

Livermore Area Recreation and Park District

TO: Chair Furst and Board of Directors

FROM: Mathew Fuzie, General Manager

DATE: August 28, 2019

SUBJECT: Site Plan Design Review (SPDR 19-004)

ATTACHMENT:

Request from City of Livermore Planning Commission for comments and recommendations by September 3, 2019 regarding the Livermore Wine Country Inn (SPDR 19-004) and Conditional Use Permit (CUP 19-006).

August 20, 2019

Round 3

City of Livermore

Engineering Division - Development

Public Works - Maintenance

Local Entities

Livermore Area Recreation & Parks District

Livermore Sanitation

Project: Site Plan Design Review (SPDR) 19-004 & Conditional Use Permit (CUP) 19-006

Description: Livermore Wine Country Inn – A proposed 30-room inn on a 3.2± acre vacant parcel with a restaurant, meeting space, and caretaker's residence.

Location: Southwest corner of Hansen and Arroyo Roads (APN 099 046000800)

This project will be considered by the Livermore Planning Commission.

We request receipt of your comments and recommendations by September 3, 2019. Please contact our office if you would like to receive larger plan sets. Address comments to the project planner listed below, and include the permit number (SPDR19-004) on all correspondence.

Project Planner: Kam Purewal, Assistant Planner
sspurewal@cityoflivermore.net
(925) 960-4463



GENERAL APPLICATION

Project Address/Location <u>SW Corner of Hansen & Amador</u>		APN: <u>99-460-8</u>	
Project Name <u>Livermore Valley Wine Country Inn</u>		General Plan Designation <u>Specific</u>	Zoning District <u>5D2</u>
Applicant Name <u>Michelle Boss</u>		Phone <u>(408) 449-7697</u>	Fax <u>N/A</u>
Applicant Address <u>2231 Hampton Road</u> City <u>Livermore</u> State <u>CA</u> Zip <u>94550</u>			
Applicant E-Mail Address <u>LMICHELLEBOSS@GMAIL.COM</u>			
Property Owner Name <u>Surplus Property Authority of Alameda Co.</u>		Phone <u>(510) 670-6354</u>	Fax <u>(510) 670-6374</u>
Property Owner address <u>224 W. Winton Ave.</u> City <u>Hayward</u> State <u>CA</u> Zip <u>94544</u>			
Property Owner E-Mail Address <u>stuart.cook@acgov.org</u>			
Representative Name <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Other <u>Lance Crannell</u>		Phone <u>(925) 634-7000</u>	Fax
Representative Address <u>3361 Walnut Blvd. Ste 120</u> City <u>Brentwood</u> State <u>CA</u> Zip <u>94513</u>			
Representative E-Mail Address <u>LCRANNELL@SDG-ARCHITECTSINC.COM</u>			
PROJECT INFORMATION			
Existing Use <u>Vacant lot</u>		Proposed Use <u>Wine Country Inn</u>	
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input checked="" type="checkbox"/> Vacant		<input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Office <input type="checkbox"/> Vacant	
Parcel size(s) <u>3.2 acres</u>	Existing Floor Area <u>n/a</u>	Existing Footprint Area <u>n/a</u>	Landscape Sq. Ft. <u>0.7 acres</u>
# of Buildings <u>1</u>	Proposed Floor Area <u>29,345</u>	Proposed Footprint Area <u>17,148</u>	# of Parking Spaces <u>63+19 over fl</u>
Detailed Project Description (Attach additional pages if necessary): <u>Developer proposes a 30 room Inn with large restaurant and care takers unit exactly as designated for this parcel in the South Livermore Valley Specific Plan.</u>			
OWNER/AGENT STATEMENT			
<p>Property Owner Consent – I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.</p> <p>The project applicant agrees to 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 to attack, set aside, or void the project approval or any permit authorized for the project, including reimbursing the City its attorneys fees and costs incurred in defense of the project.</p>			
X <u>[Signature]</u>		DATE <u>4/11/19</u>	
<p>The Livermore Development Code allows up to 30 days for the assigned planner to deem an application complete. An application must be deemed complete before proceeding to a hearing or staff level decision. If your project does go to hearing, you will be notified by mail in advance of the hearing date. If you would like to check meeting agendas, please go to the website: http://www.cityoflivermore.net/citygov/clerk/comms/pc/default.asp</p>			

APPLICATION REFERRAL – STAFF USE ONLY

ROUND 3

The attached project plans and application materials are hereby forwarded to your agency for review and comment. Your suggestions and applicable requirements/regulations are needed by the date shown below. Please do not return plan sets.

Staff Planner: Kam Purewal		Application No.: SPDR19-004	
Date Sent: 8-20-2019	Please Return By: 9-3-2019	Project Review Date: NA	
Building Division	Housing & Human Services	Historic Preservation	
Engineering Division <input checked="" type="checkbox"/>	Economic Development	Maintenance Services <input checked="" type="checkbox"/>	
Fire Prevention	Alameda County Health	Public Services	
Traffic Engineer	Alameda County Planning	Livermore Parks District <input checked="" type="checkbox"/>	
Police Department	Bay Area Air Quality Mgmt District	Livermore Sanitation <input checked="" type="checkbox"/>	
Water Resources Division	Other:	LARP	
Referral Response:	<input type="checkbox"/> Comment Attached	<input type="checkbox"/> No Comment	
Name/Agency		Date:	

August 19, 2019
Job No.: 2985-000

RECEIVED
AUG 19 2019
PLANNING DIVISION

Mr. Kam Purewal,
Assistant Planner
CITY OF LIVERMORE
1052 S. Livermore Avenue
Livermore, CA 94550

Subject: Response to Site Plan Design 19-004 and Conditional Use Permit 19-006
ROUND 2 Application Review Comments
Livermore Valley Wine Country Inn

Dear Mr. Purewal:

The following are our responses to your Site Plan Design and Conditional Use Permit ROUND 2 application review comments dated August 9, 2019.

ENGINEERING - DEVELOPMENT

Comment 1. No new comments.

Response: None.

ENGINEERING - TRANSPORTATION

Comment 2. Please see attached memo from Joanna Liu dated August 5th, 2019. (Text copied below.)

From: Joanna (Xiaojia) Liu
Subject: **Proposed Livermore Wine Country Inn (Round 2)**

The City of Livermore staff has reviewed the revised Traffic Impact Analysis (TIA) (dated July 2019) and the plan set (dated July 18, 2019) for the Proposed Livermore Wine Country Inn.

The following items in the TIA need to be addressed:

- Page 1, Introduction. "...will provide up to 90 seats...". This information is not consistent with Proposed Architectural Site Plan in the plan set Sheet A001.
- Page 1, Introduction. "...including four accessible spaces." Please make sure this information is consistent with the latest plan set. Do the same on Page 24.
- Page 9, Significant Impact Criteria. Please refer to City of Livermore's latest Intersection Operation Analysis Thresholds.
- Figure 7, Existing Plus Project Peak Hour Traffic Volumes. Please correct the traffic volume calculations. A few errors were found. Please correct the analysis accordingly.

Calculation errors were found in Figure 8 and Figure 9 as well. Please correct the figures and the relevant analyses.

- Page 21, Table 9.
 - Please correct the title.
 - Are these SimTraffic or Synchro results? Notes show "SimTraffic", but appendices refer to Synchro outputs.
- Please provide detailed impact analysis for pedestrians, bicycles, and transit. Mention the new sidewalk the project is proposing to build on Hansen Road.

In addition, the following item should be addressed on the plan set:

- Please use address on Arroyo Road instead of Hansen Road on all the civil plans.

Response: Address has been updated.

FIRE DEPARTMENT

Comment 3. No new comments.

Response: None.

HOUSING HUMAN SERVICE - ARTS REVIEW *(previous comment)*

Comment 4. Per Livermore Municipal Code section 12.51 (see attached), if public art will be installed a site plan shall be submitted showing the location of the artwork, complete with landscaping, lighting and other appropriate accessories to complement and protect the artwork, along with the artist's concept and representation, such as a drawing, photograph, or maquette of the artwork.

Indicate what medium or materials will be used and include maintenance plans for the artwork. Information on the artist chosen to create the art may also be attached. Contact the Commission for the Arts Staff Liaison, Adam Van de Water, at arts@cityoflivermore.net or (925) 960-4140, if you have any questions, and to schedule the review of the art design by the Commission. As outlined in the MuniCode, Building permits shall not be issued until the Commission has approved the request to install public art, and the certificate of occupancy shall not be issued until the approved work of art has been installed and an agreement has been recorded against the property to maintain the art for a minimum of thirty years. If an in-lieu contribution will be provided in place of artwork, the public art in-lieu contribution shall be paid at the time of issuance of each building permit.

Please let Xochitl Ballesteros know which option the developer chooses, and also note that if the developer chooses to provide art, rather than pay the in-lieu contribution, the above requirements must also be included in the Conditions of Approval for this project.

Response: Understood.

LIVERMORE AREA RECREATION & PARK DISTRICT

Comment 5. No new comments.

