





Detailed Project Description: #4G Response

Site

The project site is located at 4230 E Hammer Ln. On a larger scale to the east of the site is Golden State Hwy 99 and to the west is a commercial development currently in planning for review. This is a 3.42 Acre site, (14,825 sq.ft.), that is currently mostly vacant other than a worship center, which will be demolished to accommodate the proposed hotel.

There will be two points of vehicular access into the site. One will be part of a joint access agreement. both points of access will be right in and right out style of site access. Existing public walkways will remain, and all drive approaches shall be constructed per city standards. The site will also provide vehicular and pedestrian access to the adjoining western development.

The proposed project building is placed in a manner that runs parallel to the adjacent street, Hammer Ln. This creates an elongated frontage view of the building for access and way finding. The street frontage will have a landscape buffer and rainwater retention along with a large oak tree that will be preserved as part of the overall design.

The site contains a total of 200 parking stalls, 7 of which will be dedicated to accessible parking, 16 clean air vehicles and 10 future EV charging stalls. There will be bike parking for 10 short term spaces and 1 long term bike lockers. Trash/ Recycling will be contained within a CMU gated enclosure at the back of the property but in accessible proximity for employee access.

Building

This proposal is for a dual brand 4-story Fairfield Inn & TownePlace suites by Marriott, 83,000 +/- sf, with 143 guestrooms that will cater to the business commuters and families. The main level will contain all the following public spaces: Lobby, Lounge, Breakfast, Work station, Coffee Bar, Meeting Room, outdoor Pool, fitness center and supporting back of house spaces. Guestrooms will be contained within floors 1 through 4.

The Lobby and Reception spaces will have a controlling view of the lounge and breakfast areas. The Fairfield Inn & TownePlace suites by Marriott hotel is a brand that reaches the style-conscious and socially-conscious consumer while creating an innovative, modern approach to the midscale, quick stay and extended-stay hotel market.

The hotel will be operational 24 hours a day with approximately 7 to 10 staff per shift.

Architecture

The proposed building is a contemporary style with historic proportions, clean lines, quality materials and a refined color palette. The main level there is a separation of color. The high-quality large format panels will provide a refined accent feature to be experienced by the pedestrians and or the guests of the hotel. The Linear covered front entry will also provide an accent line at the main level and upper breaking up the long face. Storefront windows on the main level will all be deeper set to have more play with shadows long that facade. The building mass will be broken up in playful but timeless proportions and will utilize a smoother plaster finish to emphasize refinement. Guestrooms will have large windows with air intake grills incorporated into the window system

Landscape

Drought tolerant, plants and trees will be used throughout the entire project including the vegetated bio-retention space on the northeast end of the building. The plants and trees will be selected to be in visually harmony with the building colors, materials, and textures.

Site Data

Site Address: 4230 E Hammer Ln, Stockton CA.
Site Area: 148,825 sq. Ft. Or 3.42 acres
Landscape: 33,988 sq. ft. 23%
Hardscape: 93,843 sq. ft. 63%
Building footprint: 21,000 +/- sq ft. 14%
APN: 130-030-006 & 130-030-007

Building Data:

Main Level	20,240 +/- S.F.
2ND Floor	20,257 +/- S.F.
3RD Floor	20,257 +/- S.F.
<u>4TH Floor</u>	<u>20,257 +/- S.F.</u>
Total Enclosed Area	83,011 S.F.

Accessory Structures:

Trash enclosure 200 S.F.

Parking Analysis:

Total parking required:

Rooms / suites: 143 guestrooms

Employees: 7 to 10

Parking provided:

Standard 193

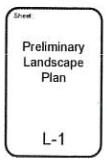
Accessible 7

Total parking spaces provided 200

Bike parking:

Bicycle short term parking 10

Bicycle long term parking 1



AREA	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1ST FLOOR	10,000	10,000	10,000
2ND FLOOR	10,000	10,000	10,000
3RD FLOOR	10,000	10,000	10,000
4TH FLOOR	10,000	10,000	10,000
5TH FLOOR	10,000	10,000	10,000
TOTAL OCCUPANT LOAD	50,000	50,000	50,000

AREA	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1ST FLOOR	10,000	10,000	10,000
2ND FLOOR	10,000	10,000	10,000
3RD FLOOR	10,000	10,000	10,000
4TH FLOOR	10,000	10,000	10,000
5TH FLOOR	10,000	10,000	10,000
TOTAL OCCUPANT LOAD	50,000	50,000	50,000

1 OCC & EXITING CALCULATIONS

SECTION	SECTION (SQ. FT.)	SECTION (SQ. FT.)	SECTION (SQ. FT.)
1ST FLOOR	10,000	10,000	10,000
2ND FLOOR	10,000	10,000	10,000
3RD FLOOR	10,000	10,000	10,000
4TH FLOOR	10,000	10,000	10,000
5TH FLOOR	10,000	10,000	10,000
TOTAL OCCUPANT LOAD	50,000	50,000	50,000

2 MEANS OF EGRESS SUMMARY

SECTION	SECTION (SQ. FT.)	SECTION (SQ. FT.)	SECTION (SQ. FT.)
1ST FLOOR	10,000	10,000	10,000
2ND FLOOR	10,000	10,000	10,000
3RD FLOOR	10,000	10,000	10,000
4TH FLOOR	10,000	10,000	10,000
5TH FLOOR	10,000	10,000	10,000
TOTAL OCCUPANT LOAD	50,000	50,000	50,000

SECTION	SECTION (SQ. FT.)	SECTION (SQ. FT.)	SECTION (SQ. FT.)
1ST FLOOR	10,000	10,000	10,000
2ND FLOOR	10,000	10,000	10,000
3RD FLOOR	10,000	10,000	10,000
4TH FLOOR	10,000	10,000	10,000
5TH FLOOR	10,000	10,000	10,000
TOTAL OCCUPANT LOAD	50,000	50,000	50,000

SECTION	SECTION (SQ. FT.)	SECTION (SQ. FT.)	SECTION (SQ. FT.)
1ST FLOOR	10,000	10,000	10,000
2ND FLOOR	1		

