

VICINITY MAP

1/4" = 1'-0"

3

PROJECT NAME: Holiday Inn Express, Alameda
 PROJECT LOCATION: 1825 Park Street Alameda, CA 94501
 ASSESSORS PARCEL #: 071-0198-009
 ZONING DISTRICT: G-NP
 OCCUPANCY / USE: R1 - RESIDENTIAL - hotels (transient)
 CONSTRUCTION TYPE: V-A
 NO. OF STORIES: 4 STORIES
 HEIGHT: 60' MAX. REQUIREMENT
 TOP OF ROOF = 45'-6"
 TOP OF PARAPET = 49'-6"
 TOP OF TOWER = 54'-6"
 FRONT SETBACK: 0'
 SIDE/REAR SETBACKS: 3'-0"
 FIRE SPRINKLERS: YES
 FIRE ALARM: YES

PROJECT DATA

1/2" = 1'-0"

2

HOTEL SUMMARY:

LEVEL	GROSS AREA	RM COUNT
GROUND	10,031 SF	-
LEVEL 2	14,242 SF	32
LEVEL 3	14,242 SF	32
LEVEL 4	14,242 SF	32
TOTAL:	52,757 SF	96

AUTO PARKING SUMMARY:

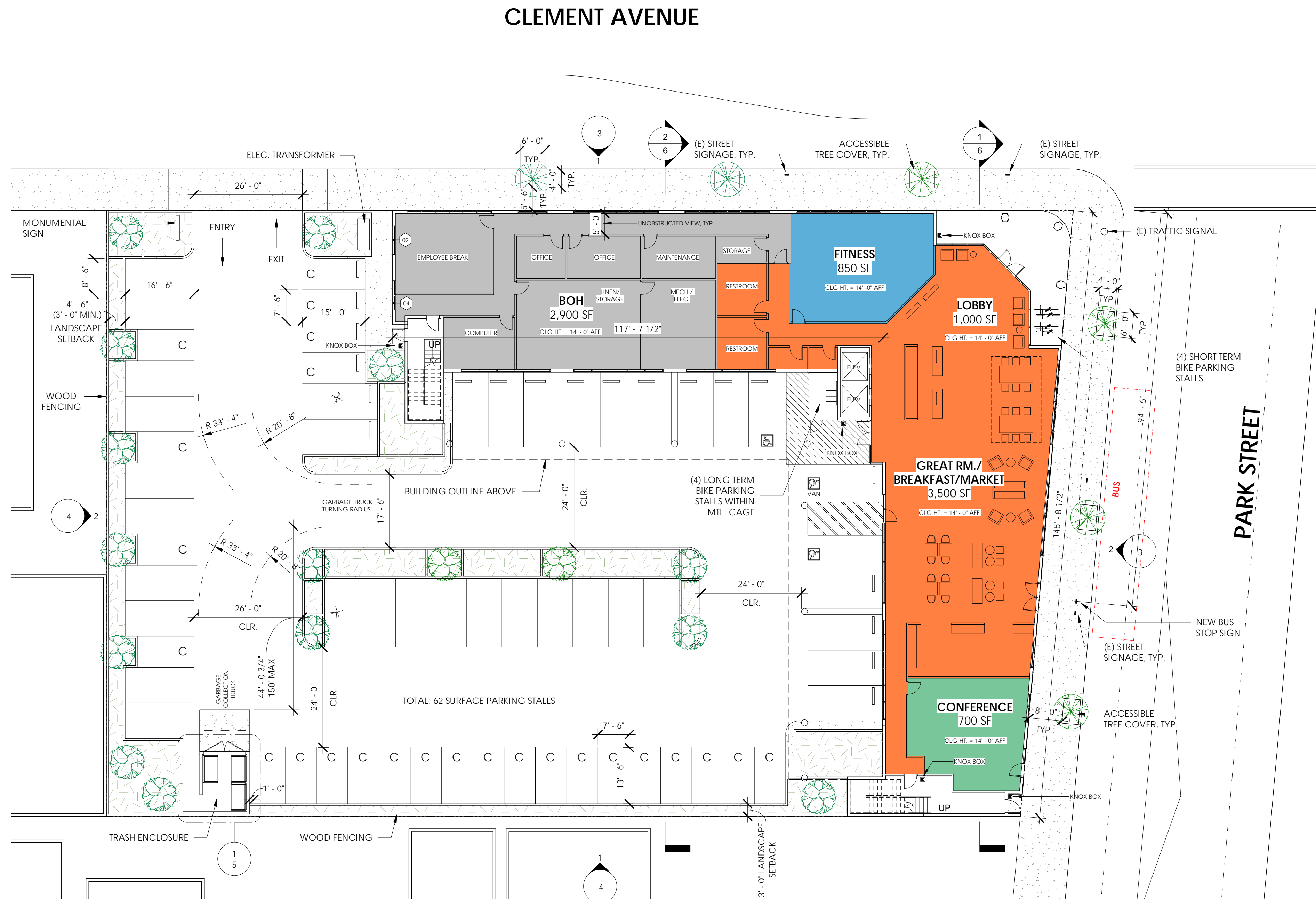
REQUIRED:	= 96 (1 STALLS PER ROOM)
PROPOSED	= 62 (0.65 STALLS PER ROOM) 34 STANDARD, 3 ACCESSIBLE, 25 COMPACT SPACES

BIKE PARKING SUMMARY:

REQUIRED (SHORT TERM):	= 2% OF MAX DAILY ATTENDANCE = 4 (192 GUESTS)
REQUIRED (LONG TERM):	= 1 PER 25 ROOMS (2 MIN.) = 4 (96 RM'S)
PROPOSED	= LONG TERM MITL. CAGE ENCLOSURE TO ACCOMMODATE 4 BIKES PARK STREET BIKE RACK TO ACCOMMODATE 4 BIKES

PROGRAM DATA

1/4" = 1'-0"



NOTE: SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFO.

PROPOSED SITE PLAN / GROUND FLOOR PLAN



1/16" = 1'-0"

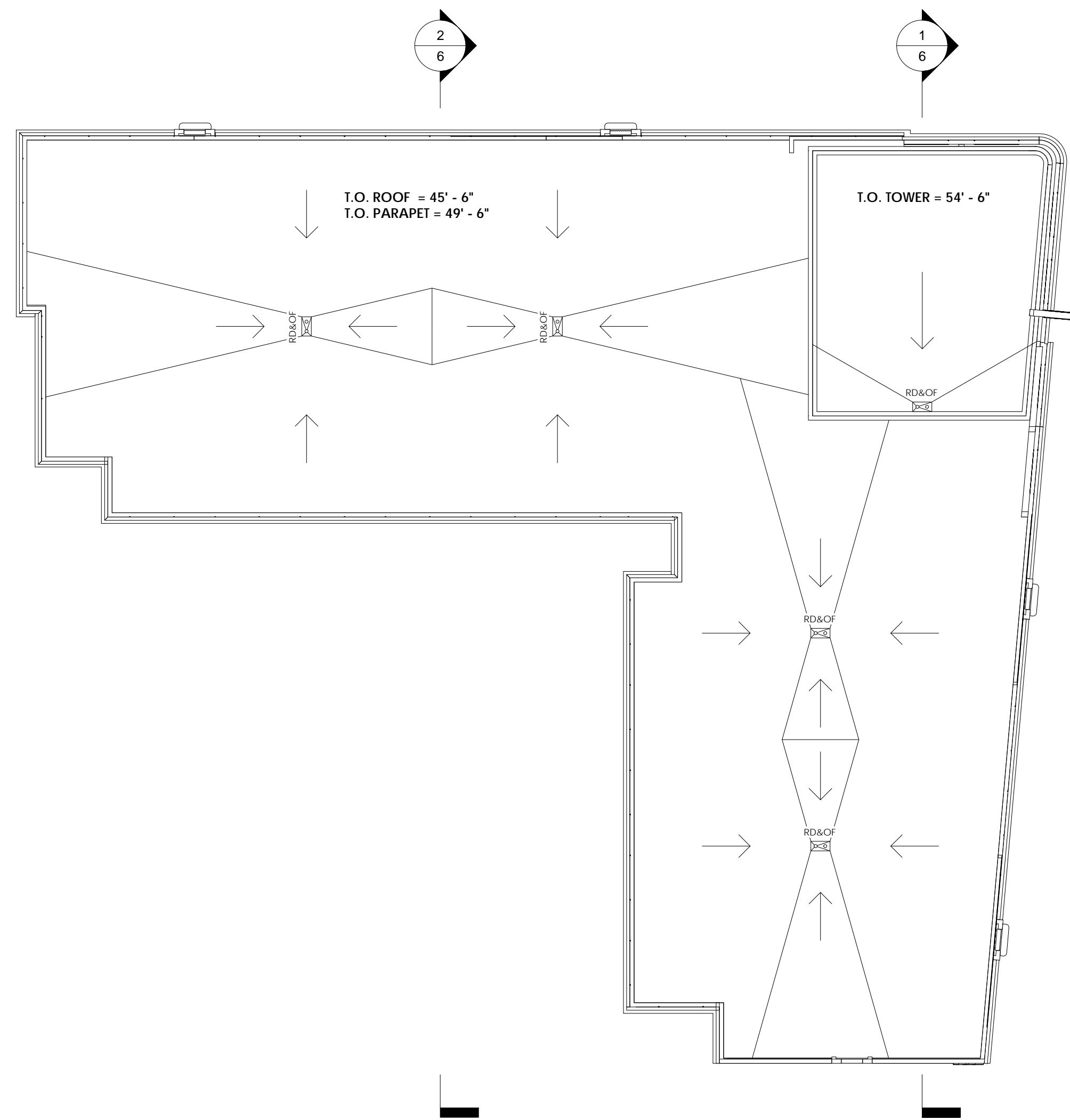
1



Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

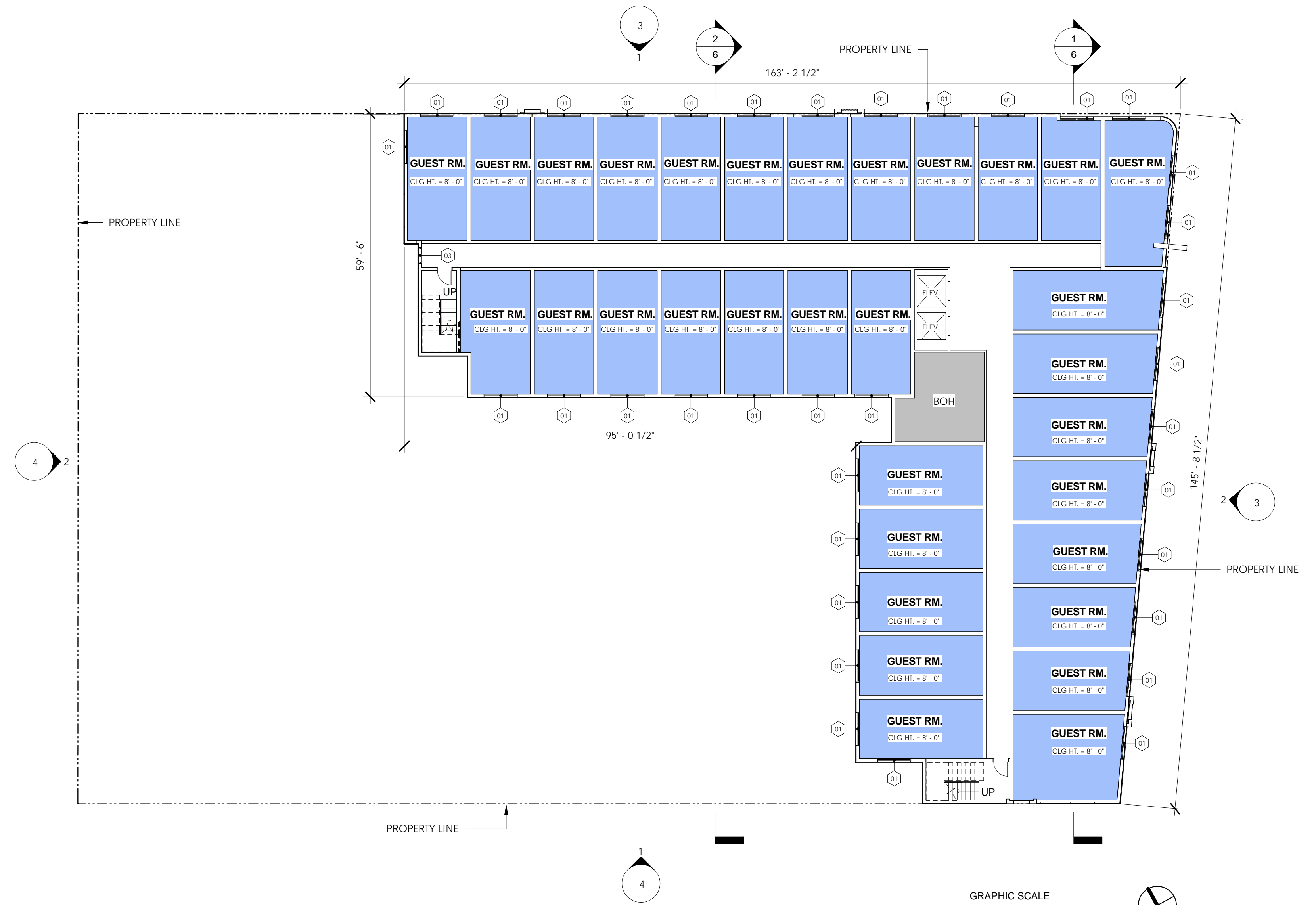
1



PROPOSED ROOF PLAN

1/16" = 1'-0"

2

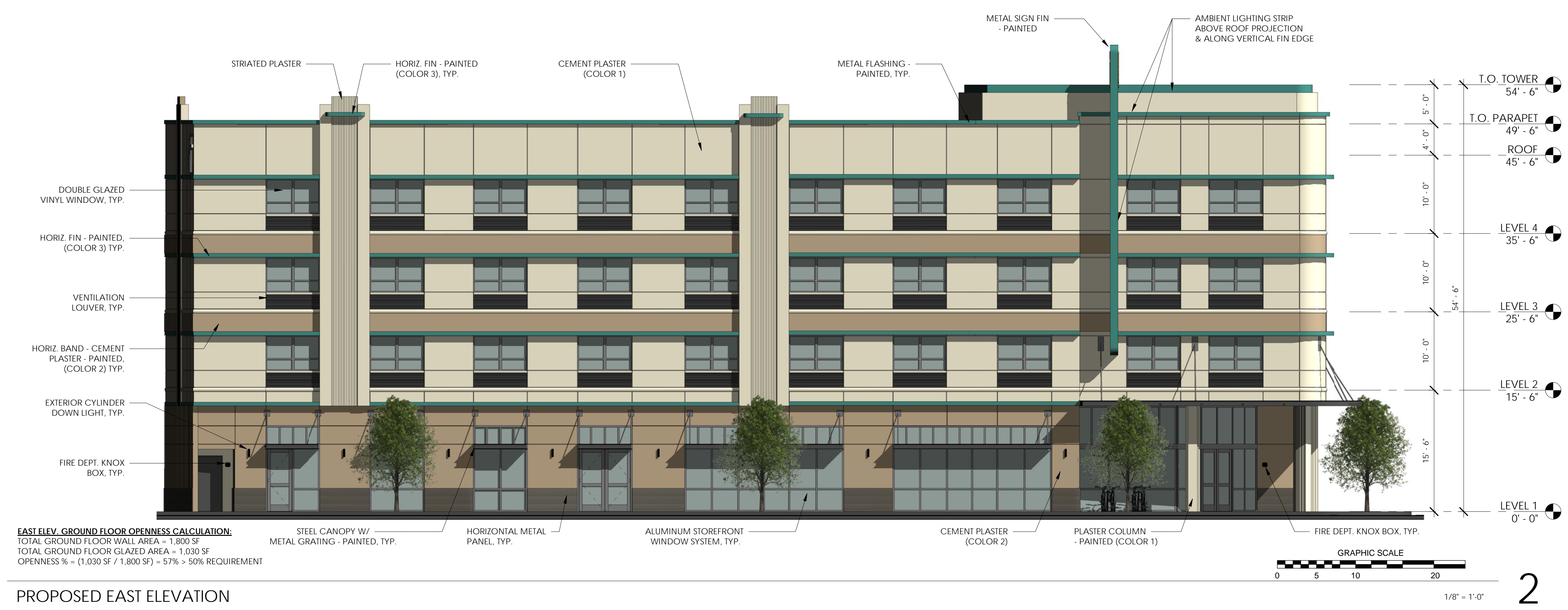


PROPOSED FLOOR PLAN LEVELS 2-4

1/16" = 1'-0"

1

Window Schedule				
Type Mark	Sill Height	Width	Height	Description
01	2' - 6"	7' - 0"	4' - 6"	
02	3' - 0 1/2"	7' - 0"	4' - 0 1/2"	
03	2' - 6"	3' - 4"	4' - 6"	
04	3' - 0 1/2"	7' - 0"	4' - 0"	



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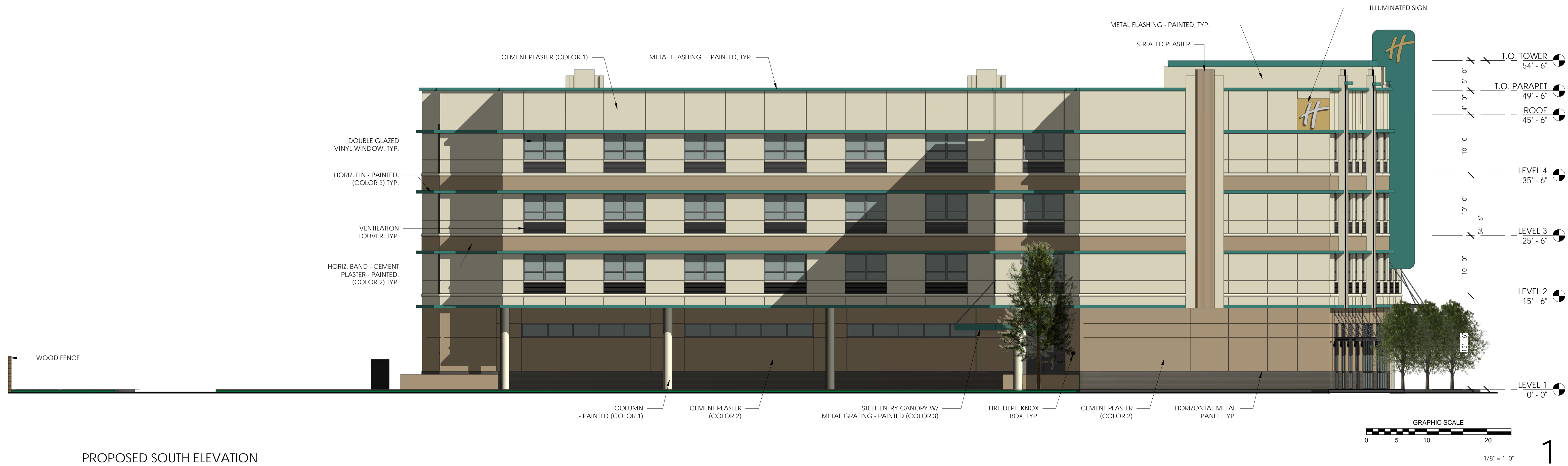


Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

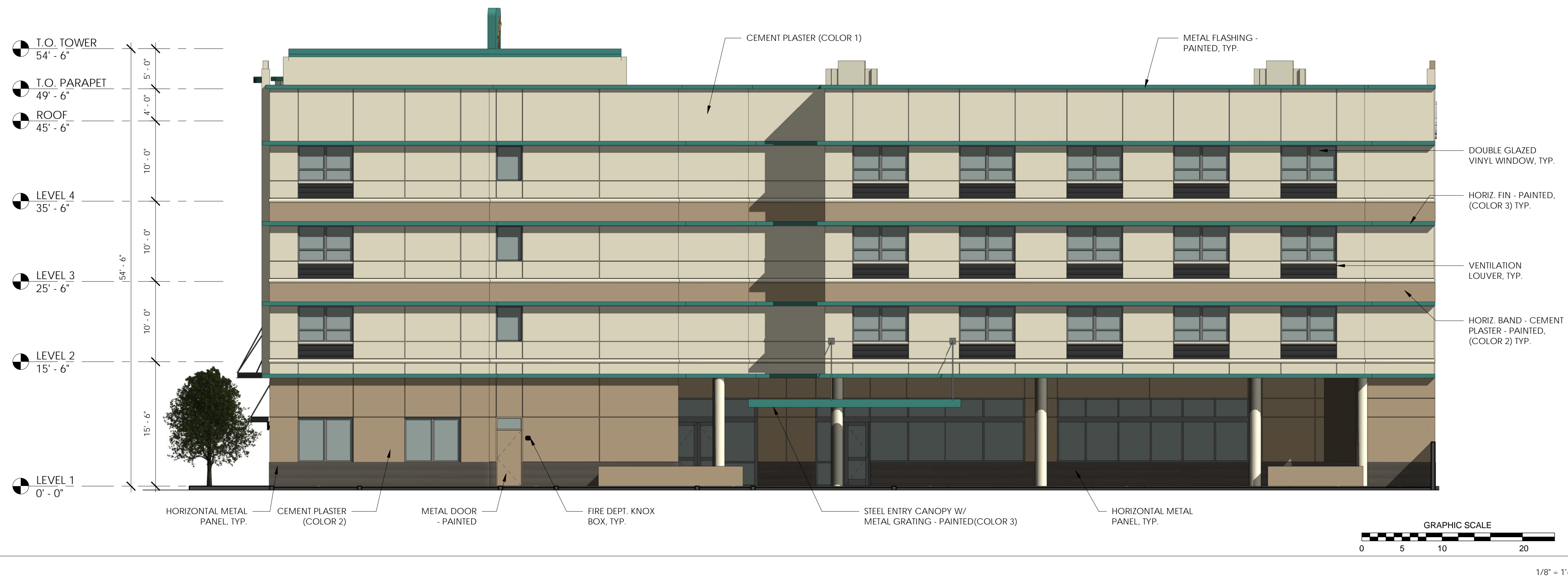
3

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PROPOSED SOUTH ELEVATION

1



PROPOSED WEST ELEVATION

2

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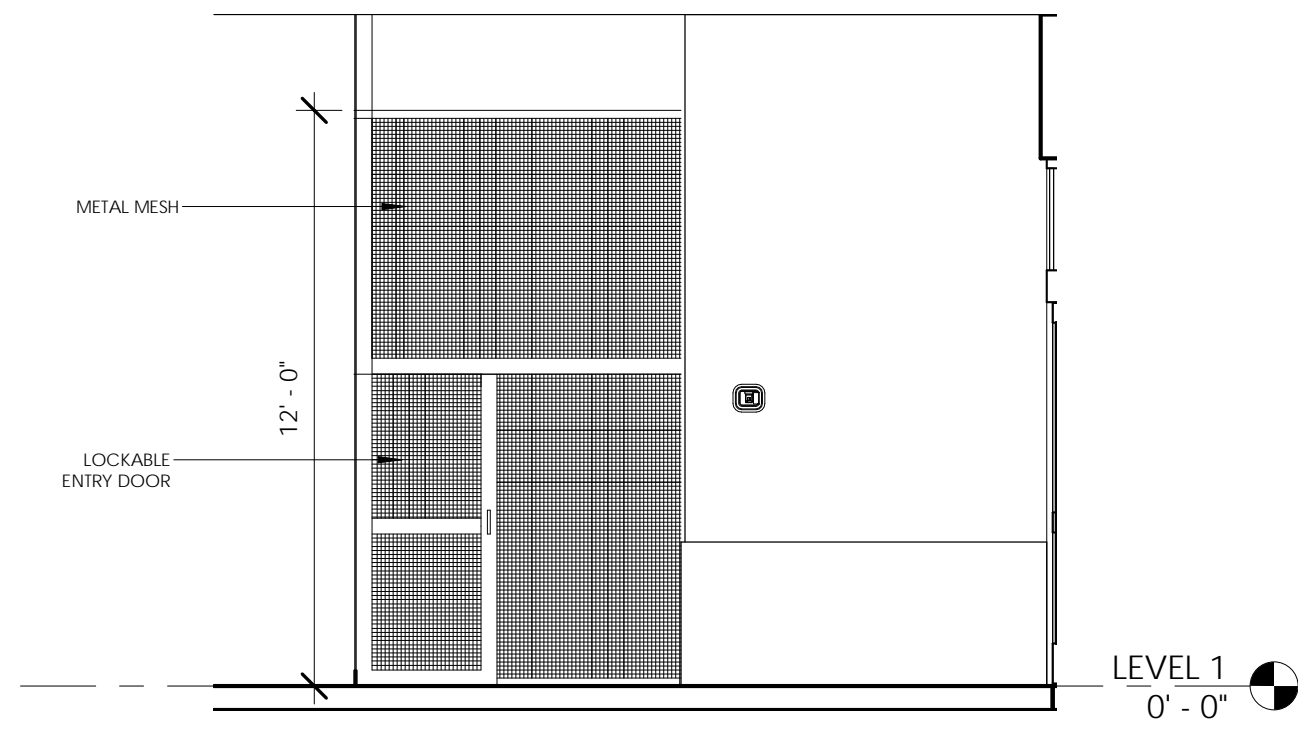


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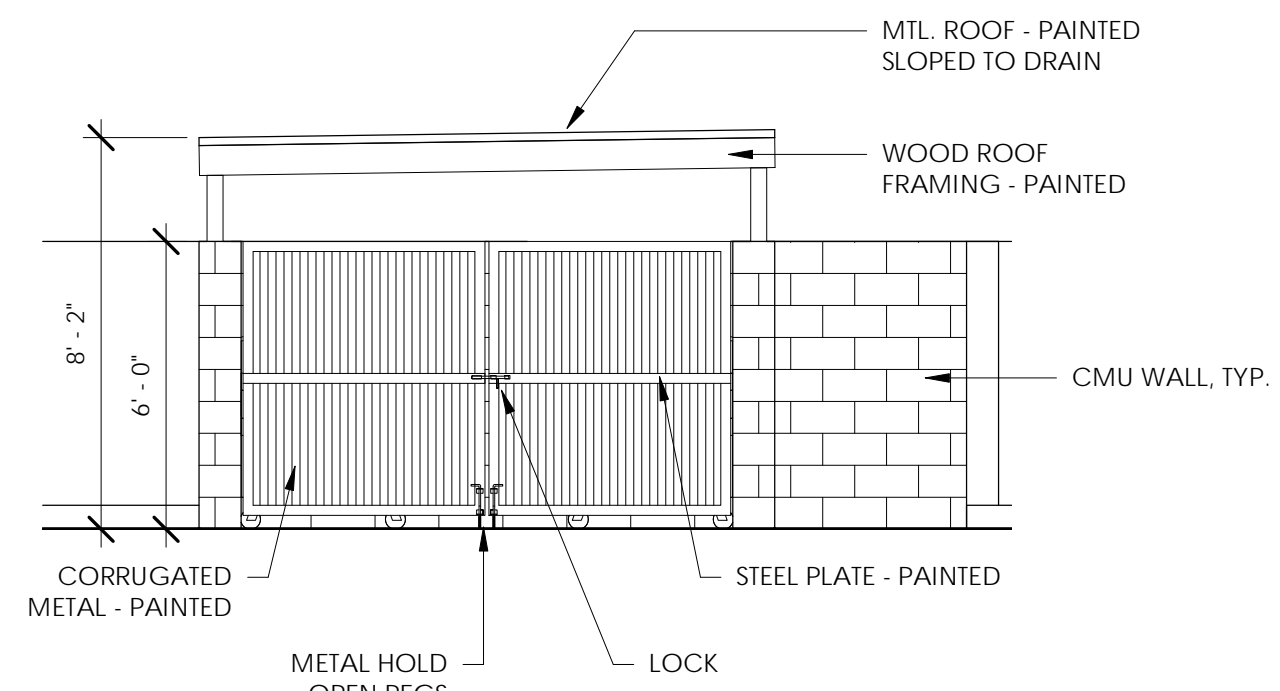
Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

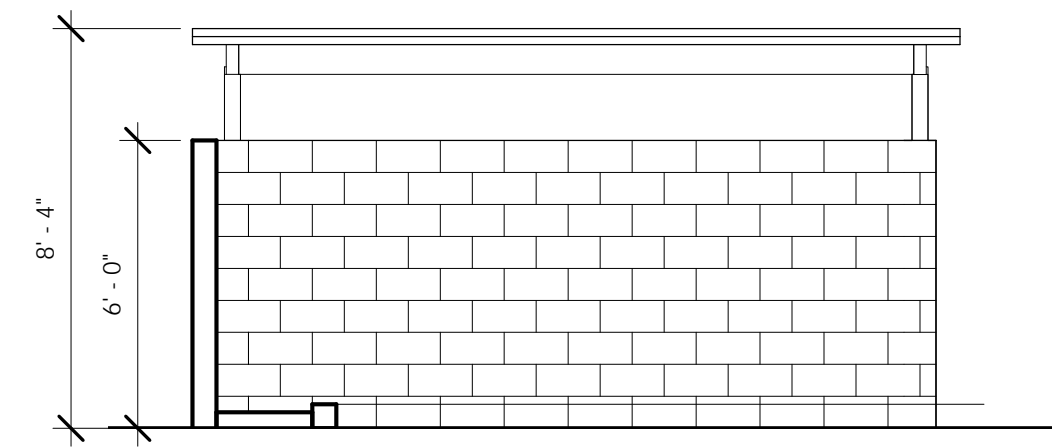
4



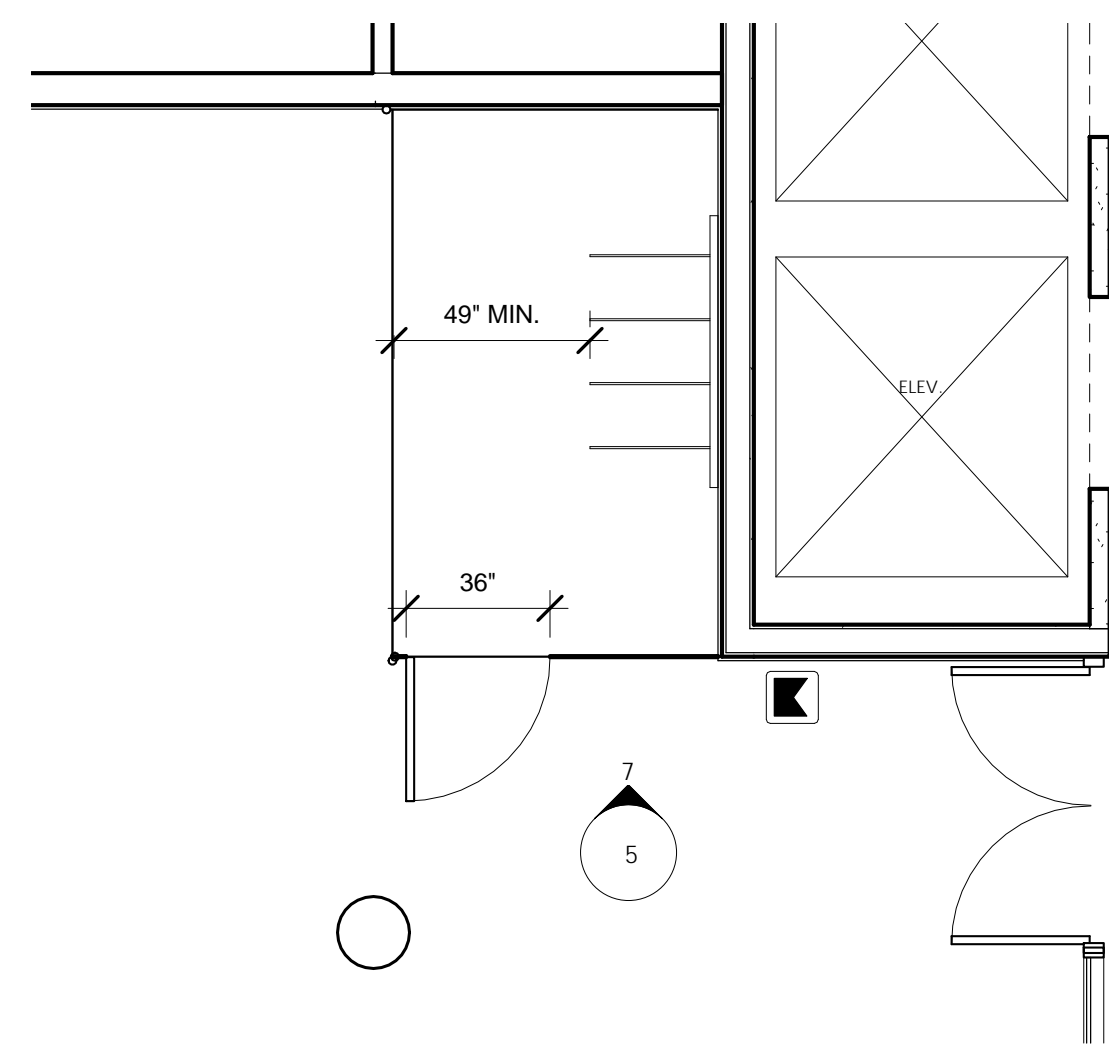
LONG TERM BIKE STORAGE ELEV. 1/4" = 1'-0" 7



