December 21, 2017

Mr. Keith Nowell Alameda County Environmental Health 1131 Harbor Bay Parkway, Suite 250 Alameda, California 94502

Subject:

Submittal Acknowledgement Statement

Soil Vapor Sampling Work Plan

2225 Telegraph Avenue Oakland, California AEI Project No. 378827 Toxics Case No. TBD

Dear Mr. Nowell:

I have read and acknowledge the content, recommendations and/or conclusions contained in the attached document or report submitted on my behalf to ACDEH's FTP server and the State Water Resources Control Board's Geotracker website.

If you have any questions or need additional information, please do not hesitate to call the undersigned at (312) 952-9090, or Mr. Jeremy Smith at AEI Consultants, (925) 746-6028.

Sincerely

Mr. Ben Graves

GH I TC 2225 Telegraph, LLC 1934 Hennepin Avenue, Suite 201

Minneapolis, MN 55403



December 21, 2017

Mr. Keith Nowell PG, CHG Hazardous Materials Specialist Alameda County Environmental Health 1131 Harbor Bay Parkway Alameda, CA 94502

Subject: Soil Vapor Sampling Work Plan

2225 Telegraph Avenue Oakland, California DEH Case No. Pending AEI Project No. 378827

Dear Mr. Nowell:

The following work plan has been prepared by AEI Consultants (AEI) in order to provide details of the planned soil vapor survey at 2225 Telegraph Avenue in Oakland, California (the Site) at the request of GH I TC 2225 Telegraph, LLC (client). The planned activities are proposed to support planning for the future redevelopment of a hotel at the Site. Current redevelopment plans anticipate the construction of a seven story hotel, with a restaurant, workout facility, and lobby on the first floor, followed by temporary living above. No basement is planned. Conceptual development plans are provided herein as Attachment A.

1.0 Site Description and Background

The property is located on the southwest corner of the intersection of West Grand Avenue and Telegraph Avenue in a commercial and residential area of Oakland, California (Figure 1). The Site is currently operating as a Valero branded retail gasoline station (Figure 2).

The Site is currently an open leaking underground storage tank (LUST) cleanup site under regulatory guidance under the Alameda County Department of Environmental Health (DEH). The case has been assigned Case No. RO0000358 by the DEH with the responsible party being ExxonMobil and investigation and cleanup activities being managed by Cardno. AEI understands that the current investigation and cleanup is nearing regulatory case closure (anticipated to occur in 2018) under the State Water Resources Control Board implemented Low-Threat Underground Storage Tanks Case Closure Policy (LTCP) based on the Site operating as an existing retail gasoline station.

The activities proposed in this work plan have been proposed independently of the RO0000358 case, and will be completed under the new Voluntary Cleanup Program (VCP) case recently submitted to the DEH by the client. Current plans include redevelopment of the Site as a hotel which will result in a change of land use at the Site. The change in land use may require a different cleanup standard than what the DEH is using for the existing gasoline station.

AEI Project No. 378827 December 21, 2017 Page 2 of 4

Therefore, AEI anticipates working with the client and the DEH during the planning and redevelopment stages to verify that all over the course of redevelopment activities, the appropriate measures are taken to obtain a no further action letter with regards to the VCP.

2.0 Scope of Work

In order to assess current soil vapor conditions, and obtain a "worst case" scenario to inform a development timeline, we propose the collection and analyses of soil gas samples to evaluate the potential for vapor intrusion to future buildings at the Site. The proposed scope of work for the collection of soil gas samples is described in the below sections.

Health and Safety, Permitting, and Utility Clearance

A Site-specific health and safety plan will be prepared, reviewed by onsite personnel, and kept onsite for the duration of the fieldwork. Drilling permits will be obtained from Alameda County Public Works Agency (ACPWA) for this investigation. The public underground utility locating service Underground Service Alert (USA) will be notified to identify public utilities in the work area at least 48 hours to drilling activities. Private utility locating will be conducted by an independent utility locating company to identify underground utilities on the property. This work will be performed under the oversight of a licensed professional geologist.

Soil Gas Sample Collection

The scope of work proposed consists of the installation of five (5) soil gas sampling points and subsequent sampling from each of the locations (Figure 2). The sampling will be conducted in general accordance with the guidelines outlined in Advisory: Active Soil Gas Investigations dated July 2015 by the Department of Toxic Substances Control (DTSC) et. al.

No basement is planned as part of the proposed construction, and the planned concrete slab is anticipated to be approximately four inches thick. As such, the soil gas probes will be installed to a depth of approximately 6 feet below ground surface (bgs), and installed as permanent soil gas wells.

Soil gas wells will be installed by hand augering the boring to a depth of approximately 6.5 feet bgs, following which, approximately 6-inches of #2/12 Monterey sand will be placed in the bottom of the borehole and a stainless steel gas sampling implant attached to ¼-inch O.D. Teflon or equivalent tubing will be situated at the top of the sand such that the gas implant is situated at 6 feet bgs. Then #2/12 Monterey sand will be placed around the implant to a depth approximately 6 inches above the top of the implant or 5.5 feet bgs. Bentonite will then be placed above the sand pack which will be composed of 12-inches of dry granular to 4.5 feet bgs followed by 12-inches of hydrated bentonite to 3.5 feet bgs. The remainder of the borehole will be completed with type I/II neat cement grout to the surface. The well will be completed with a flush mounted traffic rated well box emplaced in concrete.

A minimum of 48-hours following installation, sampling will occur which will consist of vacuum testing the connections and purging with the use of a helium tracer. The samples will be collected through a calibrated flow controller and into 1-liter summa canisters. Each canister

AEI Project No. 378827 December 21, 2017 Page 3 of 4

will be individually checked, tested and certified by the laboratory for air tightness and proper vacuum prior to shipping. Prior to sampling, a vacuum gauge will be used to measure and record the initial summa canister vacuum pressure. Once sampling is conducted, each summa canister will be sealed with a slight vacuum prior to shipping. Subsequent sampling events, as needed, will be completed using the same method as above.

Investigation Derived Waste

Any investigation derived waste will be left onsite in drums. Disposal will depend upon the receipt of the analytical results and upon client approval.

Laboratory Analysis

All of the samples will be transferred under appropriate chain-of-custody documentation to a state-certified laboratory. Laboratory analysis of the soil gas samples will consist of the following:

- Volatile organic compounds (VOCs) by TO-15; and
- Percent Oxygen, Carbon Dioxide, Methane, and Helium (leak check) by ASTM method D-1945 or D-1946.

Select soil samples from the upper five feet of soil from SV-1 to SV-3 will be analyzed for total petroleum hydrocarbons as gasoline (TPHg) and TPH as diesel (TPHd) using EPA Method 8015.

3.0 Estimated Schedule

Completion of this work is contingent upon approval of this work plan, receipt of approved drilling permits, and pending subcontractor availability. Work is currently scheduled to occur as follows pending approval of this work plan by DEH.

- Week of January 1st, 2018 vapor probe installation and sampling to evaluate winter (pre-significant rainfall) conditions.
- Early April 2018 2nd vapor sampling event to evaluate rainy season conditions.
- Early July 2018 3rd vapor sampling event to evaluate dry season conditions.

4.0 Reporting

A final report will be prepared following the receipt of analytical data. The report will detail the investigation methods along with the analytical results. The results will be compared to the LTCP screening levels as applicable. The report will also provide a recommendation if future sampling is warranted.

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If there are any questions regarding our planned investigation, please do not hesitate to contact AEI at (925) 746-6000. We look forward to your review and approval.

Sincerely,

AEI Consultants

Jeremy Smith Senior Project Manager Veronica Statham, PE Senior Engineer NO. C80389

Attachments

Figure 1 - Site Location Map Figure 2 - Generalized Site Plan

Appendix A - Conceptual Development Plans

Distribution

Ross Stackhouse, restackhouse@tidewatercap.com (electronic copy)

Matt Mering, mmering@graveshospitality.com (electronic copy)

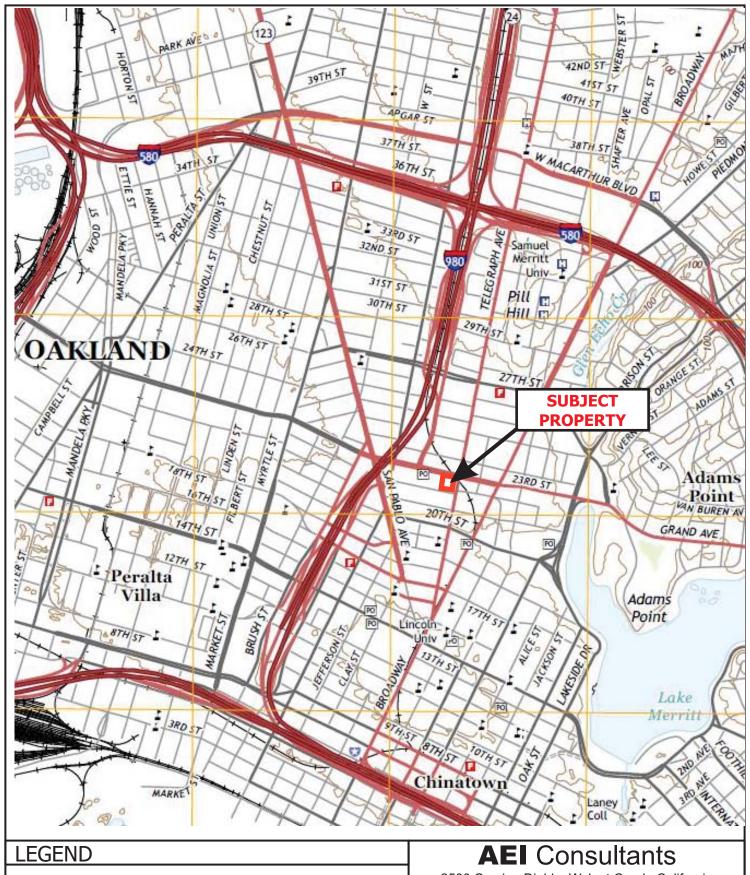
Alex Kaplan, akaplan@tidewatercap.com (electronic copy)

Ben Graves, bgraves@graveshospitality.com (electronic copy)

Tom Graf, tom@grafcon.us (electronic copy)

FIGURES





Approximate Property Boundary

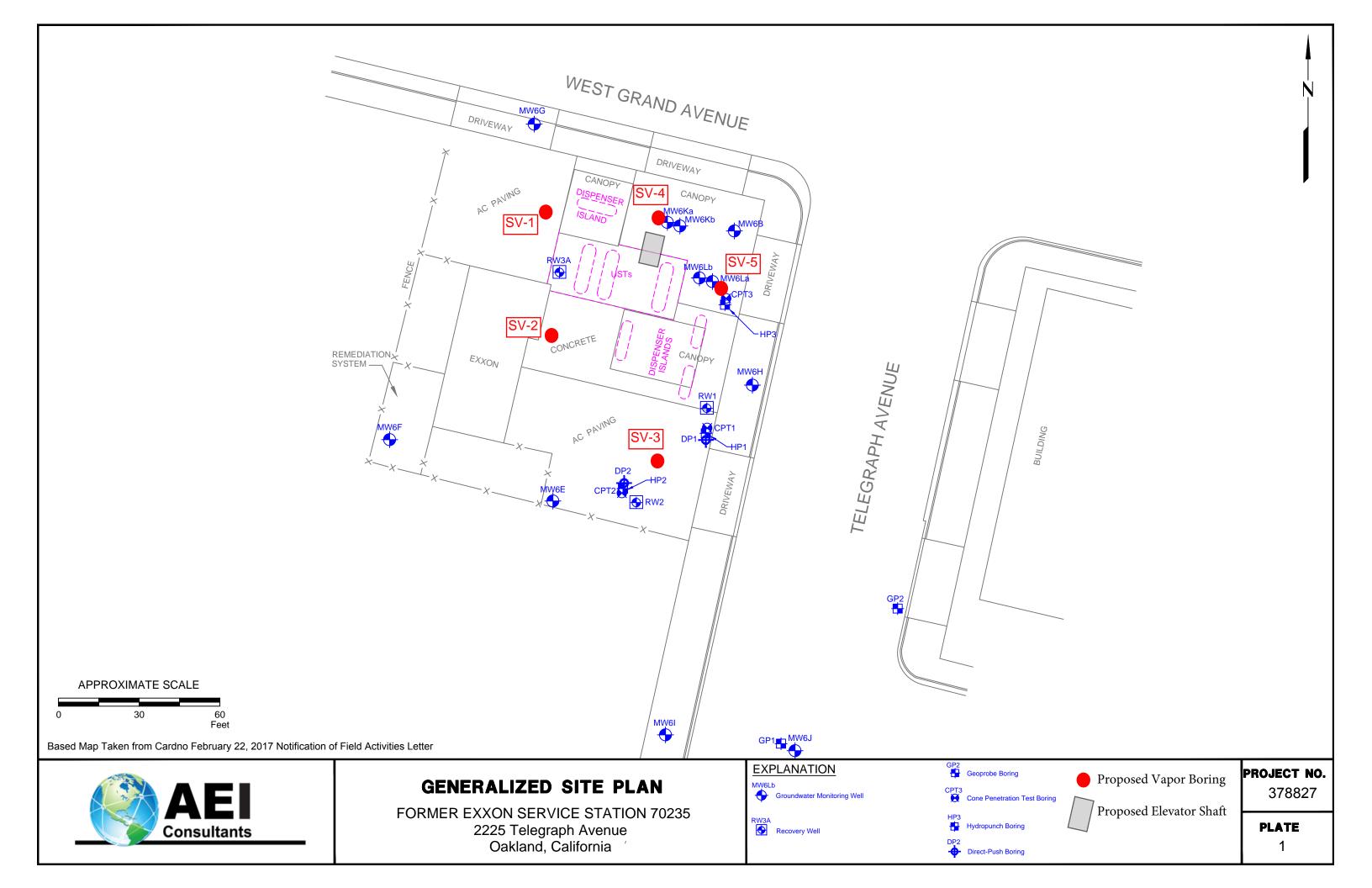
2500 Camino Diablo, Walnut Creek, California

SITE LOCATION MAP

2225 Telegraph Avenue Oakland, California

FIGURE 1 Project No. 378827

Map: Oakland West Date: 2017 Source: USGS



APPENDIX A CONCEPTUAL DEVELOPMENT PLANS



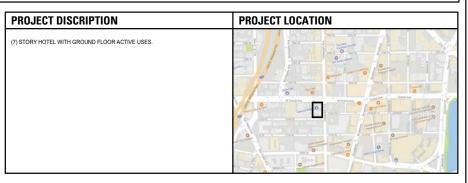
PROJECT INFORMATION

GRAVES HOSPITALITY V

MOXY HOTEL

2225 Telegraph Ave, Oakland, CA

RSP PROJECT NUMBER: 2052.003.00



PROJECT TEAM

OWNER Graves Hospitality Corporation 1934 Hennepin Avenue South, Suite 201 Minneapolis, MN 55403 Phone: 612/312-1122

Ben Graves, President / COO Phone: 612/312-1133 Email: bgraves@graveshospitality.con

Dave Stark, Director of Design and Construction Phone: 612/702-3410 Email: dstark@graveshospitality.com

ARCHITECT of RECORD

RSP Architects, Ltd.
1220 Marshall Street NE
Minneapolis, MN 55413
Phone: 612/677-7100 Fax: 612/677-7499

Courtney Kuch, Senior Project Manager Phone: 612/677-7201 Email: courtney.kuch@rsparch.com

Nina Bouten, Senior Project Interior Designer Phone: 612/677-7255 Email: nina.bouten@rsparch.com

ARCHITECT - LOCAL

Lowney Architecture 360 17th Street, Suite 200 Oakland, California 94612 Phone: 510/836-5400 Fax: 510/836-5454

Eric Price Project Manager Phone: 510/269-1101 Email: eric@lowneyarch.com

Mark Donahue, Design Director Phone: 510/269-1123 Email: mark@lowneyarch.com

CIVIL ENGINEERS

Felicia C. Dean, P.E. LEED AP Phone: 510/310-0216 Email: felicia.dean@kimley-horn.com

STRUCTURAL ENGINEERS

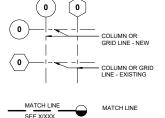
Ericksen Roed & Associates 2500 University Avenue West, Suite 201-S Saint Paul, MN 55114

John Madden, PE Associate / Senior Project Manager Phone: 651/414-6131 Email: jmadden@eraeng.com

MECH/ELEC ENGINEERS

DRAWING SYMBOLS

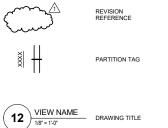
EL. = 100'-0"





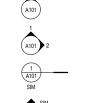




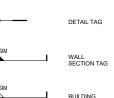


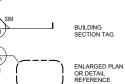
DRAWING TITLE















ROOM NAME - (ROOM NAME)

XX

101 - (ROOM NUMBER) ROOM

__CPT-01 __CPT-02__

KEYNOTE

WINDOW TAG

EQUIPMENT TAG

DOOR TAG

ALL SURFACES

DOCUMENT PACKAGE

ISSUED: 2017-09-20

PACKAGE: CITY SUBMITTAL

PROJECT DATA

L	THOOLOT DATA			
I	BUILDING INFORMATION		BUILDIN	NG AREA
	BUILDING ADDRESS:	2225 TELEGRAPH OAKLAND, CA	FLOOR	AREA
		ALAMEDA COUNTY	1	14,553 SF
	NUMBER OF STORIES:	7	2	9,677 SF
	ALLOWABLE HEIGHT:	85' BASE, NO MAX	3	9,677 SF
	PROPOSED HEIGHT:	88'-10" (TOP OF PARAPETS)	4	9,677 SF
	CONSTRUCTION TYPE:		5	9,677 SF
	FIVE (5) LEVELS OF MODULAR OVER TWO (2) LEVELS CONCR		6	9,677 SF
	CONSTRUCTION.		7	9,677 SF
l	SPRINKLERED:	YES	TOTAL	72,615 SF

