISTING: LI (LIGHT INDUSTRIAL)
 PROPOSED: LI (LIGHT INDUSTRIAL)
11. MINIMUM REQ'D SETBACKS: (LI ZONING)
 FRONT: 10'
 REAR/SIDE (ABUTTING RES): 20'
 AGGREGATE SIDE: 10'
 REAR/ONE SIDE: 0'
12. UTILITIES: WATER - DIABLO WATER DISTRICT
 SEWER - IRONHOUSE SANITARY DISTRICT
 STORM DRAIN - CITY OF OAKLEY
 GAS - PG&E
 ELECTRIC - PG&E
 TELEPHONE - AT&T
 CABLE TV - COMCAST
13. APN: 037-100-065
14. PARKING REQUIREMENTS
 WAREHOUSE (1/1000) 64 STALLS
 TOTAL PARKING PROVIDED: 80 STALLS (4 ACCESSIBLE)
15. LANDSCAPING REQUIREMENTS
 LANDSCAPING REQUIRED: 30,450 SF (15% OF LOT AREA)
 LANDSCAPING PROVIDED: 36,400 SF (17.9% OF LOT AREA)

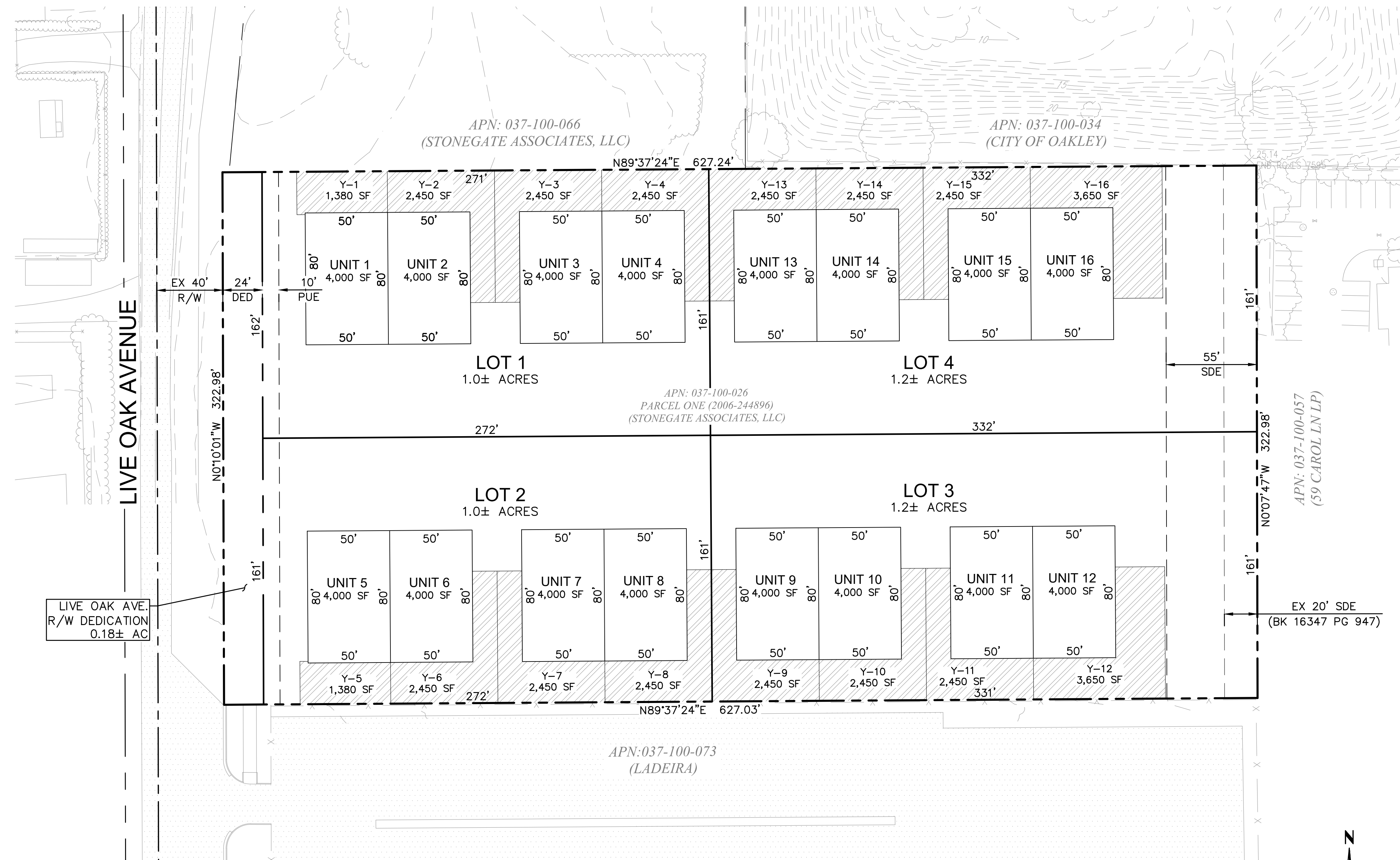
DESIGN REVIEW & TENTATIVE MAP
LIVE OAK INDUSTRIAL PARK
 LIVE OAK AVENUE
 CITY OF OAKLEY, CALIFORNIA

