

VICINITY MAP 1/4" = 1'-0" 3

**PROJECT DATA** 12" = 1'-0" 2

PROJECT NAME: Holiday Inn Express, Alameda  
 PROJECT LOCATION: 1825 Park Street Alameda, CA 94501  
 ASSESSORS PARCEL #: 071-0198-009  
 ZONING DISTRICT: G-NP  
 OCCUPANCY / USE: R1 - RESIDENTIAL - hotels (transient)  
 CONSTRUCTION TYPE: V-A  
 NO. OF STORIES: 4 STORIES  
 HEIGHT: 60' MAX. REQUIREMENT  
 TOP OF ROOF = 45'-6"  
 TOP OF PARAPET = 49'-6"  
 TOP OF TOWER = 57'-6"  
 FRONT SETBACK: 0'  
 SIDE/REAR SETBACKS: 3'-0"  
 FIRE SPRINKLERS: YES  
 FIRE ALARM: YES

**HOTEL SUMMARY:**

LEVEL	GROSS AREA	RM COUNT
GROUND	9,303 SF	-
LEVEL 2	14,355 SF	32
LEVEL 3	14,355 SF	32
LEVEL 4	14,355 SF	32
TOTAL:	52,368 SF	96

**AUTO PARKING SUMMARY:**

REQUIRED:	= 96 (1 STALLS PER ROOM)
PROPOSED	= 63 (0.66 STALLS PER ROOM) 35 STANDARD, 3 ACCESSIBLE, 25 COMPACT SPACES

**BIKE PARKING SUMMARY:**

REQUIRED (SHORT TERM):	= 2% OF MAX DAILY ATTENDANCE (2 MIN.)
REQUIRED (LONG TERM):	= 1 PER 25 ROOMS (2 MIN.) = 4 (96 RMs)
PROPOSED	= LONG TERM MTL. CAGE ENCLOSURE TO ACCOMMODATE 4 BIKES MIN. BIKE RACK TO ACCOMMODATE 2 BIKES MIN.

PROGRAM DATA 1/4" = 1'-0"



# Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501





- FEATURES:**
- Weather resistant powder coated finish
  - Solid heavy gauge aluminum mesh
  - CRI: 90
  - Color Temp: 3000K
  - Rated life: 44,000 hours
- SPECIFICATIONS**
- Construction: Aluminum & white diffuser lens
  - Light Source: High output LED
  - Finish: Bronze
  - Watt: 7W
  - LED Lumens: 600
  - Delivered Lumens: 85

**EXTERIOR WALL LIGHT** 1/16" = 1'-0" 3

2/8/2018 1:28:07 PM

17055



# Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

3

2277 Fair Oaks Boulevard, Studio 220  
 Sacramento, California 95825  
 916 993-4800 | www.hrgarchitects.com



PROPOSED SOUTH ELEVATION

1



PROPOSED WEST ELEVATION

2

2/8/2018 1:28:31 PM

17055

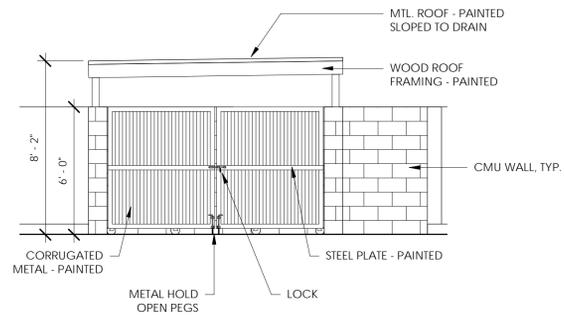


2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916 993-4800 | www.hrgarchitects.com

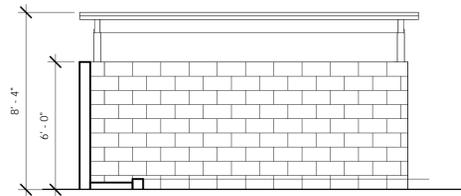
# Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

4



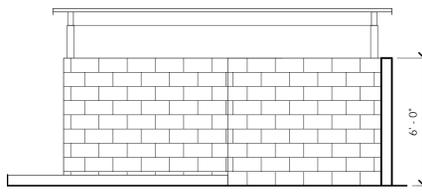
TRASH ENCLOSURE ELEV. 1/4" = 1'-0" **2**



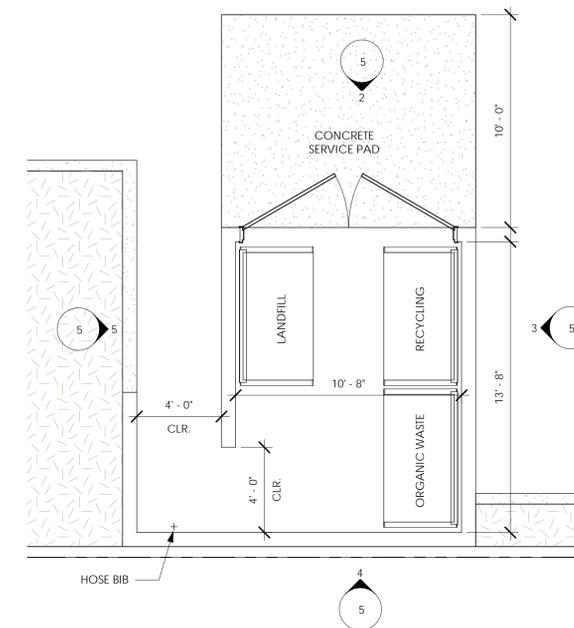
TRASH ENCLOSURE ELEV. 1/4" = 1'-0" **3**



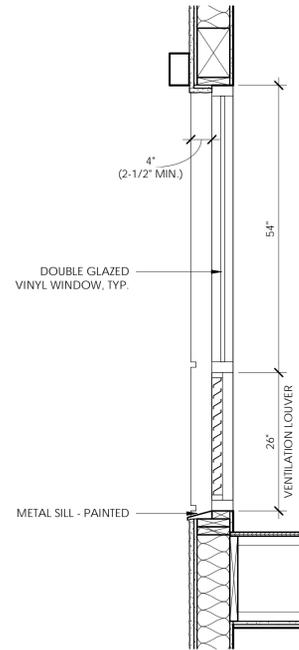
TRASH ENCLOSURE ELEV. 1/4" = 1'-0" **4**