DENSITI				
	ALLOWED DENSITY	LOT AREA	ALLOWED UNITS	PROPOSED UNITS
	90 SF/UNIT	15,937 SF	177	172

15,937 SF (0.37 ACRES)

OCCUPANCY CLASSIFICATION: TRANSIENT HABITATION

0 FT. MIN - 10 FT. MAX. AT GRAND: 0 FT, MIN - 10 FT, MAX.

ZONING INFORMATION ASSESSOR'S PARCEL #: ZONING DISTRICT: 008065900201 CBD-C 6, NO LIMIT

HISTORIC OVERLAY ZONE ALLOWABLE COMMERCIAL FAR 20.0

PARKING INFORMATION

	BICYCLE PARKING INFORMATION						
		REQUIRED	PROVIDED				
	HOSPITALITY	4 SPACES	4 SPACES				

RECYCLING & GARBAGE SPACE ALLOCATION

- 1				
	COMMERCIAL	REQUIRED	PROVIDED	NOTES
	RECYCLING	217.76 GALLONS (2 CF/1,000 SF X 14,553 SF = 29.11 CF = 217.76 GAL.)	224 GALLONS (7 X 32 GALLON TOTER CARTS)	BASED ON GROUND FLOOR SPACE SF
	GARBAGE	ASSUMED GENERAL WASTE	4 CYDS (2 CYD TOTER CARTS)	STORAGE OR FREQUENCY OF PICK-UP CAN BE ADJUSTED AS NEEDED.
	HOSPITALITY	REQUIRED	PROVIDED	NOTES
	RECYCLING	ASSUMED MINIMAL RECYCLING	108 GALLONS (3 X 36 GALLON TOTER CARTS)	FLOORS 2 - 7
	GARBAGE	ASSUMED MINIMAL WASTE	4 CYDS (2 CYD TOTER CARTS)	FLOORS 2 - 7

TEL BOOK FLORED	Target Co.	0	YOUR	10000	1	1. 1.	1	1	1	A
ITEL ROOM TYPES	KEY	Size (SF)	TOTAL	Level 2	Level 3	Level 4	Level 5	Level 5	Level 7	Notes (8 Accessible Reg'd, 14 Comm Rms Reg'd)
rg .	GR-K	191	158	23	27	27	27	27	27	
ng Accessible	GR-K-A	235	- 6	1	1	1	1	1	. 1	
een,Twin Bunk	GR-QTB	238	5	1	1	0	- 1	- 1	- 1	0
een, Twin Bunk Accessible	GR-QTB-A	238	1	0	0	1	. 0	0	0	V 2000 1001
een	GR-Q	191	1	1	0	0	0	0	0	Connects to Parlor Accessible
rlor Accessible	GR-P-A	389	- 1	1	0	0	0	0	0	2nd Level, Connect to GR-K Accessible + GR-K
		TOTAL KEYS	172	27	29	29	29	29	29	



1220 Marshall Street NE 612.677.7100 Minneapolis Minnesota 55413-1036



NOT FOR CONSTRUCTION

THESE DRAWINGS ARE PRELIMINARY AND INTENDED FOR PRELIMINARY REVIEW BY RSP ARCHITECTS AND THEIR CLIENTS AND CONSULTANTS.





Project No.	2052.003.00
Drawn By	MRN, NC, NB
Checked By	CLK, NC, NB
-	

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Revisions						
No.	Date	Description				
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COVER SHEET

AB	ATIONS				
A.C.		G	- GROUND	Q	- QUARRY TILE
		GA GALV	- GAUGE / GAGE - GALVANIZED	QTY	- QUANTITY - RELOCATED
ACOUS	- ACOUSTICAL	GB	- GRAB BAR	(R) R	- RELOCATED - RADIUS OR RISER (PIPING)
ACT -	- ACOUTTICAL CEILING TILE	GC	- GENERAL CONTRACT(OR)	RA	- RETURN AIR
ADD -	- AREA DRAIN - ADDITIONAL	GRC GRG	- GLASS FIBER REINFORCED CONCRETE - GLASS FIBER REINFORCED GYPSUM	RAD RB	- RADIUS - RESILIENT BASE
ADJ .	- ADJUSTABLE	GL	- GLASS	RCP	- REFLECTED CEILING PLAN
AFF -	-ABOVE FINISH FLOOR	GR	- GRADE	RD	- ROOF DRAIN
AGGR -		GRD GYP BD	- GROUND - GYPSUM BOARD	RECOM	- RECOMMENDED
	- ΔI LIMINILIM			RECPT REC	- RECEPTACLE - RECESSED
ANCH -	- ANCHOR	H HB	- HIGH / HEIGHT - HOSE BIB	REF	- REFERENCE
		HC HB	- HOSE BIB - HOLLOW CORE	REFL	- REFLECTED / REFLECTIVE / REFLE
	- ACOUSTICAL PANEL CEILING - APPROVED	HCP	- HANDICAPPED	REFR REG	- REFRIGERATOR - REGISTER
	- APPROXIMATE	HDW	- HARDWARE - HARDWOOD	REINF	- REINFORCED / REINFORCING
ARCH	- ARCHITECTURAL	HDWD HS	- HARDWOOD - HEAT STRENGTHENED (GLASS)	REL	- RELOCATE
AUTO :		HM	- HOLLOW METAL (STEEL FRAME)	REM	- REMOVABLE
BEJ ·	- BRICK EXPANSION JOINT	HNDRL	- HANDRAIL	REQ RESIL	- REQUIRE / REQUIRED - RESILIENT
		HO	- HOLD-OPEN	REV	- REVISION / REVISED
BLDG -		HORIZ HPT	- HORIZONTAL - HIGH POINT	RM	- ROOM
BM ·	- BEAM	HRC	- HOSE REEL CABINET	RO RTD	- ROUGH OPENING - RATED
BOT	- BOTTOM	HR	- HOUR	RTG	- RATING
BRK BSMT	- BRICK - BASEMENT	HT HVAC	- HEIGHT - HEATING, VENTILATION, AIR CONDITIONING	RWL	- RAIN WATER LEADER
BT ·	- BOLT	HW	- HOT WATER		
BUR	- BUILT-UP ROOFING	HYDR	- HYDRAULIC	S	- SOUTH
CAB	- CABINET	ID IN	- INSIDE DIAMETER	SA SAN	- SUPPLY AIR - SANITARY
CAT CB	- CATEGORY - CATCH BASIN	INCAND	- INCH - INCANDESCENT	SC	- SOLID CORE
CBD .	- CHALK BOARD	INCL	- INCLUDED / INCLUDING	SCHED	- SCHEDULE
CBU	- CEMENTITIOUS BACKER UNIT	INFO	- INFORMATION	SD SECT	- STORM DRAIN / SOAP DISPENSER
		INSUL INT	- INSULATION - INTERIOR	STS	- SECTION - SELF TAP METAL SCREW
	- CERAMIC - CORNER GUARD	INTERM	- INTERIOR - INTERMEDIATE	SF	- SQUARE FEET/FOOT
CH .	- CHILLER	INV	- INVERT	SH	- SPRINKLER HEAD
CHAN	- CHANNEL	IPS IRMA	- INTERNATIONAL PIPE STANDARD - INVERTED ROOF MEMBRANE ASSEMBLY	SHT	- SHEET - SHOWER
CI CIP	- CAST IRON - CAST-IN-PLACE	JAN	- JANITOR	SIM	- SIMILAR
CJ .		JAN JC	- JANITOR - JANITOR'S CLOSET	SM	 SHEET METAL OR SQUARE METER
JOINT		JST	- JOIST	SND SP	- SANITARY NAPKIN DISPENSER - STANDPIPE
CL C	- CENTER LINE - CEILING	JT	- JOINT	SPEC	- STANDPIPE - SPECIFICATION
CLG CLR	- CLEAR	K	- KIP (1000 LBF)	SPR	- SPRINKLER
CMU	- CONCRETE MASONRY UNIT	KPL	- KICK PLATE	SPKR	- SPEAKER
CNTR	- COUNTER	KG KIT	- KILOGRAM - KITCHEN	SQ SSE	- SQUARE - STRUCTURE SLAB ELEVATION
COL -		ко	- KNOCKOUT	SST	- STAINLESS STEEL
COMPART	- COMPARTMENT	L	- LONG OR LITER (METRIC DOCS)	SSK	- SERVICE SINK
	- CONCRETE	LAB	- LABORATORY	STA	- STATION - STANDARD
		LDG	- LANDING	STL	- STEEL
		LAM LAV	- LAMINATE / LAMINATION - LAVATORY	STLJST	- STEEL JOIST
CONTR	- CONTRACTOR	LB	- POUND	STOR	- STORAGE
		LF	- LINEAR FOOT	STRG STRL	- STRINGER - STRUCTURAL
		LKR IIH	- LOCKER - LONG LEG HORIZONTAL	STRUC	- STRUCTURAL
CTR		LLH	- LONG LEG HORIZONTAL - LONG LEG VERTICAL	SUBCAT	- SUBCATEGORY
DTSK	- DEEP, DEPTHNK	LN	- LINE	SUSP	- SUSPENDED - SYMMETRICAL
		LT	- LIGHT	T&G	- TONGUE AND GROOVE
		LPT M	- LOW POINT - METER	T	- TREAD / THERMOSTAT
DEMO -		MACH	- MACHINE	TB	- TOWEL BAR
		MAINT	- MAINTENANCE	TC TCONC	- TOP OF CURB
	- DETAIL - DRINKING FOUNTAIN	MAS MATI	- MASONRY - MATERIAL	TEL	- TOP OF CONCRETE - TELEPHONE OR TELECOM
		MAX	- MATERIAL - MAXIMUM	TEMP	- TEMPERATURE
DIFF	- DIFFUSER	MB	- MACHINE BOLT	TER	- TERRAZZO
	- DIMENSION	MBL	- MARBLE	TGB THK	- TOGGLE BOLT - THICKNESS
		MDF MEP	MEDIUM DENSITY FIBERBOARD MECHANICAL, ELECTRICAL, PLUMBING	THRES	- THICKNESS - THRESHOLD
DMPF -	- DAMPPROOFING	MDO	- MEDIUM DENSITY OVERLAY PLYWOOD	THRU	- THROUGH
		MECH	- MECHANICAL	TKBD	- TACKBOARD
	- DOWN - DOOR OPENING	MEMB MET	- MEMBRANE - METAI	TMPD TO	- TEMPERED - TOP OF (SEE OTHER WORD)
DP .		MEZZ	- METAL - MEZZANINE	TOS	- TOP OF SLAB, TOP OF STRUCTUR
DPTN	- DEMOUNTABLE PARTITION	MFR	- MANUFACTURER	TOSTL	- TOP OF STEEL
DR PRN		MH	- MANHOLE	TP TPD	- TOP OF PAVEMENT - TOILET PAPER DISPENSER
	- DRAIN - DOWNSPOUT	MIN MISC	- MINIMUM - MISCELLANEOUS	TRACT	- TRACTION
DW .		MM	- MILLIMETER	TV	- TELEVISION
DWG	- DRAWING	MO	- MASONRY OPENING	TW	- TOP OF WALL
DWR (E)	- DRAWER - EXISTING	MS	- MACHINE SCREW	TYP UNFIN	- TYPICAL - UNFINISHED
Ε .	- EAST	MTD MTG	- MOUNTED - MOUNTING	UON	- UNLESS OTHERWISE NOTED
EA .	- EACH	MTI	- METAL	UR	- URINAL
EB EIFS	- EXPANSION BOLT - EXTERIOR INSULATION AND FINISH SYSTEM - EXTERIOR FINISH SYSTEM	NULL	- NORTH ^N	VAC	- VENTILATION AND AIR CONDITION
			- NOT APPLICABLE	VCT	 VINYL COMPOSITION TILE
EJ .	- EXPANSION JOINT	NC	- NOISE CRITERIA	VERT VEST	- VERTICAL - VESTIBULE
	- ELEVATION	NIC NO	- NOT IN CONTRACT - NUMBER	VEST	- VESTIBULE - VERIFY IN FIELD
ELEC :	- ELEVATOR	NOM	- NOMINAL	VR	- VAPOR RETARDER
EMERG	- EMERGENCY	NTS	- NOT TO SCALE	VT VWC	- VINYL TILE
ENCLO	- ENCLOSURE	OA	- OUTSIDE AIR		- VINYL WALL COVERING
		OCEW	- ON CENTER EACH WAY	W/ W	- WITH - WIDE, WIDTH/WEST
		OCEW	- ON CENTER EACH WAY - OUTSIDE DIAMETER/DIMENSION	WC	- WIDE, WIDTH/WEST - WATER CLOSET
ESCAL -	- ESCALATOR	OFCI	- OWNER FURNISHED, CONTR INSTALLED	WD	- WOOD
	- ELECTRICAL WATER COOLER - EXHAUST	OFOI	 OWNER FURNISHED, OWNER INSTALLED 	WDS WDW	- WOOD SCREW - WINDOW
		OFF OH	- OFFICE - OVER HEAD	WDW W/O	- WINDOW - WITHOUT
EXIST	- EXISTING	OPH	- OPPOSITE HAND	WP	- WATERPROOFING
EXT .	- EXTERIOR - FIRE ALARM	OPNG	- OPENING	WPM	- WATERPROOF MEMBRANE
	- FIRE ALARM - FACE BRICK	OPP OPPHD	- OPPOSITE - OPPOSITE HAND	WPT WR	- WORK POINT - WATER RESISTENT/REPELLANT
FC ·	- FACE	OPPHD ORD	- OPPOSITE HAND - OVERFLOW ROOF DRAIN	WS	- WEATHERSTRIPPING
FD .	- FLOOR DRAIN	OUTS	- OUTSIDE	WSCT	- WAINSCOT
	- FIRE DEPARTMENT CONNECTION	OVHD	- OVERHEAD	WT WW	- WEIGHT
	FIDE EXTINOUIOUED	P	- PAINT	VV VV	- WALL TO WALL
FND		PAV PARTN	- PAVING - PARTITION		
FND FE FEC	- FIRE EXTINGUISHER CABINET	PATD	- PAPER TOWEL DISPENSER		
FND FE FEC FF&E	- FIRE EXTINGUISHER CABINE I - FURNITURE, FINISHES & EQUIPMENT		- PARTICLEBOARD		
FND FE FEC FF&E FFEL	- FIRE EXTINGUISHER CABINET - FURNITURE, FINISHES & EQUIPMENT - FINISH FLOOR ELEVATION	PBD			
FND FE FEC FF&E FFEL FH	- FIRE EXTINGUISHER CABINE I - FURNITURE, FINISHES & EQUIPMENT	PC	- PRECAST CONCRETE		
FND FE FEC FF&E FFEL FH FHC FIN	- Fire extinguisher Cabinet - Furntture, Finishes & Equipment - Finish Floor Elevation - Flat Head - Fire Hose Cabinet - Finish	PC PDF	- POWER DRIVEN FASTENER		
FND FE FEC FF&E FFEL FHC FIN FIXT	- Fire ext invousher cabine 1 - Furniture, Finisher & Equipment - Finish Floor Elevation - Flat Head - Fire Hose Cabinet - Finish - Fixture	PC PDF PERF PERIM	- POWER DRIVEN FASTENER - PERFORATED - PERIMETER		
FND FE FEC FF&E FFEL FHC FIN FIXT FL	- FIRE EXTINUSUSHER CABINET FURNITURE, FINISHES & EQUIPMENT FINISH FLOOR ELEVATION FLAT HEAD FIRE HOSE CABINET FINISH FIXTURE FLOOR	PC PDF PERF PERIM PERP	- POWER DRIVEN FASTENER - PERFORATED - PERIMETER - PERPENDICULAR		
FND FE FEC FF&E FFEL FH FHC FIN FIXT FL	- Fire ext invousher cabine i - Furniture, Finisher & Equipment - Finish Floor Elevation - Flat Head - Flat Head - Fire Hose Cabinet - Finish - Fixture - Floor - Flashing - Flashing	PC PDF PERF PERIM PERP PF	- POWER DRIVEN FASTENER - PERFORATED - PERIMETER - PERPENDICULAR - POINT OF INTERSECTION		
FND FE FEC FF&E FFEL FH FHC FIN FIXT FL FLASH FLUOR FO	- Fire ext inguisher Cabine 1 - Furniture, Finishes & Equipment - Finish Floor Elevation - Flat head - Fire hose Cabinet - Firish - Fixture - Floor - Flashing - Flashing - Flace of - Face of	PC PDF PERF PERIM PERP PF PL	- POWER DRIVEN FASTENER - PERFORATED - PERIMETER - PERPENDICULAR - POINT OF INTERSECTION - PLATE		
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THESE DRAWINGS
ARE PRELIMINARY
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REVIEW BY RSP
ARCHITECTS AND
THEIR CLIENTS AND
CONSULTANTS.

Project For





 Project No.
 2052.003.00

 Drawn By
 MRN, NB, NC

 Checked By
 CLK, NC, NB

 Date
 9/20/17

Date 9/20/17

NOTICE: The designs shown and described herein including all sechical drawings, graphics, and models thereof, are promiseral and country of the country of th

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Revisions

No. Date Description

SHEET INDEX AND REFERENCE INFORMATION





2013 City of Oakland CALGreen Checklist for **NEW NON-RESIDENTIAL BUILDINGS**

Scope: The provisions of this checklist apply only to <u>newly constructed</u> non-residential buildings. <u>Repairs</u> (not additions or alterations) to existing structures are not subject to the requirements of CALGreen.

<u>PLEASE_NOTE</u>: The City of Oakland has adopted local mandatory green building requirements (O.M.C. Chapter 18) in addition to the state CALGreen requirements which must be implemented for certain projects.

- Projects between 5,000 and 25,000 square feet must complete the Alameda County Small
 Commercial Checklist and implement all applicable measures within the scope of work.
- Projects over 25,000 square feet must retain a LEED Accredited Professional, complete the LEED New Construction Checklist and attain a US Green Building Council LEED Silver certification through the Green Building Certification Institute.

