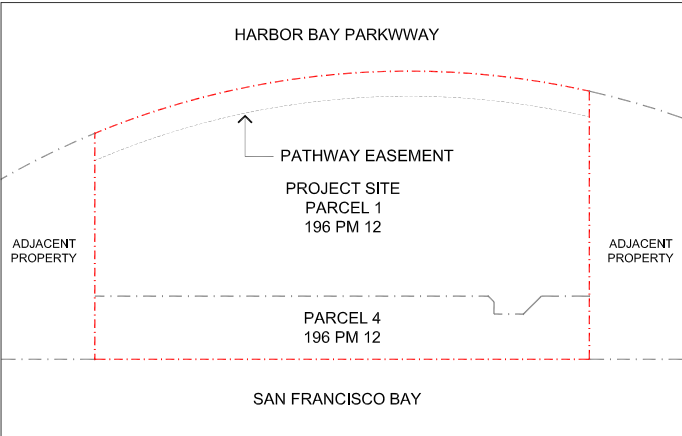


PARKING SUMMARY		
PARKING (PROVIDED)		
STANDARD SPACE (8'-6" x 18'-0")	40	SECTION 30-7.9a
COMPACT SPACE (7'-6" x 15'-0")	37	SECTION 30-7.9b
ACCESSIBLE SPACE (8'-6" x 18'-0")	3	TABLE 11B-208.2 (2013 CBC)
TOTAL PARKING PROVIDED ON-SITE	80	
★ PARKING STUDY/ TRAFFIC STUDY PROVIDED BY ABRAMS ASSOCIATES TRAFFIC ENGINEERING, INC. DATED DECEMBER 16, 2014.		
BICYCLE PARKING (PROVIDED)		
SHORT-TERM BICYCLE PARKING	4	
LONG-TERM BICYCLE PARKING	4	



HARBOR BAY PARKWAY

ADJACENT PROPERTY

ADJACENT PROPERTY

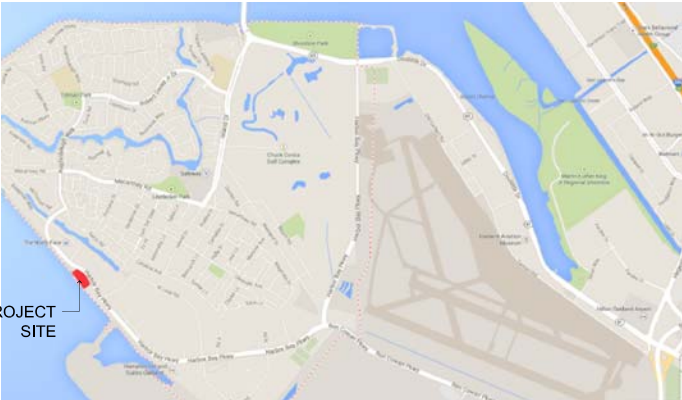
PATHWAY EASEMENT

PROJECT SITE
PARCEL 1
196 PM 12

PARCEL 4
196 PM 12

SAN FRANCISCO BAY

EASEMENTS



PROJECT SITE

VICINITY MAP

SHEET INDEX	
SHEET	DRAWING TITLE
01	PROJECT INFORMATION, VICINITY MAP
02	SITE PHOTOS
03	BOUNDARY AND TOPOGRAPHIC SURVEY
04	BUILDING ENVELOPE EXHIBIT
05	PROPOSED SITE PLAN
06	FLOOR PLAN- LEVEL 01
07	FLOOR PLAN- LEVEL 02
08	FLOOR PLAN- LEVEL 03
09	FLOOR PLAN- LEVEL 04
10	FLOOR PLAN- LEVEL 05
11	FLOOR PLAN- ROOF LEVEL
12	EXTERIOR ELEVATIONS- NORTH AND SOUTH
12 A	COLOR ELEVATIONS- NORTH AND SOUTH
13	EXTERIOR ELEVATIONS- EAST AND WEST
13 A	COLOR ELEVATIONS- EAST AND WEST
14	SITE LANDSCAPE
15	EXTERIOR VIEW- SHORELINE
16	EXTERIOR VIEW- HARBOR BAY PARKWAY

PROJECT INFORMATION	
PROJECT ADDRESS:	2350 HARBOR BAY PARKWAY, ALAMEDA, CA 94502
ASSESSOR PARCEL NO:	074-1362-005 (PARCEL 1, 196 PM12)
LOT AREA:	PARCEL 1 = ± 50,958 SQ.FT, PARCEL 4 = ± 14,838 SQ.FT TOTAL LOT AREA = ± 65,796 SQ.FT
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:	99 GUESTROOMS (INCLUDES 2 EXECUTIVE SUITES)
NO. OF STORIES:	5 STORY
TOTAL BUILDING AREA:	64,787 SQ.FT (GROSS)
PROPOSED OCCUPANCY:	R-1, A-3, B, S-1, S-2
LOT COVERAGE:	BUILDING FOOTPRINT = 17,211 SQ.FT. (26.15 %)
AMENITIES PROVIDED:	BREAKFAST AREA/ BAR AT LOBBY LEVEL FOR GUESTS, BUSINESS CENTER, FITNESS CENTER, LARGE MEETING ROOMS, INDOOR POOL AND SPA



SITE LOOKING SOUTH EAST



SITE LOOKING SOUTH WEST



SITE LOOKING SOUTH EAST



SITE LOOKING SOUTH WEST



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

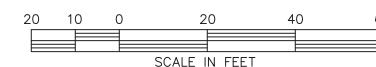
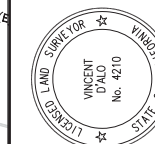
RAM HOTELS
 P.O.BOX 52098
 AMARILLO, TX 79159

HARBOR BAY HOTEL
 2350 HARBOR BAY PARKWAY, ALAMEDA

SITE INFORMATION

---	RIGHT-OF-WAY LINE	⚡ FH	FIRE HYDRANT
---	MONUMENT LINE	Ⓢ SSMH	SANITARY SEWER MANHOLE
---	LOT LINE	Ⓢ SDMH	STORM DRAIN MANHOLE
---	ADJACENT LOT LINE	Ⓢ SSC	SANITARY SEWER CLEANOUT
SS	SANITARY SEWER LINE	Ⓢ	ELECTROJOLTER
SD	STORM DRAIN LINE	Ⓢ	FOUND STANDARD STREET MONUMENT
W	WATER LINE	Ⓢ	TYPICAL
G	NATURAL GAS LINE	SLB	STREET LIGHT BOX
AC	ASPHALT CONCRETE	EB	ELECTRICAL BOX
CONC	PORTLAND CEMENT CONCRETE	EV	ELECTRICAL VAULT
WV	WATER VALVE	COMM	COMMUNICATIONS BOX
SSCO	SANITARY SEWER CLEANOUT	CATV	CABLE TELEVISION BOX
FL	FLOW LINE	FG	FINISHED GRADE
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		

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.