SHEET DESCRIPTION

TENTATIVE SUBDIVISION MAP

SCALE	
DRAWN	C. ALVERNAZ
CHECKED	C. ALVERNAZ
ISSUE	2ND PLN SUB
ISSUE DATE	FEBRUARY 2024
AC JOB NO.	23001

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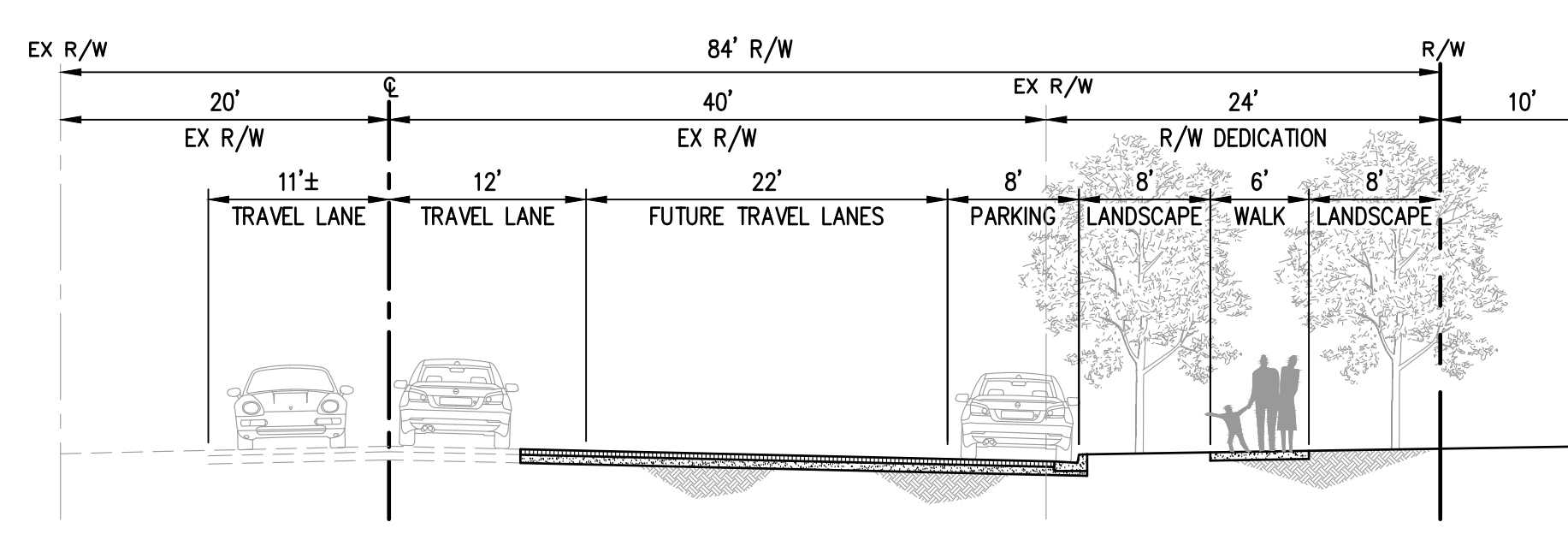


LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	EASEMENT LINE	---
---	CURB & GUTTER	---
---	PAVEMENT	---
---	OUTDOOR YARD AREA	---

ABBREVIATIONS

DED	DEDICATION
EX	EXISTING
LS	LANDSCAPE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SDE	PUBLIC STORM DRAIN EASEMENT
SF	SQUARE FEET
Y-#	EXCLUSIVE USE OUTDOOR YARD



LIVE OAK AVENUE
 NOT TO SCALE

EASEMENT NOTES:

1. RECIPROCAL PRIVATE WATER, SEWER, DRY UTILITY, DRAINAGE, AND ACCESS EASEMENTS WILL BE DEDICATED BY SEPARATE INSTRUMENT TO ENSURE ALL PARCELS WILL BE SERVED.
2. PUBLIC STORM DRAIN EASEMENT WILL BE DEDICATED WITH FINAL DESIGN TO CONVEY LIVE OAK AVENUE FRONTAGE DRAINAGE TO EXISTING DETENTION BASIN.
3. PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT WILL BE DEDICATED TO ENSURE EMERGENCY ACCESS TO ALL PROPOSED PARCELS.

Revisions:

No.	Date	Description

LIVE OAK INDUSTRIAL PARK

LIVE OAK AVENUE
CITY OF OAKLEY, CALIFORNIA

SHEET DESCRIPTION

PRELIMINARY GRADING PLAN

SCALE

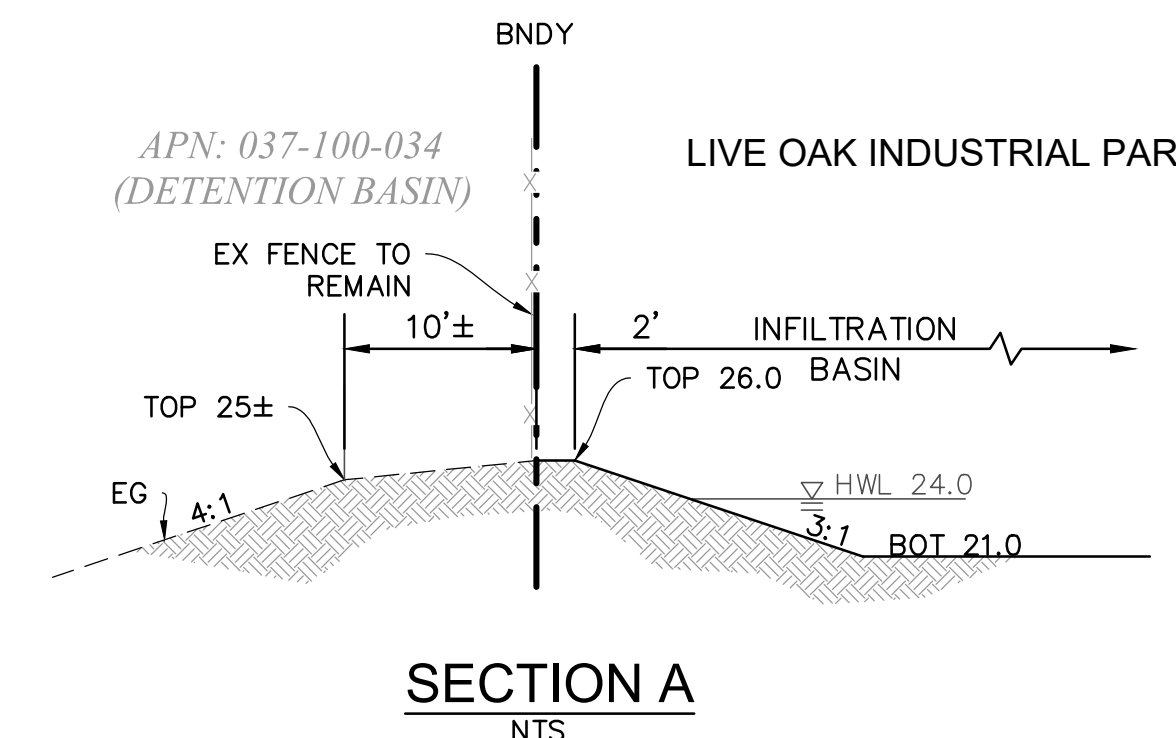
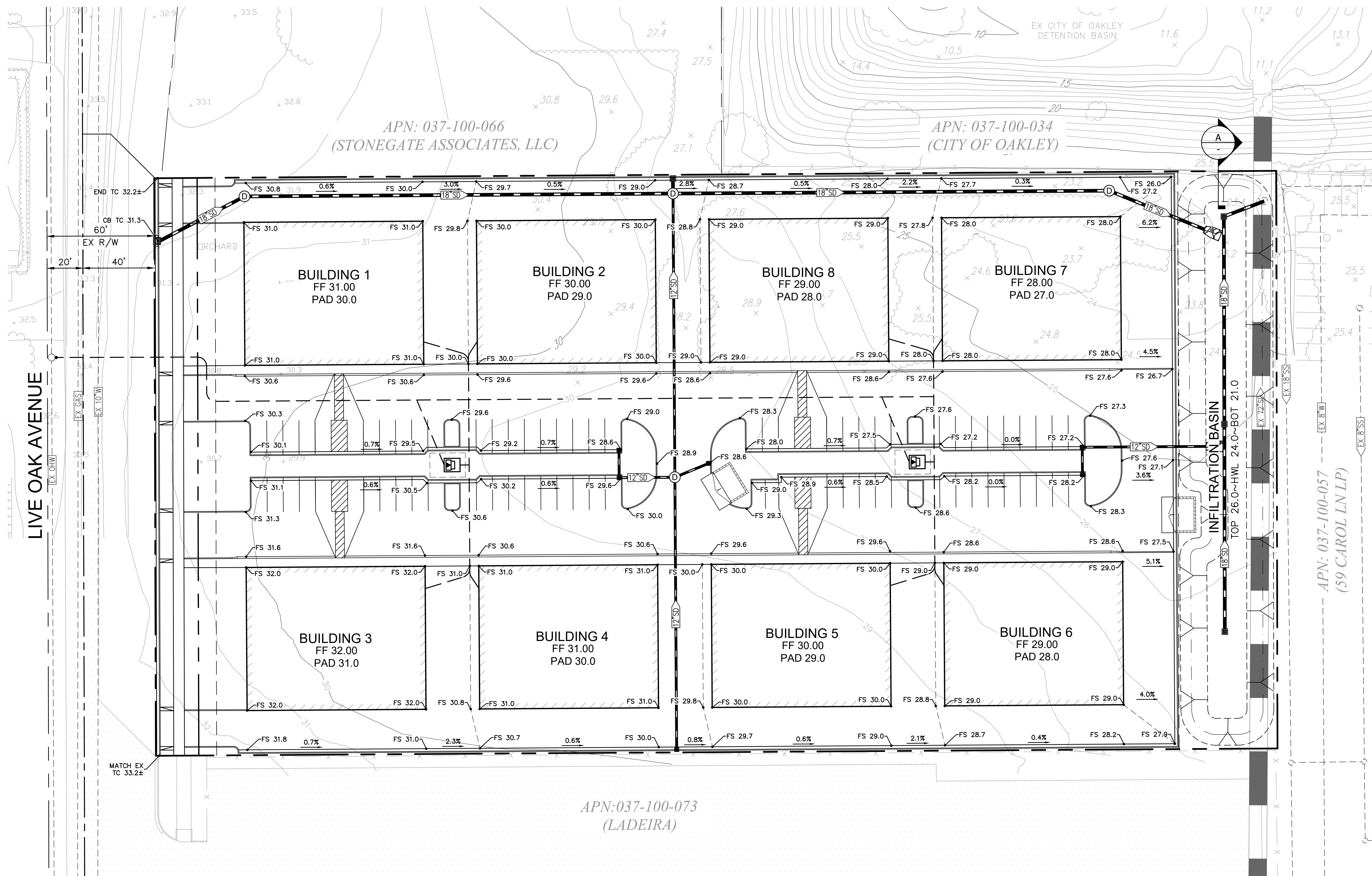
DRAWN C. ALVERNAZ