TRASH ENCLOSURE ELEV. 1/4" = 1'-0" **5**



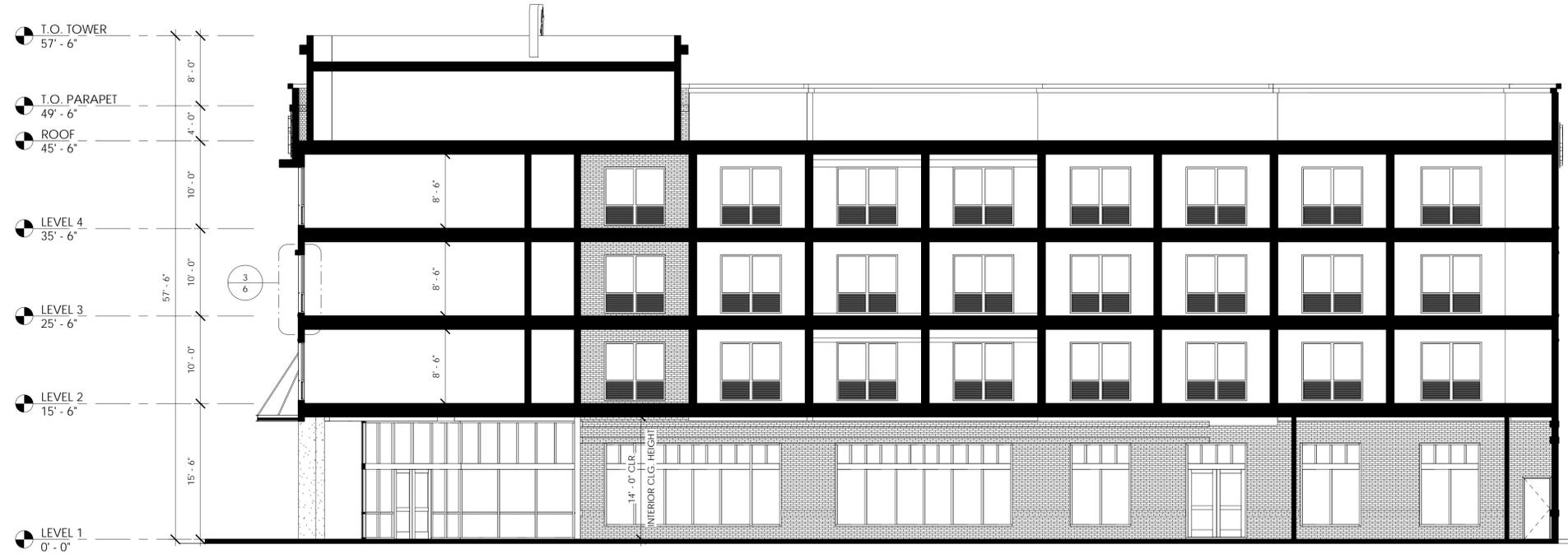
TRASH ENCLOSURE PLAN 1/4" = 1'-0" **1**



WINDOW TRIM DETAIL

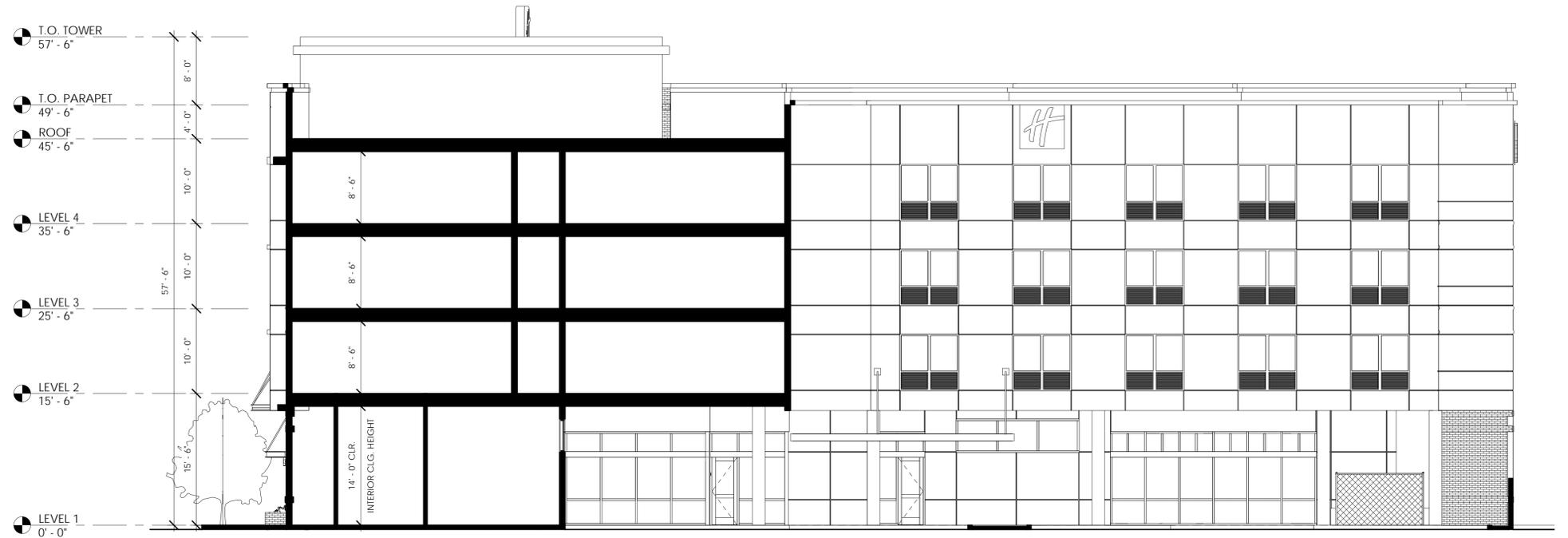
3/4" = 1'-0"

3



PROPOSED NORTH / SOUTH SECTION

1



PROPOSED NORTH / SOUTH SECTION

2

2/8/2018 1:28:43 PM

17055



2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916 993-4800 | www.hrgarchitects.com

# Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

6



# Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501



2/8/2018 1:28:54 PM

17055



2277 Fair Oaks Boulevard, Studio 220  
Sacramento, California 95825  
916 993-4800 | www.hrgarchitects.com

# Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

8



# Holiday Inn Express Alameda

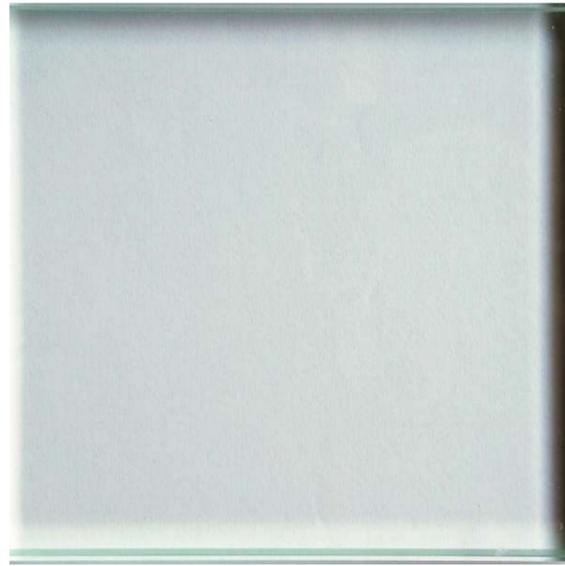
1825 Park Street Alameda, CA 94501



# Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

# PROPOSED MATERIALS



CLEAR GLAZING



ANODIZED ALUMINUM  
STOREFRONT WINDOW SYSTEM



GREY TPO ROOF  
MEMBRANE



STEEL CANOPY -  
PAINTED



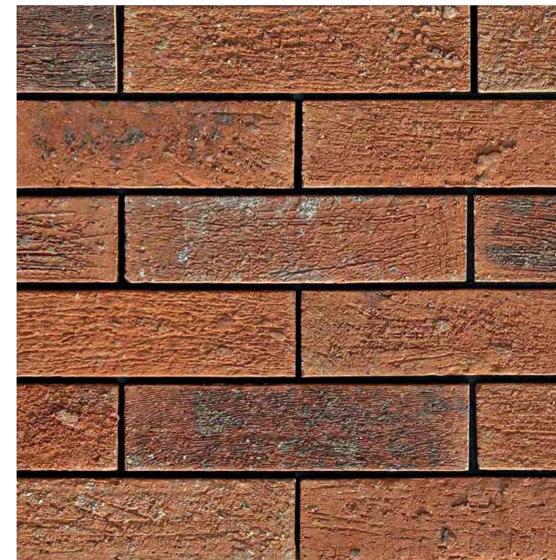
METAL FLASHING -  
PAINTED



CEMENT PLASTER  
(COLOR 1)



CEMENT PLASTER  
(COLOR 2)



