

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	

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

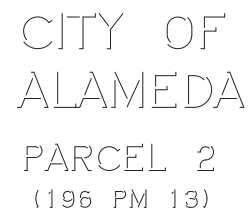
RAM HOTELS
 P.O.BOX 52098
 AMARILLO, TX 79159

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	(TYP)	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.

PRELIMINARY
NOT FOR CONSTRUCTION

BOUNDARY AND TOPOGRAPHIC SURVEY

RAM HOTELS
2350 HARBOR BAY PARKWAY

CITY OF ALAMEDA
ALAMEDA COUNTY
CALIFORNIA[illegible]

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

BDRY-TP

— — — — —	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	⊙	FOUND STANDARD STREET MONUMENT
—G—	NATURAL GAS LINE	(TYP)	TYPICAL
AC	ASPHALT CONCRETE	SLB	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		
TO	CONTOUR		
(E)	EXISTING		
FF	FINISHED FLOOR		
WM	WATER METER		

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



CITY OF ALAMEDA	ALAMEDA COUNTY	CALIFORNIA
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No.	BY	DATE	REVISIONS
-----	----	------	-----------

CALIFORNIA

COMMUNITY

NAME

APPROVED	RCW
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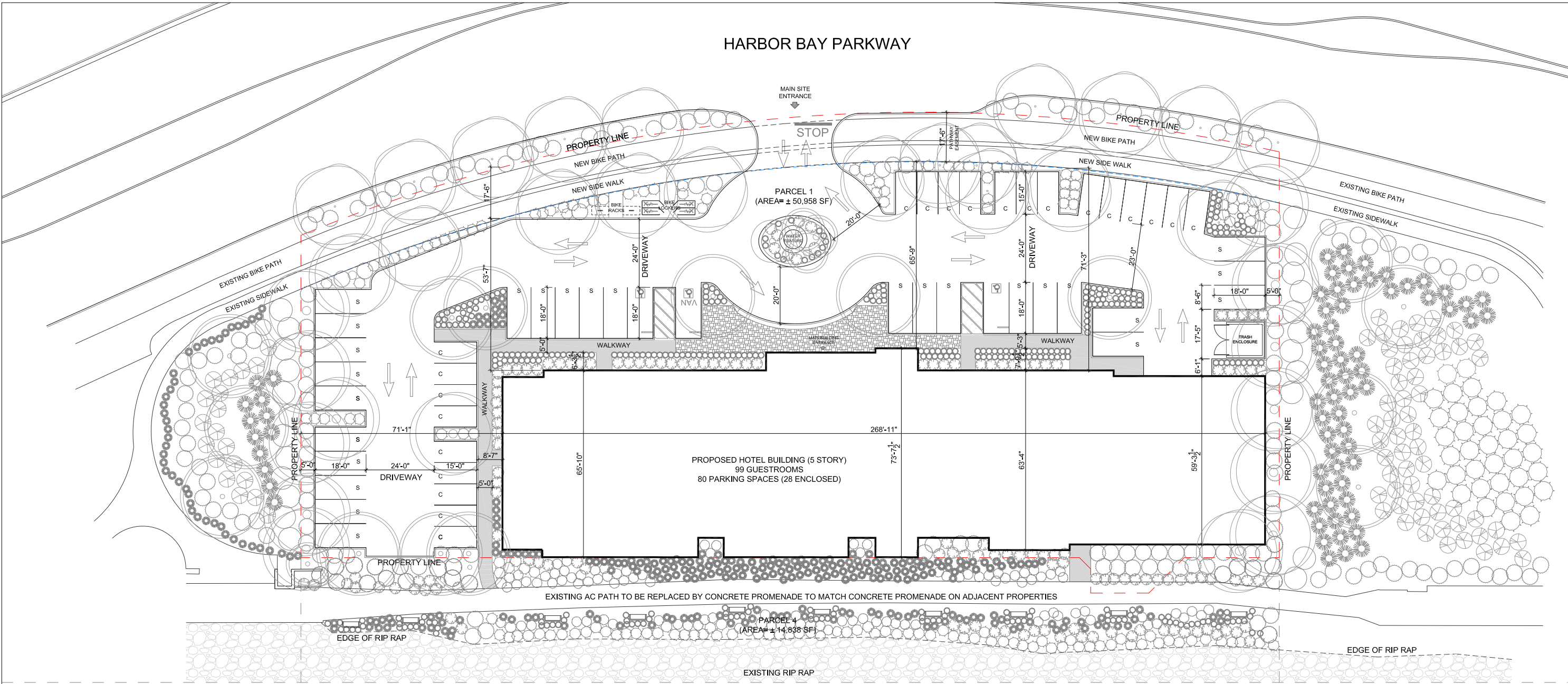
SITE
1 OF 1

1 OF 1

P:\214\214053.00\Drawings\Master\MstrSite.dwg, 8/17/2014 5:47:12 AM, 1:1



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 %

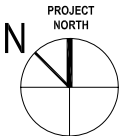
FLOOR AREA RATIO	
FLOOR AREA RATIO (F.A.R)	0.5
LOT AREA (PARCEL 1)	50,958
LOT AREA (PARCEL 4)	14,838
TOTAL LOT AREA	65,796
ADDITIONAL F.A.R ALLOWED (35% ENCLOSED PARKING)	0.52
TOTAL F.A.R ALLOWED	1.02
TOTAL F.A.R PROPOSED	64,787/ 65,796 = 0.98



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

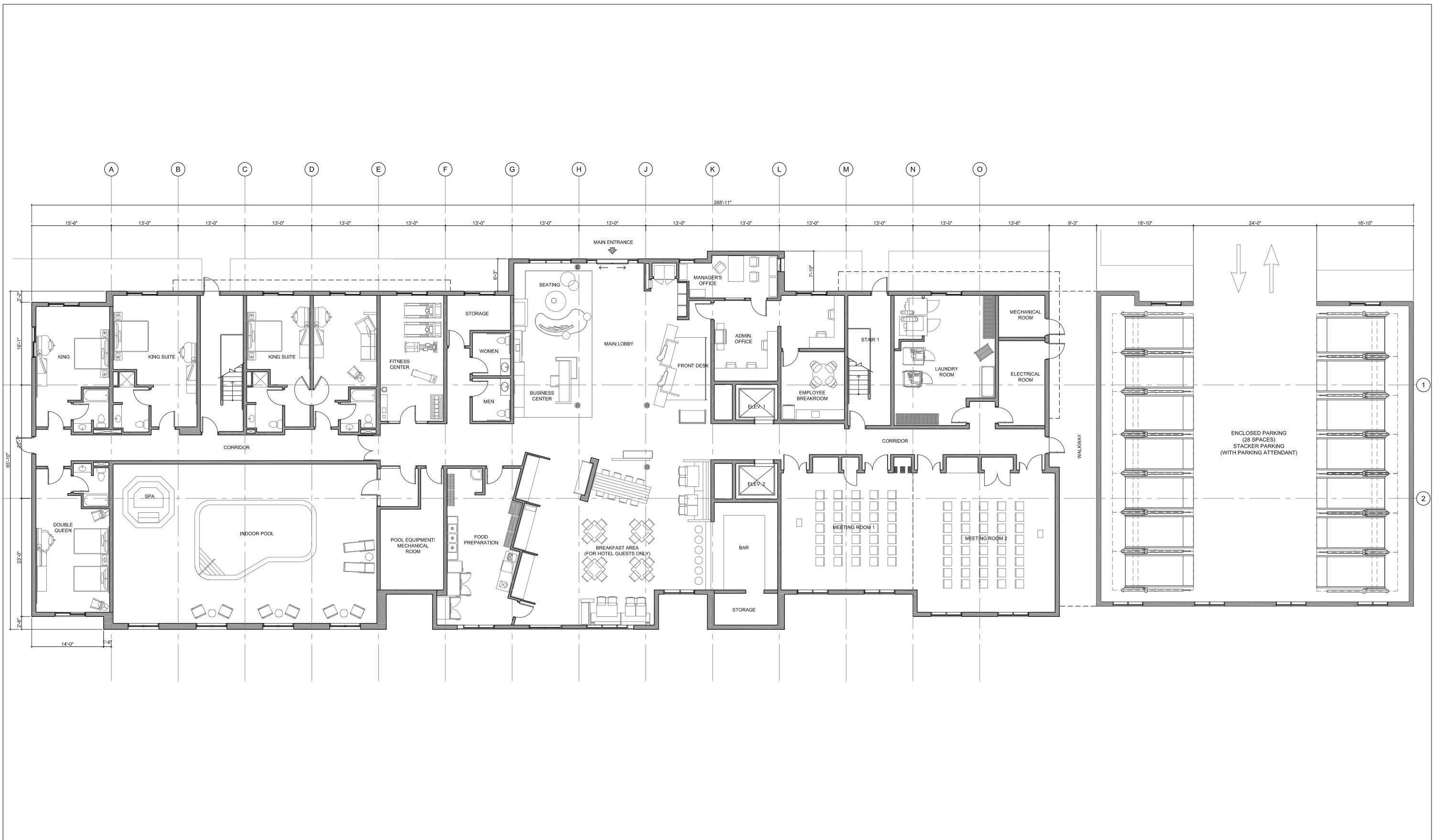
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AMARILLO, TX 79159