CHECKED C. ALVERNAZ

ISSUE 2ND PLN SUB

ISSUE DATE FEBRUARY 2024

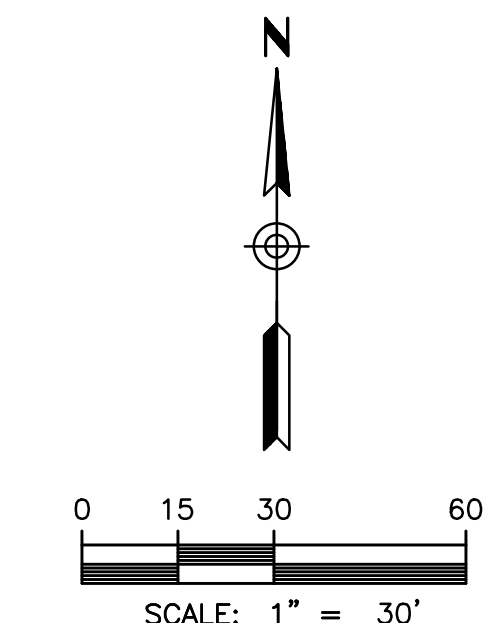
AC JOB NO. 23001

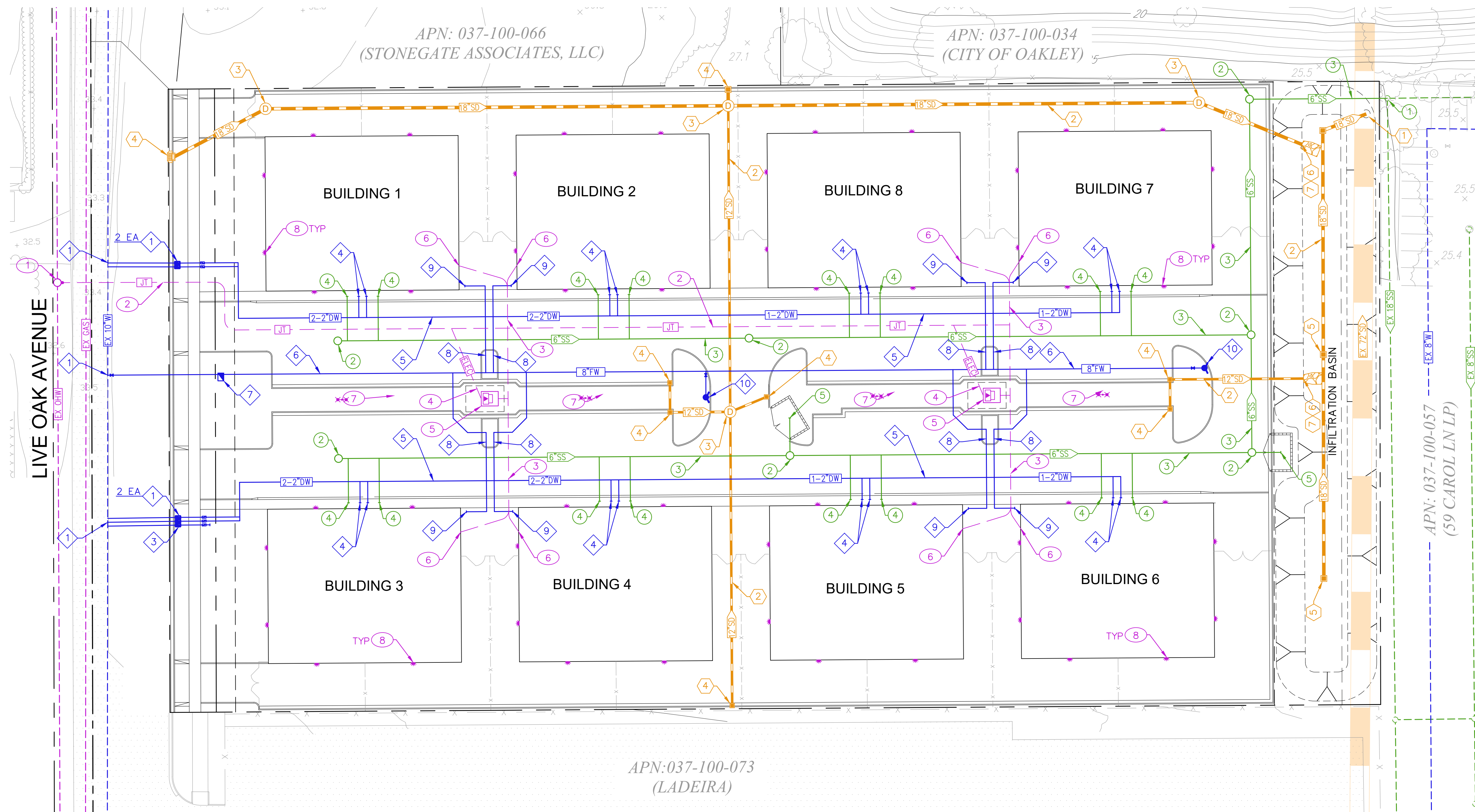


ESTIMATED EARTHWORK QUANTITIES

ITEMS	CUT (CY)	FILL (CY)
ROUGH GRADING	4000	3,640
FOUNDATION & PLUMBING SPOILS	TBD	0
SHRINKAGE 10% (ASSUMED)	-	360
TOTAL	4,000	4,000

- 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 CONTRACTORS METHOD OF OPERATION
- THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN EARTHWORK QUANTITY ESTIMATE. THE CIVIL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY COST OVERRUNS ASSOCIATED WITH DISCREPANCIES IN THE QUANTITIES LISTED ABOVE.





Revisions:

No.	Date	Description

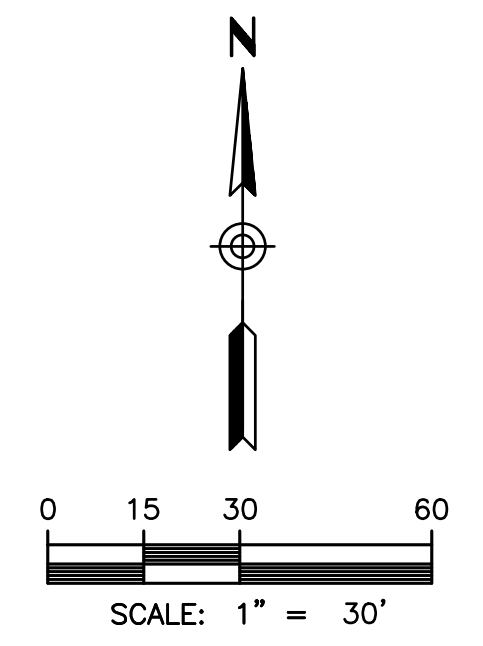
DESIGN REVIEW & TENTATIVE MAP
LIVE OAK INDUSTRIAL PARK
 LIVE OAK AVENUE
 CITY OF OAKLEY, CALIFORNIA

SHEET DESCRIPTION
PRELIMINARY UTILITY PLAN

WATER NOTES	
	DESCRIPTION
1	CONNECT TO EX 10"W
2	DOMESTIC WATER: 1" WS, WM & REDUCED PRESSURE BACKFLOW PER DWD STD DET DWD 8 & DWD 11; 2-2" WATER LINES AFTER BACKFLOW
3	IRRIGATION WATER: 1" WS, WM & REDUCED PRESSURE BACKFLOW PER DWD STD DET DWD 8 & DWD 11
4	DOMESTIC WATER POINT OF CONNECTION SEE PLUMBING PLANS
5	2" CLASS 160 POLYETHYLENE WATER PIPE
6	8" PVC C900 DR-14 FIRE SERVICE PIPE
7	8" DOUBLE DETECTOR CHECK ASSEMBLY PER DWD STD DET DWD 13
8	4" FIRE SERVICE, BURIED CHECK VALVE, PIV, & FDC
9	AUTOMATIC FIRE SPRINKLER CONNECTION (SEE SPRINKLER PLANS FOR RISER DETAIL)
10	FIRE HYDRANT PER DWD STD DET DWD 15

SANITARY SEWER NOTES	
	DESCRIPTION
1	CONNECT TO EX SANITARY SEWER MANHOLE
2	SANITARY SEWER MANHOLE PER CCCSD STD DET DWG -1
3	6" SDR 26 SEWER PIPE
4	4" SANITARY SEWER LATERAL AND CLEANOUT PER CCSD STD DET DWG-25 & DWG-26
5	4" SANITARY SEWER TRASH ENCLOSURE LATERAL PER CCCSD STD DET DWG-41 (NO GREASE TRAP)
STORM DRAIN NOTES	
	DESCRIPTION
1	CONNECT TO EXISTING STORM DRAIN MANHOLE
2	SDR 35, N-12 OR EQUIVALENT STORM DRAIN PIPE (SIZE PER PLAN)
3	STANDARD MANHOLE PER C.O.O. STD PLAN SD-06
4	TYPE I CURB INLET PER C.O.O. STD PLAN SD-08
5	TYPE II INLET PER C.O.O. STD PLAN SD-09
6	HDPE FLARED END SECTION AT BASIN OUTFALL
7	RIP-RAP OUTFALL DISIPATION

DRY UTILITY NOTES	
	DESCRIPTION
1	DRY UTILITY CONNECTION RISER ON EXISTING POLE
2	DRY UTILITY JOINT TRENCH MAIN
3	DRY UTILITY JOINT TRENCH SERVICE
4	ELECTRICAL PRIMARY TRENCH
5	PAD MOUNT TRANSFORMER - 3 PHASE, 120/208 V
6	DRY UTILITY BUILDING SERVICE CONNECTION
7	25' HIGH POLE MOUNTED PARKING LOT LIGHT.
8	120 WATT WALL PACK LIGHT MOUNTED 12' HIGH ON BUILDING



SCALE	
DRAWN	C. ALVERNAZ
CHECKED	C. ALVERNAZ
ISSUE	2ND PLN SUB
ISSUE DATE	FEBRUARY 2024
AC JOB NO.	23001

Revisions:

No. Date Description

No.	Date	Description

DESIGN REVIEW & TENTATIVE MAP
LIVE OAK INDUSTRIAL PARK

LIVE OAK AVENUE
CITY OF OAKLEY, CALIFORNIA

SHEET DESCRIPTION

**PRELIMINARY
STORMWATER
CONTROL
PLAN**

SCALE

DRAWN C. ALVERNAZ

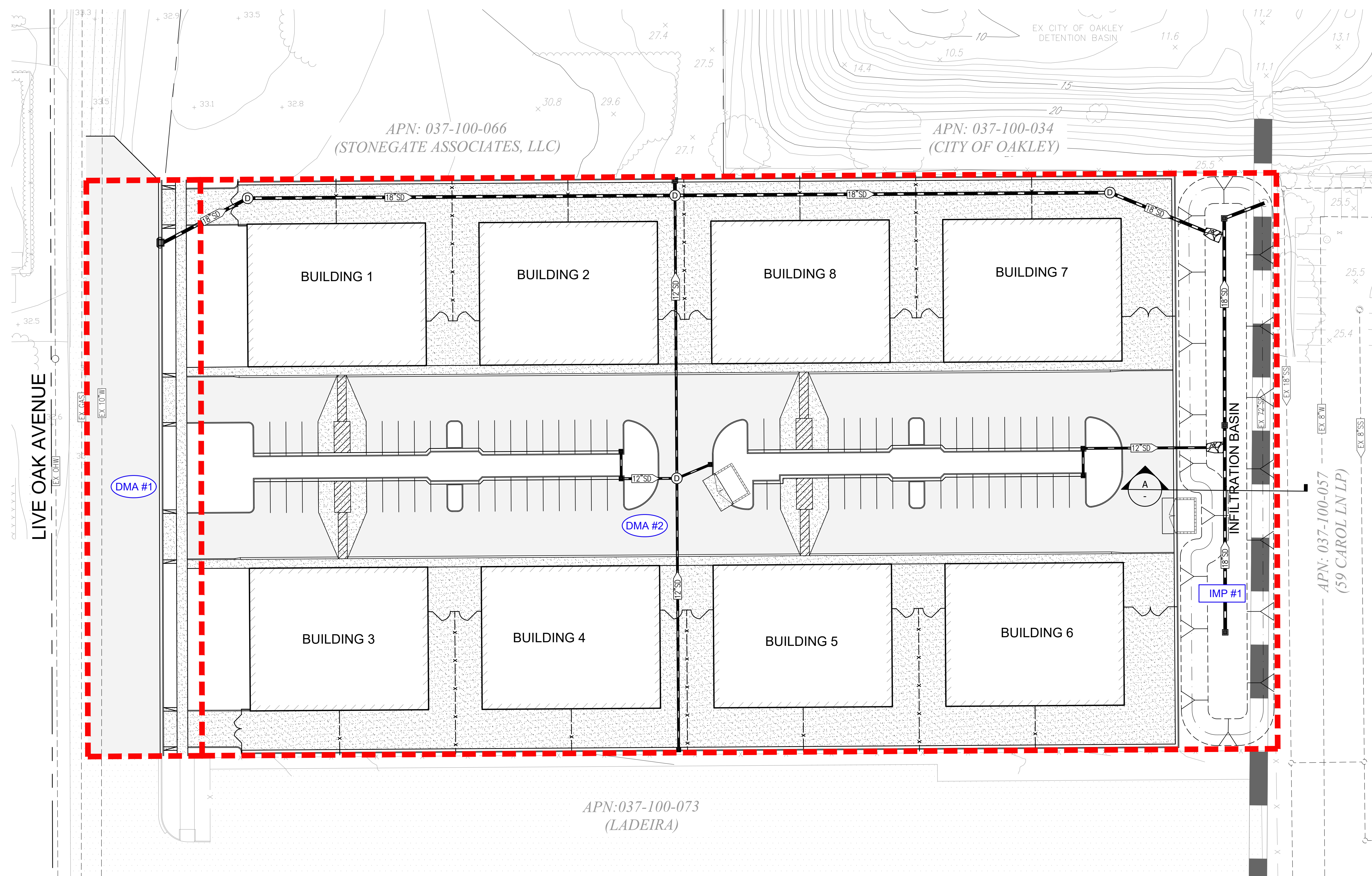
CHECKED C. ALVERNAZ

ISSUE 2ND PLN SUB

ISSUE DATE FEBRUARY 2024

AC JOB NO. 23001

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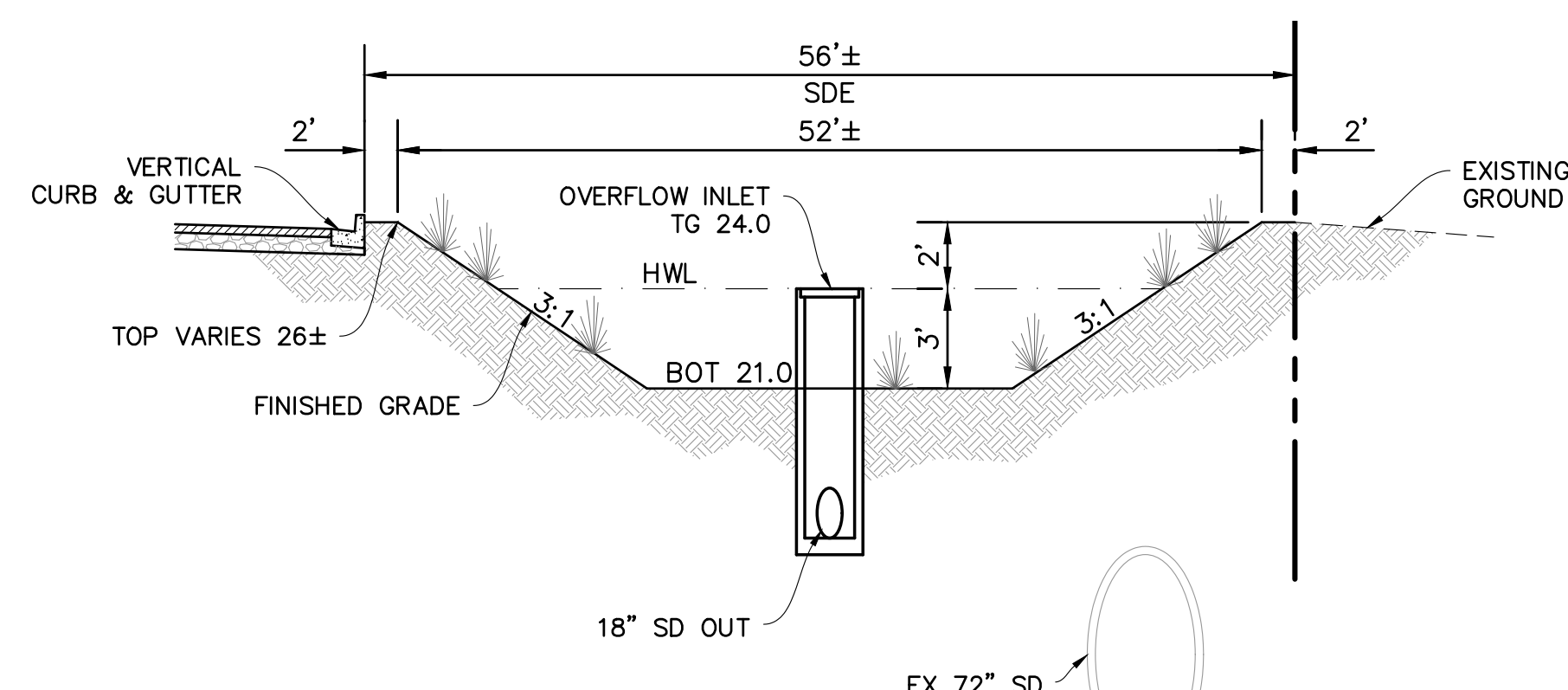