Project Address:	2225 Telegraph Oakland, CA
Project Name:	Moxy Hotel - Oakland
	(7) story hotel including outdoor roof deck and small tenant. This project is intended on incorporating modular, prefabricated construction

Column 1 Feature or Measure MANDATORY MEASURES FOR NEW CONSTRUCTION OF NONRESIDENTIAL BUILDINGS See Chapter 5 and Appendix A5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.	Column 2 Project Requirements When checked, these items become a part of the approved plans and must be installed or incorporated into the project.	Column 3 Verification Complete after implementation and prior to final inspection approval
PLANNING & DESIGN (DIVISION 5.1)		
5.106.1 Storm water pollution prevention. Meet the requirements of the City of Oakland's Municipal Code Chapter 13.16.100C Stormwater Management Ordinance. Certain projects must also comply with PNEPS C.3 Requirements. Please refer to the City of Oakland's Overview of Provision C.3 and the website of the Alameda Countywide Clear Water Program: http://www.clearwaterprogram.org/	⊠	
5.106.4 Bicycle parking. Meet the requirements of Chapter 17.117 of Oakland's Planning Code of the City of Oakland's Bike Parking Ordinance. ²	×	

Modified to conform with Chapter 13.16.100C of Oakland's Municipal Code.
 Modified to conform with Chapter 17.117 of Oakland's Planning Code.
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Column 1 Feature or Measure MANDATORY MEASURES FOR NEW CONSTRUCTION OF NONRESIDENTIAL BUILDINGS See Chapter 5 and Appendix A5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.	Column 2 Project Requirements When checked, these items become a part of the approved plans and must be installed or incorporated into the project.	Column 3 Verification Complete after implementation and prior to final inspection approval
5.106.5.2 Designated parking for fuel-efficient vehicles. For projects that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emiting, fuel-efficient, and carpool/van pool vehicles as shown based on the number of additional spaces.	⊠	
Total #0 Parking Spaces 10 25		
5. 106.5.2.1 Parking stall marking. If applicable above, paint the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: "CLEAN AIR /VANPOOL / EV"	⊠	
5.106.8 Light pollution reduction. [Effective 7/1/2014] Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements for the California Energy Code for Lighting Zone 2 as defined in Chapter 10 of the California Administrative Code, and 2. Backlight, Uppig and Olare (BUO) ratings as defined in ESNA TMI-5-11; and 3. Allowable BUO milings not exceeding those shown in Table 5.106.8 Exceptions: 1. Luminaires that qualify as exceptions in the California Energy Code. 2. Emergency lighting.	MMM	
5.06.11 Grading and Paving. Controlled plans shall indicate from site grading or a dismage system in Immage all underso under floors to keep valent from eight publishings. Examples of methods to manage surface water include works, worker condiction and disposal systems. Fender drains, water retention gardens, or other water measures which keep surface water away from buildings and aid in groundwater rechange.	⊠	
EFFICIENCY EFFICEINCY (Division 5.2)		
5.201.1 Scope. Building meets or exceeds the requirements of the California Building Energy Efficiency Standards.	⊠	
WATER EFFICIENCY AND CONSERVATION (Division 5.3)		
5.303.1 Meters. Separate meters shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2 below. 5.303.1.1 For new buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:	⊠	
For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gal/day. Where separate submeters for individual building tenants are unfeasible, for		
water supplied to the following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm. b. Makeup water for evaporative coolers greater than 6 gpm c. Clean and hot-water boilers with energy input more than 500,000 Bluth (147 RW)		
(147 kW) 5.303.1.2 Excess consumption. Any building within a project or space within a building that is projected to consume more than 1,000 gal/day.	⊠ ⊠	

March 26, 2014	2 of 9	City of Oakland- 2013 CALGreen Checklis
		for New Non-Residential Building

Column 1 Feature or Measure MANDATORY MEASURES FOR NEW CONSTRUCTION OF NONRESIDENTIAL BUILDINGS See Chapter 5 and Appendix A5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.	Column 2 Project Requirements When checked, these items become a part of the approved plans and must be installed or incorporated into the project.	Column 3 Verification Complete after implementation and prior to final inspection approval
5.303.2 Water reduction. Plumbing fixtures shall meet the maximum flow rate values shown in CALGreen Table 5.303.2.3, OR	⋈	
Demonstrate a 20% overall water-use reduction in the building "water-use baseline" as established in CALGreen Table 5.303.2.2. (Calculate savings by Water Use Worksheets – WS-1 and WS-3.) .	⊠	
5.303.3 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: 5.303.3.1 Water closets. The effective flush volume of all water closets shall not exceed 128 gailons per flush. Thank-type water closets shall be conflicted to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.	×	
Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 5.303.3.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons	×	П
per flush.		
5.303.3.3 Showerheads. Note: A hand-held shower shall be considered a showerhead. 5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for	⊠	
Showetheads. 5.303.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.		
5.303.4 Wastewater reduction. Each building shall reduce by 20% wastewater by one of the following methods: The installation of water-conserving fouries; or Utilizing non-potable water systems	As applicable ⊠	
5.303.6 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code and in Chapter 6 of this code.	As applicable ⊠	
5.304.1 Water budget A water budget shall be developed for newly installed or rehabilitated landscaping or irrigation systems installed in conjunction with an addition or alteration in accordance with the California Model Water Efficient Landscape Ordinance (WELO).	×	
5.304.2 Outdoor potable water use. For new water service for landscaped areas of at least 1,000 square feet but not more than 5,000 square feet, separate meters or submeters shall be installed for outdoor potable water use.	×	

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Column 1 Feature or Measure MANDATORY MEASURES FOR NEW CONSTRUCTION OF NONRESIDENTIAL BUILDINGS See Chapter 5 and Appendix A5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.	Column 2 Project Requirements When checked, these items become a part of the approved plans and must be installed or incorporated into the project.	Column 3 Verification Complete after implementation and prior to final inspection approval
5.304.3 Irrigation design. In new nonresidential projects with between 1,000 and 2,500 square feet of landscaped area, install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations.		
5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:		
Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.	⊠	
Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture- based controllers are not required to have rain sensor input.	⊠	
MATERIAL CONSERVATION AND RESOURCE EFFICIENCY (Division 5.4)		
5.407.1 Weather protection. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 and California Energy Code Section 150, manufacturer's installation instructions, or local ordinance, whichever is more stringent.	×	
5.407.2 Moisture control. Employ moisture control measures by the following methods;		
5.407.2.1 Sprinklers. Prevent irrigation spray on structures.		
5.407.2.2 Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings.	⋈	
5.407.2.2.1 Exterior Door Protection. Primary exterior entries and/or openings shall be covered to prevent water intusion by using nonescentent for any extention within at least 2 feet around any prependicaler to such openings plus at least one of the following; installed awing at least 4" in depth, door is protected by roof overhang at least 4" in depth, door is rocessed at least 4" in the protection.	⊠	
5.407.2.2.2 Flashing. Install flashings integrated with the drainage plane.	⋈	
5.408.1 Construction waste management. Meet the requirements of Oakland's Municipal Code Chapter 15.34 Construction and Demolition Debris Waste Reduction and Recycling Requirements for new non-residential buildings. ³	×	
5.408.3 Excavated soil and land clearing debris. 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recyded. Exception: Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.	⊠	
5.410.1 Recycling by occupants. Adequate areas for collection and loading of recyclable materials adequate in number and capacity to serve that portion of the development project shall be provided per Section 17.118 of Oakland's Planning Code. ⁴	×	

³ Modified to conform with Chapter 15.34 of Oakland's Municipal Code.

⁴ Modified to conform with Section 17.118 of Oakland's Planning Code.

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Column 1 Feature or Measure MANDATORY MEASURES FOR NEW CONSTRUCTION OF NONRESIDENTIAL BUILDINGS	Column 2 Project Requirements When checked, these items become a part of the approved plans and must be installed or	Column 3 Verification Complete after implementation and prior to final inspection approval
See Chapter 5 and Appendix A5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.	incorporated into the project.	тиа изресной арргоча
5.410.2 Commissioning. For new buildings 10,000 square feet and over, building commissioning for all building systems covered by T24, Part 6, process systems, and renewable energy systems shall be included in the design and construction processes of the building project. Commissioning requirements shall include items listed in 5.410.2. Exceptions.	⊠	
Dry storage warehouses of any size. Areas under 10,000 square feet used for offices or other conditioned accessory spaces within dry storage warehouses Tenant improvements under 10,000 square feet as described in Section 303.1.1. (Effective 7/1/2014) Commissioning requirements for energy systems covered by the 2013 California Energy Commissioning California Californ		
5.410.2.1 Owner's Project Requirements (OPR). Documented before the design phase of the project begins the OPR shall include items listed in 5.410.2.15.	⊠	
5.410.2.2 Basis of Design (BOD). A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project to cover the systems listed in 5.410.2.2*.	⊠	
5.410.2.3 Commissioning plan. A commissioning plan describing how the project will be commissioned shall include items listed in 5.410.2.3.	⊠	
5.410.2.4 Functional performance testing shall demonstrate the correct installation and operation of each component, system, and system-to-system interface per approved plans and specifications.	⊠	
5.410.2.5 Documentation and training. A Systems Manual and Systems Operations Training are required.	⋈	
5.410.2.5.1 Systems manual. The Systems Manual shall be delivered to the building owner or representative and the facilities operator and shall include the items listed in 5.410.2.5.1.	⊠	
5.410.2.5.2 Systems operations training. A program for training of the appropriate maintenance staff for each equipment type ana/or system shall be developed and shall include items listed in 5.410.2.5.2.	⊠	
5.410.2.6 Commissioning report. A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or owner's representative.	⊠	
5.410.4 Testing, adjusting and balancing. Testing, adjusting and balancing of systems shall be required for new buildings less than 10,000 square feet.	⊠	
5.410.4.2 Systems. Develop a written plan of procedures for testing, adjusting and balancing systems. Systems to be included for testing, adjusting and balancing shall include at a minimum, as applicable to the project, the systems listed in 5.410.2. (Support documentation required at application submittal)	⊠	
5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with applicable standards on each system as determined by the enforcing agency.	⊠	
5.410.4.3.1 HVAC balancing. Before a new space-conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in 5.410.4.3.1.	⊠	
5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.	⊠	
5.410.4.5 Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection.	⊠	
5.410.4.5.1 Inspections and reports. Include a copy of all inspection verification and reports to the enforcing agency.		

Where the 2013 California Energy Code is referenced, the effective date of	f the provision is 7/1/20	014.
March 26, 2014	5 of 9	City of Oakland- 2013 CALGreen Checklist for New Non-Residential Buildings

Column 1 Feature or Measure MANDATORY MEASURES FOR NEW CONSTRUCTION OF NONRESIDENTIAL BUILDINGS See Chapter 5 and Appendix A5 of the 2013 California Green Building Code for complete descriptions of features or measures lated here.	Column 2 Project Requirements When checked, these items become a part of the approved plans and must be installed or incorporated into the project.	Column 3 Verification Complete after implementation and prior to final inspection approval
ENVIRONMENTAL QUALITY (Division 5.5)		
5.503.1 General (Fireplaces). ⁶ Meet the requirements of Oakland's Municipal Code Chapter 8.19 Wood-Burning Appliances.	×	
5.504.1.3 Temporary ventilation. If the HV AC system serving the added or altered area(s) is used during construction, use return air filters with a MERY of 8, based on ASHRAE 52.2-1990, or an average efficiency of 30% seado on ASHRAE 52.1-1992. Replace all filters of the HV AC system serving the added or aftered area(s) immediately prof to occupants.	×	
5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction sits and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plassic, steller theat or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debts which may enter the system.	×	
5.504.4 Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.4.	⊠	
5.604.4.1 Adhesives, sealants, caults. Adhesives and sealants used on the project shall meet the requirements of the following standards. 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and casks shall comply with local or regional air pollution cortifor or air quality as a short in Tables 5.504.4.2. OxAMD Rule 1168 VOC limits, as shown in Tables 5.504.4.2.	⋈	
 Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulting compounds fin units of product, less packaging, which do not weigh more than one of the compounds of the compound of the compound of the compounds of VOC standards and other requirements, including prohibitors on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 4450. 	⊠	
5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3.	⊠	
5.504.4.3.1 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances (COF, Title 17, Section 94520 et e).	⋈	
5.504.4.3.2 Verification. Verification of compliance with this section shall be provided as requested by the enforcing agency.	⋈	
5.504.4.4 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the standards listed in 5.504.4.4.	⊠	
5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.	⊠	
5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.	⊠	

⁶ Modified to conform with Chapter 8.19 of the Oakland Municipal Code.
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Project No.	2052.003.00
Drawn By	MRN, NB, NC
Checked By	CLK, NC, NB
Date	9/20/17

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No. Date Description

GREEN RATING SYSTEM CHECKLIST

Column 1 Feature or Measure MANDATORY MEASURES FOR NEW CONSTRUCTION OF NONRESIDENTIAL BUILDINGS See Chapter 5 and Appendix A5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.	Column 2 Project Requirements When checked, these items become a part of the approved plans and must be installed or incorporated into the project.	Column 3 Verification Complete after implementation and prior to final inspection approval
5.504.4.5 Composite wood products. Hardwood plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5.	×	
A5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following as applicable.	⊠	
Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR. Title 17. Section 03/120, et seq.) Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards. Other methods acceptable to the enforcing agency.		
5.504.4.7 Resilient flooring systems. Comply with VOC -emission limits defined in the 2012 CHPS criteria and listed in the High Performance Products Database; products compliant with CHPS criteria certified under Greenguard Children and Schools program; certified under the FloorScore program for the Resilient Floor covering Institute; or meet the California Department of Public Health 2010 Specification.	⊠	
5.504.4.7.2 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.	⋈	
5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for usukied and return air that provides at least a MERY of 8. MEY of 8 interes shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. Exceptions. 1. [Effective 77/2014] An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 60,000 study for less capacity per fan coil, if the energy use of the air delivery system is 0.4 Wilchin or less at design air flow.	⊠	
Existing mechanical equipment.5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.	×	
5.504.7 Environmental tobacco smoke (ETS) control. ⁷ Meet the requirements of Oakland's Municipal Code Chapter 8.30 Smoking.	×	
5.505.1 Indoor moisture control. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 and Chapter 14.	×	
5.596.1 Outside air delivery. [Effective 7/1/2014] For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 121 of the California Energy Code and Chapter 4 of CCR, Title 8, or the applicable local code, whichever is now stringent.	×	
5.568.2 Carbon dioxide (CO ₂) monitoring. [Effective 7/1/2014] For buildings equipped with demand control ventilation, CO ₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the latest edition of the California Energy Code, Section 121(c).	×	

7 Modified to conform with Chapter 8.30 of Oakland's Municipal Code.

March 26, 2014 7 of 9 City of Oakland-2 for New No

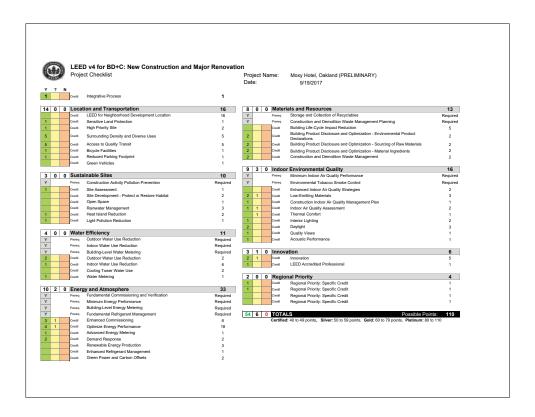
Column 1 Feature or Measure MANDATORY MEASURES FOR NEW CONSTRUCTION OF NONRESIDENTIAL BUILDINGS	Column 2 Project Requirements When checked, these items become a part of the approved	Column 3 Verification Complete after implementation and prior to
See Chapter 5 and Appendix A5 of the 2013 California Green Building Code for complete descriptions of features or measures listed here.	plans and must be installed or incorporated into the project.	final inspection approval
5.507.4 Acoustical control. Employ building assemblies and components with STC values determined in accordance with ASTM E 90 and ASTM E 413 or OITC determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.	Choose either Prescriptive or Performance method	Verify either Prescriptive or Performance method
5.507.4.1 Exterior noise transmission, <u>Prescriptive Method</u> , Wall and floor-ceiling assemblies exposed to the noise source making up the building envelope shall have exterior wall and roof-ceiling assemblies meeting a composite STC rating of at least 50 or a composite OIT Crating on loses than 40 with exterior windows of a minimum STC of 40 or OITC of 30 in the locations described in Items 1 and 2 in section 5.507.4.1.	⊠	
5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L _{sc} -1Hr during any hour of operation shall have exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC or rating of at least 45 (or OTTC	⊠	
35), with exterior windows of a minimum STC of 40 (or OITC 30). or	or	or
5.507.4.2 Exterior noise transmission. <u>Performance Method</u> . For buildings tocated as defined in Sections 5.507.4.1 or 5.507.4.1 to 3.507.4.1 to all and roof-ceiling sessentiations and/up the building revelope shall be seen to be seen that the set of the seen to be seen to b	⊠	
5.507.4.2.1 Site features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the project to mitigate sound migration to the interior.	⊠	
5.507.4.2.2 Documentation of compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.		
5.507.4.2 Interior sound. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.	⊠	
5.508.1 Ozone depletion and global warming reductions. Installations of HVAC, refrigeration, and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.	As applicable	
5.508.1.1 CFCs. Install HVAC and refrigeration equipment that does not contain CFCs.	⊠	
5.508.1.2 Halons. Install fire suppression equipment that does not contain Halons. ¹	⊠	
5.08.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of section 5.508.2 when installed in retail food stores 8,000 square feet or more of conditioned area and that utilize either refrigerated display cases, or waik-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-CWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.	⊠ As applicable	
Exception: Refrigeration systems containing low-global warming potential (low- GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are non-zone depleting refrigerants that include ammonia, carbon dioxide (CO ₂), and potentially other refrigerants.		
QUALIFICATIONS		
702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	⊠	

March 26, 2014	8 of 9	City of Oakland- 2013 CALGreen Checklist for New Non-Residential Buildings
March 26, 2014	8 of 9	