Response: None

LIVERMORE SANITATION

Comment 6. The project is proposing to use two 7 cubic yard bins. Livermore Sanitation's bins that are larger than 4 cubic yards do not have wheels. Since the enclosure has a roof, they will need to use 4 cubic yard dumpsters that will be rolled out to be serviced. Additionally, they'll need organics service. I anticipate they'll be a larger organics generator with a conference room and restaurant onsite, which will require frequent service. Per the County's Mandatory Recycling Ordinance, they will need to have at least one container for each of the three streams: trash, recycling, and organics. I would refer the developer to Alameda County's Mandatory Recycling Ordinance and Livermore Sanitation's website in case they have additional questions about recyclables and organics. *(comment from Marisa Gan, Recycling Specialist – Environmental Services Division)*

Please show three (3), four cubic yard bins in the trash enclosure including a bin for organic trash as noted by Livermore sanitation.

<http://www.recyclingrulesac.org/businesses-and-institutions-overview/>

www.livermoresanitation.com/commercial/

Response: Acknowledged, trash enclosure floor plan has been revised to show (3) four cubic yard bins.- SDG

PLANNING DIVISION

Design

Review and consider the Commercial Design Standards & Guidelines in the South Livermore Valley Specific Plan. The guidelines pertain to your project and can be found on the City's website at the links below:

<http://www.cityoflivermore.net/civicax/filebank/documents/6693/>

Comment 7: Please provide quantities of the **existing** trees on site along Hansen and Arroyo Road. Please indicate if trees are to remain or proposed to be removed. July 18th response discusses removing the street trees but nothing is shown on the landscaping plans. Existing trees should be addressed on the plans either on the site plan or landscaping plan and should be noted "*to be removed*". (Also see *Public Works Maintenance Memo*)

Response Civil Engineer has shown trees to be removed. Per the Maintenance Department we have added Sycamore trees between the sidewalk and curb which added to our trees on site covers the 17 tree replacement - HWA

Entry

Comment 8: The elevation plans for the courtyard on pages A010, A011, and A012 do not show portions of the courtyard that are blocked out. Please provide full courtyard elevations.

Response: The blocked out portions are not part of the courtyard. They are actually section through building interior. Sheets A010, A011, and A012 have been updated to provide clarity as to the extent of the courtyard.- SDG

Parking

Comment 9. Please double check restaurant seats and corresponding parking data with the traffic report. The July 18th traffic study and parking data on the resubmitted plans do not match. Traffic study overestimates the seats of the restaurant (90 seats) which should not be an issue because the plans propose (77 seats). However, to prevent confusion for a neighborhood meeting or a commission meeting, the traffic study should acknowledge the restaurant's exact seats even though the analysis was on 90 seats.

Response: Acknowledged. See Traffic Study report.

Comment 10. July 18th HWS Landscape resubmittal indicates removable 5 foot metal fence. Is there only one fence entering the north overflow parking area? Or is there also a fence to the

south overflow parking area? Plans only show a fence to the north overflow parking area. Entrance to the south overflow parking area only shows removable manufactured bench. Please clarify.

Provide three dimensional colored renderings, showing multiple sides of all structures, plus shadow and depth; applicant may wait to submit these after the project design has been finalized, with guidance from Planning Division Staff.

Response: South fence has been called out to be a removable fence as well - HWA

PLANNING - GENERAL COMMENTS

Comment 11. Current title report for the property. (*extra copy or digital copy*)

Response:

Comment 12. Completed Zone 7 Impervious Surface Worksheet.

Response: Impervious Surface Worksheet is provided with the resubmittal.

Comment 13. On the landscaping plan please provide canopy trees in the parking area south of the trash enclosure. Small scale trees behind the wall fountain should be removed and relocated to allow views into the site.

Response: Per conversations with the Planner we cannot provide the canopy trees next to the trash enclosure due to the retaining wall. We have also Modified the planting to be ground cover due to the car overhang of 17. The two flowering trees near the fountain and overflow parking entry will remain: - HWA

PUBLIC WORKS MAINTENANCE DIVISION

Comment 14. Please see attached memo from Sean Prevette dated July 26th, 2019. (Text copied below.)

From: Sean Prevette

Subject: Review of SPDR-19-004 ROUND 2

The Maintenance Division of the Public Works Department has reviewed the application and plans provided to us. Following is a list of comments and/or questions.

19952 Hansen Rd - Livermore Wine Country Inn

Sheet C1.

1. City of Livermore / LMD - Los Olivos tract currently has irrigation controller and components on south side of Hansen Rd. approximately 150' west of Arroyo Rd. Are there plans to relocate this irrigation controller and components? If so, show on plans.
2. Existing irrigation lines and wiring running along south side Hansen Rd. will be affected by the project, especially at the main entry to the site on Hansen Rd. Show and comment detailed proposed changes on Landscape plans.
3. Due to the proposed removal of 17 mature trees along Hansen Rd., 17 new 24' box size trees are required to be provided and planted in suitable locations within the LMD - Los Olivos tract. Contact the City of Livermore's Landscape Maintenance Supervisor, Joe Prime at (925) 960-8020; for any additional information.

*add conditions
of approval during
old permit.*

Response: Per our discussion With Joe Prime we have added trees along Hansen in the area between sidewalk and curb. He will discuss with the Planner regarding the revisions needed to the irrigation and will send CBG and HWA Irrigation plans showing the location of the existing system. Also, the controller will need to be moved. All of this work will take place during the construction document phase. - HWA

PUBLIC WORKS AGENCY - ALAMEDA COUNTY

Comment 15. No new comments.

Response: None.

PG&E - LAND MANAGEMENT

Comment 16. No new comments.

Response: None.

TRI-VALLEY CONSERVANCY

Comment 17. No new comments.

Response: None.

I trust that these responses and the associated resubmittal satisfy the review comments from our second submittal. We look forward to having the application deemed complete. Please do not hesitate to contact me if you have any questions.

Very truly yours,

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PROJECT DIRECTORY

OWNER
CONTACT: MICHELLE BOSS
 LIVERMORE VALLEY COUNTRY INN
 2231 HAMPTON ROAD
 LIVERMORE, CA 94550
 PHONE: 408-449-7897

ARCHITECT
CONTACT: LANCE CRANNELL, AIA
 SDG ARCHITECTS INC.
 3361 WALNUT BLVD., SUITE 120
 BRENTWOOD, CA 94513
 PHONE: (925) 634-7000

CIVIL ENGINEER
CONTACT: JASON VOGAN, P.E.
 CARLSON, BARBER & GIBSON, INC.
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CA 94583
 PHONE: 925-866-0322 x244

LANDSCAPE ARCHITECT
CONTACT: ROSS WELLS
 HWA LANDSCAPE ARCHITECTS
 762 ALTESSA DRIVE
 BRENTWOOD, CA 94513
 PHONE: (925) 513-3091

PROJECT DATA SUMMARY

ADDRESS: 1982 HANSEN ROAD
 LIVERMORE, CA 94550
APN: 099-0460-008
ZONING: 502 PER SOUTH LIVERMORE VALLEY
 SPECIFIC PLAN
SITE AREA: 130,680 S.F. (3.0 ACRES)
TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP: A-2, A-3, B, R-1, R-3 AND S-2
PROPOSED USE: HOTEL, INN AND RESTAURANT
CONDITIONAL USE: CARETAKER UNIT

PROJECT AREA SUMMARY

1ST FLOOR:	17,898 SF
2ND FLOOR:	11,647 SF
TOTAL	29,545 SF
TOTAL AREA	29,345 SF
MAX. F.A.R. (SF):	32,800 SF
DIFFERENCE	3,155 SF
1ST FLOOR DECKS:	3,857 SF
2ND FLOOR DECKS:	3,765 SF
TOTAL DECKS:	6,722 SF

