

7/5/2019 10:10:39 AM



Exhibit 1 Item 7-A, July 22, 2019 Planning Board Meeting



7/5/2019 10:11:01 AM

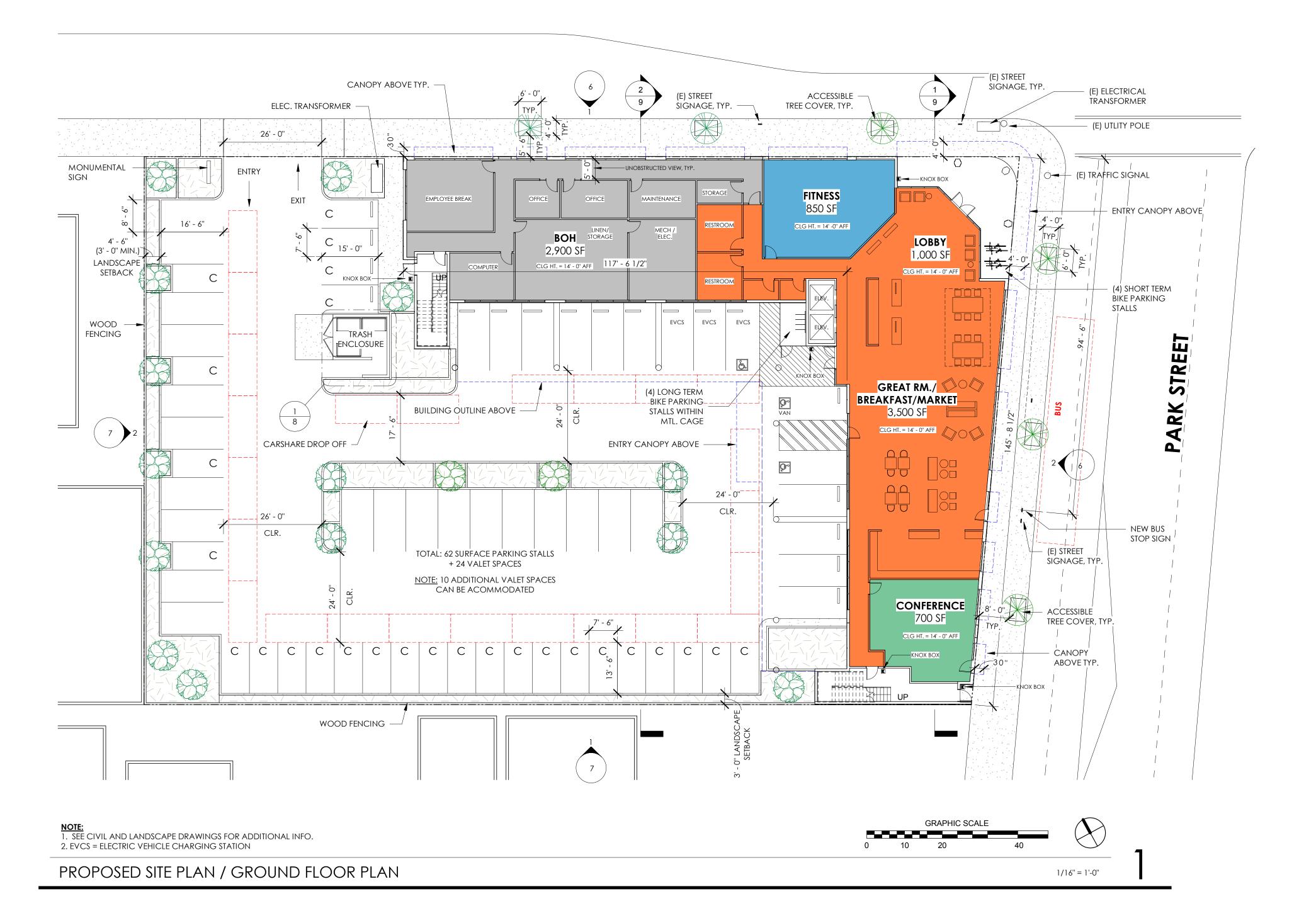


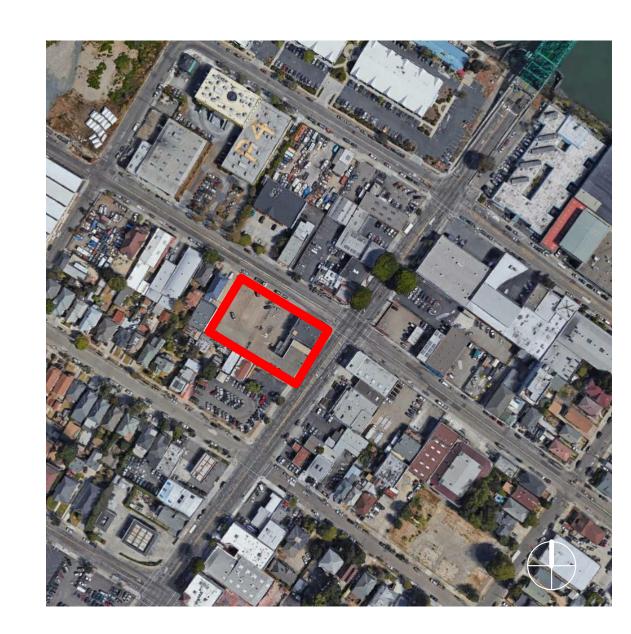


7/5/2019 10:11:23 AM



### **CLEMENT AVENUE**





VICINITY MAP 1/4" = 1'-0"

PROJECT NAME: Holiday Inn Express, Alameda

PROJECT LOCATION: 1825 Park Street Alameda, CA 94501

ASSESSORS PARCEL #: 071-0198-009

ZONING DISTRICT: G-NP

OCCUPANCY / USE: R1 - RESIDENTIAL - hotels (transient)

CONSTRUCTION TYPE: V-A

NO. OF STORIES: 4 STORIES

50' MAX. REQUIREMENT

TOP OF ROOF = 45'-6" TOP OF PARAPET = 49'-6"

TOP OF TOWER = 54'-6"

FRONT SETBACK: SIDE/REAR SETBACKS: 3'-0"

FIRE SPRINKLERS: FIRE ALARM:

PROJECT DATA

12" = 1'-0"

#### **HOTEL SUMMARY:**

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

#### **AUTO PARKING SUMMARY:**

= 96 (1 STALLS PER ROOM) = 62 (0.65 STALLS PER ROOM ) 34 STANDARD, 3 ACCESSIBLE, 25 COMPACT SPACES + 24 VALET SPACES

<u>ELECTRIC VEHICLE CHARGING STATION</u> = REQUIRED 3% OF TOTAL (3% x 96 = 3)

#### **BIKE PARKING SUMMARY:**

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

PROGRAM DATA

1/4" = 1'-0"

7/9/2019 8:39:43 AM

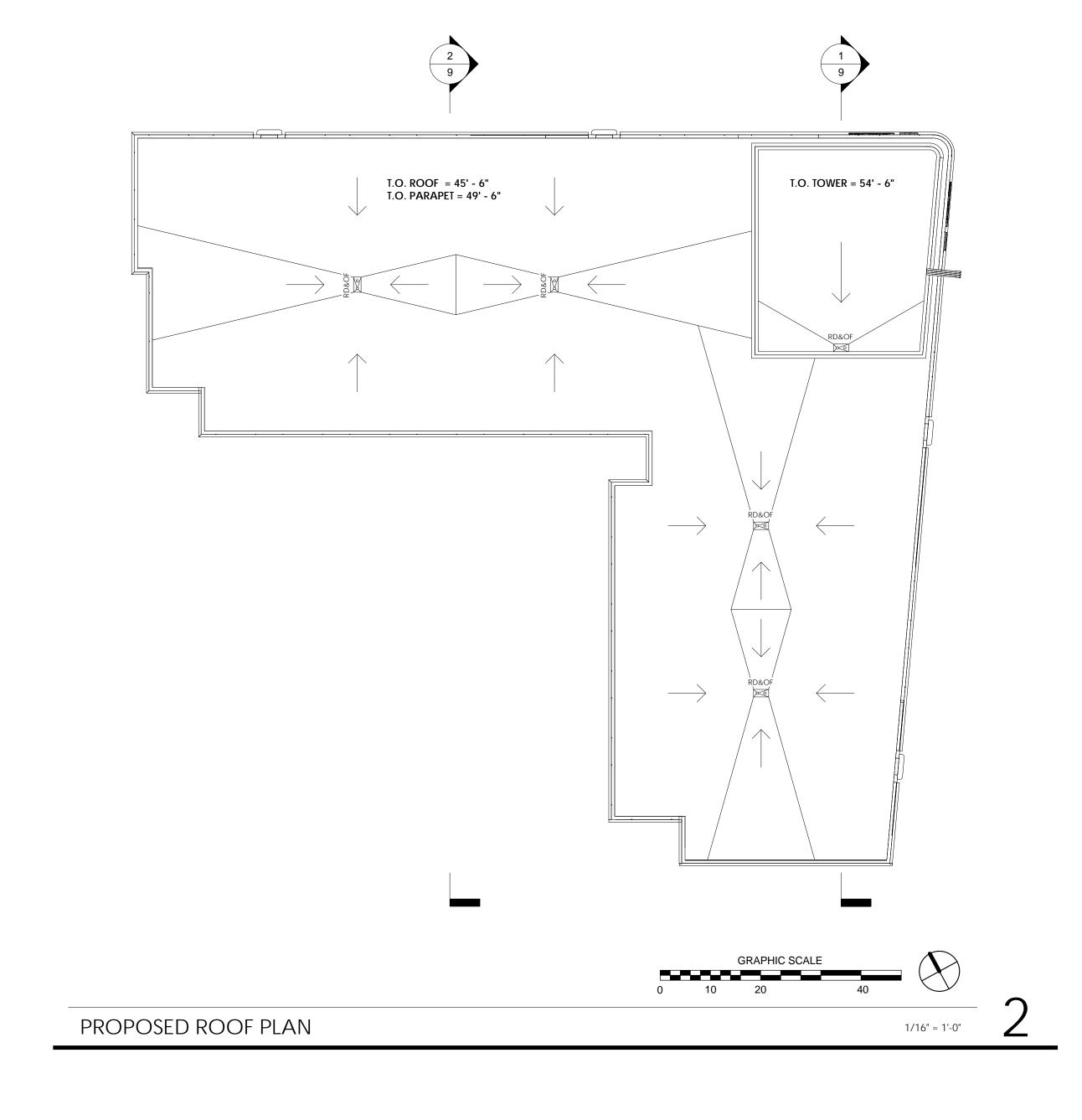


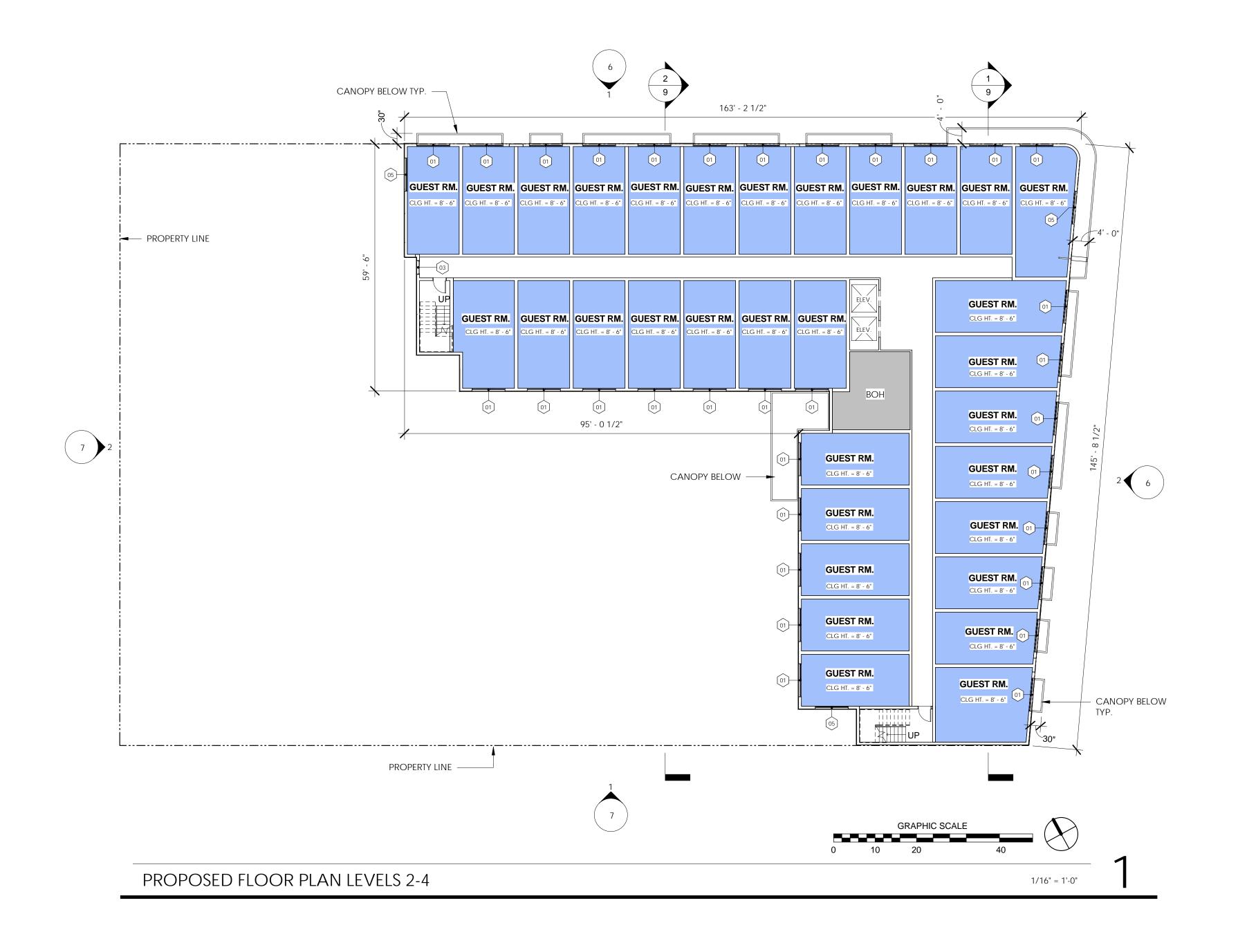
916 993-4800 | www.hrgarchitects.com

## Holiday Inn Express Alameda

1825 Park Street Alameda, CA 94501

7/9/2019 8:39:43 AM





Window Schedule									
Type Mark	Sill Height	Width	Height	Description					
01	0' - 4"	8' - 0"	7' - 8"						
03	0' - 4"	3' - 4"	7' - 8"						
	0' - 4"	8' - 0"	7' - 8"						

