



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 Hospitality 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 different 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.*

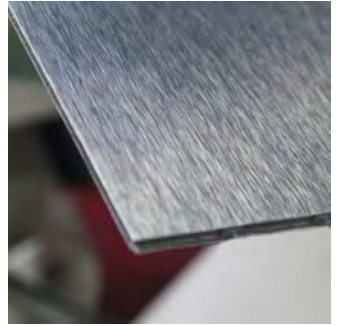
Waves are present everywhere in the expression of the installation and in multiple intersecting planes. The shadows cast following the sun will create unique patterns behind each layer of the artwork giving it different feelings based on the season and the time of day.

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 (<i>recommended</i>)	\$5,000
Engineering & Safety Review (<i>recommended</i>)	\$7,000
Documentation / As-Builts (<i>recommended</i>)	\$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

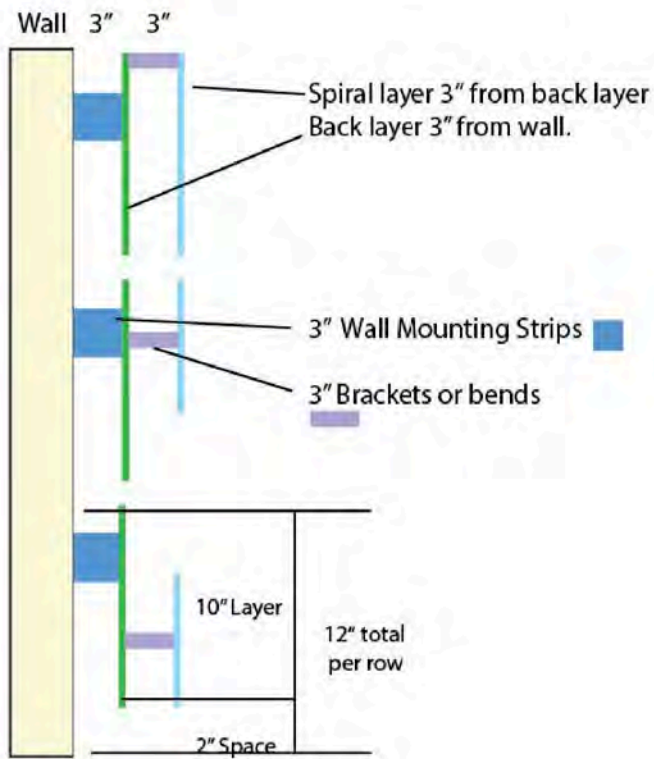
2309 B Encinal Ave. Alameda, 94501
<https://wesleywarren.com/>

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

Hilton Wall

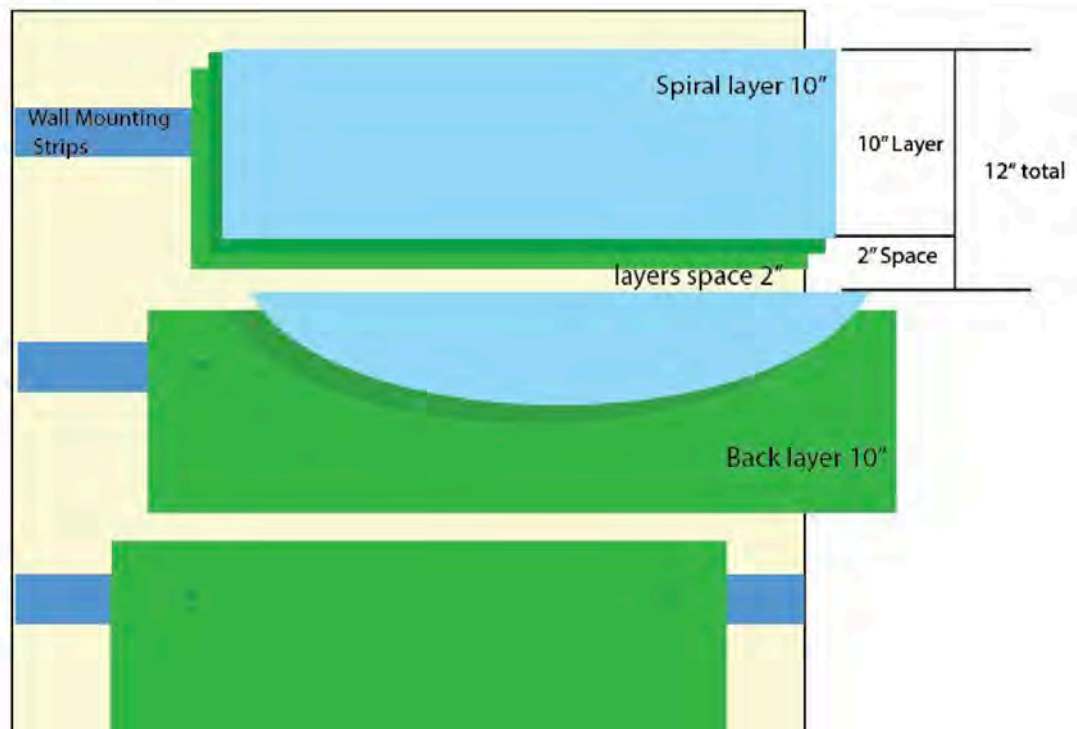
- Wes Warren 2025

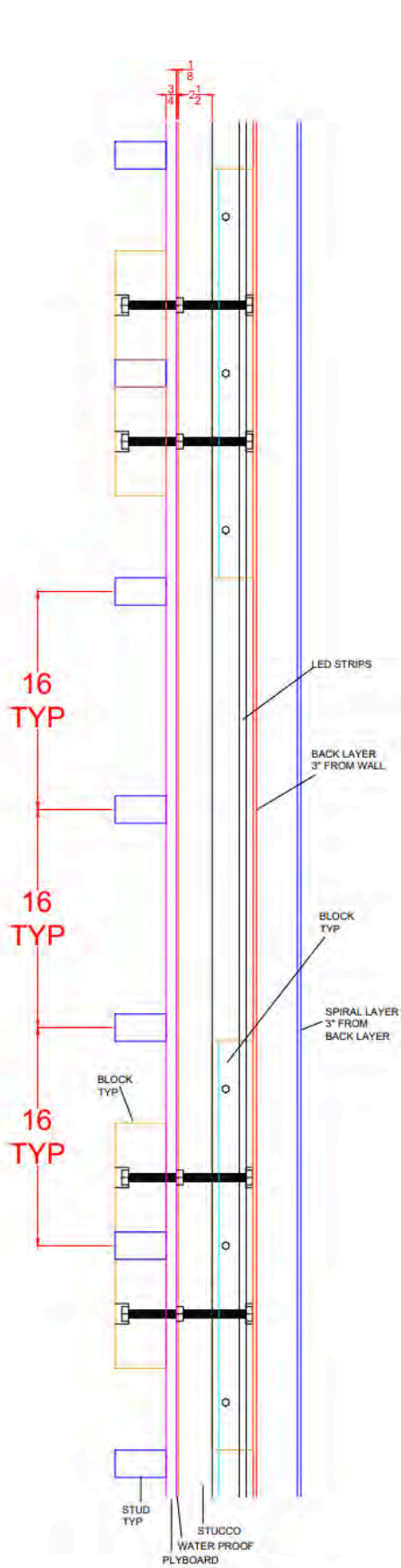
Detail Side (Profile) View:



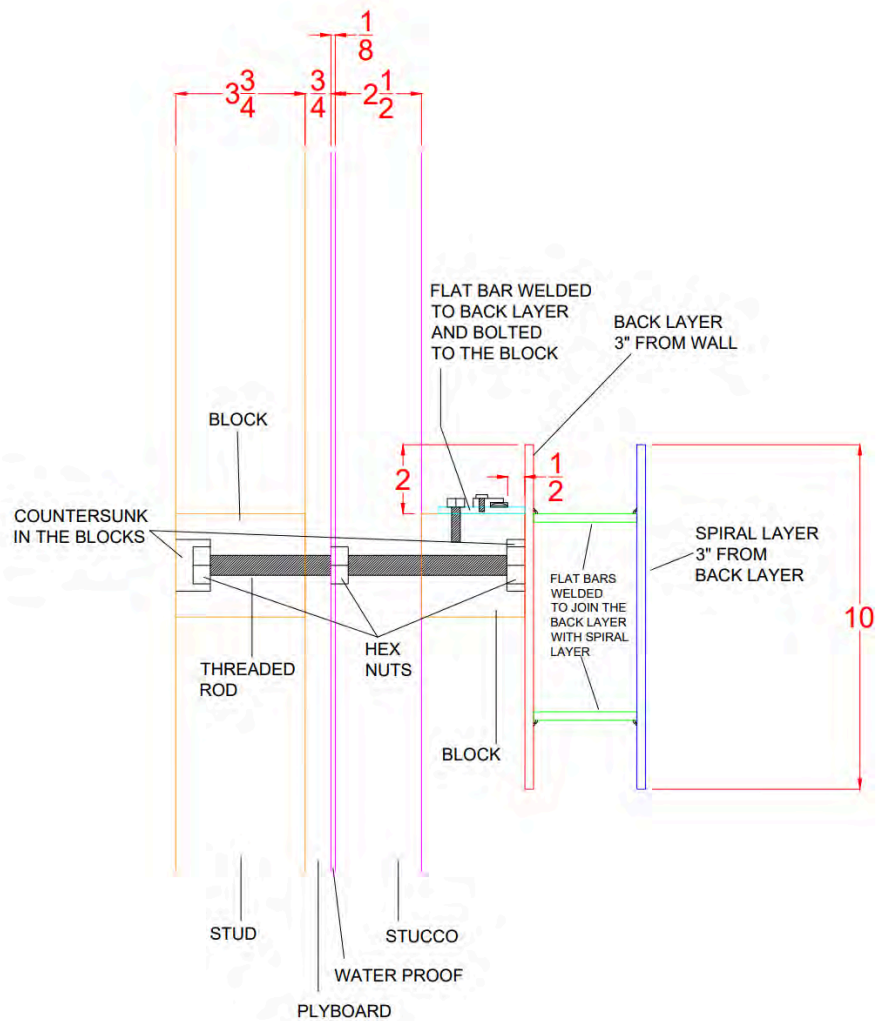
Front View:

Cutaway



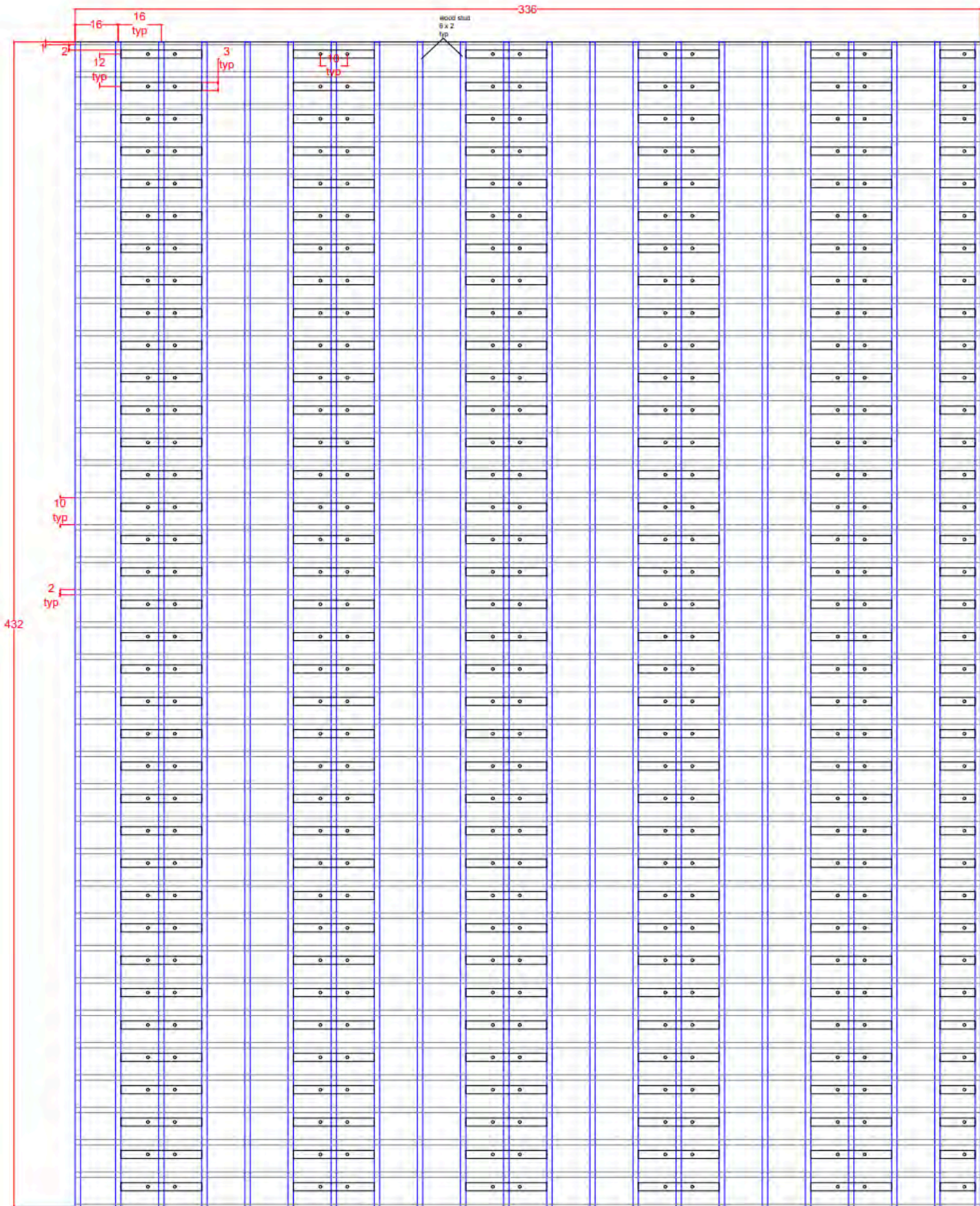


PLAN VIEW
REFERENCE
ONLY

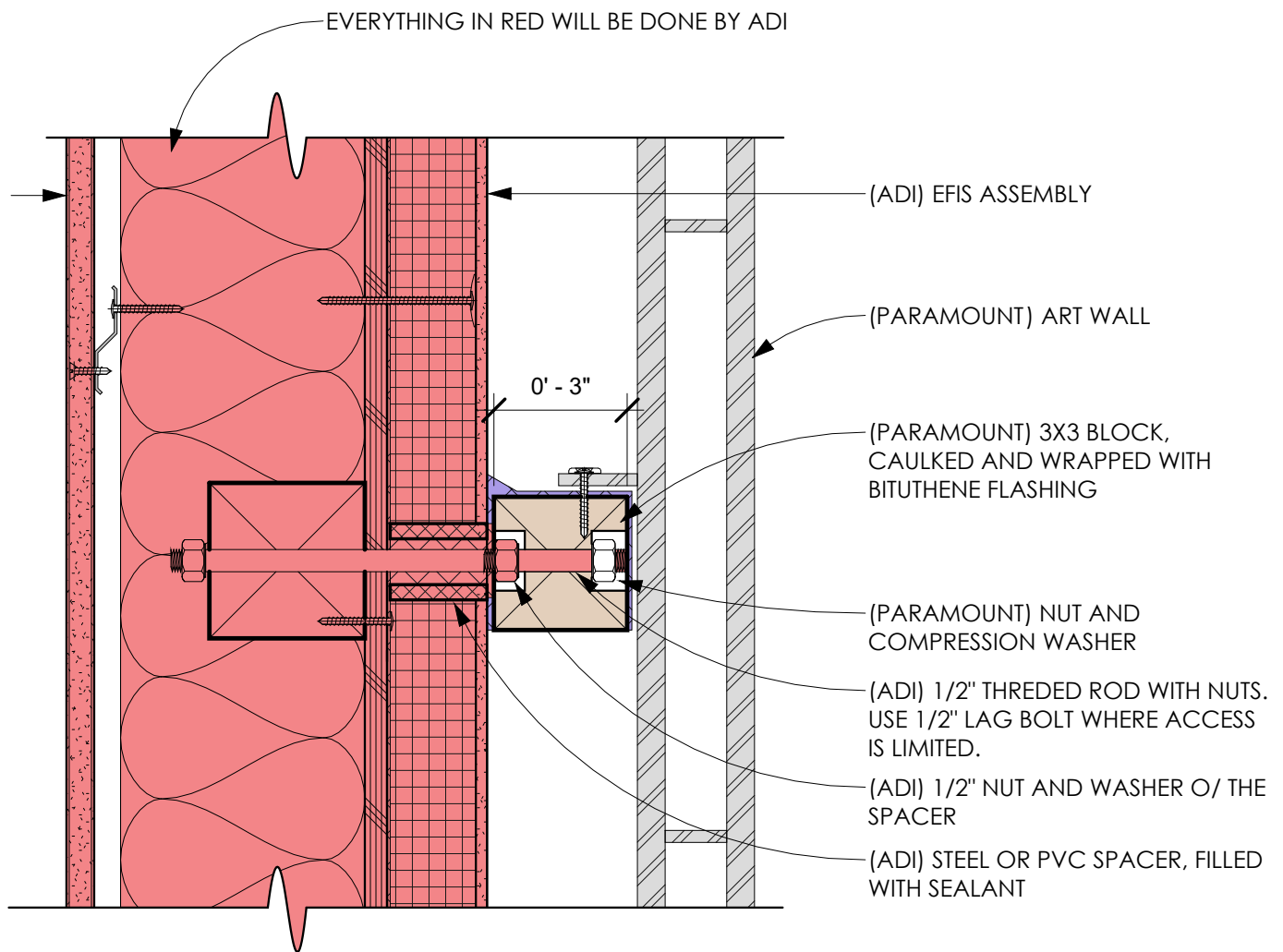


CROSS
SECTION
REFERENCE
ONLY

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

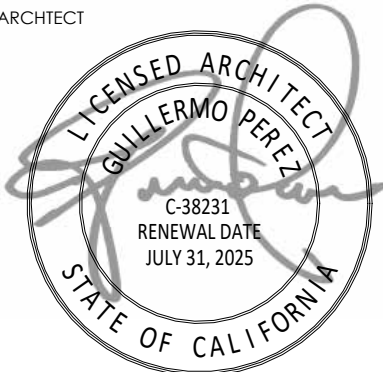


REFERENCE ONLY



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

ARCHITECT

**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
-

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
-

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

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

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

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 organization 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 - Pyogenesis 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







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.



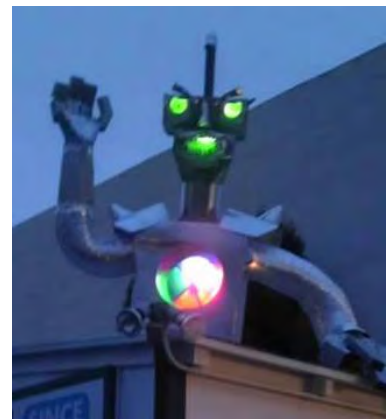
Friendly Lord Zondar

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^{m3}

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.

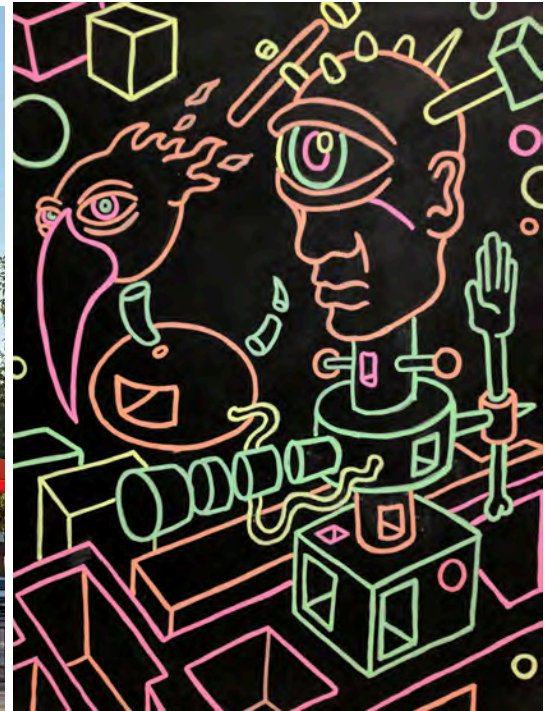
Selected by local jury one of 10 selected designs. Installed at the Central Ave parking lot entrance of Park St. The original painting is hanging in the lobby of Alameda Municipal Power. The piece illustrates the power of the sun and wind to encourage a move towards renewable energy sources.



Our Lady Eris - 2019

Painted modified mannequin with antlers.

Various selections





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



Bar Rolling

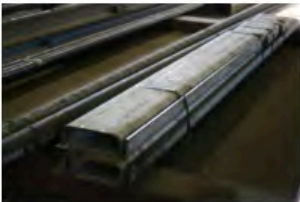
Mandrel Bending



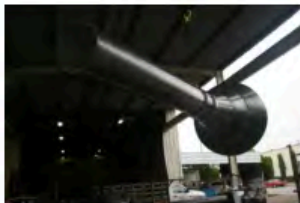
Spirals



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 $\geq 1\%$.

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	$\geq 1 - < 5$



		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 (SiO ₂) >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/m ³	CA AB OEL
		STEL	150 ppm 651 mg/m ³	CA AB OEL
		TWAEV	100 ppm 434 mg/m ³	CA QC OEL
		STEV	150 ppm 651 mg/m ³	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/m ³	CA QC OEL
		TWA	0.005 ppm	ACGIH
Quartz (SiO ₂) >5µm	14808-60-7	TWA (Respirable particulates)	0.025 mg/m ³	CA AB OEL
		TWA (Respirable fraction)	0.1 mg/m ³	CA ON OEL
		TWAEV (respirable dust)	0.1 mg/m ³	CA QC OEL
		TWA (Respirable)	0.025 mg/m ³ (Silica)	CA BC OEL
		TWA (Respirable)	0.025 mg/m ³	CA BC OEL
		TWA (Respirable)	0.025 mg/m ³ (Silica)	CA BC OEL
		TWA (Respirable particulate matter)	0.025 mg/m ³	ACGIH
		TWA (Respirable particulate matter)	0.025 mg/m ³ (Silica)	ACGIH
		TWA (Respirable par-	0.025 mg/m ³	ACGIH



		ticulate matter)		
		TWA (Respirable particulate matter)	0.025 mg/m ³ (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/cm ³ (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 mm ² /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 (SiO ₂) >5µm (crystalline silica)	14808-60-7
NTP	Known to be human carcinogen	
	Quartz (SiO ₂) >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 dose (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 • alameda.ca.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: vphs@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)	240816
ii) Estimated Total Water Use (ETWU)	281925
2) Soil Management Report.....To be submitted after rough grading	
3) Landscape Design Plan	L1.1 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 Documentation Package

X K. S. Hutmacher 2.10.2023
Preparer(s) of Landscape Plans Signature Required Date

Last Updated 05/15/2018

1

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"

K. S. Hutmacher 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



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 • alameda.ca.gov

Project Address/APN: 1051 and 1047 Harbor Bay Blvd Date Prepared: 6.6.22, updated 5/15/18

Submittal Checklist

1) Hydrozone

a) Delineate and Label Each Hydrozone by Number, Letter, or Other Method.....L1.1 and L1.2

b) Identify Each Hydrozone as Low, Moderate, High Water, or Mixed Water Use.....L1.1 and L1.2

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.....L1.1 and L1.2

e. Soil Amendments, Type, and Quantity.....L1.1 and L1.2

f. Type and Surface Area of Water Features.....None

g. Location of Hardscapes (Pervious and Non-Pervious).....None and L1.1

h. Applicable Rain Harvest or Catchment Technologies.....None and L1.1

i. 24-Hour Capacities.....None

i. Graywater Systems (if applicable)

 i. Discharge Piping.....None

 ii. System Components.....None

 iii. Area(s) of Distribution.....None

3) Stormwater Requirements Checklist (C3).....None and L1.1

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 K. S. Hutmacher 2.10.23
Preparer(s) of Landscape Plans Signature Required Date

Last Updated 5/15/2018

4

D WATER BUDGET



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 • alameda.ca.gov

Project Address/APN: 1051 and 1047 Harbor Bay Blvd Date Prepared: 6.6.22, updated 5/15/18

Submittal Checklist

1) Location of Separate Water Meters for Landscaped Areas.....L1.1 and L1.2

2) Location, Type and Size of all System Components:

a. Controllers.....L1.1 and L1.2

b. Main and Lateral Lines.....L1.1 and L1.2

c. Valves.....L1.1 and L1.2

d. Sprinkler Heads.....L1.1 and L1.2

e. Moisture Sensing Devices.....Not used

f. Rain Switches.....L1.1 and L1.2

g. Quick Couplers.....L1.1 and L1.2

h. Pressure Regulators.....PC Regulator

i. Backflow Prevention Devices.....L1.1 and L1.2

3) For Each Station:

a. Flow Rate (gallons per minute).....THIS SHEET

b. Application Rate (inches per hour).....THIS SHEET

c. Design Operating Pressure (pressure per square inch).....THIS SHEET

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 K. S. Hutmacher 2.10.23
Preparer(s) of Landscape Plans Signature Required Date

Last Updated 5/15/18

5

E STATION DATA

IRRIGATION STATION FLOW DATA

STN #	FLOW GPM	PR "/HR	APPROX OPERATING PRES PSI*
1	16.5	0.5	2.1
2	16.5	0.5	2.1
3	16.5	0.5	2.1
4	16.5	0.5	2.1
5	16.5	0.5	2.1
6	16.5	0.5	2.1
7	16.5	0.5	2.1
8	16.5	0.5	2.1
9	16.5	0.5	2.1
10	16.5	0.5	2.1
11	16.5	0.5	2.1
12	16.5	0.5	2.1
13	16.5	0.5	2.1
14	16.5	0.5	2.1
15	16.5	0.5	2.1
16	16.5	0.5	2.1
17	16.5	0.5	2.1
18	16.5	0.5	2.1
19	16.5	0.5	2.1
20	16.5	0.5	2.1
21	16.5	0.5	2.1
22	16.5	0.5	2.1
23	16.5	0.5	2.1
24	16.5	0.5	2.1
25	16.5	0.5	2.1
26	16.5	0.5	2.1
27	16.5	0.5	2.1
28	16.5	0.5	2.1
29	16.5	0.5	2.1
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96	16.5	0.5	2.1
97	16.5	0.5	2.1
98	16.5	0.5	2.1
99	16.5	0.5	2.1
100	16.5	0.5	2.1

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

B CERTIFICATE OF COMPLETION (HOLD FOR COMPLETION OF PROJECT)

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:

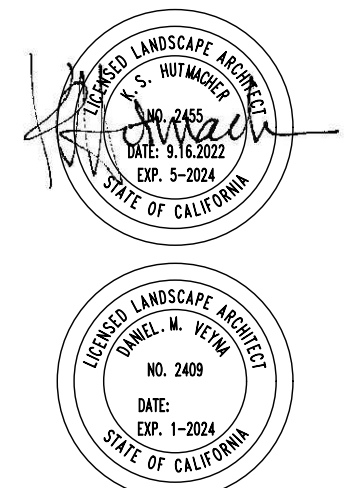
Zoning: GP:

Last Updated 7/14/16

Sierra Designs, inc
Landscape Architecture • Planning
113 N. Church Street Suite 310
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T: 555.733.3690
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Revision/Issued for:
6.7.22 ISSUED FOR PLAN CHECK
6.8.22 ISSUED FOR PERMIT
7.10.23 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

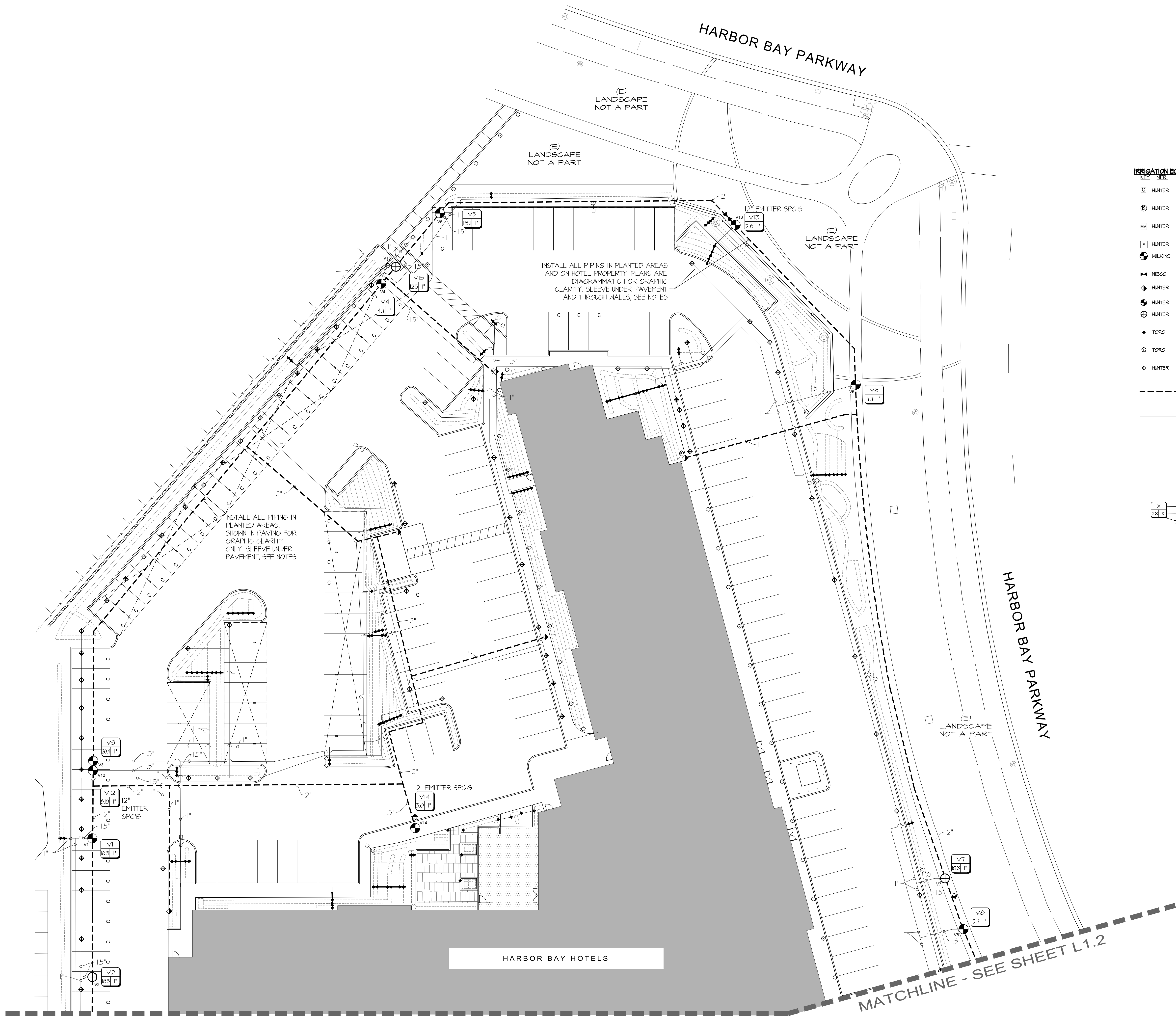
Sheet Title:

WATER CONSERVATION DOCUMENTS

SDI Job No: 17-022
Project Manager: kh
Drawn By: db
Date: 6.6.22
Scale: 1" = 20'

Sheet:

L0.0



IRRIGATION EQUIPMENT SCHEDULE		
KEY	SYMBOL	DESCRIPTION
[C]	HUNTER	IRRI-GATE 6 STA. PLUS EXPANSION MODULES. PLASTIC PED MOUNT
[E]	HUNTER	E1 SENSOR/RAIN SENSOR
[MV]	HUNTER	MASTER VALVE
[F]	HUNTER	FLOW SENSOR
[W]	WILKINS	REDUCED PRESSURE BACKFLOW DEVICE
[B]	NIBCO	GATE VALVE
[Q]	HUNTER	1" QUICK COUPLER
[Z]	HUNTER	DRIP CONTROL ZONE KIT
[V]	HUNTER	VALVE
[T]	TORO	PVC TO SUBSURFACE DRIP
[U]	TORO	SUB SURFACE FLUSH VALVE
[B]	HUNTER	TREE BUBBLERS
[M]	MAINLINE	SCH. 40 PVC, BURY 18" 24" UNDER DRIVING SURFACE. MIN. SIZE SHOWN 2" UNLESS OTHERWISE NOTED ON PLAN.
[L]	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.
[D]	SUBSURFACE DRIPLINE	TORO DL2000, 16" EMITTER SPACING 5/8" I.D. 6PM UNLESS OTHERWISE NOTED. FITTINGS TO MATCH
[S]	SLEEVINGS (NOT SHOWN)	SCH. 40 PVC, 2 TIMES LARGER THAN IRRIGATION LINE, BURY 24" UNDER DRIVING SURFACE. SEE SPECS/ DETAILS
[X]	VALVE NUMBER	
[X]	VALVE SIZE	
[X]	APPROXIMATE GALLONS PER MINUTE	

MODEL

I-CORE, 6 STA. PLUS EXPANSION MODULES. PLASTIC PED MOUNT

WIRELESS SOLAR-SYNC M65-SEN SEE DETAILS FOR MOUNTING

ICV SERIES, 1" NORMALLY CLOSED

FCP-100 WITH HFS

WILKINS STEEL LEAD FREE - 15" WITH CAGE AND POLAR BLANKET

T-113, LINE SIZE

H2-5 ON SWING JOINT, FURNISH ONE SET OF MATCHING KEY AND SWIVEL ELL TO OWNER

IGZ-101 WITH AGCU SYNC 40

ICV SERIES, SIZE PER PLAN

TORO FTF-16

TFGH-H-FIPT

PRESSURE COMPENSATING BUBBLERS - 5 GPM MSBN-SOH ON 4" PRO-SPRAY BODIES LOCATE PER DETAIL L3.1/K

SCH. 40 PVC, BURY 18" 24" UNDER DRIVING SURFACE. MIN. SIZE SHOWN 2" UNLESS OTHERWISE NOTED ON PLAN.