UNIT COUNT SUMMARY

1 BED KING (STANDARD):	18
1 BED KING (SUITE):	2
2 BED QUEEN (STANDARD):	7
1 BED KING (ADA SUITES):	3
TOTAL UNITS:	30

LIVERMORE WINE COUNTRY INN LIVERMORE, CALIFORNIA PLANNING SUBMITTAL AUGUST 19, 2019

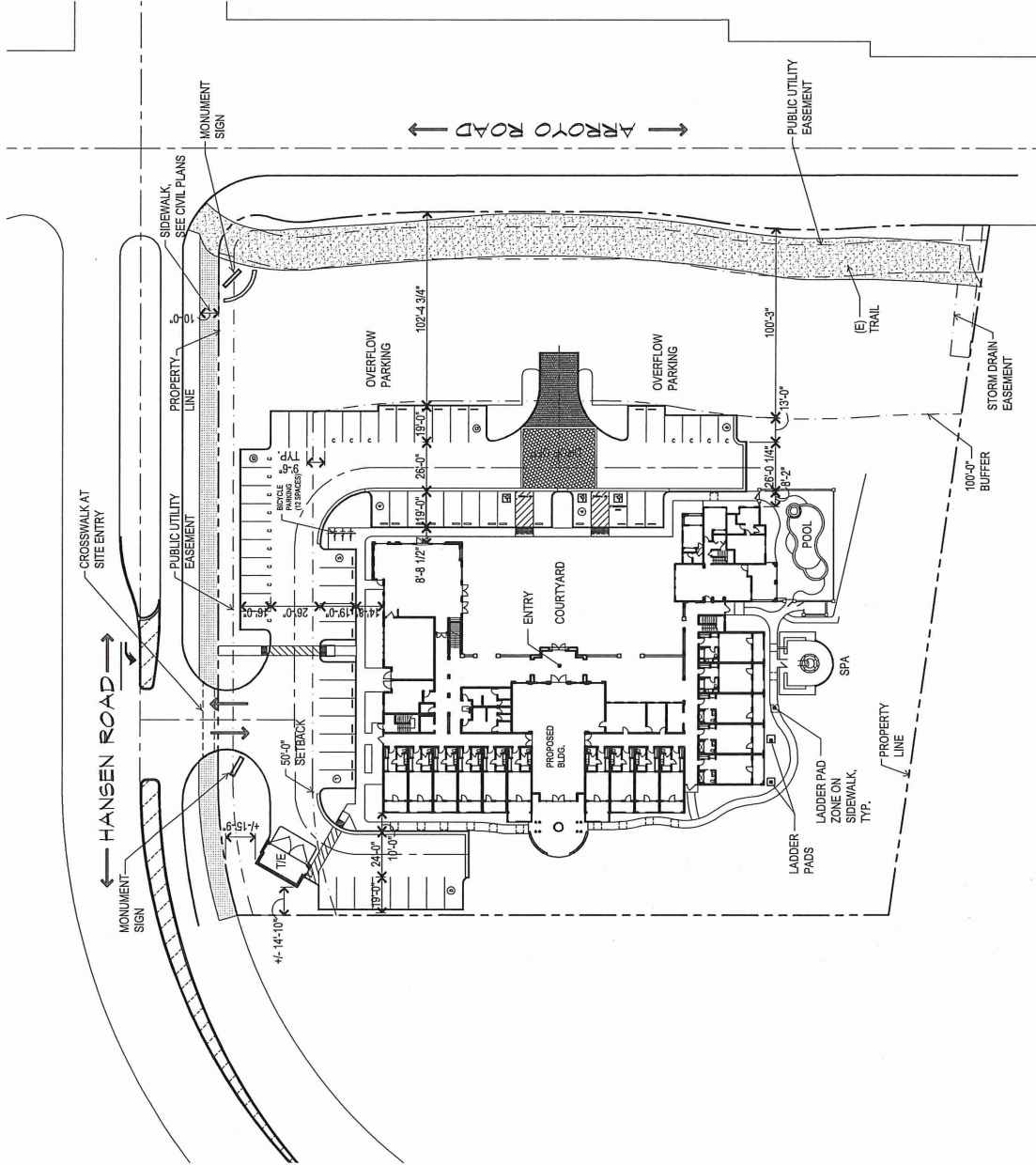


PROJECT
SITE

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 AUG 19 2019
 PLANNING DIVISION

SDG 399.158





PARKING SUMMARY PER SOUTH LIVERMORE VALLEY SPECIFIC PLAN			
TYPE	CALCULATION	REQUIRED	PROPOSED
1 BED & BREAKFAST (ROOM)	1 PER ROOM = 10 UNITS	20 + 3	23
RESTAURANT (DINING)	1 PER 3 SEATS	77 / 3 = 25.6	26
ATTACHED RESIDENTIAL (CONDOMINIUM UNIT)	2 PER 2 CAR GARAGE RESIDENCES	2	2
TOTAL		61	61
PARKING DISTRIBUTION			
STANDARD STALLS		41	
COMPACT STALLS		17	
ACCESSIBLE STALLS		3	
OVERFLOW PARKING		19	
BICYCLE PARKING			
BICYCLE PARKING		12	12
	CALCULATION	REQUIRED	PROPOSED
	25% OF REQUIRED STANDARD, MINIMUM OF 8 SPACES	12	12



Livemore Wine Country Inn
Livemore, CA
July 18, 2019

Michelle Boss
2231 Hansen Road, Livermore CA 94550
408-449-7827

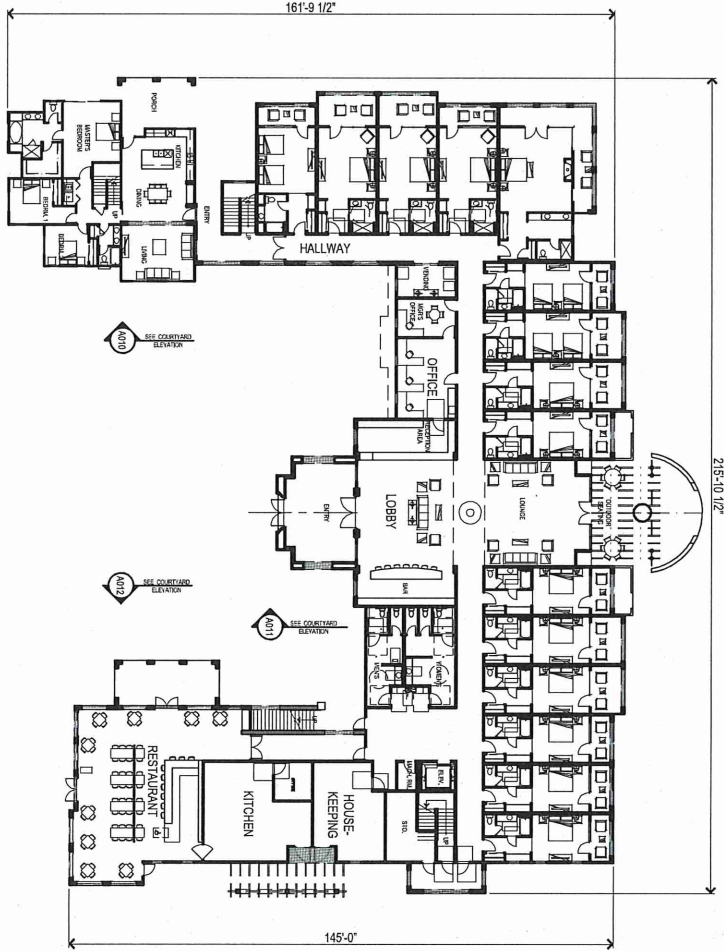
PROPOSED ARCHITECTURAL SITE PLAN A001

SOG Architects, Inc.
3541 Walnut Blvd, Suite 120
Livermore, CA 94551
925.634.7000 | info@sogarchitects.com



Livermore Wine Country Inn
Livermore, CA
July 18, 2019

Michelle Boss
221 Hampton Road, Livermore CA 94550
408-445-9537



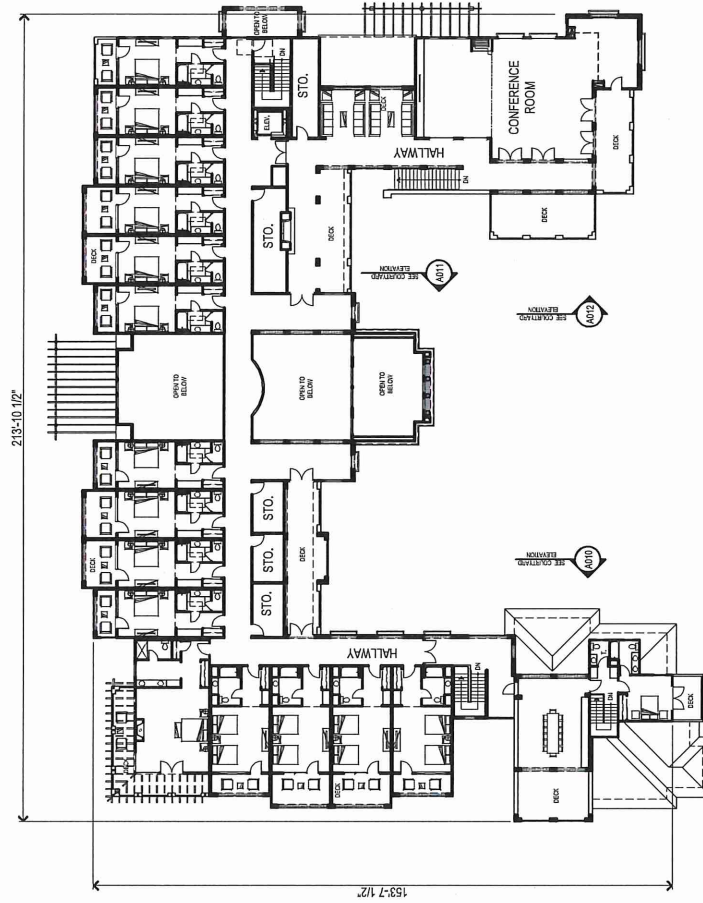
PROJECT AREA SUMMARY

1ST FLOOR CONDITIONED:	17,698 SF
2ND FLOOR UNCONDITIONED:	11,691 SF
TOTAL UNCONDITIONED:	29,345 SF
TOTAL CONDITIONED:	29,345 SF
TARGET F.A.R.:	32,500 SF
DIFFERENCE:	3,155 SF
1ST FLOOR DECKS:	2,957 SF
2ND FLOOR DECKS:	3,765 SF
TOTAL DECKS:	6,722 SF
1ST FLOOR UNCONDITIONED:	1,308 SF
2ND FLOOR UNCONDITIONED:	1,359 SF
TOTAL UNCONDITIONED:	2,667 SF

FIRST FLOOR PLAN

A002





SECOND FLOOR PLAN A003

SDG Architects, Inc.
3341 Woodlawn Blvd, Suite 120
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925.634.7000 | info@sdgarchitect.com

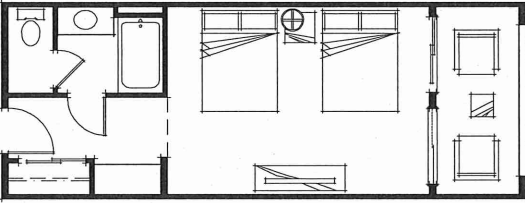
Livemore Wine Country Inn
Livermore, CA
July 18, 2019