7/5/2019 10:11:58 AM

2277 Fair Oaks Boulevard, Studio 220 Sacramento, California 95825

916 993-4800 | www.hrgarchitects.com

Holiday Inn Express Alameda









**FEATURES**: - CRI: 90 - Rated life: 40,000 hours

**SPECIFICATIONS** Construction: Aluminum & white diffuser lens Light Source: High output LED

Finish: Bronze Watt: 5W

LED Lumens: 550 Delivered Lumens: 85

**EXTERIOR WALL LIGHT** 

1/16" = 1'-0"

7/5/2019 10:09:33 AM

Sacramento, California 95825

916 993-4800 | www.hrgarchitects.com

2277 Fair Oaks Boulevard, Studio 220

## Holiday Inn Express Alameda







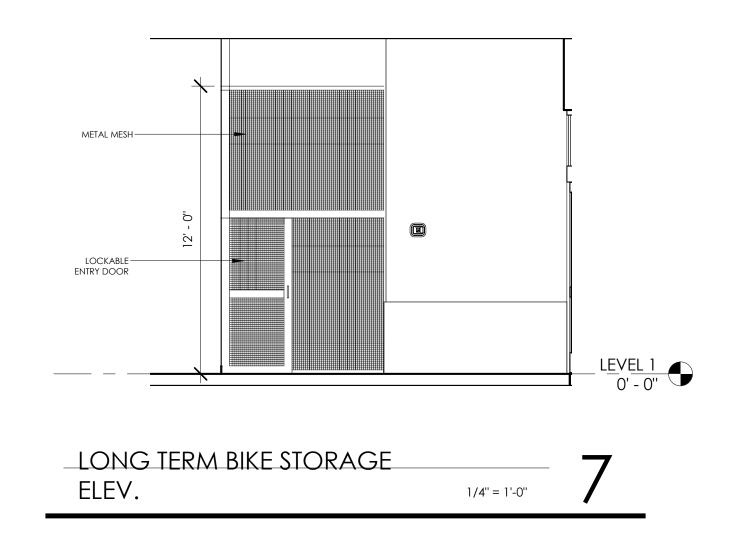
7/5/2019 10:06:30 AM

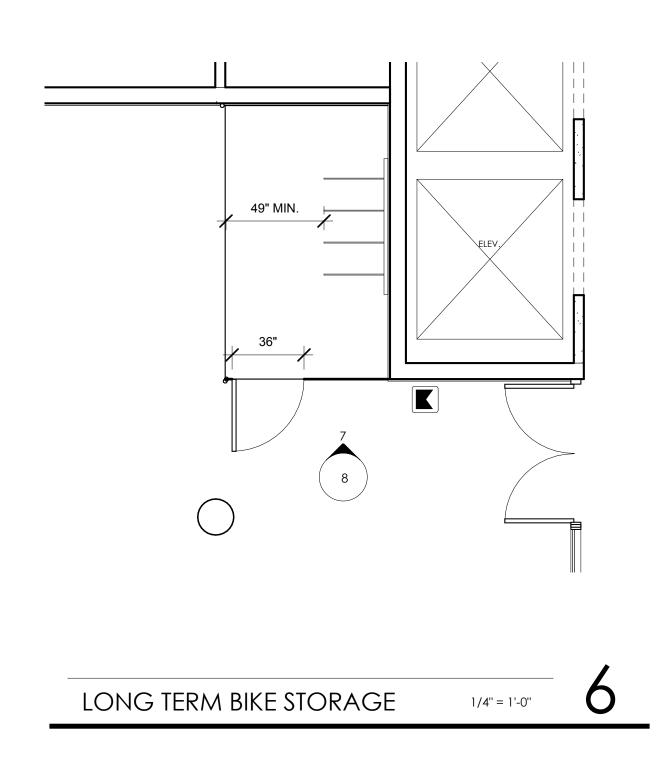
2277 Fair Oaks Boulevard, Studio 220 Sacramento, California 95825

