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

# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A1



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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A2



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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

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# MARRIOTT RESIDENCE INN ALAMEDA

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A4



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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A5



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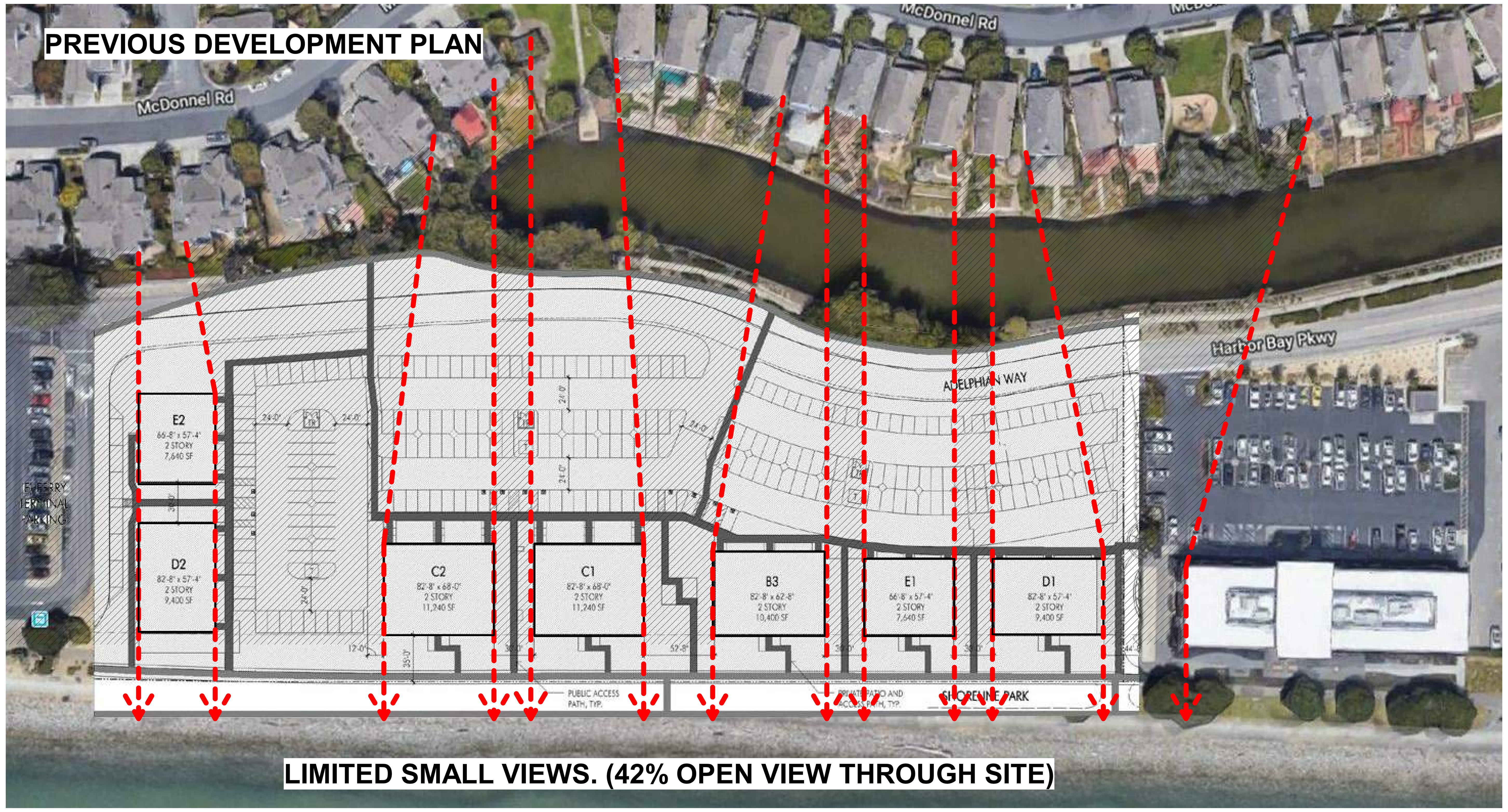


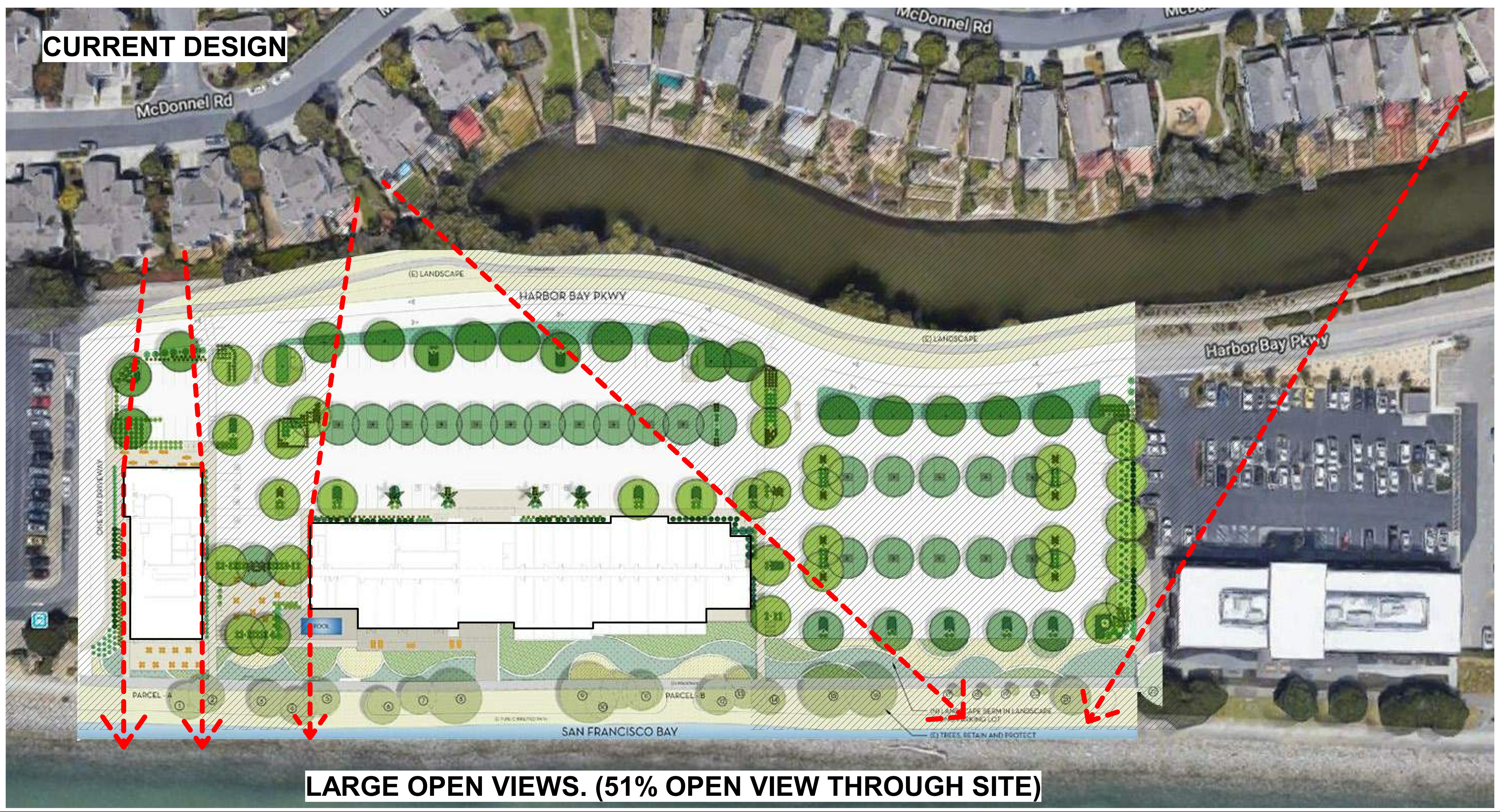


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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A6



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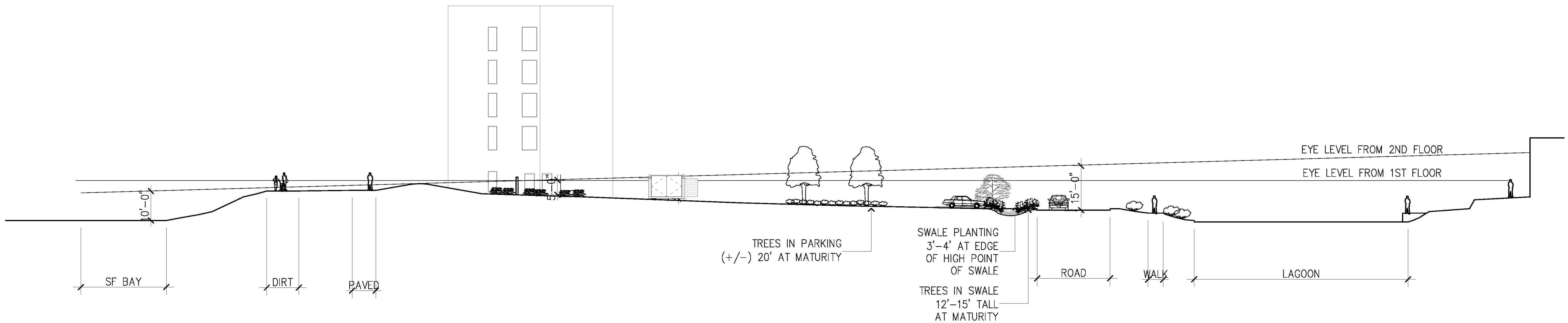


SITE SECTION/ELEVATION

1/16" = 1'-0"

1

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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

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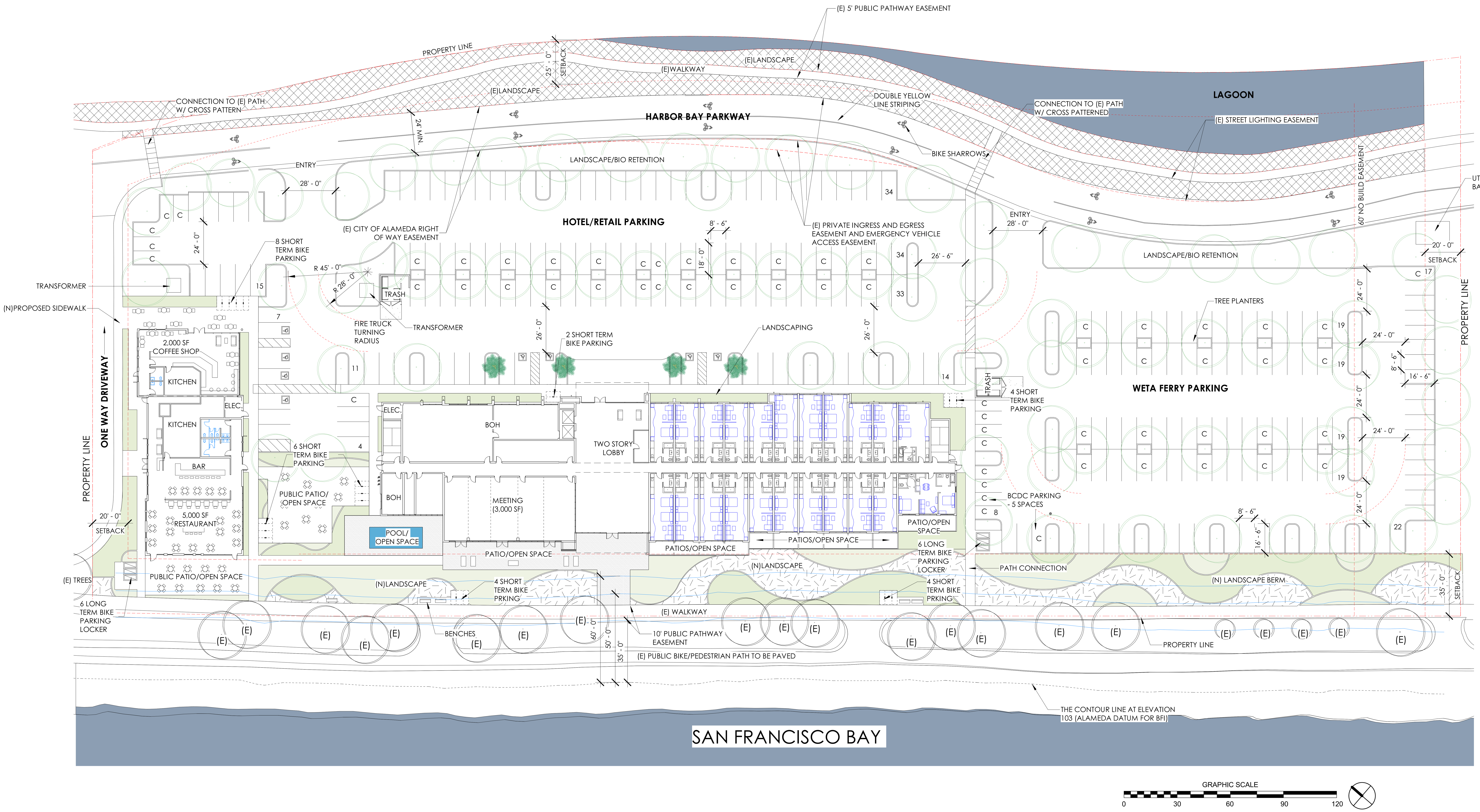


SITE PLAN 1" = 30'-0" 1


VICINITY MAP 12" = 1'-0" 2

| | |
|---|---|
| PROJECT NAME: | Marriott Residence Inn |
| PROJECT LOCATION: | 2900 Harbor Bay Parkway<br>Alameda, CA 94502<br>(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"<br>Side Yard: 20'-0"<br>Lagoon Property: 25'-0" |
| LANDSCAPE COVERAGE: | MIN. 30% |
| BUILDING COVERAGE: | MAX. 40% |
| FAR: | MAX. 0.5 to 1.0 |
| OCCUPANCY / USE: | R1 (Hotel)<br>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

## FAR ANALYSIS

| 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

| PROPOSED | AREA |
|---|---|
| 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<br>172 Rooms / 25 = 7 | 7 Long Term | Short Term: 2% of max. daily attendance<br>172 rooms x 2 guests = 344<br>344 x 80% attendance = 275<br>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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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A8



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GRAPHIC SCALE
0 40 80 120 160

ESPLANADE DEVELOPMENT PLAN

1" = 40'-0"

1

DEVELOPMENT PLAN TOTALS:

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

(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<br>FRONT (SHORELINE PARK)<br>SIDES<br>REAR (LAGOON) | <br>35'-0"<br>20'-0"<br>25'-0" | <br>35'-0" (RESTAURANT) 40'-0" (HOTEL)<br>25'-0" (WEST SIDE) 284'-6" (EAST SIDE)<br>88'-0" (COFFEE SHOP) 180'-0" (HOTEL) |
| PARKING PROVIDED | 275 | 275 |
| BIKE PARKING PROVIDED | 11 Long-Term<br>11 Short-Term | 12 Long-Term<br>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<br>FRONT (SHORELINE PARK)<br>SIDES<br>REAR (LAGOON) | <br>35'-0"<br>15'-0"<br>20'-0" | <br>35'-0"<br>20'-0" AVERAGE<br>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<br>FRONT (SHORELINE PARK)<br>SIDES<br>REAR (LAGOON) | <br>35'-0"<br>15'-0"<br>20'-0" | <br>35'-0"<br>68'-0" AND 160'-0"<br>120'-0" |
| PARKING PROVIDED | 72 | 69 |

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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

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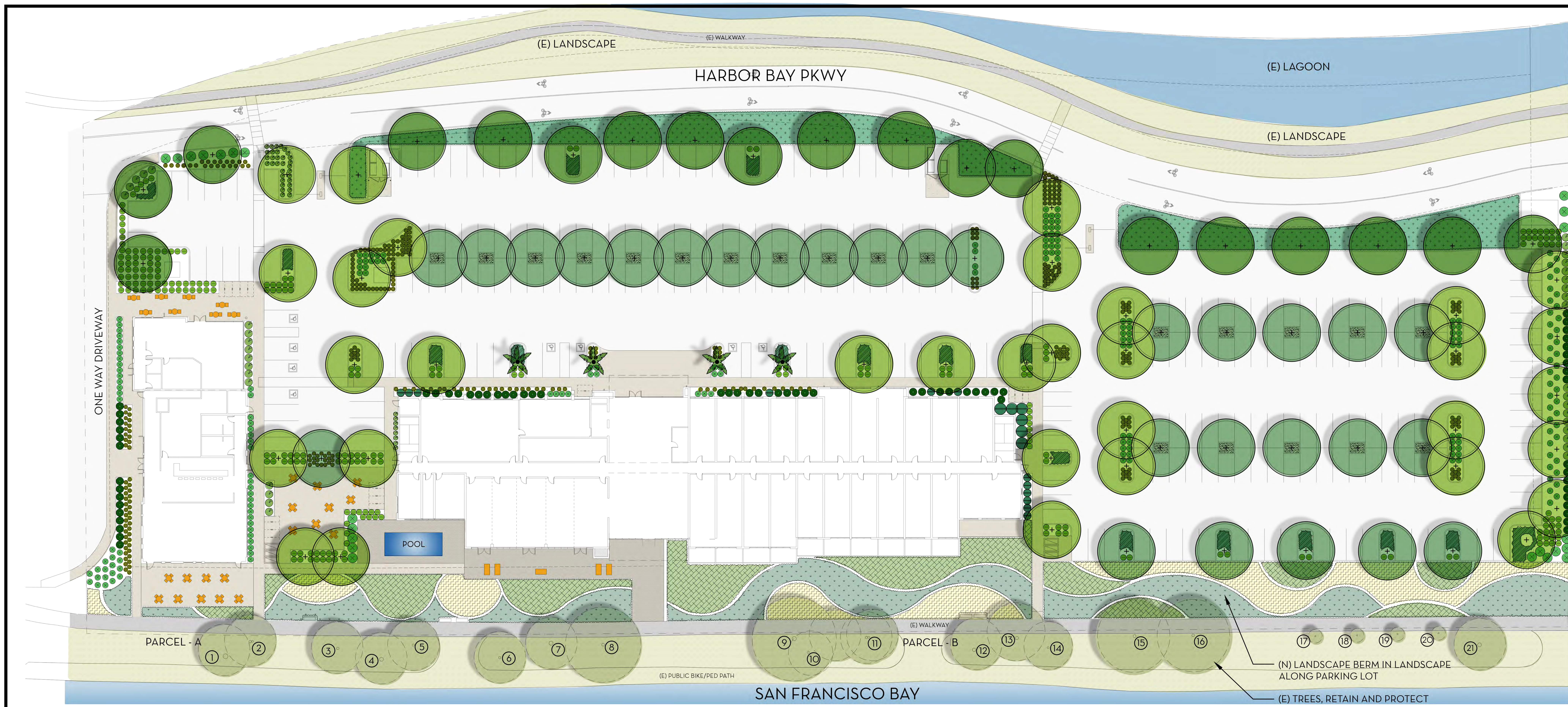
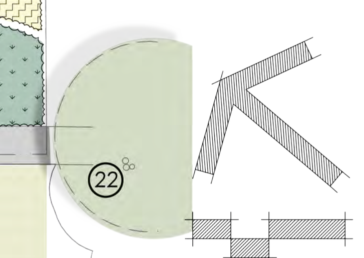


0' 15' 30'
(1" = 30'-0")

## 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" |

| TYPE | BOTANICAL NAME | COMMON NAME | WATER USE | SIZE | HEIGHT/WIDTH |
|---|---|---|---|---|---|
| 30'-35' LARGE SHADE TREES | | | | | |
| | ACER x FREEMANII '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 IRIDIOIDES | 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 VELDT 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 MILLEFOLLIUM '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

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.

# MARRIOTT RESIDENCE INN ALAMEDA

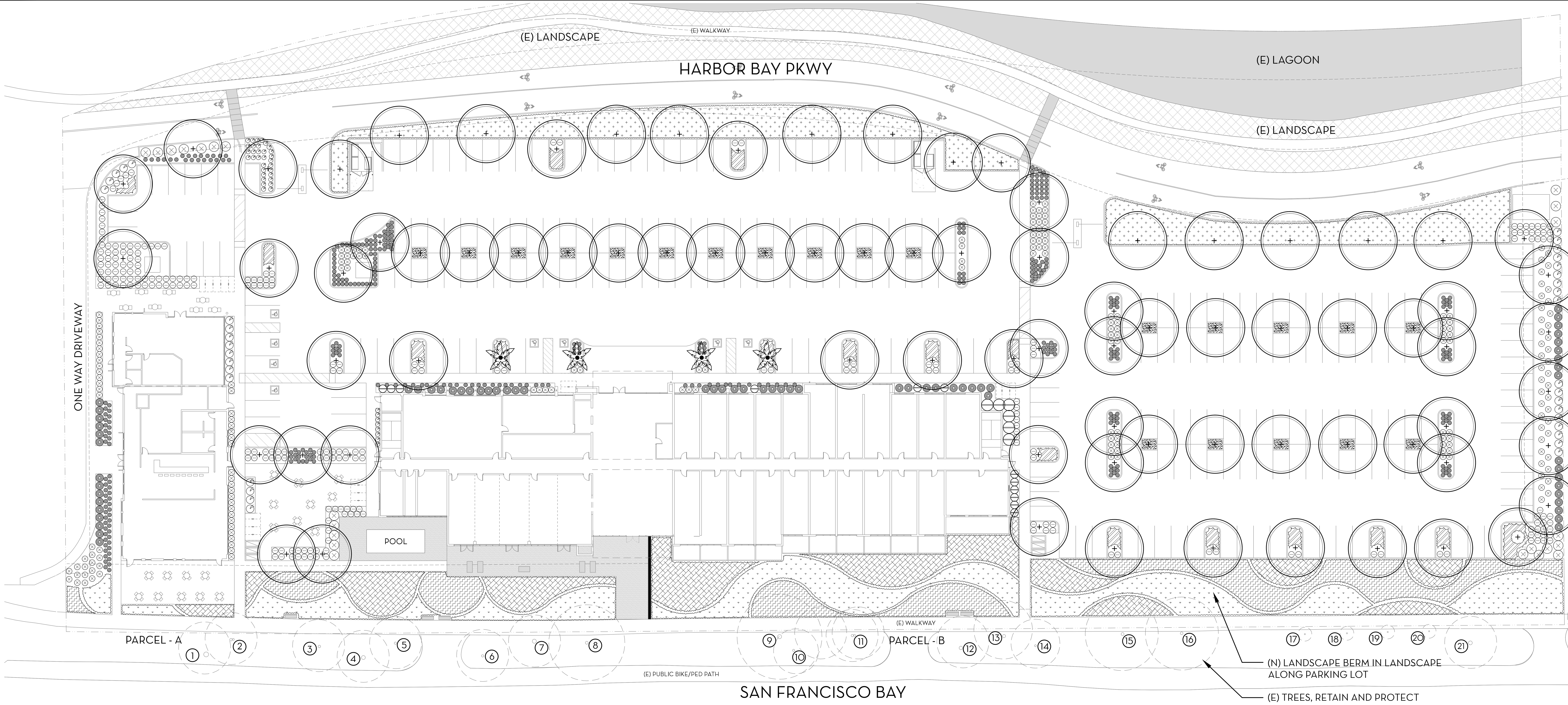
2900 HARBOR BAY PARKWAY, ALAMEDA, CA

PRELIMINARY LANDSCAPE PLAN

L1

OCTOBER 25, 2018

wilson design studio
63 natoma street, suite 160, folsom, ca 95630
916.524.5614
keith@wdsla.com




0' 15' 30'
(1" = 30'-0")

## 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

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| 9 | PINUS SP. | PINE | 26" |
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|---|---|---|---|---|---|
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| | ACER x FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE MAPLE | M | 15 GAL. | 45'x35' |
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| 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 IRIDIOIDES | 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' |

| TYPE | BOTANICAL NAME | COMMON NAME | WATER USE | SIZE | HEIGHT/WIDTH |
|---|---|---|---|---|---|
| ACCENT SHRUBS | | | | | |
| | ACACIA COGNATA 'COUSIN ITT' | COUSIN ITT 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 VELDT 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 MILLEFOLLIUM '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

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.

# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY, ALAMEDA, CA

PRELIMINARY LANDSCAPE PLAN

L1

OCTOBER 25, 2018

wilson design studio
63 natoma street, suite 160, folsom, ca 95630
916.524.5614
keith@wdsla.com

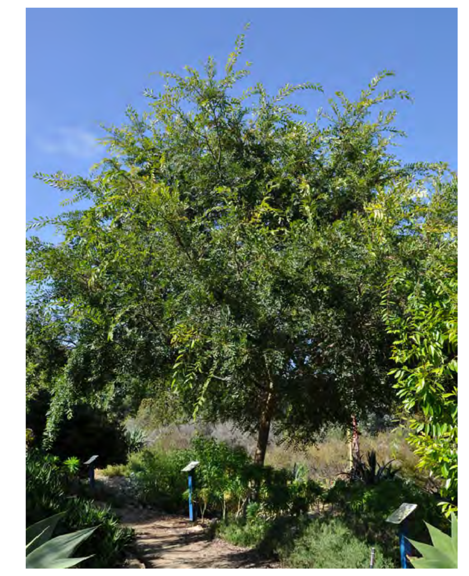
## TREES


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

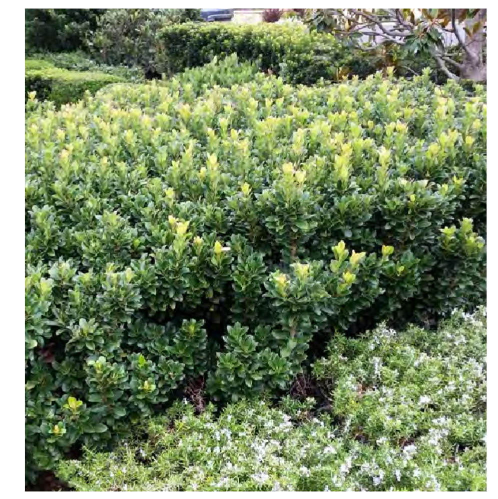
## FOUNDATION SHRUBS


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 VELDT GRASS


PEROVSKIA A. 'LITTLE SPIRES'
LITTLE SPIRES RUSSIAN SAGE


PHORMIUM TENAX 'BRONZE BABY'
NEW ZEALAND FLAX

## GROUNDCOVERS


ACHILLEA M. 'PAPRIKA'
RED YARROW

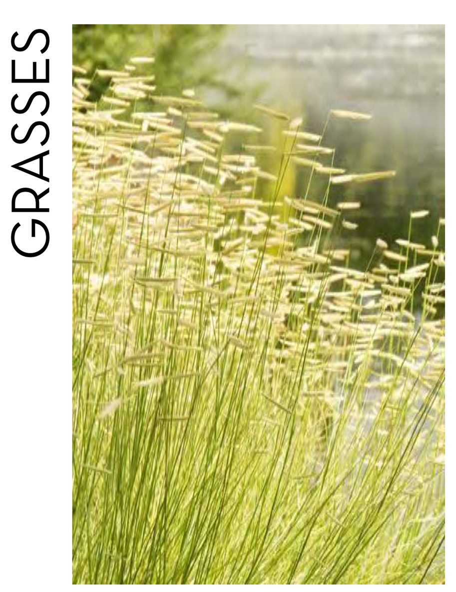

DELOSPERMA C. 'TABLE MOUNTAIN'
PINK ICE PLANT


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

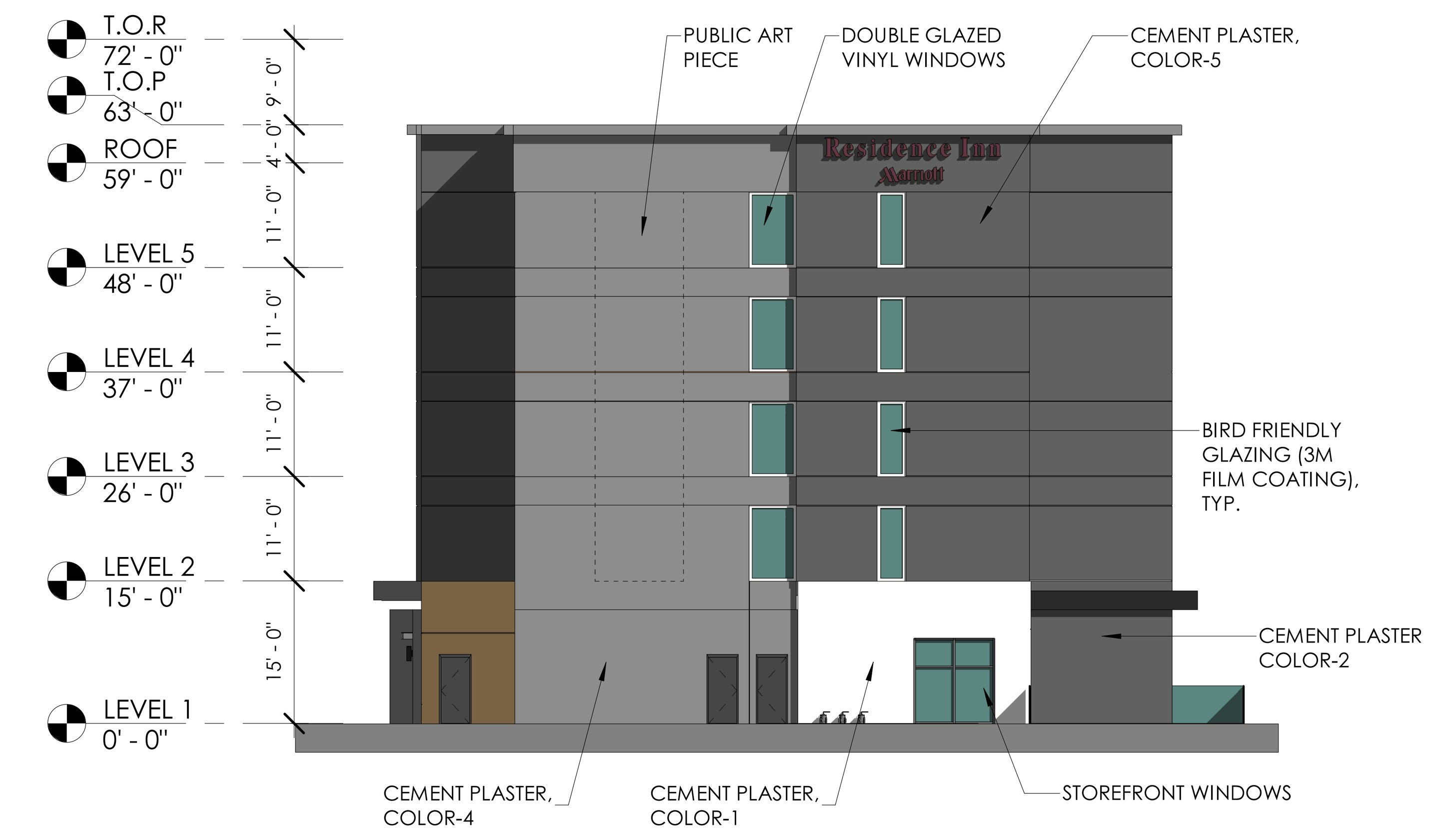

MUHLENBERGIA RIGENS
DEER GRASS

MARRIOTT RESIDENCE INN ALAMEDA
2900 HARBOR BAY PARKWAY, ALAMEDA, CA

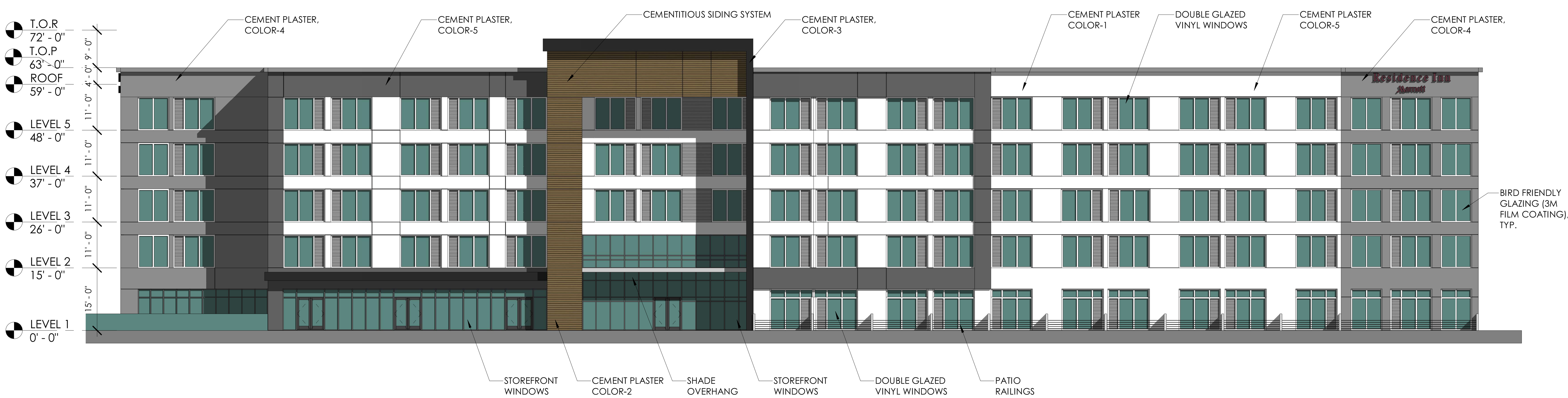
PLANT PALETTE IMAGERY
L2
OCTOBER 25, 2018

wilson design studio
63 natoma street, suite 160, folsom, ca 95630
916.524.5614
keith@wdsla.com

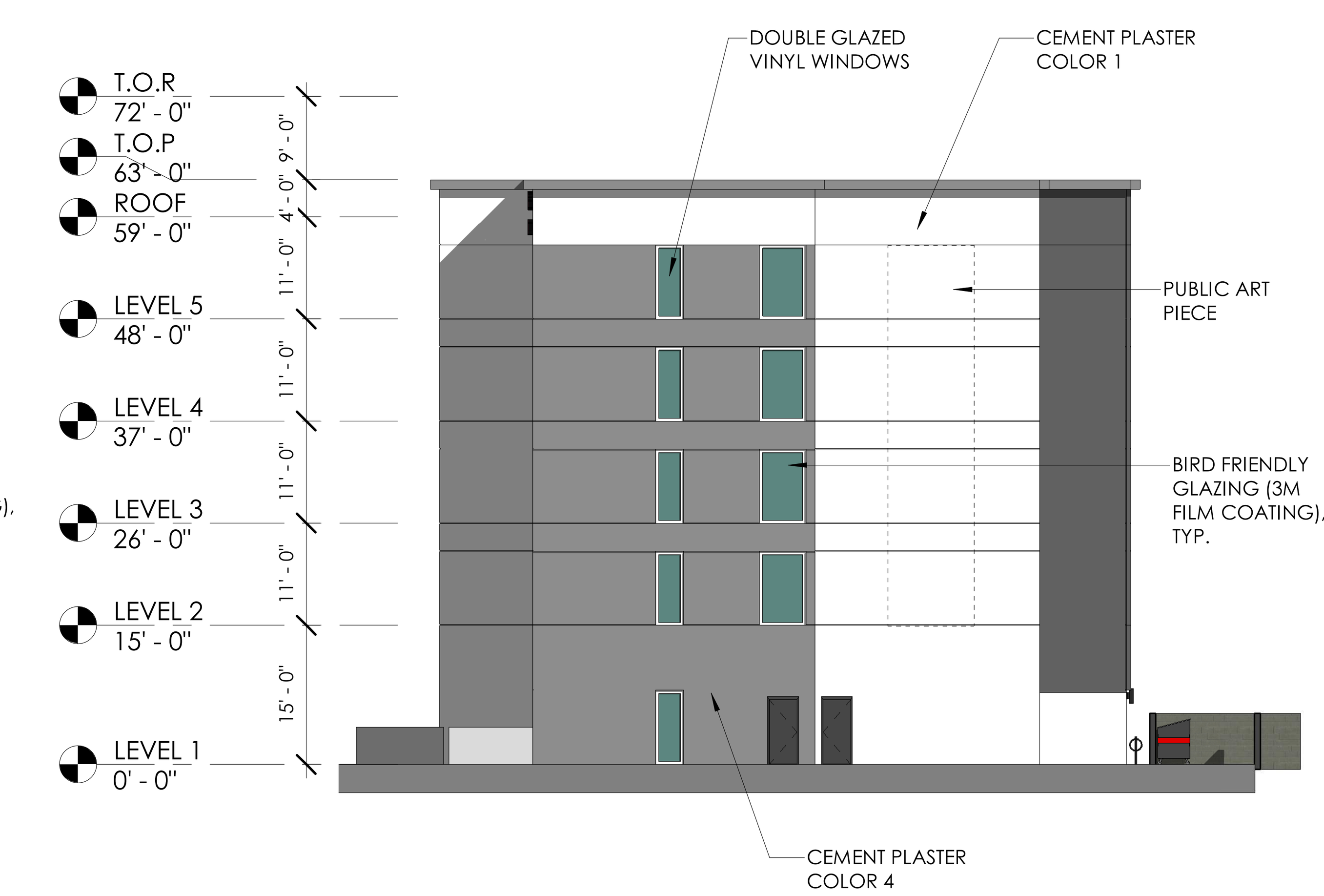

NORTH 1/16" = 1'-0" 1




WEST 1/16" = 1'-0" 2




SOUTH 1/16" = 1'-0" 3




EAST 1/16" = 1'-0" 4

11/13/18

18030

HRGA ARCHITECTURE


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


# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A10



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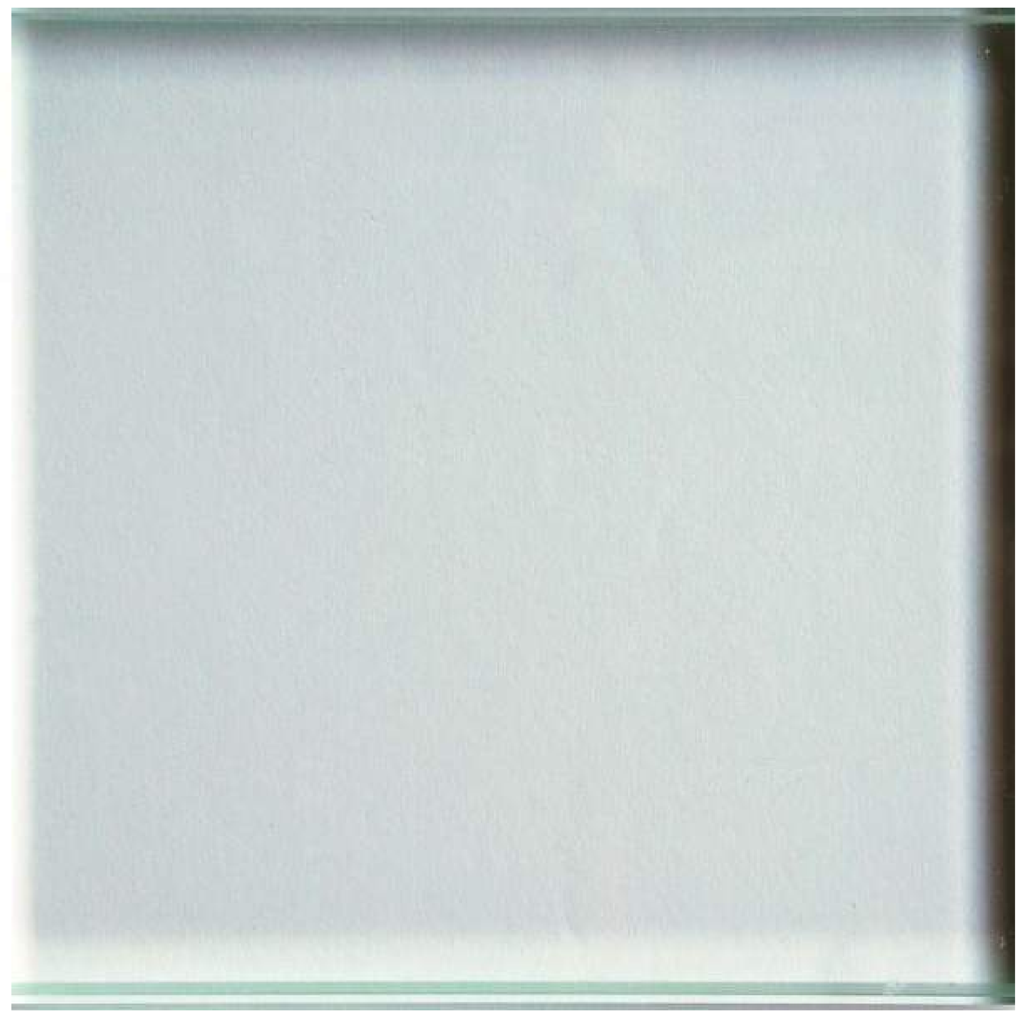
# PROPOSED MATERIALS

