



**HOTEL PROJECT**  
**2900 HARBOR BAY PARKWAY**

# SITE AERIAL

2900 HARBOR BAY PARKWAY





## UPDATED RENDERINGS & DETAILS



05/17/19



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UPDATED INTERIORS & VIEWS







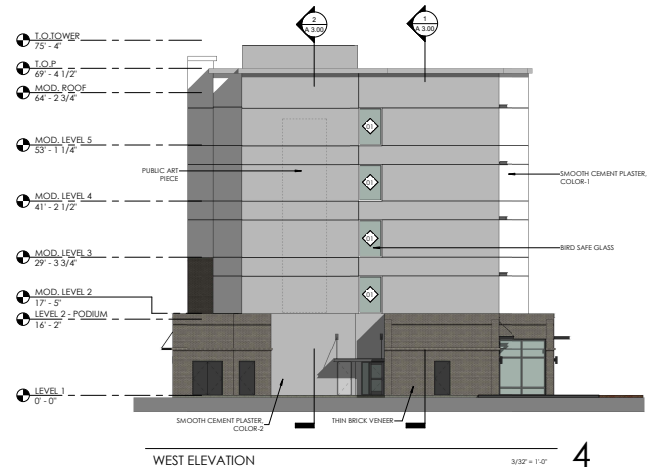
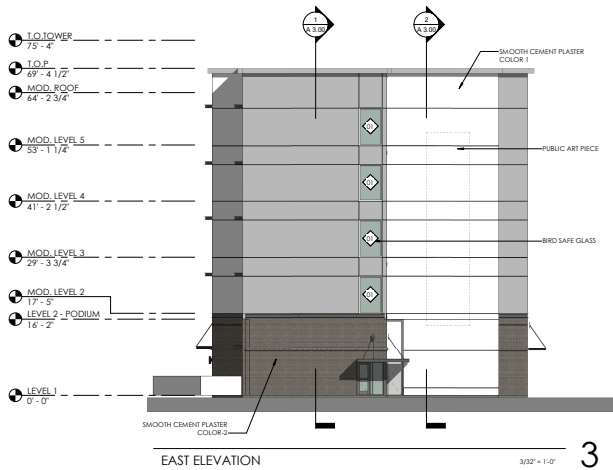
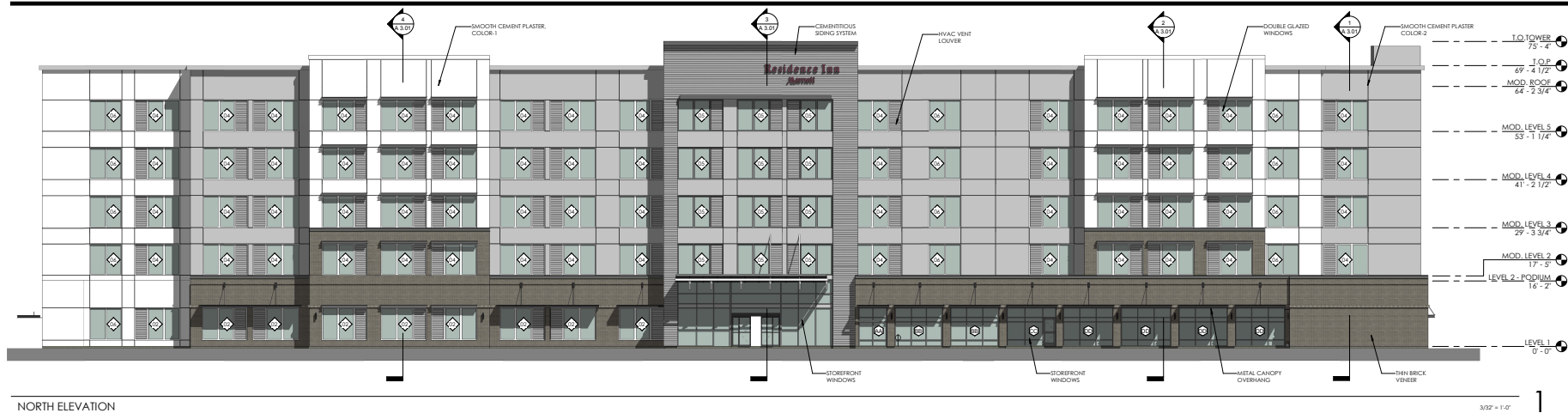






UPDATED ELEVATIONS, LANDSCAPE PLANS, & PARCELS





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ARCHITECTURE

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CONTRACTOR  
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PLAN CHECK SUBMITTAL  
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MARRIOTT RESIDENCE INN ALAMEDA  
2900 HARBOR BAY PARKWAY