916 993-4800 | www.hrgarchitects.com

PROPOSED WEST ELEVATION

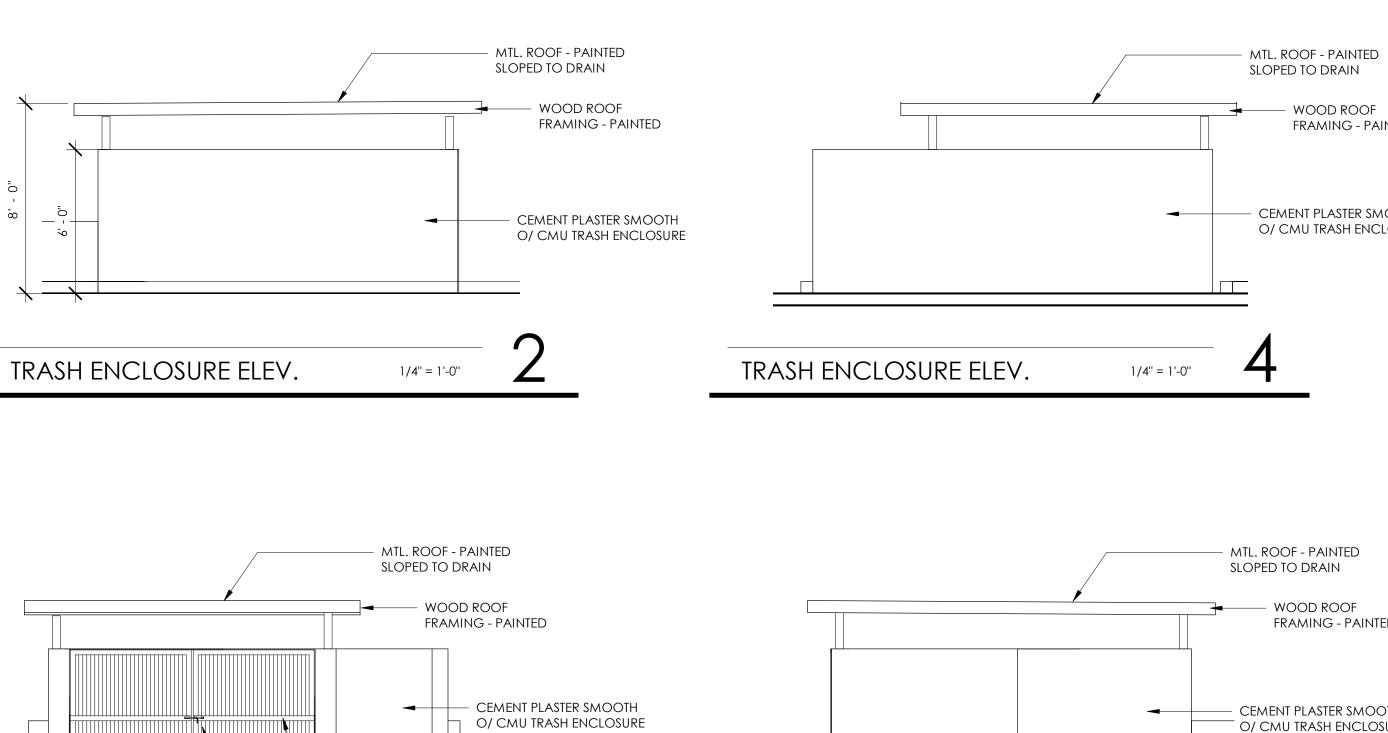
Holiday Inn Express Alameda



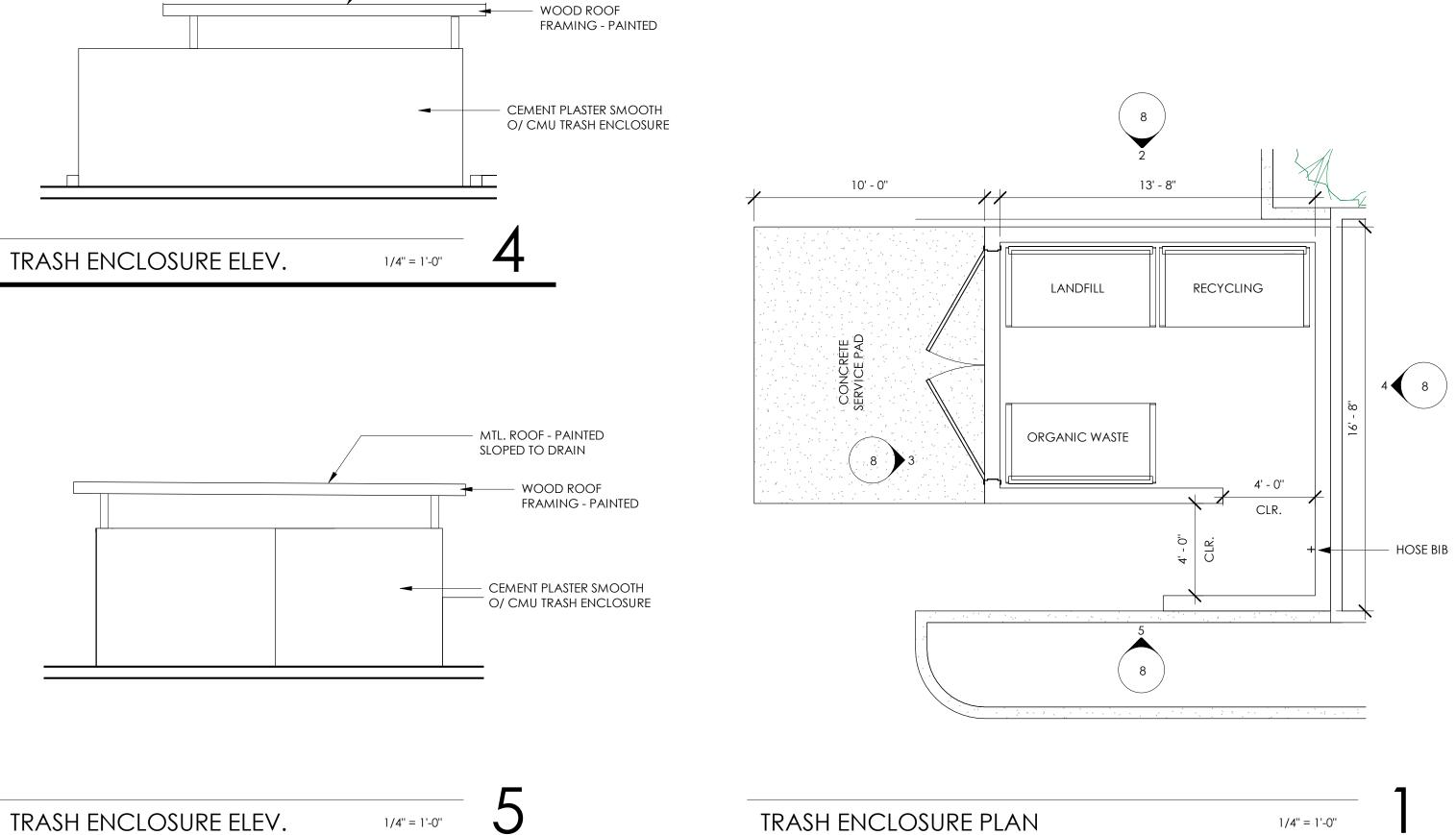


CORRUGATED — METAL - PAINTED

METAL HOLD -OPEN PEGS



- STEEL PLATE - PAINTED



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

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

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

6/27/2019 9:05:38 AM



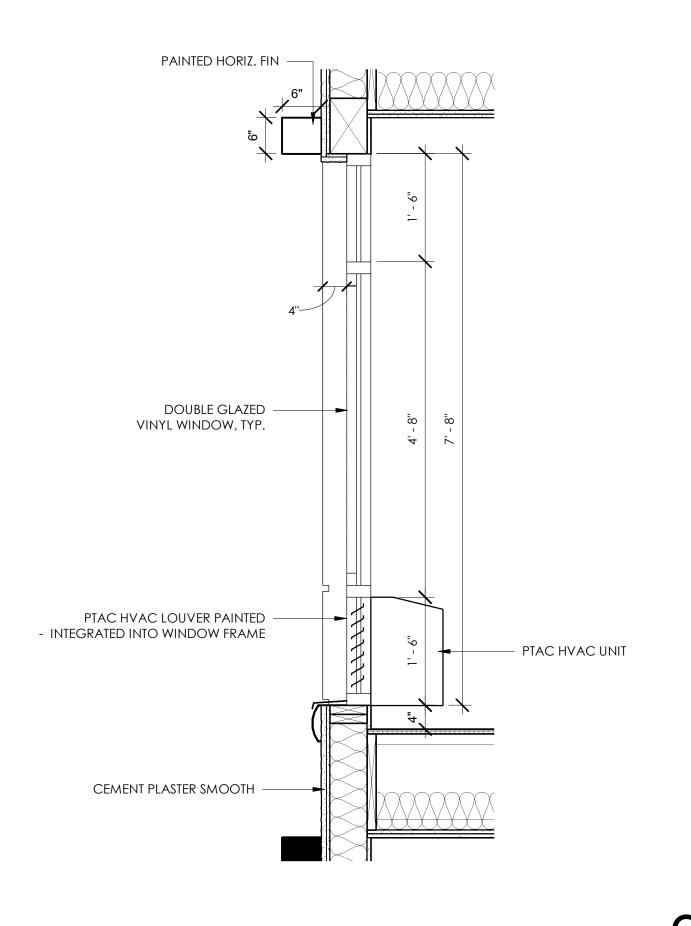
916 993-4800 | www.hrgarchitects.com

Holiday Inn Express Alameda

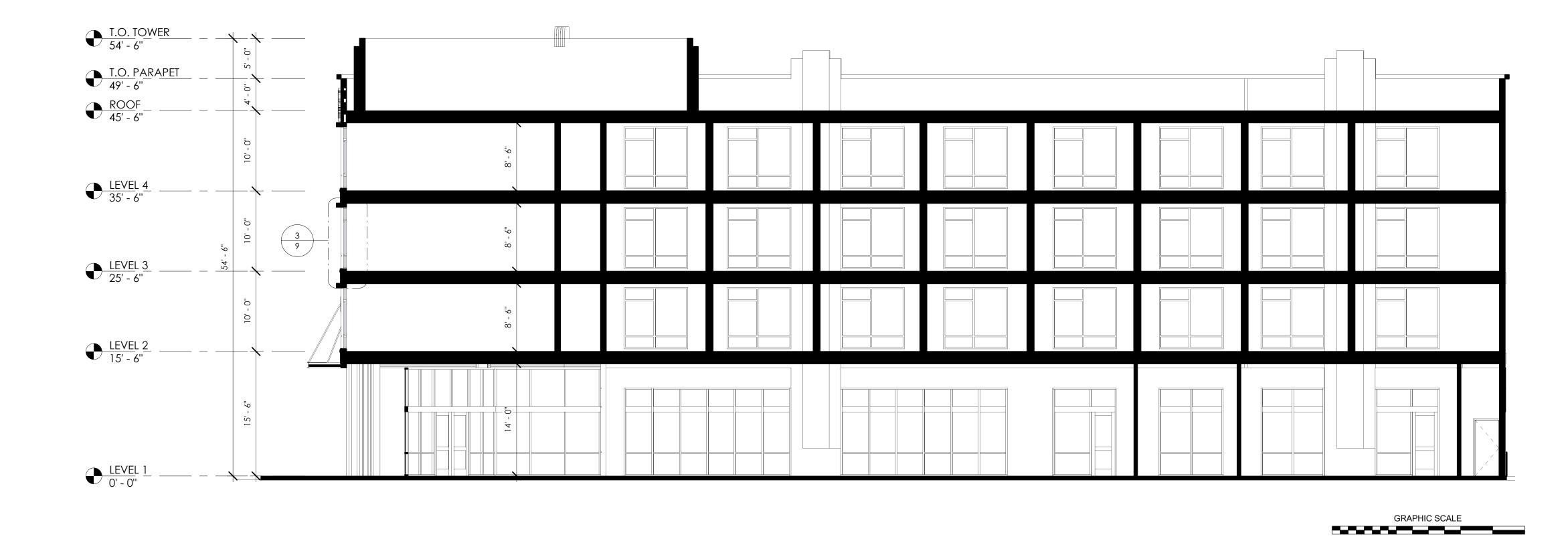
1825 Park Street Alameda, CA 94501



6/27/2019 9:05:38 AM



WINDOW TRIM DETAIL



PAINTED HORIZ, FIN

PAINTED HORIZ, FIN

DOUBLE GLAZED
VINYL WINDOW, TYP.

OPERABLE
CASEMENT WINDOW
- INTEGRATED INTO WINDOW FRAME

SPANDREL GLAZING

ENLARGED WINDOW
ELEVATION

1/2'=1'-0'

4

3/4" = 1'-0"

PROPOSED NORTH / SOUTH SECTION

PROPOSED NORTH / SOUTH SECTION

6/27/2019 9:06:01 AM

Sacramento, California 95825

916 993-4800 | www.hrgarchitects.com

LIRGA
ARCHITECTURE

2277 Fair Oaks Boulevard, Studio 220

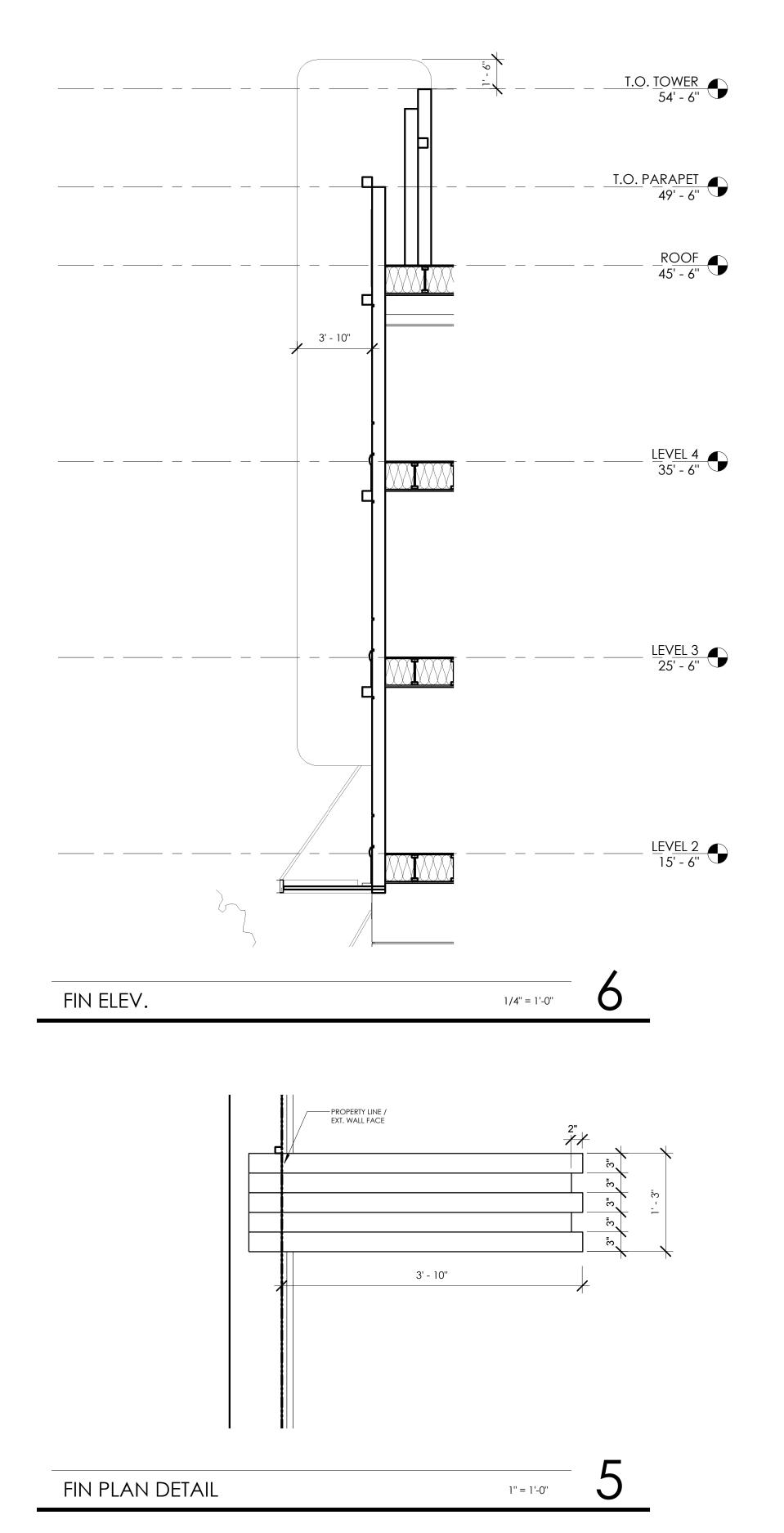
## Holiday Inn Express Alameda

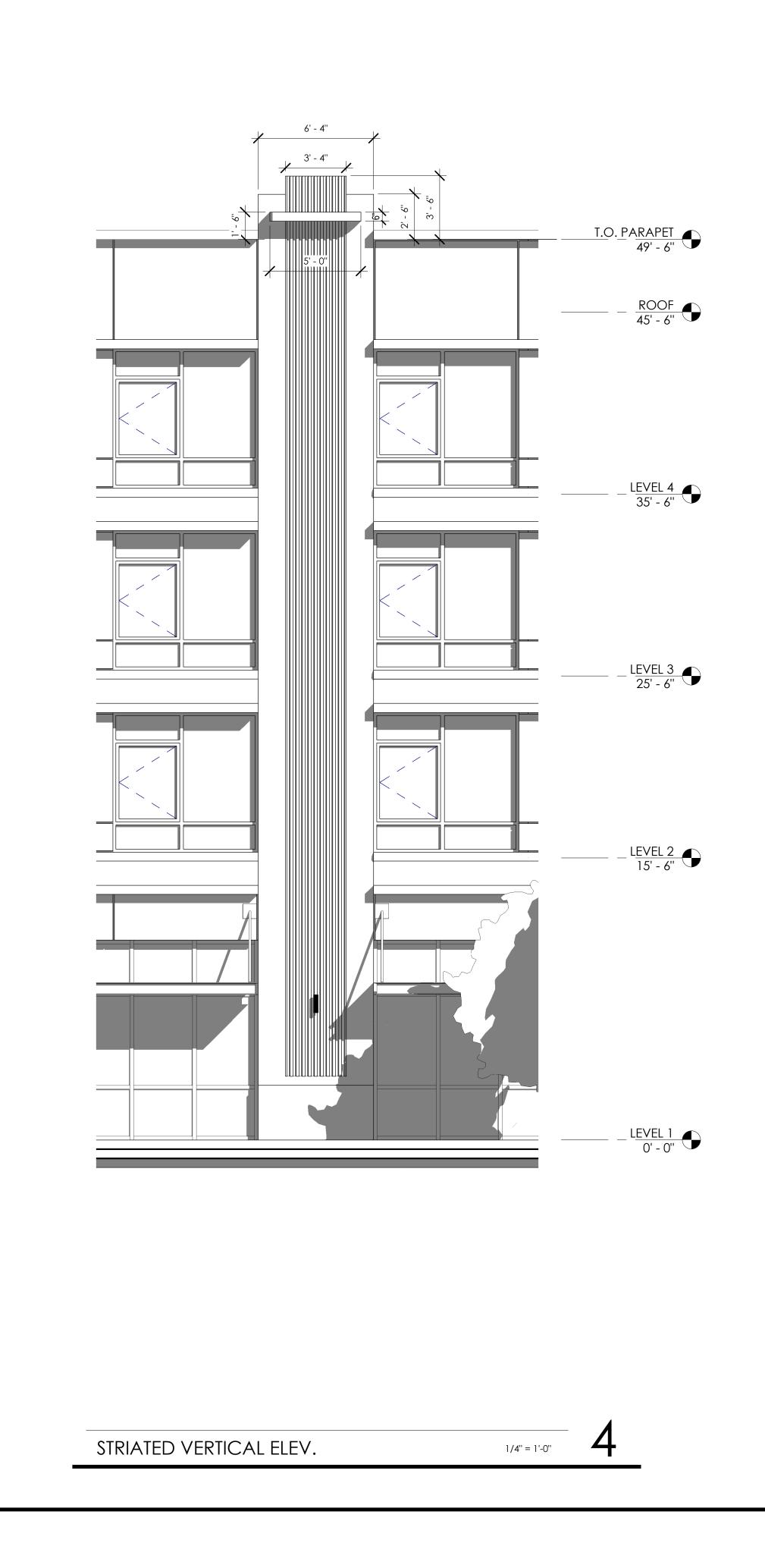
1825 Park Street Alameda, CA 94501

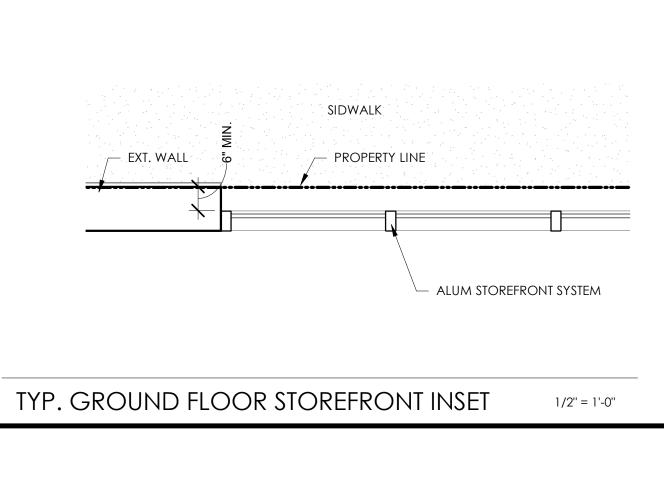


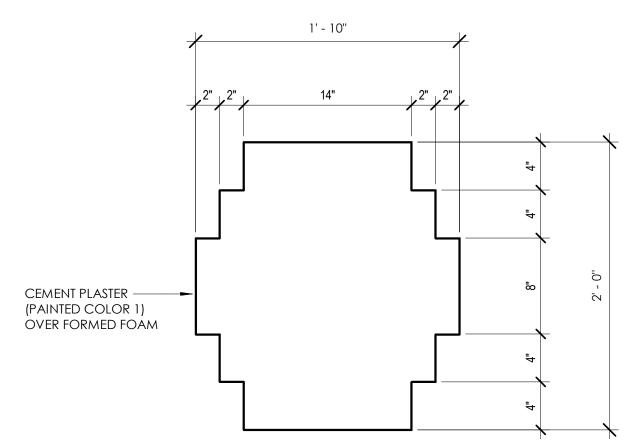
6/27/2019 9:06:01 AM

1/8'' = 1'-0''

