

# 3RD & BROADWAY SANTA ANA, CA

## DEVELOPMENT PROJECT REVIEW 09.10.2020

PROJECT ZONING SUMMARY			
PROJECT ADDRESS		201 W 3RD ST. SANTA ANA, CA 92701	
ZONE		TRANSIT ZONE DOWNTOWN [DT]	
TOTAL LOT SIZE	EXISTING	1.41 ACRE / 61,437.5 SF	
	PROPOSED	1.41 ACRE / 61,437.5 SF	
PARCEL NUMBER		398-264-13	
PROJECT TEAM		<b>PROPERTY OWNER:</b> CARIBOU INDUSTRIES 1103 N BROADWAY SANTA ANA, CA 92701 PHONE : (714) 543-9484 FAX : (714) 543-9972 EMAIL : MFH@CARIBOIND.COM	
		<b>ARCHITECT:</b> STUDIO ONE ELEVEN ATTN : TOBIN WHITE 245 E 3RD ST. LONG BEACH, CA 90802 PHONE : (562) 901-1500 FAX : (562) 901-1501 EMAIL : TOBIN.WHITE@STUDIO-111.COM	
		<b>LANDSCAPE ARCHITECT:</b> STUDIO ONE ELEVEN ATTN : KIRK KELLER 245 E 3RD ST. LONG BEACH, CA 90802 PHONE : (562) 901-1500 FAX : (562) 901-1501 EMAIL : KIRK.KELLER@STUDIO-111.COM	

PROJECT FAR			
	PARCEL 1 MIXED USE RESIDENTIAL	PARCEL 2 HOTEL	
LEVEL 1	19,282 SF	4,684 SF	
LEVEL 2	13,576 SF	5,422 SF	
LEVEL 3	12,240 SF	6,996 SF	
LEVEL 4	9,169 SF	6,996 SF	
LEVEL 5	1,450 SF	7,323 SF	
LEVEL 6	346 SF	6,996 SF	
LEVEL 7	3,868 SF	7,323 SF	
LEVEL 8	3,868 SF	6,996 SF	
LEVEL 9	17,086 SF	7,323 SF	
LEVEL 10	17,086 SF	2,457 SF	
LEVEL 11	17,086 SF		
LEVEL 12	17,086 SF		
LEVEL 13	17,086 SF		
LEVEL 14	17,086 SF		
LEVEL 15	17,086 SF		
LEVEL 16	14,325 SF		
TOTAL	197,726 SF	62,516 SF	
TOTAL GFA		260,242 SF	
FAR SITE AREA		61,419 SF	
FAR		4.20	REQUIRES CONCESSION (1 OF 2)

PROJECT DESCRIPTION	
ONE (1) NEW MIXED USE BUILDING CONTAINING A TOTAL OF ONE HUNDRED AND FIFTY TWO (152) MARKET RATE UNITS, NINETEEN (19) AFFORDABLE HOUSING UNITS, GROUND FLOOR RETAIL, AND AMENITIES THROUGHOUT. ONE (1) NEW HOTEL BUILDING WITH SEVENTY FIVE (75) HOTEL ROOMS WITH AMENITIES THROUGHOUT. ONE (1) LEVEL OF SUBTERRANIAN PARKING UNDER THE WHOLE SITE. SYCAMORE STREET WILL BE RECONNECTED AND DESIGNED TO CITY STANDARDS BUT WILL REMAIN A PRIVATE STREET.	

PARKING SUMMARY			
RESIDENTIAL MIXED USE BUILDING - PARCEL 1			
REQUIRED PARKING (SD-84)	PROPOSED	ANALYSIS	
407 TOTAL SPACES	444 TOTAL SPACES	-	
368 RESIDENTIAL SPACES (2.15 PER UNIT)	196 RESIDENTIAL SPACES	196 SPACES REQUIRED PER INCENTIVE, SAMC SEC. 41-1904.1 - 1 PARKING STALL PER STUDIO OR 1 BED - 2 PARKING STALLS PER / 2 BED	
37 COMMERCIAL SPACES (1 PER 400 SF)	0 COMMERCIAL SPACES	REQUIRES WAIVER, CAL. GOV'T CODE SEC. 65915 (e)(1)	
211 PUBLIC REPLACEMENT SPACES	211 PUBLIC REPLACEMENT SPACES	-	
-	*37 HOTEL SPACES	*OVERFLOW PARKING FOR HOTEL VALET	
HOTEL BUILDING - PARCEL 2			
REQUIRED	PROPOSED	ANALYSIS	
158 COMMERCIAL SPACES (1 PER 400 SF)	83 TOTAL SPACES  42 STACKERS 4 ADA/EV SPACES  *37 SPACES WITHIN MIXED-USE BUILDING/ STRUCTURE	MINOR CONCESSION REQUIRED TO MODIFY PARKING REQUIREMENT TO 1 STALL PER KEY AND 1 GUEST SPACE/10 ROOMS.	
PROPOSED PARKING SPACES PER LEVEL			
LEVELS	PUBLIC	HOTEL	RESIDENTIAL
Level P1	106	8	
Level 1		46	
Level 2	39		
Level 3	39		
Level 4	27	12	
Level 5	0	17	43
Level 6			59
Level 7			56
Level 8			38
TOTAL	211 SPACES	83 SPACES	196 SPACES
BIKE PARKING			
	REQUIRED	PROPOSED	
PUBLIC	3 SPACES	17 SPACES	
RESIDENTIAL	16 SPACES	16 SPACES	

PARCEL 1 - RESIDENTIAL MIXED USE			
BUILDING TYPE	ALLOWED	PROPOSED	NOTES
PROPOSED USE	RETAIL	-	LINE BLOCK
	PARKING	-	13,419 SF 444 SPACES
SETBACKS	RESIDENTIAL	-	171 UNITS / 176,711 SF
	3RD ST. (FRONT YARD)	0'	0'
	BROADWAY (STREET SIDE)	0'	0'
	SYCAMORE ST. (STREET SIDE)	0'	0'
	ALLEY (REAR & ALLEY)	15' (REAR YARD) 3' (ALLEY YARD)	20' (REAR YARD)
DENSITY	BASE MODEL	90 UNITS (90/ACRE)	171 UNITS
	HDD INCENTIVE	+ 44 UNITS (+35%)	11% RENTED TO VERY LOW-INCOME HOUSEHOLDS (19 UNITS)
BUILDING HEIGHT	10 STORIES	16 STORIES / 193'-10"	REQUIRES CONCESSION (2 OF 2) CAL. GOV'T CODE SEC. 65915 (d)(1)
TOTAL BUILDING AREA (PER FAR)	-	197,726 SF	
OCCUPANCY TYPE	-	GROUP A, M, R-2, S-2	

BUILDING DESCRIPTION	
TYPE OF CONSTRUCTION	TYPE 1A (HIGH-RISE BUILDING TO COMPLY WITH CBC/CFC/OCFA REQUIREMENTS)
FIRE SPRINKLER	FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SECTION 903.2.11.3)
FIRE ALARM	FIRE ALARM AND DETECTION SYSTEM (SECTION 907.2.2, 907.2.9, 907.2.10)

CODE ANALYSIS			
ALLOWABLE BUILDING HEIGHT CBC 2019 SECTION 508.4.3	CBC TABLE 504.3	UNLIMITED	193'-10"
ALLOWABLE NUMBER OF STORIES CBC 2019 SECTION 508.4.3	CBC TABLE 504.4	UNLIMITED	16 STORIES
ALLOWABLE AREA CBC 2019 SECTION 508.4.3	CBC TABLE 506.2	UNLIMITED	197,726 SF
		TYPE 1A, R-2, S-2	

OPEN SPACE SUMMARY			
COMMON OPEN SPACE (OPEN TO SKY)	REQUIRED	PROPOSED	NOTES
	5,365 SF (15% OF LOT)	5,761 SF	
COMMON OPEN SPACE (NOT OPEN TO SKY)	REQUIRED	PROPOSED	NOTES
	-	4,897 SF	
PRIVATE OPEN SPACE	REQUIRED	PROPOSED	NOTES
	8,550 SF (50 SF/UNIT)	7,550 SF	50 SF X 171 UNITS
TOTAL	13,915 SF	18,208 SF	

MASSING CALCULATION			
BUILDABLE AREA	30,809 SF		
LEVELS	SF	NOTES	ALLOWED
LEVEL 1	30,423 SF	% OF BUILDABLE AREA ((GROUND FLOOR GSF / BUILDABLE AREA)X100)	99.7%
LEVEL 2	30,217 SF		99.3%
LEVEL 3	28,814 SF		93.7%
LEVEL 4	25,793 SF		83.7%
LEVEL 5	26,174 SF		84.7%
LEVEL 6	25,174 SF		81.7%
LEVEL 7	25,773 SF		83.7%
LEVEL 8	25,773 SF		83.7%
LEVEL 9	17,922 SF	% OF GROUND FLOOR GSF ((EACH LEVEL GSF / GROUND FLOOR GSF)X100)	58.9%
LEVEL 10	17,922 SF		58.9%
LEVEL 11	17,922 SF		58.9%
LEVEL 12	17,922 SF		58.9%
LEVEL 13	17,922 SF		58.9%
LEVEL 14	17,922 SF		58.9%
LEVEL 15	17,922 SF		58.9%
LEVEL 16	15,280 SF		50.1%

RESIDENTIAL UNIT SUMMARY			
	STUDIO	1 BED	2 BED
LEVEL 1	-	-	-
LEVEL 2	8	3	3
LEVEL 3	7	2	3
LEVEL 4	3	-	3
LEVEL 5	-	-	0
LEVEL 6	-	-	0
LEVEL 7	-	2	1
LEVEL 8	-	2	1
LEVEL 9	11	6	1
LEVEL 10	11	6	1
LEVEL 11	11	6	1
LEVEL 12	11	6	1
LEVEL 13	11	6	1
LEVEL 14	11	6	1
LEVEL 15	11	6	1
LEVEL 16	-	-	7
TOTAL	95	51	25

PARCEL 2 - HOTEL			
BUILDING TYPE	ALLOWED	PROPOSED	NOTES
PROPOSED USE	HOTEL LOBBY	-	FLEX BLOCK
	HOTEL PARKING	-	4,046 SF
	HOTEL ROOMS	-	46 SPACES
SETBACKS	3RD ST. (FRONT YARD)	0'	0'
	SYCAMORE ST. (STREET SIDE)	0'	0'
	SIDE YARD	0'	0'
	ALLEY (REAR & ALLEY)	15' (REAR YARD) 3' (ALLEY YARD)	20' (REAR YARD)
		10 STORIES	10 STORIES / 127'-6"
BUILDING HEIGHT	-	62,516 SF	
TOTAL BUILDING AREA (PER FAR)	-	62,516 SF	
OCCUPANCY TYPE	-	GROUP R-1	

BUILDING DESCRIPTION	
TYPE OF CONSTRUCTION	TYPE 1A (HIGH-RISE BUILDING TO COMPLY WITH CBC/CFC/OCFA REQUIREMENTS)
FIRE SPRINKLER	FULLY SPRINKLERED BUILDING WITH NFPA 13 SPRINKLER SYSTEM (SECTION 903.2.11.3)
FIRE ALARM	FIRE ALARM AND DETECTION SYSTEM (SECTION 907.2.2, 907.2.8)

CODE ANALYSIS			
ALLOWABLE BUILDING HEIGHT CBC 2019 SECTION 508.4.3	CBC TABLE 504.3	UNLIMITED	127'-6"
ALLOWABLE NUMBER OF STORIES CBC 2019 SECTION 508.4.3	CBC TABLE 504.4	UNLIMITED	10 STORIES
ALLOWABLE AREA CBC 2019 SECTION 508.4.3	CBC TABLE 506.2	UNLIMITED	62,516 SF
		TYPE 1A, R-1, S-2	

OPEN SPACE SUMMARY			
COMMON OPEN SPACE (OPEN TO SKY)	REQUIRED	PROPOSED	NOTES
	3,398 SF (15% OF LOT)	5,609 SF	
PRIVATE OPEN SPACE	REQUIRED	PROPOSED	NOTES
	-	4,758 SF	
TOTAL	3,398 SF	10,367 SF	

MASSING CALCULATION			
BUILDABLE AREA	15,010 SF		
LEVELS	SF	NOTES	ALLOWED
LEVEL 1	14,400 SF	% OF BUILDABLE AREA ((GROUND FLOOR GSF / BUILDABLE AREA)X100)	95.9%
LEVEL 2	14,136 SF		94.2%
LEVEL 3	7,732 SF		51.5%
LEVEL 4	7,750 SF		51.6%
LEVEL 5	8,845 SF		59.0%
LEVEL 6	7,750 SF	% OF GROUND FLOOR GSF ((EACH LEVEL GSF / GROUND FLOOR GSF)X100)	40%
LEVEL 7	8,845 SF		59.0%
LEVEL 8	7,750 SF		51.6%
LEVEL 9	8,845 SF		59.0%
LEVEL 10	5,105 SF		33.9%

HOTEL UNIT SUMMARY			
	KEYS	SUITES	TOTAL
LEVEL 1	-	-	-
LEVEL 2	-	-	-
LEVEL 3	10	1	11
LEVEL 4	10	1	11
LEVEL 5	10	1	11
LEVEL 6	10	1	11
LEVEL 7	10	1	11
LEVEL 8	10	1	11
LEVEL 9	6	3	9
TOTAL	66	9	75



# Design Statement

Create an appropriate architectural and public link between the historic Artist Village and 4th Street Core while providing important new urban opportunities and 24/7 activation with engaging public space.

## Design Criteria

- 1. Create pedestrian - friendly connection between 3rd and 4th Streets via continuation of Sycamore Street.
- 2. Orient development program to draw vibrancy of 4th Street retail and restaurants through Sycamore Street down to 3rd Street, while allocating back of house service functions and parking entrances to the alley.
- 3. Provide opportunities for sidewalk activation, storefront activation and public outdoor space.
- 4. Incorporate architectural massing that scales to and respects existing historic context.
- 5. Utilize materials that engage with the context of the surrounding city fabric - specifically at the street level.
- 6. Utilize materials, building massing and architectural shading features to enhance sustainability.
- 7. Provide opportunities for engagement with the local arts community through large scale murals.

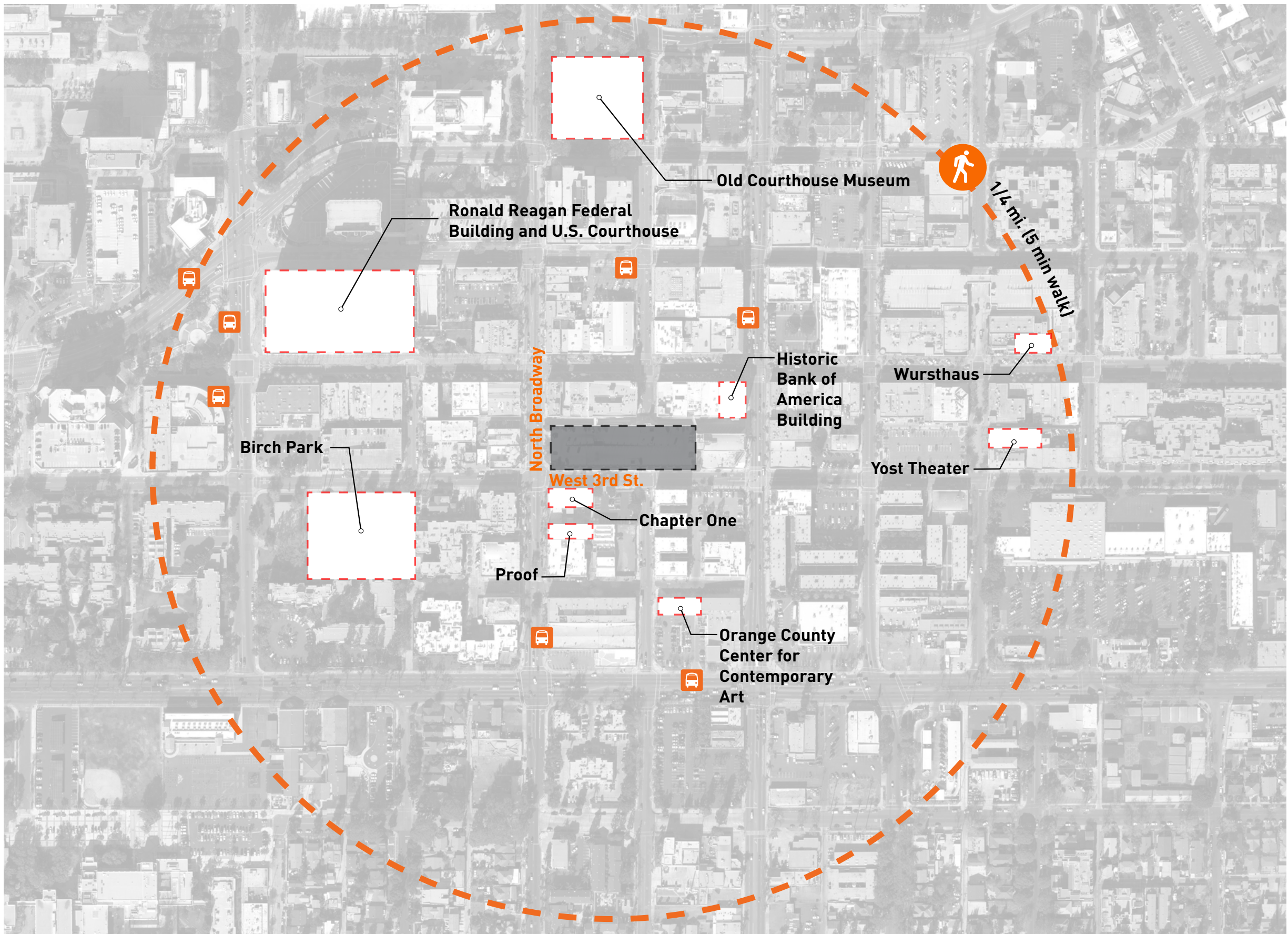
## Vicinity Map

### PROXIMITY

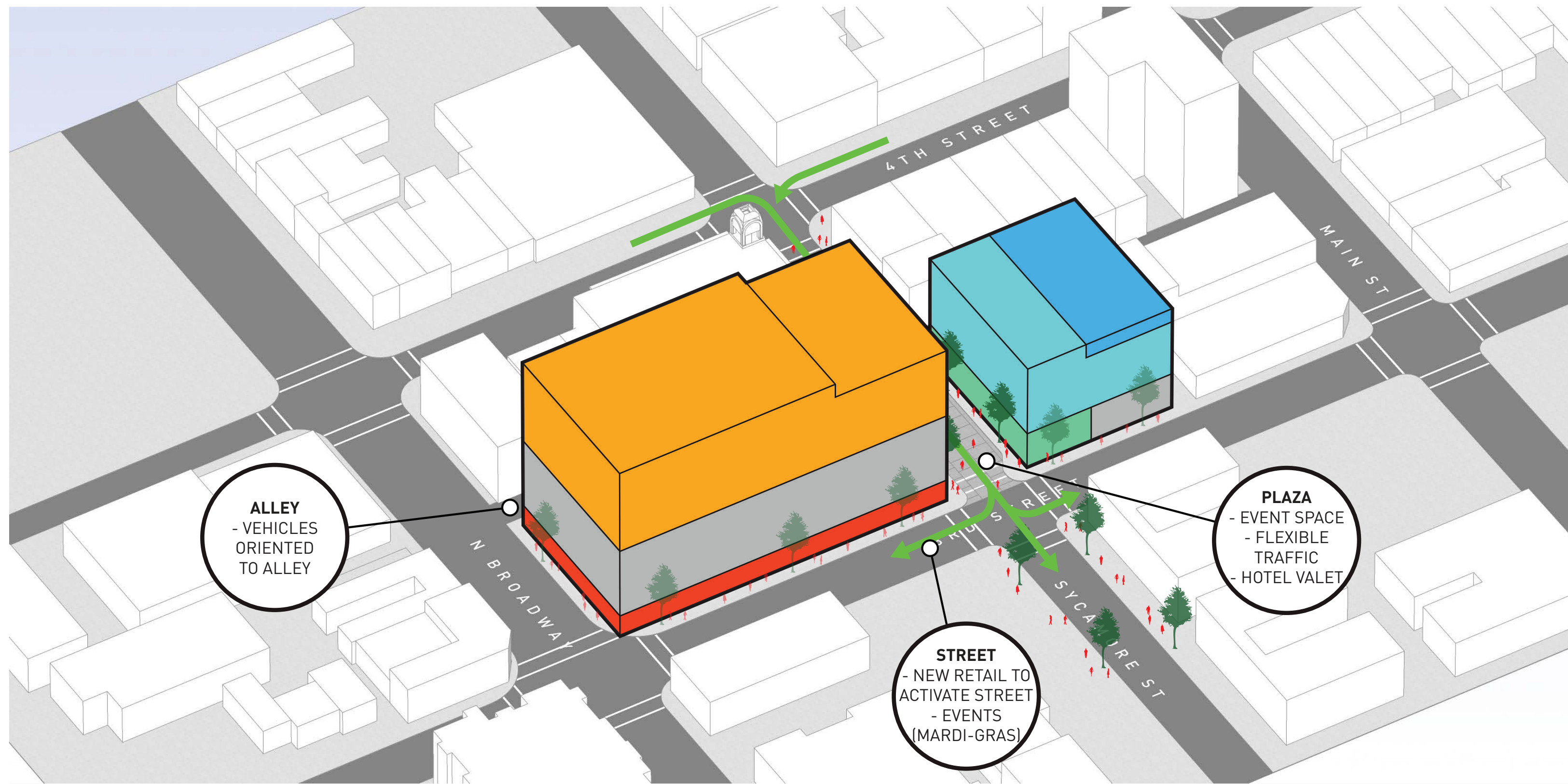
The project is located in an area of high pedestrian activity and within walking distance of many points of interest. The site is within a five minute walk of a variety of shops, restaurants, bars, local art scenes, a park, U.S. Courthouse and is easily connected to public transit through the numerous bus stations that surround the area.

### TRANSIT

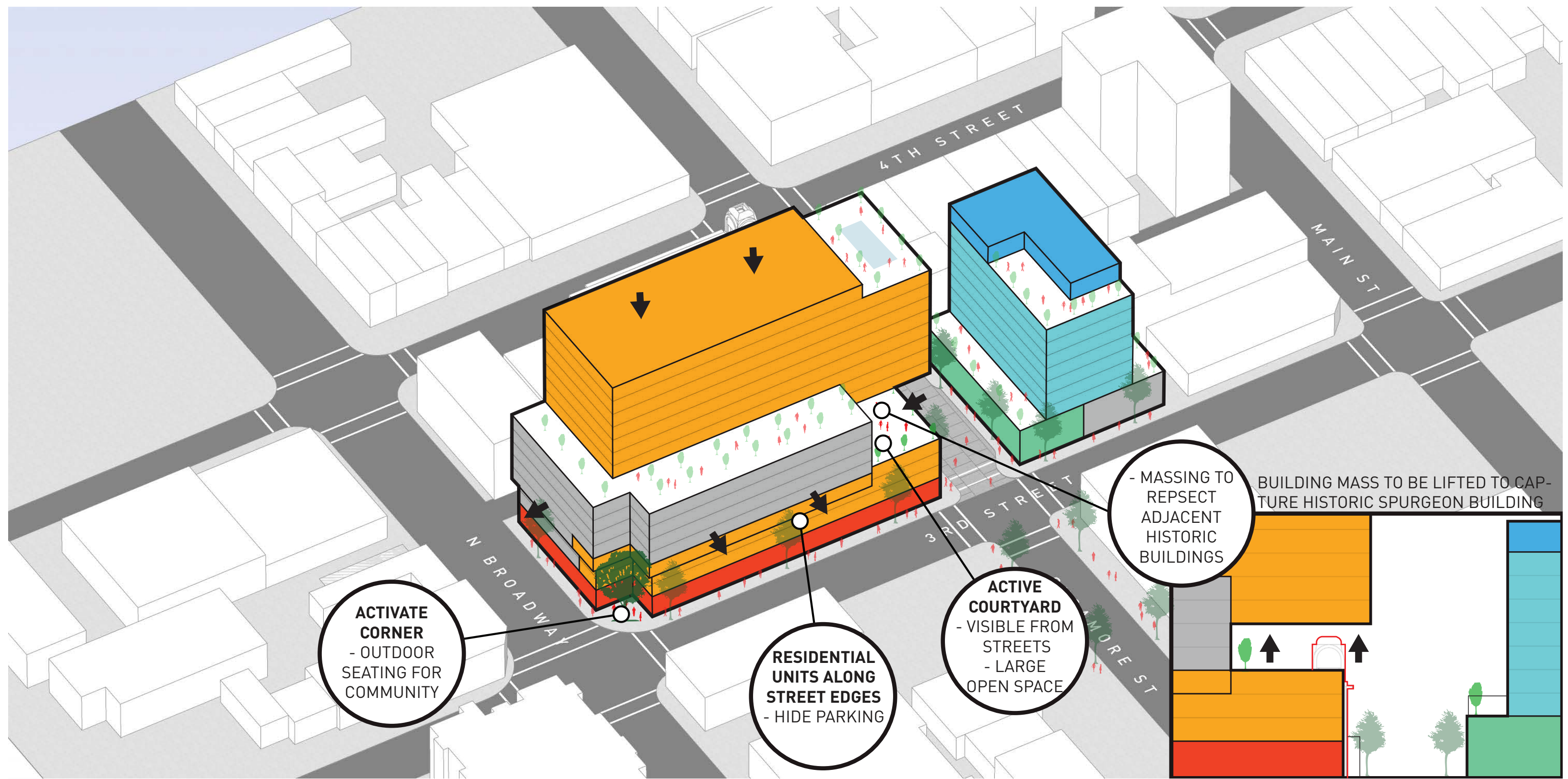
The 19, 55, 64, 53, 83, 145, 206, 462, and 757 bus lines all travel within 1/4 mile of the project's location.







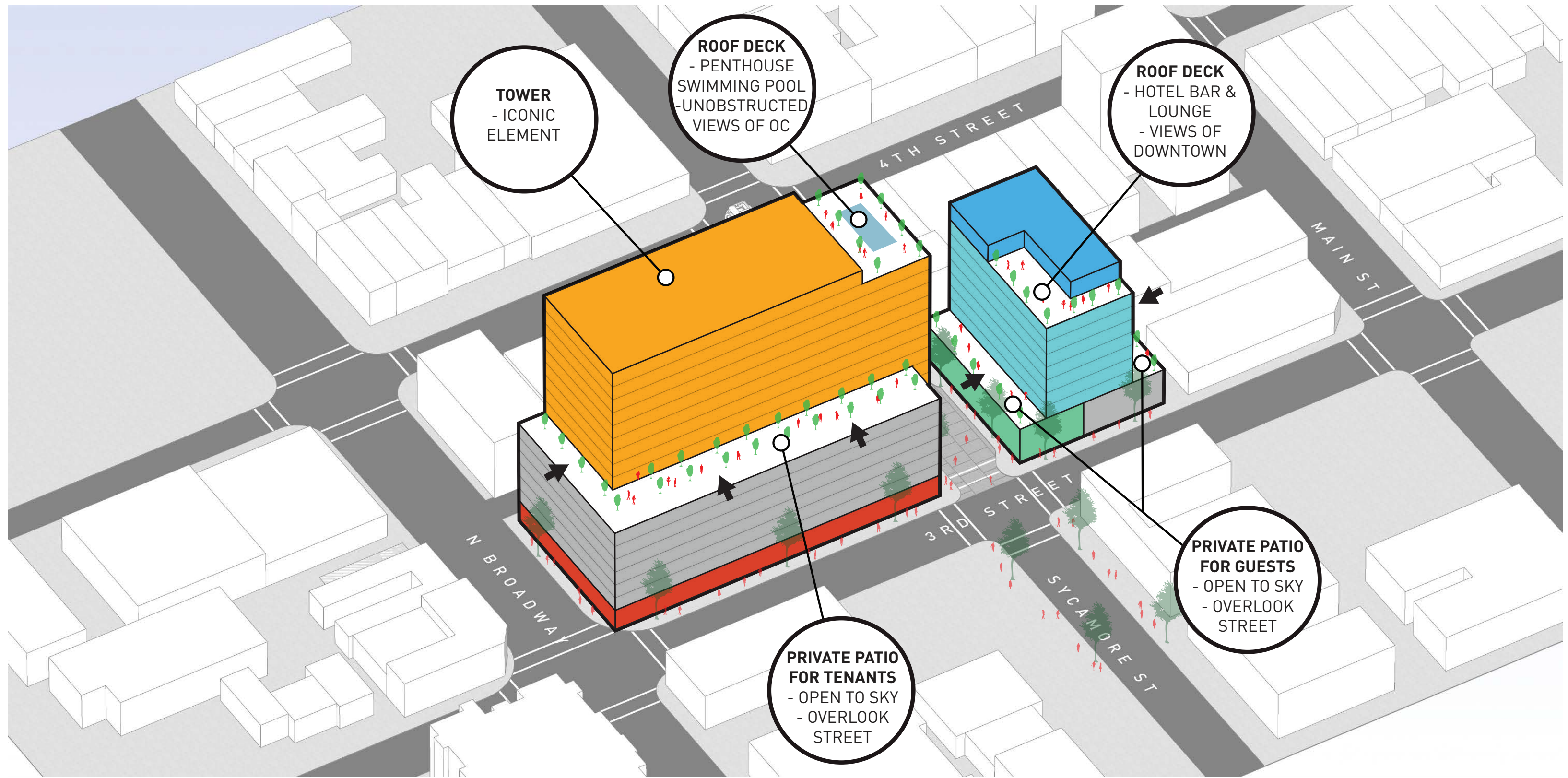
2 THROUGH BLOCK CONNECTION TO ABSORB AND EXTEND VIBRANCY OF EXISTING 4TH STREET.