BRICK VENEER



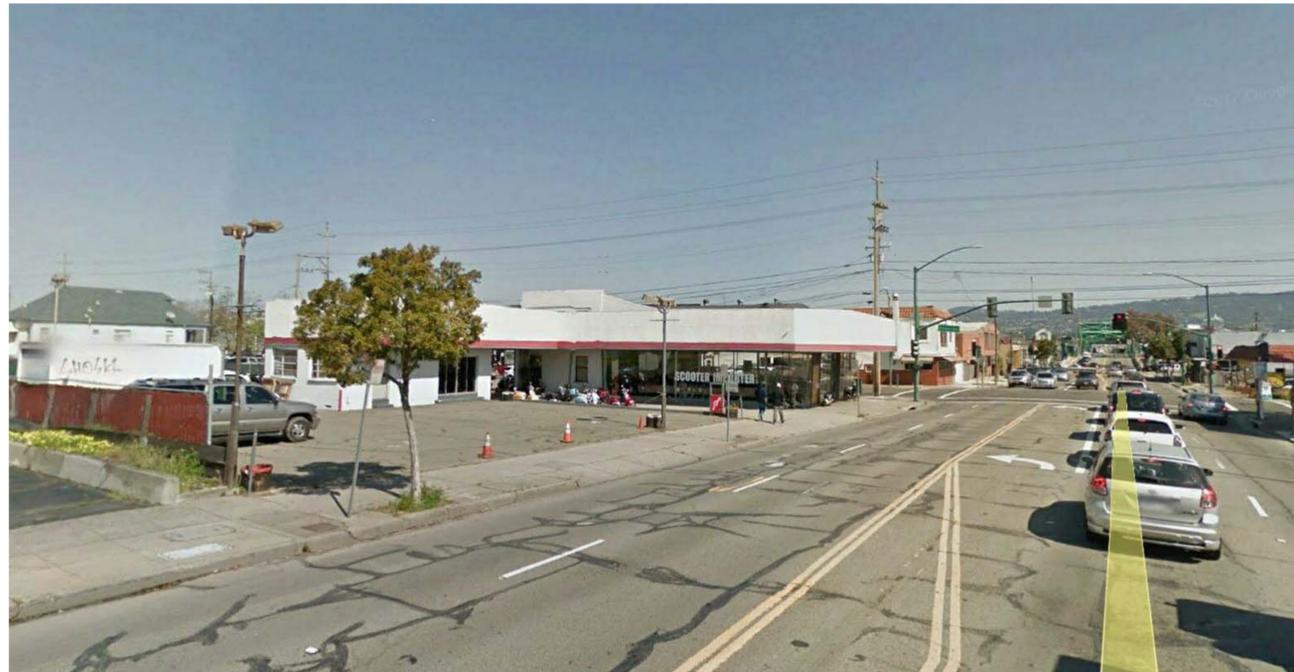
CONCRETE



PARK STEET / CLEMENT AVENUE CORNER



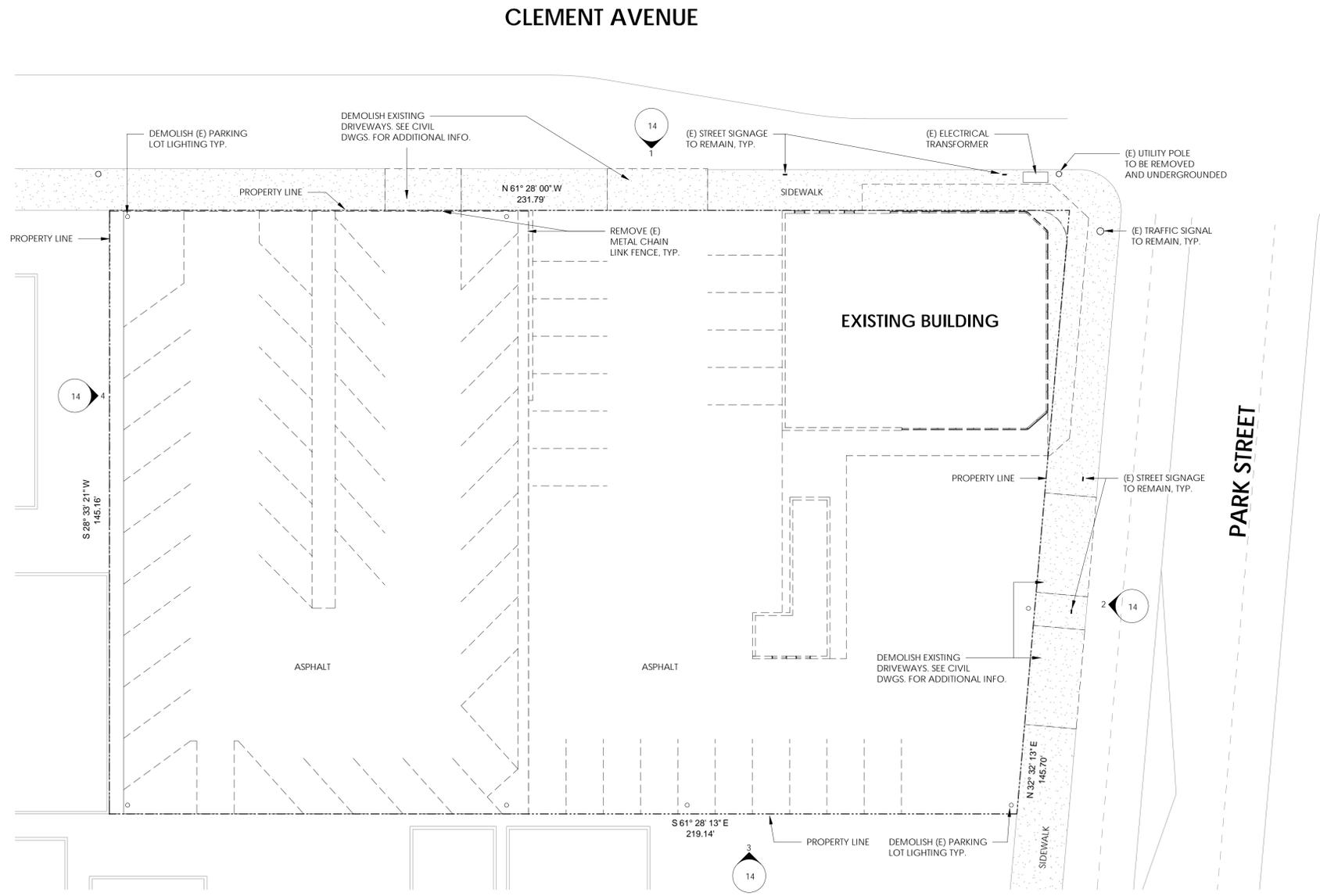
PARK STEET / CLEMENT AVENUE CORNER



PARK STREET



CLEMENT AVENUE



- 1) REMOVE ALL ITEMS SHOWN AS DASHED, UNLESS OTHERWISE NOTED.
- 2) CONTRACTOR SHALL OBTAIN DEMOLITION PERMIT AND ALL ASSOCIATED PERMITS THAT ARE REQUIRED BY CITY / COUNTY / STATE AND FEDERAL REGULATIONS PRIOR TO COMMENCEMENT OF WORK.
- 3) LIMITS OF DEMOLITION ARE WITHIN PROPERTY LINES. WITHIN THE LIMITS OF WORK DEMOLISH AND REMOVE SURFACE AND UTILITY IMPROVEMENTS INCLUDING: DRAINS, LANDSCAPING, CURBS, WALKS, RAMPS, PAVEMENT, FOOTINGS AND BUILDING.
- 4) ALL UTILITIES SERVING THE SITE AND EXISTING BUILDING SHALL BE PROPERLY CAPPED AND MARKED ON THE GROUND.
- 5) SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6) ALL EXISTING STREET LIGHTING, SIGNAGE, AND TRAFFIC SIGNALS TO REMAIN.

EXISTING / DEMOLITION SITE PLAN

1/16" = 1'-0" 1

DEMOLITION NOTES 1/4" = 1'-0"



# Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

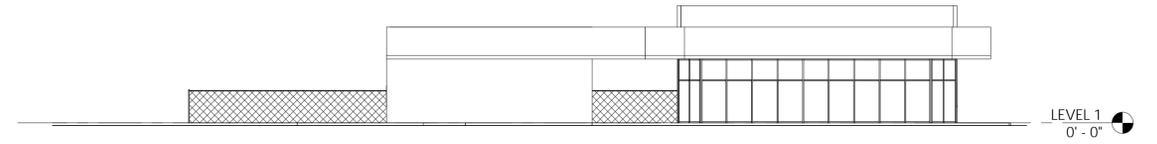
# 13



(E) NORTH ELEVATION

1/16" = 1'-0"

1



(E) EAST ELEVATION

1/16" = 1'-0"

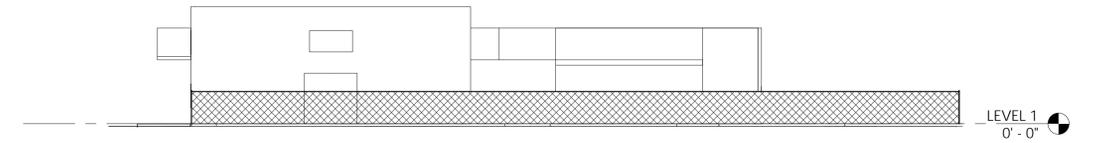
2



(E) SOUTH ELEVATION

1/16" = 1'-0"

