

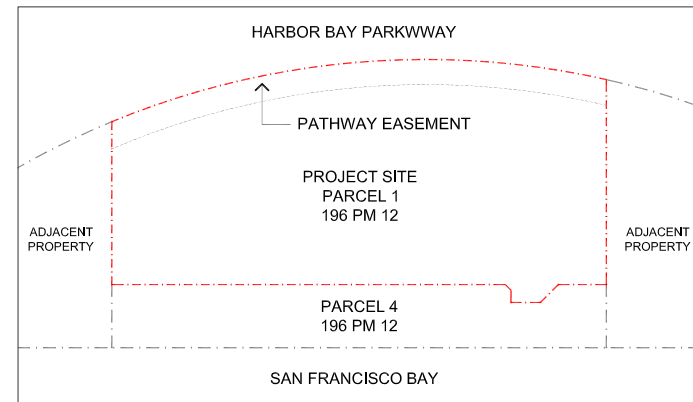


AERIAL MAP

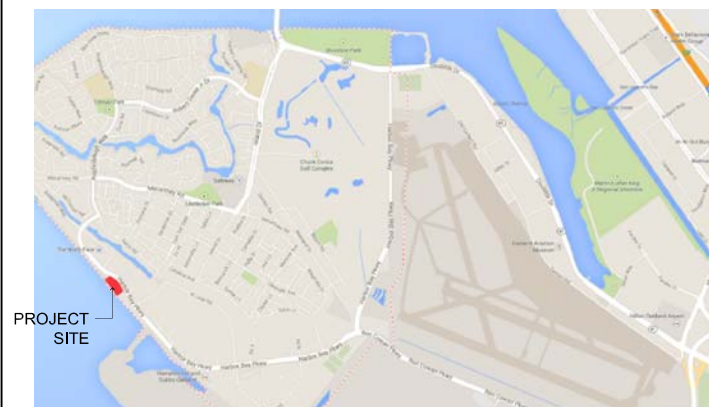


SITE SURROUNDING

PARKING SUMMARY		
PARKING (CODE REQUIRED)		
	REQUIRED	CODE REFERENCE
GUESTROOMS (105 ROOMS TOTAL)	131	SECTION 30-7.6
TOTAL PARKING (CODE REQUIRED)	131	
PARKING (PROVIDED)		
STANDARD SPACE (8'-6" x 18'-0")	33	SECTION 30-7.9a
COMPACT SPACE (7'-6" x 15'-0")	36	SECTION 30-7.9b
ACCESSIBLE SPACE (8'-6" x 18'-0")	3	TABLE 11B-208.2 (2013 CBC)
TOTAL PARKING (PROVIDED)	72*	
* REDUCTION IN PARKING REQUIREMENTS- PER SECTION 30-7.13 (1)		
* PARKING STUDY/ TRAFFIC STUDY PROVIDED BY ABRAMS ASSOCIATES TRAFFIC ENGINEERING, INC. DATED OCTOBER 08, 2014.		
BICYCLE PARKING (PROVIDED)		
SHORT-TERM BICYCLE PARKING	6	2% OF MAX. DAILY ATTENDANCE
LONG-TERM BICYCLE PARKING	4	



EASEMENTS



VICINITY MAP

SHEET INDEX	
SHEET	DRAWING TITLE
01	PROJECT INFORMATION, VICINITY MAP
02	SITE PHOTOS- AERIAL VIEWS
03	SITE PHOTOS
04	SITE SURROUNDING
05	PROJECT SITE SURVEY
06	PROPOSED SITE PLAN
07	FLOOR PLAN- LEVEL 01
08	FLOOR PLAN- LEVEL 02
09	FLOOR PLAN- LEVEL 03
10	FLOOR PLAN- LEVEL 04
11	FLOOR PLAN- LEVEL 05
12	FLOOR PLAN- ROOF LEVEL
13	EXTERIOR ELEVATIONS- NORTH AND SOUTH
13 A	COLOR ELEVATIONS- NORTH AND SOUTH
14	EXTERIOR ELEVATIONS- EAST AND WEST
14 A	COLOR ELEVATIONS- EAST AND WEST
15	SITE LANDSCAPE

PROJECT INFORMATION	
PROJECT ADDRESS:	2350 HARBOR BAY PARKWAY, ALAMEDA, CA 94502
ASSESSOR PARCEL NO:	074-1362-005 (PARCEL 1, 196 PM12)
LOT AREA:	GROSS = ± 50,958 SQ. FT. (1.17 ACRE)
CURRENT USE:	VACANT LOT
LEGAL DESCRIPTION:	THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, AND IS DESCRIBED AS FOLLOWS: PARCEL 1, PARCEL MAP 6024 FILED FEBRUARY 5, 1991 MAP BOOK 196 PAGE 12 ALAMEDA COUNTY RECORDS.
ZONING:	CM-PD (COMMERCIAL-MANUFACTURING WITH PLANNED DEVELOPMENT OVERLAY)
GENERAL PLAN DESIGNATION:	BUSINESS PARK
HEIGHT LIMIT:	ONE- HUNDRED FEET (100') - PER AMC 30-4.9 (d) (2)

PROPOSED PROJECT	
PROPOSED USE:	NEW HOTEL (FAIRFIELD INN BY MARRIOTT)
NO. OF GUESTROOMS:	105 GUESTROOMS (INCLUDES 2 EXECUTIVE SUITES)
NO. OF STORIES:	5 STORY
TOTAL BUILDING AREA:	62,979 SQ.FT (GROSS)
PROPOSED OCCUPANCY:	R-1, A-3, B, S-1, S-2
LOT COVERAGE:	BUILDING FOOTPRINT = 12,607 SQ.FT. (24.75 %)
AMENITIES PROVIDED:	BREAKFAST AREA/ BAR AT LOBBY LEVEL FOR GUESTS, BUSINESS CENTER, FITNESS CENTER, LARGE MEETING ROOMS, INDOOR POOL AND SPA



ARCHITECT:
nKLOSURES, Inc.
Contact: Nikhil Kamat, AIA
Tel: 323.309.7334
Email: nikhil@nKLOSURES.com

RAM HOTELS

P.O.BOX 52098
AMARILLO, TX 79159

HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA
NOVEMBER 10, 2014



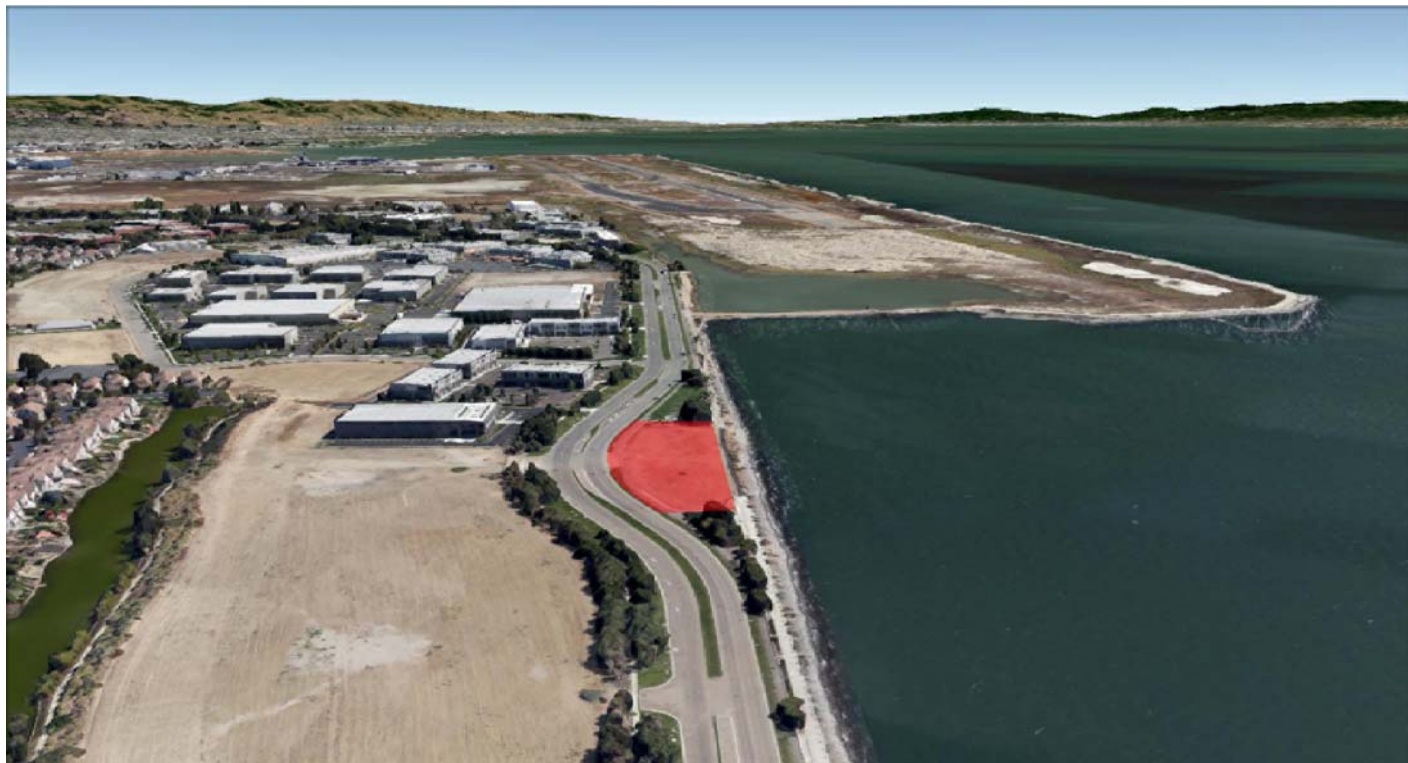
PROJECT INFORMATION



AERIAL VIEW- NORTH EAST



AERIAL VIEW- NORTH



AERIAL VIEW- SOUTH EAST



AERIAL VIEW- NORTH WEST



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HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA
 NOVEMBER 10, 2014

