



419 Merritt Ave, Ste. D
Oakland, CA 94610
p 415 200 8106



PROJECT
Park Esquina

ADDRESS
**1926 Park Street
Alameda, CA 94501**

OWNER
**Marcel Sengul
Park Esquina, LLC**

CURRENT RELEASE DATE
June 21, 2016

CURRENT RELEASE SET
DESIGN REVIEW

PREVIOUS RELEASE ISSUE	DATE
DESIGN REVIEW (FORMER DESIGN)	10.5.2015

SHEET TITLE
SITE PLAN

SCALE 1/8" = 1'-0"
JOB NUMBER 14-10
DRAWN BY BS

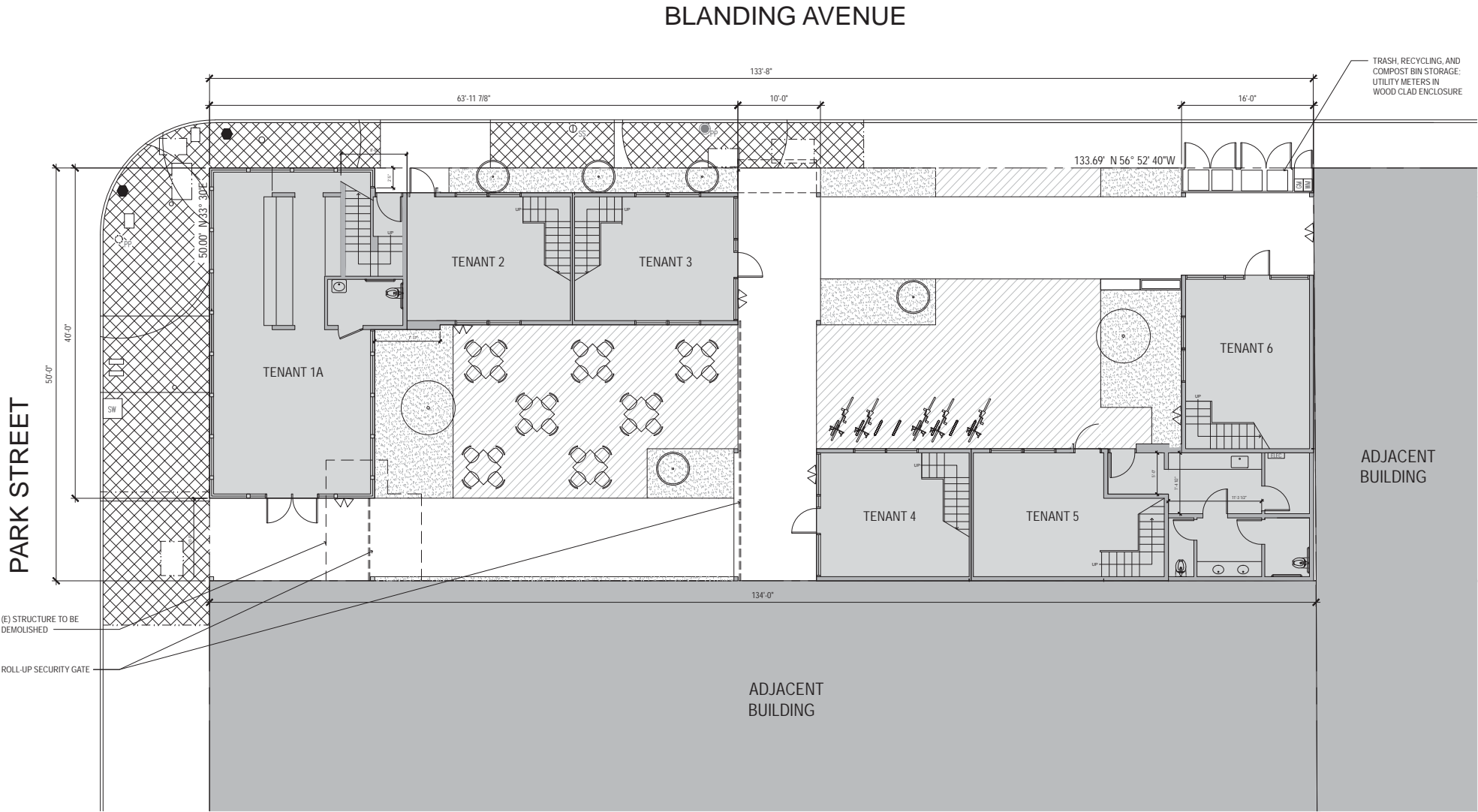
A1.0

SYMBOL LEGEND

- PROPERTY LINE
- FIRE HYDRANT
- POWER POLE/ STREET LIGHT
- TRAFFIC SIGNAL
- UNDERGROUND UTILITY ACCESS PANEL
- WATER METER
- GAS METER
- MAIN ELECTRICAL PANEL
- SLOPE OF FIN. GRADE
- MOTION ACTIVATED SECURITY LIGHTS & CAMERAS
- ARCHITECTURAL ACCENT LIGHTING
- DECORATIVE SCONCE LIGHTING
- DISCRETIONARY STREET SIGN
- STORM WATER INLET

SHEET NOTES

- SIX (6) PARKING SPACES TO BE PROVIDED OFF-SITE WITHIN 1,000 FEET OF SITE.
- LANDSCAPING AND PLANT SELECTIONS TO FOLLOW BAY-FRIENDLY LANDSCAPE GUIDELINES. SEE LANDSCAPE PLAN, SHEET A1.1 FOR MORE INFORMATION.
- PROJECT TO COMPLY WITH CITY OF ALAMEDA STORMWATER REQUIREMENTS CHECKLIST AND SHALL INCORPORATE PERMANENT STORMWATER DESIGN TECHNIQUES, SOURCE CONTROL MEASURES, AND BEST MANAGEMENT PRACTICES AS INDICATED AND IN ACCORDANCE WITH THE ALAMEDA COUNTY CLEAN WATER PROGRAM'S C3 TECHNICAL GUIDANCE MANUAL.