[illegible]

BOUNDARY AND TOPOGRAPHIC SURVEY

RAM HOTELS

2350 HARBOR BAY PARKWAY

CITY OF ALAMEDA
ALAMEDA COUNTY
CALIFORNIA

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

BDRY-TP

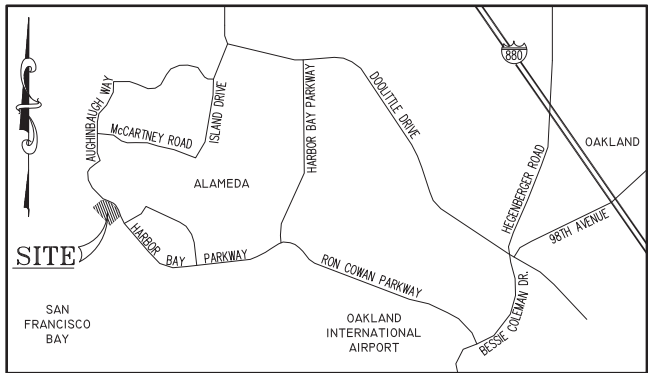
LEGEND

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

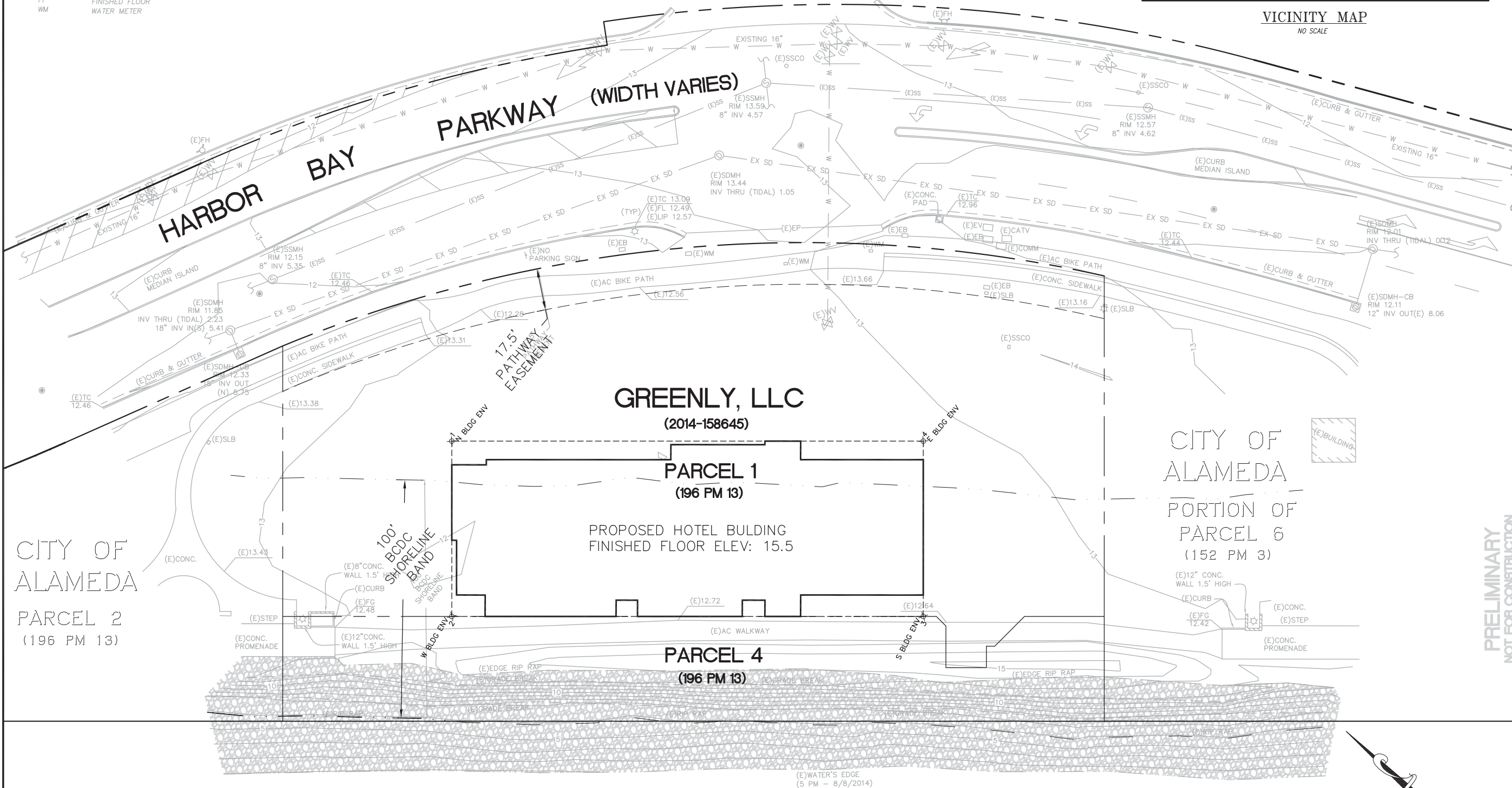
BUILDING ENVELOPE CORNERS
NAD 83 (2011) CA SPCS-ZONE 3
NAD 83 GEOGRAPHIC

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

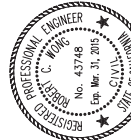
POINT#	LATITUDE	LONGITUDE	DESCRIPTION
1	37d 43' 52.04112"	122d 15' 01.62724"	N BLDG ENV
2	37d 43' 51.55893"	122d 15' 02.31383"	W BLDG ENV
3	37d 43' 50.09243"	122d 15' 00.68109"	S BLDG ENV
4	37d 43' 50.57462"	122d 14' 59.99451"	E BLDG ENV



VICINITY MAP
NO SCALE



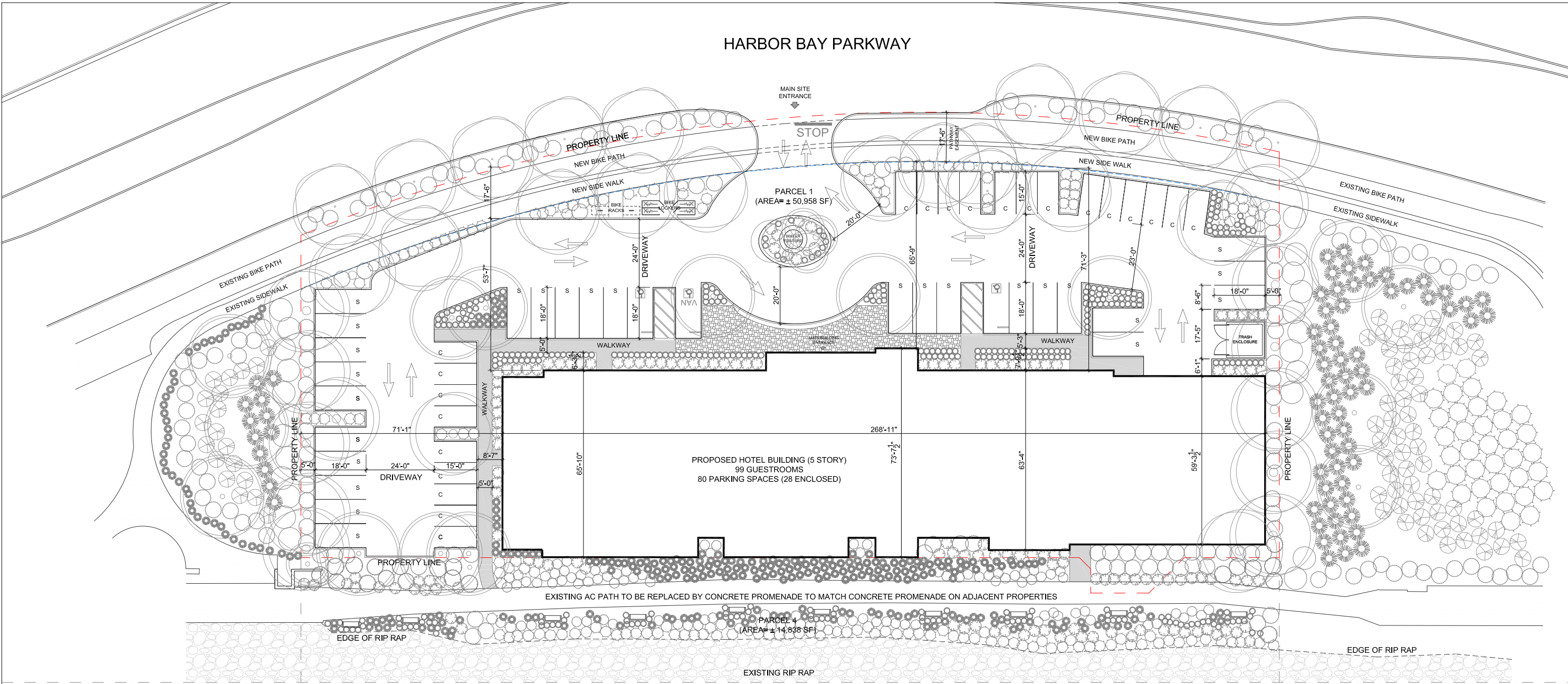
BUILDING ENVELOPE EXHIBIT
RAM HOTELS
2350 HARBOR BAY PARKWAY



