



AGENDA

CITY OF SEASIDE
WATER ALLOCATION
COMMITTEE

SPECIAL MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, October 23, 2024
8:15 AM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://ci-seaside-ca-us.zoom.us/j/88357786712>
WEBINAR ID: 883 5778 6712
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 883 5778 6712 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
 - Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #___" (insert the agenda item number relevant to your comment). Written comments must be received at least two (2) hours prior to the meeting time on the day of the meeting.
 - During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. CALL TO ORDER

2. ROLL CALL - WATER ALLOCATION COMMITTEE

Dan Meewis	City Engineer
Andrew Myrick	Community & Economic Development Planning Manager
Jose Bazua	Acting Assistant City Manager

3. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Public Comments for "Presentations" on this agenda are also taken at this time; comments on specific agenda items are heard under that item. For the public record, please state your name.

4. BUSINESS ITEMS

- A. WATER COMMITTEE APPLICATION NO. WAC-2024-004. 1000 PLAYA LLC, PROPERTY OWNER, AND HALLE PROPERTIES, LLC, APPLICANT, REQUEST AN ALLOCATION OF 0.256 ACRE FEET OF WATER FOR THE CONSTRUCTION OF A NEW BUILDING AND OPERATION OF AMERICA'S TIRE WITHIN SAID BUILDING LOCATED AT 1000 PLAYA AVENUE (APN 011-524-009) IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES.**

5. STAFF COMMUNICATION

6. ADJOURNMENT

Next Regularly Scheduled Meeting:
TBD
8:15 AM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at (831) 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas and videos of past meetings are available on demand and are posted at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the Office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



CITY OF SEASIDE STAFF REPORT

Item No.: 4.A.

TO: Water Allocation Committee

BY: Eric Azriel, Assistant Planner

DATE: October 23, 2024

SUBJECT: WATER COMMITTEE APPLICATION NO. WAC-2024-004. 1000 PLAYA LLC, PROPERTY OWNER, AND HALLE PROPERTIES, LLC, APPLICANT, REQUEST AN ALLOCATION OF 0.256 ACRE FEET OF WATER FOR THE CONSTRUCTION OF A NEW BUILDING AND OPERATION OF AMERICA'S TIRE WITHIN SAID BUILDING LOCATED AT 1000 PLAYA AVENUE (APN 011-524-009) IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES.

PURPOSE & RECOMMENDATION

The purpose of this item is to consider an application for the allocation of 0.256 acre feet of water from the Small Commercial allocation account to the America's Tire project. This application and Water Allocation Committee review are required by Seaside Municipal Code (SMC) Section 13.24.

Staff recommends the Committee determine the project merits 24 points in accordance with SMC 13.24.025 and give the project the entirety of the requested 0.256 acre feet of water.

BACKGROUND

The project proposes a 10,847 square foot (SF) tire sales and service business, known as America's Tire, at 1000 Playa Avenue (APN 011-524-009) in the Regional Commercial (CRG) zoning district. The proposed use is classified as Minor Vehicle Services Repair which requires a Use Permit per SMC 17.14.030 Table 2-4. City Council approved Use Permit UP-20-03 via Resolution No. 20-59 on July 2, 2020, shown in Attachment 3.

SITE AND WATER NEEDED

America's Tire is one of two planned uses for the site, the other being the American Legion. The project demolishes the existing American Legion building and constructs two new buildings in its place, one for the American Legion and one for America's Tire. The new American Legion building has been approved and uses 0.656 acre feet of the site's existing water.

The conceptual site and building plans for America's Tire were approved by City Council via Resolution No. 20-59. The applicant has since submitted construction plans that have been approved by all relevant departments. Relevant sections of those plans are shown as Attachment 4.

Monterey Peninsula Water Management District helped the applicant review the construction plans in concert with the amount of water existing on the site and the 0.656 acre feet of water used by the new American Legion. The result, shown in Attachment 5 and Table 1 shows that demolishing the existing American Legion building and building both new buildings and associated landscaping will cause an increase in water usage for the whole site from 1.159 to 1.415 acre feet of water. Therefore, in order for the project to proceed as planned, 0.256 acre feet of water must be allocated to it by the City of Seaside.

Table 1. Existing water and required water

Category	Existing Floor Area (SF)	Existing Water (acre feet)	Proposed Floor Area (SF)	Water Required (acre feet)
Auto Uses	0	0	10,847	0.759
Office	820	0.057	1,082	0.076
Group II	5,508	1.102	2,900	0.580
Total 1.159			Total 1.415	

WATER ALLOCATION

SMC Section 13.24 describes the process whereby the Water Allocation Committee allocates water from the Small Commercial Allocation Account. Applications are scored via a point system described by SMC Section 13.24.025. Projects receiving 20 points are allocated water by the Water Allocation Committee; the Committee also decides how much of the water request to allocate (SMC Section 13.24.023).

The Small Commercial water allocation account was adjusted by City Council Resolution No. 20-101 on November 19, 2020 to include 5.656 acre feet of water. Of that water, 4.811 acre feet remains available for allocation to small commercial projects.

POINT ANALYSIS

The applicant projects two million dollars in taxable sales. The City's 1% share of the revenue yields twenty thousand dollars. This revenue alone is enough to propel the project to the highest category of revenue generation in SMC Section 13.24.025. The project would therefore receive 7 points. The assessed value of the property was unavailable at the time of writing because of recent changes to the parcel.

If all points are awarded as recommended, the project receives 24 points as shown in Table 2. Therefore, the project would receive a water allocation in accordance with SMC 13.24.025. The Water Allocation Committee shall decide if the project should be given all water requested or should receive a lesser amount due to the projected availability of water.

Table 2. Points as recommended

Category	Points	Explanation
Revenue Generation	7	City's share of revenue is greater than \$15,001
Jobs Creation	7	The project will create 12 full-time jobs
Projects on Major Thoroughfares	5	The project is located on Del Monte Boulevard
Removal of Blight	5	Construction of new building
Total	24	

IMPACT TO CITY

The requested 0.256 acre feet of water is 5.3% of the remaining 4.811 acre feet of water. The relative opportunity cost of allocating the water is low since the project will positively affect the City by employing a significant number of individuals, generating significant revenue, and revivifying a blighted lot.

ENVIRONMENTAL ANALYSIS

The project is Categorically Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines. Allowing all the

requested water to be given to the Applicant will result in the operation of an already-approved use and building. No new use would be created and no floor area would be added. The 0.256 acre feet of water has already been allocated for commercial purposes by City Council Resolution No. 20-59.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Attachment 2 Location Map
 3. Attachment 3 Resolution No. 20-59
 4. Attachment 4 Selected Approved Architectural Plans
 5. Attachment 5 Non-Residential Water Release Form
-

RESOLUTION NO. 24-01

A RESOLUTION OF THE WATER ALLOCATION COMMITTEE OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING WATER ALLOCATION APPLICATION NO. WAC-2024-004 FOR AN ALLOCATION OF 0.256 ACRE FEET OF WATER FOR THE CONSTRUCTION OF A NEW BUILDING AND OPERATION OF AMERICA'S TIRE WITHIN SAID BUILDING LOCATED AT 1000 PLAYA (APN: 011-524-009) IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT.

WHEREAS, 1000 Playa LLC, Property Owner, and Halle Properties LLC, Applicant, applied for Water Allocation Committee application No. WAC-2024-004; and

WHEREAS, on July 2, 2020 City Council approved Use Permit UP-20-03 to allow a retail tire store with minor vehicle services repair via Resolution No. 20-59; and

WHEREAS, the proposed project requires the Water Allocation Committee to determine the water allocation scoring and whether the project shall be given all water requested due to the projected availability of water; and

WHEREAS, the Water Allocation Committee considered oral comments and written information concerning the Water Allocation Committee application No. WAC-2024-004 at a special meeting held on October 23, 2024; and

WHEREAS, the Applicant requests 0.256 acre feet of water to create a retail tire store and minor vehicle repair services in a new construction building at 1000 Playa Avenue.

NOW, THEREFORE, BE IT RESOLVED, that the Water Allocation Committee adopts the following finding:

1. The project is Categorically Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines:

Evidence: Allowing all requested water to be given to the Applicant will result in the operation of an already-approved use and building. No new use would be created and no floor area would be added. The 0.256 acre feet of water has already been allocated for commercial purposes by City Council Resolution No. 20-59.

BE IT FURTHER RESOLVED, that the Water Allocation Committee approves allocating 0.256 acre feet of water to the Applicant for use as retail tire store with minor vehicle services repair subject to the following Conditions of Approval:

Planning:

1. The water allocation is valid only for the implementation of the retail tire store with minor vehicle services repair. Any change in the land use at this site prior to the issuance of a Certificate of Occupancy shall cause the water allocation to become null and void.
2. Applicant must secure a Building Permit for the improvements within 12 months of the Water Allocation being approved. Time extensions may be granted by the Zoning Administrator upon showing of good cause.
3. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
4. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to Building Permit issuance.

Standard:

5. The allocation shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner prior to issuance of any Building Permit or establishment of any use authorized by the allocation.
6. The applicant agrees as a condition and in consideration of the approval of this allocation that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
7. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at a special meeting of the Water Allocation Committee of the City of Seaside, State of California, on the 23rd day of October 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Manager or Designee

ATTEST:

Water Allocation Committee Secretary

**WATER ALLOCATION COMMITTEE APPLICATION No. WAC-2024-004
RESOLUTION No. 24-01**

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date

Location Map 1000 Playa Avenue



RESOLUTION NO. 20-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

APPROVING USE PERMIT NO. UP-20-03 TO ALLOW A RETAIL TIRE STORE WITH MINOR VEHICLE SERVICES REPAIR AND AN AMERICAN LEGION SERVICE CLUB IN THE REGIONAL COMMERCIAL (CRG) ZONING DISTRICT LOCATED AT 1000 PLAYA AVENUE (APN 011-524-004 and 011-524-009).

WHEREAS, American Legion Post # 591, Property Owner, and RA Smith, Applicant, have filed an application for Use Permit approval and adoption of a Text Amendment, to allow for a retail tire store minor vehicle repair services; and,

WHEREAS, a duly noticed public hearing has been held by the Planning Commission on May 27, 2020, to provide the City Council with a recommendation on the use permit and text amendment; and,

WHEREAS, the Seaside City Council held a duly noticed public hearing on July 2, 2020 to receive and consider oral comments concerning the proposed use permit and to introduce the first reading of the Ordinance adopting text amendments to Chapter 17 of the Seaside Municipal Code; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines 15072, this project is exempt from the California Environmental Quality Act pursuant to Class 32, Section 15332 and 15300.2. These sections exempt projects that are consistent with general plan and zoning regulations that are within city limits on sites less than 5 acres in size that can be served by all required utilities, do not have any habitat value, and do not result in any significant effects relating to traffic, noise, air quality, or water quality.

NOW, THEREFORE, BE IT RESOLVED, that the Seaside City Council adopts the following findings in support of and approve Use Permit Application No.20-03:

USE PERMIT FINDINGS

- 1 The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Zoning Ordinance Conformance

Evidence: This project is located within the Regional Commercial (CRG) Zoning District. The purpose of this district is to support large scale commercial development with retail, entertainment, and or service uses of a scale and function to serve a regional market. The proposed retail tire store and American Legion, as conditioned, and text amendment to include minor vehicle repair for tire installation only as a use permit in the CRG zoning district, would not be detrimental to surrounding properties and the general health, safety and welfare of the community in that:

- a. *The scope of operations for the proposed project would be compatible and provide support services for automotive related retail sales in the area.*
 - b. *The project site is located within an urban area of Seaside on a 1.01 acre site where existing infrastructure and support services (e.g. roadways, access drives, utilities) are already in place.*
 - c. *The uses surrounding the project site include a regional commercial center to the north and west and a motel to the east that will be separated from the project site via defined boundaries so that vehicle circulation, noise, and visual impacts will be mitigated.*
 - d. *The project site is zoned CRG and has a General Plan designation of CRG which provides opportunities for a mixture of general retail and automotive retail uses. The project site will be connected to an existing arterial roadway (Del Monte Boulevard) which will facilitate on-site circulation and traffic movements so as to not create any excessive delays and provide access to the site for both local and visitor-serving traffic.*
 - e. *The design and circulation pattern of the project will ensure that the proposed retail tire store and American Legion is consistent with the City's development policies (e.g. Design, On-site vehicle circulation, Noise, Lighting, and compatible with the surrounding land uses) to protect the health, safety, and general welfare of the community.*
2. The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Regional Commercial (CRG). Regional Commercial uses are defined as large-scale commercial development with retail or service uses to serve a regional market.

The proposed project is consistent with the following General Plan Goals and Policies.

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work and play.

Policy LU-1.3: Encourage regional commercial and visitor serving commercial development that will enhance the identity of Seaside and attract visitors to the community.

Evidence: *The proposed project and text amendment would provide complimentary and compatible infill development within an urbanized area of the City and is*

surrounded by urban uses, including regional shopping centers, auto dealerships, motels, and restaurants. The proposed project is located on a major arterial roadway and near other roadways to sufficiently meet the needs of local residents and visitors.

Evidence: *The proposed retail tire store and American Legion service club would be consistent with and support the existing Regional Commercial General Plan land use category in that the tire sales would diversify the retail sales in the city and would increase City sales tax revenues that can be used to fund future City services. The American Legion service club will provide key service to facilitate the retired military community that reside on the Monterey Peninsula*

Goal LU-2: Revitalize existing commercial areas.

Evidence: *The proposed project would be compatible with surrounding land uses by maintaining and diversifying the focused auto retail services on a regional scale. The addition of a retail tire store would also enhance economic viability of the existing auto center and provide a new retail amenity that would be located along a major arterial commercial roadway, compatible with the City's circulation network and surrounding land uses that would improve regional identity of the auto center.*

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and its neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site and available infrastructure.

Evidence: *The proposed project would provide for infill development within the boundaries of an underdeveloped site located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project and text amendment would be consistent with the City's development standards, including obtaining the required use permit for a tire store with installation and disposal of tires in order to ensure compatibility with the land use characteristics of the local area and the adjacent existing development.*

Goal LU8.1: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, State, and federal standards.

Evidence: *The proposed development will be required to direct all on-site runoff to landscape swales or underground interceptors.*

Goal ED-4: Attract and expand local serving retail and services in existing commercial areas.

Policy ED-4.1: Encourage the development of retail establishments that will reduce leakage of resident spending.

Evidence: The proposed project for a retail tire store will provide an additional revenue source within an infill site to capitalize on both local and visitor serving customers to enhance the City's long-term revenue.

Goal ED-5.1: Attract new regional and visitor-serving businesses.

Policy ED-5.1: Attract and support commercial and employment generating development that is consistent with the General Plan and City ordinances.

Evidence: The proposed project and text amendment will enable and support the attraction of regional serving commercial uses to provide an enhanced revenue source and encourage the redevelopment of underutilized commercial properties.

Goal C-4: Ensure adequate parking is provided throughout Seaside

Policy C-4.1: Require off-street parking in new development and redevelopment projects.

Evidence: The project site will provide 40 parking stalls that will be shared between the retail tire store and the American Legion. The Zoning code requires 15 spaces for the retail tire store and 30 spaces for the American Legion. The hours of operation for the tire store are from 8 am to 6 pm Monday thru Friday, 8 am to 5 pm on Saturday, and closed on Sundays. The American Legion is a service club with minor activities during the weekdays between 8 am and 6 pm. Primary events for the American Legion are in the evening Monday thru Friday. A special event for the American Legion could occur on occasion on a Saturday and Sunday or after 5 pm on a weekday. The differing hours of operation and the layout of the parking stalls will enable the site proposed parking spaces to be used as shared parking arrangement without creating any impact on the health, safety and general welfare of the community.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: The proposed project is located on an urban infill site with a regional commercial zoning and General Plan Land Use designation. The proposed development of a retail tire store and American Legion service club would be consistent with and support the existing commercial development, as the new tire store would serve to provide a visitor serving commercial use within area of City well suited for regional commercial activity and would not alter the existing balance of land uses in the City. The proposed project would diversify the retail uses in the auto center and would increase the City sales tax revenues that can be used to fund future city services. The remodeled American Legion service club would continue to provide a valuable service for the retired military community that reside within the Monterey Peninsula.

Evidence: A Traffic Impact Analysis (TIA) was prepared for the proposed project by Keith Higgins (May 2020). The analysis included an examination of the project traffic volumes and intersection Levels of Service (LOS) at the study intersections (Del Monte Boulevard/Playa Avenue and Playa Avenue/Fremont Boulevard). The TIA concluded

that additional trips generated by the proposed use would allow all studies intersections to continue to operate acceptably at LOS A, B or C.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. As condition of approval, the applicant must receive clearance from the Public Works Department for the installation of bio retention swales and underground interceptors for the retention of stormwater.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: The granting of Use Permit and Text Amendment would not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other existing or future uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, the Planning Commission hereby recommends granting Use Permit Application No. 20-03 subject to the following terms and conditions:

Project Specific:

1. The proposed project shall substantially conform to the submitted plans for the project date stamped March 4, 2020, on file with the Community Development Department, as herein modified, or as modified by the Community Development Director in accordance with Exhibit A – Project Plans. The director may also approve subsequent minor modifications to plans during plan check if such modifications are consistent with provisions of the Seaside Municipal Code (SMC) or other applicable regulations.
2. This approval shall become null and void unless the use is established within twelve (12) months of the date of adoption of the second reading of the text amendment for the project by the City Council. Time extensions may be granted if a written request and associated fee are received by the Community Development Department within 30 days prior to the expiration.
3. Unless otherwise specified, the conditions contained in this Attachment shall be complied with as specified, subject to review and approval by the Community Development Department.
4. As a condition of approval of UP-20-03, the applicant shall agree, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third -party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, the Planning Commission, or any other decision- making body, including staff, concerning this project. The City agrees to promptly notify the applicants of any such claim or action filed against the City and to fully cooperate in the defense of any such

action. The City may, at its sole cost and expense, elect to participate in defense of any such action under this condition.