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.

TORO DL2000, 16" EMITTER SPACING 5/8" I.D. 6PM UNLESS OTHERWISE NOTED. FITTINGS TO MATCH

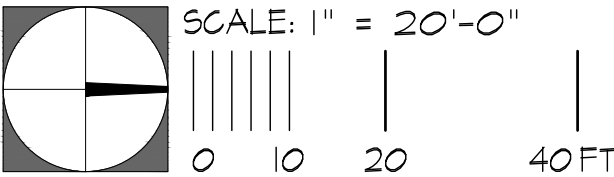
SCH. 40 PVC, 2 TIMES LARGER THAN IRRIGATION LINE, BURY 24" UNDER DRIVING SURFACE. SEE SPECS/ DETAILS

LATERAL PIPE SIZING

0 - 10 GPM: 1"

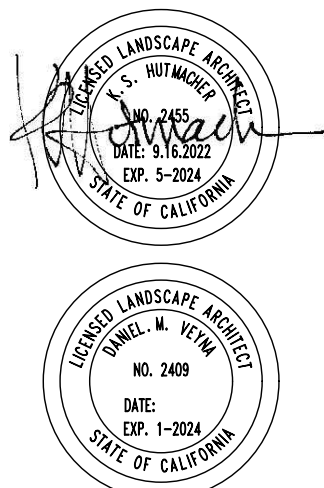
10 - 20 GPM: 1.5"

20 - 40 GPM: 2"



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

Professional Seal:



Harbor Bay Hotel

1051 Harbor Bay Blvd.
Alameda, California

A Project For:

Akshar Development, Inc.
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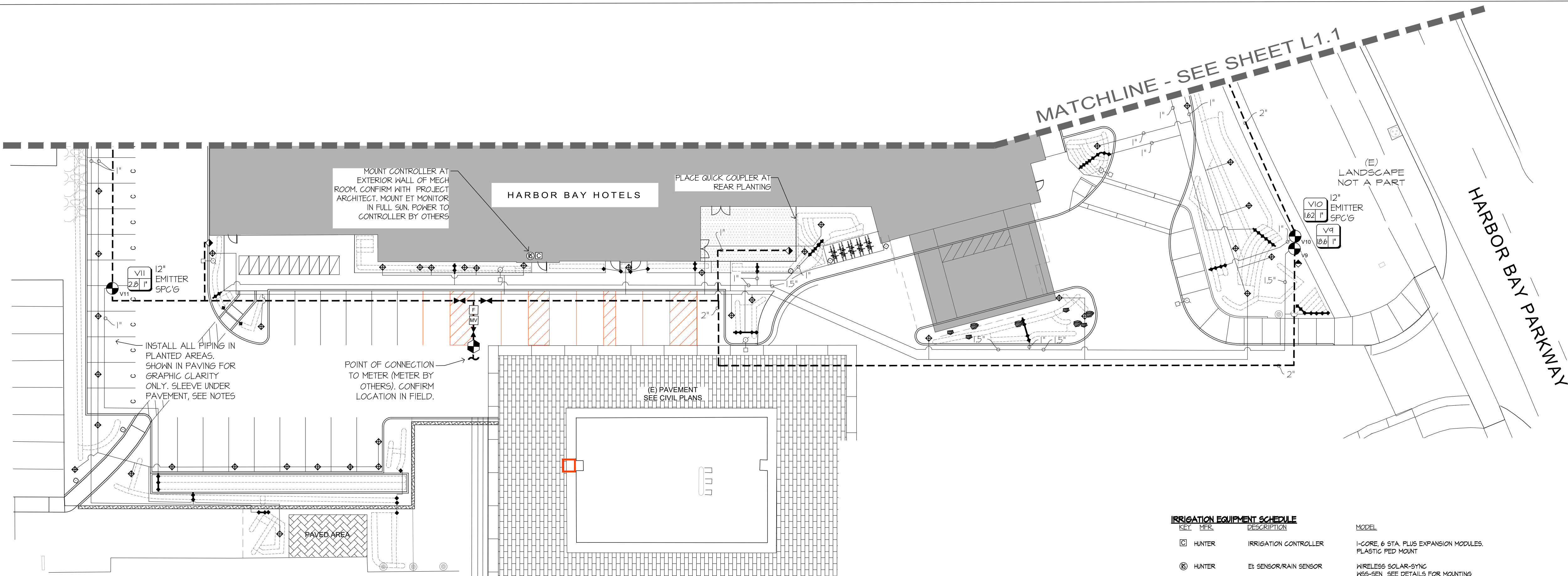
Sheet Title:

IRRIGATION PLAN NORTH

SDI Job No: 17-022
Project Manager: kh
Drawn By: db
Date: 4/6/2022
Scale: 1" = 20'

Sheet:

L1.1



IRRIGATION NOTES

VERIFICATION:
THE SYSTEM IS BASED ON **15** 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 UL 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 45 % 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 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 DRAININGS 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.

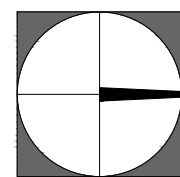
EXISTING IRRIGATION:
THERE IS EXISTING IRRIGATION ON THE SITE, ESPECIALLY ON THE ROAD FRONTAGES AND ADJACENT TO EXISTING OFFICE BUILDINGS, THAT BELONGS TO THE OFFICE PARK. SEE CIVIL 'EXISTING CONDITIONS' PLANS FOR INDICATION OF EXISTING VALVE BOXES FOUND DURING SURVEY. NO AS BUILTS HAVE BEEN FOUND. CONTRACTOR 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	SYMBOL	DESCRIPTION	MODEL
[C]	HUNTER	IRRIGATION CONTROLLER	I-CORE, 6 STA. PLUS EXPANSION MODULES. PLASTIC PED MOUNT
[S]	HUNTER	EI SENSOR/RAIN SENSOR	WIRELESS SOLAR-SYNC HES-SEN SEE DETAILS FOR MOUNTING
[MV]	HUNTER	MASTER VALVE	ICV SERIES, 1" NORMALLY CLOSED
[F]	HUNTER	FLOW SENSOR	FCF-100 WITH HFS
[W]	WILKINS	REDUCED PRESSURE BACKFLOW DEVICE	WILKINS ST5XL LEAD FREE - 15" WITH CAGE AND POLAR BLANKET
[B]	NIBCO	GATE VALVE	T-15, LINE SIZE
[Q]	HUNTER	1" QUICK COUPLER	HQ-5 ON SWING JOINT. FURNISH ONE SET OF MATCHING KEY AND SNIVEL ELL TO OWNER
[DZ]	HUNTER	DRIP CONTROL ZONE KIT	ICZ-101 WITH ACCU SYNC 40
[V]	HUNTER	VALVE	ICV SERIES, SIZE PER PLAN
[T]	TORO	PVC TO SUBSURFACE DRIP	TORO FIT-16
[FV]	TORO	SUB SURFACE FLUSH VALVE	TTCFH-FIFT
[TB]	HUNTER	TREE BUBBLERS	PRESSURE COMPENSATING BUBBLERS - 5 GPM MSBN-50H ON 4" PRO-SPRAY BODIES LOCATE PER DETAIL L3.1K
[M]	---	MAINLINE	SCH 40 PVC, BURY 18" 24" UNDER DRIVING SURFACE. MIN. SIZE SHOWN. 2" UNLESS OTHERWISE NOTED ON PLAN.
[L]	---	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.
[SD]	---	SUBSURFACE DRIPLINE	TORO DL2000, 18" EMITTER SPACING 5'@ 1.0 GPM UNLESS OTHERWISE NOTED. FITTINGS TO MATCH
[S]	---	SLEEVING (NOT SHOWN)	SCH 40 PVC, 2 TIMES LARGER THAN IRRIGATION LINE, BURY 24" UNDER DRIVING SURFACE. SEE SPECS/ DETAILS
[X]	---	VALVE NUMBER	
[XV]	---	VALVE SIZE	
[XV]	---	APPROXIMATE GALLONS PER MINUTE	

LATERAL PIPE SIZING

0 - 10 GPM: 1"
10 - 20 GPM: 1.5"
20 - 30 GPM: 2"



SCALE: 1" = 20'-0"

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Professional Seal:



Harbor Bay
Hotel

1051 Harbor Bay Blvd.
Alameda, California

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Sheet Title:

IRRIGATION
PLAN
SOUTH

SDI Job No: IT-022

Project Manager: kh

Drawn By: db

Date: 9.16.2022

Scale: 1" = 20'

Sheet:

L1.2



1051 Harbor Bay Blvd.
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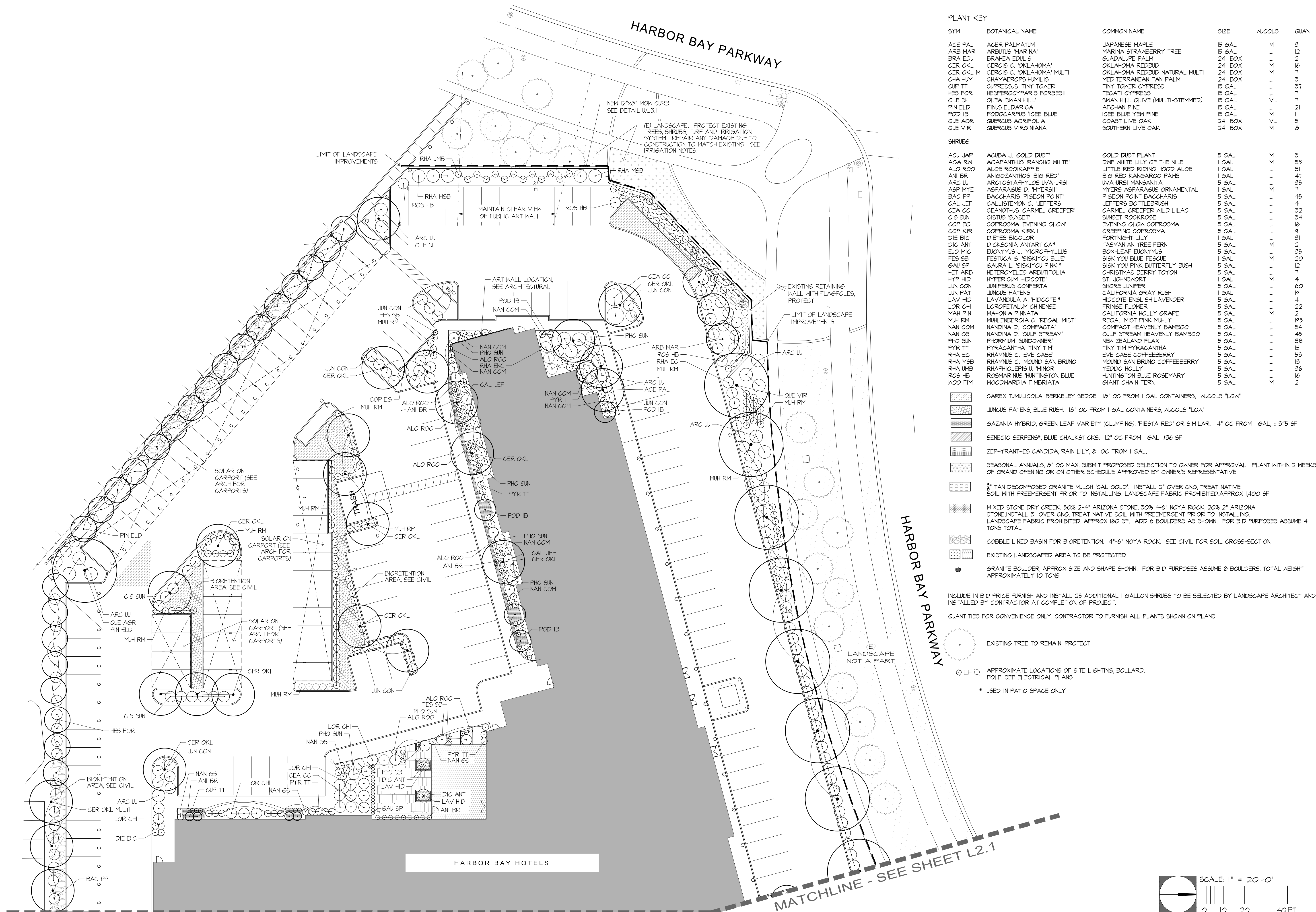
Sheet Title:

PLANTING
PLAN
NORTH

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

Sheet:

L2.1





Harbor Bay Hotel

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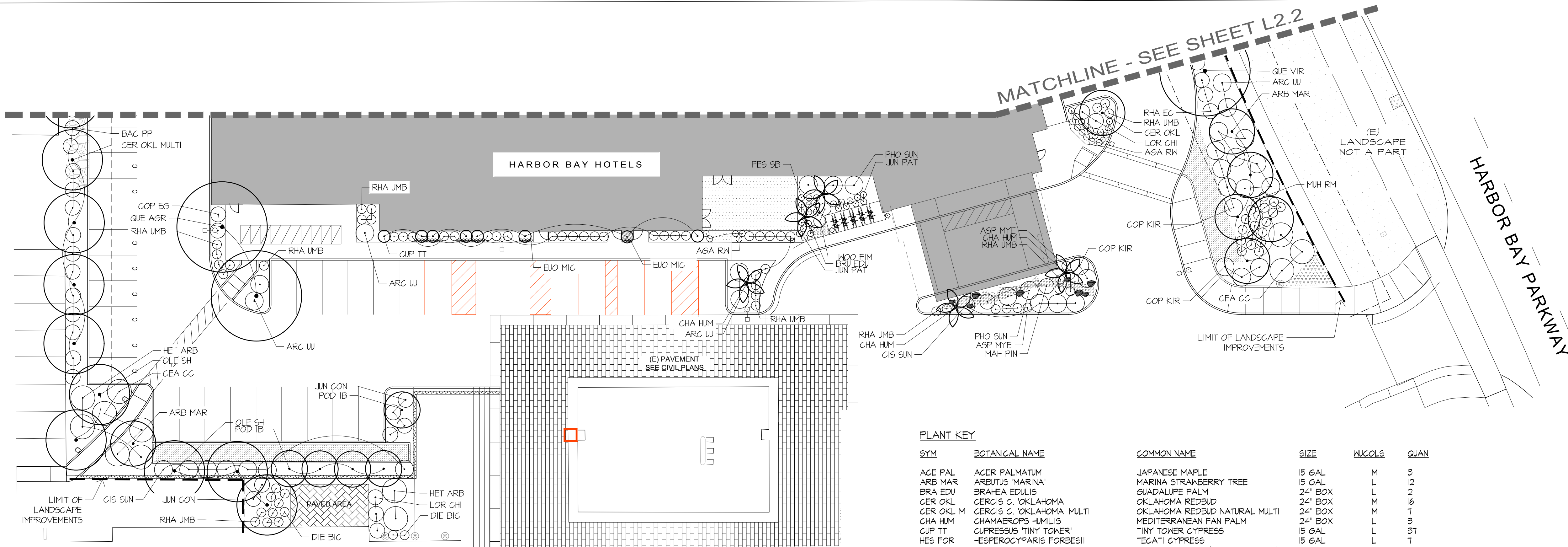
Sheet Title:

PLANTING PLAN SOUTH

SDI Job No: 17-022
Project Manager: kh
Drawn By: db
Date: 4/6/2022
Scale: 1" = 20'

Sheet:

L2.2



PLANTING NOTES

VERIFICATION:
THE CONTRACTOR SHALL CONFIRM AVAILABILITY OF PLANT MATERIALS IMMEDIATELY AFTER THE BEGINNING 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 POWER 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" Ø (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 SANDUST. PLANT TREES AND SHRUBS WITH TOP OF ROOTBALL SLIGHTLY ABOVE GROUND LEVEL. SET PLANT ON NATIVE GRADE. 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-MIX DS (AVAILABLE FROM HELENA CHEMICALS) PER 1000 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 DAMAGING OR CIRCLING 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 BIOTENTION AREAS OR WHERE A MINERAL MULCH HAS BEEN SPECIFIED.

PLANT KEY

SYM	BOTANICAL NAME	COMMON NAME	SIZE	MULCH	QUAN
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	15 GAL	M	3
ARB MAR	ARBUS 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	1
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	TEGATI CYPRESS	15 GAL	L	7
OLE SH	OLEA 'SWAN HILL'	SWAN HILL OLIVE (MULTI-STEMMED)	15 GAL	VL	7
FIN ELD	FINUS ELDARICA	AFGHAN PINE	15 GAL	L	21
POD IB	PODOCARPUS 'ICEE BLUE'	ICEE BLUE YEW PINE	15 GAL	M	11
QUE AGR	QUERCUS AGRIFFOLIA	COAST LIVE OAK	24" BOX	VL	54
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX	M	8

SHRUBS

AGU JAP	ACUBA J. 'GOLD DUST'	GOLD DUST PLANT	5 GAL	M	3
AGA RM	AGAPANTHUS 'RANCHO WHITE'	DIY WHITE LILY OF THE NILE	1 GAL	L	53
ALO BOO	ALOE 'ROCKAFIRE'	LITTLE RED RIDING HOOD ALOE	1 GAL	M	31
ANI BR	ANIGOZANTHOS 'BIG RED'	BIG RED KANGAROO PAKS	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	CISTIS 'SUNSET'	SUNSET ROCKROSE	5 GAL	L	16
COP EG	COPROSMA 'EVENING GLOW'	EVENING GLOW COPROSMA	5 GAL	L	12
COP KIR	COPROSMA KIRKII	CREEPING COPROSMA	5 GAL	L	4
DIE BIG	DIETES BIGCOLOR	FORTNIGHT LILY	1 GAL	L	31
DIC AN	DICKSONIA ANTARTICA*	TASMANIAN TREE FERN	5 GAL	M	2
EIO MIC	EUONYMUS J. 'MICROPHYLLUS'	BOX-LEAF EUONYMUS	5 GAL	L	35
FES SB	FESTUCA G. 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL	M	22
GAU SP	GAURAL 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. JOHN'SWORT	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 CH	LOROPETALUM CHINENSE	FRINGE FLOPER	5 GAL	L	22
MAH FIN	MAHONIA FINNATA	CALIFORNIA HOLLY GRAPE	5 GAL	M	2
MUH RM	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST PINK MUHY	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 EC	RHAMNUS C. 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL	L	53
RHA VEB	RHAMNUS C. 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	L	19
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 FIMBRATA	GIANT CHAIN FERN	5 GAL	M	2

	CAREX TUMULICOLA, BERKELEY SEDGE. 18" OC FROM 1 GAL CONTAINERS, MULCHS "LOW"
	JUNCUS PATENS, BLUE RUSH. 18" OC FROM 1 GAL CONTAINERS, MULCHS "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 BIOTENTION. 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

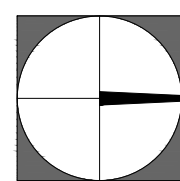
INCLUDE IN BID PRICE FURNISH AND INSTALL 25 ADDITIONAL 1 GALLON SHRUBS TO BE SELECTED BY LANDSCAPE ARCHITECT AND INSTALLED BY CONTRACTOR AT COMPLETION OF PROJECT.

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

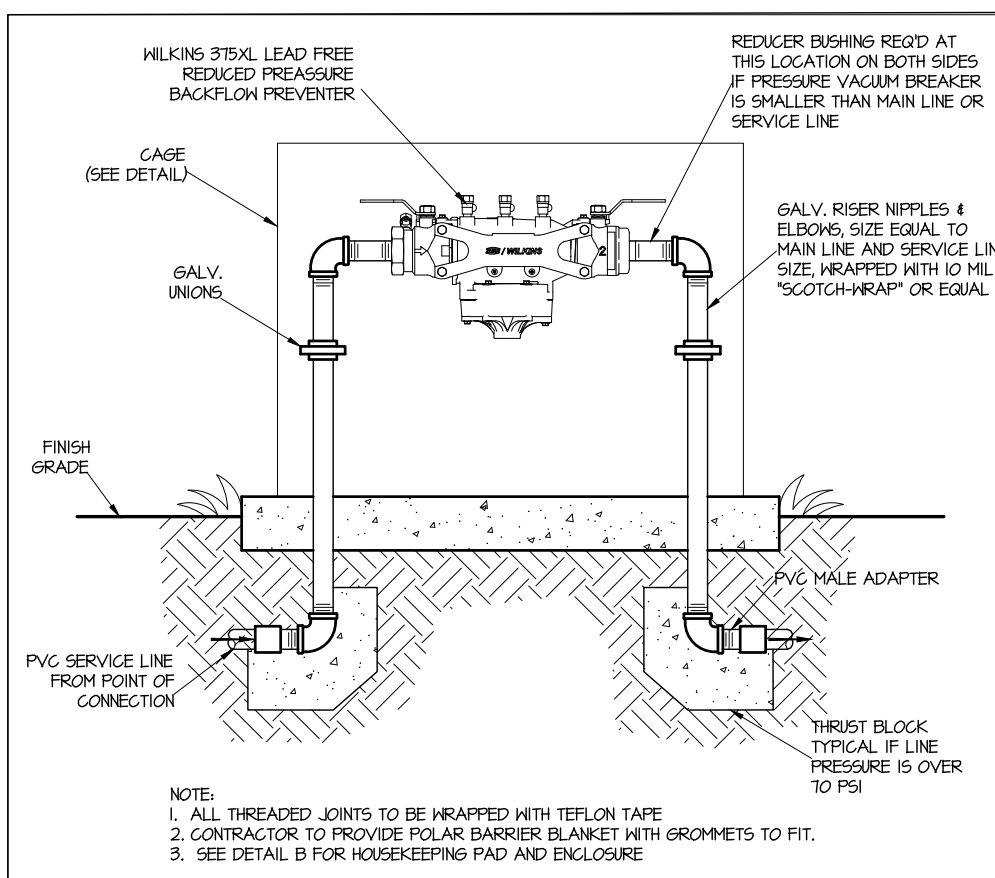
APPROXIMATE LOCATIONS OF SITE LIGHTING, BOLLARD, POLE, SEE ELECTRICAL PLANS

* USED IN PATIO SPACE ONLY

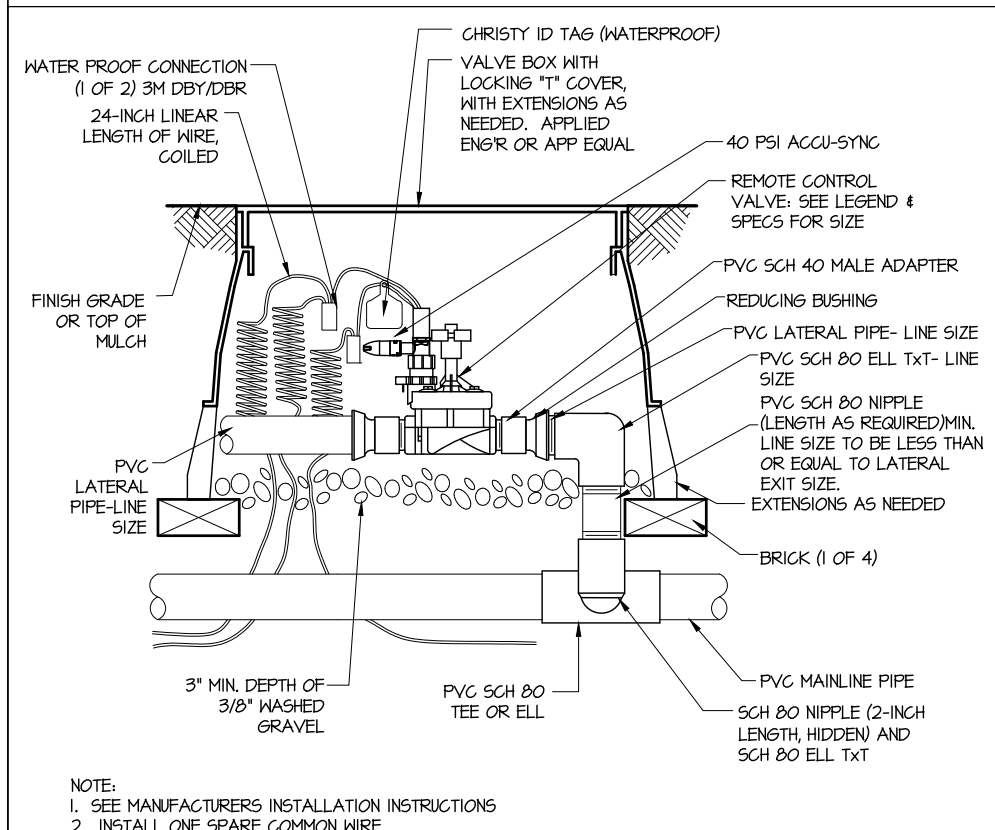
EXISTING TREE TO REMAIN, PROTECT



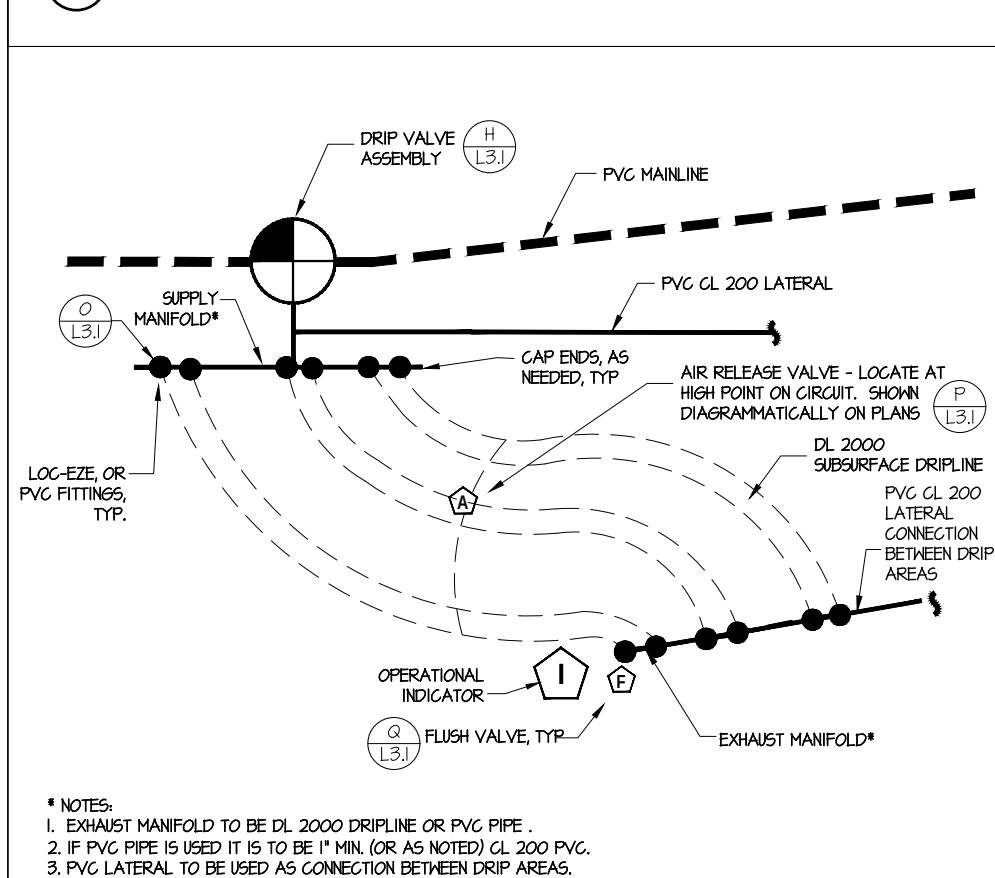
SCALE: 1" = 20'-0"