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



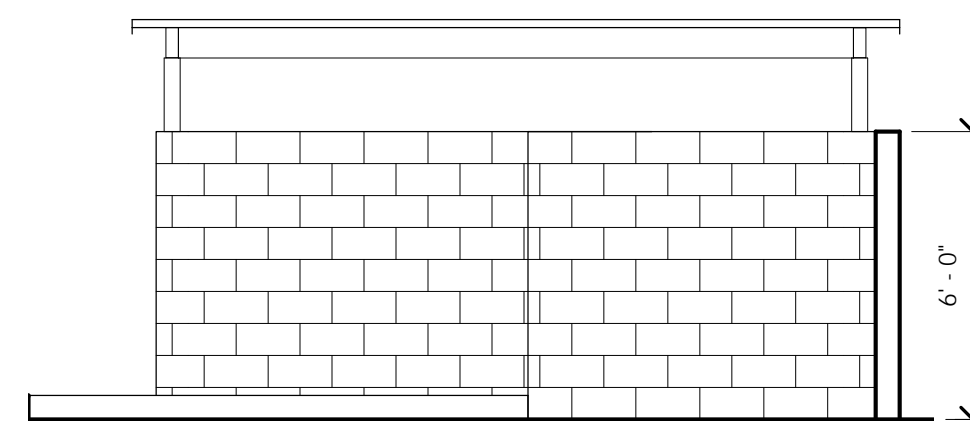
TRASH ENCLOSURE ELEV. 1/4" = 1'-0" 3



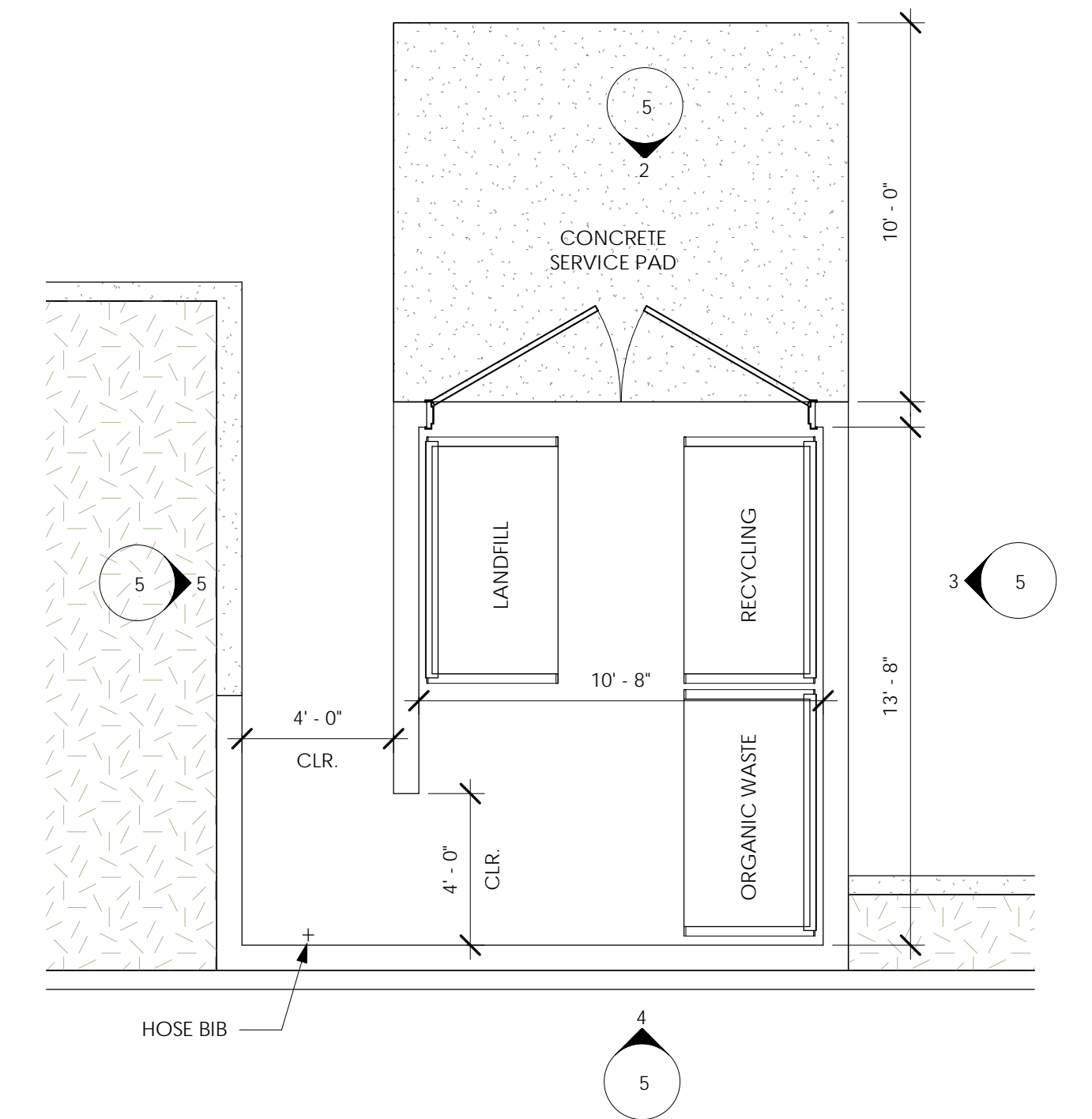
LONG TERM BIKE STORAGE 1/4" = 1'-0" 6



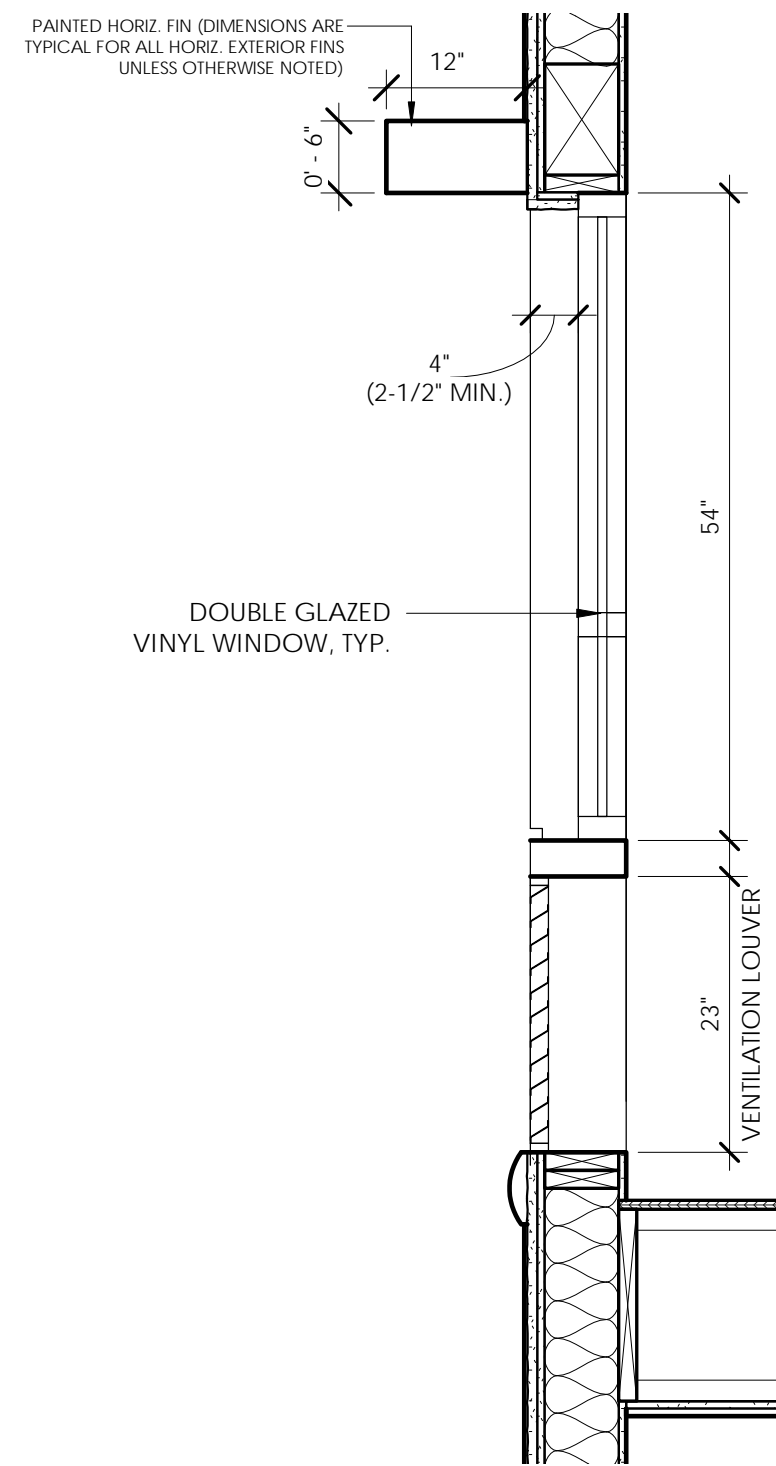
TRASH ENCLOSURE ELEV. 1/4" = 1'-0" 4



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



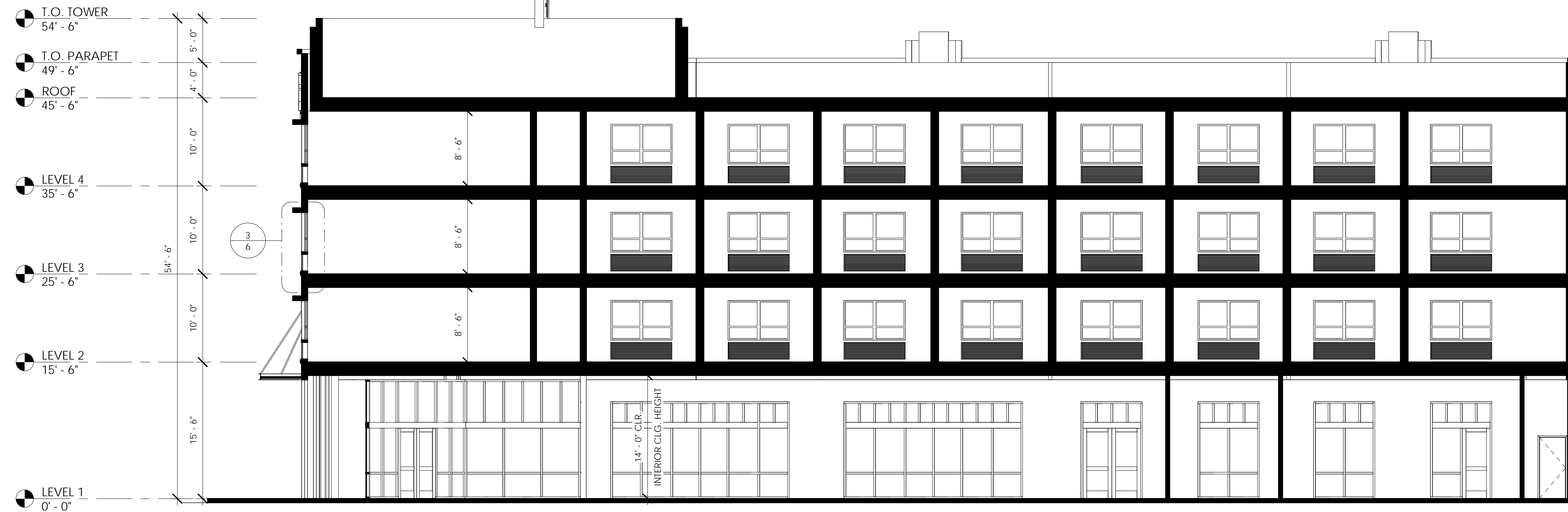
TRASH ENCLOSURE PLAN 1/4" = 1'-0" 1



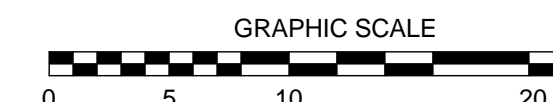
WINDOW TRIM DETAIL

3/4" = 1'-0"

3

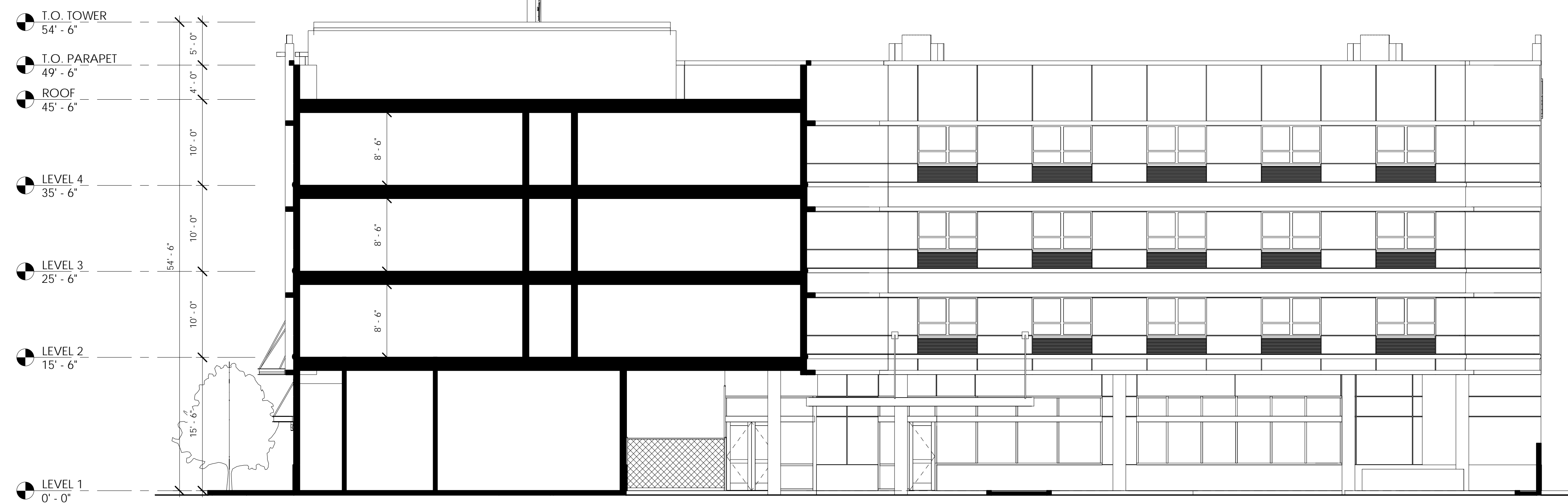


PROPOSED NORTH / SOUTH SECTION



1/8" = 1'-0"

1



PROPOSED NORTH / SOUTH SECTION



1/8" = 1'-0"

2



Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501



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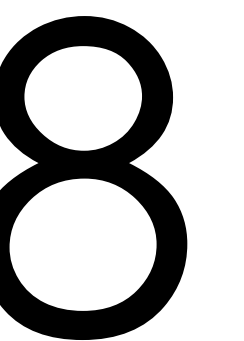
17055



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Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501





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Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

9



12/18/2018 11:16:20 AM

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Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

10



Holiday Inn Express Alameda

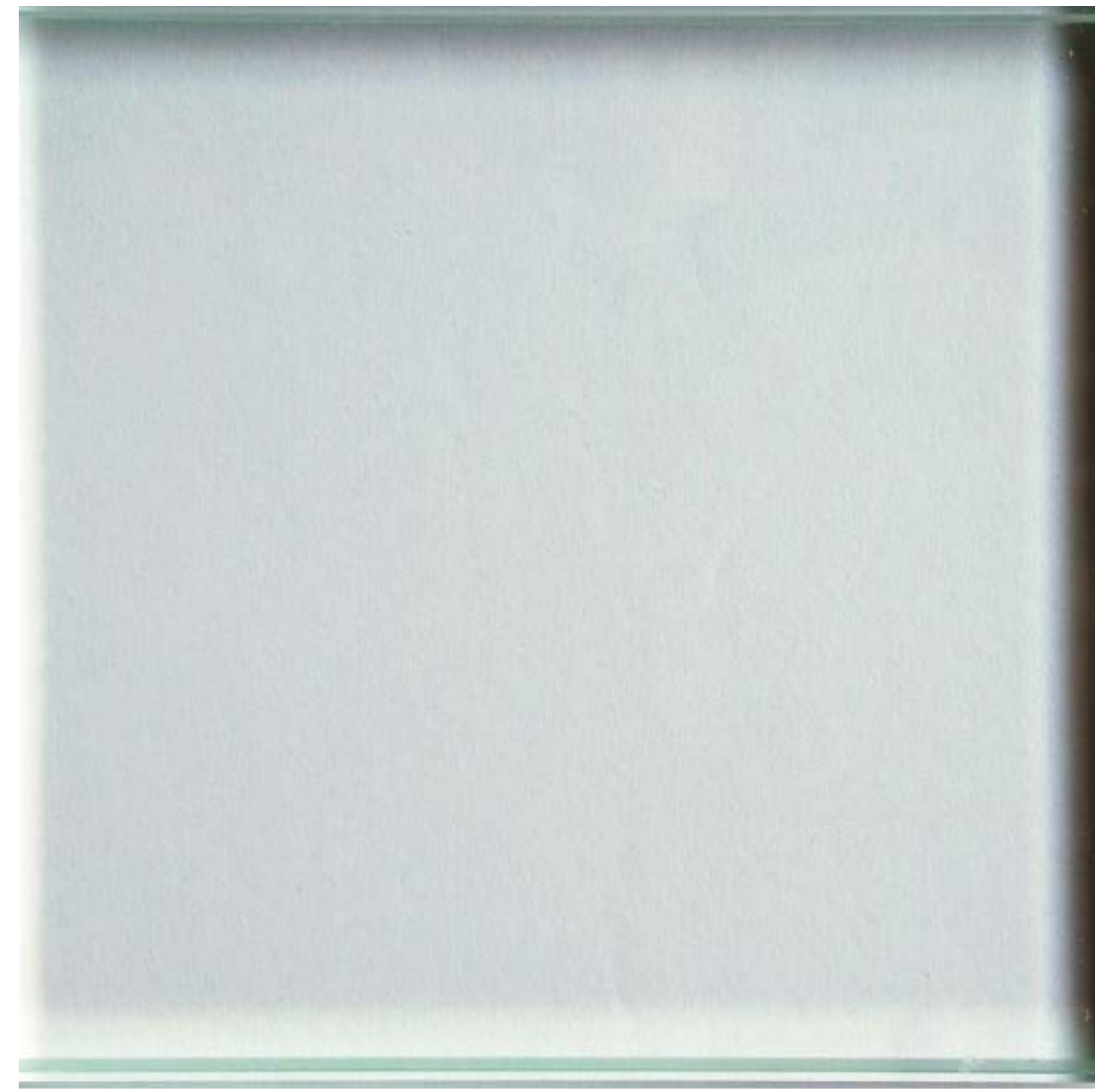
1825 Park Street Alameda, CA 94501



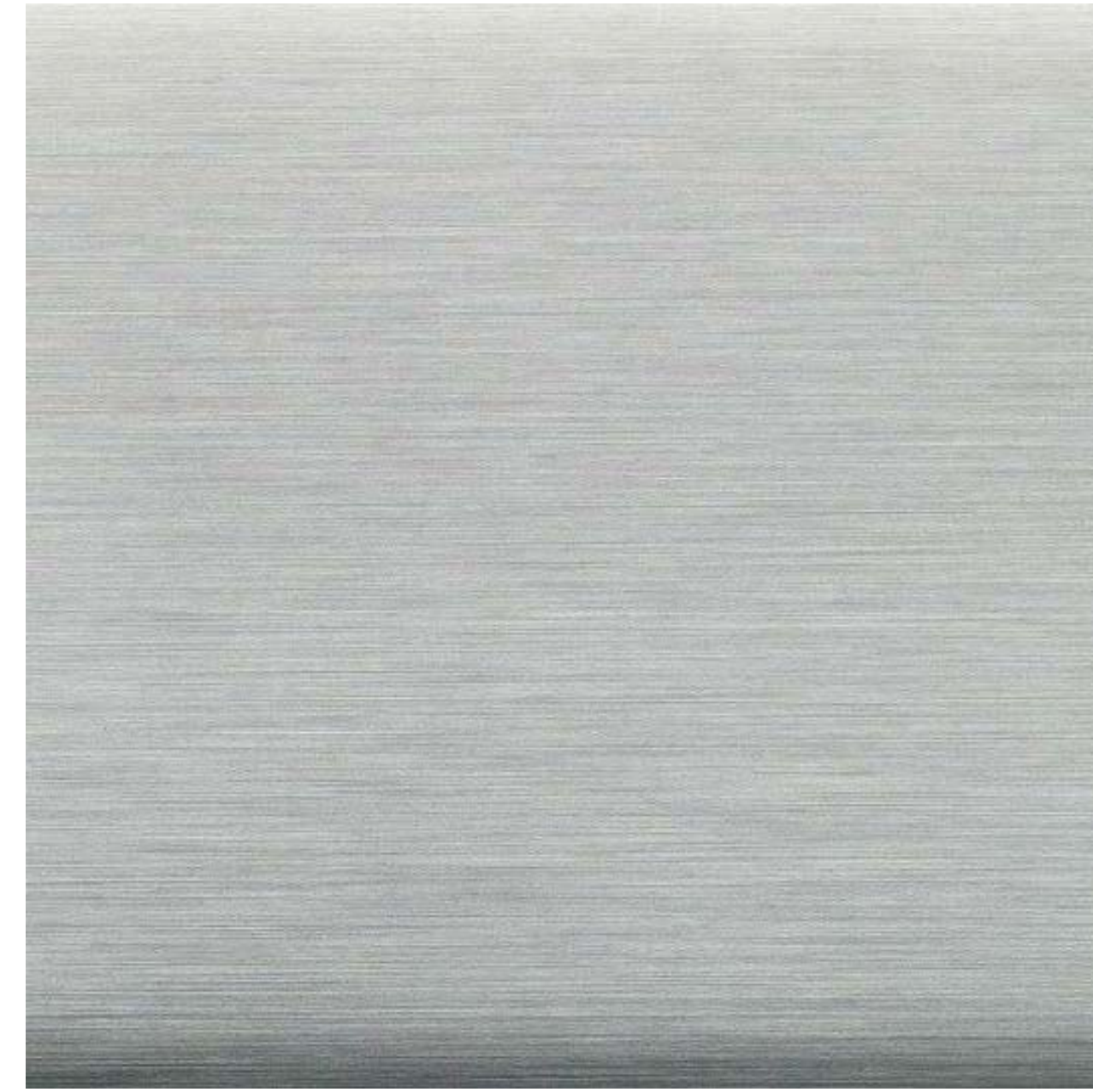
Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

PROPOSED MATERIALS



CLEAR GLAZING



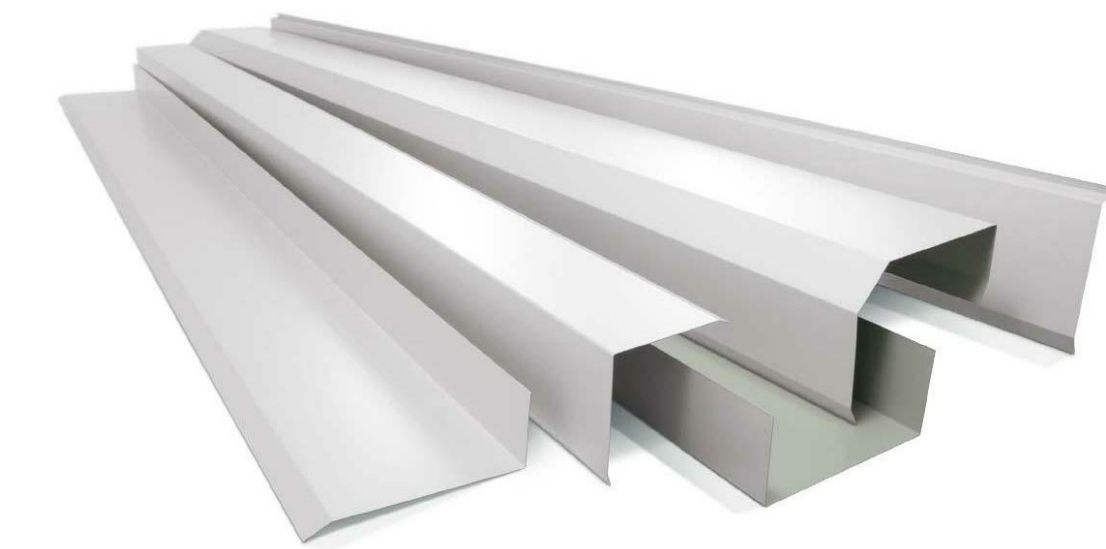
ANODIZED ALUMINUM
STOREFRONT WINDOW SYSTEM