4 OVERALL MASSING TO RESPECT ADJACENT HISTORIC BUILDINGS AND TO INVITE RESIDENTS AND VISITORS TO THE SITE.

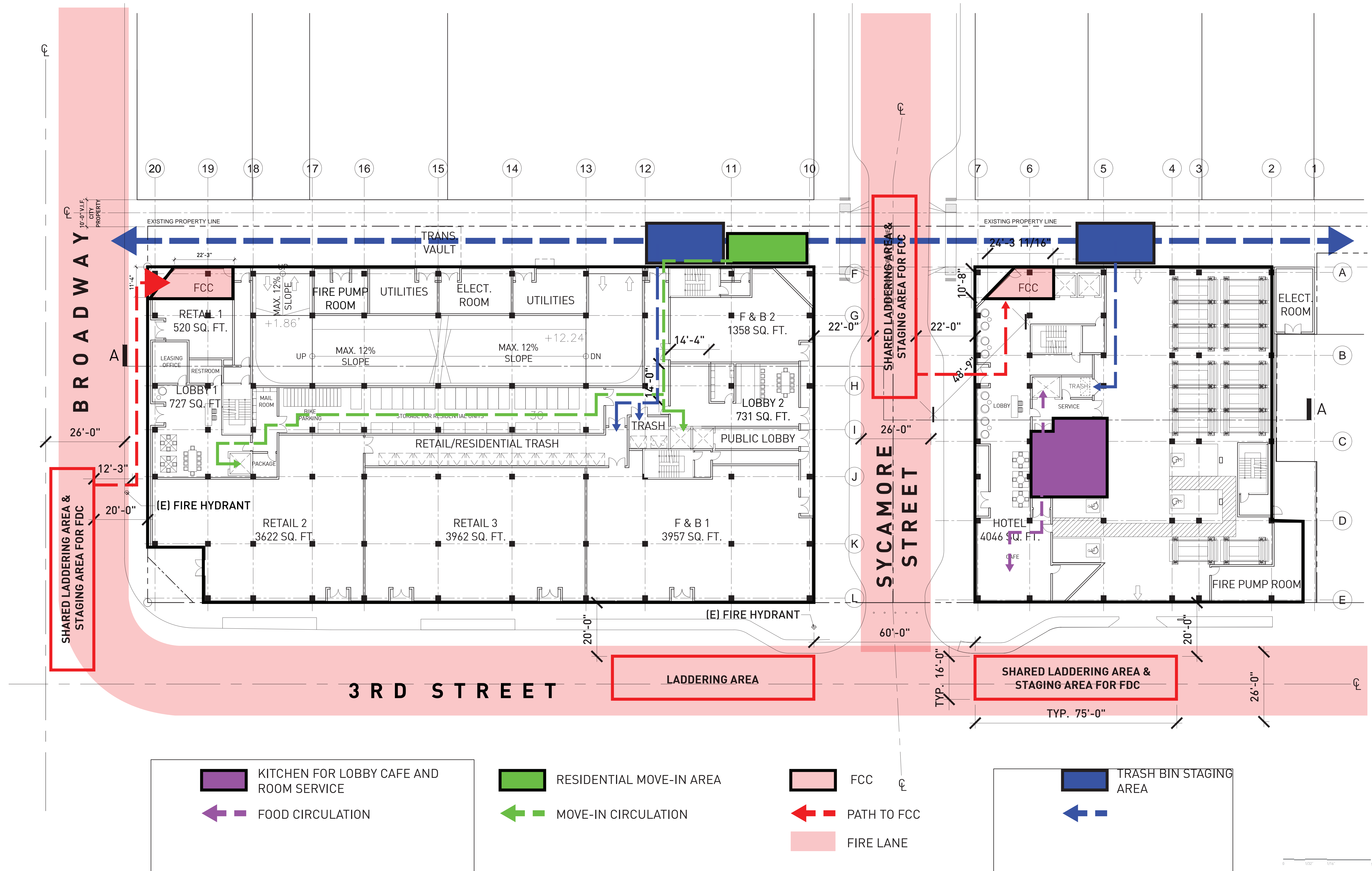


1 PROGRAM

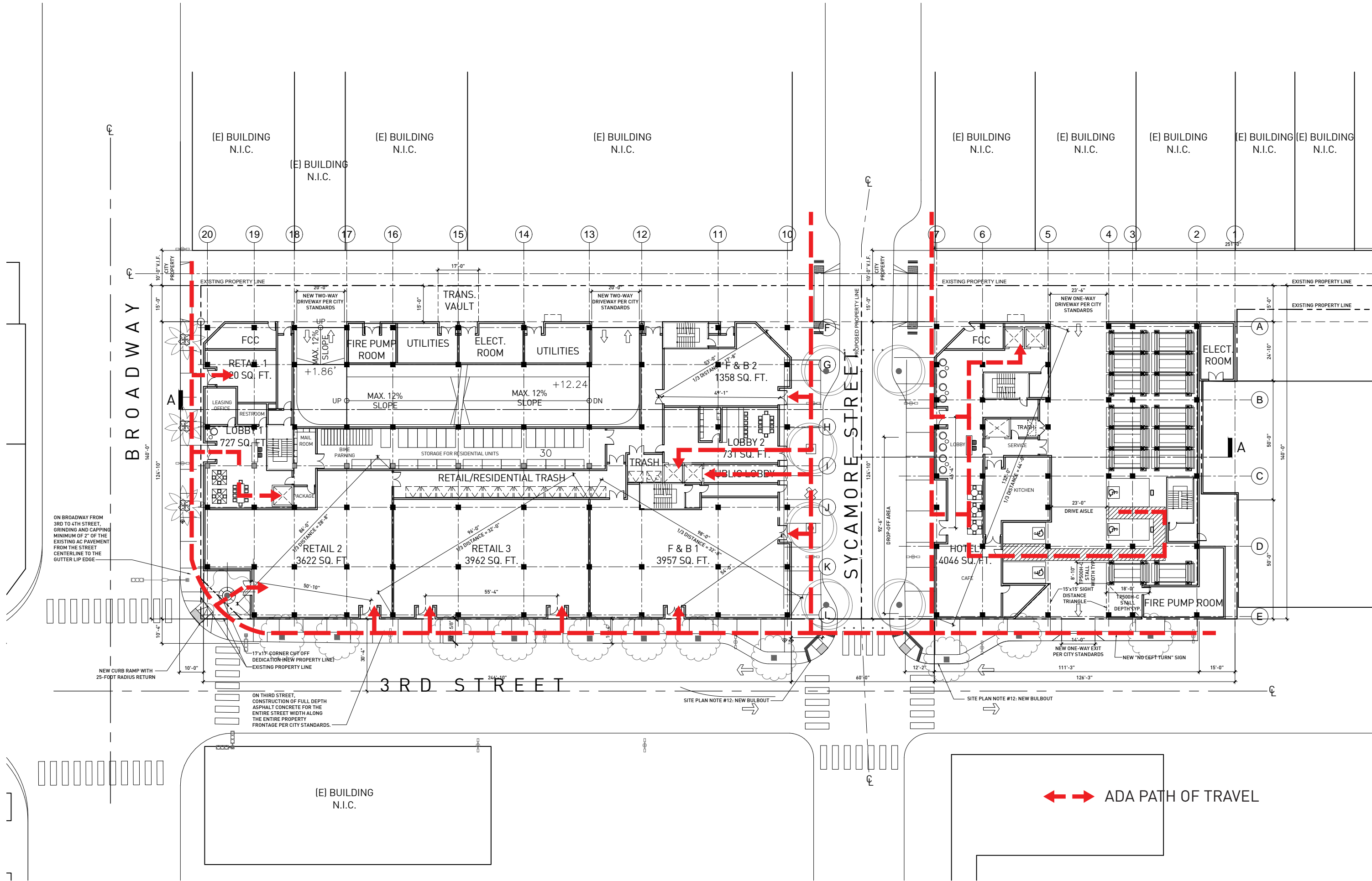


3 TOWER SETBACKS TO AVOID OVERSHADOWING AND TO CREATE SERIES OF OUTDOOR SPACES OVERLOOKING STREETS.

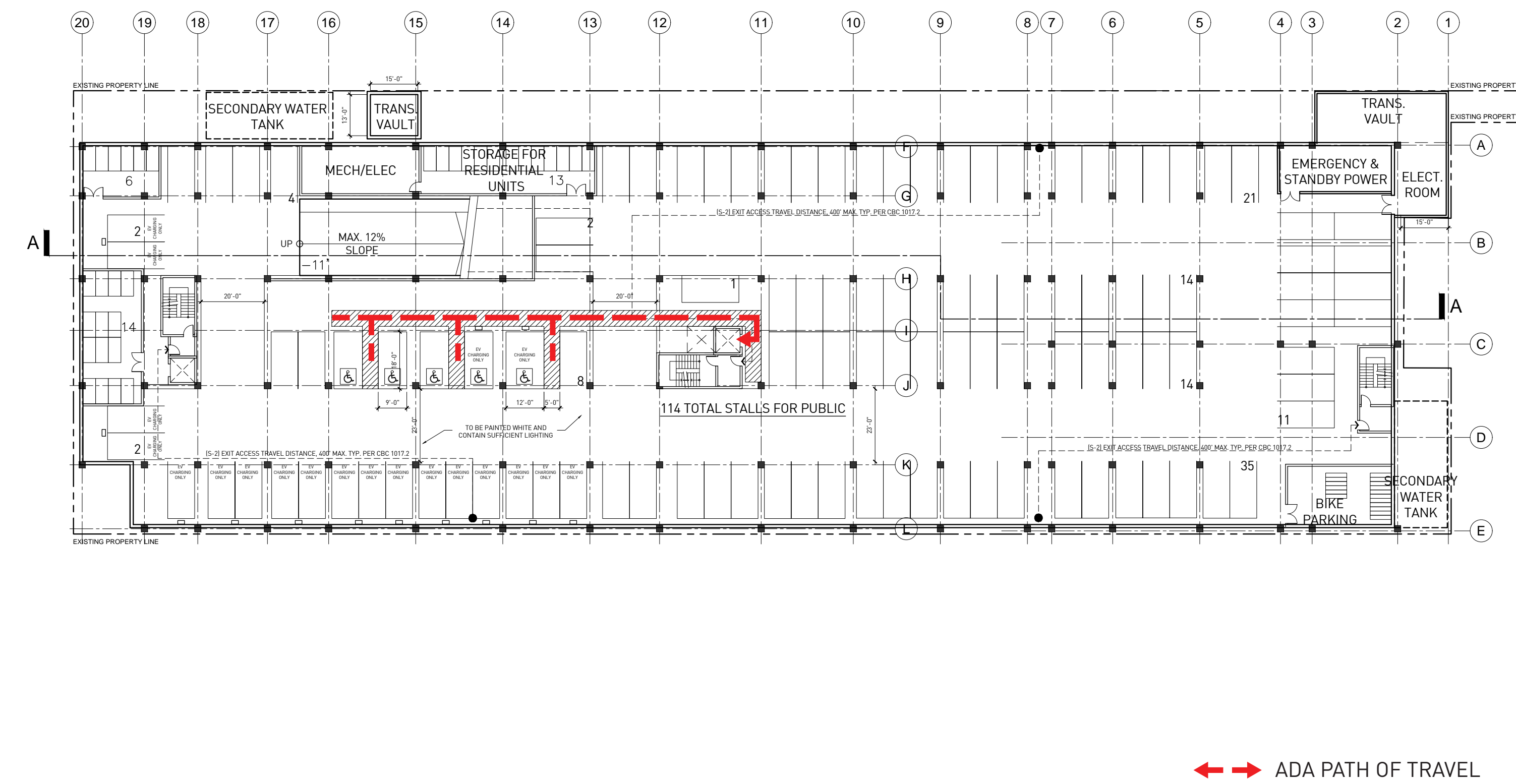




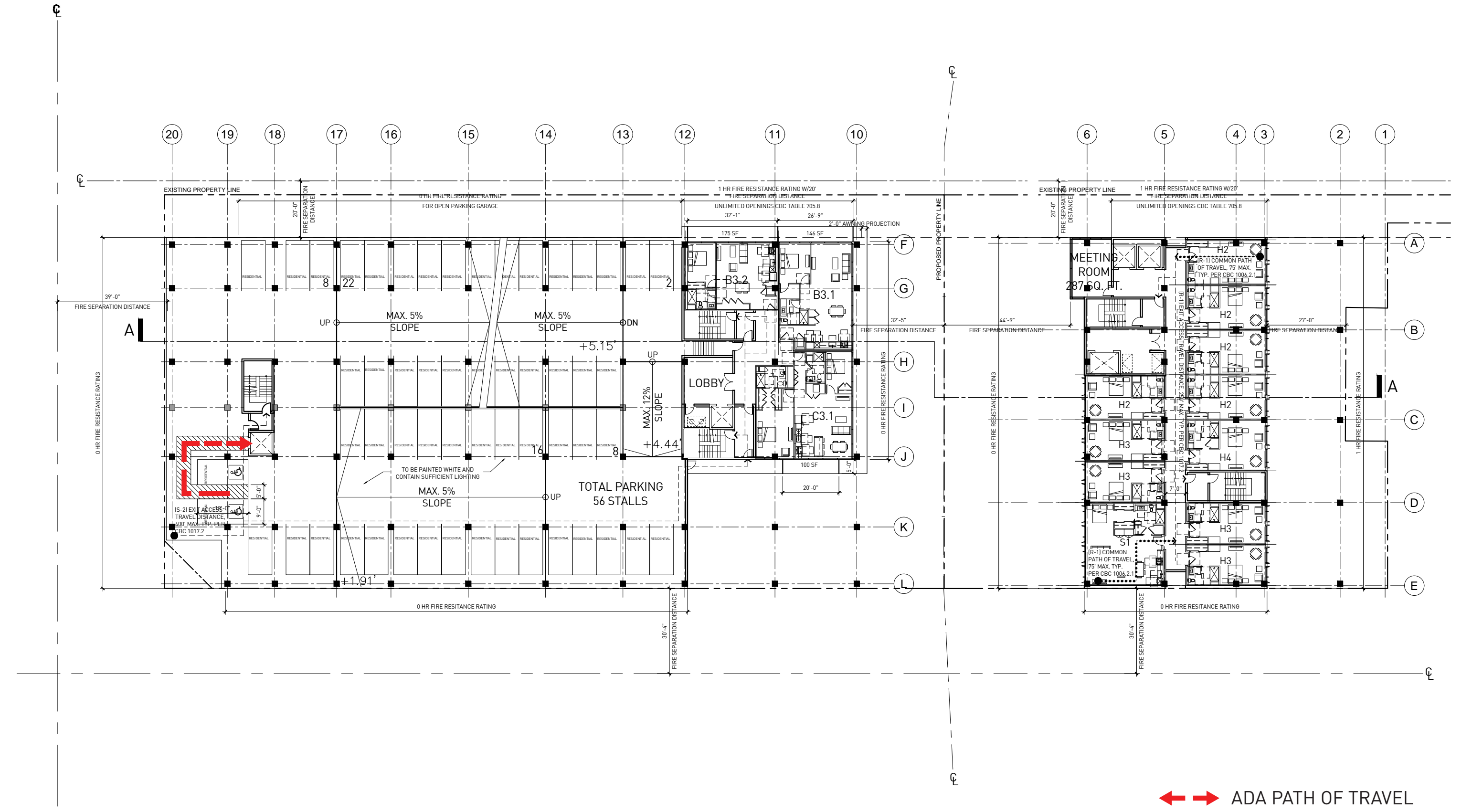




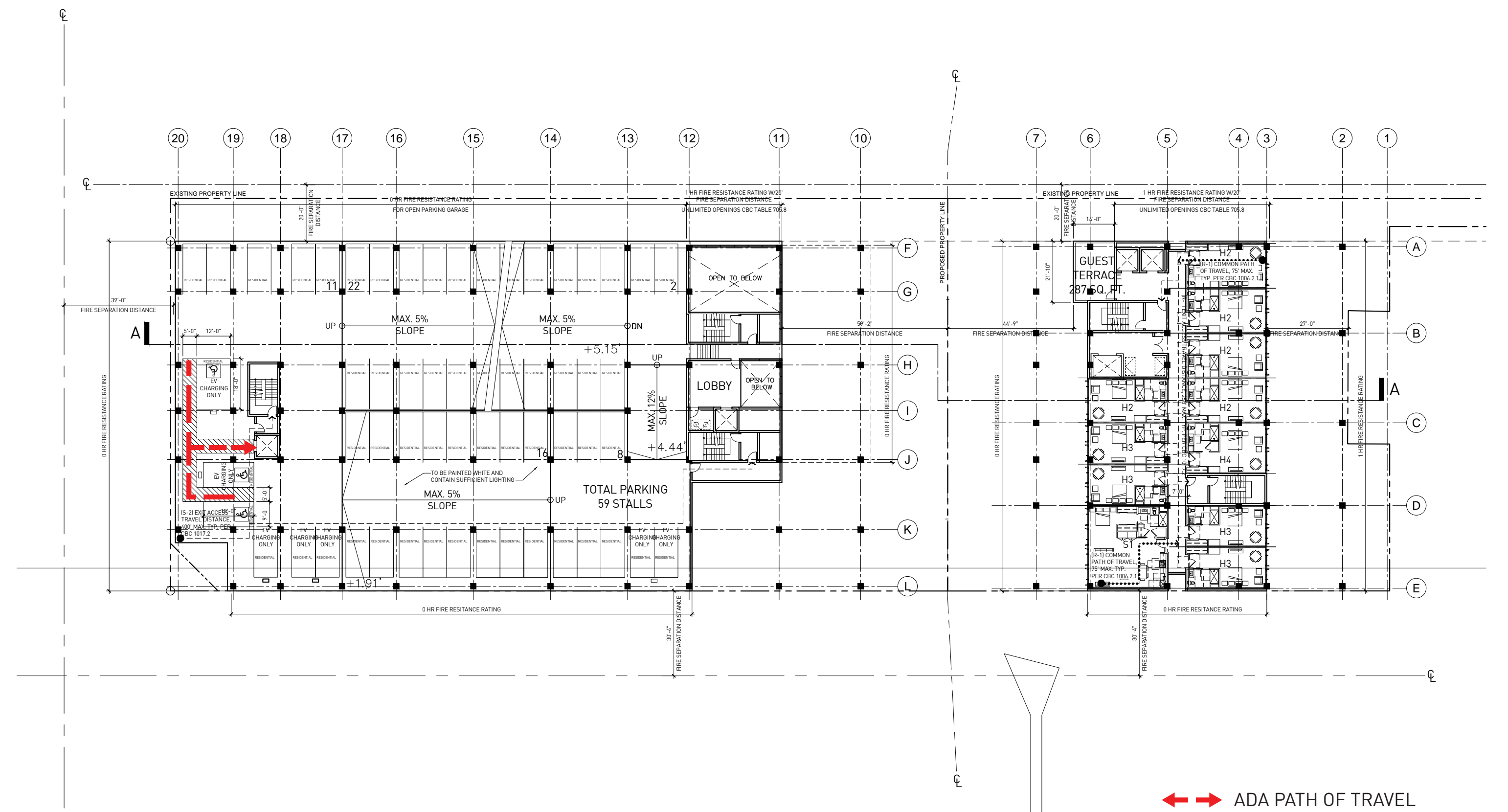
Level 1



Level P1



Level 7

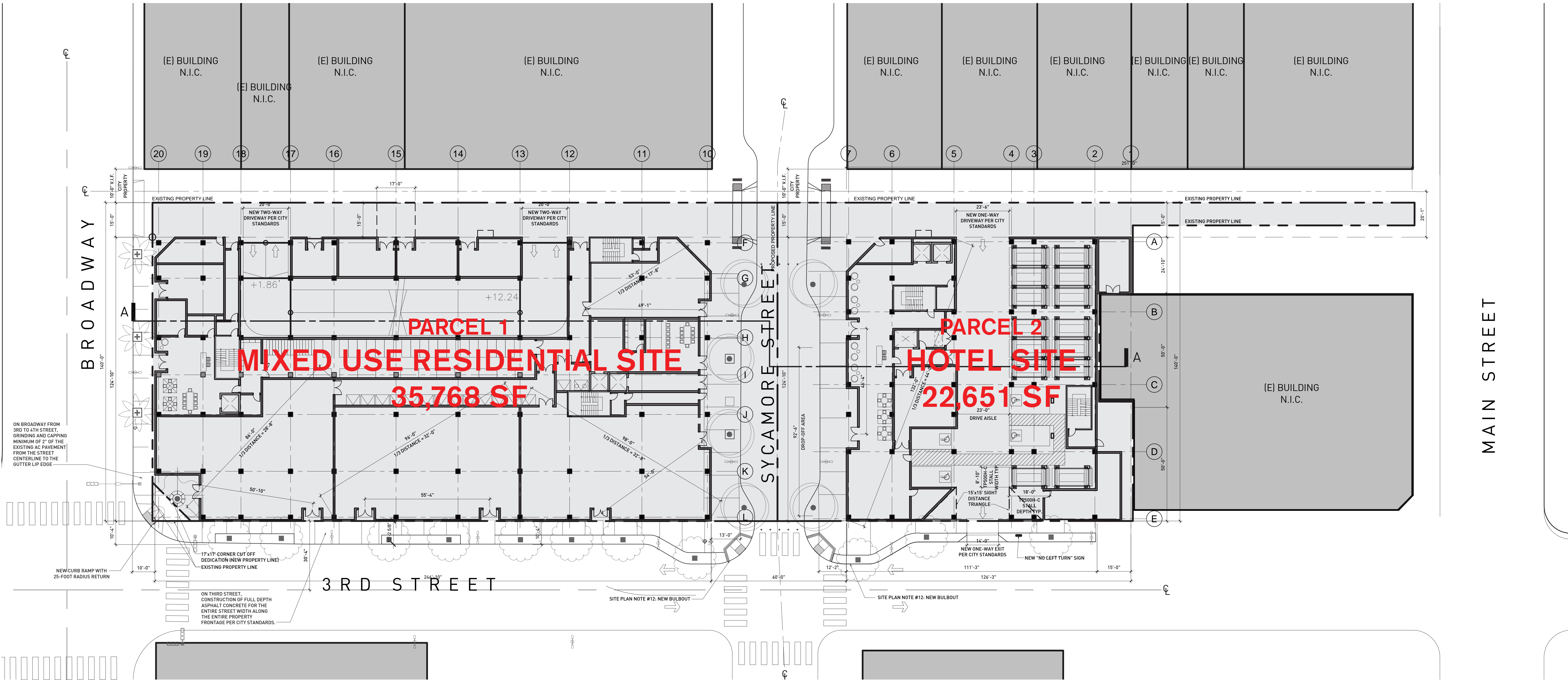


Level 6







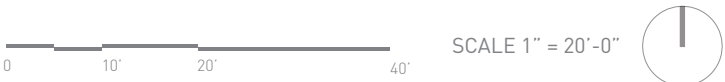


SITE PLAN NOTES

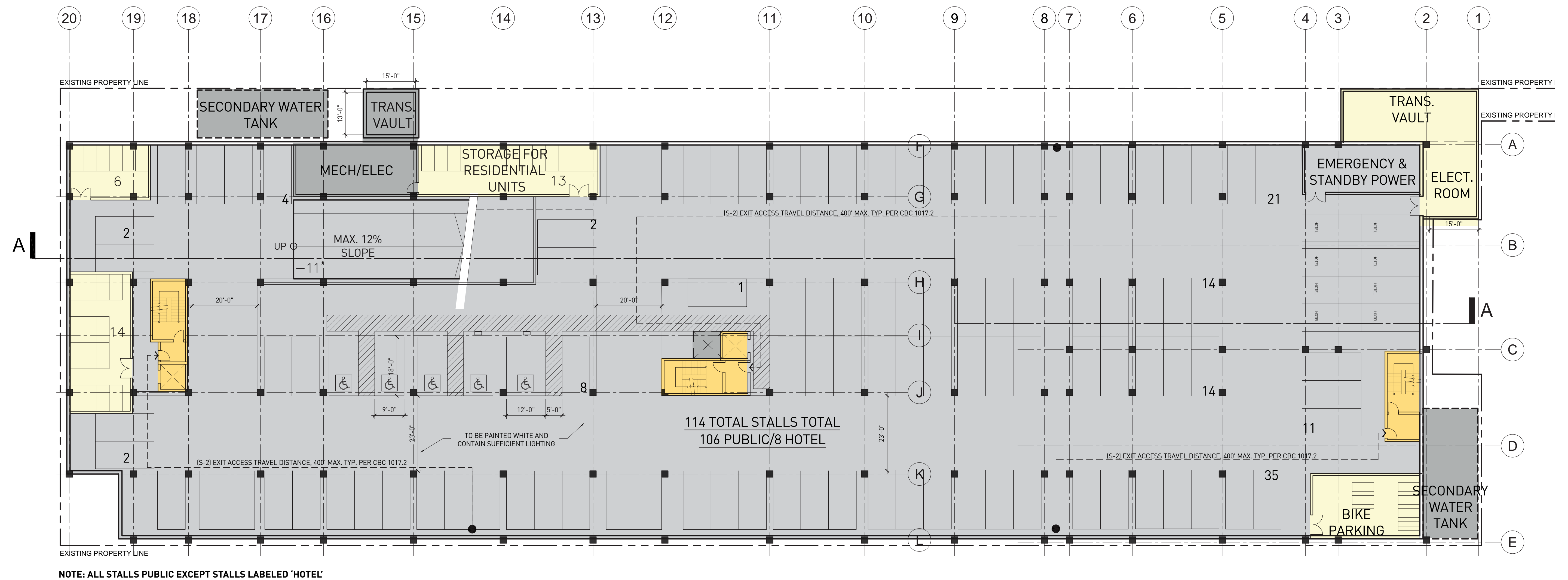
- 1. INSTALL 24-INCH BOX STREET TREES AT 35 FEET ON CENTER ON ALL STREETS ALONG THE PROPERTY FRONTAGE, INCLUDING DEEP ROOT IRRIGATION SYSTEMS, PER CITY STANDARDS. CONTACT THE TREE SECTION SUPERVISOR AT (714) 647-3337 FOR TREE SPECIES AND FOR NUMBER AND SIZE OF REQUIRED TREE REPLACEMENTS.
- 2. REPLACE EXISTING STREETLIGHT WITH NEW STREETLIGHTS PER CITY STANDARDS AND INSTALL ADDITIONAL STREET LIGHTS ALONG THE PROPERTY FRONTAGE EVERY 125 FEET OR AS NEEDED. CONTACT TYRONE CHESANEK AT (714) 647-5045 FOR TYPE OF LIGHT AND CITY STANDARDS.
- 3. REPORTS OF WATER USAGE AS MEASURED BY THE PRIVATE SUBMETERS SHALL BE PROVIDED UPON REQUEST TO THE CITY OF SANTA ANA WATER RESOURCE DIVISION.
- 4. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE APPLICANT IS TO 1) SUBMIT AND HAVE APPROVED DESIGN PLANS FOR THE CONSTRUCTION/RELOCATION OF ANY PUBLIC UTILITIES (I.E., WATER, FIRE, SEWER, STORM, ETC.) AND OCSD TRUNK SEWER, 2) OBTAIN A STREET WORK PERMIT, 3) CONSTRUCT ALL AFOREMENTIONED IMPROVEMENTS, AND 4) HAVE THE IMPROVEMENTS ACCEPTED BY THE CITY ENGINEER AND/OR HIS REPRESENTATIVE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- 5. 1) RESTRIPE THE CROSSWALKS AT THE INTERSECTION. 2) IF APPLICABLE, INSTALL A PEDESTRIAN CALL BUTTON CLOSER TO THE CURB.

- 6. NOT USED.
- 7. ALL TRAFFIC IMPACT ANALYSIS (TIA) RECOMMENDATIONS(S) WILL BE IMPLEMENTED PRIOR TO THE BUILDING PERMIT, SOLELY AT THE DEVELOPER'S EXPENSE.
- 8. THIS SITE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD SANTA ANA REGION ORDER NO. R8-2009-0030 DISCHARGE REQUIREMENTS (MS4 PERMIT).
- 9. THE BMPS, SHOWN ON THE APPROVED SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WQMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMPS. FOR ASSISTANCE AND AN INFORMATIONAL HANDOUT (INCLUDING WQMP TEMPLATE).
- 10. INTERIOR OF PARKING STRUCTURE SHALL BE PAINTED WHITE AND CONTAIN SUFFICIENT LIGHTING FOR SECURITY AND SAFETY.
- 11. THE DEVLOPER SHALL MAINTAIN SIDEWALK AND TREES IN THE PUBLIC RIGHT-OF-WAY AND ALL DECORATIVE OR NON-CITY STANDARD SIDEWALK, DRIVEWAY, PAVING, ETC.

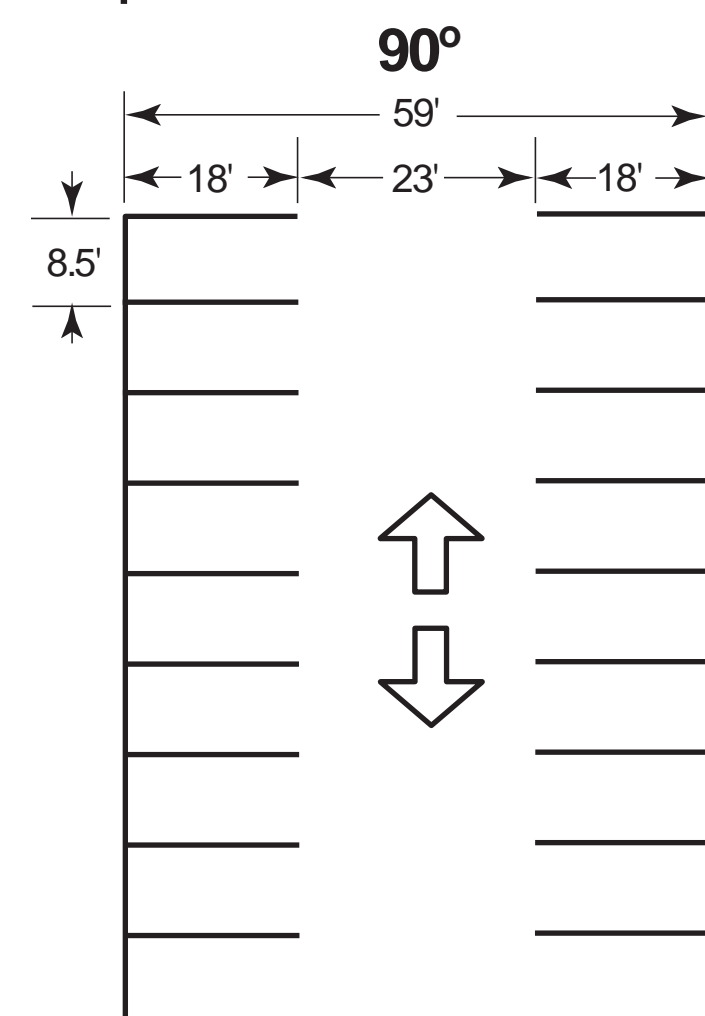
- 12. THE PROPOSED BULB-OUT ON 3RD STREET FINAL DESIGN WILL BE DECIDED LATER IN THE PROCESS PER THE CITY OF SANTA ANA STANDARD AND APPROVED STREET IMPROVEMENT PLANS.
- 13. ACCESS STREET WILL BE DESIGNED TO MEET A MINIMUM CALTRANS H20 STANDARD OR ENGINEERED EQUIVALENT.
- 14. NO GATES ARE PROPOSED ON DRIVEWAYS IN THIS PROJECT. ANY PROPOSED GATE ON DRIVEWAYS WIL BE SUBJECT TO ADDITIONAL REVIEW AND COMMENTS.
- 15. THE DRIVEWAYS MUST BE LOCATED A MINIMUM OF 10' AWAY FROM ANY UTILITY FACILITY, SUCH AS POWER POLES, STREET LIGHTS, CATCH BASINS, ETC.



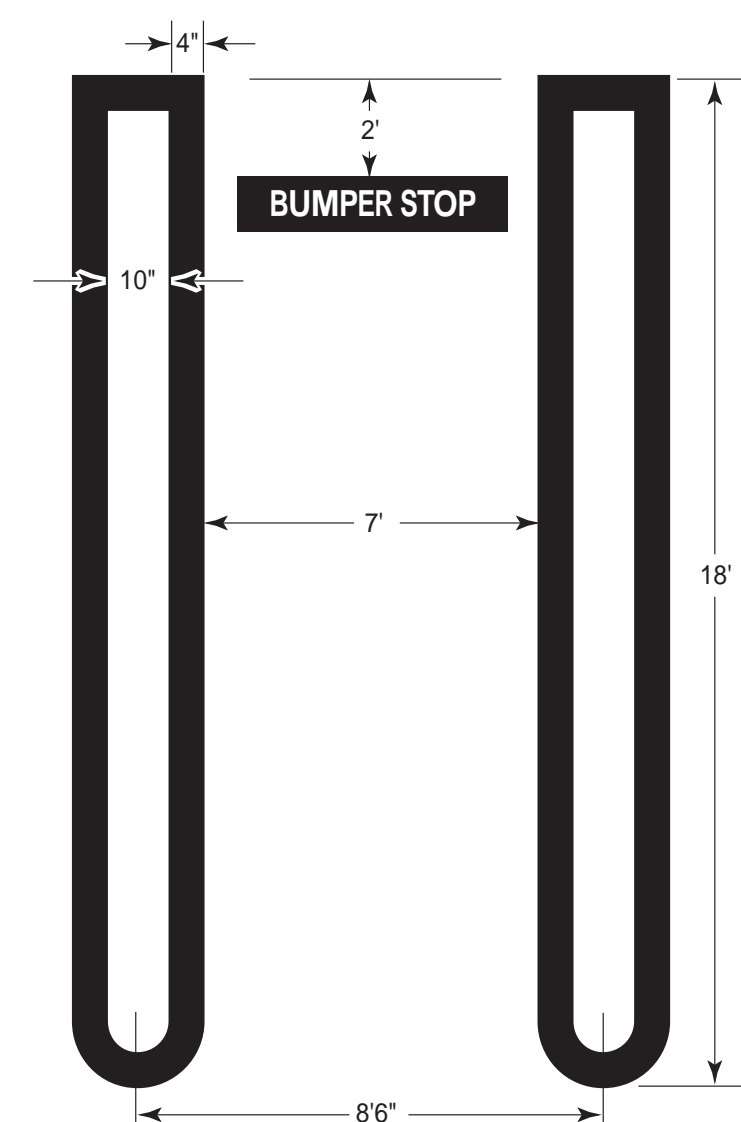




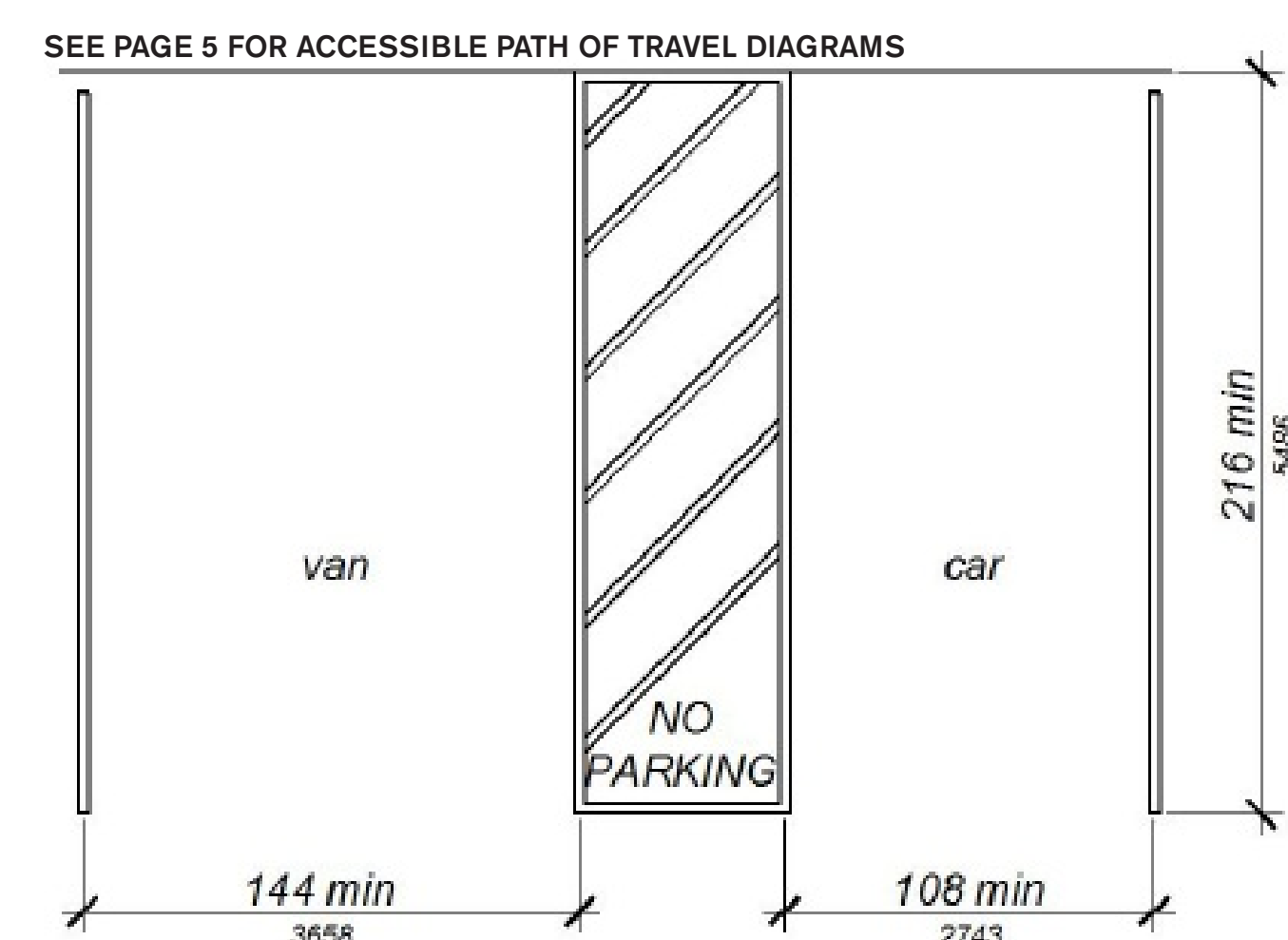
Typical Standard Parking Layout  
per SAMC 41-1303



Typical Parking Stall  
Double Striping per SAMC 41-1303



Typical Accessible Stall Dimensions (Van & Standard)  
per CBC 11B-502.2



SUBTERRANEAN PARKING OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
PARKING	49,126 SF	S-2	200	246	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 246  
 OCCUPANT LOAD DIVIDED BY (3) PROVIDED STAIRS = 82  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 82 OCCUPANTS \* 0.2 = 16.4"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 82 OCCUPANTS \* 0.3 = 25"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"





(E) BUILDING  
N.I.C.

PARCEL 1 OCCUPANCY

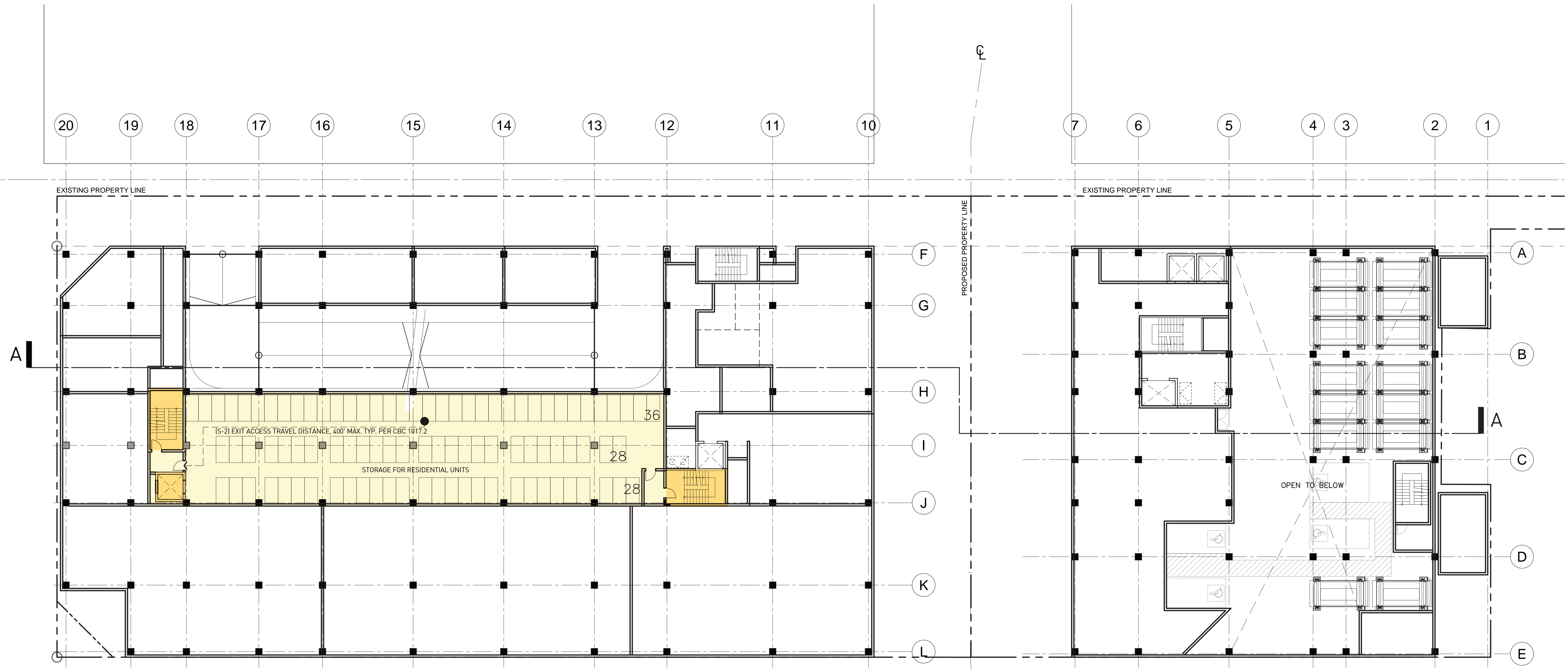
ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
RETAIL 1	520 SF	M	60	9	1	72"
LOBBY 1	727 SF	A-3	15	49	1	72"
RETAIL 2	3,622 SF	M	60	61	2	72"
RETAIL 3	3,962 SF	M	60	67	2	72"
F & B 1	3,957 SF	A-3	15	264	2	72"
LOBBY 2	731 SF	A-3	15	49	1	72"
F & B 2	1,358 SF	A-3	15	91	2	72"

PARCEL 2 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
HOTEL LOBBY	4,046 SF	A-3	60	68	1	72"

N.I.C.





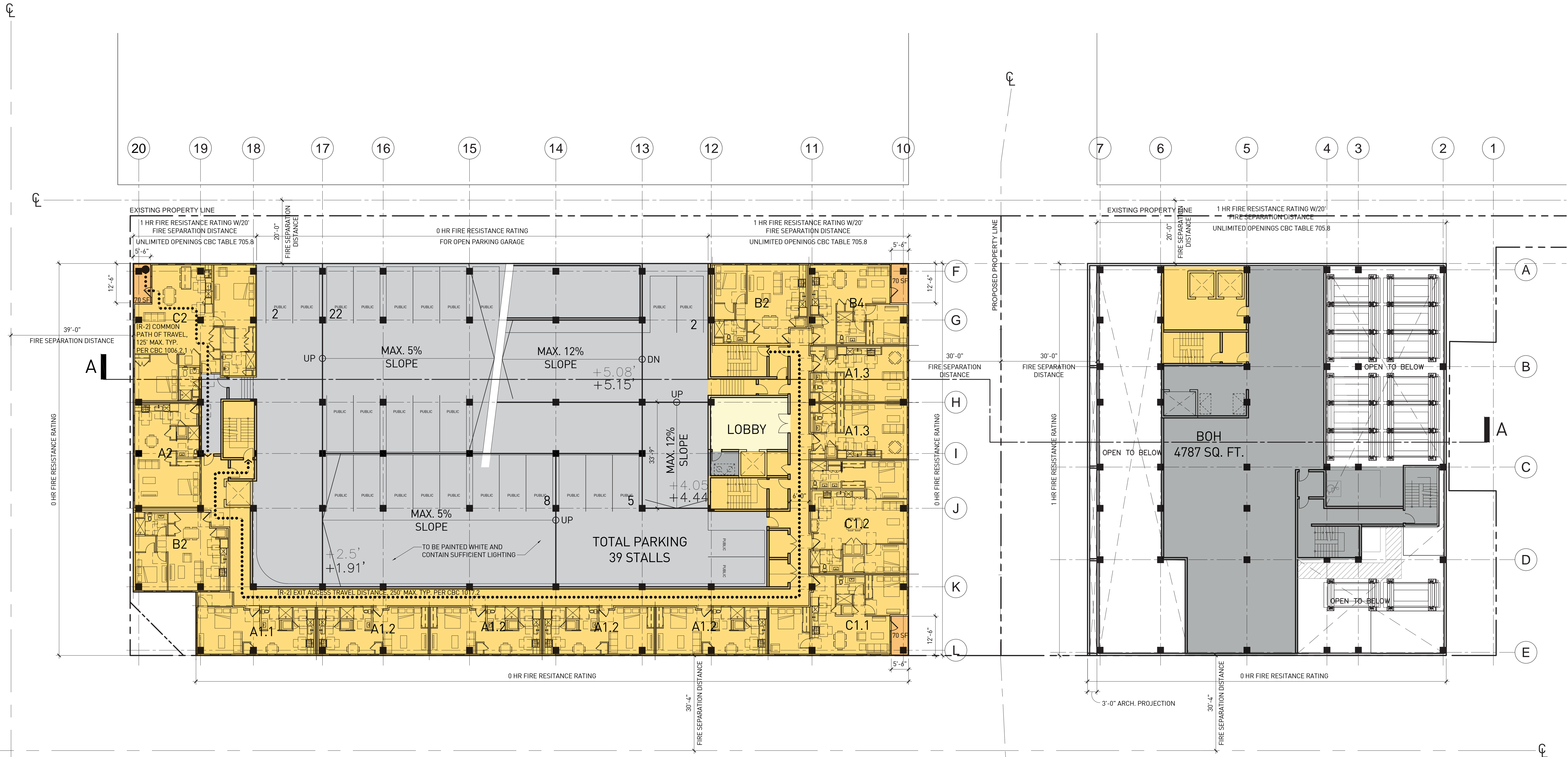
PARCEL 1 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
STORAGE	4,858 SF	S-2	200	25	1	36"

TOTAL OCCUPANT LOAD ON FLOOR = 25  
 OCCUPANT LOAD DIVIDED BY (2) PROVIDED STAIRS = 13  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 13 OCCUPANTS \* 0.2 = 2.6  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTH OF STAIRS = 13 OCCUPANTS \* 0.3 = 3.9" (44" MIN. PER CBC 1011.2)  
 PROVIDED WIDTH OF EXIT STAIRS = 58"







#### PARCEL 1 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
PARKING	15,258 SF	S-2	200	77	2	36"
RESIDENTIAL UNITS + CORRIDOR	13,600 SF	R-2	200	68	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 145  
 OCCUPANT LOAD DIVIDED BY (3) PROVIDED STAIRS = 49  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 49 OCCUPANTS \* 0.2 = 9.8"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 49 OCCUPANTS \* 0.3 = 14.7"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"

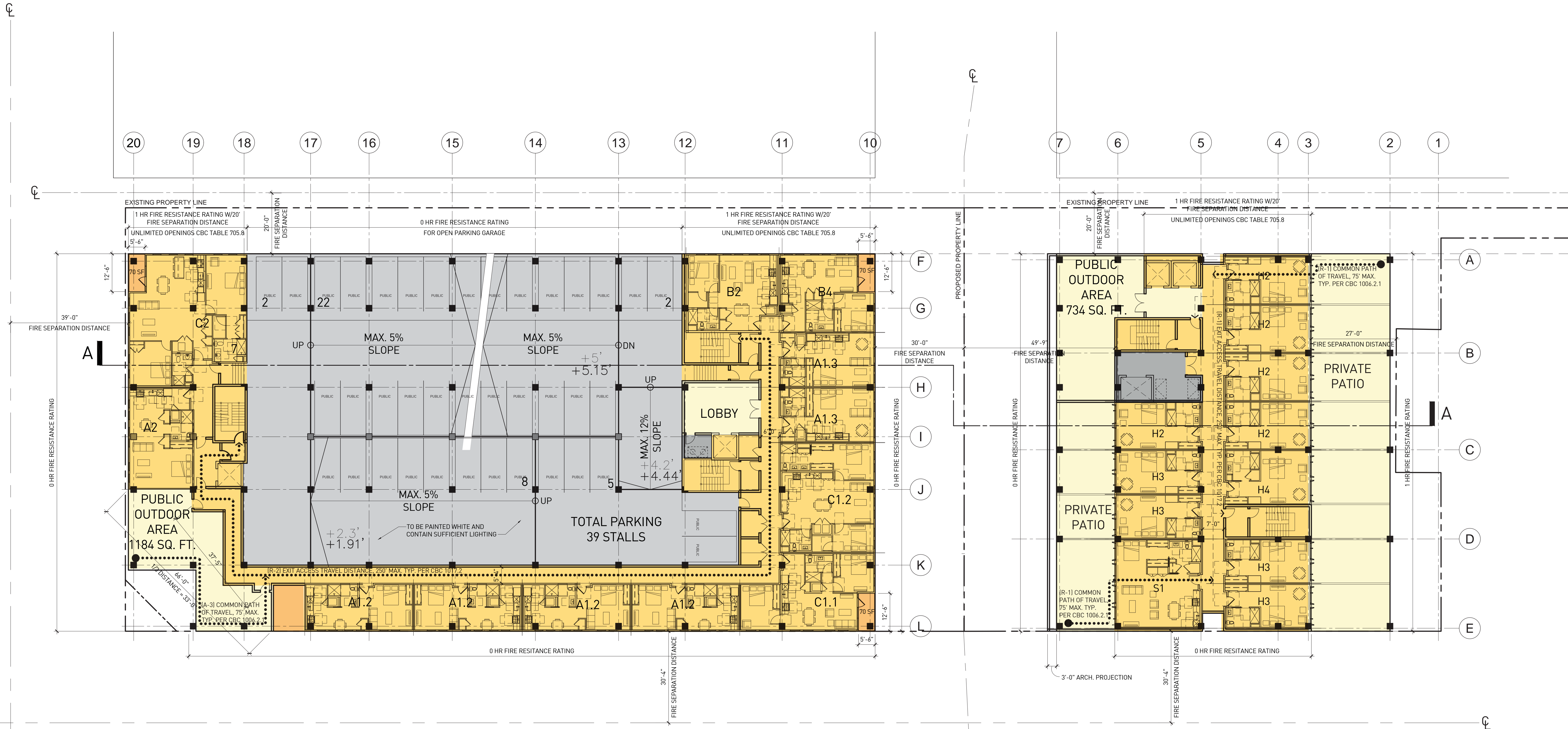
#### PARCEL 2 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
BOH	4,787 SF	S-2	200	24	1	36"

TOTAL OCCUPANT LOAD ON FLOOR = 24  
 OCCUPANT LOAD DIVIDED BY (2) PROVIDED STAIRS = 12  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 12 OCCUPANTS \* 0.2 = 2.4"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 12 OCCUPANTS \* 0.3 = 3.6"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"

0 1/2" 1/4" 1/8" SCALE 1/16"=1'-0"





PARCEL 1 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
PARKING	15,258 SF	S-2	200	77	2	36"
PUBLIC OUTDOOR AREA	1,351 SF	A-3	15	91	2	36"
RESIDENTIAL UNITS + CORRIDOR	12,000 SF	R-2	200	60	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 228  
OCCUPANT LOAD DIVIDED BY (3) PROVIDED STAIRS = 76  
MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 76 OCCUPANTS \* 0.2 = 45.6"  
PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
MINIMUM EXIT WIDTHS OF STAIRS = 76 OCCUPANTS \* 0.3 = 22.8"  
PROVIDED WIDTH OF EXIT STAIRS = 58"

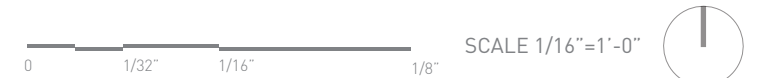
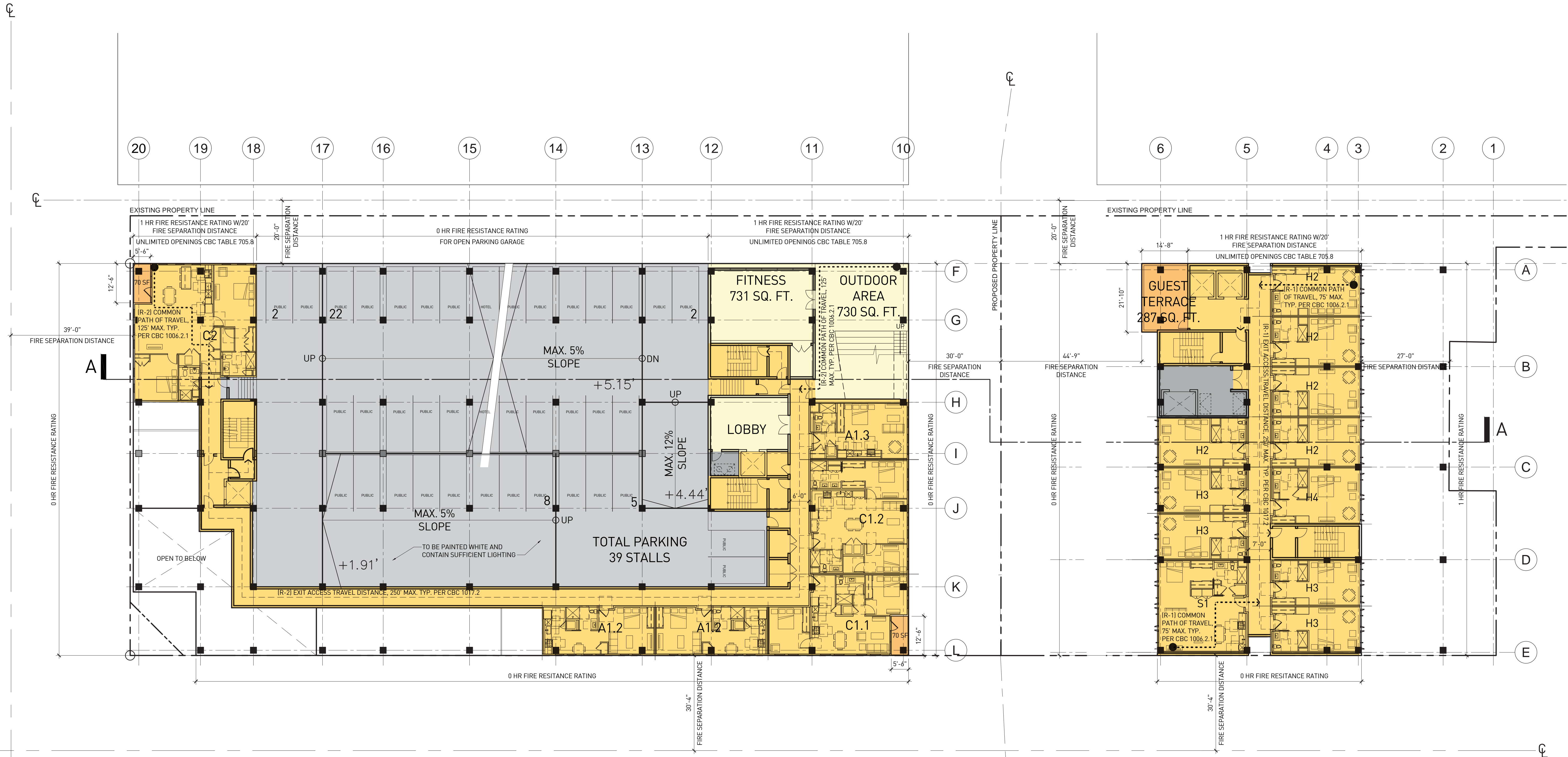
PARCEL 2 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
PUBLIC OUTDOOR AREA	734 SF	A-3	15	49	1	36"
HOTEL UNITS + CORRIDOR + PRIVATE PATIOS	13,000 SF	R-1	200	65	2	36"

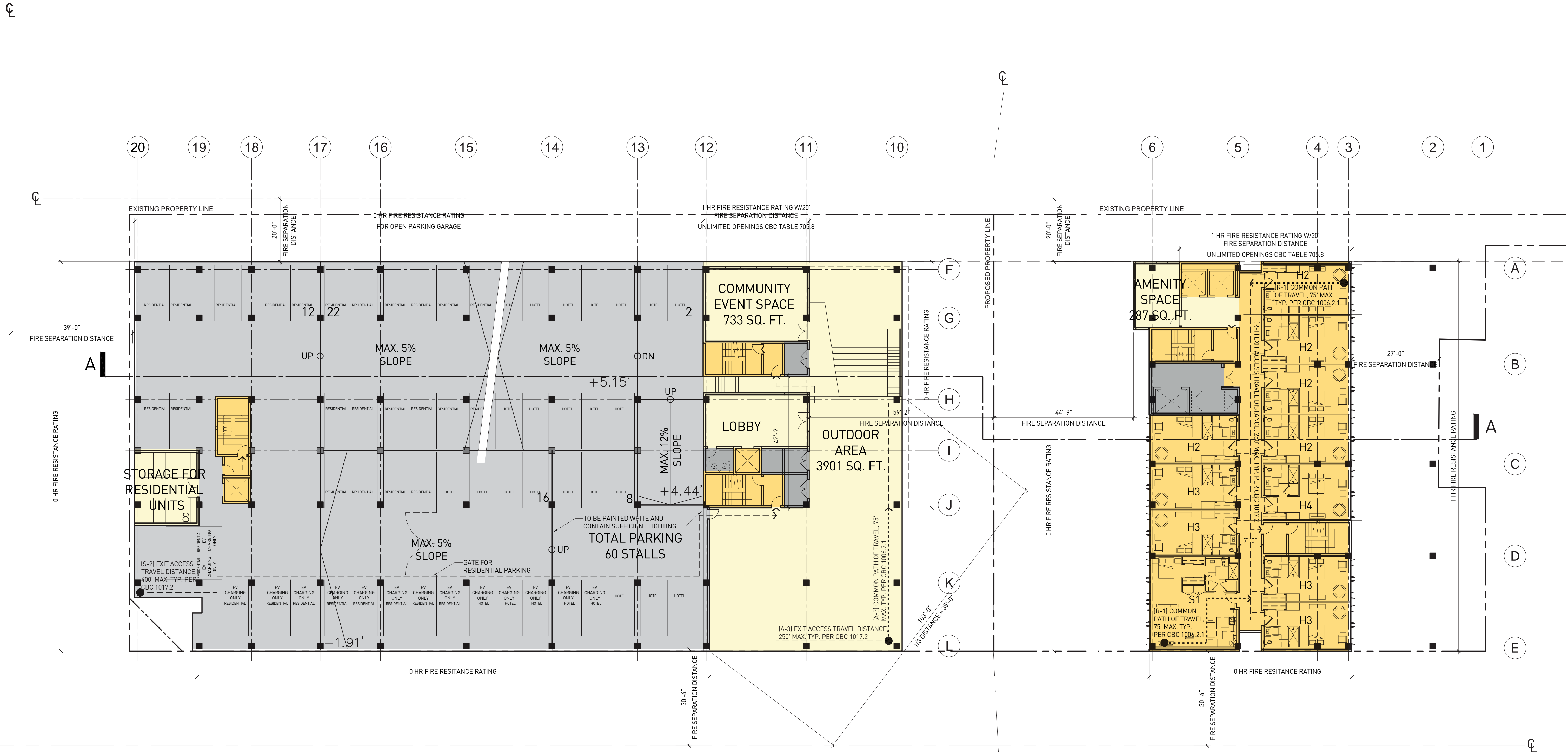
TOTAL OCCUPANT LOAD ON FLOOR = 114  
OCCUPANT LOAD DIVIDED BY (2) STAIRS = 57  
MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 57 OCCUPANTS \* 0.2 = 11.4"  
PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
MINIMUM EXIT WIDTHS OF STAIRS = 57 OCCUPANTS \* 0.3 = 17.1"  
PROVIDED WIDTH OF EXIT STAIRS = 58"











PARCEL 1 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
COMMUNITY EVENT SPACE	733 SF	A-3	15	49	1	72"
OUTDOOR AREA	3,901 SF	A-3	15	261	2	36"
PARKING	22,437 SF	S-2	200	113	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 423  
OCCUPANT LOAD DIVIDED BY (3) PROVIDED STAIRS = 141  
MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 141 OCCUPANTS \* 0.2 = 84.6"  
PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
MINIMUM EXIT WIDTHS OF STAIRS = 141 OCCUPANTS \* 0.3 = 42.3"  
PROVIDED WIDTH OF EXIT STAIRS = 58"

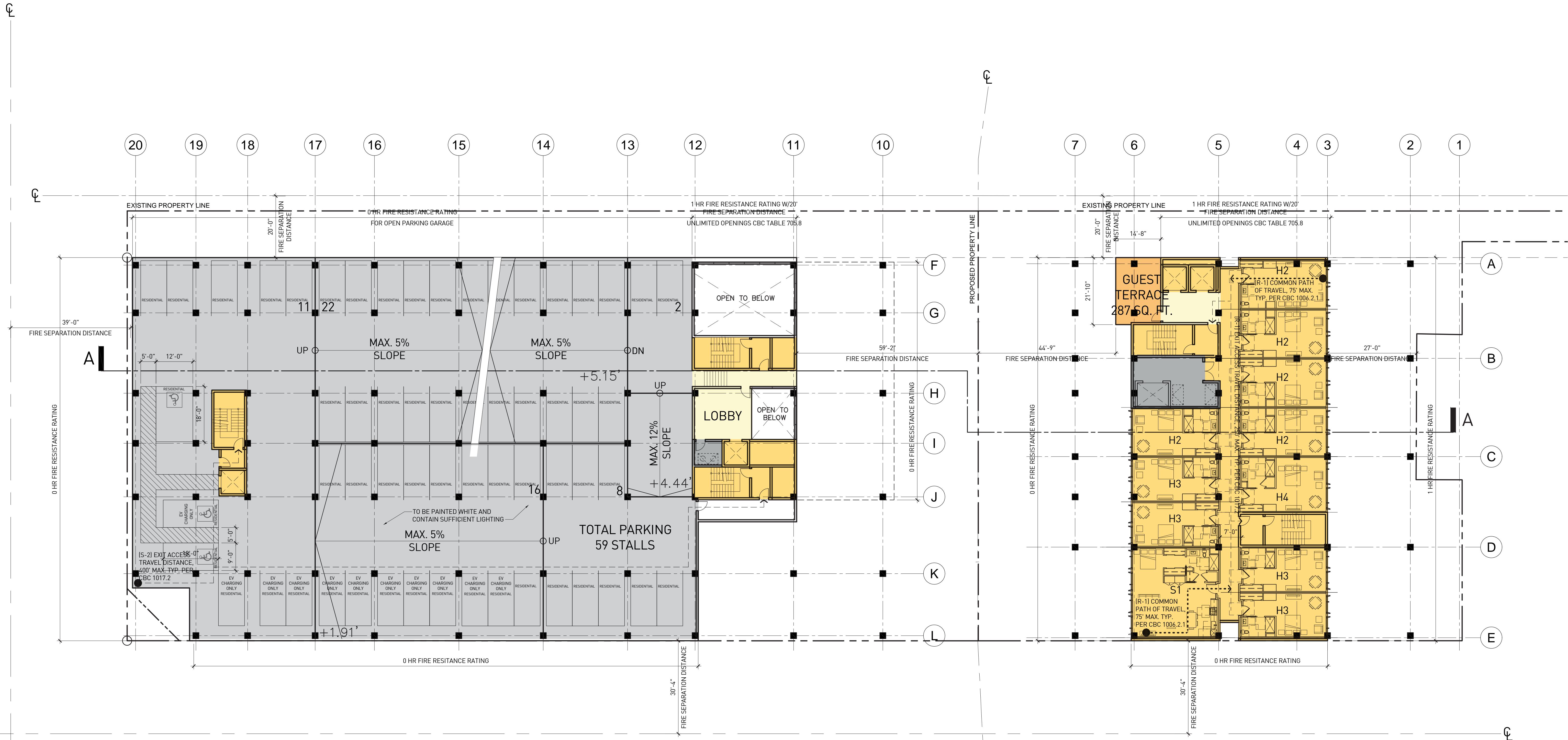
PARCEL 2 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
AMENITY SPACE	287 SF	A-3	15	20	1	36"
HOTEL UNITS + CORRIDOR	8,000 SF	R-1	200	40	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 60  
OCCUPANT LOAD DIVIDED BY (2) STAIRS = 30  
MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 30 OCCUPANTS \* 0.2 = 6.0"  
PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
MINIMUM EXIT WIDTHS OF STAIRS = 30 OCCUPANTS \* 0.3 = 9.0"  
PROVIDED WIDTH OF EXIT STAIRS = 58"

0 1/8" 1/4" 1/2" 3/4" 1" SCALE 1/16"=1'-0"





PARCEL 1 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
PARKING	22,437 SF	S-2	200	113	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 113  
OCCUPANT LOAD DIVIDED BY (3) PROVIDED STAIRS = 38  
MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 38 OCCUPANTS \* 0.2 = 22.6"  
PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
MINIMUM EXIT WIDTHS OF STAIRS = 38 OCCUPANTS \* 0.3 = 11.3"  
PROVIDED WIDTH OF EXIT STAIRS = 58"