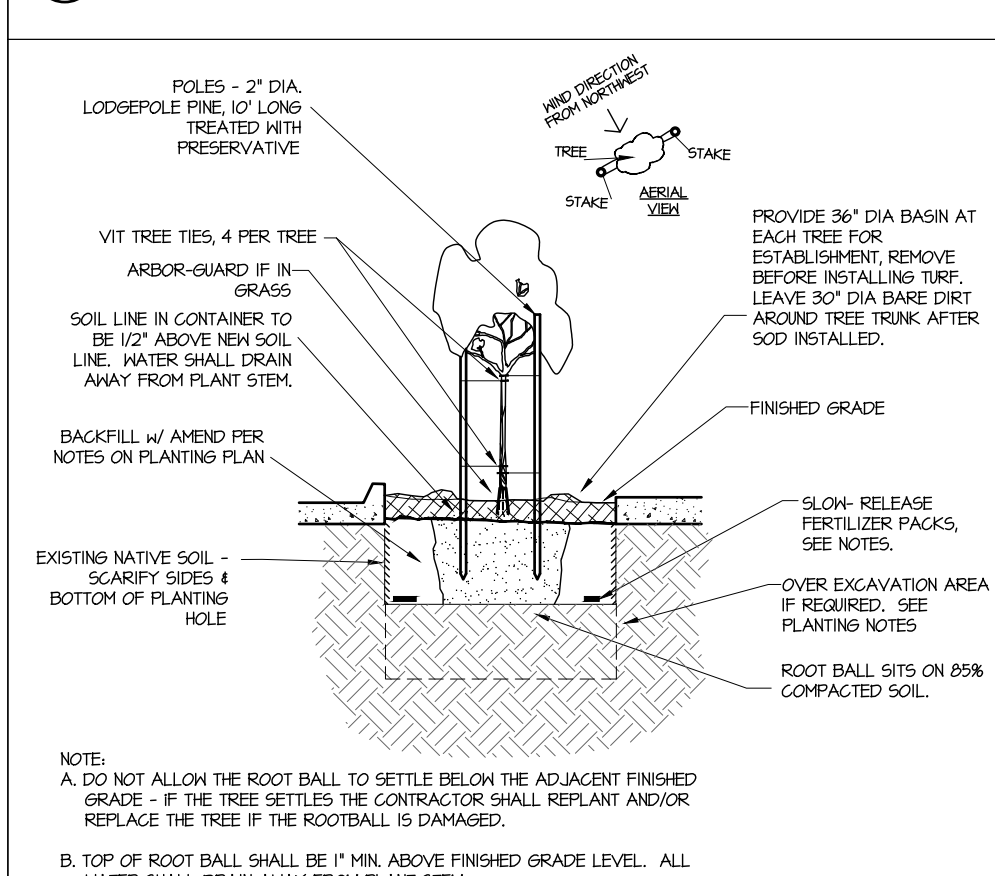
A WILKINS LEAD FREE BACKFLOW 375XL NTS



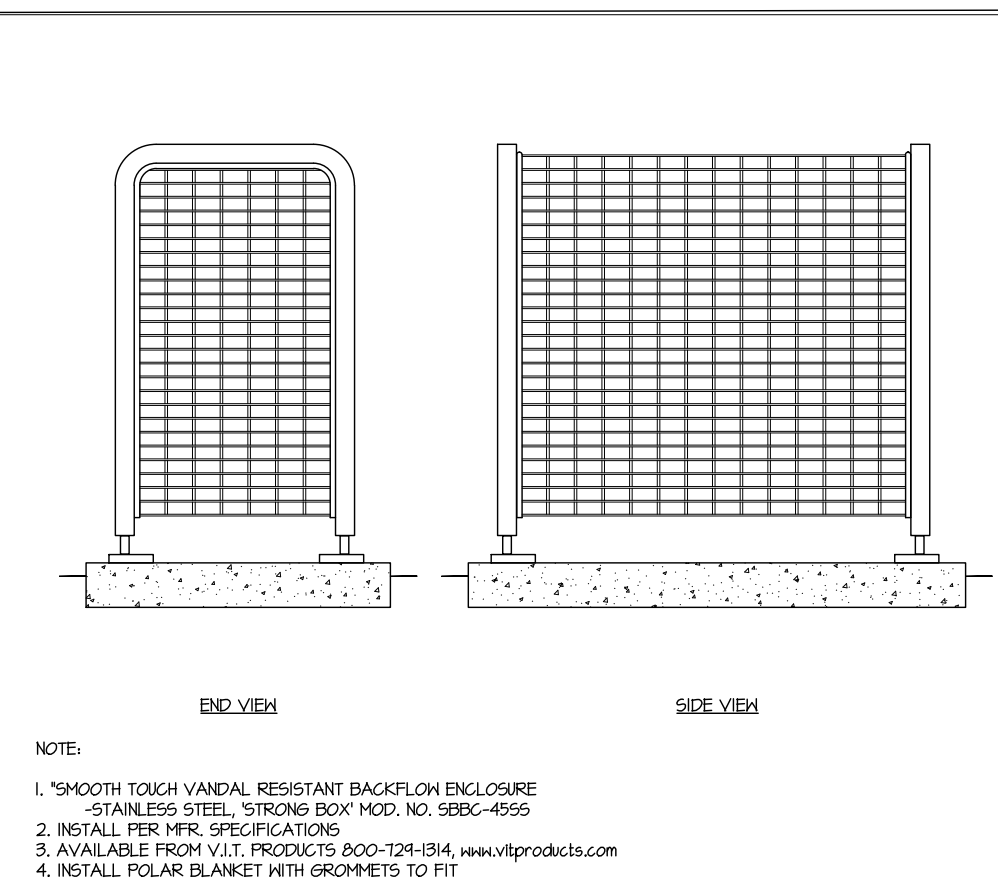
G REMOTE CONTROL VALVE NTS



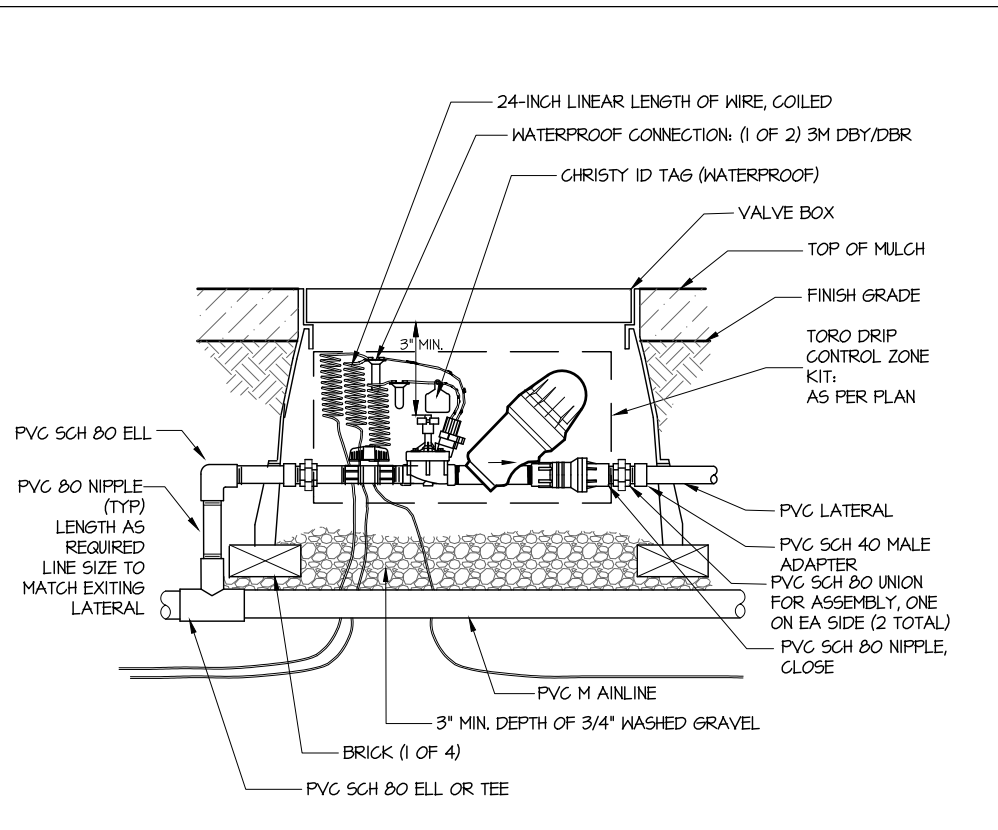
M TORO SUBSURFACE DRIP ASSEMBLY NTS



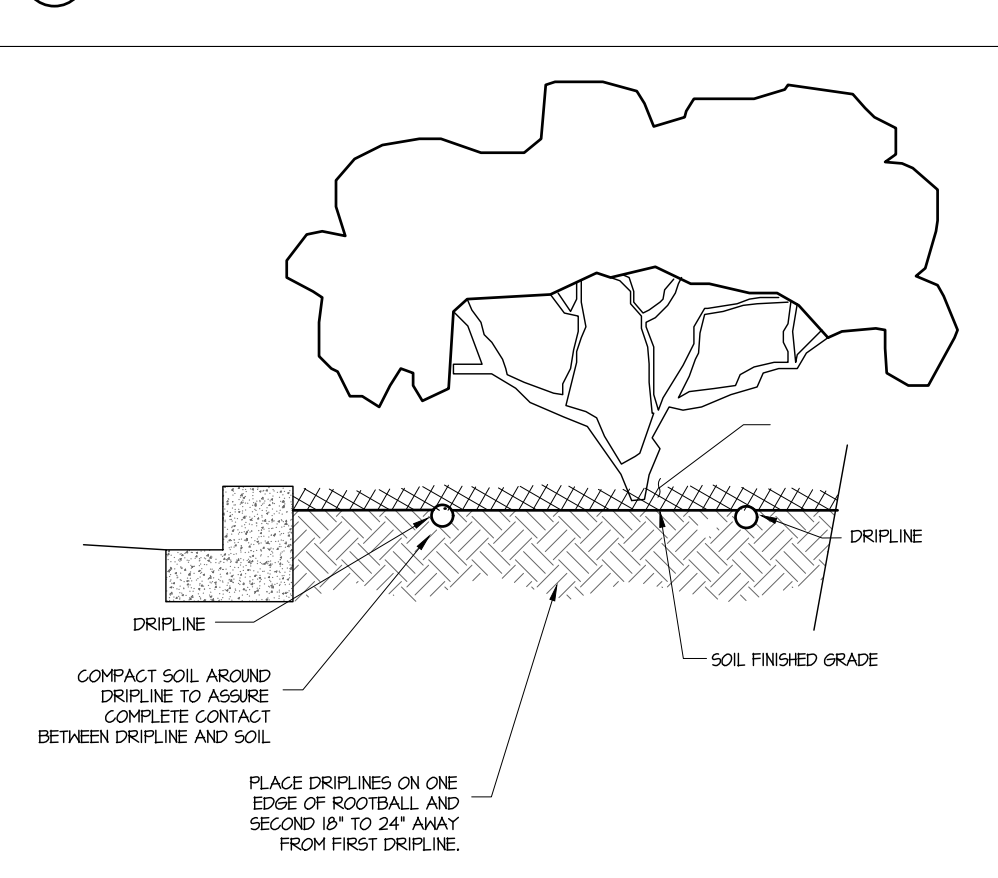
S TREE PLANTING & STAKING NTS



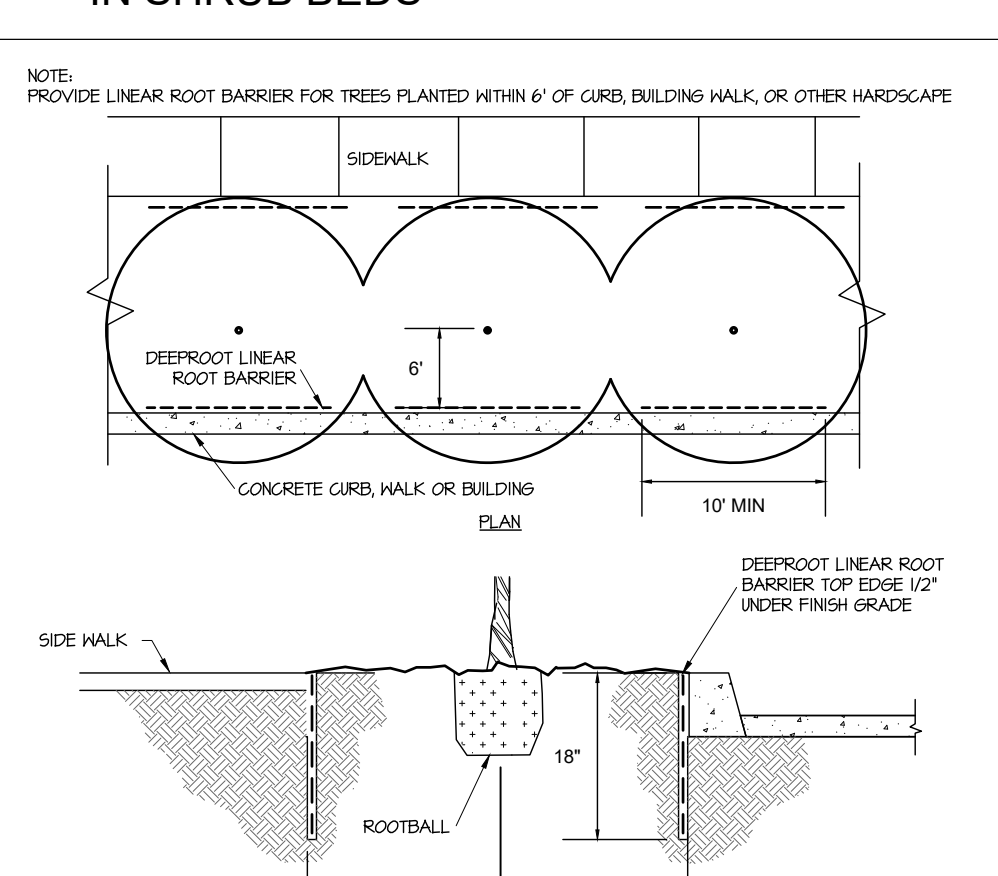
B BACKFLOW CAGE AND POLAR BLANKET NTS



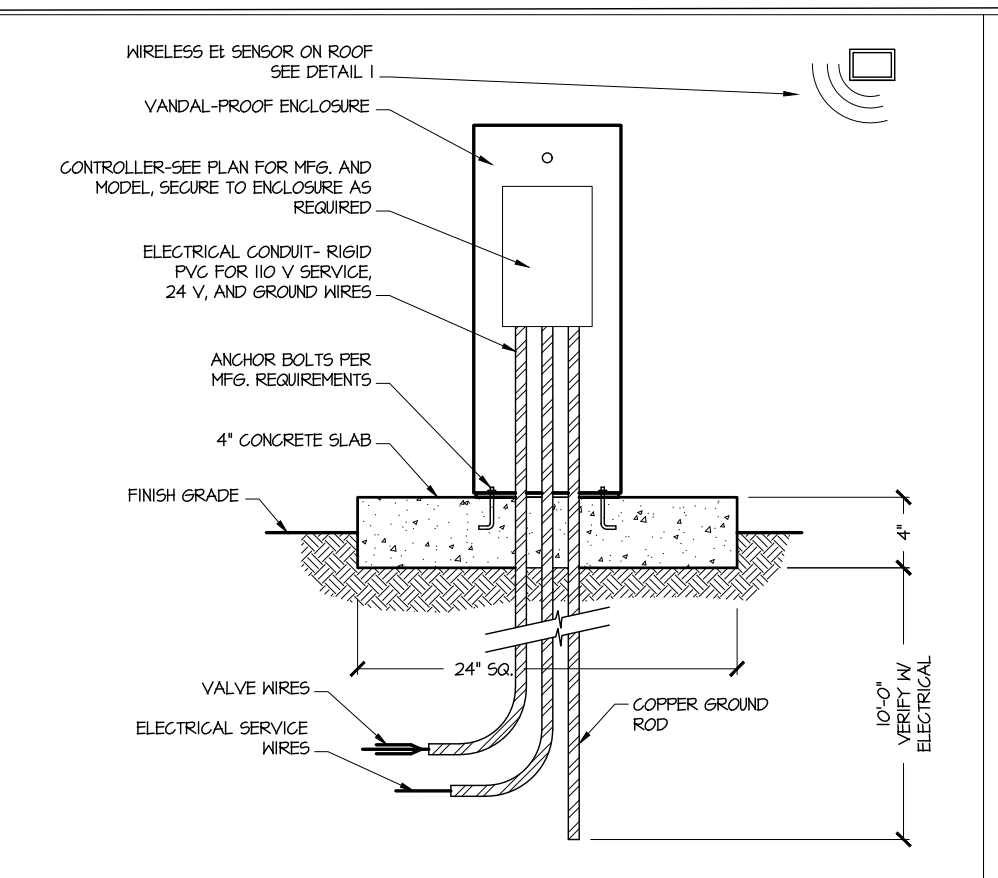
H DRIP VALVE ASSEMBLY NTS



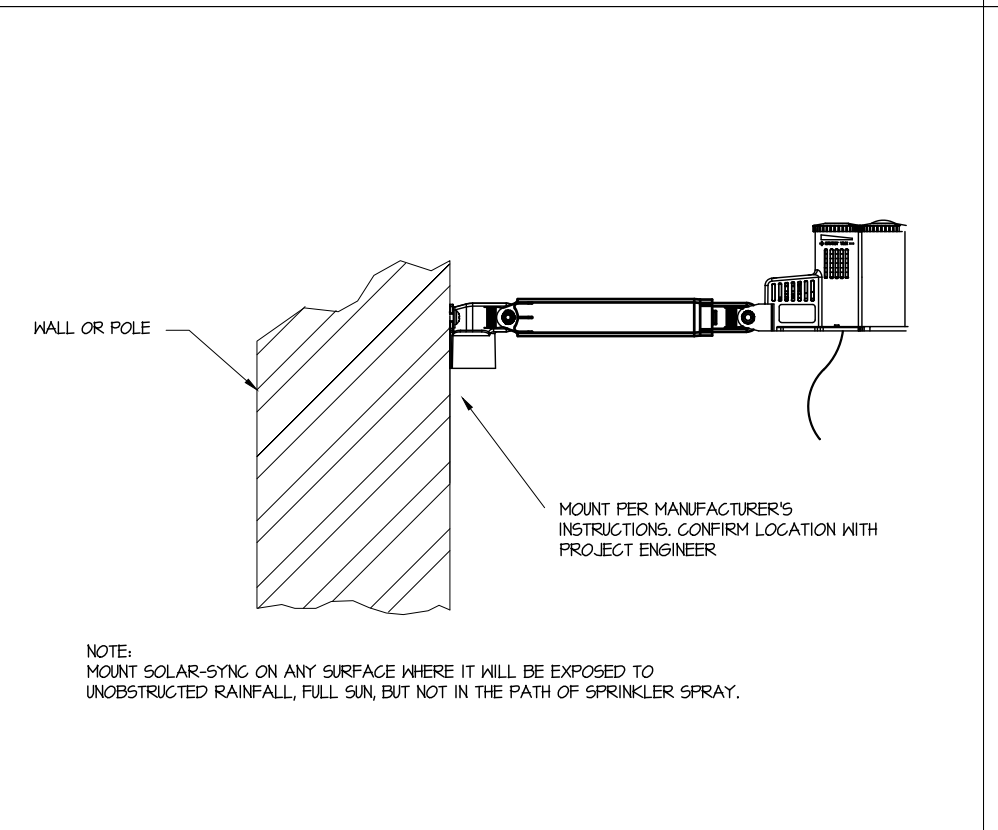
N LOCATIONS OF DRIPLINE IN SHRUB BEDS NTS



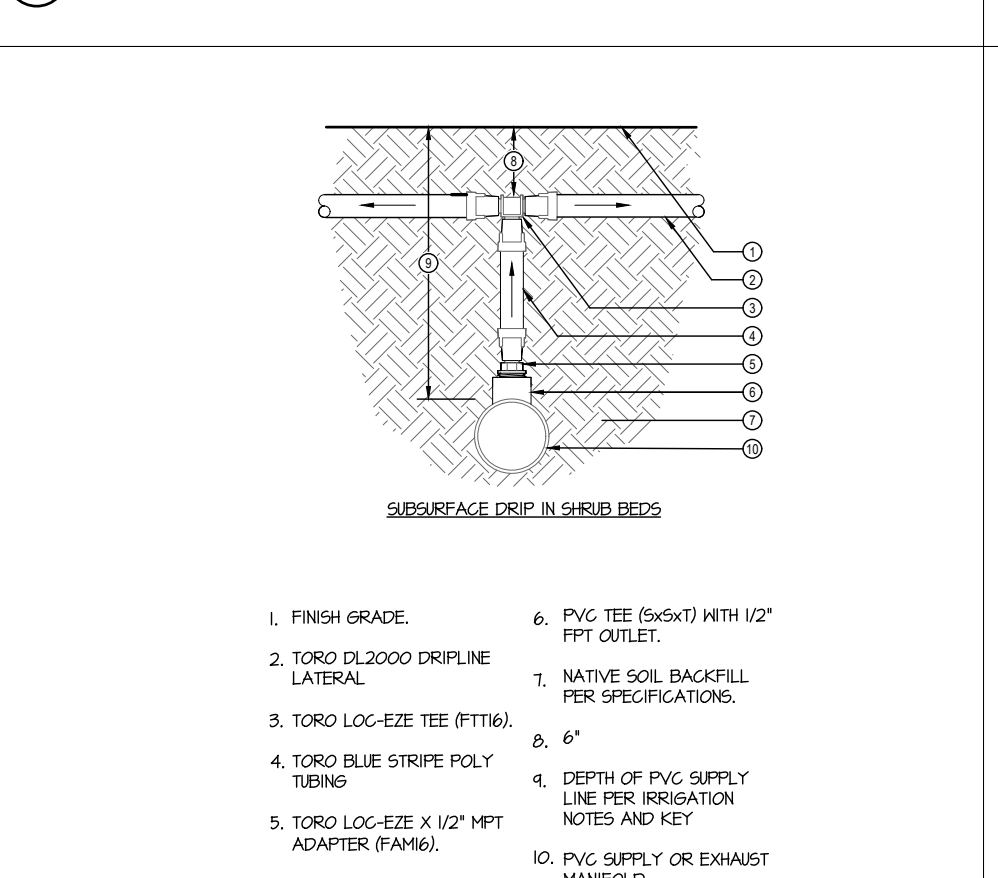
T ROOT BARRIERS NTS



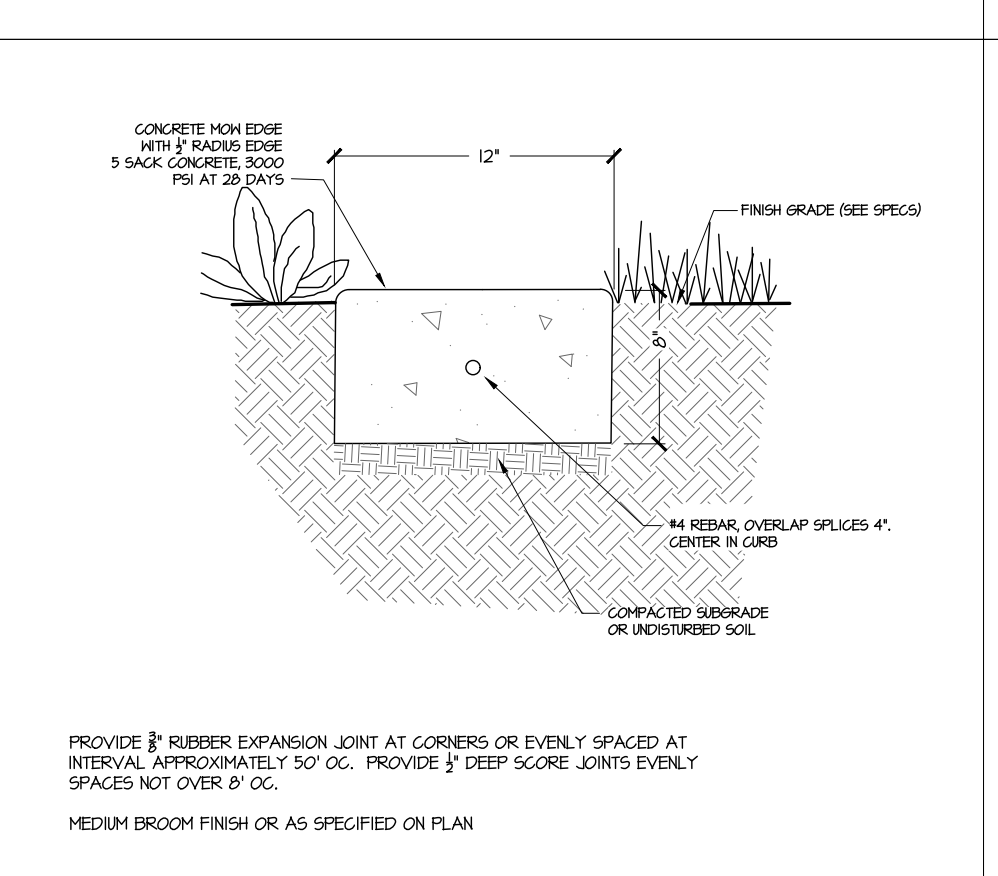
C PEDESTAL MOUNT CONTROLLER & E1 SENSOR NTS



