

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

GROUND LEVEL

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
PARCEL A	34,800 SF
PARCEL B	205,714 SF
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)
LEVEL 1	23,310 SF	14	7	-	-	1
LEVEL 2	20,320 SF	19	11	1	1	1
LEVEL 3	23,120 SF	25	11	1	1	1
LEVEL 4	23,120 SF	25	11	1	1	1
LEVEL 5	23,120 SF	25	11	1	1	1
SUB-TOTAL	112,990 SF	108	51	4	4	5
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	5 per 1,000 sf floor area (2,000 sf / 1000sf = 2 x 5 = 10 stalls)	10	-
RESTAURANT > 5,000 sf	40 stalls	40	-
TOTAL	Provided: 257 full sized, 8 accessible, 29 compact	265	294

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		12 Short Term

09/21/18

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Exhibit 1
Item 7-B, 10/8/18
Planning Board Meeting

MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

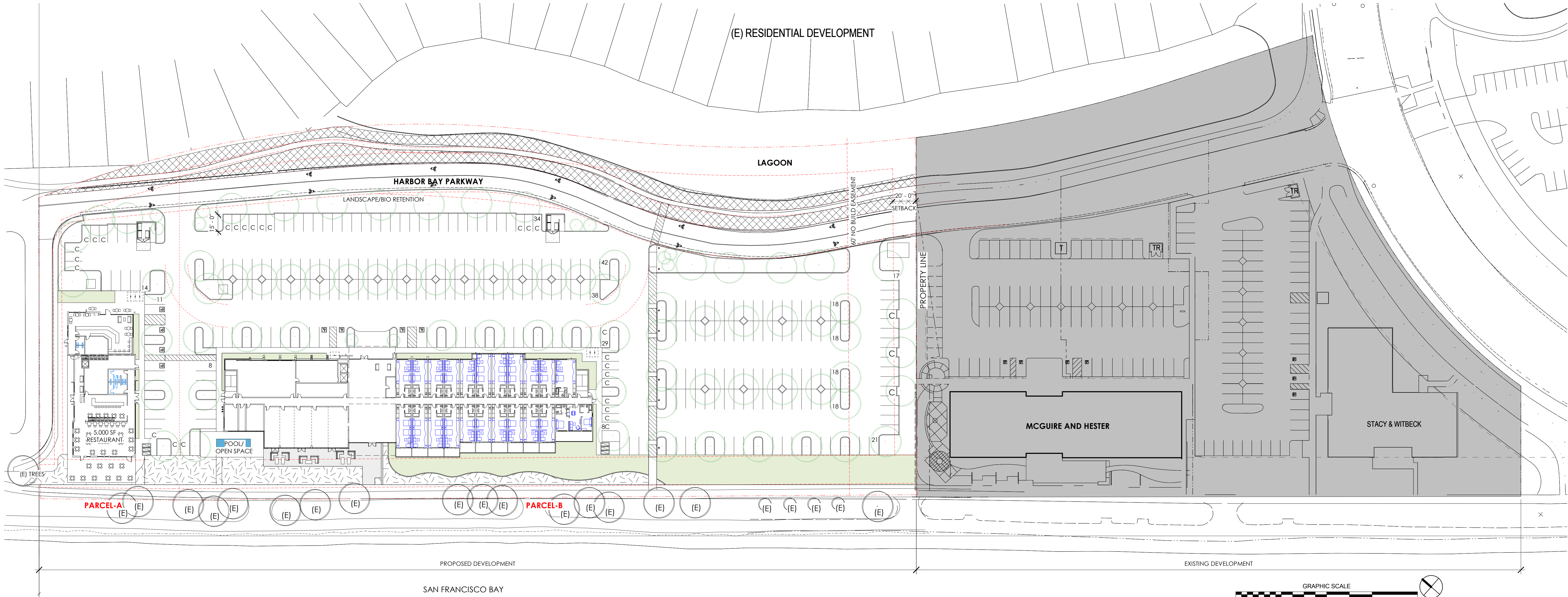
A1

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ESPLANADE DEVELOPMENT PLAN

DEVELOPMENT PLAN TOTALS:

TOTAL SITE AREA	
MARRIOTT RES INN: 240,514 SF	
McGUIRE & HESTER: 89,489 SF	407,713 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: 294	434 STALLS
McGUIRE & HESTER: 71	
STACY & WITBECK: 69	

(PROPOSED)MARRIOTT RESIDNECE 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) 284'-6" (EAST SIDE)
REAR (LAGOON)	25'-0"	88'-0" (COFFEE SHOP) 180'-0" (HOTEL)
PARKING PROVIDED	265	294
BIKE PARKING PROVIDED	11 Long-Term 12 Short-Term	11 Long-Term 12 Short-Term
LANDSCAPE COVERAGE	30% MIN.	72,601 SF / 30.2%
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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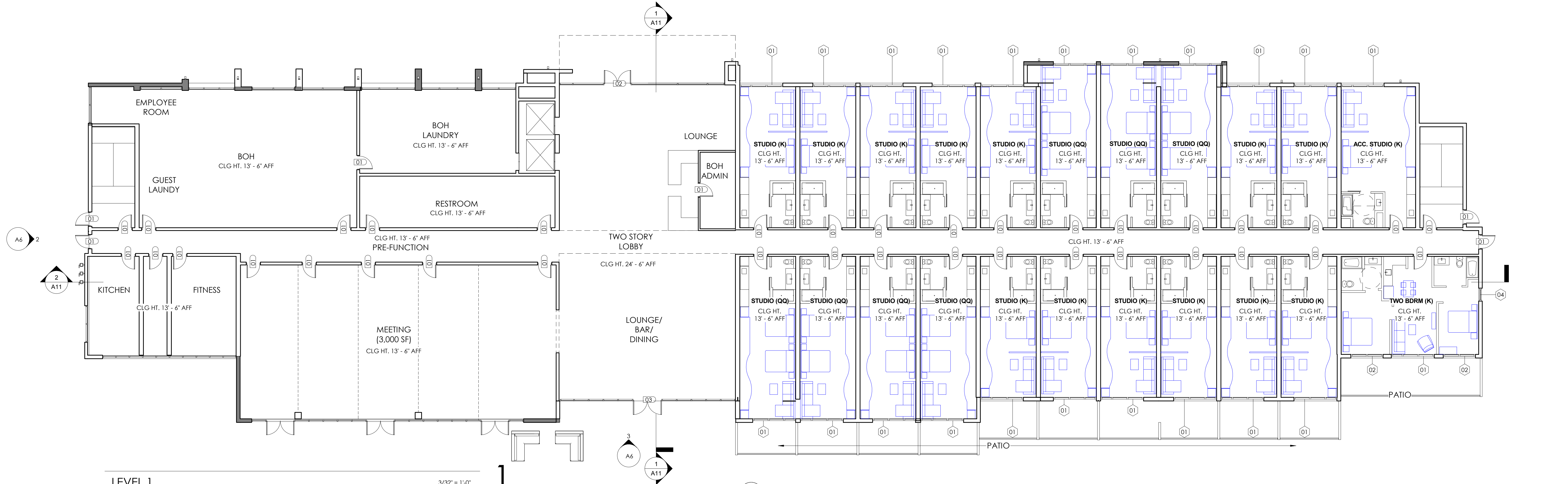


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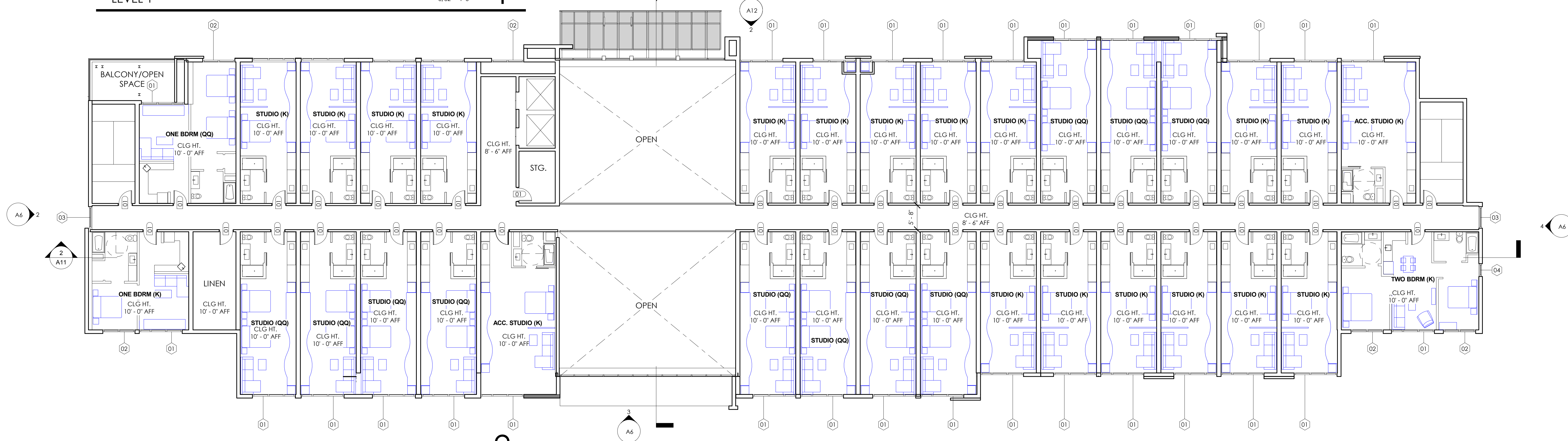
MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A2



LEVEL 1



LEVEL 2

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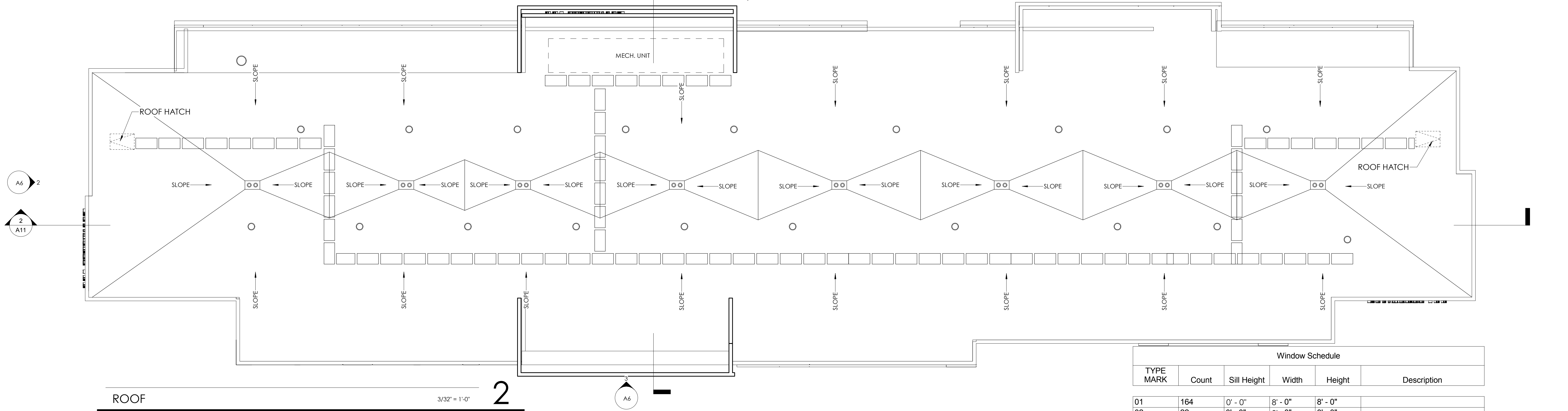
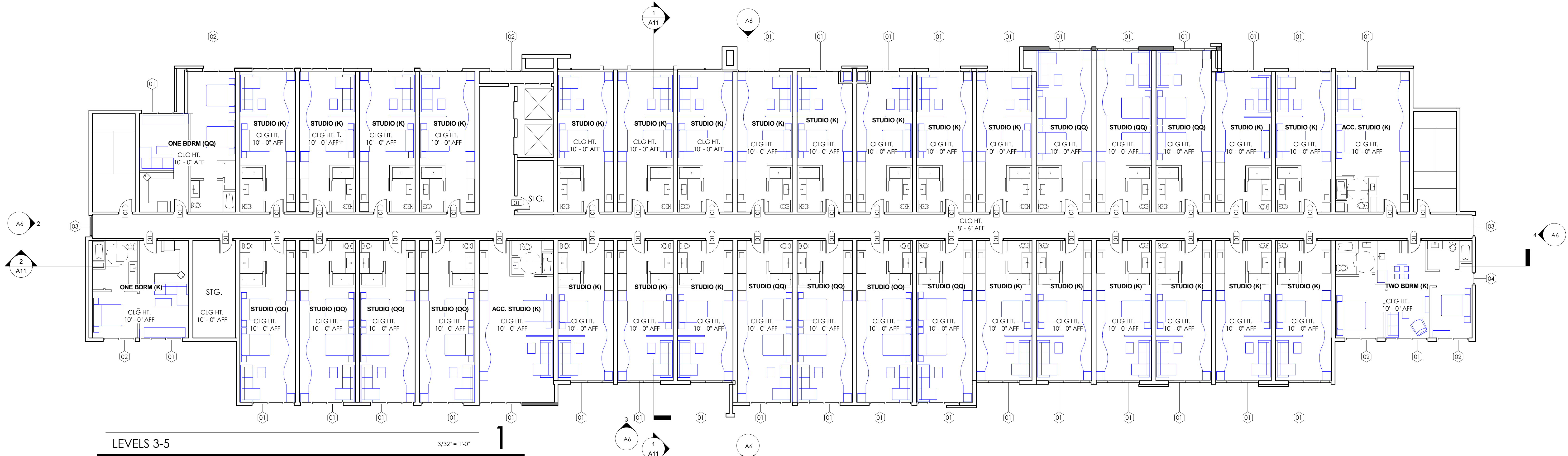


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A4

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Window Schedule					
TYPE MARK	Count	Sill Height	Width	Height	Description
01	164	0' - 0"	8' - 0"	8' - 0"	
02	22	0' - 0"	8' - 0"	8' - 0"	
03	29	0' - 0"	5' - 0"	8' - 0"	
04	22	0' - 0"	3' - 0"	8' - 0"	