HARBOR BAY HOTEL
2350 HARBOR BAY PARKWAY, ALAMEDA

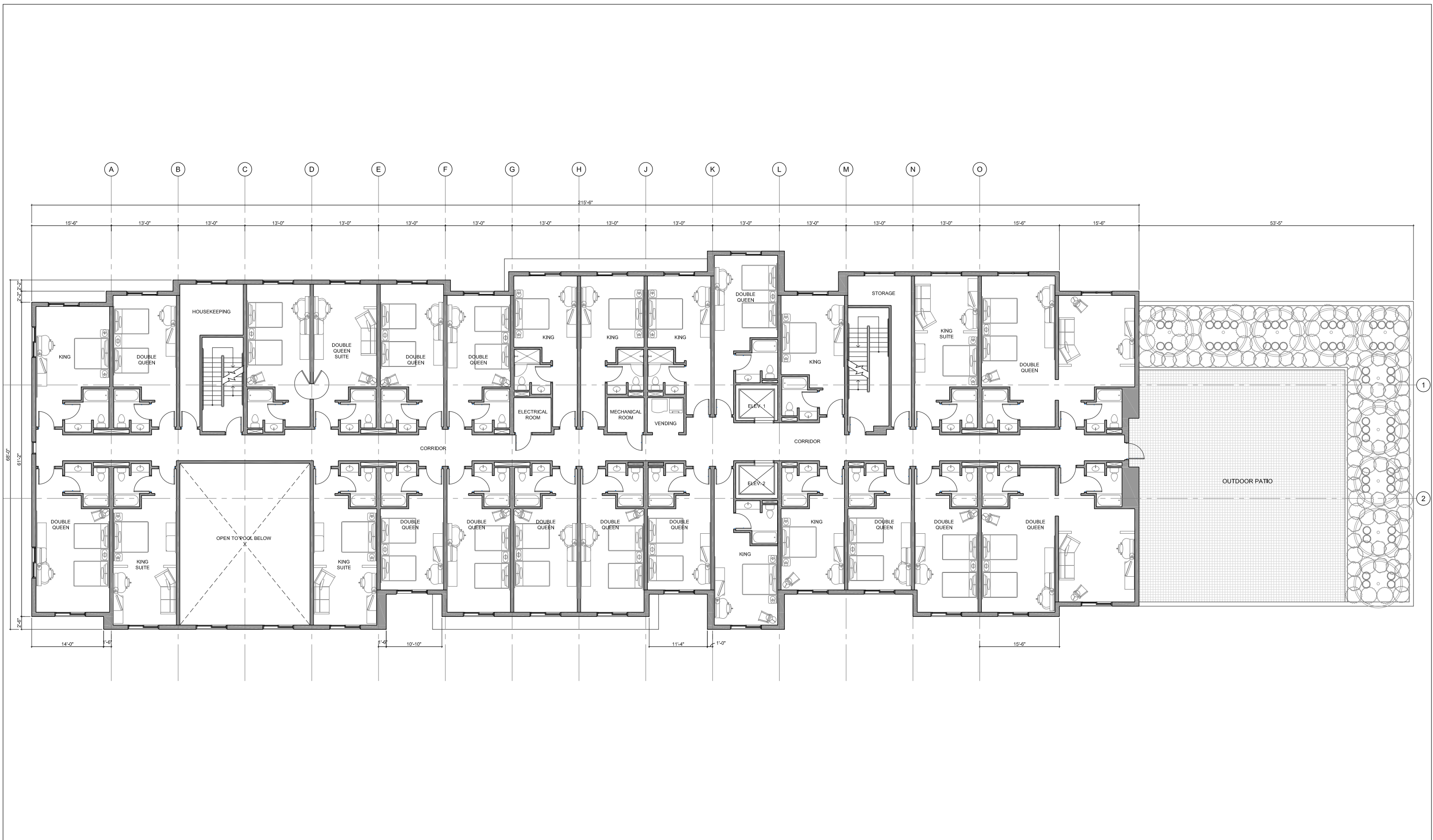


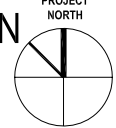
0' 16'
8' 32'
SCALE: 1/16" = 1'-0"

PROPOSED SITE PLAN



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 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 02	07
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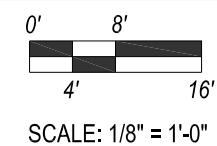
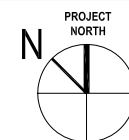
ARCHITECT:
nKLOSURES, Inc.
 Contact: Nikhil Kamat, AIA
 Tel: 323.309.7334
 Email: nikhil@nKLOSURES.com

RAM HOTELS

P.O. BOX 52098
 AMARILLO, TX 79159

HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA



**FLOOR PLAN-
 LEVEL 03**

08



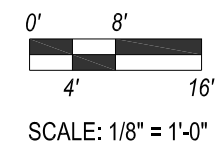
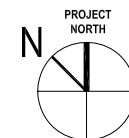
ARCHITECT:
nKLOSURES, Inc.
 Contact: Nikhil Kamat, AIA
 Tel: 323.309.7334
 Email: nikhil@nKLOSURES.com

RAM HOTELS

P.O. BOX 52098
 AMARILLO, TX 79159

HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA



**FLOOR PLAN-
 LEVEL 04**

09



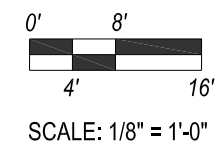
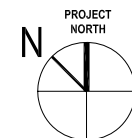
ARCHITECT:
nKLOSURES, Inc.
 Contact: Nikhil Kamat, AIA
 Tel: 323.309.7334
 Email: nikhil@nKLOSURES.com