VERIFICATIONS Treatment of compliance with CALCreen may include construction documents. Incorporated into the project.	VERIFICATIONS 793.1 Verification of compliance with CALGreen may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. Implementation verification shall be submitted to the building Depentment after implementation of all required measures and prior to find inspection approval: Design Verification Complete the "Design Verification" and submit the completed checklist (Columns 1 and 2) with the and building permit application to the Oakland Planning and Zoning Department or the Building Sei Division as applicable. The owner and design professional have reviewed the plans and certify that the items checked abb hereby incorporated into the project plans and will be implemented into the project in accordance we requirements set forth in the 2013 California Green Building Standards Code. Owner's Signature Date Design Professional's Signature Date	plans ervices
Test Verification of compliance with CALGreen may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods Implementation verification shall be submitted to the Building Department after implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval. Design Verification	783.1 Verification of compliance with CALGreen may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods Implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval. Design Verification Complete the "Design Verification" and submit the completed checklist (Columns 1 and 2) with the and building permit application to the Oakland Planning and Zoning Department or the Building Sei Division as applicable. The owner and design professional have reviewed the plans and certify that the items checked abort hereby incorporated into the project plans and will be implemented into the project in accordance we requirements set forth in the 2013 California Green Building Standards Code. Owner's Signature Date Design Professional's Signature Date	plans ervices
Design Verification Complete the 'Design Verification' and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the Oakland Planning and Zoning Department or the Building Services Division as applicable. The owner and design professional have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2013 California Green Building Standards Code. Owner's Signature Date Design Professional's Signature Date	Design Verification Complete the "Design Verification" and submit the completed checklist (Columns 1 and 2) with the and building permit application to the Oakland Planning and Zoning Department or the Building Serbivision as applicable. The owner and design professional have reviewed the plans and certify that the items checked abe hereby incorporated into the project plans and will be implemented into the project in accordance we requirements set forth in the 2013 California Green Building Standards Code. Owner's Signature Date Date Design Professional's Signature Date	rvices ove are
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City of Oakland- 2013 CALGreen Checklist for New Non-Residential Buildings



March 26, 2014



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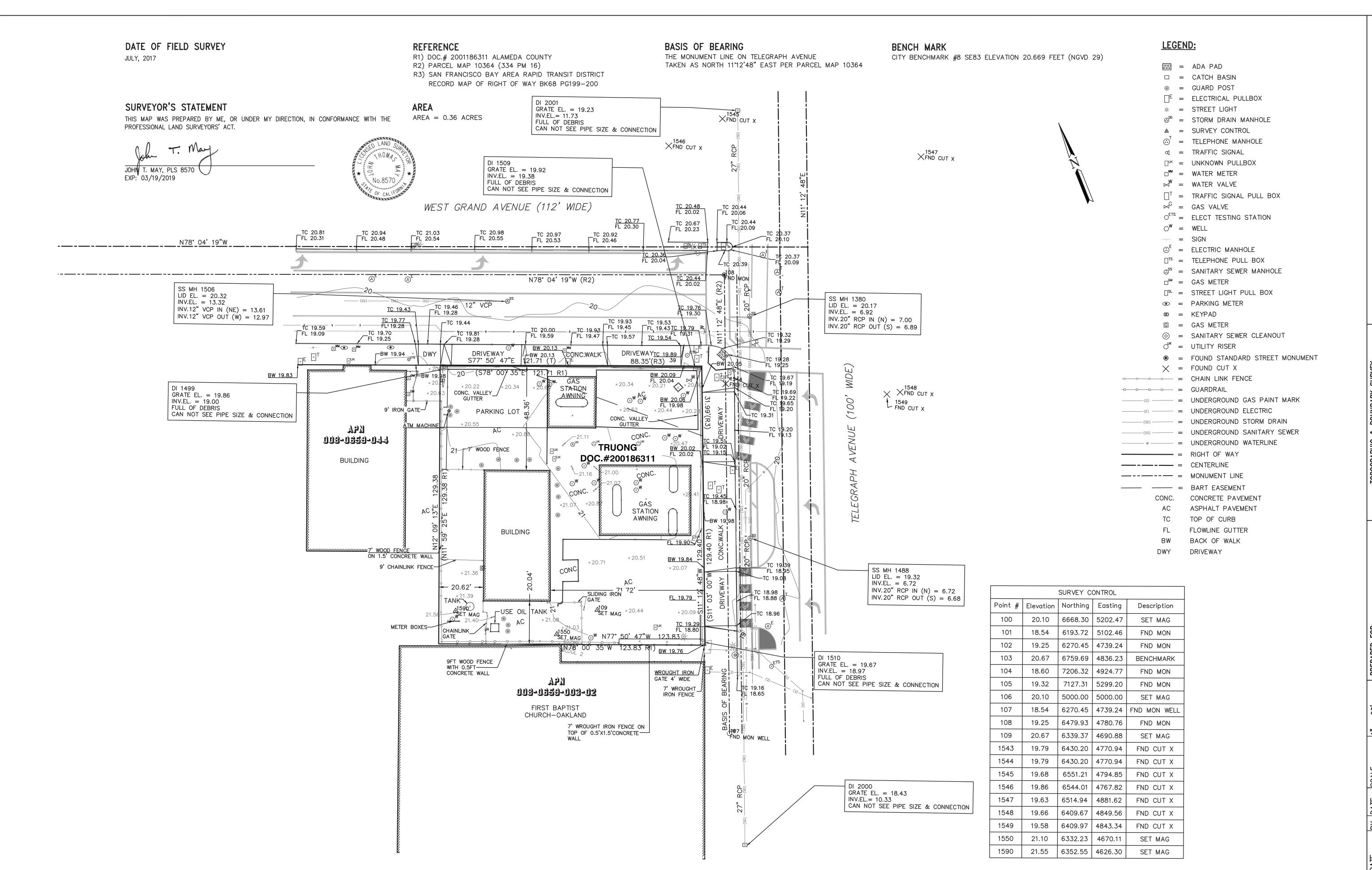
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Drawn By	MRN, NB, N
Checked By	CLK, NC, N
Date	09/20/1
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Revisions					
No.	Date	Description			
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GREEN RATING SYSTEM CHECKLIST



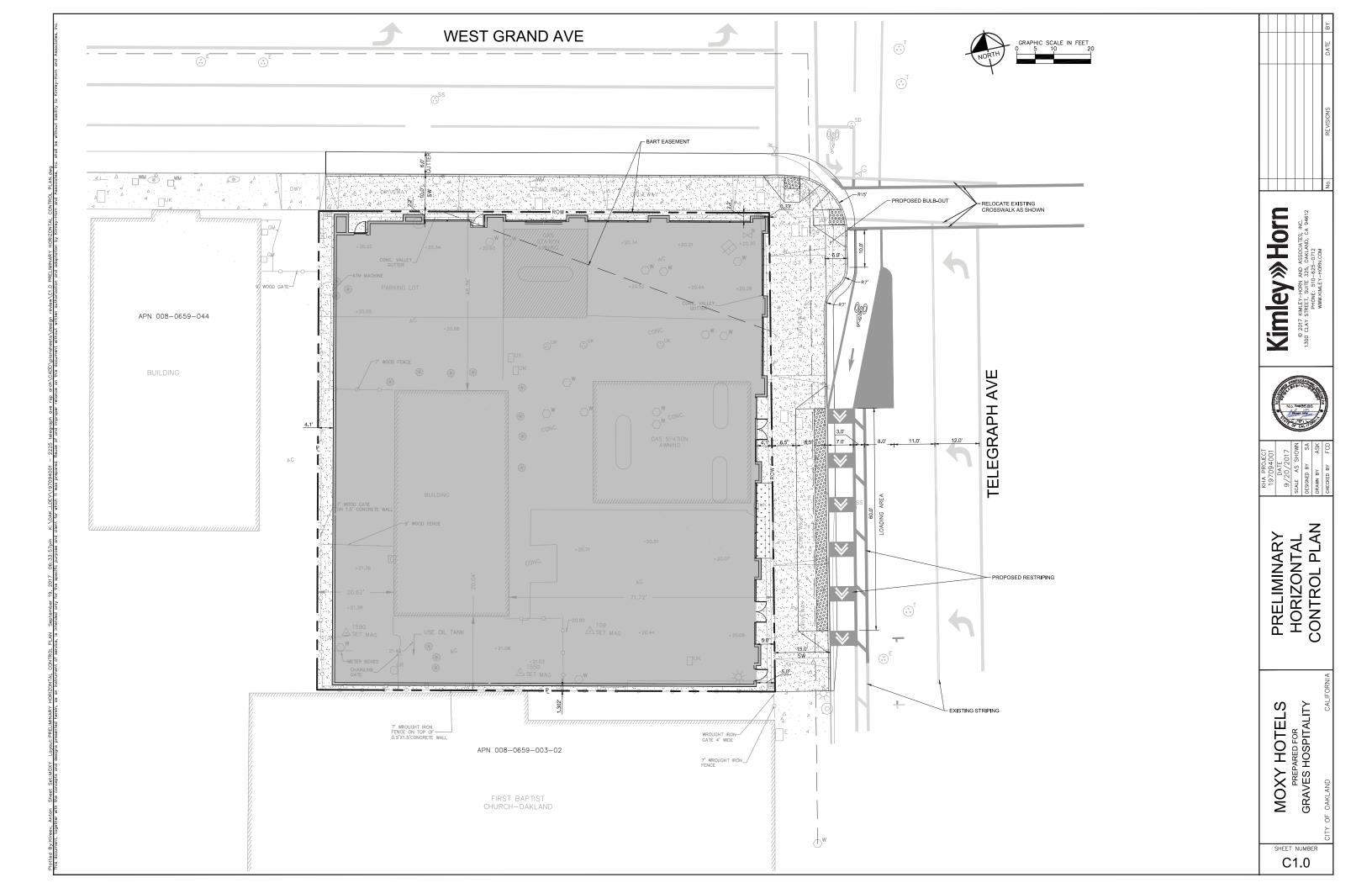
UNDERGROUND UTILITIES ARE DRAWN FROM FIELD SURVEY AND RECORD SYSTEM MAPS. LOCATION IS APPROXIMATE ONLY.

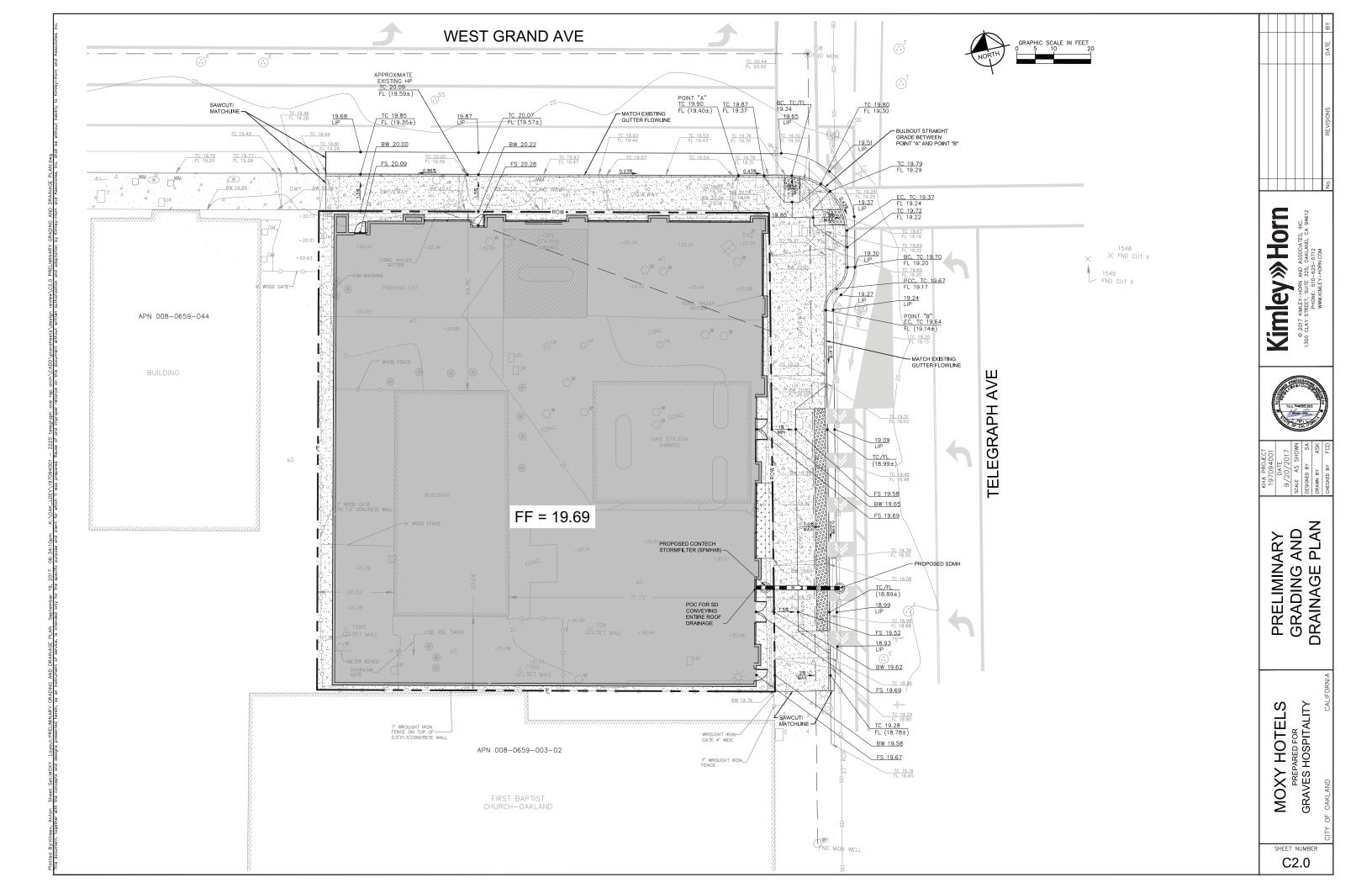


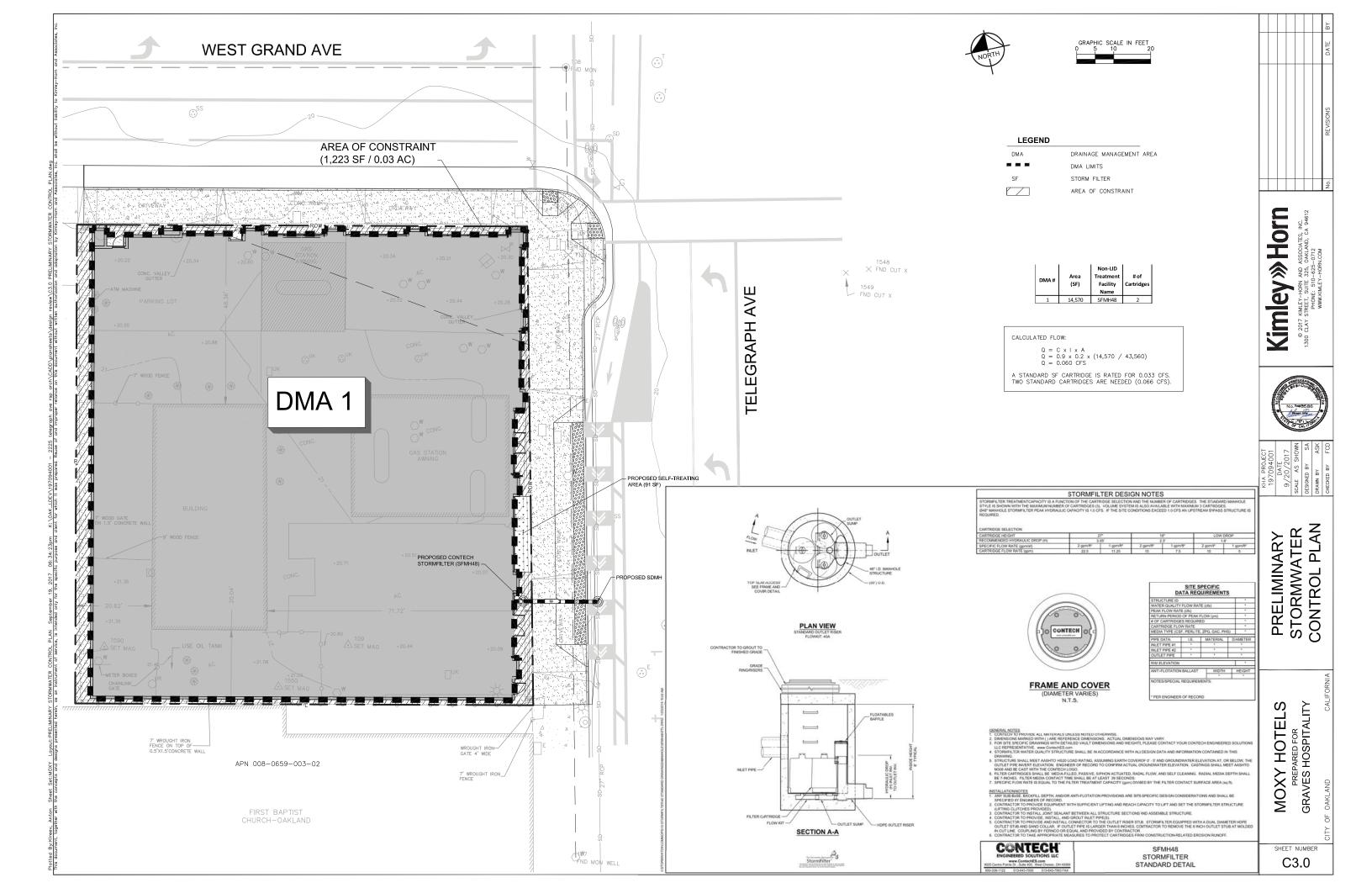
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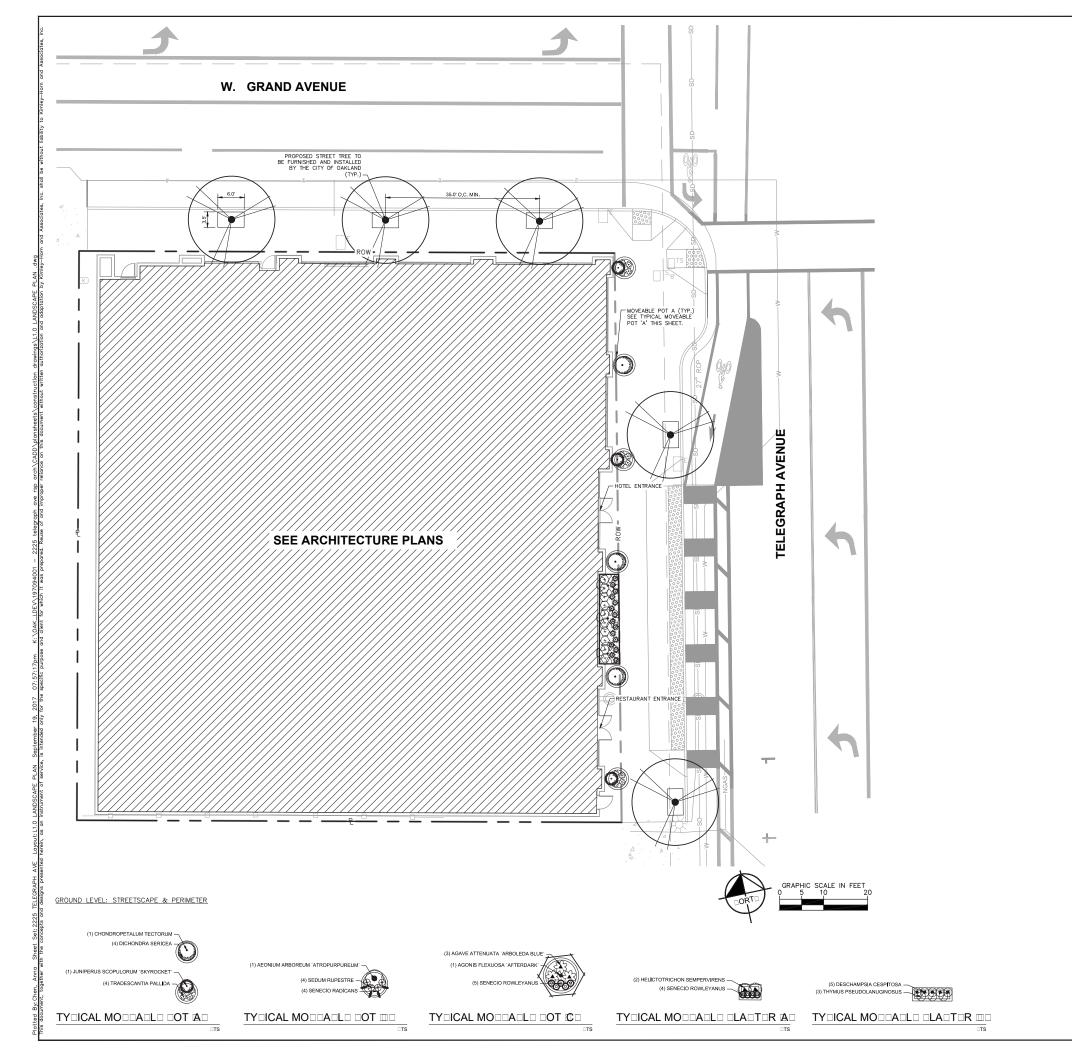
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NARRATIVE