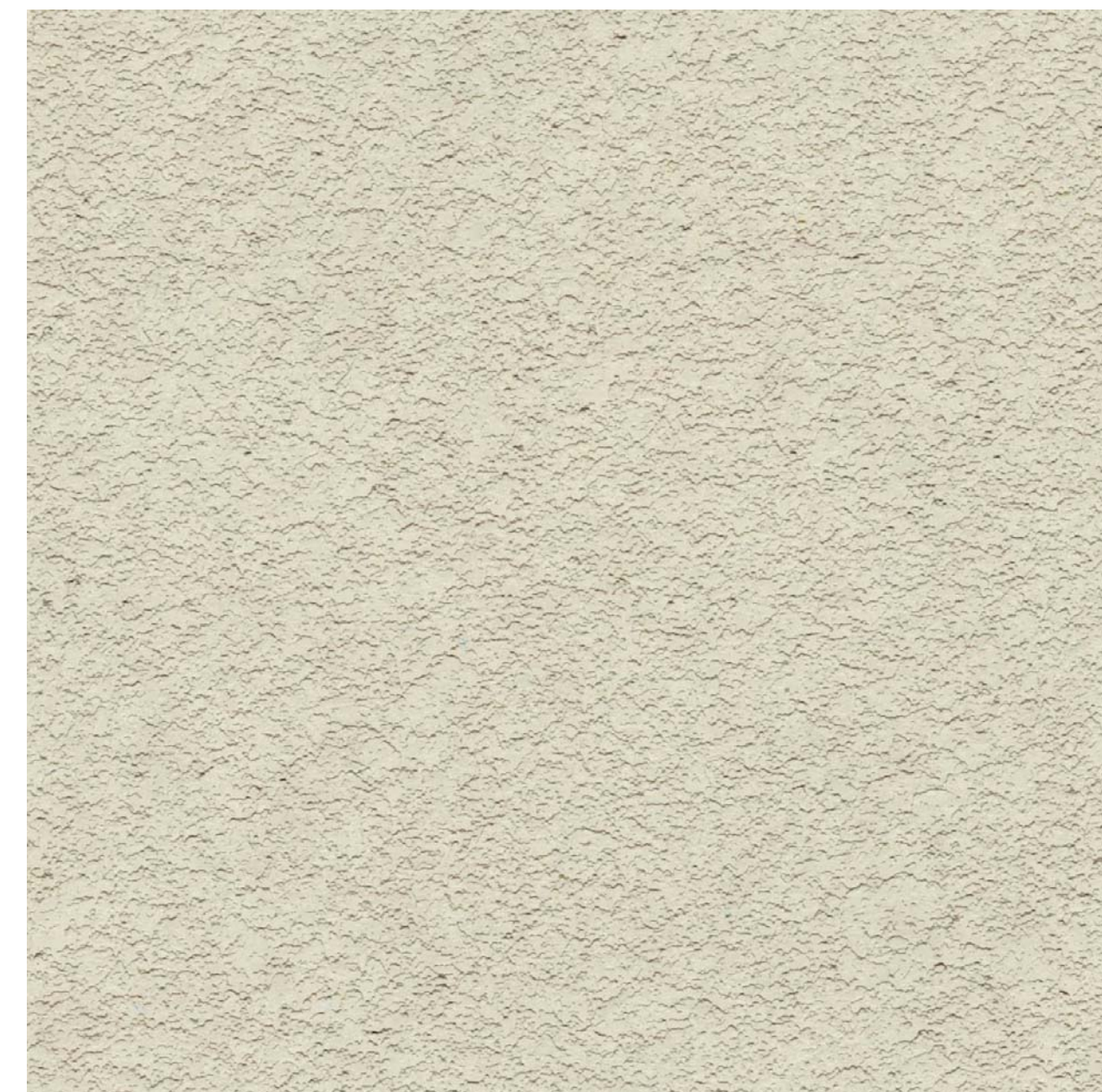
GREY TPO ROOF
MEMBRANE



STEEL CANOPY -
PAINTED



METAL FLASHING -
PAINTED



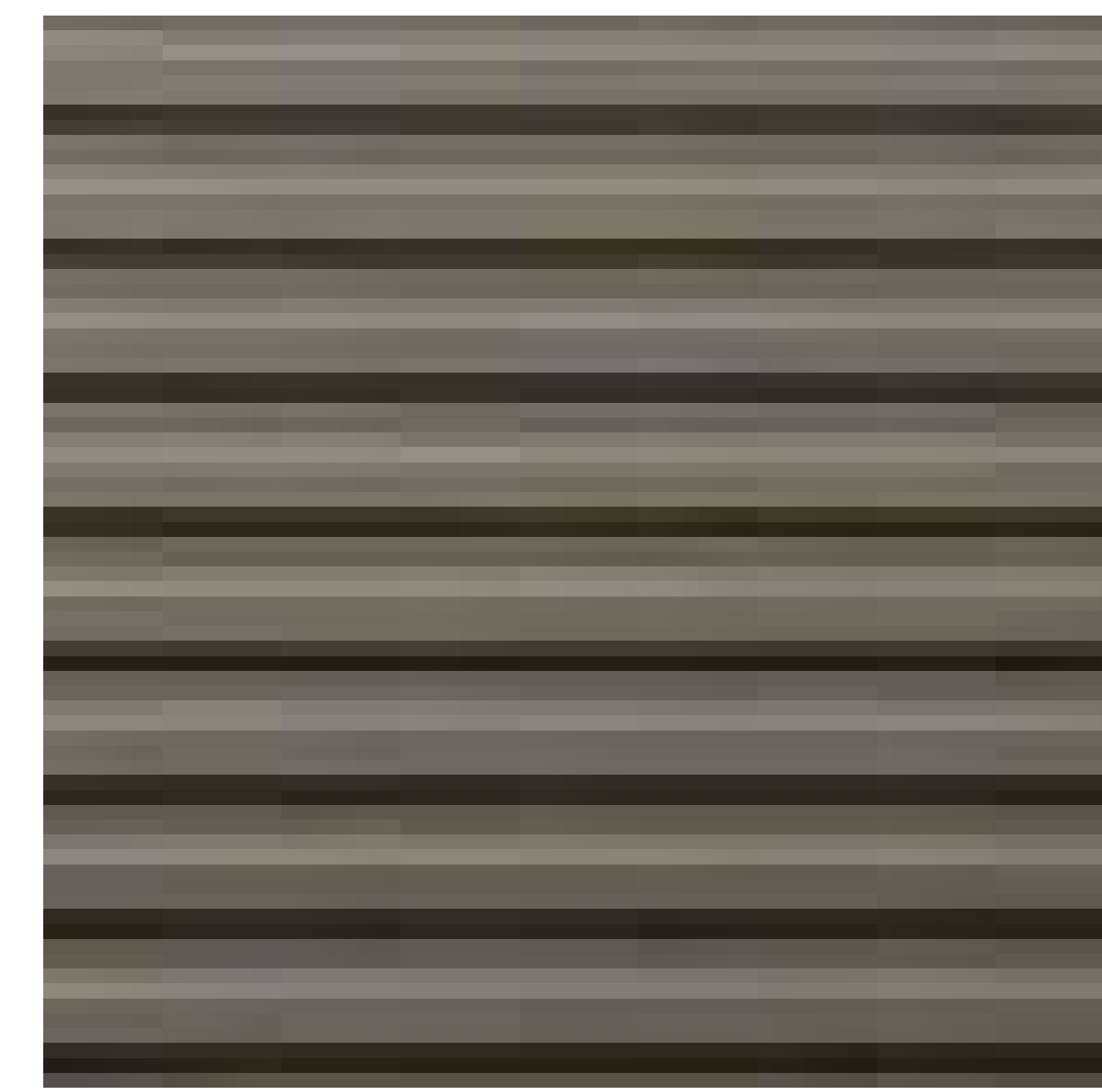
CEMENT PLASTER
(COLOR 1)



CEMENT PLASTER
(COLOR 2)



ACCENT COLOR 3



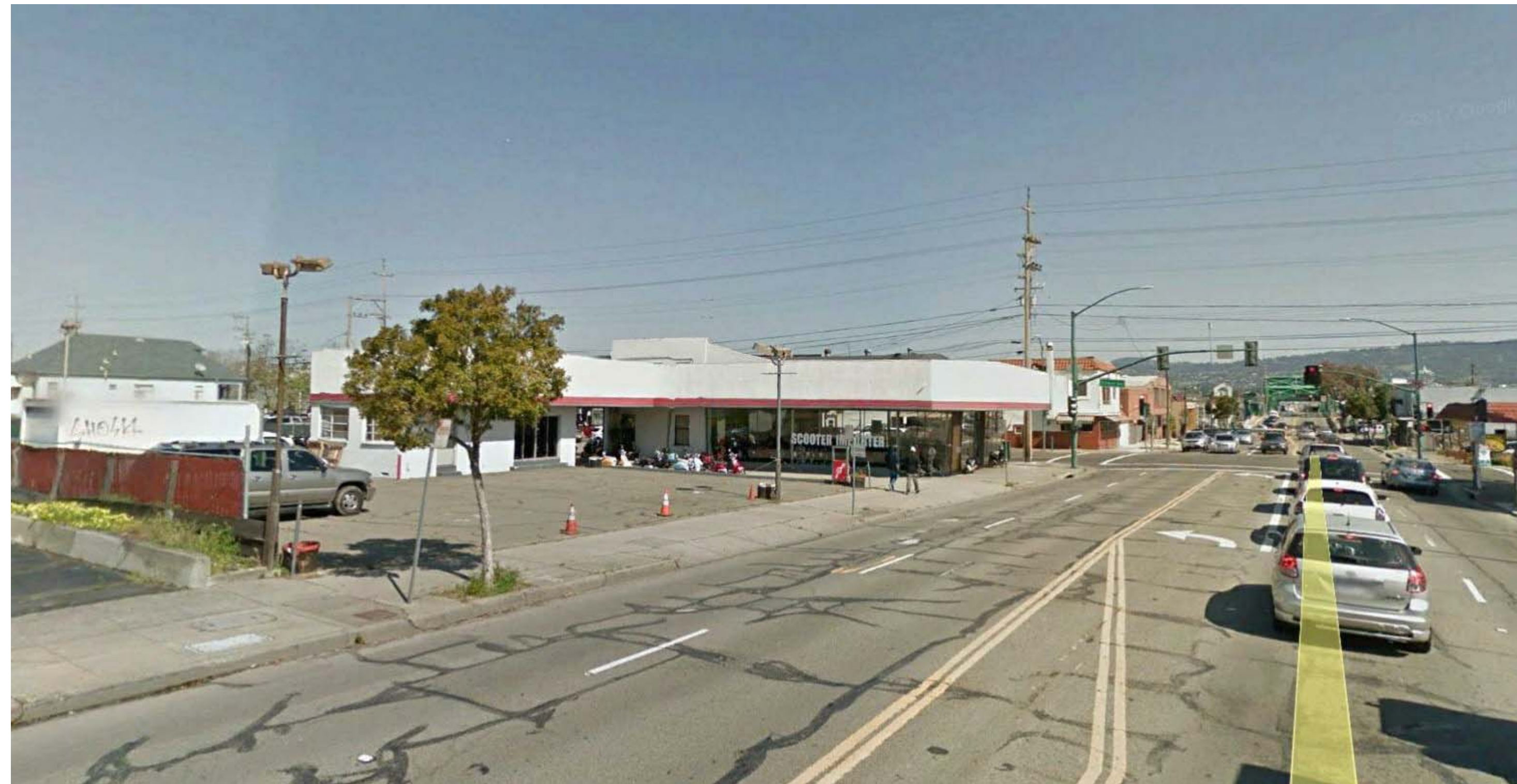
METAL PANEL BASE



PARK STEET / CLEMENT AVENUE CORNER



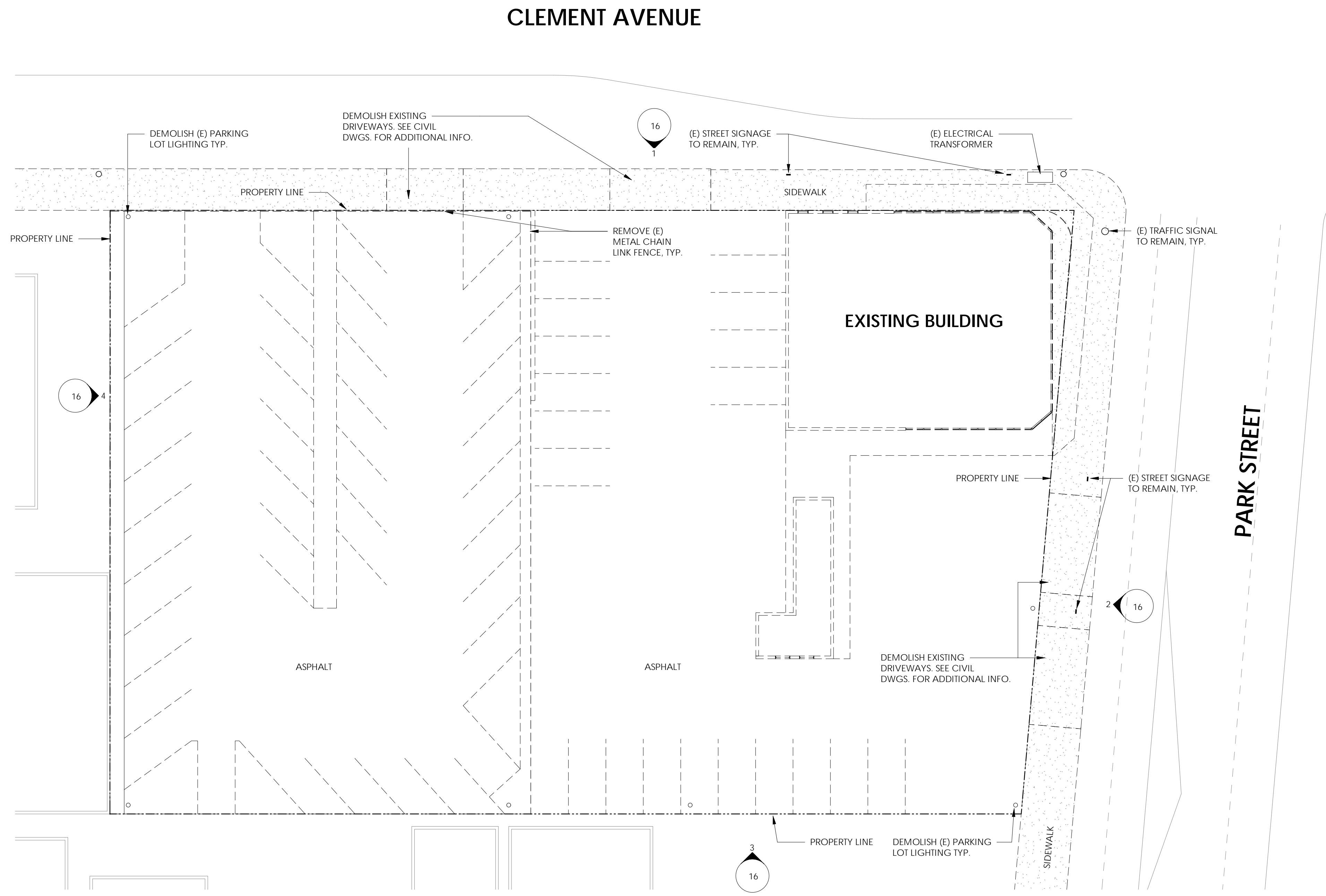
PARK STEET / CLEMENT AVENUE CORNER



PARK STREET



CLEMENT AVENUE



EXISTING / DEMOLITION SITE PLAN

1/16" = 1'-0"

1

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

DEMOLITION NOTES

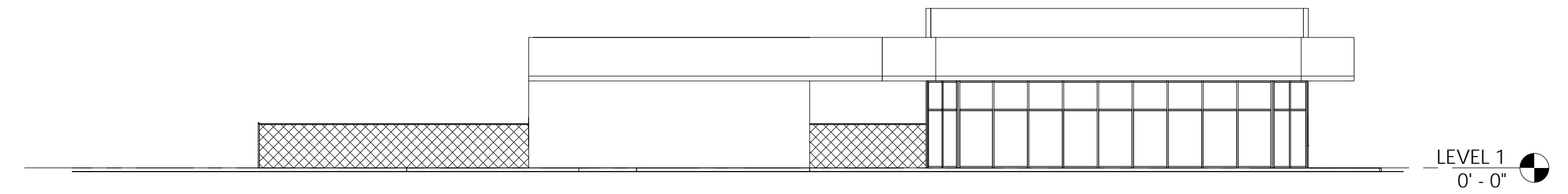
1/4" = 1'-0"



(E) NORTH ELEVATION

1/16" = 1'-0"

1



(E) EAST ELEVATION

1/16" = 1'-0"

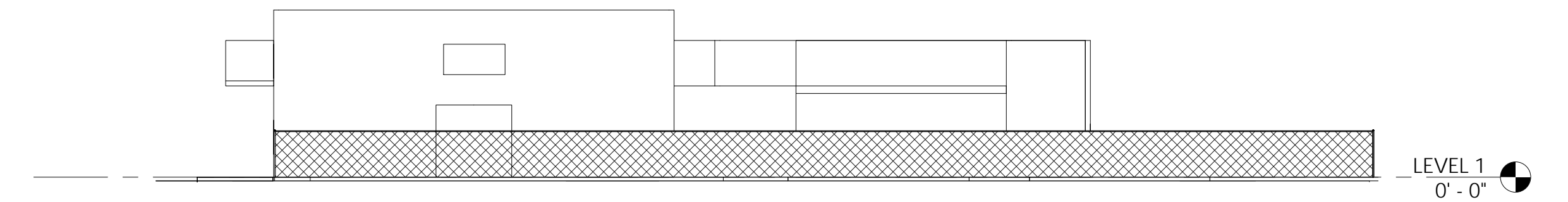
2



(E) SOUTH ELEVATION

1/16" = 1'-0"