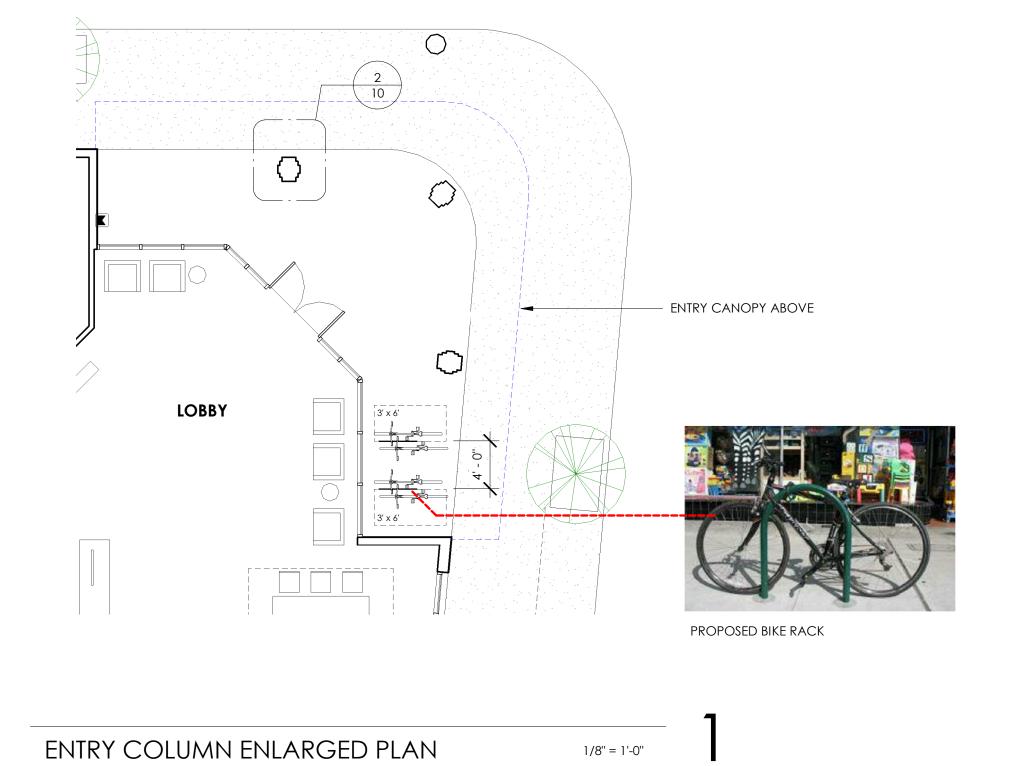








ENTRY COLUMN PLAN DETAIL 11/2" = 1'-0"

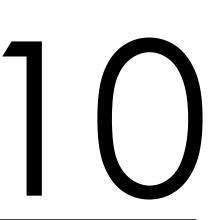


6/27/2019 9:06:16 AM

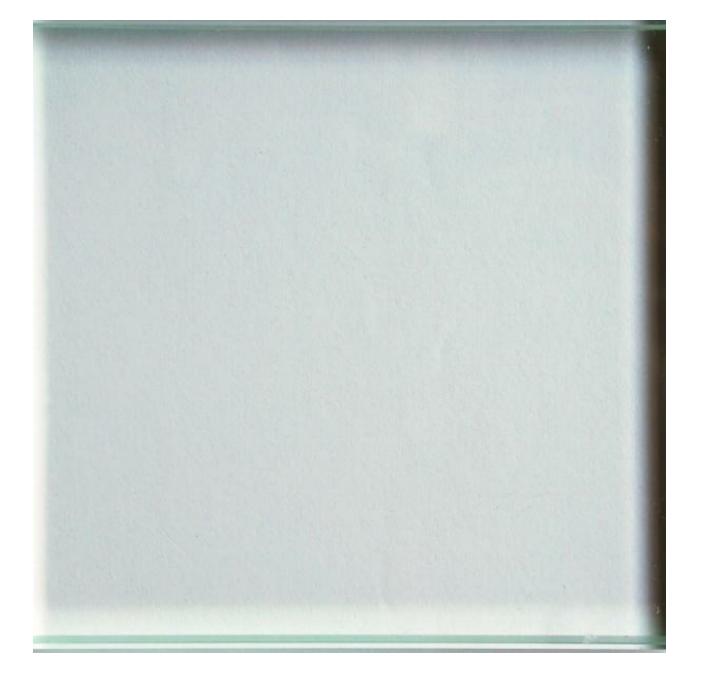


916 993-4800 | www.hrgarchitects.com

# Holiday Inn Express Alameda



# PROPOSED MATERIALS











**CLEAR GLAZING** 

ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM

GREY TPO ROOF MEMBRANE

STEEL CANOPY - PAINTED

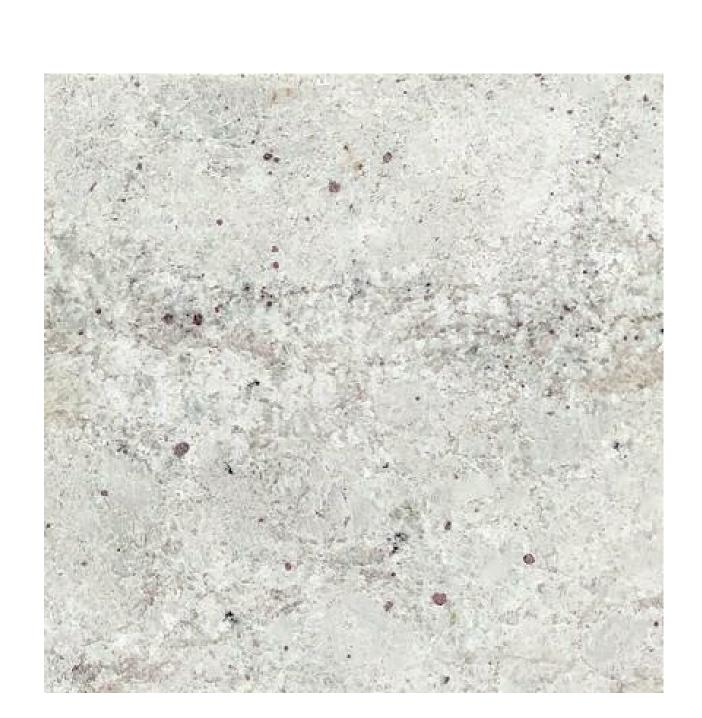
METAL FLASHING -PAINTED







CEMENT PLASTER SMOOTH (COLOR 2)