RAM HOTELS

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 AMARILLO, TX 79159

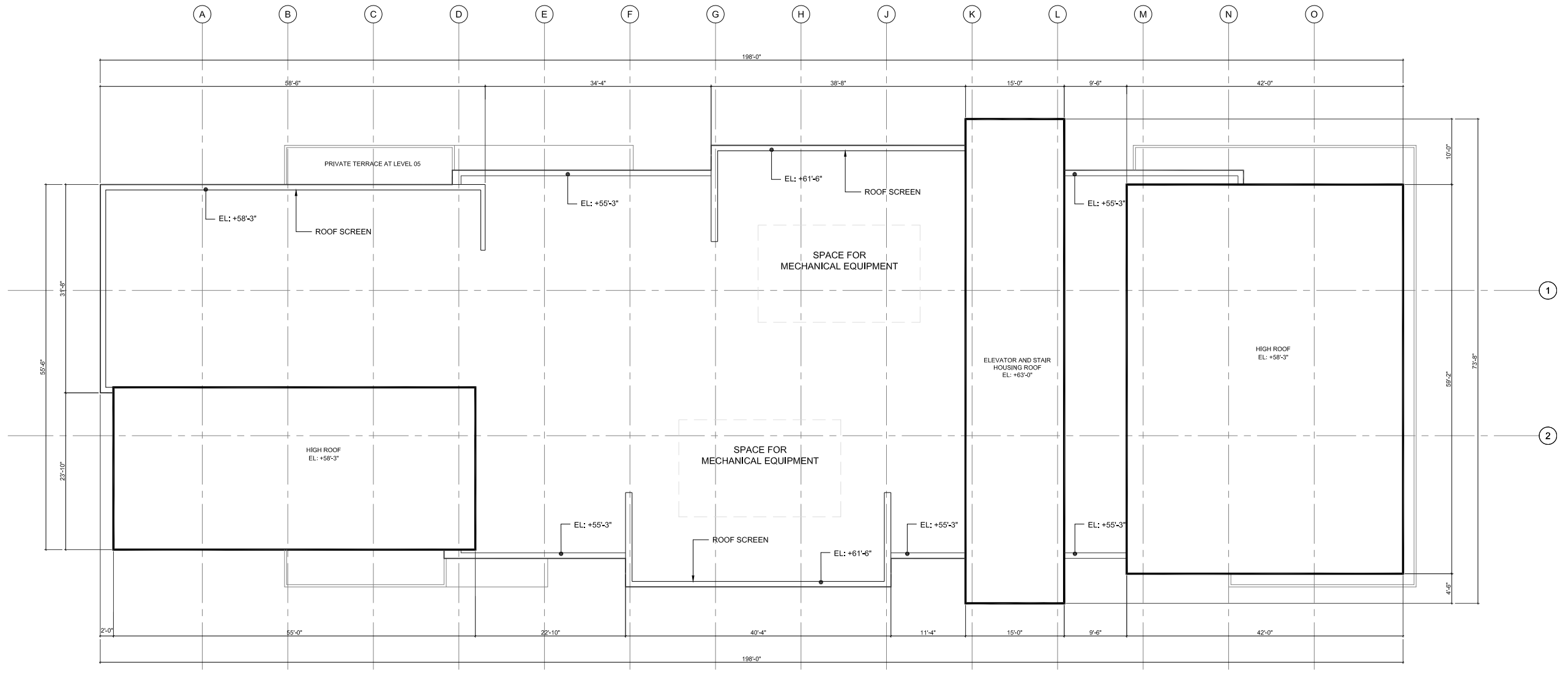
HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA



**FLOOR PLAN-
 LEVEL 05**

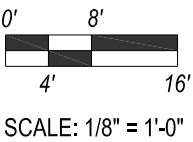
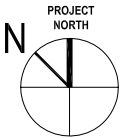
10



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

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P.O.BOX 52098
AMARILLO, TX 79159

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
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FRONT ELEVATION- HARBOR BAY PARKWAY (NORTH)



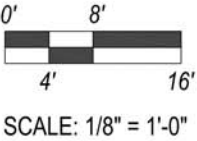
REAR ELEVATION- SHORELINE (SOUTH)



