PUBLIC ART APPLICATION

Project Information

Project Name: Hilton Garden Inn - Homewood Suites

Art Allocation: North East side of building on the exterior wall

Development Location/Address: 1123 Harbor Bay Park Way, Alameda, CA

Developer: Shriji Hospitaltity Contact Person: Vijay Patel

Address: 550 Gateway Blvd

City: South San Francisco State: California Zip: 94080

Phone: 650-333-1886 Email: vhp@akshardi.com

Owner Information

Property Owner: Same as above

Address:

City: State: Zip:

Phone: Email:

Artist Information

Artist: Wesley E. Warren

Address: 2309 Enicinal Ave

City: Alameda State: California Zip: 94501

Phone: 510-239-9352 Email: vexcom@gmail.com

Project Title: Waves

Proposed Art Site (be specific): To use the entire wall of north east building for exterior mounted art work

Description of Art Project: Metallic waves made in differant sizes and dimensions

Scope/Dimensions: 28'X36'X1'

Media:

Alameda Public Artwork Installation Concept.

1123 Harbor Bay Parkway, Alameda 94501

“Waveform” - Wesley E. Warren 12/1/23

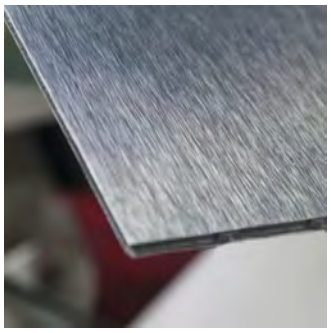
This work will be installed on the side of the new Hilton hotel being built on Bay Farm island. The work is 3 stories high and almost as wide at 36’ x 28’. It was designed to make a strong impression on people entering Alameda, especially arriving from Oakland Airport. The piece will be iconic like the Park Street bridge and people will “know they are back in Alameda” when they see the giant wave.

The artwork is a geometric three-dimensional rendering in aluminum based on the concept of waves in nature. The primary obvious expression of this is with a second raised layer that spirals out from a center point using the fibonacci sequence that creates the golden ratio found everywhere in both physical and biological forms. (Sunflowers, Shells, Ocean Waves, Galaxies, Weather Patterns, and DNA molecules). *Fig 1. Artist concept of wall face over build site.*

Waves are present everywhere in the expression of the installation and in multiple intersecting planes. The shadows cast following the sun will create unique patterns behind each layer of the artwork giving it different feelings based on the season and the time of day.

Fig. 1 Artist mockup of installation:

Material



The primary material will be fabricated sealed aluminum. The base will have 36 rows 28’ long with a standard mill raw finish. The secondary raised layer (spiral layer) will “float” 3” off the surface and have a brushed aluminum finish. We are working with Paramount Rolling fabricators in southern California. They have installed several metal based art installations in the bay area.

Ariel view of public art location in relation to OAK. Red circle shows site location, red line shows artwork face.

Maintenance

The design of the project is modular and allows for easy cleaning. The base material is sealed waterproof aluminum sheeting which is very durable and has shown to be resilient to weather for up to 100 years.

One of the design specifications was to create something that could easily be maintained. The aluminum strips allow for single layers to be removed for service as needed.

Aluminum is one of the best materials available if you're looking for stylish, durable, and low-maintenance outdoor metal. Here's why:

Lightweight and Portable: Unlike heavier materials like stainless steel, aluminum is light and strong, making it a good choice for outdoor wall mounting.

Rust and Corrosion Resistant: Aluminum doesn't rust like iron or steel. Its natural resistance to moisture makes it ideal for outdoor use, even in areas with heavy rain or humidity. Waterproof clear coat sealant keeps the metal looking excellent for years and can easily be reapplied.

Durability and Strength: Aluminum is strong enough to withstand harsh weather and direct sun.

Low Maintenance: Unlike wood or steel, aluminum doesn't require frequent sealing, staining, or painting.

Easy to Clean: Simple soap and water and water spraying keeps the surface in good shape.

*Please see addendum for a complete breakdown and schedule.

Waveform – Public Art Budget

Item	Amount
Artist Fee (7%)	**$20,000**
Architectural Design	**$20,000**
Material Fabrication	**$150,000**
Installation (equipment, labor, permits)	**$40,000**
Support Structure (mounting hardware, brackets)	**$80,000**
Insurance & Permitting *(recommended)*	**$5,000**
Engineering & Safety Review *(recommended)*	**$7,000**
Documentation / As-Builts *(recommended)*	**$3,000**
Contingency (10%)	**$37,500**
Total	**$362,500**

Hilton Bay Farm Artwork Installation Overview

The concept and design was created by Wesley E. Warren. Wes is overseeing all the steps of the fabrication and installation and working with seasoned professionals from architects, mechanical engineers, electricians, and metal fabrication specialists.

The mounting hardware and specifications have been designed by Paramount Rolling and the Hotel Architects and Construction team. All mounts and electrical wiring have been installed by the same crew that is building the hotel.

The metal fabrication, welding, assembly, and installation is being performed by Paramount Rolling.

The following teams and organizations are working in tandem to implement this project. Please direct any inquiries to Wes Warren or Vijay Patel.

Developer: Southern Hospitality Services, ADI
Onsite Construction Manage / Site Developer: Vijay Patel vhp@akshardi.com
550 Gateway Blvd. South San Francisco, CA 94080

ATOM Architects - Building and Construction
Santa Maria, CA 93454
https://www.atomarchitects.com/about

Sierra Design Group, Landscape Architects
2485 Oakmont Cir, Tulare, CA 93274
https://network.procore.com/p/sierra-designs-inc-visalia

Paramount Rolling & Forming - Metal Fabrication and Installation
12231 Hibiscus Rd, Adelanto, CA 92301
https://www.paramountroll.com/

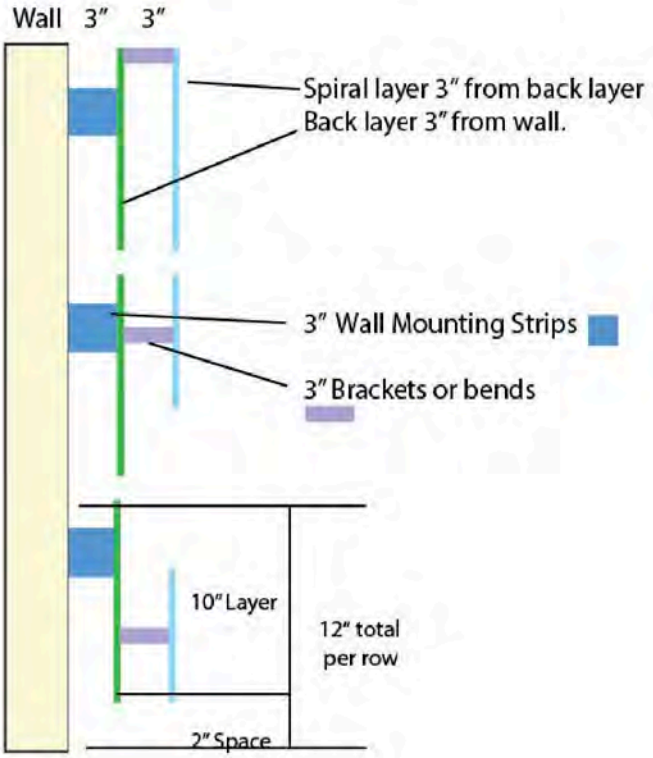
Artist: Wes Warren - Design and Installation Consultant
2309 B Encinal Ave. Alameda, 94501
https://wesleywarren.com/

Note: the attachment for Sikaflex®-1A in the previous packet is the product sheet for the aluminum sealant.

Hilton Wall

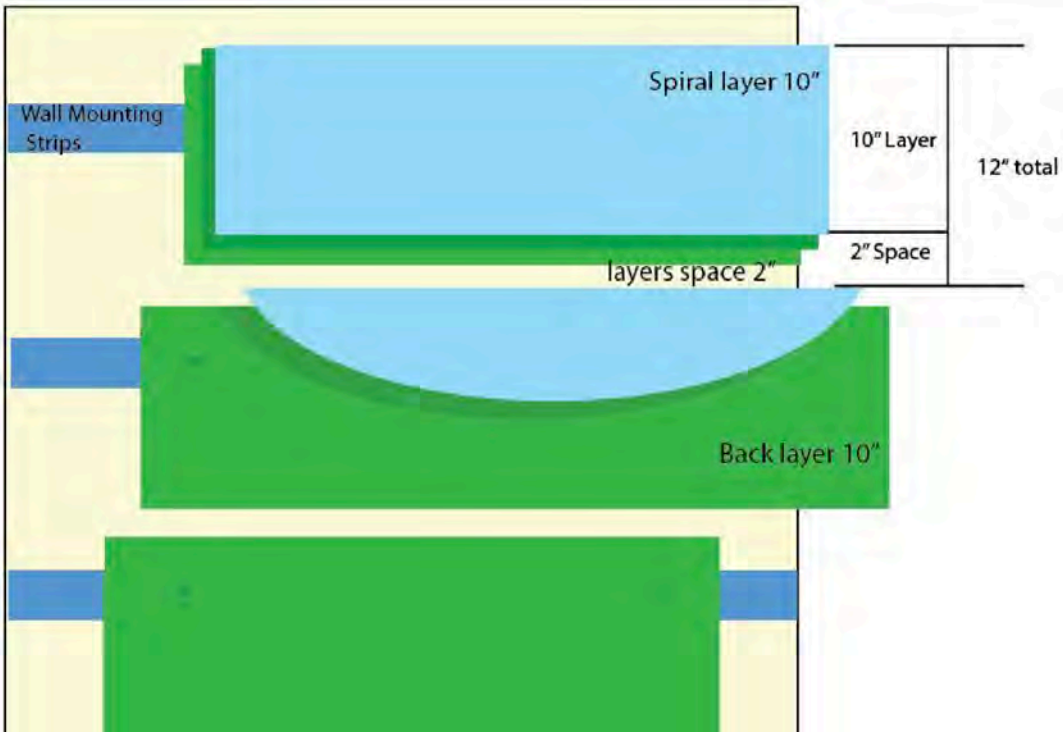
- Wes Warren 2025

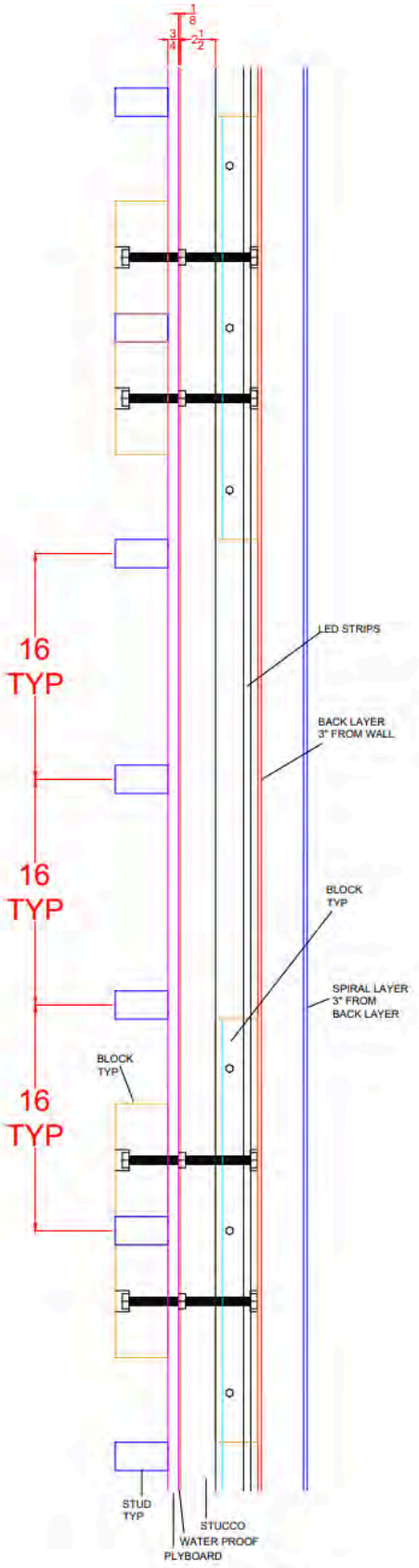
Detail Side (Profile) View:



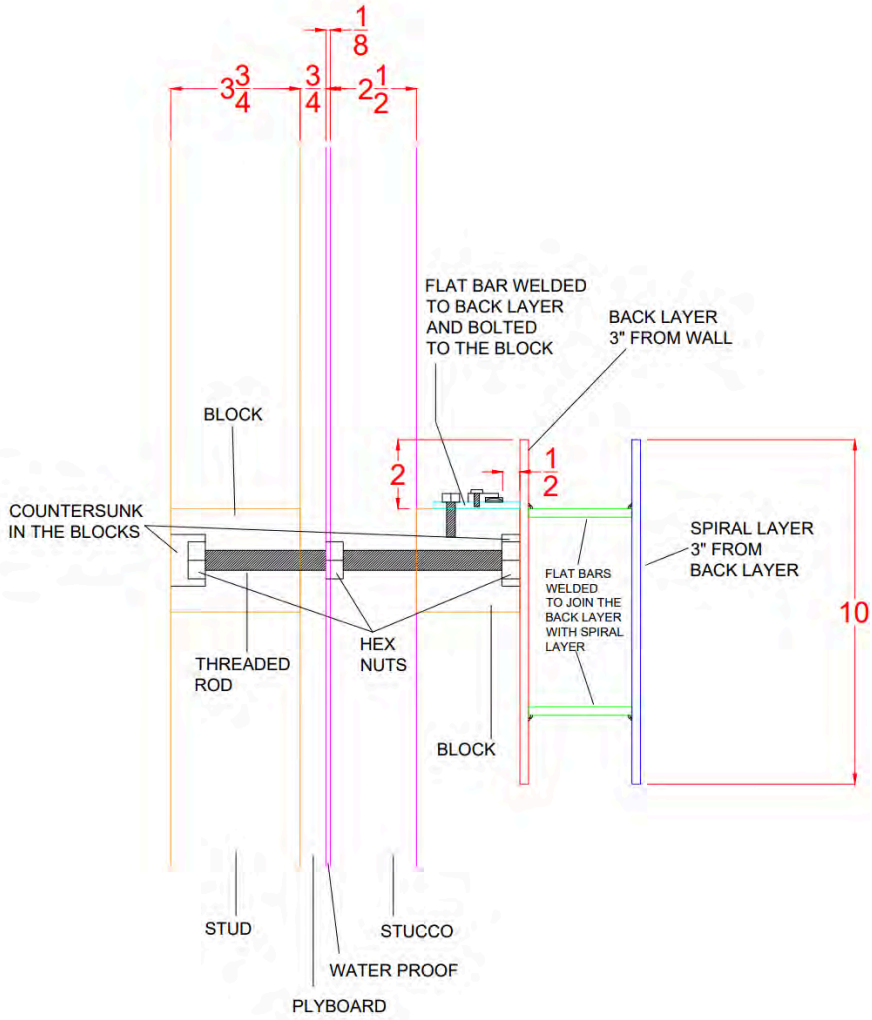
Front View:

Cutaway



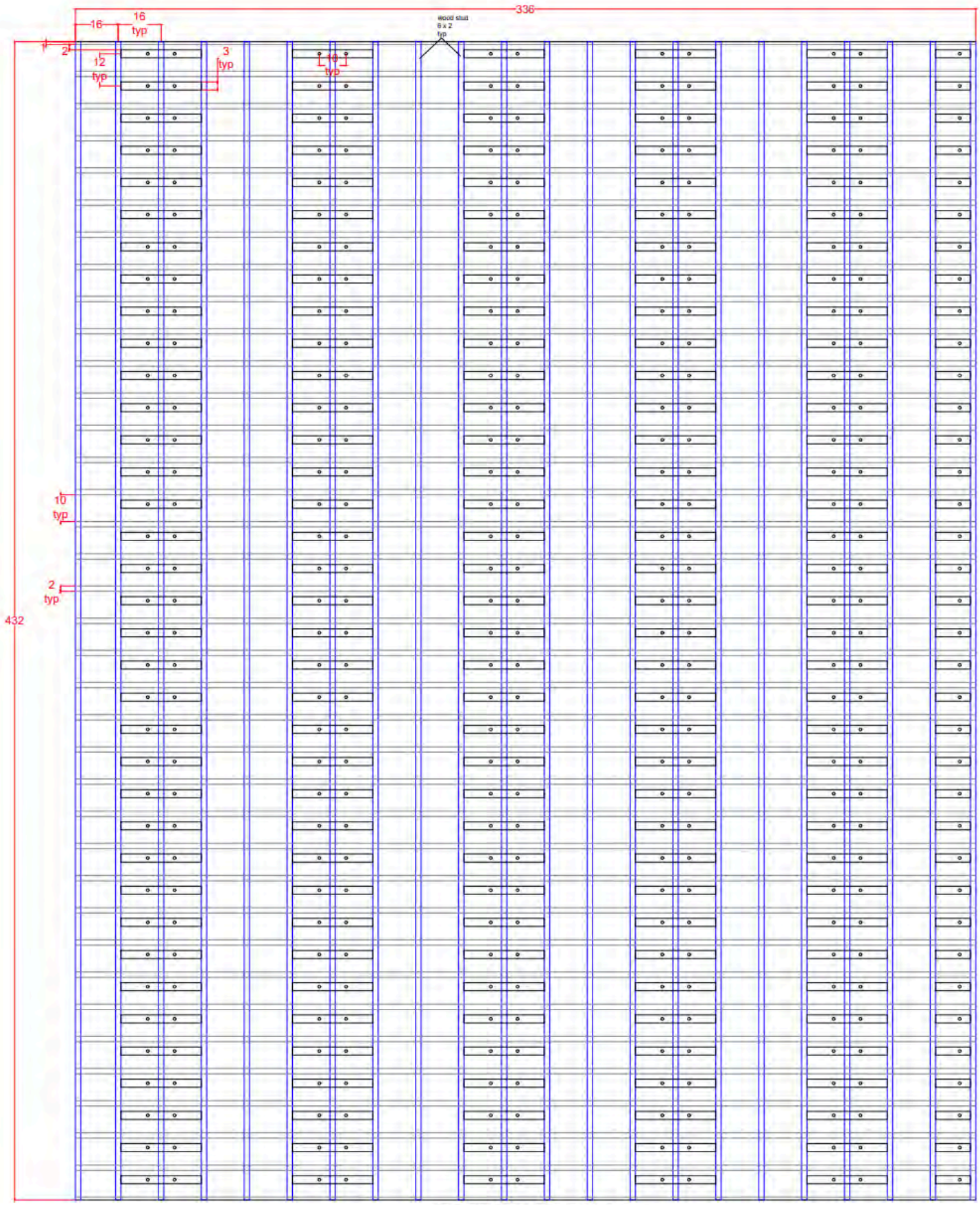


PLAN VIEW REFERENCE ONLY

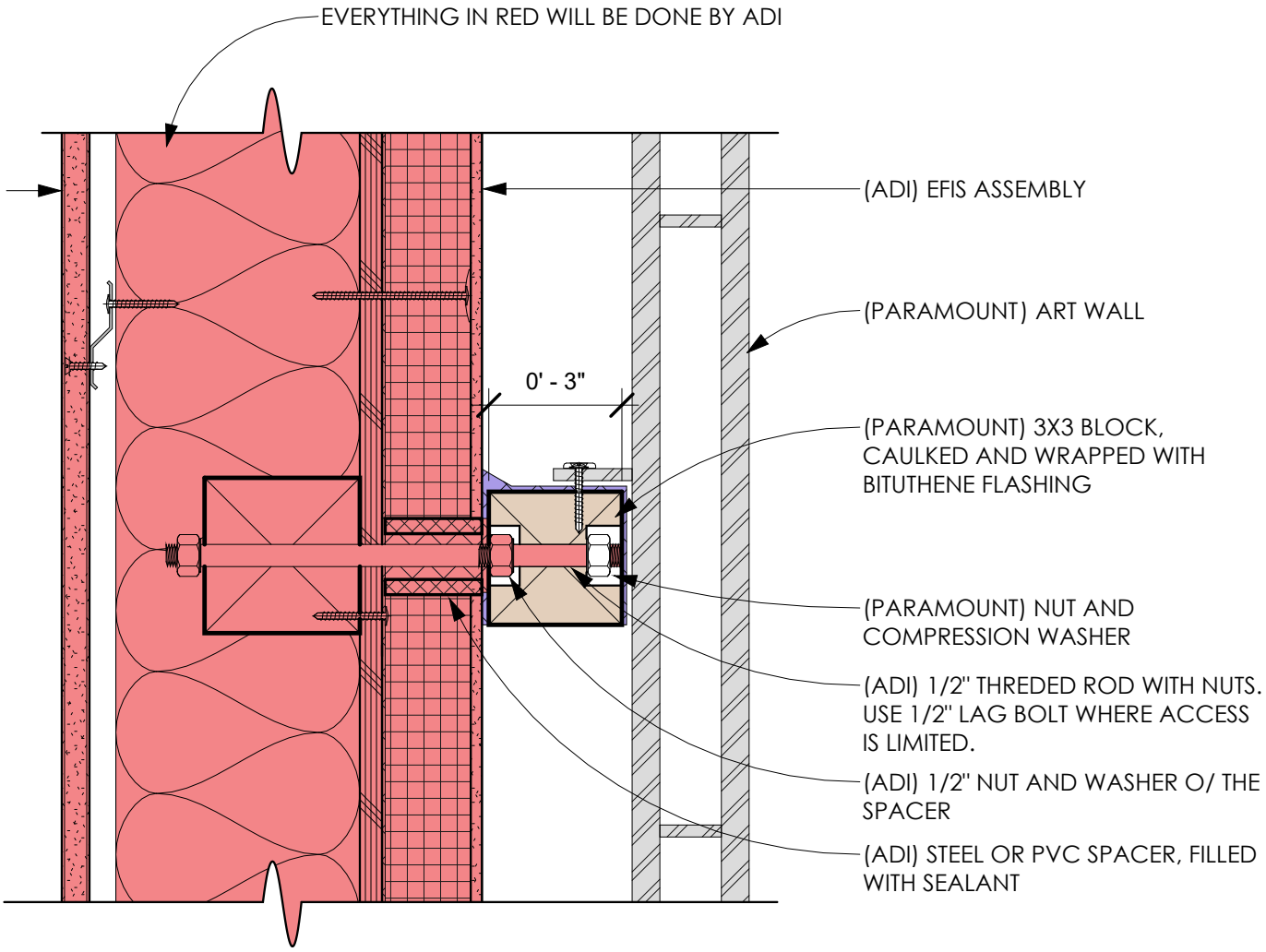


CROSS SECTION REFERENCE ONLY

Please disregard any reference to LED strips. Lighting elements were included in the initial design plans and have since been removed.



REFERENCE ONLY



1 ART WALL TO BUILDING DETAIL
3" = 1'-0"

ARCHTECT

LICENSED ARCHITECT
GUILLERMO PEREZ
C-38231
RENEWAL DATE
JULY 31, 2025
STATE OF CALIFORNIA

ATOM ARCHITECTS
201 E. BATTLES RD
P.O. BOX 6192
SANTA MARIA, CA
93454

ATOMARCHITECTS.COM
805.668.4020

HARBOR BAY HOTEL - DETAILS

HARBOR BAY DUAL HOTEL

DESCRIPTION:

ART WALL DETAIL.

Operator Training

Our operators have an average of five years experience operating steel pipe, tube, beam and channel bending equipment, and each operator receives a quarterly review and evaluation of their quality performance.

All operators start out working with an experienced operator for one full year before operating a machine on their own. During this apprenticeship, each operator learns to properly read diagrams, set up machines and inspect for quality.

Our main office and light rolling facility:

9128 Rose Street, Bellflower, CA 90706

Tel: 562-944-6151 Fax: **562-941-8102**

E-mail: paramountroll@gmail.com

Artwork Valuation Statement
Waveform – Hilton Garden Inn / Homewood Suites
Artist: Wesley E. Warren
Location: 1123 Harbor Bay Parkway, Alameda, CA
Date: June 23, 2025

Pursuant to Alameda Municipal Code §30-98 and in accordance with the Public Art Ordinance, the total value of the public artwork titled *Waveform* is based on all associated costs required to concept, fabricate, transport, install, and maintain the work.

The total value of the *Waveform* public art installation is:

$362,500

This amount reflects the following components:

- Artist Design and Conceptual Fee
- Architectural and Engineering Design
- Material Procurement and Fabrication
- Structural Support System
- Installation Labor and Equipment
- Insurance, Permitting, and Site Logistics
- Long-Term Conservation and Maintenance Planning
- 10% Contingency

This valuation has been prepared in good faith to reflect the fair market value of a unique, custom-built, three-story public artwork. Final invoices and documentation will be available upon request following installation.

Installation Plan & Timeline
Waveform – Hilton Garden Inn / Homewood Suites
Artist: Wesley E. Warren
Location: 1123 Harbor Bay Parkway, Alameda, CA
Date: June 23, 2025

Overview

Installation of *Waveform*, a three-story aluminum sculptural wall piece, will occur in coordinated phases to ensure safety, precision, and adherence to engineering specifications. Fabrication has already begun, and the full installation is expected to be completed within approximately **8–10 weeks** from delivery.

Installation Phases

Phase 1 – Aluminum Fabrication & Delivery

- **Status:** In progress
- **Fabricator:** Paramount Rolling (Santa Fe Springs, CA)
- **Estimated Delivery:** Fall 2025

Phase 2 – Structural Mounting & Wall Installation

- **Installer:** Paramount Rolling (onsite install team)
- **Coordination:** In collaboration with project architect and structural engineer
- **Scope:**
    - Lift equipment and rigging to hoist panels
    - Attachment of base aluminum structure to building facade
    - Installation of floating spiral layer with engineered standoffs
- **Estimated Duration:** 1 week
- **Site Impact:** Aerial lift equipment will be used; staging area required adjacent to west wall

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Projected Completion Timeline

Milestone	Target Date
Aluminum fabrication completion	Early August 2025
Onsite delivery and wall install	Mid–August 2025
Final programming and wrap-up	Early September 2025

MAINTENANCE PLAN
Waveform – Hilton Garden Inn / Homewood Suites
Artist: Wesley E. Warren
Location: 1123 Harbor Bay Parkway, Alameda, CA

Overview

"Waveform" is a large-scale sculptural wall installation made of sealed aluminum, installed on the west-facing wall of the Hilton Garden Inn and Homewood Suites in Alameda, California. The work is designed for minimal maintenance and long-term durability in an outdoor marine environment. The artwork will be visible from Harbor Bay Parkway and designed to serve as a welcoming icon for travelers arriving from the Oakland Airport.

Materials & Construction

- **Primary Material:** 36 horizontal strips of sealed aluminum, 28' long
- **Secondary Structure:** Brushed aluminum spiral overlay, mounted 3" off the surface
- **Mounting:** Steel support structure bolted to building frame, per engineer's specifications
- **Finish:** Waterproof clear-coat over raw and brushed aluminum surfaces

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Routine Maintenance

- **Quarterly Visual Inspection**
    - Check for visible signs of corrosion, loose elements, or accumulated debris
    - Inspect mounting points for stability and signs of rust or metal fatigue
- **Surface Cleaning (As Needed / Biannual Recommended)**
    - Clean aluminum surfaces using low-pressure water spray and mild soap
    - Do not use abrasives, power washers, or harsh solvents

Long-Term Preservation

- **Structural Review** (Every 5 years or following major storm activity)
    - Reinspect hardware and anchoring system for signs of fatigue or oxidation
    - Confirm all gaskets and fasteners are sealed and intact
    - Recoat clear sealant if any exposed aluminum shows signs of pitting or dullness

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Durability & Lifespan

- **Expected Lifespan:**
    - Aluminum structure: 50+ years with standard upkeep

Access & Safety

- Located approximately 20 feet above ground level
- Maintenance requires lift equipment; no pedestrian access or contact expected

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Graffiti or Vandalism

- Given its height, risk of graffiti or vandalism is extremely low
- If defaced, aluminum surface can be cleaned with mild cleaner and soft brush

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Maintenance Provider

Routine maintenance will be performed by hotel facility staff or a qualified third-party vendor under the direction of the artist or the Hilton site manager.

Artist Resume

Wesley Edward Warren - Professional Artists
Alameda, CA

I am an established artist with over 30 years of experience. I have had numerous shows and exhibitions throughout the United States. I have created large scale public art, metal sculpture, electronic LED light sculpture, video, and every type of visual art.

I have been very involved in the East Bay art scene since 2013. My wife and partner opened Studio 23 Gallery (a community art space) in 2013 and have been pivotal in working with the community to promote the arts, Second Friday Art Walk, and dozens of public art events in Alameda.

I am currently on the board of Artpush, a nonprofit orginization based in Alameda. We have numerous programs supporting local artists and creatives.

Below is a partial list of art related activity over the past three decades.

EXHIBITIONS

- Flax Art & Design: "*Studio 23 Spotlight Exhibit",* Oakland 2021
- City Of Alameda: "City Hall *Monthly Art Exhibit",* Alameda, 2020
- Public Works: *"Breast Art Show"*, San Francisco 2018
- Redux Art Gallery *"Altered Paintings"*, Alameda *2016 & 2017*
- Art Space International *"Group Show"* Atlanta, 2011
- Java Street Art Cafe *"Monthly Art Exhibit",* St. Petersburg, Fl 1995
- ACME Spotlight Gallery, Columbus, Ohio 1994
- The Wild Thang, St. Louis, MO 1991
- The Mockery MMOQ St. Louis, MO 1990
- Noir Leather, Detroit, MI 1989

PUBLICATIONS

- East Bay Artists 2020, 2021, 2022 Fine Art Books: *"The Four Horsemen"* 2020
- Alameda Magazine: "Another Reality" featuring *Piedmont Avenue* 2016
- Alameda Sun: "*Artists Selected to Transform Utility Boxes"* 2014
- SF Chronicle: *"Art Happenings",* featured Art; *"Piedmont Avenue"* 2013
- CMJ Music Journal - Pyogenisis US Debut Art 1997
- SURFACE Magazine - Artists Spotlight 1990

AWARDS & EDUCATION

- Alameda Magazine: Best Art Scene & Best Indie Gallery, 2016
- Rhythmix Power Box Contest: 1 of 10 selected artists 2014.
- Principles of Classical Drawing with Ines Morova 2019
- St. Louis Community College: Fine Arts 3 semesters
- Visual and Performing Arts High School St. Louis, MO 1988

PUBLIC ART / MISC

- Fireside Lounge, Webster Street Mural: *"Musical Notes & Song Get Together" 2020*
- Autumn Lights: *"Lake Merritt Gardens"*, LED Sculptures Oakland 2015 - 2023
- AMP Power Box Art Artist, Power Box in Alameda Theater parking lot.
- Friendly Lord Zondar - Metal Sculpture, Alameda 2017
- Park Street Bridge Mosaic - AIBC 2014
- Tapitio Wall Mural - Columbus, OH, 1994


GENTLE ART


25
YOUR SPEED
101
ALAMEDA ARTISTS.COM


WELCOME TO
OAK5
E09
amazon
DO NOT ENTER IF:
NO SMOKING
NO VAPING
LEARNING


MASSAGE
PILATES
RISE
BODYWORKS
JUST LIKE
LADIES STRINGING
HIGH
STILL
TRAINING
CHIROPRACTIC
GYM


NEW YORK CITY
STRAND
18 MILES OF BOOKS

Title: *Past Work Portfolio – Wesley E. Warren*

Contact Info: ww@wesleywarren.com, Alameda, CA

Self Portrait with Mohawk

2021 – Alameda, CA

24” x 36” Acrylic on Canvas.

A geometric triangle based self portrait.

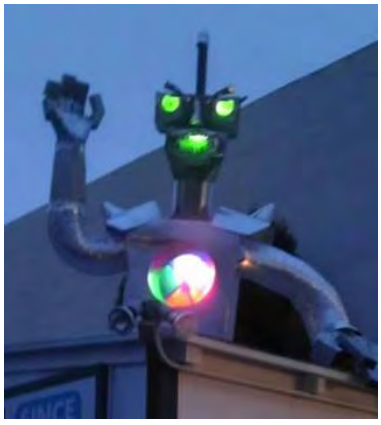
Friendly Lord Zondar

2014 – Alameda, CA

Welded steel, 8’ tall, rooftop installation.

A whimsical large-format metal sculpture mounted for long-term outdoor display on a rooftop patio.

Currently resides at Faction Brewing on Alameda Point.



Friendly Lord Zondar in the 2014 Alameda 4th of July Parade.

The artist with three paintings *2024 – Alameda, CA*

Acrylic on canvas, various sizes.

Alameda Island Brewing Company 2024

Pyramid and Cube *2024 – Alameda, CA*

Programmed LEDs, Raspberry Pi and Arduino controllers. Clear PVC, steel tubing, various materials.

Pyramid: 8ft base, 5ft high. Cube: .14”^{3}

Featured at The Lake Merritt Gardens Autumn Lights Festival 2019, 2020, 2022, and 2023.

Dinner Party *2021 – Alameda, CA*

48” x 48” Acrylic on canvas.

The Human Condition *2021 – Alameda, CA*

Video and monitor configuration featuring facial features of various friends of the artists. The random loop lengths create a unique face composed of multiple ethnicities, ages, and sexes. Intermixing to create a constantly morphing human face.

4 x 24” LCD monitors. 4 Raspberry Pi Zero W video players on a mount. Approximately 6’ high and 5.5” wide.

Featured at The Lake Merritt Gardens Autumn Lights Festival 2021

Winds of Change 2014 - AMP Power Box

Originated from a 36” x 16” acrylic on canvas painting, converted to a wrap.

Selected by local jury one of 10 selected designs. Installed at the Central Ave parking lot entrance of Park St. The original painting is hanging in the lobby of Alameda Municipal Power. The piece illustrates the power of the sun and wind to encourage a move towards renewable energy sources.

Our Lady Eris - 2019

Painted modified mannequin with antlers.

Various selections

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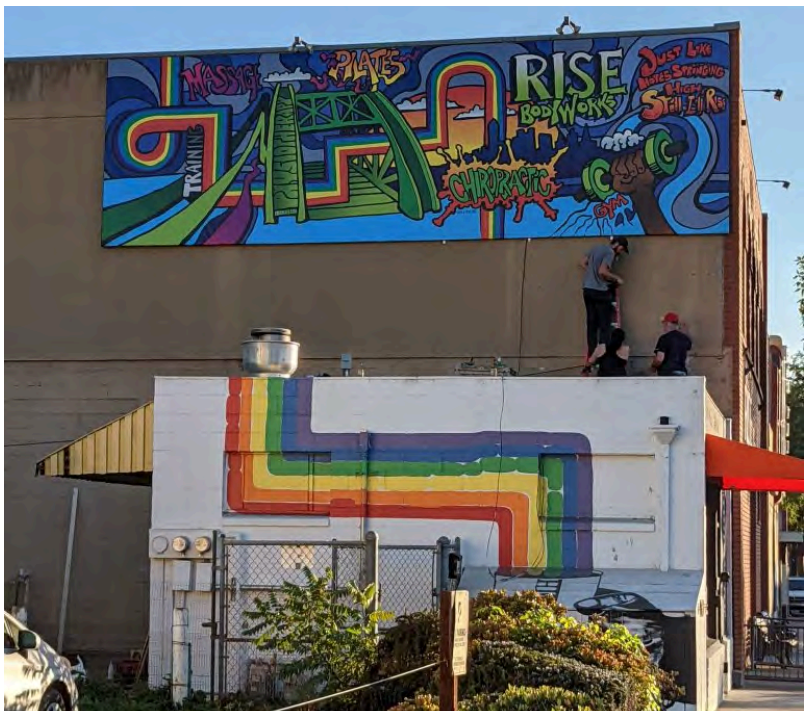


Paramount Rolling

Our main office and light rolling facility:
9128 Rose Street, Bellflower, CA 90706

Our heavy rolling facility:
12231 Hibiscus Road, Adelanto CA 92301
Tel: 562-944-6151 Fax: 562-941-8102
E-mail: paramountroll@gmail.com

PROUDLY
VETERAN OWNED

From Pipe Rolling to Beam Bending

Our company began in 1963, in Paramount (Los Angeles), California, when founder Ken Moscrip began rolling pipe and casing. Over the years, Paramount Roll and Forming developed a reputation for quality, dependability and service that customers appreciated and valued. As the company continued to grow, so did its reputation. It wasn't long before it was recognized by many as one of Southern California's most prominent metal rolling companies.

