



The Marriott Fairfield Inn **Alameda**



2350 Harbor Bay Parkway, Alameda, California



2350 Harbor Bay Parkway, Alameda, California



SB ARCHITECTS



Ram Hotels, Amarillo TX

THE EXTERIOR FACADES REVISION July 2, 2015

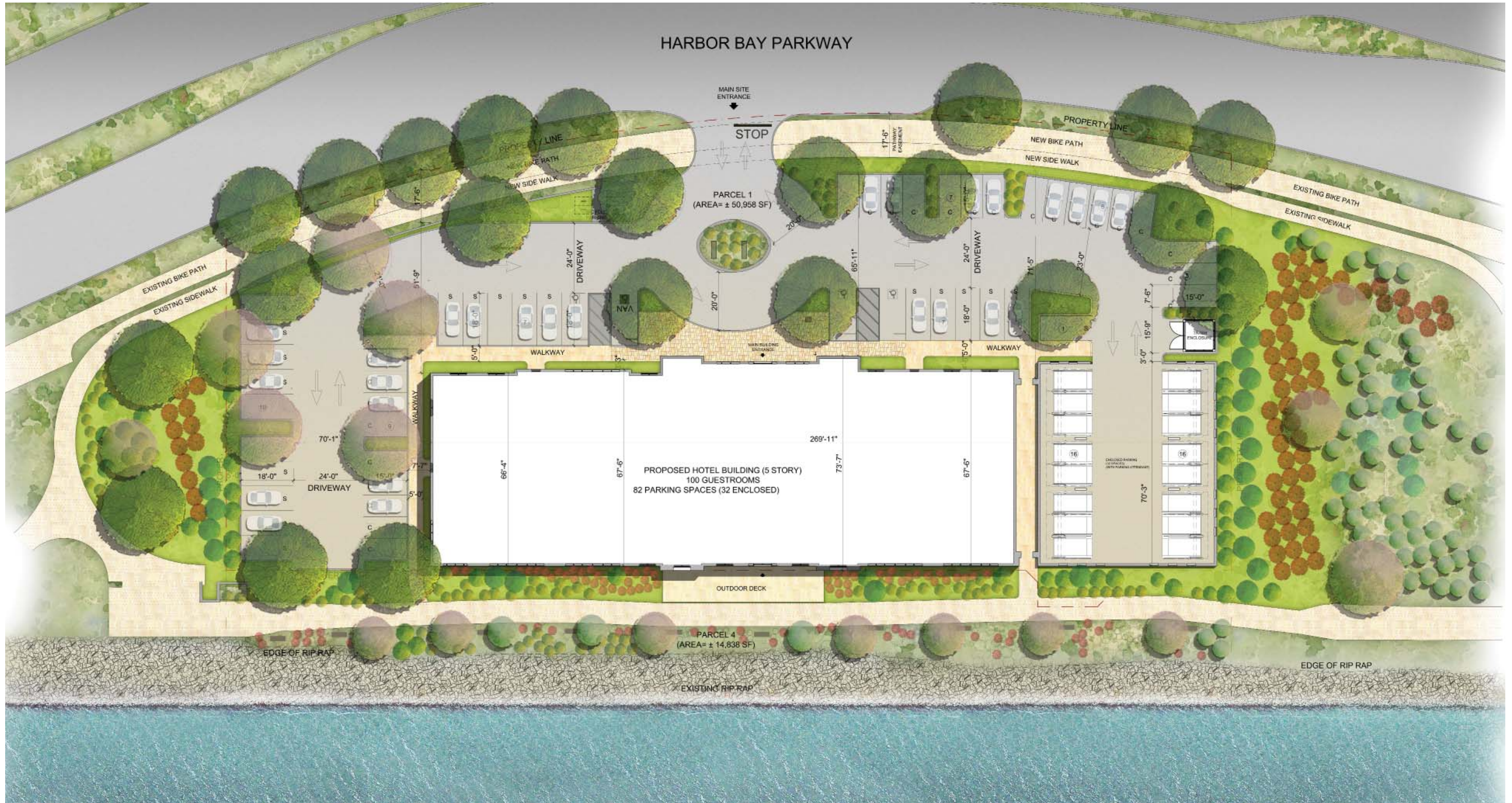
Double towers
Project Site Map

The Marriott Fairfield Inn **Alameda**





2350 Harbor Bay Parkway, Alameda, California





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Double towers

Rendering North View

The Marriott Fairfield Inn **Alameda**





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Double towers

Rendering South View

The Marriott Fairfield Inn **Alameda**







Total: 30 Guest Rooms

Level 2 Plan

Double towers
Area plan diagram

 Addition  Subtraction

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Total: 27 Guest Rooms

Level 3 Plan

Double towers
Area plan diagram

 Addition  Subtraction

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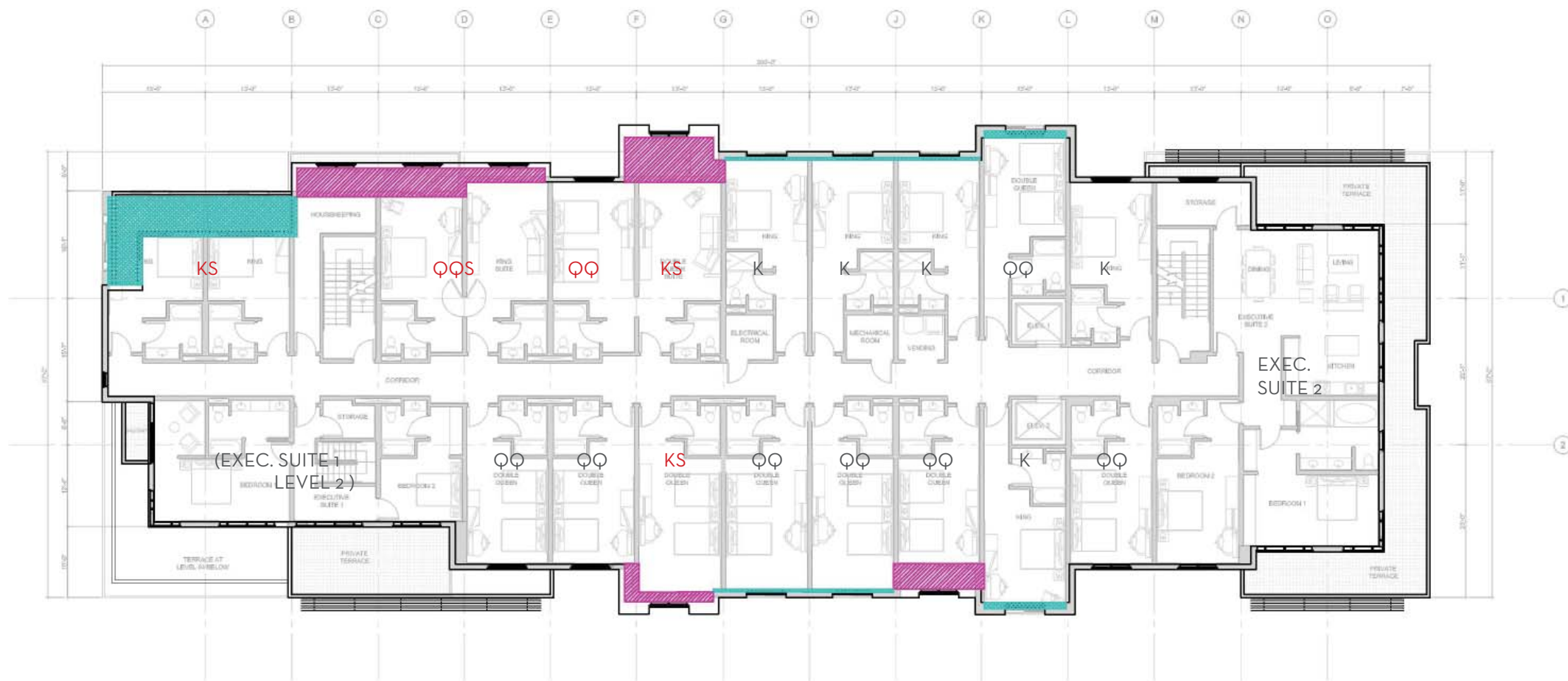
Total: 25 Guest Rooms