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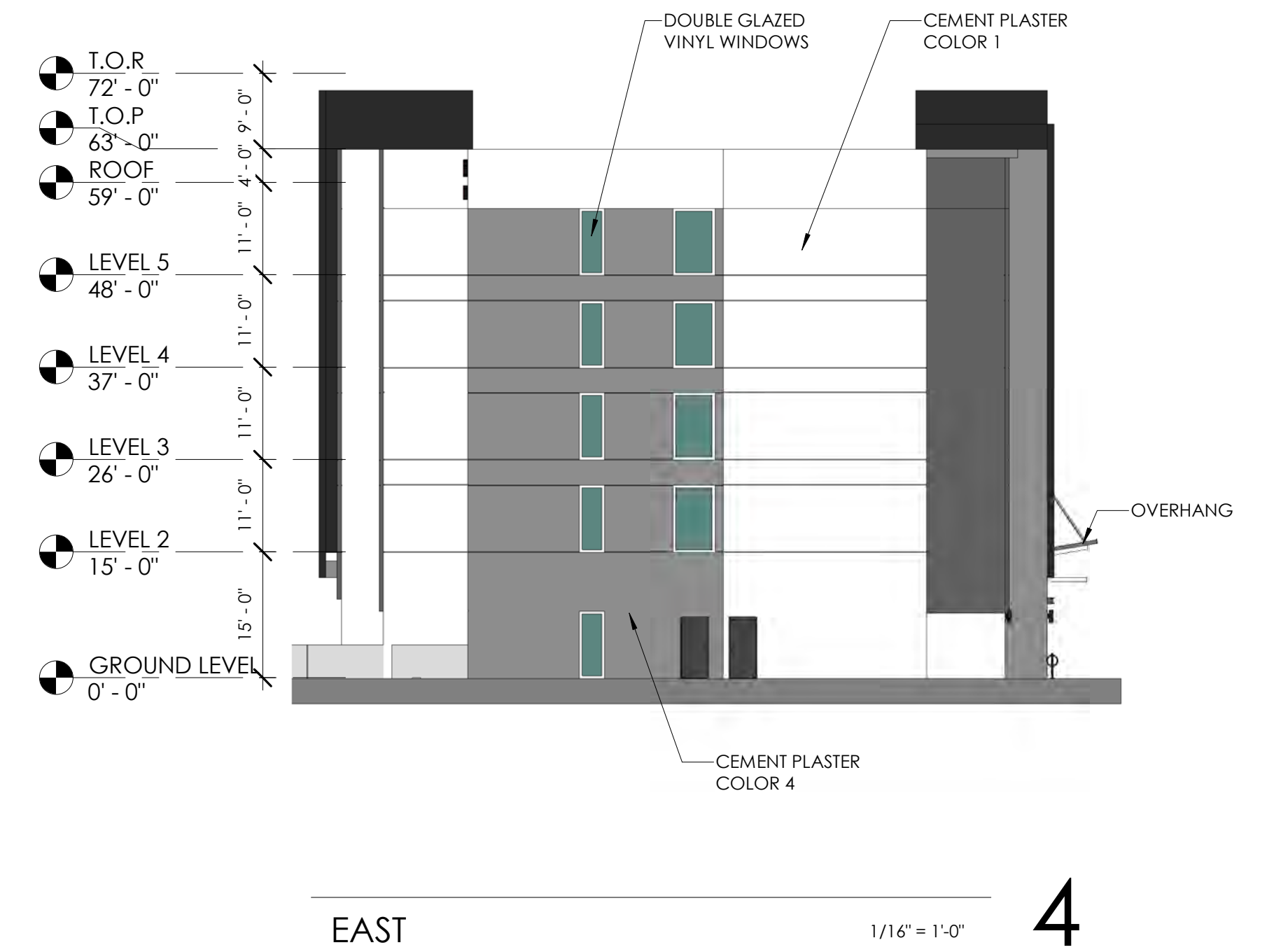
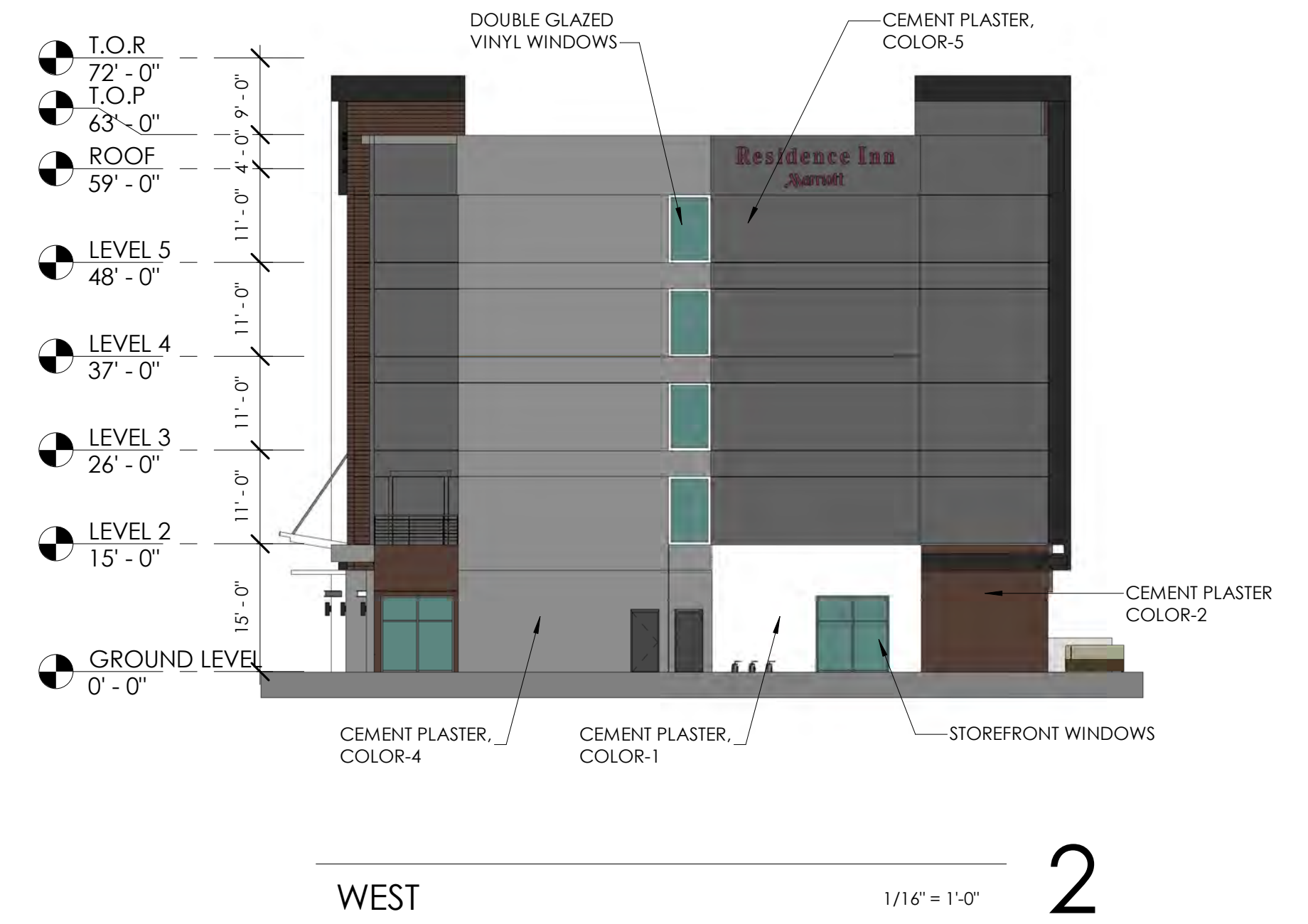


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A5



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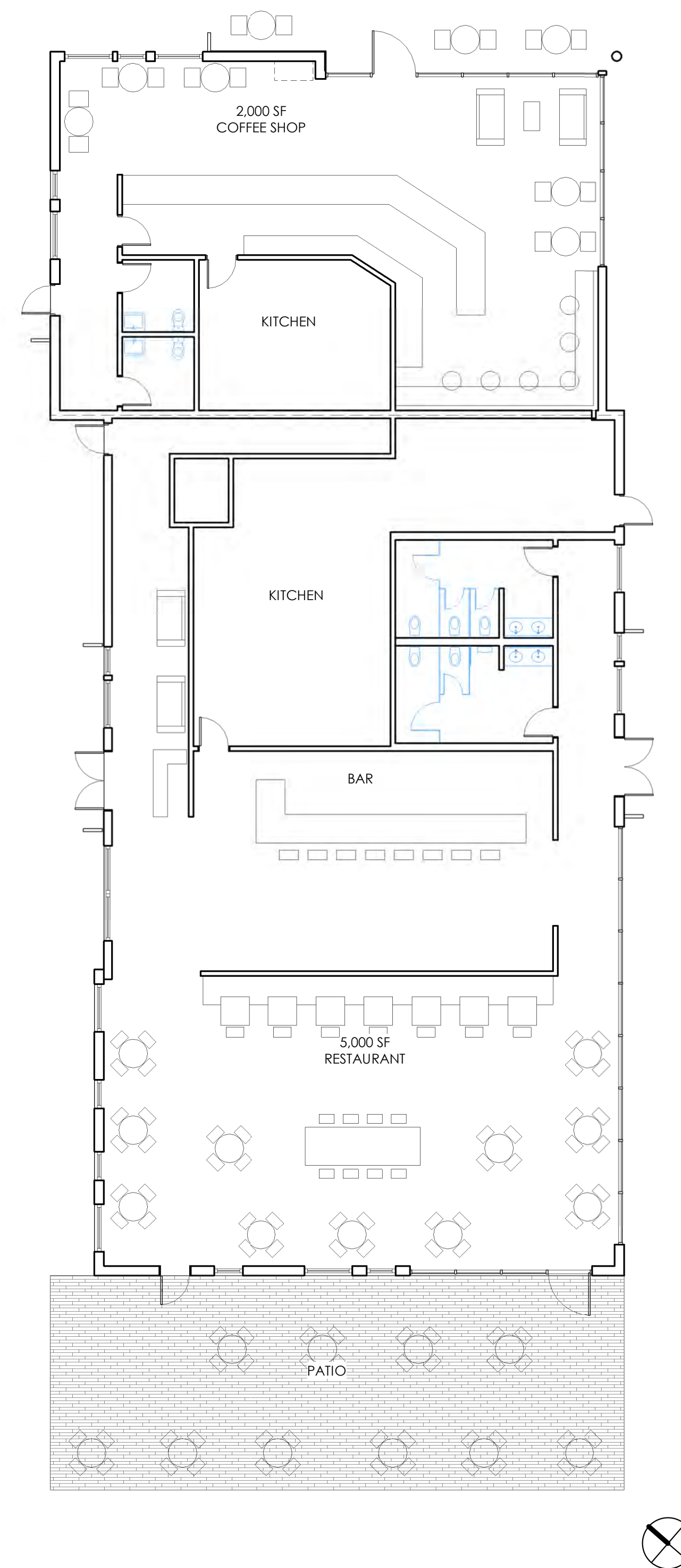


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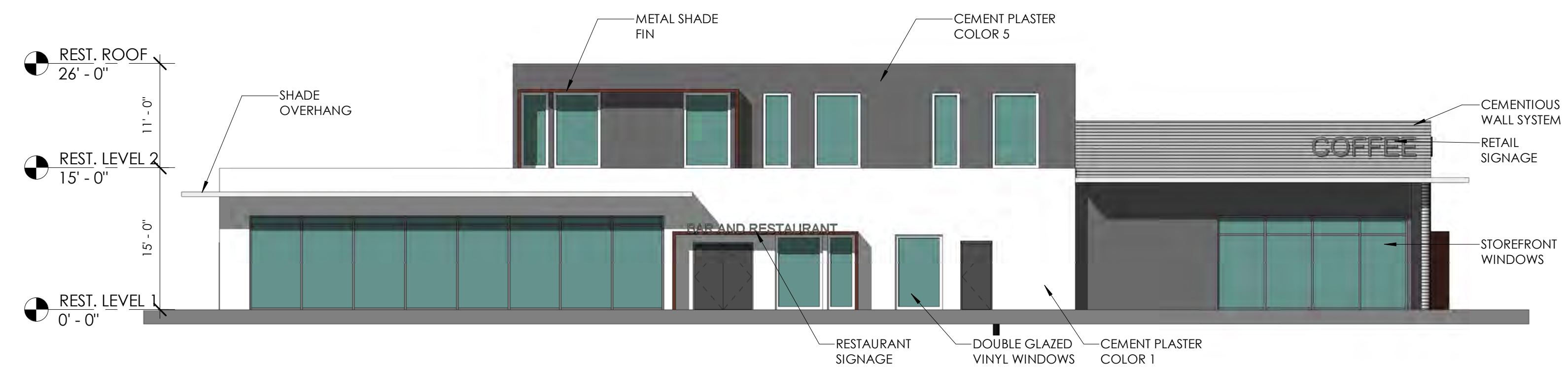
A6



LEVEL 1 FLOOR PLAN

3/32" = 1'-0"

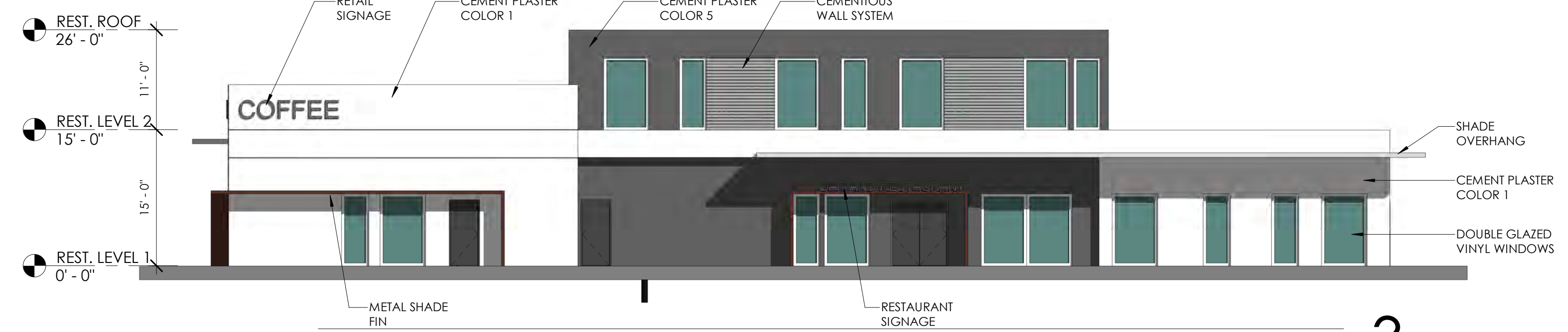
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EAST - RETAIL

1" = 10'-0"

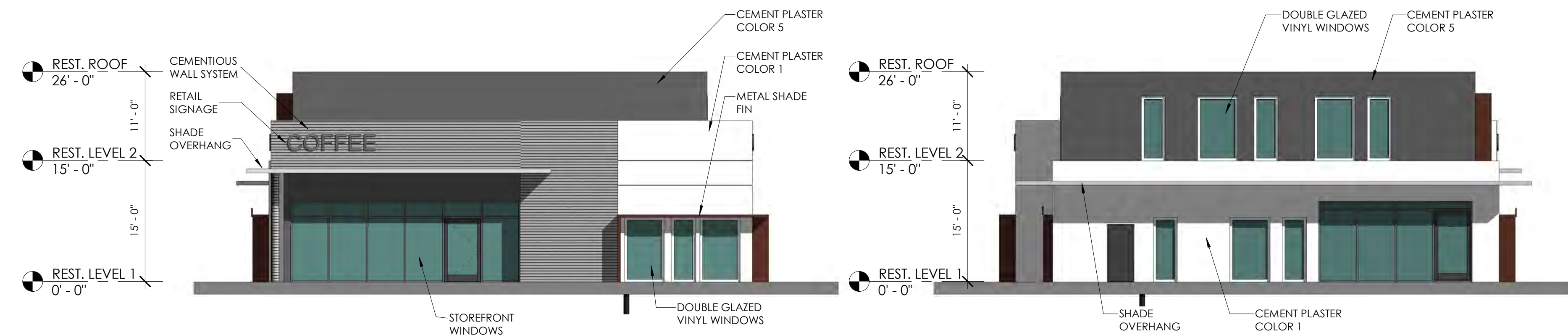
2



WEST - RETAIL

1" = 10'-0"

3



NORTH - RETAIL

1" = 10'-0"

4

SOUTH - RETAIL

1" = 10'-0"