5. All on- site signs shall comply with the City's Sign Code in Chapter 17.40 of the SMC.
6. All final exterior colors and materials shall be subject to review and approval of the Community Development Department and final field inspection by the Planning Division. Colors, materials and textures shall be noted on the construction plans.
7. The applicant shall obtain approval from the Monterey Bay Air Pollution Control District (MBAPCD) prior to the issuance of the building or grading permit. The applicant shall comply with all District regulations during construction.
8. Any noise generated by the proposed gasoline station, including any noise associated with construction, shall comply with the City's Noise Ordinance.
9. Restripe Playa Avenue between The Mall Extension and Fremont Boulevard as indicated on **Exhibit 15** of the TIA to provide a two-way left turn lane.
10. Provide curb, gutter, and sidewalk along the Project Playa Avenue frontage in compliance with City and ADA standards.
11. Provide on-site bike parking/storage in compliance with City standards.
12. Pay the TAMC Regional Development Impact Fee. City of Seaside staff will quantify the applicable fees to the Project at the time of development.
13. Vehicles shall only be permitted to make a right turn from Del Monte Boulevard into the site. Driveway approach shall be constructed to prohibit egress from the site onto Del Monte Boulevard.

Business License Tax Conditions

14. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain a City of Seaside Business License Tax Certificate.

LANDSCAPING

15. All proposed landscaping and/or irrigation plans shall comply with the approved plans and with the Monterey Peninsula Water Management District (MPWMD) Water Model Efficiency Landscape Ordinance. A Landscape Installation Certificate of Completion, certifying that the landscaping was installed in accordance with the approved plans by a Landscape Contractor, shall be submitted to the Community Development Department prior to the final inspections by Building and Planning Divisions.

16. All plant materials shall be installed in a healthy condition, typical to the species, and shall be maintained in a neat and healthy condition. Maintenance includes, but is not limited to, trimming, mowing, weeding, removal of litter, fertilizing, regular watering, and replacement of dead or diseased dying plants.

MISCELLANEOUS

17. Adequate lighting shall be provided to illuminate the fueling area, subject to Community Development Department review and approval. Said lighting shall meet requirements set forth in the Building Security and California Fire Codes.
18. Fire and Police access and passage shall be permitted at all times.
19. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District.
20. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
21. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
22. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

USE RESTRICTIONS

23. Business hours are from 8 a.m. to 5 p.m. Monday thru Friday. 8 a.m to 6 p.m. on Saturday, and closed Sunday. Hours of operation may be modified by the Director of Community Development if it is determined that no impacts to surrounding tenants or properties will occur.
24. No outdoor storage is permitted or display of materials shall be permitted except allowed on the project approved site plan or as approved by the Zoning Administrator.
25. The subject property shall be maintained in a safe, clean and sanitary condition at all times. The property owners shall be responsible for the daily maintenance and up-keep of the businesses, including but not limited to trash removal, painting, graffiti removal, and maintenance of improvements to ensure that the facilities are maintained in a neat and attractive manner.

PLANCHECK SUBMITTAL

26. At the time of building or encroachment permit application, the plans shall comply with the latest edition of the 2019 California Building and Fire codes, City Ordinances, State, Federal laws, and regulations as adopted by the City Council.

27. Prior to submittal of a Storm Water Control Plan (SWCP), the applicant shall submit a deposit as specified in the Fees and Charges to the Public Works Department for the estimated cost of reviewing the SWCP.
28. Prior to any work in the public right-of-way, an Encroachment Permit shall be obtained from and applicable fees paid to the Public Works Department
29. Prior to issuance of a Building Permit, the applicant shall submit an underground storage tank plan to the Monterey County Health Department for review and approval.
30. The developer shall submit storm drain plans, prepared by a California registered professional civil engineer, depicting proposed storm drain improvements for the project. All storm drain improvements shall comply with the City of Seaside Construction Standards for Private Streets, Storm Drain and On -Site Private Improvements Manual
31. The developer shall submit precise grading plans, prepared by a California registered professional civil engineer, depicting proposed grading, erosion control and improvements for the project.
32. Any damage from the project done to existing public right-of-way improvements and/or utilities shall be repaired to the satisfaction of the City Engineer before final inspection.
33. Provide preliminary hydrology and hydraulic calculations to substantiate retention of storm water runoff for the entire redevelopment for the 95% storm event
34. Proposed project must implement storm water best management practices (BMPs) during construction.(SMC 8.46)
 - a. Complete and submit the Storm water Compliance Tracking Form, with signature with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
 - c. If the disturbed area is greater than one (1) acre, a Storm water Pollution Prevention Plan (SWPPP) shall be prepared and a WDID obtained by the applicant from the State Water Quality Control Board. Submit the SWPPP for City of Seaside review.
35. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project. (SMC 15.32.170)
 - a. As part of building permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Oil/water separator shall be connected to the sanitary sewer system. A normally closed emergency shutoff valve shall be required on the outlet of the oil/water separator. Applicant

to contact Monterey One Water for review and approval requirements for connection to the sanitary sewer system.

- c. Drainage shall not be directed to adjacent properties.

36. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Storm Water Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4 as applicable. (SMC 8.46.130)

- a. Applicant shall submit a Storm Water Control Plan prior to finalizing site plan or civil grading and drainage plans. Storm Water Control Plan shall be approved by the City prior to finalizing project civil grading and drainage plans and shall include hydrology and hydraulic calculations validating the design of conveyance, treatment and/or infiltration features.
- i. Provide a soils engineering report describing the soil type and soil hydrologic soil group substantiating design of structural storm water control measures described within the Storm Water Control Plan.
- ii. Infiltration testing shall be per the Riverside County-Low Impact Development BMP Design Handbook.
- b. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved Storm Water Control Plan.
- i. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area created, replaced impervious surface area, and post-project impervious surface area.
- c. Prior to issuance of occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
 - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and
 - ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all storm water control measures (SCMs), and
 - iii. include a legal description of the property, and
 - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
 - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Storm water Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and

- vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.

37. Project shall provide ADA compliant path of travel across driveway approach fronting Del Monte Boulevard.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the 2nd day of July 2020.

AYES:	4	COUNCIL MEMBERS:	Campbell, Oglesby, Pacheco, Wizard
NOES:	0	COUNCILMEMBERS:	None
ABSENT:	1	COUNCILMEMBERS:	Kispersky
ABSTAIN:	0	COUNCILMEMBERS:	None



Ian N. Oglesby, Mayor

ATTEST:



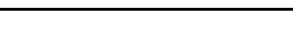
Lesley Milton, City Clerk

SITE AND BUILDING DEVELOPMENT FOR

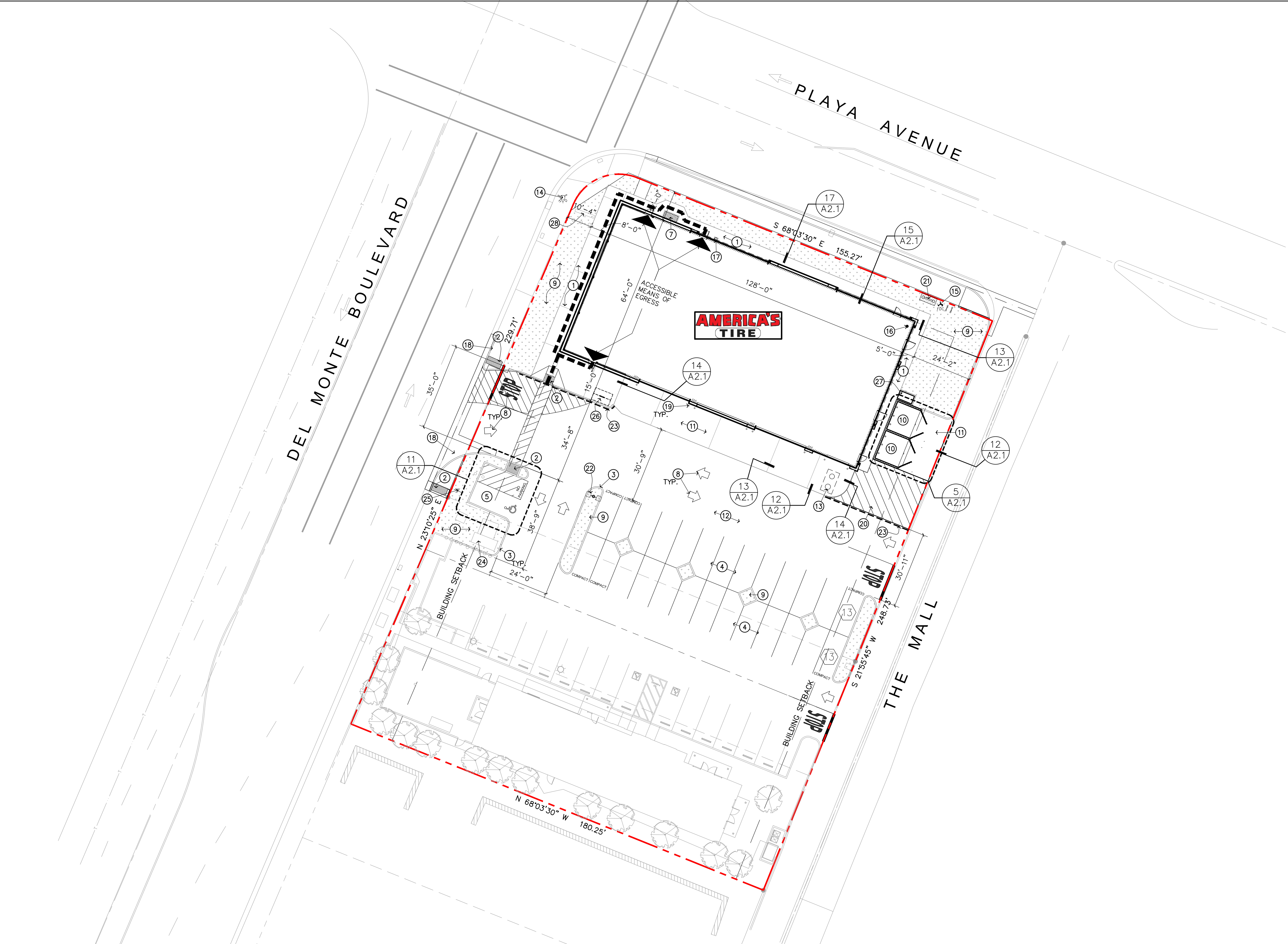
AMERICA'S[®]
TIRE

[illegible]

9 SHEET INDEX

	CONSULTANT		DISCLAIMER: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.	1000 PLAYA AVENUE SEASIDE, CA 93955	STORE CASH A-15 PROJECT JON PREPARED ERIC PH: FAX: DRAWN NA
---	------------	---	--	--	---

NUMBER: 59 12062 CT MANAGER: ATHAN STRAWTHER	SHEET TITLE: ABBREVIATIONS VICINITY MAP PROJECT INFORMATION PROJECT TEAM SHEET INDEX	SHEET NUMBER: A1.0
RED BY: KAELEBLE (714) 385-1835 (714) 385-1834	DATE: 11/10/2023	
BY:		



- SITE NOTES:**
- ① CONCRETE WALK W/ MED. BROOM FINISH – PROVIDE EXPANSION JOINT & CONTROL JOINT.
 - ② ACCESSIBLE RAMP – SEE 9/A2.1 AND CIVIL DWGS. FOR MORE INFORMATION.
 - ③ STANDARD 6" CONCRETE CURB W/ GUTTER – SEE CIVIL DWGS.
 - ④ PARKING STALL – REFER TO CIVIL DWGS.
 - ⑤ VAN ACCESSIBLE PARKING SPACE WITH VAN ACCESSIBLE SIGN.
 - ⑥ ACCESSIBLE PARKING SPACE WITH SIGN.
 - ⑦ ELECTRICAL SWITCHGEAR ON CONCRETE PAD – SEE ELECTRICAL DWGS.
 - ⑧ PAINTED TRAFFIC ARROW / "STOP" BAR (COLOR: TRAFFIC WHITE) SEE 18/A2.1 & CIVIL DWGS.
 - ⑨ LANDSCAPE ISLAND/AREA – SEE LANDSCAPE DWGS.
 - ⑩ TRASH ENCLOSURE W/ 6'-0" HIGH BLOCK WALL AND METAL GATE.
 - ⑪ CONCRETE PAVEMENT – 6" THK. CONC. 6" AGGREGATE BASE ON COMPACTED SUB-GRADE, REFER TO SOILS REPORT FOR RECOMMENDATION.
 - ⑫ ASPHALT PAVEMENT – SEE CIVIL DWGS. REFER TO SOILS REPORT FOR RECOMMENDATIONS.
 - ⑬ SAND/ OIL INTERCEPTOR – SEE PLUMBING DWGS.
 - ⑭ (E) FIRE HYDRANT – SEE CIVIL DWGS.
 - ⑮ FIRE DEPARTMENT CONNECTION – SEE CIVIL AND FIRE PROTECTION DWGS. IF INSTALLED REMOTELY THEN BOLLARDS WILL BE REQUIRED FOR PROTECTION.
 - ⑯ FIRE RISER – SEE PLUMBING DWGS. AND FIRE SPRINKLER DWGS.
 - ⑰ GAS METER – SEE PLUMBING DWGS.
 - ⑱ CONCRETE DRIVEWAY – SEE CIVIL DWGS.
 - ⑲ STEEL BOLLARD FILLED W/ CONC.. SEE 8/A2.1.
 - ⑳ STRIPED ISLAND. SEE CIVIL PLANS.
 - ㉑ BACKFLOW PREVENTER W/ SECURITY ENCLOSURE. SEE CIVIL PLANS & 4/A2.2.
 - ㉒ YARD LIGHT. SEE SHT. ES2.0.
 - ㉓ CONCRETE CURB PAINTED TRAFFIC YELLOW UNLESS SPECIFIED OTHERWISE BY FIRE DEPARTMENT.
 - ㉔ TRANSFORMER ON CONCRETE PAD. COORDINATE WITH LOCAL POWER COMPANY. PROVIDE BOLLARDS AS REQUIRED.
 - ㉕ ACCESSIBLE PARKING WARNING SIGN – SEE DETAIL 21/A2.1
 - ㉖ BIKE RACK – SEE CIVIL DWGS.
 - ㉗ LONG TERM BIKE STORAGE ON CONC. PAD – SEE CIVIL DWGS, AMERICAN BICYCLE SECURITY CO. MODEL 301-TAN COLOR.
 - ㉘ PROPOSED MONUMENT SIGN BY SIGN CONTRACTOR (N.I.C. – UNDER SEPARATE PERMIT)

- SITE NOTES:**
- 1. SITE PLAN IS PROVIDED AS REFERENCE TO DETAILS PROVIDED IN THE ARCHITECTURAL DETAIL SHEETS A2.1 AND A2.2 FOR SITE IMPROVEMENTS, REFER TO PLANS PREPARED BY: RaSMITH.
 - 2. ALL AREAS THAT ARE TO RECEIVE PAINT, WHICH WILL BE TREAD ON BY PEDESTRIANS, SHALL BE SHERWIN WILLIAMS PRO-PARK WATERBORNE TRAFFIC MARKING PAINT WITH "SHARKGRIP" NON-SKID ADDITIVE.
 - 3. IF THE DOMESTIC WATER METER AND BACKFLOW PREVENTER ARE LOCATED OUTSIDE OF THE BUILDING, THEN THE SECURITY ENCLOSURE TO BE USED. SEE DETAIL 4 ON SHEET A2.1.

SITE LEGEND:

- LINE OF ACCESSIBLE PATH OF TRAVEL
- ⑥ NUMBER OF PARKING STALL, TYP.
- LANDSCAPING
- CONCRETE CURB PAINTED TRAFFIC YELLOW UNLESS SPECIFIED OTHERWISE BY FIRE DEPARTMENT.

