



11/13/18

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Exhibit 1
Item 7-B, 12/10/18
Planning Board Meeting

MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A1



MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A2



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MARRIOTT RESIDENCE INN ALAMEDA

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A3



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MARRIOTT RESIDENCE INN ALAMEDA

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A4



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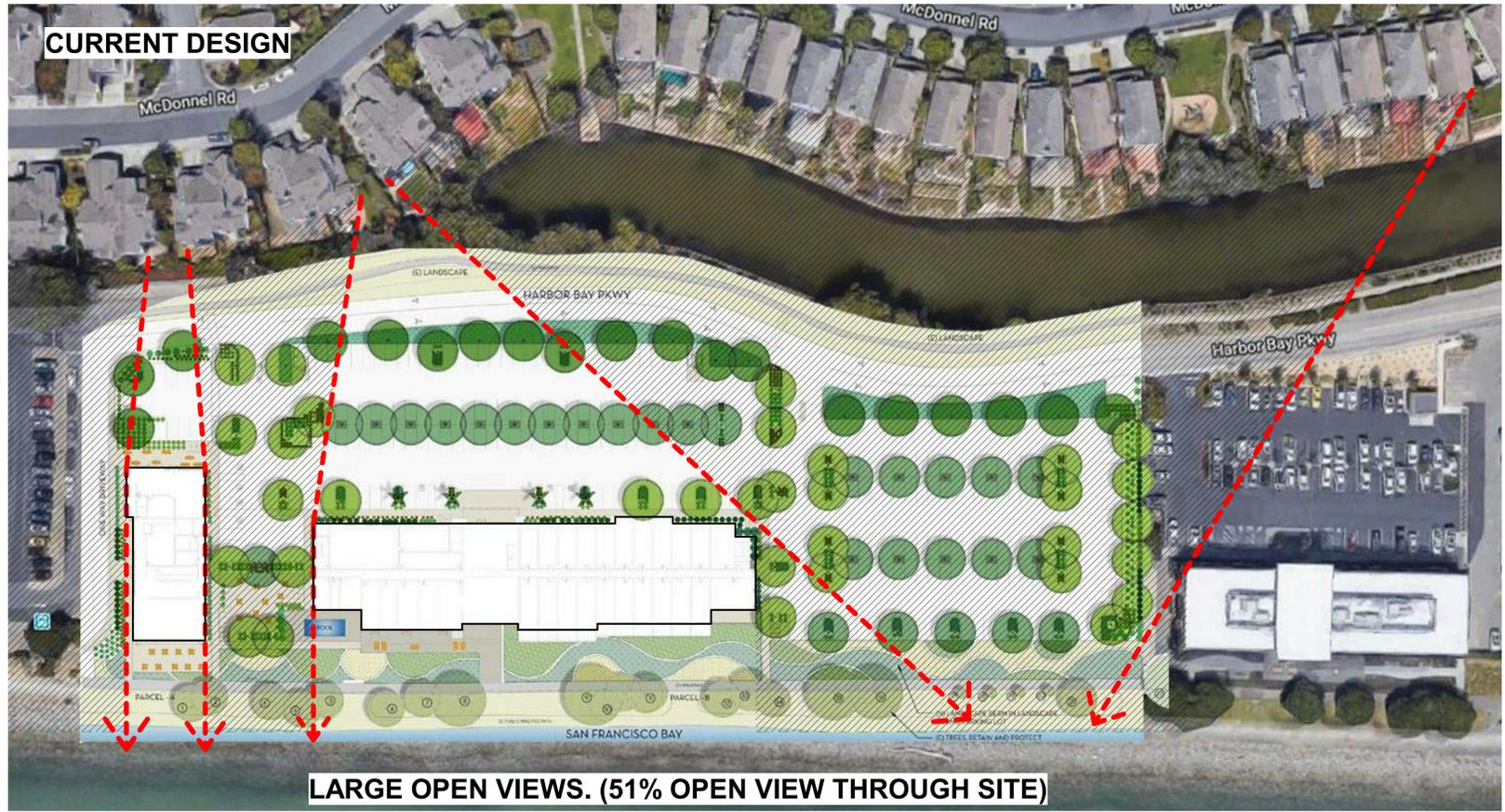
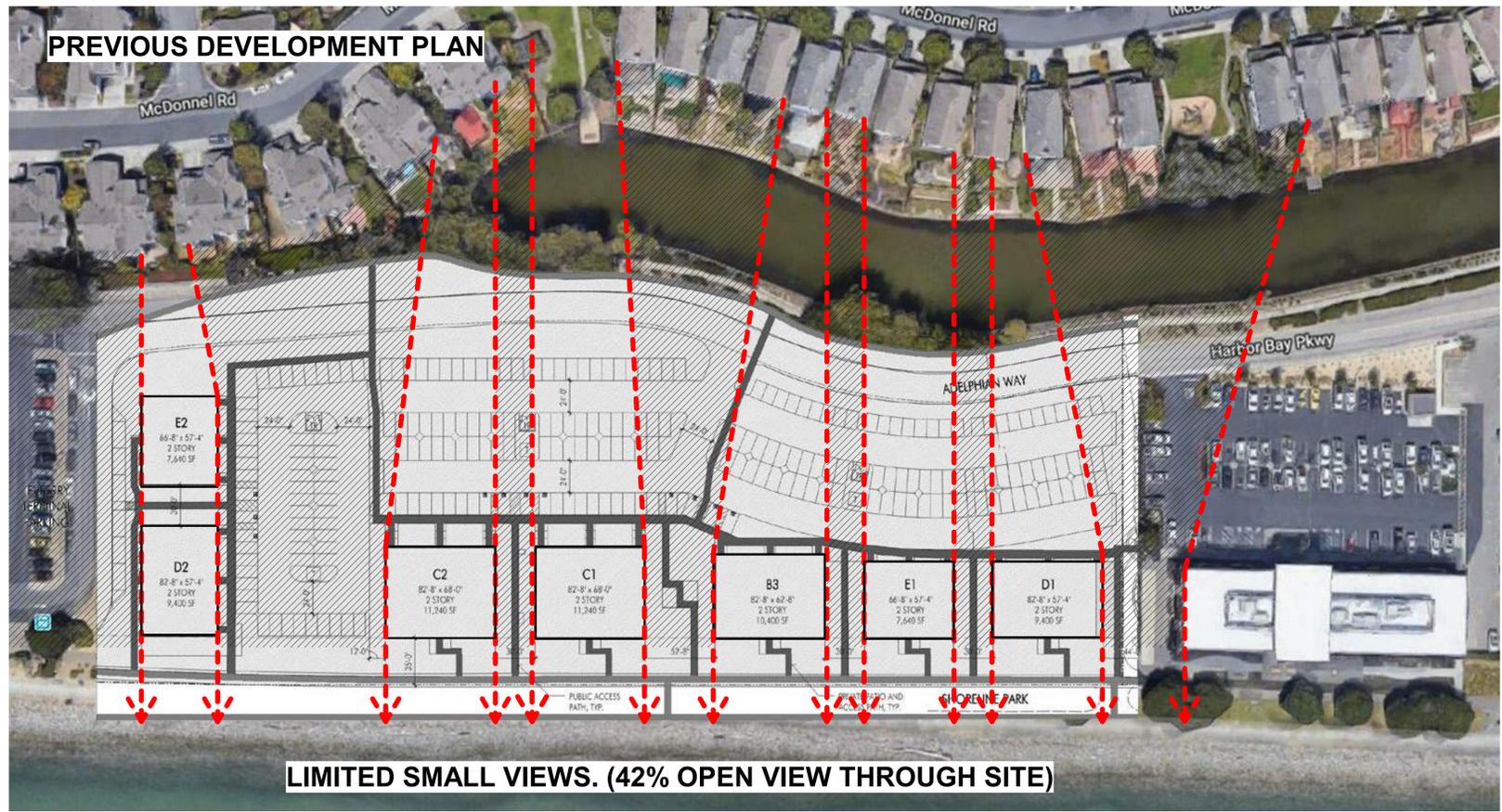


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A5



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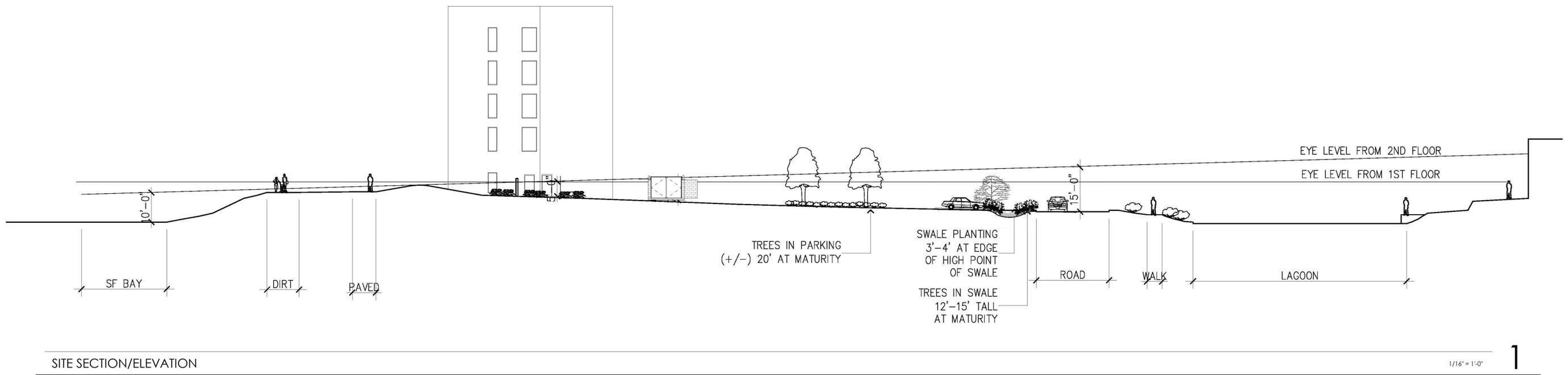


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MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

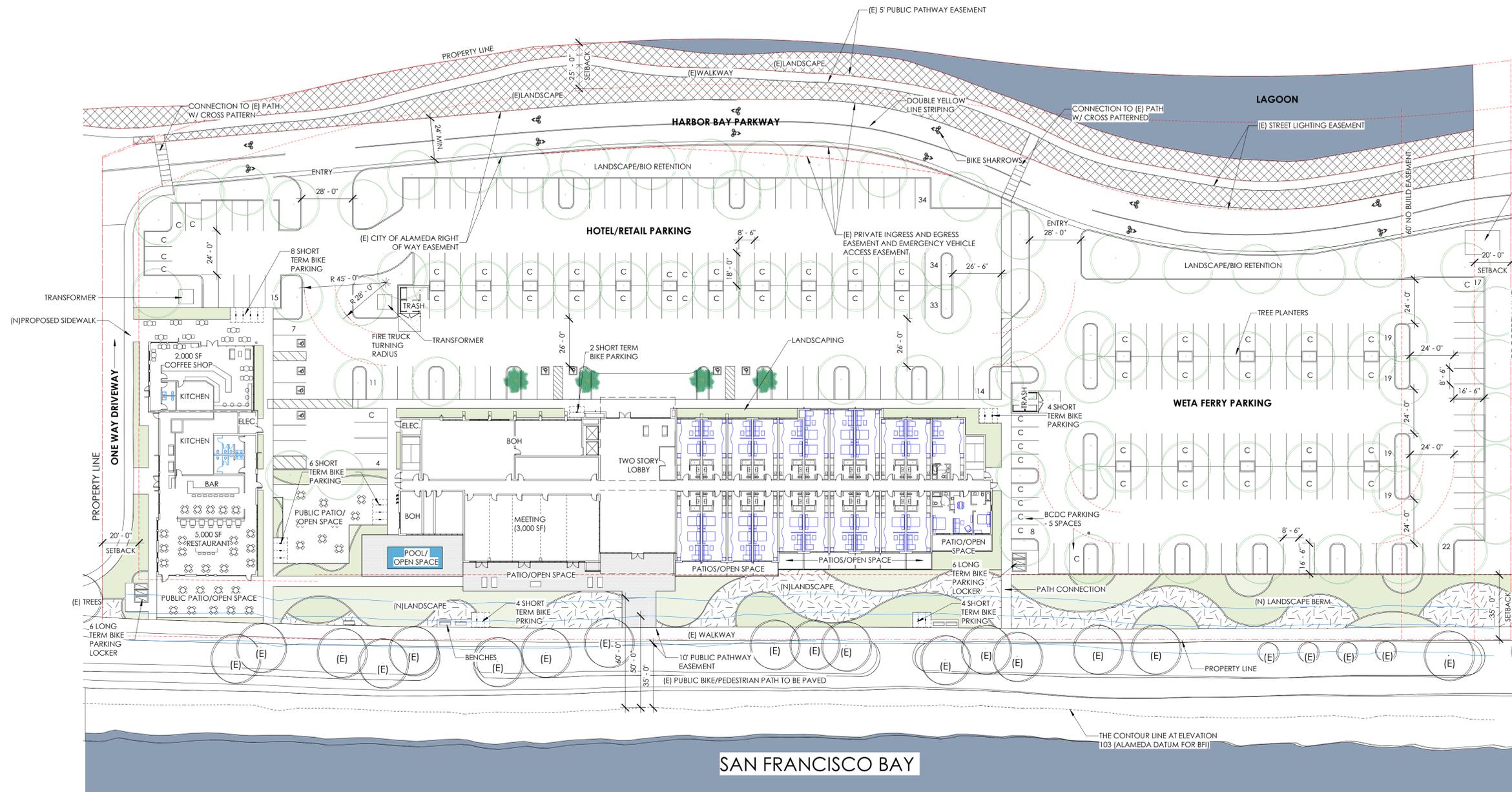
A6



SITE SECTION/ELEVATION

1/16" = 1'-0"

1



VICINITY MAP

1/2" = 1'-0"

2

PROJECT NAME:	Marriott Residence Inn
PROJECT LOCATION:	2900 Harbor Bay Parkway Alameda, CA 94502 (Temporary address. Planning Dept. to provide official address)
ASSESSORS PARCEL #:	74-1362-49-4, 74-1362-49-7, 49-1362-49-8
LOT SIZE:	240,514 SF (5.52 Acres)
ZONING:	C-M-PD, Commercial-Manufacturing District, combined Special Planned Development
SETBACKS:	Shoreline Park: 35'-0" Side Yard: 20'-0" Lagoon Property: 25'-0"
LANDSCAPE COVERAGE:	MIN. 30%
BUILDING COVERAGE:	MAX. 40%
FAR:	MAX. 0.5 to 1.0
OCCUPANCY / USE:	R1 (Hotel) A2 (Restaurant)
CONSTRUCTION TYPE:	TYPE III-A
BUILDING HEIGHT:	63' - 0" T.O.P.
FIRE SPRINKLERS:	Yes
FIRE ALARM:	Yes

PROJECT DATA

1/8" = 1'-0"

3

SITE PLAN

1" = 30'-0"

1

HARBOR BAY BUSINESS PARK:		AREA
RETAIL FLOOR AREA (LEVEL 1 - 7,000 SF)		7,000 SF
HOTEL FLOOR AREA		112,990 SF
TOTAL FLOOR AREA		119,990 SF
TOTAL BUILDABLE AREA		SEE SHEET A2 FOR ANALYSIS

PROJECT SITE AREA		AREA
PROPOSED		
TOTAL SITE AREA		240,514 SF

HOTEL SUMMARY (NARROW BAY LAYOUT)							
	FLOOR AREA	NARROW BAY STUDIO (K)	NARROW BAY STUDIO (QQ)	ONE BEDROOM (K)	ONE BEDROOM (QQ)	TWO BEDROOM (KK)	TOTAL PROVIDED
LEVEL 1	23,310 SF	14	7	-	-	1	22
LEVEL 2	20,320 SF	19	11	1	1	1	33
LEVEL 3	23,120 SF	25	11	1	1	1	39
LEVEL 4	23,120 SF	25	11	1	1	1	39
LEVEL 5	23,120 SF	25	11	1	1	1	39
SUB-TOTAL	112,990 SF	108	51	4	4	5	172
TOTAL	112,990 SF			172 ROOMS			

PARKING INFORMATION			
PROGRAM	REQUIREMENT	REQUIRED	TOTAL PROVIDED
HOTEL - RESIDENCE INN (172 ROOMS)	1.25 stalls per room (172 rooms * 1.25 = 215 stalls)	215	-
COFFEE SHOP	10 per 1,000 sf floor area (2,000 sf / 1000sf = 2 x 10 = 20 stalls)	20	-
RESTAURANT > 5,000 sf	40 stalls	40	-
TOTAL	Provided: 207 standard, 8 accessible, 60 compact	275	275

Note: Standard parking stall dimensions: 8'-6" x 18'-0"
Compact parking stall dimensions: 7'-6" x 15'-0"
Min. of 50% of the parking plan should be standard sized spaces.