Project Name: Live Oak Industrial
Project Type: Treatment Only
APN: 037-100-065
Drainage Area: 215,600
Mean Annual Precipitation: 12.0

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Dry Well
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing IMP Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 1	16,525	Concrete or Asphalt	1.00	16,525	0.020	1.000	3,666	6,000
	2,265	Landscape	0.10	227				
DMA 2	163,875	Concrete or Asphalt	1.00	163,875	0.068	1.000	12,466	26,769
	26,935	Landscape	0.10	2,694				
Total	183,320			183,320				

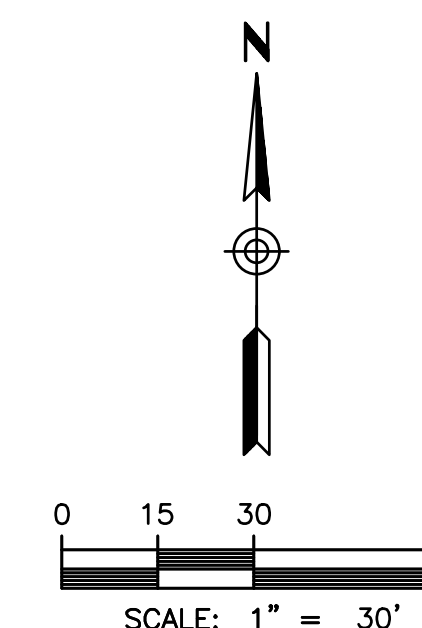


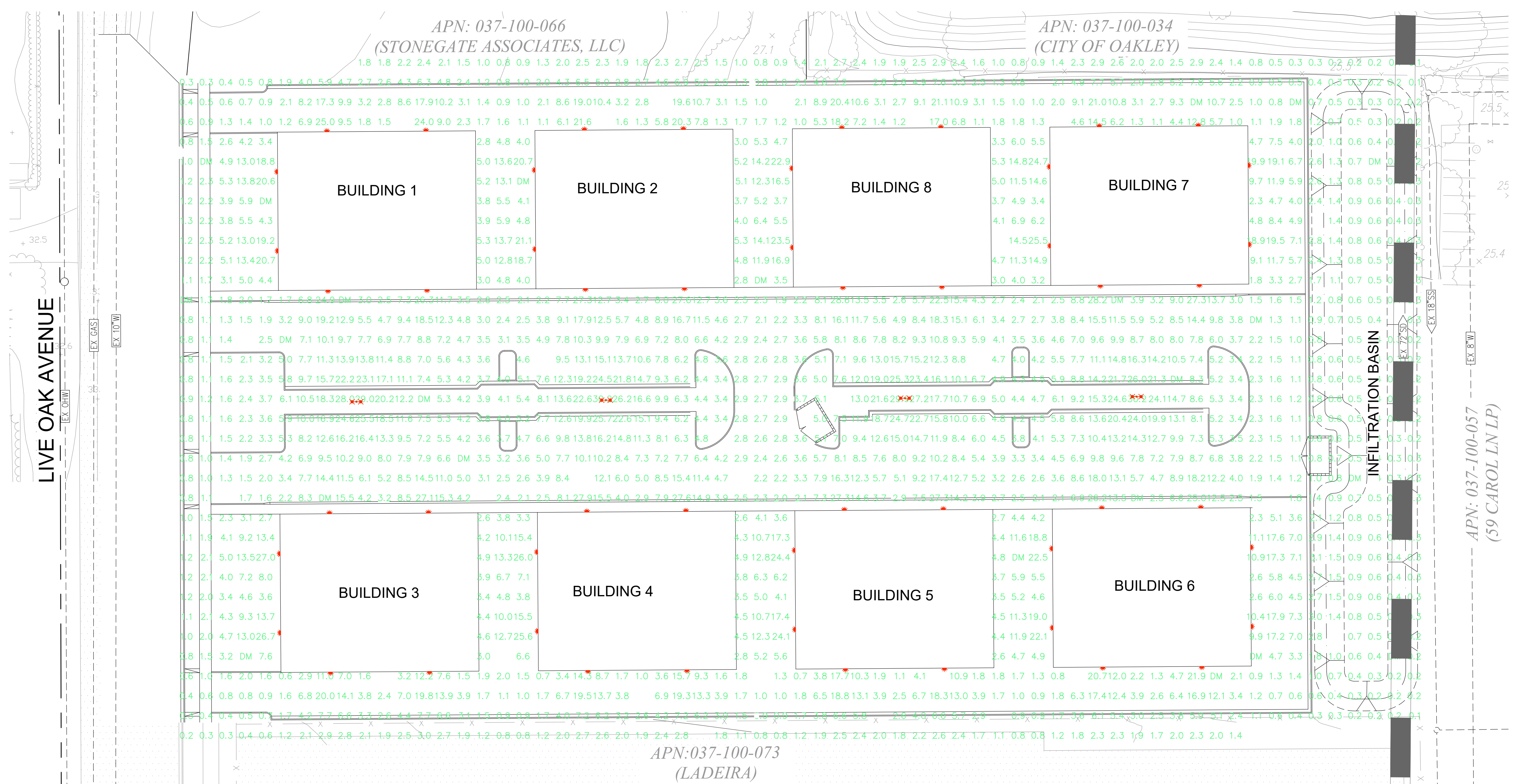
LEGEND:

- (DMA #5) DRAINAGE MANAGEMENT AREA ID
- (IMP #5) TREATMENT CONTROL MEASURE ID/RETENTION BASIN
- DRAINAGE MANAGEMENT AREA BOUNDARY

EXISTING SITE NOTES:

- EXISTING IMPERVIOUS AREA = 0 SF
- NRCS HYDROLOGIC SOILS GROUP = TYPE A





Revisions:

No.	Date	Description

DESIGN REVIEW & TENTATIVE MAP
LIVE OAK INDUSTRIAL PARK
LIVE OAK AVENUE
CITY OF OAKLEY, CALIFORNIA

SHEET DESCRIPTION
PHOTOMETRIC PLAN

SCALE _____

DRAWN C. ALVERNAZ

CHECKED C. ALVERNAZ

ISSUE 2ND PLN SUB

ISSUE DATE FEBRUARY 2024

AC JOB NO. 23001

WASSOR LIGHTING

AL3 LED AREA LIGHT SERIES

APPLICATIONS
Outdoor / High-Output / Adjustable Mounting

AGRICULTURAL **AUTO DEALERSHIPS**
COMMERCIAL **WALKWAYS**
INDUSTRIAL **SITE LIGHTING**
PARKING AREAS **RECREATION AREAS**

FEATURES
CONSTRUCTION: Rugged die-cast housing with enhanced thermal management to increase reliability and longevity. Enclosed water-proof (IP65) driver protected by a sleek all-black finish.
OPTICAL: CCT Tunable in three crisp colors. Ultra clear lens delivers intense illumination and reduces glare. Packs precise optical distribution with no UV or IR in the spectrum.
ELECTRICAL: Wattage Tunability provides the perfect amount of light. Utilizes high-efficiency LEDs and a reliable driver in Universal Voltage (120-277V) or High Voltage (277-480V) for convenient installation. Comes with 3' cord included.
MOUNTING: Safely and easily mounts with a Direct Arm, Slip-Filter and Tension mounts.