AS THE ENTERTAINMENT CENTER OF THE CITY, THE UPTOWN NEIGHBORHOOD OF OAKLAND CALIFORNIA BRINS WITH EXCITING AND ENERGETIC OPPORTUNITIES FOR TRAVELERS, TOURISTS AND STAYCATIONERS, ALIKE. MANY OF THE BUILDINGS THAT MADE THIS DISTRICT A MAIN SHOPPING ATTRACTION IN THE MID 1900'S HAVE BEEN RESTORED AND NOW HOUSE UPSCALE APARTMENTS AND RESTAURANTS. THE REWVAL OF THIS NEIGHBORHOOD IS A PERFECT MATCH FOR THE MOXY'S YOUTHFUL APPROACH. MOXY HOTELS OFFER A BOUTIQUE EXPERIENCE WITH THE SOCIAL HEART OF A HOSTEL. WITH AN EMPHASIS ON FOSTERING COMMUNITY, THE DESIGN OF THIS BUILDING STRIVES TO BLUR THE LINE BETWEEN PUBLIC AND PRIVATE.

THE SIDEWALK SERVES AS AN EXTENSION OF THE BUILDING FACADE, LARGE, GLASS OVERHEAD DOORS ALLOW PATRONS TO CONNECT TO THE STREET LIFE. SELECTIVELY PLACED DECORATIVE POTS PUNCTUATE AND COMPLIMENT THE CLASSIC SEMI-INDUSTRIAL ARCHITECTURAL COLUMNS, ALL PLANT AND HARDSCAPE MATERIALS AND TEXTURES HAVE BEEN CAREFULLY SELECTED TO COMPLEMENT MOXY'S VIBRANT THEME.

DUE TO ITS LOCATION AT THE INTERSECTION OF WEST GRAND AVENUE AND TELEGRAPH AVENUE, MOXY WILL ESTABLISH A NORTHEASTERN GATEWAY TO THE UPTOWN NEIGHBORHOOD. ELEMENTS SUCH AS ENHANCED PAVING, LUSH ACCENT POTS AND PLANTINGS VISTORS TO THIS SPECIAL NEIGHBORHOOD. A ROW OF LONDON PLANE TREES ALONG THE STREET FRONTAGE, TO BE FURNISHED AND INSTALLED BY THE CITY OF OAKLAND, COMPLEMENT THE EXISTING CHARACTER OF THE NEIGHBORHOOD.

ON THE TERRACE, ABOVE, GUEST WILL HAVE THE OPPORTUNITY TO VIEW THE NEIGHBORHOOD FROM ANOTHER PERSPECTIVE. A CAREFULLY SELECTED SUITE OF SITE FURNISHINGS INCLUDES SEATING, MOVEABLE POTS AND PLANTERS, TABLES AND CHAIRS, UMBRELLAS AND LOUNGE CHAIRS – ALL CHOSEN TO COMPLEMENT THE BUILDING'S HISTORICALLY—INSPIRED ARCHITECTURE. DECORATIVE, LOW—MAINTENANCE PLANTINGS WILL PROVIDE FLEXIBLE SEPARATION BETWEEN THE MANY PROGRAMMED USES ON THE TERRACE. LIKE THE REST OF THE PLANTINGS ACROSS THE SITE, THESE WILL BE IRRIGATED BY USE OF A WATER EFFICIENT, DRIP IRRIGATION AND CONTROLLED BY A SWART SYSTEM. THE LATEST IN LOW—IMPACT DEVELOPMENT PRACTICES IN COMBINATION WITH THE BUILDING'S HISTORICALLY SENSITIVE ARCHITECTURAL APPROACH ENSURE MOXY IS AN ASSET FOR THIS NEIGHBORHOOD AND ITS COMMUNITY.

CODE BOTANICAL NAME / COMMON NAME

LEGEND

TREES

•	AF	AGONIS FLEXUOSA 'AFTERDARK' / BLACK PEPPERMINT TREE
0	JS	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER
	PA	PLATANUS X ACERIFOLIA / LONDON PLANE TREE TO BE FURNISHED AND NSTALLED BY THE CITY OF OAKLAND
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
(ullet	AAA	AEONIUM ARBOREUM 'ATROPURPUREUM' / TREE AEONIUM
€ \$3	AAB	AGAVE ATTENUATA 'ARBOLEDA BLUE' / BLUE FOXTAIL AGAVE
Z.S	АН	ALOE X 'HERCULES' / HERCULES ALOE
And a second	СТ	CHONDROPETALUM TECTORUM / CAPE RUSH
•	DT	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS
(+)	DV	DIANELLA CAERULEA 'VARIEGATA' / BLUE FLAX LILY
ella	DS	DICHONDRA SERICEA / SILVERLEAF PONYSFOOT
(3)	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
*	PS	PHORMIUM TENAX 'JACK SPRATT' / NEW ZEALAND FLAX
\oplus	SR	SEDUM RUPESTRE / ANGELINA SEDUM
***	SRR	SENECIO RADICANS / STRING OF BANANAS
©	SRB	SENECIO ROWLEYANUS / STRING OF BEADS
\oslash	TG	THYMUS PSEUDOLANUGINOSUS / WOOLY THYME
₩	TP	TRADESCANTIA PALLIDA / PURPLE HEART
<u>FURNISHINGS</u>		NAME.
A B C)	MOVEABLE POTS — QCP CASCADE ROUND COLOR: LATTE PRODUCT: OR—CE3036P, QR—CE4836P OR APPROVED EQUAL MOVEABLE PLANTERS — QCP CALIFORNIA RECTANGLE COLOR: LATTE PRODUCT: QS—CAL249624P, QS—CAL247236P OR APPROVED EQUAL

GENERAL NOTE:

REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR PLANT QUANTITES, WATER USE INFORMATION AND ADDITIONAL INFORMATION.

SHEET NUMBER

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PLANT SCHEDULE CODE QTY BOTANICAL NAME / COMMON NAME WUCOLS CAL. (• AGONIS FLEXUOSA 'AFTERDARK' / BLACK PEPPERMINT TREE 24"BOX 9'-10' HT. X 3'-4' SPR. LOW JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER 24"BOX 6-8' HT. X 2-3' SPR. LOW 0.5" CAL. PLATANUS X ACFRIFOLIA / LONDON PLANE TRFF 24" BOX 10-12' HT. X 5-6' SPR. MODERATE 1" CAL. TO BE FURNISHED AND NSTALLED BY THE CITY OF OAKLAND SHRUBS CODE QTY BOTANICAL NAME / COMMON NAME CONT. SPACING WUCOLS (**•**) AAA AEONIUM ARBOREUM 'ATROPURPUREUM' / TREE AEONIUM 5 GAL 48" O.C. LOW £\$3 AGAVE ATTENUATA 'ARBOLEDA BLUE' / BLUE FOXTAIL AGAVE 5 GAL LOW 2.5° ALOE X 'HERCULES' / HERCULES ALOE 5 GAL. AS SHOWN LOW A AMARAMATA CHONDROPETALUM TECTORUM / CAPE RUSH 5 GAL 48" O.C. LOW DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS 1 GAL 24" O.C LOW $\langle \pm \rangle$ DIANELLA CAERULEA 'VARIEGATA' / BLUE FLAX LILY **a** DICHONDRA SERICEA / SILVERLEAF PONYSFOOT FLAT 18" O.C. HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS LOW 蕊 PHORMIUM TENAX 'JACK SPRATT' / NEW ZEALAND FLAX 1 GAL 18" O.C. \oplus SEDUM RUPESTRE / ANGELINA SEDUM 18" 0.0 SENECIO RADICANS / STRING OF BANANAS FLAT 18" O.C. 0 SENECIO ROWLEYANUS / STRING OF BEADS 18" O.C. \bigcirc THYMUS PSEUDOLANUGINOSUS / WOOLY THYME 1 GAI 24" O.C. LOW €3 16 TRADESCANTIA PALLIDA / PURPLE HEART

- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.

 SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND ADA PATH OF TRAVEL.

 LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.

 VERIFY EXISTING SITE INFORMATION, INCLUDING BUT NOT LIMITED TO; GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.

- ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY SUB-SURFACE DRIP OR BUBBLERS. THE NEW IRRIGATION CONTROL SYSTEM WILL CONNECT TO A WEATHER SENSOR AND BACKFLOW PREVENTOR. ALL COORDINATION SHALL BE DONE
- WITH THE CLIENT'S REPRESENTATIVE.

 2. ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER.

$\mathsf{LA} \square \mathsf{DSCA} \square \square \square \mathsf{OT} \square \mathsf{S}$

- 1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

 2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

 3. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING
- PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND

- PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANITIES BY PLAN CHECK.

 LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

 AMENDMENTS, AS INDICATED IN THE SOILS REPORT SHOWN ON THE DRAWINGS, ARE BASED ON AGRICULTURAL SUITABILITY SOILS TESTS PERFORMED PRIOR TO GRADING AND WERE PRESENTED FOR BIDDING PURPOSES. IF NO SOILS REPORT EXISTS, CONTRACTOR SHALL PROPOSE ON AMENDMENTS AS STATED IN THE SPECIFICATIONS. CLIENT OR CONTRACTOR SHALL OBTAIN AGRICULTURAL SOILS TESTING AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

 TREES SHALL BE DIAMED NO GOSED THAN TEN FEET (GO') FEOM HILLIES CONTRACTOR SHALL

- AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

 7. TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10) FROM UTILITIES. CONTRACTOR SHALL MAINTAIN FIVE FEET (5') CLEAR ZONE AROUND ALL FIRE HYDRANT AND FIRE GOUPMENTS.

 8. TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

 9. ALL GROUNDCOVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN FIVE (5) YEARS.

 10. IF, DURING PLANTING OPERATIONS THERE SEEMS TO BE MINIMAL OR NO PERCOLATION IN PLANTING PITS, CONTRACTOR SHALL CEASE PLANTING OPERATIONS AND IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS ALTERNATIVE TO MAINTAINING POSITIVE ROOTBALL DRAINAGE MEASURES.

 11. CONTRACTOR TO APPLY A MINIMUM 3" LAYER OF MULCH, IN ALL TREES, SHRUBS AND GROUNDCOVER AREAS. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. ARTIFICIALLY COLORED/STAINED MULCH IS NOT PERMITTED FOR LANDSCAPE AREAS.

 12. CONTRACTOR TO REMOVE ALL NURSERY STAKES, TAGS, WIRES, STRAPS, ETC.

 13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE AND IRRIGATION FOR A PERIOD OF 120 DAYS.

- 14. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.

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



1. RODROCC CLASTICS SUCCICATIONS
SUCCIAL PROBISIONS FOR ADDITIONAL

- ICCOMMATION.
 DOCILLE STADE ALL TREES #15 (15 #AL.)
 SIDE AND LARGER.
 OOR SIDELE STADED TREES, ELACE
 STAGE OR WIEDWARD SIDE OF TREE,
 OOR DOCILLE STAGED TREES, ELACE
 STAGES & REGISEDICELAR TO WIEDWARD
 SIDE OF THE
- LOCATE ALL STAFES OFTSIDE OF LOCATI ALL STALLS OLISIDADO DE ROOTCALL. DO DOTO PRICES STACES IDTO ROOTCALL. STACES SCALL DE DRIDGE MID. 24* IDTO ATTICE SOIL AT COTTOM OLICATION OR RESTRICT TREB CROWNERS.

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RODER TROUTION LOODD
IN A "DIORN 8" AROUD
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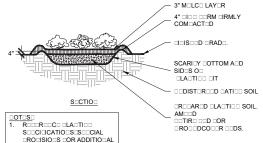
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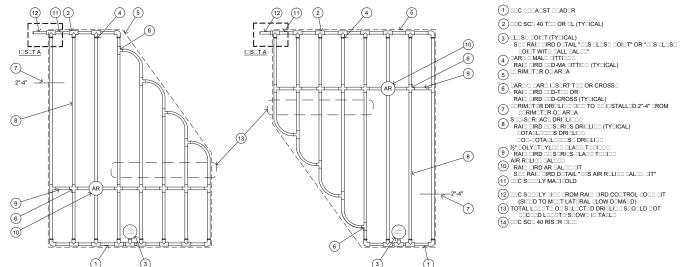
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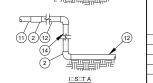
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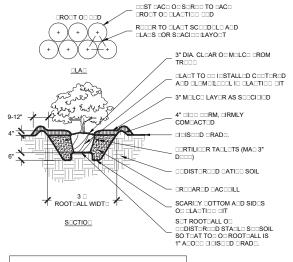
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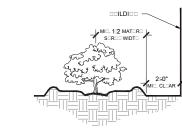
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	0.6	0.9	0.6	0.9	0.6	0.9
15	255	194	357	273	448	343
20	291	220	408	313	514	394
30	350	266	494	378	622	478
40	396	302	560	428	705	541
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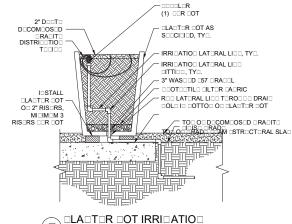
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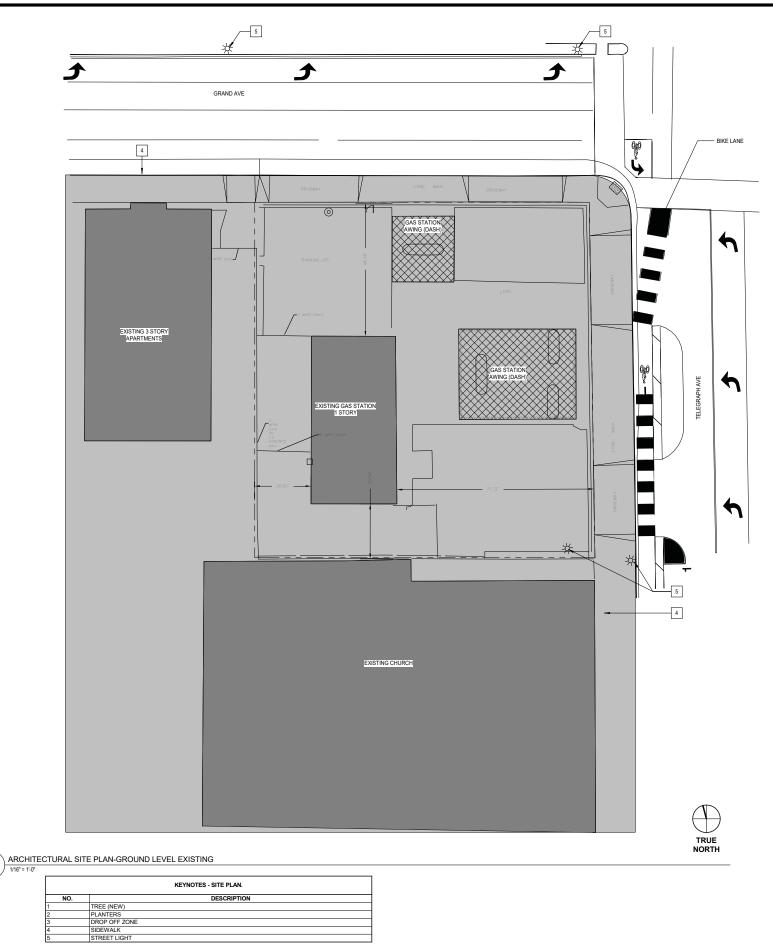
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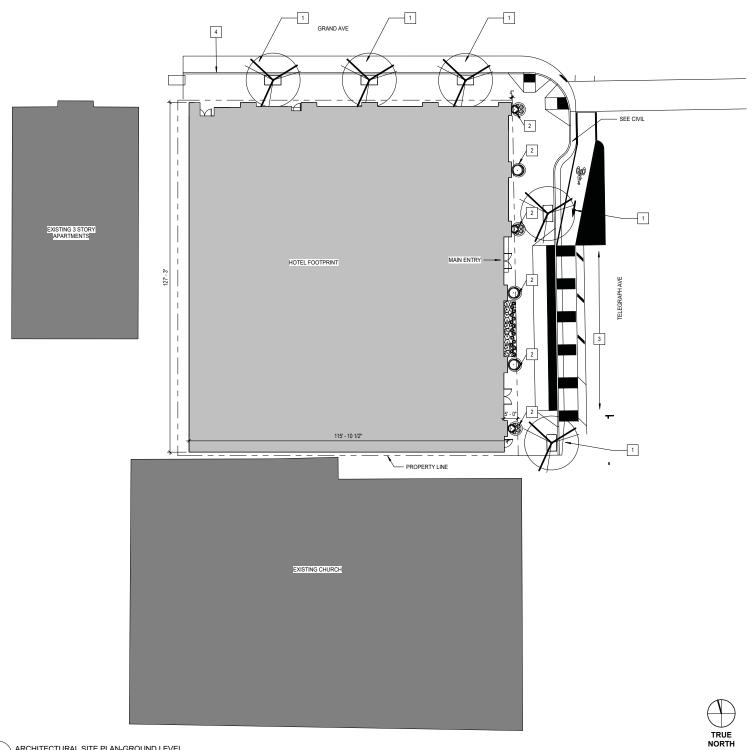