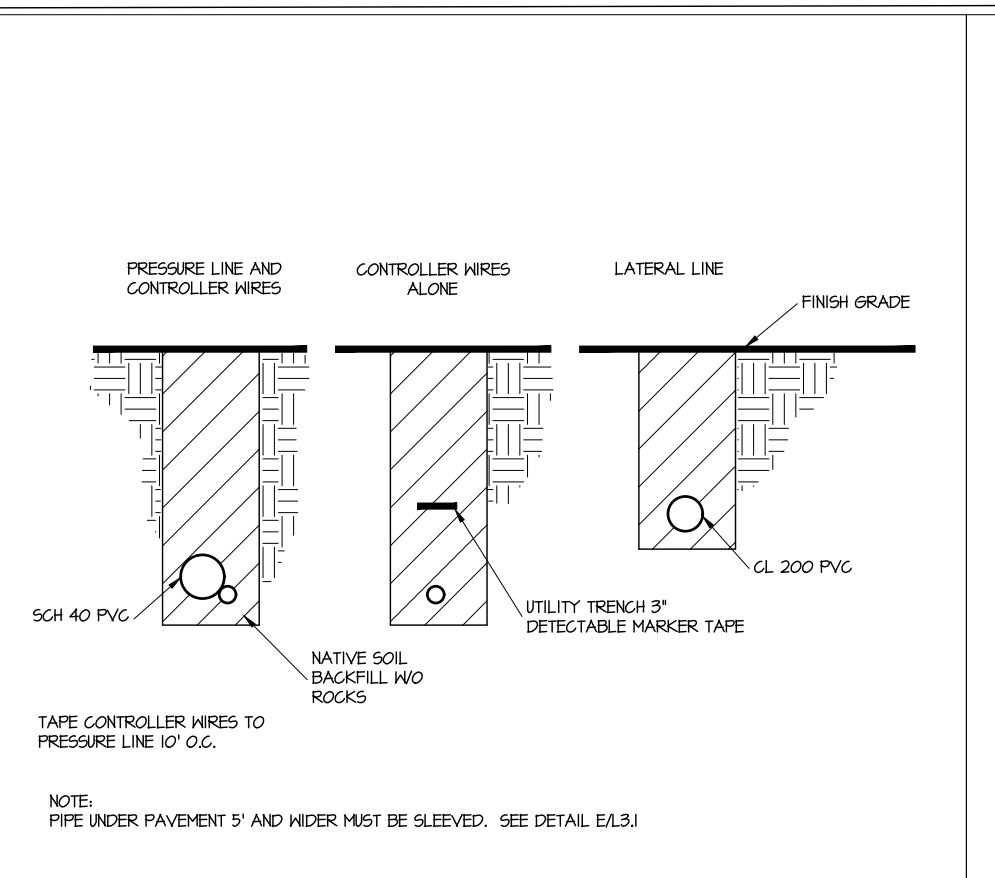
I SOLAR SYNC NTS



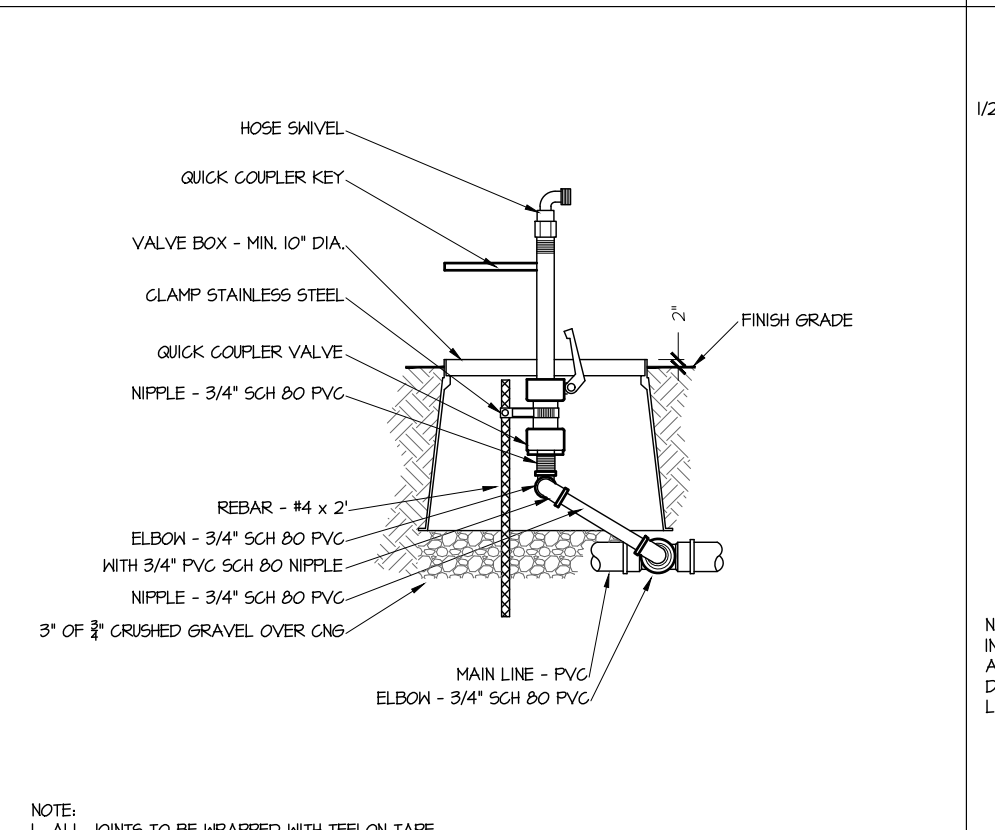
O MANIFOLD-TEE CONNECTION NTS



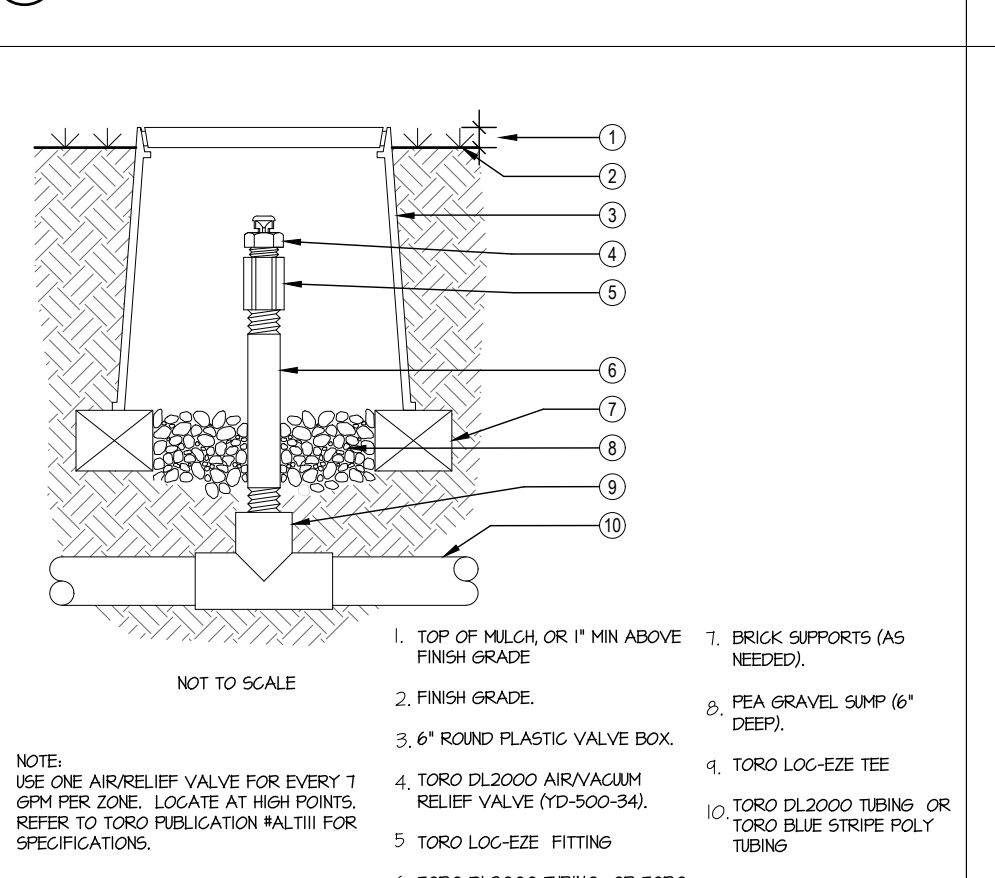
U MOW CURB NTS



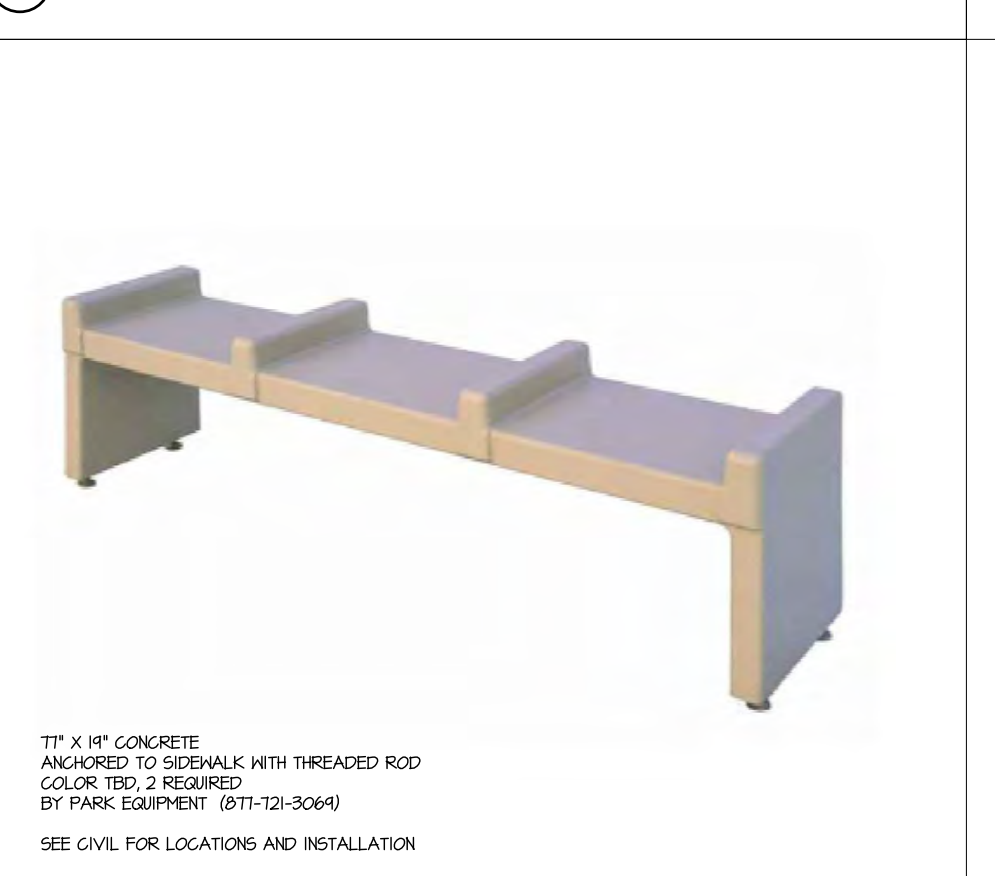
D TRENCHING DETAIL NTS



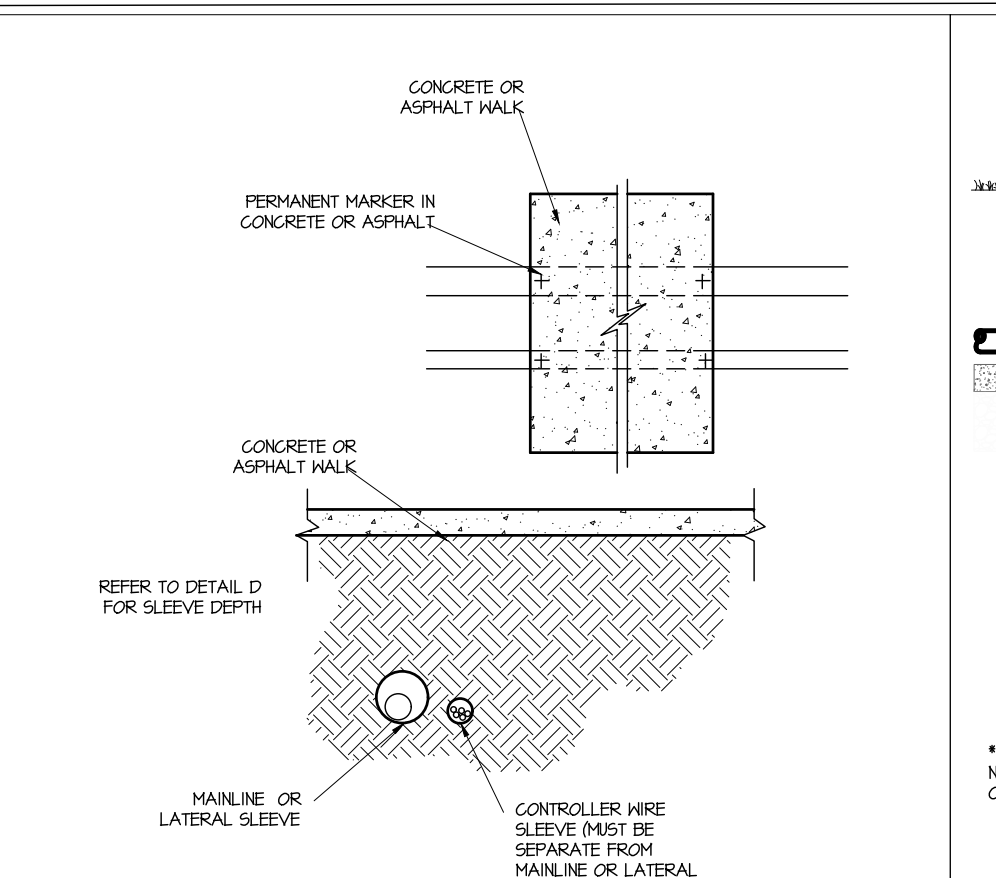
J QUICK COUPLER NTS



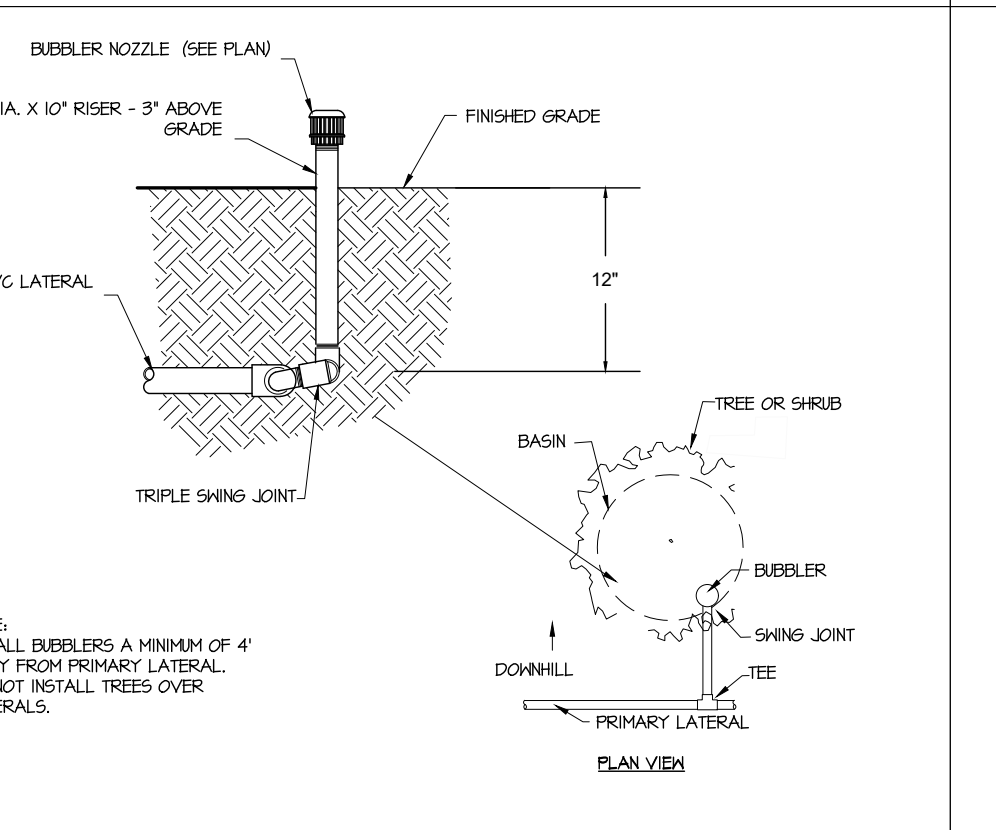
P AIR RELEASE VALVE NTS



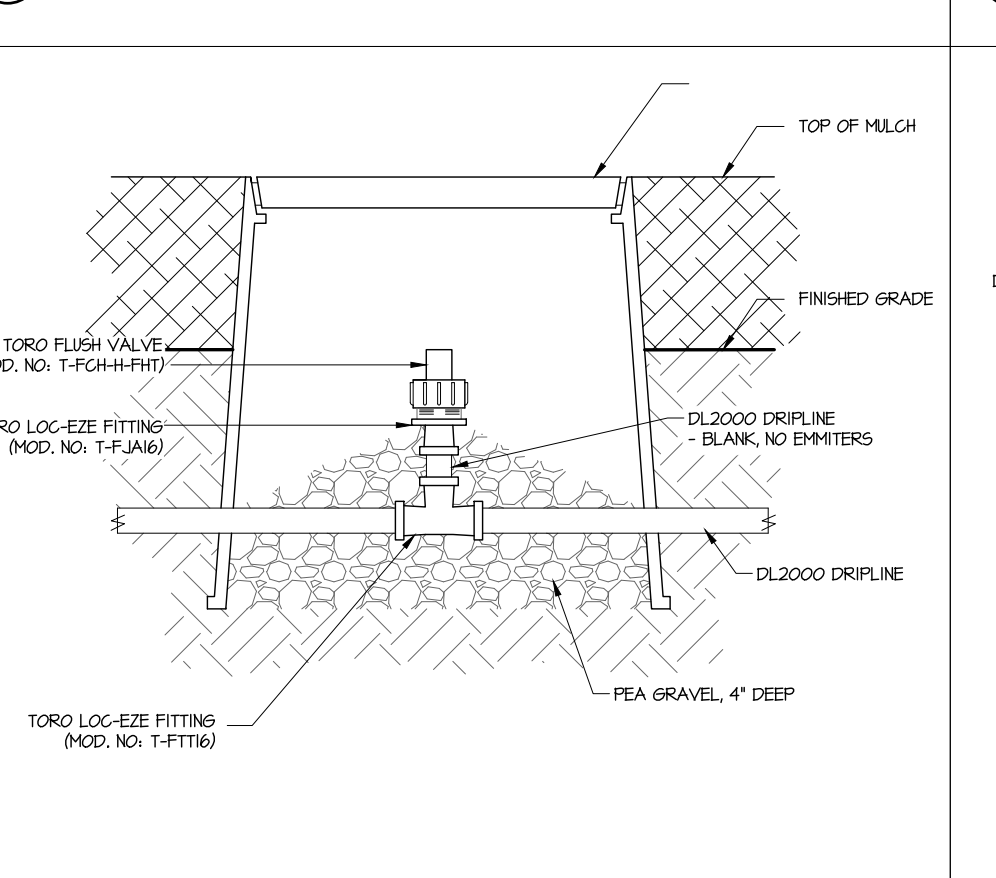
V A.C. TRANSIT BUS BENCH NTS



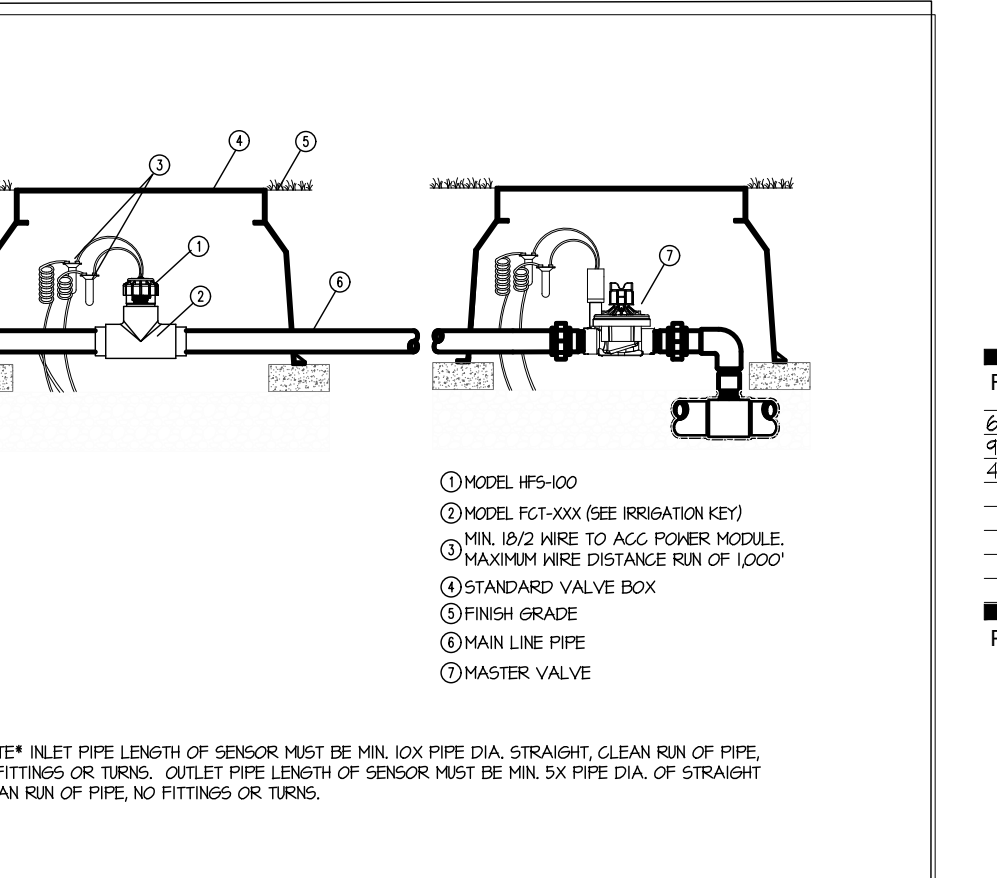
E SLEEVE DETAIL NTS



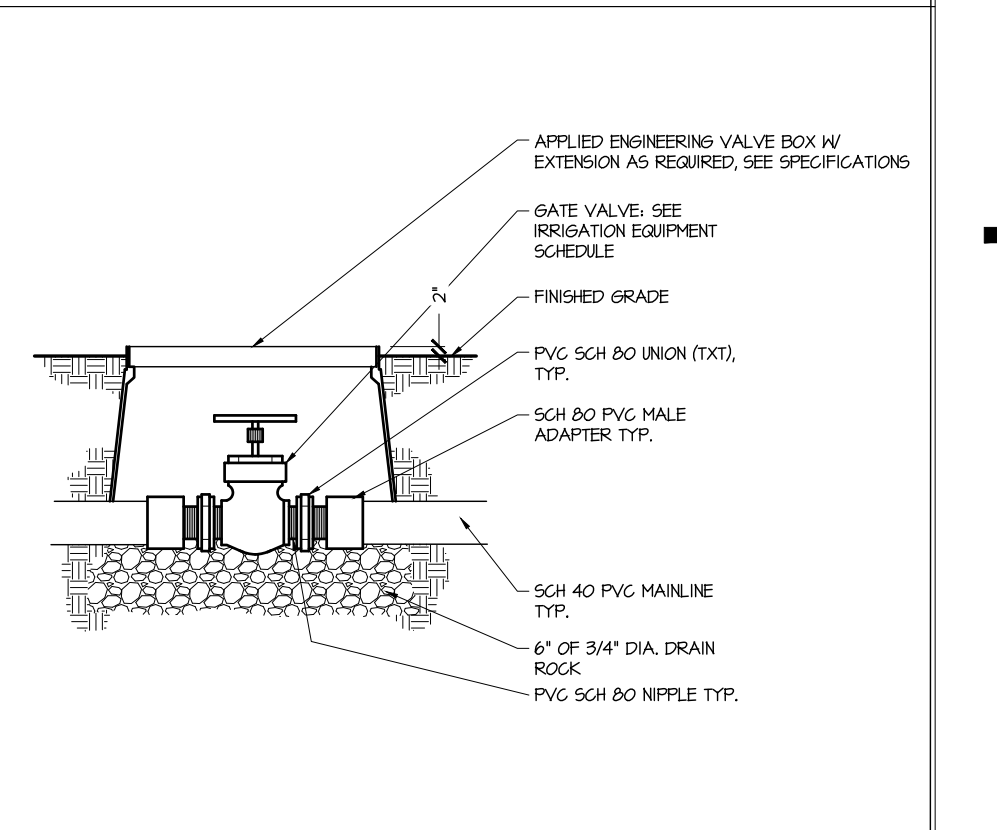
K TREE & VINE IRRIGATION NTS



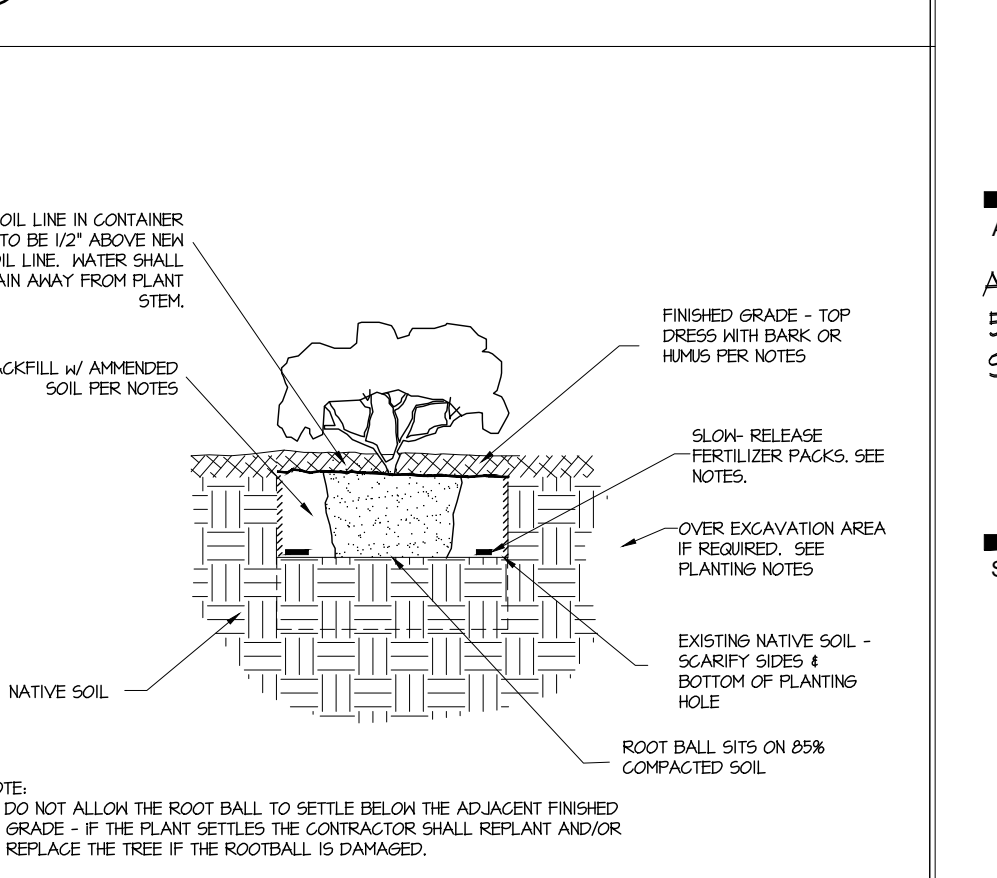
Q DRIPLINE FLUSH VALVE NTS



F MASTER VALVE & FLOW SENSOR NTS



L BALL VALVE NTS



R SHRUB PLANTING NTS



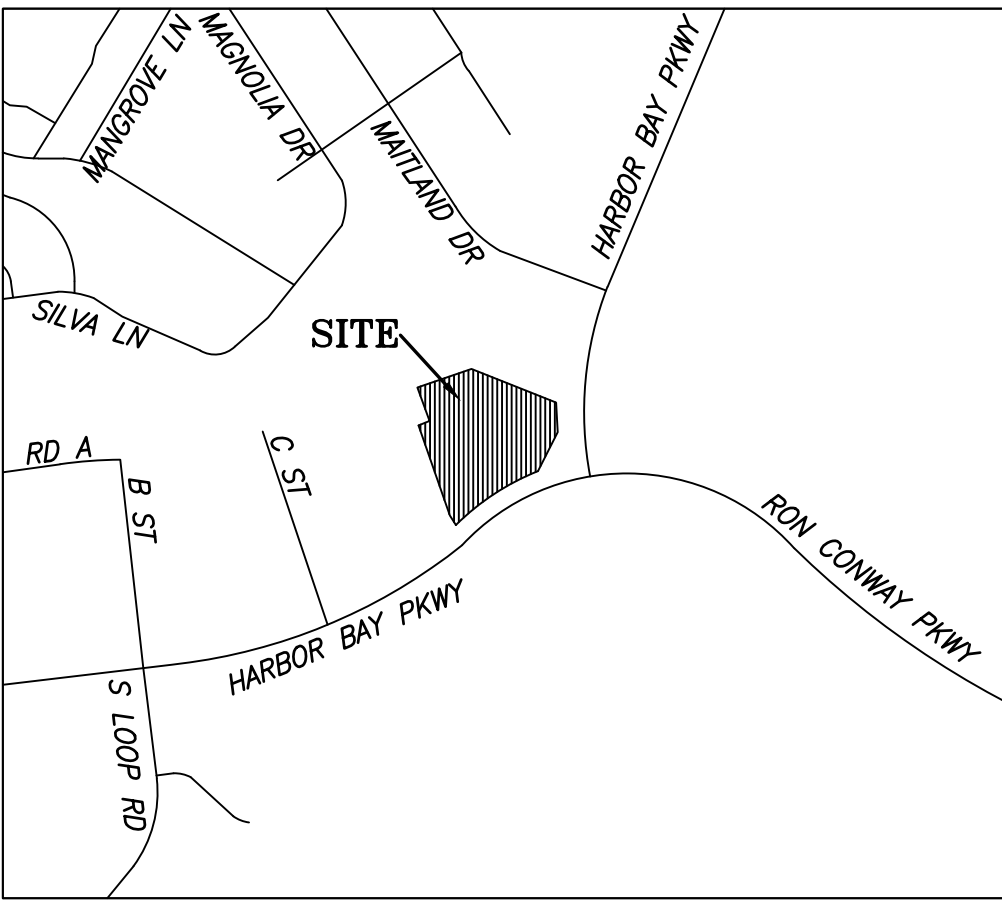
IMPROVEMENT PLANS
THE ALAMEDA HOTELS
SITE IMPROVEMENT PERMIT SET
PWD 22-0008-REV1
CITY OF ALAMEDA

ALAMEDA COUNTY CALIFORNIA

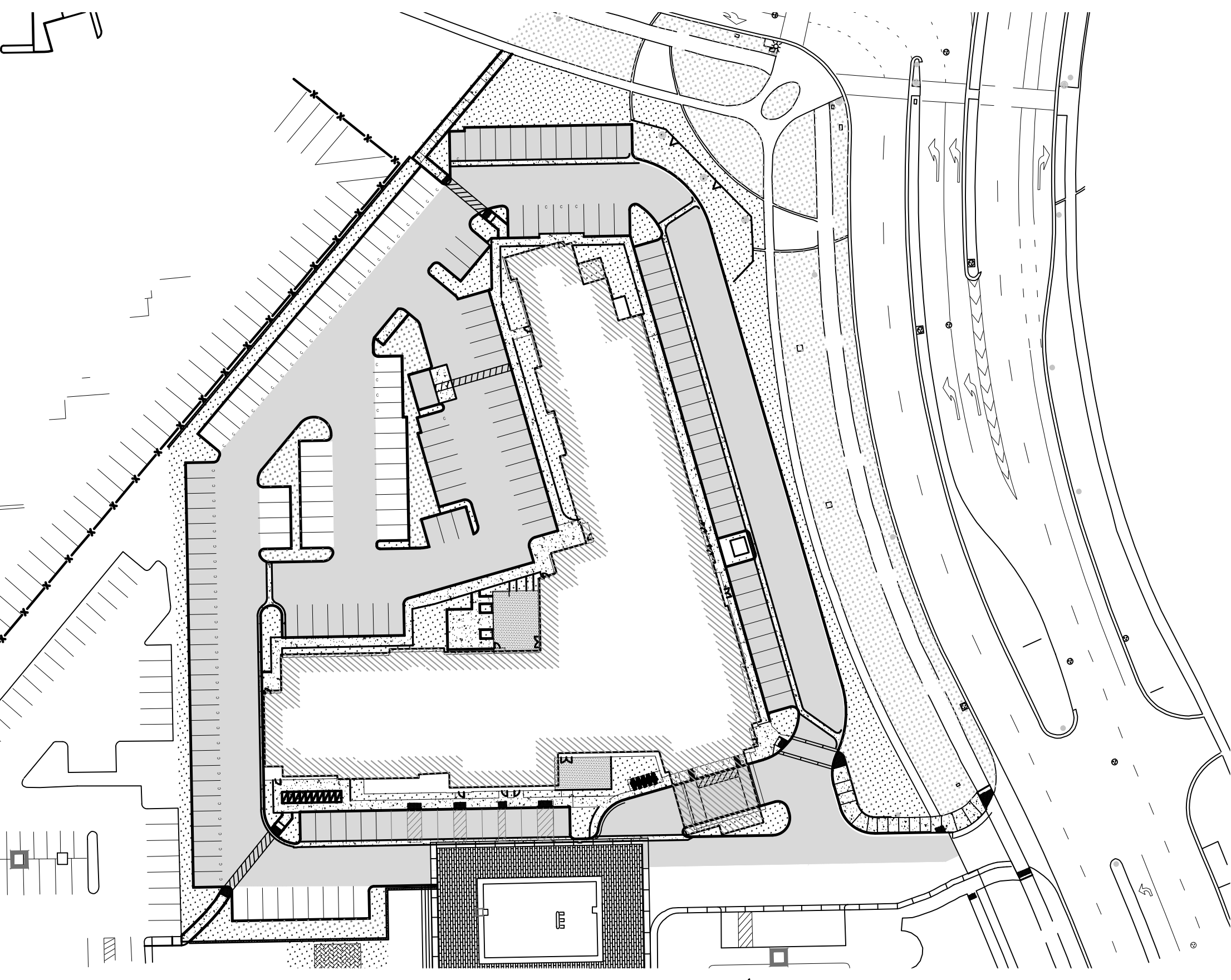
UPDATED:
APRIL 2023

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



VICINITY MAP
NOT TO SCALE



KEY MAP

SCALE: 1"= 60'

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 PERFORMED 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

SHEET INDEX	
1	TITLE SHEET AND GENERAL NOTES
2	NOTES, LEGEND, AND ABBREVIATIONS
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	DIMENSIONED SITE PLAN
6	GRADING AND DRAINAGE PLAN
7	RETAINING WALL PLAN
8	UTILITY PLAN
9	STORMWATER CONTROL PLAN
10	EROSION CONTROL PLAN - PHASE 1
11	EROSION CONTROL PLAN - PHASE 2
12	EROSION CONTROL PLAN - DETAILS AND NOTES
13	SIGNING AND STRIPING
14	FIRE ACCESS PLAN
15	WASTE COLLECTION PLAN
16	BIORETENTION AREA CROSS SECTIONS
17	DETAILS
18	DETAILS
19	DETAILS
20	DETAILS

PERMIT NOTE

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

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.

THE ALAMEDA HOTELS
SITE IMPROVEMENT PERMIT SET
COVER SHEET
CITY OF ALAMEDA
ALAMEDA COUNTY
CALIFORNIA

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

PROFESSIONAL ENGINEER
ALAMEDA COUNTY
No. 91391
CIVIL ENGINEER
STATE OF CALIFORNIA

SHEET 1
OF 20
JOB NO. 21076

REVISIONS
DATE
BY

925-685-4569
bellecci.com



- ## WATER NOTES

- PRELIMINARY
SUBMITTAL - APR 2023

STORM DRAIN NOTES

- ### UTILITY CONSTRUCTION PLAN NOTES

- ### UNDERGROUND FIRE NOTES

1. SHOW DETAIL FOR A USE 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

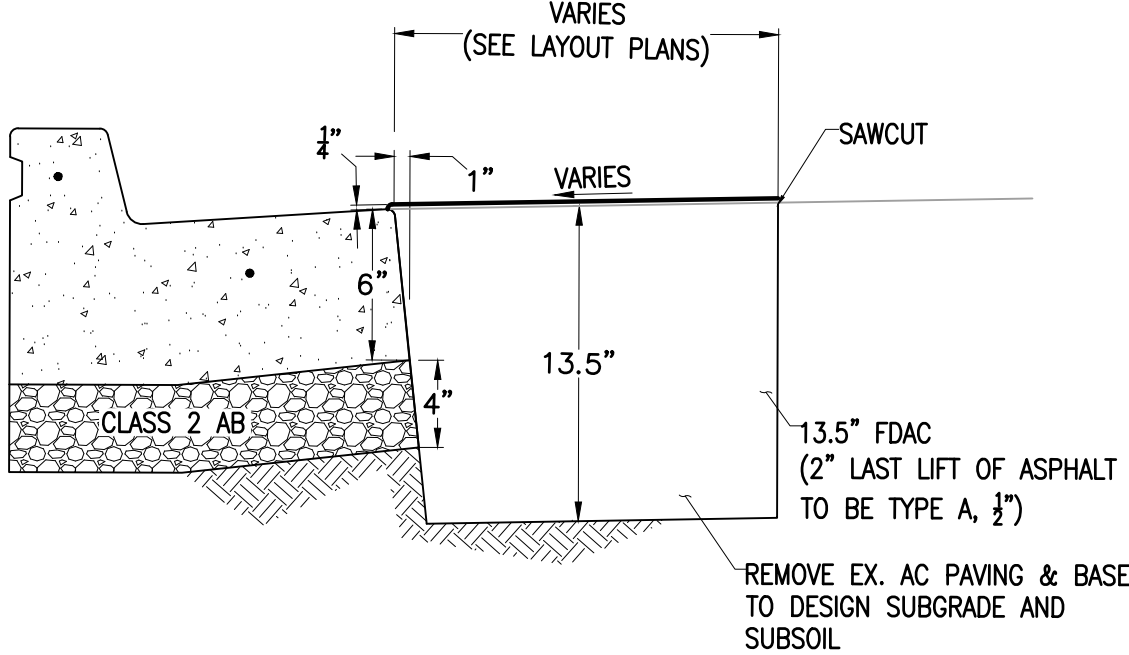
ST-1-1 (1 OF 6) TYPE A AND B CURB AND GUTTER
ST-5 LARGE RADIUS FLUSH RETURN
ST-7-1 (1 OF 5) TRENCH DETAIL RESURFACING
ST-7-2 (2 OF 5) TRENCH DETAIL NARROW TRENCH & SMALL HOLES
ST-7-3 (3 OF 5) TRENCH DETAIL TRENCH BACKFILL
ST-7-4 (4 OF 5) TRENCH DETAIL
ST-7-5 (5 OF 5) TRENCH CONTROLLED LOW STRENGTH MATERIAL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

	AGGREGATE BASE
AC	ASPHALT CONCRETE
AT	AT&T OVERHEAD LINES
ARV	AIR RELEASE VALVE
BC	BRAIN CURVE
BFP	BACKFLOW PREVENTION DEVICE
BM	BENCH MARK
BO	BLOW OFF
BW	BACK OF WALK
CB	CATCH LINE
CL	CENTERLINE
CONST	CONSTRUCTION
CR	CURB RETURN
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DDC	DOUBLE DETECTOR CHECK VALVE
JW	DRIVEWAY
E	EACH
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
C	END CURVE
G	EXISTING GROUND
CG	EXISTING GROUND BASE OF WALL
	ELEVATION
L	EDGE OF PAVEMENT
X	EXISTING
C	FACE OF CURB
GBW	FINISHED GROUND
DCDC	FINISHED GROUND BASE OF WALL
DDC	FULL DEPTH OF ASPHALT CONCRETE
F	FINISH FLOOR
F	FINISH FLOOR CONNECTION
F	FINISH GRADE
H	FIRE HYDRANT
L	FLOW LINE
G	GRADE BREAK
GR	GRADE ELEVATION
GV	GATE VALVE
H	HEIGHT OF WALL
HP	HIGH POINT
NV	INVERT ELEVATION
	LENGTH
P	LINEAR FEET
P	LOW POINT
T	LEFT
MAX	MAXIMUM
MIN	MINIMUM
ITS	NOT TO SCALE
HE	OVERHEAD ELECTRIC
	PAD ELEVATION
CCC	PORTLAND CEMENT CONCRETE
P	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PRC	PROPERTY LINE
PT	POINT OF REVERSE CURVE
PUE	PUBLIC UTILITY EASEMENT
PRV	PRESSURE REDUCING VALVE
PV	PAVEMENT GRADE
R	RADIUS
/W	RIGHT-OF-WAY
RM	RETAINING WALL
RM	RM ELEVATION
T	RIGHT
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
DDMBH	STORM DRAIN MANHOLE
DDTD	STORM DRAIN TRENCH DRAIN
	SHEET
SL	STREET LIGHT
SS	STREET NAME SIGN
NS	SANITARY SEWER
SSCSL	SANITARY SEWER CLEANOUT
SS	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
UB	SUBDIVISION
BW	SIDEWALK
C	TOP OF CURB
G	TOP OF GRADE
C	TOP OF CURB
W	TOP OF WALL
TEMP	TEMPORARY
I	TRAFFIC INDEX
YP	TYPE
IF	"V" DITCH
IF	VERIFY IN FIELD
	WATER LINE
WM	WATER METER
WMS	WETLAND MODULAR SYSTEM
WQ	WATER QUALITY
WV	WATER VALVE

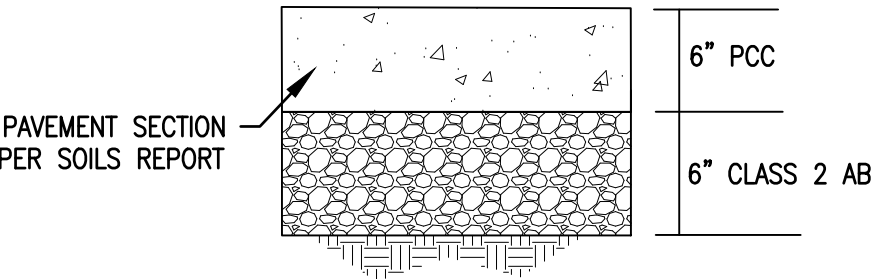
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		CURB, GUTTER AND SIDEWALK CENTERLINE
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEAN OUT
		STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		CURB INLET
		FIELD INLET
		WATER MAIN
		WATER TEE
		WATER CROSS
		WATER SERVICE
		WATER VALVE
		FIRE HYDRANT
		ELECTROLINER
		POWER POLE
		GAS VALVE
		STREET SIGN
		CONTOURS
		SPOT ELEVATIONS
		HANDICAPPED RAMPS
		DOUBLE CHECK DETECTOR ASSEMBLY
		WATER METER
		SANITARY SEWER CLEAN OUT
		STATION LINE



