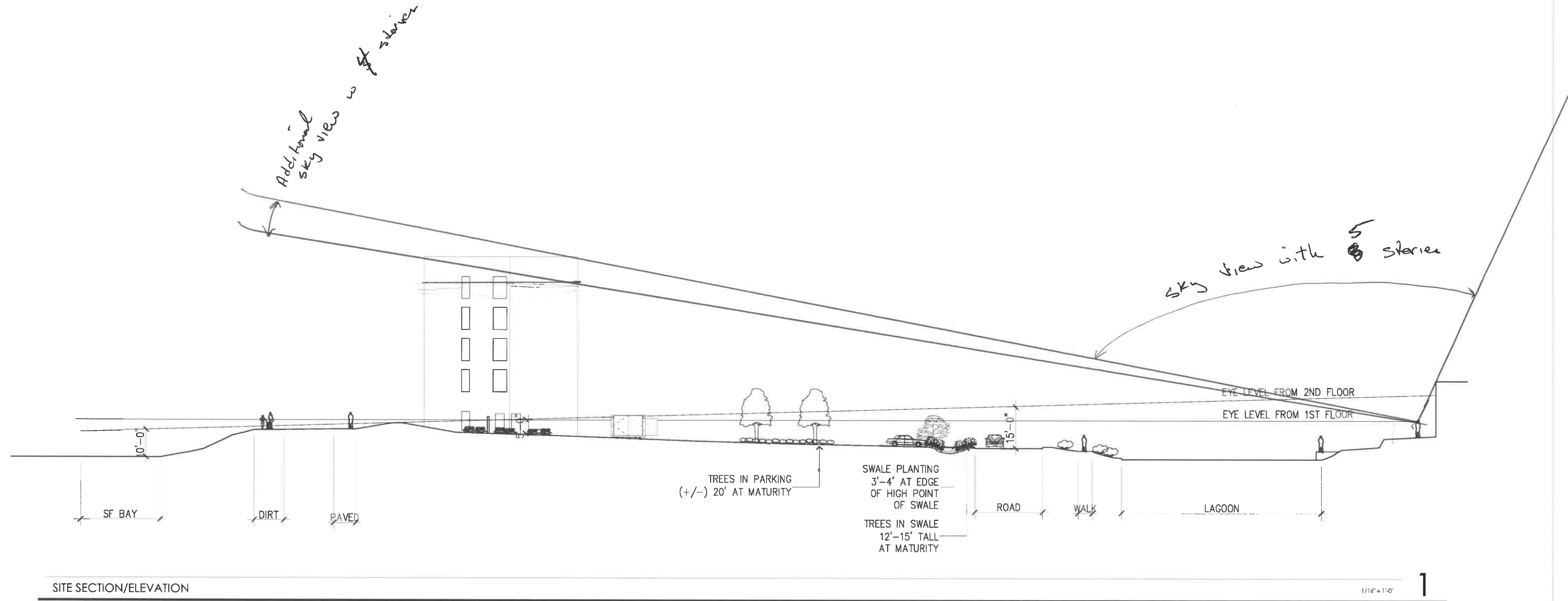




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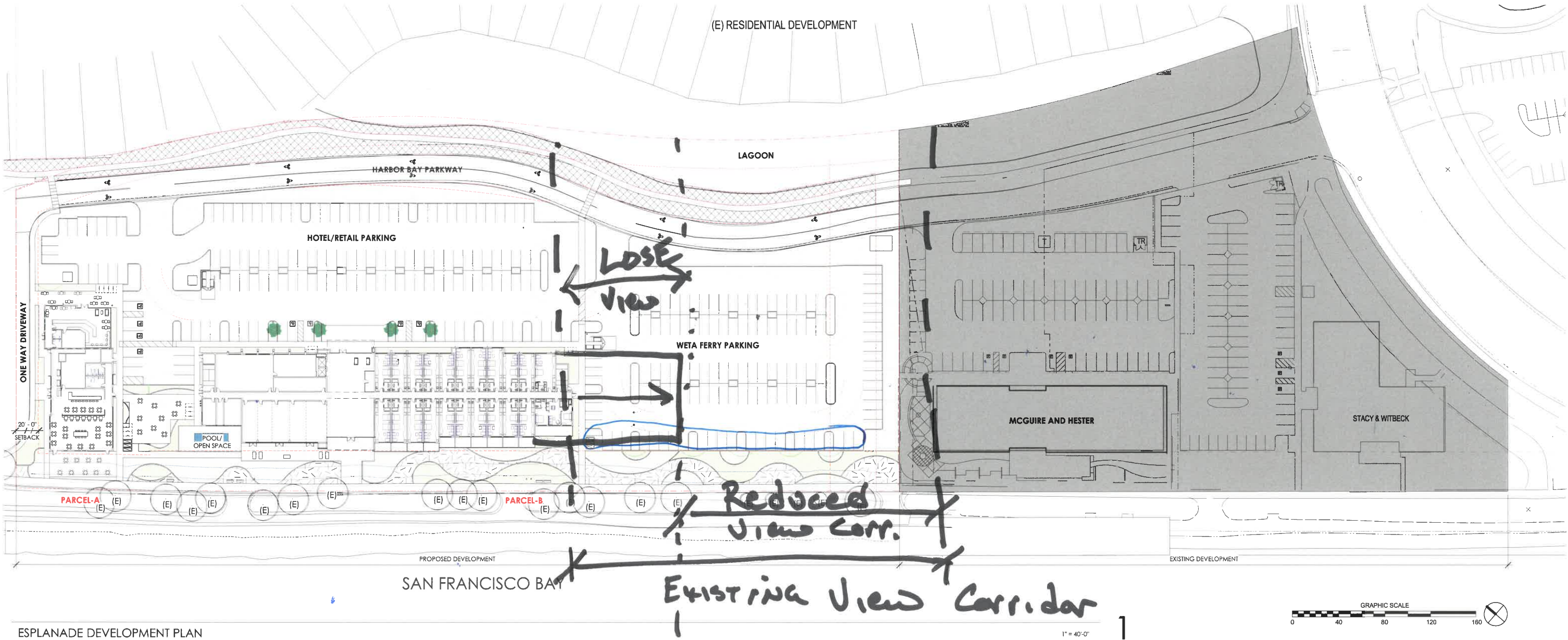


2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916 993-4800 | www.hrgarchitects.com

MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A7



ESPLANADE DEVELOPMENT PLAN

DEVELOPMENT PLAN TOTALS:

TOTAL SITE AREA		
MARRIOTT RES INN:	240,514 SF	407,713 SF
MCGUIRE & HESTER:	89,489 SF	
STACY & WITBECK:	77,710 SF	
TOTAL BUILDING AREA		
MARRIOTT RES INN:	119,990 SF	162,122 SF
MCGUIRE & HESTER:	22,868 SF	
STACY & WITBECK:	19,264 SF	
TOTAL FAR		
162,122 SF / 407,713 SF		0.40
TOTAL SITE COVERAGE		
MARRIOTT RES INN:	30,310 SF	51,376 SF / 12.6%
MCGUIRE & HESTER:	11,434 SF	
STACY & WITBECK:	9,632 SF	
