LIVERMORE
CALIFORNIA

PLANNING COMMISSION

AGENDA
TUESDAY, AUGUST 18, 2026

PLANNING COMMISSION REGULAR MEETING – 7:00 PM

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE AGENDA

IN PERSON INFORMATION:
CIVIC CENTER MEETING HALL
CITY COUNCIL CHAMBER
1016 S. LIVERMORE AVENUE

Tracy Kronzak, Chair
Charity L Steele, Vice Chair
Yolanda Fintschenko, Commissioner
Jacob M Anderson, Commissioner
Nadine R Horner, Commissioner

1. CALL TO ORDER

ROLL CALL

Commissioner Yolanda Fintschemko
Commissioner Nadine Horner
Commissioner Jacob Anderson
Vice Chairperson Charity Steele
Chairperson Tracy Kronzak

PLEDGE OF ALLEGIANCE

2. OPEN FORUM

- In conformance with the Brown Act, no Planning Commission action can occur on items presented during Open Forum.
- To provide public comment, please submit a speaker card. When your name is called, walk to the lectern to address the Planning Commission.
- Comments are limited to a maximum of 3 minutes per person, per item. The Chair may reduce the amount of time based on the number of persons wishing to speak.
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene after Matters for Consideration.

3. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the Planning Commission with a single action. Members of the audience wishing to provide public input must submit a speaker card.

3.1 Approval of the July 7, 2026 Planning Commission Draft Meeting Minutes

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.
Staff Report
Attachments:
1. 07-07-2026 Draft Meeting Minutes

4. PROJECT REVIEW

5. PUBLIC HEARINGS

5.1 Hearing to consider Conditional Use Permit 26-001 and Site Plan Design Review 26-001 to authorize demolishing the existing Fire Station No. 6 and constructing a new approximately 13,000-square-foot fire station, a 2,600-square-foot reserve apparatus building, and associated site improvements.

Recommendation:
Staff recommends the Planning Commission:

1. Adopt a resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15302, Replacement or

Reconstruction;
2. Adopt a resolution approving Conditional Use Permit (CUP) 26-001 and Site Plan Design Review 26-001, subject to the attached Conditions of Approval;
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk and State Clearinghouse; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

Staff Report

Attachments:

1. Location Map
2. Development Plans
3. Resolution - CEQA
4. Resolution - Project Approval
5. Exhibit A - Conditions of Approval

6. MATTERS FOR CONSIDERATION

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, September 1, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chamber, 1016 S. Livermore Avenue.

9. HOW TO PARTICIPATE IN THE MEETING

You can participate in the meeting in a number of ways:

Open Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission you must submit a speaker card to the Planning Commission Liaison prior to the start of that item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission l may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by a presentation by the applicant, and then questions from the Planning Commission. The Chair will then open the hearing to the public and offer an opportunity for public comments. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission, you must submit a speaker card to the Planning Commission Liaison prior to the start of the presentation of the item.

Other Agenda Items are also open for public input including Consent Calendar or Matters for Consideration items. These comments are also subject to the 3-minute limit.

Special Meetings, Workshops - The public will have the opportunity to address the Planning Commission regarding the item that is the subject of the special meeting or workshop. Public comments are limited to a maximum of 3 minutes per person.

Submission of Comments Prior to the Meeting:

Email Comments may be submitted by the public to the Planning Commission Liaison (planning@LivermoreCA.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the Commission and available on the City website prior to the meeting. These items will NOT be read into the record.

eComments may be submitted by the public using the eComment link here. Comments may be up to 1000 characters in length and will be accepted up until 6:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the the Commission and the public upon submittal.

Submission of Comments During the Meeting:

Speakers are limited to a maximum of 3 minutes per person. To submit a comment in person, you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the Planning Commission Liaison prior to the start of the item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

If you would like to deliver written materials to the Commission as part of your public comments, please provide 8 copies of to the Planning Commission Liaison with your speaker card.

The **Planning Commission Agenda and Agenda Reports** are prepared by City staff and are available for public review on Friday evening, three days prior to the Planning Commission meeting at 1016 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, http://livermoreca.gov/agenda.

Under Government Code §54957.5, any supplemental material distributed to the members of the Planning Commission after the posting of this agenda will be available for public review at City Hall, 1052 South Livermore Avenue, Livermore, and included in the agenda packet available on the City's web site at http://livermoreca.gov/agenda.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CONTACT THE ADA COORDINATOR AT ADACOORDINATOR@LIVERMORECA.GOV OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.1**

DATE: August 18, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the July 7, 2026 Planning Commission Draft Meeting Minutes

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

SUMMARY

DISCUSSION

ATTACHMENTS

1. 07-07-2026 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
JULY 7, 2026

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Chairperson Tracy Kronzak at 7:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Chairperson Tracy Kronzak, Vice Chairperson Charity Steele, Commissioner Jacob Anderson, Commissioner Yolanda Fintschenko, Commissioner Nadine Horner.

PLEDGE OF ALLEGIANCE

Chairperson Kronzak led the Pledge of Allegiance.

2. OPEN FORUM

Chairperson Kronzak opened the public comment period.

Greg Scott addressed the Commission regarding the inclusion of UC Berkley and UC Davis in the Land Grant Colleges; water crisis; and growth predictions in the General Plan update.

There were no more speakers, and the public comment period was closed.

3. CONSENT CALENDAR

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER FINTSCHENKO, AND CARRIED ON A 4-0 VOTE (WITH COMMISSIONER HORNER ABSTAINING), THE PLANNING COMMISSION APPROVED THE CONSENT CALENDAR ITEM 3.1:

3.1 Approval of the June 16, 2026 Planning Commission Draft Meeting Minutes

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

4. PROJECT REVIEW - NONE

5. PUBLIC HEARINGS

5.1 Hearing to consider a resolution recommending certification of the General Plan Environmental Impact Report, approval of the Livermore General Plan 2045, and approval of conforming Zoning Map Amendments establishing a long-term vision, goals, policies, implementation actions and land use designations to guide future decision-making related to growth, development, and resource conservation through 2045.

Recommendation:
Staff recommend the Planning Commission adopt separate resolutions recommending the City Council:

- Certify the General Plan 2045 Final Environmental Impact Report (EIR)
- Adopt Livermore General Plan 2045, subject to the revisions identified in the Errata Sheet dated July 7, 2026 (GPA 21-003)
- Adopt an ordinance making conforming amendments to the Livermore Zoning Map (ZMA 26-001)
- Retain Existing General Plan Scenic Corridor Policy (under separate cover) until new Scenic Resources policies are considered at a future date (POL 26-002).

Andy Ross, Principal Planner, presented the staff report.

Chairperson Kronzak clarified the difference between a programmatic EIR and mitigation measures established in a project specific EIR; purpose of a neighborhood plan; and contemplated update for the Climate Action Plan.

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

Commissioner Anderson commended staff for their work on the update; highlighted the theme of making housing changes while updating the framework to accommodate those changes, therefore establishing less than significant impacts; and expressed enthusiasm and appreciation.

Commissioner Horner echoed appreciation to staff and the community and noted that plans worked.

Commissioner Fintschenko echoed the gratitude expressed by the other Commissioners.

Vice Chair Steele thanked staff for the thorough review and clear presentation; and the community for its input.

Chairperson Kronzak expressed gratitude to staff and the community; and acknowledged the compassionate, visionary, adaptive and inclusionary outcome.

ON THE MOTION OF CHAIRPERSON KRONZAK, SECONDED BY COMMISSIONER ANDERSON AND CARRIED ON A 5-0 VOTE, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTIONS:

Resolution 11-26 Recommending that the City Council certify the Final Environmental Impact Report for the General Plan 2045 and Zoning Map Amendment and Adopt California Environmental Quality Act Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

Resolution 12-26 Recommending that the City Council approve Livermore General Plan 2045.

Resolution 13-26 Recommending that the City Council Adopt an Ordinance Approving Zoning Map Amendment 26-001 to conform with the General Plan 2045**.**

Resolution 14-26 Recommending approval of Policy Proposal (POL) 26-002 for the Scenic Resources Policy to implement the General Plan 2045 Community Identity Element.

5.2 Hearing to consider an ordinance authorizing Development Agreement 24-004 to establish a framework and secure vested rights for a future residential project on approximately 50 developable acres within a 122-acre property at 3658 Las Colinas Road (Assessor Parcel Number 902-8-1). The Development Agreement does not propose or authorize a specific development project or physical development, and future implementation actions would be subject to subsequent approvals.

Recommendation:
Staff recommend the Planning Commission adopt the following resolutions recommending the City Council:

1. Find that the Development Agreement is within the scope of the certified General Plan 2045 Environmental Impact Report (EIR) pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 and that the Agreement itself has no potential to cause a significant environmental effect and is therefore exempt under CEQA Guidelines Section 15061(b)(3). No additional environmental review is required;
2. Adopt an Ordinance authorizing Development Agreement (DA) 24-004.

Shannon Pagan, Senior Planner, presented the staff report.

Chairperson Kronzak opened the public comment period.

Paul Bongiovanni, Adventus, congratulated the City on the General Plan; thanked the Commission for its consideration of the Development Agreement; and explained the significant infill property, and proceeds from the sale as part of planned reorganization to the Diocese.

Chairperson Kronzak confirmed that the project would be covered by a future scenic overlay; and a Neighborhood Plan with Planned Development Zoning to ensure compatibility with the existing neighborhood.

Greg Scott expressed concern with destroying the last remaining scenic corridor and impacting sacred ground; the need to rebuild the Las Collinas overpass; and housing crisis.

William Vidalin, 3680 Las Colinas Road, expressed concern about the impact to their family ranch due to traffic; misaligned overpass; and need for two bridges.

Ian Vidalin, 3680 Las Colinas Road, expressed concern with encroachment and traffic with adjacent developments and the need for County officials to inspect the County parcel and conduct a rigorous traffic study; and provided copies of the property boundaries survey to the Planning Commission clerk.

Robert Downs, East Bay Residents for Responsible Development, representing the building trades organizations, referenced their July 6, 2026, letter; indicated support for the development; and requested inclusion of workforce standards in the Development Agreement.

There were no additional speakers, and the public comment period was closed.

Commissioner Anderson confirmed that neighborhood compatibility and technical studies would be considered during site plan and design review; that the Development Agreement was part of an exchange and would provide better connectivity for Springtown, trail completions, contributions to the Community Benefit Fund; and discussed the use of workforce labor.

Commissioner Horner thanked staff and Diocese; discussed the give and take in the agreement; desire for the Diocese to build the high school on an alternate site in Livermore; and belief that the future project would consider the concerns of community.

Commissioner Fintschenko thanked staff and the applicant; and discussed the neighbors' concerns. Senior Planner Pagan explained that, before any development could occur on the subject property, the parcel would first need to be sold, and a development proposal submitted by a future developer. The proposal would then be reviewed through the entitlement process, including preparation of a Neighborhood Plan with Planned Development zoning, subdivision mapping, and site plan design review. In addition, the necessary technical studies and site-specific environmental analysis would also be completed concurrently with these entitlement steps. Commissioner Fintschenko reviewed the requested actions before the Planning Commission and opportunities for community input.

Vice Chair Steele expressed appreciation for staff's presentation and acknowledged the public's concerns.

In response to Chairperson Kronzak, Senior Planner Pagan and Principal Planner Ross explained the requirements under CEQA to notify the Tribe and comments received; and the neighborhood notification and outreach process.

In response to Commissioner Fintschenko, Principal Planner Ross explained the use of Community Benefit Funds.

ON THE MOTION OF COMMISSIONER HORNER, SECONDED BY VICE CHAIRPERSON STEELE AND CARRIED ON A 5-0 VOTE, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTIONS:

Resolution 15-26 Recommending the City Council find that the Development Agreement 24-004 for the Adventus Las Colinas Road Property is within the scope of the General Plan 2045 Environmental Impact Report pursuant to CEQA Guidelines Section 15183 and Exempt under CEQA Guidelines Section 15061(B)(3).

Resolution 16-26 Recommending that the City Council Adopt an Ordinance Approving Development Agreement 24-004 for the Adventus Las Colinas Road Property.

RECESS
Chairperson Kronzak called a recess at 8:25 pm. The meeting was reconvened at 8:30 pm with all Commissioners present.

5.3 Hearing to consider a request for the first amendment to Development Agreement 08-002 ("Agreement") with McGrath RentCorp (DAA 26-002). The Agreement term would be extended 30 years to 2059, the Agreement boundary would be adjusted, and the Property Owner obligations would be modified to: 1) effectuate a commercial land transfer to a high-revenue commercial user; and 2) secure support for 2045 General Plan and Midtown Area planning objectives.

Recommendation:
Staff recommends the Planning Commission adopt the following resolutions recommending the City Council:

1. Find that the first amendment to Development Agreement 08-002 with McGrath RentCorp is exempt under CEQA; and
2. Adopt an Ordinance to approve the first amendment to Development Agreement 08-002 with McGrath RentCorp (DAA 26-002).

Jake Potter, Economic Development Manager, presented the staff report.

Mike Bray, McGrath RentCorp, discussed the existing property and use and requested amendment to allow continued operations.

Chairperson Kronzak opened the public comment period.

There were no speakers, and the public comment period was closed.

Commissioner Anderson suggested the proposed amendment is the best outcome considering the circumstances.

Commissioner Horner thanked the owners for coming and acknowledged that housing would be ideal but the business had been in operation for decades.

Commissioner Fintschenko thanked staff and the applicant and indicated the findings could be made.

Vice Chair Steele thanked the City and applicant for coming to the compromise and indicated support for the recommendations.

Chairperson Kronzak expressed appreciation and indicated the findings could be made.

ON THE MOTION OF COMMISSIONER HORNER, SECONDED BY COMMISSIONER FINTSCHENKO AND CARRIED ON A 5-0 VOTE, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTION:

Resolution 17-26 Recommending the City Council find that the First Amendment to Development Agreement 08-002 (DAA 26-002) with Mcgrath RentCorp is Exempt under CEQA Guidelines Sections 15301 And 15061(B)(3).

Resolution 18-26 Recommending that the City Council Adopt an Ordinance Approving the First Amendment to Development Agreement 08-002 (DAA 26-002) with McGrath RentCorp.

6. MATTERS FOR CONSIDERATION - NONE

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF - NONE

8. ADJOURNMENT – at 8:47 pm to a Regular Planning Commission Meeting on Tuesday, July 21, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 5.1**

DATE: August 18, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Hearing to consider Conditional Use Permit 26-001 and Site Plan Design Review 26-001 to authorize demolishing the existing Fire Station No. 6 and constructing a new approximately 13,000-square-foot fire station, a 2,600-square-foot reserve apparatus building, and associated site improvements.

RECOMMENDED ACTION

Staff recommends the Planning Commission:

1. Adopt a resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15302, Replacement or Reconstruction;
2. Adopt a resolution approving Conditional Use Permit (CUP) 26-001 and Site Plan Design Review 26-001, subject to the attached Conditions of Approval;
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk and State Clearinghouse; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

SUMMARY

Fire Station No. 6, located at 4550 East Avenue next to the Robert Livermore Community Center, was constructed in 1976 and is the oldest fire station in Livermore. The station is currently staffed by four personnel including one Captain, one Engineer, and two Firefighters and houses four apparatuses, including two trucks and two engines. To continue serving the community effectively and meet current operational standards, the facility requires replacement.

The new station would provide Americans with Disabilities Act (ADA)-compliant accessibility, satisfy California's Essential Services Building requirements, and incorporate modern decontamination areas to reduce potential exposure of firefighters, staff, and visitors to hazardous contaminants. The replacement facility would also improve firefighter living and sleeping quarters, expand equipment and vehicle storage capacity, enhance the visitor experience for those viewing the Centennial Light Bulb, and modernize the station with sustainable design features and advanced technology.

The existing Livermore Pleasanton Fire Department (LPFD) Fire Station No. 6 is a single-story, approximately 10,700-square-foot facility. The existing station will be demolished and replaced with a new approximately 13,000-square-foot fire station. In addition, an approximately 2,600-square-foot reserve apparatus building will be constructed to house one truck and one engine. To maintain fire station operations during construction, an approximately 1,500-square-foot temporary modular building will be installed on-site. The temporary facility will include living and sleeping quarters, restrooms, office space, and storage.

The Planning Commission is the final review authority for this project.

DISCUSSION

PROJECT DESCRIPTION

On January 16, 2026, the City of Livermore (City) initiated an application for a Site Plan Design Review and Conditional Use Permit for the reconstruction of Fire Station No. 6, located at 4550 East Avenue.

The existing fire station was originally constructed in 1976 as a single-story facility totaling approximately 8,200 square feet. Subsequent additions expanded the building to its current size of approximately 10,700 square feet. As the oldest fire station in Livermore, the building requires replacement to:

- be compliant with the Americans with Disabilities Act (ADA);
- meet California's Essential Services Building requirements;
- reconfigure decontamination areas to reduce potential exposure of firefighters, staff, and visitors to hazardous contaminants;
- enhance the visitor experience associated with the Centennial Light Bulb;
- improve firefighter living and sleeping quarters;
- incorporate modern sustainability measures and advanced technology features;
- modernize the facility to support current operational needs; and
- provide adequate equipment and vehicle storage.

The project includes the demolition of the existing Fire Station No. 6 and construction of a new approximately 13,000-square-foot single-story fire station, a 2,600-square-foot reserve apparatus building, and associated site improvements. Proposed site improvements include new landscape, fences and walls, public and private parking, space for public art, and new public parking and bike spaces, as described below. The project also includes the installation of a 1,500 square-foot temporary modular building to serve as fire personnel living and sleeping quarters during construction. Additionally, protective measures and relocation procedures will be implemented to relocate the Centennial Light Bulb on a temporary basis until it is installed in the new fire station.

The new fire station will include an apparatus bay, decontamination area, office space, living and sleeping quarters, a fitness room, multi-purpose room for internal use, and a dedicated display area for the Centennial Light Bulb. The facility will continue to serve as a venue for LPFD training events. The project also includes the addition of one fire station personnel position, bringing the total onsite staff to five.

The project will be constructed in phases to ensure continuity of fire operations throughout construction. The first phase will involve construction of the reserve apparatus building at the rear of the site and the

northern portion of the new cement masonry perimeter wall. During this phase, fire personnel will continue to operate from the existing fire station.

Once the reserve apparatus building is complete, a temporary modular building will be placed on site to provide temporary living and sleeping quarters and office space for fire personnel during construction of the new station. Two temporary storage sheds will also be placed on site during this phase of construction to accommodate the storage of tools and equipment. The Centennial Light Bulb will then be temporarily relocated to the reserve apparatus building, and fire personnel will relocate to the temporary modular building. At that time, the existing fire station will be demolished, and construction of the new fire station will begin. Following completion of the new fire station building, fire station personnel will move into the new fire station, and the temporary modular building and storage sheds will be removed from the property.

Centennial Light Bulb

The Centennial Light Bulb has been burning since 1901 and is recognized by Guinness World Records as the world's longest-burning light bulb. The Centennial Light Bulb is a hand-blown bulb with a carbon filament, manufactured by the Shelby Electric Company of Ohio. The light bulb was donated in 1901 by Dennis Bernal, owner of the Livermore Power and Light Company, and was originally installed in the fire department's hose cart house on L Street that same year.

Since its original installation, the light bulb has been relocated three times, most recently to Fire Station No. 6 in 1976. During these relocations, it was temporarily turned off. In addition, the light bulb was turned off for approximately one week in 1937 during the renovation of Fire Station 1, then located at First Street and McLeod Street. Most recently, the light bulb was off for over 9 hours during a power outage in 2013.

The Centennial Light Bulb is an important part of the City of Livermore's local history but is not formally designated as a historic resource. Furthermore, the proposed relocation of the light bulb does not constitute an alteration to a potential historic resource as described in Livermore Development Code Section 9.02.020. The light bulb has been relocated previously, and its relocation as part of the proposed project will not affect any potential character-defining features or compromise its integrity. Therefore, a Certificate of Appropriateness is not required for the proposed relocation of the light bulb.

A relocation and protection plan will be developed in advance of relocating the light bulb to the reserve apparatus building and back to the new fire station building. The relocation and protection plan will include considerations from retired Deputy Fire Chief Tom Bramell, who serves on the Centennial Light Bulb Committee. Tentative protection measures include protecting the light bulb from vibration, impact, and construction activity, and maintaining minimal power disruption during each move. The specific handling, temporary power, and protection details are still being developed. Therefore, staff recommends the following condition of approval:

Recommended condition: Prior to issuance of a Demolition Permit, City staff shall review and approve the Centennial Light Bulb relocation plan.

The Centennial Light Bulb will not be available for public viewing while it is housed in the reserve apparatus building. The project site will be under construction, making it unsafe for members of the public to access the site. Staff is working to install a camera in the reserve apparatus building so that the

Centennial Light Bulb can continue to be viewed through a live webcam feed. It is anticipated that the Centennial Light Bulb will be housed in the reserve apparatus building for approximately 15 to 16 months while the new fire station is under construction.

Once the fire station is complete, the Centennial Light Bulb will be relocated to the new facility. The new station includes a dedicated public display area for the Centennial Light Bulb. While the specific design of the interior display space is still being finalized, it is anticipated to include the light bulb along with informational features presented through digital displays, wall plaques, and/or a display case.

PROJECT SITE CONTEXT

The project site occupies a portion of an approximately 9.04-acre parcel owned by the City of Livermore. Approximately 1.41 acres of the parcel are dedicated to Fire Station No. 6. The Livermore Area Recreation and Park District (LARPD) maintains the remainder of the property as part of the Robert Livermore Community Park, which includes community garden plots, a community center parking lot, and open field areas. For the purposes of this report, the "project" or "project site" refers only to the 1.41-acre portion of the parcel occupied by Fire Station No. 6. Refer to Attachment 1, Location Map, for an aerial image of the project site.

The project site is currently developed with the existing Fire Station No. 6. and associated accessory structures. Site access is provided by two driveways from Loyola Way – one serving the public parking lot and the other providing access to the rear of the fire station building – and one driveway from East Avenue that provides direct access to the fire station apparatus bay. The project site currently has 7 public parking spaces and 16 personnel parking spaces.

The following table summarizes the General Plan land use designation, zoning classification, and existing land uses on the subject site and surrounding properties:

Table 1. Project Site Context

	General Plan Land Use Designation	**Zoning Classification**	**Existing Land Use**
North	Open Space and Parks (OSP)	Education and Institution	Community Garden plots, parking lot, and open field areas
South	Low Density Residential 2 (LDR 2)	Suburban Residential	Single-family residential
East	Low Density Residential 3 (LDR 3)	Planned Unit Development 95-89	Multi-family residential
West	Open Space and Parks (OSP)	Education and Institution	Robert Livermore Community Center
Subject Site	Open Space and Parks (OSP)	Education and Institution	Fire Station No. 6

STAFF ANALYSIS

General Plan

The Safety Element of the General Plan establishes Goal S-4: Maintain a safe environment in Livermore through effective fire prevention, emergency response, and collaboration with regional partners and the

community. The proposed project will implement this goal by further meeting the station's operational needs, building code requirements, firefighter health and safety standards, and the storage of modern apparatus and equipment.

The General Plan land use designation for the subject site is Open Space and Parks (OSP). The OSP designation is applied to areas to be maintained as permanent or semi-permanent open space. The project site is adjacent to the Robert Livermore Community Center and Park, a recreational complex. The project site and adjacent community center property are owned by the City of Livermore and together function as a civic space that meets the intent of the OSP land use designation.

Zoning Classification

The property is zoned Education and Institution (E). The E zone is applied to areas appropriate for public and private educational institutions, publicly owned park and recreation facilities, and areas for governmental buildings and facilities. Fire stations are considered a public and quasi-public use, which is a conditionally permitted use in the E zone. Staff was unable to locate a Conditional Use Permit (CUP) for the existing fire station. It should be noted that the zoning in place at the time of the original construction may have not required a CUP for a fire station. Therefore, CUP26-001 is included in the project entitlement package.

The following table summarizes the project's conformance to the applicable zoning standards:

Table 2. Development Standards

Development Standard	**Required**	**Proposed**
Building Height (Maximum)	35 feet	35 feet
Lot Coverage (Maximum)	50 percent	16.9 percent
Front Setback (Minimum)	25 feet	25 feet
Side Setback (Minimum)	25 feet	25 feet
Rear Setback (Minimum)	25 feet	>1,000 feet

Site Plan Design Review

The Site Plan Design Review (SPDR) 26-001 entitlement is to review the project's site layout, building architecture, and landscape design and evaluate consistency with the Livermore Development Code and City's Design Standards and Guidelines. The project design meets all the applicable criteria as explained below.

Vehicle and Pedestrian/Bicycle Access

Project site access will remain consistent with existing conditions. This includes two driveways from Loyola Way – one serving the public parking lot and one serving fire station personnel with access to the rear of the fire station and reserve apparatus buildings. Additionally, the existing driveway from East Avenue will continue to provide access to the fire station apparatus bay. To accommodate the modified station layout, the East Avenue driveway will be expanded and shifted slightly to the west.

A security fence and access-controlled gate will be constructed along the northeastern and southwestern portions of the project site to restrict access to the site to authorized fire station personnel only. The

aluminum fence and gate will be a maximum of 6 feet tall.

During construction, an accessible pedestrian route will be maintained around the site. Upon completion of construction, pedestrian access will continue to be provided via the surrounding sidewalk network and a 5-foot-wide accessible path of travel connecting the public parking lot to the building's public entrance.

The project will not modify the existing bicycle lane on East Avenue, as improvements within this corridor are being implemented as part of the ongoing East Avenue Corridor Project. Under that separate project, the existing bicycle lane will be upgraded to a Class II buffered bike lane, consistent with the City's Active Transportation Plan. It should be noted that a “Keep Clear” zone will be striped on East Avenue outside of the fire station apparatus bay as part of the East Avenue Corridor Project.

Parking

The project site currently provides seven public parking spaces and 16 personnel parking spaces. The Livermore Development Code does not establish parking requirements for fire stations. Pursuant to Section 4.04.020 of the Livermore Development Code, parking requirements for unlisted land use categories may be determined by the Community Development Director based on available data and in a manner consistent with the intent of the Development Code.

City staff coordinated with Livermore-Pleasanton Fire Department staff to determine the appropriate parking demand for the proposed fire station. Based on historical data regarding public visitation and the number of on-duty fire station personnel, staff determined that four public parking spaces and nine LPFD personnel parking spaces are sufficient to serve the facility.

The proposed public parking area consists of three standard parking spaces and one van-accessible parking space that complies with the ADA requirements. One of the standard parking stalls will be equipped with an electric vehicle (EV) charging station.

Currently, the site does not provide bicycle parking. The project proposes four public bicycle parking spaces located near the public entrance to the fire station, as well as one double storage bicycle locker for fire station personnel located adjacent to the trash enclosure. The public bicycle parking spaces will feature staple-style racks consistent with the City’s Active Transportation Plan.

Trash Enclosure

The trash enclosure will be located behind the security fence and adjacent to fire station personnel parking. The trash enclosure will be approximately 12 feet, 8 inches by 18 feet in size and will be constructed with split face concrete masonry unit (CMU) blocks and a standing seam metal roof. The trash enclosure will be screened with trees, grasses, and perennial landscaping. The enclosure is designed to comply with all applicable development regulations and design standards.

Generator and Fuel Tank

The project includes an emergency generator and fuel tank located to the rear of the fire station building. The generator will be approximately 15 feet in height and will be fully enclosed within a split face CMU screen wall. The fuel tank will be sheltered by an approximately 11-foot, 3-inch-high structure with a

standing seam metal roof.

The emergency generator and fuel tank are essential components of the fire station's operations and are designed in a manner consistent with all applicable development regulations and design standards.

Architecture

The City does not have specific design standards and guidelines for a fire station. Staff applied basic principles set forth in the City's Design Standards and Guidelines when reviewing the project design. The architectural design is consistent with the applicable provisions of the Design Standards and Guidelines as described below.

The fire station building will be a single-story contemporary civic building featuring modern agrarian and Craftsman design influences. The central portion of the fire station will be the apparatus bay that provides parking for the fire trucks and engines. The east wing of the building includes the living and sleeping quarters, office space, multi-purpose room and the Centennial Light Bulb display. The west wing of the building includes a fitness room, decontamination room, workshop space, and storage areas.

A prominent architectural feature of the fire station is the apparatus bay doors, which are designed with insulated slats to help regulate interior temperatures. Exterior façade materials will include painted board and batten siding, cement plaster, and a brick veneer wainscot, complemented by exposed natural wood framing and accents. The exterior color palette will consist of gray, beige, bronze, and black tones that complement the building's modern architectural design. Refer to Sheets A3.11 and A3.12 in Attachment 2. The fire station will feature a combination of gable and cross-gable roofs clad in standing seam metal, along with clerestory windows on the north and south elevations.

The reserve apparatus building architecture will incorporate the same architectural character and material palette as the main fire station to provide a cohesive design. The reserve apparatus building's roof, however, will transition from a gabled roof to a flat roof on the western portion of the building. This transition is intentional and is designed to provide a training area for the LPFD.

The fire station building is oriented toward East Avenue. The building mass is divided into smaller components that are scaled to the pedestrian environment. In addition, variations in the roofline and exterior wall planes reduce the perceived massing of the building and provide architectural articulation. The windows are recessed to provide visual depth and architectural relief. The reserve apparatus building is designed to complement the fire station, incorporating a similar architectural style and matching apparatus bay doors to maintain a cohesive design while balancing functional and operational needs.

Landscaping

Planting and Tree Removal

The proposed planting plan for the project includes a variety of trees, shrubs, groundcovers, grasses, and perennials distributed throughout the site and around the proposed buildings. Proposed tree species include Western Redbud, Australian Willow, Saratoga Sweet Bay, Coast Live Oak, Canyon Live Oak, and Toyon. Approximately 70 percent of the proposed trees are native species, and the majority of the remaining landscape palette consists of native plants and pollinator-supporting species.

The project site includes 33 existing trees. Project construction will require the removal of 32 trees, including 23 protected trees and six street trees.

Livermore Municipal Code Chapter 12.20 outlines the requirements for tree replacement. Specifically, Chapter 12.20 requires three trees of a minimum 15-gallon size, or two trees of a minimum 24-inch box size, or one tree of 48-inch box size for each tree removed. The minimum tree replacement requirement applies to all 32 trees proposed for removal since the trees are either protected or were part of the original site plan approval.

The Project proposes to plant 18 new trees, including five 48-inch box and 13 24-inch box trees. This accounts for 11.5 tree replacement credits as defined by Chapter 12.20. Therefore, the project must provide 20.5 additional replacement credits. There is insufficient room to plant the remaining 20.5 trees required within the project site. Therefore, staff recommends the following condition of approval:

Recommended condition: Prior to issuance of a Building Permit, the applicant shall coordinate with Livermore Area Recreation and Park District to evaluate the feasibility of planting the remaining required replacement trees, or a portion thereof, within the Robert Livermore Community Center and Park and/or within other LARPD park locations. To the extent feasible, replacement trees shall be California native tree species as defined by Livermore Municipal Code Chapter 12.20.160(B). If the tree replacement requirement cannot be fully satisfied, the applicant shall provide payment to the urban forestry maintenance fund in accordance with Livermore Municipal Code Chapter 12.20.

The project complies with all other applicable landscaping regulations including parking lot landscaping requirements and the City's Water Efficient Landscape Ordinance.

Perimeter Wall

A split face CMU wall will be constructed along the northern and western perimeters of the project site. The wall design incorporates vertical CMU pilasters spaced approximately 25 feet on center. The pilasters will be created by transitioning from 8-inch CMU wall blocks to 12-inch CMU blocks at each pilaster, resulting in a 4-inch offset that provides visual relief and articulation along the wall. Each pilaster will be topped with a 2-inch concrete cap and wrapped in brick veneer to complement the architectural design of the fire station.

The proposed wall design is consistent with the Livermore Design Standards and Guidelines for walls, particularly the objective of breaking up long wall expanses through changes in wall plane and material to create visual interest and architectural articulation.

Due to variations in site elevation, the wall will be approximately 6 feet high near East Avenue and will gradually increase to a maximum height of 10 feet along the northwestern portion of the site. Along the northeastern portion of the site, the wall will transition to a maximum height of 8 feet.

The increased wall height along the northwestern perimeter is necessary due to the existing grade differential between the project site and the adjacent community center property, as well as the need to raise the elevation of the northwestern portion of the site to accommodate the sewer connection to the reserve apparatus bay. Fill will be placed in this area to establish a more consistent site grade and ensure that wastewater flows by gravity south toward East Avenue. The site elevation will also be raised

to accommodate proper stormwater capture and treatment. As a result, the perimeter wall along the northwestern and northeastern portions of the site will be taller than in other areas.

The increased wall height will provide enhanced security and privacy for the fire station and its personnel. Under Livermore Development Code Section 4.05.040, fences exceeding six feet in height may be permitted when adjacent to private and public recreation courts, fields, or similar play areas. Because the project site is adjacent to the Robert Livermore Community Center and Park, staff has determined that the proposed wall is consistent with the intent of this allowance.

Staff recommends the following conditions of approval related to enhance screening and help deter graffiti and other vandalism on the perimeter wall:

Recommended condition: To the extent feasible, and without interfering with future perimeter wall footings, shrubs and/or ornamental trees shall be planted within the planter along the northern edge of the site to provide screening of the perimeter wall.

Recommended condition: The applicant shall plant vines and/or apply a graffiti-resistant coating on the north side of the perimeter wall and apply a graffiti-resistant coating to the west side of the perimeter wall to deter vandalism.

Lighting

The project includes exterior wall-mounted and pole-mounted lighting. The proposed lighting complies with the City's Design Standards and Guidelines regarding fixture height, light shielding, and minimum illumination requirements.

Signage

The project includes wall signage above the fire station apparatus bay facing East Avenue and above the public entrance facing Loyola Way, as well as a monument sign at the corner of East Avenue and Loyola Way. The proposed signage is designed to complement the architectural character of the project and complies with all applicable sign regulations including permitted sign types, allowable sign area, and maximum sign height.

Public Art

The project proposes a location for public art at the corner of East Avenue and Loyola Way. This highly visible corner provides an opportunity for public art that can be appreciated by visitors to the adjacent community center, nearby residents, and pedestrians and motorists traveling along East Avenue. Given the project's prominent location and surrounding civic and residential uses, staff has determined that it is preferable for the project's public art obligation, or a portion thereof, to be satisfied through the installation of on-site public art.

However, because the specific artwork has not yet been identified, and the feasibility of installation may be affected by the required art medium, spatial requirements, and the presence of existing or proposed utilities, staff recognizes that on-site installation may ultimately prove infeasible. Therefore, staff recommends the following condition of approval to provide flexibility while ensuring compliance with the

City's Art in Public Places Program requirements:

Recommended condition: Prior to issuance of the Certificate of Occupancy, the applicant shall either:

1. Obtain approval from the Commission for the Arts for the proposed on-site public art installation, including the artwork, location, and maintenance plan, in accordance with Chapter 12.51 of the Livermore Municipal Code and install artwork no later than 180 days following issuance of Certificate of Occupancy; or
2. If on-site public art is determined to be infeasible, satisfy the Art in Public Places Program requirement by paying the applicable public art in-lieu fee in accordance with Chapter 12.51 of the Livermore Municipal Code.

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines. This exemption applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

The proposed project involves demolition of the existing Fire Station No. 6 and construction of a new fire station on the same site. The replacement facility will continue to function as an emergency response station serving the same geographic service area as the existing facility.

Although the proposed fire station will be larger in size than the existing building, the increase in building area is necessary to accommodate current operational needs, building code requirements, firefighter health and safety standards, and the storage of modern apparatus and equipment. The larger building is not intended to expand the station's service area or materially increase its operational capacity.

The project includes the addition of one fire station personnel member; however, this staffing adjustment does not constitute a substantial increase in the facility's overall operational capacity. Similarly, Fire Station No. 6 currently hosts training activities, and those activities will continue at the replacement station without a substantial increase in their frequency or intensity. Overall, the proposed project modernizes and replaces an aging public safety facility to meet current codes, regulations, and operational requirements while maintaining substantially the same purpose and capacity as the existing fire station.

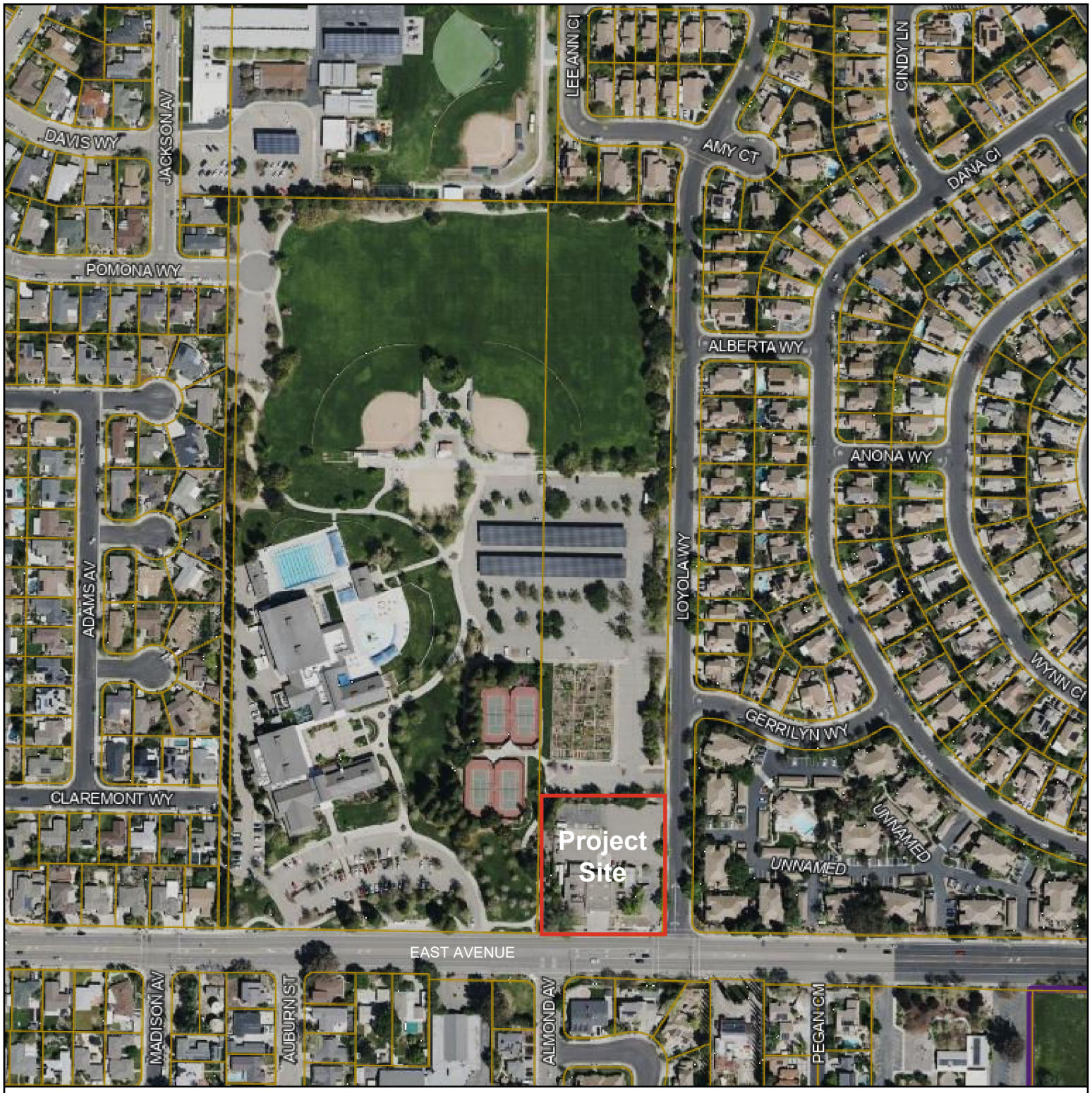
Therefore, the project qualifies for a Categorical Exemption under Section 15302 and no further environmental review is required.

ATTACHMENTS

1. Location Map
2. Development Plans
3. Resolution - CEQA
4. Resolution - Project Approval

5. Exhibit A - Conditions of Approval

Prepared by: Ashley Vera
Senior Planner



N

0 139 277

ft

1" = 277'

LEGEND

ALL LOCATIONS ARE APPROXIMATE

CITY OF LIVERMORE CALIFORNIA

Livermore Web Map

Date: 8/5/2026

Path: /Web Map

GENERAL NOTES

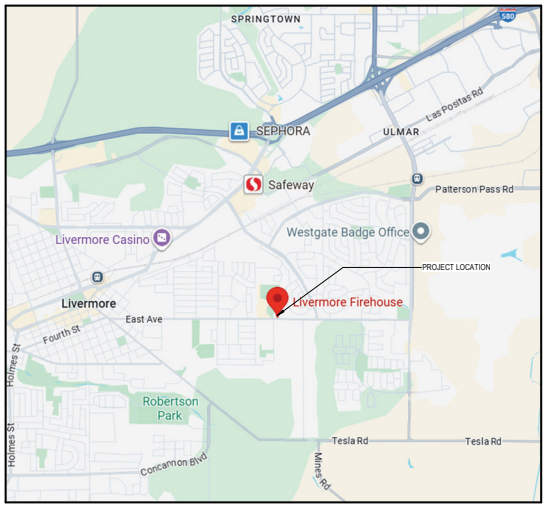
1. ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS FOR THIS PROJECT AND ALL APPLICABLE CITY OF LIVERMORE STANDARD SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE AND THE SAFETY OF ALL PERSONS AND PROPERTY AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES, TRAFFIC CONTROLS, SHORING AND GUYS IN ACCORDANCE WITH ALL NATIONAL AND STATE SPECIFICATIONS, AND LOCAL SAFETY ORDINANCES.
3. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR EXISTING WATERWAYS. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM/WATERWAYS AND PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION.
4. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL OBTAIN A BUSINESS LICENSE FROM THE CITY OF LIVERMORE PRIOR TO BEGINNING ANY CONSTRUCTION.
5. IN THE EVENT OF ANY CONFLICT OF INFORMATION SHOWN IN THESE PLANS, OR ANY CONFLICT BETWEEN THESE PLANS AND THE INTENT OF CONSISTENT AND FUNCTIONAL FACILITIES, OR SHOULD THERE BE ANY AMBIGUITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING PRIOR TO CONTINUANCE OF WORK. IF CONTRACTOR PROCEEDS PRIOR TO CITY WRITTEN RESPONSE TO NOTIFICATION THE CONTRACTOR SHALL BEAR FULL COST AND RESPONSIBILITY FOR WORK AFFECTED BY SUCH CONFLICTS AND AMBIGUITIES PERFORMED BY THE CONTRACTOR.
6. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING PUBLIC OR PRIVATE FACILITIES WHICH ARE TO REMAIN IN PLACE. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGES.
7. EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY AND NO WARRANTY IS GIVEN TO THE ACCURACY OF EXISTING UTILITY INFORMATION AS BASED UPON INFORMATION PROVIDED BY THE UTILITY OWNERS. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATIONS OF ALL EXISTING UTILITIES IN THE FIELD AND SHALL CONDUCT NECESSARY POTHOLE OPERATIONS OR LOCATE ON-SITE UTILITIES BY OBTAINING AND PAYING FOR THE SERVICES OF A UTILITY LOCATOR TO IDENTIFY UNDERGROUND UTILITIES IN ADVANCE OF TRENCHING, EXERCISING ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITY LINE OR FACILITIES THAT ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGES.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE AREAS OF WORK FROM THE WEATHER DURING CONSTRUCTION. IF CONTRACTOR IS NOT ABLE TO BEGIN CONSTRUCTION DUE TO WEATHER CONDITIONS, CONTRACTOR SHALL PROVIDE TEMPORARY MEASURES TO WEATHERPROOF AREAS OF ROOFS WHICH ARE LEAKING UNTIL CONSTRUCTION IS POSSIBLE.
9. CHANGES TO THE APPROVED DRAWINGS/AND/OR SPECIFICATIONS SHALL BE MADE ADDENDA OR A CONSTRUCTION CHANGE DOCUMENT APPROVED BY THE CITY OF LIVERMORE.
10. CONTRACTOR SHALL COOPERATE WITH THE OWNER PROVIDED TESTING LAB TO OBTAIN TEST SAMPLES. THE CITY'S ENGINEER OR INSPECTOR SHALL HAVE FULL ACCESS TO THE WORK AT ALL TIMES.
11. CONTRACTOR'S SAFETY BARRICADE (TEMPORARY FENCING) SHALL PROTECT PUBLIC FROM CONSTRUCTION ACTIVITIES. THE SAFETY BARRICADE SHALL PROTECT AND SECURE THE CONSTRUCTION AREA. TEMPORARY FENCING SHALL ALSO BE PROVIDED TO PROTECT AND SECURE STORAGE YARDS. EXACT LOCATION OF SAFETY BARRICADE AND OTHER TEMPORARY FENCING SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL COORDINATE ALL UTILITY INTERRUPTIONS WITH THE CITY OR CAL-WATER IN ADVANCE.
13. CONTRACTOR TO COORDINATE A MINIMUM OF 3 WORKING DAYS IN ADVANCE WITH CALWATER WHEN CONNECTING TO THE CAL-WATER INSTALLED POTABLE AND FIRE SERVICE LATERAL TAPS AS SHOWN ON THE CONTRACT DRAWINGS.

CITY OF LIVERMORE
CALIFORNIA

LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS

CITY PROJECT NO. PS202215

4550 EAST AVE LIVERMORE, CA 94550



LOCATION MAP
NOT TO SCALE

PLANS AND SPECIFICATIONS

PREPARED UNDER THE DIRECTION OF:

DATE: XX/XX/XXXX
JEFFREY A. KATZ
ARCHITECT, LICENSE NO. C-018223

APPROVED BY CITY OF LIVERMORE:

JOEL WAXDECK
CITY ENGINEER, CITY OF LIVERMORE

RECOMMENDED FOR APPROVAL BY:

FARNOUSH LEVERS, ASSISTANT CITY ENGINEER

AARON LACEY, FIRE CHIEF

LEON TAING, SENIOR CIVIL ENGINEER

MIKE CAVALIERI, SPECIAL PROJECTS COORDINATOR

PROJECT DATA

PROJECT ADDRESS:	4550 EAST AVE LIVERMORE, CA 94550	GOVERNING AGENCY:	CITY OF LIVERMORE
OWNER:	CITY OF LIVERMORE LEON TAING 1052 SOUTH LIVERMORE AVENUE LIVERMORE, CA 94550	OCCUPANCY:	B, S-2, R-3
		CONSTRUCTION TYPE	VB, SPRINKLERED
LEGAL DESCRIPTION:	ASSESSOR'S PARCEL NO. 99A-1400-2-7		
SITE AREA:	58,804 SF (1.41 ACRES)		
NEW BUILDING AREA:	13,017 SF		
SEISMIC ZONE:	ZONE 4 - ZONE OF REQUIRED INVESTIGATION		
GOVERNING CODES:	2025 CALIFORNIA BUILDING CODE 2025 CALIFORNIA FIRE CODE 2025 CALIFORNIA ENERGY CODE 2025 CALIFORNIA GREEN BUILDING STANDARDS 2025 CALIFORNIA ELECTRICAL CODE 2025 CALIFORNIA MECHANICAL CODE 2025 CALIFORNIA PLUMBING CODE 2025 CALIFORNIA EXISTING BUILDING CODE 2025 LIVERMORE MUNICIPAL & DEVELOPMENT CODE		

SCOPE OF WORK

SCOPE OF WORK: TEMPORARY FIRE STATION TO HOUSE THE EXISTING FIRE STATION 6 DURING CONSTRUCTION OF THEIR NEW FIRE STATION. THE NEW FIRE STATION, APPROXIMATELY 13,195 SQUARE FEET, IS LOCATED ON-SITE WITH A 2,600 RESERVE APPARATUS BUILDING THAT WILL BE USED DURING THE TRANSITION AND WILL REMAIN AS PART OF THE NEW FIRE STATION. A MODULAR STRUCTURE FOR THE STAFF'S LIVING QUARTERS WILL BE PART OF THE TEMPORARY SCOPE OF WORK AND WILL BE REMOVED WHEN THE FIRE STATION IS COMPLETED.

CONTRACTOR'S LICENSE CLASSIFICATION

CONTRACTOR'S LICENSE CLASSIFICATION: AT THE TIME OF BID OPENING AND FOR THE DURATION OF THE PROJECT, CONTRACTOR SHALL POSSESS A VALID CALIFORNIA CLASS "B" CONTRACTOR'S LICENSE. IN ADDITION, ANY ENTITY (WHETHER THE CONTRACTOR, SUBCONTRACTOR OR BOTH) INVOLVED IN THE HANDLING OF LEAD AND ASBESTOS SHALL POSSESS A VALID LEAD AND ASBESTOS CERTIFICATION AT THE TIME OF BID OPENING AND FOR THE DURATION OF THE PROJECT. A BID SUBMITTED BY A BIDDER THAT DOES NOT POSSESS ANY OF THESE LICENSES OR CERTIFICATE(S) AT BID OPENING MAY RENDER THE BID AS NON-RESPONSIVE, BARRING AWARD OF THE CONTRACT TO THAT BIDDER.

DEFERRED SUBMITTALS

FIRE SPRINKLERS (FIRE STATION, RESERVE APPARATUS BUILDING, AND TRASH ENCLOSURE)
PRIVATE UNDERGROUND FIRE MAIN
FIRE ALARM SYSTEM
GENERATOR
DIESEL FUEL TANK
CLOSURE OF EXISTING ABOVE GROUND TANK

PROJECT TEAM

ARCHITECTURE
COAR Design Group
9640 Granite Ridge Dr. Suite 130
San Diego, CA 92123
(619) 698-9177 / (619) 698-9178 (FAX)
Contact: Jeff Katz, AIA
jeff@coargroup.com

OWNER
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Livermore, CA 94550
(925) 518-7498
Contact: Leon Taing
ltaing@livermoreca.gov

GEOTECHNICAL ENGINEER
Geocon
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Livermore, CA 94550
(925) 961-5271
Contact: Shane Rodacker, Jake Bishop-Moser
rodacker@geoconinc.com, bishopmoser@geoconinc.com

CIVIL
EBA Engineering
825 Sonoma Ave
Santa Rosa, CA 95404
(707) 322-4673
Contact: Damon Morelli
dmorelli@ebagroup.com

LANDSCAPE
RHAA Landscape Architects + Planners
225 Miller Ave
Mill Valley, CA 94941
(415) 383-7900
Contact: Manuela King, Quinn Uesugi
manuela@rhaa.com, quinn.uesugi@rhaa.com

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250 D Street, Suite 200
Santa Rosa, CA 95404
(707) 526-0992
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lukew@zfa.com, jackt@zfa.com

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San Diego, CA 92123
(858) 277-9721
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disaaks@mcparlane.com, aevans@mcparlane.com

PLUMBING
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San Diego, CA 92123
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disaaks@mcparlane.com, aevans@mcparlane.com

ELECTRICAL
Elen Consulting Inc.
9150 Chesapeake Dr #220
San Diego, CA 92123
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anathanson@elenconsulting.com, eguri@elenconsulting.com

Inch 1 0

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
619.698.9177 | www.coargroup.com

APPROVED BY / / DATE
DESIGNED BY:
DRAWN BY:
CHECKED BY:

NO.	DATE	BY	REVISIONS
	04/09/26		PLANNING ENTITLEMENT
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

TITLE SHEET

NOT FOR CONSTRUCTION

T-1
Sheet 1
Of xx
SCALE: 12" = 1'-0"

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LIVERMORE. ALL REFERENCES TO STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS SHALL REFER TO THE 2023 EDITION OF THE STANDARD SPECIFICATIONS. ATTENTION IS ALSO DIRECTED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS WHICH, WHEN APPLICABLE, ARE INCLUDED IN THESE DRAWINGS AND REFERENCED BY STANDARD PLAN NUMBER.
2. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CITY REQUIREMENTS AND AS DIRECTED BY THE CITY CONSTRUCTION TEAM. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.
3. A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL DO ALL FIELD STAKING AT THE EXPENSE OF THE GENERAL CONTRACTOR.
4. ALL DISCREPANCIES DISCOVERED BY THE GENERAL CONTRACTOR IN THESE PLANS AND/OR ANY FIELD CONDITIONS DISCOVERED BY THE GENERAL CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY CONSTRUCTION TEAM IMMEDIATELY UPON DISCOVERY. SAID NOTIFICATION SHALL BE IN WRITING.
5. CONSTRUCTION GENERAL CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, GENERAL GENERAL CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. MONUMENTS AND SURVEY MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE GENERAL CONTRACTOR'S EXPENSE.
7. GENERAL CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL PER SECTION 10 OF THE STANDARD SPECIFICATIONS.
8. THE GENERAL CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF LIVERMORE FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY PRIOR TO CONSTRUCTION.
9. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO REDUCE CONSTRUCTION GENERATED NOISE LEVELS:
   A. CONSTRUCTION ACTIVITIES (EXCLUDING ACTIVITIES THAT WOULD RESULT IN A SAFETY CONCERN TO THE PUBLIC OR CONSTRUCTION WORKERS) SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH FRIDAY, AND BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM ON SATURDAY AND SUNDAY, IN ACCORDANCE WITH THE CITY'S GENERAL PLAN NOISE POLICIES.
   B. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MAINTAINED AND EQUIPPED WITH NOISE-REDUCTION INTAKE AND EXHAUST MUFFLERS AND ENGINE SHROUDS, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
   C. CONSTRUCTION EQUIPMENT STAGING AREAS SHALL BE LOCATED AT THE FARTHEST DISTANCE POSSIBLE FROM NEARBY NOISE SENSITIVE LAND USES. FAILURE TO DO SO MAY RESULT IN THE ISSUANCE OF AN ORDER TO STOP WORK.
10. GENERAL CONTRACTOR SHALL INDEPENDENTLY REVIEW GROUND, TOPOGRAPHY, AND EXISTING CONDITIONS THROUGHOUT THE LIMITS OF WORK, AND ASSUME WHOLLY AND UNCONDITIONALLY THE RISK OF COMPLETING THE WORK SET OUT ON THESE PLANS, REGARDLESS OF ROCK, WATER TABLE, OR OTHER CONDITIONS WHICH THE GENERAL CONTRACTOR MAY ENCOUNTER IN THE COURSE OF THE WORK.
11. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE LAYING OUT THE WORK AND NOTIFY THE CITY CONSTRUCTION TEAM OF ANY DISCREPANCIES BEFORE STARTING WORK. HE SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM HIS FAILURE TO DO SO.
12. DIMENSIONS TAKE PRECEDENCE OVER SCALE, DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CURB, UNLESS OTHERWISE NOTED.

GRADING NOTES

1. ALL EARTHWORK AND SITE GRADING SHALL BE IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS SECTION 312000 - EARTH MOVING AND THE PROJECT GEOTECHNICAL INVESTIGATION.
2. THE SITE IS GRADED TO BEST FIT WITH THE SURROUNDING CONDITIONS AND PLANNED DEVELOPMENT. THE GENERAL CONTRACTOR SHALL PERFORM EARTHWORK CALCULATIONS AS DEEMED NECESSARY, WHICH ACCOUNT FOR PROPOSED METHODS OF GRADING AND TRENCHING. THE AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON, AMONG OTHER THINGS, THE GENERAL CONTRACTOR'S METHODS OF OPERATION, COMPACTION, CONSOLIDATION, STRIPPING, AND UTILITY TRENCHING. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT OR EXPORT OF MATERIAL NEEDED TO ACHIEVE THE PLAN GRADES.
3. EXCESS SOIL, IF ANY, IS TO BE REMOVED FROM THE PROJECT SITE, UNLESS OTHERWISE DIRECTED BY THE CITY.
4. THE COORDINATION FOR SOIL COMPACTION TESTING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL UTILITY NOTES

1. NO GUARANTEE IS INTENDED THAT UNDERGROUND OBSTRUCTIONS, NOT SHOWN ON THE PLANS, MAY NOT BE ENCOUNTERED. UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED UPON THE BEST INFORMATION AVAILABLE. GENERAL CONTRACTOR SHALL UNCOVER BURIED UTILITIES TO VERIFY LOCATIONS AND ELEVATIONS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY CONSTRUCTION TEAM OF UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION.
2. THE GENERAL CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY POSSIBLE CONFLICT WITH THE PLACEMENT OF THE IMPROVEMENTS SHOWN ON THESE PLANS. CALL "UNDERGROUND SERVICE ALERT" AT 800-227-2600 TWO (2) DAYS MINIMUM TO FOURTEEN (14) DAYS MAXIMUM BEFORE ANY EXCAVATION IS STARTED.
3. THE GENERAL CONTRACTOR SHALL SECURE A PERMIT FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH FOR THE CONSTRUCTION OF A TRENCH OR EXCAVATION WHICH IS FIVE FEET OR DEEPER AND INTO WHICH A PERSON IS REQUIRED TO DESCEND.
4. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.
5. DISTANCE AND INVERT GRADES OF UTILITY LINES SHOWN ARE TO THE CENTER LINE OF INLETS, CATCH BASINS, AND MANHOLES. DISTANCES ARE HORIZONTAL.
6. ALL BURIED IRON, STEEL, CAST IRON, GALVANIZED STEEL, AND DIELECTRIC COATED STEEL OR IRON SHALL BE PROTECTED AGAINST CORROSION WITH A POLYETHYLENE ENCASEMENT PER ANSI A21.5.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF LIVERMORE.
2. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED BY THE GENERAL CONTRACTOR. SEDIMENT CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED ALL YEAR ROUND.
3. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS, EXISTING AND PROPOSED, SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM DRAINAGE INLETS UPON ACCEPTANCE OF IMPROVEMENTS BY THE CITY.
4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER PROJECT EROSION CONTROL PLAN. WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS, THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF THE PROJECT.
5. ALL AREAS DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30). HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15. HYDROSEED PLACED DURING THE WET SEASON SHALL BE A SECONDARY EROSION PROTECTION METHOD.
6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH TEMPORARY FENCING (TYPE ESA). SEDIMENT CONTROL BMPs SHALL BE INSTALLED WHERE ACTIVE AREAS DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
7. SEDIMENT CONTROL BMPs SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMPs SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION PROJECT IS COMPLETE OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
8. EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL COMPLY WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT BY THE GENERAL CONTRACTOR IN ACCORDANCE WITH THE CALIFORNIA GENERAL CONSTRUCTION PERMIT. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR FOR REVIEW BY STATE AND LOCAL INSPECTORS.
9. BMPs TO BE IN PLACE AND INSPECTED PRIOR TO GROUND BREAKING.
10. INSTALLATION AND MAINTENANCE OF EROSION CONTROL AND SEDIMENT CONTROL MEASURES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF SIGNIFICANT EROSION AND SILTATION ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES. THIS RESPONSIBILITY SHALL APPLY THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS HAVE BECOME STABILIZED AND SHALL NO THE LIMITED TO WET WEATHER PERIODS.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE CITY OF LIVERMORE STANDARDS AND WITH THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES CONTAINED IN THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS OR AN EQUIVALENT BEST MANAGEMENT PRACTICE:
    - CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL BY CALTRANS.
    - EROSION AND SEDIMENT CONTROL FIELD MANUAL BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD.
    - MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES BY THE ASSOCIATION OF BAY AREA GOVERNMENTS.
    - STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK BY THE CALIFORNIA STORM WATER QUALITY ASSOCIATION.
12. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE AT ALL TIMES. THE GENERAL CONTRACTOR MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 1 - APRIL 30).
14. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE GENERAL CONTRACTOR BEFORE FORCASTED STORM EVENTS AND AFTER ACTUAL STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. STORM EVENTS PRODUCE AT LEAST ONE INCH OF PRECIPITATION IN A 24 HOUR PERIOD. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
15. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
16. WHENEVER IT IS NOT POSSIBLE TO UTILIZE EROSION PREVENTION MEASURES, EXPOSED AREAS SHALL EMPLOY SEDIMENT CONTROL DEVICES, SUCH AS FIBER ROLLS AND SILT FENCES. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR OR AS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCES SHALL BE INSTALLED APPROXIMATELY TWO TO FIVE FEET FROM TOE OF SLOPE.
17. SOIL AND MATERIAL STOCKPILES SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
18. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY, OR AS NECESSARY, AND REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE ARRANGED.
19. A CONCRETE WASHOUT AREA PER SQ-6 SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS.
20. PROPER APPLICATION, CLEANING AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
21. WHEN UTILIZED, TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED TO PREVENT THE DISCHARGE OF POLLUTANTS.
22. APPROPRIATED VEHICLE STORAGE, FUELING, MAINTENANCE AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

LEGEND

STORM DRAIN (SEE PLAN FOR SIZE)

- EXISTING DRAIN INLET
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN MANHOLE
- PROPOSED CURB INLET
- PROPOSED DRAIN INLET
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE

WATER SERVICE (SEE PLAN FOR SIZE)

- EXISTING FIRE HYDRANT
- EXISTING WATER SERVICE
- EXISTING WATER VALVE
- EXISTING WATER METER
- PROPOSED WATER LINE ELBOW
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER BLOW-OFF
- PROPOSED SANITARY SEWER LINE ELBOW
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER CLEANOUT

PLANAMETRICS

- CENTERLINE
- EASEMENT LINE
- FLOW LINE
- PROPERTY LINE
- EXISTING UNDERGROUND ELECTIC LINE
- FENCE
- LOCATION UNKNOWN
- GRADE BREAK
- BUILDING WALL
- EXISTING CONTOUR
- PROPOSED ASPHALT PAVING
- 1X2 VAULT
- CHRISTY BOX
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- DETAIL LETTER
- SHEET NUMBER

ABBREVIATIONS

AB	AGGREGATE BASE	FG	FINISH GRADE	RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN	FIN	FINISH LAYER	REC	RECORD
AC	ASPHALT CONCRETE	FDC	FIRE DEPARTMENT	SCH	SCHEDULE
AFF	ABOVE FINISH FLOOR	FL	FLOW LINE	SD	STORM DRAIN
AGG	AGGREGATE	FND	FOUNDATION	SAP	SEE ARCHITECTURAL PLANS
BC	BEGINNING OF CURB	GALV	GALVANIZED	SAD	SEE ARCHITECTURAL DRAWINGS
BLDG	BUILDING	G	GROUND	SED	SEE ELECTRICAL DRAWINGS
CB	CATCH BASIN	GB	GRADE BREAK	SPD	SEE PLUMBING DRAWINGS
CF	CURB FACE	GSM	GALVANIZED SHEET METAL	SPP	SEE PLUMBING PLAN
CL	CENTER LINE	IP	IRON PIPE	SSD	SEE STRUCTURAL DRAWINGS
CMU	CONCRETE MASONRY UNIT(S)	INV	INVERT	SSPN	SEE STRUCTURAL PLAN
CO	CLEAN OUT	LSCP	LANDSCAPE	SLP	SEE LANDSCAPE PLAN
COMP	COMPACTION	LF	LINEAL FEET	SS	SANITARY SEWER
CONC	CONCRETE	MH	MANHOLE	SWK	SIDEWALK
CP	CONTROL POINT	MAX	MAXIMUM	TB	TOP OF BANK
DIA or Ø	DIAMETER	MIN	MINIMUM	TCS	TOP OF CONCRETE SURFACE
DWNSPT	DOWN SPOUT	MSS	METAL STORAGE SYSTEM	TC	TOP OF CURB
DI	DRAIN INLET	MWP	METAL WALL PANEL	TG	TOP OF GRATE
EA	EACH	NO.	NUMBER	TOS	TOP OF SLOPE
ELEC	ELECTRICAL	(N)	NEW	TP	TOP OF PAVEMENT
EC	END OF CURVE	NIC	NOT IN CONTRACT	TW	TOP OF WALL
EG	EXISTING GROUND	NTS	NOT TO SCALE	TYP	TYPICAL
EL	ELEVATION	OC	ON CENTER	VEG	VEGETATION
EP	EDGE OF PAVEMENT	PCC	PORTLAND CEMENT CONCRETE	VC	VERTICAL CURVE
(E)	EXISTING	PD	PLANTER DRAIN		
FEC	FIRE EXTINGUISHER CABINET	PDF	POWER DRIVEN FASTENERS		
FX	EXISTING FENCE	PVC	POLYVINYL CHORIDE		
FF	FINISH FLOOR	R	RADIUS		

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City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
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CIVIL GENERAL NOTES, ABBREVIATIONS, AND LEGEND

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SURVEY CONTROL INFORMATION

BENCHMARK

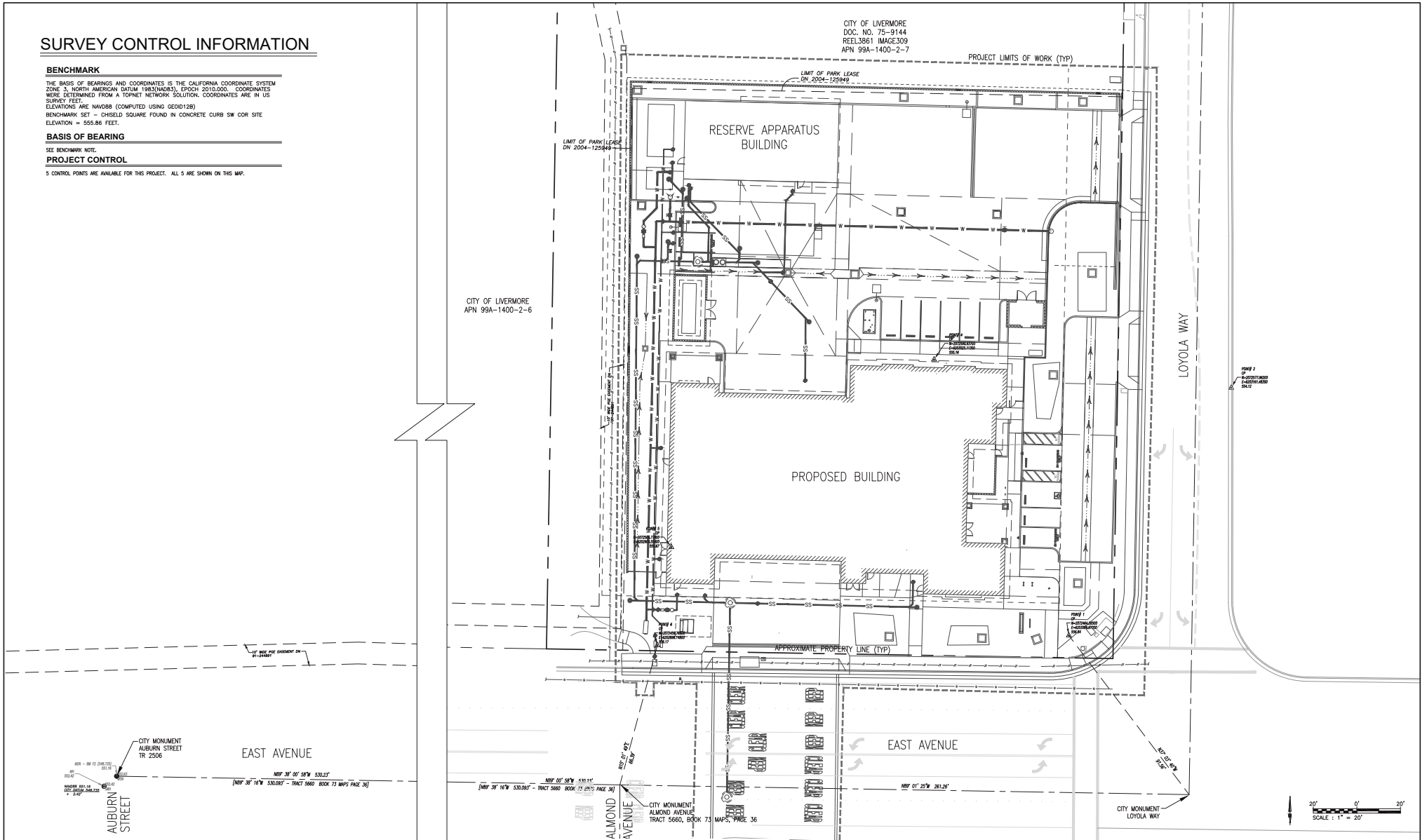
THE BASIS OF BEARINGS AND COORDINATES IS THE CALIFORNIA COORDINATE SYSTEM ZONE 3, NORTH AMERICAN DATUM 1983(NAD83), EPOCH 2010.000. COORDINATES WERE DETERMINED FROM A TOPNET NETWORK SOLUTION. COORDINATES ARE IN US SURVEY FEET.
ELEVATIONS ARE NAVD88 (COMPUTED USING GEOID12B)
BENCHMARK SET – CHISELD SQUARE FOUND IN CONCRETE CURB SW COR SITE
ELEVATION = 555.86 FEET.

BASIS OF BEARING

SEE BENCHMARK NOTE.

PROJECT CONTROL

5 CONTROL POINTS ARE AVAILABLE FOR THIS PROJECT. ALL 5 ARE SHOWN ON THIS MAP.



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SURVEY CONTROL DIAGRAM - OVERALL SITE

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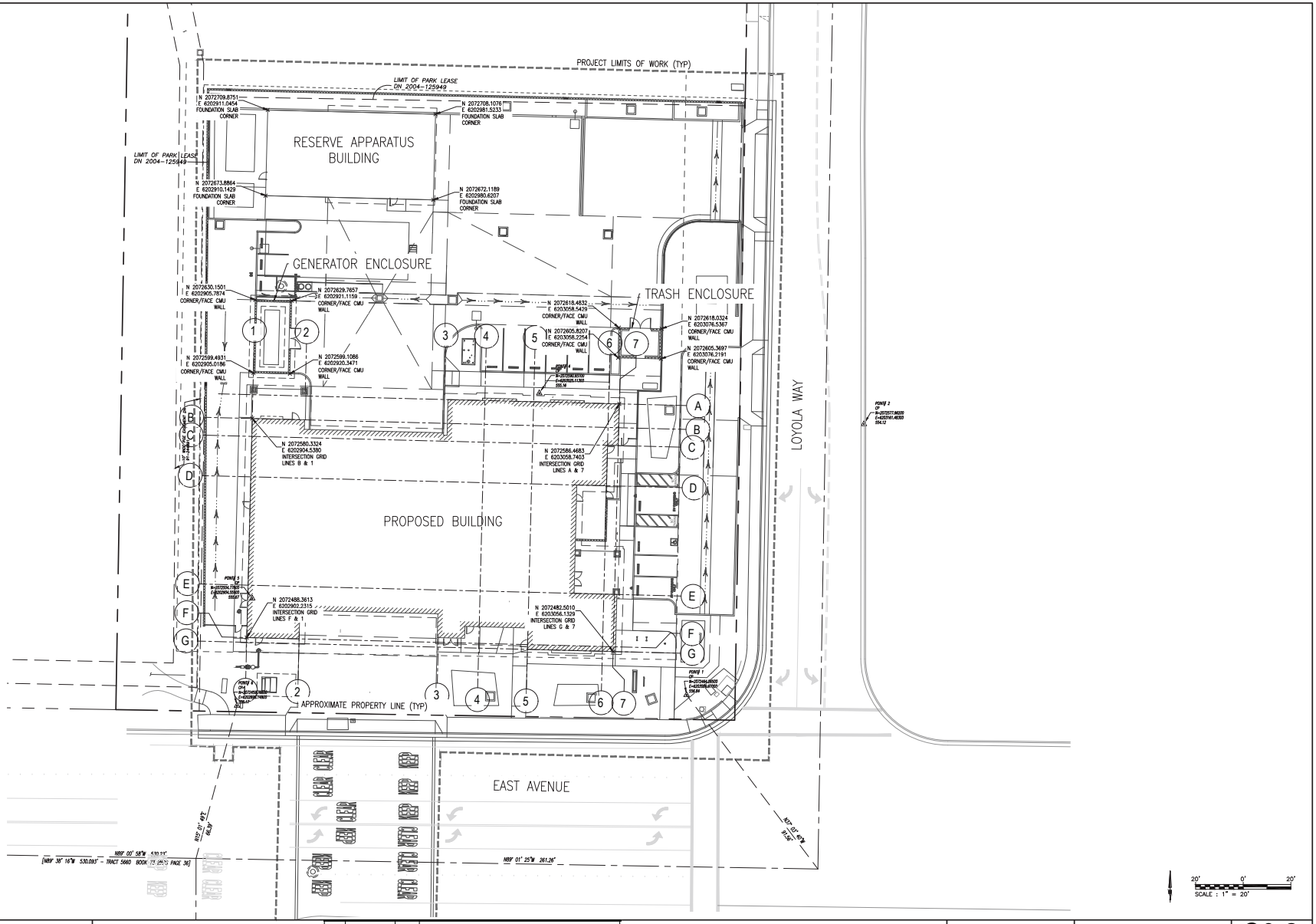

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SURVEY CONTROL DIAGRAM - BUILDING STRUCTURES

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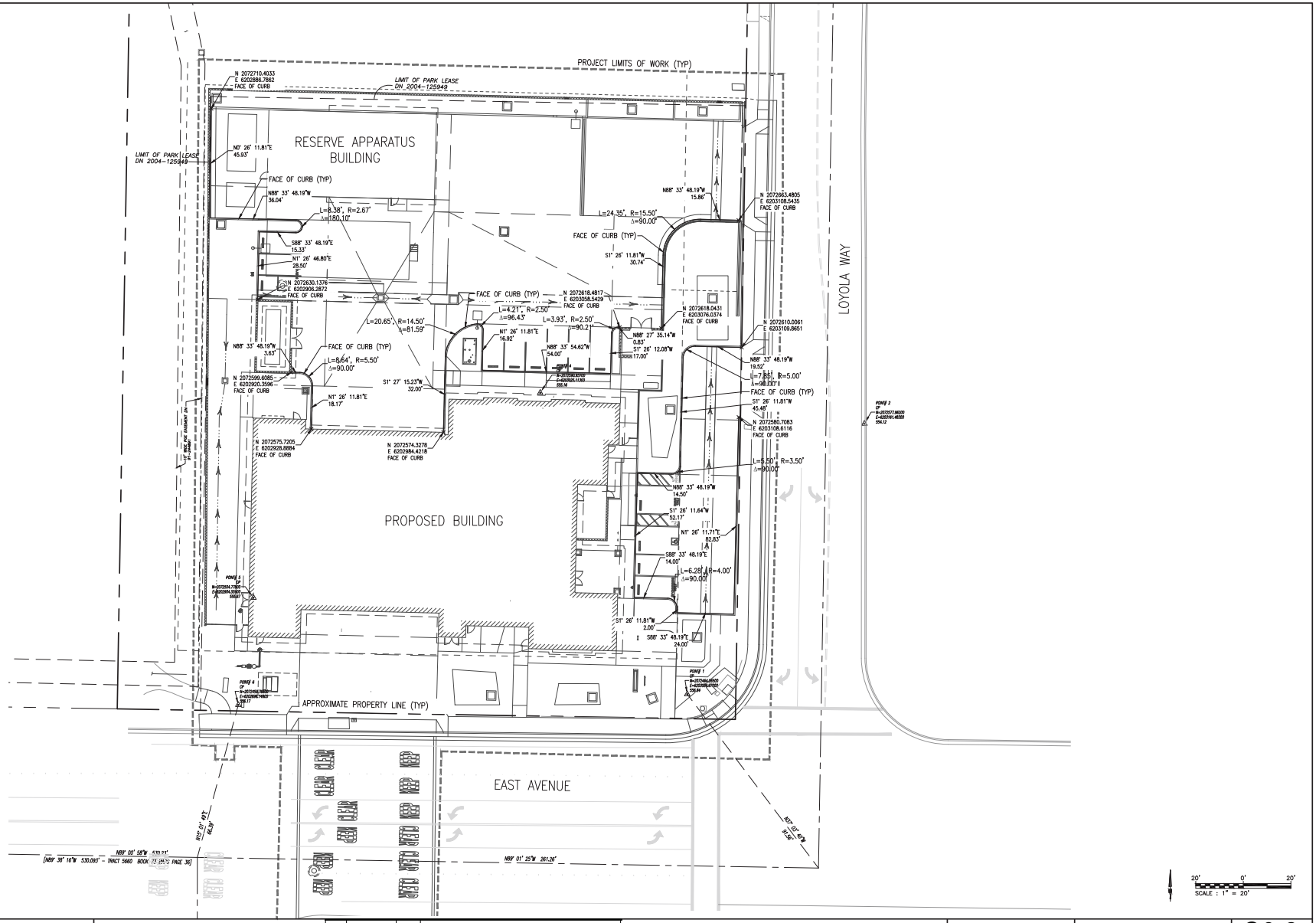

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SURVEY CONTROL DIAGRAM - SITE IMPROVEMENTS

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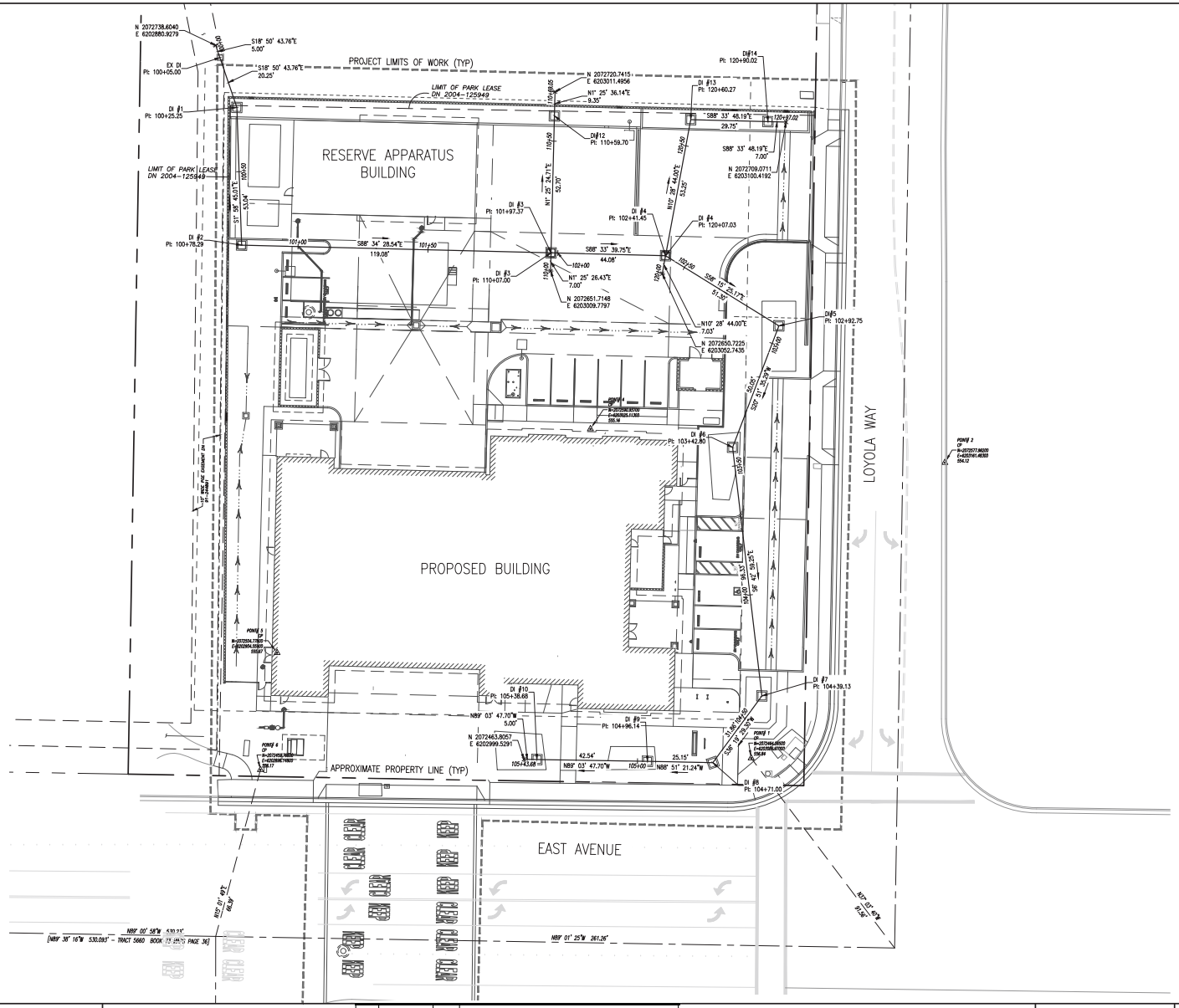

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SURVEY CONTROL DIAGRAM - STORM DRAIN

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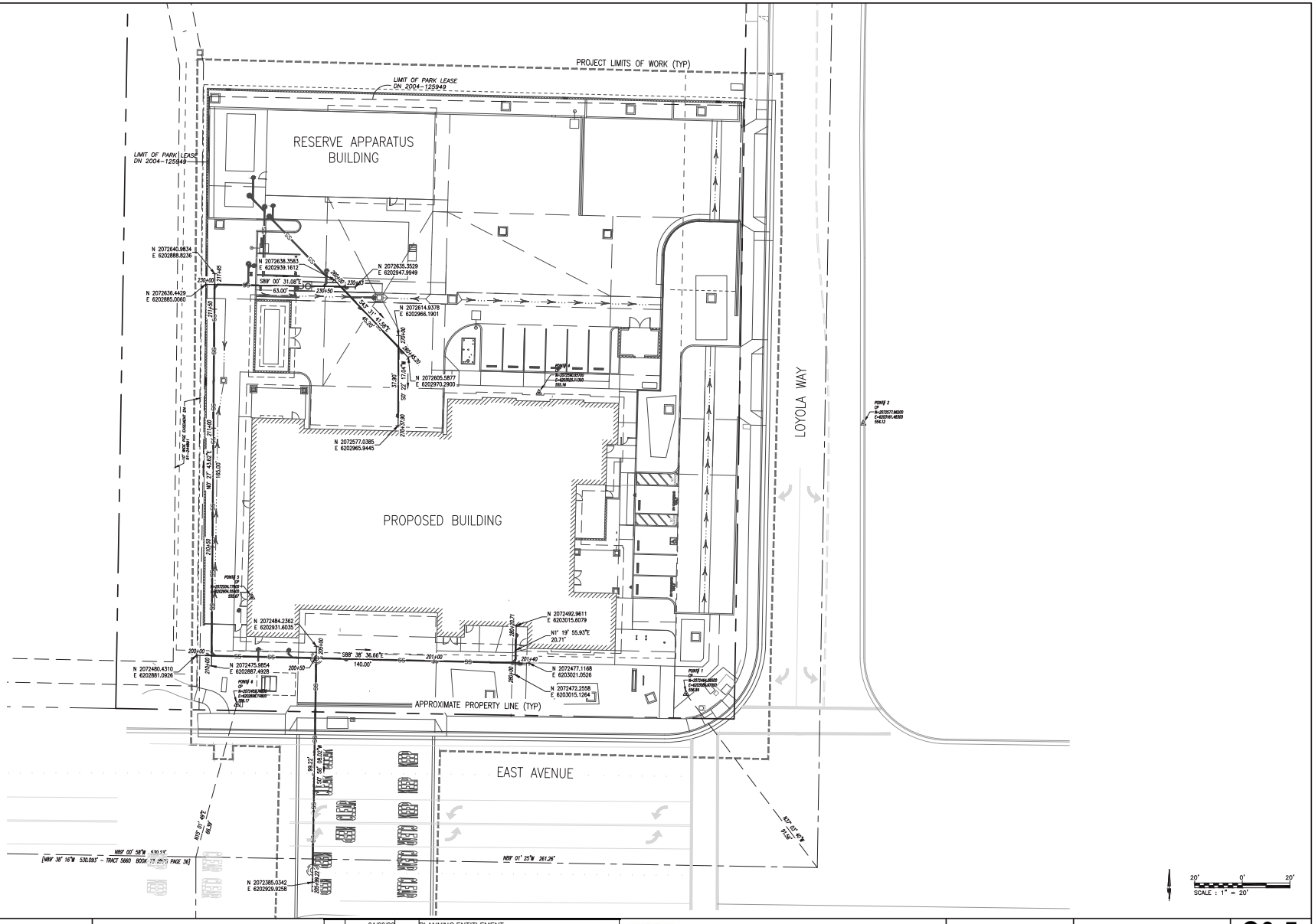