BIKE PARKING INFORMATION				
PROGRAM	LONG TERM REQUIREMENT	TOTAL LONG TERM REQUIRED	SHORT TERM REQUIREMENT	TOTAL SHORT TERM REQUIRED
HOTEL - RESIDENCE INN (172 ROOMS)	Long Term: 1 per 25 rooms 172 Rooms / 25 = 7	7 Long Term	Short Term: 2% of max. daily attendance 172 rooms x 2 guests = 344 344 x 80% attendance = 275 275 x 2% = 6	6 Short Term
COFFEE SHOP 2,000 SF	Long Term: 1 per 10,000 SF MIN. 2	2 Long Term	Short Term: 1 per 2,000 SF MIN. 2	2 Short Term
RESTAURANT > 4,000 sf	Long Term: 1 per 5,000 SF MIN. 2	2 Long Term	Short Term: 1 per 1,500 SF MIN. 2	3 Short Term
	TOTAL REQUIRED:	11 Long Term		11 Short Term
	TOTAL PROVIDED:	12 Long Term		30 Short Term

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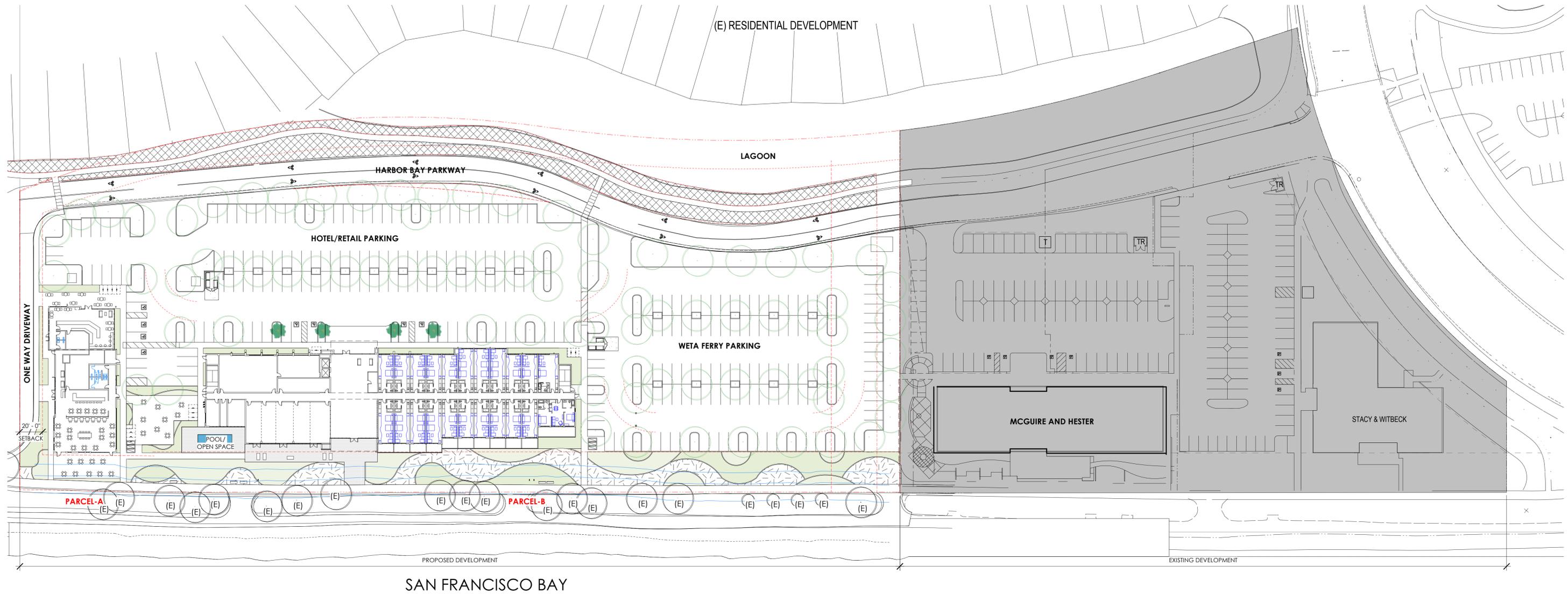


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MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A8



ESPLANADE DEVELOPMENT PLAN

1" = 40'-0"



DEVELOPMENT PLAN TOTALS:

TOTAL SITE AREA		
MARRIOTT RES INN:	240,514 SF	407,713 SF
McGUIRE & HESTER:	89,489 SF	
STACY & WITBECK:	77,710 SF	
TOTAL BUILDING AREA		
MARRIOTT RES INN:	119,990 SF	162,122 SF
McGUIRE & HESTER:	22,868 SF	
STACY & WITBECK:	19,264 SF	
TOTAL FAR		
162,122 SF / 407,713 SF		0.40
TOTAL SITE COVERAGE		
MARRIOTT RES INN:	30,310 SF	51,376 SF / 12.6%
McGUIRE & HESTER:	11,434 SF	
STACY & WITBECK:	9,632 SF	
TOTAL PARKING PROVIDED		
MARRIOTT RES INN:	275	415 STALLS
McGUIRE & HESTER:	71	
STACY & WITBECK:	69	

(PROPOSED) MARRIOTT RESIDENCE INN DEVELOPMENT

TOTAL SITE AREA	240,514 SF	
TOTAL BUILDING AREA	119,990 SF (Measured Net Area)	
DEVELOPMENT STANDARDS:	REQUIRED:	PROPOSED:
SITE COVERAGE	40% MAX	30,310 SF / 12.6%
FAR	0.5 TO 1.0	0.5
BUILDING HEIGHT	100'-0" MAX	63'-0" T.O.P.
SETBACKS		
FRONT (SHORELINE PARK)	35'-0"	35'-0" (RESTAURANT) 40'-0" (HOTEL)
SIDES	20'-0"	25'-0" (WEST SIDE) 28'-6" (EAST SIDE)
REAR (LAGOON)	25'-0"	88'-0" (COFFEE SHOP) 180'-0" (HOTEL)
PARKING PROVIDED	275	275
BIKE PARKING PROVIDED	11 Long-Term 11 Short-Term	12 Long-Term 30 Short-Term
LANDSCAPE COVERAGE	30% MIN.	72,154 SF / 30%
OPEN SPACE REQUIRED	N/A	8,700 SF

NOTE: FOR ADDITIONAL INFORMATION SEE SHEET A1

(EXISTING) McGUIRE AND HESTER

TOTAL SITE AREA	89,489 SF / 2.05 ACRES	
TOTAL BUILDING AREA	22,868 SF	
DEVELOPMENT STANDARDS:	REQUIRED:	PROPOSED:
SITE COVERAGE	40% MAX	11,434 SF / 12.8%
LANDSCAPE COVERAGE	30% MIN.	44,284 SF / 49.5%
FAR	0.5 TO 1.0	0.256
BUILDING HEIGHT	35'-0" MAX	29'-4" AT PARAPET, 38'-0" AT ROOF
SETBACKS		
FRONT (SHORELINE PARK)	35'-0"	35'-0"
SIDES	15'-0"	20'-0" AVERAGE
REAR (LAGOON)	20'-0"	223'-9"
PARKING PROVIDED	80	71

(EXISTING) STACY AND WITBECK

TOTAL SITE AREA	77,710 SF / 1.78 ACRES	
TOTAL BUILDING AREA	19,264 SF	
DEVELOPMENT STANDARDS:	REQUIRED:	PROPOSED:
SITE COVERAGE	40% MAX	9,632 SF / 12.4%
LANDSCAPE COVERAGE	30% MIN.	42,067 SF / 54.1%
FAR	0.5 TO 1.0	0.248
BUILDING HEIGHT	35'-0" MAX	32'-0" APPROX.
SETBACKS		
FRONT (SHORELINE PARK)	35'-0"	35'-0"
SIDES	15'-0"	68'-0" AND 160'-0"
REAR (LAGOON)	20'-0"	120'-0"
PARKING PROVIDED	72	69

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MARRIOTT RESIDENCE INN ALAMEDA

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A9

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



EXISTING TREE INFORMATION

#	BOTANICAL NAME	COMMON NAME	SIZE
1	CUPRESSUS SP.	CYPRESS	30"
2	CUPRESSUS SP.	CYPRESS	13", 16"
3	CUPRESSUS SP.	CYPRESS	16"
4	CUPRESSUS SP.	CYPRESS	24"
5	CUPRESSUS SP.	CYPRESS	15"
6	CUPRESSUS SP.	CYPRESS	15"
7	CUPRESSUS SP.	CYPRESS	27"
8	PINUS SP.	PINE	18"
9	PINUS SP.	PINE	26"
10	PINUS SP.	PINE	14"
11	PINUS SP.	PINE	13", 15"
12	PINUS SP.	PINE	22"
13	PINUS SP.	PINE	20"
14	PINUS SP.	PINE	14"
15	PINUS SP.	PINE	29"
16	PINUS SP.	PINE	17"
17	N/A	PALM	20"
18	N/A	PALM	20"
19	N/A	PALM	20"
20	N/A	PALM	20"
21	PINUS SP.	PINE	24"
22	PINUS SP.	PINE	13", 15", 15"

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
30'-35' LARGE SHADE TREES					
	ACER x FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	M	15 GAL.	45'x35'
	BRACHYCHITON POPULNEUS	BOTTLE TREE	L	15 GAL.	40'x30'
	JACARANDA MIMOSIFOLIA	JACARANDA	M	15 GAL.	30'x40'
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	VL	24" BX	30'x30'
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE EVERGREEN ELM	L	15 GAL.	30'x40'
PALM TREES					
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	15' BTH	65'x15'
SCREEN SHRUBS (5'+ HIGH)					
	CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	L	5 GAL.	8' x 3'
	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	VL	5 GAL.	6' x 6'
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	CAROLINA CHERRY LAUREL	L	5 GAL.	8' x 5'
FOUNDATION SHRUBS					
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	5 GAL.	3' x 3'
	DIETES IRIDIODES	AFRICAN IRIS	L	5 GAL.	3.5'x3.5'
	HEPERALOE PARVIFOLIA 'YELLOW'	YELLOW YUCCA	L	5 GAL.	3.5'x3.5'
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	L	1 GAL.	2' x 2'
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	L	5 GAL.	3.5' x 3.5'
	SALVIA CLEVELANDII	CLEVELAND SAGE	L	5 GAL.	2.5'x2.5'
	WESTRINGIA R. 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	L	5 GAL.	3' x 3'

ACCENT SHRUBS	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
	ACACIA COGNATA 'COUSIN ITT'	COUSIN IT RIVER WATTLE	L	5 GAL.
	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	L	1 GAL.
	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	L	5 GAL.
	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	L	1 GAL.
	LAVANDULA STOECCHAS 'OTTO QUAST'	SPANISH LAVENDER	L	5 GAL.
	PENNISETUM SPATHIOLATUM	SLENDER VELD'T GRASS	L	1 GAL.
	PEROVSKIA A. 'BLUE SPIRES'	LITTLE SPIRES RUSSIAN SAGE	L	5 GAL.
	PHORMIUM TENAX 'BRONZE BABY'	NEW ZEALAND FLAX	L	1 GAL.
GRASSES				
	BOUTELOUA 'BLONDE AMBITION'	B.A. GRAMA GRASS	L	1 GAL.
	CAREX DIVULSA	BERKELEY SEDGE	L	1 GAL.
	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL.
GROUNDCOVERS				
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	RED YARROW	L	1 GAL.
	DELOSPERMA COOPERI 'TABLE MOUNTAIN'	PINK ICE PLANT	L	1 GAL.
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	DWARF ENGLISH LAVENDER	L	1 GAL.
	SANTOLINA VIRENS 'LEMON FIZZ'	LEMON FIZZ LAVENDER COTTON	L	1 GAL.
	SENECIO SERPENS	BLUE CHALK STICKS	L	1 GAL.
BIOFILTRATION AREA				
	CHONDROPETALUM TECTORUM	CAPE RUSH	L	1 GAL.
	JUNCUS PATENS	CALIFORNIA GREY RUSH	L	1 GAL.
	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL.
	PHORMIUM TENAX 'BRONZE BABY' (ON BENCHED AREA)	BRONZE BABY FLAX	L	1 GAL.
DECOMPOSED GRANITE				
	DECOMPOSED GRANITE			

PRELIMINARY LANDSCAPE COVERAGE

TOTAL SITE SQ. FOOTAGE: 240,514 SF
 REQUIRED LANDSCAPE: 30% = 72,154 SF
 PROVIDED LANDSCAPE: 30% = 72,320 SF

PRELIMINARY TREE CALCULATIONS

TOTAL PARKING STALLS: 275
 1 TREE PER 4 STALLS
 REQUIRED QTY. OF TREES: 69
 PROVIDED: 80 SHADE TREES
 4 PALM TREES

SHADE CALCULATIONS (FOR BAY-FRIENDLY SCORECARD)

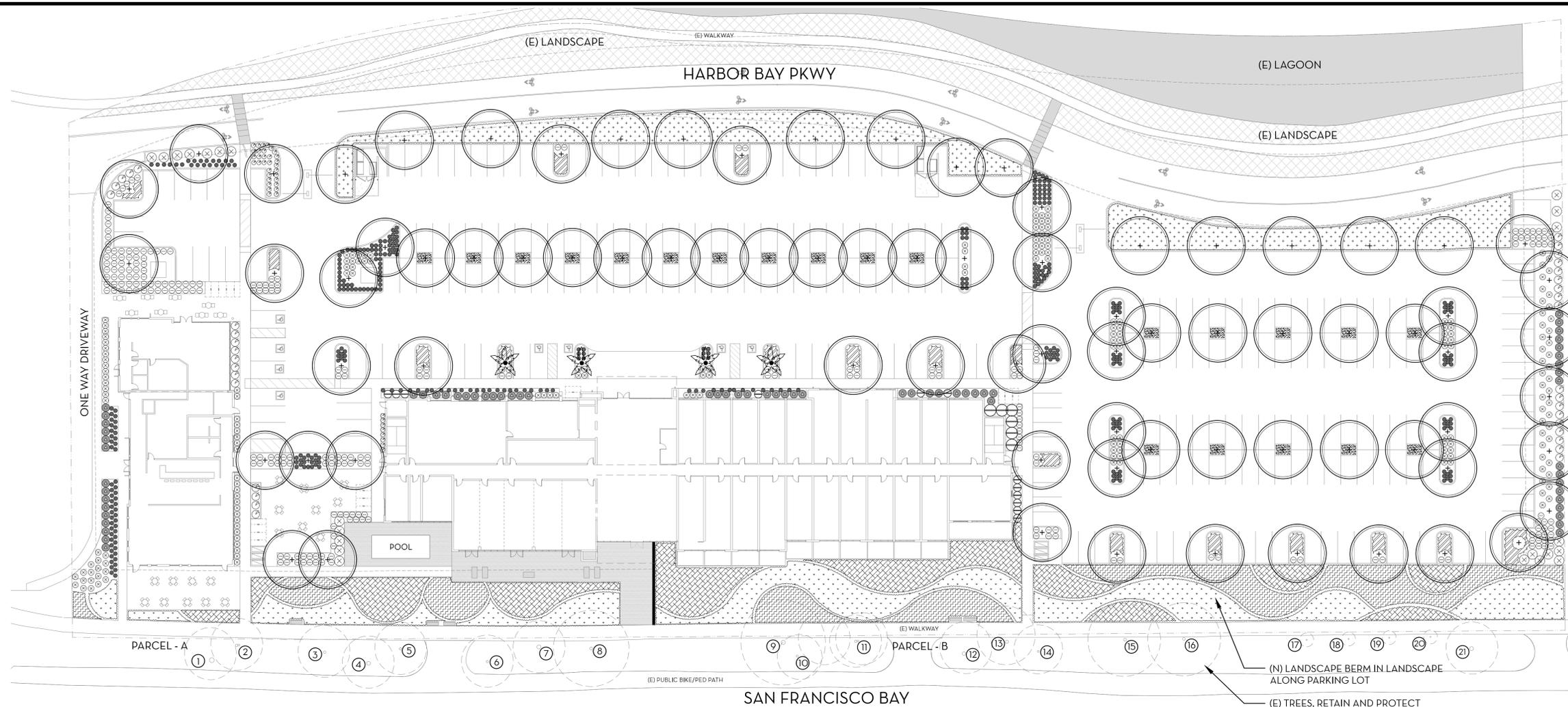
CANOPY DIA.	F	TQ	H	Q	TOTAL
35' DIA. TREES	40@962	10@721	28@481	0@123	59,158 SF
					TOTAL TREE SHADE: 59,158 SF
					TOTAL PARKING LOT AREA: 86,648 SF
					PERCENT SHADED: 68%

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.