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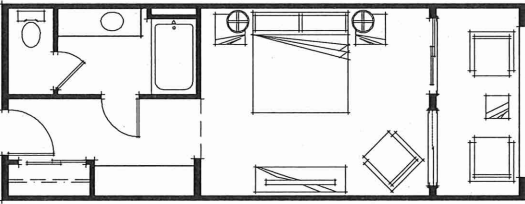
Livermore Wine Country Inn
 Livermore, CA
 July 18, 2019

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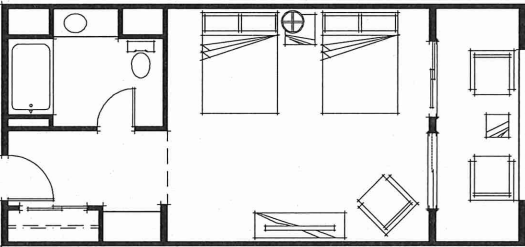
GUESTROOM -
 DOUBLE QUEEN BEDS



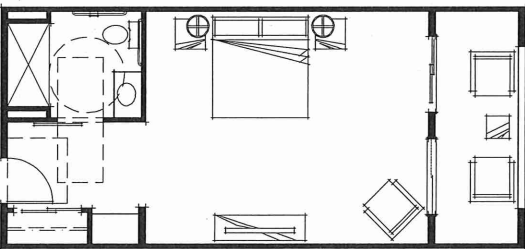
GUESTROOM -
 KING BED



GUESTROOM -
 DOUBLE QUEEN BEDS



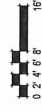
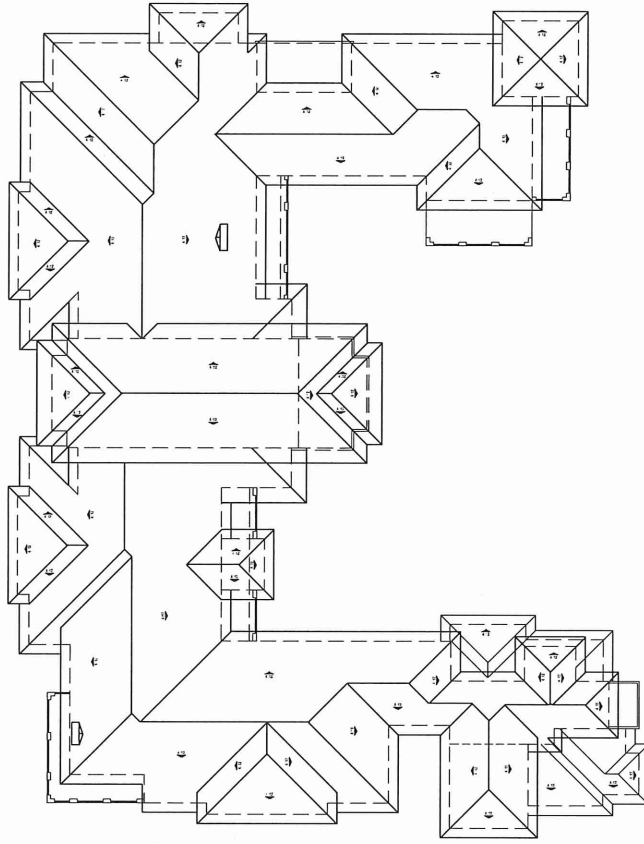
ADA GUESTROOM -
 KING BED



GUEST ROOM PLANS
 A004

SOS Architects Inc.
 3361 Walnut Blvd Suite 120
 Berkeley CA 94613
 925.824.7000 | sosarchitects.com





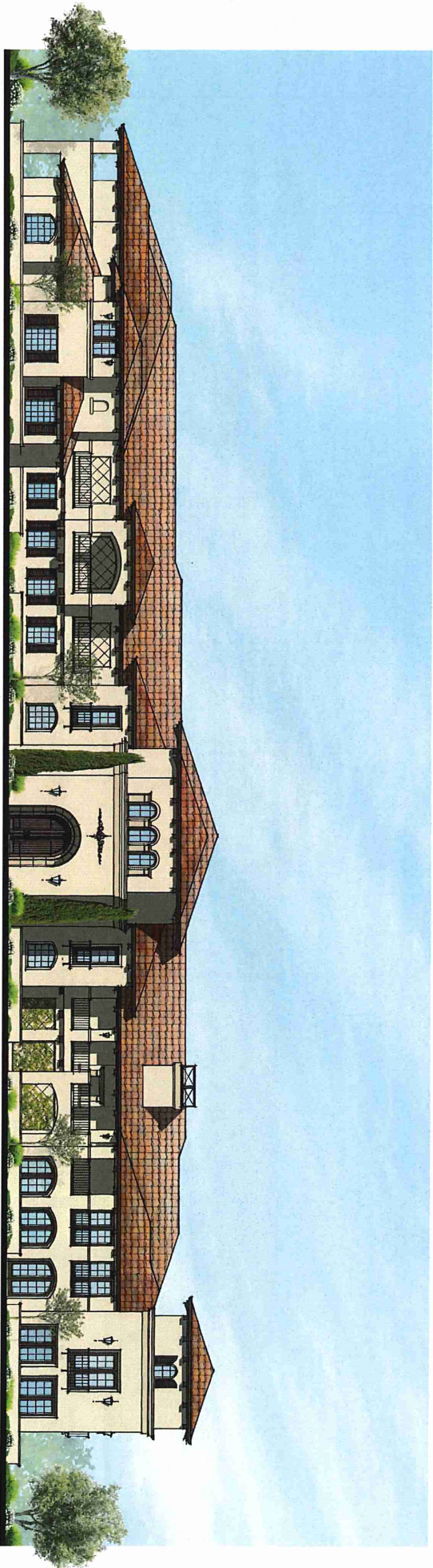
ROOF PLAN
A005

Livermore Wine Country Inn
Livermore, CA
July 18, 2019

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Livermore Wine Country Inn
Livermore, CA
July 18, 2019

Michelle Boss
2231 Harrison Road, Livermore, CA 94550
425-445-7597

FRONT ELEVATION
A006

- KEY NOTES
SEE SHEET A017 FOR DETAILS
- 1) RAILING
 - 2) DECORATIVE SHUTTER
 - 3) JULIET BALCONY
 - 4) WOOD SHUTTER
 - 5) DECORATIVE COLUMN
 - 6) WALL MTD LIGHT FIXTURES
 - 7) RECESSED WINDOW HEAD
 - 8) RECESSED WINDOW SILL
 - 9) DECORATIVE CHIMNEY CAP
 - 10) RECESSED WINDOW HEAD
 - 11) RECESSED WINDOW SILL
 - 12) WOOD TRELLIS

ROOF
BOOSTED BARCELONA - CASA GRANDE BLEND

STUCCO
SW 7530 BARCELONA BEIGE

TRIM
SW 6083 SABLE

METAL
SW 6991 BLACK MAGIC

PRECAST
NAPA VALLEY CAST STONE 15 W



Livemore Wine Country Inn
Livemore, CA
July 18, 2019

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COLOR AND MATERIAL
A006-A

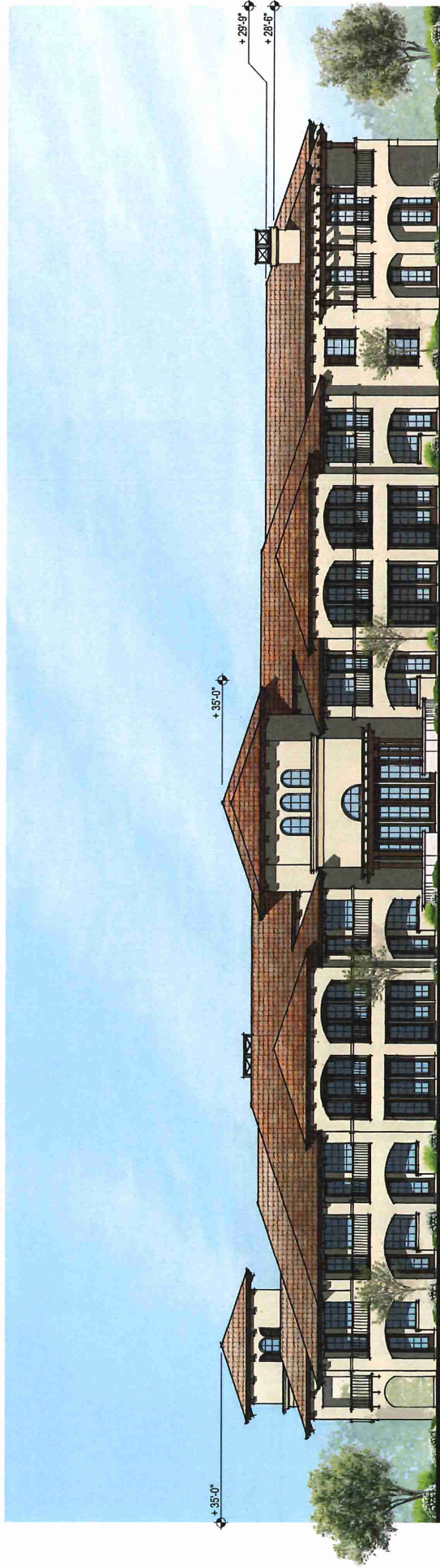
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Livermore Wine Country Inn
Livermore, CA
July 18, 2019

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RIGHT ELEVATION
A007



Livemore Wine Country Inn
 Livemore, CA
 July 18, 2019

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 408-446-7657

REAR ELEVATION
 A008

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Livermore Wine Country Inn
Livermore, CA
July 18, 2019