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SURVEY CONTROL DIAGRAM - SANITARY SEWER

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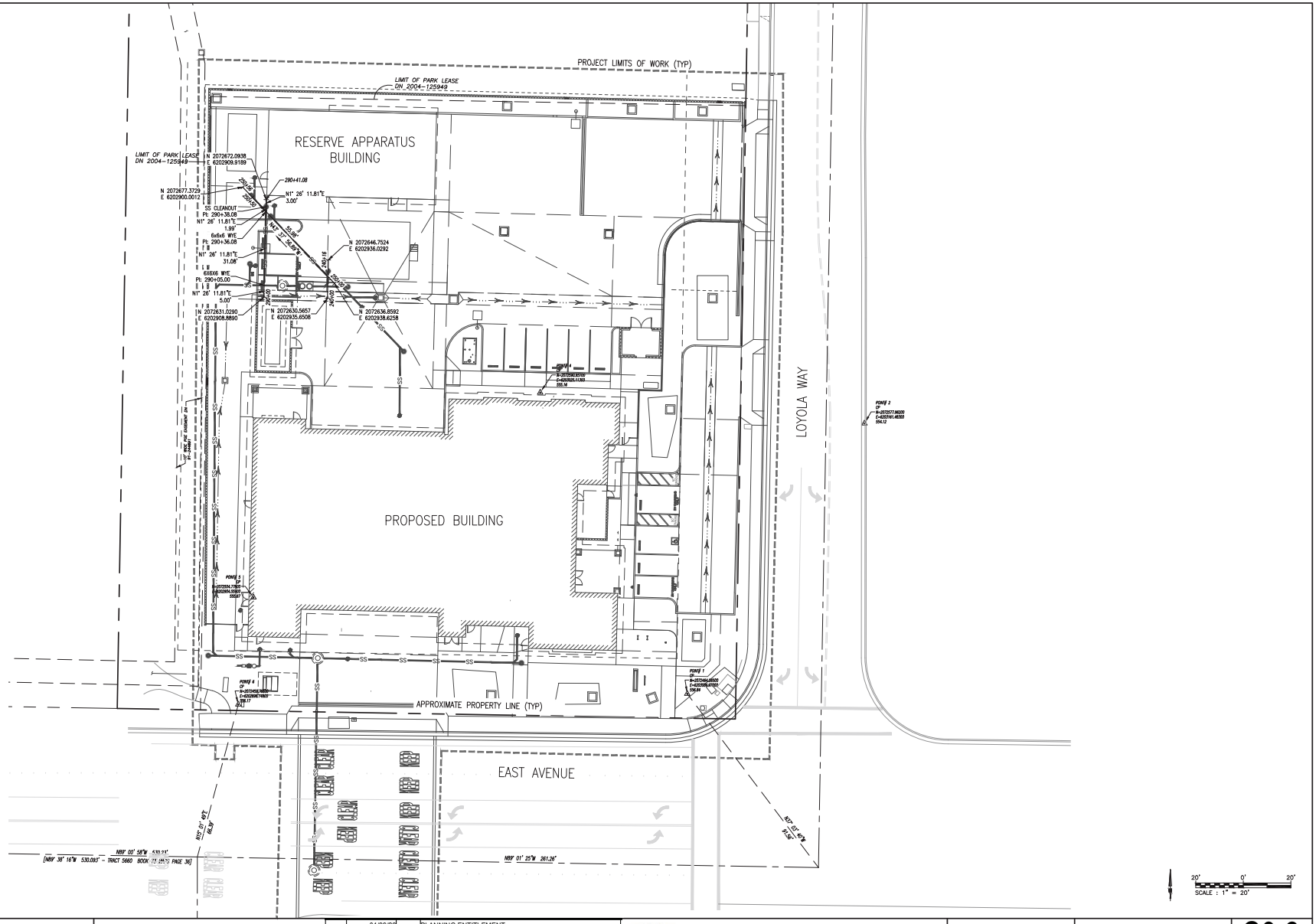

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SURVEY CONTROL DIAGRAM - SANITARY SEWER

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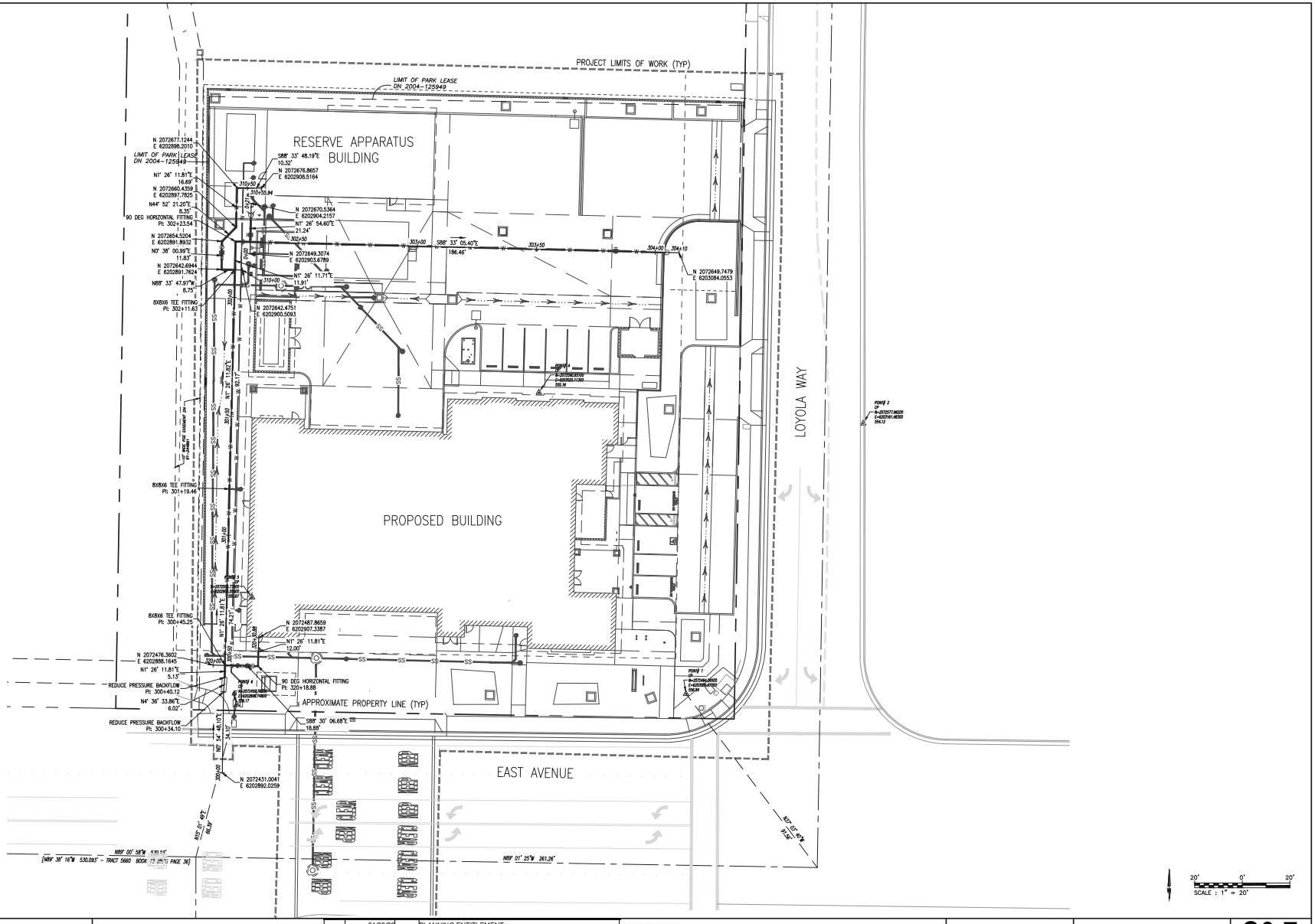

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SURVEY CONTROL DIAGRAM - WATER

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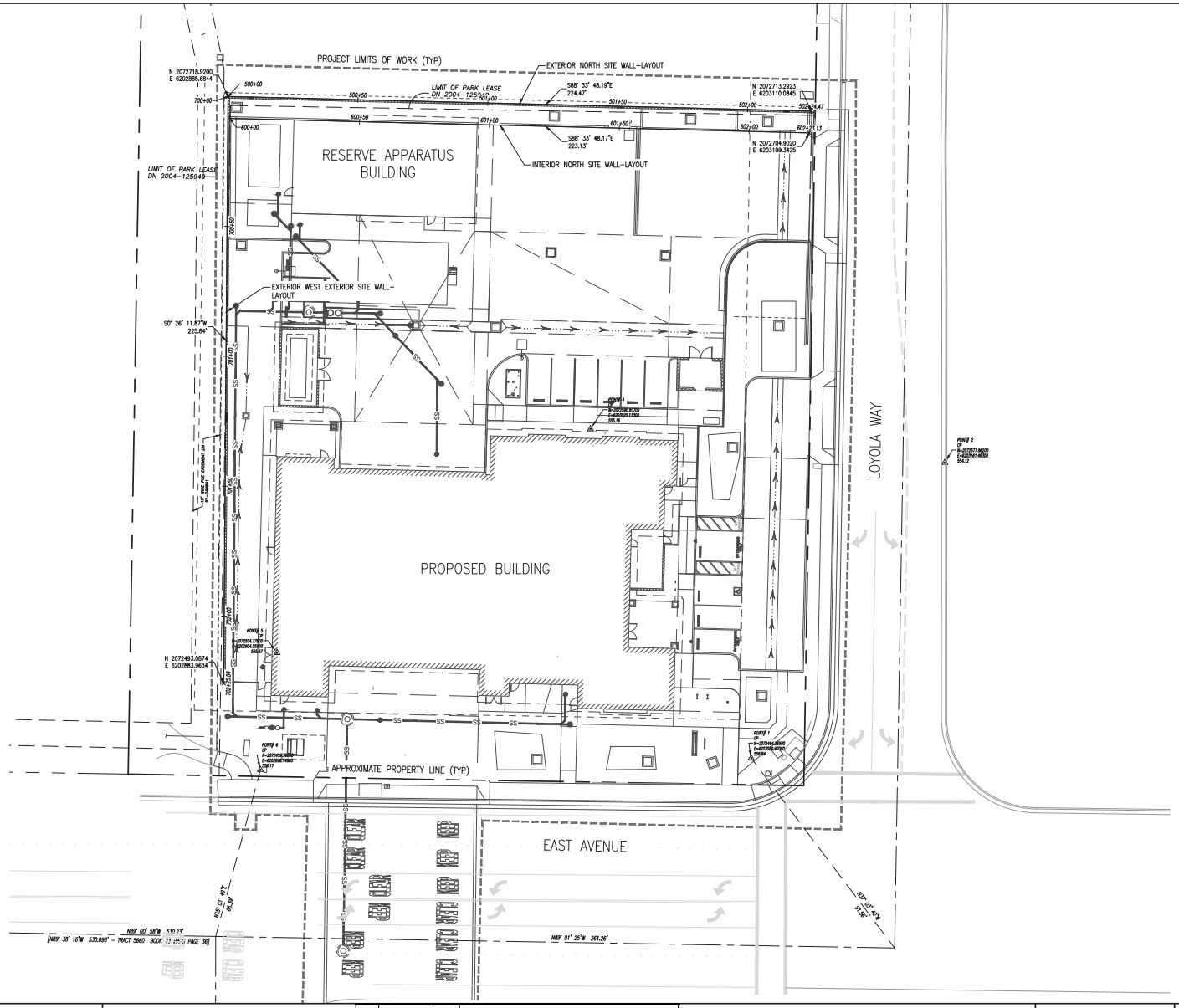

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CITY OF LIVERMORE

LIVERMORE FIRE STATION 6
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SURVEY CONTROL DIAGRAM - SITE WALLS

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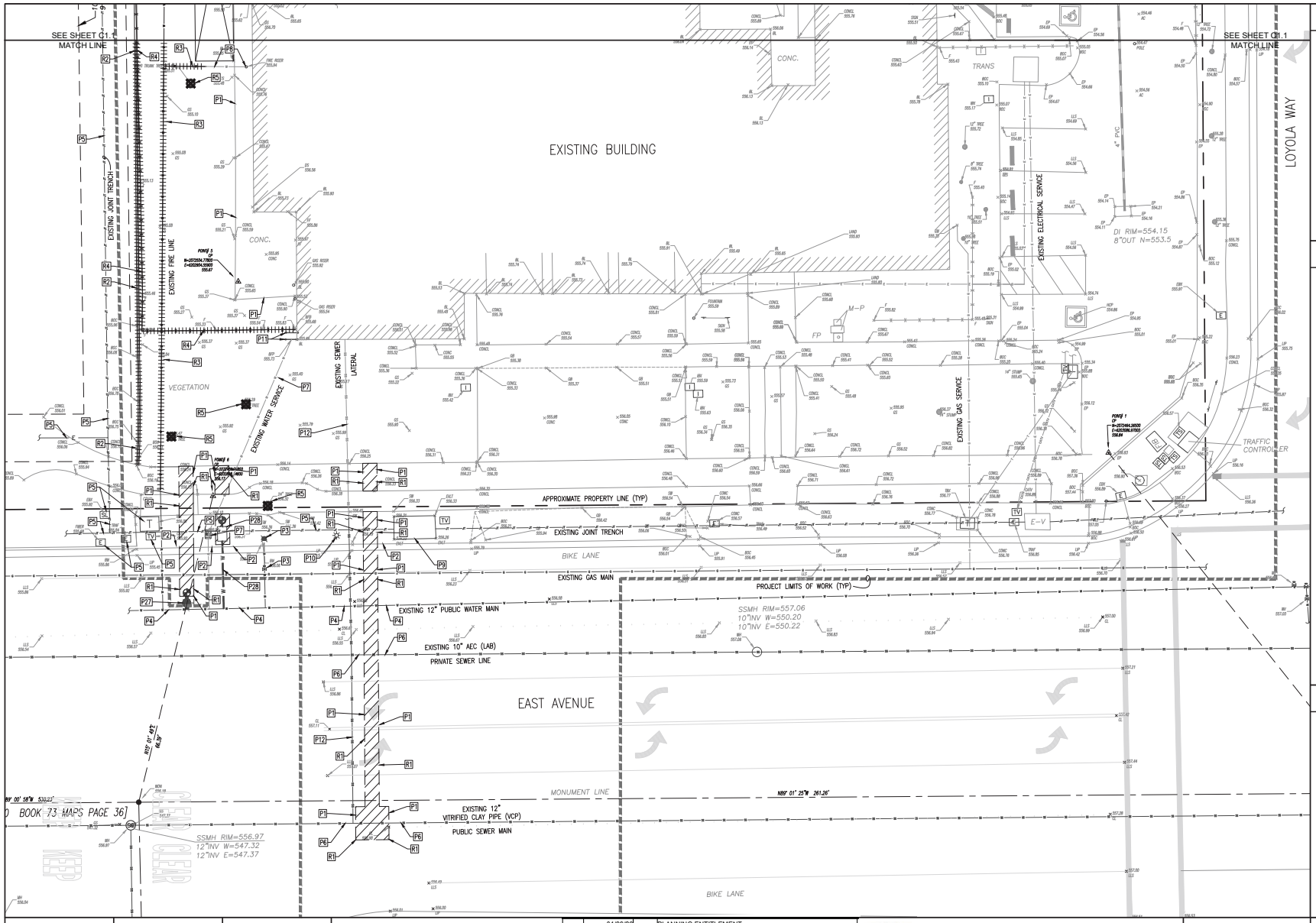

GENERAL NOTES

1. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
2. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS
4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION INCLUDING EXISTING PARKING LOT DRAINAGE, FIRE & DOMESTIC WATER AND SEWER UTILITIES DURING PHASE 1 IMPROVEMENTS.
5. CONTRACTOR SHALL COORDINATE SEQUENCE OF IMPROVEMENTS WITH OWNER TO ASSURE ACCESS TO EXISTING STATION AT ALL TIMES DURING PHASE 1 IMPROVEMENTS.
6. CONTRACTOR SHALL REFER TO ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED BY GEOCON CONSULTANTS, INC. TITLED " PHASE 1 ENVIRONMENTAL SITE ASSESSMENT REPORT. LIVERMORE, CALIFORNIA" DATED NOVEMBER 2025, GEOCON PROJECT NO. E9508-04 AND PROJECT TECHNICAL SPECIFICATIONS FOR LEAD AND ASBESTOS ABATEMENT FOR EXISTING BUILDING INCLUDING DEMOLITION REQUIREMENTS FOR EXISTING TRANSFORMER.

KEY NOTES

R1	SAWCUT EXISTING PAVEMENT / CONCRETE
R2	REMOVE EXISTING CONCRETE CURB
R3	AFTER INSTALLATION OF COMPLETE NEW FIRE 8" SERVICE LATERAL PER UTILITY PLANS - PHASE 1, DEMOLISH IN PLACE EXISTING 6" ASBESTOS CEMENT PIPE FIRE SERVICE LINE, INCLUDING PIPING AND FITTINGS. PLEASE SEE ASBUILTS WHICH SHOW THIS PIPE AS HAZARDOUS ACP. COORDINATE WATER LINE SHUT DOWN AND DEMOLITION LIMITS WITH CALWATER AND OWNER.
R4	REMOVE EXISTING FENCE, INCLUDING GATES, POSTS, AND FOUNDATIONS
R5	REMOVE EXISTING TREE
P1	PRESERVE EXISTING PAVEMENT / CONCRETE
P2	PRESERVE EXISTING CURB & GUTTER
P3	PRESERVE FIRE HYDRANT, LATERAL AND GATE VALVE
P4	PRESERVE EXISTING PUBLIC WATER MAIN
P5	PRESERVE EXISTING UTILITIES
P6	PRESERVE EXISTING PUBLIC SEWER MAIN
P7	PRESERVE EXISTING WATER SERVICE
P8	PRESERVE EXISTING FIRE LINE AND RISER FOR THE LIMITS SHOWN. COORDINATE REMOVAL WITH INSTALLATION OF NEW FIRE LINE TO SERVICE BOTH EXISTING AND PROPOSED BUILDING.
P9	PRESERVE EXISTING PG&E ELECTRICAL VAULT
P10	PRESERVE EXISTING STREET LIGHT
P11	PRESERVE EXISTING BACKFLOW DEVICE & MISC PIPING
P12	PRESERVE EXISTING SANITARY SEWER LATERAL
P27	PRESERVE FIRE LINE TAP AND GATE VALVE INSTALLED BY CALWATER
P28	PRESERVE DOMESTIC WATER SERVICE LINE AND METER BOX INSTALLED BY CALWATER

LEGEND

- REMOVE EXIST ASPHALT CONCRETE, SIDEWALK, CURB & GUTTER, VERTICAL CURB, AND MISCELLANEOUS DEBRIS.
- REMOVE EXIST STRUCTURE / UTILITY FOR LIMITS SHOWN
- PROJECT LIMITS OF WORK
- REMOVE EXISTING TREE
- X — REFER TO KEYNOTE

SCALE : 1" = 10'

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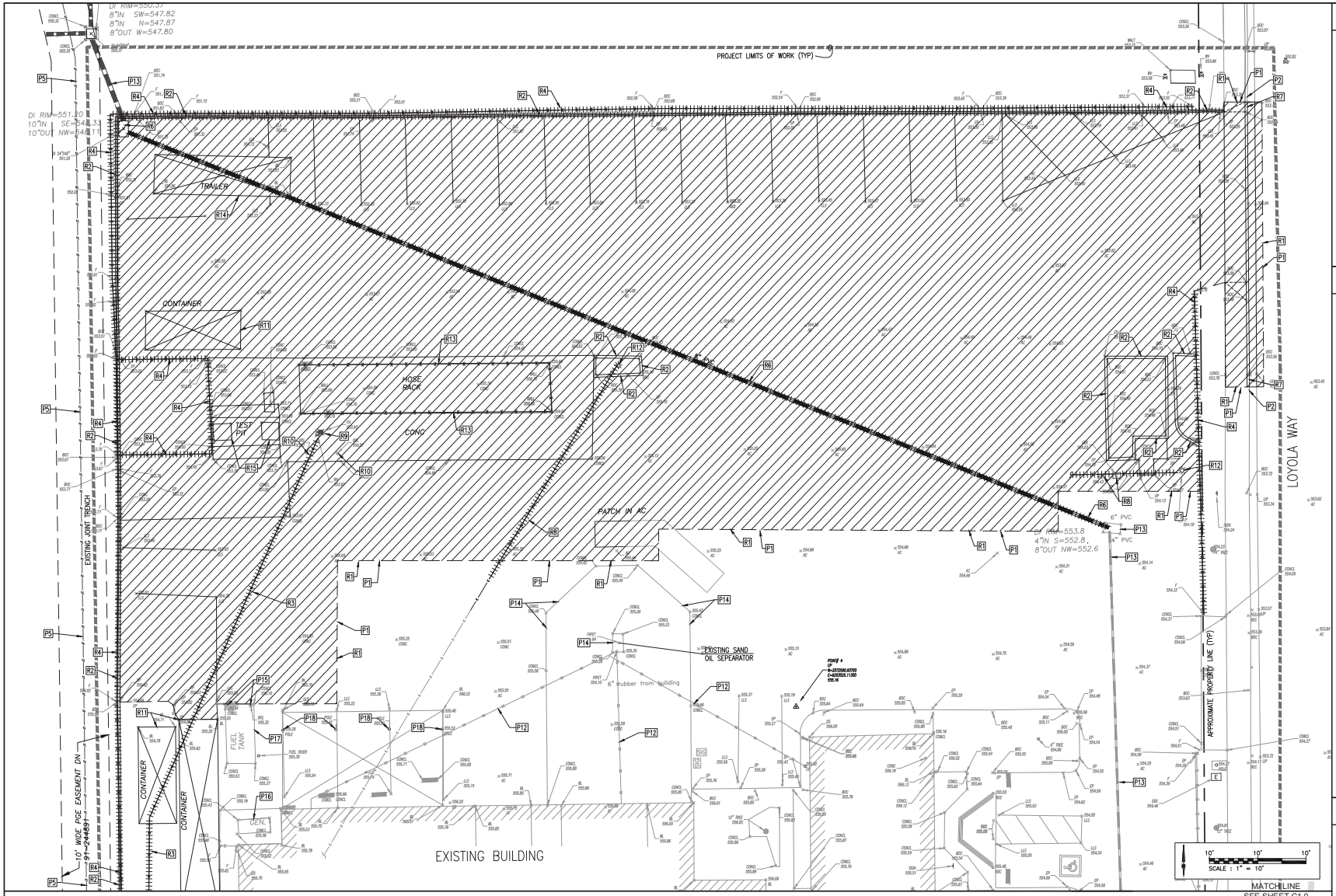
LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

DEMOLITION PLAN
- PHASE 1A

C1.0
Sheet
X Of XX
SCALE: 1" = 10'



GENERAL NOTES

1. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
2. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS
4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION INCLUDING EXISTING PARKING LOT DRAINAGE, FIRE & DOMESTIC WATER AND SEWER UTILITIES DURING PHASE 1 IMPROVEMENTS.
5. CONTRACTOR SHALL COORDINATE SEQUENCE OF IMPROVEMENTS WITH OWNER TO ASSURE ACCESS TO EXISTING STATION AT ALL TIMES DURING PHASE 1 IMPROVEMENTS.
5. PLEASE REFER TO RECORDS DRAWINGS FOR ORIGINAL DESIGN INFORMATION FOR PUMPER TEST PITS. TEST PIT ORIGINAL DESIGN & DETAIL PROVIDED ON SHEET C6.14 FOR REFERENCE.
6. CONTRACTOR SHALL BACKFILL AND COMPACT THE OPEN HOLE FROM THE REMOVAL OF THE PUMPER TEST PIT STRUCTURE IN ACCORDANCE WITH EARTHWORK TECHNICAL SECTION 31 00 00 (EARTHWORK) AND 02 41 00 (DEMOLITION)
6. SEE ARCHITECTURAL PLANS A1.2A, A1.2B, A1.3A AND A1.3B FOR SPECIAL SIDEWALKS HANDICAP RAMP AND DRIVEWAYS ALONG EAST AVENUE AND LOYOLA WAY.

KEY NOTES

R1	SAWCUT EXISTING PAVEMENT / CONCRETE
R2	REMOVE EXISTING CONCRETE CURB
R3	AFTER INSTALLATION OF COMPLETE NEW FIRE 8" SERVICE LATERAL PER UTILITY PLANS - PHASE 1, DEMOLISH IN PLACE EXISTING 6" ASBESTOS CEMENT PIPE FIRE SERVICE LINE, INCLUDING PIPING AND FITTINGS. PLEASE SEE ASBUILTS WHICH SHOW THIS PIPE AS HAZARDOUS ACP. COORDINATE WATER LINE SHUT DOWN AND DEMOLITION LIMITS WITH CALWATER AND OWNER.
R4	REMOVE EXISTING FENCE, INCLUDING GATES, POSTS, AND FOUNDATION
R6	REMOVE EXISTING STORM DRAIN PIPE & DRAINAGE STRUCTURE FOR LIMITS SHOWN. COORDINATE REMOVAL WITH UTILITY PLAN SHEET C3.1. CONTRACTOR TO STAGE CONSTRUCTION ACCORDINGLY.
R7	REMOVE EXISTING CONCRETE CURB AND GUTTER
R8	REMOVE EXISTING UTILITIES NECESSARY FOR CONSTRUCTION. COORDINATE WITH ELECTRICAL PLANS
R9	REMOVE EXISTING FIRE HYDRANT, VALVE, AND THRUST BLOCKING
R10	REMOVE EXISTING BOLLARD AND FOUNDATION
R11	REMOVE EXISTING STEEL CONTAINER COORDINATE WITH OWNER
R12	REMOVE EXISTING LIGHT POLE AND CONDUIT - COORDINATE WITH ELECTRICAL PLANS
R13	REMOVE EXISTING HOSE RACK AND CONCRETE PAD
R14	EXISTING TRAILER TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION
R15	REMOVE EXISTING APPROXIMATE 10'X12'X11' DEEP CONCRETE PUMPER TEST PIT STRUCTURE. SEE GENERAL NOTE 6 ABOVE AND SHEET C6.14
P1	PRESERVE EXISTING PAVEMENT / CONCRETE
P2	PRESERVE EXISTING CURB & GUTTER
P5	PRESERVE EXISTING UTILITIES
P12	PRESERVE EXISTING EXISTING SANITARY SEWER LATERAL & CLEAN OUT
P13	PRESERVE EXISTING STORM DRAIN PIPE / DRAIN INLET
P14	PRESERVE EXISTING SAND OIL SEPARATOR, MISC PIPING AND CONCRETE WASH AREA SLAB
P15	PRESERVE EXISTING BOLLARD AND FOUNDATION
P16	PRESERVE EXISTING GENERATOR, CONCRETE PAD AND CONDUIT.
P17	PRESERVE EXISTING 500 GALLON DIESEL (ESA) FUEL TANK, CONCRETE PAD, AND MISC. PIPING
P18	PRESERVE ROOF OVERHANG, COLUMNS AND FOUNDATION

LEGEND

- REMOVE EXIST ASPHALT CONCRETE, SIDEWALK, CURB & GUTTER, VERTICAL CURB, CONCRETE PAD, WHEEL STOPS, & MISCELLANEOUS DEBRIS.
- REMOVE EXIST STRUCTURE / UTILITY FOR LIMITS SHOWN
- REMOVE EXISTING TREE
- [X] REFER TO KEYNOTE

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COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE

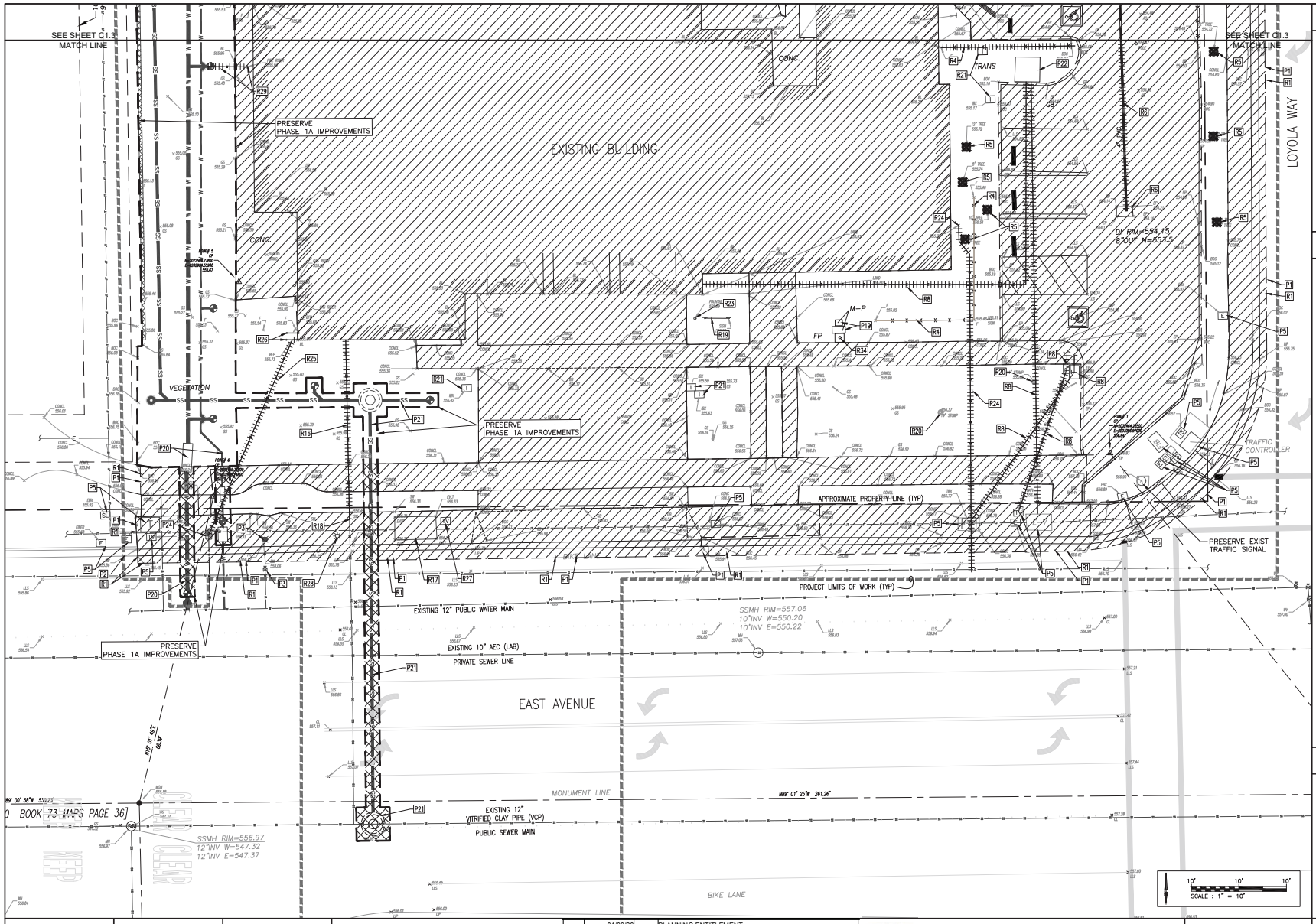
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS

4550 EAST AVE
LIVERMORE, CA 94550

DEMOLITION PLAN
- PHASE 1A

C1.1

Sheet
X Of XX
SCALE: 1" = 10'



GENERAL NOTES

1. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
2. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS
4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION DURING PHASE 1 IMPROVEMENTS.
5. CONTRACTOR SHALL COORDINATE SEQUENCE OF IMPROVEMENTS WITH OWNER TO ASSURE ACCESS TO EXISTING STATION AT ALL TIMES DURING PHASE 1 IMPROVEMENTS.
6. CONTRACTOR SHALL REFER TO ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED BY GEOCON CONSULTANTS. INC. TITLED " PHASE 1 ENVIRONMENTAL SITE ASSESSMENT REPORT. LIVERMORE, CALIFORNIA" DATED NOVEMBER 2025, GEOCON PROJECT NO. E9508-04 AND PROJECT TECHNICAL SPECIFICATIONS FOR LEAD AND ASBESTOS ABATEMENT FOR EXISTING BUILDING INCLUDING DEMOLITION REQUIREMENTS FOR EXISTING TRANSFORMER.
6. SEE ARCHITECTURAL PLANS A1.2A, A1.2B, A1.3A AND A1.3B FOR SPECIAL SIDEWALKS HANDICAP RAMP AND DRIVEWAYS ALONG EAST AVENUE AND LOYOLA WAY.

KEY NOTES

R1	SAWCUT EXISTING PAVEMENT / CONCRETE
R4	REMOVE EXISTING FENCE, INCLUDING GATES, POSTS, AND FOUNDATIONS
R5	REMOVE EXISTING TREE
R6	REMOVE EXISTING STORM DRAIN PIPE & STRUCTURE FOR LIMITS SHOWN
R8	REMOVE EXISTING UTILITIES NECESSARY FOR CONSTRUCTION. COORDINATE WITH ELECTRICAL PLANS
R16	REMOVE EXISTING SANITARY SEWER LATERAL & CLEAN OUT
R17	EXISTING PG&E ELECTRICAL VAULT TO BE RELOCATED BY OTHERS
R18	CAP AND ABANDON EXISTING SEWER LATERAL PER CITY STANDARDS
R19	REMOVE EXISTING SIGN, POST AND FOUNDATION
R20	REMOVE EXISTING TREE STUMP
R21	REMOVE EXISTING IRRIGATION BOXES, VALVES AND PIPING
R22	REMOVE EXISTING TRANSFORMER - COORDINATE WITH ELECTRICAL PLANS
R23	REMOVE EXISTING WATER FOUNTAIN AND MISC PIPING
R24	REMOVE EXISTING GAS SERVICE LINE & METER - COORDINATE W/ UTILITY PROVIDER & PLUMBING PLANS
R25	REMOVE EXISTING WATER LINE INCLUDING PIPING, AND FITTINGS FROM WATER METER TO EXISTING BUILDING.
R26	REMOVE EXISTING BACKFLOW DEVICE AND MISC PIPING
R27	EXISTING CABLE TV UTILITY BOX TO BE RELOCATED BY OTHER
R28	RELOCATE EXISTING LIGHT. COORDINATE WITH ELECTRICAL PLANS
R29	DEMOLISH IN PLACE EXISTING 6" ASBESTOS CEMENT PIPE FIRE SERVICE LINE, INCLUDING PIPING AND FITTINGS UP TO PHASE 1 IMPROVEMENTS. PLEASE SEE AS-BUILTS WHICH SHOW THIS PIPE AS HAZARDOUS ACP.
R34	REMOVE EXISTING FLAG POLE AND FOUNDATION
P1	PRESERVE EXISTING PAVEMENT / CONCRETE
P2	PRESERVE EXISTING CURB & GUTTER
P3	PRESERVE EXISTING FIRE HYDRANT, LATERAL & VALVE
P5	PRESERVE EXISTING UTILITIES
P19	SALVAGE & PRESERVE EXISTING MONUMENT & PLAQUE - COORDINATE WITH OWNER
P20	PRESERVE PHASE 1A - WATER LINE IMPROVEMENTS
P21	PRESERVE PHASE 1A - SANITARY SEWER IMPROVEMENTS
P24	PRESERVE EXISTING WATER METER & BOX

LEGEND

- REMOVE EXIST ASPHALT CONCRETE, SIDEWALK, CURB & GUTTER, CONCRETE WASH RACK PAD VERTICAL CURB, BUILDING, BUILDING FOUNDATION & ASSOCIATED APPURTENANCES, WHEEL STOPS, AND MISCELLANEOUS DEBRIS.
- REMOVE PHASE 1 TEMPORARY ASPHALT
- REMOVE EXIST STRUCTURE / UTILITY FOR LIMITS SHOWN
- REMOVE EXISTING TREE
- [X] REFER TO KEYNOTE

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CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
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LIVERMORE, CA 94550

DEMOLITION PLAN
- PHASE 3A

C1.2
Sheet
X Of XX
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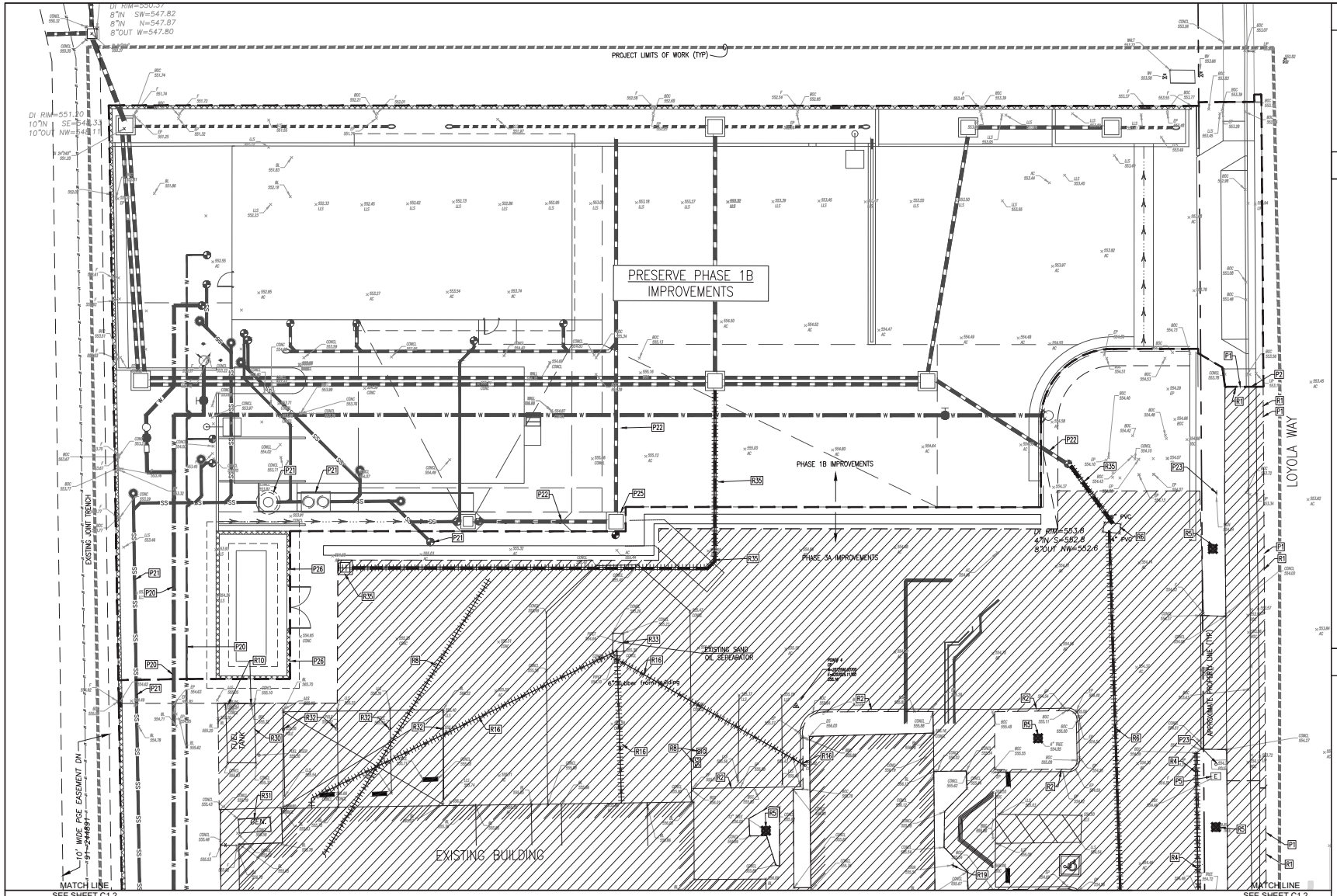

GENERAL NOTES

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4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION DURING PHASE 1 IMPROVEMENTS.
6. SEE ARCHITECTURAL PLANS A1.2A, A1.2B, A1.3A AND A1.3B FOR SPECIAL SIDEWALKS HANDICAP RAMP AND DRIVEWAYS ALONG EAST AVENUE AND LOYOLA WAY.

KEY NOTES

R1	SAWCUT EXISTING PAVEMENT / CONCRETE
R2	REMOVE EXISTING CONCRETE CURB
R4	REMOVE EXISTING FENCE INCLUDING GATES
R5	REMOVE EXISTING TREE
R6	REMOVE EXISTING STORM DRAIN PIPE & STRUCTURE FOR LIMITS SHOWN
R8	REMOVE EXISTING UTILITIES NECESSARY FOR CONSTRUCTION. COORDINATE WITH ELECTRICAL PLANS
R10	REMOVE EXISTING BOLLARD AND FOUNDATION
R16	REMOVE EXISTING SANITARY SEWER LATERAL & CLEAN OUT
R19	REMOVE EXISTING SIGN, POST AND FOUNDATION
R30	CLEAN AND REMOVE EXISTING 500 GALLON DIESEL FUEL TANK IN ACCORDANCE WITH GEOCON ESA REPORT, INCLUDING CONCRETE PAD, AND MISC. PIPING
R31	REMOVE EXISTING GENERATOR, CONCRETE PAD AND CONDUIT.
R32	REMOVE EXISTING ROOF OVERHANG COLUMNS AND FOUNDATION
R33	CLEAN & REMOVE EXISTING SAND OIL SEPARATOR AND MISC PIPING
R35	REMOVE TEMPORARY 8" SD PIPE / STRUCTURE
P1	PRESERVE EXISTING PAVEMENT / CONCRETE
P2	PRESERVE EXISTING CURB & GUTTER
P5	PRESERVE EXISTING UTILITIES
P20	PRESERVE PHASE 1B - WATER LINE IMPROVEMENTS
P21	PRESERVE PHASE 1B - SANITARY SEWER IMPROVEMENTS
P22	PRESERVE PHASE 1B - STORM DRAIN IMPROVEMENTS
P23	PRESERVE EXISTING SIGN POST
P25	PRESERVE EXISTING DRAINAGE STRUCTURE. ADJUST TO FINISH GRADE SURFACE
P26	PRESERVE PHASE 1B - GENERATOR ENCLOSURE

LEGEND

- REMOVE EXIST ASPHALT CONCRETE, SIDEWALK, CURB & GUTTER, CONCRETE WASH RACK PAD VERTICAL CURB, CONCRETE PAD, BUILDING, BUILDING FOUNDATION & ASSOCIATED APPURTENANCES, WHEEL STOPS, AND MISCELLANEOUS DEBRIS.
- REMOVE PHASE 1 TEMPORARY ASPHALT
- REMOVE EXIST STRUCTURE / UTILITY FOR LIMITS SHOWN
- PHASE BOUNDARY
- REMOVE EXISTING TREE
- X — REFER TO KEYNOTE

SCALE : 1" = 10'

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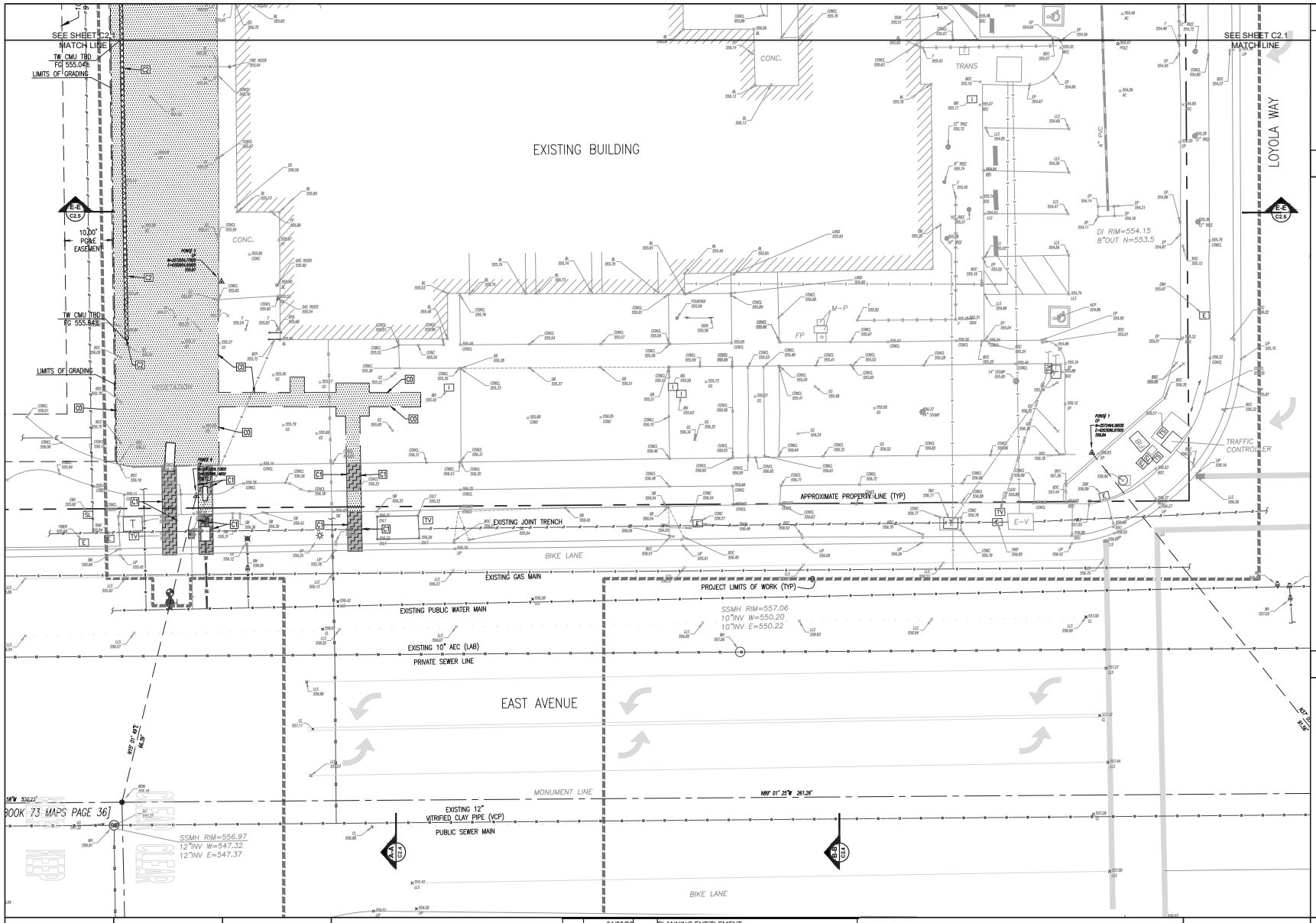
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

DEMOLITION PLAN
- PHASE 3A

C1.3
Sheet
X Of XX
SCALE: 1" = 10'

ATTACHMENT 2



GENERAL NOTES

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3. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS
4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION DURING PHASE 1 IMPROVEMENTS.
5. SIDEWALKS ON EAST AVENUE AND LOYOLA WAY TO BE OPENED UP TO PUBLIC WITH STEEL PLATES PLACED OVER ALL OPEN UTILITY TRENCHES AT END OF WORKING DAY.

KEY NOTES

- C0 — GRADING LIMITS
- C1 — CONFORM TO EXIST AC / CONCRETE
- C2 — CMU PERIMETER WALL PER ARCHITECTURAL AND STRUCTURAL PLANS (C1.1 A1.1 / 1 SA.1)

LEGEND

- TEMPORARY ASPHALT CONCRETE
- GRADED AREAS - PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS AS INDICATED ON PLAN VIEW
- CONCRETE SIDEWALK REPAIR PER (B / C1.1)
- X — REFER TO KEYNOTE

SCALE : 1" = 10'

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CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
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GRADING & DRAINAGE PLAN
- PHASE 1B

C2.0
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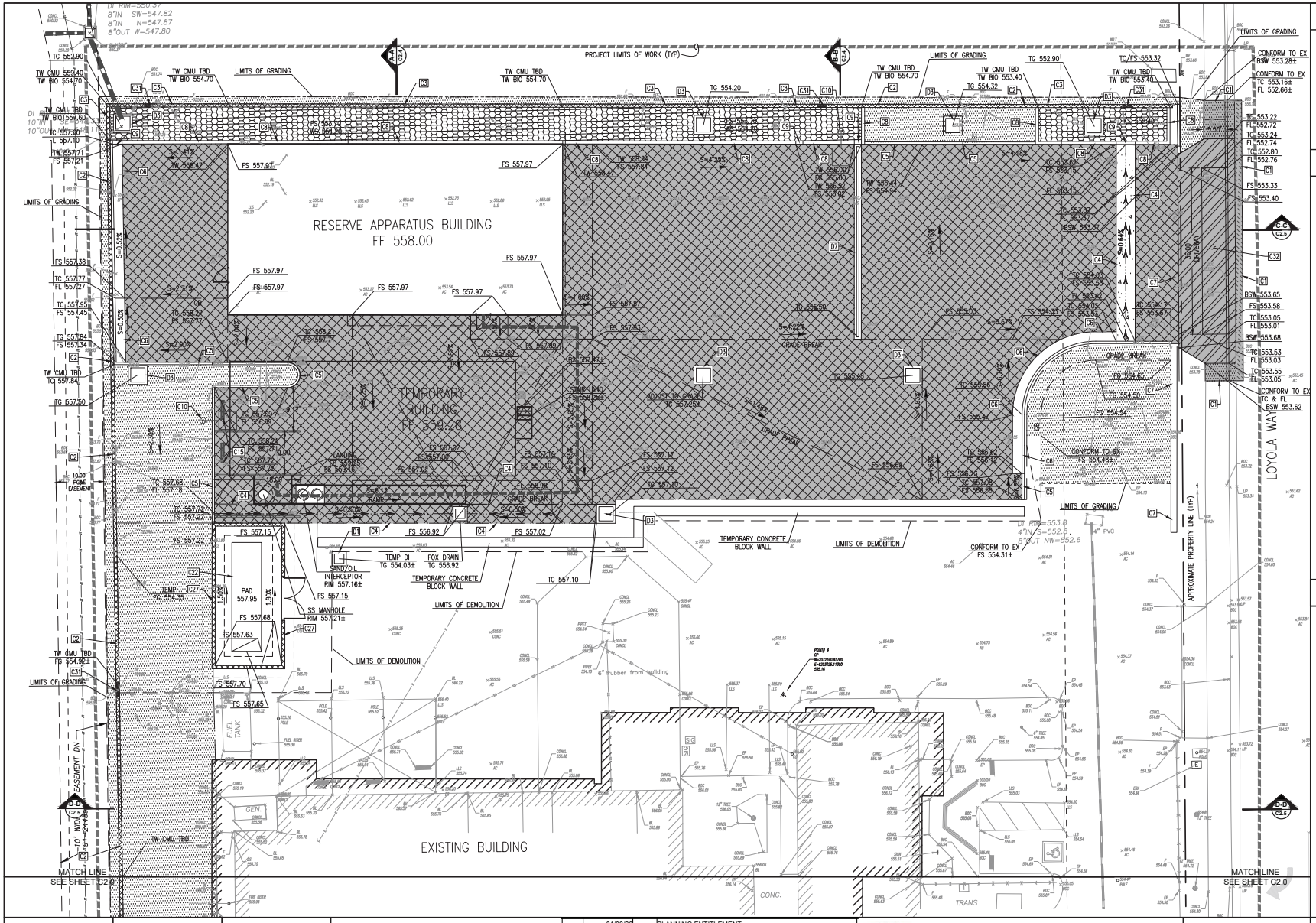

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5. SEE ARCHITECTURAL PLANS A1.2A, A1.2B, A1.3A AND A1.3B FOR SPECIAL SIDEWALKS HANDICAP RAMP AND DRIVEWAYS ALONG EAST AVENUE AND LOYOLA WAY.

KEY NOTES

C1	CONFORM TO EXIST AC / CONCRETE	
C2	CMU PERIMETER WALL PER ARCHITECTURAL AND STRUCTURAL PLANS	X/A.X
C3	STORMWATER FLOW THROUGH PLANTER WALL & CMU PERIMETER WALL PER ARCHITECTURAL AND STRUCTURAL PLANS	X/A.X
C4	INSTALL TYPE 1 VALLEY GUTTER PER	A/C5.1
C5	INSTALL VERTICAL CURB PER	B/C5.1
C6	INSTALL CURB & GUTTER PER	C/C5.1
C7	SECURITY FENCE AND GATES PER ARCHITECTURAL PLANS	X/A.X
C8	STORMWATER FLOW THROUGH PLANTER WALL PER STRUCTURAL PLANS	X/S.X
C9	INSTALL CURB OPENING PER	F/C5.1
C10	SITE LIGHT PER ELECTRICAL PLANS	
C14	4" WHITE PAINT	
C15	CONCRETE WHEEL STOP PER	D/C5.1
C22	GENERATOR AND PAD PER ELECTRICAL PLANS	
C27	GENERATOR ENCLOSURE PER ARCHITECTURAL PLANS	
C31	PROVIDE 24" WIDE SIDE OPENING FOR EMERGENCY OVER FLOW	
C32	LOYOLA WAY DRIVEWAY APPROACH #1 GRADING ENLARGEMENT PER	A/A.10
D1	INSTALL 24" X 24" DRAIN INLET PER	A/C5.4
D3	INSTALL 36" X 36" DRAIN INLET PER	A/C5.4
D7	INSTALL TRENCH DRAIN PER & MANUFACTURER'S RECOMMENDATIONS	E/C5.1

LEGEND

	TYPE 1 CONCRETE PAVING SECTION PER (A/C5.1)
	CONCRETE SIDEWALK PER (D/C5.1)
	GRADED AREAS - PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS AS INDICATED ON PLAN VIEW
	STORMWATER FLOW THROUGH PLANTER PER (B/C5.1, C/C5.1)
	TEMPORARY ASPHALT CONCRETE
	INSTALL COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD ST-8 (C/A.17)
	CONSTRUCT MONOLITHIC SIDEWALK PER CITY OF LIVERMORE STD ST-3 (B/A.17)
	ASPHALT CONFORM PER CITY OF LIVERMORE STD ST9A (A/A.17)
	ACCESSIBLE PATH OF OF TRAVEL
X	REFER TO KEYNOTE

10' 10' 10'
SCALE : 1" = 10'

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GRADING & DRAINAGE PLAN - PHASE 1B

C2.1
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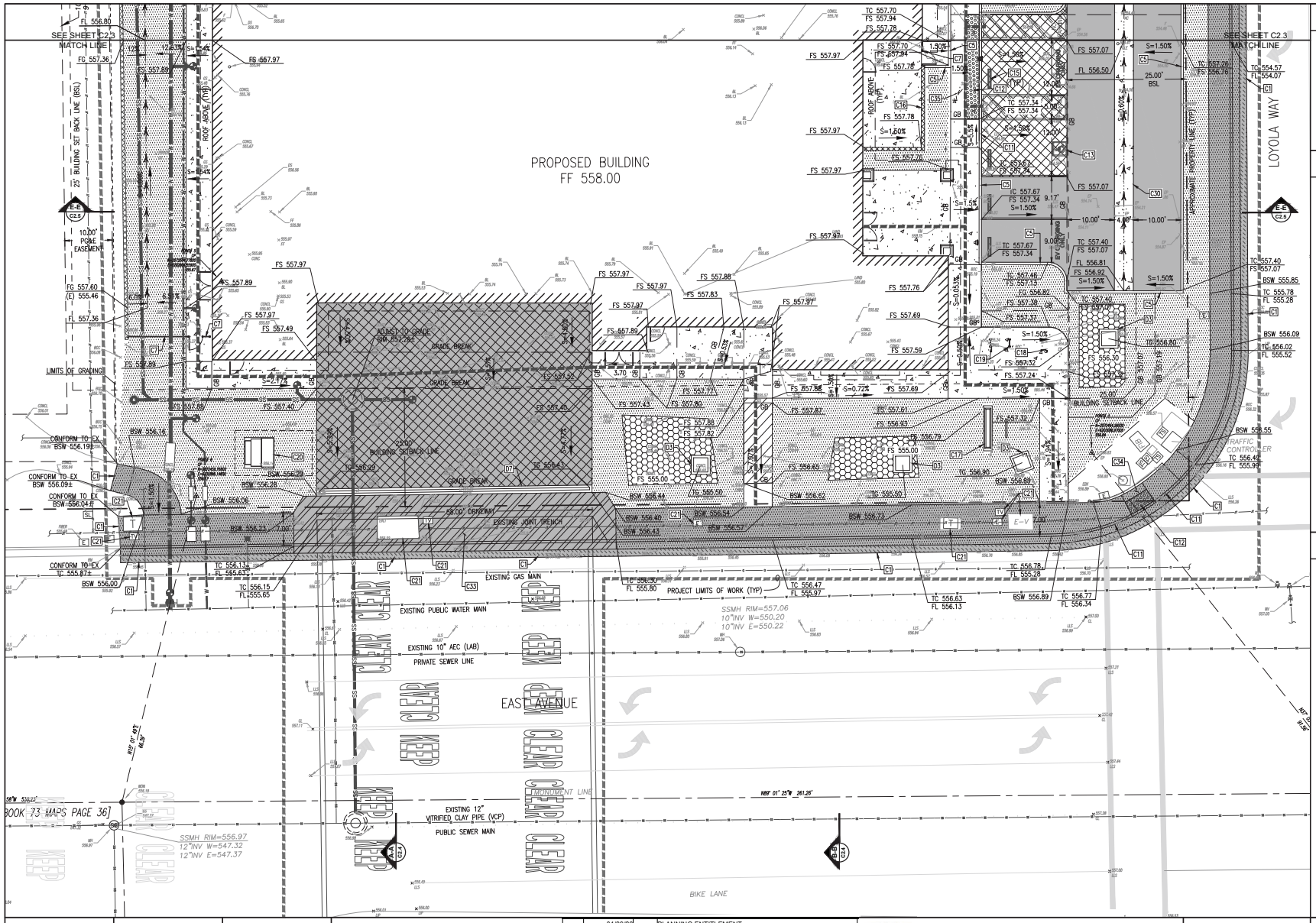
SCALE: 1" = 10'



GENERAL NOTES

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4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION DURING PHASE 1 IMPROVEMENTS.
5. SEE ARCHITECTURAL PLANS A1.2A, A1.2B, A1.3A AND A1.3B FOR SPECIAL SIDEWALKS HANDICAP RAMP AND DRIVEWAYS ALONG EAST AVENUE AND LOYOLA WAY.

KEY NOTES

C1	CONFORM TO EXIST AC / CONCRETE
C5	INSTALL VERTICAL CURB PER (B/A5.1)
C7	SECURITY FENCE AND GATES PER ARCHITECTURAL PLANS (X/A5.1)
C11	CONSTRUCT CURB RAMP
C12	INSTALL TRUNCATED DOMES (B/A5.1)
C13	INSTALL VAN ACCESSIBLE PARKING STALL PER (F/A5.1)
C15	CONCRETE WHEEL STOP PER (D/A5.1)
C16	CMU WALL PER STRUCTURAL PLANS
C17	MONUMENT SIGN PER ARCHITECTURAL PLANS
C18	INSTALL FLAG POLE PER ARCHITECTURAL PLANS
C19	INSTALL BIKE RACK PER ARCHITECTURAL PLANS
C20	TRANSFORMER AND PAD PER ELECTRICAL PLANS
C21	UTILITY BOX TO BE ADJUSTED TO GRADE BY OTHERS
C30	INSTALL TYPE 2 VALLEY GUTTER PER (D/A5.1)
C33	EAST AVENUE DRIVEWAY APPROACH GRADING ENLARGEMENT PER (C/A1.3)
C34	CURB RAMP #1 GRADING ENLARGEMENT PER (A/A1.3)
C35	CURB RAMP #3 GRADING ENLARGEMENT PER (A/A1.3)
D3	INSTALL 36" X 36" DRAIN INLET PER (A/A5.1)
D7	INSTALL TRENCH DRAIN PER & MANUFACTURER'S RECOMMENDATIONS (E/A5.1)

LEGEND

- ASPHALT CONCRETE SECTION PER (B/A5.1)
- TYPE 1 CONCRETE PAVING SECTION PER (A/A5.1)
- CONCRETE SIDEWALK PER (D/A5.1)
- GRADED AREAS - PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS AS INDICATED ON PLAN VIEW
- BIORETENTION FACILITY PER (A/A5.1)
- INSTALL COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD ST-8 (C/A1.3)
- CONSTRUCT MONOLITHIC SIDEWALK / CURB & GUTTER PER CITY OF LIVERMORE STD ST-3 (B/A1.3)
- TYPE 2 CONCRETE PAVING SECTION PER (C/A5.1)
- ASPHALT CONFORM PER CITY OF LIVERMORE STD ST9A (A/A1.3)
- CONCRETE RAMP AND HAND RAILS PER ARCHITECTURAL PLANS
- ACCESSIBLE PATH OF OF TRAVEL
- [X] REFER TO KEYNOTE

SCALE : 1" = 10'

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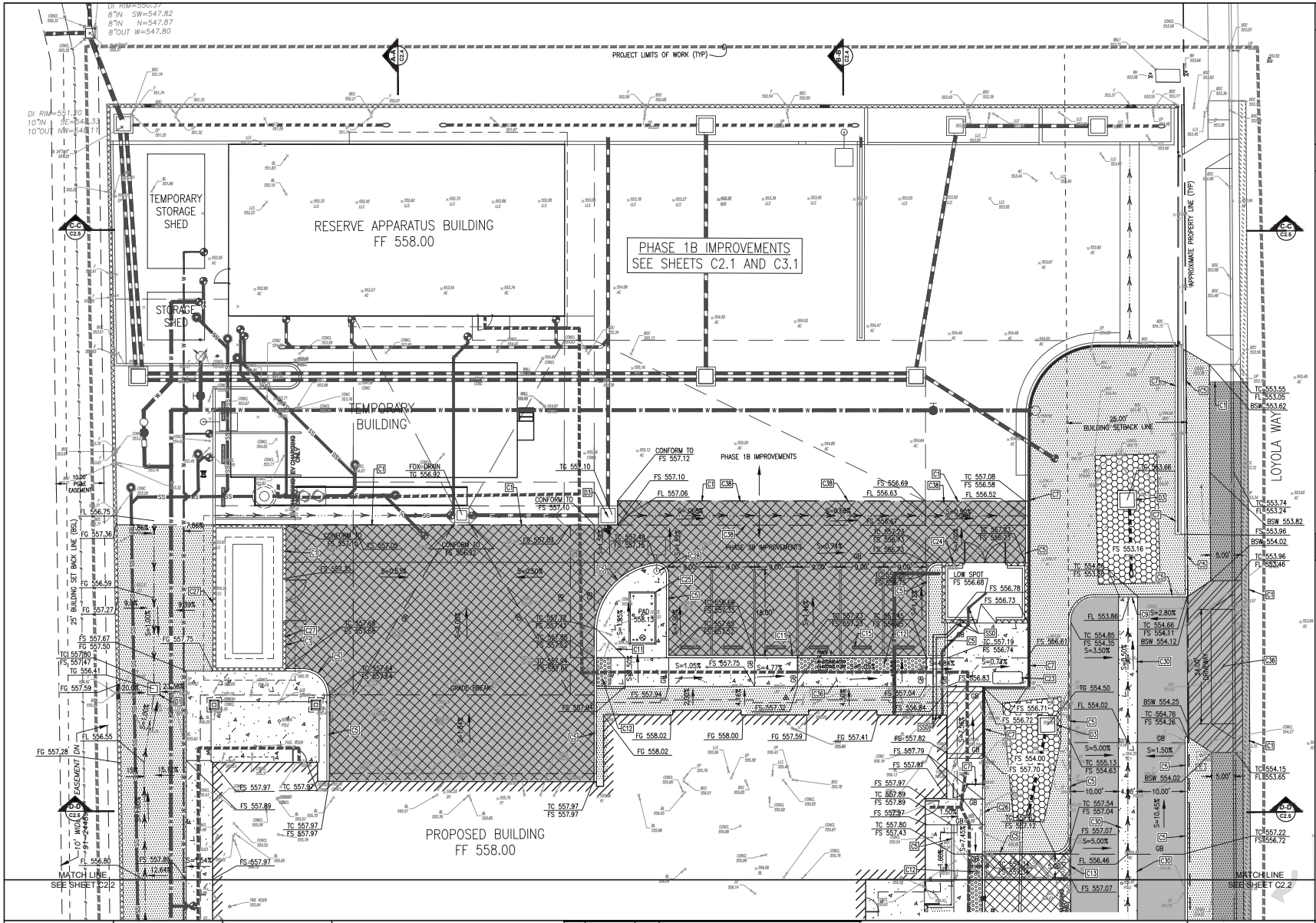
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

GRADING & DRAINAGE PLAN - PHASE 3B

C2.2
Sheet
XX Of XX
SCALE: 1" = 10'



GENERAL NOTES

1. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
2. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS
4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION DURING PHASE 1 IMPROVEMENTS.
5. SEE ARCHITECTURAL PLANS A1.2A, A1.2B, A1.3A AND A1.3B FOR SPECIAL SIDEWALKS HANDICAP RAMP AND DRIVEWAYS ALONG EAST AVENUE AND LOYOLA WAY.

KEY NOTES

C1	CONFORM TO EXIST AC / CONCRETE
C5	INSTALL VERTICAL CURB PER — B / A2.0
C6	INSTALL CURB & GUTTER PER — C / A2.1
C7	SECURITY FENCE AND GATES PER ARCHITECTURAL PLANS — X / A2.0
C9	INSTALL CURB OPENING PER — F / A2.1
C11	CONSTRUCT CURB RAMP
C12	INSTALL TRUNCATED DOMES — B / A2.1
C15	CONCRETE WHEEL STOP PER — D / A2.1
C23	BIKE LOCKER PER ARCHITECTURAL PLANS
C24	TRASH ENCLOSURE PER ARCHITECTURAL PLANS
C25	FUEL TANK AND PAD WITH 6" CONCRETE CONTAINMENT CURB PER ARCHITECTURAL PLANS
C26	BIORETENTION WALL PER STRUCTURAL PLANS
C27	GENERATOR ENCLOSURE PER ARCHITECTURAL PLANS
C28	SITE LIGHT PER ELECTRICAL PLANS
C30	INSTALL TYPE 2 VALLEY GUTTER PER — D / A2.1
C36	CURB RAMP #2 GRADING ENLARGEMENT PER — B / A2.1
C37	LOYOLA WAY DRIVEWAY APPROACH #2 GRADING ENLARGEMENT PER — B / A2.1
C38	INSTALL TYPE 3 VALLEY GUTTER PER — F / A2.0
D1	INSTALL 24" X 24" DRAIN INLET PER — A / A2.1
D3	INSTALL 36" X 36" DRAIN INLET PER — A / A2.1
S0	TRASH ENCLOSURE SEWER AND WATER COORDINATE WITH PLUMBING PLANS

LEGEND

- ASPHALT CONCRETE SECTION PER — B / A2.0
- TYPE 1 CONCRETE PAVING SECTION PER — A / A2.0
- CONCRETE SIDEWALK PER — D / A2.1
- GRADED AREAS - PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS AS INDICATED ON PLAN VIEW
- BIORETENTION FACILITY PER — A / A2.1
- CONSTRUCT MONOLITHIC SIDEWALK / CURB & GUTTER PER CITY OF LIVERMORE STD ST-3 — B / A2.1
- INSTALL COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD ST-8 — C / A2.1
- TEMPORARY ASPHALT CONCRETE
- TYPE 2 CONCRETE PAVING SECTION PER — C / A2.0
- ASPHALT CONFORM PER CITY OF LIVERMORE STD ST9A — A / A2.1
- CONCRETE RAMP AND HAND RAILS PER ARCHITECTURAL PLANS
- ACCESSIBLE PATH OF OF TRAVEL
- X — REFER TO KEYNOTE

SCALE : 1" = 10'

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COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE

LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS

4550 EAST AVE
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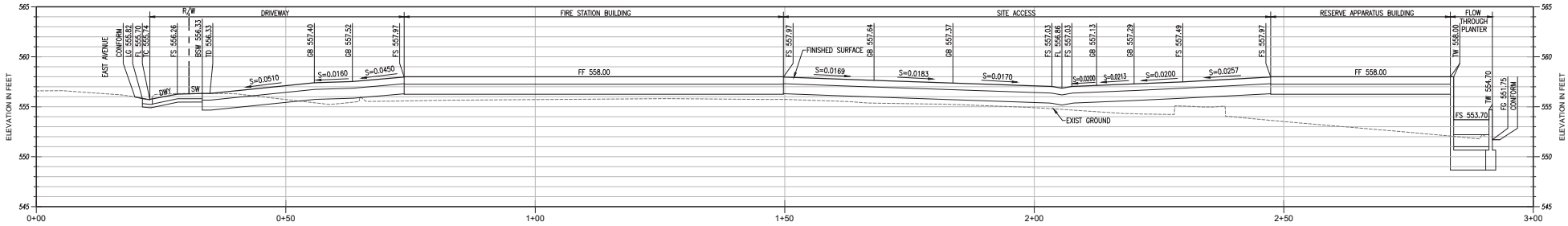
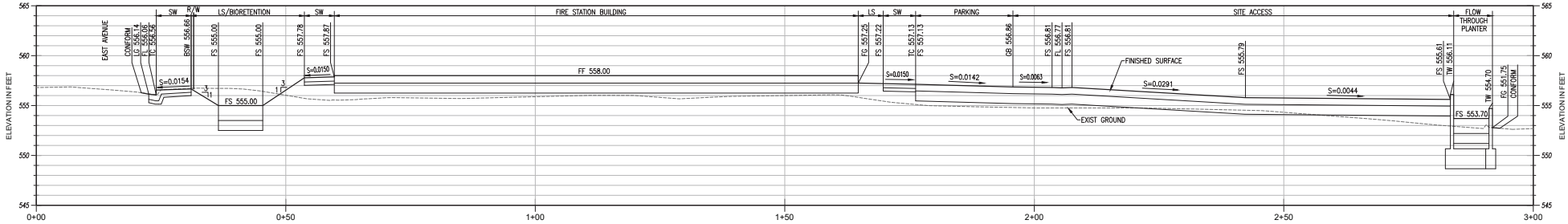
GRADING & DRAINAGE PLAN - PHASE 3B

C2.3

Sheet
XX Of XX
SCALE: 1" = 10'



SECTION A-A
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



SECTION B-B
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

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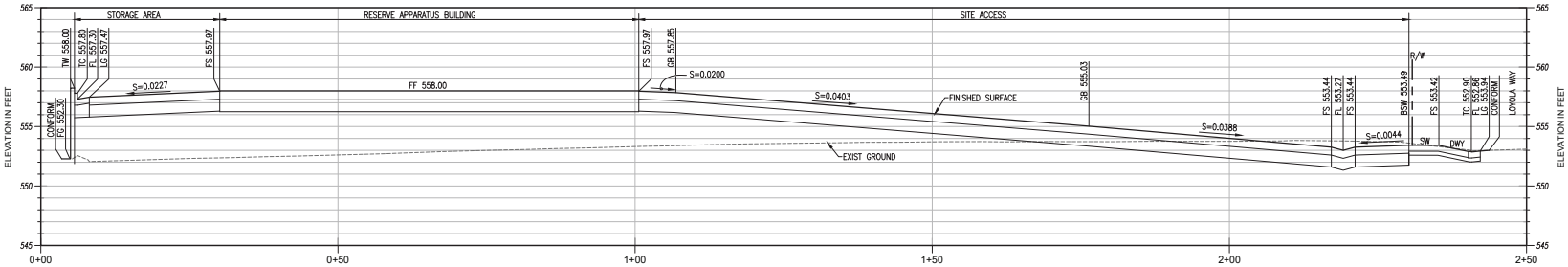
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

GRADING SECTIONS

C2.4
Sheet
XX Of XX
SCALE: NONE



SECTION C-C
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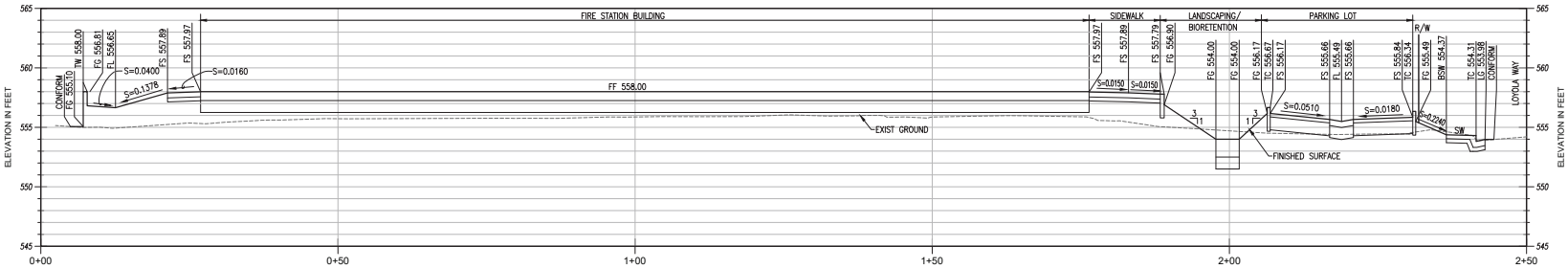
VERTICAL SCALE: 1" = 5'



SECTION D-D
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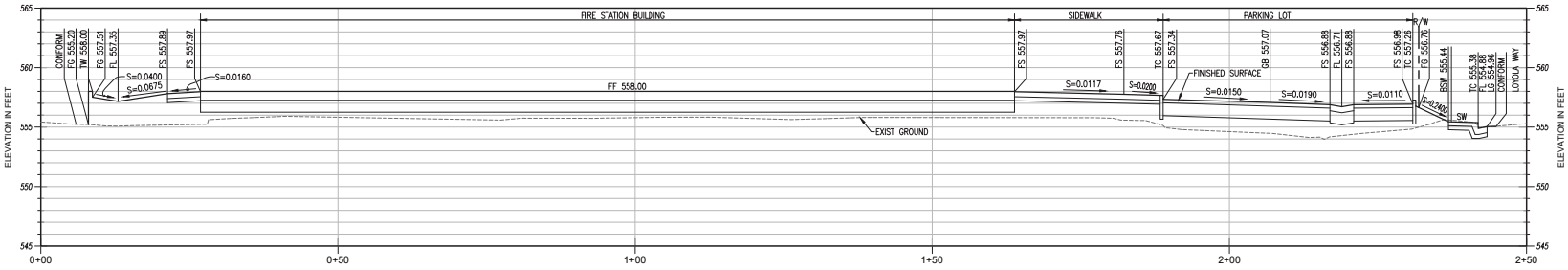
VERTICAL SCALE: 1" = 5'



SECTION E-E
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

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BUILDING IMPROVEMENTS
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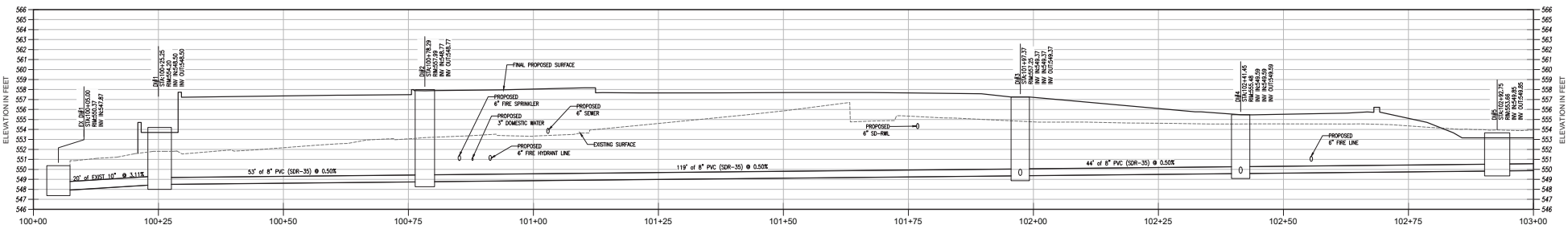
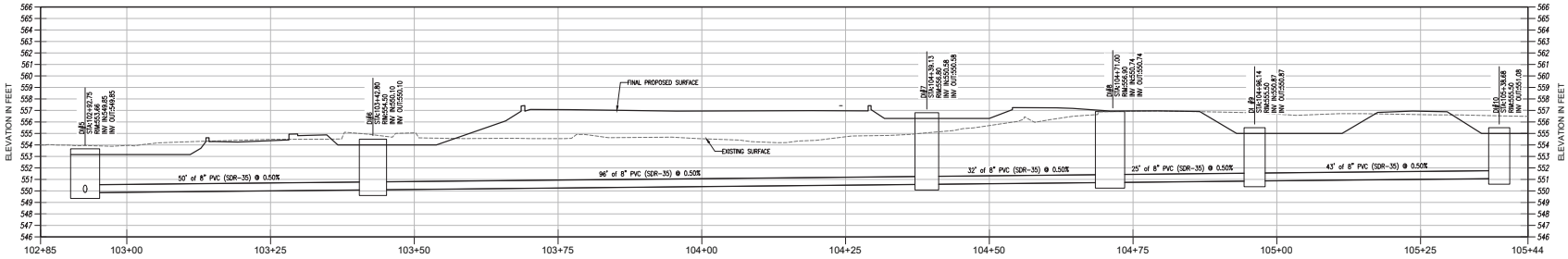
GRADING SECTIONS

C2.5
Sheet
XX Of XX
SCALE: NONE



STORM DRAIN PROFILE
STA: 100+00 TO STA:103+00
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



STORM DRAIN PROFILE
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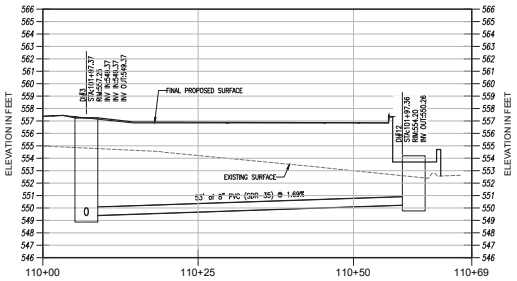
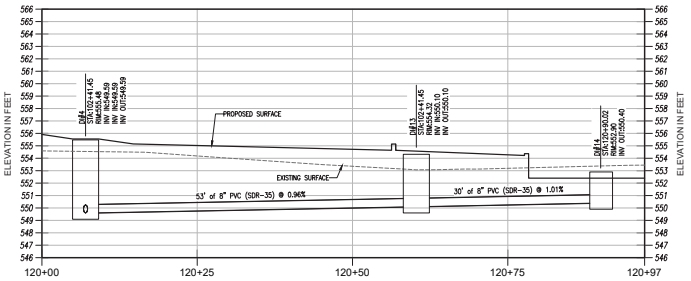
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



STORM DRAIN PROFILE
STA: 110+00 TO STA: 110+69
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



STORM DRAIN PROFILE
STA: 120+00 TO STA: 120+97
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

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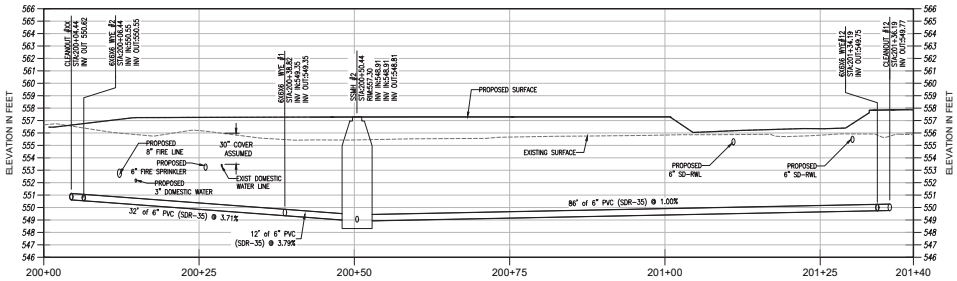
STORM DRAIN PROFILES

C2.6
Sheet
X Of XX
SCALE: AS SHOWN



SANITARY SEWER PROFILE
STA: 200+00 TO STA: 201+40
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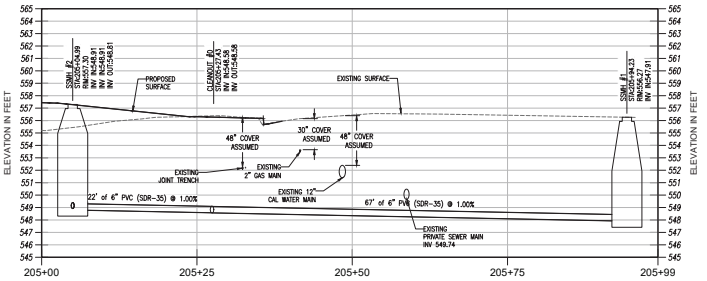
VERTICAL SCALE: 1" = 5'



SANITARY SEWER PROFILE
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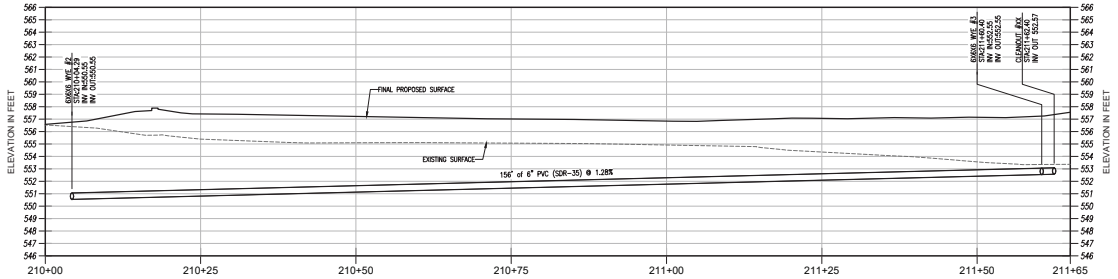
VERTICAL SCALE: 1" = 5'