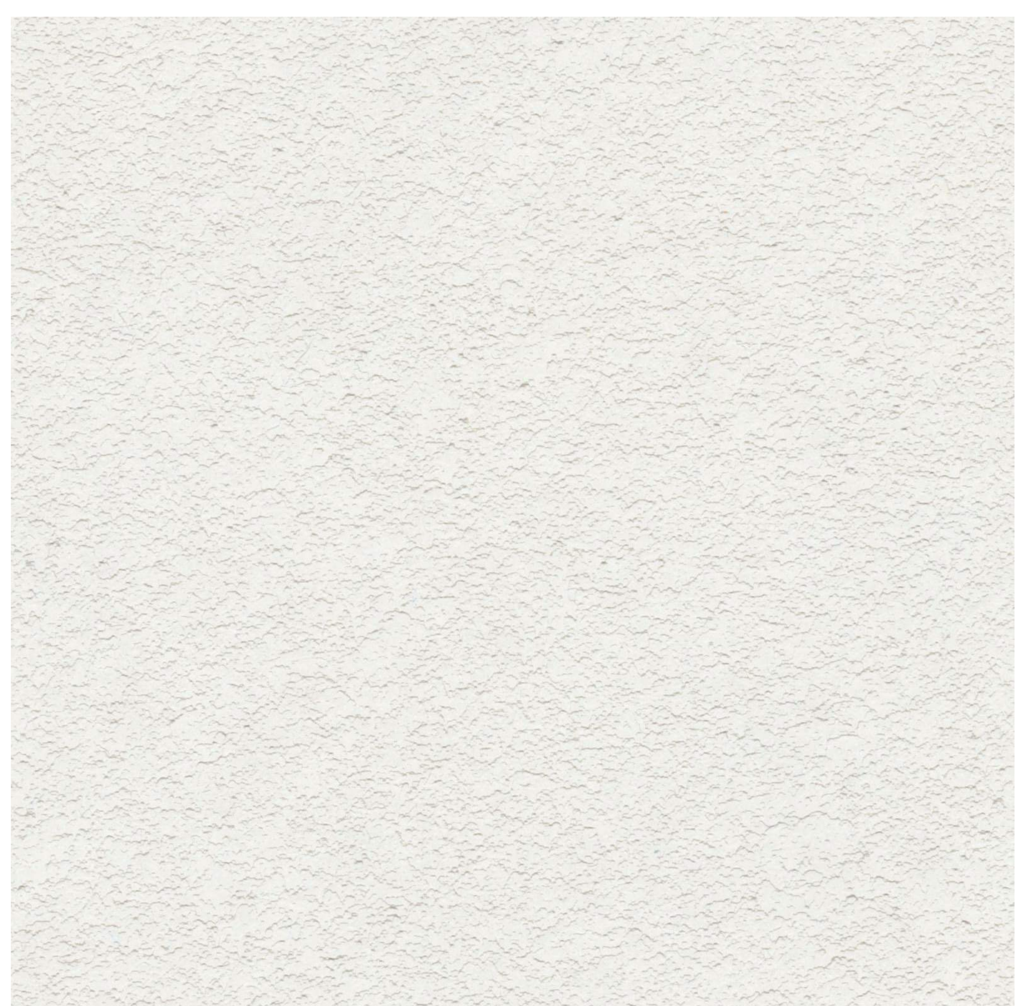
GREY TPO ROOF MEMBRANE



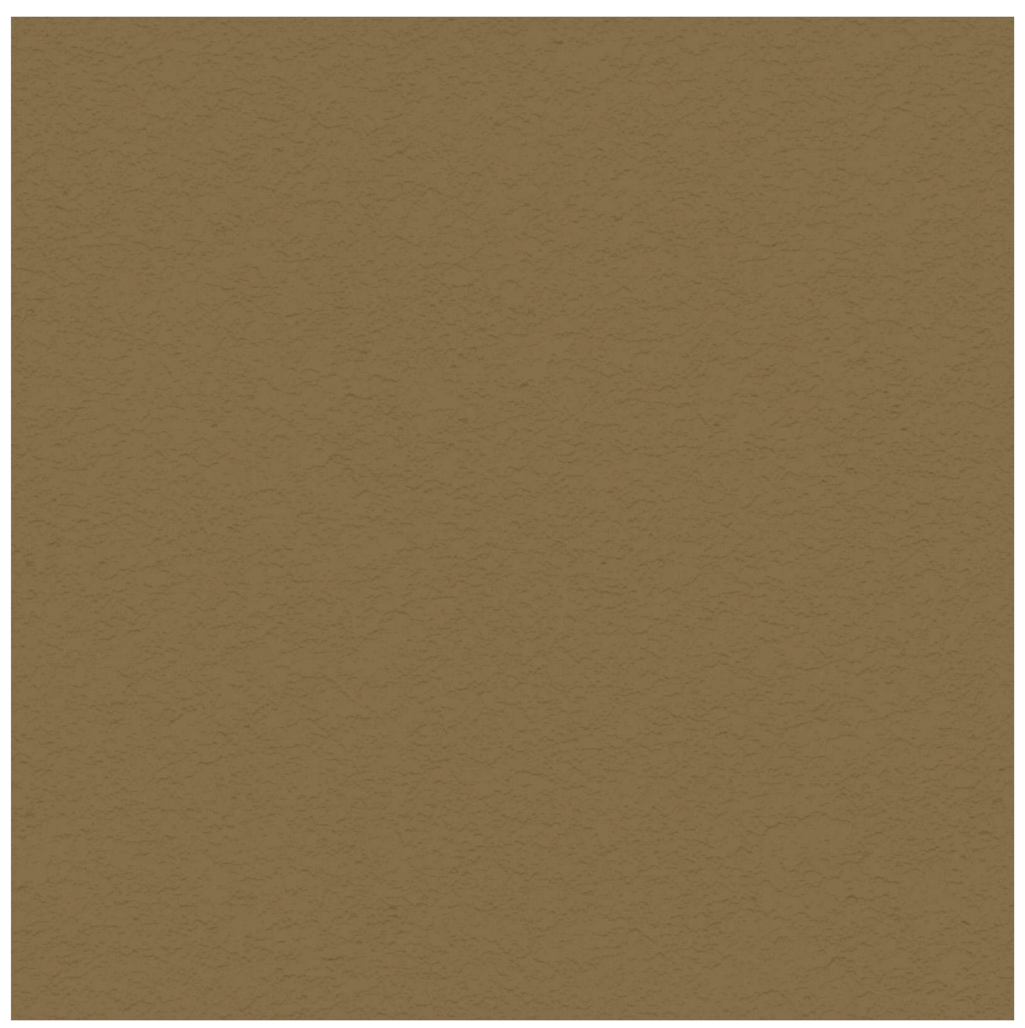
CLEAR GLAZING

ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM

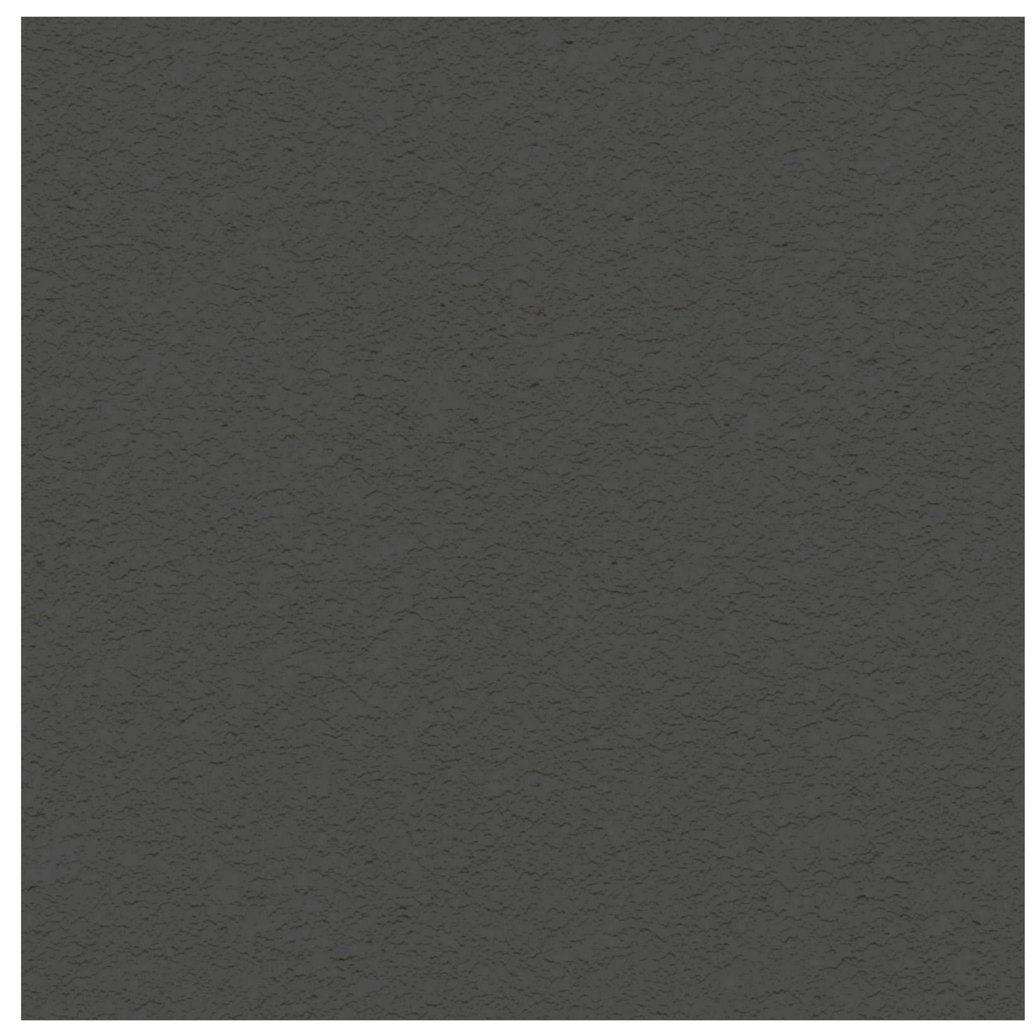
CEMENTITOUS SIDING



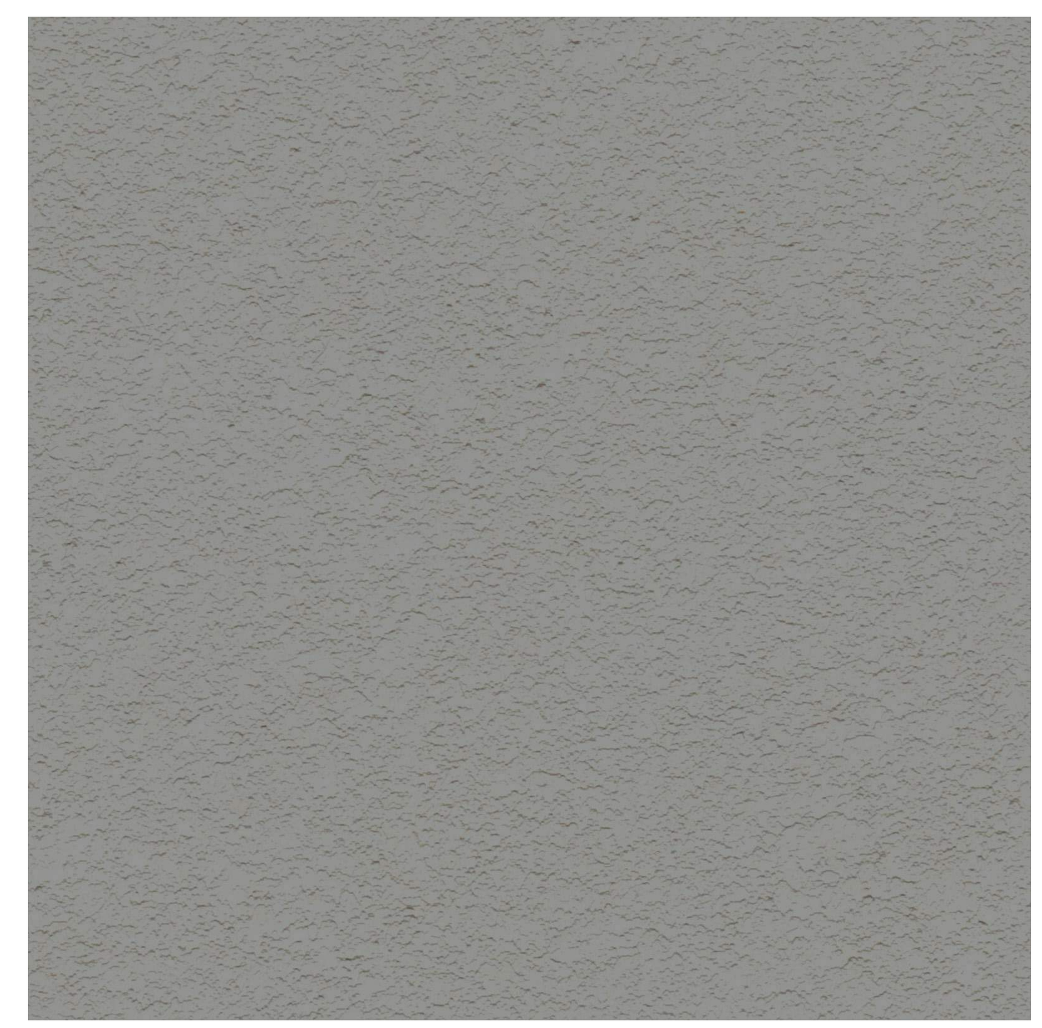
CEMENT PLASTER COLOR - 1



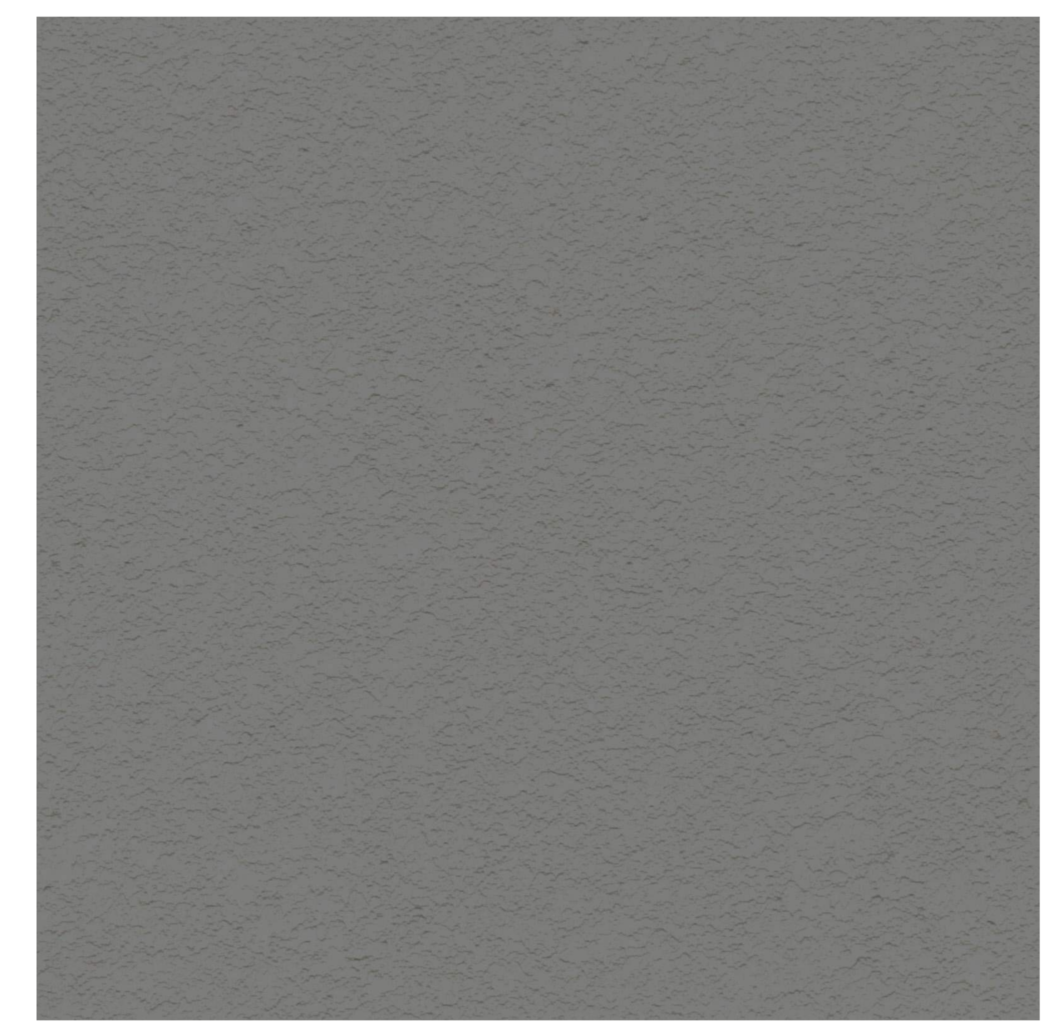
CEMENT PLASTER COLOR - 2



CEMENT PLASTER COLOR - 3



CEMENT PLASTER COLOR - 4



CEMENT PLASTER COLOR - 5

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**MARRIOTT RESIDENCE INN ALAMEDA**

2900 HARBOR BAY PARKWAY

A11



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11/13/2018 8:54:04 AM


LEVEL 1 — 3/32" = 1'-0" — 1


LEVEL 2 — 3/32" = 1'-0" — 2

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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A12



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11/13/2018 8:58:41 AM


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


ROOF 3/32" = 1'-0" 2

**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" | |

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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A13



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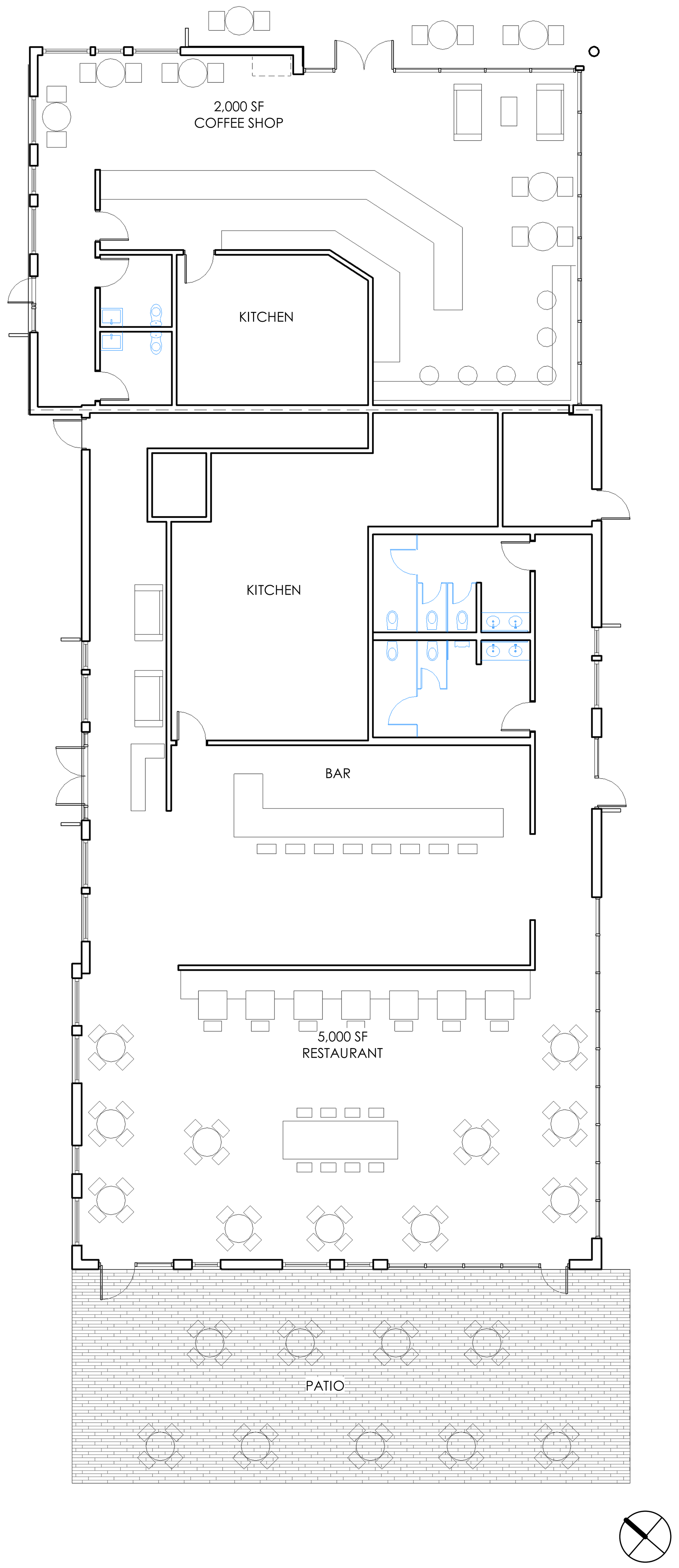
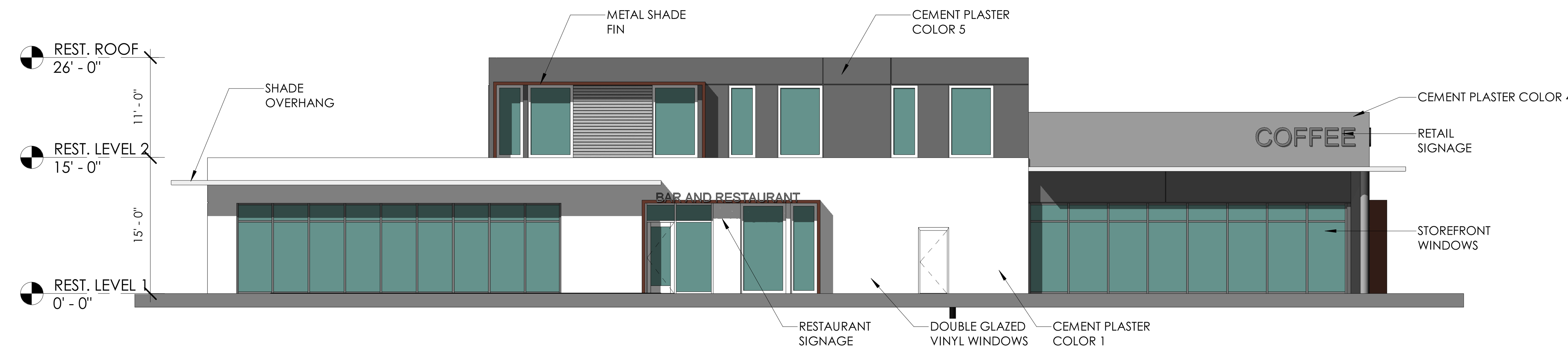
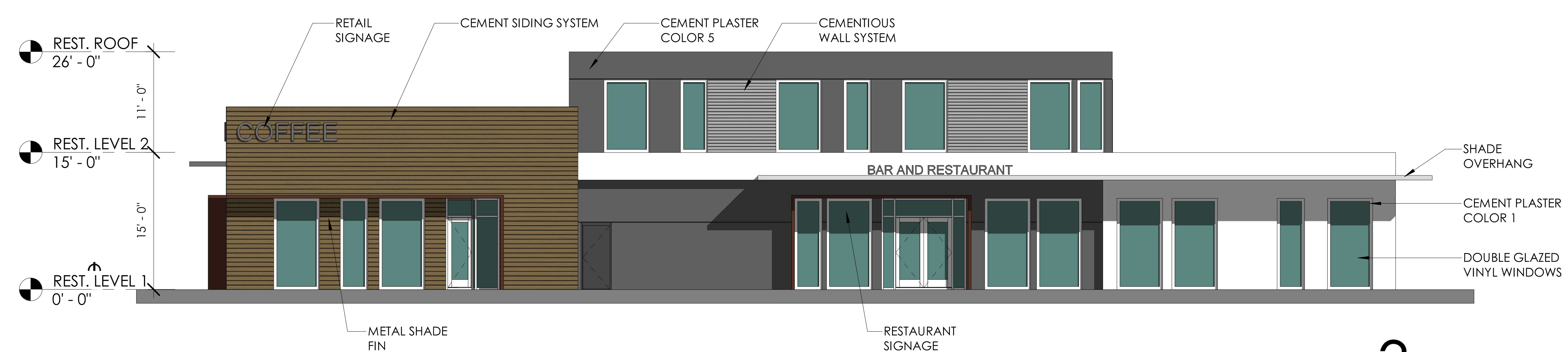