Following its relocation to Santa Fe Springs, California, still within the Los Angeles region, in the early 1970's, Paramount Roll grew in both expertise and machining capabilities. Under the guidance of Ken Moscrip, the company continued to develop its expertise in rolling beams and bending pipe, which to this day remains a hallmark of the company's services.

Bending Beams to Build the Future

The legacy of Ken Moscrip is carried on by his son, Russell and grandson, Kenny, who continue to guide Paramount Roll with the same commitment to quality, dependability and service that customers have come to know and expect. With the addition of new pipe-rolling and beam-bending equipment, the company is positioned to continue to meet the challenges of a modern economy and provide a level of service that has been Paramount Roll's trademark over the years.

Today, Paramount Roll and Forming, and their highly-skilled team of metal rolling professionals, continue to exceed the expectations of their customers throughout Southern California and the United States.

Our Steel-bending Team

Our skilled team of professionals are here to ensure that all of your metal rolling and steel forming needs are met. Please contact us about your project so we may better serve you:

Armando Iniguez, Plant Manager
Kenny Moscrip, President and Chief Business Development Officer

Paramount Roll takes the utmost care to ensure that we deliver a top-quality product. To that end, we have put the following systems and standards in place.

Quality Control Methods

A Quality Control person signs off on each and every job. Typically, we run the first pieces of material through the machine, do a first article inspection, then continue five pieces at a time.

Depending on the type of job and material, we may perform an inspection after each piece.

Documentation Control Methods

We have a rigid process to control the documentation used for each job, to insure that the material is in the right place at the right time and that any changes to the job have been duly noted.

All pertinent specifications are recorded on the work order, such as machines to be used, material description, length/width, number of pieces, radius, and special tolerances and instructions.

Each operator that handles the material signs off on the work they performed, and the Quality Control person signs off on the final inspection. The finished material is then checked against the original template to insure accuracy.

Operator Training

Our operators have an average of five years experience operating steel pipe, tube, beam and channel bending equipment, and each operator receives a quarterly review and evaluation of their quality performance.

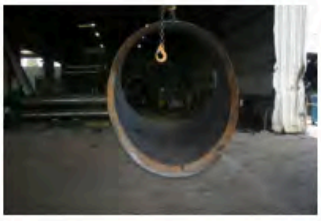
All operators start out working with an experienced operator for one full year before operating a machine on their own. During this apprenticeship, each operator learns to properly read diagrams, set up machines and inspect for quality.

Tubes & Pipes




Plate Rolling



Induction Bending




Beams & Channels




Angles Extrusion



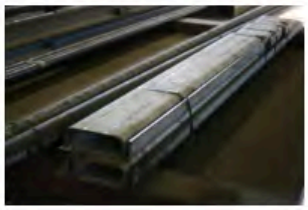
Mandrel Bending




Spirals



Forming




Fabrication




Specialties




Metal Sealant Information

SECTION 1. IDENTIFICATION

Product name	:	Sikaflex®-1A
Other means of identification	:	No data available
Company name	:	601, avenue Delmar Canada Pointe-Claire, QC H9R 4A9 Sika Canada Inc. www.sika.ca
Telephone	:	(514) 697-2610 / 1 (800) 933-7452
Telefax	:	(514) 694-2792
E-mail address	:	ehs@ca.sika.com
Emergency telephone	:	CANUTEC (collect) (613) 996-6666 (24 hours)
Recommended use of the chemical and restrictions on use	:	For further information, refer to product data sheet.

SECTION 2. HAZARDS IDENTIFICATION

GHS classification in accordance with the Hazardous Products Regulations

Respiratory sensitization	:	Category 1
Skin sensitization	:	Category 1
Carcinogenicity (Inhalation)	:	Category 1A
Specific target organ toxicity - repeated exposure (Inhalation)	:	Category 2

GHS label elements

Hazard pictograms :

Signal Word	:	Danger
Hazard Statements	:	H317 May cause an allergic skin reaction. H334 May cause allergy or asthma symptoms or breathing difficulties if inhaled. H350 May cause cancer by inhalation. H373 May cause damage to organs through prolonged or repeated exposure if inhaled.

Precautionary Statements : P101 If medical advice is needed, have product container or label at hand.
P102 Keep out of reach of children.
P103 Read label before use.

Prevention:

P201 Obtain special instructions before use.
P202 Do not handle until all safety precautions have been read and understood.
P260 Do not breathe mist or vapors.
P272 Contaminated work clothing should not be allowed out of the workplace.
P280 Wear protective gloves/ protective clothing/ eye protection/ face protection.
P284 In case of inadequate ventilation wear respiratory protection.

Response:

P302 + P352 IF ON SKIN: Wash with plenty of water.
P304 + P340 IF INHALED: Remove person to fresh air and keep comfortable for breathing.
P308 + P313 IF exposed or concerned: Get medical advice/ attention.
P333 + P313 If skin irritation or rash occurs: Get medical advice/ attention.
P342 + P311 If experiencing respiratory symptoms: Call a POISON CENTER/ doctor.
P362 + P364 Take off contaminated clothing and wash it before reuse.

Storage:

P405 Store locked up.

Disposal:

P501 Dispose of contents/ container to an approved waste disposal plant.

Additional Labeling

There are no ingredients with unknown acute toxicity used in a mixture at a concentration >= 1%.

Other hazards

None known.

SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

Substance / Mixture : Mixture

Components

Chemical name	CAS-No.	Classification	Concentration (% w/w)
xylene	1330-20-7	Flam. Liq. 3; H226 Acute Tox. 4; H332 Acute Tox. 4; H312 Skin Irrit. 2; H315	>= 1 - < 5

		Eye Irrit. 2A; H319 STOT SE 3; H335 STOT RE 2; H373 Asp. Tox. 1; H304	
4,4'-methylenediphenyl diisocyanate	101-68-8	Acute Tox. 4; H332 Skin Irrit. 2; H315 Eye Irrit. 2B; H320 Resp. Sens. 1; H334 Skin Sens. 1; H317 STOT SE 3; H335 STOT RE 2; H373	>= 0.1 - < 1
Quartz (SiO2) >5µm	14808-60-7	Carc. 1A; H350 STOT RE 1; H372 STOT SE 3; H335	>= 0.1 - < 1
aromatic polyisocyanate	53317-61-6	Eye Irrit. 2A; H319 Skin Sens. 1; H317	>= 0.1 - < 1

Actual concentration or concentration range is withheld as a trade secret

SECTION 4. FIRST AID MEASURES

General advice : Move out of dangerous area.
Consult a physician.
Show this material safety data sheet to the doctor in attendance.

If inhaled : Move to fresh air.
Consult a physician after significant exposure.

In case of skin contact : Take off contaminated clothing and shoes immediately.
Wash off with soap and plenty of water.
If symptoms persist, call a physician.

In case of eye contact : Remove contact lenses.
Keep eye wide open while rinsing.
If eye irritation persists, consult a specialist.

If swallowed : Clean mouth with water and drink afterwards plenty of water.
Do not induce vomiting without medical advice.
Do not give milk or alcoholic beverages.
Never give anything by mouth to an unconscious person.
Obtain medical attention.

Most important symptoms and effects, both acute and delayed : Asthmatic appearance
Allergic reactions
sensitizing effects
May cause an allergic skin reaction.
May cause allergy or asthma symptoms or breathing difficulties if inhaled.
May cause cancer by inhalation.
May cause damage to organs through prolonged or repeated exposure if inhaled.

Notes to physician : Treat symptomatically.

SECTION 5. FIRE-FIGHTING MEASURES

Suitable extinguishing media	:	Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.
Further information	:	Collect contaminated fire extinguishing water separately. This must not be discharged into drains. Fire residues and contaminated fire extinguishing water must be disposed of in accordance with local regulations.
Special protective equipment for fire-fighters	:	In the event of fire, wear self-contained breathing apparatus.

SECTION 6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures	:	Use personal protective equipment. Deny access to unprotected persons.
Environmental precautions	:	Do not flush into surface water or sanitary sewer system. Local authorities should be advised if significant spillages cannot be contained.
Methods and materials for containment and cleaning up	:	Soak up with inert absorbent material (e.g. sand, silica gel, acid binder, universal binder, sawdust). Keep in suitable, closed containers for disposal.

SECTION 7. HANDLING AND STORAGE

Advice on protection against fire and explosion	:	Normal measures for preventive fire protection.
Advice on safe handling	:	Avoid exceeding the given occupational exposure limits (see section 8). Do not get in eyes, on skin, or on clothing. For personal protection see section 8. Persons with a history of skin sensitization problems or asthma, allergies, chronic or recurrent respiratory disease should not be employed in any process in which this mixture is being used. Smoking, eating and drinking should be prohibited in the application area. Follow standard hygiene measures when handling chemical products.
Conditions for safe storage	:	Store in original container. Keep container tightly closed in a dry and well-ventilated place. Observe label precautions. Store in accordance with local regulations.

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Ingredients with workplace control parameters

Components	CAS-No.	Value type (Form of exposure)	Control parameters / Permissible concentration	Basis
xylene	1330-20-7	TWA	100 ppm 434 mg/m3	CA AB OEL
		STEL	150 ppm 651 mg/m3	CA AB OEL
		TWAEV	100 ppm 434 mg/m3	CA QC OEL
		STEV	150 ppm 651 mg/m3	CA QC OEL
		TWA	100 ppm	CA BC OEL
		STEL	150 ppm	CA BC OEL
		TWA	20 ppm	ACGIH
4,4'-methylenediphenyl diisocyanate	101-68-8	TWA	0.005 ppm	CA BC OEL
		C	0.01 ppm	CA BC OEL
		TWA	0.005 ppm	CA ON OEL
		C	0.02 ppm	CA ON OEL
		TWAEV	0.005 ppm 0.051 mg/m3	CA QC OEL
		TWA	0.005 ppm	ACGIH
Quartz (SiO2) >5µm	14808-60-7	TWA (Respirable particulates)	0.025 mg/m3	CA AB OEL
		TWA (Respirable fraction)	0.1 mg/m3	CA ON OEL
		TWAEV (respirable dust)	0.1 mg/m3	CA QC OEL
		TWA (Respirable)	0.025 mg/m3 (Silica)	CA BC OEL
		TWA (Respirable)	0.025 mg/m3	CA BC OEL
		TWA (Respirable)	0.025 mg/m3 (Silica)	CA BC OEL
		TWA (Respirable particulate matter)	0.025 mg/m3	ACGIH
		TWA (Respirable particulate matter)	0.025 mg/m3 (Silica)	ACGIH
		TWA (Respirable par-	0.025 mg/m3	ACGIH

		ticulate matter)		
		TWA (Respirable particulate matter)	0.025 mg/m3 (Silica)	ACGIH

Engineering measures : Use of adequate ventilation should be sufficient to control worker exposure to airborne contaminants. If the use of this product generates dust, fumes, gas, vapor or mist, use process enclosures, local exhaust ventilation or other engineering controls to keep worker exposure below any recommended or statutory limits.

Personal protective equipment

Respiratory protection : Use a properly fitted NIOSH approved air-purifying or air-fed respirator complying with an approved standard if a risk assessment indicates this is necessary.

The filter class for the respirator must be suitable for the maximum expected contaminant concentration (gas/vapor/aerosol/particulates) that may arise when handling the product. If this concentration is exceeded, self-contained breathing apparatus must be used.

Hand protection : Chemical-resistant, impervious gloves complying with an approved standard should be worn at all times when handling chemical products if a risk assessment indicates this is necessary.

Eye protection : Safety eyewear complying with an approved standard should be used when a risk assessment indicates this is necessary.

Skin and body protection : Choose body protection in relation to its type, to the concentration and amount of dangerous substances, and to the specific work-place.

Hygiene measures : Avoid contact with skin, eyes and clothing.
Wash hands before breaks and immediately after handling the product.
Remove contaminated clothing and protective equipment before entering eating areas.
Wash thoroughly after handling.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance : paste

Color : various

Odor : aromatic

Odor Threshold : No data available

pH	:	Not applicable
Melting point/range / Freezing point	:	No data available
Boiling point/boiling range	:	No data available
Flash point	:	Not applicable
Evaporation rate	:	No data available
Flammability (solid, gas)	:	No data available
Upper explosion limit / Upper flammability limit	:	No data available
Lower explosion limit / Lower flammability limit	:	No data available
Vapor pressure	:	0.01 hpa
Relative vapor density	:	No data available
Density	:	ca. 1.51 g/cm3 (23 °C (73 °F))
Solubility(ies)		
Water solubility	:	insoluble
Solubility in other solvents	:	No data available
Partition coefficient: n-octanol/water	:	No data available
Autoignition temperature	:	No data available
Decomposition temperature	:	No data available
Viscosity		
Viscosity, dynamic	:	No data available
Viscosity, kinematic	:	> 20.5 mm2/s
Explosive properties	:	No data available
Oxidizing properties	:	No data available
Volatile organic compounds (VOC) content	:	37 g/l

SECTION 10. STABILITY AND REACTIVITY

Reactivity	:	No dangerous reaction known under conditions of normal use.
Chemical stability	:	The product is chemically stable.
Possibility of hazardous reac-	:	Stable under recommended storage conditions.

tions

Conditions to avoid	:	No data available
Incompatible materials	:	No data available
Hazardous decomposition products	:	No decomposition if stored and applied as directed.

SECTION 11. TOXICOLOGICAL INFORMATION

Acute toxicity

Not classified based on available information.

Components:

xylene:

Acute oral toxicity : LD50 Oral (Rat): 3,523 mg/kg

4,4'-methylenediphenyl diisocyanate:

Acute oral toxicity : LD50 Oral (Rat): > 5,000 mg/kg
Method: OECD Test Guideline 401

Acute inhalation toxicity : LC50: 1.5 mg/l
Exposure time: 4 h
Test atmosphere: dust/mist
Method: Expert judgment

aromatic polyisocyanate:

Acute oral toxicity : LD50 Oral (Rat): > 5,000 mg/kg

Skin corrosion/irritation

Not classified based on available information.

Serious eye damage/eye irritation

Not classified based on available information.

Respiratory or skin sensitization

Skin sensitization

May cause an allergic skin reaction.

Respiratory sensitization

May cause allergy or asthma symptoms or breathing difficulties if inhaled.

Germ cell mutagenicity

Not classified based on available information.

Carcinogenicity

May cause cancer by inhalation.

IARC Group 1: Carcinogenic to humans
Quartz (SiO2) >5µm 14808-60-7

	(Silica dust, crystalline)	
	Group 2B: Possibly carcinogenic to humans Titanium dioxide	13463-67-7
	Group 2B: Possibly carcinogenic to humans Carbon black, amorphous	1333-86-4
	Group 2B: Possibly carcinogenic to humans ethylbenzene	100-41-4
OSHA	OSHA specifically regulated carcinogen Quartz (SiO2) >5µm (crystalline silica)	14808-60-7
NTP	Known to be human carcinogen Quartz (SiO2) >5µm (Silica, Crystalline (Respirable Size))	14808-60-7

Reproductive toxicity

Not classified based on available information.

STOT-single exposure

Not classified based on available information.

STOT-repeated exposure

May cause damage to organs through prolonged or repeated exposure if inhaled.
Once sensitized, a severe allergic reaction may occur when subsequently exposed to very low levels.

Aspiration toxicity

Not classified based on available information.

Further information

Product:

Quartz (14808-60-7): This classification is relevant when exposed to Quartz (silicon dioxide) in dust or powder form only, including cured product that is subject to sanding, grinding, cutting, or other surface preparation activities.

SECTION 12. ECOLOGICAL INFORMATION

Ecotoxicity

Components:

xylene:

Toxicity to fish (Chronic toxicity)	:	NOEC (Oncorhynchus mykiss (rainbow trout)): > 1.3 mg/l Exposure time: 56 d
Toxicity to daphnia and other aquatic invertebrates (Chronic toxicity)	:	NOEC (Daphnia): 1.17 mg/l Exposure time: 7 d

Persistence and degradability

No data available

Bioaccumulative potential

No data available

Mobility in soil

No data available

Other adverse effects

Product:

Additional ecological information	:	Do not empty into drains; dispose of this material and its container in a safe way. Avoid dispersal of spilled material and runoff and contact with soil, waterways, drains and sewers.

SECTION 13. DISPOSAL CONSIDERATIONS

Disposal methods

Waste from residues	:	Disposal of this product, solutions and any by-products should at all times comply with the requirements of environmental protection and waste disposal legislation and any regional local authority requirements.
Contaminated packaging	:	Empty containers should be taken to an approved waste handling site for recycling or disposal.

SECTION 14. TRANSPORT INFORMATION

International Regulations

IATA-DGR
Not regulated as a dangerous good

IMDG-Code
Not regulated as a dangerous good

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code

Not applicable for product as supplied.

Domestic regulation

TDG
Not regulated as a dangerous good

SECTION 15. REGULATORY INFORMATION

Canadian lists

The following substance(s) is/are subject to a Significant New Activity Notification:

propylene oxide	75-56-9

SECTION 16. OTHER INFORMATION

Full text of other abbreviations

ACGIH	:	USA. ACGIH Threshold Limit Values (TLV)
CA AB OEL	:	Canada. Alberta, Occupational Health and Safety Code (table 2: OEL)
CA BC OEL	:	Canada. British Columbia OEL
CA ON OEL	:	Ontario Table of Occupational Exposure Limits made under the Occupational Health and Safety Act.
CA QC OEL	:	Québec. Regulation respecting occupational health and safety, Schedule 1, Part 1: Permissible exposure values for airborne contaminants
ACGIH / TWA	:	8-hour, time-weighted average
CA AB OEL / TWA	:	8-hour Occupational exposure limit
CA AB OEL / STEL	:	15-minute occupational exposure limit
CA BC OEL / TWA	:	8-hour time weighted average
CA BC OEL / STEL	:	short-term exposure limit
CA BC OEL / C	:	ceiling limit
CA ON OEL / C	:	Ceiling Limit (C)
CA ON OEL / TWA	:	Time-Weighted Average Limit (TWA)
CA QC OEL / TWAEV	:	Time-weighted average exposure value
CA QC OEL / STEV	:	Short-term exposure value
ADR	:	Accord européen relatif au transport international des marchandises Dangereuses par Route
CAS	:	Chemical Abstracts Service
DNEL	:	Derived no-effect level
EC50	:	Half maximal effective concentration
GHS	:	Globally Harmonized System
IATA	:	International Air Transport Association
IMDG	:	International Maritime Code for Dangerous Goods
LD50	:	Median lethal dosis (the amount of a material, given all at once, which causes the death of 50% (one half) of a group of test animals)
LC50	:	Median lethal concentration (concentrations of the chemical in air that kills 50% of the test animals during the observation period)
MARPOL	:	International Convention for the Prevention of Pollution from Ships, 1973 as modified by the Protocol of 1978
OEL	:	Occupational Exposure Limit
PBT	:	Persistent, bioaccumulative and toxic
PNEC	:	Predicted no effect concentration
REACH	:	Regulation (EC) No 1907/2006 of the European Parliament and of the Council of 18 December 2006 concerning the Registration, Evaluation, Authorisation and Restriction of Chemicals (REACH), establishing a European Chemicals Agency
SVHC	:	Substances of Very High Concern
vPvB	:	Very persistent and very bioaccumulative

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Revision Date	:	06/22/2023
Date format	:	mm/dd/yyyy
Prepared by	:	R & D of Sika Canada Inc.
Material number	:	91,002

CA / Z8

Landscape Plans

HARBOR BAY HOTEL

1051 and 1047 Harbor Bay Blvd, Alameda

Landscape Plans

FORM (1) – COVER FORM AND SUBMITTAL CHECKLIST

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805 • TDD: 510.522.7538 • alamedaca.gov

Project Address: 1051 and 1047 Harbor Bay Blvd **APN:** 074-1361-005-1 and 3

Property Owner(s): Sri Krishna Enterprise
Address: 300 Gateway Blvd City: So. San Francisco State: CA Zip: 94080
Email: vhphs@gmail.com Phone: 650.223.6711 (mobile):

Applicant(s): (if different from owner) Pure Design
Address: 1330 Burlington St. Suite 201 City: No. Kansas City State: MO Zip: 64116
Email: casey@puredesignkc.com Phone: 816.715.1392 (mobile):

Project Information

Date Prepared: 6.6.22 Project Type: Commercial
Total Landscape Area: 29,224 Sq. Ft. Water Supply Type: Potable, EBMUD

Submittal Checklist

1) Water Efficient Landscape Worksheet
   a) Hydrozone Information Table ..... see hydrozone call outs on Irrigation Plan and on water budget table L1.2
   b) Water Budget Calculations
      i) Maximum Applied Water Allowance (MAWA) 340816
      ii) Estimated Total Water Use (ETWU) 281659
2) Soil Management Report ..... To be submitted after rough grading
3) Landscape Design Plan ..... L2.1 and L2.2
4) Irrigation Design Plan ..... L1.1 and L1.2

Preparer of Landscape Plans: I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Document Package

X _____ 2.10.2023
Preparer(s) of Landscape Plans Signature Required Date

Last Updated 05/15/2018

1

FORM (4) LANDSCAPE DESIGN PLAN CHECKLIST

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805 • TDD: 510.522.7538 • alamedaca.gov

Project Address/APN: 1051 and 1047 Harbor Bay Blvd. **Date Prepared:** 6.6.22, updated 2.10.23

Submittal Checklist

1) Hydrozone
   a) Delineate and Label Each Hydrozone by Number, Letter, or Other Method ..... L1.1 and 2
   b) Identify Each Hydrozone as Low, Moderate, High Water, or Mixed Water Use ..... L1.2 table
2) Identify on Plans:
   a. Recreational Areas ..... none
   b. Areas Permanently and Solely Dedicated to Edible Plants ..... none
   c. Areas Irrigated with Recycled Water ..... none
   d. Type of Mulch and Application Depth ..... L2.1 key
   e. Soil Amendments, Type, and Quantity ..... L2.2 Notes
   f. Type and Surface Area of Water Features ..... none
   g. Location of Hardscapes (Pervious and Non-Pervious ..... as plan and civil
   h. Applicable Rain Harvest or Catchment Technologies ..... none (see civil)
      i. 24-Hour Capacities .....
   i. Graywater Systems (if applicable)
      i. Discharge Piping ..... none
      ii. System Components ..... none
      iii. Area(s) of Distribution ..... none
3) Stormwater Requirements Checklist (C3) ..... see civil
4) The following statement shall be printed on the front page of the Landscape Design Plan along with the signature of person(s) authorized to prepare the Landscape Design Plan:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Landscape Design Plan

X _____ 2.10.23
Preparer(s) of Landscape Plans Signature Required Date

Last Updated 5/15/2018

4

FORM (5) IRRIGATION DESIGN PLAN CHECKLIST

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805 • TDD: 510.522.7538 • alamedaca.gov

Project Address/APN: 1051 and 1047 Harbor Bay Blvd **Date Prepared:** 6.6.22, updated 2.10.23

Submittal Checklist

1) Location of Separate Water Meters for Landscaped Areas ..... L1.1 and civil
2) Location, Type and Size of all System Components:
   a. Controllers ..... L1.1 key
   b. Main and Lateral Lines ..... L1.1 key
   c. Valves ..... L1.1 key
   d. Sprinkler Heads ..... L1.1 key
   e. Moisture Sensing Devices ..... not used
   f. Rain Switches ..... L1.1 key
   g. Quick Couplers ..... L1.1 key
   h. Pressure Regulators ..... PC-drip/mv
   i. Backflow Prevention Devices ..... L1/1 key
3) For Each Station:
   a. Flow Rate (gallons per minute) ..... THIS SHT
   b. Application Rate (inches per hour) ..... THIS SHT
   c. Design Operating Pressure (pressure per square inch) ..... THIS SHT
4) Location of Recycled Water Irrigation Systems ..... n/a

The following statement shall be printed on the front page of the Irrigation Design Plan along with the signature of person(s) authorized to design the landscaping plan:

I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the Irrigation Design Plan

X _____ 2.10.23
Preparer(s) of Landscape Plans Signature Required Date

Last Updated 5/15/18

5

APPENDIX A – CERTIFICATE OF COMPLETION

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190 Alameda, CA 94501-4477
510.747.6805 • F: 510.865.4053 • TDD: 510.522.7538
alamedaca.gov

Project Address: _____ **APN:** _____

Property Owner(s): _____
Address: _____ City: _____ State: _____ Zip: _____
Email: _____ Phone: _____ (mobile): _____

Applicant(s): (if different from owner) _____
Address: _____ City: _____ State: _____ Zip: _____
Email: _____ Phone: _____ (mobile): _____

I certify that the landscape project has been installed per the approved Landscape Documentation Package (Must be signed by either preparer of the Landscape Design Plan, Irrigation Design Plan, or the Licensed Landscape Contractor

X _____ _____
Signature Date

Project Information

Date Prepared: _____ Project Type: _____
Total Landscape Area: _____ Sq. Ft. Water Supply Type: _____

Submittal Checklist

1) "As-Built" or Record Drawings that Reflect Significant Changes ☐
2) Irrigation Scheduling Parameters Used to set the Controller ☐
3) Landscape and Irrigation Maintenance Schedule ☐
4) Irrigation Audit Report ☐
5) Soil Analysis Report ☐
   (If not submitted with Landscape Document Package)

FOR OFFICE USE ONLY

File #: _____ Date Received: _____ Received By: _____
Zoning: _____ GPI: _____

Last Updated 7/14/16

A CITY FORMS

WATER EFFICIENT LANDSCAPE ORDINANCE CERTIFICATIONS

1. BY APPLICANT:
   "I/We agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package:

_____
For the Applicant Date

2. BY LANDSCAPE ARCHITECT:
   "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation plans"

_____ 6.6.2022
K. S. Hutmacher, ASLA, RLA #2455 Date

3. BY THE CIVIL ENGINEER
   "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan"

_____
For the Civil Engineer Date License No.

4. The LANDSCAPE CONTRACTOR will be required to certify that the project has been installed per plan on the City's Certificate of Completion, available from the City. At this time, Contractor will be also be required to deliver to the owner, with copies to the city:

- Project Irrigation Schedule including parameters used to set controller
- Maintenance Schedule
- Irrigation Audit
- As Built Plans
- Soil Management Report

Include preparing these materials in Bid Price.

5. The Certificate of Completion will also require the Owner to certify that the Landscape Documentation materials have been received and that the Owner will maintain the project in accordance with the irrigation and maintenance schedules.

C REQUIRED SIGNATURES

B CERTIFICATE OF COMPLETION (HOLD FOR COMPLETION OF PROJECT)

WATER EFFICIENT LANDSCAPE WORKSHEET

Project: Alameda Harbor Bay Hotel, CA Date: 3/9/2023
Reference Evapotranspiration 41.8 Oakland, CA
MAWA Allowance 0.45
(.45 for Commercial, .55 for Residential, .65 DSA)

Hydrozone # and Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency*	ETAF (PF/IE)	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS							
Valve: V1, V3, V4, V5, V6, V8 & V14	0.3	Drip	0.81	0.37	21544	7979.26	206790.48
HZ#2 Medium WU Shrubs Valve: V9	0.5	Drip	0.81	0.62	3000	1851.85	47992.59
HZ#3 Mixed WU Trees Valve: V2 , V7 & V15	0.4	Bubbler	0.81	0.49	2100	1037.04	26875.85
HZ#4 Biorention Basins Valves: V10, V11, V12, V13	0.3	Drip	0.81	0.37	2580	955.56	266.60
				1 Totals	29224	11823.70	281925.53
						ETWU Total	281658.93
						Maximum Allowed Water Allowance (MAWA)	340816.13

D WATER BUDGET

Project Information

Project: Alameda Harbor Bay Hotel Total Landscape Area: 29224 sf
Location: 1047 & 1051 Harbor Bay Parkway Project Type: Commercial
Alameda, CA 94501 Water Source: EBMUD, Potable

Applicant: Sri Krishna Enterprise
300 Gateway Boulevard
South San Francisco, CA
Vijay Patel, Project Manager

Checklist of Provided Documents:
- v Water Efficient Worksheet and Budget
- Soil Analysis – to be provided prior to Certificate of Completion
- v Planting and Irrigation Plans
- Grading Plans – by Civil

IRRIGATION STATION FLOW DATA

STN #	FLOW GPM	PR PSI/HR	APPROX OPERATING PRES PSI*
1	16.5	45	drip
2	16.0	2.10	drip
3	20.4	45	drip
4	14.1	45	drip
5	13.1	45	drip
6	11.1	45	drip
7	10.3	2.10	drip
8	9.9	45	drip
9	8.6	45	drip
10	1.6	45	drip
11	2.6	45	drip
12	1.0	45	drip
13	2.6	45	drip

*DRIP KIT - 40 PSI PRES REGULATOR
TREE BUBBLERS - 40 PSI ACCU-SYNC

E STATION DATA

Sierra Designs, inc
Landscape Architecture • Planning
113 N. Church Street Suite 310
Visalia, CA 93291
T: 559.733.3690
F: 559.733.3694
khutmacher@sierradesignsla.com
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Revision/Issued for:
- 6.7.22 ISSUED FOR PLAN CHECK
- 9.16.22 ISSUED FOR PERMIT
- 2.10.23 ISSUED FOR BACKCHECK
- 4.4.23 ISSUED FOR BACKCHECK

Professional Seal:

Harbor Bay Hotel

1051 Harbor Bay Blvd.
Alameda, California

A Project For:

Akshar Development, Inc.
550 Gateway Boulevard
South San Francisco, CA

VHP@AKSHARDI.COM

Sheet Title:

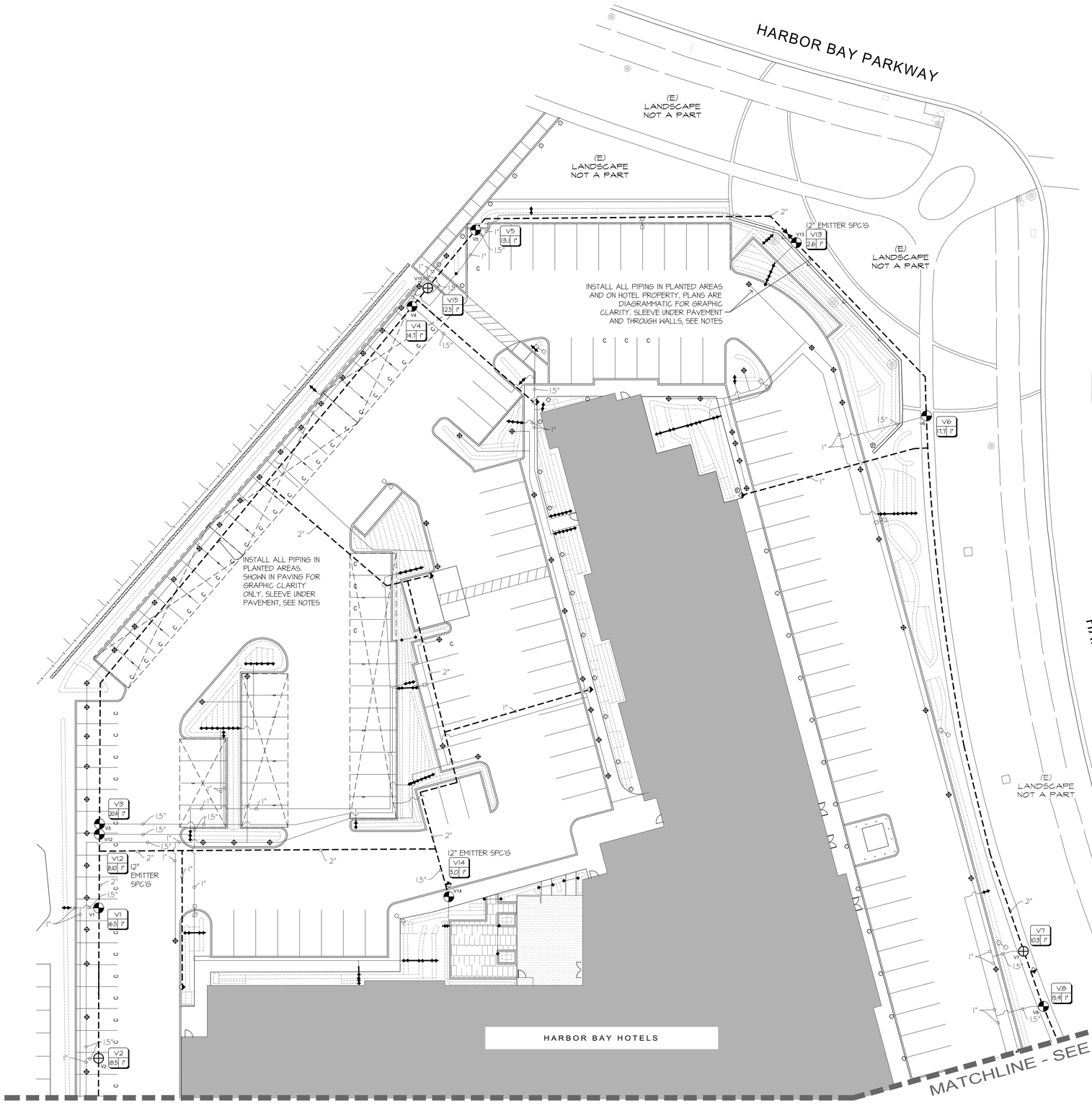
WATER CONSERVATION DOCUMENTS

SDI Job No: 17-022
Project Manager: kh
Drawn By: db
Date: 9.16.22
Scale: 1" = 20'

Sheet:

L0.0

1 of 6 Sheets



IRRIGATION EQUIPMENT SCHEDULE

KEY	MFR.	DESCRIPTION	MODEL
C	HUNTER	IRRIGATION CONTROLLER	I-CORE, 6 STA. PLUS EXPANSION MODULES. PLASTIC PED MOUNT
S	HUNTER	ET SENSOR/RAIN SENSOR	WIRELESS SOLAR-SYNC WSS-SEN. SEE DETAILS FOR MOUNTING
MV	HUNTER	MASTER VALVE	ICV SERIES, 1" NORMALLY CLOSED
F	HUNTER	FLOW SENSOR	FCP-100 WITH HFS
	WILKINS	REDUCED PRESSURE BACKFLOW DEVICE	WILKINS 375XL LEAD FREE - 1.5" WITH CASE AND POLAR BLANKET
	NIBCO	GATE VALVE	T-113, LINE SIZE
	HUNTER	1" QUICK COUPLER	HQ-5 ON SWING JOINT. FURNISH ONE SET OF MATCHING KEY AND SWIVEL ELL TO OWNER
	HUNTER	DRIP CONTROL ZONE KIT	ICZ-101 WITH ACCU SYNC 40
	HUNTER	VALVE	ICV SERIES, SIZE PER PLAN
	TORO	PVC TO SUBSURFACE DRIP	TORO FTF-16
	TORO	SUB SURFACE FLUSH VALVE	TFCH-H-FIPT
	HUNTER	TREE BUBBLERS	PRESSURE COMPENSATING BUBBLERS - 5 GPM MSBN-50H ON 4" PRO-SPRAY BODIES LOCATE PER DETAIL L3.1/K
		MAINLINE	SCH. 40 PVC, BURY 18", 24" UNDER DRIVING SURFACE. MIN. SIZE SHOWN 2" UNLESS OTHERWISE NOTED ON PLAN.
		LATERAL LINES	CL 200 PVC, BURY 12", 24" UNDER DRIVING SURFACE. MIN. SIZE SHOWN 1" UNLESS OTHERWISE NOTED ON PLAN. IN NO CASE MAY VELOCITY EXCEED 5 FPS.
		SUBSURFACE DRIPLINE	TORO DL2000, 18" EMITTER SPACING 5/8" 1.0 GPH UNLESS OTHERWISE NOTED. FITTINGS TO MATCH
		SLEEVING (NOT SHOWN)	SCH. 40 PVC, 2 TIMES LARGER THAN IRRIGATION LINE. BURY 24" UNDER DRIVING SURFACE. SEE SPECS/ DETAILS