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ARCHITECTURAL SITE PLAN - EXISTING

AS001



1 ARCHITECTURAL SITE PLAN-GROUND LEVEL

KEYNOTES - SITE PLAN.				
NO. DESCRIPTION				
1	TREE (NEW)			
2	PLANTERS			
3	DROP OFF ZONE			
4	SIDEWALK			
5	STREET LIGHT			





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ARCHITECTURAL SITE PLAN - NEW

AS002





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3D VIEWS









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3D VIEWS



3D VIEW - NORTHEAST CORNER



3D VIEW - SOUTHEAST CORNER



VIEW INTO SITE - CORNER OF TELEGRAPH & GRAND AVE.



VIEW INTO SITE - GRAND AVE.



3D VIEW - NORTHWEST CORNER



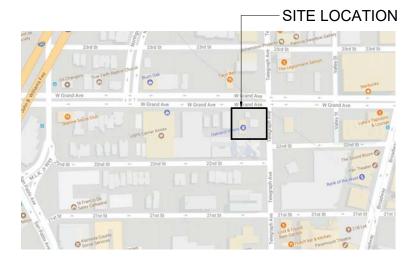
3D VIEW - SOUTHWEST CORNER



VIEW INTO SITE - GRAND AVE. & TELEGRAPH



VIEW INTO SITE - TELEGRAPH







VIEW INTO SITE - 22ND & TELEGRAPH





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REFERENCE PHOTOS & MAPS





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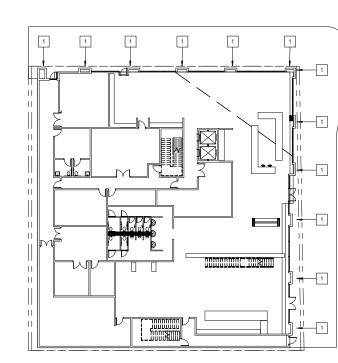


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EXTERIOR BUILDING SIGNAGE



ARCHITECTURAL SITE PLAN-GROUND LEVEL LIGHTING

T = 20'0'

	KEYNOTES - FLOOR PLAN	
NO.	DESCRIPTION	
	EXTERIOR WALL SCONCE, TYP EACH PILASTER/COLUMN	TRUE





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LIGHTING PLANS





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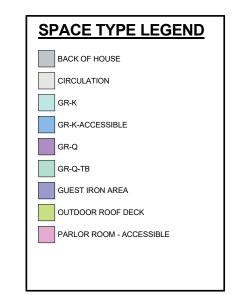


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GROUND FLOOR PLAN







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SECOND FLOOR PLAN





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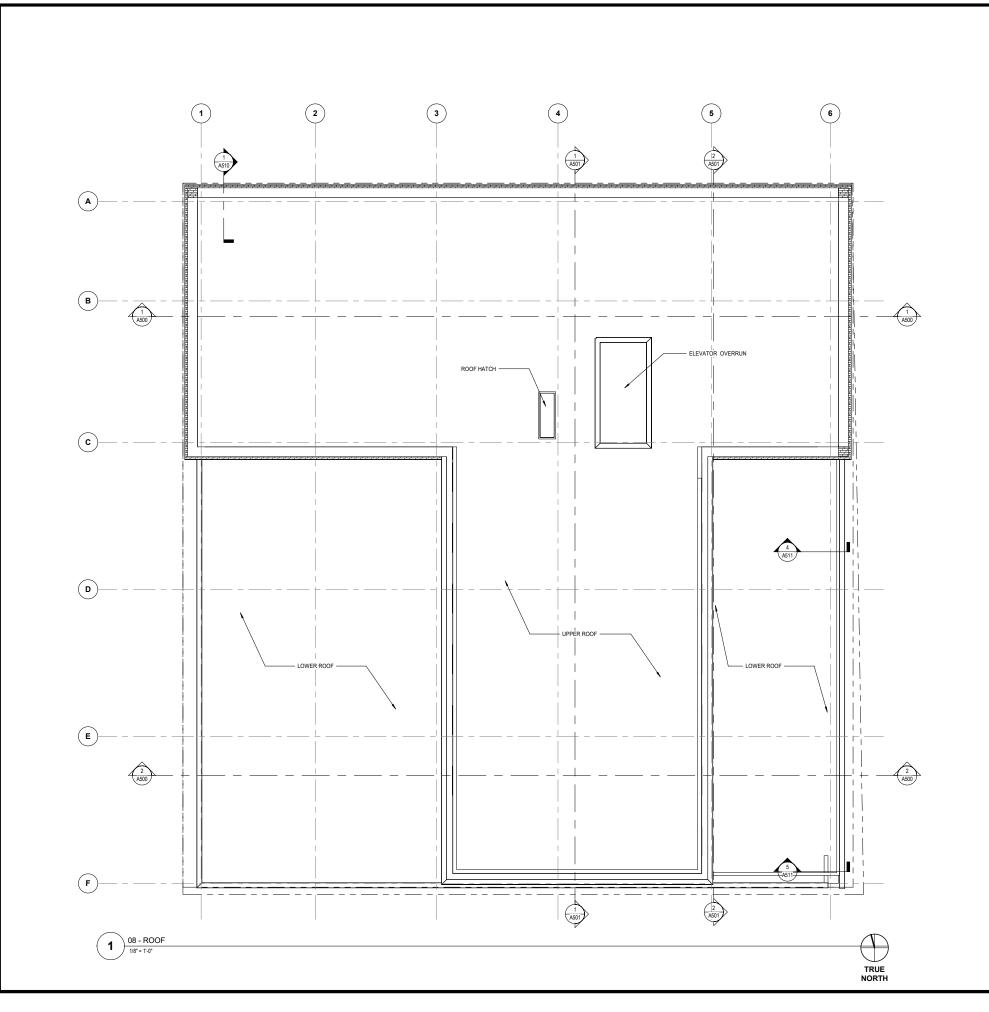




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THIRD THRU SEVENTH FLOOR PLANS





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ROOF PLAN



1 EAST ELEVATION
1/8" = 1'-0"

KEYNOTES MATERIALS- EXTERIOR ELEVATION			
NO.	DESCRIPTION		
2	BRICK - LIGHT COLOR STACKED BOND		
3	BRICK - SCREEN		
4	DARK ACCENT MATERIAL - TBD		
5	STEEL - PAINTED BLACK		
6	METAL / STEEL WINDOW DETAIL		
7	METAL PANEL OR FIBER REINFORCED STUCCO		
8	ALUMINUM WINDOWS		
9	ALUMINUM STOREFRONT		
10	OPERABLE OH ACCORDIAN DOOR		
11	SIGNAGE - HOTEL		
12	SIGNAGE - RESTAURANT		
13	METAL AWNING		





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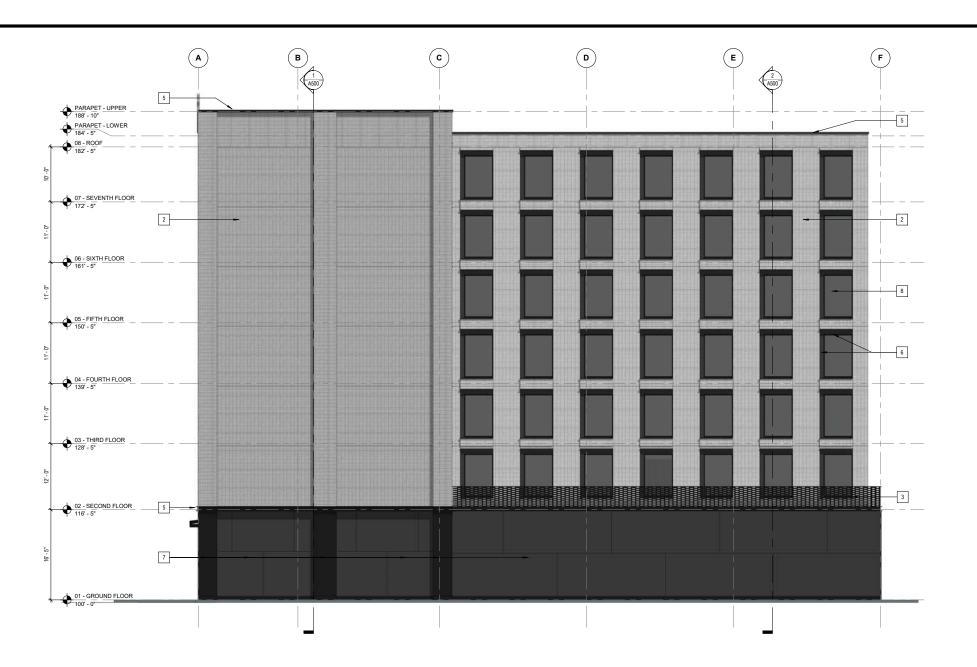
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EXTERIOR ELEVATIONS



1 WEST ELEVATION
1/8" = 1'-0"

NO.	DESCRIPTION		
2	BRICK - LIGHT COLOR STACKED BOND		
3	BRICK - SCREEN		
4	DARK ACCENT MATERIAL - TBD		
5	STEEL - PAINTED BLACK		
6	METAL / STEEL WINDOW DETAIL		
7	METAL PANEL OR FIBER REINFORCED STUCCO		
8	ALUMINUM WINDOWS		
9	ALUMINUM STOREFRONT		
10	OPERABLE OH ACCORDIAN DOOR		
11	SIGNAGE - HOTEL		
12	SIGNAGE - RESTAURANT		
13	METAL AWNING		





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EXTERIOR ELEVATIONS



NORTH ELEVATION

1/8" = 1'-0"

	KEYNOTES MATERIALS- EXTERIOR ELEVATION
NO.	DESCRIPTION
2	BRICK - LIGHT COLOR STACKED BOND
3	BRICK - SCREEN
4	DARK ACCENT MATERIAL - TBD
5	STEEL - PAINTED BLACK
6	METAL / STEEL WINDOW DETAIL
7	METAL PANEL OR FIBER REINFORCED STUCCO
8	ALUMINUM WINDOWS
9	ALUMINUM STOREFRONT
10	OPERABLE OH ACCORDIAN DOOR
11	SIGNAGE - HOTEL
12	SIGNAGE - RESTAURANT
13	METAL AWNING





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EXTERIOR ELEVATIONS



SOUTH ELEVATION

1/8" = 1'-0"

	KEYNOTES MATERIALS- EXTERIOR ELEVATION
NO.	DESCRIPTION
2	BRICK - LIGHT COLOR STACKED BOND
3	BRICK - SCREEN
4	DARK ACCENT MATERIAL - TBD
5	STEEL - PAINTED BLACK
6	METAL / STEEL WINDOW DETAIL
7	METAL PANEL OR FIBER REINFORCED STUCCO
8	ALUMINUM WINDOWS
9	ALUMINUM STOREFRONT
10	OPERABLE OH ACCORDIAN DOOR
11	SIGNAGE - HOTEL
12	SIGNAGE - RESTAURANT
13	METAL AWNING





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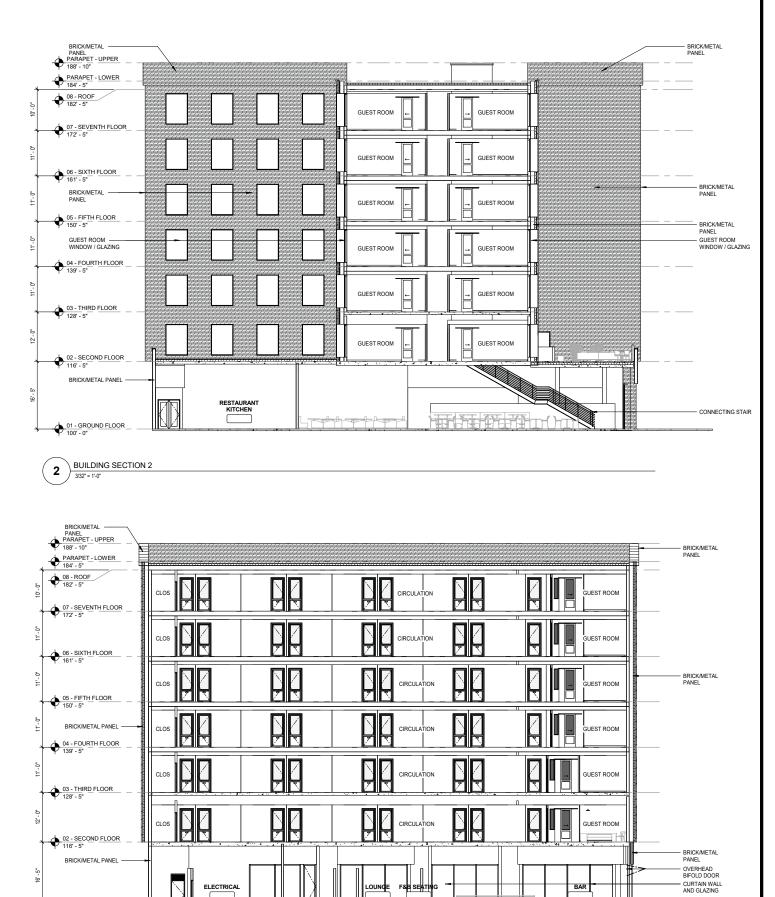




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EXTERIOR ELEVATIONS



01 - GROUND FLOOR 100' - 0"

BUILDING SECTION 1

3/32" = 1"-0"



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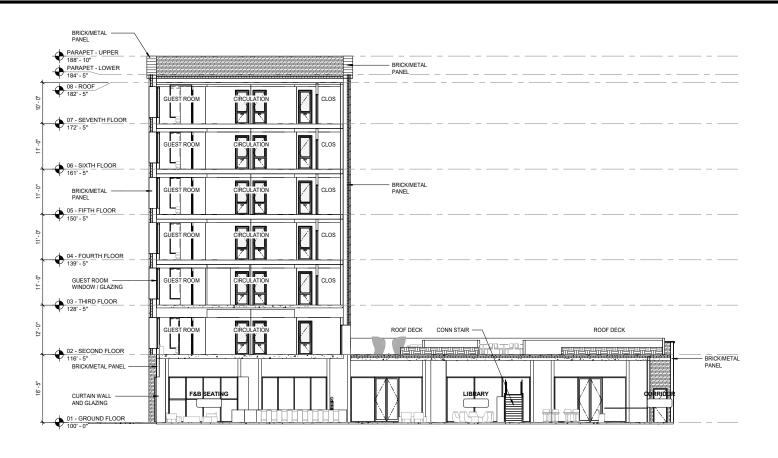


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BUILDING SECTIONS



2 3/32" = 1'-0" BRICK/METAL PANEL PARAPET - UPPER
188' - 10"
184' - 5" — BRICK/METAL PANEL GUEST ROOM CIRCULATION 07 - SEVENTH FLOOR 172' - 5" 06 - SIXTH FLOOR 161' - 5" BRICK/METAL PANEL 05 - FIFTH FLOOR 04 - FOURTH FLOOR 139' - 5" 03 - THIRD FLOOR 128' - 5" CLOS 02 - SECOND FLOOR 116' - 5" BRICK/METAL PANEL GYM CORRIDOR F&B SEATING 01 - GROUND FLOOR 100' - 0" - CONN STAIR

BUILDING SECTION 4

BUILDING SECTION 3

3/32" = 1'-0"