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

SITE
1 OF 1

HARBOR BAY PARKWAY



FLOOR AREA (GROSS)	
FLOOR LEVEL	GROSS AREA (SF)
LEVEL 01 (INCLUDES ENCLOSED PARKING)	15,973
LEVEL 02	13,498
LEVEL 03	12,534
LEVEL 04	12,103
LEVEL 05	10,679
TOTAL AREA (GROSS)	64,787

PARKING PROPOSED	
TOTAL PARKING PROPOSED	80 SPACES
TOTAL PARKING ENCLOSED (STACKER PARKING- VALET)	28 SPACES
TOTAL PARKING ENCLOSED (%)	35 %

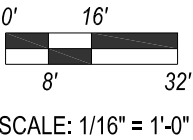
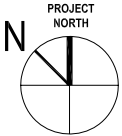
FLOOR AREA RATIO	
FLOOR AREA RATIO (F.A.R)	0.5
LOT AREA (PARCEL 1)	50,958
LOT AREA (PARCEL 4)	14,838
TOTAL LOT AREA	65,796
ADDITIONAL F.A.R ALLOWED (35% ENCLOSED PARKING)	0.52
TOTAL F.A.R ALLOWED	1.02
TOTAL F.A.R PROPOSED	64,787/ 65,796 = 0.98



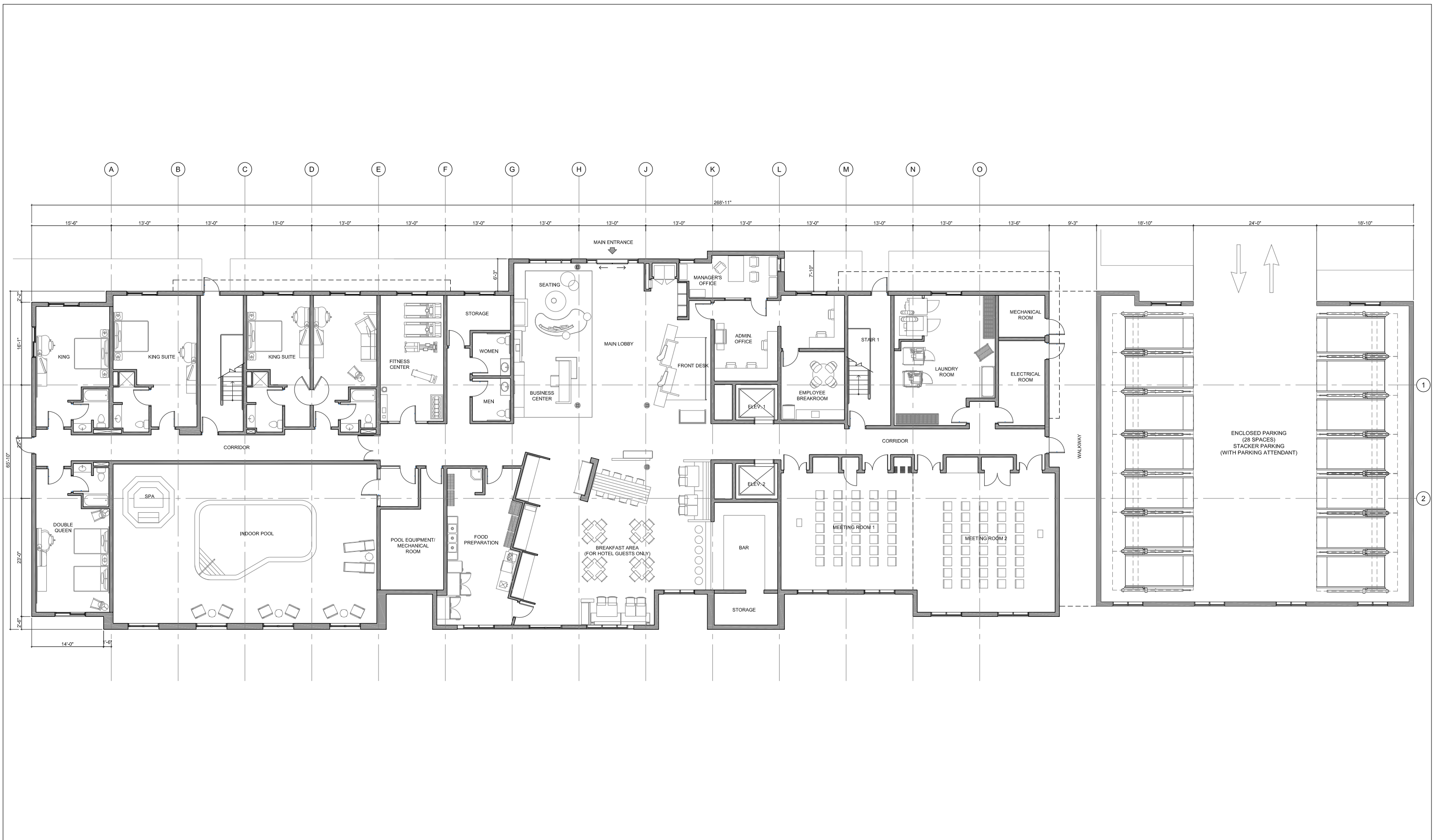
ARCHITECT:
nKLOSURES, Inc.
Contact: Nikhil Kamat, AIA
Tel: 323.309.7334
Email: nikhil@nKLOSURES.com

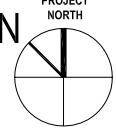
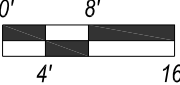
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HARBOR BAY HOTEL
2350 HARBOR BAY PARKWAY, ALAMEDA