5

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A8



OCEAN VIEW

1

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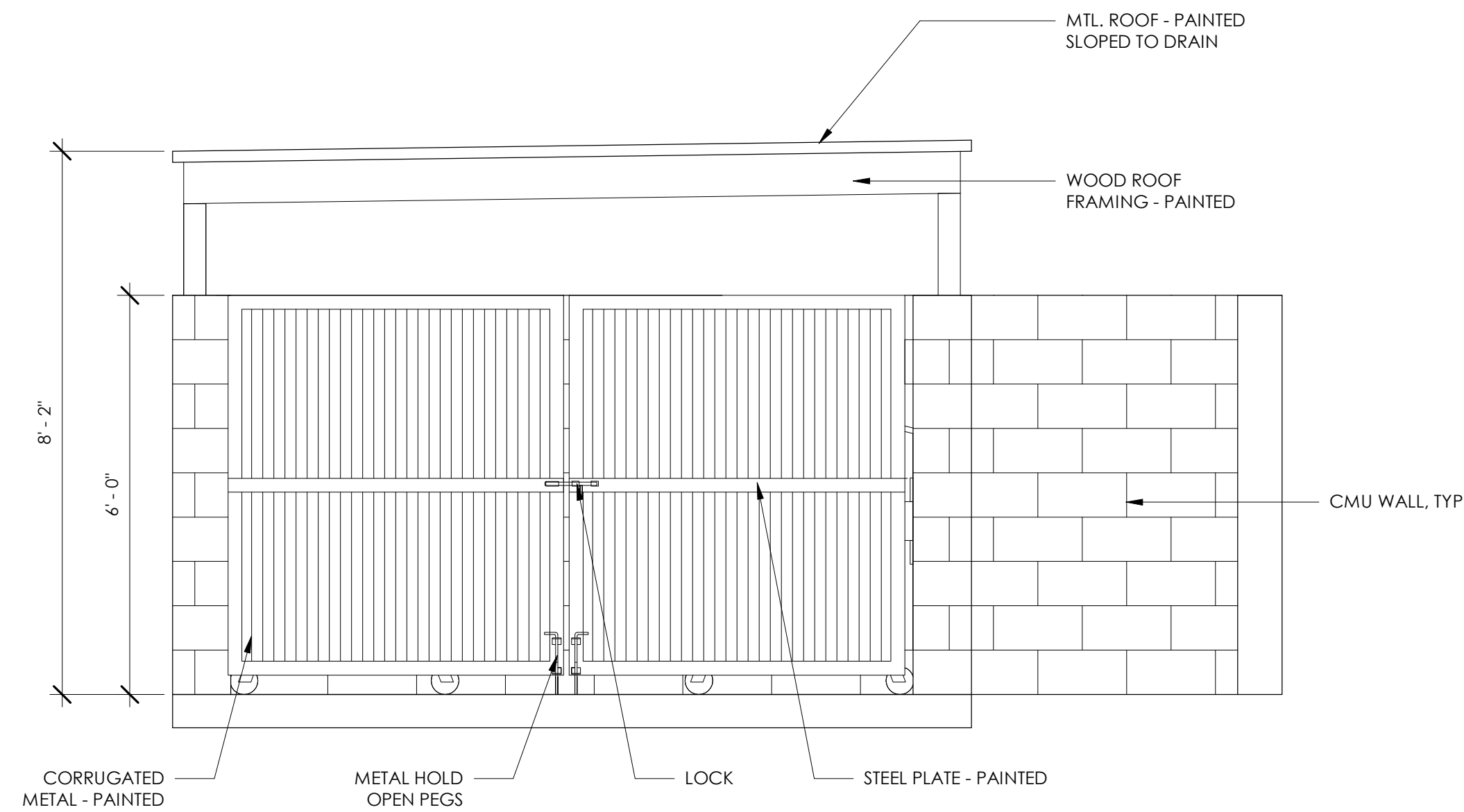


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2900 HARBOR BAY PARKWAY

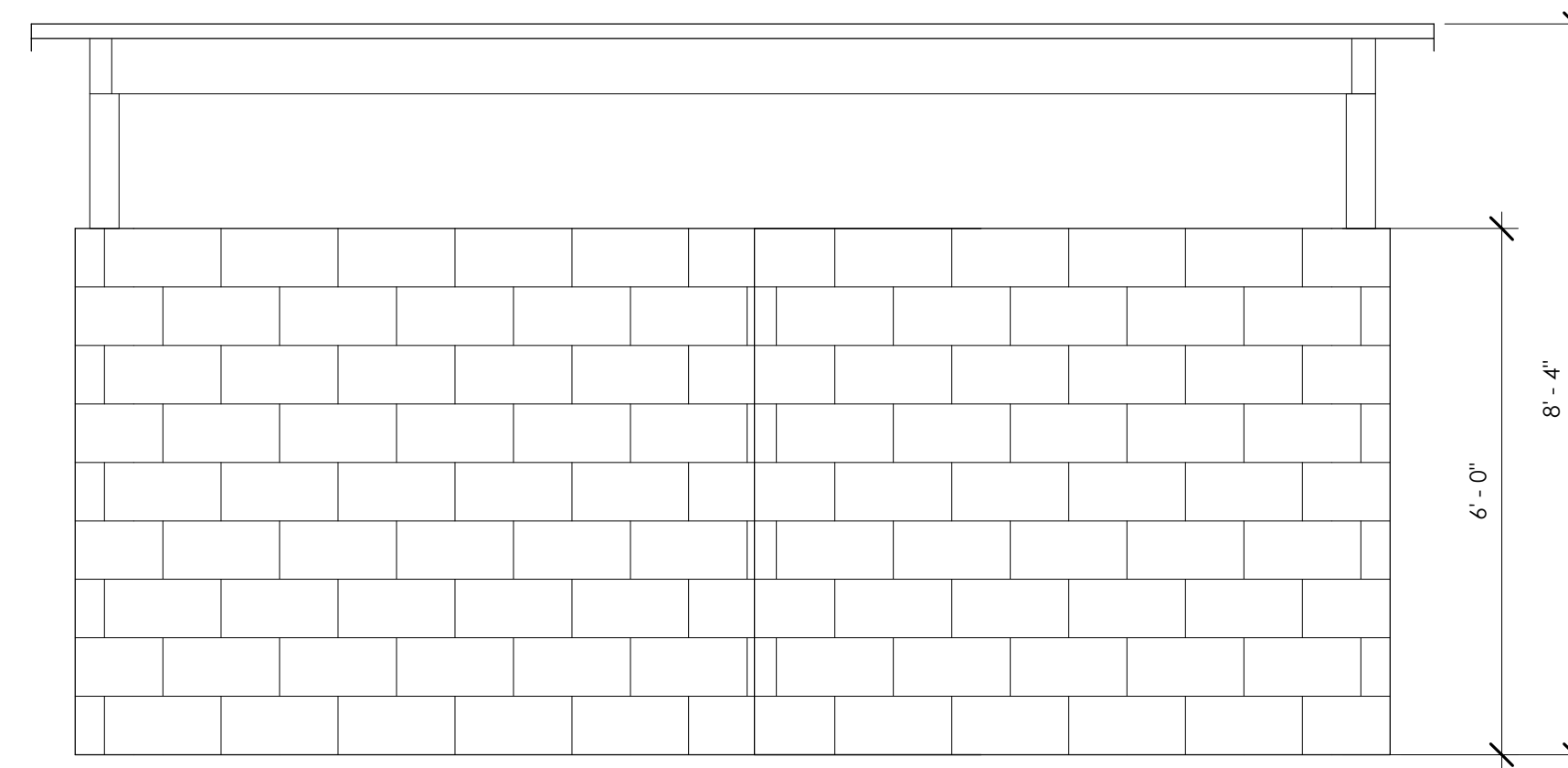
A9



TRASH ENCLOSURE ELEV. A

1/2" = 1'-0"

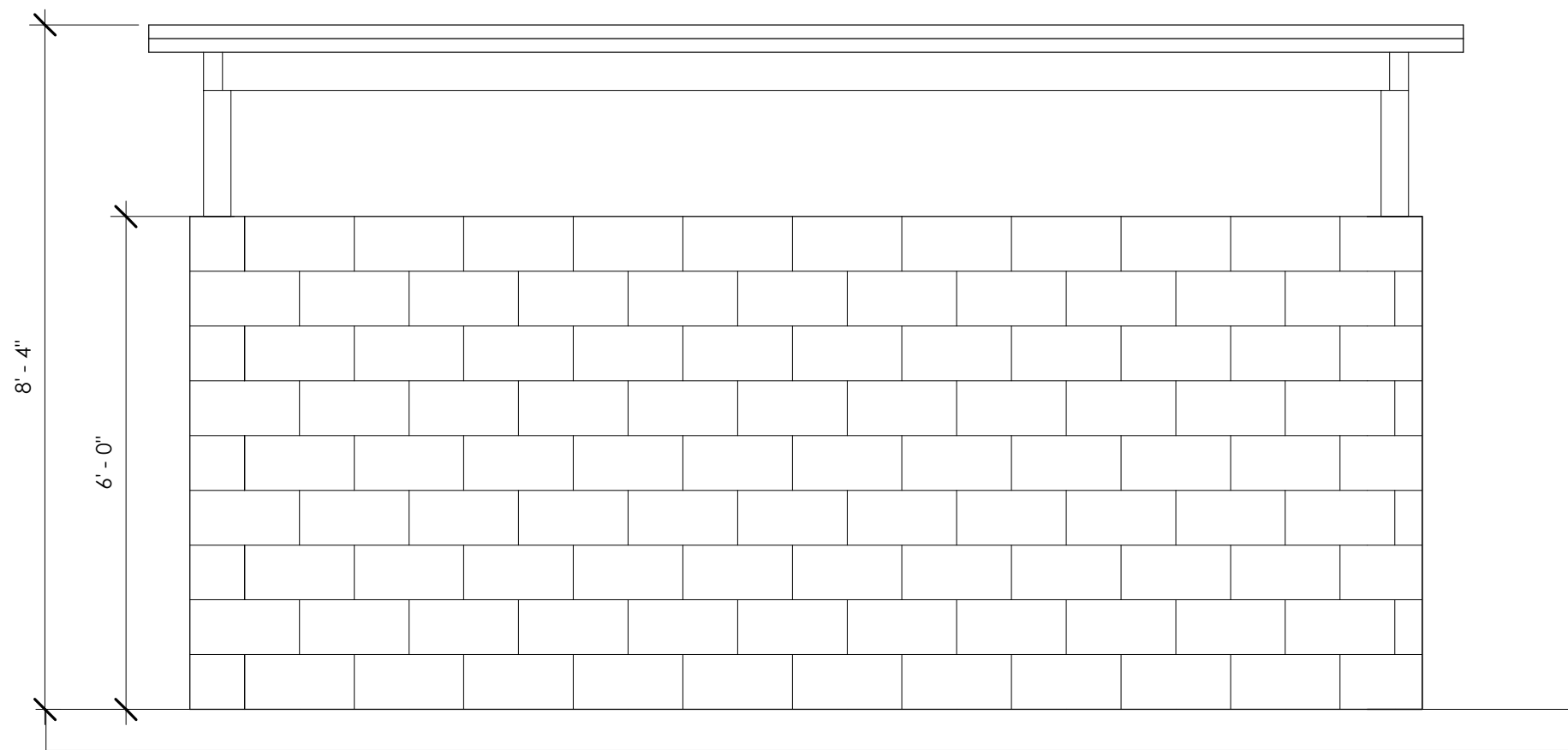
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TRASH ENCLOSURE ELEV.

1/2" = 1'-0"

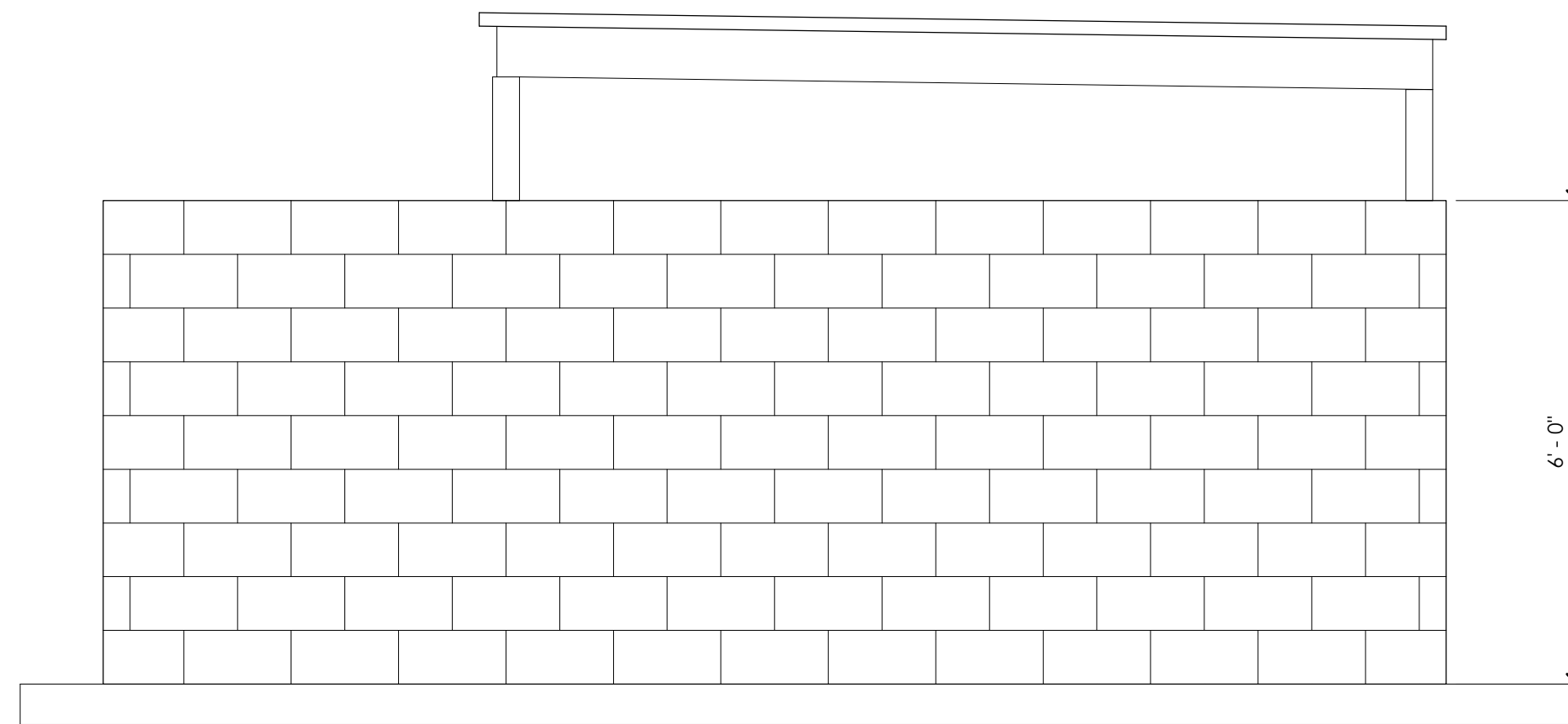
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TRASH ENCLOSURE ELEV.

1/2" = 1'-0"

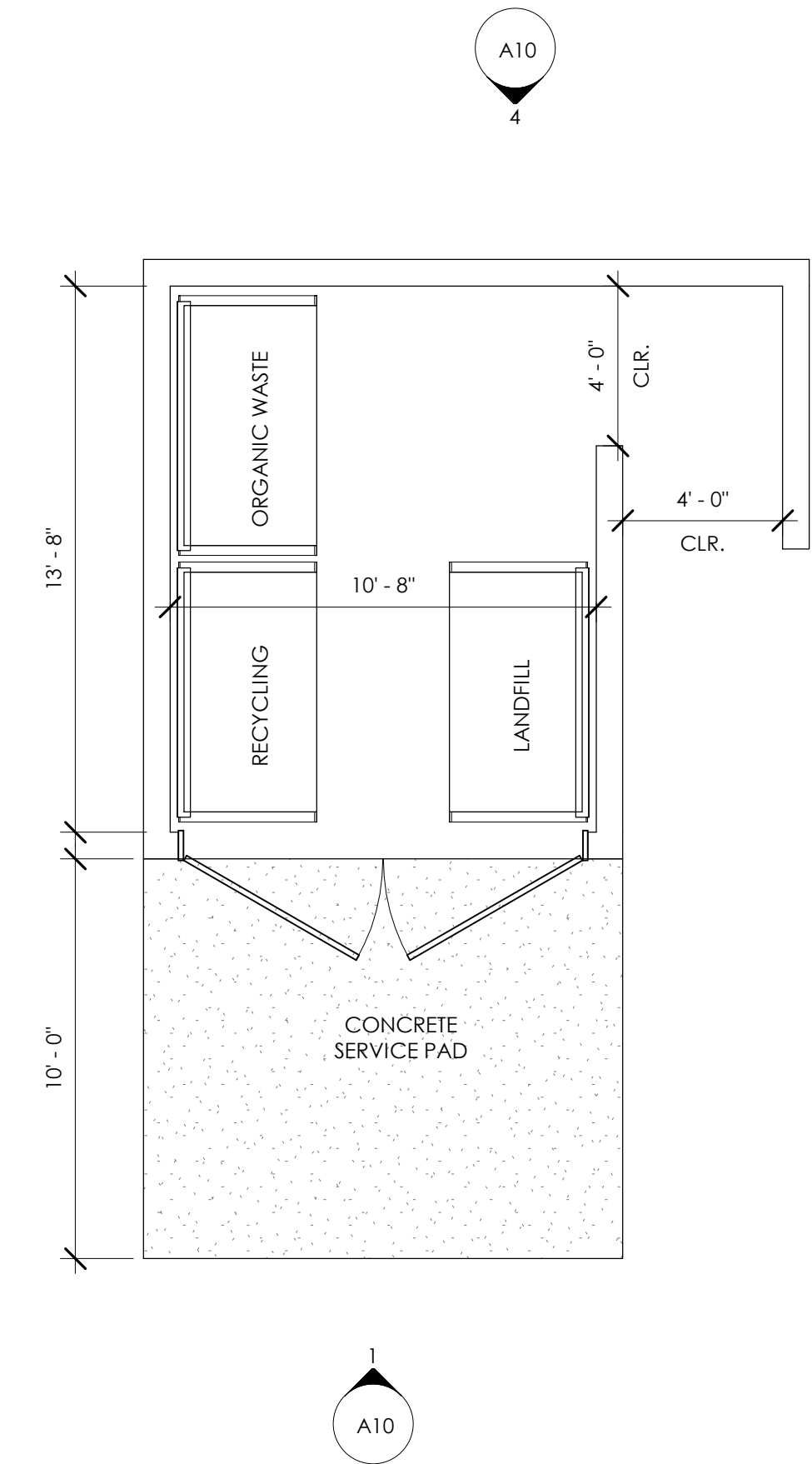
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TRASH ENCLOSURE ELEV.