SITE SURROUNDING

02



SITE LOOKING SOUTH EAST



SITE LOOKING SOUTH WEST



SITE LOOKING SOUTH EAST



SITE LOOKING SOUTH WEST



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SITE INFORMATION



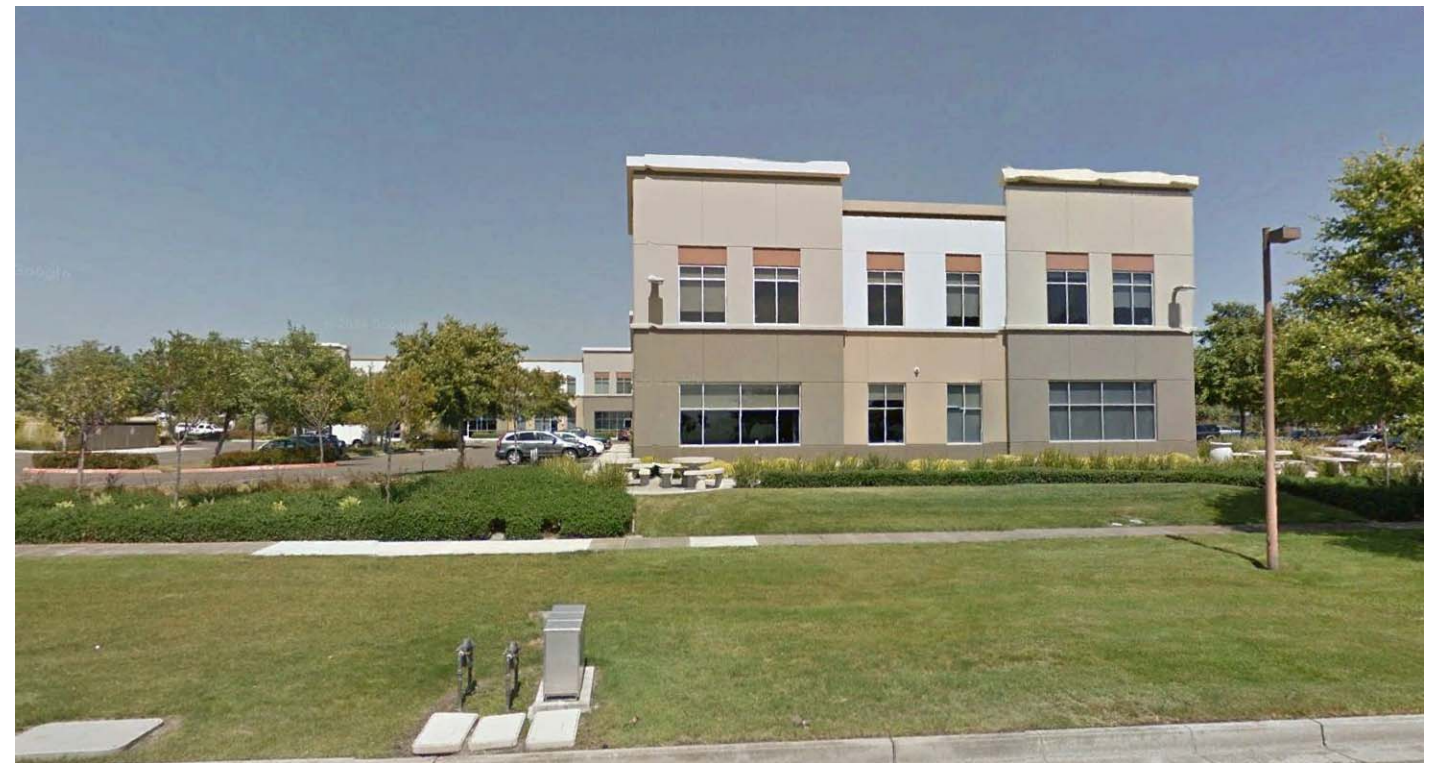
1674 HARBOR BAY PARKWAY- HAMPTON INN & SUITES



2161- 2179 HARBOR BAY PARKWAY- BUSINESS PARK



2001 HARBOR BAY PARKWAY- BUSINESS PARK



2221 HARBOR BAY PARKWAY- BUSINESS PARK



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HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA
 NOVEMBER 10, 2014

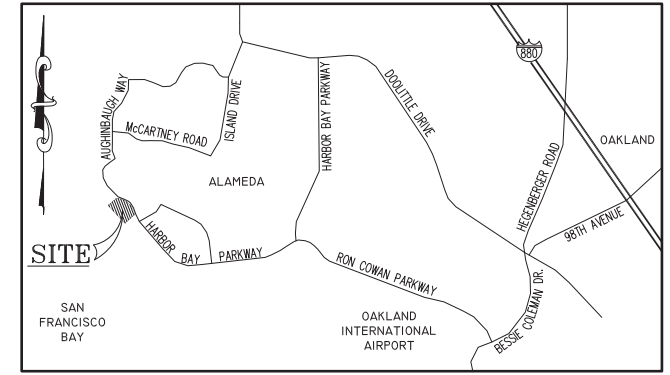
SITE SURROUNDING

LEGEND

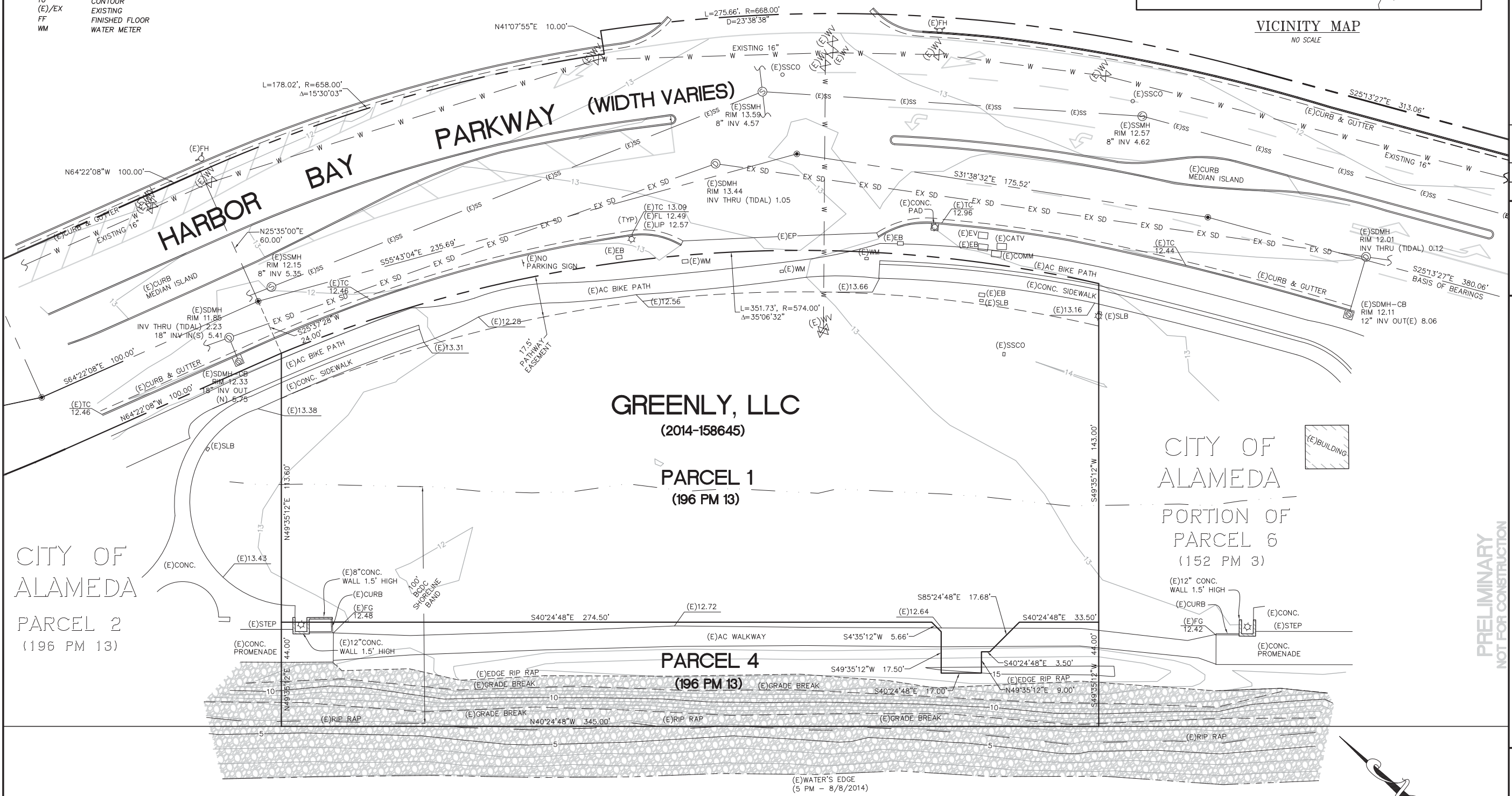
- RIGHT-OF-WAY LINE
 - MONUMENT LINE
 - LOT LINE
 - ADJACENT LOT LINE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - W WATER LINE
 - G NATURAL GAS LINE
 - AC ASPHALT CONCRETE
 - CONC PORTLAND CEMENT CONCRETE
 - WV WATER VALVE
 - SSCO SANITARY SEWER CLEANOUT
 - FL FLOW LINE
 - TC TOP OF CURB
 - TW TOP OF WALL
 - BW BOTTOM OF WALL
 - +12.2 SPOT ELEVATION
 - 10 CONTOUR
 - (E)/EX EXISTING
 - FF FINISHED FLOOR
 - WM WATER METER
- FH FIRE HYDRANT
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - SSCO SANITARY SEWER CLEANOUT
 - ⊙ ELECTROLIER
 - ⊙ FOUND STANDARD STREET MONUMENT
 - (TYP) TYPICAL
 - SLB STREET LIGHT BOX
 - EB ELECTRICAL BOX
 - EV ELECTRICAL VAULT
 - COMM COMMUNICATIONS BOX
 - CATV CABLE TELEVISION BOX
 - FG FINISHED GRADE

BENCHMARK: FOUND NGS BRASS DISK HT3548 STAMPED 4724 C 1976 AT THE INTERSECTION OF PEACH AND CALHOUN STREETS IN THE CITY OF ALAMEDA, NEAR THE CENTER OF THE SOUTH HEADWALL OF A CONCRETE CATCH BASIN, 38.7 FT SOUTHWEST OF THE CENTER OF CALHOUN STREET, 33.1 FT NORTHWEST OF THE NORTH CORNER OF A HOUSE AT 3250 CALHOUN STREET, 23.0 FT SOUTHEAST OF THE CENTER OF PEACH STREET, ELEVATION = 8.02 (NAVD 88).