SANITARY SEWER PROFILE
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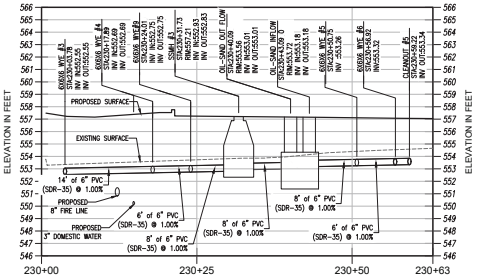
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



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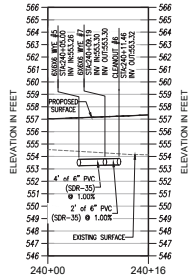
VERTICAL SCALE: 1" = 5'



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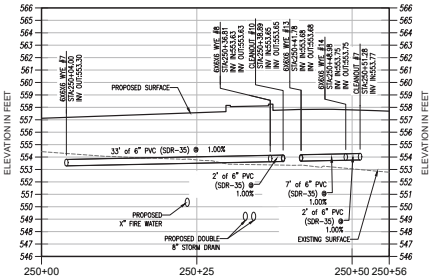
VERTICAL SCALE: 1" = 5'



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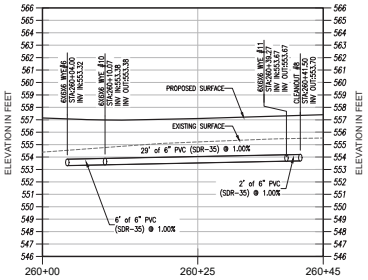
VERTICAL SCALE: 1" = 5'



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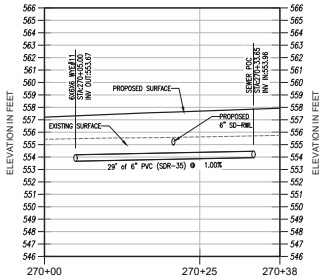
VERTICAL SCALE: 1" = 5'



SANITARY SEWER PROFILE
STA: 270+00 TO STA: 270+38
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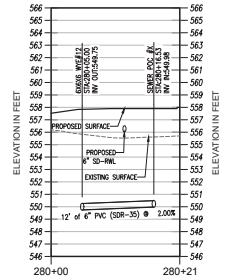
VERTICAL SCALE: 1" = 5'



SANITARY SEWER PROFILE
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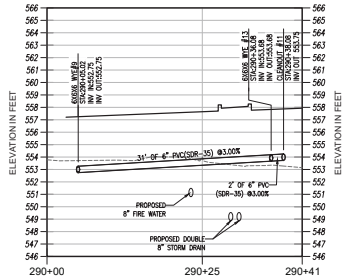
VERTICAL SCALE: 1" = 5'



SANITARY SEWER PROFILE
STA: 290+00 TO STA: 290+41
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

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SANITARY SEWER PROFILES

C2.7
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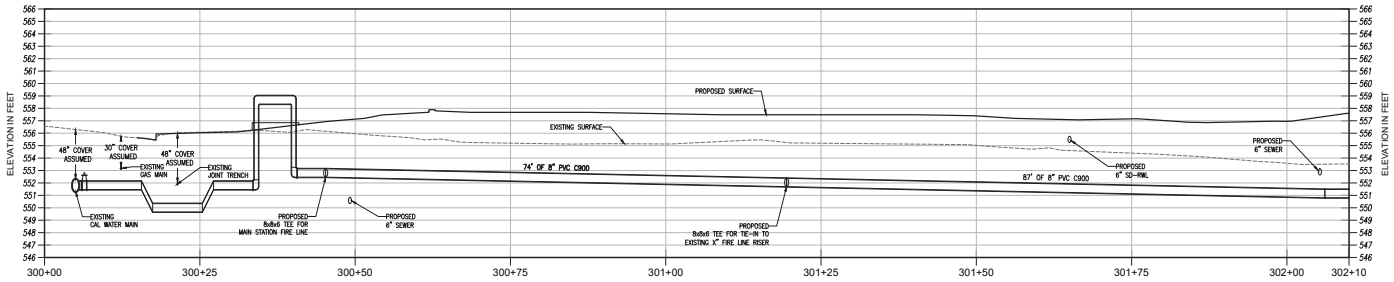
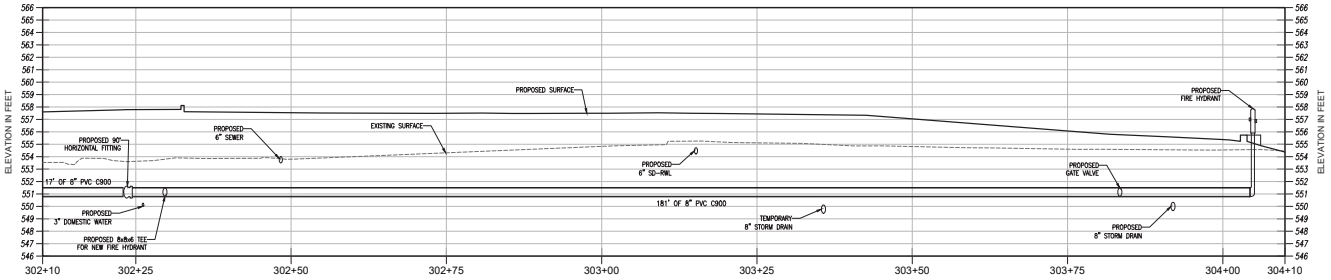
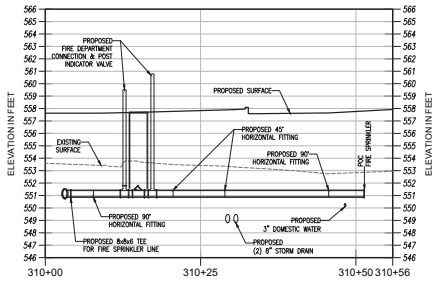


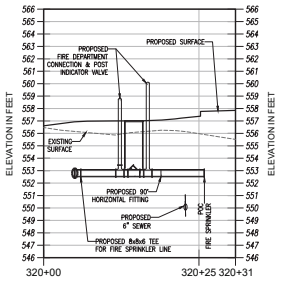
FIRE WATER PROFILE
STA: 300+00 TO STA: 302+10
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



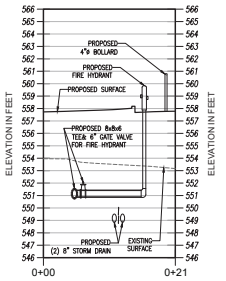
FIRE WATER PROFILE
STA: 302+10 TO STA: 304+10
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



RAB FIRE SPRINKLER LINE PROFILE
STA: 310+00 TO STA: 310+56
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



MAIN STATION FIRE SPRINKLER LINE PROFILE
STA: 320+10 TO STA: 320+31
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



FIRE HYDRANT 2 PROFILE
STA: 330+00 TO STA: 330+21
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

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City Project No. PS202215

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LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
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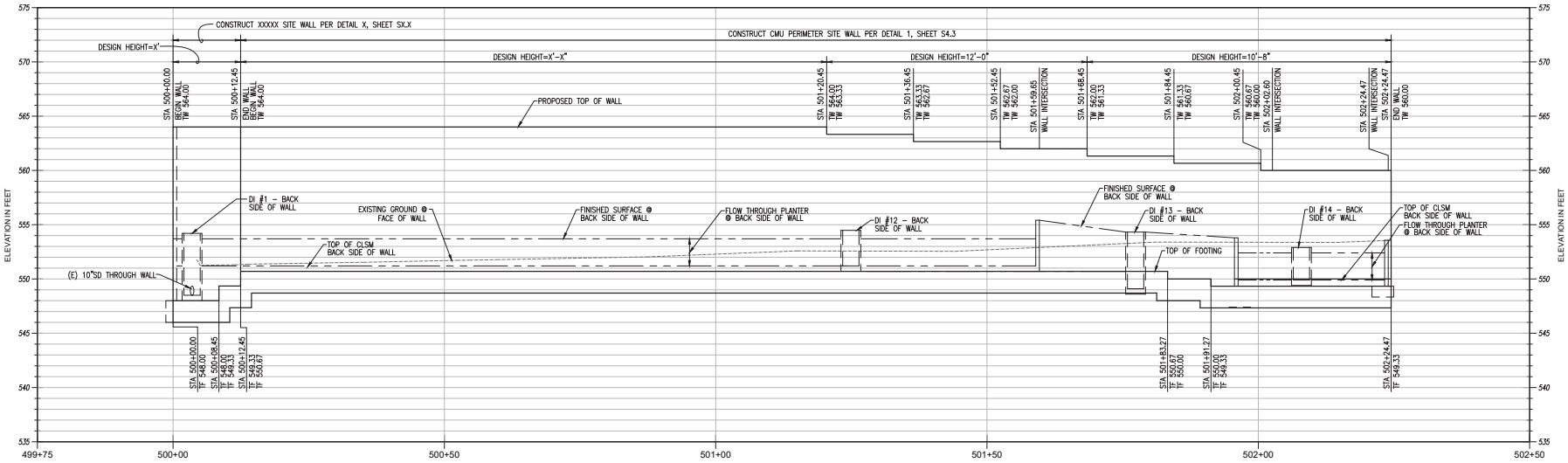
FIRE WATER / FIRE SPRINKLER PROFILES

C2.8
Sheet
XX Of XX
SCALE: AS SHOWN



EXTERIOR NORTH SITE WALL PROFILE
(LAYOUT NORTH FACE OF WALL - LOOKING NORTH)

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

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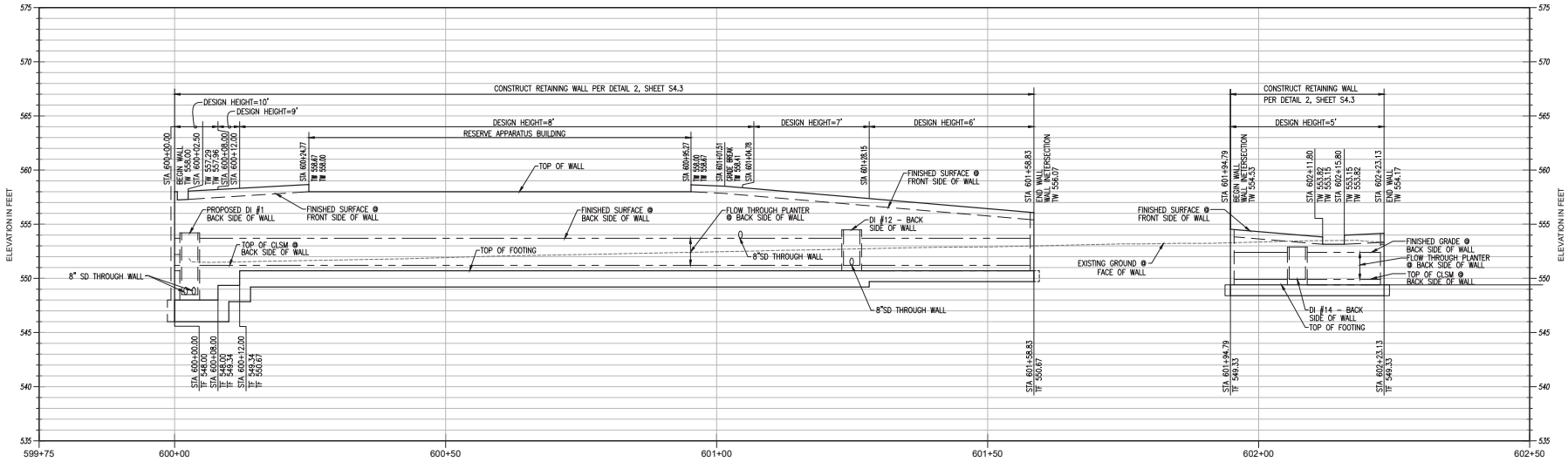
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

CITY OF LIVERMORE
CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

WALL PROFILES

C2.9
Sheet
XX Of XX
SCALE: NONE



INTERIOR NORTH SITE WALL PROFILE
(LAYOUT SOUTH FACE OF WALL - LOOKING NORTH)

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

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CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
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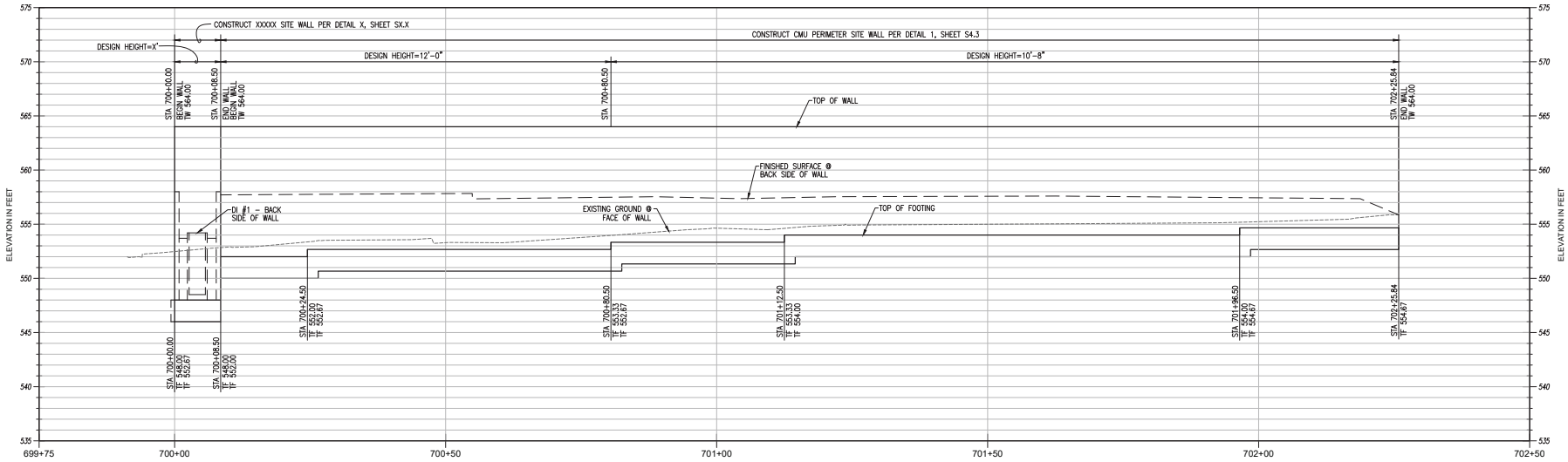
WALL PROFILES

C2.10
Sheet
XX Of XX
SCALE: NONE



EXTERIOR WEST SITE WALL PROFILE
(LAYOUT WEST FACE OF WALL - LOOKING EAST)

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

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CITY OF LIVERMORE
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CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
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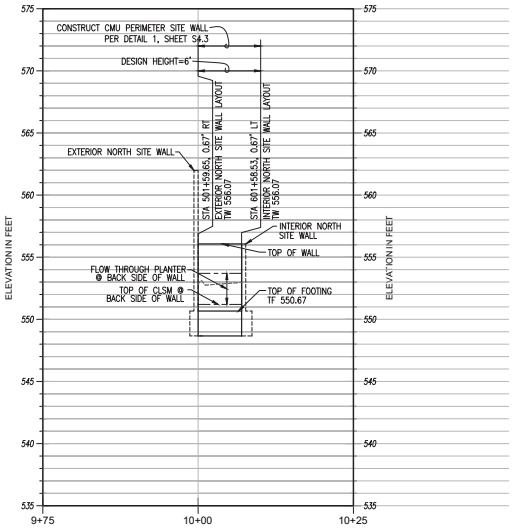
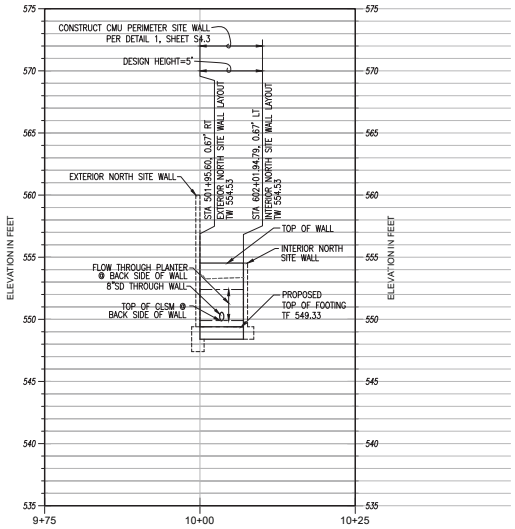
WALL PROFILES

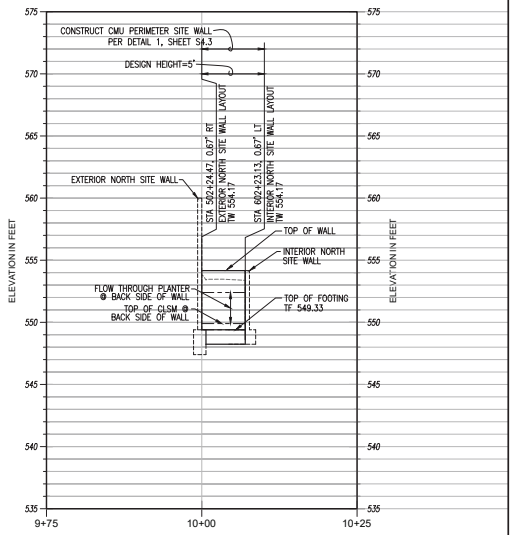
C2.11
Sheet
XX Of XX
SCALE: NONE



INTERSECTING WALL #1 PROFILE
(LOOKING WEST)
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



INTERSECTING WALL #2 PROFILE
(LOOKING EAST)
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



INTERSECTING WALL #3 PROFILE
(LOOKING WEST)
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'

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CITY OF LIVERMORE
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CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

WALL PROFILES

C2.12
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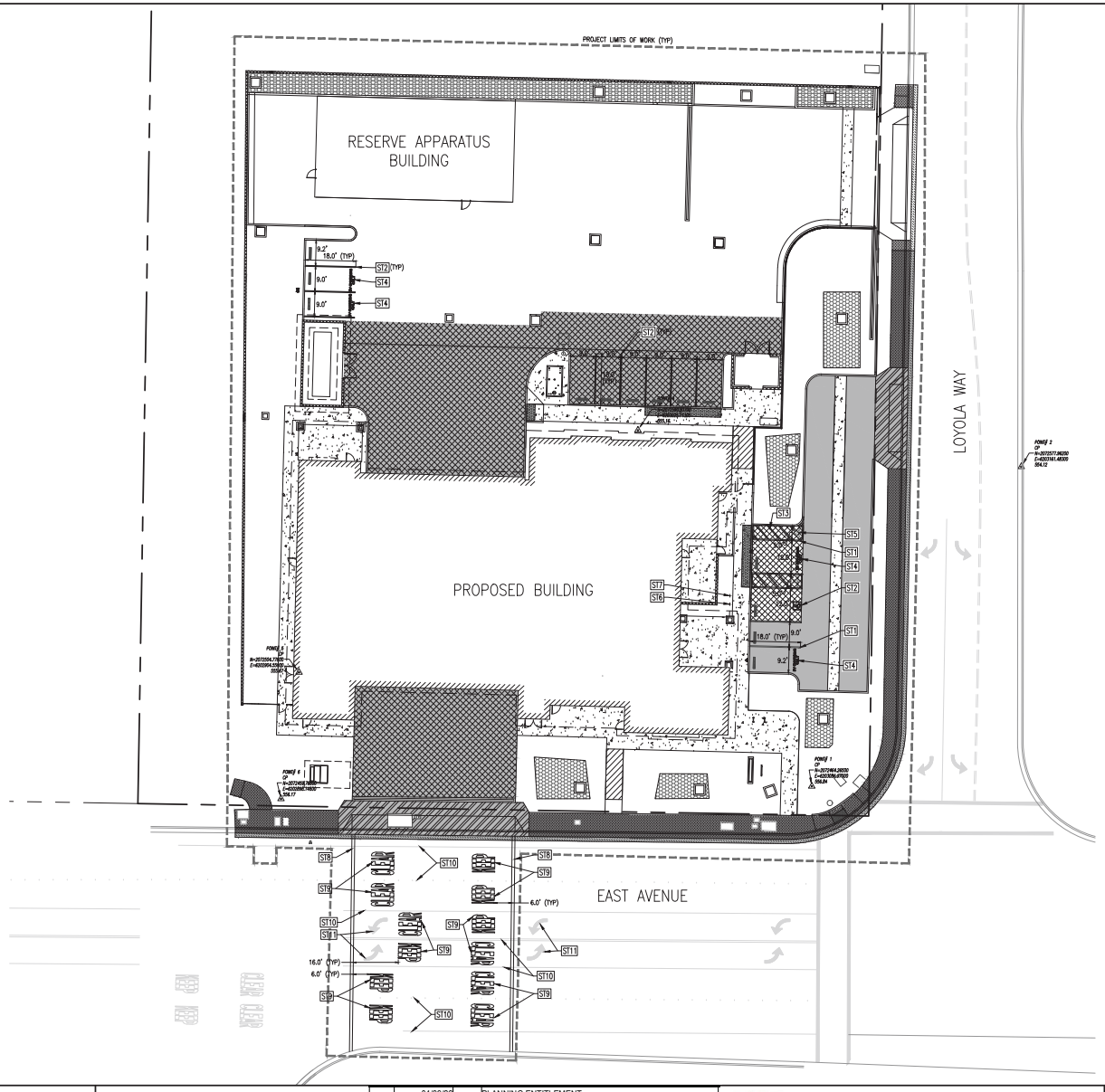
XX Of XX
SCALE: NONE



GENERAL NOTES

1. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
2. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION.
3. ALL STRIPING DAMAGED DURING UTILITY TRENCHING OPERATIONS SHALL BE REPLACED IN KIND.

KEY NOTES

- ST1 VAN ACCESSIBLE PARKING STALL STRIPING PER A/A6.1 C/A6.1
- ST2 4" WHITE STRIPE
- ST3 4" WHITE STRIPE DIAGONALS @ 3' O.C.
- ST4 12" HIGH WHITE PAINTED LETTERING, "EV CHARGING ONLY"
- ST5 12" HIGH WHITE PAINTED LETTERING, "NO PARKING"
- ST6 VAN ACCESSIBLE PARKING STALL SIGNAGE PER A/A6.1 C/A6.1
- ST7 "TOW" SIGNAGE PER A/A6.1
- ST8 12" WHITE THERMOPLASTIC STRIPE. ALIGN STRIPE WITH EDGE OF PROPOSED DRIVEWAY. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE ROADWAY FROM LIP OF GUTTER TO LIP OF GUTTER.
- ST9 WHITE THERMOPLASTIC "KEEP" AND "CLEAR" LEGEND PER CALTRANS STD A24E. LEGEND SHALL BE CENTERED IN LANE.
- ST10 PRESERVE EXIST STRIPING
- ST11 PRESERVE EXIST STRIPING LEGEND

LEGEND

- ASPHALT CONCRETE SECTION
- CONCRETE PAVING SECTION
- CONCRETE SIDEWALK
- STORMWATER FLOW THROUGH PLANTER
- BIORETENTION FACILITY
- COMMERCIAL DRIVEWAY
- MONOLITHIC SIDEWALK / CURB & GUTTER
- TYPE 2 CONCRETE PAVING SECTION
- ASPHALT CONFORM
- CONCRETE RAMP AND HAND RAILS
- X REFER TO KEYNOTE

20' 0' 20'
SCALE : 1" = 20'

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CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
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4550 EAST AVE
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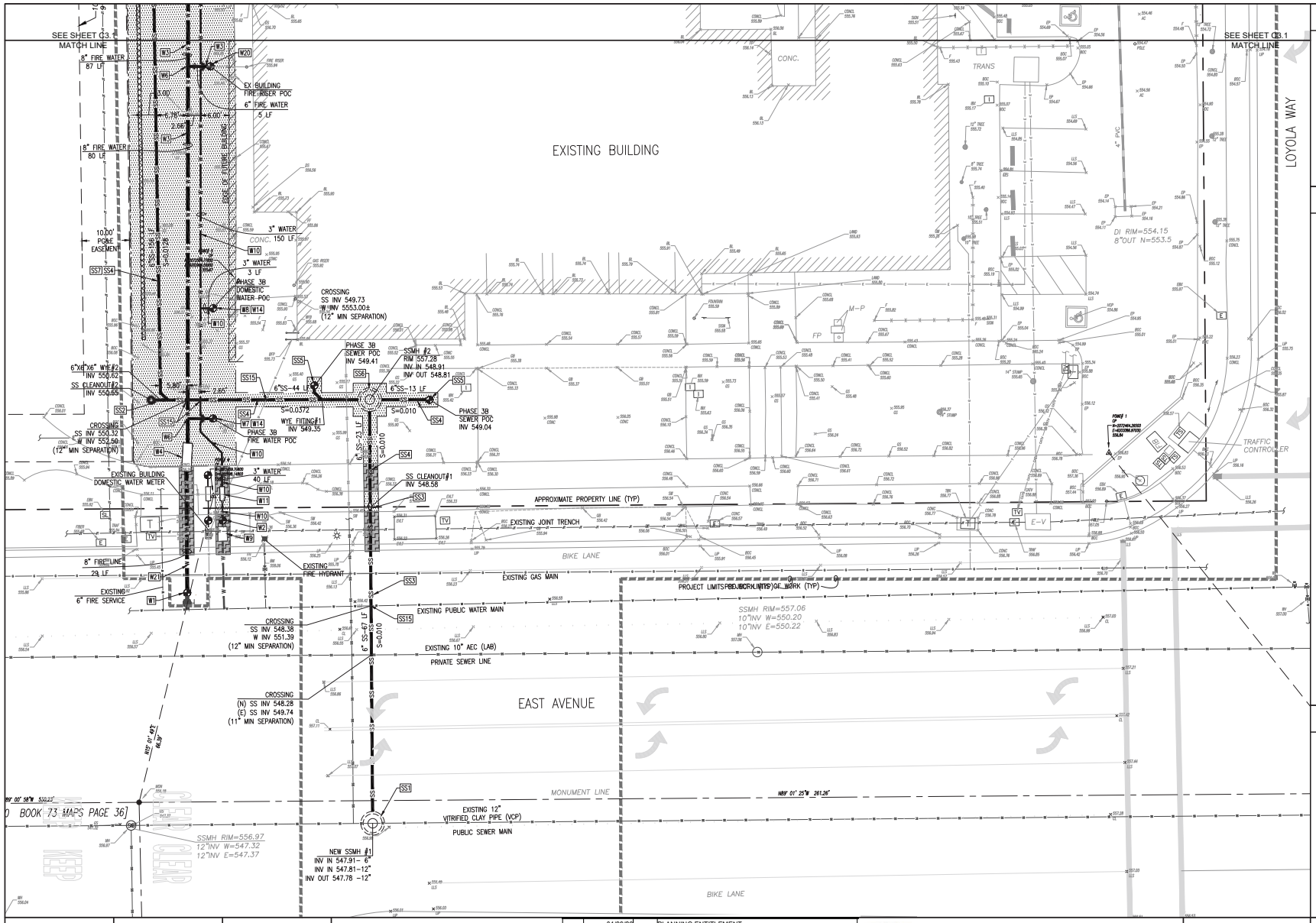
STRIPING PLAN

C2.13
Sheet
XX Of XX
SCALE: AS SHOWN



GENERAL NOTES

1. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
2. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS
4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION INCLUDING EXISTING PARKING LOT DRAINAGE, FIRE & DOMESTIC WATER AND SEWER UTILITIES DURING PHASE 1B IMPROVEMENTS.
5. CONTRACTOR SHALL COORDINATE SEQUENCE OF IMPROVEMENTS WITH OWNER TO ASSURE ACCESS TO EXIST STATION AT ALL TIMES DURING PHASE 1B IMPROVEMENTS.
6. SIDEWALKS ON EAST AVENUE & LOYOLA WAY TO BE OPENED UP TO PUBLIC WITH STEEL PLATES PLACED OVER ALL OPEN UTILITY TRENCHES AT END OF WORKING DAY.

KEY NOTES

W1	POINT OF CONNECTION TO FIRE LINE TAP AND GATE VALVE INSTALLED BY CALWATER. COORDINATE TIE-IN WITH CALWATER AND OWNER
W2	POINT OF CONNECTION TO DOMESTIC WATER SERVICE AND METER INSTALLED BY CALWALTER. COORDINATE TIE-IN WITH CALWATER AND OWNER.
W3	INSTALL C900 PVC, CLASS 200 WATER MAIN PER (B/A2.1)
W4	8" DOUBLE DETECTOR CHECK VALVE BACKFLOW PER CALWATER STANDARD CW762 R3 (B/A2.1) (A/A2.1)
W5	11.25°, 22.5°, 45° OR 90° ELBOW FITTING AND THRUST BLOCKS PER CITY OF LIVERMORE STD W-3A, W-3B, & W3C (B/A2.1) (C/A2.1) (A/A2.1)
W6	8X8X6 TEE FITTING AND THRUST BLOCKS PER CITY OF LIVERMORE STD W-3A, W-3B, & W3C (C/A2.1) (B/A2.1) (A/A2.1)
W7	PHASE 2 - FIRE SPRINKLER POINT OF CONNECTION.
W8	PHASE 2 - DOMESTIC WATER POINT OF CONNECTION.
W9	3" WATER SERVICE AND DOMESTIC METER BY CALWATER
W10	INSTALL 3" PVC SCHEDULE 80 WATER SERVICE PER (B/A2.1)
W11	3" BACKFLOW PREVENTION DEVICE PER CALWATER STANDARDS CW752 R4 (B/A2.1) (A/A2.1)
W14	CAP WATER FOR PHASE 2 IMPROVEMENTS
W20	CONNECT TO EXIST FIRE SPRINKLER SERVICE
W21	8" DUCTILE IRON, W/ POLYETHYLENE ENCASEMENT CLASS 350 WATER MAIN PER CAL WATER STANDARDS
SS1	CONNECT TO EXISTING SEWER MAIN WITH NEW SANITARY SEWER MANHOLE PER CITY OF LIVERMORE STD S-2A (B/A2.1)
SS2	INSTALL SANITARY SEWER CLEANOUT PER (B/A2.1)
SS3	INSTALL 6" SANITARY SEWER LATERAL PER CITY OF LIVERMORE STANDARD S-5A & G-1A (B/A2.1) (C/A2.1)
SS4	INSTALL 6" SANITARY SEWER PER (B/A2.1)
SS5	PHASE 2 - SANITARY SEWER POINT OF CONNECTION.
SS6	SANITARY SEWER MANHOLE PER CITY OF LIVERMORE STD S-2A (B/A2.1)
SS7	NEW 6" GRAVITY SEWER LINE TO BE CONSTRUCTED AFTER ABANDONING IN PLACE EXISTING FIRE SERVICE LATERAL. NEW SEWER LATERAL IS LESS THAN A 1' FROM EXISTING 6" ACP FIRE SERVICE.
SS15	VERTICAL SEPARATION PER CITY OF LIVERMORE STANDARD G-2B (A/A2.1)

LEGEND

- TEMPORARY ASPHALT CONCRETE
- GRADED AREAS - PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
- CONCRETE SIDEWALK REPAIR
- X — REFER TO KEYNOTE

SCALE : 1" = 10'

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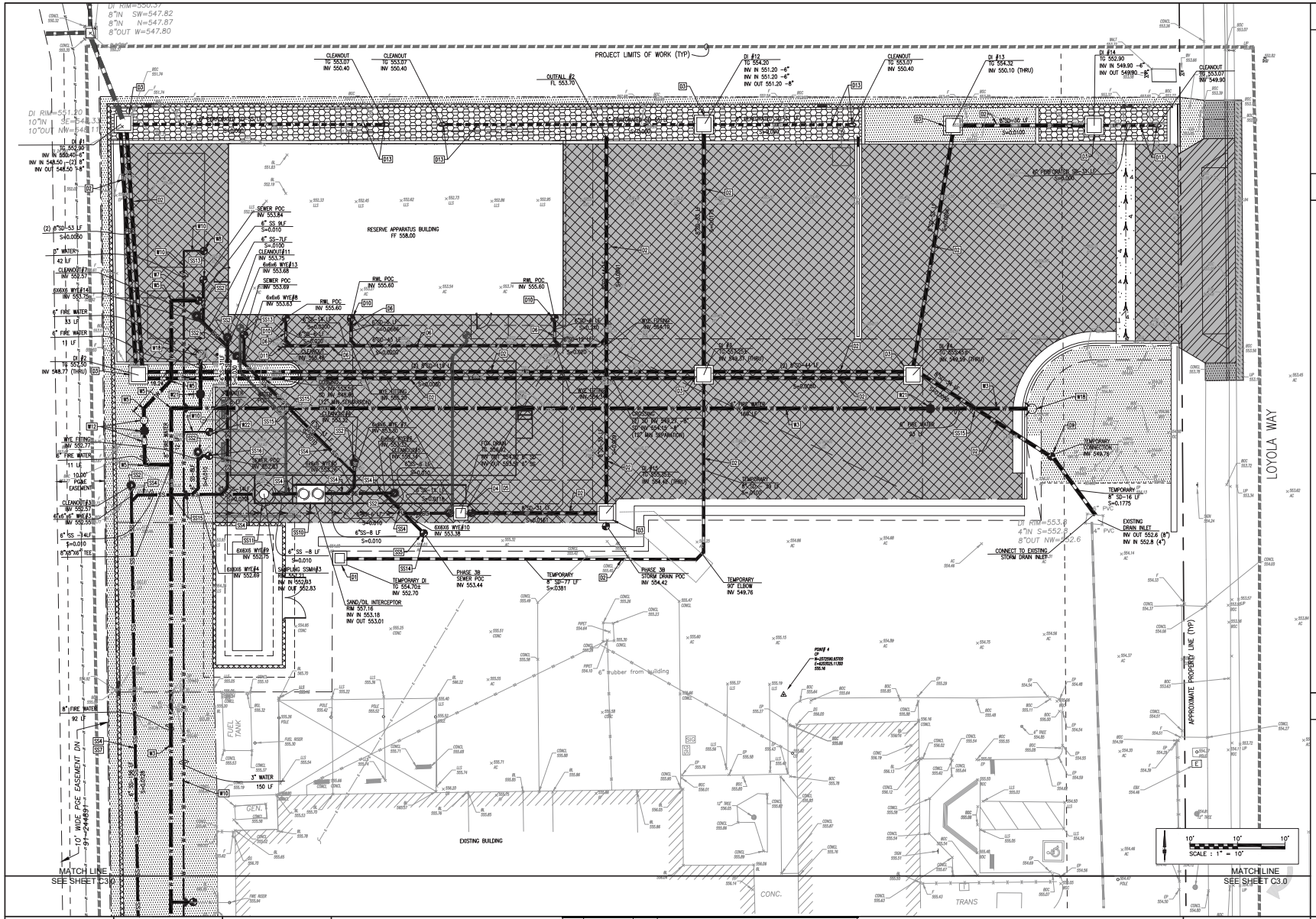
CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

UTILITY PLAN - PHASE 1B

C3.0
Sheet
X Of XX
SCALE: 1" = 10'

ATTACHMENT 2



GENERAL NOTES

1. REFER TO PROJECT TECHNICAL SPECIFICATIONS FOR FURTHER DETAILS.
2. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS
4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION DURING PHASE 1 IMPROVEMENTS.
5. CONTRACTOR SHALL COORDINATE SEQUENCE OF IMPROVEMENTS WITH OWNER TO ASSURE ACCESS TO EXISTING STATION AT ALL TIMES DURING PHASE 1 IMPROVEMENTS.
6. SEE ARCHITECTURAL PLANS A1.2A, A1.2B, A1.3A AND A1.3B FOR SPECIAL SIDEWALKS HANDICAP RAMP AND DRIVEWAYS ALONG EAST AVENUE AND LOYOLA WAY.
7. SIDEWALKS ON EAST AVENUE & LOYOLA WAY TO BE OPENED UP TO PUBLIC WITH STEEL PLATES PLACED OVER ALL OPEN UTILITY TRENCHES AT END OF WORKING DAY.

KEY NOTES

D1	INSTALL 24" X 24" DRAIN INLET PER	A (A2.1)
D2	INSTALL 8 " SD PIPE PER	B (A2.1)
D3	INSTALL 36" X 36" DRAIN INLET PER	A (A2.1)
D4	INSTALL FOX DRAIN DIVERSION SYSTEM (MODEL:DD600) PER PER PLUMBING PLANS. INSTALL PER MANUFACTURERS RECOMMENDATIONS	
D5	ADD FITTINGS AS NECESSARY FOR CONNECTION OF FOX DRAIN TO SD PIPE	
D6	INSTALL 6 " SD PIPE PER	B (A2.1)
D9	PHASE 2 DRAINAGE POINT OF CONNECTION	
D10	RAIN WATER LEADER (RWL) POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
D11	INSTALL STORM DRAIN CLEANOUT PER	B (A2.1)
D13	INSTALL 6" PERF. SUBDRAIN DRAIN & CLEANOUT PER	A (A2.1)
W3	INSTALL C900 PVC, CLASS 200 WATER MAIN PER	B (A2.1)
W5	11.25°, 22.5°, 45° OR 90° ELBOW FITTING AND THRUST BLOCKS PER	B (A2.1), C (A2.1), A (A2.0)
W7	FIRE SPRINKLER POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
W8	DOMESTIC WATER POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
W10	INSTALL 3" PVC SCHEDULE 80 WATER SERVICE PER	B (A2.1)
W12	INSTALL FIRE DEPARTMENT POST INDICATOR VALVE, AND FIRE DEPARTMENT CONNECTION PER	D (A2.1)
W14	CAP WATER WITH DIP BLIND FLANGE FOR PHASE 3B IMPROVEMENTS	
W18	INSTALL FIRE HYDRANT PER CITY OF LIVERMORE STD W-12	A (A2.1)
W21	INSTALL 8" GATE VALVE PER CITY OF LIVERMORE STANDARD DETAIL W-15	C (A2.1)
W22	TEMPORARY MODULAR BUILDING WATER POINT OF CONNECTION PER	C (A2.1)
SS2	INSTALL SANITARY SEWER CLEANOUT PER	B (A2.2)
SS4	INSTALL 6" SANITARY SEWER PER	B (A2.2)
SS5	PHASE 3B - SANITARY SEWER POINT OF CONNECTION.	
SS7	NEW 6" GRAVITY SEWER LINE TO BE CONSTRUCTED AFTER ABANDONING IN PLACE EXISTING FIRE SERVICE LATERAL. NEW SEWER LATERAL IS LESS THAN A 1" FROM EXISTING FIRE SERVICE.	
SS10	INSTALL SAND OIL SEPARATOR PER PLUMBING PLANS	
SS11	INSTALL SANITARY SEWER SAMPLING MANHOLE PER	B (A2.2)
SS13	SANITARY SEWER POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
SS14	CAP SS LATERAL FOR PHASE 3B IMPROVEMENTS	
SS15	VERTICAL SEPARATION PER CITY OF LIVERMORE STANDARD G-2B	A (A2.1)
SS16	TEMPORARY MODULAR BUILDING SANITARY SEWER POINT OF CONNECTION PER	C (A2.1)

LEGEND

- CONCRETE PAVING SECTION
- GRADED AREAS - PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
- STORMWATER FLOW THROUGH PLANTER PER (B (A2.1), C (A2.1))
- TEMPORARY ASPHALT CONCRETE
- MONOLITHIC SIDEWALK
- COMMERCIAL DRIVEWAY SECTION
- ASPHALT CONFORM
- [X] REFER TO KEYNOTE

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City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
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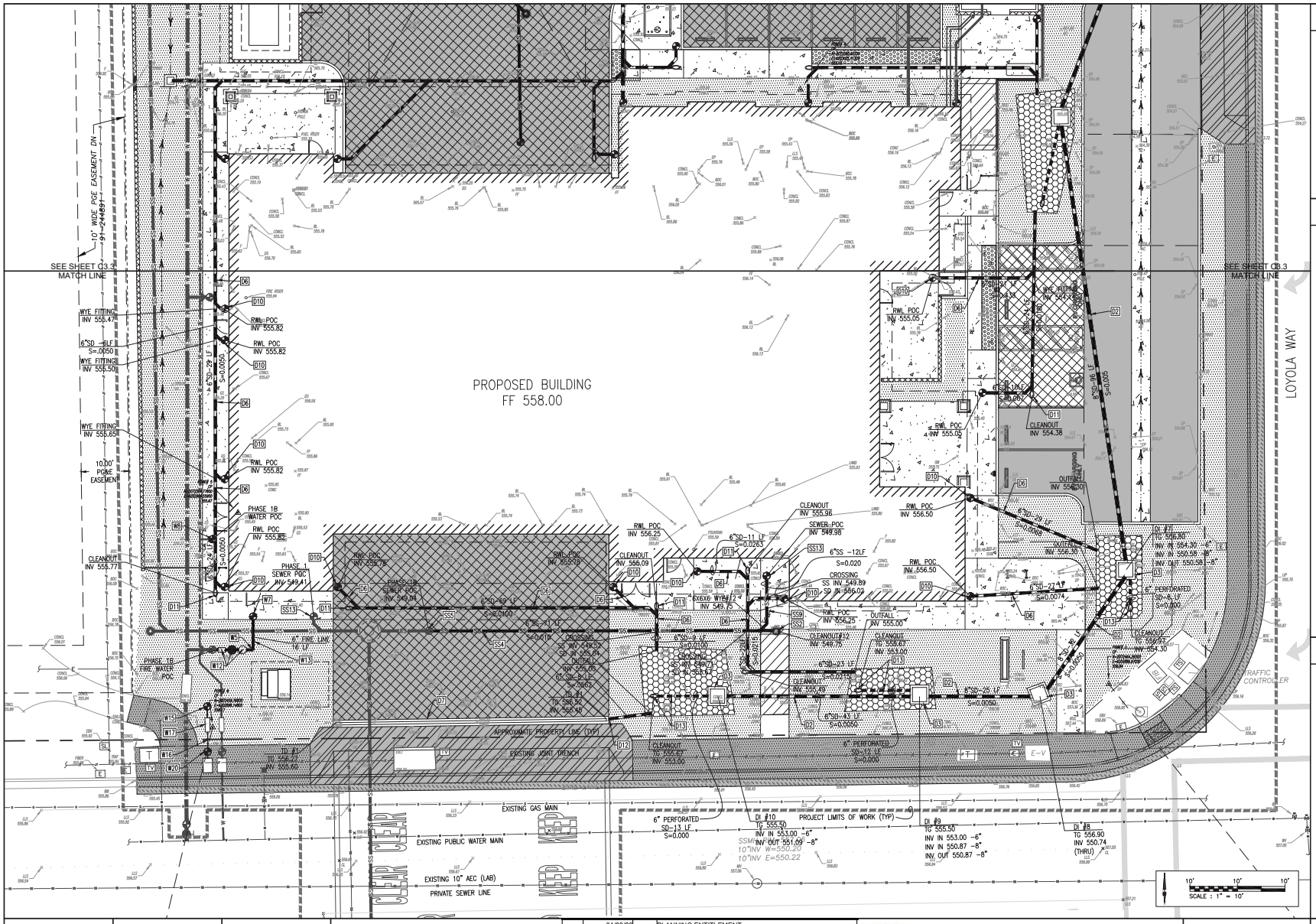
UTILITY PLAN
- PHASE 1B

C3.1
Sheet
X Of XX
SCALE: 1" = 10'



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6. SEE ARCHITECTURAL PLANS A1.2A, A1.2B, A1.3A AND A1.3B FOR SPECIAL SIDEWALKS HANDICAP RAMP AND DRIVEWAYS ALONG EAST AVENUE AND LOYOLA WAY.
7. SIDEWALKS ON EAST AVENUE & LOYOLA WAY TO BE OPENED UP TO PUBLIC WITH STEEL PLATES PLACED OVER ALL OPEN UTILITY TRENCHES AT END OF WORKING DAY.

KEY NOTES

D2	INSTALL 8 " SD PIPE PER	B C3.1
D3	INSTALL 36" X 36" DRAIN INLET PER	A C3.1
D6	INSTALL 6 " SD PIPE PER	B C3.1
D7	INSTALL TRENCH DRAIN PER & MANUFACTURER'S RECOMMENDATIONS	E C3.1
D10	RAIN WATER LEADER (RWL) POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
D11	INSTALL STORM DRAIN CLEANOUT PER	B C3.1
D12	CONNECT TO STORM DRAIN PIPE TO TRENCH DRAIN PER MANUFACTURES RECOMMENDATION	
D13	INSTALL 6" PERF. SUBDRAIN DRAIN & CLEANOUT PER	A C3.1
W5	11.25°, 22.5°, 45° OR 90° ELBOW FITTING AND THRUST BLOCKS PER	B C6.1 C C6.1 A C6.6
W7	FIRE SPRINKLER POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
W8	DOMESTIC WATER POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
W12	INSTALL FIRE DEPARTMENT POST INDICATOR VALVE, AND FIRE DEPARTMENT CONNECTION PER	D C6.1
W13	INSTALL 6" C900 PVC, CLASS 200 WATER MAIN PER	B C2.1
W15	IRRIGATION POINT OF CONNECTION. COORDINATE WITH LANDSCAPE PLANS.	
W16	INSTALL 2" PVC SCHEDULE 80 WATER SERVICE PER	B C2.1
W17	INSTALL 2" BACKFLOW PREVENTION DEVICE PER CALWATER STANDARD CW752 R4	B C2.1 A C2.1
W20	CONNECT TO EXISTING WATER CALWATER METER BOX	
SS2	INSTALL SANITARY SEWER CLEANOUT PER	B C3.1
SS4	INSTALL 6" SANITARY SEWER PER	B C2.1
SS5	PHASE 1 - SANITARY SEWER POINT OF CONNECTION.	
SS9	INSTALL 4" SANITARY SEWER PER	B C2.1
SS15	SANITARY SEWER POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
SS16	VERTICAL SEPARATION PER CITY OF LIVERMORE STANDARD G-2B	A C2.1

LEGEND

- TYPE 1 CONCRETE PAVING SECTION
- GRADED AREAS
- BIORETENTION FACILITY PER (A C3.1)
- CONCRETE SIDEWALK
- MONOLITHIC SIDEWALK
- COMMERCIAL DRIVEWAY SECTION
- TYPE 2 CONCRETE PAVING SECTION
- ASPHALT CONFORM
- [X] REFER TO KEYNOTE

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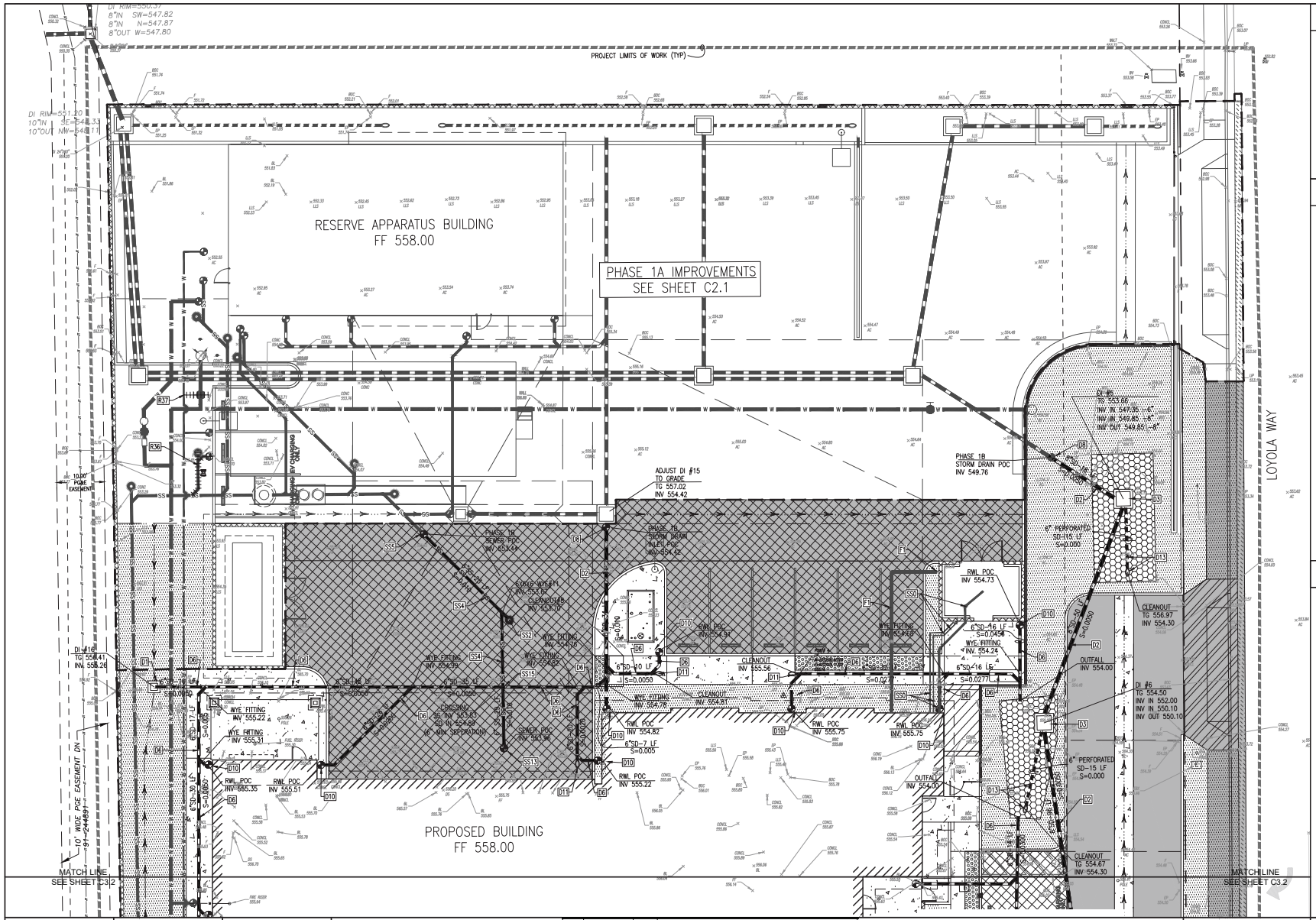
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

UTILITY PLAN - PHASE 3B

C3.2
Sheet
X Of XX
SCALE: 1" = 10'



GENERAL NOTES

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2. ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY HORIZONTAL & VERTICAL LOCATIONS
4. CONTRACTOR SHALL SEQUENCE IMPROVEMENTS TO ASSURE EXISTING UTILITIES REMAIN ACTIVE TO EXISTING STATION DURING PHASE 1 IMPROVEMENTS.
5. CONTRACTOR SHALL COORDINATE SEQUENCE OF IMPROVEMENTS WITH OWNER TO ASSURE ACCESS TO EXISTING STATION AT ALL TIMES DURING PHASE 1 IMPROVEMENTS.
6. SEE ARCHITECTURAL PLANS A1.2A, A1.2B, A1.3A AND A1.3B FOR SPECIAL SIDEWALKS HANDICAP RAMP AND DRIVEWAYS ALONG EAST AVENUE AND LOYOLA WAY.

KEY NOTES

D1	INSTALL 24" X 24" DRAIN INLET PER	A C5.4
D2	INSTALL 8 " SD PIPE PER	B A2.1
D6	INSTALL 6 " SD PIPE PER	B A2.1
D8	PHASE 1 - STORM DRAIN POINT OF CONNECTION.	
D10	RAIN WATER LEADER (RWL) POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
D11	INSTALL STORM DRAIN CLEANOUT PER	B C5.4
D13	INSTALL 6" PERF. SUBDRAIN DRAIN & CLEANOUT PER	A C5.1
SS0	TRASH ENCLOSURE SEWER AND WATER COORDINATE WITH PLUMBING PLANS	
SS2	INSTALL SANITARY SEWER CLEANOUT PER	B C5.3
SS5	PHASE 1B - SANITARY SEWER POINT OF CONNECTION.	
SS4	INSTALL 6" SANITARY SEWER PER	B A2.1
SS13	SANITARY SEWER POINT OF CONNECTION. COORDINATE WITH PLUMBING PLANS.	
SS15	VERTICAL SEPARATION PER CITY OF LIVERMORE STANDARD G-2B	A A2.1
R36	CAP AND ABANDON TEMPORARY MODULAR BUILDING SEWER LINE PER CITY STANDARDS	
R37	CAP AND ABANDON TEMPORARY MODULAR BUILDING WATER SERVICE LINE PER CITY STANDARDS	
F1	ENCLOSURE FIRE LINE AND FIRE SPRINKLER POINT OF CONNECTION PER PLUMBING PLANS	

LEGEND

- ASPHALT CONCRETE
- TYPE 1 CONCRETE PAVING SECTION
- CONCRETE SIDEWALK
- GRADED AREAS
- **BIORETENTION FACILITY** PER — A C5.1
- MONOLITHIC SIDEWALK
- COMMERCIAL DRIVEWAY SECTION
- TEMPORARY ASPHALT CONCRETE
- TYPE 2 CONCRETE PAVING SECTION
- ASPHALT CONFORM PER
- [X] REFER TO KEYNOTE

10' 10' 10'
SCALE : 1" = 10'

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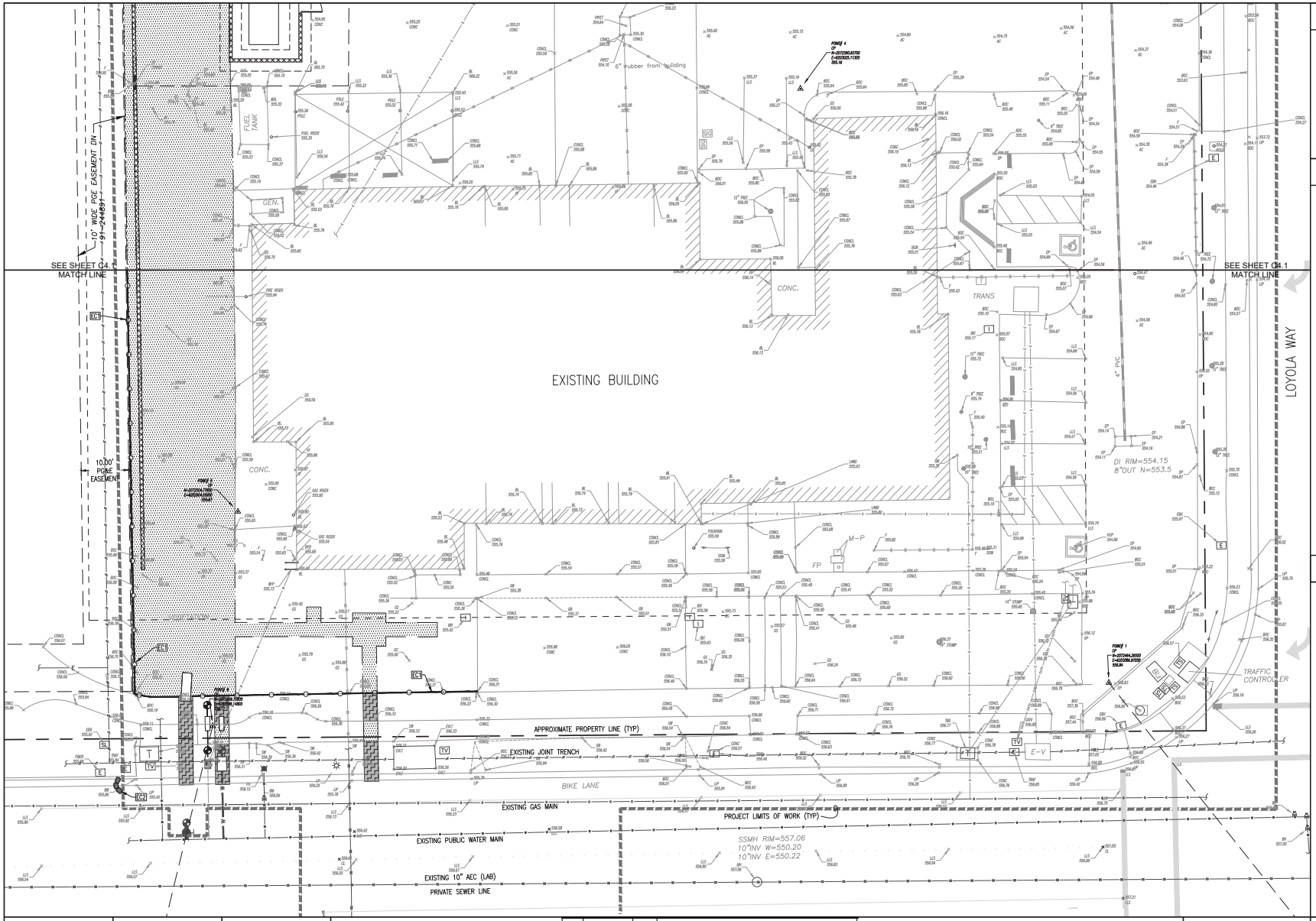
LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

UTILITY PLAN
- PHASE 3B

C3.3
Sheet
X Of XX
SCALE: 1" = 10'

ATTACHMENT 2



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KEY NOTES

EC1 STRAW WATTLES PER B (A2.0)

EC2 CURB INLET SEDIMENT BARRIER PER E (A2.0)

LEGEND

- TEMPORARY ASPHALT CONCRETE
- GRADED AREAS
- CONCRETE SIDEWALK REPAIR
- XX REFER TO KEY NOTE
- DROP INLET PROTECTION
- CURB INLET SEDIMENT BARRIER
- STRAW WATTLES

10' 10' 10'
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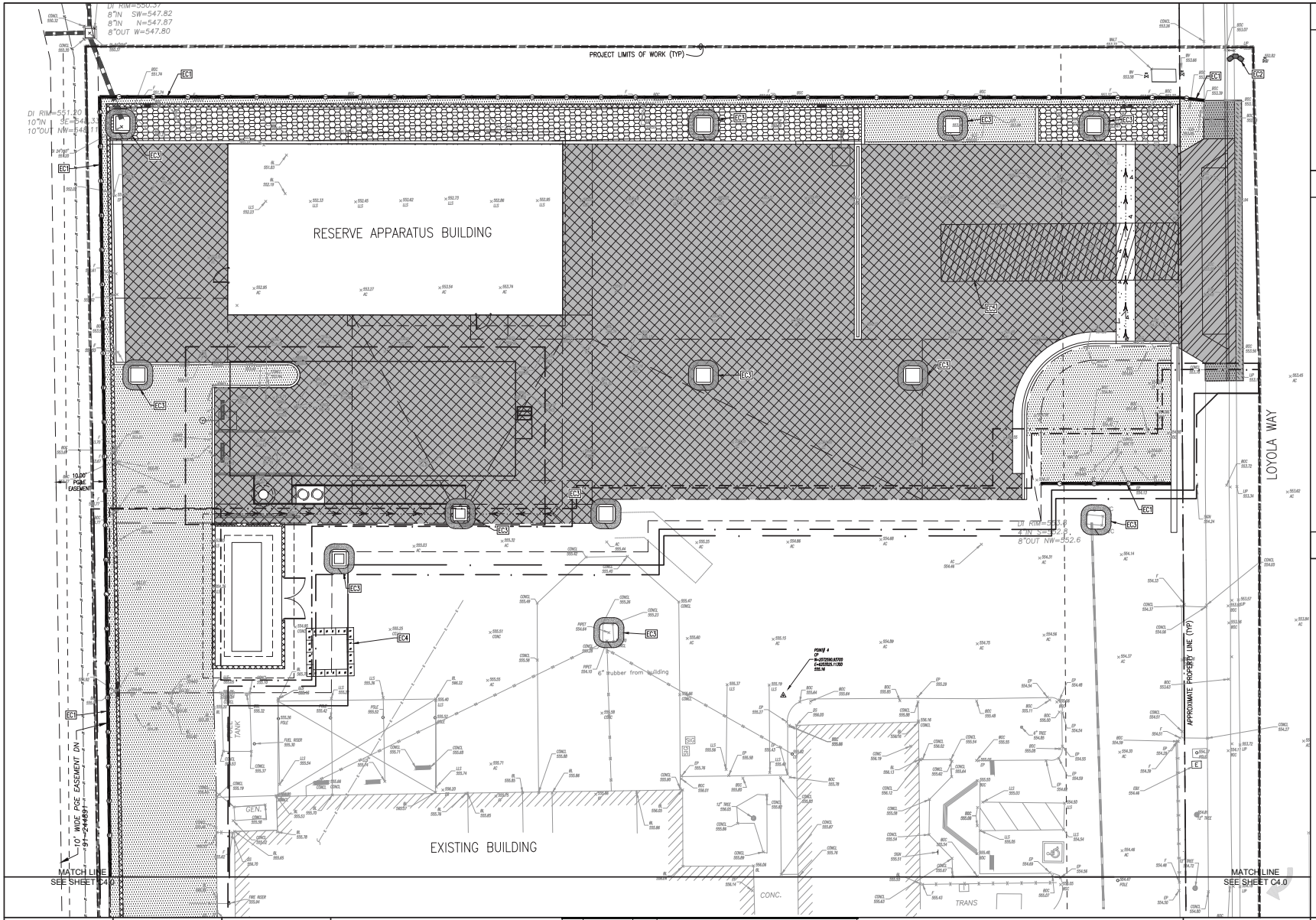
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

EROSION CONTROL PLAN - PHASE 1B

C4.0
Sheet
XX Of XX
SCALE: 1" = 10'



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KEY NOTES

EC1	STRAW WATTLES PER	B (A/A)
EC2	CURB INLET SEDIMENT BARRIER PER	E (A/A)
EC3	DROP INLET PROTECTION PER	A (A/A)
EC4	CONCRETE WASHOUT PER	D (A/A)
EC5	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PER	C (A/A)

LEGEND

- TYPE 1 CONCRETE PAVING SECTION
- GRADED AREAS - PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
- STORM WATER FLOW THROUGH PLANTER
- TEMPORARY ASPHALT CONCRETE
- MONOLITHIC SIDEWALK
- COMMERCIAL DRIVEWAY SECTION
- ASPHALT CONFORM
- ECX REFER TO KEY NOTE
- DROP INLET PROTECTION
- CURB INLET SEDIMENT BARRIER
- CONCRETE WASHOUT
- STRAW WATTLES

10' 10' 10'
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COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE

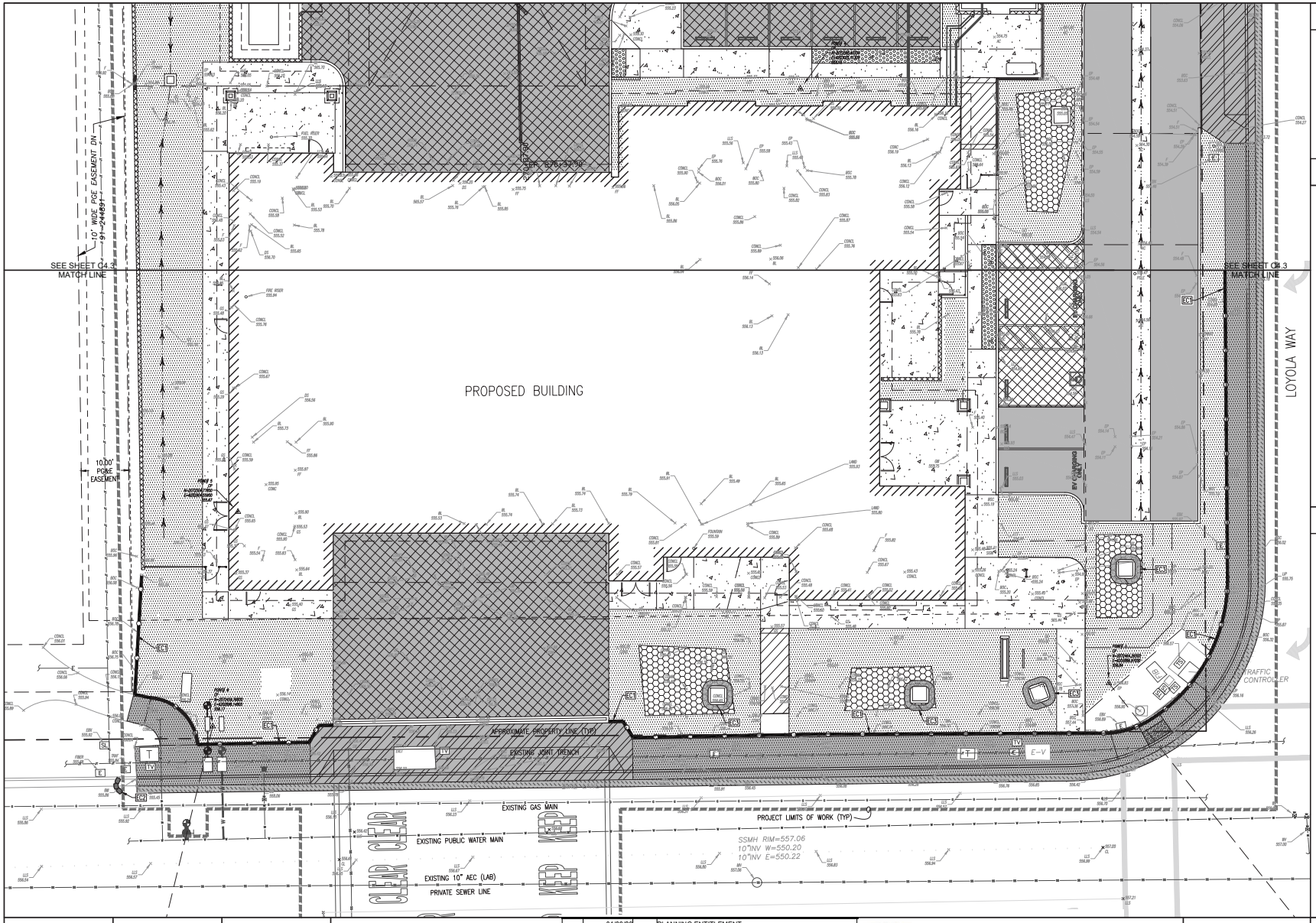
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS

4550 EAST AVE
LIVERMORE, CA 94550

EROSION CONTROL PLAN - PHASE 1B

C4.1

Sheet
XX Of XX
SCALE: 1" = 10'



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KEY NOTES

EC1 STRAW WATTLES PER B DWG
EC2 CURB INLET SEDIMENT BARRIER PER E DWG
EC3 DROP INLET PROTECTION PER A DWG

LEGEND

- ASPHALT CONCRETE SECTION
- TYPE 1 CONCRETE PAVING SECTION
- CONCRETE SIDEWALK
- GRADED AREAS
- BIORETENTION FACILITY
- MONOLITHIC SIDEWALK
- COMMERCIAL DRIVEWAY SECTION
- TYPE 2 CONCRETE PAVING SECTION
- ASPHALT CONFORM
- ECX REFER TO KEY NOTE
- DROP INLET PROTECTION
- CURB INLET SEDIMENT BARRIER
- STRAW WATTLES

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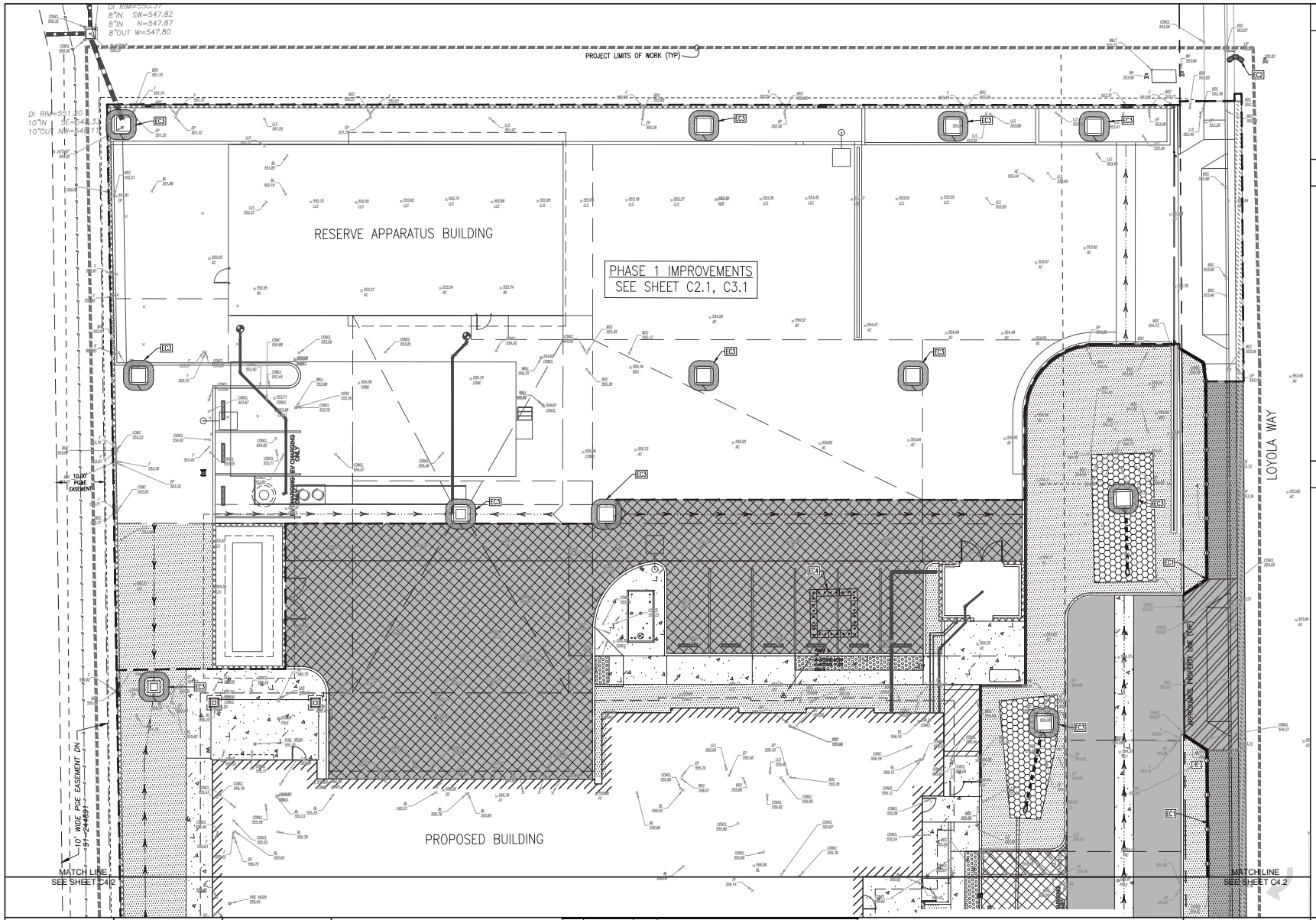
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

EROSION CONTROL PLAN - PHASE 3B

C4.2
Sheet
XX Of XX
SCALE: 1" = 10'



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KEY NOTES

EC1	STRAW WATTLES PER	B (A20)
EC2	CURB INLET SEDIMENT BARRIER PER	E (A20)
EC3	DROP INLET PROTECTION PER	A (A20)
EC4	CONCRETE WASHOUT PER	D (A20)

LEGEND

- ASPHALT CONCRETE SECTION
- TYPE 1 CONCRETE PAVING SECTION
- CONCRETE SIDEWALK
- GRADED AREAS
- BIORETENTION FACILITY
- MONOLITHIC SIDEWALK
- COMMERCIAL DRIVEWAY SECTION
- TEMPORARY ASPHALT CONCRETE
- TYPE 2 CONCRETE PAVING SECTION
- ASPHALT CONFORM
- ECX — REFER TO KEY NOTE
- DROP INLET PROTECTION
- CURB INLET SEDIMENT BARRIER
- CONCRETE WASHOUT
- STRAW WATTLES

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LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
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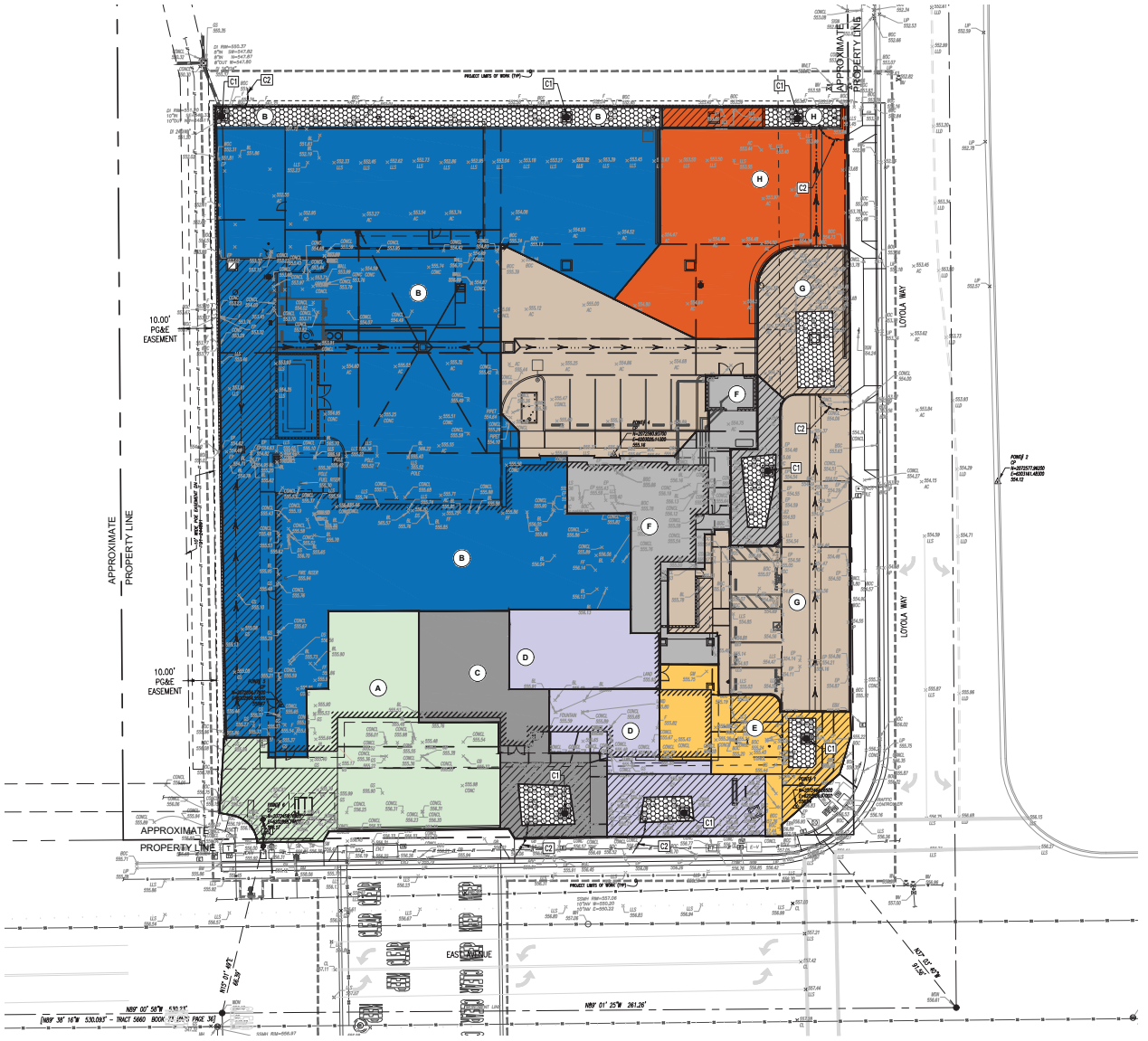
EROSION CONTROL PLAN
- PHASE 3B

C4.3
Sheet
XX Of XX
SCALE: 1" = 10'

ATTACHMENT 2



KEY NOTES

C1 POINT OF CONCENTRATION

C2 100-YEAR STORM EVENT OVERLAND FLOW PATH

LEGEND

DRAINAGE MANAGEMENT AREA (DMA) A+C:
5,810 SQ FT (IMPERVIOUS AREA)
1,667 SQ FT (PERVIOUS AREA)
247 SQ FT (BIO-RETENTION FACILITY)

DMA B:
22,342 SQ FT (IMPERVIOUS AREA)
2,791 SQ FT (PERVIOUS AREA)
1,077 SQ FT (STORMWATER FLOW - THROUGH PLANTER)

DMA D:
2,556 SQ FT (IMPERVIOUS AREA)
1,108 SQ FT (PERVIOUS AREA)
143 SQ FT (BIO-RETENTION FACILITY)

DMA E:
1,286 SQ FT (IMPERVIOUS AREA)
754 SQ FT (PERVIOUS AREA)
152 SQ FT (BIO-RETENTION FACILITY)

DMA F:
2,873 SQ FT (IMPERVIOUS AREA)
549 SQ FT (PERVIOUS AREA)
233 SQ FT (BIO-RETENTION FACILITY)

DMA G:
8,628 SQ FT (IMPERVIOUS AREA)
1,408 SQ FT (PERVIOUS AREA)
360 SQ FT (BIO-RETENTION FACILITY)

DMA H:
3,131 SQ FT (IMPERVIOUS AREA)
325 SQ FT (PERVIOUS AREA)
127 SQ FT (STORMWATER FLOW - THROUGH PLANTER)

LANDSCAPE / OPEN SPACE AREAS

BIORETENTION FACILITY / STORMWATER FLOW -THROUGH PLANTER

X REFER TO KEYNOTE

100-YEAR STORM OVERLAND FLOW PATH

20' 20' 20'
SCALE : 1" = 20'

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CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
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4550 EAST AVE
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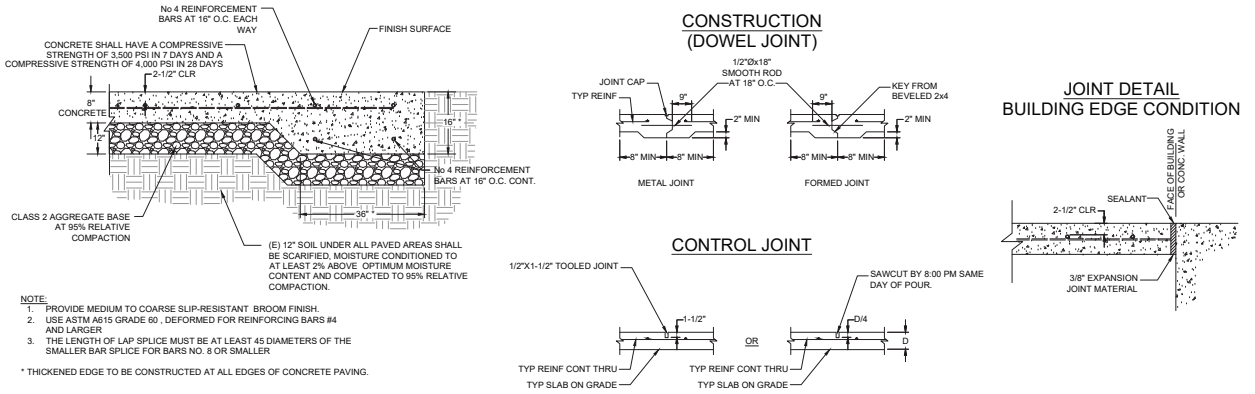
STORM WATER MANAGEMENT PLAN

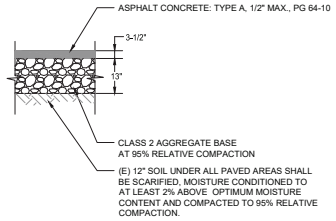
C5.0
Sheet
XX Of XX
SCALE: 1" = 20'



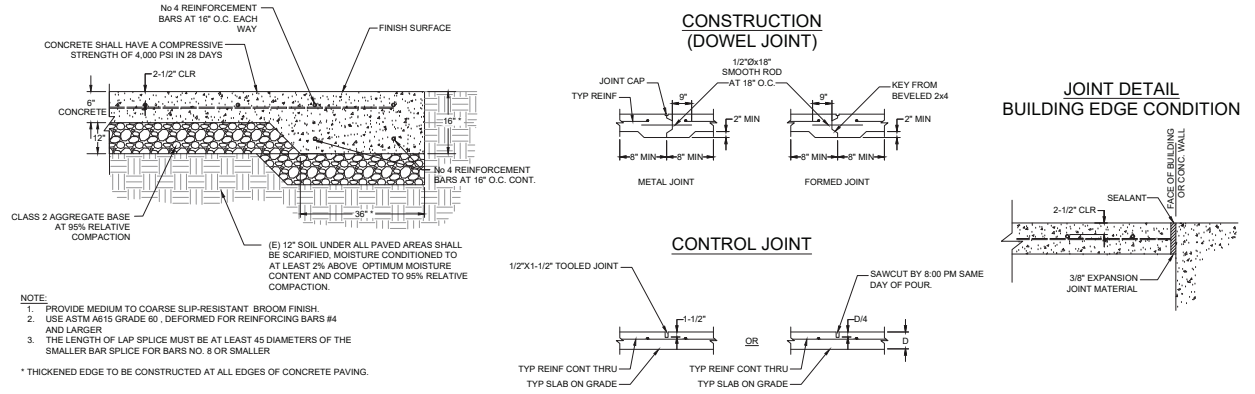
NOTE:
1. PROVIDE MEDIUM TO COARSE SLIP-RESISTANT BROOM FINISH.
2. USE ASTM A615 GRADE 60 , DEFORMED FOR REINFORCING BARS #4 AND LARGER
3. THE LENGTH OF LAP SPLICE MUST BE AT LEAST 45 DIAMETERS OF THE SMALLER BAR SPLICE FOR BARS NO. 8 OR SMALLER

* THICKENED EDGE TO BE CONSTRUCTED AT ALL EDGES OF CONCRETE PAVING.