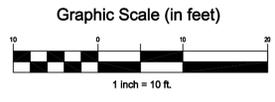
3



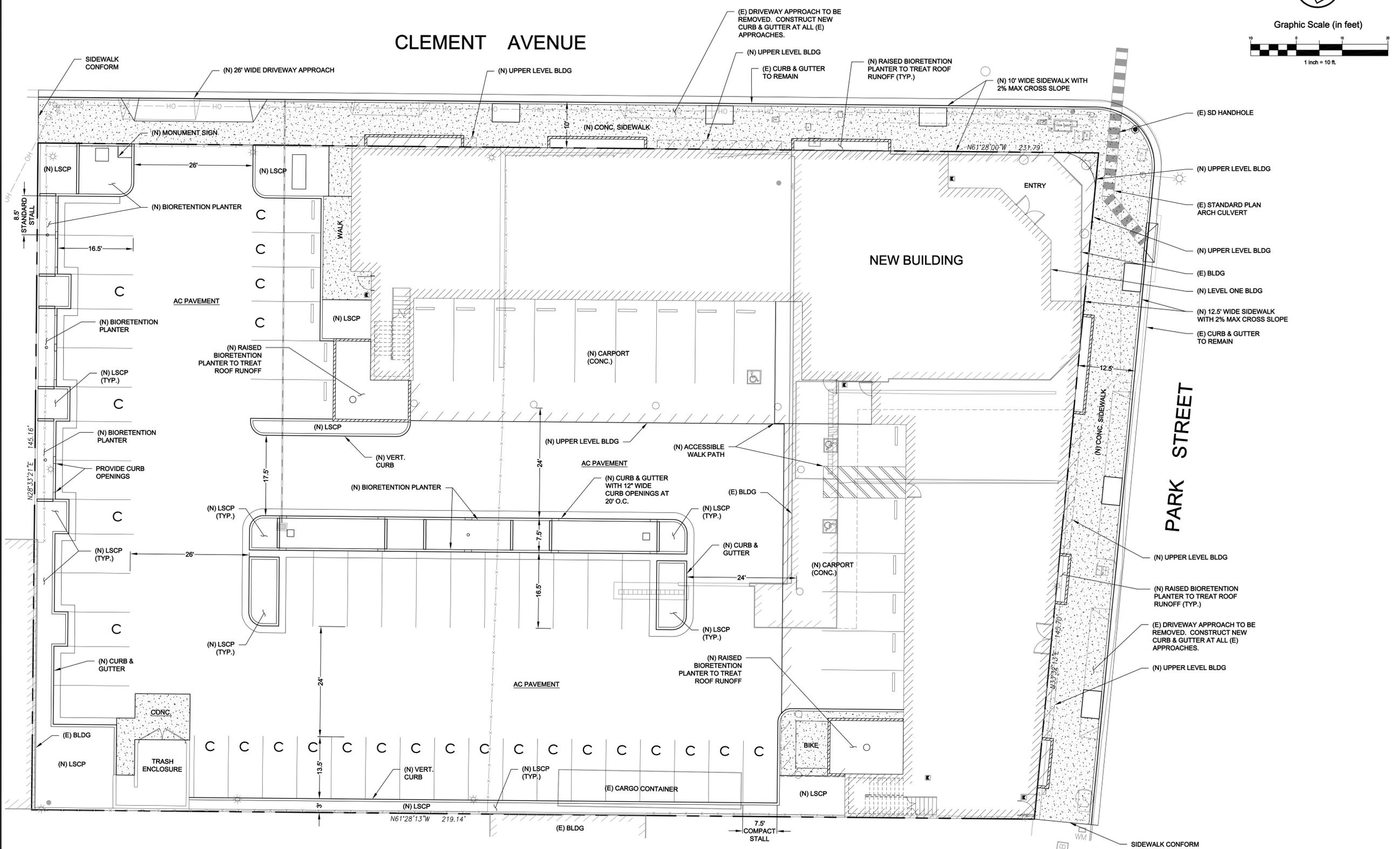
(E) WEST ELEVATION

1/16" = 1'-0"

4



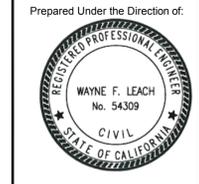
NOTE:  
 1. ALL PLANTERS ARE PERMANENT



Rev	Date	Description	Designed	Drawn	Checked
02/05/18		RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
08/15/17		SUBMITTED TO ARCHITECT	MCG	MCG	WFL

HOLIDAY INN EXPRESS ALAMEDA  
 PRELIMINARY  
 SITE PLAN  
 1825 PARK STREET (APN: 071-0198-009)

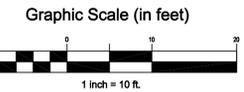
City Of  
**Alameda**  
 County Of  
**Alameda**  
 State Of  
**California**



Sheet  
**C1.0**  
 Scale: 1" = 10'  
 Date: 08/02/17  
 Project Number: 5.1513.00  
 Plan File: D-5423-01

**PRELIMINARY**

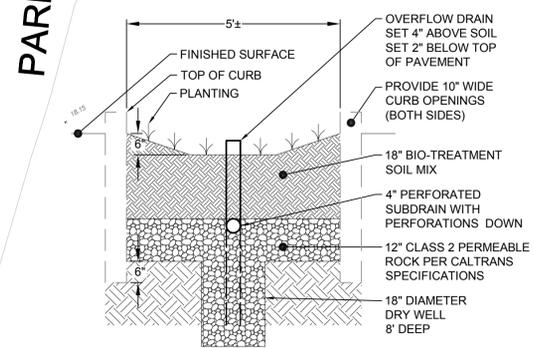
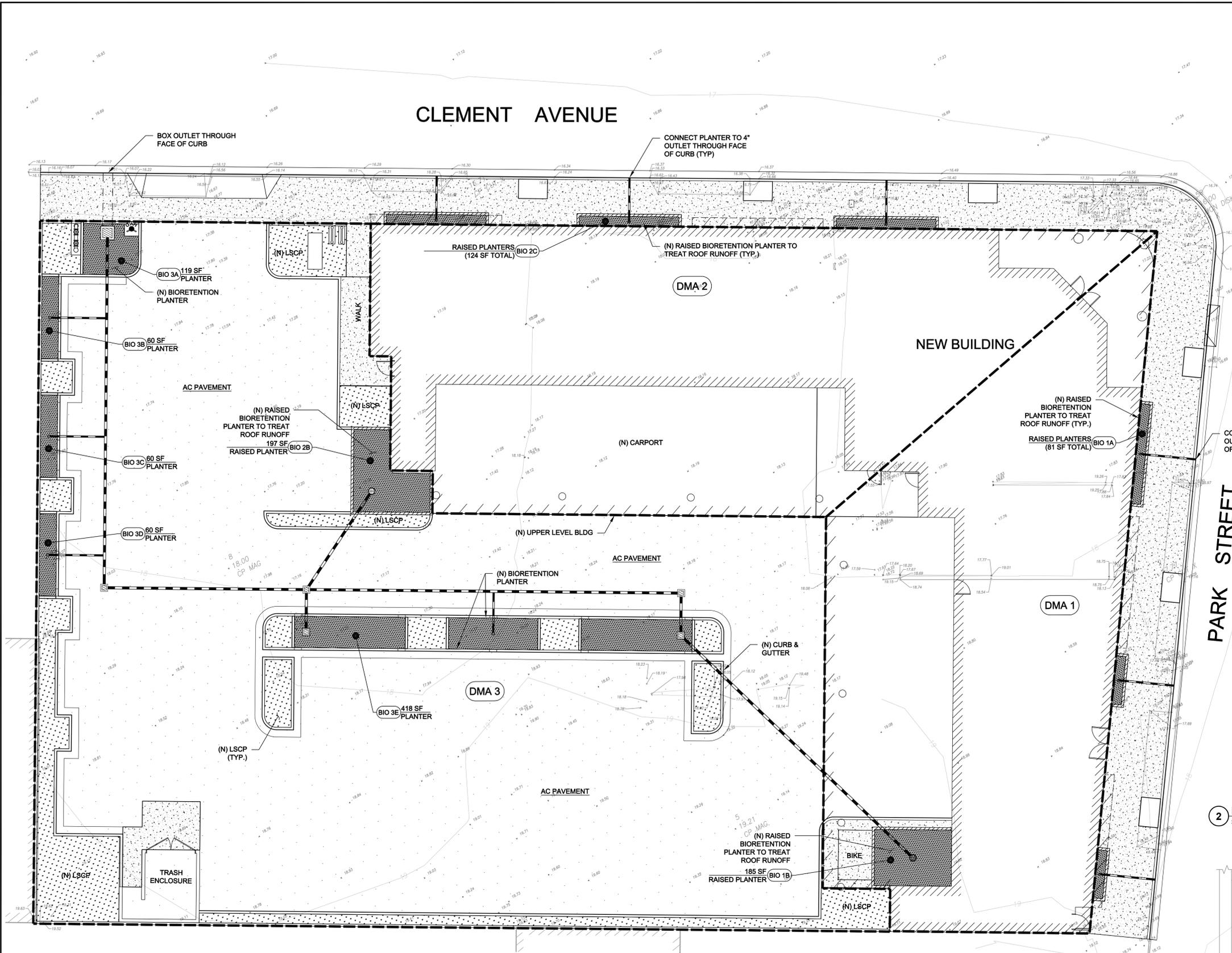




