



SEASIDE COUNTY SANITATION DISTRICT

440 HARCOURT AVENUE SEASIDE, CA 93955

SPECIAL MEETING BOARD OF DIRECTORS

Tuesday, December 5, 2023, 9:30 AM
CITY OF SEASIDE CONFERENCE ROOM

BOARD MEMBERS

Ian N. Oglesby Chair

City of Seaside
440 Harcourt Ave
Seaside, CA 93955
(831) 899-6825

Jerry Blackwelder First Vice Chair

City of Sand City
1 Pendergrass Way
Sand City, CA 93955
(831) 394-3054

John Uy

Second Vice Chair
City of Del Rey Oaks
650 Canyon Del Rey
Del Rey Oaks, CA 93940
(831) 394-8511

DISTRICT STAFF

Jaime M. Fontes

District Manager
440 Harcourt Avenue
Seaside, CA 93955
(831) 899-6701

Nisha Patel

District Engineer
440 Harcourt Avenue
Seaside, CA 93955
(831) 899-6884

Reed W. Gallogly

Legal Counsel
County Counsel
168 West Alisal Street
Third Floor
Salinas, CA 93901
(831) 755-5266

Dominique L. Davis

District Clerk
440 Harcourt Avenue
Seaside, CA 93955
(831) 899-6707

1. CALL TO ORDER

2. ROLL CALL - SANITATION DISTRICT BOARD OF DIRECTORS

Ian N. Oglesby	Chair
Jerry Blackwelder	First Vice Chair
John Uy	Second Vice Chair

3. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. PUBLIC COMMENT

Members of the public wishing to address the Seaside County Sanitation District on matters within the jurisdiction of the Board, but not on this agenda, may do so during Public Comment period for up to two minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. CONSENT AGENDA

A. APPROVE MINUTES FROM NOVEMBER 14, 2023, REGULAR MEETING

6. NEW BUSINESS

A. APPROVE A RESOLUTION ASSESSING A CAPACITY FEE TO

**THE TIOGA HOTEL PROJECT IN
THE AMOUNT OF \$849,072.00**

PURPOSE: Review and evaluate the proposed sewer capacity fee of \$849,072.00, to be assessed for the proposed hotel project (Project) located at 880 Tioga Avenue, in Sand City.

RECOMMENDATION: Staff recommends approving a resolution assessing a capacity fee to the Project in the amount of \$849,072.00, per the fiscal year 2023 - 2024 fee schedule.

7. STAFF REPORTS

Staff reports include items for which verbal reports/presentations will be provided. If a specific Seaside County Sanitation District presentation is planned, it will be listed and information included with the Agenda. Brief oral reports may be provided for items arising after the Agenda was prepared. The Board may wish to ask questions or discuss a staff report, but no action is appropriate other than referral to staff, or request that a matter be set as a future Agenda item.

8. BOARD MEMBERS COMMENTS

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
January 9, 2024
9:30 AM

In compliance with the Americans with Disabilities Act (ADA), the Seaside County Sanitation District (SCSD) does not discriminate against persons with disabilities. Any person with a disability who requires a modification or accommodation to be able to participate in this meeting is asked to contact the office of the District Clerk at cityclerk@ci.seaside.ca.us 831-899-6707, no fewer than two business days

prior to the meeting to allow for reasonable arrangements. This agenda is posted in compliance with Pursuant to Governor Newsom's Executive Orders [N-29-20](#) and [N-33-20](#)
Agenda related writings or documents provided to the Board are available for public inspection during the meeting or may be requested from the office of the District Clerk.



DRAFT MINUTES
SEASIDE COUNTY SANITATION DISTRICT
Tuesday, November 14, 2023 9:30 AM
REGULAR MEETING
Seaside Conference Room

1. CALL TO ORDER

Vice Chair Blackwelder called the meeting to order at 9:33 a.m.

2. ROLL CALL - SANITATION DISTRICT

Present: Blackwelder, Bill Ragsdale-Cronin (Alternate District Member for John Uy)

Absent: Oglesby

3. REVIEW OF AGENDA

None

4. PUBLIC COMMENT

None

5. CONSENT AGENDA

On motion by Alternate District Member Bill Ragsdale-Cronin and seconded by First Vicer Chair Jerry Blackwelder and passed by the following vote, the Seaside County Sanitation District Board moved to approve the Consent Agenda as presented.

RESULT: Approved

AYES: Jerry Blackwelder, Bill Ragsdale-Cronin (Alternate District Member)

NOES: None

A. APPROVE MINUTES FROM OCTOBER 10, 2023, REGULAR MEETING

Action: **Approved**

B. RECEIVE SEASIDE COUNTY SANITATION DISTRICT OPERATIONS REPORT FOR OCTOBER, 2023

Action: **Received**

C. APPROVAL OF OCTOBER 2023 EXPENDITURE REPORT FOR SEASIDE COUNTY SANITATION DISTRICT

Action: **Approved**

D. ADOPT A RESOLUTION ACCEPTING A NON-EXCLUSIVE EASEMENT FROM THE CITY OF SEASIDE FOR THE SUTTER STREET SEWER RELOCATION PROJECT

Action: **Adopted**

6. NEW BUSINESS

None

7. STAFF REPORTS

Nisha Patel, District Engineer, requested to move the December 12, 2023 meeting to December 5, 2023. She gave an update on FOG program; inspections will be done in 4 months. Patrick Grogan, Associate Civil Engineer, gave an update on Sutter St. relocating project. Carolyn Burke, Assistant Public Works Director, gave an update on 24 Carlton Dr.

8. BOARD MEMBERS COMMENTS

None

9. ADJOURNMENT

On motion, the meeting was adjourned at 9:38 a.m.

Respectfully Submitted,

Dominique L. Davis, District Clerk

Ian N. Oglesby, Chair



**SEASIDE COUNTY SANITATION DISTRICT
STAFF REPORT**

Item No.: 6.A.

TO: Seaside County Sanitation District

FROM: Jaime M. Fontes, District Manager

BY: Patrick Grogan, Associate Engineer
Nisha Patel, Public Works Director/City Engineer

DATE: December 5, 2023

**SUBJECT: APPROVE A RESOLUTION ASSESSING A CAPACITY FEE TO THE
TIOGA HOTEL PROJECT IN THE AMOUNT OF \$849,072.00**

PURPOSE

Review and evaluate the proposed sewer capacity fee of \$849,072.00, to be assessed for the proposed hotel project (Project) located at 880 Tioga Avenue, in Sand City.

RECOMMENDATION

Staff recommends approving a resolution assessing a capacity fee to the Project in the amount of \$849,072.00, per the fiscal year 2023 - 2024 fee schedule.

BACKGROUND

The Marriott Dual Brand Hotel Project is to be constructed at 880 Tioga Avenue, in Sand City. The project will feature a Residence Inn, a Courtyard Inn, associated office space, one bistro kitchen and seating area, one restaurant kitchen and seating area, a gym, and a conference space. The Residence Inn portion of the project contains 88 rooms, with a kitchenette and bathroom in each room. The kitchenettes contain a sink, refrigerator, stove top burners, dishwasher, and a microwave, while the bathrooms contain a toilet, a combination shower bathtub, and a sink. The Courtyard Inn contains 127 standard hotel rooms, with only one bathroom in each room.

Staff conducted a review of the project plan set, dated June 1, 2022, provided by the Sand City Building Department to staff in June 2023, in order to assess the Seaside County Sanitation District (SCSD) capacity fee for the project. The Monterey One Water

(M1W) Board of Directors had previously reviewed and approved its own capacity fee for the Residence Inn and Courtyard Inn portions of the project at their January 30, 2023 board meeting. M1W declined to assess or collect the capacity fee for SCSD in this project.

Staff calculated a fee for each use type present in the project, per the current fee schedule. The standard hotel rooms within the Courtyard Inn segment of the project, office space, conference space, and restaurant areas were calculated based on the standard fee schedule rate multiplied by the number of units or locations for which use type. The gym area was not assessed a fee, since it is not open to the public, but only to the hotel guests, and does not have the full suite of bathroom features typically found at a gym. Gym users are instead assumed to use the restroom facilities of their assigned rooms. The Residence Inn rooms, with the kitchenette, were issued an individual determination based on the number of plumbing fixture units present in each unit, per table 702.1 of the 2022 California Plumbing Code. A ratio of 9 plumbing fixture units for the Residence Inn rooms was calculated, versus 7 plumbing fixture units for the Courtyard Inn rooms. The ratio of Residence Inn plumbing fixtures to Courtyard Inn plumbing fixtures is 1.286. This ratio was applied to the standard hotel capacity fee of \$3,223.00, resulting in an individual determination of \$4,144.00 per Residence Inn room. The rate provided to the applicant was incorrect, as it omits the 2 plumbing fixtures associated with the dishwasher unit in each kitchenette, which were not noted during the initial plan review, and thus were not included in the SCSD Capacity Fee Determination (attachment 2) sent to Tom Jacobson, with EKN Development, on October 21, 2023.

Staff reviewed the capacity fee determination with Mr. Jacobson during a remote meeting, and Mr. Jacobson requested that the capacity fee determination be brought before the District Board. Mr. Jacobson also provided a Capacity Fee Variance letter (attachment 4), dated January 9, 2023, which he had provided to M1W in advance of their January 30, 2023 board meeting. EKN Development requests that the 88 Residence Inn rooms be assessed the standard hotel rate of \$3,233.00, instead of the individual determination of \$4,144.00. The provided letter describes the dual brand arrangement of the planned project, and provides data from selected single brand locations in various cities throughout California. Staff reviewed the letter, and noted several issues that render it an unreliable source of information: First, it does not include co-located single brands for a true comparison of similar site usage*. Secondly, the waste water usage per room is not controlled for occupancy rates. Lastly, the 12 month time period over which the data was gathered is not specified. It is not known if the data for each location is for the same time period.

During the meeting with EKN Development, Mr. Jacobson stated that the project would include a flow meter on the Courtyard Inn branch of the hotel, which would capture the amount of flow that the standard hotel rooms produce, but not on the rest of the project. Staff stated that they would be amenable to assessing a lower initial rate for the 88 Residence Inn rooms if a flow meter was added to the Residence Inn branch of

the hotel, and an agreement formalized which set forth a rate that the project would have to pay for waste water flows from the Residence Inn hotel that were in excess of the Courtyard Inn hotel branch. Mr. Jacobson stated that due to the waste water main layout within the building, it would be costly and difficult to add a flow meter that captured only the flow associated with the 88 Residence Inn rooms. Staff believes that a lower capacity fee for the Residence Inn rooms should not be granted without a way to directly compare the flow from the Courtyard Inn rooms to the Residence Inn rooms. The currently proposed flow monitor on the Courtyard Inn branch does not provide sufficient data to separate water usage for the Residence Inn branch from the office, kitchens, and restaurant portions of the project.

* footnote: data for co-located single brand locations, such as those Marriott properties located in Morgan Hill (18620 & 18610 Madrone Parkway), Salinas (17215 & 17225 El Rancho Way), Pleasanton (11920 & 11950 Dublin Canyon Road), were not included. Staff believes that the data provided for the single brand locations provided in the letter are not representative of the dual brand project at 880 Tioga Avenue, as the single brand locations provided are not controlled for differing water usage based on geographical differences, climate differences, clientele type, or occupancy rates.

FISCAL IMPACT

Staff's recommendation to assess the project a capacity fee utilizing an individual determination of \$4,144.00 per room for the 88 Residence Inn rooms, will result in a total capacity fee of \$849,072.00.

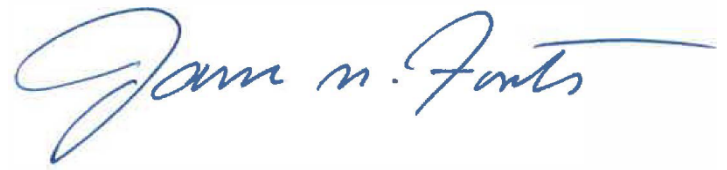
If the board were to assess the project a capacity fee utilizing the standard hotel rate of \$3,223.00 per room for the 88 Residence Inn rooms, the total fee would be \$768,024.00.

If the board was to assess the project a capacity fee utilizing an individual determination using the actual plumbing fixture count of the kitchenette rooms, being \$5,065.00 per room for the 88 Residence Inn rooms, the total fee would be \$930,120.00.

ATTACHMENTS

1. Resolution
2. Capacity Fee Determination
3. Staff Plan Sheet Notations
4. EKN Project Variance Request

Reviewed for Submission to the
Board by:

A handwritten signature in blue ink that reads "Jaime M. Fontes". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Jaime M. Fontes, District Manager

RESOLUTION NO. 23-XX

A RESOLUTION OF THE SEASIDE COUNTY SANITATION DISTRICT

APPROVE A RESOLUTION ASSESSING A CAPACITY FEE TO THE TIOGA HOTEL PROJECT IN THE AMOUNT OF \$849,072.00

WHEREAS, when development occurs, a capacity fee is due to the Seaside County Sanitation District (SCSD) for connection into the existing sewer system; and

WHEREAS, SCSD has assesses capacity fees based on the approved fiscal year 2023 – 2024 fee schedule; and

WHEREAS, the Seaside County Sanitation District (SCSD) operates and maintains the sewer system that serves Sand City, to include the Marriot Dual Brand Hotel Project (Project) located at 880 Tioga Avenue; and

WHEREAS, a business, such as the proposed Project, increase the load of the sewer infrastructure; and

WHEREAS, the Project involves multiple land use types, to be assessed individually; and

WHEREAS, staff have calculated a capacity fee for the Project based on a detailed review of the provided plan set and the approved SCSD fiscal year 2023 – 2024 fee schedule; and

NOW, THEREFORE BE IT RESOLVED that the Seaside County Sanitation District assesses a capacity fee of \$849,072.00 to the Project.

PASSED AND ADOPTED at a regular meeting of the Seaside County Sanitation District duly held on the 5th day of December 2023, by the following vote:

AYES:	BOARD MEMBERS:
NOES:	BOARD MEMBERS:
ABSENT:	BOARD MEMBERS:
ABSTAIN:	BOARD MEMBERS:

Ian N. Oglesby, Chair

ATTEST:

Dominique L. Davis, District Clerk



COMMERCIAL SEWER CAPACITY CHARGE DETERMINATION
2022-2023

GENERAL INFORMATION

Expiration Date: <u>June 30, 2024</u>	
Name: _____	Assessor's Parcel No: _____
Job Location: _____	City: _____
Owner's Name: _____	
Mailing Address: _____	
Phone: _____	Category: _____

JURISDICTION APPROVAL

Capacity Charge Issuance By:	<u>Seaside County Sanitation District</u>	<u>Patrick Grogan</u> Name
Units Issued This Permit:	<u>See Attached Calculation</u>	

NEW FACILITIES RESIDENTIAL

Equivalent EDUs: <u>139.421</u>	x \$6,090.00	= \$ <u>849,072.00</u>
	Credit:*	<u>0</u>
	Agency Total:	<u>\$849,072</u>
Other: _____	+	<u>0</u>
	Total Amount Due:	<u>\$849,072.00</u>

*Explain how the total was calculated. Attach any supporting documents.
Project was divided in to usage catagories for the fee determination. See attached.

The Amount due shown above must be paid **prior to being issued a building permit** by your city or district.

The undersigned acknowledges receipt of a copy of this statement and states he/she is the owner of the described premises or is the duly authorized agent of the owner.

Name: _____

Signature: _____ Date: _____

DO NOT WRITE BELOW THIS LINE

Approved By: _____ Permit No.: _____

Posted By: _____

SCSD Commercial Fee Determination - South Tioga Development

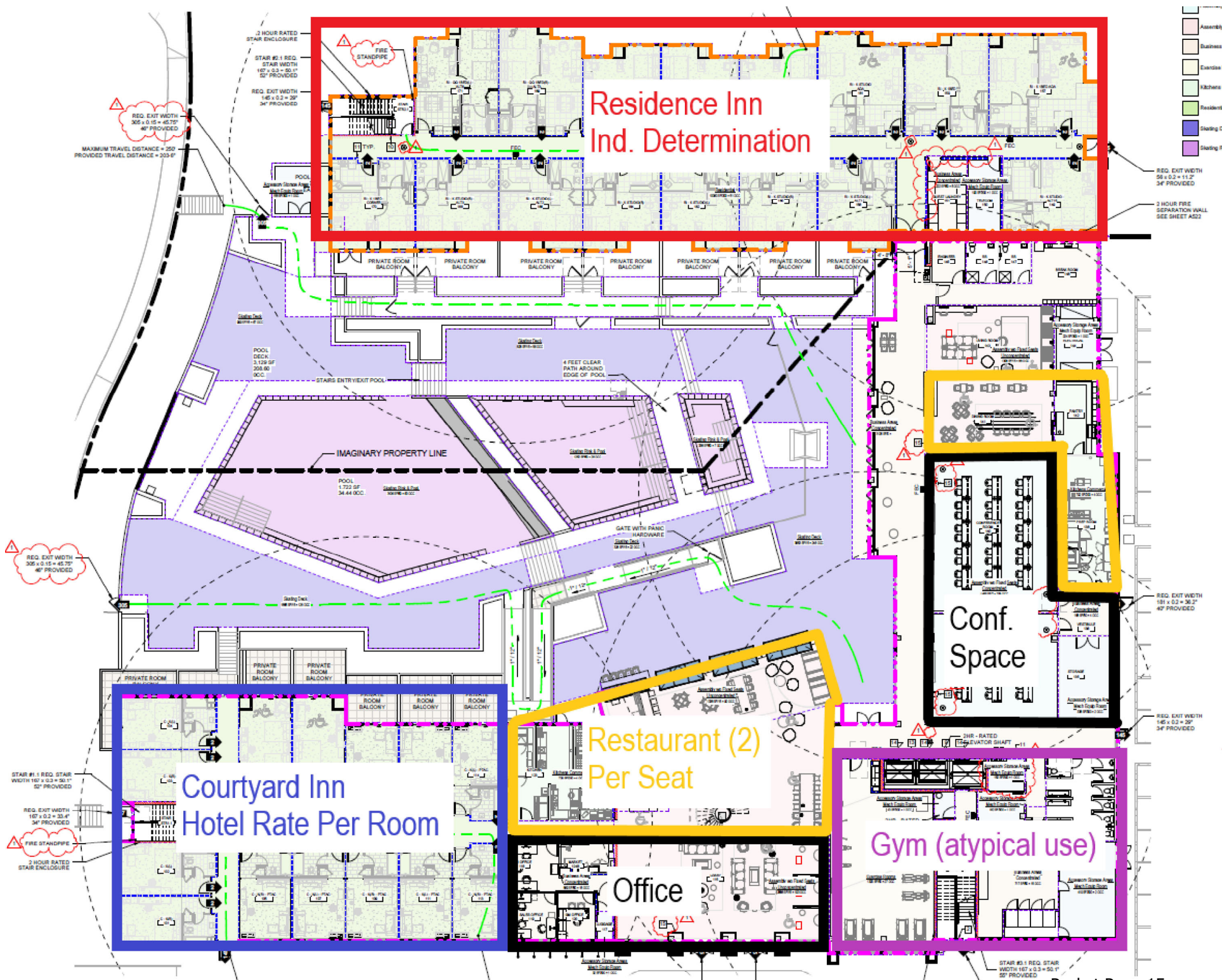
Type	Individual Fee	Units	Total Fee
Standard Room (per unit)	\$3,223.00	127	\$409,321.00
Room w/ Kitchenette (per unit)	\$4,144.00	88	\$364,672.00
Office	\$4,705.00	1	\$4,705.00
Restaurant/Kitchen (per seat)	\$677.00	97	\$65,669.00
Gym (atypical gym type)	\$0.00	0	\$0.00
Conference Space	\$4,705.00	1	\$4,705.00

Total Sum	\$849,072.00
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Note: Kitchenette fee is determined by the plumbing fixture count versus the normal room fixture count. Ratio = 9 units / 7 units

Exhibit A: Connection Fee Per Land Use Category

Land Use Type	Basis	EDU Factor	FY 2023-24 Proposed Fee
Business/Gov't	Location/Each Business	0.772	\$4,705
Residential-Vacant	Each Living Unit	0.000	\$0
Residential	Each Living Unit	1.000	\$6,090
Residential/Apartments	Each Living Unit	1.000	\$6,090
Residential/Apartments-Vacant	Each Living Unit	0.000	\$0
Condo/Retirement	Each Living Unit	1.000	\$6,090
Commercial/Vacant	Location/Each Business	0.000	\$0
Motel/Hotel	Each Guest Room	0.529	\$3,223
Bed & Breakfast Inn	Each Guest Room	0.286	\$1,740
Supermarkets	Location	4.217	\$25,685
Medical Office	Each Licensed Physician	1.032	\$6,284
Dental Office	Each Licensed Dentist	1.423	\$8,669
Rest Home/Convalescent	Each Bed of Licensed Capacity	0.286	\$1,740
General Hospital	Each Bed of Licensed Capacity	1.693	\$10,313
Animal Hospital	Location/Each Licensed Business	1.884	\$11,474
Restaurant 1 meal/day	Each Restaurant Seat	0.037	\$226
Restaurant 2 meals/day	Each Restaurant Seat	0.058	\$355
Restaurant 3 meals/day	Each Restaurant Seat	0.111	\$677
Restaurant with Bar	Each Restaurant Seat	0.111	\$677
Bar	Location/Each Business	1.677	\$10,216
Nightclub	Location/Each Business	5.026	\$30,617
Takeout Food - Small (1 cash register or checkout line)	Location/Each Business	1.873	\$11,408
Takeout Food - Medium (2 or 3 cash registers or checkout lines)	Location/Each Business	4.608	\$28,070
Takeout Food - Large (4 or more cash registers or checkout lines)	Location/Each Business	8.402	\$51,177
Bakery	Location/Each Business	1.519	\$9,250
Theater	Per Screen @ Each Location	2.492	\$15,179
Bowling Center	Location/Each Business	7.582	\$46,182
Gym	Per 500 members	0.772	\$4,705
Mortuary	Location/Each Business	2.048	\$12,472
School (Grades 0-6)	Student Population	0.011	\$64
School (7-College)	Student Population	0.021	\$129
Boarding School	Student Population	0.212	\$1,289
Instructional Facility	Student Population	0.772	\$4,705
Church	Per 100 members	0.772	\$4,705
Photo / Laboratory / Printer	Per 10 employees	0.772	\$4,705
Service Station/Garage	Location/Each Business	0.741	\$4,511
Paint and Body Shops	Per 10 employees	0.772	\$4,705
Dry Cleaner	Location/Each Business	2.556	\$15,566
Laundromat	Each Washing Machine	0.672	\$4,093
Commercial Laundry	Individual Determination		
Major Hotel	Individual Determination		
Car Wash	Individual Determination		
Other User	Individual Determination		
Rec Sports Facility	Individual Determination		
Ground Water	Individual Determination		
Temporarily Suspended	Individual Determination		
Septic	Individual Determination		
Land/Unimproved	Individual Determination		
Demolished	Individual Determination		
Single User/Multiple A/P	Individual Determination		
Common Area	Individual Determination		
No Water Meter	Individual Determination		
Remodel	Individual Determination		
Special Users	Individual Determination		