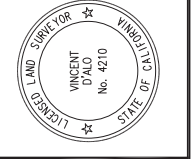
BASIS OF BEARINGS: TAKEN AS S25°13'27"E BETWEEN TWO FOUND CITY OF ALAMEDA STANDARD STREET MONUMENTS IN HARBOR BAY PARKWAY AS SHOWN ON PARCEL MAP NO 9689, RECORDED AUGUST 29, 2008, IN BOOK 308 OF PARCEL MAPS AT PAGE 91, ALAMEDA COUNTY RECORDS.



VICINITY MAP
NO SCALE



No.	BY	DATE	REVISIONS

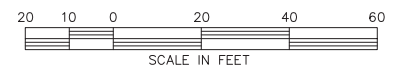


BOUNDARY AND TOPOGRAPHIC SURVEY
RAM HOTELS
2350 HARBOR BAY PARKWAY
 CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NO 214053	SCALE AS SHOWN	DATE 08/14/2014	DESIGN	DRAWN JS	APPROVED VJD
DRAWING NUMBER					

BDRY-TP
1 OF 1



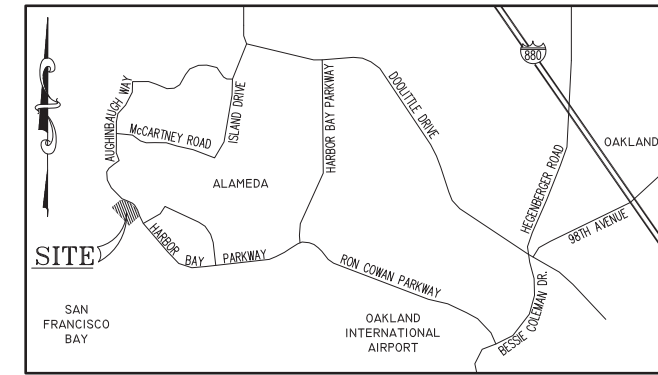
LEGEND

- RIGHT-OF-WAY LINE
 - - - LOT LINE
 - ADJACENT LOT LINE
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - W WATER LINE
 - G NATURAL GAS LINE
 - AC ASPHALT CONCRETE
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- ⊕ FH FIRE HYDRANT
 - ⊙ SSMH SANITARY SEWER MANHOLE
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 - ⊙ ELECTROLIER
 - ⊙ FOUND STANDARD STREET MONUMENT
 - (TYP) TYPICAL
 - SLB STREET LIGHT BOX
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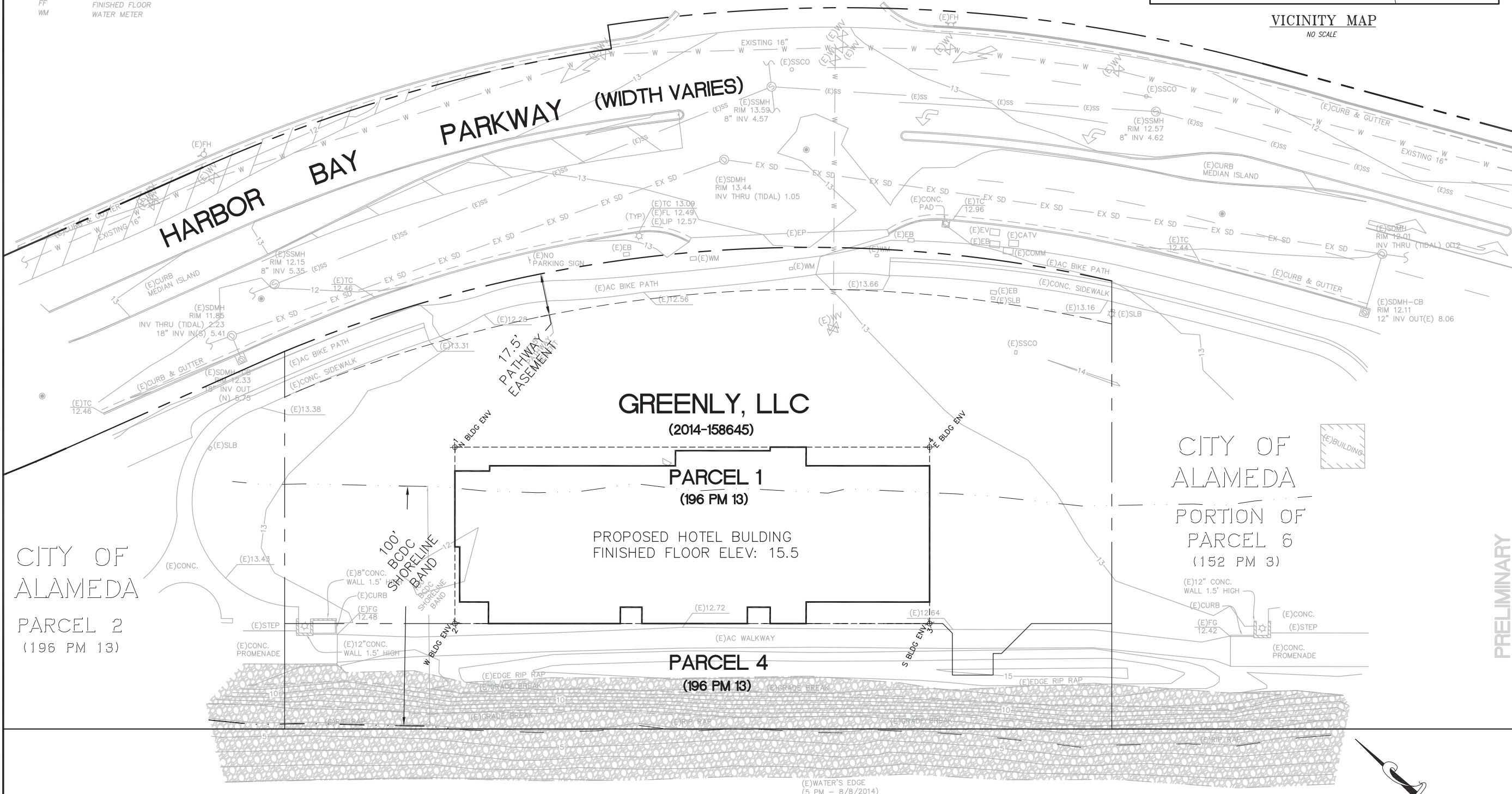
BUILDING ENVELOPE CORNERS
 NAD 83 (2011) CA SPCS-ZONE 3
 NAD 83 GEOGRAPHIC

POINT#	NORTHING	EASTING	DESCRIPTION
1	2093414.382	6055479.224	N BLDG ENV
2	2093366.651	6055423.167	W BLDG ENV
3	2093215.896	6055551.53	S BLDG ENV
4	2093263.627	6055607.587	E BLDG ENV

POINT#	LATITUDE	LONGITUDE	DESCRIPTION
1	37d 43' 52.04112"	122d 15' 01.62724"	N BLDG ENV
2	37d 43' 51.55893"	122d 15' 02.31383"	W BLDG ENV
3	37d 43' 50.09243"	122d 15' 00.68109"	S BLDG ENV
4	37d 43' 50.57462"	122d 14' 59.99451"	E BLDG ENV



VICINITY MAP
NO SCALE



GREENLY, LLC
 (2014-158645)

PARCEL 1
 (196 PM 13)

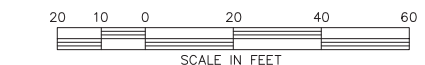
PROPOSED HOTEL BUILDING
 FINISHED FLOOR ELEV: 15.5

PARCEL 4
 (196 PM 13)

CITY OF ALAMEDA
 PORTION OF PARCEL 6
 (152 PM 3)

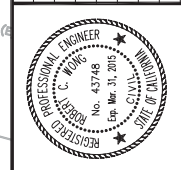
CITY OF ALAMEDA
 PARCEL 2
 (196 PM 13)