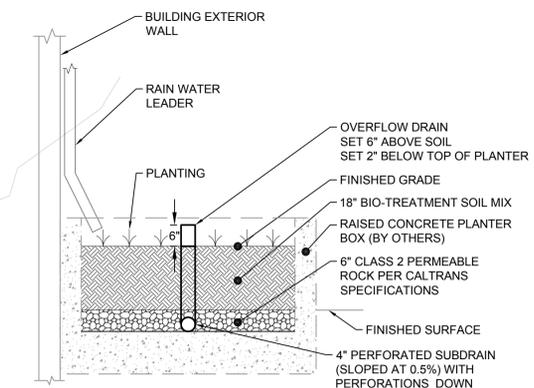
**LEGEND**

- BIORETENTION SEE DETAILS 1 & 2, THIS SHEET
- LANDSCAPING
- IMPERVIOUS PAVEMENT
- BMP IDENTIFICATION
- WATER SHED IDENTIFICATION
- WATERSHED AREA
- BMP BEST MANAGEMENT PRACTICES

Rev	Date	Description	Checked	Drawn	Designed	MCG	MCG	WFL	WFL
02/05/18		RESPONSE TO PLAN REVIEW COMMENTS				MCG	MCG	WFL	WFL
08/15/17		SUBMITTED TO ARCHITECT				MCG	MCG	WFL	WFL



**2 BIORETENTION PLANTER - (BIO 3A, 3B, 3C, 3D & 3E)**  
 SCALE: 1" = 1'



**1 RAISED BIORETENTION PLANTER - (BIO 1A, 1B, 2A & 2B)**  
 SCALE: 1" = 1'

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 1	6814	ROOF	1.0	6814			
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				6814	0.04	273	266

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 2	7480	ROOF	1.0	7480			
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				7480	0.04	299	321

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 3	0	ROOF	1.0	0			
	15857	PAVEMENT	1.0	15857			
	1545	LANDSCAPE	0.1	155			
TOTAL >				16012	0.04	641	716

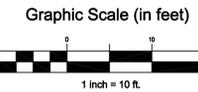
**PRELIMINARY**

**HOLIDAY INN EXPRESS ALAMEDA  
 PRELIMINARY  
 STORMWATER CONTROL PLAN  
 1825 PARK STREET (APN: 071-0198-009)**

City Of  
**Alameda**  
 County Of  
**Alameda**  
 State Of  
**California**

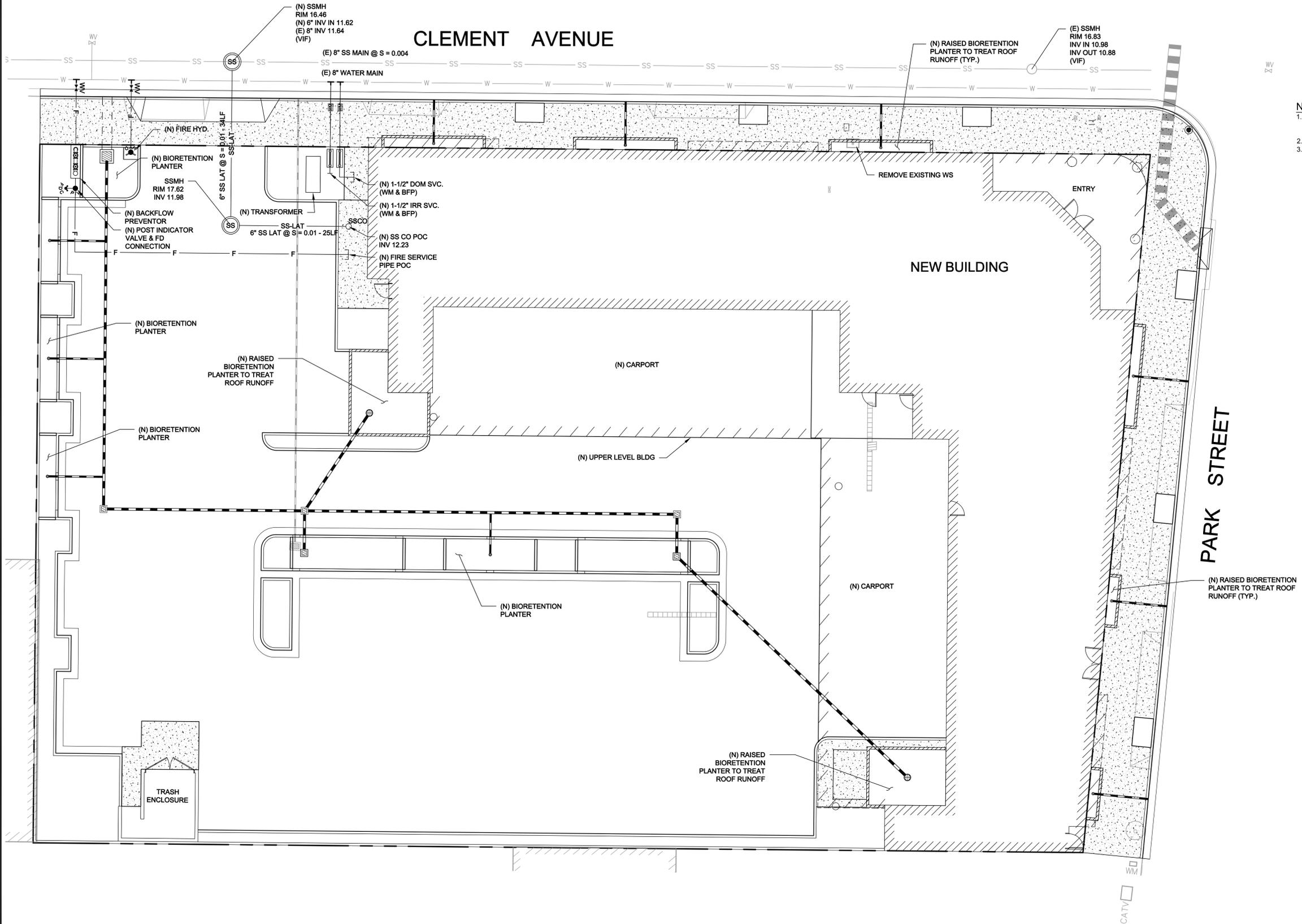
Prepared Under the Direction of:  
  
**WAYNE F. LEACH**  
 No. 54309  
 CIVIL  
 STATE OF CALIFORNIA

Sheet  
**C3.0**  
 Scale: 1" = 10'  
 Date: 08/02/17  
 Project Number: 5.1513.00  
 Plan File: D-5423-03



**CLEMENT AVENUE**

**PARK STREET**



- NOTE:**
- UTILITIES SHOWN IN CLEMENT & PARK PER CITY OF ALAMEDA SANITARY SEWER SYSTEM NETWORK SHEET V1 & V2 PRINTED DATE 2/22/17.
  - PROJECT TOPOGRAPHIC SURVEY DATUM NAVD 88.
  - ALL WATER SERVICES SHALL BE PER ALAMEDA COUNTY WATER DISTRICT STANDARDS.