MARRIOTT DUAL BRAND HOTEL

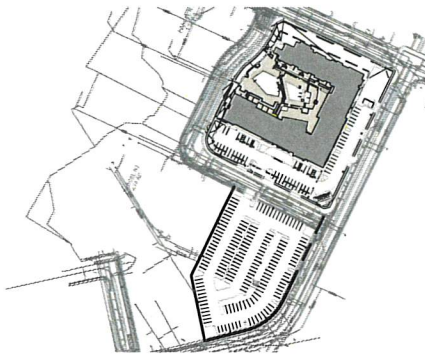
100% CONSTRUCTION
DOCUMENTATION
04.01.2022



$$\begin{array}{r} 127 \\ + 88 \\ \hline 215 \end{array}$$

	SHT	STD	K-ROOM
G 101	14	16	
G 102	35	24	
G 103	39	24	
G 104	39	24	
Total	127	88	

SITE MAP



DEFERRED SUBMITTALS

-PRE-ENGINEERED WOOD TRUSS (FLOOR & ROOF)
-FIRE SPRINKLERS
-FIRE ALARM
-ELEVATOR

SEPARATE SUBMITTALS

-POOL & SPA
-PRE-MANUFACTURED PATIO SHADES
-CONTROLLED EGRESS SYSTEMS
-SIGNAGE

SPECIAL INSPECTIONS

-CONCRETE
-BOLT INSTALLED IN CONCRETE
-REINFORCING STEEL
-WELDING
-HIGH-STRENGTH BOLTING
-SOIL/GEOTECHNICAL

DRAWING INDEX

SHEET NO.	SHEET NAME	Current Revision
GENERAL		
G000	COVER SHEET	
G001	ROOM MATRIX	1
G002	CODE SUMMARY	1
G003	CODE SUMMARY	1
G101	LIFE SAFETY PLAN - LEVEL 1	1
G102	LIFE SAFETY PLAN - LEVEL 2	1
G103	LIFE SAFETY PLAN - LEVEL 3	1
G104	LIFE SAFETY PLAN - LEVEL 4	1
G301	UL & GA FRS	1
G302	UL & GA FRS	1
G401	BUILDING SIGNAGE	1
CIVIL		
C1.0	TITLE SHEET	
C2.0	EXISTING CONDITIONS	
C2.2	EROSION CONTROL	
C3.0	PROPOSED SITE	
C3.1	HORIZONTAL CONTROL AND STRIPING	
C3.2	PRECISE GRADING PLAN PARCEL H1	
C3.3	PRECISE GRADING PLAN PARCEL H1	
C3.5	PRECISE GRADING PLAN AND SECTIONS PARCEL H2	
C4.0	SEWER PLAN	
C5.0	WATER PLAN	
C6.0	COMPOSITE UTILITY PLAN	
C7.0	DETAILS	
LANDSCAPE		
L100	OVERALL REFERENCE PLAN	1
L101	MATERIAL PLAN	
L102	MATERIAL PLAN	
L111	ENLARGED MATERIAL AREA PLAN	1
L121	ENLARGED POOL PAVING PLAN	
L200	OVERALL LAYOUT PLAN	
L201	LAYOUT PLAN	
L202	LAYOUT PLAN	
L203	ENLARGED LAYOUT PLAN	
L400	SITE SECTIONS AND ELEVATIONS	
L401	SITE SECTIONS	
L411	SITE ELEVATIONS	
L412	SITE ELEVATIONS	
L422A	ENLARGED POOL PLAN - BASIS OF DESIGN	
L422B	ENLARGED POOL PLAN - BASIS OF DESIGN	
L423	ENLARGED SITE SECTIONS	1
L424	ENLARGED SITE SECTIONS	1
L425	ENLARGED SITE SECTIONS	1
L430	SITE DETAILS	
L431	SITE DETAILS	1
L500	OVERALL PLANTING PLAN	
L501A	TREE PLANTING PLAN	
L501B	SHRUB PLANTING PLAN	
L502A	TREE PLANTING PLAN	
L502B	SHRUB PLANTING PLAN	
L510	LANDSCAPE MULCHING PLAN	
L600	PLANTING DETAILS	
L700	OVERALL SITE IRRIGATION PLAN	
L701	SITE IRRIGATION PLAN	
L702	SITE IRRIGATION PLAN	
L800	IRRIGATION DETAILS	
L801	IRRIGATION DETAILS	
ARCHITECTURAL SITE		
A101	OVERALL SITE PLAN	1
A102	ENLARGED SITE PLAN	1
A103	ENLARGED COURTYARD PLAN	
A104	SITE DETAILS	1
A105	SITE DETAILS	1
A106	SITE DETAILS	1
ARCHITECTURE		
A101	LEVEL 1 - OVERALL FLOOR PLAN	
A102	LEVEL 2 - OVERALL FLOOR PLAN	
A103	LEVEL 3 - OVERALL FLOOR PLAN	
A104	LEVEL 4 - OVERALL FLOOR PLAN	
A105	LEVEL 1 - ENLARGED PLAN AREA 'A'	
A106	LEVEL 1 - ENLARGED PLAN AREA 'B'	
A107	LEVEL 2 - ENLARGED PLAN AREA 'A'	
A108	LEVEL 2 - ENLARGED PLAN AREA 'B'	
A109	LEVEL 3 - ENLARGED PLAN AREA 'A'	
A110	LEVEL 3 - ENLARGED PLAN AREA 'B'	
A111	LEVEL 4 - ENLARGED PLAN AREA 'A'	
A112	LEVEL 4 - ENLARGED PLAN AREA 'B'	
A115	ROOF PLAN	1
A131	LEVEL 1 - ENLARGED RCP AREA 'A'	
A132	LEVEL 1 - ENLARGED RCP AREA 'B'	
A133	LEVEL 2 - ENLARGED RCP AREA 'A'	
A134	LEVEL 2 - ENLARGED RCP AREA 'B'	
A135	LEVEL 3 - ENLARGED RCP AREA 'A'	
A136	LEVEL 3 - ENLARGED RCP AREA 'B'	
A137	LEVEL 4 - ENLARGED RCP AREA 'A'	
A138	LEVEL 4 - ENLARGED RCP AREA 'B'	
A201	BUILDING ELEVATIONS	1
A202	BUILDING ELEVATIONS	1
A203	BUILDING ELEVATIONS - POOL SIDE	1
A301	BUILDING SECTIONS	
A302	BUILDING SECTIONS	
A303	BUILDING SECTIONS	

A305	WALL SECTIONS	
A306	WALL SECTIONS	
A307	WALL SECTIONS	
A308	WALL SECTIONS	
A311	INTERIOR WALL TYPES	1
A332	EXTERIOR WALL TYPES & ROOF/FLOOR ASSEMBLIES	1
A401	ENLARGED NORTH STAIR PLANS	1
A402	ENLARGED SOUTHWEST STAIR PLANS	1
A403	ENLARGED SOUTHEAST STAIR PLANS	1
A404	ENLARGED ELEVATOR PLANS	1
A411	ENLARGED GR (C) - KING STUDIO	
A411A	ENLARGED GR (C) - KING STUDIO	
A411B	ENLARGED GR (C) - KING STUDIO	
A412	ENLARGED GR (C) - QD STUDIO	
A412A	ENLARGED GR (C) - QD STUDIO	
A413	ENLARGED GR (C) - KING ADA	
A413A	ENLARGED GR (C) - KING ADA	
A414	ENLARGED GR (C) - QD ADA	
A414A	ENLARGED GR (C) - QD ADA	
A415	ENLARGED GR (C) - KING	
A416	ENLARGED GR (C) - KING CORNER	
A416A	ENLARGED GR (C) - KING CORNER	
A417	ENLARGED GR (C) STANDARD RESTROOMS	
A417A	ENLARGED GR (C) ADA RESTROOMS	1
A418	ENLARGED GR (R) - KING STUDIO	
A418A	ENLARGED GR (R) - KING STUDIO	
A418B	ENLARGED GR (R) - KING STUDIO	
A418C	ENLARGED GR (R) - KING STUDIO	
A418D	ENLARGED GR (R) - KING STUDIO	
A420	ENLARGED GR (R) - KING STUDIO ADA	
A421	ENLARGED GR (R) - KING 1BED	
A422	ENLARGED GR (R) - KING 1BED CORNER	
A423	ENLARGED GR (R) - KING 1BED END	
A423A	ENLARGED GR (R) - KING 1BED END	
A424	ENLARGED GR (R) - KING 1BED ADA	
A425	ENLARGED GR (R) - QD 1 BED	
A425A	ENLARGED GR (R) - QD 1 BED	
A426	ENLARGED GR (R) - QD 1 BED ADA	
A427	ENLARGED GR (R) STANDARD RESTROOMS	
A427A	ENLARGED GR (R) ADA RESTROOMS	
A430	ENLARGED PLANS & ELEV - FITNESS CENTER	
A431	ENLARGED PLANS & ELEV - FITNESS CENTER	
A431B	ENLARGED PLANS & ELEV - FITNESS CENTER	
A432	ENLARGED PLANS & ELEV - CONFERENCE	
A432B	ENLARGED PLANS & ELEV - CONFERENCE	
A434	ENLARGED PLANS & ELEV - LIVING/DINING ROOM	1
A435	ENLARGED PLANS & ELEV - PANTRY	
A436	ENLARGED PLANS & ELEV - RECEPTION & LOBBY	
A437	ENLARGED PLANS & ELEV - BAR & BISTRO	1
A437A	ENLARGED PLANS & ELEV - BAR & BISTRO	
A438	ENLARGED PLANS & ELEV - CRATE	
A439	ENLARGED PLANS & ELEV - BCH	1
A440	ENLARGED PLANS & ELEV - ELEVATOR LOBBY	
A502	CEILING DETAILS	
A504	FLOOR TRANSITION DETAILS	
A505	MISC DETAILS	1
A507	SECTION DETAILS	1
A508	SECTION DETAILS	
A509	EXTERIOR DETAILS	
A510	EXTERIOR DETAILS	
A511	EXTERIOR BALCONY DETAILS	
A512	PARAPET DETAILS	
A513	ELEVATOR DETAILS	
A516	STAIR DETAILS	1
A521	1 HR WALL	
A522	FIRE WALL DETAILS	
A602	DOOR SCHEDULE	
A603	STOREFRONT ELEVATIONS	
A604	STOREFRONT ELEVATIONS	
A606	OPENING DETAILS	
A607	OPENING DETAILS	
A701	TYPICAL MOUNTING HEIGHTS	1
A801	MILLWORK DETAILS - COURTYARD GUESTROOMS	1
A802	MILLWORK DETAILS - COURTYARD GUESTROOMS	
A803	MILLWORK DETAILS - COURTYARD GUESTROOM BATH	
A804	MILLWORK DETAILS - COURTYARD GUESTROOM BATH	
A805	MILLWORK DETAILS	
A806	MILLWORK DETAILS	
A807	MILLWORK DETAILS	
A808	MILLWORK DETAILS	
A809	MILLWORK DETAILS	
A810	MILLWORK DETAILS - RESIDENCE INN GUESTROOM	
A811	MILLWORK DETAILS - RESIDENCE INN GUESTROOM	
FINISHES		
AF100A	INTERIOR FINISH SCHEDULE (PUBLIC SPACE)	1
AF100B	INTERIOR FINISH SCHEDULE (PUBLIC SPACE)	1
AF100C	INTERIOR FINISH SCHEDULE (R) GUESTROOMS	1
AF100D	INTERIOR FINISH SCHEDULE (CV) GUESTROOMS	1
AF101A	FINISH PLAN - LEVEL 1 AREA 'A'	
AF101B	FINISH PLAN - LEVEL 1 AREA 'B'	
AF102	FINISH FLOOR PLAN - LEVEL 2	
AF103	FINISH FLOOR PLAN - LEVEL 3	
AF104	FINISH FLOOR PLAN - LEVEL 4	

STRUCTURAL		
S001	GENERAL STRUCTURAL NOTES	
S002	GENERAL STRUCTURAL NOTES	
S003	SPECIAL INSPECTIONS	
S101A	FOOTING AND FOUNDATION PLANS-AREA A	1
S101B	FOOTING AND FOUNDATION PLANS-AREA B	
S111A	SECOND FLOOR FRAMING AND POOL PLAN-AREA A	
S111B	SECOND FLOOR FRAMING AND POOL PLAN-AREA B	1
S111PFA	SECOND FLOOR TENDON PLAN - AREA A	
S111PFB	SECOND FLOOR TENDON PLAN - AREA B	
S111SRA	SLAB REINFORCING PLAN - AREA A	
S111SRB	SLAB REINFORCING PLAN - AREA B	
S112A	THIRD FLOOR FRAMING PLAN-AREA A	1
S112B	THIRD FLOOR FRAMING PLAN-AREA B	1
S113A	FOURTH FLOOR FRAMING PLAN-AREA A	1
S113B	THIRD FLOOR FRAMING PLAN-AREA B	1
S121A	LOW ROOF FRAMING PLAN-AREA A	1
S121B	LOW ROOF FRAMING PLAN-AREA B	1
S122A	HIGH ROOF FRAMING PLAN-AREA A	1
S122B	HIGH ROOF FRAMING PLAN-AREA B	1
S401	DETAILS	
S402	STAIR 1 PLAN	
S403	STAIR 2 PLAN	
S404	STAIR 3 PLAN	
S501	DETAILS	
S502	DETAILS	
S511	DETAILS	
S512	DETAILS	
S514	DETAILS	
S521	DETAILS	
S531	DETAILS	
S532	DETAILS	
S601	SCHEDULES	
S602	SCHEDULES	
S603	SCHEDULES	
S604	SCHEDULES	
FOOD SERVICE		
FS-1.1	FOODSERVICE EQUIPMENT PLAN	
FS-2.1	FOODSERVICE EQUIPMENT SCHEDULE	
FS-3.1	FOODSERVICE EQUIPMENT ELECTRICAL ROUGH-IN PLAN	
FS-4.1	FOODSERVICE EQUIPMENT PLUMBING ROUGH-IN PLAN	
FS-5.1	FOODSERVICE EQUIPMENT MECHANICAL PLAN	
FS-5.2	FOODSERVICE EQUIPMENT EXHAUST HOOD DRAWINGS	
FS-5.3	FOODSERVICE EQUIPMENT EXHAUST HOOD DRAWINGS	
FS-5.4	FOODSERVICE EQUIPMENT EXHAUST HOOD DRAWINGS	
FS-5.5	FOODSERVICE EQUIPMENT EXHAUST HOOD DRAWINGS	
FS-5.6	FOODSERVICE EQUIPMENT EXHAUST HOOD DRAWINGS	
FS-5.7	FOODSERVICE EQUIPMENT EXHAUST HOOD DRAWINGS	
FS-6.1	FOODSERVICE EQUIPMENT SPECIAL CONDITIONS PLAN	
FS-6.2	WALK-IN MANUFACTURER SHOP DRAWINGS	
FS-6.3	WALK-IN MANUFACTURER SHOP DRAWINGS	
FS-6.4	FOODSERVICE EQUIPMENT GENERAL NOTES	
MECHANICAL		
M200	MECHANICAL TITLE SHEET	1
M201	MECHANICAL GENERAL NOTES	1
M101	LEVEL 1 HVAC PLAN	1
M102	LEVEL 2 HVAC PLAN	
M103	LEVEL 3 HVAC PLAN	
M104	LEVEL 4 HVAC PLAN	
M105	ROOF MECHANICAL PLAN	1
M401	ENLARGED MECHANICAL PLANS	
M501	MECHANICAL DETAILS	
M601	MECHANICAL SCHEDULES	1
M602	MECHANICAL SCHEDULES	
M701	MECHANICAL SCHEMATICS	1
M702	MECHANICAL SCHEMATICS	
M703	MECHANICAL SCHEMATICS	
M704	MECHANICAL SCHEMATICS	
M705	MECHANICAL SCHEMATICS	1
PLUMBING		
P200	PLUMBING TITLE SHEET	
P101	LEVEL 1 WASTE & VENT PLUMBING PLAN	1
P102	LEVEL 2 WASTE & VENT PLUMBING PLAN	
P103	LEVEL 3 WASTE & VENT PLUMBING PLAN	
P104	LEVEL 4 WASTE & VENT PLUMBING PLAN	
P201	LEVEL 1 DOMESTIC WATER PLUMBING PLAN	
P202	LEVEL 2 DOMESTIC WATER PLUMBING PLAN	
P203	LEVEL 3 DOMESTIC WATER PLUMBING PLAN	
P204	LEVEL 4 DOMESTIC WATER PLUMBING PLAN	
P205	ROOF PLUMBING PLAN	1
P401	ENLARGED PLUMBING PLANS	
P402	ENLARGED PLUMBING PLANS	
P403	ENLARGED PLUMBING PLANS	1
P501	PLUMBING DETAILS	1
P601	PLUMBING SCHEDULES	1
P701	PLUMBING SCHEMATICS	1
P702	PLUMBING SCHEMATICS	
P703	PLUMBING SCHEMATICS	
P704	NATURAL GAS PIPING SCHEMATIC	1

ELECTRICAL		
E2.1a	ELECTRICAL POWER PLAN LEVEL 1 AREA 'A'	
E2.1b	ELECTRICAL POWER PLAN LEVEL 1 AREA 'B'	
E2.2a	ELECTRICAL POWER PLAN LEVEL 2 AREA 'A'	
E2.2b	ELECTRICAL POWER PLAN LEVEL 2 AREA 'B'	
E2.3a	ELECTRICAL POWER PLAN LEVEL 3 AREA 'A'	
E2.3b	ELECTRICAL POWER PLAN LEVEL 3 AREA 'B'	
E2.4a	ELECTRICAL POWER PLAN LEVEL 4 AREA 'A'	
E2.4b	ELECTRICAL POWER PLAN LEVEL 4 AREA 'B'	
E3.1a	ELECTRICAL LIGHTING PLAN LEVEL 1 AREA 'A'	
E3.1b	ELECTRICAL LIGHTING PLAN LEVEL 1 AREA 'B'	
E3.2a	ELECTRICAL LIGHTING PLAN LEVEL 2 AREA 'A'	
E3.2b	ELECTRICAL LIGHTING PLAN LEVEL 2 AREA 'B'	
E3.3a	ELECTRICAL LIGHTING PLAN LEVEL 3 AREA 'A'	
E3.3b	ELECTRICAL LIGHTING PLAN LEVEL 3 AREA 'B'	
E3.4a	ELECTRICAL LIGHTING PLAN LEVEL 4 AREA 'A'	
E3.4b	ELECTRICAL LIGHTING PLAN LEVEL 4 AREA 'B'	
E4.1	ELECTRICAL GUEST ROOM PLANS FOR RI	
E4.2	ELECTRICAL GUEST ROOM PLANS FOR RI	
E4.3	ELECTRICAL GUEST ROOM PLANS FOR RI	
E4.4	ELECTRICAL GUEST ROOM PLANS FOR RI	
E6.1	ONE LINE DIAGRAM 1 OF 2	
E6.2	ONE LINE DIAGRAM 2 OF 2	

REFERENCE NOTES

SYMBOLS LEGEND

ROOM IDENTIFICATION NUMBER	ROOM NAME NUM	ROOM NUMBER
DOOR NUMBER	DOOR	
REFERENCE NOTE	REFERENCE	
GLAZING TYPE	GLAZING	
PARTITION WALL TYPE	PARTITION	
INTERIOR ELEVATION	INTERIOR ELEVATION	
BUILDING SECTION	BUILDING SECTION	
WALL SECTION	WALL SECTION	
EXTERIOR ELEVATION	EXTERIOR ELEVATION	
DETAIL	DETAIL	
DETAIL TITLE	DETAIL TITLE	
REVISION DELTA	REVISION	

PROJECT TEAM

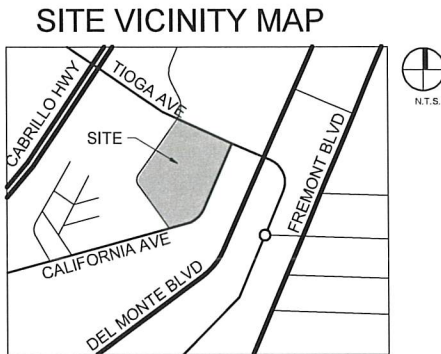
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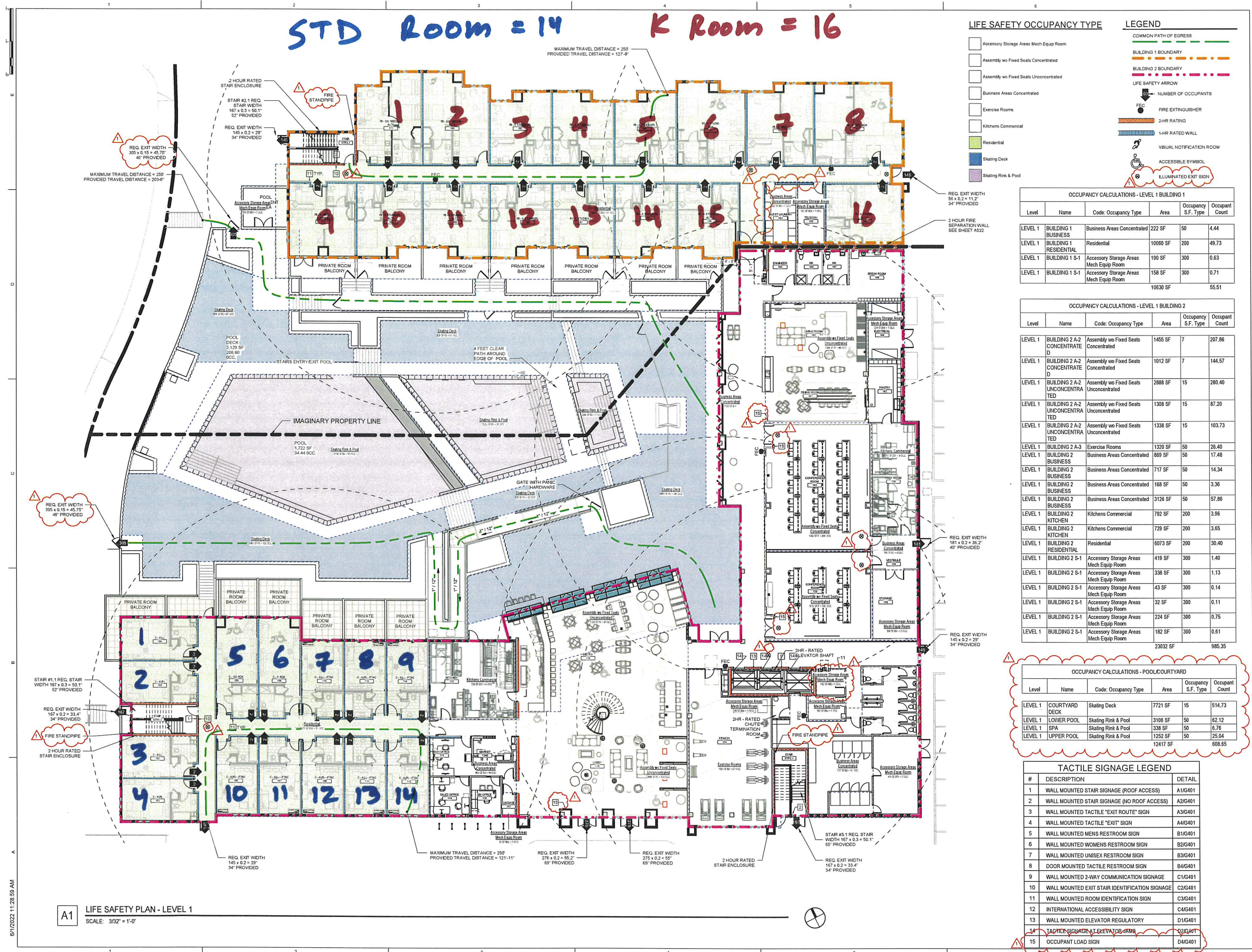
VICINITY MAP