X — VALVE NUMBER
XX / X — VALVE SIZE / APPROXIMATE GALLONS PER MINUTE

LATERAL PIPE SIZING

0 - 10	GPM: 1"
10 - 30	GPM: 1.5"
30 - 45	GPM: 2"

SCALE: 1" = 20'-0"
0 10 20 40 FT

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Revision/Issued for:

6.7.22 ISSUED FOR PLAN CHECK
9.16.22 ISSUED FOR PERMIT
4.4.23 ISSUED FOR BACKCHECK

Professional Seal:

LICENSED LANDSCAPE ARCHITECT — DANIEL M. RYAN — NO. 6107 — DATE: 9.16.2022 — EXP. 9-2024 — STATE OF CALIFORNIA

LICENSED LANDSCAPE ARCHITECT — DANIEL M. RYAN — NO. 2409 — DATE: EXP. 9-2024 — STATE OF CALIFORNIA

Harbor Bay Hotel

1051 Harbor Bay Blvd.
Alameda, California

A Project For:

Akshar Development, Inc.
550 Gateway Boulevard
South San Francisco, CA

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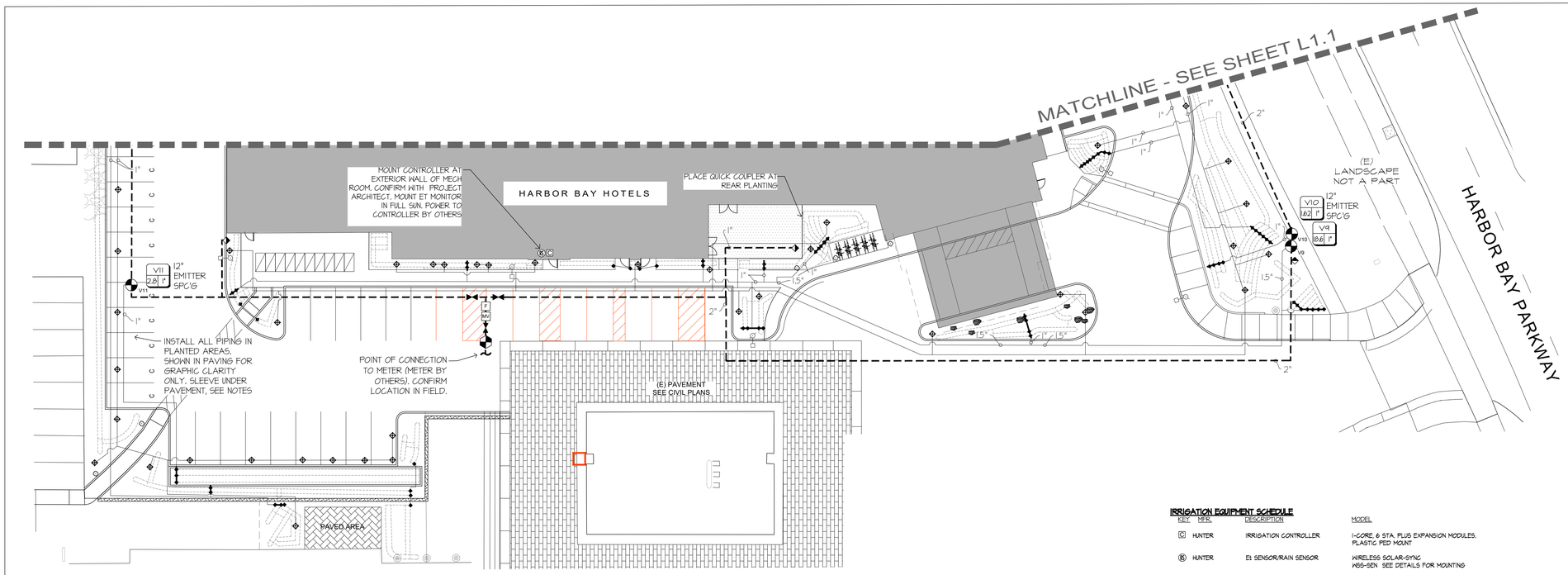
Sheet Title:

IRRIGATION PLAN NORTH

SDI Job No: 17-022
Project Manager: kh
Drawn By: db
Date: 9.16.2022
Scale: 1" = 20'

Sheet:

L1.1



IRRIGATION NOTES

VERIFICATION:
THE SYSTEM IS BASED ON 75 P.S.I. AND 25 G.P.M. AVAILABLE AT THE DISCHARGE OUTLET OF THE METER OR OTHER POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THE SAME AT THE AWARD OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE DATA IS SIGNIFICANTLY DIFFERENT AND WOULD ADVERSELY AFFECT THE OPERATION OF THE SYSTEM.

SCHEMATIC:
THE SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS. VALVES AND MAIN LINES SHALL BE LOCATED IN PLANTER AREAS.

UTILITIES:
NO UTILITY SURVEY HAS BEEN PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT TWO (2) DAYS PRIOR TO THE START OF WORK. PHONE: 1-800-227-2600. DURING TRENCHING OPERATIONS, CONTRACTOR SHALL PROTECT EXISTING UTILITIES IN PLACE. IN THE EVENT OF CONFLICT BETWEEN UTILITIES AND TRENCHING OPERATIONS, CONTRACTOR SHALL HAND DIG TRENCH TO AVOID DAMAGE TO EXISTING UTILITIES.

CODES:
THE IRRIGATION SYSTEM AND ALL OTHER MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS AND REQUIREMENTS. ALL ELECTRICAL EQUIPMENT SHALL BE U.L. LISTED. NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO SIGNING A CONTRACT OWNER OF ANY CONFLICTS.

MATERIALS:
ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. NOTIFY ARCHITECT PRIOR TO BIDDING IN THE EVENT OF CONFLICTS BETWEEN MANUFACTURER'S RECOMMENDATIONS, PLANS, DETAILS, NOTES, OR SITE FEATURES.

INSTALLATION:
THE LANDSCAPE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS.

EXAMINE AREAS AND CONDITIONS UNDER WHICH IRRIGATION WORK IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

NO PART OF THIS SYSTEM SHALL BE INSTALLED IN ANY LOCATION OR MANNER WHICH MAY ENDANGER THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC. OPEN EXCAVATIONS SHALL BE BARRICADED OR COVERED. PROVIDE AND MAINTAIN ALL LIGHTS, WARNING SIGNS, BARRICADES, ETC. AS MAY BE REQUIRED OR NECESSARY TO PROTECT THE PUBLIC. ALL ABOVE GROUND EQUIPMENT SHALL BE INSTALLED ADJACENT TO STRUCTURES, FENCES, OR WALLS, OR IT SHALL BE PERMANENTLY BARRICADED IN SUCH A WAY AS TO PREVENT TRIPPING OVER IT OR RUNNING INTO IT INADVERTENTLY.

PROTECT BUILDINGS, WALKS, WALLS AND OTHER PROPERTY FROM DAMAGE. DAMAGE CAUSED TO ASPHALT, CONCRETE, OR OTHER BUILDING MATERIAL SURFACES SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER. RESTORE DISTURBED AREAS TO ORIGINAL CONDITIONS. EXPENSES DUE TO VANDALISM BEFORE FINAL ACCEPTANCE SHALL BE BORNE BY THE CONTRACTOR.

INSTALL ANY SLEEVING UNDER ASPHALT OF CONCRETE PAVING WIDER THAN 5' PRIOR TO PAVING OPERATIONS TO ACCOMMODATE PIPING. COMPACT BACKFILL AROUND SLEEVES TO 95 % MODIFIED PROCTOR DENSITY WITHIN 2 % OF OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D1557 OR AS DIRECTED BY CIVIL ENGINEER. ANY SETTLING OF BACKFILLED TRENCHES WHICH A OCCUR DURING GUARANTEE PERIOD SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER, INCLUDING COMPLETE RESTORATION OF DAMAGED PROPERTY.

TRENCH EXCAVATION SHALL FOLLOW, AS MUCH AS POSSIBLE, LAYOUT SHOWN ON DRAWING. DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. TRENCH BOTTOM SHALL BE CLEAN AND SMOOTH WITH ALL ROCK AND DEBRIS REMOVED. TRENCHES FOR PIPING SMALLER THAN 3 INCHES SHALL HAVE A MINIMUM WIDTH OF 7 INCHES.

PROVIDE NOT LESS THAN 6 INCHES OF CLEARANCE BETWEEN EACH LINE, AND NOT LESS THAN 12 INCHES OF CLEARANCE BETWEEN LINES OF OTHER TRADES. ALL IRRIGATION LINES SHOULD BE A MINIMUM OF 18" BELOW BOTTOM OF BASE COURSE UNDER PAVING. SNAKE PIPE IN TRENCH AS MUCH AS POSSIBLE TO ALLOW FOR EXPANSION AND CONTRACTION. DO NOT INSTALL PIPE WITH AIR TEMPERATURE IS BELOW 40F. WHEN PIPE LAYING IS NOT IN PROGRESS, OR AT END OF EACH DAY, CLOSE PIPE ENDS WITH TIGHT PLUG OF CAP. FLUSH EACH LINE COMPLETELY BEFORE INSERTING NOZZLES. PERFORM WORK IN ACCORDANCE WITH GOOD PRACTICE PREVAILING IN PIPING TRADES.

HEAD ALLOWANCE:
THE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH A COMPLETE PROJECT. HE/SHE SHALL INSTALL ANY ADDITIONAL HEADS, NOZZLE CHANGES, VALVES, IRRIGATION LINES, WIRE, ETC. AS NECESSARY TO ACCOMMODATE ANY NECESSARY FIELD CHANGES. THE CONTRACTOR SHALL MAKE ALL NEEDED CHANGES AS DIRECTED BY THE LANDSCAPE ARCHITECT AND PROVIDE THE OWNER WITH A COMPLETE PROJECT.

CHECK VALVES:
INSTALL CHECK VALVES AT THE BASE OF ANY LINES OR HEADS THAT DISPLAY LOW END DRAINAGE. THESE SHALL BE INCLUDED IN THE CONTRACTORS PRICE AND SHALL BE ADDED AS DIRECTED BY THE ARCHITECT.

SLEEVING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATELY SIZED SLEEVING FOR ALL IRRIGATION, LIGHTING AND OTHER LANDSCAPE COMPONENTS. THE DRAWINGS ARE INTENDED TO BE A GUIDE ONLY. SLEEVES SHALL BE CLEARLY MARKED DURING CONSTRUCTION AND SHALL OCCUR UNDER ALL PAVED AREAS WIDER THAN 5' AND SHALL EXTEND 1' MINIMUM BEYOND ALL PAVING. SLEEVE UNDER CITRUS AVE. IS EXISTING, CONTRACTOR TO LOCATE.

ELECTRICAL SERVICE:
ALL EXPOSED 110V WIRES SHALL BE PLACED IN RIGID METAL CONDUIT AND HARD WIRED DIRECTLY TO 110V SERVICE. ALL EXPOSED LOW VOLTAGE WIRE FOR IRRIGATION SHALL ALSO BE PLACED IN RIGID METAL CONDUIT.

TEST:
WHILE TRENCHES ARE OPEN, PLACE ALL LINES UNDER WORKING PRESSURE FOR 2 HOURS UNDER OBSERVATION OF OWNER'S REPRESENTATIVE. REPAIR OR REPLACE ANY DEFECTIVE ELEMENTS AND REPEAT TEST UNTIL ALL VISIBLE LEAKS STOP.

FINAL ACCEPTANCE:
OPERATE EACH IRRIGATION ZONE FOR THE CITY INSPECTOR. ITEMS DEEMED NOT ACCEPTABLE SHALL BE REPAIRED OR REPLACED TO SATISFACTION.

WARRANTY/GUARANTEE:
MANUFACTURERS SHALL WARRANTY MATERIALS AGAINST DEFECTS FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. INSTALLER SHALL GUARANTEE WORKMANSHIP FOR THE SAME PERIOD.

EXISTING IRRIGATION:
THERE IS EXISTING IRRIGATION ON THE SITE, ESPECIALLY ON THE ROAD FRONTAGES AND ADJACENT TO EXISTING OFFICE BUILDINGS, THAT BELONGS TO THE OFFICE PARK. SEE CIVIL "EXISTING CONDITIONS" PLANS FOR INDICATION OF EXISTING VALVE BOXES FOUND DURING SURVEY. NO AS BUILTS HAVE BEEN FOUND. CONTRACTOR TO POTHOLE AND TEST EXISTING IRRIGATION SYSTEM AND RELOCATE, REPAIR, REALIGN PIPE AND EQUIPMENT, AND REWIRE EXISTING VALVES TO EXISTING CONTROLLER, TO PROVIDE CONTINUOUS IRRIGATION TO THE EXISTING LANDSCAPE TO REMAIN.

IRRIGATION EQUIPMENT SCHEDULE

KEY	MFR.	DESCRIPTION	MODEL
C	HUNTER	IRRIGATION CONTROLLER	I-CORE, 6 STA. PLUS EXPANSION MODULES. PLASTIC PED MOUNT
S	HUNTER	ET SENSOR/RAIN SENSOR	WIRELESS SOLAR-SYNC HSS-SEN SEE DETAILS FOR MOUNTING
MV	HUNTER	MASTER VALVE	IGV SERIES, 1" NORMALLY CLOSED
F	HUNTER	FLOW SENSOR	FCP-100 WITH HFS
	WILKINS	REDUCED PRESSURE BACKFLOW DEVICE	WILKINS 375XL LEAD FREE - 1.5" WITH CASE AND POLAR BLANKET
	NIBCO	GATE VALVE	T-113, LINE SIZE
	HUNTER	1" QUICK COUPLER	HQ-5 ON SWING JOINT. FURNISH ONE SET OF MATCHING KEY AND SWIVEL ELL TO OWNER
	HUNTER	DRIP CONTROL ZONE KIT	ICZ-101 WITH ACCU SYNC 40
	HUNTER	VALVE	IGV SERIES, SIZE PER PLAN
	TORO	PVC TO SUBSURFACE DRIP	TORO FTF-16
	TORO	SUB SURFACE FLUSH VALVE	TFCH-H-FIPT
	HUNTER	TREE BUBBLERS	PRESSURE COMPENSATING BUBBLERS - .5 GPM HSBU-50H ON 4" PRO-SPRAY BODIES LOCATE PER DETAIL L3.1/K
		MAINLINE	SCH. 40 PVC, BURY 18", 24" UNDER DRIVING SURFACE. MIN. SIZE SHOWN 2" UNLESS OTHERWISE NOTED ON PLAN.
		LATERAL LINES	CL 200 PVC, BURY 12", 24" UNDER DRIVING SURFACE. MIN. SIZE SHOWN 1" UNLESS OTHERWISE NOTED ON PLAN. IN NO CASE MAY VELOCITY EXCEED 5 FPS.
		SUBSURFACE DRIPLINE	TORO DL2000, 18" EMITTER SPACING 5/8" 1.0 GPH UNLESS OTHERWISE NOTED. FITTINGS TO MATCH
		SLEEVING (NOT SHOWN)	SCH. 40 PVC, 2 TIMES LARGER THAN IRRIGATION LINE. BURY 24" UNDER DRIVING SURFACE. SEE SPECS/ DETAILS

X — VALVE NUMBER
XX X — VALVE SIZE / APPROXIMATE GALLONS PER MINUTE

LATERAL PIPE SIZING
0 - 10 GPM: 1"
10 - 30 GPM: 1.5"
30 - 45 GPM: 2"

SCALE: 1" = 20'-0"
0 10 20 40 FT

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Revision/Issued for:
6.7.22 ISSUED FOR PLAN CHECK
9.16.22 ISSUED FOR PERMIT
4.4.23 ISSUED FOR BACKCHECK

Professional Seal:
LICENSED LANDSCAPE ARCHITECT DANIEL M. HUTMACHER No. 5107 REGISTERED DATE: 9.16.2022 EXP. 9-2024 STATE OF CALIFORNIA
LICENSED LANDSCAPE ARCHITECT DANIEL M. HUTMACHER NO. 2409 DATE: EXP. 9-2024 STATE OF CALIFORNIA

Harbor Bay Hotel

1051 Harbor Bay Blvd.
Alameda, California

A Project For:
Akshar Development, Inc.
550 Gateway Boulevard
South San Francisco, CA

VHP@AKSHARDI.COM

Sheet Title:
IRRIGATION PLAN SOUTH

SDI Job No: 17-022
Project Manager: kh
Drawn By: db
Date: 9.16.2022
Scale: 1" = 20'

Sheet:
L1.2

SCALE: 1" = 20'-0"
0 10 20 40 FT

PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QUAN
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	15 GAL	M	3
ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	15 GAL	L	12
BRA EDU	BRAHEA EDULIS	GUADALUPE PALM	24" BOX	L	2
CER OKL	CERCIS C. 'OKLAHOMA'	OKLAHOMA REDBUD	24" BOX	M	16
CER OKL M	CERCIS C. 'OKLAHOMA' MULTI	OKLAHOMA REDBUD NATURAL MULTI	24" BOX	M	7
CHA HUM	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	L	3
CUP TT	CUPRESSUS 'TINY TOWER'	TINY TOWER CYPRESS	15 GAL	L	37
HES FOR	HESPEROCYPARIS FORBESII	TECATI CYPRESS	15 GAL	L	7
OLE SH	OLEA 'SWAN HILL'	SWAN HILL OLIVE (MULTI-STEMMED)	15 GAL	VL	7
PIN ELD	PINUS ELDARICA	AFGHAN PINE	15 GAL	L	21
POD IB	PODOCARPUS 'ICEE BLUE'	ICEE BLUE YEW PINE	15 GAL	M	11
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL	5
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	M	8
SHRUBS					
ACU JAP	ACUBA J. 'GOLD DUST'	GOLD DUST PLANT	5 GAL	M	3
AGA RW	AGAPANTHUS 'RANCHO WHITE'	DWF WHITE LILY OF THE NILE	1 GAL	M	53
ALO ROO	ALOE ROOIKAPPIE	LITTLE RED RIDING HOOD ALOE	1 GAL	L	31
ANI BR	ANIGOZANTHOS 'BIG RED'	BIG RED KANGAROO PAWS	1 GAL	L	47
ARC UU	ARCTOSTAPHYLOS UVA-URSI	UVA-URSI MANSANITA	5 GAL	L	35
ASP MYE	ASPARAGUS D. 'MYERSII'	MYERS ASPARAGUS ORNAMENTAL	1 GAL	M	7
BAC PP	BACCHARIS 'PIGEON POINT'	PIGEON POINT BACCHARIS	5 GAL	L	45
CAL JEF	CALLISTEMON C. 'JEFFERS'	JEFFERS BOTTLEBRUSH	5 GAL	L	4
CEA CC	CEANOTHUS 'CARMEL CREEPER'	CARMEL CREEPER WILD LILAC	5 GAL	L	32
CIS SUN	CISTUS 'SUNSET'	SUNSET ROCKROSE	5 GAL	L	34
COP EG	COPROSMA 'EVENING GLOW'	EVENING GLOW COPROSMA	5 GAL	L	16
COP KIR	COPROSMA KIRKII	CREEPING COPROSMA	5 GAL	L	9
DIE BIG	DIETES BICOLOR	FORTNIGHT LILY	1 GAL	L	31
DIC ANT	DICKSONIA ANTARTICA*	TASMANIAN TREE FERN	5 GAL	M	2
EUO MIC	EUONYMUS J. 'MICROPHYLLUS'	BOX-LEAF EUONYMUS	5 GAL	L	35
FES SB	FESTUCA G. 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	M	20
GAU SP	GAURA L. 'SISKIYOU PINK'*	SISKIYOU PINK BUTTERFLY BUSH	5 GAL	L	12
HET ARB	HETEROMELES ARBUTIFOLIA	CHRISTMAS BERRY TOYON	5 GAL	L	7
HYP HID	HYPERICUM 'HIDCOTE'	ST. JOHNSWORT	1 GAL	M	4
JUN CON	JUNIPERUS CONFERTA	SHORE JUNIPER	5 GAL	L	60
JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L	19
LAV HID	LAVANDULA A. 'HIDCOTE'*	HIDCOTE ENGLISH LAVENDER	5 GAL	L	4
LOR CHI	LOROPETALUM CHINENSE	FRINGE FLOWER	5 GAL	L	22
MAH PIN	MAHONIA PINNATA	CALIFORNIA HOLLY GRAPE	5 GAL	M	2
MUH RM	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST PINK MUHLY	5 GAL	L	145
NAN COM	NANDINA D. 'COMPACTA'	COMPACT HEAVENLY BAMBOO	5 GAL	L	54
NAN GS	NANDINA D. 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL	L	45
PHO SUN	PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	5 GAL	L	38
PYR TT	PYRACANTHA 'TINY TIM'	TINY TIM PYRACANTHA	5 GAL	L	15
RHA EG	RHAMNUS C. 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL	L	53
RHA MSB	RHAMNUS C. 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	L	13
RHA UMB	RHAPHIOLEPIS U. MINOR	'YEDDO HOLLY'	5 GAL	L	36
ROS HB	ROSMARINUS 'HUNTINGTON BLUE'	HUNTINGTON BLUE ROSEMARY	5 GAL	L	16
WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	M	2

CAREX TUMULICOLA, BERKELEY SEDGE. 18" OC FROM 1 GAL CONTAINERS, WUCOLS "LOW"

JUNCUS PATENS, BLUE RUSH. 18" OC FROM 1 GAL CONTAINERS, WUCOLS "LOW"

GAZANIA HYBRID, GREEN LEAF VARIETY (CLUMPING), 'FIESTA RED' OR SIMILAR. 14" OC FROM 1 GAL, ± 375 SF

SENECIO SERPENS*, BLUE CHALKSTICKS. 12" OC FROM 1 GAL. ±36 SF

ZEPHYRANTHES CANDIDA, RAIN LILY, 8" OC FROM 1 GAL.

SEASONAL ANNUALS, 8" OC MAX. SUBMIT PROPOSED SELECTION TO OWNER FOR APPROVAL. PLANT WITHIN 2 WEEKS OF GRAND OPENING OR ON OTHER SCHEDULE APPROVED BY OWNER'S REPRESENTATIVE

3/8" TAN DECOMPOSED GRANITE MULCH 'CAL GOLD'. INSTALL 2" OVER CNG, TREAT NATIVE SOIL WITH PREEMERGENT PRIOR TO INSTALLING. LANDSCAPE FABRIC PROHIBITED.APPROX 1,400 SF

MIXED STONE DRY CREEK. 50% 2-4" ARIZONA STONE, 30% 4-6" NOYA ROCK, 20% 2" ARIZONA STONE.INSTALL 3" OVER CNG, TREAT NATIVE SOIL WITH PREEMERGENT PRIOR TO INSTALLING. LANDSCAPE FABRIC PROHIBITED. APPROX 160 SF. ADD 6 BOULDERS AS SHOWN. FOR BID PURPOSES ASSUME 4 TONS TOTAL

COBBLE LINED BASIN FOR BIORETENTION. 4"-6" NOYA ROCK. SEE CIVIL FOR SOIL CROSS-SECTION

EXISTING LANDSCAPED AREA TO BE PROTECTED.

GRANITE BOULDER, APPROX SIZE AND SHAPE SHOWN. FOR BID PURPOSES ASSUME 8 BOULDERS, TOTAL WEIGHT APPROXIMATELY 10 TONS

INCLUDE IN BID PRICE FURNISH AND INSTALL 25 ADDITIONAL 1 GALLON SHRUBS TO BE SELECTED BY LANDSCAPE ARCHITECT AND INSTALLED BY CONTRACTOR AT COMPLETION OF PROJECT.

QUANTITIES FOR CONVENIENCE ONLY, CONTRACTOR TO FURNISH ALL PLANTS SHOWN ON PLANS

EXISTING TREE TO REMAIN, PROTECT

APPROXIMATE LOCATIONS OF SITE LIGHTING, BOLLARD, POLE, SEE ELECTRICAL PLANS

* USED IN PATIO SPACE ONLY

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LICENSED LANDSCAPE ARCHITECT DANIEL M. STARK NO. 6409 DATE: EXP. 9-30-2024 STATE OF CALIFORNIA

LICENSED LANDSCAPE ARCHITECT DANIEL M. STARK NO. 2409 DATE: EXP. 1-2024 STATE OF CALIFORNIA

A Project For:
Akshar Development, Inc.
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South San Francisco, CA

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Sheet Title:

PLANTING PLAN NORTH

Harbor Bay Hotel

1051 Harbor Bay Blvd.
Alameda, California

SDI Job No: 17-022
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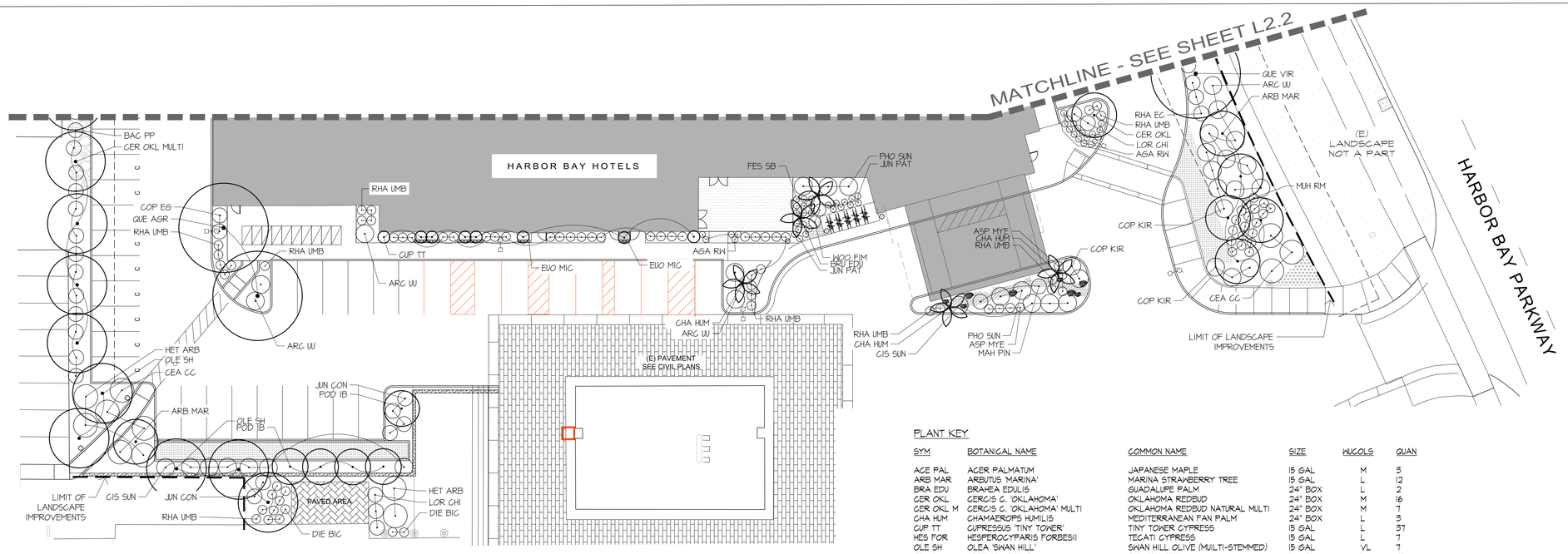

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SENECIO SERPENS*, BLUE CHALKSTICKS. 12" OC FROM 1 GAL. ±36 SF

ZEPHYRANTHES CANDIDA, RAIN LILY, 8" OC FROM 1 GAL.

SEASONAL ANNUALS, 8" OC MAX. SUBMIT PROPOSED SELECTION TO OWNER FOR APPROVAL. PLANT WITHIN 2 WEEKS OF GRAND OPENING OR ON OTHER SCHEDULE APPROVED BY OWNER'S REPRESENTATIVE

3/8" TAN DECOMPOSED GRANITE MULCH 'CAL GOLD'. INSTALL 2" OVER CNS, TREAT NATIVE SOIL WITH PREEMERGENT PRIOR TO INSTALLING. LANDSCAPE FABRIC PROHIBITED,APPROX 1,400 SF

MIXED STONE DRY CREEK, 50% 2-4" ARIZONA STONE, 30% 4-6" NOYA ROCK, 20% 2" ARIZONA STONE.INSTALL 3" OVER CNS, TREAT NATIVE SOIL WITH PREEMERGENT PRIOR TO INSTALLING. LANDSCAPE FABRIC PROHIBITED. APPROX 160 SF. ADD 6 BOULDERS AS SHOWN. FOR BID PURPOSES ASSUME 4 TONS TOTAL

COBBLE LINED BASIN FOR BIORETENTION. 4"-6" NOYA ROCK. SEE CIVIL FOR SOIL CROSS-SECTION

EXISTING LANDSCAPED AREA TO BE PROTECTED.

GRANITE BOULDER, APPROX SIZE AND SHAPE SHOWN. FOR BID PURPOSES ASSUME 8 BOULDERS, TOTAL WEIGHT APPROXIMATELY 10 TONS

INCLUDE IN BID PRICE FURNISH AND INSTALL 25 ADDITIONAL 1 GALLON SHRUBS TO BE SELECTED BY LANDSCAPE ARCHITECT AND INSTALLED BY CONTRACTOR AT COMPLETION OF PROJECT.

QUANTITIES FOR CONVENIENCE ONLY, CONTRACTOR TO FURNISH ALL PLANTS SHOWN ON PLANS

EXISTING TREE TO REMAIN, PROTECT

APPROXIMATE LOCATIONS OF SITE LIGHTING, BOLLARD, POLE, SEE ELECTRICAL PLANS

* USED IN PATIO SPACE ONLY

SCALE: 1" = 20'-0"

0 10 20 40 FT

PLANTING NOTES

VERIFICATION:
THE CONTRACTOR SHALL CONFIRM AVAILABILITY OF PLANT MATERIALS IMMEDIATELY AFTER THE SIGNING OF THE CONTRACT WITH THE OWNER. SUBSTITUTIONS WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE LANDSCAPE ARCHITECT ARE NOT ALLOWED.

SCHEMATIC:
THE FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. NO UTILITY SURVEY HAS BEEN CONDUCTED. PRIOR TO PLANTING, VERIFY EXACT LOCATIONS WITH THE PROJECT ENGINEER AND OWNER. TREES LOCATIONS SHALL RESPECT THE FOLLOWING OFFSETS FROM UTILITIES:

- 30' FROM STREET CORNERS FOR VISIBILITY & 15' FROM DRIVEWAY, STOP SIGNS, ALLEYS, LIGHT POLES AND POWERS POLES
- 10' FROM FIRE HYDRANTS & 8' FROM SEWER LINES
- 6' FROM WATER METERS
- 5' FROM BUILDINGS OVERHANGS AND 2' FROM ADJACENT CONCRETE AND ADJOINING PROPERTY LINES
- 3' FROM GAS, ELECTRICAL, AND WATER LINES, AND ROOF DRAINS

IF CONFLICTS ARISE BETWEEN PLANS AND FIELD CONDITIONS NOTIFY PROJECT ENGINEER AND LANDSCAPE ARCHITECT.

CODES:
ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND NURSERY AND MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS AND REQUIREMENTS. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO SIGNING OF A CONTRACT WITH THE OWNER OF ANY CONFLICTS.

FINISH GRADE:
LANDSCAPE CONTRACTOR SHALL NOT FINE GRADE, AMEND SOIL OR DO ANY PLANTING OR IRRIGATION WORK UNTIL FINAL GRADES ARE ESTABLISHED WITHIN 0.1' BY GENERAL CONTRACTOR.

FINISH GRADES IN PLANTING AREAS:
FINISH GRADES SHALL CONFORM TO GRADING PLAN. FINISH GRADES SHALL BE 2" BELOW ADJACENT HARDSCAPE IN SHRUB AREAS. POSITIVE DRAINAGE AWAY FROM BUILDINGS AND WALKWAYS SHALL BE MAINTAINED.

PLANT ALLOWANCE:
THE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH A COMPLETE PROJECT. HE/SHE SHALL INSTALL ANY AND ALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND LEGENDS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS, NOTES OR LEGENDS THE ONE THAT REQUIRES THE GREATER NUMBER OF PLANTS SHALL PREVAIL. THE CONTRACTOR SHALL MAKE ALL NEEDED CHANGES AS DIRECTED BY THE LANDSCAPE ARCHITECT AND PROVIDE THE OWNER WITH A COMPLETE PROJECT.

TREE PLANTING:
THE CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PLAN FOR TREE PLANTING WHILE INSTALLING THE IRRIGATION SYSTEM. NO TREES OR SHRUBS SHALL BE PLANTED DIRECTLY ON TOP OF IRRIGATION LINES.

ROOT BARRIERS:
REQUIRED WHERE TREES ARE WITHIN 6' FROM CURBS, WALLS, PAVEMENT OR OTHER HARDSCAPE, WHETHER ILLUSTRATED ON THE PLANS OR NOT. SEE DETAILS REGARDING ADDITIONAL ROOT BARRIER REQUIREMENTS.

PLANTING DEPTH:
THE CONTRACTOR SHALL PLANT ALL PLANTS AS SHOWN ON THE DETAILS. SHOULD THE CONTRACTOR OVERDIG PLANTING HOLES, AND THE PLANT OR PLANTS SETTLE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLANT THESE PLANTS CORRECTLY. SHOULD REPLANTING WEAKEN THE PLANT, THE CONTRACTOR SHALL REPLACE THE PLANT IMMEDIATELY. SHOULD ANY PLANTS SETTLE DURING THE ONE YEAR WARRANTY PERIOD, THEY SHALL BE REPLACED BY THE CONTRACTOR. ALL REPLANTING AND REPLACEMENT SHALL BE DONE BY THE CONTRACTOR WITHIN TWO WEEKS OF NOTIFICATION AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT PLANTING SHALL BE PROVIDED BY THE CONTRACTOR TO MATCH THE SAME SIZE OF THE SURROUNDING PLANTING. THE LANDSCAPE ARCHITECT SHALL HAVE THE FINAL DETERMINATION AS TO WHICH PLANTS ARE PLANTED TOO DEEP AND IF ANY PLANTS HAVE BEEN WEAKENED BY REPLANTING AND REQUIRE REPLACEMENT.