TOTAL PARKING PROVIDED		
MARRIOTT RES INN:	275	415 STALLS
MCGUIRE & HESTER:	71	
STACY & WITBECK:	69	

(PROPOSED) MARRIOTT RESIDENCE INN DEVELOPMENT

TOTAL SITE AREA	240,514 SF	
TOTAL BUILDING AREA	119,990 SF (Measured Net Area)	
DEVELOPMENT STANDARDS:	REQUIRED:	PROPOSED:
SITE COVERAGE	40% MAX	30,310 SF / 12.6% <i>35%</i>
FAR	0.5 TO 1.0	0.5
BUILDING HEIGHT	100'-0" MAX	63'-0" T.O.P.
SETBACKS		
FRONT (SHORELINE PARK)	35'-0"	35'-0" (RESTAURANT) 40'-0" (HOTEL)
SIDES	20'-0"	25'-0" (WEST SIDE) 28'-0" (EAST SIDE)
REAR (LAGOON)	25'-0"	88'-0" (COFFEE SHOP) 180'-0" (HOTEL)
PARKING PROVIDED	275	275
BIKE PARKING PROVIDED	11 Long-Term 11 Short-Term	12 Long-Term 30 Short-Term
LANDSCAPE COVERAGE	25% MIN.	72,154 SF / 30%
OPEN SPACE REQUIRED	N/A	8,700 SF