MARRIOTT DUAL BRAND HOTEL
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COVER SHEET

G000



LIFE SAFETY OCCUPANCY TYPE

- Accessory Storage Areas Mech Equip Room
- Assembly w/ Fixed Seats Concentrated
- Assembly w/ Fixed Seats Unconcentrated
- Business Areas Concentrated
- Exercise Rooms
- Kitchens Commercial
- Residential
- Skating Deck
- Skating Rink & Pool

LEGEND

- COMMON PATH OF EGRESS
- BUILDING 1 BOUNDARY
- BUILDING 2 BOUNDARY
- LIFE SAFETY ARROW
- FIRE EXTINGUISHER
- 2-HR RATING
- 1-HR RATED WALL
- VISUAL NOTIFICATION ROOM
- ACCESSIBLE SYMBOL
- ILLUMINATED EXIT SIGN

OCCUPANCY CALCULATIONS - LEVEL 1 BUILDING 1					
Level	Name	Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
LEVEL 1	BUILDING 1 BUSINESS	Business Areas Concentrated	222 SF	50	4.44
LEVEL 1	BUILDING 1 RESIDENTIAL	Residential	10060 SF	200	49.73
LEVEL 1	BUILDING 1 S-1	Accessory Storage Areas Mech Equip Room	190 SF	300	0.63
LEVEL 1	BUILDING 1 S-1	Accessory Storage Areas Mech Equip Room	156 SF	300	0.71
			10630 SF		55.51

OCCUPANCY CALCULATIONS - LEVEL 1 BUILDING 2					
Level	Name	Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
LEVEL 1	BUILDING 2 A-2 CONCENTRATE	Assembly w/ Fixed Seats Concentrated	1455 SF	7	207.86
LEVEL 1	BUILDING 2 A-2 CONCENTRATE	Assembly w/ Fixed Seats Concentrated	1012 SF	7	144.57
LEVEL 1	BUILDING 2 A-2 UNCONCENTRA	Assembly w/ Fixed Seats Unconcentrated	2888 SF	15	280.40
LEVEL 1	BUILDING 2 A-2 UNCONCENTRA	Assembly w/ Fixed Seats Unconcentrated	1308 SF	15	87.20
LEVEL 1	BUILDING 2 A-2 UNCONCENTRA	Assembly w/ Fixed Seats Unconcentrated	1338 SF	15	103.73
LEVEL 1	BUILDING 2 A-3	Exercise Rooms	1320 SF	50	26.40
LEVEL 1	BUILDING 2 BUSINESS	Business Areas Concentrated	869 SF	50	17.48
LEVEL 1	BUILDING 2 BUSINESS	Business Areas Concentrated	717 SF	50	14.34
LEVEL 1	BUILDING 2 BUSINESS	Business Areas Concentrated	168 SF	50	3.36
LEVEL 1	BUILDING 2 BUSINESS	Business Areas Concentrated	3126 SF	50	57.86
LEVEL 1	BUILDING 2 KITCHEN	Kitchens Commercial	792 SF	200	3.96
LEVEL 1	BUILDING 2 KITCHEN	Kitchens Commercial	729 SF	200	3.65
LEVEL 1	BUILDING 2 RESIDENTIAL	Residential	6073 SF	200	30.40
LEVEL 1	BUILDING 2 S-1	Accessory Storage Areas Mech Equip Room	419 SF	300	1.40
LEVEL 1	BUILDING 2 S-1	Accessory Storage Areas Mech Equip Room	338 SF	300	1.13
LEVEL 1	BUILDING 2 S-1	Accessory Storage Areas Mech Equip Room	43 SF	300	0.14
LEVEL 1	BUILDING 2 S-1	Accessory Storage Areas Mech Equip Room	32 SF	300	0.11
LEVEL 1	BUILDING 2 S-1	Accessory Storage Areas Mech Equip Room	224 SF	300	0.75
LEVEL 1	BUILDING 2 S-1	Accessory Storage Areas Mech Equip Room	182 SF	300	0.61
			23032 SF		985.35

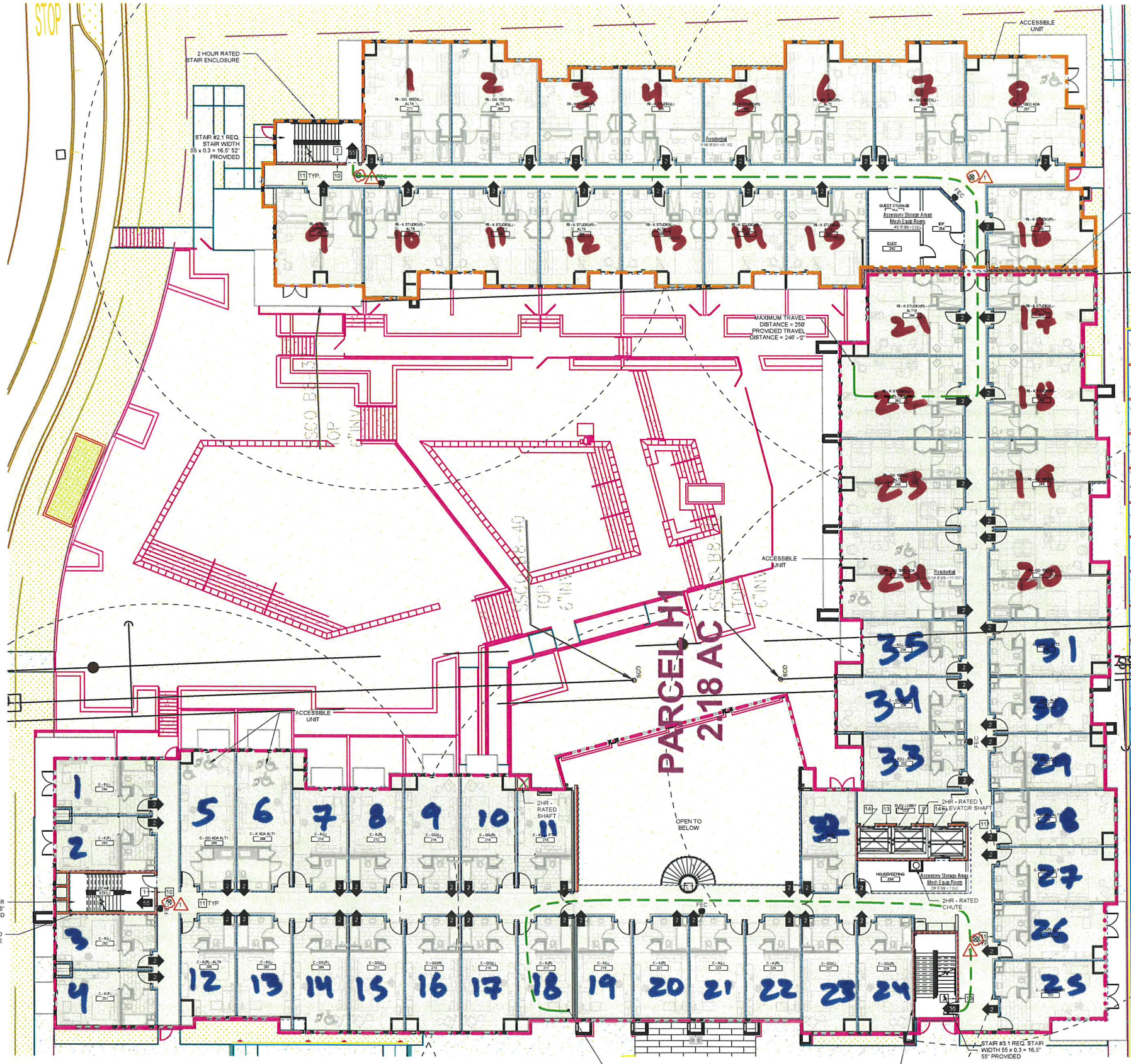
OCCUPANCY CALCULATIONS - POOL/COURTYARD					
Level	Name	Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
LEVEL 1	COURTYARD DECK	Skating Deck	7721 SF	15	514.73
LEVEL 1	LOVER POOL	Skating Rink & Pool	3106 SF	50	62.12
LEVEL 1	SPA	Skating Rink & Pool	338 SF	50	6.76
LEVEL 1	UPPER POOL	Skating Rink & Pool	1252 SF	50	25.04
			12417 SF		608.65

TACTILE SIGNAGE LEGEND		
#	DESCRIPTION	DETAIL
1	WALL MOUNTED STAIR SIGNAGE (ROOF ACCESS)	A1/G401
2	WALL MOUNTED STAIR SIGNAGE (NO ROOF ACCESS)	A2/G401
3	WALL MOUNTED TACTILE "EXIT ROUTE" SIGN	A3/G401
4	WALL MOUNTED TACTILE "EXIT" SIGN	A4/G401
5	WALL MOUNTED MENS RESTROOM SIGN	B1/G401
6	WALL MOUNTED WOMENS RESTROOM SIGN	B2/G401
7	WALL MOUNTED UNISEX RESTROOM SIGN	B3/G401
8	DOOR MOUNTED TACTILE RESTROOM SIGN	B4/G401
9	WALL MOUNTED 2-WAY COMMUNICATION SIGNAGE	C1/G401
10	WALL MOUNTED EXIT STAIR IDENTIFICATION SIGNAGE	C2/G401
11	WALL MOUNTED ROOM IDENTIFICATION SIGN	C3/G401
12	INTERNATIONAL ACCESSIBILITY SIGN	C4/G401
13	WALL MOUNTED ELEVATOR REGULATORY	D1/G401
14	TACTILE SIGNAGE AT ELEVATOR	D2/G401
15	OCCUPANT LOAD SIGN	D4/G401

A1 LIFE SAFETY PLAN - LEVEL 1
SCALE: 3/32" = 1'-0"

STD Room = 35

K Room = 24



LIFE SAFETY OCCUPANCY TYPE

- Accessory Storage Areas Mech Equip Room
- Residential

LEGEND

- COMMON PATH OF EGRESS
- BUILDING 1 BOUNDARY
- BUILDING 2 BOUNDARY
- LIFE SAFETY ARROW
- NUMBER OF OCCUPANTS
- FIRE EXTINGUISHER
- 2-HR RATING
- 1-HR RATED WALL
- VISUAL NOTIFICATION ROOM
- ACCESSIBLE SYMBOL
- ILLUMINATED EXIT SIGN

OCCUPANCY CALCULATIONS - LEVEL 2 BUILDING 1					
Level	Name	Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
LEVEL 2	BUILDING 1 RESIDENTIAL	Residential	10190.34 SF	1200	51.01
LEVEL 2	BUILDING 1 S-1	Accessory Storage Areas Mech Equip Room	461.6 SF	300	1.52
			10651.93 SF		52.53

OCCUPANCY CALCULATIONS - LEVEL 2 BUILDING 2					
Level	Name	Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
LEVEL 2	BUILDING 2 RESIDENTIAL	Residential	22125.83 SF	1200	110.63
LEVEL 2	BUILDING 2 S-1	Accessory Storage Areas Mech Equip Room	228.13 SF	300	0.76
			22353.96 SF		111.39

TACTILE SIGNAGE LEGEND		
#	DESCRIPTION	DETAIL
1	WALL MOUNTED STAIR SIGNAGE (ROOF ACCESS)	A1/G401
2	WALL MOUNTED STAIR SIGNAGE (NO ROOF ACCESS)	A2/G401
3	WALL MOUNTED TACTILE "EXIT ROUTE" SIGN	A3/G401
4	WALL MOUNTED TACTILE "EXIT" SIGN	A4/G401
5	WALL MOUNTED MENS RESTROOM SIGN	B1/G401
6	WALL MOUNTED WOMENS RESTROOM SIGN	B2/G401
7	WALL MOUNTED UNISEX RESTROOM SIGN	B3/G401
8	DOOR MOUNTED TACTILE RESTROOM SIGN	B4/G401
9	WALL MOUNTED 2-WAY COMMUNICATION SIGNAGE	C1/G401
10	WALL MOUNTED EXIT STAIR IDENTIFICATION SIGNAGE	C2/G401
11	WALL MOUNTED ROOM IDENTIFICATION SIGN	C3/G401
12	INTERNATIONAL ACCESSIBILITY SIGN	C4/G401
13	WALL MOUNTED ELEVATOR REGULATORY	D1/G401
14	TACTILE SIGNAGE AT ELEVATOR JAMB	D2/G401
15	OCCUPANT LOAD SIGN	D4/G401

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MARRIOTT DUAL BRAND HOTEL
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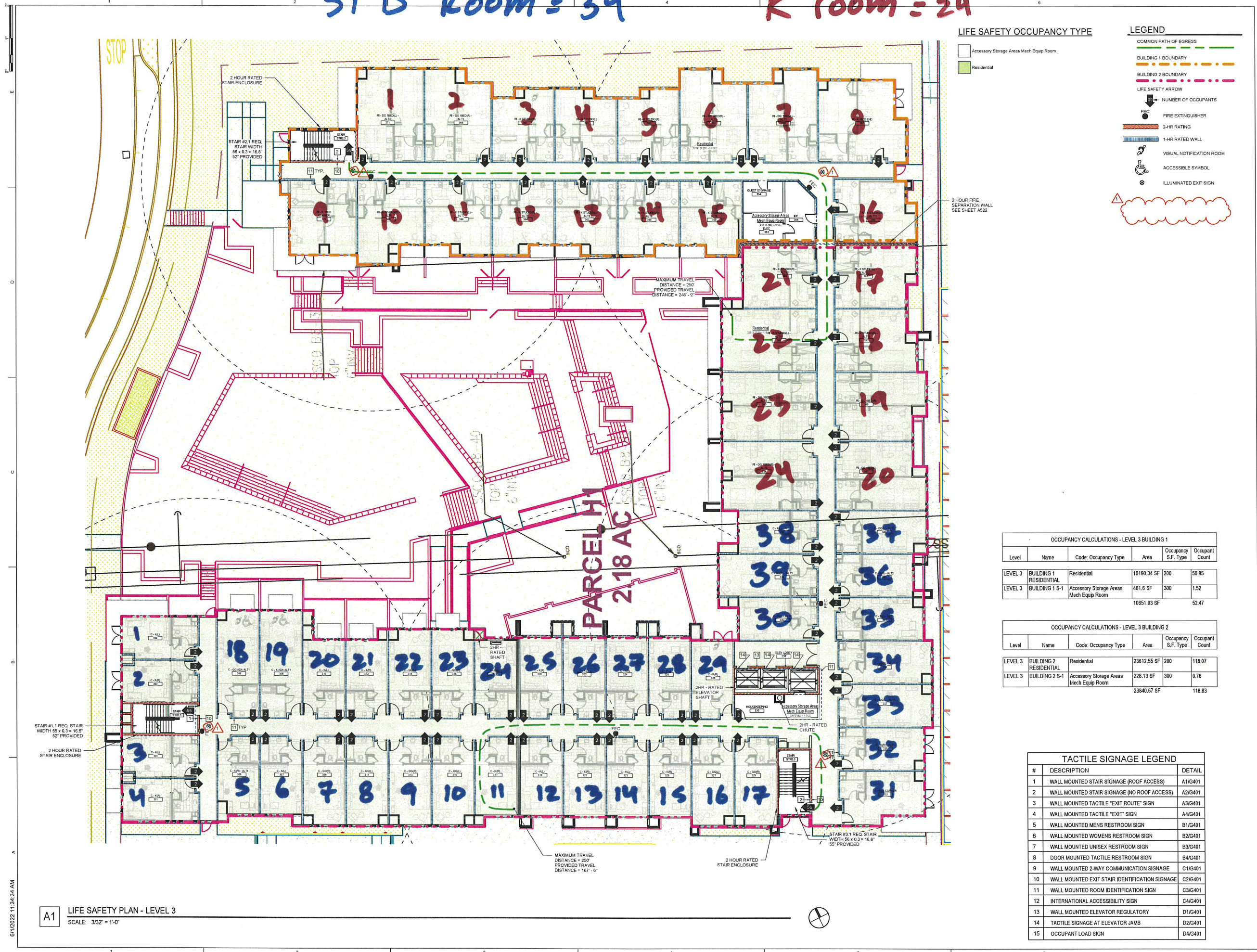
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LIFE SAFETY PLAN - LEVEL 2

G102

STD Room = 39

K Room = 24



LIFE SAFETY OCCUPANCY TYPE

- Accessory Storage Areas Mech Equip Room
- Residential

LEGEND

- COMMON PATH OF EGRESS
- BUILDING 1 BOUNDARY
- BUILDING 2 BOUNDARY
- LIFE SAFETY ARROW
- NUMBER OF OCCUPANTS
- FIRE EXTINGUISHER
- 2-HR RATING
- 1-HR RATED WALL
- VISUAL NOTIFICATION ROOM
- ACCESSIBLE SYMBOL
- ILLUMINATED EXIT SIGN

OCCUPANCY CALCULATIONS - LEVEL 3 BUILDING 1					
Level	Name	Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
LEVEL 3	BUILDING 1 RESIDENTIAL	Residential	10190.34 SF	200	50.95
LEVEL 3	BUILDING 1 S-1	Accessory Storage Areas Mech Equip Room	461.6 SF	300	1.52
			10651.93 SF		52.47

OCCUPANCY CALCULATIONS - LEVEL 3 BUILDING 2					
Level	Name	Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
LEVEL 3	BUILDING 2 RESIDENTIAL	Residential	23612.55 SF	200	118.07
LEVEL 3	BUILDING 2 S-1	Accessory Storage Areas Mech Equip Room	228.13 SF	300	0.76
			23840.67 SF		118.83

#	DESCRIPTION	DETAIL
1	WALL MOUNTED STAIR SIGNAGE (ROOF ACCESS)	A1/G401
2	WALL MOUNTED STAIR SIGNAGE (NO ROOF ACCESS)	A2/G401
3	WALL MOUNTED TACTILE "EXIT ROUTE" SIGN	A3/G401
4	WALL MOUNTED TACTILE "EXIT" SIGN	A4/G401
5	WALL MOUNTED MENS RESTROOM SIGN	B1/G401
6	WALL MOUNTED WOMENS RESTROOM SIGN	B2/G401
7	WALL MOUNTED UNISEX RESTROOM SIGN	B3/G401
8	DOOR MOUNTED TACTILE RESTROOM SIGN	B4/G401
9	WALL MOUNTED 2-WAY COMMUNICATION SIGNAGE	C1/G401
10	WALL MOUNTED EXIT STAIR IDENTIFICATION SIGNAGE	C2/G401
11	WALL MOUNTED ROOM IDENTIFICATION SIGN	C3/G401
12	INTERNATIONAL ACCESSIBILITY SIGN	C4/G401
13	WALL MOUNTED ELEVATOR REGULATORY	D1/G401
14	TACTILE SIGNAGE AT ELEVATOR JAMB	D2/G401
15	OCCUPANT LOAD SIGN	D4/G401

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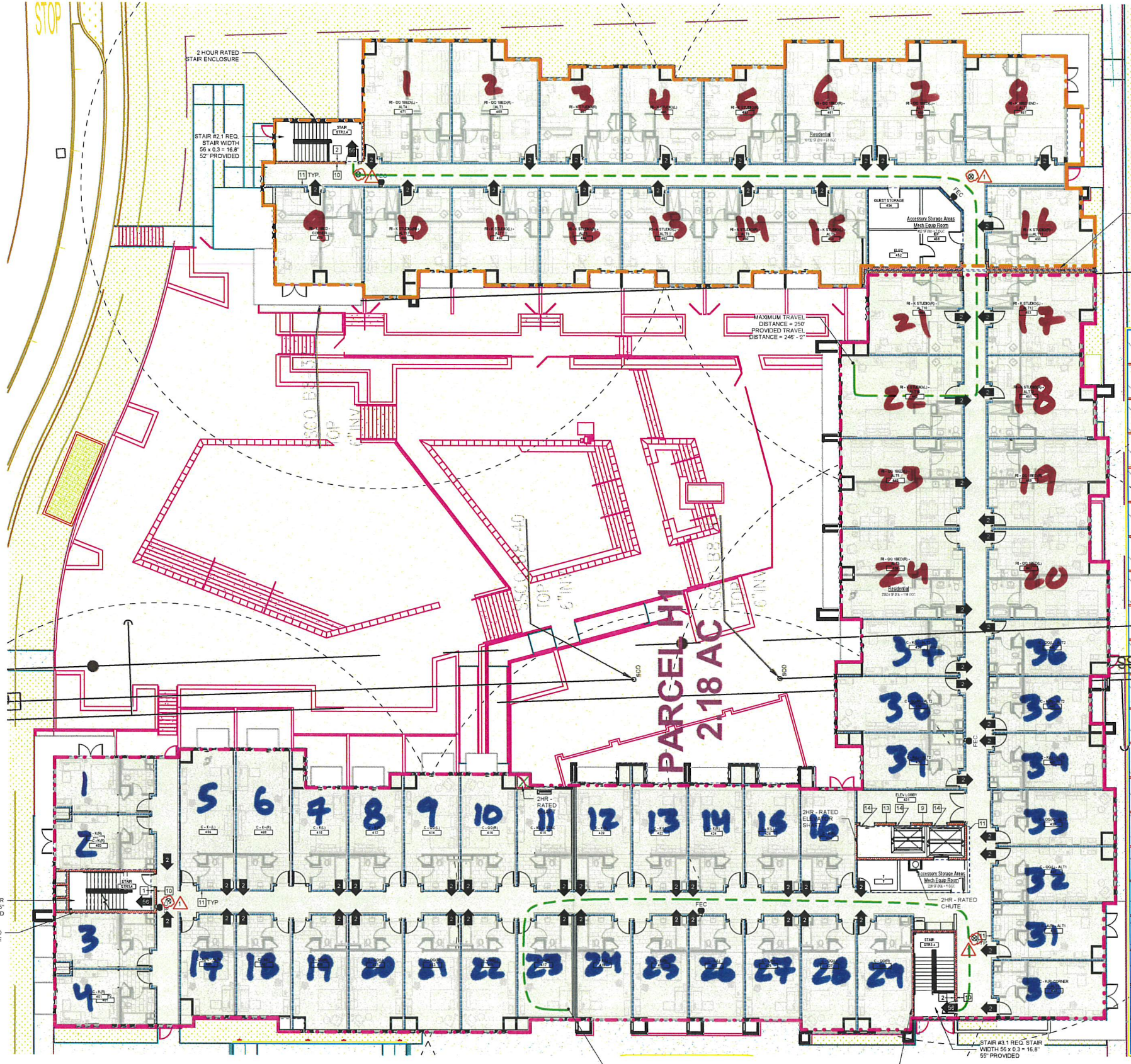
PROJECT NUMBER: 21097