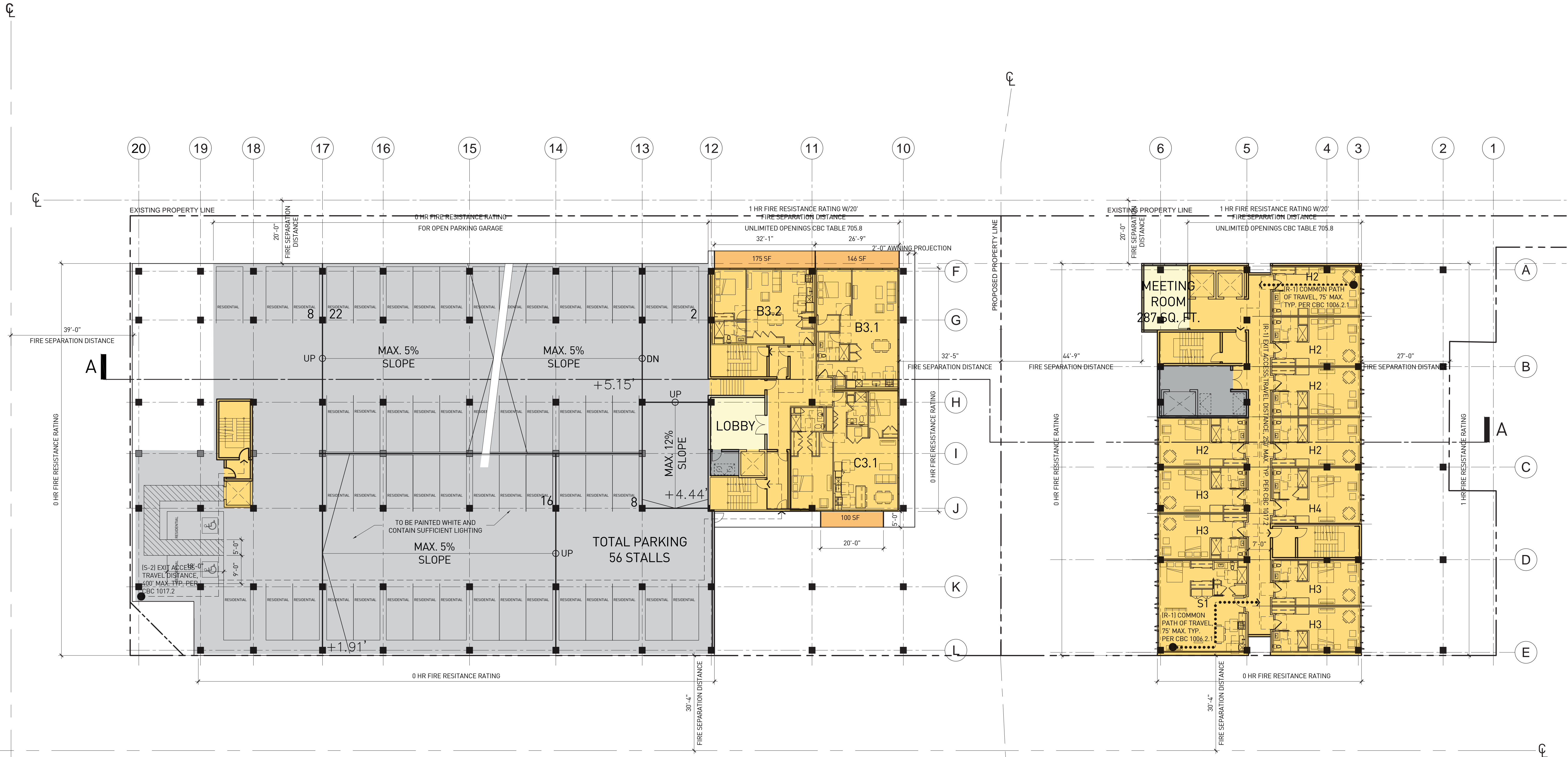
PARCEL 2 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
GUEST TERRACE	287 SF	A-3	15	20	1	36"
HOTEL UNITS + CORRIDOR	8,000 SF	R-1	200	40	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 60  
OCCUPANT LOAD DIVIDED BY (2) STAIRS = 30  
MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 30 OCCUPANTS \* 0.2 = 6.0"  
PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
MINIMUM EXIT WIDTHS OF STAIRS = 30 OCCUPANTS \* 0.3 = 9.0"  
PROVIDED WIDTH OF EXIT STAIRS = 58"

0 1/8" 1/4" 1/2" 1" SCALE 1/16"=1'-0"





#### PARCEL 1 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
PARKING	22,608 SF	S-2	200	113	2	36"
RESIDENTIAL UNITS + CORRIDOR	3,800 SF	R-2	200	19	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 133  
 OCCUPANT LOAD DIVIDED BY (3) PROVIDED STAIRS = 45  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 45 OCCUPANTS \* 0.2 = 26.6"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 45 OCCUPANTS \* 0.3 = 13.5"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"

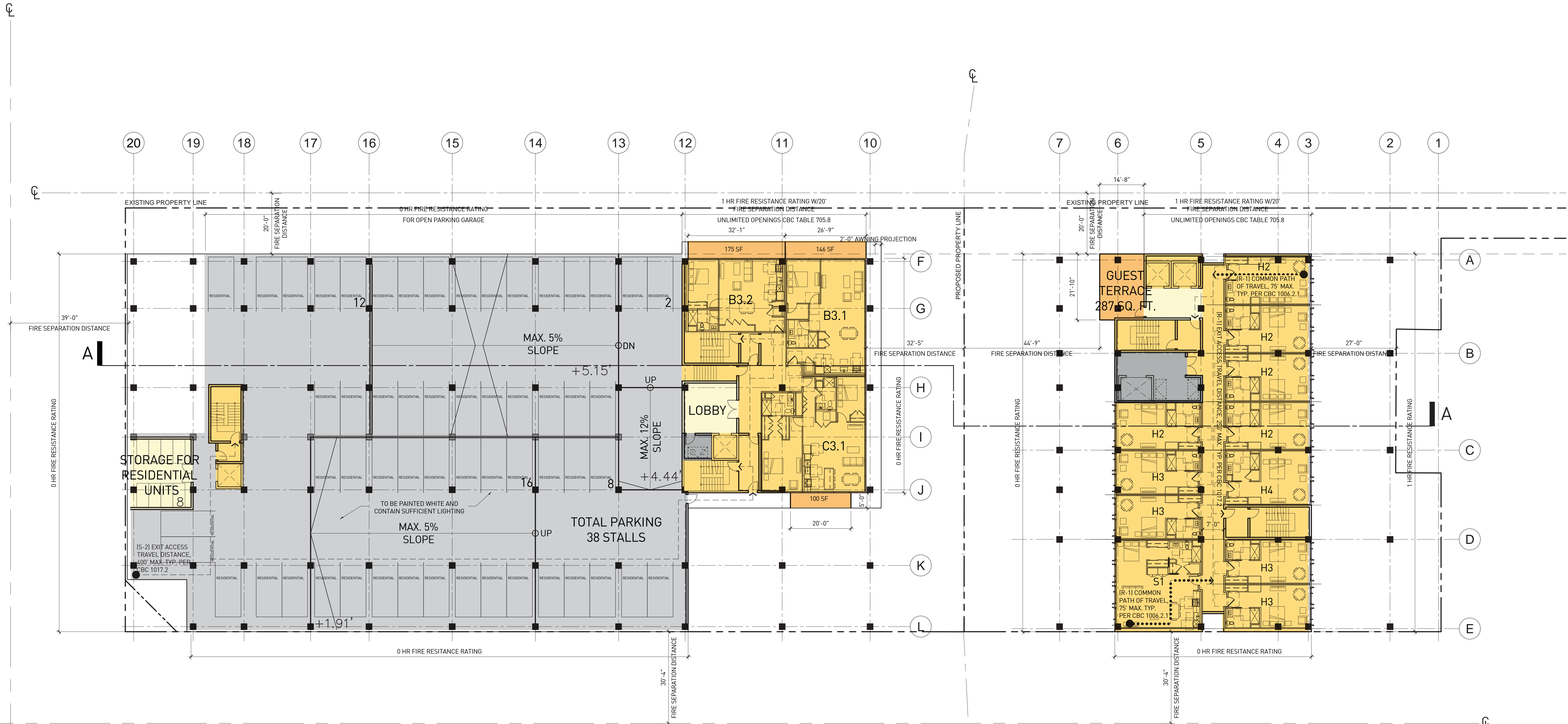
#### PARCEL 2 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
MEETING ROOM	287 SF	A-3	15	20	1	36"
HOTEL UNITS + CORRIDOR	8,000 SF	R-1	200	40	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 60  
 OCCUPANT LOAD DIVIDED BY (2) PROVIDED STAIRS = 30  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 30 OCCUPANTS \* 0.2 = 6.0"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 30 OCCUPANTS \* 0.3 = 9.0"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"

0 1/8" 1/4" 1/2" 3/4" 1" SCALE 1/16"=1'-0"





#### PARCEL 1 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
PARKING	21,438 SF	S-2	200	108	2	36"
RESIDENTIAL UNITS + CORRIDOR	3,800 SF	R-2	200	19	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 127  
 OCCUPANT LOAD DIVIDED BY (3) PROVIDED STAIRS = 43  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 43 OCCUPANTS \* 0.2 = 25.4"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 43 OCCUPANTS \* 0.3 = 12.9"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"

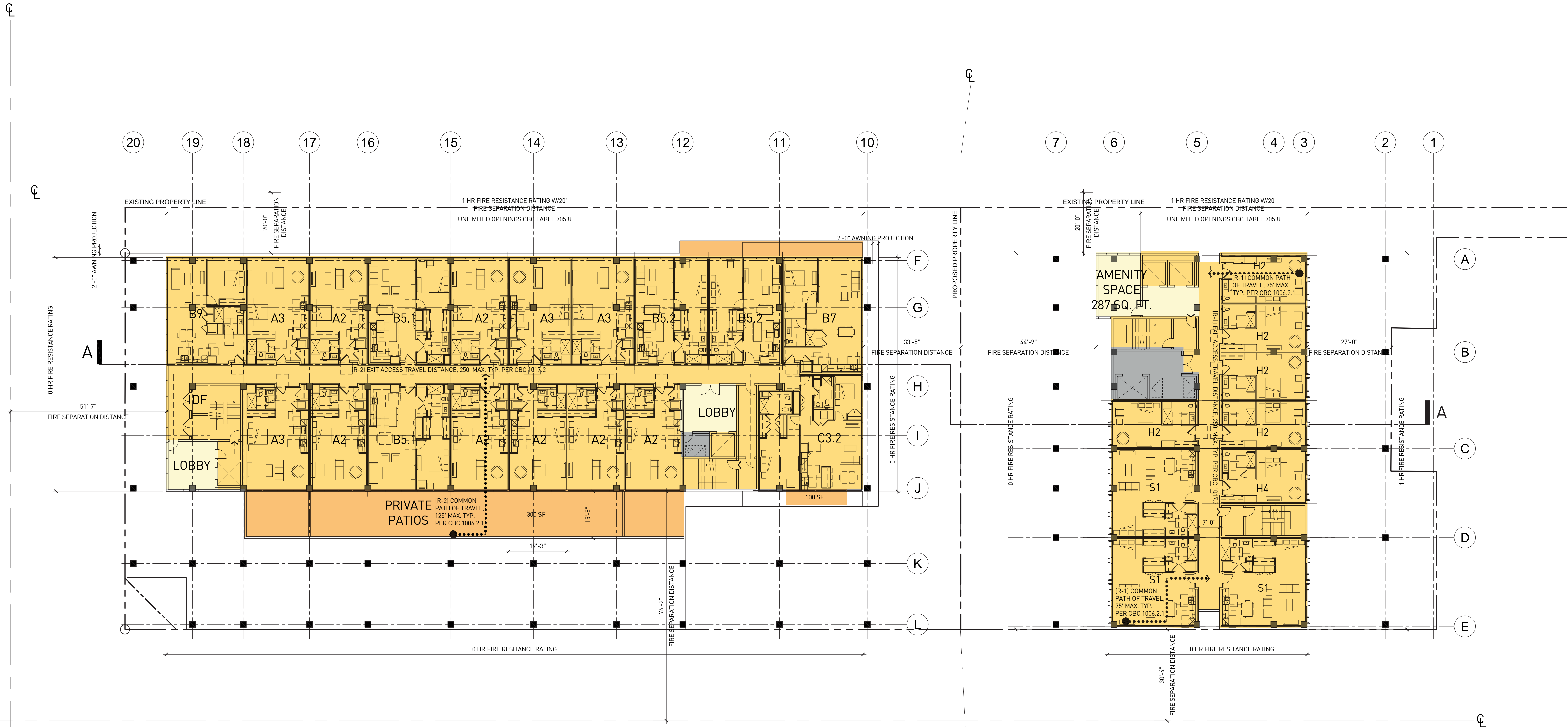
#### PARCEL 2 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ	PROVIDED EXIT DOOR WIDTH
GUEST TERRACE	287 SF	A-3	15	20	1	36"
HOTEL UNITS + CORRIDOR	8,000 SF	R-1	200	40	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 60  
 OCCUPANT LOAD DIVIDED BY (2) PROVIDED STAIRS = 30  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 30 OCCUPANTS \* 0.2 = 6.0"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 30 OCCUPANTS \* 0.3 = 9.0"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"







**PARCEL 1 OCCUPANCY**

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
RESIDENTIAL UNITS + CORRIDOR + PRIVATE PATIOS	19,200 SF	R-2	200	96	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 96  
 OCCUPANT LOAD DIVIDED BY (2) PROVIDED STAIRS = 48  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 48 OCCUPANTS \* 0.2 = 19.2"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 48 OCCUPANTS \* 0.3 = 14.4"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"

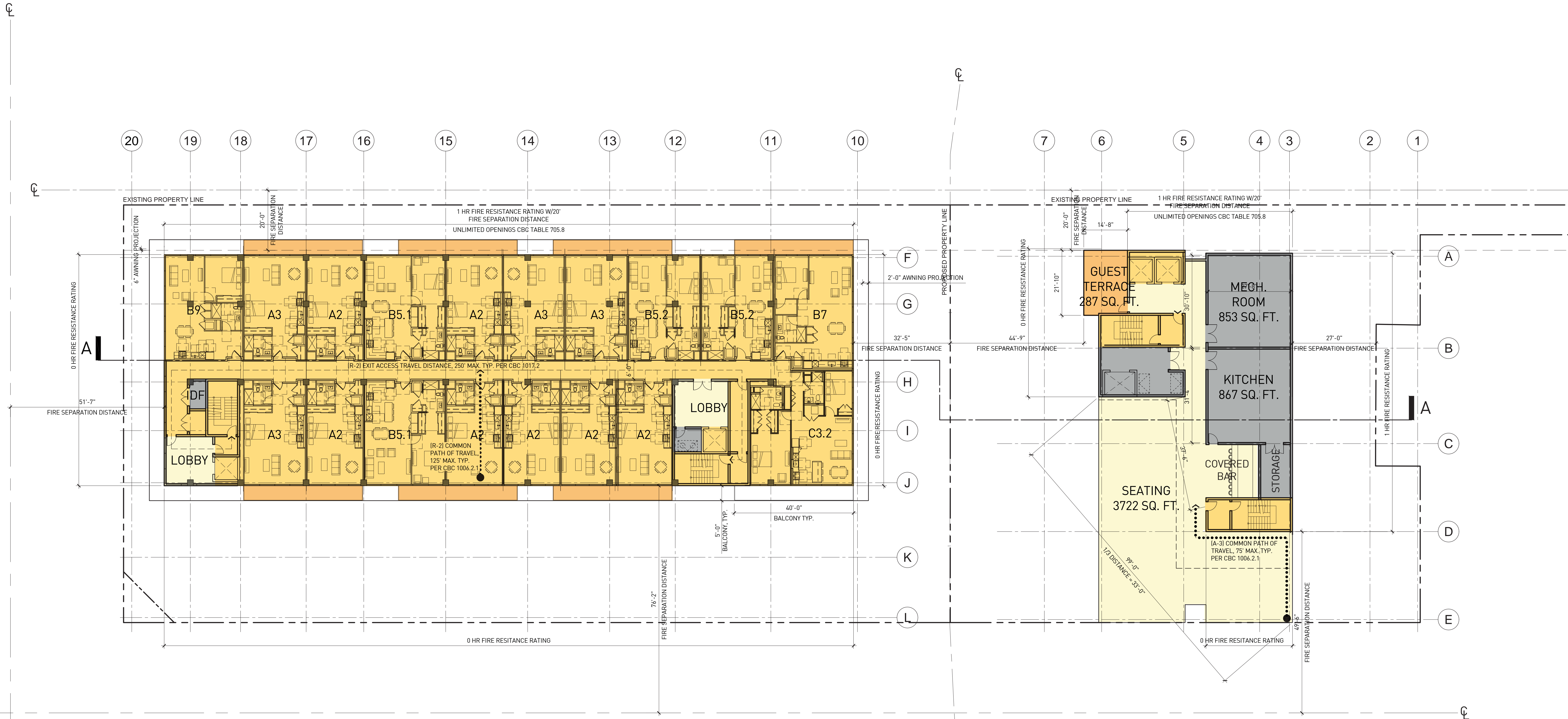
**PARCEL 2 OCCUPANCY**

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
AMENITY SPACE	287 SF	A-3	15	20	1	36"
HOTEL UNITS + CORRIDOR	8,000 SF	R-1	200	40	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 60  
 OCCUPANT LOAD DIVIDED BY (2) PROVIDED STAIRS = 30  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 30 OCCUPANTS \* 0.2 = 6.0"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 30 OCCUPANTS \* 0.3 = 9.0"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"







PARCEL 1 OCCUPANCY

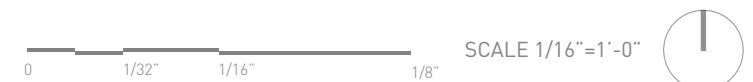
ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
RESIDENTIAL UNITS + CORRIDOR + PRIVATE PATIOS	19,200 SF	R-2	200	96	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 96  
OCCUPANT LOAD DIVIDED BY (2) PROVIDED STAIRS = 48  
MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 48 OCCUPANTS \* 0.2 = 19.2"  
PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
MINIMUM EXIT WIDTHS OF STAIRS = 48 OCCUPANTS \* 0.3 = 14.4"  
PROVIDED WIDTH OF EXIT STAIRS = 58"

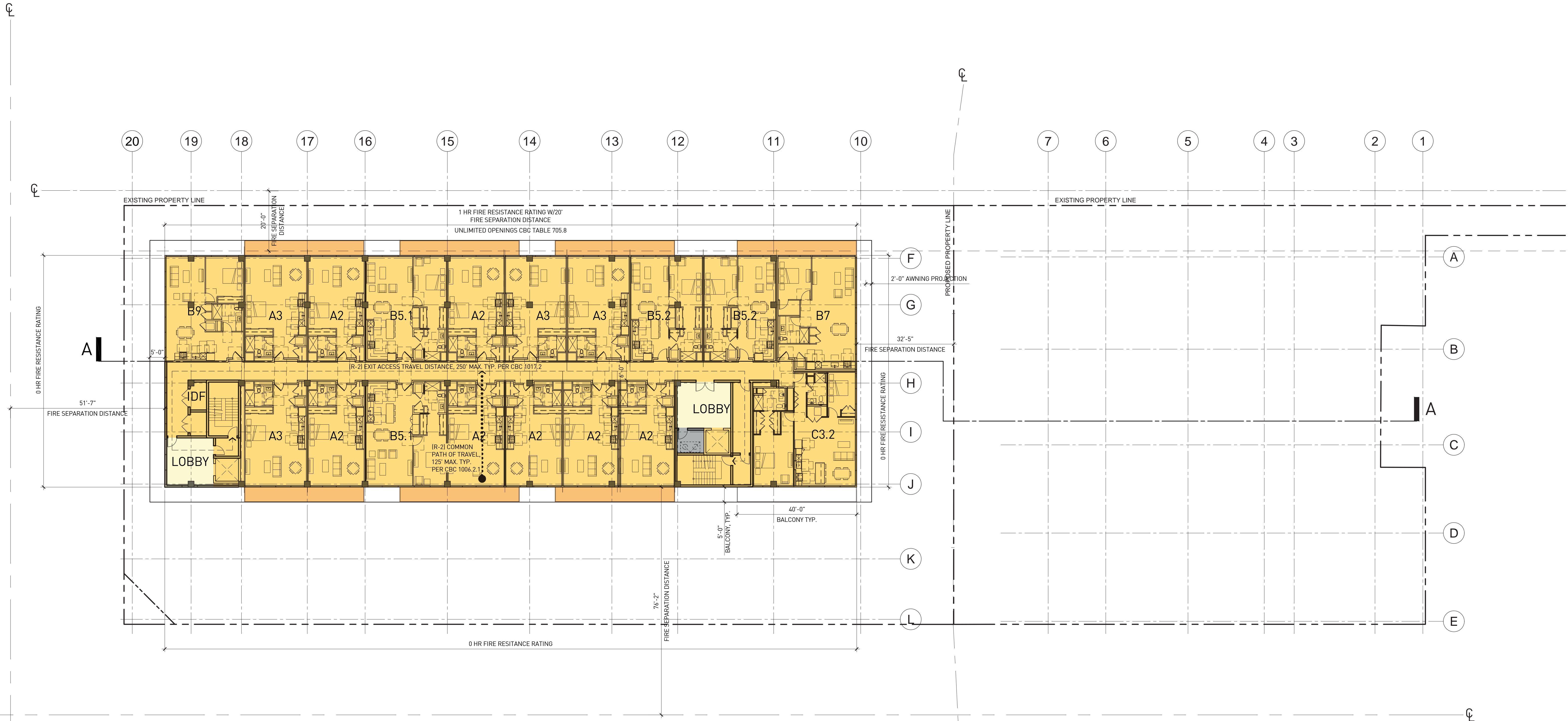
PARCEL 2 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
GUEST TERRACE	287 SF	A-3	15	20	1	36"
MECH. ROOM	853 SF	S-2	200	5	1	36"
KITCHEN	867 SF	A-3	200	5	2	36"
SEATING & COVERED BAR	3,722 SF	A-3	15	249	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 279  
OCCUPANT LOAD DIVIDED BY (2) STAIRS = 140  
MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 140 OCCUPANTS \* 0.2 = 28.0"  
PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
MINIMUM EXIT WIDTHS OF STAIRS = 140 OCCUPANTS \* 0.3 = 42.0"  
PROVIDED WIDTH OF EXIT STAIRS = 58"







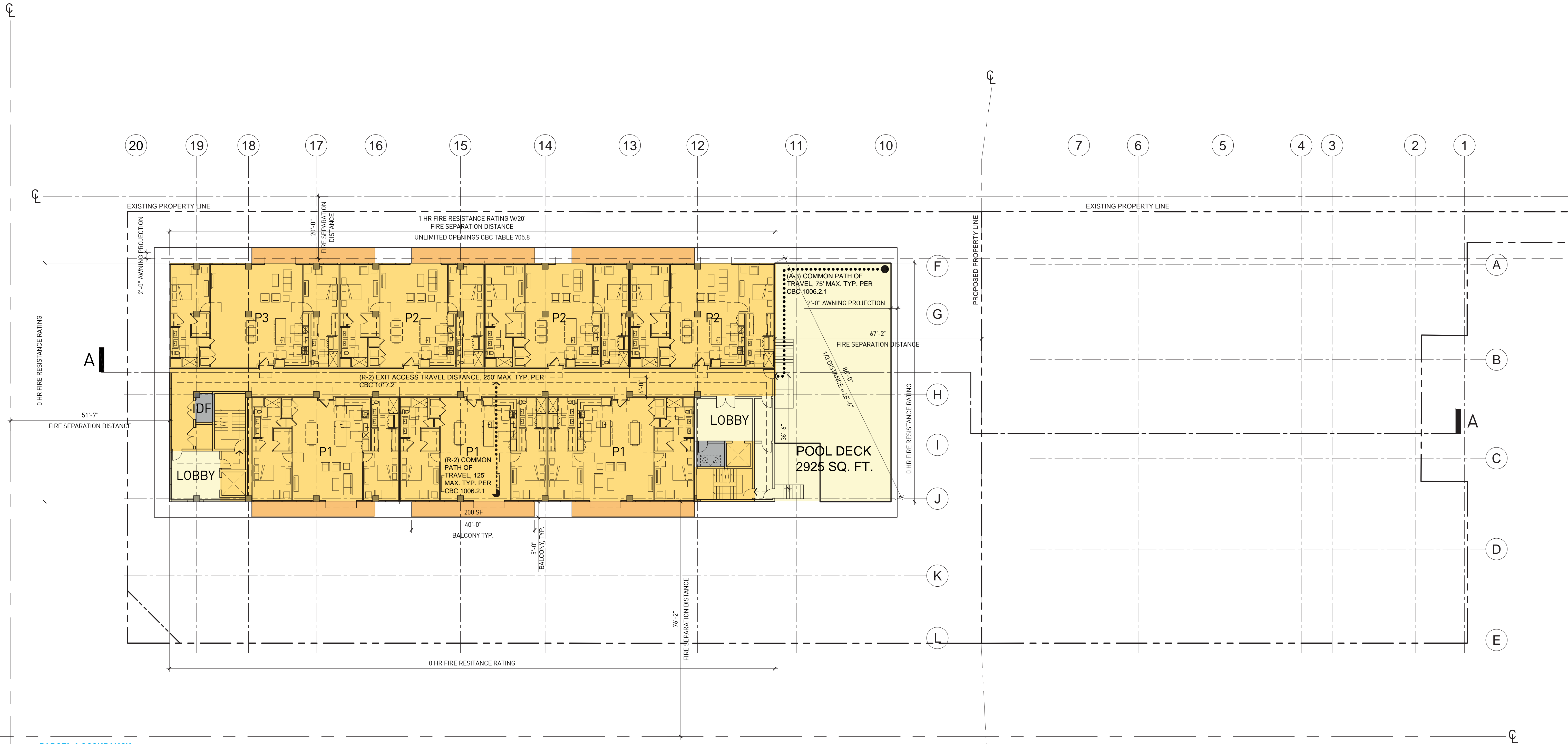
**PARCEL 1 OCCUPANCY**

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
RESIDENTIAL UNITS + CORRIDOR + PRIVATE PATIOS	19,200 SF	R-2	200	96	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 96  
 OCCUPANT LOAD DIVIDED BY (2) PROVIDED STAIRS = 48  
 MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 48 OCCUPANTS \* 0.2 = 19.2"  
 PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH  
 MINIMUM EXIT WIDTHS OF STAIRS = 48 OCCUPANTS \* 0.3 = 14.4"  
 PROVIDED WIDTH OF EXIT STAIRS = 58"







#### PARCEL 1 OCCUPANCY

ROOM	AREA	OCC TYPE	OCC LOAD FACTOR	OCC LOAD	# EXITS REQ.	PROVIDED EXIT DOOR WIDTH
POOL DECK	2,925 SF	A-3	15	195	2	36"
RESIDENTIAL UNITS + CORRIDOR + PRIVATE PATIOS	15,600 SF	R-2	200	78	2	36"

TOTAL OCCUPANT LOAD ON FLOOR = 273

OCCUPANT LOAD DIVIDED BY (2) PROVIDED STAIRS = 137

MINIMUM EXIT WIDTH OF DOORS/CORRIDORS = 137 OCCUPANTS \* 0.2 = 27.4"

PROVIDED WIDTH OF DOORS/CORRIDORS = SEE PLAN FOR CORRIDOR DIMENSIONS/SEE TABLE FOR EXIT DOOR WIDTH

MINIMUM EXIT WIDTHS OF STAIRS = 137 OCCUPANTS \* 0.3 = 41.1"

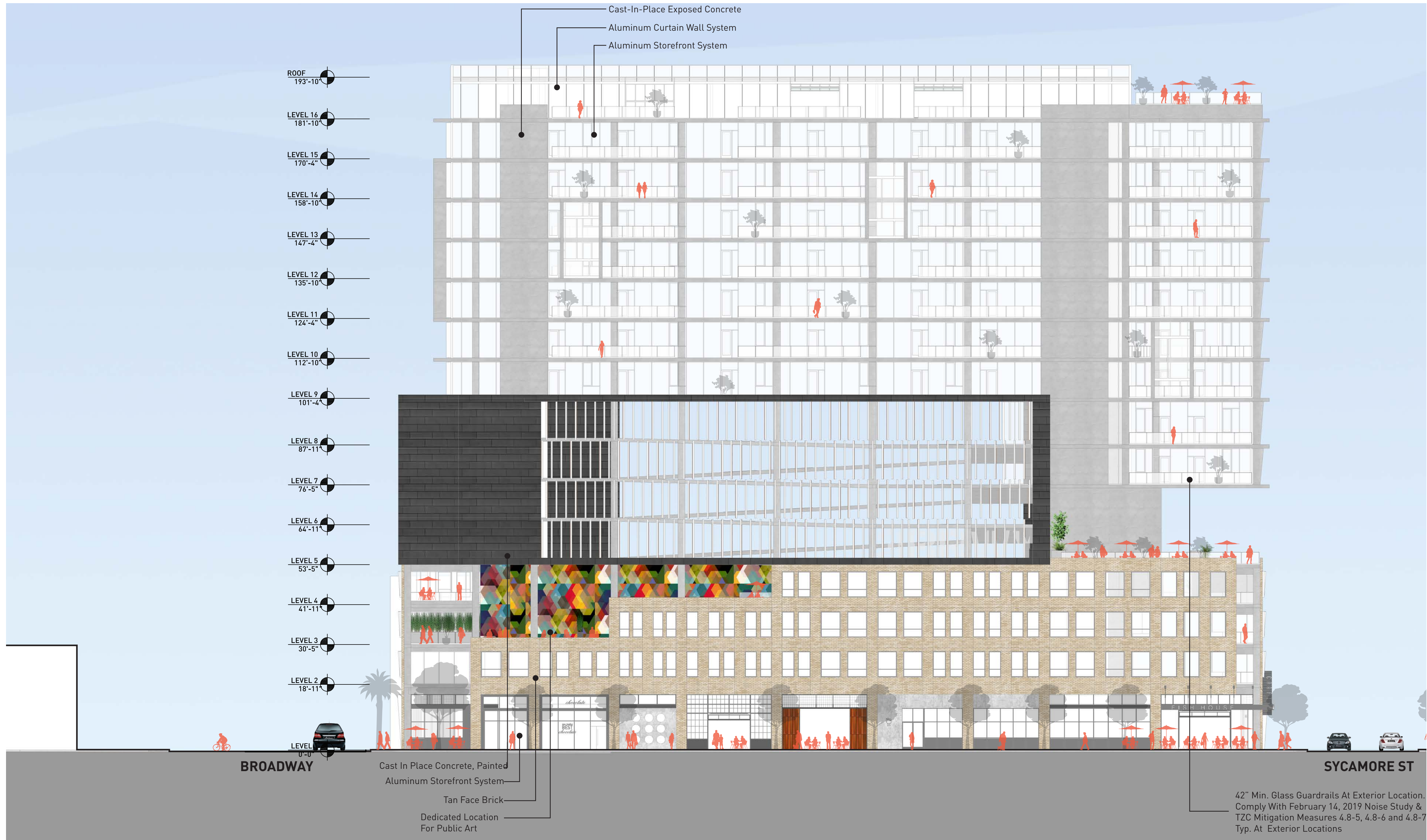
PROVIDED WIDTH OF EXIT STAIRS = 58"