PLAN CHECK SUBMITTAL  
Date Issued: 04/02/2019

Rev #	Date	Description

EXTERIOR ELEVATIONS

Project Number  
18030  
Drawn By  
Author  
Checked by  
Checker  
A  
2.00

PLAN CHECK SUBMITTAL  
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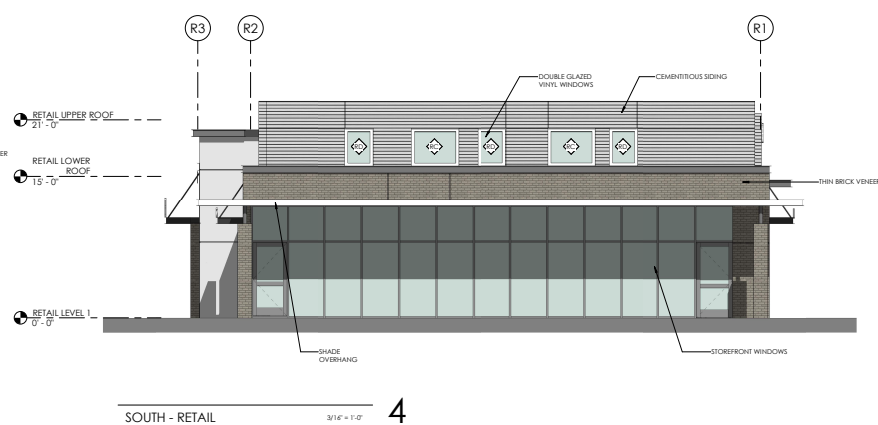
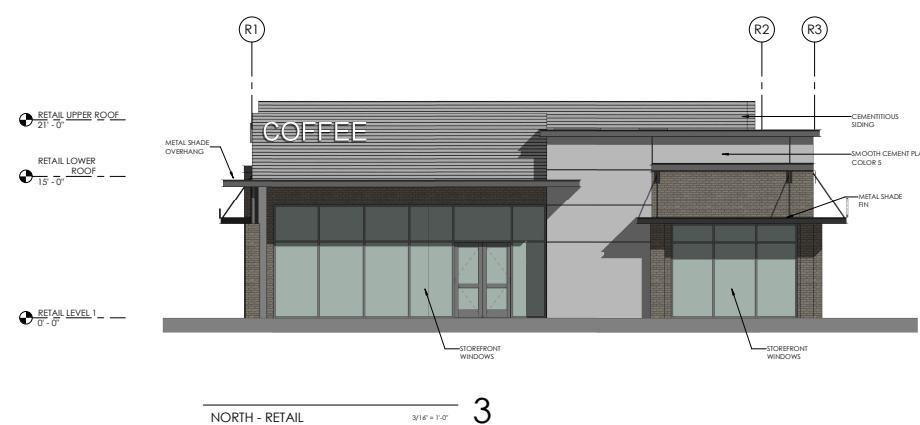
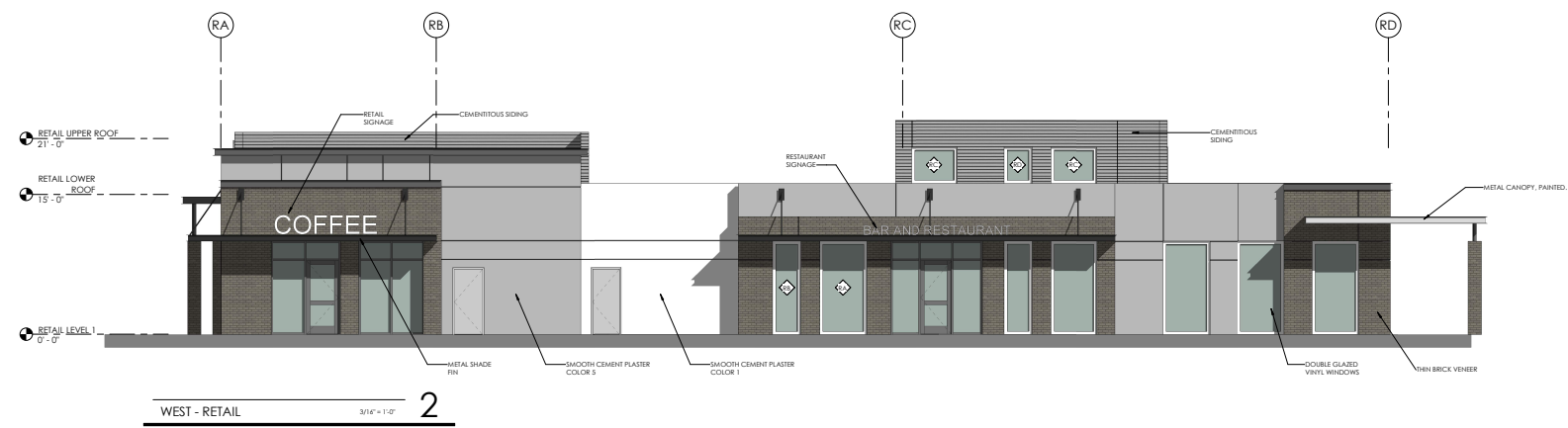
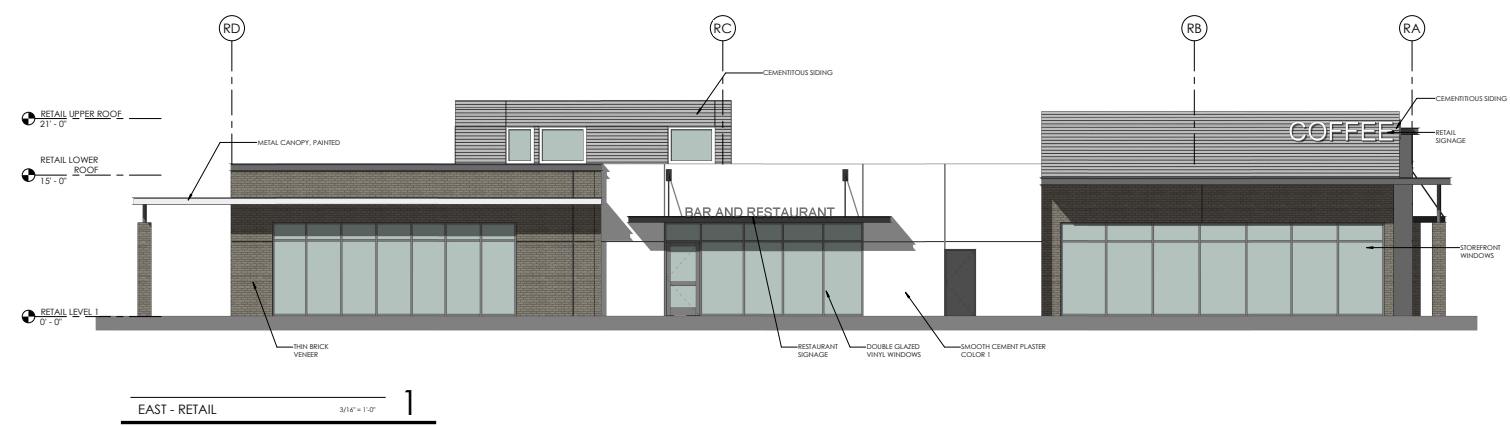
PLAN CHECK SUBMITTAL  
Date Issued : 04/02/2019