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LEFT ELEVATION
A009



COURTYARD

SECTION THROUGH BUILDING INTERIOR

Livermore Wine Country Inn
Livermore, CA
July 18, 2019

Michelle Boss
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COURTYARD ELEVATION
A010

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925.634.7000 | sgdarchitects.com



Livermore Wine County Inn
 Livermore, CA
 July 18, 2019

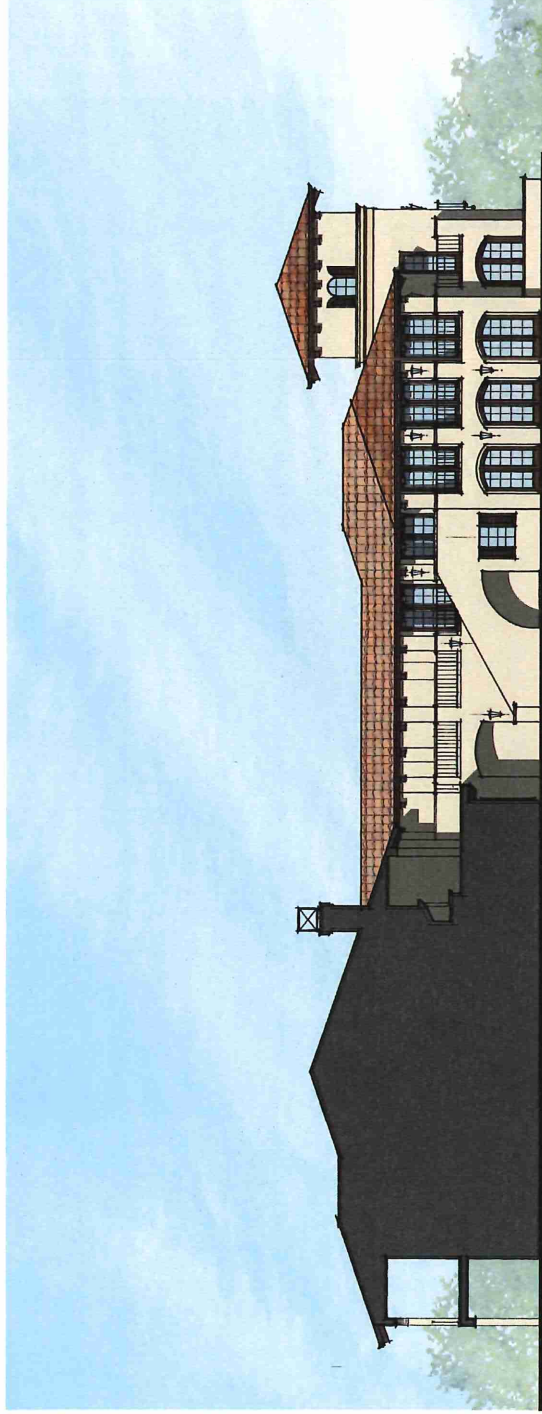
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 2231 Hampton Road, Livermore, CA 94550
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COURTYARD

SECTION THROUGH BUILDING INTERIOR

COURTYARD ELEVATION
 A011



COURTYARD

SECTION THROUGH BUILDING INTERIOR

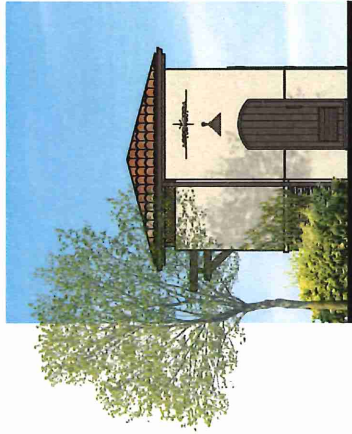
COURTYARD ELEVATION
A012

Livemore Wine Country Inn
Livemore, CA
July 18, 2019

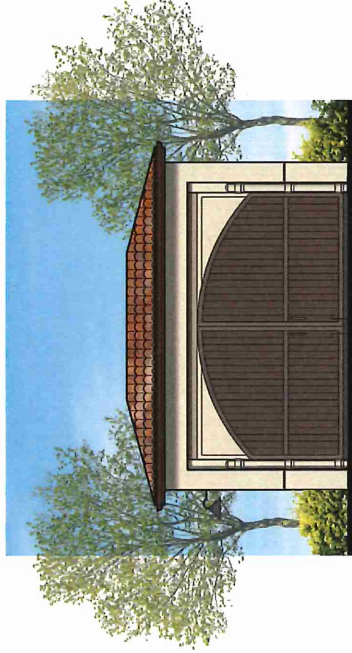
Michelle Boss
2201 Hercules Road, Livemore, CA 94550
424-462-7597

SDG Architects, Inc.
3561 Walnut Blvd, Suite 120
Berkeley, CA 94710
925.634.7000 | sgd@sdgarchitect.com

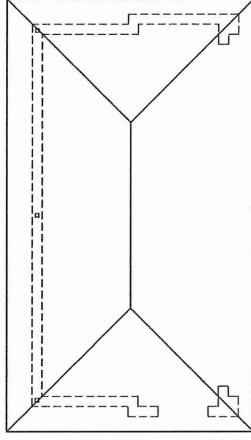




SIDE ELEVATION



FRONT ELEVATION



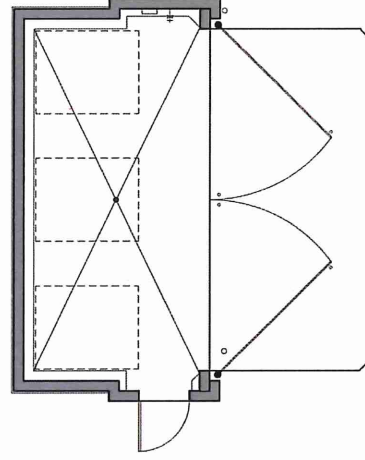
ROOF PLAN



SIDE ELEVATION



REAR ELEVATION



FLOOR PLAN

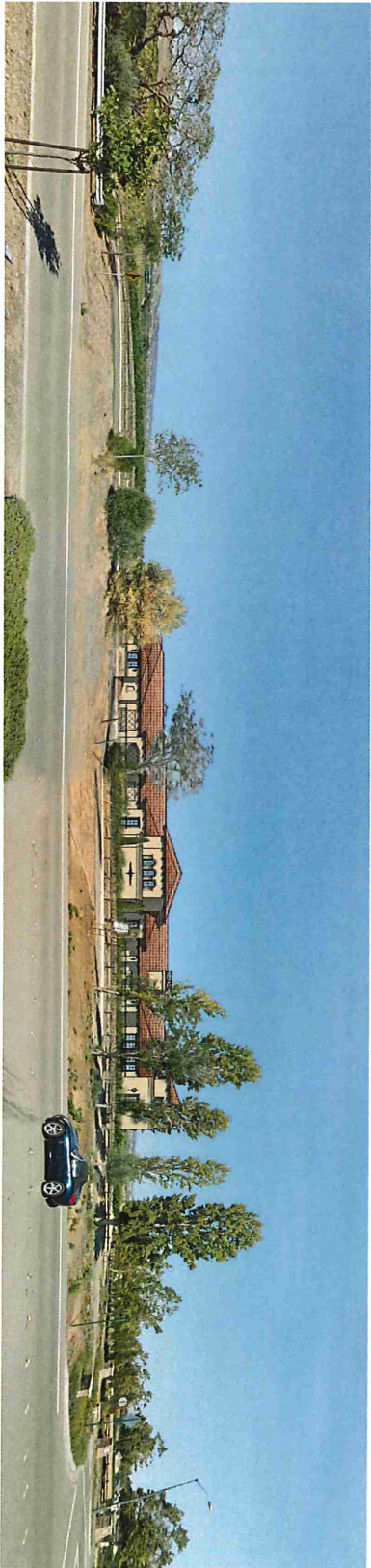


TRASH ENCLOSURE - COLORED
A014

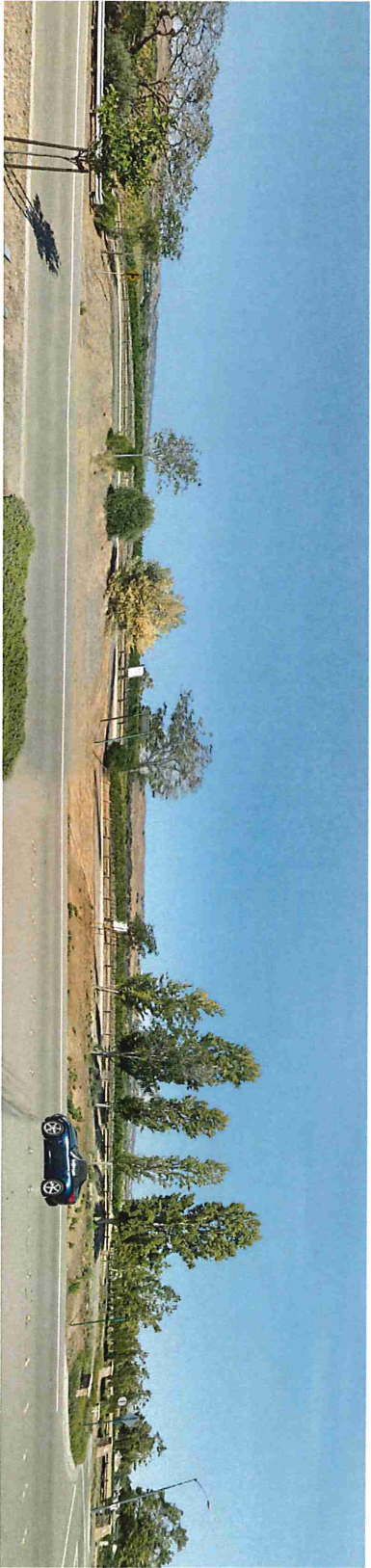
Livermore Wine Country Inn
Livermore, CA
July 18, 2019