SAN FRANCISCO BAY



PRELIMINARY
NOT FOR CONSTRUCTION

BUILDING ENVELOPE EXHIBIT
RAM HOTELS
2350 HARBOR BAY PARKWAY



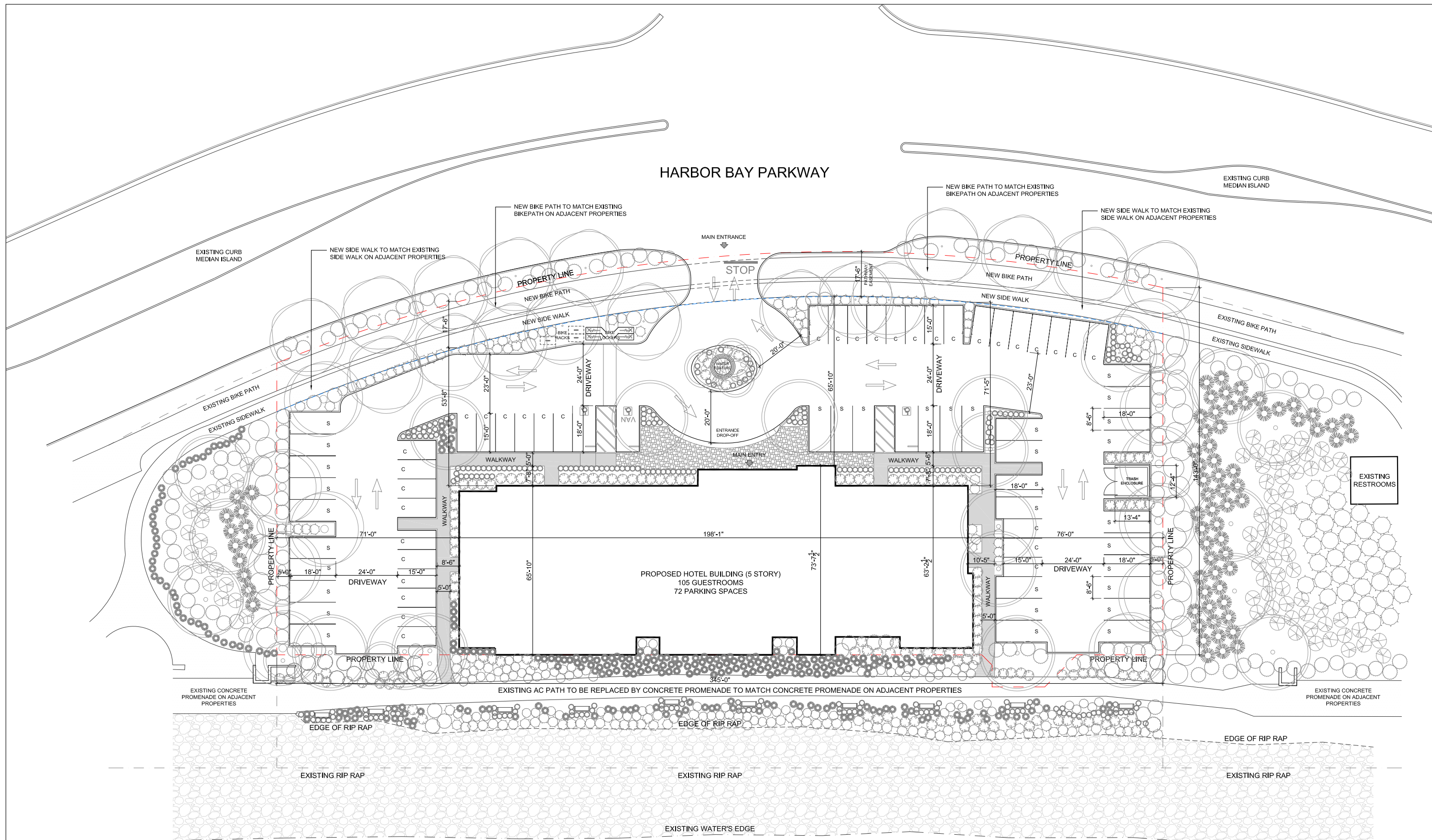
CITY OF ALAMEDA
 ALAMEDA COUNTY
 CALIFORNIA

JOB NO 214053	SCALE AS SHOWN	DATE 08/14/2014	DESIGN	APPROVED	RCW
			DRAWN JS		
DRAWING NUMBER					

SITE
1 OF 1

No.	BY	DATE	REVISIONS

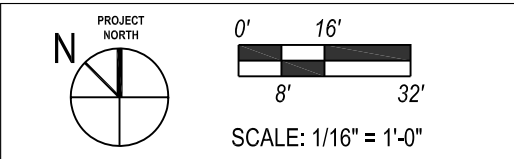
HARBOR BAY PARKWAY



ARCHITECT:
nKLOSURES, Inc.
 Contact: Nikhil Kamat, AIA
 Tel: 323.309.7334
 Email: nikhil@nKLOSURES.com

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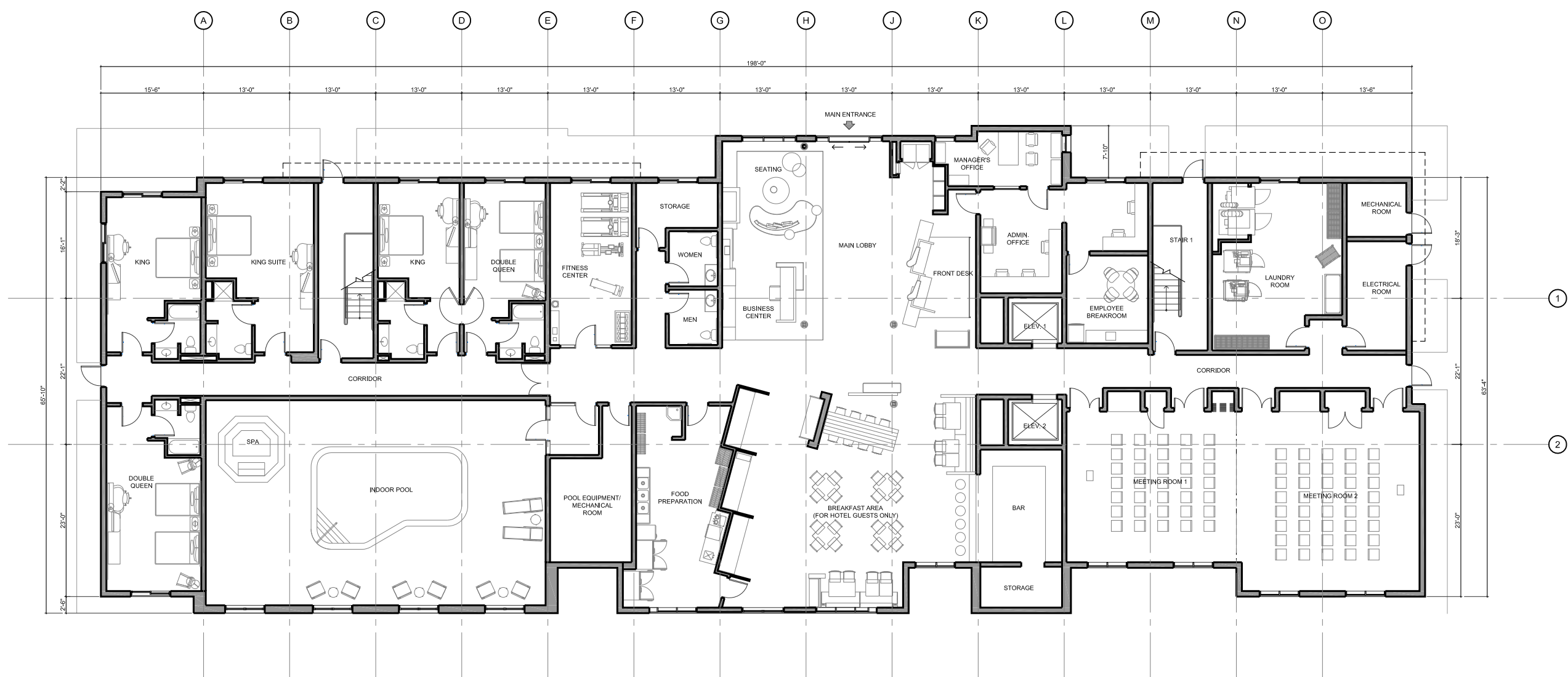
HARBOR BAY HOTEL
 2350 HARBOR BAY PARKWAY, ALAMEDA
 NOVEMBER 10, 2014



PROPOSED SITE PLAN

06

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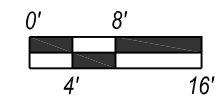
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RAM HOTELS

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HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA
 NOVEMBER 10, 2014



SCALE: 1/8" = 1'-0"

**FLOOR PLAN-
 LEVEL 01**

07



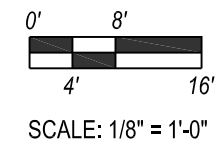
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 NOVEMBER 10, 2014



**FLOOR PLAN-
 LEVEL 02**

08



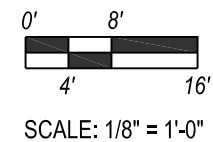
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 NOVEMBER 10, 2014



**FLOOR PLAN-
 LEVEL 03**

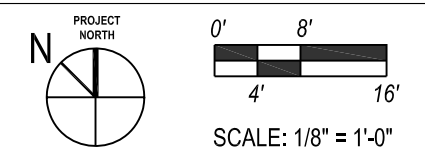
09



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RAM HOTELS
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 AMARILLO, TX 79159

HARBOR BAY HOTEL
 2350 HARBOR BAY PARKWAY, ALAMEDA
 NOVEMBER 10, 2014



**FLOOR PLAN-
 LEVEL 04**

10



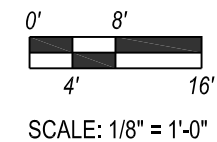
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RAM HOTELS

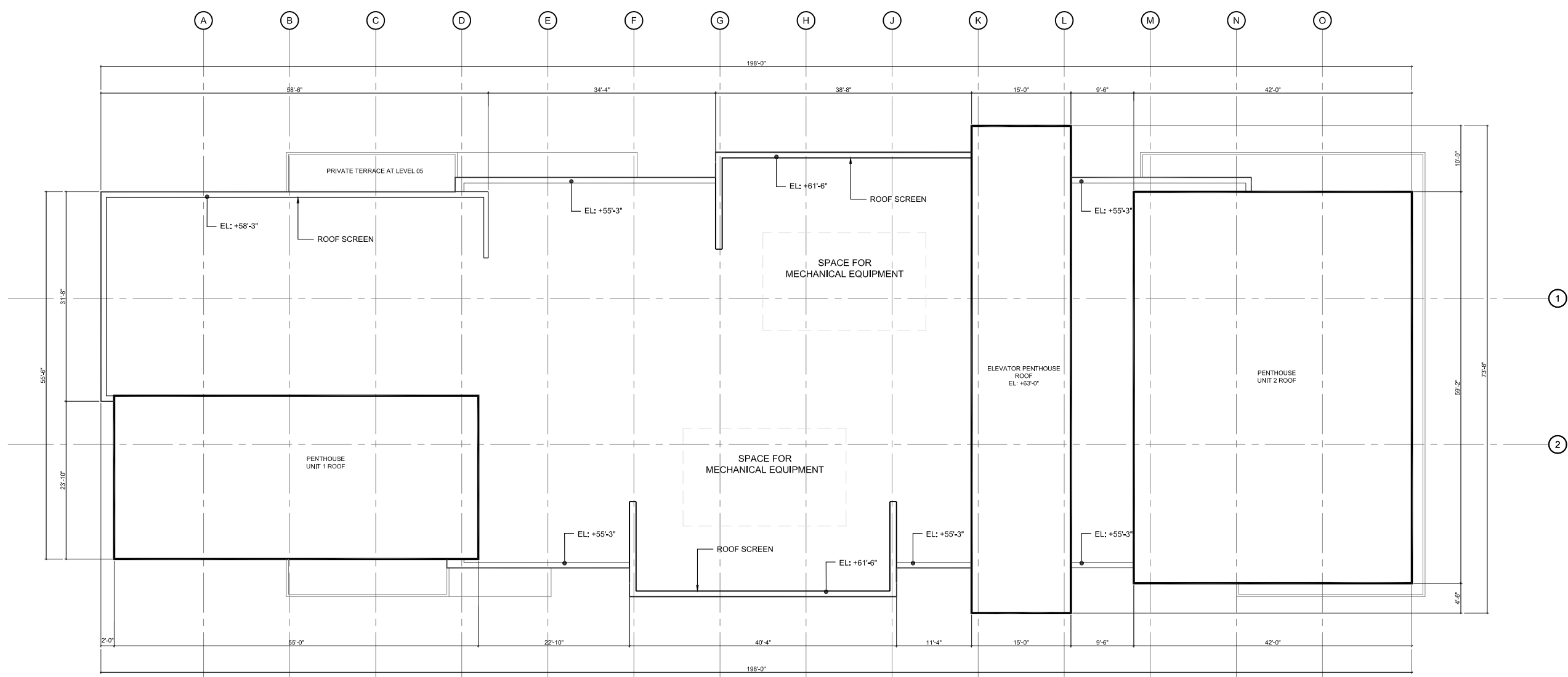
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 AMARILLO, TX 79159

HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA
 NOVEMBER 10, 2014



**FLOOR PLAN-
 LEVEL 05**



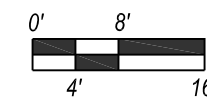
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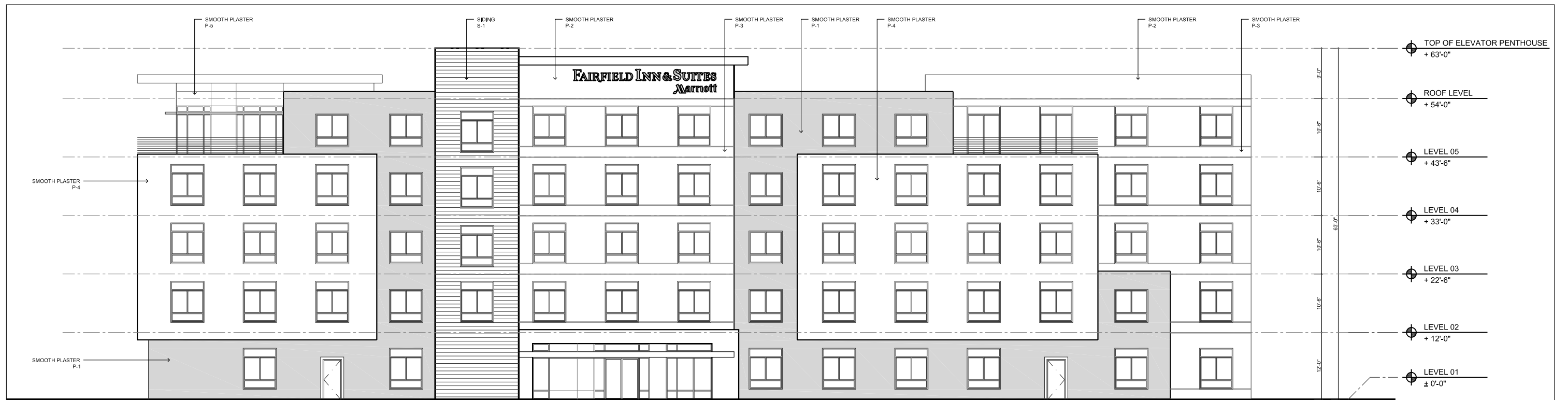
HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA
 NOVEMBER 10, 2014



SCALE: 1/8" = 1'-0"

**FLOOR PLAN-
 ROOF LEVEL**



FRONT ELEVATION- HARBOR BAY PARKWAY (NORTH)



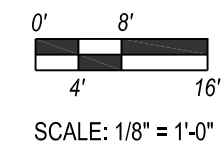
REAR ELEVATION- SHORELINE (SOUTH)

NOTE:
 FINISH FLOOR ELEV. = 15.5 PER CIVIL DRAWINGS.
 TO ADDRESS FUTURE SEA LEVEL RISE AND FLOODING HAZARDS, THE GRADING AND IMPROVEMENT PLAN SHALL INCLUDE IMPORTATION OF SOIL TO RAISE THE PROPERTY AT LEAST 18 INCHES IN HEIGHT ABOVE THE EXISTING GRADE.

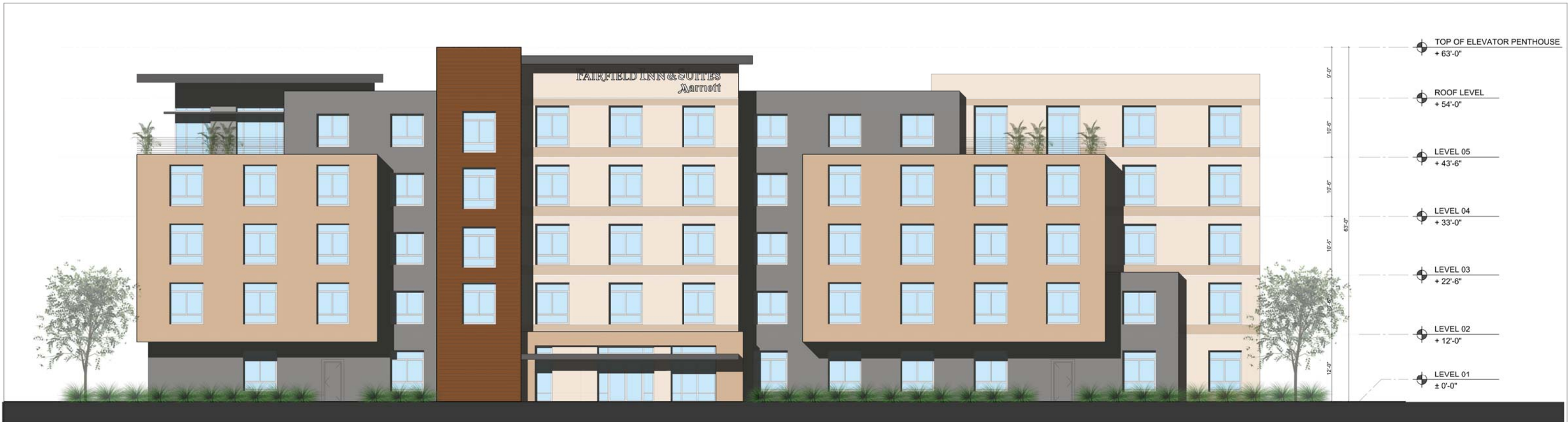
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 NOVEMBER 10, 2014

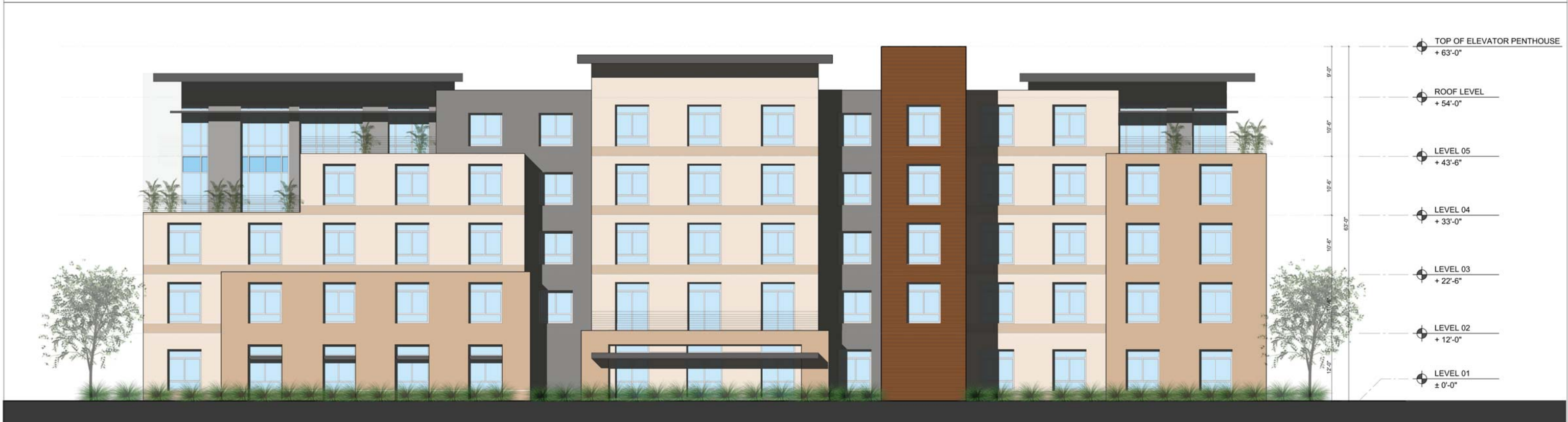


**EXTERIOR ELEVATIONS-
 NORTH AND SOUTH**



- TOP OF ELEVATOR PENTHOUSE
+ 63'-0"
- ROOF LEVEL
+ 54'-0"
- LEVEL 05
+ 43'-6"
- LEVEL 04
+ 33'-0"
- LEVEL 03
+ 22'-6"
- LEVEL 02
+ 12'-0"
- LEVEL 01
± 0'-0"

FRONT ELEVATION- HARBOR BAY PARKWAY (NORTH)



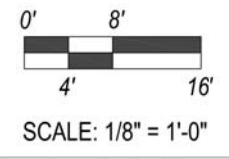
- TOP OF ELEVATOR PENTHOUSE
+ 63'-0"
- ROOF LEVEL
+ 54'-0"
- LEVEL 05
+ 43'-6"
- LEVEL 04
+ 33'-0"
- LEVEL 03
+ 22'-6"
- LEVEL 02
+ 12'-0"
- LEVEL 01
± 0'-0"