Rev	Date	Description

**RETAIL - EXTERIOR ELEVATIONS**

Project Number  
18030  
Drawn By  
Author  
Checked By  
Checker

**AR**  
**1.21**













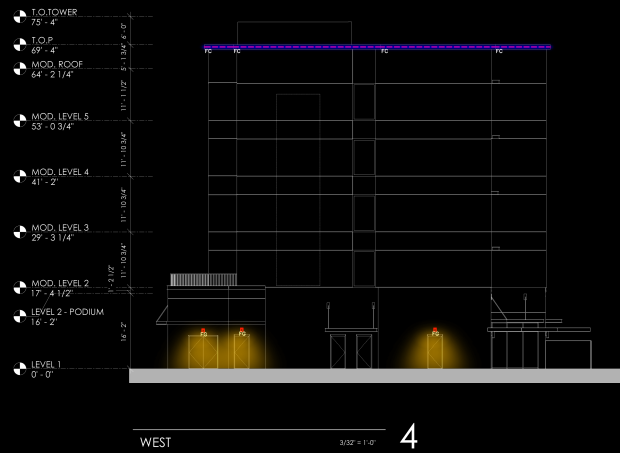


# UPDATED DARK SKIES LIGHTING





No.	Issue	Date
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MARRIOTT  
RESIDENCE INN  
ALAMEDA  
2900 HARBOR BAY PARKWAY

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING INC. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