A TYPE 1 CONCRETE PAVING DETAIL
NOT TO SCALE



B AC STRUCTURAL SECTION DETAIL
NOT TO SCALE



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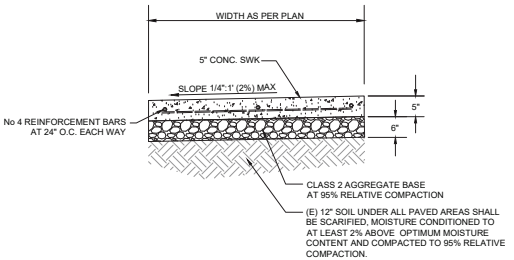
C TYPE 2 CONCRETE PAVING DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS.
2. PROVIDE MEDIUM TO COARSE BROOM FINISH.
3. PROVIDE WEAKENED PLANE, SCORE MARKS, AND EXPANSION JOINTS PER D C6.1

D SIDEWALK DETAIL
NOT TO SCALE

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LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
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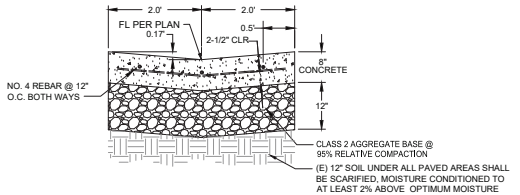
LIVERMORE, CA 94550

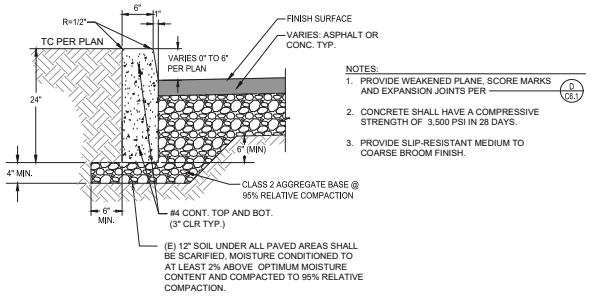
CIVIL DETAILS

C6.0
Sheet
X Of XX
SCALE: NONE



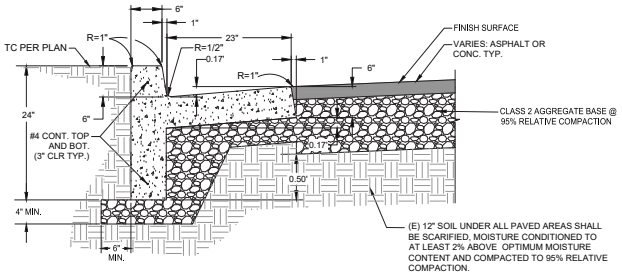
NOTES:
1. CONCRETE VALLEY GUTTER SHALL BE INSTALLED PRIOR TO PAVING.
2. PLACE 1/4" THICK EXPANSION JOINTS FULL WIDTH 20' O.C. DEEP SCORE AT 10' INTERVALS BETWEEN EXPANSION JOINTS.
3. CONCRETE SHALL HAVE A 7-DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A 28-DAY COMPRESSIVE STRENGTH OF 3,500 psi.

A TYPE 1 - VALLEY GUTTER DETAIL
NOT TO SCALE



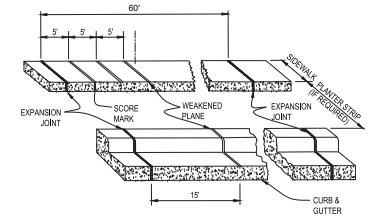
NOTES:
1. PROVIDE WEAKENED PLANE, SCORE MARKS AND EXPANSION JOINTS PER D C6.1
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS.
3. PROVIDE SLIP-RESISTANT MEDIUM TO COARSE BROOM FINISH.

B VERTICAL CURB DETAIL
NOT TO SCALE



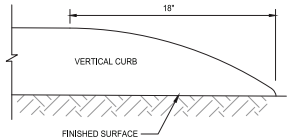
NOTES:
1. PROVIDE WEAKEND PLANE, SCORE MARKS AND EXPANSION JOINTS PER D C6.1
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI IN 28 DAYS.

C CURB AND GUTTER DETAIL
NOT TO SCALE

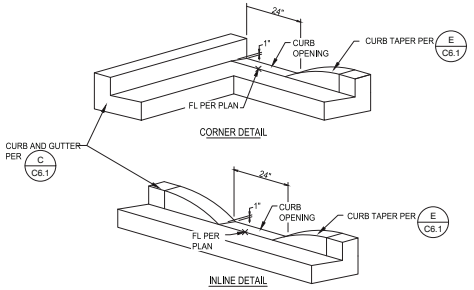


NOTES:
1. WEAKENED PLANE-1/8" WIDE X 1" DEEP IN SIDEWALKS, 1/8" WIDE X 1-1/2" DEEP IN CURB AND GUTTER.
2. SCORE MARK FOR SIDEWALKS 6' AND MORE IN WIDTH SHALL HAVE LONGITUDINAL SCORE MARK ALONG CENTER OF WALK.
3. MATERIAL FOR EXPANSION JOINT SHALL BE 1/2" THICK PREMOLDED JOINT FILLER AND SHALL EXTEND THROUGH THE FULL THICKNESS OF CONCRETE.
4. EXPANSION JOINTS SHALL BE INSTALLED IN CURB AND GUTTER AT ALL CURB RETURNS, AND AT EACH SIDE OF STRUCTURES. THE EXPANSION REQUIRED AT 60' INTERVALS MAY BE REPLACED WITH WEAKENED PLANE JOINTS IF CURB AND GUTTER ARE PLACED WITH AN EXTRUSION MACHINE.
5. EXPANSION JOINTS SHALL BE PLACED IN THE SIDEWALK AT THE SAME LOCATION AS THOSE IN THE CURB AND GUTTER WHEN THE SIDEWALK IS ADJACENT TO THE CURB AND GUTTER.

D WEAKENED PLANE, SCORE MARKS, AND EXPANSION JOINT DETAIL
NOT TO SCALE



E CURB TAPER DETAIL
NOT TO SCALE



F CURB OPENING DETAIL
NOT TO SCALE

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
EBA ENGINEERING
825 SONOMA AVENUE SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

APPROVED BY	DATE
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

NO.	DATE	BY	REVISIONS
	04/09/26		PLANNING ENTITLEMENT
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

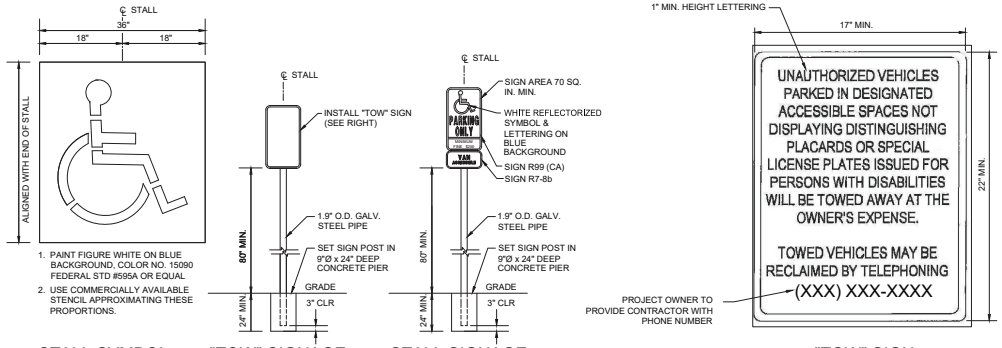
CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

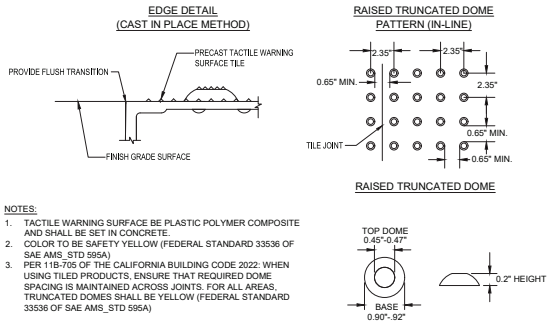
C6.1
Sheet
X Of XX
SCALE: NONE

ATTACHMENT 2



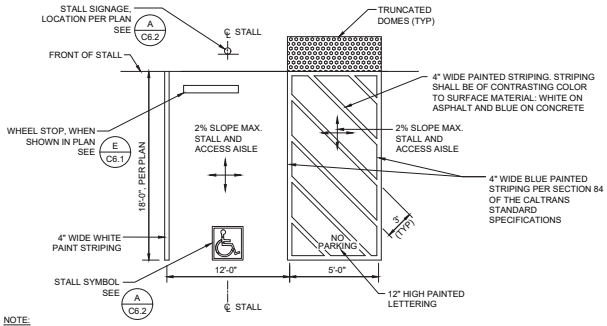
NOTE:
1. REFER TO SECTION 11B-502 OF THE 2025 CALIFORNIA BUILDING CODE FOR DIMENSIONS, DETAILS, AND NOTES NOT SHOWN.
2. ALL SIGN TEXT SHALL BE 2" WHEN MOUNTED ABOVE 80".

A ACCESSIBLE PARKING SIGNAGE
NOT TO SCALE



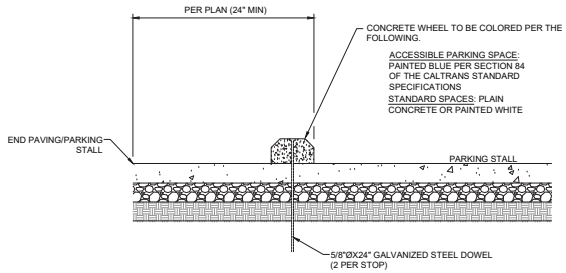
NOTES:
1. TACTILE WARNING SURFACE BE PLASTIC POLYMER COMPOSITE AND SHALL BE SET IN CONCRETE.
2. COLOR TO BE SAFETY YELLOW (FEDERAL STANDARD 33536 OF SAE AMS_STD 595A)
3. PER 11B-705 OF THE CALIFORNIA BUILDING CODE 2022: WHEN USING TILED PRODUCTS, ENSURE THAT REQUIRED DOME SPACING IS MAINTAINED ACROSS JOINTS. FOR ALL AREAS, TRUNCATED DOMES SHALL BE YELLOW (FEDERAL STANDARD 33536 OF SAE AMS_STD 595A)

B TRUNCATED DOME DETAIL
NOT TO SCALE



NOTE:
1. THIS PLAN IS BASED ON MINIMUM REQUIREMENTS FOR CONFORMANCE WITH CBC TITLE-24 AND ADA/CBC ACCESSIBILITY REQUIREMENTS.
2. REFER TO CURRENT EDITION OF CBC, SECTION 11B-502 FOR DIMENSIONS, DETAILS, AND NOTES NOT SHOWN.
3. REFER TO SHEET C2.2 AND DETAIL A, SHEET C6.2 FOR STALL LOCATIONS, SIGNAGE AND CONFIGURATION.

C TYPICAL VAN ACCESSIBLE PARKING STALL
NOT TO SCALE



D WHEEL STOP DETAIL
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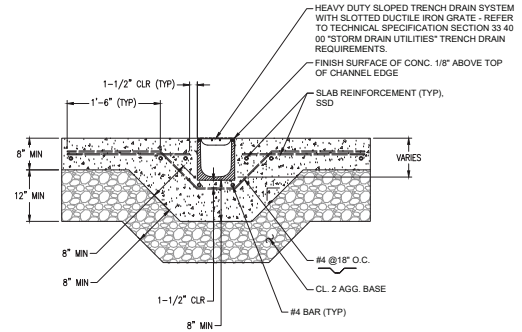

E TRENCH DRAIN DETAIL
NOT TO SCALE

APPROVED BY	/ / DATE		
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			

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CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
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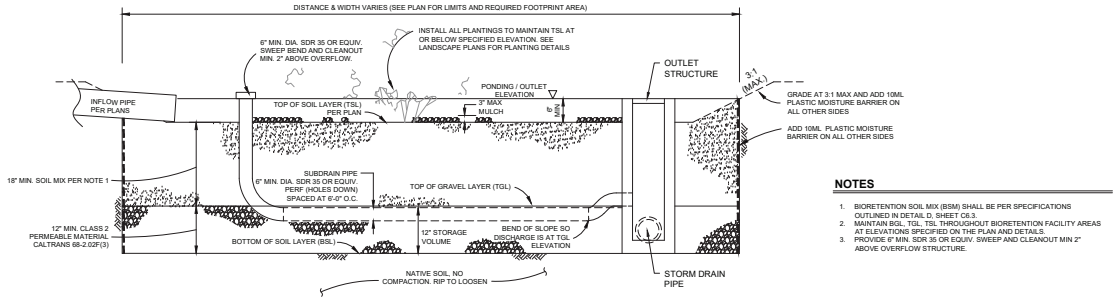
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.2
Sheet
X Of XX
SCALE: NONE

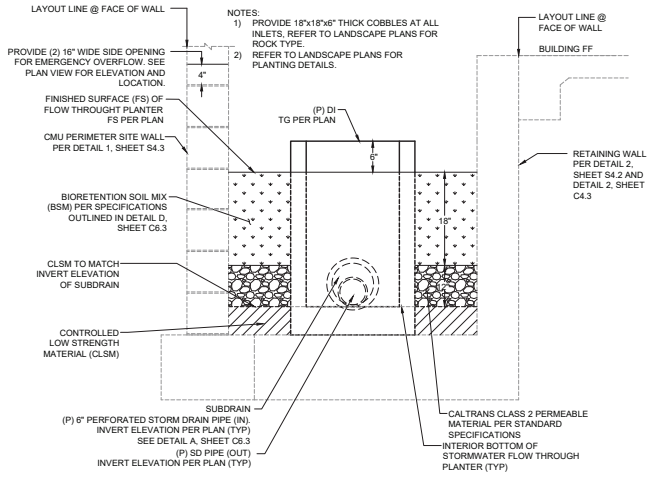
ATTACHMENT 2



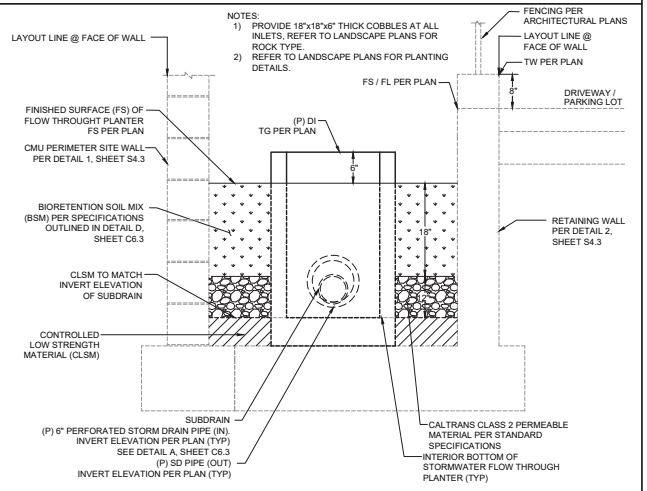
NOTES

1. BIORETENTION SOIL MIX (BSM) SHALL BE PER SPECIFICATIONS OUTLINED IN DETAIL D, SHEET C6.3.
2. MAINTAIN BOL, TGL, TSL THROUGHOUT BIORETENTION FACILITY AREAS AT ELEVATIONS SPECIFIED ON THE PLAN AND DETAILS.
3. PROVIDE 6" MIN. SDR 35 OR EQUIV. SWEEP AND CLEANOUT MIN 2" ABOVE OVERFLOW STRUCTURE.

A BIORETENTION FACILITY
NOT TO SCALE



B TYPICAL SECTION CIVIL IMPROVEMENTS WITHIN TYPE I STORMWATER FLOW THROUGH PLANTER
NOT TO SCALE



C TYPICAL SECTION CIVIL IMPROVEMENTS WITHIN TYPE 2 STORMWATER FLOW THROUGH PLANTER
NOT TO SCALE

SOIL SPECIFICATIONS

1. General Requirements – Bioretention soil shall:
   a. Achieve a long-term, in-place infiltration rate of at least 5 inches per hour.
   b. Support vigorous plant growth.
   c. Consist of the following mixture of fine sand and compost, measured on a volume basis:
      60%-70% Sand
      30%-40% Compost
2. Submittal Requirements – The applicant shall submit to the Permittee for approval:
   a. A minimum one-gallon size sample of mixed bioretention soil.
   b. Certification from the soil supplier or an accredited laboratory that the Bioretention Soil meets the requirements of this guideline specification.
   c. Grain size analysis results of the fine sand component performed in accordance with ASTM D 422, Standard Test Method for Particle Size Analysis of Soils or Caltrans Test Method (CTM) C202.
   d. Quality analysis results for compost performed in accordance with Seal of Testing Assurance (STA) standards, as specified in 4.
   e. Organic content test results of mixed Bioretention Soil. Organic content test shall be performed in accordance with by Testing Methods for the Examination of Compost and Composting (TMECC) 05.07A, "Loss-On-Ignition Organic Matter Method".
   f. Grain size analysis results of compost component performed in accordance with ASTM D 422, Standard Test Method for Particle Size Analysis of Soils.
   g. A description of the equipment and methods used to mix the sand and compost to produce Bioretention Soil.
   h. Provide the name of the testing laboratory(s) and the following information:
      (1) Contact person(s)
      (2) Address(s)
      (3) Phone contact(s)
      (4) E-mail address(s)
      (5) Qualifications of laboratory(s), and personnel including date of current certification by USCC, ASTM, Caltrans, or approved equal.
3. Sand for Bioretention Soil
   a. Sand shall be free of wood, waste, coating such as clay, stone dust, carbonate, etc., or any other deleterious material. All aggregate passing the No. 200 sieve size shall be nonplastic.
   b. Sand for Bioretention Soils shall be analyzed by an accredited lab using #200, #100, #40 or #50, #30, #16. #8, #4, and 3/8 inch sieves (ASTM D 422, CTM 202 or as approved by municipality), and meet the following gradation:

Sieve Size	Percent Passing (by weight) Min	Max
3/8 inch	100	100
No. 4	90	100
No. 8	70	100
No. 16	40	95
No. 30	15	70
No. 40 or No. 50	5	55
No. 100	0	15
No. 200	0	5

Note: all sands complying with ASTM C33 for fine aggregate comply with the above gradation requirements.

4. Composted Material

Compost shall be a well decomposed, stable, weed free organic matter source derived from waste materials including yard debris, wood wastes or other organic materials not including manure or biosolids meeting the standards developed by the US Composting Council (USCC). The product shall be certified through the USCC Seal of Testing Assurance (STA) Program (a compost testing and information disclosure program).

   a. Compost Quality Analysis by Laboratory – Before delivery of the soil, the supplier shall submit a copy of lab analysis performed by a laboratory that is enrolled in the US Composting Council's Compost Analysis Proficiency (CAP) program and using approved Test Methods for the Examination of Composting and Compost (TMECC). The lab report shall verify:
      (1) Organic Matter Content: 35% - 75% by dry wt.
      (2) Carbon and Nitrogen Ratio: C:N < 25:1 and C:N >15:1
      (3) Maturity/Stability: Any one of the following is required to indicate stability:
         (i) Oxygen Test < 1.3 O2 /unit TS /hr
         (ii) Specific oxy. Test < 1.5 O2 / unit BVS /hr
         (iii) Respiration test < 8 mg CO2-C /g OM / day
         (iv) Dewar test < 20 Temp. rise (°C) e.
         (v) Solvita® > 5 Index value
      (4) Toxicity: Any one of the following measures is sufficient to indicate non-toxicity.
         (i) $NH4^+ : NO3^-N < 3$
         (ii) Ammonium < 500 ppm, dry basis
         (iii) Seed Germination > 80 % of control
         (iv) Plant Trials > 80% of control
         (v) Solvita® = 5 Index value
      (5) Nutrient Content: provide analysis detailing nutrient content including N-P-K, Ca, Na, Mg, S, and B.
         (i) Total Nitrogen content 0.9% or above preferred.
         (ii) Boron: Total shall be <80 ppm;
      (6) Salinity: Must be reported; < 6.0 mmhos/cm
      (7) pH shall be between 6.2 and 8.2 May vary with plant species.
   b. Compost Quality Analysis by Compost Supplier – Before delivery of the compost to the soil supplier the Compost Supplier shall verify the following:
      (1) Feedstock materials shall be specified and include one or more of the following: landscaping/yard trimmings, grass clippings, food scraps, and agricultural crop residues.
      (2) Maturity/Stability: shall have a dark brown color and a soil-like odor. Compost exhibiting a sour or putrid smell or containing recognizable grass or leaves, or is hot (120F) upon delivery or rewetting is not acceptable.
      (3) Weed seed/pathogen destruction: provide proof of process to further reduce pathogens (PFRP). For example, turned windrows must reach min. 55C for 15 days with at least 5 turnings during that period.
   c. Compost for Bioretention Soil Texture – Compost for bioretention soils shall be analyzed by an accredited lab using #200, 1/4 inch, 1/2 inch, and 1 inch sieves (ASTM D 422 or as approved by municipality), and meet the following gradation:

Sieve Size	Percent Passing (by weight) Min	Max
1 inch	99	100
1/2 inch	90	100
1/4 inch	40	90
No. 200	1	10

   d. Bulk density shall be between 500 and 1100 dry lbs/cubic yard
   e. Moisture content shall be between 30% - 55% of dry solids.
   f. Inerts – compost shall be relatively free of inert ingredients, including glass, plastic and paper, < 1 % by weight or volume.
   g. Select Pathogens – Salmonella <3 MPN/4grams of TS, or Coliform Bacteria <10000 MPN/gram.
   h. Trace Contaminants Metals (Lead, Mercury, Etc.) – Product must meet US EPA, 40 CFR 503 regulations.
   i. Compost Testing – The compost supplier will test all compost products within 120 calendar days prior to application. Samples will be taken using the STA sample collection protocol. (The sample collection protocol can be obtained from the U.S. Composting Council, 4250 Veterans Memorial Highway, Suite 275, Holbrook, NY 11741 Phone: 631-737-4931, www.compostingcouncil.org). The sample shall be sent to an independent STA Program approved lab. The compost supplier will pay for the test.

D BIORETENTION SOIL MIX (BSM) SPECIFICATIONS
NOT TO SCALE

coar DESIGN GROUP
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SANTA ROSA, CA 95404
TEL: (707) 544-0784

APPROVED BY / DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

NO.	DATE	BY	REVISIONS
	04/09/26		PLANNING ENTITLEMENT
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

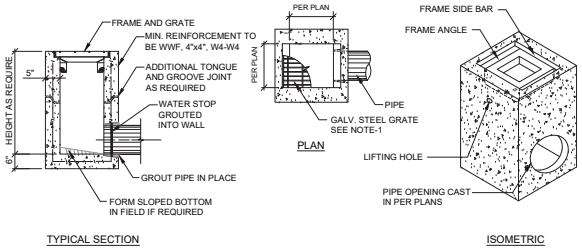
LPFD CITY OF LIVERMORE CALIFORNIA

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

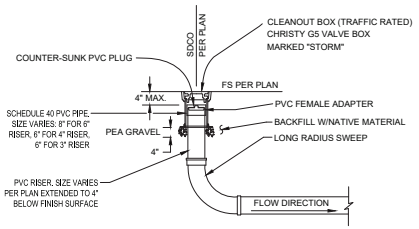
CIVIL DETAILS

C6.3
Sheet
X Of XX
SCALE: NONE

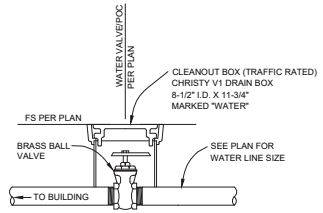


NOTES:
1. ALL GRATES SHALL BE ADA RATED.
2. FRAMES SHALL BE HEAVY DUTY FOR H20 TRAFFIC LOADING.
3. GRATES INDICATED ON PLAN SHALL BE HEAVY DUTY FOR H20 TRAFFIC LOADING.

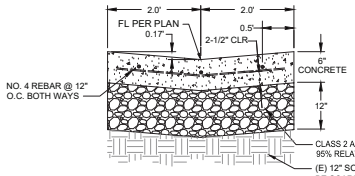
A STORM DRAIN INLET
NOT TO SCALE



B STORM DRAIN CLEANOUT
NOT TO SCALE

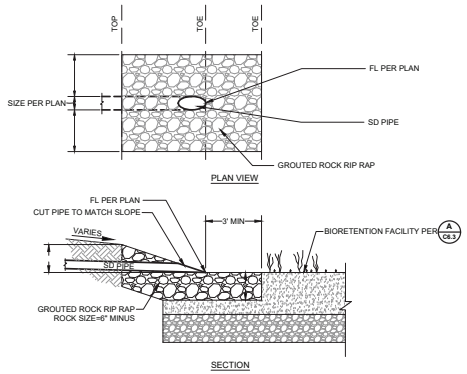


C WATER VALVE
NOT TO SCALE

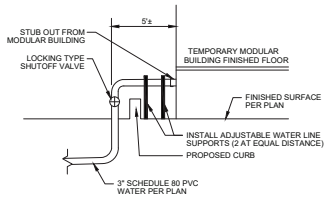


NOTES:
1. CONCRETE VALLEY GUTTER SHALL BE INSTALLED PRIOR TO PAVING.
2. PLACE 1/4" THICK EXPANSION JOINTS FULL WIDTH 20' O.C. DEEP SCORE AT 10' INTERVALS BETWEEN EXPANSION JOINTS.
3. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,500 psi.

D TYPE 2 - VALLEY GUTTER DETAIL
NOT TO SCALE



E BIORETENTION FACILITY OUTLET
NOT TO SCALE



F TEMPORARY MODULAR BUILDING WATER POINT OF CONNECTION DETAIL
NOT TO SCALE

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825 SONOMA AVENUE SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

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	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

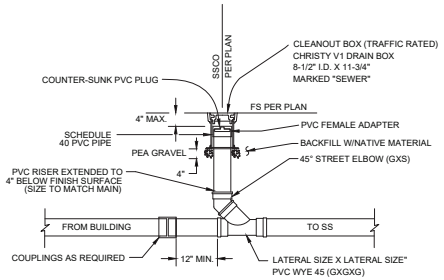
LPFD
CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

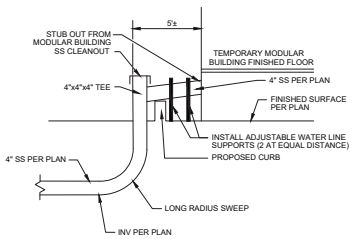
CIVIL DETAILS

C6.4
Sheet
X Of XX
SCALE: NONE

A NOT USED
NOT TO SCALE



B SANITARY SEWER CLEANOUT
NOT TO SCALE



C TEMPORARY MODULAR BUILDING SANITARY SEWER POINT OF CONNECTION DETAIL
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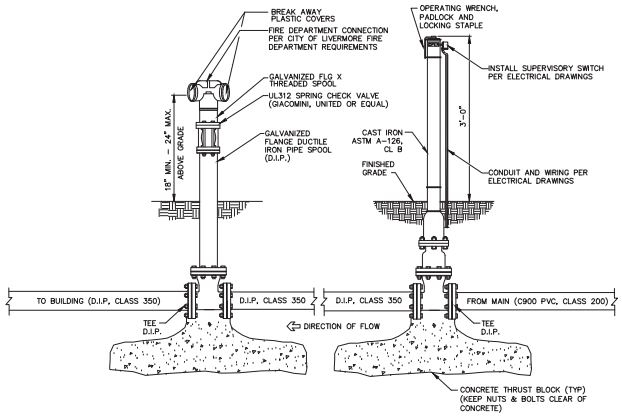
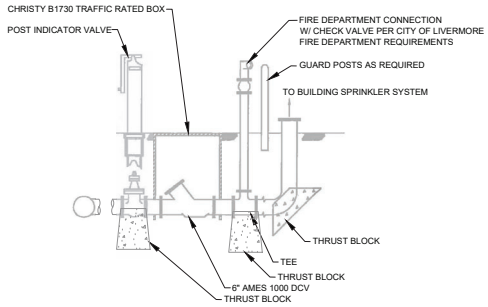


FIRE DEPARTMENT CONNECTION POST INDICATOR VALVE

NOTES:
1. INLET AND OUTLET PIPES MAY VARY IN ELEVATION BASED ON BUILDING ENTRANCE LOCATIONS AND ELEVATIONS. CONSTRUCT THRUST BLOCKS AS REQUIRED.
2. FDC SHALL BE ACCESSIBLE TO FIRE DEPARTMENT IN ACCORDANCE WITH CITY OF LIVERMORE FIRE DEPARTMENT



D FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVE
NOT TO SCALE

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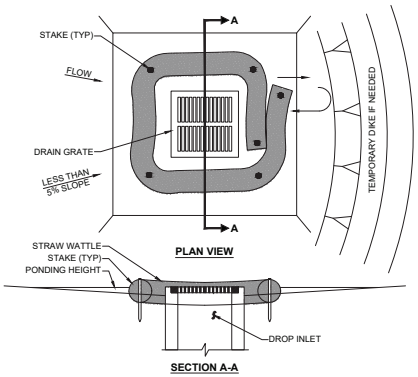
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.5
Sheet
X Of XX
SCALE: NONE



NOTES:

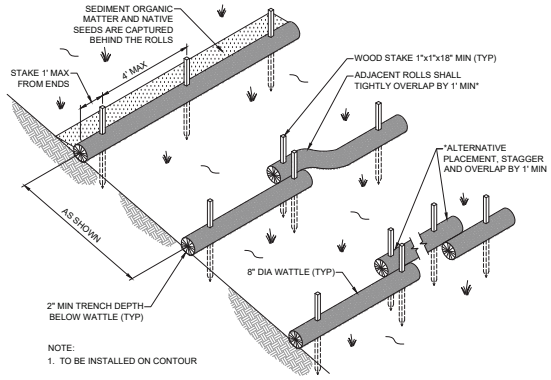
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)

2. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3FT. MIN. LENGTH)

3. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

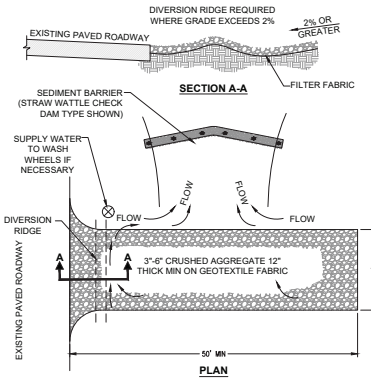
4. WATTLES SHALL BE COMPOSED OF COMPOSTABLE FILTER MATERIAL SUCH AS SILTSOXX AS MANUFACTURED BY FILTREXX (440-926-2067) OR EQUIVALENT

A DROP INLET PROTECTION
NOT TO SCALE



NOTE:
1. TO BE INSTALLED ON CONTOUR

B STRAW WATTLE DETAIL
NOT TO SCALE



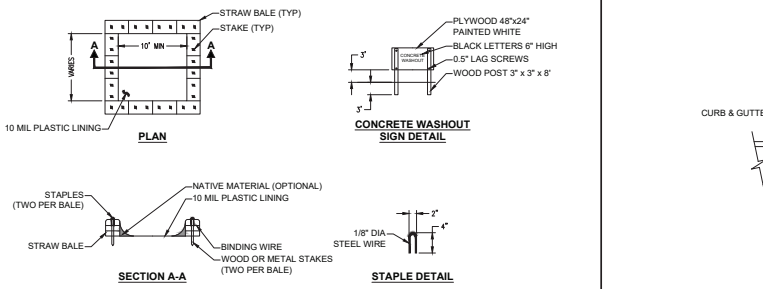
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

C TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE

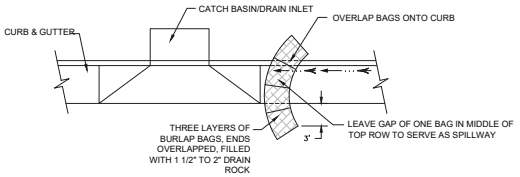


NOTES:

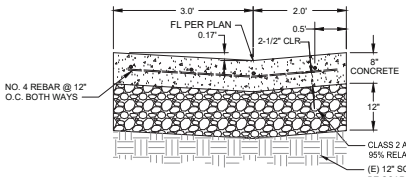
1) ACTUAL LAYOUT DETERMINED IN FIELD

2) THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY

D CONCRETE WASHOUT
NOT TO SCALE



E CURB INLET SEDIMENT BARRIER
NOT TO SCALE



NOTES:

1. CONCRETE VALLEY GUTTER SHALL BE INSTALLED PRIOR TO PAVING.

2. PLACE 1/4" THICK EXPANSION JOINTS FULL WIDTH 20' O.C. DEEP SCORE AT 10' INTERVALS BETWEEN EXPANSION JOINTS.

3. CONCRETE SHALL HAVE A 7-DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A 28-DAY COMPRESSIVE STRENGTH OF 3,500 psi.

F TYPE 3 - VALLEY GUTTER DETAIL
NOT TO SCALE

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EBA ENGINEERING
825 SONOMA AVENUE SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

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DRAWN BY:
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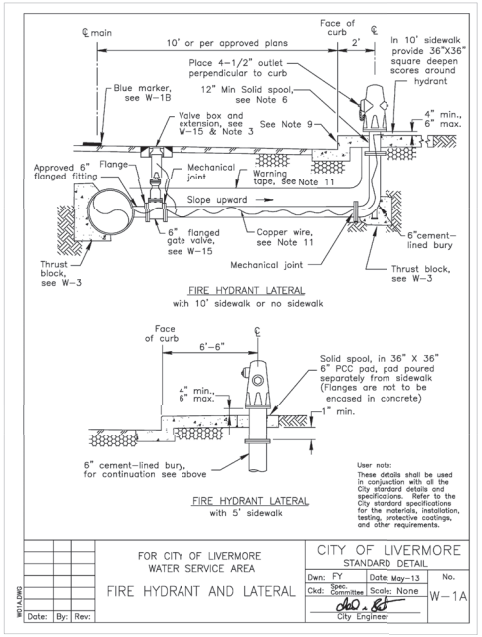
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.6
Sheet
X Of XX
SCALE: NONE



A CITY OF LIVERMORE STANDARD DETAIL W-1A
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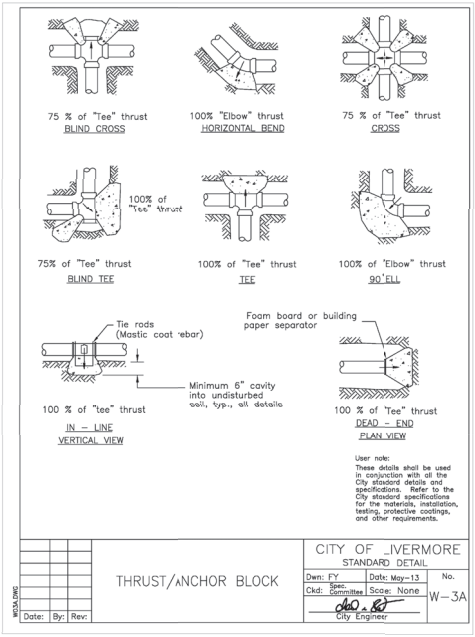

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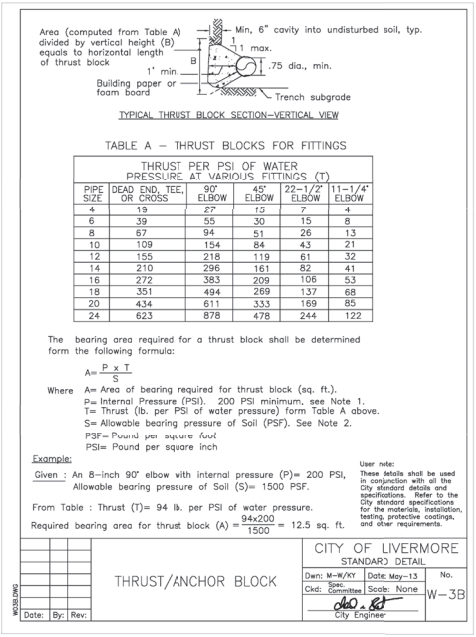

C CITY OF LIVERMORE STANDARD DETAIL W-3B
NOT TO SCALE

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CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.7
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X Of XX
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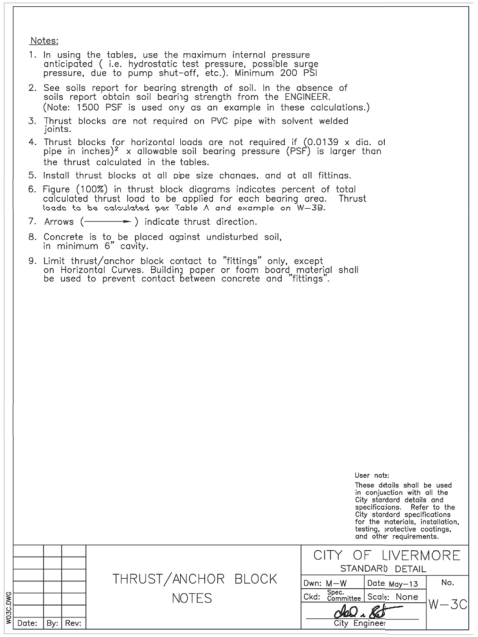


Notes:

1. In using the tables, use the maximum internal pressure anticipated (i.e. hydrostatic test pressure, possible surge pressure, due to pump shut-off, etc.). Minimum 200 PSI
2. See soils report for bearing strength of soil. In the absence of soils report obtain soil bearing strength from the ENGINEER. (Note: 1500 PSF is used ony as an example in these calculations.)
3. Thrust blocks are not required on PVC pipe with solvent welded joints.
4. Thrust blocks for horizontal loads are not required if (0.0139 x dia. of pipe in inches)^2 x allowable soil bearing pressure (PSF) is larger than the thrust calculated in the tables.
5. Install thrust blocks at all pipe size changes, and at all fittings.
6. Figure (100%) in thrust block diagrams indicates percent of total calculated thrust load to be applied for each bearing area. Thrust loads to be calculated per Table A and example on W-3B.
7. Arrows (————►) indicate thrust direction.
8. Concrete is to be placed against undisturbed soil, in minimum 6" cavity.
9. Limit thrust/anchor block contact to "fittings" only, except on Horizontal Curves. Building paper or foam board material shall be used to prevent contact between concrete and "fittings".

User note:
These details shall be used in conjuction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

W03C.DWG

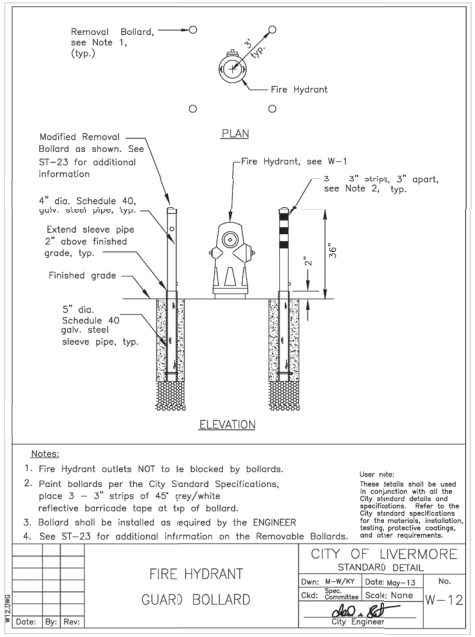
THRUST/ANCHOR BLOCK NOTES

CITY OF LIVERMORE
STANDARD DETAIL

Dwn: M-W | Date: May-13 | No.
Ckd: Spec. Committee | Scale: None | W-3C
City Engineer

Date: | By: | Rev:

A CITY OF LIVERMORE STANDARD DETAIL W-3C
NOT TO SCALE



Notes:

1. Fire Hydrant outlets NOT to le blocked by bollards.
2. Paint bollards per the City Sandard Specifications, place 3 – 3" strips of 45° grey/white reflective barricade tape at top of bollard.
3. Bollard shall be installed as required by the ENGINEER
4. See ST-23 for additional information on the Removable Bollards.

User note:
These details shall be used in conjuction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

W12.DWG

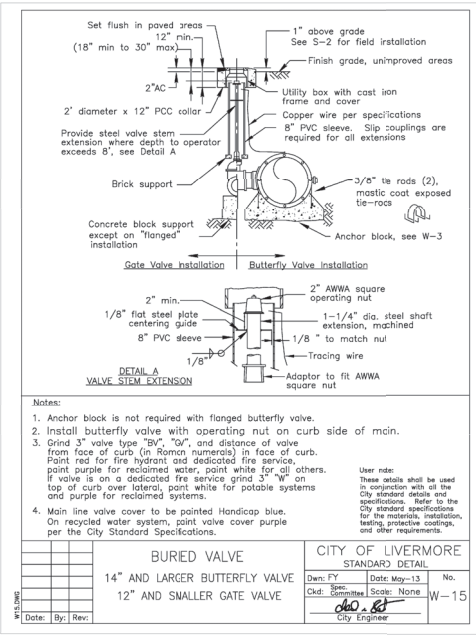
FIRE HYDRANT GUARD BOLLARD

CITY OF LIVERMORE
STANDARD DETAIL

Dwn: M-W/KY | Date: May-13 | No.
Ckd: Spec. Committee | Scale: None | W-12
City Engineer

Date: | By: | Rev:

B CITY OF LIVERMORE STANDARD DETAIL W-12
NOT TO SCALE



Notes:

1. Anchor block is not required with flanged butterfly valve.
2. Install butterfly valve with operating nut on curb side of main.
3. Grind 3" valve type "BV", "GV", and distance of valve from face of curb (in Roman numerals) in face of curb. Paint red for fire hydrant and dedicated fire service, paint purple for reclaimed water, paint white for all others. If valve is on a dedicated fire service grind 3" "W" on top of curb over lateral, paint white for potable systems and purple for reclaimed systems.
4. Main line valve cover to be painted Handicap blue. On recycled water system, paint valve cover purple per the City Standard Specifications.

User note:
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W15.DWG

BURIED VALVE
14" AND LARGER BUTTERFLY VALVE
12" AND SMALLER GATE VALVE

CITY OF LIVERMORE
STANDARD DETAIL

Dwn: FY | Date: May-13 | No.
Ckd: Spec. Committee | Scale: None | W-15
City Engineer

Date: | By: | Rev:

C CITY OF LIVERMORE STANDARD DETAIL W-15
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NOTE:
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BUILDING IMPROVEMENTS
4550 EAST AVE
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CIVIL DETAILS

C6.8
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X Of XX
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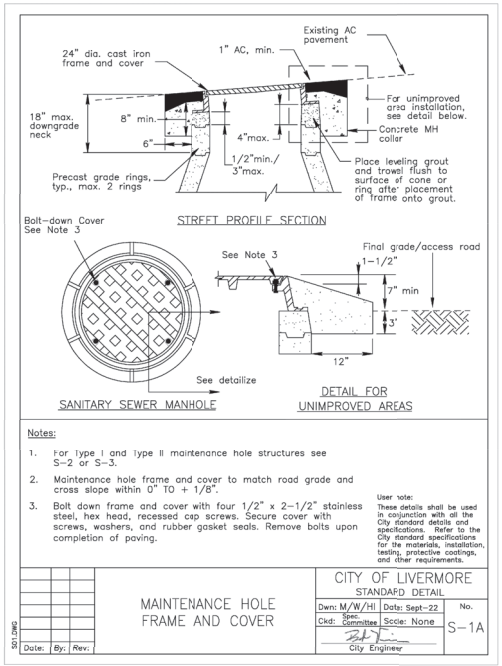

A CITY OF LIVERMORE STANDARD DETAIL S-1A
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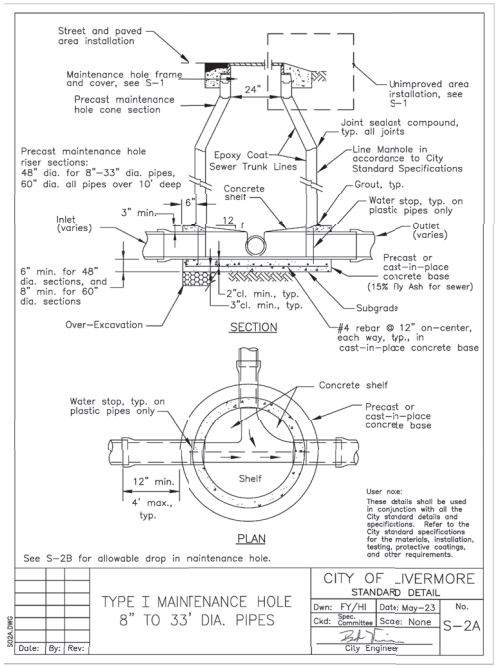

B CITY OF LIVERMORE STANDARD DETAIL S-2A
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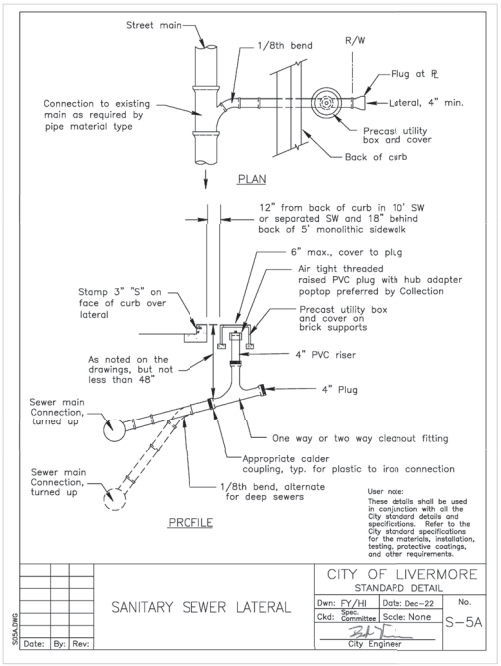

C CITY OF LIVERMORE STANDARD DETAIL S-5A
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City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.9
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X Of XX
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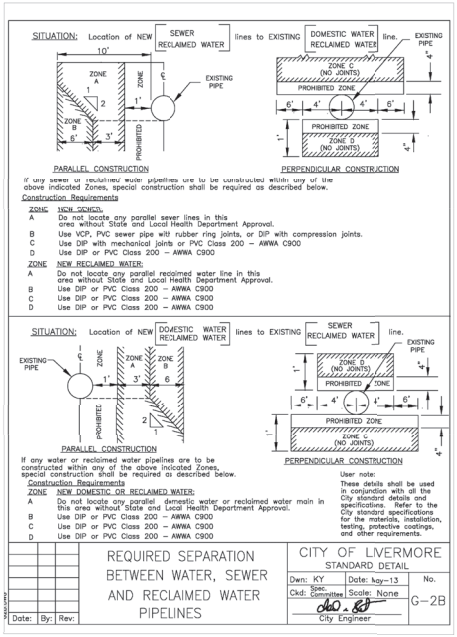

A CITY OF LIVERMORE STANDARD DETAIL G-2B
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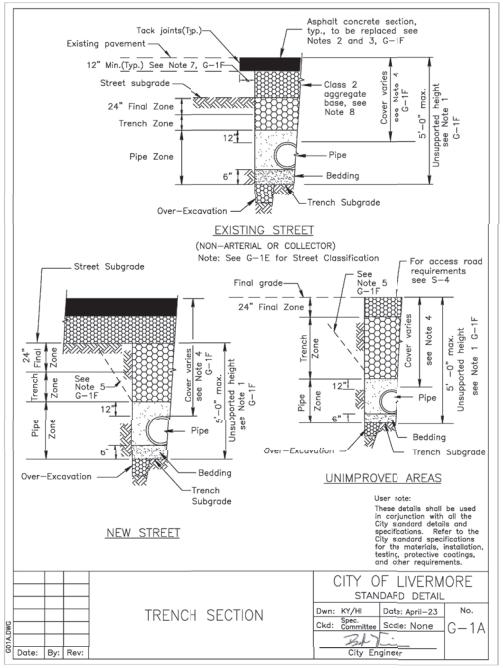

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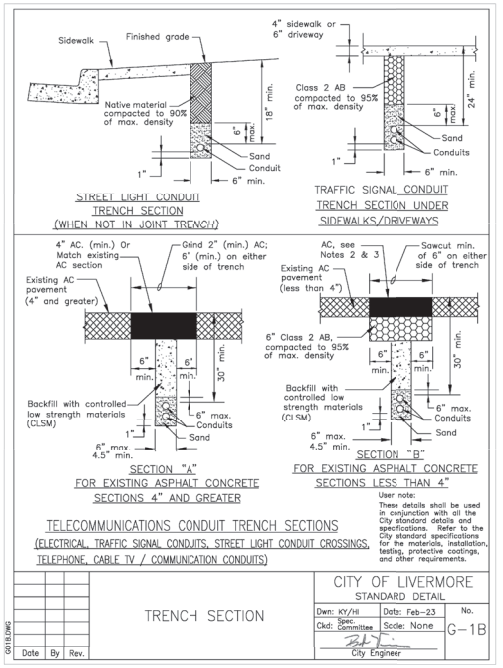

C CITY OF LIVERMORE STANDARD DETAIL G-1B
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CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.10
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X Of XX
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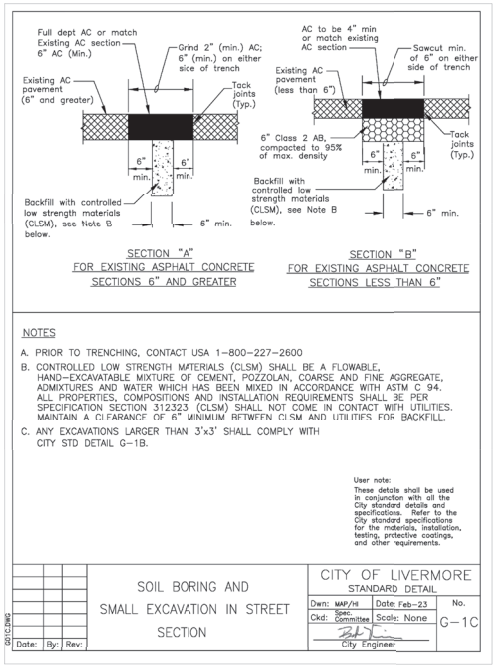

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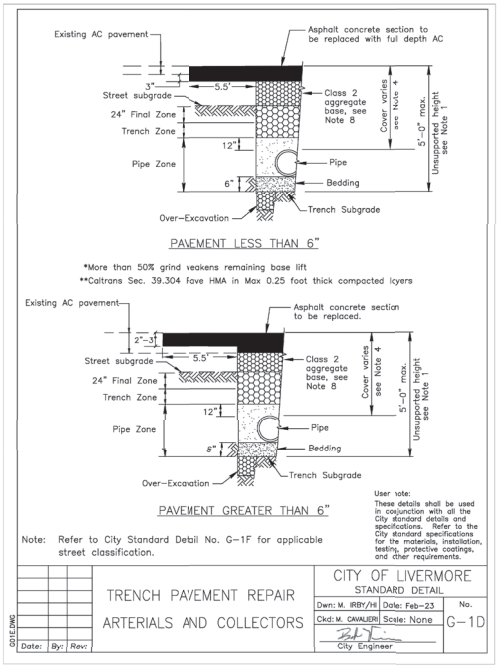

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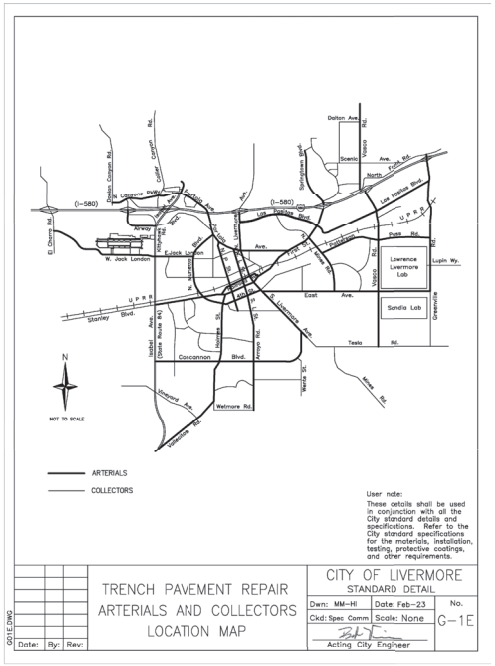

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City Project No. PS202215

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LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
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CIVIL DETAILS

C6.11
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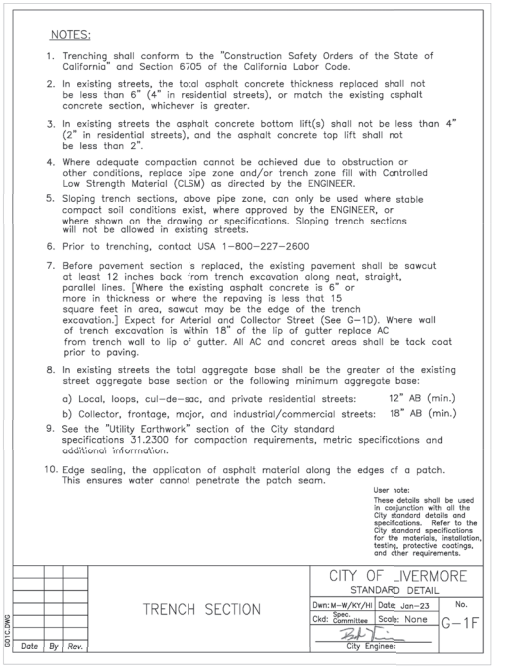
X Of XX
SCALE: NONE



NOTES:

1. Trenching shall conform to the "Construction Safety Orders of the State of California" and Section 6705 of the California Labor Code.
2. In existing streets, the total asphalt concrete thickness replaced shall not be less than 6" (4" in residential streets), or match the existing asphalt concrete section, whichever is greater.
3. In existing streets the asphalt concrete bottom lift(s) shall not be less than 4" (2" in residential streets), and the asphalt concrete top lift shall not be less than 2".
4. Where adequate compaction cannot be achieved due to obstruction or other conditions, replace pipe zone and/or trench zone fill with Controlled Low Strength Material (CLSM) as directed by the ENGINEER.
5. Sloping trench sections, above pipe zone, can only be used where stable compact soil conditions exist, where approved by the ENGINEER, or where shown on the drawing or specifications. Sloping trench sections will not be allowed in existing streets.
6. Prior to trenching, contact USA 1-800-227-2600
7. Before pavement section is replaced, the existing pavement shall be sawcut at least 12 inches back from trench excavation along neat, straight, parallel lines. [Where the existing asphalt concrete is 6" or more in thickness or where the repaving is less that 15 square feet in area, sawcut may be the edge of the trench excavation.] Expect for Arterial and Collector Street (See G-1D). Where wall of trench excavation is within 18" of the lip of gutter replace AC from trench wall to lip of gutter. All AC and concret areas shall be tack coat prior to paving.
8. In existing streets the total aggregate base shall be the greater of the existing street aggregate base section or the following minimum aggregate base:
   a) Local, loops, cul-de-sac, and private residential streets: 12" AB (min.)
   b) Collector, frontage, major, and industrial/commercial streets: 18" AB (min.)
9. See the "Utility Earthwork" section of the City standard specifications 31.2300 for compaction requirements, metric specifications and additional information.
10. Edge sealing, the application of asphalt material along the edges of a patch. This ensures water cannot penetrate the patch seam.

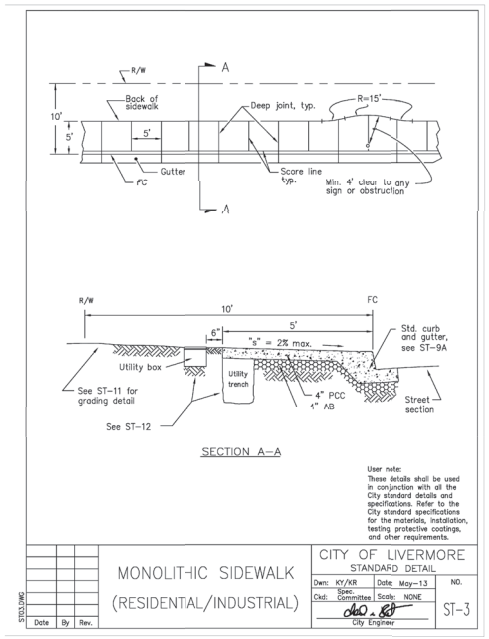
User note:
These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

G01C.DWG | Date | By | Rev.

TRENCH SECTION

CITY OF LIVERMORE
STANDARD DETAIL
Dwn: M-W/KY/HI | Date: Jan-23 | No.
Ckd: Spec. Committee | Scale: None
G-1F
City Engineer

A CITY OF LIVERMORE STANDARD DETAIL G-1F
NOT TO SCALE



SECTION A-A

User note:
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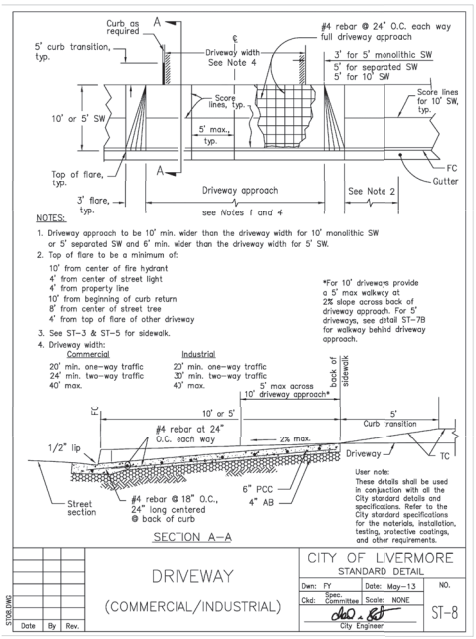
ST03.DWG | Date | By | Rev.

MONOLITHIC SIDEWALK
(RESIDENTIAL/INDUSTRIAL)

CITY OF LIVERMORE
STANDARD DETAIL
Dwn: KY/KR | Date: May-13 | NO.
Ckd: Spec. Committee | Scale: NONE
ST-3
City Engineer

B CITY OF LIVERMORE STANDARD DETAIL ST-3
NOT TO SCALE



NOTES:

1. Driveway approach to be 10' min. wider than the driveway width for 10' monolithic SW or 5' separated SW and 6' min. wider than the driveway width for 5' SW.
2. Top of flare to be a minimum of:
   10' from center of fire hydrant
   4' from center of street light
   4' from property line
   10' from beginning of curb return
   8' from center of street tree
   4' from top of flare of other driveway
3. See ST-3 & ST-5 for sidewalk.
4. Driveway width:
   Commercial: 20' min. one-way traffic; 24' min. two-way traffic; 40' max.
   Industrial: 22' min. one-way traffic; 33' min. two-way traffic; 43' max.

*For 10' driveways provide a 5' max walkway at 2% slope across back of driveway approach. For 5' driveways, see detail ST-7B for walkway behind driveway approach.

SECTION A-A

User note:
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ST08.DWG | Date | By | Rev.

DRIVEWAY
(COMMERCIAL/INDUSTRIAL)

CITY OF LIVERMORE
STANDARD DETAIL
Dwn: FY | Date: May-13 | NO.
Ckd: Spec. Committee | Scale: NONE
ST-8
City Engineer

C CITY OF LIVERMORE STANDARD DETAIL ST-8
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COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
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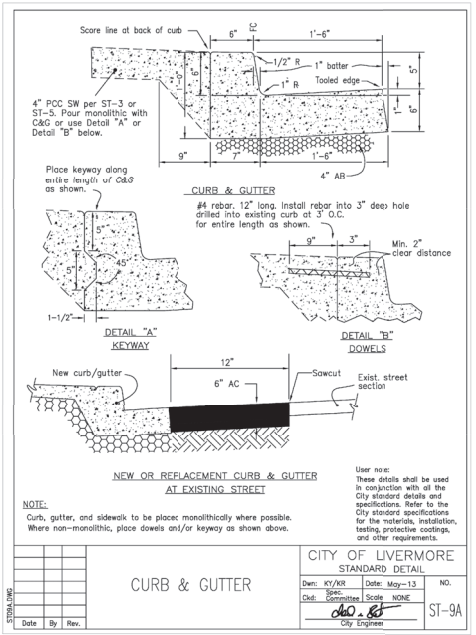

A CITY OF LIVERMORE STANDARD DETAIL ST-9A
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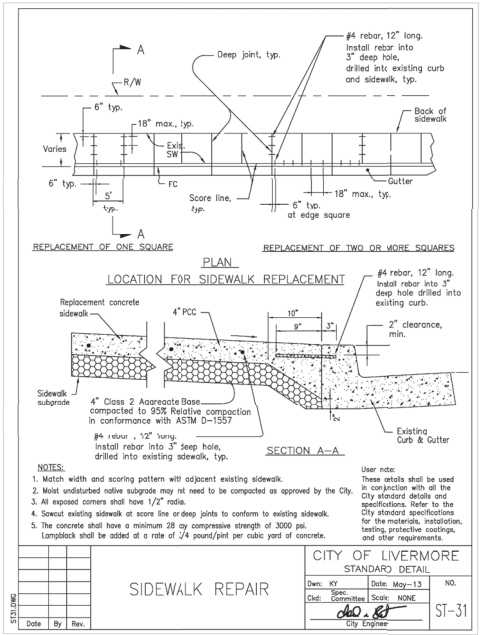


B CITY OF LIVERMORE STANDARD DETAIL ST-31
NOT TO SCALE

C NOT USED
NOT TO SCALE

NOTE:
THESE CITY OF LIVERMORE STANDARD DETAILS ARE SHOWN FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO THE MOST CURRENT VERSION OF THE STANDARD DETAILS DURING CONSTRUCTION. THE MOST CURRENT VERSION OF THE STANDARD DETAILS ARE AVAILABLE AT: https://www.livermoreca.gov/departments/community-development/engineering/standard-specifications-details

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
616.698.9177 | www.coargroup.com

EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

APPROVED BY	DATE
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

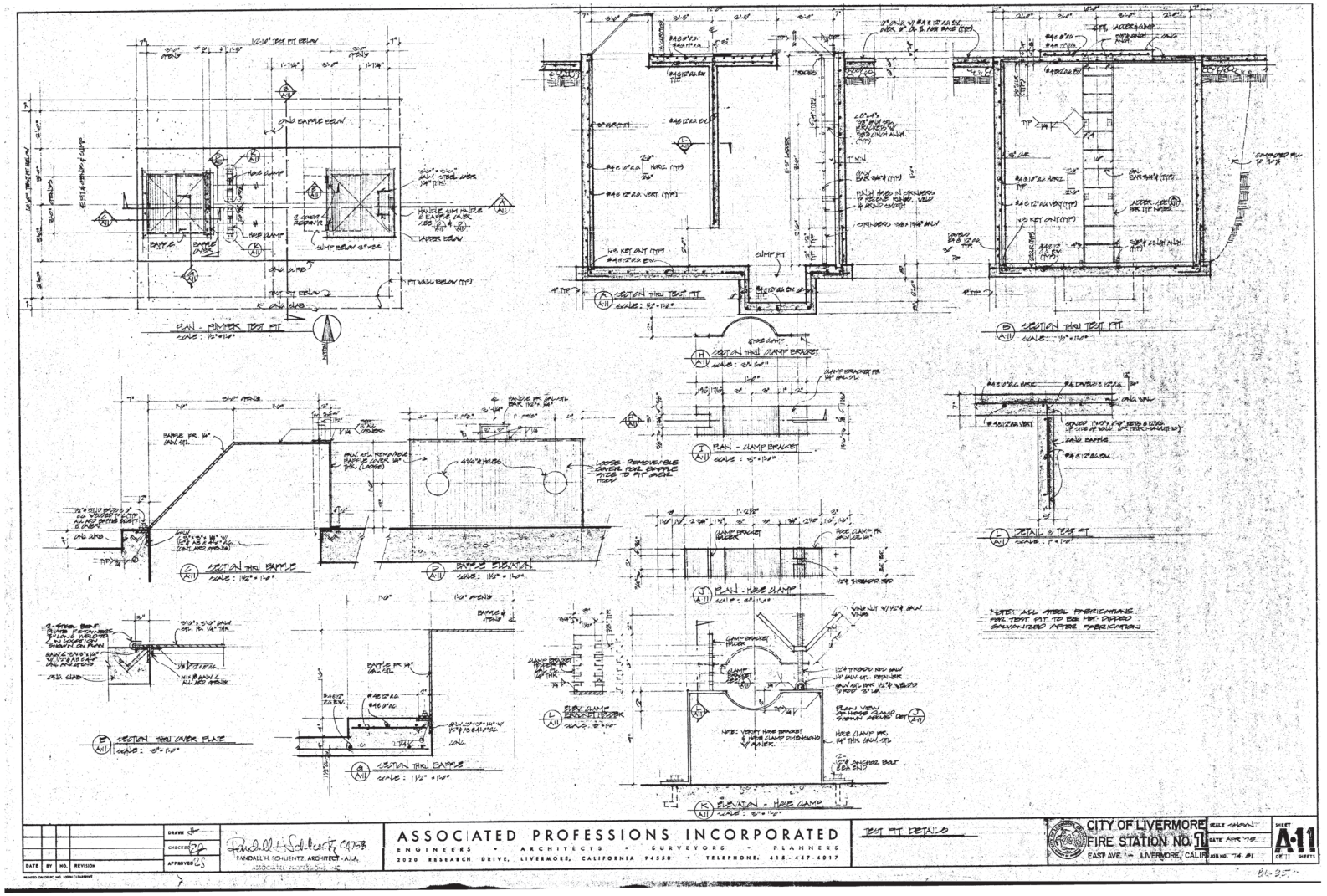
NO.	DATE	BY	REVISIONS
	04/09/26		PLANNING ENTITLEMENT
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

CITY OF LIVERMORE
CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.13
Sheet
X Of XX
SCALE: NONE



A TEST PIT ORIGINAL DESIGN DETAILS (FOR REFERENCE ONLY - EXACT DIMENSIONS AND CONFIGURATIONS SHALL BE FIELD VERIFIED BY CONTRACTOR)
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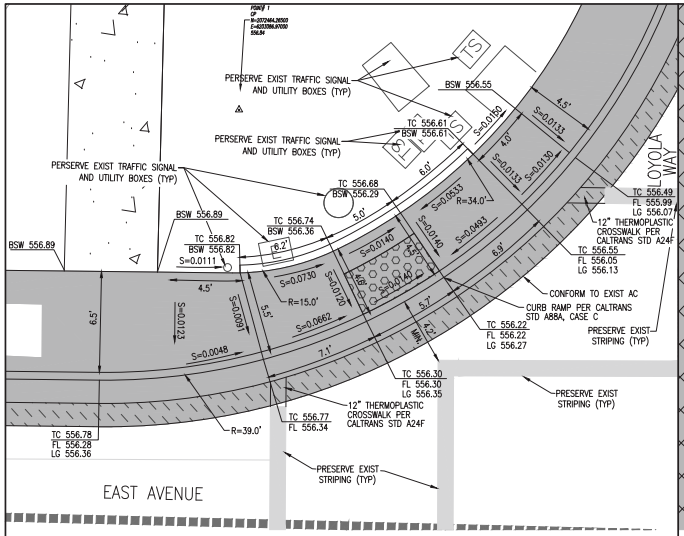
NO.	DATE	BY	REVISIONS
	04/09/26		PLANNING ENTITLEMENT
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.14
Sheet
X Of XX
SCALE: NONE



A CURB RAMP #1 - GRADING ENLARGEMENT
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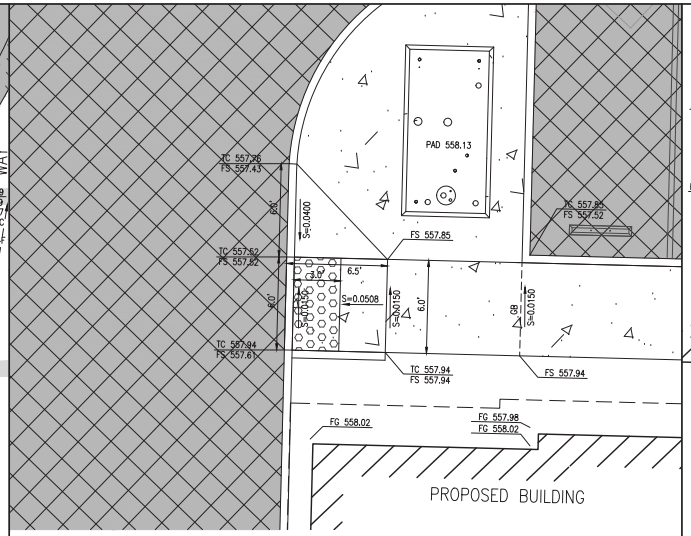
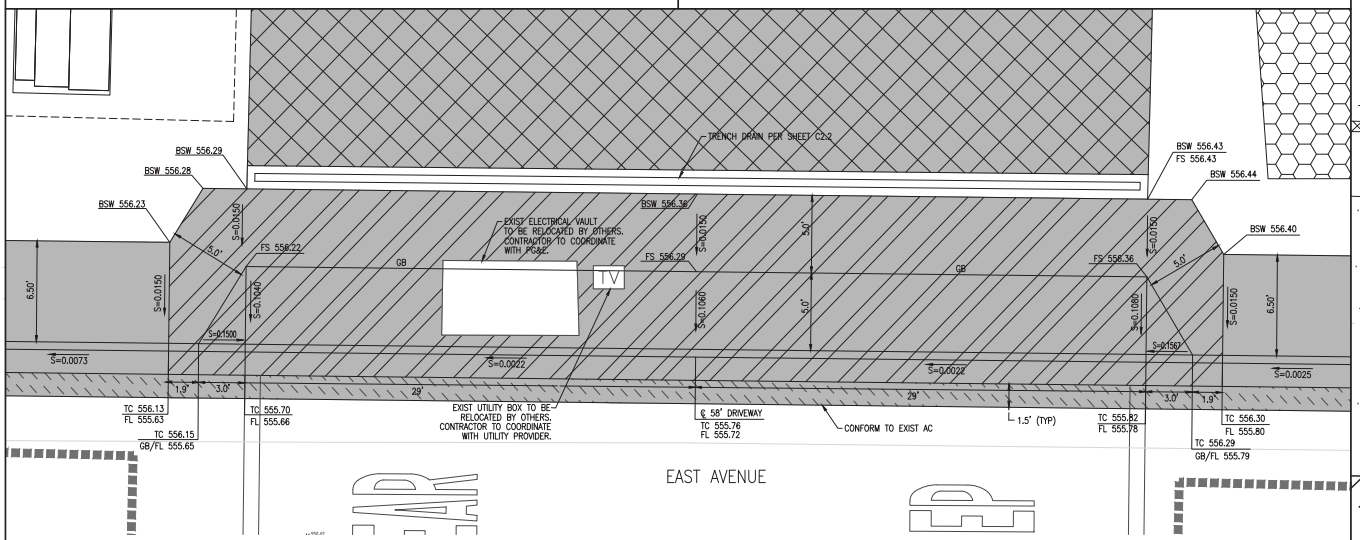
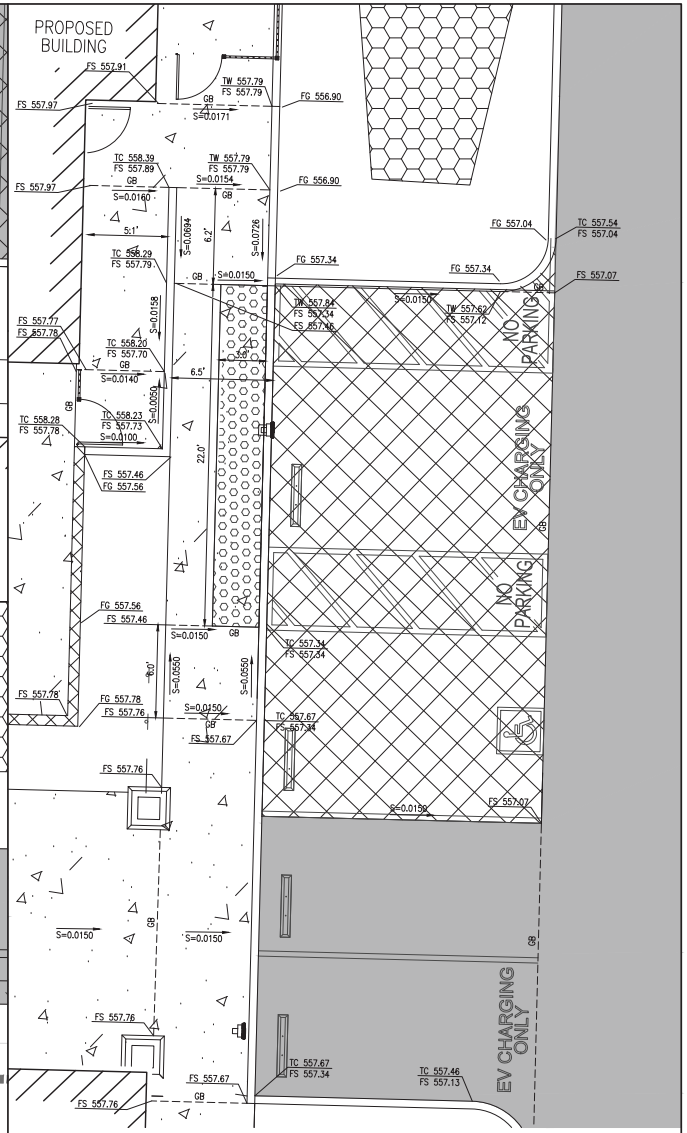


B CURB RAMP #2 - GRADING ENLARGEMENT
SCALE: 1"=4'



C EAST AVENUE DRIVEWAY APPROACH - GRADING ENLARGEMENT
NOT TO SCALE



D CURB RAMP #3 - GRADING ENLARGEMENT
SCALE: 1"=4'

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EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

APPROVED BY	/ / DATE	
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		

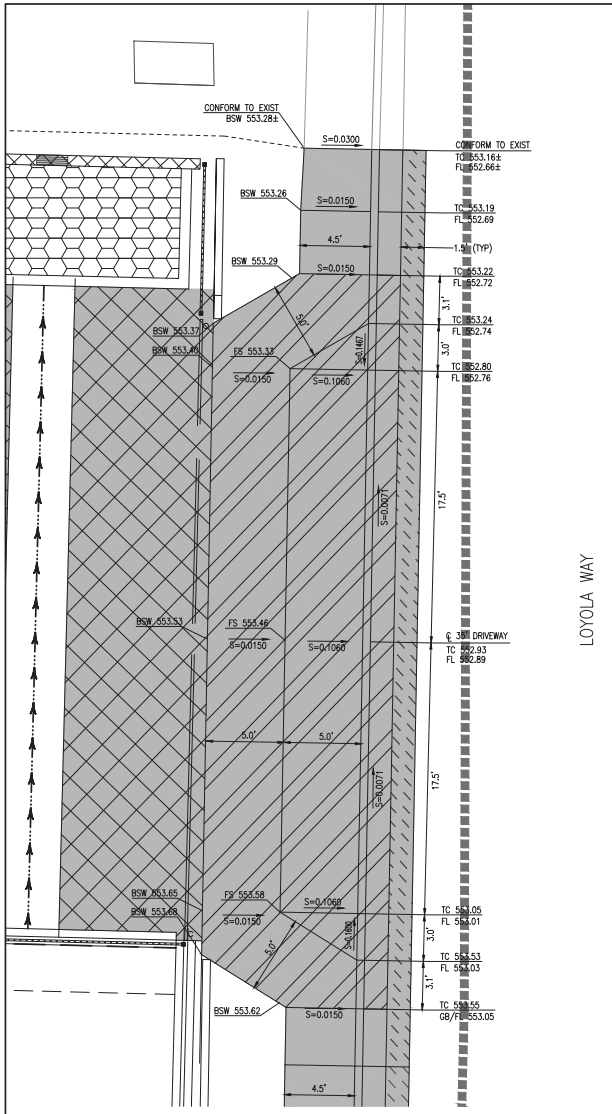
NO.	DATE	BY	REVISIONS
	04/09/26		PLANNING ENTITLEMENT
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

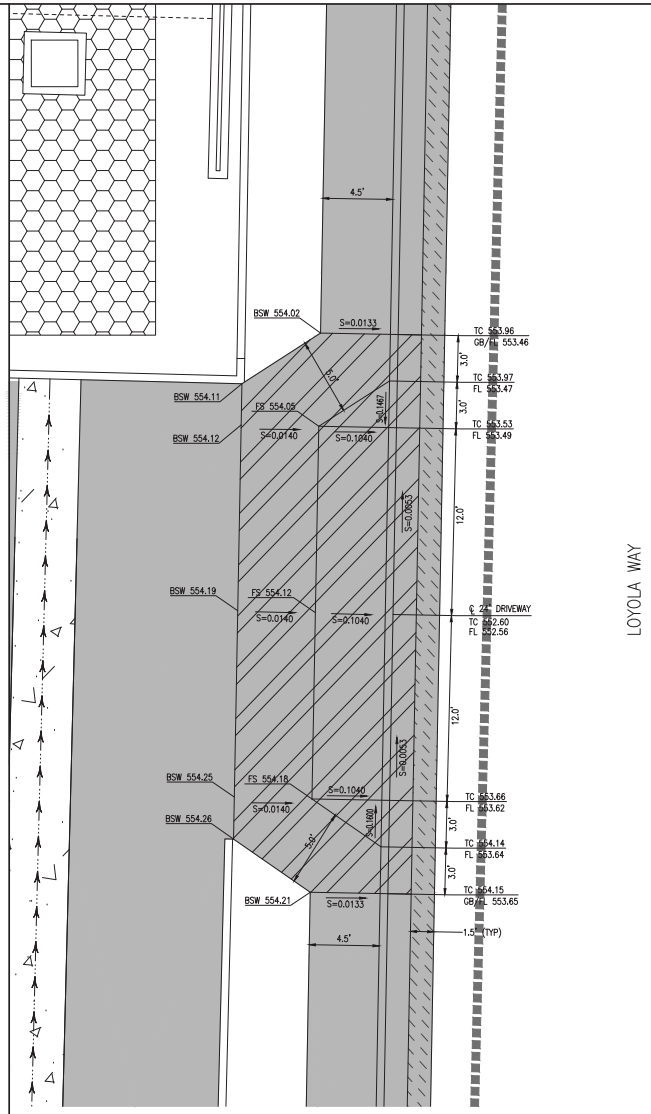
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.15
Sheet
X Of XX
SCALE: NONE



A LOYOLA WAY DRIVEWAY APPROACH #1 - GRADING ENLARGEMENT
SCALE: 1"=4'



B LOYOLA WAY DRIVEWAY APPROACH #2 - GRADING ENLARGEMENT
SCALE: 1"=4'

C NOT USED

D NOT USED
SCALE: 1"=4'

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NO.	DATE	BY	REVISIONS
	04/09/26		PLANNING ENTITLEMENT
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

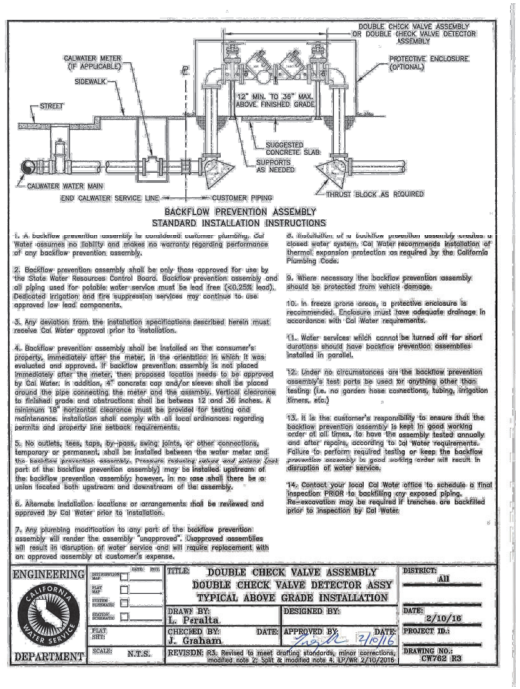
LPFD
CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

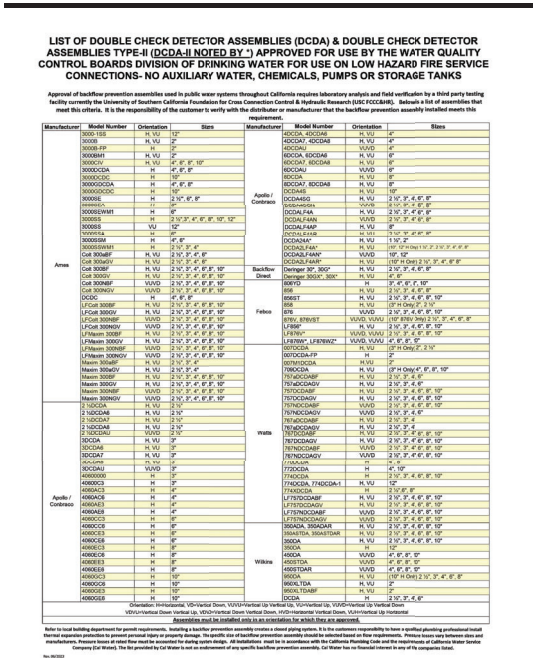
CIVIL DETAILS

C6.16
Sheet
X Of XX
SCALE: NONE

ATTACHMENT 2



A CALIFORNIA WATER SERVICE - DOUBLE CHECK VALVE ASSEMBLY
NOT TO SCALE



LIST OF DOUBLE CHECK DETECTOR ASSEMBLIES (DCDA) & DOUBLE CHECK DETECTOR ASSEMBLIES TYPE-II (DCDA-II NOTED BY *) APPROVED FOR USE BY THE WATER QUALITY CONTROL BOARDS DIVISION OF DRINKING WATER FOR USE ON LOW HAZARD FIRE SERVICE CONNECTIONS- NO AUXILIARY WATER, CHEMICALS, PUMPS OR STORAGE TANKS

Approval of backflow prevention assemblies used in public water systems throughout California requires laboratory analysis and field verification by a third party testing facility currently the University of Southern California Foundation for Cross Connection Control & Hydraulic Research (USC FCCCHR). Belowis a list of assemblies that meet this criteria. It is the responsibility of the customer to verify with the distributor or manufacturer that the backflow prevention assembly installed meets this requirement.