**GRANITE TILE BASE** 

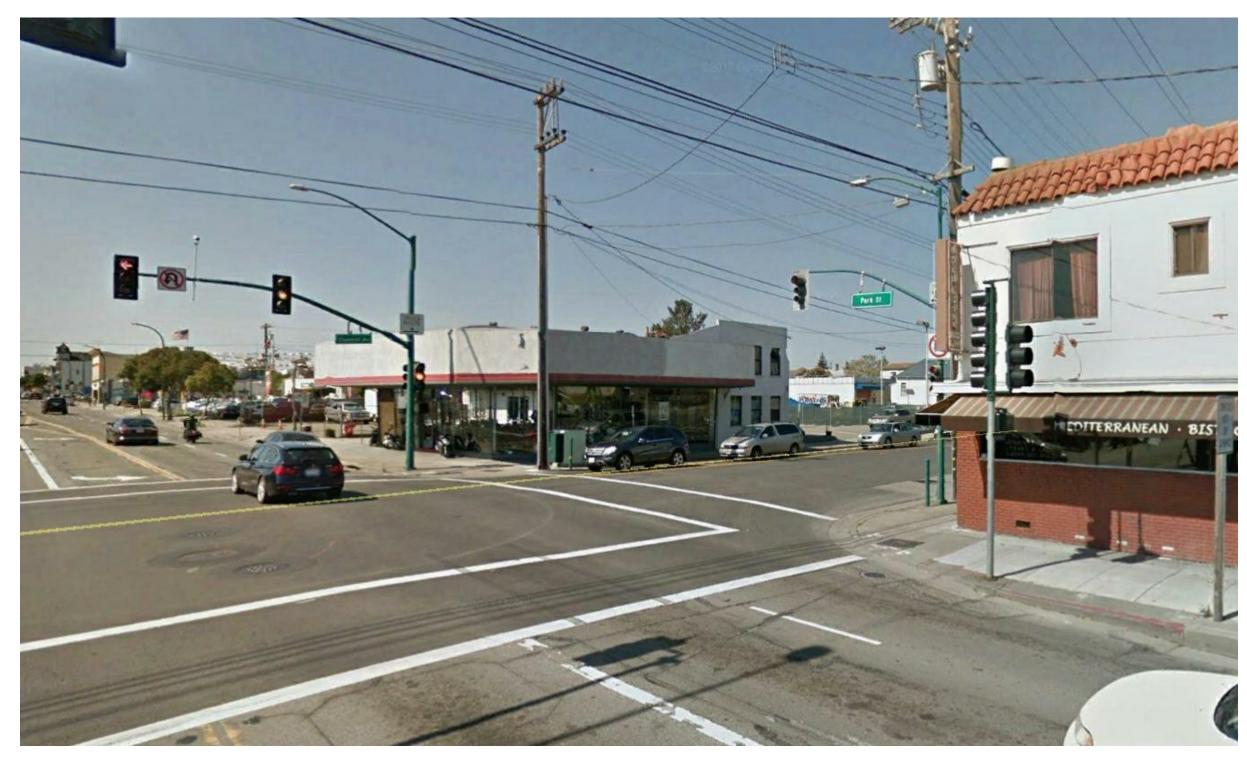


**DECORATIVE ENTRY TILE** 

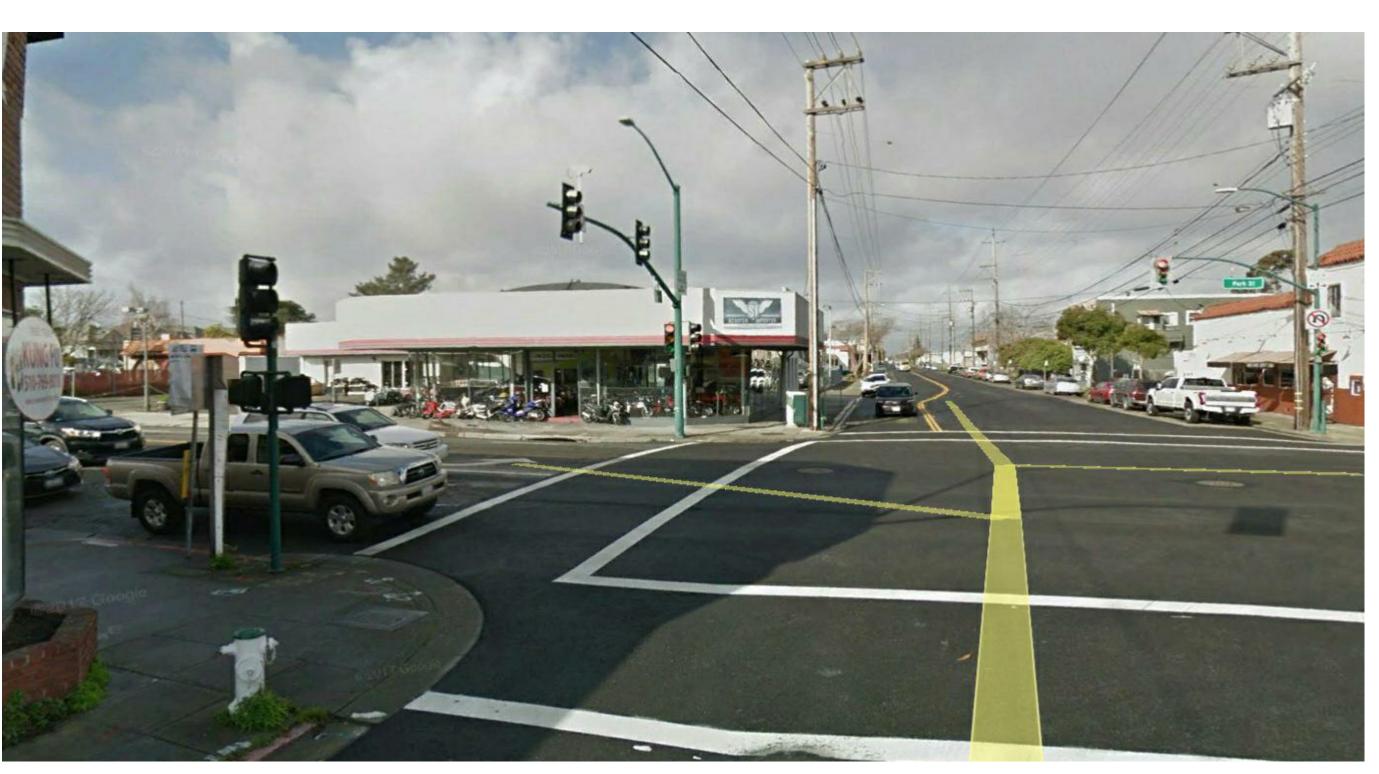
7/9/2019 8:39:43 AM



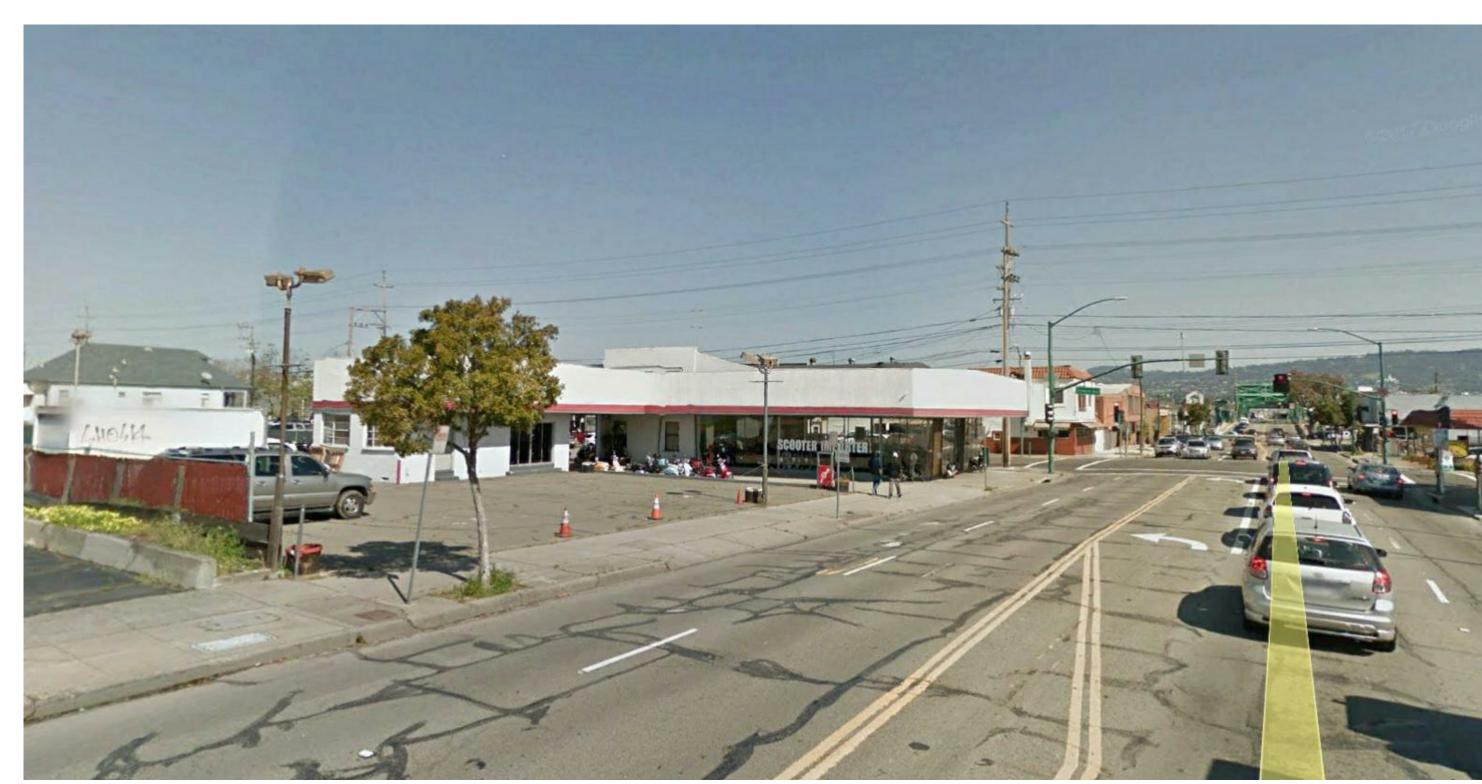
Holiday Inn Express Alameda



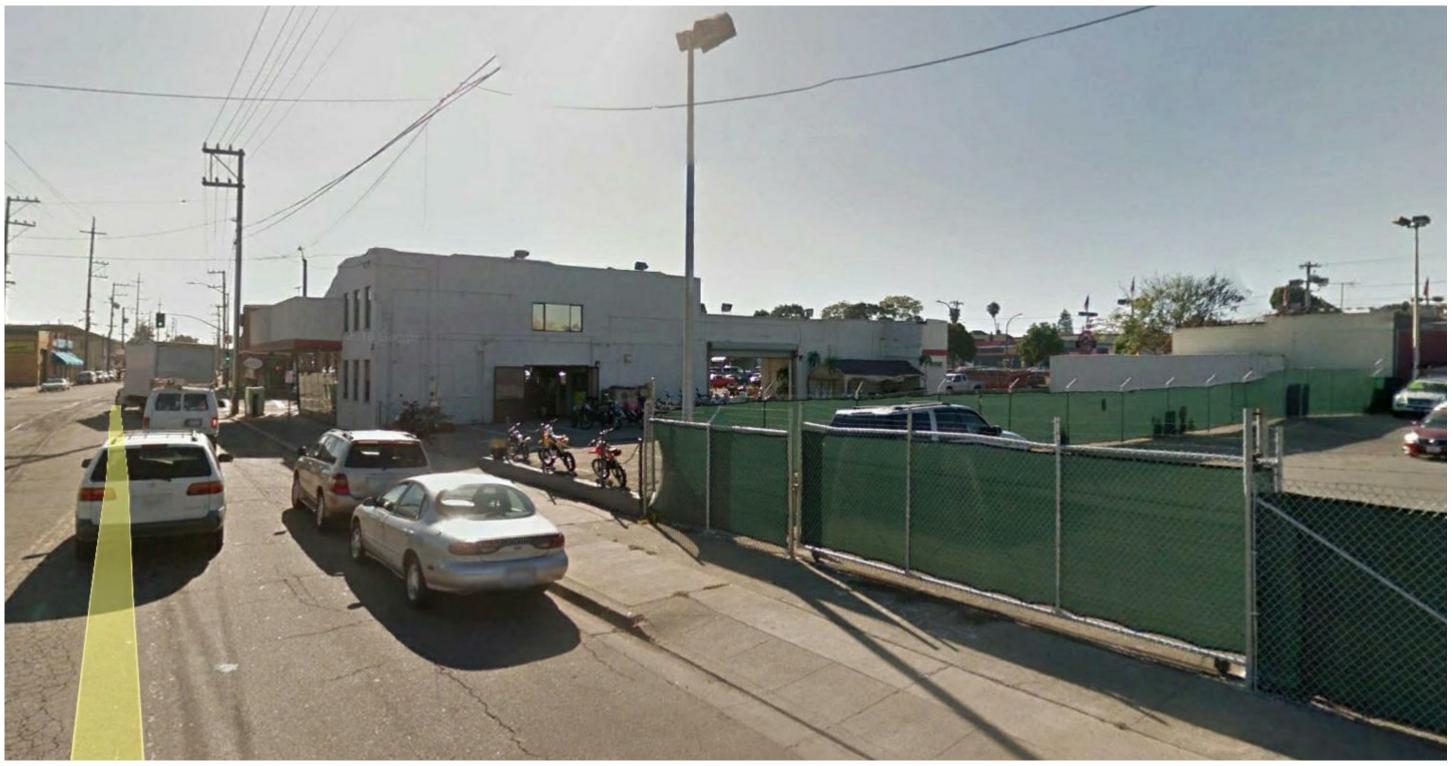
PARK STEET / CLEMENT AVENUE CORNER



PARK STEET / CLEMENT AVENUE CORNER



**PARK STREET** 

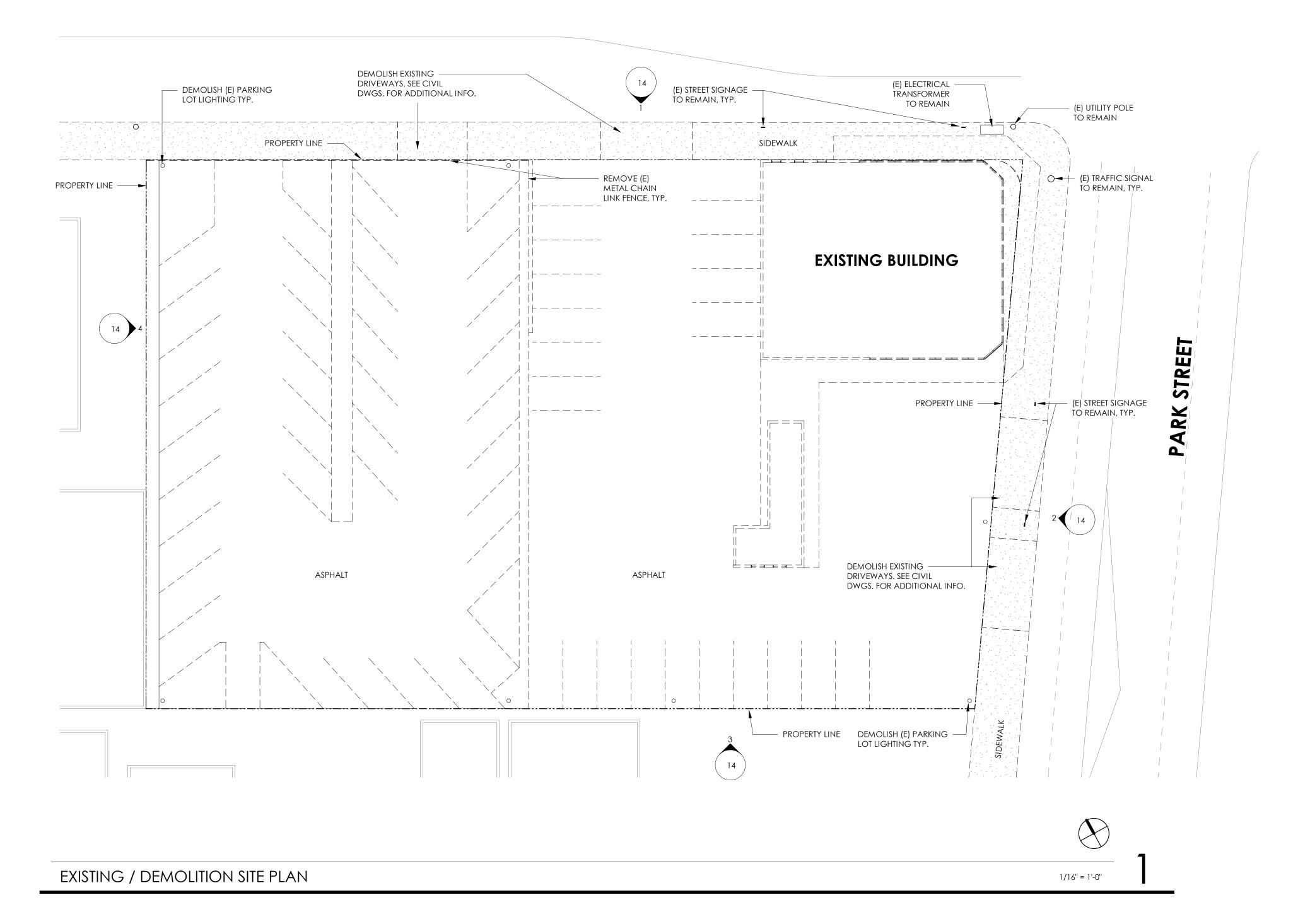


**CLEMENT AVENUE** 

6/27/2019 9:06:17 AM



### **CLEMENT AVENUE**



1) REMOVE ALL ITEMS SHOWN AS DASHED, UNLESS OTHERWISE NOTED.

2) CONTRACTOR SHALL OBTAIN DEMOLITION PERMIT AND ALL ASSOCIATED PERMITS THAT ARE REQUIRED BY CITY / COUNTY / STATE AND FEDERAL REGULATIONS PRIOR TO COMMENCEMENT OF WORK.

3) LIMITS OF DEMOLITION ARE WITHIN PROPERTY LINES. WITHIN THE LIMITS OF WORK DEMOLISH AND REMOVE SURFACE AND UTILITY IMPROVEMENTS INCLUDING: DRAINS, LANDSCAPING, CURBS, WALKS, RAMPS, PAVEMENT, FOOTINGS AND BUILDING.

4) ALL UTILITIES SERVING THE SITE AND EXISTING BUILDING SHALL BE PROPERLY CAPPED AND MARKED ON THE GROUND.

5) SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

6) ALL EXISTING STREET LIGHTING, SIGNAGE, AND TRAFFIC SIGNALS TO REMAIN.