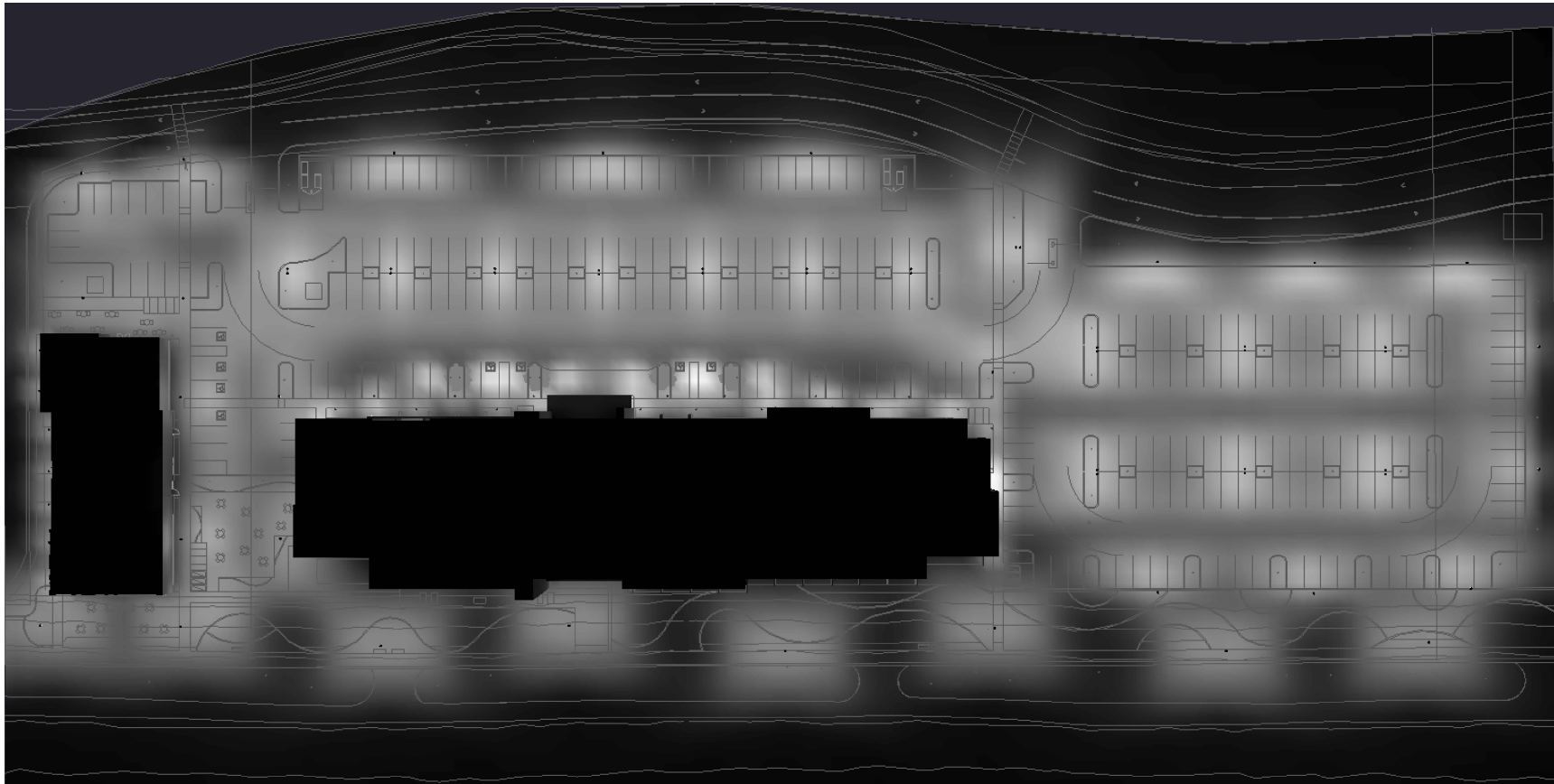
## EXTERIOR LIGHTING ELEVATIONS

AS NOTED 05.10.19

Job No. 210120

Sheet No. \_\_\_\_\_

LDF = 1



SITE LIGHTING COVERAGE





Job Name:

Catalog #: CLI-NASA2SH, 2S4, 2SB4H-90, 2SB4H, 3SB4H

TYPE:

2SH, 2S4,  
2SB4H-90,  
2SB4H, 3SB4H

## SPECIFICATIONS

### Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

### Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

### Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is  $\geq .90$  at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher, 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fall on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

### Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with **SiteSync™** wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7.

### Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

### Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

### Certifications/Ratings:

- DesignLights Consortium (DLC) qualified.
- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission.

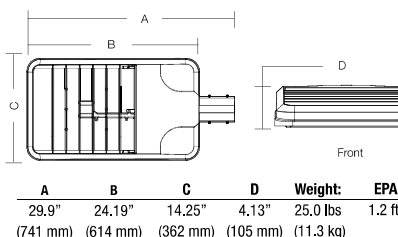
### Warranty:

Five year limited warranty

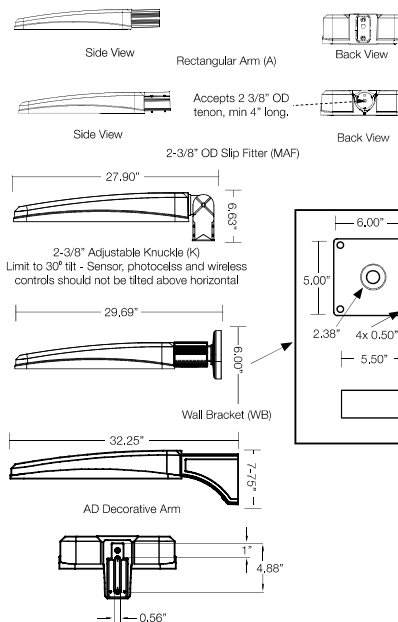
## PRODUCT IMAGE(S)