1/2" = 1'-0"

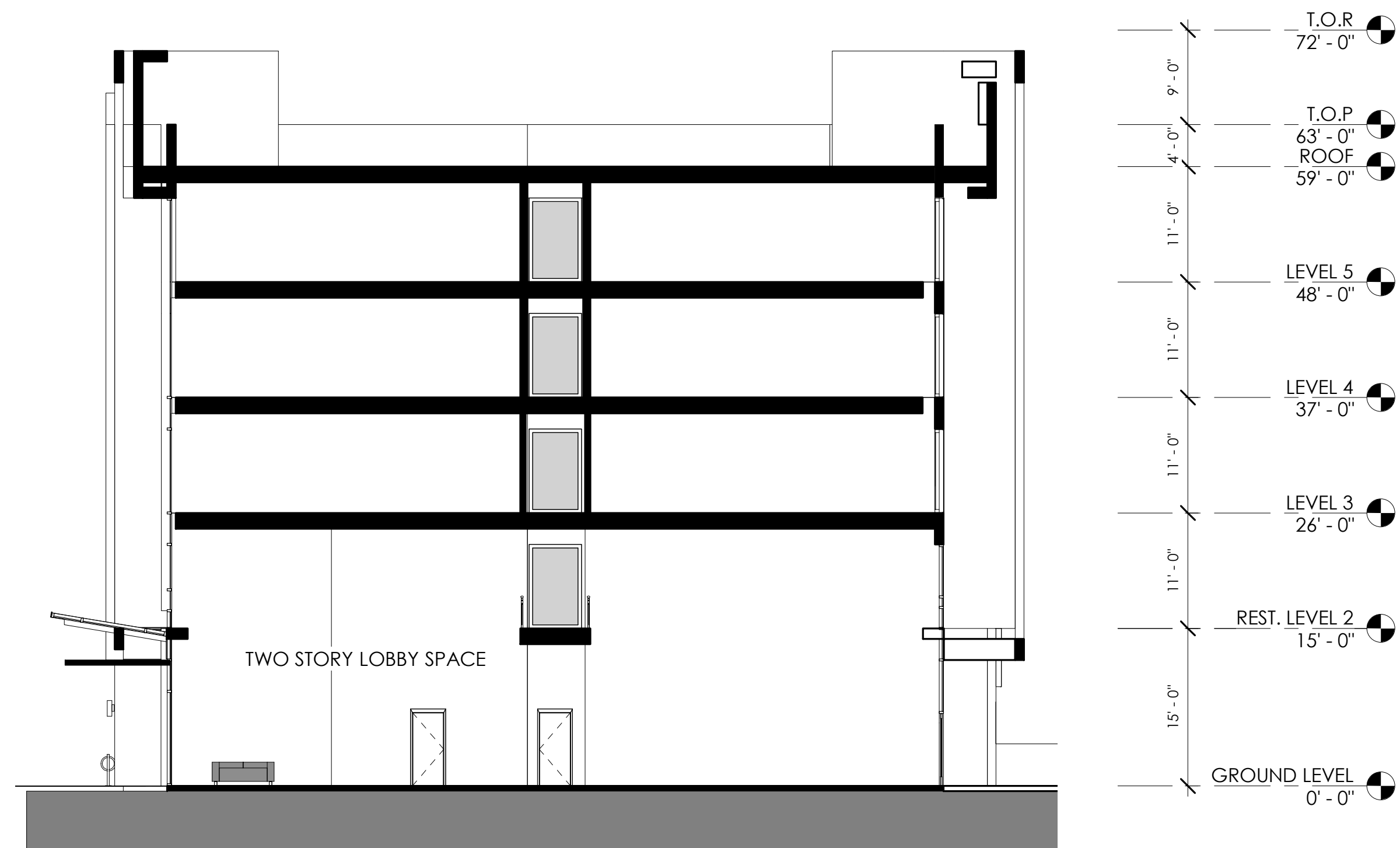
4



TRASH ENCLOSURE PLAN

1/4" = 1'-0"

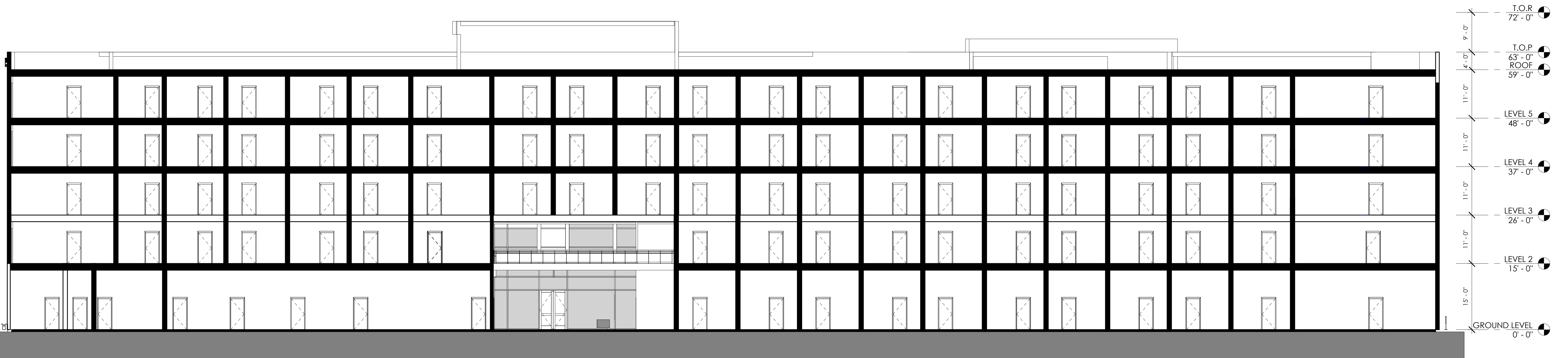
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N/S SECTION

3/32" = 1'-0"

1



E/W SECTION

3/32" = 1'-0"