Michelle Boss
2231 Hesperia Road, Livermore CA 94550
925-445-7557

SDG Architects, Inc.
3561 Walnut Blvd, Suite 120
Livermore, CA 94551
925.634.7000 | sdgarchitects.com
architects



PROPOSED



EXISTING

Livermore Wine Country Inn
Livermore, CA
July 18, 2019

Michelle Boss
2231 Hampton Road, Livermore, CA 94550
408-445-7597

ARROYO STREETSCAPE
A015



VIEW D



VIEW C



VIEW A



VIEW E



VIEW B

Livermore Wine Country Inn
Livermore, CA
July 18, 2019

Michelle Boss
201 Hester Road, Livermore, CA 94550
424-445-7697

CONTEXTUAL VIEWS
A015-A

SDG Architects, Inc.
3561 Walnut Blvd, Suite 200
Oakland, CA 94612
925.634.7000 | sgdarchitects.com



DECK RAILINGS MUST BE
RATED TO SUPPORT
GROUND LADDER RESCUE LADDERS,
TYP.

LADDER PADS SHALL
SUPPORT A MIN. GROSS WEIGHT
OF 650 LBS

NOTE:
SEE LANDSCAPE AND CIVIL
PLANS FOR SITE FEATURES
REFERENCE ON THIS PLAN

PROPOSED ZONE TO POSITION
LADDER PAD. TOP OF GUARDRAIL IS
APPROXIMATELY 14'-6" ABOVE GRADE
WHEN GRADE IS SET 8" BELOW TOP
OF SLAB AT FIRST FLOOR. USING 1/4
DISTANCE THEN CENTER OF PAD IS
APPROXIMATELY 3'-8" AWAY FROM
EDGE OF GUARDRAIL AT DECK.

WIDTH OF OPENING ON DECK,
USED FOR EGRESS

4'-0" SQ.
LADDER PAD

WALKWAY USED AS
LADDER PAD

NO TREE ZONE
NO LANDSCAPE ABOVE
4 FT IN LADDER PAD ZONE,
TYP.

LEGEND

■ LADDER PAD
□ ASSUMED LADDER
PAD ZONE

SECOND FLOOR PLAN

0 2 4 6 8 16



LADDER PADS EXHIBIT
A016

Livermore Wine Country Inn
Livermore, CA
July 18, 2019

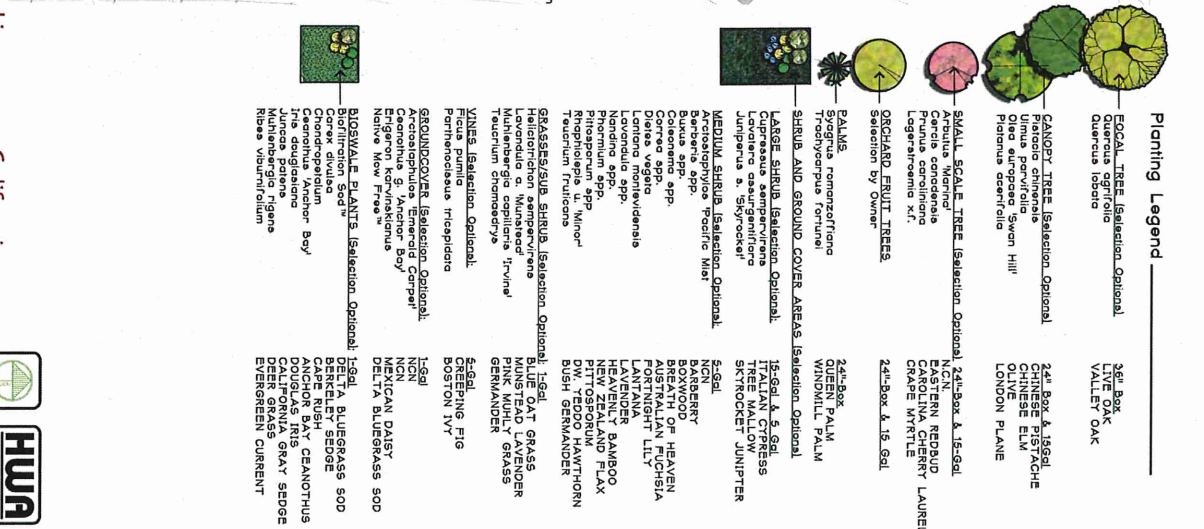
Michelle Boss
2231 Hampton Road, Livermore, CA 94550
408.445.7597

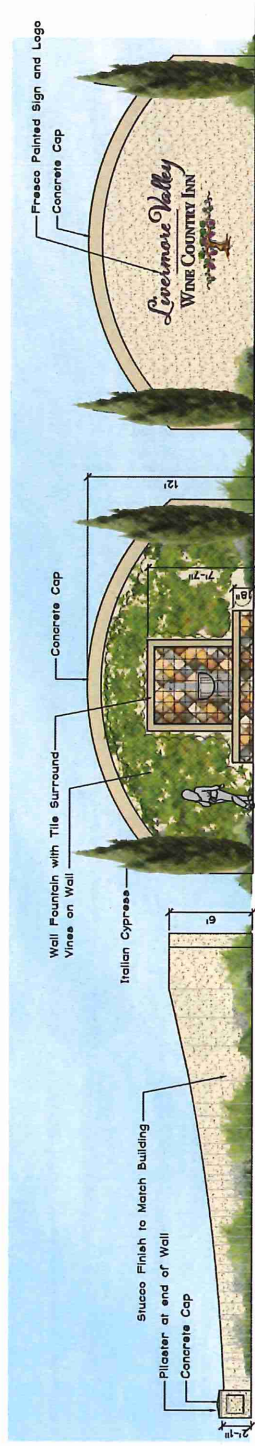
925 Architects, Inc.
3341 Woodside Avenue, Suite 100
Berkeley, CA 94702
925.524.7000 | 925.937.0000
925architects.com



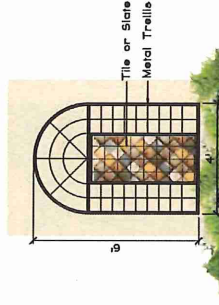
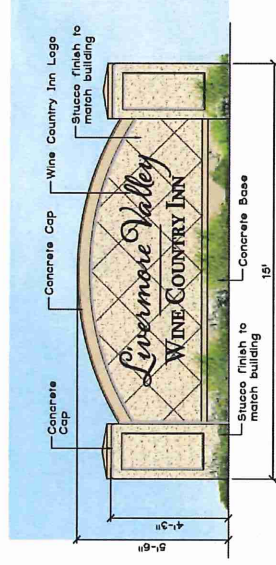
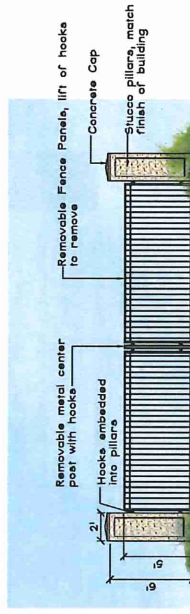
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Livermore, California
August 2019