LIFE SAFETY PLAN
LEVEL 3

G103

STD Room = 39

K ROOM = 24



LIFE SAFETY OCCUPANCY TYPE

- Accessory Storage Areas Mech Equip Room
- Residential

LEGEND

- COMMON PATH OF EGRESS
- BUILDING 1 BOUNDARY
- BUILDING 2 BOUNDARY
- LIFE SAFETY ARROW
- NUMBER OF OCCUPANTS
- FIRE EXTINGUISHER
- 2-HR RATING
- 1-HR RATED WALL
- VISUAL NOTIFICATION ROOM
- ACCESSIBLE SYMBOL
- ILLUMINATED EXIT SIGN

OCCUPANCY CALCULATIONS - LEVEL 4 BUILDING 1					
Level	Name	Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
LEVEL 4	BUILDING 1 RESIDENTIAL	Residential	10132.04 SF	200	50.70
LEVEL 4	BUILDING 1 S-1	Accessory Storage Areas Mech Equip Room	461.6 SF	300	1.52
			10593.64 SF		52.22

OCCUPANCY CALCULATIONS - LEVEL 4 BUILDING 2					
Level	Name	Code: Occupancy Type	Area	Occupancy S.F. Type	Occupant Count
LEVEL 4	BUILDING 2 RESIDENTIAL	Residential	23524.22 SF	200	117.62
LEVEL 4	BUILDING 2 S-1	Accessory Storage Areas Mech Equip Room	228.13 SF	300	0.76
			23752.34 SF		118.38

TACTILE SIGNAGE LEGEND		
#	DESCRIPTION	DETAIL
1	WALL MOUNTED STAIR SIGNAGE (ROOF ACCESS)	A1/G401
2	WALL MOUNTED STAIR SIGNAGE (NO ROOF ACCESS)	A2/G401
3	WALL MOUNTED TACTILE "EXIT ROUTE" SIGN	A3/G401
4	WALL MOUNTED TACTILE "EXIT" SIGN	A4/G401
5	WALL MOUNTED MENS RESTROOM SIGN	B1/G401
6	WALL MOUNTED WOMENS RESTROOM SIGN	B2/G401
7	WALL MOUNTED UNISEX RESTROOM SIGN	B3/G401
8	DOOR MOUNTED TACTILE RESTROOM SIGN	B4/G401
9	WALL MOUNTED 2-WAY COMMUNICATION SIGNAGE	C1/G401
10	WALL MOUNTED EXIT STAIR IDENTIFICATION SIGNAGE	C2/G401
11	WALL MOUNTED ROOM IDENTIFICATION SIGN	C3/G401
12	INTERNATIONAL ACCESSIBILITY SIGN	C4/G401
13	WALL MOUNTED ELEVATOR REGULATORY	D1/G401
14	TACTILE SIGNAGE AT ELEVATOR JAMB	D2/G401
15	OCCUPANT LOAD SIGN	D4/G401

A1 LIFE SAFETY PLAN - LEVEL 4
SCALE: 3/32" = 1'-0"

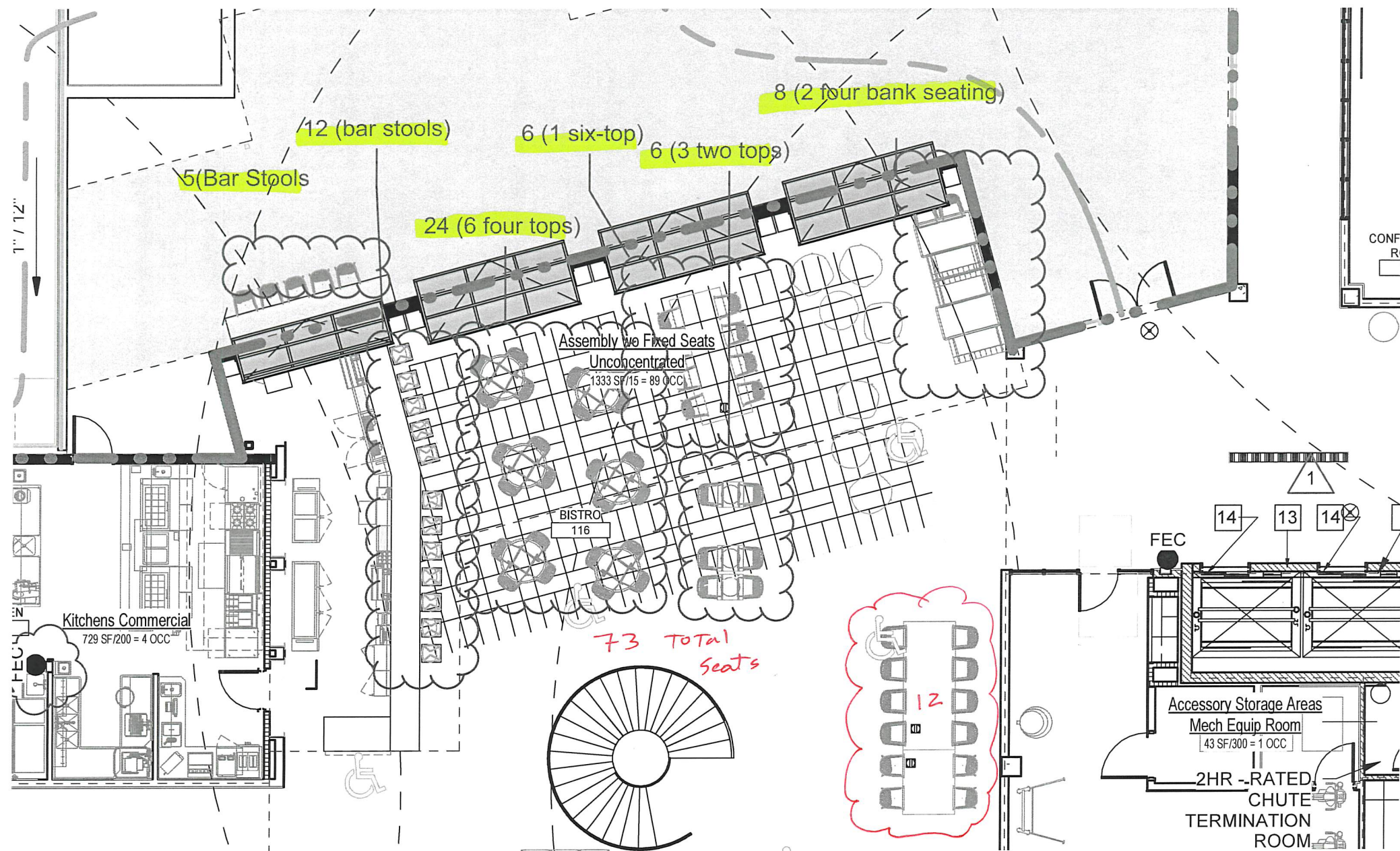
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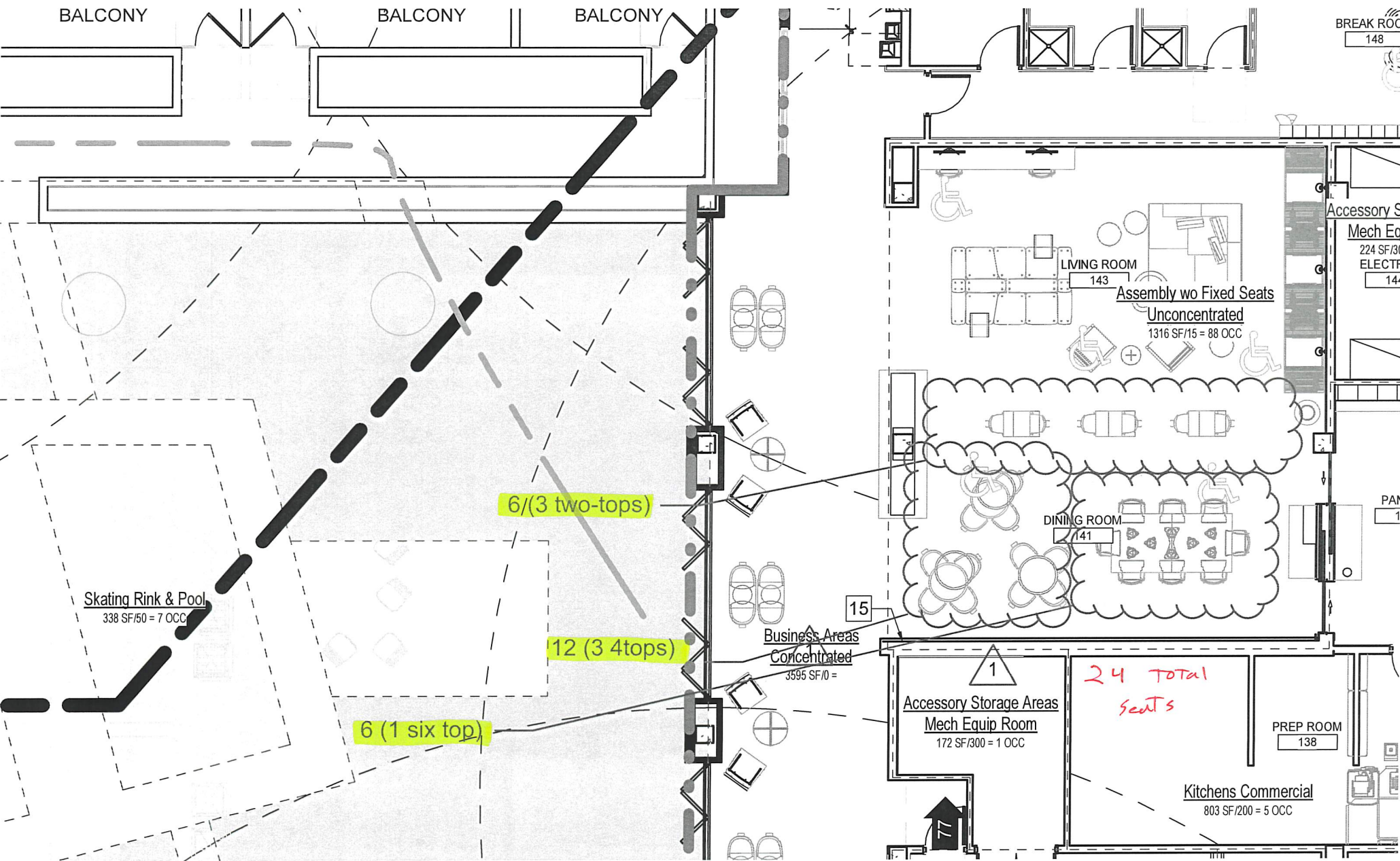
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LIFE SAFETY PLAN - LEVEL 4

G104







January 9, 2023

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Sent via email:
fred@my1water.org

SUBJECT: 880 Tioga Avenue, Sand City
RE: Letter in Support of Capacity Fee Variance

Dear Mr. Marsh and Members of the Board of Directors,

This letter is in support of EKN Development Group's request for an appeal from the capacity fee charge from a portion proposed hotel project located at 880 Tioga Avenue, Sand City, the southwest corner of California Avenue and Tioga Avenue. The capacity fee appeal is based upon usage of other Residence Inns we received from Marriott International ("Marriott") as well as the water/sewer average daily flows anticipated in Appendix A to Ordinance 2021-01.

The proposed project includes a dual-branded 215-room hotel. Although the proposed project is a dual-branded hotel, both brands will be within one building and will operate very much like a single hotel. However, as a dual-branded hotel, the project will include 88 rooms that will be designated as an extended stay brand and will include a kitchenette, i.e., a sink, refrigerator, stove top, microwave, and dishwasher (collectively "Kitchenette").

In 2021, the Board of Directors adopted Ordinance 2021-01, which defines a Transit Occupancy Residential use as the following:

[. . .] all living or dwelling units (as defined by the Uniform Building Code) located in a hotel, motel or other visitor- serving structure, which contain facilities for cooking and eating, but which are limited by zoning ordinance, use permit or other restrictions of the member jurisdiction where located to transient occupancy. Such units will be subject to residential user fees and capacity charges, but for all other purposes shall be treated as commercial, hotel/motel uses.



EKN seeks an appeal from the application of Transit Occupancy Residential to the project and, specifically, the 88 extended stay rooms as the additional sewer/water usage as a result of the Kitchenettes is de minimis. Therefore, we request that the entire project be assessed based upon the Hotel/Motel use.

In support of our request, we have obtained data from Marriott for the two brands that will be built at the project, Courtyard and Residence Inn, for similar hotels in California. This data is show in Table 1 below. The hotels labeled as select service in Table 1 do not have a Kitchenette and the hotels labeled as extended stay include a Kitchenette.

Table 1

Site	Room Type	Guest Rooms	Months w/ Data	Waste Water Usage (gal)	Waste water per day	Waste water per room
Variables		A	B	C	D = (C / 365)	E = (D / A)
Courtyard By Marriott Los Angeles Sherman Oaks (LAXSF)	Select Service	213	12	5,555,378	15,220.21	71.46
Courtyard By Marriott San Diego Airport/Liberty Station (SANAL)	Select Service	200	12	4,858,597	13,311.23	66.56
Courtyard By Marriott San Diego Central (SANCY)	Select Service	245	12	7,722,352	21,157.13	86.36
Courtyard By Marriott San Diego Downtown (SANCD)	Select Service	245	12	5,644,860	15,465.37	63.12
Courtyard By Marriott San Diego Rancho Bernardo (SANBO)	Select Service	210	12	5,481,344	15,017.38	71.51
Four Points by Sheraton Pleasanton (OAKFP)	Select Service	214	12	6,199,106	16,983.85	79.36
Four Points by Sheraton San Diego Downtown Little Italy (SANPD)	Select Service	220	12	4,768,831	13,065.29	59.39
Residence Inn By Marriott Los Angeles L.A. LIVE (LAXRI)	Extended Stay	219	12	5,875,342	16,096.83	73.50
Residence Inn By Marriott Oxnard River Ridge (OXRRI)	Extended Stay	252	12	6,224,039	17,052.16	67.67
Residence Inn By Marriott Sacramento Downtown at Capitol Park (SACDT)	Extended Stay	235	12	3,145,289	8,617.23	36.67
Residence Inn By Marriott San Diego Downtown/Gaslamp Quarter (SANRG)	Extended Stay	240	12	5,757,356	15,773.58	65.72
Residence Inn By Marriott San Diego La Jolla (LAJCA)	Extended Stay	288	12	7,719,148	21,148.35	73.43
Residence Inn By Marriott Sunnyvale Silicon Valley I (SFOSN)	Extended Stay	231	12	5,734,168	15,710.05	68.01
Residence Inn By Marriott Sunnyvale Silicon Valley II (SFOSU)	Extended Stay	247	12	6,669,168	18,271.69	73.97
SpringHill Suites By Marriott San Diego Downtown/Bayfront (SANDH)	Extended Stay	253	12	7,781,184	21,318.31	84.26
TownePlace Suites By Marriott San Diego Airport/Liberty Station (SANTA)	Extended Stay	222	12	5,315,468	14,562.93	65.60
Weighted Average (Select Service)						71.25
Weighted Average (Extended Stay)						67.92
Weighted Average (All)						69.30

The data provided by Marriott shows the average wastewater per day per unit of an extended stay Residence Inn hotel room with Kitchenettes is 68 gallons per day with a select service Courtyard hotel room usage at 71 gallons per day. This data supports the finding that any additional water/sewer usage for an extended stay hotel room with a Kitchenette is de minimis.

As further support, Appendix A to Ordinance 2021-01 anticipates an average flow of 66 gallons per day per room for Motel/Hotel and 150 gallons per day of Residential/Apartments/Condos per unit. The anticipated Motel/Hotel flows in Appendix A are similar to those anticipated for the proposed project based upon similarly situated extended stay Residence Inn hotels whereas the Residential/Apartments/Condos is double the anticipated gallons per day usage. Therefore, EKN respectfully requests the Motel/Hotel category capacity fee be applied to the entire project including the extended stay hotel rooms.



Thank you for your consideration.

Sincerely,

EKN Development Group LLC

A handwritten signature in black ink, appearing to read "Ebrahim K. Nakhjavani". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ebrahim K. Nakhjavani
Manager

Attachments:

1. Aerial design map
2. Project design map

NOT FOR CONSTRUCTION

PROJECT TEAM

CLIENT

EKN DEVELOPMENT GROUP
220 NEWPORT CENTER DRIVE, SUITE 11-262
NEWPORT BEACH, CA 92660
CONTACT: MIKE JOLLY
PHONE: 310.776.0621

CIVIL ENGINEER

N CONSULTING ENGINEERS, INC.
4 PARK PLAZA, SUITE 1750
IRVINE, CA 92614
CONTACT: DEREK KARIMOTO
PHONE: 714.514.8858

GEOTECHNICAL

SALEM ENGINEERING GROUP, INC
4729 W. JACQUELYN AVENUE
FRESNO, CA 93704
CONTACT:
PHONE: 559.271.9700

UTILITY PROVIDERS

SEWER

SEASIDE COUNTY SANITATION DISTRICT
440 HARCOURT AVENUE,
SEASIDE, CA 93955
PHONE: 831.899.6700

WATER

CALIFORNIA AMERICAN WATER COMPANY
MONTEREY COUNTY DISTRICT
511 FOREST LODGE ROAD #100,
PACIFIC GROVE, CA 93950
PHONE: 831.646.3287

MASTER DEVELOPER

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
CONTACT:
PHONE: 831.649.5225

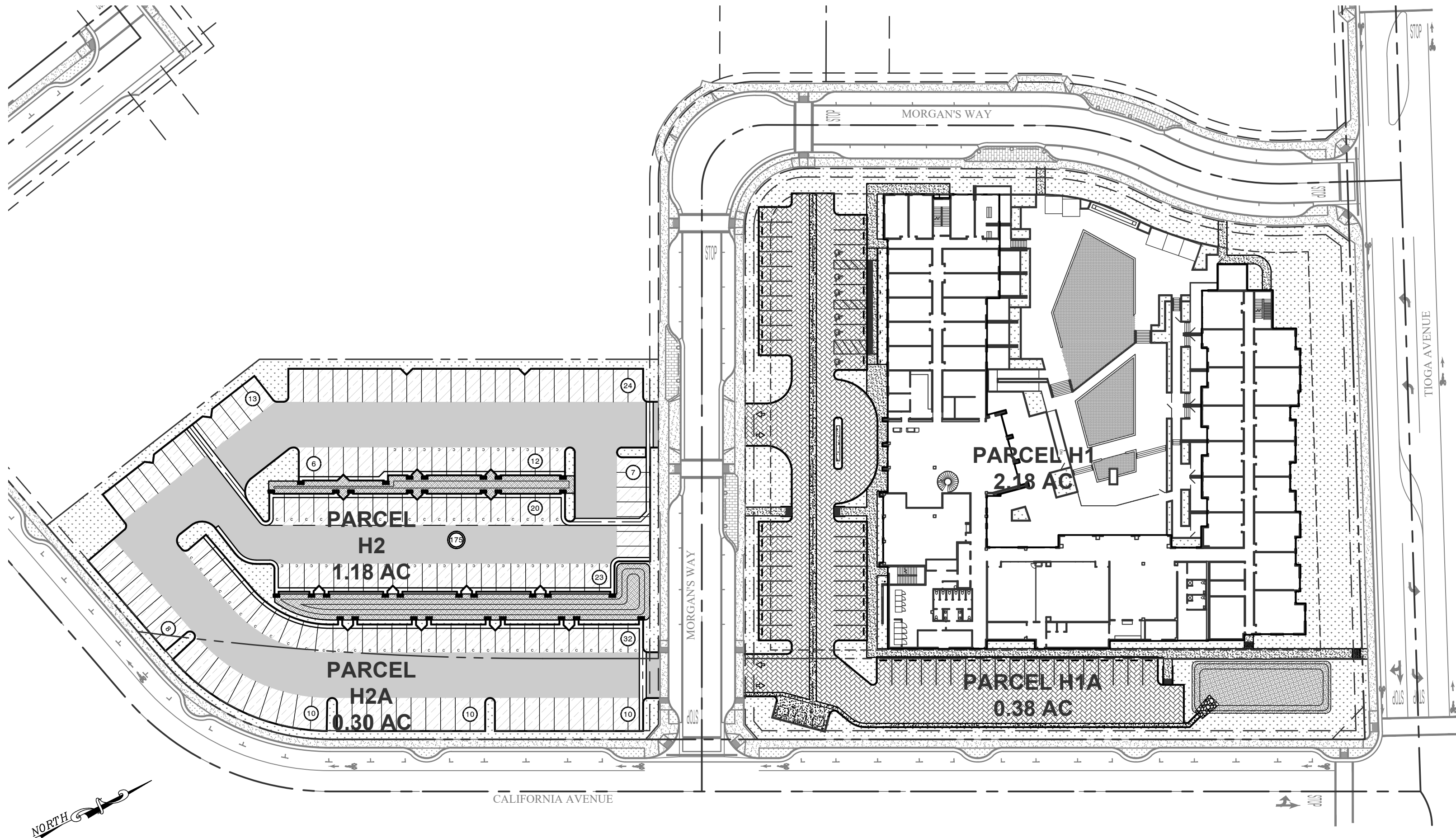
ARCHITECT

FFKR ARCHITECTS
1355 N SCOTTSDALE RD, STE 210
SCOTTSDALE, AZ 85257
CONTACT: JAKE BODELL
PHONE: 480.362.1361

CITY ENGINEER

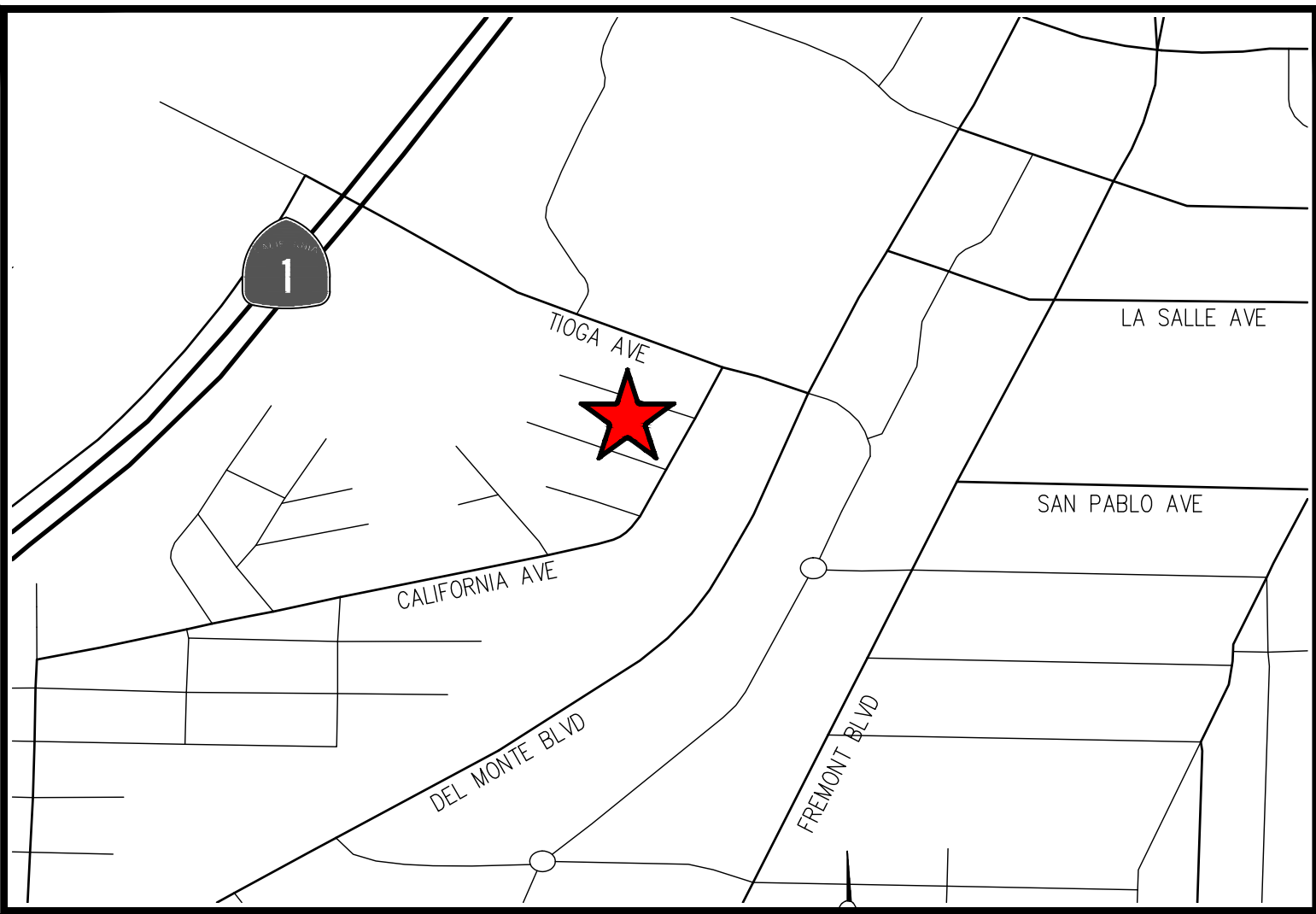
CREEGAN + D'ANGELO
INFRASTRUCTURE ENGINEERS
225 CANNERY ROW, SUITE H
MONTEREY, CA 93940
CONTACT:
PHONE: 831.373.1333