DRAINAGE:
ALL TREE PITS SHALL BE TESTED FOR ADEQUATE DRAINAGE BY FILLING PLANT PIT WITH WATER. IF WATER DOES NOT DRAIN IN 4 HOURS HOLE MUST BE AUGURED WITH AN 8" Φ (MIN) AUGUR TO A DEPTH OF 48", SOIL REPLACED AND PIT RETESTED. IF PIT FAILS TO DRAIN IN 4 HOURS PIT MUST BE OVEREXCAVATED UNTIL DRAINAGE IS ACHIEVED. SEE DETAILS. IN SHRUB AREAS CONDUCT SAME TEST FOR A MINIMUM OF 1 - 5 GALLON SHRUB PIT PER EACH PLANTING AREA. IF PIT DRAINS NO FURTHER TESTING IS REQUIRED. IF PIT FAILS TO DRAIN AUGER AS ABOVE. IF AUGURED PIT DRAINS ALL PLANT PITS IN THE PLANTING AREA MUST BE AUGURED AND RESETTLED BEFORE PLANTING. IF AUGURED PIT DOES NOT DRAIN SHRUB PITS MUST BE OVEREXCAVATED UNTIL DRAINAGE IS ACHIEVED.

BACKFILL:
PLANTS MUST BE INSTALLED IN DAMP PITS. DO NOT PLANT INTO DRY SOIL. BACKFILL FOR PLANTING WITH 50% CLEAN NATIVE SOIL AND 50% NITROLIZED FOREST HUMUS OR NITROLIZED SAWDUST. PLANT TREES AND SHRUBS WITH TOP OF ROOTBALL SLIGHTLY ABOVE GROUND LEVEL. SET PLANT ON NATIVE UNDISTURBED. IF HOLE IS OVERDUG BACKFILL WITH 3/4" GRAVEL TO POINT WHERE PLANT CROWN IS ABOVE GROUND LEVEL. SET PLANT, BACKFILL HALFWAY, TAMP SOIL, ADD FERTILIZER TABLETS THEN COMPLETE BACKFILL. SEE DETAIL. SLOW RELEASE FERTILIZER PACKS SHALL BE ADDED WHEN PLANTING AS FOLLOWS: 1 PER 1 GALLON, 3 PER 5 GALLON, 6 PER 15 GALLON, 12 PER 24" BOX. PROVIDE WATERING BASIN AROUND EACH PLANT. WATER IMMEDIATELY.

SOIL PREPARATION:
REMOVE STONES, ROOTS AND OTHER DEBRIS FROM THE PLANTING AREA. COMPACTED SOIL SHALL BE RETURNED TO A FRIABLE CONDITION. APPLY WATER AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT FOR SOIL PREPARATION AND PLANTING.

FERTILIZER AND AMENDMENTS:
CONTRACTOR TO TAKE SOIL TEST AND GET ANALYSIS, ADJUST AMENDMENTS PER THE RECOMMENDATIONS OF THE SOIL LAB. THE FOLLOWING AMENDMENTS ARE FOR BID ONLY. ADD 8# 16-16-16 AND 4# HYDRA-LIME DG (AVAILABLE FROM HELENA CHEMICALS) PER 1,000 SF, BEFORE PLANTING. PROVIDE 4 CY/1000 SF MATURE COMPOST AND TILL INTO TOP 6" OF SOIL. COMPOST REQUIRED BY LAW, EVEN IF NOT SPECIFIED BY SOIL ANALYSIS. PROVIDE WEIGHT TAGS OR BAG RECEIPTS TO PROJECT ARCHITECT WITH WORK INVOICES.

HERBICIDES:
CONTRACTOR WILL APPLY RONSTAR OR APPROVED EQUAL PER MANUFACTURER'S REQUIREMENTS AFTER PLANTING. CONFORM TO ALL NATIONAL, STATE AND LOCAL REPORTING REQUIREMENTS. CONTRACTOR WILL MAINTAIN THE PROJECT IN A WEED-FREE CONDITION UNTIL END OF MAINTENANCE PERIOD.

TREES:
ALL TREES SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSN. OF NURSERYMEN 'AMERICAN STANDARD FOR NURSERY STOCK'. TREES SHALL BE OF EXCELLENT HEALTH WITHOUT DAMAGED OR GIRDLING ROOTS OR FOLIAR DAMAGE FROM FUNGUS, INSECT, SUN OR WIND EXPOSURE OR OTHER BIOLOGICAL OR CLIMATIC CAUSE. THE LANDSCAPE ARCHITECT OR OWNER RESERVE THE RIGHT TO REJECT UNSUITABLE TREES EVEN AFTER PLANTING.

TREE CALIPER:
TREES WILL HAVE THE FOLLOWING CALIPER AT 6" ABOVE GRADE:

5 GAL.	.5"-.75"
15 GAL.	.75"-1.5"
24" BOX	1.5"-2.5"

WARRANTY PERIOD, MAINTENANCE PERIOD:
CONTRACTOR SHALL WARRANT PLANTING AND ALL OF ITS COMPONENTS FOR 12 MONTHS AFTER FINAL ACCEPTANCE OF PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR ASSOCIATED WITH THE GUARANTEE, INCLUDING BUT NOT LIMITED TO THE LOSS OF PLANT MATERIAL OR DAMAGE TO STRUCTURES. CONTRACTOR SHALL PROVIDE MAINTENANCE OF THE PROJECT FOR 90 DAYS BEGINNING AT SUBSTANTIAL COMPLETION OF THE PROJECT.

MULCH:
THE CONTRACTOR SHALL INSTALL 3" OF WALK ON BARK IN ALL PLANTED AREAS EXCEPT IN BIORETENTION AREAS OR WHERE A MINERAL MULCH HAS BEEN SPECIFIED.

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Revision/Issued for:

6.7.22 ISSUED FOR PLAN CHECK
9.16.22 ISSUED FOR PERMIT
4.4.23 ISSUED FOR BACKCHECK

Professional Seal:

LICENSED LANDSCAPE ARCHITECT KARL W. HUTMACHER No. 5107 REGISTRATION EXP. 9-30-2024 STATE OF CALIFORNIA

LICENSED LANDSCAPE ARCHITECT DANIEL M. STAN No. 2409 DATE: EXP. 9-1-2024 STATE OF CALIFORNIA

Harbor Bay Hotel

1051 Harbor Bay Blvd.
Alameda, California

A Project For:

Akshar Development, Inc.
550 Gateway Boulevard
South San Francisco, CA

VHP@AKSHARDI.COM

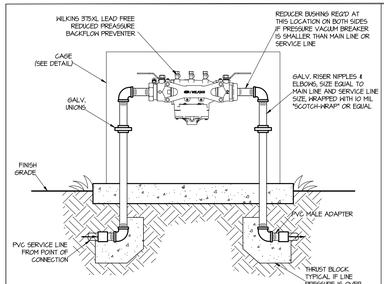
Sheet Title:

PLANTING PLAN SOUTH

SDI Job No: 17-022
Project Manager: kh
Drawn By: db
Date: 9.16.2022
Scale: 1" = 20'

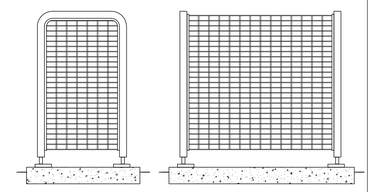
Sheet:

L2.2



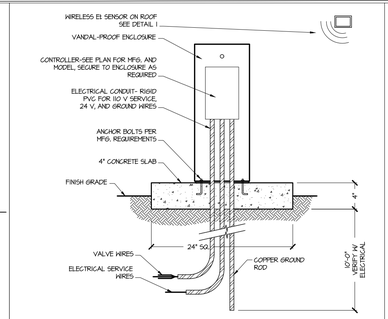
NOTE:
1. ALL THREADED JOINTS TO BE WRAPPED WITH TEFLON TAPE.
2. CONTRACTOR TO PROVIDE POLAR BARRIER BLANKET WITH GROMMETS TO FIT.
3. SEE DETAIL B FOR HOUSEKEEPING PAD AND ENCLOSURE

Ⓐ WILKINS LEAD FREE BACKFLOW 375XL NTS

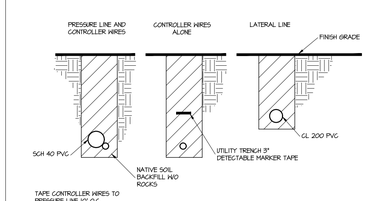


NOTE:
1. "SMOOTH TOUGH VANDAL RESISTANT BACKFLOW ENCLOSURE -STAINLESS STEEL, STRONG BOX" MOD. NO. SSBXC-4959
2. INSTALL PER MFR. SPECIFICATIONS
3. AVAILABLE FROM V.I.T. PRODUCTS (800-724-1514, www.vitproducts.com
4. INSTALL POLAR BLANKET WITH GROMMETS TO FIT

Ⓑ BACKFLOW CAGE AND POLAR BLANKET NTS

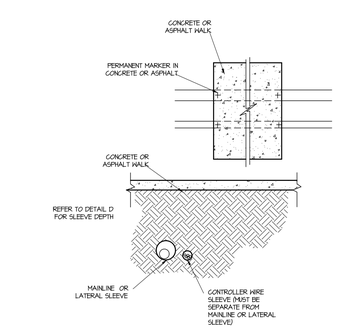


Ⓒ PEDESTAL MOUNT CONTROLLER & Et SENSOR NTS

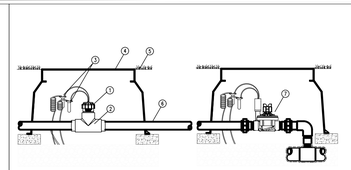


NOTE:
PIPE UNDER PAVEMENT 5' AND WIDER MUST BE SLEEVED. SEE DETAIL E.(L3.)

Ⓓ TRENCHING DETAIL NTS

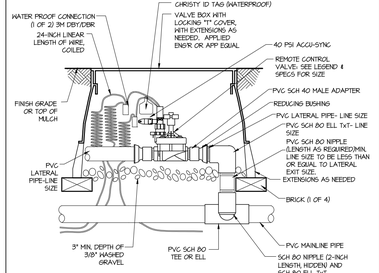


Ⓔ SLEEVE DETAIL NTS



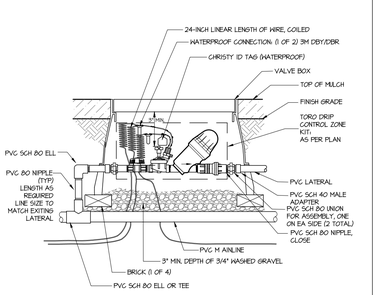
NOTE INLET PIPE LENGTH OF SENSOR MUST BE MIN. 10X PIPE DIA. STRAIGHT, CLEAN RUN OF PIPE. NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 5X PIPE DIA. OF STRAIGHT CLEAN RUN OF PIPE, NO FITTINGS OR TURNS.

Ⓕ MASTER VALVE & FLOW SENSOR NTS

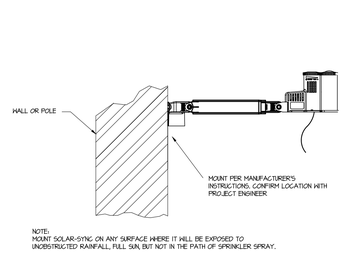


NOTE:
1. SEE MANUFACTURERS INSTALLATION INSTRUCTIONS
2. INSTALL ONE SPARE COMMON WIRE

Ⓖ REMOTE CONTROL VALVE NTS

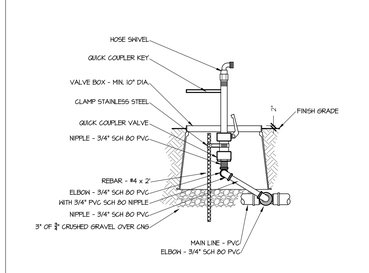


Ⓗ DRIP VALVE ASSEMBLY NTS



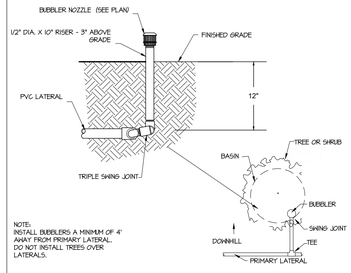
NOTE:
MOUNT SOLAR-SYNC ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, FULL SUN, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

Ⓘ SOLAR SYNC NTS



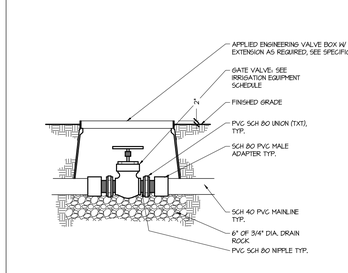
NOTE:
1. ALL JOINTS TO BE WRAPPED WITH TEFLON TAPE.
2. PROVIDE ONE KEY/SHOVEL ELL TO OWNER AT CLOSEOUT

Ⓙ QUICK COUPLER NTS

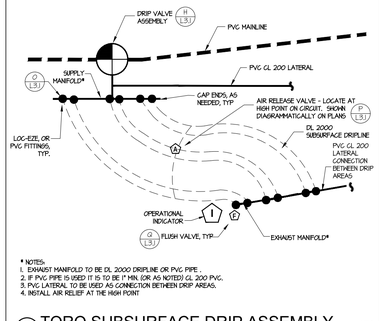


NOTE:
INSTALL BUBBLERS A MINIMUM OF 4' AWAY FROM PRIMARY LATERAL. DO NOT INSTALL TREES OVER LATERALS.

Ⓚ TREE & VINE IRRIGATION NTS

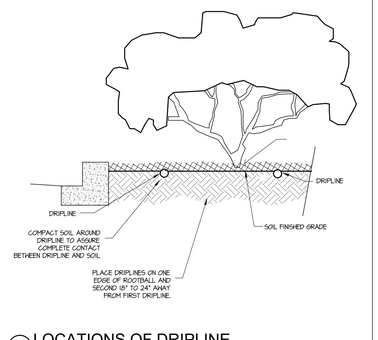


Ⓛ BALL VALVE

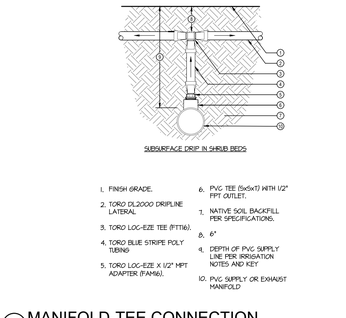


* NOTES:
1. EXHAUST MANIFOLD TO BE DL 2000 DRIPLINE OR PVC PIPE.
2. IF PVC PIPE IS USED IT IS TO BE 1" MIN. (OR AS NOTED) GL 200 PVC.
3. PVC LATERAL TO BE USED AS CONNECTION BETWEEN DRIP AREAS.
4. INSTALL AIR RELIEF AT THE HIGH POINT

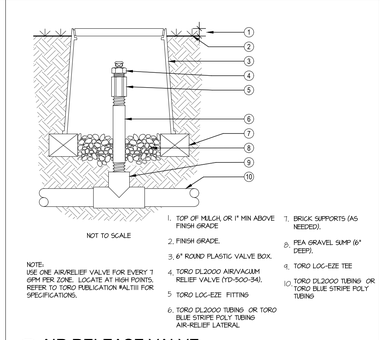
Ⓜ TORO SUBSURFACE DRIP ASSEMBLY NTS



Ⓝ LOCATIONS OF DRIPLINE IN SHRUB BEDS NTS

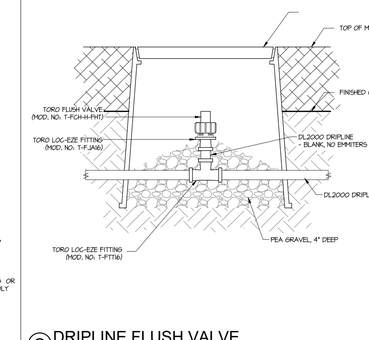


Ⓞ MANIFOLD-TEE CONNECTION NTS

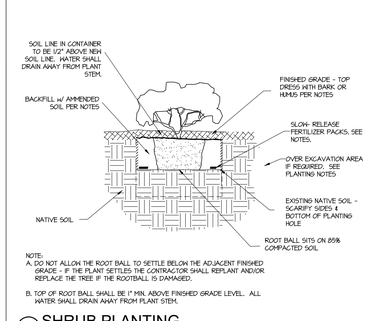


NOTE:
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS. REFER TO TORO PUBLICATION 'WATER FOR SPECIFICATIONS.

Ⓟ AIR RELEASE VALVE NTS



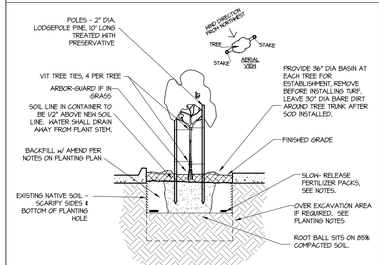
Ⓠ DRIPLINE FLUSH VALVE NTS



NOTE:
A. DO NOT ALLOW THE ROOT BALL TO SETTLE BELOW THE ADJACENT FINISHED GRADE - IF THE PLANT SETTLES THE CONTRACTOR SHALL REPLANT AND/OR REPLACE THE TREE IF THE ROOTBALL IS DAMAGED.

B. TOP OF ROOT BALL SHALL BE 1" MIN. ABOVE FINISHED GRADE LEVEL. ALL WATER SHALL DRAIN AWAY FROM PLANT STEM.

Ⓡ SHRUB PLANTING NTS

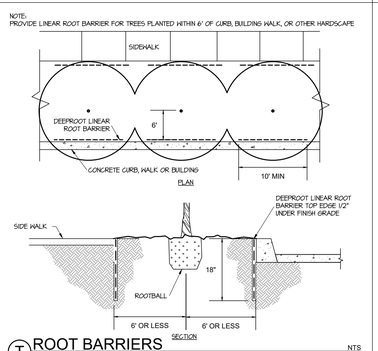


NOTE:
A. DO NOT ALLOW THE ROOT BALL TO SETTLE BELOW THE ADJACENT FINISHED GRADE - IF THE TREE SETTLES THE CONTRACTOR SHALL REPLANT AND/OR REPLACE THE TREE IF THE ROOTBALL IS DAMAGED.

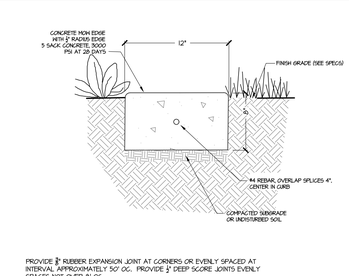
B. TOP OF ROOT BALL SHALL BE 1" MIN. ABOVE FINISHED GRADE LEVEL. ALL WATER SHALL DRAIN AWAY FROM PLANT STEM.

C. SEE PLANTING NOTES ABOUT TESTING FOR ADEQUATE DRAINAGE.

Ⓢ TREE PLANTING & STAKING NTS



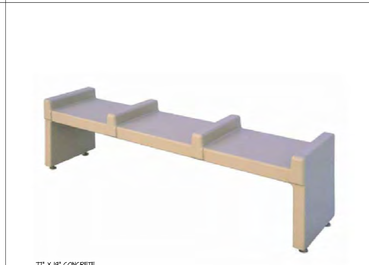
Ⓣ ROOT BARRIERS NTS



PROVIDE ½" RUBBER EXPANSION JOINT AT CORNERS OR EVENLY SPACED AT INTERVAL APPROXIMATELY 50' OC. PROVIDE ½" DEEP SCORE JOINTS EVENLY SPACED NOT OVER 8' OC.

MEDIUM BROOM FINISH OR AS SPECIFIED ON PLAN

Ⓤ MOW CURB NTS



11" X 14" CONCRETE
ANCHORED TO SIDEWALK WITH THREADED ROD
COLOR TBD, 2 REQUIRED
BY PARK EQUIPMENT (877-121-3084)

SEE CIVIL FOR LOCATIONS AND INSTALLATION

Ⓥ A C TRANSIT BUS BENCH NTS

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Revision/Issued for:
- 6.7.22 ISSUED FOR PLAN CHECK
- 9.16.22 ISSUED FOR PERMIT
- 4.4.23 ISSUED FOR BACKCHECK

Professional Seal:

Harbor Bay Hotel

1051 Harbor Bay Blvd.
Alameda, California

A Project For:

Akshar Development, Inc.
550 Gateway Boulevard
South San Francisco, CA

VHP@AKSHARDI.COM

Sheet Title:

LANDSCAPE DETAILS

SDI Job No: 17-022
Project Manager: kh
Drawn By: db
Date: 9.16.2022
Scale: 1" = 20'

Sheet:

L3.1

IMPROVEMENT PLANS
THE ALAMEDA HOTELS

SITE IMPROVEMENT PERMIT SET

PWD 22-0008-REV1

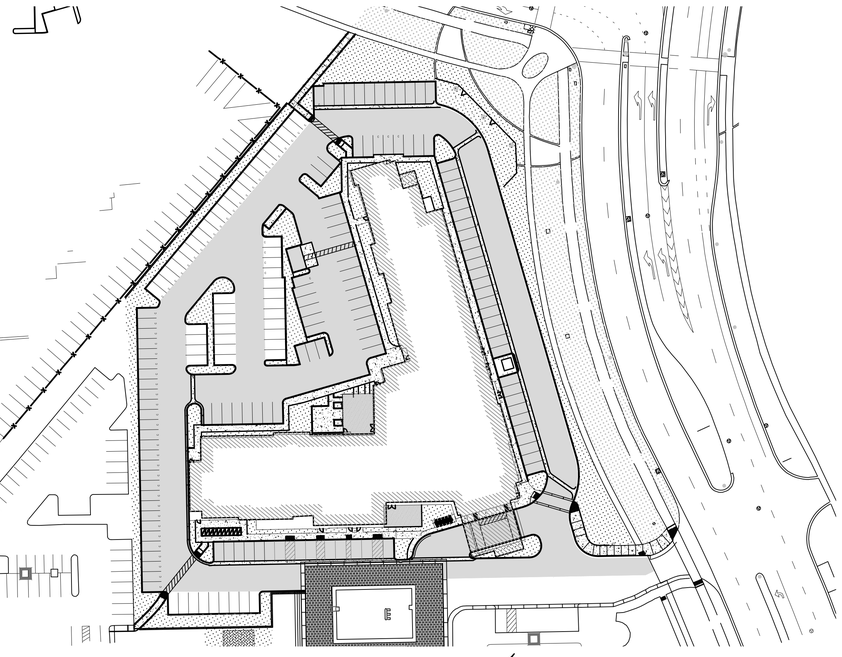
CITY OF ALAMEDA

ALAMEDA COUNTY CALIFORNIA

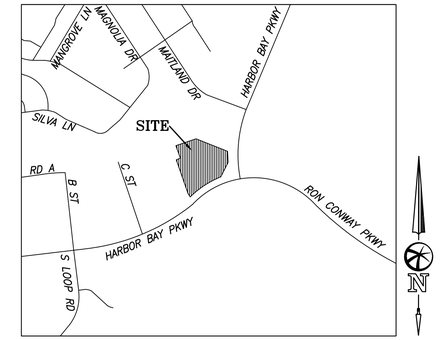
UPDATED:
APRIL 2023

OWNER/DEVELOPER:
SHRIJI ALAMEDA HOSPITALITY, INC.
1074 HARBOR BAY PKWY
ALAMEDA, CA 94520

CIVIL ENGINEER:
BELLECCI & ASSOCIATES, INC.
2290 DIAMOND BOULEVARD, SUITE 100
CONCORD, CA 94520
(925) 685-4569



KEY MAP
SCALE: 1"= 60'



VICINITY MAP
NOT TO SCALE

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PERMIT NOTE

DETACHED STRUCTURES (LIGHT STANDARDS AND FLAGPOLE) WILL BE UNDER A SEPARATE DEFERRED PERMIT SUBMITTAL

EARTHWORKS QUANTITIES	
RAW FILL	1,237 CY
RAW CUT	6,434 CY
NET (CUT)	5,197 CY

ENGINEERING GENERAL NOTES

1. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
2. THE CIVIL ENGINEERING DESIGN SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING AND/OR SURVEYING PRACTICES APPLICABLE ON THE DATE OF SIGNATURE BY THE ENGINEER. IF CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON DOES NOT COMMENCE WITHIN EIGHT MONTHS FROM THE DATE OF SIGNATURE BY THE ENGINEER, THE PLANS MUST BE REVIEWED FOR CURRENT COMPLIANCE WITH GENERALLY ACCEPTED ENGINEERING AND/OR SURVEYING PRACTICES AND RE-ISSUED BY THE ENGINEER PRIOR TO ANY WORK BEING PERFORMED.
3. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
4. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS.
5. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.
6. THIS IMPROVEMENT AND/OR GRADING PLAN HAS BEEN PREPARED WITH THE INTENT THAT THE FIRM OF BELLECCI & ASSOCIATES, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. IF, HOWEVER, EITHER THE CONTRACTOR OR ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USE THIS PLAN FOR THE PURPOSE OF CONSTRUCTION STAKING AND CONSTRUCTION LAYOUT, NOTICE IS HEREBY GIVEN THAT THE FIRM OF BELLECCI & ASSOCIATES, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF BELLECCI & ASSOCIATES, INC. HAD PREFORMED THE STAKING WORK.
7. WHEN BELLECCI & ASSOCIATES, INC. IS TO PROVIDE THE CONSTRUCTION STAKES, THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS AND SHALL BE AGREED UPON BY BELLECCI & ASSOCIATES, INC., THE OWNER AND THE CONTRACTOR. ALL STAKING REQUESTS SHOULD BE DIRECTED TO THE ENGINEER A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT.
8. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY WORK PERFORMED BY THE CONTRACTOR AND/OR OWNER BASED ON DRAWINGS WHICH HAVE NOT BEEN SIGNED AND SEALED BY THE ENGINEER, APPROVED BY THE CITY OF **ALAMEDA**, AND SPECIFICALLY NOTED AS "APPROVED FOR CONSTRUCTION" BY THE ENGINEER. ALL INFORMATION SHOWN ON PRELIMINARY DRAWINGS IS SUBJECT TO CORRECTION AND/OR CHANGE AND THE CONTRACTOR AND/OR OWNER SHALL PERFORM ANY AND ALL IMPROVEMENTS AT THEIR OWN RISK.
9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL EASEMENTS, RIGHTS OF ENTRY, ETC. NECESSARY TO CONSTRUCT ANY WORK SHOWN HEREON.
10. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION OR CONSTRUCTION STAKING BY THE ENGINEER. ANY RESTAKING REQUIRED AS A RESULT OF OBSTRUCTIONS ENCOUNTERED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM BELLECCI & ASSOCIATES, INC.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY SAFETY OR TESTING EQUIPMENT AND PERSONNEL.
13. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH CALTRANS AND CAL-OSHA SPECIFICATIONS.
14. IF ANY CULTURAL FEATURES OR ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING, OR OTHER EXCAVATION WORK, ALL WORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST CERTIFIED BY THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES ARE DETERMINED AND IMPLEMENTED, IF DEEMED NECESSARY.
15. ALL WORK SHALL CONFORM TO THE CURRENTLY ADOPTED EDITIONS OF THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF **ALAMEDA** UNLESS OTHERWISE NOTED.
16. EROSION CONTROL FACILITIES AND MEASURES ARE NECESSARY AND ARE TO BE IN PLACE AT ALL TIMES.
17. REFER TO CITY OF **ALAMEDA**, ENGINEERING PROCEDURES MANUAL OF STANDARD PLANS AND SPECIFICATIONS FOR ADDITIONAL IMPORTANT INFORMATION AND REQUIREMENTS.

MISCELLANEOUS GENERAL NOTES

1. APPROVAL OF THESE PUBLIC IMPROVEMENT PLANS AS SHOWN DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT BOUNDARY.
2. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY WHETHER OR NOT IT IS SHOWN HEREON, AND IS RESPONSIBLE FOR CORRECTING ANY DAMAGE TO SAID UTILITIES.
3. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT 811 TO OBTAIN AN U.S.A. IDENTIFICATION NUMBER AND TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES.
4. "CITY ENGINEER" SHALL MEAN THE CITY ENGINEER OR HIS/HER AUTHORIZED AGENT ACTING WITHIN THE SCOPE OF HIS/HER AUTHORITY.
5. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE AT THE JOB SITE WITH THE CITY, DEVELOPER, SUBCONTRACTORS, UTILITIES, AND OTHER AFFECTED AGENCIES AT LEAST TWO (2) WORKING DAYS PRIOR TO STARTING ANY CONSTRUCTION WORK. THE CONTRACTOR MUST HAVE APPROVED PLANS PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING.
6. TRAFFIC CONTROL SHALL BE PROVIDED IN CONFORMANCE WITH THE LATEST EDITION OF THE 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)' ISSUED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION AND AS REQUIRED BY THE CITY ENGINEER.
7. CONTRACTOR'S OPERATIONS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO TRENCHES AND EXCAVATIONS.
8. CONTRACTOR SHALL PROVIDE AT LEAST THREE (3) WORKING DAYS ADVANCE NOTICE TO THE CITY ENGINEER PRIOR TO CONNECTING TO EXISTING WATER FACILITIES. THE MANIPULATION OF EXISTING WATER VALVES SHALL BE DONE UNDER THE DIRECTION OF CITY WATER DIVISION PERSONNEL.
9. IF DRIVEWAY DEPRESSIONS ARE MADE IN ANY CURB, DRIVEWAY APPROACHES ARE THEN CONSIDERED TO BE PART OF THE IMPROVEMENT PLAN AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF **ALAMEDA** STANDARD PLANS.
10. TREES SHALL NOT BE PLANTED WITHIN THE CITY OF **ALAMEDA** RIGHT-OF-WAY UNLESS A PERMIT HAS BEEN OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, OR IF THE TREES ARE PLANTED IN ACCORDANCE WITH A LANDSCAPE PLAN APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.
11. JOINTS BETWEEN NEW PAVEMENT AND EXISTING PAVEMENT SHALL BE MADE BY SAW-CUTTING EXISTING PAVEMENT TO EFFECT A NEAT BUTT JOINT AND AS DEPICTED ON THE CITY STANDARD PLANS. FEATHERING NEW ASPHALT PAVING OVER EXISTING PAVEMENT IS NOT ALLOWED.
12. NO FINAL PAVING SHALL BE DONE UNTIL EXISTING POWER POLES AND OTHER EXISTING FACILITIES ARE RELOCATED OUTSIDE THE AREAS TO BE PAVED.
13. ALL UNDERGROUND UTILITIES SHALL BE CONSTRUCTED PRIOR TO THE PLACEMENT OF BASEROCK UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
14. ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC UNLESS SPECIFICALLY CALLED OUT AS PAINT. NO PERMANENT MARKINGS SHALL BE PLACED UNTIL THE CITY TRAFFIC ENGINEER, CITY ENGINEER OR HIS REPRESENTATIVE APPROVES CAT TRACKING IN THE FIELD.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED AT EACH FIRE HYDRANT LOCATION AS SHOWN ON THE CITY OF **ALAMEDA** STANDARD PLANS.
16. ALL TRAFFIC SIGNS AND STREET NAME SIGNS SHALL BE HIGH REFLECTIVE GRADE MATERIALS.
17. THE IMPROVEMENT PLANS REFLECT THAT ALL ON-SITE/OFF-SITE STORM DRAIN INLETS SHALL BE "NO DUMPING DRAINS TO BAY" STENCILED, USING A TWO-STEP THERMOPLASTIC ON THE FACE OF THE CURB ADJACENT TO THE INLET. THE PROJECT PLANS SHALL ALSO INCLUDE EROSION CONTROL MEASURES TO PREVENT SOIL, DIRT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM, IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) EROSION AND SEDIMENT CONTROL HANDBOOK.

MISCELLANEOUS GENERAL NOTES (CONTINUED)

19. CONSTRUCTION OF ALL GRAVITY SANITARY SEWER AND STORM DRAIN MAINS SHALL COMMENCE AT THE DOWN STREAM POINT OF TIE IN AND PROCEED UP STREAM.
20. THE CONTRACTOR SHALL REVIEW THE CURRENT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PROVIDED BY THE OWNER. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CONDUCTING HIS/HER OPERATIONS IN ADHERENCE TO THE SWPPP. THE CONTRACTOR IS RESPONSIBLE FOR ANY FINES, DELAYS, AND/OR DAMAGES RESULTING FROM ANY STATE WATER QUALITY CONTROL BOARD SANCTIONS CAUSED BY THE OPERATION OF THE CONTRACTOR OR HIS/HER SUBCONTRACTORS.
21. A CERTIFIED DISTRIBUTION SYSTEM OPERATOR MUST BE PRESENT FOR ALL HYDROSTATIC TESTING, CHLORINATION, FLUSHING , BACTERIA TESTING AND CONNECTIONS TO THE EXISTING WATER SYSTEM, PER CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, OPERATOR CERTIFICATION REGULATIONS, SECTION 63770.

FLOOD NOTE

FLOOD ZONE X: AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE

SOURCE: FED. EMERGENCY MTG. AGENCY (FEMA) FLOOD INSURANCE RATE MAP #06001C0251H DATED 12/21/2018

ZONING NOTE

THE PROPOSED HOTEL IS PERMITTED USE IN THE C-M-PD ZONING DISTRICT AND IS CONSISTENT WITH THE BUSINESS PARK GENERAL PLAN DESIGNATION. THE PROJECT ALSO COMPLIES WITH ALL APPLICABLE DEVELOPMENT REGULATIONS OF THE HARBOR BAY PLANNED DEVELOPMENT AND THE C-M-PD ZONING DISTRICT.

DATUM NOTE:

HORIZONTAL AND VERTICAL CONTROL DATA IS BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE III, NAD83, NAVD88 DATUM EPOCH 2011 PER THE REAL-TIME GNSS REFERENCE STATION NETWORK: THE CALIFORNIA SURVEYING VIRTUAL SURVEY NETWORK (CSVSN) MAINTAINED BY CALIFORNIA SURVEY AND DRAFTING SUPPLY.

THE PROJECT REFERENCED USING FOUND MONUMENTS

PRELIMINARY
SUBMITTAL APR. 2023

NOTE: PER BUSINESS AND PROFESSIONS CODE §6735, THESE PLANS WILL NOT BE SIGNED AND A "PRELIMINARY" STAMP WILL BE INCLUDED ON ALL SHEETS UNTIL FINAL APPROVAL HAS BEEN ISSUED. PRIOR TO ISSUANCE OF A GRADING PERMIT, A FINAL SIGNED & DATED SET WILL BE SUBMITTED WITH "PRELIMINARY" STAMP REMOVED.

WDID # 2 01C399687

BY	DATE	REVISIONS

40th Bellecci ANNIVERSARY 1983-2023
925 • 685 • 4569 bellecci.com

04/07/2023 DATE
PI DRAWN BY
AFH CHECKED BY

REGISTERED PROFESSIONAL ENGINEER ALEXANDER F. HOEPPNER No. 91329 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION PRELIMINARY

THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET

COVER SHEET

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 1 OF 20

JOB NO. 21076

CITY OF **ALAMEDA** GENERAL NOTES:

1. CONTRACTOR SHALL CONTACT PUBLIC WORKS INSPECTOR AT LEAST 3 DAYS PRIOR TO DESIRED START OF WORK DATE TO SCHEDULE A PRE-CONSTRUCTION MEETING AT THE JOB SITE. THE FOLLOWING SHALL BE PRESENT AT THE MEETING: OWNER, CONTRACTOR, CIVIL ENGINEER, SOILS ENGINEER, AND PUBLIC WORKS INSPECTOR.

2. ALL WORK SHALL BE PERFORMED BETWEEN THE NORMAL WORKING HOURS OF 8 A.M. AND 5 P.M., MONDAY THROUGH FRIDAY, EXCLUDING SATURDAY AND SUNDAY AND CITY HOLIDAYS, EXCEPT AS APPROVED OTHERWISE BY THE CITY ENGINEER IN WRITING. THIS WORK INCLUDES HAULING.

3. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION BY THE CITY. IF ANY WORK THAT REQUIRES INSPECTION MUST BE PERFORMED OUTSIDE OF NORMAL WORKING HOURS, CONTRACTOR SHALL SUBMIT WRITTEN REQUEST AT LEAST TWO (2) WORKING DAYS PRIOR TO THE DATE SUCH SERVICES WILL BE REQUIRED.