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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.

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19	N/A	PALM	20"
20	N/A	PALM	20"
21	PINUS SP.	PINE	24"
22	PINUS SP.	PINE	13", 15", 15"

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
30'-35' LARGE SHADE TREES					
+	ACER x FREEMANNI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	M	15 GAL.	45'x35'
+	BRACHYCHITON POPULNEUS	BOTTLE TREE	L	15 GAL.	40'x30'
+	JACARANDA MIMOSIFOLIA	JACARANDA	M	15 GAL.	30'x40'
+	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE	VL	24" BX	30'x30'
+	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE EVERGREEN ELM	L	15 GAL.	30'x40'
PALM TREES					
+	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	15' BTH	65'x15'
SCREEN SHRUBS (5'+ HIGH)					
+	CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	L	5 GAL.	8' x 3'
+	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	VL	5 GAL.	6' x 6'
+	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	CAROLINA CHERRY LAUREL	L	5 GAL.	8' x 5'
FOUNDATION SHRUBS					
+	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	5 GAL.	3' x 3'
+	DIETES IRIDIODES	AFRICAN IRIS	L	5 GAL.	3.5'x3.5'
+	HEPERALOE PARVIFOLIA 'YELLOW'	YELLOW YUCCA	L	5 GAL.	3.5'x3.5'
+	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	L	1 GAL.	2' x 2'
+	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	L	5 GAL.	3.5' x 3.5'
+	SALVIA CLEVELANDII	CLEVELAND SAGE	L	5 GAL.	2.5'x2.5'
+	WESTRINGIA R. 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	L	5 GAL.	3' x 3'

ACCENT SHRUBS						
+	ACACIA COGNATA 'COUSIN ITT'	COUSIN IT RIVER WATTLE	L	5 GAL.	3' x 5'	
+	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	L	1 GAL.	1.5' x 2'	
+	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	L	5 GAL.	3' x 2.5'	
+	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	L	1 GAL.	2.5' x 1.5'	
+	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	L	5 GAL.	2.5' x 2.5'	
+	PENNISETUM SPATHIOLATUM	SLENDER VELD'T GRASS	L	1 GAL.	2' x 2'	
+	PEROVSKIA A. 'BLUE SPIRES'	LITTLE SPIRES RUSSIAN SAGE	L	5 GAL.	3.5' x 3.5'	
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GRASSES						
+	BOUTELOUA 'BLONDE AMBITION'	B.A. GRAMA GRASS	L	1 GAL.	2' x 2', 24" O.C.	
+	CAREX DIVULSA	BERKELEY SEDGE	L	1 GAL.	1.5' x 2', 24" O.C.	
+	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL.	4' x 4', 48" O.C.	
GROUNDCOVERS						
+	ACHILLEA MILLEFOLIUM 'PAPRIKA'	RED YARROW	L	1 GAL.	2' x 2', 24" O.C.	
+	DELOSPERMA COOPERI 'TABLE MOUNTAIN'	PINK ICE PLANT	L	1 GAL.	.33' x 2', 18" O.C.	
+	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	DWARF ENGLISH LAVENDER	L	1 GAL.	1.5' x 1.5', 18" O.C.	
+	SANTOLINA VIRENS 'LEMON FIZZ'	LEMON FIZZ LAVENDER COTTON	L	1 GAL.	1.5' x 2', 24" O.C.	
+	SENECIO SERPENS	BLUE CHALK STICKS	L	1 GAL.	1' x 3', 36" O.C.	
BIOFILTRATION AREA						
+	CHONDROPETALUM TECTORUM	CAPE RUSH	L	1 GAL.	3' x 3.5'	
+	JUNCUS PATENS	CALIFORNIA GREY RUSH	L	1 GAL.	2' x 2'	
+	MUHLENBERGIA RIGENS	DEER GRASS	L	1 GAL.	4' x 4'	
+	PHORMIUM TENAX 'BRONZE BABY' (ON BENCHED AREA)	BRONZE BABY FLAX	L	1 GAL.	2' x 2'	
DECOMPOSED GRANITE						
+	DECOMPOSED GRANITE					

PRELIMINARY LANDSCAPE COVERAGE

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 PROVIDED LANDSCAPE: 30% = 72,320 SF

PRELIMINARY TREE CALCULATIONS

TOTAL PARKING STALLS: 275
 1 TREE PER 4 STALLS
 REQUIRED QTY. OF TREES: 69
 PROVIDED: 80 SHADE TREES
 4 PALM TREES

SHADE CALCULATIONS (FOR BAY-FRIENDLY SCORECARD)

CANOPY DIA.	F	TQ	H	Q	TOTAL
35' DIA. TREES	40@962	10@721	28@481	0@123	59,158 SF
					TOTAL TREE SHADE: 59,158 SF
					TOTAL PARKING LOT AREA: 86,648 SF
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TREES



ACER X FREEMANII 'AUTUMN BLAZE'
AUTUMN BLAZE MAPLE



BRACHYCHITON POPULNEUS
BOTTLE TREE



JACARANDA MIMOSIFOLIA
JACARANDA



OLEA EUROPAEA 'WILSONII'
FRUITLESS OLIVE



ULMUS PARVIFOLIA 'DRAKE'
CHINESE EVERGREEN ELM



WASHINGTONIA ROBUSTA
MEXICAN FAN PALM

SCREEN SHRUBS



CALLISTEMON V. 'SLIM'
SLIM BOTTLEBRUSH



OLEA E. 'LITTLE OLLIE'
LITTLE OLLIE OLIVE



PRUNUS C. 'BRIGHT 'N TIGHT'
CAROLINA CHERRY LAUREL

BIOFILTRATION AREA



CHONDROPETALUM TECTORUM
CAPE RUSH



JUNCUS PATENS
CALIFORNIA GREY RUSH



MUHLENBERGIA RIGENS
DEER GRASS



PHORMIUM TENAX 'BRONZE BABY'
NEW ZEALAND FLAX

FOUNDATION SHRUBS



CALLISTEMON V. 'LITTLE JOHN'
DWARF BOTTLEBRUSH



DIETES IRIOIDES
AFRICAN IRIS



HESPERALOE P. 'YELLOW'
YELLOW YUCCA



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



RHAPHIOLEPIS U. 'MINOR'
DWARF YEDDO HAWTHORN



SALVIA CLEVELANDII
CLEVELAND SAGE



WESTRINGIA R. 'MORNING LIGHT'
VARIEGATED COAST ROSEMARY

ACCENT SHRUBS



ACACIA C. 'COUSIN ITT'
COUSIN ITT RIVER WATTLE



AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE



CALAMAGROSTIS x A. 'KARL FOERSTER'
FEATHER REED GRASS



DIANELLA R. 'LITTLE REV'
LITTLE REV FLAX LILY



LAVANDULA S. 'OTTO QUAST'
SPANISH LAVENDER



PENNISETUM SPATHIOLATUM
SLENDER VELD T GRASS



PEROVSKIA A. 'LITTLE SPIRES'
LITTLE SPIRES RUSSIAN SAGE



PHORMIUM TENAX 'BRONZE BABY'
NEW ZEALAND FLAX

GROUNDCOVERS



ACHILLEA M. 'PAPRIKA'
RED YARROW



DELOSPERMA C. 'TABLE MOUNTAIN'
PINK ICE PLANT



LAVANDULA A. 'MUNSTEAD'
DWARF ENGLISH LAVENDER



SANTOLINA VIRENS 'LEMON FIZZ'
LEMON FIZZ LAVENDER COTTON



SENECIO SERPENS
BLUE CHALK STICKS

GRASSES



BOUTELOUA 'BLONDE AMBITION'
B.A. GRAMA GRASS



CAREX DIVULSA
BERKELEY SEDGE



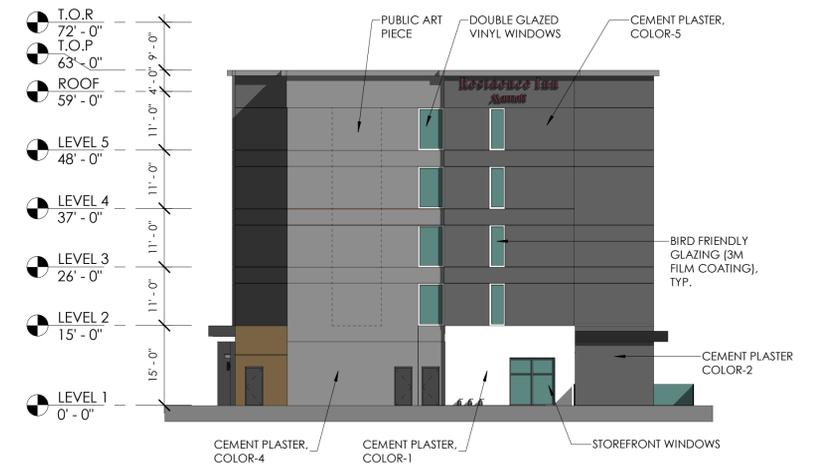
MUHLENBERGIA RIGENS
DEER GRASS



NORTH

1/16" = 1'-0"

1



WEST

1/16" = 1'-0"

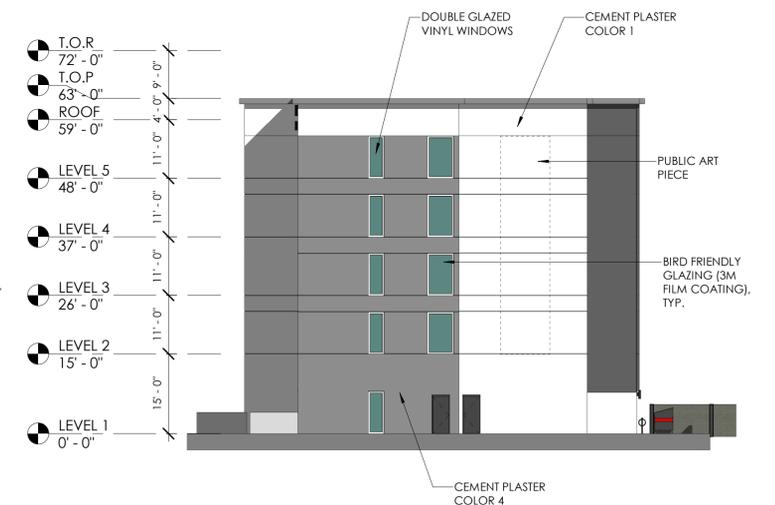
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SOUTH

1/16" = 1'-0"

3



EAST

1/16" = 1'-0"

4

11/13/18

18030



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Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

MARRIOTT RESIDENCE INN ALAMEDA

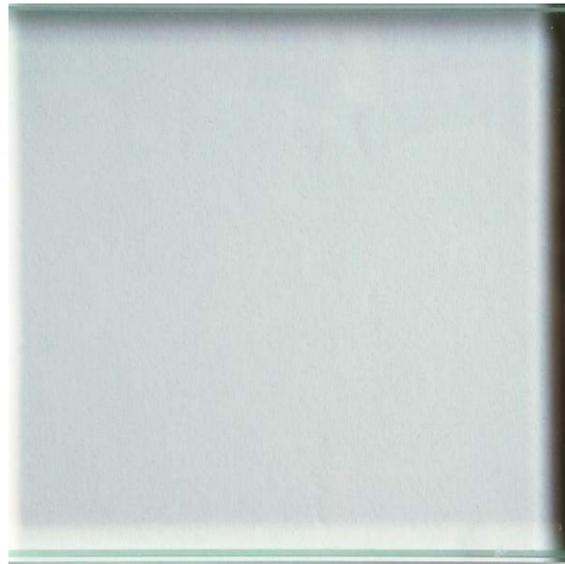
2900 HARBOR BAY PARKWAY

A10

PROPOSED MATERIALS



**GREY TPO ROOF
MEMBRANE**



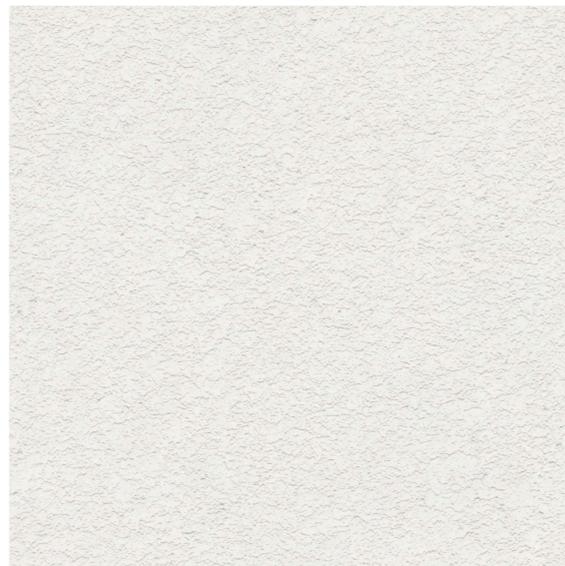
CLEAR GLAZING



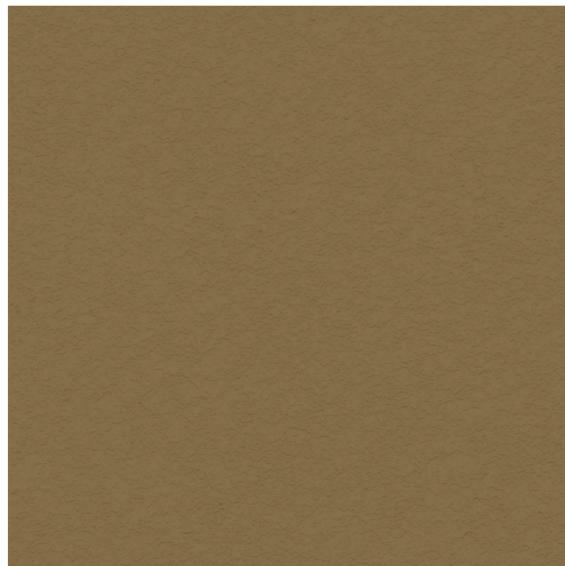
**ANODIZED ALUMINUM
STOREFRONT WINDOW SYSTEM**