SAWCUT DETAIL

NTS

1
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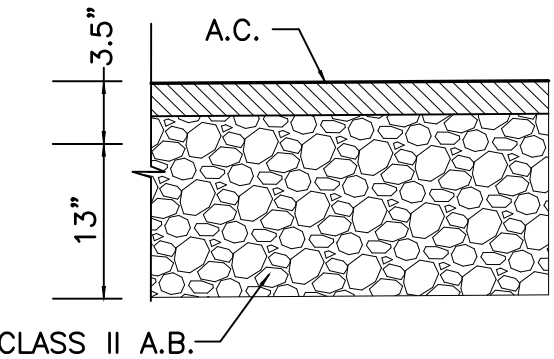


PCC PAVEMENT DETAIL

NTS

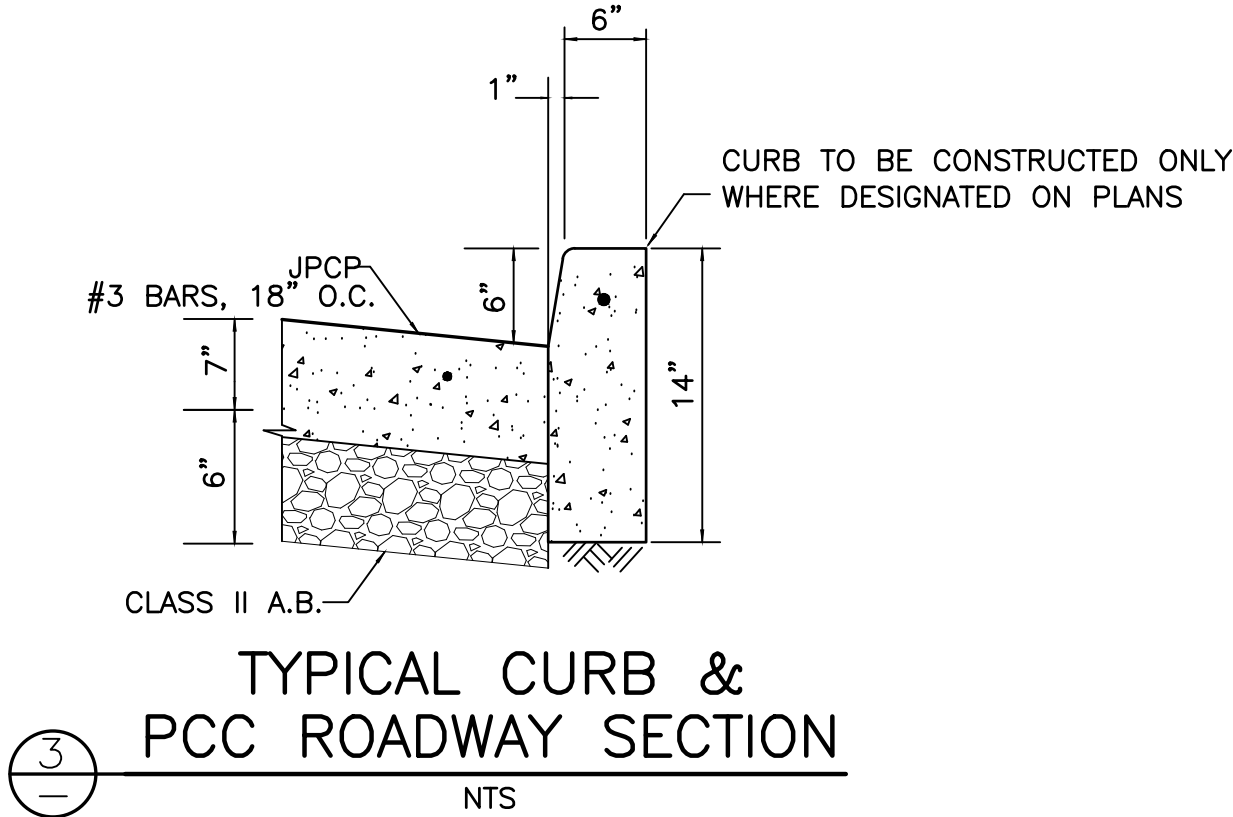
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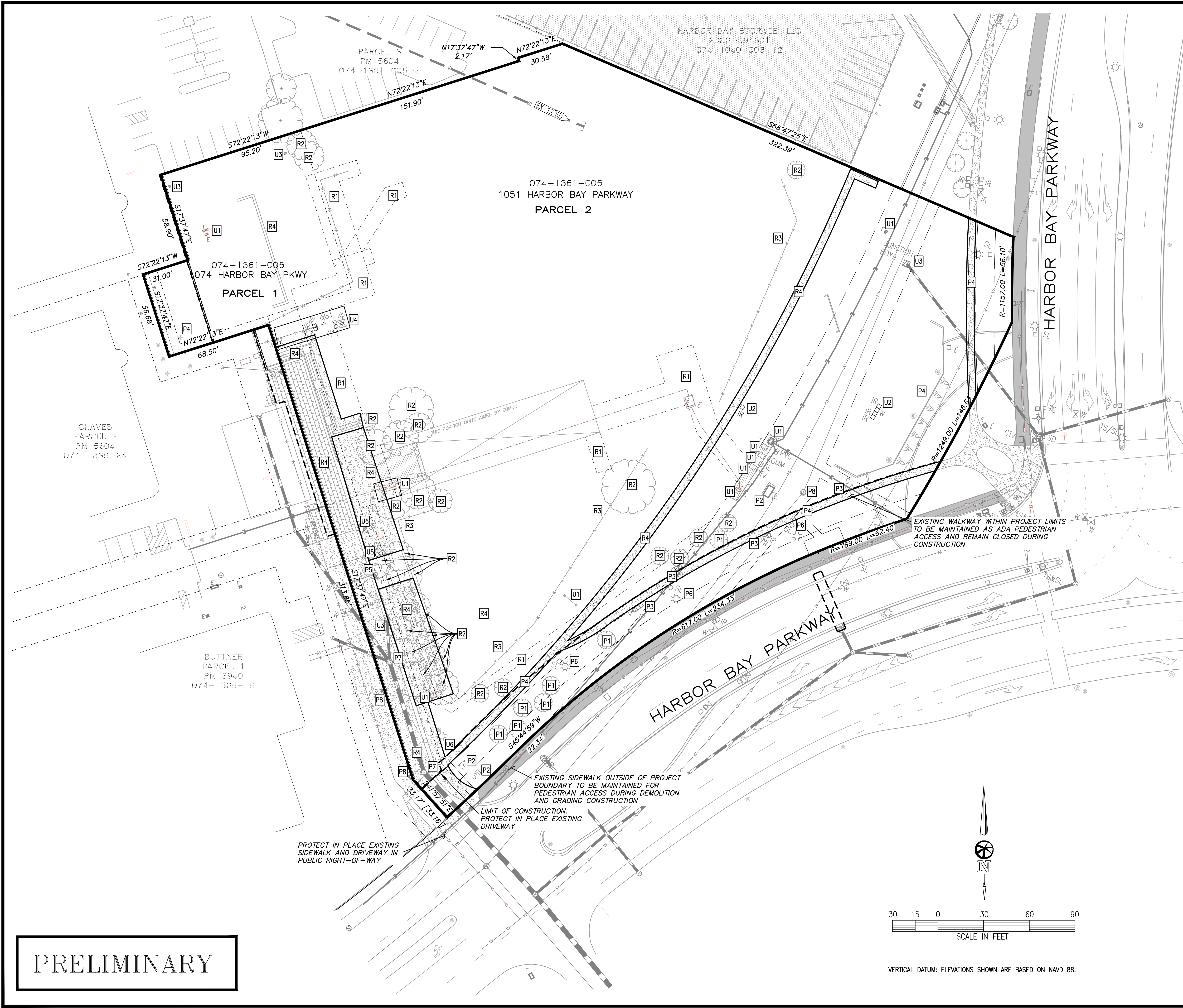
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TYPICAL
AC ROADWAY SECTION

NTS

[illegible]



DEMOLITION NOTES

REMOVE/RELOCATE NOTES:

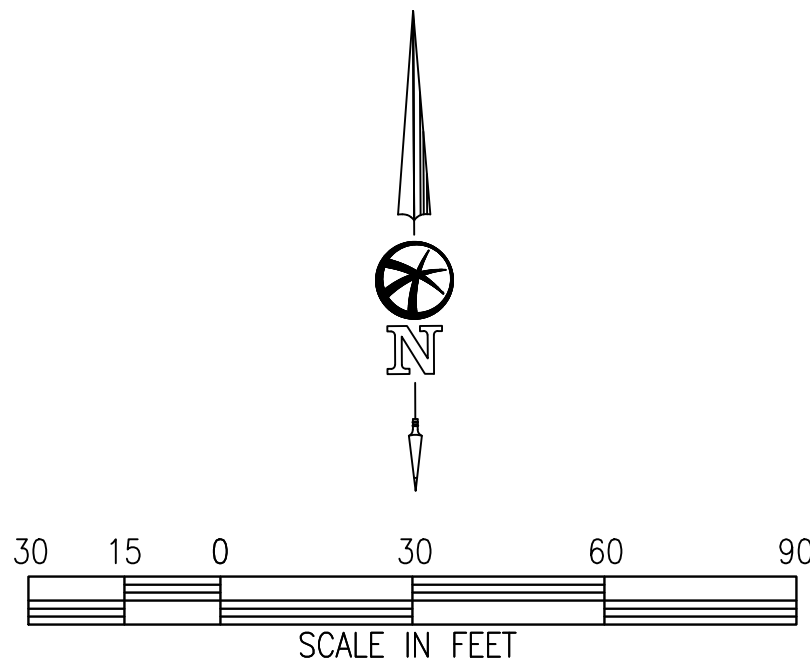
- R1 EASEMENT TO BE QUITCLAIMED & FACILITIES TO BE RELOCATED.
 - R2 REMOVE TREE & ROOTS 30" BELOW GRADE.
 - R3 REMOVE FENCE.
 - R4 REMOVE CONCRETE/BRICK WALKWAY & PARKING FACILITIES.
 - R5 REMOVE & RELOCATE SIGN.
- UTILITIES NOTES:
- U1 REMOVE & RELOCATE ELECTRICAL UTILITY BOXES AND LINES.
 - U2 REMOVE & 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

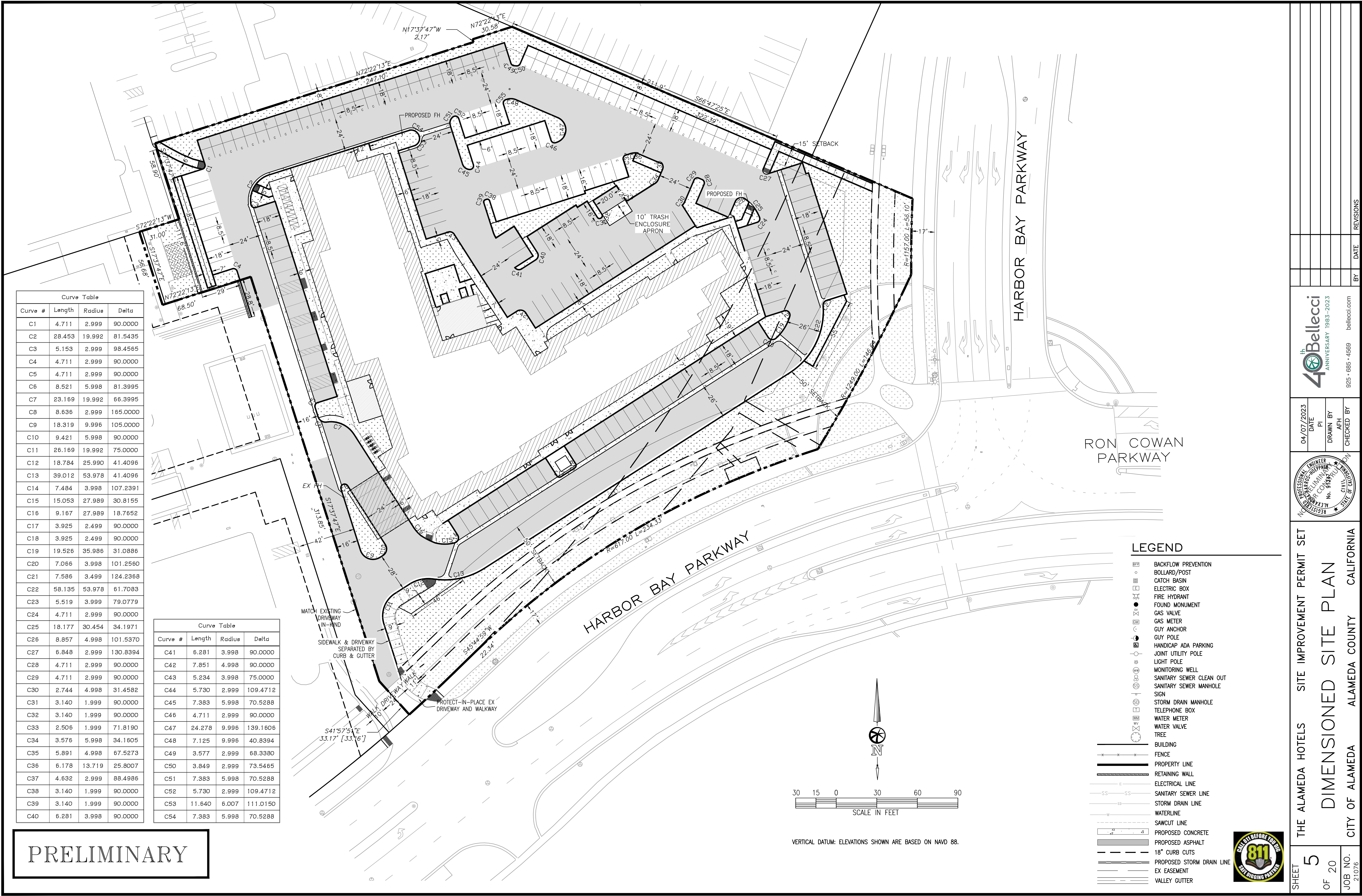
- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
- HANDICAP ADA PARKING
- JOINT UTILITY POLE
- LIGHT POLE
- MONITORING WELL
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE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

THE ALAMEDA HOTELS		SITE IMPROVEMENT PERMIT SET		40th Anniversary 1983-2023		bellecci.com	
CITY OF ALAMEDA		ALAMEDA COUNTY		CALIFORNIA			
SHEET 4		OF 20		DATE 04/07/2023		PI	
JOB NO. 21076				DRAWN BY AFH		CHECKED BY	

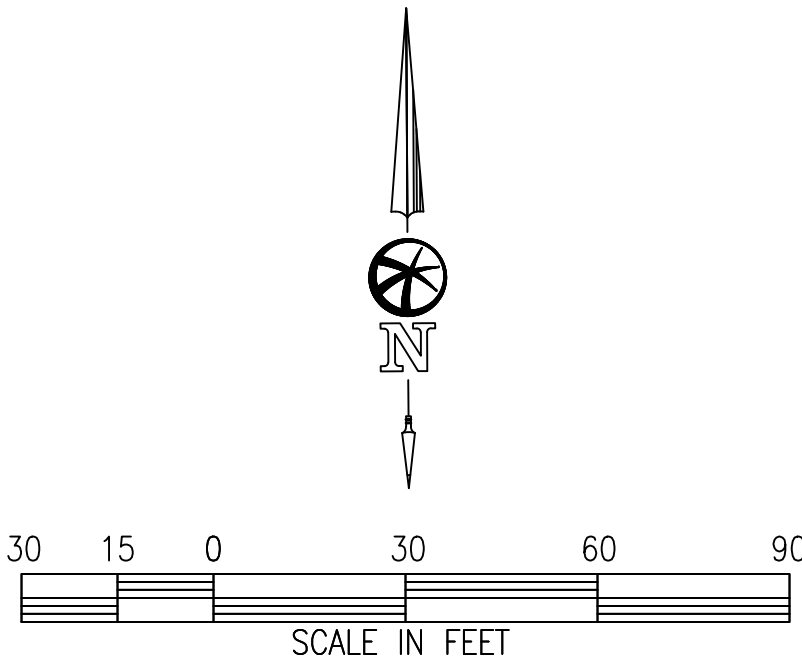


Curve Table			
Curve #	Length	Radius	Delta
C1	4.711	2.999	90.0000
C2	28.453	19.992	81.5435
C3	5.153	2.999	98.4565
C4	4.711	2.999	90.0000
C5	4.711	2.999	90.0000
C6	8.521	5.998	81.3995
C7	23.169	19.992	66.3995
C8	8.636	2.999	165.0000
C9	18.319	9.996	105.0000
C10	9.421	5.998	90.0000
C11	26.169	19.992	75.0000
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

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



VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

PRELIMINARY

THE ALAMEDA HOTELS

SITE IMPROVEMENT PERMIT SET

DIMENSIONED SITE PLAN

CITY OF ALAMEDA

ALAMEDA COUNTY

CALIFORNIA

40th Anniversary 1983-2023

925-685-4569

bellecci.com

04/07/2023

DATE

PI

DRAWN BY

AFH

CHECKED BY

PROFESSIONAL ENGINEER

REGISTERED

ALICIA BELLECCI

No. 91391

CIVIL ENGINEER

STATE OF CALIFORNIA

SHEET

5

OF 20

JOB NO.

21076

811

CALL BEFORE YOU DIG

MISSING CALL

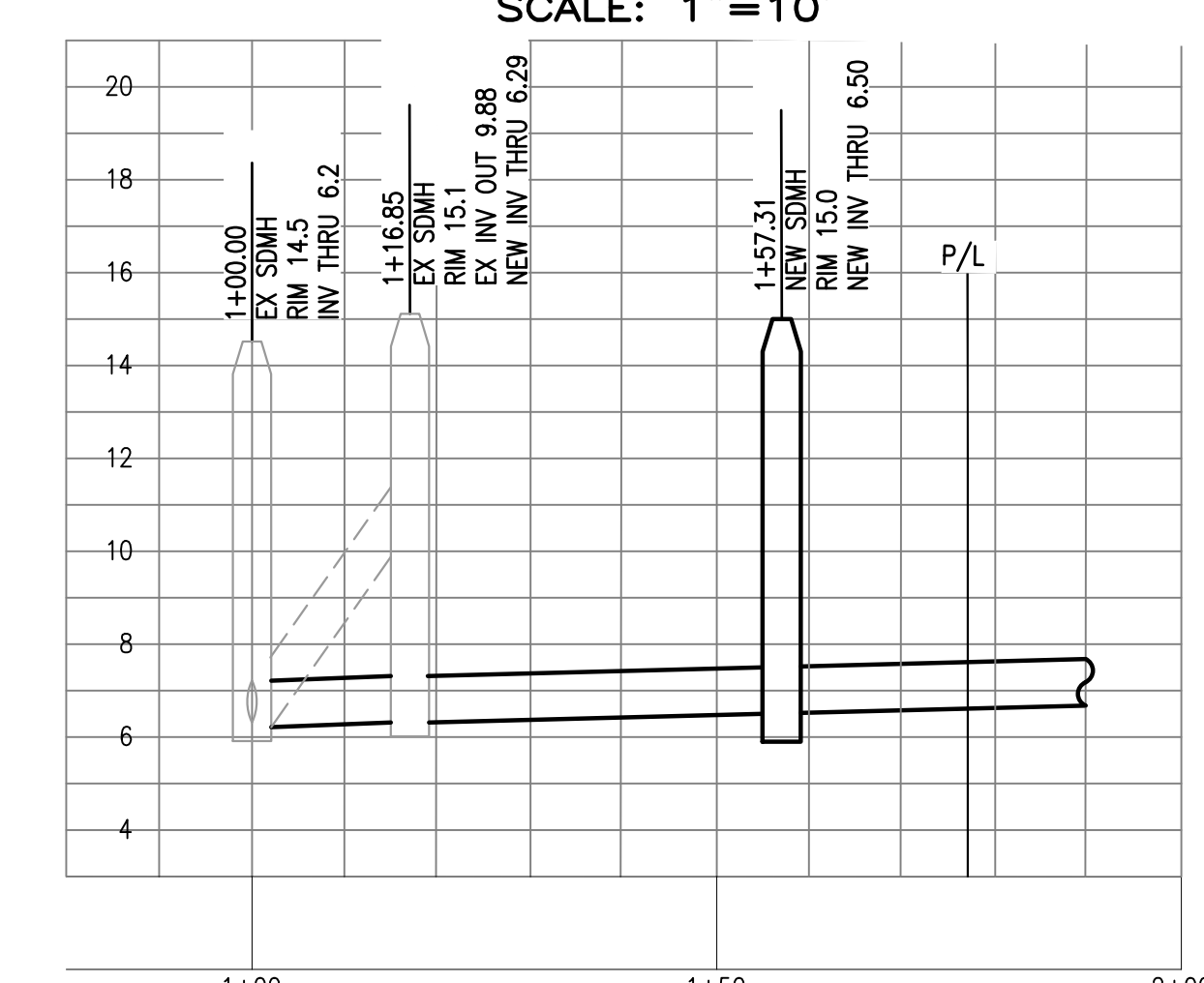
PRELIMINARY

LEGEND

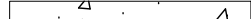
- 1. INSTA
- 2. INSTA
- 3. INSTA
- 4. PROF
- 5. INSTA

NOTES

1. INSTA
2. INSTA
3. INSTA
4. PROF
5. INSTA



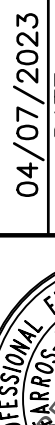
RON COWAN
PARKWAY

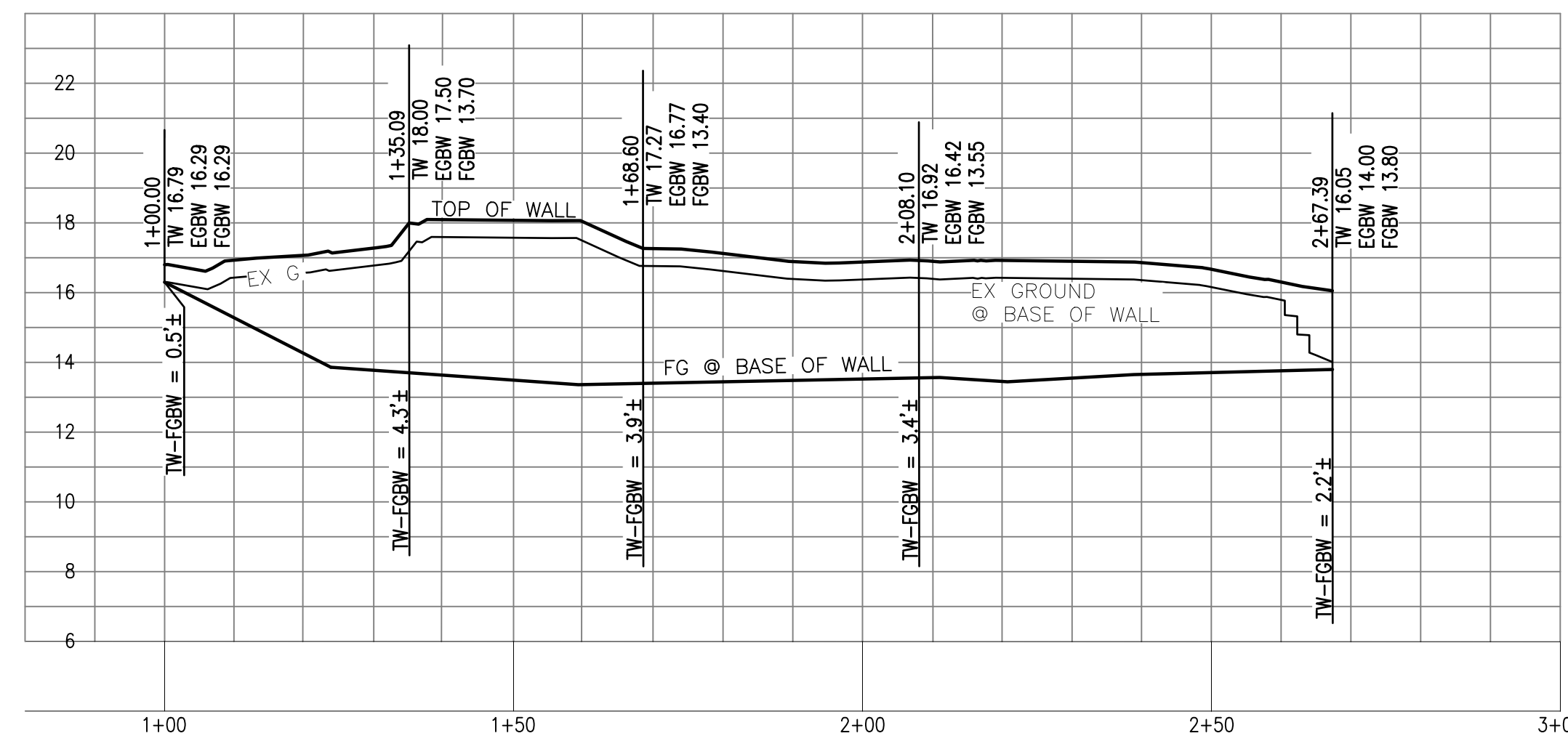
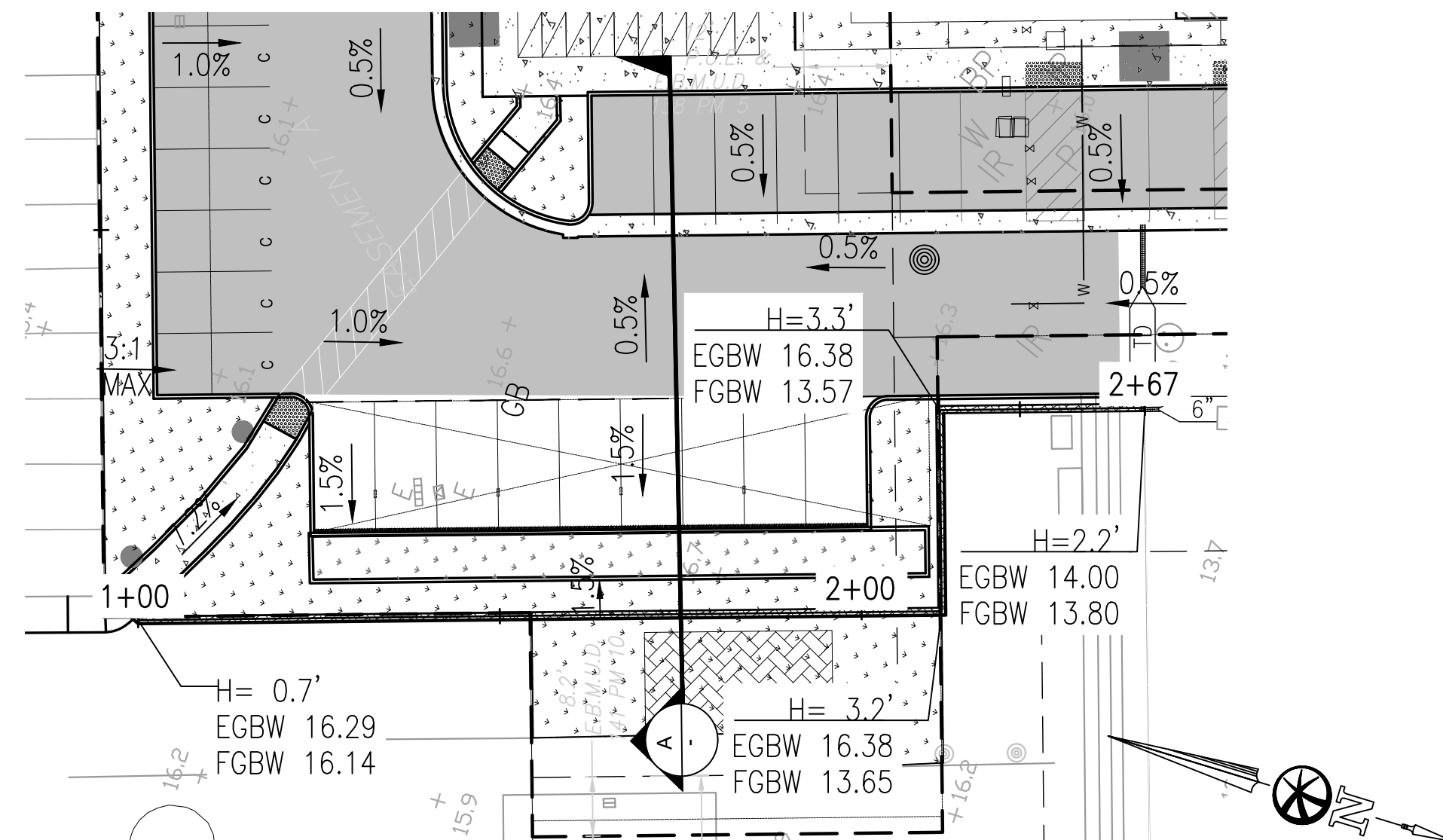
- # LEGEND
- | | | | |
|---|---------------------------------|---|---------------------------|
|  | BACKFLOW PREVENTION |  | BUILDING |
|  | BOLLARD/POST |  | FENCE |
|  | CATCH BASIN |  | PROPERTY LINE |
|  | ELECTRIC BOX |  | RETAINING WALL |
|  | FIRE HYDRANT |  | ELECTRICAL LINE |
|  | FOUND MANHOLE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

- NOTES
1. INSTALL 3" SIDEWALK DRAIN SEE DETAIL $\left(\frac{3}{20}\right)$
 2. INSTALL TRENCH DRAIN SEE DETAIL $\left(\frac{5}{19}\right)$
 3. INSTALL CHECK DAM SEE DETAIL $\left(\frac{4}{20}\right)$
 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 $\left(\frac{9}{20}\right)$



VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

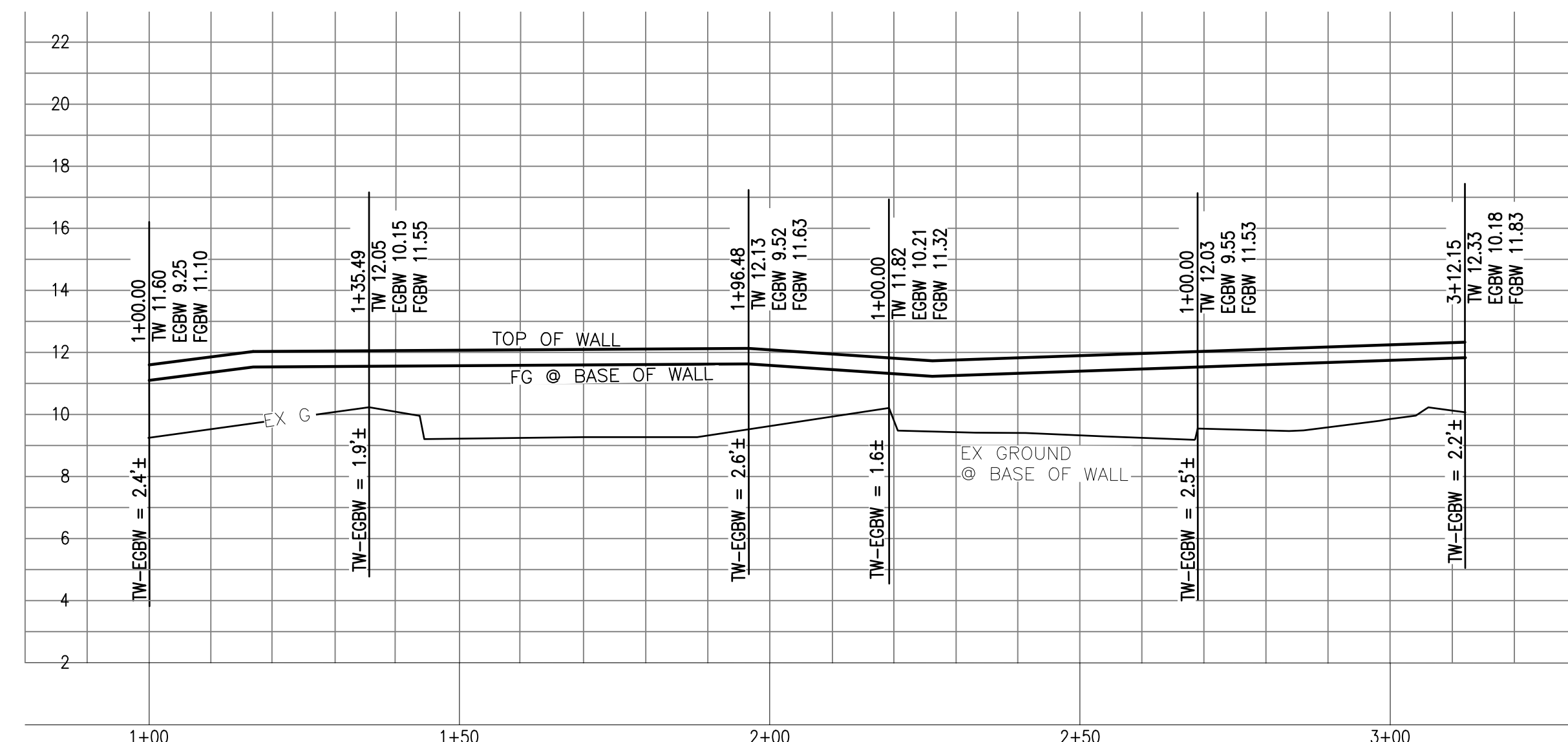
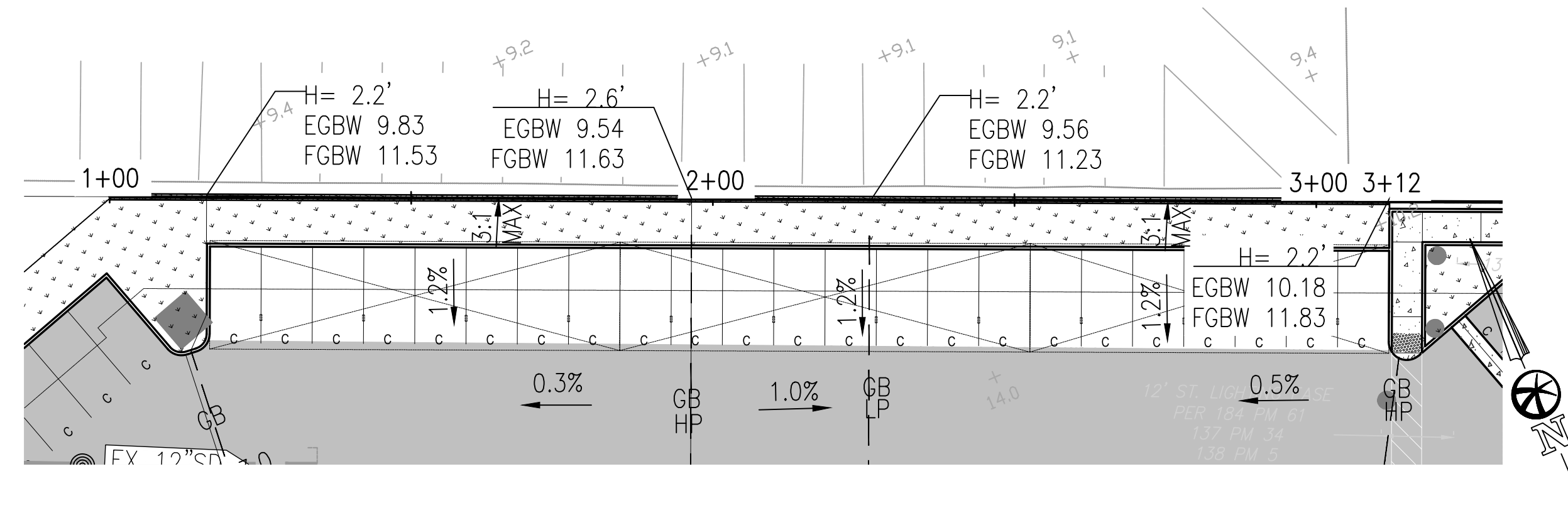
SHEET 6 OF 20	THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET GRADING AND DRAINAGE PLAN
JOB NO. 21076	CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
	
DATE PI	04/07/2023
DRAWN BY AFH	
CHECKED BY	
BY	925 • 685 • 4569 bellecci.com
DATE	
REVISIONS	



RETAINING WALL PROFILE VIEW

HORIZONTAL SCALE: 1"=20'

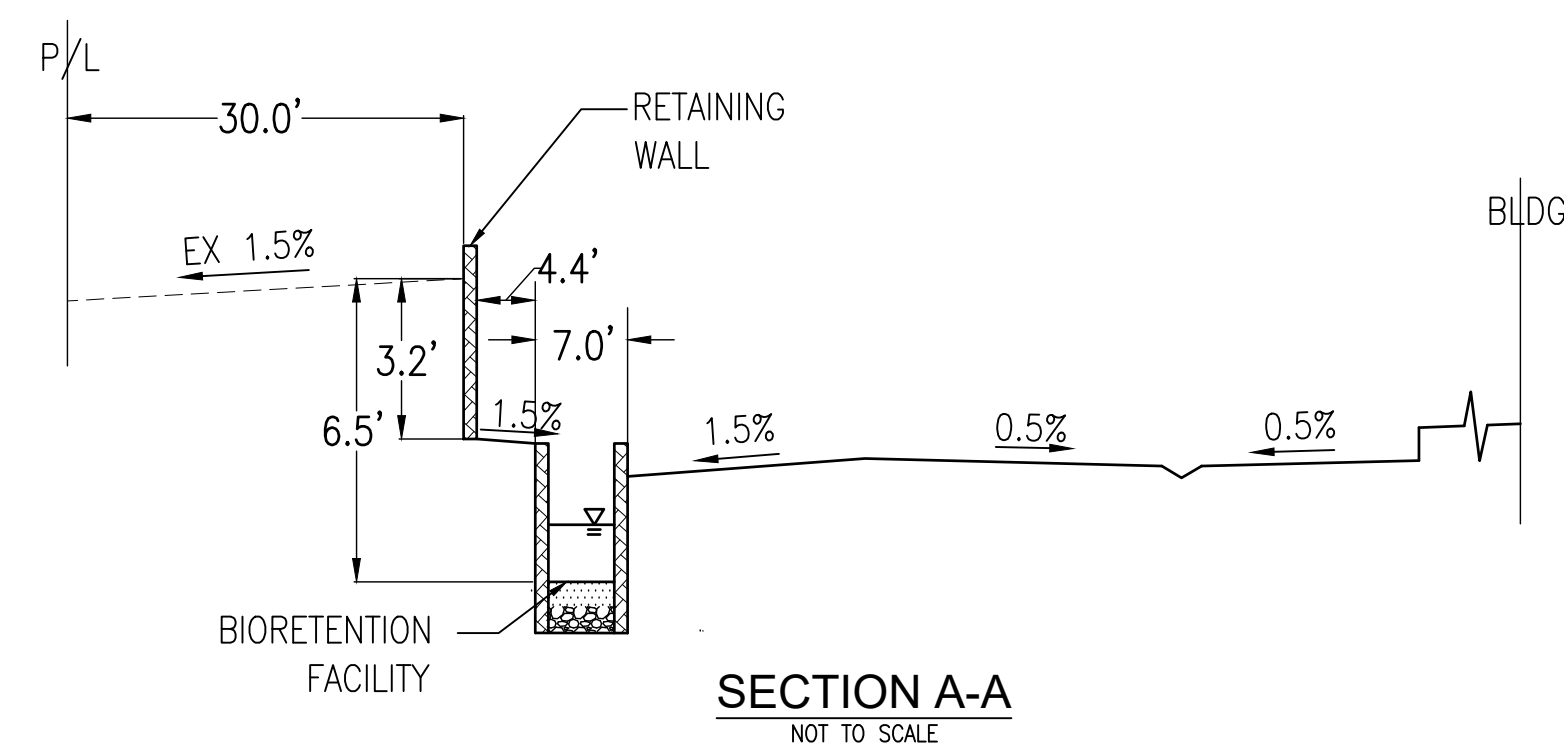
HORIZONTAL SCALE: 1"=4'



RETAINING WALL PROFILE VIEW

HORIZONTAL SCALE: 1"=20'

HORIZONTAL SCALE: 1"=4'



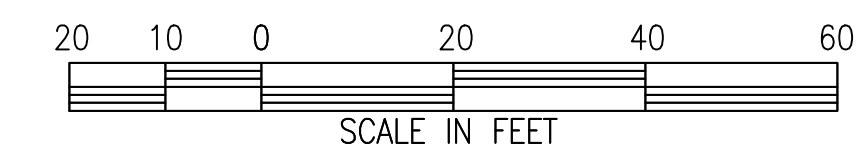
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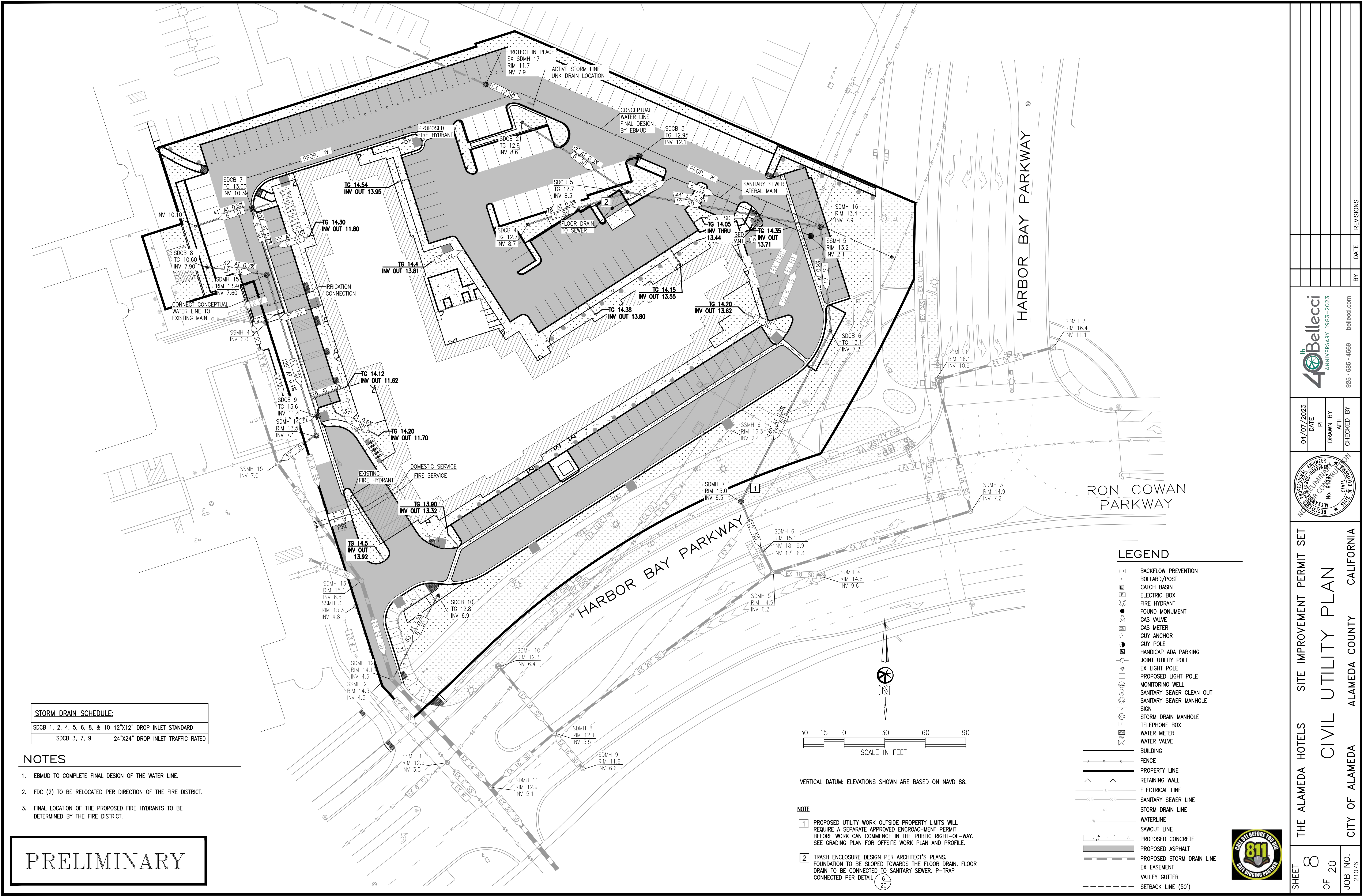
1. KEYSTONE RETAINING WALL OR APPROVE EQUAL.
PRODUCT TYPE TO BE APPROVED PRIOR TO INSTALLATION.

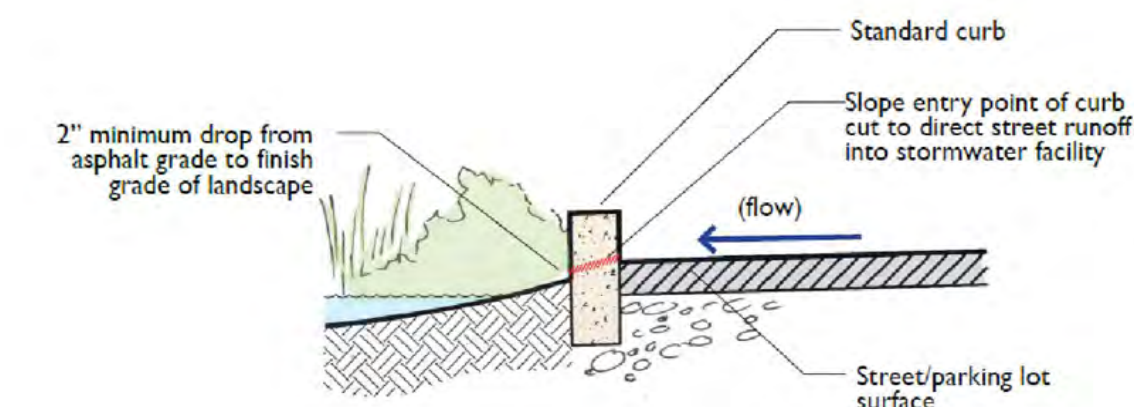
PRELIMINARY

LEGEND

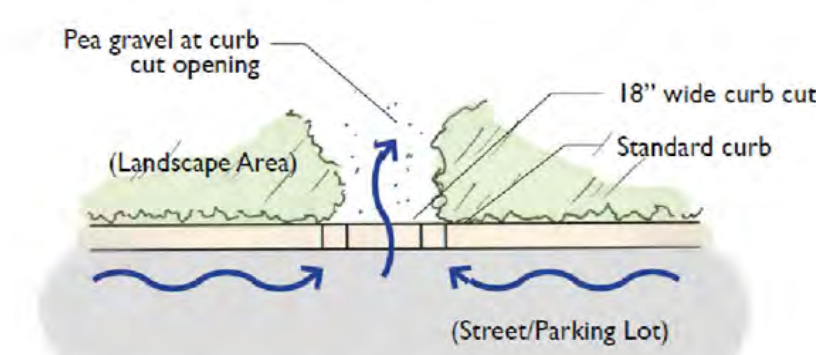
	BUILDING		BACKFLOW PREVENTION
	FENCE		BOLLARD/POST
	PROPERTY LINE		CATCH BASIN
	RETAINING WALL		ELECTRIC BOX
	ELECTRICAL LINE		FIRE HYDRANT
	SANITARY SEWER LINE		FOUND MONUMENT
	STORM DRAIN LINE		GAS VALVE
	WATERLINE		GAS METER
	SAWCUT LINE		GUY ANCHOR
	PROPOSED CONCRETE		GUY POLE
	PROPOSED ASPHALT	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







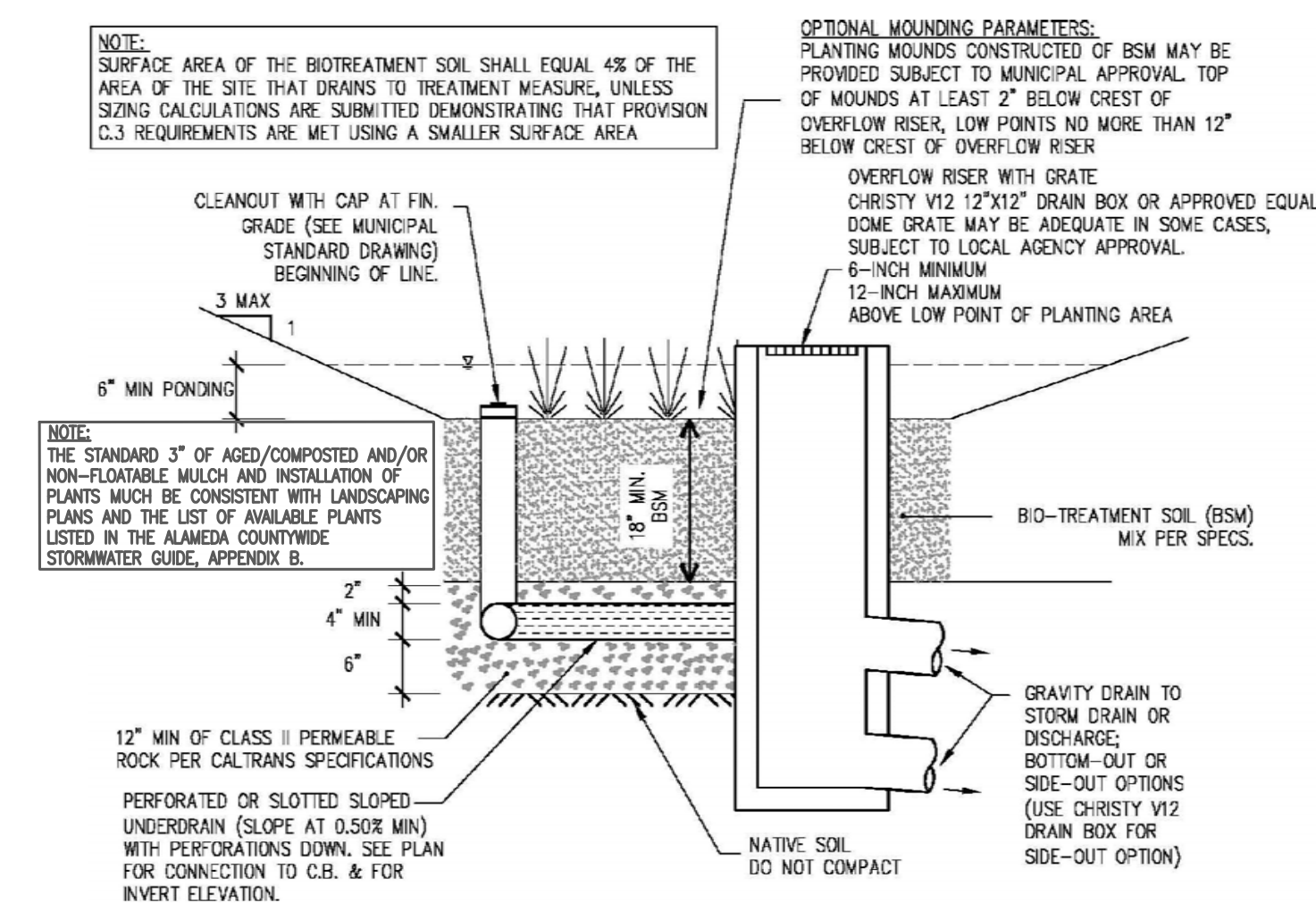
Standard Curb Cut Section View



Standard Curb Cut Plan View

TYPICAL CURB CUT DETAIL

NTS



TYPICAL ALAMEDA COUNTY BIORETENTION FACILITY

NT:

LEGEND

-
- - - - - PROJECT BOUNDARY
 ———— DRAINAGE MANAGEMENT AREA
 - - - - - EASEMENT
 ———— STORM DRAIN
 [Orange Box] CONVENTIONAL ROOF
 [Yellow Box] PERVIOUS LANDSCAPE
 [Purple Box] CONCRETE/ASPHALT CONCRETE
 [Blue Box] BIORETENTION

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 D OF THE MOST RECENT VERSION OF THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM'S PROVISION C3.TFCH, GUIDANCE MANUAL.

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



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	
IMPERVIOUS	16,396	1.0	16,396	
PERVIOUS	1,323	0.1	132	
TOTAL IMPERVIOUS SURFACE			16,528	
			(SF)	
				IMP SIZING
				OPTIMAL IMP SIZING (SF)
				OPTIMAL IMP PONDING DEPTH (IN)
				6.1 4.3 7.4

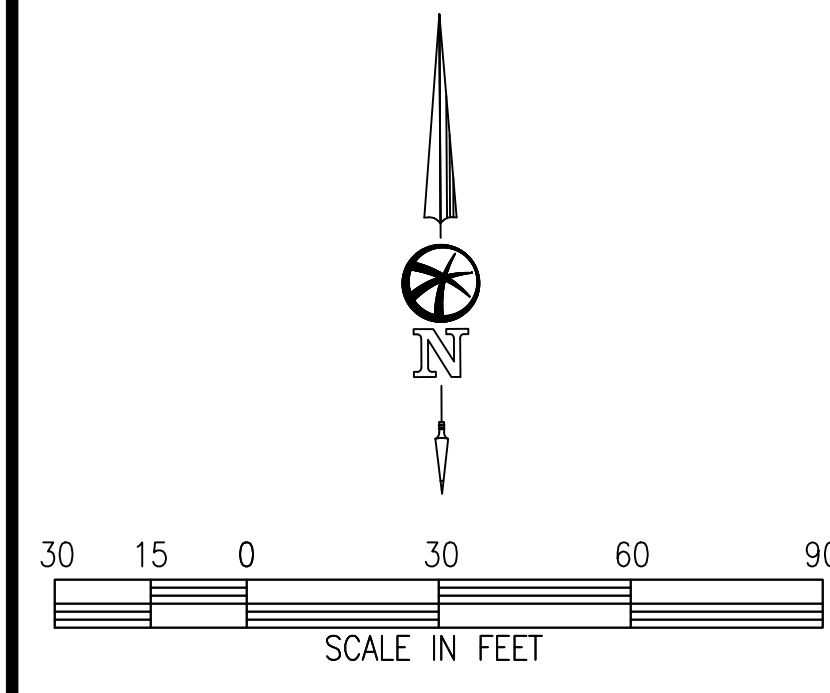
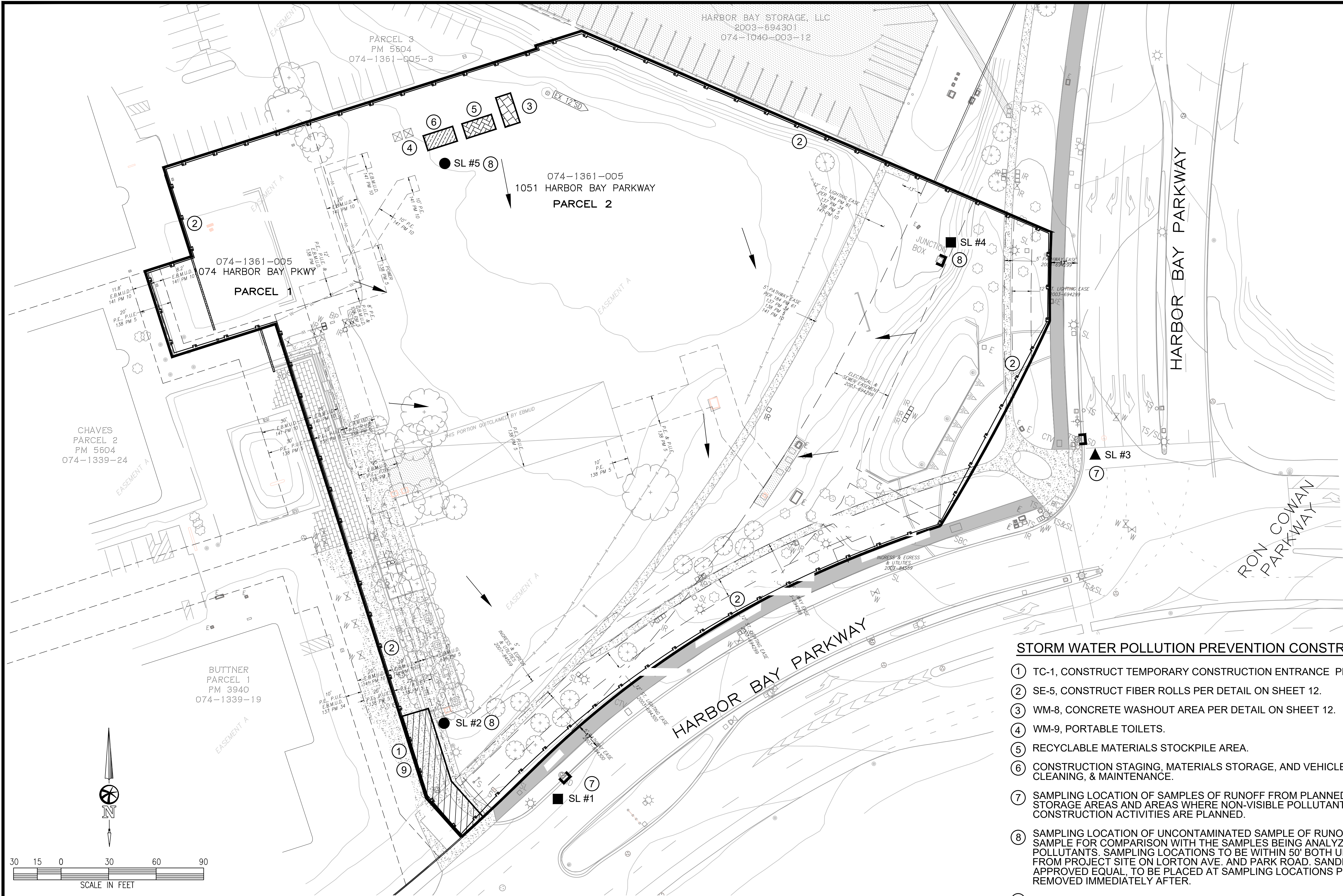
NAME: DMA 2				
IMP TYPE: FLOW-THROUGH PLANTER				
POST-PROJ SURFACE TYPE	AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	
IMPERVIOUS	56,349	1.0	56,349	
PERVIOUS	3,495	0.1	350	
TOTAL IMPERVIOUS SURFACE			56,699	
				IMP SIZING
				4% IMP SIZING (SF)
				OPTIMAL IMP SIZING (SF)
				OPTIMAL IMP PONDING DEPTH (IN)
				2.368
				1465
				8.50

NAME: DMA 3						
IMP TYPE: BIORETENTION FACILITY						
POST-PROJECT SURFACE TYPE	AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING		
IMPERVIOUS	12,545	1.0	12,545	4% IMP SIZING (SF)	OPTIMAL IMP SIZING (SF)	OPTIMAL IMP PONDING DEPTH (IN)
PERVIOUS	1,093	0.1	109			
TOTAL IMPERVIOUS SURFACE			12,654	5,967	1,375	4.3

NAME: DMA 4					
IMP TYPE: BIORETENTION FACILITY					
POST-PROJECT SURFACE TYPE	AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR		
IMPERVIOUS	13,838	1.0	13,838		
PERVIOUS	909	0.1	91		
TOTAL IMPERVIOUS SURFACE			13,928		
				IMP SIZING	
				4% IMP SIZING (SF)	OPTIMAL PONDING DEPTH (IN)
				557	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		
IMPERVIOUS	18,406	1.0	18,406	4% IMP SIZING (SF)	OPTIMAL IMP SIZING (SF)	OPTIMAL PONDING DEPTH (IN)
PERVIOUS	4,962	0.1	496			
TOTAL IMPERVIOUS SURFACE			18,902			
				749	539	4.75





VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

PRELIMINARY

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 #)

- 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.
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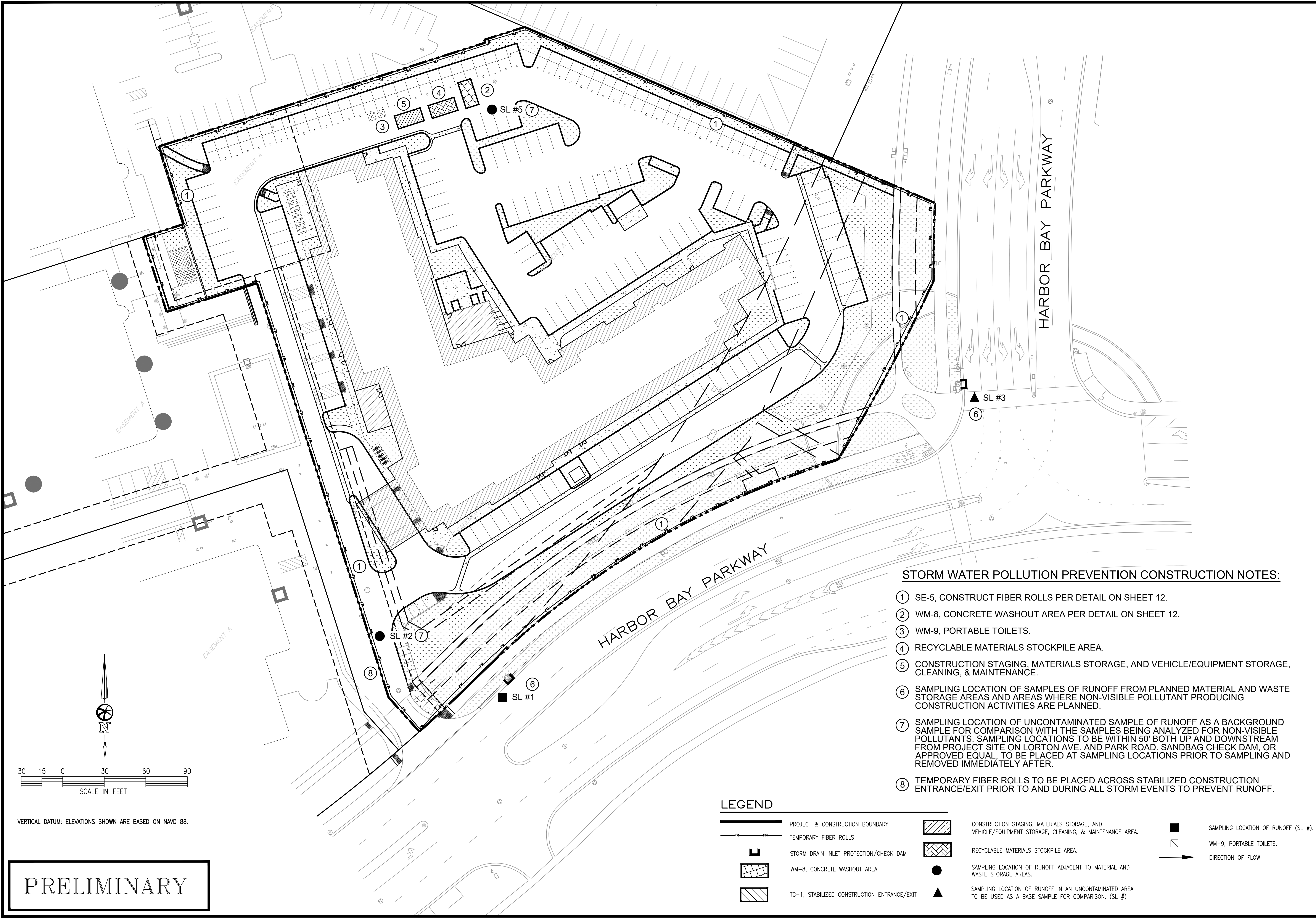
- SAMPLING LOCATION OF RUNOFF (SL #).
- WM-9, PORTABLE TOILETS.
- DIRECTION OF FLOW

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.