NORTH

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

NO.	REVISION	DATE

P Inc

PLUMP ENGINEERING INC.
ARCHITECTURAL, STRUCTURAL,
M.E.P., CIVIL, SURVEYING
914 E. KATELLA AVENUE,
ANAHEIM, CA 92805
(714) 385-1835 www.peica.com

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. PLUMP
No. C 052696
Exp. 12-31-24
CIVIL
STATE OF CALIFORNIA

STAMP

CONSULTANT

AMERICA'S TIRE

DISCLAIMER:

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

**1000 PLAYA AVENUE
SEASIDE, CA 93955**

STORE NUMBER:
CAN 59
A.1912062
PROJECT MANAGER:
JONATHAN STRAWTHER

PREPARED BY:
ERIC KAELEBLE
PH: (714) 385-1835
FAX: (714) 385-1834

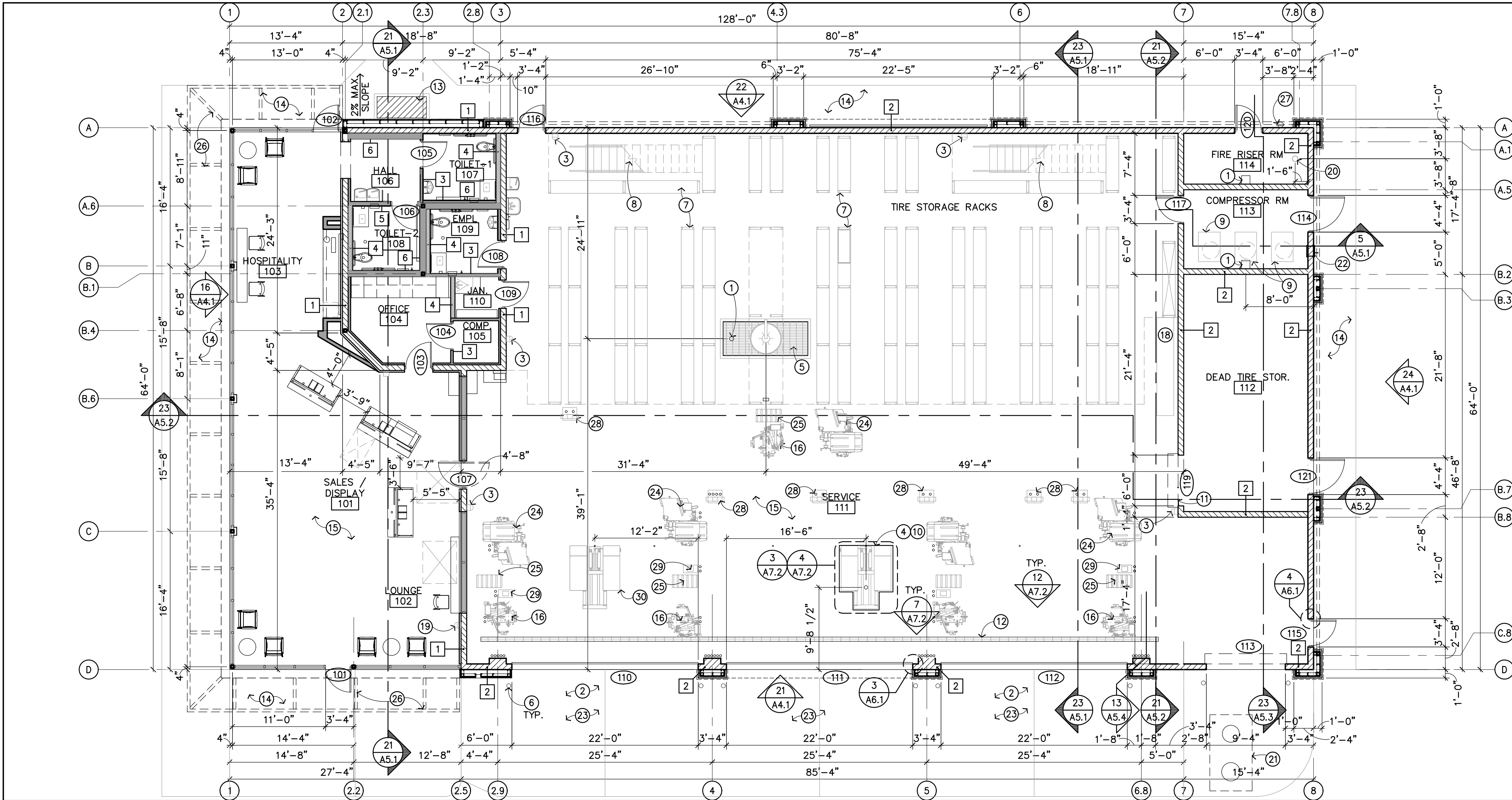
DRAWN BY:
NA

SHEET TITLE:
SITE PLAN

DATE: 11/10/2023

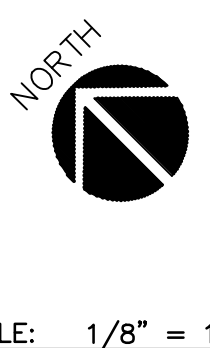
SHEET NUMBER:

A2.0



- 19 FIRE EXTINGUISHER LOCATION. MOUNT SEMI-RECESSED IN WALL. SHALL NOT PROTRUDE MORE THAN 4" FROM WALL. CONFIRM LOC. AND TYPE WITH FIRE MARSHALL.
- 20 FIRE RISER BY FIRE SPRINKLER CONTRACTOR - UNDER SEPARATE PERMIT
- 21 SAND / OIL INTERCEPTOR - SEE PLUMBING DWGS.
- 22 14"x14" LOUVER IN WALL - SEE MECHANICAL PLANS AND 23/A5.3 FOR MOUNTING LAYOUT.
- 23 CONCRETE SECTION TO BE REINFORCED WITH #3 REBARS AT 18" O.C. BOTH WAYS, CENTERED IN CONCRETE U.N.O. ON CIVIL PLANS / SOILS REPORT.
- 24 TIRE BALANCER.
- 25 TIRE INFLATION CAGE.
- 26 OPEN FRAME STEEL CANOPY - SEE EXT. ELEV.
- 27 FIRE ALARM BELL - REFER TO FIRE PROTECTION PLAN.
- 28 TOOL STAND - PROVIDED BY OWNER AND INSTALLED BY G.C.
- 29 MODIFIED TOOL STAND FOR UTILITIES MOUNT - SEE ELEC. DWGS. PROVIDED BY OWNER AND INSTALLED BY G.C.
- 30 FLOOR MOUNT VEHICLE LIFT - PROVIDED AND INSTALLED BY OWNER.
- 1 FLOOR DRAIN/SINK. SEE PLUMBING DRAWINGS.
- 2 CONCRETE APRON, MEDIUM BROOM FINISH. APRON TO BE FLUSH WITH PAVEMENT. REFER TO DETAIL 12 / A2.1 AND CIVIL DRAWINGS.
- 3 FIRE EXTINGUISHER LOCATION. WALL MOUNT. CONFIRM LOCATION AND TYPE WITH FIRE MARSHALL.
- 4 RECESSED LIFT AREA WITH FLOOR DRAINS SHALL HAVE A 1% SLOPE.
- 5 FLAT TIRE REPAIR TANK. SEE MANUFACTURER'S INFORMATION FOR SIZE AND INSTALLATION INSTRUCTIONS.
- 6 CONC. FILLED STEEL PIPE BOLLARDS. SEE DETAIL 8 / A2.1.
- 7 STEEL TIRE STORAGE RACK SYSTEM BY OWNER, PER MANUFACTURER.
- 8 STAIR TO MEZZANINE FLOOR. STEEL STAIR IS PART OF TIRE STORAGE RACK SYSTEM. SEE NOTE 7 AND DTL. 12 / A8.1.
- 9 COMPRESSOR LOCATION(S)
- 10 RECESSED VEHICLE LIFT. RECESS AND UNDER SLAB FEATURES PROVIDED BY GENERAL CONTRACTOR. LIFT PROVIDED BY AND INSTALLED BY OWNER.
- 11 ROLL DOWN COILING DOOR.
- 12 TRENCH DRAIN. SET 1/8" BELOW FINISH FLOOR. REFER TO PLUMBING DRAWINGS.
- 13 ELECTRICAL SERVICE ENTRANCE SECTION - ELECTRICAL CABINET ON 4" THK. RAISED CONC. PAD. CONFIRM LOCATION WITH ELECTRICAL AND CIVIL DWGS.
- 14 CONCRETE SLAB SLOPE SHALL BE 1/4" PER FOOT. VERIFY LAYOUT WITH SITE PLAN.
- 15 FOR ALL INTERIOR, SLAB-ON-GRADE FLOORS, WHETHER TO RECEIVE THIN-SET TILE APPLICATION, OR POLISHED FLOOR FINISH SHALL MEET FF40 FLATNESS AND FL30 LEVEL CRITERIA. THIS REQUIREMENT INCLUDES THE RESTROOMS. RESTROOM FLOOR DRAINS SHALL BE LEVEL AND AT SAME HEIGHT AS TILE. FINISHED SLAB TO BE PROTECTED WITH 1"-2" SAND DURING CONSTRUCTION AS NOTED IN THE PROJECT MANUAL, SECTION 03300.
- 16 TIRE CHANGER.
- 17 LANDSCAPE AREA. VERIFY WITH SITE PLAN AND LANDSCAPE PLAN.
- 18 TIRE CONVEYOR

3 KEY NOTES

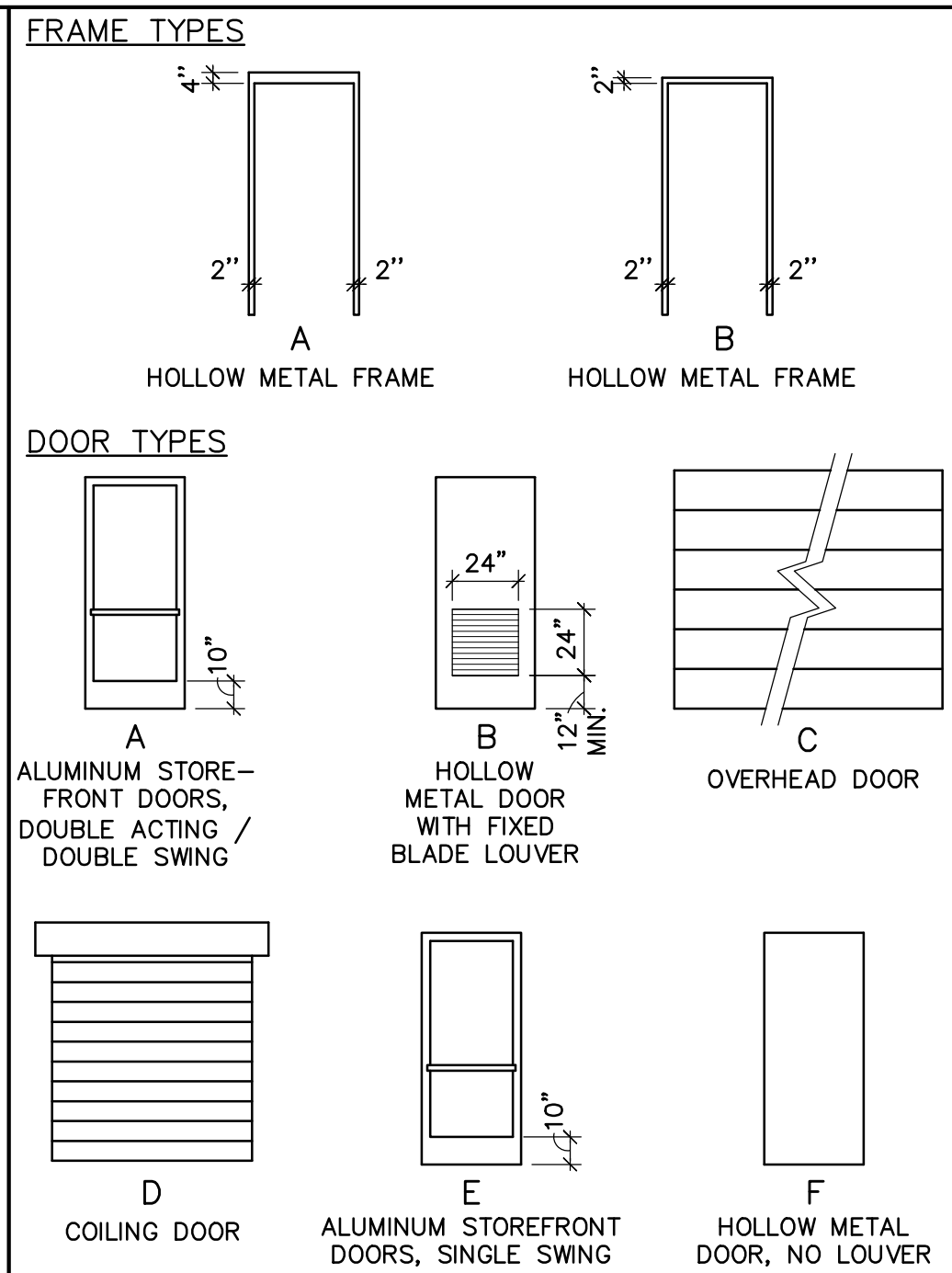


23 1ST FLOOR PLAN

- 1 INSULATED CMU WALL. 8" CMU, INSULATED. REFER TO KEYNOTES FOR TYPE OF INSULATION, AND TO STRUCTURAL DRAWINGS FOR STEEL REINFORCING SPECIFICATIONS. NOTE: HEIGHT OF CMU WALLS IS AS NOTED IN ELEVATIONS AND SECTIONS.
- 2 UNINSULATED CMU WALL. 8" CMU, UNINSULATED. REFER TO STRUCTURAL DRAWINGS FOR STEEL REINFORCING SPECIFICATIONS. NOTE: HEIGHT OF CMU WALLS IS AS NOTED IN ELEVATIONS AND SECTIONS.
- 3 4" INTERIOR PARTITION WALL. 3 5/8" MTL. STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE (AS APPLIES) TO 6" ABOVE ADJACENT FINISH CEILING ON 1ST FLOOR AND TO ROOF DECK ON MEZZANINE LEVEL. BRACE WALLS TO STRUCTURE ABOVE. USE WATER RESISTANT GYP. BD. AT RESTROOMS.
- 4 6" PLUMBING WALL. 6" MTL. STUDS @ 16" O.C. WITH ONE LAYER OF WATERPROOFING AND 5/8" GYP. BD. EACH SIDE (AS APPLIES) TO 6" ABOVE ADJACENT FINISH CEILING.
- 5 6" INTERIOR PARTITION WALL. 6" MTL. STUDS @ 16" O.C. TO 6" ABOVE ADJACENT FINISH CEILING ON 1ST FLOOR AND TO ROOF DECK ON MEZZANINE LEVEL. BRACE WALLS TO STRUCTURE ABOVE. REFER TO DETAIL 21 & 23, SHEET A7.2 & DETAIL 21, SHEET A8.1 FOR TYPE OF INSULATION FOR MEZZANINE LEVEL WALLS.
- 6 8" INTERIOR WALL. 8" MTL. STUDS @ 16" O.C. WITH 5/8" GYP. BD. TO 6" ABOVE ADJACENT FINISH CEILING ON 1ST FLOOR AND TO ROOF DECK ON MEZZANINE LEVEL. BRACE WALLS TO STRUCTURE ABOVE.
- NOTE: 1. ALL CONCEALED CMU (THAT WHICH IS FURRED OUT OR HIDDEN WITHIN CEILING PLenums) SHALL BE STANDARD CMU. 2. ALL FURRED WALLS TO BE "Z" FURRING.

DR. #	WIDTH	HEIGHT	TH.	MATERIAL	DOOR TYPE	DOOR FINISH	FRAME FINISH	FRAME TYPE	HEAD	JAMB	HDWR. GROUP	REMARKS
101	3'-0"	7'-0"	-	ALUMINUM	E	FACT'Y	FACT'Y	-	-	-	1	DOOR FRAME IS INTEGRAL PART OF STOREFRONT SYSTEM.
102	3'-0"	7'-0"	-	ALUMINUM	E	FACT'Y	FACT'Y	-	-	-	1	DOOR FRAME IS INTEGRAL PART OF STOREFRONT SYSTEM.
103	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	5 / A6.2	5 / A6.2	7	
104	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	B	PAINT	PAINT	B	2 / A6.1	2 / A6.1	4	
105	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	B	2 / A6.1	2 / A6.1	6	
106	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	B	2 / A6.1	2 / A6.1	6	
107	3'-0"	7'-0"	-	ALUMINUM	A	FACT'Y	FACT'Y	-	-	-	1	DOUBLE-SWING DOOR
108	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	5 / A6.2	5 / A6.2	6	
109	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1 (SIM.)	4 / A6.1 (SIM.)	5	
110	22'-0"	12'-0"	-	STEEL	C	FACT'Y	-	-	-	3 / A6.1	-	DO NOT PAINT INTERIOR OR DOOR TRACK. G/C TO COORDINATE INSTALLATION.
111	22'-0"	12'-0"	-	STEEL	C	FACT'Y	-	-	-	3 / A6.1	-	DOORS 110, 111, AND 112 HAVE R-VALUE OF 9.1, AND DOOR 113 HAS R-VALUE OF 8.1.
112	22'-0"	12'-0"	-	STEEL	C	FACT'Y	-	-	-	3 / A6.1	-	WIND LOAD: 91 MPH
113	9'-4"	6'-10"	-	STEEL	D	FACT'Y	-	-	-	3 / A6.1 (SIM.)	-	
114	4'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4/A6.1	4/A6.1	3	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
115	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1	4 / A6.1	8	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
116	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1	4 / A6.1	2	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
117	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	B	PAINT	PAINT	A	SIM. TO 4 / A6.1	SIM. TO 4 / A6.1	5	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
118	-	-	-	-	-	-	-	-	-	-	-	NOT USED
119	6'-0"	7'-4"	-	STEEL	D	FACT'Y	-	-	-	-	-	DO NOT PAINT INTERIOR OR DOOR TRACK. PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY. G/C TO COORDINATE INSTALLATION.
120	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1	4 / A6.1	3	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
121	4'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	A	4 / A6.1	4 / A6.1	3	PAINT DOOR AND FRAME TO MATCH ADJACENT MASONRY
201	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	B	2 / A6.1	2 / A6.1	5	
202	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	F	PAINT	PAINT	B	2 / A6.1	2 / A6.1	4	

1. SUPPLY HANDICAPPED SIGNS AT ENTRANCES / EXITS INCLUDING RESTROOMS, PER ADA REQUIREMENTS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR (WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL). MOUNTING HEIGHT SHALL BE 60" A.F.F. TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.
2. DOORS #101 AND 102 SHALL BE PROVIDED WITH A READILY VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING THE FOLLOWING, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE INCH (1") HIGH ON A CONTRASTING BACKGROUND.
3. ALL INTERIOR AND EXTERIOR HOLLOW METAL FRAMES SHALL BE 16 GA. COLD ROLLED, WELDED.
4. ALL DOOR HARDWARE TO BE LEVER STYLE, OPERABLE WITH ONE HAND AND NOT REQUIRING TIGHT PINCHING OR GRASPING PER CABO / ANSI A117.1 AND ALL LOCAL AND A.D.A. ACCESSIBILITY CODES AS THEY APPLY.
5. ALL DOORS TO BE OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
6. THE OPENING FORCE FOR ALL INTERIOR DOORS SHALL NOT EXCEED 5 LBS. FOR DOORS WITH CLOSERS, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO A POINT 12 DEGREES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
7. DOOR HANDLES, LATCHES, PULLS, AND ALL OTHER OPERATING DEVICES SHALL BE INSTALLED NO LOWER THAN 34" A.F.F. AND NO HIGHER THAN 48" A.F.F.
8. ENSURE ALL DOOR REQUIREMENTS ARE MET, WHENEVER ADA OR AHJ.
9. THE MAXIMUM THRESHOLD DIMENSION SHALL NOT EXCEED ONE HALF INCH WITH A 1:2 BEVELED EDGE.
10. INSTALL BURGLAR PROTECTION PLATES OVER STRIKE SIDE OF EXTERIOR HOLLOW METAL DOORS 114, 115, 116, AND 120.
11. OVERHEAD DOORS TO INCLUDE 3" TRACK WITH 1:12 PITCH, 15" RADIUS AND CHAIN HOIST.
12. ALL INTEGRAL COLOR CMU, INCLUDING BRICK, AND STACKED STONE, TO BE SEALED PER PROJECT MANUAL SECTION 07190.
13. DOORS 114, 115, 116, 120 & 121 TO BE FACTORY PREPPED FOR SECURITY DOOR LOCKS, PER MANUFACTURER'S SPECIFICATIONS.