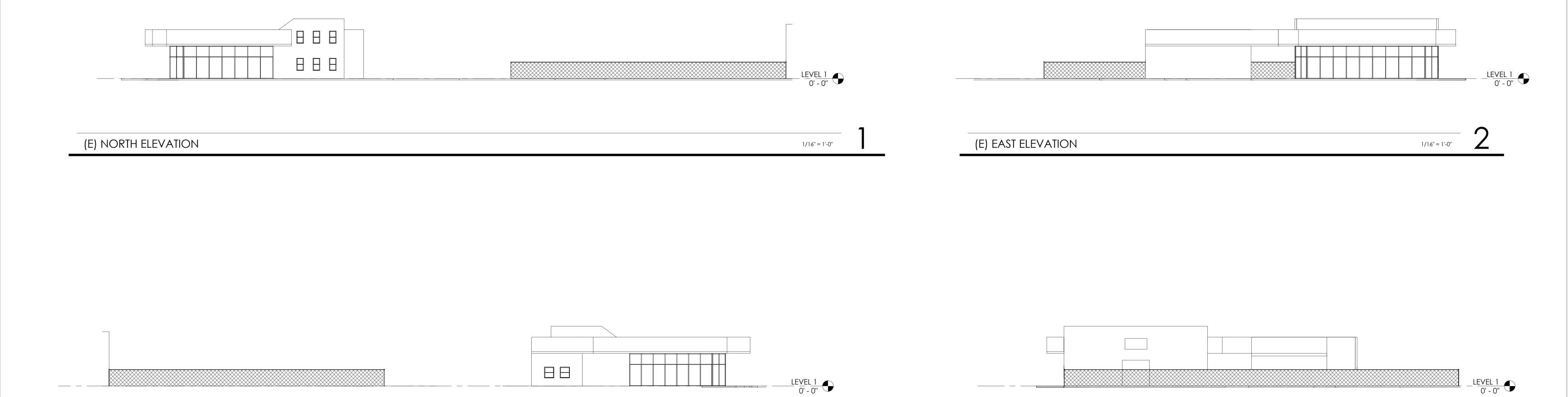
DEMOLITION NOTES

1/4" = 1'-0"

6/27/2019 9:06:17 AM



## Holiday Inn Express Alameda



1/16" = 1'-0"

6/27/2019 9:06:18 AM

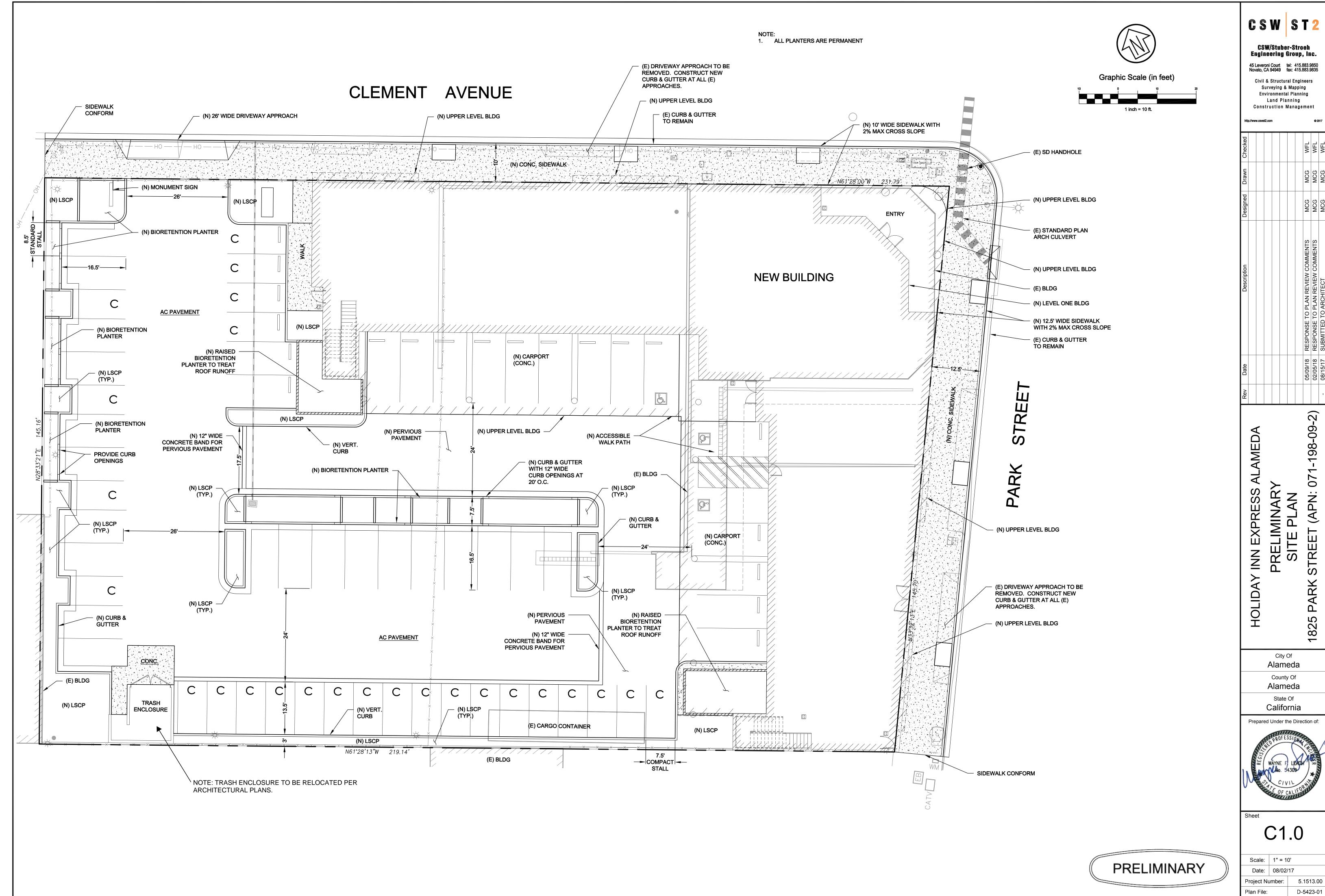


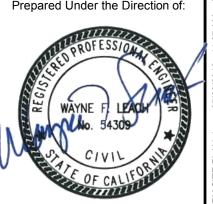
(E) SOUTH ELEVATION

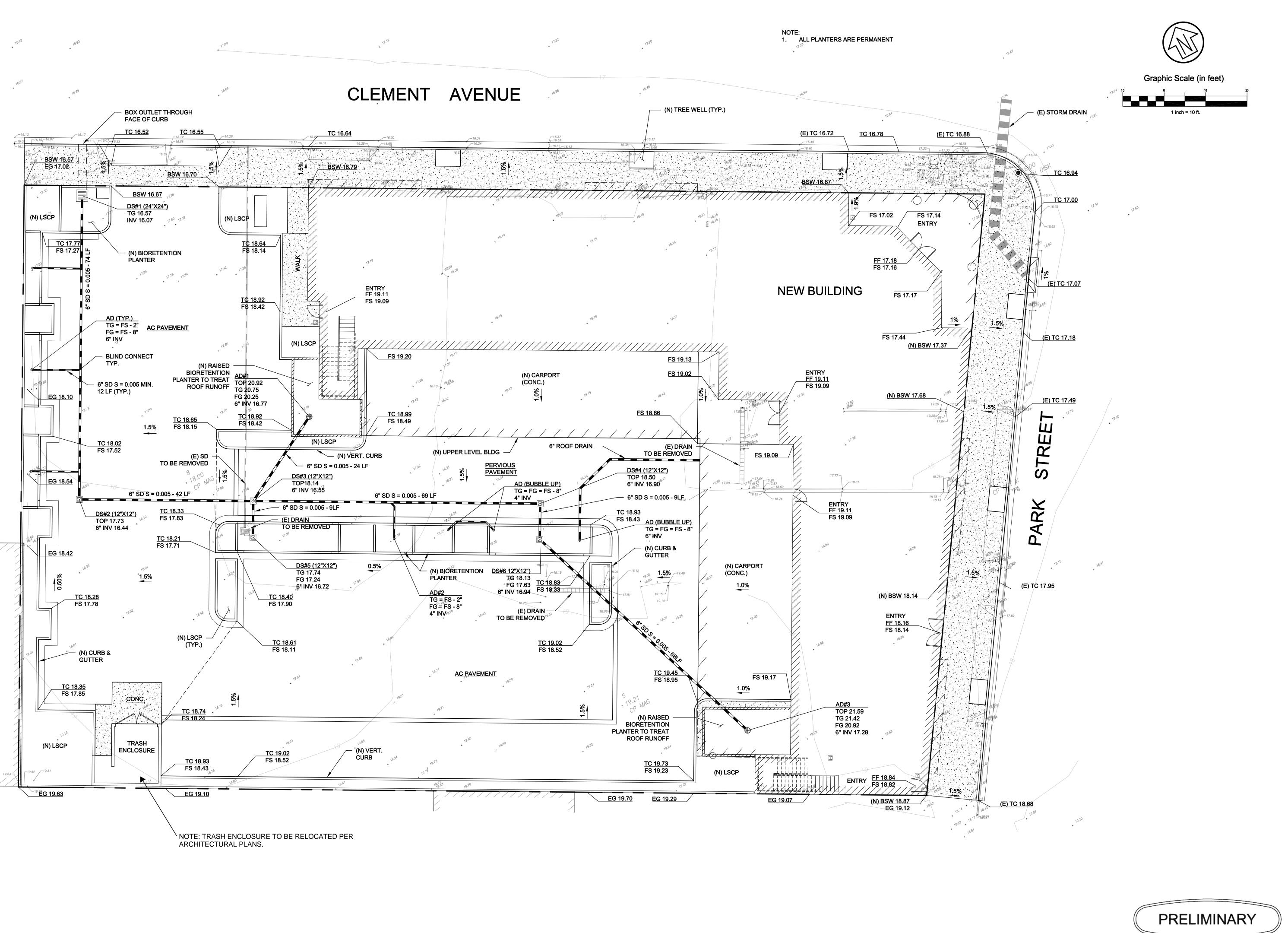
# Holiday Inn Express Alameda, CA 94501

1/16'' = 1'-0''

(E) WEST ELEVATION







CSW ST2

CSW/Stuber-Stroeh

**Engineering Group, Inc.** 

45 Leveroni Court tel: 415.883.9850 Novato, CA 94949 fax: 415.883.9835

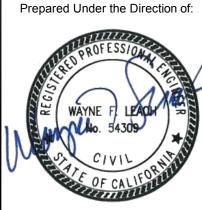
Construction Management

Civil & Structural Engineers Surveying & Mapping Environmental Planning Land Planning

PRELIMINARY NG & DRAINAGE <u>Z</u> HOLIDAY

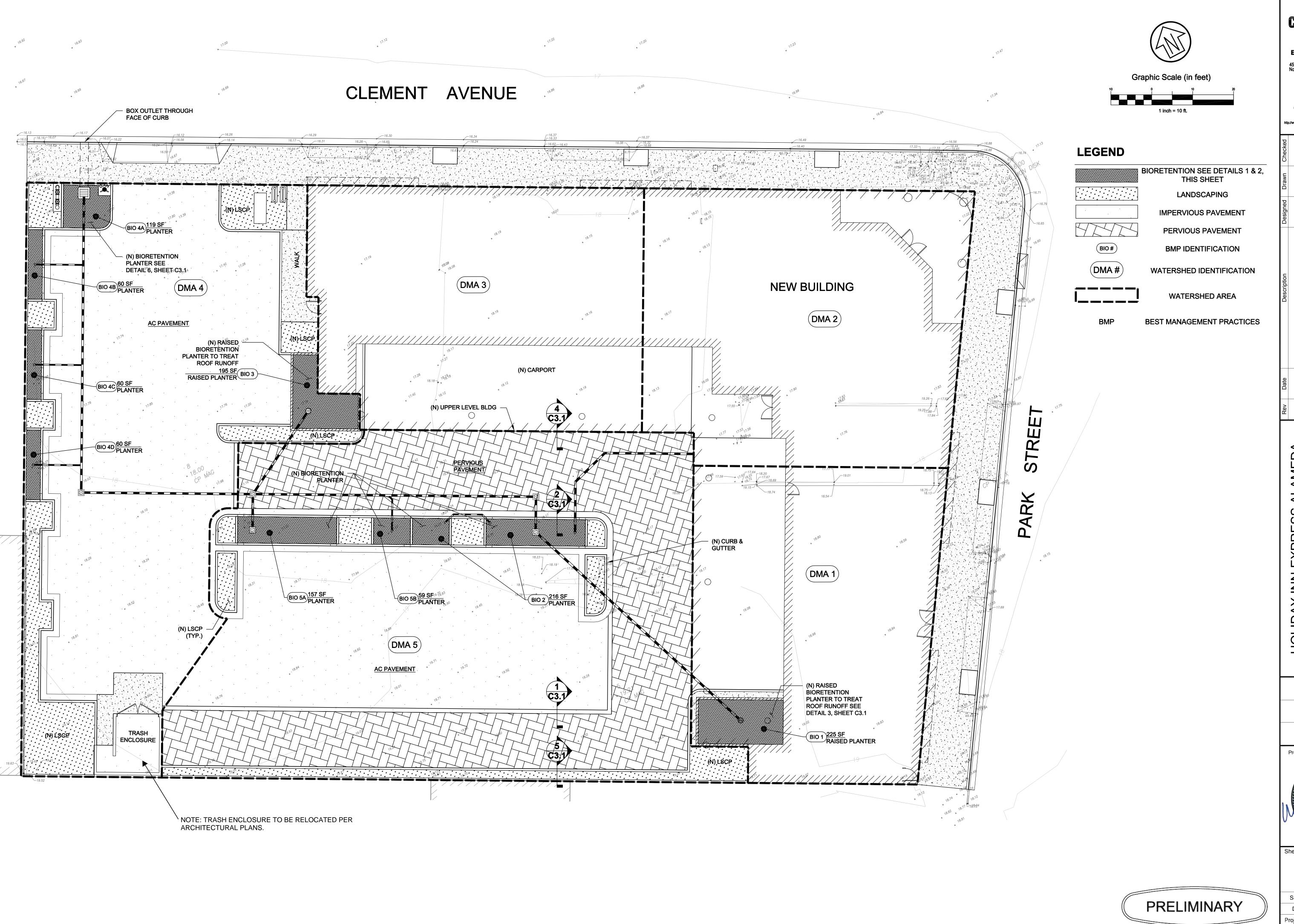
> City Of Alameda County Of Alameda

State Of California



C2.0

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



CSW ST2

CSW/Stuber-Stroeh

Engineering Group, Inc.