REAR ELEVATION- SHORELINE (SOUTH)

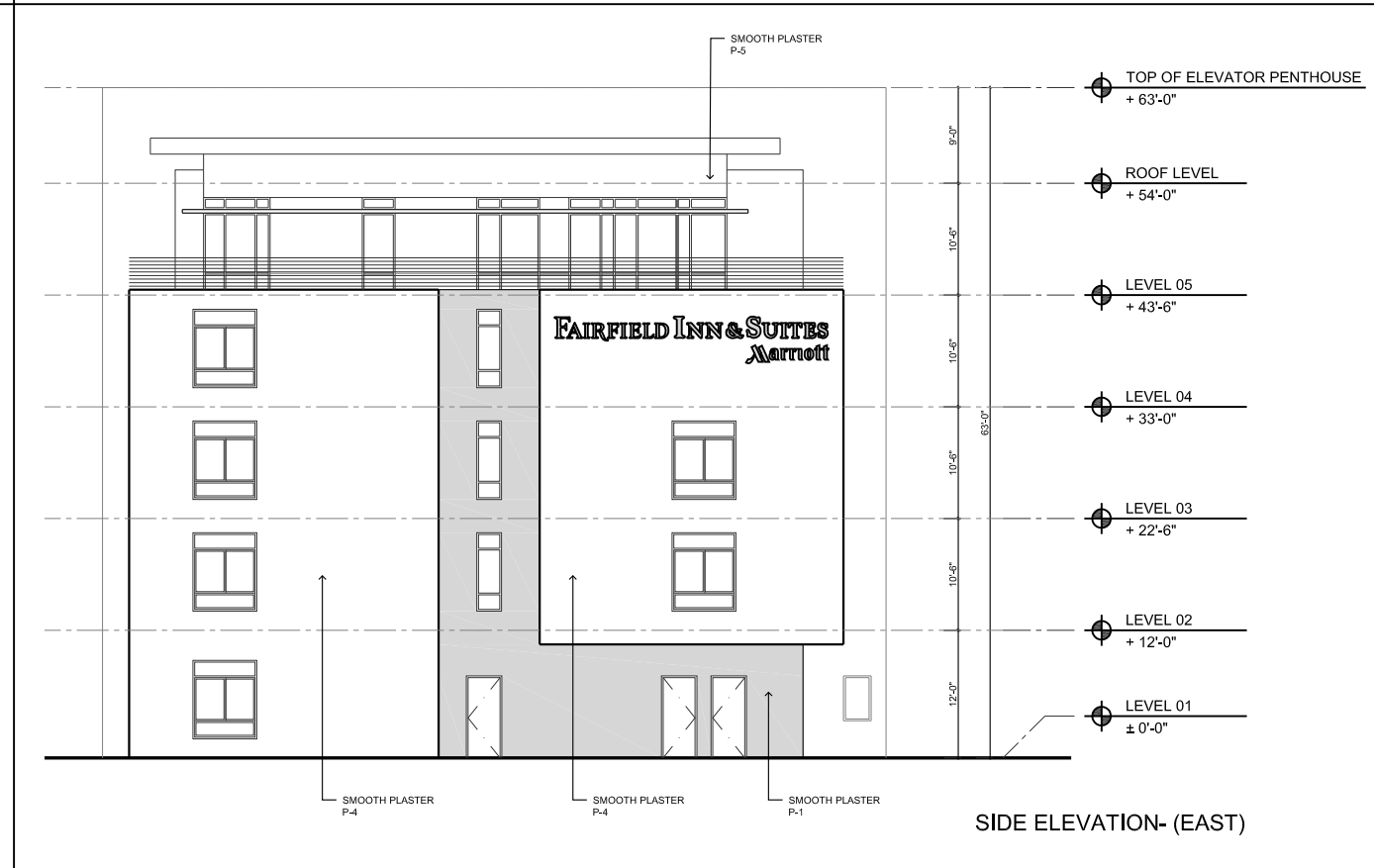
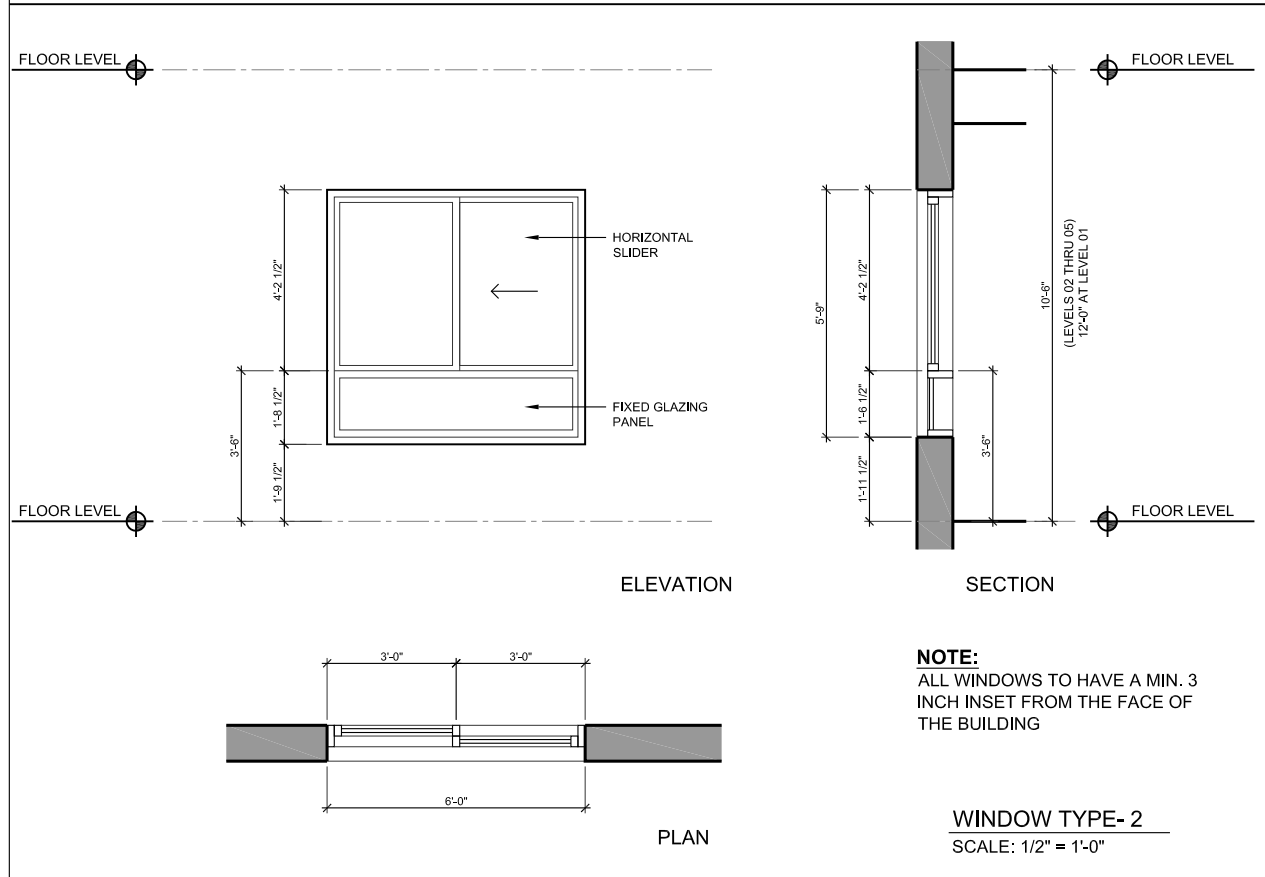
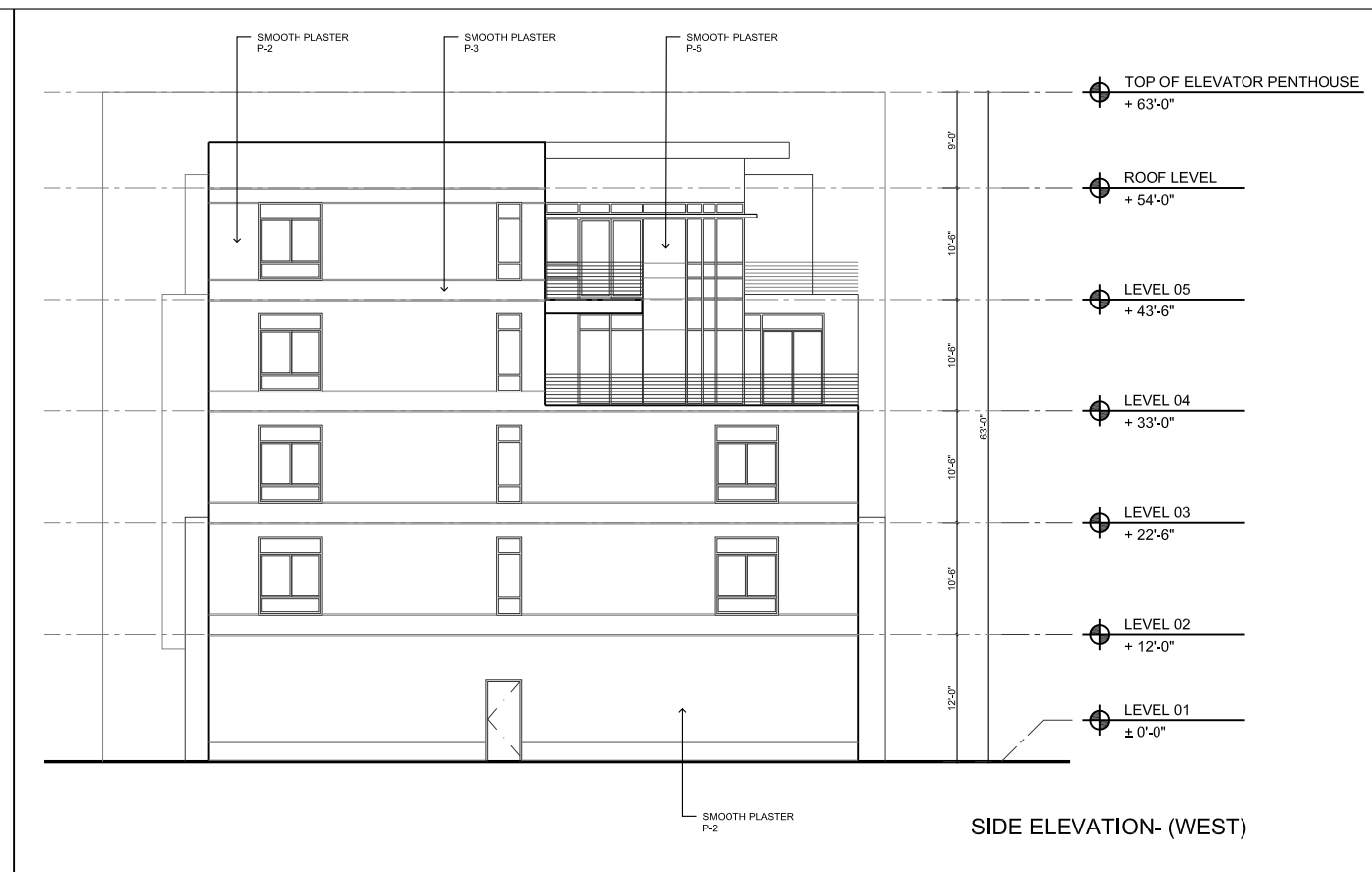
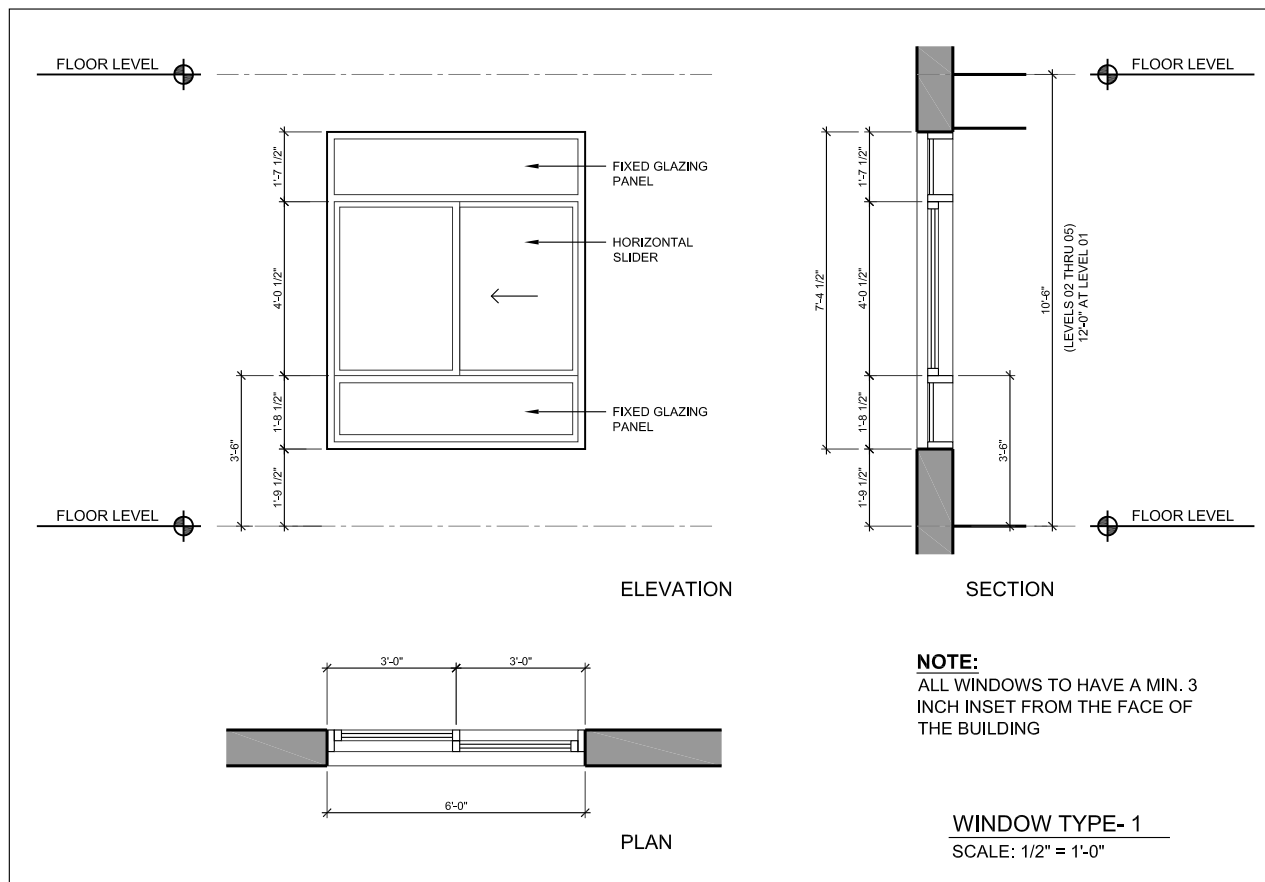
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HARBOR BAY HOTEL
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 NOVEMBER 10, 2014