- HARDWARE 1: DOORS 101, 102, AND 107 (SALES/DISPLAY DOORS) BY STOREFRONT SUBCONTRACTOR
NOTE: DOOR 107 TO HAVE A HEAVY DUTY, OVERHEAD CONCEALED, DOUBLE SWING CLOSER.
NOTE: ALL STOREFRONT DOORS TO HAVE A D300 OVERHEAD CONCEALED, SINGLE SWING CLOSER BY INTERNATIONAL DOOR CLOSERS INC.
NOTE: DOORS 101 AND 102 SHALL HAVE WIND CHAIN.
- HARDWARE 2: DOOR 116 (REAR DOOR)
- | | | | | |
|------|--------------|---------------------|------|----------------|
| 3 EA | HINGES | BB1199 NRP | 630 | HAGER |
| 1 EA | EXIT LOCK | ND250 RHO | 626 | SCHLAGE |
| 1 EA | CLOSER | 4041 CUSH-N STOP | 689 | LCN |
| 1 EA | KICKPLATE | 12 X 34 (PUSH SIDE) | 630 | HAGER |
| 1 EA | LOCKGUARD | LP 207 | SL | DON-JO |
| 1 EA | THRESHOLD | 413 | ALUM | NATIONAL GUARD |
| 1 EA | SWEEP | 200N | ALUM | NATIONAL GUARD |
| 1 EA | WEATHERSTRIP | 160S | ALUM | NATIONAL GUARD |
- HARDWARE 3: DOORS 114, 115 & 120 (COMPRESSOR, REAR & FIRE RISER ROOM)
- | | | | | |
|------|----------------|---------------------|------|----------------|
| 3 EA | HINGES | BB1199NRP | 630 | HAGER |
| 1 EA | STOREROOM LOCK | ND80P6D RHO | 626 | SCHLAGE |
| 1 EA | CLOSER | 4041 CUSH-N-STOP | 689 | LCN |
| 1 EA | KICKPLATE | 12 X 34 (PUSH SIDE) | 630 | HAGER |
| 1 EA | LOCKGUARD | LP 207 | SL | DON-JO |
| 1 EA | THRESHOLD | 413 | ALUM | NATIONAL GUARD |
| 1 EA | SWEEP | 200N | ALUM | NATIONAL GUARD |
| 1 EA | WEATHERSTRIP | 160S | ALUM | NATIONAL GUARD |
- HARDWARE 4: DOORS 104 AND 202 (COMPUTER ROOM & 2ND FLOOR STORAGE #2)
- | | | | | |
|------|----------------|---------------------|-----|---------|
| 3 EA | HINGES | BB1168 | 626 | HAGER |
| 1 EA | STOREROOM LOCK | ND80P6D RHO | 626 | SCHLAGE |
| 1 EA | CLOSER | 4041 CUSH-N-STOP | 689 | LCN |
| 1 EA | KICKPLATE | 12 X 34 (PUSH SIDE) | 630 | HAGER |
| 1 EA | KICKPLATE | 12 X 35 | 630 | HAGER |
- NOTE: DOOR CLOSERS TO BE INSIDE ROOMS 105 AND 202.
NOTE: DOOR 202 TO HAVE MODEL 4041 CLOSER.
- HARDWARE 5: DOORS 109, 117 AND 201 (JANITOR, COMPRESSOR AND 2ND FLOOR STORAGE #1)
- | | | | | |
|------|-----------|---------------------|-----|---------|
| 3 EA | HINGES | BB1168 | 626 | HAGER |
| 1 EA | PASSAGE | ND105 RHO | 626 | SCHLAGE |
| 1 EA | CLOSER | 4041 CUSH-N-STOP | 689 | LCN |
| 1 EA | KICKPLATE | 12 X 34 (PUSH SIDE) | 630 | HAGER |
| 1 EA | KICKPLATE | 12 X 35 | 630 | HAGER |
- NOTE: DOORS 109 AND 117 GET A KICK-DOWN HOLD-OPEN.
NOTE: DOOR CLOSER FOR DOOR 109 TO BE INSIDE ROOM 110, DOOR CLOSER FOR DOOR 117 TO BE INSIDE ROOM 113 AND DOOR CLOSER FOR 201 TO BE INSIDE ROOM 201.
NOTE: DOOR 201 TO HAVE MODEL 4041 CLOSER.
- HARDWARE 6: DOORS 105, 106 & 108 (MENS, WOMENS & EMPLOYEES ROOM)
- | | | | | |
|------|--------------------|---------------------|-----|---------|
| 3 EA | HINGES | BB1168 | 626 | HAGER |
| 1 EA | PRIVACY | ND405 RHO | 626 | SCHLAGE |
| 1 EA | CLOSER | 4041 | 689 | LCN |
| 1 EA | KICKPLATE | 12 X 34 (PUSH SIDE) | 630 | HAGER |
| 1 EA | KICKPLATE | 12 X 35 | 630 | HAGER |
| 1 EA | MAGNETIC DOOR STOP | | | WINONLY |
- NOTE: DOOR CLOSER FOR DOOR 105 TO BE INSIDE ROOM 107, DOOR CLOSER FOR DOOR 106 TO BE INSIDE ROOM 108 AND DOOR CLOSER FOR DOOR 108 TO BE INSIDE ROOM 109.
- HARDWARE 7: DOOR 103 (OFFICE)
- | | | | | |
|------|----------------|---------------------|-----|---------|
| 3 EA | HINGES | BB1168 | 626 | HAGER |
| 1 EA | STOREROOM LOCK | ND80P6D RHO | 626 | SCHLAGE |
| 1 EA | CLOSER | 4041 | 689 | LCN |
| 1 EA | KICKPLATE | 12 X 34 (PUSH SIDE) | 630 | HAGER |
| 1 EA | KICKPLATE | 12 X 35 | 630 | HAGER |
- NOTE: DOOR CLOSER FOR DOOR 103 TO BE INSIDE ROOM 104.
- HARDWARE 8: DOOR 121 (DEAD TIRE STORAGE)
- | | | | | |
|------|----------------|---------------------|------|----------------|
| 3 EA | HINGES | BB1199NRP | 630 | HAGER |
| 1 EA | STOREROOM LOCK | 98-NL-F | 626 | VON DUPRIN |
| 1 EA | PANIC HARDWARE | | | VON DUPRIN |
| 1 EA | CLOSER | 4041 CUSH-N-STOP | 689 | LCN |
| 1 EA | KICKPLATE | 12 X 46 (PUSH SIDE) | 630 | HAGER |
| 1 EA | LOCKGUARD | LP 207 | SL | DON-JO |
| 1 EA | THRESHOLD | 413 | ALUM | NATIONAL GUARD |
| 1 EA | SWEEP | 200N | ALUM | NATIONAL GUARD |
| 1 EA | WEATHERSTRIP | 160S | ALUM | NATIONAL GUARD |

21 WALL TYPE LEGEND

17 DOOR SCHEDULE

GENERAL NOTES

DOOR AND FRAME TYPES

1 DOOR HARDWARE GROUPS

NO.	REVISION	DATE

CONSULTANT

DISCLAIMER:
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

STORE NUMBER:
CAN 59
A.1912062
PROJECT MANAGER:
JONATHAN STRAWTHER

PREPARED BY:
ERIC KAEHLBLE
PH: (714) 385-1835
FAX:(714) 385-1834

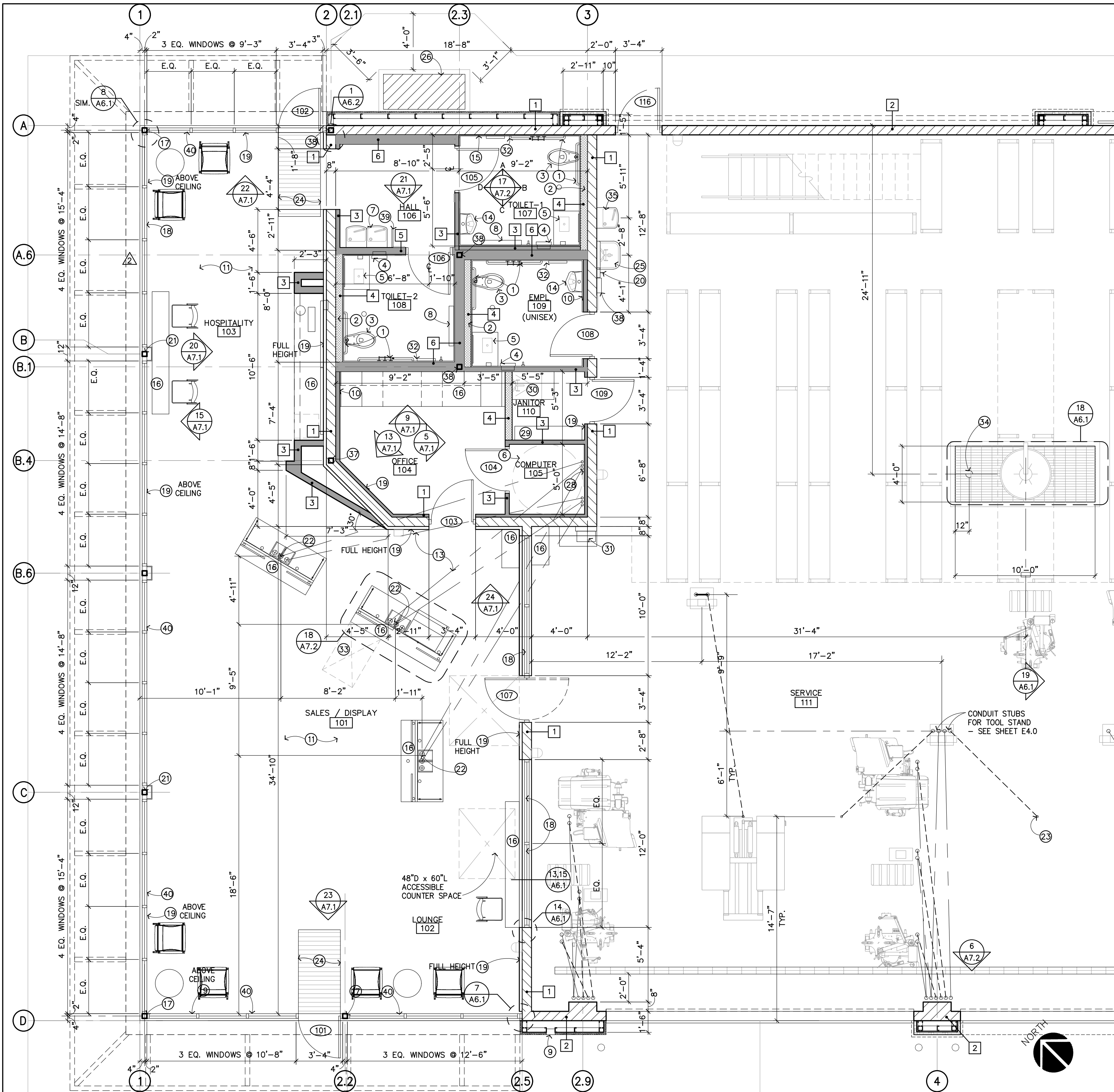
DRAWN BY:
NA

SHEET TITLE:
1ST FLOOR PLAN
DOOR SCHEDULE
WALL TYPE LEGEND
KEY NOTES

SHEET NUMBER:

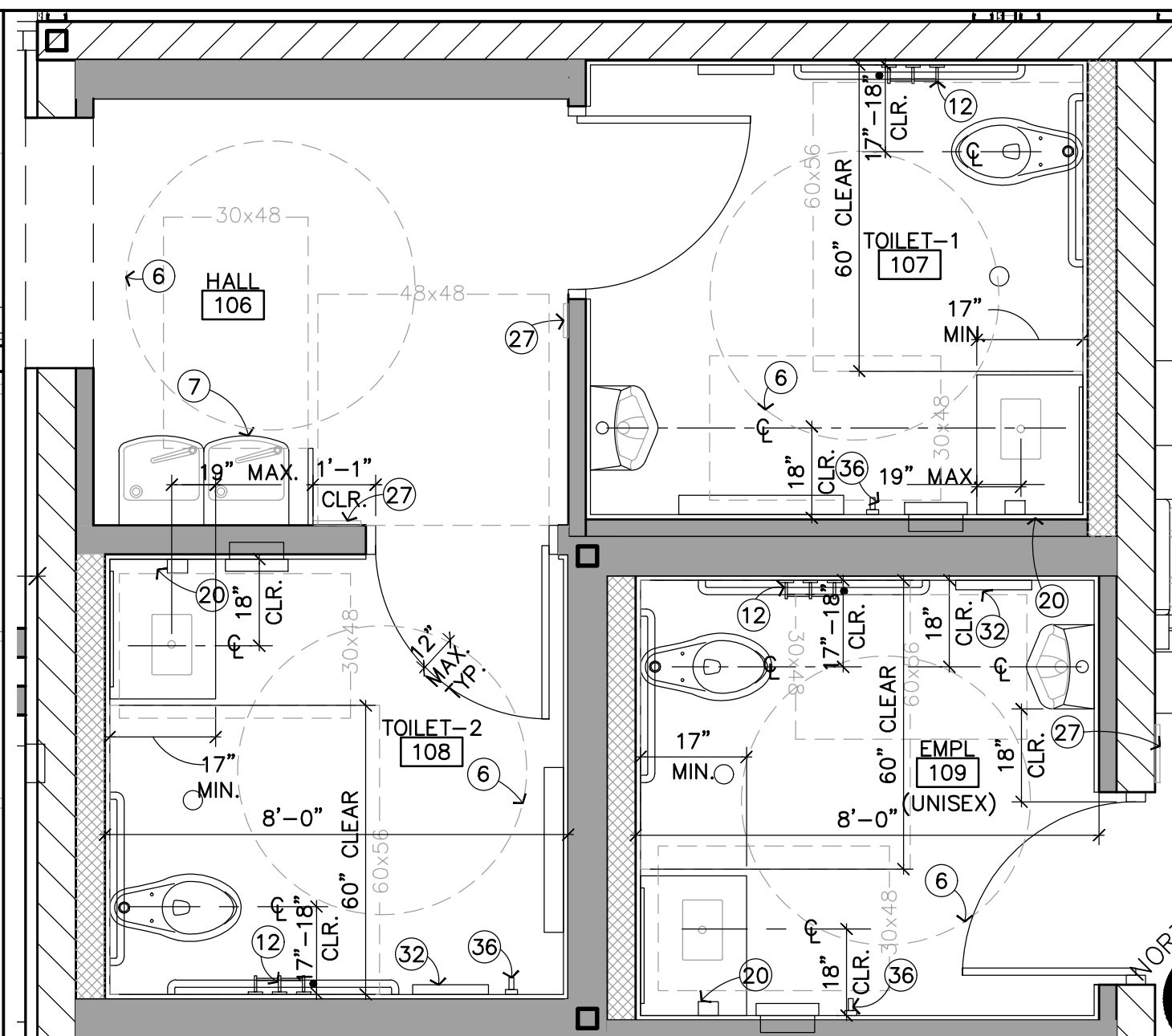
A3.1

DATE: 11/10/2023



21 ENLARGED PARTIAL 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



7 A.D.A TOILET ROOM LAYOUT

SCALE: 3/8" = 1'-0"

ROOM #	DESCRIPTION	FLOOR	BASE	WALLS				CLG.	REMARKS
				NORTH	EAST	WEST	SOUTH		
101	SALES-DISPLAY	3b	2	5	4/8	4/8	8	7a	12'-0" B, A
102	LOUNGE	3 a	2	-	4/8	-	4/8	7a	12'-0" B
103	HOSPITALITY	3 a	2	8	3b/4	4/8	-	7a	12'-0" B
104	OFFICE	3 a	2	4	4	4	4	7a	8'-0" B
105	COMPUTER	3 a	2	4	4	4	4	7a	8'-0" B
106	HALL	3 a	2	4	4	4	4/15	7a	8'-0" B
107	TOILET-1	3 a	-	3c	3c	3d	3c	14	8'-0" B
108	TOILET-2	3 a	-	3c	3c	3c	3d	14	8'-0" B
109	EMPLOYEE	3 a	-	3c	3c	3d	3c	14	8'-0" B
110	JANITOR	1	2	9	9	9	9	14	8'-0" B
111	TIRE STORAGE	11	-	6	6/16	6	6	10	- C
112	DEAD TIRE	11	-	12	12	12	12	10	-
113	COMPRESSOR RM.	1	-	12	12	12	12	10	-
114	FIRE RISER RM.	1	-	12	12	12	12	10	-
201	MEZZ. STORAGE #1	1	2	13	13	13	13	10	-
202	MEZZ. STORAGE #2	1	2	13	13	13	13	10	-
203	MEZZ. STORAGE #3	1	-	6	6	6	6	10	-

FINISH LEGEND:

1. CONCRETE WITH SMOOTH TROWEL FINISH. SEALED BY OWNER: VOC COMPLIANT, ACRYLIC COPOLYMER TYPE, ASTM C1315, CLASS B. "ASHFORD FORMULA - CURECRETE"

2. COVED RUBBER BASE - SEE SHEET A3.2b.

3. CERAMIC TILE (BY DAL-TILE)

a. 24"x24", FLOOR TILE, CHARCOAL GRAY

b. 6"x36", FLOOR/WALL TILE, SUMMERTREE

c. 12"x24", WALL TILE, SOFT GRAY

d. 12"x24", WALL TILE, CURRANT SH17

4. 5/8" GYP. BD. (PAINTED) [P-4]

5. 5/8" GYP. BD. (PAINTED) [P-3] [P-4]

6. EXPOSED CMU (PAINTED) [P-4] [P-7]

7. SUSPENDED ACOUSTICAL CEILING SYSTEM

a. 24" X 24" '704A' ACOUSTICAL CEILING TILE WITH 15/16" ANGLED REGULAR, COLOR 'WHITE'.