Level 4 Plan

Double towers
Area plan diagram

Addition Subtraction

The Marriott Fairfield Inn **Alameda**



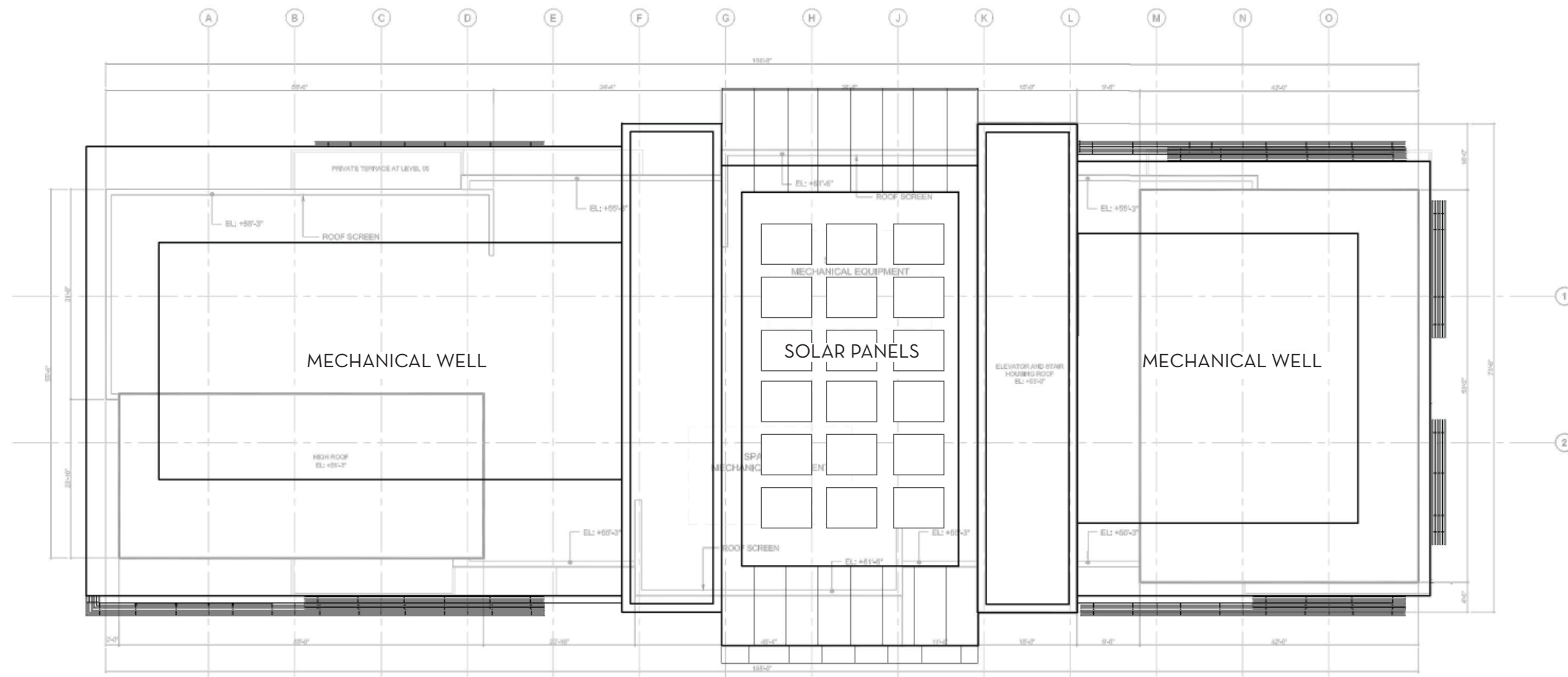
Total: 18 Guest Rooms

Level 5 Plan

Double towers
Area plan diagram

Addition Subtraction

The Marriott Fairfield Inn **Alameda**



Roof Plan

Double towers
Area plan diagram

 Addition  Subtraction

The Marriott Fairfield Inn **Alameda**



North Elevation



South Elevation

Double towers

North and South Elevations

The Marriott Fairfield Inn **Alameda**



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2350 Harbor Bay Parkway, Alameda, California





East Elevation



West Elevation

Double towers
East and West Elevations

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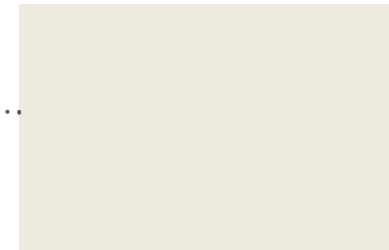