1





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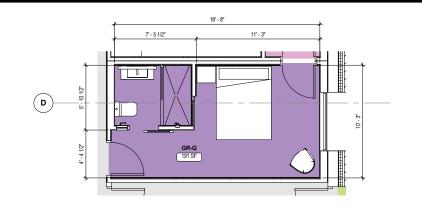
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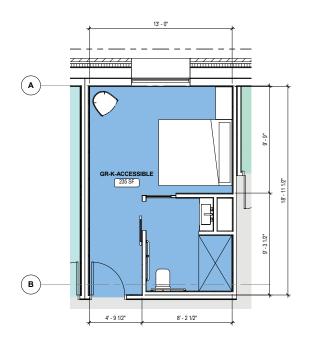
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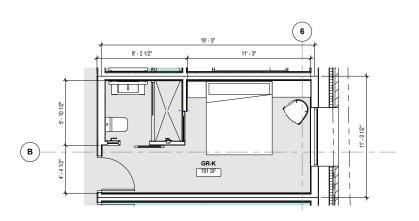
BUILDING SECTIONS



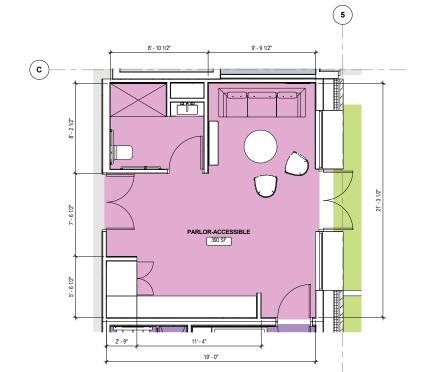
8 ENLARGED GUEST ROOM PLAN - GR-Q (QUEEN)



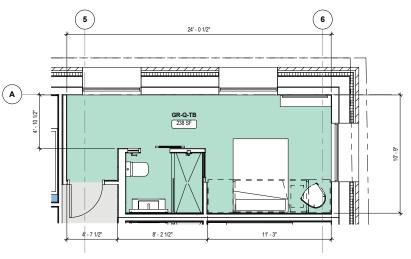
ENLARGED GUEST ROOM PLAN - GR-K-ACCESSIBLE
1/4" = 1'-0"



ENLARGED GUEST ROOM PLAN - GR-K (KING)



໌5 ີ ENLARGED GUEST ROOM PLAN - PARLOR ACCESSIBLE



ENLARGED GUEST ROOM PLAN - GR-Q-TB (QUEEN, TWIN BUNK) 4



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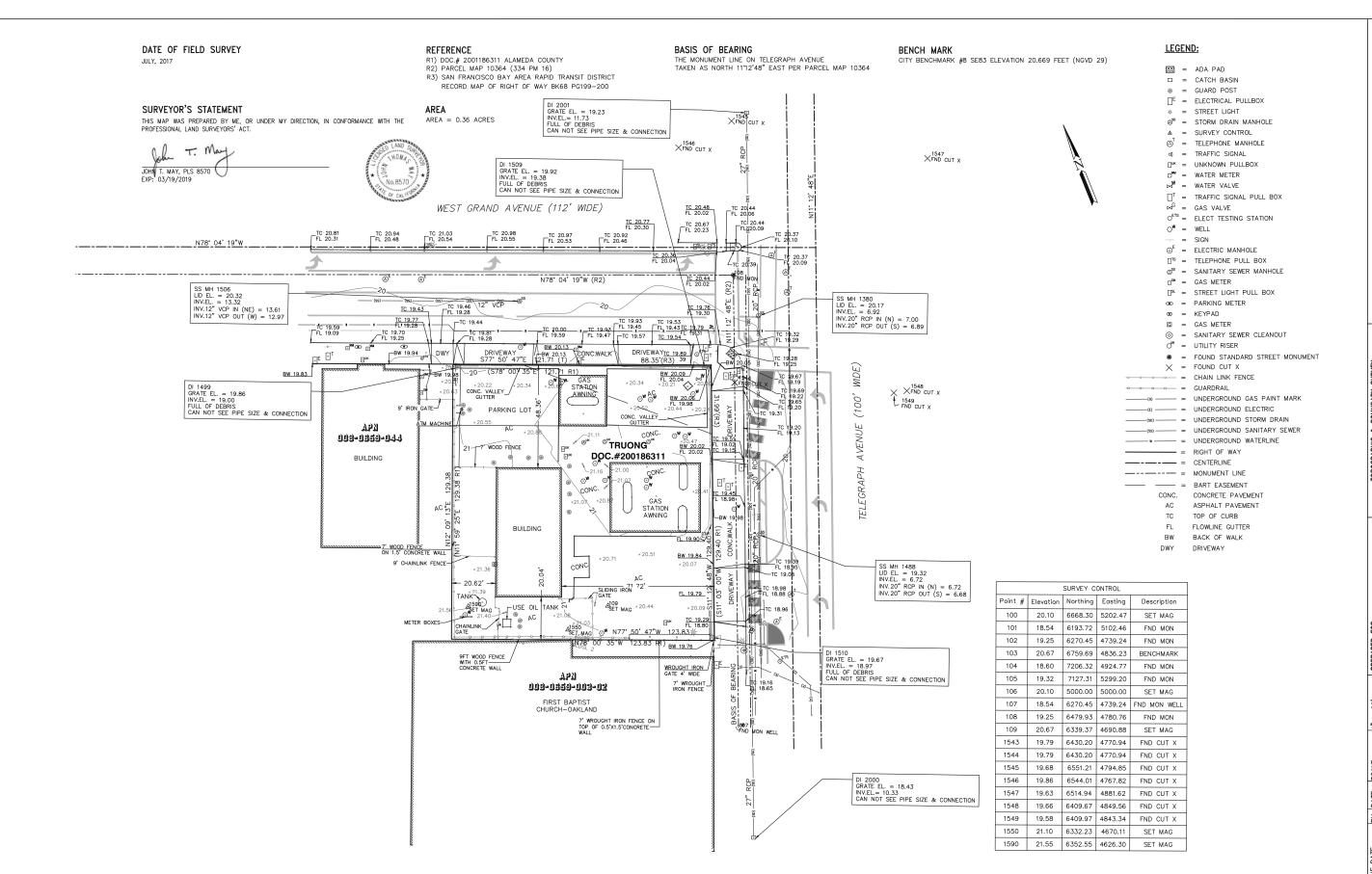


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ENLARGED GUEST ROOM PLANS



NOTE:

UNDERGROUND UTILITIES ARE DRAWN FROM FIELD SURVEY AND RECORD SYSTEM MAPS. LOCATION IS APPROXIMATE ONLY.



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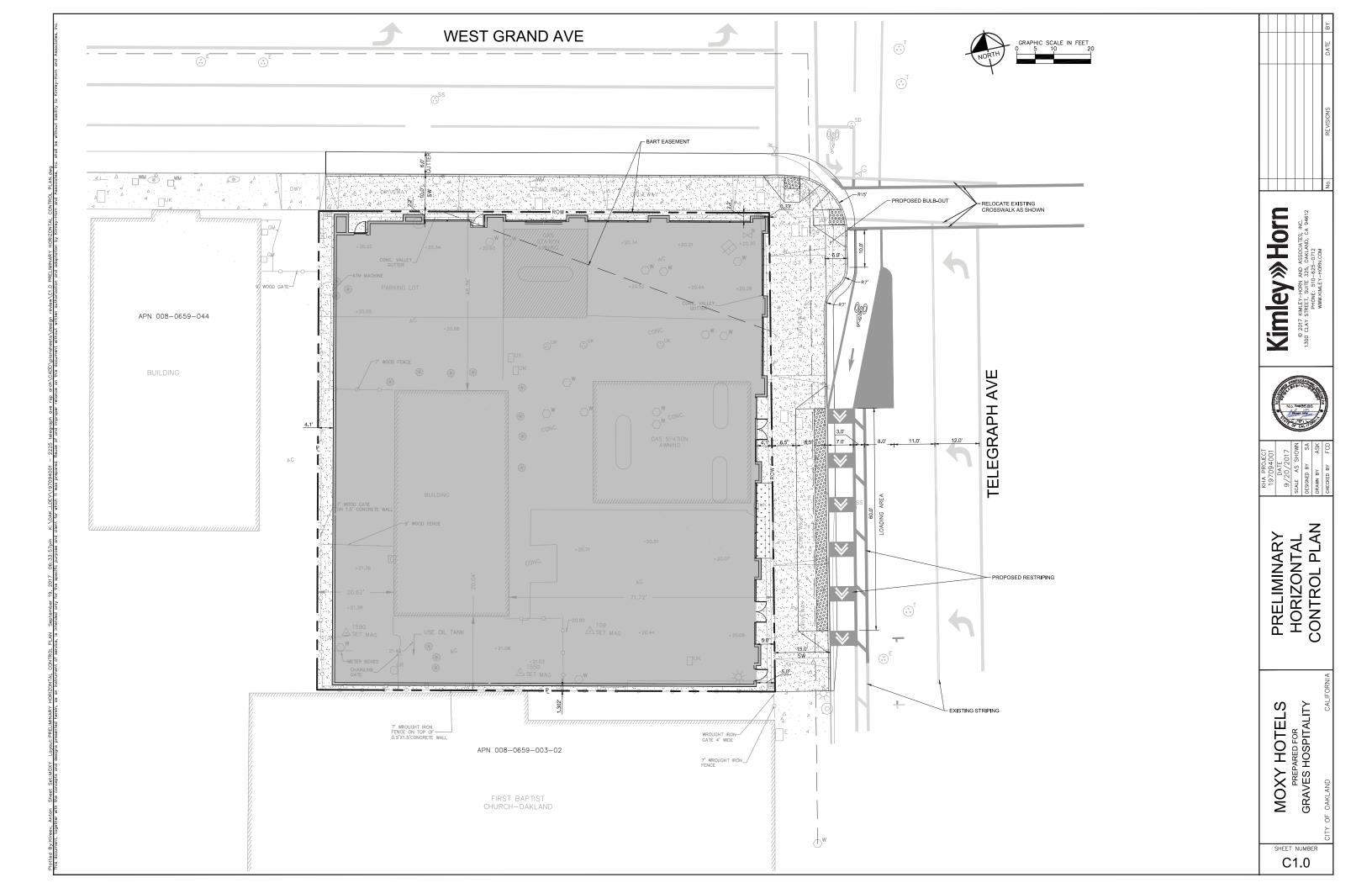
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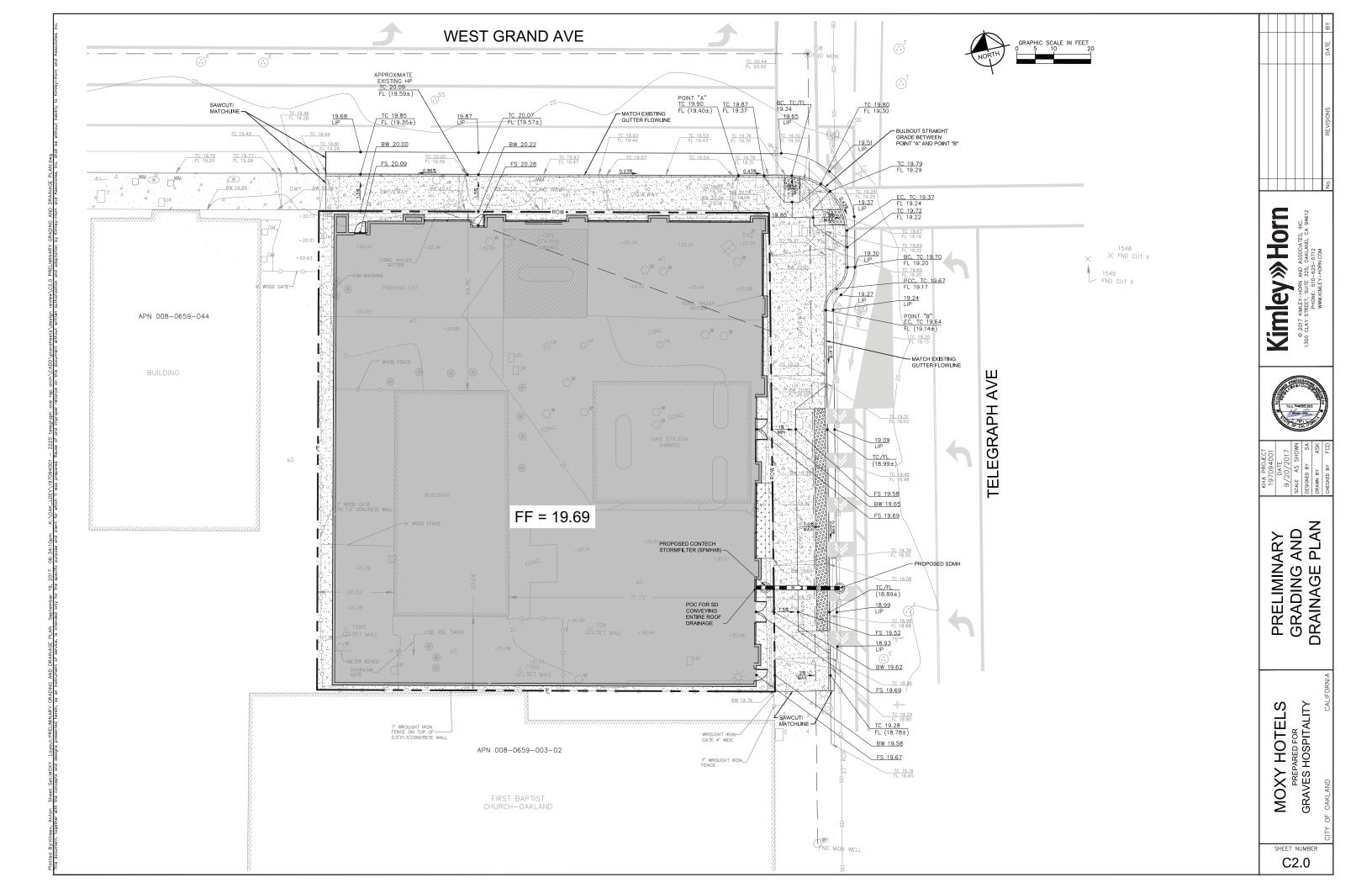
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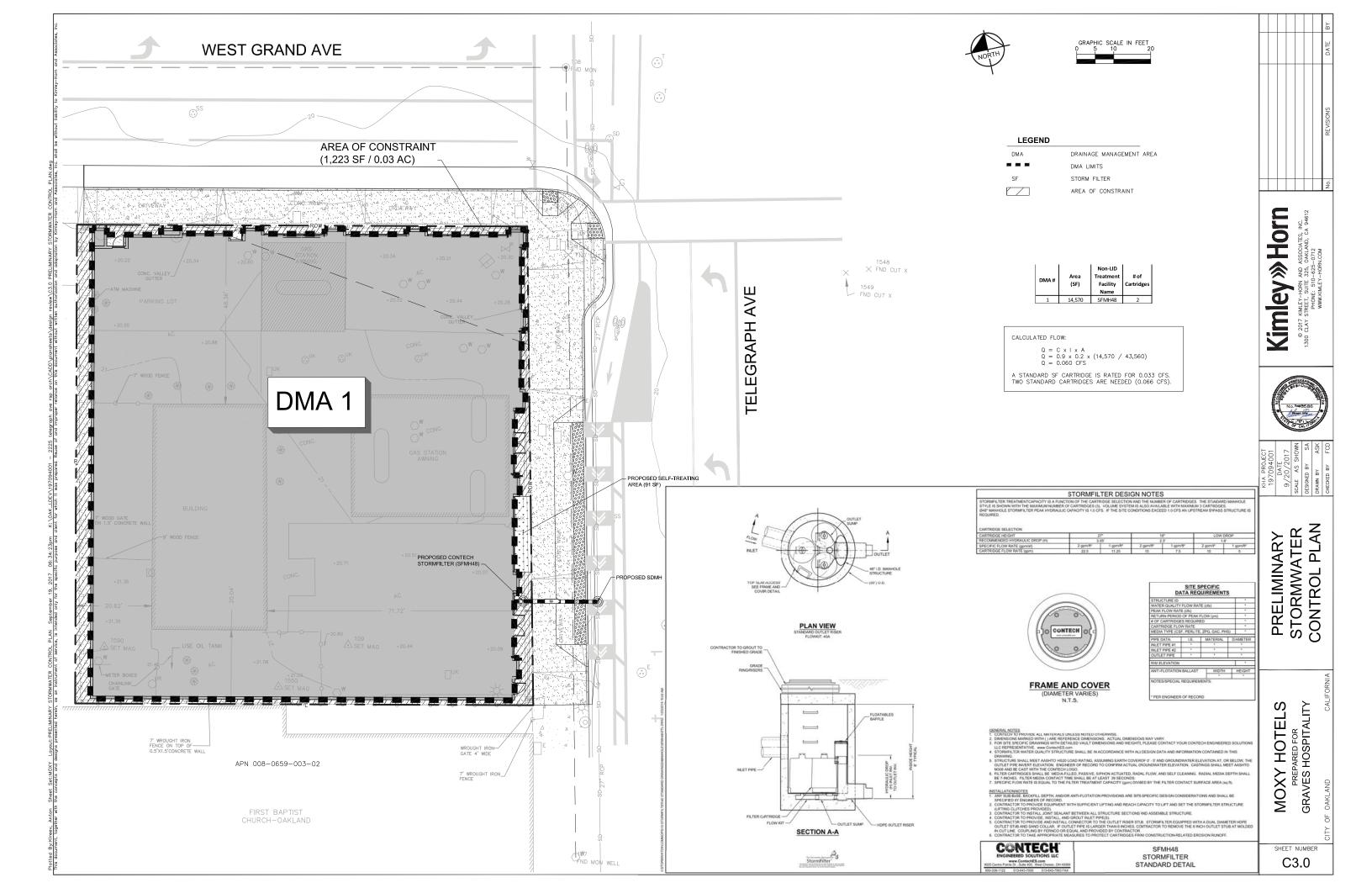
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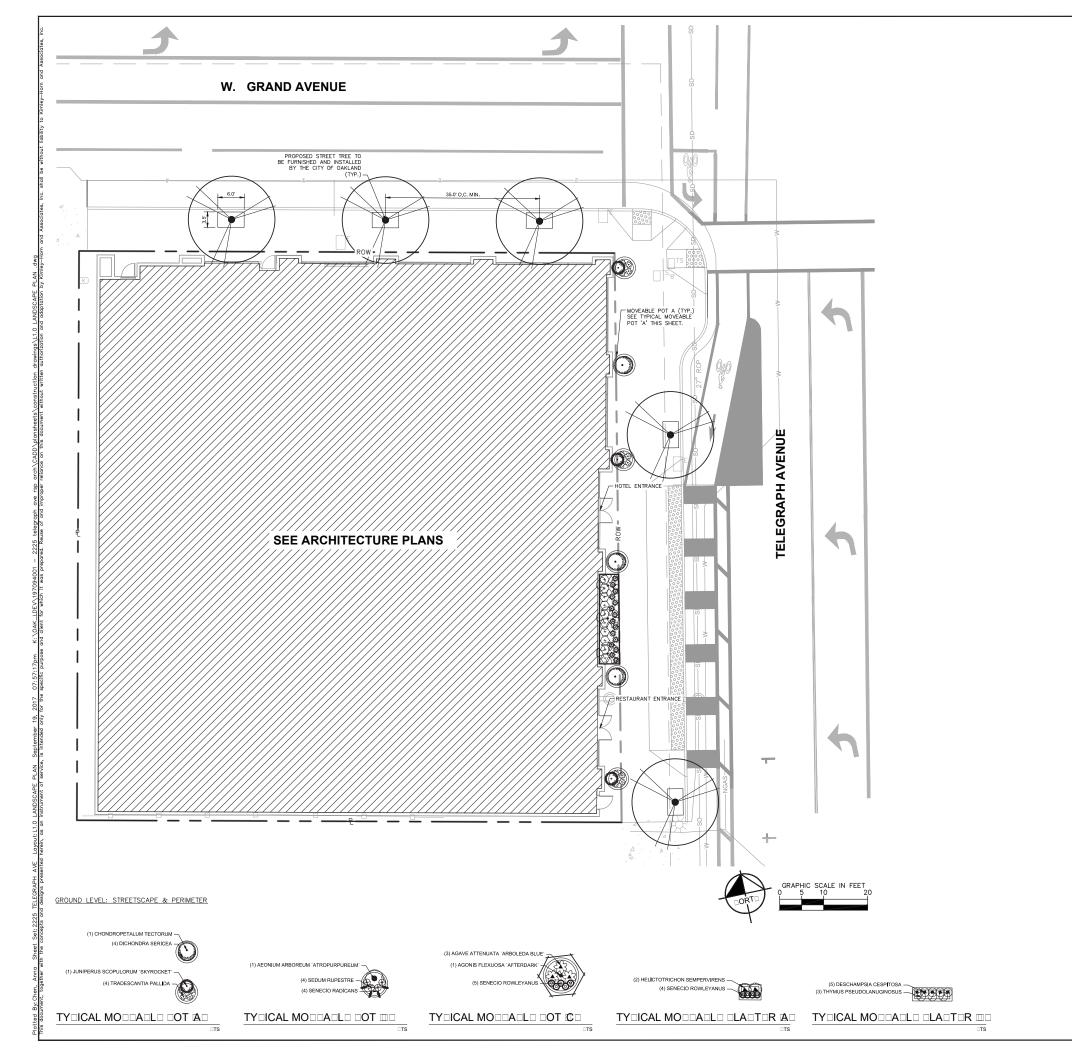
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JOB NUMBER
15485-101