4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF **ALAMEDA** CONSTRUCTION DETAILS, AND CALTRANS STANDARD PLANS AND SPECIFICATIONS.

5. NO TREES SHALL BE REMOVED UNLESS THEY ARE SHOWN AND NOTED TO BE REMOVED ON THE GRADING OR IMPROVEMENT PLANS. IF ANY TREES ARE TO BE REMOVED, THE PLANS SHALL BE REVIEWED AND WRITTEN APPROVAL PROVIDED BY THE CITY. ALL TREES CONFLICTING WITH GRADING, UTILITIES OR OTHER IMPROVEMENTS, OR OVERHANGING THE SIDEWALK OR PAVEMENT, SO AS TO FORM A NUISANCE OR HAZARD, SHALL BE TRIMMED, PROPERLY TREATED OR SEALED.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AIRBORNE DUST NUISANCE FROM THE CONSTRUCTION SITE BY WATERING AND/OR TREATING THE SITE IN SUCH MANNER TO CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF WORK.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE OR SURROUNDING AREA DUE TO DUST OR EROSION, RESULTING FROM WORK DONE BY THE CONTRACTOR.

8. STANDARD DUST CONTROL MEASURES SHALL BE USED TO STABILIZE THE DUST GENERATED BY CONSTRUCTION ACTIVITIES.

9. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL AND SHALL INSTALL AND MAINTAIN PER ABAG/NPDES ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY ENGINEER. SILT, SEDIMENT AND EROSION CONTROL PLANS AND BMP'S REQUIRED YEAR ROUND.

10. ANY EXISTING UNDERGROUND STRUCTURE REQUIRING REMOVAL OR MODIFICATION SHALL BE DONE AS DIRECTED BY THE SOILS ENGINEER AND WITH THE APPROVAL OF THE CITY OF **ALAMEDA**.

11. PRIOR TO COMMENCEMENT OF ANY WORK ON ADJACENT PROPERTIES, WRITTEN PERMISSION SHALL BE OBTAINED FROM AFFECTED PROPERTY OWNER(S) AND/OR EASEMENT HOLDER(S), AND A COPY OF WRITTEN PERMISSION SHALL BE SUBMITTED TO CITY ENGINEER.

12. CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS AND SIZE OF EXISTING SANITARY AND STORM SEWERS, AND CLEARANCES OF KNOWN UTILITY CROSSINGS, PRIOR TO CONSTRUCTING UTILITIES. ALL SANITARY SEWER AND STORM DRAIN CONSTRUCTION SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.

13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SANITARY SEWER LATERALS, STORM DRAINS AND WATER MAINS.

14. PRIOR TO THE PLACEMENT OF CURBS, GUTTERS, SIDEWALKS, SUB-BASE OR BASE MATERIAL, OR ASPHALTIC CONCRETE, ALL UNDERGROUND UTILITIES, INCLUDING ALL ELECTRICAL AND GAS UTILITIES PROVIDED BY PG&E, SHALL BE INSTALLED, BACKFILL COMPLETED, AND SATISFACTORILY PASSED ACCEPTANCE TESTS. CURB AND GUTTER SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK.

15. CENTERLINE TOP OF PAVEMENT SHALL BE EQUAL TO TOP OF CURB GRADE UNLESS OTHERWISE NOTED.

16. DIMENSIONS LOCATING CURB AND GUTTER ARE TO FACE OF CURB, AND STATIONING REFERS TO INDICATED CENTERLINE, UNLESS OTHERWISE NOTED ON PLANS.

17. ALL FACE OF CURB RADII AT CURB RETURNS SHALL BE 30 FEET (30'), UNLESS OTHERWISE NOTED ON PLANS.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, ETC., TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.

19. EXISTING CURBS, GUTTERS, SIDEWALKS AND/OR UTILITIES THAT ARE DAMAGED OR DISPLACED, WHETHER SHOWN TO BE REMOVED OR NOT, WHETHER OR NOT DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY CONTRACTOR, SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.

20. CITY OF **ALAMEDA** STANDARD MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE SUBDIVISION MAP ACT, LAND SURVEYOR'S ACT, AND CITY SUBDIVISION ORDINANCE AT THE LOCATIONS SHOWN ON THE FINAL MAP AFTER COMPLETION OF STREET CONSTRUCTION AND BEFORE ACCEPTANCE OF THE SUBDIVISION. THE DEVELOPER'S ENGINEER SHALL FURNISH ONE SET OF ELEVATIONS FOR SUCH MONUMENTS TO THE CITY ENGINEER.

21. PEDESTRIAN RAMPS FOR THE HANDICAPPED SHALL BE CONSTRUCTED AT ALL SIDEWALK CURB RETURNS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.

22. SUBGRADE FOR ALL STREET, CURB, GUTTER AND SIDEWALK SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.

23. ELECTROLIERS SHOWN FOR INFORMATION PURPOSES ONLY. REFER TO JOINT TRENCH PLANS FOR FINAL LOCATIONS AND DETAILS.

24. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.

25. NO FOUNDATIONS TO BE CONSTRUCTED OR COMBUSTIBLE MATERIALS BROUGHT ON SITE UNTIL THE FIRST LIFT OF ASPHALTIC CONCRETE HAS BEEN PLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

26. BLUE REFLECTIVE MARKERS, 5 FOOT OFFSET THE CENTERLINE, SHALL BE INSTALLED OPPOSITE EACH FIRE HYDRANT.

27. PRIOR TO ACCEPTANCE BY CITY OF ANY IMPROVEMENTS, ALL FIRE HYDRANTS SHALL BE TESTED TO ENSURE ACTUAL FLOWS MEET OR EXCEED FIRE DISTRICT STANDARDS.

28. ALL 'CAT-TRACKING' SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY PERMANENT STRIPING PLACEMENT.

29. ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

30. MANHOLE, VALVE AND METER BOX RIM ELEVATIONS, IF SHOWN, ARE APPROXIMATE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE RIMS AND COVERS TO THE FINISHED PAVEMENT GRADE. IN UNIMPROVED STREETS, THE RIMS SHALL BE SET AT THE ELEVATION SHOWN.

31. SUBGRADE SHALL BE BROUGHT TO GRADE PRIOR TO INSTALLATION OF WATER MAIN.

CONCRETE ANCHORS OR THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, VALVES, AND BEHIND ALL TEES, FIRE HYDRANTS AND CROSSES

WATER NOTES

32. CONTRACTOR SHALL INSTALL FIRE HYDRANTS AT LOCATIONS SHOWN ON THE PLANS, INCLUDING REQUIRED 6" C.I. BREAK-OFF SPOOL. FIRE HYDRANT SHALL RECEIVE TWO COATS OF WHITE ENAMEL PAINT.

33. FIRE HYDRANT AND/OR ELECTROLIER LOCATIONS IN CONFLICT WITH EACH OTHER AND UTILITIES SHALL BE RELOCATED AS DIRECTED BY THE CITY ENGINEER.

STORM DRAIN NOTES

38. ALL STORM DRAIN PIPES SHALL BE 18" MINIMUM DIAMETER R.C.P. CLASS III (UNLESS A SUBSTITUTE MATERIAL IS APPROVED BY THE CITY ENGINEER IN WRITING) WITH A MINIMUM 36" OF COVER.

39. CENTERLINE OF CURB INLET CATCH BASIN IS 10.67 FEET FROM THE RIGHT-OF-WAY LINE OR 0.67 FEET FROM FACE OF CURB.

40. ALL CONCRETE PIPE, VAULTS, BOXES, CATCH BASINS, MANHOLES AND POURED CONCRETE SHALL BE TYPE V CEMENT OR TYPE II CEMENT MODIFIED WITH A MINIMUM OF 15% AND A MAXIMUM OF 20% TYPE 'F' FLYASH. MIX DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

41. ALL STORM DRAIN CATCH BASINS SHALL BE LABELED 'NO DUMPING—DRAINS TO BAY'.

42. ALL STORM DRAIN CATCH BASINS TO BE CAST-IN-PLACE. PRE-CAST OR PERFORMED ALTERNATES MAY BE APPROVED AT THE DISCRETION OF THE CITY ENGINEER.

SANITARY SEWER NOTES

43. CONTRACTOR SHALL COMPLY WITH SEWER NOTES AND CITY INSTALLATION POLICY PER SS-1-1 AND SS-1-2. LOCATION OF SEWER LATERAL SHALL BE MARKED BY AN 'S' IMPRESSED IN THE TOP OF CURB.

44. A SEWER CLEANOUT SHALL BE INSTALLED ON EACH LATERAL IN ACCORDANCE WITH SS-1-2. SANITARY SEWER LATERALS SHALL BE 5' BELOW TOP OF CURB. MAINTAIN ONE FOOT (1') VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND POTABLE WATER AND 6" WITH ALL OTHER UTILITIES.

45. SANITARY SEWER MANHOLES SHALL BE ECCENTRIC CONES OFFSET AND VOID OF ANY RUNGS, IN ACCORDANCE WITH SS-4.

46. ALL SANITARY SEWER SHALL COMPLY WITH CITY OF **ALAMEDA** STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLANS.

47. SANITARY SEWER SHALL HAVE A MINIMUM COVER OF 5 FEET (5').

48. ALL SANITARY SEWER PIPES 8" AND 10" SHALL BE PVC SDR 26 AND HAVE A MINIMUM COVER OF 5 FEET. 12" SANITARY SEWER PIPES SHALL BE PVC SDR 26 AND HAVE A MINIMUM COVER OF 6 FEET. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE CITY ENGINEER IN WRITING.

49. ALL SANITARY SEWER MANHOLES SHALL BE VACUUM-TESTED.

UTILITY CONSTRUCTION PLAN NOTES

1. CONTACT BUILDING DEPARTMENT FOR DETERMINATION OF PERMIT FEES AND APPLICATION FOR COMMERCIAL UTILITY SERVICES.

2. OBTAIN ENCROACHMENT PERMIT FOR STREET AT ENGINEERING DEPARTMENT.

3. INSPECTIONS REQUIRED: MATERIAL INSPECTION BEFORE EXCAVATION, HOT TAP, THRUST BLOCKS, HYDRO TEST, AND FINAL. BY W **EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).** CONTACT **EBMUD** FOR SCHEDULING.

4. 2" SERVICE AND UNDER, TO BE INSTALLED BY **EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)** AFTER APPROPRIATE FEES ARE PAID. CONTACT **EBMUD** TO DISCONNECT ALL UNUSED EXISTING WATER METERS AND WATER SERVICES.

5. PROVIDE DETAILED UTILITY SHEET SHOWING EXISTING UTILITY LOCATIONS, AND LOCATION, SIZE AND MATERIAL OF PROPOSED NEW UTILITY CONNECTIONS.

6. **EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)** TO APPROVE EXACT LOCATION OF STREET CROSSING OF WATER SERVICE LINE. UNDERGROUND SYSTEM TO BE TESTED AT 200PSI FOR 2 HOURS. NEW DOMESTIC WATER PIPE INSTALLS REQUIRE DISINFECTION AND TESTING TO AWWA STANDARDS, AND SYSTEM FLUSH (5 MINUTE MINIMUM). OWNER/CONTRACTOR MUST COMPLY WITH **MUNICIPAL REGIONAL STORMWATER PERMIT (MRP)** FOR DISCHARGE WATER.

7. SHOW DETAIL FOR ANY IRRIGATION SYSTEM AND LOCATION OF PROPER USC APPROVED BACKFLOW DEVICE. SPECIFY SIZE, MANUFACTURER AND MODEL ON DRAWING.

8. BACKFLOW PREVENTION SYSTEM MUST BE TESTED AND TAGGED BY AN **ALAMEDA COUNTY** "CERTIFIED BACKFLOW TESTER" BEFORE FINAL APPROVAL BY WATER DIVISION.

UNDERGROUND FIRE NOTES

1. SHOW DETAIL FOR A USC APPROVED DOUBLE CHECK DETECTOR ASSEMBLY OR APPROVED ALTERNATE FIRE SYSTEM CONNECTION. CONTRACTOR TO SPECIFY SIZE, MANUFACTURER AND MODEL. DCDA MUST BE INSTALLED ABOVE GROUND AT PROPERTY LINE OR PER APPROVED ALTERNATE DETAILS.

2. DOUBLE CHECK DETECTOR ASSEMBLY, MUST BE INSTALLED ABOVE GROUND IN BACK OF SIDEWALK BEFORE POST INDICATOR VALVE AND F.D.C. (POST INDICATOR VALVE NOT REQUIRED WHEN DCDA IS INSTALLED WITH INDICATING VALVES AND ELECTRONIC MONITORING).

3. FIRE DEPARTMENT CONNECTION RISER MUST BE FUSION EPOXY COATED DUCTILE IRON SPOOL. NO GALVANIZED PIPE WILL BE ALLOWED.

4. INSTALL CONCRETE THRUST BLOCKS BEHIND TAPPING TEE AND AT ELBOWS OR ANY CHANGE OF DIRECTION IN UNDERGROUND PIPING INCLUDING FIRE DEPARTMENT CONNECTION RISER.

5. $350.00 BYPASS METER FEE TO BE PAID TO CITY WATER OFFICE FOR BYPASS METER INSTALLATION BEFORE ANY EXCAVATION BEGINS.

6. ALL UNDERGROUND DUCTILE IRON (PIPE, FITTINGS, ECT.) SHALL BE FUSION EPOXY COATED (12 MIL. MINIMUM), AND ALL BOLT UP HARDWARE TO BE 316 STAINLESS STEEL.

7. PIPE TYPE FOR FIRE LINE MUST BE C-900 CLASS 200 PER CITY SPECIFICATIONS. PROVIDE LOCATION (TRACER) WIRE OVER PVC PIPING; SEE TYPICAL TRENCH SECTION DETAIL. PIPING UNDER FOUNDATION/FOOTINGS TO BE DUCTILE IRON FLANGE TO FLANGE.

8. TYPICAL HOT TAP MATERIALS INCLUDE: MUELLER TAPPING VALVE AND JCM 316 STAINLESS STEEL TAPPING TEE WITH CHRISTY G5 VALVE BOX AND LID MARKED 'WATER'. TAPPING CONTRACTOR TO BE APPROVED BY THE CITY WATER DIVISION.

9. STAINLESS STEEL TAPPING TEE TO HAVE STAINLESS STEEL TEST PLUG ON TOP AND MUELLER VALVE TO HAVE STAINLESS STEEL HEX NUT HOLDING BRONZE OPERATING NUT.

CITY OF **ALAMEDA** CONSTRUCTION DETAILS

ST-1-1 (1 OF 6) TYPE A AND B CURB AND GUTTER
ST-5 LARGE RADIUS FLUSH RETURN
ST-7-1 (1 OF 5) TRENCH DETAIL RESURFACING
ST-7-2 (2 OF 5) TRENCH DETAIL NARROW TRENCH & SMALL HOLES
ST-7-3 (3 OF 5) TRENCH DETAIL TRENCH BACKFILL
ST-7-4 (4 OF 5) TRENCH DETAIL
ST-7-5 (5 OF 5) TRENCH CONTROLLED LOW STRENGTH MATERIAL (CLSM)
ST-20 COMMERCIAL TYPE GUTTER & DRIVEWAY

PLANNING BOARD RESOLUTION NOTES

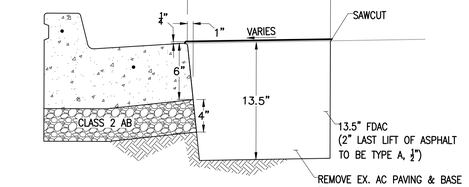
THE PLANS HAVE BEEN UPDATED TO FOLLOW THE CONDITIONS LISTED IN THE CITY OF ALAMEDA PLANNING BOARD RESOLUTION NO. PB-20-23 AND RESOLUTION NO. 1205

ABBREVIATIONS

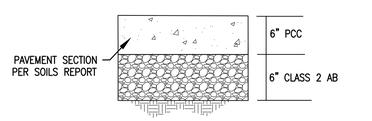
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ATT	AT&T OVERHEAD LINES
ARV	AIR RELEASE VALVE
BC	BEGIN CURVE
BFP	BACKFLOW PREVENTION DEVICE
BM	BENCH MARK
BO	BLOW OFF
BWK	BACK OF WALK
CB	CATCH BASIN
CL	CENTERLINE
CONST	CONSTRUCTION
CR	CURB RETURN
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DDC	DOUBLE DETECTOR CHECK VALVE
DW	DRIVEWAY
EA	EACH
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
EC	END CURVE
EG	EXISTING GROUND
EGBW	EXISTING GROUND BASE OF WALL
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GROUND
FGBW	FINISHED GROUND BASE OF WALL
FDAC	FULL DEPTH OF ASPHALT CONCRETE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE ELEVATION
GV	GATE VALVE
H	HEIGHT OF WALL
HP	HIGH POINT
INV	INVERT ELEVATION
L	LENGTH
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
P	PAD ELEVATION
PCC	PORTLAND CEMENT CONCRETE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	PT OF REVERSE CURVE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PRV	PRESSURE REDUCING VALVE
PV	PAVEMENT GRADE
R	RADIUS
R/W	RIGHT-OF-WAY
RW	RETAINING WALL
RIM	RIM ELEVATION
RT	RIGHT
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SDTD	STORM DRAIN TRENCH DRAIN
SHT	SHEET
SL	STREET LIGHT
SNS	STREET NAME SIGN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSL	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SUB	SUBDIVISION
SWK	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TEMP	TEMPORARY
TI	TRAFFIC INDEX
TYP	TYPICAL
VD	"V" DITCH
VIF	VERIFY IN FIELD
W	WATER LINE
WM	WATER METER
WMS	WETLAND MODULAR SYSTEM
WQ	WATER QUALITY
WV	WATER VALVE

LEGEND

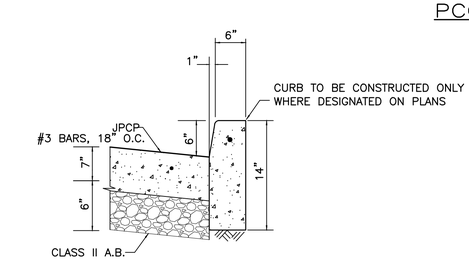
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
EX 8" SS	8" SS	SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEAN OUT
EX 18" SD	18" SD	STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		CURB INLET
		FIELD INLET
EX 6" W	8" W	WATER MAIN
		WATER TEE
		WATER CROSS
		WATER SERVICE
		WATER VALVE
		FIRE HYDRANT
		ELECTROLIER
		POWER POLE
GV	GV	GAS VALVE
		STREET SIGN
777	777	CONTOURS
x 100.0	x TC 100.70	SPOT ELEVATIONS
		HANDICAPPED RAMPS
		DOUBLE CHECK DETECTOR ASSEMBLY
		WATER METER
		SANITARY SEWER CLEAN OUT
	2+00	STATION LINE



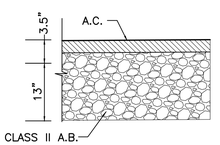
SAWCUT DETAIL 1 — NTS



PCC PAVEMENT DETAIL 2 — NTS



TYPICAL CURB & PCC ROADWAY SECTION 3 — NTS



TYPICAL AC ROADWAY SECTION 4 — NTS

PRELIMINARY
SUBMITTAL – APR 2023

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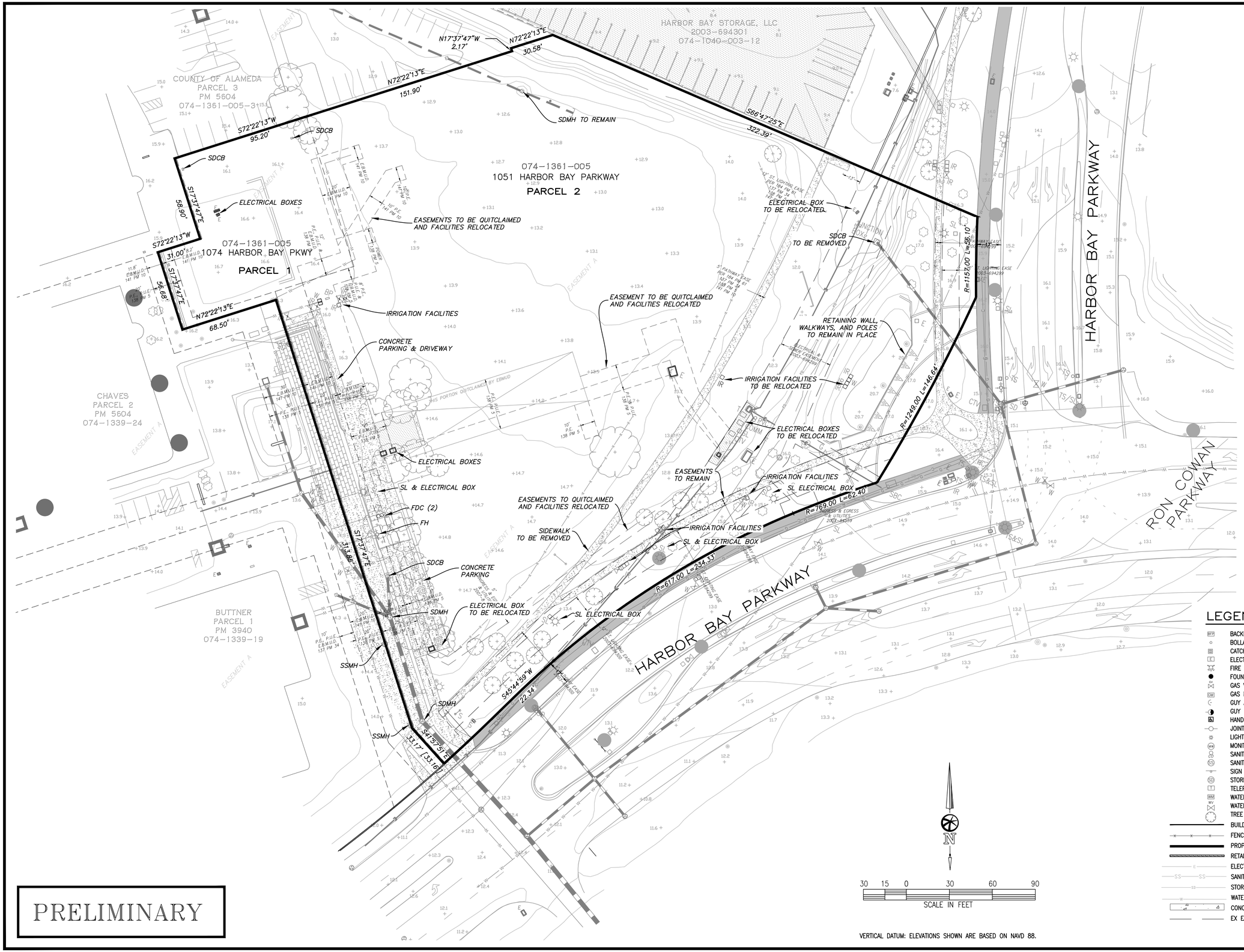
THE ALAMEDA HOTELS
SITE IMPROVEMENT PERMIT SET
NOTES, LEGEND, AND ABBREVIATIONS
CITY OF ALAMEDA — ALAMEDA COUNTY — CALIFORNIA

SHEET 2 OF 20 | JOB NO. 21076



PRELIMINARY

LEGEND

- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
- HANDICAP ADA PARKING
- JOINT UTILITY POLE
- LIGHT POLE
- MONITORING WELL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- TREE
- BUILDING
- FENCE
- PROPERTY LINE
- RETAINING WALL
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATERLINE
- CONCRETE
- EX EASEMENT

811 DIG ALERT BEFORE YOU DIG — SITE DIGGING PARTNER

BY	DATE	REVISIONS

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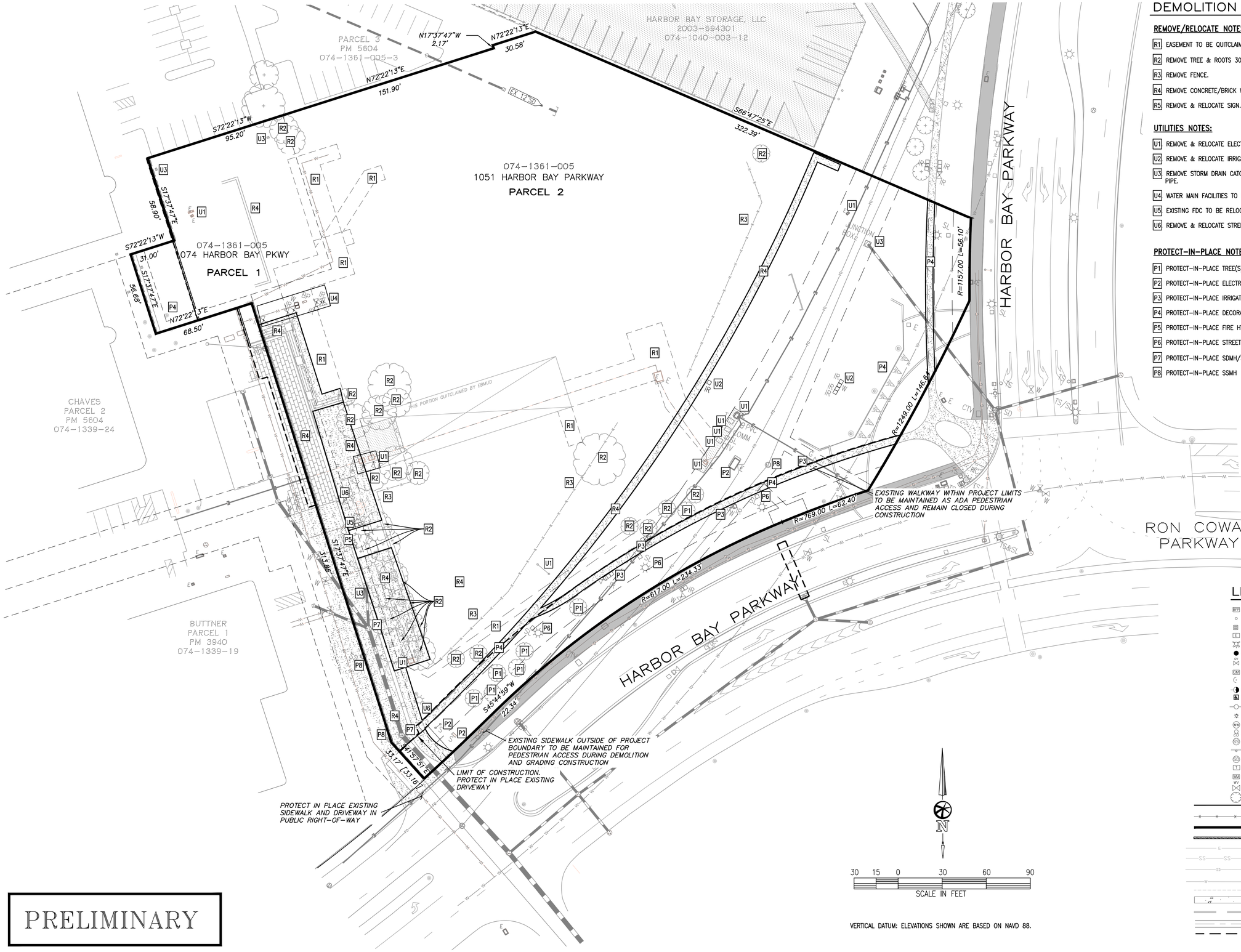
THE ALAMEDA HOTELS — SITE IMPROVEMENT PERMIT SET

EXISTING CONDITIONS

CITY OF ALAMEDA — ALAMEDA COUNTY — CALIFORNIA

SHEET 3 OF 20

JOB NO. 21076



DEMOLITION NOTES

REMOVE/RELOCATE NOTES:

- R1 EASEMENT TO BE QUITCLAIMED & FACILITIES TO BE RELOCATED.
- R2 REMOVE TREE & ROOTS 30" BELOW GRADE.
- R3 REMOVE FENCE.
- R4 REMOVE CONCRETE/BRICK WALKWAY & PARKING FACILITIES.
- R5 REMOVE & RELOCATE SIGN.

UTILITIES NOTES:

- U1 REMOVE & RELOCATE ELECTRICAL UTILITY BOXES AND LINES.
- U2 REMOVE & RELOCATE IRRIGATION FACILITIES PER LANDSCAPE PLANS.
- U3 REMOVE STORM DRAIN CATCH BASIN. REMOVE OR CAP & ABANDON STORM DRAIN PIPE.
- U4 WATER MAIN FACILITIES TO BE REMOVED & RELOCATED. FINAL DESIGN BY EBMUD.X
- U5 EXISTING FDC TO BE RELOCATED PER DIRECTION OF THE FIRE DISTRICT.
- U6 REMOVE & RELOCATE STREETLIGHT & ELECTRICAL BOX.

PROTECT-IN-PLACE NOTES:

- P1 PROTECT-IN-PLACE TREE(S)
- P2 PROTECT-IN-PLACE ELECTRICAL UTILITIES
- P3 PROTECT-IN-PLACE IRRIGATION FACILITIES
- P4 PROTECT-IN-PLACE DECORATIVE WALLS, WALKWAYS, & FLAG POLES
- P5 PROTECT-IN-PLACE FIRE HYDRANT
- P6 PROTECT-IN-PLACE STREETLIGHT & ELECTRICAL BOX
- P7 PROTECT-IN-PLACE SDMH/SDCB
- P8 PROTECT-IN-PLACE SSMH

LEGEND

- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
- HANDICAP ADA PARKING
- JOINT UTILITY POLE
- LIGHT POLE
- MONITORING WELL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- TREE
- BUILDING
- FENCE
- PROPERTY LINE
- RETAINING WALL
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATERLINE
- SAWCUT LINE
- CONCRETE
- EX EASEMENT
- VALLEY GUTTER
- CONSTRUCTION LIMIT

VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

PRELIMINARY

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NOT FOR CONSTRUCTION PRELIMINARY

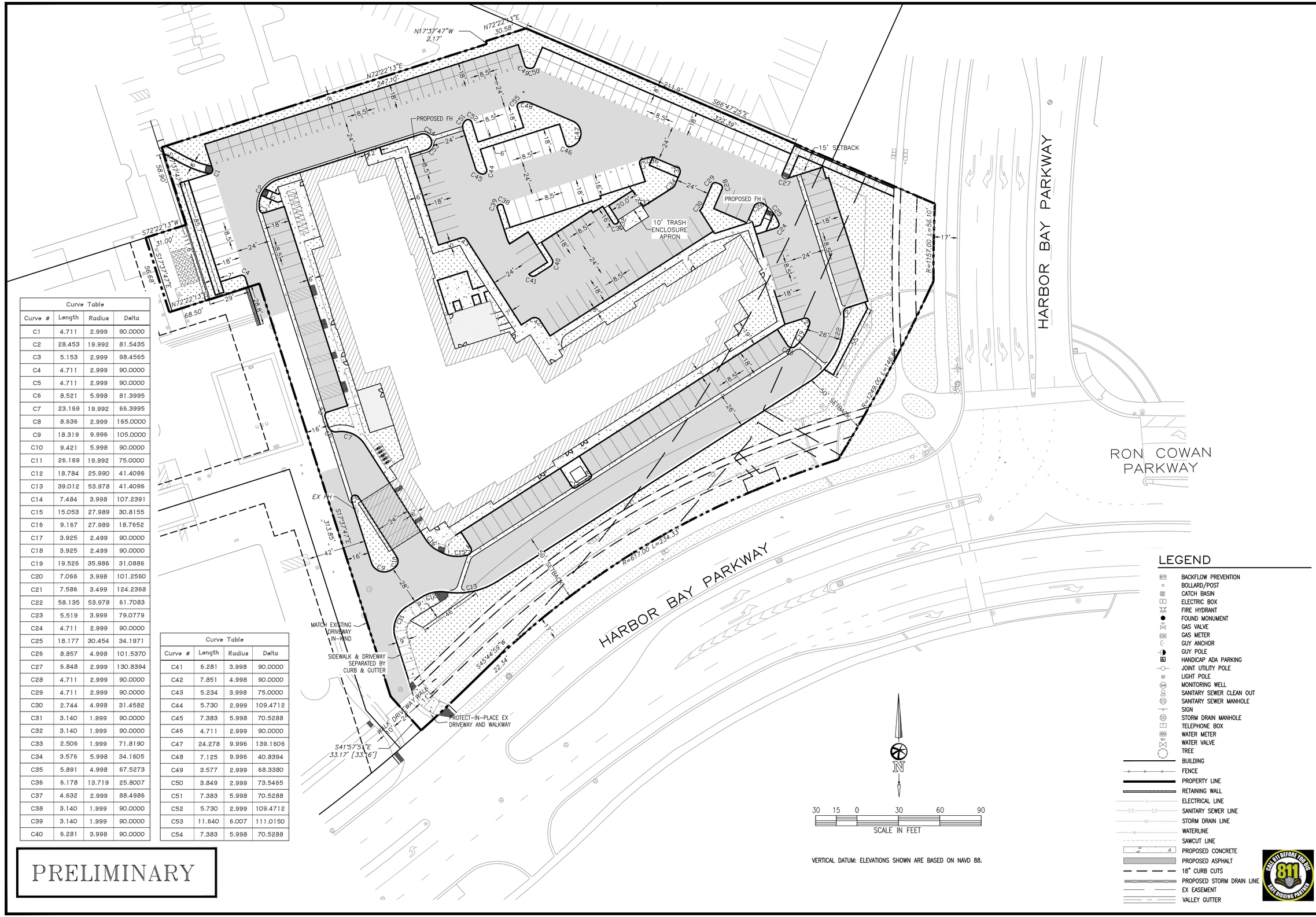
THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET

DEMOLITION PLAN

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 4 OF 20

JOB NO. 21076



Curve Table			
Curve #	Length	Radius	Delta
C1	4.711	2.999	90.0000
C2	28.453	19.992	81.5435
C3	5.153	2.999	98.4565
C4	4.711	2.999	90.0000
C5	4.711	2.999	90.0000
C6	8.521	5.998	81.3995
C7	23.169	19.992	66.3995
C8	8.636	2.999	165.0000
C9	18.319	9.996	105.0000
C10	9.421	5.998	90.0000
C11	26.169	19.992	75.0000
C12	18.784	25.990	41.4096
C13	39.012	53.978	41.4096
C14	7.484	3.998	107.2391
C15	15.053	27.989	30.8155
C16	9.167	27.989	18.7652
C17	3.925	2.499	90.0000
C18	3.925	2.499	90.0000
C19	19.526	35.986	31.0886
C20	7.066	3.998	101.2560
C21	7.586	3.499	124.2368
C22	58.135	53.978	61.7083
C23	5.519	3.999	79.0779
C24	4.711	2.999	90.0000
C25	18.177	30.454	34.1971
C26	8.857	4.998	101.5370
C27	6.848	2.999	130.8394
C28	4.711	2.999	90.0000
C29	4.711	2.999	90.0000
C30	2.744	4.998	31.4582
C31	3.140	1.999	90.0000
C32	3.140	1.999	90.0000
C33	2.506	1.999	71.8190
C34	3.576	5.998	34.1605
C35	5.891	4.998	67.5273
C36	6.178	13.719	25.8007
C37	4.632	2.999	88.4986
C38	3.140	1.999	90.0000
C39	3.140	1.999	90.0000
C40	6.281	3.998	90.0000