2

09/21/18

18030

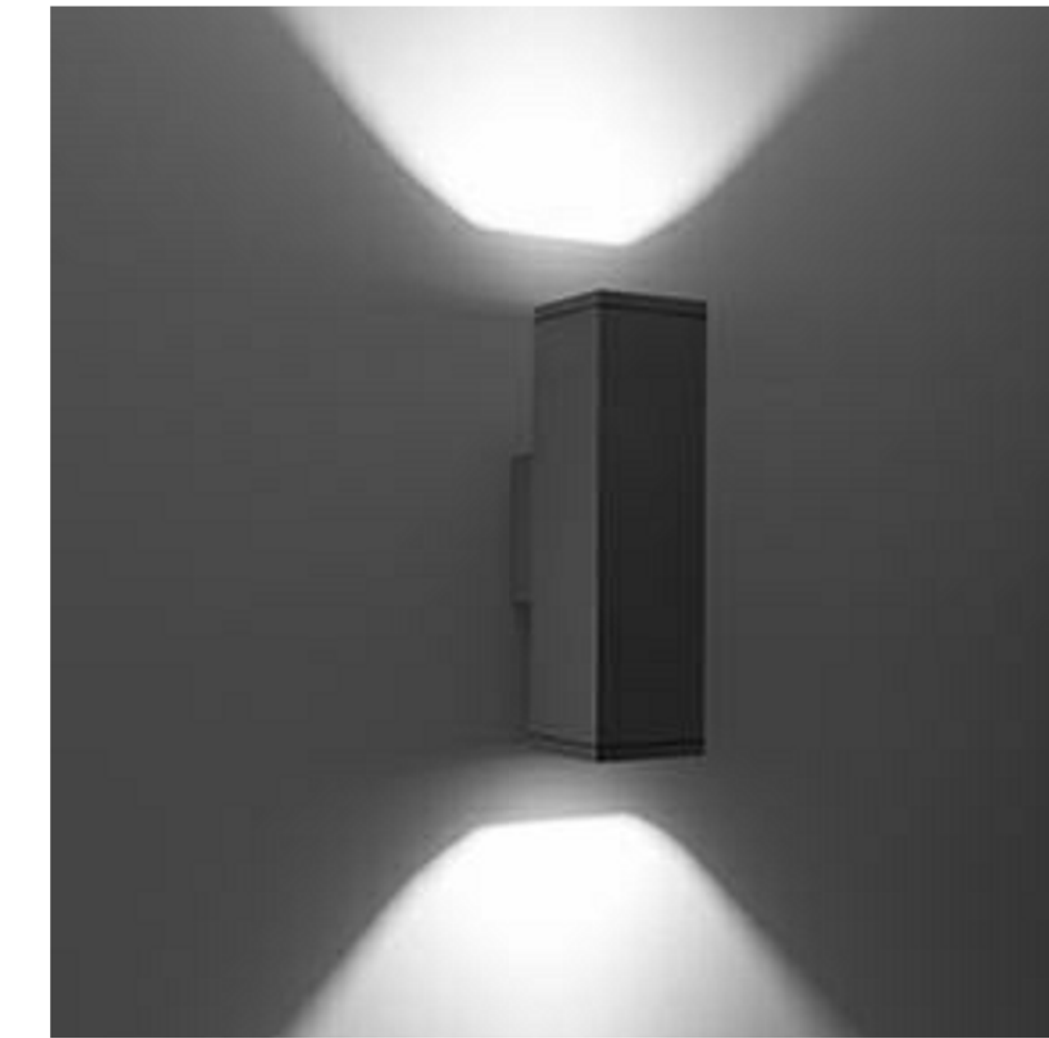
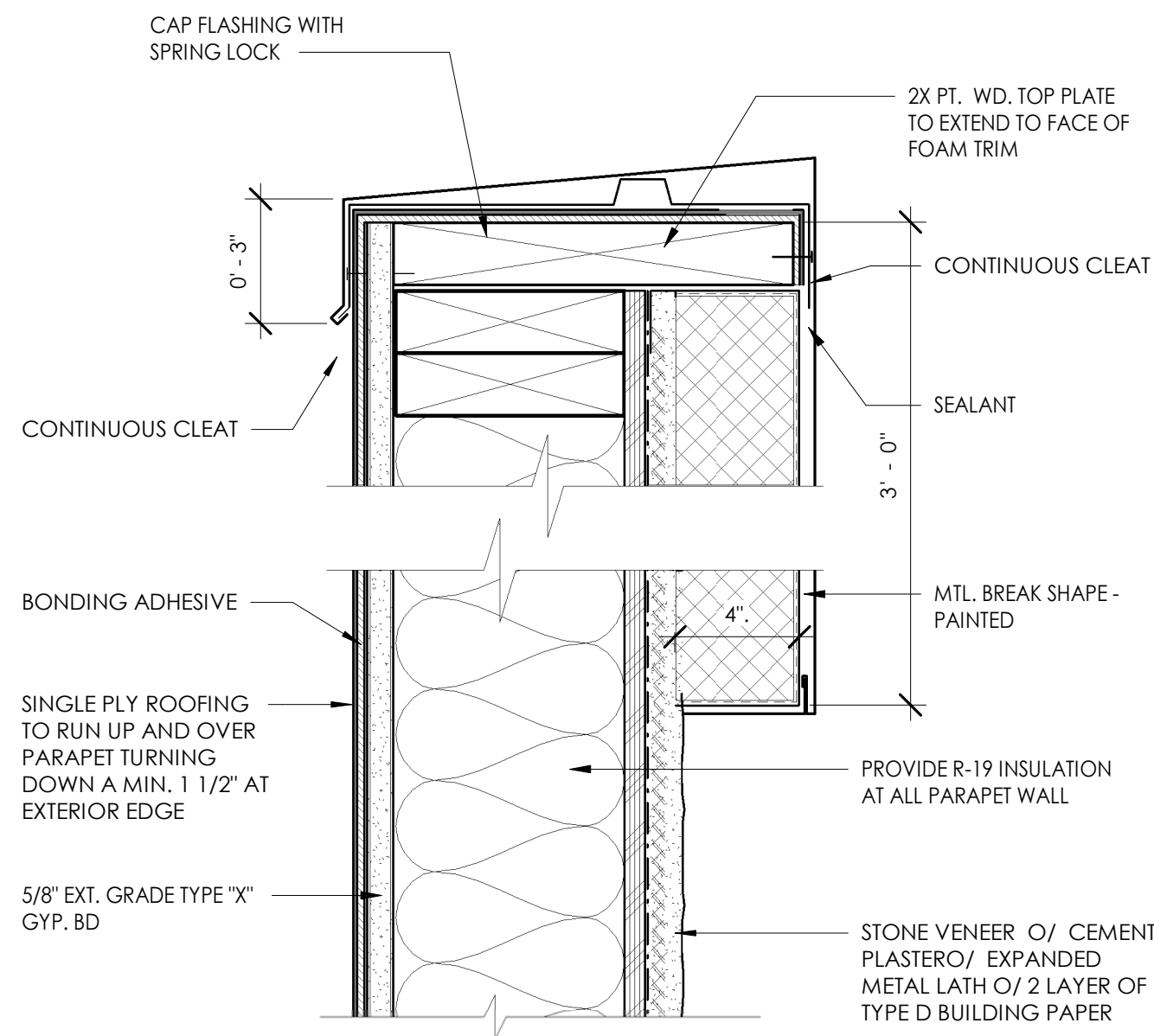
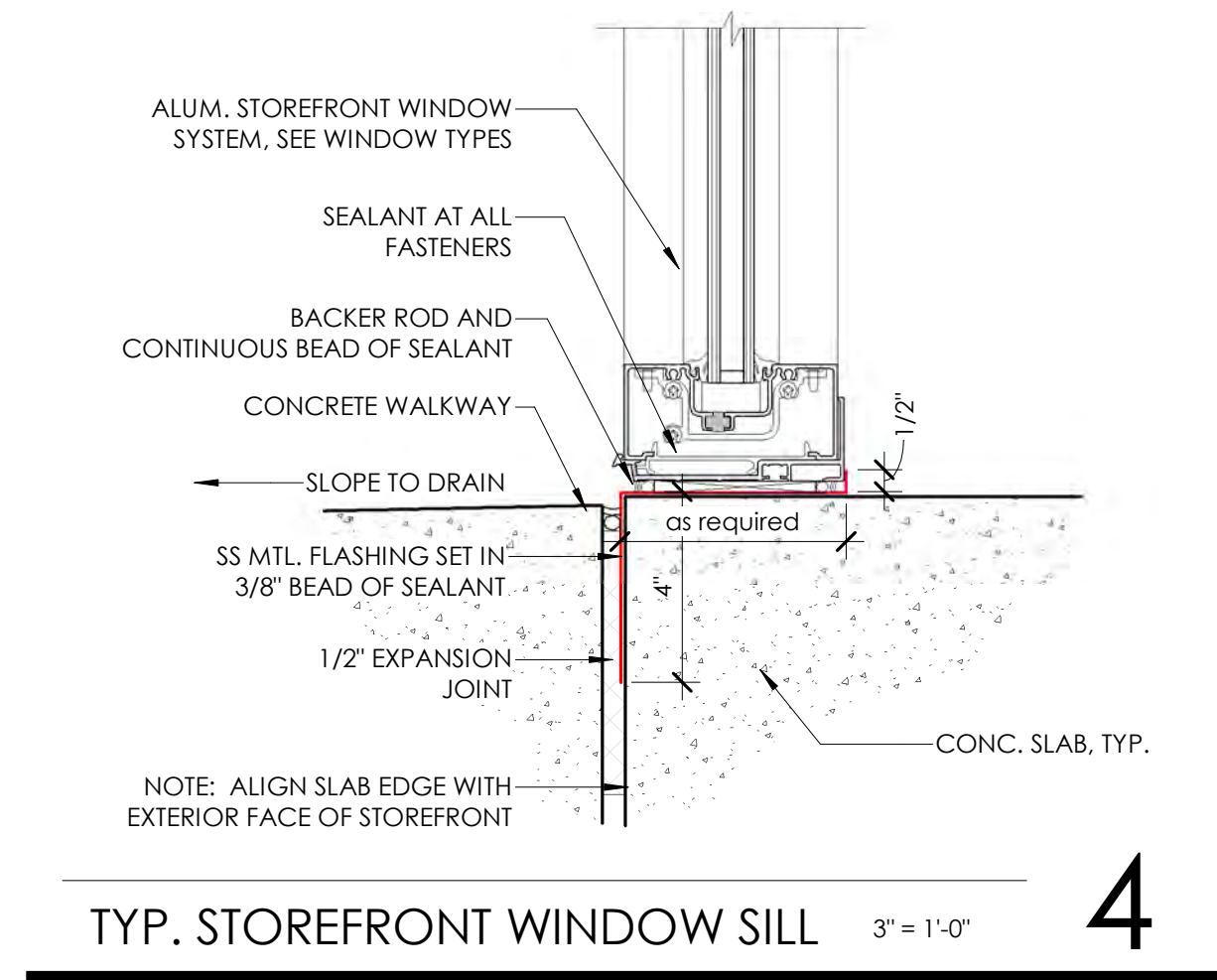
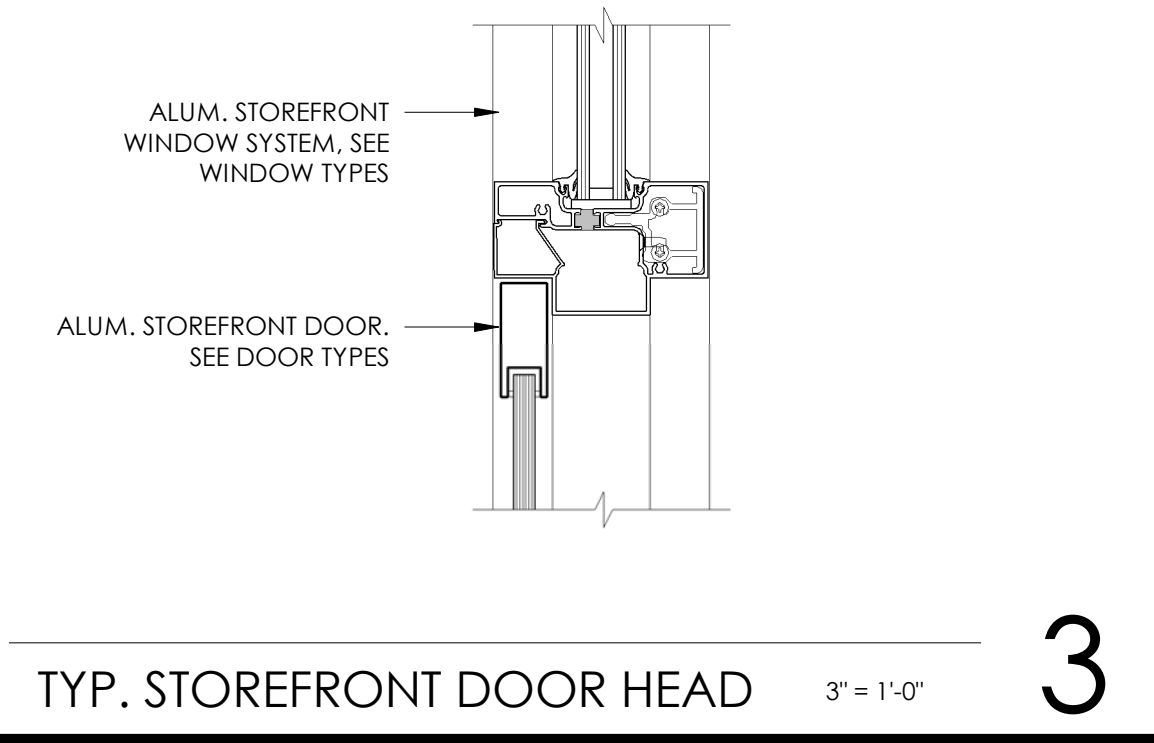
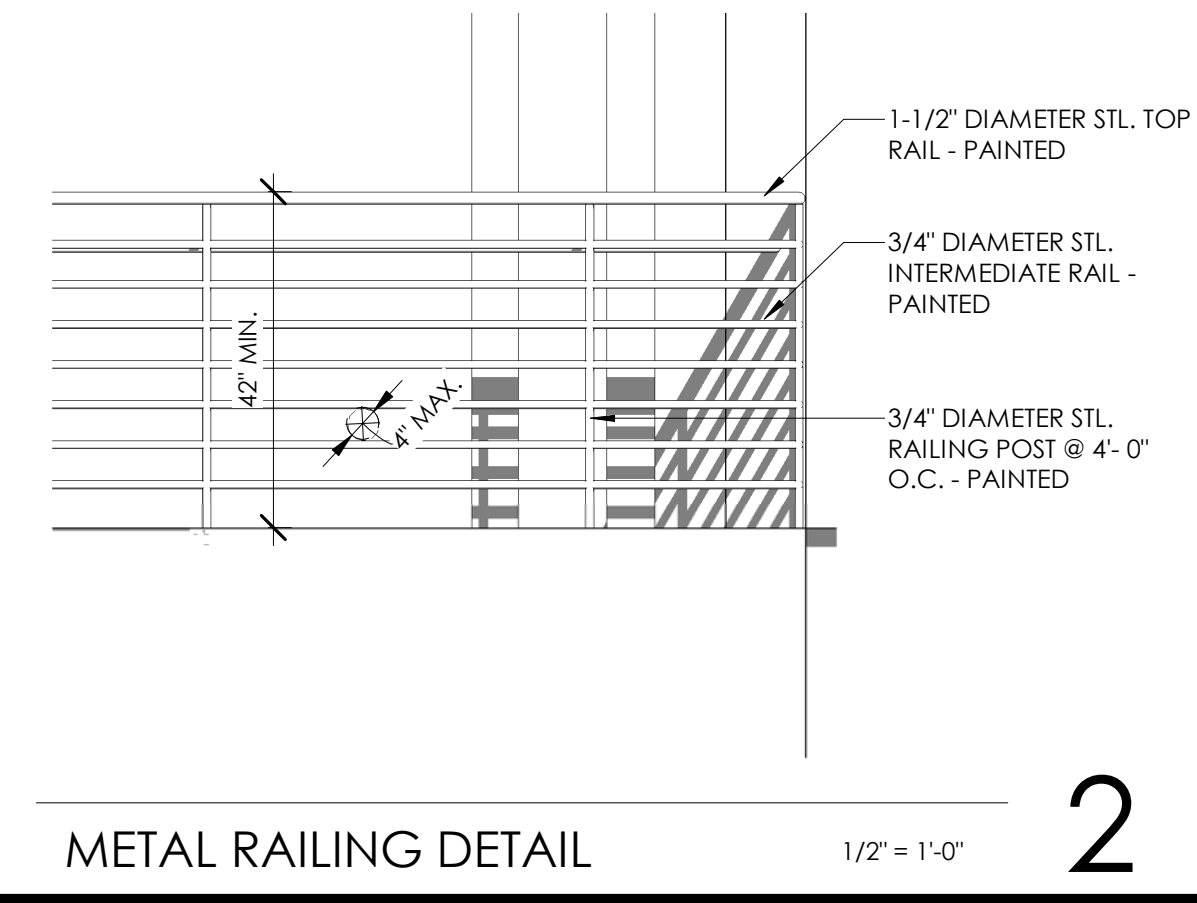
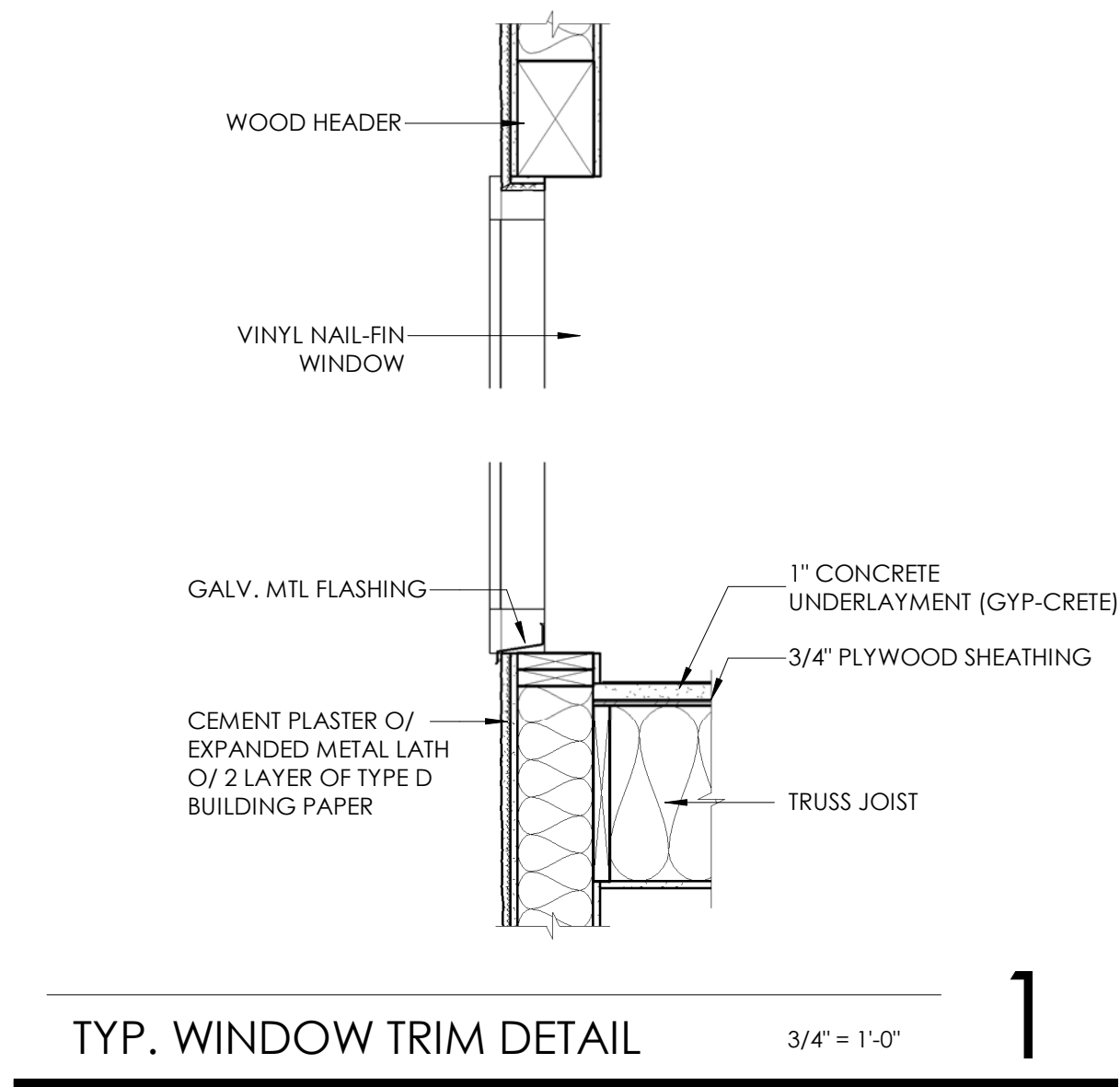


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MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A11



FEATURES:

- Extruded aluminium housing.
- Extra-clear flat tempered glass diffuser with internal screen-printing
- Painted die cast aluminium bracket for wall mounted applications
- Aluminium heat sink
- 3000 K LED
- 99.85% high performance anodised aluminium circular reflectors

SPECIFICATIONS

Construction: Aluminum

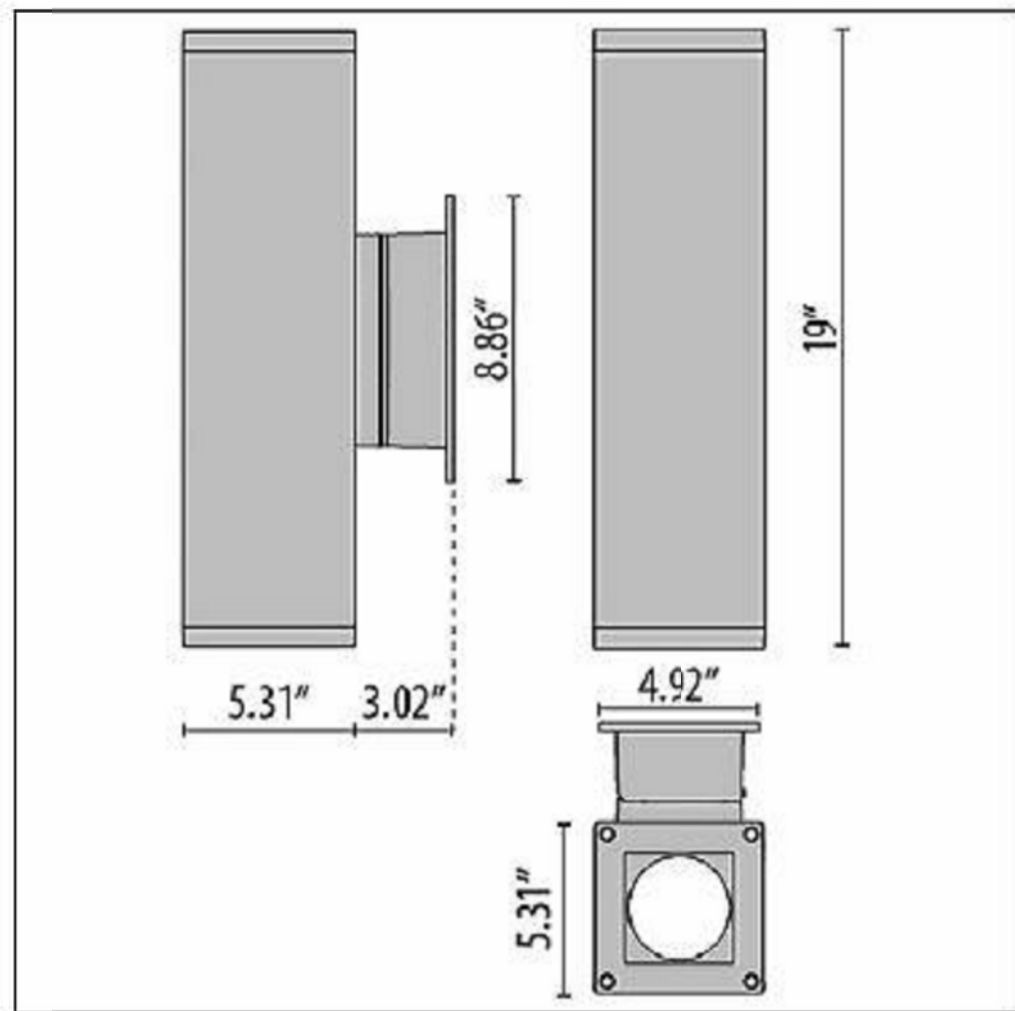
Light Source: High output LED

Finish: Grey

Power: 60W

LED Lumens: 6624 LM

Delivered Lumens: 5755 LM



FEATURES:

- Base and vertical visa faceplate in painted die-cast aluminum.
- Diffuser in pressed frosted glass, internally connected to the faceplate.
- Silicone gasket.
- Stainless steel locking screws.
- Aluminum electrical gear tray serves as a reflector for compact fluorescent version.