- ADHERE TO THE CITY OF ALAMEDA'S URBAN RUNOFF BEST MANAGEMENT PRACTICES STANDARDS TO PROTECT WATER QUALITY DISCHARGES TO THE MUNICIPAL STORM DRAINAGE SYSTEM DURING CONSTRUCTION.
- ALL DOWNSPOUTS TO DISCHARGE INTO PERMEABLE AREAS. DOWNSPOUTS AT PAVED AREAS TO CONNECT TO PERMEABLE AREAS BELOW GRADE AND DISCHARGE BELOW SURFACE.
- SLOPE HARDSCAPE TO DRAIN IN DIRECTION INDICATED ON PLAN. DIRECT PATH OF WATER INTO PERMEABLE AREAS WHEN POSSIBLE.
- FOLLOW BEST MANAGEMENT PRACTICES (BMPs)
- PROVIDE (6) UNDERGROUND UTILITY HOOK-UP TO SITE.
- LOCATION OF SECURITY LIGHTS AND CAMERAS TO BE VERIFIED ON SITE WITH INPUT FROM REPRESENTATIVES OF THE ALAMEDA POLICE FORCE AND/OR BUILDING DEPARTMENT.
- LOCATION AND DIRECTION OF ARCHITECTURAL ACCENT LIGHTING TO BE VERIFIED ON SITE. PLACEMENT SHALL BE AT CORNER UNIT ONLY, TO HIGHLIGHT ARCHITECTURAL FEATURES. LIGHT SHALL BE EITHER WALL-WASHING OR DIRECTED DOWNWARD TO MINIMIZE LIGHT POLLUTION AND GLARE.
- ALL SECURITY GATES TO BE CLOSED AND LOCKED AFTER BUSINESS HOURS. SEE EXTERIOR ELEVATIONS AND SIA10.0 FOR MORE DETAILS.



PLANTING LEGEND

SYB	PLANT NAMES	QTY/SIZE
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	(4) 24" BOX
	JUNCUS PATENS CAPE RUSH	(20) 1 GAL
	CAREX DIVULSA BERKELEY SEDGE	(32) 1 GAL
	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	(18) 1 GAL
	MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS	(24) 5 GAL