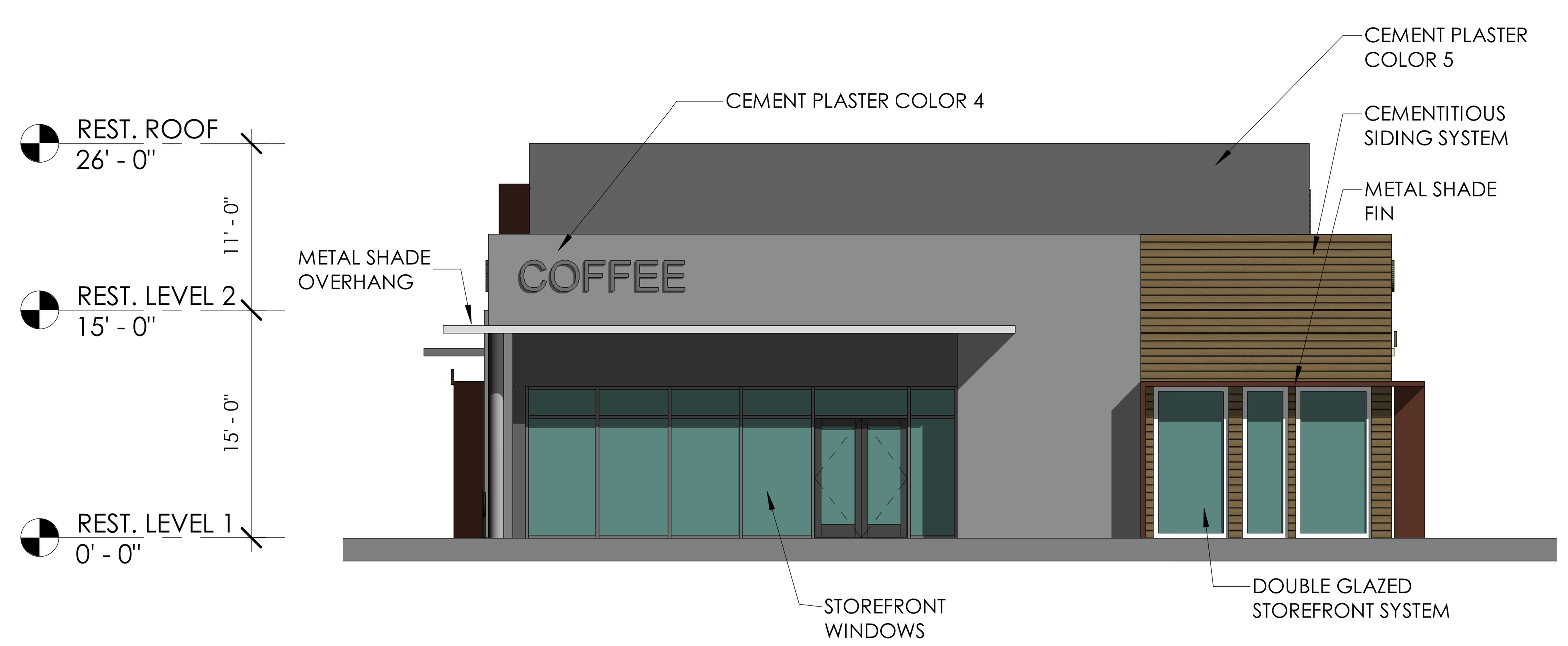

LEVEL 1 FLOOR PLAN 3/32" = 1'-0" 1



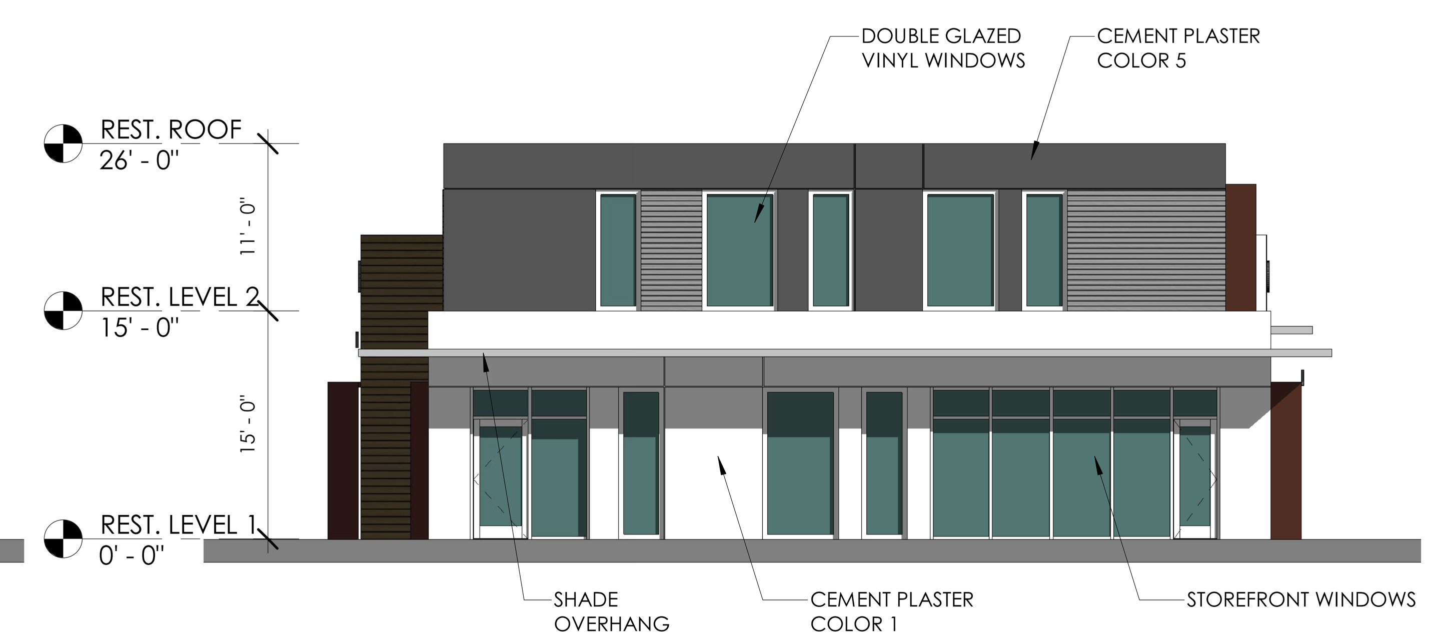

EAST - RETAIL 1" = 10'-0" 2




WEST - RETAIL 1" = 10'-0" 3




NORTH - RETAIL 1" = 10'-0" 4




SOUTH - RETAIL 1" = 10'-0" 5

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ARCHITECTURE


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# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A14



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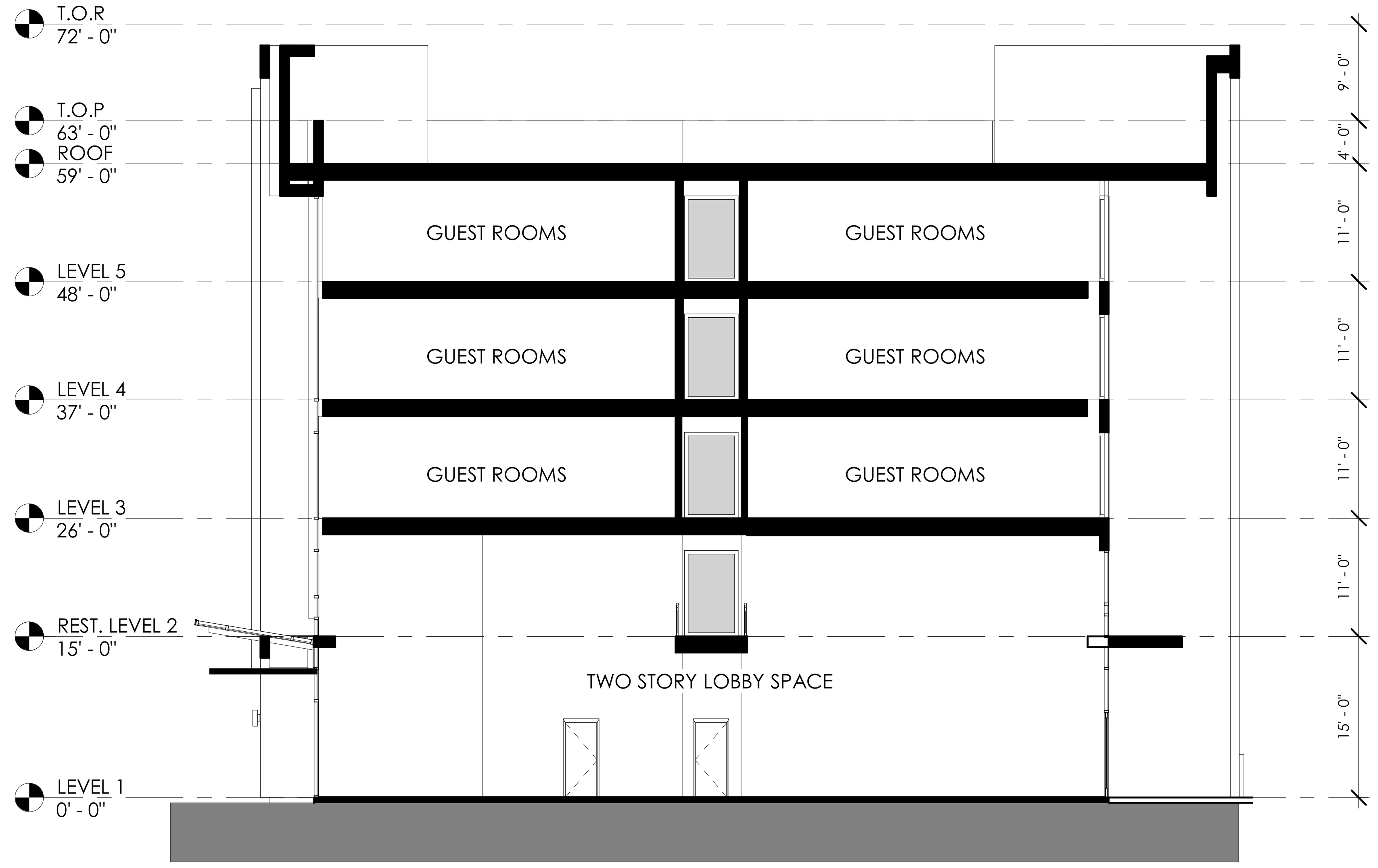


N/S SECTION 3/32" = 1'-0" 1


E/W SECTION 3/32" = 1'-0" 2

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HRGA ARCHITECTURE


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# MARRIOTT RESIDENCE INN ALAMEDA

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A15



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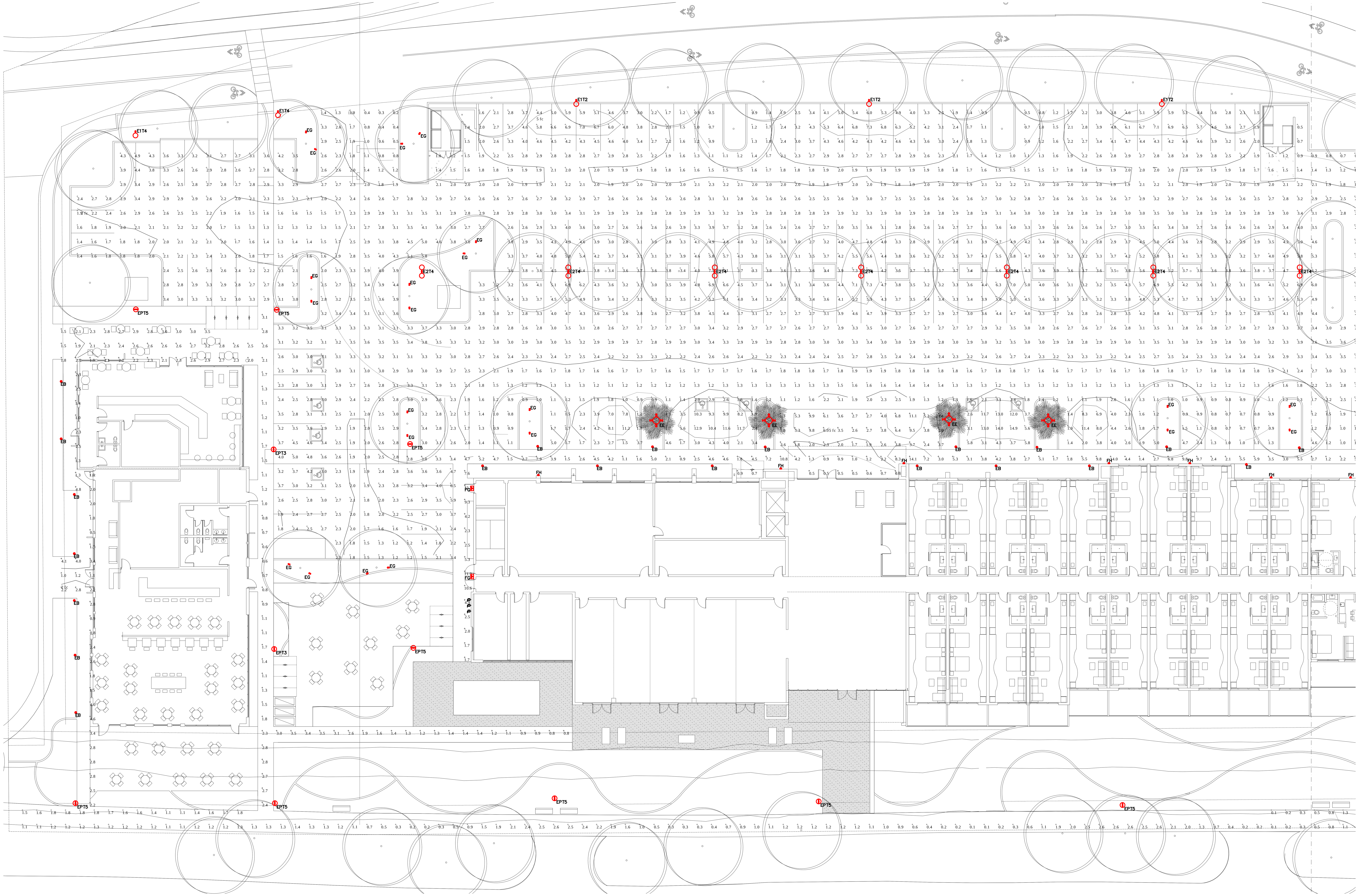



PHOTOMETRICS (PART A)

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

| No. | Issue | Date |
|---|---|---|
| 1. | ISSUE | 10.24.18 |

# MARRIOT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

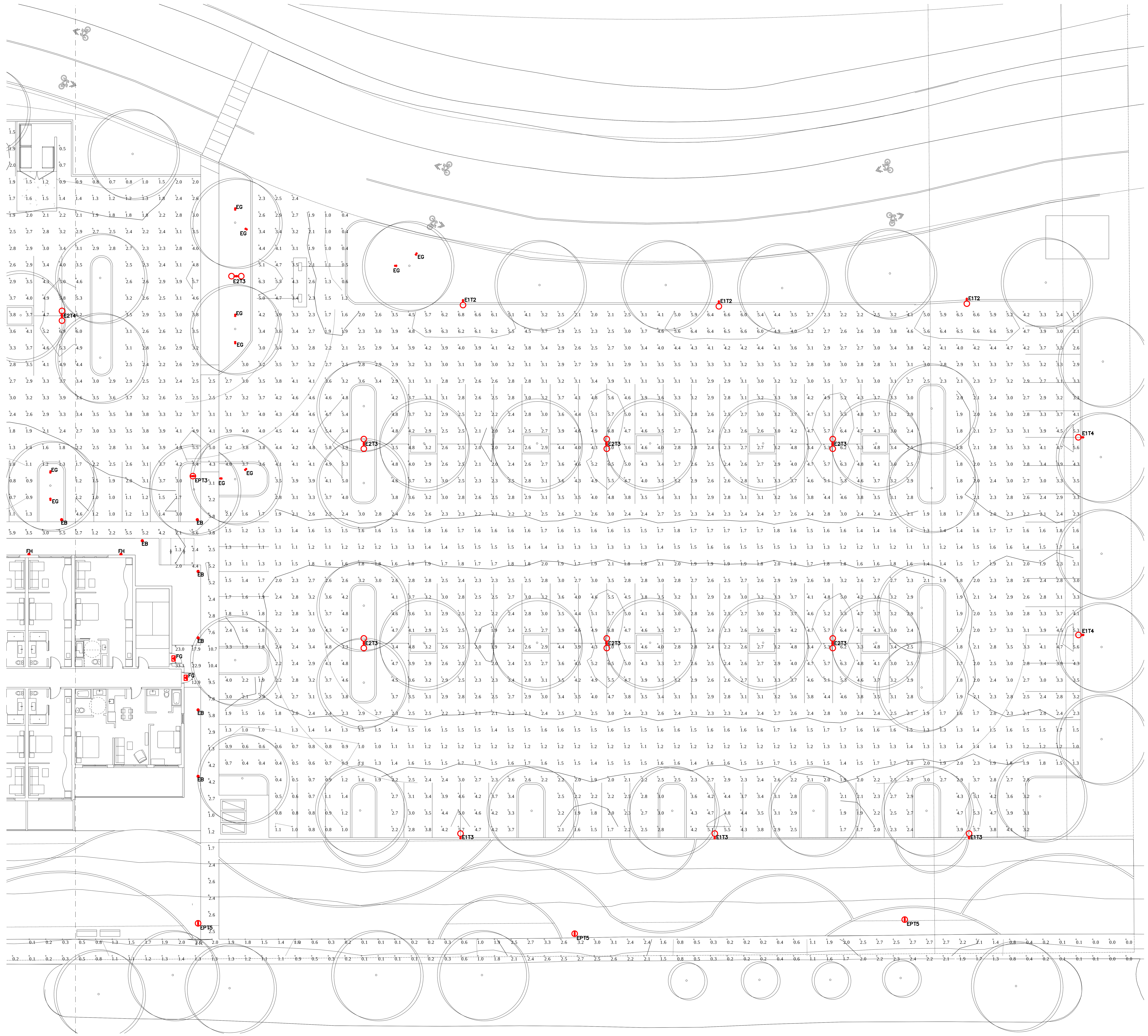


Title

PHOTOMETRIC DRAWING

PART A

Scale 1/32"=1'
Date 10.24.18
Drawn By M.S.
Checked By I.D.
Job No.
Sheet No.
LDE-1A.PD



# PHOTOMETRIC (PART B)

## 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-NAMRIEF | 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 | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| Parking | Illuminance | Fc | 2.89 | 14.9 | 0.2 | 14.45 | 74.50 |
| Side walk_Bay | Illuminance | Fc | 1.21 | 3.3 | 0.0 | N.A. | N.A. |
| Side walk_Hotel | Illuminance | Fc | 4.61 | 33.3 | 0.5 | 9.22 | 66.60 |
| Side walk_Restaurant | Illuminance | Fc | 2.06 | 4.8 | 0.5 | 4.12 | 9.60 |


Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940


| No. | Issue | Date |
|---|---|---|
| 1. | ISSUE | 10.24.18 |

# MARRIOT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY



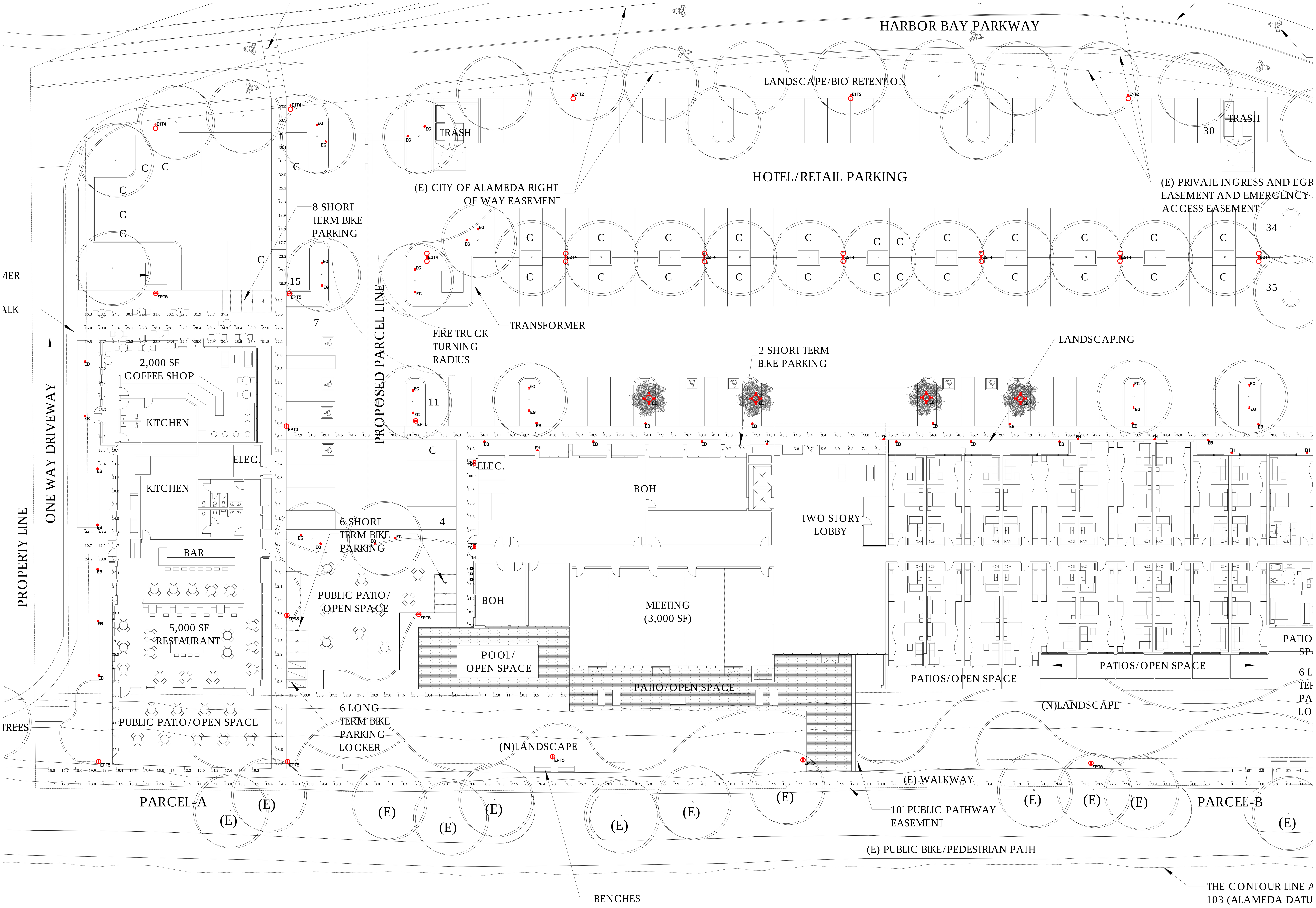
Title

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




BIKE AND PEDESTRIAN PHOTOMETRICS (PART A)