Wood Soffit: Grandstand Fir;
Reclaimed Cladding



Wood Cladding: TRESPA
Milano Sabbia



Cement Plaster Stucco
#40YY 83/043



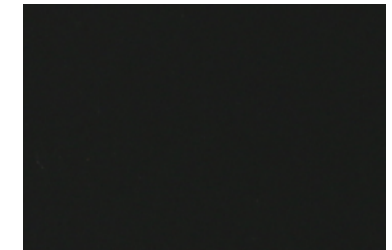
Cement Plaster Stucco
#30YY 51/098



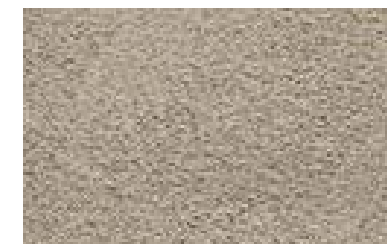
Cement Plaster Stucco
#30YY 10/038



Metal Finish: Entry Canopy,
Window Panel & Roof Fascia
ALUCOBOND Dusty Charcoal



Metal Finish: Window Frames
ALUCOBOND
Summer Suede Metallic Cool



Sand Finish Stucco: Field Texture



Cast Stone: Field Texture

Materials Board

Exterior Architectural Finish

The Marriott Fairfield Inn **Alameda**

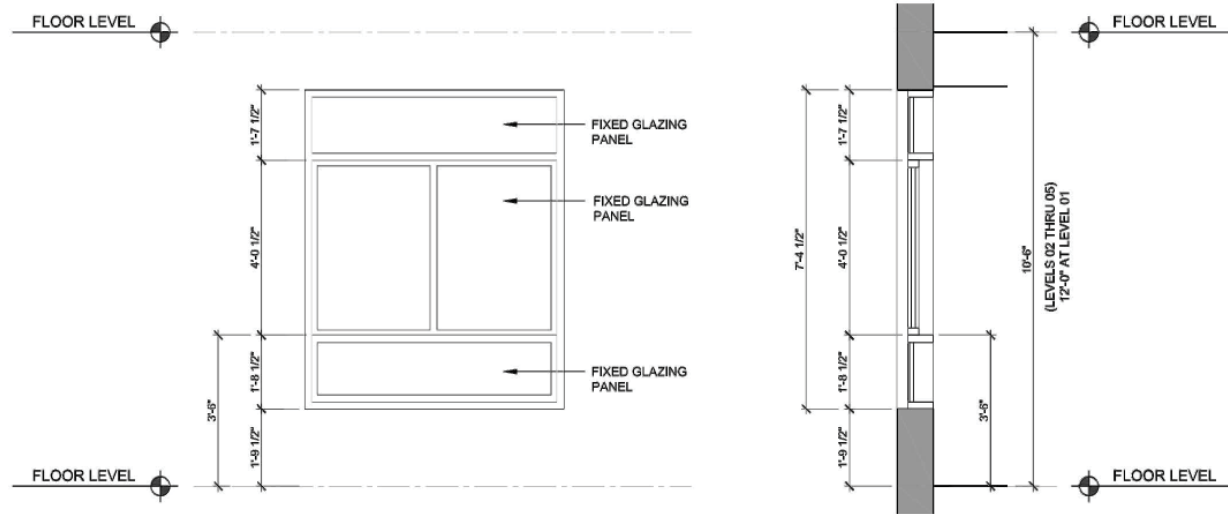


SB ARCHITECTS



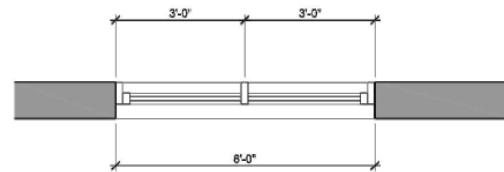
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ELEVATION