SYMBOL LEGEND

--- PROPERTY LINE

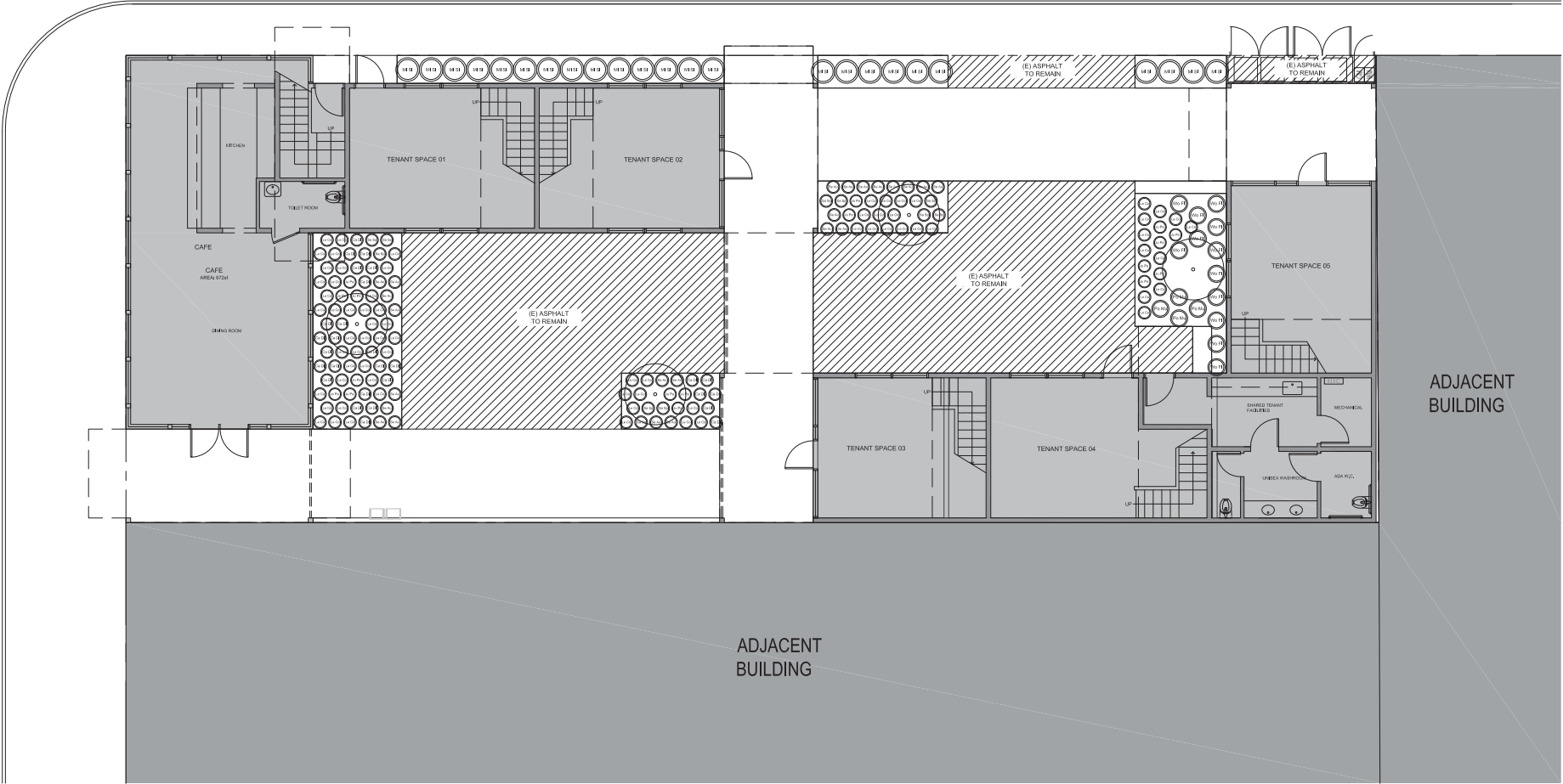
SYB	PLANT NAMES	QTY/SIZE
	LEYMUS CONDENSATUS CANYON PRINCE WILD RYE	(68) 1 GAL
	SALVIA SPATHACEA HUMMINGBIRD SAGE	(12) 1 GAL
	WOODWARDIA FIMBRIATA GIANT CHAIN FERN	(13) 5 GAL
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	(4) 5 GAL

(E) IMPERVIOUS (ASPHALT) SURFACE TO REMAIN

NOTE: ALL PLANTING AREAS TO RECEIVE 3" THICK MULCH LAYER

PARK STREET

BLANDING AVENUE



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



JUNCUS PATENS
CAPE RUSH



CAREX DIVULSA
BERKELEY SEDGE



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