CLi
Commercial Lighting Industries
81161 Indio Boulevard, Indo, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

| No. | Issue | Date |
|---|---|---|
| 1. | ISSUE | 10.24.18 |

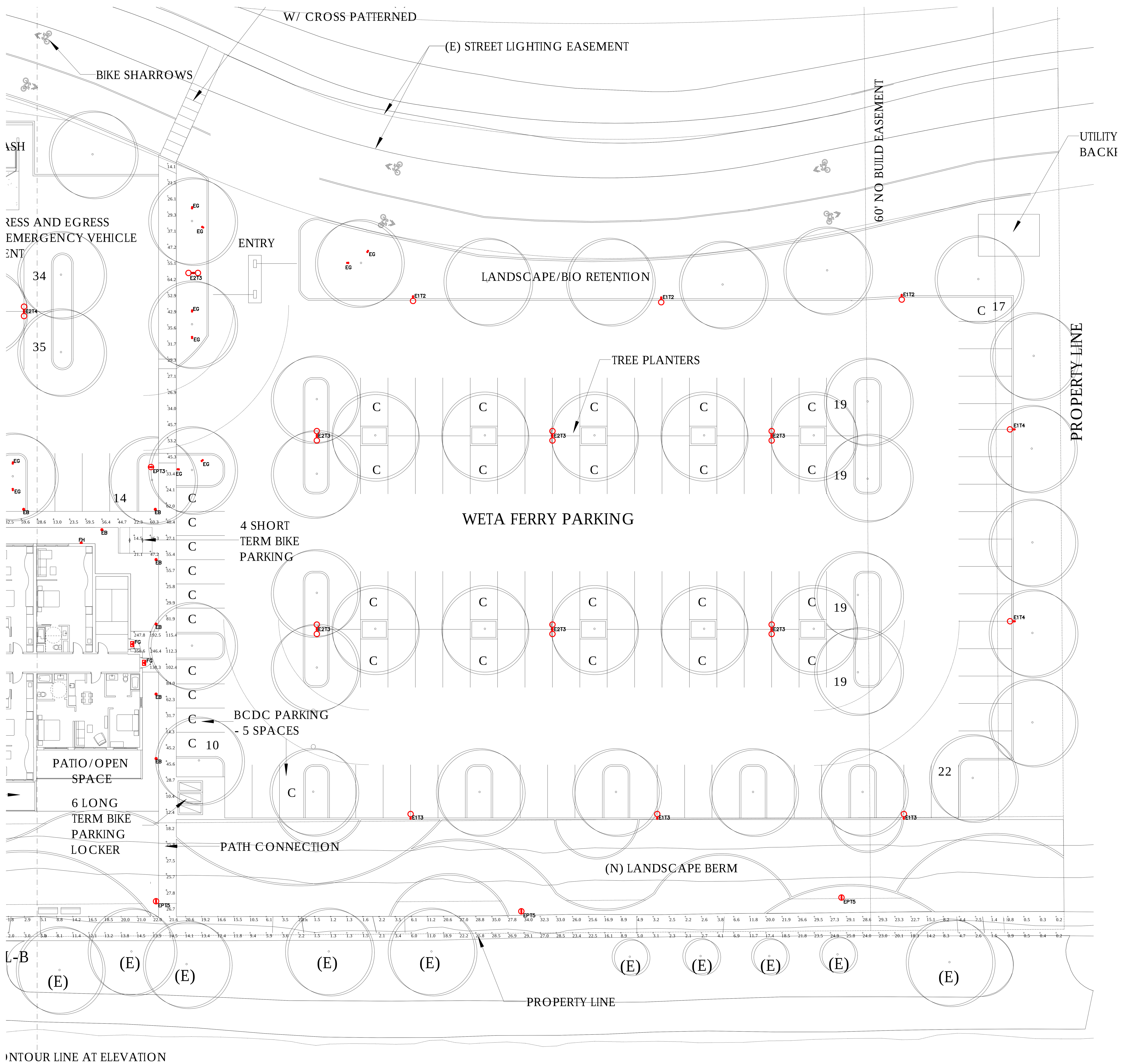
MARRIOT RESIDENCE INN ALAMEDA
2900 HARBOR BAY PARKWAY



Title
PHOTOMETRICS(LUX)
BIKE & PEDESTRIAN PATHS

PART A

Scale: 1/32"=1' Date: 10.24.18
Drawn By: M.S. Checked By: I.D.
Job No.
Sheet No.
LDE-2A.PD




| 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-NAMRIEF | 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 | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| Side walk_Bay | Illuminance | Lux | 13.01 | 35.0 | 0.2 | 65.05 | 175.00 |
| Side walk_Hotel | Illuminance | Lux | 50.96 | 358.6 | 5.6 | 9.10 | 64.04 |
| Side walk_Parking A | Illuminance | Lux | 28.76 | 53.1 | 13.9 | 2.07 | 3.82 |
| Side walk_Parking B | Illuminance | Lux | 33.74 | 51.3 | 19.8 | 1.70 | 2.59 |
| Side walk_Parking C | Illuminance | Lux | 37.83 | 64.2 | 14.1 | 2.68 | 4.55 |
| Side walk_Restaurant | Illuminance | Lux | 22.09 | 51.6 | 5.8 | 3.81 | 8.90 |

# BIKE AND PEDESTRIAN PHOTOMETRICS (PART B)


Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940


| No. | Issue | Date |
|---|---|---|
| 1. | ISSUE | 10.24.18 |

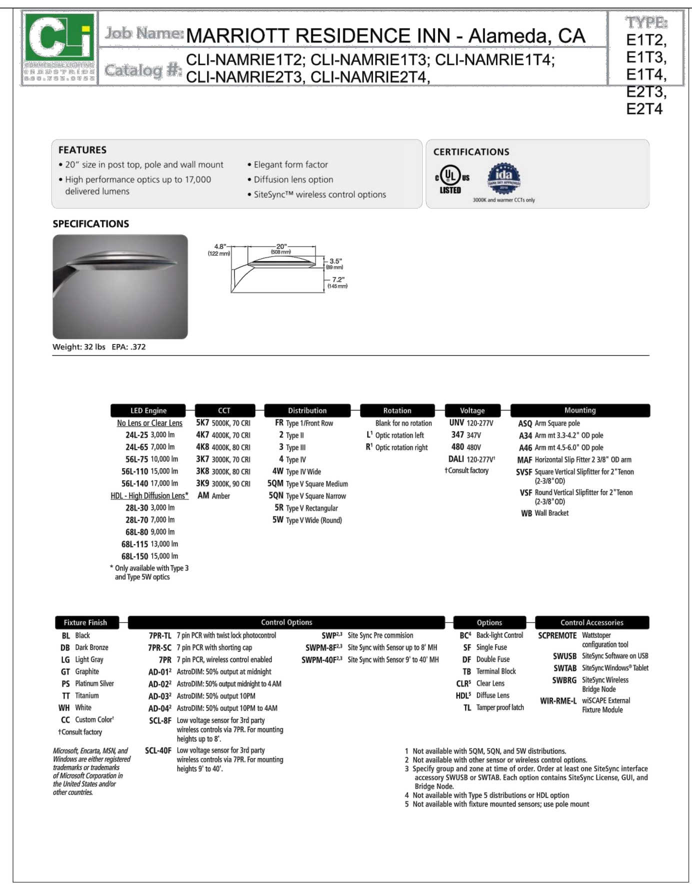
MARRIOT RESIDENCE INN ALAMEDA
2900 HARBOR BAY PARKWAY

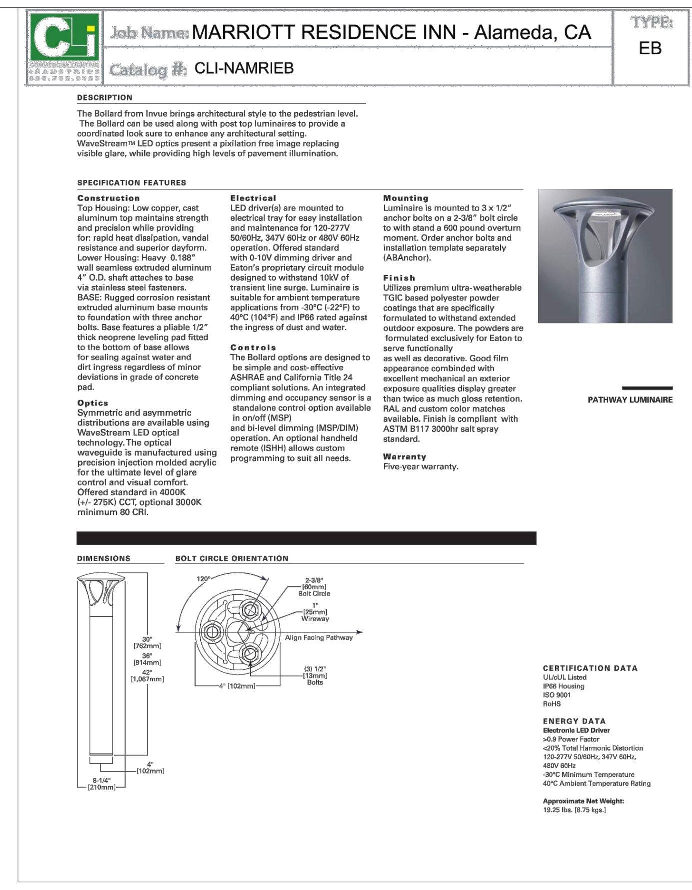


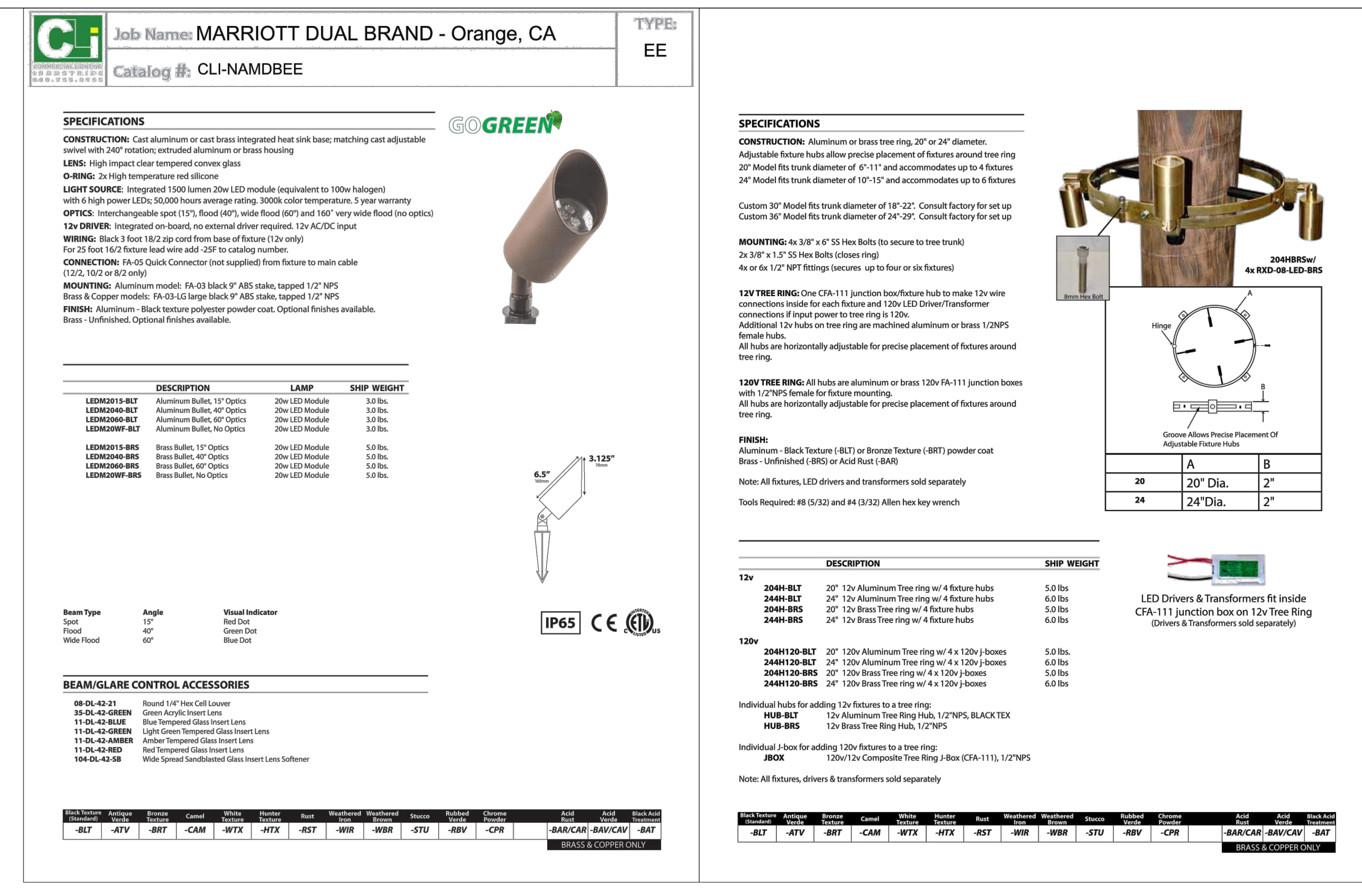
Title
PHOTOMETRICS(LUX) BIKE & PEDESTRIAN PATH

PART B

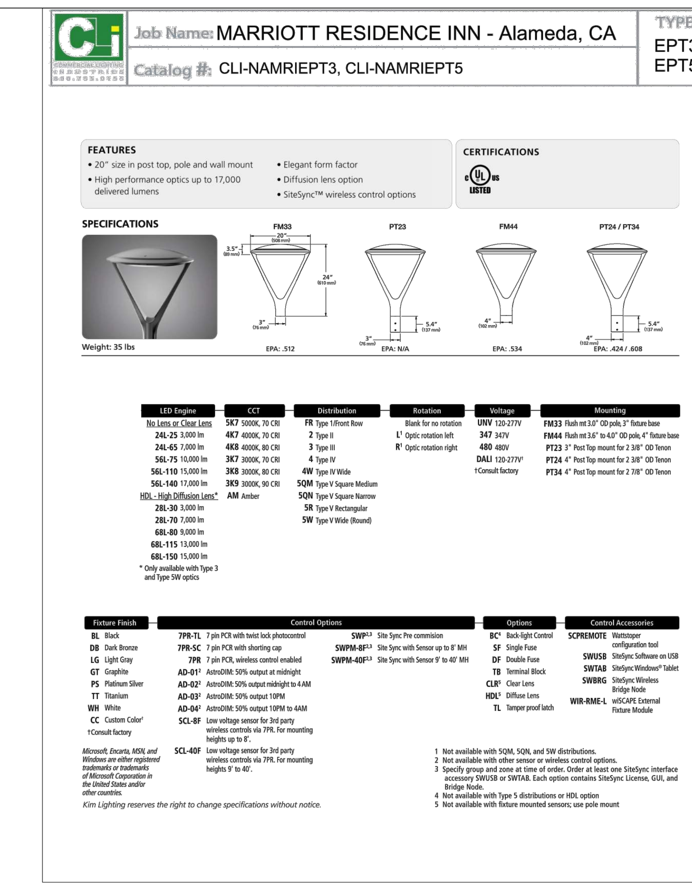
Scale 1/16"=1' | Date 10.24.18
Drawn By M.S. | Checked By I.D.
Job No.
Sheet No. LDE-2B.PD

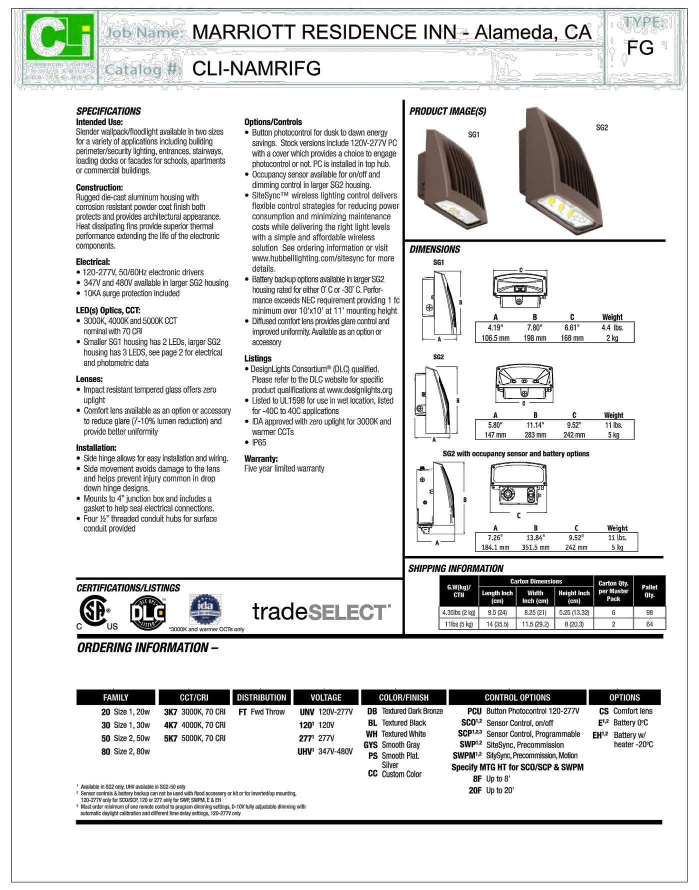


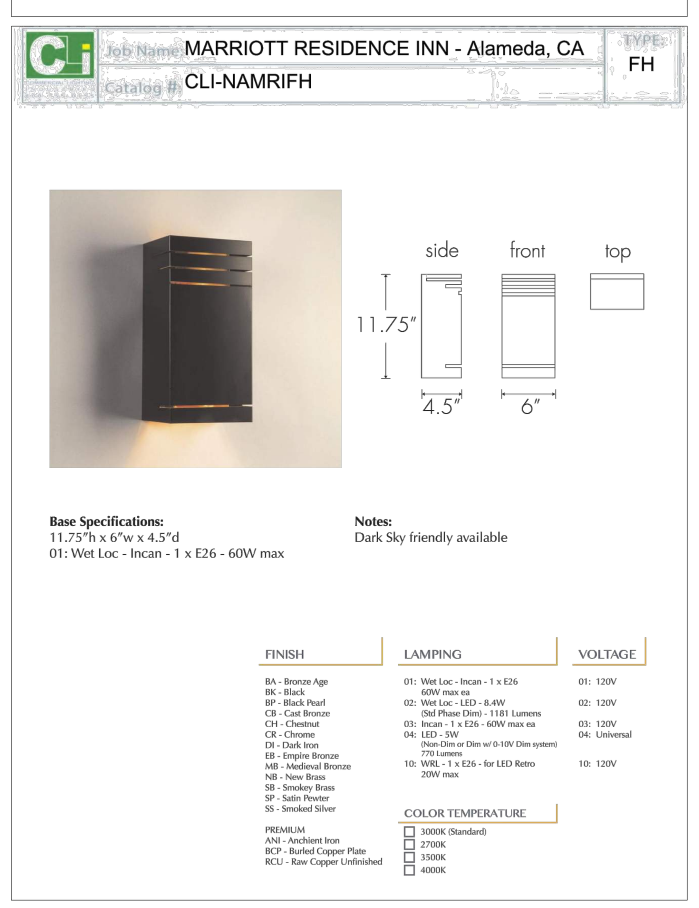





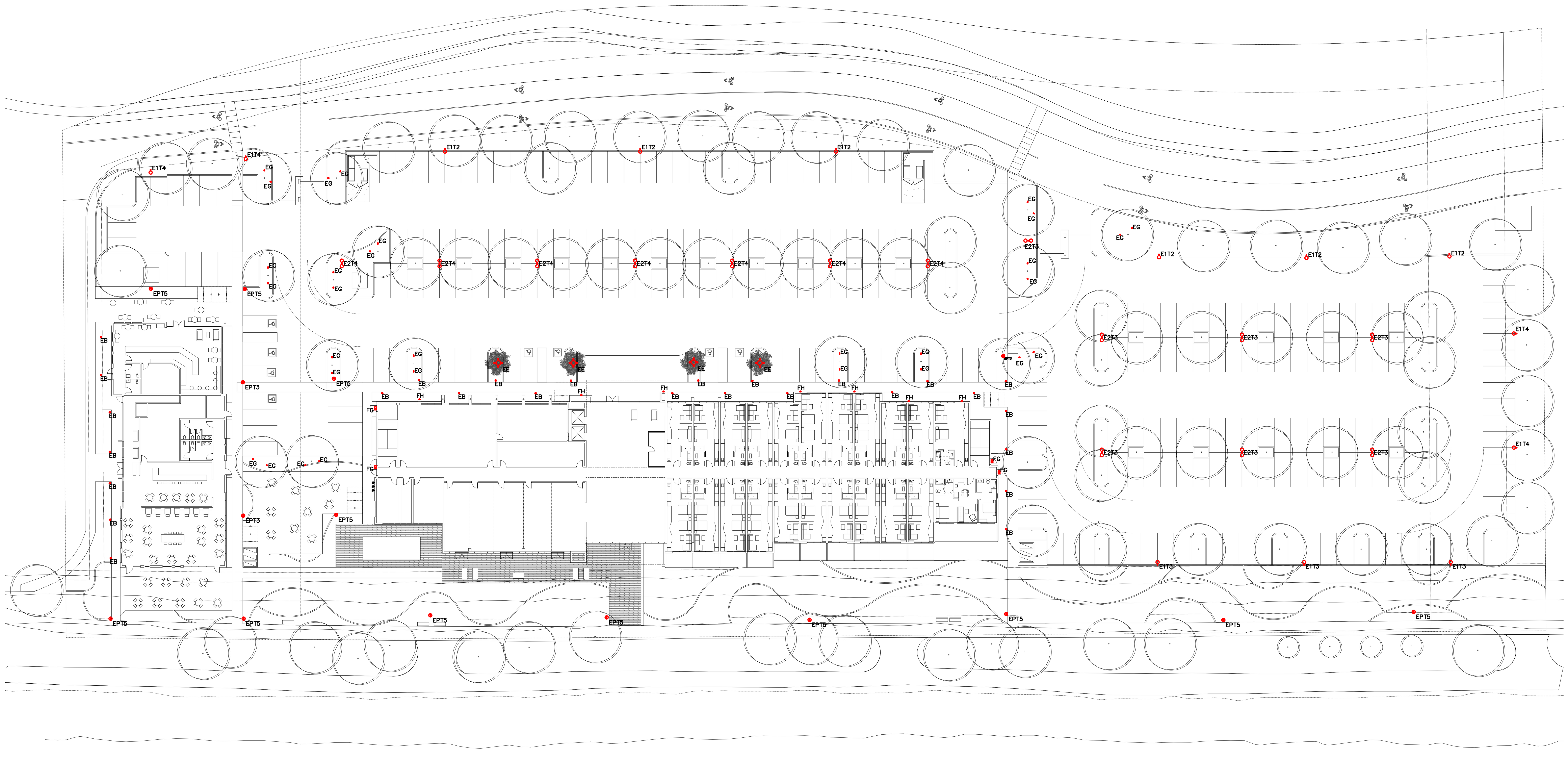



## LIGHTING FIXTURE LEGEND

| 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-NAMRIEF | 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 |




SITE PLAN

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
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| No. Issue | Date |
|---|---|
| 1. ISSUE | 10.24.18 |

# MARRIOT RESIDENCE INN ALAMEDA
2900 HARBOR BAY PARKWAY



Title
SITE PLAN

Scale: 1/32"=1'
Date: 10.24.18
Drawn By: M.S.
Checked By: I.D.
Job No.
Sheet No.
LDE-3

## BASIS OF BEARINGS

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.