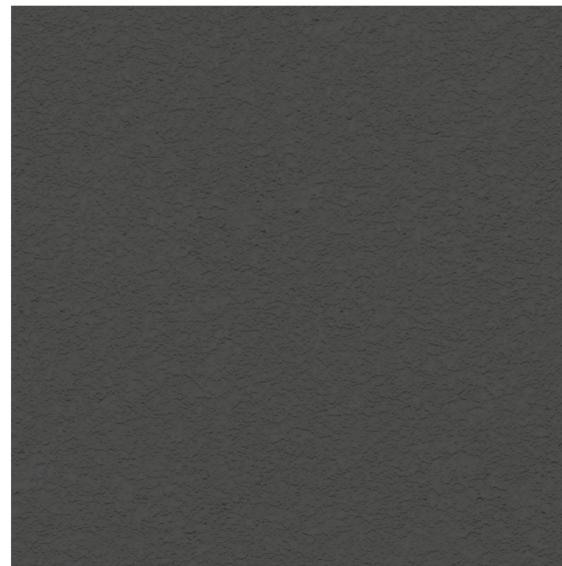
CEMENTITIOUS SIDING



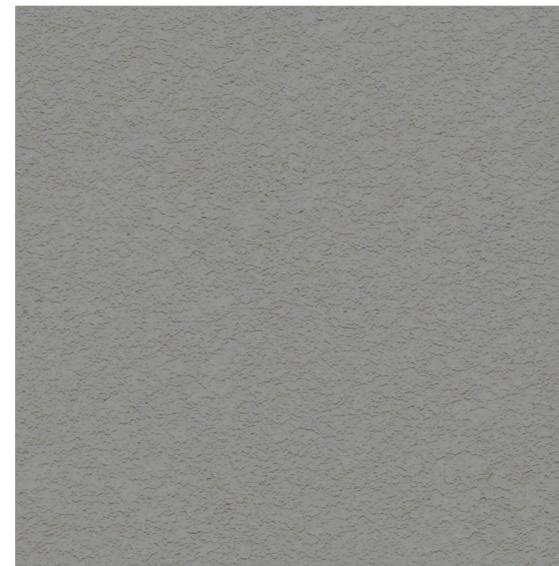
CEMENT PLASTER COLOR - 1



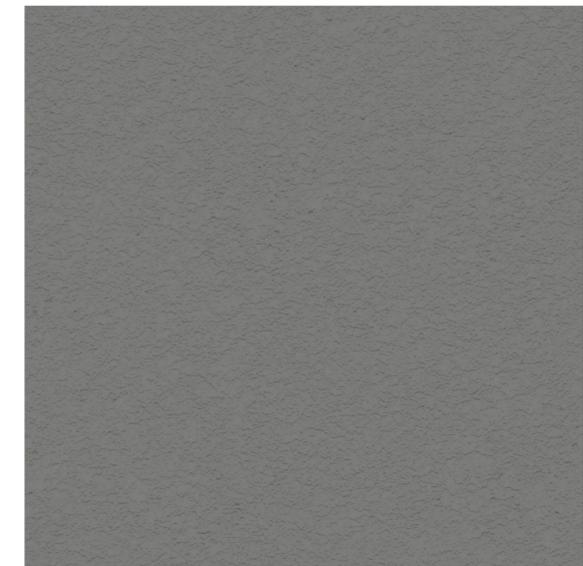
CEMENT PLASTER COLOR - 2



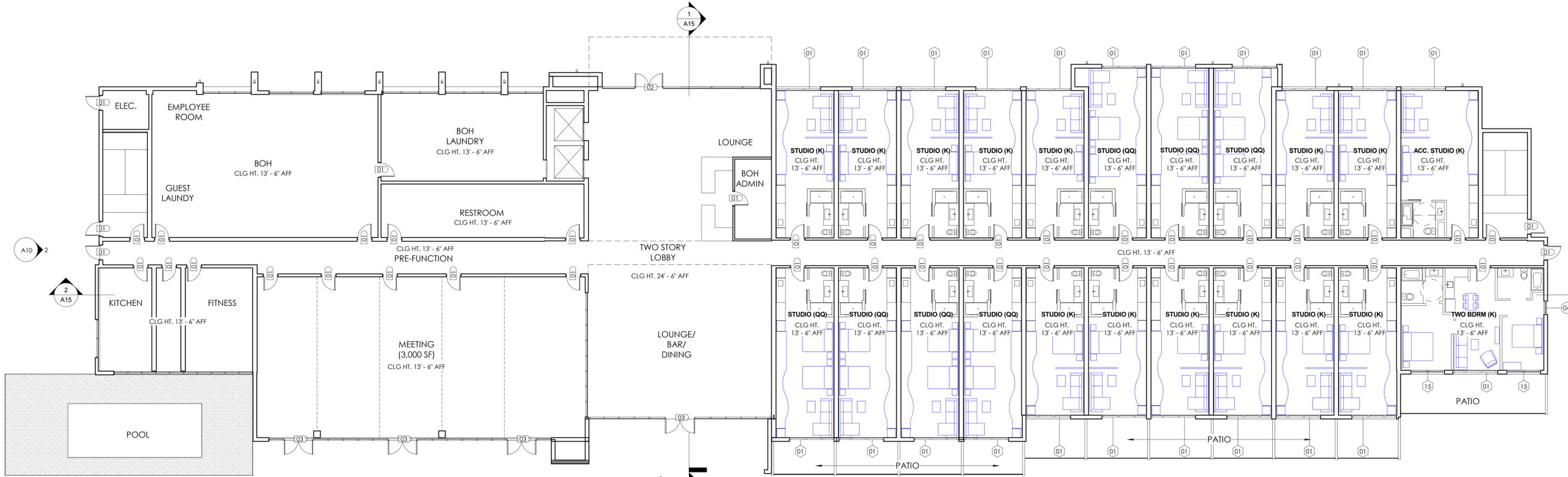
CEMENT PLASTER COLOR - 3



CEMENT PLASTER COLOR - 4



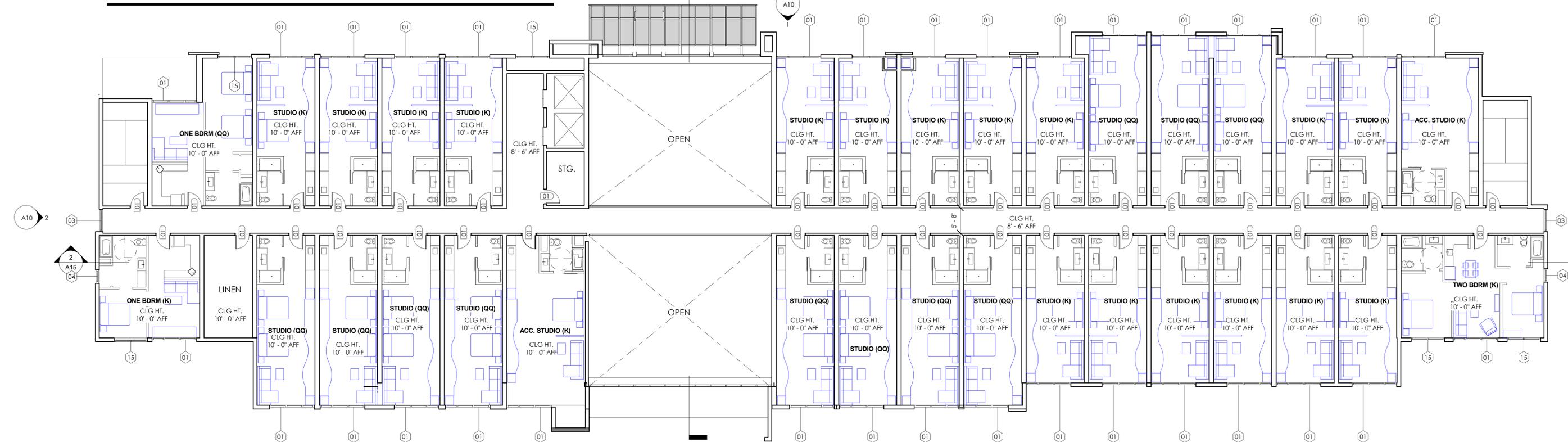
CEMENT PLASTER COLOR - 5



LEVEL 1

3/32" = 1'-0"

1



LEVEL 2

3/32" = 1'-0"

2

11/13/18

18030

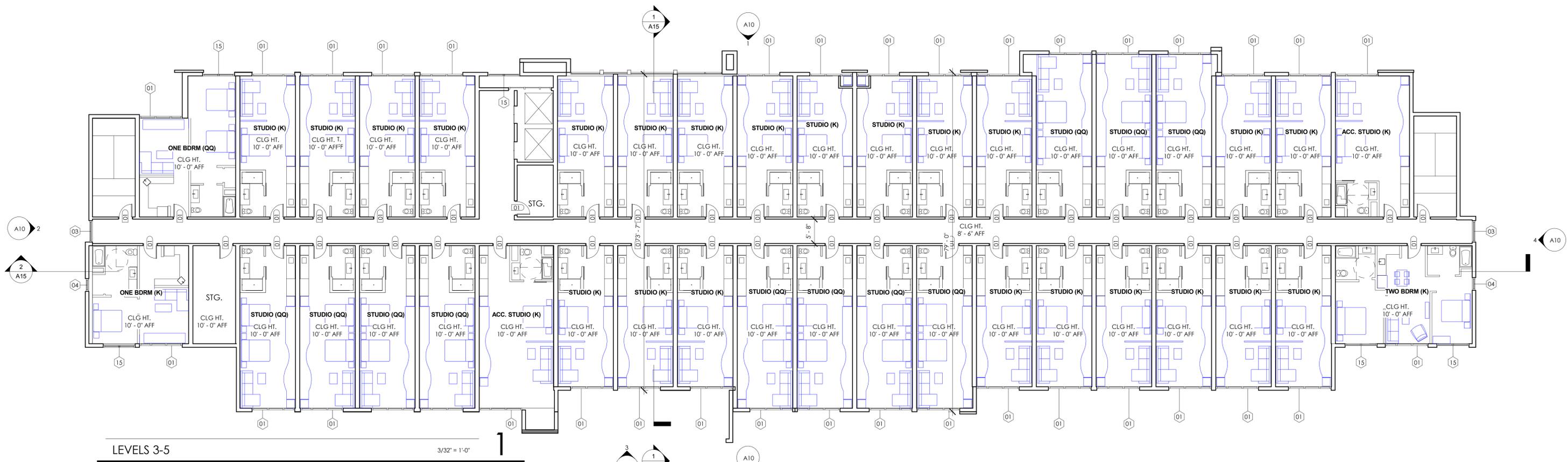


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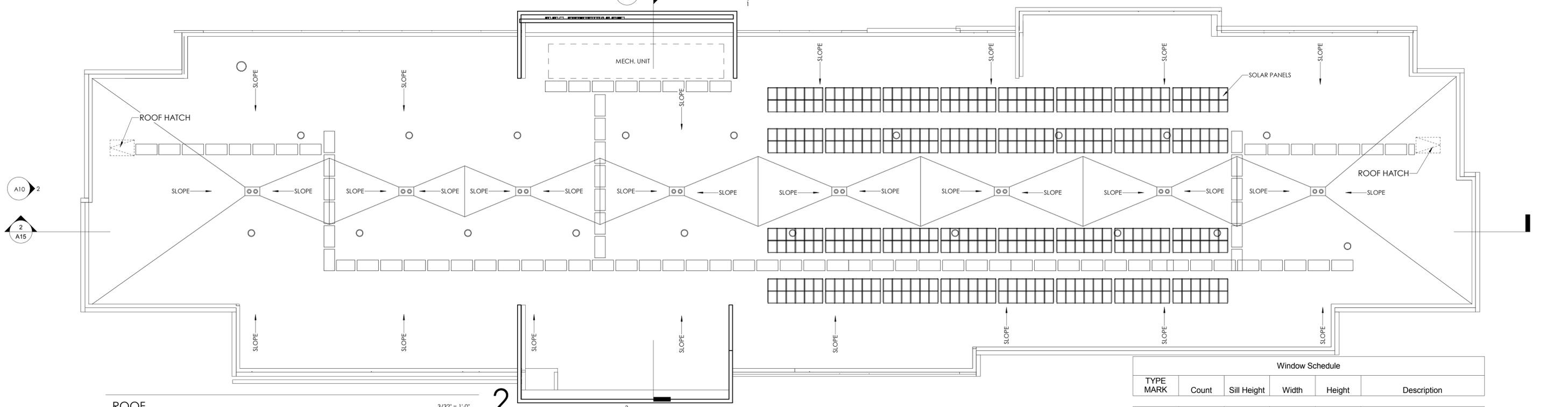
MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A12



LEVELS 3-5
3/32" = 1'-0"



ROOF
3/32" = 1'-0"

Window Schedule					
TYPE MARK	Count	Sill Height	Width	Height	Description
01	164	0' - 0"	8' - 0"	8' - 0"	
03	18	0' - 0"	8' - 0"	8' - 0"	
04	18	0' - 0"	3' - 0"	8' - 0"	
08	12	0' - 0"	5' - 0"	10' - 0"	
09	7	0' - 0"	3' - 0"	10' - 0"	
15	22	0' - 0"	7' - 6"	8' - 0"	

11/13/18

18030

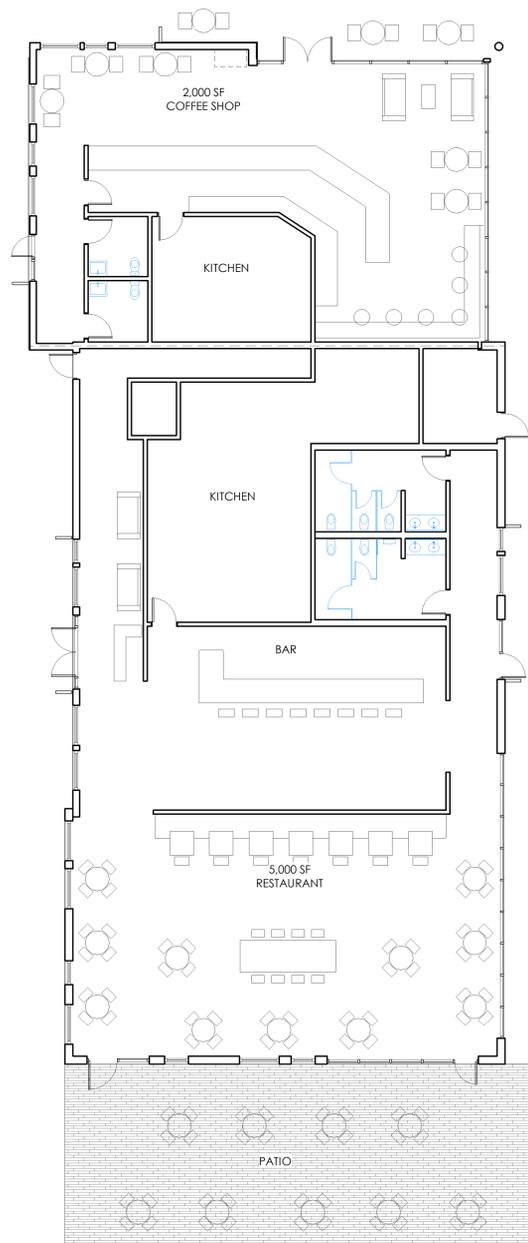


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MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A13



LEVEL 1 FLOOR PLAN 3/32" = 1'-0"

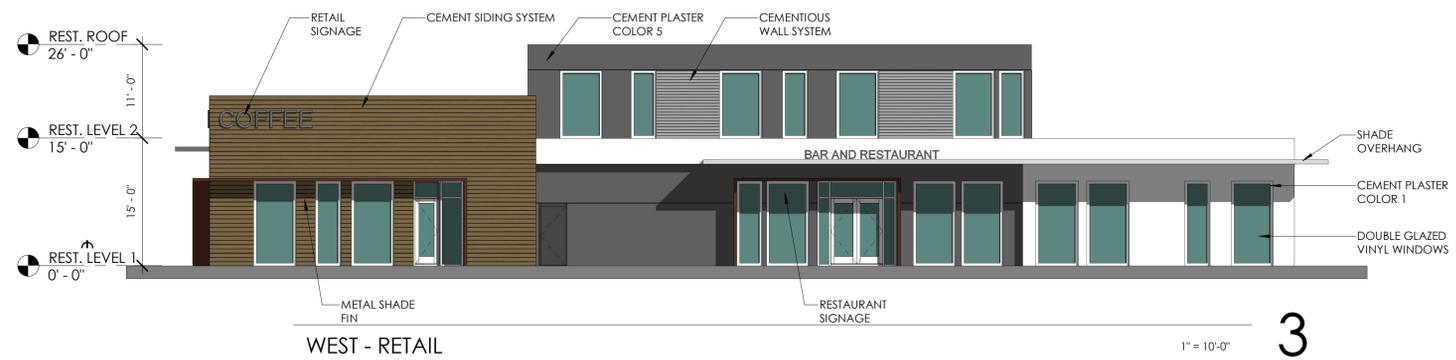
1



EAST - RETAIL

1" = 10'-0"

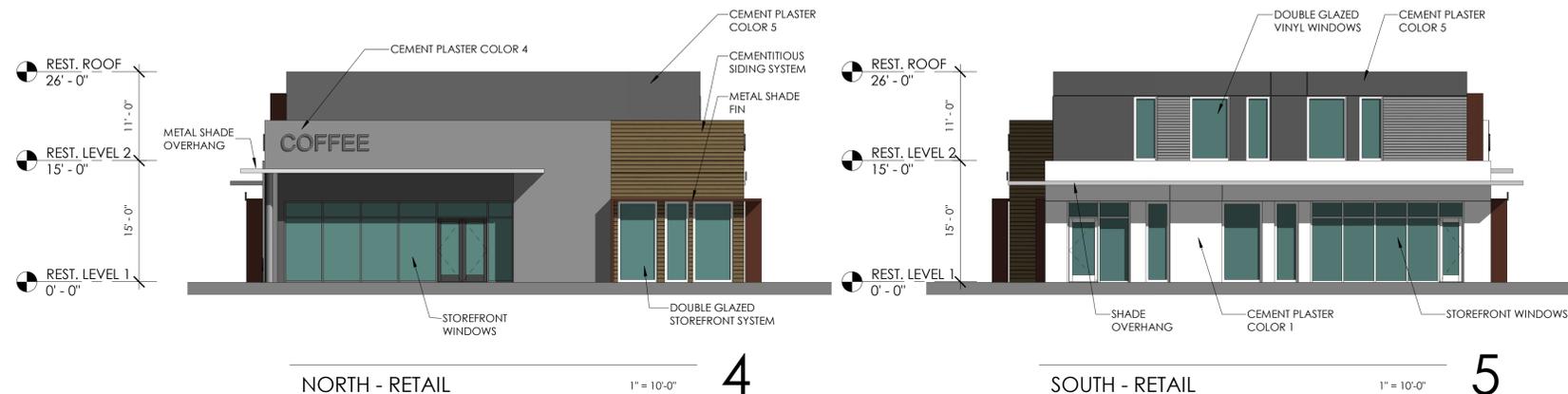
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WEST - RETAIL