Curve Table			
Curve #	Length	Radius	Delta
C41	6.281	3.998	90.0000
C42	7.851	4.998	90.0000
C43	5.234	3.998	75.0000
C44	5.730	2.999	109.4712
C45	7.383	5.998	70.5288
C46	4.711	2.999	90.0000
C47	24.278	9.996	139.1606
C48	7.125	9.996	40.8394
C49	3.577	2.999	68.3380
C50	3.849	2.999	73.5465
C51	7.383	5.998	70.5288
C52	5.730	2.999	109.4712
C53	11.640	6.007	111.0150
C54	7.383	5.998	70.5288

PRELIMINARY

LEGEND

- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
- HANDICAP ADA PARKING
- JOINT UTILITY POLE
- LIGHT POLE
- MONITORING WELL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- TREE
- BUILDING
- FENCE
- PROPERTY LINE
- RETAINING WALL
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATERLINE
- SAWCUT LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 18" CURB CUTS
- PROPOSED STORM DRAIN LINE
- EX EASEMENT
- VALLEY GUTTER

N

30 15 0 30 60 90

SCALE IN FEET

VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

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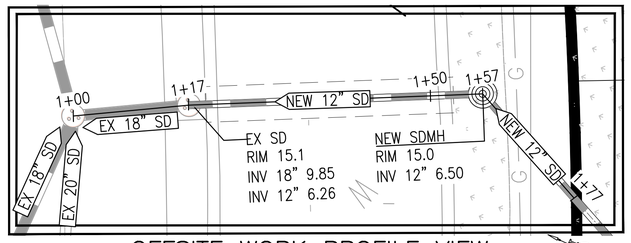
THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET

DIMENSIONED SITE PLAN

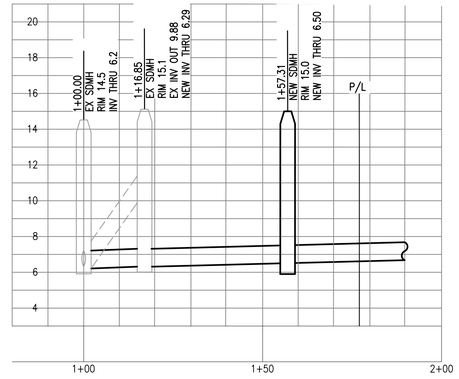
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 5 OF 20

JOB NO. 21076



OFFSITE WORK PROFILE VIEW
SCALE: 1"=10'



OFFSITE WORK PROFILE VIEW
HORIZONTAL SCALE: 1"=20'
HORIZONTAL SCALE: 1"=4'

LEGEND

- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
- HANDICAP ADA PARKING
- JOINT UTILITY POLE
- EX LIGHT POLE
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED LIGHT (BY OTHERS)
- MONITORING WELL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE

- BUILDING
- FENCE
- PROPERTY LINE
- RETAINING WALL
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATERLINE
- SAWCUT LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED STORM DRAIN LINE
- EX EASEMENT
- VALLEY GUTTER
- SETBACK LINE
- CONSTRUCTION LIMIT

NOTES

1. INSTALL 3" SIDEWALK DRAIN SEE DETAIL 3/20
2. INSTALL TRENCH DRAIN SEE DETAIL 5/19
3. INSTALL CHECK DAM SEE DETAIL 4/20
4. PROPOSED UTILITY WORK OUTSIDE OF THE PROPERTY LIMITS WILL REQUIRE A SEPARATE APPROVED ENCROACHMENT BEFORE WORK CAN COMMENCE IN THE PUBLIC RIGHT-OF-WAY.
5. INSTALL BUBBLER SEE DETAIL 5/20

30 15 0 30 60 90
SCALE IN FEET

VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

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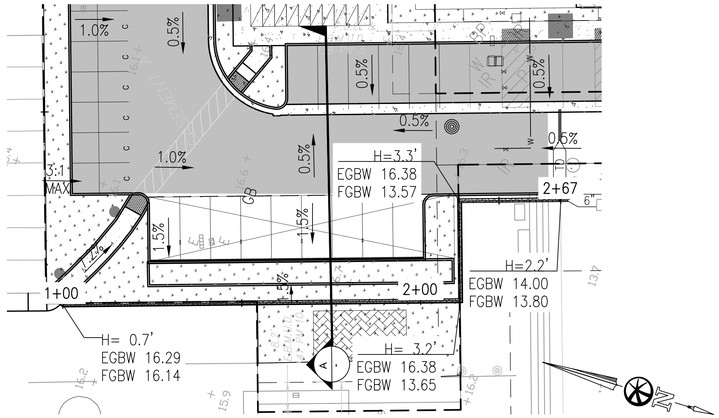
THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET

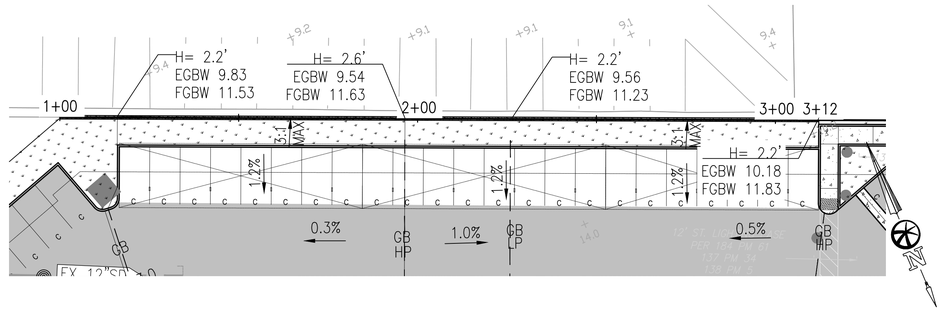
GRADING AND DRAINAGE PLAN

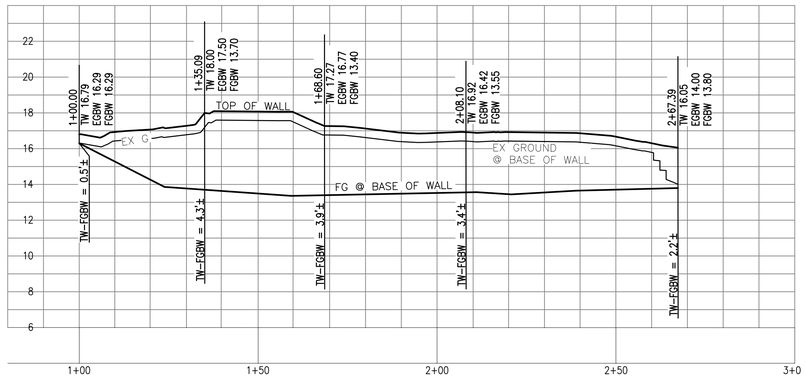
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 6 OF 20

JOB NO. 21076



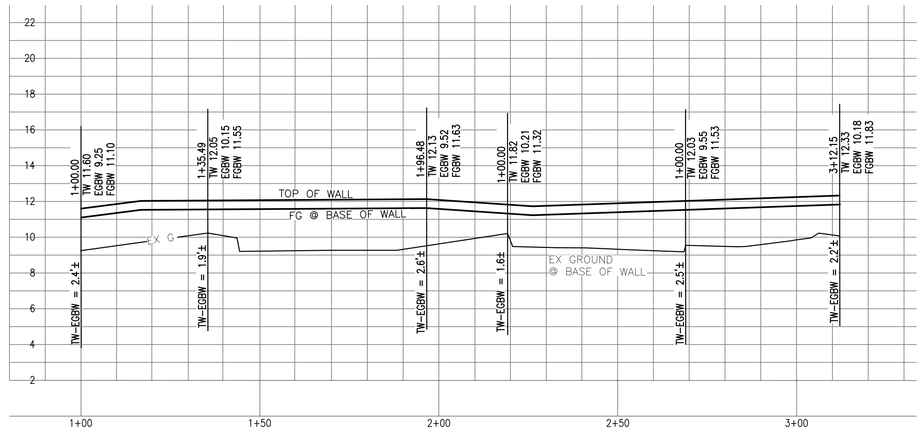




RETAINING WALL PROFILE VIEW

HORIZONTAL SCALE: 1"=20'

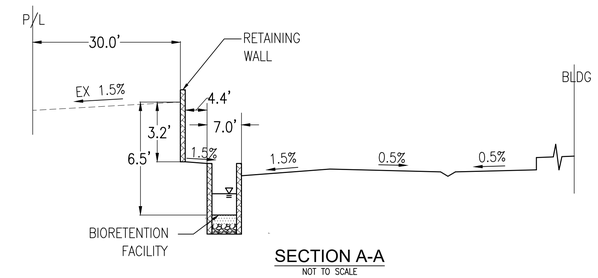
HORIZONTAL SCALE: 1"=4'



RETAINING WALL PROFILE VIEW

HORIZONTAL SCALE: 1"=20'

HORIZONTAL SCALE: 1"=4'



SECTION A-A

NOT TO SCALE

NOTES
1. KEYSTONE RETAINING WALL OR APPROVE EQUAL. PRODUCT TYPE TO BE APPROVED PRIOR TO INSTALLATION.

PRELIMINARY

20 10 0 20 40 60

SCALE IN FEET

LEGEND

- BUILDING
- FENCE
- PROPERTY LINE
- RETAINING WALL
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATERLINE
- SAWCUT LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED STORM DRAIN LINE
- EX EASEMENT
- VALLEY GUTTER
- SETBACK LINE
- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
- HANDICAP ADA PARKING
- JOINT UTILITY POLE
- EX LIGHT POLE
- PROPOSED LIGHT POLE
- MONITORING WELL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE

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PRELIMINARY NOT FOR CONSTRUCTION

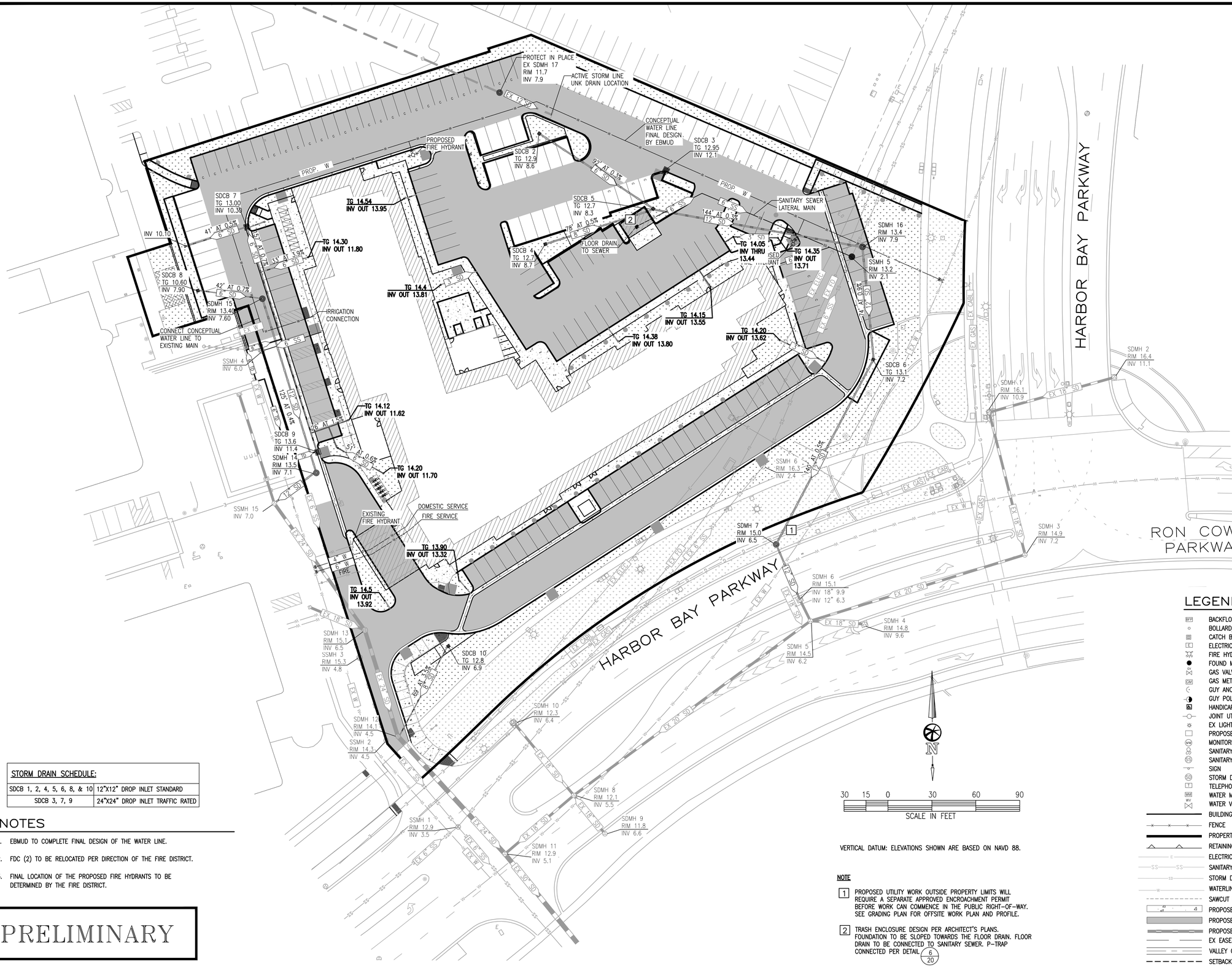
THE ALAMEDA HOTELS — SITE IMPROVEMENT PERMIT SET

RETAINING WALL PLAN

CITY OF ALAMEDA — ALAMEDA COUNTY — CALIFORNIA

SHEET 7 OF 20

JOB NO. 21076



STORM DRAIN SCHEDULE:	
SDCB 1, 2, 4, 5, 6, 8, & 10	12"X12" DROP INLET STANDARD
SDCB 3, 7, 9	24"X24" DROP INLET TRAFFIC RATED

NOTES

1. EBMUD TO COMPLETE FINAL DESIGN OF THE WATER LINE.
2. FDC (2) TO BE RELOCATED PER DIRECTION OF THE FIRE DISTRICT.
3. FINAL LOCATION OF THE PROPOSED FIRE HYDRANTS TO BE DETERMINED BY THE FIRE DISTRICT.

PRELIMINARY

VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

NOTE

1. PROPOSED UTILITY WORK OUTSIDE PROPERTY LIMITS WILL REQUIRE A SEPARATE APPROVED ENCROACHMENT PERMIT BEFORE WORK CAN COMMENCE IN THE PUBLIC RIGHT-OF-WAY. SEE GRADING PLAN FOR OFFSITE WORK PLAN AND PROFILE.
2. TRASH ENCLOSURE DESIGN PER ARCHITECT'S PLANS. FOUNDATION TO BE SLOPED TOWARDS THE FLOOR DRAIN. FLOOR DRAIN TO BE CONNECTED TO SANITARY SEWER. P-TRAP CONNECTED PER DETAIL 6/20

LEGEND

- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
- HANDICAP ADA PARKING
- JOINT UTILITY POLE
- EX LIGHT POLE
- PROPOSED LIGHT POLE
- MONITORING WELL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- BUILDING
- FENCE
- PROPERTY LINE
- RETAINING WALL
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATERLINE
- SAWCUT LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED STORM DRAIN LINE
- EX EASEMENT
- VALLEY GUTTER
- SETBACK LINE (50')

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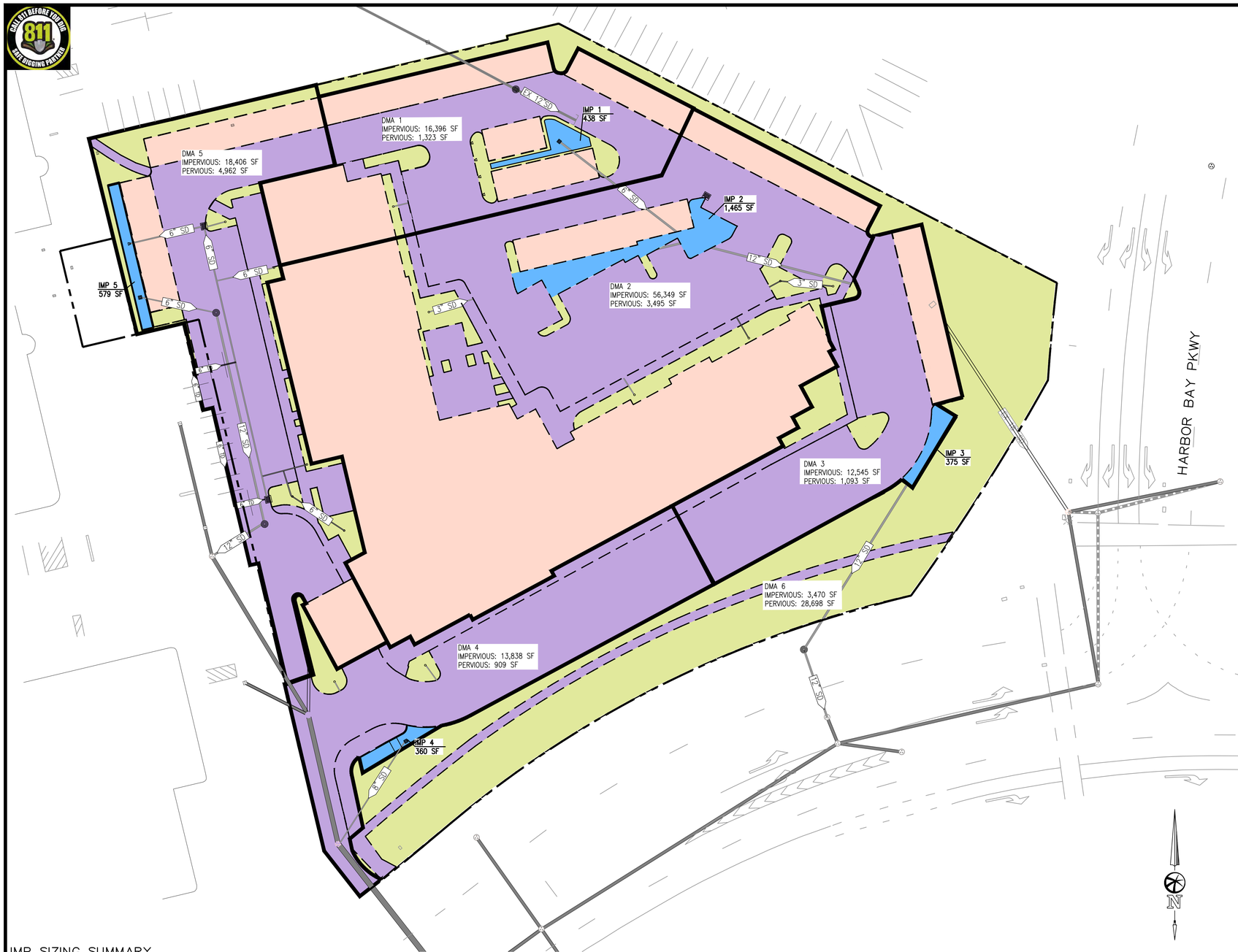
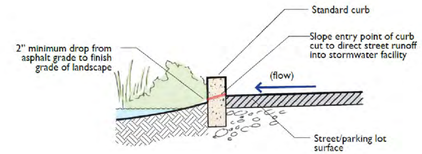
REGISTERED PROFESSIONAL ENGINEER ALEXANDRA F. HOPPENOT No. 91379 PRELIMINARY NOT FOR CONSTRUCTION STATE OF CALIFORNIA

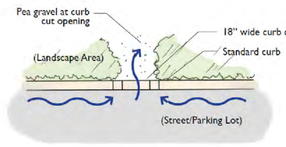
THE ALAMEDA HOTELS
SITE IMPROVEMENT PERMIT SET
CIVIL UTILITY PLAN
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 8 OF 20
JOB NO. 21076





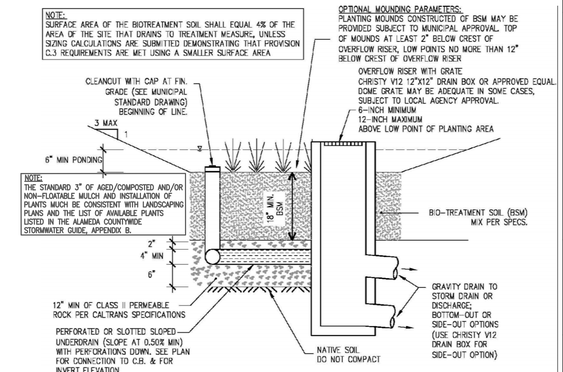
Standard Curb Cut Section View



Standard Curb Cut Plan View

TYPICAL CURB CUT DETAIL

NTS



NOT TO SCALE

TYPICAL ALAMEDA COUNTY BIORETENTION FACILITY

NTS

LEGEND

- PROJECT BOUNDARY
- DRAINAGE MANAGEMENT AREA
- EASEMENT
- STORM DRAIN
- CONVENTIONAL ROOF
- PERVIOUS LANDSCAPE
- CONCRETE/ASPHALT CONCRETE
- BIORETENTION

30 15 0 30 60 90

SCALE IN FEET

GENERAL NOTES:

1. TRASH ENCLOSURE SHALL BE CONSISTENT WITH REQUIREMENTS BY THE STORMWATER PERMIT, SEE DETAIL 4 SHEET 19.
2. ALL STORM DRAIN CATCH BASINS TO BE CLEARLY MARKED WITH "NO DUMPING! DRAINS TO BAY."
3. BIORETENTION SOIL MIX SHALL BE CONSISTENT WITH SOIL SPECIFICATIONS IN APPENDIX K OF THE MOST RECENT VERSION OF THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM'S PROVISION C3 TECH. GUIDANCE MANUAL.

IMP SIZING SUMMARY

NAME: DMA 1
IMP TYPE: FLOW-THROUGH PLANTER

POST-PROJ. SURFACE TYPE	AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING		
				4% IMP SIZING (SF)	OPTIMAL IMP SIZING (SF)	OPTIMAL IMP PONDING DEPTH (IN)
IMPERVIOUS	16,396	1.0	16,396			
PERVIOUS	1,323	0.1	132			
TOTAL IMPERVIOUS SURFACE			16,538	661	438	7.74

NAME: DMA 2
IMP TYPE: FLOW-THROUGH PLANTER

POST-PROJ. SURFACE TYPE	AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING		
				4% IMP SIZING (SF)	OPTIMAL IMP SIZING (SF)	OPTIMAL IMP PONDING DEPTH (IN)
IMPERVIOUS	56,349	1.0	56,349			
PERVIOUS	3,495	0.1	350			
TOTAL IMPERVIOUS SURFACE			56,699	2,268	1465	8.50

NAME: DMA 3
IMP TYPE: BIORETENTION FACILITY

POST-PROJ. SURFACE TYPE	AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING		
				4% IMP SIZING (SF)	OPTIMAL IMP SIZING (SF)	OPTIMAL IMP PONDING DEPTH (IN)
IMPERVIOUS	12,545	1.0	12,545			
PERVIOUS	1,093	0.1	109			
TOTAL IMPERVIOUS SURFACE			12,654	506	375	5.43

NAME: DMA 4
IMP TYPE: BIORETENTION FACILITY

POST-PROJ. SURFACE TYPE	AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING		
				4% IMP SIZING (SF)	OPTIMAL IMP SIZING (SF)	OPTIMAL IMP PONDING DEPTH (IN)
IMPERVIOUS	13,838	1.0	13,838			
PERVIOUS	909	0.1	91			
TOTAL IMPERVIOUS SURFACE			13,928	557	360	8.50

NAME: DMA 5
IMP TYPE: BIORETENTION FACILITY

POST-PROJ. SURFACE TYPE	AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING		
				4% IMP SIZING (SF)	OPTIMAL IMP SIZING (SF)	OPTIMAL IMP PONDING DEPTH (IN)
IMPERVIOUS	18,406	1.0	18,406			
PERVIOUS	4,962	0.1	496			
TOTAL IMPERVIOUS SURFACE			18,902	749	579	4.75

NAME: DMA 6
IMP TYPE: SELF-RETAINING

POST-PROJ. TOTAL AREA (SF)	POST-PROJ. IMPERVIOUS (SF)	POST-PROJ. PERVIOUS (SF)	SELF-RET. RATIO
31,571	3,271	28,300	0.1:1

PRELIMINARY

BY	DATE	REVISIONS

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REGISTERED PROFESSIONAL ENGINEER ALEXANDRA F. HOEPPNER No. 91927 CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

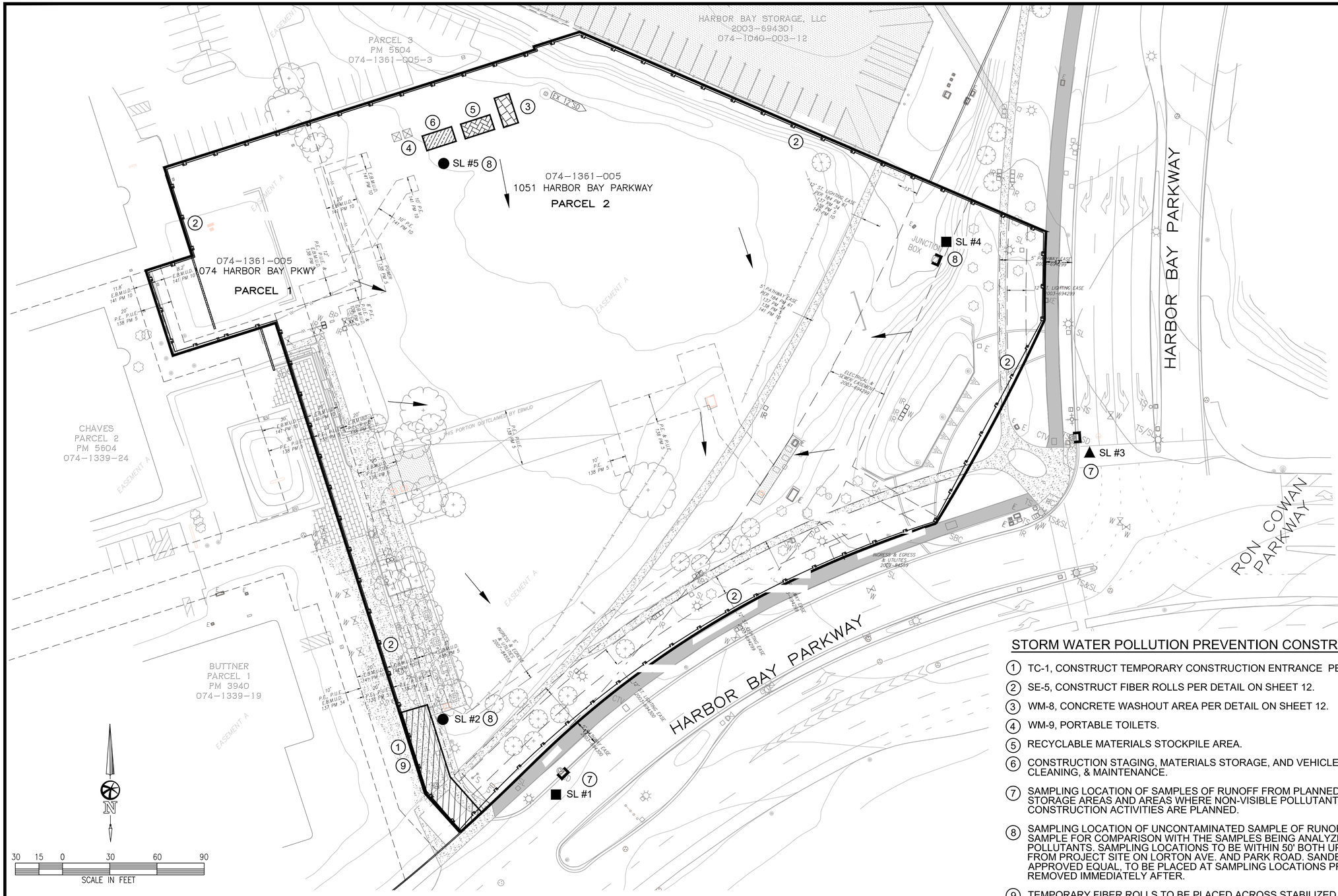
THE ALAMEDA HOTELS — SITE IMPROVEMENT PERMIT SET

STORMWATER CONTROL PLAN

CITY OF ALAMEDA — ALAMEDA COUNTY — CALIFORNIA

SHEET 9 OF 20

JOB NO. 21076



VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

PRELIMINARY

STORM WATER POLLUTION PREVENTION CONSTRUCTION NOTES:

1. TC-1, CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL ON SHEET 12.
2. SE-5, CONSTRUCT FIBER ROLLS PER DETAIL ON SHEET 12.
3. WM-8, CONCRETE WASHOUT AREA PER DETAIL ON SHEET 12.
4. WM-9, PORTABLE TOILETS.
5. RECYCLABLE MATERIALS STOCKPILE AREA.
6. CONSTRUCTION STAGING, MATERIALS STORAGE, AND VEHICLE/EQUIPMENT STORAGE, CLEANING, & MAINTENANCE.
7. SAMPLING LOCATION OF SAMPLES OF RUNOFF FROM PLANNED MATERIAL AND WASTE STORAGE AREAS AND AREAS WHERE NON-VISIBLE POLLUTANT PRODUCING CONSTRUCTION ACTIVITIES ARE PLANNED.
8. SAMPLING LOCATION OF UNCONTAMINATED SAMPLE OF RUNOFF AS A BACKGROUND SAMPLE FOR COMPARISON WITH THE SAMPLES BEING ANALYZED FOR NON-VISIBLE POLLUTANTS. SAMPLING LOCATIONS TO BE WITHIN 50' BOTH UP AND DOWNSTREAM FROM PROJECT SITE ON LORTON AVE. AND PARK ROAD. SANDBAG CHECK DAM, OR APPROVED EQUAL, TO BE PLACED AT SAMPLING LOCATIONS PRIOR TO SAMPLING AND REMOVED IMMEDIATELY AFTER.
9. TEMPORARY FIBER ROLLS TO BE PLACED ACROSS STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO AND DURING ALL STORM EVENTS TO PREVENT RUNOFF.

LEGEND

- PROJECT & CONSTRUCTION BOUNDARY
- TEMPORARY FIBER ROLLS
- STORM DRAIN INLET PROTECTION/CHECK DAM
- WM-8, CONCRETE WASHOUT AREA
- TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION STAGING, MATERIALS STORAGE, AND VEHICLE/EQUIPMENT STORAGE, CLEANING, & MAINTENANCE AREA.
- RECYCLABLE MATERIALS STOCKPILE AREA.
- SAMPLING LOCATION OF RUNOFF ADJACENT TO MATERIAL AND WASTE STORAGE AREAS.
- SAMPLING LOCATION OF RUNOFF IN AN UNCONTAMINATED AREA TO BE USED AS A BASE SAMPLE FOR COMPARISON. (SL #)
- SAMPLING LOCATION OF RUNOFF (SL #).
- WM-9, PORTABLE TOILETS.
- DIRECTION OF FLOW

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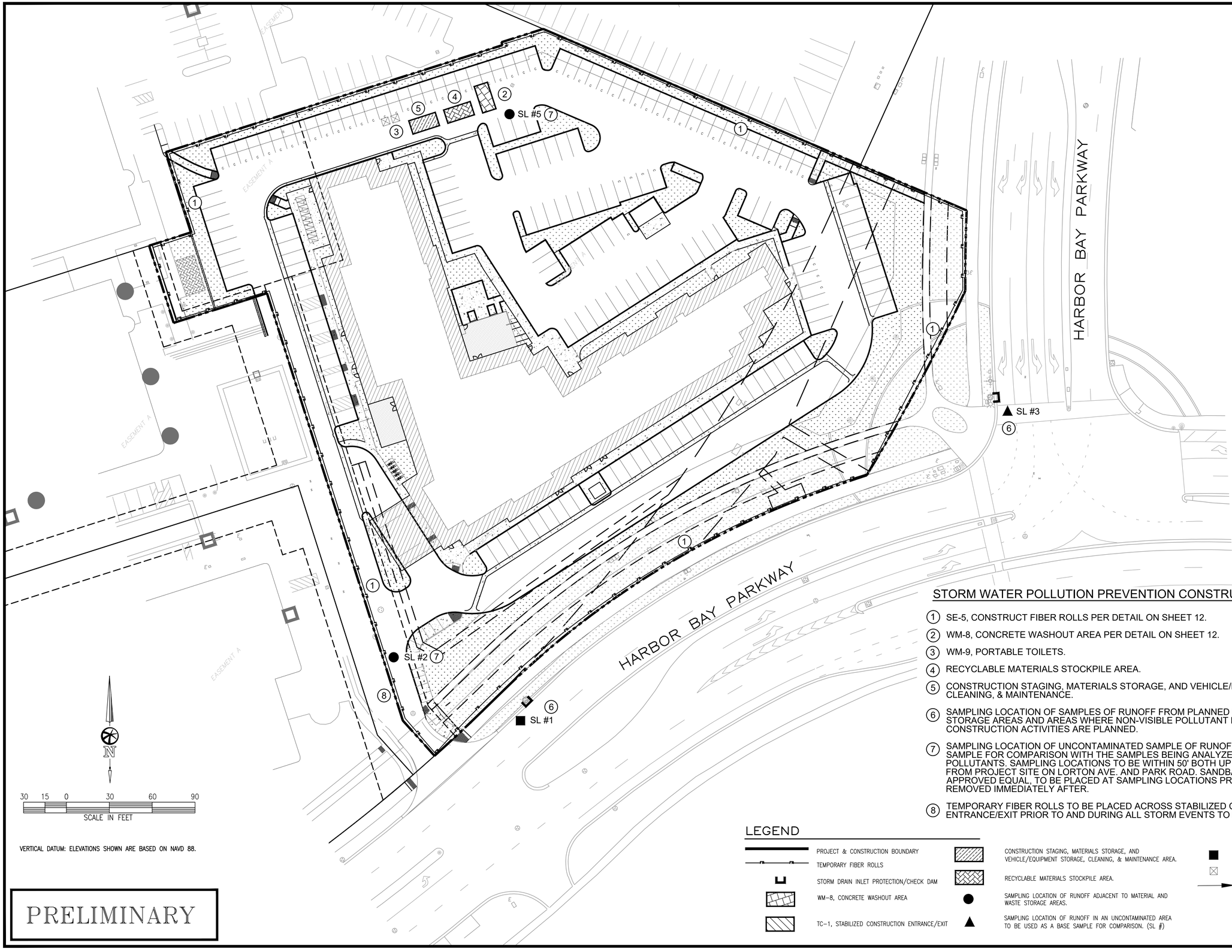
PROFESSIONAL ENGINEER — ALEXANDRIA FU — No. 91039 — CIVIL — STATE OF CALIFORNIA

THE ALAMEDA HOTELS — SITE IMPROVEMENT PERMIT SET
EROSION CONTROL PLAN PHASE 1
CITY OF ALAMEDA — ALAMEDA COUNTY — CALIFORNIA

SHEET 10 OF 20
JOB NO. 21076



VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

PRELIMINARY

STORM WATER POLLUTION PREVENTION CONSTRUCTION NOTES:

1. SE-5, CONSTRUCT FIBER ROLLS PER DETAIL ON SHEET 12.
2. WM-8, CONCRETE WASHOUT AREA PER DETAIL ON SHEET 12.
3. WM-9, PORTABLE TOILETS.
4. RECYCLABLE MATERIALS STOCKPILE AREA.
5. CONSTRUCTION STAGING, MATERIALS STORAGE, AND VEHICLE/EQUIPMENT STORAGE, CLEANING, & MAINTENANCE.
6. SAMPLING LOCATION OF SAMPLES OF RUNOFF FROM PLANNED MATERIAL AND WASTE STORAGE AREAS AND AREAS WHERE NON-VISIBLE POLLUTANT PRODUCING CONSTRUCTION ACTIVITIES ARE PLANNED.
7. SAMPLING LOCATION OF UNCONTAMINATED SAMPLE OF RUNOFF AS A BACKGROUND SAMPLE FOR COMPARISON WITH THE SAMPLES BEING ANALYZED FOR NON-VISIBLE POLLUTANTS. SAMPLING LOCATIONS TO BE WITHIN 50' BOTH UP AND DOWNSTREAM FROM PROJECT SITE ON LORTON AVE. AND PARK ROAD. SANDBAG CHECK DAM, OR APPROVED EQUAL, TO BE PLACED AT SAMPLING LOCATIONS PRIOR TO SAMPLING AND REMOVED IMMEDIATELY AFTER.
8. TEMPORARY FIBER ROLLS TO BE PLACED ACROSS STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO AND DURING ALL STORM EVENTS TO PREVENT RUNOFF.