SHEET	10	OF	20	JOB NO.	21076	THE ALAMEDA HOTELS	SITE IMPROVEMENT PERMIT SET	EROSION CONTROL PLAN	PHASE 1	CITY OF ALAMEDA	ALAMEDA COUNTY	CALIFORNIA	40th Bellecci ANNIVERSARY 1983-2023	925-685-4569	bellecci.com	BY	DATE	REVISIONS



PRELIMINARY

VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

STORM WATER POLLUTION PREVENTION CONSTRUCTION NOTES:

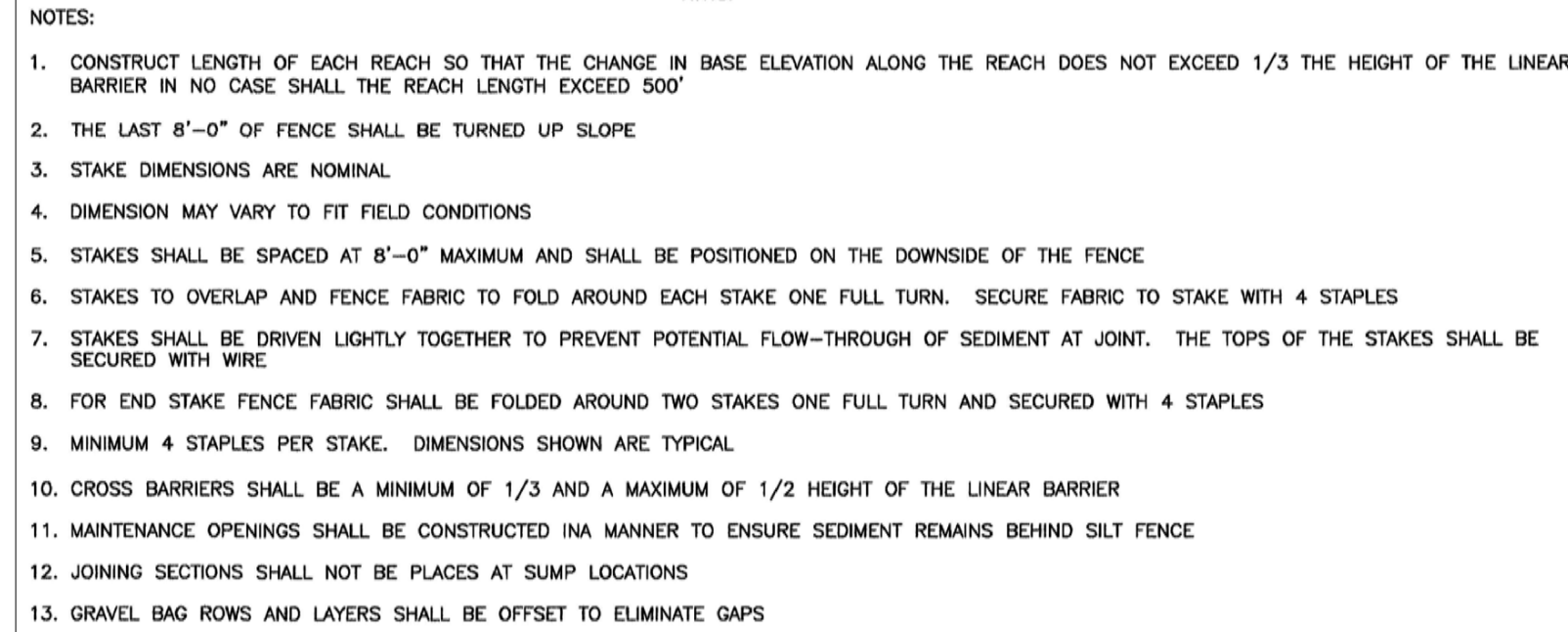
- ① SE-5, CONSTRUCT FIBER ROLLS PER DETAIL ON SHEET 12.
- ② WM-8, CONCRETE WASHOUT AREA PER DETAIL ON SHEET 12.
- ③ WM-9, PORTABLE TOILETS.
- ④ RECYCLABLE MATERIALS STOCKPILE AREA.
- ⑤ CONSTRUCTION STAGING, MATERIALS STORAGE, AND VEHICLE/EQUIPMENT STORAGE, CLEANING, & MAINTENANCE.
- ⑥ SAMPLING LOCATION 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

SHEET 11 OF 20	JOB NO. 21076	THE ALAMEDA HOTELS CITY OF ALAMEDA	SITE IMPROVEMENT PERMIT SET EROSION CONTROL PLAN PHASE 2 ALAMEDA COUNTY CALIFORNIA		04/07/2023 DATE	PI	DRAWN BY AEH	CHECKED BY
					BY	DATE	REVISIONS	

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The diagram consists of two parts: a cross-section (SECTION B-B) and a plan view (PLAN).

Cross-Section (SECTION B-B): This view shows the vertical profile of the sediment barrier. It features a layer of crushed aggregate, labeled "Crushed aggregate greater than 3" but smaller than 6"". A "Filter fabric" is positioned between the aggregate and the "Original grade" below. The aggregate layer has a minimum thickness of "12" Min, unless otherwise specified by a soils engineer".

Plan View: This view shows the horizontal layout of the barrier. The barrier is represented by a hatched area. Key features include:

- EXISTING PAVED ROADWAY:** Indicated on the left side.
- Match Existing Grade:** A curved line on the left side of the barrier.
- Ditch:** A feature on the right side of the barrier, with a "10' ± 2 Min" width.
- Temporary pipe culvert as needed:** A feature within the barrier area.
- Dimensions:** The barrier width is labeled "B" at two points. The length is labeled "50' Typical". A vertical dimension on the right indicates a height of "10' min, or as required to accommodate anticipated traffic, whichever is greater".

NOTE: Construct sediment barrier and channelize runoff to sediment trapping device.

SECTION B-B
NTS

PLAN
NTS

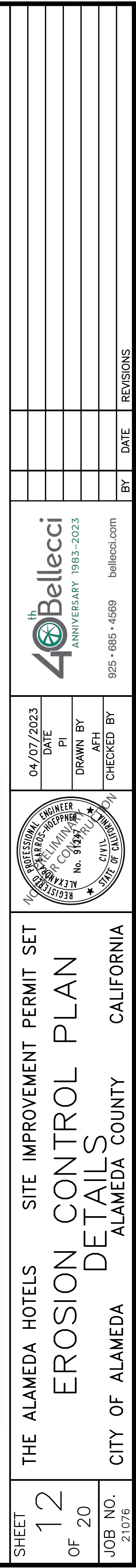
1) Length should be extended to 12 times the diameter of the largest construction vehicle tire.
2) On small sites length should be the maximum allowed by site.

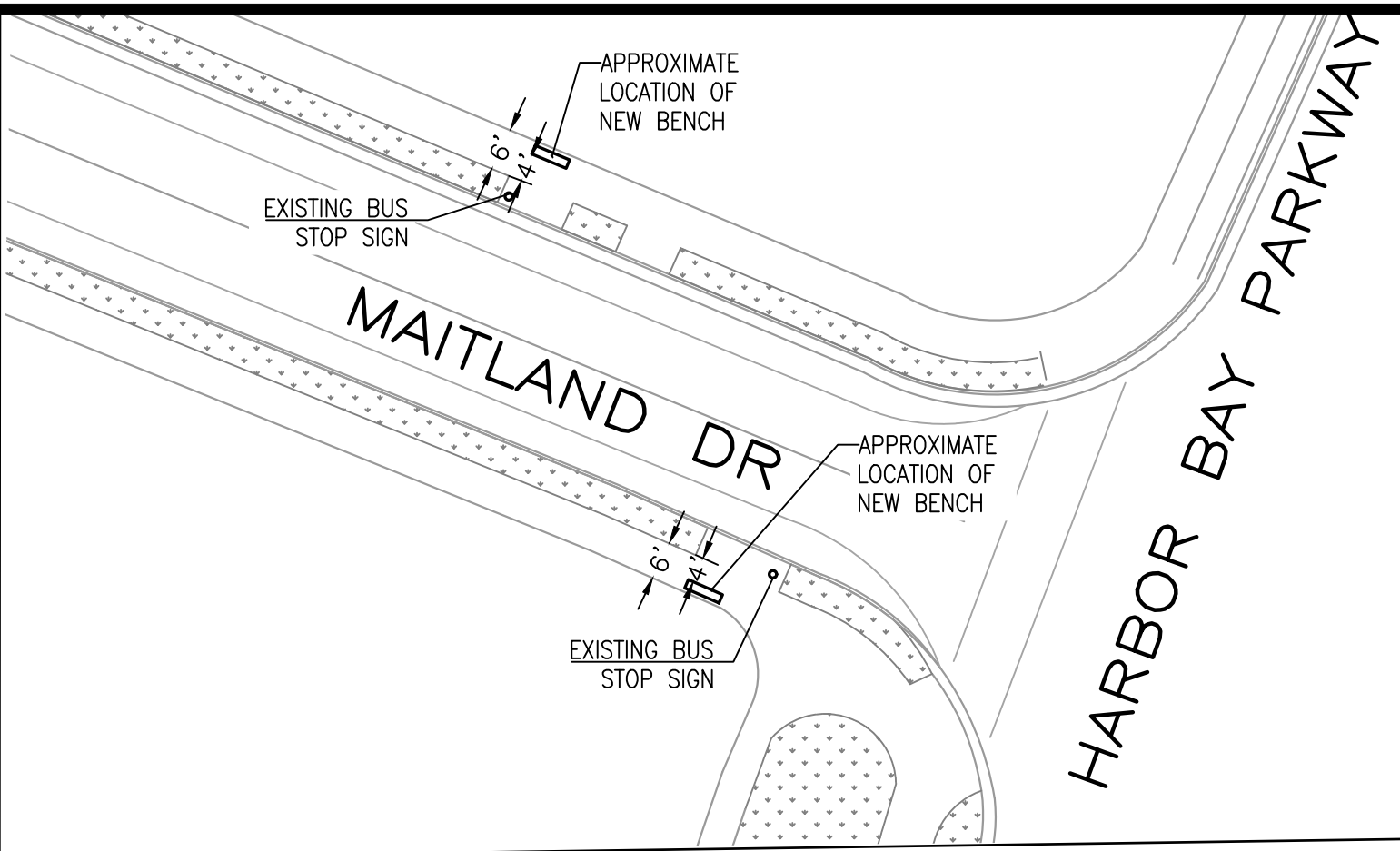
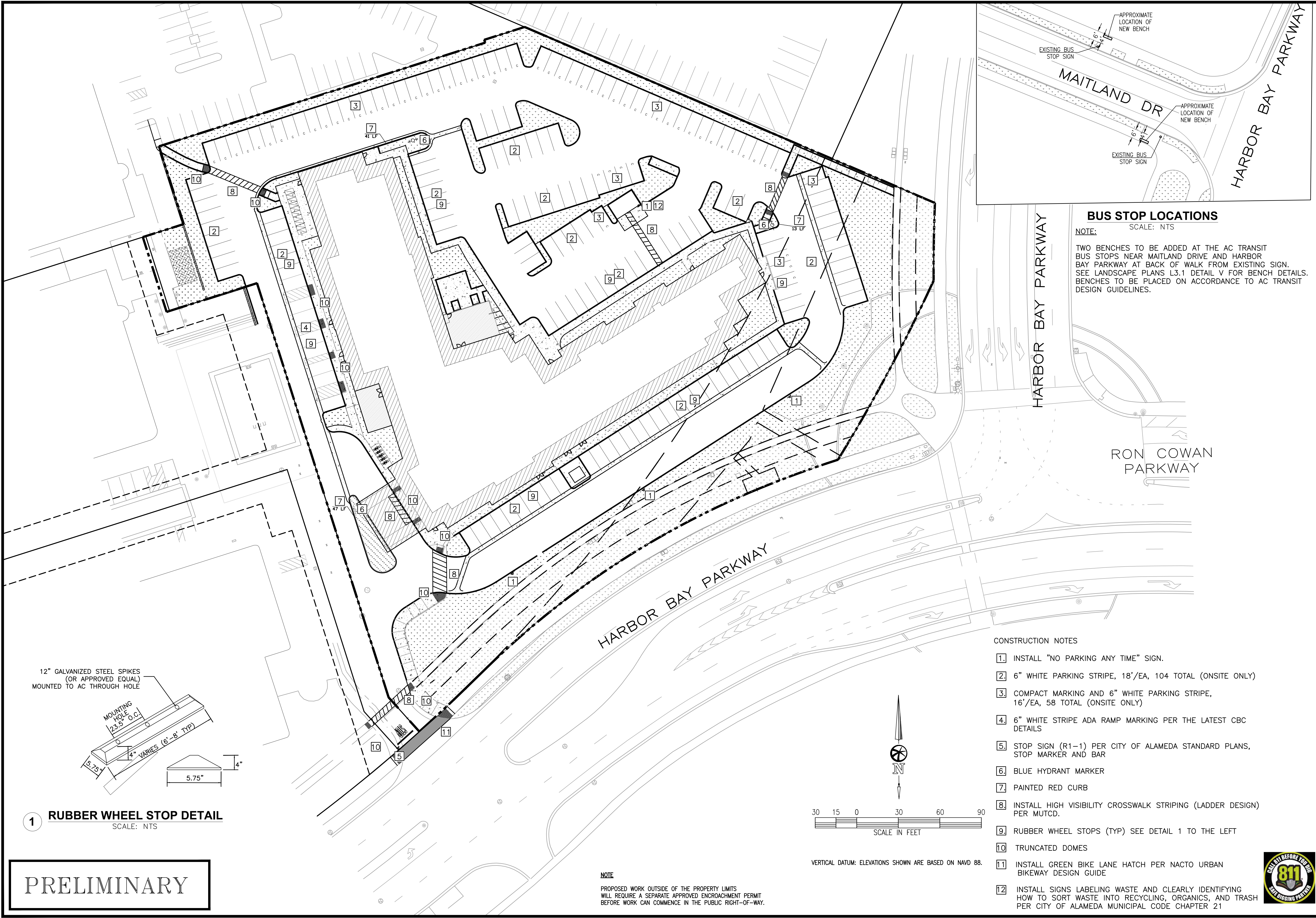
The technical drawing illustrates the construction of a sediment barrier using fiber rolls. It consists of two views: a Plan View and a Section A-A.

Plan View: This view shows the top-down layout of the barrier. It features a central rectangular area labeled "DROP INLET" with a width of 6". To the right of the inlet is a "FINISH GRADE" line. The barrier is composed of "FIBER ROLLS TIGHTLY WRAPPED" around a "SEDIMENT TRAP TRENCH". The rolls are held in place by "WOOD STAKES 3/4\" x 3/4\" @ 3' O.C. MAX. SPACING (TYP.)". A "DRAIN GRATE" is located on the left side of the barrier. The slope on the left is indicated as "SLOPE (2.5:1)".

Section A-A: This cross-sectional view shows the barrier's profile. It depicts the "FIBER ROLLS" being "EMBED FIBER ROLL 3\"-4\" INTO SOIL". The barrier is installed around a "DROP INLET" which is 6" deep. The inlet is 12" wide. The barrier is 1' wide by 6" deep. The slope on the left is "SLOPE (2.5:1)". The barrier is installed "INSTALL SILT SACK FILTER" on the left side. The barrier is "PROVIDE 1' WIDE BY 6\" DEEP SEDIMENT TRAP TRENCH AROUND INLET".

- NOTES:**
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. (FIBER ROLLS ARE TUBES MADE OF 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 TRENCHING DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.





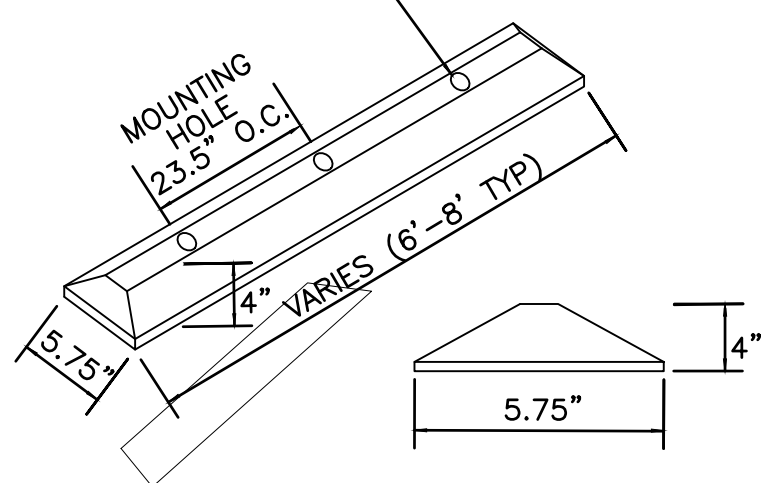
BUS STOP LOCATIONS

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.

12" GALVANIZED STEEL SPIKES
(OR APPROVED EQUAL)
MOUNTED TO AC THROUGH HOLE



1 RUBBER WHEEL STOP DETAIL
SCALE: NTS

PRELIMINARY

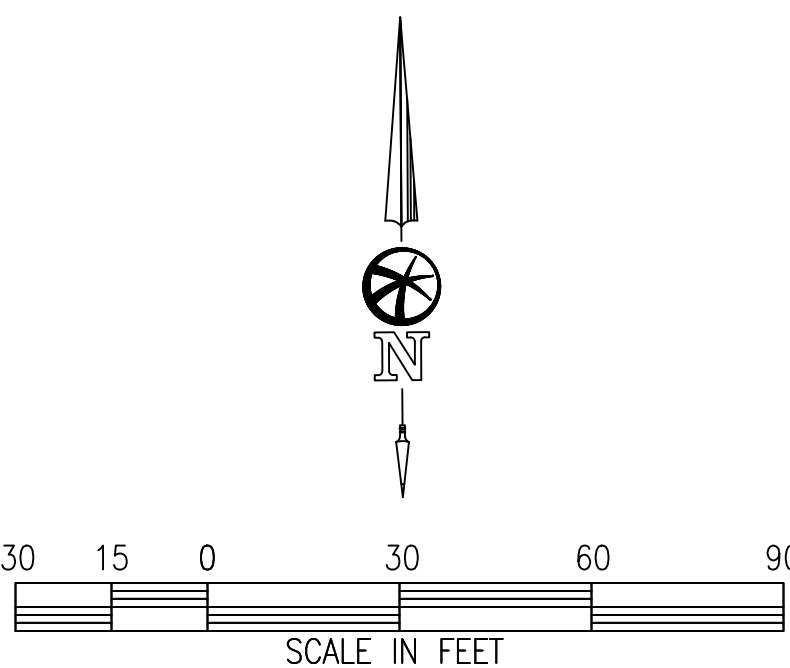
HARBOR BAY PARKWAY

HARBOR BAY PARKWAY

RON COWAN
PARKWAY

CONSTRUCTION NOTES

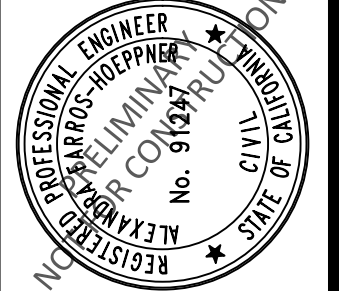
1. INSTALL "NO PARKING ANY TIME" SIGN.
2. 6" WHITE PARKING STRIPE, 18'/EA, 104 TOTAL (ONSITE ONLY)
3. COMPACT MARKING AND 6" WHITE PARKING STRIPE, 16'/EA, 58 TOTAL (ONSITE ONLY)
4. 6" WHITE STRIPE ADA RAMP MARKING PER THE LATEST CBC DETAILS
5. STOP SIGN (R1-1) PER CITY OF ALAMEDA STANDARD PLANS, STOP 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

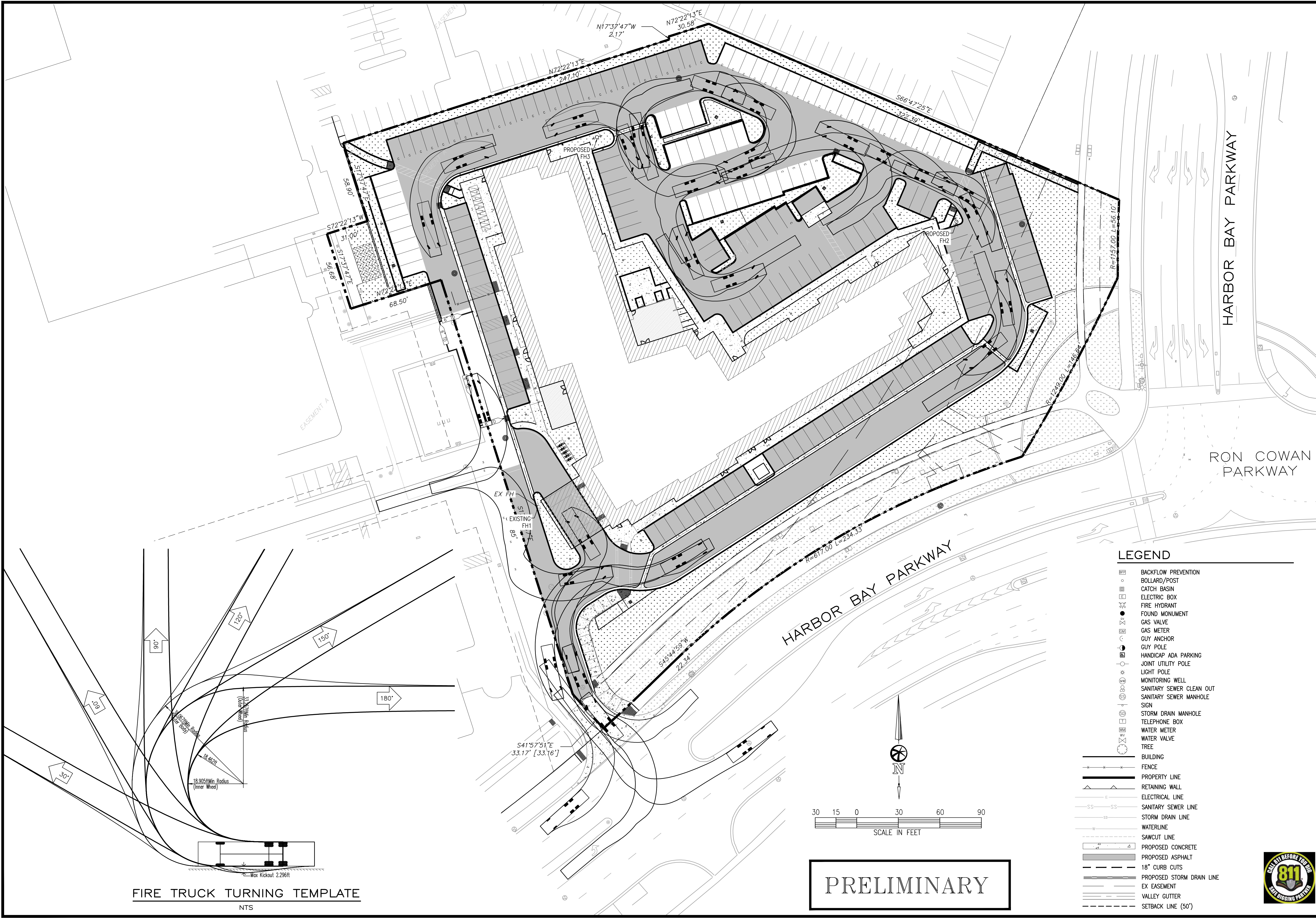


VERTICAL DATUM: ELEVATIONS SHOWN ARE BASED ON NAVD 88.

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.

SHEET	13	OF 20	JOB NO. 21076	CITY OF ALAMEDA	ALAMEDA COUNTY	CALIFORNIA	THE ALAMEDA HOTELS	SITE IMPROVEMENT PERMIT SET	SIGNED & STRIPING PLAN		04/07/2023 DATE	PI	DRAWN BY AEH	CHECKED BY	BY	DATE	REVISIONS		925-685-4569 bellecci.com



FIRE TRUCK TURNING TEMPLATE
NTS

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
- SETBACK LINE (50')

THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET

FIRE ACCESS PLAN

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SHEET 14 OF 20

JOB NO. 21076

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

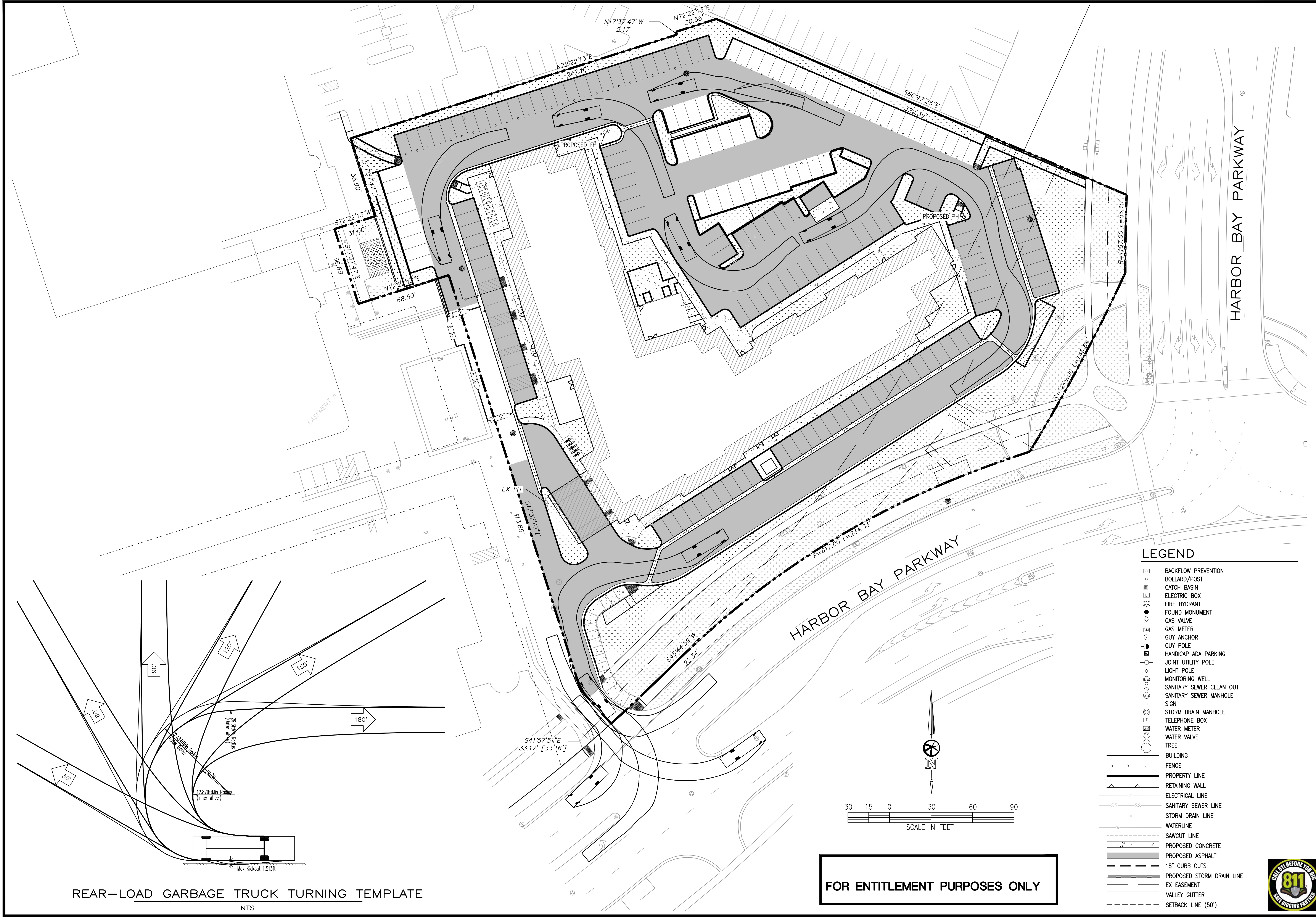
PROFESSIONAL ENGINEER
MICHAEL J. CONNER
No. 91341
STATE OF CALIFORNIA
CIVIL ENGINEERING

DATE

BY

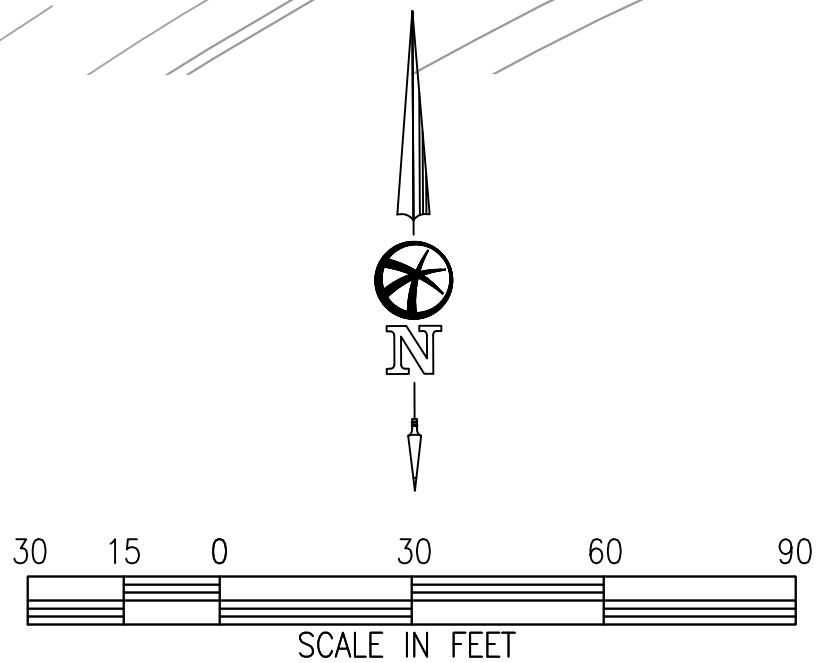
REVISIONS





LEGEND

- BACKFLOW PREVENTION
- BOLLARD/POST
- CATCH BASIN
- ELECTRIC BOX
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VALVE
- GAS METER
- GUY ANCHOR
- GUY POLE
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- SIGN
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- TELEPHONE BOX
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- PROPOSED STORM DRAIN LINE
- EX EASEMENT
- VALLEY GUTTER
- SETBACK LINE (50')



FOR ENTITLEMENT PURPOSES ONLY

REAR-LOAD GARBAGE TRUCK TURNING TEMPLATE
NTS

THE ALAMEDA HOTELS SITE IMPROVEMENT PERMIT SET

WASTE COLLECTION PLAN

SHEET 15 OF 20

JOB NO. 21076

04/07/2023
DATE
PI

DRAWN BY
AFH

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ANNIVERSARY 1983-2023

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PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 91297
CIVIL
SITE OF CALIFORNIA