SPECIFICATIONS

Construction: Aluminum

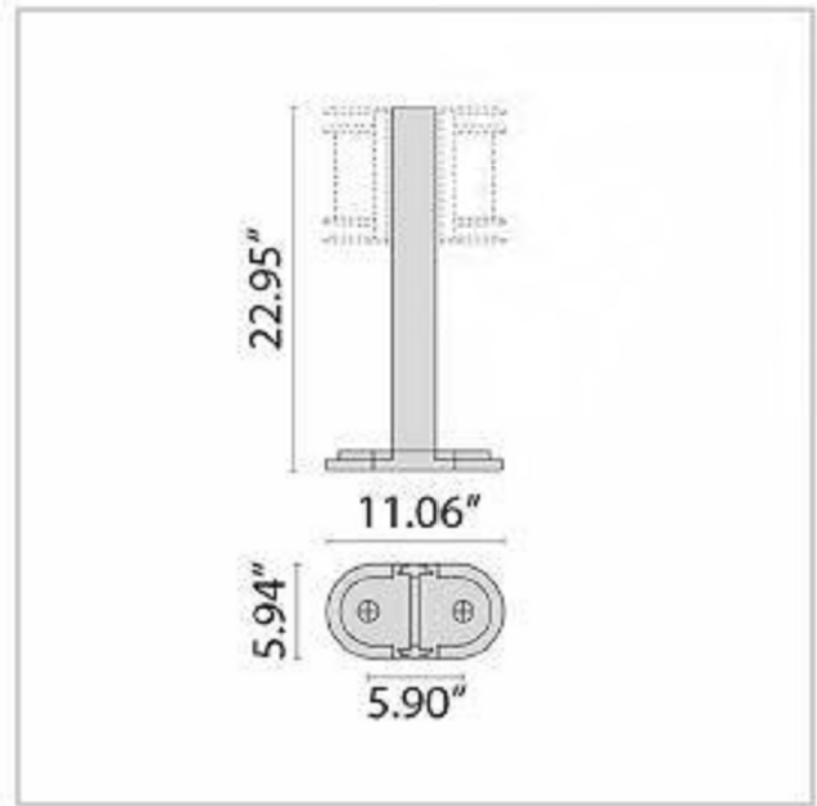
Light Source: LED

Finish: Iron Grey

Wattage: 11W

Luminaire lumen output: 277 LM

Voltage: 120/277V



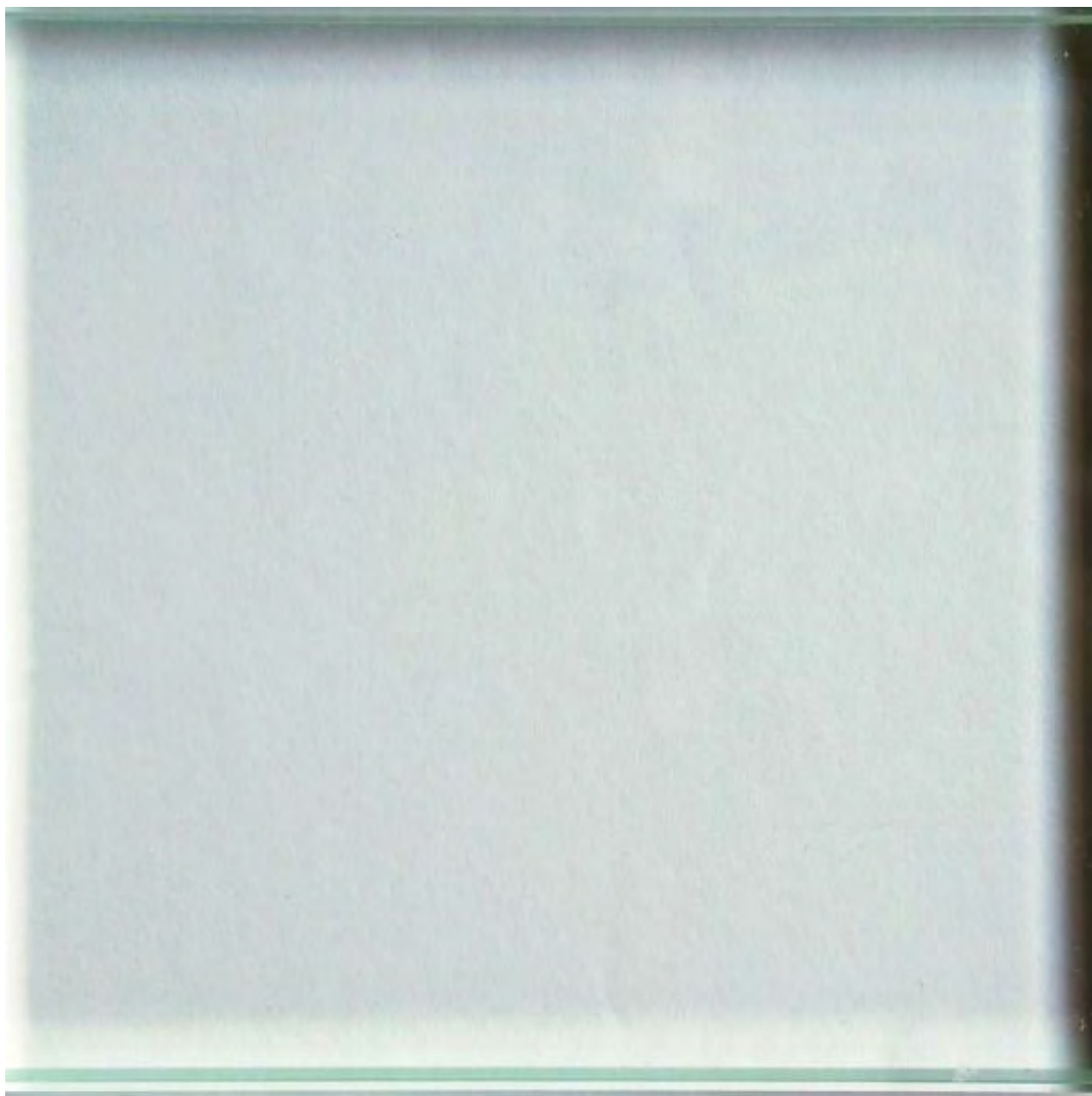
410
Post 21 h22.95"

IRON GRAY

PROPOSED MATERIALS



GREY TPO ROOF
MEMBRANE



CLEAR GLAZING



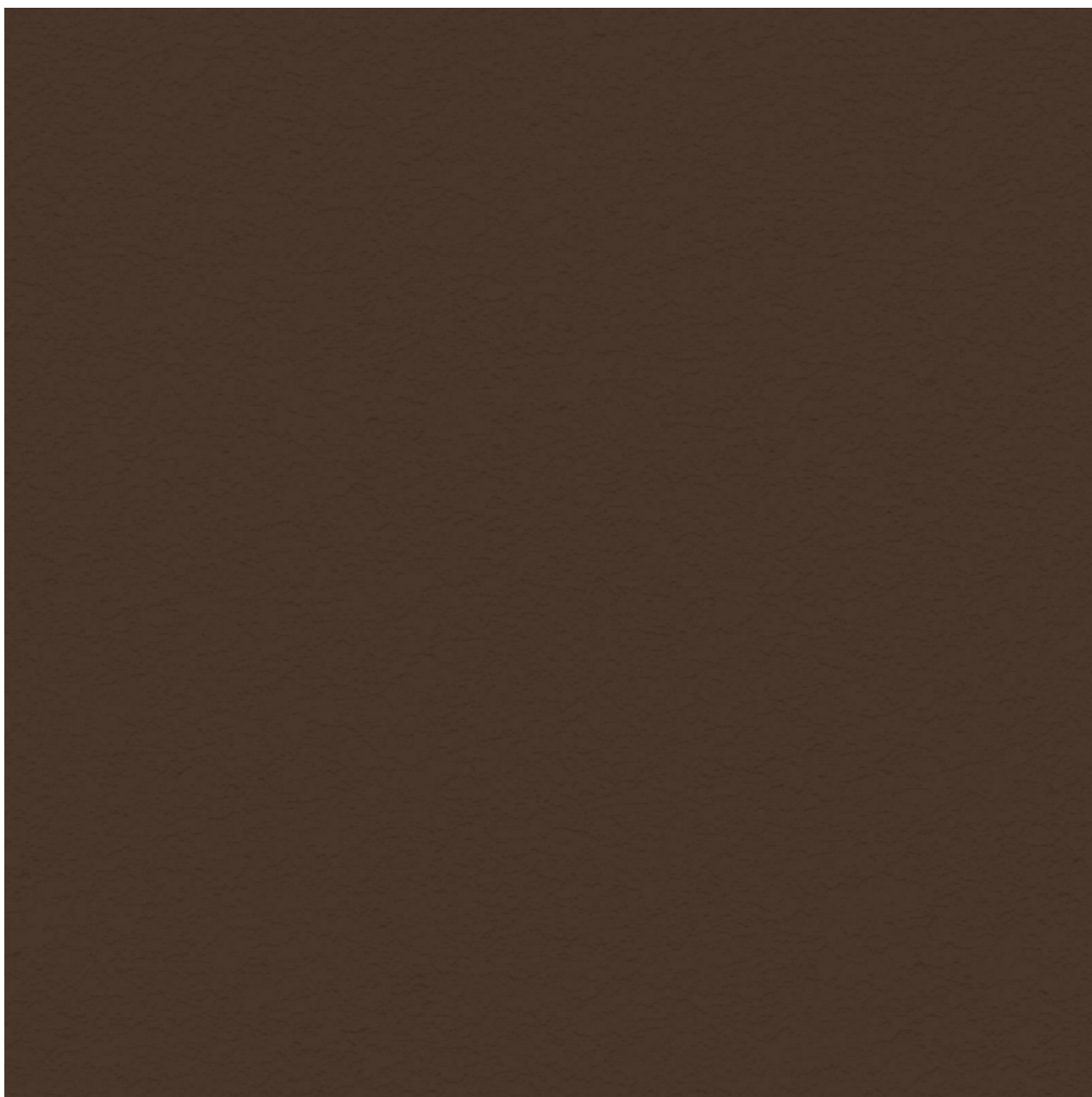
ANODIZED ALUMINUM
STOREFRONT WINDOW SYSTEM



CEMENTITIOUS SIDING



CEMENT PLASTER COLOR - 1



CEMENT PLASTER COLOR - 2



CEMENT PLASTER COLOR - 3



CEMENT PLASTER COLOR - 4



CEMENT PLASTER COLOR - 5



THE BEARING OF NORTH 10° 54' 54" EAST, TAKEN ON THE MONUMENT LINE OF HARBOR BAY PARKWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 9689, FILED FOR RECORD ON AUGUST 29, 2008 IN BOOK 308 OF PARCEL MAPS AT PAGES 91-98, OFFICIAL RECORDS OF ALAMEDA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASE ON THE CALIFORNIA COORDINATE SYSTEM NAD27 ZONE 3. MULTIPLY GRID DISTANCES BY 1.000071 TO OBTAIN GROUND DISTANCES.

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. HORIZONTAL DATUM IS BASED ON THAT CERTAIN PARCEL MAP NO. 9689 RECORDED AUGUST 29, 2008 IN BOOK 308 OF PARCEL MAPS AT PAGES 91-98 OFFICIAL RECORDS OF ALAMEDA COUNTY.
3. TOPOGRAPHY SHOWN ON THIS MAP WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY 360 AERIAL SURVEYS IN FAIRFAX, CALIFORNIA ON JULY 10, 2018. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY VARY. PRIVATE PROPERTY ACCURACY STANDARDS. THE GRID IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NAD 1983. CONTROL SURVEY PERFORMED BY CSM/ST2, NOVATO, CA.
4. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER OPUS SOLUTION DATED JULY 09, 2018.
5. FLOOD ZONE PER FEMA FIRM 06001C0235G EFFECTIVE DATE 08/03/2009. SITE LIES WITHIN ZONE X AREA OF MINIMAL FLOOD HAZARD.
6. EXISTING UTILITIES SHOWN SUPPLEMENTED BY RECORD DRAWINGS, DEPICTS APPROXIMATE LOCATION OF UNDERGROUND UTILITIES.

CL	CENTER LINE
DEP	DEPRESSED
E	ELECTRIC
ELEC	ELECTRICAL
FDC	FIRE DEPARTMENT CONNECTION
G	GAS
HV	HIGH VOLTAGE
IRR	IRRIGATION
L	LIGHTING CONDUIT
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
TC	TOP OF CURB
TELE	TELEPHONE
TYP	TYPICAL

	BOUNDARY LINE
	BOUNDARY ADJACENT
	BUILDING
	CONTOUR MAJOR (5' INTERVAL)
	CONTOUR MINOR (1' INTERVAL)
	ELECTRICAL LINE (RED PAINT)
	FENCE
	GAS LINE (YELLOW PAINT)
	IRRIGATION LINE (VIOLET PAINT)
	LIGHTING CONDUIT (RED PAINT SL)
	SANITARY SEWER LINE (GREEN PAINT SS)
	STORM DRAIN LINE (GREEN PAINT SD)
	TELEPHONE LINE (ORANGE PAINT)
	WATER (BLUE PAINT)



Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

C S W S T 2

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>

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City	Alameda
County	Alameda
State	California

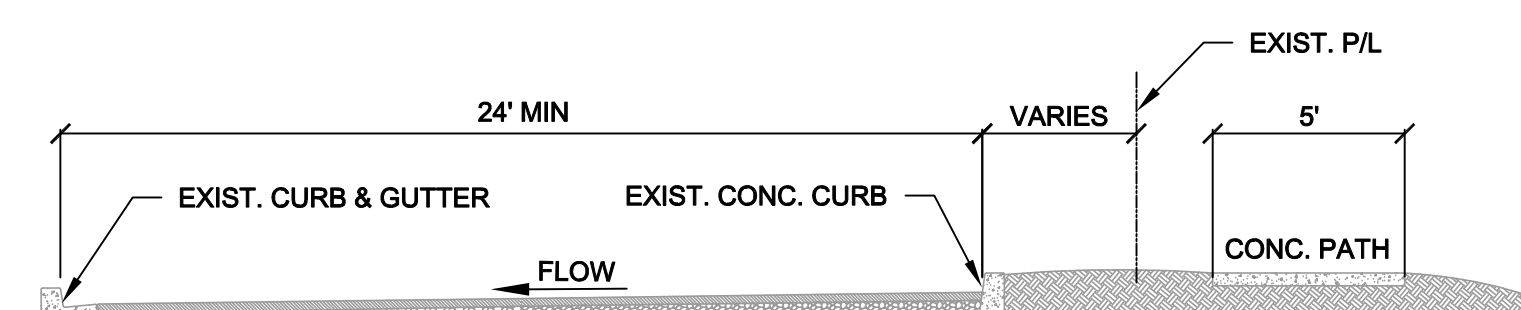
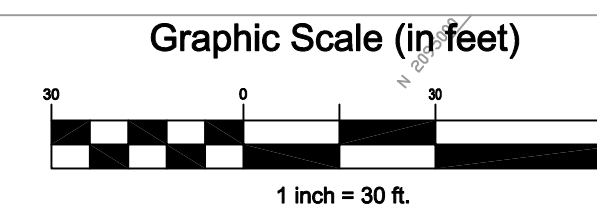
MARRIOTT RESIDENCE INN ALAMEDA
TOPOGRAPHIC BASE MAP
2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:



The seal is circular with a double-lined border. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The inner circle contains the name "WAYNE F. LEACH", the number "No. 54309", and the word "CIVIL". A blue ink signature is written across the seal.