## DIMENSIONS



## MOUNTING OPTIONS



## CERTIFICATIONS/LISTINGS



\*3000K and warmer CCTs only

	LED ENGINE	CCT/CRI <sup>7</sup>	ROTATION	VOLTAGE	COLOR	OPTIONS	
	135W LED array	3K7 3000K, 70 CRI	Leave blank for no rotation	UNV 120-277V	BL Black Textured	F Fusing	
	180W LED array	4K7 4000K, 70 CRI	L <sup>5</sup> Optic rotation left	120 120V	DB Dark Bronze Textured	BSP Bird Spikes	
	235W LED array	5K7 5000K, 70 CRI	R <sup>6</sup> Optic rotation right	208 208V	GYS Light Gray Smooth	BC Backshield (available for FR, 2, 3, 4, 4W Optics)	
	220W LED array	DISTRIBUTION		240 240V	PS Platinum Silver Smooth		
	280W LED array			277 277V	WH White Textured		
	315W LED array			347 347V	CC Custom Color		
	395W LED array			480 480V			

HOUSE SIDE SHIELD ACCESSORIES
90° shield front or back
90° shield left or right
270° shield front or back
270° shield left or right
Full shield

(Replace XXX with notation for desired finish color)  
(Refer to page 5 for shield images)

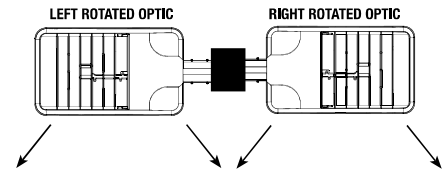
MOUNTING ACCESSORIES
VPL-AD-RPA3 2.4"-4.1" Round Pole Adapter for AD arm
VPL-AD-RPA4 4.2"-5.3" Round Pole Adapter for AD arm
VPL-AD-RPA5 5.5"-5.9" Round Pole Adapter for AD arm
VPL-AD-RPA6 6.0"-6.5" Round Pole Adapter for AD arm

<sup>1</sup> Not available with other wireless control or sensor options  
<sup>2</sup> Specify mounting height; 8 = 8' or less, 40 = 9' to 40'  
<sup>3</sup> Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.  
<sup>4</sup> Specify group and zone at time of order. See [www.hubbelllighting.com/sitesync](http://www.hubbelllighting.com/sitesync) for further details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node  
<sup>5</sup> Only available with FR, 2, 3, 4, 4W and SR distributions  
<sup>6</sup> Order at least one SCP-REMOTE per project location to program and control the occupancy sensor  
<sup>7</sup> This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: [http://cch.beaconproducts.com/content/products/specs/specs\\_files/Fiber\\_Large\\_LED\\_turtle\\_spec\\_sheet.pdf](http://cch.beaconproducts.com/content/products/specs/specs_files/Fiber_Large_LED_turtle_spec_sheet.pdf)

**PRECOMMISSIONED SITESYNC ORDERING INFORMATION:** When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [www.hubbell-automation.com/products/sitesync/](http://www.hubbell-automation.com/products/sitesync/) or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VP-L/80L-235/4K7/3/UNV/A/DB/SWP/ SiteSync only  
VP-L/80L-235/4K7/3/UNV/A/DB/SWPM-40F/ SiteSync with Motion Control



MOUNTING
A Rectangular Arm (formerly RA) for square or round pole
MAF Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
K Knuckle (formerly PK2) limit to 30° tilt or 2-3/8" OD horizontal arm or vertical tenon
WB Wall Bracket
AD Universal Arm for square pole
AD3 Universal Arm for 2.4"-4.1" round pole
AD4 Universal Arm for 4.2"-5.3" round pole
AD5 Universal Arm for 5.5"-5.9" round pole
AD6 Universal Arm for 6.0"-6.5" round pole

CONTROL OPTIONS
7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others)
PCR-SC 7-Pin Receptacle w/Shorting Cap
PCR-TL 7-Pin Receptacle w/Twist Lock photo control
SCP/_F <sup>1,2,6</sup> Programmable Occupancy Sensor w/ daylight control (120-277 volts only)
GENI-XX <sup>3</sup> ENERGENI
SWP <sup>1,4</sup> SiteSync Pre-Commission
SWPM <sup>1,2,4</sup> SiteSync Pre-Commission w/ Sensor

**Accessories and Services (Ordered Separately)**

Catalog Number	Description
SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
SW7PR*	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC

\* When ordering SiteSync at least one of these two interface options must be ordered per project.  
+ Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

**Hubbell Control Solutions - Accessories (sold separately)**

Catalog Number	Description	HCS System
NX0FM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

For additional information related to these accessories please visit [www.hubbellcontrolsolutions.com](http://www.hubbellcontrolsolutions.com). Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