8. ALUMINUM WINDOW WALL

FRP. PANELS FULL HGT., U.N.O. OVER GYP. BOARD (COLOR: P-100 WHITE).

10. EXPOSED METAL DECK AND STRUCTURE

CONCRETE FLOOR, POLISHED.

12. EXPOSED CMU (UNPAINTED)

13. 5/8" GYP. BD. (PAINTED) [P-7] [P-5]

14. 5/8" W.R. GYP. BD. (PAINTED) [P-5]

15. FRP. PANELS FULL HGT., U.N.O. OVER GYP. BOARD COLOR TO MATCH [P-4]

16. 5/8" GYP. BD. OVER CMU WALL (PAINTED) [P-4]

REMARKS:

A. PEDIMAT - SEE FINISH SCHEDULE ON A7.3

B. PROVIDE 2 1/2" METAL FURRING ON CMU. INSULATE.

C. SERVICE AREA TO BE PAINTED SW 7650 "ELLIE GREY".

FINISH NOTES:

1. ALL INTERIOR FINISHES TO RECEIVE PAINT SHALL BE SHERWIN WILLIAMS UNLESS OTHERWISE NOTED.

2. SHERWIN-WILLIAMS QUALITY AND COLOR PER SPECIFICATIONS 09900.

3. ALL FINISH COAT PAINT TO BE 100% ACRYLIC, WATER BASE, SEMI-GLOSS, UNLESS OTHERWISE NOTED.

4. SEE ROOM FINISH SCHEDULE ON A7.3 FOR GROUT COLOR.

5. FLOORING TO BE SLIP-RESISTANT.

6. ALL GYP. BOARD WALLS TO HAVE LIGHT ORANGE PEEL TEXTURE. CONFIRM WITH OWNER.

7. ALL INTERIOR, SLAB-ON-GRADE FLOORS, WHETHER TO RECEIVE THIN-SET TILE APPLICATION, OR POLISHED FINISH SHALL MEET FF40 FLATNESS CRITERIA.

8. EXTERIOR CONCRETE APRON TO RECEIVE CONCRETE SEALER.

9. ALL SWITCHES AND RECEPTACLES TO BE GREY IN COLOR. ALL COVER PLATES TO BE STAINLESS STEEL.

10. STEEL ROOF AND MEZZANINE DECKS SHALL BE FINISHED WITH GALVANIZED G60 COATING.

11. ALL FRP TO HAVE A SMOOTH FINISH.

12. ALL DOORS & FRAMES TO RECEIVE SHERWIN WILLIAMS PRO-INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY SEMI-GLOSS.

5 ROOM FINISH SCHEDULE / NOTES

- 1 1/2" DIAMETER STEEL H.C. GRAB BAR.
- 6" METAL STUD PLUMBING WALL. SEE WALL TYPE LEGEND NUMBER 4.
- ACCESSIBLE WATER CLOSET. RIM HT. SHALL BE 17"-19" A.F.F.
- PAPER TOWEL DISP. / TRASH RECEPTACLE. MOUNT SEMI-RECESSED. SEE DETAIL 4/A7.1. COORDINATE WITH PLUMBING LOCATED IN WALL CAVITY.
- WALL MOUNTED LAVATORY & VANITY - REFER TO DETAIL 3/A6.2.
- 5" DIA. WHEELCHAIR TURNING SPACE.
- DRINKING FOUNTAIN. PROVIDE HI-LOW FIXTURE W/ ONE SPOUT @ 36" A.F.F. MAX & ONE SPOUT @ 38"-43" A.F.F. LOW SPOUT TO HAVE BOTTLE FILLER.
- FOLD DOWN DIAPER CHANGING STATION AT 27" A.F.F., IN MEN'S AND WOMEN'S ROOM ONLY.
- RECESSED KNOX BOX LOCATION. COORDINATE LOCATION W/ FIRE OFFICIAL.
- FURR WITH 3 1/2" METAL STUDS W/ 2 1/2" RIGID INSULATION (EXTRUDED POLYSTYRENE) TO R-13, TO ACCOMMODATE ELECTRICAL BOXES, PAPER TOWEL DISPENSER, ETC., AS NECESSARY.
- SLIP RESISTANT CERAMIC TILE. REFER TO ROOM FINISH SCHEDULE.
- TOILET PAPER DISPENSER, REFER TO INTERIOR ELEVATIONS.
- UNDER SLAB CONDUITS. REFER TO ELECTRICAL DRAWINGS, SHEET E-4.
- WALL MOUNTED URINAL REFER TO INTERIOR ELEVATIONS.
- 5/8" GYP. BD. OVER CMU WALL. REFER TO WALL TYPE LEGEND.
- OWNER FURNISHED MILLWORK.
- STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS. PROVIDE AN ALUMINUM ENCLOSURE PANEL WITH CATHODIC PROTECTION AROUND STEEL COLUMN. PANEL TO MATCH REMAINDER OF ALUMINUM WINDOW WALL (SEE DETAIL 8/A6.1).
- ALUMINUM WINDOW WALL WITH 1" INSULATED, CLEAR, TEMPERED GLAZING, IN ALUMINUM FRAME.
- NOTE: THE VIEWING WINDOWS THAT ARE NEAR AN INFLATION CAGE TO BE RECEIVED THE 3M SAFETY FILM. THE FILM IS INSTALLED ON THE RETAIL SIDE OF THE WINDOWS.
- PRODUCT: 3M SCOTCHSHIELD SAFETY & SECURITY WINDOW FILM ULTRA S800. REFER TO PROJECT MANUAL FOR MORE INFO.
- 5/8" GYP. BD. OVER 2 1/2" METAL "Z" FURRING W/ 2 1/2" RIGID INSULATION (EXTRUDED POLYSTYRENE) TO R-13, ON INSIDE FACE OF CMU.
- BATTERY OPERATED SOAP DISPENSER, REFER TO INTERIOR ELEVATIONS.
- FURRED OUT STEEL COLUMN. REFER TO STRUCTURAL DRAWINGS. PROVIDE AN ALUMINUM ENCLOSURE PANEL OVER GYP. BD. OVER METAL STUD AROUND STEEL COLUMN. PANEL TO MATCH REMAINDER OF ALUMINUM WINDOW WALL (SEE DETAIL 9/A6.1).
- G/C SHALL CONTACT MILLWORK SUPPLIER FOR EXACT UNDERGROUND CONDUIT LOCATION AND CONFIRM DIMENSIONS BEFORE INSTALLATION.
- CONDUIT STUB FOR FUTURE USE.
- 36" X 72" PEDIMAT, RECESS MOUNTED. REFER TO ROOM FINISH SCHEDULE.
- 36" RIM HEIGHT SERVICE SINK. REFER TO PLUMBING DRAWINGS.
- ELECTRICAL SWITCHGEAR CABINET - SEE ELECTRICAL DWGS.
- CONDUITS FROM SWITCHGEAR TO ELECTRICAL PANELS IN STORAGE ROOM 2 SHALL BE RUN IN 8" FURRED METAL STUD WALL.
- ACCESSIBLE RESTROOM SIGN. MOUNT CENTERLINE AT 60" A.F.F. REFER TO DETAIL 14/A7.1.
- TELEPHONE BOARD WITH FIRE ALARM CONTROL PANEL.
- RUST-RESISTANT STORAGE SHELVES (FURNISHED BY OWNER)
- FLOOR-MOUNTED MOP SINK.
- CUSTOMER SERVICE LIST BY OWNER.
- SEAT COVER DISPENSER, REFER TO INTERIOR ELEVATIONS.
- 30" X 48" ACCESSIBLE PARALLEL APPROACH AREA.
- FLOOR DRAIN - SEE PLUMBING DRAWINGS.
- DRINKING FOUNTAIN W/ BOTTLE FILLER, SPOUT @ 36" A.F.F.
- COAT HOOK, REFER TO INTERIOR ELEVATIONS.
- STEEL COLUMN - SEE STRUCTURAL DWGS.
- PAPER TOWEL DISPENSER - SURFACE MOUNT, SEE DETAIL
- RAIL BARRIER - SEE DETAIL 24/A7.2
- ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED FINISH.

2 KEY NOTES

- 1 INSULATED CMU WALL**
8" CMU, INSULATED. REFER TO KEYNOTES FOR TYPE OF INSULATION, AND TO STRUCTURAL DRAWINGS FOR STEEL REINFORCING SPECIFICATIONS.
NOTE: HEIGHT OF CMU WALLS IS AS NOTED IN ELEVATIONS AND SECTIONS.
- 2 UNINSULATED CMU WALL**
8" CMU, UNINSULATED. REFER TO STRUCTURAL DRAWINGS FOR STEEL REINFORCING SPECIFICATIONS.
NOTE: HEIGHT OF CMU WALLS IS AS NOTED IN ELEVATIONS AND SECTIONS.
- 3 4" INTERIOR PARTITION WALL**
3 5/8" MTL. STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE (AS APPLIES) TO 6" ABOVE ADJACENT FINISH CEILING ON 1ST FLOOR AND TO ROOF DECK ON MEZZANINE LEVEL. BRACE WALLS TO STRUCTURE ABOVE. USE WATER RESISTANT GYP. BD. AT RESTROOMS.
- 4 6" PLUMBING WALL**
6" MTL. STUDS @ 16" O.C. WITH ONE LAYER OF WATERPROOFING AND 5/8" GYP. BD. EACH SIDE (AS APPLIES) TO 6" ABOVE ADJACENT FINISH CEILING.
- 5 6" INTERIOR PARTITION WALL**
6" MTL. STUDS @ 16" O.C. TO 6" ABOVE ADJACENT FINISH CEILING ON 1ST FLOOR AND TO ROOF DECK ON MEZZANINE LEVEL. BRACE WALLS TO STRUCTURE ABOVE. REFER TO DETAIL 21 & 23, SHEET A7.2 & DETAIL 21, SHEET A8.1 FOR TYPE OF INSULATION FOR MEZZANINE LEVEL WALLS.
- 6 8" INTERIOR WALL**
8" MTL. STUDS @ 16" O.C. WITH 5/8" GYP. BD. TO 6" ABOVE ADJACENT FINISH CEILING ON 1ST FLOOR AND TO ROOF DECK ON MEZZANINE LEVEL. BRACE WALLS TO STRUCTURE ABOVE.
NOTE: 1. ALL CONCEALED CMU (THAT WHICH IS FURRED OUT OR HIDDEN WITHIN CEILING PLENUMS) SHALL BE STANDARD CMU.
2. ALL FURRED WALLS TO BE "Z" FURRING.

1 WALL TYPE LEGEND

NO.	REVISION	DATE



CONSULTANT



DISCLAIMER:
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

1000 PLAYA AVENUE
SEASIDE, CA 93955

STORE NUMBER:
CAN 59
A.1912062
PROJECT MANAGER:
JONATHAN STRAWTHER

PREPARED BY:
ERIC KAEHLBLE
PH: (714) 385-1835
FAX: (714) 385-1834

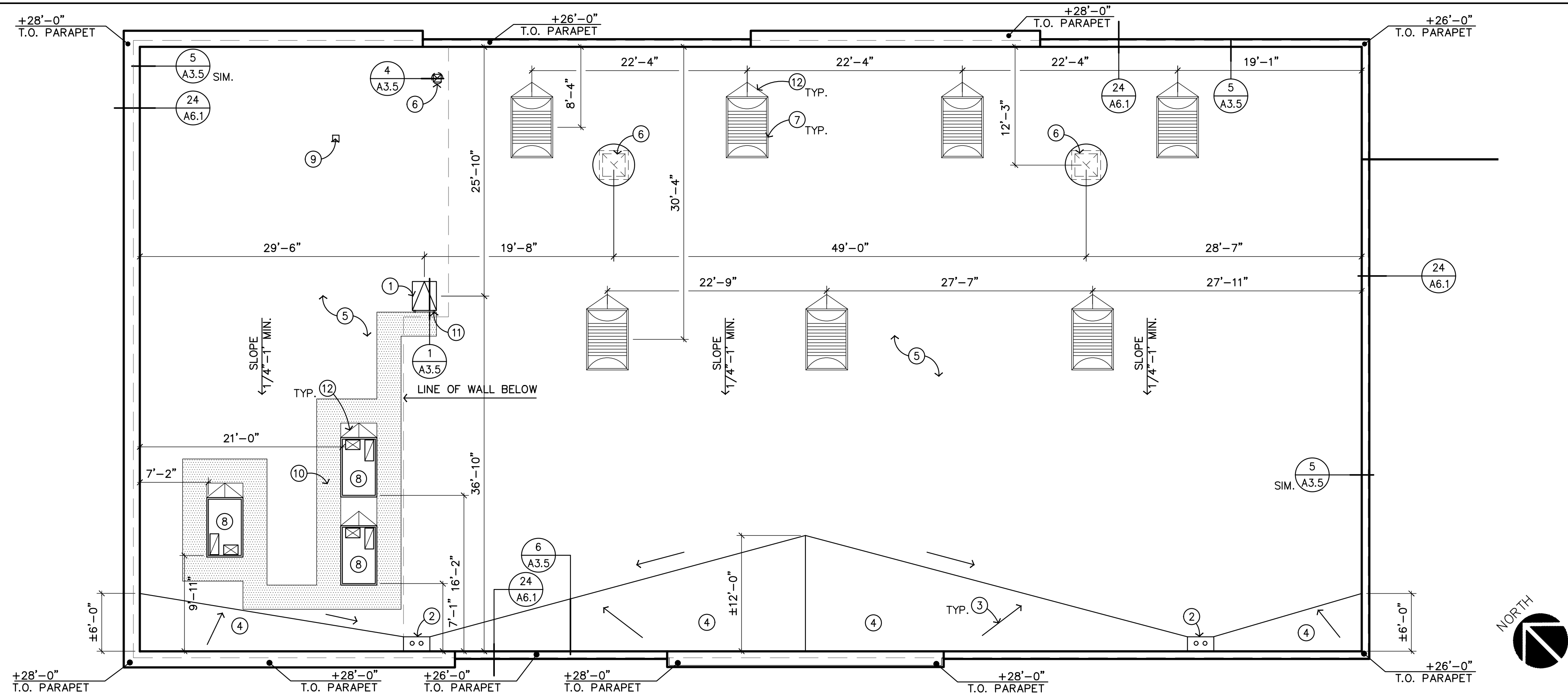
DRAWN BY:
NA

SHEET TITLE:
ENLARGED PARTIAL 1ST FLOOR PLAN
TOILET ROOM LAYOUT
ROOM FINISH SCHEDULE
WALL TYPE LEGEND
KEY NOTES

DATE: 11/10/2023

SHEET NUMBER:

A3.2

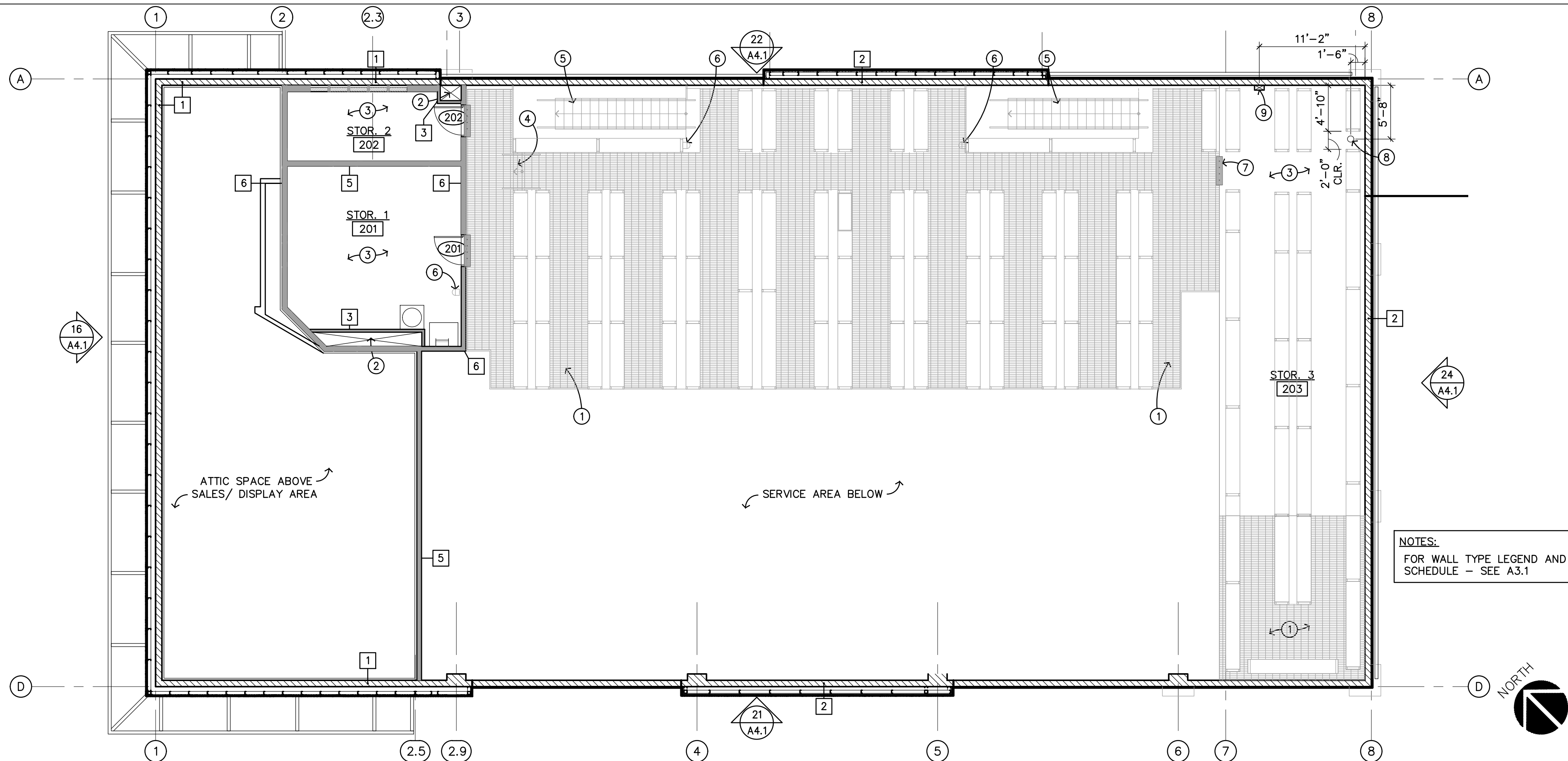


- 1 30" x 36" ROOF ACCESS HATCH. REFER TO DTL. 1 / A3.5.
- 2 ROOF DRAIN AND OVERFLOW. REFER TO PLUMBING DRAWINGS AND NOTES, AND DTL. 3 / A3.5.
- 3 ARROWS INDICATE DIRECTION OF ROOF SLOPE. 1/4" - 1'-0" SLOPE MIN.
- 4 ROOF CRICKET. REFER TO DTL. 6 / A3.5.
- 5 U.L. CLASS 'A' 60 ML (COLOR: WHITE), FULLY ADHERED THERMOPLASTIC POLYOLEFIN (TPO), OVER RIGID 6" MIN. R-30 INSULATION (POLYISOCYANURATE), VERIFY R-VALUE WITH ENERGY CONFORMANCE FORMS.
- 6 EXHAUST FAN PER MECHANICAL DRAWINGS.
- 7 4' X 6' METAL FRAMED SKYLIGHT, TYP. OF 7 - REFER TO MECHANICAL DWGS., STRUCTURAL DWGS. AND PROJECT SPECIFICATIONS.
- 8 HVAC UNITS PER MECHANICAL DRAWINGS.
- 9 PHOTOCELL - SEE ELECTRICAL DWGS.
- 10 SURFACE TEXTURED WALKWAY PADS, 30" WIDE MIN.
- 11 ROOF HATCH GRAB BARS. REFER TO DTL. 1 / A3.5.
- 12 ROOF CRICKET FOR EQUIPMENT. REFER TO DTL. 7 / A3.5.

23 ROOF PLAN

SCALE: 1/8" = 1'-0"

3 ROOF PLAN KEY NOTES



- 1 MEZZANINE FLOOR STEEL GRATE FLOOR PER MFR'S DRAWINGS. GRATE PATTERN TO CONFORM TO STATE ACCESSIBILITY CODE: GRATINGS SHALL HAVE SPACES NOT MORE THAN 1/2" WIDE IN DIRECTION OF TRAVEL.
- 2 MECHANICAL CHASE.
- 3 CONCRETE SLAB ON METAL DECK - CLEANED AND SEALED. REFER TO ROOM FINISH SCHEDULE FOR MORE INFORMATION.
- 4 (2) RISERS @ 6" EACH = 12" AND (1) TREAD @ 11".
- 5 METAL STAIR. SEE 12/A8.1 FOR TREAD AND HANDRAIL DETAILS.
- 6 FIRE EXTINGUISHER. VERIFY LOCATION WITH FIRE MARSHAL.
- 7 ALUMINUM THRESHOLD. SEE 20/A8.1 FOR DETAIL.
- 8 FIRE RISER BY FIRE SPRINKLER CONTRACTOR - UNDER SEPARATE PERMIT.
- 9 6" X 12" MECH. CHASE OPENING TO BE BLOCKED OUT IN CONC. FLOOR W/ DIAMOND PLATE CHASE COVER - SEE STRUCTURAL DWGS. & 23/A5.2.

21 MEZZANINE LEVEL PLAN

SCALE: 1/8" = 1'-0"

1 MEZZ. LEVEL KEY NOTES

NO.	REVISION	DATE



CONSULTANT



DISCLAIMER:

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

1000 PLAYA AVENUE
SEASIDE, CA 93955

STORE NUMBER:
CAN 59
A.1912062
PROJECT MANAGER:
JONATHAN STRAWTHER

PREPARED BY:
ERIC KAELEBLE
PH: (714) 385-1835
FAX: (714) 385-1834

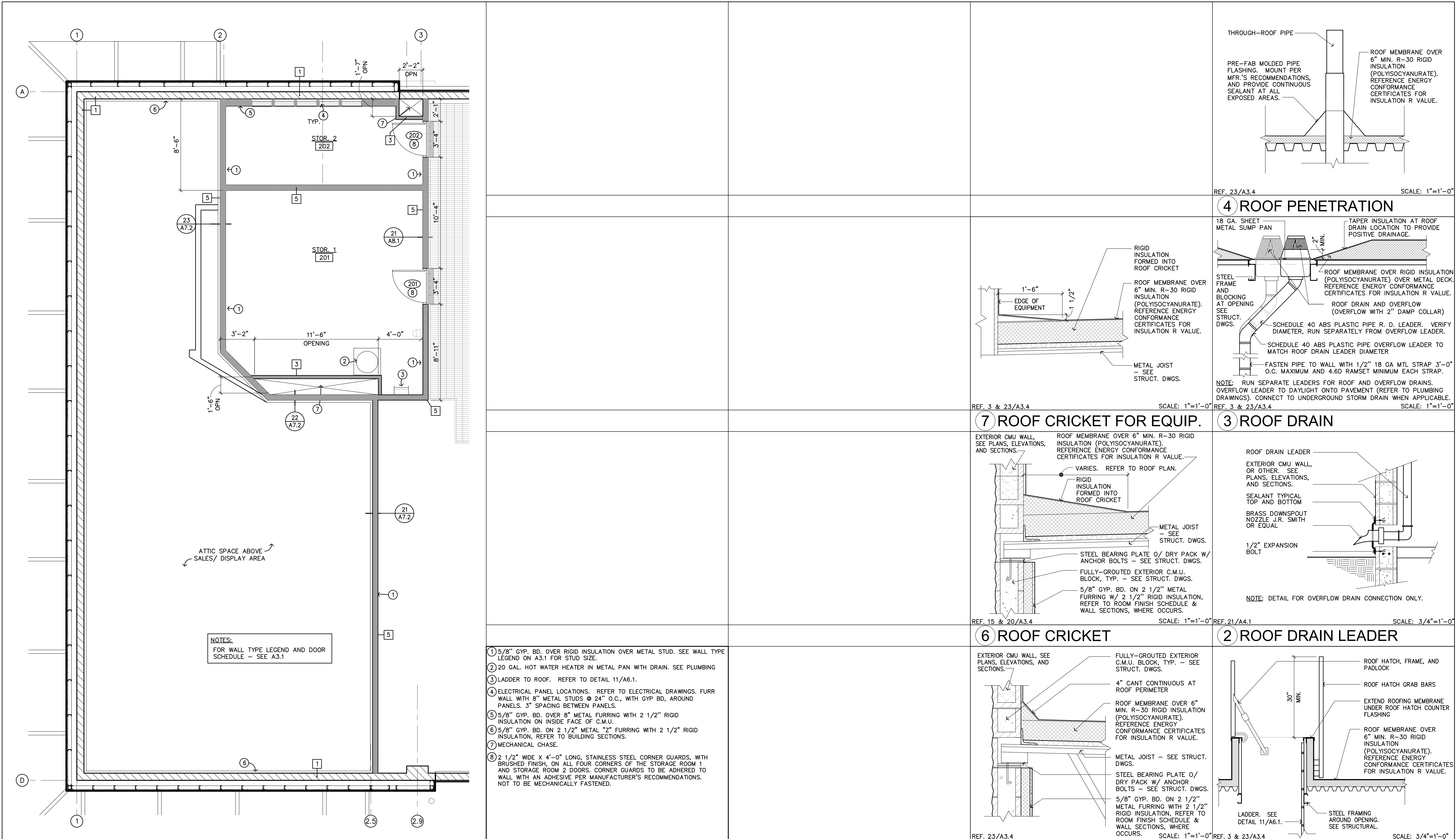
DRAWN BY:
NA

SHEET TITLE:
ROOF PLAN
ROOF KEY NOTES
MEZZ. LEVEL PLAN
MEZZ. LEVEL KEY NOTES

DATE: 11/10/2023

SHEET NUMBER:

A3.4



21 ENLARGED PARTIAL MEZZANINE LEVEL PLAN

SCALE: 1/4" = 1'-0"

13 KEY NOTES

1 5/8" GYP. BD. OVER RIGID INSULATION OVER METAL STUD. SEE WALL TYPE LEGEND ON A3.1 FOR STUD SIZE.

2 20 GAL. HOT WATER HEATER IN METAL PAN WITH DRAIN. SEE PLUMBING

3 LADDER TO ROOF. REFER TO DETAIL 11/A6.1.

4 ELECTRICAL PANEL LOCATIONS. REFER TO ELECTRICAL DRAWINGS. FURR WALL WITH 8" METAL STUDS @ 24" O.C. WITH GYP BD. AROUND PANELS. 3" SPACING BETWEEN PANELS.

5 5/8" GYP. BD. OVER 8" METAL FURRING WITH 2 1/2" RIGID INSULATION ON INSIDE FACE OF C.M.U.

6 5/8" GYP. BD. ON 2 1/2" METAL "Z" FURRING WITH 2 1/2" RIGID INSULATION, REFER TO BUILDING SECTIONS.

7 MECHANICAL CHASE.

8 2 1/2" WIDE X 4'-0" LONG, STAINLESS STEEL CORNER GUARDS, WITH BRUSHED FINISH, ON ALL FOUR CORNERS OF THE STORAGE ROOM 1 AND STORAGE ROOM 2 DOORS. CORNER GUARDS TO BE ADHERED TO WALL WITH AN ADHESIVE PER MANUFACTURER'S RECOMMENDATIONS. NOT TO BE MECHANICALLY FASTENED.

5 PARAPET CANT

SCALE: 1"=1'-0"

1 ROOF HATCH

SCALE: 3/4"=1'-0"

2 ROOF DRAIN LEADER

SCALE: 3/4"=1'-0"

3 ROOF DRAIN

SCALE: 1"=1'-0"

6 ROOF CRICKET

SCALE: 1"=1'-0"

7 ROOF CRICKET FOR EQUIP.

SCALE: 1"=1'-0"

4 ROOF PENETRATION

SCALE: 1"=1'-0"

REF. 3 & 23/A3.4

SCALE: 1"=1'-0"

NO.	REVISION	DATE

P
inc

PLUMP ENGINEERING INC.
ARCHITECTURAL, STRUCTURAL,
M.E.P., CIVIL, SURVEYING
914 E. KATELLA AVENUE,
ANAHEIM, CA 92805
(714) 385-1835 www.peica.com

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. PLUMP
No. C 052696
Exp. 12-31-24
CIVIL
STATE OF CALIFORNIA

STAMP

CONSULTANT

AMERICA'S
TIRE

DISCLAIMER:
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

1000 PLAYA AVENUE
SEASIDE, CA 93955

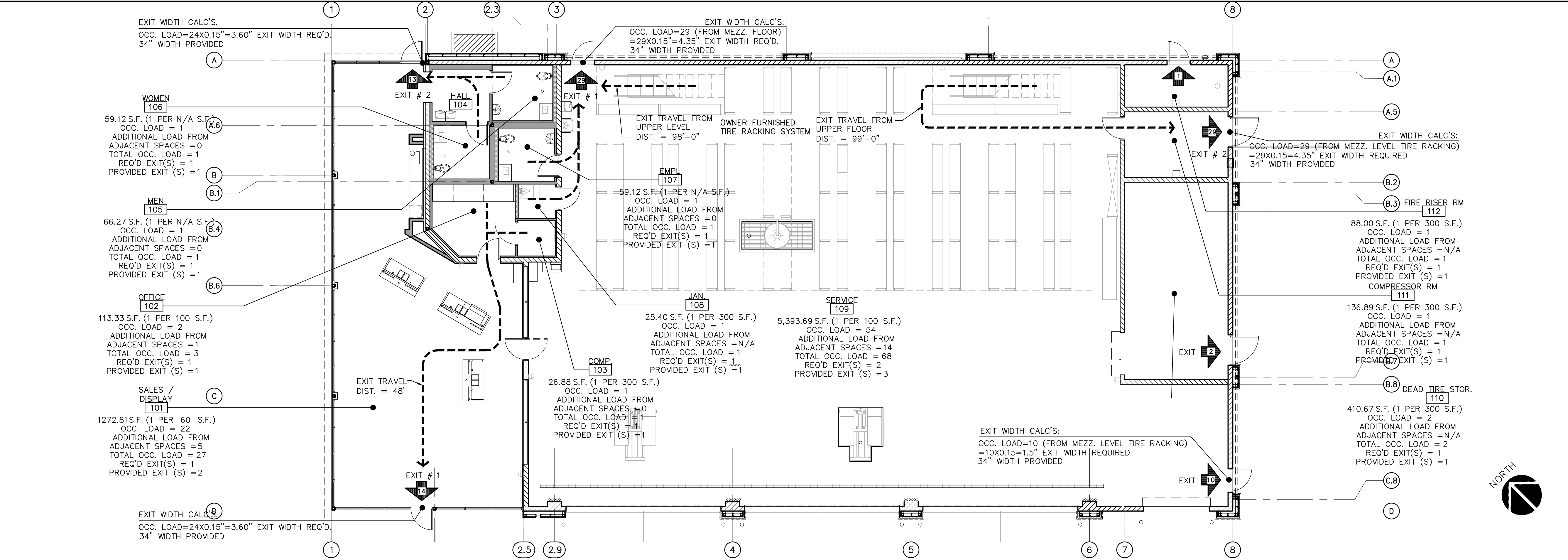
STORE NUMBER:
CAN 59
A.1912062
PROJECT MANAGER:
JONATHAN STRAWTHER
PREPARED BY:
ERIC KAEHLBLE
PH: (714) 385-1835
FAX: (714) 385-1834
DRAWN BY:
NA

SHEET TITLE:
ENLARGED MEZZ.
FLOOR PLAN
KEY NOTES
ROOF DETAILS

DATE: 11/10/2023

SHEET NUMBER:
A3.5

Packet Page 28

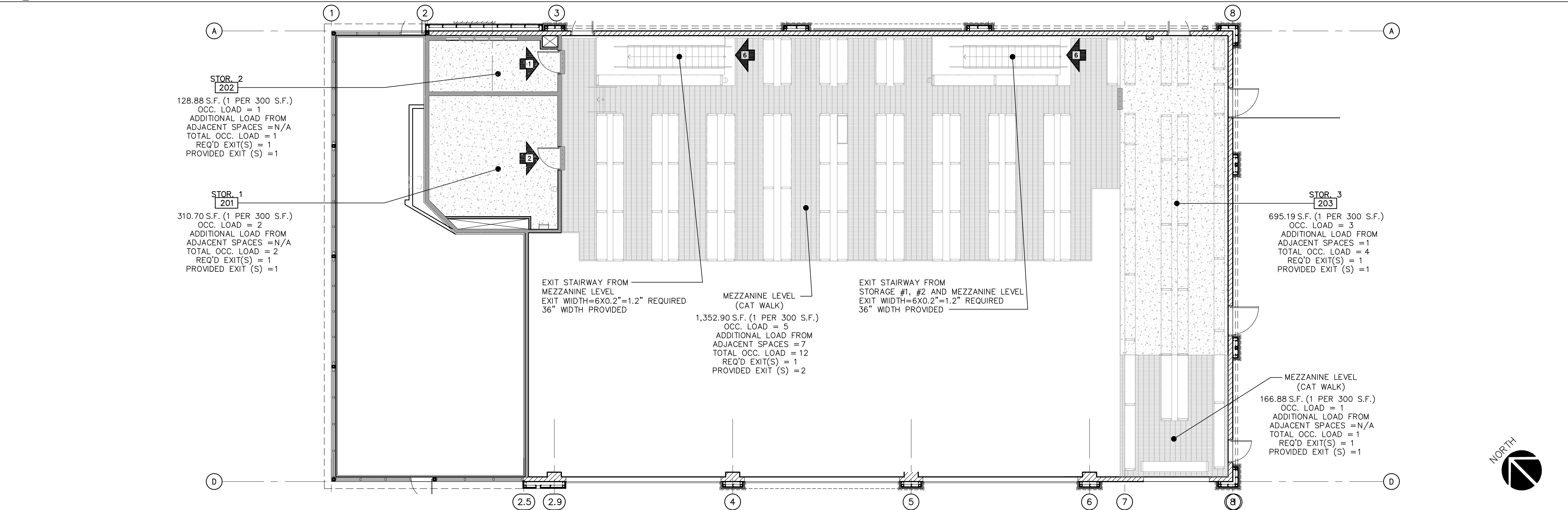


23 1ST FLOOR EXITING PLAN

SCALE: 1/8" = 1'-0"

3 MEZZ. CODE ANALYSIS

- NUMBER OF PEOPLE EXITING, TYP.
- PATH OF TRAVEL FOR EMERGENCY EXIT, TYP.
- ILLUMINATED EXIT SIGN, TYP.