SPECIFICATIONS	AL3-150WA-CCTA	AL3-300WA-CCTA
Voltage	120V-277V (Univ.) OR 277V-480V (High)	120V-277V (Univ.)
CCT Tunable*	3000K/4000K/5000K	3000K/4000K/5000K
Wattage Tunable*	100W 120W 150W 200W 240W 300W	150W 180W 240W 300W
Lumens	14,500 lm 17,400 lm 21,750 lm 29,000 lm 34,800 lm 43,500 lm	14,500 lm 17,400 lm 21,750 lm 29,000 lm 34,800 lm 43,500 lm
LPW	145 lm/W at 4000K	151 lm/W at 4000K
Lifespan (L70)	* 120,000 hours (~94,000 hours)	* 120,000 hours (~94,000 hours)
CRI	> 80	> 80
Beam Angle	Type 3	104°
Dimming	1-10V Continuous	1-10V Continuous
IP Rating	IP65 (Wat)	IP65 (Wat)
Operation Temp.	-40°F to 122°F	-40°F to 122°F
Warranty	5 Year Limited (Other Options Available)	5 Year Limited (Other Options Available)

WWW.WASSOR.COM INFO@WASSOR.COM

WASSOR LIGHTING

WP1 LED WALL PACK SERIES

APPLICATIONS
Outdoor / Versatile Style / Wall Mounting

AGRICULTURAL **AUTO DEALERS**
COMMERCIAL **WALKWAY**
INDUSTRIAL **SITE LIGHTING**
PARKING LOTS **SPORTS AREAS**

FEATURES
CONSTRUCTION: Rugged die-cast housing with enhanced thermal management to increase reliability and longevity. Enclosed water-proof (IP65) driver protected by a sleek bronze finish.
OPTICAL: CCT Tunable in three crisp colors. Borosilicate glass lenses allow for high thermal range; plus the diffusion stripes deliver intense illumination and reduce glare. Packs precise optical distribution with no UV or IR in the spectrum.
ELECTRICAL: Wattage Tunability provides the perfect amount of light. Utilizes high-efficiency LEDs and a reliable driver in Universal Voltage (120-277V) for convenient installation.
MOUNTING: Safely and easily mounts directly to a wall or surface.

BUILT-IN PHOTOCELL FOR DUSK TO DAWN LIGHTING

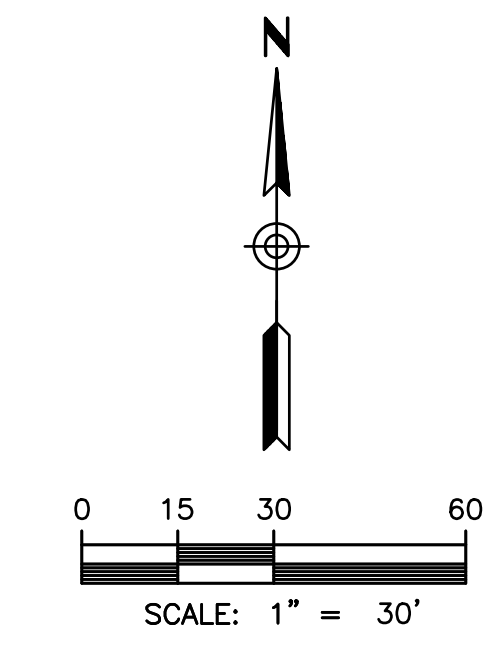
SPECIFICATIONS	WPI-60WA-CCTA	WPI-120WA-CCTA
Voltage	120V-277V (Univ.)	120V-277V (Univ.)
CCT Tunable*	3000K/4000K/5000K	3000K/4000K/5000K
Wattage Tunable*	28W 40W 48W 60W 80W 100W 120W	60W 80W 100W 120W
Lumens	4,200 lm 6,000 lm 6,900 lm 12,680 lm 15,100 lm 18,120 lm	6,000 lm 8,400 lm 10,800 lm 14,040 lm 17,280 lm 20,520 lm
LPW	150 lm/W at 4000K	151 lm/W at 4000K
Lifespan (L70)	* 120,000 hours (~94,000 hours)	* 120,000 hours (~94,000 hours)
CRI	> 80	> 80
Beam Angle	104°	104°
Dimming	1-10V Continuous	1-10V Continuous
IP Rating	IP65 (Wat)	IP65 (Wat)
Operation Temp.	-40°F to 122°F	-40°F to 122°F
Warranty	5 Year Limited (Other Options Available)	5 Year Limited (Other Options Available)

WWW.WASSOR.COM INFO@WASSOR.COM

LEGEND:

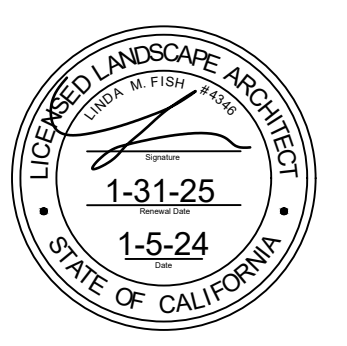
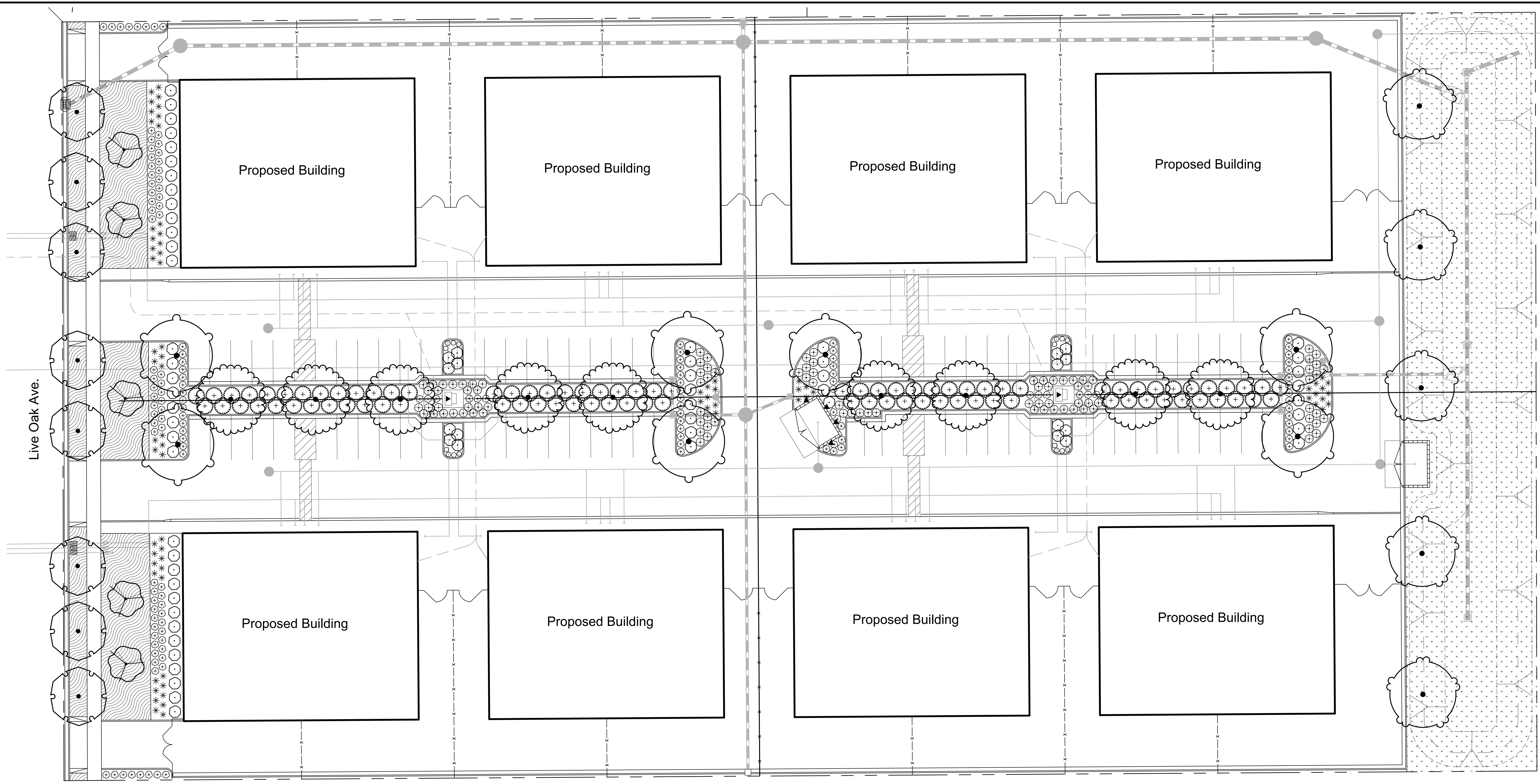
PARKING LOT LIGHT - 25' HIGH DUAL MOUNTED (WASSOR AL3-300WA-CCTA)

BUILDING LIGHT - 12' HIGH WALL MOUNTED (WASSOR WPI-120W-CCTA)



PARKING LOT LIGHT SPECIFICATION

BUILDING LIGHT SPECIFICATION



Revisions:

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

Preliminary Landscape Plan

Live Oak Industrial Park
APN: 037-100-065

5400 Live Oak Avenue
Oakley, CA 94561

Scale: 1"=20'-0"
Date: 1-5-24
Drawn: LF
Sheet Number:

L1

Planting Legend:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
TREES													
	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	24" Box	per plan	M	9		<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Muskogee'	Muskogee Crape Myrtle	24" Box	per plan	L	5
	<i>Pistacia chinensis</i> 'Keith Davey'	Keith Davey Chinese Pistache	24" Box	per plan	L	8		<i>Platanus x acerifolia</i> 'Columbia'	London Plane Tree	24" Box	per plan	M	5
	<i>Ulmus parvifolia</i>	Lacebark Elm	24" Box	per plan	M	7	SHRUBS						
	<i>Cistus x pulverulentus</i> 'Sunset'	Sunset Rockrose	5 gal.	8'	L	88		<i>Coprosma petriei</i> 'Verde Vista'	Verde Vista Mirror Plant	1 gal.	4'	L	94
	<i>Dianella revoluta</i> 'DR5000' TM	Little Rev Flax Lily	1 gal.	3.5'	L	145		<i>Muhlenbergia capillaris</i> 'Lenca'	Regal Mist® Pink Muhly Grass	5 gal.	4'	L	73
	<i>Olea europaea</i> 'Little Ollie' TM	Little Ollie Olive	5 gal.	5.5'	VL	71		<i>Parthenocissus tricuspidata</i> 'Veitchii'	Boston Ivy	1 gal.	per plan	M	4
	<i>Tulbaghia violacea</i> 'Silver Lace'	Silver Lace Society Garlic	1 gal.	2'	L	16	GROUND COVERS						
	Biofiltration Hydroseed	Native Bioswale Seed Mixture	seed		L	17,884 sf		<i>Myoporum parvifolium</i>	Trailing Myoporum	1 gal.	4'	L	388

Planting Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences. If this or other drainage problem exists, use drainage structures (catch basins, perforated pipe, etc.) as necessary to eliminate the problem.
- Contractor shall furnish the City and owner with a A05-2/WELO landscape soils report, from Waypoint Analytical (714) 282-8777 in Anaheim or equal. Contractor is to follow the recommendations in accordance with the Model Water Efficiency Landscape Ordinance. All landscape areas are to be amended with compost (9 yards per 1,000 square feet, or approximately 3" deep) before planting. Rototill all planting areas at least 9" deep.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Contractor to submit 2 photos of each plant (photo of entire plant, plus close-up of plant tag) to the Landscape Architect for approval prior to installation.
- Install linear root barriers at each tree within 8' of a paved surface. Use 10 linear feet (five 24" wide panels) of 24" deep DeepRoot panels, or equal, centered on tree, per manufacturer's instructions, at each edge of paved surface. The root barrier is to be installed linear against the curb or walk at 1" below adjacent finished grades. The gap between the barrier and paved surface shall be backfilled with soil.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add fertilizer tablets (Agriform or similar) to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 10 tablets, 24" box - 15 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
- Contractor to place small, brown bark mulch, 3" deep, in all planting areas. Owner and Landscape Architect to approve bark mulch sample prior to purchase and installation.
- Contractor is responsible to ensure that all plant containers will not be treated as waste. Containers should be returned to a nursery or may be recycled. Plant tags are to be recycled when possible.
- Contractor is responsible to notify the City prior to work commencement and to set up an inspection schedule.
- Contractor is to maintain all landscape work for 60 days after the landscape has been accepted by the City of Oakley.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.

Parking Shade Calculations:

30'-35' TREES	
100%	-(9) @ 962 SF = 8,658 SF
75%	-(0) @ 722 SF = 0 SF
50%	-(7) @ 481 SF = 3,367 SF
25%	-(0) @ 240 SF = 0 SF
30'-35' TREE SHADE TOTAL = 12,025 SF	
TOTAL PARKING AREA* = 13,680 SF	
TOTAL SHADE AREA = 12,025 SF	
SHADE % PROVIDED = 88% SF	
*Parking area is based on 80 spaces that are 9'x19'.	