**SiteSync 7-Pin Module**



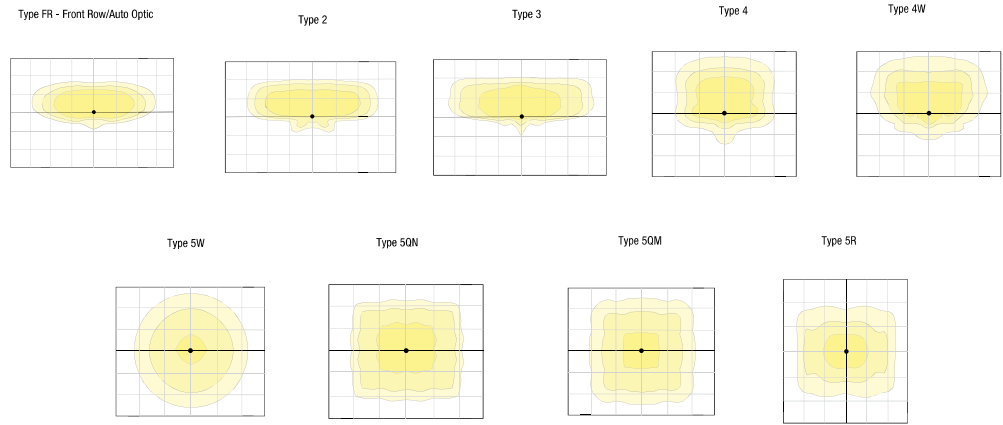
SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does no interface with occupancy sensors





PHOTOMETRICS



ELECTRICAL DATA

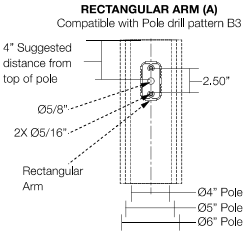
# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	SYSTEM POWER (w)	CURRENT (Amps)
64	1	625 mA	120	135	1.4
			277		0.6
			347		0.5
			480		0.3
80	2	700 mA	120	180	1.8
			277		0.8
			347		0.6
			480		0.5
80	2	875 mA	120	235	2.4
			277		1.0
			347		0.8
			480		0.6
96	2	700 mA	120	220	2.2
			277		1.0
			347		0.8
			480		0.6
96	2	875 mA	120	280	2.8
			277		1.2
			347		1.0
			480		0.7
96	2	1000 mA	120	315	3.2
			277		1.4
			347		1.1
			480		0.8
96	2	1225 mA	120	395	4.0
			277		1.7
			347		1.4
			480		1.0

PROJECTED LUMEN MAINTENANCE

AMBIENT TEMP.	0	25,000	50,000	*TM-21-11 60,000	100,000	Calculated L70 (HOURS)
25°C / 77°C	1	0.98	0.97	0.97	0.96	>377,000

<sup>1</sup> Projected per IESNA TM-21-11  
Data references the extrapolated performance projections for the 700mA base model in a 25°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