PRELIMINARY GRADING PLANS
FOR
SAND CITY HOTEL
LOCATED AT CALIFORNIA AVE AND TIOGA AVE, SAND CITY, CA. 93955



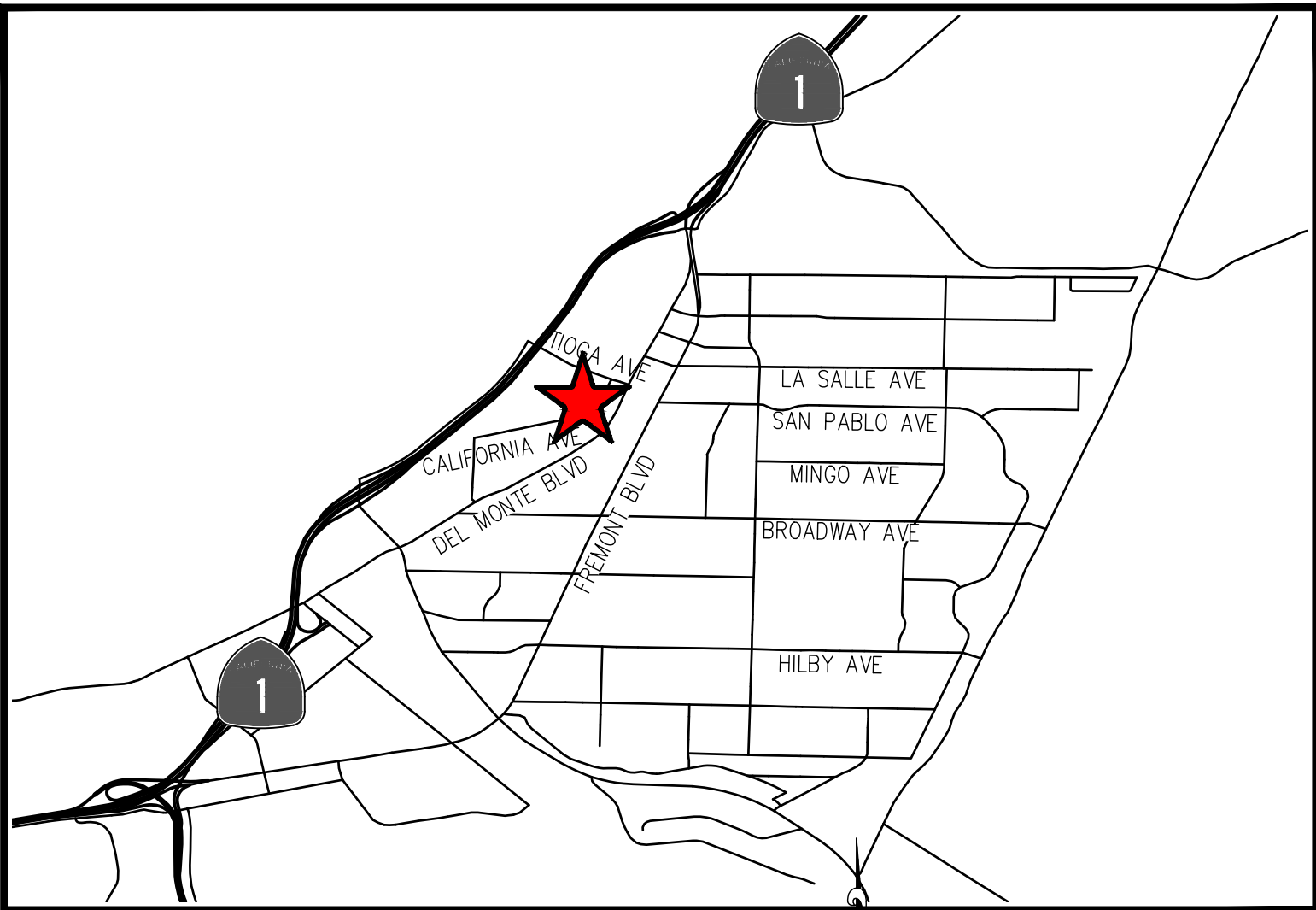
SITE MAP

SCALE 1" = 50'



VICINITY MAP

SCALE: 1" = 500'



LOCATION MAP

SCALE: 1" = 2,500'

EARTHWORK:

CUT: 4,151 C.Y.
FILL: 4,144 C.Y.
IMPORT: 0 C.Y.
EXPORT: 7 C.Y.

EARTH WORK QUANTITIES ARE RAW ESTIMATES ONLY. NO MATERIAL SHRINKAGE OR EXPANSION FACTOR IS INCLUDED IN THIS ESTIMATE AND DOES NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRED TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ABBREVIATIONS

AB	AGGREGATE BASE	ECB	ELECTRICAL CABINET	GS	GAS SERVICE	PA	PLANTER AREA	SVLT	SEWER VAULT
ABAN	ABANDONED	EC	END CURVE	GT	GATE	PB	PULLBOX	SW	SIDEWALK
AC	ASPHALT CONCRETE	ECG	EDGE OF CONCRETE GUTTER	GV	GATE VALVE, GAS VALVE	PCC	PORTLAND CEMENT CONCRETE	TB	THRUST BLOCK
AD	AREA DRAIN	ECR	END CURB RETURN	H	HEIGHT	PL	PROPERTY LINE, PLACE	TC	TRAFFIC CONTROL, TOP OF CURB
AVE	AVENUE	E/ELEC	ELECTRIC, EAST	HDPE	HIGH DENSITY POLYETHYLENE	PM	PARCEL MILE	TCB	TELEPHONE CABINET
BCR	BEGINNING CURB RETURN	EL, ELEV	ELEVATION	HORIZ	HORIZONTAL	POC	POINT ON CURVE	TE	TRASH ENCLOSURE
BOP	BOTTOM OF PIPE	EMBED	EMBEDMENT	HP	HIGH POINT ELEVATION	PT	POINT	TEL	TELEPHONE
BTWN	BETWEEN	ENC	ENCASED	ICV	IRRIGATION CONTROL VALVE	PVC	POLYVINYL CHLORIDE	TF	TOP OF FOOTING
CCS	CALIFORNIA COORDINATE SYSTEM	ET	ELECTRICAL TRANSFORMER	ICB	IRIGATION CONTROL BOX / CABINET	PVMT	PAVEMENT	TG	TOP OF GRATE
CF	CURB FACE	EVT	ELECTRICAL VAULT	INV	INVERT	RCP	REINFORCED CONCRETE PIPE	THK	THICKNESS
CL	CENTERLINE, CLASS	EX, EXIST	EXISTING	L	LENGTH	RD	ROOF DRAIN	TMH	TELEPHONE MANHOLE
CMH	COMMUNICATIONS PULLBOX	EXT	EXTENSION	LAT	LATERAL	RW/ROW	RIGHT OF WAY	TOP	TOP OF PIPE
CO	CLEANOUT	FD	FLOOR DRAIN	LF	LINEAR FEET	S	SEWER, SLOPE, SOUTH	TR	TELEPHONE RISER
CONC	CONCRETE	FF, FFE	FINISHED FLOOR ELEVATION	MAX	MAXIMUM	SCH	SCHEDULE	TS	TRAFFIC SIGNAL
CTV	CABLE TV	FL	FLOWLINE OF GUTTER	MH	MANHOLE	SCO	SEWER CLEANOUT	TSPB	TRAFFIC SIGNAL PULLBOX
CU	COPPER	FLG	FLANGE	MIN	MINIMUM	SD	STORM DRAIN	TW	TOP OF WALL
CY	CUBIC YARD	FS	FINISHED SURFACE	MJ	MECHANICAL JOINT	SHT	SHEET	TYP	TYPICAL
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	FT	FEET	N	NORTH	SL	STREET LIGHT	UNK	UNKNOWN
DI	DUCTILE IRON	FW	FIRE WATER	NAD	NORTH AMERICAN DATUM	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION	VC	VERTICAL CURVE
DIA	DIAMETER	FWY	FREEWAY	NGVD	NATIONAL GEODETIC VERTICAL DATUM	SQ	SQUARE	VERT	VERTICAL
DIP	DUCTILE IRON PIPE	G	GAS, GENERAL	NO(S)	NUMBER(S)	SS	SANITARY SEWER, STAINLESS STEEL	W	WATER, WEST, WITH
DR	DRIVE	GB	GRADE BREAK	NPW	NON-POTABLE WATER	WM	WATER METER	WS	WATER SERVICE
DTL	DETAIL	GE	GROOVED END	NTS	NOT TO SCALE	ST	STREET	WV	WATER VALVE
DWG	DRAWING	GI	GRATE INLET	O	OIL	STA	STATION	WVT	WATER VAULT
EB	ELECTRICAL BOX	GM	GAS METER	OC	ON CENTER	STL	STEEL		
		GMH	GREASE MANHOLE	OD	OUTSIDE DIAMETER	STD	STANDARD		

SHEET INDEX

SHEET	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS
C2.2	EROSION CONTROL
C3.0	PROPOSED SITE
C3.1	HORIZONTAL CONTROL AND STRIPING
C3.2	PRECISE GRADING PLAN PARCEL H1
C3.3	PRECISE GRADING PLAN PARCEL H1
C3.5	PRECISE GRADING PLAN AND SECTIONS PARCEL H2
C4.0	SEWER PLAN
C5.0	WATER PLAN
C6.0	COMPOSITE UTILITY PLAN
C7.0	DETAILS

NOTICE TO CONTRACTOR:

- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- N CONSULTING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF N CONSULTING.



SURVEYOR'S BENCHMARK

BASIS OF BEARINGS



4 Park Plaza, Suite 1750
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com



DEREK H. KARIMOTO DATE

PROJECT ADDRESS:
CALIFORNIA AVE AND TIOGA AVE
SAND CITY, CA. 93955

CLIENT:
EKN DEVELOPMENT GROUP
220 NEWPORT CENTER DRIVE, SUITE 11-262
NEWPORT BEACH, CA 92660

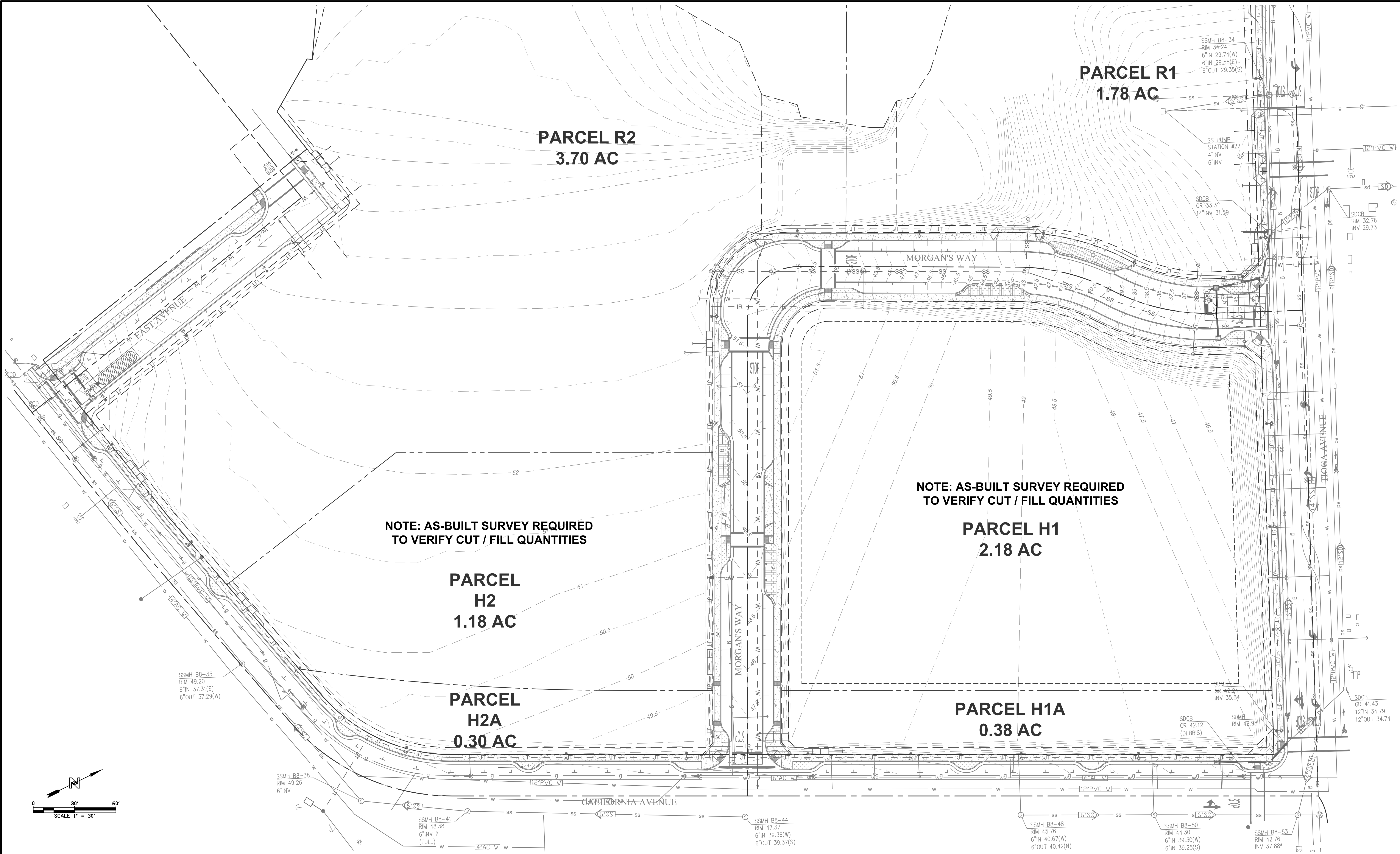
ISSUE: ----

SITE:
SAND CITY HOTEL

TITLE:
TITLE SHEET

DRAWN: S.S.	SCALE AT D: SHOWN	DATE: 1/17/2022	PROJECT NO: 18-012
CHECKED: D.H.K.	REV: ----	COUNT: 1 OF 12 SHEETS	SHEET: C1.0

NOT FOR CONSTRUCTION



NO.	DATE	REVISION DESCRIPTION		BY	DATE

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EKN DEVELOPMENT GROUP
220 NEWPORT CENTER DRIVE, SUITE 11-262
NEWPORT BEACH, CA 92660

ISSUE:

SITE:
SAND CITY HOTEL

TITLE:
EXISTING CONDITIONS

DRAWN: S.S.	SCALE AT D: 1" = 30'	DATE: 1/17/2022	PROJECT NO: 18-012
CHECKED: D.H.K.	REV: COUNT: 2 OF 12 SHEETS	SHEET: C2.0	

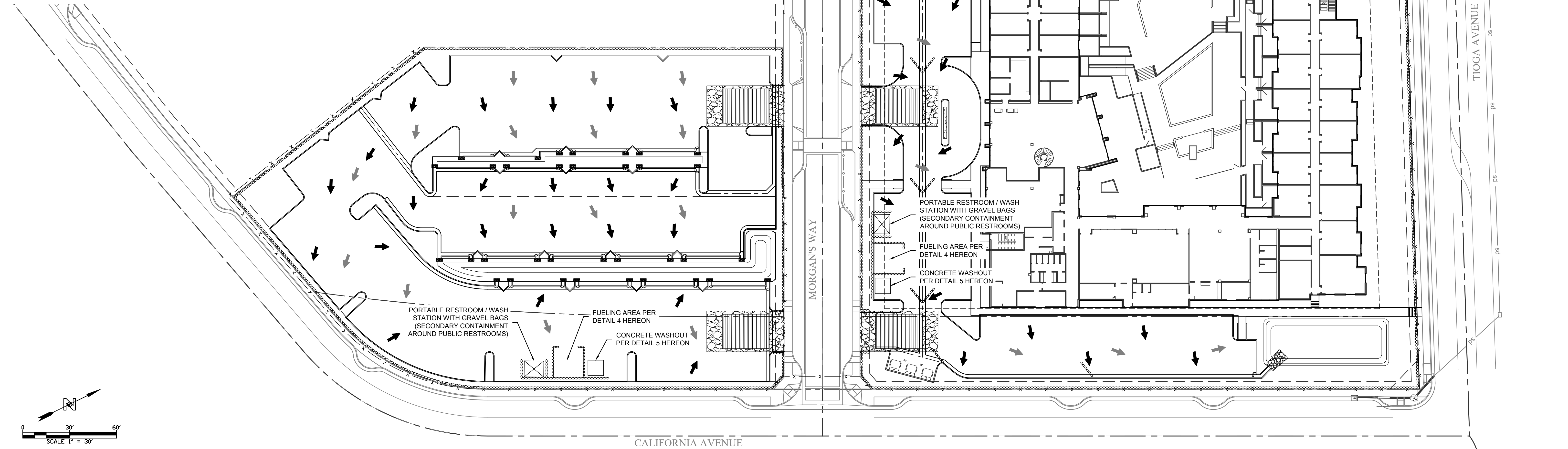
NOT FOR CONSTRUCTION

EROSION CONTROL NOTES

1. IN CASE EMERGENCY WORK IS REQUIRED, CONTACT _____ AT _____ PHONE NO.
2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION CONTROL DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER, INCLUDING SILT AND OTHER DEBRIS REMOVAL, TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR AFTER EACH RUN-OFF PRODUCING RAINFALL.
5. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
7. ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
8. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
9. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
10. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH ¾" INCH MINIMUM AGGREGATE.
11. SHOULD GERMINATION OF HYDROSEEDS SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
12. CONTRACTOR TO PROVIDE GRAVEL BAG INLET PROTECTION ON ALL STORM DRAIN INLETS WITHIN 500' OF CONSTRUCTION SITE.
13. PORTABLE RESTROOM / WASH STATION TO BE LOCATED 100' AWAY FROM ANY CATCH BASIN OR DRAIN INLETS.
14. PROTECT ALL DRAIN INLETS LOCATED WITHIN 200 FEET WITH GRAVEL BAGS AND FABRIC PER DETAIL 3 HEREON.

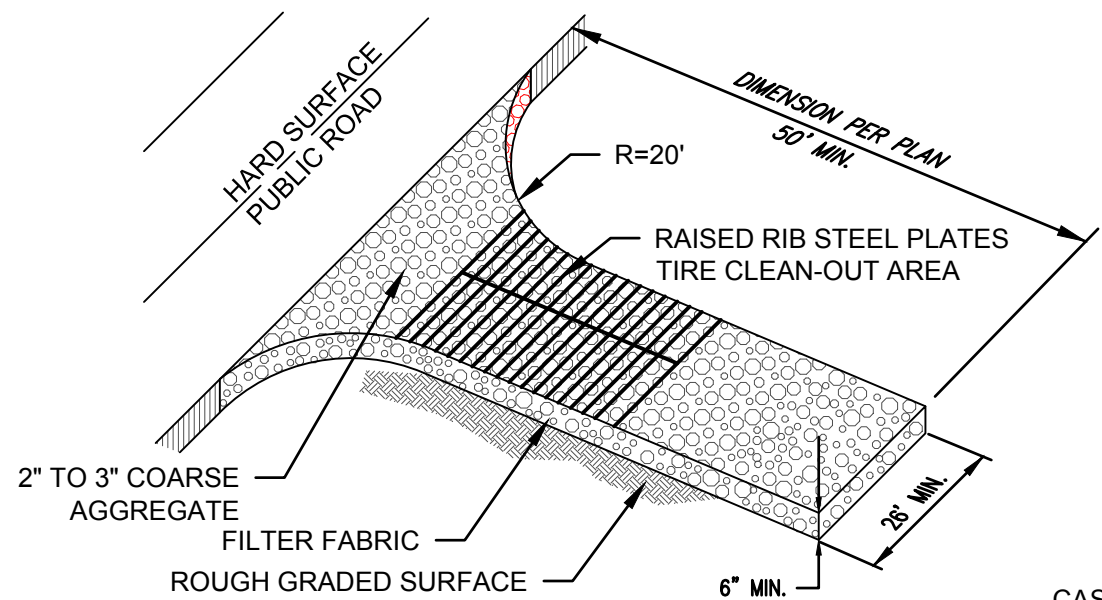
EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE (SEE DETAIL 1 HEREON)
- GRAVEL BAGS (SEE DETAIL 2 HEREON)
- INLET PROTECTION (SEE DETAIL 3 HEREON)
- EXISTING DRAINAGE FLOW DIRECTION
- POST DRAINAGE FLOW DIRECTION
- CONSTRUCTION FENCE
- LIMITS OF WORK
- CONCRETE WASHOUT (SEE DETAIL 5 HEREON)
- SAWCUT LINE



NOTES:

1. PROVIDE AMPLE TURNING RADII AS PART OF ENTRANCE.
2. ENTRANCE WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL AGGREGATE.
3. SEE TC-1 OF THE CALIFORNIA STORMWATER BMP HANDBOOK.