LEGEND

- PROJECT & CONSTRUCTION BOUNDARY
- TEMPORARY FIBER ROLLS
- STORM DRAIN INLET PROTECTION/CHECK DAM
- WM-8, CONCRETE WASHOUT AREA
- TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION STAGING, MATERIALS STORAGE, AND VEHICLE/EQUIPMENT STORAGE, CLEANING, & MAINTENANCE AREA.
- RECYCLABLE MATERIALS STOCKPILE AREA.
- SAMPLING LOCATION OF RUNOFF ADJACENT TO MATERIAL AND WASTE STORAGE AREAS.
- SAMPLING LOCATION OF RUNOFF IN AN UNCONTAMINATED AREA TO BE USED AS A BASE SAMPLE FOR COMPARISON. (SL #)
- SAMPLING LOCATION OF RUNOFF (SL #).
- WM-9, PORTABLE TOILETS.
- DIRECTION OF FLOW

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REGISTERED PROFESSIONAL ENGINEER ALEXANDRU PRELIPCEAN No. 91397 CIVIL STATE OF CALIFORNIA

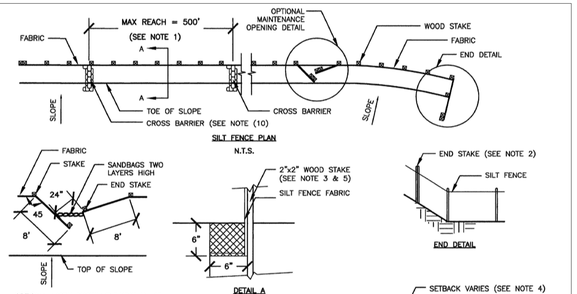
THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET

EROSION CONTROL PLAN PHASE 2

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 11 OF 20

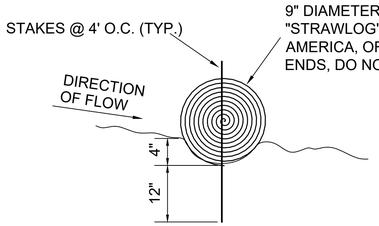
JOB NO. 21076



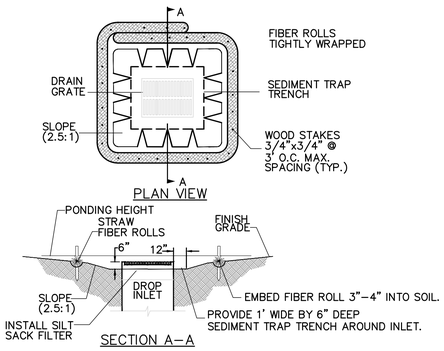
NOTES:

1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
3. STAKE DIMENSIONS ARE NOMINAL
4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED INA MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
12. JOINING SECTIONS SHALL NOT BE PLACES AT SUMP LOCATIONS
13. GRAVEL BAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

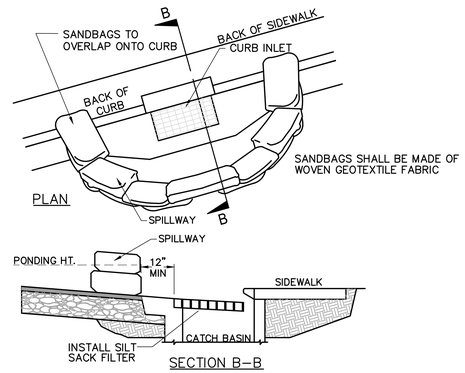
SE-1 SILT FENCE
NOT TO SCALE



SE-5 TEMPORARY FIBER ROLL
NOT TO SCALE



DROP INLET FIBER ROLLS SEDIMENT BARRIER - ALL INLETS (TYP)
NTS

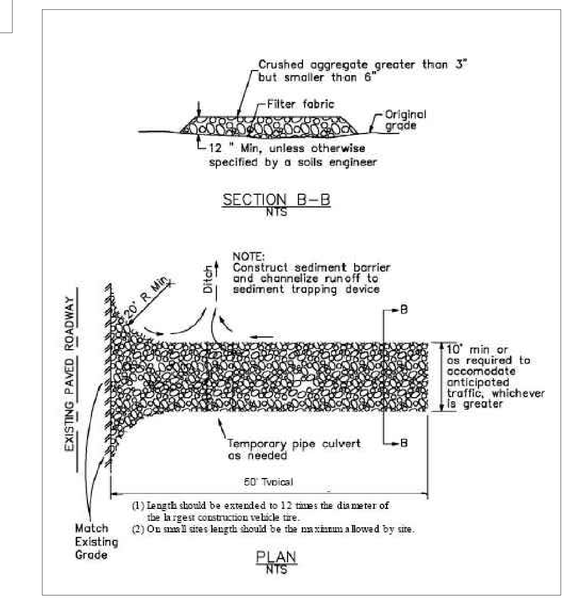


CURB INLET SEDIMENT BARRIER
NTS

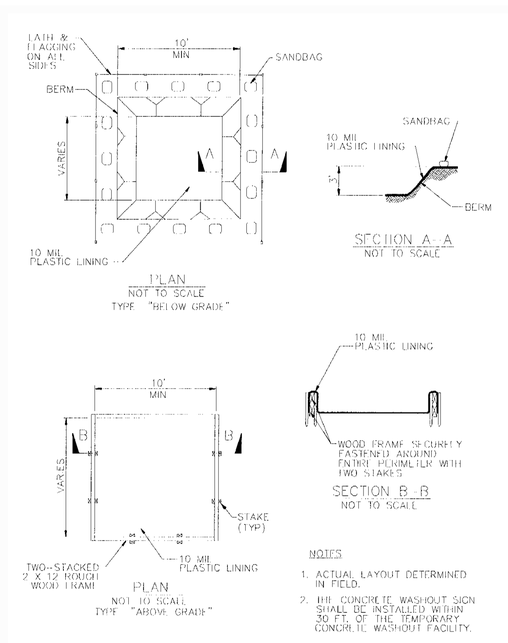
NOTES:

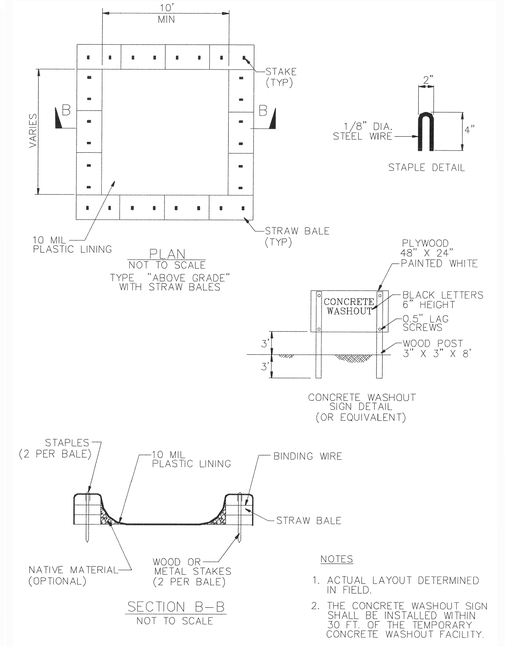
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. (FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.)
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

SE-10 TEMPORARY DRAIN INLET PROTECTION
NOT TO SCALE



TC-1 TEMPORARY CONSTRUCTION ENTRANCE/EXIT
NOT TO SCALE





WM-8 CONCRETE WASHOUT
NOT TO SCALE

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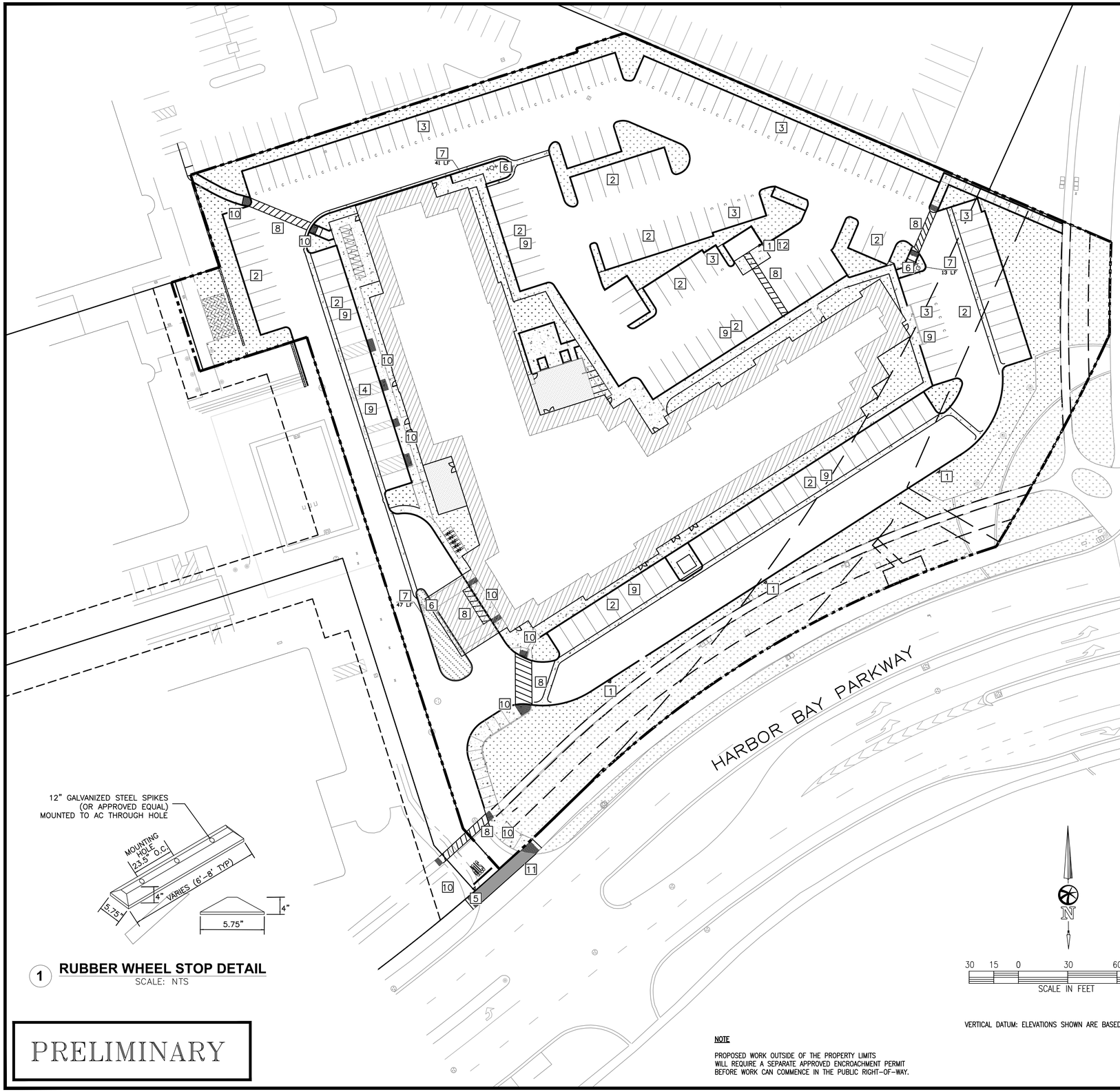
THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET

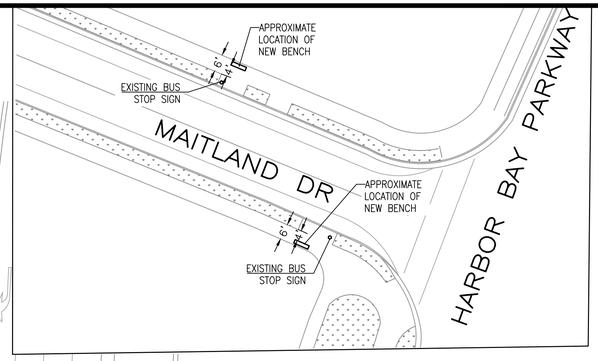
EROSION CONTROL PLAN DETAILS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 12 OF 20

JOB NO. 21076





BUS STOP LOCATIONS

SCALE: NTS

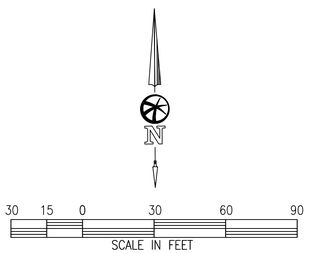
NOTE:

TWO BENCHES TO BE ADDED AT THE AC TRANSIT BUS STOPS NEAR MAITLAND DRIVE AND HARBOR BAY PARKWAY AT BACK OF WALK FROM EXISTING SIGN. SEE LANDSCAPE PLANS L3.1 DETAIL V FOR BENCH DETAILS. BENCHES TO BE PLACED ON ACCORDANCE TO AC TRANSIT DESIGN GUIDELINES.

1 RUBBER WHEEL STOP DETAIL

SCALE: NTS

PRELIMINARY



VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

NOTE

PROPOSED WORK OUTSIDE OF THE PROPERTY LIMITS WILL REQUIRE A SEPARATE APPROVED ENCROACHMENT PERMIT BEFORE WORK CAN COMMENCE IN THE PUBLIC RIGHT-OF-WAY.

CONSTRUCTION NOTES

1. INSTALL "NO PARKING ANY TIME" SIGN.
2. 6" WHITE PARKING STRIPE, 18'/EA, 104 TOTAL (ONSITE ONLY)
3. COMPACT MARKING AND 6" WHITE PARKING STRIPE, 16'/EA, 58 TOTAL (ONSITE ONLY)
4. 6" WHITE STRIPE ADA RAMP MARKING PER THE LATEST CBC DETAILS
5. STOP SIGN (R1-1) PER CITY OF ALAMEDA STANDARD PLANS, STOP MARKER AND BAR
6. BLUE HYDRANT MARKER
7. PAINTED RED CURB
8. INSTALL HIGH VISIBILITY CROSSWALK STRIPING (LADDER DESIGN) PER MUTCD.
9. RUBBER WHEEL STOPS (TYP) SEE DETAIL 1 TO THE LEFT
10. TRUNCATED DOMES
11. INSTALL GREEN BIKE LANE HATCH PER NACTO URBAN BIKEWAY DESIGN GUIDE
12. INSTALL SIGNS LABELING WASTE AND CLEARLY IDENTIFYING HOW TO SORT WASTE INTO RECYCLING, ORGANICS, AND TRASH PER CITY OF ALAMEDA MUNICIPAL CODE CHAPTER 21

CALL 811 BEFORE YOU DIG — 811 SITE DIGGING PARTNER

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THE ALAMEDA HOTELS — SITE IMPROVEMENT PERMIT SET

SIGNING & STRIPING PLAN

CITY OF ALAMEDA — ALAMEDA COUNTY — CALIFORNIA

SHEET 13 OF 20

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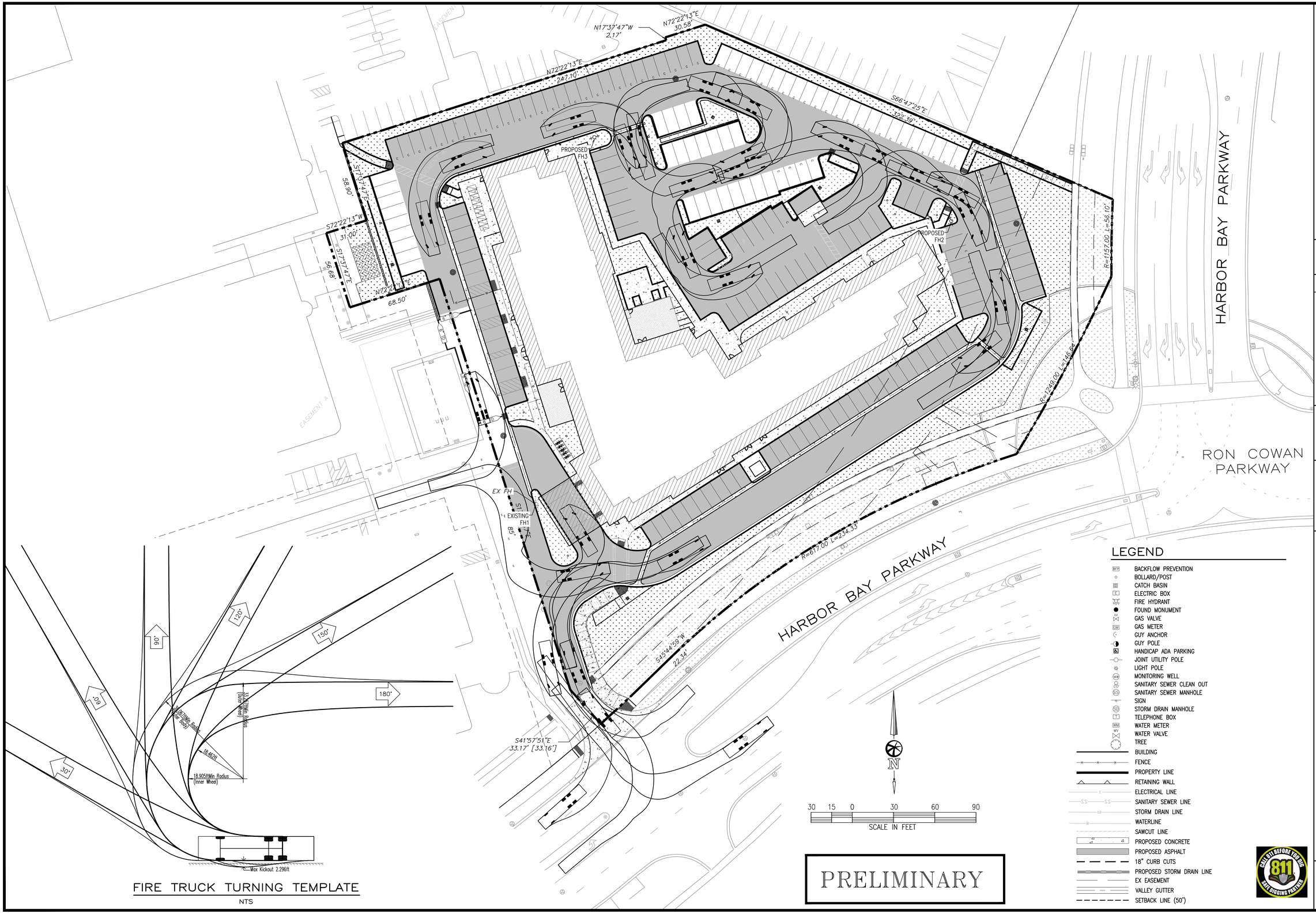

FIRE TRUCK TURNING TEMPLATE

NTS

LEGEND

- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
- HANDICAP ADA PARKING
- JOINT UTILITY POLE
- LIGHT POLE
- MONITORING WELL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- TREE
- BUILDING
- FENCE
- PROPERTY LINE
- RETAINING WALL
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATERLINE
- SAWCUT LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 18" CURB CUTS
- PROPOSED STORM DRAIN LINE
- EX EASEMENT
- VALLEY GUTTER
- SETBACK LINE (50')

BY	DATE	REVISIONS

40th Bellecci ANNIVERSARY 1983–2023

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PROFESSIONAL ENGINEER ALEXANDER F. HOEPPNER No. 91337 CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION PRELIMINARY

THE ALAMEDA HOTELS — SITE IMPROVEMENT PERMIT SET

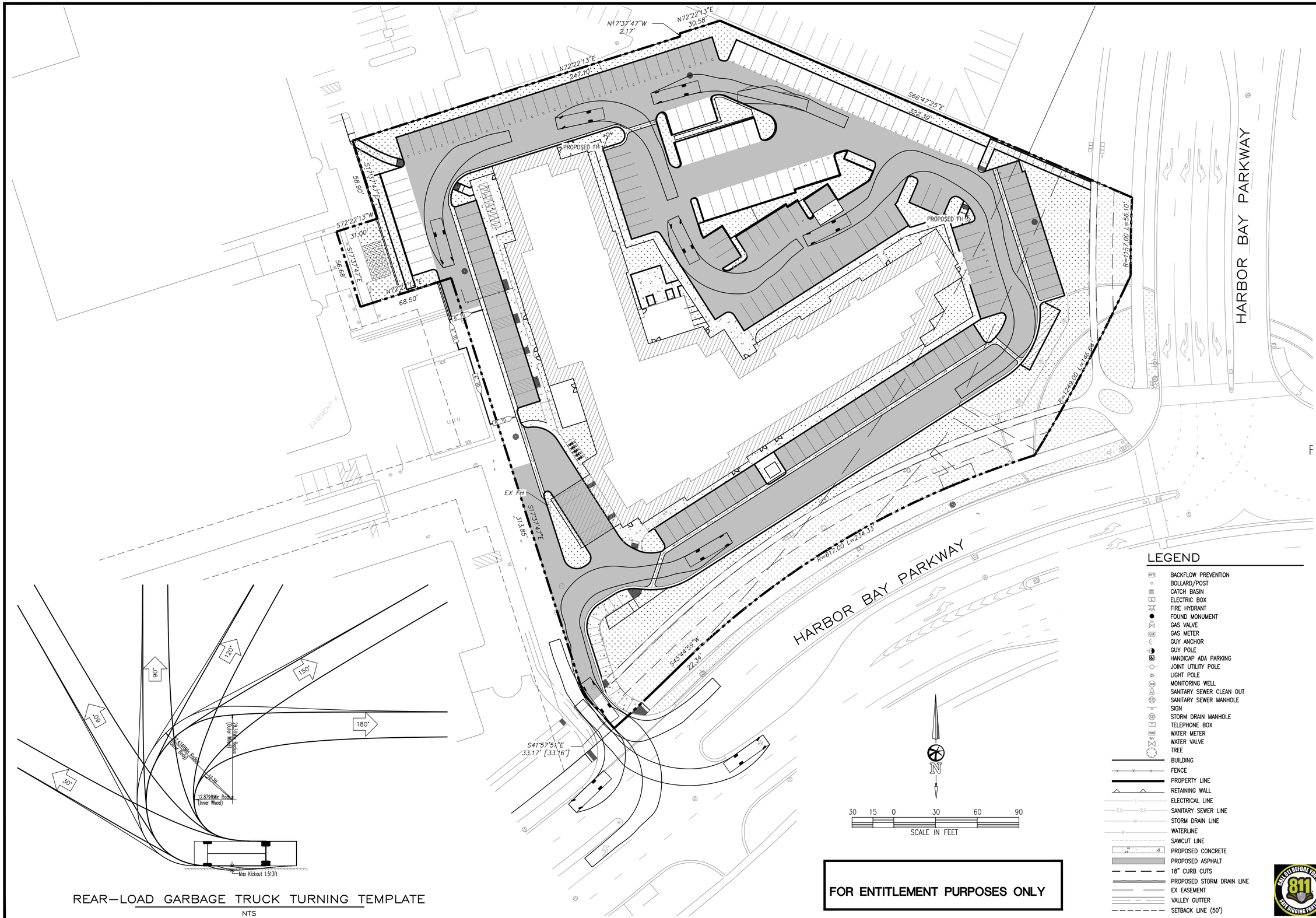
FIRE ACCESS PLAN

CITY OF ALAMEDA — ALAMEDA COUNTY — CALIFORNIA

811 CALL 811 BEFORE YOU DIG SAFE DIGGING PARTNER

SHEET 14 OF 20

JOB NO. 21076



REAR–LOAD GARBAGE TRUCK TURNING TEMPLATE

NTS

LEGEND

- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
- HANDICAP ADA PARKING
- JOINT UTILITY POLE
- LIGHT POLE
- MONITORING WELL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE
- TREE
- BUILDING
- FENCE
- PROPERTY LINE
- RETAINING WALL
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATERLINE
- SAWCUT LINE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 18" CURB CUTS
- PROPOSED STORM DRAIN LINE
- EX EASEMENT
- VALLEY GUTTER
- SETBACK LINE (50')

BY	DATE	REVISIONS

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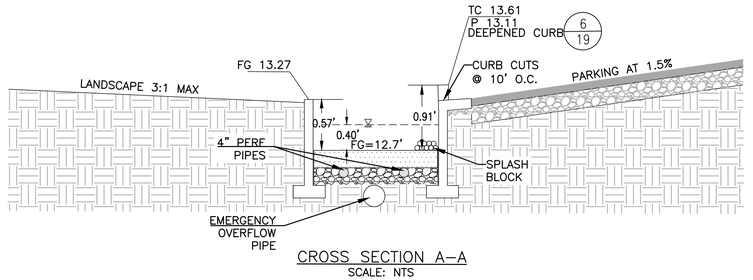
REGISTERED PROFESSIONAL ENGINEER ALEXANDER FREPPON No. 91871 CIVIL STATE OF CALIFORNIA

THE ALAMEDA HOTELS — SITE IMPROVEMENT PERMIT SET

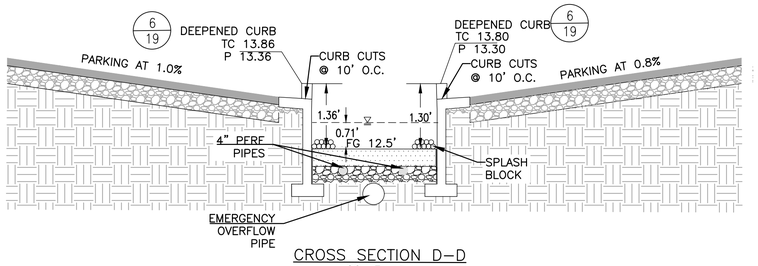
WASTE COLLECTION PLAN

CITY OF ALAMEDA — ALAMEDA COUNTY — CALIFORNIA

JOB NO. 21076



CROSS SECTION A–A
SCALE: NTS



CROSS SECTION D–D
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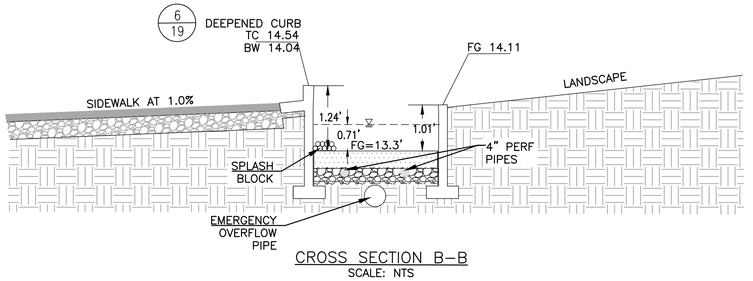

CROSS SECTION B–B
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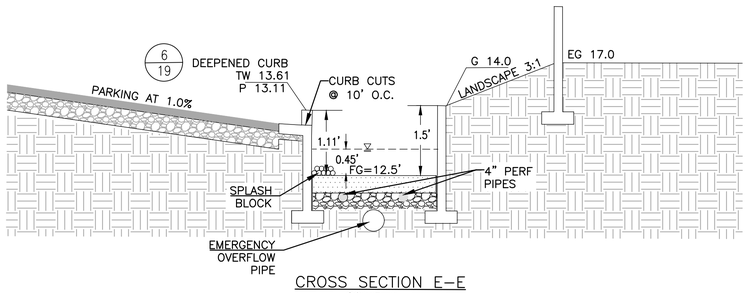

CROSS SECTION E–E
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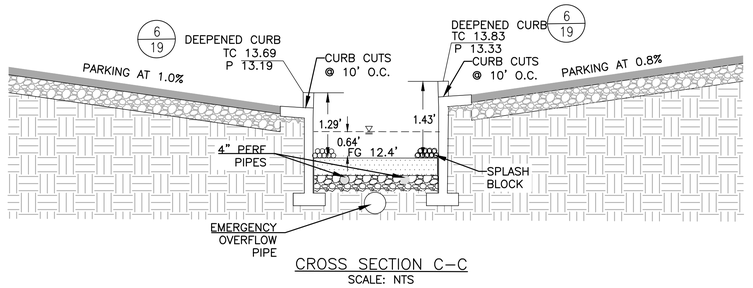

CROSS SECTION C–C
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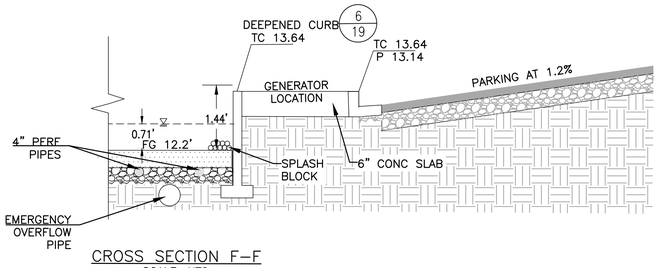

CROSS SECTION F–F
SCALE: NTS

PRELIMINARY

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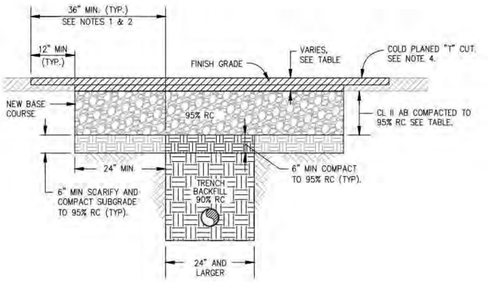
NICHOLAS ALEXANDER BELLECCI — No. 91937 — REGISTERED PROFESSIONAL ENGINEER — CIVIL — STATE OF CALIFORNIA
PRELIMINARY FOR CONSTRUCTION

THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET
BIORETENTION CROSS SECTIONS
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 16 OF 20
JOB NO. 21076



TRENCHES OVER 24" INCHES
WIDTH IN EXISTING PAVING

TRENCH PAVING TABLE (ASSUMES R = 10)		
STREET TYPE	MIN. HMA THICKNESS	MIN. CL II AB THICKNESS
RESIDENTIAL/LOCAL (TI = 5)	3"	9"
COLLECTOR (TI = 7)	4"	14"
ARTERIAL (TI = 9)	6"	18"

NOTES:

1. NEATLY CUT PAVEMENT AFTER TRENCH IS BACKFILLED TO SUBGRADE. ADDITIONAL PAVEMENT REMOVAL: REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF GUTTER, EXISTING PAVEMENT PATCH, OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN 3 FEET OF THE FINAL SAW CUT.
2. FULL TACK COAT COVERAGE ON ALL VERTICAL AND EXISTING HMA SURFACES.
3. RELATIVE COMPACTION IS DESIGNATED AS RC.
4. 1-1/2" SURFACE COURSE IF EXISTING HMA IS GREATER THAN OR EQUAL TO 3" THICK. IF HMA IS LESS THAN 3" THICK, REPLACE WITH FULL DEPTH HMA.
5. SECTIONS MAY BE REDUCED BASED ON ACTUAL R-VALUES.

NO.	REVISED	BY	APP.

CITY OF ALAMEDA, CALIFORNIA, PUBLIC WORKS DEPARTMENT

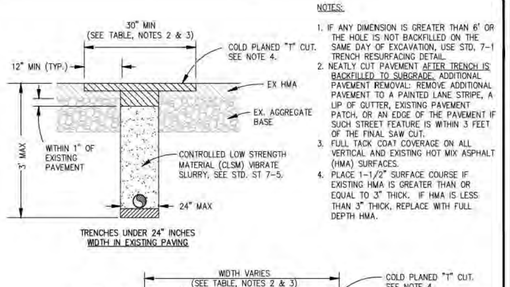
DWN: CLG
CHK JT
DEC 2021

TRENCH DETAIL
RESURFACING

STD DETAIL ST 7-1
PAGE 1 OF 5

RUSS THOMPSON
CITY ENGINEER
DATE 12/07/21

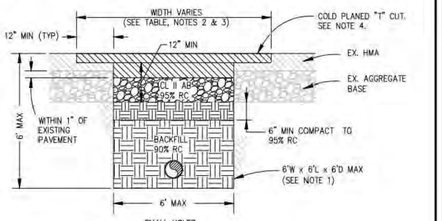
SCALE: NONE



TRENCHES UNDER 24" INCHES
WIDTH IN EXISTING PAVING

NOTES:

1. IF ANY DIMENSION IS GREATER THAN 6' OR THE HOLE IS NOT BACKFILLED ON THE SAME DAY OF EXCAVATION, USE STD. 7-1 TRENCH RESURFACING DETAIL.
2. NEATLY CUT PAVEMENT AFTER TRENCH IS BACKFILLED TO SUBGRADE. ADDITIONAL PAVEMENT REMOVAL: REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF GUTTER, EXISTING PAVEMENT PATCH, OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN 3 FEET OF THE FINAL SAW CUT.
3. FULL TACK COAT COVERAGE ON ALL VERTICAL AND EXISTING HOT MIX ASPHALT (HMA) SURFACES.
4. PLACE 1-1/2" SURFACE COURSE IF EXISTING HMA IS GREATER THAN OR EQUAL TO 3" THICK. IF HMA IS LESS THAN 3" THICK, REPLACE WITH FULL DEPTH HMA.



SMALL HOLES
(ONLY USED IN EXISTING PAVED AREAS)

TRENCH PAVING TABLE	
STREET TYPE	MIN. HMA THICKNESS
RESIDENTIAL/LOCAL	3"
COLLECTOR	4"
ARTERIAL	6""

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CITY OF ALAMEDA, CALIFORNIA, PUBLIC WORKS DEPARTMENT

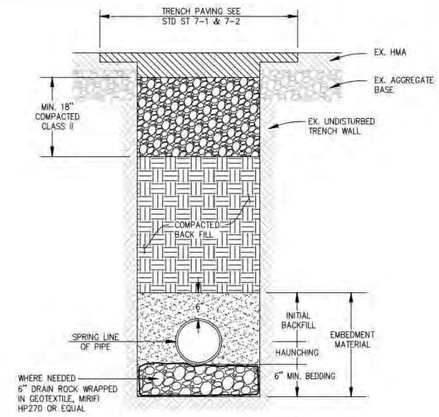
DWN: CLG
CHK JT
DEC 2021

TRENCH DETAIL
NARROW TRENCH AND SMALL HOLES

STD DETAIL ST 7-2
PAGE 2 OF 5

RUSS THOMPSON
CITY ENGINEER
DATE 12/07/21

SCALE: NONE



NOTES:

1. EMBEDMENT MATERIAL MUST BE CLASS I.
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. STANDARD BEDDING SHALL BE UTILIZED FOR ALL CASES WHERE TRENCH BOTTOMS ARE UNSTABLE DUE TO SOIL TYPE OR MOISTURE CONDITIONS.
4. VOIDS AND HAUNCH AREA ARE TO BE HAND FILLED.
5. UNDER ENGINEERS APPROVAL, COMPACTED BACK FILL MAY BE NATIVE MATERIAL.

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CITY OF ALAMEDA, CALIFORNIA, PUBLIC WORKS DEPARTMENT

DWN: CLG
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DEC 2021

TRENCH DETAIL
TRENCH BACKFILL

STD DETAIL ST 7-3
PAGE 3 OF 5

RUSS THOMPSON
CITY ENGINEER
DATE 12/07/21

SCALE: NONE.