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NARRATIVE

AS THE ENTERTAINMENT CENTER OF THE CITY, THE UPTOWN NEIGHBORHOOD OF OAKLAND CALIFORNIA BRINS WITH EXCITING AND ENERGETIC OPPORTUNITIES FOR TRAVELERS, TOURISTS AND STAYCATIONERS, ALIKE. MANY OF THE BUILDINGS THAT MADE THIS DISTRICT A MAIN SHOPPING ATTRACTION IN THE MID 1900'S HAVE BEEN RESTORED AND NOW HOUSE UPSCALE APARTMENTS AND RESTAURANTS. THE REWVAL OF THIS NEIGHBORHOOD IS A PERFECT MATCH FOR THE MOXY'S YOUTHFUL APPROACH. MOXY HOTELS OFFER A BOUTIQUE EXPERIENCE WITH THE SOCIAL HEART OF A HOSTEL. WITH AN EMPHASIS ON FOSTERING COMMUNITY, THE DESIGN OF THIS BUILDING STRIVES TO BLUR THE LINE BETWEEN PUBLIC AND PRIVATE.

THE SIDEWALK SERVES AS AN EXTENSION OF THE BUILDING FACADE, LARGE, GLASS OVERHEAD DOORS ALLOW PATRONS TO CONNECT TO THE STREET LIFE. SELECTIVELY PLACED DECORATIVE POTS PUNCTUATE AND COMPLIMENT THE CLASSIC SEMI-INDUSTRIAL ARCHITECTURAL COLUMNS, ALL PLANT AND HARDSCAPE MATERIALS AND TEXTURES HAVE BEEN CAREFULLY SELECTED TO COMPLEMENT MOXY'S VIBRANT THEME.

DUE TO ITS LOCATION AT THE INTERSECTION OF WEST GRAND AVENUE AND TELEGRAPH AVENUE, MOXY WILL ESTABLISH A NORTHEASTERN GATEWAY TO THE UPTOWN NEIGHBORHOOD. ELEMENTS SUCH AS ENHANCED PAVING, LUSH ACCENT POTS AND PLANTINGS VISTORS TO THIS SPECIAL NEIGHBORHOOD. A ROW OF LONDON PLANE TREES ALONG THE STREET FRONTAGE, TO BE FURNISHED AND INSTALLED BY THE CITY OF OAKLAND, COMPLEMENT THE EXISTING CHARACTER OF THE NEIGHBORHOOD.

ON THE TERRACE, ABOVE, GUEST WILL HAVE THE OPPORTUNITY TO VIEW THE NEIGHBORHOOD FROM ANOTHER PERSPECTIVE. A CAREFULLY SELECTED SUITE OF SITE FURNISHINGS INCLUDES SEATING, MOVEABLE POTS AND PLANTERS, TABLES AND CHAIRS, UMBRELLAS AND LOUNGE CHAIRS – ALL CHOSEN TO COMPLEMENT THE BUILDING'S HISTORICALLY—INSPIRED ARCHITECTURE. DECORATIVE, LOW—MAINTENANCE PLANTINGS WILL PROVIDE FLEXIBLE SEPARATION BETWEEN THE MANY PROGRAMMED USES ON THE TERRACE. LIKE THE REST OF THE PLANTINGS ACROSS THE SITE, THESE WILL BE IRRIGATED BY USE OF A WATER EFFICIENT, DRIP IRRIGATION AND CONTROLLED BY A SWART SYSTEM. THE LATEST IN LOW—IMPACT DEVELOPMENT PRACTICES IN COMBINATION WITH THE BUILDING'S HISTORICALLY SENSITIVE ARCHITECTURAL APPROACH ENSURE MOXY IS AN ASSET FOR THIS NEIGHBORHOOD AND ITS COMMUNITY.

CODE BOTANICAL NAME / COMMON NAME

LEGEND

TREES

•	AF	AGONIS FLEXUOSA 'AFTERDARK' / BLACK PEPPERMINT TREE
0	JS	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER
	PA	PLATANUS X ACERIFOLIA / LONDON PLANE TREE TO BE FURNISHED AND NSTALLED BY THE CITY OF OAKLAND
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
$\langle ullet_c \rangle$	AAA	AEONIUM ARBOREUM 'ATROPURPUREUM' / TREE AEONIUM
	AAB	AGAVE ATTENUATA 'ARBOLEDA BLUE' / BLUE FOXTAIL AGAVE
S.S.	АН	ALOE X 'HERCULES' / HERCULES ALOE
And the state of t	СТ	CHONDROPETALUM TECTORUM / CAPE RUSH
•	DT	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS
(+)	DV	DIANELLA CAERULEA 'VARIEGATA' / BLUE FLAX LILY
ells	DS	DICHONDRA SERICEA / SILVERLEAF PONYSFOOT
	HS	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
₽	PS	PHORMIUM TENAX 'JACK SPRATT' / NEW ZEALAND FLAX
\oplus	SR	SEDUM RUPESTRE / ANGELINA SEDUM
-star-	SRR	SENECIO RADICANS / STRING OF BANANAS
©	SRB	SENECIO ROWLEYANUS / STRING OF BEADS
\oslash	TG	THYMUS PSEUDOLANUGINOSUS / WOOLY THYME
₩	TP	TRADESCANTIA PALLIDA / PURPLE HEART
<u>FURNISHINGS</u>		NAME
A B C)	MOVEABLE POTS — QCP CASCADE ROUND COLOR: LATTE PRODUCT: OR—CE3036P, QR—CE3636P, QR—CE4836P OR APPROVED EQUAL MOVEABLE PLANTERS — QCP CALIFORNIA RECTANGLE COLOR: LATTE PRODUCT: QS—CAL249624P, QS—CAL247236P OR APPROVED EQUAL

GENERAL NOTE:

REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR PLANT QUANTITES, WATER USE INFORMATION AND ADDITIONAL INFORMATION.

SHEET NUMBER L1.0

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PLANT SCHEDULE CODE QTY BOTANICAL NAME / COMMON NAME WUCOLS CAL. (• AGONIS FLEXUOSA 'AFTERDARK' / BLACK PEPPERMINT TREE 24"BOX 9'-10' HT. X 3'-4' SPR. LOW JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER 24"BOX 6-8' HT. X 2-3' SPR. LOW 0.5" CAL. PLATANUS X ACFRIFOLIA / LONDON PLANE TRFF 24" BOX 10-12' HT. X 5-6' SPR. MODERATE 1" CAL. TO BE FURNISHED AND NSTALLED BY THE CITY OF OAKLAND SHRUBS CODE QTY BOTANICAL NAME / COMMON NAME CONT. SPACING WUCOLS (•) AAA AEONIUM ARBOREUM 'ATROPURPUREUM' / TREE AEONIUM 5 GAL 48" O.C. LOW £\$3 AGAVE ATTENUATA 'ARBOLEDA BLUE' / BLUE FOXTAIL AGAVE 5 GAL LOW 2.5° ALOE X 'HERCULES' / HERCULES ALOE 5 GAL. AS SHOWN LOW A AMARAMATA CHONDROPETALUM TECTORUM / CAPE RUSH 5 GAL 48" O.C. LOW DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS 1 GAL 24" O.C $\langle \pm \rangle$ DIANELLA CAERULEA 'VARIEGATA' / BLUE FLAX LILY **a** DICHONDRA SERICEA / SILVERLEAF PONYSFOOT FLAT 18" O.C. HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS LOW 蕊 PHORMIUM TENAX 'JACK SPRATT' / NEW ZEALAND FLAX 1 GAL 18" O.C. \oplus SEDUM RUPESTRE / ANGELINA SEDUM 18" 0.0 SENECIO RADICANS / STRING OF BANANAS FLAT 18" O.C. 0 SENECIO ROWLEYANUS / STRING OF BEADS 18" O.C. \bigcirc THYMUS PSEUDOLANUGINOSUS / WOOLY THYME 1 GAI 24" O.C. LOW €3 16 TRADESCANTIA PALLIDA / PURPLE HEART

- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.

 SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND ADA PATH OF TRAVEL.

 LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.

 VERIFY EXISTING SITE INFORMATION, INCLUDING BUT NOT LIMITED TO; GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.

- ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY SUB-SURFACE DRIP OR BUBBLERS. THE NEW IRRIGATION CONTROL SYSTEM WILL CONNECT TO A WEATHER SENSOR AND BACKFLOW PREVENTOR. ALL COORDINATION SHALL BE DONE
- WITH THE CLIENT'S REPRESENTATIVE.

 2. ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER.

$\mathsf{LA} \square \mathsf{DSCA} \square \square \square \mathsf{OT} \square \mathsf{S}$

- 1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

 2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

 3. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING
- PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND

- PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANITIES BY PLAN CHECK.

 LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

 AMENDMENTS, AS INDICATED IN THE SOILS REPORT SHOWN ON THE DRAWINGS, ARE BASED ON AGRICULTURAL SUITABILITY SOILS TESTS PERFORMED PRIOR TO GRADING AND WERE PRESENTED FOR BIDDING PURPOSES. IF NO SOILS REPORT EXISTS, CONTRACTOR SHALL PROPOSE ON AMENDMENTS AS STATED IN THE SPECIFICATIONS. CLIENT OR CONTRACTOR SHALL OBTAIN AGRICULTURAL SOILS TESTING AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

 TREES SHALL BE DIAMED NO GOSED THAN TEN FEET (GO') FEOM HILLIES CONTRACTOR SHALL

- AND RECOMMENDATIONS AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

 7. TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10) FROM UTILITIES. CONTRACTOR SHALL MAINTAIN FIVE FEET (5') CLEAR ZONE AROUND ALL FIRE HYDRANT AND FIRE GOUPMENTS.

 8. TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

 9. ALL GROUNDCOVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN FIVE (5) YEARS.

 10. IF, DURING PLANTING OPERATIONS THERE SEEMS TO BE MINIMAL OR NO PERCOLATION IN PLANTING PITS, CONTRACTOR SHALL CEASE PLANTING OPERATIONS AND IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS ALTERNATIVE TO MAINTAINING POSITIVE ROOTBALL DRAINAGE MEASURES.

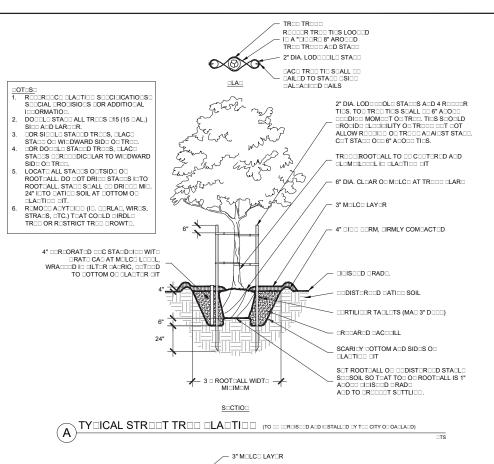
 11. CONTRACTOR TO APPLY A MINIMUM 3" LAYER OF MULCH, IN ALL TREES, SHRUBS AND GROUNDCOVER AREAS. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. ARTIFICIALLY COLORED/STAINED MULCH IS NOT PERMITTED FOR LANDSCAPE AREAS.

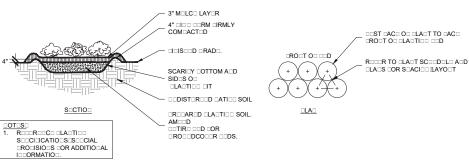
 12. CONTRACTOR TO REMOVE ALL NURSERY STAKES, TAGS, WIRES, STRAPS, ETC.

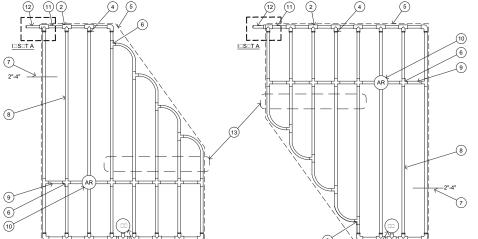
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE AND IRRIGATION FOR A PERIOD OF 120 DAYS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR MEDIA.
 OF 120 DAYS.
 CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.

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







COTES 1

1. DISTAGE DETWIND LATERAL ROWS AND EMITTER SPACION TO BE DASED OF SOIL TYPE, CLACT MATERIALS AND CHARLES IN ELECTROP. SOIL RAID CIRD DES DRIELLED INSTALLATION OF DID ON SEGRED STOP SACCIONS.

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COLOT WITE CALL CALCOT
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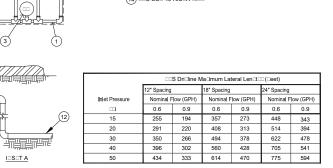
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CERMITER OCLARIA

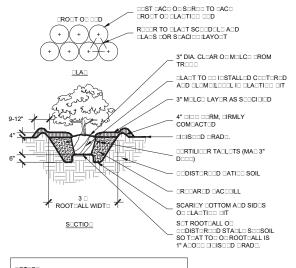
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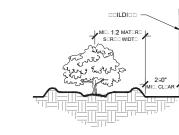




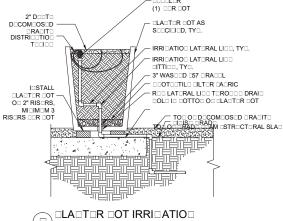
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SHEET NUMBER

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BLUE FOXTAIL AGAVE (THRILLER)
Agave attenuata 'Arboleda Blue'



TREE AEONIUM (THRILLER)
Aeonium arboreum 'Atropurpureum'



PEPPERMINT TREE (THRILLER)
Agonis flexuosa 'Afterdark'



Aloe 'Hercules' (THRILLER)
Aloe barberae x dichotoma



Icee Blue Yellow-Wood
Podocarpus elongatus 'Icee Blue'



<u>Skyrocket Juniper</u> Juniperus scopulorum 'Skyrocket'



CAPE RUSH (THRILLER)
Chondropetalum tectorum



BLUE OAT GRASS
Helictotrichon sempervirens



TUFTED HAIR GRASS
Deschampsia cespitosa



WOOLY THYME
Thymus pseudolanuginosus



ROSEMARY 'HUNTINGTON CARPET'
Rosmarinus officinalis



ANGELINA SEDUM
Sedum rupestre



NEW ZEALAND FLAX
Phormium tenax 'Jack Spratt'



BLUE FLAX LILY
Dianella tasmanica 'Variegata'



PURPLE HEART (SPILLER)
Tradescantia pallida



STRING OF BEADS (SPILLER)
Senecio rowleyanus



STRING OF BANANAS (SPILLER)
Senecio radicans



SILVERLEAF PONYFOOT (SPILLER)
Dichondra sericea

Kimley » Horn

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1300 CLAY STREET, SUITE 225, OAKLAND, CA 94612
PHONE: 510-652-0712

9/20/2017
SCALE AS SHOWN
DESIGNED BY AC
DRAWN BY AC

IMAGERY BOARD -PLANT MATERIAL

MOXY HOTELS
PREPARED FOR
GRAVES HOSPITALITY

SHEET NUMBER

L3.0