1" = 10'-0"

3



NORTH - RETAIL

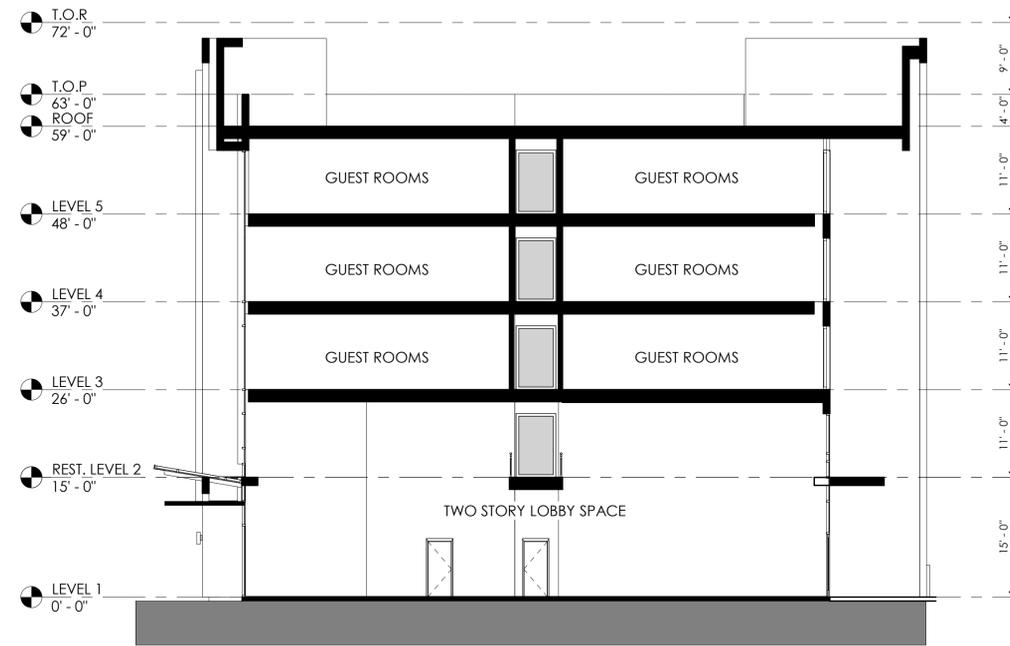
1" = 10'-0"

4

SOUTH - RETAIL

1" = 10'-0"

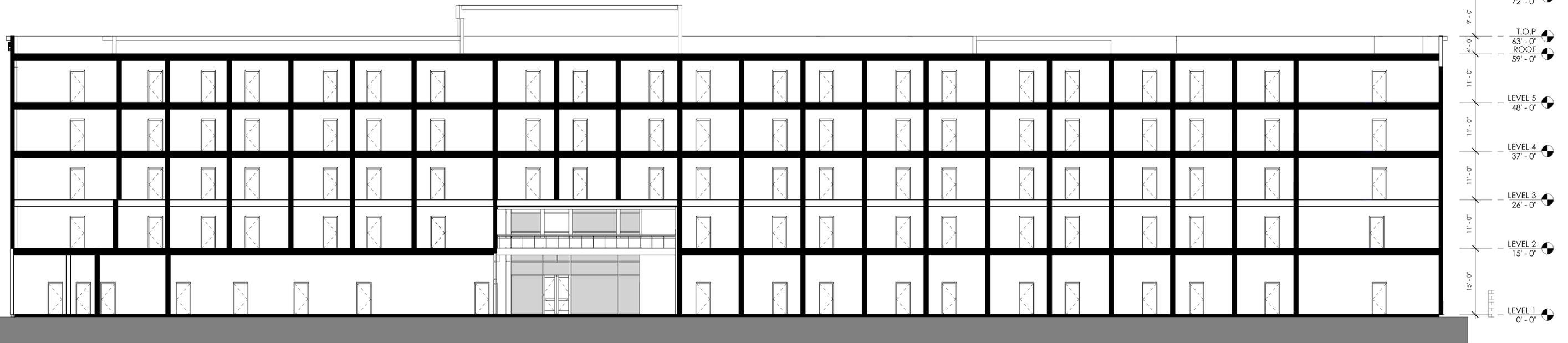
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N/S SECTION

3/32" = 1'-0"

1



E/W SECTION

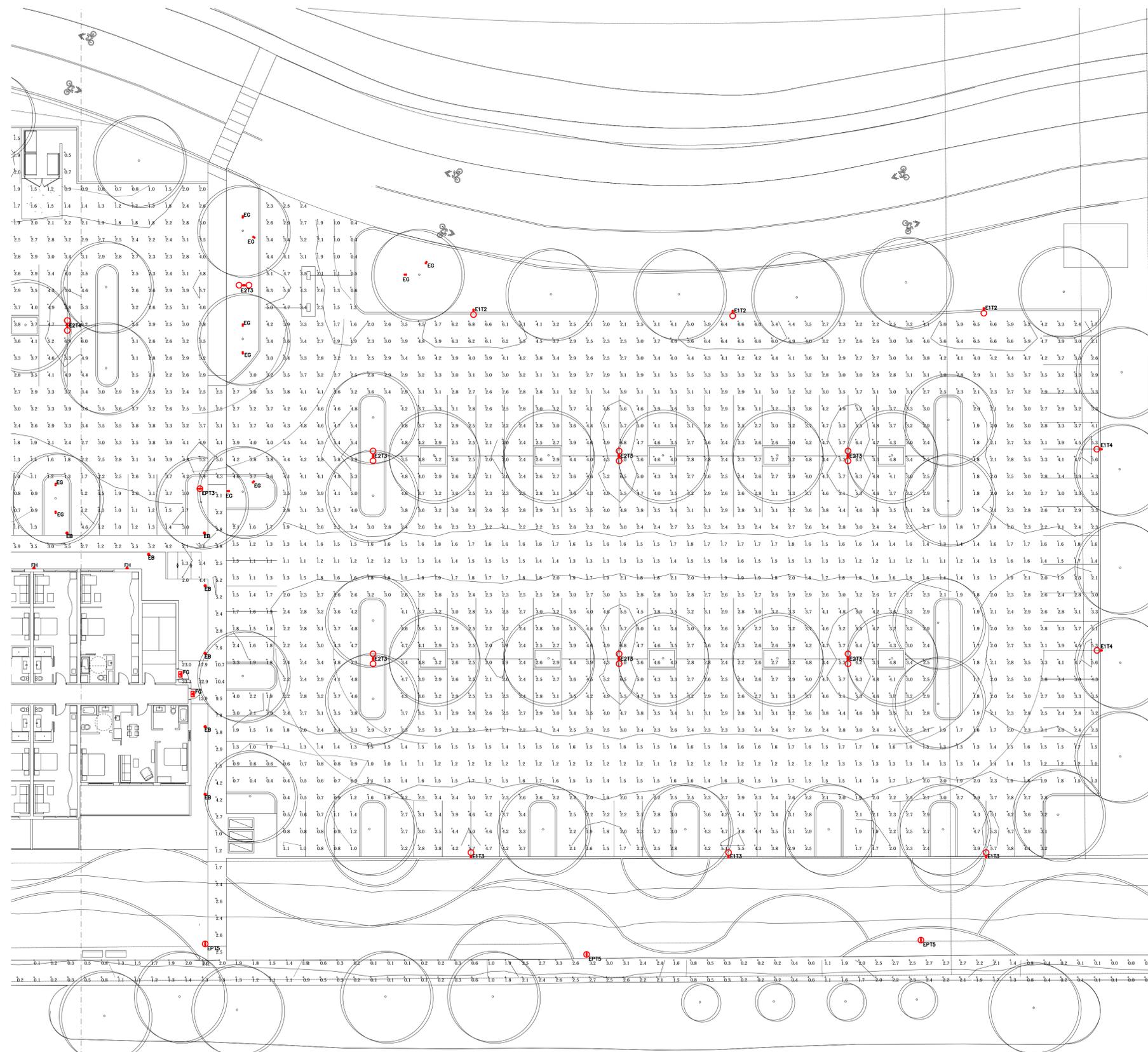
3/32" = 1'-0"

2



Commercial Lighting Industries
8181 Indo Boulevard, Dublin, CA 95021
Tel: 800-755-0155 | Fax: 760-982-5940

No. Issue Date
1. ISSUE 10.24.18



LIGHTING FIXTURE LEGEND					
Fixture Type	Fixture Description	Product Registration ID	Input Voltage	Fixture Wattage	
E1T2	16' Single Arm Mount Pole Luminaire (Type 2 Distribution)	CU-NAMRIE1T2	UNI-VAC	65	
E1T3	16' Single Arm Mount Pole Luminaire (Type 3 Distribution)	CU-NAMRIE1T3	UNI-VAC	65	
E1T4	16' Single Arm Mount Pole Luminaire (Type 4 Distribution)	CU-NAMRIE1T4	UNI-VAC	65	
E2T3	16' Double Arm Mount Pole Luminaire (Type 3 Distribution)	CU-NAMRIE2T3	UNI-VAC	130	
E2T4	16' Double Arm Mount Pole Luminaire (Type 4 Distribution)	CU-NAMRIE2T4	UNI-VAC	130	
EB	36" Light Bollard	CU-NAMRIEB	UNI-VAC	16	
EE	Palm Mounted Quad-Head Tree Ring Light (2x Up / 2x Down)	CU-NAMRIEE	UNI-VAC	80	
EG	High-Output Spike Mounted Planter Uplight (Flood)	CU-NAMRIEG	UNI-VAC	15	
EPT3	10' Post Top Pole Luminaire (Type 3 Distribution)	CU-NAMRIEPT3	UNI-VAC	65	
EPT5	10' Post Top Pole Luminaire (Type 5 Distribution)	CU-NAMRIEPT5	UNI-VAC	65	
FG	Surface Mounted Wall-Pack	CU-NAMRIFG	UNI-VAC	20	
FH	Decorative Exterior Wall Sconce	CU-NAMRIFH	UNI-VAC	8.4	

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking	Illuminance	Fc	2.89	14.9	0.2	14.45
Side walk_Bay	Illuminance	Fc	1.21	3.3	0.0	N.A.
Side walk_Hotel	Illuminance	Fc	4.61	33.3	0.5	9.22
Side walk_Restaurant	Illuminance	Fc	2.06	4.8	0.5	4.12

MARRIOTT
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ALAMEDA
2900 HARBOR BAY PARKWAY

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PHOTOMETRIC DRAWING
PART B

Scale: 1/32"=1' Date: 10.24.18
Drawn By: M.S. Checked By: I.D.
Job No.:

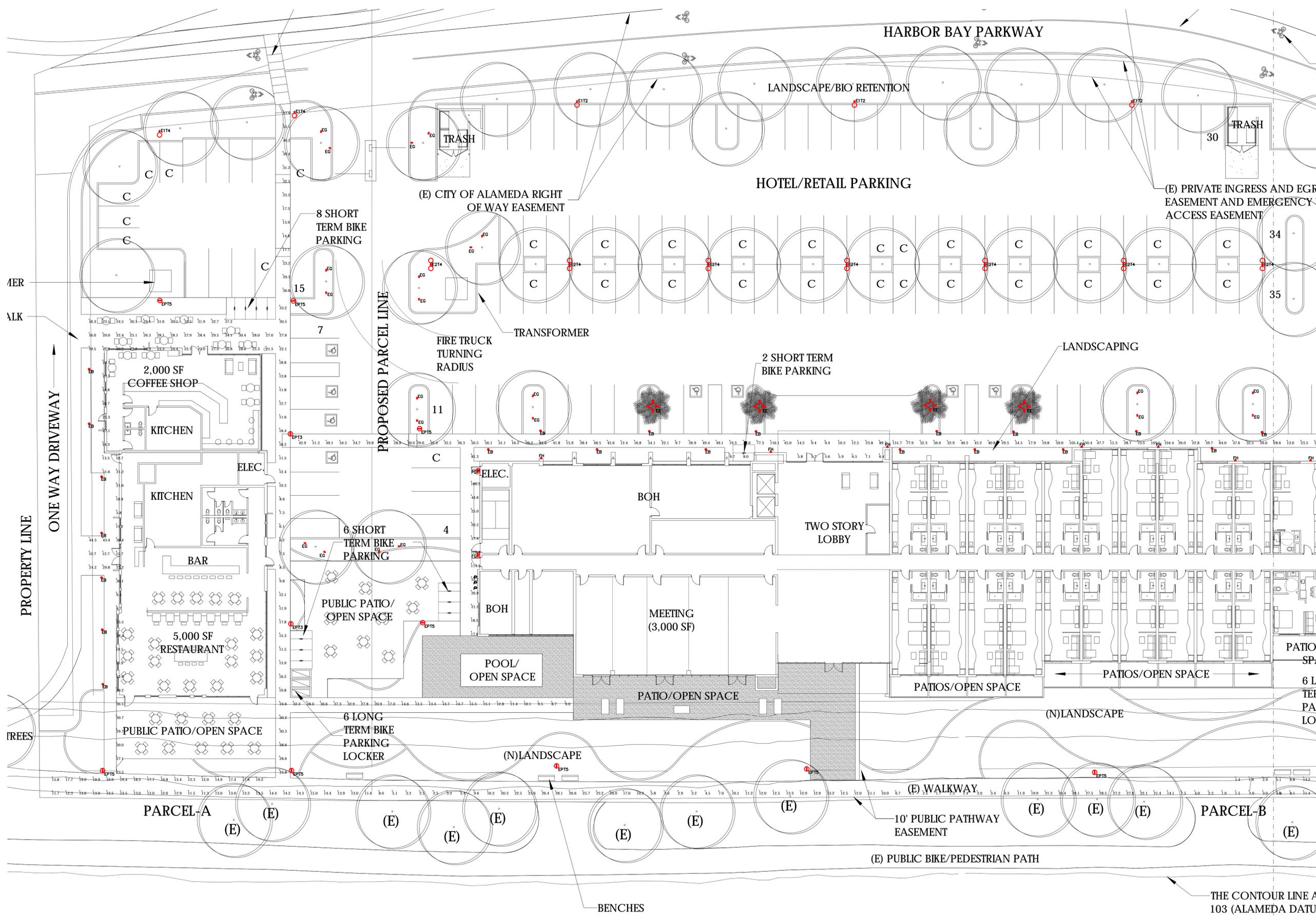
Sheet No. LDE-1B.PD

PHOTOMETRIC (PART B)



Commercial Lighting Industries
81101 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-932-5940

No. Issue Date
1. ISSUE 10.24.18



BIKE AND PEDESTRIAN PHOTOMETRICS (PART A)

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PHOTOMETRICS(LUX) BIKE & PEDESTRIAN PATHS

PART A

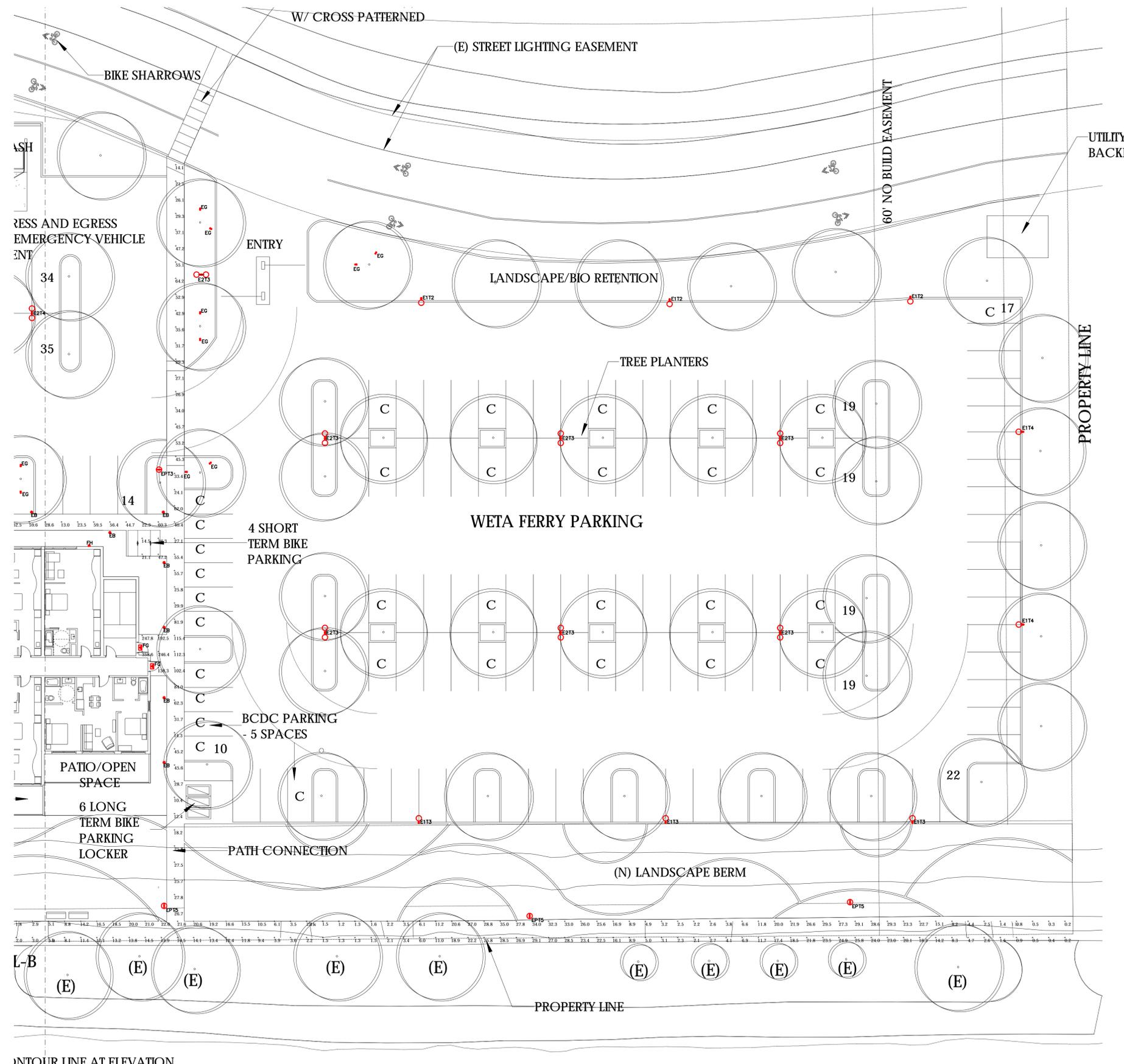
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Drawn By: M.S. Checked By: I.D.