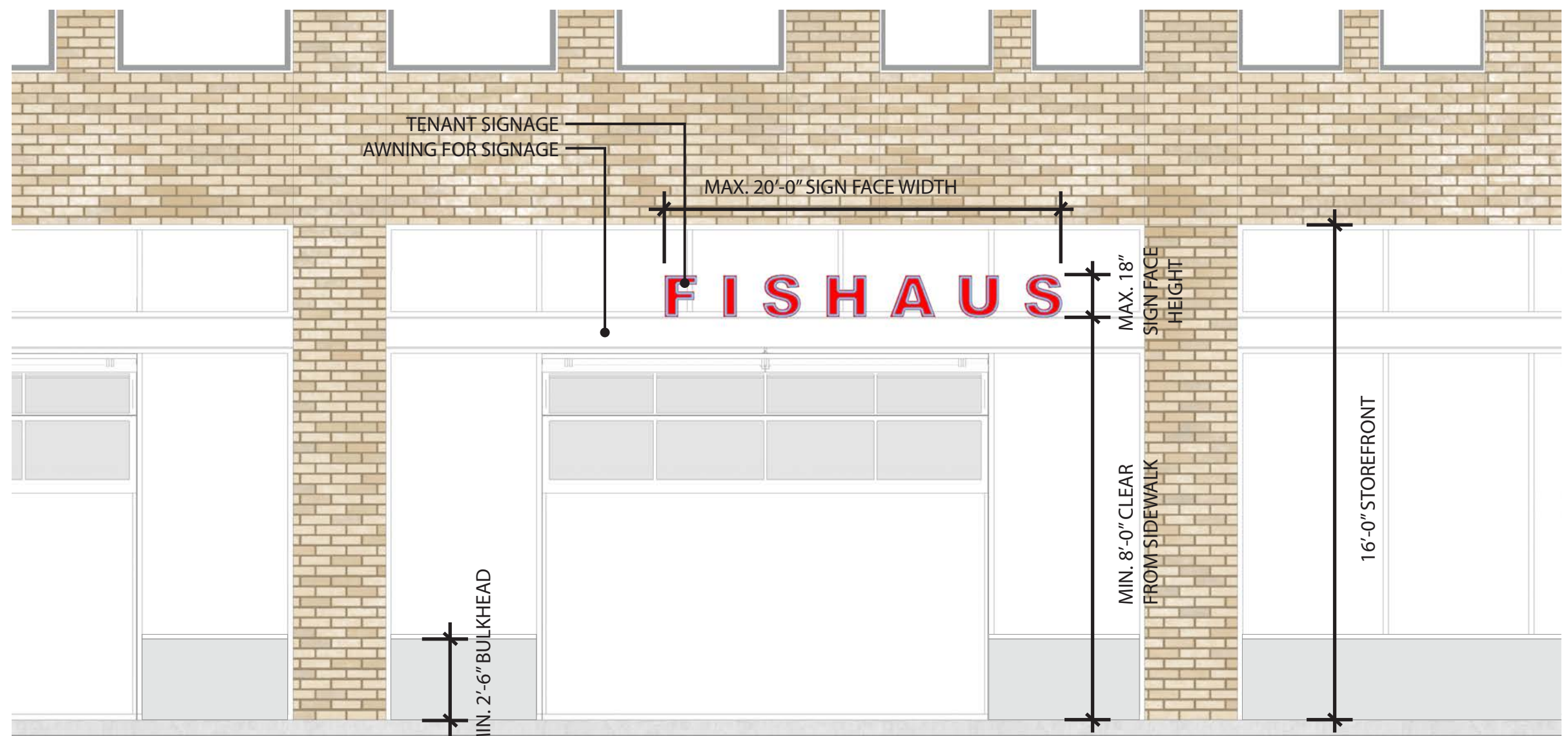
Floor Plans **Level 16**

studioneleven **21**

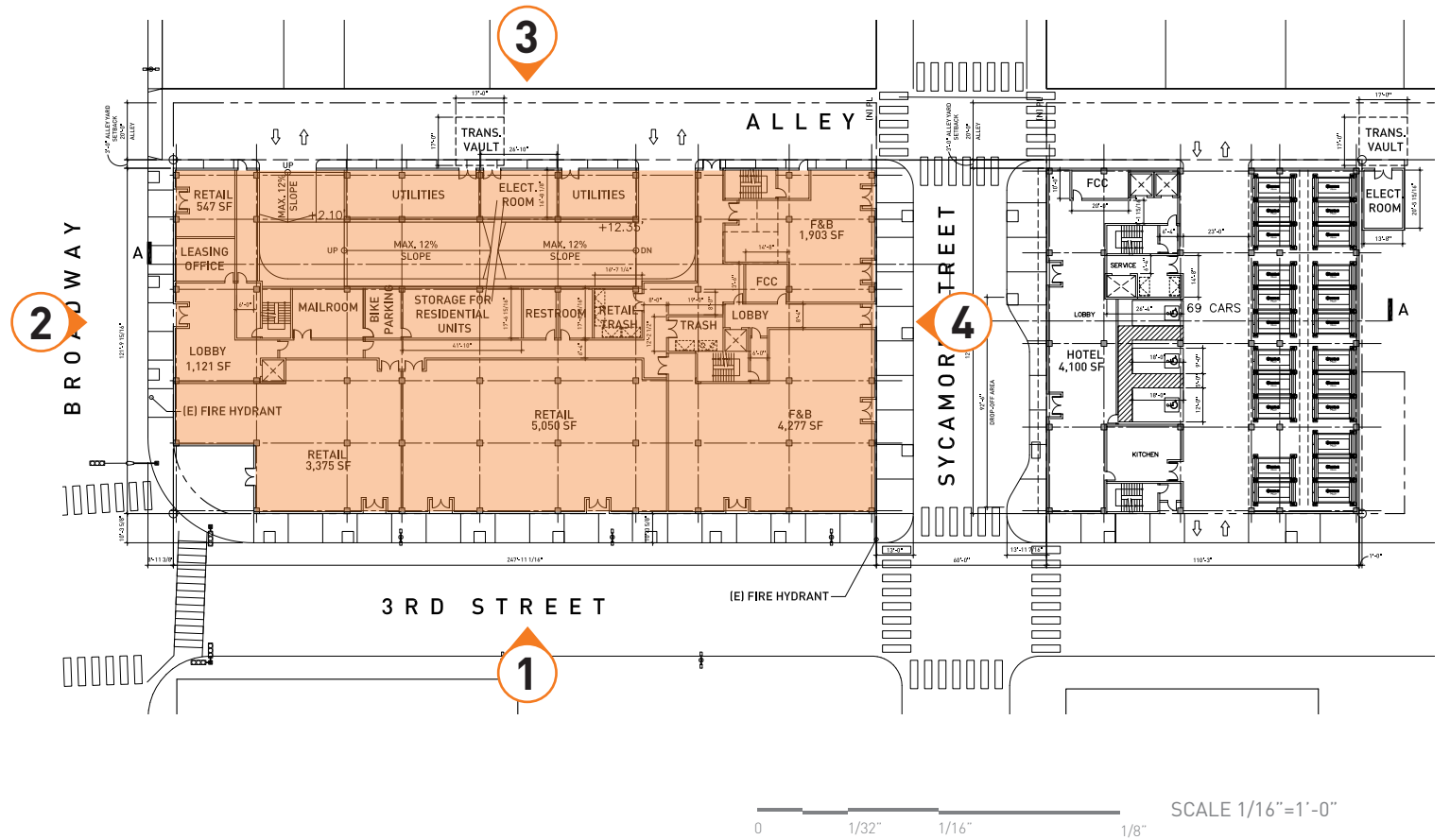




1 South Elevation

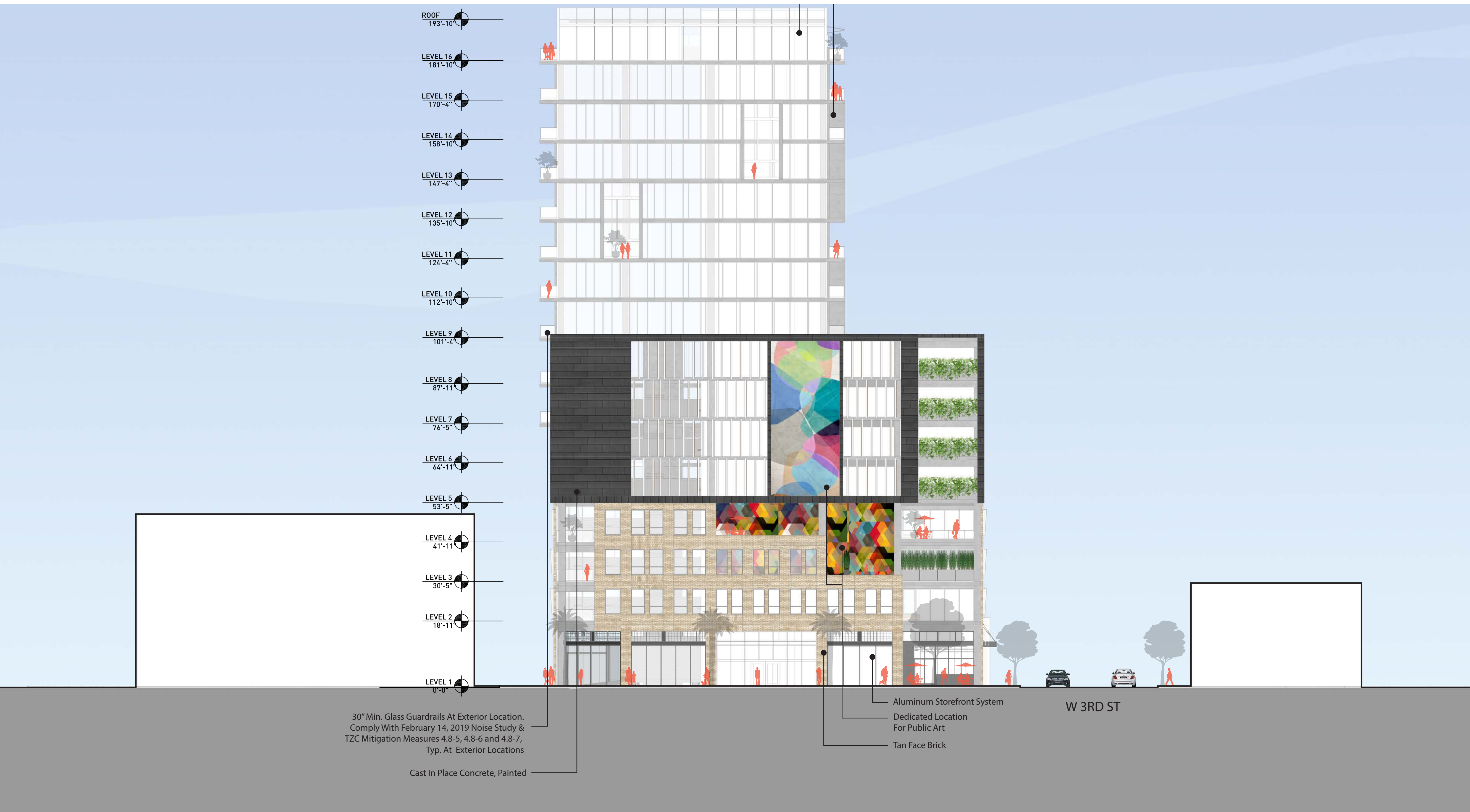


3 Enlarged Typical Storefront Elevation

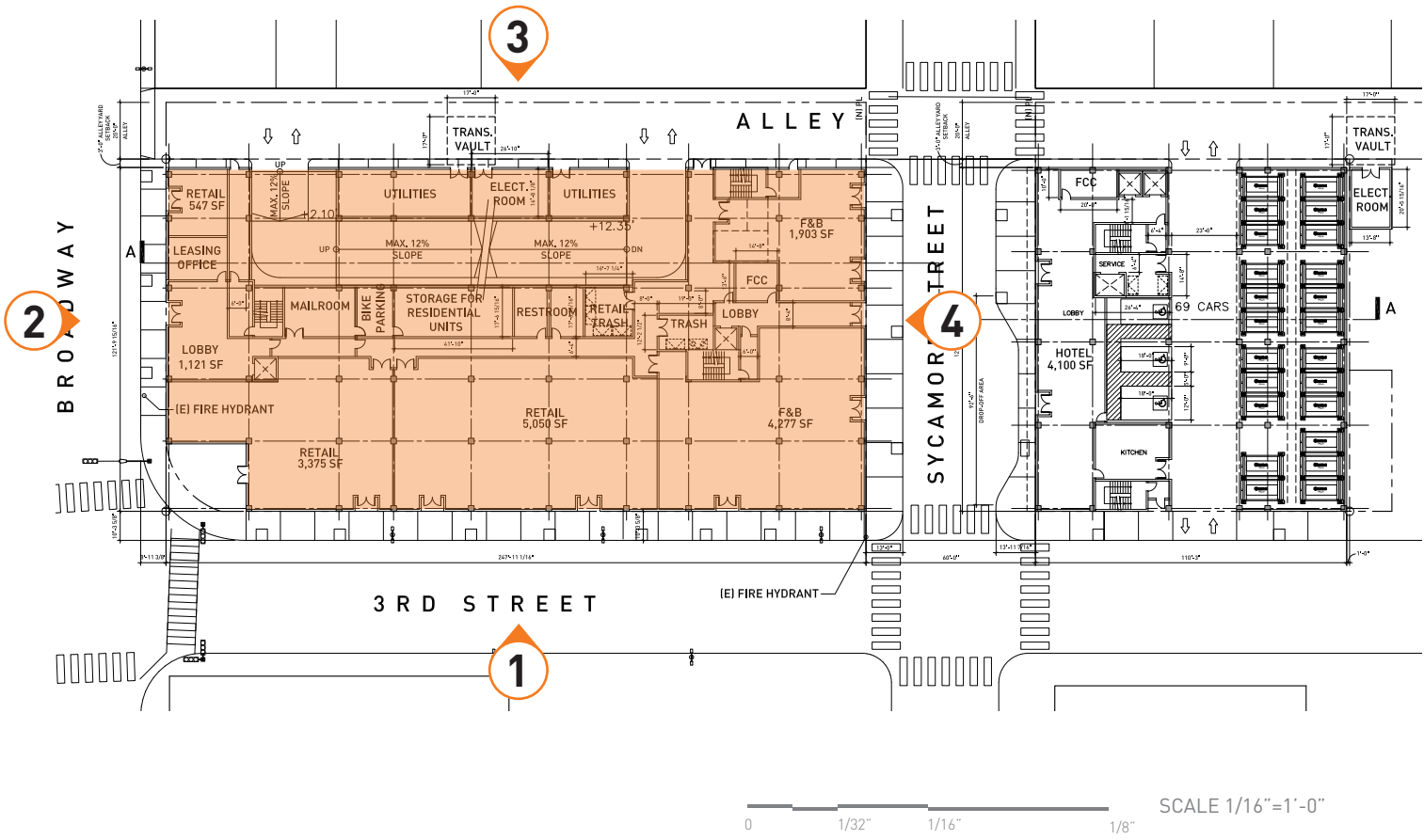


Design Residential Tower Elevations



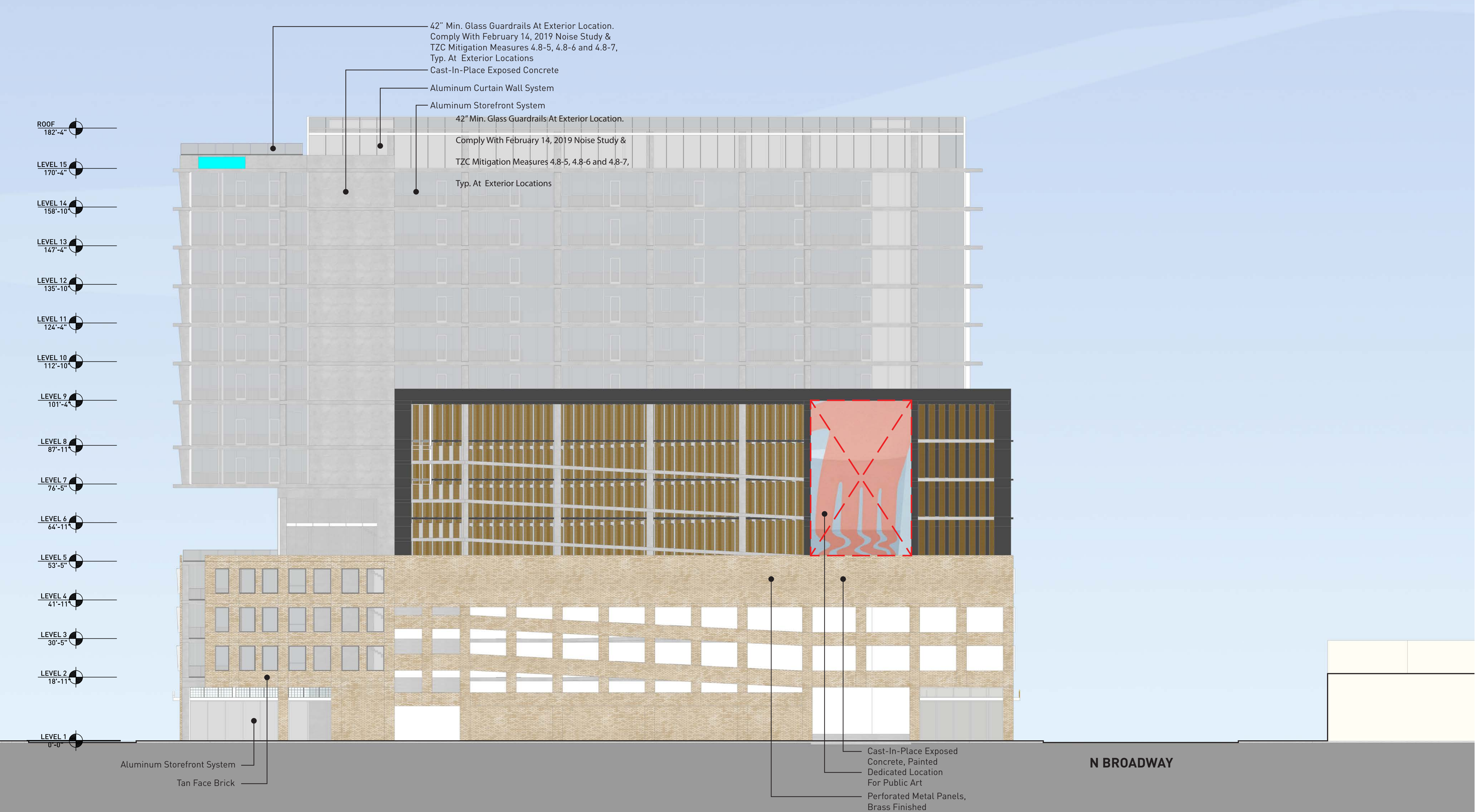


2 West Elevation



Design Residential Tower Elevations



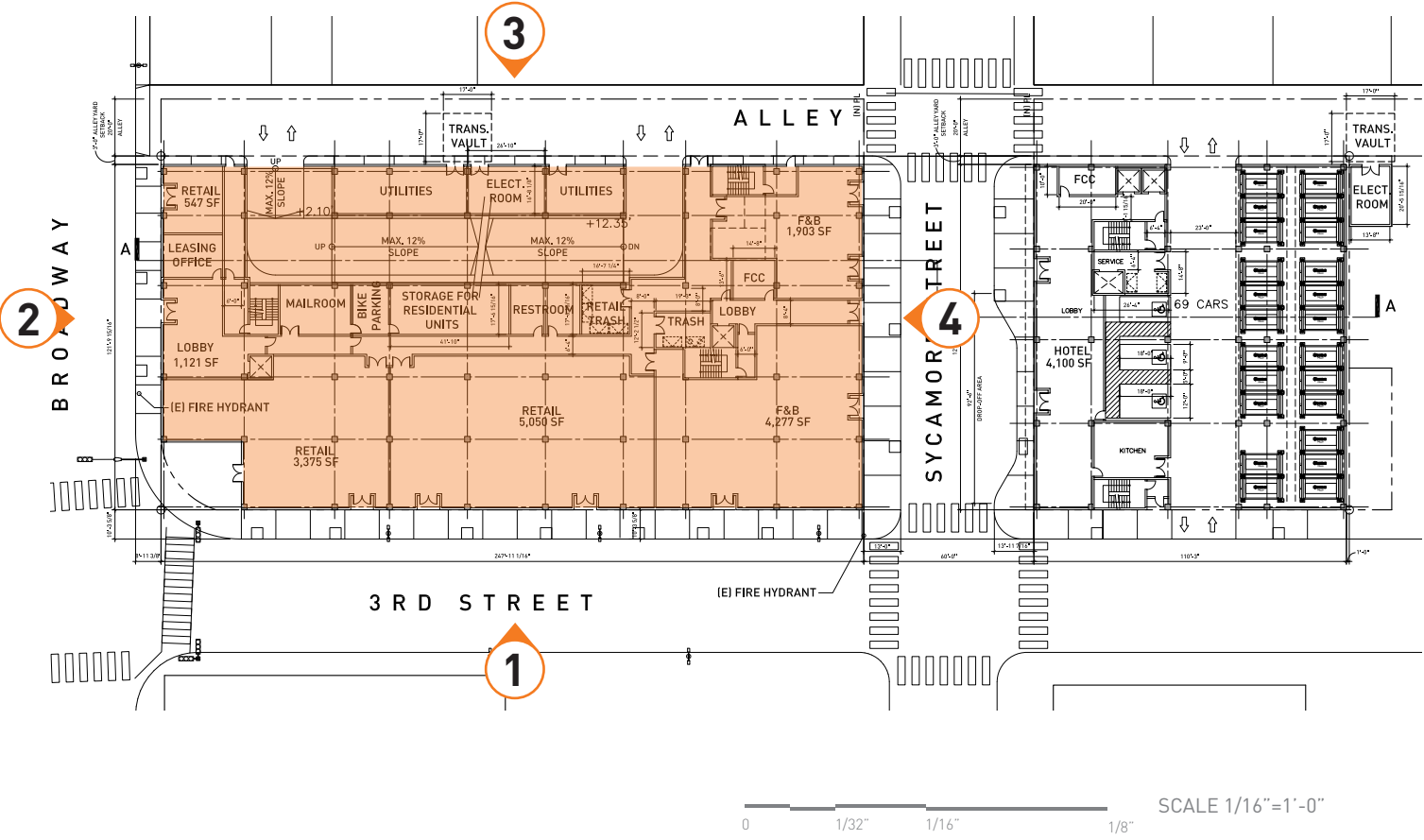


1 STORY (Appx. 20 FT),  
RED BRICK BUILDING

3 North Elevation



September 10, 2020 | Caribou Industries | 3rd & Broadway | 15150



Design Residential Tower Elevations

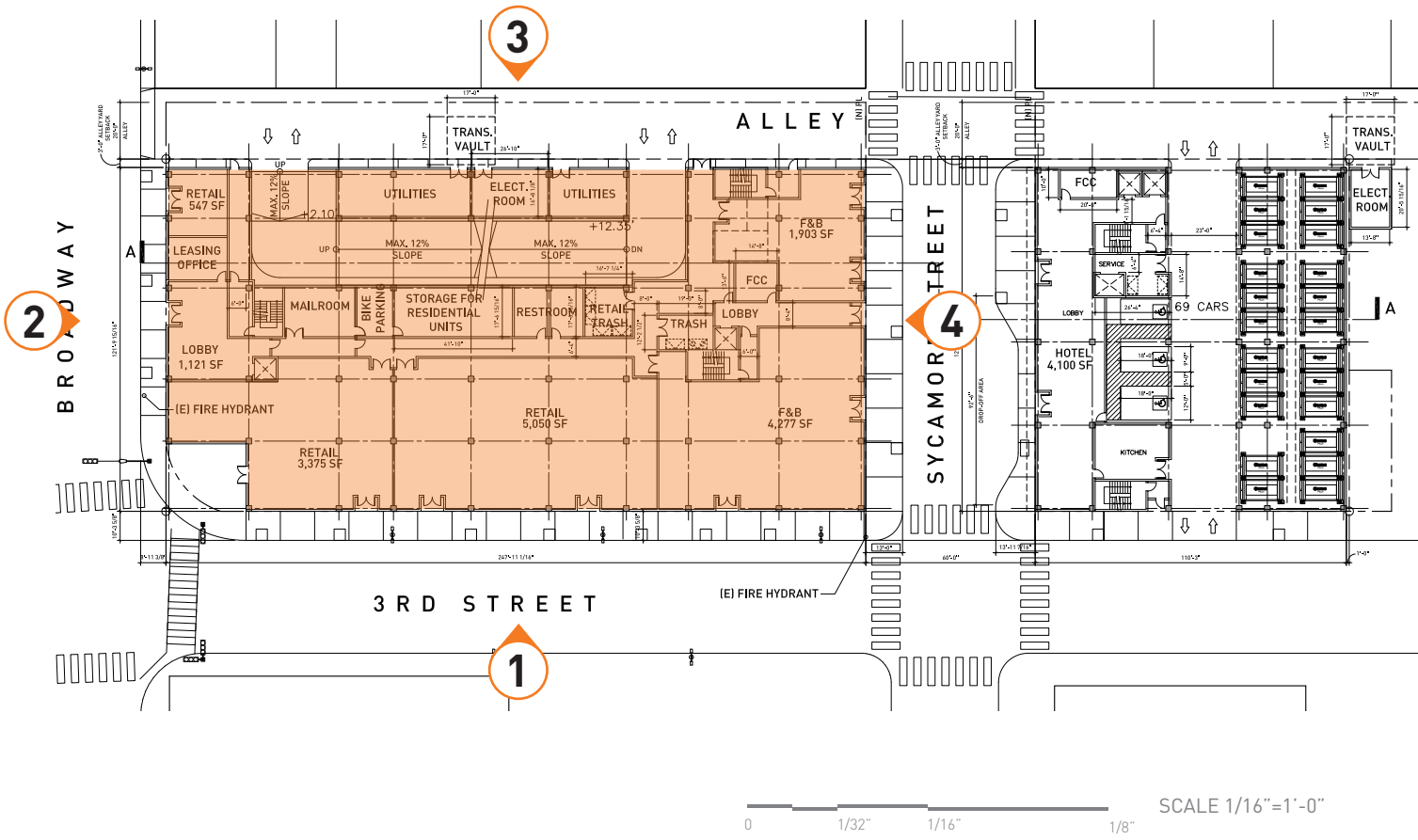




4 East Elevation

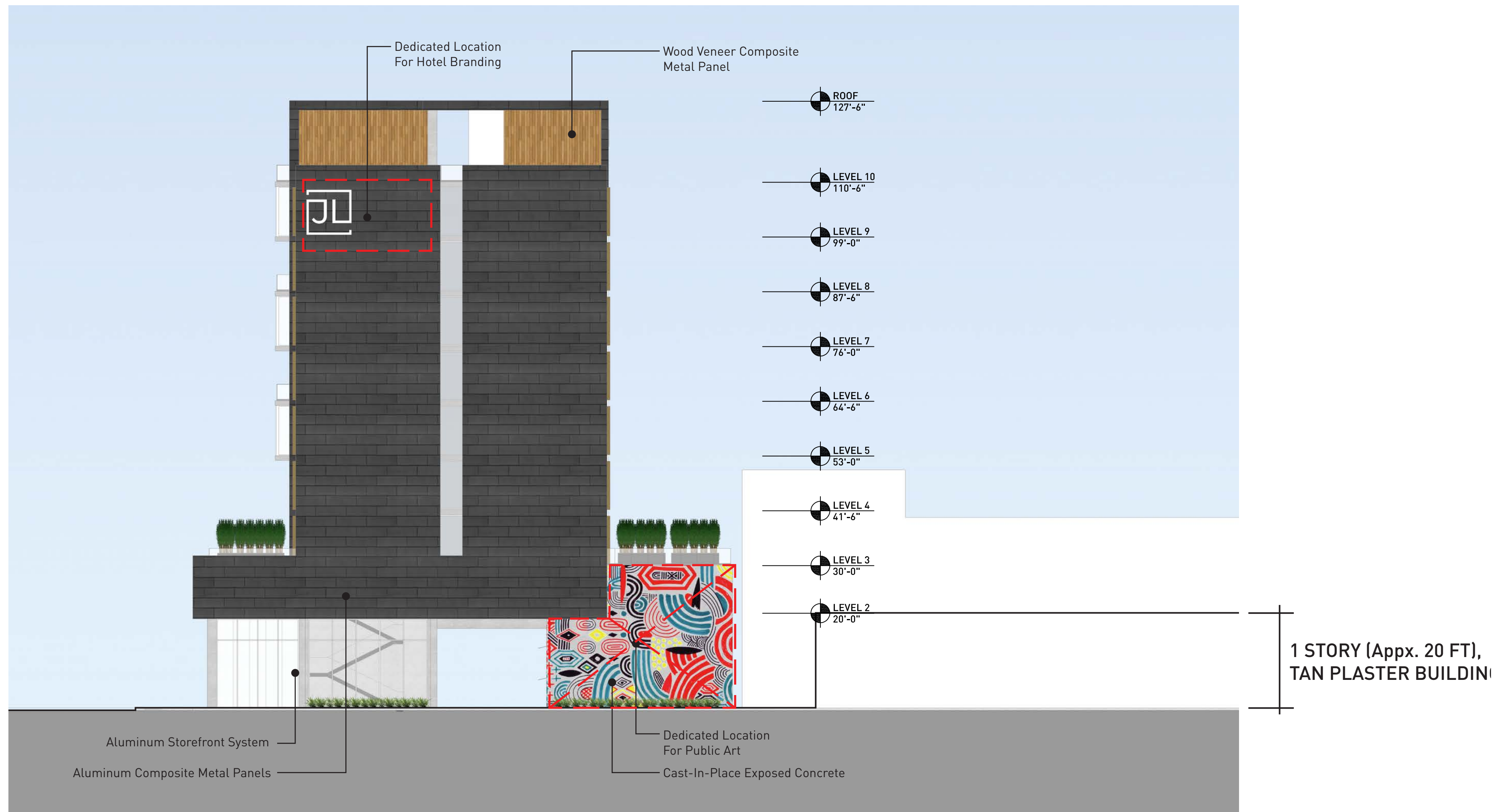


September 10, 2020 | Caribou Industries | 3rd & Broadway | 15150

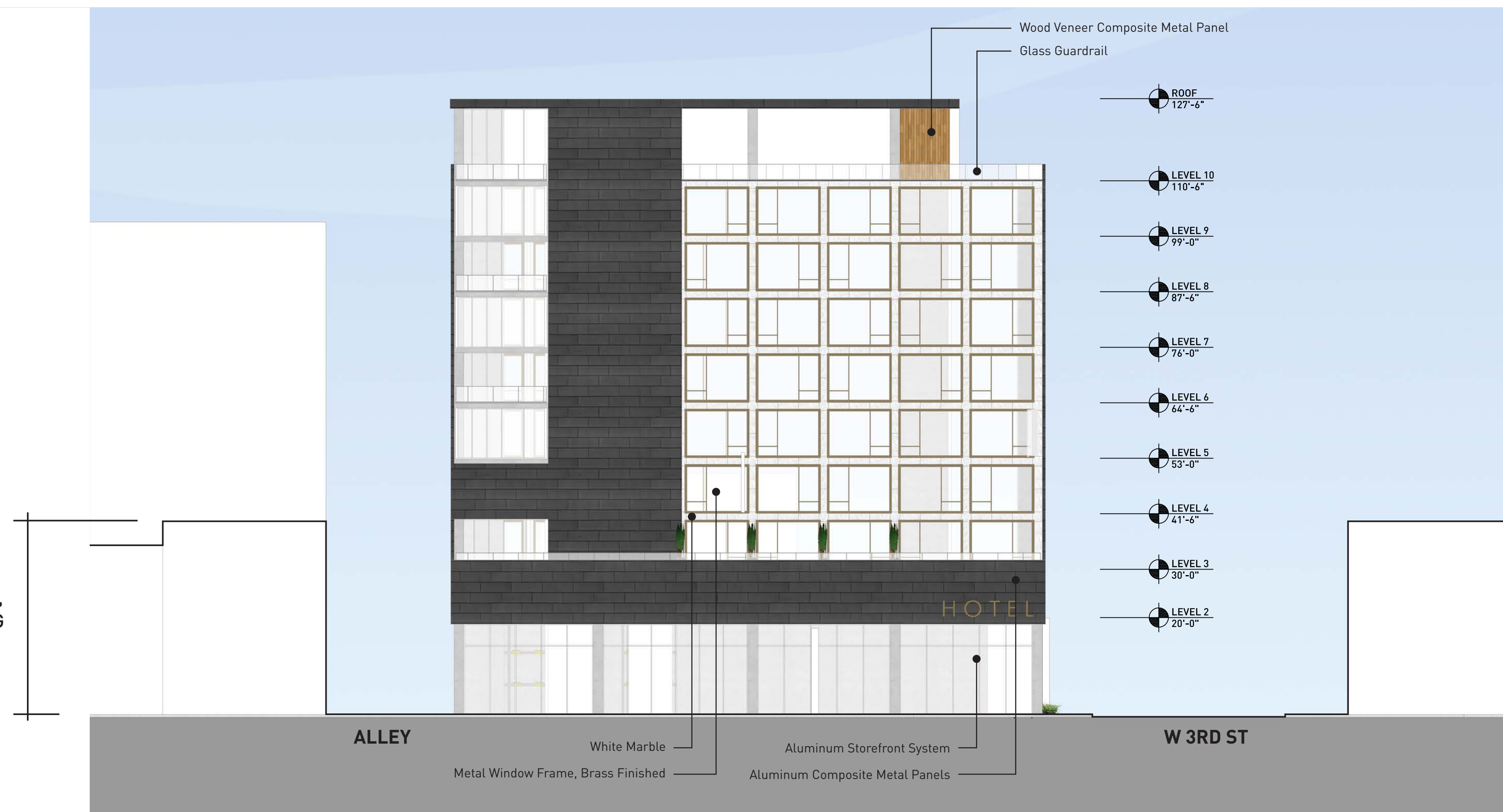


Design Residential Tower Elevations

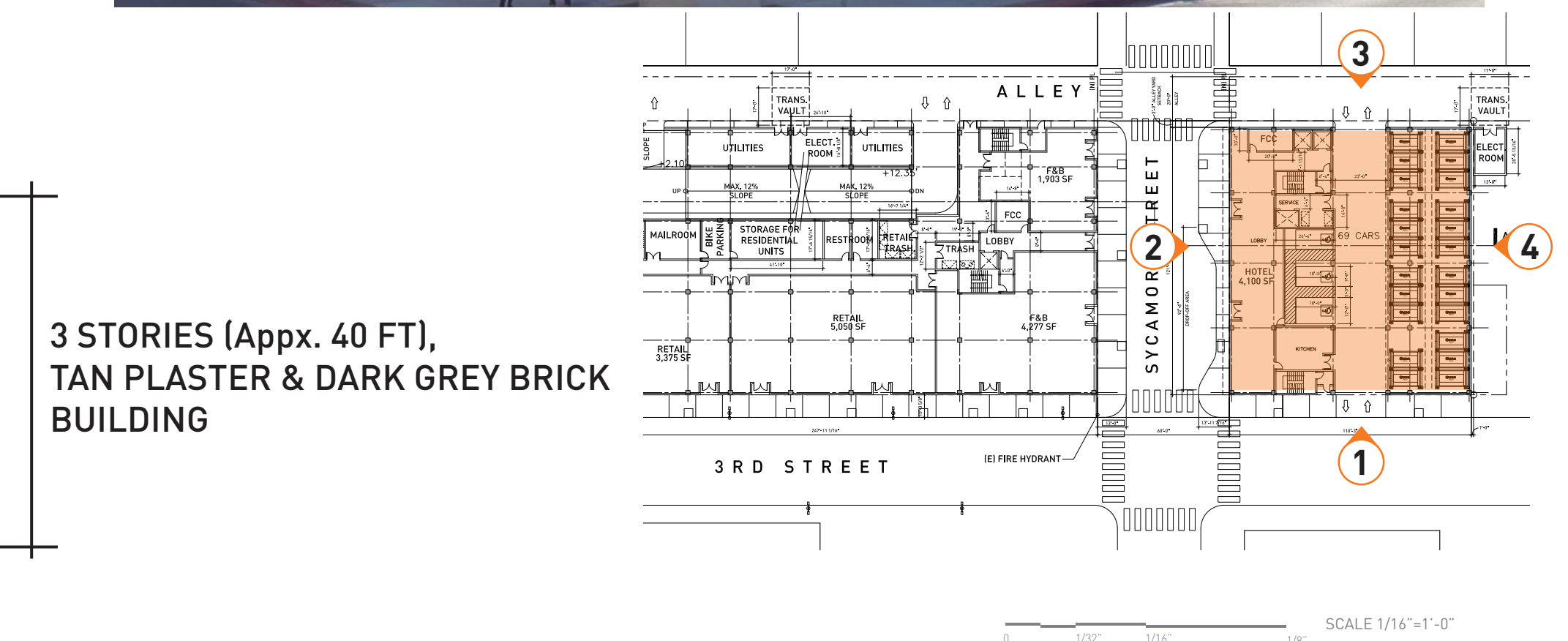




1 South Elevation

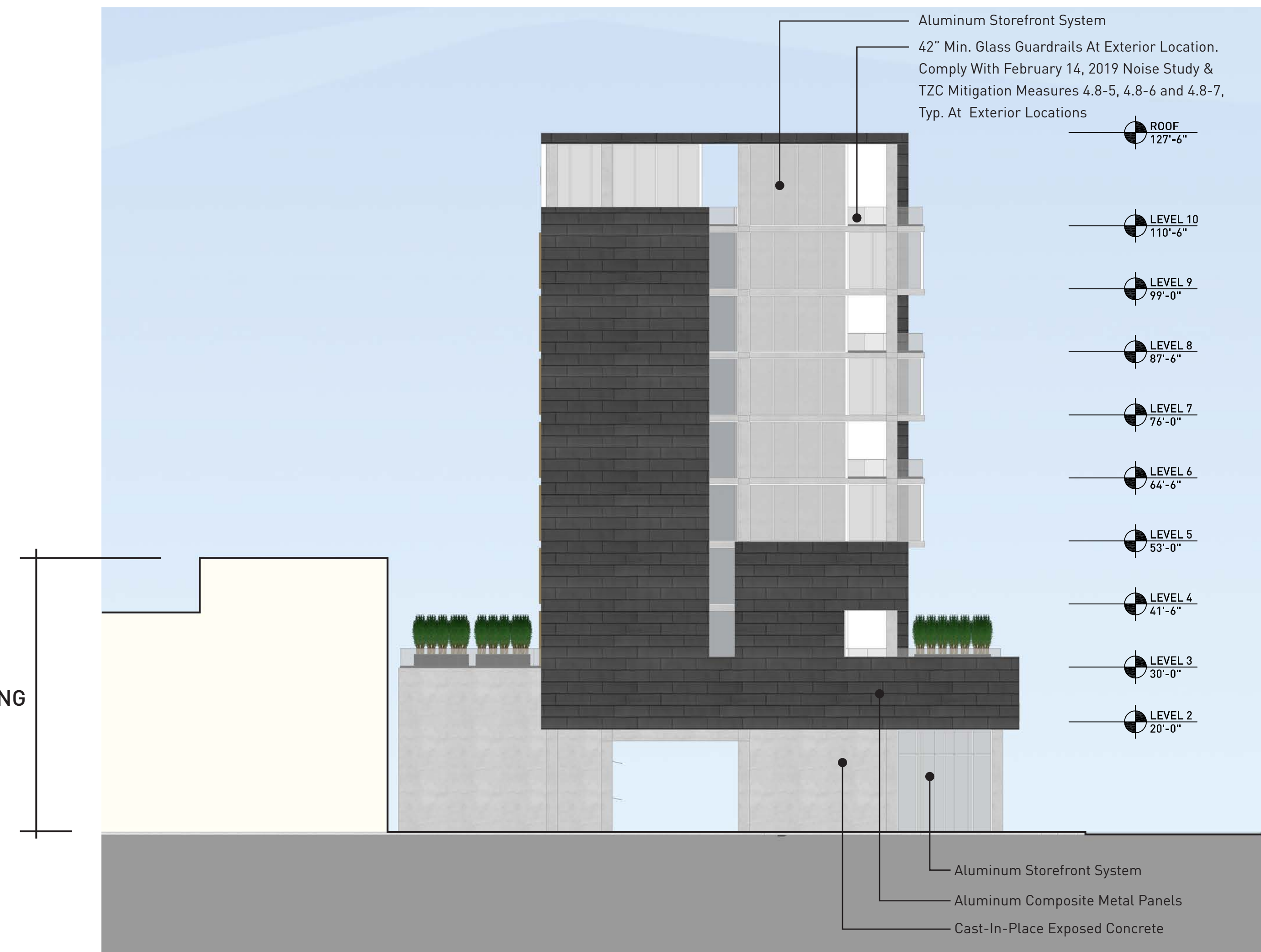


2 West Elevation



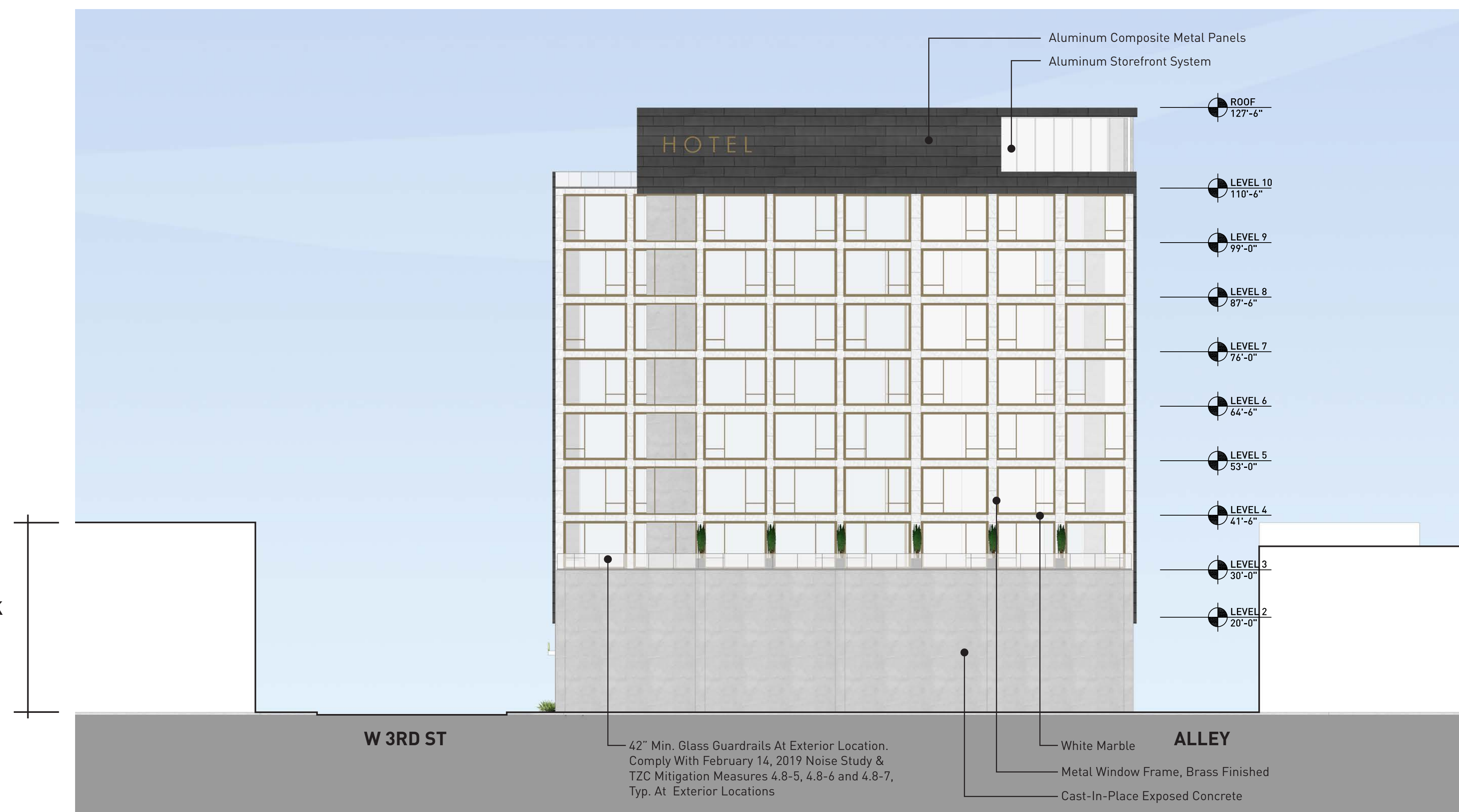
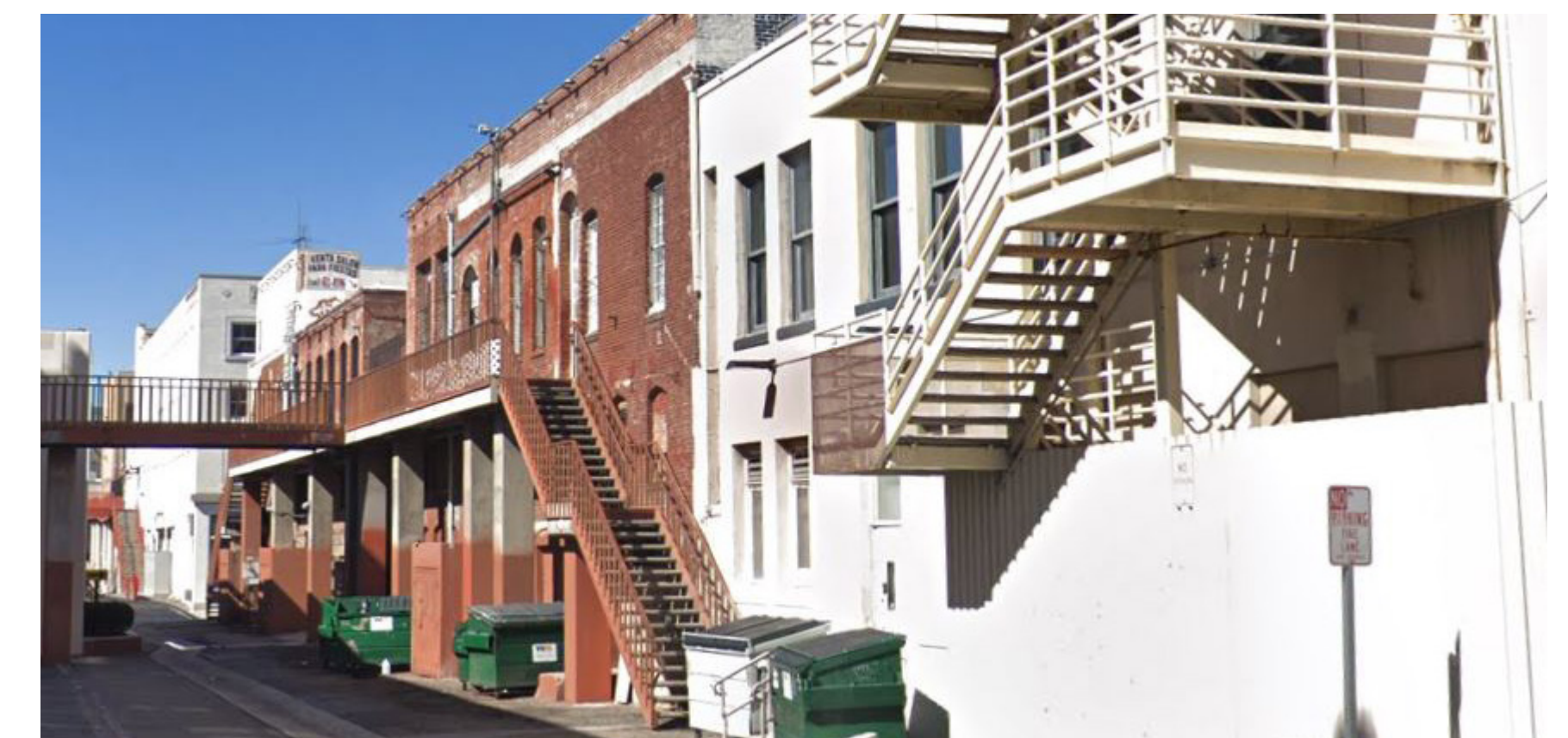
Design **Hotel Tower Elevations**





5 STORIES (Appx. 50 FT),  
HITE PLASTER BUILDING

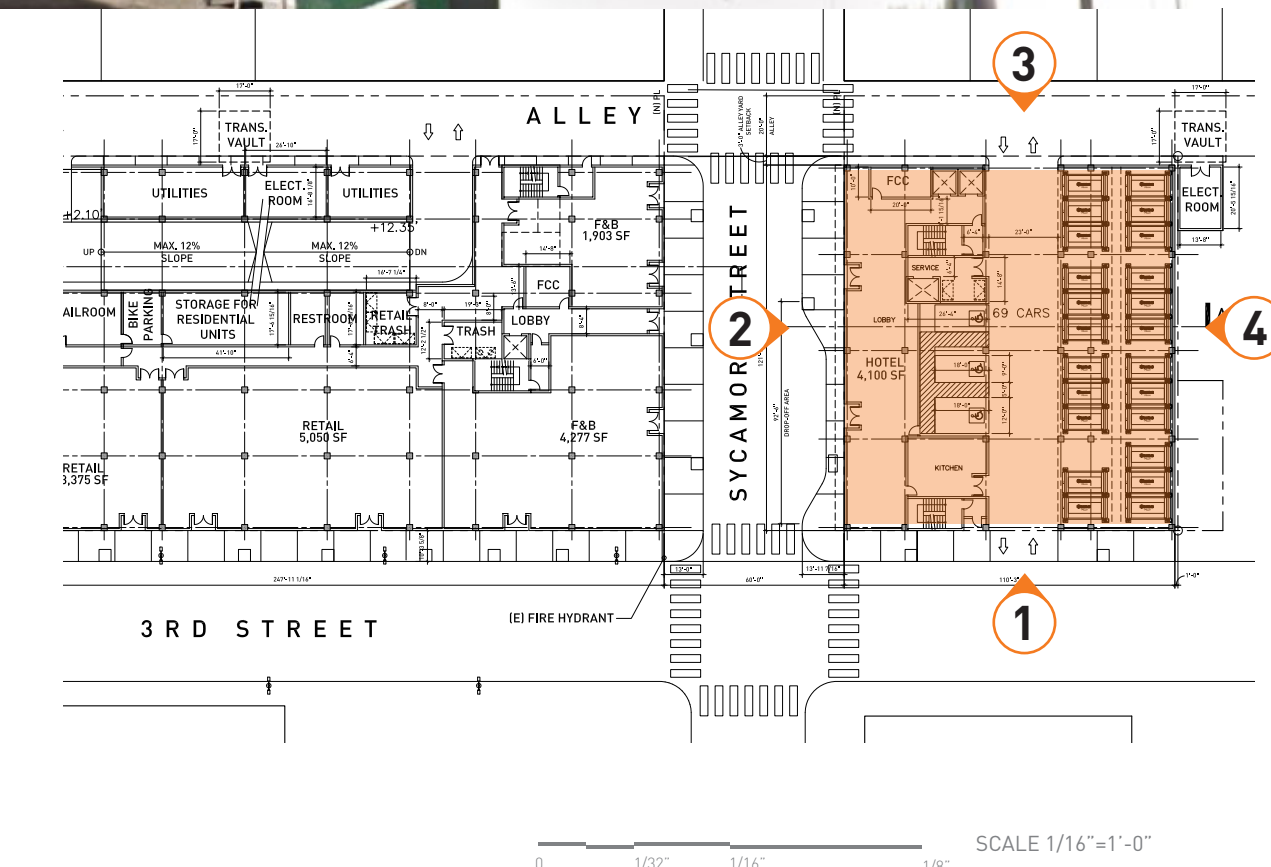
3 North Elevation



3 STORIES (Appx. 40 FT),  
TAN PLASTER & DARK GREY BRICK  
BUILDING

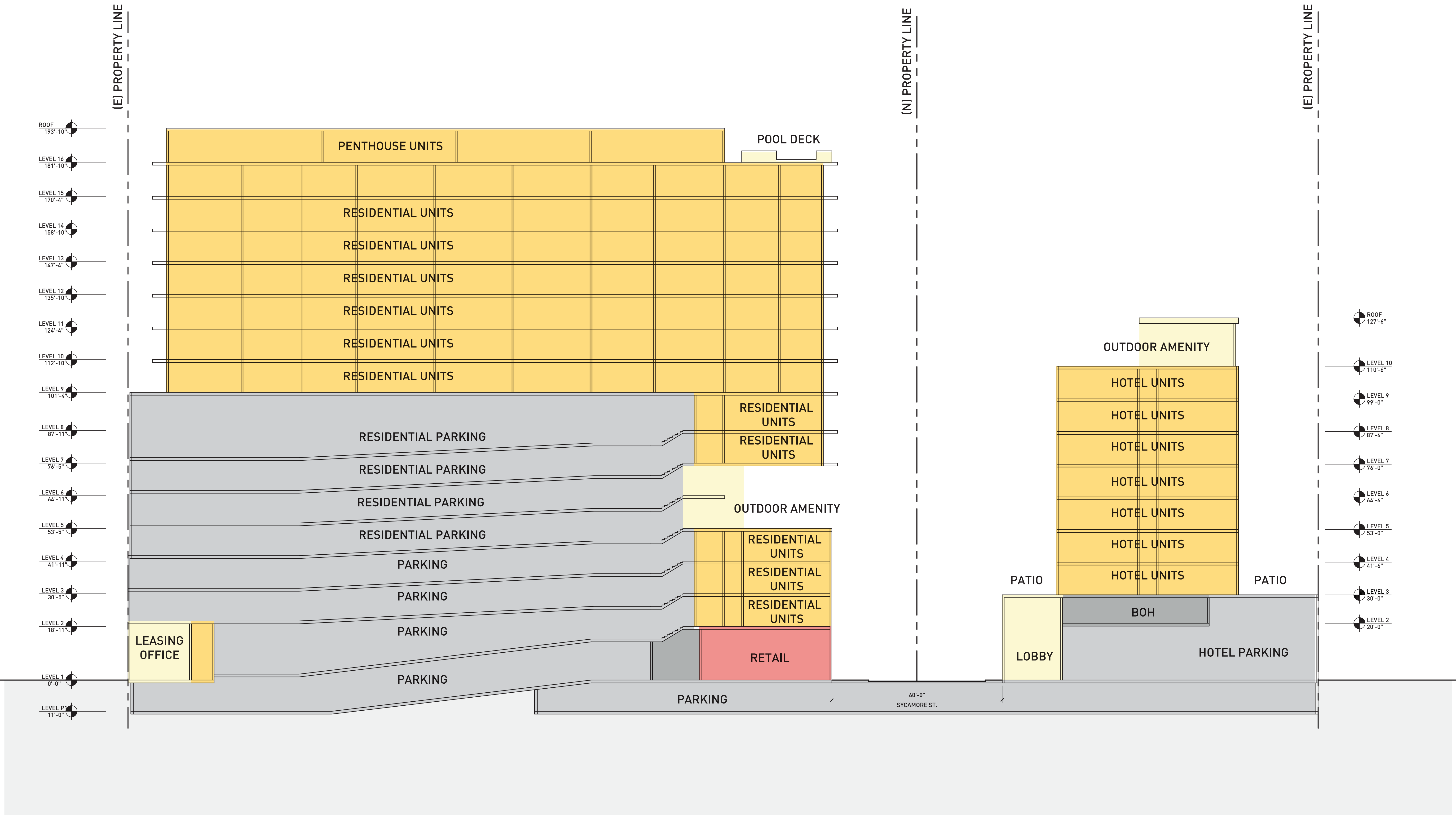
4 East Elevation

2 STORIES (Appx. 40 FT),  
RED BRICK BUILDING



Design **Hotel Tower Elevations**





0' 1/32" 1/16" 1/8" SCALE 1/16"=1'-0"



## Park Plus Inc. Triple Parking System Model: TP500 Product Manual

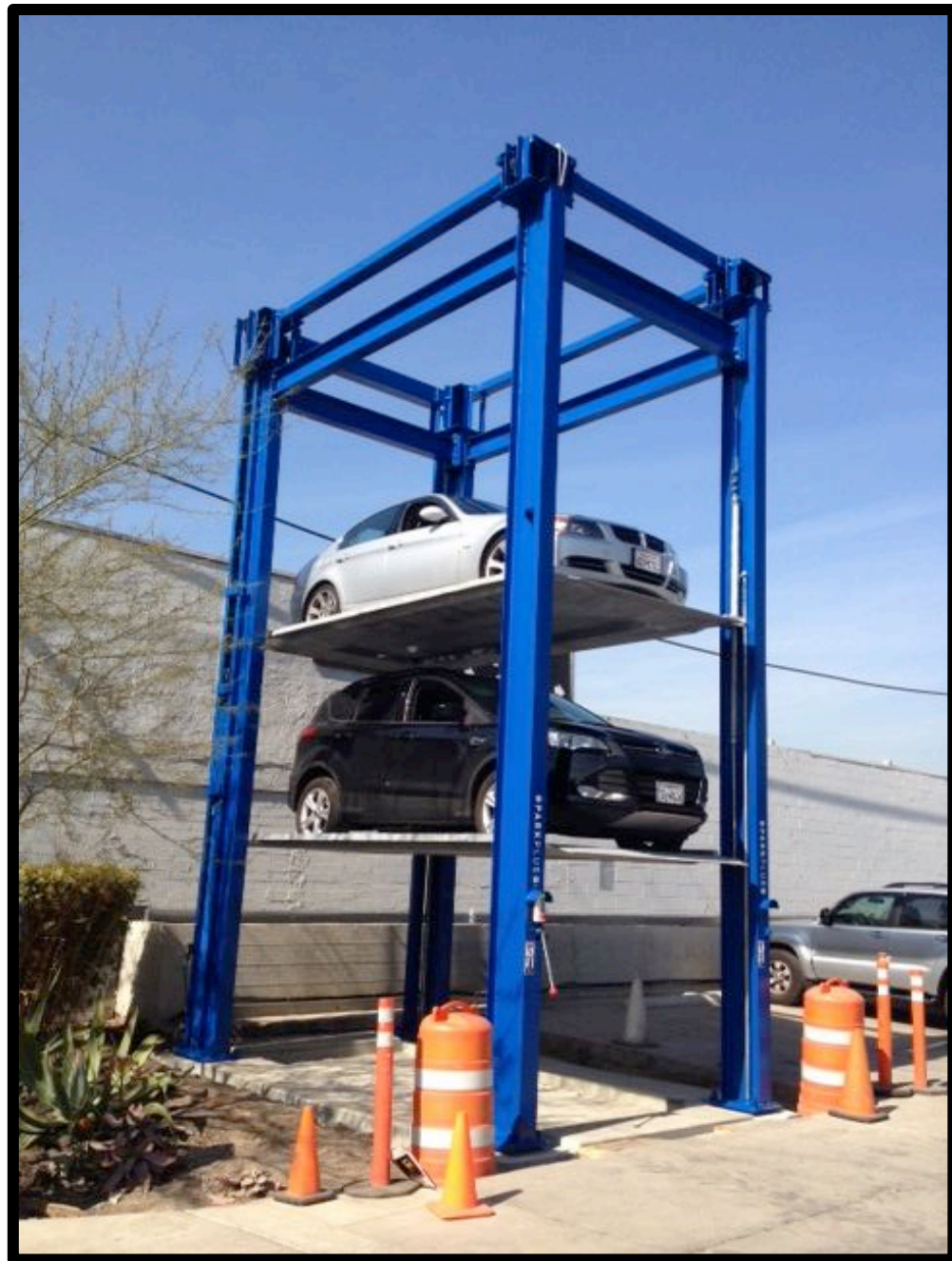


Photo: 3243 La Cienega, Los Angeles CA  
Los Angeles Electrical Testing Lab LARR# 930504

www.parkplusinc.com - info.ca@parkplusinc.com - T: 1-800-966-5509  
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Park Plus Inc. - Model: TP500H

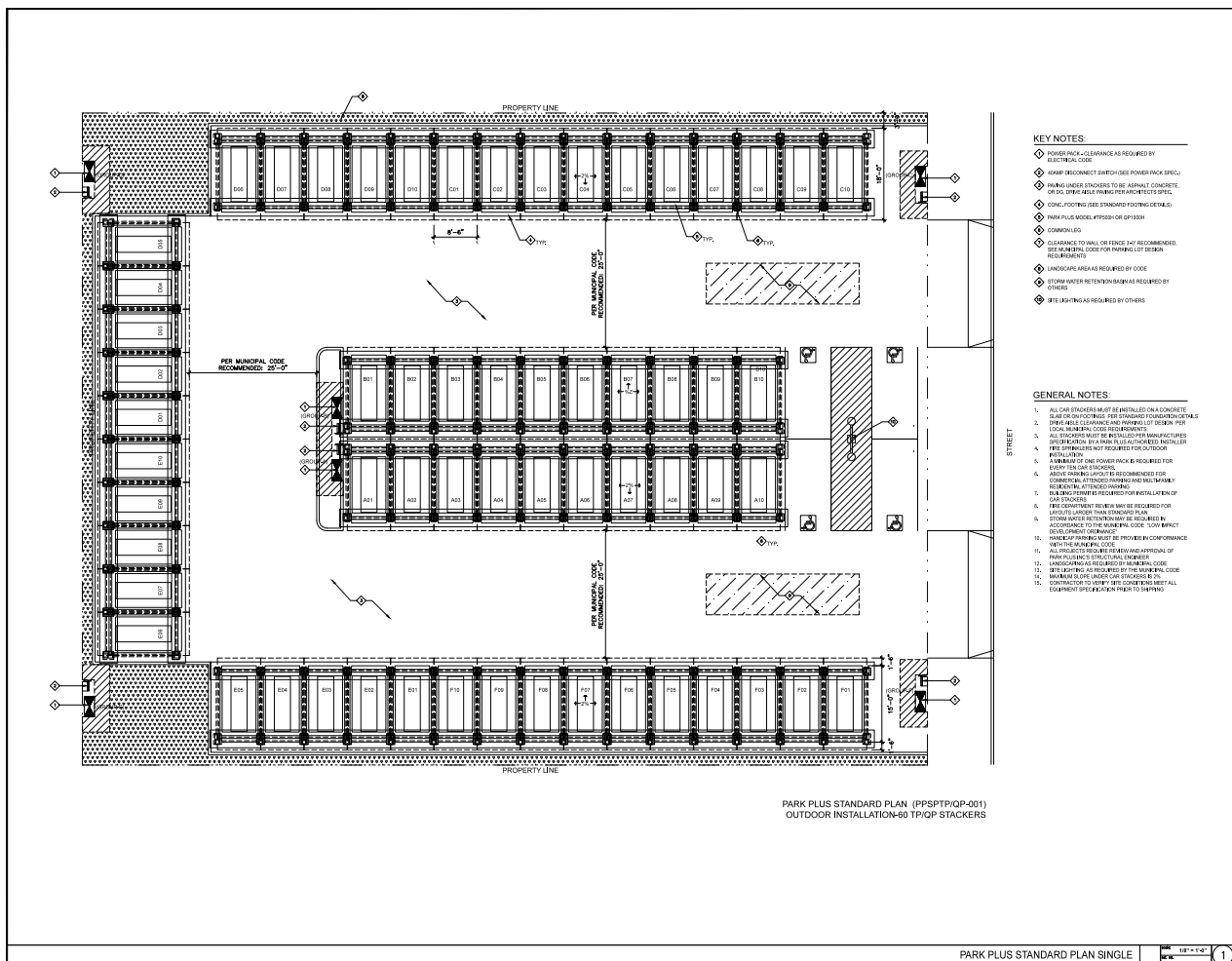
5

### 1.8 Stormwater Management:

Low Impact Development consists of site design approaches and Best Management Practices (BMPs) that are designed to address stormwater runoff and pollutions at the source. Most municipalities are adopting BMPs including Infiltration, Capture and Use, and Filtration and Retention. The Car Stackers when installed outdoors are often installed in existing paved parking lots. BMPs must be designed by a Civil Engineer.