Manufacturer	Model Number	Orientation	Sizes
Ames	3000-SS	H, VU	12"
	3000B	H, VU	2"
	3000B-FP	H	2"
	3000BM1	H, VU	2"
	3000CV	H, VU	4", 6", 8", 10"
	3000CDA	H	4", 6", 8"
	3000CDC	H	10"
	3000GDCDA	H	4", 6", 8"
	3000GDCDC	H	10"
	3000SE	H	2 1/2", 6", 8"
	3000SEWM1	H	6"
	3000SS	H	2 1/2",3", 4", 6", 8", 10", 12"
	3000SS	VU	12"
	3000SSA	H	8"
	3000SSM	H	4", 6"
	3000SSWM1	H	2 1/2", 3", 4"
	Colt 3006BF	H, VU	2 1/2", 3", 4", 6"
	Colt 3006SV	H, VU	2 1/2", 3", 4", 6"
	Colt 3008F	H, VU	2 1/2", 3", 4", 6",8", 10"
	Colt 3008V	H, VU	2 1/2", 3", 4", 6",8", 10"
	Colt 3010BF	VUVD	2 1/2", 3", 4", 6",8", 10"
	Colt 3009GV	VUVD	2 1/2", 3", 4", 6",8", 10"
	DCDC	H	4", 6", 8"
	LFColt 3008F	H, VU	2 1/2", 3", 4", 6",8", 10"
	LFColt 3006V	H, VU	2 1/2", 3", 4", 6",8", 10"
	LFColt 3009BF	VUVD	2 1/2", 3", 4", 6",8", 10"
	LFColt 3009GV	VUVD	2 1/2", 3", 4", 6",8", 10"
	LFMaxim 3008F	H, VU	2 1/2", 3", 4", 6",8", 10"
	LFMaxim 3006V	H, VU	2 1/2", 3", 4", 6",8", 10"
	LFMaxim 3009BF	VUVD	2 1/2", 3", 4", 6",8", 10"
	LFMaxim 3009GV	VUVD	2 1/2", 3", 4", 6",8", 10"
	Maxim 3008F	H, VU	2 1/2", 3", 4"
	Maxim 3006V	H, VU	2 1/2", 3", 4"
	Maxim 3009BF	VUVD	2 1/2", 3", 4", 6",8", 10"
	Maxim 3009GV	VUVD	2 1/2", 3", 4", 6",8", 10"
Apollo / Conbraco	2 1/2DCDA	H, VU	2 1/2"
	2 1/2DCDA6	H, VU	2 1/2"
	2 1/2DCDA7	H, VU	2 1/2"
	2 1/2DCDA8	H, VU	2 1/2"
	2 1/2DCDAU	VUVD	2 1/2"
	3DCDA	H, VU	3"
	3DCDA6	H, VU	3"
	3DCDA7	H, VU	3"
	3DCDA8	H, VU	3"
	3DCDAU	VUVD	3"
	40600000	H	3"
	4060DC3	H	3"
	4060AC3	H	4"
	4060AC6	H	4"
	4060AE3	H	4"
	4060AE8	H	4"
	4060CC3	H	6"
	4060CC6	H	6"
	4060CE3	H	6"
	4060CE6	H	6"
	4060EC3	H	8"
	4060EC6	H	8"
	4060EE3	H	8"
	4060EE8	H	8"
	4060GC3	H	10"
	4060GC6	H	10"
	4060GE3	H	10"
	4060GE8	H	10"
Apollo / Conbraco	4DCDA, 4DCDA6	H, VU	4"
	4DCDA7, 4DCDA8	H, VU	4"
	4DCDAU	VUVD	4"
	6DCDA, 6DCDA6	H, VU	6"
	6DCDA7, 6DCDA8	H, VU	6"
	6DCDAU	VUVD	6"
	8DCDA	H, VU	8"
	8DCDA7, 8DCDA8	H, VU	8"
	DCDA4S	H, VU	10"
	DCDA4GG	H, VU	2 1/2", 3", 4", 6", 8"
	DCDALF4A	H, VU	2 1/2", 3", 4",6", 8"
	DCDALF4AN	VUVD	2 1/2", 3", 4",6", 8"
	DCDALF4AP	H, VU	8"
	DCDALF4AR	H, VU	2 1/2", 3", 4",6", 8"
	DCDA24A*	H, VU	1 1/2", 2"
	DCDA2LF4A*	H, VU	(10" H Only) 2 1/2", 3", 4", 6", 8"
	DCDA2LF4AN*	VUVD	10", 12"
	DCDA2LF4AR*	H, VU	(10" H Only) 2 1/2", 3", 4", 6", 8"
Backflow Direct	Dertinger 30*, 300*	H, VU	2 1/2", 3", 4",6", 8"
	Dertinger 300X*, 305*	H, VU	4", 6"
Febco	806YD	H	3", 4", 6", 8", 10"
	856	H, VU	2 1/2", 3", 4", 6"
	856ST	H, VU	2 1/2", 3", 4",6", 8", 10"
	858	H, VU	(3" H Only) 2", 2 1/2"
	876	VUVD	2 1/2", 3", 4",6", 8", 10"
	878V, 878VST	VUVD, VUVU	(10" 878V) 2 1/2", 3", 4", 6", 8"
	LF896*	H, VU	2 1/2", 3", 4",6", 8", 10"
	LF878V*	VUVD, VUVU	2 1/2", 3", 4", 6", 8", 10"
	LF878W* - LF878WZ*	VUVD, VUVU	4", 6", 8", 10"
Watts	007DCDA	H, VU	(10" H Only) 2", 2 1/2"
	007DCDA-FP	H	2"
	007HDCDA	H VU	2"
	709DCDA	H, VU	(3" H Only)4", 6", 8", 10"
	757aDCDA6F	H, VU	2 1/2", 3", 4, 6"
	757aDCDAGV	H, VU	2 1/2", 3", 4, 6"
	757DCDABF	H, VU	2 1/2", 3", 4", 6", 8", 10"
	757DCDAGV	H, VU	2 1/2", 3", 4", 6", 8", 10"
	757HDCDAGV	VUVD	2 1/2", 3", 4, 6"
	767aDCDABF	H, VU	2 1/2", 3", 4
	767aDCDAGV	H, VU	2 1/2", 3", 4
	767DCDABF	H, VU	2 1/2", 3", 4", 6", 8", 10"
	767DCDAGV	H, VU	2 1/2", 3", 4", 6", 8", 10"
	767HDCDABF	VUVD	2 1/2", 3", 4", 6", 8", 10"
	767HDCDAGV	VUVD	2 1/2", 3", 4", 6", 8", 10"
	774DCDA	H	4", 10"
	774DCDA, 774DCDA-1	H, VU	2 1/2", 3", 4, 6", 8", 10"
	774XDCDA	H	2 1/2", 8"
	LF757DCDABF	H, VU	2 1/2", 3", 4", 6", 8", 10"
	LF757DCDAGV	H, VU	2 1/2", 3", 4", 6", 8", 10"
	LF767HDCDABF	VUVD	2 1/2", 3", 4", 6", 8", 10"
	LF767HDCDAGV	VUVD	2 1/2", 3", 4", 6", 8", 10"
Wilkins	350ADA, 350AGAR	H, VU	2 1/2", 3", 4", 6", 8", 10"
	350ASTDA, 350ASTDAR	H, VU	2 1/2", 3", 4", 6", 8", 10"
	350DA	H, VU	2 1/2", 3", 4", 6", 8", 10"
	350DA	H	12"
	400DA	VUVD	4", 6", 8", 10"
	450STDA	VUVD	4", 6", 8", 10"
	450STDAR	VUVD	4", 6", 8", 10"
	950DA	H, VU	(10" H Only) 2 1/2", 3", 4", 6", 8"
	960XLTDA	H, VU	2"
	960XLTDABF	H, VU	2"
	DCDA	H	2 1/2", 3", 4, 6"

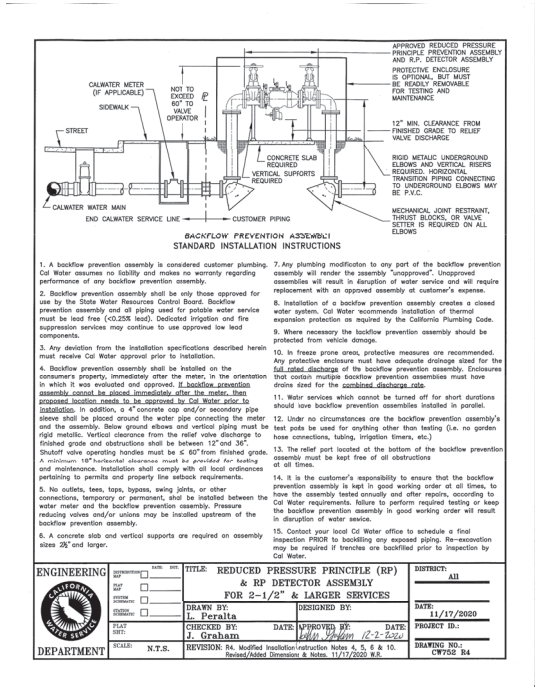
Orientation: H=Horizontal, VD=Vertical Down, VUVU=Vertical Up Vertical Up, VU=Vertical Up, VUVD=Vertical Up Vertical Down
VDVU=Vertical Down Vertical Up, VDVD=Vertical Down Vertical Down, HVD=Horizontal Vertical Down, VUH=Vertical Up Horizontal
Assemblies must be installed only in an orientation for which they are approved.

Refer to local building department for permit requirements. Installing a backflow prevention assembly creates a closed piping system. It is the customers responsibility to have a certified plumbing professional install thermal expansion protection to prevent personal injury or property damage. The specific size of backflow prevention assembly should be selected based on flow requirements. Pressure losses vary between sizes and manufacturers. Pressure losses at rated flow must be accounted for during system design. All installations must be in accordance with the California Plumbing Code and the requirements of California Water Service Company (Cal Water). The list provided by Cal Water is not an endorsement of any specific backflow prevention assembly. Cal Water has no financial interest in any of the companies listed.

Rev 06/2023

B CALIFORNIA WATER SERVICE - APPROVED DOUBLE CHECK VALVE ASSEMBLIES
NOT TO SCALE

ATTACHMENT 2



APPROVED REDUCED PRESSURE PRINCIPLE PREVENTION ASSEMBLY AND R.P. DETECTOR ASSEMBLY

PROTECTIVE ENCLOSURE IS OPTIONAL, BUT MUST BE READILY REMOVABLE FOR TESTING AND MAINTENANCE

CALWATER METER (IF APPLICABLE)

SIDEWALK

NOT TO EXCEED 60" TO VALVE OPERATOR

STREET

12" MIN. CLEARANCE FROM FINISHED GRADE TO RELIEF VALVE DISCHARGE

CONCRETE SLAB REQUIRED

VERTICAL SUPPORTS REQUIRED

RIGID METALIC UNDERGROUND ELBOWS AND VERTICAL RISERS REQUIRED. HORIZONTAL TRANSITION PIPING CONNECTING TO UNDERGROUND ELBOWS MAY BE P.V.C.

CALWATER WATER MAIN

END CALWATER SERVICE LINE

CUSTOMER PIPING

MECHANICAL JOINT RESTRAINT, THRUST BLOCKS, OR VALVE SETTER IS REQUIRED ON ALL ELBOWS

BACKFLOW PREVENTION ASSEMBLY
STANDARD INSTALLATION INSTRUCTIONS

1. A backflow prevention assembly is considered customer plumbing. Cal Water assumes no liability and makes no warranty regarding performance of any backflow prevention assembly.

2. Backflow prevention assembly shall be only those approved for use by the State Water Resources Control Board. Backflow prevention assembly and all piping used for potable water service must be lead free (<0.25% lead). Dedicated irrigation and fire suppression services may continue to use approved low lead components.

3. Any deviation from the installation specifications described herein must receive Cal Water approval prior to installation.

4. Backflow prevention assembly shall be installed on the consumer's property, immediately after the meter, in the orientation in which it was evaluated and approved. If backflow prevention assembly cannot be placed immediately after the meter, then proposed location needs to be approved by Cal Water prior to installation. In addition, a 4" concrete cap and/or secondary pipe sleeve shall be placed around the water pipe connecting the meter and the assembly. Below ground elbows and vertical piping must be rigid metallic. Vertical clearance from the relief valve discharge to finished grade and obstructions shall be between 12" and 36". Shutoff valve operating handles must be ≤ 60" from finished grade. A minimum 18" horizontal clearance must be provided for testing and maintenance. Installation shall comply with all local ordinances pertaining to permits and property line setback requirements.

5. No outlets, tees, taps, bypass, swing joints, or other connections, temporary or permanent, shall be installed between the water meter and the backflow prevention assembly. Pressure reducing valves and/or unions may be installed upstream of the backflow prevention assembly.

6. A concrete slab and vertical supports are required on assembly sizes 2½" and larger.

7. Any plumbing modification to any part of the backflow prevention assembly will render the assembly "unapproved". Unapproved assemblies will result in disruption of water service and will require replacement with an approved assembly at customer's expense.

8. Installation of a backflow prevention assembly creates a closed water system. Cal Water recommends installation of thermal expansion protection as required by the California Plumbing Code.

9. Where necessary the backflow prevention assembly should be protected from vehicle damage.

10. In freeze prone areas, protective measures are recommended. Any protective enclosure must have adequate drainage sized for the full rated discharge of the backflow prevention assembly. Enclosures that contain multiple backflow prevention assemblies must have drains sized for the combined discharge rate.

11. Water services which cannot be turned off for short durations should have backflow prevention assemblies installed in parallel.

12. Under no circumstances are the backflow prevention assembly's test ports be used for anything other than testing (i.e. no garden hose connections, tubing, irrigation timers, etc.)

13. The relief port located at the bottom of the backflow prevention assembly must be kept free of all obstructions at all times.

14. It is the customer's esponsibility to ensure that the backflow prevention assembly is kept in good working order at all times, to have the assembly tested annually and after repairs, according to Cal Water requirements. failure to perform required testing or keep the backflow prevention assembly in good working order will result in disruption of water sevice.

15. Contact your local Cal Water office to schedule a final inspection PRIOR to backfilling any exposed piping. Re-excavation may be required if trenches are backfilled prior to inspection by Cal Water.

ENGINEERING DEPARTMENT — CALIFORNIA WATER SERVICE

DATE: INIT.
DESTINATION MAP
PLAT MAP
SYSTEM SCHEMATIC
PRESSURE ZONE
PLAT SHT:
SCALE: N.T.S.

TITLE: REDUCED PRESSURE PRINCIPLE (RP) & RP DETECTOR ASSEMBLY FOR 2-1/2" & LARGER SERVICES

DRAWN BY: L. Peralta
DESIGNED BY:
CHECKED BY: J. Graham
APPROVED BY: Leslie Graham DATE: 12-2-2020
REVISION: R4. Modified Installation Instruction Notes 4, 5, 6 & 10. Revised/Added Dimensions & Notes. 11/17/2020 R.R.

DISTRICT: All
DATE: 11/17/2020
PROJECT ID.:
DRAWING NO.: CWFDS2 R4

A NOT TO SCALE

CALIFORNIA WATER SERVICE - REDUCED PRESSURE PRINCIPLE ASSEMBLY

LEAD FREE REDUCED PRESSURE PRINCIPLE ASSEMBLIES (RP), APPROVED FOR USE BY THE STATE WATER RESOURCES CONTROL BOARD FOR USE ON POTABLE WATER SERVICE CONNECTIONS

Approval of backflow prevention assemblies used is potable water systems throughout California requires laboratory analysis and field verification by a third party testing facility (currently the University of Southern California Foundation for Cross Connection Control & Hydraulic Research (USC FCCC&HR). ANSI lab certification as lead free is also required. It is the responsibility of the customer to verify with the contractor, distributer or manufacturer that the backflow prevention assembly installed is the correct type, is approved by the USC FCC&HR, and is ANSI certified as lead free. The USC FCC&HR continually updates their approved list which can be downloaded at http://cochr.usc.edu/list.html

READ AND UNDERSTAND AIL OF THE IMPORTANT INFORMATION PROVIDED WITH THIS LIST

Manufacturer	Model	Orientation	Sizes
Ames	Colt 400	H	2 ½", 3", 4", 6", 8", 10"
	Colt 400BF	H	4", 6"
	Colt 400N	VUVD, VUVU	2 ½", 3", 4", 6", 8"
	Colt 400Z	VUVD, VUVU	2 ½", 3", 4", 6".
	LF4000BM2	H	1", 1 ½", 1 ½", 2"
	LF4000BMS	H	¾"
	Maxim 400	H	2 ½", 3", 4", 6", 8", 10"
	Maxim 400N	VUVD, VUVU	6" VUVD Only) 2 ½", 3, 4"
	Maxim 1662	VUVD, VUVU	2 ½", 3", 4"
	4000SS	H	2 ½", 3", 4", 6"
Apollo Conbraco	RPL F4A	H	¾", 1", 1 ½", 1 ½", 2", 3, 4, 6, 8, 10, 12
	RPI F4AN	VUVD, VUVU	¾", 1", 10", 12", VUVD Only) 2 ½", 3", 4", 6", 8"
	RPLF4AR	H	2 ½", 3", 4", 6", 8", 10"
	RPLF4G	H	1 ½", 1 ½", 2"
Atli	RP500	H	¾", 1", 1 ½", 1 ½", 2"
	RP501	H	¾", 1", 1 ½", 1 ½", 2"
Backflow Direct	Deringer 40,40G	H	2 ½", 3", 4", 6", 8"
	Deringer 40X,40GX	H	(4" 400X Only), 6"
	Magnum 40,40G	H	2 ½", 3", 4", 6"
	Magnum 40X	H	6"
Febco	760	H	2 ½", 3", 4", 6", 8", 10"
	760N	VUVD	2 ½", 3", 4"
	760Z	VUVU	2 ½", 3", 4"
	LF825Y	H	¾", 1", 1 ½", 2"
	LF825YA	H, HVD, VUH, VUVD	¾", 1", 1 ½", 2"
	LF860	H	¾", 1", 1 ¼", 1 ½", 2", 2½", 3", 4", 6", 8", 10"
	LF860U	H	¾", 1 ¼", 1 ½", 2"
	LF880V	VUVD, VUVU	2 ½", 3", 4", 6", 8", 10"
	LF880W & WZ	VUVD, VUVU	4", 6", 8", 10"
Watts	957	H	2 ½", 3", 4", 6", 8", 10"
	957 BF	H	4", 6"
	957N	VUVD, VUVU	(6" VUVD Only) 2 ½", 3, 4", 6"
	957NQT	VUVD, VUVU	2 ½", 3", 4"
	957QT	H	2 ½", 3", 4"
	957Z	VUVD, VUVU	2 ½", 3", 4", 6"
	957ZQT	VUVD, VUVU	2 ½", 3", 4"
	967N	VUVD, VUVU	4", 6"
	967Z	VUVD, VUVU	6"
	994	H	2 ½", 3", 4", 6"
	LF009	H	2 ½", 3"
	LF009MQT	H	¾", 1", 1 ¼", 1 ½", 2"
	LF009MQTCQT	H	1", 2"
	LF009M3PCQT	H	¾"
	LF009M3QT	H	¾"
	LF909	H	2 ½", 3", 4", 6"
	LF909M1	H	8", 10"
Watts	LF909M1QT	H	1 ¼", 1½", 2"
	LF909QT	H, V	¾", 1"
	LF919AQT	VUVD	¾", 1", 1 ¼", 1 ½", 2"
	LF919QT	H, VD	¾", 1", 1 ¼", 1 ½", 2"
	LFU919AQT	VUVD	¾", 1", 1 ¼", 1 ½", 2"
	LFU919QT	H, VD	1", 1 ¼", 1 ½", 2"
	B3009M3QT	H	¾"
Wilkins	375, 375A	H	2 ½", 3, 4", 6", 8", 10"
	375/M6	H	2 ½", 3", 4", 6", 8", 10"
	375AR	H	2 ½", 3, 4", 6", 8", 10"
	375AR1	H	2 ½", 3, 4", 6", 8", 10"
	375AR/M6	H	2 ½", 3, 4", 6", 8", 10"
	375AR9L	H	2 ½", 3, 4", 6", 8", 10"
	375AST	H	2 ½", 3", 4", 6", 8", 10"
	375MS	H	2 ½", 3, 4", 6", 8", 10"
	375AST(RMS)	H	2 ½", 3", 4", 6", 8", 10"
	375AXL	H	2 ½", 3", 4", 6", 8", 10"
	375ST	H	¾", 1"
	375XL	H	¾", 1", 1 ¼", 1 ½" 2" 2 ½", 3", 4", 6", 8", 10"
	375XLB	H	¾", 1" 1 ¼", 1 ½", 2"
	375XLM6	H	2-½, 3", 4", 6", 8", 10"
	475, 475 MS	VUVD	(10" 475 Only) 2 ½", 3", 4", 6", 8"
	475MS	H	10"
	475V	VUVU	2 ½", 3", 4", 6", 8", 10"
	475VMS	VUVU	2-½, 3", 4", 6", 8"
	475VMS	H	10"
	475V, 475VMS	VUVU	(10" 48V Only) 2-½, 3", 4", 6", 8"
	475VMS	H	10"
	475XL,475XLM6	VUVD	(10" Only 475XL) 2-½, 3", 4", 6", 8",
	475XLMS	H	10"
	475XLV	VUVU	2-½, 3", 4", 6", 8", 10"
	475XLVMS	VUVU	2-½, 3", 4", 6", 8"
	475XLVM6	H	10"
	875XL2	H	¾", 1", 1 ¼", 1 ½", 2"
	975XL2BMS	H	¾", 1", 1 ¼", 1 ½", 2"
	875XL2M6	H	¾", 1", 1 ¼", 1 ½", 2"
	975XL2SE	VUVD, VUVU	¾", 1", 1 ¼", 1 ½", 2"
	975XL2SEU	VUVD, VUVU	¾", 1", 1 ¼", 1 ½", 2"
	975XL2TCU	H	¾", 1", 1 ¼", 1 ½", 2"
	975XL2U	H	¾", 1", 1 ½", 2"
	975XL2V	VUVD, VUVU	¾", 1"
	975XL3	H	¾", 1", 1 ¼", 1 ½", 2"
	975XL3BFSS	H	2"
	975XL3SE	VUVD, VUVU	¾", 1"
	975XL3U	H	¾", 1", 1 ¼", 1 ½", 2"
	975XLD	H	¾" RPDA Fire Bypass

Orientation: H=Horizontal, VD=Vertical Down, VUVU=Vertical Up Vertical Up, VU=Vertical Up, VUVD=Vertical Up Vertical Down
VDVU=Vertical Down Vertical Up, VDVD=Vertical Down Vertical Down, HVD=Horizontal Vertical Down, VUH=Vertical Up Horizontal

Assemblies must be installed only in an orientation for which they are approved.

Refer to local building department for permit requirements. Installing a backflow prevention assembly creates a closed piping system. It is the customes responsibility to have a qualified plumbing professional install thermal expansion protection to prevent personal injury or property damage. The specific size of backflow prevention assembly should be selected based on flow requirements. Pressure losses vary between sizes and manufacturers. Pessure losses at rated flow must be accounted for during system design. All installations must be in accordance with the California Plumbing Code and the requirements of California Water Service (Cal Water). The list provided by Cal Water is not an endorsement of anyspecific backflow prevention assembly. Cal Water has no financial interest in any of the companies listed.

Rev. 6/5/2023

B NOT TO SCALE

CALIFORNIA WATER SERVICE - APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLIES

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
616.698.9177 | www.coargroup.com

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825 SONOMA AVENUE
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SANTA ROSA, CA 95404
TEL: (707) 544-0784

APPROVED BY / / DATE
DESIGNED BY:
DRAWN BY:
CHECKED BY:

NO.	DATE	BY	REVISIONS
	04/09/26		PLANNING ENTITLEMENT
	06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

CIVIL DETAILS

C6.18
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X Of XX
SCALE: NONE

GENERAL NOTES

1. THESE DRAWINGS AND SPECIFICATIONS DESCRIBE THE QUALITY AND CHARACTER OF THE MATERIALS, SHAPE, CONFIGURATION AND DESIGN INTENT OF THE COMPLETED, INSTALLED WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE AND OPERATIONAL SYSTEMS AND INSTALLATIONS OF THE DESCRIBED DESIGN INTENT, INCLUDING ALL MISCELLANEOUS ITEMS OF WORK, MATERIALS, EQUIPMENT, ETC., NECESSARY TO COMPLETE THE INSTALLATION WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. ALL MATERIALS SHALL BE FURNISHED AND PROPERLY INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

2. THE INSTALLED WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING AUTHORITY, ALL SPECIAL REQUIREMENTS AND CONDITIONS OF THE BUILDING PERMIT, AND ALL APPLICABLE CODES, LAWS, STANDARDS, ETC.

3. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND CLEARLY UNDERSTAND THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED PRIOR TO BIDDING. THE CONTRACTOR SHALL BE FAMILIAR WITH THE PROJECT SITE, FIELD INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS, ELEVATIONS AND DIMENSIONS OF THE PROJECT, AS SHOWN ON OR REFERENCED ON THE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE ABOUT ANY CONDITION REQUIRING MODIFICATION OR CLARIFICATION PRIOR TO BIDDING. ENTERING INTO AN AGREEMENT WITH THE OWNER INDICATES THAT THE CONTRACTOR HAS VISITED THE SITE, FAMILIAR WITH THE EXISTING CONDITIONS AND FULLY UNDERSTANDS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. NO ALLOWANCES OF ANY KIND WILL BE MADE FOR ANY EXTRA COST DUE TO THE CONTRACTOR'S FAILURE TO INFORM THE OWNER OF DISCREPANCIES IN TIME TO ISSUE CORRECTIVE ADDENDA PRIOR TO BIDDING.

4. ALL GENERAL NOTES, DIMENSIONS, AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. SPECIFIC NOTES, DETAILS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

5. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK BETWEEN TRADES, SUBCONTRACTORS, MANUFACTURERS, FABRICATORS, AND ALL OTHER CONTRACTED FOR THE COMPLETION OF THE WORK, INCLUDING THOSE UNDER SEPARATE CONTRACTS FOR CONCURRENT PROJECTS.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING, INSPECTIONS AND REPORTING AS OUTLINED IN THE CONTRACT DOCUMENT AND AS REQUIRED BY THE PERMITTING AUTHORITIES TO COMPLETE THE WORK.

7. ALL UNDERGROUND UTILITIES SHOWN ON THESE PLANS REFLECT THE AVAILABLE RECORDS. CONTRACTOR SHALL USE CAUTION IN ALL EXCAVATION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE TO INVESTIGATE AND VERIFY ALL EXISTING AND PROPOSED CONDITIONS AS SHOWN OR REFERENCED IN THE DOCUMENTS, INCLUDING LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL IMMEDIATE NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS AND/OR DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITIONS WHICH WILL AFFECT THE WORK, BEFORE PROCEEDING WITH THE WORK.

8. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA 800-642-2444) TWO WORKING DAYS MINIMUM PRIOR TO ANY EXCAVATION.

9. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACE". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH, WHICH COULD CONTAIN AIR THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE".

10. PROVIDE ADEQUATE PROTECTION FOR ALL PROPOSED AND EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.

11. ALL EXISTING UTILITY STRUCTURES (SHOWN OR NOT SHOWN ON THE DRAWINGS) WITHIN THE AREA OF WORK SHALL BE ADJUSTED OR RECONSTRUCTED TO THE FINISH GRADES SHOWN AND SPECIFIED.

12. UTILITY CONNECTIONS AND DISCONNECTIONS NECESSARY TO COMPLETE THE WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE UTILITY SERVICE INTERRUPTIONS. CONTRACTOR SHALL COORDINATE ALL "DOWN TIME" WITH THE OWNER'S REPRESENTATIVE AND THE APPROPRIATE UTILITY AND/OR AGENCY.

13. REFER TO CIVIL DRAWINGS FOR INFORMATION AND LOCATION OF ALL EXISTING AND PROPOSED UTILITIES.

14. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING ALL STRUCTURAL CONNECTIONS, WATERPROOFING, BUILDING SYSTEMS AND REQUIREMENTS.

15. THE CONTRACTOR SHALL PROTECT EXISTING FACILITIES, TREES, LANDSCAPE AND OTHER ITEMS TO REMAIN FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, LIGHTS, ETC. FOR THE PROTECTION OF PUBLIC, PERSONNEL, PROPERTY, AND MATERIAL AND TO PREVENT UNCONTROLLED ACCESS TO THE SITE AT ALL TIMES. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND NOT LIMITED TO NORMAL WORKING HOURS.

16. THE CONTRACTOR SHALL PROVIDE ACCESSIBLE EGRESS AND INGRESS TO ON-SITE FACILITIES THAT ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION.

17. ANY PERMANENT MONUMENTS OR POINTS DAMAGED OR DESTROYED BY CONSTRUCTION ACITIVITIES SHALL BE REPLACED BY A LICENSED ENGINEER OR LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

18. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY TO CONTROL AIRBORNE PARTICULATE (DUST) AT AND NEAR THE CONSTRUCTION SITE OF WORK AND ALONG APPROACH ROUTES TO THE CONSTRUCTION SITE AND IN COMPLIANCE WITH LOCAL AIR QUALITY STANDARDS.

19. BEFORE ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, THE COMPLETED CONSTRUCTION SHALL BE CLEARED, ANY APPLICABLE LABELS REMOVED, AND ALL OTHER TOUCHUP WORK COMPLETED. ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

20. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR DESIGNATION OF THE EQUIPMENT AND MATERIAL STORAGE AND STAGING AREAS AT THE JOB SITE.

21. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. IF NECESSARY, THE CONTRACTOR SHALL PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORMWATER RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND PREVENT RUNOFF. GRADING AND DRAINAGE FEATURES SHALL BE CONSTRUCTED SO THAT WATER FLOW DOES NOT DRAIN TO OTHER PROPERTIES. FLUSHING OF STREETS AND PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED.

22. REFER TO CIVIL DRAWINGS FOR THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). IF NO PLAN IS PROVIDED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SWPPP TO THE APPROPRIATE AGENCY FOR APPROVAL.

23. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE APPROPRIATE AGENCY PRIOR TO ANY WORK REQUIRING TRAFFIC CONTROL. THE CONTRACTOR SHALL BE PROVIDE TRAFFIC CONTROLS IN ACCORDANCE WITH CALTRANS "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" (CURRENT EDITION) AND ANY ADDITIONAL CITY, COUNTY, DISTRICT OR OTHER AGENCY REQUIREMENTS. FAILURE TO COMPLY MAY RESULT IN IMMEDIATE STOPPAGE OF WORK UNTIL THE PROPER TRAFFIC CONTROL IS IN PLACE.

24. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO ALL IMPROVEMENTS TO THE ADJACENT EXISTING CONDITIONS WITH SMOOTH TRANSITIONS TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES, CROSS SLOPE, HAZARDOUS CONDITIONS, ETC.

25. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY REVISIONS OR ADDITIONAL WORK REQUIRED AS A RESULT OF FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES. ALL REVISIONS SHALL BE IN WRITTEN CHANGE ORDER FORM AND APPROVED AND AUTHORIZED BY THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK. WORK PERFORMED WITHOUT WRITTEN AUTHORIZATION SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND AT NO ADDITIONAL COST TO THE OWNER.



SITE MAP

ABBREVIATIONS

AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES
ARCH	ARCHITECTURE
BLDG	BUILDING
BTH	BROWN TRUNK HEIGHT
CAL	CALIPER
CBC	CALIFORNIA BUILDING CODE
CLR	CLEAR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DWGS	DRAWINGS
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
ETWU	ESTIMATED TOTAL WATER USE
(E)	EXISTING
FT	FOOT/FEET
GAL	GALLON
GRD	GRADE
IRR	IRRIGATION
LOW	LIMIT OF WORK
MAX	MAXIMUM
MFG	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
(N)	NEW
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PIP	POURED-IN-PLACE
POC	POINT OF CONNECTION
QTY	QUANTITY
SAD	SEE ARCHITECTURAL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SD	STORM DRAIN
SHT	SHEET
SPCS	SPACES
SPEC'D	SPECIFIED
SPECS	SPECIFICATIONS
SQ	SQUARE
SF	SQUARE FEET
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
W	SIDEWALK
TBD	TO BE DETERMINED
TW	TOP OF WALL
TYP	TYPICAL
W/	WITH
@	AT

ACCESSIBILITY NOTES

1. ALL SITE WORK SHALL COMPLY WITH CURRENT CALIFORNIA BUILDING CODE (CALIFORNIA CODE OF REGULATIONS TITLE 24), CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE CURRENT FAIR HOUSING ACT DESIGN MANUAL.

2. ALL PAVING AREAS SHALL BE ACCESSIBLE PER TITLE 24. ALL PAVING SURFACES ARE TO BE STABLE, FIRM, AND SLIP RESISTANT WITH CROSS SLOPES NOT TO EXCEED 2% IN ANY DIRECTION, UNLESS OTHERWISE NOTED. ACCESSIBLE PATHS OF TRAVEL ARE BARRIER-FREE ACCESS ROUTES AT LEAST 48" CLEAR IN WIDTH AND WITHOUT ANY ABRUPT VERTICAL LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX. ALL ACCESSIBLE PATHWAYS SHALL BE SLOPED LESS THAN 5% IN THE DIRECTION OF TRAVEL, UNLESS OTHERWISE NOTED.

3. ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" ABOVE FINISH GRADE. OBJECTS WITH LEADING EDGES LOCATED BETWEEN 27" AND 80" ABOVE FINISH GRADE SHALL NOT PROTRUDE MORE THAN 4" HORIZONTALLY INTO THE PATH OF TRAVEL. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED.

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L1.2 TREE REMOVAL & PROTECTION PLAN
L2.1 LANDSCAPE IMPROVEMENTS PLAN - PHASE 3B
L2.2 LANDSCAPE SITE PLAN - COMPLETE
L2.3 ENLARGED SITE PLAN - COMPLETE
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L3.4 IRRIGATION DETAILS
L4.1 PLANTING NOTES & SCHEDULE
L4.2 PLANTING PLAN - PHASE 3B
L4.3 PLANTING PALETTE IMAGERY
L4.4 PLANTING DETAILS
L4.5 PLANTING DETAILS

coar design group
200 E STREET, SANTA ROSA, CA 95404
rhaa

		NO.	DATE	BY	REVISIONS
			04/09/26		PLANNING ENTITLEMENT
			06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
APPROVED BY	DATE		08/05/26		PLANNING ENTITLEMENT RESUBMITTAL
DESIGNED BY:	MK				
DRAWN BY:	HZ				
CHECKED BY:	KGM				

CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

GENERAL LANDSCAPE NOTES

L1.1
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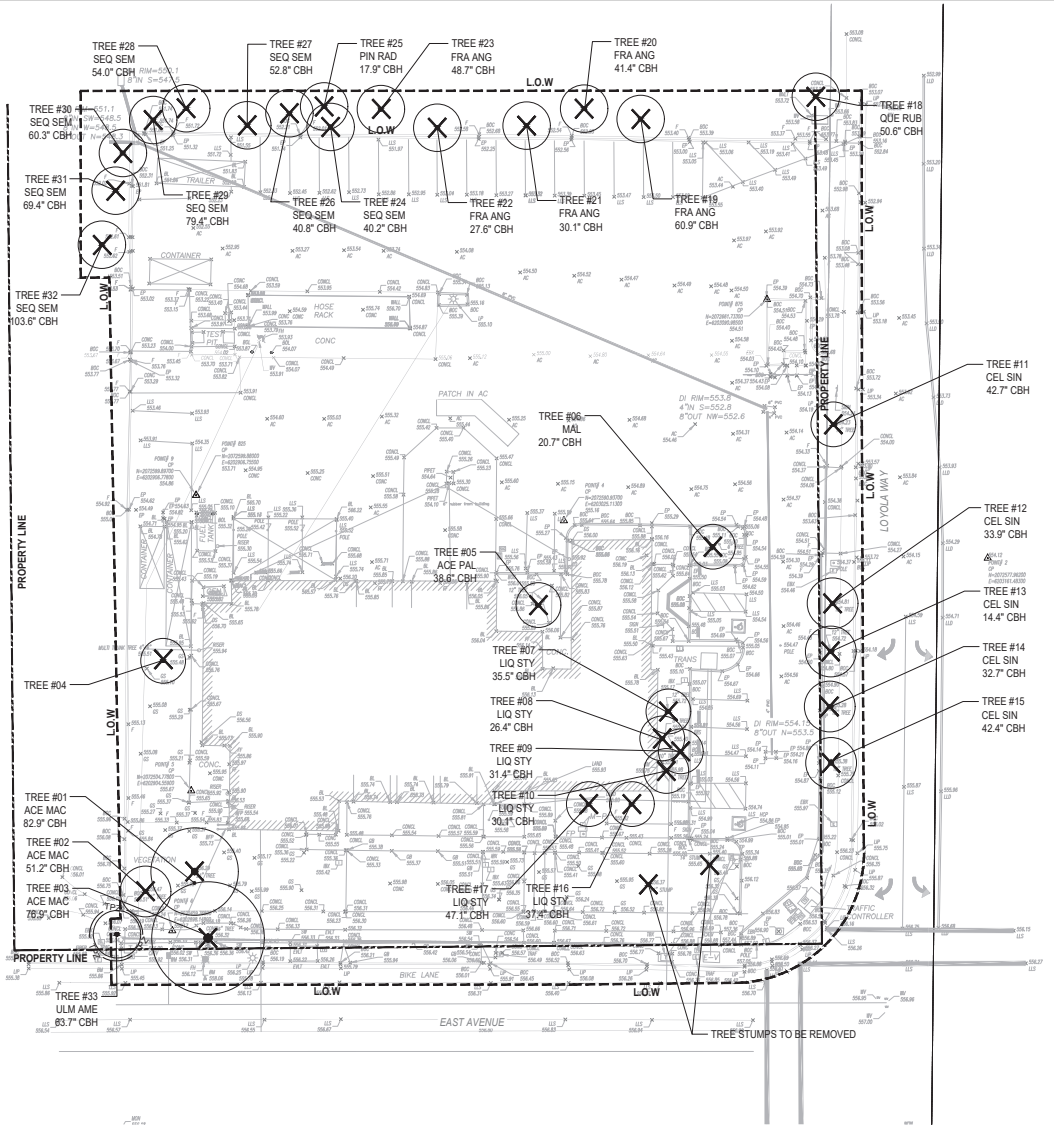

LEGEND			
SYMBOL	DESCRIPTION	QTY	NOTES
⊗	(E) TREE TO REMOVE	32	-
•	(E) TREE TO REMAIN	1	-
TPZ TPZ	TREE PROTECTION ZONE	SEE PLAN	PER ARBORIST REPORT RECOMMENDATIONS
-	(E) TREES TO BE REPLACED	29 (23 PROTECTED TREES + 6 STREET TREES)	29 CREDIT REQUIRED
-	REPLACEMENT TREES TO BE PROVIDED	(5) 48" BOX (13) 24" BOX SEE SHEET L4.1	(5) 48" BOX TREES = 5 CREDITS (13) 24" BOX TREES = 6.5 CREDITS (2 TREES = 1 CREDIT) TOTAL PROVIDED: 11.5 CREDITS

EXISTING TREE SPECIES

TREE #	CALLOUT	LATIN NAME	COMMON NAME	CBH (IN)	DESIGNATION	NOTE
#01	ACE MAC	ACER MACROPHYLLUM	BIGLEAF MAPLE	82.9	PROTECTED	REMOVE
#02	ACE MAC	ACER MACROPHYLLUM	BIGLEAF MAPLE	51.2	PROTECTED	REMOVE
#03	ACE MAC	ACER MACROPHYLLUM	BIGLEAF MAPLE	76.9	STREET TREE	REMOVE
#04	UNKNOWN	-	-	-	-	REMOVE
#05	ACE PAL	ACER PALMATUM	JAPANESE MAPLE	38.6	PROTECTED	REMOVE
#06	MAL	MALUS SPP.	CRAB APPLE	20.7	-	REMOVE
#07	LIQ STY	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	35.5	PROTECTED	REMOVE
#08	LIQ STY	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	26.4	PROTECTED	REMOVE
#09	LIQ STY	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	31.4	PROTECTED	REMOVE
#10	LIQ STY	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	30.1	PROTECTED	REMOVE
#11	CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	42.7	STREET TREE	REMOVE
#12	CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	33.9	STREET TREE	REMOVE
#13	CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	14.4	STREET TREE	REMOVE
#14	CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	32.7	STREET TREE	REMOVE
#15	CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	42.4	STREET TREE	REMOVE
#16	LIQ STY	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	37.4	PROTECTED	REMOVE
#17	LIQ STY	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	47.1	PROTECTED	REMOVE
#18	QUE RUB	QUERCUS RUBRA	RED OAK	50.6	PROTECTED	REMOVE
#19	FRA ANG	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	60.9	PROTECTED	REMOVE
#20	FRA ANG	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	41.4	PROTECTED	REMOVE
#21	FRA ANG	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	30.1	PROTECTED	REMOVE
#22	FRA ANG	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	27.6	PROTECTED	REMOVE
#23	FRA ANG	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	48.7	PROTECTED	REMOVE
#24	SEQ SEM	SEQUOIA SEMPERVIRENS	COAST REDWOOD	40.2	PROTECTED	REMOVE
#25	PIN RAD	PINUS RADIATA	MONTEREY PINE	17.9	-	REMOVE
#26	SEQ SEM	SEQUOIA SEMPERVIRENS	COAST REDWOOD	40.8	PROTECTED	REMOVE
#27	SEQ SEM	SEQUOIA SEMPERVIRENS	COAST REDWOOD	52.8	PROTECTED	REMOVE
#28	SEQ SEM	SEQUOIA SEMPERVIRENS	COAST REDWOOD	54.0	PROTECTED	REMOVE
#29	SEQ SEM	SEQUOIA SEMPERVIRENS	COAST REDWOOD	79.4	PROTECTED	REMOVE
#30	SEQ SEM	SEQUOIA SEMPERVIRENS	COAST REDWOOD	60.3	PROTECTED	REMOVE
#31	SEQ SEM	SEQUOIA SEMPERVIRENS	COAST REDWOOD	69.4	PROTECTED	REMOVE
#32	SEQ SEM	SEQUOIA SEMPERVIRENS	COAST REDWOOD	103.6	PROTECTED	REMOVE
#33	ULM AME	ULMUS AMERICANA	AMERICAN ELM	63.7	STREET	REMAIN

NOTES: TREES #18–#32 ARE ANTICIPATED TO BE REMOVED DUE TO PROPOSED GRADING AND SITE IMPROVEMENTS.
THE TREE #33 DESIGNATED TO REMAIN SHALL BE PROTECTED IN PLACE AND PRESERVED IN ACCORDANCE WITH THE PROJECT ARBORIST'S RECOMMENDATIONS. CONTRACTOR SHALL MINIMIZE IMPACTS TO ROOT ZONES AND COMPLY WITH ALL TREE PROTECTION MEASURES IDENTIFIED IN THE ARBORIST REPORT.

TREE PROTECTION NOTES

1. ALL EXISTING TREES WITHIN THE PROJECT LIMITS, INCLUDING STREET TREES AND ON-SITE TREES, SHALL BE REMOVED ONLY WITH APPROVAL UNDER THE CITY OF LIVERMORE TREE ACTION / TREE REMOVAL PERMIT (LMC CHAPTER 12.20). NO TREE REMOVAL SHALL OCCUR PRIOR TO PERMIT APPROVAL.
2. ALL TREES WITHIN THE PROJECT FOOTPRINT ARE PROPOSED FOR REMOVAL DUE TO DEMOLITION AND CONSTRUCTION.
3. ALL TREES WITHIN THE PROJECT LIMITS, INCLUDING STREET TREES AND PROTECTED TREES (≥24" CBH OR DESIGNATED BY THE CITY), ARE SUBJECT TO LIVERMORE MUNICIPAL CODE CHAPTER 12.20. REMOVAL OF ANY PROTECTED OR STREET TREE REQUIRES A CITY TREE REMOVAL PERMIT. REPLACEMENT SHALL MEET THE MINIMUM RATIO: THREE TREES (15□ GALLON), OR TWO TREES (24□ INCH BOX), OR ONE TREE (48□ INCH BOX) PER TREE REMOVED. REPLACEMENT TREES SHALL BE SELECTED FOR LOW MAINTENANCE, BROAD CANOPY, AND COMPLIANCE WITH CITY-APPROVED SPECIES LISTS.
4. REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF LIVERMORE'S TREE ACTION PERMIT REQUIREMENTS. REPLACEMENT TREES SHALL BE SELECTED FROM SPECIES APPROVED BY THE CITY OR AS OTHERWISE APPROVED. MINIMUM PLANTING SIZE SHALL BE 24-INCH BOX UNLESS OTHERWISE APPROVED. REPLACEMENT TREES SHALL BE PLANTED AT LOCATIONS SHOWN ON THE LANDSCAPE PLAN OR AS APPROVED BY THE CITY. ALL REPLACEMENT TREES SHALL BE IRRIGATED PER THE APPROVED IRRIGATION PLAN AND MAINTAINED FOR A MINIMUM THREE-YEAR ESTABLISHMENT PERIOD. ANY TREE THAT FAILS DURING THIS PERIOD SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. TREE REMOVAL AND PLANTING OPERATIONS SHALL COMPLY WITH ANSI A300 STANDARDS AND APPLICABLE SAFETY REGULATIONS. PROTECT ADJACENT INFRASTRUCTURE, UTILITIES, SIDEWALKS, AND EXISTING LANDSCAPING DURING ALL OPERATIONS. ALL WORK SHALL COMPLY WITH LMC CHAPTER 12.20 TREE PRESERVATION ORDINANCE AND THE APPROVED TREE ACTION PERMIT.
6. IN NO CASE SHALL REPLACEMENT VALUE BE LESS THAN THREE TREES OF A MINIMUM 15-GALLON SIZE, OR TWO TREES OF A MINIMUM 24-INCH BOX SIZE, OR ONE TREE OF 48-INCH BOX SIZE FOR EACH TREE REMOVED. TO THE EXTENT POSSIBLE, THE TYPE OF REPLACEMENT TREES SHALL BE OF A SPECIES IDENTIFIED UNDER LMC 12.20.160(B) AS A CALIFORNIA NATIVE. PER CODE 12.20.230 CONDITIONS OF APPROVAL.

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
rhaa
[redacted]

		NO.	DATE	BY	REVISIONS
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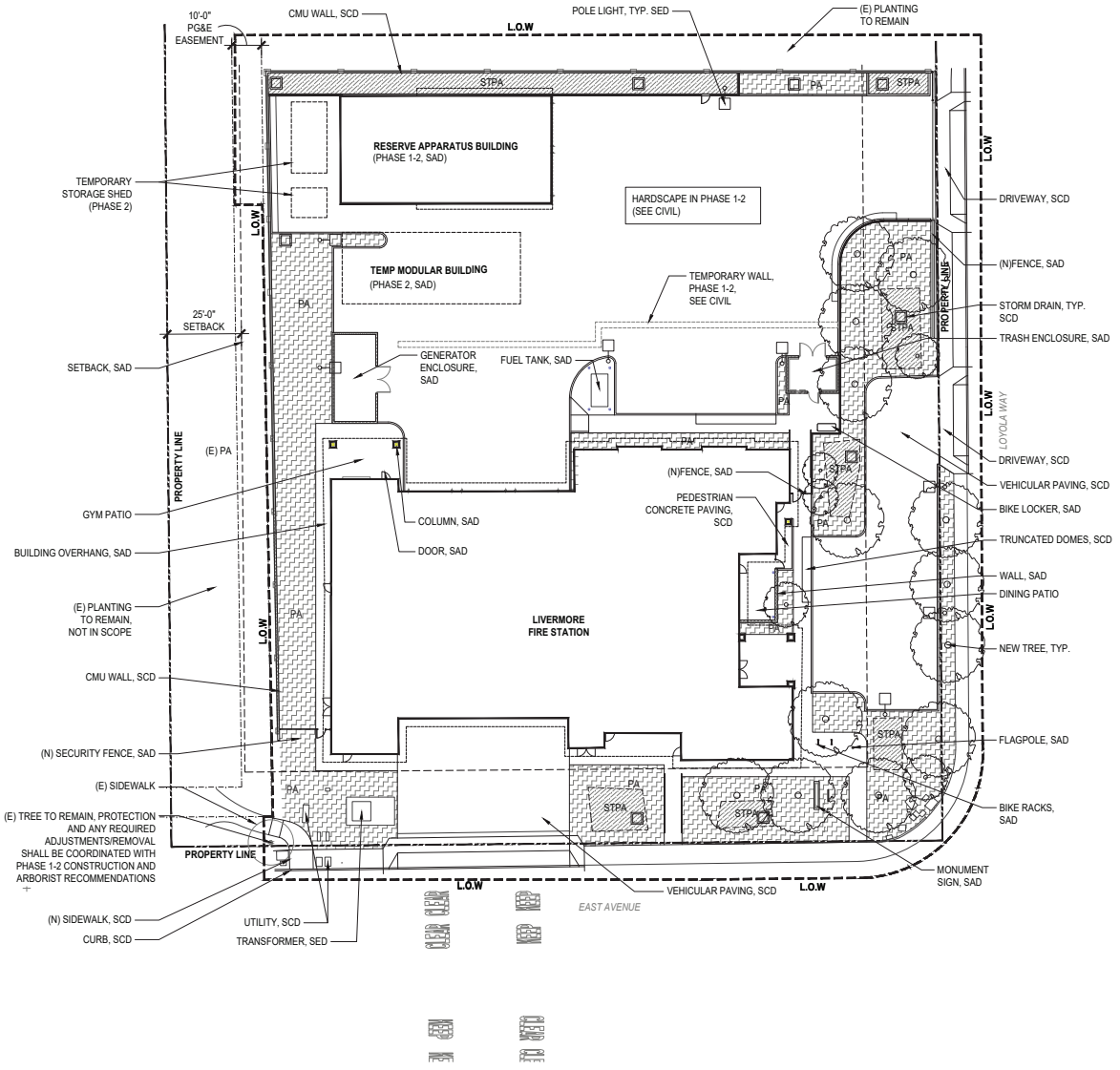
			06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
APPROVED BY	DATE		08/05/26		PLANNING ENTITLEMENT RESUBMITTAL
DESIGNED BY:	MK				
DRAWN BY:	HZ				
CHECKED BY:	KGM				

CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

TREE REMOVAL AND PROTECTION PLAN

L1.2
Sheet
Of
SCALE: 1"=20'-0"



LEGEND	
SYMBOL	DESCRIPTION
	LANDSCAPE LIMIT OF WORK
	PROPERTY LINE
	BUILDING SETBACK
PA	PLANTING AREA
STPA	STORMWATER PLANTING AREA
	NEW TREE
	(E) TREE TO REMAIN

NOTES:

1. REFER TO CIVIL DRAWINGS FOR SITE GRADING & DRAINAGE & UTILITY. FINAL GRADING AND SOIL PREPARATION SHALL BE COMPLETED PRIOR TO PLANTING. REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR PHASE 1-2 SITE IMPROVEMENTS.
2. NO LANDSCAPE WORK IS INCLUDED IN PHASE 1-2. ALL PLANTING, IRRIGATION, PLANTING SOIL PREPARATION, IMPORTED SOIL, AND STORMWATER PLANTING IMPROVEMENTS, MULCH SHOWN ON THIS PLAN SHALL BE INSTALLED UNDER PHASE 3.
3. COMPLETE IRRIGATION SYSTEM IN PHASE 3, INCLUDING CONNECTION TO EXISTING STUB-OUTS. IRRIGATION SYSTEM SHALL BE FULLY FUNCTIONAL FOR ALL LANDSCAPE AREAS AT COMPLETION OF PHASE 3.

0 10' 20' 40'

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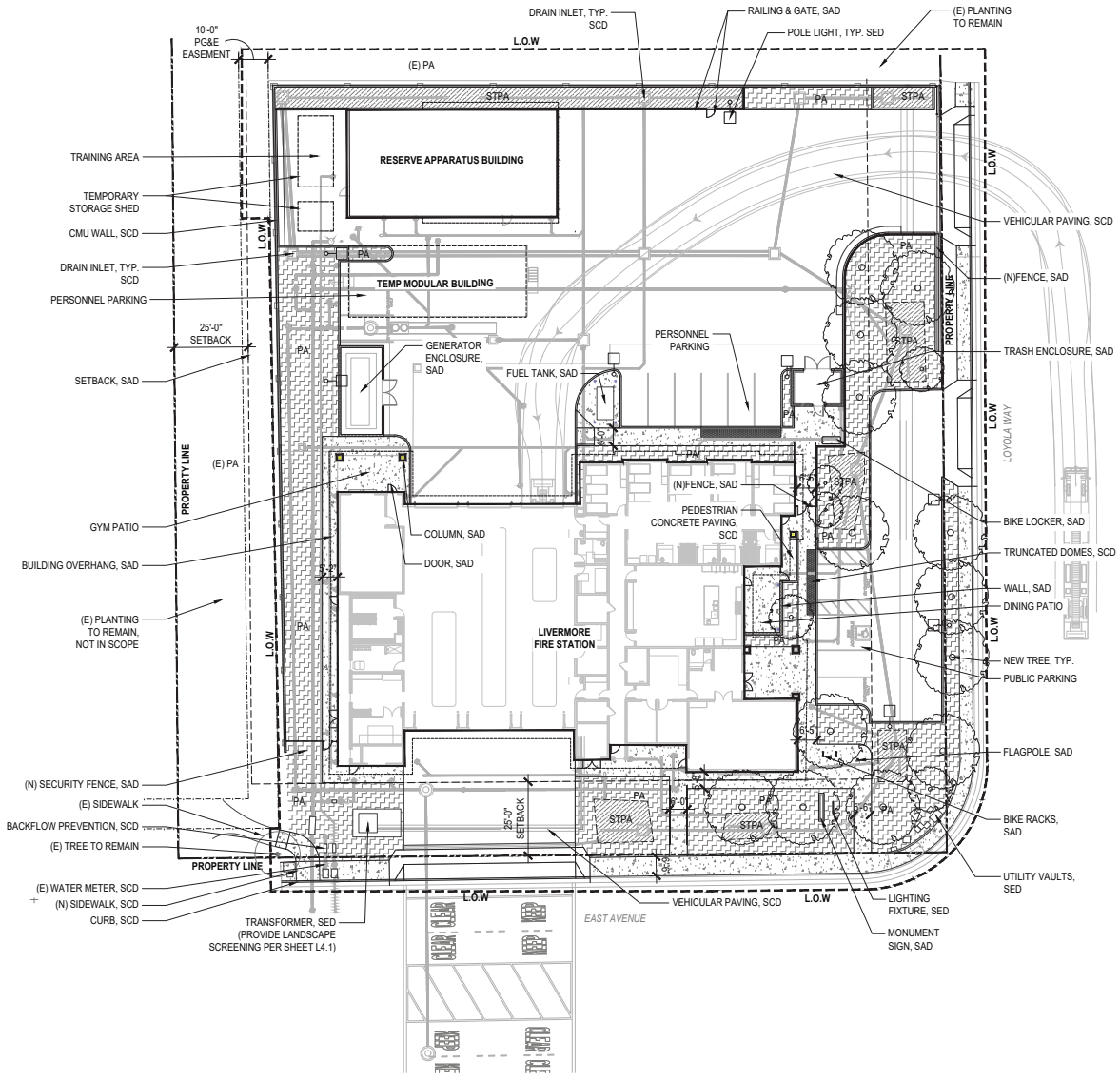
CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

LANDSCAPE IMPROVEMENTS PLAN - PHASE 3B

L2.1
Sheet
Of
SCALE: 1"=20'-0"



MATERIALS LEGEND		
SYMBOL	DESCRIPTION	NOTES
	LANDSCAPE LIMIT OF WORK	SEE PLAN
	PROPERTY LINE	SEE PLAN
	SETBACK	SEE PLAN
	EASEMENT	SEE PLAN
PA	PLANTING AREA	AREA: 9,638 SQ FT
STPA	STORMWATER PLANTING AREA	AREA: 2,450 SQ FT
	NEW TREE	QTY: 18
	(E) TREE TO REMAIN	SEE SHEET L1.2
	PEDESTRIAN CONCRETE PAVING, SCD	NEW IMPERVIOUS SURFACE: 32,780 SQ FT (73% OF THE SITE)
-	VEHICULAR PAVING, SCD	

NOTES:

1. REFER TO CIVIL DRAWINGS FOR SITE GRADING & DRAINAGE & UTILITY.
2. LIGHTS ARE SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING.
3. HATCH PATTERNS ARE FOR DIAGRAMMATIC PURPOSES ONLY AND NOT REPRESENTATIVE OF ACTUAL SIZES.
4. MINIMUM NUMBER OF TREES REQUIRED ON SITE: 12

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City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

LANDSCAPE SITE PLAN - COMPLETE

L2.2
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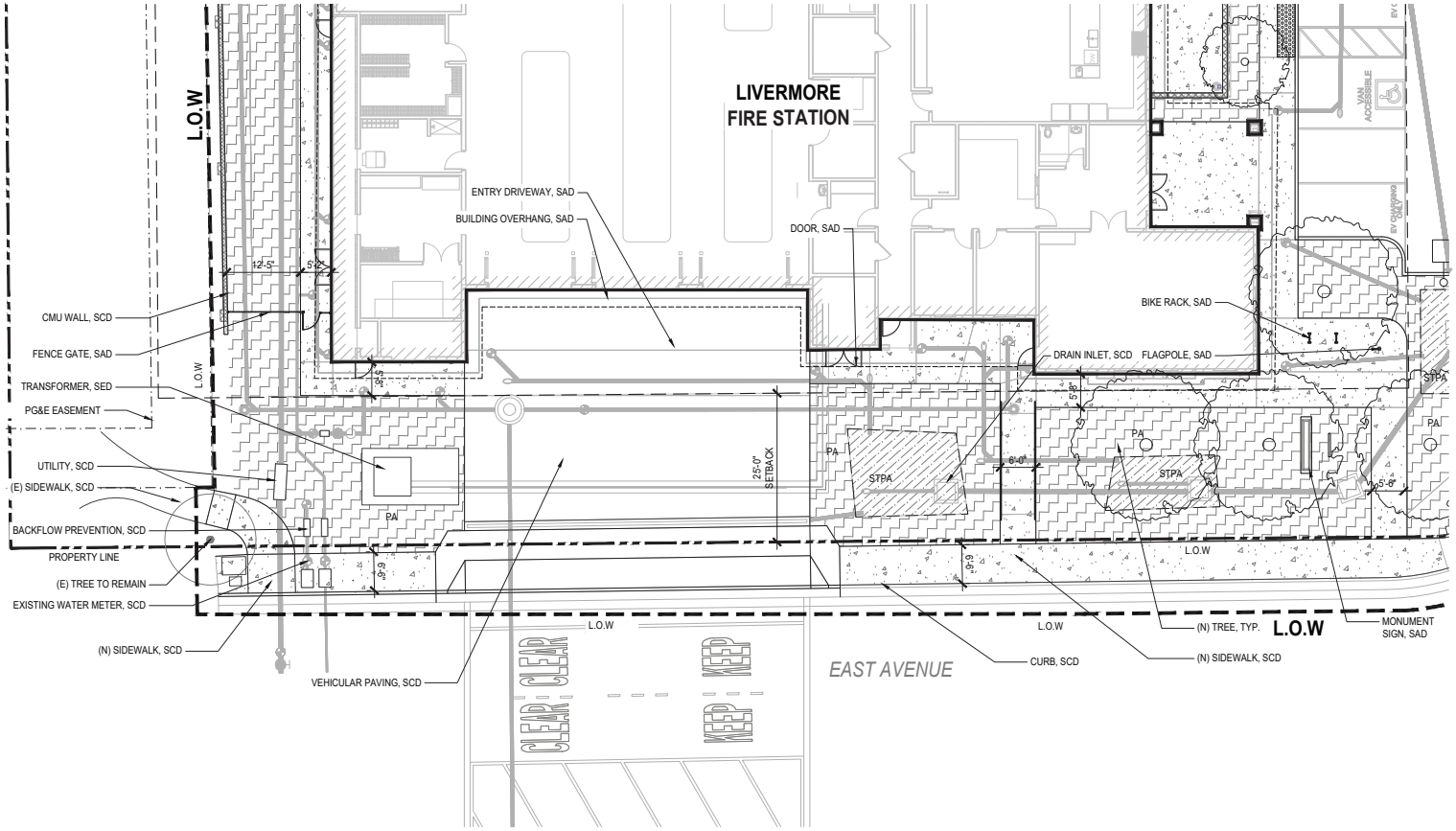
Of
SCALE: 1"=20'-0"



1 ENLARGED SITE PLAN - ENTRY DRIVEWAY
SCALE: 1"=10'-0"

MATERIALS LEGEND	
SYMBOL	DESCRIPTION
	LANDSCAPE LIMIT OF WORK
	PROPERTY LINE
	SETBACK
	EASEMENT
PA	PLANTING AREA
STPA	STORMWATER PLANTING AREA
	NEW TREE
	(E) TREE TO REMAIN
	PEDESTRIAN CONCRETE PAVING, SCD

NOTES:
1. REFER TO CIVIL DRAWINGS FOR SITE GRADING & DRAINAGE & UTILITY.
2. LIGHTS ARE SHOWN FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS FOR LIGHTING.
3. HATCH PATTERNS ARE FOR DIAGRAMMATIC PURPOSES ONLY AND NOT REPRESENTATIVE OF ACTUAL SIZES.

0 5' 10' 20'

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City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

ENLARGED SITE PLAN - COMPLETE

L2.3
Sheet
Of
SCALE: 1"=20'-0"

WATER EFFICIENT LANDSCAPE (MWELO) WORKSHEET - NON-RESIDENTIAL

Project Information

Date	12-Aug-2026
Project Applicant	RHAA Landscape Architecture and Planning
Project Address	Livermore Fire Station, 4550 East Ave, Livermore, CA 94550
Total Landscape Area	12,110 sq ft
Project Type	New
Water Supply Type	Potable
Project Contact Project Applicant	(415) 383-7900
Project Contact Project Owner	Livermore-Pleasanton Fire Department

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package" — Manuela King CA LA # 3271

Name of City Livermore

Reference Evapotranspiration (Eto) = 47.2 inches/year

Hydrozone (a)			Plant Description	Plant Factor (PF) (g)	Irr Method (b)	Irrigation Efficiency IE (c)	ETAF (PF/IE) (f)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) (e)
REGULAR LANDSCAPE AREAS										
Groundcover & Shrubs	1		Low	0.3	Bubbler	0.81	0.37	1,363	505	14,773
Groundcover & Shrubs	2		Low	0.3	Bubbler	0.81	0.37	1,352	501	14,654
Groundcover & Shrubs	3		Low	0.3	Bubbler	0.81	0.37	980	363	10,622
Tree	4		Low	0.3	Bubbler	0.81	0.37	10	4	108
Groundcover & Shrubs	5		Low	0.3	Bubbler	0.81	0.37	1,675	620	18,155
Bioretention	6		Low	0.3	Spray	0.75	0.40	420	168	4,916
Tree	7		Low	0.3	Bubbler	0.81	0.37	40	15	434
Groundcover & Shrubs	8		Low	0.3	Bubbler	0.81	0.37	1,708	633	18,512
Bioretention	9		Low	0.3	Spray	0.75	0.40	167	67	1,955
Tree	10		Low	0.3	Bubbler	0.81	0.37	40	15	434
Groundcover & Shrubs	11		Low	0.3	Bubbler	0.81	0.37	2,177	806	23,595
Bioretention	12		Low	0.3	Spray	0.75	0.40	602	241	7,047
Groundcover & Shrubs	13		Low	0.3	Bubbler	0.81	0.37	313	116	3,392
Bioretention	14		Low	0.3	Spray	0.75	0.40	1,263	505	14,784
							TOTALS	12,110 (A)	4,558 (B)	

SPECIAL LANDSCAPE AREAS (SLA)									
Recreation Areas								0	0
Edible Plants								0	0
Recycled Water								0	0
							TOTALS	0 (C)	0 (D)

ETWU Total	133,381
Maximum Allowed Water Allowance (MAWA) (e)	159,474

(a) Hydrozone #/Planting Description E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

(b) Irrigation Method overhead spray or drip

(c) Irrigation Efficiency 0.75 for spray head 0.81 for drip

(d) ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

(e) MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet,

(f) ETAF Evapotranspiration Ajustment Factor Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	4,558	(B)
Total Area	12,110	(A)
Average ETAF	0.38	(B/A)

All Landscape Areas		
Total ETAF x Area	4,558	(B + D)
Total Area	12,110	(A + C)
Sitewide ETAF	0.38	(B + D) / (A + C)

(g) Plant Factor

Very Low Water Use	0.1
Low Water Use	0.1 - 0.3
Moderate Water Use	0.4 - 0.6
High Water Use	0.7 - 1.0

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION SYSTEM.

MANUELA KING, LA # 3271
06/01/2026

IRRIGATION NOTES

1. REFER TO PLANS & NOTES, LEGEND FOR IRRIGATION SYSTEM COMPONENTS, INSTALLATION, MAINTENANCE, SCHEDULING, AND REPORTING REQUIREMENTS.
2. THE CONTRACTOR SHALL COMPLY WITH LOCAL WATER DISTRICT PROCEDURES & REQUIREMENTS, ALL CITY OF _LIVERMORE__ REQUIREMENTS, AND THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE. ORDINANCE CRITERIA HAS BEEN APPLIED ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
3. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS ARE TO BE INSTALLED WITHIN PLANTING AREAS TO THE GREATEST EXTENT POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED.
4. THE CONTRACTOR IS TO INVESTIGATE THE EXISTING AND PROPOSED FINISHED CONDITION OF THE WORK. THE CONTRACTOR SHALL IMMEDIATE NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS AND/OR DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITIONS WHICH WILL AFFECT THE WORK, BEFORE PROCEEDING WITH THE WORK. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES, INCLUDING THE INSTALLATION OF ALL PIPE, CONDUIT AND SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES.

IRRIGATION REFERENCES

- CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881), OR ADOPTED LOCAL ORDINANCE
- LOCAL WATER DISTRICT REQUIREMENTS
- LATEST EDITION OF THE UNIFORM PLUMBING CODE AND THE NATIONAL ELECTRIC CODE
- LIVERMORE CITY STANDARD IRRIGATION DETAILS & SPECIFICATIONS

IRRIGATION SCHEDULE

- C — IRRIGATION CONTROLLER, TORO DXi CENTRAL CONTROL SYSTEM PER CITY STANDARD
- 1" BACKFLOW PREVENTION DEVICE, SCD
- MV — 1" MASTER VALVE, CITY STANDARD
- FS — 1" FLOW SENSOR, CITY STANDARD
- MAINLINE, SCH 40 PVC, 2", SEE SIZING CHART
- LATERAL LINE, SCH 40 PVC, 1" AND LARGER, SEE SIZING CHART
- SLEEVE, SCH 40 PVC, SIZE AS SHOWN, REQUIRED UNDER ALL DRIVEWAYS AND PCC AND ASPHALT PAVED SURFACES, WALKWAYS AND OTHER PAVED SURFACES.
- ISOLATION VALVE, CITY STANDARD
- QUICK COUPLING VALVE, CITY STANDARD
- REMOTE CONTROL VALVES, CITY STANDARD, RAIN BIRD EFB-CP SERIES (FOR ZONES ≥ 10 GPM)
- REMOTE CONTROL VALVES, CITY STANDARD, RAIN BIRD PEB EFB-CP SERIES (FOR ZONES 3-10 GPM)
- REMOTE CONTROL VALVES, CITY STANDARD, RAIN BIRD PEB SERIES (FOR ZONES <3 GPM)



- TREE BUBBLERS, CITY STANDARD, RAIN BIRD 1400 SERIES, 0.5 GPM, 2 PER TREE
- SHRUB BUBBLERS, CITY STANDARD, RAIN BIRD 1400 SERIES, 0.25 GPM, 1 PER SHRUB
- POPUP SPRAY HEADS, CITY STANDARD, RAIN BIRD 1800-SAM SERIES, NOZZLE: 8-VAN, 10-VAN, 12-VAN

SYSTEM INFORMATION
POTABLE WATER

TBD PSI	AVAILABLE PSI AT POC
TBD GPM	AVAILABLE GPM AT POC
30 PSI	OPERATING PSI FOR SYSTEM
60 GPM	OPERATING GPM FOR SYSTEM

PVC SCH 40 PIPE SIZE	
PIPE SIZE	GPM
1"	0-11
1-1/2"	12-24
2"	24-35
2-1/2"	35-60
3"	60-90

TYPICAL VALVE SIZE	
VALVE SIZE	GPM
1"	0-25
1-1/2"	26-50
2"	50-100

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
rhaa
CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

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APPROVED BY DATE
DESIGNED BY: MK
DRAWN BY: HZ
CHECKED BY: KGM

IRRIGATION NOTES & LEGEND

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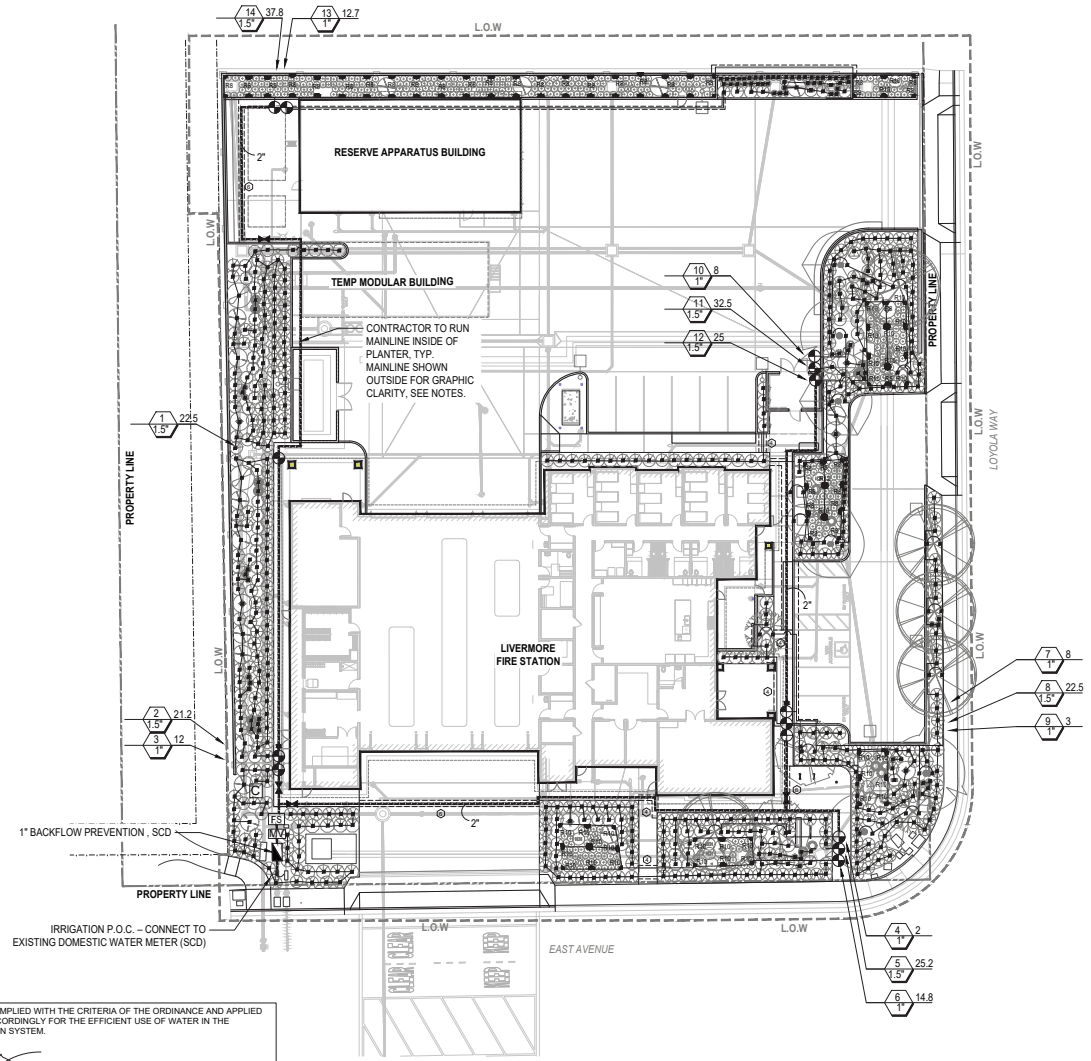

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION SYSTEM.

MANUELA KING, LA # 3271
06/01/2026

IRRIGATION SCHEDULE

- C — IRRIGATION CONTROLLER, TORO DXi CENTRAL CONTROL SYSTEM PER CITY STANDARD
- 1" BACKFLOW PREVENTION DEVICE, SCD
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- REMOTE CONTROL VALVES , CITY STANDARD, RAIN BIRD PEB SERIES (FOR ZONES <3 GPM)

X — CONTROLLER / STATION NUMBER
XX — FLOW RATE (GPM)
1" — VALVE SIZE (INCHES)

- TREE BUBBLERS, CITY STANDARD, RAIN BIRD 1400 SERIES, 0.5 GPM, 2 PER TREE
- SHRUB BUBBLERS, CITY STANDARD, RAIN BIRD 1400 SERIES, 0.25 GPM, 1 PER SHRUB
- POPUP SPRAY HEADS, CITY STANDARD, RAIN BIRD 1800-SAM SERIES, NOZZLE: 8-VAN, 10-VAN, 12-VAN

SYSTEM INFORMATION
POTABLE WATER

TBD PSI	AVAILABLE PSI AT POC
TBD GPM	AVAILABLE GPM AT POC
30 PSI	OPERATING PSI FOR SYSTEM
60 GPM	OPERATING GPM FOR SYSTEM

PVC SCH 40 PIPE SIZE	
PIPE SIZE	GPM
1"	0-11
1-1/2"	12-24
2"	24-35
2-1/2"	35-60
3"	60-90

TYPICAL VALVE SIZE	
VALVE SIZE	GPM
1"	0-25
1-1/2"	26-50
2"	50-100

0 10' 20' 40'

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City Project No. PS202215

CITY OF LIVERMORE
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IRRIGATION PLAN
- PHASE 3B

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Of
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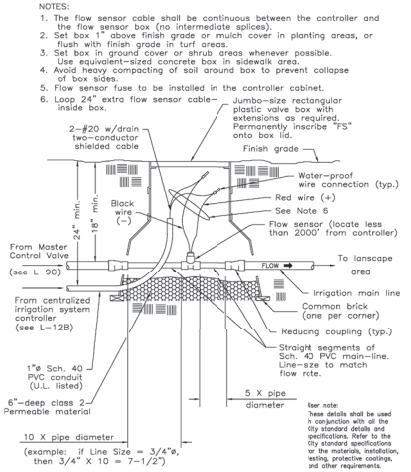

6 FLOW SENSER (CITY STANDARD)

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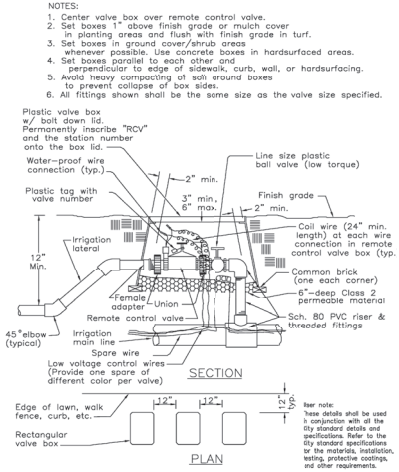
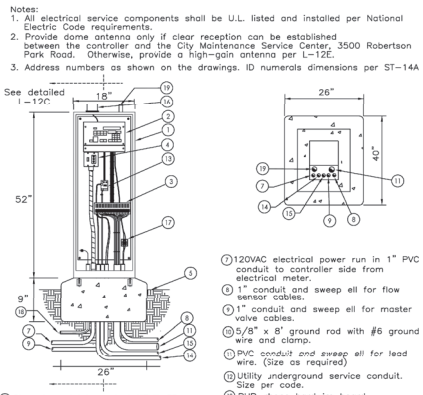


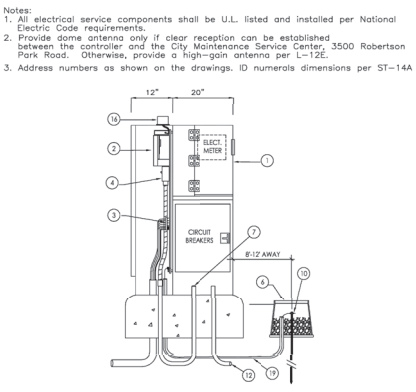
4 REMOTE CONTROL VALVE (CITY STANDARD)

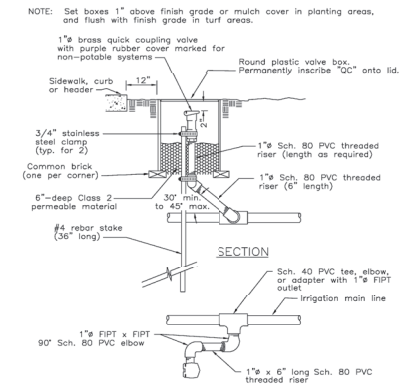
SCALE: NTS



1 CONTROLLER (CITY STANDARD)

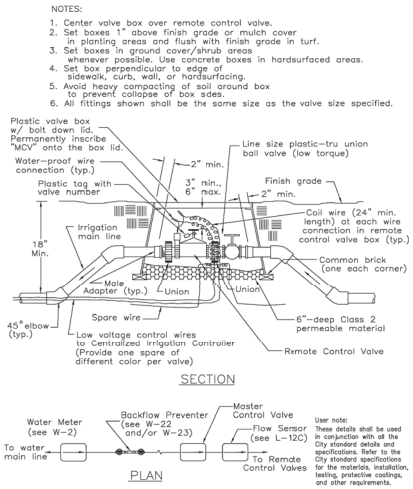
SCALE: NTS





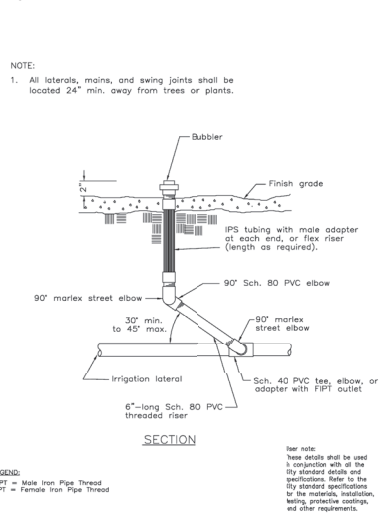
7 QUICK COUPLING (CITY STANDARD)

SCALE: NTS



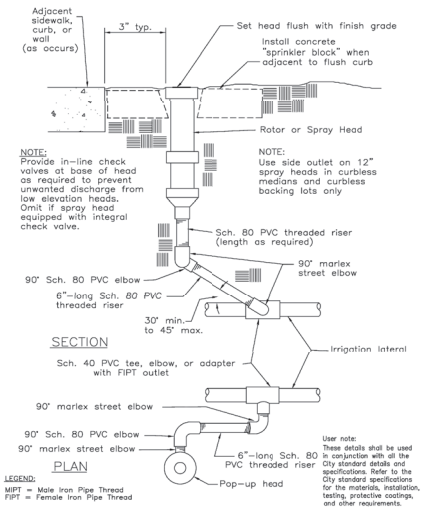
5 MASTER CONTROL VALVE (CITY STANDARD)

SCALE: NTS



3 TREE BUBBLER (CITY STANDARD)

SCALE: NTS



2 SPRAY HEAD (CITY STANDARD)

SCALE: NTS

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
rhaa
Rowlett Haglund Associates, Inc.

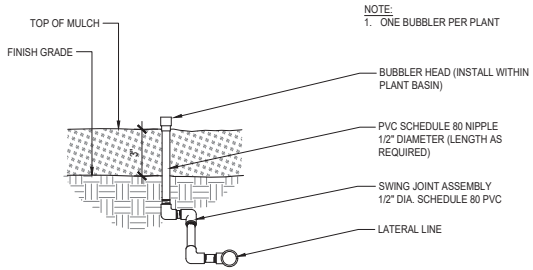
			04/09/26		PLANNING ENTITLEMENT
			06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
APPROVED BY	DATE		08/05/26		PLANNING ENTITLEMENT RESUBMITTAL
DESIGNED BY:	MK				
DRAWN BY:	HZ				
CHECKED BY:	KGM	NO.	DATE	BY	REVISIONS

CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

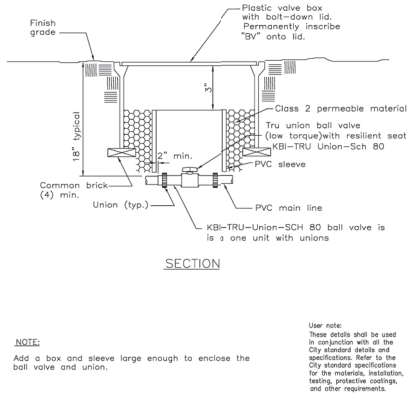
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

IRRIGATION DETAILS

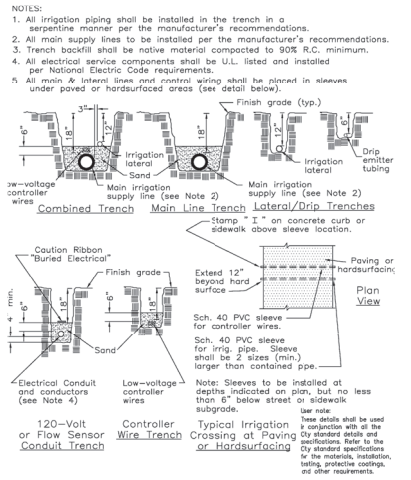
L3.3
Sheet
Of
SCALE: 1"=20'-0"



3 SHRUB BUBBLER
SCALE: 3" = 1'-0"



1 TRU UNION BALL VALVE (CITY STANDARD)
SCALE: NTS



2 IRRIGATION TRENCHING (CITY STANDARD)
SCALE: NTS

coar design group
200 E STREET, SANTA ROSA, CA 95404
rhaa

			04/09/26		PLANNING ENTITLEMENT
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CITY OF LIVERMORE
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CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

IRRIGATION DETAILS

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Of
SCALE: 1"=20'-0"

PRELIMINARY PLANTING LIST

SYMBOL	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	HEIGHT	SPREAD	WATER USE	QTY	NATIVE/ POLLINATOR PLANT?	NOTES
TREES											
	CER OCC	*Cercis occidentalis*	WESTERN REDBUD	24" BOX	SEE PLAN	10-20'	10-20'	LOW	3	Y	LOW TO MEDIUM LEAF DROP
	GEI PAR	*Geijera Parvifolia*	AUSTRALIAN WILLOW	24" BOX	SEE PLAN	25-35'	20-30'	LOW	3	N	LOW LEAF DROP
	LAU SAR	*Laurus Saratoga*	SARATOGA SWEET BAY	24" BOX	SEE PLAN	20-35'	15-25'	LOW	2	N	LOW LEAF DROP
	QUE AGR	*Quercus agrifolia*	COAST LIVE OAK	48" BOX	SEE PLAN	30-80'	30-80'	LOW	5	Y	LOW LEAF DROP
	QUE CHR	*Quercus chrysolepis*	CANYON LIVE OAK	24" BOX	SEE PLAN	20-60'	20-60'	LOW	3	Y	LOW LEAF DROP
	HET ARB	*Heteromeles arbutifolia*	TOYON	24" BOX	SEE PLAN	8-12'	LOW	LOW	2	Y	MINOR LEAF DROP
SHRUBS											
	CEA YAN	*Ceanothus 'Yankee Point'*	YANKEE POINT CARMEL CEANOTHUS	5 GAL.	4' O.C.	10'-20'	15'-20'	LOW	2	Y	NOT IN BUBBLER SATURATED AREAS
	SAL CLE	*Salvia clevelandii*	CLEVELAND SAGE	5 GAL.	3' O.C	3'-5'	8'	LOW	1	Y	
	PIT TOB	*Pittosporum tobira 'wheeler's dwarf'*	DWARF MOCK ORANGE	5 GAL.	3' O.C.	3-4'	4-5'	MEDIUM	11	N	
	RHA EVE	*Rhamnus californica 'Eve case'*	EVE CASE COFFEEBERRY	5 GAL.	6' O.C.	3'-4'	8'-12'	LOW	12	Y	
	RIB SAN	*Ribes sanguinium var. glutinosum*	RED FLOWERED CURRANT	5 GAL.	6' O.C.	6'	4'	LOW	8	Y	
	RHA MOU	*Rhamnus californica 'Mound San Bruno'*	COFFEEBERRY	5 GAL.	6'0" O.C.	3'-4'	8'-12'	LOW	5	Y	
GROUND COVERS											
	BAC PIL	*Baccharis pilularis 'Twin Peaks'*	DWARF COYOTE BRUSH	1 GAL.	4' O.C	<1'	4-6'	LOW	278	Y	
GRASSES											
	CAR PRA	*Carex praegracilis*	CALIFORNIA FIELD SEDGE	1 GAL.	2' MAX	30"	2'-3'	LOW	45	Y	
	JUN PAT	*Juncus patens 'Elk's Blue'*	CALIFORNIA GRAY RUSH	1 GAL.	30" O.C.	1'-3'	2'-3'	LOW	514	N	
	LOM LON	*Lomandra longifolia 'breeze'*	DWARF MAT RUSH	5 GAL.	42" O.C.	2'-3'	2'-4'	LOW	146	Y	
	FES MAI	*Festuca mairei*	ATLAS FESCUE	1 GAL.	3' O.C.	30"	30"	LOW	5	Y	
	MUH RIG	*Muhlenbergia rigens*	DEER GRASS	1 GAL.	4'-5' O.C.	4'-5'	4'-6'	LOW	8	Y	
PERENNIALS											
	EPI CAN	*Epilobium canum*	CALIFORNIA FUCHSIA	1 GAL.	30" O.C.	2'-3'	1'-2'	LOW	30	Y	
	PEN BOP	*Penstemon heterophyllus 'Margarita Bop'*	BLUE BEDDER PENSTEMON	1 GAL	2'	2'	30"	LOW	3	Y	
	SAL SON	*Salvia Sonomensis*	CREEPING SAGE	5 GAL.	4' O.C.	12-18"	4'-6'	LOW	17	Y	
BIORETENTION AREA PLANTING											
	BAC PIL	*Baccharis pilularis 'twin peaks'*	COYOTE BRUSH PROSTRATE	5 GAL	4' O.C.	2'	3'	LOW	-	Y	UPPER ZONE
	CHO TEC	*Chondropetalum tectorum*	CAPE RUSH	1 GAL	3' O.C.	4'	4'	LOW	9	N	MIDDLE ZONE
	IRI DOU	*Iris douglasiana*	DOUGLAS IRIS	5 GAL	2-3' O.C.	2'	3'	LOW	18	Y	UPPER/ MIDDLE ZONE
	JUN PAT	*Juncus patens*	CALIFORNIA GREY RUSH	1 GAL	30" O.C.	2'	2'	LOW	-	Y	LOWER ZONE
-	RIB AUR	*Ribes aureum*	GOLDEN CURRANT	15 GAL	5' O.C.	6'	8'	LOW	-	Y	UPPER/ MIDDLE ZONE

NOTE: 20% TREES SHALL BE 24-INCH BOXES.