Sheet No. LDE-2A.PD



Commercial Lighting Industries
81101 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-932-3940

No.	Issue	Date
1.	ISSUE	10.24.18



LIGHTING FIXTURE LEGEND				
Fixture Type	Fixture Description	Product Registration ID	Input Voltage	Fixture Wattage
E1T2	16' Single Arm Mount Pole Luminaire (Type 2 Distribution)	CLI-NAMRIE1T2	UNI-VAC	65
E1T3	16' Single Arm Mount Pole Luminaire (Type 3 Distribution)	CLI-NAMRIE1T3	UNI-VAC	65
E1T4	16' Single Arm Mount Pole Luminaire (Type 4 Distribution)	CLI-NAMRIE1T4	UNI-VAC	65
E2T3	16' Double Arm Mount Pole Luminaire (Type 3 Distribution)	CLI-NAMRIE2T3	UNI-VAC	130
E2T4	16' Double Arm Mount Pole Luminaire (Type 4 Distribution)	CLI-NAMRIE2T4	UNI-VAC	130
EB	36" Light Bollard	CLI-NAMRIEB	UNI-VAC	16
EE	Palm Mounted Quad-Head Tree Ring Light (2x Up / 2x Down)	CLI-NAMRIEE	UNI-VAC	80
EG	High-Output Spike Mounted Planter Uplight (Flood)	CLI-NAMRIEG	UNI-VAC	15
EPT3	10' Post Top Pole Luminaire (Type 3 Distribution)	CLI-NAMRIEPT3	UNI-VAC	65
EPT5	10' Post Top Pole Luminaire (Type 5 Distribution)	CLI-NAMRIEPT5	UNI-VAC	65
FG	Surface Mounted Wall-Pack	CLI-NAMRIFG	UNI-VAC	20
FH	Decorative Exterior Wall Sconce	CLI-NAMRIFH	UNI-VAC	8.4

Calculation Summary						
Label	Calc-Type	Units	Avg	Max	Min	Avg/Min
Side walk_Bay	Illuminance	Lux	13.01	35.0	0.2	65.05
Side walk_Hotel	Illuminance	Lux	50.96	358.6	5.6	9.10
Side walk_Parking A	Illuminance	Lux	28.76	53.1	13.9	2.07
Side walk_Parking B	Illuminance	Lux	33.74	51.3	19.8	1.70
Side walk_Parking C	Illuminance	Lux	37.83	64.2	14.1	2.68
Side walk_Restaurant	Illuminance	Lux	22.09	51.6	5.8	3.81

BIKE AND PEDESTRIAN PHOTOMETRICS (PART B)

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2900 HARBOR BAY PARKWAY

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PHOTOMETRICS(LUX) BIKE & PEDESTRIAN PATH

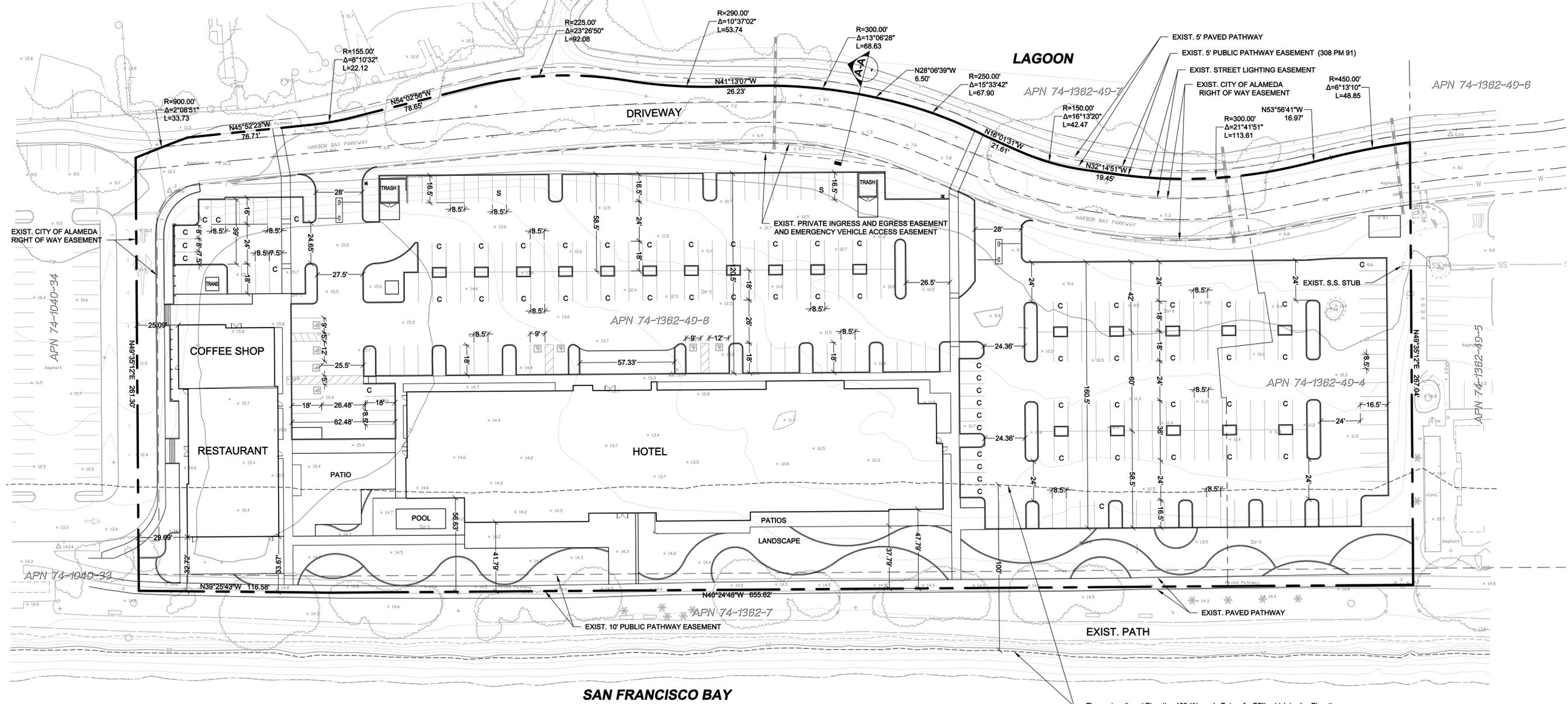
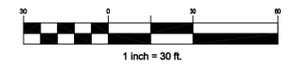
PART B

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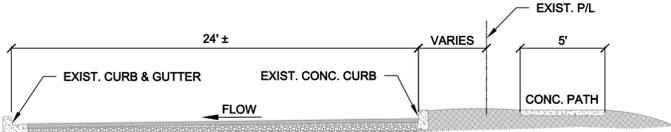
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Graphic Scale (in feet)



The contour line at Elevation 103 (Alameda Datum for BFI), which is also Elevation 6.4 above Mean Sea Level (NVGD), shall be the landward limit of the line of highest tidal action at the Bay at the Project as that term is defined in Section 66610(a) of the California Government Code. The parties further agree that all the area of the Shoreline Band defined by a line 100 feet inland and parallel to the Elevation 103 contour line at the Project shall be considered the shoreline band



Rev	Date	Description	Designed	Drawn	Checked
-	10/26/18	REPONSE TO CITY COMMENTS			
-	XX/XX/XX	XXX			

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CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 45 Leveroni Court Novato, CA 94949
 tel: 415.883.9850 fax: 415.883.9835
 http://www.cswst2.com © 2017

City	Alameda
County	Alameda
State	California

MARRIOTT RESIDENCE INN ALAMEDA
 CIVIL SITE PLAN
 2900 HARBOR BAY PARKWAY

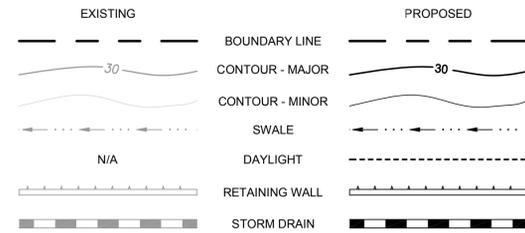
Prepared Under the Direction of:

 WAYNE F. LEACH
 No. 54305
 CIVIL
 STATE OF CALIFORNIA

Sheet
C1.0
 Scale: 1" = 30'
 Date: 07/23/2018
 Project Number: 5.1543.00
 Plan File: D-XXXX-XX

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LINETYPES

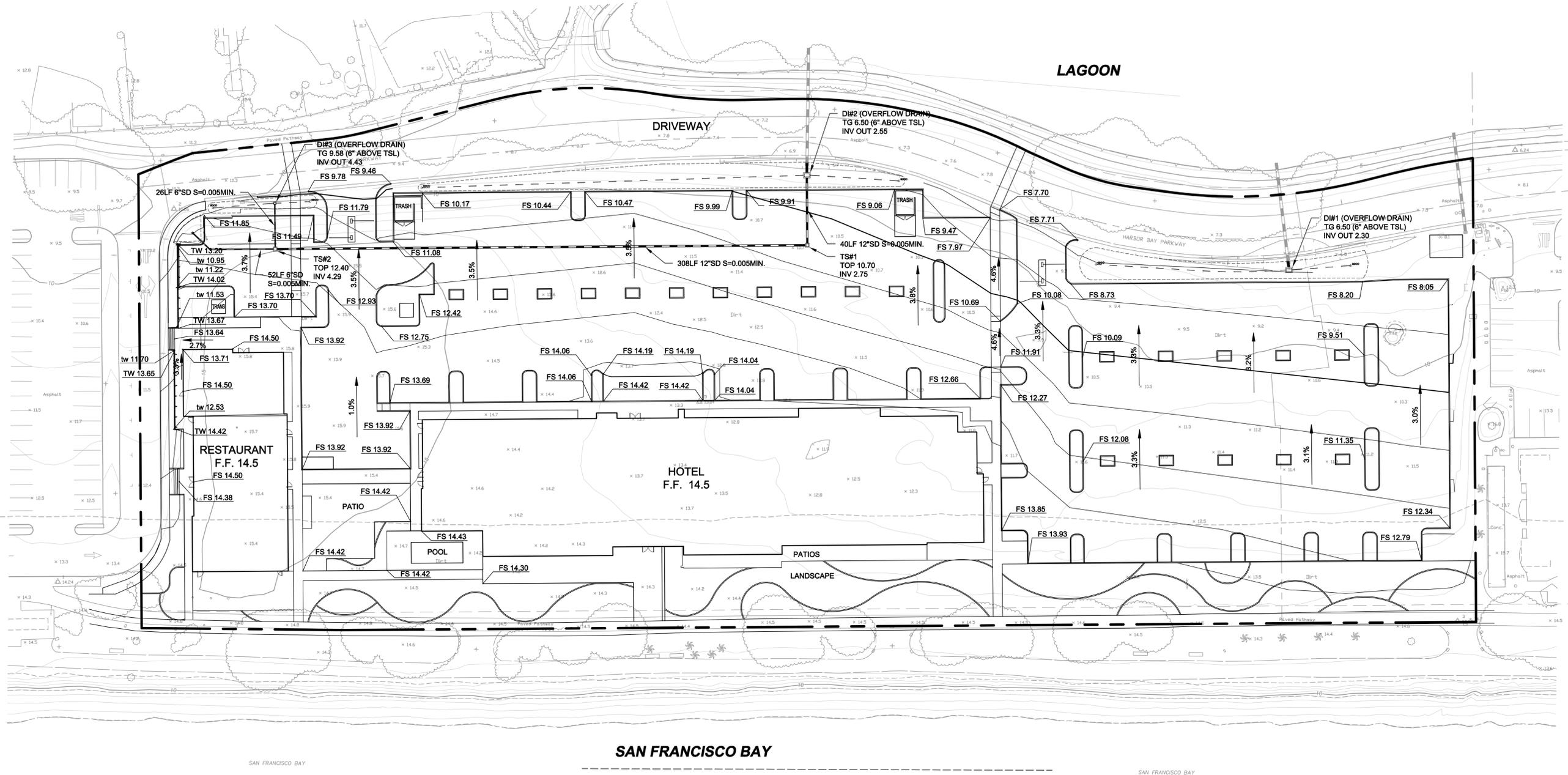
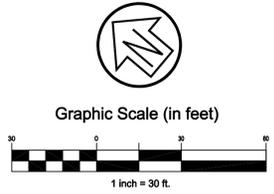


PRELIMINARY GRADING QUANTITIES

- CUT: 7,400± CUBIC YARDS
 FILL: 6,800± CUBIC YARDS
 NET: 6,800± CUBIC YARDS <EXPORT>
- PROPOSED FINISH SURFACE IS DEFINED AS THE FINAL SURFACE AS INDICATED ON THE GRADING PLAN.
 - THE EARTHWORK QUANTITIES ABOVE WERE TAKEN FROM THE DIFFERENCE BETWEEN EXISTING GRADING AND SUB GRADE (FINISH SURFACE -1.0 FT).