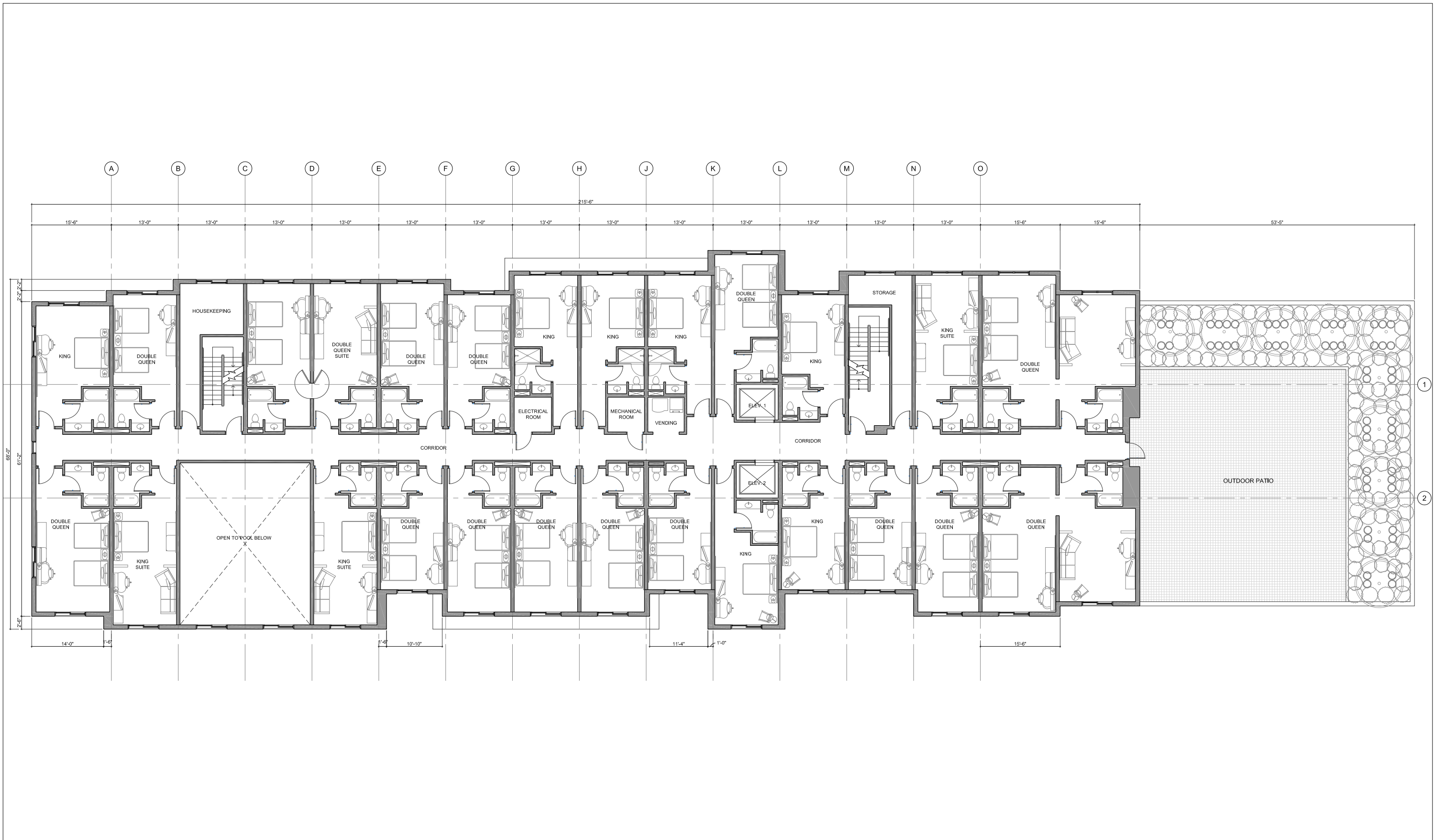


PROPOSED SITE PLAN



 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	 PROJECT NORTH  0' 8' 4' 16' SCALE: 1/8" = 1'-0"	FLOOR PLAN- LEVEL 01	06
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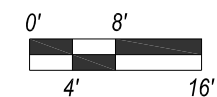
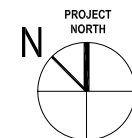
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HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA



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

**FLOOR PLAN-
 LEVEL 03**

08



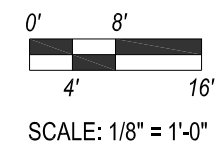
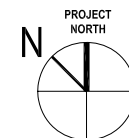
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HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA



**FLOOR PLAN-
 LEVEL 04**

09



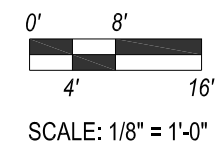
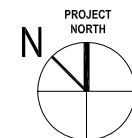
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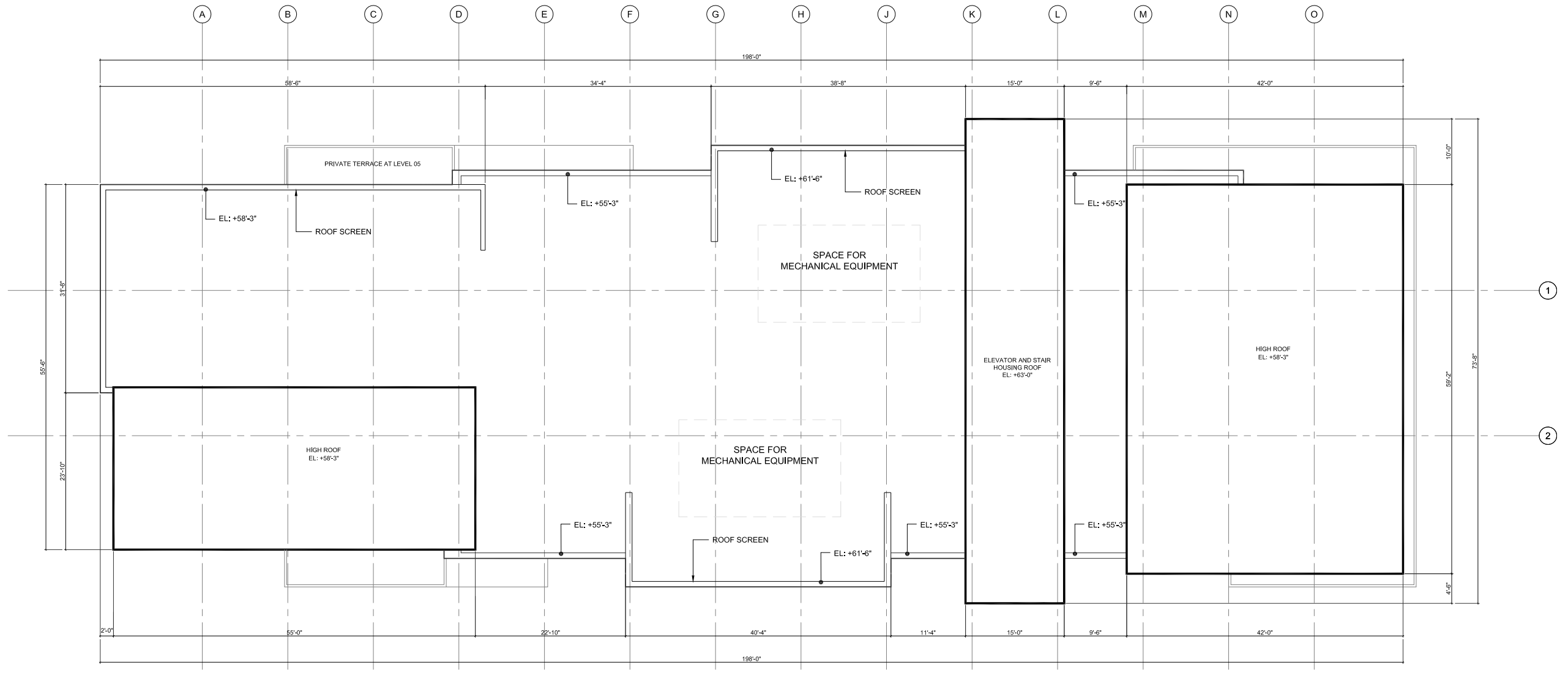
HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA



**FLOOR PLAN-
 LEVEL 05**

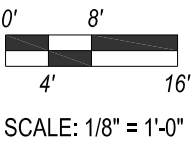
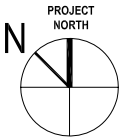
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HARBOR BAY HOTEL
2350 HARBOR BAY PARKWAY, ALAMEDA



**FLOOR PLAN-
ROOF LEVEL**



 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	0' 8' 4' 16' SCALE: 1/8" = 1'-0"	EXTERIOR ELEVATIONS- NORTH AND SOUTH	12
---	---	---	---	--	-----------



FRONT ELEVATION- HARBOR BAY PARKWAY (NORTH)



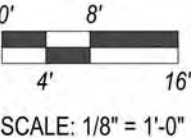
REAR ELEVATION- SHORELINE (SOUTH)



ARCHITECT:
nKLOSURES, Inc.
 Contact: Nikhil Kamat, AIA
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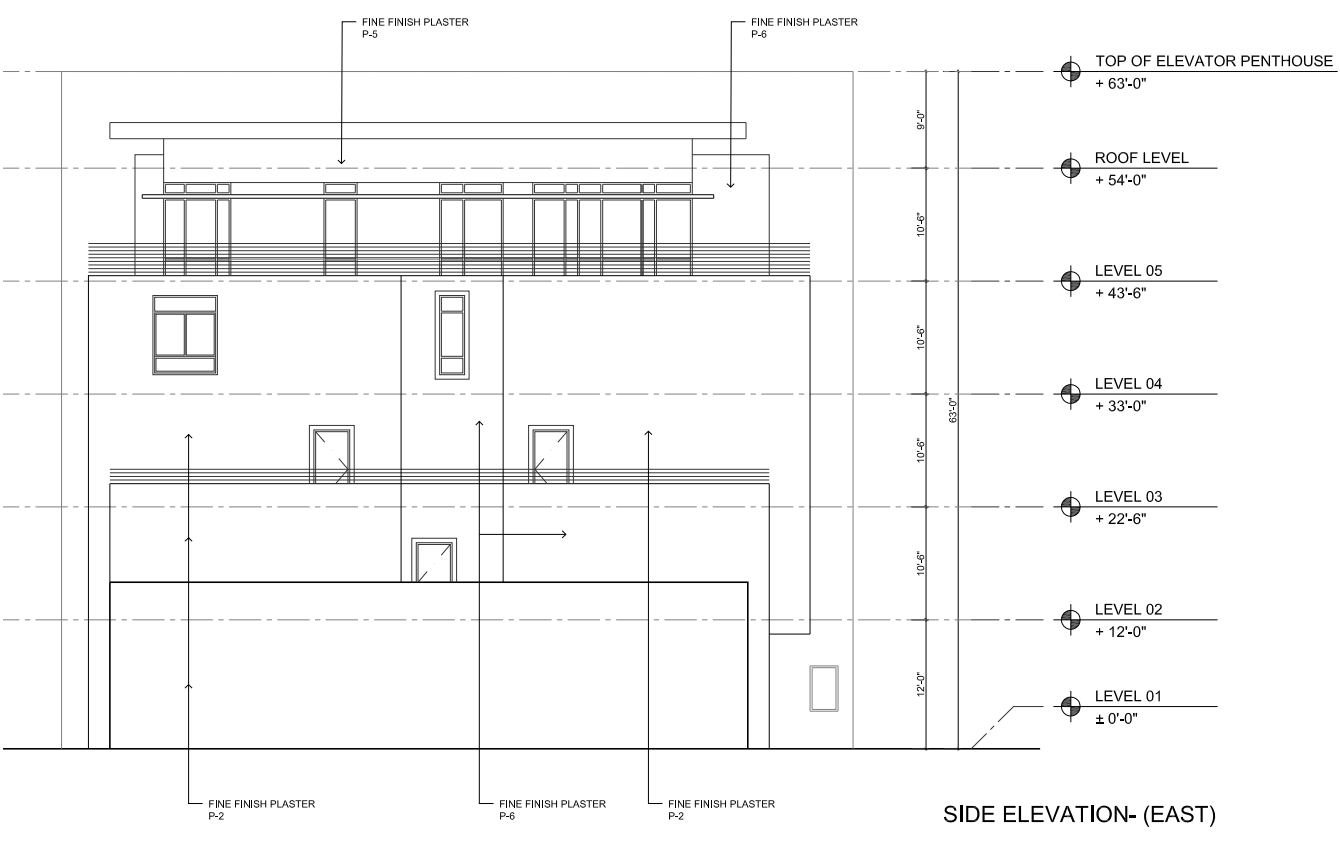
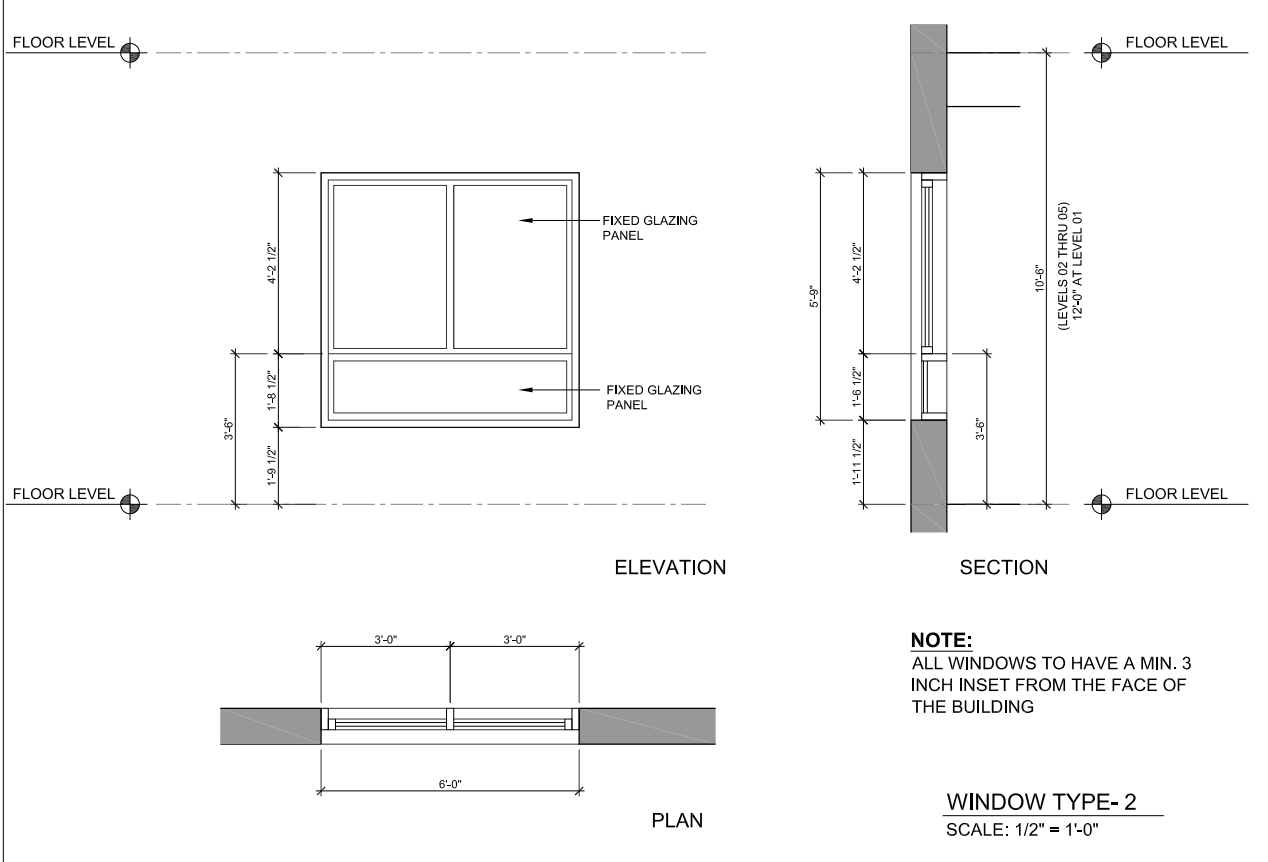
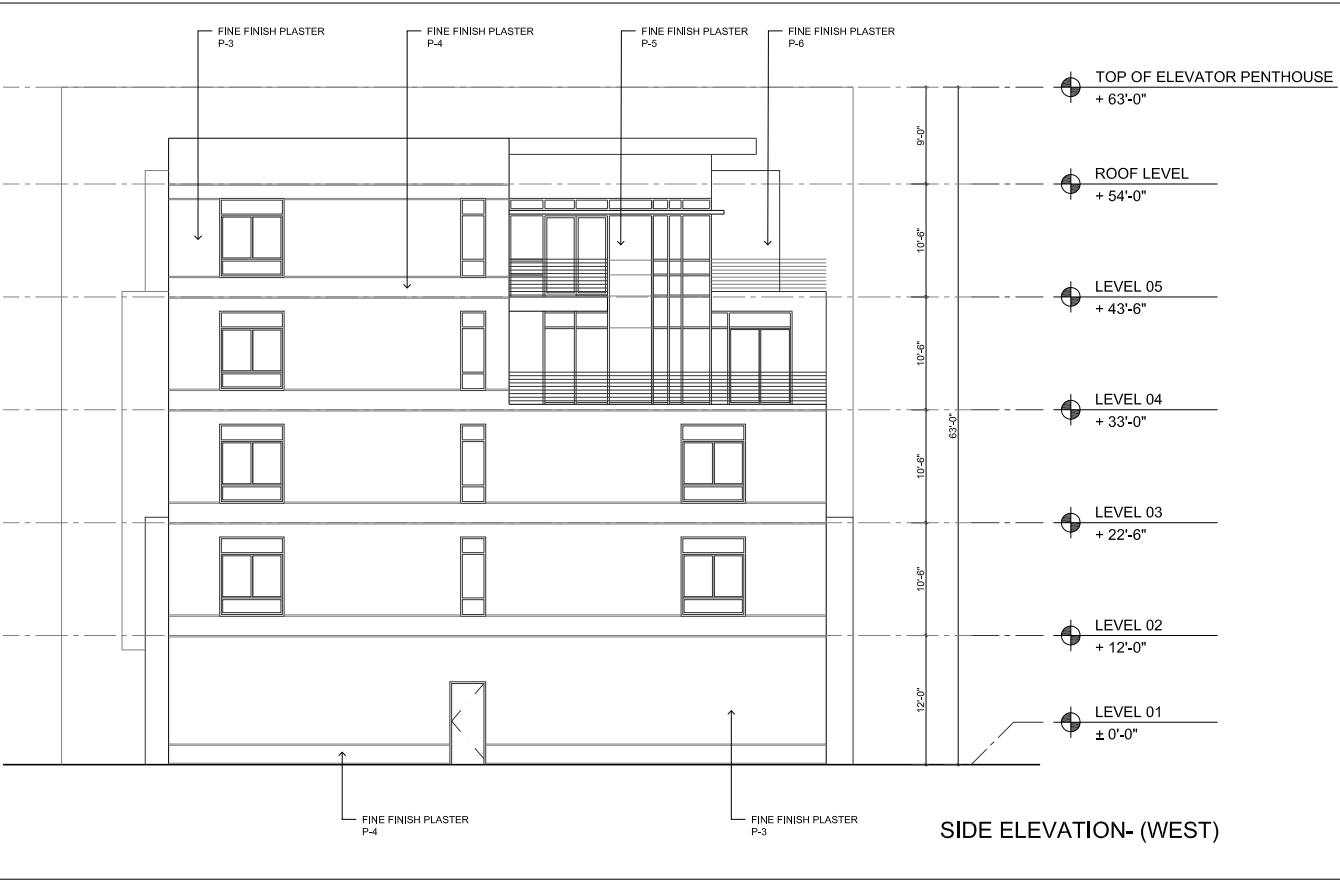
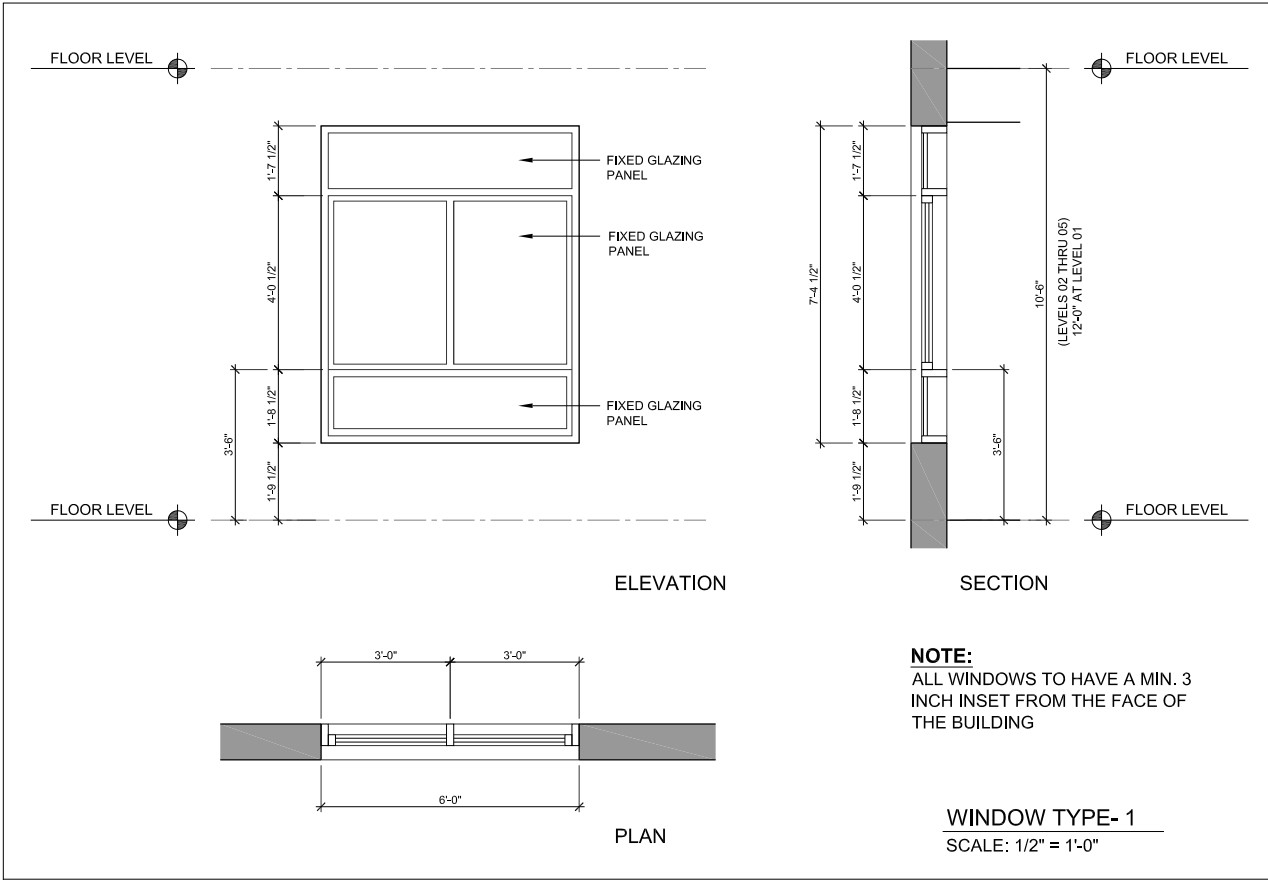
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 AMARILLO, TX 79159