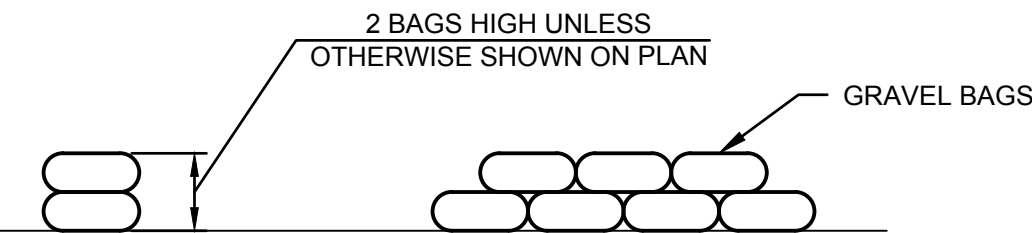


CASQA TC-1

SCALE: 1" = 2'

STABILIZED CONSTRUCTION ENTRANCE

1



TYPICAL
SECTION

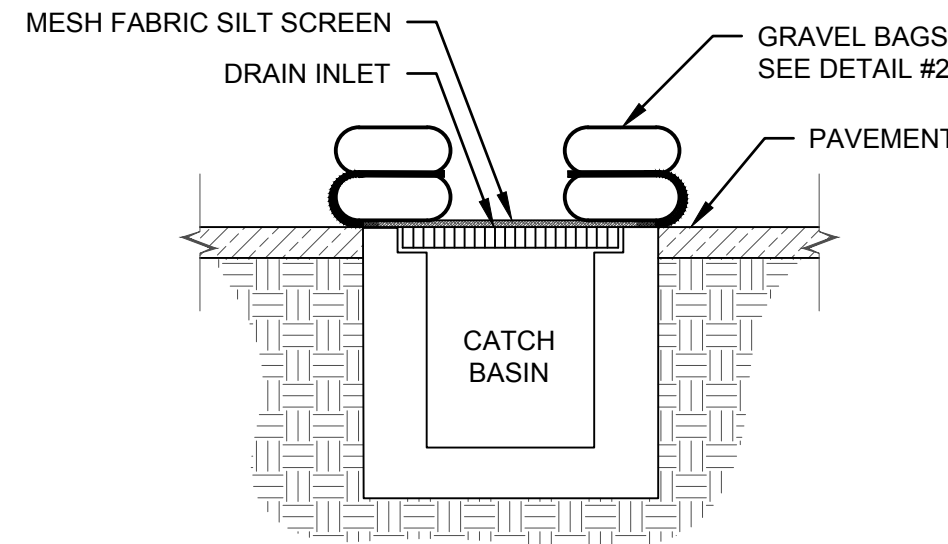
TYPICAL
ELEVATION

CASQA SE-6

SCALE: 1" = 1'

GRAVEL BAG BERM

2

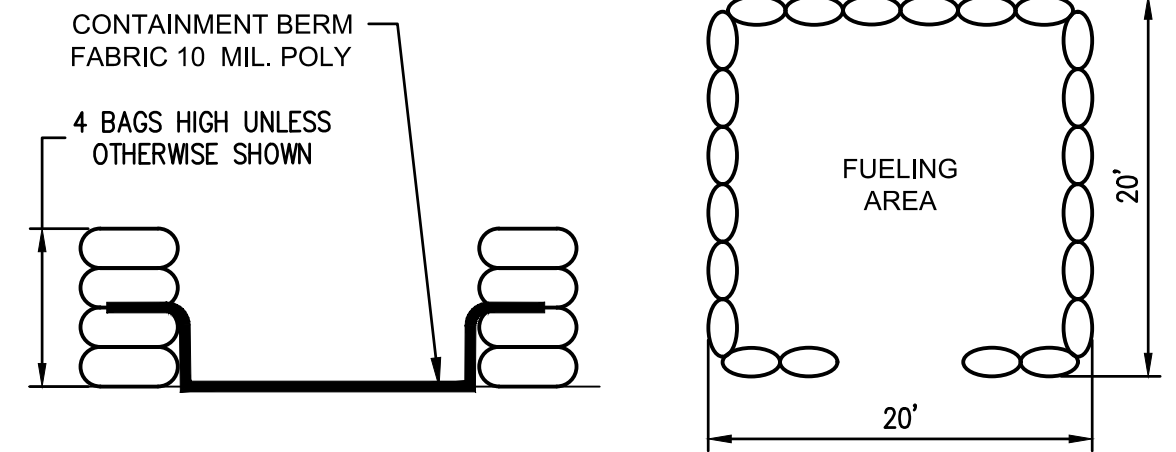


CASQA SE-10

SCALE: 1" = 1'

INLET PROTECTION

3



SECTION

PLAN

CASQA NS-9

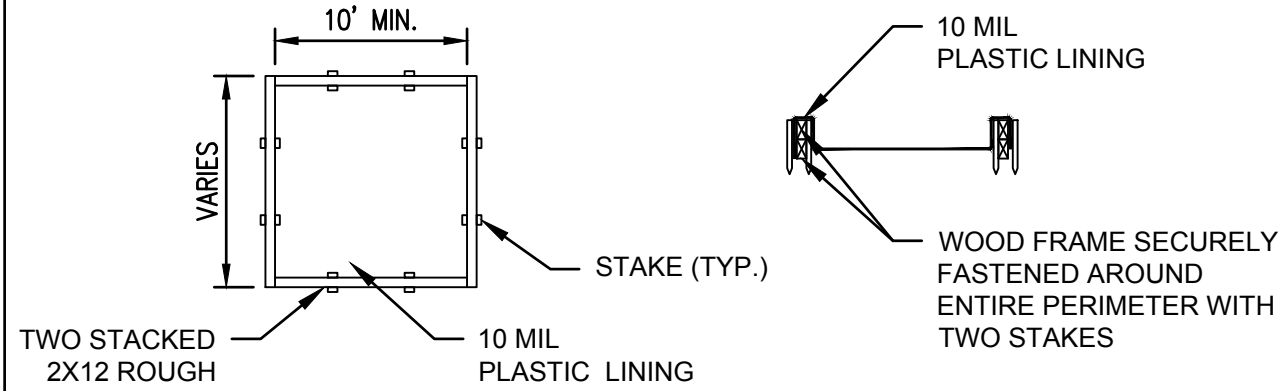
SCALE: 1" = 10'

FUELING AREA

4

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



PLAN

SECTION

CASQA WM-8

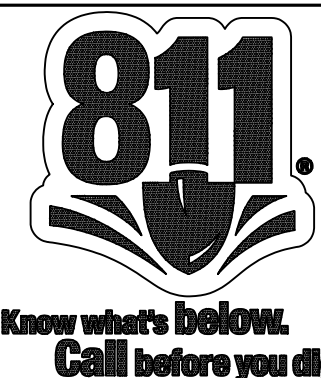
SCALE: 1" = 10'

CONCRETE WASTE MANAGEMENT

5

NOTICE TO CONTRACTOR:

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SURVEYOR'S BENCHMARK

BASIS OF BEARINGS



PROJECT ADDRESS:

CALIFORNIA AVE AND TIOGA AVE
SAND CITY, CA. 93955

CLIENT:

EKN DEVELOPMENT GROUP
220 NEWPORT CENTER DRIVE, SUITE 11-262
NEWPORT BEACH, CA 92660

ISSUE:

SITE:

SAND CITY HOTEL

TITLE:

EROSION CONTROL

DRAWN:

S.S.

CHECKED:

D.H.K.

SCALE AT D:

1" = 30'

DATE:

1/17/2022

PROJECT NO:

18-012

REV:

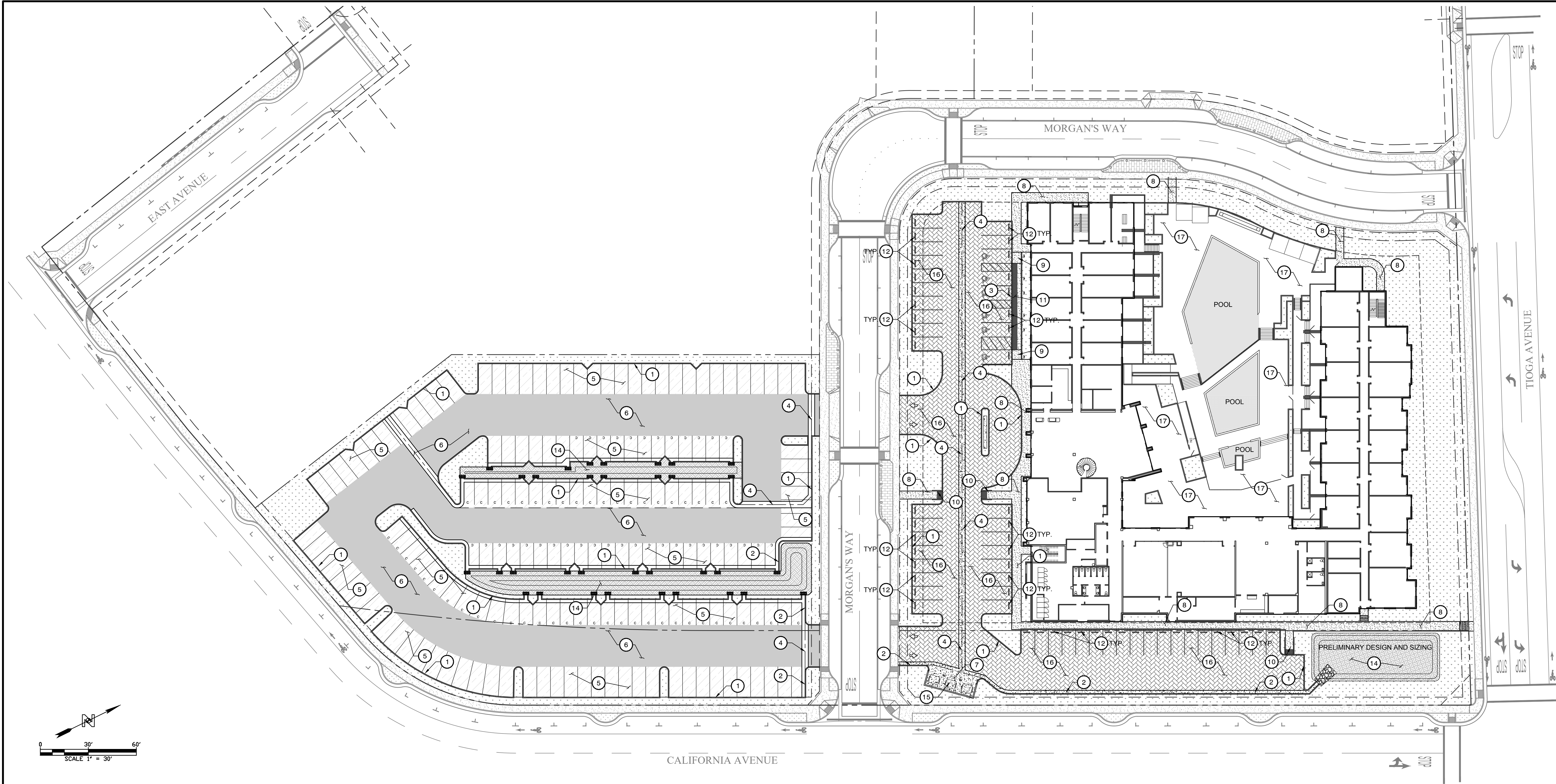
COUNT:

3 OF 12 SHEETS

SHEET:

C2.2

NOT FOR CONSTRUCTION



GRADING CONSTRUCTION NOTES

1	CONSTRUCT 6" CURB PER CITY OF SEASIDE STD. DWG. S-101, ENTITLED "NEW CURB, GUTTER & SIDEWALK".	LF	9	CONSTRUCT CURB RAMP CASE "C" PER CITY OF SEASIDE STD. DWG. S-105 ENTITLED "CURB RAMP DETAILS"	EA
2	CONSTRUCT 6" CURB & GUTTER PER CITY OF SEASIDE STD. DWG. S-101, ENTITLED "NEW CURB, GUTTER & SIDEWALK"	LF	10	CONSTRUCT CURB RAMP CASE "G" PER CITY OF SEASIDE STD. DWG. S-105 ENTITLED "CURB RAMP DETAILS"	EA
3	CONSTRUCT 0" CURB PER DETAIL 1 ON SHEET C7.0.	LF	11	INSTALL DETECTABLE WARNING SURFACE PER CITY OF SEASIDE STD. DWG. S-105 ENTITLED "CURB RAMP DETAILS".	SF
4	CONSTRUCT 4" GUTTER PER CITY OF SEASIDE STD. DWG. S-106 ENTITLED "CONCRETE CROSS GUTTER"	LF	12	CONSTRUCT WHEEL STOP PER DETAIL 4 ON SHEET C7.0.	EA
5	CONSTRUCT 3" AC / 4" CLASS 2 AB PAVEMENT PER GEOTECH REPORT.	SF	13	CONSTRUCT TRASH ENCLOSURE PER CITY OF SEASIDE STD. DWG. S-812 ENTITLED "TRASH/RECYCLE ENCLOSURE".	EA
6	CONSTRUCT 4" AC / 4" CLASS 2 AB PAVEMENT PER GEOTECH REPORT.	SF	14	CONSTRUCT INFILTRATION BASIN PER DETAIL 14 ON SHEET C7.0.	SF
7	CONSTRUCT 6" PCC / 2" CLASS 2 AB PAVEMENT PER GEOTECH REPORT.	SF	15	CONSTRUCT TRASH ENCLOSURE.	EA
8	CONSTRUCT CONCRETE SIDEWALK PER CITY OF SEASIDE STD. DWG. S-103 ENTITLED "PLANTER STRIP, CURB, GUTTER & SIDEWALK"	SF	16	CONSTRUCT PERVIOUS PAVERS PER DETAIL 15 ON SHEET C7.0	SF
			17	CONSTRUCT CONCRETE PAVEMENT PER DETAIL 2 ON SHEET C7.0. COLOR AND FINISH PER LANDSCAPE PLANS.	SF

LEGEND

	SIDEWALK
	CONCRETE PAVEMENT
	LIGHT DUTY AC PAVEMENT
	HEAVY DUTY AC PAVEMENT
	LANDSCAPE PER SEPARATE PLAN
	ADA DOMES
	INFILTRATION BASIN
	PERVIOUS PAVERS

NO.	DATE	REVISION DESCRIPTION	BY	DATE

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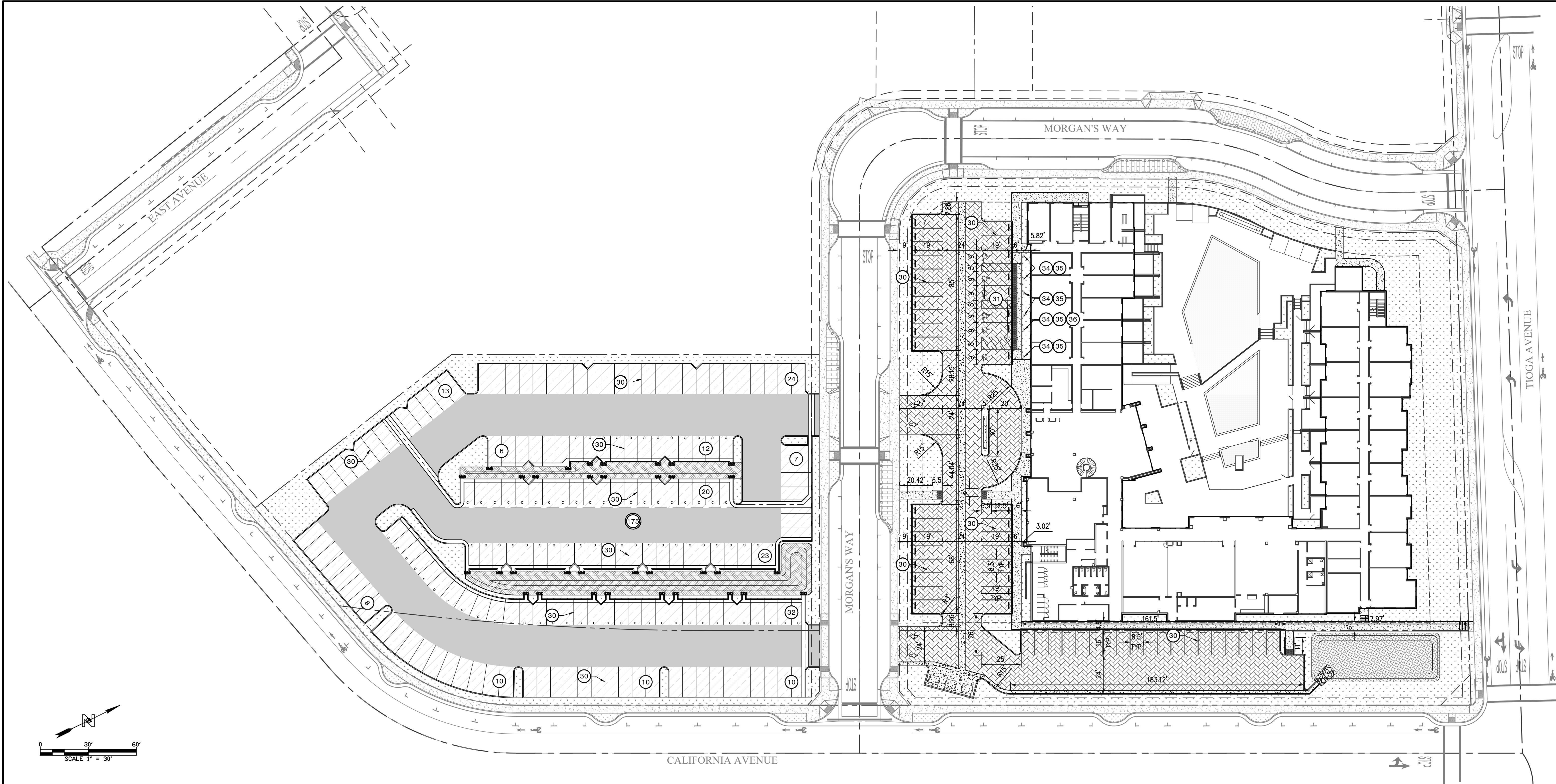
SURVEYOR'S BENCHMARK

BASIS OF BEARINGS

4 Park Plaza, Suite 1750
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com

PROJECT ADDRESS: CALIFORNIA AVE AND TIOGA AVE SAND CITY, CA. 93955	SITE: SAND CITY HOTEL
CLIENT: EKN DEVELOPMENT GROUP 220 NEWPORT CENTER DRIVE, SUITE 11-262 NEWPORT BEACH, CA 92660	TITLE: PROPOSED SITE
ISSUE: ----	DRAWN: S.S.
CHECKED: D.H.K.	SCALE AT D: 1" = 30'
REV: ----	DATE: 1/17/2022
COUNT: 4 OF 12 SHEETS	PROJECT NO: 18-012
	SHEET: C3.0

NOT FOR CONSTRUCTION



STRIPING AND SIGNAGE CONSTRUCTION NOTES

(30) PAINT STALL STRIPING PER DETAIL 5 ON SHEET C7.0.	LF
(31) PAINT ADA STRIPING AND MARKINGS PER DETAILS 9 & 10 ON SHEET C7.0.	LF EA
(32) PAINT CROSSWALK 4" WIDE WHITE PAINTED STRIPE (TWO COATS) 45" @ 3' O.C., TYP.	SF
(33) PAINT FIRE LANE STRIPING PER DETAIL 8 ON SHEET C7.0.	LF
(34) INSTALL SIGN POST PER DETAIL 3 ON SHEET C7.0.	EA
(35) INSTALL R99C ACCESSIBLE SIGNAGE PER DETAIL 11 ON SHEET C7.0.	EA
(36) INSTALL R7-8B VAN ACCESSIBLE SIGNAGE PER DETAIL 12 ON SHEET C7.0.	EA

LEGEND

	SIDEWALK
	CONCRETE PAVEMENT
	LIGHT DUTY AC PAVEMENT
	HEAVY DUTY AC PAVEMENT
	LANDSCAPE PER SEPARATE PLAN
	ADA DOMES
	INFILTRATION BASIN
	BASIN DISSIPATION APRON
	PERVIOUS PAVERS
	ACCESSIBLE PATH OF TRAVEL
	PARKING COUNT

NO.	DATE	REVISION DESCRIPTION	BY	DATE

NOTICE TO CONTRACTOR:

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SURVEYOR'S BENCHMARK

BASIS OF BEARINGS

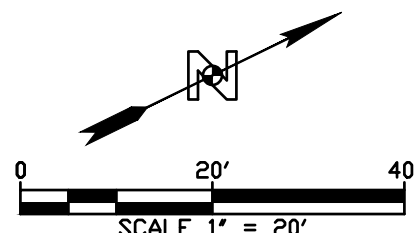
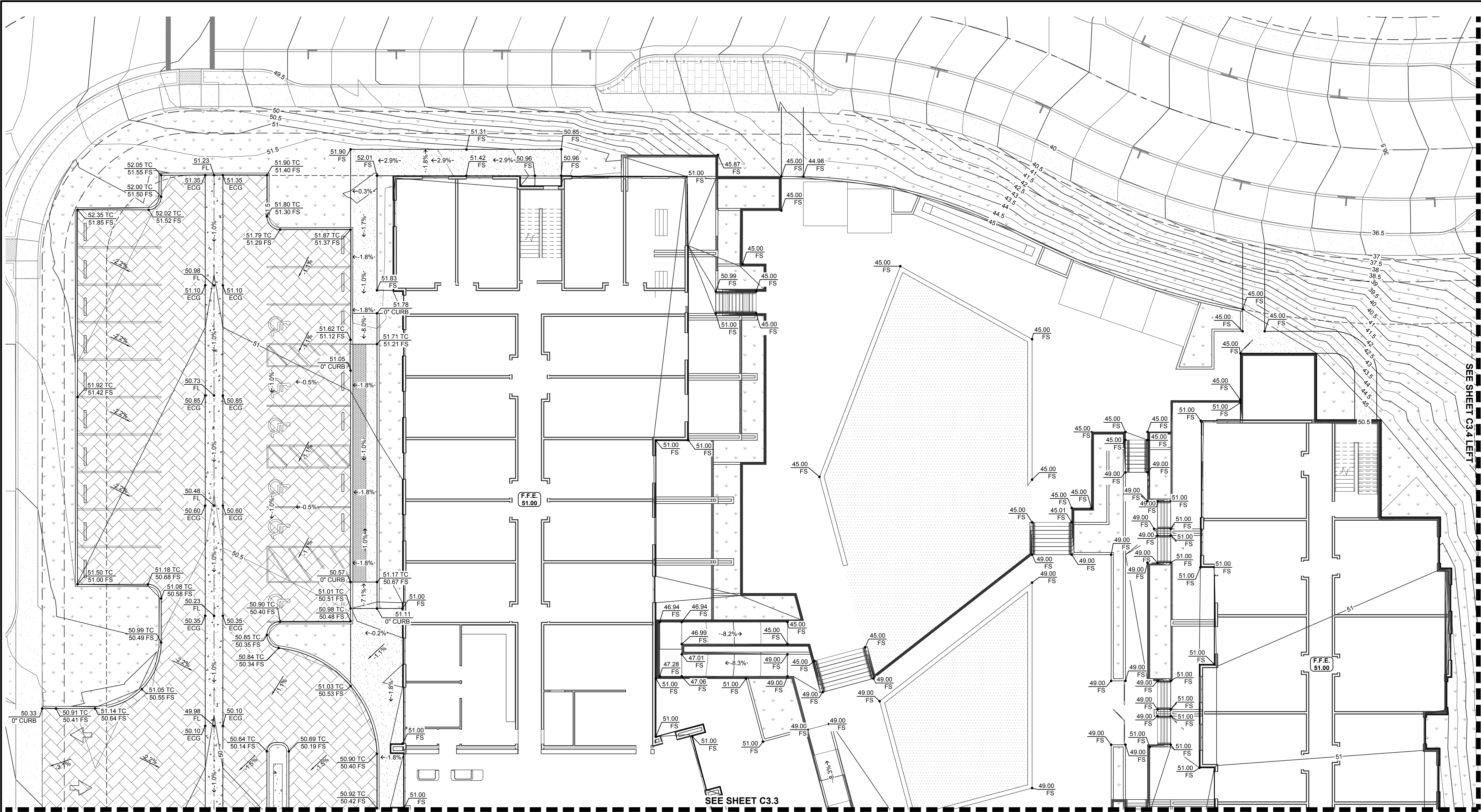
4 Park Plaza, Suite 1750
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulting.com