Sheet	
C0.0	
Scale:	1" = 30'
Date:	07/23/2018
Project Number:	5.1543.00
Plan File:	D-XXXX-XX



EXISTING ROADWAY SECTION
SCALE: 1" = 5'

Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

C S W | S T 2

CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management

45 Leveroni Court
Novato, CA 94949

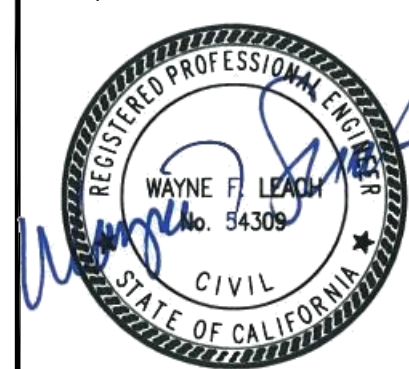
tel: 415.883.9850
fax: 415.883.9835

<http://www.csstw2.com> © 2017

City	Alameda
County	Alameda
State	California

MARRIOTT RESIDENCE INN ALAMEDA
CIVIL SITE PLAN
2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:



Sheet	
C1.0	
Scale:	1" = 30'
Date:	07/23/2018
Project Number:	5.1543.0
Plan File:	D-XXXX-X

[illegible]

LINETYPES

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR - MAJOR	
	CONTOUR - MINOR	
	SWALE	
N/A	DAYLIGHT	
	RETAINING WALL	
	STORM DRAIN	

PRELIMINARY GRADING QUANTITIES

- CUT: 6,663± CUBIC YARDS
FILL: 551± CUBIC YARDS
NET: 6,112± 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		

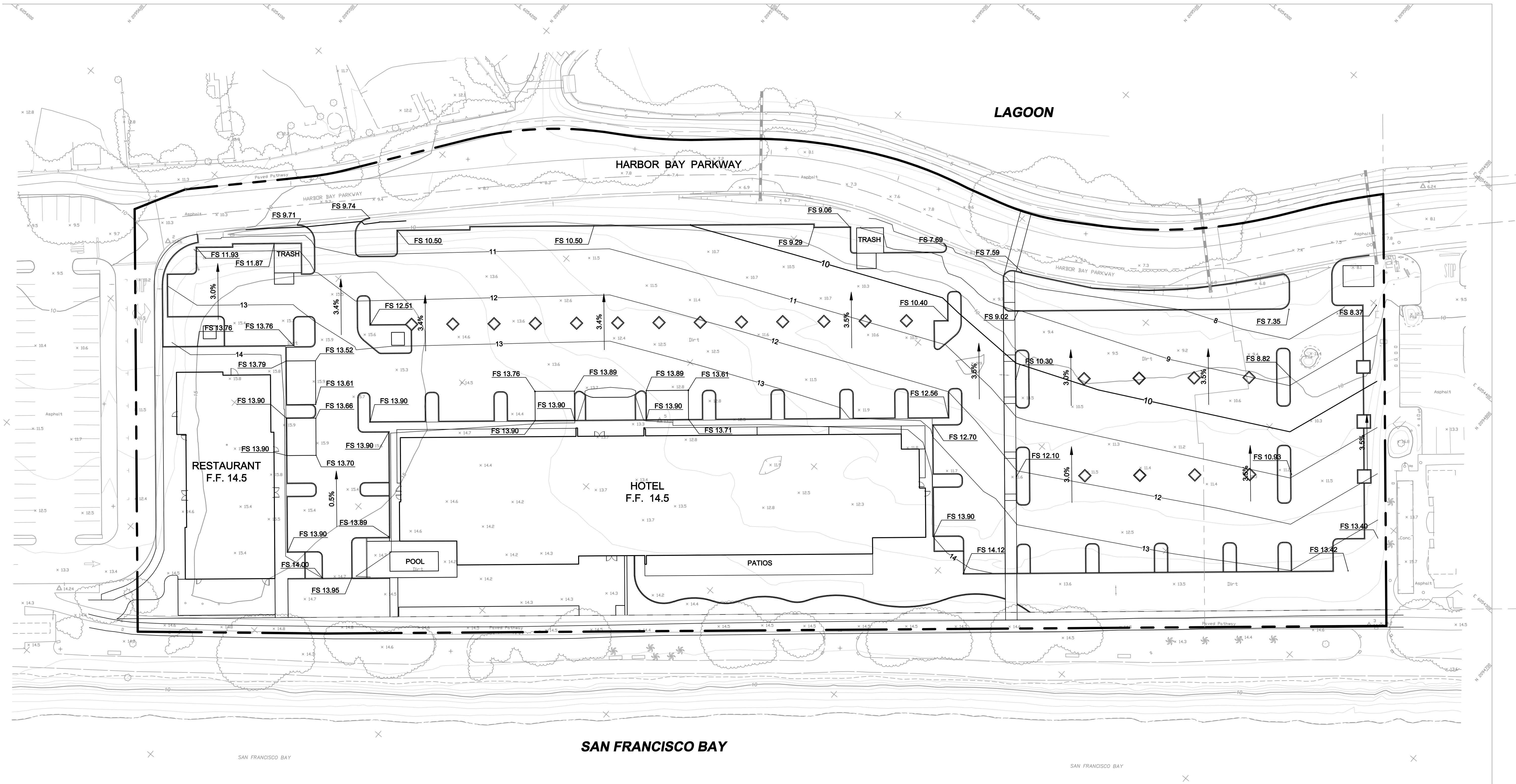
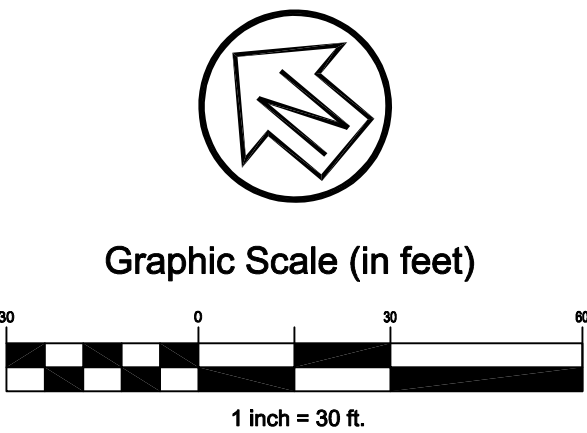


Figure 1 consists of three vertically stacked rectangular boxes. Box (a) is filled with a dense, disordered packing of small circles, representing a microscopic view of a material. Box (b) shows a grid of larger squares, representing a coarse-grained representation where each square corresponds to a group of particles. Box (c) shows vertical lines, representing a further level of coarse-graining where the horizontal structure is averaged out.

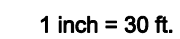
PERVIOUS AREA

BMP IDENTIFICATION

WATER SHED IDENTIFICATION

WATERSHED AREA

BEST MANAGEMENT PRACTICES

[illegible]

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
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<http://www.cswst2.com> © 2017

City	Alameda
County	Alameda
State	California

MARRIOTT RESIDENCE INN ALAMEDA

PRELIMINARY STORMWATER CONTROL PLAN

2900 HARBOR BAY PARKWAY

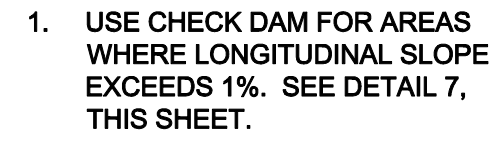
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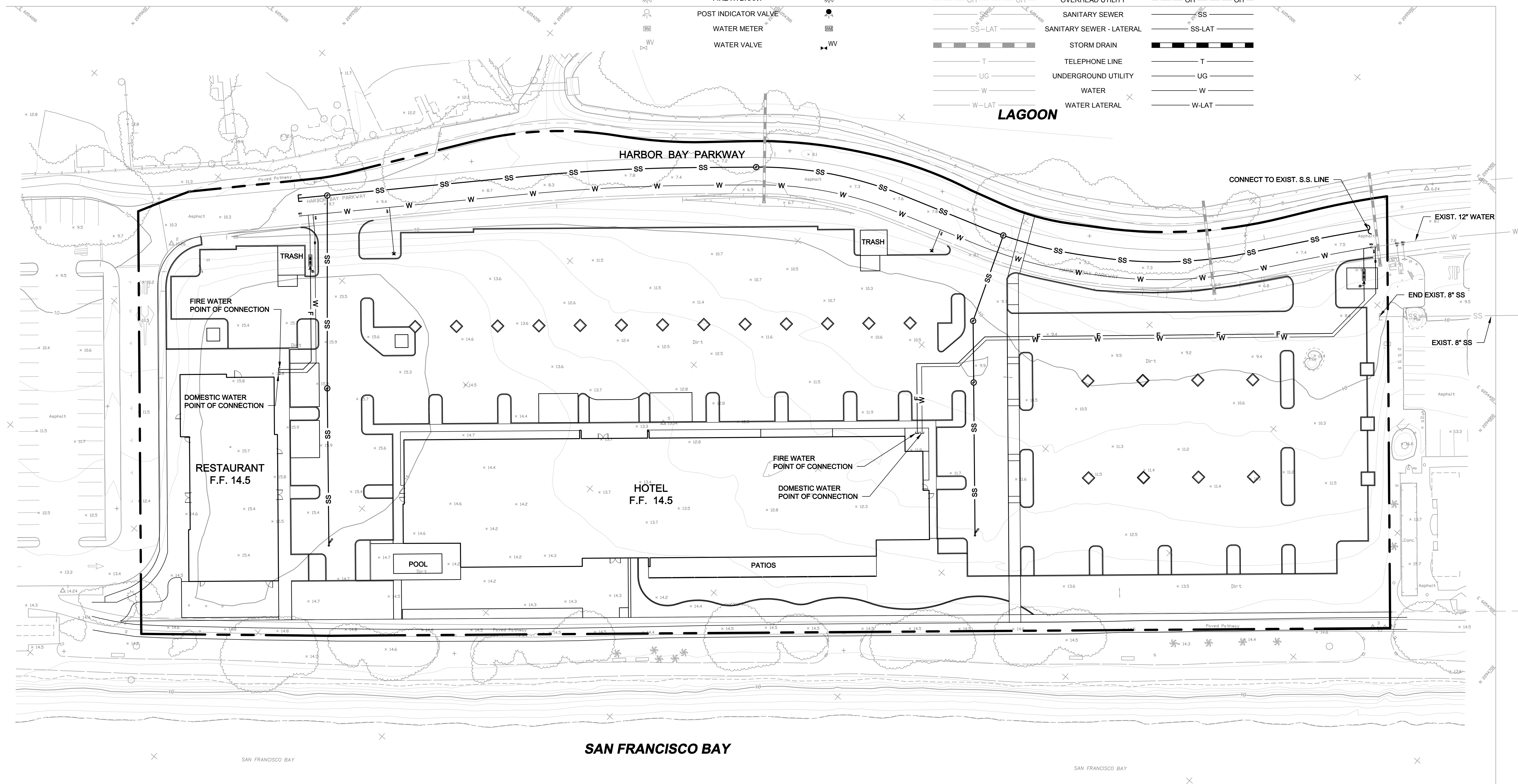
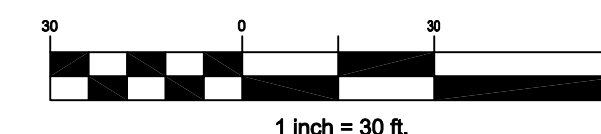
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Date:	07/23/2018
Project Number:	5.1543.00
Plan File:	D-XXXX-XX

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LINETYPES

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



Rev	Date	Description	Designed	Drawn	Checked
-	XX/XX/XX	XXX			

C S W S T 2

CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
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45 Leveroni Court
Novato, CA 94949

tel: 415.883.9850
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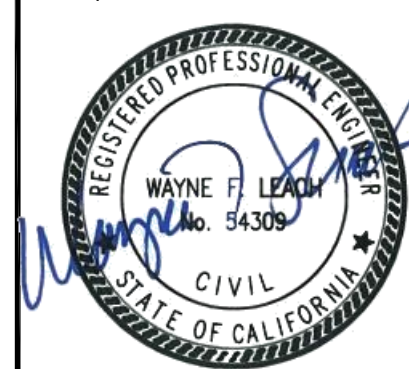
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City	Alameda
County	Alameda
State	California

MARRIOTT RESIDENCE INN ALAMEDA
PRELIMINARY UTILITY PLAN
2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:



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Project Number:	5.1543.C
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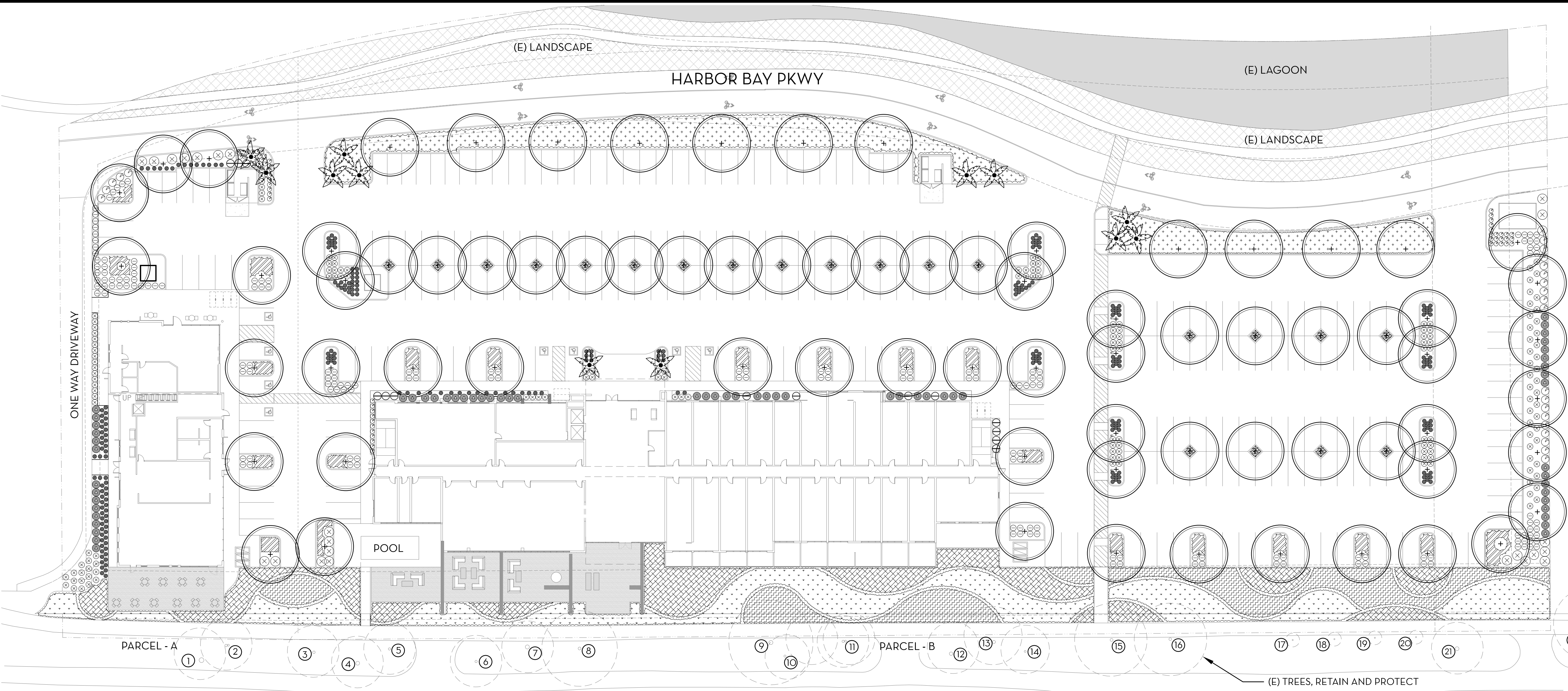
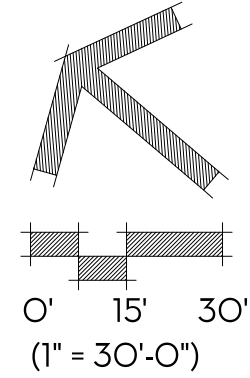
WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

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, ASLA, CRLA 4728

EXISTING TREE NFORMATION

#	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"



PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
35' LARGE SHADE TREES					
	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	M	15 GAL.	45'x35'
	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	M	15 GAL.	40'x35'
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	M	15 GAL.	35'x35'
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	35'x35'
	PLATANUS ACERFOLIA 'COLUMBIA'	LONDON PLANE TREE	M	15 GAL.	40'x35'
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'
	HESPERALOE 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'
	PHORMIUM TENAX 'BRONZE BABY'	NEW ZEALAND FLAX	L	1 GAL.	2.5' x 2.5'

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	PINK ICE PLANT	L	1 GAL.	.33' x 2', 18" O.C.
	'TABLE MOUNTAIN'				
	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'	BRONZE BABY FLAX	L	1 GAL.	2' x 2'
	(ON BENCHED AREA)				

DECOMPOSED GRANITE

	DECOMPOSED GRANITE
--	--------------------

PRELIMINARY TREE CALCULATIONS

TOTAL PARKING STALLS: 294
1 TREE PER 4 STALLS

REQUIRED QTY. OF TREES: 74

PROVIDED: 76 SHADE TREES
12 PALM TREES

SHADE CALCULATIONS (FOR BAY-FRIENDLY SCORECARD)

CANOPY DIA.	F	TQ	H	Q	TOTAL
35' DIA. TREES	45 @ 962	6 @ 721	23 @ 481	0 @ 123	58,679 SF

TOTAL TREE SHADE: 58,679 SF
TOTAL PARKING LOT AREA: 92,824 SF
PERCENT SHADED: 63%

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.