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

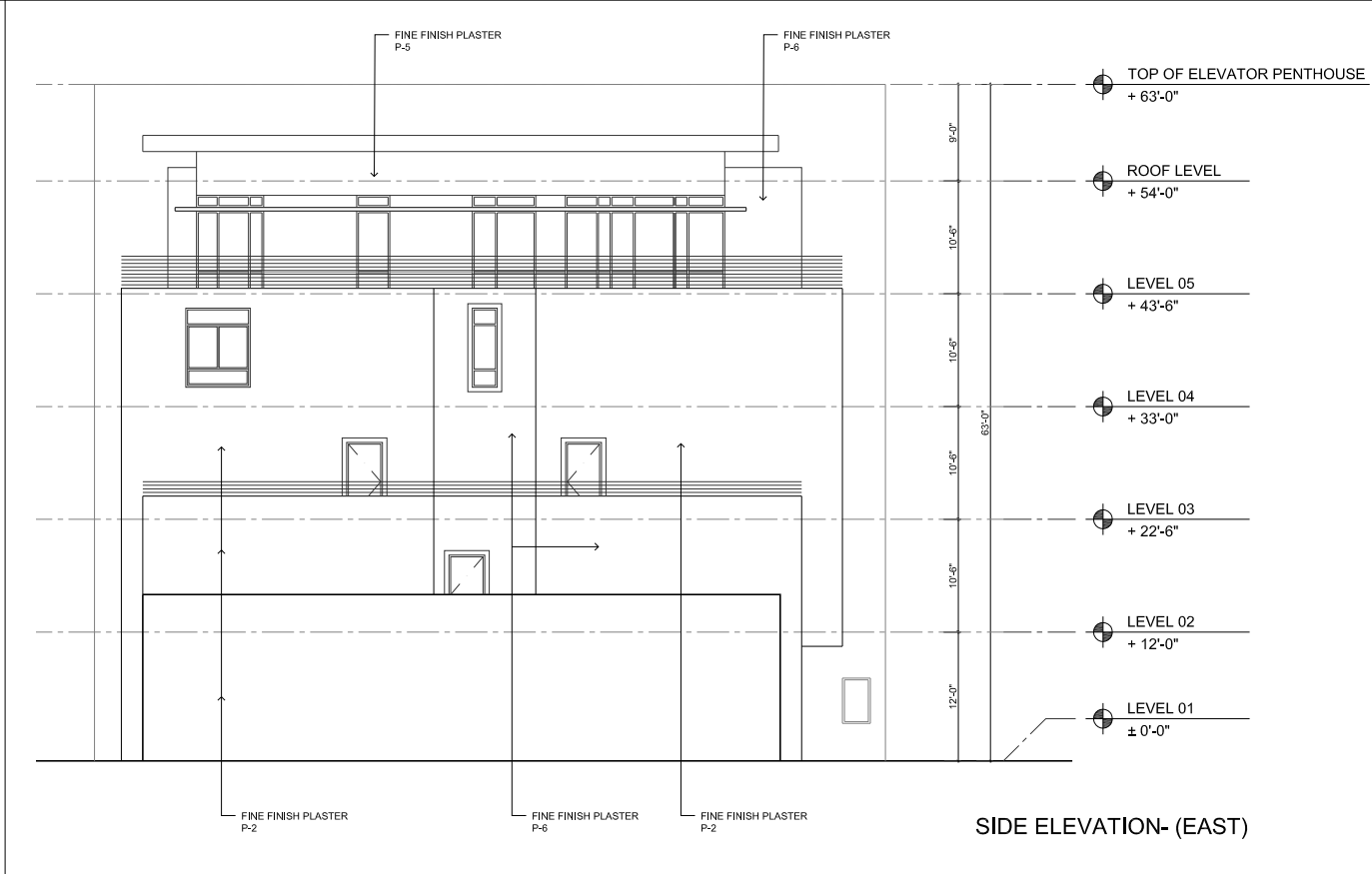
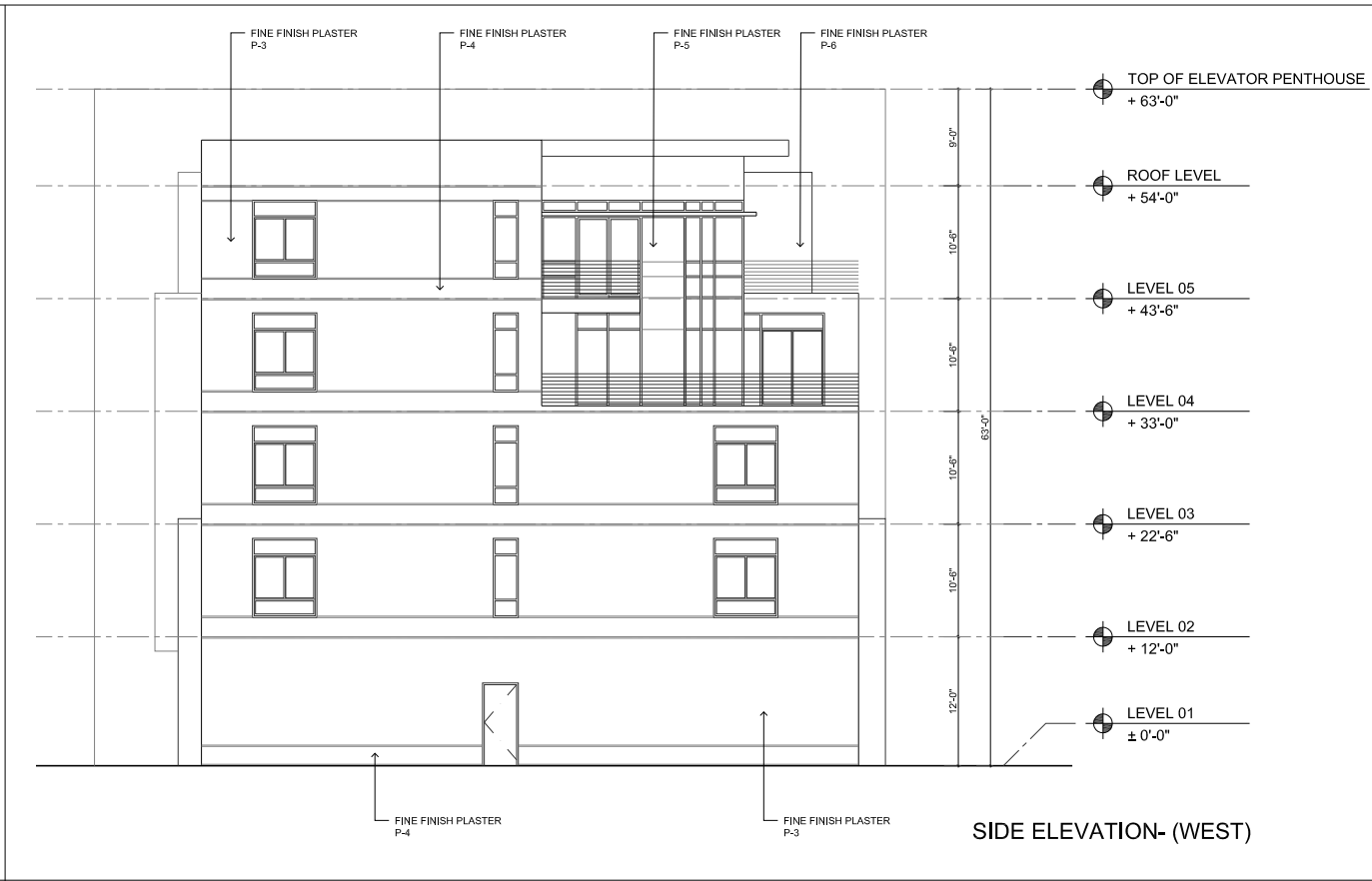