## NOTES

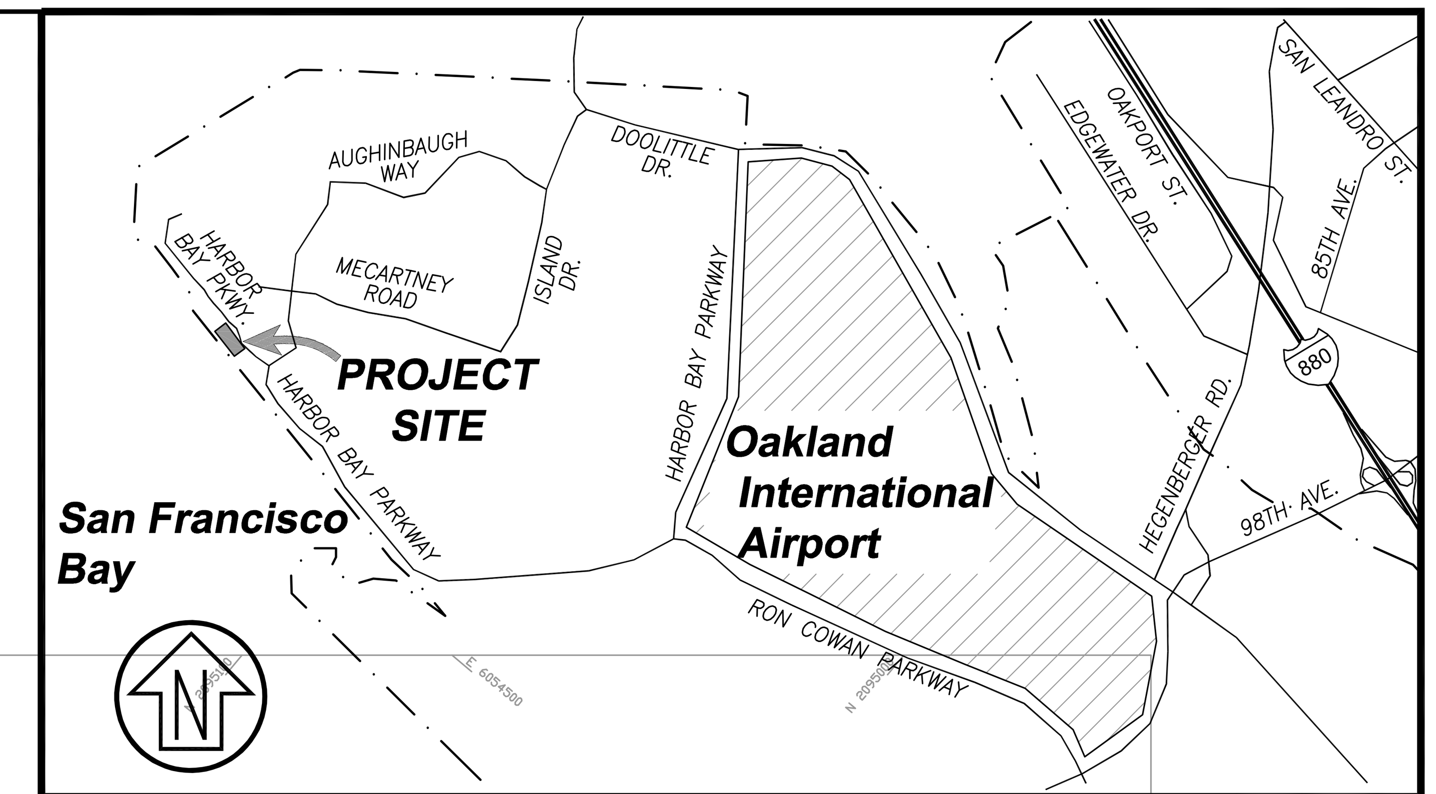
1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. HORIZONTAL DATUM IS BASED ON THAT CERTAIN PARCEL MAP NO. 9689 RECORDED AUGUST 29, 2008 IN BOOK 308 OF PARCEL MAPS AT PAGES 91–98 OFFICIAL RECORDS OF ALAMEDA COUNTY.
3. TOPOGRAPHY SHOWN ON THIS MAP WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY 360 AERIAL SURVEYS IN FAIRFAX, CALIFORNIA ON JULY 10, 2018. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. THE GRID IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NAD 1983. CONTROL SURVEY PERFORMED BY CSW/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.

## ABBREVIATIONS

| | |
|---|---|
| CL | CENTER LINE |
| DEP | DEPRESSED |
| E | ELECTRIC |
| ELEC | ELECTRICAL |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| 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 |

## LEGEND

| | |
|---|---|
| | BOUNDARY LINE |
| | BOUNDARY ADJACENT |
| | BUILDING |
| 100 | CONTOUR MAJOR (5' INTERVAL) |
| 99 | CONTOUR MINOR (1' INTERVAL) |
| E | ELECTRICAL LINE (RED PAINT) |
| x | FENCE |
| G | GAS LINE (YELLOW PAINT) |
| IRR | IRRIGATION LINE (VIOLET PAINT) |
| L | LIGHTING CONDUIT (RED PAINT SL) |
| SS | SANITARY SEWER LINE (GREEN PAINT SS) |
| | STORM DRAIN LINE (GREEN PAINT SD) |
| T | TELEPHONE LINE (ORANGE PAINT) |
| W | WATER (BLUE PAINT) |



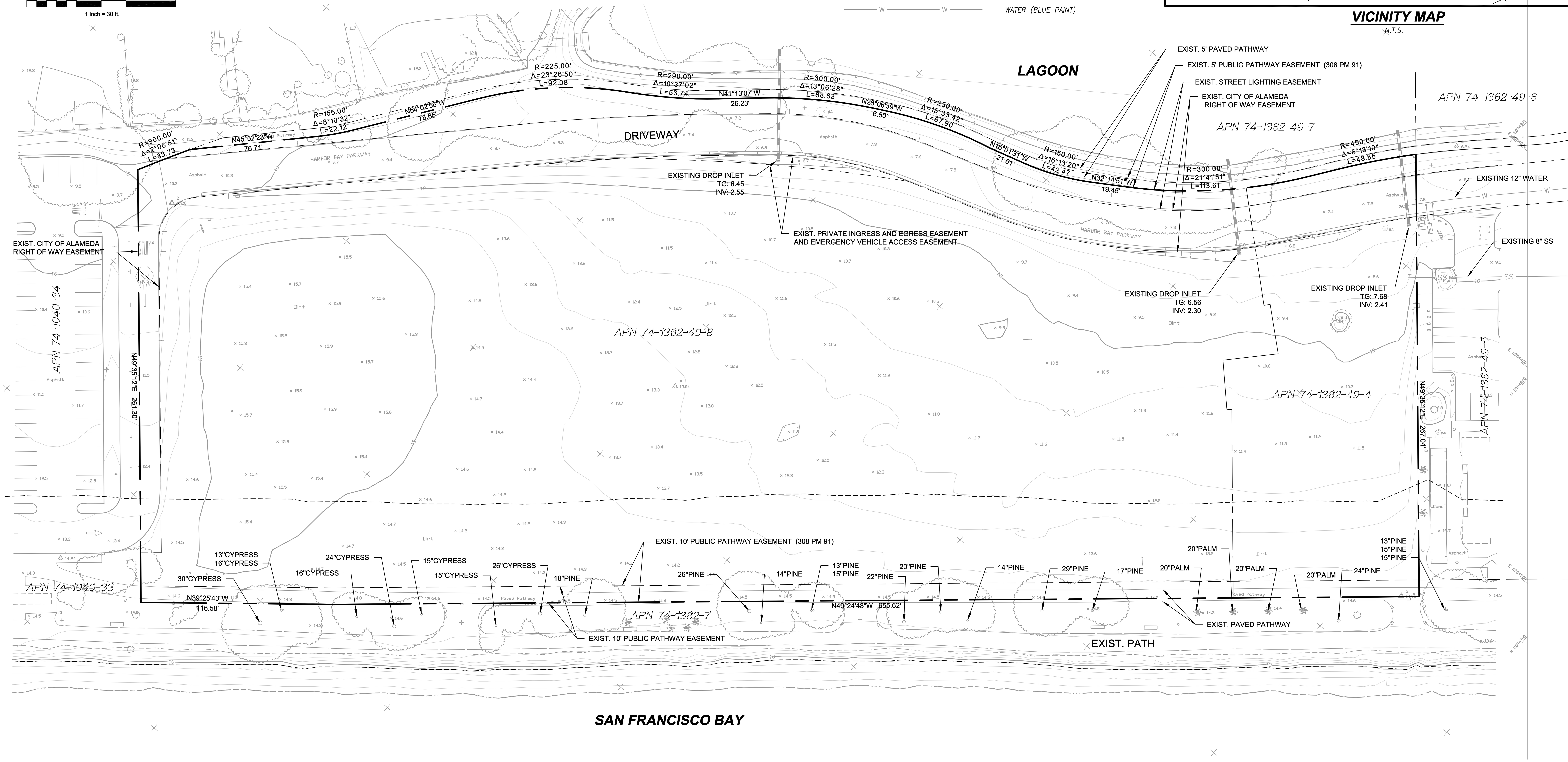

## VICINITY MAP

N.T.S.

Graphic Scale (in feet)

30 0 30 60

1 inch = 30 ft.

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| | |
|---|---|
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| State | California |

MARRIOTT RESIDENCE INN ALAMEDA

# TOPOGRAPHIC BASE MAP

2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER WAYNE F. LEACH No. 54309 CIVIL STATE OF CALIFORNIA

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

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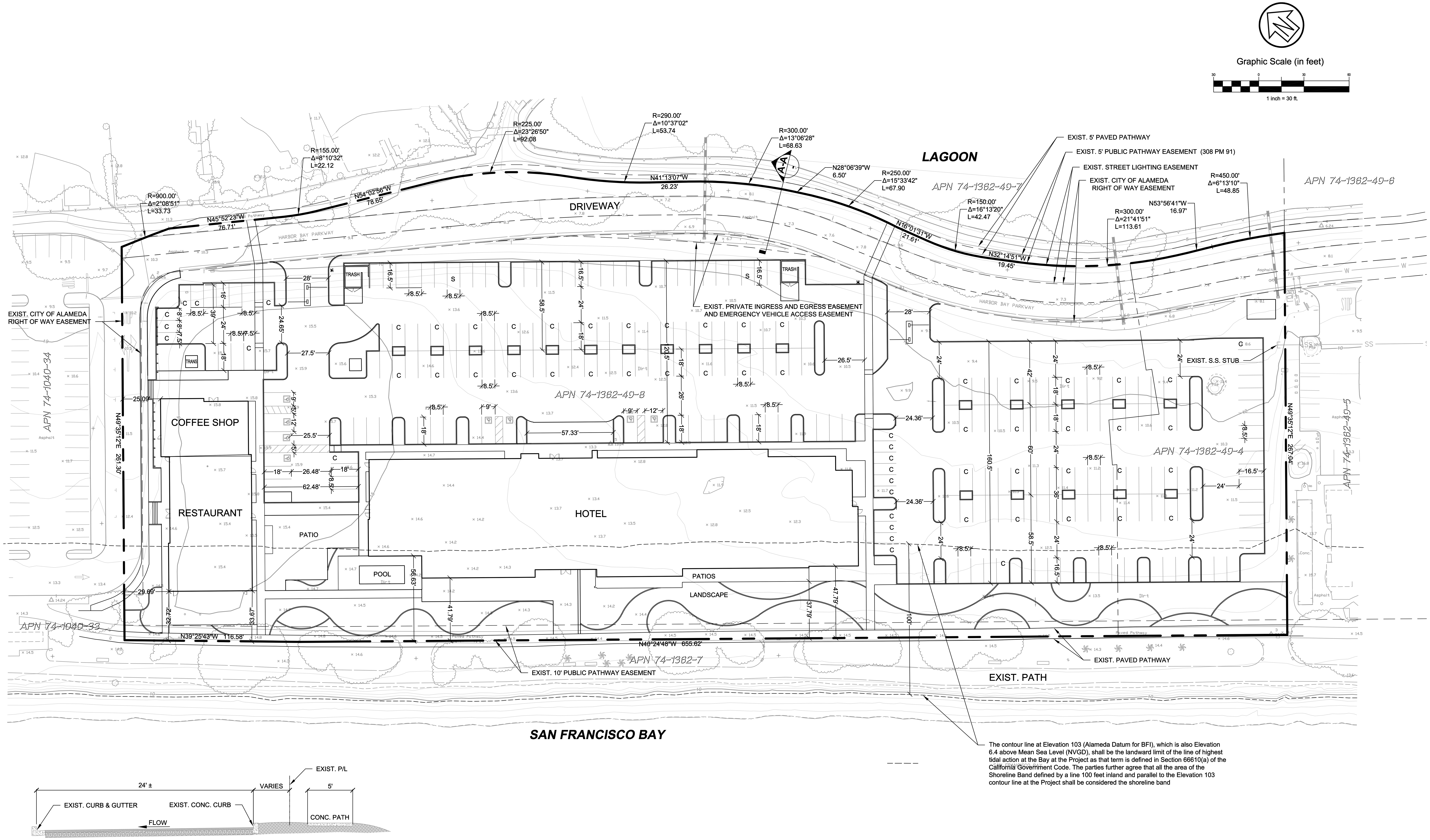


| Rev | Date | Description | Designed | Drawn | Checked |
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| State | California |

MARRIOTT RESIDENCE INN ALAMEDA

# CIVIL SITE PLAN

2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
WAYNE F. LEACH
No. 54309
CIVIL
STATE OF CALIFORNIA

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

## LINETYPES

| EXISTING | | PROPOSED |
|---|---|---|
| | BOUNDARY LINE | |
| 30 | CONTOUR - MAJOR | 30 |
| | CONTOUR - MINOR | |
| | SWALE | |
| N/A | DAYLIGHT | |
| | RETAINING WALL | |
| | STORM DRAIN | |

## PRELIMINARY GRADING QUANTITIES

CUT: 7,400± CUBIC YARDS
FILL: 600± CUBIC YARDS
NET: 6,800± CUBIC YARDS <EXPORT>

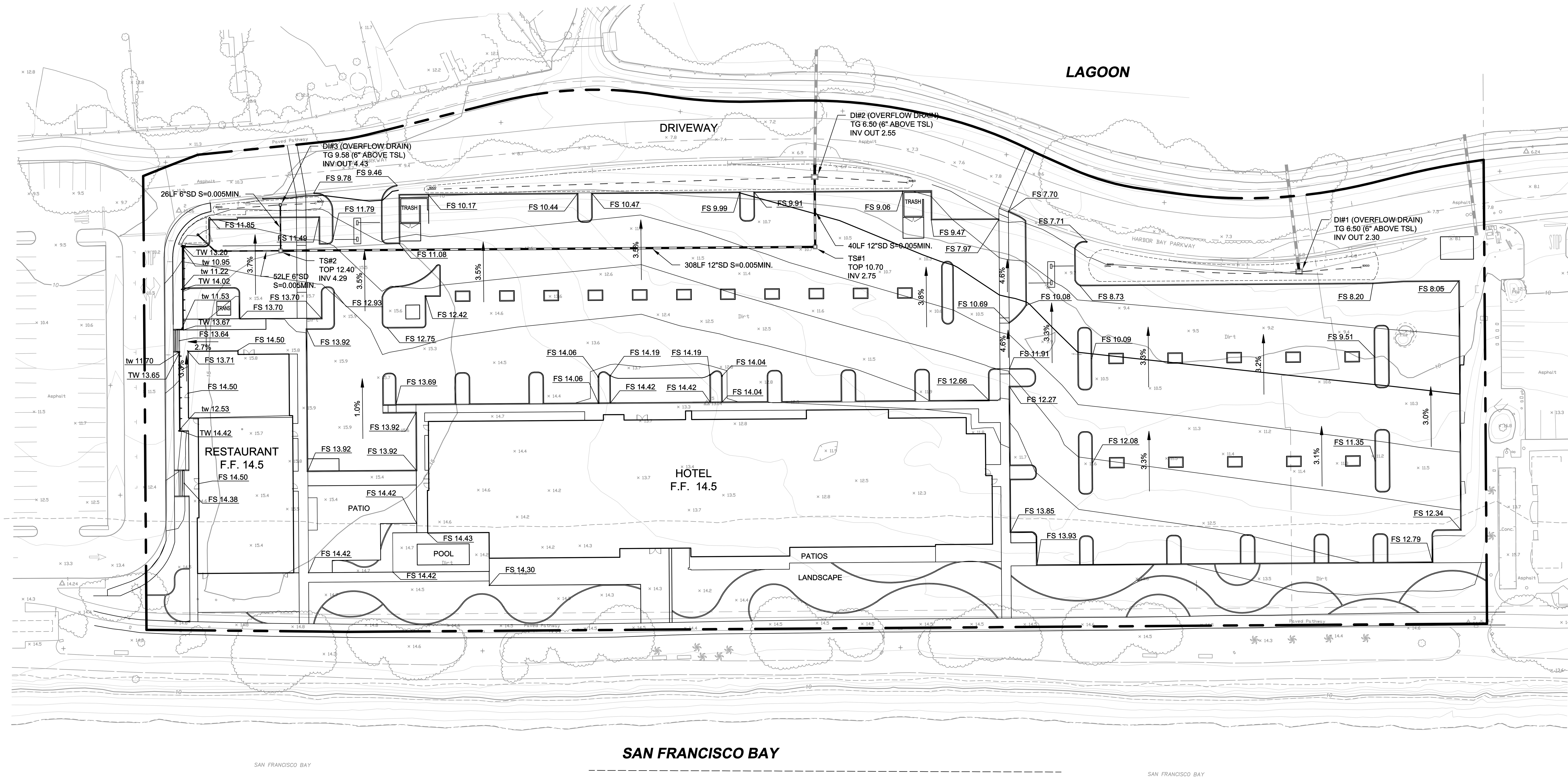
1. PROPOSED FINISH SURFACE IS DEFINED AS THE FINAL SURFACE AS INDICATED ON THE GRADING PLAN.

2. 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 | | |

Graphic Scale (in feet)
1 inch = 30 ft.