NOTE: FOR ADDITIONAL INFORMATION SEE SHEET A1

(EXISTING) MCGUIRE AND HESTER

TOTAL SITE AREA	89,489 SF / 2.05 ACRES	
TOTAL BUILDING AREA	22,868 SF	
DEVELOPMENT STANDARDS:	REQUIRED:	PROPOSED:
SITE COVERAGE	40% MAX	11,434 SF / 12.8%
LANDSCAPE COVERAGE	30% MIN.	44,284 SF / 49.5%
FAR	0.5 TO 1.0	0.256
BUILDING HEIGHT	35'-0" MAX	29'-4" AT PARAPET, 38'-0" AT ROOF
SETBACKS		
FRONT (SHORELINE PARK)	35'-0"	35'-0"
SIDES	15'-0"	20'-0" AVERAGE
REAR (LAGOON)	20'-0"	223'-9"
PARKING PROVIDED	80	71

(EXISTING) STACY AND WITBECK

TOTAL SITE AREA	77,710 SF / 1.78 ACRES	
TOTAL BUILDING AREA	19,264 SF	
DEVELOPMENT STANDARDS:	REQUIRED:	PROPOSED:
SITE COVERAGE	40% MAX	9,632 SF / 12.4%
LANDSCAPE COVERAGE	30% MIN.	42,067 SF / 54.1%
FAR	0.5 TO 1.0	0.248
BUILDING HEIGHT	35'-0" MAX	32'-0" APPROX.
SETBACKS		
FRONT (SHORELINE PARK)	35'-0"	35'-0"
SIDES	15'-0"	68'-0" AND 160'-0"
REAR (LAGOON)	20'-0"	120'-0"
PARKING PROVIDED	72	69

5.52

11/13/18

18030



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MARRIOTT RESIDENCE INN ALAMEDA

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A9

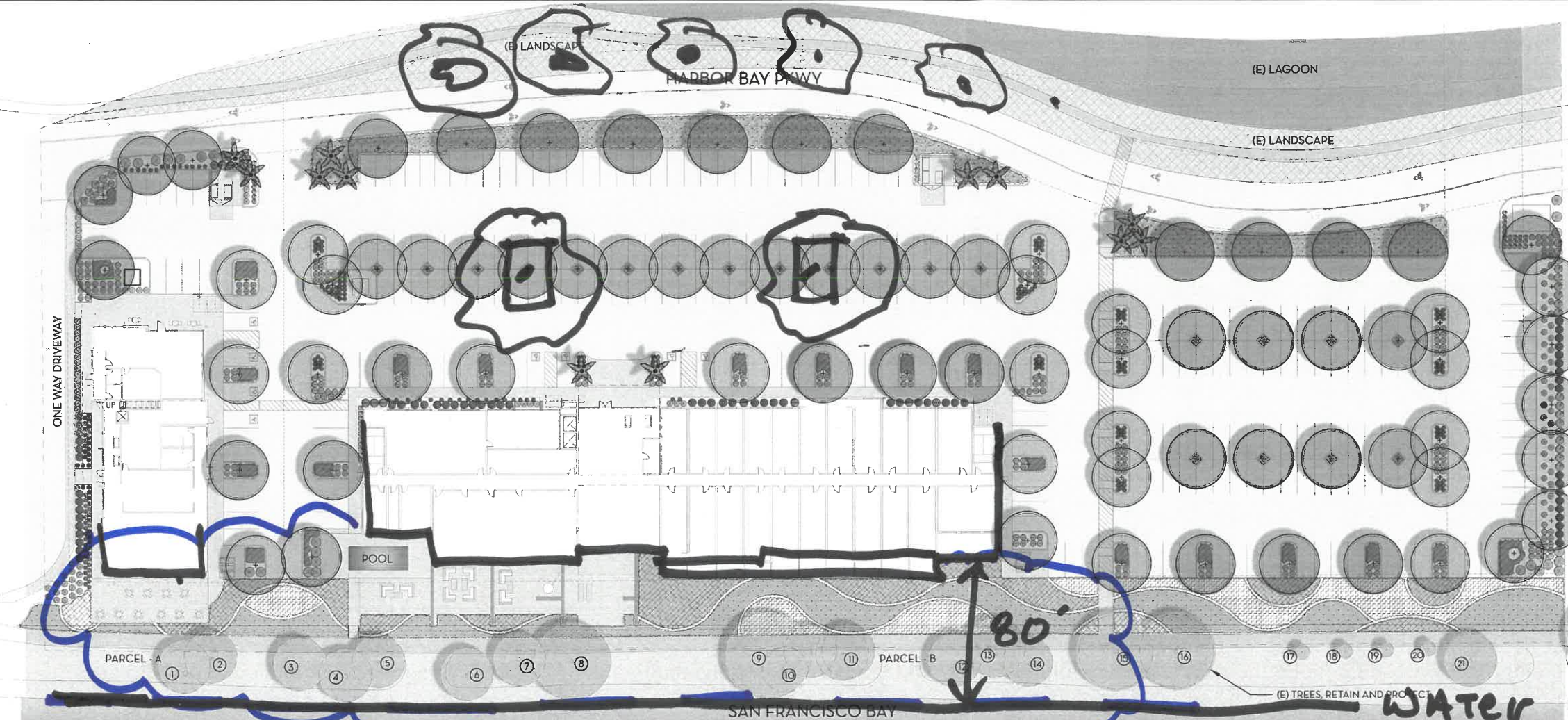
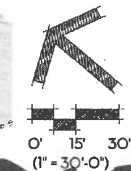
WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