DEREK H. KARIMOTO

DATE

PROJECT ADDRESS: CALIFORNIA AVE AND TIOGA AVE SAND CITY, CA. 93955	SITE: SAND CITY HOTEL
CLIENT: EKN DEVELOPMENT GROUP 220 NEWPORT CENTER DRIVE, SUITE 11-262 NEWPORT BEACH, CA 92660	TITLE: HORIZONTAL CONTROL AND STRIPING
ISSUE: -----	DRAWN: S.S.
CHECKED: D.H.K.	SCALE AT D: 1" = 30'
REV: -----	DATE: 1/17/2022
COUNT: 5 OF 12 SHEETS	PROJECT NO: 18-012
	SHEET: C3.1

NOT FOR CONSTRUCTION



NO.	DATE	REVISION DESCRIPTION	BY	DATE

NOTICE TO CONTRACTOR:

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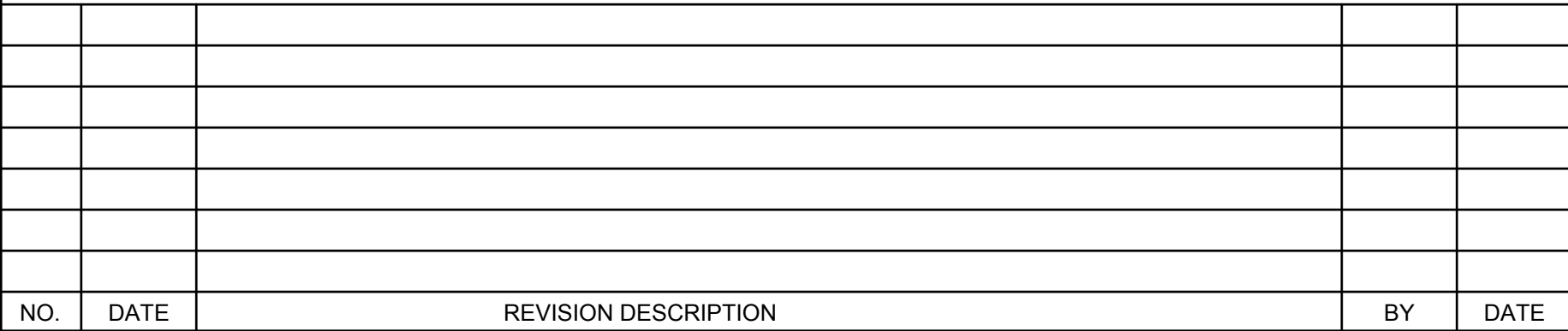
SURVEYOR'S BENCHMARK

BASIS OF BEARINGS

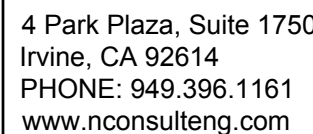
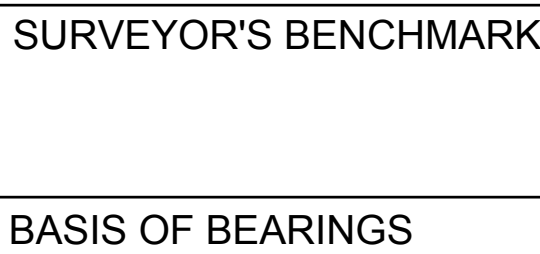
4 Park Plaza, Suite 1750
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com

DEREK H. KARIMOTO DATE

PROJECT ADDRESS: CALIFORNIA AVE AND TIOGA AVE SAND CITY, CA. 93955	SITE: SAND CITY HOTEL
CLIENT: EKN DEVELOPMENT GROUP 220 NEWPORT CENTER DRIVE, SUITE 11-262 NEWPORT BEACH, CA 92660	TITLE: PRECISE GRADING PLAN PARCEL H1
ISSUE: -----	DRAWN: S.S.
CHECKED: D.H.K.	SCALE AT D: 1" = 10'
REV: -----	DATE: 1/17/2022
COUNT: 6 OF 12 SHEETS	PROJECT NO: 18-012
SHEET: C3.2	



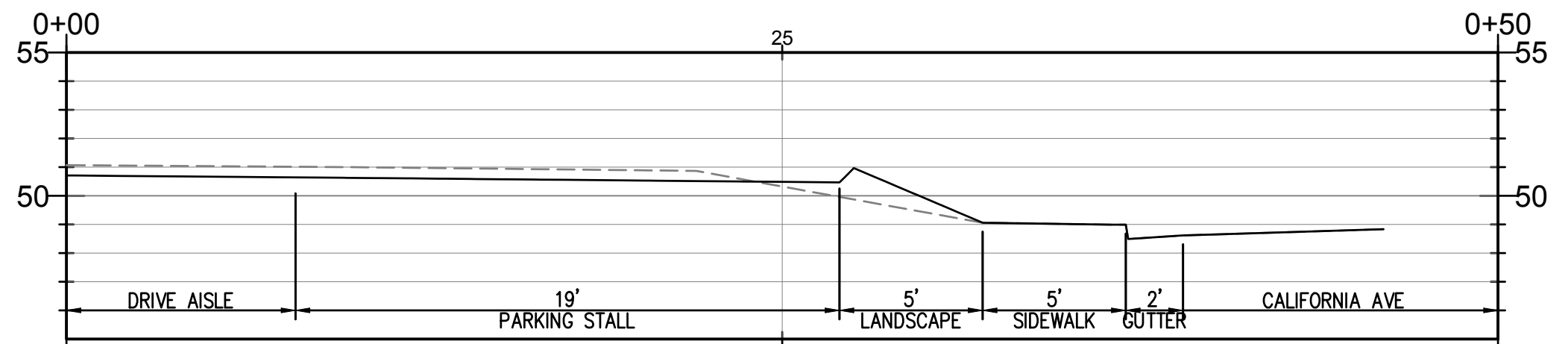
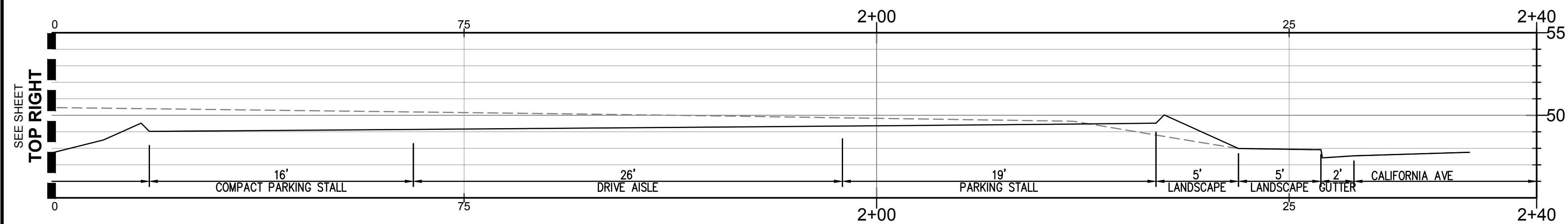
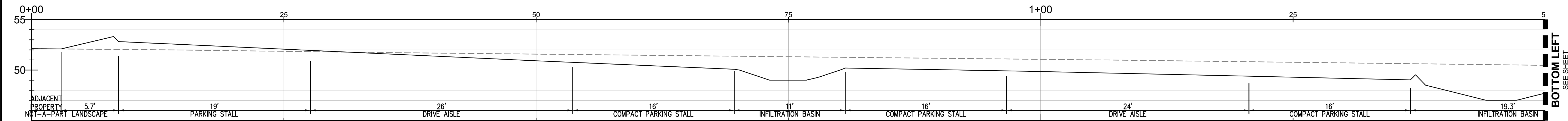
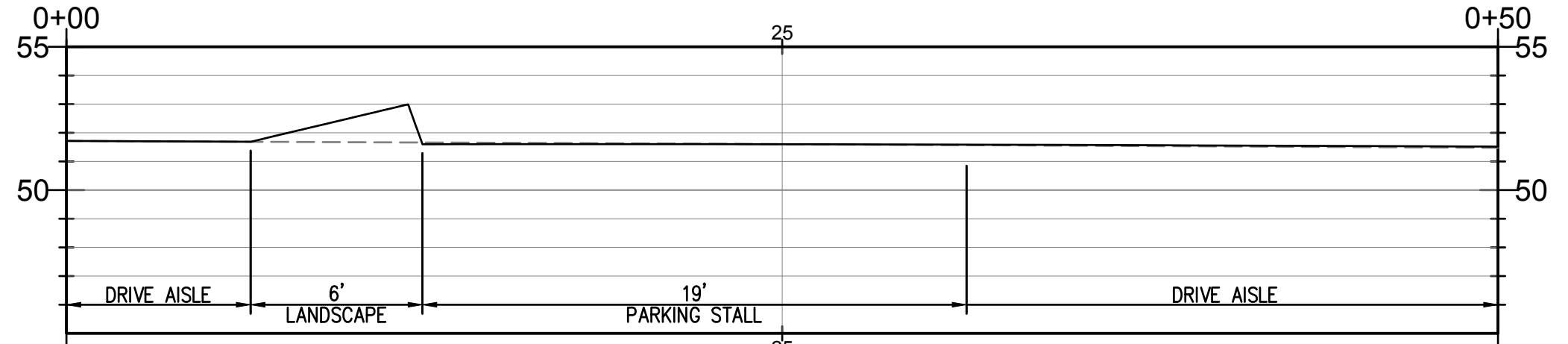
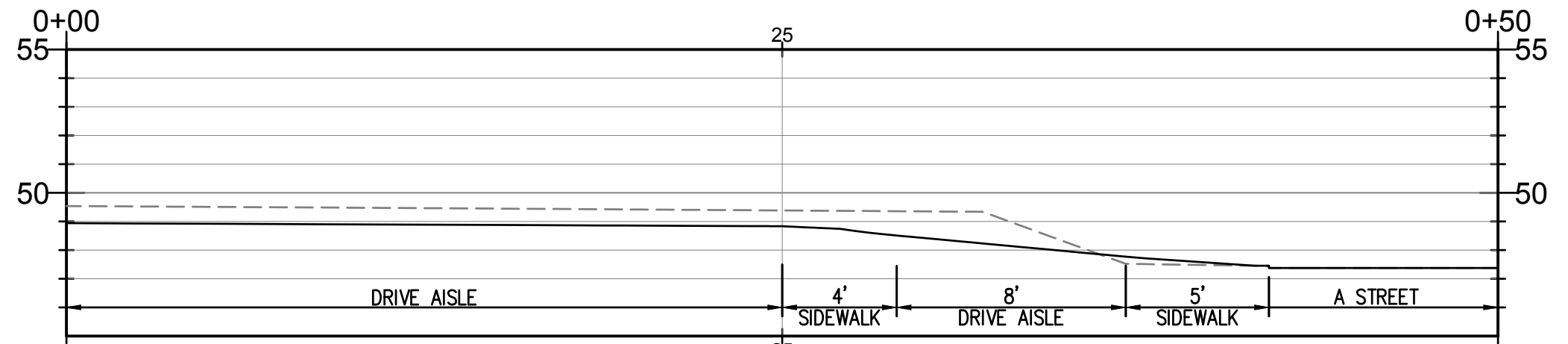
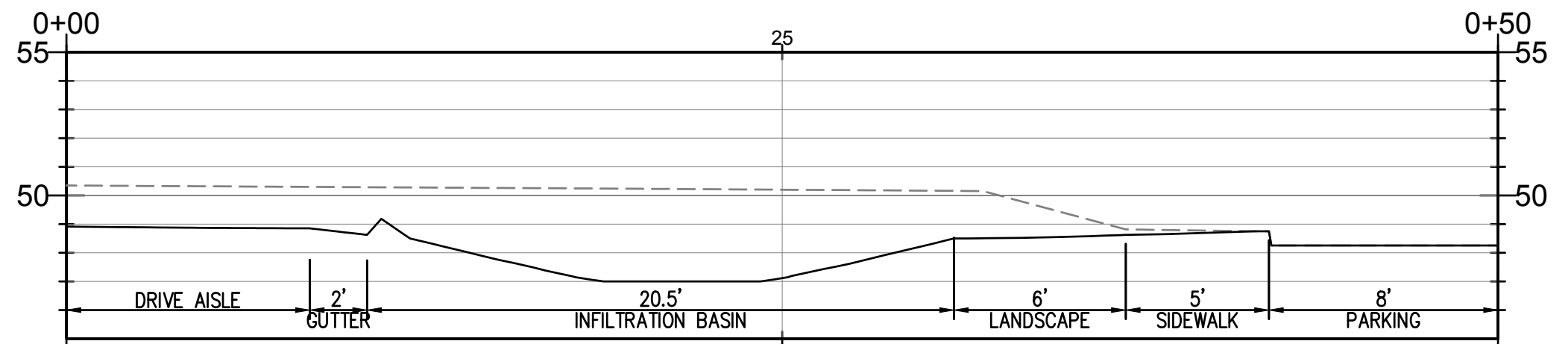
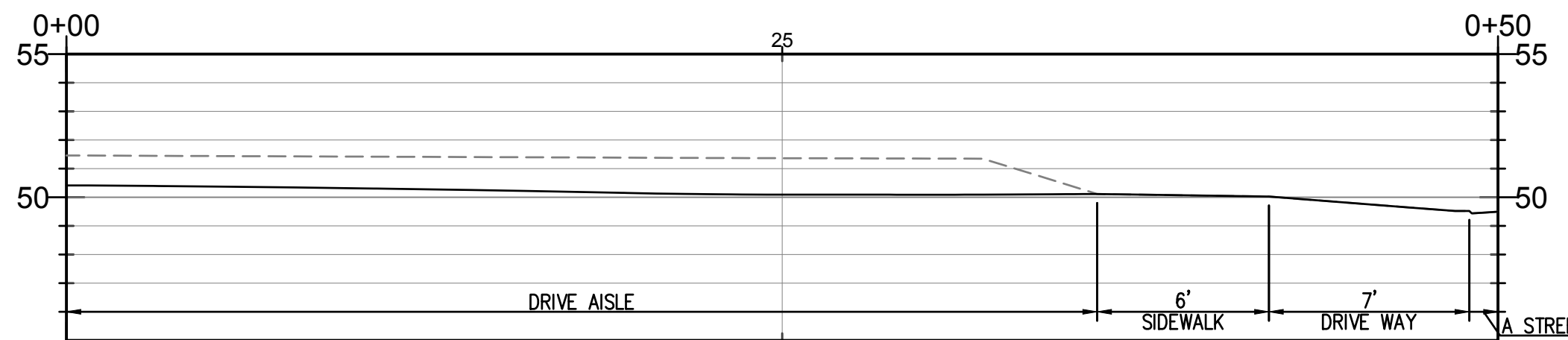
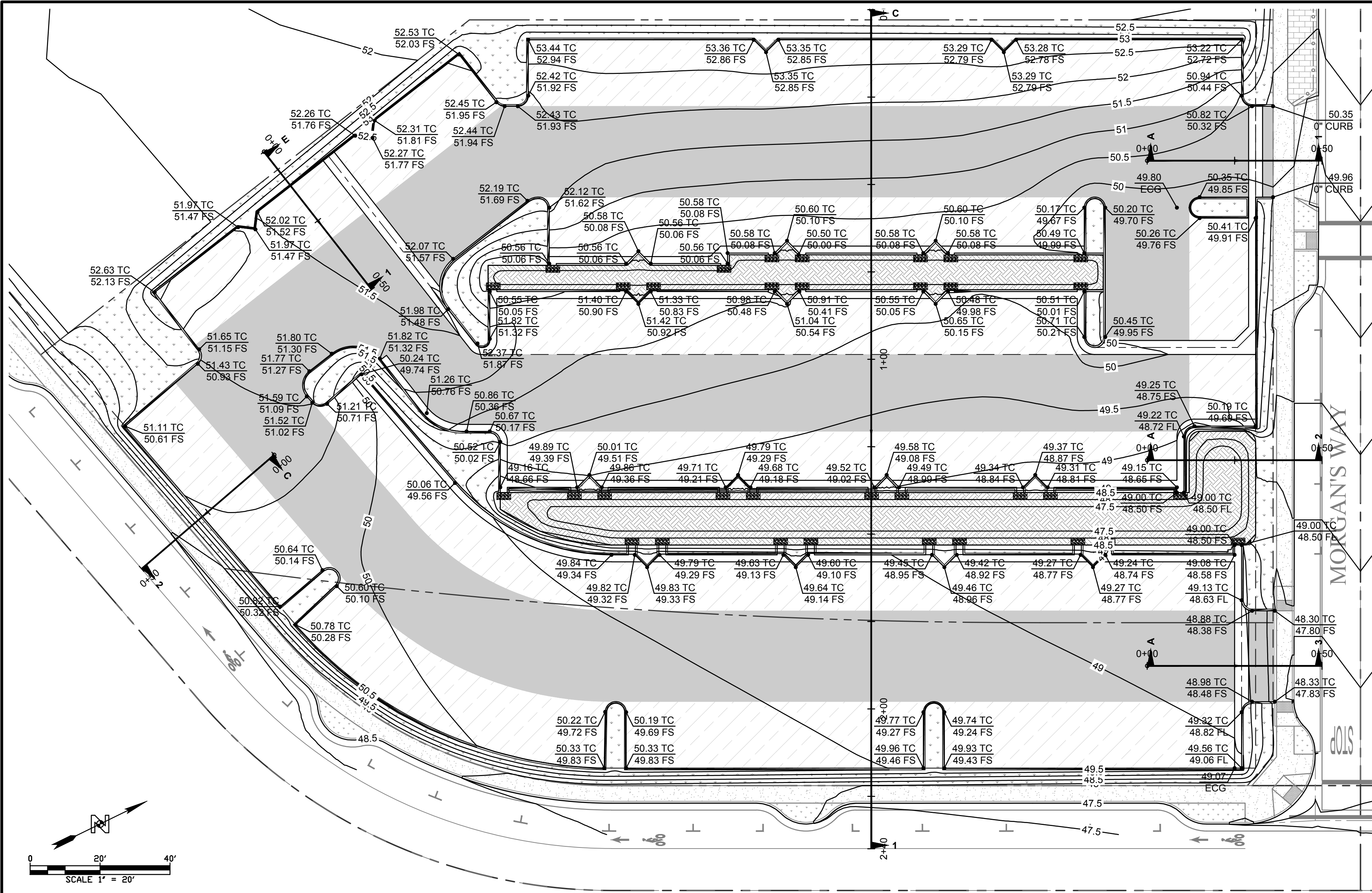
1. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. N CONSULTING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF N CONSULTING.