PLANTING NOTES

1. REFER TO SPECIFICATIONS FOR SOIL PREPARATION, PLANTING, AND MAINTENANCE PERIOD REQUIREMENTS.
2. CONTRACTOR TO REFER TO PLANT LIST FOR PLANT SIZE AND SPACING. USE TRIANGULAR SPACING UNLESS OTHERWISE NOTED.
3. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN IN PLANTING PLANS.
4. CONTRACTOR TO SUBMIT PLANT SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT, SEE SPECS.
5. LANDSCAPE ARCHITECT TO INSPECT PLANTING LAYOUT PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 10' X 10' MOCKUP OF ALL PLANT MIXES FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES, STRUCTURES, AND IRRIGATION LINES BEFORE DIGGING.
7. GROUNDCOVERS ARE TO EXTEND UNDER TREE AND SHRUB PLANTINGS FOR FULL COVERAGE. SPACE GROUNDCOVER 18" AWAY FROM TREES AND 12" AWAY FROM SHRUBS.
8. SEE GRADING PLAN FOR FINISH GRADES. ALL FINISH GRADES REFER TO FINISH GRADE OF MULCHED LANDSCAPE.
9. ALL PLANTING AREAS, PLANTERS, AND POTS TO RECEIVE 3" OF MULCH, SEE SPECS.
10. INSTALL TREE ROOT BARRIER ALONG THE SIDES OF TREES ADJACENT TO WATER AND SEWER UTILITIES.
11. MAINTAIN CLEAR VISIBILITY TRIANGLE AT DRIVEWAY/ENTRANCE: ANY TREE CANOPY WITHIN THE TRIANGLE SHALL BE TRIMMED TO A MINIMUM 8 FEET CLEAR HEIGHT. TRIANGLE DIMENSION SHOWN ON PLAN TO BE REVIEWED AND APPROVED BY CITY OF LIVERMORE ENGINEERING/TRAFFIC.
12. PROVIDE LOW EVERGREEN SHRUB SCREENING AROUND TRANSFORMER ON THREE SIDES. MAINTAIN REQUIRED UTILITY CLEARANCES. SEE L4.1.
13. PER LIVERMORE DEVELOPMENT CODE SECTION 4.05.040, TABLES 4.13 & 4.14, PARKING LOT LANDSCAPE SHOULD CONSISTENT WITH THE FOLLOWING REQUIREMENTS:

- PROVIDE 16 SHADE TREES PER ACRE WITH MINIMUM 15-GALLON SIZE, 20% IN 24-INCH BOXES, SPACED EVENLY WITH HIGH BRANCHES AND BROAD HEADS.
- TREES SHOULD BE 6–8 FEET TALL AT PLANTING, 1-INCH CALIPER MINIMUM, AND HAVE A MATURE CANOPY OF 40 FEET; TREE WELLS MUST BE AT LEAST 5 FEET WIDE AND PREVENT CAR OVERHANGS.
- INSTALL 6-INCH BORDERS/CURBS WITH BREAKS FOR DRAINAGE, AND PROVIDE 5-FOOT PERIMETER LANDSCAPING ALONG RESIDENTIAL OR INTERIOR PROPERTY LINES.
- PROTECT TREES DURING CONSTRUCTION, CHOOSE LOW-MAINTENANCE SHADE SPECIES, AND COMPLY WITH ALL LOCAL STORMWATER AND SAFETY CODES.

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
rhaa
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		NO.	DATE	BY	REVISIONS
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LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

PLANTING NOTES & SCHEDULE

L4.1
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Of
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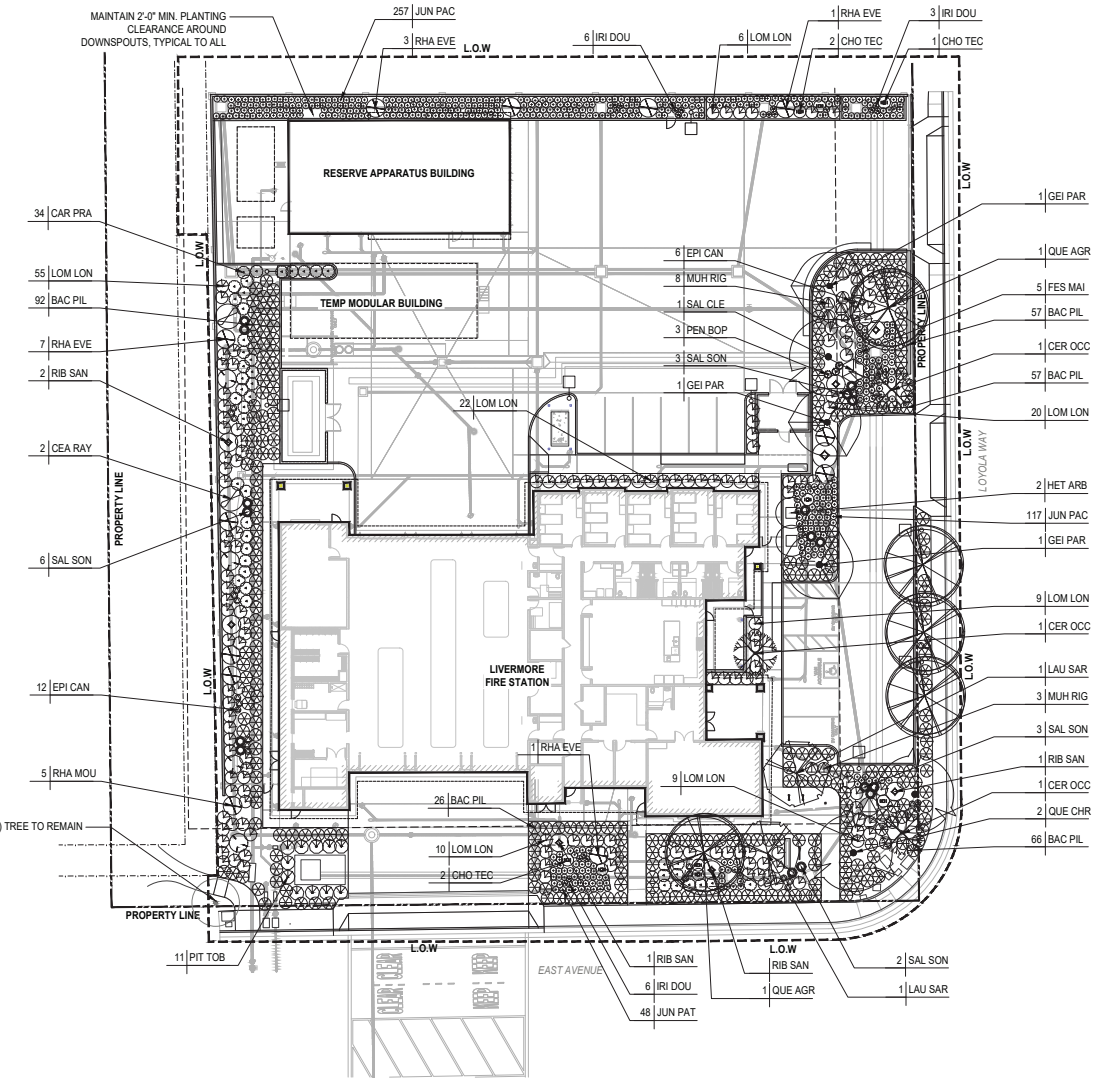

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SHRUBS							
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	MUH RIG	*Muhlenbergia rigens*	DEER GRASS	1 GAL.	4'-5' O.C.	4'-5'	4'-6'
PERENNIALS							
	EPI CAN	*Epilobium canum*	CALIFORNIA FUCHSIA	1 GAL.	30" O.C.	2'-3'	1'-2'
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BIORETENTION AREA PLANTING							
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-	RIB AUR	*Ribes aureum*	GOLDEN CURRANT	15 GAL	5' O.C.	6'	8'

coar DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
rhaa
APPROVED BY | DATE
DESIGNED BY: MK
DRAWN BY: HZ
CHECKED BY: KGM

NO.	DATE	BY	REVISIONS
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CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

PLANTING PLAN - PHASE 3B

L4.2
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Of
SCALE: NTS

TREES



CERCIS OCCIDENTALIS
WESTERN REDBUD



UMBELLULARIA CALIFORNICA
CALIFORNIA BAY



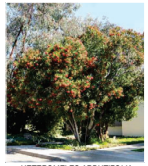
QUERCUS AGRIFOLIA
COAST LIVE OAK



QUERCUS CHRYSOLEPIS
CANYON LIVE OAK



QUERCUS BERBERIDFOLIA
SCRUB OAK



HETEROMELES ARBUTIFOLIA
TOYON

SHRUBS



ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
MANZANITA



CALYCANTHUS OCCIDENTALIS
SPICE BUSH



CARPENTERIA CALIFORNICA
TREE ANEMONE



CEANOTHUS 'DARK STAR'
DARK STAR CEANOTHUS



CISTUS X AGUILARII 'MACULATUS'
SPOTTED WHITE ROCK ROSE



MIMULUS AURANTIACUS
BUSH MONKEY FLOWER



PITTOSPORUM TOBIRA 'WHEELER'S DWARF'
DWARF MOCK ORANGE



RHAMNUS CALIFORNICA 'EVE CASE'
EVE CASE COFFEEBERRY



RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'
COFFEEBERRY



RIBES SANGUINIUM VAR. GLUTINOSUM
RED FLOWERED CURRANT

GROUND COVERS



ARCTOSTAPHYLOS 'EMERALD CARPET'
CARPET MANZANITA



ARCTOSTAPHYLOS 'PACIFIC MIST'
PACIFIC MIST MANZANITA



BACCHARIS PILULARIS 'TWIN PEAKS'
DWARF COYOTE BRUSH



CEANOTHUS 'HEARSTIORUM'
HEARST CEANOTHUS



CEANOTHUS 'YANKEE POINT'
YANKEE POINT CEANOTHUS

GRASS



CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
FEATHER REED GRASS



CAREX DIVULSA
BERKELEY SAGE



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



FESTUCA MAIREI
ATLAS FESCUE



LOMANDRA LONGIFOLIA 'BREEZE'
LOMANDRA



MUHLENBERGIA RIGENS
DEER GRASS

PERENNIALS



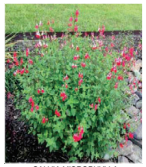
ACHILLEA MILLEFOLIUM 'ISLAND PINK'
PINK YARROW



IRIS GERMANICA 'SUMMER OLYMPICS'
BEARDED IRIS



PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'
BLUE BEDDER PENSTEMON



SALVIA MICROPHYLLA
BABY SAGE



SALVIA SPATHACEA
HUMMINGBIRD SAGE



POLYSTICHUM MUNITUM
WESTERN SWORD FERN

BIORETENTION



BACCHARIS PILULARIS 'TWIN PEAKS'
COYOTE BRUSH PROSTRATE



CORNUS STOLONIFERA
RED TWIG DOGWOOD



CHONDROPETALUM TECTORUM
CAPE RUSH



IRIS DOUGLASIANA
DOUGLAS IRIS



JUNCUS PATENS
CALIFORNIA GREY RUSH



RIBES AUREUM
GOLDEN CURRANT

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DESIGN GROUP
200 E STREET, SANTA ROSA, CA 95404
615.698.9777 | www.coargroup.com

rhaa
landscape architecture | planning

		04/09/26		PLANNING ENTITLEMENT
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LPFD
CITY OF LIVERMORE
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City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

PLANTING PALETTE IMAGERY

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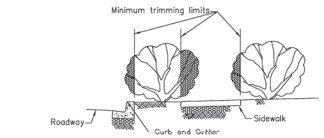
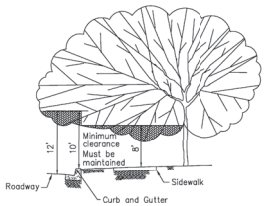
SCALE: 1"=20'-0"



Trim plants so as not to encroach into the curb and sidewalk. It is recommended that you trim branches away from the edge of the curb or sidewalk to minimize the frequency of trimming.



Note:

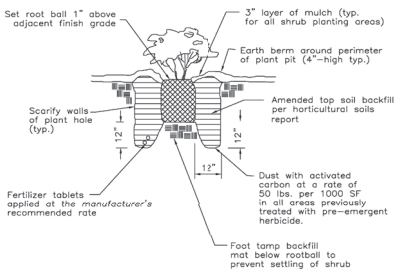
Trees planted adjacent to the roadway and sidewalk must be trimmed to allow safe passage of vehicles and pedestrians. Trees should be pruned whenever a street sign or traffic signal is not visible from a minimum distance of 150 feet.

User note:
These details shall be used in conjunction with all the City standard details and specifications Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

5 TREE & SHRUB PRUNING (CITY STANDARD)

SCALE: NTS

NOTES:
1. Shrub varieties, quantities, sizes, and spacing are subject to Design Review Committee approval.
2. The mulch, if required, shall not be placed within 6" of parent trunk of the shrub.
3. The shrub hole shall be 12" (min.) deeper and 12" (min.) larger on all sides of the root ball.



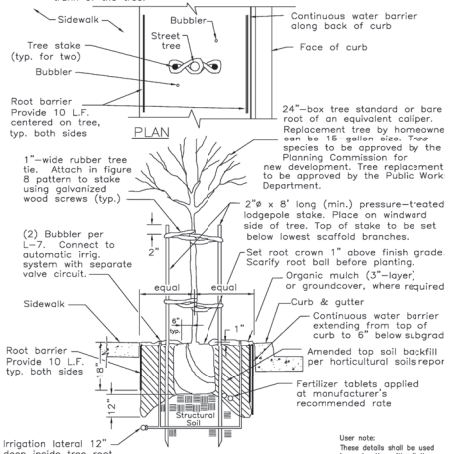
SECTION

User note:
These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

3 SHRUB PLANTING (CITY STANDARD)

SCALE: NTS

NOTE: The mulch, if required, shall not be within 6" of the trunk of the tree.

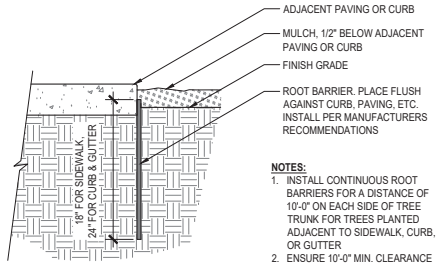


SECTION

User note:
These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

1 STREET TREE PLANTING (CITY STANDARD)

SCALE: NTS

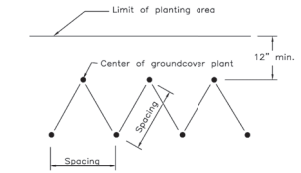


NOTES:
1. INSTALL CONTINUOUS ROOT BARRIERS FOR A DISTANCE OF 10'-0" ON EACH SIDE OF TREE TRUNK FOR TREES PLANTED ADJACENT TO SIDEWALK, CURB, OR GUTTER.
2. ENSURE 10'-0" MIN. CLEARANCE BETWEEN WATER UTILITIES AND TREES.

6 ROOT BARRIER

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

NOTES:
1. Groundcover varieties, quantities, sizes, and spacing are subject to Design Review Committee approval.
2. Dust the plant pits with activated carbon at a rate of 50 lbs. per 1000 SF in all areas previously treated with pre–emergent herbicide.



PLAN

User note:
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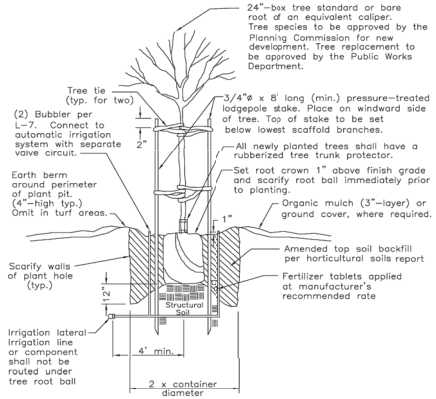
4 GROUNDCOVER SPACING (CITY STANDARD)

SCALE: NTS



SECTION

NOTES:
1. When tree is located within 6' of sidewalk, curb, or other hard surfacing, plant tree per DETAIL 1
2. The mulch, if required, shall not be placed in contact with the parent trunk of the tree.

User note:
These details shall be used in conjunction with all the City standard details and specifications. Refer to the City standard specifications for the materials, installation, testing, protective coatings, and other requirements.

2 TREE PLANTING (CITY STANDARD)

SCALE: NTS

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[redacted]

		NO.	DATE	BY	REVISIONS
			04/09/26		PLANNING ENTITLEMENT
			06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
APPROVED BY	DATE		08/05/26		PLANNING ENTITLEMENT RESUBMITTAL
DESIGNED BY:	MK				
DRAWN BY:	HZ				
CHECKED BY:	KGM				

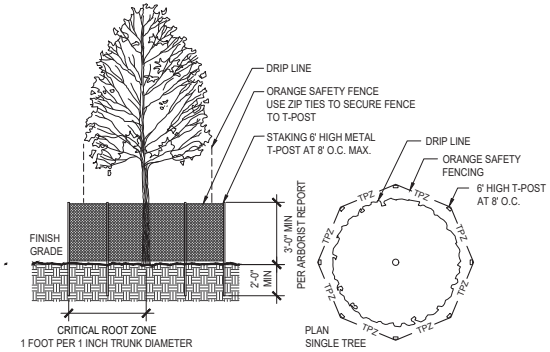
CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

PLANTING DETAILS

L4.4
Sheet
Of
SCALE: 1"=20'-0"

NOTE: ARBORIST TO BE ONSITE DURING EXCAVATION AROUND EXISTING ROOTS. ALL WORK WITHIN TREE PROTECTION ZONES SHALL BE MONITORED AND APPROVED BY THE PROJECT ARBORIST.



1 TREE PRESERVATION FENCING
SCALE: 1/4" = 1'-0"

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rhaa

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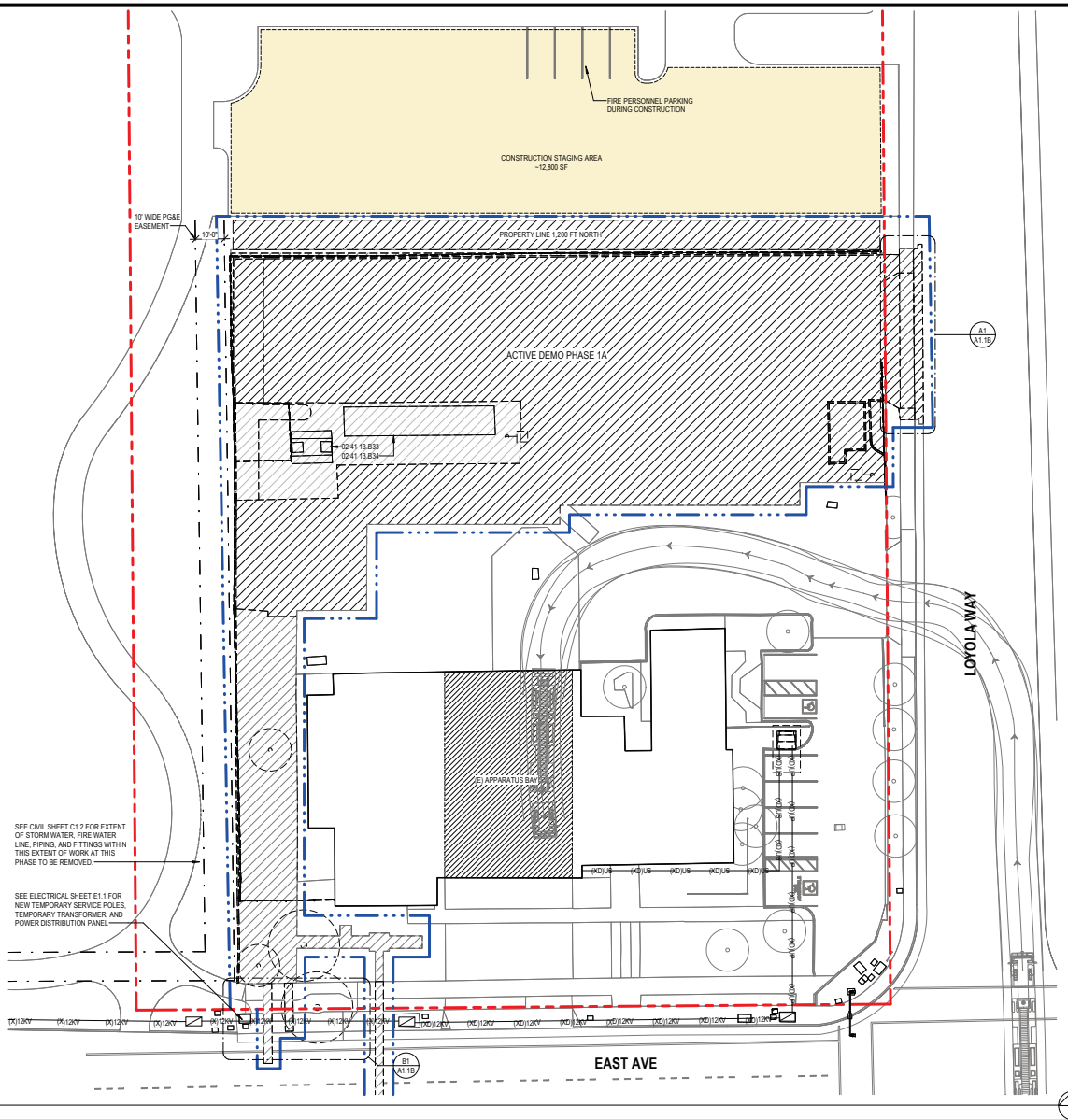
			06/03/26		PLANNING ENTITLEMENT RESUBMITTAL
APPROVED BY	DATE		08/05/26		PLANNING ENTITLEMENT RESUBMITTAL
DESIGNED BY:	MK				
DRAWN BY:	HZ				
CHECKED BY:	KGM	NO.	DATE	BY	REVISIONS

CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE
LIVERMORE, CA 94550

PLANTING DETAILS

L4.5
Sheet
Of
SCALE: 1"=20'-0"



D1 / A1.1A SITE PLAN - PHASE 1A - DEMO
SCALE: 1" = 20'-0"

PHASE 1A

DEMO THE NORTH AND WEST SIDE OF FIRE STATION SITE IMPROVEMENTS, UTILITY EASEMENT, TOWARD EAST AVE. THIS INCLUDES, CONCRETE AND AC PAVING, LANDSCAPE, TREES, AND REMOVAL OF SHIPPING CONTAINERS AND UNDERGROUND TEST PITS.

IDENTIFY AND RETAIN ALL EXISTING GAS, ELECTRICAL, AND TELECOMMUNICATIONS UTILITIES.

SEE CIVIL SHEETS C1.0 AND C1.1 FOR EXTENT OF STORM WATER, FIRE WATER LINE, PIPING, DRAIN INLETS, AND FITTINGS WITHIN THIS EXTENT OF WORK AT THIS PHASE TO BE REMOVED.

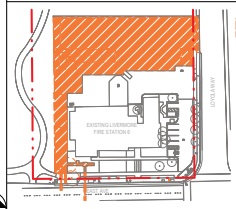
SEE ELECTRICAL PHASING DRAWINGS AND SHEET E1.0 FOR EXTENT OF REMOVAL OF ELECTRICAL AND TELECOMMUNICATION DRY UTILITY BOXES AND CONDUITS.

CONFIRM LOCATION AND SPACING OF ALL EXISTING UTILITY LINES ON WEST SIDE UTILITY EASEMENT.

PREPARE FOR CONSTRUCTION OF RESERVE APPARATUS BUILDING.

SEE A1.1B FOR "SIDEWALK IMPROVEMENT" NOTES, SEQUENCING, AND PEDESTRIAN ACCESS.

KEY PLAN 1A



CONSTRUCTION NOTES

02 41 13.B33	REMOVE EXISTING CONCRETE PUMPER TEST PIT STRUCTURE, SEE CIVIL
02 41 13.B34	REMOVE EXISTING HOSE RACK AND CONCRETE PAD, SEE CIVIL

LEGEND

- (E) EXISTING
- EXISTING TO BE REMOVED, DEMOLISHED, OR ALTERED
- ASPHALT CONCRETE PAVING, SEE CIVIL
- TYPE 1 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- TYPE 2 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD, SEE CIVIL
- CONCRETE RAMP AND HAND RAILS, SEE B4/T-8
- CONCRETE WALKWAYS & PATIOS, SEE CIVIL
- BIORETENTION, SEE CIVIL
- GRADED LANDSCAPE AREAS, SEE CIVIL
- MONOLITHIC SIDEWALK PER CITY OF LIVERMORE STD, SEE CIVIL
- ASPHALT PER CITY OF LIVERMORE STD, SEE CIVIL
- DETECTABLE WARNING
- EXISTING LANDSCAPE
- CONSTRUCTION STAGING AREA
- PROPERTY LINE
- LIMIT OF WORK
- SETBACK LINE
- 10' WIDE PG&E EASEMENT
- DEMOLISH (E) EXISTING UTILITY LINE
- TREE, SEE LANDSCAPE

Inch 1 0

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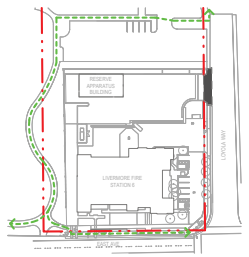
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

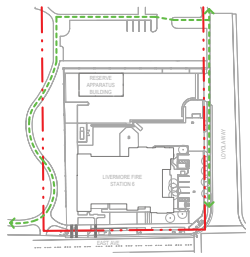
SITE PLAN - PHASE 1A

NOT FOR CONSTRUCTION

A1.1A
Sheet
Of xx
SCALE: As indicated



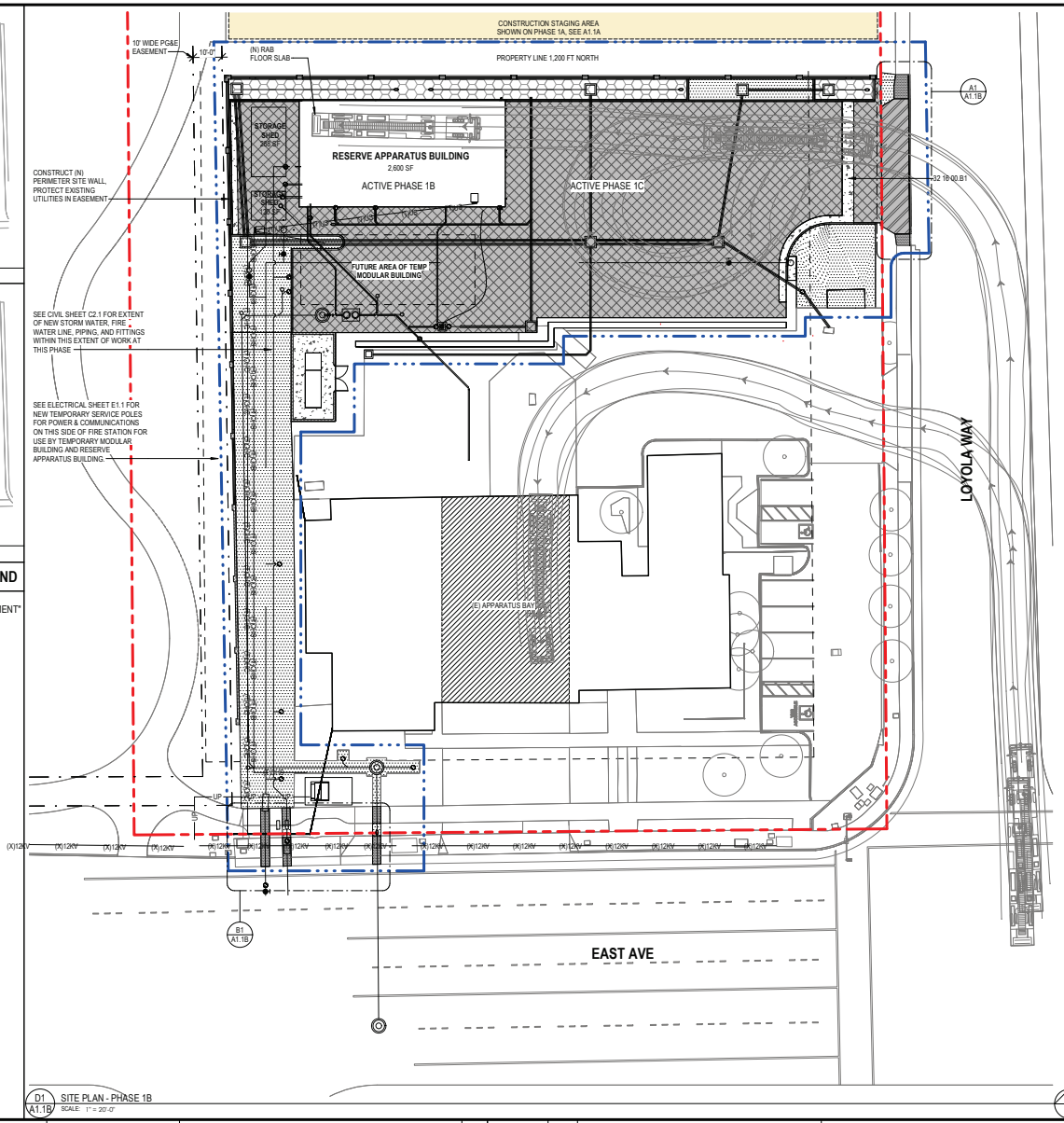
A1 / A1.1B PEDESTRIAN ACCESS PATH 1B-1
SCALE: 1" = 100'-0"



B1 / A1.1B PEDESTRIAN ACCESS PATH 1B-2
SCALE: 1" = 100'-0"

PEDESTRIAN ACCESS PATH LEGEND

- ACTIVE "SIDEWALK IMPROVEMENT" LIMIT OF WORK
- PROPERTY LINE
- ACCESSIBLE PATH OF PEDESTRIAN TRAVEL



D1 / A1.1B SITE PLAN - PHASE 1B
SCALE: 1" = 20'-0"

PHASE 1B & C

PHASE 1B

CONSTRUCT NORTH CMU SITE WALL.

RAISE NORTH PORTION OF SITE TO FINAL GRADE AND COMPACT.

CONFIRM LOCATION OF ALL UTILITY AND STORM WATER STUB UPS. POUR RAB SLAB ON GRADE, SEE CIVIL PHASE DRAWINGS.

CONSTRUCT THE RAB (RESERVE APPARATUS BUILDING) - INSTALL ALL REQUIRED PERMANENT UTILITIES IN AREA BENEATH RAB SLAB, FOR PERMANENT USE: FIRE WATER, WASTE, STORM DRAINAGE, SANITARY SEWER, DOMESTIC WATER, ELECTRICAL, AND COMMUNICATIONS. STUB UPS TO BE SET. POC TO BE LOCATED ON THE WEST SIDE OF RAB. SEE CIVIL, PLUMBING, & ELECTRICAL PHASING PLANS.

PHASE 1C

ESTABLISH TEMPORARY BERM WALL THAT INCLUDES WEST SIDE EASEMENT AND NORTH SIDE OF FIRE STATION. THIS IS TO ACCOMMODATE LARGEST FIRE STATION 6 APPARATUS: TDA (TRACTOR DRIVEN AERIAL) APPARATUS TO ACCESS EXISTING APPARATUS BAY THROUGH EXISTING DRIVEWAY WHILE NEW DRIVEWAY IS CONSTRUCTED.

SEE CIVIL SHEETS C3.0 AND C3.1 FOR EXTENT OF STORM WATER, FIRE WATER LINE, PIPING, DRAIN INLETS, AND FITTINGS WITHIN THIS EXTENT OF WORK AT THIS PHASE TO BE CONSTRUCTED.

WATER AND SANITARY SEWER SITE WORK - DAYLIGHT WET UTILITIES ON WEST SIDE OF SITE AND PREP FOR PERMANENT TIE-INS TO RAB AND ABOVE GROUND TO TEMP MOD BUILDING.

EXTEND NEW PERMANENT WATER SUPPLY LINES ON WEST SIDE OF FIRE STATION TO RAB POC AND LOCATION OF FUTURE TEMPORARY MODULAR BUILDING.

EXTEND NEW PERMANENT SANITARY SEWER LINE ON WEST SIDE OF FIRE STATION TO RAB POC AND LOCATION OF TEMPORARY ABOVE GROUND POC TO FUTURE TEMPORARY MODULAR BUILDING, SEE CIVIL PHASE DRAWINGS.

INSTALL SAND OIL SEPARATOR BELOW GRADE. MAKE FINAL PIPING AND CONNECTIONS.

LAY (N) ELECTRICAL LINES BELOW GRADE FOR FUTURE SITE LIGHTING, SECURITY GATE AND EV PARKING.

STORM WATER DRAINAGE - SEE CIVIL PHASE DRAWINGS.

PREPARE UTILITIES FOR NEW TRANSFORMER.

SPLICE EXISTING LINES IN EXISTING PG&E POWER VAULT TO NEW POWER VAULT LOCATION.

RETAIN EXISTING TRANSFORMER AND SECONDARY UNDERGROUND LINES TO EXISTING FIRE STATION.

INSTALL (2) TEMPORARY STORAGE SHEDS TO THE WEST OF RAB.

INSTALL FINAL CONCRETE PAVING.

SIDEWALK IMPROVEMENT

NOTES:

THE TERM *"SIDEWALK IMPROVEMENT"* SHALL COLLECTIVELY REFER TO ALL PUBLICLY ACCESSED SIDEWALK, DRIVEWAY, HANDICAP RAMP, CURB, AND GUTTER LOCATED WITHIN THE REPRESENTED LIMITS OF WORK PER THE PEDESTRIAN ACCESS PATH PLANS, SEE A1/A1.1B AND B1/A1.1B.

CONTRACTOR TO MAINTAIN PUBLIC ACCESSIBLE PEDESTRIAN PATH OF TRAVEL AROUND THE SITE THROUGHOUT ALL PHASES OF CONSTRUCTION.

CONTRACTOR TO PREPARE A SIDEWALK DETOUR PLAN FOR APPROVAL BY CITY FOR VARIOUS PHASES OF CONSTRUCTION FOR "SIDEWALK IMPROVEMENT" REPAIR WORK.

CONTRACTOR TO COMPLETE IN ENTIRETY EACH "SIDEWALK IMPROVEMENT" AND OPEN TO PUBLIC BEFORE BEGINNING REMOVAL AND CONSTRUCTION OF THE SUBSEQUENT "SIDEWALK IMPROVEMENT" PER THE SEQUENCING OF "SIDEWALK IMPROVEMENT"(S) BELOW.

SEQUENCING OF "SIDEWALK IMPROVEMENT"(S):

1B-1 - "SIDEWALK IMPROVEMENT" ALONG LOYOLA WAY, SEE PEDESTRIAN ACCESS PATH PLAN A1/A1.1B.

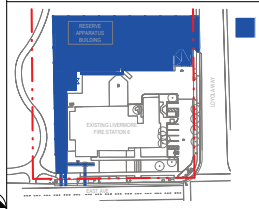
CONTRACTOR TO REMOVE AND REPLACE "SIDEWALK IMPROVEMENT" "1B-1 AND OPEN TO PEDESTRIAN TRAFFIC WITHIN **3 WORKING DAYS** OF STARTING REMOVAL FOR PHASE 1A AND "SIDEWALK IMPROVEMENT" 1B-1 REMOVAL WORK.

1B-2 - TEMPORARY "SIDEWALK IMPROVEMENT" ALONG EAST AVE, SEE PEDESTRIAN ACCESS PATH PLAN B1/A1.1B.

CONTRACTOR TO DETERMINE MEANS OF PROVIDING PEDESTRIAN ACCESS DURING THE COURSE OF UTILITY TRENCHING.

CONTRACTOR TO REMOVE AND REPLACE "SIDEWALK IMPROVEMENT" 3B-1 AND OPEN TO PEDESTRIAN TRAFFIC WITHIN **30 WORKING DAYS** OF STARTING "SIDEWALK IMPROVEMENT" 3B-1 REMOVAL WORK.

KEY PLAN 1B



ACTIVE AREA OF NEW WORK

CONSTRUCTION NOTES

32 16 00.B1 6" CURB AND GUTTER, SEE CIVIL

LEGEND

- (E) EXISTING
- EXISTING TO BE REMOVED, DEMOLISHED, OR ALTERED
- ASPHALT CONCRETE PAVING, SEE CIVIL
- TYPE 1 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- TYPE 2 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD, SEE CIVIL
- CONCRETE RAMP AND HAND RAILS, SEE B4/T-8
- CONCRETE WALKWAYS & PATIOS, SEE CIVIL
- BIORETENTION, SEE CIVIL
- GRADED LANDSCAPE AREAS, SEE CIVIL
- MONOLITHIC SIDEWALK PER CITY OF LIVERMORE STD, SEE CIVIL
- ASPHALT PER CITY OF LIVERMORE STD, SEE CIVIL
- DETECTABLE WARNING
- EXISTING LANDSCAPE
- CONSTRUCTION STAGING AREA
- PROPERTY LINE
- LIMIT OF WORK
- SETBACK LINE
- 10' WIDE PG&E EASEMENT
- DEMOLISH (E) EXISTING UTILITY LINE
- TREE, SEE LANDSCAPE

Inch 1 0

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LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
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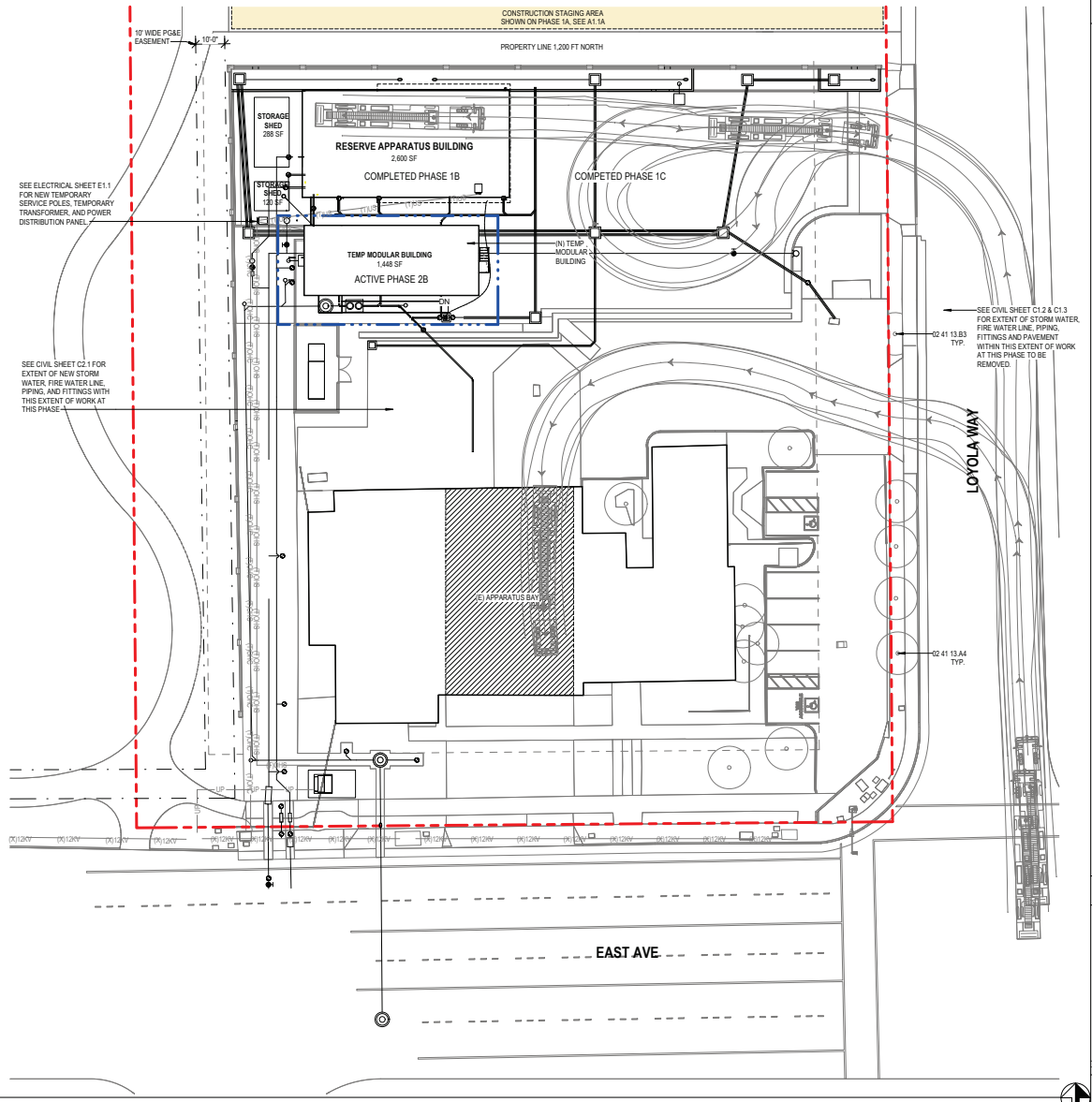
SITE PLAN - PHASE 1B

NOT FOR CONSTRUCTION

A1.1B
Sheet
Of xx
SCALE: As indicated



D1 / A1.2B SITE PLAN - PHASE 2B
SCALE: 1" = 20'-0"

PHASE 2B

ADJUSTING SECURITY FENCING AND PREPARE SITE TO RECEIVE TEMPORARY MODULAR BUILDING.

CONTRACTOR TO BUILD THE SIDEWALK, DRIVEWAY, AND CURB & GUTTER ALONG LOYOLA WAY AND OPEN TO PEDESTRIAN TRAFFIC WITHIN 10 WORKING DAYS OF STARTING REMOVAL OF EXISTING SIDEWALK, DRIVEWAY, AND CURB & GUTTER.

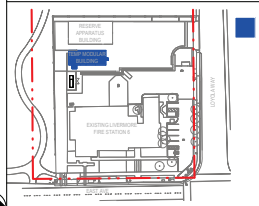
DELIVER AND INSTALL TEMPORARY MODULAR LIVING QUARTERS. CONNECT ALL TEMP UTILITIES, TEMP WATER LINES, SANITARY SEWER AND OVERHEAD ELECTRICAL.

CONNECT FROM TEMPORARY ELECTRICAL PANEL, TEMP ELECTRICAL SERVICE TO RAB

FINAL LOCATION OF ALL (N) AND FINAL SITE UTILITIES AT EASEMENT TO BE ESTABLISHED WHILE PROVIDING UTILITY SERVICE TO RAB AND TEMPORARILY TO TEMPORARY MODULAR LIVING QUARTERS.

FIRE STATION CREW TO MOVE FROM EXISTING FIRE STATION 6 INTO NEW TEMPORARY MODULAR LIVING QUARTERS AND RAB.

KEY PLAN 2B



CONSTRUCTION NOTES

02 41 13.A4	EXISTING TREE TO REMAIN, PROTECT IN PLACE
02 41 13.B3	REMOVE TREE

LEGEND

- (E) EXISTING
- EXISTING TO BE REMOVED, DEMOLISHED, OR ALTERED
- ASPHALT CONCRETE PAVING, SEE CIVIL
- TYPE 1 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- TYPE 2 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD, SEE CIVIL
- CONCRETE RAMP AND HAND RAILS, SEE B4/T-8
- CONCRETE WALKWAYS & PATIOS, SEE CIVIL
- BIORETENTION, SEE CIVIL
- GRADED LANDSCAPE AREAS, SEE CIVIL
- MONOLITHIC SIDEWALK PER CITY OF LIVERMORE STD, SEE CIVIL
- ASPHALT PER CITY OF LIVERMORE STD, SEE CIVIL
- DETECTABLE WARNING
- EXISTING LANDSCAPE
- CONSTRUCTION STAGING AREA
- PROPERTY LINE
- LIMIT OF WORK
- SETBACK LINE
- 10' WIDE PG&E EASEMENT
- DEMOLISH (E) EXISTING UTILITY LINE
- TREE, SEE LANDSCAPE

Inch 1 0

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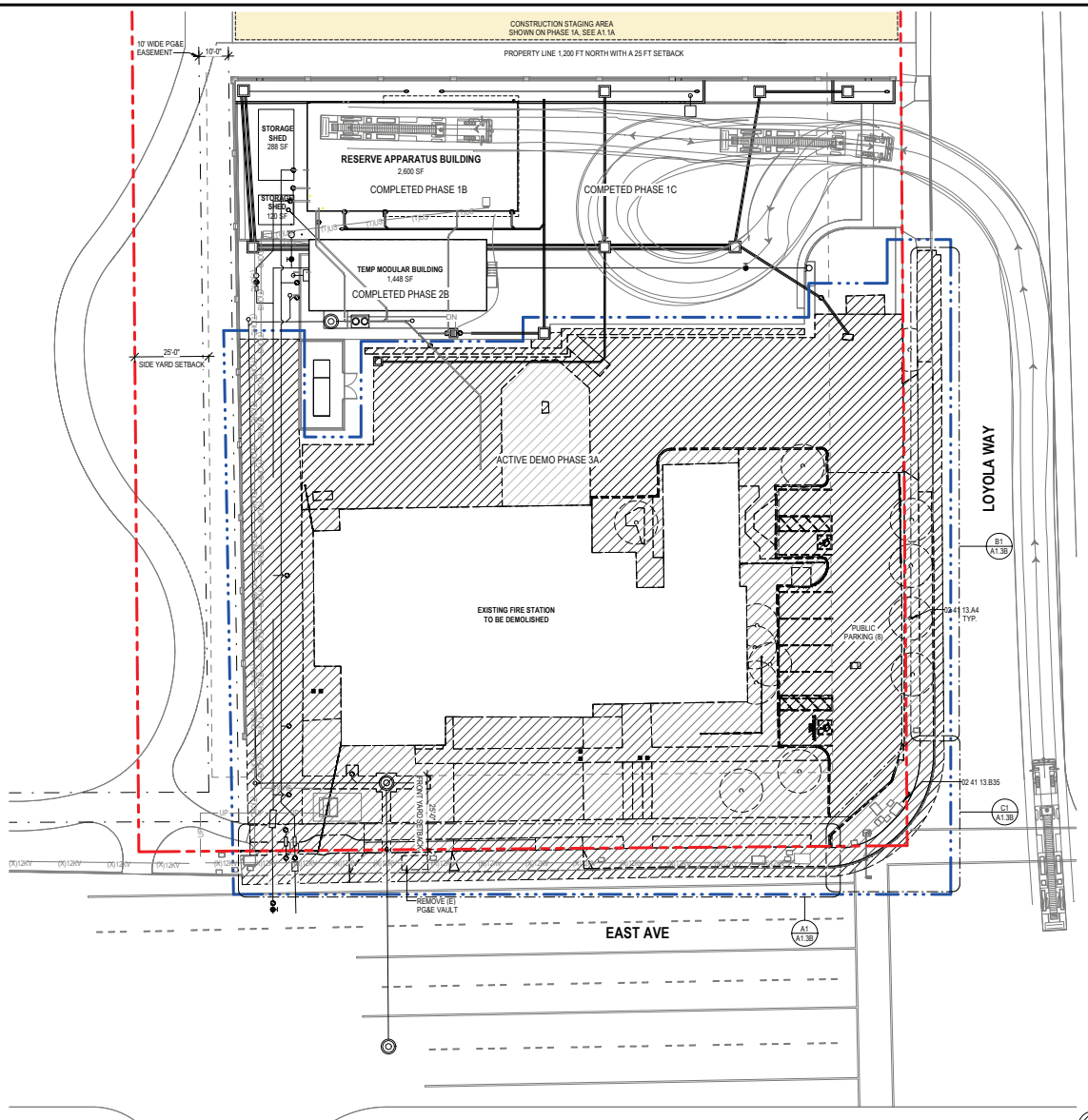
4550 EAST AVE LIVERMORE, CA 94550

SITE PLAN - PHASE 2B

NOT FOR CONSTRUCTION

A1.2B
Sheet
Of xx
SCALE: As indicated



D1 / A1.3A SITE PLAN - PHASE 3A - DEMO
SCALE: 1" = 20'-0"

PHASE 3A

DEMO EXISTING FIRE STATION AND SOUTH SIDE OF FIRE STATION PROPERTY. PUBLIC PARKING, (E) SLAB ON GRADE. (E) UTILITIES BENEATH SLAB, TREES, AND ALL ELECTRICAL AND DRY UTILITIES. DEMO EXISTING TRANSFORMER.

OTHERS TO REMOVE AND RELOCATE EXISTING PG&E UNDERGROUND VAULT.

ADJUST CONSTRUCTION FENCING TO ACCOMMODATE EXTENT OF WORK AT THIS PHASE.

SEE A1.3B FOR "SIDEWALK IMPROVEMENT" NOTES, SEQUENCING, AND PEDESTRIAN ACCESS.

KEY PLAN 3A



CONSTRUCTION NOTES

02 41 13.A4	EXISTING TREE TO REMAIN, PROTECT IN PLACE
02 41 13.B35	REMOVE EXISTING WAYFINDING SIGN

LEGEND

- (E) EXISTING
- EXISTING TO BE REMOVED, DEMOLISHED, OR ALTERED
- ASPHALT CONCRETE PAVING, SEE CIVIL
- TYPE 1 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- TYPE 2 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD, SEE CIVIL
- CONCRETE RAMP AND HAND RAILS, SEE B4/T-8
- CONCRETE WALKWAYS & PATIOS, SEE CIVIL
- BIORETENTION, SEE CIVIL
- GRADED LANDSCAPE AREAS, SEE CIVIL
- MONOLITHIC SIDEWALK PER CITY OF LIVERMORE STD, SEE CIVIL
- ASPHALT PER CITY OF LIVERMORE STD, SEE CIVIL
- DETECTABLE WARNING
- EXISTING LANDSCAPE
- CONSTRUCTION STAGING AREA
- PROPERTY LINE
- LIMIT OF WORK
- SETBACK LINE
- 10' WIDE PG&E EASEMENT
- DEMOLISH (E) EXISTING UTILITY LINE
- TREE, SEE LANDSCAPE

Inch 1 0

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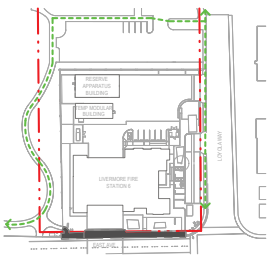
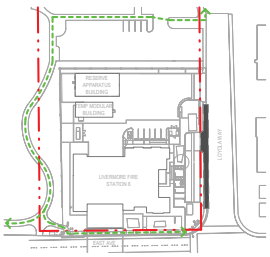
SITE PLAN - PHASE 3A

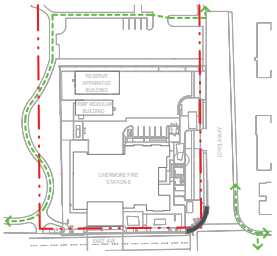
A1.3A
Sheet
Of xx
SCALE: As indicated



A1 / A1.3B PEDESTRIAN ACCESS PATH 3B-1
SCALE: 1" = 100'-0"



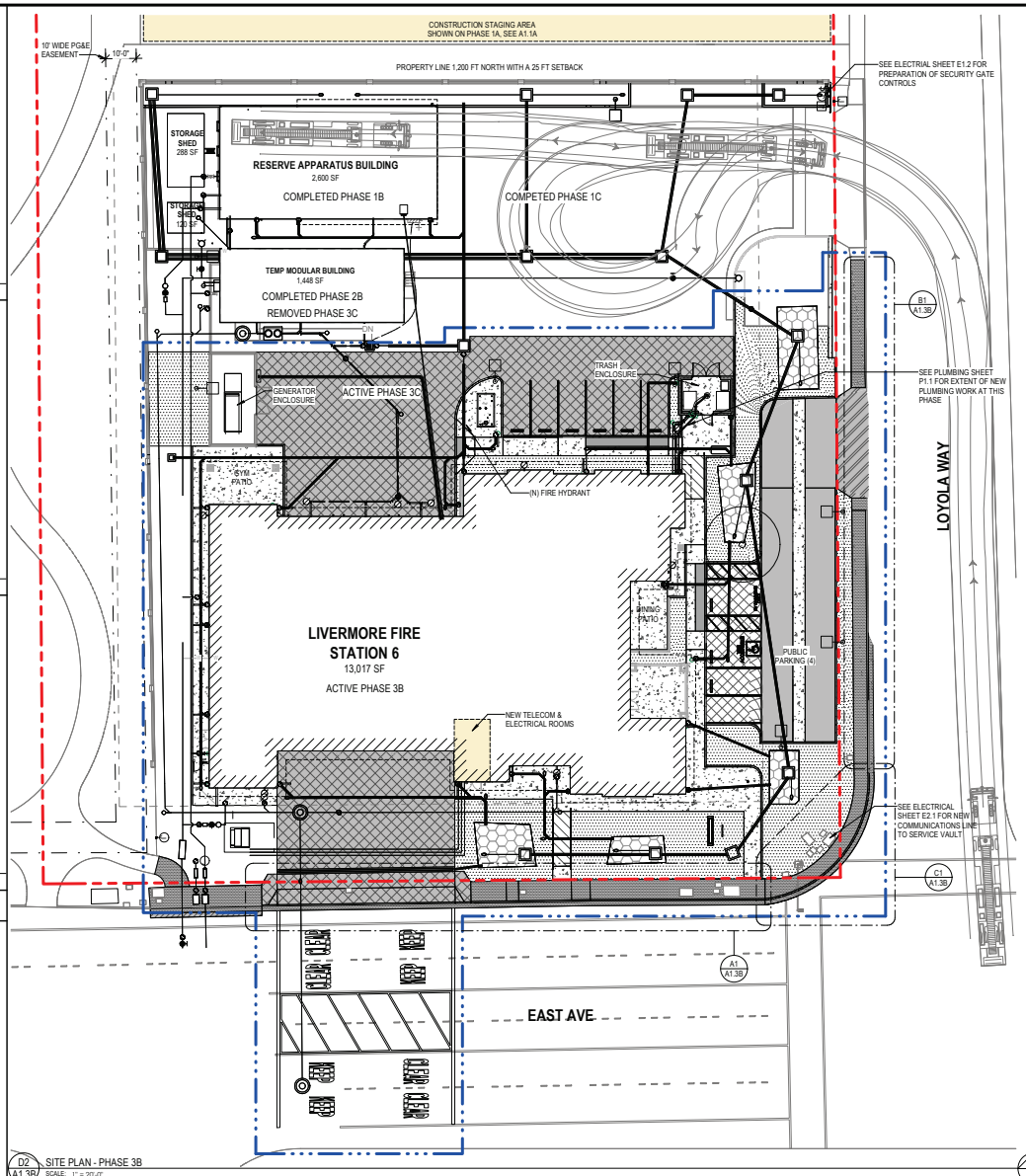
B1 / A1.3B PEDESTRIAN ACCESS PATH 3B-2
SCALE: 1" = 100'-0"



C1 / A1.3B PEDESTRIAN ACCESS PATH 3B-3
SCALE: 1" = 100'-0"

PEDESTRIAN ACCESS PATH LEGEND

- ACTIVE "SIDEWALK IMPROVEMENT" LIMIT OF WORK
- PROPERTY LINE
- ACCESSIBLE PATH OF PEDESTRIAN TRAVEL



PHASE 3B & 3C

PHASE 3B

CONTINUE LAYING IN DRY AND WET UTILITIES BELOW FIRE STATION SLAB ON GRADE TO NEW LATERALS. COMPLETE ELECTRICAL AND LOW VOLTAGE DRY LINES FROM RAB TO NEW FIRE STATION ELECTRICAL ROOM 110 AND TELECOM ROOM 111. IDENTIFY ALL STUB UPS.

PREPARE AND POUR (N) FIRE STATION SLAB ON GRADE.

CONSTRUCT (N) FIRE STATION 6. INCLUDES TRASH AND GENERATOR ENCLOSURE.

PREPARE SITE AND CONTINUE LAYING IN DRY AND WET UTILITY LINES BELOW GRADE. INCLUDES ELECTRICAL FOR GENERATOR, ELECTRIC VEHICLE CHARGERS, SITE LIGHTING, AND COMMUNICATIONS & SECURITY. ALSO INCLUDES WATER SUPPLY, IRRIGATION WATER, SANITARY SEWER, STORM WATER DRAINAGE TO RAB AND FIRE STATION BUILDING LEADERS.

CONSTRUCT AND INSTALL ALL REMAINING PAVING AND PREPARE GRADED AREAS IN FRONT ON EAST AVE. PAVE ENTRY INGRESS OF APPARATUS BAY ON NORTH SIDE OF (N) FIRE STATION.

REMOVE TEMPORARY POWER POLES ON WEST SIDE OF FIRE STATION AND OVERHEAD POWER AND COMMUNICATION LINES.

INSTALL LANDSCAPING ON WEST SIDE ALONG THE PARK AND EAST SIDES OF PROPERTY ALONG EAST AVE.

COMPLETE INSTALLATION OF IRRIGATION SYSTEMS ON SOUTH SIDE OF PROPERTY.

PHASE 3C

FIRE STATION CREW TO MOVE FROM TEMPORARY MODULAR LIVING QUARTERS AND RAB INTO (N) FIRE STATION 6 AFTER RECEIVING OCCUPANCY FROM BUILDING OFFICIAL.

AFTER STAFF HAS MOVED INTO NEW FIRE STATION, REMOVE TEMPORARY MODULAR BUILDING.

ADD ALL ABANDONING AND CAPPING TEMP UTILITIES IN THIS PHASE.

SIDEWALK IMPROVEMENT

NOTES:

THE TERM *"SIDEWALK IMPROVEMENT"* SHALL COLLECTIVELY REFER TO ALL PUBLICLY ACCESSED SIDEWALK, DRIVEWAY, HANDICAP RAMP, CURB, AND GUTTER LOCATED WITHIN THE REPRESENTED LIMITS OF WORK PER THE PEDESTRIAN ACCESS PATH PLANS, SEE A1/A1.3B, B1/A1.3B, AND C1/A1.3B.

CONTRACTOR TO MAINTAIN PUBLIC ACCESSIBLE PEDESTRIAN PATH OF TRAVEL AROUND THE SITE THROUGHOUT ALL PHASES OF CONSTRUCTION.

CONTRACTOR TO PREPARE A SIDEWALK DETOUR PLAN FOR APPROVAL BY CITY FOR VARIOUS PHASES OF CONSTRUCTION FOR "SIDEWALK IMPROVEMENT" REPAIR WORK.

CONTRACTOR TO COMPLETE IN ENTIRETY EACH "SIDEWALK IMPROVEMENT" AND OPEN TO PUBLIC BEFORE BEGINNING REMOVAL AND CONSTRUCTION OF THE SUBSEQUENT "SIDEWALK IMPROVEMENT" PER THE SEQUENCING OF "SIDEWALK IMPROVEMENT"(S) BELOW.

SEQUENCING OF "SIDEWALK IMPROVEMENT"(S):

3B-1 - "SIDEWALK IMPROVEMENT" ALONG EAST AVE, SEE PEDESTRIAN ACCESS PATH PLAN A1/A1.3B.

CONTRACTOR TO REMOVE AND REPLACE "SIDEWALK IMPROVEMENT" 3B-1 AND OPEN TO PEDESTRIAN TRAFFIC WITHIN **30 WORKING DAYS** OF STARTING "SIDEWALK IMPROVEMENT" 3B-1 REMOVAL WORK.

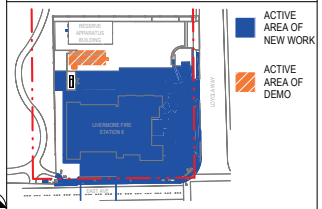
3B-2 - "SIDEWALK IMPROVEMENT" ALONG LOYOLA WAY, SEE PEDESTRIAN ACCESS PATH PLAN B1/A1.3B.

CONTRACTOR TO REMOVE AND REPLACE "SIDEWALK IMPROVEMENT" 3B-2 AND OPEN TO PEDESTRIAN TRAFFIC WITHIN **3 WORKING DAYS** OF STARTING "SIDEWALK IMPROVEMENT" 3B-2 REMOVAL WORK.

3B-3 - "SIDEWALK IMPROVEMENT" AT THE CORNER OF LOYOLA WAY AND EAST AVE, SEE PEDESTRIAN ACCESS PATH PLAN C1/A1.3B.

WHEN SCHOOL IS NOT IN SESSION, CONTRACTOR TO REMOVE AND REPLACE "SIDEWALK IMPROVEMENT" 3B-3 AND OPEN TO PEDESTRIAN TRAFFIC WITHIN **1 WORKING DAY** OF STARTING "SIDEWALK IMPROVEMENT" 3B-3 REMOVAL WORK.

KEY PLAN 3B



CONSTRUCTION NOTES

LEGEND

- (E) EXISTING
- EXISTING TO BE REMOVED, DEMOLISHED, OR ALTERED
- ASPHALT CONCRETE PAVING, SEE CIVIL
- TYPE 1 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- TYPE 2 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD, SEE CIVIL
- CONCRETE RAMP AND HAND RAILS, SEE B4/T-8
- CONCRETE WALKWAYS & PATIOS, SEE CIVIL
- BIORETENTION, SEE CIVIL
- GRADED LANDSCAPE AREAS, SEE CIVIL
- MONOLITHIC SIDEWALK PER CITY OF LIVERMORE STD, SEE CIVIL
- ASPHALT PER CITY OF LIVERMORE STD, SEE CIVIL
- DETECTABLE WARNING
- EXISTING LANDSCAPE
- CONSTRUCTION STAGING AREA
- PROPERTY LINE
- LIMIT OF WORK
- SETBACK LINE
- 10' WIDE PG&E EASEMENT
- DEMOLISH (E) EXISTING UTILITY LINE
- TREE, SEE LANDSCAPE

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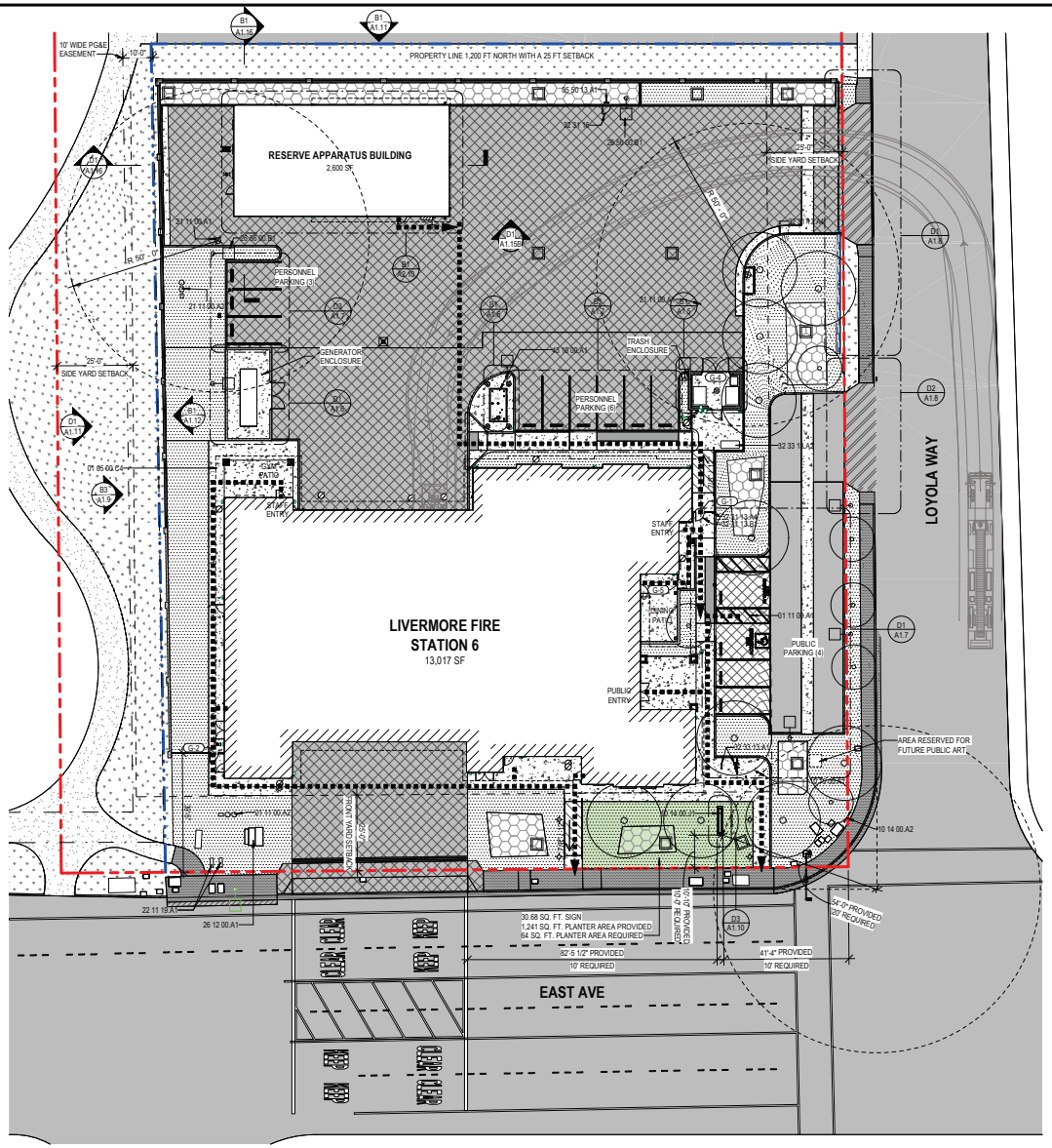
CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

SITE PLAN - PHASE 3B

NOT FOR CONSTRUCTION

A1.3B
Sheet
Of xx
SCALE: As indicated



D1 A1.4 SITE PLAN
SCALE: 1" = 20'-0"

CONSTRUCTION NOTES

01 05 00.C4	LINE OF ROOF ABOVE
01 11 00.A1	5'-0" WIDE ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING TO ACCESSIBLE ENTRANCE
05 50 13.A1	METAL LADDER
10 14 00.A2	RELOCATED WAYFINDING SIGN
10 14 00.J1	MONUMENT SIGN
10 75 00.A1	FLAG POLE
21 11 00.A1	FIRE HYDRANT, SEE CIVIL
21 11 00.A2	POST INDICATOR VALVE & FIRE DEPARTMENT CONNECTION, SEE CIVIL
22 11 19.A1	BACKFLOW PREVENTION DEVICE, SEE CIVIL
26 12 00.A1	TRANSFORMER, SEE ELECTRICAL
26 56 00.B1	SITE LIGHT, SEE ELECTRICAL
32 31 13.A4	SECURITY FENCE
32 31 13.B1	SECURITY PERSONNEL GATE
32 31 16	GATE
32 33 13.A1	BICYCLE RACK
32 33 13.A2	BICYCLE LOCKER
43 10 00.A1	FUEL TANK

LEGEND

- (E) EXISTING
- ASPHALT CONCRETE PAVING, SEE CIVIL
- TYPE 1 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- TYPE 2 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- CONCRETE RAMP AND HANDRAILS
- CONCRETE WALKWAYS & PATIOS, SEE CIVIL
- BIORETENTION, SEE CIVIL
- GRADED LANDSCAPE AREAS, SEE CIVIL
- MONOLITHIC SIDEWALK PER CITY OF LIVERMORE STD, SEE CIVIL
- COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD, SEE CIVIL
- ASPHALT PER CITY OF LIVERMORE STD, SEE CIVIL
- DETECTABLE WARNING
- EXISTING LANDSCAPE
- PROPERTY LINE
- LIMIT OF WORK
- SETBACK LINE
- 10' WIDE PG&E EASEMENT
- ACCESSIBLE PATH OF TRAVEL
- NEW TREE, SEE LANDSCAPE

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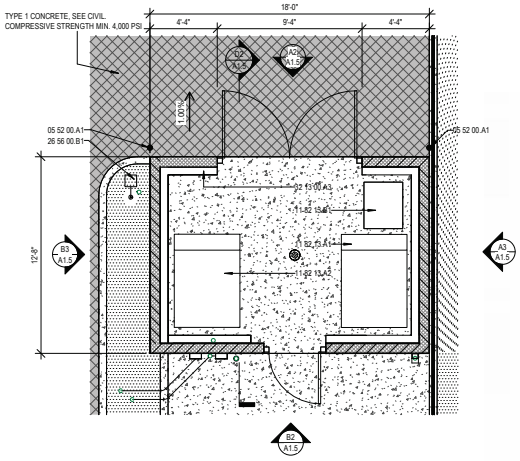
CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

SITE PLAN - COMPLETE

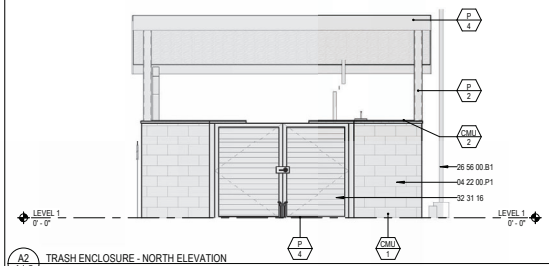
NOT FOR CONSTRUCTION

A1.4
Sheet
Of xx
SCALE: 1" = 20'-0"

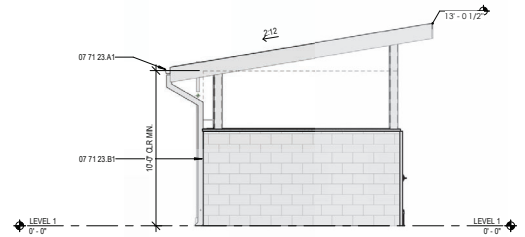
ATTACHMENT 2



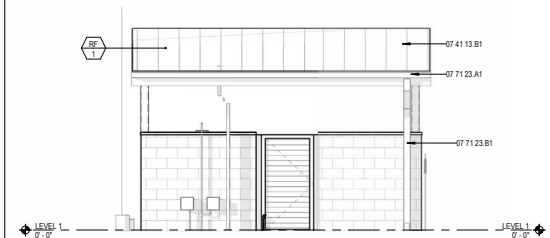
B1 A1.5 TRASH ENCLOSURE - FLOOR PLAN
SCALE: 1/4" = 1'-0"



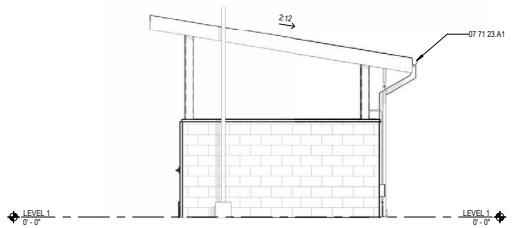
A2 A1.5 TRASH ENCLOSURE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



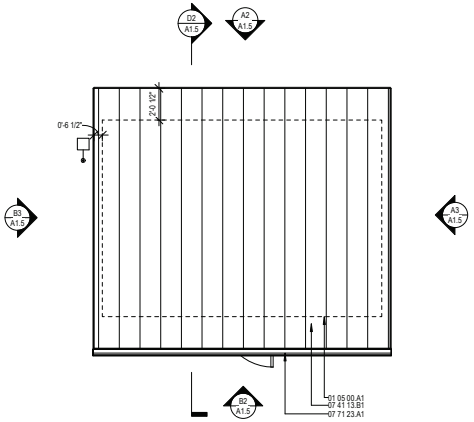
A3 A1.5 TRASH ENCLOSURE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



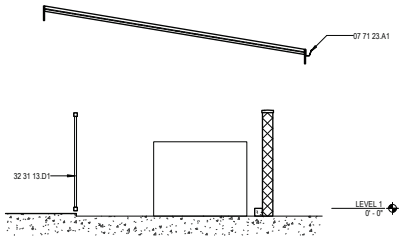
B2 A1.5 TRASH ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



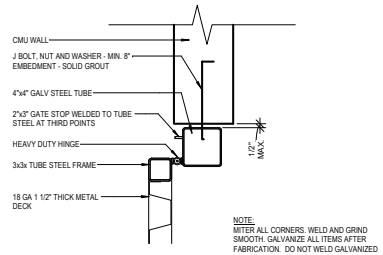
B3 A1.5 TRASH ENCLOSURE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



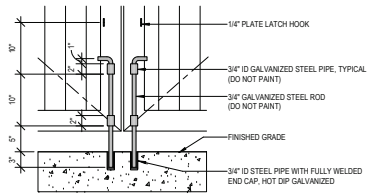
D1 A1.5 TRASH ENCLOSURE - ROOF PLAN
SCALE: 1/4" = 1'-0"



D2 A1.5 SECTION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



C3 A1.5 TRASH ENCLOSURE DETAIL
SCALE: 1 1/2" = 1'-0"



D3 A1.5 CANE BOLT DETAIL
SCALE: 1" = 1'-0"

CONSTRUCTION NOTES

01 05 00.A1	LINE OF WALL BELOW
04 22 00.P1	SPLITFACE CMU RETAINING WALL, SEE CIVIL
05 52 00.A1	4" BOLLARD, SEE SITE DETAILS
07 41 13.B1	STANDING SEAM METAL ROOF PANEL, SEE FINISH SCHEDULE
07 71 23.A1	GUTTER
07 71 23.B1	DOWNSPOUT
11 82 13.A1	4 YARD TRASH BIN
11 82 13.A2	4 YARD RECYCLING BIN
11 82 13.B1	96 GALLON ORGANICS BIN
26 56 00.B1	SITE LIGHT, SEE ELECTRICAL
32 13 00.A3	CONCRETE CURB (6"W X 6"H MIN.) SEE SLAB PLAN
32 31 13.D1	TRASH ENCLOSURE GATE
32 31 16	GATE

EXTERIOR FINISH SCHEDULE

MATERIAL	TYPE	DESCRIPTION NAME	DESCRIPTION COLOR
BRK	1	BRICK VENEER	TIVOLI
CFB	1	CEMENT FIBER BOARD SIDING	P-2
CMU	1	SPLITFACE CONCRETE MASONRY UNIT	125
CMU	2	SPLITFACE CONCRETE MASONRY UNIT (CAP BLOCK)	125
CP	1	CEMENT PLASTER	P-1
MTL	1	METAL - FACTORY FINISH	RAL 6022 - OLIVE DRAB
MTL	2	METAL - FACTORY FINISH	RAL 6022 - OLIVE DRAB
MTL	4	METAL - FACTORY FINISH	BRONZE ANODIZED
MTL	5	METAL - FACTORY FINISH	BLACK
P	1	PAINT	SW9110 - MALABAR
P	3	PAINT	SW7051 - ANALYTICAL GRAY
P	4	PAINT	SW7046 - ANONYMOUS
P	5	PAINT (STAIN)	SW3509 - BAJA BEIGE
P	6	PAINT	SW7631 - CITY LOFT
P	8	PAINT	SW7641 - COLONNADE GRAY
P	99		
RF	1	STANDING SEAM METAL ROOF	W29 - OLD ZINC GREY
SV	1	STONE VENEER	GREY SKY

LEGEND

- (E) EXISTING
- ASPHALT CONCRETE PAVING, SEE CIVIL
- TYPE 1 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- TYPE 2 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- GRADED LANDSCAPE AREAS, SEE CIVIL
- CONCRETE WALKWAYS & PATIOS, SEE CIVIL
- DETECTABLE WARNING
- PROPERTY LINE
- LIMIT OF WORK
- SETBACK LINE
- TREE, SEE LANDSCAPE

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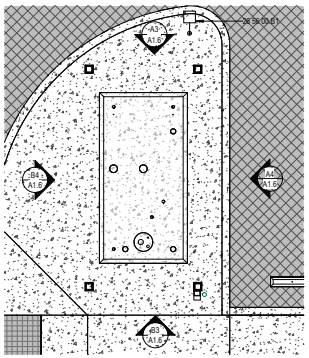
4550 EAST AVE LIVERMORE, CA 94550

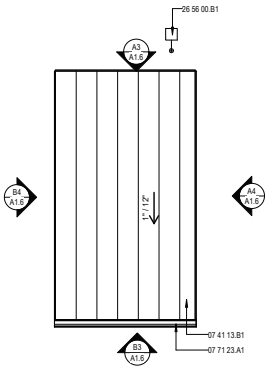
TRASH ENCLOSURE

NOT FOR CONSTRUCTION

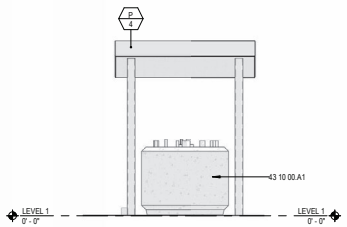
A1.5
Sheet
Of xx
SCALE: As indicated



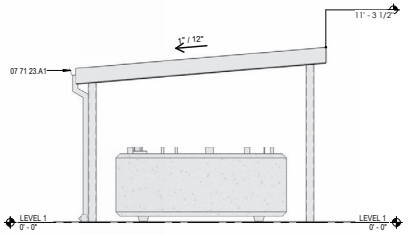
B1 A1.6 FUEL ENCLOSURE - FLOOR PLAN
SCALE: 1/4" = 1'-0"



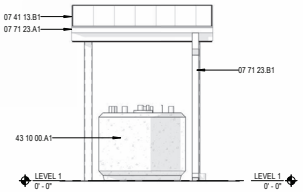
B2 A1.6 FUEL ENCLOSURE - ROOF PLAN
SCALE: 1/4" = 1'-0"



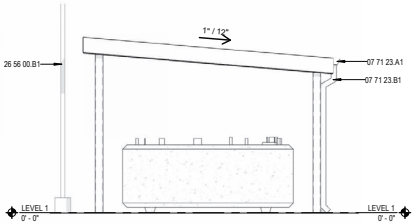
A3 A1.6 FUEL REPLACEMENT - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



A4 A1.6 FUEL REPLACEMENT - EAST ELEVATION
SCALE: 1/4" = 1'-0"



B3 A1.6 FUEL REPLACEMENT - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



B4 A1.6 FUEL REPLACEMENT - WEST ELEVATION
SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

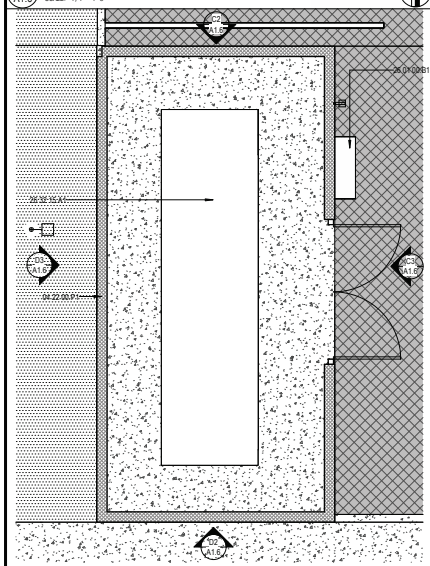
04 22 00.P1	SPLITFACE CMU RETAINING WALL, SEE CIVIL
07 41 13.B1	STANDING SEAM METAL ROOF PANEL, SEE FINISH SCHEDULE
07 71 23.A1	GUTTER
07 71 23.B1	DOWNSPOUT
26 01 00.B1	GSD, SEE ELECTRICAL
26 32 15.A1	GENERATOR
26 56 00.B1	SITE LIGHT, SEE ELECTRICAL
32 31 16	GATE
43 10 00.A1	FUEL TANK