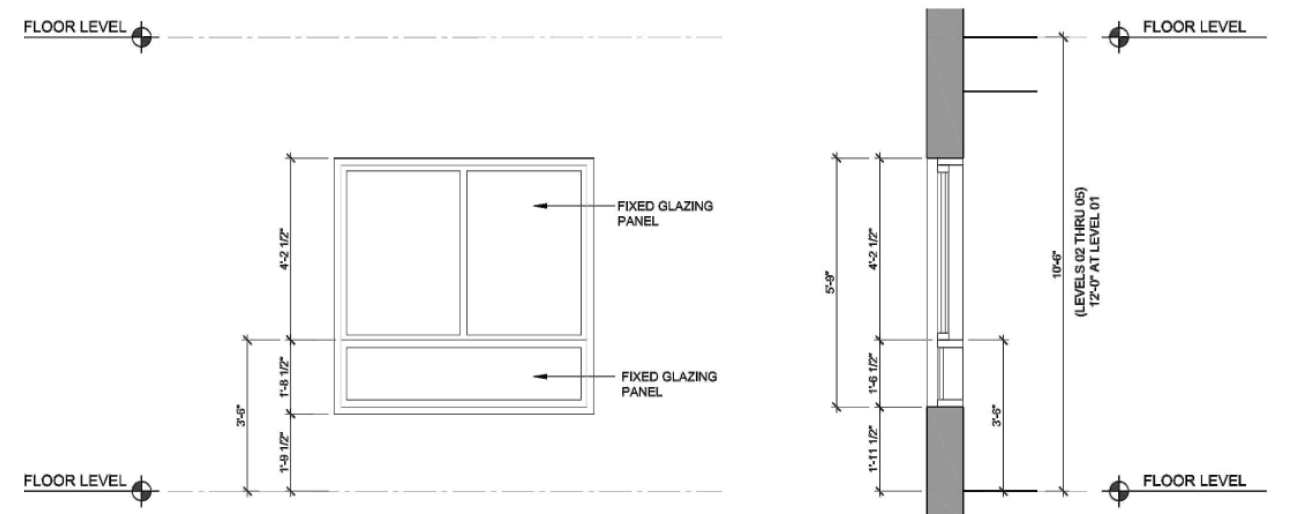
SECTION



PLAN

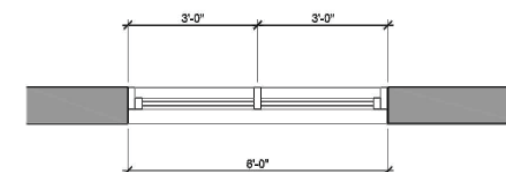
NOTE:
ALL WINDOWS TO HAVE A MIN. 3
INCH INSET FROM THE FACE OF
THE BUILDING

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



ELEVATION

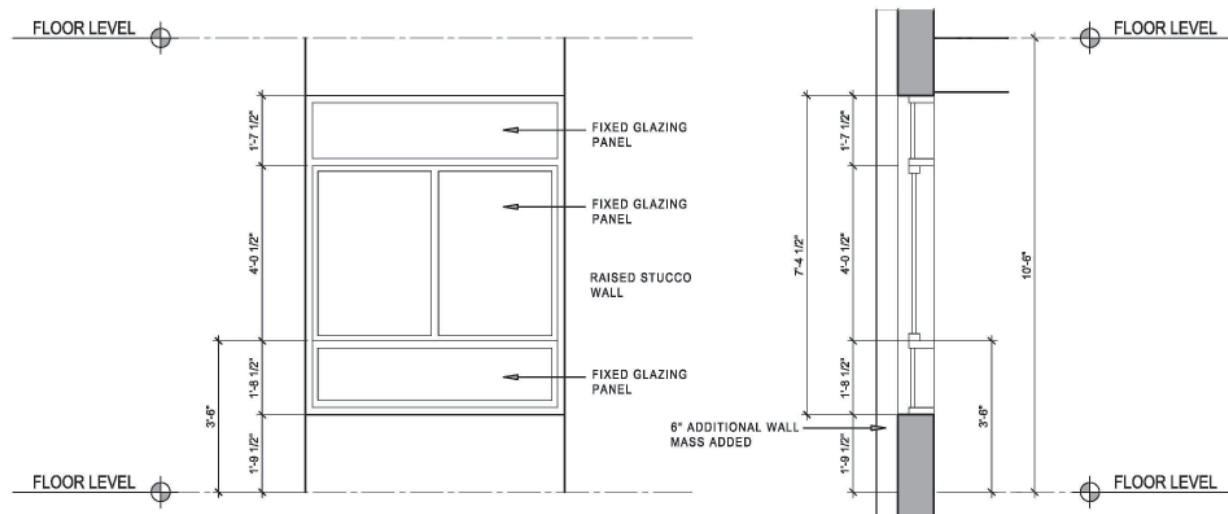
SECTION



PLAN

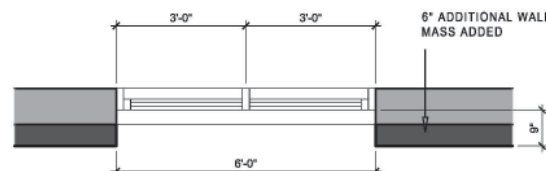
NOTE:
ALL WINDOWS TO HAVE A MIN. 3
INCH INSET FROM THE FACE OF
THE BUILDING

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



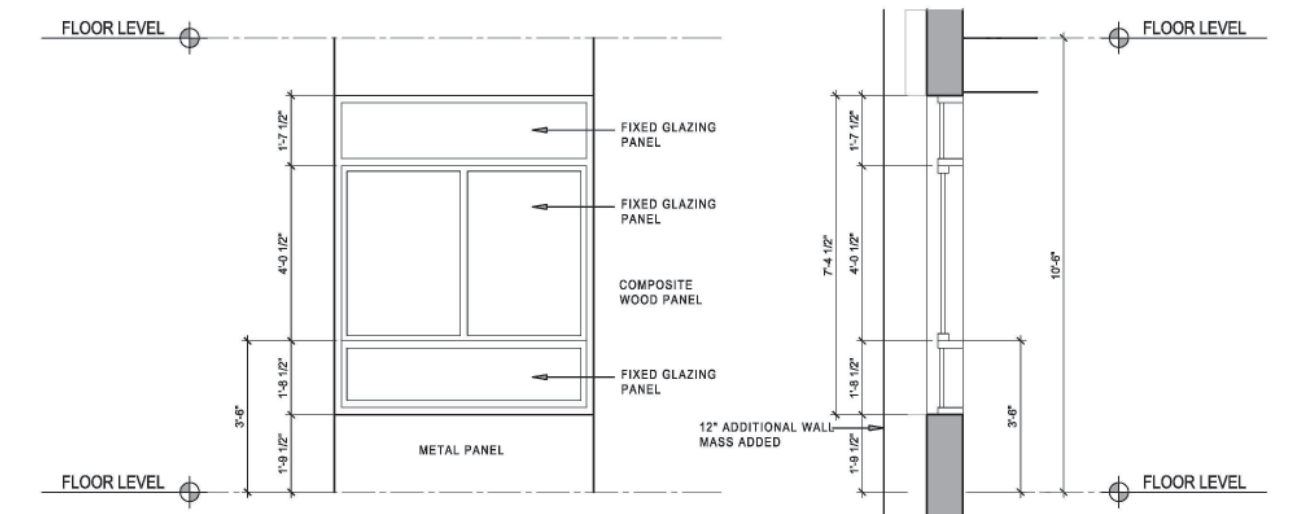
ELEVATION

SECTION



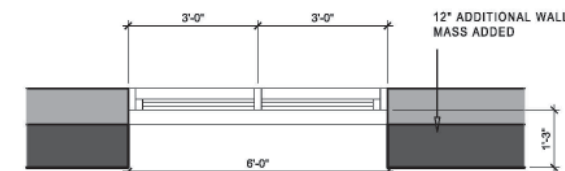
PLAN

(CENTER ENTRY WINDOWS)
WINDOW TYPE - 3
SCALE: 1/2" = 1'-0"



ELEVATION

SECTION



PLAN

(TOWER ENTRY WINDOWS)
WINDOW TYPE - 4
SCALE: 1/2" = 1'-0"

Architectural Typical Details

Exterior Windows

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AREA MATRIX - DOUBLE TOWERS

	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL
ADDITION	955 sf	175 sf	173 sf	174 sf	313 sf	1,790 sf
SUBTRACTION	153 sf	432 sf	353 sf	252 sf	264 sf	1,454 sf
SUB TOTAL	802 sf	(-)257 sf	(-)180 sf	(-)78 sf	49 sf	336 sf
TOTAL	336 sf (EXCLUDES ENCLOSED PARKING) 639 sf (ENCLOSED PARKING)					
PROPOSED FLOOR AREA	64,787 (ORIGINAL FLOOR AREA) + 336 + 639 = 65,762 sf					

UNIT MATRIX

(x): PREVIOUSLY PROPOSED NUMBERS

	KING	DOUBLE QUEEN	KING SUITE	D QUEEN SUITE	EXECUTIVE SUITE	TOTAL
LEVEL 1	0 (1)	0 (1)	0 (2)	0 (0)	0 (0)	0 (4)
LEVEL 2	12 (12)	11 (13)	7 (5)	0 (0)	0 (0)	30 (30)
LEVEL 3	7 (7)	16 (17)	3 (2)	1 (1)	0 (0)	27 (27)
LEVEL 4	7 (7)	13 (13)	3 (3)	1 (1)	1 (1)	25 (25)
LEVEL 5	5 (7)	8 (8)	3 (1)	1 (1)	1 (1)	18 (18)
TOTAL	31 (34)	48 (52)	16 (13)	3 (3)	2 (2)	100 (104)
TOTAL SUITES	21 (18)	21% (17.3%)				