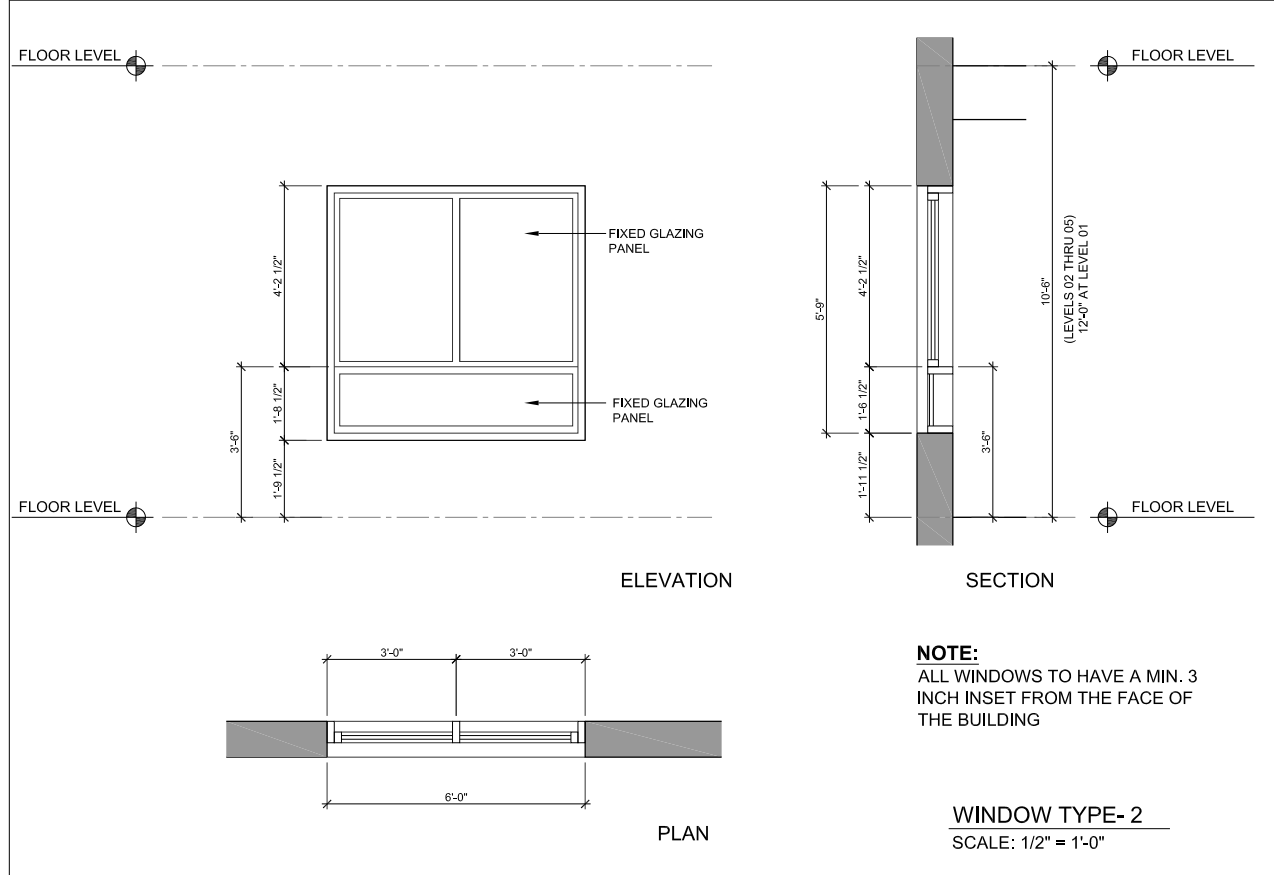
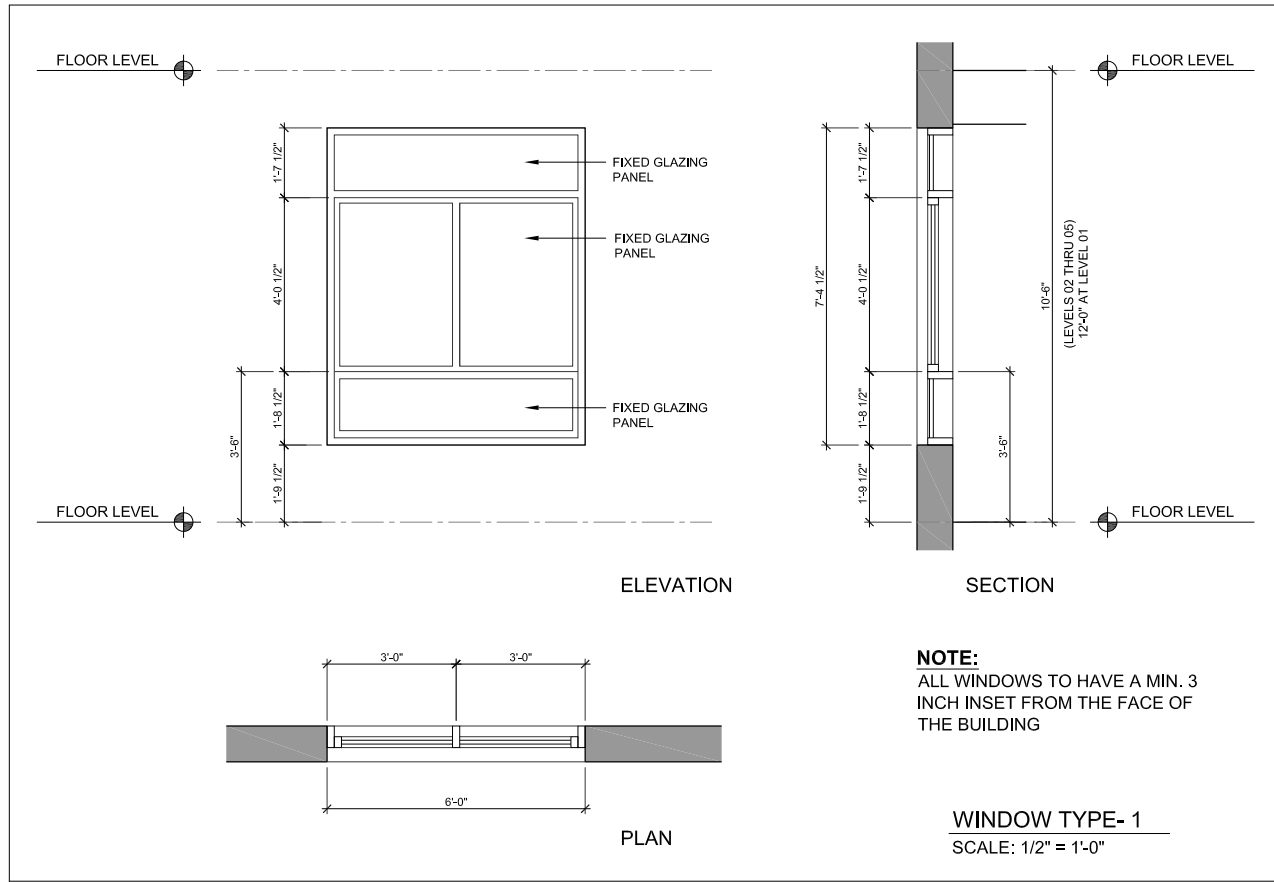
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 AMARILLO, TX 79159