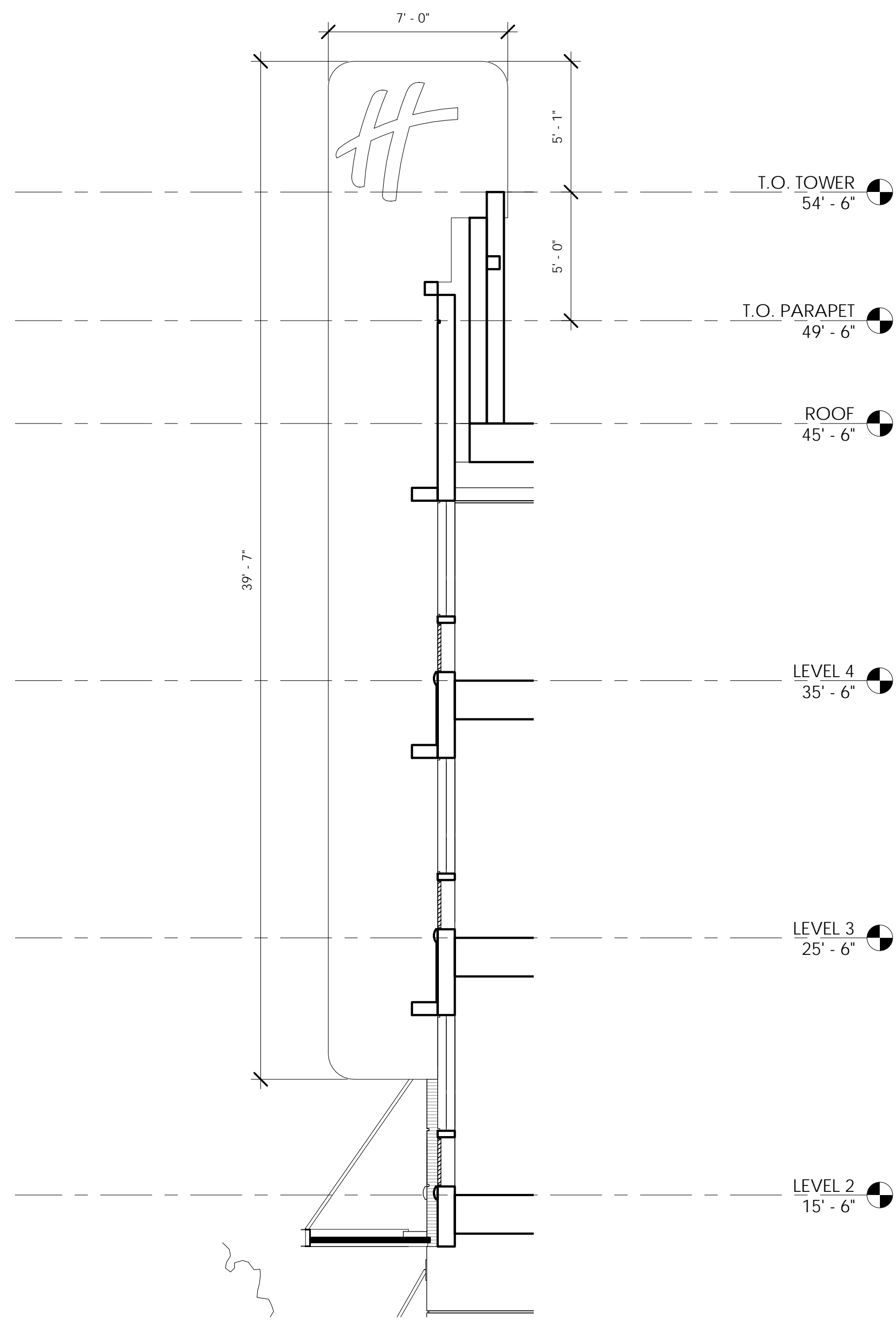
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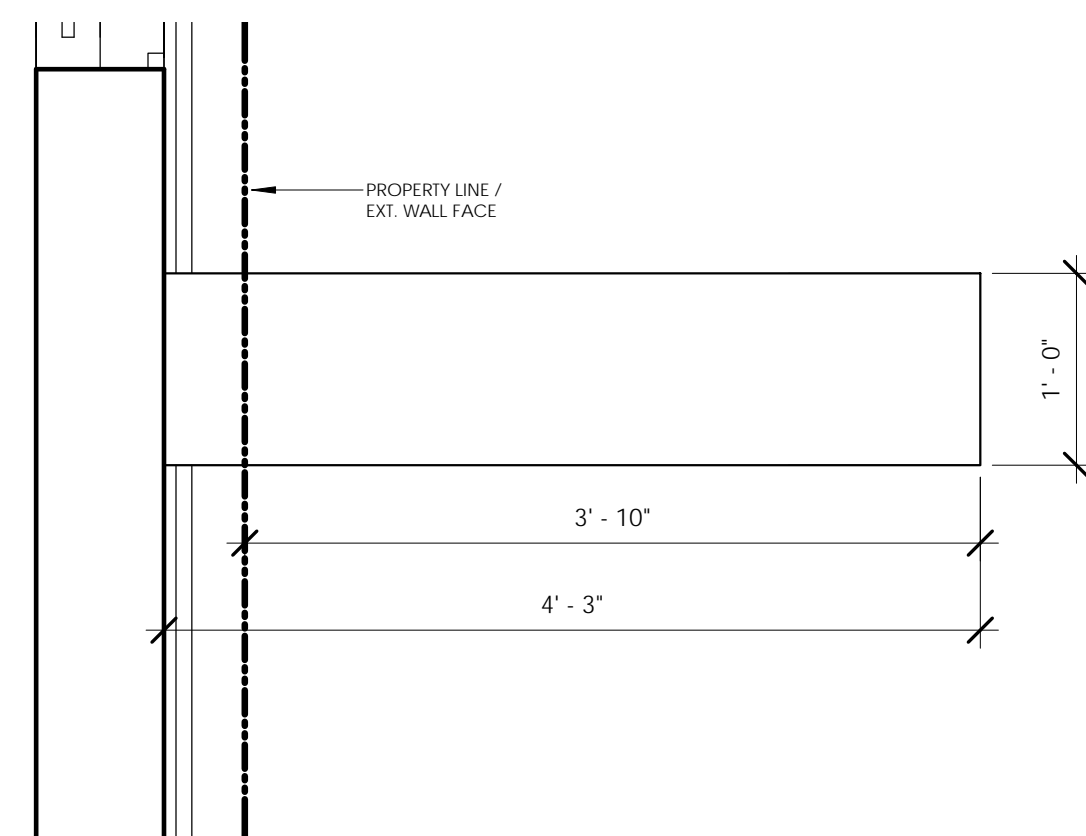
(E) WEST ELEVATION

1/16" = 1'-0"

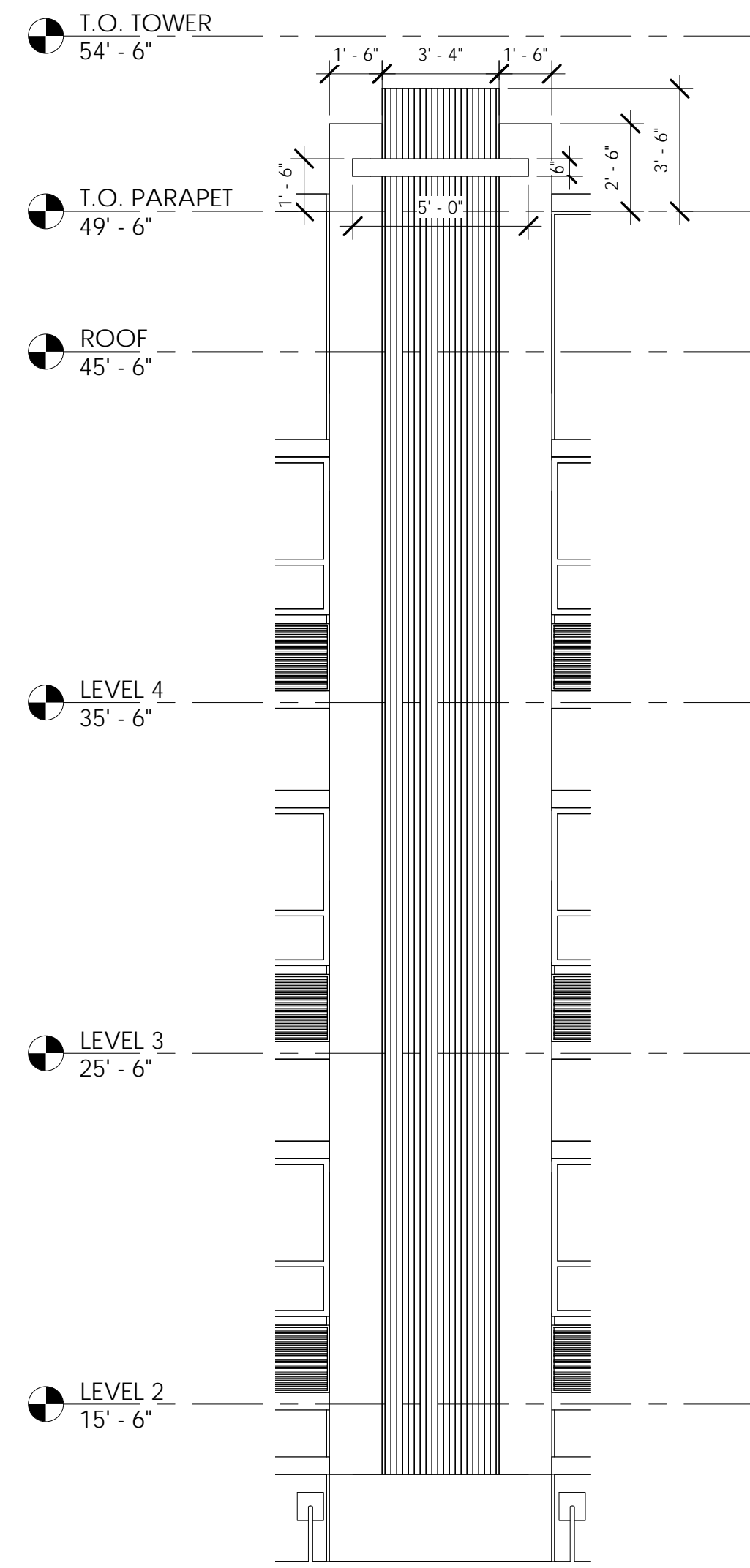
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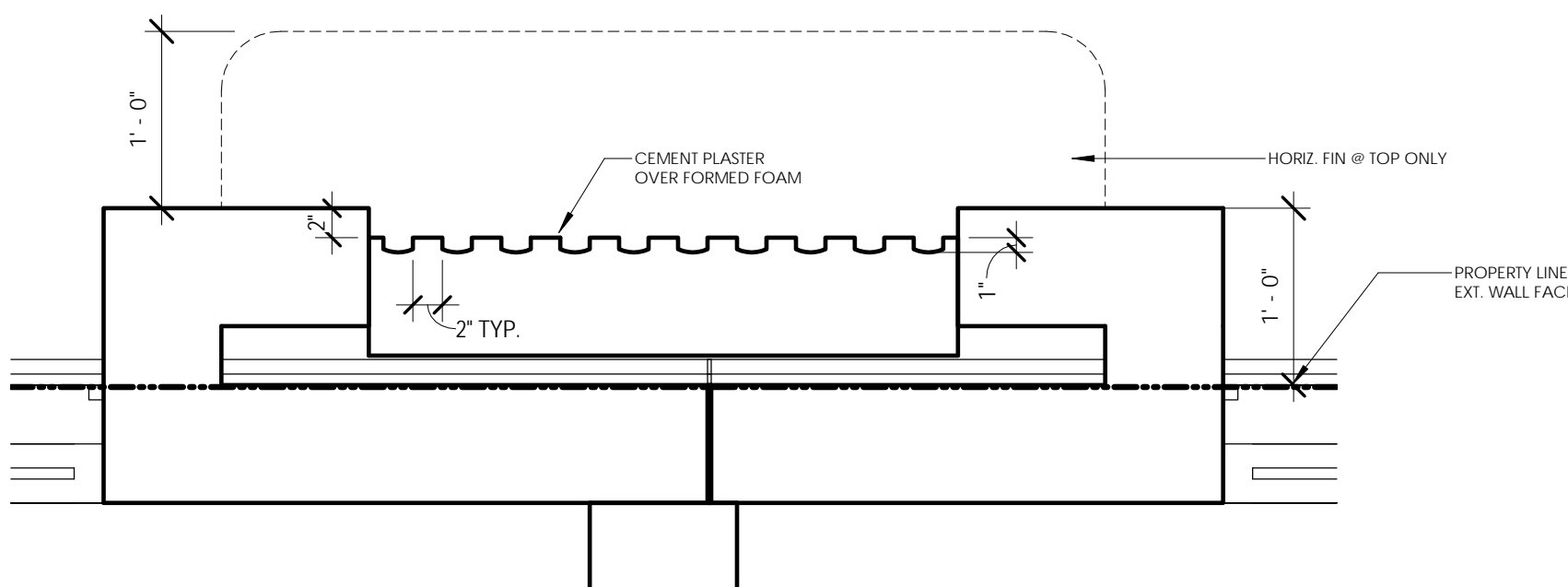
SIGN FIN ELEV. 1/4" = 1'-0" **6**



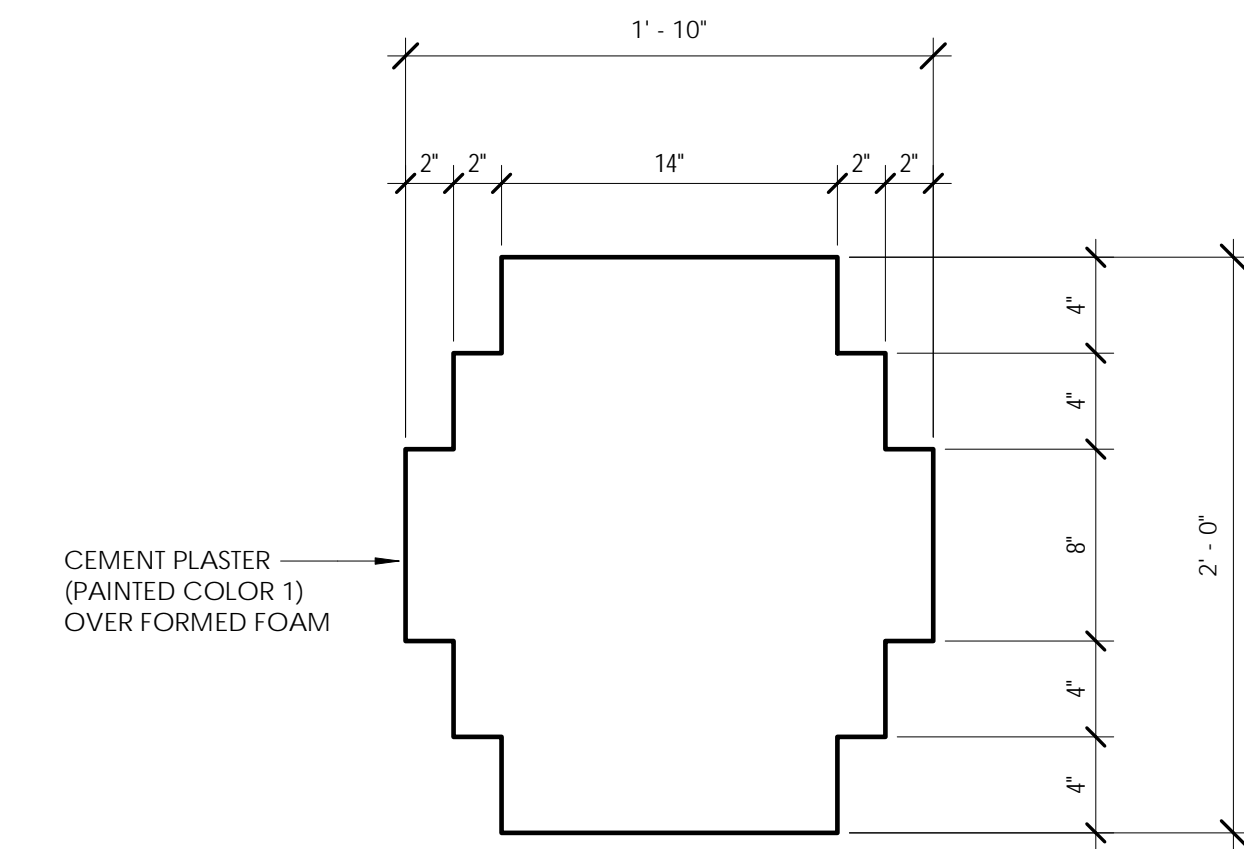
SIGN FIN PLAN DETAIL 1" = 1'-0" **5**



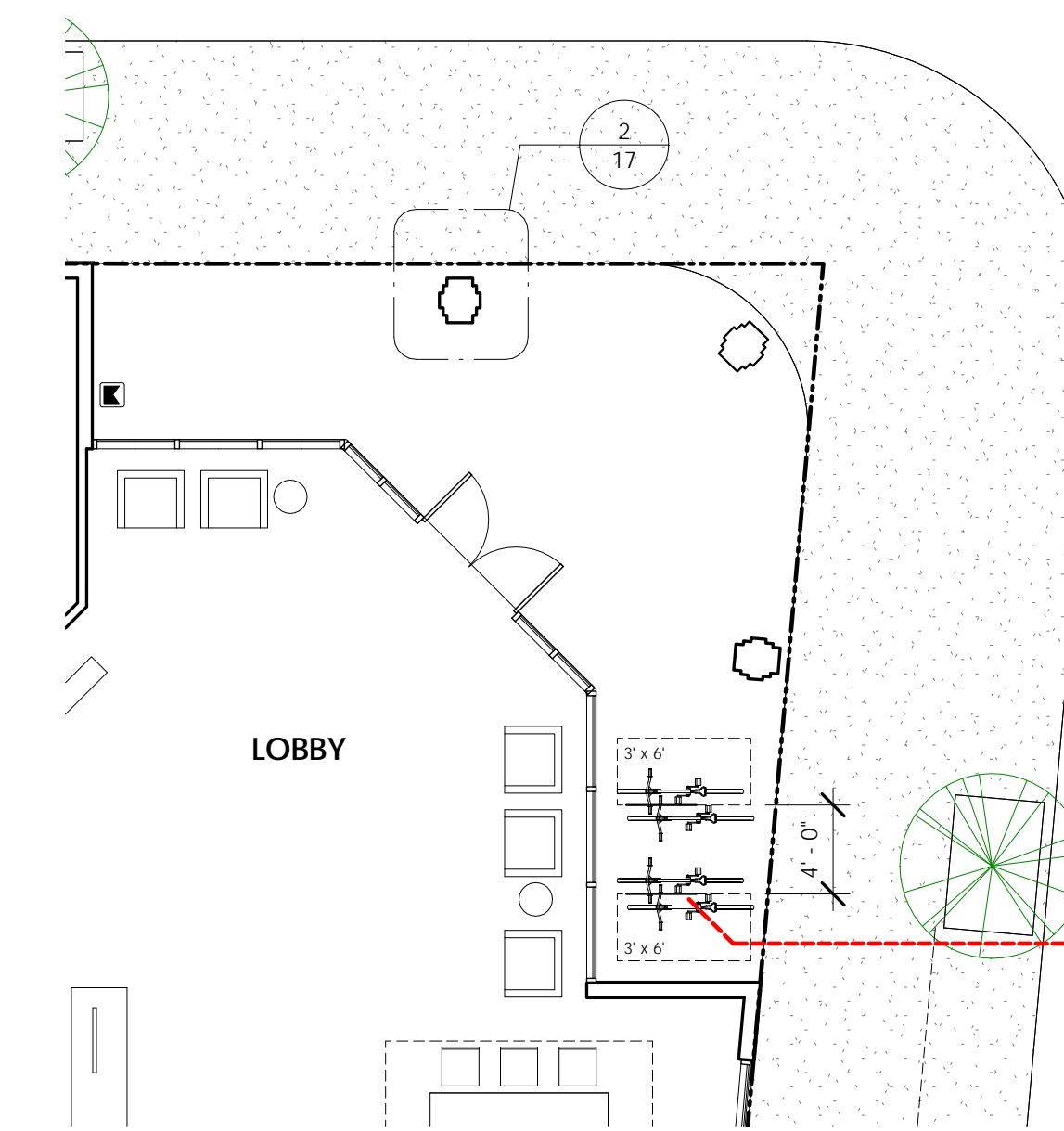
STRIATED VERTICAL ELEV. 1/4" = 1'-0" **4**



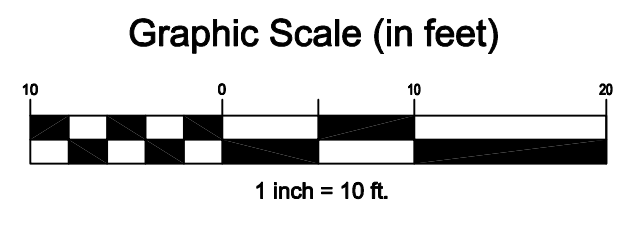
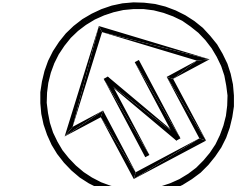
STRIATED VERTICAL PLAN DETAIL 1" = 1'-0" **3**