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| State | California |

MARRIOTT RESIDENCE INN ALAMEDA

# GRADING AND DRAINAGE PLAN

2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:
REGISTERED PROFESSIONAL ENGINEER
WAYNE F. LEACH
No. 54309
CIVIL
STATE OF CALIFORNIA

Sheet
C2.0

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

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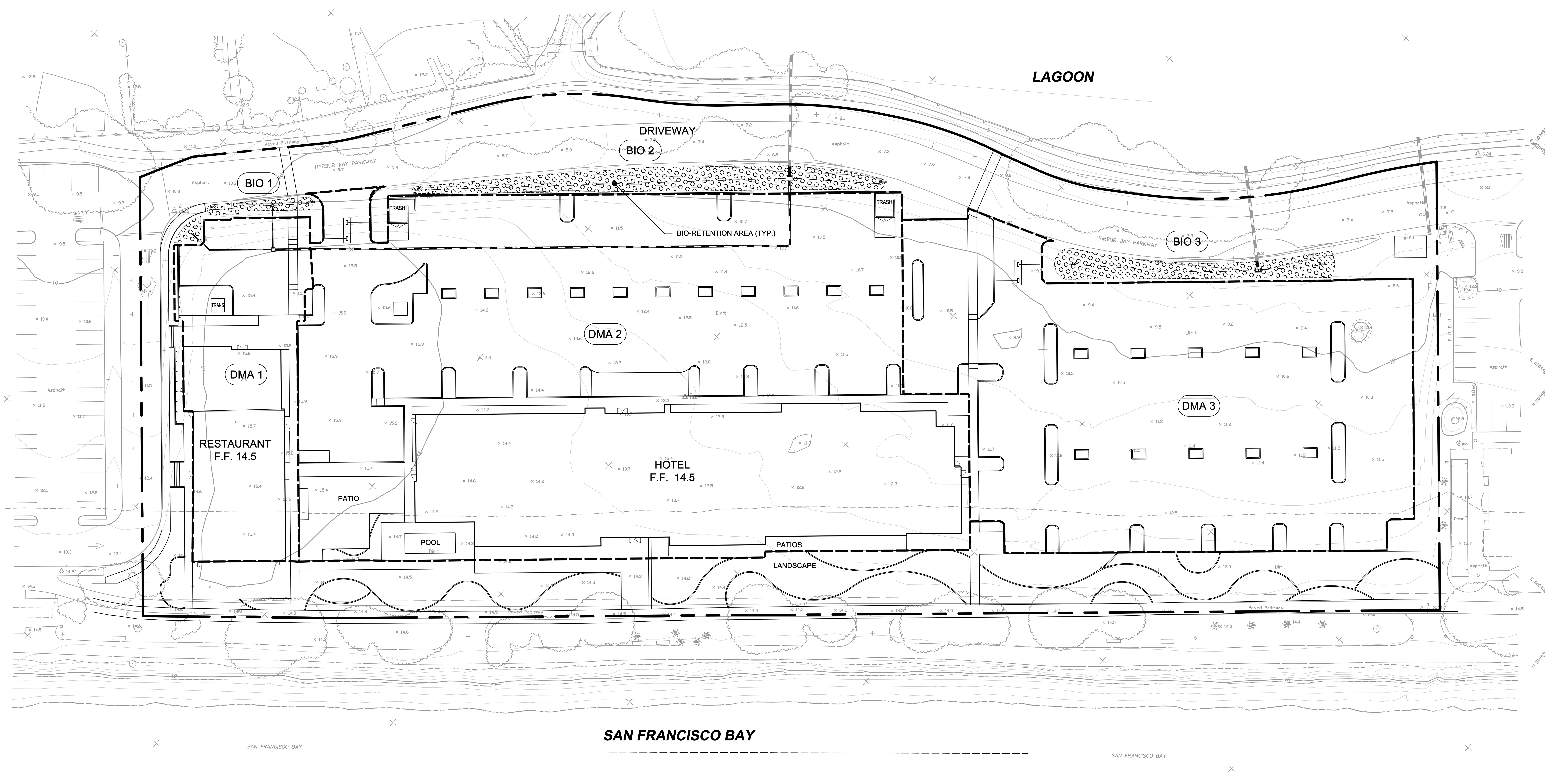
## LEGEND

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

Graphic Scale (in feet)

1 inch = 30 ft.

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MARRIOTT RESIDENCE INN ALAMEDA

# PRELIMINARY STORMWATER CONTROL PLAN

2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
WAYNE F. LEACH
No. 54309
CIVIL
STATE OF CALIFORNIA

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| Sheet | C3.0 |
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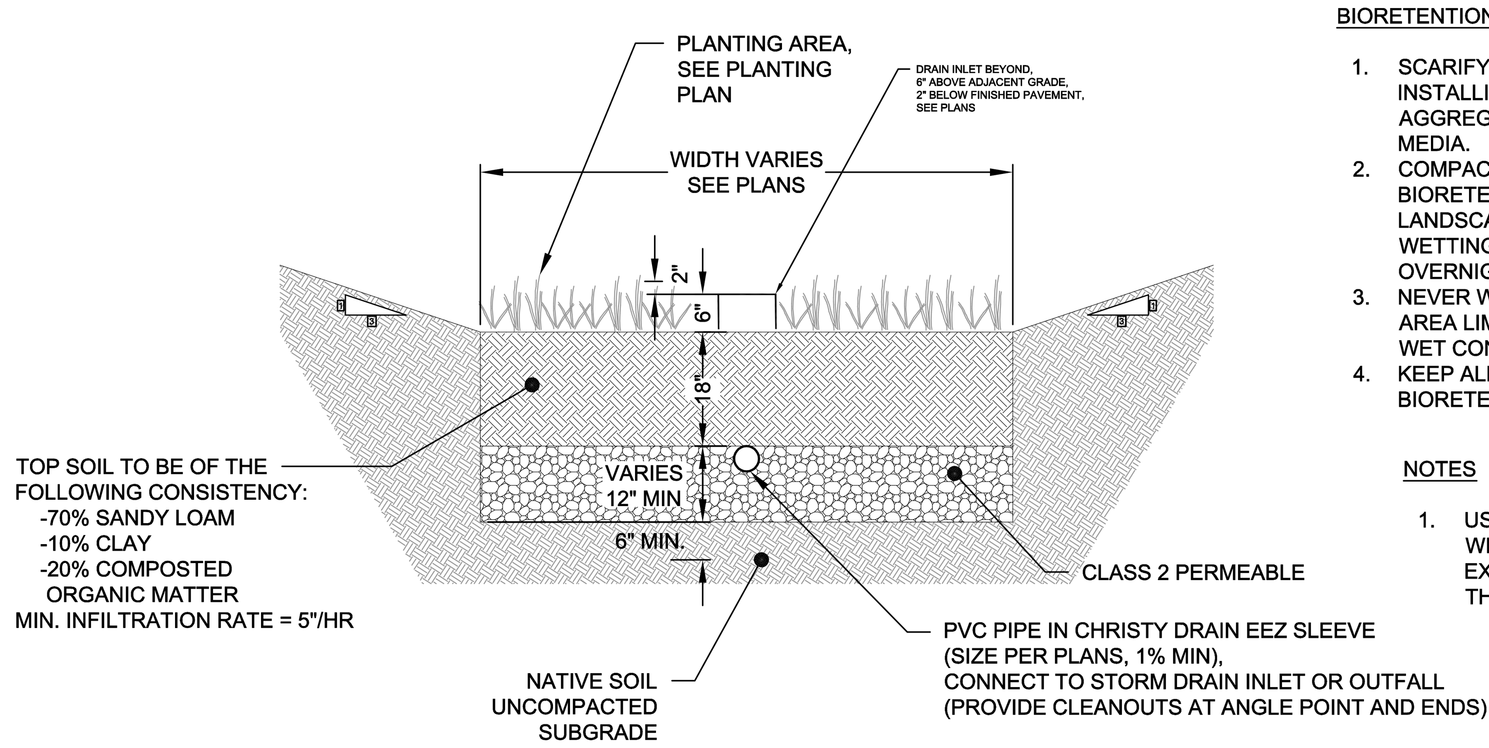
| Date: | 07/23/2018 |
| Project Number: | 5.1543.00 |
| Plan File: | D-XXXX-XX |




**BIORETENTION AREA CONSTRUCTION NOTES**

1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETNETION 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 | | |
|---|---|---|---|---|---|---|---|
| | | | | | BIO AREA 1 | | |
| DMA 1 | 7883 | ROOF | 1.0 | 7883 | IMP SIZING FACTOR | MIN. IMP SIZE (SF) | PRO. IMP SIZE (SF) |
| | 5870 | PAVEMENT | 1.0 | 5870 | | | |
| | 332 | LANDSCAPE | 0.1 | 33 | | | |
| TOTAL > | | | | 13786 | 0.04 | 551 | 577 |

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

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

| Rev | Date | Description | Designed | Drawn | Checked |
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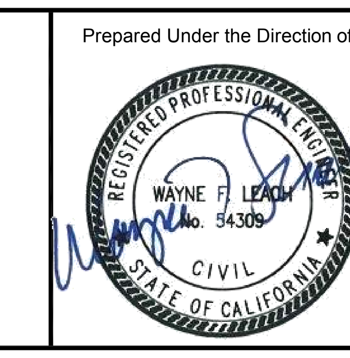
MARRIOTT RESIDENCE INN ALAMEDA

# STORMWATER CONROL DETAILS

2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:

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

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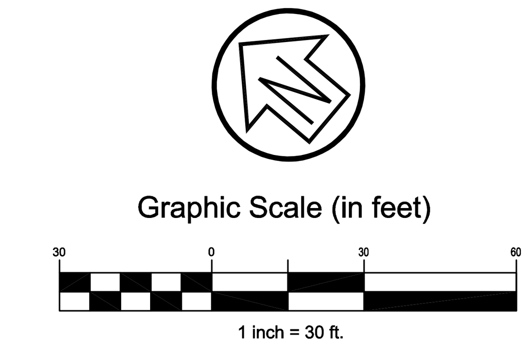
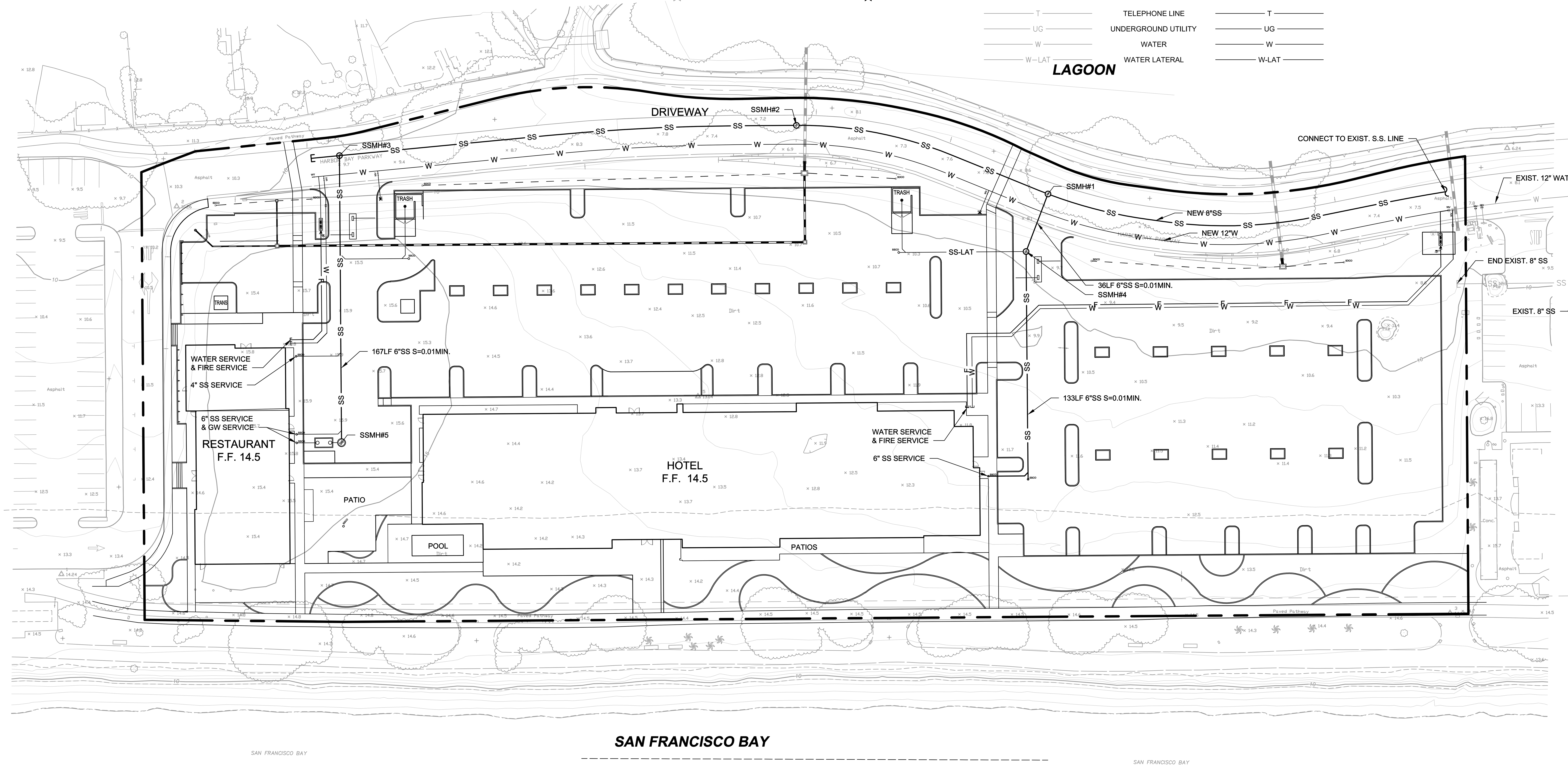
## SYMBOLS

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

## 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 | SANITARY SEWER | SS |
| SS-LAT | 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 |
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MARRIOTT RESIDENCE INN ALAMEDA

# PRELIMINARY UTILITY PLAN

2900 HARBOR BAY PARKWAY

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
WAYNE F. LEACH
No. 54309
CIVIL
STATE OF CALIFORNIA

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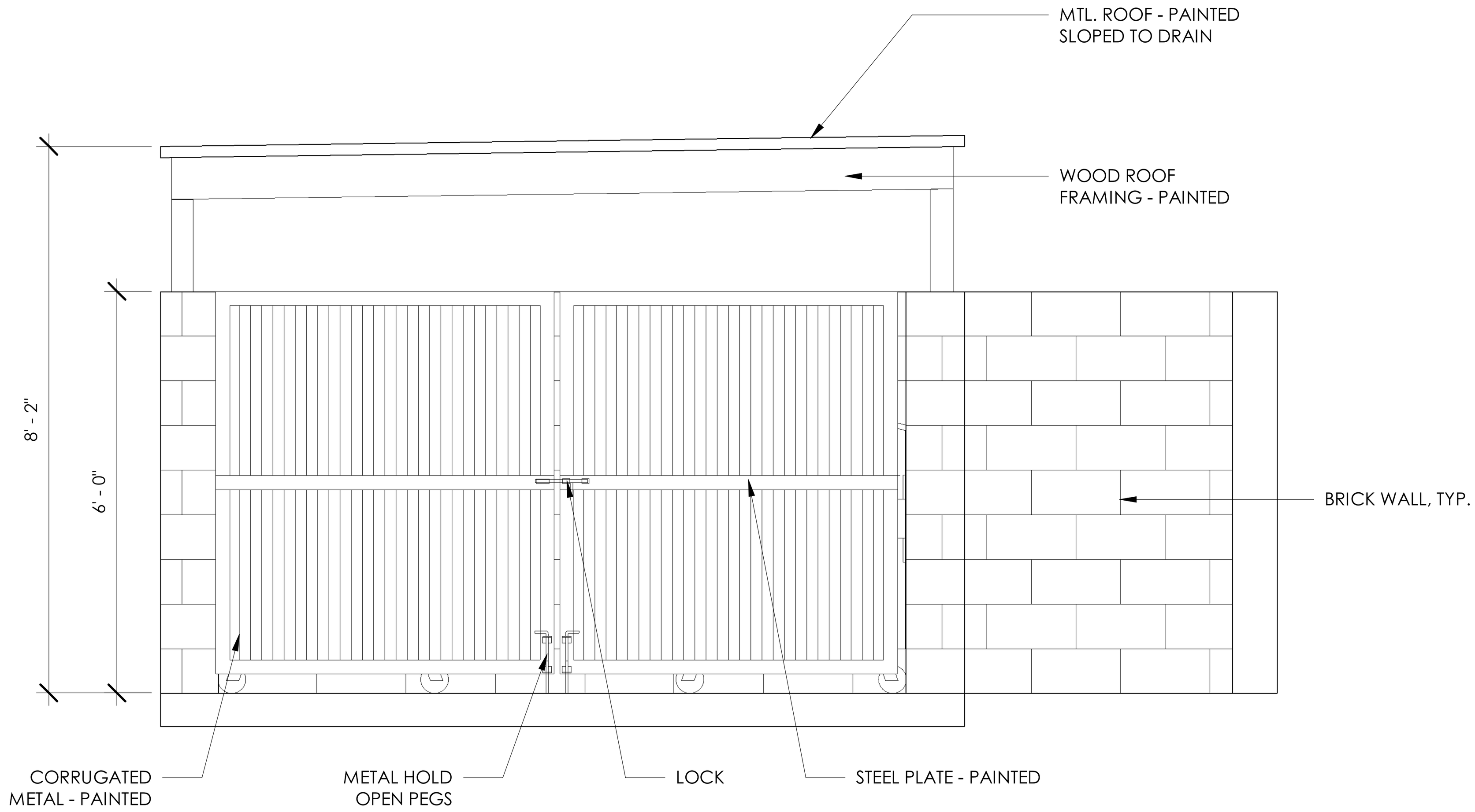
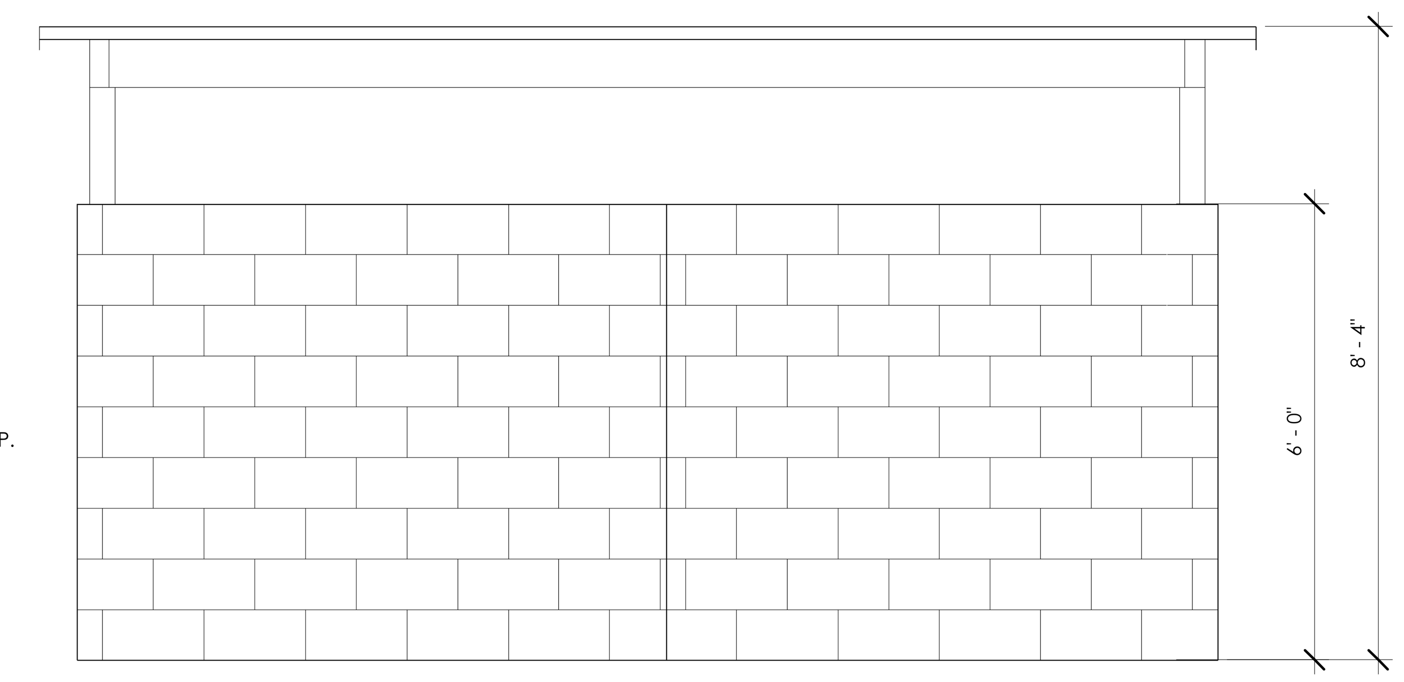
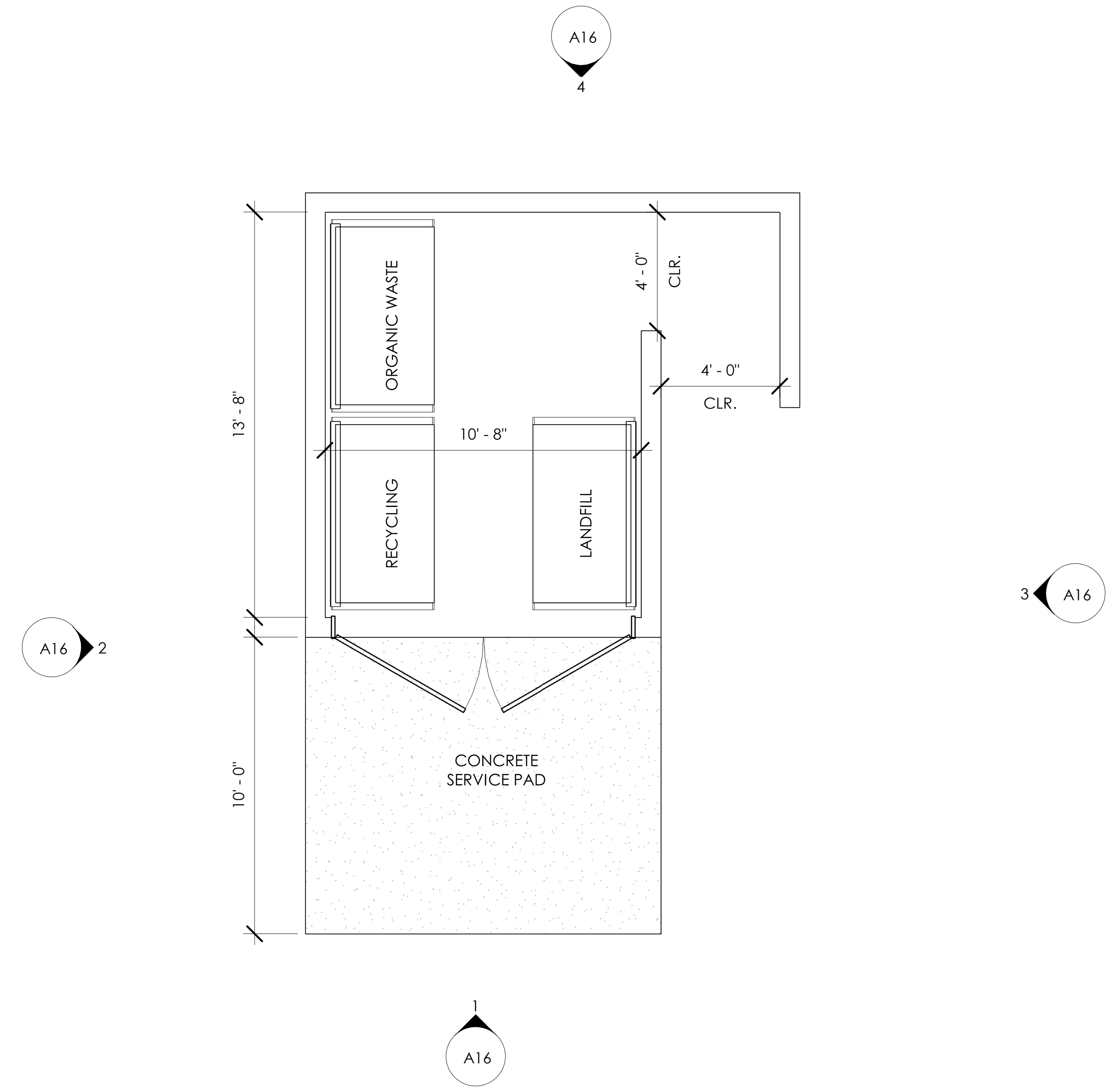
| Sheet | C4.0 |
| Scale: | 1" = 30' |
| Date: | 07/23/2018 |
| Project Number: | 5.1543.00 |
| Plan File: | D-XXXX-XX |