HARBOR BAY HOTEL
 2350 HARBOR BAY PARKWAY, ALAMEDA



**COLOR ELEVATIONS-
 NORTH AND SOUTH**

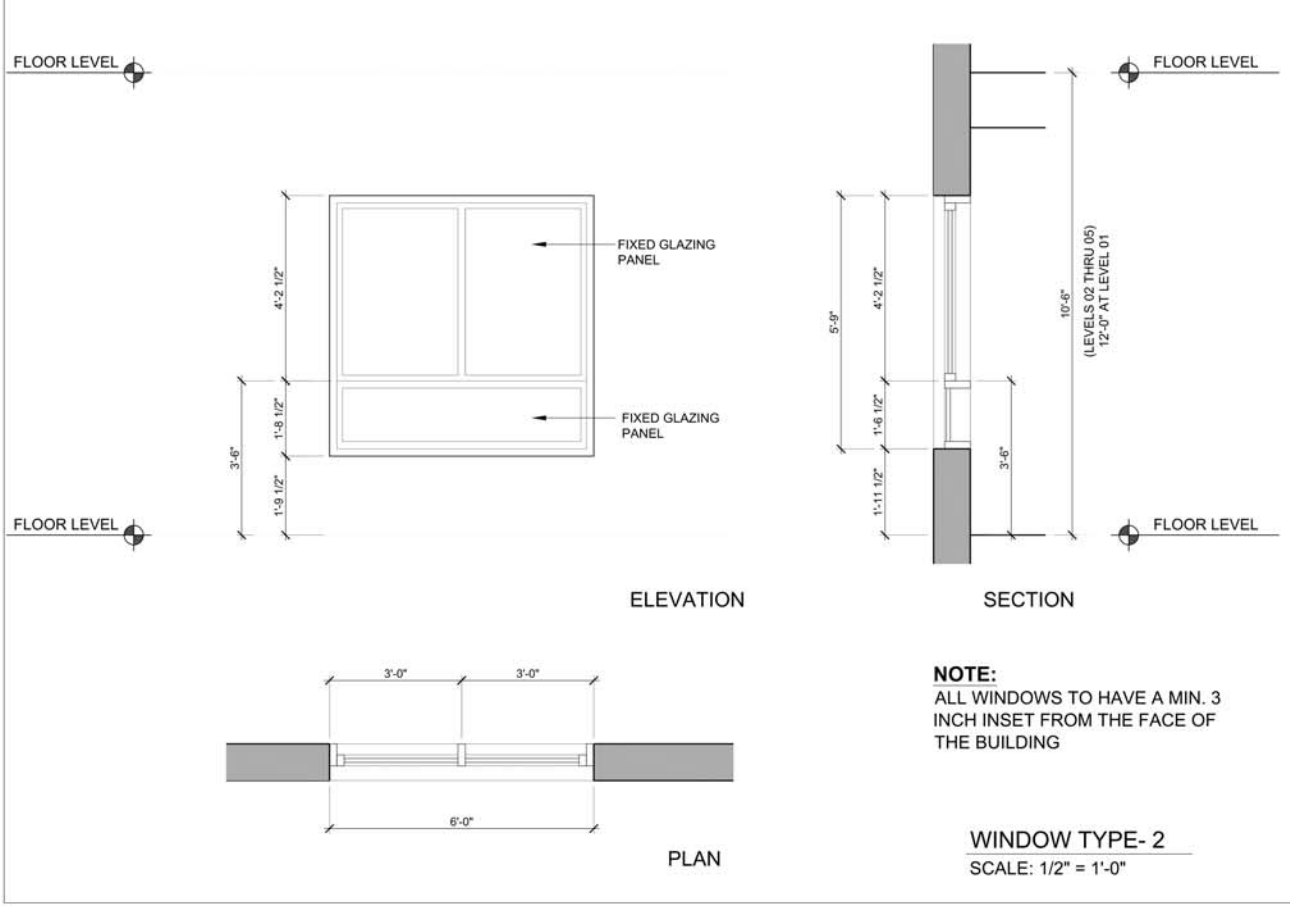
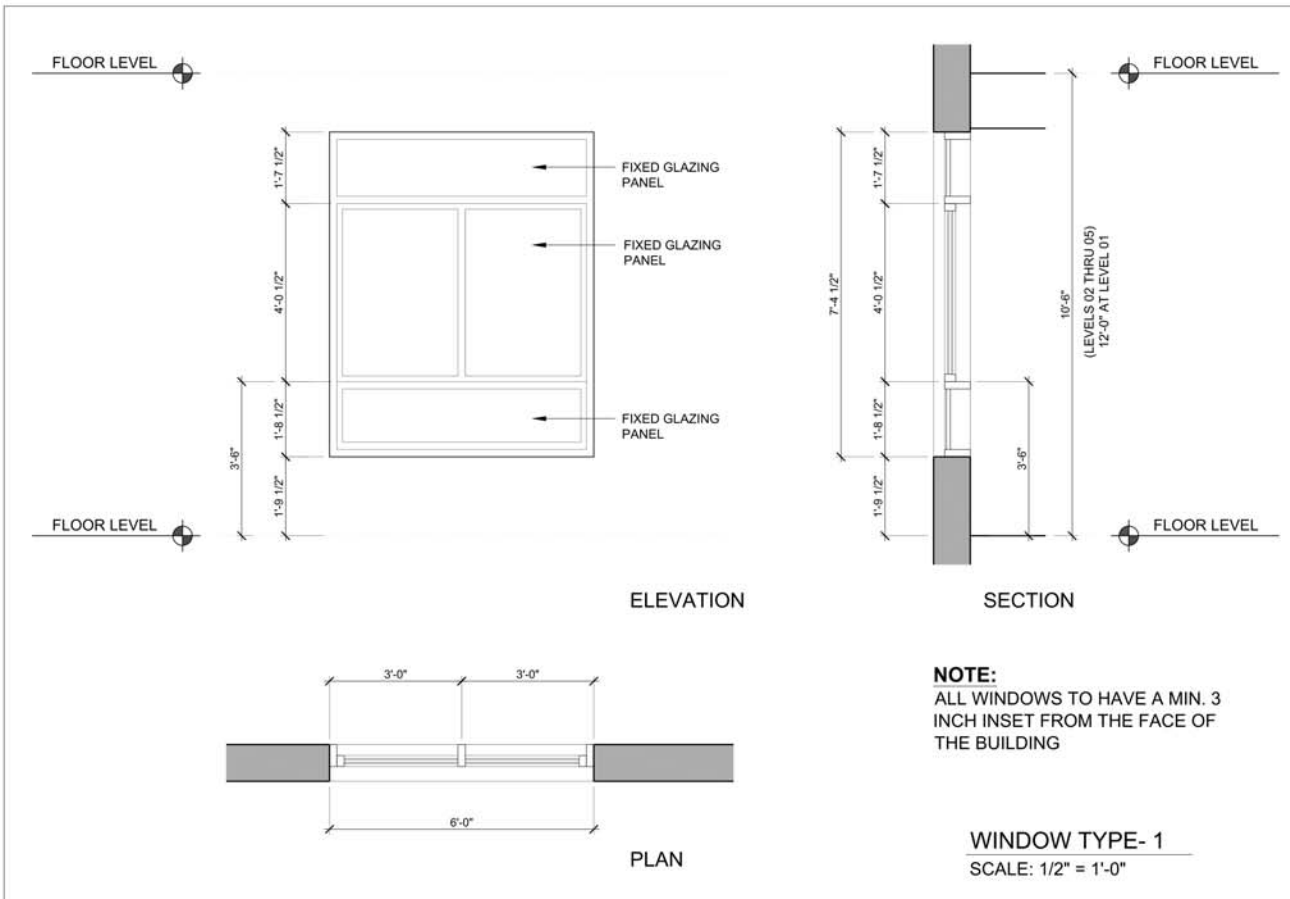
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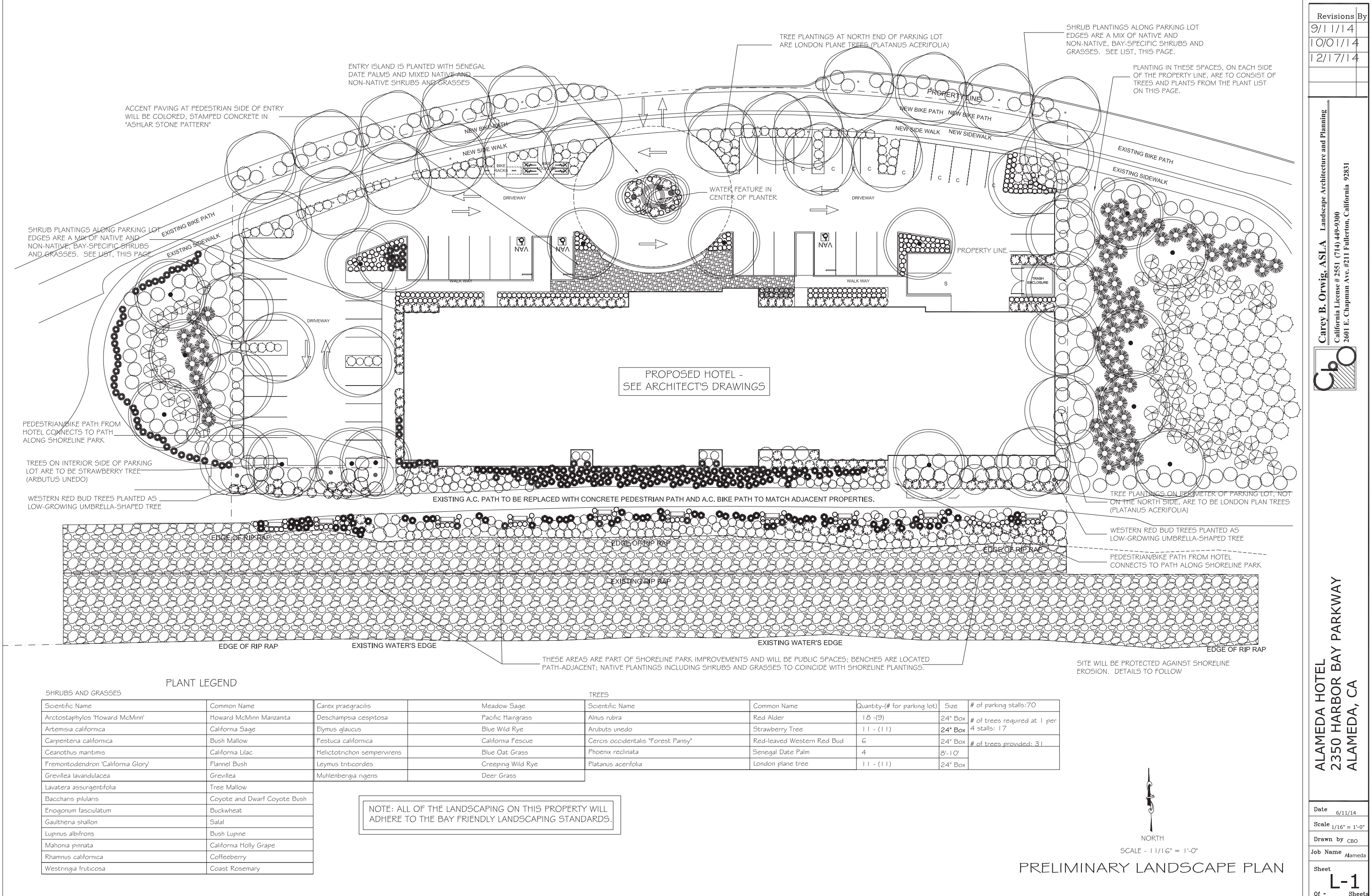