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

Keith P. Wilson, ASLA, CRLA 4728

EXISTING TREE INFORMATION

#	BOTANICAL NAME	COMMON NAME	SIZE
1	CUPRESSUS SP.	CYPRESS	30"
2	CUPRESSUS SP.	CYPRESS	13', 16'
3	CUPRESSUS SP.	CYPRESS	16'
4	CUPRESSUS SP.	CYPRESS	24"
5	CUPRESSUS SP.	CYPRESS	15'
6	CUPRESSUS SP.	CYPRESS	15'
7	CUPRESSUS SP.	CYPRESS	27"
8	PINUS SP.	PINE	18"
9	PINUS SP.	PINE	26"
10	PINUS SP.	PINE	14"
11	PINUS SP.	PINE	13', 15'
12	PINUS SP.	PINE	22"
13	PINUS SP.	PINE	20"
14	PINUS SP.	PINE	14"
15	PINUS SP.	PINE	29"
16	PINUS SP.	PINE	17"
17	N/A	PALM	20"
18	N/A	PALM	20"
19	N/A	PALM	20"
20	N/A	PALM	20"
21	PINUS SP.	PINE	24"
22	PINUS SP.	PINE	13', 15', 15"



PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
35' LARGE SHADE TREES					
	ACER x FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	M	15 GAL.	45'x35'
	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	M	15 GAL.	40'x35'
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	M	15 GAL.	35'x35'
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	35'x35'
	PLATANUS ACERFOLIA 'COLUMBIA'	LONDON PLANE TREE	M	15 GAL.	40'x35'
PALM TREES					
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L	15' BTH	65'x15'
SCREEN SHRUBS (5' HIGH)					
	CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH	L	5 GAL.	8' x 3'
	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	VL	5 GAL.	6' x 6'
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	CAROLINA CHERRY LAUREL	L	5 GAL.	8' x 5'
FOUNDATION SHRUBS					
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	5 GAL.	3' x 3'
	DIETES IRIODIDES	AFRICAN IRIS	L	5 GAL.	3.5'x3.5'
	HESPERALOE PARVIFOLIA 'YELLOW'	YELLOW YUCCA	L	5 GAL.	3.5'x3.5'
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	L	1 GAL.	2' x 2'
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	L	5 GAL.	3.5' x 3.5'
	SALVIA CLEVELANDII	CLEVELAND SAGE	L	5 GAL.	2.5'x2.5'
	WESTRINGIA R. 'MORNING LIGHT'	VARIEGATED COAST ROSEMARY	L	5 GAL.	3' x 3'

ACCENT SHRUBS

ACACIA COGNATA 'COUNSIN IT'
AGAVE 'BLUE GLOW'
CALAMAGROSTIS 'KARL FOERSTER'
DIANELLA REVOLUTA 'LITTLE REV'
LAVANDULA STOECHAS 'OTTO QUAST'
PENNISETUM SPATHIOLATUM
PEROVSKIA A. 'BLUE SPIRES'
PHORMIUM TENAX 'BRONZE BABY'