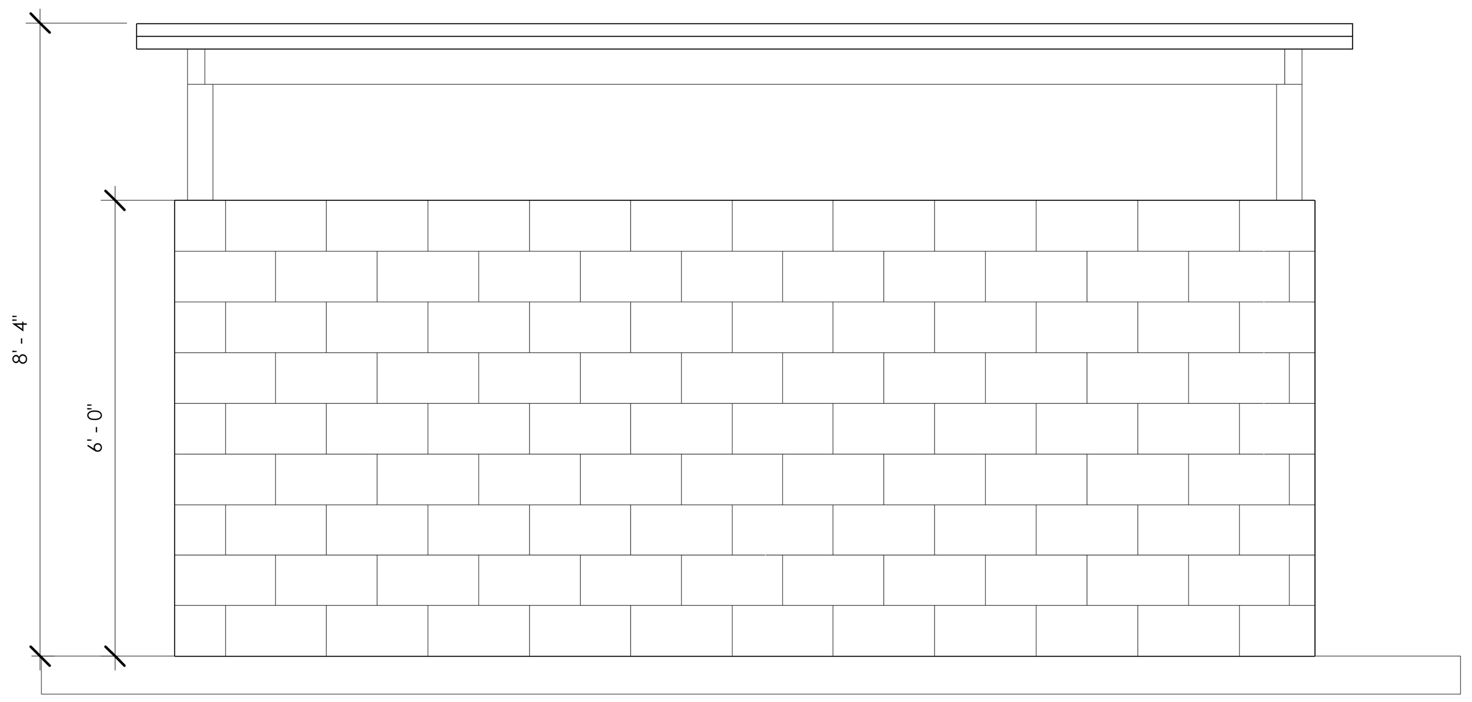

TRASH ENCLOSURE ELEV. A 1/2" = 1'-0" 1



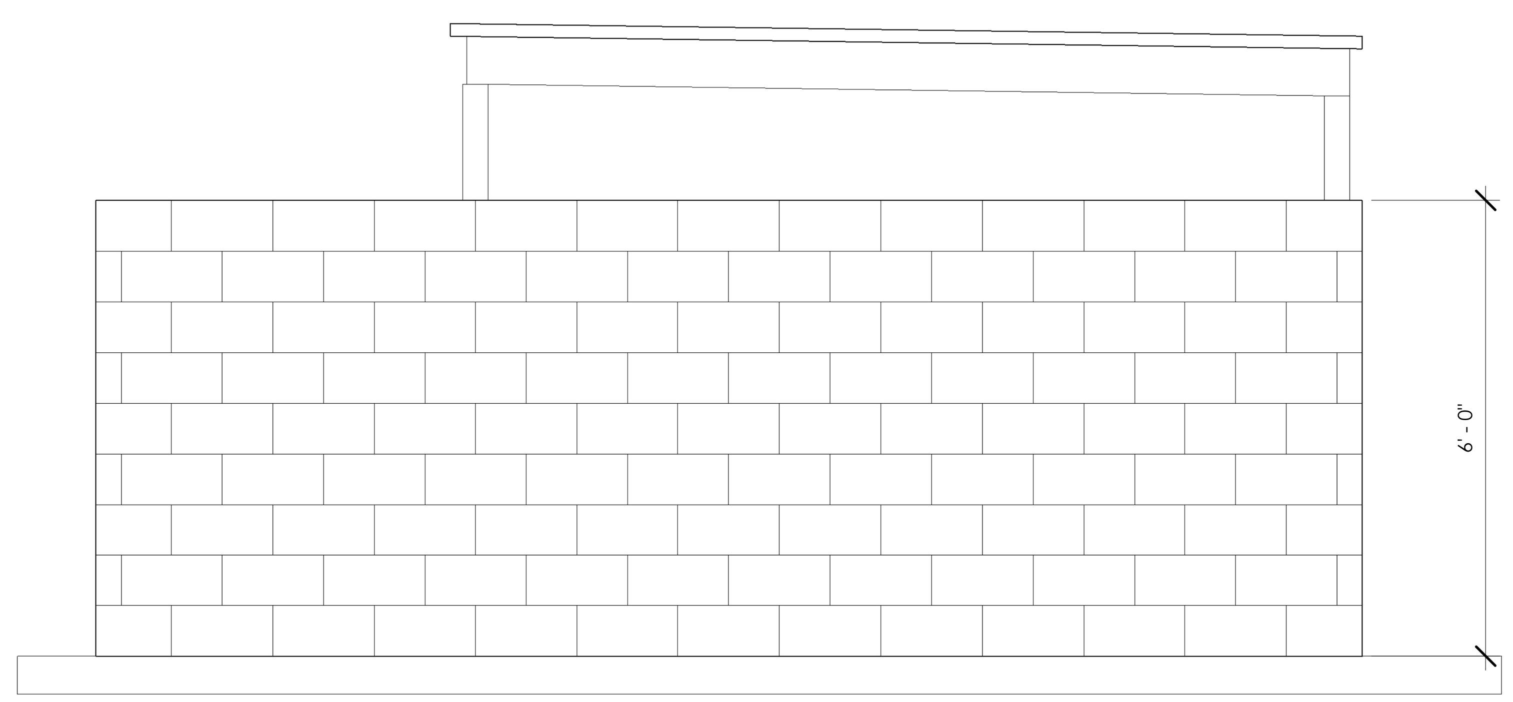

TRASH ENCLOSURE ELEV. 1/2" = 1'-0" 3



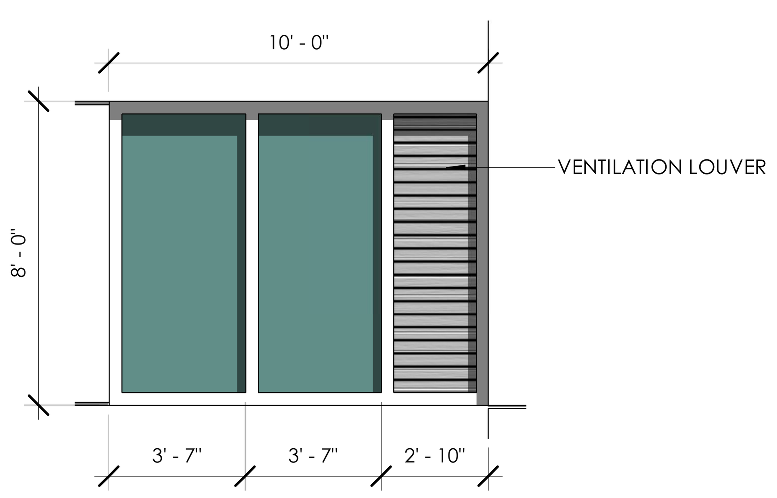

TRASH ENCLOSURE PLAN 1/4" = 1'-0" 5



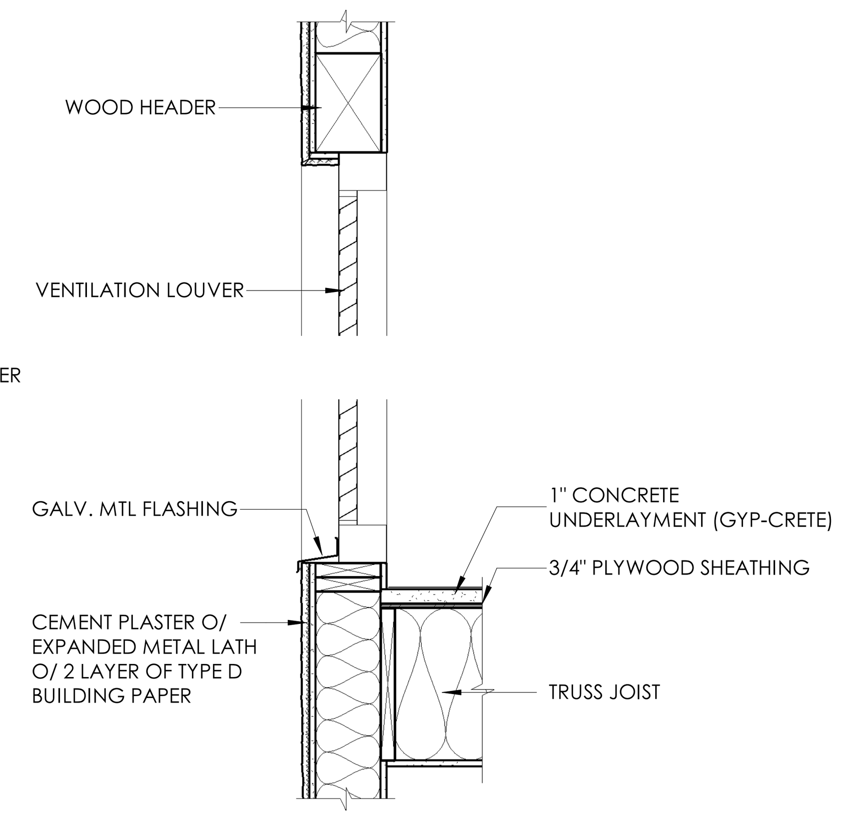

TRASH ENCLOSURE ELEV. 1/2" = 1'-0" 2



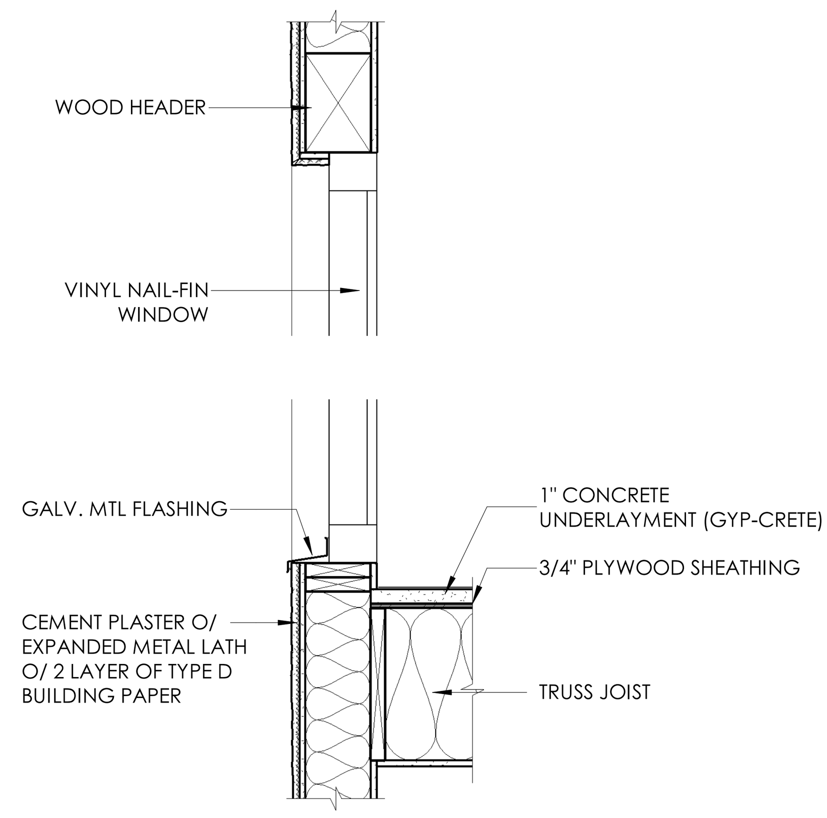

TRASH ENCLOSURE ELEV. 1/2" = 1'-0" 4



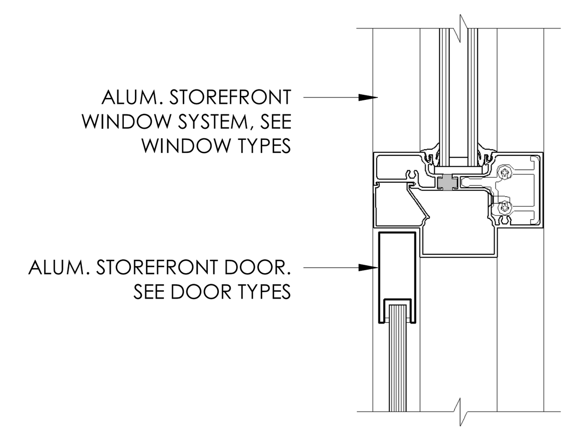

WINDOW DETAIL 1/4" = 1'-0" 6



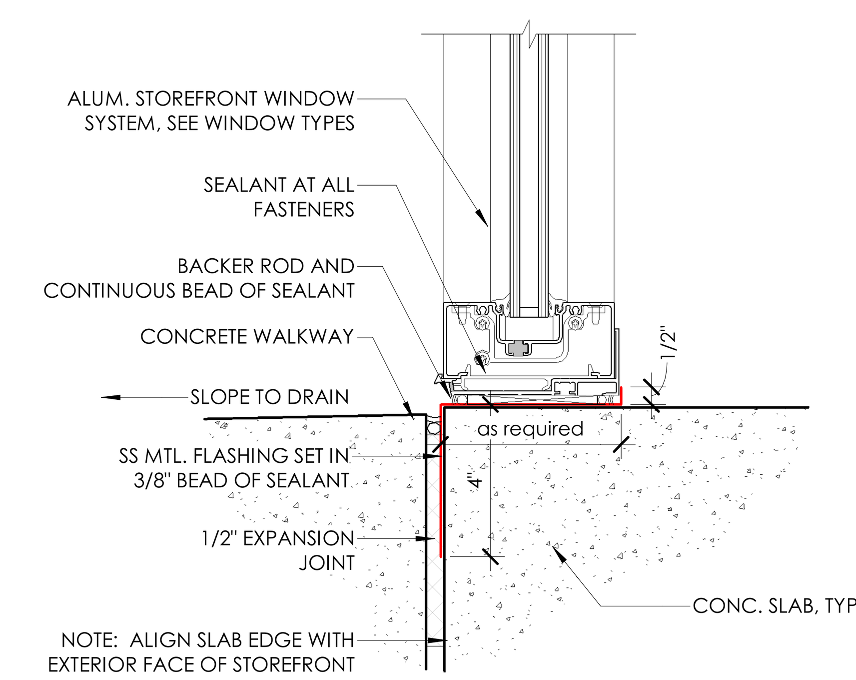

TYP. LOUVER DETAIL 3/4" = 1'-0" 7



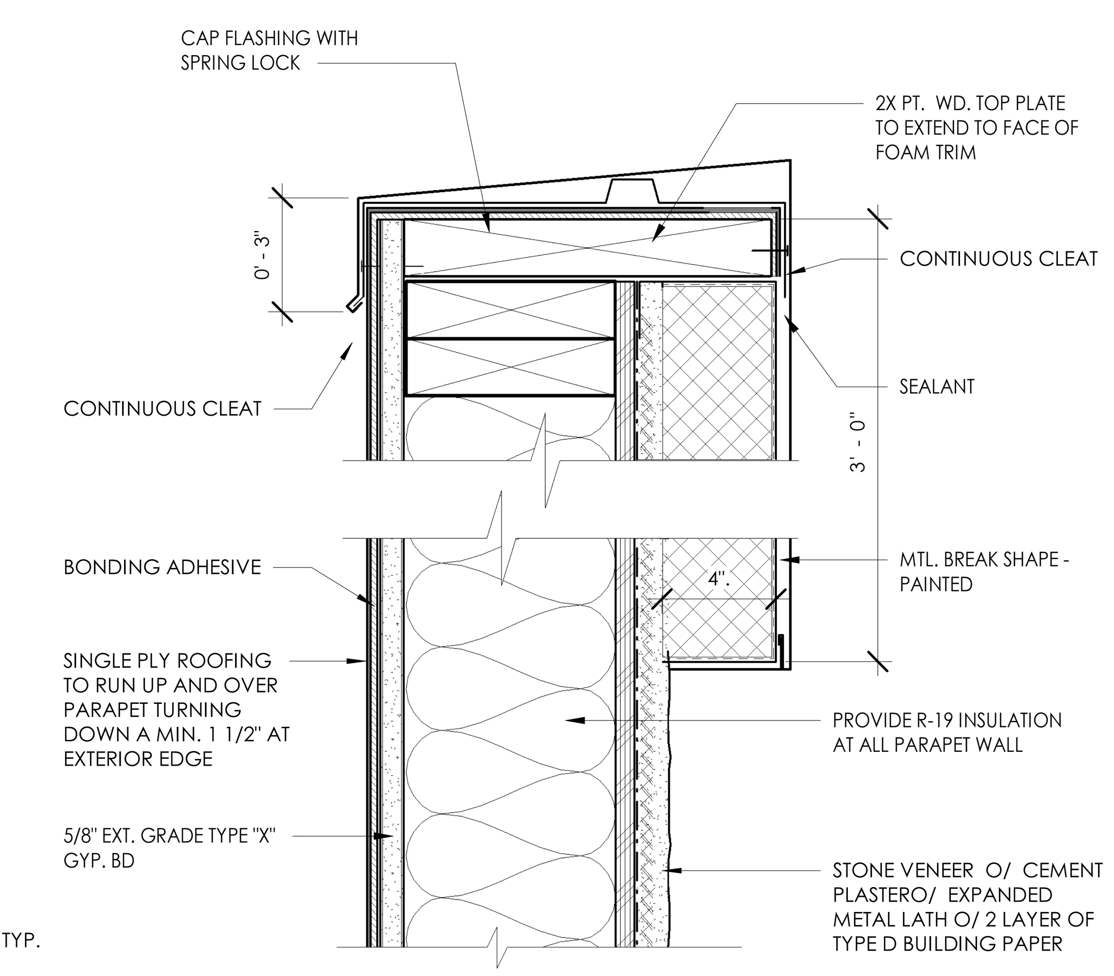

TYP. WINDOW TRIM DETAIL 3/4" = 1'-0" 8




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

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

# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A16



C:\Users\mwoltering\Documents\Marriott Residence Inn_Central_rev11_mwoltering.rvt

11/13/2018 9:08:04 AM


## IRRIGATION LEGEND

| SYMBOL | MAN. / MODEL NO. | DESCRIPTION | RADIUS | PSI. | GPM. | PRECIP. RATE |
|---|---|---|---|---|---|---|
| (shaded area) | 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 |
| (dashed area) | HUNTER HDL-06-18 | 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. |
| MV | HUNTER ICV-101G | 1" NORMALLY CLOSED MASTER VALVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL X, SHEET LX.X. |
| FS | CST FSI-T10-001 | 1" FLOW SENSOR FOR USE WITH CONTROLLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE DETAIL X, SHEET LX.X. |
| C | 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. |
| M | | 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 MWELO REQUIREMENTS.

FOR IRRIGATION NOTES, SEE SHEET L4.

# MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY, ALAMEDA, CA

PRELIMINARY IRRIGATION PLAN

L3

OCTOBER 25, 2018


wilson design studio
63 natoma street, suite 160, folsom, ca 95630
916.524.5614
keith@wdsla.com

## 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.

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) | 72,680 | (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) | 0 | (D) | 0.00 | 0 | 0 |

| | |
|---|---|
| TOTAL AREA: | 72,680 |

| | |
|---|---|
| ETO: | 51.90 |
| 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 |
| AVAERAGE 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/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



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