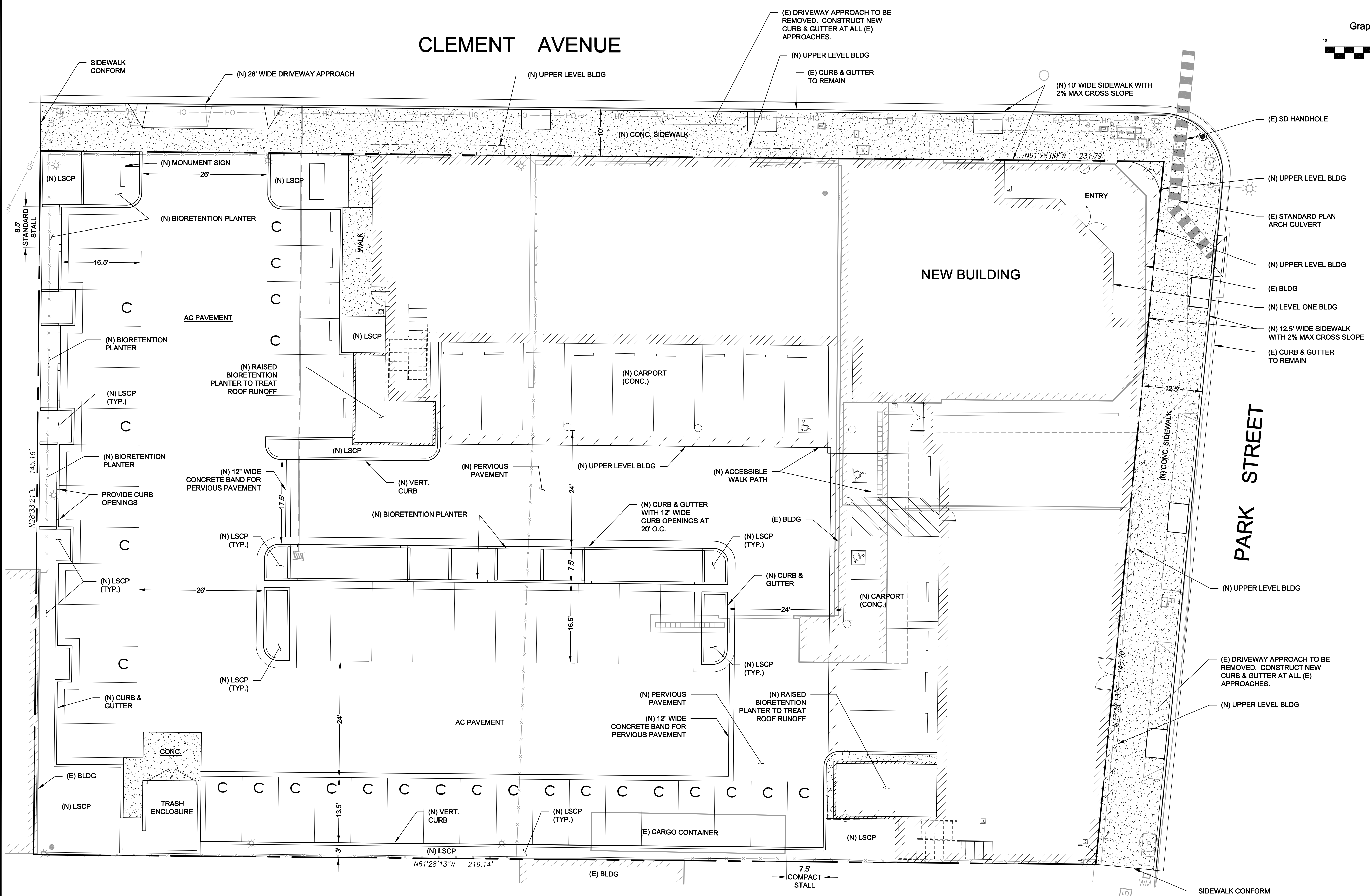
ENTRY COLUMN PLAN DETAIL 1 1/2" = 1'-0" **2**



ENTRY COLUMN ENLARGED PLAN 1/8" = 1'-0" **1**



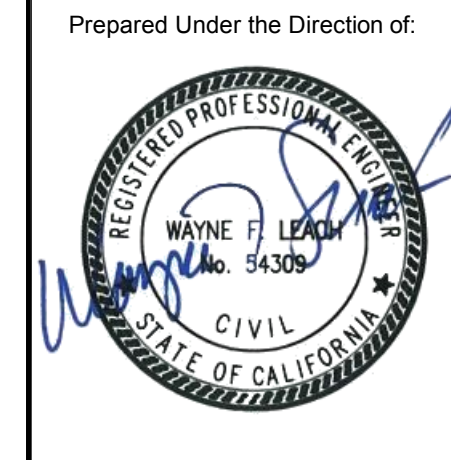
NOTE:
 1. ALL PLANTERS ARE PERMANENT



Rev	Date	Description	Designed	Drawn	Checked
05/09/18		RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
02/05/18		RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
08/15/17		SUBMITTED TO ARCHITECT	MCG	MCG	WFL

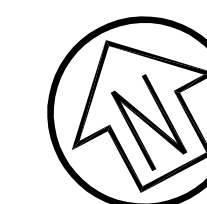
HOLIDAY INN EXPRESS ALAMEDA
 PRELIMINARY
 SITE PLAN
 1825 PARK STREET (APN: 071-198-09-2)

City Of
Alameda
 County Of
Alameda
 State Of
California

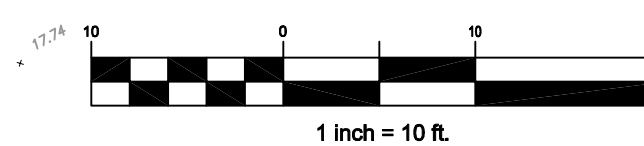


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 Date: 08/02/17
 Project Number: 5.1513.00
 Plan File: D-5423-01

PRELIMINARY



Graphic Scale (in feet)

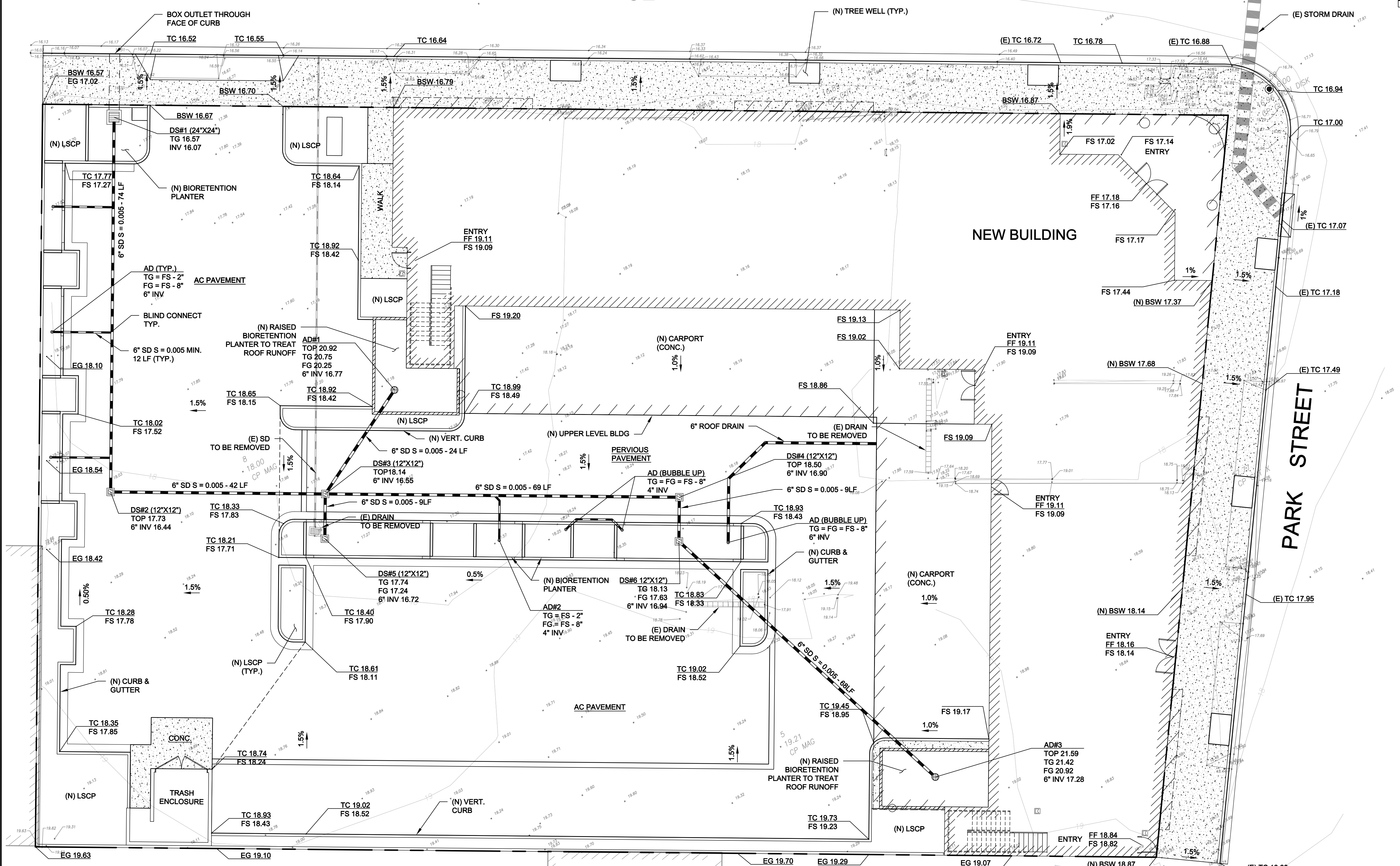


NOTE: 1. ALL PLANTERS ARE PERMANENT

CLEMENT AVENUE

NEW BUILDING

PARK STREET



Rev	Date	Description	Designed	Drawn	Checked
05/09/18		RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
02/05/18		RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
08/15/17		SUBMITTED TO ARCHITECT	MCG	MCG	WFL

HOLIDAY INN EXPRESS ALAMEDA
 PRELIMINARY
 GRADING & DRAINAGE PLAN
 1825 PARK STREET (APN: 071-198-09-2)

City Of Alameda

County Of Alameda

State Of California

Prepared Under the Direction of:



Sheet

C2.0

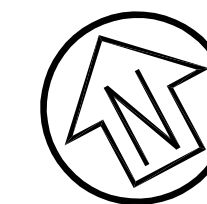
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Date: 08/02/17

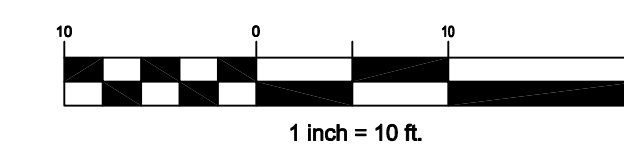
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Plan File: D-5423-02

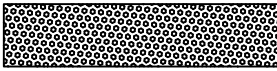

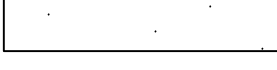

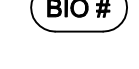



PRELIMINARY



Graphic Scale (in feet)



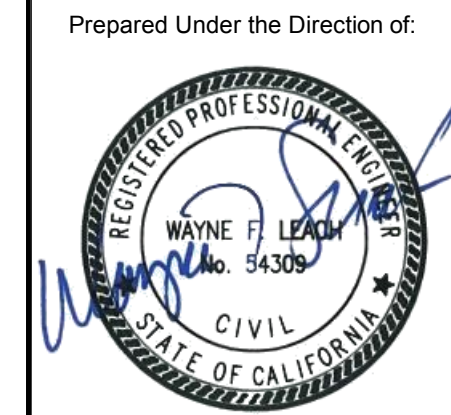
LEGEND

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

Rev	Date	Description	Designed	Drawn	Checked

HOLIDAY INN EXPRESS ALAMEDA
 PRELIMINARY
 STORMWATER CONTROL PLAN
 1825 PARK STREET (APN: 071-198-09-2)

City Of Alameda
 County Of Alameda
 State Of California

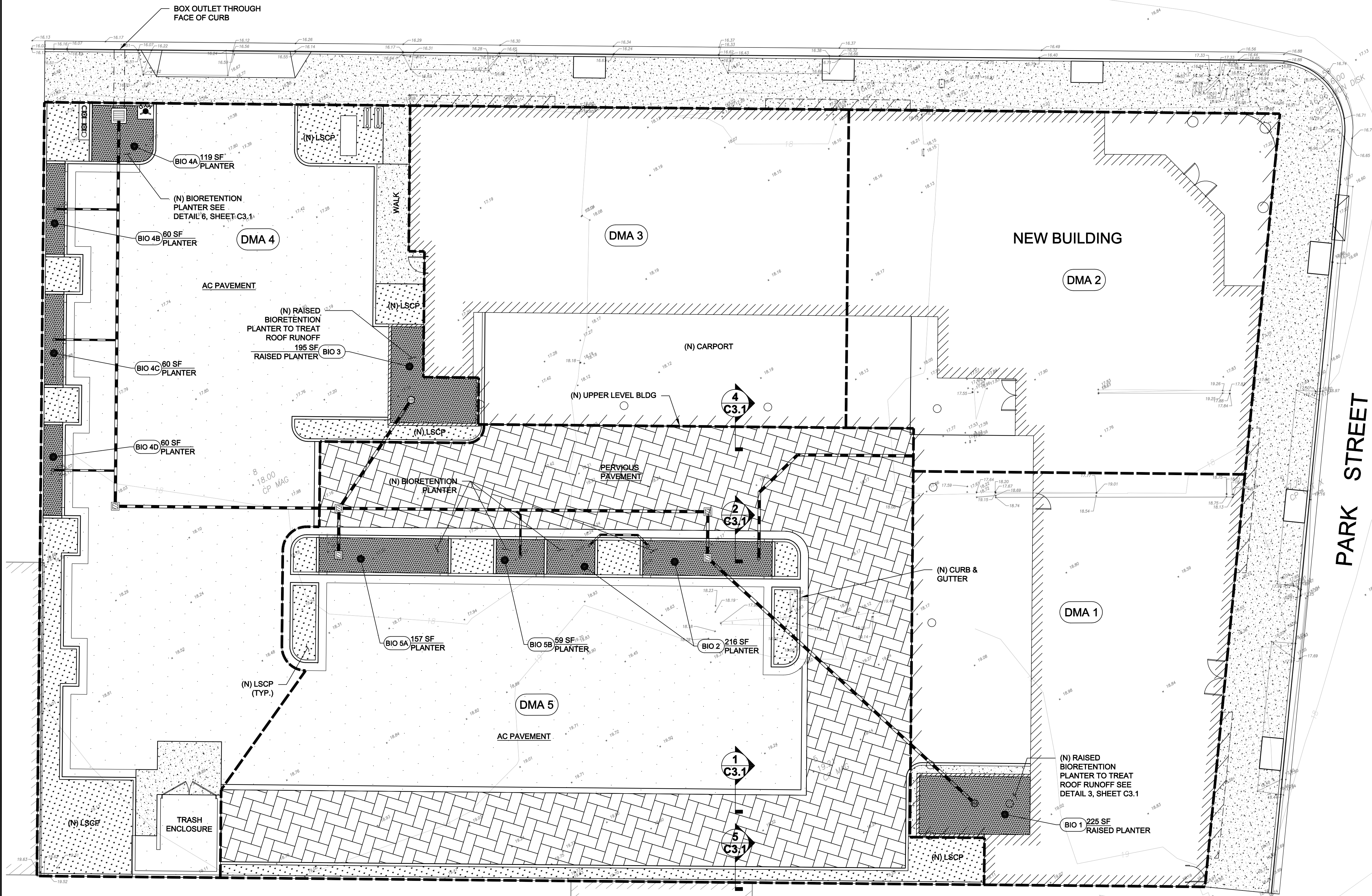


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 Date: 08/02/17
 Project Number: 5.1513.00
 Plan File: D-5423-03