FLOOR AREA RATIO

FLOOR AREA RATIO (F.A.R.)	0.5
LOT AREA (PARCEL 1)	50,958 sf
LOT AREA (PARCEL 4)	14,838 sf
TOTAL LOT AREA	65,796 sf
ADDITIONAL F.A.R. ALLOWED (35% ENCLOSED PARKING)	0.52
TOTAL F.A.R. ALLOWED	1.02
TOTAL F.A.R. PROPOSED	65,762/65,796 = 1.00

PARKING MATRIX

STANDARD PARKING	53 (32 ENCLOSED)
COMPACT PARKING	25
ADA PARKING	4
TOTAL PARKING SPACES	82
PARKING RATIO PER ROOM	82/100 = 0.82
ENCLOSED PARKING	32/82 = 39%
SHORT-TERM BICYCLE PARKING	8
BICYCLE PARKING (BIKE SHARE)	8

PROPOSED BUILDING SETBACKS, LOT COVERAGE, AND HEIGHT

FRONT SETBACK	70 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	0 FEET
LOT COVERAGE	18,629/65,796 = 28%
BUILDING HEIGHT	58 FEET TO MAIN ROOF 63 FEET TO THE TOWER

PROJECT DATA

Floor Area, Floor Area Ratio, and Units

The Marriott Fairfield Inn Alameda



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	02
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PARKING SUMMARY		
PARKING (PROVIDED)		
STANDARD SPACE	41	SECTION 30-7.9a
COMPACT SPACE	34	SECTION 30-7.9b
ACCESSIBLE SPACE	3	TABLE 11B-208.2 (2013 CBC)
TOTAL PARKING PROVIDED ON-SITE	78	
TOTAL PARKING PROVIDED OFF-SITE	20	
★ PARKING STUDY/ TRAFFIC STUDY PROVIDED BY ABRAMS ASSOCIATES TRAFFIC ENGINEERING, INC. DATED DECEMBER 16, 2014.		
BICYCLE PARKING (PROVIDED ON SITE)		
SHORT-TERM BICYCLE PARKING	8	
BICYCLE PARKING (PROVIDED IN BUILDING)		
BICYCLE PARKING (BIKE SHARE)	8	

HARBOR BAY PARKWAY

PATHWAY EASEMENT

PROJECT SITE
PARCEL 1
196 PM 12

ADJACENT PROPERTY

PARCEL 4
196 PM 12

ADJACENT PROPERTY

SAN FRANCISCO BAY

EASEMENTS

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:	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
NO. OF STORIES:	5 STORY
TOTAL BUILDING AREA:	59,307 SQ.FT (GROSS)
PROPOSED OCCUPANCY:	R-1, A-3, B, S-1, S-2
LOT COVERAGE:	BUILDING FOOTPRINT = 14,825 SQ.FT. (22.5 %)
AMENITIES PROVIDED:	BREAKFAST AREA/ BAR AT LOBBY LEVEL FOR GUESTS, BUSINESS CENTER, FITNESS CENTER, LARGE MEETING ROOMS, INDOOR POOL

BUILDING ACCESSIBILITY		
TABLE 11B-224.2		
TOTAL ROOMS	MINIMUM ROOMS WITHOUT ROLL-IN SHOWER	MINIMUM ROOMS WITH ROLL-IN SHOWER
76 to 100	4	1
TABLE 11B-224.4/ COMPLIANCE PER SECTION 11B-806.3		
TOTAL ROOMS	NO. OF ROOMS EQUIPPED FOR HEARING IMPAIRED	
76 to 100	9	

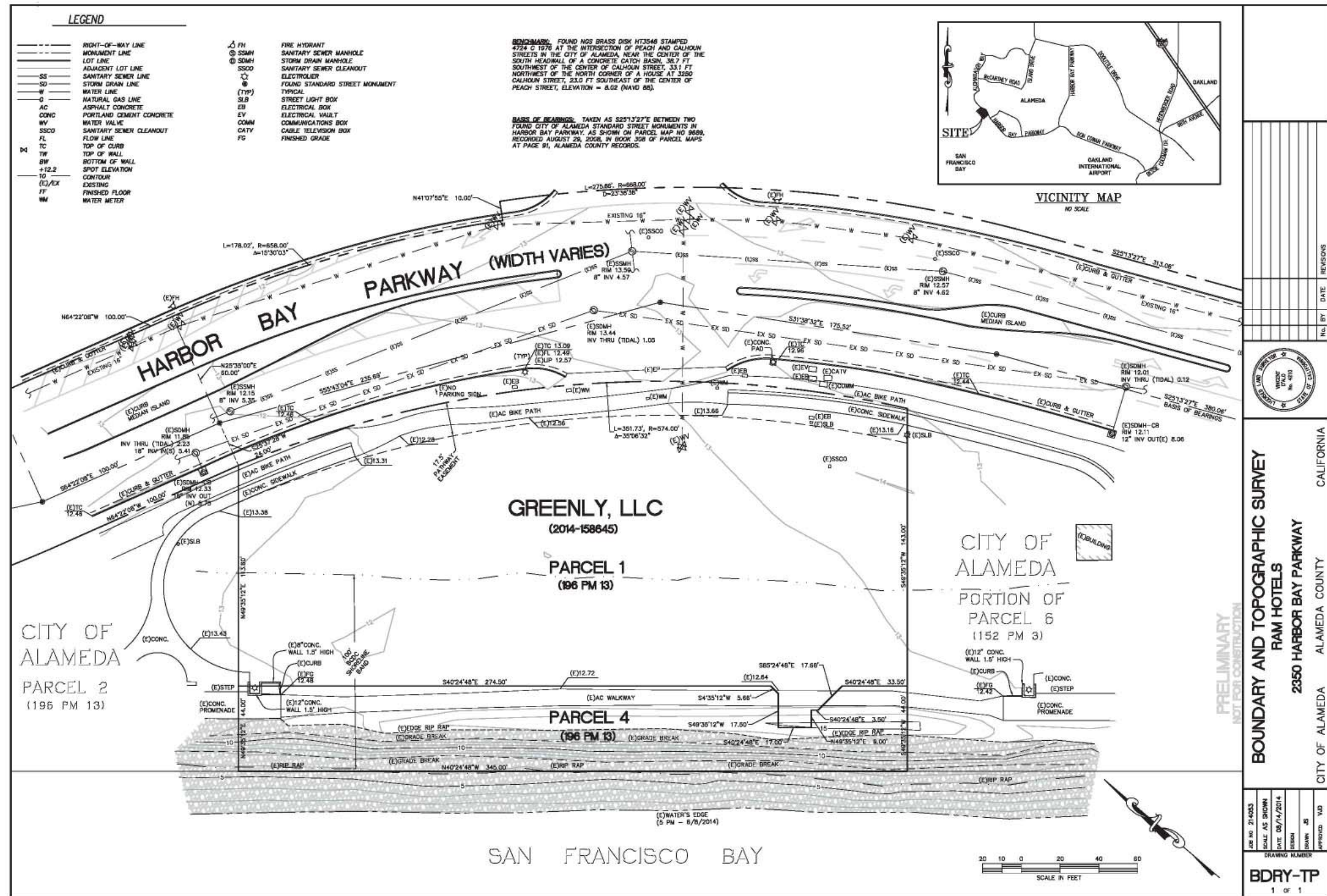
ARCHITECT:
nKLOSURES, Inc.
Contact: Nikhil Kamat, AIA
Tel: 323.306.7334
Email: nkam@nKLOSURES.com