**COLOR ELEVATIONS-
 NORTH AND SOUTH**



NOTE:
FINISH FLOOR ELEV. = 15.5 PER CIVIL DRAWINGS.
TO ADDRESS FUTURE SEA LEVEL RISE AND FLOODING HAZARDS, THE GRADING AND IMPROVEMENT PLAN SHALL INCLUDE IMPORTATION OF SOIL TO RAISE THE PROPERTY AT LEAST 18 INCHES IN HEIGHT ABOVE THE EXISTING GRADE.

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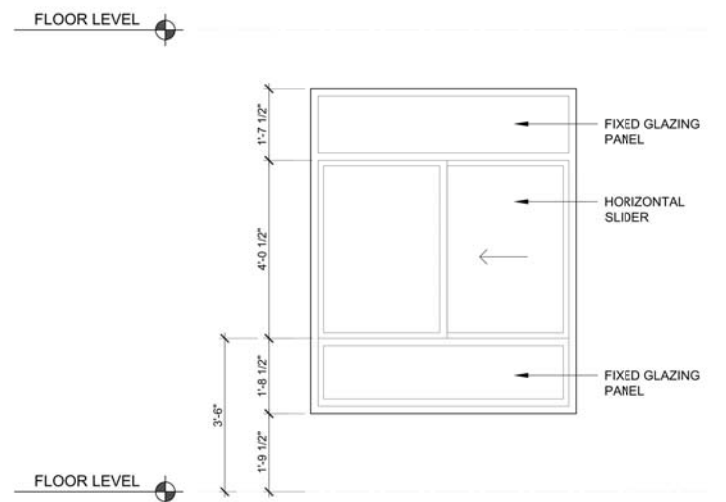
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AMARILLO, TX 79159

HARBOR BAY HOTEL
2350 HARBOR BAY PARKWAY, ALAMEDA
NOVEMBER 10, 2014

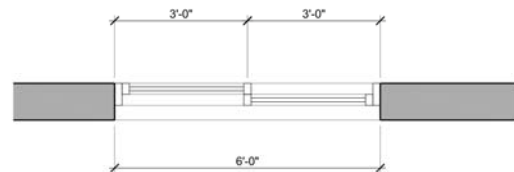
0' 8'
4' 16'
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS- EAST AND WEST

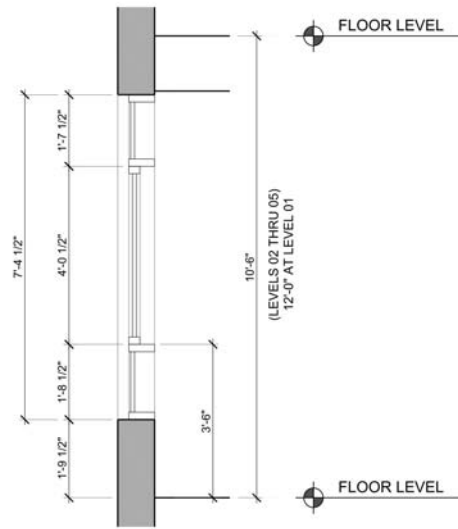
14



ELEVATION



PLAN



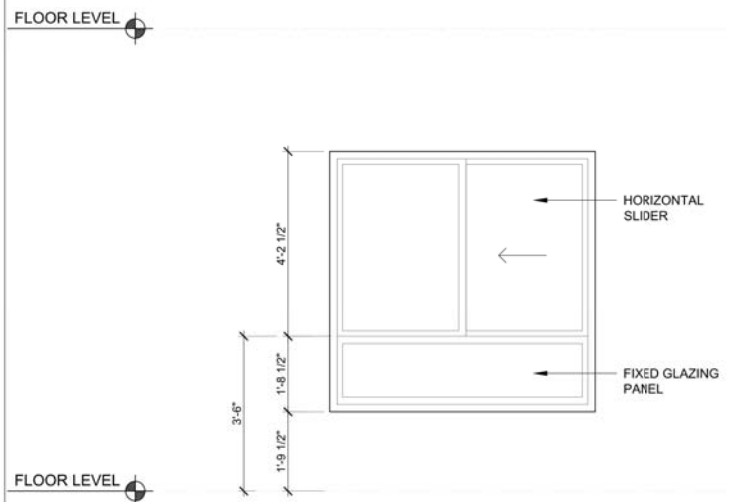
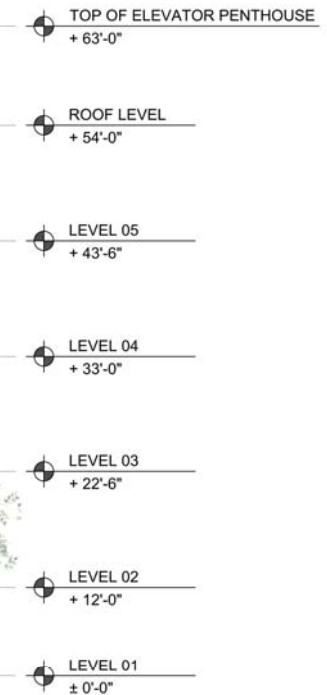
SECTION