ABBREVIATIONS

AD AREA DRAIN	FG FINISH GRADE	SDCO STORM DRAIN CLEANOUT
BC BEGIN CURVE	FL FLOWLINE	SDMH STORM DRAIN MANHOLE
BSW BACK OF SIDEWALK	FS FINISH SURFACE	SF SQUARE FEET
CB CATCH BASIN	GB GRADE BREAK	SW SIDEWALK
DI DROP INLET	HP HIGH POINT	TC TOP OF CURB
DL DAYLIGHT	INV INVERT	TF TOP OF FOOTING
DWY DRIVEWAY	LF LINEAR FEET	TG TOP OF GRATE
EG EXISTING GRADE	LP LOW POINT	TOP TOP OF PLANTER WALL
EL ELEVATION	MH MANHOLE	TSL TOP OF SOIL LAYER
EP EDGE OF PAVEMENT	PA PLANTER AREA	TW TOP OF WALL
EX EXISTING	RPA RAISED PLANTER AREA	tw TOE OF WALL
FC FACE OF CURB	S SLOPE	
FF FINISH FLOOR	SD STORM DRAIN	



Rev	Date	Description	Designed	Drawn	Checked
-	10/26/18	REPONSE TO CITY COMMENTS			
-	XX/XX/XX	XXX			

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 45 Leveroni Court Novato, CA 94949
 tel: 415.883.9850 fax: 415.883.9835
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City	Alameda
County	Alameda
State	California

MARRIOTT RESIDENCE INN ALAMEDA
GRADING AND DRAINAGE PLAN
 2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:

 WAYNE F. LEACH
 No. 54305
 CIVIL
 STATE OF CALIFORNIA

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Date:	07/23/2018
Project Number:	5.1543.00
Plan File:	D-XXXX-XX

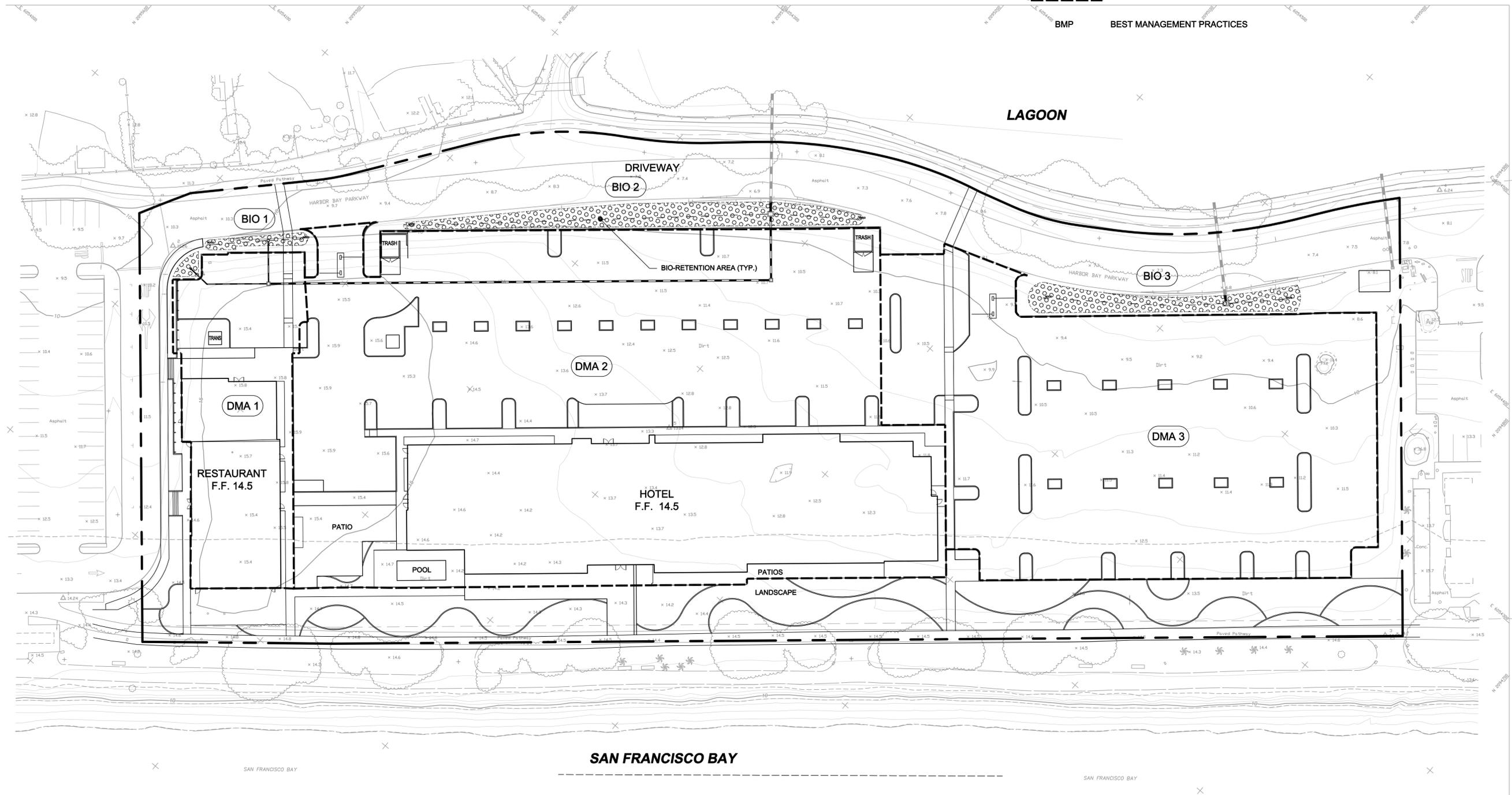
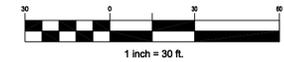
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LEGEND

-  BIORETENTION AREA
-  SELF-TREATING AREA
-  PERVIOUS AREA
-  **BIO #** BMP IDENTIFICATION
-  **DMA #** WATER SHED IDENTIFICATION
-  WATERSHED AREA
-  BMP BEST MANAGEMENT PRACTICES



Graphic Scale (in feet)



Rev	Date	Description	Designed	Drawn	Checked
-	10/26/18	REPNSE TO CITY COMMENTS			
-	XX/XX/XX	XXX			

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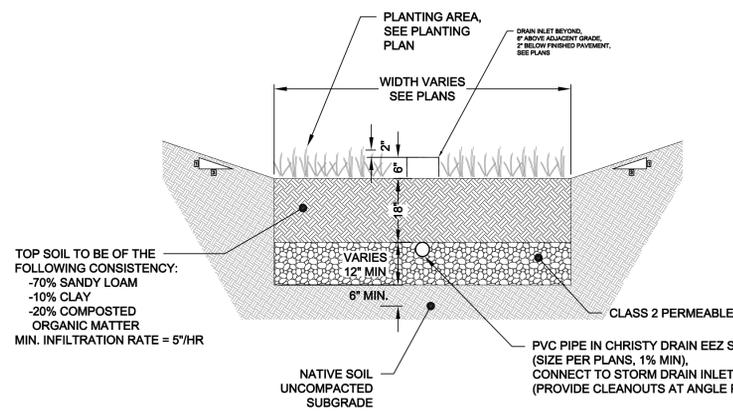
City	Alameda
County	Alameda
State	California

MARRIOTT RESIDENCE INN ALAMEDA
PRELIMINARY STORMWATER CONTROL PLAN
 2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:


Sheet **C3.0**
 Scale: 1" = 30'
 Date: 07/23/2018
 Project Number: 5.1543.00
 Plan File: D-XXXX-XX

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TOP SOIL TO BE OF THE FOLLOWING CONSISTENCY:
 -70% SANDY LOAM
 -10% CLAY
 -20% COMPOSTED ORGANIC MATTER
 MIN. INFILTRATION RATE = 5"/HR

BIORETENTION AREA CONSTRUCTION NOTES

1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETENTION SOIL MEDIA.
2. COMPACT EACH 6" LIFT OF BIORETENTION SOIL MEDIA WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
3. NEVER WORK WITHIN BIORETENTION AREA LIMITS DURING RAIN OR UNDER WET CONDITIONS.
4. KEEP ALL HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.

NOTES

1. USE CHECK DAM FOR AREAS WHERE LONGITUDINAL SLOPE EXCEEDS 1%. SEE DETAIL 7, THIS SHEET.

1 BIORETENTION AREA DETAIL

SCALE: 1" = 2'

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 1	7883	ROOF	1.0	7883	0.04	551	577
	5870	PAVEMENT	1.0	5870			
	332	LANDSCAPE	0.1	33			
TOTAL >				13786			

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 2	23458	ROOF	1.0	23458	0.04	2872	3139
	48038	PAVEMENT	1.0	48038			
	2963	LANDSCAPE	0.1	296			
TOTAL >				71792			

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
DMA 3	0	ROOF	1.0	0	0.04	1968	2128
	48959	PAVEMENT	1.0	48959			
	2524	LANDSCAPE	0.1	252			
TOTAL >				49211			

Rev	Date	Description	Designed	Drawn	Checked
-	10/26/18	REPONSE TO CITY COMMENTS			
-	XX/XX/XX	XXX			

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 45 Leveroni Court Novato, CA 94949
 tel: 415.883.9850 fax: 415.883.9835
<http://www.cswst2.com> © 2017

City	Alameda
County	Alameda
State	California

MARRIOTT RESIDENCE INN ALAMEDA
STORMWATER CONROL DETAILS
 2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:

 WAYNE F. LEACH
 No. 54306
 CIVIL
 STATE OF CALIFORNIA

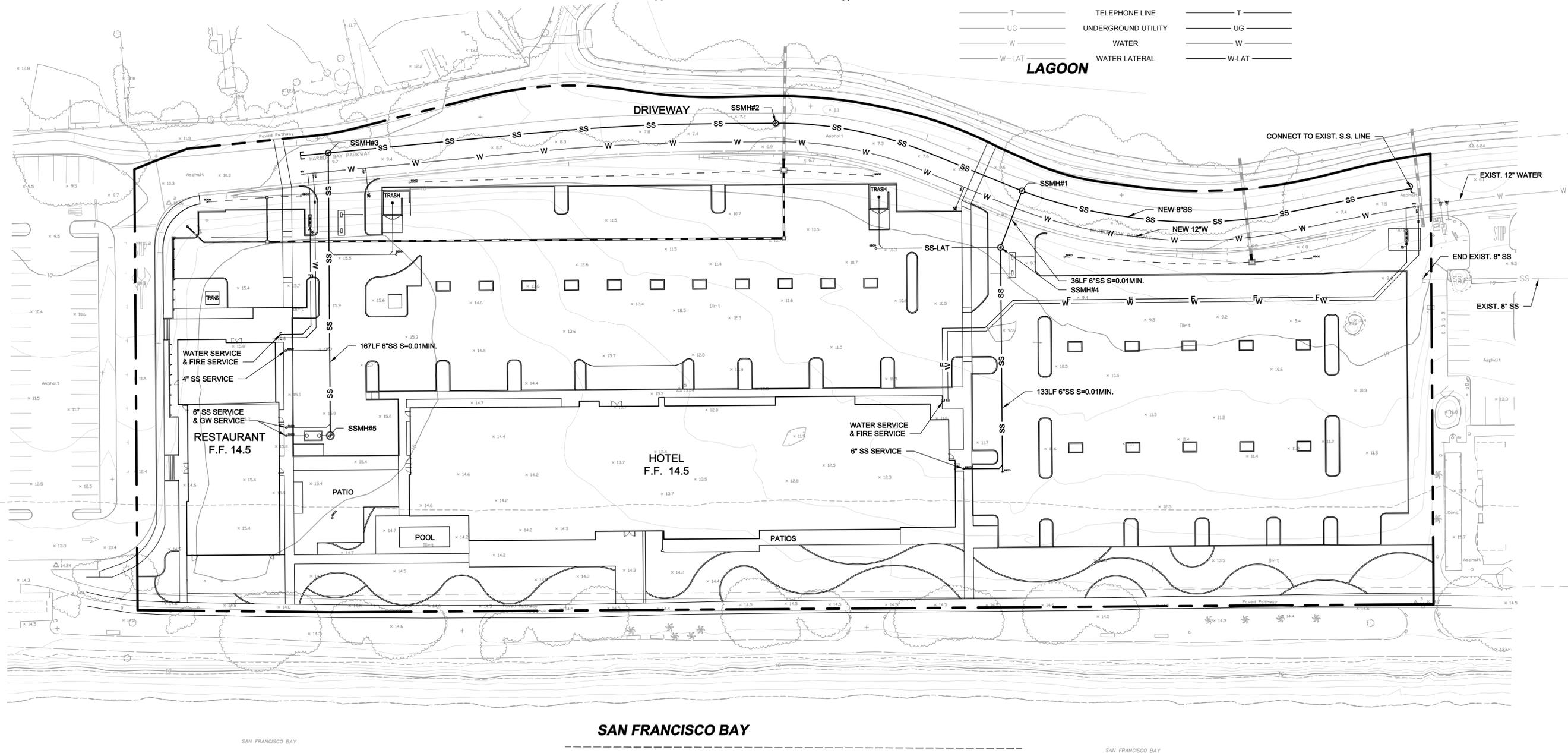
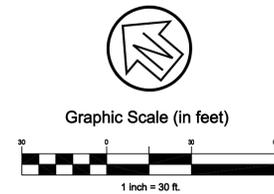
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Scale:	1" = 30'
Date:	07/23/2018
Project Number:	5.1543.00
Plan File:	D-XXXX-XX

SYMBOLS

EXISTING		PROPOSED
SSCO	SANITARY SEWER - CLEANOUT	SSCO
SS	SANITARY SEWER - MANHOLE	SS
SD	STORM DRAINAGE - AREA DRAIN	SD
SDCO	STORM DRAINAGE - CLEANOUT	SDCO
SD	STORM DRAINAGE - DROP INLET	SD
SD	STORM DRAINAGE - MANHOLE	SD
FD	FIRE DEPARTMENT CONNECTION	FD
FH	FIRE HYDRANT	FH
PIV	POST INDICATOR VALVE	PIV
WM	WATER METER	WM
WV	WATER VALVE	WV

LINETYPES

EXISTING		PROPOSED
CTV	CABLE TELEVISION	CTV
E	EDGE OF WATER	E
F	ELECTRICAL LINE	F
G	FIRE WATER	G
Flowline	FLOWLINE / SWALE	Flowline
G	GAS LINE	G
IRR	IRRIGATION	IRR
JT	JOINT TRENCH	JT
L	LIGHTING	N/A
OH	OVERHEAD UTILITY	OH
SS	SANITARY SEWER	SS
SS-LAT	SANITARY SEWER - LATERAL	SS-LAT
SD	STORM DRAIN	SD
T	TELEPHONE LINE	T
UG	UNDERGROUND UTILITY	UG
W	WATER	W
W-LAT	WATER LATERAL	W-LAT



SAN FRANCISCO BAY

Rev	Date	Description	Designed	Drawn	Checked
-	10/26/18	REPONSE TO CITY COMMENTS			
-	XX/XX/XX	XXX			

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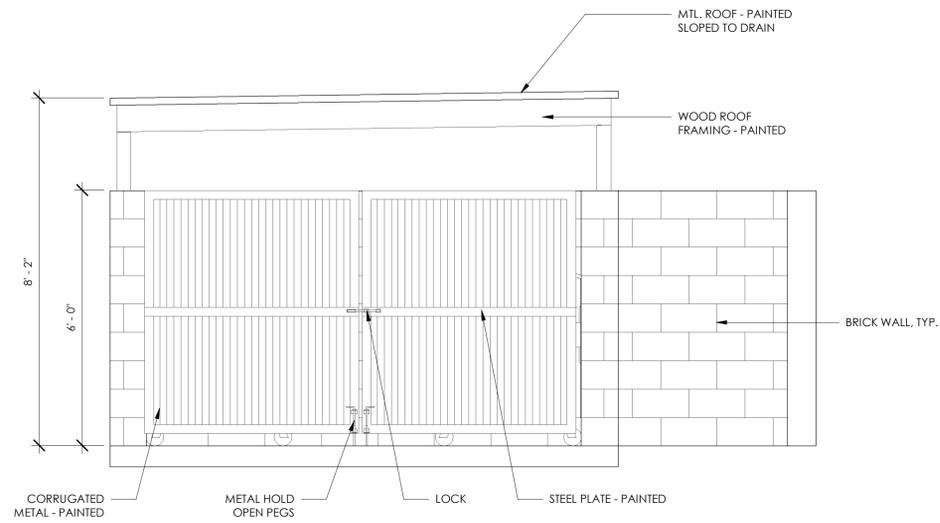
MARRIOTT RESIDENCE INN ALAMEDA
PRELIMINARY UTILITY PLAN
 2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:

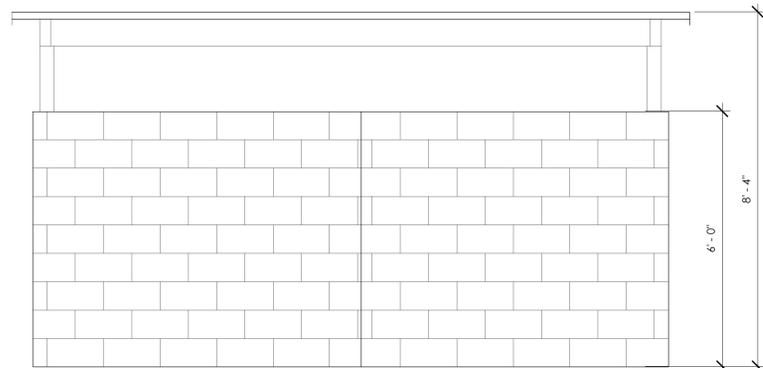
 WAYNE F. LEITCH
 No. 54306
 CIVIL
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Sheet
C4.0
 Scale: 1" = 30'
 Date: 07/23/2018
 Project Number: 5.1543.00
 Plan File: D-XXXX-XX