21 MEZZANINE LEVEL EXITING PLAN

SCALE: 1/8" = 1'-0"

1 EXITING LEGEND

NO.	REVISION	DATE

P inc
PLUMP ENGINEERING INC.
ARCHITECTURAL, STRUCTURAL,
M.E.P., CIVIL, SURVEYING
914 E. KATELLA AVENUE,
ANAHEIM, CA 92805
(714) 385-1835 www.pelica.com

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. PLUMP
No. C 052696
Exp. 12-31-24
CIVIL
STATE OF CALIFORNIA
STAMP

CONSULTANT



DISCLAIMER:
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

1000 PLAYA AVENUE
SEASIDE, CA 93955

STORE NUMBER:
CAN 59
A.1912062
PROJECT MANAGER:
JONATHAN STRAWTHER

PREPARED BY:
ERIC KAELEBLE
PH: (714) 385-1835
FAX: (714) 385-1834

DRAWN BY:
NA

SHEET TITLE:
1ST FLOOR AND
MEZZANINE LEVEL
EXITING PLANS

DATE: 11/10/2023

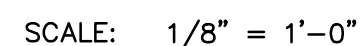
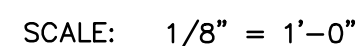
SHEET NUMBER:
A3.6

MEZZANINE FLOOR AREA CODE ANALYSIS:

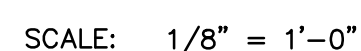
FIRST FLOOR LEVEL:
SERVICE - 109 (AREA SERVED BY MEZZANINE) = 5,393.69 S.F.

MEZZANINE LEVEL:
STORAGE 1 - 201 = 310.70 S.F.
STORAGE 2 - 202 = 128.88 S.F.
STORAGE 3 - 203 = 695.19 S.F.
WALKING GRATE (1,352.90 S.F. + 166.88 S.F.) = 1,519.78 S.F.
TOTAL MEZZANINE AREA = 2,654.55 S.F.

AREA LIMITATION CALC'S:
5,393.69 S.F. (GROUND FLOOR) X 1/2 = 2,696.85 S.F.
MEZZANINE LEVEL = 2,654.55 S.F. < 2,696.85 S.F.
THEREFORE UPPER FLOOR IS ACCEPTABLE AS MEZZANINE FLOOR - PER 505.2, EXCEPTION 2 (TYPE II B CONSTRUCTION WITH APPROVED FIRE SPRINKLER PER SECTION 903.3.1.1)

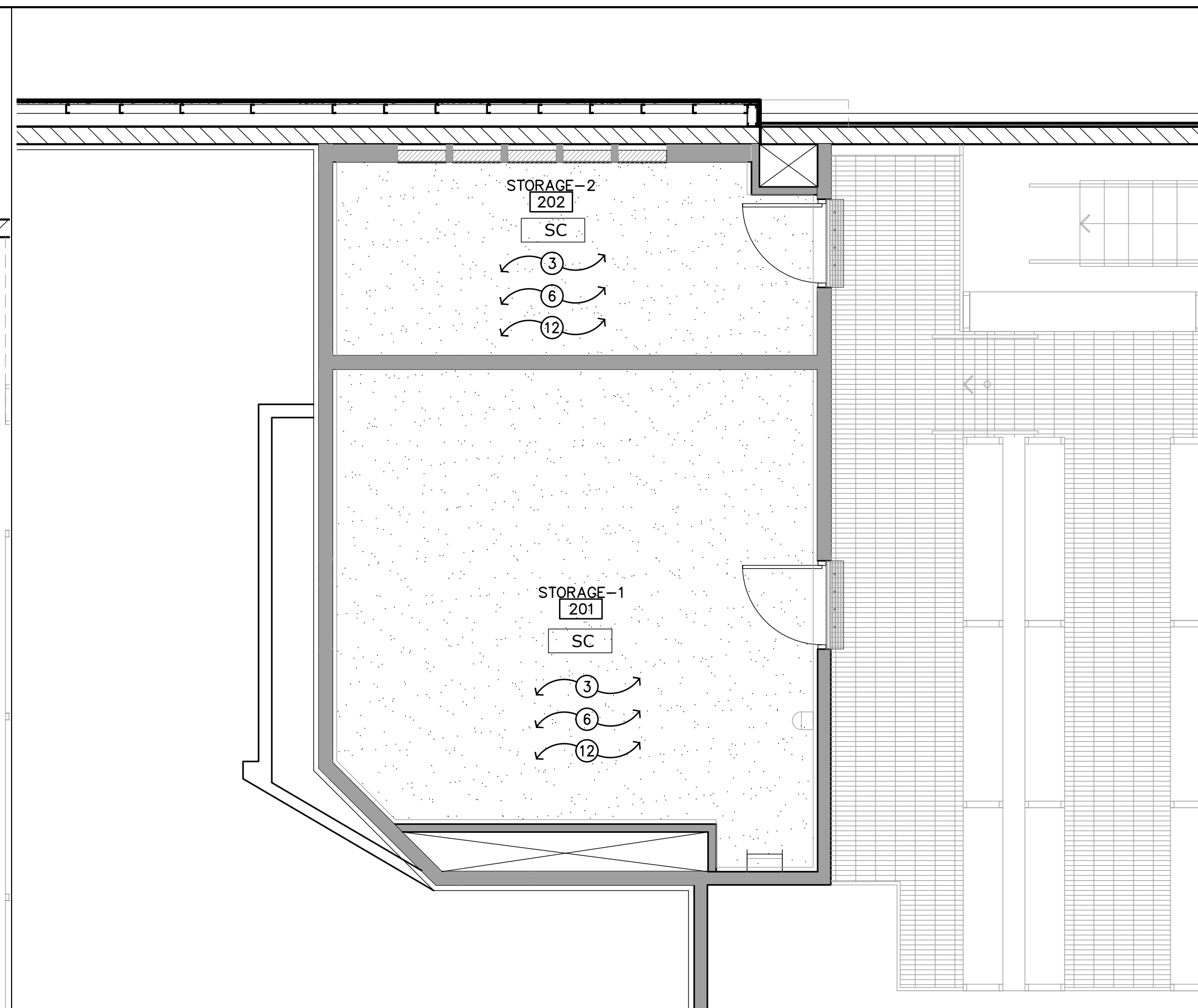


- SCALE: 1/8" = 1'-0"



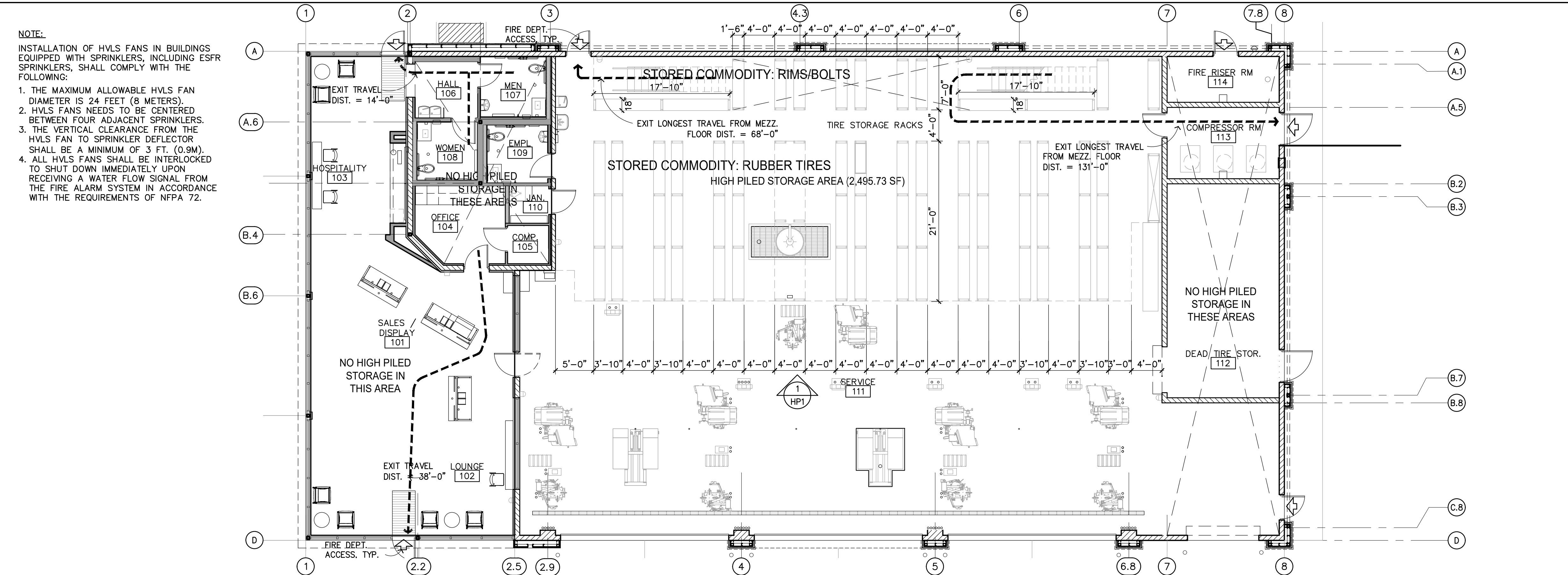
SHEET NUMBER:

A4.1



CODE	MATERIAL	MANUFACTURER	PRODUCT/COLOR	DIMENSION	LOCATION	REMARKS	CONTACT
ACT-1	ACOUSTIC CEILING TILE	ARMSTRONG	CORTEGA / 704A WHITE ANGLED TEGULAR 15/16	24 x 24	GENERAL CEILING	USE WITH WHITE T-BAR SUPERFINE GRID	JOSHUA EDEN / 717-396-5972
ACT-2	ACOUSTIC CEILING TILE	ARMSTRONG	CORTEGA / 769 BLACK SQUARE LAY IN 15/16	24 x 48	RAISED CEILING	USE WITH BLACK T BAR SUPERFINE GRID	JOSHUA EDEN / 717-396-5972
CT-1	CERAMIC TILE	DALTILE	INDUSTRIAL PARK / CHARCOAL GRAY IP09	24 x 24	RETAIL FLOOR	INSTALL: STACK BOND PATTERN	BOB RAUNER / 480-443-1057
CT-2	CERAMIC TILE	DALTILE	SADDLE BROOK / OAK TRAIL	6 x 36	RETAIL FLOOR & WALLS	INSTALL: STAGGERED BRICK JOINT OVERLAP SHOULD BE 33%	BOB RAUNER / 480-443-1057
CT-3	CERAMIC TILE	DALTILE	SHOWSCAPE / SOFT GRAY SH11-REVERSE DOT	12 x 24	RESTROOM WALLS	INSTALL: STACK BOND PATTERN	BOB RAUNER / 480-443-1057
CT-4	CERAMIC TILE	DALTILE	SHOWSCAPE / CURRANT SH17 (C) CHEVRON	12 x 24	RESTROOM ACCENT WALLS	INSTALL: STACK BOND PATTERN	BOB RAUNER / 480-443-1057
GL-1	ACM PANELS			96 x 132	SALES / DISPLAY FOCAL WALL	DT TO PROVIDE	
GR-1	GROUT	MAPEI	ULTRACOLOR PLUS FA / BLACK 10	N/A	ALL TILED FLOORS, RESTROOM WALLS	GROUT LINE WIDTH IS 1/8" TO 1/4" AS TILE ALLOWS	
GR-2	GROUT	MAPEI	ULTRACOLOR PLUS FA / IVORY 39	N/A	HOSPITALITY WALL		
MT-1	KICK PLATE		METAL - COVE BASE / BRUSHED ALUMINUM	12" 20 GA.	FOCAL WALL/RESTROOM DOORS		
P-3	PAINT	SHERWIN WILLIAMS	PAINT / SW 6252 ICE CUBE 2 COATS: PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS		GENERAL WALLS		ANGIE JULIAN / 317-714-5610
P-4	PAINT	SHERWIN WILLIAMS	PAINT / SW 7650 ELLIE GRAY 2 COATS: PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS		GENERAL WALLS CHAIR RAIL, DOORS & TRIM SERVICE AREA WALLS		ANGIE JULIAN / 317-714-5610
P-5	PAINT	SHERWIN WILLIAMS	PAINT / SW 7757 - HIGH REFLECTIVE WHITE 2 COATS: PROMAR 200 ZERO VOC INTERIOR LATEX GLOSS		RESTROOM CEILINGS JANITOR ROOM CEILING		ANGIE JULIAN / 317-714-5610
P-6	PAINT	SHERWIN WILLIAMS	PAINT / SW 6991 - BLACK MAGIC 2 COATS: PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS		BOTTOM OF SOFFIT IN HOSPITALITY BAR		ANGIE JULIAN / 317-714-5610
P-7	PAINT	SHERWIN WILLIAMS	PAINT / SW 6259 - SPATIAL WHITE 2 COATS: PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS		STORAGE ROOMS		ANGIE JULIAN / 317-714-5610
P-8	PAINT	SHERWIN WILLIAMS	PAINT / SW 6868 - REAL RED 2 COATS: PROMAR 200 ZERO VOC INTERIOR LATEX GLOSS		BACK WALL OF HOSPITALITY BAR		ANGIE JULIAN / 317-714-5610
SC	SEALED CONCRETE	CONCRETE WITH SMOOTH TROWEL FINISH. SEALED BY OWNER: VOC COMPLIANT, ACRYLIC COPOLYMER TYPE, ASTM C1315, CLASS B. "ASHFORD FORMULA - CURECRETE"			STORAGES, SERVICE AREA COMPRESSOR ROOM FIRE RISER ROOM		
RB-1	RUBBER BASE	JOHNSONITE	TRADITIONAL W.L.BASE / 63 STANDARD UMBER B	4" HEIGHT	GENERAL WALLS	STANDARD COVE 4" HEIGHT	ERIN RINK AT TARKETT 513-504-5734
WOM-1	WALK-OFF MAT	PEDIMAT	ANODIZED ALUMINUM RAIL / MIDNIGHT BLACK INSERT	CUSTOM	RETAIL AREA	TOP OF PEDIMAT TO BE FLUSH WITH FLOOR TILE	