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

HARBOR BAY HOTEL
2350 HARBOR BAY PARKWAY, ALAMEDA

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APPENDIX 3

Boundary and Topographic Survey

The Marriott Fairfield Inn **Alameda**



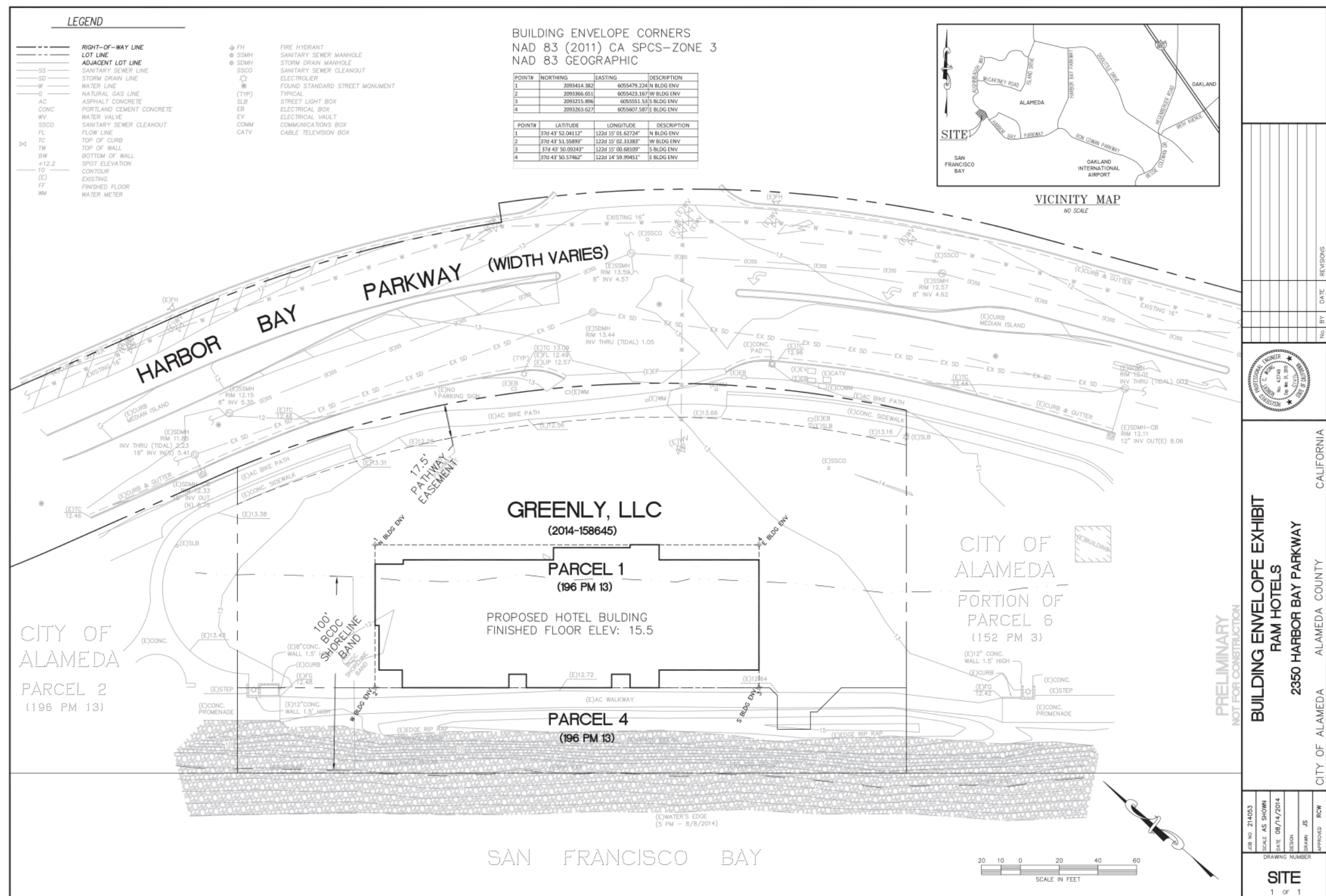
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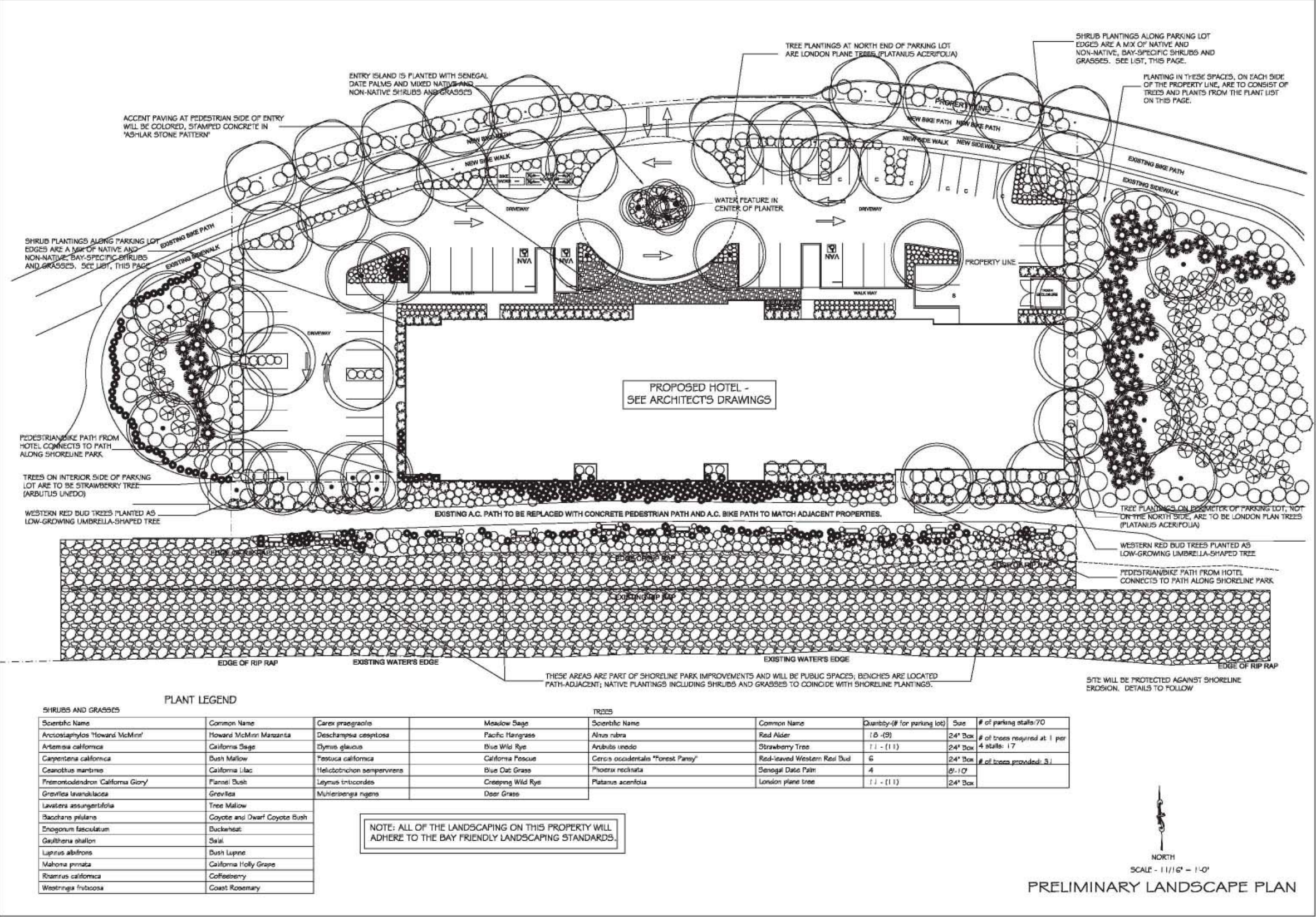