### 1.9 Standard Plans:

The car stackers can be designed in a single or tandem array configuration on either side of a drive aisle, plans attached. Adequate queuing space of at least 2 vehicles must be provided to allow the shuffling of cars. Queuing space may be in the drive aisle. For commercial projects during peak morning traffic all platforms will be lowered for quick filling of the car stackers. Surface's space must be provided for Accessible Parking.



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Park Plus Inc. - Model: TP500H

2

## Section 1: Product Description

The Park Plus SpaceMaker Triple Parking Lift model TP500, is a three (3) level car stacker device for parking an automobile one above another. The device is so designed as to lift two automobiles on platforms and lock the platforms in place so that additional automobile can be parked in the spaces below.

### 1.1 Structure:

The structural steel used in construction of the device is Q235 (closest grades are ASTM A 750 Gr.30 and GR 40) and the platform is composed of solid un-perforated 9 gauge (1.1495") steel plate with wide U-section in the center longitudinally as well as U-sections on both sides and shaped front and back ramps in order to carry loads across the platform.

The entire assembly weighs approximately 10,000 lbs., delivered pre-welded and is assembled in the field with A307 bolts, except for certain critical bolts, which are A325 (high tensile - 120,000psi).

### 1.2 Hydraulics:

The stacker is operated by hydraulics. The hydraulic cylinder rods are chrome plated to prevent rusting. The hydraulic system, which raises and lowers the platforms consists of a pump and motor that are controlled by a 24-volt relay and valve combination. The hydraulic circuit maintains a constant rate of descent regardless of loading conditions. A manually operated emergency pump is provided in case of electrical failure to allow lowering of the platform without electrical power. A pressure compensated hydraulic overload prevention circuit precludes operation of the unit with a load greater than 6,000 lbs.

### 1.3 Safety:

The device is equipped with safety locking system. The "safety-hook with slide block" holds the full weight of the automobiles on the platforms in the locked position regardless of hydraulic or electric operation. Platforms are also equipped with anti-fall system.

Additional safety sensors to detect objects located under the platform or entering into the area below the platform are available.

### 1.4 Location:

The car stacker has been designed to be mounted on grade with an engineered foundation or attachment system according to local Building Codes. It may be installed in a building provided the floor is certified to support the weight.

The car stacker is intended for attended parking applications:

- Multi-Family Residential Buildings - Valet
- Commercial Buildings - Valet
- Indoor Installations - Valet
- Outdoor Installations - Valet
- Surface Lots - Valet
- Low Rise Buildings - Valet
- High Rise Buildings - Valet
- Sprinklered Buildings- Valet
- Private Car Collections - Owner

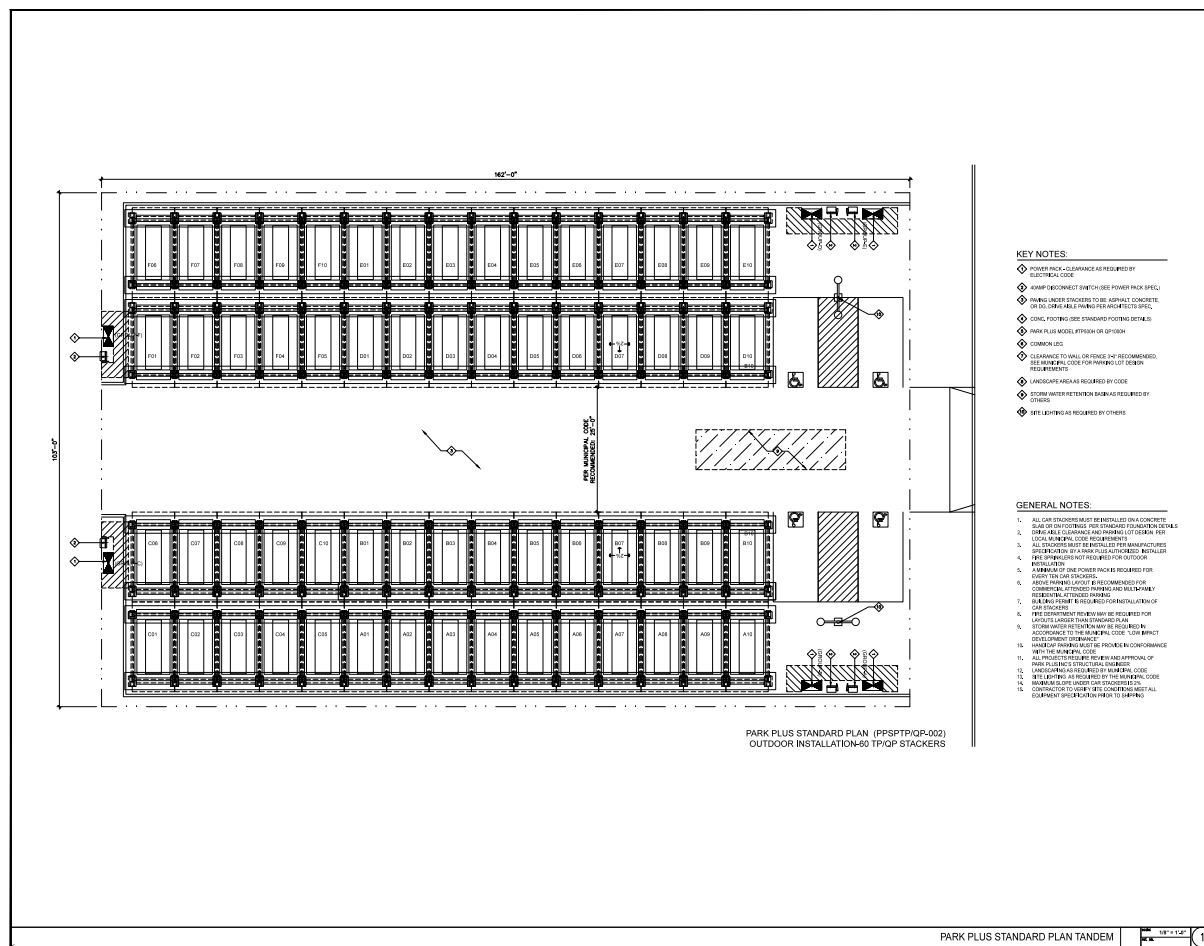
The stackers may be installed as a single unit or in an array with shared common legs. All Self Attended installations must use additional safety sensors and be keyed individually.

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Park Plus Inc. - Model: TP500H

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### 1.10 Equipment Clearance:

The Park Plus TP500H-S Car Stacker can be installed both indoor and outdoor and the platform height is set at a fixed height of 7'-0". Overall equipment height clearance is 25'-0" for our TP500H-S. Park Plus offers a customizable model TP500H-C for custom installations. The size range is as listed in general specification Section 1.12.

### 1.11 Hydraulic Power Pack:

The Park Plus TP500 Car Stacker has 2 power pack options available:

- **HPS15-1P:** For installation of 1-5 units. (208-230V / 1PH / 60HZ / 10HP / 40Amp)
- **HPS15-3P:** For installation of 1-5 units. (208-230V / 3PH / 60HZ / 10HP / 28.4 Amp)
- **HPS30-1P:** For installation of 1-15 units. (208-230V / 1PH / 60HZ / 10HP / 40Amp)
- **HPS30-3P:** For installation of 1-15 units. (208-230V / 3PH / 60HZ / 10HP / 28.4 Amp)

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3

### 1.5 Fire Protecting:

With installations in over two-dozen metropolitan municipalities the car stackers have been reviewed as being similar to high piled storage and non-building structures. Fire rating of structural components is not required. Sprinklers shall be required per the following section.

Some municipalities have required the following: When a unit or array of units is located less than 3'-0" from the property line, provide a one hour separation wall between the property line and the unit.

### 1.6 Fire Sprinklers:

#### Outdoor Use:

1. When a unit or array of units is installed at least 3'-0" from a property line or adjoining building, sprinklers are not required. Vehicles on platforms may over hang equipment and extend into the 3'-0" setback. When abutting a street or alley the required 3'-0" setback shall be measured from the center of the street or alley.
2. Equipment installed outdoors may need to conform to additional zoning regulations.

#### Indoor Use:

1. For indoor use, installation of a unit or array of units shall be in a sprinklered garage. When installed in a tandem array only units closest to the wall shall have sidewall sprinklers to protect the lower vehicles parked on the lifts. The sidewall sprinklers shall be protected from mechanical injury. The sprinkler pipe sizes shall be adequate to supply the additional sidewall sprinklers.
2. Plans shall be filed and approved by the local municipality for the alteration of the existing sprinkler system and tie-in of the additional sprinklers.
3. When the unit or any array of units is installed in a sprinklered area, the sprinkler system shall be modified to provide minimum coverage as required by NFPA 13 and Chapter 9, CBC.
4. Clear building height within existing structure must accommodate the height of the equipment plus additional requirements for adequate coverage of fire sprinklers.



www.parkplusinc.com - info.ca@parkplusinc.com - T: 1-800-966-5509  
Confidential Proprietary Information



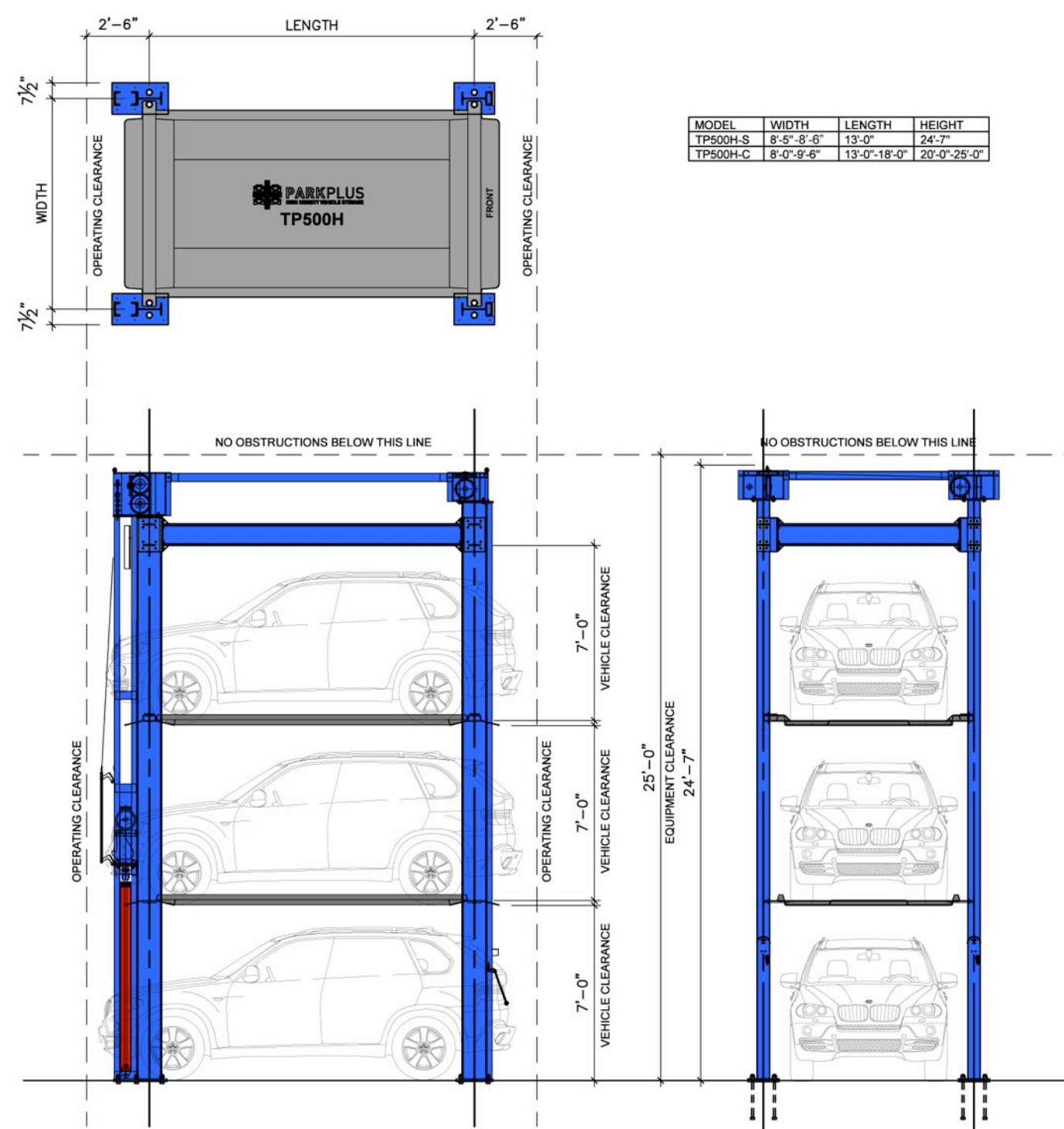
Park Plus Inc. - Model: TP500H

7

### 1.12 General Specifications:

The Park Plus Triple Parking Stacker is available in one standard size, but can be ordered in custom sizes for a premium.

- Lift Capacity: 6000 lbs. per platform.
- Lift Weight: +/-10,000 lbs.
- Model dimensions per diagram and table below.



www.parkplusinc.com - info.ca@parkplusinc.com - T: 1-800-966-5509  
Confidential Proprietary Information



Park Plus Inc. - Model: TP500H

4

### 1.7 Zoning Requirements:

Each municipality has its own set of zoning regulations and requirements.

#### Yards and Setbacks:

When equipment is installed outdoors in a required yard or setback the equipment may be required to be installed in an accessory structure or may be required to provide architectural screening.



Above: Typical tandem installation with out set backs, architectural screening or fire sprinklers.

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Confidential Proprietary Information



Park Plus Inc. - Model: TP500H

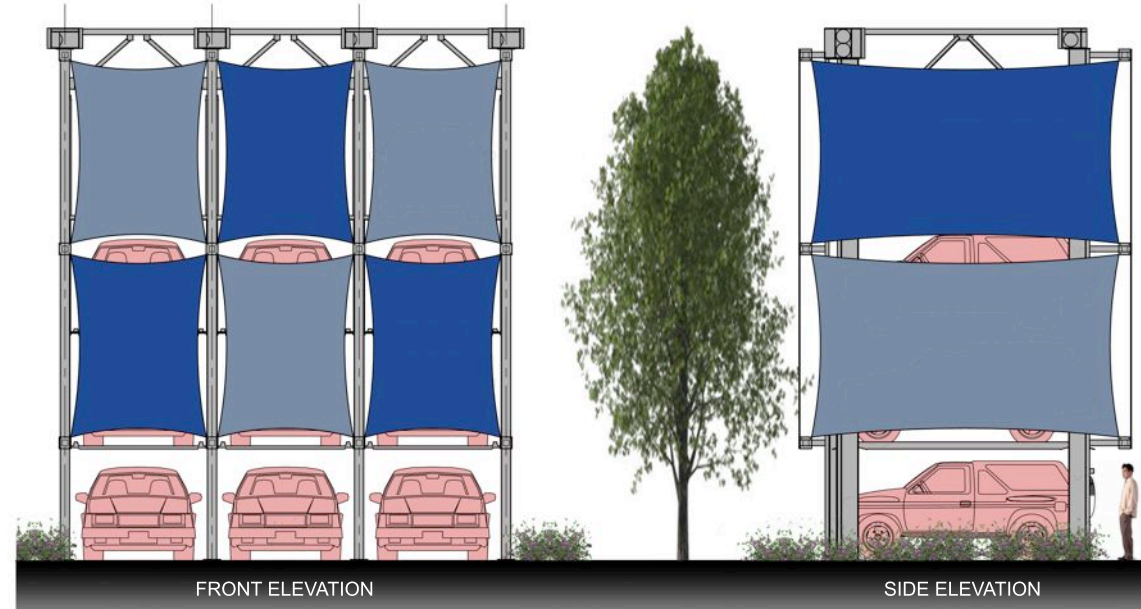
8

## Section 2: Product Screening

### 1.1 Architectural Screening:

As the use of mechanical car stackers become more commonplace many municipalities may start to require the architectural screening of the mechanical stackers. Screening of the equipment can be done in many ways but two cost effective solutions are the use of architectural shade fabrics and green screens.

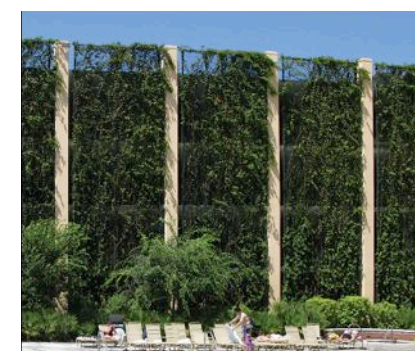
#### Architectural Shade Fabrics:



PARK PLUS QUADRUPLE PARKING SYSTEM  
MODEL: QP1000H  
OPTIONAL EQUIPMENT SCREENING:  
MATERIAL - ARCHITECTURAL SHADE FABRIC

 **PARKPLUS**  
HIGH DENSITY VEHICLE STORAGE

#### Green Screen:



www.parkplusinc.com - info.ca@parkplusinc.com - T: 1-800-966-5509  
Confidential Proprietary Information

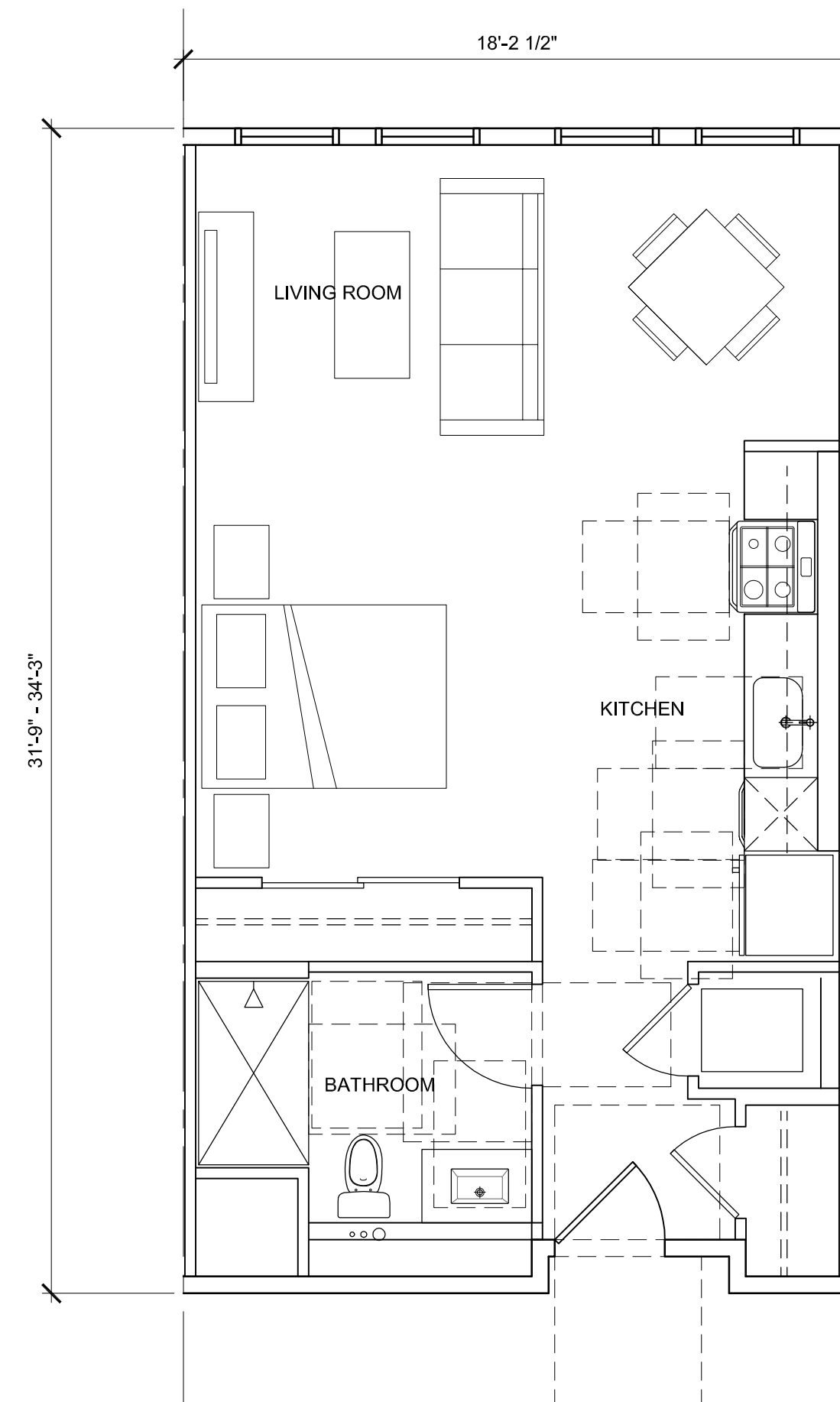


Design Triple Mechanical Stacker

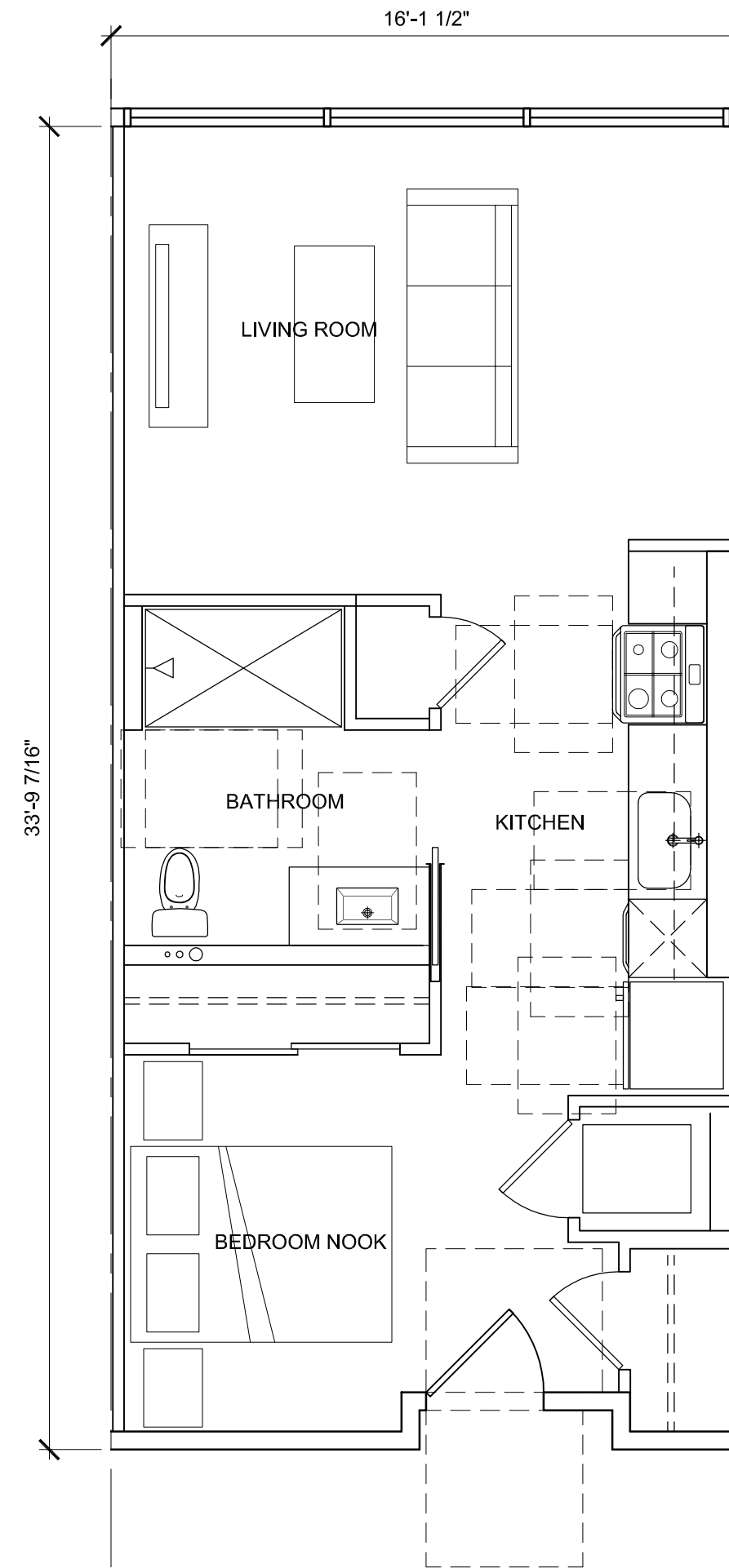
studioneleven

29

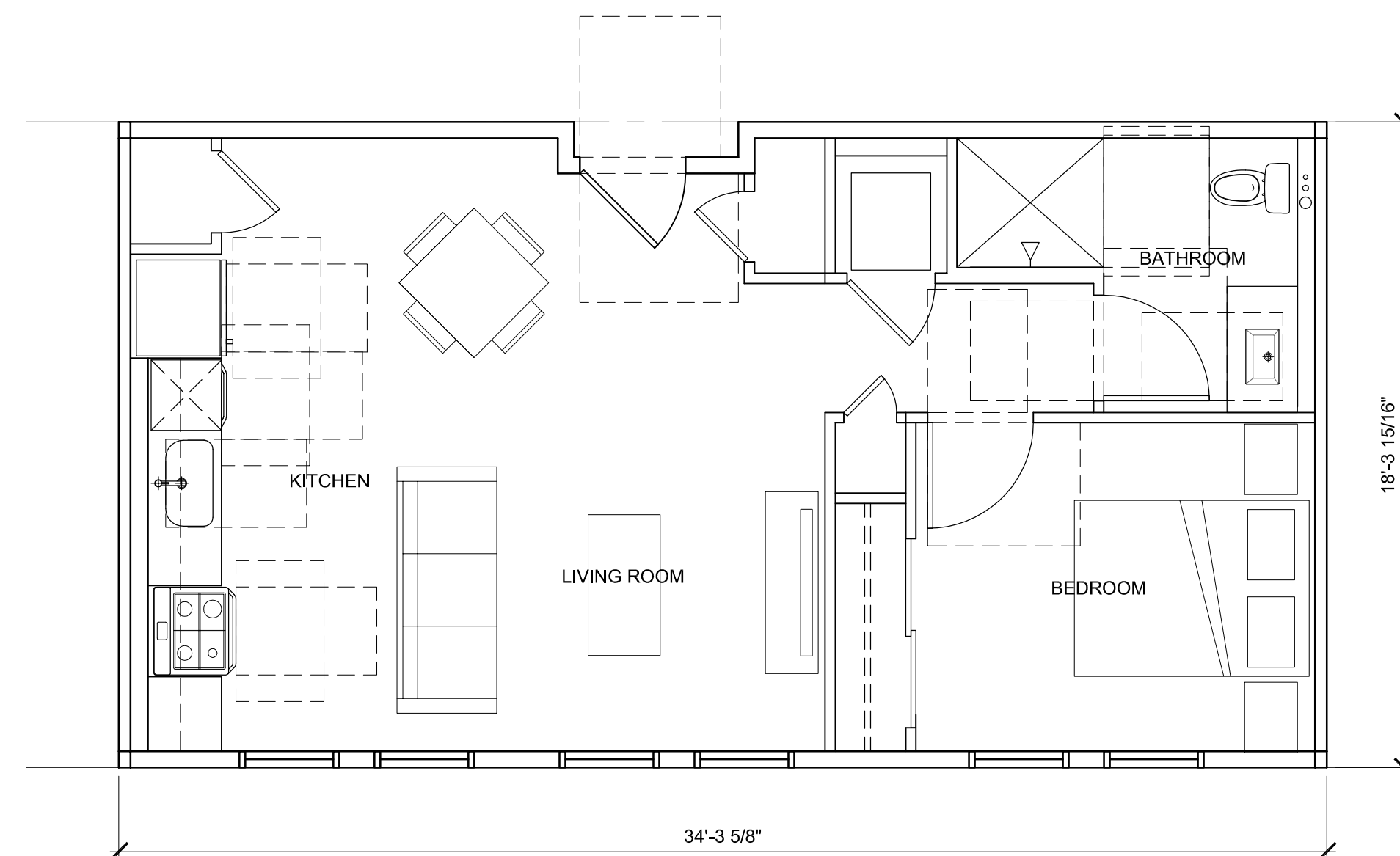




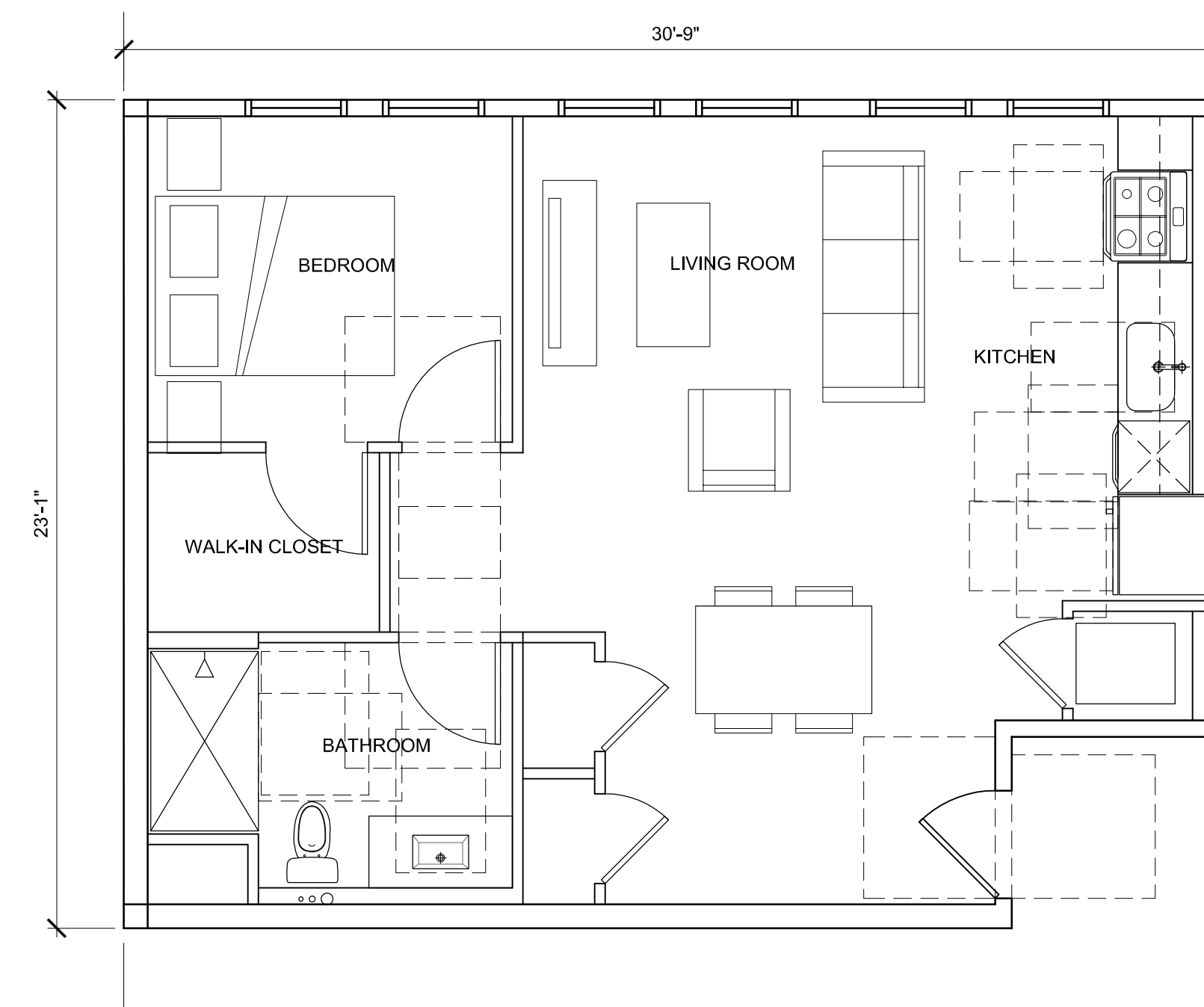
Studio **A1 (578 SF)** **A2 (660 SF)** **A3 (722 SF)**



Studio **A4 (547 SF)**



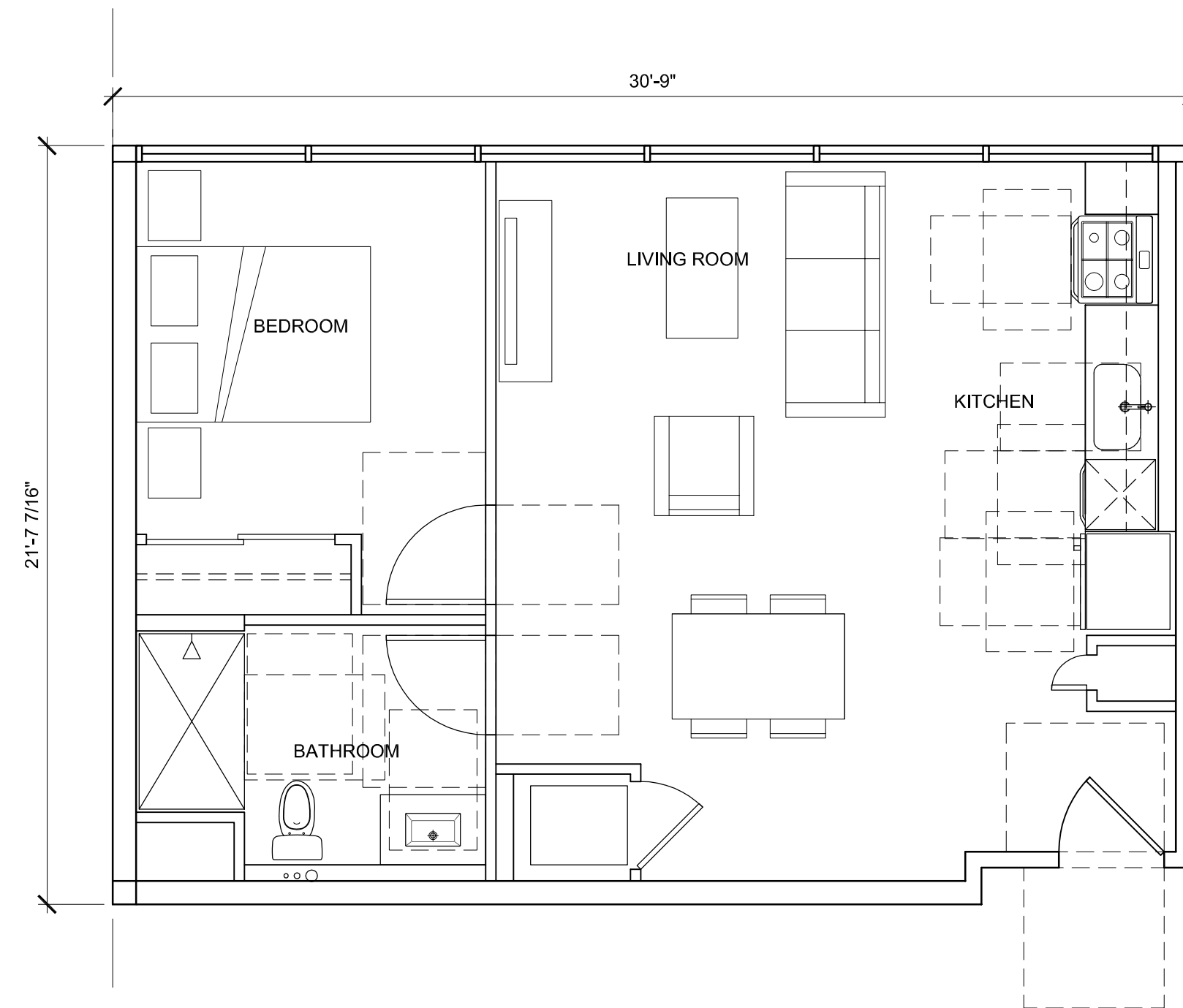
1 BR **B1 (625 SF)**



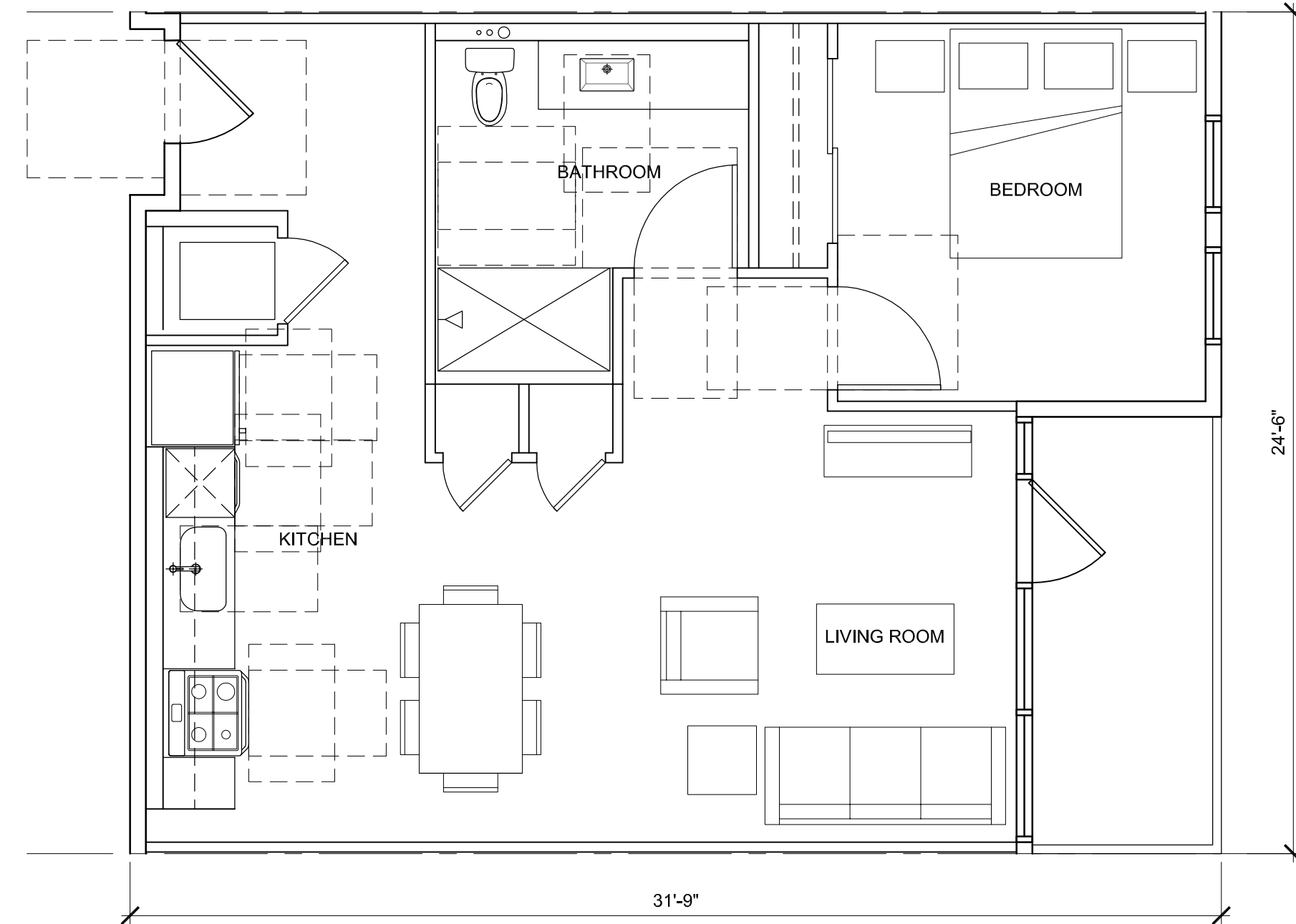
1 BR **B2 (680 SF)**

0' 1/8" 1/4" 1/2" SCALE 1/4"=1'-0"

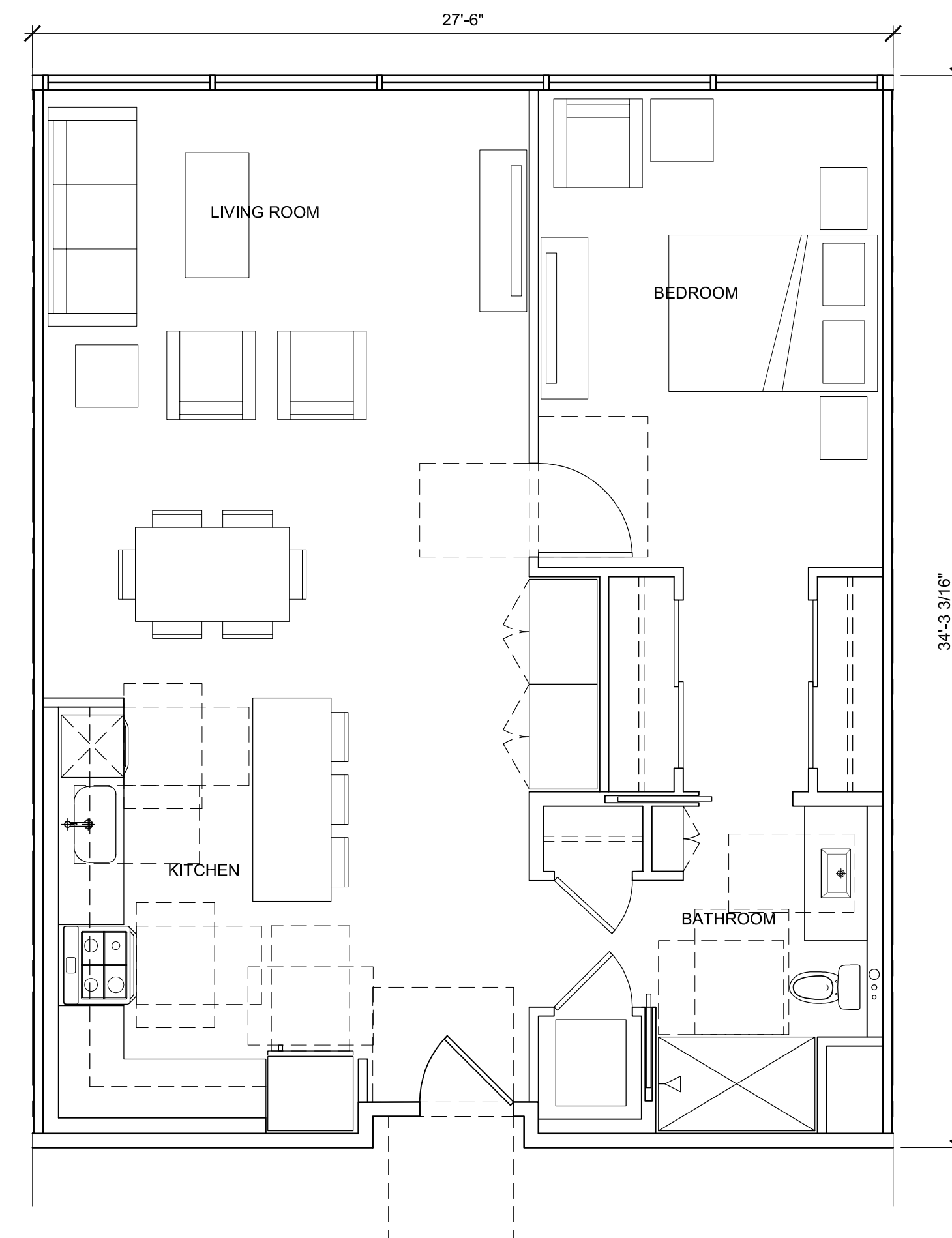




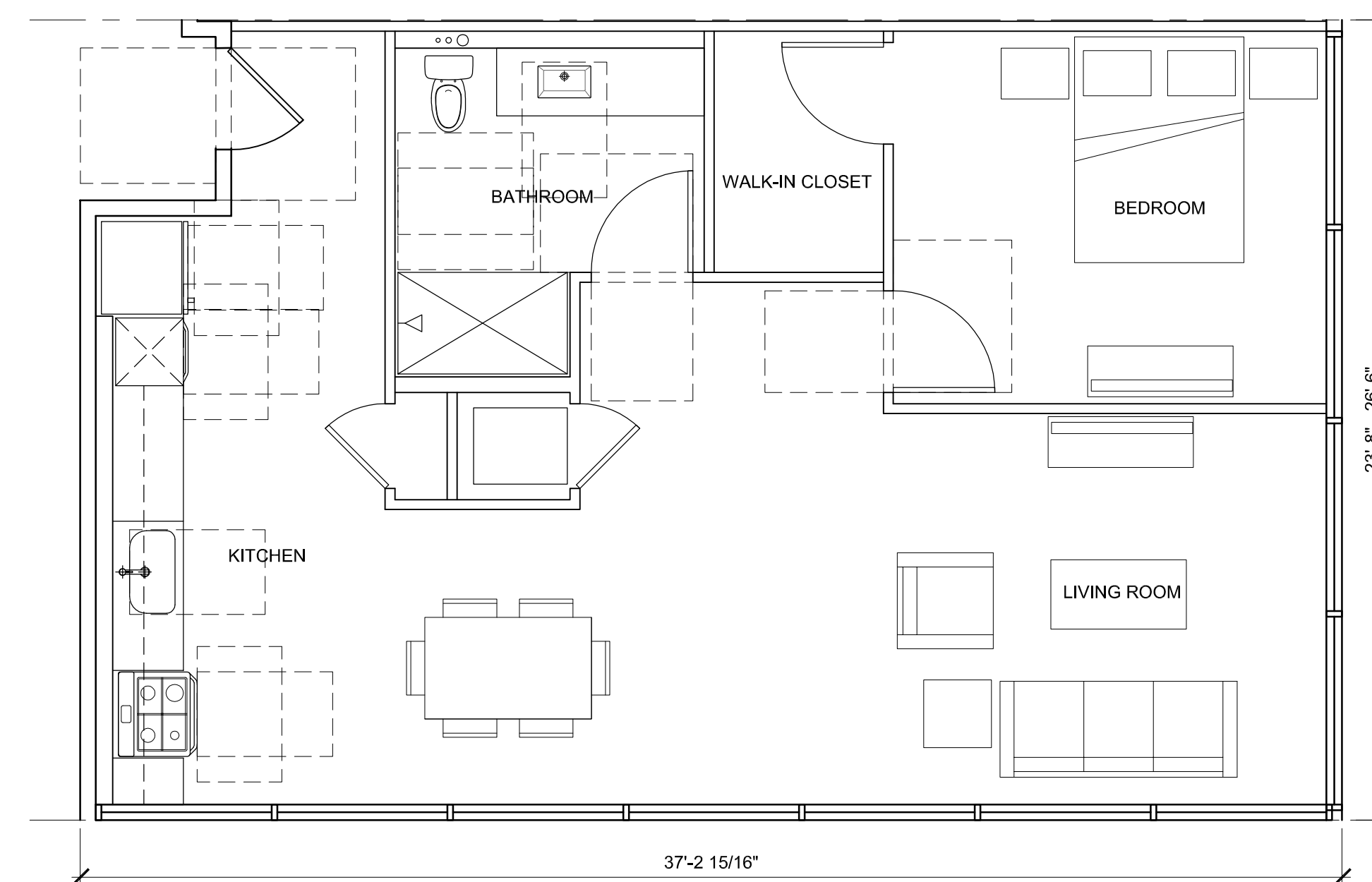
**1 BR B3 (660 SF)**



**1 BR B4 (703 SF)**



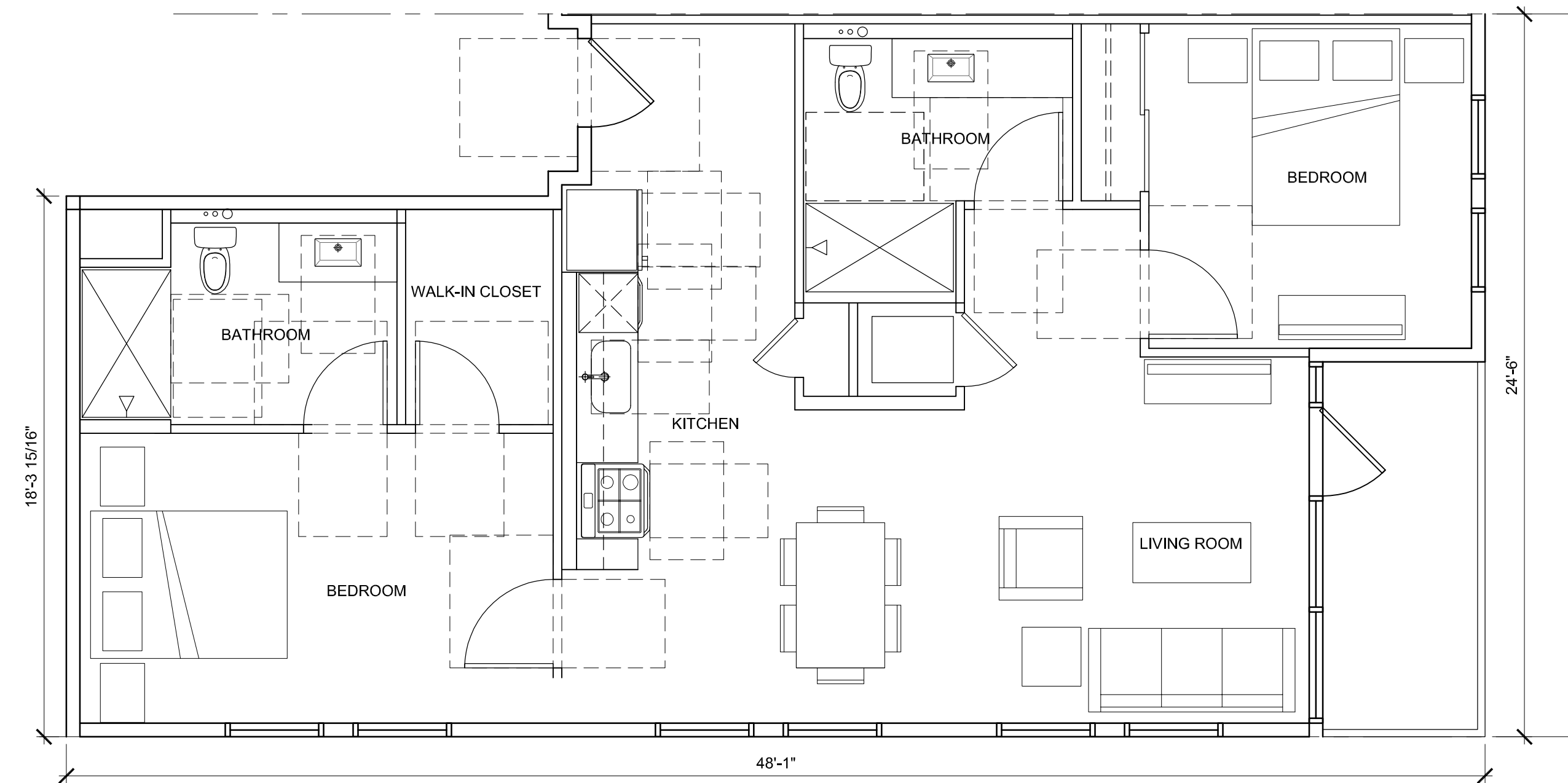
**1 BR B5 (937 SF)**



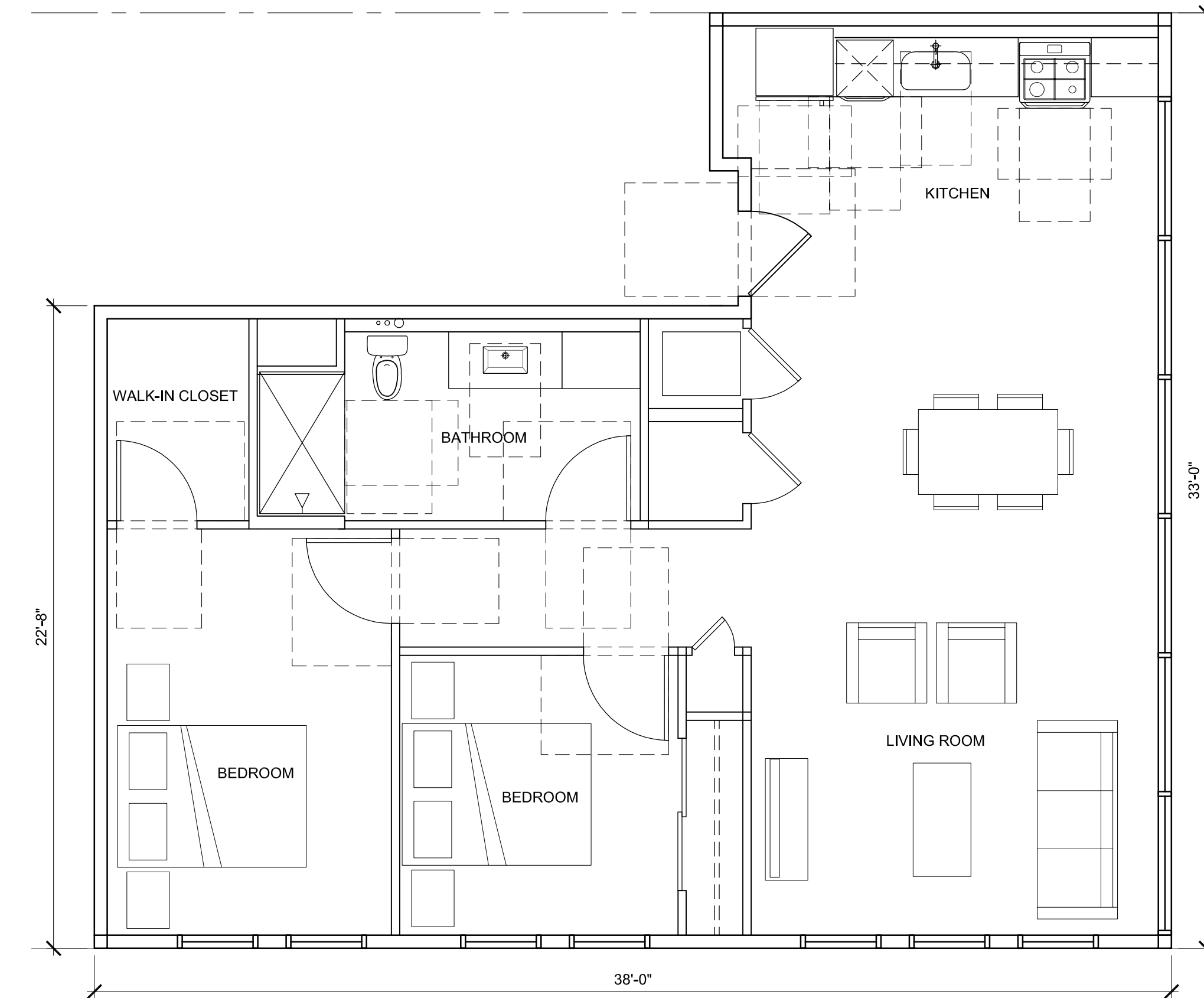
**1 BR B6 (860 SF) B7 (968 SF)**

0 1/8" 1/4" 1/2" SCALE 1/4"=1'-0"