FINISH LEGEND:	
P2-	FINE FINISH PLASTER ACRYLIC STUCCO - OMEGA FLEX COLOR: TAN PLAN 9242
P3-	FINE FINISH PLASTER ACRYLIC STUCCO - OMEGA FLEX COLOR: CHEESECAKE 9255
P4-	FINE FINISH PLASTER ACRYLIC STUCCO - OMEGA FLEX COLOR: PUEBLO 9259
P5-	FINE FINISH PLASTER ACRYLIC STUCCO - OMEGA FLEX COLOR: SHARK GRAY 9227
P6-	FINE FINISH PLASTER ACRYLIC STUCCO - OMEGA FLEX COLOR: RAINDANCE 9223
S1-	SHIP LAP ARTISAN V RUSTIC SIDING MANUFACTURER JAMES HARDIE COLOR: DUNN EDWARD EXTERIOR PAINT HOPE CHEST - DEA 160

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

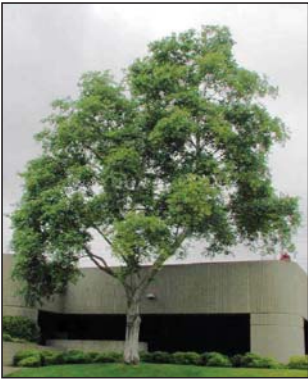
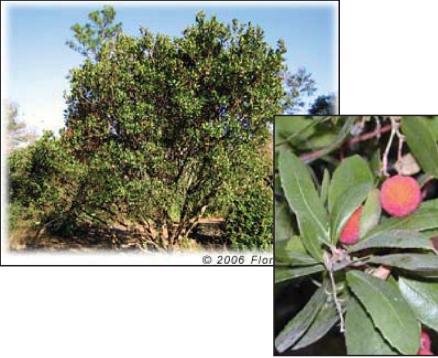
Sheet

L-1

Of

1

Sheets

Deer Grass (Muhlenbergia Rigens)	Pacific Hairgrass (Deschampsia Cespitosa)	Bush Lupine (Lupinus Albifron)	Grevillea (Grevillea Lavandulacea)	Howard McMinn Manzanita (Arctostaphylos)	Black Alder (Alnus Rhombifolia)
					
	Blue Wild (Elymus Glaucus)	California Grape Holly (Mahonia Pinnata)	Bush Mallow (Lavatera Assurgentifolia)	California Sage (Artemisia Californica)	Strawberry Tree (Arbutus Unedo)
					
	California Fescus (Festuca Californica)	Coffee Berry (Rhamnus Californica)	Coyote Bush (Bacchans Pilularis)	Bush Mallow (Carpenteria Californica)	Forest Pansy Red Bud (Cercis)
					
	Blue Oat Grass (Helictotrichon Sempervrens)	Coast Rosemary (Westningia Fruticosa)	Buckwheat (Eriogonum Fasciculatum)	California Lilac (Ceanothus Maritimus)	Senegal Date Palm (Phoenix Reclinata)
					
	Creeping Wild Rye (Leymus Tnticordes)	Meadow Sage (Carex Praegracilis)	Salal (Gaultheria Shallon)	California Gory Flannel Bush (Fremontodendron)	Bloodgood London Plane Tree (Platanus Acenfolia)
					

Revisions		By
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:
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