EXTERIOR FINISH SCHEDULE

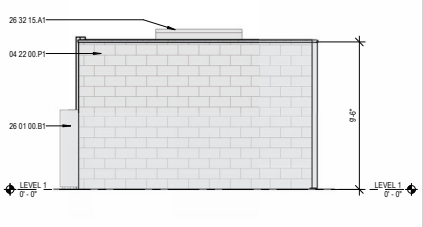
MATERIAL	TYPE	DESCRIPTION NAME	DESCRIPTION COLOR
BRK	1	BRICK VENEER	TIVOLI
CFB	1	CEMENT FIBER BOARD SIDING	P-2
CMU	1	SPLITFACE CONCRETE MASONRY UNIT	125
CMU	2	SPLITFACE CONCRETE MASONRY UNIT (CAP BLOCK)	125
CP	1	CEMENT PLASTER	P-1
MTL	1	METAL - FACTORY FINISH	RAL 6022 - OLIVE DRAB
MTL	2	METAL - FACTORY FINISH	RAL 6022 - OLIVE DRAB
MTL	4	METAL - FACTORY FINISH	BRONZE ANODIZED
MTL	5	METAL - FACTORY FINISH	BLACK
P	1	PAINT	SW9110 - MALABAR
P	3	PAINT	SW7051 - ANALYTICAL GRAY
P	4	PAINT	SW7046 - ANONYMOUS
P	5	PAINT (STAIN)	SW3509 - BAJA BEIGE
P	6	PAINT	SW7631 - CITY LOFT
P	8	PAINT	SW7641 - COLONNADE GRAY
P	99		
RF	1	STANDING SEAM METAL ROOF	W29 - OLD ZINC GREY
SV	1	STONE VENEER	GREY SKY

LEGEND

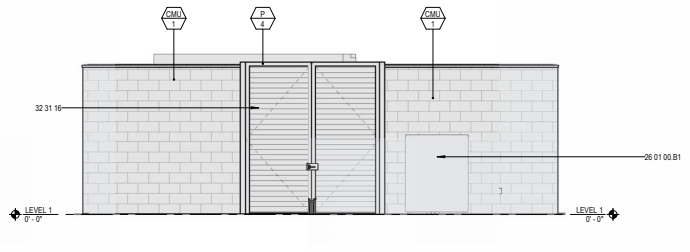
- (E) EXISTING
- ASPHALT CONCRETE PAVING, SEE CIVIL
- TYPE 1 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- TYPE 2 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- GRADED LANDSCAPE AREAS, SEE CIVIL
- CONCRETE WALKWAYS & PATIOS, SEE CIVIL
- DETECTABLE WARNING
- PROPERTY LINE
- LIMIT OF WORK
- SETBACK LINE
- TREE, SEE LANDSCAPE



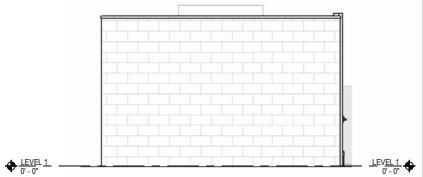
D1 A1.6 GENERATOR ENCLOSURE - FLOOR PLAN
SCALE: 1/4" = 1'-0"



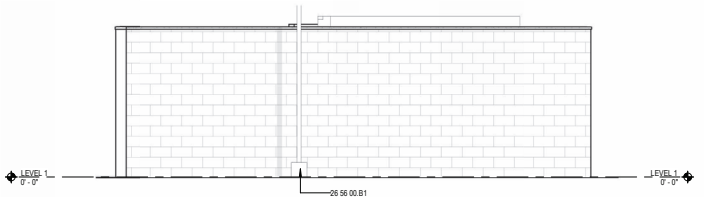
C2 A1.6 GENERATOR ENCLOSURE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



C3 A1.6 GENERATOR ENCLOSURE - EAST ELEVATION
SCALE: 1/4" = 1'-0"



D2 A1.6 GENERATOR ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



D3 A1.6 GENERATOR ENCLOSURE - WEST ELEVATION
SCALE: 1/4" = 1'-0"

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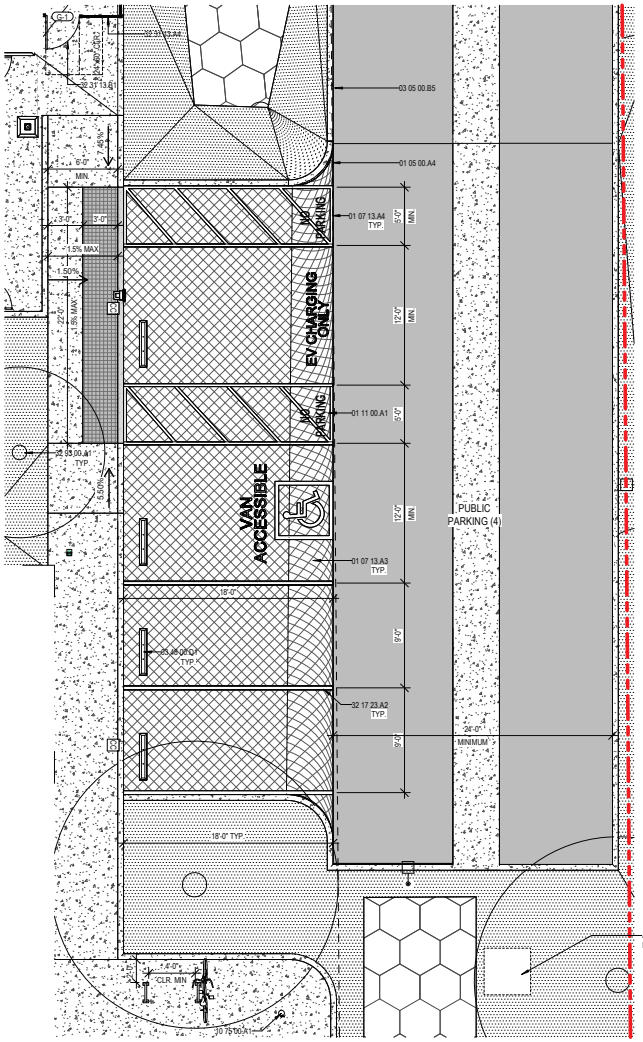
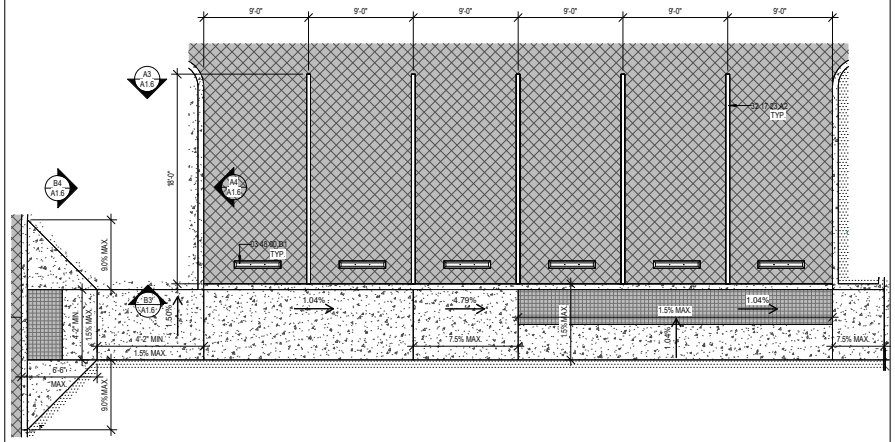
GENERATOR & FUEL ENCLOSURE

NOT FOR CONSTRUCTION

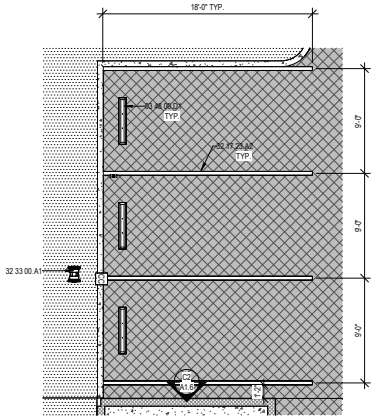
A1.6
Sheet
Of xx
SCALE: 1/4" = 1'-0"



D1 A1.7 ENLARGED SITE PLAN - PUBLIC PARKING
SCALE: 3/16" = 1'-0"



B3 A1.7 ENLARGED SITE PLAN - PERSONNEL PARKING
SCALE: 3/16" = 1'-0"



D3 A1.7 ENLARGED SITE PLAN - PERSONNEL PARKING 2
SCALE: 3/16" = 1'-0"

CONSTRUCTION NOTES

01 05 00.A4	SETBACK LINE
01 07 13.A3	VAN ACCESSIBLE PARKING STALL, SEE D1/T-7
01 07 13.A4	ACCESSIBLE AISLE, SEE D1/T-6
01 11 00.A1	5'-0" WIDE ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING TO ACCESSIBLE ENTRANCE
03 05 00.B5	CONCRETE CURB, SEE CIVIL
03 48 00.D1	PRECAST CONCRETE WHEEL STOP, SEE B3/T-7
10 75 00.A1	FLAG POLE
32 17 23.A2	4" WIDE STRIPING
32 31 13.A4	SECURITY FENCE
32 31 13.B1	SECURITY PERSONNEL GATE
32 33 00.A1	DOUBLE EV CHARGING STATION, SEE ELECTRICAL
32 93 00.A1	NEW TREE, SEE LANDSCAPE

LEGEND

- (E) EXISTING
- ASPHALT CONCRETE PAVING, SEE CIVIL
- TYPE 1 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- TYPE 2 CONCRETE PAVING, SEE CIVIL. COMPRESSIVE STRENGTH MIN. 4,000 PSI.
- CONCRETE RAMP AND HANDRAILS
- CONCRETE WALKWAYS & PATIOS, SEE CIVIL
- BIORETENTION, SEE CIVIL
- GRADED LANDSCAPE AREAS, SEE CIVIL
- MONOLITHIC SIDEWALK PER CITY OF LIVERMORE STD, SEE CIVIL
- COMMERCIAL DRIVEWAY PER CITY OF LIVERMORE STD, SEE CIVIL
- ASPHALT PER CITY OF LIVERMORE STD, SEE CIVIL
- DETECTABLE WARNING
- EXISTING LANDSCAPE
- PROPERTY LINE
- LIMIT OF WORK
- SETBACK LINE
- TREE, SEE LANDSCAPE

Inch 1 0

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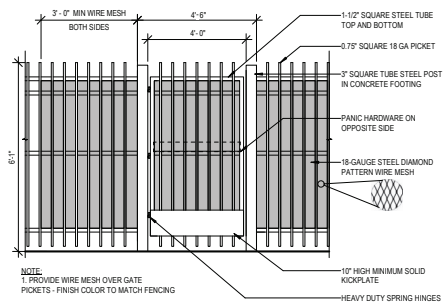
4550 EAST AVE LIVERMORE, CA 94550

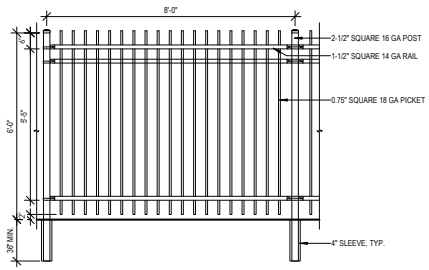
ENLARGED SITE PLAN

NOT FOR CONSTRUCTION

A1.7
Sheet
Of xx
SCALE: 3/16" = 1'-0"



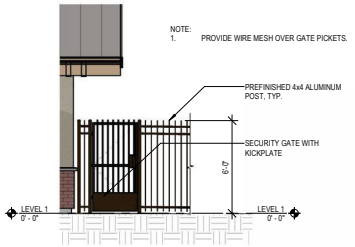
B1 A1.9 PERSONNEL GATE
SCALE: 1/2" = 1'-0"



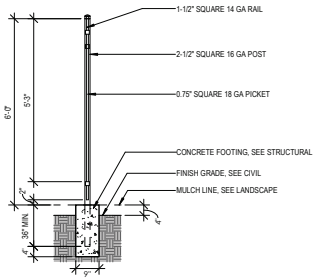
B2 A1.9 SECURITY FENCE
SCALE: 1/2" = 1'-0"



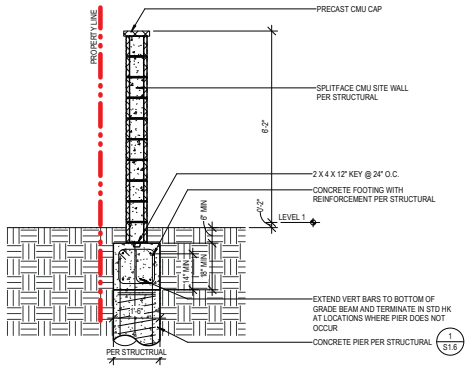
B3 A1.9 SITE WALL ELEVATION (TYP.)
SCALE: 1/4" = 1'-0"



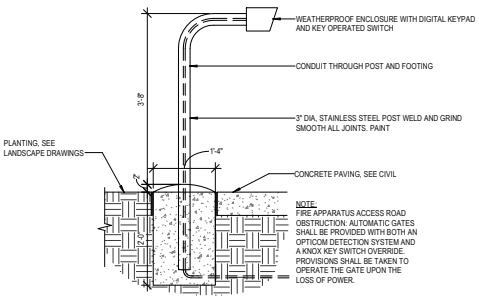
C1 A1.9 SECURITY FENCE - ELEVATION
SCALE: 1/4" = 1'-0"



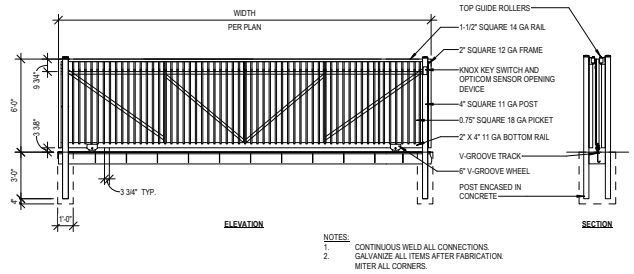
C2 A1.9 SECURITY FENCE / GATE
SCALE: 1/2" = 1'-0"



C3 A1.9 CMU SITE WALL SECTION DETAIL
SCALE: 1/2" = 1'-0"



C4 A1.9 GATE CONTROLLER
SCALE: 3/4" = 1'-0"



D1 A1.9 VEHICULAR ROLLING GATE - EAST ELEVATION
SCALE: 1/4" = 1'-0"

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SITE DETAILS

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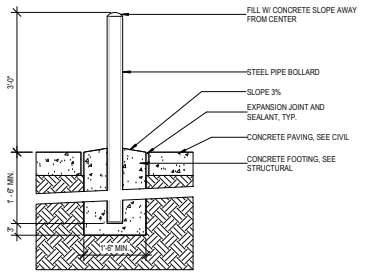
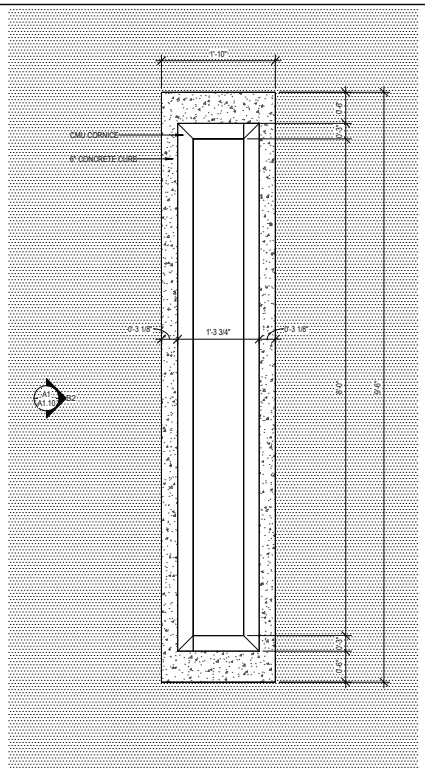
A1.9
Sheet
Of xx
SCALE: As indicated



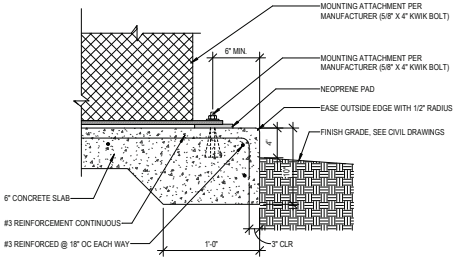
B2 A1.10 MONUMENT SIGN
SCALE: 1" = 1'-0"



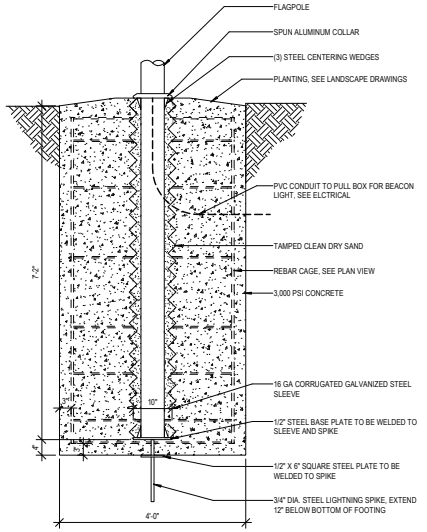
C2 A1.10 STEEL PIPE BOLLARD
SCALE: 3/4" = 1'-0"



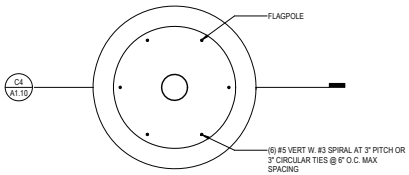
D3 A1.10 ENLARGED PLAN - MONUMENT SIGN
SCALE: 1" = 1'-0"



D2 A1.10 EQUIPMENT HOUSE KEEPING PAD
SCALE: 1 1/2" = 1'-0"



C4 A1.10 FLAG POLE FOOTING - SECTION
SCALE: 3/4" = 1'-0"



D4 A1.10 FLAG POLE FOOTING - PLAN
SCALE: 3/4" = 1'-0"

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SITE DETAILS

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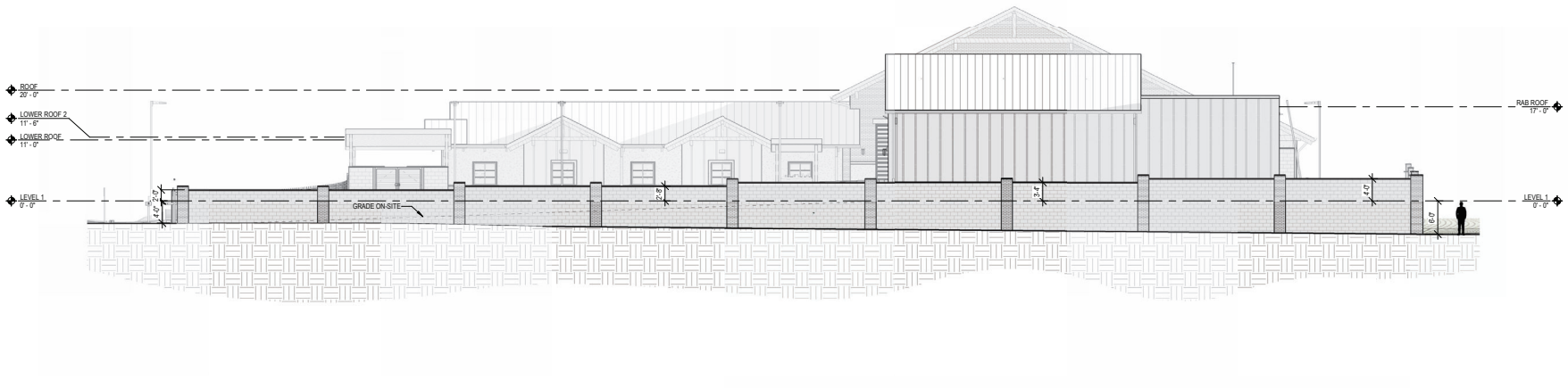
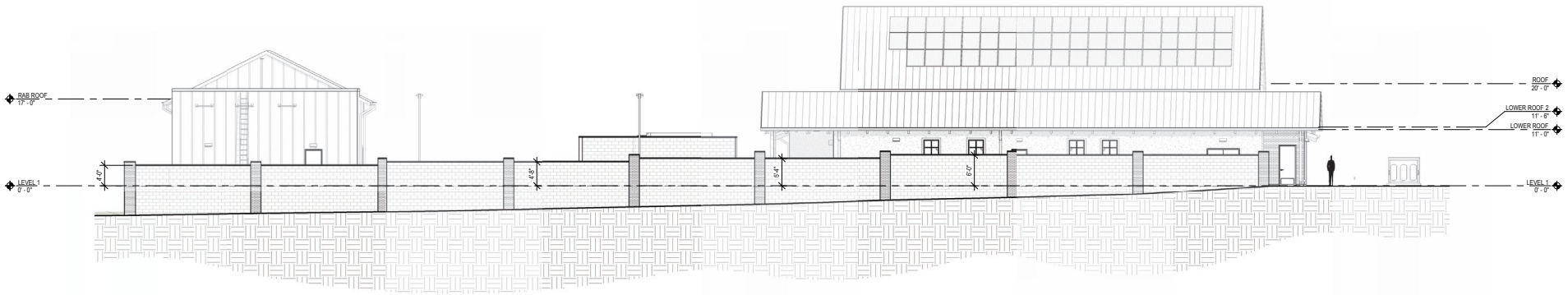
A1.10
Sheet
Of xx
SCALE: As indicated



B1 A1.11 SITE ELEVATION - NORTH
SCALE: 1" = 10'-0"



D1 A1.11 SITE ELEVATION - WEST
SCALE: 1" = 10'-0"

Inch 1 0

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	12/23/25		50% DESIGN DEVELOPMENT
	02/17/26		90% DESIGN DEVELOPMENT
	04/16/26		100% DESIGN DEVELOPMENT
	06/19/26		50% CONSTRUCTION DOCUMENTS

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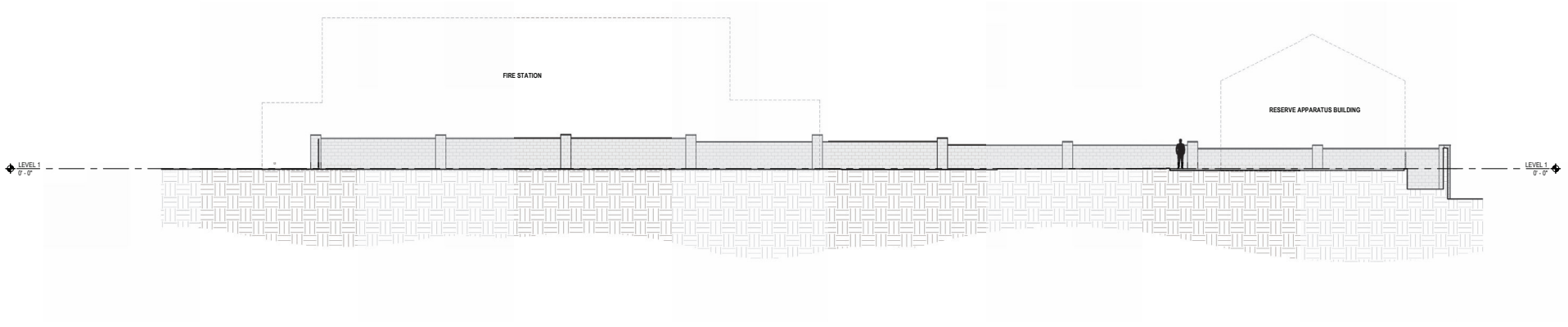
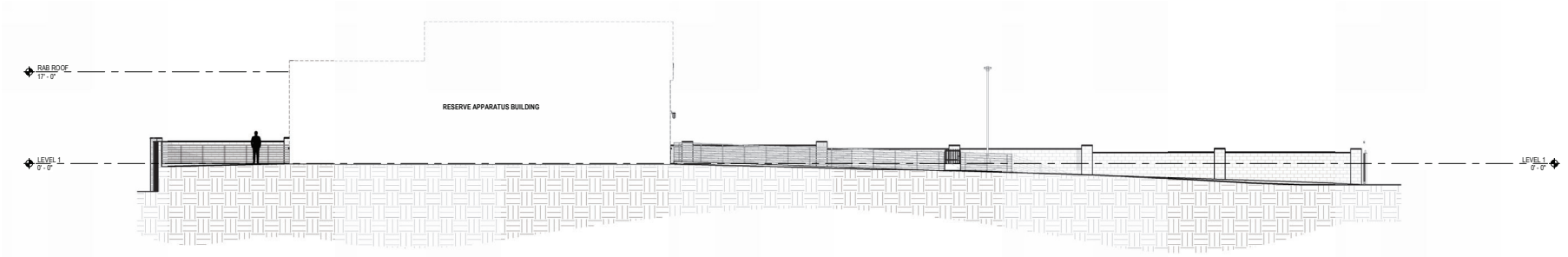
SITE ELEVATIONS - CMU

NOT FOR CONSTRUCTION

A1.11
Sheet
Of xx
SCALE: 1" = 10'-0"



B1 / A1.12 SITE ELEVATION - EAST
SCALE: 1" = 10'-0"



D1 / A1.12 SITE ELEVATION - SOUTH
SCALE: 1" = 10'-0"

Inch 1 0

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		11/14/25		100% SCHEMATIC DESIGN
		12/23/25		50% DESIGN DEVELOPMENT
APPROVED BY	DATE	02/17/26		90% DESIGN DEVELOPMENT
DESIGNED BY:		04/16/26		100% DESIGN DEVELOPMENT
DRAWN BY:		06/19/26		60% CONSTRUCTION DOCUMENTS
CHECKED BY:	NO.	DATE	BY	REVISIONS

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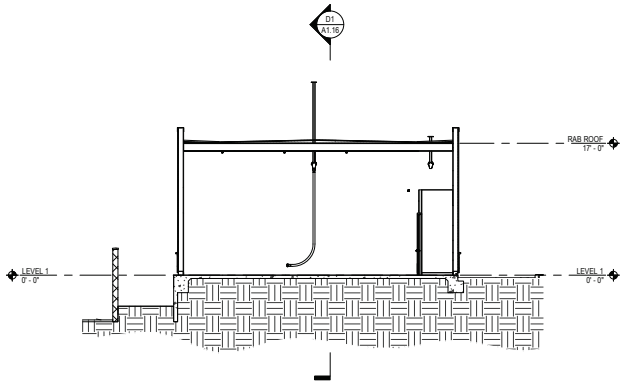
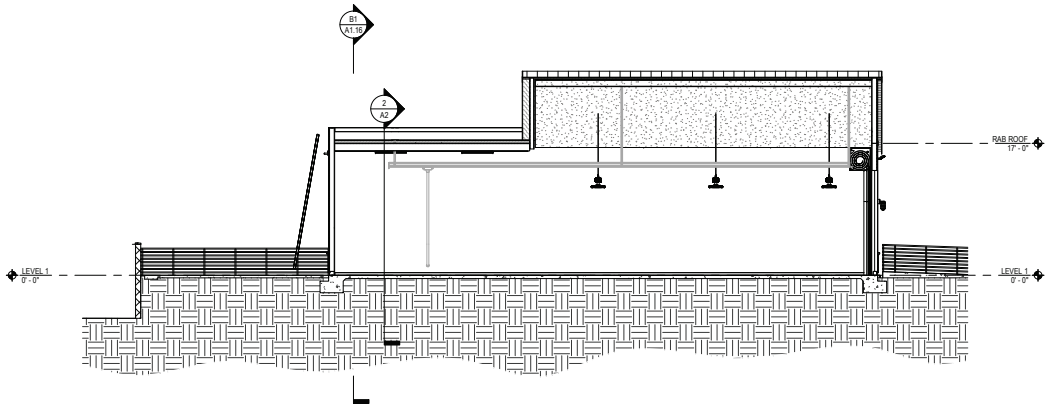
SITE ELEVATIONS - CMU

NOT FOR CONSTRUCTION

A1.12
Sheet
Of xx
SCALE: 1" = 10'-0"



B1 A1.16 RAB SITE SECTION
SCALE: 1/8" = 1'-0"



D1 A1.16 RAB SITE CROSS SECTION
SCALE: 1/8" = 1'-0"

Inch
1
0

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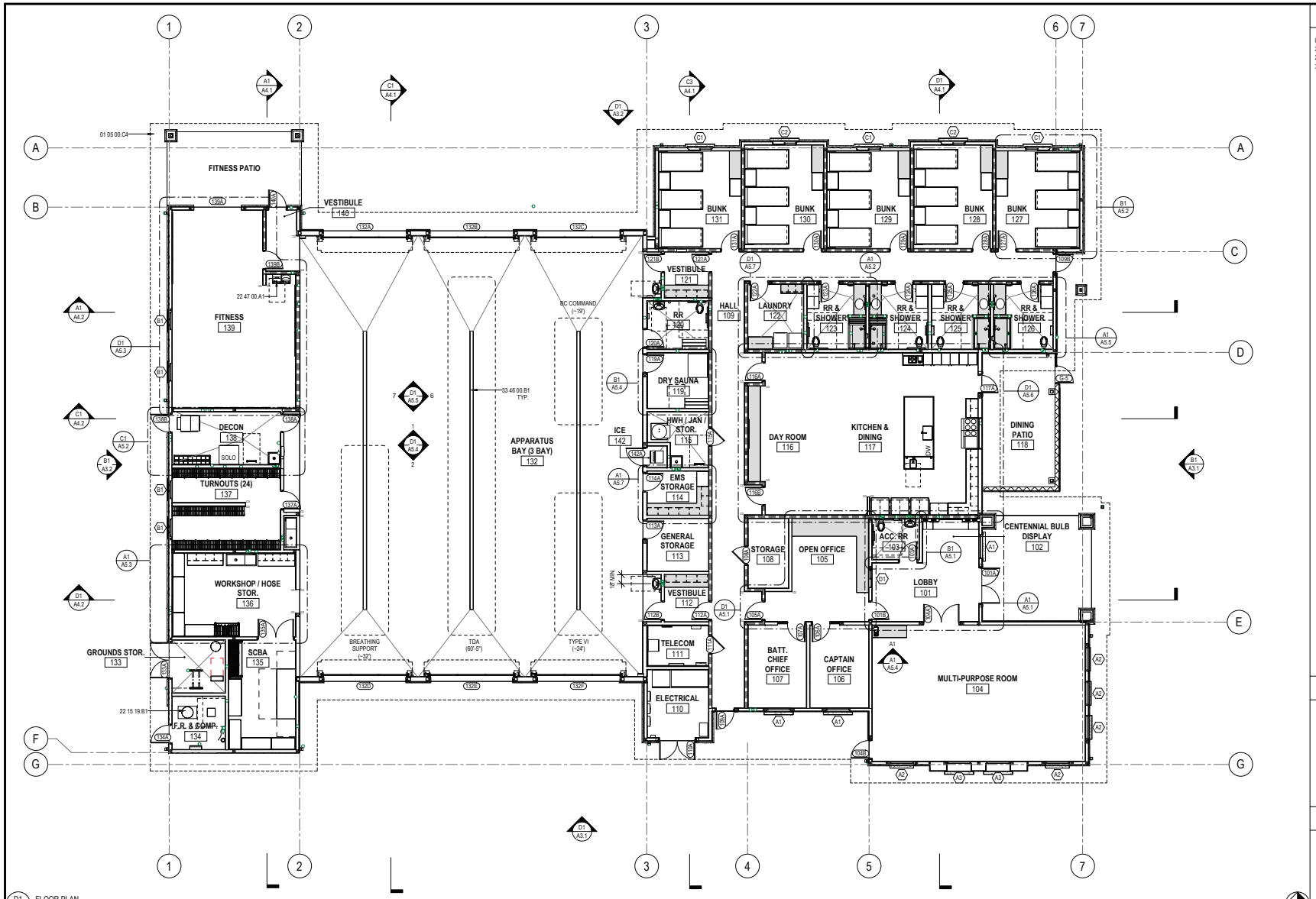
SITE SECTIONS

NOT FOR CONSTRUCTION

A1.16
Sheet
Of xx
SCALE: 1/8" = 1'-0"



D1 A2.1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

01 05 00.C4	LINE OF ROOF ABOVE
22 15 19.B1	COMPRESSOR, SEE PLUMBING
22 47 00.A1	WATER FOUNTAIN AND BOTTLE FILLING STATION
33 46 00.B1	TRENCH DRAIN, SEE PLUMBING

NOTES

1. SEE A2.2 FOR DIMENSION PLAN.
2. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION
3. SEE A2.3 REFLECTED CEILING PLAN
4. SEE A6.1 FOR ROOM FINISH SCHEDULE
5. SEE A6.3/A6.4 FOR DOOR AND WINDOW AND STOREFRONT SCHEDULES
6. STAINLESS STEEL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR OF BUILDING
7. VERIFY LOCATION OF ALL STATION ALERTING EQUIPMENT WITH ARCHITECT PRIOR TO ROUGH-IN
8. ACCESSIBLE RESTROOMS 103 AND 123 SHALL COMPLY WITH ALL ACCESSIBLE REQUIREMENTS AND NOTES ON DETAILS A3/T-4 AND B1/T-6. LAVATORIES SHALL COMPLY WITH DETAILS B1/T-5 AND B2/T-5.

WALL LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL
- 2x8 STUD WALL
- CMU 8" WALL
- WOOD STUD WALL - 1 HOUR

Inch 1 0

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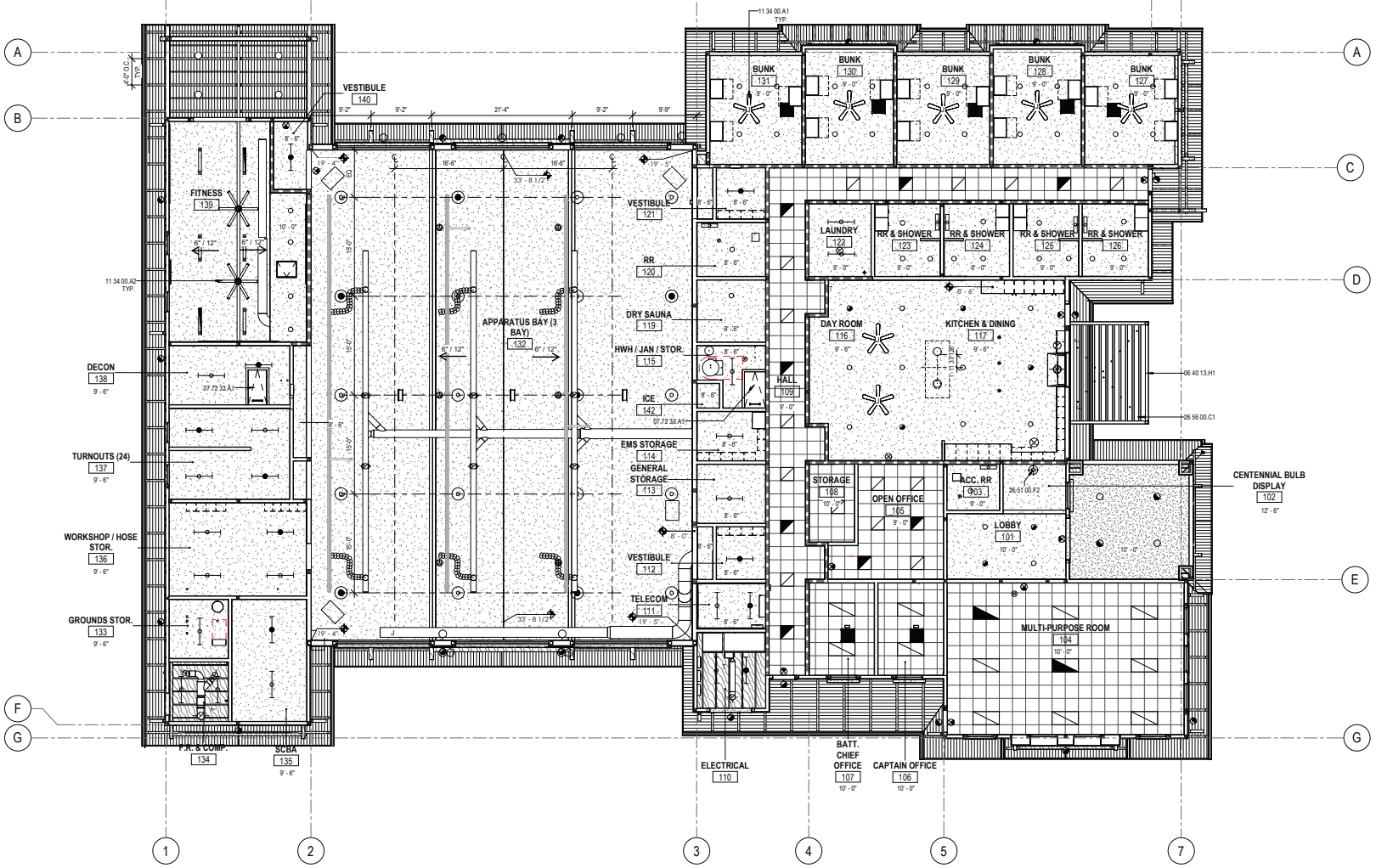
FLOOR PLAN

NOT FOR CONSTRUCTION

A2.1
Sheet 3
Of xx
SCALE: 1/8" = 1'-0"



D1 REFLECTED CEILING PLAN
A2.3 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

06 40 13.H1	COMPOSITE TRELLIS
07 72 33.A1	ROOF ACCESS HATCH
11 34 00.A1	60" CEILING FAN
11 34 00.A2	72" CEILING FAN
26 51 00.F2	PROPOSED PERMANENT LOCATION OF CENTENNIAL LIGHT BULB
26 56 00.C1	CATENARY STRING LIGHTS, SEE ELECTRICAL

LEGEND

- SUSPENDED ACOUSTIC CEILING TILE
- 2X6 TONGUE AND GROOVE SOFFIT
- GYPSUM BOARD CEILING
- CEMENT PLASTER
- CEILING FAN, SEE ELECTRICAL
- ROOF ACCESS HATCH
- 2'X4' RECESSED LIGHT, SEE ELECTRICAL
- 2'X2' RECESSED LIGHT, SEE ELECTRICAL
- RESTROOM EXHAUST FAN, SEE ELEC & MECH
- CEILING ACCESS PANEL
- FAN COIL UNIT, SEE MECHANICAL
- SURFACE MOUNTED STRIP LIGHT, SEE ELECTRICAL
- EXIT SIGN, SEE ELECTRICAL
- ROUND HIGH BAY LIGHT, SEE ELECTRICAL
- CENTENNIAL LIGHT BULB

NOTES

1. CONTRACTOR SHALL VERIFY DIMENSIONS AND LAYOUT OF ALL FIXTURES AND EQUIPMENT WITH ARCHITECT PRIOR TO ROUGH IN. REQUEST CLARIFICATION FOR ANY DIMENSIONS NOT SHOWN.
2. PROVIDE ACCESS PANELS AS REQUIRED FOR ECHANICAL EQUIPMENT, SEE MECHANICAL.
3. CONTRACTOR MAY, AT HIS OPTION, USE METAL STUD FRAMING IN LIEU OF SUSPENDED SYSTEM FOR GYPSUM BOARD CEILINGS, CONTRACTOR TO SUBMIT CEILING LAYOUT PLANS FOR APPROVAL PRIOR TO SUBSTITUTION ACCEPTANCE.
4. INSTALL R-30 BATT INSULATION ABOVE ALL CEILINGS IN RAFTER/TRUSS SPACE.
5. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS NOT SHOWN.
6. SUSPENDED CEILING SHALL COMPLY WITH CBC.
7. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OR APPROACH.
8. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO ONE POINT SHOULD BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
9. SEE A2.1 FOR FLOOR PLAN.
10. SEE A2.2 FOR FLOOR DIMENSION PLAN.
11. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION.

WALL LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL
- 2x8 STUD WALL
- CMU 8" WALL
- WOOD STUD WALL - 1 HOUR

Inch 1 0

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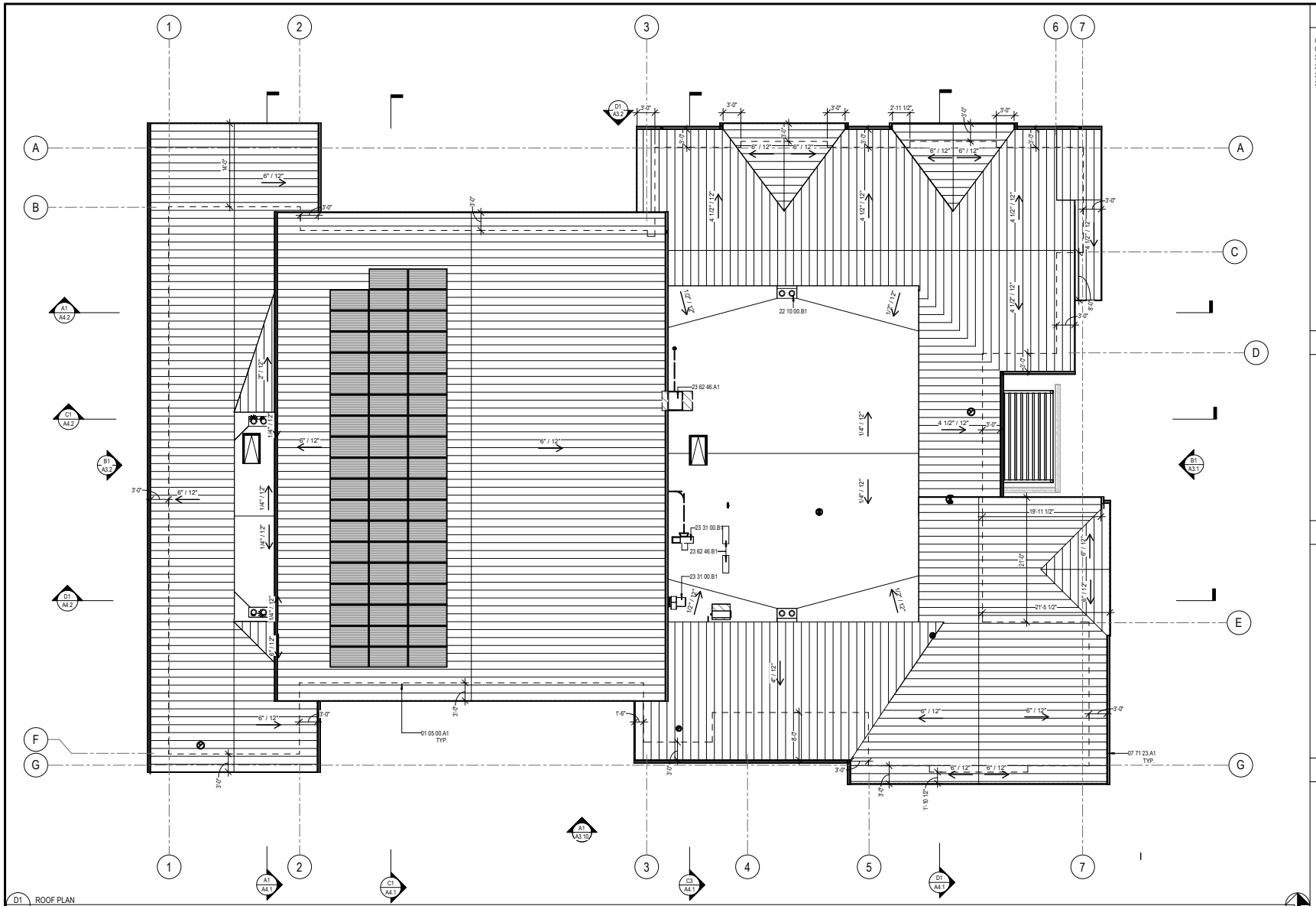
REFLECTED CEILING PLAN
NOT FOR CONSTRUCTION

A2.3
Sheet
Of xx
SCALE: 1/8" = 1'-0"



D1 A2.5 ROOF PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

01 05 00.A1	LINE OF WALL BELOW
07 71 23.A1	GUTTER
22 10 00.B1	COMBINATION ROOF DRAIN, SEE PLUMBING
23 31 00.B1	EXHAUST FAN, SEE MECHANICAL
23 62 46.A1	VRF SYSTEM CONDENSER UNIT, SEE MECHANICAL
23 62 46.B1	SPLIT SYSTEM CONDENSER UNITS, SEE MECHANICAL

ROOF PLAN NOTES

1. SEE ELECTRICAL, MECHANICAL, AND PLUMBING FOR LOCATION OF EQUIPMENT, VENTS, DUCTS, ETC.
2. BATT INSULATION R-30 AT ROOF CAVITY.
3. ALL ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS OR SHALL BE PROTECTED BY LOUVERS AND 1/8" NON-COMBUSTIBLE CORROSION RESISTANT MESH TURBINE ATTIC VENTS, WHICH SHALL BE EQUIPPED TO ALLOW ROTATION IN ONE DIRECTION ONLY.
4. DUCT AND CONDUIT PENETRATIONS THROUGH ROOF - SEE DETAIL, MECHANICAL, ELECTRICAL AND PLUMBING.
5. VAPOR BARRIER WILL BE PROVIDED ON WARM-IN WINTER SIDE OF ATTIC INSULATION.
6. ALL ROOF COVERINGS SHALL HAVE A CLASS 'A' FIRE RATING.

ATTIC VENTILATION CALC

ROOF BETWEEN GRIDELINES 2-3

ROOF BETWEEN GRIDELINES 1-2

ROOF LEGEND

STANDING SEAM METAL ROOF

TPO ROOFING

PHOTOVOLTAIC PANELS (ADD ALTERNATE), SEE ELECTRICAL

Inch 1 0

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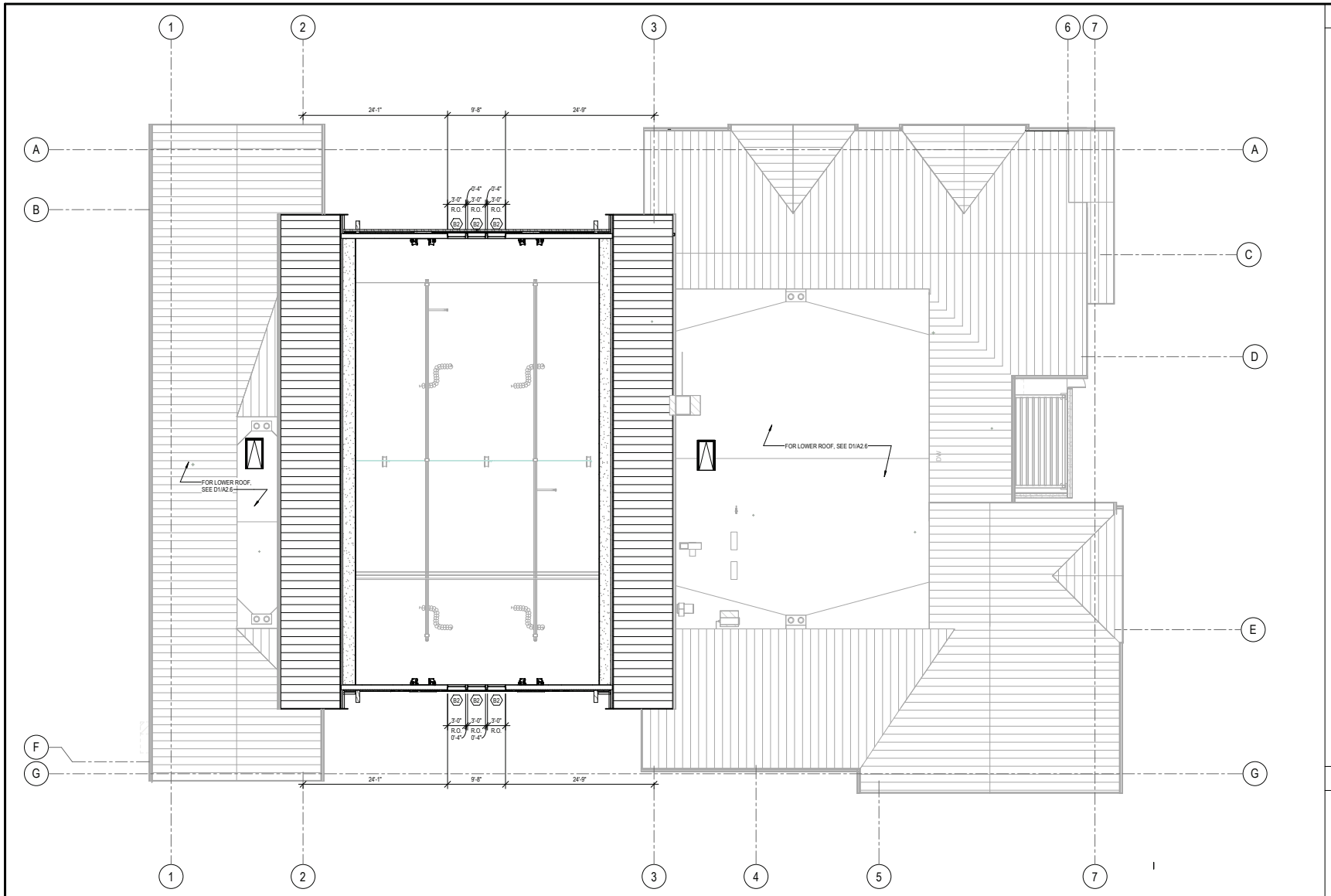
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

UPPER ROOF PLAN

NOT FOR CONSTRUCTION

A2.5 Sheet
Of xx
SCALE: 1/8" = 1'-0"



D1 / A2.6 CLERESTORY PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

ROOF LEGEND

- STANDING SEAM METAL ROOF
- TPO ROOFING
- PHOTOVOLTAIC PANELS (ADD ALTERNATE), SEE ELECTRICAL

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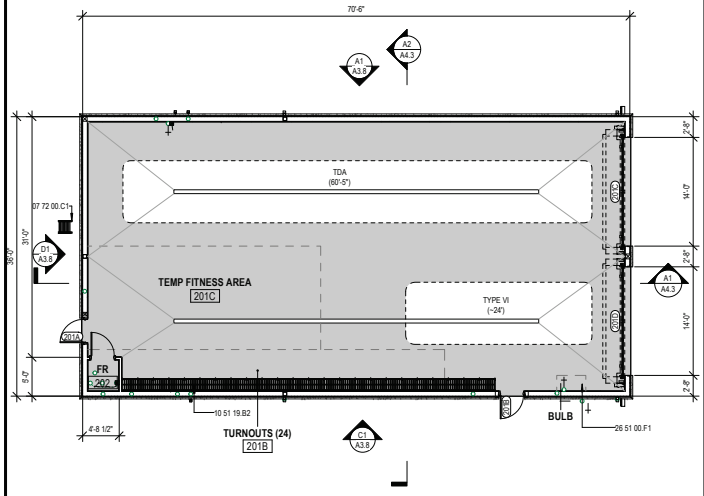
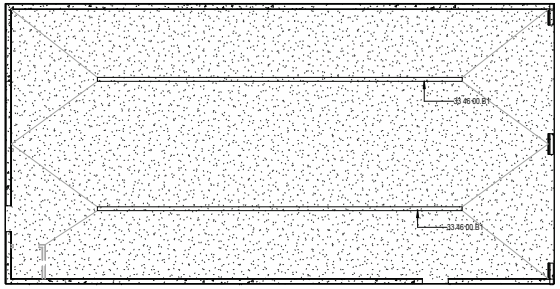
CLERESTORY PLAN

NOT FOR CONSTRUCTION

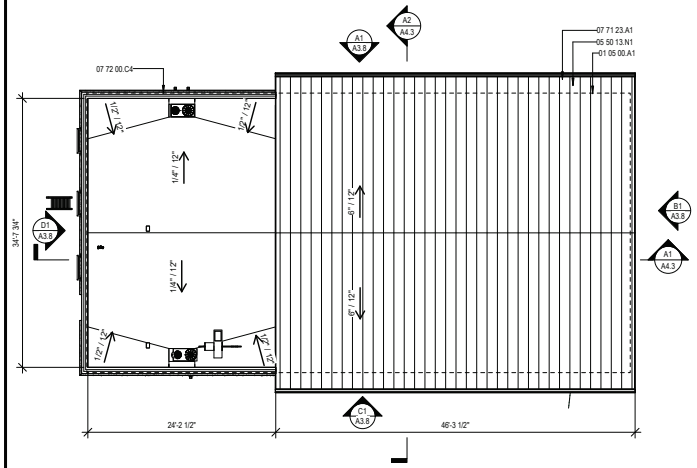
A2.6
Sheet
Of xx
SCALE: 1/8" = 1'-0"



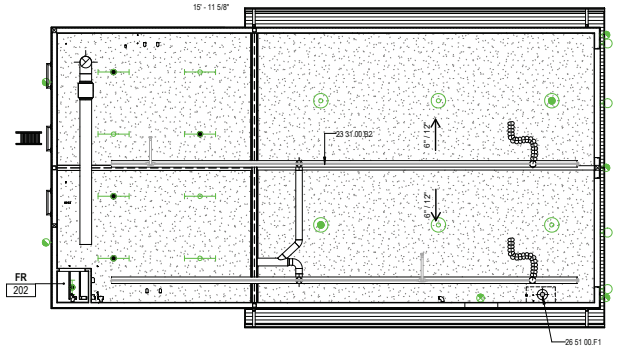
B1 A2.10 RESERVE APPARATUS BUILDING - ENLARGED PLAN
SCALE: 1/8" = 1'-0"



A3 A2.10 RESERVE APPARATUS BUILDING - SLAB PLAN
SCALE: 1/8" = 1'-0"



D1 A2.10 RESERVE APPARATUS BUILDING - ROOF PLAN
SCALE: 1/8" = 1'-0"



D3 A2.10 RESERVE APPARATUS BUILDING - REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

01 05 00.A1	LINE OF WALL BELOW
05 50 13.N1	STANDING SEAM METAL ROOF, SEE FINISH SCHEDULE
07 71 23.A1	GUTTER
07 72 00.C1	ROOF ACCESS LADDER
07 72 00.C4	LADDER RAILS
10 51 19.B2	TEMPORARY METAL TURNOUT DRYING RACK LOCATION FOR USE WHILE FIRE STATION IS UNDER CONSTRUCTION
23 31 00.B2	VEHICLE EXHAUST SYSTEM, SEE MECHANICAL
26 51 00.F1	PROPOSED TEMPORARY LOCATION OF CENTENNIAL LIGHT BULB
33 46 00.B1	TRENCH DRAIN, SEE PLUMBING

ROOF LEGEND

- STANDING SEAM METAL ROOF
- TPO ROOFING
- EXTERIOR INSULATION AND FINISH SYSTEM

FLOOR PLAN NOTES

1. SEE A6.1 FOR ROOM FINISH SCHEDULE
5. SEE A6.3/A6.4 FOR DOOR AND WINDOW AND STOREFRONT SCHEDULES
6. STAINLESS STEEL CORNER GUARDS, TYP. ALL EXTERIOR CORNERS ON INTERIOR OF BUILDING

FLOOR PLAN FINISH LEGEND

- HIGH DENSITY POLISHED CONCRETE

SEE SPECIFICATIONS 09 65 00 AND 03 35 00 FOR ADDITIONAL FLOORING INFORMATION

SLAB PLAN LEGEND

- CONCRETE CURB, SEE STRUCTURAL

SLAB PLAN NOTES

1. VERIFY CURB WIDTH WITH ALL WALL SECTIONS AND WALL TYPES
2. SACK AND PATCH CONCRETE CURB TO PROVIDE SMOOTH FINISH WITH UNIFORM COLOR WHERE EXPOSED. SEAL CONCRETE SLAB AND CURB.
3. SLOPE TO FLOOR DRAINS CANNOT EXCEED 2% IN ANY DIRECTION USING A 2' LEVEL

ROOF PLAN NOTES

1. SEE ELECTRICAL, MECHANICAL, AND PLUMBING FOR LOCATION OF EQUIPMENT, VENTS, DUCTS, ETC.
2. BATT INSULATION R-30 AT ROOF CAVITY.
3. ALL ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS OR SHALL BE PROTECTED BY LOUVERS AND 1/8" NON-COMBUSTIBLE CORROSION RESISTANT MESH TURBINE ATTIC VENTS, WHICH SHALL BE EQUIPPED TO ALLOW ROTATION IN ONE DIRECTION ONLY.
4. DUCT AND CONDUIT PENETRATIONS THROUGH ROOF - SEE DETAIL, MECHANICAL, ELECTRICAL AND PLUMBING.
5. VAPOR BARRIER WILL BE PROVIDED ON WARM-IN WINTER SIDE OF ATTIC INSULATION.
6. ALL ROOF COVERINGS SHALL HAVE A CLASS 'A' FIRE RATING.

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL VERIFY DIMENSIONS AND LAYOUT OF ALL FIXTURES AND EQUIPMENT WITH ARCHITECT PRIOR TO ROUGH IN. REQUEST CLARIFICATION FOR ANY DIMENSIONS NOT SHOWN.
2. PROVIDE ACCESS PANELS AS REQUIRED FOR ECHANICAL EQUIPMENT, SEE MECHANICAL.
3. CONTRACTOR MAY, AT HIS OPTION, USE METAL STUD FRAMING IN LIEU OF SUSPENDED SYSTEM FOR GYPSUM BOARD CEILINGS. CONTRACTOR TO SUBMIT CEILING LAYOUT PLANS FOR APPROVAL PRIOR TO SUBSTITUTION ACCEPTANCE.
4. INSTALL R-30 BATT INSULATION ABOVE ALL CEILINGS IN RAFTER/TRUSS SPACE.
5. SEE ROOM FINISH SCHEDULE FOR CEILING HEIGHTS NOT SHOWN.
6. SUSPENDED CEILING SHALL COMPLY WITH CBC.
7. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OR APPROACH.
8. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO ONE POINT SHOULD BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.

REFLECTED CEILING PLAN LEGEND

- GYPSUM BOARD CEILING
- 2X6 TONGUE AND GROOVE SOFFIT
- SURFACE MOUNTED STRIP LIGHT, SEE ELECTRICAL
- EXIT SIGN, SEE ELECTRICAL
- ROUND HIGH BAY LIGHT, SEE ELECTRICAL
- CENTENNIAL LIGHT BULB

WALL LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL
- 2x8 STUD WALL
- CMU 8" WALL
- WOOD STUD WALL - 1 HOUR

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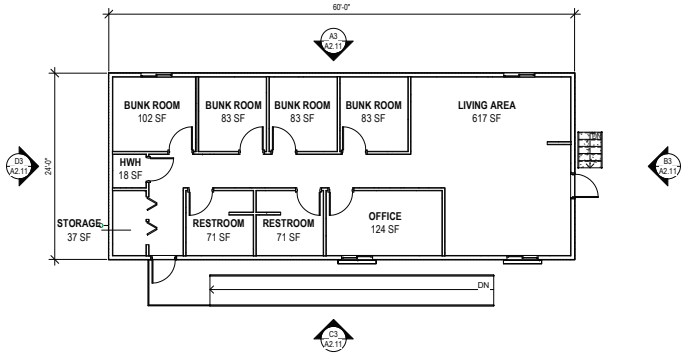
RESERVE APPARATUS BUILDING

NOT FOR CONSTRUCTION

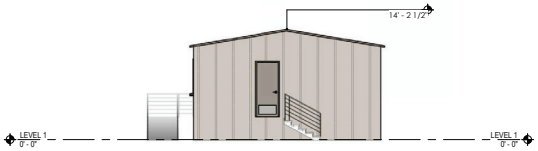
A2.10
Sheet 3
Of xx
SCALE: 1/8" = 1'-0"



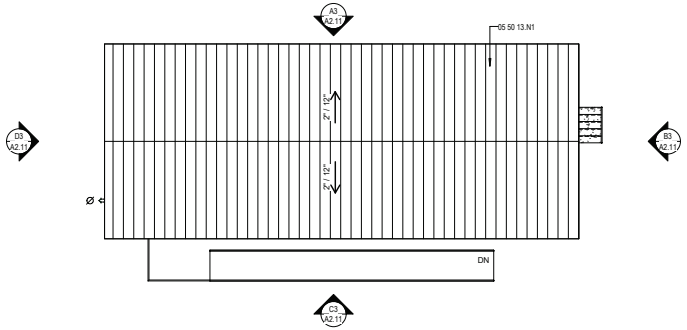
B1 A2.11 TEMPORARY MODULAR BUILDING - FLOOR PLAN
SCALE: 1/8" = 1'-0"



A3 A2.11 TEMPORARY MODULAR BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B3 A2.11 TEMPORARY MODULAR BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



D1 A2.11 TEMPORARY MODULAR BUILDING - ROOF PLAN
SCALE: 1/8" = 1'-0"



C3 A2.11 TEMPORARY MODULAR BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D3 A2.11 TEMPORARY MODULAR BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 50 13.N1 STANDING SEAM METAL ROOF, SEE FINISH SCHEDULE

NOTE:
MODULAR PLAN AND ELEVATIONS SHOWN FOR REFERENCE ONLY.

ROOF LEGEND

- STANDING SEAM METAL ROOF
- TPO ROOFING
- PHOTOVOLTAIC PANELS (ADD ALTERNATE) SEE ELECTRICAL

WALL LEGEND

- 2x4 STUD WALL
- 2x6 STUD WALL
- 2x8 STUD WALL
- CMU 8" WALL
- WOOD STUD WALL - 1 HOUR

Inch 1 0

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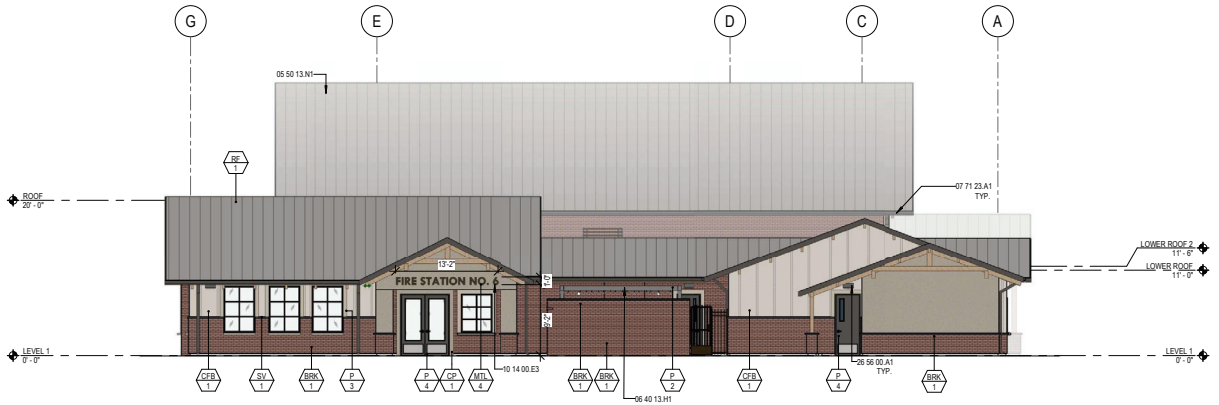
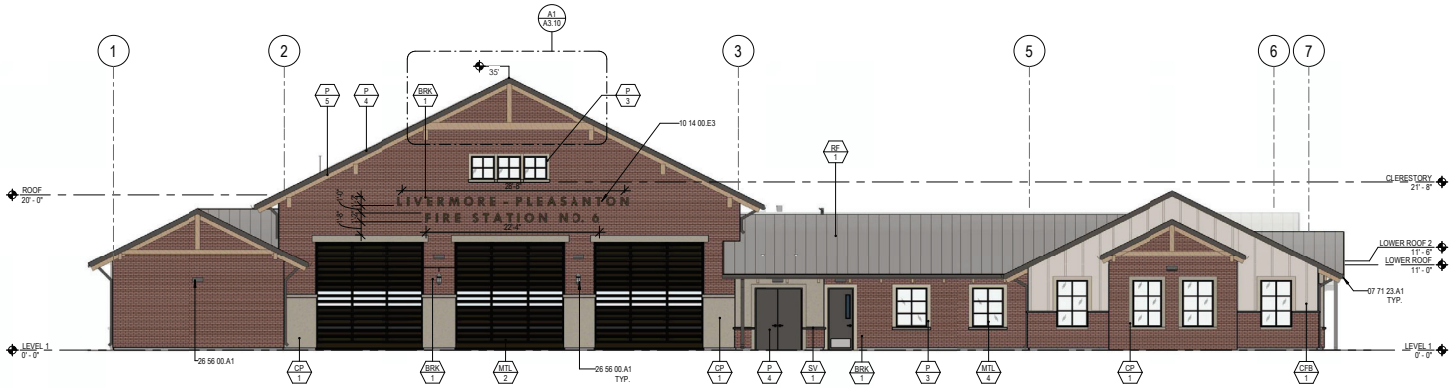
TEMP MODULAR BUILDING

NOT FOR CONSTRUCTION

A2.11
Sheet 3
Of xx
SCALE: 1/8" = 1'-0"



B1 A3.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



D1 A3.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 50 13.N1	STANDING SEAM METAL ROOF, SEE FINISH SCHEDULE
06 40 13.H1	COMPOSITE TRELLIS
07 71 23.A1	GUTTER
10 14 00.E3	POWDER COATED ALUMINUM LETTERS IN RAILWAY FONT, 1 1/2" STROKE. MOUNTED WITH 3/4" STANDOFFS
26 56 00.A1	LIGHT FIXTURE, SEE ELECTRICAL

EXTERIOR FINISH SCHEDULE

MATERIAL	TYPE	DESCRIPTION NAME	DESCRIPTION COLOR
BRK	1	BRICK VENEER	TIVOLI
CFB	1	CEMENT FIBER BOARD SIDING	P-2
CMU	1	SPLITFACE CONCRETE MASONRY UNIT	125
CMU	2	SPLITFACE CONCRETE MASONRY UNIT (CAP BLOCK)	125
CP	1	CEMENT PLASTER	P-1
MTL	1	METAL - FACTORY FINISH	RAL 6022 - OLIVE DRAB
MTL	2	METAL - FACTORY FINISH	RAL 6022 - OLIVE DRAB
MTL	4	METAL - FACTORY FINISH	BRONZE ANODIZED
MTL	5	METAL - FACTORY FINISH	BLACK
P	1	PAINT	SW9110 - MALABAR
P	3	PAINT	SW7051 - ANALYTICAL GRAY
P	4	PAINT	SW7046 - ANONYMOUS
P	5	PAINT (STAIN)	SW3509 - BAJA BEIGE
P	6	PAINT	SW7631 - CITY LOFT
P	8	PAINT	SW7641 - COLONNADE GRAY
RF	1	STANDING SEAM METAL ROOF	W29 - OLD ZINC GREY
SV	1	STONE VENEER	GREY SKY

LEGEND

- BRICK VENEER
- CEMENT FIBER BOARD SIDING
- SPLIT FACE CONCRETE MASONRY UNIT
- CEMENT PLASTER
- STANDING SEAM METAL ROOF

NOTES

1. NOTES AND DETAILS APPLY TOA LL ELEVATIONS U.O.N.
2. FOR FINISH SCHEDULE, SEE A6.2

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EXTERIOR ELEVATIONS

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A3.1
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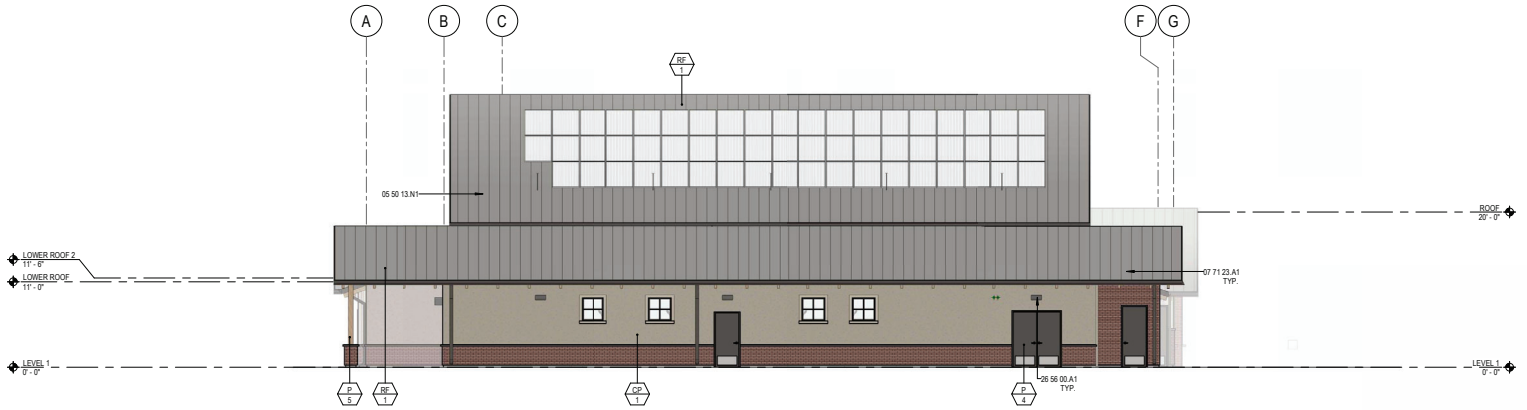
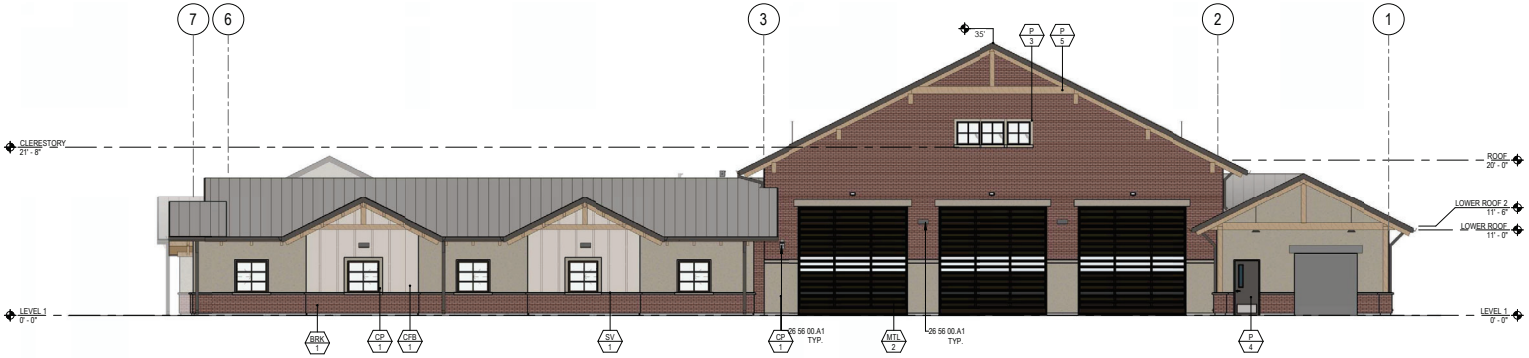


B1 WEST ELEVATION
A3.2 SCALE: 1/8" = 1'-0"



D1 NORTH ELEVATION
A3.2 SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 50 13.N1	STANDING SEAM METAL ROOF, SEE FINISH SCHEDULE
07 71 23.A1	GUTTER
26 56 00.A1	LIGHT FIXTURE, SEE ELECTRICAL

EXTERIOR FINISH SCHEDULE

MATERIAL	TYPE	DESCRIPTION	
		NAME	COLOR
BRK	1	BRICK VENEER	TIVOLI
CFB	1	CEMENT FIBER BOARD SIDING	P-2
CMU	1	SPLITFACE CONCRETE MASONRY UNIT	125
CMU	2	SPLITFACE CONCRETE MASONRY UNIT (CAP BLOCK)	125
CP	1	CEMENT PLASTER	P-1
MTL	1	METAL - FACTORY FINISH	RAL 6022 - OLIVE DRAB
MTL	2	METAL - FACTORY FINISH	RAL 6022 - OLIVE DRAB
MTL	4	METAL - FACTORY FINISH	BRONZE ANODIZED
MTL	5	METAL - FACTORY FINISH	BLACK
P	1	PAINT	SW9110 - MALABAR
P	3	PAINT	SW7051 - ANALYTICAL GRAY
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P	8	PAINT	SW7641 - COLONNADE GRAY
RF	1	STANDING SEAM METAL ROOF	W29 - OLD ZINC GREY
SV	1	STONE VENEER	GREY SKY

LEGEND

- BRICK VENEER
- CEMENT FIBER BOARD SIDING
- SPLIT FACE CONCRETE MASONRY UNIT
- CEMENT PLASTER
- STANDING SEAM METAL ROOF

NOTES

1. NOTES AND DETAILS APPLY TOA LL ELEVATIONS U.O.N.
2. FOR FINISH SCHEDULE, SEE A6.2

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EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

A3.2
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Of xx
SCALE: 1/8" = 1'-0"



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EXTERIOR PERSPECTIVE - EAST

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A3.3
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Of xx
SCALE:



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EXTERIOR PERSPECTIVE - SOUTHEAST

NOT FOR CONSTRUCTION

A3.4
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Of xx
SCALE:



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	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

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CITY OF LIVERMORE
LIVERMORE-PLEASANTON FIRE STATION 6
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EXTERIOR PERSPECTIVE - SOUTH

NOT FOR CONSTRUCTION

A3.5
Sheet
Of xx
SCALE:



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LIVERMORE-PLEASANTON FIRE STATION 6
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EXTERIOR PERSPECTIVE - NORTHEAST

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Of xx
SCALE:



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		10/24/25		PRICING SET
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DESIGNED BY:		12/19/25		50% DESIGN DEVELOPMENT
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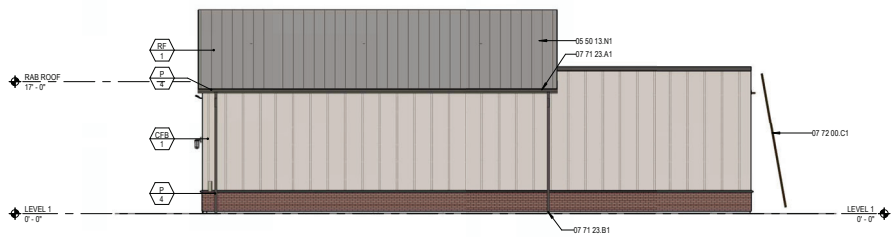
EXTERIOR PERSPECTIVE - NORTHWEST

NOT FOR CONSTRUCTION

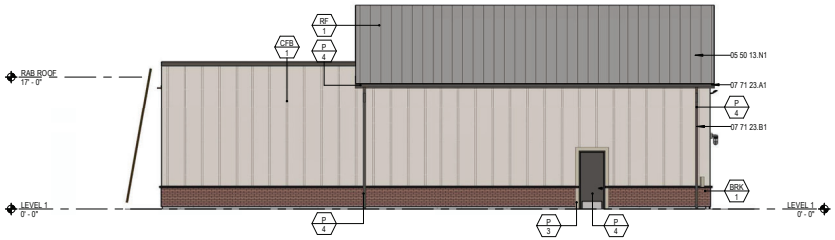
A3.7
Sheet
Of xx
SCALE:



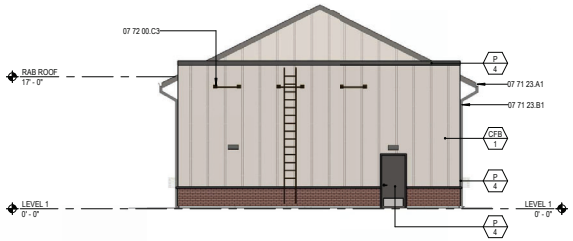
A1 A3.8 RESERVE APPARATUS BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B1 A3.8 RESERVE APPARATUS BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



C1 A3.8 RESERVE APPARATUS BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



D1 A3.8 RESERVE APPARATUS BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

05 50 13.N1	STANDING SEAM METAL ROOF, SEE FINISH SCHEDULE
07 71 23.A1	GUTTER
07 71 23.B1	DOWNSPOUT
07 72 00.C1	ROOF ACCESS LADDER
07 72 00.C3	ROOF LADDER ANCHOR

EXTERIOR FINISH SCHEDULE (RAB)

MATERIAL	TYPE	DESCRIPTION NAME	DESCRIPTION COLOR
BRK	1	BRICK VENEER	TIVOLI
CFB	1	CEMENT FIBER BOARD SIDING	P-2
MTL	2	METAL - FACTORY FINISH	RAL 6022 - OLIVE DRAB
P	3	PAINT	SW7051 - ANALYTICAL GRAY
P	4	PAINT	SW7046 - ANONYMOUS
RF	1	STANDING SEAM METAL ROOF	W29 - OLD ZINC GREY

NOTES

1. NOTES AND DETAILS APPLY TOA LL ELEVATIONS U.O.N.
2. FOR FINISH SCHEDULE, SEE A6.2

LEGEND

BRICK VENEER

CEMENT FIBER BOARD SIDING

STANDING SEAM METAL ROOF

Inch 1 0

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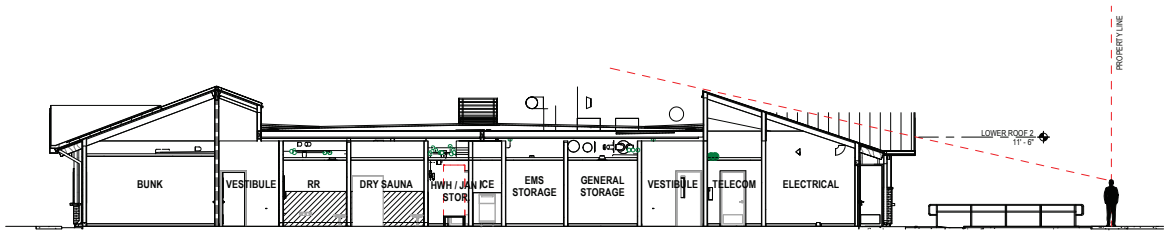
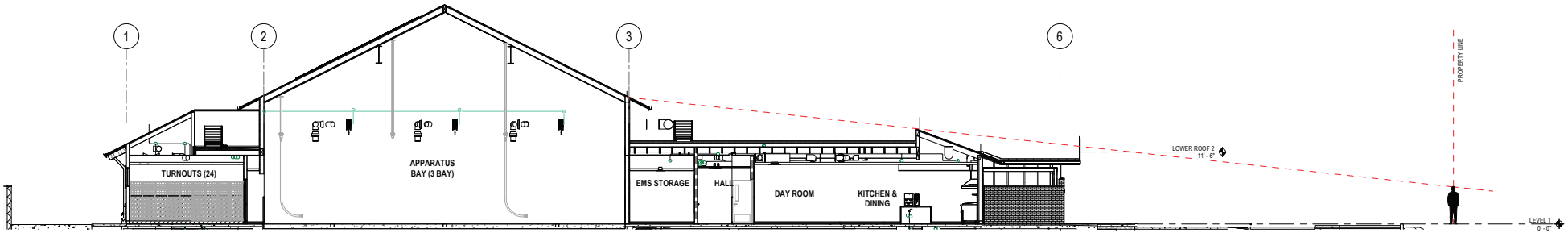
RESERVE APPARATUS BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

A3.8
Sheet 3
Of xx
SCALE: 1/8" = 1'-0"



A1 / A3.9 EQUIPMENT SCREENING SECTION
SCALE: 1/8" = 1'-0"



B1 / A3.9 EQUIPMENT SCREENING SECTION 2
SCALE: 1/8" = 1'-0"

Inch 1 0

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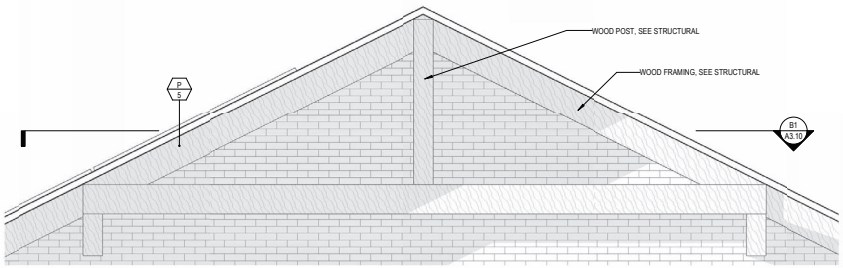
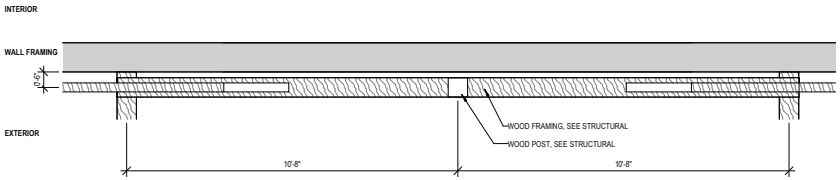
LINE OF SIGHT

NOT FOR CONSTRUCTION

A3.9
Sheet 3
Of xx
SCALE: 1/8" = 1'-0"



A1 / A3.10 DECORATIVE ROOF FRAMING ELEVATION
SCALE: 1/2" = 1'-0"



B1 / A3.10 DECORATIVE FRAMING SECTION
SCALE: 1/2" = 1'-0"

Inch 1 0

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LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

ENLARGED ELEVATIONS

NOT FOR CONSTRUCTION

A3.10
Sheet 3
Of xx
SCALE: 1/2" = 1'-0"

LIVERMORE FIRE STATION 6
EXTERIOR FINISHES - BOARD 1



RENDERING: East Avenue

CEMENT PLASTER & PAINT COLOR
CP-1: Parex - Sand Fine Finish
P-1: SW9110 - Malabar

STONE VENEER WAINSCOT SILL
SV-1: Eldorado Stone - Split-Edge - Grey Sky

STANDING SEAM METAL ROOF
RF-1: Metal Sales - Vertical Seam 16" - Old Zinc Grey

BOARD AND BATTEN & PAINT COLOR
CFB-1: Hardie Board - Smooth Hardie Panel
P-2: SW7043 - Worldly Gray

WINDOW TRIM PAINT
P-3: SW7051 - Analytical Gray

BRICK VENEER
BRK-1: McNear - Sandmold - Tivoli

APP BAY OVERHEAD DOOR FINISH
MTL-2: Hormann - RAL 6022 - Olive Drab

WINDOW FINISH
MTL-4: Milgard - Anodized Bronze

TIMBER STAIN
P-5: SW3509 - Baja Beige

Inch 1 0

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CITY OF LIVERMORE
LIVERMORE-PLEASANTON FIRE STATION 6
4550 EAST AVE LIVERMORE, CA 94550

EXTERIOR PERSPECTIVE - NORTHWES

NOT FOR CONSTRUCTION

A3.11
Sheet
Of xx
SCALE:

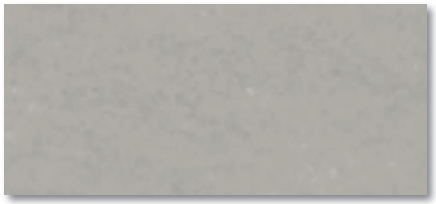
LIVERMORE FIRE STATION 6
EXTERIOR FINISHES - BOARD 2