HARBOR BAY HOTEL
 2350 HARBOR BAY PARKWAY, ALAMEDA



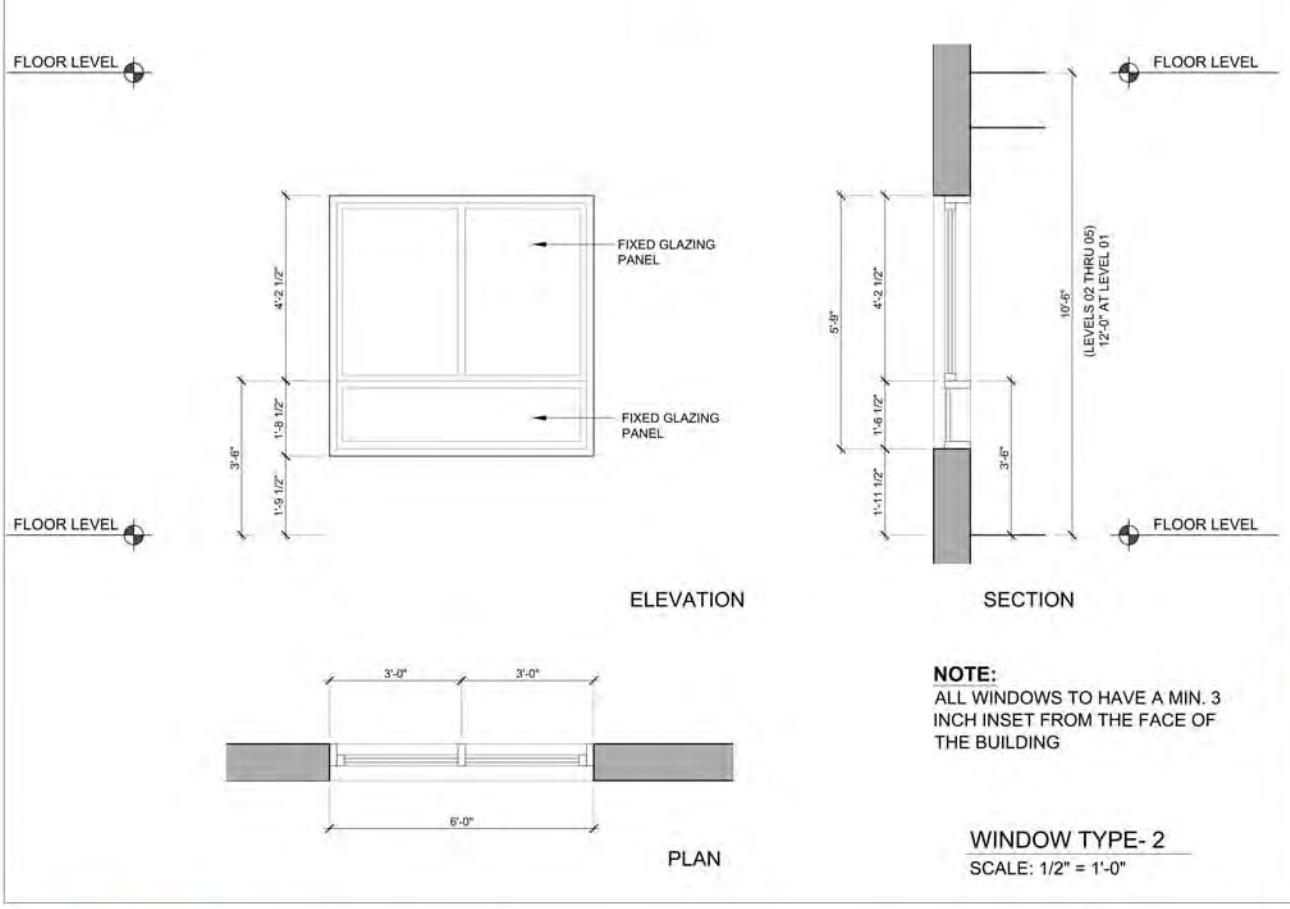
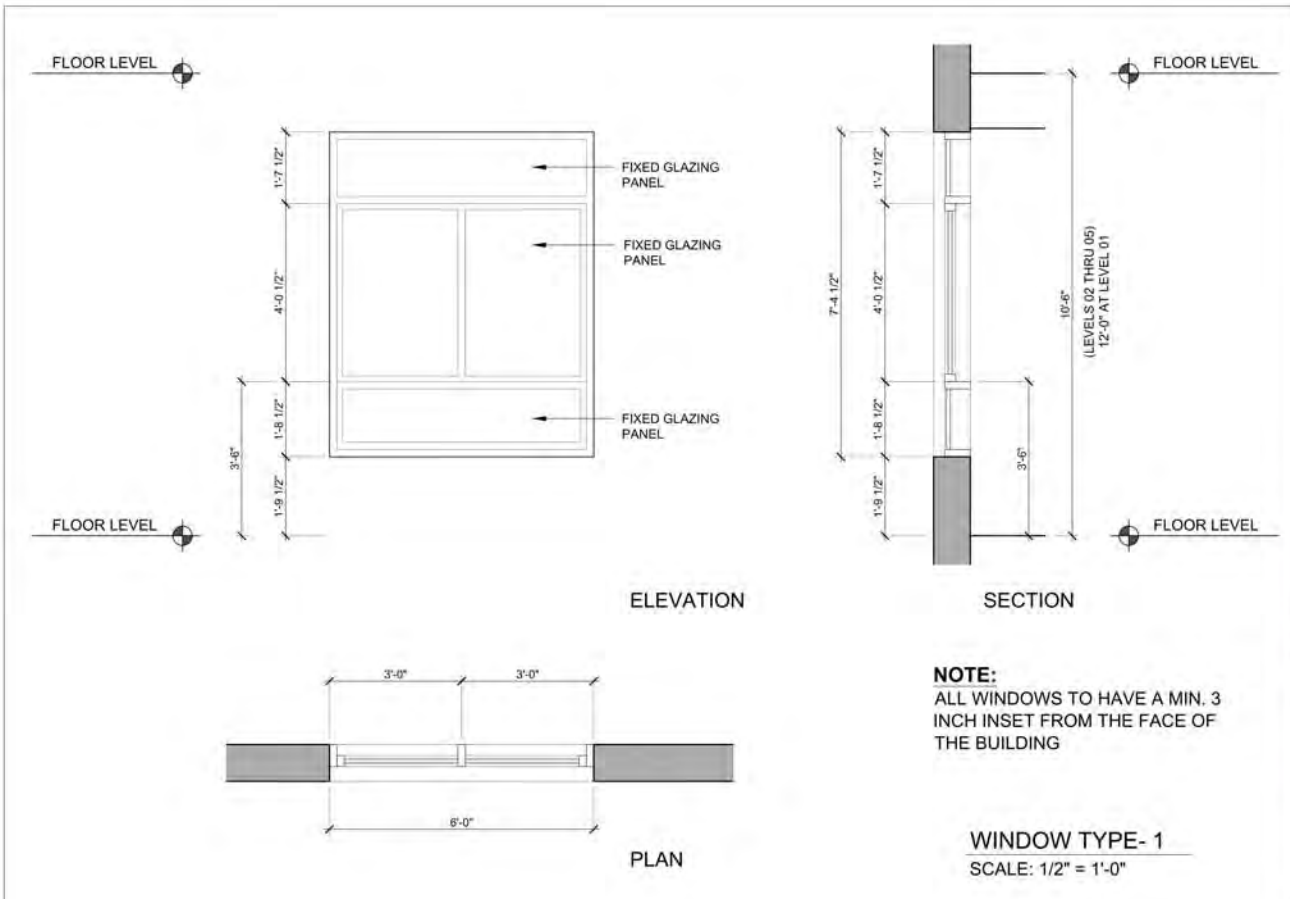
**COLOR ELEVATIONS-
 NORTH AND SOUTH**