DRILL PATTERN



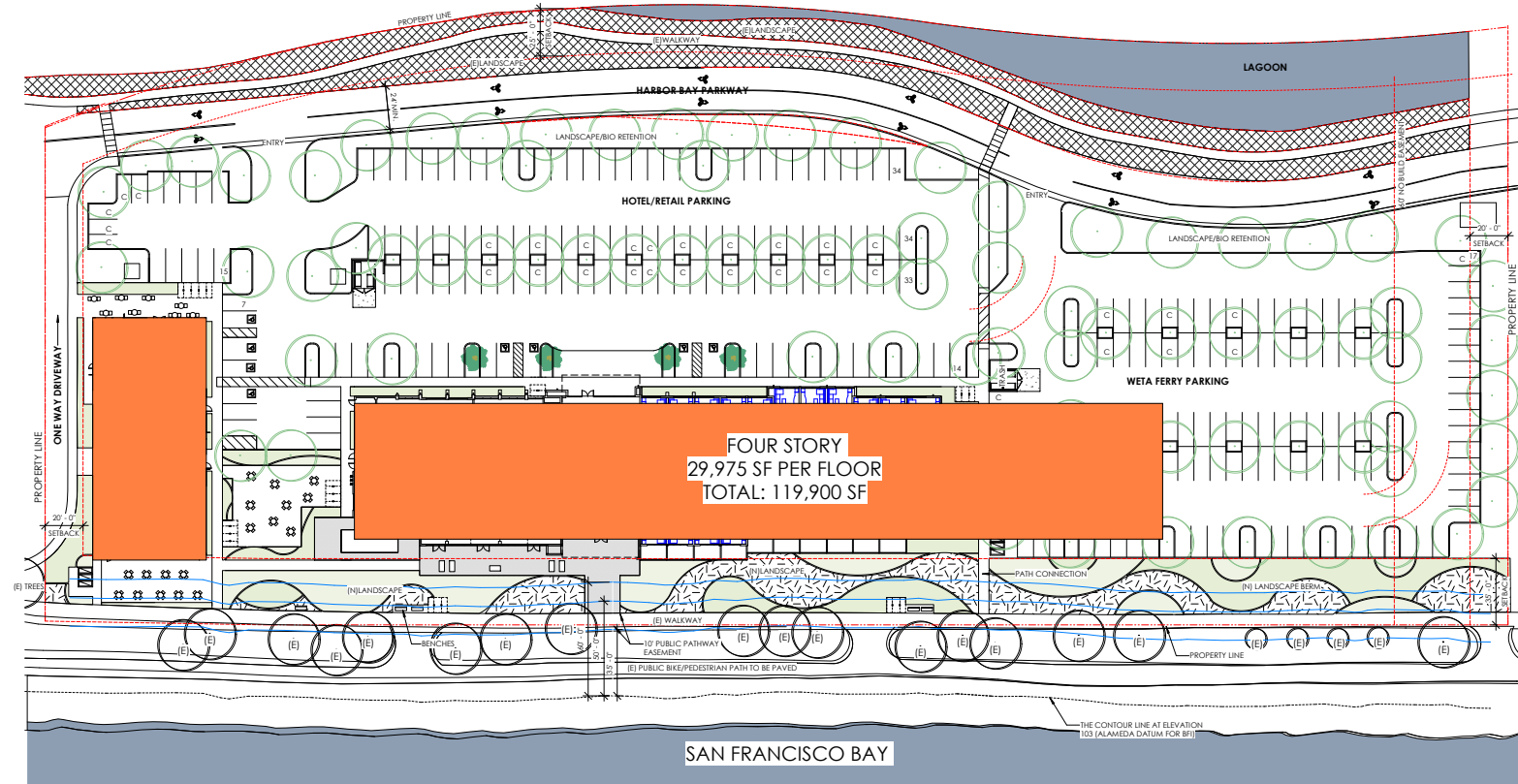
EPA

Config.	EPA	Config.	EPA
1	1.2	3 @ 120°	3.0
2 @ 90°	1.9	3 @ 90°	3.1
2 @ 180°	2.4	4 @ 90°	3.8

## ALTERNATIVE SITE PLANS STUDIED



## FOUR STORY HOTEL FOOTPRINT STUDY



SITE PLAN

1" = 30'-0"

1

12/10/18

18030

**HRGA**  
ARCHITECTURE

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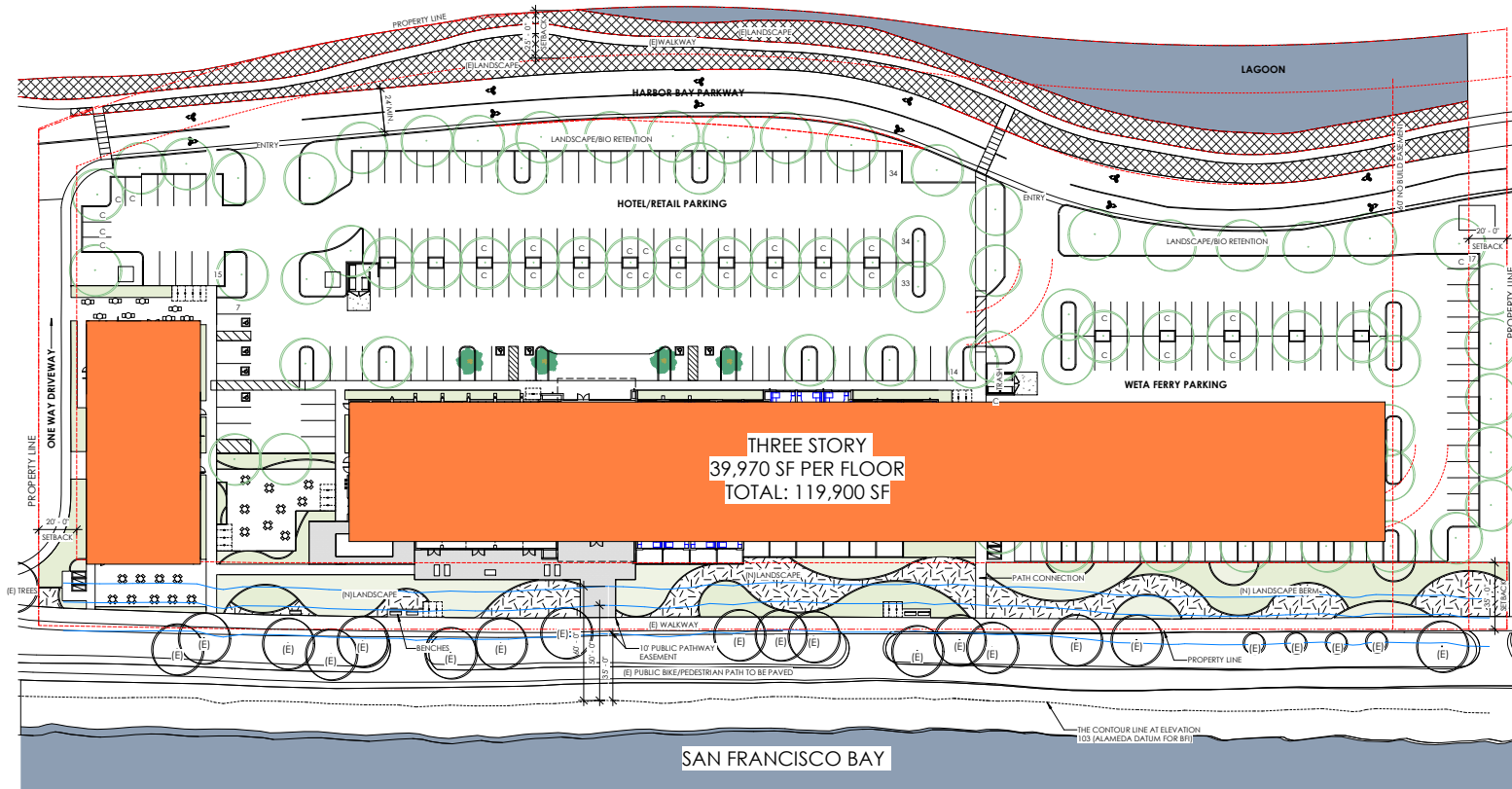
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# THREE STORY HOTEL FOOTPRINT STUDY