45 Leveroni Court tel: 415.883.9850 Novato, CA 94949 fax: 415.883.9835 Civil & Structural Engineers

Surveying & Mapping Environmental Planning Land Planning

Construction Management

(APN: 07 HOLIDAY 1825

City Of Alameda County Of Alameda

State Of California

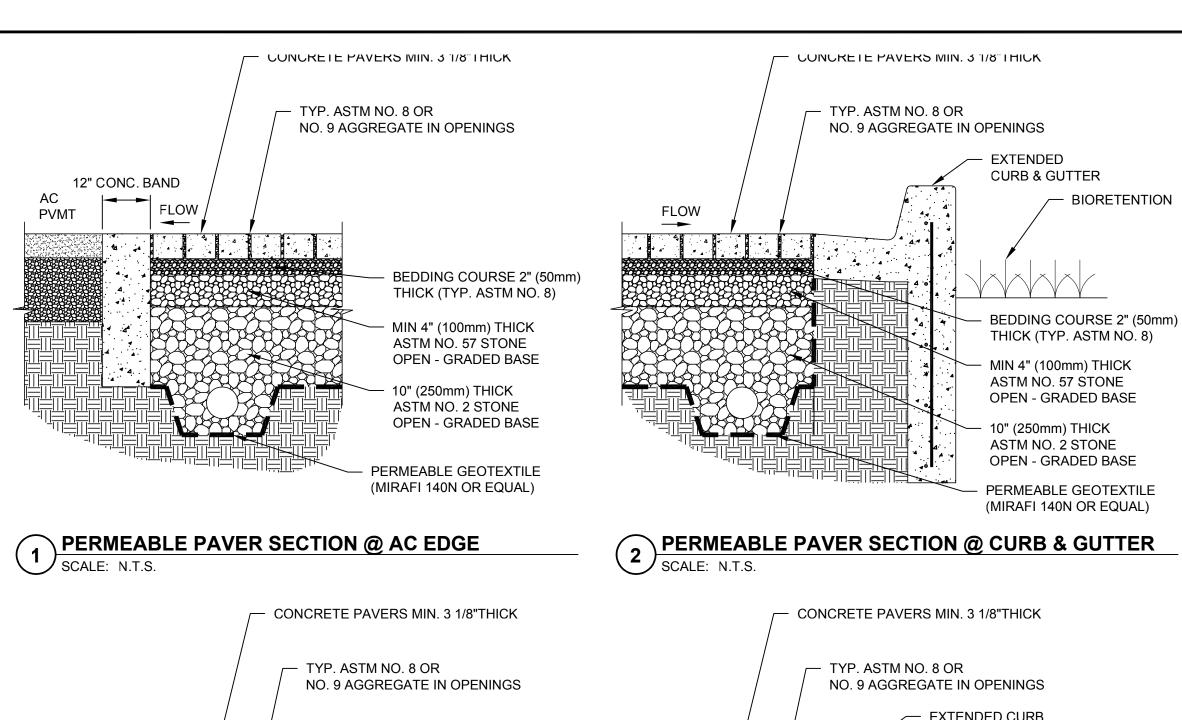
Prepared Under the Direction of:



C3.0

Scale: | 1" = 10' Date: 08/02/17

Project Number: 5.1513.00 D-5423-03



BEDDING COURSE 2" (50mm)

THICK (TYP. ASTM NO. 8)

MIN 4" (100mm) THICK ASTM NO. 57 STONE

OPEN - GRADED BASE

10" (250mm) THICK

ASTM NO. 2 STONE

PERMEABLE GEOTEXTILE (MIRAFI 140N OR EQUAL)

OPEN - GRADED BASE

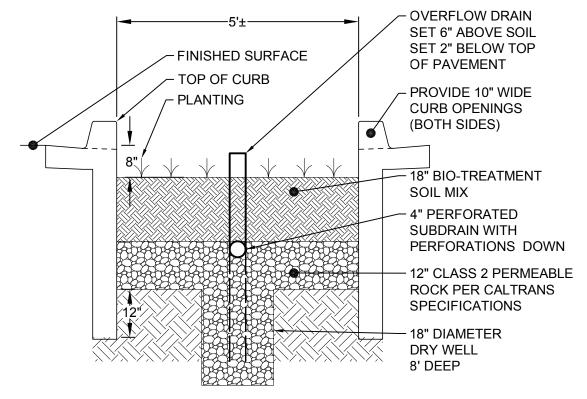
FLOW

FLOW

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

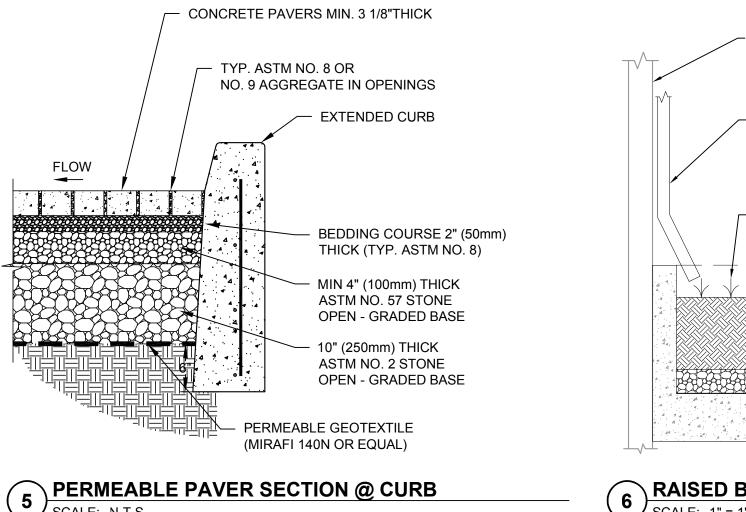
CARPORT

A 4 4 4 4 4



BIORETENTION PLANTER - (BIO 2,4A,4B,4C,4D,5A & 5B)

SCALE: 1" = 1'



BUILDING EXTERIOR WALL	
RAIN WATER LEADER	
	OVERFLOW DRAIN SET 6" ABOVE SOIL SET 2" BELOW TOP OF PLANTER
PLANTING	FINISHED GRADE
	18" BIO-TREATMENT SOIL MIX
6"	RAISED CONCRETE PLANTER BOX (BY OTHERS)
	6" CLASS 2 PERMEABLE ROCK PER CALTRANS SPECIFICATIONS
	FINISHED SURFACE
	4" PERFORATED SUBDRAIN (SLOPED AT 0.5%) WITH PERFORATIONS DOWN

RAISED BIORETENTION PLANTER - (BIO 1 & 3)

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

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

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

DMA NAME	DMA AREA (SF)	POST- PROJECT SURFACE TYPE		DMA AREA X RUNOFF FACTOR			
	0	ROOF	1.0	0		MIN. IMP SIZE (SF)	
DMA 4	6624	PAVEMENT	1.0	6624	IMP SIZING		PRO. IMP SIZE
	1044	LANDSCAPE	0.1	104	FACTOR		(SF)
TOTAL >			6728	0.04	269	299	

DMA NAME	DMA AREA (SF)	POST- PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME BIO	AREAS 5A 8	3 5B
DMA 5	0	ROOF	1.0	0			
	4384	PAVEMENT	1.0	4384			PRO. IMP SIZE
	652	LANDSCAPE	0.1	65	IMP SIZING	MIN. IMP SIZE (SF)	
	4766	PERVIOUS PVMT	0.1	477	FACTOR		(SF)
TOTAL >		•		4926	0.04	197	216

CSW ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

45 Leveroni Court tel: 415.883.9850 Novato, CA 94949 fax: 415.883.9835 Civil & Structural Engineers Surveying & Mapping Environmental Planning Land Planning

Construction Management

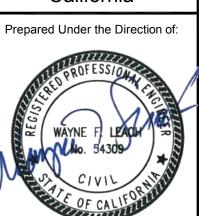
http://www.cswst2.com

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

INN EXPRESS AL STREET (APN: 07 HOLIDAY 1825 PARK

City Of Alameda County Of Alameda State Of

California

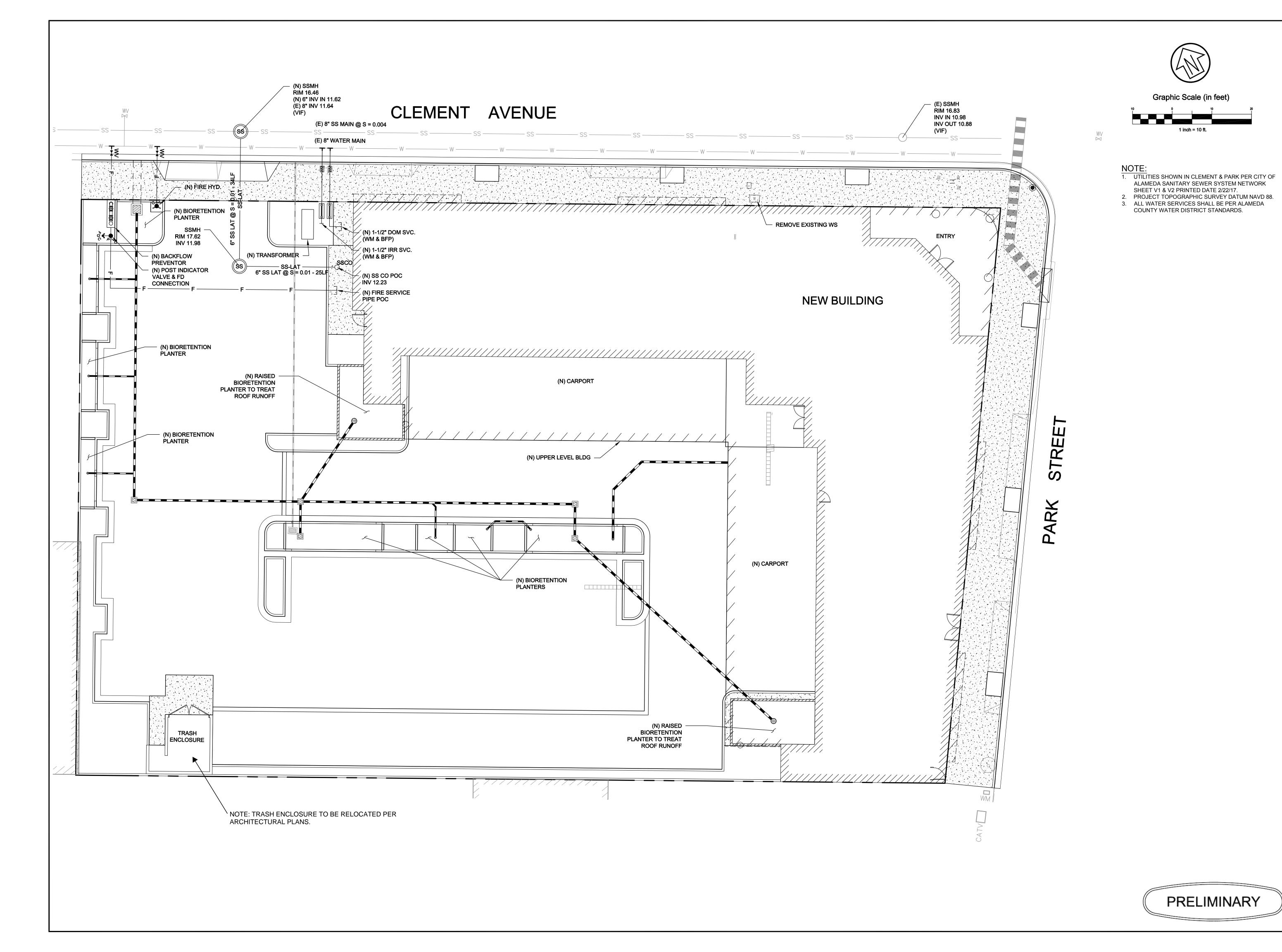


C3.1

Scale: N/A Date: 08/02/17 5.1513.00 Project Number:

D-5423-XX

**PRELIMINARY** 



CSW ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

45 Leveroni Court tel: 415.883.9850 Novato, CA 94949 fax: 415.883.9835 Civil & Structural Engineers

Surveying & Mapping Environmental Planning Land Planning Construction Management

http://www.cswst2.com

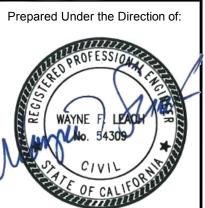
Rev	Date	Description	Designed	Drawn	Checke
	05/09/18	RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
	02/05/18	02/05/18 RESPONSE TO PLAN REVIEW COMMENTS	MCG	MCG	WFL
ı	08/15/17	08/15/17 SUBMITTED TO ARCHITECT	MCG	MCG	WFL