ALAMEDA COUNTY

CITY OF ALAMEDA

ALAMEDA COUNTY

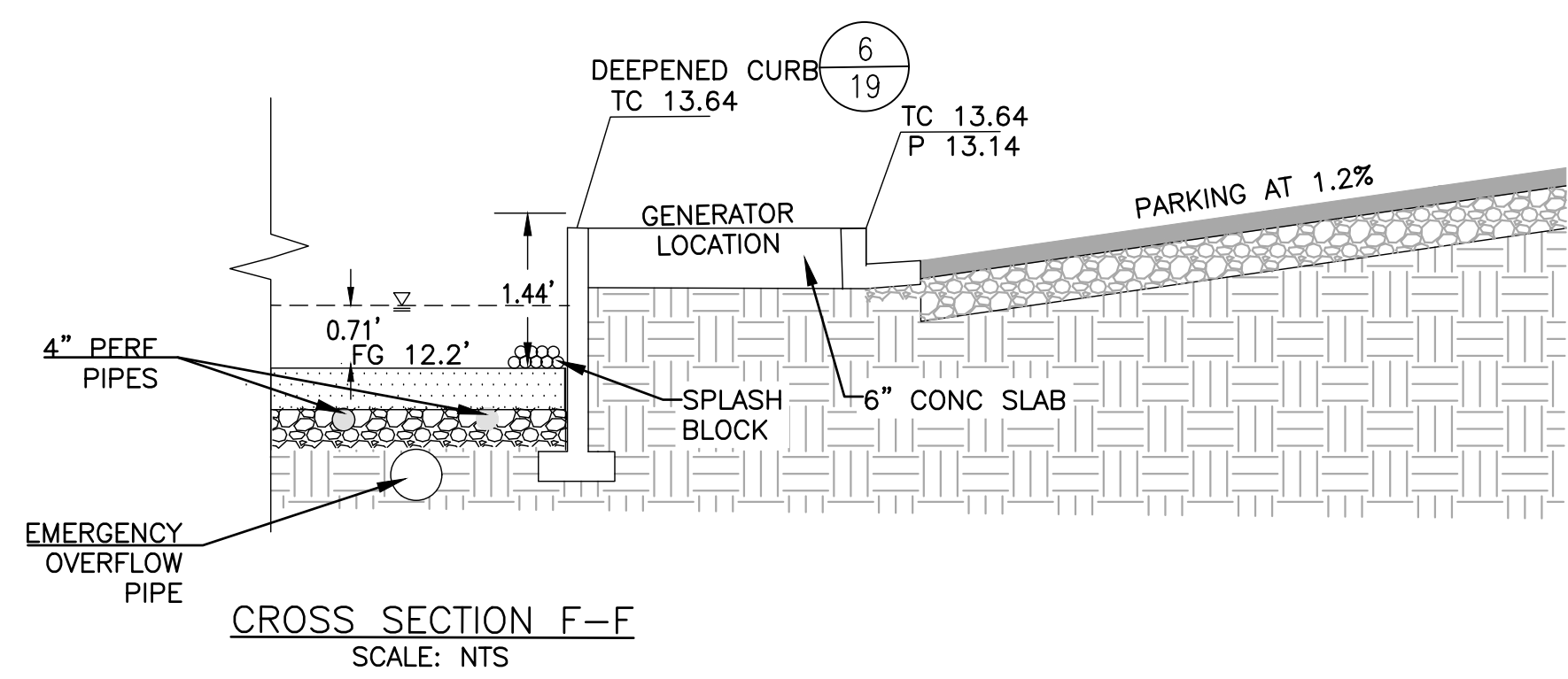
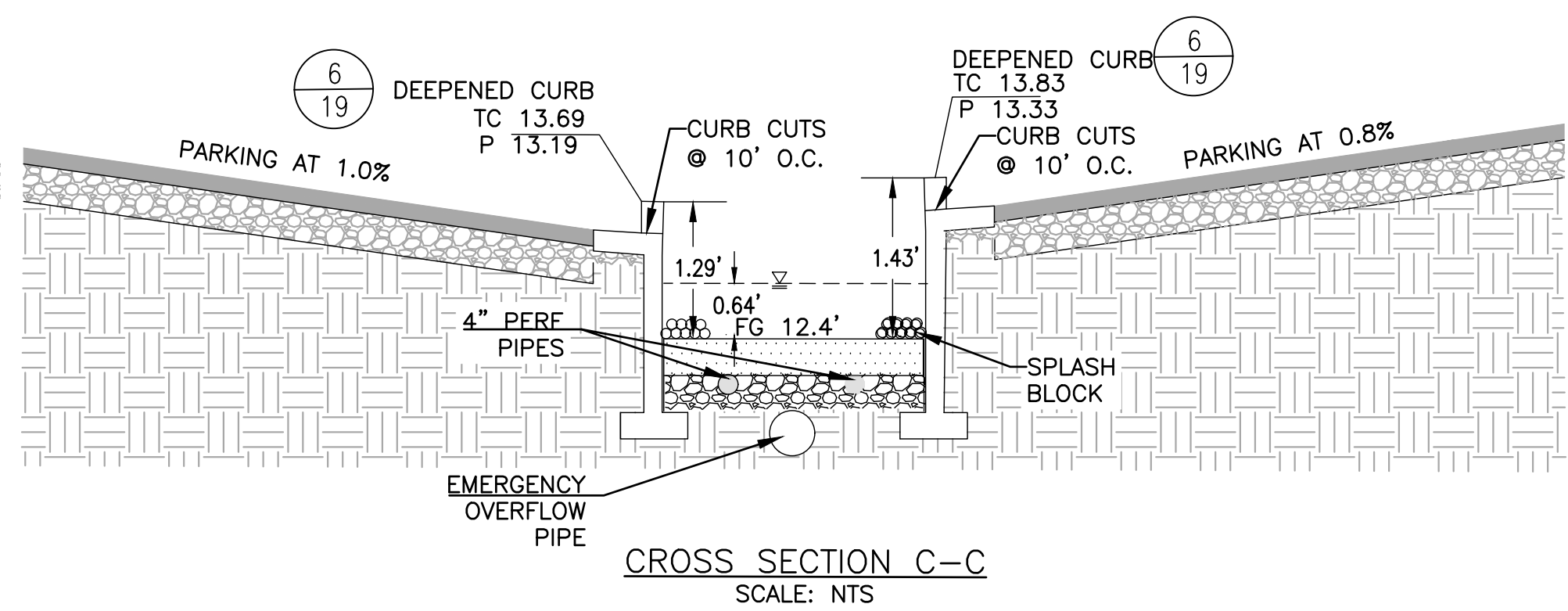
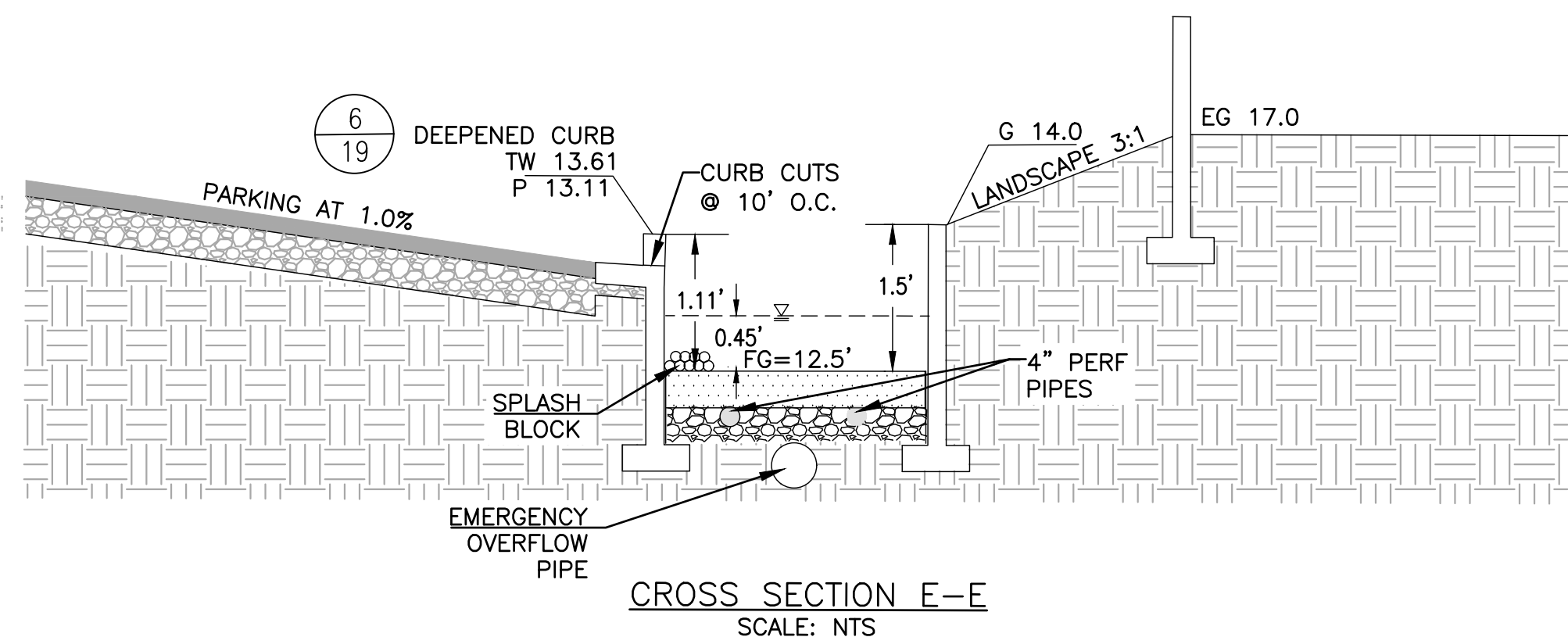
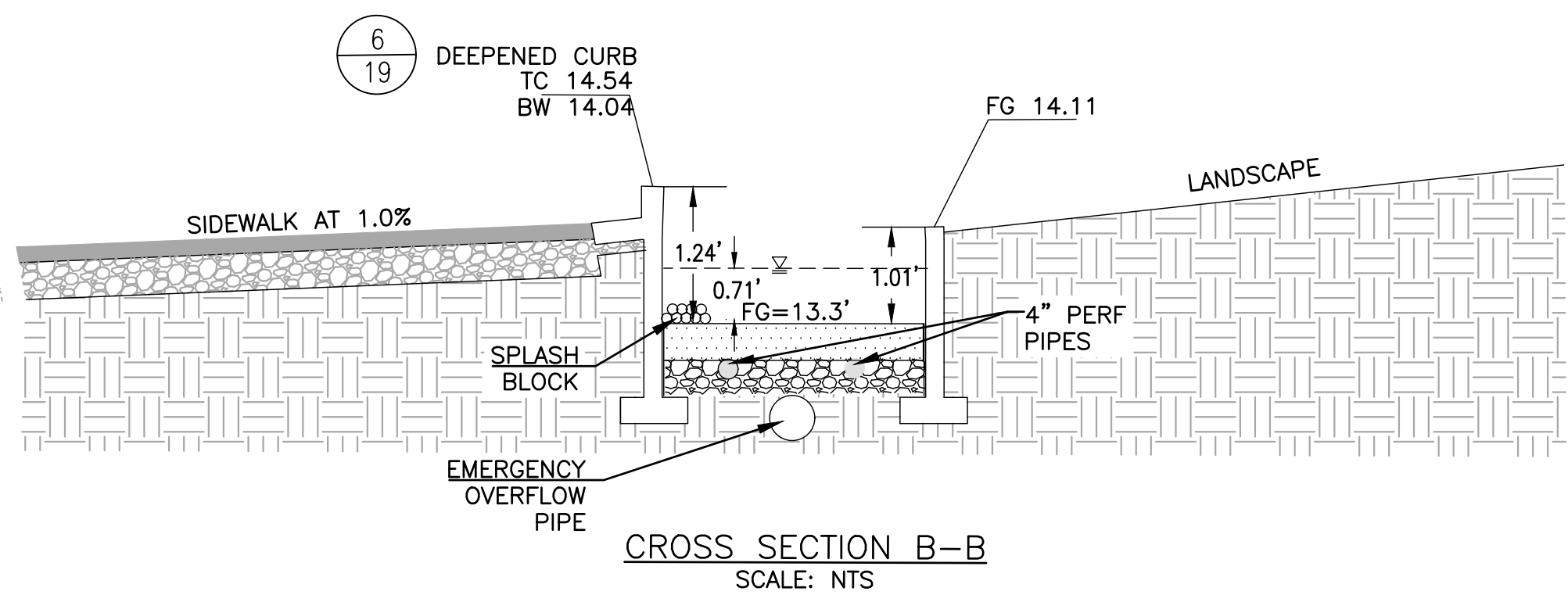
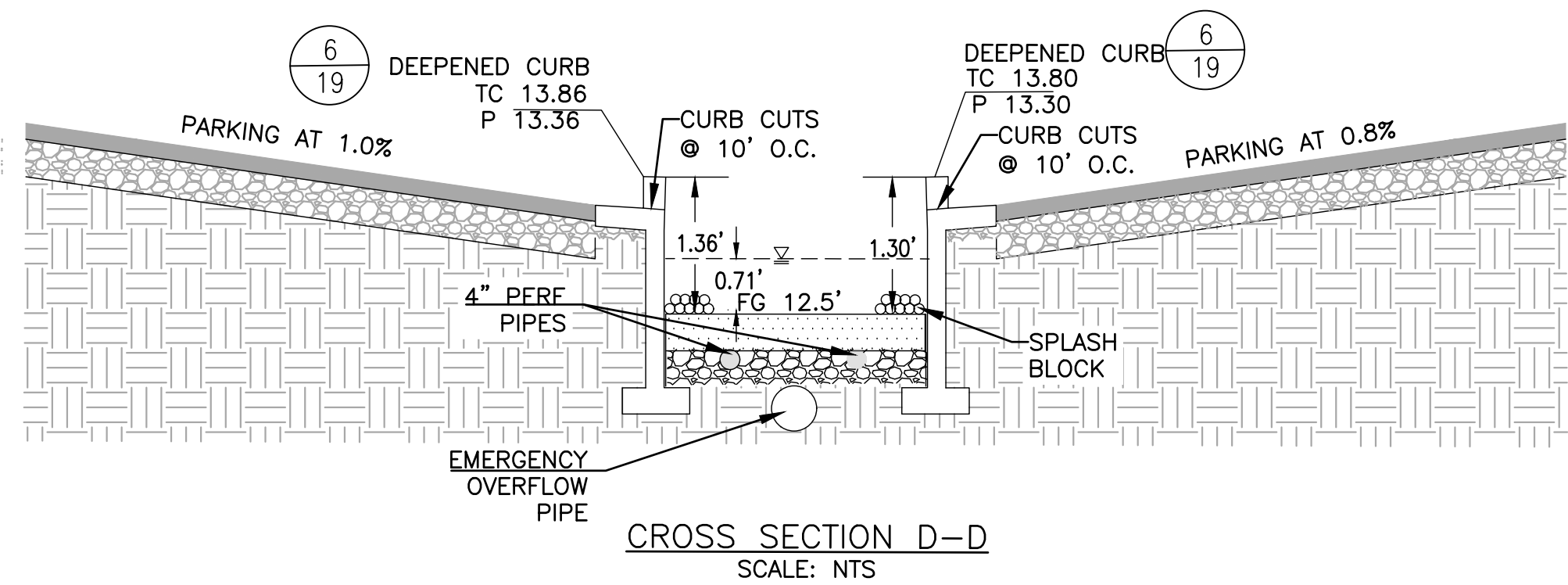
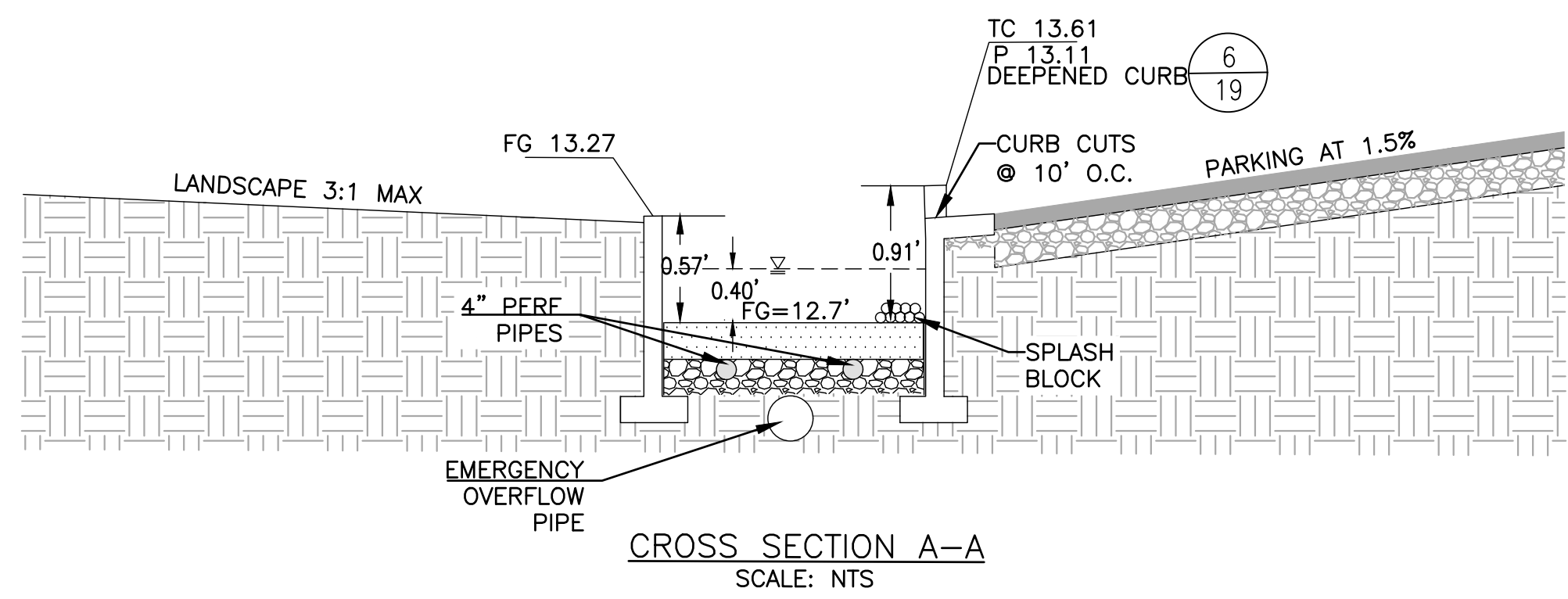
CALIFORNIA

BY

DATE

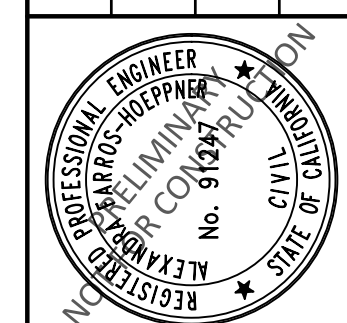
REVISIONS

PRELIMINARY



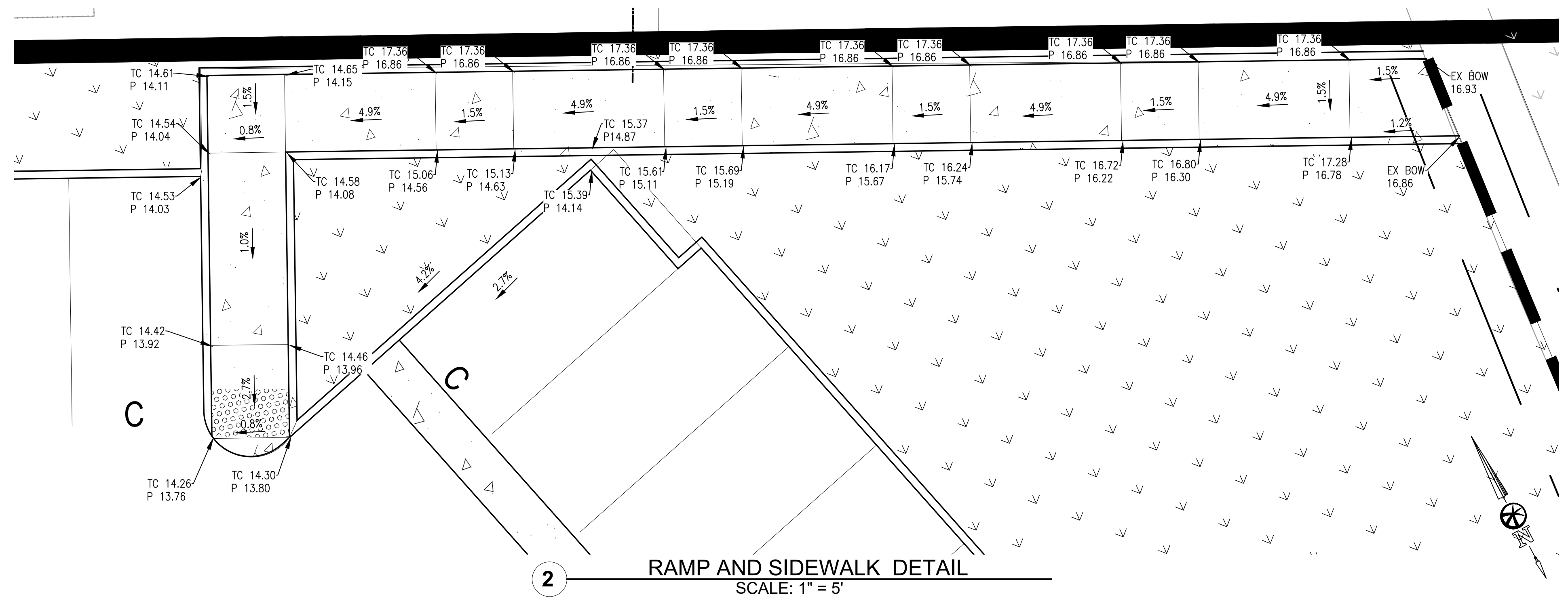
SHEET
16
OF 20
JOB NO.
21076

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

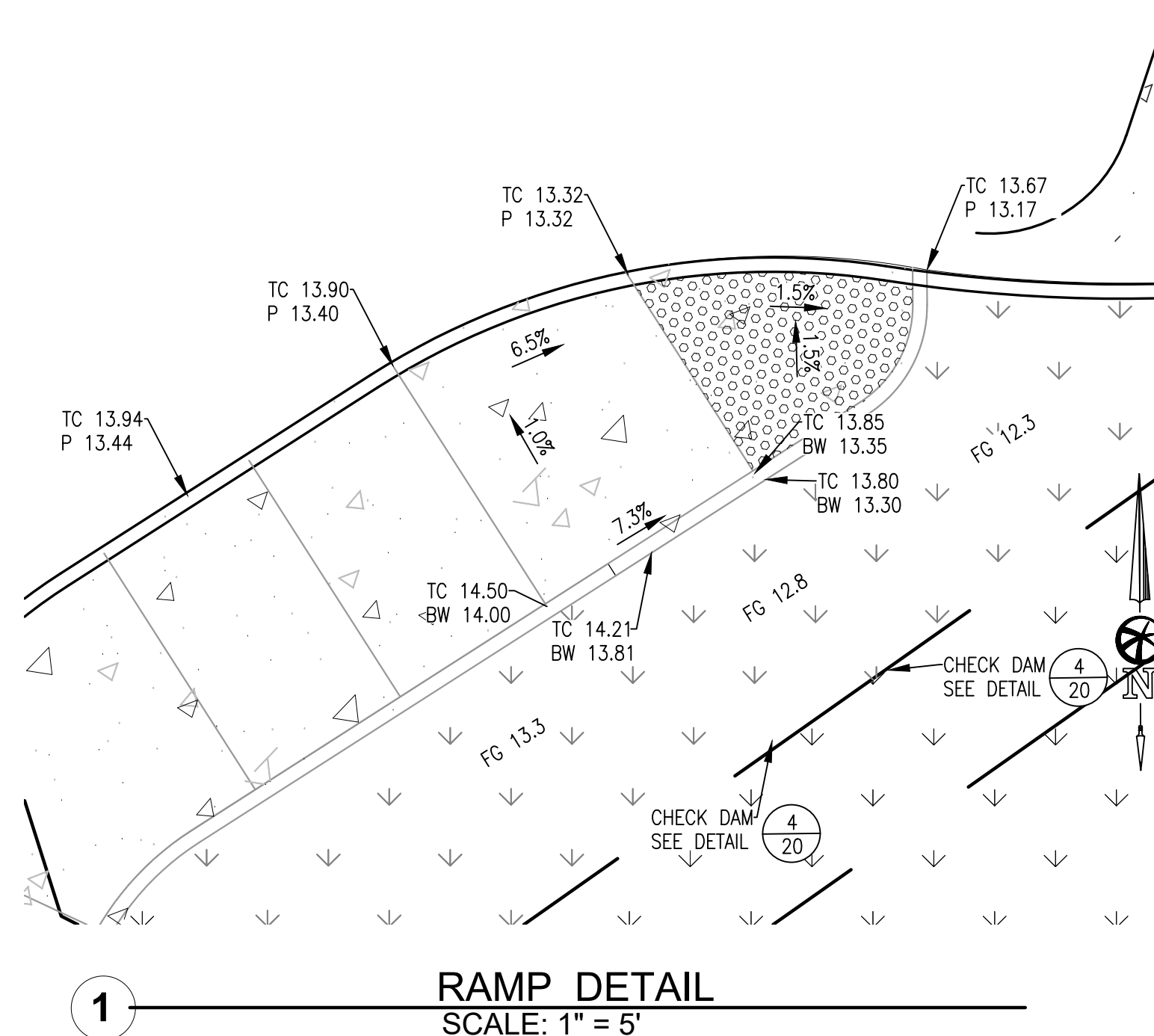


04/07/2023
DATE
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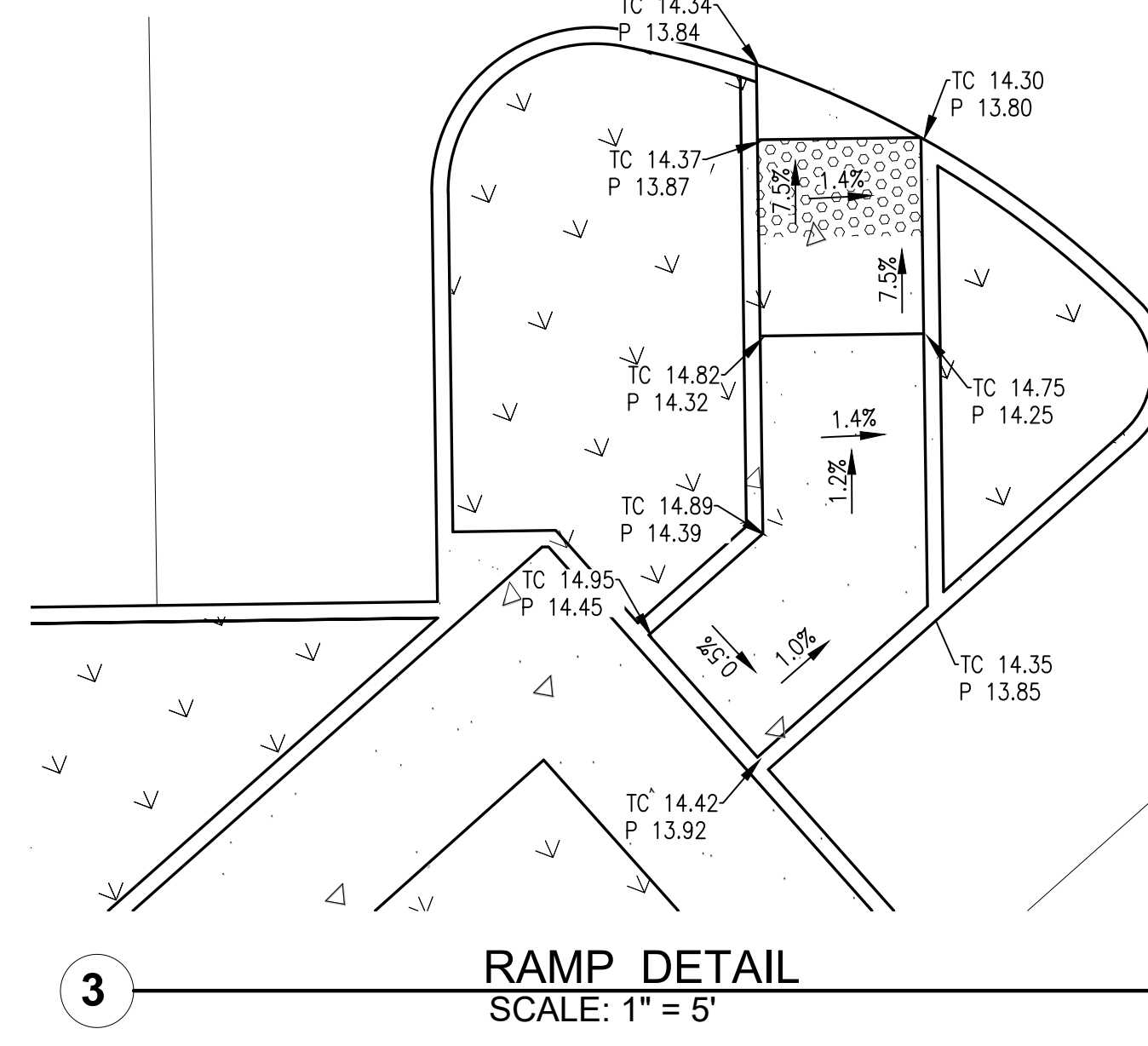
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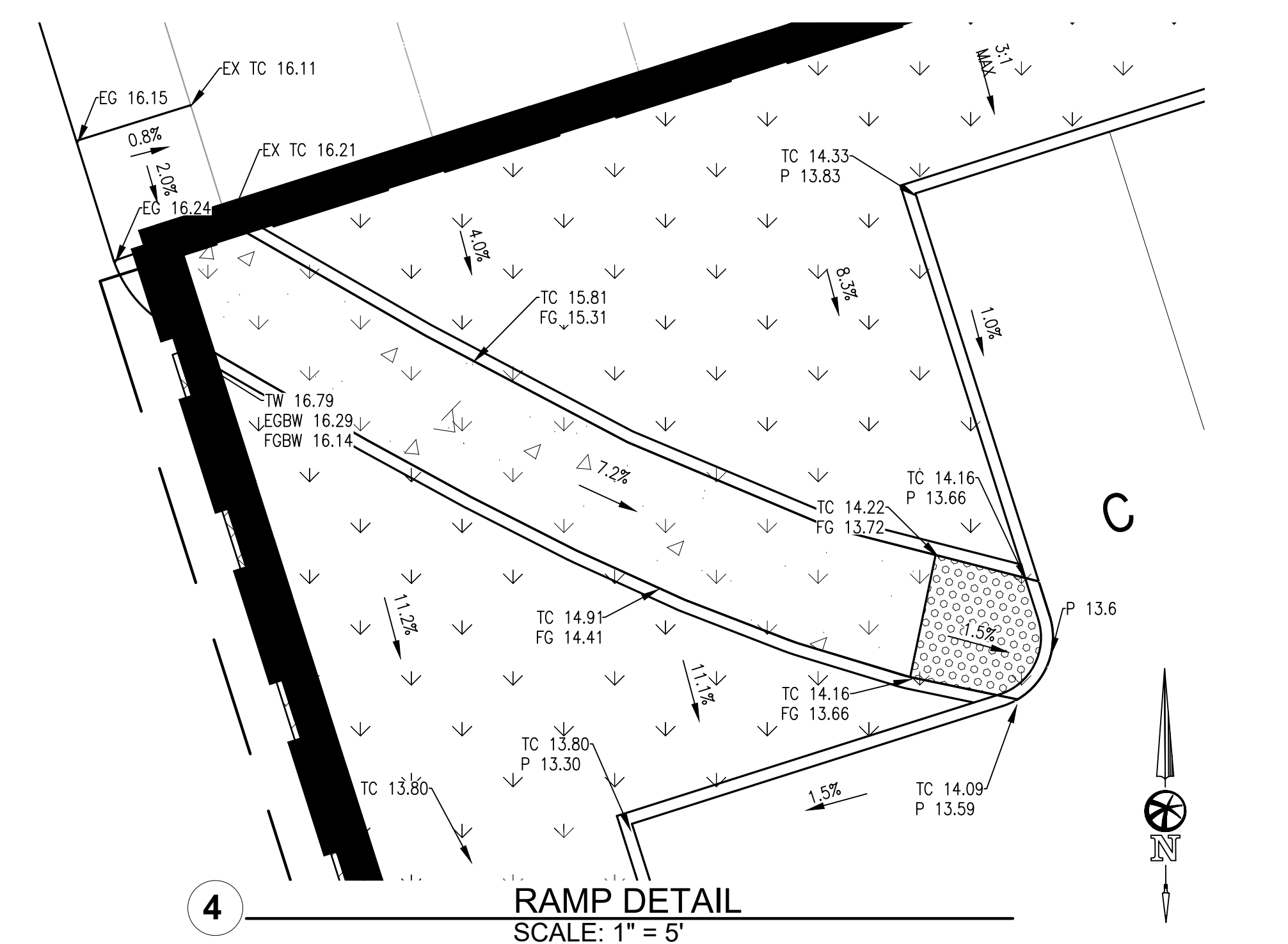
2 RAMP AND SIDEWALK DETAIL
SCALE: 1" = 5'



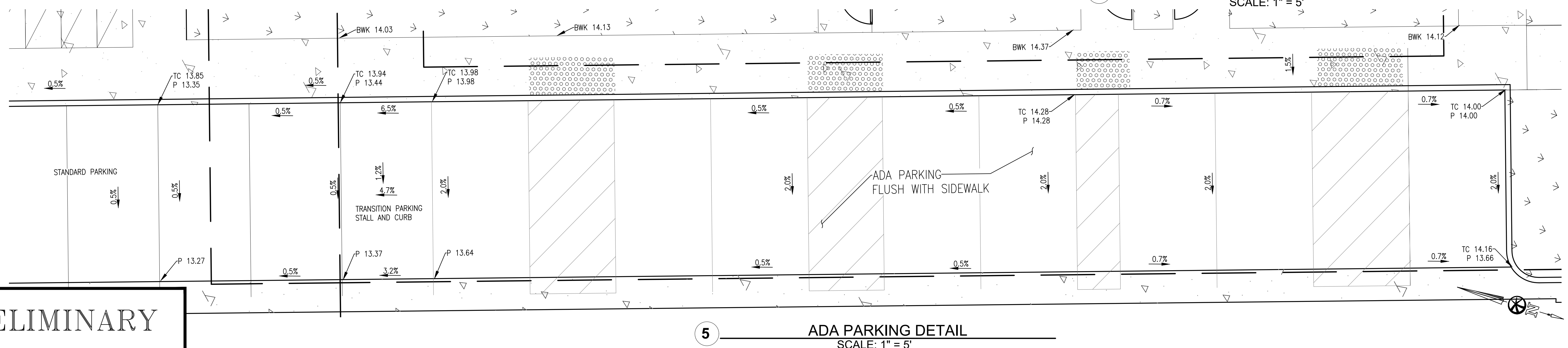
1 **RAMP DETAIL**
SCALE: 1" = 5'



3 **RAMP DETAIL**
SCALE: 1" = 5'



4 **RAMP DETAIL**
SCALE: 1" = 5'



5 ADA PARKING DETAIL
SCALE: 1" = 5'

PRELIMINARY

PRELIMINARY