ISSUE:

DRAWN: S.S.	SCALE AT D: 1" = 10'	DATE: 1/17/2022	PROJECT NO: 18-012
CHECKED: D.H.K.	REV: ----	COUNT: 7 OF 12 SHEETS	SHEET: C3.3

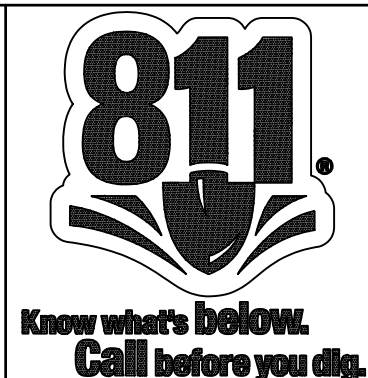
NOT FOR CONSTRUCTION



NO.	DATE	REVISION DESCRIPTION	BY	DATE

NOTICE TO CONTRACTOR:

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SURVEYOR'S BENCHMARK

BASIS OF BEARINGS



PROJECT ADDRESS: CALIFORNIA AVE AND TIOGA AVE, SAND CITY, CA. 93955

CLIENT: EKN DEVELOPMENT GROUP, 220 NEWPORT CENTER DRIVE, SUITE 11-262, NEWPORT BEACH, CA 92660

ISSUE: ----

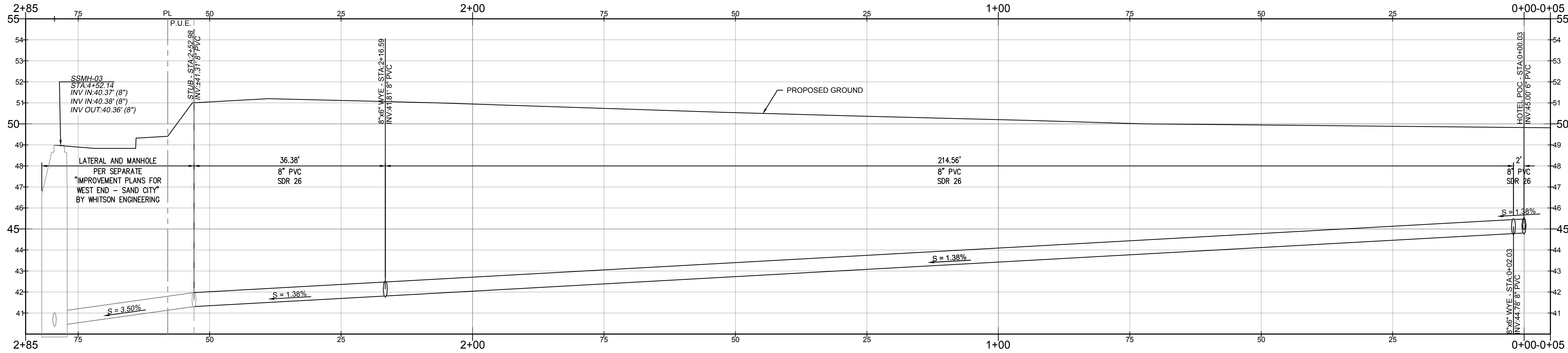
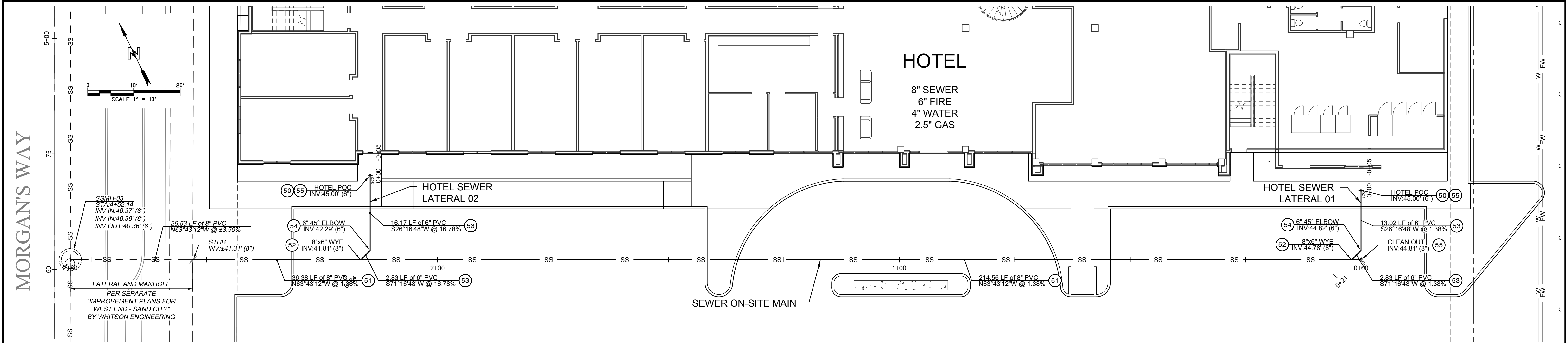
SITE: SAND CITY HOTEL

TITLE: PRECISE GRADING PLAN AND SECTIONS PARCEL H2

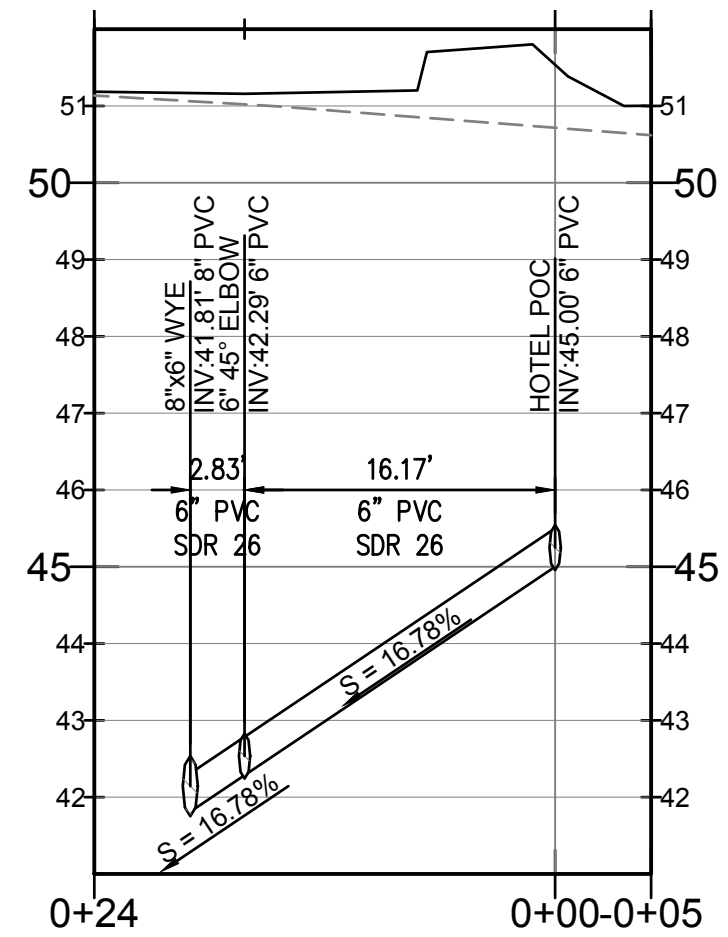
DRAWN: S.S. SCALE AT D: 1/17/2022 PROJECT NO: 18-012

CHECKED: D.H.K. REV: 8 OF 12 SHEETS SHEET: C3.5

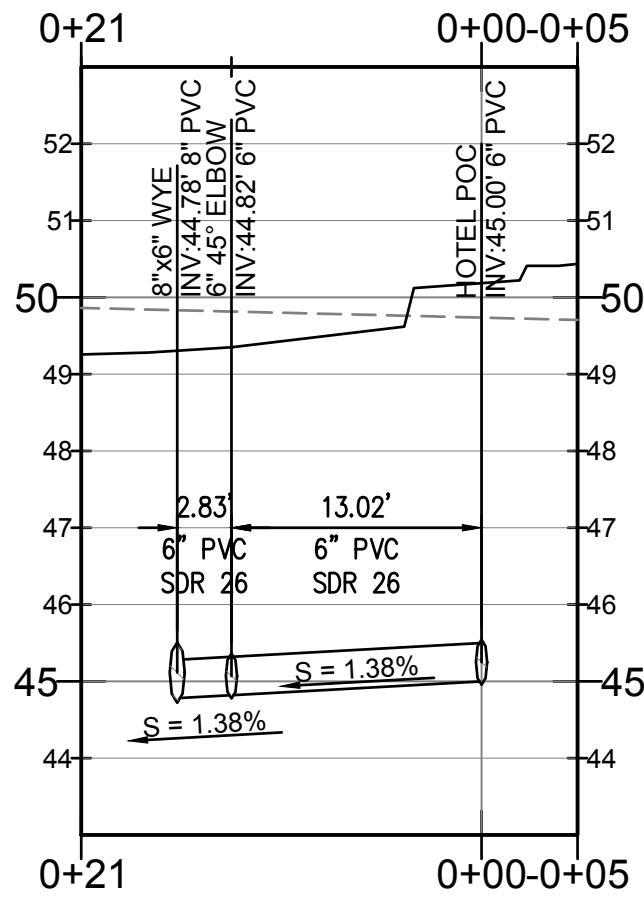
NOT FOR CONSTRUCTION



SEWER-ONSITE PROFILE
H: 1" = 10' | V: 1" = 2'



HOTEL SEWER LATERAL 02 PROFILE
H: 1" = 10' | V: 1" = 2'



HOTEL SEWER LATERAL 01 PROFILE
H: 1" = 10' | V: 1" = 2'

SEWER CONSTRUCTION NOTES

(50) BUILDING SEWER LATERAL POINT OF CONNECTION. REFERENCE BUILDING PLANS FOR CONTINUATION.	EA
(51) INSTALL 8" P.V.C. SDR 26 (OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.	LF
(52) INSTALL 8" P.V.C. FITTING (OR APPROVED EQUAL) PER PLAN AND MANUFACTURER'S SPECIFICATIONS.	EA
(53) INSTALL 6" P.V.C. SDR 26 (OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.	LF
(54) INSTALL 6" P.V.C. FITTING (OR APPROVED EQUAL) PER PLAN AND MANUFACTURER'S SPECIFICATIONS.	EA
(55) INSTALL SEWER CLEAN OUT.	EA

NOTE

PIPE TRENCHING, BEDDING, AND BACKFILL PER CITY OF SEASIDE STD. DWG. S-601.

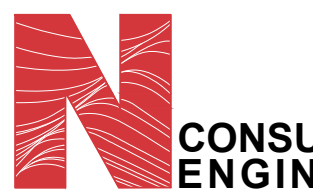
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SURVEYOR'S BENCHMARK

BASIS OF BEARINGS



4 Park Plaza, Suite 1750
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulting.com



DEREK H. KARIMOTO DATE

PROJECT ADDRESS:

CALIFORNIA AVE AND TIOGA AVE
SAND CITY, CA. 93955

CLIENT:

EKN DEVELOPMENT GROUP
220 NEWPORT CENTER DRIVE, SUITE 11-262
NEWPORT BEACH, CA 92660

ISSUE:

SITE:

SAND CITY HOTEL

TITLE:

SEWER PLAN

DRAWN:
S.S.

CHECKED:
D.H.K.

SCALE AT D:
1" = 10'

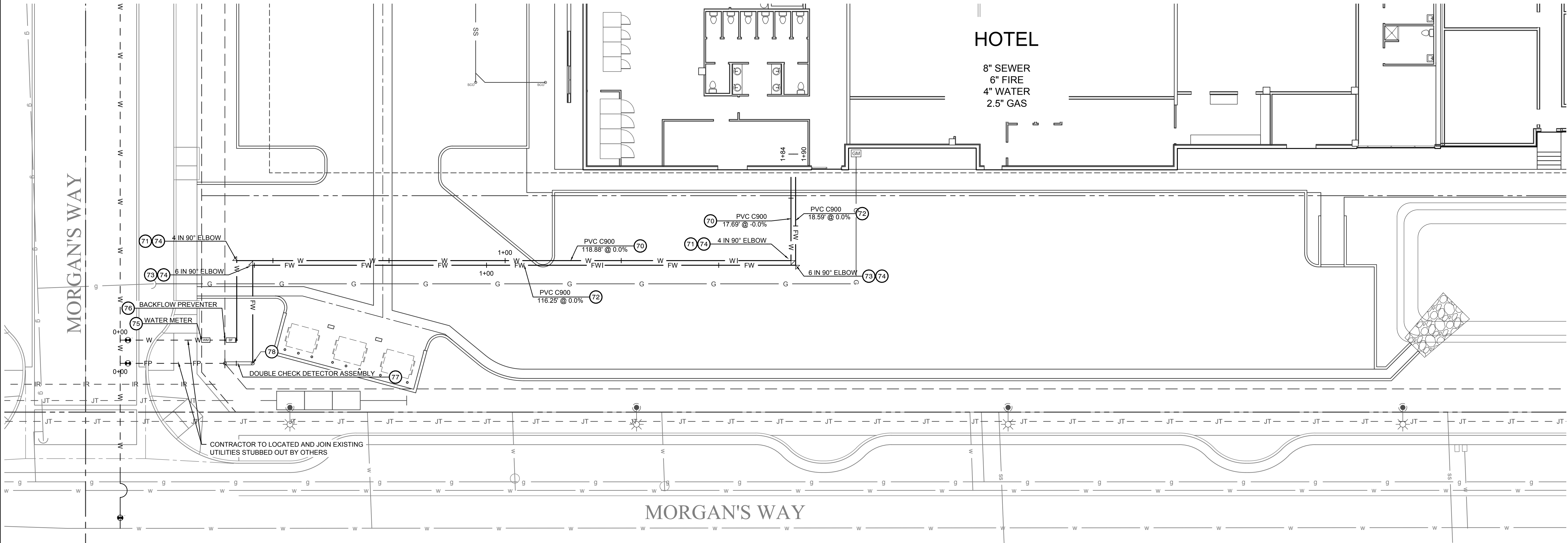
REV: COUNT:
9 OF 12 SHEETS

DATE:
1/17/2022

PROJECT NO:
18-012

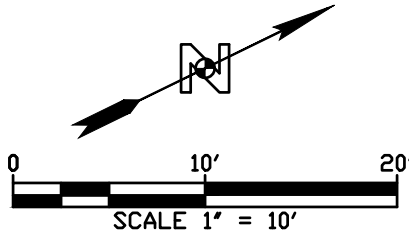
SHEET:
C4.0

NOT FOR CONSTRUCTION



WATER CONSTRUCTION NOTES	
70) INSTALL 4" C900 PVC CL200 PER MANUFACTURER'S SPECIFICATIONS.	LF
71) INSTALL 4" ELBOW PER PLAN AND MANUFACTURER'S SPECIFICATIONS.	EA
72) INSTALL 6" C900 PVC CL200 PER MANUFACTURER'S SPECIFICATIONS.	LF
73) INSTALL 6" ELBOW PER PLAN AND MANUFACTURER'S SPECIFICATIONS.	EA
74) CONSTRUCT THRUST BLOCK PER CALIFORNIA AMERICAN WATER STANDARD DRAWING NO.3 ENTITLED "THRUST BLOCK DETAILS".	EA
75) INSTALL WATER METER PER CALIFORNIA AMERICAN WATER.	EA
76) INSTALL REDUCED PRESSURE PRINCIPLE DEVICE PER CALIFORNIA AMERICAN WATER.	EA
77) INSTALL U.S.C. APPROVED ABOVE GROUND DOUBLE DETECTOR CHECK ASSEMBLY PER CALIFORNIA AMERICAN WATER.	EA
78) INSTALL FIRE DEPARTMENT CONNECTION.	EA

NOTE
TRENCHING, BEDDING, AND BACKFILL PER CALIFORNIA AMERICAN WATER STANDARD DRAWINGS 1,2, AND 12 .



NO.	DATE	REVISION DESCRIPTION	BY	DATE

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SURVEYOR'S BENCHMARK

BASIS OF BEARINGS



N CONSULTING ENGINEERS
4 Park Plaza, Suite 1750
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com



DEREK H. KARIMOTO DATE

PROJECT ADDRESS:
CALIFORNIA AVE AND TIOGA AVE
SAND CITY, CA. 93955

CLIENT:
EKN DEVELOPMENT GROUP
220 NEWPORT CENTER DRIVE, SUITE 11-262
NEWPORT BEACH, CA 92660

ISSUE: ----

SITE:
SAND CITY HOTEL

TITLE:
WATER PLAN

DRAWN: S.S.	SCALE AT D: 1"=10'	DATE: 1/17/2022	PROJECT NO: 18-012
CHECKED: D.H.K.	REV.:	COUNT: 10 OF 12 SHEETS	SHEET: C5.0

NOT FOR CONSTRUCTION

UTILITY LEGEND

EXISTING / PROPOSED



ELECTRICAL TRANSFORMER



ELECTRICAL PULLBOX

SERVICE PEDESTAL



STREET LIGHT



SEWER CLEAN OUT



SEWER MANHOLE



CATCH BASIN



STORM DRAIN MANHOLE



BACKFLOW PREVENTER



WATER METER



WATER VALVE



FIRE HYDRANT



UTILITY VAULT

UTILITY LEGEND

EXISTING / PROPOSED



EXISTING UNDERGROUND POWER



EXISTING GAS



EXISTING FIRE



EXISTING STORM DRAIN



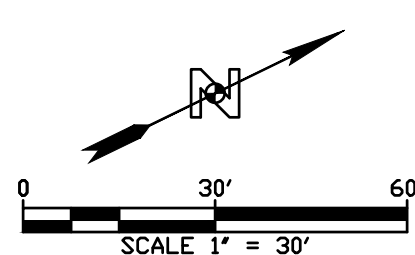
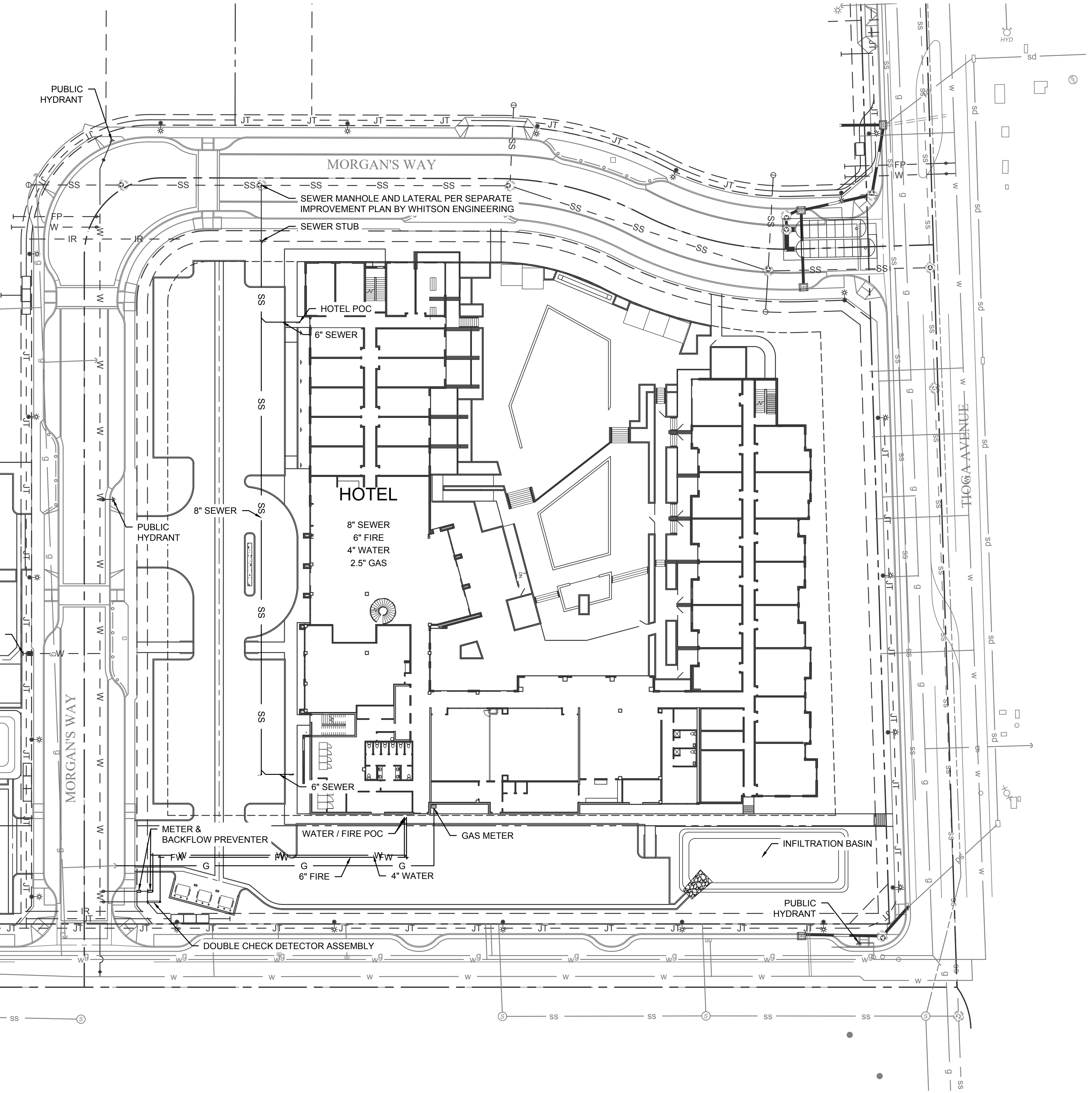
EXISTING SANITARY SEWER



EXISTING WATER



EXISTING JOINT TRENCH



NO.	DATE	REVISION DESCRIPTION	BY	DATE

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SURVEYOR'S BENCHMARK

BASIS OF BEARINGS

N CONSULTING ENGINEERS

4 Park Plaza, Suite 1750
Irvine, CA 92614
PHONE: 949.396.1161
www.nconsulteng.com

DEREK H. KARIMOTO
DATE

PROJECT ADDRESS:
CALIFORNIA AVE AND TIOGA AVE
SAND CITY, CA. 93955

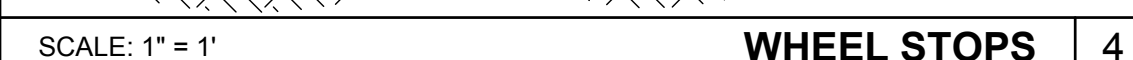
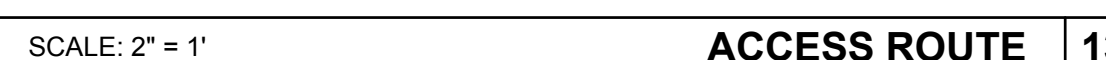
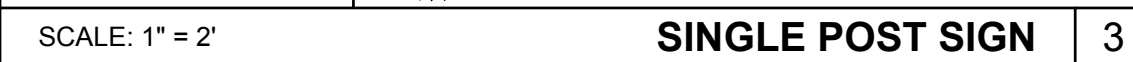
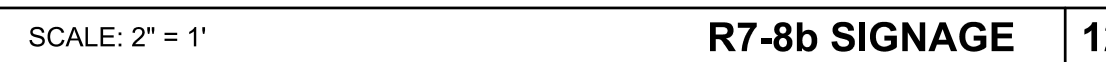
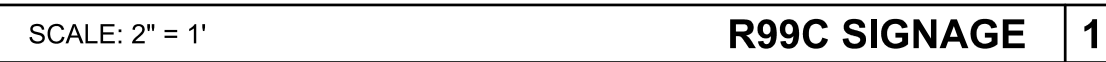
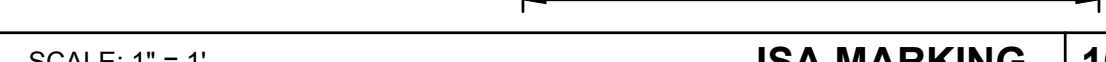
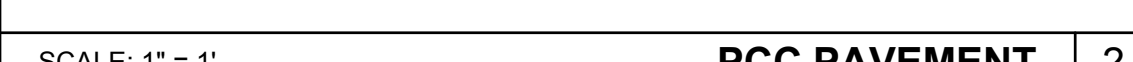
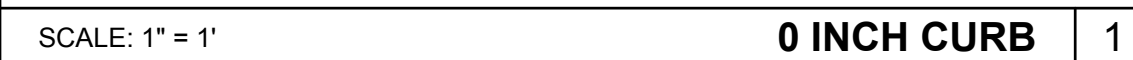
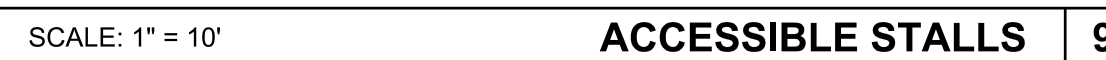
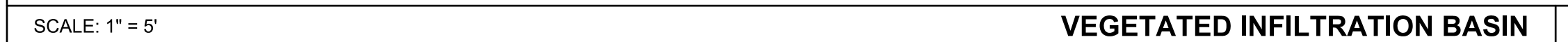
CLIENT:
EKN DEVELOPMENT GROUP
220 NEWPORT CENTER DRIVE, SUITE 11-262
NEWPORT BEACH, CA 92660

ISSUE: -----

SITE:
SAND CITY HOTEL

TITLE:
COMPOSITE UTILITY PLAN

DRAWN: S.S.	SCALE AT D: 1" = 30'	DATE: 1/17/2022	PROJECT NO: 18-012
CHECKED: D.H.K.	REV: -----	COUNT: 11 OF 12 SHEETS	SHEET: C6.0



811.

Know what's below.
Call before you dig.

BASIS OF BEARINGS

REGISTERED PROFESSIONAL ENGINEER
DEREK H. KARIMOTO
No. 42356
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

SITE:			
SAND CITY HOTEL			
TITLE:			
DETAILS			
DRAWN: S.S.	SCALE AT D: SHOWN	DATE: 1/17/2022	PROJECT NO: 18-012
CHECKED: D.H.K.	REV: ---	COUNT: 12 OF 12 SHEETS	SHEET: C70