TREES



ACER X FREEMANII 'AUTUMN BLAZE'
AUTUMN BLAZE MAPLE



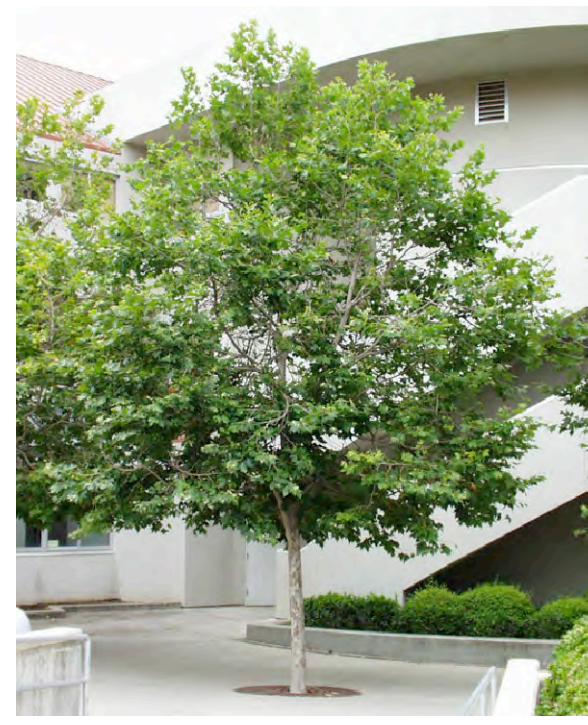
CARPINUS B. 'FASTIGIATA'
EUROPEAN HORNBEAM



KOELREUTERIA BIPINNATA
CHINESE FLAME TREE



PISTACIA C. 'KEITH DAVEY'
FRUITLESS CHINESE PISTACHE



PLATANUS A. 'COLUMBIA'
LONDON PLANE TREE

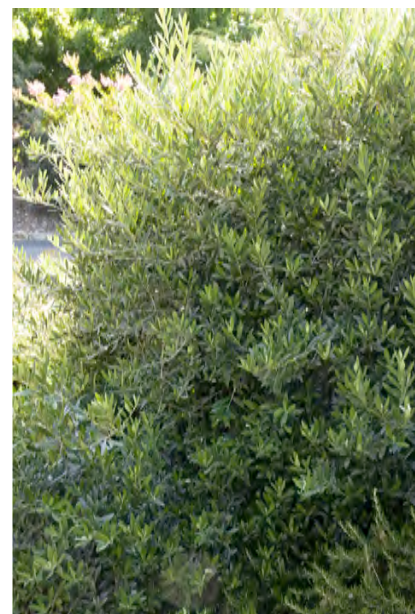


WASHINGTONIA ROBUSTA
MEXICAN FAN PALM

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



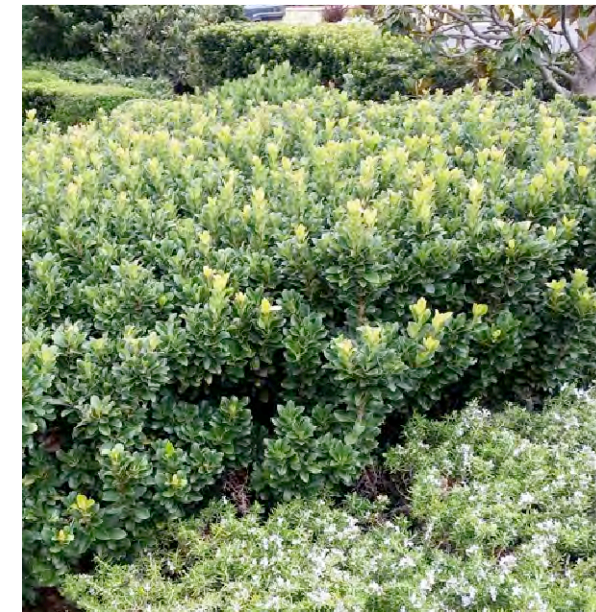
DIETES IRIOIDES
AFRICAN IRIS



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

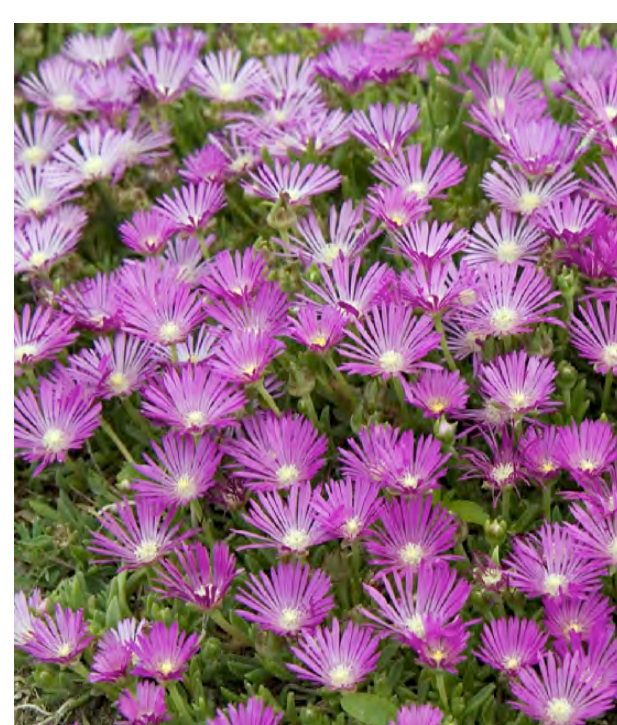


PHORMIUM TENAX 'BRONZE BABY'
NEW ZEALAND FLAX

GROUNDCOVERS



ACHILLEA M. 'PAPRIKA'
RED YARROW



DELOSPERMA C. 'TABLE MOUNTAIN'
PINK ICE PLANT



LAVANDULA A. 'MUNSTEAD'
DWARF ENGLISH LAVENDER

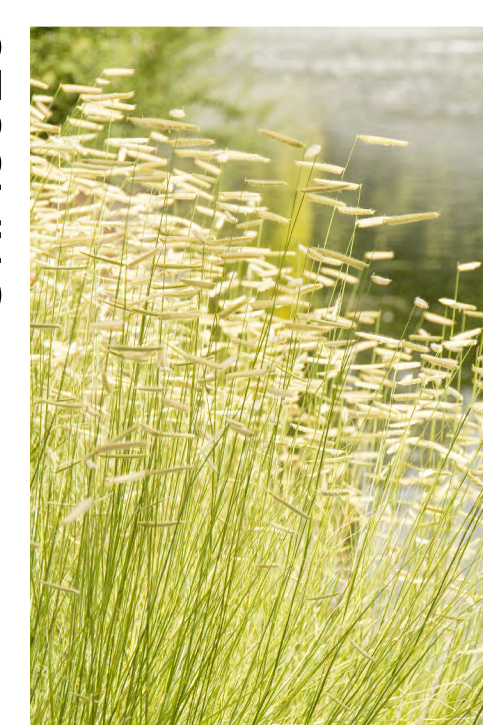


SANTOLINA VIRENS 'LEMON FIZZ'
LEMON FIZZ LAVENDER COTTON



SENECIO SERPENS
BLUE CHALK STICKS

GRASSES



BOUTELOUA 'BLONDE AMBITION'
B.A. GRAMA GRASS



CAREX DIVULSA
BERKELEY SEDGE



MUHLENBERGIA RIGENS
DEER GRASS

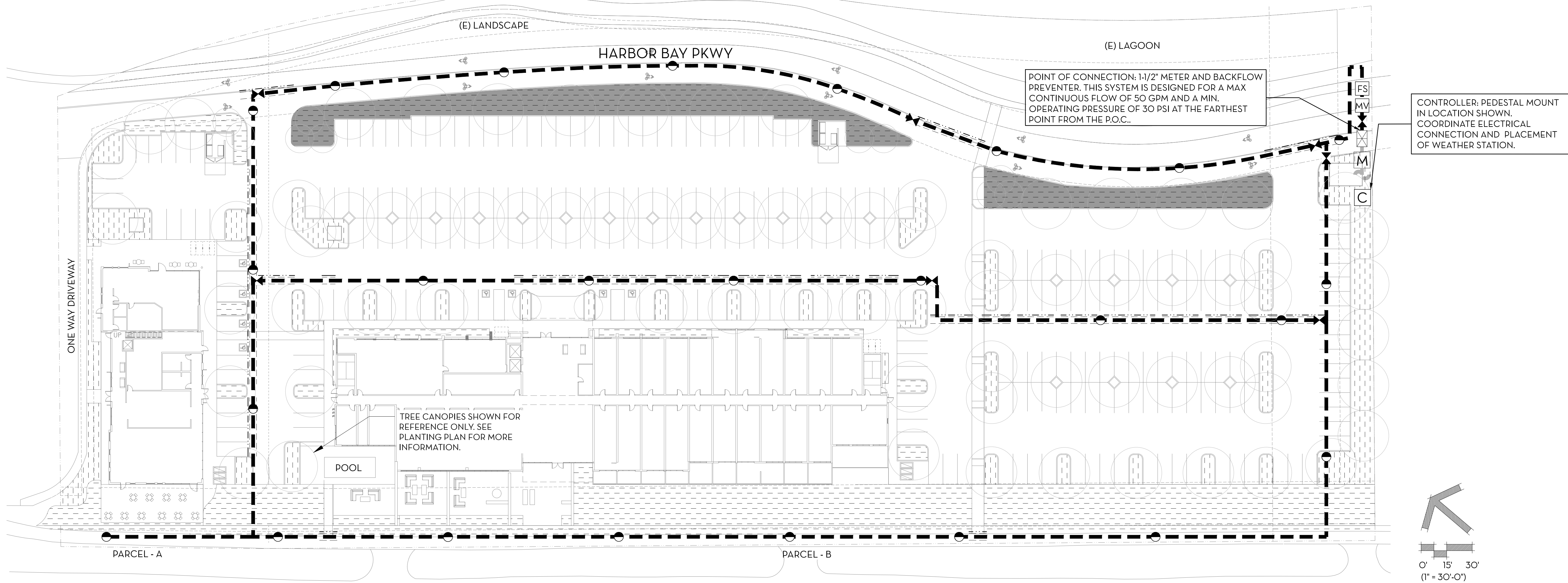
MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY, ALAMEDA, CA

PLANT PALETTE IMAGERY

L2

SEPTEMBER 12, 2018



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.				

IRRIGATION LEGEND

SYMBOL	MAN. / MODEL NO.	DESCRIPTION	RADIUS	PSI	GPM	PRECIP. RATE
	HUNTER ICV-10IG	1" NORMALLY CLOSED MASTER VALVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL X, SHEET LX.X.				
	CST FSI-TIO-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

SEPTEMBER 12, 2018

IRRIGATION NOTES

1.

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.
2.

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.
3.

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.
4.

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...
5.

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.
6.

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...
7.

ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8.

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.
9.

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.

MARIOTT RESIDENCE INN
WATER EFFICIENT LANDSCAPE WORKSHEET
2900 HARBOR BAY PARKWAY, ALAMEDA CA

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	27,112	0.25	6,694.32	173,490	316,186
2	MP ROTATOR	LOW	0.2	0.75	7,510	0.27	2,002.67	51,901	87,583
3	TREE BUBBLER	LOW	0.2	0.81	1,232	0.25	304.20	7,884	14,368
4	TREE BUBBLER	MODERATE	0.5	0.81	1,232	0.62	760.49	19,709	14,368
POOL	N/A	HIGH	0.8	0.75	360	1.07	384.00	9,952	4,198
TOTALS:					(A) 37,446	(B) 10,145.68	262,935	436,703	

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) 0	(D) 0.00	0.00	0	0

TOTAL AREA:		37,446	ETWU = (ETO x 0.62 x ETAF x AREA)		ETWU TOTAL:	262,935
ETO:		41.80	MAWA = (ETO x 0.62 [(ETAF x LA) + (I- ETAF) x SLA])		MAWA TOTAL:	436,703
ETAF:		0.45				

*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.)

ETWU < MAWA

ETAF CALCULATIONS		
REGULAR LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B)	10,145.68
TOTAL AREA	(A)	37,446
AVAERAGE ETAF	(B) / (A) =	0.27

ALL LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B + D)	10,145.68
TOTAL AREA	(A + C)	37,446
SITEWIDE ETAF	(B + D) / (A + C) =	0.27

**PRELIMINARY CALCULATIONS ASSUME THAT ALL SHRUBS/GROUNDCOVER 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

PREMILINARY WATER BUDGET CALCULATIONS

NO SCALE

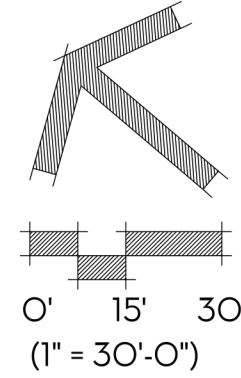
WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

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.

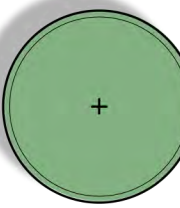




KEITH P. WILSON, ASLA, CRLA 4728

EXISTING TREE NFORMATION

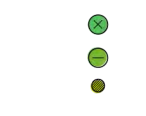
#	BOTANICAL NAME	COMMON NAME	SIZE
1	CUPRESSUS SP.	CYPRESS	30"
2	CUPRESSUS SP.	CYPRESS	13", 16"
3	CUPRESSUS SP.	CYPRESS	16"
4	CUPRESSUS SP.	CYPRESS	24"
5	CUPRESSUS SP.	CYPRESS	15"
6	CUPRESSUS SP.	CYPRESS	15"
7	CUPRESSUS SP.	CYPRESS	27"
8	PINUS SP.	PINE	18"
9	PINUS SP.	PINE	26"
10	PINUS SP.	PINE	14"
11	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"



PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
35' LARGE SHADE TREES					
	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	M	15 GAL.	45'x35'
	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	M	15 GAL.	40'x35'
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	M	15 GAL.	35'x35'
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	35'x35'
	PLATANUS ACERFOLIA 'COLUMBIA'	LONDON PLANE TREE	M	15 GAL.	40'x35'
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'
	DIERIS IRIDIODES	AFRICAN IRIS	L	5 GAL.	3.5'x3.5'
	HESPERALOE 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'

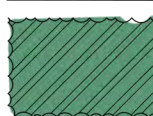
ACCENT SHRUBS

	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'
	PHORMIUM TENAX 'BRONZE BABY'	NEW ZEALAND FLAX	L	1 GAL.	2.5' x 2.5'

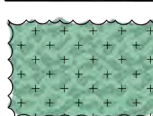
GRASSES

	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	PINK ICE PLANT	L	1 GAL.	.33' x 2', 18" O.C.
	'TABLE MOUNTAIN'				
	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'	BRONZE BABY FLAX	L	1 GAL.	2' x 2'
	(ON BENCHED AREA)				

DECOMPOSED GRANITE

	DECOMPOSED GRANITE
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PRELIMINARY TREE CALCULATIONS

TOTAL PARKING STALLS: 294
1 TREE PER 4 STALLS

REQUIRED QTY. OF TREES: 74

PROVIDED: 76 SHADE TREES
12 PALM TREES

SHADE CALCULATIONS (FOR BAY-FRIENDLY SCORECARD)

CANOPY DIA.	F	TQ	H	Q	TOTAL
35' DIA. TREES	45 @ 962	6 @ 721	23 @ 481	0 @ 123	58,679 SF

TOTAL TREE SHADE: 58,679 SF
TOTAL PARKING LOT AREA: 92,824 SF
PERCENT SHADED: 63%

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 MWEL REQUIREMENTS.