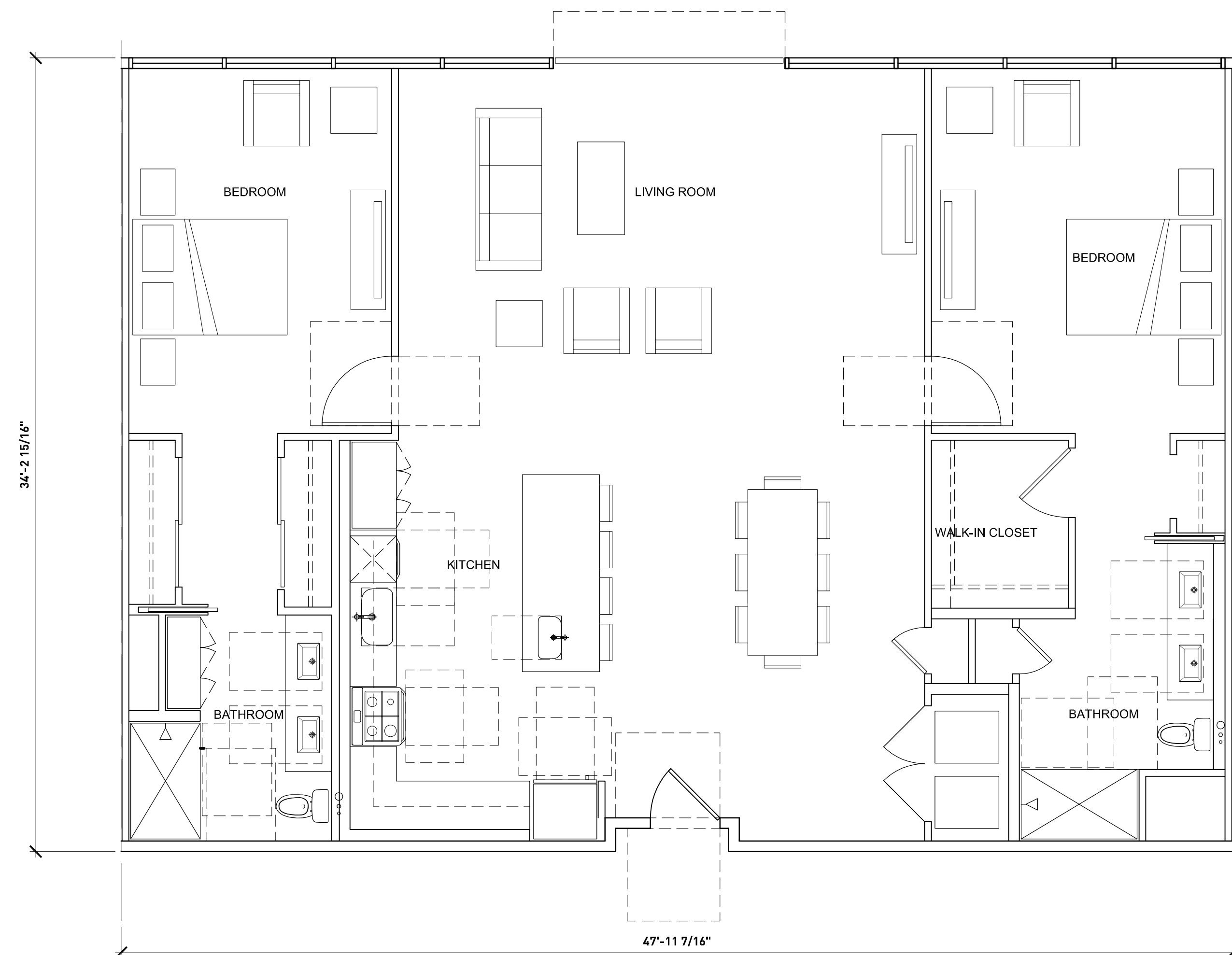




2 BR **C1** (1,002 SF)



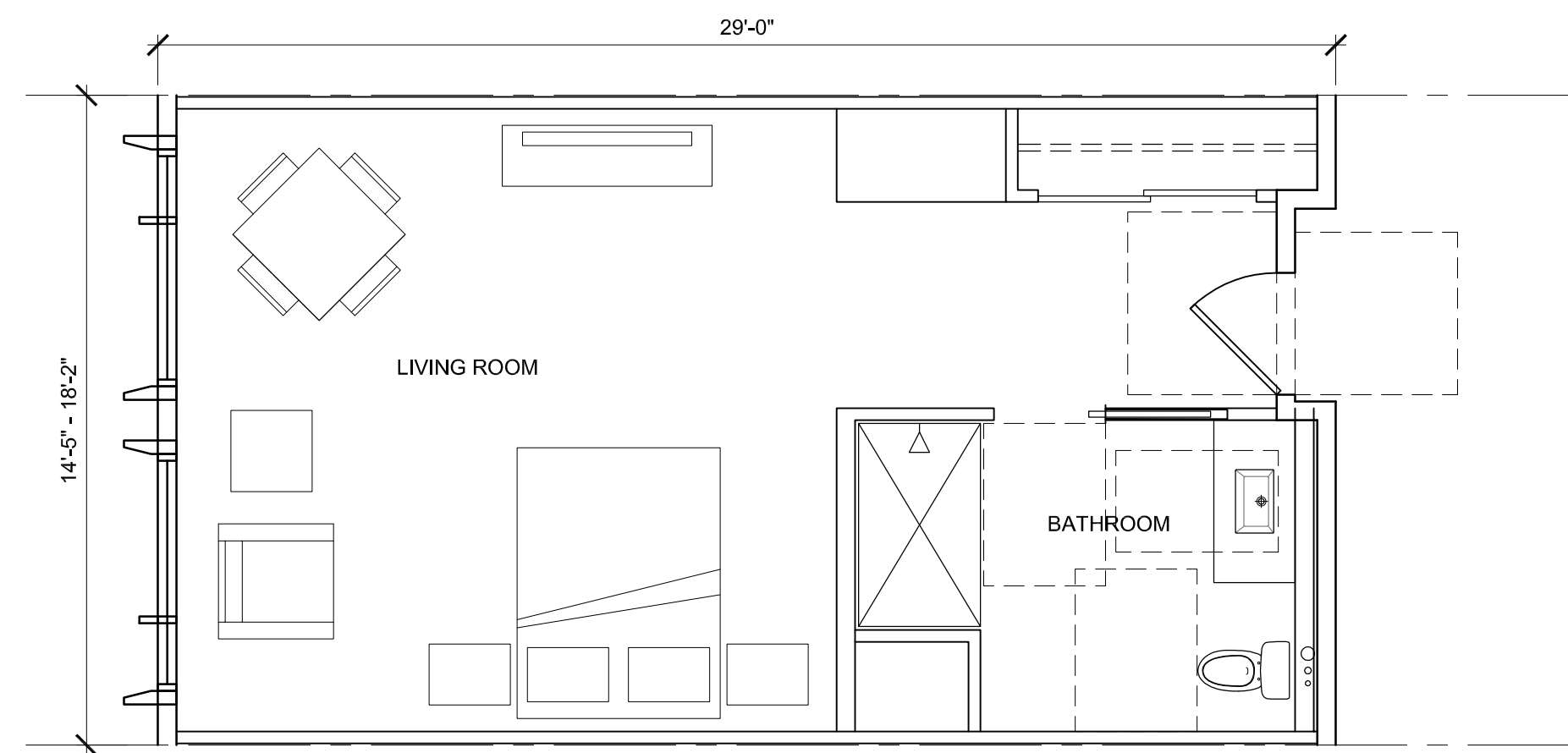
2 BR **C2** (1,025 SF)



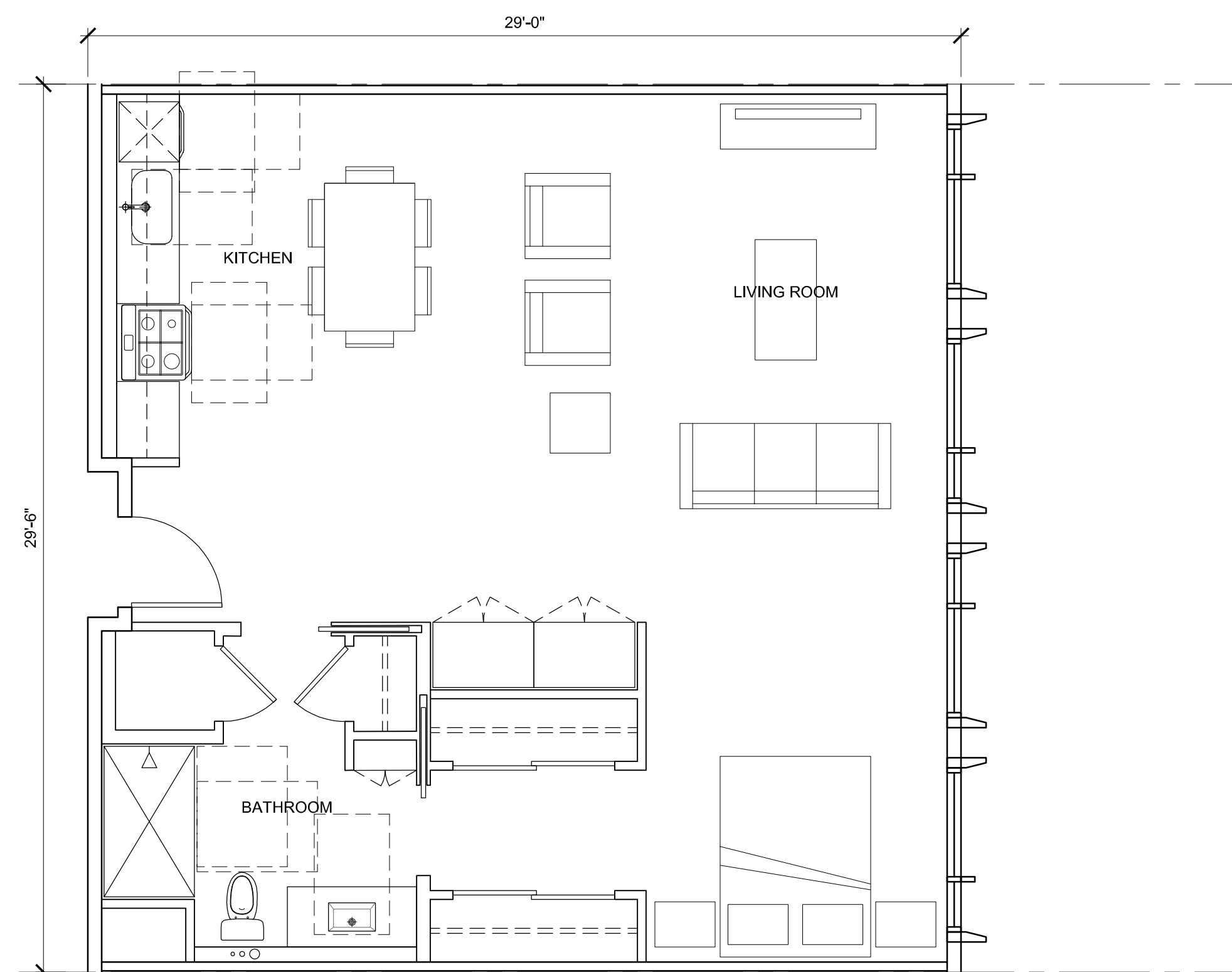
Penthouse **P1** (1,637 SF) **P2** (1,615 SF)

0 1/8" 1/4" 1/2" SCALE 1/4"=1'-0"





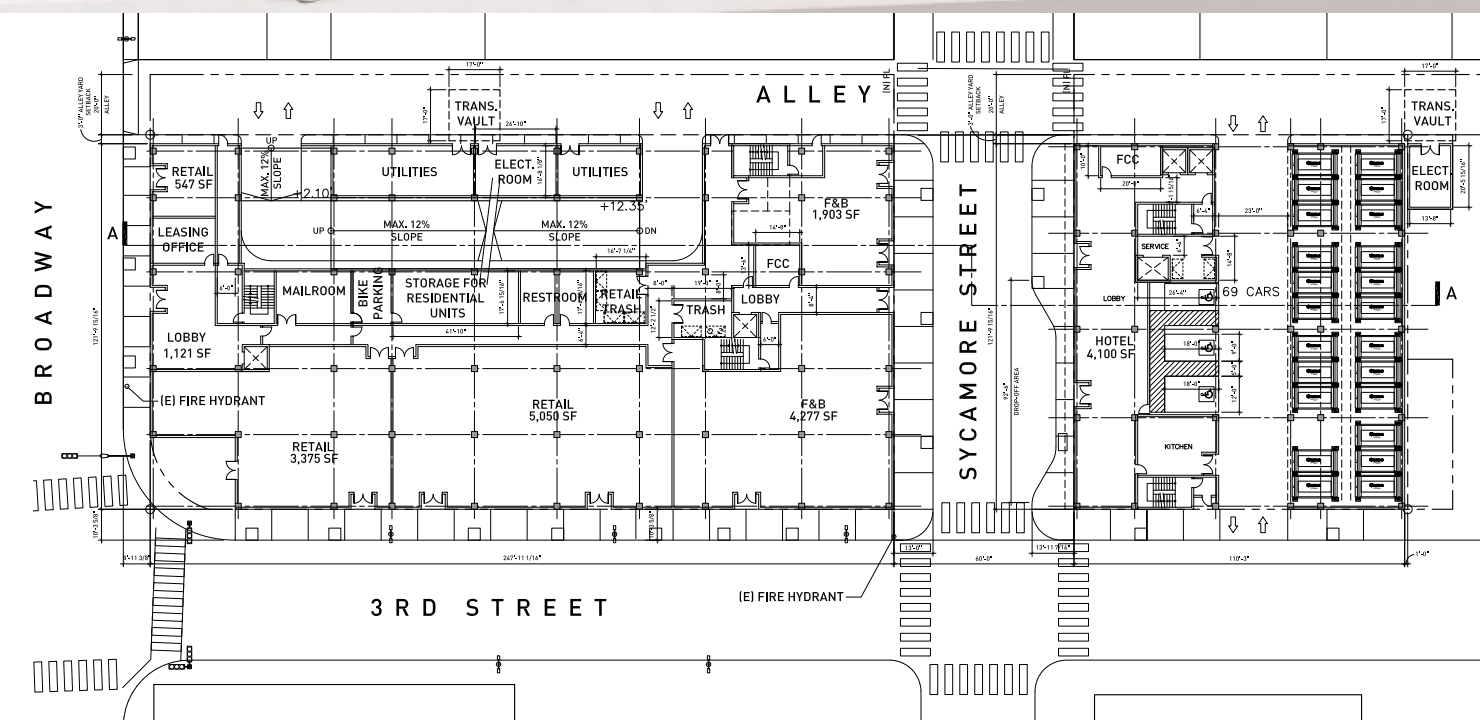
Typical Hotel Units **H1 (418 SF)** **H2 (464 SF)** **H3 (427 SF)** **H4 (527 SF)**



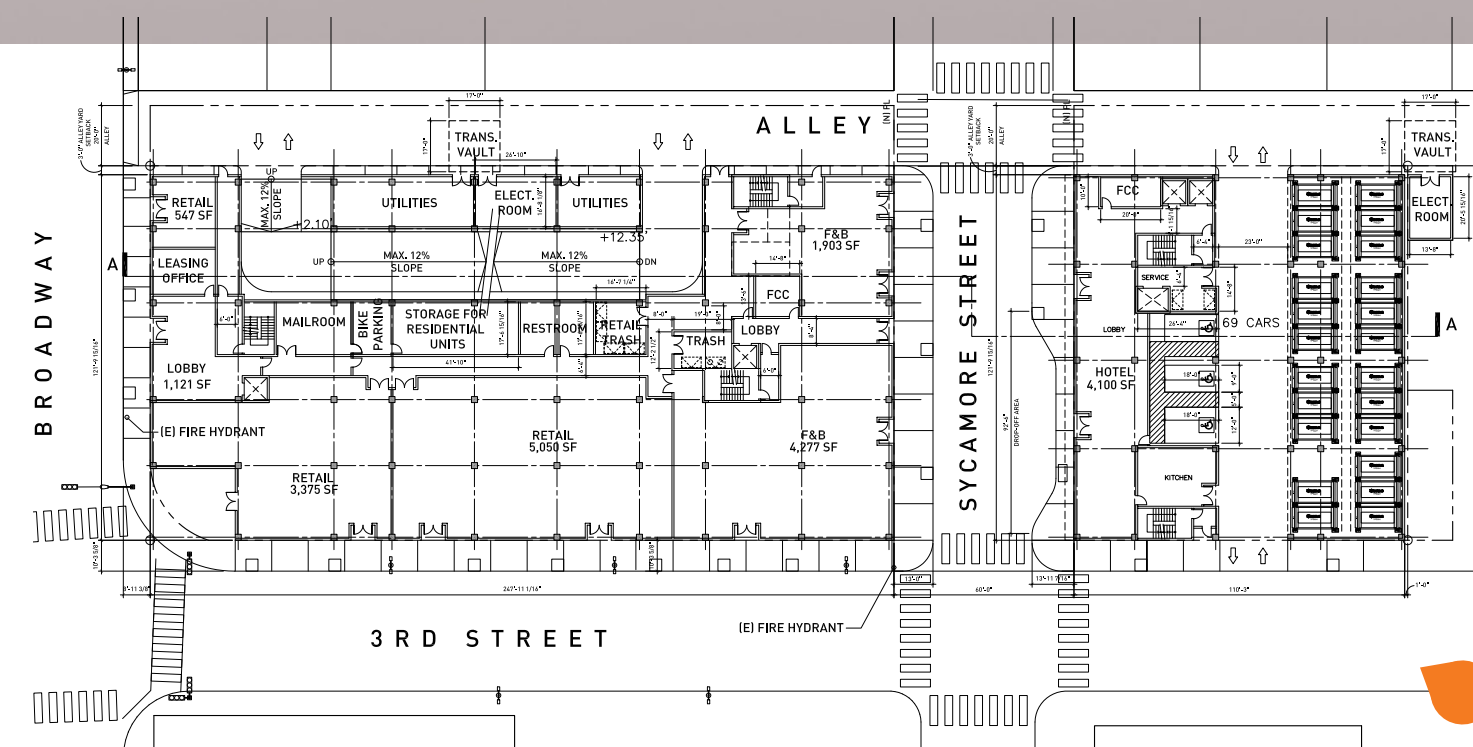
Suite **S1 (855 SF)**

0 1/8" 1/4" 1/2" SCALE 1/4"=1'-0"

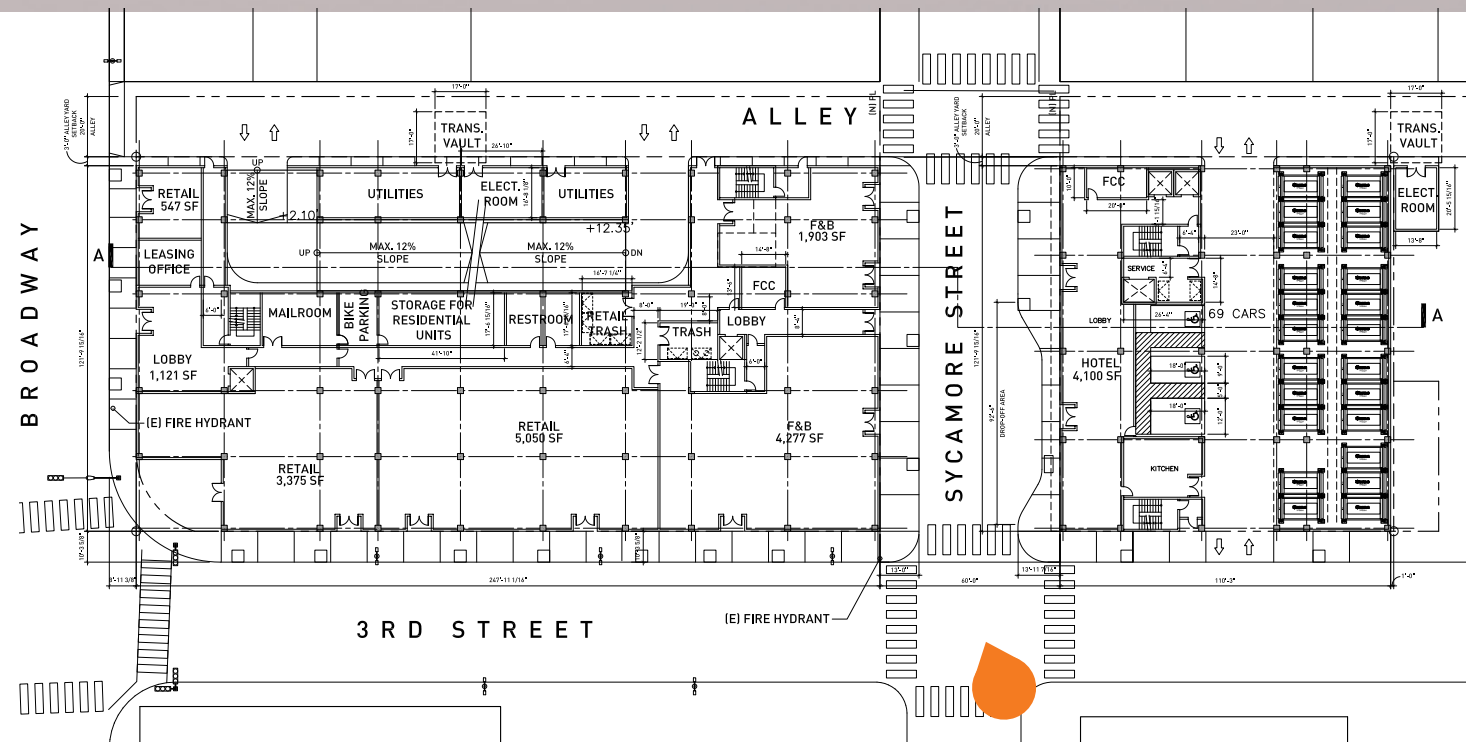




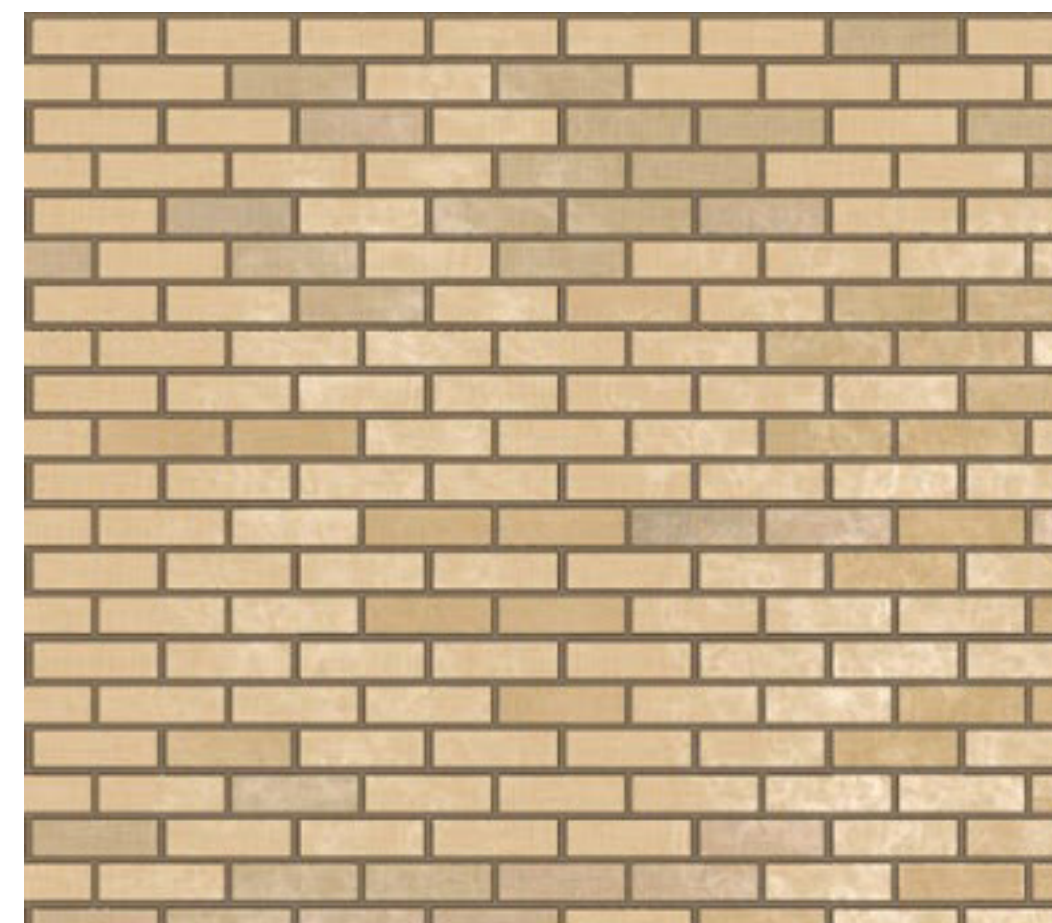
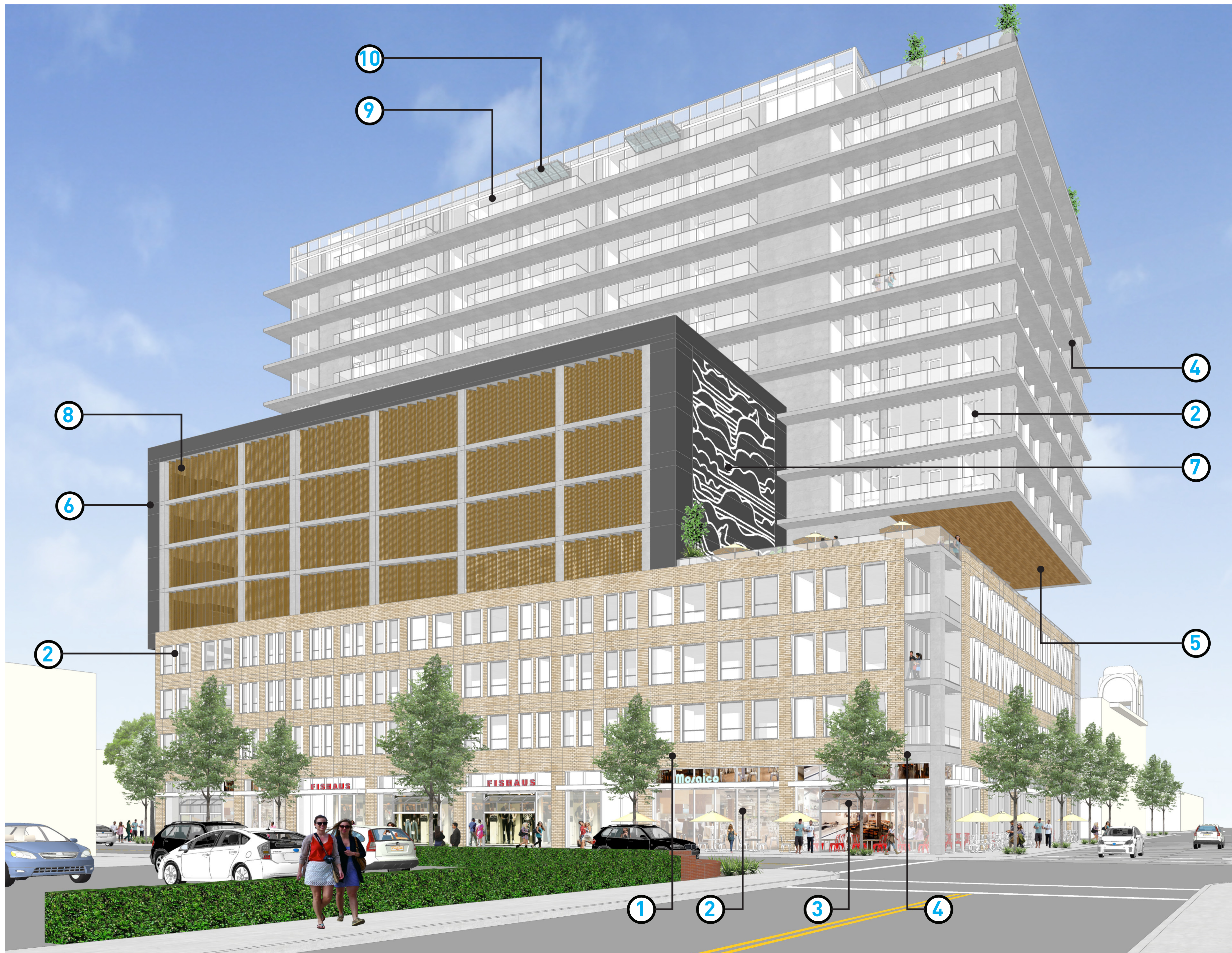












① Tan Brick



② Aluminum Storefront System



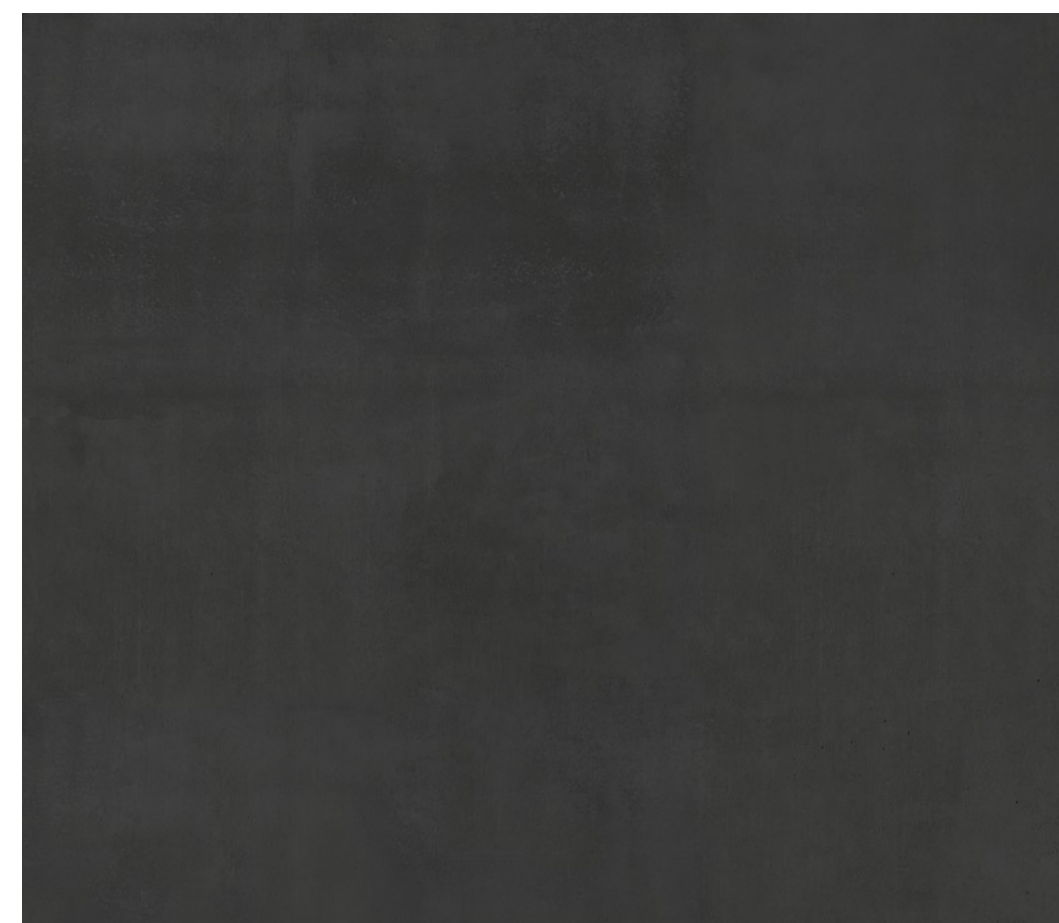
③ Aluminum Roll Up Door



④ Cast In Place Concrete



⑤ Wood Veneer Composite Metal Panel



⑥ Cast in Place Concrete, Painted



⑦ Public Art



⑧ Perforated Metal Panel w/ Brass Finish



⑨ Aluminum Curtain Wall System



⑩ Aluminum Hangar Door





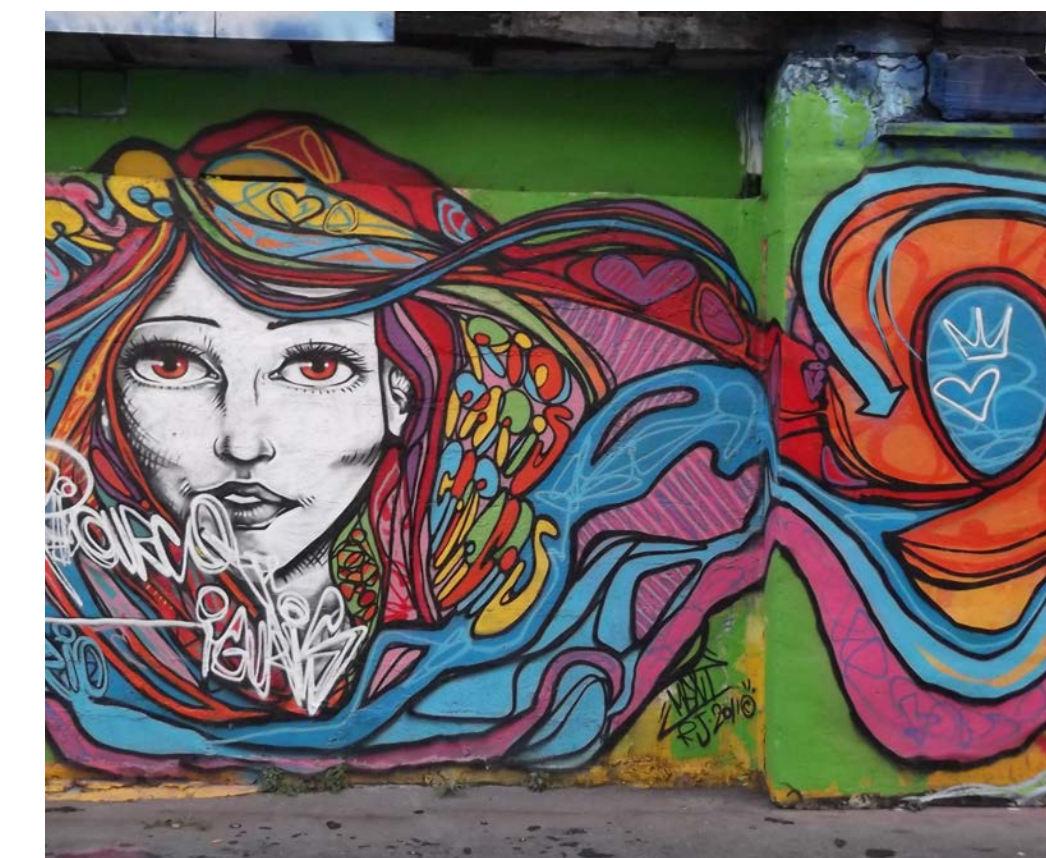
① ACM Panel



③ White Marble Panel



⑤ Wood Veneer Composite Metal Panel



⑦ Public Art



② Aluminum Storefront System

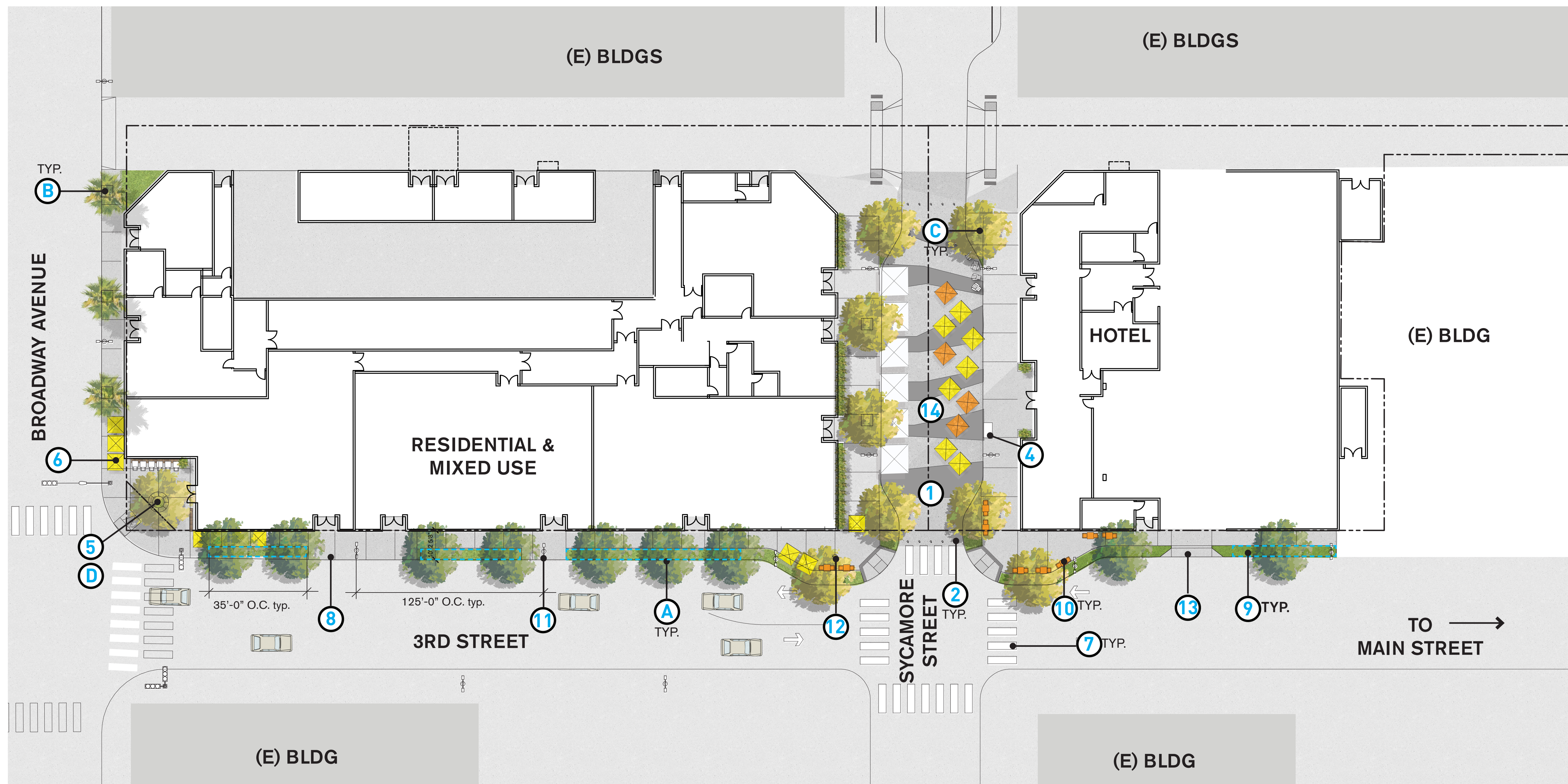


④ Cast In Place Concrete



⑥ Metal Window Frame w/ Brass Finish





#### Keynotes:

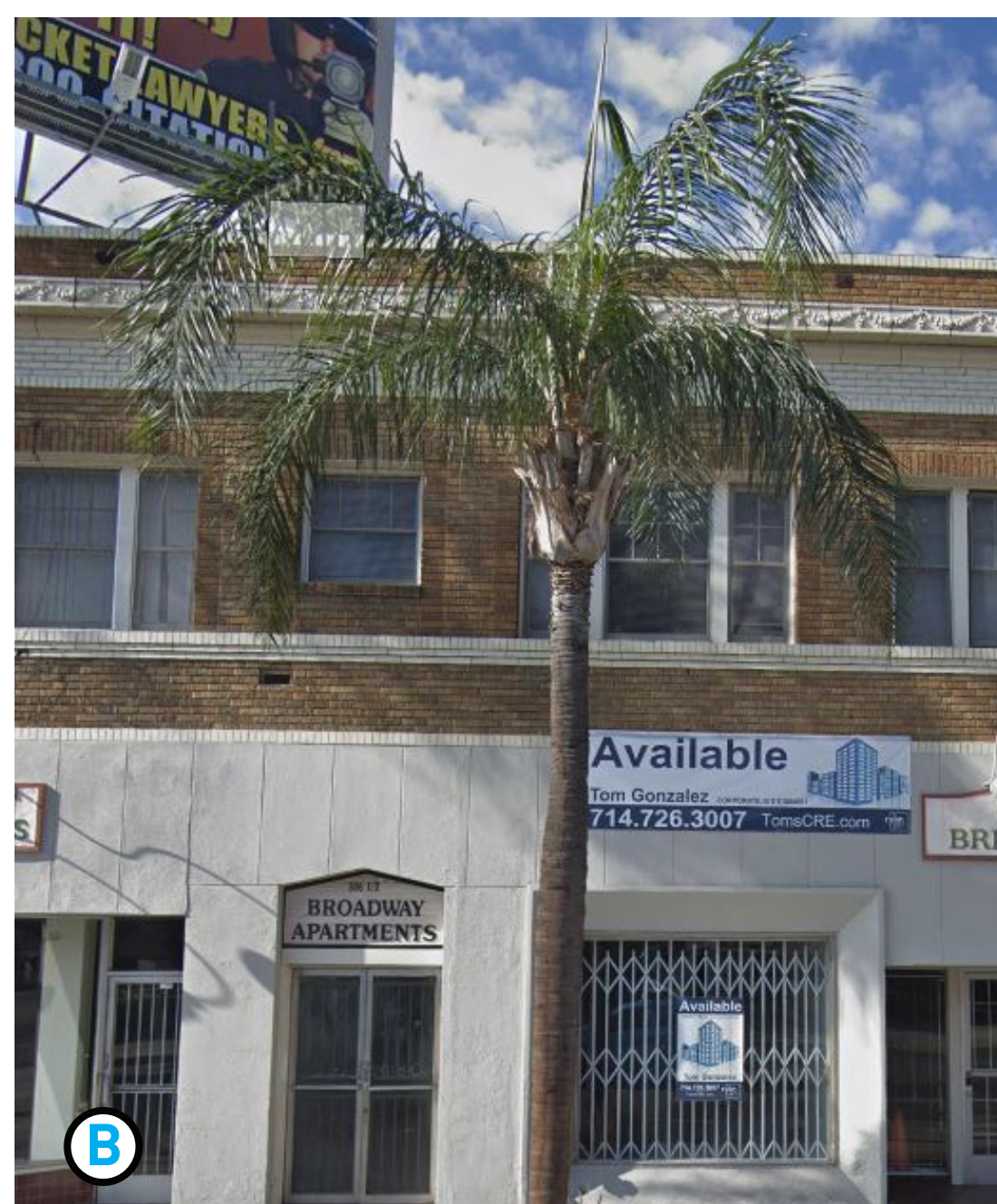
1. Enhanced paving to accentuate "flex street" (see image below)
2. Retractable bollards at flex street
3. Proposed curb ramp
4. Proposed valet stand at drop off curb
5. Specimen evergreen tree in tree grate w/ outdoor dining
6. Sidewalk dining under separate permit and approved by PWA
7. Painted crosswalk, typical
8. Concrete sidewalk with sawcut pattern, typical (see image below)
9. Proposed rain garden planter w/ slotted curb
10. Seating at bulb-out
11. Proposed street light pole to match existing, typical
12. Existing fire hydrant to be relocated
13. Parking garage entry
14. Movable tables & chairs and farmers market tents shown for event/ street closure