**EXTERIOR VIEW-
SHORELINE**

15



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

RAM HOTELS

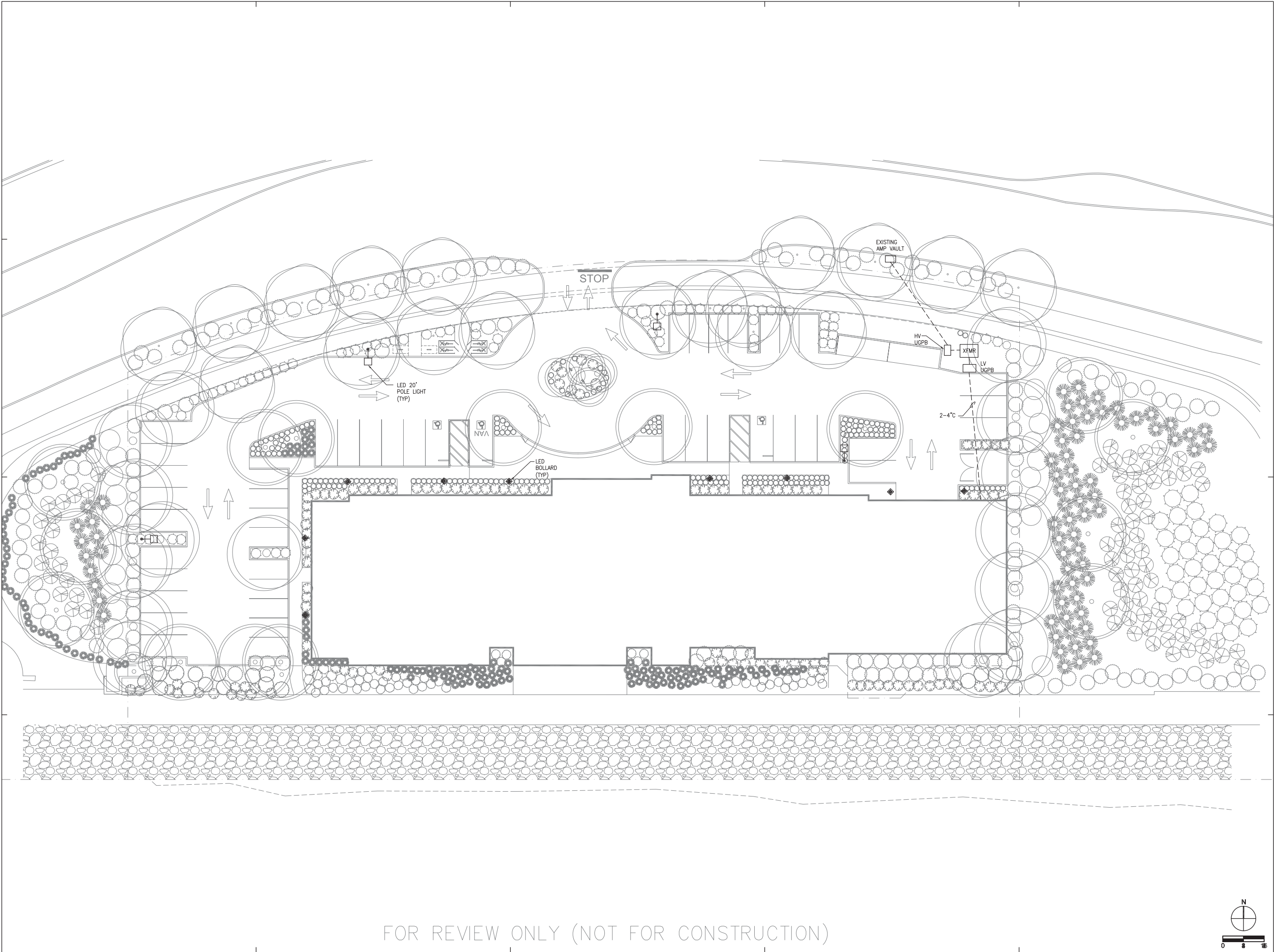
P.O. BOX 52098
 AMARILLO, TX 79159

HARBOR BAY HOTEL

2350 HARBOR BAY PARKWAY, ALAMEDA

**EXTERIOR VIEW-
 HARBOR BAY PARKWAY**

16



ALAMEDA HOTEL
2350 HARBOR BAY,
ALAMEDA, CA

OWNER: IKON HOSPITALITY GROUP
P.O. BOX 52098,
AMARILLO, TX 79159

ARCHITECT: nKLOSURES
15500-C ROCKFIELD BLVD., #200
IRVINE, CA 92618
TEL: 323.309.7334

KEYPLAN:

SEAL/ SIGNATURE:



PROJECT NO.: _____
DRAWN BY: _____
APPROVED BY: JL _____

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

ELECTRICAL SITE PLAN

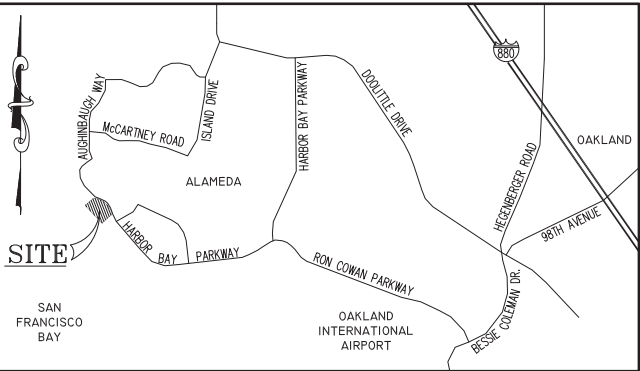
SCALE: 1/16"=1'-0"

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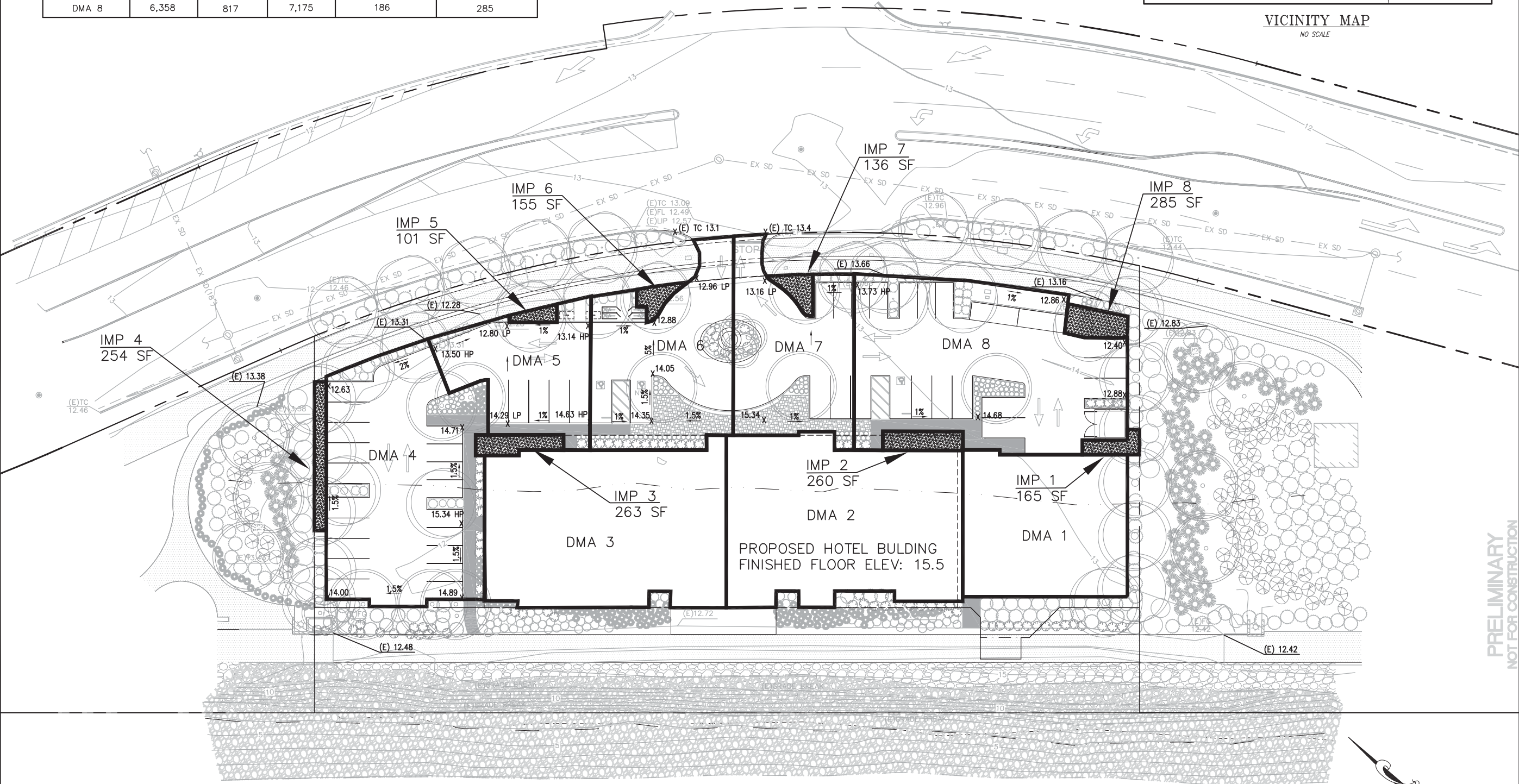
E101

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DMA #	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	MIN. TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	4,123	—	4,123	119	165
DMA 2	6,490	—	6,490	188	260
DMA 3	6,575	—	6,575	190	263
DMA 4	5,682	667	6,349	166	254
DMA 5	2,273	187	2,744	66	101
DMA 6	3,500	631	4,131	103	155
DMA 7	3,146	297	3,443	92	136
DMA 8	6,358	817	7,175	186	285

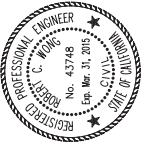


VICINITY MAP
NO SCALE



PRELIMINARY
NOT FOR CONSTRUCTION

STORMWATER CONTROL PLAN
HARBOR BAY HOTEL
2350 HARBOR BAY PARKWAY



NO.	BY	DATE	REVISIONS

JOB NO 214053	SCALE 1"=20'	DATE 03/09/2015	DESIGN KC	DRAWN KC	APPROVED RCW
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