COUNSIN IT RIVER WATTLE
BLUE GLOW AGAVE
FEATHER REED GRASS
LITTLE REV FLAX LILY
SPANISH LAVENDER
SLENDER VELDT GRASS
LITTLE SPIRES RUSSIAN SAGE
NEW ZEALAND FLAX

GRASSES

BOUTELOUA 'BLONDE AMBITION'
CAREX DIVULSA
MUHLENBERGIA RIGENS

B.A. GRAMA GRASS
BERKELEY SEDGE
DEER GRASS

GROUNDCOVERS

ACHILLEA MILLEFOLIUM 'PAPRIKA'
DELOSPERMA COOPERI
'TABLE MOUNTAIN'
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'
SANTOLINA VIRENS 'LEMON FIZZ'
SENECIO SERPENS

RED YARROW
PINK ICE PLANT

DWARF ENGLISH LAVENDER
LEMON FIZZ LAVENDER COTTON
BLUE CHALK STICKS

BIOFILTRATION AREA

CHONDRPETALUM TECTORUM
JUNCUS PATENS
MUHLENBERGIA RIGENS
PHORMIUM TENAX 'BRONZE BABY'
(ON BENCHED AREA)

CAPE RUSH
CALIFORNIA GREY RUSH
DEER GRASS
BRONZE BABY FLAX

DECOMPOSED GRANITE

DECOMPOSED GRANITE

PRELIMINARY TREE CALCULATIONS

TOTAL PARKING STALLS: 294
1 TREE PER 4 STALLS

REQUIRED QTY. OF TREES: 74

PROVIDED: 76 SHADE TREES
12 PALM TREES

SHADE CALCULATIONS (FOR CITY-FRIENDLY SCORECARD)
CANOPY AREA

35' DIA. TREES	45' DIA. TREES	60' DIA. TREES	23' DIA. TREES	0' DIA. TREES	TOTAL
45 @ 962	6 @ 221	23 @ 481	0 @ 123		58,679 SF

TOTAL TREE SHADE: 58,679 SF
TOTAL PARKING LOT AREA: 92,824 SF
PERCENT SHADED: 63%

NOTE:
ALL DOCUMENTS REQUIRED BY THE CITY OF ALAMEDA'S LANDSCAPE DOCUMENT PACKAGE WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENTATION PHASE OF THE PROJECT. THE PLANS WILL MEET ALL MWELO REQUIREMENTS.

MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY, ALAMEDA, CA

PRELIMINARY LANDSCAPE PLAN

SEPTEMBER 12, 2018



TREES



ACER X FREEMANII 'AUTUMN BLAZE'
AUTUMN BLAZE MAPLE



BRACHYCHITON POPULNEUS
BOTTLE TREE



JACARANDA MIMOSIFOLIA
JACARANDA



OLEA EUROPAEA 'WILSONII'
FRUITLESS OLIVE



ULMUS PARVIFOLIA 'DRAKE'
CHINESE EVERGREEN ELM



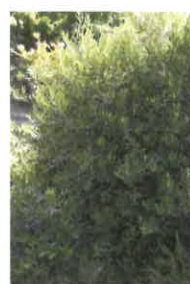
WASHINGTONIA ROBUSTA
MEXICAN FAN PALM

More
Color!

SCREEN SHRUBS



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SLIM BOTTLEBRUSH



OLEA E. 'LITTLE OLLIE'
LITTLE OLLIE OLIVE



PRUNUS C. 'BRIGHT 'N' TIGHT'
CAROLINA CHERRY LAUREL

BIOFILTRATION AREA



CHONDROPETALUM TECTORUM
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ACCENT SHRUBS



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COUSIN ITT RIVER WATTLE



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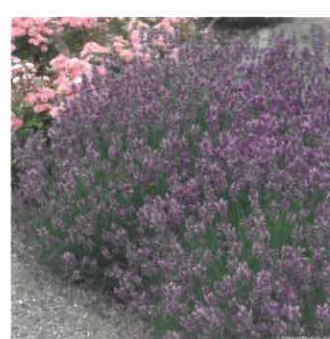
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LEMON FIZZ LAVENDER COTTON



SENECIO SERPENS
BLUE CHALK STICKS

GRASSES



BOUTELOUA 'BLONDE AMBITION'
B.A. GRAMA GRASS



CAREX DIVULSA
BERKELEY SEDGE



MUHLENBERGIA RIGENS
DEER GRASS

MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY, ALAMEDA, CA

PLANT PALETTE IMAGERY

L2

OCTOBER 25, 2018



wilson
studio
675 National Ave. Suite 300, Alameda, CA 94601
918.524.1818
info@wilsonstudio.com