CLEMENT AVENUE

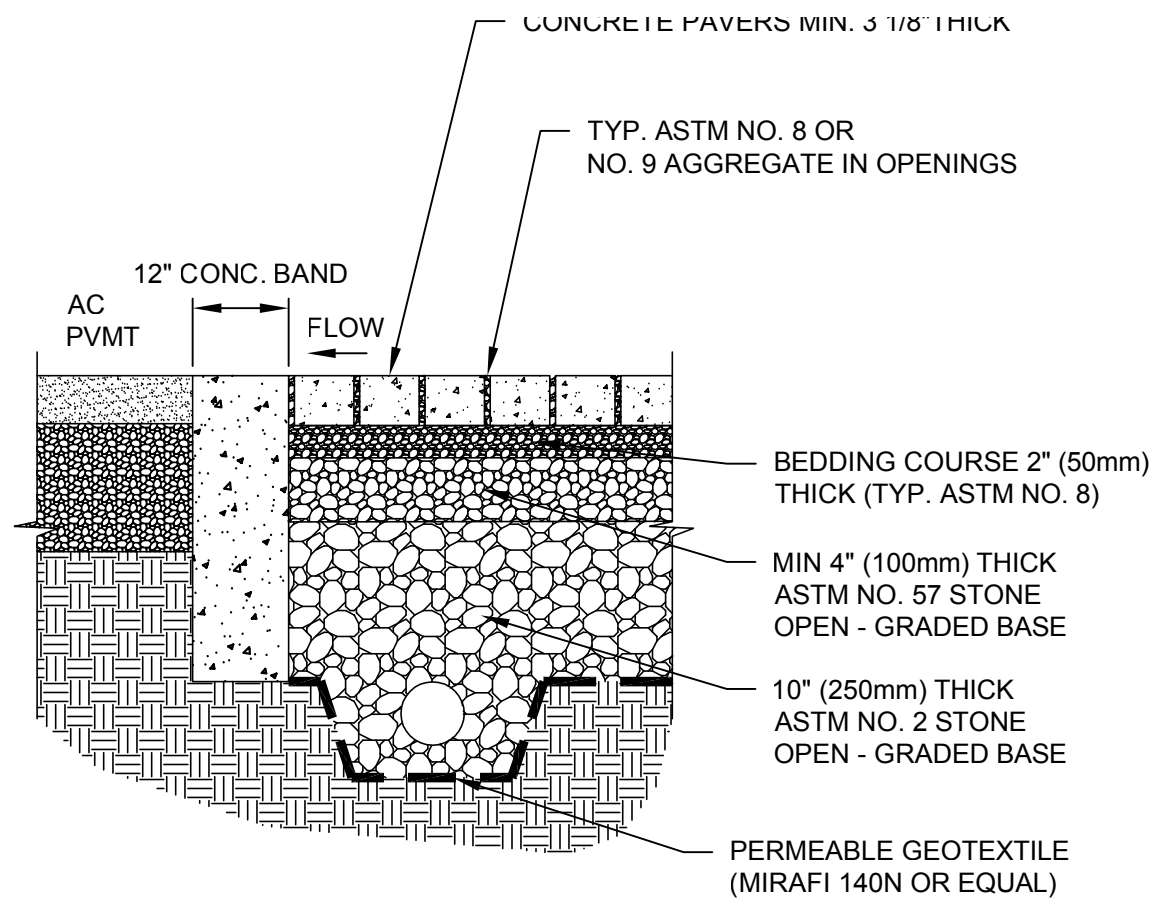
PARK STREET

NEW BUILDING

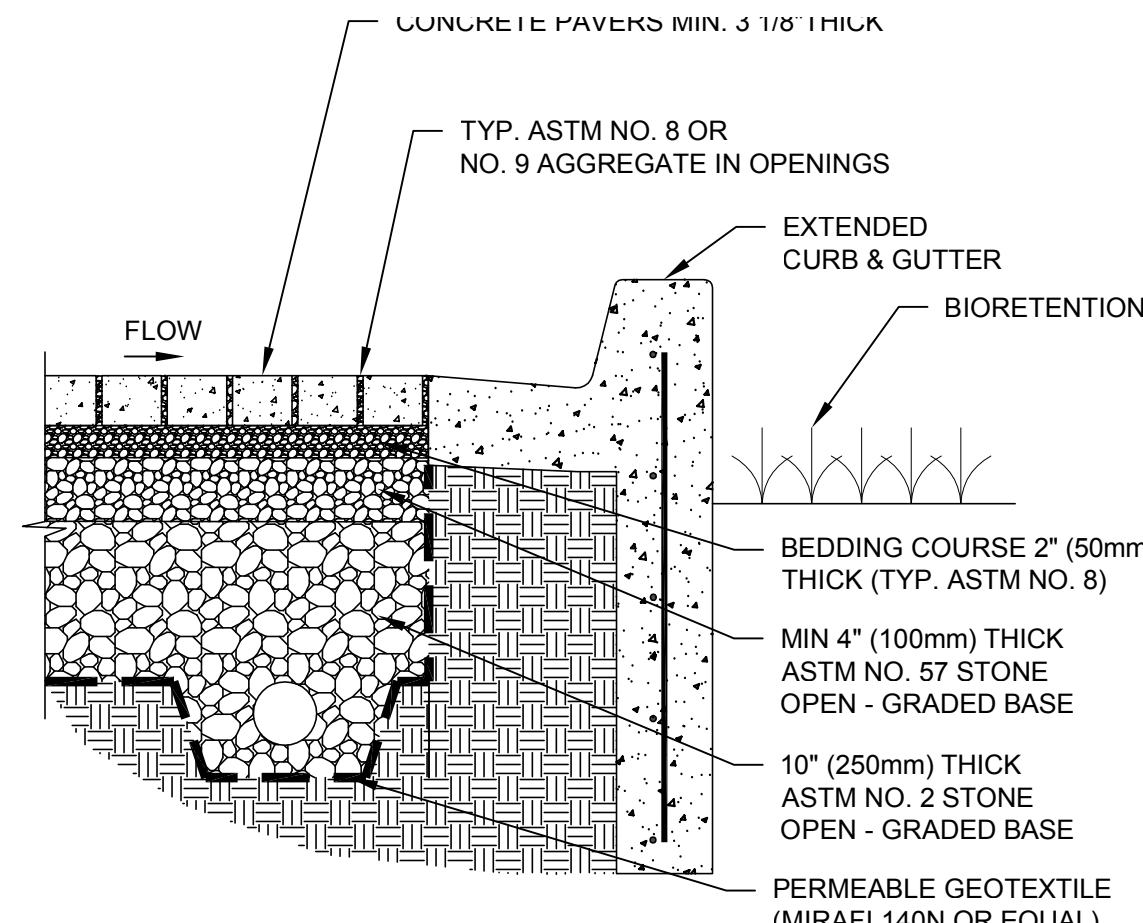


PRELIMINARY

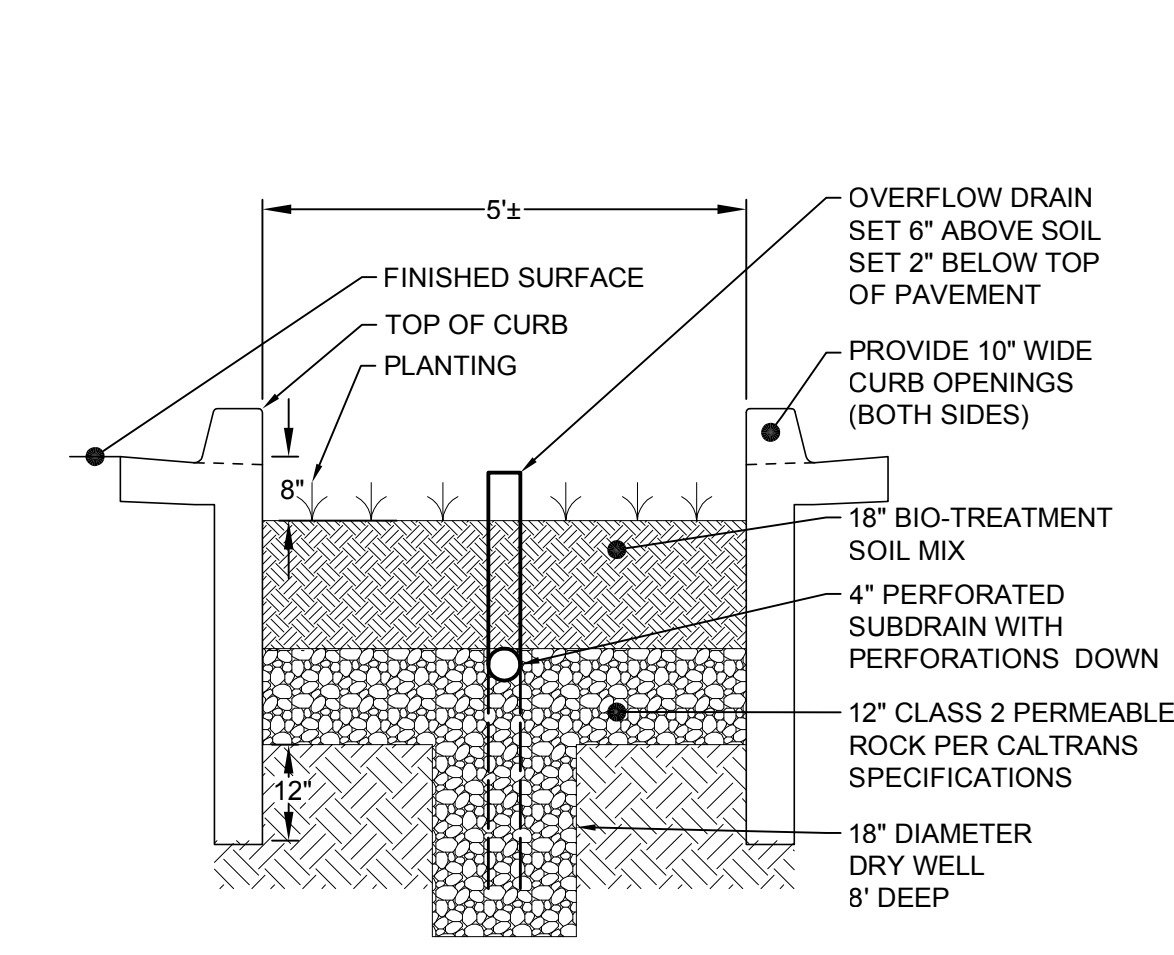
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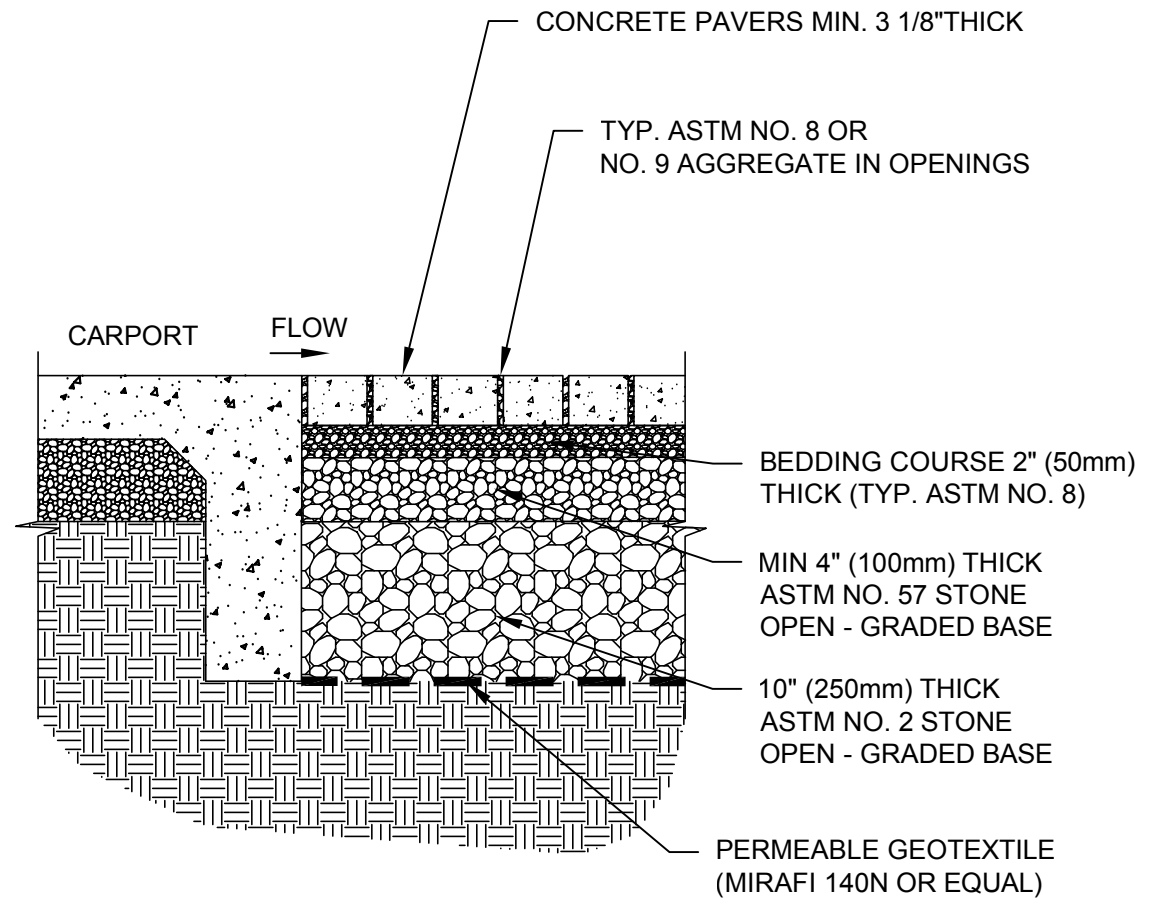
1 PERMEABLE PAVER SECTION @ AC EDGE
SCALE: N.T.S.



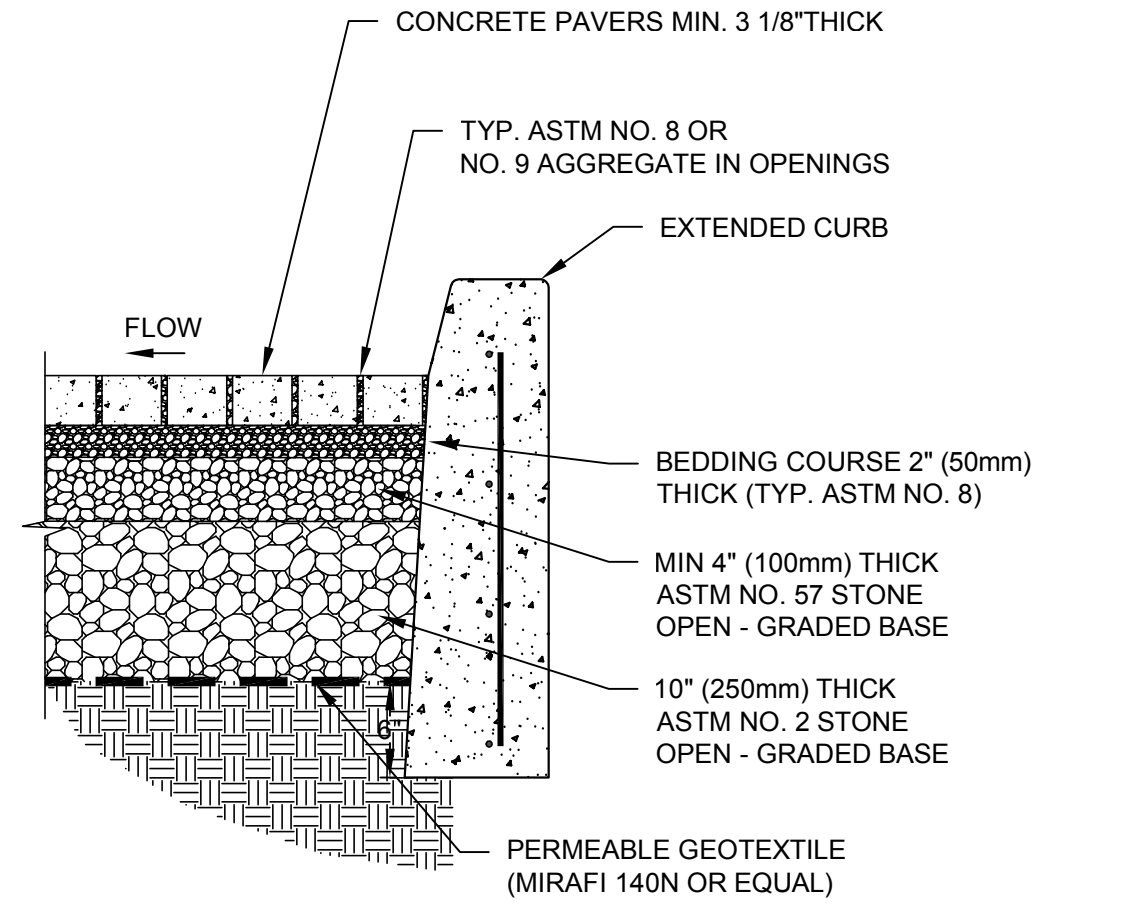
2 PERMEABLE PAVER SECTION @ CURB & GUTTER
SCALE: N.T.S.



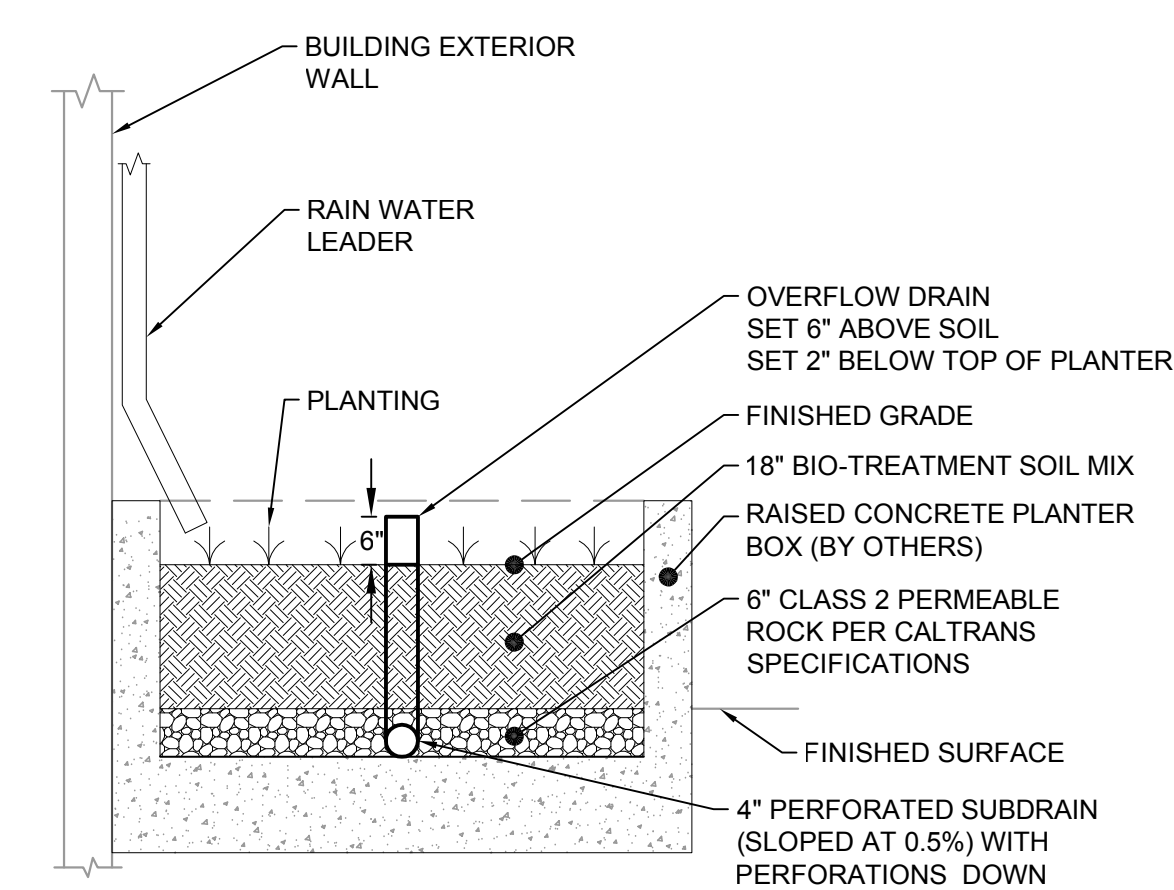
3 BIORETENTION PLANTER - (BIO 2, 4A, 4B, 4C, 4D, 5A & 5B)
SCALE: 1" = 1'



4 PERMEABLE PAVER SECTION @ CARPORT
SCALE: N.T.S.



5 PERMEABLE PAVER SECTION @ CURB
SCALE: N.T.S.



6 RAISED BIORETENTION PLANTER - (BIO 1 & 3)
SCALE: 1" = 1'

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO AREA 1		
DMA 1	4433	ROOF	1.0	4433	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				4433	0.04	177	225

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO AREA 2		
DMA 2	5173	ROOF	1.0	5173	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				5173	0.04	207	216

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO AREA 3		
DMA 3	4725	ROOF	1.0	4725	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				4725	0.04	189	195

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO AREAS 4A, 4B, 4C & 4D		
DMA 4	6624	ROOF	1.0	6624	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	1044	PAVEMENT	1.0	1044			
	0	LANDSCAPE	0.1	0			
TOTAL >				6728	0.04	269	299

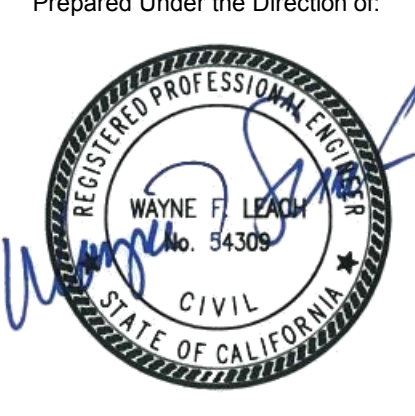
DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO AREAS 5A & 5B		
DMA 5	0	ROOF	1.0	0	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	4384	PAVEMENT	1.0	4384			
	652	LANDSCAPE	0.1	65			
	4766	PERVIOUS PVMT	0.1	477			
TOTAL >				4926	0.04	197	216

Rev	Date	Description	Designed	Drawn	Checked

CSW | ST2
CSW/Stuber-Stroh Engineering Group, Inc.
 45 Leverett Court Novato, CA 94949 Tel: 415.883.9850 Fax: 415.883.9858
 Civil & Structural Engineers
 Surveying & Mapping
 Environmental Planning
 Land Planning
 Construction Management
 http://www.cswst2.com © 2017

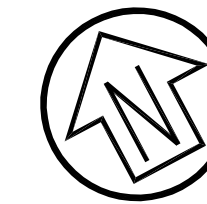
HOLIDAY INN EXPRESS ALAMEDA
 PRELIMINARY
 STORMWATER CONTROL PLAN DETAILS
 1825 PARK STREET (APN: 071-198-09-2)

City Of
Alameda
 County Of
Alameda
 State Of
California

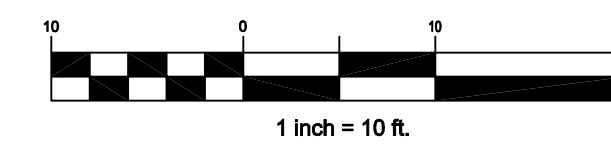


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 Date: 08/02/17
 Project Number: 5.1513.00
 Plan File: D-5423-XX

PRELIMINARY



Graphic Scale (in feet)



CSW | ST2

**CSW/Stuber-Stroeh
Engineering Group, Inc.**

45 Leverett Court tel: 415.883.9850
Novato, CA 94949 fax: 415.883.9858

Civil & Structural Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

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NOTE:

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

Rev	Date	Description	Designed	Drawn	Checked
05/09/18		RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
02/05/18		RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
08/15/17		SUBMITTED TO ARCHITECT	MCG	MCG	WFL