1825

City Of Alameda

County Of Alameda State Of

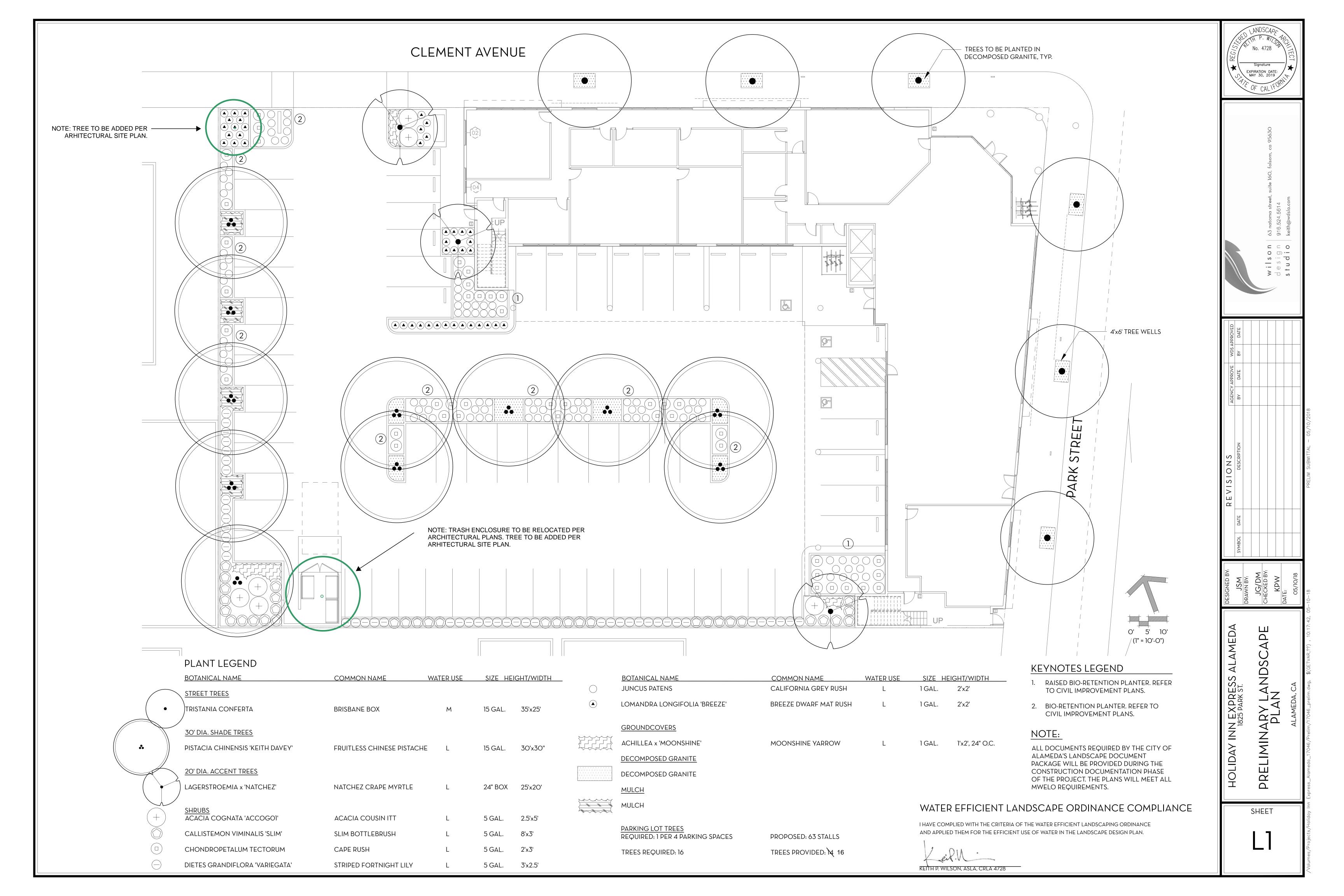
California

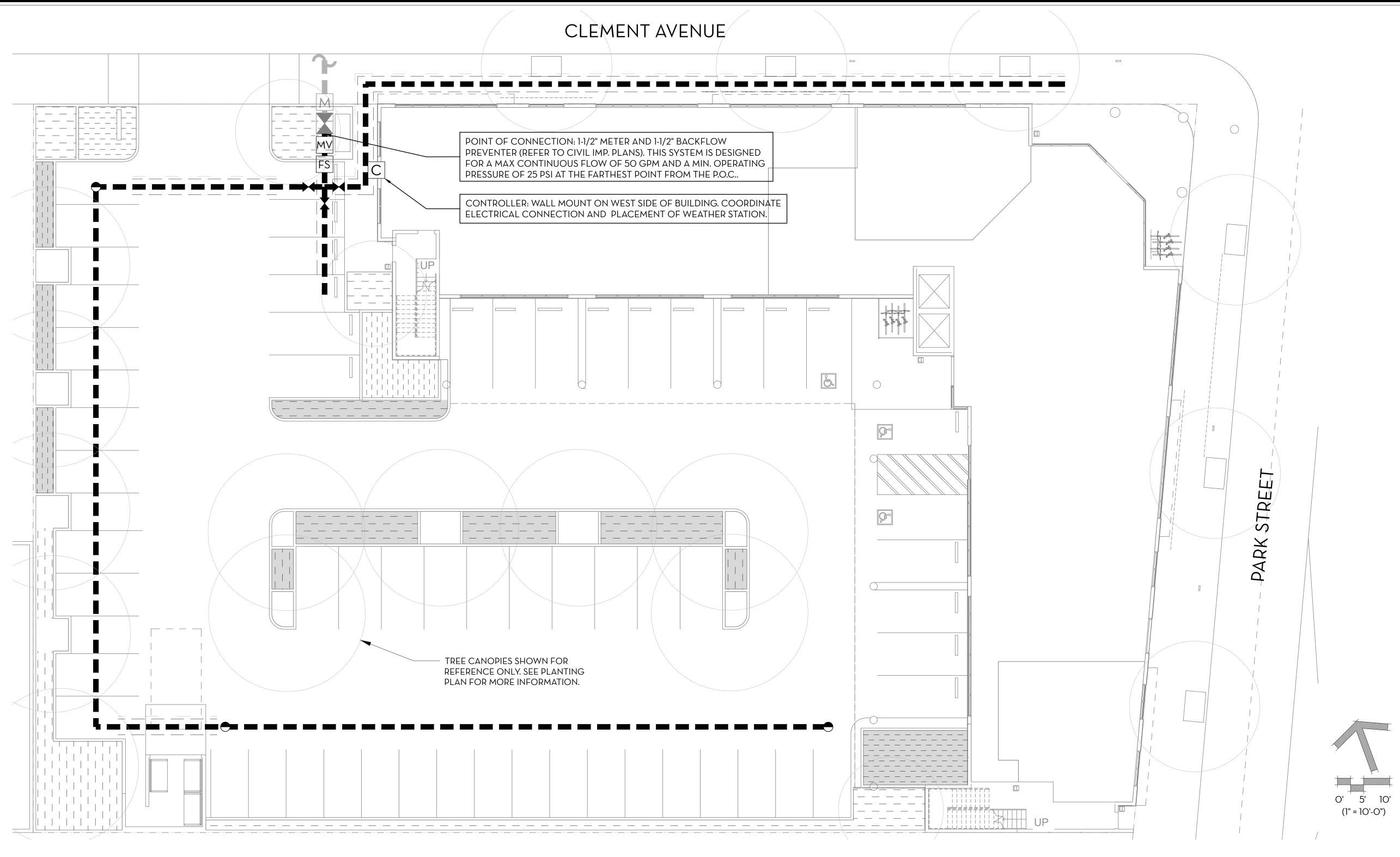


C4.0

Scale: 1" = 10' Date: 08/02/17

Project Number: 5.1513.00 D-5423-04





### 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 (REFER TO CIVIL PLANS) IS CAPABLE OF PROVIDING A MAXIMUM FLOW OF 100 GPM. THIS SYSTEM DESIGNED TO OPERATE AT 50% OF THE MAXIMUM FLOW, OR 50 GPM. NO COMBINATION OF VALVES SHALL BE OPERATED AT THE SAME TIME SO THAT THE COMBINED FLOW EXCEEDS 50 GPM.
- 3. THIS SYSTEM IS EXPECTED TO MAINTAIN A MINIMUM OPERATING PRESSURE OF 25 PSI AT THE FURTHEST POINT AWAY FROM THE P.O.C. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO INSTALLATION OF THE SYSTEM. REPORT TO THE OWNER AND THE LANDSCAPE ARCHITECT ANY DIFFERENCES BETWEEN THE CONDITIONS ASSUMED ON THESE PLANS AND THE CONDITIONS ON SITE. IN THE EVENT PRESSURE AND/OR FLOW DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.
- 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...
- 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.
- 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.

### FOR IRRIGATION LEGEND, SEE SHEET L3.

#### NOTE:

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

#### WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

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

KEITH P. WILSON, ASLA, CRLA 4728

SHEET

INN EXPRESS 1825 PARK ST.

L2

ARY PLA

#### IRRIGATION LEGEND

SYMBOL	MAN. MODEL NO.		DESCRIPTION	RADIUS	PSI.	GPM.	PRECIP. RATE				
	TORO	RGP-2-18	DL2000 SERIES PC DRIPLINE: 0.53 GPH, ON-GRADE, PER MANUFACTURER'S INSTI SEE DETAIL X, SHEET LX.X.								
	TORO	RGP-2-12	DL2000 SERIES PC DRIPLINE: 0.53 GPH, 6" BELOW GRADE IN BIO SWALE AREAS, I ROWS AT AREAS SHOWN. SEE DETAIL X	PER MANUFACTUREF , SHEET LX.X.	R'S INSTRU	ICTIONS,	IN 12" SPACED				
Œ	TORO	T-FCH-H	MANUAL FLUSH VALVE. INSTALL AT GRAI LOCATED AT FARTHEST POINT FROM DR		_						
	TORO	T-DL-MP9	POP-UP OPERATION INDICATOR. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE DETAIL X, SHEET LX.X								
A	TORO	TYD-500-34	AIR RELIEF VALVE. INSTALL AT-GRADE IN LOCATED AT HIGHEST ELEVATION POINT LX.X.		_						
NOT SHOWN	TORO	(VARIES)	DL2000 CONNECTION FITTINGS, AS RE	QUIRED.							
••	TORO	FB-25-PC	O.25 GPM TREE FLOOD BUBBLERS TWO PER TREE* SEE DETAIL X, SHEET LX.X.	N/A	25 O.5*	O.25	1.72				
	IRRITRO	DL 700-1-OMR-100	I" IRRITROL IRRIGATION VALVE WITH VARIABLE PRESSURE REGULATOR, SIZE AS NOTED. SET PRESSURE REGULATOR TO 25 PSI. SEE DETAIL X, SHEET LX.X.								
	IRRITRO	DL 700-DK-LF/MF	I" IRRITROL DRIP ZONE VALVE KIT. USE LOW FLOW VALVE FOR FLOWS BETWEEN 0.1 GPM AND 8.0 GPM. USE MEDIUM FLOW VALVE FOR FLOWS BETWEEN 8.0 GPM AND 20.0 GPM. SEE DETAIL X, SHEET LX.X.								
H	NIBCO	T-113	GATE VALVE, LINE SIZE. SEE DETAIL X, SHEET LX.X.								
	TORO	100-ATVLC	1" QUICK COUPLING VALVE W/ LOCKING VINYL COVER. SEE DETAIL X, SHEET LX.X.								
MV	TORO	P22OS	MASTER VALVE, LINE SIZE.								
FS	CST FS	I-T1O-OO1	1" FLOW SENSOR FOR USE WITH CONTROLLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.								
C	HUNTE /WSS-S /ICM-6		6 STATION I-CORE CONTROLLER WITH 6 STATION EXPANSION (12 STATIONS TOTAL) AND WIRELESS WEATHER SENSOR. WALL MOUNT IN METAL CABINET IN LOCATION SHOWN. INSTALL PER MANUFACTURER'S SPECIFICATIONS.								
M	(E) 1-1/2	" WATER METER									
	(E) 1-1/2	BACKFLOW PREVENTER									
	(E) MAII	NLINE, FIELD VERIFY LOCA	TION.								
	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.										
· · ·	ELECT	RICAL SERVICE CONDUIT W	ITH WIRES, RUN ALONG MAINLINE TO VAL	VE CONNECTIONS.							
		TION LATERAL LINE: CLASS SIZE AS NOTED.	200 PVC UP TO 2"; SCHEDULE 40 PVC PIPI	E FOR 2.5" OR ABOVE	E. SOLVEN	IT WELD I	FITTINGS AT 18"				
===		TION SLEEVE: SCHEDULE 40 GAND EXTEND 12" BEYOND	O PVC, SIZE TO BE 2X THE TOTAL OF PIPE D HARDSCAPE EDGES	PIAMETER. INSTALL UI	NDER ALL	. NEW					

CONTROLLER/ HYDROZONE # - -GPM (IRRIGATION PRODUCT TYPE)

VALVE SIZE - -PRECIP.RATE/PSI/HYDROZONE SF

VALVE WATER USE

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

SITEWIDE ETAF

REGULAR LA	ANDSCAPE AREAS							
VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
1 (BIO)	DRIP	LOW	0.2	O.81	951	O.25	234.81	6,085
2 (SHRUB)	DRIP	LOW	0.2	O.81	1,116	O.25	275.56	7,141
3 (TREE)	TREE BUBBLER	LOW	0.2	O.81	448	O.25	110.62	2,867
4 (TREE)	TREE BUBBLER	MODERATE	0.5	O.81	168	0.62	103.70	2,688
TOTALS:				(A)	2,683	(B)	724.69	18,781

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

TOTALS:	(C)	0	(D)	0.00	0
	TOTAL AREA:	2,683			
			_		

ETWU = (ETO x O.62 x ETAF x AREA)

MAWA = (ETO x O.62 [(ETAF x LA) + (1- ETAF) x SLA)]

ETWU TOTAL:

18,781

31,290

ETWU < MAWA

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

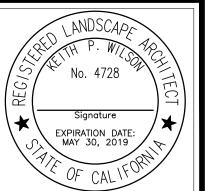
0.45

		_
ETAF CALCULATIONS		
REGULAR LANDSCAPE AF	REAS	
TOTAL ETAF x AREA	(B)	724.69
TOTAL AREA	(A)	2,683
AVAERAGE ETAF	(B) / (A) =	O.27
ALL LANDSCAPE AREA	\S	
TOTAL ETAF x AREA	(B + D)	724.69
TOTAL AREA	(A + C)	2,683

(B + D) / (A + C) =

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





	SYMBOL DATE	DATE	REVISION S DESCRIPTION	AGENCY BY	AGENCY APPROVE WDS APPROVED BY DATE BY DATE	WDS A	DATE
			REVISIONS	AGENCY	APPROVE	WDS A	PPROVED
	SYMBOL	DATE	DESCRIPTION	BY	DATE	WD3 A	DATE
	SYMBOL	DATE	DESCRIPTION	ВУ	DATE	ВУ	DATE
7							

HOLIDAY INN EXPRESS ALAMEDA
1825 PARK ST. PRELIMINARY IRRIGATION LEGEND AND MWELO DOCUMENTATION

SHEET