Job Name: MARRIOTT RESIDENCE INN - Alameda, CA
Catalog #: CU-NAMRIE12, CU-NAMRIE13, CU-NAMRIE14, CU-NAMRIE23, CU-NAMRIE24

TYPE: E1T2, E1T3, E1T4, E2T3, E2T4

FEATURES: 16' Single Arm Mount Pole Luminaire, 16' Double Arm Mount Pole Luminaire, 16' Post Top Pole Luminaire, 10' Post Top Pole Luminaire, Surface Mounted Wall-Pack, Decorative Exterior Wall Sconce

DESCRIPTION: The fixture is a modern, minimalist design with a single arm or double arm mounting. It features a high-quality, die-cast aluminum housing and a clear, tempered glass lens. The fixture is available in multiple finishes and is suitable for both indoor and outdoor use.

BASE SPECIFICATIONS: 11.75" x 6.75" x 4.5" (E1T2 - E1T4), 11.75" x 6.75" x 4.5" (E2T3 - E2T4)

Job Name: MARRIOTT RESIDENCE INN - Alameda, CA
Catalog #: CU-NAMRIE12, CU-NAMRIE13, CU-NAMRIE14, CU-NAMRIE23, CU-NAMRIE24

TYPE: E1T2, E1T3, E1T4, E2T3, E2T4

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Job Name: MARRIOTT DUAL BRAND - Orange, CA
Catalog #: CU-NAMDBEE

TYPE: EE

FEATURES: 16' Single Arm Mount Pole Luminaire, 16' Double Arm Mount Pole Luminaire, 16' Post Top Pole Luminaire, 10' Post Top Pole Luminaire, Surface Mounted Wall-Pack, Decorative Exterior Wall Sconce

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Job Name: MARRIOTT RESIDENCE INN - Alameda, CA
Catalog #: CU-NAMRIE12, CU-NAMRIE13, CU-NAMRIE14, CU-NAMRIE23, CU-NAMRIE24

TYPE: E1T2, E1T3, E1T4, E2T3, E2T4

FEATURES: 16' Single Arm Mount Pole Luminaire, 16' Double Arm Mount Pole Luminaire, 16' Post Top Pole Luminaire, 10' Post Top Pole Luminaire, Surface Mounted Wall-Pack, Decorative Exterior Wall Sconce

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Catalog #: CU-NAMRIE12, CU-NAMRIE13, CU-NAMRIE14, CU-NAMRIE23, CU-NAMRIE24

TYPE: E1T2, E1T3, E1T4, E2T3, E2T4

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TYPE: E1T2, E1T3, E1T4, E2T3, E2T4