Ram Hotels, Amarillo TX

THE EXTERIOR FACADES REVISION July 2, 2015







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
2401 E. Chaguna Ave. #211 Fullerton, California 92831

ALAMEDA HOTEL
2350 HARBOR BAY PARKWAY
ALAMEDA, CA

Date	6/11/14
Scale	1/16" = 1'-0"
Drawn by	CB
Job Name	Alameda
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Of	1

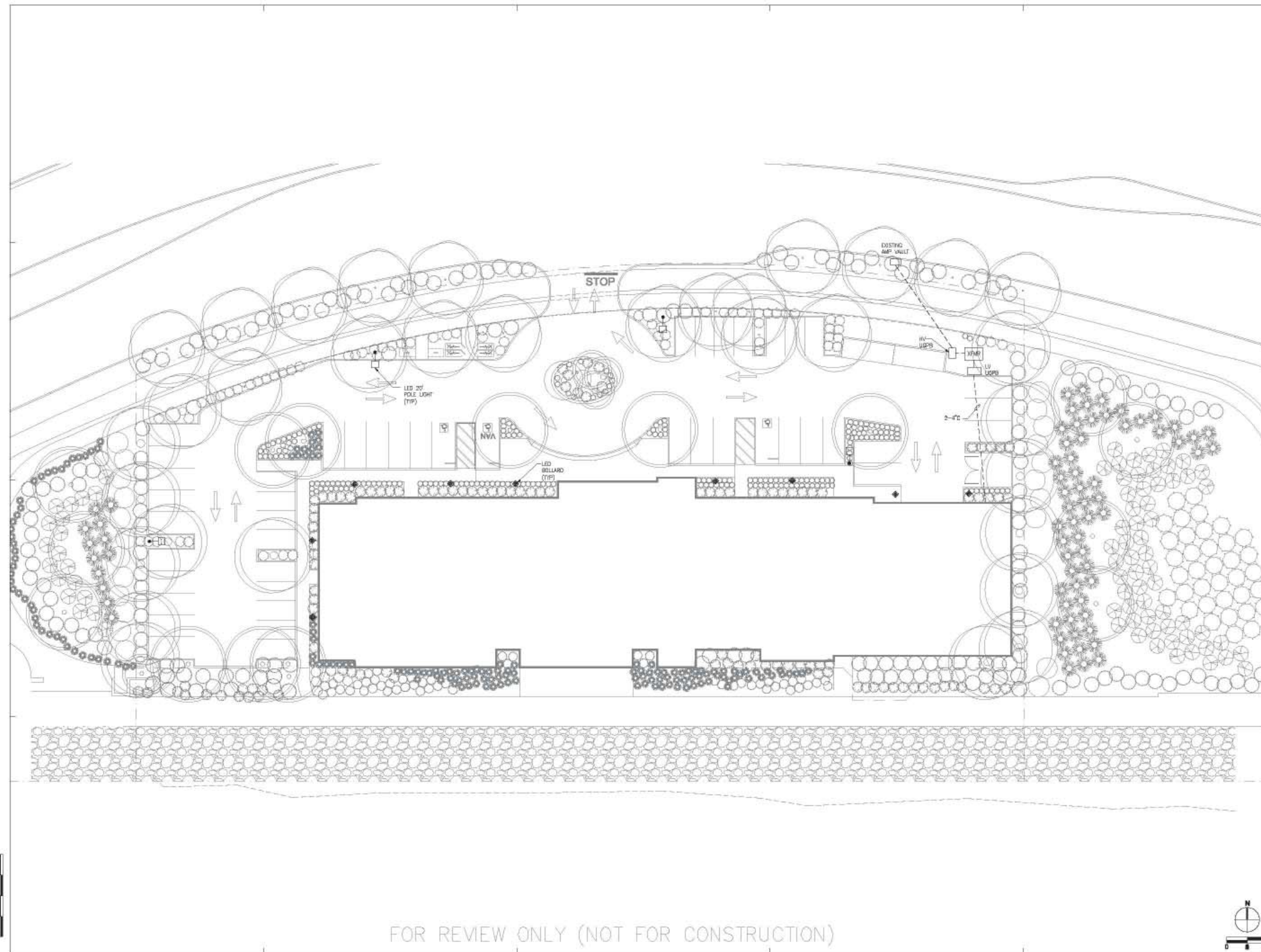
APPENDIX 5

Preliminary Landscape Plan

The Marriott Fairfield Inn Alameda

Deer Grass (Muhlenbergia Rigens)	Pacific Hairgrass (Deschampsia Cespitosa)	Bush Lupine (Lupinus Albiflor)	Grevillea (Grevillea Lavandulacea)	Howard McMill Manzanita (Arctostaphylos)	Black Alder (Alnus Rhombifolia)
					