**HOLIDAY INN EXPRESS ALAMEDA
PRELIMINARY
UTILITY PLAN**

1825 PARK STREET (APN: 071-198-09-2)

City Of
Alameda

County Of
Alameda

State Of
California

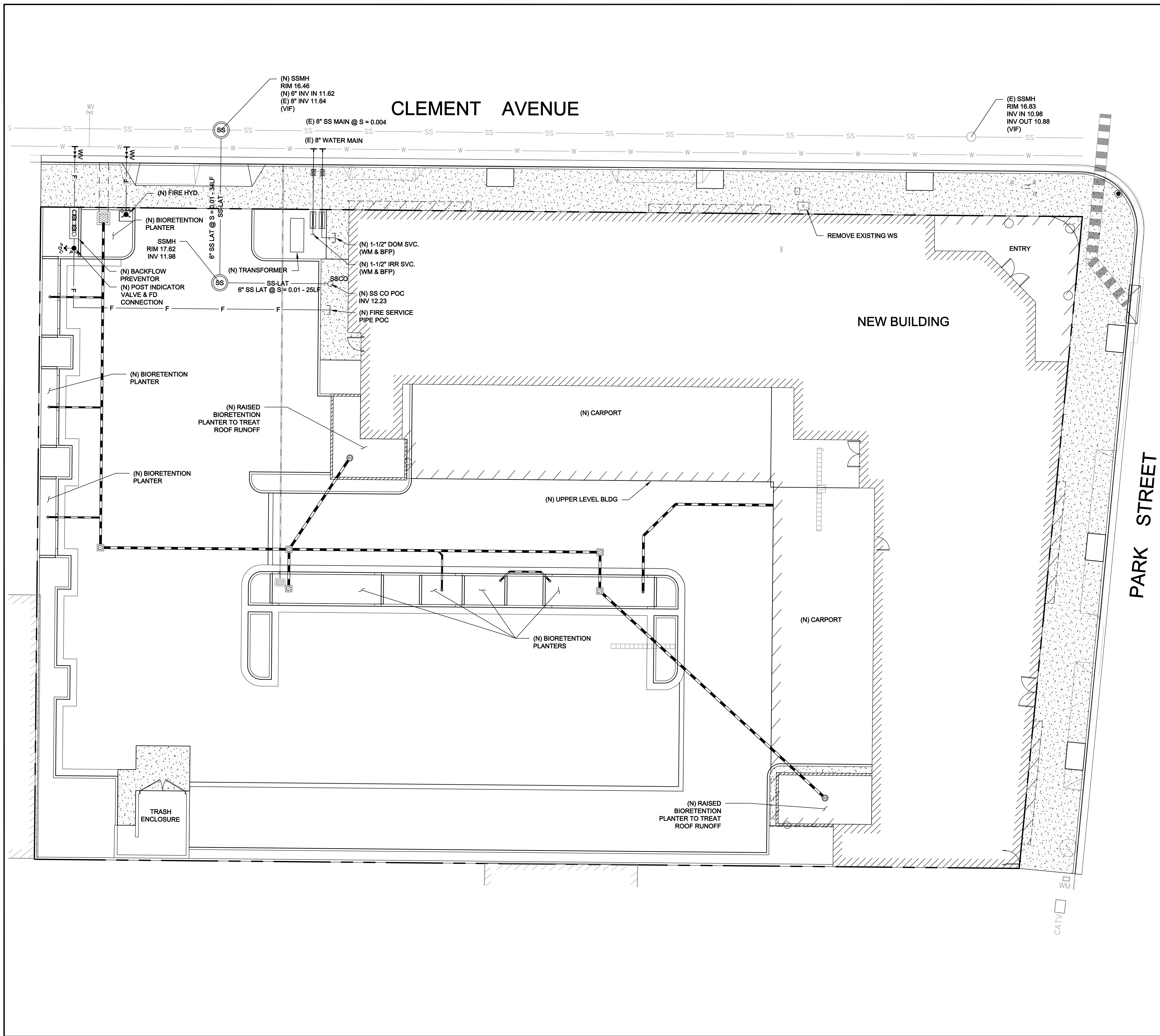
Prepared Under the Direction of:



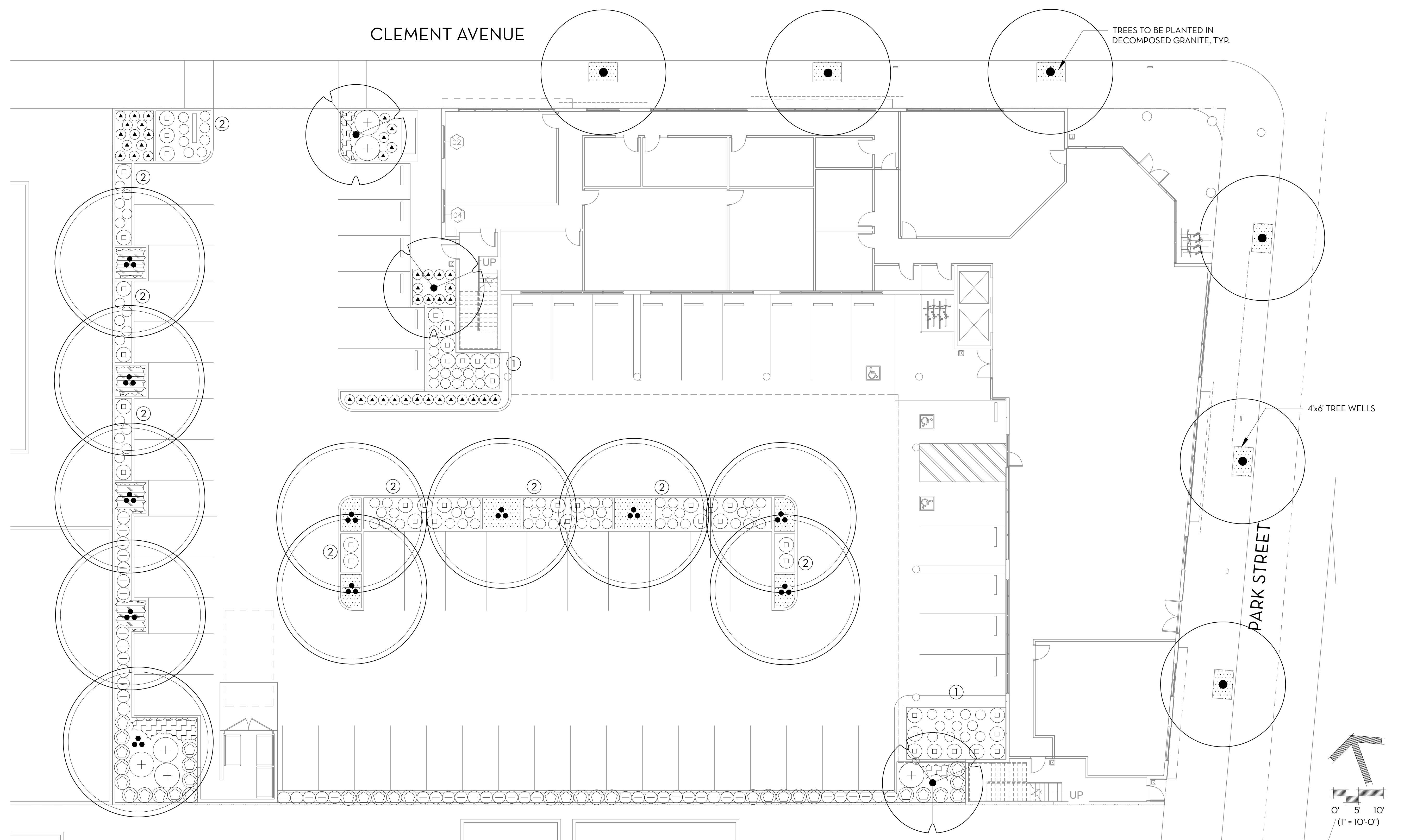
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Scale: 1" = 10'
Date: 08/02/17
Project Number: 5.1513.00
Plan File: D-5423-04

PRELIMINARY



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wilson
 design
 studio
 63 natoma street, suite 160, folsom, ca 95630
 916.924.5814
 keith@wdslo.com

REVISIONS		DATE	DESCRIPTION	AGENCY APPROVE	DATE	WDS APPROVED	DATE
SYMBOL	DATE	DESCRIPTION	BY	DATE	BY	DATE	DATE

DESIGNED BY: JSM
 DRAWN BY: JG/DM
 CHECKED BY: KPW
 DATE: 05/10/18

PLANT LEGEND

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

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

KEYNOTES LEGEND


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

NOTE:

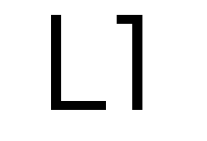
ALL DOCUMENTS REQUIRED BY THE CITY OF ALAMEDA'S LANDSCAPE DOCUMENT PACKAGE WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE OF THE PROJECT. THE PLANS WILL MEET ALL MWELO REQUIREMENTS.

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

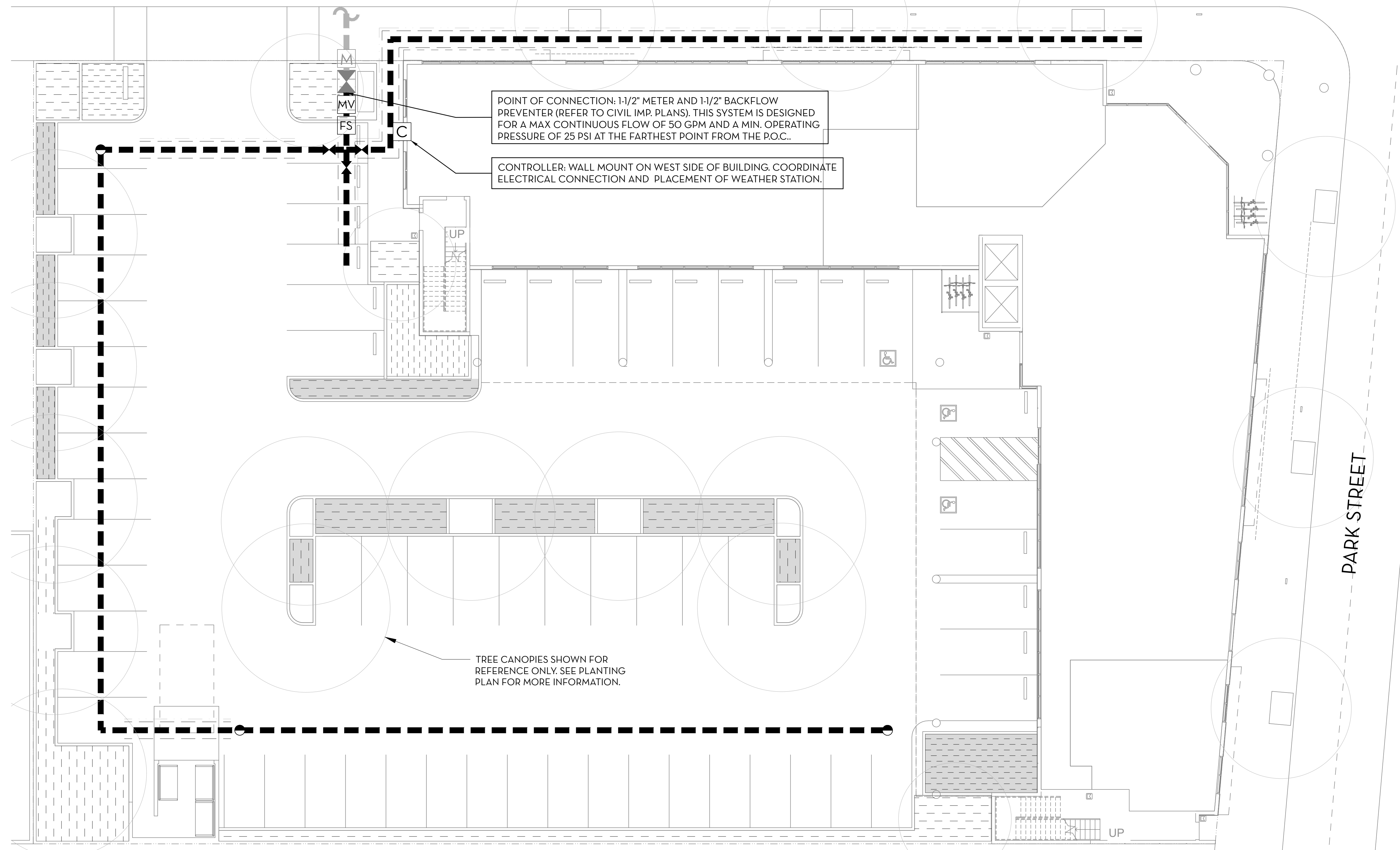
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.


 KEITH P. WILSON, ASLA, CRLA 4728

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

SHEET


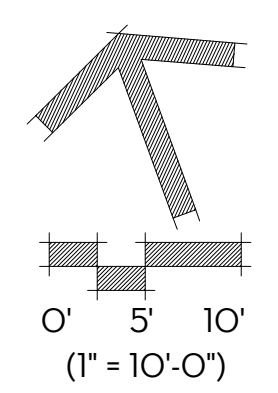
CLEMENT AVENUE



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

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

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



IRRIGATION NOTES

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

FOR IRRIGATION LEGEND, SEE SHEET L3.

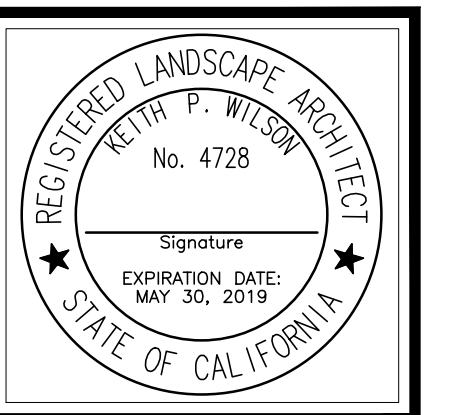
NOTE:

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

WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

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

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



wilson
 design
 studio
 65 natoma street, suite 160, folsom, ca 95630
 916.924.5814
 keith@wdslo.com

AGENCY APPROVE		WDS APPROVED	
BY	DATE	BY	DATE

REVISIONS		DESCRIPTION
SYMBOL	DATE	

DESIGNED BY: JSM
 DRAWN BY: JG/DM
 CHECKED BY: KPW
 DATE: 05/09/18

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

SHEET
 L2

IRRIGATION LEGEND

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

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

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

REGULAR LANDSCAPE AREAS								
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
1 (BIO)	DRIP	LOW	0.2	0.81	951	0.25	234.81	6,085
2 (SHRUB)	DRIP	LOW	0.2	0.81	1,116	0.25	279.56	7,141
3 (TREE)	TREE BUBBLER	LOW	0.2	0.81	448	0.25	110.62	2,867
4 (TREE)	TREE BUBBLER	MODERATE	0.5	0.81	168	0.62	103.70	2,688
TOTALS:					(A) 2,683	(B)	724.69	18,781

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

TOTAL AREA: 2,683

ETO:	41.80
ETAF:	0.45

ETWU = (ETO x 0.62 x ETAF x AREA)	18,781
MAWA = (ETO x 0.62 [(ETAF x LA) + (1- ETAF) x SLA])	31,290

ETWU TOTAL:	18,781
MAWA TOTAL:	31,290

ETWU + MAWA

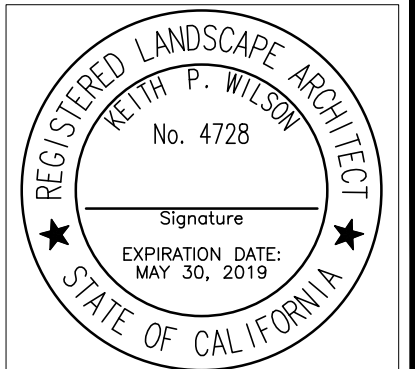
*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA.)

ETAF CALCULATIONS		
REGULAR LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B)	724.69
TOTAL AREA	(A)	2,683
AVERAGE ETAF	(B) / (A) =	0.27

ALL LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B + D)	724.69
TOTAL AREA	(A + C)	2,683
SITEWIDE ETAF	(B + D) / (A + C) =	0.27

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

A PRELIMINARY WATER BUDGET CALCULATIONS
NO SCALE



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studio
65 natoma street, suite 160, fallon, ca 95630
916.924.5814
keith@wdslo.com

AGENCY APPROVE		WDS APPROVED	
BY	DATE	BY	DATE

REVISIONS		
SYMBOL	DATE	DESCRIPTION

DESIGNED BY:	JSM
DRAWN BY:	JG/DM
CHECKED BY:	KPW
DATE:	05/10/18

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

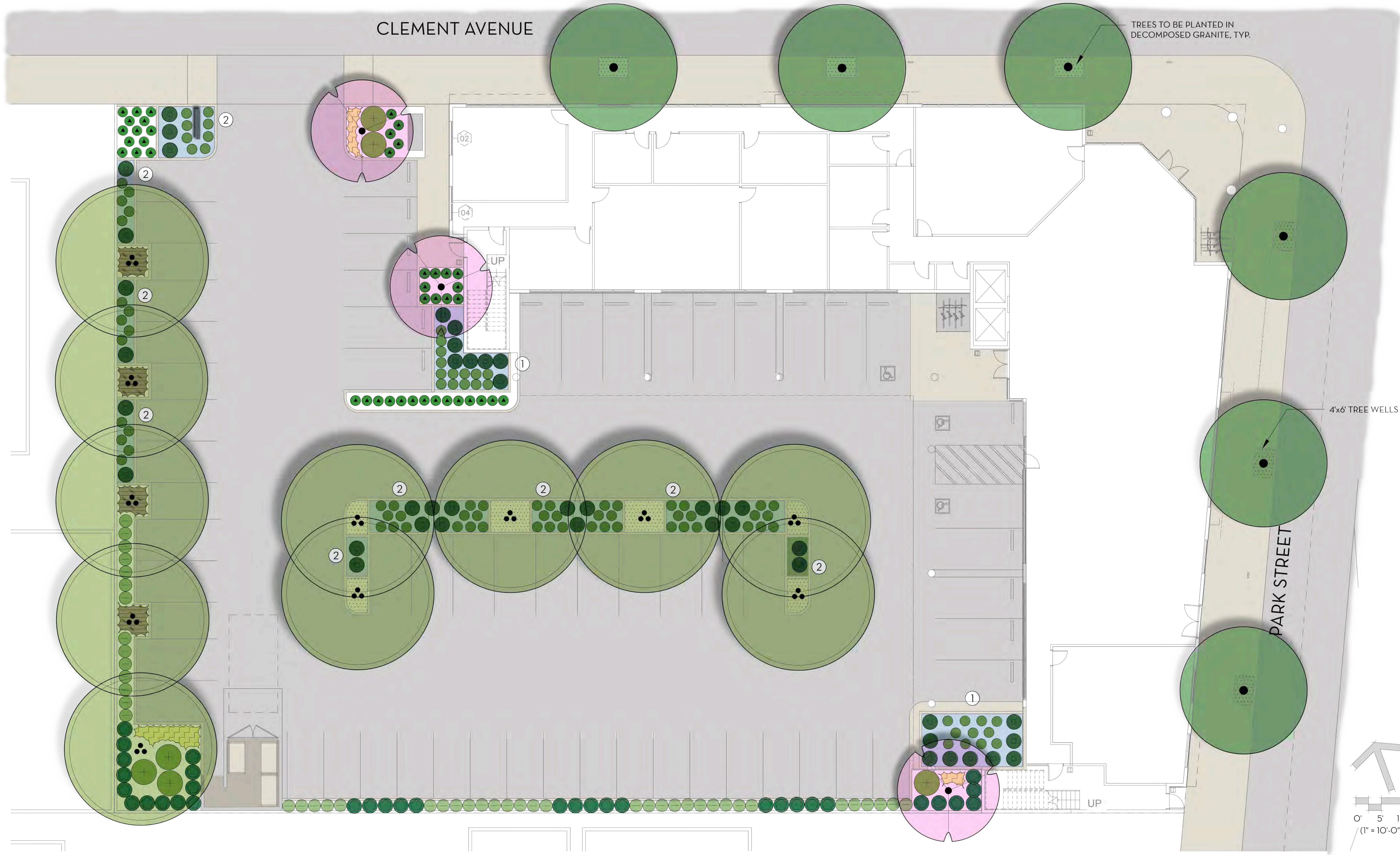
SHEET
L3

SYMBOL	DATE	DESCRIPTION	AGENCY APPROVE BY	DATE	WDS APPROVED BY	DATE

DESIGNED BY:	JSM
DRAWN BY:	JG/DM
CHECKED BY:	KPW
DATE:	08/30/18

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

SHEET



PLANT LEGEND

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

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

KEYNOTES LEGEND

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

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WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

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

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