#### Note:

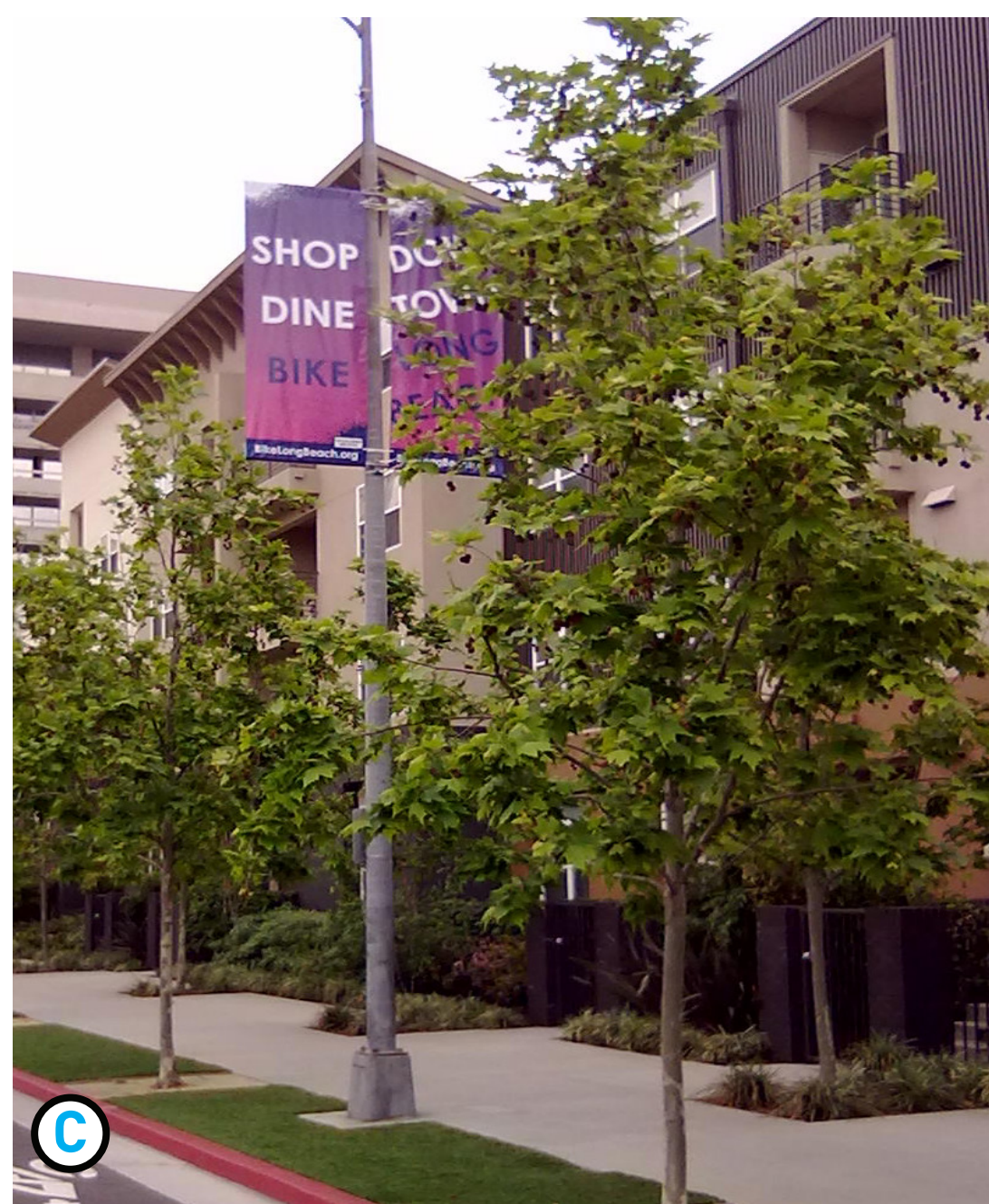
- All proposed street trees are to match existing adjacent street trees
- Any utility relocations to be addressed by civil engineer



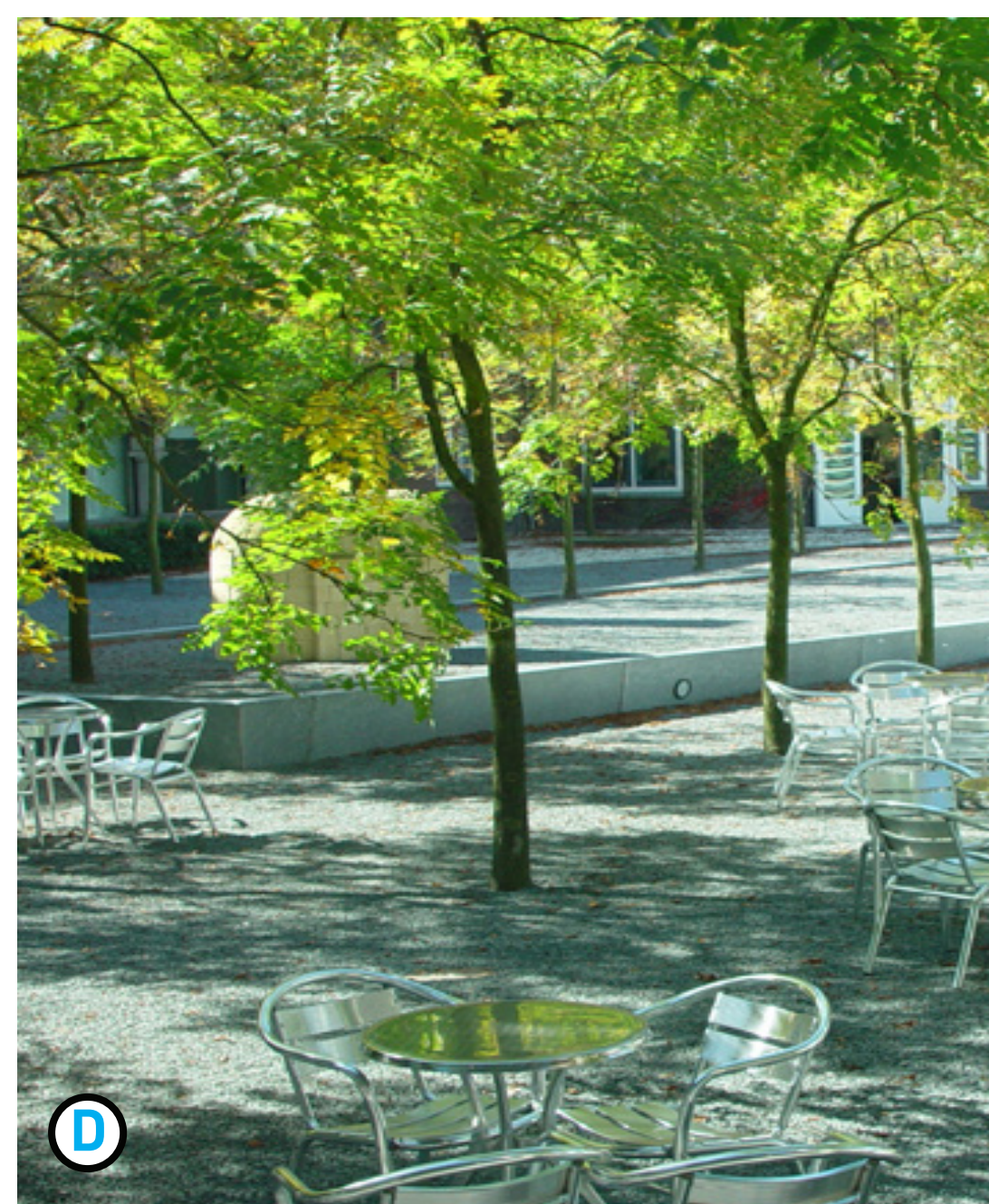
**3rd Street Tree**  
Lagerstroemia indica  
Crape Myrtle



**Broadway Ave. Street Tree**  
Syragus romanzoffiana  
Queen Palm



**Sycamore Street Tree**  
Platanus acerfolia  
London Plane Tree



**Specimen Evergreen Tree**  
Gleditsia 'ShadeMaster'  
Honeylocust Tree



**1** Linear Concrete paving pattern at Flex Street

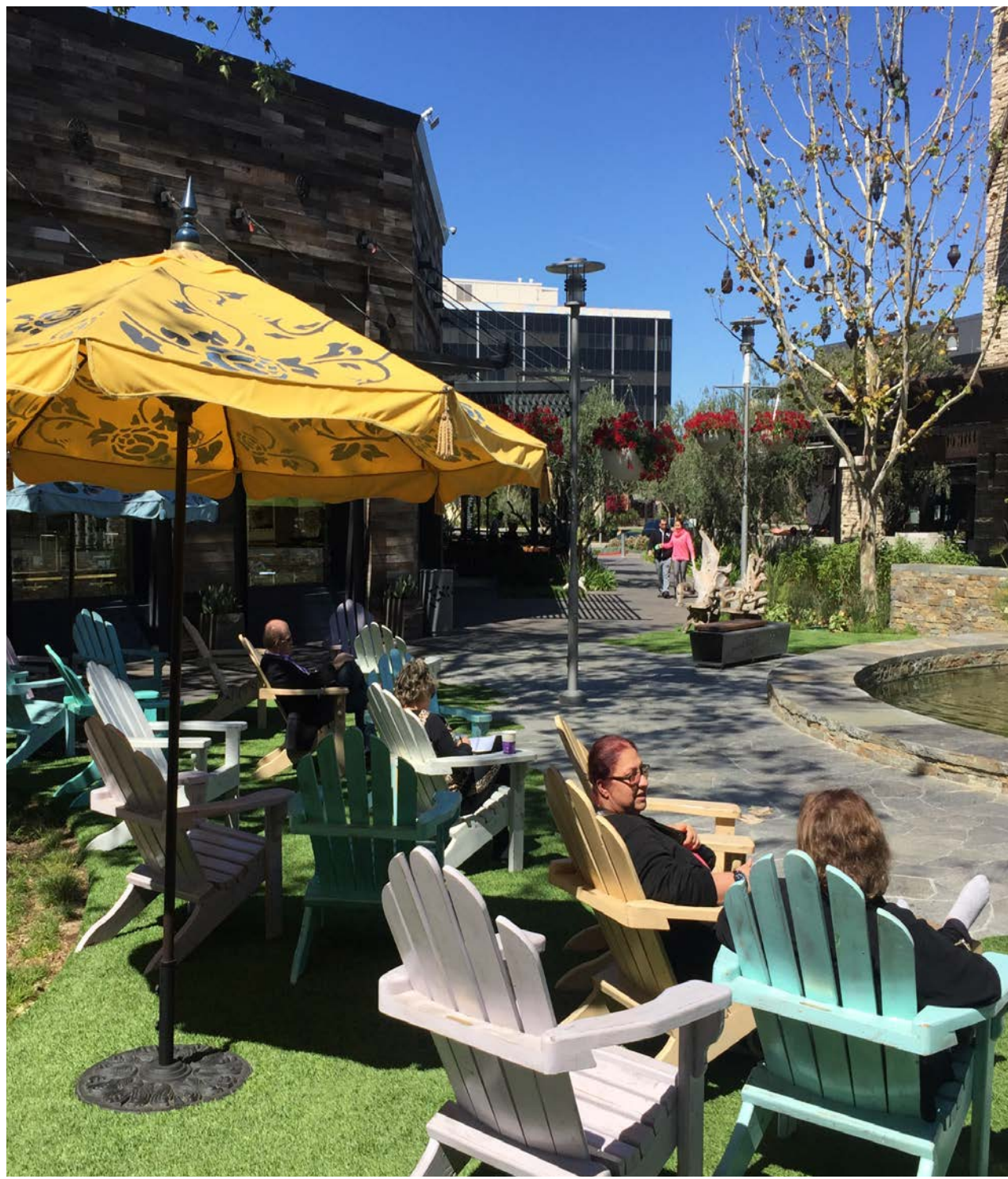


**8** Natural gray concrete w/ sawcuts & acid wash finish





Flexible Activities at Sycamore Street



Public Art



Planted rain garden at Sidewalk



Planter at Bulb-out



Seating under Specimen Tree

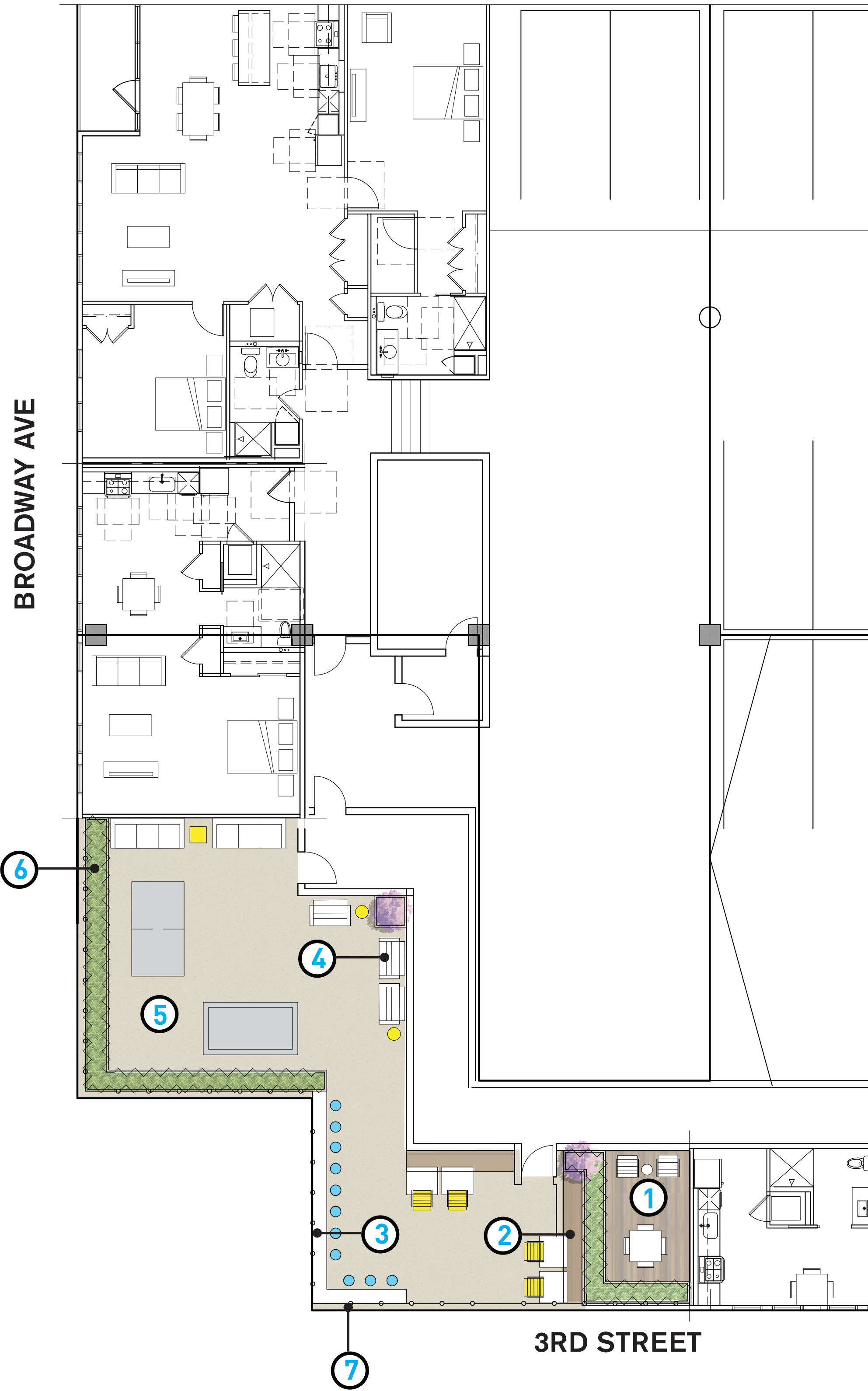


Sidewalk Dining

0 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' SCALE 1/16"=1'-0"

Public Realm Plan **Precedents**

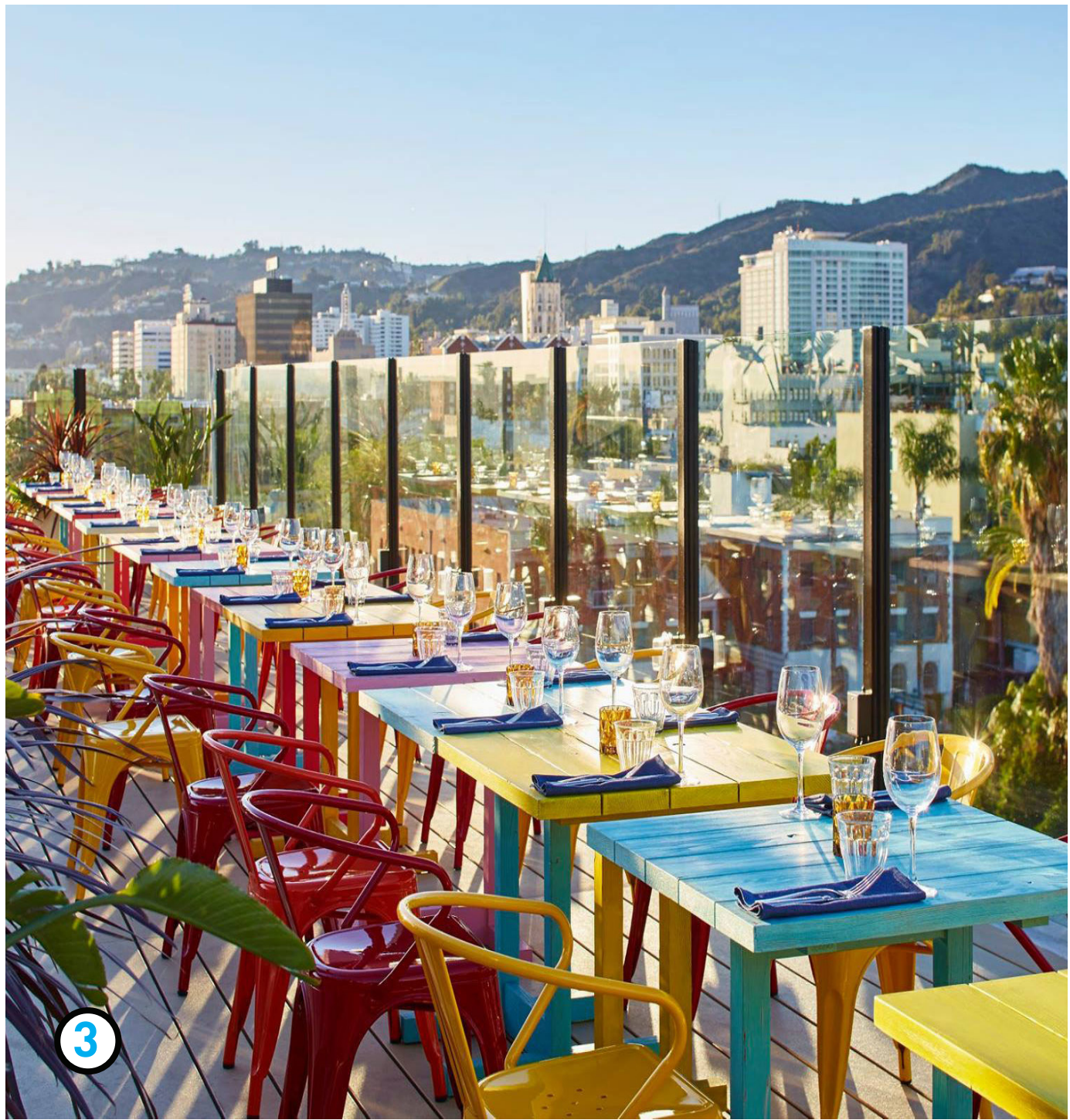
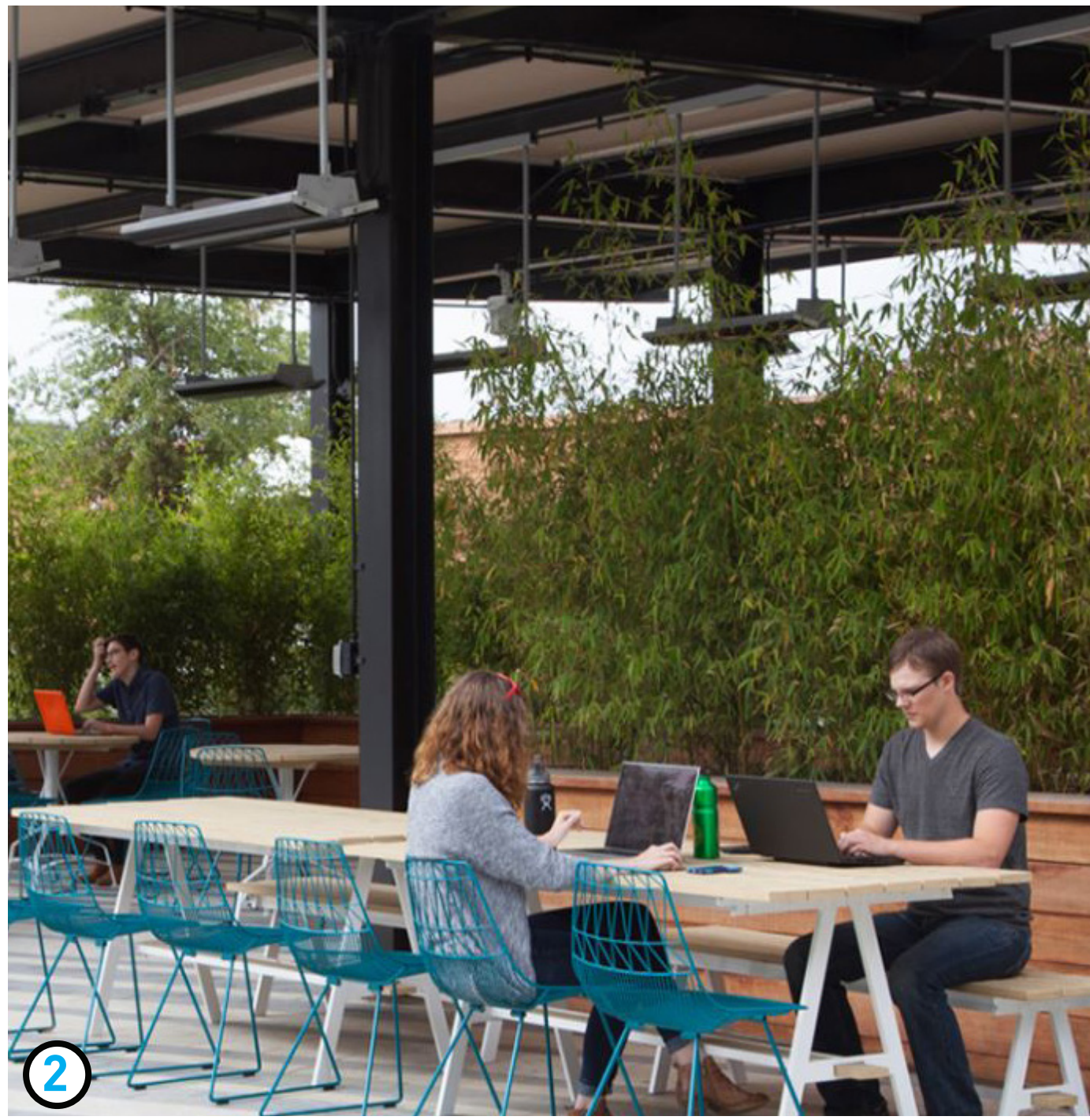
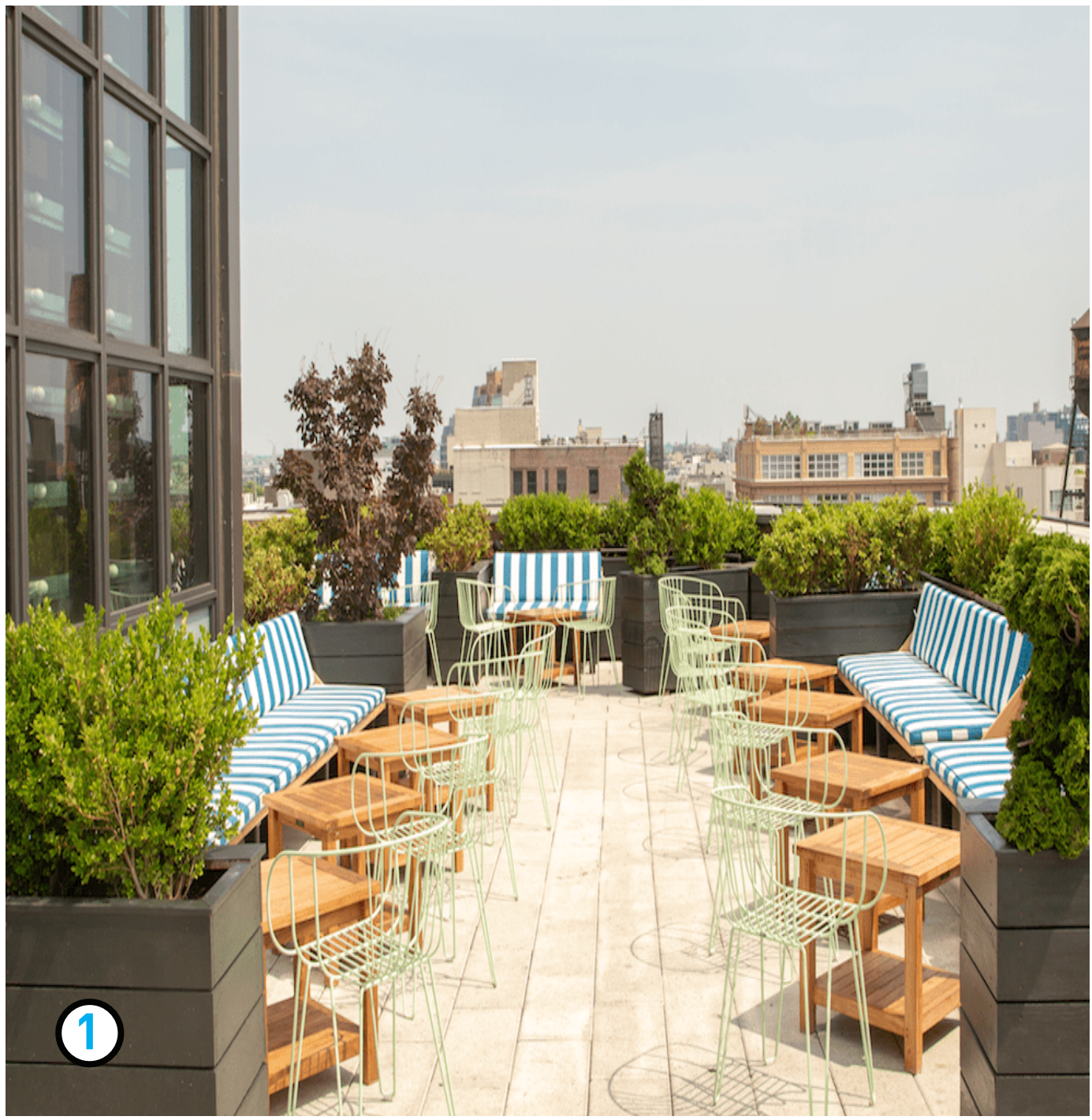




**Keynotes:**

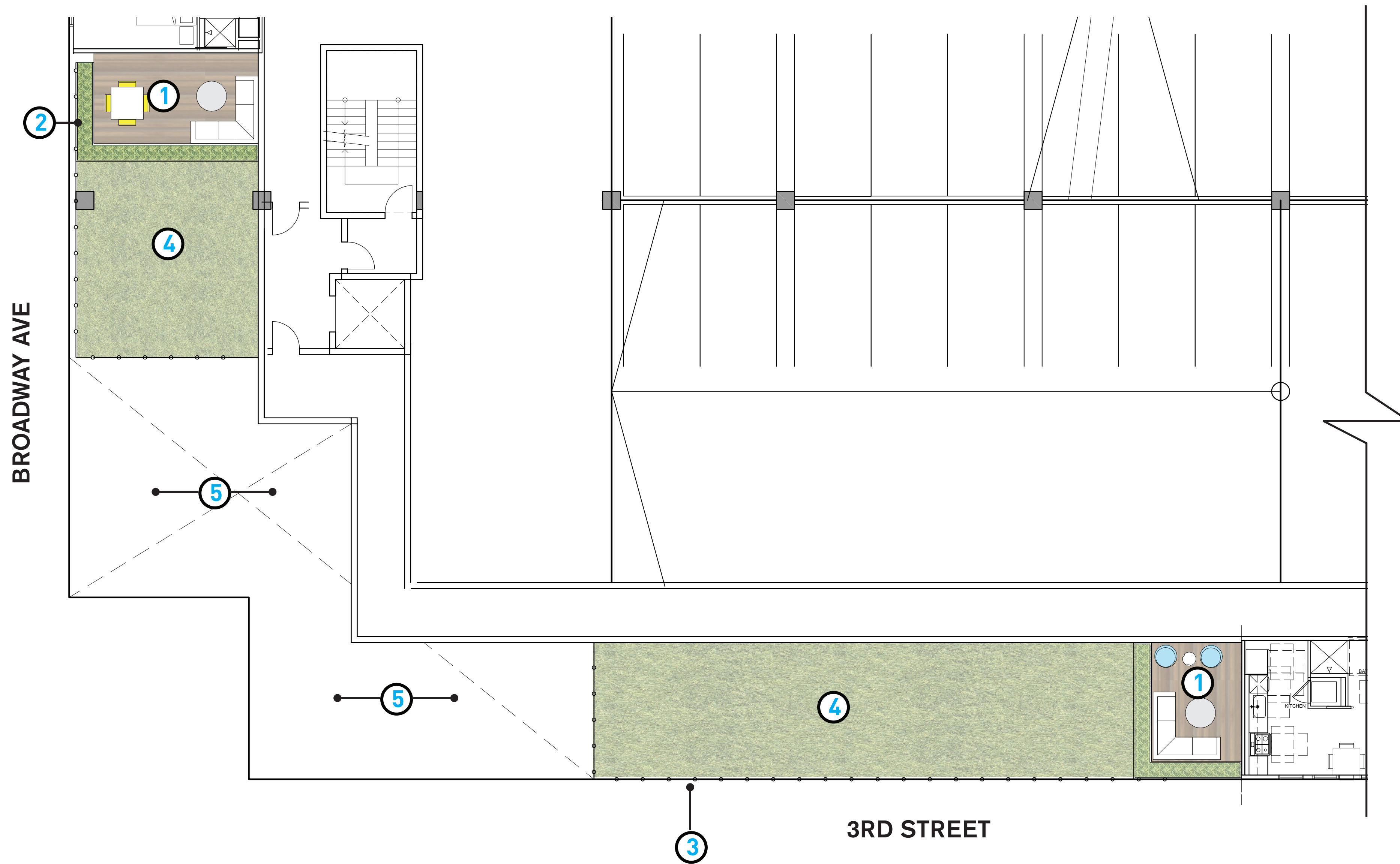
1. Private outdoor unit patio
2. Built-in bench seating
3. Bar top overlooking Broadway Avenue
4. Casual Seating
5. Area for movable games, ping pong, pool, etc.
6. Planter with guardrail, typical
7. Glass guardrail

**3rd Floor Community Roof Deck Plan**



SCALE 1/8" = 1'-0" SCALE 1/16" = 1'-0"

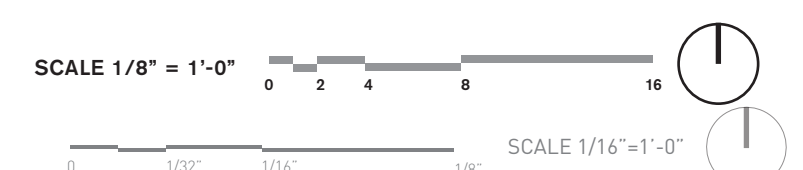
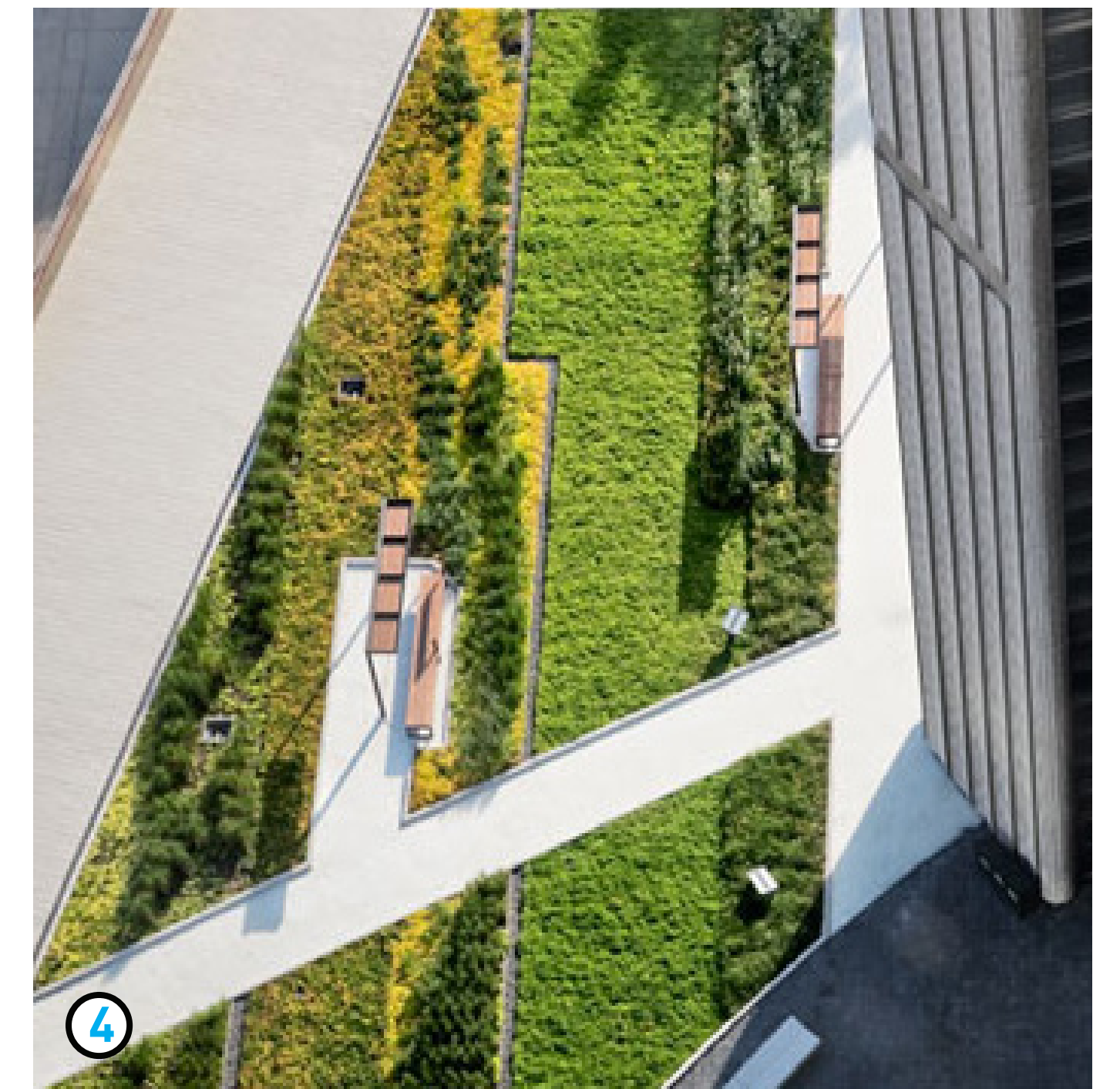
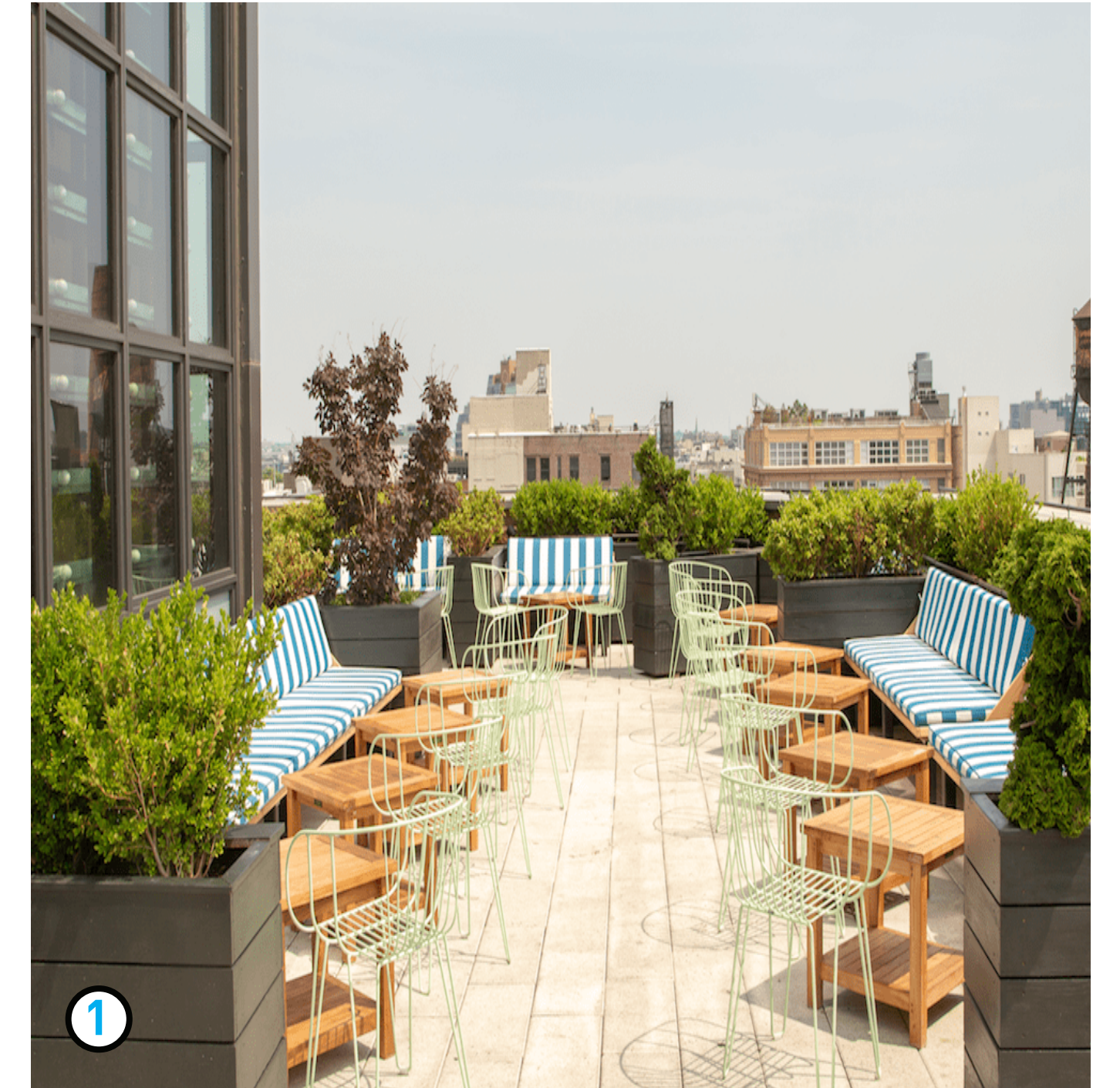




**Keynotes:**

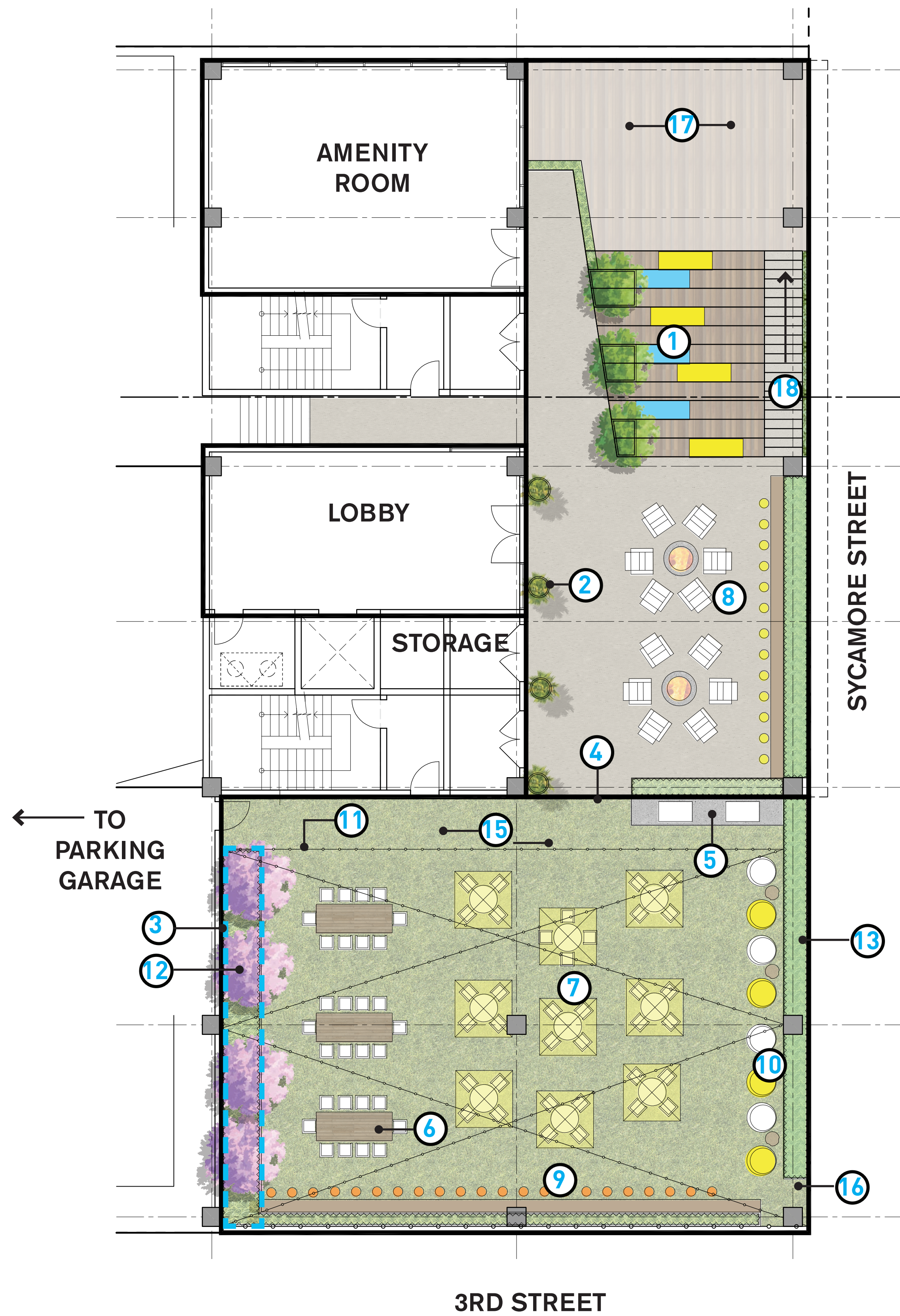
- 1. Private outdoor unit patio
- 2. Planter with guardrail, typical
- 3. Glass guardrail
- 4. Green roof area
- 5. Open to below