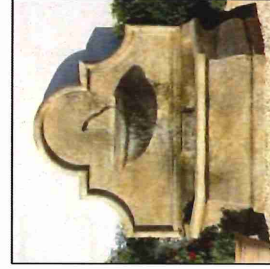




Focal Feature Wall



Removable Fence at Overflow Parking



Entry Signage

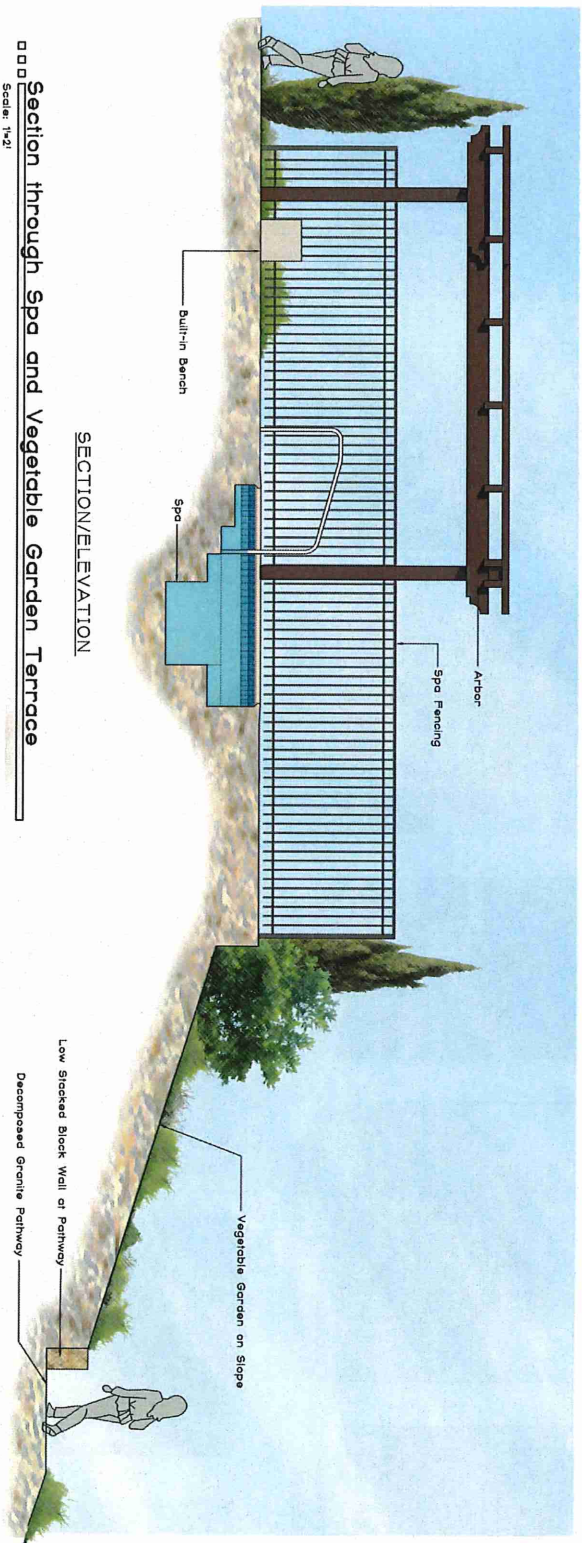


3-Tier Fountain

Wall Fountain

Wall Fountain

Fire Bowl/ Fountain



SECTION/ELEVATION

Section through Spa and Vegetable Garden Terrace

Scale: 1/2"



Bicycle Racks



Bicycle Lockers



Portable ADA Spa Lift



Terrace Dining



Terrace Lounge



Patio Bistro Dining



Courtyard Lounge



Covered Terrace Dining



Arbutus 'Marina'
Marina Strawberry Tree



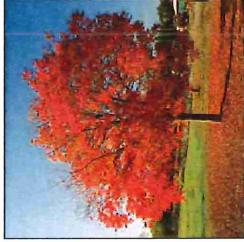
Cercis canadensis
Eastern Redbud



Lagerstroemia x.f. 'Muskogee'
Muskogee Crape Myrtle



Olea e. 'Swan Hill'
Swan Hill Olive



Pistacia chinensis
Chinese Pistache



Prunus caroliniana
Carolina Cherry Laurel



Quercus agrifolia
Live Oak



Quercus lobata
Valley Oak



Ulmus parvifolia
Chinese Elm



Syagrus romanzoffiana
Queen Palm



Trachycarpus fortunei
Windmill Palm



Ficus pumila
Creeping Fig



Parthenocissus tricuspidata
Boston Ivy



Native Mow Free™
Delta Bluegrass Sod

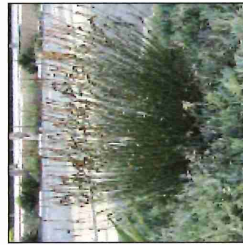
Trees

Vines

Mow Free Grass



Carex divulsa
Berkeley Sedge



Chondropetalum tectorum
Cape Rush



Iris douglasiana
Douglas Iris



Muhlenbergia rigens
Deer Grass



Ribes viburnifolium
Evergreen Current



Biofiltration Sod™
Delta Bluegrass Sod

Bio-swale Planting

Livermore Wine Country Inn Planting Palette

Livermore, California

July 2019

4 of 5

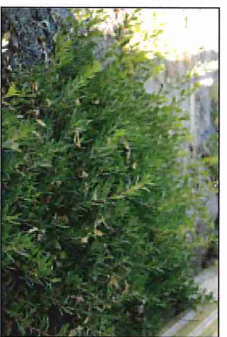




Arbutus unedo
Stranberry Tree



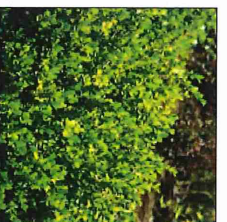
Arctostaphylos 'Emerald Carpet'
Emerald Carpet Manzanita



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Berberis t. 'Crimson Pygmy'
Crimson Pygmy Barberry



Buxus j. 'Winter Green'
Korean Boxwood



Callistemon v. 'Little John'
Dwarf Bottle Brush



Ceonothus species
Wild Lilac



Coleonema p. 'Sunset Gold'
Sunset Gold Breath of Heaven



Correa 'Dusky Bells'
Australian Fuchsia



Cupressus sempervirens
Italian Cypress



Dietes vegeta
Fortnight Lily



Erigeron karwinskianus
Mexican Daisy



Juniperus 'Sky Rocket'
Sky Rocket Juniper



Helictotrichon sempervirens
Blue Oat Grass



Lantana n. 'Filba'
White Flowering Lantana



Lavandula species
Lavender



Lavatera assurgentiflora
Tree Mallow



Muhlenbergia c. 'Irvine'
Pink Muhly Grass



Myoporum parvifolium
Myoporum



Nandina d. species
Heavenly Bamboo



Phormium tenax varieties
New Zealand Flax



Pittosporum t. 'Variegata'
Variegated Tobira



Rhoaphilepis u. 'Minor'
Dwarf Yeddo Hawthorn



Teucrium species
Germander

Shrubs and Ground Covers

Livermore Wine Country Inn

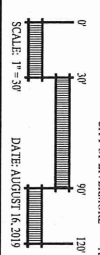
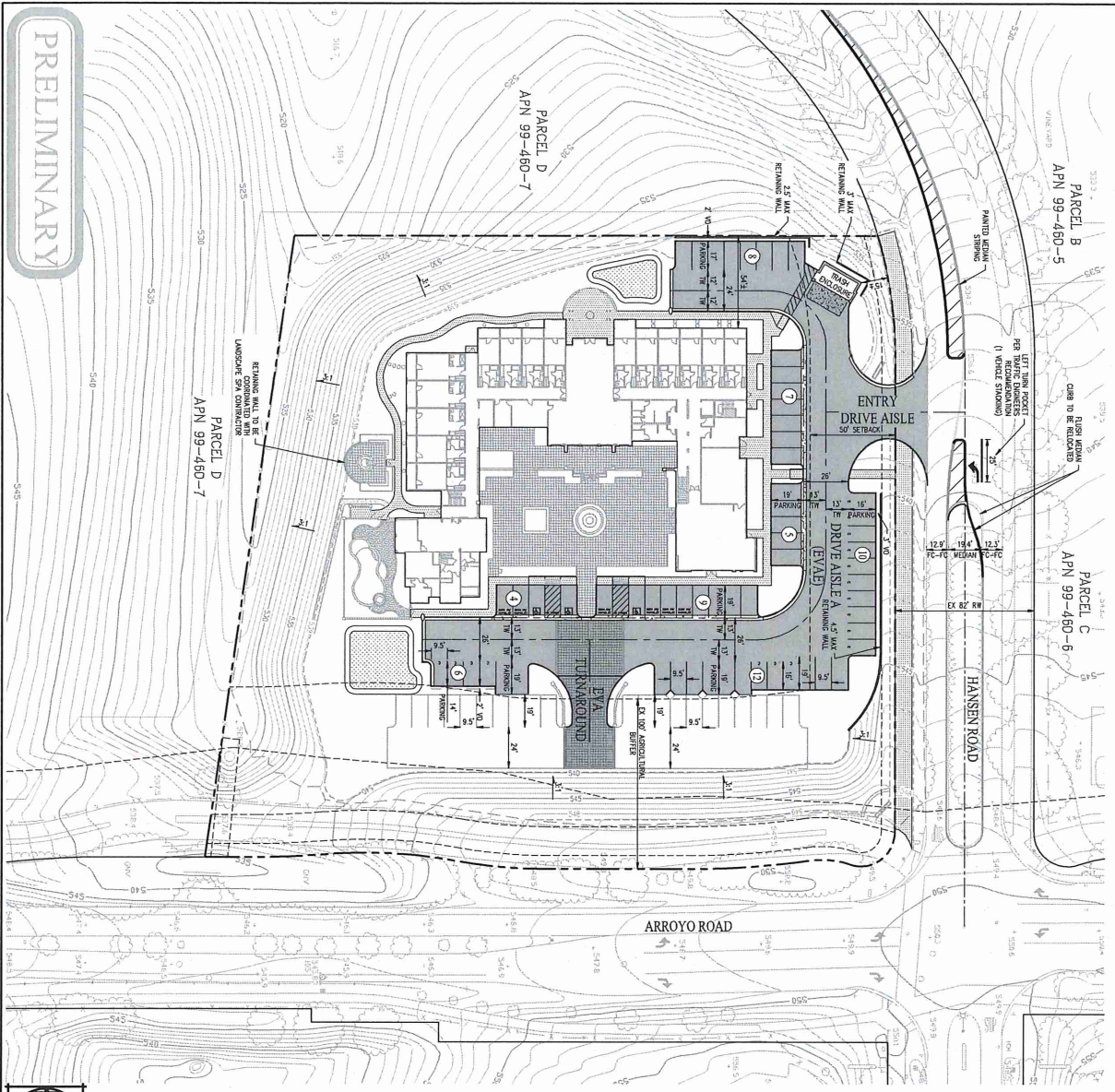
Planting Palette