Rev	Date	Description	Designed	Drawn	Checked
	02/05/18	RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
	08/15/17	SUBMITTED TO ARCHITECT	MCG	MCG	WFL

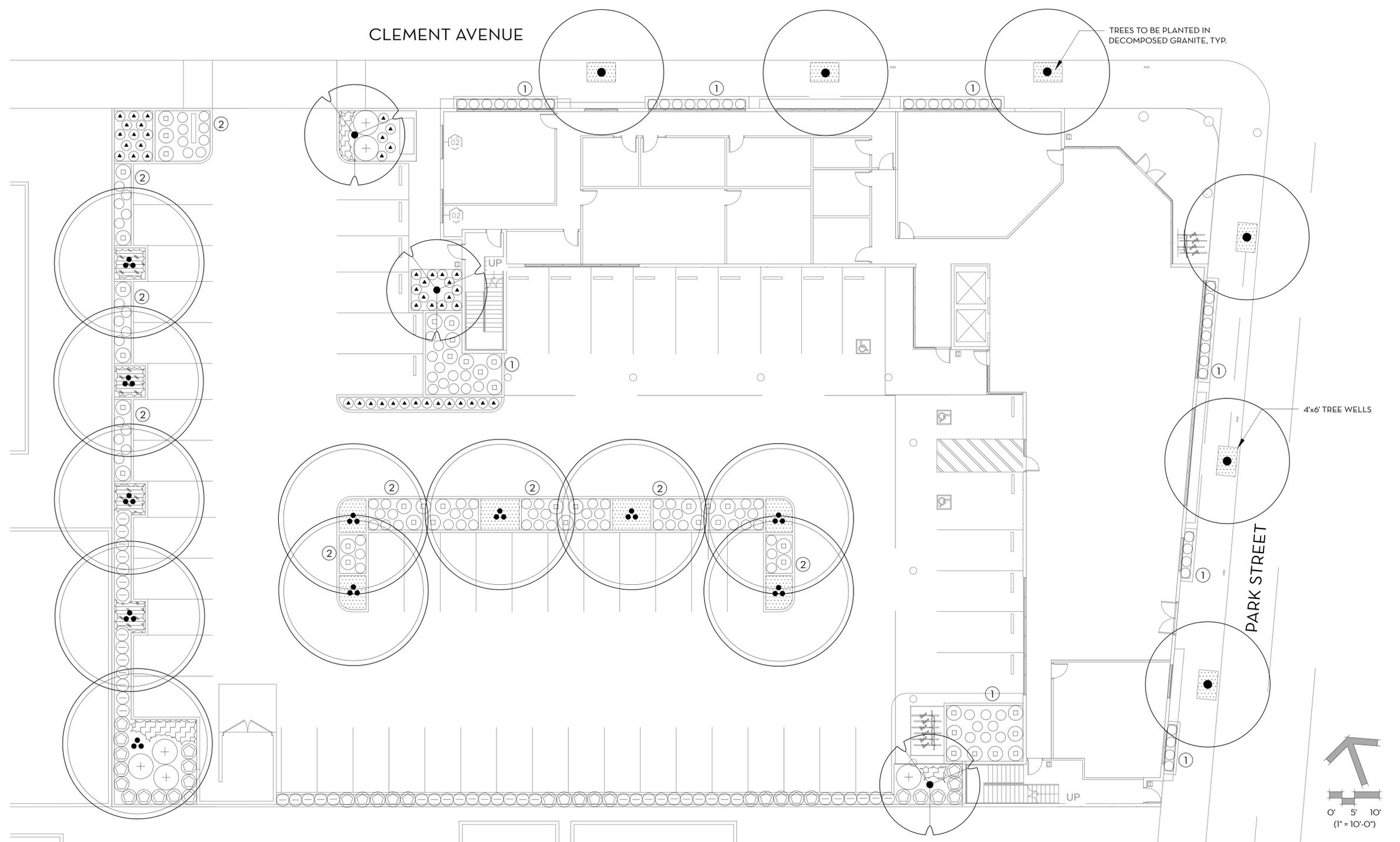
**HOLIDAY INN EXPRESS ALAMEDA**  
**PRELIMINARY**  
**UTILITY PLAN**  
 1825 PARK STREET (APN: 071-0198-009)

City Of  
**Alameda**  
 County Of  
**Alameda**  
 State Of  
**California**



Sheet  
**C4.0**  
 Scale: 1" = 10'  
 Date: 08/02/17  
 Project Number: 5.1513.00  
 Plan File: D-5423-04

**PRELIMINARY**



**PLANT LEGEND**

BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
<b>STREET TREES</b>				
TRISTANIA CONFERTA	BRISBANE BOX	M	15 GAL.	35'x25'
<b>30' DIA. SHADE TREES</b>				
PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	30'x30'
<b>20' DIA. ACCENT TREES</b>				
LAGERSTROEMIA x 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	L	24" BOX	25'x20'
<b>SHRUBS</b>				
ACACIA COGNATA 'ACCOGOI'	ACACIA COUSIN ITT	L	5 GAL.	2.5'x5'
CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	L	5 GAL.	8'x3'
CHONDRPETALUM TECTORUM	CAPE RUSH	L	5 GAL.	2'x3'
DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	L	5 GAL.	3'x2.5'

BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
JUNCUS PATENS	CALIFORNIA GREY RUSH	L	1 GAL.	2'x2'
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	L	1 GAL.	2'x2'
<b>GROUNDCOVERS</b>				
ACHILLEA x 'MOONSHINE'	MOONSHINE YARROW	L	1 GAL.	1'x2', 24" O.C.
<b>DECOMPOSED GRANITE</b>				
DECOMPOSED GRANITE				
<b>MULCH</b>				
MULCH				
<b>PARKING LOT TREES</b>				
REQUIRED: 1 PER 4 PARKING SPACES		PROPOSED: 63 STALLS		
TREES REQUIRED: 16		TREES PROVIDED: 14		

**KEYNOTES LEGEND**

1. RAISED BIO-RETENTION PLANTER. REFER TO CIVIL IMPROVEMENT PLANS.
2. BIO-RETENTION PLANTER. REFER TO CIVIL IMPROVEMENT PLANS.

**NOTE:**

ALL DOCUMENTS REQUIRED BY THE CITY OF ALAMEDA'S LANDSCAPE DOCUMENT PACKAGE WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE OF THE PROJECT. THE PLANS WILL MEET ALL MWELO REQUIREMENTS.

**WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE**

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

*Keith P. Wilson*  
KEITH P. WILSON, ASLA, CRLA 4728



**wilson design studio**  
69 natoma street, suite 180, folsom, ca 95630  
916.524.5614  
keith@wilson-design-studio.com

DESIGNED BY:		DRAWN BY:		CHECKED BY:		DATE:	
JSM	JG/DM	KPW	KPW	02/01/18	02/01/18		

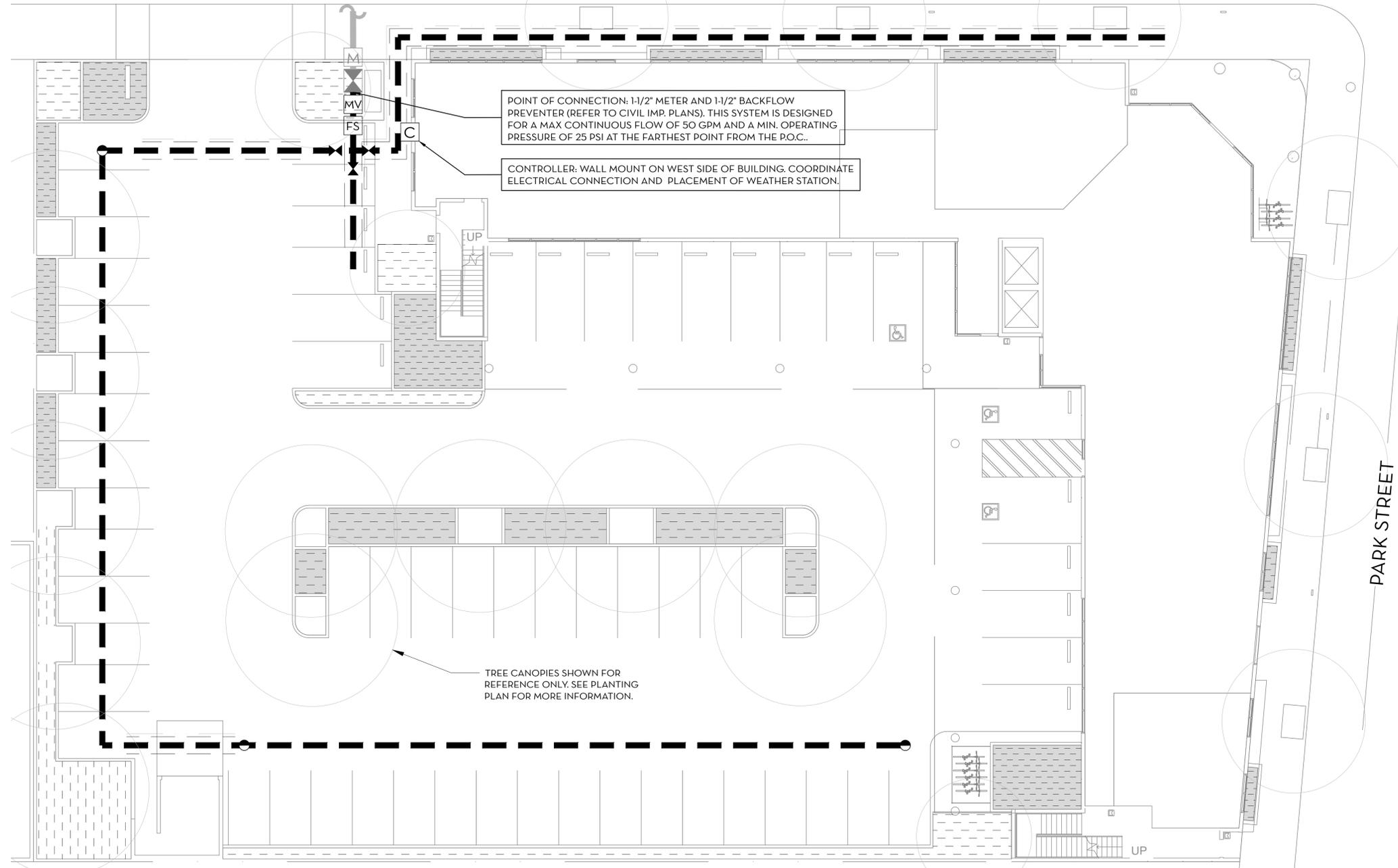
AGENCY APPROVE		WDS APPROVED	
BY	DATE	BY	DATE

SYMBOL	DATE	DESCRIPTION

HOLIDAY INN EXPRESS ALAMEDA  
1825 PARK ST.  
**PRELIMINARY LANDSCAPE PLAN**  
ALAMEDA, CA

SHEET  
1

CLEMENT AVENUE



POINT OF CONNECTION: 1-1/2" METER AND 1-1/2" BACKFLOW PREVENTER (REFER TO CIVIL IMP. PLANS). THIS SYSTEM IS DESIGNED FOR A MAX CONTINUOUS FLOW OF 50 GPM AND A MIN. OPERATING PRESSURE OF 25 PSI AT THE FARTHEST POINT FROM THE P.O.C..

CONTROLLER: WALL MOUNT ON WEST SIDE OF BUILDING. COORDINATE ELECTRICAL CONNECTION AND PLACEMENT OF WEATHER STATION.

TREE CANOPIES SHOWN FOR REFERENCE ONLY. SEE PLANTING PLAN FOR MORE INFORMATION.

IRRIGATION NOTES

- THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC... SHOWN WITHIN PAVED AREAS ARE FOR DESIGN PURPOSES ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. ALL IRRIGATION LINES AND WIRING SHALL BE IN SLEEVING WHEN CROSSING UNDER PAVING.
- THE 1-1/2" IRRIGATION WATER METER AND BACKFLOW PREVENTION DEVICE PROVIDED (REFER TO CIVIL PLANS) IS CAPABLE OF PROVIDING A MAXIMUM FLOW OF 100 GPM. THIS SYSTEM DESIGNED TO OPERATE AT 50% OF THE MAXIMUM FLOW, OR 50 GPM. NO COMBINATION OF VALVES SHALL BE OPERATED AT THE SAME TIME SO THAT THE COMBINED FLOW EXCEEDS 50 GPM.
- THIS SYSTEM IS EXPECTED TO MAINTAIN A MINIMUM OPERATING PRESSURE OF 25 PSI AT THE FURTHEST POINT AWAY FROM THE P.O.C. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO INSTALLATION OF THE SYSTEM. REPORT TO THE OWNER AND THE LANDSCAPE ARCHITECT ANY DIFFERENCES BETWEEN THE CONDITIONS ASSUMED ON THESE PLANS AND THE CONDITIONS ON SITE. IN THE EVENT PRESSURE AND/OR FLOW DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, STRUCTURES AND FACILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS AROUND EXISTING AND PROPOSED SITE STRUCTURES AND FACILITIES, UNDER PAVING, ETC...
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL EQUIPMENT AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLE OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREAS TO BE COVERED. ADJUST ADDITIONAL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, STREETS, WALLS, ETC...
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE AND PASS A WATER AUDIT BY A CALIFORNIA CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE PRIOR TO THE INSTALLATION OF PLANT MATERIALS AND MAKE ALL RECOMMENDED CHANGES BEFORE THE START OF THE LANDSCAPE MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.

FOR IRRIGATION LEGEND, SEE SHEET L3.

NOTE:

ALL DOCUMENTS REQUIRED BY THE CITY OF ALAMEDA'S LANDSCAPE DOCUMENT PACKAGE WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE OF THE PROJECT. THE PLANS WILL MEET ALL MWEO REQUIREMENTS.

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

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

*Keith P. Wilson*  
KEITH P. WILSON, ASLA, CRLA 4728



wilson  
design  
studio  
69 natoma street, suite 100, tolsom, ca 94630  
916.524.5614  
keith@wilson-design-studio.com