NOTE:
ALL WINDOWS TO HAVE A MIN. 3 INCH INSET FROM THE FACE OF THE BUILDING

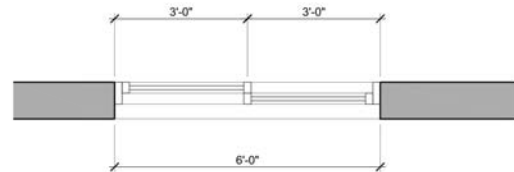
WINDOW TYPE- 1
SCALE: 1/2" = 1'-0"



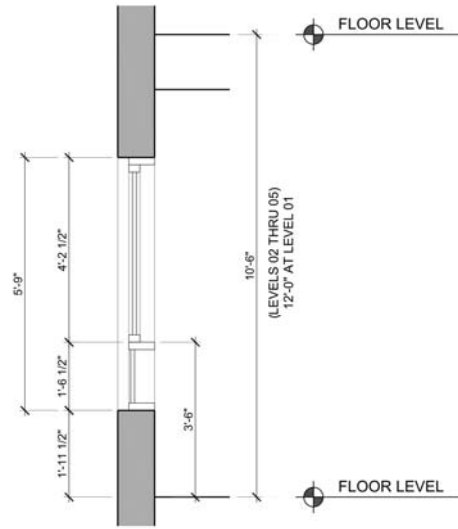
SIDE ELEVATION- (WEST)



ELEVATION



PLAN



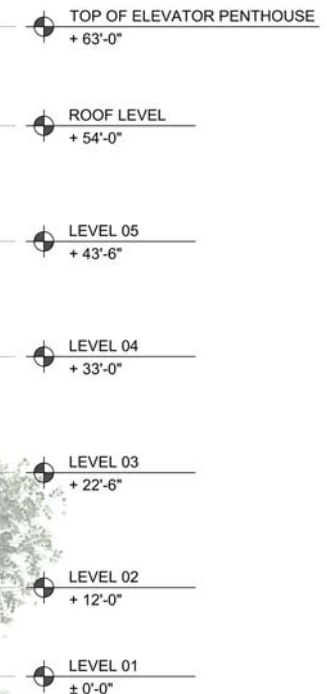
SECTION

NOTE:
ALL WINDOWS TO HAVE A MIN. 3 INCH INSET FROM THE FACE OF THE BUILDING

WINDOW TYPE- 2
SCALE: 1/2" = 1'-0"



SIDE ELEVATION- (EAST)



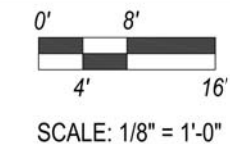
NOTE:
FINISH FLOOR ELEV. = 15.5 PER CIVIL DRAWINGS.
TO ADDRESS FUTURE SEA LEVEL RISE AND FLOODING HAZARDS, THE GRADING AND IMPROVEMENT PLAN SHALL INCLUDE IMPORTATION OF SOIL TO RAISE THE PROPERTY AT LEAST 18 INCHES IN HEIGHT ABOVE THE EXISTING GRADE.



ARCHITECT:
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Email: nkhil@nKLOSURES.com

RAM HOTELS
P.O. BOX 52098
AMARILLO, TX 79159

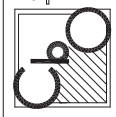
HARBOR BAY HOTEL
2350 HARBOR BAY PARKWAY, ALAMEDA
NOVEMBER 10, 2014



**COLOR ELEVATIONS-
EAST AND WEST**

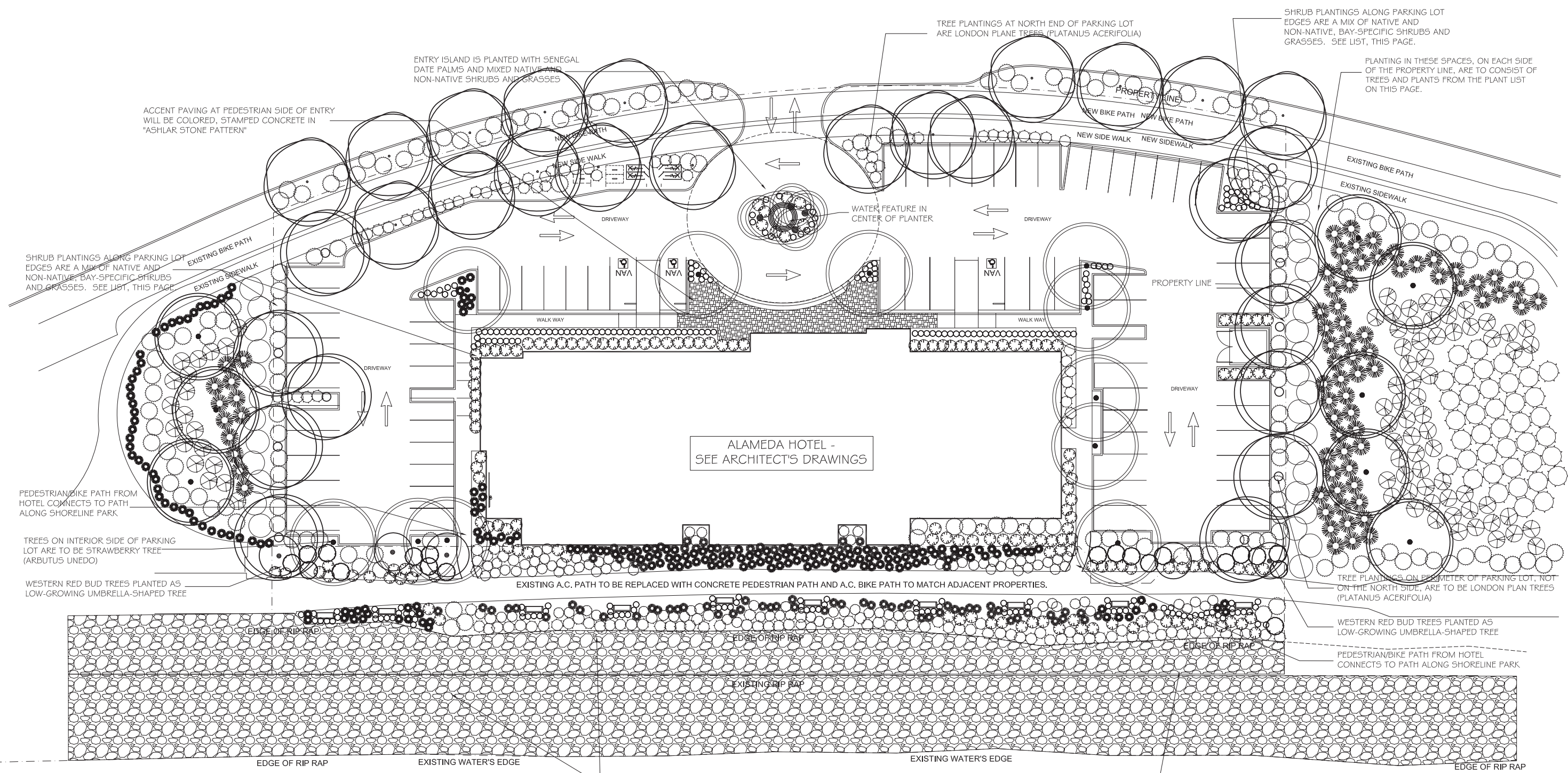
Revisions	By
9/11/14	
10/01/14	

Carey B. Orwig, ASLA Landscape Architecture and Planning
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 2601 E. Chapman Ave. #211 Fullerton, California 92831



ALAMEDA HOTEL
 2350 HARBOR BAY PARKWAY
 ALAMEDA, CA

Date	6/11/14
Scale	1/16" = 1'-0"
Drawn by	CBO
Job Name	Alameda
Sheet	L-1
Of -	Sheets



PLANT LEGEND

SHRUBS AND GRASSES	
Scientific Name	Common Name
<i>Arctostaphylos 'Howard McMinn'</i>	Howard McMinn Manzanita
<i>Artemisia californica</i>	California Sage
<i>Carpentaria californica</i>	Bush Mallow
<i>Ceanothus maritimus</i>	California Lilac
<i>Fremontodendron 'California Glory'</i>	Flannel Bush
<i>Grevillea lavandulacea</i>	Grevillea
<i>Lavatera assurgentifolia</i>	Tree Mallow
<i>Baccharis pilularis</i>	Coyote and Dwarf Coyote Bush
<i>Erigeron fasciculatus</i>	Buckwheat
<i>Gaultheria shallon</i>	Salal
<i>Lupinus albus</i>	Bush Lupine
<i>Mahonia pinnata</i>	California Holly Grape
<i>Rhamnus californica</i>	Coffeeberry
<i>Westringia fruticosa</i>	Coast Rosemary

TREES				
Scientific Name	Common Name	Quantity-(# for parking lot)	Size	# of parking stalls:70
<i>Carex praegracilis</i>	Meadow Sage			
<i>Deschampsia cespitosa</i>	Pacific Hairgrass			
<i>Elymus glaucus</i>	Blue Wild Rye			
<i>Festuca californica</i>	California Fescue			
<i>Helictotrichon sempervirens</i>	Blue Oat Grass			
<i>Leymus triticoides</i>	Creeping Wild Rye			
<i>Muhlenbergia rigens</i>	Deer Grass			
<i>Alnus rubra</i>	Red Alder	18 -(9)	24" Box	# of trees required at 1 per 4 stalls: 17
<i>Arbutus unedo</i>	Strawberry Tree	11 -(11)	24" Box	
<i>Cercis occidentalis 'Forest Pansy'</i>	Red-leaved Western Red Bud	6	24" Box	# of trees provided: 31
<i>Phoenix reclinata</i>	Senegal Date Palm	4	8'-10'	
<i>Platanus acerifolia</i>	London plane tree	11 -(11)	24" Box	

NOTE: ALL OF THE LANDSCAPING ON THIS PROPERTY WILL ADHERE TO THE BAY FRIENDLY LANDSCAPING STANDARDS.

SITE WILL BE PROTECTED AGAINST SHORELINE EROSION. DETAILS TO FOLLOW



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

PRELIMINARY LANDSCAPE PLAN