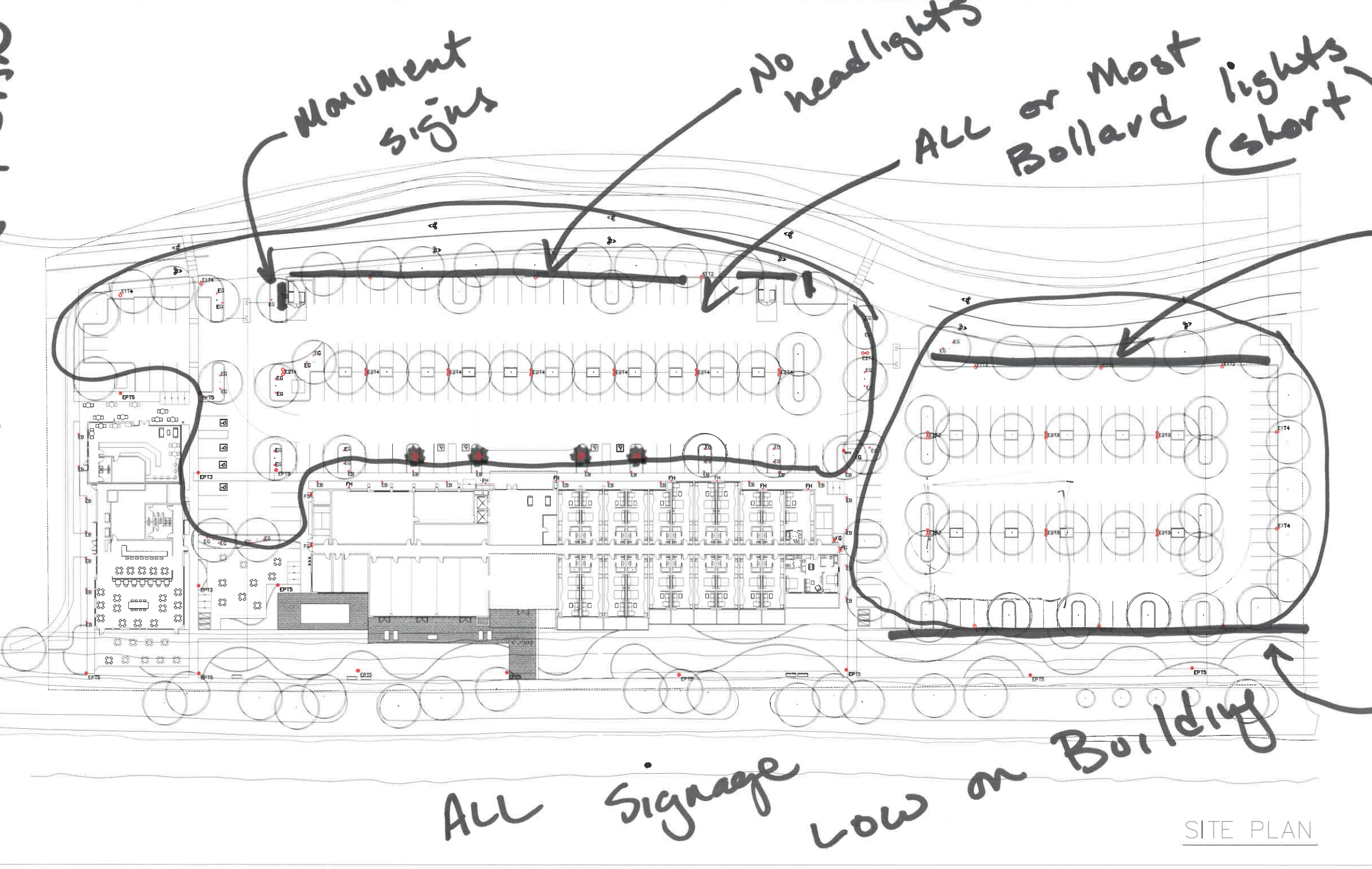
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LIGHTING FIXTURE LEGEND

Fixture Type	Fixture Description	Product Registration ID	Input Voltage	Fixture Wattage
E1T2	16' Single Arm Mount Pole Luminaire (Type 2 Distribution)	CU-NAMRIE12	UNI-VAC	65
E1T3	16' Single Arm Mount Pole Luminaire (Type 3 Distribution)	CU-NAMRIE13	UNI-VAC	65
E1T4	16' Single Arm Mount Pole Luminaire (Type 4 Distribution)	CU-NAMRIE14	UNI-VAC	65
E2T3	16' Double Arm Mount Pole Luminaire (Type 3 Distribution)	CU-NAMRIE23	UNI-VAC	130
E2T4	16' Double Arm Mount Pole Luminaire (Type 4 Distribution)	CU-NAMRIE24	UNI-VAC	130
EB	36" Light Bollard	CU-NAMRIEB	UNI-VAC	16
EE	Palm Mounted Quad-Head Tree Ring Light (2x Up / 2x Down)	CU-NAMREE	UNI-VAC	80
EG	High-Output Spike Mounted Planter Uplight (Flood)	CU-NAMRIEG	UNI-VAC	15
EPT3	10' Post Top Pole Luminaire (Type 3 Distribution)	CU-NAMRIEPT3	UNI-VAC	65
EPT5	10' Post Top Pole Luminaire (Type 5 Distribution)	CU-NAMRIEPT5	UNI-VAC	65
FG	Surface Mounted Wall-Pack	CU-NAMRIFG	UNI-VAC	20
FH	Decorative Exterior Wall Sconce	CU-NAMRIFH	UNI-VAC	8.4



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MARRIOTT RESIDENCE INN ALAMEDA
 2900 HARBOR BAY PARKWAY

SITE PLAN

1/32" = 1'
 M.S. I.D.

LDE-3