AGENCY APPROVE		WDS APPROVED	
BY	DATE	BY	DATE

REVISIONS		DESCRIPTION
SYMBOL	DATE	

DESIGNED BY: JSM  
DRAWN BY: JG/DM  
CHECKED BY: KPW  
DATE: 02/01/18

HOLIDAY INN EXPRESS ALAMEDA  
1825 PARK ST.  
**PRELIMINARY IRRIGATION PLAN**  
ALAMEDA, CA

SHEET  
**L2**

**IRRIGATION LEGEND**

SYMBOL	MAN.	MODEL NO.	DESCRIPTION	RADIUS	PSI.	GPM.	PRECIP. RATE
	TORO	RGP-2-18	DL2000 SERIES PC DRIPLINE: 0.53 GPH, 18" EMITTER SPACING. INSTALL TUBING ON-GRADE, PER MANUFACTURER'S INSTRUCTIONS, IN 18" SPACED ROWS AT AREAS SHOWN. SEE DETAIL X, SHEET LX.X.	N/A	25	N/A	0.38
	TORO	RGP-2-12	DL2000 SERIES PC DRIPLINE: 0.53 GPH, 12" EMITTER SPACING. INSTALL TUBING 6" BELOW GRADE IN BIO SWALE AREAS, PER MANUFACTURER'S INSTRUCTIONS, IN 12" SPACED ROWS AT AREAS SHOWN. SEE DETAIL X, SHEET LX.X.	N/A	25	N/A	0.85
	TORO	T-FCH-H	MANUAL FLUSH VALVE. INSTALL AT GRADE IN 10" ROUND VALVE BOX IN PLANTER AREA LOCATED AT FARTHEST POINT FROM DRIP ZONE VALVE, TYP. SEE DETAIL X, SHEET LX.X.				
	TORO	T-DL-MP9	POP-UP OPERATION INDICATOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE DETAIL X, SHEET LX.X.				
	TORO	TYD-500-34	AIR RELIEF VALVE. INSTALL AT-GRADE IN 10" ROUND VALVE BOX IN PLANTER AREA LOCATED AT HIGHEST ELEVATION POINT WITHIN DRIP ZONE VALVE, TYP. SEE DETAIL X, SHEET LX.X.				
NOT SHOWN	TORO	(VARIES)	DL2000 CONNECTION FITTINGS, AS REQUIRED.				
	TORO	FB-25-PC	0.25 GPM TREE FLOOD BUBBLERS TWO PER TREE* SEE DETAIL X, SHEET LX.X.	N/A	25	0.25	1.72
	IRRITROL	700-1-OMR-100	1" IRRITROL IRRIGATION VALVE WITH VARIABLE PRESSURE REGULATOR, SIZE AS NOTED. SET PRESSURE REGULATOR TO 25 PSI. SEE DETAIL X, SHEET LX.X.				
	IRRITROL	700-DK-LF/MF	1" IRRITROL DRIP ZONE VALVE KIT. USE LOW FLOW VALVE FOR FLOWS BETWEEN 0.1 GPM AND 8.0 GPM. USE MEDIUM FLOW VALVE FOR FLOWS BETWEEN 8.0 GPM AND 20.0 GPM. SEE DETAIL X, SHEET LX.X.				
	NIBCO	T-113	GATE VALVE, LINE SIZE. SEE DETAIL X, SHEET LX.X.				
	TORO	100-ATVLC	1" QUICK COUPLING VALVE W/ LOCKING VINYL COVER. SEE DETAIL X, SHEET LX.X.				
	TORO	P220S	MASTER VALVE, LINE SIZE.				
	CST	FSI-TIO-001	1" FLOW SENSOR FOR USE WITH CONTROLLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.				
	HUNTER	IC-600-M /WSS-SEN /ICM-600	6 STATION I-CORE CONTROLLER WITH 6 STATION EXPANSION (12 STATIONS TOTAL) AND WIRELESS WEATHER SENSOR. WALL MOUNT IN METAL CABINET IN LOCATION SHOWN. INSTALL PER MANUFACTURER'S SPECIFICATIONS.				
	(E)	1-1/2" WATER METER					
	(E)	1-1/2" BACKFLOW PREVENTER					
	(E)	MAINLINE, FIELD VERIFY LOCATION.					
		MAINLINE: PVC SCHEDULE 40 FOR SIZES 2" OR SMALLER, PVC CLASS 315 FOR SIZES 2" OR ABOVE. SOLVENT WELD FITTINGS AT 24" DEPTH, SIZE AS NOTED.					
		ELECTRICAL SERVICE CONDUIT WITH WIRES, RUN ALONG MAINLINE TO VALVE CONNECTIONS.					
		IRRIGATION LATERAL LINE: CLASS 200 PVC UP TO 2"; SCHEDULE 40 PVC PIPE FOR 2.5" OR ABOVE. SOLVENT WELD FITTINGS AT 18" DEPTH, SIZE AS NOTED.					
		IRRIGATION SLEEVE: SCHEDULE 40 PVC, SIZE TO BE 2X THE TOTAL OF PIPE DIAMETER. INSTALL UNDER ALL NEW PAVING AND EXTEND 12" BEYOND HARDSCAPE EDGES					

CONTROLLER/ HYDROZONE #	-GPM (IRRIGATION PRODUCT TYPE)
VALVE SIZE	-PRECIP.RATE/PSI/HYDROZONE SF
VALVE WATER USE	

HOLIDAY INN EXPRESS ALAMEDA  
1825 PARK ST. ALAMEDA, CA 94501  
WATER EFFICIENT LANDSCAPE WORKSHEET

REGULAR LANDSCAPE AREAS									
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU	
1	DRIP	LOW	0.2	0.81	1,024	0.25	252.84	6,553	
2	DRIP	LOW	0.2	0.81	1,363	0.25	336.54	8,722	
3	TREE BUBBLER	LOW	0.2	0.81	448	0.25	110.62	2,867	
5	TREE BUBBLER	MODERATE	0.5	0.81	168	0.62	103.70	2,688	
TOTALS:					(A)	(B)	803.70	20,829	

SPECIAL LANDSCAPE AREAS									
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU	
N/A	N/A	N/A	0	0.00	0	0.00	0.00	0	
TOTALS:					(C)	(D)	0.00	0	

TOTAL AREA: 3,003

ETO:	41.80
ETAF:	0.45

ETWU = (ETO x 0.62 x ETAF x AREA)  
MAWA = (ETO x 0.62 [(ETAF x LA) + (I- ETAF) x SLA])

ETWU TOTAL:	20,829
MAWA TOTAL:	35,022

ETWU + MAWA

\*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.  
\*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA.)

ETAF CALCULATIONS		
REGULAR LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B)	803.70
TOTAL AREA	(A)	3,003
AVVERAGE ETAF	(B) / (A) =	0.27

ALL LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B + D)	803.70
TOTAL AREA	(A + C)	3,003
SITEWIDE ETAF	(B + D) / (A + C) =	0.27

\*\*PRELIMINARY CALCULATIONS ASSUME THAT ALL BIO SWALE AREAS ARE ON LOW VALVES, SHRUBS/GROUNDCOVER ARE ON LOW VALVES, INTERIOR TREES ARE ON LOW VALVES, AND STREET TREES ARE ON MODERATE VALVES.

**A PRELIMINARY WATER BUDGET CALCULATIONS**  
NO SCALE



wilson design studio  
69 natoma street, suite 100, tolosom, ca 95630  
916.524.5814  
keith@wilson-design-studio.com

AGENCY APPROVE		WDS APPROVED	
BY	DATE	BY	DATE

REVISIONS		
SYMBOL	DATE	DESCRIPTION

DESIGNED BY:	JSM
DRAWN BY:	JG/DM
CHECKED BY:	KPW
DATE:	02/01/18

HOLIDAY INN EXPRESS ALAMEDA  
1825 PARK ST.  
PRELIMINARY IRRIGATION  
LEGEND AND MWEL  
DOCUMENTATION  
ALAMEDA, CA



**wilson design studio**  
 63 natoma street, suite 100, folsom, ca 95630  
 916.524.5814  
 keith@wilson-design-studio.com

SYMBOL	DATE	DESCRIPTION	AGENCY APPROVE BY	DATE	WDS APPROVED BY	DATE

DESIGNED BY: JSM  
 DRAWN BY: JG/DM  
 CHECKED BY: KPW  
 DATE: 02/01/18

HOLIDAY INN EXPRESS ALAMEDA  
 1825 PARK ST.  
**PRELIMINARY LANDSCAPE PLAN**  
 ALAMEDA, CA

SHEET



**PLANT LEGEND**

BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
<u>STREET TREES</u>				
TRISTANIA CONFERTA	BRISBANE BOX	M	15 GAL.	35'x25'
<u>30' DIA. SHADE TREES</u>				
PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	30'x30"
<u>20' DIA. ACCENT TREES</u>				
LAGERSTROEMIA x 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	L	24" BOX	25'x20"
<u>SHRUBS</u>				
ACACIA COGNATA 'ACCOGOI'	ACACIA COUSIN ITT	L	5 GAL.	2.5'x5'
CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	L	5 GAL.	8'x3'
CHONDROPETALUM TECTORUM	CAPE RUSH	L	5 GAL.	2'x3'
DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	L	5 GAL.	3'x2.5'

BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
JUNCUS PATENS	CALIFORNIA GREY RUSH	L	1 GAL.	2'x2'
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	L	1 GAL.	2'x2'
<u>GROUNDCOVERS</u>				
ACHILLEA x 'MOONSHINE'	MOONSHINE YARROW	L	1 GAL.	1x2', 24" O.C.
<u>DECOMPOSED GRANITE</u>				
	DECOMPOSED GRANITE			
<u>MULCH</u>				
	MULCH			
<u>PARKING LOT TREES</u>				
	REQUIRED: 1 PER 4 PARKING SPACES			
	TREES REQUIRED: 16			
	PROPOSED: 63 STALLS			
	TREES PROVIDED: 14			

**KEYNOTES LEGEND**

1. RAISED BIO-RETENTION PLANTER. REFER TO CIVIL IMPROVEMENT PLANS.
2. BIO-RETENTION PLANTER. REFER TO CIVIL IMPROVEMENT PLANS.

**NOTE:**  
 ALL DOCUMENTS REQUIRED BY THE CITY OF ALAMEDA'S LANDSCAPE DOCUMENT PACKAGE WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE OF THE PROJECT. THE PLANS WILL MEET ALL MWELO REQUIREMENTS.

**WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE**

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

*Keith P. Wilson*  
 KEITH P. WILSON, ASLA, CRLA 4728