	Blue Wild (Elymus Glauco)	California Grape Holly (Mahonia Pinnata)	Bush Mallow (Lavatera Assurgentifolia)	California Sage (Artemisia Californica)	Strawberry Tree (Arbutus Unedo)
					
	California Fescue (Festuca Californica)	Coffee Berry (Rhamnus Californica)	Coyote Bush (Baccharis Pilularis)	Bush Malow (Carpentaria Californica)	Forest Pansy Red Bud (Cercis)
					
	Blue Oat Grass (Helictotrichon Sempervirens)	Coast Rosemary (Westringia Fruticosa)	Buckwheat (Eriogonum Fasciculatum)	California Lilac (Ceanothus Maritimus)	Senegal Date Palm (Phoenix Reclinata)
					
	Creeping Wild Rye (Leymus Tricardes)	Meadow Sage (Carex Praegracilis)	Sisal (Gaultheria Shalton)	California Gory Flannel Bush (Fremontodendron)	Bloodgood London Plane Tree (Platanus Acentifolia)
					

Revisions	By
9/11/14	
10/01/14	
12/17/14	
Carey B. Orwig, ASLA Landscape Architecture and Planning California License # 2551 (714) 448-9398 3661 E. Chaparral Ave. #211 Fullerton, California 92831	
	
ALAMEDA HOTEL 2350 HARBOR BAY PARKWAY ALAMEDA, CA	
Date	6/11/14
Scale	1/2" = 1'-0"
Drawn by	CBO
Job Name	Alameda
Sheet	L-1
Of	10 sheets



ALAMEDA HOTEL
 2350 HARBOR BAY,
 ALAMEDA, CA

OWNER: ICON HOSPITALITY GROUP
 P.O. BOX 5000,
 AMARILLO, TX 79106

ARCHITECT: **nKLOSURES**
 1500 O ROOSEVELT BLVD., SUITE 200
 IRVINE, CA 92614
 TEL: 949.350.7334

KEY PLAN

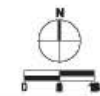
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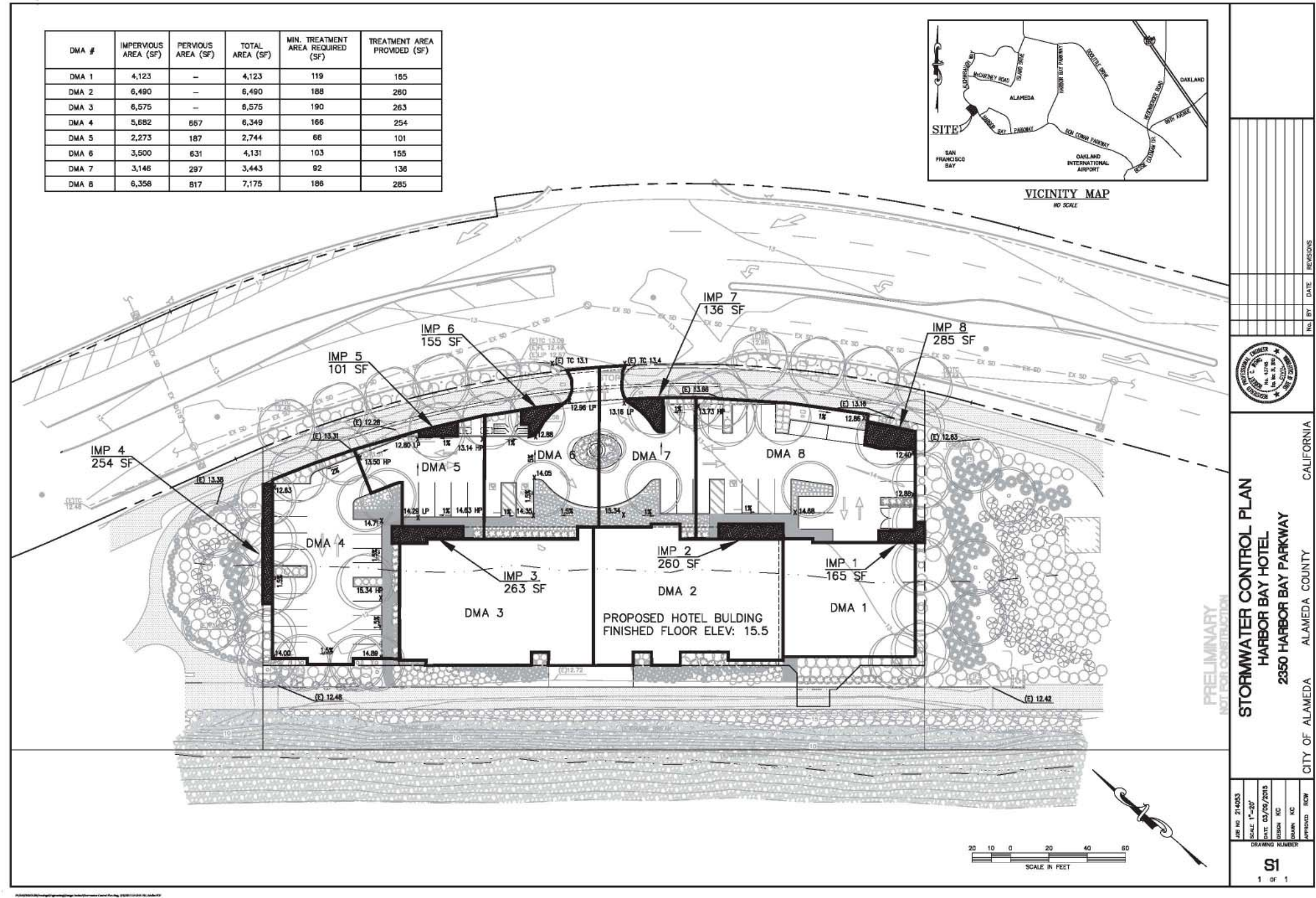
PROJECT NO.:
 DRAWN BY:
 APPROVED BY: J.L.

NO.	DATE	DESCRIPTION

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ELECTRICAL SITE PLAN
 SCALE: 1/8"=1'-0"
 SHEET NO.:
E101
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2350 Harbor Bay Parkway, Alameda, California

APPENDIX 8

Strom Water Control Plan

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