MATERIAL SPECIFICATIONS

DRAIN ROCK MAY BE USED AS BEDDING UNDER PIPE FOR SLOPES LESS THAN 8%. DRAIN ROCK SHALL BE 100% CRUSHED AND SHALL CONFORM TO THE FOLLOWING GRADING:

1-1/2"	1"	1/2"	#4
100	95-100	0-30	0-4

CUT OFF WALLS SHALL BE PROVIDED WHEN SHOWN ON THE PLANS OR REQUIRED BY THE CITY ENGINEER.

PIPE BEDDING FOR SLOPES LESS THAN OR EQUAL TO 8% SHALL HAVE A MINIMUM SAND EQUIVALENT VALUE OF 30 AND SHALL CONFORM TO THE FOLLOWING GRADING:

1"	3/4"	3/8"	#4	#200
100	90-100	65-100	30-100	0-15

PIPE BEDDING FOR SLOPES GREATER THAN 8% SHALL HAVE A MINIMUM SAND EQUIVALENT OF 30 AND SHALL CONFORM TO THE FOLLOWING GRADING:

1"	3/4"	3/8"	#4	#30	#200
100	90-100	65-100	30-100	10-100	0-15

TRENCH BACKFILL SHALL CONFORM TO THE FOLLOWING GRADING AND HAVE A MINIMUM SAND EQUIVALENT VALUE OF 25.

3"	#4	#30
100	40 -100	10-100

WHEN SAND BEDDING IS PROPOSED FOR UTILITY CONDUIT INSTALLATION, THE MATERIAL SPECIFICATIONS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW 5 WORKING DAYS BEFORE CONSTRUCTION.

AGGREGATE BASE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 26 OF THE STATE STANDARD SPECIFICATIONS. HOT MIX ASPHALT SHALL CONFORM TO THE REQUIREMENTS OF SECTION 39 OF THE STATE STANDARD SPECIFICATIONS.

COMPACTION REQUIREMENTS

AS SHOWN ON STD. ST 7-1, ST 7-2, ST 7-3 AND IN THE FOLLOWING MODIFICATIONS

DRAIN ROCK SHALL BE CONSOLIDATED WITH A SURFACE VIBRATOR.

PIPE BEDDING MATERIAL USED TO GRADE THE TRENCH SHALL BE CONSOLIDATED WITH A SURFACE VIBRATOR WHEN IT IS PLACED OVER DRAIN ROCK OR WHEN DEPTH IS GREATER THAN 6 INCHES.

TRENCH BACKFILL MAY NOT BE COMPACTED BY JETTING.

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CITY OF ALAMEDA, CALIFORNIA, PUBLIC WORKS DEPARTMENT

DWN: CLG
CHK JT
DEC 2021

TRENCH DETAIL

STD DETAIL ST 7-4
PAGE 4 OF 5

RUSS THOMPSON
CITY ENGINEER
DATE 12/07/21

SCALE: NONE

CONTROLLED LOW STRENGTH MATERIAL (CLSM)

CLSM SHALL BE A MIXTURE OF PORTLAND CEMENT, SAND AND 1" MAXIMUM COARSE AGGREGATE, AIR ENTRAINING AGENT AND WATER, BATCHED BY A READY-MIXED CONCRETE PLANT AND DELIVERED TO THE JOBSITE BY MEANS OF TRANSIT MIXING TRUCKS. CONTROL DENSITY FILL MAY ALSO CONTAIN CLASS F POZZOLON (FLY ASH). CLSM SHALL BE FREE OF ASPHALTIC MATERIAL.

MATERIALS

CEMENT SHALL MEET THE STANDARDS AS SET FORTH IN ASTM C-150, TYPE II CEMENT.

FLY ASH SHALL MEET THE STANDARDS AS SET FORTH IN ASTM C-618, FOR CLASS F POZZOLANS. THE FLY ASH SHALL NOT INHIBIT THE ENTRAINMENT OF AIR.

AGGREGATE SIZE	1" MAX.
SAND EQUIVALENT	31 MM.

MIX PROPORTIONS

THE MIX PROPORTIONS SHALL BE DETERMINED BY THE PRODUCER OF THE CLSM TO PRODUCE A FLOWABLE FILL MIXTURE WHICH WILL NOT SEGREGATE. EACH YARD SHALL CONTAIN NOT LESS THAT 50 POUNDS OF PORTLAND CEMENT AND NOT LESS THAN A TOTAL OF 100 POUNDS OF CEMENTITIOUS MATERIAL. THE CONTRACTOR SHALL SUPPLY A MIX DESIGN TWO WEEKS PRIOR TO ANY USE OF CLSM.

MIXTURE PROPERTIES

COMPRESSIVE STRENGTH	75- 200 PSI @ 28 DAYS
SLUMP	3 – 9 INCHES

THE CONSISTENCY OF CLSM SHALL BE SUCH THAT ALL TRENCH VOIDS ARE FILLED WITH MINIMUM RODDING OR VIBRATING BUT NOT SO WET AS TO CAUSE EXCESSIVE SHRINKAGE.

PAVING

PERMANENT PAVEMENT MAY BE PLACED DIRECTLY UPON THE CLSM AS SOON AS IT HAS CONSOLIDATED FOR THE SURFACE TO WITHSTAND THE PROCESS OF PAVING WITHOUT DISPLACEMENT. THE SURFACE OF THE CLSM SHALL BE FIRM AND UNYIELDING. ANY VISIBLE MOVEMENT VERTICALLY OR HORIZONTALLY OF THE CLSM UNDER THE ACTION OF CONSTRUCTION EQUIPMENT OR OTHER MAXIMUM LEGAL AXLE LOADS SHALL BE CONSIDERED AS EVIDENCE THAT THE CLSM DOES NOT MEET THIS REQUIREMENT. THE CONTRACTOR SHALL PROVIDE TRENCH PLATES TO ALLOW TRAFFIC FLOW FOR ALL LOCATIONS UNTIL CLSM IS READY TO BE PAVED.

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CITY OF ALAMEDA, CALIFORNIA, PUBLIC WORKS DEPARTMENT

DWN: CLG
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DEC 2021

TRENCH DETAIL
CONTROLLED LOW STRENGTH MATERIAL (CLSM)

STD DETAIL ST 7-5
PAGE 5 OF 5

RUSS THOMPSON
CITY ENGINEER
DATE 12/07/21

SCALE: NONE

PRELIMINARY

1 TRENCH DETAILS
NOT TO SCALE

BY	DATE	REVISIONS

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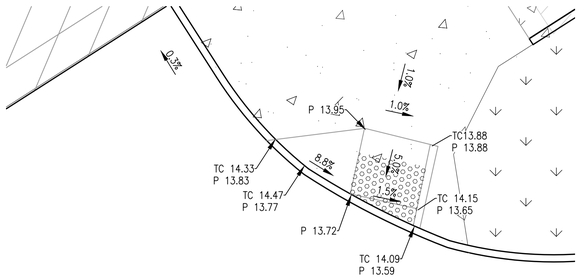
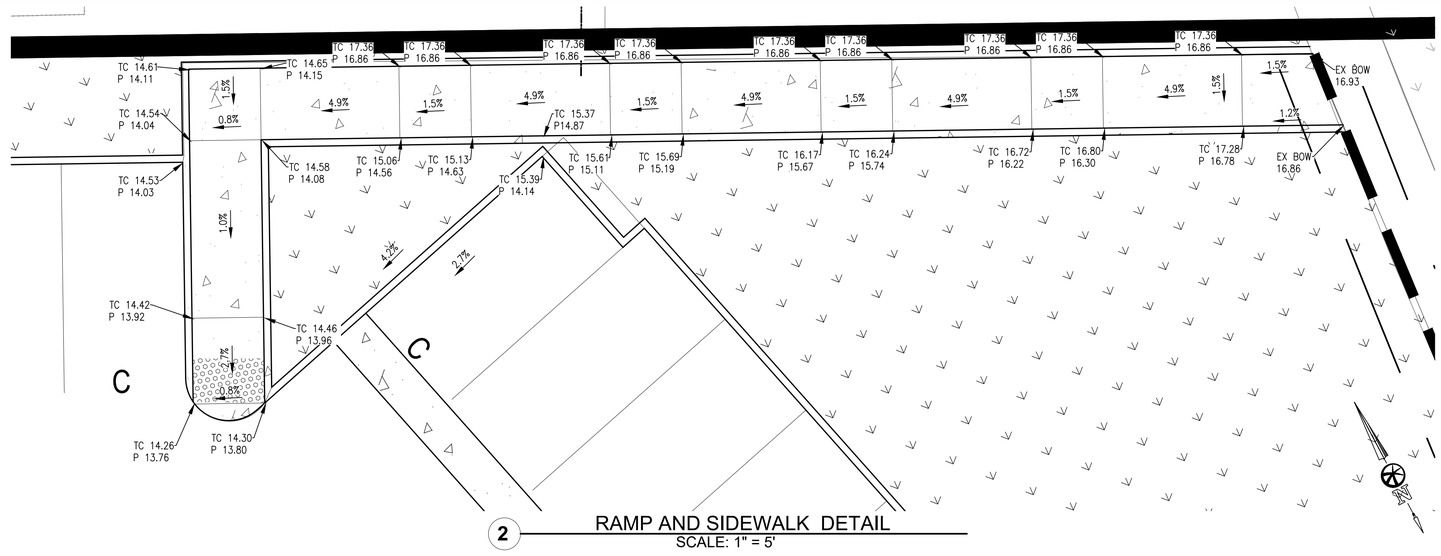
ALEXANDER F. HOEFFNER PROFESSIONAL ENGINEER No. 91397 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION PRELIMINARY

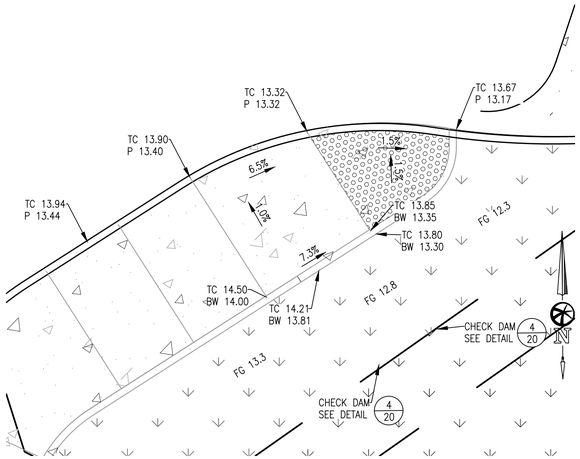
THE ALAMEDA HOTELS
SITE IMPROVEMENT PERMIT SET
CIVIL DETAILS
CITY OF ALAMEDA
ALAMEDA COUNTY
CALIFORNIA

SHEET 17 OF 20
JOB NO. 21076





2 RAMP AND SIDEWALK DETAIL
SCALE: 1" = 5'



1 RAMP DETAIL
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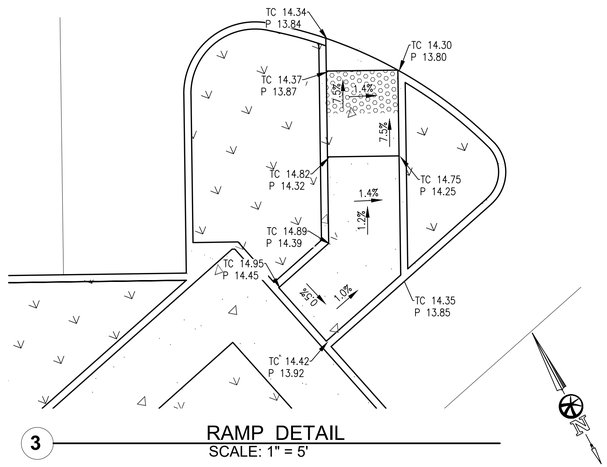

3 RAMP DETAIL
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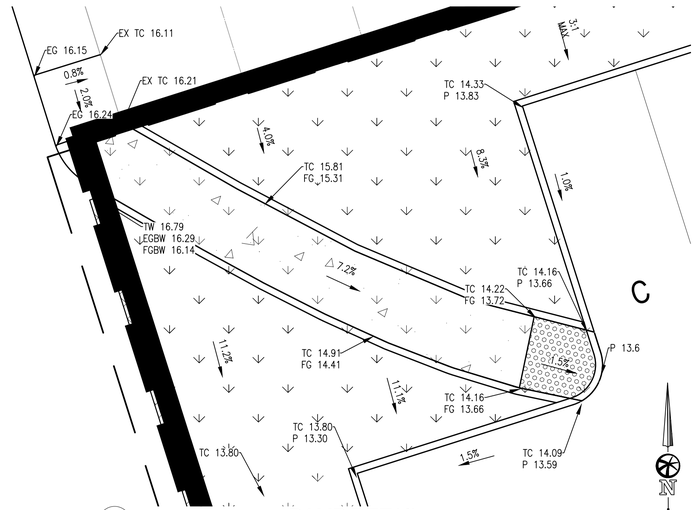

4 RAMP DETAIL
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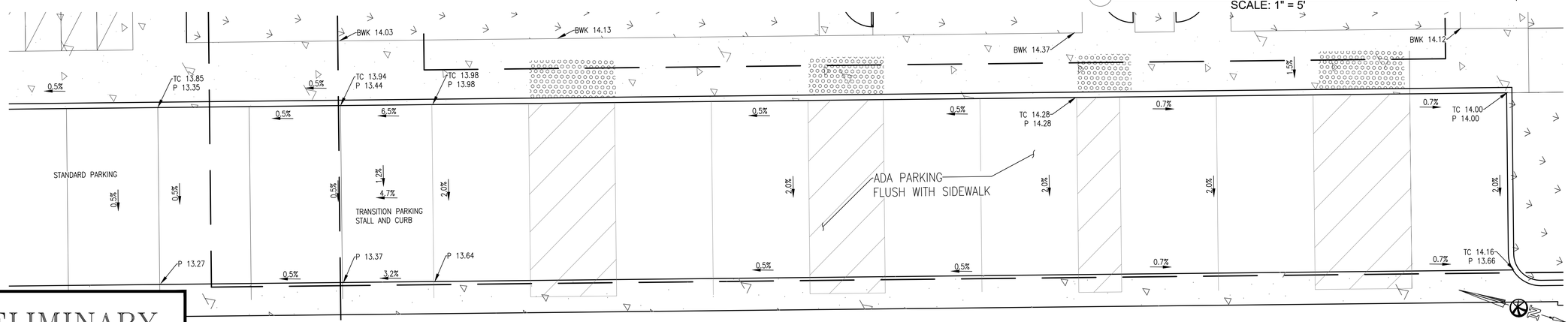

5 ADA PARKING DETAIL
SCALE: 1" = 5'

PRELIMINARY

BY	DATE	REVISIONS

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REGISTERED PROFESSIONAL ENGINEER ALEXANDER F. HOUSE No. 91397 CIVIL STATE OF CALIFORNIA

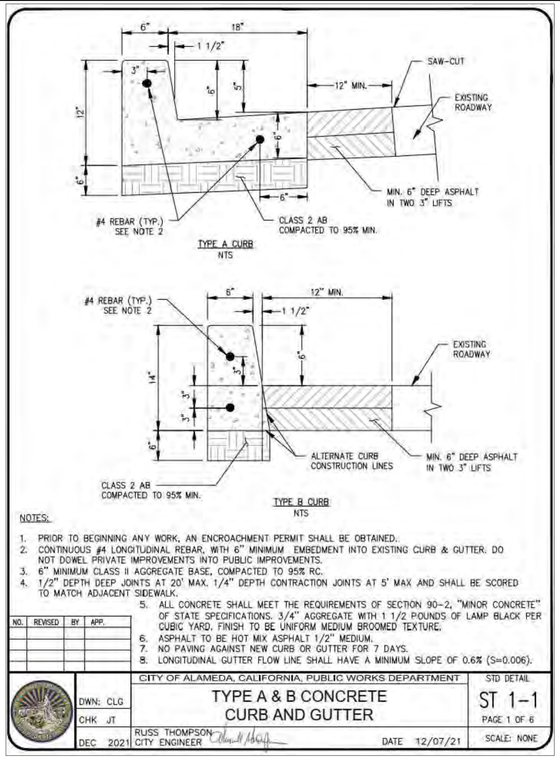
THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET

CIVIL DETAILS

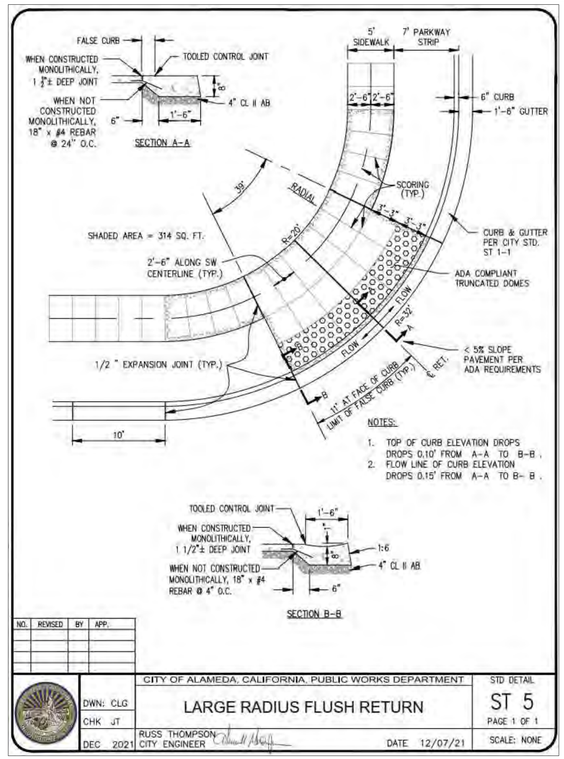
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 18 OF 20

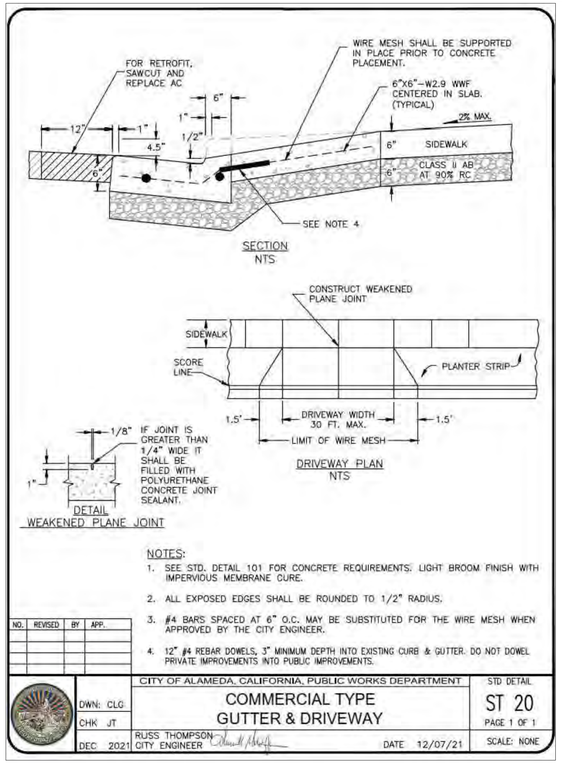
JOB NO. 21076



1 CURB AND GUTTER DETAIL
NOT TO SCALE

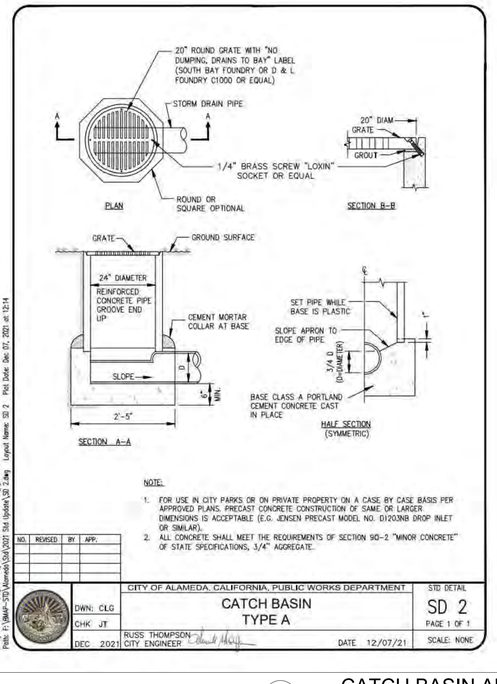


2 CURB RETURN DETAIL
NOT TO SCALE

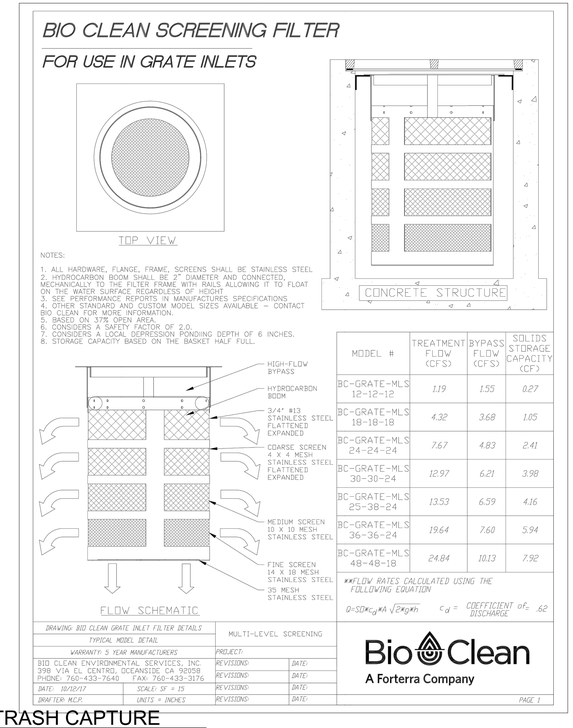


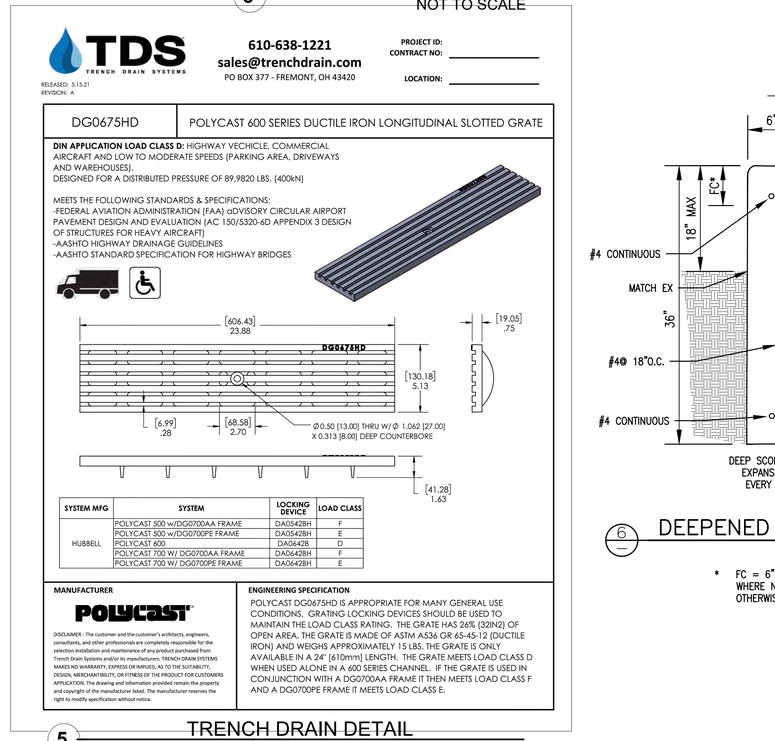
3 DRIVEWAY DETAIL
NOT TO SCALE

PRELIMINARY

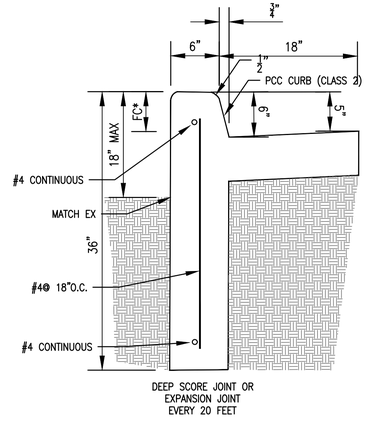


4 CATCH BASIN AND TRASH CAPTURE
SCALE: NTS





5 TRENCH DRAIN DETAIL
NTS



10 DEEPENED CURB DETAIL
NTS

* FC = 6" EXCEPT WHERE NOTED OTHERWISE

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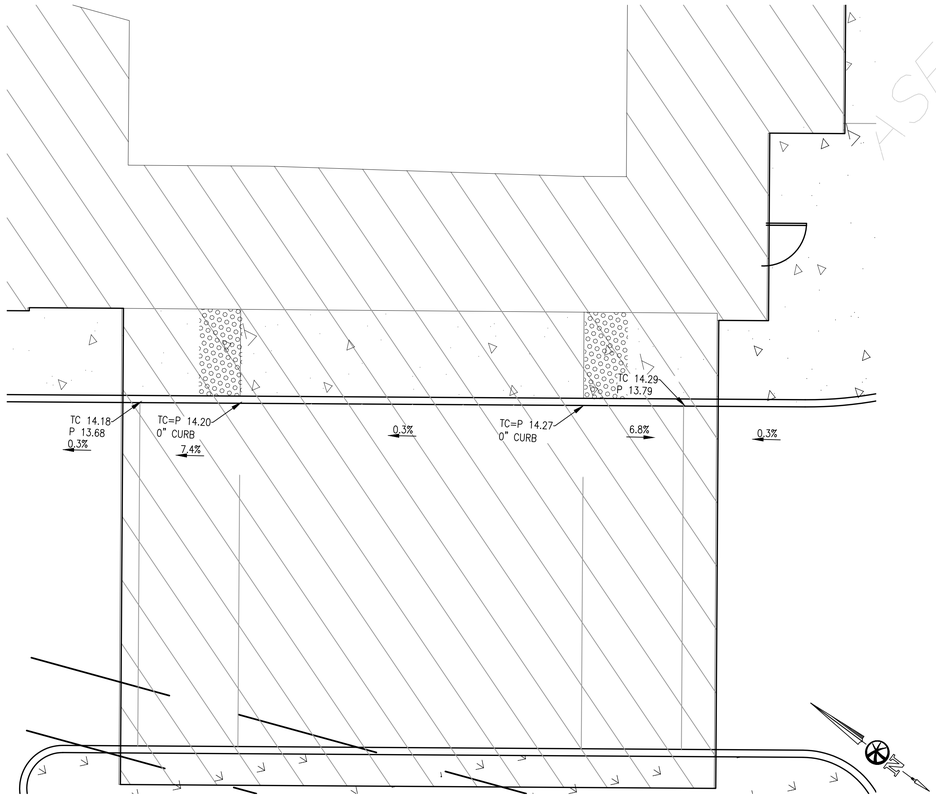
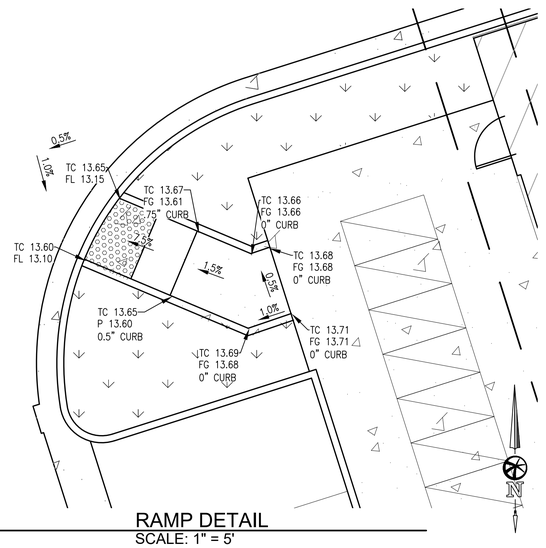
NOT FOR CONSTRUCTION PRELIMINARY

THE ALAMEDA HOTELS
SITE IMPROVEMENT PERMIT SET
CIVIL DETAILS
CITY OF ALAMEDA
ALAMEDA COUNTY CALIFORNIA

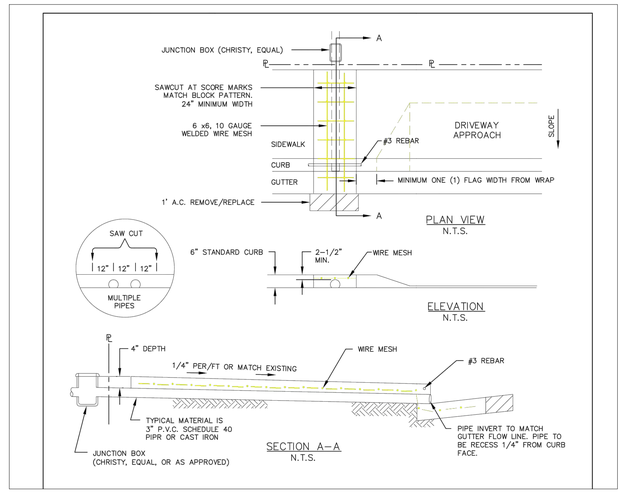
SHEET 19 OF 20
JOB NO. 21076



1 DROP OFF AREA DETAIL
SCALE: 1" = 5'



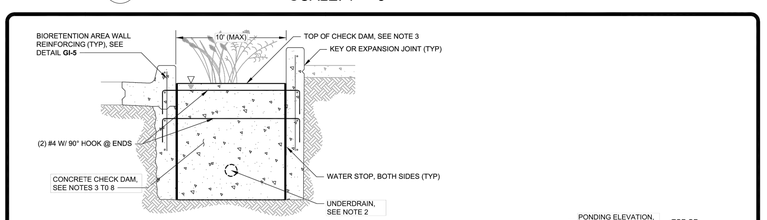
2 RAMP DETAIL
SCALE: 1" = 5'



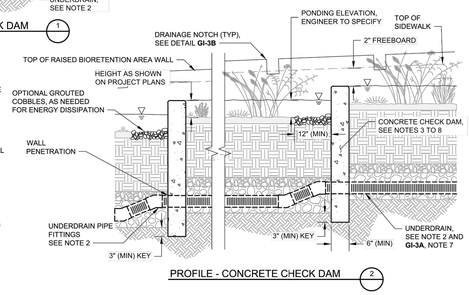
NOTE:

1. IF CURB FACE IS LESS THAN THE STANDARD 6" DEPTH 6" DEPTH AND THE MINIMUM COVER OF 2-1/2" CANNOT BE ATTAINED, DO ONE OR MORE OF THE FOLLOWING:
   (A) CHANGE TO AN OVAL PIPE;
   (B) INSTALL MULTIPLE SMALLER DIA. PIPES;
   (C) INSTALL A #3 REBAR OVER THE PIPE IN THE CURB FACE AREA.
2. ALL CONCRETE SHALL BE CLASS B (5 SACK MIX), 3/4" MAX. AGGREGATE, WITH 2LB.-LAMPBLACK PER CUBIC YARD ADDED FOR COLORATION.

3 SIDEWALK CURB DRAIN
NTS



SECTION - CONCRETE CHECK DAM 1



PROFILE - CONCRETE CHECK DAM 2

NOTES:

1. REFER TO **GI-1** NOTES FOR GUIDELINES AND CHECKLIST.
2. UNDERDRAIN TO PASS THROUGH CHECK DAM IN NON-PERFORATED HDPE SDR 17 PIPE. PIPE FITTINGS SHALL BE USED TO ACCOMMODATE CHANGES IN GRADE, AS NEEDED.
3. HEIGHT AND SPACING OF CHECK DAMS SHALL BE ESTABLISHED BASED ON THE PONDING DEPTH REQUIRED TO MEET PROJECT HYDROLOGIC PERFORMANCE GOALS AND THE MAXIMUM DESIRED DROP FROM THE SURROUNDING GRADE TO THE FACILITY BOTTOM.
4. ALL MATERIAL AND WORKMANSHIP FOR CHECK DAM ASSEMBLY SHALL CONFORM TO CITY OF DUBLIN STANDARD SPECIFICATIONS.
5. CONCRETE CHECK DAM SHALL BE CONTINUOUS (NO JOINTS) AND REINFORCED WITH #4 BAR, PLACED AT 18" ON CENTER, EACH WAY.
6. CONCRETE CHECK DAM SHALL MEET STRUCTURAL REQUIREMENTS FOR LATERAL BRACING WHEN USED AS LATERAL BRACING. COORDINATE WITH ENGINEER.
7. TOP OF CHECK DAM TO BE LEVEL WITH CREST ELEVATION MATCHING PONDING ELEVATION UNLESS NOTCH SIZED TO CONVEY DESIGN FLOWS PROVIDED.
8. GROUT ALL PENETRATIONS, CRACKS, SEAMS, AND JOINTS WITH CLASS "C" MORTAR.

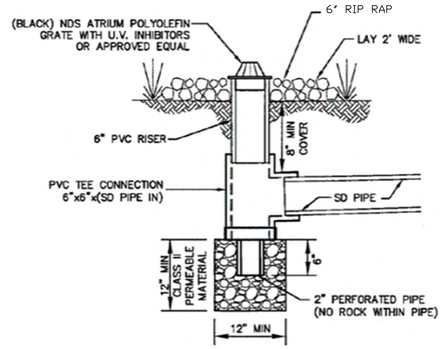
CITY OF DUBLIN 1982 CALIFORNIA

BIORETENTION COMPONENTS: CHECK DAM DETAIL

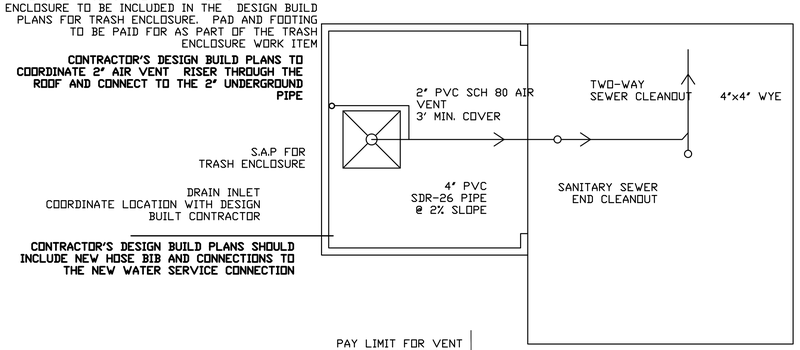
GREEN INFRASTRUCTURE TYPICAL DETAILS CITY OF DUBLIN PUBLIC WORKS	SCALE: NOT TO SCALE DATE: MAY 11, 2018 DRAWN BY: K. K. CHECKED BY: A. R.	APPROVED: PUBLIC WORKS DIRECTOR

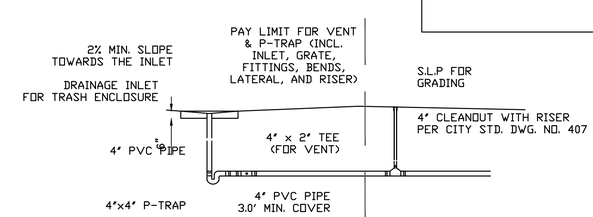
GI-7

4 BIORETENTION CHECK DAM DETAIL
NTS



5 BUBBLER DETAIL
NTS





6 TRASH ENCLOSURE AND P-TRAP DETAIL
NTS

PRELIMINARY

BY	DATE	REVISIONS

40th Bellecci ANNIVERSARY 1983-2023
925 • 685 • 4569 bellecci.com

04/07/2023 DATE
PI DRAWN BY
AFH CHECKED BY

PROFESSIONAL ENGINEER - REGISTERED - No. 91097 - CIVIL - STATE OF CALIFORNIA - ALEXANDER F. HOPPER - PRELIMINARY - NOT FOR CONSTRUCTION

THE ALAMEDA HOTELS
SITE IMPROVEMENT PERMIT SET
CIVIL DETAILS
CITY OF ALAMEDA
ALAMEDA COUNTY
CALIFORNIA

SHEET 20 OF 20
JOB NO. 21076