Livermore, California

July 2019

5 of 5



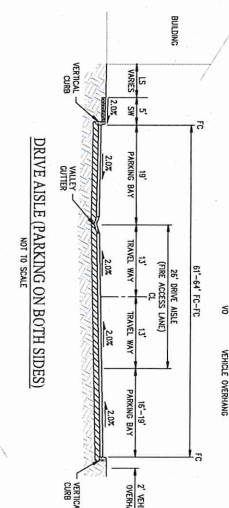
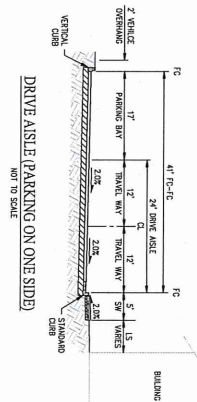


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SHEET NO. **C2**
 OF 5 SHEETS

15/20/2009/08/16/2019

PRELIMINARY SITE PLAN PLANNING SUBMITTAL ARROYO ROAD CITY OF LIVERMORE ALAMEDA COUNTY CALIFORNIA



PAVEMENT DESIGN CHART

STREET	T	R	ASPHALT CONCRETE	PAVEMENT CLASS	TOTAL PAVEMENT
DRIVE AISLE	5.0	5	2"	2	17'

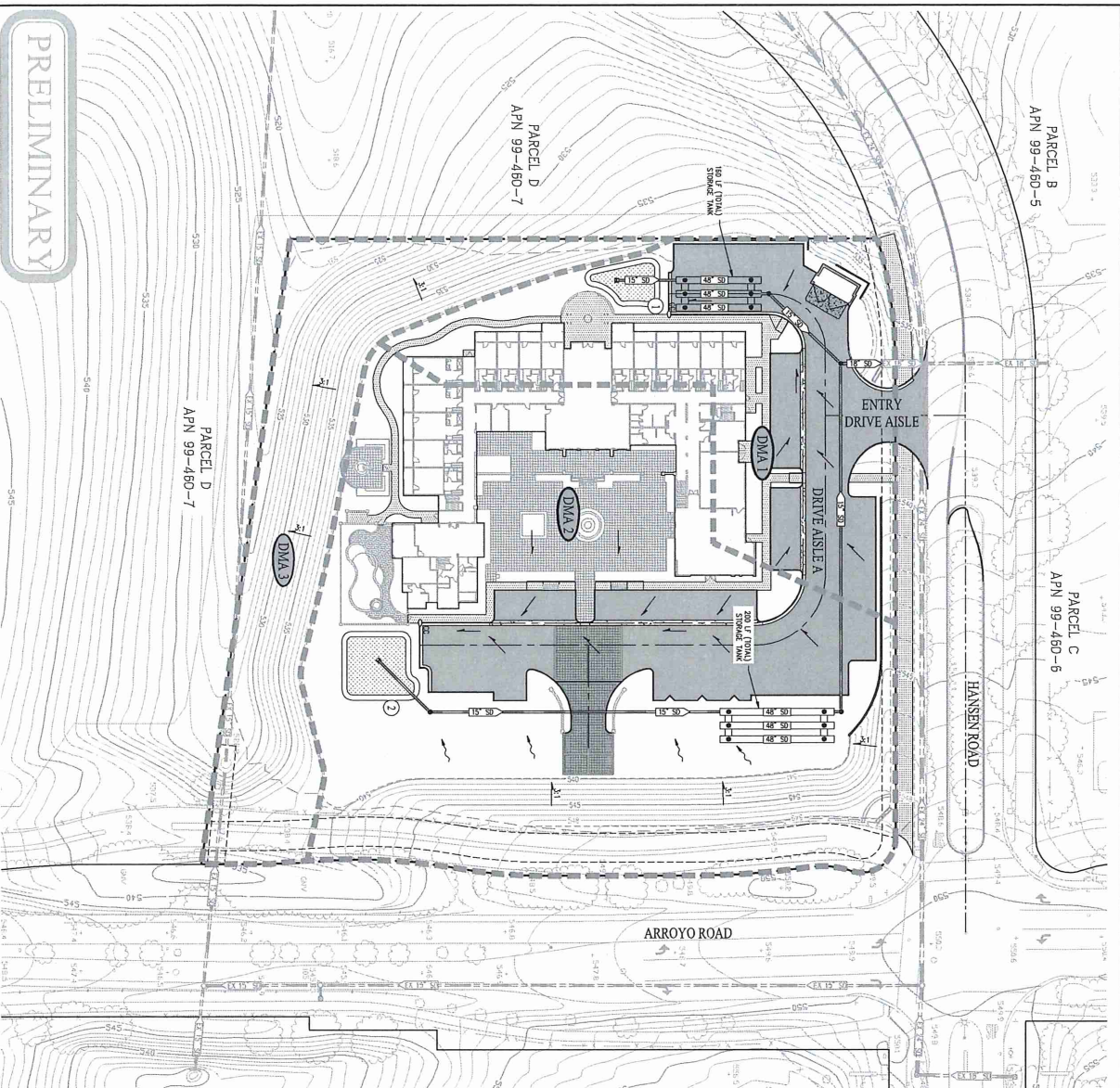
NOTES:
 1. R-WAY TO BE FINISHED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.
 2. FINAL PAVEMENT DESIGN TO BE DETERMINED BY GEOTECHNICAL ENGINEER.

LEGEND

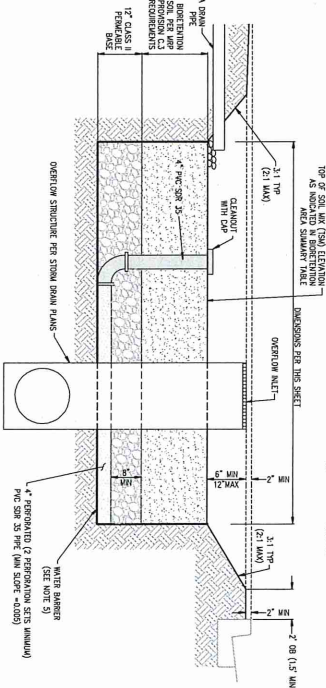
EXISTING: _____
 PROPOSED: _____
 PROJECT BOUNDARY: _____
 LOT LINE: _____
 CENTERLINE: _____

ABBREVIATIONS

AB: ASPHALT BASE
 AC: ASPHALT CONCRETE
 BO: BOUNDARY
 C: COMPACT
 CO: CONCRETE
 EX: EXISTENT
 EME: EMERGENCY VEHICLE ACCESS PAVEMENT
 FFC: FACE OF FLUSH CURB
 FL: FLOW LINE
 FUE: FUEL
 RW: RIGHT OF WAY
 PU: PUBLIC UTILITY EASEMENT
 TR: TRAFFIC INDEX
 TRAIL: TRAIL
 V: VEHICLE OVERLAP



- LEGEND**
- PROJECT BOUNDARY
 - ULTIMATE BUILDING PROJECTION
 - LIMIT OF DISTANCE MANAGEMENT AREA (DMA)
 - BIORETENTION AREA
 - STORM DRAIN PIPE (SIZE AND FLOW DIRECTION)
 - STORM DRAIN FLOW DIRECTION
 - DISTANCE MANAGEMENT AREA
 - DMB OUT



- BIORETENTION AREA NOTES**
1. INSTALL 1/4" PVC RIGID CABLE CATCH AT ALL DRAIN OUTLETS AND SWALE
 2. ALL CORNERS TO BE SPOT-PAVED FOR THE LANDSCAPE PLANS AND TO BE 4'-6" IN DIAMETER
 3. ALL CORNERS TO BE SPOT-PAVED FOR THE LANDSCAPE PLANS AND TO BE 4'-6" IN DIAMETER
 4. ALL CORNERS TO BE SPOT-PAVED FOR THE LANDSCAPE PLANS AND TO BE 4'-6" IN DIAMETER
 5. ALL CORNERS TO BE SPOT-PAVED FOR THE LANDSCAPE PLANS AND TO BE 4'-6" IN DIAMETER
 6. ALL CORNERS TO BE SPOT-PAVED FOR THE LANDSCAPE PLANS AND TO BE 4'-6" IN DIAMETER

BIORETENTION AREA SUMMARY

LOCATION	AREA (SQ. FT.)	PERCENT PAVED	PERCENT UNPAVED	TOTAL AREA	PERCENT PAVED	PERCENT UNPAVED	TOTAL AREA
1	12,500	40%	60%	7,500	30%	70%	22,500
2	12,500	40%	60%	7,500	30%	70%	22,500

- NOTES**
1. DISTANCE MANAGEMENT AREAS HAVE BEEN SIZED FOR THE ALAMEDA COUNTY CLEANER PROGRAM C-3 STORMWATER TECHNIQ.
 2. DISTANCE MANAGEMENT AREAS HAVE BEEN SIZED FOR THE ALAMEDA COUNTY CLEANER PROGRAM C-3 STORMWATER TECHNIQ.
 3. DISTANCE MANAGEMENT AREAS HAVE BEEN SIZED FOR THE ALAMEDA COUNTY CLEANER PROGRAM C-3 STORMWATER TECHNIQ.

SELF-TREATING AREA SUMMARY

LOCATION	AREA (SQ. FT.)
1	2,420



SCALE: 1" = 30'

DATE: AUGUST 16, 2019

CITY OF LIVERMORE
ALAMEDA COUNTY
CALIFORNIA

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SHEET NO.
06
OF 10 SHEETS

PRELIMINARY STORMWATER CONTROL PLAN PLANNING SUBMITTAL

ARROYO ROAD