A7.3

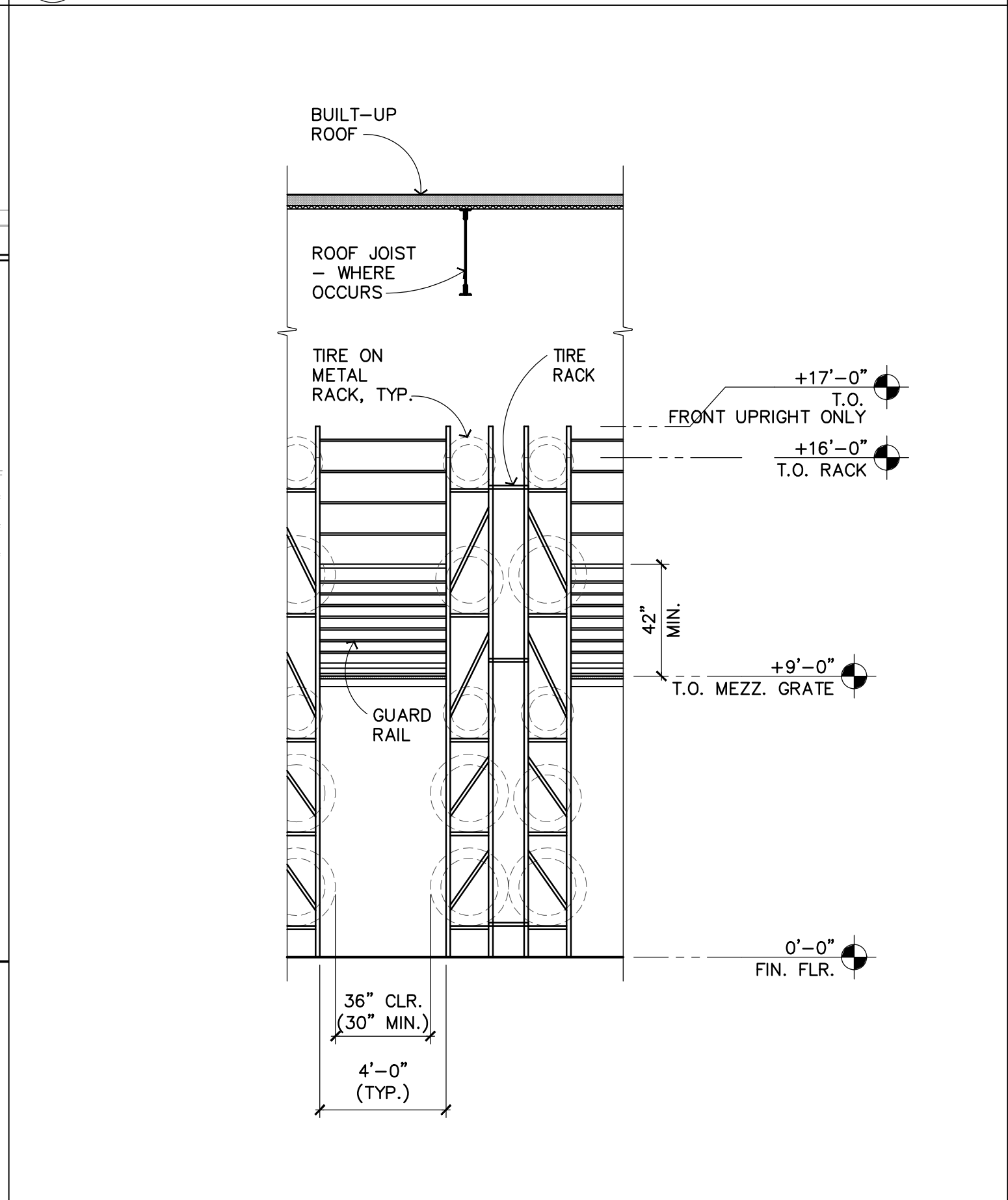
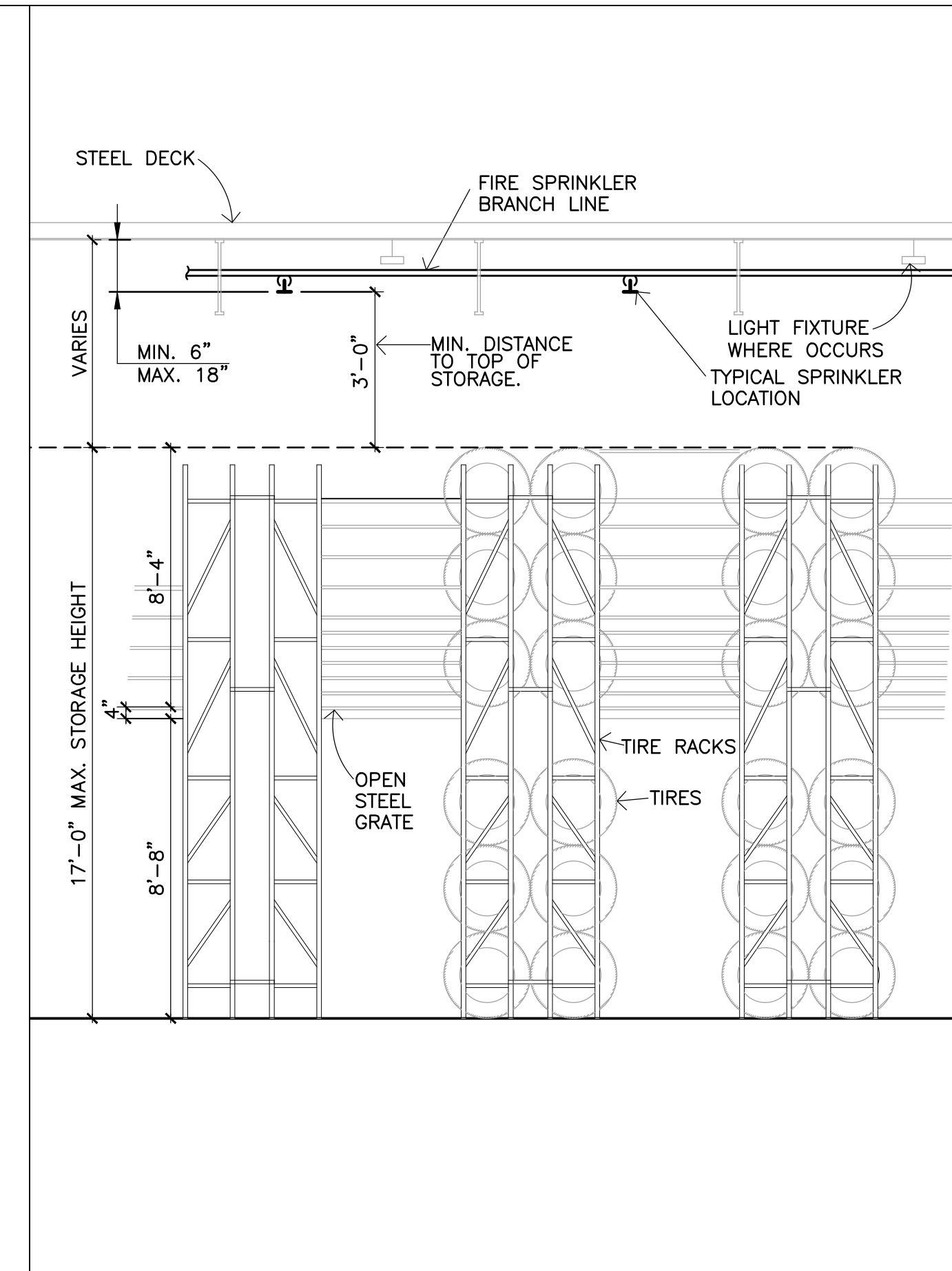
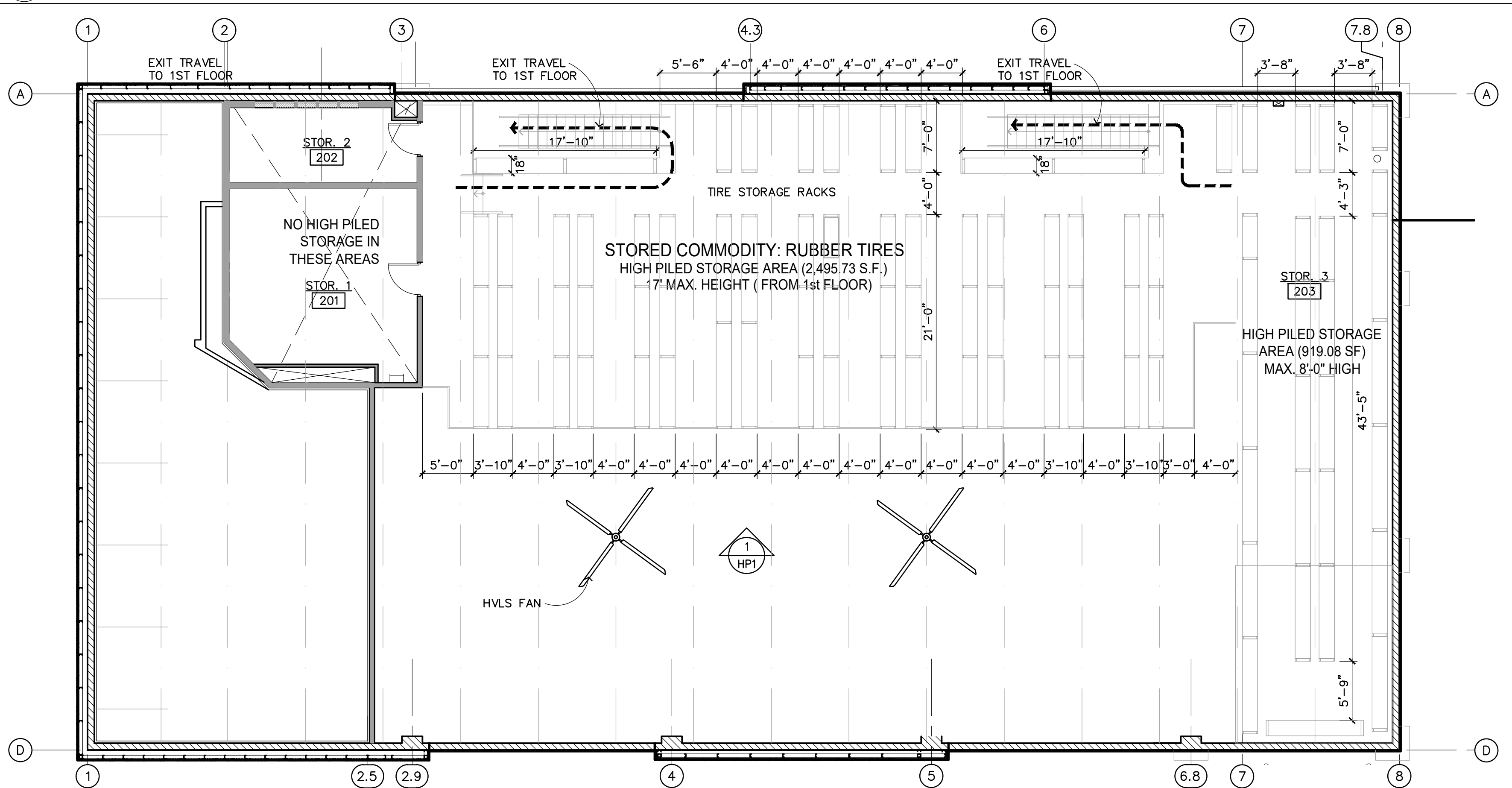


GENERAL FIRE PROTECTION AND LIFE SAFETY REQUIREMENTS **									
Commodity Class	Size of High-Piled Storage Area	All Storage Areas					Solid-Piled, Shelf Storage, and Palletized Storage		
		Automatic Fire Extinguishing System	Fire Detection System	Building Access	Smoke and Heat Removal	Draft Curtains	Maximum Pile Dimension	Maximum Permissible Storage Height	Maximum Pile Volume
1. High Hazard	2. 2,501–300,000	3. YES	4. NR	5. YES	6. YES ^j	7. NR	8. 50	9. 30	10. 75,000
These does not apply as racking system used is an open frame racking system									
NR = Not Required									
**Taken from 2022 CFC, Table 3206.2									
j. Not Required When Storage Areas with an Exit Access Travel Distance of 250 feet or Less are protected by Early Suppression Fast–Response (ESFR) Sprinkler Systems Installed in Accordance with Section 903.3.1.1.									
COMPLIANCE JUSTIFICATION									
1.	PER SECTION 3203.6, HIGH–HAZARD COMMODITIES "RUBBER TIRES"								
2.	AREA = 2,495.73 S.F. + 919.08 S.F. = 3,414.81 S.F.								
3.	ESFR SYSTEM PROVIDED FOR HIGH PILED STORAGE AREAS–REFER TO FIRE SPRINKLER PLANS								
4.	NOT REQUIRED								
5.	SEE PLAN FOR LOCATION OF FIRE DEPARTMENT ACCESS								
6.	NOT REQUIRED FOR ESFR SPRINKLER SYSTEM DESIGNED FOR FIRE PROTECTION								
7.	NOT REQUIRED								
8.	DOES NOT APPLY								
9.	DOES NOT APPLY								
10.	DOES NOT APPLY								
NOTE: 1. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING EXCEEDING THE MAXIMUM REQUIRED IN THE 2022 CFC. 2. THE RACK DESIGN LOADS WILL BE POSTED PER SECTION 1.4.1 OF RMI.									

23 HIGH-PILED COMBUSTIBLE DESIGN PLAN (1ST FLOOR)

SCALE: 1/8" = 1'-0"

3 CODE COMPLIANCE EVALUATION



21 HIGH-PILED COMBUSTIBLE DESIGN PLAN (MEZZANINE FLOOR)

SCALE: 1/8" = 1'-0"

9 STORAGE RACK SECTION

NOT TO SCALE

1 TIRES ON RACKS (TYP.)

SCALE: 1/4" = 1'-0"

<table><tr><th>NO.</th><th>REVISION</th><th>DATE</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>			NO.	REVISION	DATE																	CONSULTANT				DISCLAIMER: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.		1000 PLAYA AVENUE SEASIDE, CA 93955		STORE NUMBER: CAN 59 A.1912062 PROJECT MANAGER: JONATHAN STRAWTHER PREPARED BY: ERIC KAEHLBLE PH: (714) 385-1835 FAX: (714) 385-1834 DRAWN BY: NA		SHEET TITLE: HIGH-PILED COMBUSTIBLE STORAGE DESIGN PLANS		SHEET NUMBER: HP1	
NO.	REVISION	DATE																																	
																	DATE: 11/10/2023																		

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the Jurisdiction this form must be submitted with final and complete Construction Plans to:

5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ www.mpwmd.net

Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: 1000 Playa, LLC
Daytime telephone: (831) 277-6112
Mailing Address: 192 Healy Avenue, Marina CA 93923
E-Mail Address: rsagin@gmail.com

2. AGENT/REPRESENTATIVE INFORMATION:

Name: R.A. Smith, Inc.
Daytime telephone: (949) 242-8042
Mailing Address: 8911 Research Drive, Irvine, CA 92618
E-Mail Address: reid.kunishige@rasmith.com

3. PROPERTY INFORMATION:

Year building was constructed? 1955± Existing Square-footage 7,337± Proposed Square-footage
Address: 1000 Playa Avenue, Seaside, CA 93955 Assessor Parcel Number 011 - 524 - 009
Water Company serving parcel: CAL-AM Is a water meter needed? (Circle one) YES (NO) (How Many n/a)
NOTE: Separate water meters are required for each User. Cal-AM Account Number: TBD

4. Type of Non-Residential Use: Minor Vehicle Repair for Tire Installation Only
5. Project Description (Be thorough and detailed): Construct new America's Tire Retail: 8,192 Sq. Ft. ground floor, 2,655 Sq. Ft. Mezzanine Level with new private fire/water services.

Any change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

Existing Group I (All Uses before project)

Users in this category are low water uses where water is primarily used for employee hygiene and minimal janitorial uses. Examples are shown below.

Table with 4 columns: Type of Use, SqFt, Factor, Capacity. Rows include Auto Uses, Bank, Dry Cleaner, Gym, Nail Salon, Office, Retail, Supermarket, Warehouse, Tasting Room.

Post Project Group I (All Uses after project)

Table with 4 columns: Type of Use, SqFt, Factor, Capacity. Rows include Auto Uses, Bank, Dry Cleaner, Gym, Nail Salon, Office, Retail, Supermarket, Warehouse, Tasting Room.

Existing Group II (All Uses before project)

Users in this category prepare and/or sell food/beverages that are primarily provided to customers in/on disposable tableware. Food with high moisture content and liquid food may be served on reusable tableware. Glassware may be used to serve beverages. Users in this category are not full-service restaurants.

Table with 4 columns: Type of Use, SqFt, Factor, Capacity. Rows include Bakery, Bar, Catering, Coffee House, Deli, Ice Cream Shop, Pizza.

Post Project Group II (All Uses after project)

Table with 4 columns: Type of Use, SqFt, Factor, Capacity. Rows include Bakery, Bar, Catering, Coffee House, Deli, Ice Cream Shop, Pizza.

Existing Group III (All Uses before project)

Table with 4 columns: Type of Use, Quantity/SF, Factor, Capacity. Rows include Assisted Living, Dry Cleaner, Beauty Shop, Child/Dependent Adult Day Care, Dormitory, Laundromat, Motel/Hotel/Bed & Breakfast, Irrigated area, Plant Nursery, Public Toilet, Public Urinal, Zero Water Consumption Urinal, Recreational Vehicle, Restaurant, School/Church, Self-Storage, Skilled Nursing, Spa, Swimming Pool, Theater.

Post Project Group III (All Uses after project)

Table with 4 columns: Type of Use, Quantity/SF, Factor, Capacity. Rows include Assisted Living, Dry Cleaner, Beauty Shop, Child/Dependent Adult Day Care, Dormitory, Laundromat, Motel/Hotel/Bed & Breakfast, Irrigated area, Plant Nursery, Public Toilet, Public Urinal, Zero Water Consumption Urinal, Recreational Vehicle, Restaurant, School/Church, Self-Storage, Skilled Nursing, Spa, Swimming Pool, Theater.

Group IV – Modified Uses

Reduced water Capacity and have received a Water Use Credit or modified factor from the District

New/Refurbished Landscape – Refer to District Rule 142.1 “Water Efficient Landscape Requirements”

3,498 S.F. ETWU = 20,671 GPY

PROPOSED WATER CAPACITY (DIFFERENCE BETWEEN EXISTING CAPACITY –POST PROJECT CAPACITY)

1.159 - 1.415 = 0.256

NOTE: Water Factors are subject to change by Board action.

(Jurisdiction must authorize water for positive result)

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for the type of Non-Residential use. Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction’s Allocation.

I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.

Signature of Owner/Agent

10/17/24
Date

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY

AF Paralta Allocation AF Public Credits AF Pre-Paralta Credits WDS (Private Well) No water needed Entitlement
Notes: Authorized by: Date:

1 See MPWMD Rule 142.1

This form expires on the same date as any discretionary or building permit issued for this Project by the Jurisdiction