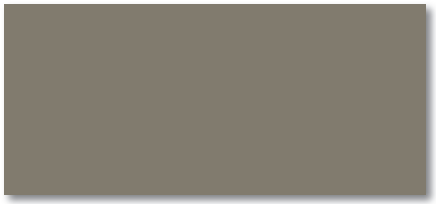
RENDERING: Loyola Way



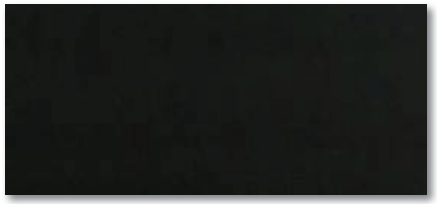
CONCRETE MASONRY UNIT CAP BLOCK
CMU-2: Basalite - Precision - 125



STONE VENEER WAINSCOT SILL
SV-1: Eldorado Stone - Split-Edge - Grey Sky



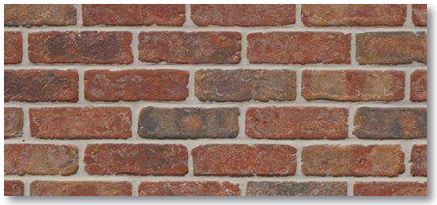
EXTERIOR HM DOOR & FRAME, GENERATOR, TRASH ENCLOSURE GATE & FASCIA
P-4: SW7046 - Anonymous



SITE FENCING
MTL-5: Ameristar - Black



CONCRETE MASONRY UNIT
CMU-1: Basalite - Splitface - 125



BRICK VENEER
BRK-1: McNear - Sandmold - Tivoli



BOARD AND BATTEN & PAINT COLOR
CFB-1: Hardie Board - Smooth Hardie Panel
P-2: SW7043 - Worldly Gray



RESERVE APP BAY OVERHEAD DOOR FINISH
MTL-2: Hormann - RAL 6022 - Olive Drab

Inch 1 0

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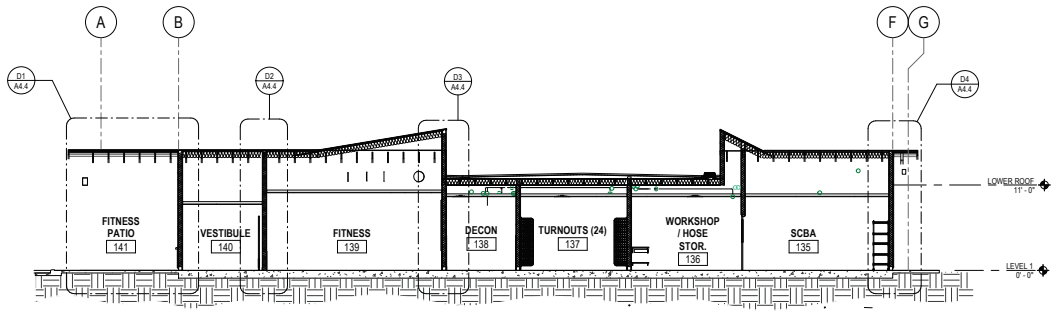
CITY OF LIVERMORE
LIVERMORE-PLEASANTON FIRE STATION 6
4550 EAST AVE LIVERMORE, CA 94550

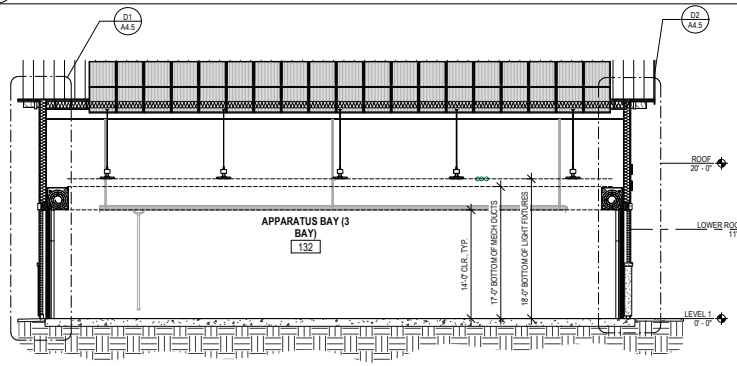
EXTERIOR PERSPECTIVE - NORTHWES

NOT FOR CONSTRUCTION

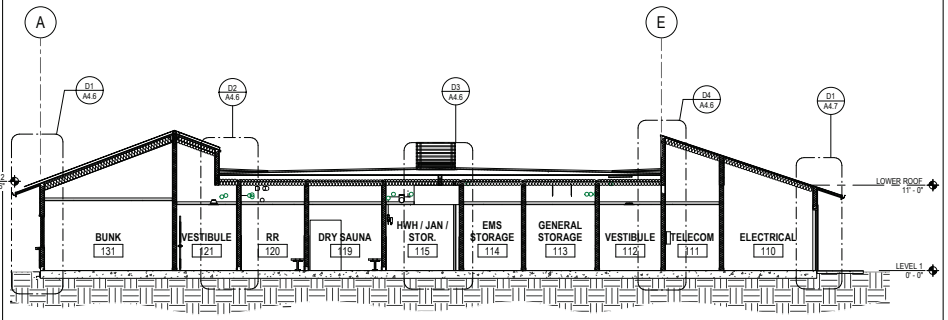
A3.12
Sheet
Of xx
SCALE:



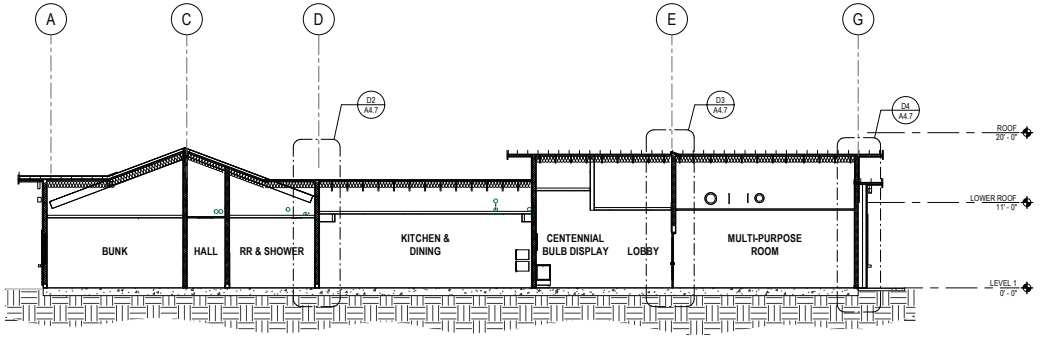
A1 A4.1 BUILDING SECTION 1
SCALE: 1/8" = 1'-0"



C1 A4.1 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



C3 A4.1 BUILDING SECTION 3
SCALE: 1/8" = 1'-0"



D1 A4.1 BUILDING SECTION 4
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

Inch 1 0

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CITY OF LIVERMORE
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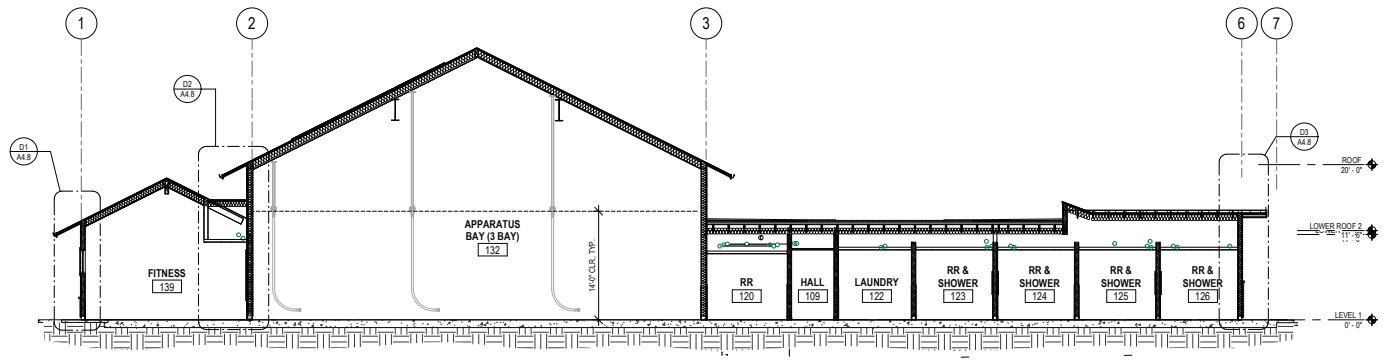
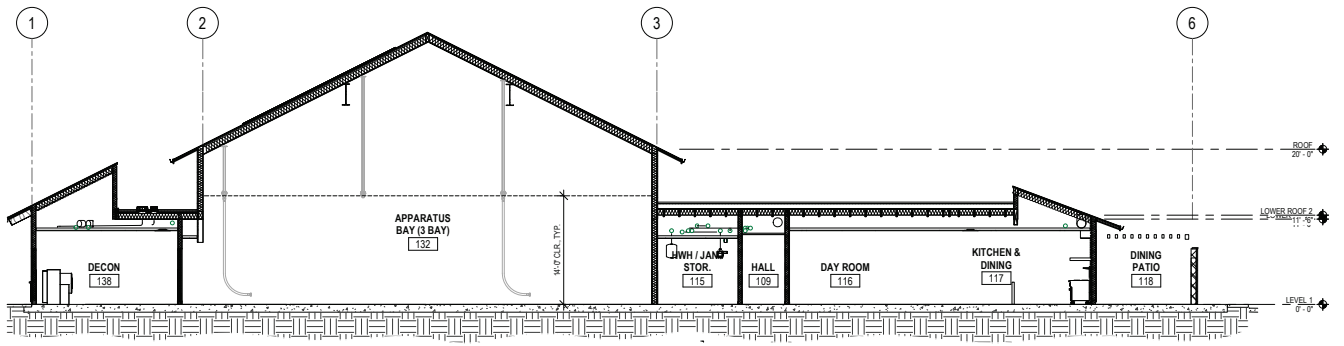
BUILDING SECTIONS

NOT FOR CONSTRUCTION

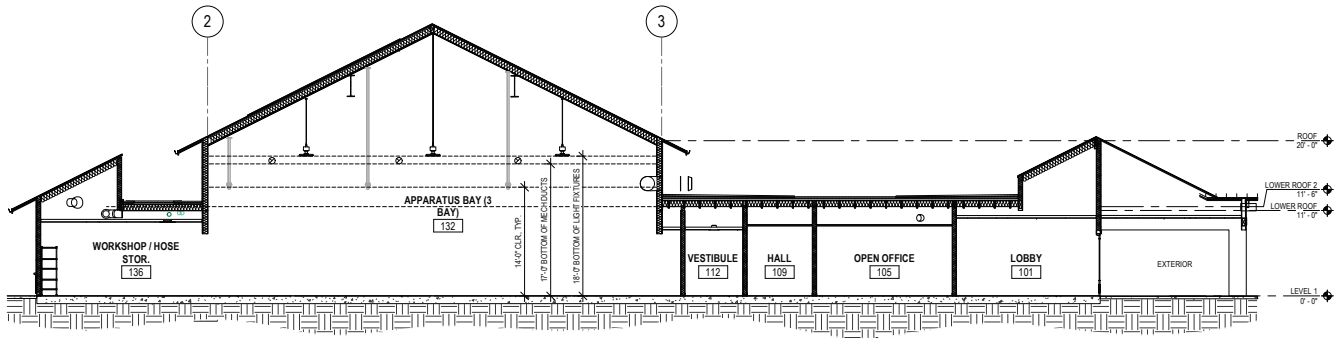
A4.1
Sheet
Of xx
SCALE: 1/8" = 1'-0"



A1 / A4.2 BUILDING SECTION 5
SCALE: 1/8" = 1'-0"



C1 / A4.2 BUILDING SECTION 6
SCALE: 1/8" = 1'-0"



D1 / A4.2 BUILDING SECTION 7
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTES

Inch
1
0

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CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
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BUILDING SECTIONS

NOT FOR CONSTRUCTION

A4.2
Sheet
Of xx
SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE

ROOMS		FLOOR		BASE		WAINSCOT		WALLS								CEILING			CASEWORK				
								NORTH		EAST		SOUTH		WEST									
NUMBER	DESCRIPTION	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	MATERIAL	COLOR	HEIGHT	COUNTERTOP	COLOR	CABINET	COLOR	REMARKS
101	LOBBY	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	10' - 0"	-	-	-	-	
102	CENTENNIAL BULB DISPLAY	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	-	-	GB-1	P-6	GB-1	P-9	10' - 0"	-	-	-	-	
103	ACC. RR	CNC	CNC-1	SSU	SSU-4	SSU	SSU-3	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-9	9' - 0"	-	-	-	-	
104	MULTI-PURPOSE ROOM	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	ACT	ACT-1	10' - 0"	SSU	SSU-1	PL	PL-1	
105	OPEN OFFICE	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	ACT	ACT-1	10' - 0"	SSU	SSU-1	PL	PL-1	
106	CAPTAIN OFFICE	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	ACT	ACT-1	10' - 0"					
107	BATT. CHIEF OFFICE	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	ACT	ACT-1	10' - 0"					
108	STORAGE	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	ACT	ACT-1	10' - 0"	-	-	-	-	
109	HALL	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	ACT	ACT-1	9' - 0"	-	-	-	-	
110	ELECTRICAL	CNC	CNC-2	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	-	-	EXP	-	-	-	-	
111	TELECOM	CNC	CNC-2	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	8' - 6"	-	-	-	-	
112	VESTIBULE	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	8' - 6"	SSU	SSU-1	PL	PL-1	
113	GENERAL STORAGE	CNC	CNC-2	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	8' - 6"	-	-	-	-	
114	EMS STORAGE	CNC	CNC-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	8' - 6"	SSU	SSU-1	PL	PL-1	
115	HWH / JAN / STOR.	LVT	LVT-1	FRP	FRP-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	8' - 6"	-	-	-	-	
116	DAY ROOM	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 6"	SSU	SSU-1	PL	PL-1	
117	KITCHEN & DINING	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 6"	SS	SS-1	PL	PL-1	
118	DINING PATIO	CNC	CNC-1	-	-	-	-	-	-	CMU		CMU		-	-	-	-	EXP	-	-	-	-	
119	DRY SAUNA	CNC	CNC-1	SSU	SSU-4	SSU	SSU-3	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	8' - 6"	-	-	-	-	
120	RR	CNC	CNC-1	SSU	SSU-4	SSU	SSU-3	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-9	8' - 6"	-	-	-	-	
121	VESTIBULE	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	8' - 6"	SSU	SSU-1	PL	PL-1	
122	LAUNDRY	LVT	LVT-1	FRP	FRP-1	SSU	SSU-3	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 0"	SSU	SSU-1	PL	PL-1	
123	RR & SHOWER	T	T-1	SSU	SSU-4	SSU	SSU-3	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-9	9' - 0"	SSU	SSU-1	PL	PL-2	
124	RR & SHOWER	T	T-1	SSU	SSU-4	SSU	SSU-3	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-9	9' - 0"	SSU	SSU-1	PL	PL-2	
125	RR & SHOWER	T	T-1	SSU	SSU-4	SSU	SSU-3	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-9	9' - 0"	SSU	SSU-1	PL	PL-2	
126	RR & SHOWER	T	T-1	SSU	SSU-4	SSU	SSU-3	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-7	GB-1	P-9	9' - 0"	SSU	SSU-1	PL	PL-2	
127	BUNK	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 0"	SSU	SSU-1	WD	WD-1	
128	BUNK	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 0"	SSU	SSU-1	WD	WD-1	
129	BUNK	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 0"	SSU	SSU-1	WD	WD-1	
130	BUNK	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 0"	SSU	SSU-1	WD	WD-1	
131	BUNK	LVT	LVT-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 0"	SSU	SSU-1	WD	WD-1	
132	APPARATUS BAY (3 BAY)	CNC	CNC-3	RB	RB-1	IRWP	IRWP-1	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	25' - 0"	-	-	-	-	
133	GROUNDS STOR.	CNC	CNC-2	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	-	-	EXP	-	-	-	-	
134	F.R. & COMP.	CNC	CNC-2	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	-	-	EXP	-	-	-	-	
135	SCBA	CNC	CNC-2	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 6"	-	-	-	-	
136	WORKSHOP / HOSE STOR.	CNC	CNC-1	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 6"	SSU	SSU-1	PL	PL-1	
137	TURNOUTS (24)	CNC	CNC-1	SSU	SSU-4	SSU	SSU-3	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 6"	-	-	-	-	
138	DECON	CNC	CNC-1	SSU	SSU-4	SSU	SSU-3	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	9' - 6"	-	-	-	-	
139	FITNESS	RMT	RMT-1	RMT	RMT-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	VARIES	-	-	-	-	
140	VESTIBULE	CNC	CNC-2	RB	RB-1	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-6	GB-1	P-9	8' - 6"	-	-	-	-	
141	FITNESS PATIO	CNC	CNC-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	EXP	-	-	-	-	
201B	TURNOUTS (24)	CNC	CNC-3	RB	RB-1	-	-	-	-	-	-	GB-1	P-6	GB-1	P-6	GB-1	P-9	12' - 11 85/256"					
201C	TEMP FITNESS AREA	CNC	CNC-3	RB	RB-1	-	-	-	-	-	-	-	-	GB-1	P-6	GB-1	P-9	10' - 9 29/256"					

FINISH NOTES

1. PAINT FINISH: EGG SHELL
2. PAINT FINISH: SEMI-GLOSS
3. PROVIDE STAINLESS STEEL WALL PANELS AS INDICATED ON INTERIOR ELEVATIONS
4. PROVIDE 12" HIGH RUBBER MAT BASE
5. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
6. SEAL EDGES AND PAINT PLYWOOD
7. SACK AND PATCH CONCRETE CURB TO PROVIDE SMOOTH FINISH WITH UNIFORM COLOR WHERE EXPOSED SEAL, CONCRETE SLAB AND CURB
8. PROVIDE HEADBOARD WHERE INDICATED ON INTERIOR ELEVATIONS
9. PROVIDE HIGH-DENSITY CONCRETE FLOOR FINISH
10. PAINT EXPOSED SPRINKLER PIPING AND EXHAUST DUCT WORK
11. CHAIR RAIL, SEE INTERIOR ELEVATIONS

MATERIAL LEGEND

ABBR	DESCRIPTION
ACT	ACOUSTIC CEILING TILE
ASB	ACOUSTICAL SUSPENDED BAFFLES
B	BRICK
CC	COLUMN COVER
CFB	CEMENT FIBER BOARD SIDING
CMU	CONCRETE MASONRY UNIT
CNC	CONCRETE
CP	CORNER PROTECTION
CPT	CARPET
CT	CERAMIC/PORCELAIN TILE
CW	CURTAIN WALL
CWP	COMPOSITE METAL WALL PANEL
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EXP	EXPOSED STRUCTURE
FAB	FABRIC
FRP	FIBERGLASS REINFORCED PLASTIC
GB-1	GYPSUM WALL BOARD, 5/8" UON
GB-2	GYPSUM WALL BOARD, SOUND ABSORBENT
GB-3	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X
GB-4	GYPSUM WALL BOARD, WATER RESISTANT (5/8")
GBT	GYPSUM BOARD TRIM
GF	GLAZING FILM
GFRC	GLASS FIBER REINFORCED CEMENT
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLAZING
GRT	GROUT
JS	JOINT SEALANT
L	LOCKER
LV	LOUVERS
LVT	LUXURY VINYL TILE
MC	METAL COPING
MRP	METAL ROOF PANEL
MTL	METAL FINISH
MWP	METAL WALL PANEL
OP	OPERABLE PANEL PARTITION
OHD	OVERHEAD DOOR
P	PAINT
PL	PLASTIC LAMINATE
PLY	PLYWOOD, PAINTED, 1/2" UON
PVC	POLYVINYL CHLORIDE MEMBRANE ROOFING
RMT	RUBBER MAT
RP	ROOF PAVERS
S	STUCCO - PORTLAND CEMENT PLASTER
SFT	STOREFRONT
SS	STAINLESS STEEL
SSU	SOLID SURFACE
STN	STONE
ST	STAIN
TC	TOILET COMPARTMENTS
TPO	THERMOPLASTIC MEMBRANE ROOFING
VT	VINYL TILE
WB	WALL BASE
WCR	WALL COVERING
WD	WOOD
WF	WOOD FLOORING
WM	WALK-OFF MAT
WT	WINDOW TREATMENT
QTZ	QUARTZ

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LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

ROOM FINISH SCHEDULE

NOT FOR CONSTRUCTION

A6.1
Sheet
Of xx
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE

MATERIAL	TYPE	DESCRIPTION				LOCATION
		NAME	MANUFACTURER	STYLE	COLOR	
ACT	1	ACOUSTICAL CEILING TILE	ARMSTRONG	ULTIMA	WHITE	SEE ROOM FINISH SCHEDULE
BRK	1	BRICK VENEER	MCNEAR	THIN BRICK - SANDMOLD	TIVOLI	EXTERIOR WALLS, SEE EXTERIOR ELEVATIONS
CFB	1	CEMENT FIBER BOARD SIDING	HARDIE BOARD	HARDI PANEL VERTICAL SIDING - SMOOTH 4'x8' W/ BATTENS	P-2	EXTERIOR WALLS, SEE EXTERIOR ELEVATIONS
CMU	1	SPLITFACE CONCRETE MASONRY UNIT	BASALITE	<varies>	125	
CMU	2	SPLITFACE CONCRETE MASONRY UNIT (CAP BLOCK)	BASALITE	PRECISION CHAMFER CAP - 4X8X16	125	
CNC	1	CONCRETE (POLISHED)	AMERIPOLISH	3D SP / SMOOTH FINISH	NATURAL	SEE ROOM FINISH SCHEDULE
CNC	2	CONCRETE (SEALED)	AMERIPOLISH	3D SP / SMOOTH FINISH	NATURAL	SEE ROOM FINISH SCHEDULE
CNC	3	CONCRETE (HIGH DENSITY / POLISHED)	AMERIPOLISH	3D HS / SMOOTH FINISH	NATURAL	APPARATUS BAY FLOOR
CP	1	CEMENT PLASTER	PAREXUSA	SAND FINE	P-1	EXTERIOR WALLS, SEE EXTERIOR ELEVATIONS
FRP	1	FIBERGLASS REINFORCED PLASTIC	VALTO	VARITEX - SANDSTONE TEXTURE	SUGARLOAF SAND	HWH/JANITOR. & LAUNDRY WAINSCOT
GL	1	GLAZING	VITRO	SOLARBAN 70	CLEAR	EXTERIOR GLAZING
IRWP	1	IMPACT RESISTANT WALL PANEL	PROTEK SYSTEMS	WPSD-12	STAINLESS STEEL DIAMOND PLATE	APPARATUS BAY WAINSCOT
LVT	1	LUXURY VINYL TILE	MILLIKEN	LOCAL MEASURE - 6"X48"X2.5MM	CASIA - WIL206	LVT FLOORING
MTL	1	METAL - FACTORY FINISH	OVERHEAD DOOR	-	RAL 6022 - OLIVE DRAB	FITNESS OVERHEAD DOOR
MTL	2	METAL - FACTORY FINISH	HORMANN	-	RAL 6022 - OLIVE DRAB	APP BAY AND RESERVE APP BAY OVERHEAD DOORS
MTL	3	METAL - FACTORY FINISH	MILGARD	A250 THERMALLY IMPROVED ALUMUMINUM	CLEAR ANODIZED	INTERIOR WINDOW
MTL	4	METAL - FACTORY FINISH	MILGARD	A250 THERMALLY IMPROVED ALUMUMINUM	BRONZE ANODIZED	EXTERIOR WINDOWS, EXTERIOR BUILDING SIGNAGE
MTL	5	METAL - FACTORY FINISH	AMERISTAR	MONTAGE PLUS - GENESIS - 3-RAIL PANELS - 6' HEIGHT	BLACK	SITE FENCE
MTL	6	METAL - FACTORY FINISH	GEARGRID	WALL MOUNTED LOCKERS (24"W-20"D-74.5"H)	BURGANDY	TURNOUT LOCKER
P	1	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW9110 - MALABAR	CEMENT PLASTER PAINT COLOR
P	2	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7043 - WORLDLY GRAY	EXTERIOR TRIM
P	3	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS/EGGSHELL	SW7051 - ANALYTICAL GRAY	EXTERIOR HM DOORS, FRAMES & WINDOW TRIM
P	4	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW7046 - ANONYMOUS	GENERATOR, TRASH ENCLOSURE GATE & FASCIA
P	5	PAINT (STAIN)	SHERWIN WILLIAMS	SUPERDECK LOG HOME & DECK STAIN - (SEMI-TRANSPARENT)	SW3509 - BAJA BEIGE	TIMBER STAIN
P	6	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7631 - CITY LOFT	INTERIOR FIELD PAINT
P	7	PAINT	SHERWIN WILLIAMS	SEMI-GLOSS	SW7642 - PAVESTONE	INTERIOR HM DOORS & FRAMES
P	8	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7641 - COLONNADE GRAY	INTERIOR RESTROOM ACCENT PAINT
P	9	PAINT	SHERWIN WILLIAMS	EGGSHELL	SW7757 - HIGH RELFECTIVE WHITE	INTERIOR CEILING PAINT
PL	1	PLASTIC LAMINATE	WILSONART	FINE VELVET FINISH	(4879-38) STEEL MESH	MULTI-PURPOSE, KITCHEN, DAYROOM, VESTIBULE & LAUNDRY CASEWORK
PL	2	PLASTIC LAMINATE	WILSONART	GLOSS LINE FINISH	(8214-28) PHANTOM CHARCOAL	RESTROOM, WORKSHOP/HOSE & EMS STORAGE PLASTIC LAMINATE CASEWORK
RF	1	STANDING SEAM METAL ROOF	METAL SALES	16" VERTICAL SEAM PANEL - FLAT - 24 GA.	W29 - OLD ZINC GREY	ROOF
RM	1	RUBBER MAT FLOORING & BASE	ZANDUR	SOPHROS - 38"X38"X9MM	COLUMBA	FITNESS FLOOR & WALL BASE
RM	2	RUBBER MAT EDGE TRIM	SCHLUTER	JOLLY-P	LIGHT GREY	RUBBER MAT TOP EDGE TRIM
SS	1	STAINLESS STEEL COUNTERTOP	CUSTOM	-	#4 SATIN FINISH	KITCHEN, SCBA & WORKSHOP COUNTERTOPS
SSU	1	SOLID SURFACE	AVONITE	WET WALL - 1/4" THICK	WHITE - 8016	WAINSCOT & FULL HEIGHT WALL PANEL
SSU	2	SOLID SURFACE	AVONITE	1/2" THICK	WHITE - 8016	6" WALL BASE AT SOLID SURFACE WAINSCOT
SSU	3	SOLID SURFACE	CORIAN	1/2" THICK	ARTISTA CANVAS	TRAINING, CAPTAIN BUNK, LAUNDRY & RR COUNTERTOPS
SSU	4	SOLID SURFACE	SWANSTONE	SS3460/SB-3462 (ADA)	WHITE (010)	RESTROOM SHOWER PAN
SV	1	STONE VENEER	ELDORADO STONE	SPLIT-EDGE	GREY SKY	BRICK VENEER WAINSCOT SILL
T	1	TILE (PORCELAIN)	DALTILE	VOLUME 1.0 - 6"X6"	TRUFFLE	RESTROOM FLOORING
TPO	1	TPO MEMBRANE ROOFING	JOHN MANSVILLE	60 MIL	WHITE	ROOF
WB	1	WALL BASE	JOHNSONITE/TARKETT	STANDARD COVE - 4" TOE - COIL	VN2 - STONE COTTAGE	CONCRETE WALL BASE
WB	2	WALL BASE	JOHNSONITE/TARKETT	STANDARD COVE - 4" TOE - COIL	29 - MOON ROCK	OVERALL WALL BASE
WD	1	WOOD - DOOR	FORTE OPENING SOLUTIONS	ASPIRO SERIES - ROTARY WHITE BIRCH	ENGLISH SADDLE	WOOD DOORS
WD	2	WOOD - CASEWORK	-	ROTARY WHITE BIRCH	CLEAR	BUNK ROOM WOOD CASEWORK

MATERIAL LEGEND

ABBR	DESCRIPTION
ACT	ACOUSTIC CEILING TILE
ASB	ACOUSTICAL SUSPENDED BAFFLES
B	BRICK
CC	COLUMN COVER
CFB	CEMENT FIBER BOARD SIDING
CMU	CONCRETE MASONRY UNIT
CNC	CONCRETE
CP	CORNER PROTECTION
CPT	CARPET
CT	CERAMIC/PORCELAIN TILE
CW	CURTAIN WALL
CWP	COMPOSITE METAL WALL PANEL
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EXP	EXPOSED STRUCTURE
FAB	FABRIC
FRP	FIBERGLASS REINFORCED PLASTIC
GB-1	GYPSUM WALL BOARD, 5/8" UON
GB-2	GYPSUM WALL BOARD, SOUND ABSORBENT
GB-3	GYPSUM WALL BOARD, FIRE RESISTANT (5/8") TYPE-X
GB-4	GYPSUM WALL BOARD, WATER RESISTANT (5/8")
GBT	GYPSUM BOARD TRIM
GF	GLAZING FILM
GFRC	GLASS FIBER REINFORCED CEMENT
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLAZING
GRT	GROUT
JS	JOINT SEALANT
L	LOCKER
LV	LOUVERS
LVT	LUXURY VINYL TILE
MC	METAL COPING
MRP	METAL ROOF PANEL
MTL	METAL FINISH
MWP	METAL WALL PANEL
OP	OPERABLE PANEL PARTITION
OHD	OVERHEAD DOOR
P	PAINT
PL	PLASTIC LAMINATE
PLY	PLYWOOD, PAINTED, 1/2" UON
PVC	POLYVINYL CHLORIDE MEMBRANE ROOFING
RMT	RUBBER MAT
RP	ROOF PAVERS
S	STUCCO - PORTLAND CEMENT PLASTER
SFT	STOREFRONT
SS	STAINLESS STEEL
SSU	SOLID SURFACE
STN	STONE
ST	STAIN
TC	TOILET COMPARTMENTS
TPO	THERMOPLASTIC MEMBRANE ROOFING
VT	VINYL TILE
WB	WALL BASE
WCR	WALL COVERING
WD	WOOD
WF	WOOD FLOORING
WM	WALK-OFF MAT
WT	WINDOW TREATMENT
QTZ	QUARTZ

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LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6
BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

FINISH SCHEDULE

NOT FOR CONSTRUCTION

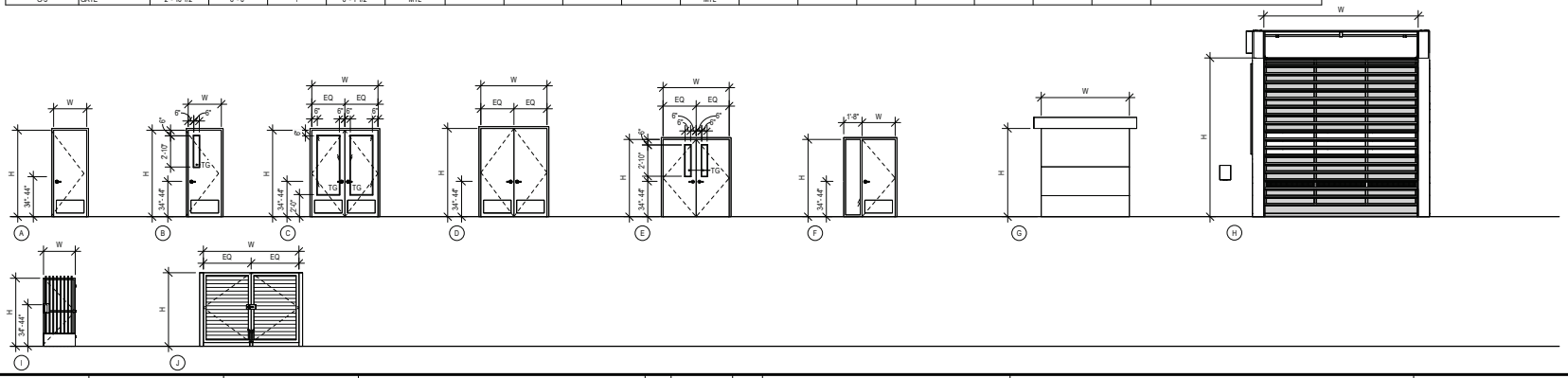
A6.2
Sheet
Of xx
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

	DOOR										FRAME			DETAIL					
MARK	TYPE	WIDTH	HEIGHT	ELEV	DEPTH	MATERIAL	COLOR INT/EXT	FINISH	LOUVER SIZE	FIRE RATING	MATERIAL	FINISH	COLOR INT/EXT	HEAD	JAMB	JAMB	THRESHOLD	HARDWARE GROUP	REMARKS
101A	DOUBLE	6' - 0"	7' - 10"	C	0' - 1 3/4"	HM/GL	P-4			-	HM	P-4							
101B	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	WD/GL	WD-1			-	HM	P-7							
103A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			-	HM	P-7							
104A	DOUBLE	6' - 0"	7' - 0"	C	0' - 1 3/4"	WD/GL	WD-1			-	HM	P-7							
104B	SINGLE	3' - 0"	7' - 10"	A	0' - 1 3/4"	HM	P-4			-	HM	P-4							
105A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	WD/GL	WD-1			45 MIN	HM	P-7							
106A	SINGLE W/ SIDELITE	3' - 0"	7' - 0"	F	0' - 1 3/4"	WD	WD-1			-	HM	P-7							
107A	SINGLE W/ SIDELITE	3' - 0"	7' - 0"	F	0' - 1 3/4"	WD	WD-1			-	HM	P-7							
108A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	P-7			45 MIN	HM	P-7							
109A	SINGLE	3' - 0"	7' - 10"	B	0' - 1 3/4"	HM	P-4			-	HM	P-4							
109B	SINGLE	3' - 0"	7' - 10"	B	0' - 1 3/4"	HM/GL	P-4			-	HM	P-4							
110A	DOUBLE	6' - 0"	7' - 10"	D	0' - 1 3/4"	HM	P-4			-	HM	P-4							
111A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	P-7			45 MIN	HM	P-7							
112A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	WD/GL	WD-1			45 MIN	HM	P-7							
112B	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	HM/GL	P-7			-	HM	P-7							
113A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	P-7			-	HM	P-7							
114A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	HM/GL	P-7			-	HM	P-7							
115A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	P-7			45 MIN	HM	P-7							
116A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	WD/GL	WD-1			20 MIN	HM	P-7							
116B	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	WD/GL	WD-1			20 MIN	HM	P-7							
117A	SINGLE	3' - 0"	7' - 10"	B	0' - 1 3/4"	HM/GL	P-4			-	HM	P-4							
119A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	P-7			-	HM	P-7							
120A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	P-7			-	HM	P-7							
121A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	WD/GL	WD-1			45 MIN	HM	P-7							
121B	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	HM/GL	P-7			-	HM	P-7							
122A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	WD/GL	WD-1			20 MIN	HM	P-7							
123A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			20 MIN	HM	P-7							
124A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			20 MIN	HM	P-7							
125A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			20 MIN	HM	P-7							
126A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			20 MIN	HM	P-7							
127A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			20 MIN	HM	P-7							
128A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			20 MIN	HM	P-7							
129A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			20 MIN	HM	P-7							
130A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			20 MIN	HM	P-7							
131A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	WD	WD-1			20 MIN	HM	P-7							
132A	COILING	14' - 0"	14' - 0"	H	0' - 1 5/8"	AL/GL	MTL-2	FF/FF			AL	FF							
132B	COILING	14' - 0"	14' - 0"	H	0' - 1 5/8"	AL/GL	MTL-2	FF/FF			AL	FF							
132C	COILING	14' - 0"	14' - 0"	H	0' - 1 5/8"	AL/GL	MTL-2	FF/FF			AL	FF							
132D	COILING	14' - 0"	14' - 0"	H		AL/GL	MTL-2	FF/FF			AL	FF							
132E	COILING	14' - 0"	14' - 0"	H	0' - 1 5/8"	AL/GL	MTL-2	FF/FF			AL	FF							
132F	COILING	14' - 0"	14' - 0"	H	0' - 1 5/8"	AL/GL	MTL-2	FF/FF			AL	FF							
133A	DOUBLE	6' - 0"	7' - 2"	D	0' - 1 3/4"	HM	P-4			-	HM	P-4							
134A	SINGLE	3' - 0"	7' - 10"	A	0' - 1 3/4"	HM	P-4			-	HM	P-4							
135A	DOUBLE	6' - 0"	7' - 0"	E	0' - 1 3/4"	HM/GL	P-7			-	HM	P-7							
137A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	HM/GL	P-7			-	HM	P-7							
138A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	HM/GL	P-7			-	HM	P-7							
138B	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	P-4			-	HM	P-4							
139A	COILING	8' - 0"	8' - 0"	G	0' - 1"	MTL	MTL-1			-	MTL	MTL-1							
139B	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	HM/GL	P-7			45 MIN	HM	P-7							
140A	SINGLE	3' - 0"	7' - 0"	B	0' - 1 3/4"	HM/GL	P-4			-	HM	P-4							
142A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	P-7			-	HM	P-7							
142E	SINGLE	3' - 0"	7' - 10"	A	0' - 1 3/4"					-									
201A	SINGLE	3' - 0"	7' - 0"	A	0' - 1 3/4"	HM	P-7/P-3			-	HM	P-7/P-3							
201B	SINGLE	3' - 0"	7' - 10"	A	0' - 1 3/4"	HM	P-7/P-3			-	HM	P-7/P-3							
201C	COILING	14' - 0"	14' - 0"	H	0' - 1 5/8"	AL/GL	MTL-2	FF/FF			AL	FF							
201D	COILING	14' - 0"	14' - 0"	H	0' - 1 5/8"	AL/GL	MTL-2	FF/FF			AL	FF							
G-1		2' - 10 1/2"	5' - 6"	K	0' - 1 1/2"	MTL					MTL								
G-2	GATE	2' - 10 1/2"	6' - 0"	I	0' - 1 1/2"	MTL					MTL								
G-3	GATE	8' - 8"	10' - 0"	W	0' - 3"	MTL					MTL								
G-4	GATE	8' - 8"	6' - 4"	J	0' - 3"	MTL					MTL								
G-5	GATE	2' - 10 1/2"	6' - 0"	I	0' - 1 1/2"	MTL					MTL								

DOOR NOTES

1. TOILET ROOM ISA SIGNAGE AND TEXT ON WALL ADJACENT TO DOOR, SEE
2. PROVIDE ISA SYMBOL ON DOOR
3. 60 MINUTE RATED DOOR AND FRAME
4. PROVIDE SMOKE SEALS
5. PROVIDE TINTED 1/2" DUAL GLAZING
6. PROVIDE ROOM IDENTIFICATION SIGNAGE, VERIFY TEXT WITH OWNER, SEE
7. PROVIDE ACOUSTIC RATED DOOR
8. DESCRIPTION
9. DESCRIPTION
10. DESCRIPTION
11. DESCRIPTION



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	08/05/26		PLANNING ENTITLEMENT RESUBMITTAL

LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

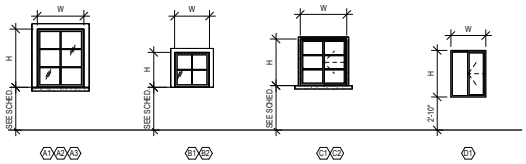
DOOR SCHEDULE

NOT FOR CONSTRUCTION

A6.3
Sheet
Of xx
SCALE: As indicated

WINDOW SCHEDULE

WINDOW				WINDOW		FRAME			DETAILS			GLAZING		
MARK	WIDTH	HEIGHT	SILL HEIGHT	TYPE	GLAZING	MATERIAL	FINISH	COLOR	HEAD	JAMB	SILL	MIN SHGC	MIN U-VALUE	REMARKS
A1	4' - 0"	5' - 0"	3'-0"	FIXED	GL-1	AL	ANODIZED	MTL-4	A2/A7.3	B2/A7.3	C2/A7.3	.22	.34	
A2	4' - 0"	6' - 0"	3'-0"	FIXED	GL-1	AL	ANODIZED	MTL-4	A3/A7.3	B3/A7.3	C2/A7.3	.22	.34	
A3	4' - 0"	6' - 0"	3'-0"	FIXED	GL-1	AL	ANODIZED	MTL-4	A2/A7.3 SIM	B2/A7.3 SIM	C2/A7.3 SIM	.22	.34	
B1	3' - 0"	3' - 0"	6'-0"	FIXED	GL-1	AL	ANODIZED	MTL-4	A1/A7.3	B1/A7.3	C1/A7.3	.22	.34	
B2	3' - 0"	3' - 0"	22'-0"	FIXED	GL-1	AL	ANODIZED	MTL-4	A2/A7.3 SIM	B2/A7.3 SIM	C2/A7.3 SIM	.22	.34	
C1	4' - 0"	4' - 0"	3'-0"	SLIDER	GL-1	AL	ANODIZED	MTL-4	A1/A7.4	B1/A7.4	C1/A7.4	.22	.34	
C2	4' - 0"	4' - 0"	3'-0"	SLIDER	GL-1	AL	ANODIZED	MTL-4	A2/A7.4	B2/A7.4	C1/A7.4	.22	.34	
D1	3' - 0"	4' - 0"		SLIDER	GL-1	AL	ANODIZED	MTL-3	A3/A7.4	B3/A7.4	C3/A7.4			



WINDOW NOTES

1. PROVIDE BLACKOUT WINDOW BLINDS
2. MUNTIN DETAIL
3. WATERPROOFING AROUND WINDOW, SEE
4. VERTICAL BLIND
5. PROVIDE MIN 20" NET CLEAR OPENING
6. PROVIDE TEMPERED GLASS AT ROOM
7. OPERABLE PARTS MUST BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR PINCHING, OR TWISTING OF THE WRIST. ACTIVATION FORCE SHALL BE 5 LB. MAXIMUM.

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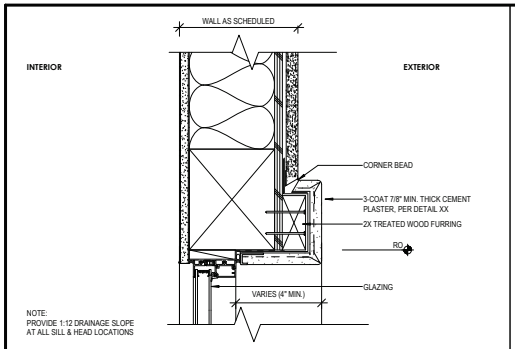
CITY OF LIVERMORE
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

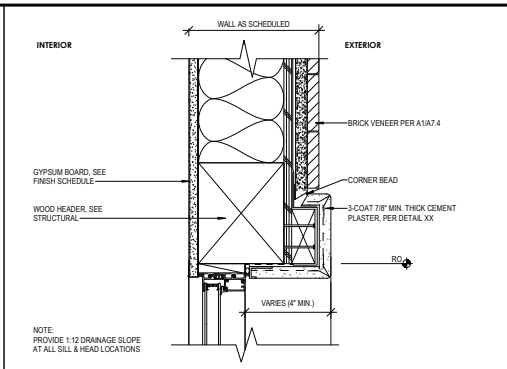
WINDOW & LOUVER SCHEDULE

NOT FOR CONSTRUCTION

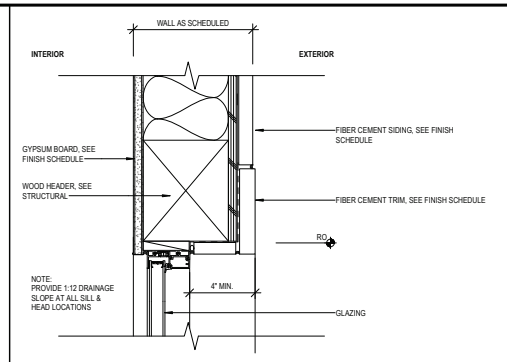
A6.4
Sheet
Of xx
SCALE: As indicated



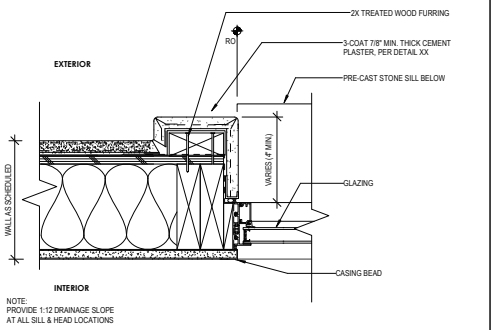
A1 A7.3 RECESSED ALUM FIXED WINDOW HEAD AT CEMENT PLASTER
SCALE: 3" = 1'-0"



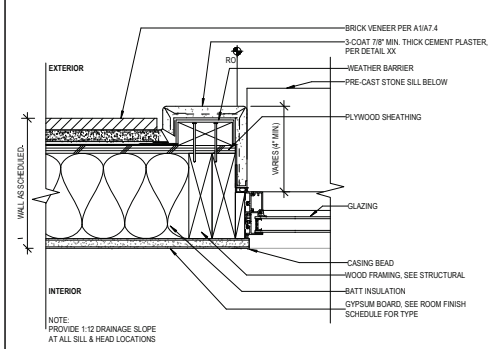
A2 A7.3 RECESSED ALUM FIXED WINDOW HEAD AT BRICK VENEER WITH CEMENT PLASTER TRIM
SCALE: 3" = 1'-0"



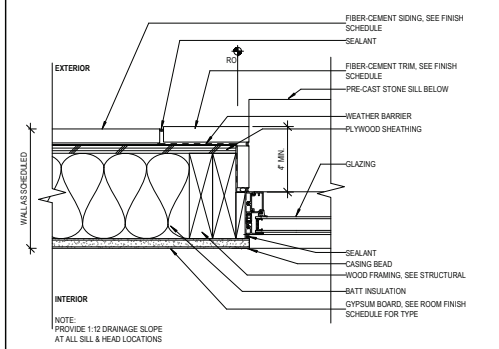
A3 A7.3 RECESSED ALUM FIXED WINDOW HEAD - WITH FIBER CEMENT BOARD
SCALE: 3" = 1'-0"



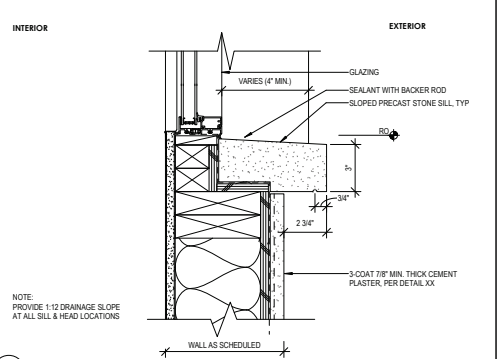
B1 A7.3 RECESSED ALUM FIXED WINDOW JAMB AT CEMENT PLASTER
SCALE: 3" = 1'-0"



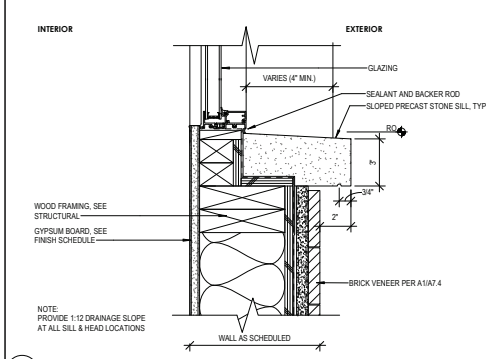
B2 A7.3 RECESSED ALUM FIXED WINDOW JAMB AT BRICK VENEER WITH CEMENT PLASTER TRIM
SCALE: 3" = 1'-0"



B3 A7.3 RECESSED ALUM FIXED WINDOW JAMB - WITH FIBER CEMENT
SCALE: 3" = 1'-0"



C1 A7.3 RECESSED ALUM FIXED WINDOW SILL - W/ PRECAST STONE SILL AT CEMENT PLASTER
SCALE: 3" = 1'-0"



C2 A7.3 RECESSED ALUM FIXED WINDOW SILL - W/ PRECAST STONE SILL AT BRICK VENEER
SCALE: 3" = 1'-0"

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REVISIONS

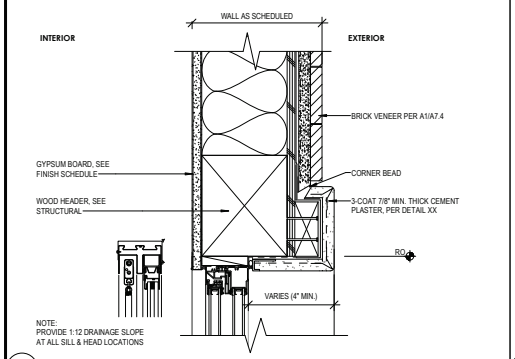
LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

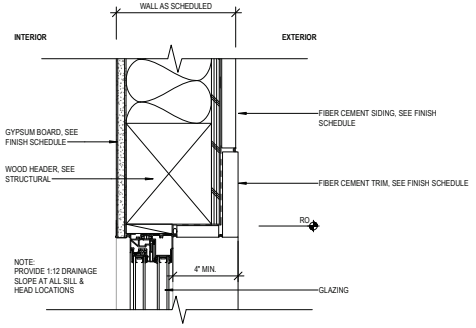
WINDOW DETAILS

NOT FOR CONSTRUCTION

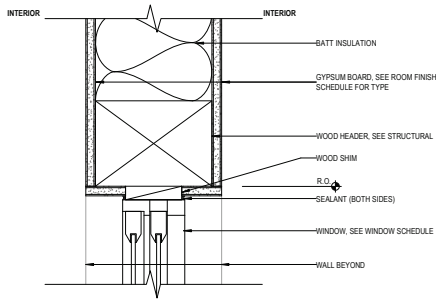
A7.3
Sheet
Of xx
SCALE: 3" = 1'-0"



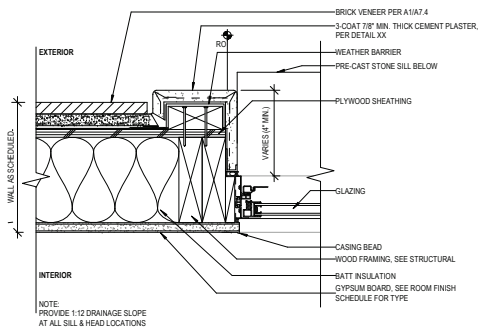
A1 A7.4 RECESSED ALUM SLIDING WINDOW HEAD AT BRICK VENEER WITH CEMENT PLASTER TRIM
SCALE: 3" = 1'-0"



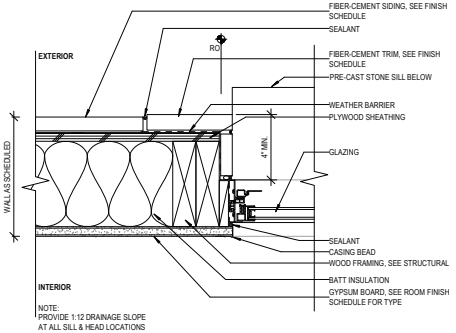
A2 A7.4 RECESSED ALUM SLIDING WINDOW HEAD - WITH FIBER CEMENT BOARD
SCALE: 3" = 1'-0"



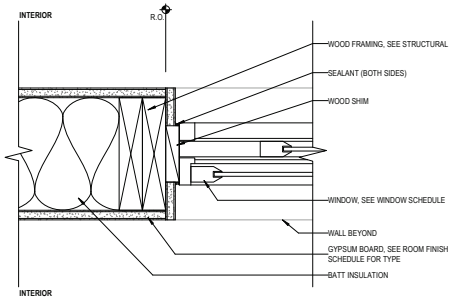
A3 A7.4 INTERIOR SLIDER WINDOW - HEAD
SCALE: 3" = 1'-0"



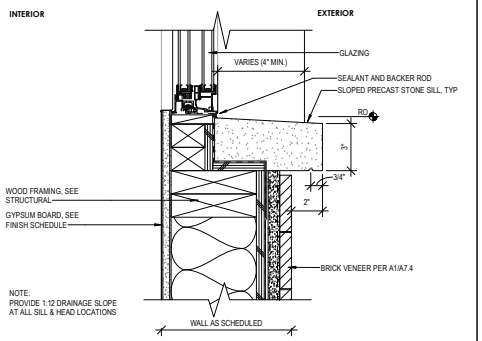
B1 A7.4 RECESSED ALUM SLIDING WINDOW JAMB AT BRICK VENEER WITH CEMENT PLASTER TRIM
SCALE: 3" = 1'-0"



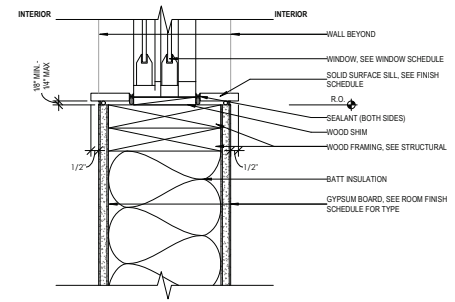
B2 A7.4 RECESSED ALUM SLIDING WINDOW JAMB - WITH FIBER CEMENT
SCALE: 3" = 1'-0"



B3 A7.4 INTERIOR SLIDER WINDOW - JAMB
SCALE: 3" = 1'-0"



C1 A7.4 RECESSED ALUM SLIDING WINDOW SILL - W/ PRECAST STONE SILL AT BRICK VENEER
SCALE: 3" = 1'-0"



D3 A7.4 INTERIOR SLIDER WINDOW - SILL
SCALE: 3" = 1'-0"

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LPFD CITY OF LIVERMORE CALIFORNIA
COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION
City Project No. PS202215

CITY OF LIVERMORE
LIVERMORE FIRE STATION 6 BUILDING IMPROVEMENTS
4550 EAST AVE LIVERMORE, CA 94550

WINDOW DETAILS

NOT FOR CONSTRUCTION

A7.4
Sheet
Of xx
SCALE: 3" = 1'-0"

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION FINDING THAT THE FIRE STATION NO. 6 DEMOLITION AND RECONSTRUCTION PROJECT IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Conditional Use Permit (CUP) 26-001, Site Plan Design Review (SPDR) 26-001

The City initiated an application for Conditional Use Permit (CUP) 26-001 and Site Plan Design Review (SPDR) 26-001 for the demolition of the existing approximately 10,700-square-foot Livermore-Pleasanton Fire Department Fire Station No. 6 at 4550 East Avenue and reconstruction of Fire Station No. 6 with an approximately 13,000-square-foot station and a 2,600-square-foot reserve apparatus building. The project includes a temporary modular building to be used by fire personnel during station construction ("Project").

On August 18, 2026, the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore, based upon its own independent review of the Record Evidence and considerations, hereby finds the Project is categorically exempt from CEQA in accordance with CEQA Guidelines Section 15302, Replacement or Reconstruction. The Planning Commission makes the following finding:

> Section 15302: Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:
>
> (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent.
> (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
> (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

Response: The new Fire Station No. 6 building will be located on the same site as the existing Fire Station No. 6 building and will have substantially the same purpose and capacity as the existing Fire Station No. 6. Although the proposed fire station will be larger in size than the existing building, the increase in building area is necessary to accommodate current operational needs, building code requirements, firefighter health and safety standards, and the storage of modern apparatus and equipment. The larger building is not intended to expand the station's service area or materially increase its operational capacity.

The Project includes the addition of one fire station personnel member; however, this staffing adjustment does not constitute a substantial increase in the facility's overall operational capacity. Similarly, Fire Station No. 6 currently hosts training activities, and those activities will continue at the replacement station without a substantial increase in their frequency or intensity. Overall, the proposed Project modernizes and replaces an aging public safety facility to meet current codes, regulations, and operational requirements while maintaining substantially the same purpose and capacity as the existing fire station.

Exceptions - Section 15300.2

None of the exceptions to the categorical exemption listed in CEQA Guidelines Section 15300.2 apply, as described below.

1. Location. This exception does not apply to the Class 2 (Replacement or Reconstruction) categorical exemption. Pursuant to CEQA Guidelines Section 15300.2(a), the location exception applies only to Classes 3, 4, 5, 6, and 11. Therefore, no further analysis is required.

2. Cumulative Impact. The existing fire station is an established public safety facility that was consistent with the level of development anticipated under the City's former 2003 General Plan. The adopted 2045 General Plan continues to designate and accommodate this use at the Project site. The Project will not result in significant environmental impacts, and its incremental contribution to regional growth and development is not cumulatively considerable. Accordingly, the Project will not result in a significant cumulative impact.

3. Significant Effects Resulting from Unusual Circumstances. There is no reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances. There is no evidence that any unusual circumstances exist. The proposed Project involves demolition of the existing Fire Station No. 6 and construction of a new fire station on the same site. Construction activity will be phased to ensure uninterrupted fire service operations.

4. Scenic Highways. The Project site is not located along any of the scenic routes identified in Livermore's General Plan nor identified as a Scenic Highway by the California Department of Transportation. No damage to scenic resources will occur.

5. Hazardous Waste Sites. The Project site is not included on the list of hazardous waste facilities compiled pursuant to California Government Code section 65962.5, which comprises the following five parts: the list of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database; the list of Leaking Underground Storage Tank (LUST) sites from the State Water Resource Control Board (SWRCB) Geotracker database; the list of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management list; the list of active Cease and Desist Orders or Cleanup and Abatement Orders that concern the discharge of wastes that are hazardous materials; or the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code identified by DTSC.

6. Historical Resources. The Project site does not contain any resource listed in Livermore's 2021 Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places. Similarly, the Centennial Light Bulb is not listed in Livermore's 2021 Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places. Therefore, the Project will not cause a substantial adverse change to a historical resource as defined in CEQA because the existing facility nor the Centennial Light Bulb are not designated or eligible historical resources.

BE IT FURTHER RESOLVED that the Livermore Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk and State Clearinghouse, if the Project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of August 18, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Tracy Kronzak, Chairperson

by Stephen Riley, Planning Manager
Secretary to the Planning Commission

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP) 26-001 AND SITE PLAN DESIGN REVIEW (SPDR) 26-001 FOR THE FIRE STATION NO. 6 DEMOLITION AND RECONSTRUCTION PROJECT

The City initiated an application for Conditional Use Permit (CUP) 26-001 and Site Plan Design Review (SPDR) 26-001 for the demolition of the existing approximately 10,700-square-foot Livermore-Pleasanton Fire Department Fire Station No. 6 at 4550 East Avenue and reconstruction of Fire Station No. 6 with an approximately 13,000-square-foot station and a 2,600-square-foot reserve apparatus building. The project includes a temporary modular building to be used by fire personnel during station construction ("Project").

On August 18, 2026 the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, with respect to CUP 26-001, the Planning Commission of the City of Livermore finds based on the information presented:

1. The proposed use is consistent with the General Plan and any applicable Specific Plan;

   Response: The Project site is designated Open Space and Parks (OSP) in the General Plan. The OSP designation is applied to areas to be maintained as permanent or semi-permanent open space. The Project site is adjacent to the Robert Livermore Community Center, a recreational complex. The Project site and adjacent community center property are owned by the City of Livermore and together function as a civic space that meets the intent of the OSP land use designation.

2. The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;

   Response: The property is zoned Education and Institution (E). The E zone is applied to areas appropriate for public and private educational institutions, publicly owned park and recreation facilities, and areas for governmental buildings and

facilities. Fire stations are considered a public and quasi-public use, which is a conditionally permitted use in the E zone. The Project complies with all other applicable provisions of this Development Code and the Municipal Code including height, setbacks, parking, landscaping, signage, and public art requirements.

3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;

   Response: The fire station is an existing use surrounded by the Robert Livermore Community Center to the north and west and residential uses to the east and south. The Project proposes to demolish and reconstruct the fire station within the same site area currently occupied by the existing facility. The proposed building design will be updated to a contemporary civic structure that incorporates modern agrarian and Craftsman design influences, creating a design that is compatible with the surrounding land uses and existing architectural character.

   Although the proposed fire station will be larger in size than the existing building, the increase in building area is necessary to accommodate current operational needs, building code requirements, firefighter health and safety standards, and the storage of modern apparatus and equipment. The expanded facility is not intended to increase the station's service area or materially increase its operational capacity. Therefore, the proposed fire station will remain compatible with existing and future land uses in the vicinity.

4. The subject site is:
   a. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and
   b. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

   Response: The site will be fully improved with existing and proposed utilities, along with compliant public services. Site access will continue to be provided via East Avenue and Loyola Way. The apparatus bays are designed to provide direct and efficient access to these roadways, supporting timely emergency response. The site layout accommodates fire truck and engine turning movements, and the proposed parking supply is sufficient to support Project needs, including dedicated spaces for fire personnel and public parking.

5. The site’s suitability ensures that the type, density, and intensity of use being proposed will not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located;

   Response: The proposed use will remain unchanged as a fire station. The Project maintains the established public safety use of the property while providing a modern,

code-compliant facility that improves operational efficiency, emergency response capabilities, and service reliability. Potential impacts associated with fire station operations, including the presence and handling of hazardous materials, odors, noise from training activities, siren use, and other routine daily operations, will remain consistent with existing conditions. Hazardous materials used or stored at the facility will continue to be strictly regulated by applicable state and local requirements, and the facility will maintain compliance with all applicable safety standards and operational regulations.

6. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit or Zoning Use Permit.

   Response: The applicant has reviewed and agreed in writing to comply with the conditions for this Project.

7. That any other findings prerequisite to approval of a Conditional Use Permit or Zoning Use Permit stated elsewhere in the Development Code can be made.

   Response: No other findings are required to approve this Conditional Use Permit.

BE IT FURTHER RESOLVED, with respect to SPDR 26-001, the Planning Commission of the City of Livermore finds based on the information presented:

1. Be allowed within the subject zone;

   Response: The subject site is zoned Education and Institution (E). As a public use, a fire station is permitted in the E zone as a conditional use. While the fire station has been in operation at this location since 1976, staff was unable to locate a Conditional Use Permit for the property. Therefore, the Project proposal includes Conditional Use Permit 26-001 to formalize the use of the property as a fire station.

2. Be designed such that:
   a. The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property;
   b. Architectural design and functional plan of the structure(s) and related improvements are of reasonable aesthetic quality and compatible with adjacent developments;
   c. Structure(s) and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site; and
   d. The project's site plan and design is consistent with the City's Design Standards and Guidelines.

   Response: The proposed Project modernizes and replaces an aging public safety facility to meet current codes, regulations, and operational requirements while

maintaining substantially the same purpose and capacity as the existing fire station. The new fire station is designed to enhance compatibility with the existing neighborhood. The Project is consistent with the Development Code and Design Standards and Guidelines.

3. Be designed to include the following criteria, as applicable:
    a. Compliant with this Chapter, this Development Code, Municipal Code Title 15 (Buildings and Construction), and all other applicable City regulations and policies;
    b. Efficient site layout and design;
    c. Compatible and appropriate scale to neighboring properties and developments;
    d. Efficient and safe public access (both pedestrian and vehicular) and parking;
    e. Appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design;
    f. Appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land;
    g. Proper site utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the site;
    h. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired;
    i. Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition;
    j. Compatible in color, material, and composition of the exterior elevations to neighboring visible structures;
    k. Appropriate exterior lighting which provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties;
    l. Compatible in scale and aesthetic treatment of proposed structures with public areas;
    m. Appropriate open space and use of water efficient landscaping; and
    n. Consistent with the General Plan and any applicable Specific Plan.

Response: As described in the staff report, the Project meets or exceeds all of the above noted criteria. The modified station layout will better accommodate current operational needs, building code requirements, firefighter health and safety standards, and the storage of modern apparatus and equipment. Collectively, these modifications contribute to a more compliant, efficient, and compatible facility.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the Record Evidence and adopted a resolution finding the Project to be exempt from the California Environmental Quality Act.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings set forth above and adopts these findings as part of this Resolution. Based upon the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission approves Conditional Use Permit (CUP) 26-001 and Site Plan Design Review (SPDR) 26-001 subject to the Conditions of Approval attached hereto as Exhibit A for the Demolition and Reconstruction of Fire Station No. 6.

BE IT FURTHER RESOLVED, the Planning Commission of the City of Livermore directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk and State Clearinghouse, if the Project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of August 18, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Tracy Kronzak, Chairperson

by Steve Riley, Planning Manager
Secretary to the Planning Commission

EXHIBIT A – Conditions of Approval

EXHIBIT A

CONDITIONS OF APPROVAL

Fire Station No. 6 Demolition and Reconstruction Project

Conditional Use Permit (CUP) 26-001 and Site Plan Design Review (SPDR) 26-001

The project involves demolition of the existing approximately 10,700-square-foot Livermore-Pleasanton Fire Department Fire Station No. 6 at 4550 East Avenue and reconstruction of Fire Station No. 6 with an approximately 13,000-square-foot station, a 2,600-square-foot reserve apparatus building, and associated improvements. The project includes a temporary modular building to be used by fire personnel during station construction ("Project").

Approved by Planning Commission: August 18, 2026

PROJECT AUTHORIZATION

1. This project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
2. Approval is limited to the conformance of the land use and Development Code requirements. Use of the property shall be limited to those permitted by the Education and Institution (E) zoning regulations and the Development Code as they exist now or may be amended in the future.

PROJECT SPECIFIC CONDITIONS

The applicant shall demonstrate conformance to the following conditions to the satisfaction of the Planning Division:

1. Prior to issuance of a Building Permit, the applicant shall respond in writing to all conditions contained in this document and its attachments. Responses shall describe how the condition has been met and shall, where applicable, direct the plan checker to the page and/or drawing detail that demonstrates compliance with the condition. A copy of these responses shall be provided with each set of improvement and revised plans.
2. Prior to issuance of a Demolition Permit, City staff shall review and approve the Centennial Light Bulb relocation plan.
3. Prior to issuance of a Building Permit, the applicant shall coordinate with Livermore Area Recreation and Park District to evaluate the feasibility of planting the remaining required replacement trees, or a portion thereof, within the Robert Livermore Community Center and Park and/or within other LARPD park locations. To the extent feasible, replacement trees shall be California native tree species as defined by Livermore Municipal Code Chapter 12.20.160(B). If the tree replacement requirement cannot be fully satisfied, the applicant shall provide payment to the urban forestry maintenance fund in accordance with Livermore Municipal Code Chapter 12.20.

4. The applicant shall plant vines and/or apply a graffiti-resistant coating on the north side of the perimeter wall and apply a graffiti-resistant coating to the west side of the perimeter wall to deter vandalism.
5. To the extent feasible, and without interfering with future perimeter wall footings, shrubs and/or ornamental trees shall be planted within the planter along the northern edge of the site to provide screening of the perimeter wall.
6. To the extent feasible, all roof-mounted and ground-mounted mechanical equipment shall be screened from public view consistent with Livermore Development Code Section 4.05.040(B) as it exists now or may be amended in the future.
7. Prior to issuance of the Certificate of Occupancy, the applicant shall either:
    a. Obtain approval from the Commission for the Arts for the proposed on-site public art installation, including the artwork, location, and maintenance plan, in accordance with Chapter 12.51 of the Livermore Municipal Code and install artwork no later than 180 days following issuance of Certificate of Occupancy; or
    b. If on-site public art is determined to be infeasible, satisfy the Art in Public Places Program requirement by paying the applicable public art in-lieu fee in accordance with Chapter 12.51 of the Livermore Municipal Code.

GENERAL CONDITIONS OF APPROVAL

1. Development shall conform to the plans designated by the City as Final Approved Plans. The Final Approved Plans shall include but are not limited to civil, landscape, and lighting plans reviewed and approved by the Planning Commission and City Council and amended by the applicant to reflect any changes indicated above in the Project Specific Conditions or required by the City in the approval process. The applicant shall submit any required amended plans to the Community Development Department within 90 days of project approval.
2. The Developer shall pay the processing and development impact fees applicable City-wide that are in effect at the time the fees are paid. Payment for said fees shall be made prior to issuance of any building permits.
3. The Community Development Department may approve minor amendments to the permit, provided that the permit is still in substantial conformance with the original approval.
4. Approval of the Conditional Use Permit and Site Plan Design Review entitlements is not an authorization to commence construction. Construction, alterations, repairs, sign erection, or occupancy shall not be permitted without prior approval of the Building Division through issuance of any required permits.
5. To the extent permitted by law, the project applicant shall defend, indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney’s fees and

costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

ENGINEERING DIVISION – DEVELOPMENT

1. Development shall conform to the attached Engineering Considerations, dated August 11, 2026 (refer to the attachment below).

BUILDING DIVISION

1. Future development shall conform to California codes adopted at time of Building permit submittal.

FIRE DEPARTMENT

1. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

2. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.

3. FIRE CODE: All construction shall conform to the requirements of the 2025 Livermore Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.

4. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.

5. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2025 Livermore Building, Fire and Residential Codes with local amendments and ordinances.

6. EMERGENCY RESPONDER RADIO: Emergency responder radio coverage shall be provided in accordance with section 510 of the Fire Code.

7. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.

8. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.

9. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.

10. LISTED: All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.

11. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.

12. FIRE HYDRANTS: Fire hydrants shall be installed at spacing not greater than 300 feet in industrial and commercial developments. Fire hydrants shall be installed at spacing not greater than 400 feet in residential developments.

    a. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.
    b. The following schedule for NO PARKING signs shall apply:

Width	*Requirements*
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

13. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access

road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.

14. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

15. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

Attachments:

1. Engineering Considerations dated August 11, 2026

CITY OF LIVERMORE
ENGINEERING CONSIDERATIONS

Date: August 11, 2026

LOCATION: **4550 East Avenue**
DEVELOPER: **City of Livermore – Fire Station 6**
PLANNING REFERRAL #: **SPDR26-001 and CUP26-001**

Note: Specific conditions are shown in large type. *Standard conditions that apply to this project are shown in italic type.*

1. DEFINITIONS:

For the purpose of this agreement, the following words shall have the meanings respectively ascribed to them by this section:

Developer:	*Person(s) or Corporation(s) that will obtain permits for construction*
Improvement Plans:	*Construction drawings for required public and private improvements*
Services:	*Utility lateral, or any portions of a conduit cable or duct, between a utility distribution line and the site it serves*
Project:	*The work to be performed by Developer*

2. SITE PLAN APPROVAL

A. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

B. Approval or conditional approval of this SPA shall not supersede these Engineering Considerations and any applicable City Standards nor limit the City's Engineer's ability to require workable designs on future grading and improvement plans based upon these Engineering considerations and the City's Standard engineering specifications and details.

3. SPECIFIC CONDITIONS:

The Developer shall comply with the following conditions:

A. All improvement plans and maps shall conform to the following City of Livermore documents except as modified by these engineering considerations:

1. *City of Livermore Standard Specifications and Details*
2. *Development Plan Check and Procedures Manual*

B. The fire service and fire sprinklers shall be connected to the potable water system.

C. The Developer shall have a certified CASp Specialist review and certify that the design for all pedestrian improvements within the public right-of-way or a public easement complies with the following applicable regulations: American with Disabilities Act (ADA) requirements, the Public Rights-of-Way Accessibility Guidelines (PROWAG), and the requirements found in Chapter 11B of the 2025 California Building Code. If an accessibility design cannot meet the above listed applicable standards, the Developer shall propose and the CASp Specialist shall concur with a design exception request for approval by the City Engineer or their designee. In addition, the Developer shall have the certified CASp Specialist inspect and certify that pedestrian improvements are installed per the CASp certified design. Pedestrian improvements include new trails, walkways, sidewalks, accessible ramps, connections between existing and new pedestrian improvements, and modifications to existing pedestrian improvements within or adjacent to the project site, as shown on the approved plans.

D. Prior to issuance of a grading or building permit, final improvement plans prepared for the City project shall be submitted to the Engineering Division for final review and approval. The final plans shall incorporate all Engineering Division comments and comply with the City of Livermore Municipal Code, Standard Specifications and Details, and Development Plan Check and Procedures Manual.

E. Prior to construction, the Developer shall coordinate all public and private utility improvements with California Water Service Company, PG&E, the City of Livermore, and all other affected utility agencies. Any required utility relocations, modifications, or abandonments shall be completed at the Developer's expense and shown on the final improvement plans.

F. The project shall be phased and constructed so that emergency response operations, vehicular access, pedestrian access, fire protection, domestic water, sanitary sewer, storm drainage, and other utilities serving the existing fire station remain operational until replacement facilities are available and accepted by the City.

G. Repair or replace all damaged, displaced, noncompliant, or otherwise deficient sidewalk, curb and gutter, driveway, and curb ramp improvements adjacent to the project property. The final limits of repair shall be completed in accordance with current City standards prior to acceptance of the public improvements.

4. STORM WATER SITE DRAINAGE AND TREATMENT REQUIREMENTS:

A. General

1. This site is subject to the National Pollutant Discharge Elimination System (NPDES) Program. Prior to the issuance of the initial grading or building permit, the Developer shall provide evidence that the site is covered by the statewide General Permit to Discharge Storm Water associated with construction activity. This requires confirmation that a Notice of Intent (NOI) and the applicable fee was sent to the State Water Resources Control Board. In addition, the grading plans need to state: "All grading shall be in accordance with the Storm Water Pollution Prevention Plan prepared by the Developer per the Notice of Intent on file with the State Water Resources Control Board".

2. Necessary interceptor ditches shall be concrete. Field inlets and storm drainage pipe may be necessary in conjunction with concrete interceptor ditches as secondary drainage releases. All interceptor ditches shall be privately maintained.

B. Storm Drainage Requirements

Per the City's Facilities Planning Guidelines (dated June 2005), the flows must have the following characteristics:

For a 10-year design discharge: a hydraulic grade line (HGL) is no higher than 1.25 feet below the top of curb elevation at any manhole or inlet.

For a 100-year design discharge: a HGL does not exceed the top of curb elevation.

For additional detail on these guidelines, the applicant should refer to the following resources: City of Livermore Storm Drain Master Plan & City of Livermore Facilities Planning Guidelines (both available at the Engineering counter at City Hall).

C. Stormwater Drainage Maintenance Funding

The cost to maintain all private storm drainage infrastructure installed with this project shall be funded by the Developer.

D. Stormwater Treatment, Detention and Trash Capture Requirements

1. The Developer shall treat the storm water runoff from this site prior to having the storm water enter the City's storm water distribution system. Stormwater Treatment, Low Impact Development, and Trash Capture, is required by the Regional Water Quality Control Board. The Developer shall complete and or update the required Stormwater Quality Checklist. The Developer shall provide a storm water treatment plan with calculations indicating treatment that meets the latest requirements indicated in Section

C.3 of the City's NPDES Permit with the Regional Water Quality Control Board. Approval of this plan and calculations by the City is required prior to the approval of the building permit.

2. If this project is greater than one acre, the Developer shall provide a Hydrograph Modification Plan (HMP) with calculations in accordance with the Alameda Countywide Cleanwater Program (ACCWP) Bay Area Hydrology Model (BAHM) guidelines. The software for the design of control measures to meet the Flow Duration Control is available to download from www.bayareamodel.org. For additional information you may contact Jarrett Rasmussen in the City's Engineering Department at (925-960-4500)

3. Prior to building permit approval, the applicant shall enter into a maintenance agreement with the City of Livermore for all storm water treatment devices deemed necessary on this site. If the stormwater treatment devices will be maintained by more than one property owner a cleanout will be necessary at the property lines to allow the property owners to maintain their portion of the private stormwater treatment system. If the stormwater treatment device will be maintained by a Business Association then the cleanouts or manholes at each of the property lines may not be needed. The stormdrain treatment devices shall be shown on an exhibit and included in the Operations and Maintenance Agreement. The Operations and Maintenance Agreement shall be recorded prior to occupancy.

E. Stormwater Treatment Infrastructure Maintenance Funding

The cost to maintain all storm water treatment, detention and low impact development infrastructure installed with this project shall be funded by the Developer.

5. REQUIRED ON-SITE SOURCE CONTROL STORMWATER MEASURES

See Section Y of the of the Development Plan Check & Procedure Manual for requirements.

6. STREETS:

7. STANDARD CONDITIONS:

A. The Developer shall field verify the locations of all existing utility systems (water, sewer, drainage, electric, gas, etc.) that are necessary for this project.

B. (Not Used)

C. Submit plans of all existing and proposed public improvements, sanitary sewer and water services, and on-site storm drainage, for review and approval prior to building permit issuance.

D. (Not Used)

E. Construct functional systems for on-site and off-site storm drainage, sanitary sewerage, and water.

H. Intercept and dispose of existing drainage upgrade from the site by an approved storm drainage system to avoid off-site ponding or the concentration of the natural run-off along the periphery of the site. Complete sufficient off-site investigation to insure that the plans clearly delineate existing conditions.

I. Avoid conflict with flood hazard areas per the City Code.

J. Install a two-way cleanout behind the curb on all 4-inch sewer laterals. Install a one-way cleanout on all 6-inch laterals to provide for cleaning the laterals from the cleanout to the sewer main.

K. Install fire hydrants per Fire Marshal's recommendation.

L. (Not Used)

M. (Not Used)

N. (Not Used)

M. (Not Used)

N. (Not Used)

O. (Not Used)

P. The fire service backflow preventer(s) shall be effectively screened from the public right-of-way while at the same time preserving ease of maintenance access to the backflow preventer(s). Screening shall be as specified on City Standard Detail W-10A, B and C. The fire service backflow preventer(s) shall meet the performance standards of the backflow preventer shown in City Standard Detail W-10A, B and C. The fire service(s) shall be located so that the fire service backflow preventer(s) can be screened without blocking sight distance at driveways and intersections.

Q. Provide adequate sight distance at all driveways and intersections. Monument signs and landscaping at driveways shall be located so that they don't restrict the sight distance of exiting drivers. Landscaping and mounding in the sight distance area along the street shall be kept to a maximum height of 2.5 feet above the top of street curb. Tree branches in the area shall be trimmed to be a minimum of 8 feet above the top of the street curb.

R. All new driveways shall be street level driveways per City Detail ST-6. Driveway widths shall comply with Note 4 on City Detail ST-8.

S. Either avoid conflicts between proposed driveways and existing utility facilities, such as storm inlets, fire hydrants, streetlights and utility vaults, or relocate the existing utility facilities.

T. (Not Used)

U. (Not Used)

V. Utility cuts in the frontage(s) street along this project will require a slurry seal and base repair across the entire length of the affected street frontage(s) to water seal the street surface, to restore the ride quality of the street surface, and to restore the appearance of the street surface.

W. Modify signing and striping as necessary.

X. (Not Used)

Y. (Not Used)

Z. If the project is on a corner lot and the sidewalk does not already have a standard access ramp then the applicant shall construct a City standard access ramp.

AA. (Not Used)

BB. (Not Used)

CC. (Not Used)

DD. Show all necessary erosion control measures on the improvement plans. In addition, the following notes shall be included on the improvement plans:

> *1. Construction Operations - Dust shall be controlled. Wastewater generated during construction shall not be discharged to the storm drain system. This includes waste from painting, sawcutting, concrete work, etc. The contractor shall make arrangements to eliminate discharges to the storm drain system and, if necessary, provide an area for on-site washing activities during construction. Materials that could contaminate storm runoff shall be stored in areas that are designed to prevent exposure to rainfall and to not allow storm water to run onto the area.*

2. Pavement Cleaning - Flushing of streets/parking lots to remove dirt and construction debris is prohibited unless proper sediment controls are used. Preferably, areas requiring cleaning should be swept.

EE. Prepare all public improvement plans in conformance with the latest edition of the following City of Livermore documents:

1. Standard Specifications and Details
2. Development Plan Check and Procedures Manual

FF. Submit for approval a cost estimate for the public improvements.

GG. Submit for approval a cost estimate for the public improvements. Prior to the issuance of a building permit for the site, the Developer shall provide cash or a check in the amount of the City approved cost estimate and a letter stating that the City of Livermore may put this money in a non-interest bearing trust account and may use this money at its discretion to correct safety problems if the Developer's contractor leaves unsafe conditions while performing the work, and that the City could also use this money at its discretion to restore off site or public areas to a satisfactory condition if the Developer were to abandon the project when it was partially completed. If unused this money will be returned to the Developer when the City has accepted the public improvements.

HH. Submit a certificate of insurance in the form and with the coverages required by the City.

II. Obtain an Encroachment Permit from the City's Permit Center at (925) 960-4440, prior to starting any public improvements. Construct all public improvements per City standard details and specifications.

JJ. The sewer connection fee will be based on the actual sewer use as determined by the Water Resources Division.

KK. Replace any broken or displaced curbs, gutters, sidewalks and driveways. The Engineering Division at (925) 960-4500 will mark the location of these defective facilities upon request by the Developer.
LL. Complete all public improvements prior to occupancy, except that the Developer may formally request to defer items that are not related to public safety. Any request to receive occupancy prior to the completion of all public improvements shall be submitted in writing to the City Engineer and shall include the reasons that justify the request, and the number of weeks after occupancy that are needed to complete the improvements. If the request is approved by the City Engineer, the Developer may submit a cash bond in the amount of 200% of the cost of the deferred improvements with a letter that states that if the Developer has not completed the improvements by the date established by the City Engineer, the Developer will forfeit the entire cash bond to the City. The Developer's letter shall also state

that the Developer understands that the City will use the forfeited funds to complete the improvements, and that the Developer also understands that the City will retain any unspent portion of the funds for administrative expenses.

MM. (Not Used)

8. DEVELOPMENT FEES:

A. Pay current development fee rates as adopted by the City Council. (They may be adjusted from time to time to reflect the cost of providing a facility.) The fees shall be those that are in effect on the date the City receives a complete application for a building permit. The City's "Development Fees" information sheet has the following fees that apply to this project:

City Storm Drainage
County Storm Drainage – Building
County Storm Drainage - Public Improvements
Sanitary Sewer Connection
Encroachment Permit
Inspection for Public Improvements
Building Permit
Park Facilities Fee
City Water Connection
Alameda County Water Connection, Zone 7
Tax on Construction
In-Lieu Low Income Housing Fee (residential)
Low Income Housing Impact (Commercial and Industrial)
Traffic Impact Fee
Improvement Plan Check Fee
Tri-Valley Transportation
Art in Public Places
General Plan Cost Recovery
Social and Human Services
School Impact Fees (contact the Livermore School District at (925) 606-3200.)

B. The Developer has not identified the proposed tenants or the precise use of the building(s). For the shell building(s), the Traffic Impact Fee, the Tri-Valley Transportation Development Fee, and the Low Income Housing Impact Fee will be charged based on an assumed industrial use for the building(s). If the use of the building is changed in the future, additional Traffic Impact fees, Tri-Valley Transportation Development fees, and Low Income Housing Impact fees shall be paid as appropriate. For example, if as part of tenant improvements the Developer later proposes office uses for this building(s), then additional fees may be due.

9. INFORMATION FOR THE DEVELOPER:

There are City Municipal Code requirements regarding the quality of water that is discharged to the sanitary sewer and the storm drainage systems. The Developer should contact the City's Water Resources Division at (925) 960-8100.

C Ferrel

FL:DES:CF

SPDR26-001 Engineering Conditions