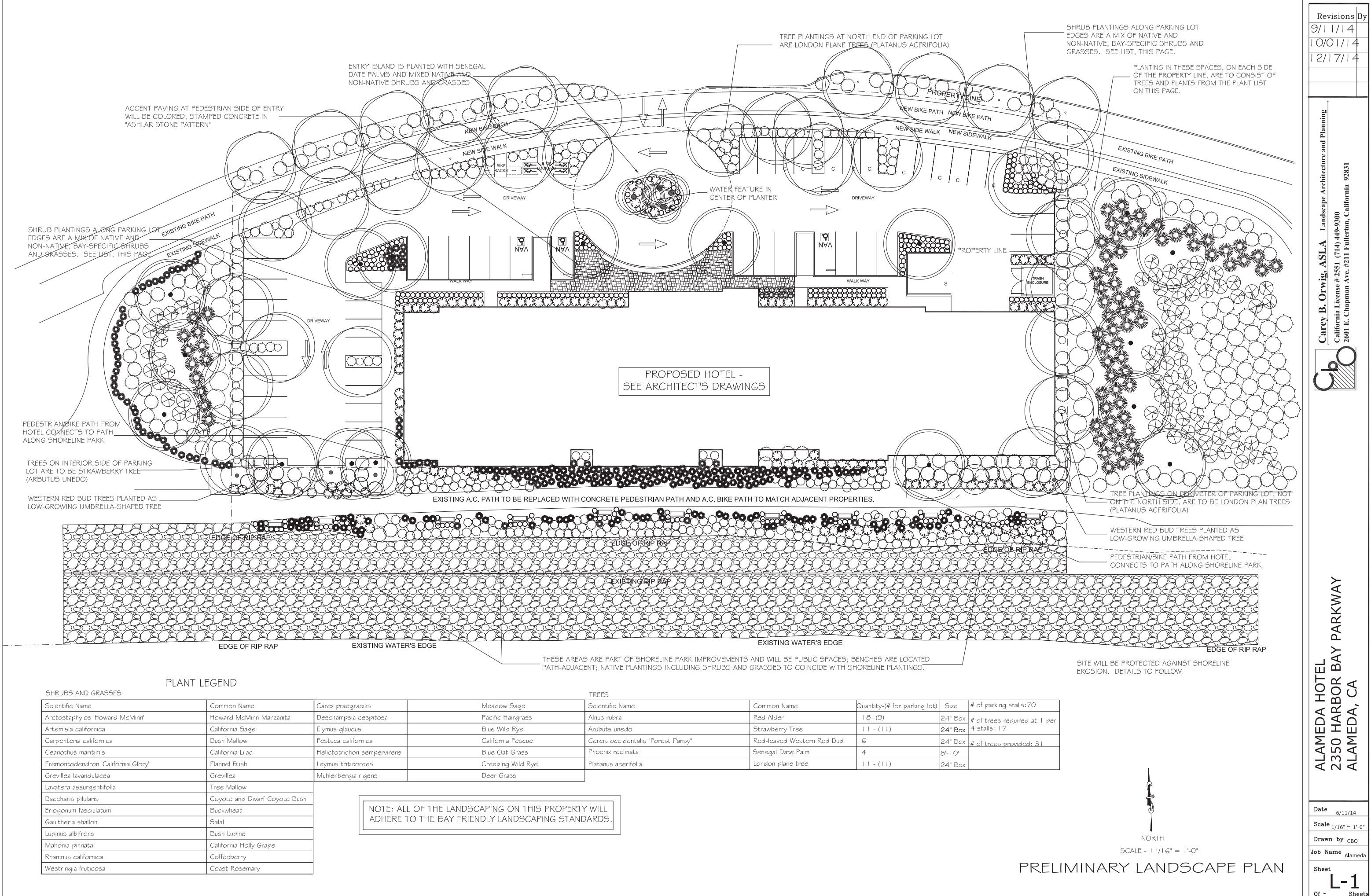
12A



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.





RevisionsBy

9/11/14

10/01/14

12/17/14

Carey B. Orwig, ASLA

Landscape Architecture and Planning

California License # 2551 (714) 449-9300

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



ARCHITECT:
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HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA

**EXTERIOR VIEW-
 SHORELINE**

15



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RAM HOTELS

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HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA

EXTERIOR VIEW-
 HARBOR BAY PARKWAY

16