SITE PLAN

1" = 30' 0"

1

12/10/18

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$$1^{\circ} = 30' \cdot 0''$$

1

GRAPHIC SCALE



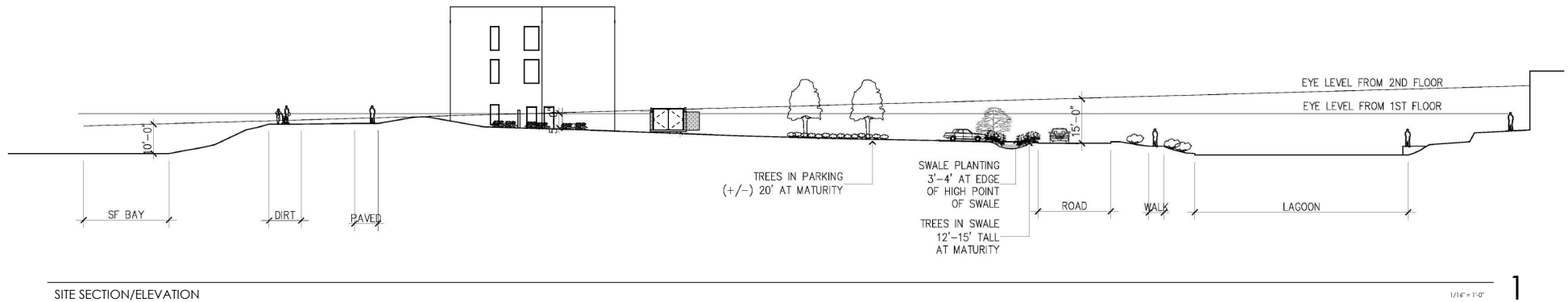
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ARCHITECTURE

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2900 HARBOR BAY PARKWAY

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434



Whether the hotel is three or five stories, residential water views are equally impacted. With the hotel's reduced footprint, a greater view opportunity exists with expanded open space.





12/05/18

18030



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# SHARED PARKING CONCEPT



**SPOT  
HERO** | FOR  
BUSINESS

## SpotHero for Business

Park for work without the work.



## Commuter Benefits

Save up to 40% on your commute.



## The #1 Parking Mobility Platform

## PARKING MOBILITY PLATFORM

# The #1 Parking Mobility Platform & Consumer Marketplace

SpotHero's parking mobility platform bridges leaders in transportation — including automotive, technology, navigation, data, rentals, and more — to the largest network of off-street parking supply in North America. This singular, transactional parking mobility platform provides access to the most partners, facilities, and spots in 50+ major metro areas in the United States and Canada.

**For our partners,** this award-winning platform provides the development tools to offer transactional parking functionality in any native app, website or operating system.

**For drivers,** SpotHero's parking platform eliminates hurdles and improves the experience of every journey.

- ✓ #1 choice by drivers
- ✓ Most cars parked
- ✓ Most partners
- ✓ Most parking facilities
- ✓ Most spots
- ✓ 50+ major metro areas in the US and Canada

## Featured Partners





DEVELOPER EXPERIENCE  
&  
COMMUNITY SUPPORT



**ROBERT LEACH**  
PRESIDENT

## 30+ YEAR HOTEL AND COMMERCIAL REAL ESTATE DEVELOPMENT CAREER

### HOTEL BRAND EXPERIENCE



### INTERNATIONAL CONSULTING AND PARTNERSHIPS



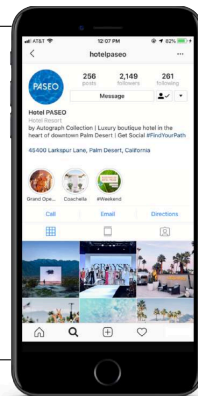




**MIKE LEACH**  
VP DEVELOPMENT



## TELEVISION AND BRANDED ENTERTAINMENT BACKGROUND



## LEAD CREATIVE EXECUTIVE



USING DIGITAL MARKETING TO DRIVE HOTEL SALES  
AND ELEVATE OVERALL CUSTOMER EXPERIENCE

# SUPPORT FOR MARRIOTT RESIDENCE INN HARBOR BAY



HARBOR BAY  
ARCHITECTURAL  
REVIEW COMMITTEE