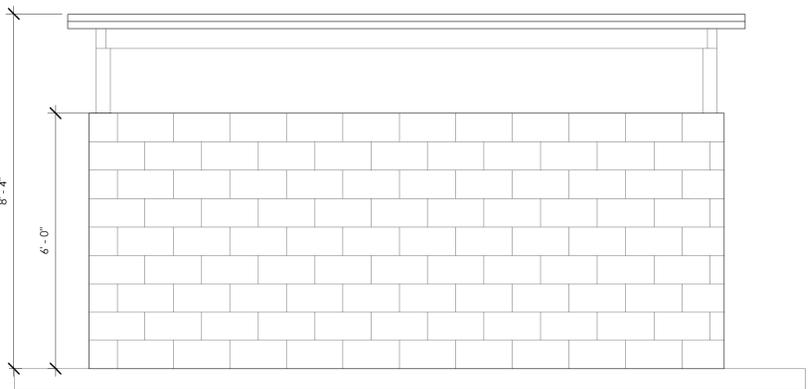
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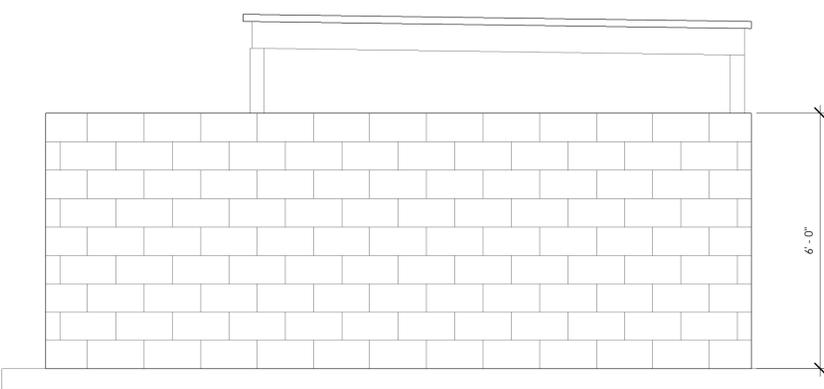
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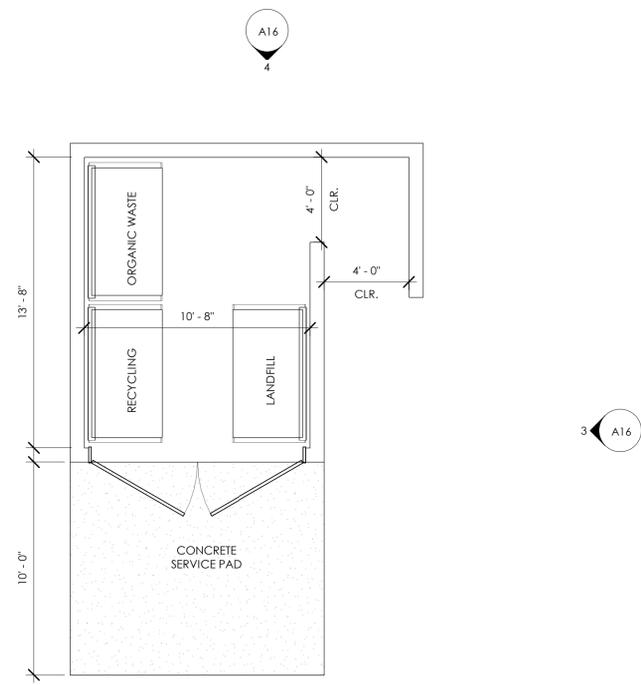
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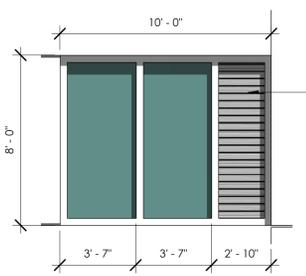
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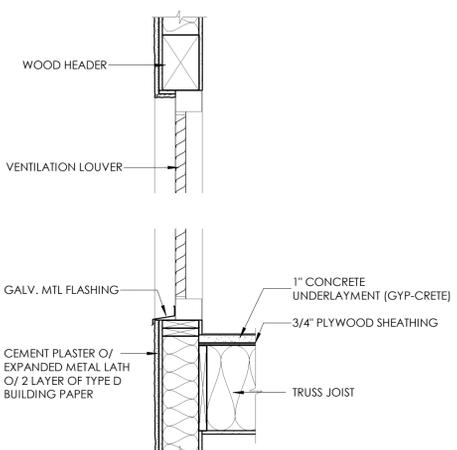
TRASH ENCLOSURE ELEV. 1/2" = 1'-0" 4



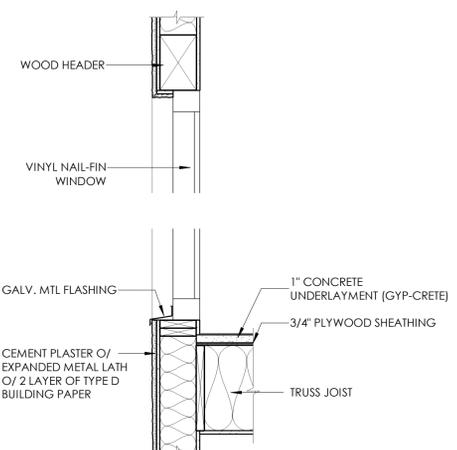
TRASH ENCLOSURE PLAN 1/4" = 1'-0" 5



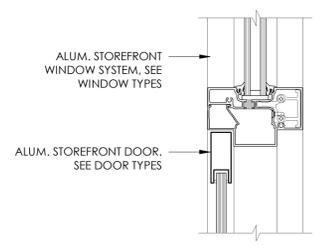
WINDOW DETAIL 1/4" = 1'-0" 6



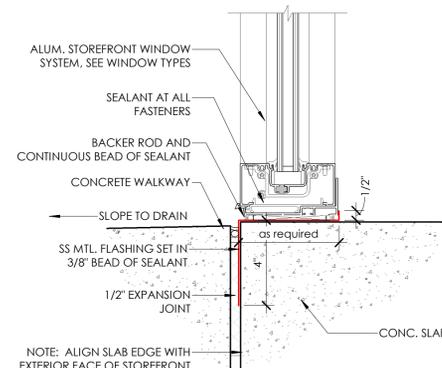
TYP. LOUVER DETAIL 3/4" = 1'-0" 7



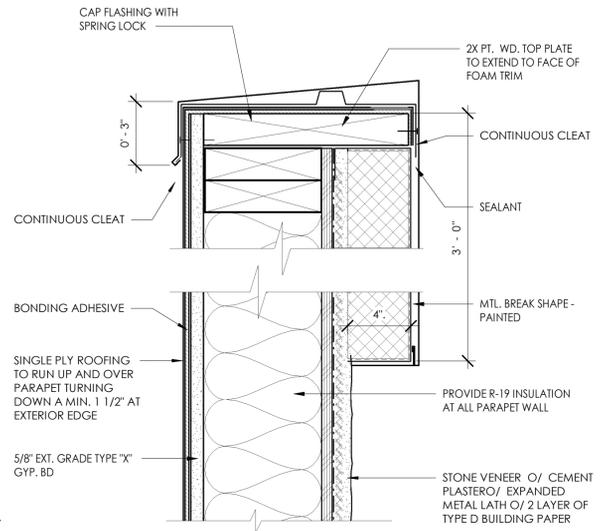
TYP. WINDOW TRIM DETAIL 3/4" = 1'-0" 8



TYP. STOREFRONT DOOR HEAD 9



TYP. STOREFRONT WINDOW SILL 3" = 1'-0" 10



TYP. CAP FLASHING DETAIL 3" = 1'-0" 11

11/13/18 18030

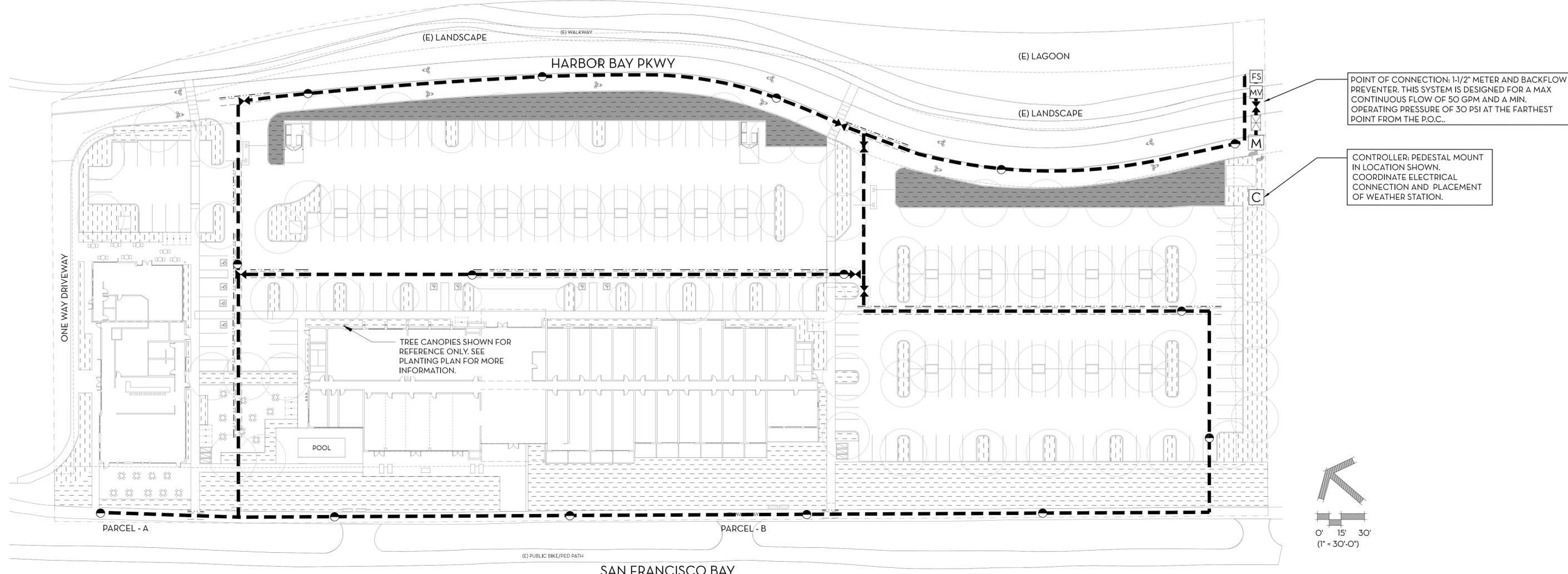


2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

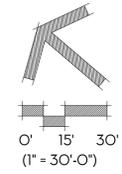
A16



POINT OF CONNECTION: 1-1/2" METER AND BACKFLOW PREVENTER. THIS SYSTEM IS DESIGNED FOR A MAX CONTINUOUS FLOW OF 50 GPM AND A MIN. OPERATING PRESSURE OF 30 PSI AT THE FARTHEST POINT FROM THE P.O.C..

CONTROLLER: PEDESTAL MOUNT IN LOCATION SHOWN. COORDINATE ELECTRICAL CONNECTION AND PLACEMENT OF WEATHER STATION.

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



SAN FRANCISCO BAY

IRRIGATION LEGEND

SYMBOL	MAN. / MODEL NO.	DESCRIPTION	RADIUS	PSI	GPM	PRECIP. RATE
	HUNTER /MP2000 /MP3000 /PROS-12-CV	HUNTER MP2000 AND MP 3000, SIZE AS NECESSARY. ALL MP ROTATOR NOZZLES TO BE USED WITH HUNTER SPRAY BODY. SEE DETAIL X, SHEET LX.X	13.6'-21'-6"	30	0.38-1.58	0.45
	HUNTER HDL-O6-18	HDL DRIP TUBING /0.60 GPH EMITTERS SPACED AT 18" O.C. INSTALL TUBING ON-GRADE, PER MANUFACTURERS INSTRUCTIONS, IN 18" SPACED ROWS WHERE SHOWN. SEE DETAIL X, SHEET LX.X.	N/A	30	0.69/100'	0.43
	HUNTER PLD-BV	PLD MANUAL FLUSH VALVE. INSTALL AT GRADE IN 10" ROUND VALVE BOX IN PLANTER AREA LOCATED AT FARTHEST POINT FROM DRIP ZONE CONTROL KIT, TYP. SEE DETAIL X, SHEET LX.X.				
	HUNTER ECO-ID	HUNTER ECO-INDICATOR FOR SUB-SURFACE IRRIGATION. INSTALL IN A VISIBLE LOCATION AT FARTHEST POINT FROM DRIP ZONE CONTROL KIT.				
	HUNTER PLD-AVR	AIR RELIEF VALVE. INSTALL AT GRADE AT HIGHEST POINT IN 6" ROUND VALVE BOX IN PLANTER AREA LOCATED AT HIGHEST POINT FROM DRIP ZONE CONTROL KIT, TYP. SEE DETAIL X, SHEET LX.X.				
NOT SHOWN	HUNTER VARIES	PLD CONNECTION FITTINGS, AS REQUIRED.				
	HUNTER RZWS-36-25-CV	ROOT ZONE WATERING SYSTEM TWO (2) PER TREE* SEE DETAIL X, SHEET LX.X.	N/A	30	0.25 *0.50	0.86 *1.72
	HUNTER ICV	HUNTER ICV CONTROL VALVE, SIZE AS NOTED, SEE DETAIL X, SHEET LX.X.				
	HUNTER ICZ	HUNTER DRIP ZONE CONTROL KIT, SIZE AS NOTED. SEE DETAIL X, SHEET LX.X.				
	NIBCO T-113	BRASS GATE VALVE, LINE SIZE. SEE DETAIL X, SHEET LX.X.				

	HUNTER HQ44-LRC	1" BRASS QUICK COUPLING VALVE W/ LOCKING COVER. SEE DETAIL X, SHEET LX.X.
	HUNTER ICV-10IG	1" NORMALLY CLOSED MASTER VALVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL X, SHEET LX.X.
	CST FSI-T10-001	1" FLOW SENSOR FOR USE WITH CONTROLLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL X, SHEET LX.X.
	HUNTER IC-600 /ICM-600 /WSS-SEN /PED-SS	I-CORE CONTROLLER WITH SOLAR SYNC WIRELESS WEATHER SENSOR MOUNTED IN STAINLESS STEEL PEDESTAL ENCLOSURE. COORDINATE WEATHER STATION PLACEMENT AND ELECTRICAL CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
	WILKINS WK975XL-150	MODEL 975XL 1-1/2" BACKFLOW PREVENTER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
	1-1/2" WATER METER, BY EAST BAY MUNICIPAL UTILITIES DISTRICT.	
	(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	
	HYDROZONE AREA DELINEATION	
	CONTROLLER/ HYDROZONE #	-GPM (IRRIGATION PRODUCT TYPE)
	VALVE SIZE	-PRECIP.RATE/PSI/HYDROZONE AREA (SF)
	VALVE WATER USE TYPE	

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, ASLA, CRLA 4728

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.

FOR IRRIGATION NOTES, SEE SHEET L4.

MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY, ALAMEDA, CA

PRELIMINARY IRRIGATION PLAN

L3

OCTOBER 25, 2018



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 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 30 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.

HYATT HOUSE & PLACE - NORTH NATOMAS
 WATER EFFICIENT LANDSCAPE WORKSHEET
 4850 DUCKHORN DRIVE, SACRAMENTO

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	MAWA	
1	DRIP	LOW	0.2	0.81	69,968	0.25	17,276.05	555,909	1,013,144	
2	TREE BUBBLER	LOW	0.2	0.81	1,568	0.25	387.16	12,458	22,705	
3	TREE BUBBLER	MODERATE	0.5	0.81	784	0.62	483.95	15,573	11,352	
POOL	N/A	HIGH	0.8	0.75	360	1.07	384.00	12,356	5,213	
TOTALS:					(A)		(B)	18,531.16	596,296	1,052,414

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	MAWA	
N/A	N/A	N/A	0	0.00	0	1.00	0.00	0	0	
TOTALS:					(C)		(D)	0.00	0	0

TOTAL AREA: 72,680

ETO:	0.90
ETAF:	0.45

ETWU = (ETO x 0.62 x ETAF x AREA)
 MAWA = (ETO x 0.62 [(ETAF x LA) + (1 - ETAF) x SLA])

ETWU TOTAL:	596,296
MAWA TOTAL:	1,052,414

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)	18,531.16
TOTAL AREA	(A)	72,680
AVERAGE ETAF	(B) / (A) =	0.25

ALL LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B + D)	18,531.16
TOTAL AREA	(A + C)	72,680
SITEWIDE ETAF	(B + D) / (A + C) =	0.25

**PRELIMINARY CALCULATIONS ASSUME THAT ALL SHRUBS/GROUND COVER ARE ON LOW VALVES, ALL BIOFILTRATION AREAS ARE ON LOW VALVES, 50% OF TREES ARE ON LOW VALVES, AND 50% OF TREES ARE ON MODERATE VALVES.

A PRELIMINARY WATER BUDGET CALCULATIONS
 NO SCALE