**4th Floor Private Decks and Green Roof**



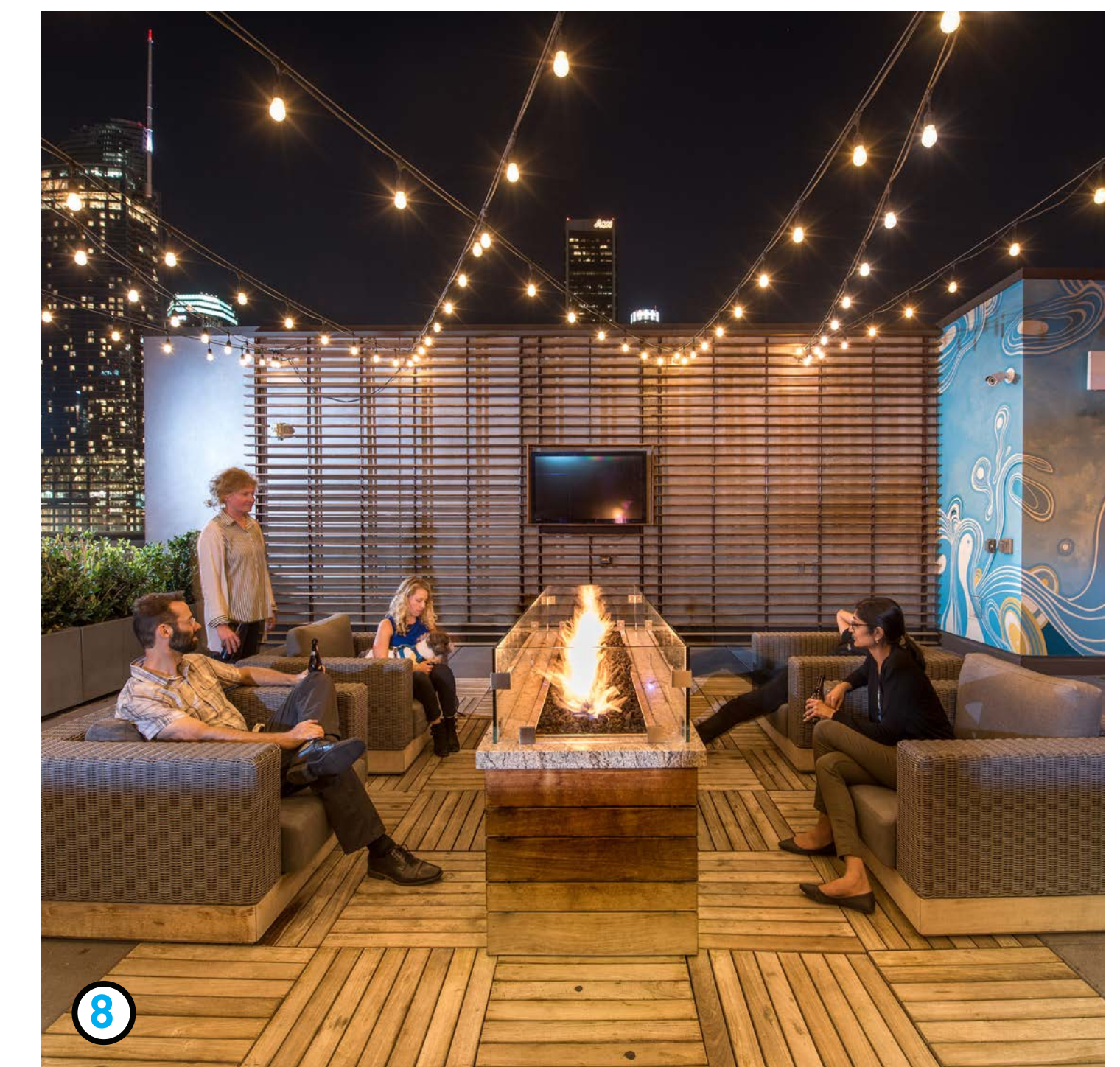
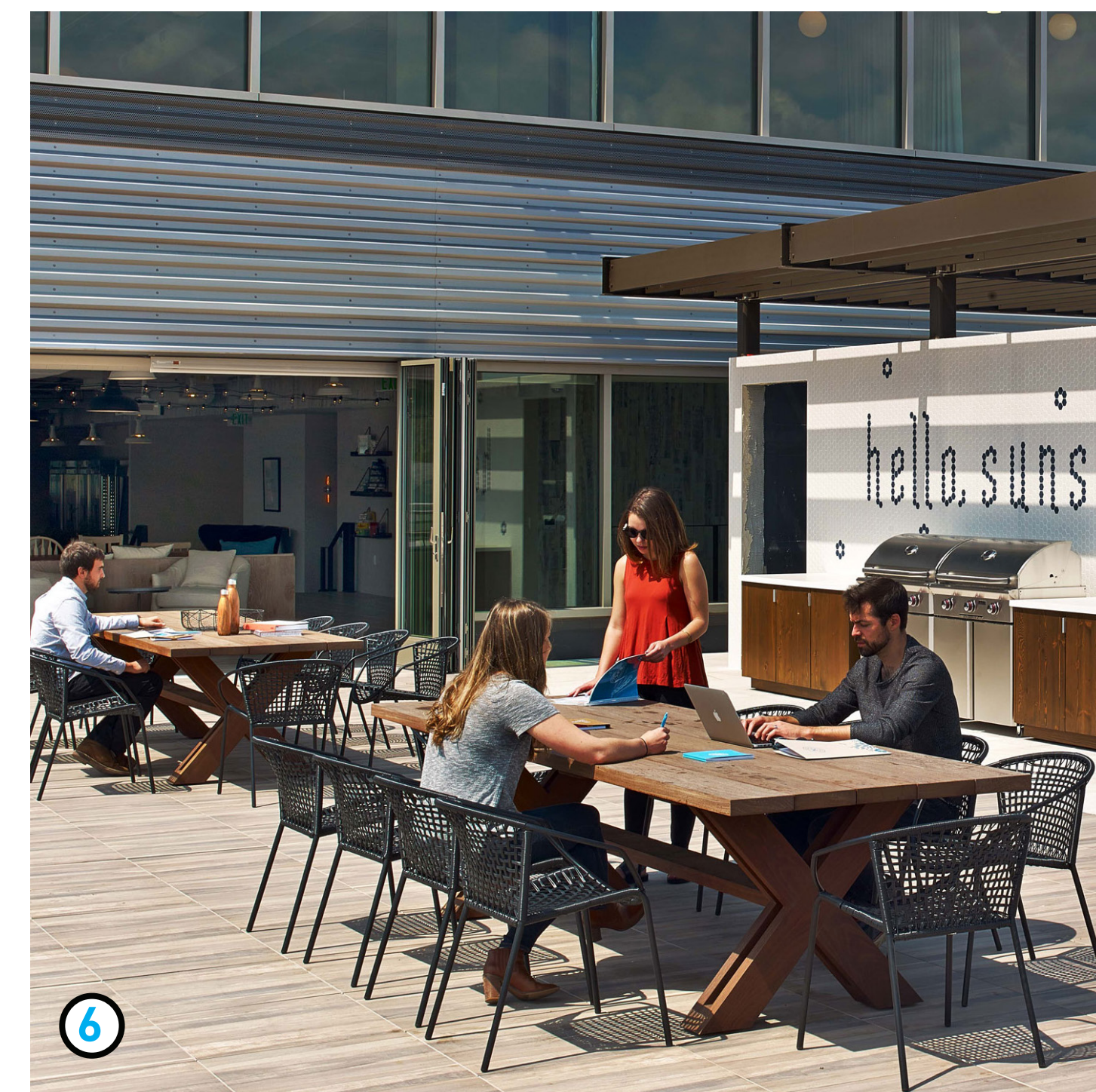
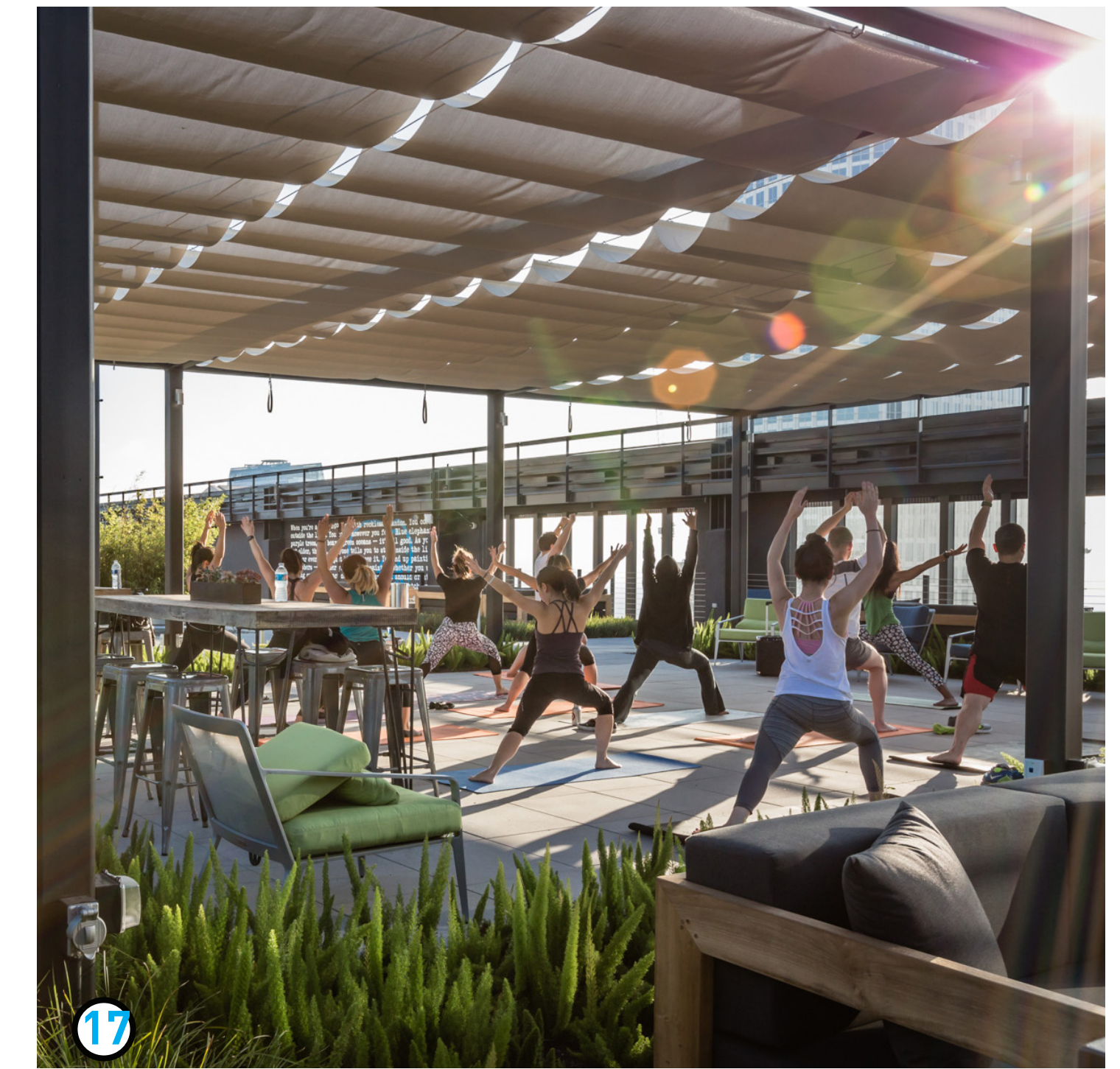
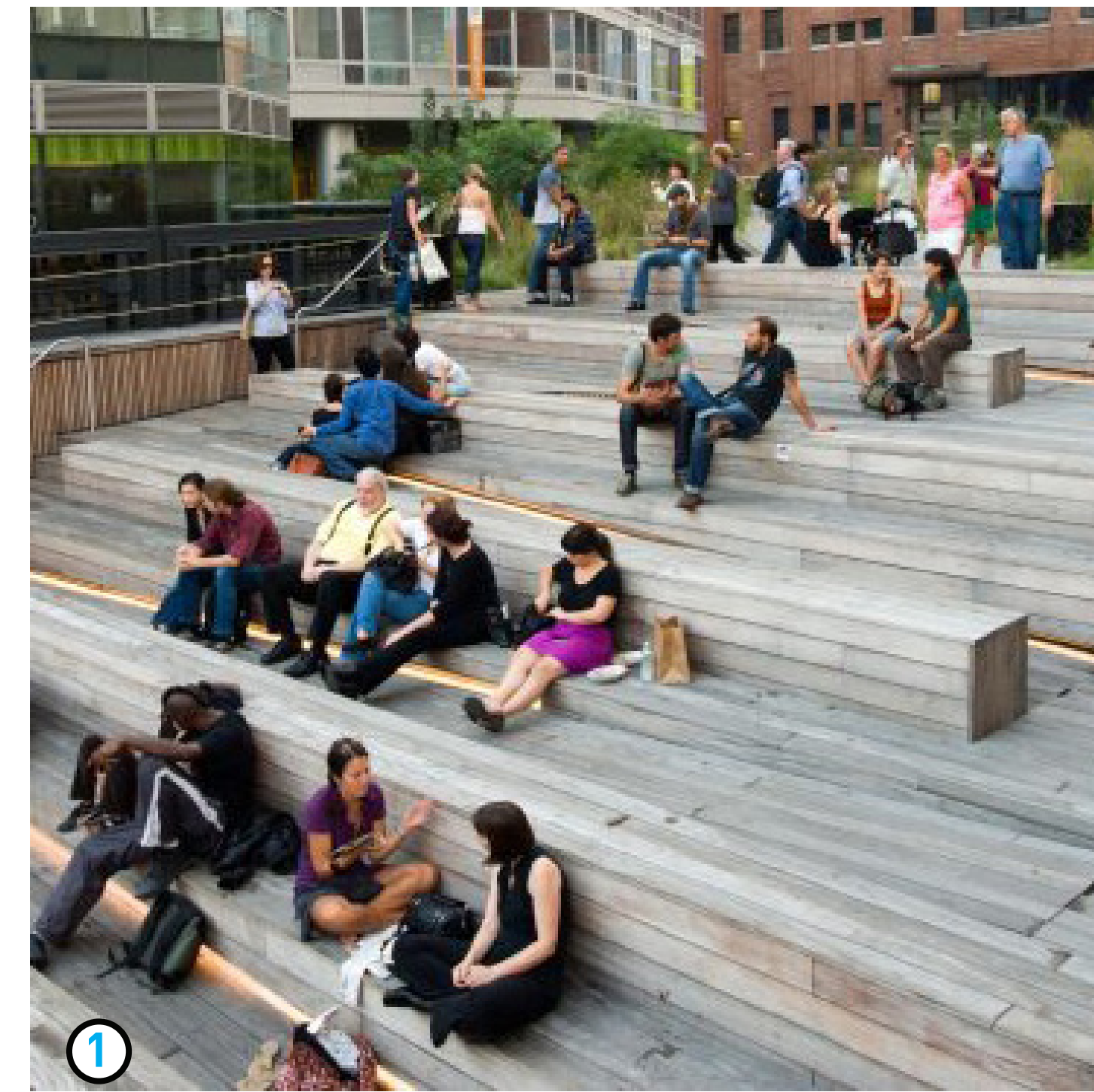
**Enlarged Plan Residential 4th Floor Private Decks**





### Keynotes:

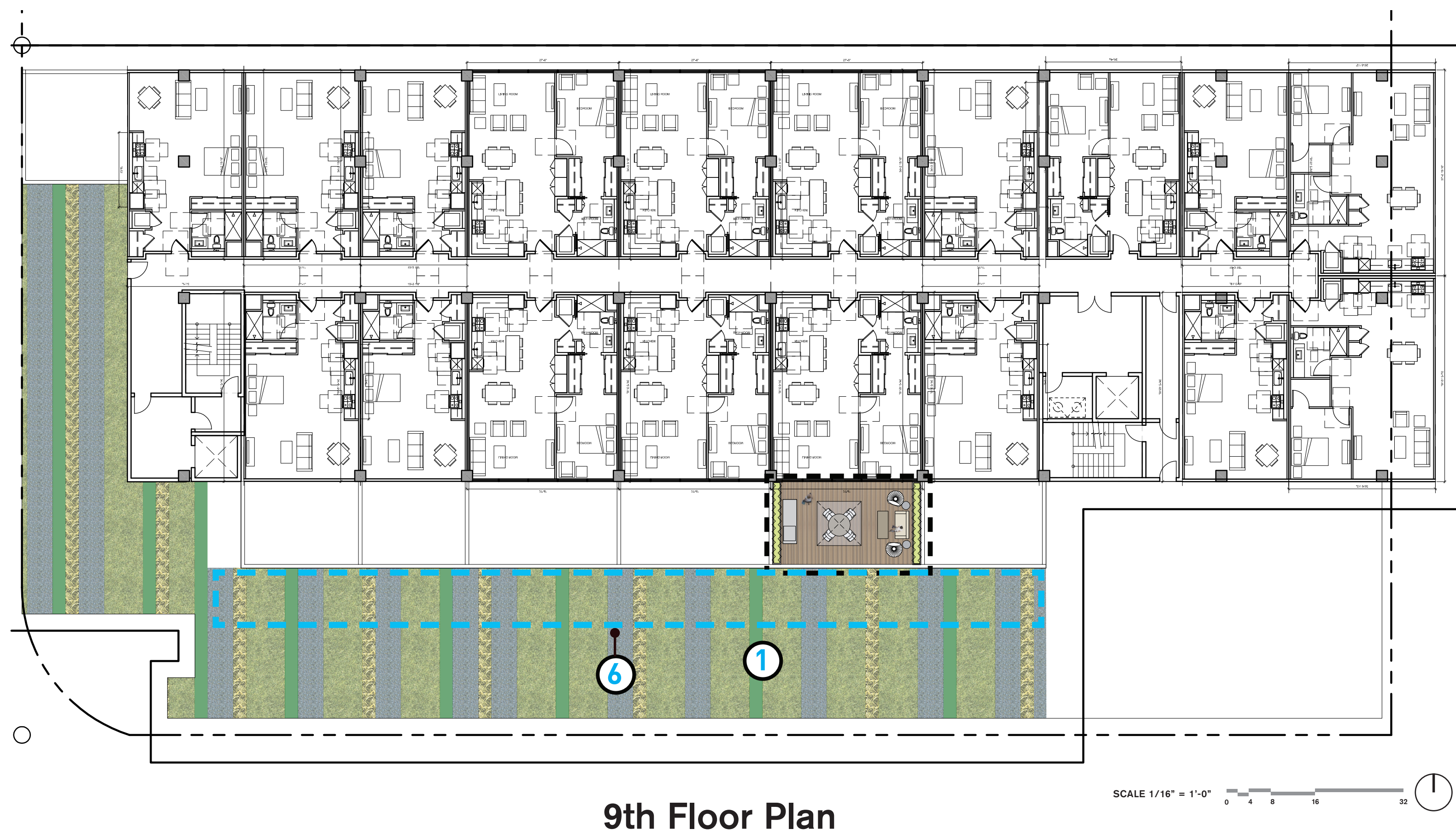
1. Amphitheater seating with cushions and built-in planters
2. Planter pot, typical
3. Proposed infiltration planter location
4. Line of building overhang, typical
5. BBQ with prep counter
6. Communal dining table
7. Cafe style seating with umbrellas
8. Fire feature with lounge seating
9. Bar top overlooking 3rd Street
10. Rocking chairs overlooking Sycamore Street
11. Overhead string lighting
12. Potted tree, typical
13. Planter with guardrail, typical
14. Wood decking
15. Artificial turf
16. Open view corner w/ glass guardrail
17. Event stage/flex space below
18. Stairs to event stage below



5th Floor Event Roof Deck Plan

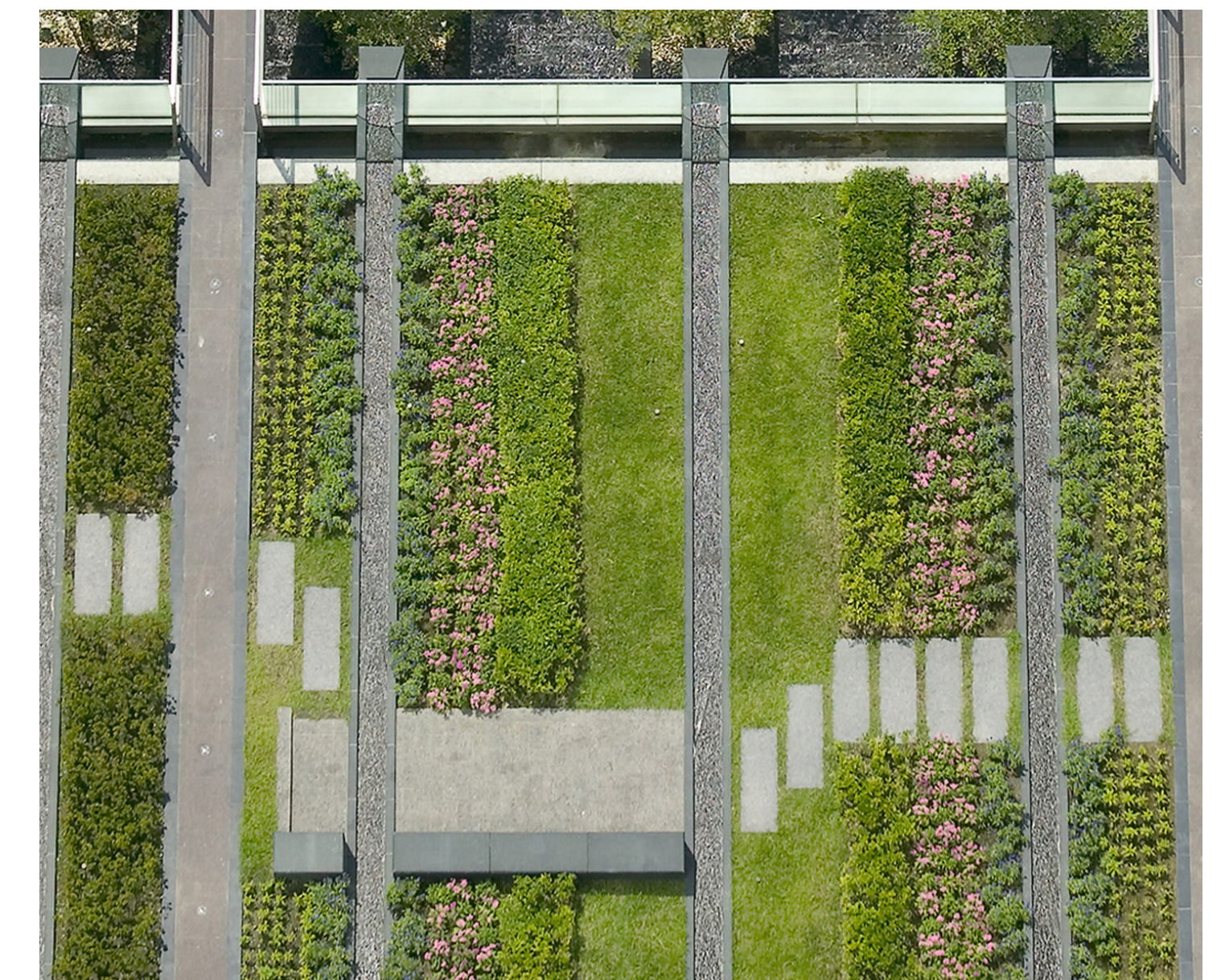
SCALE 1/8" = 1'-0" SCALE 1/16" = 1'-0"



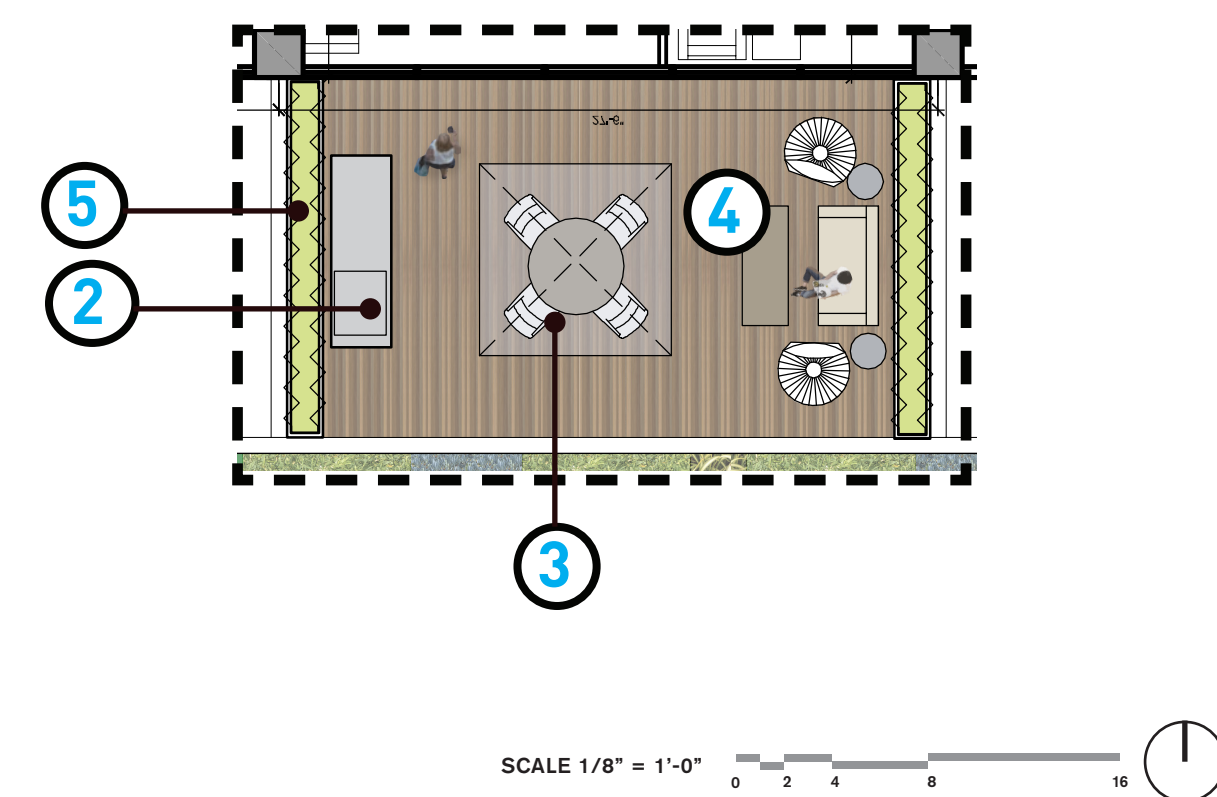


Keynotes:

1. Artificial turf pattern on roof
2. BBQ w/ counter
3. Dining table and chairs with umbrella
4. Lounge seating
5. Linear screening planting pot
6. Proposed infiltration planter location

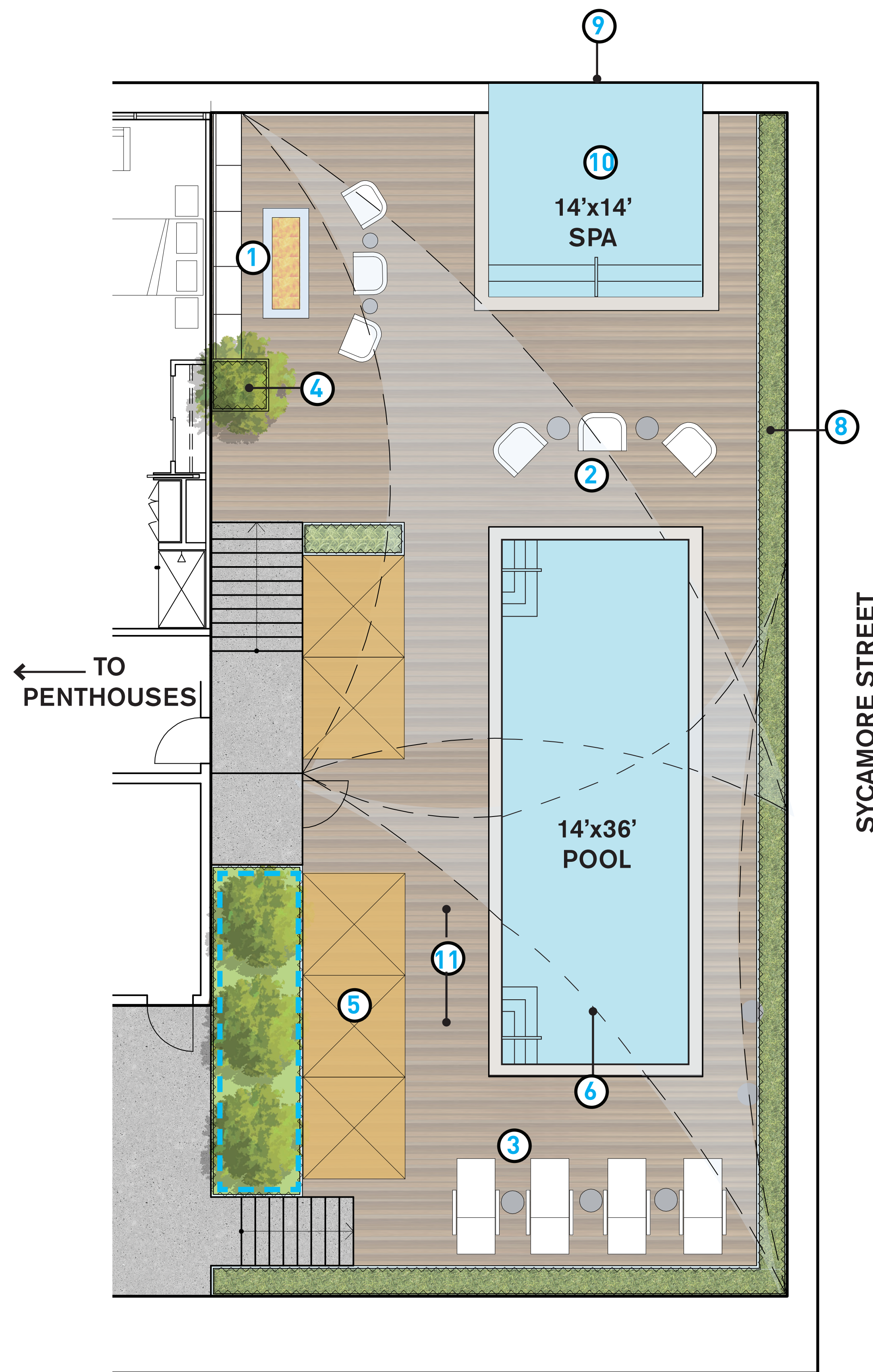


1



Enlarged Plan **Residential 9th Floor Roof Decks**

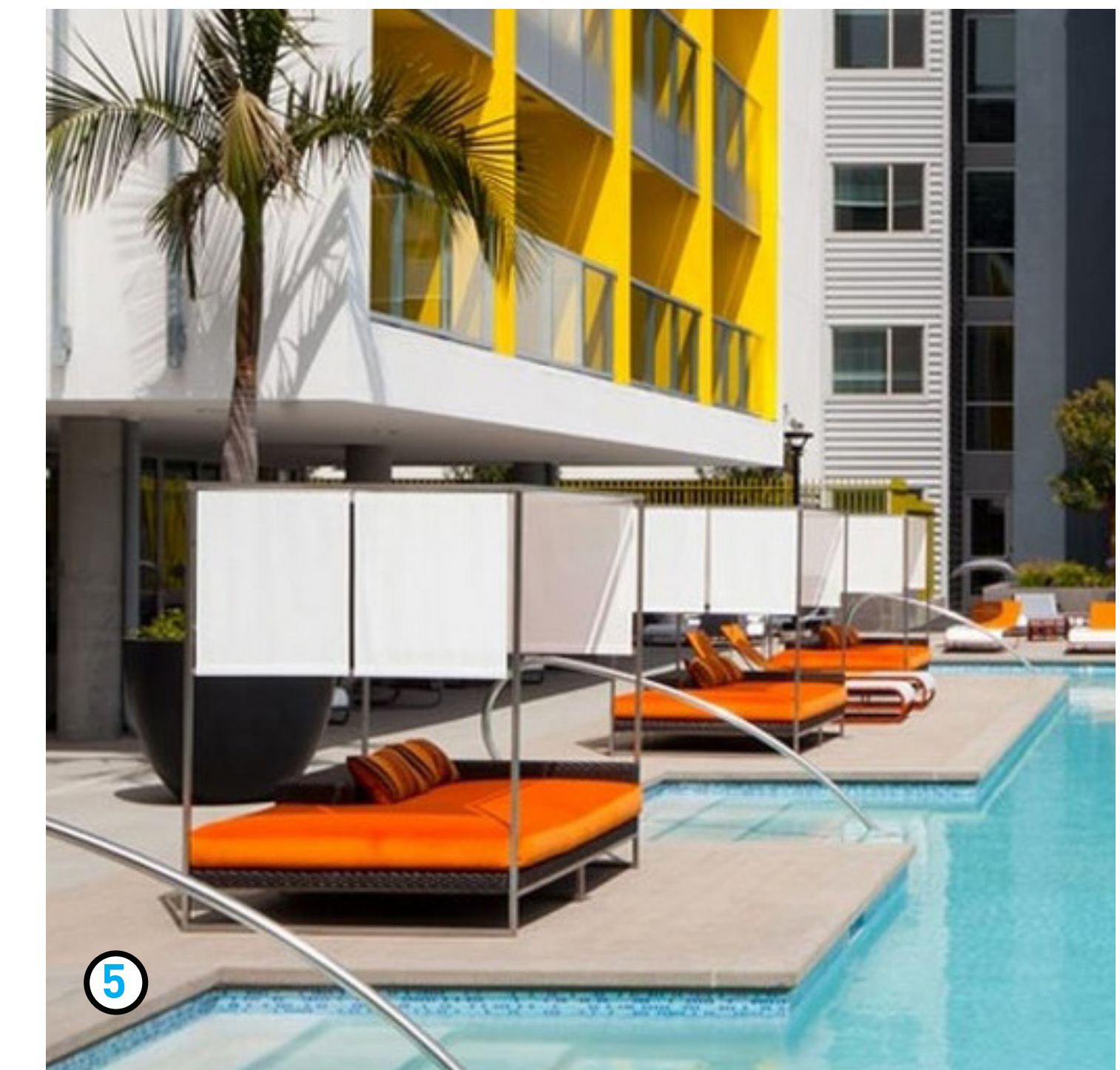
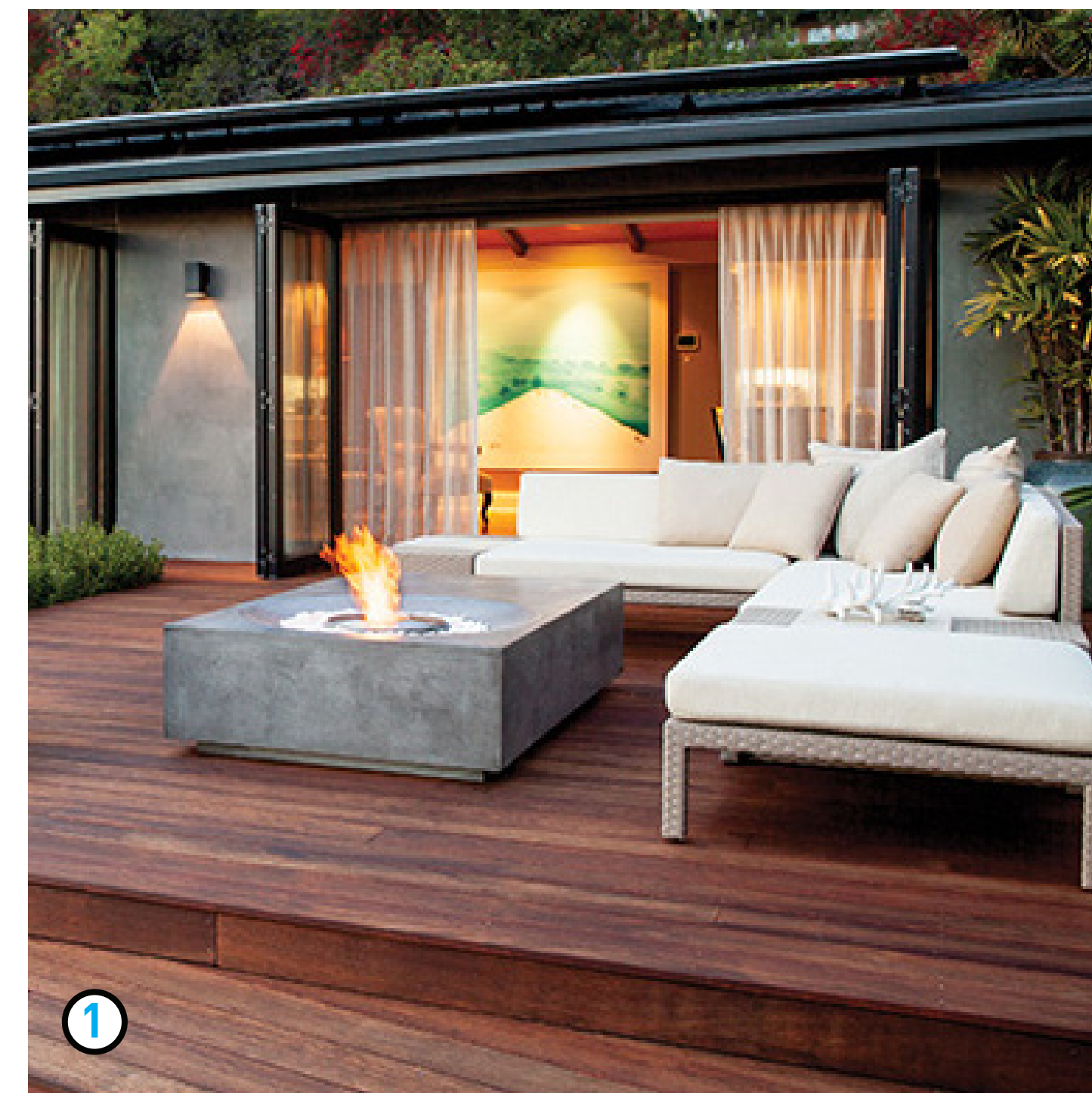
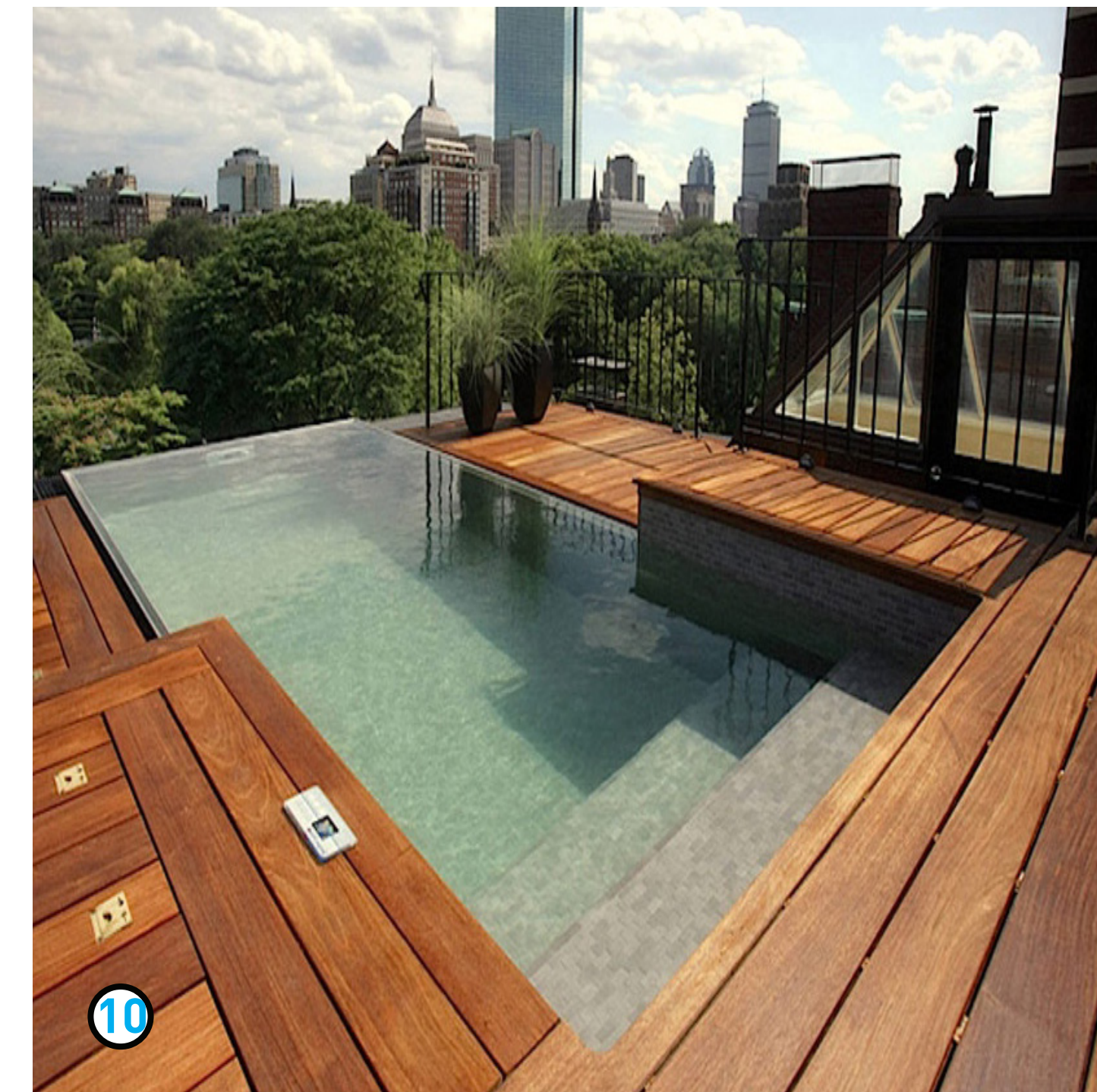




3RD STREET  
Penthouse Level Pool Deck Plan

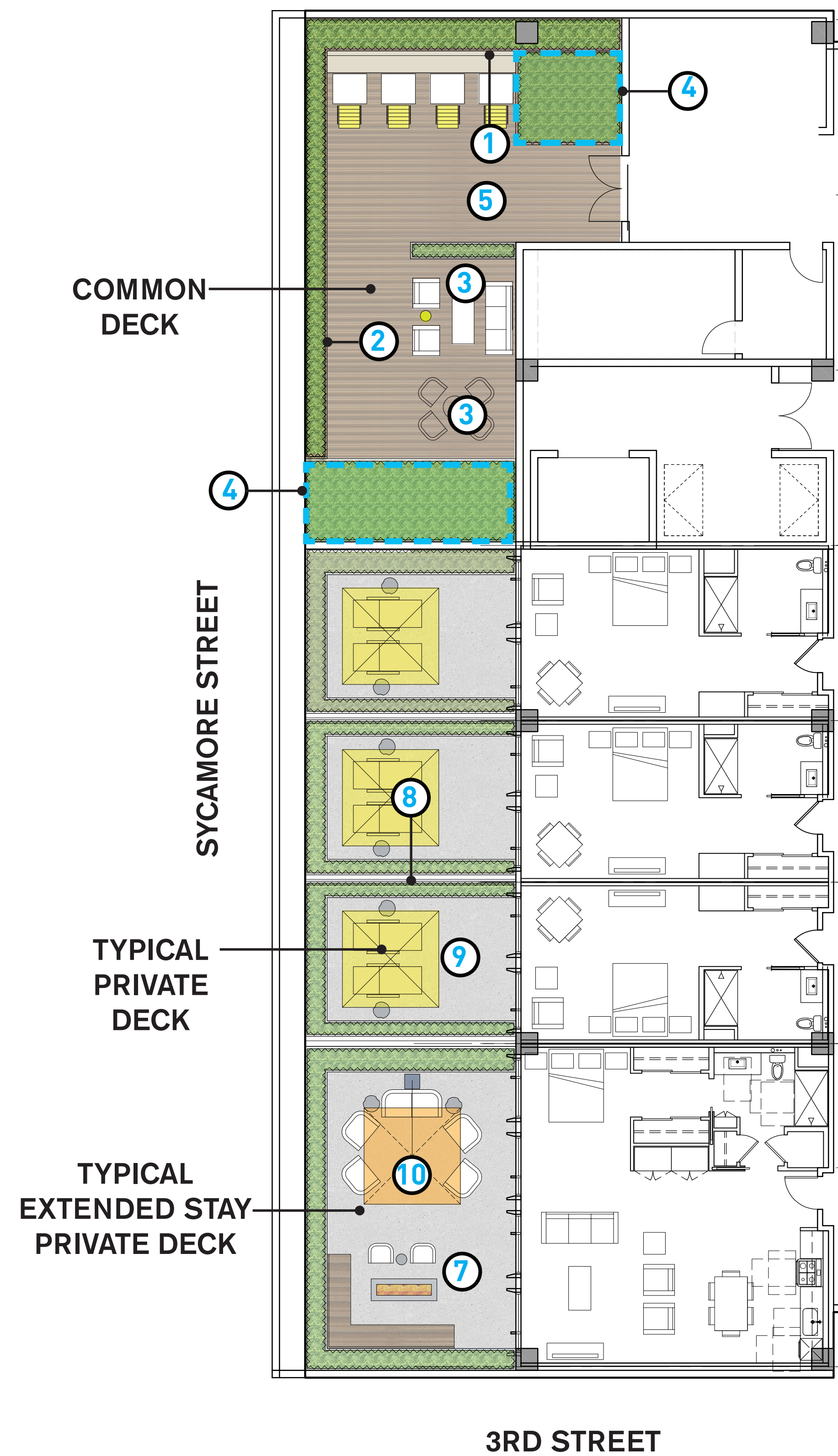
**Keynotes:**

1. Fire feature with built-in bench and lounge seating
2. Lounge seating at spa
3. Chaise lounge area
4. Planter pot, typical
5. Cabanas, typical
6. Overhead shade sail, typical
7. Line of column grid, typical
8. Planter with guardrail, typical
9. Glass guardrail
10. Spa to extend to building edge w/ guardrail
11. Wood Decking



SCALE 1/8" = 1'-0" SCALE 1/16" = 1'-0"

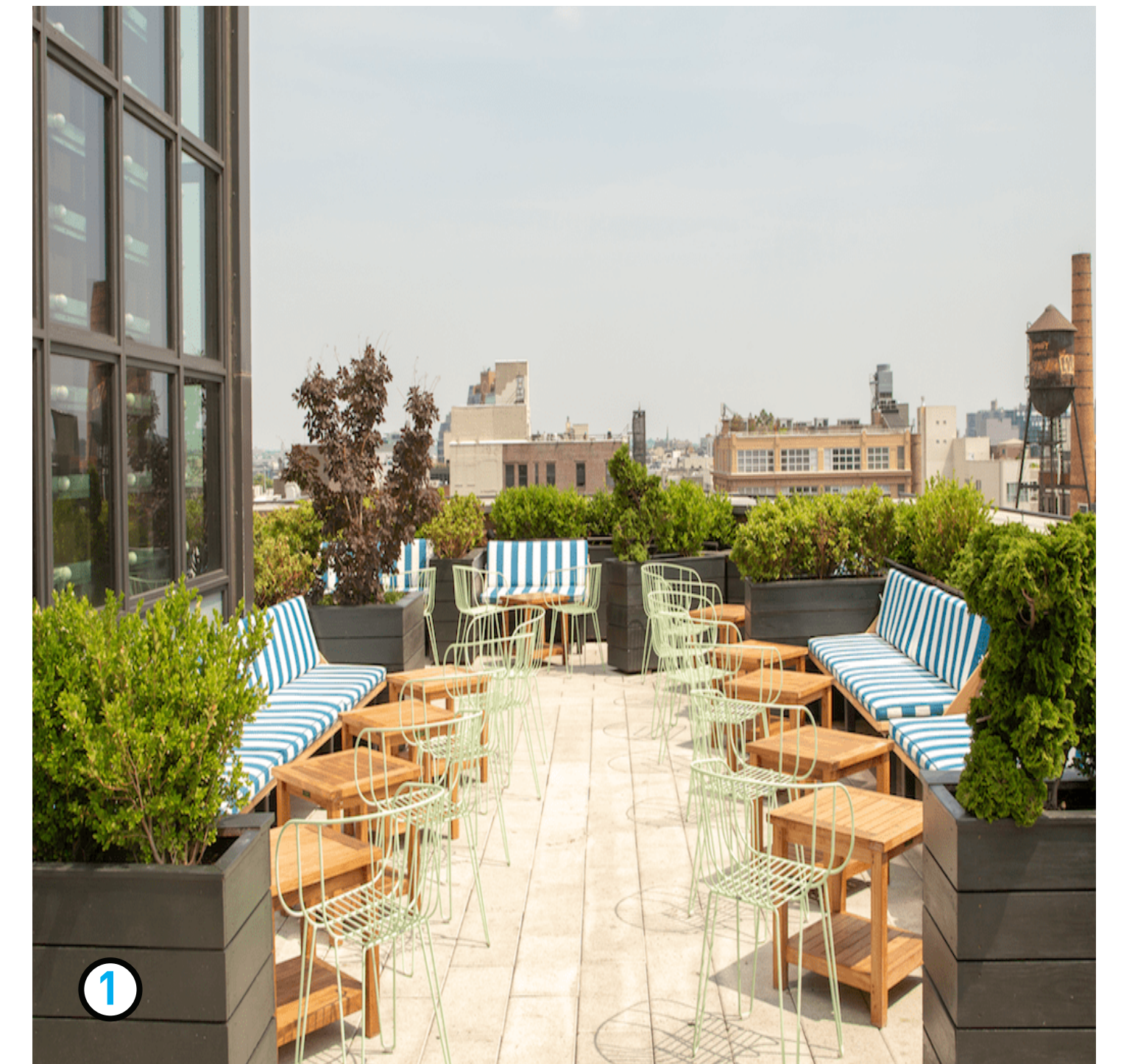
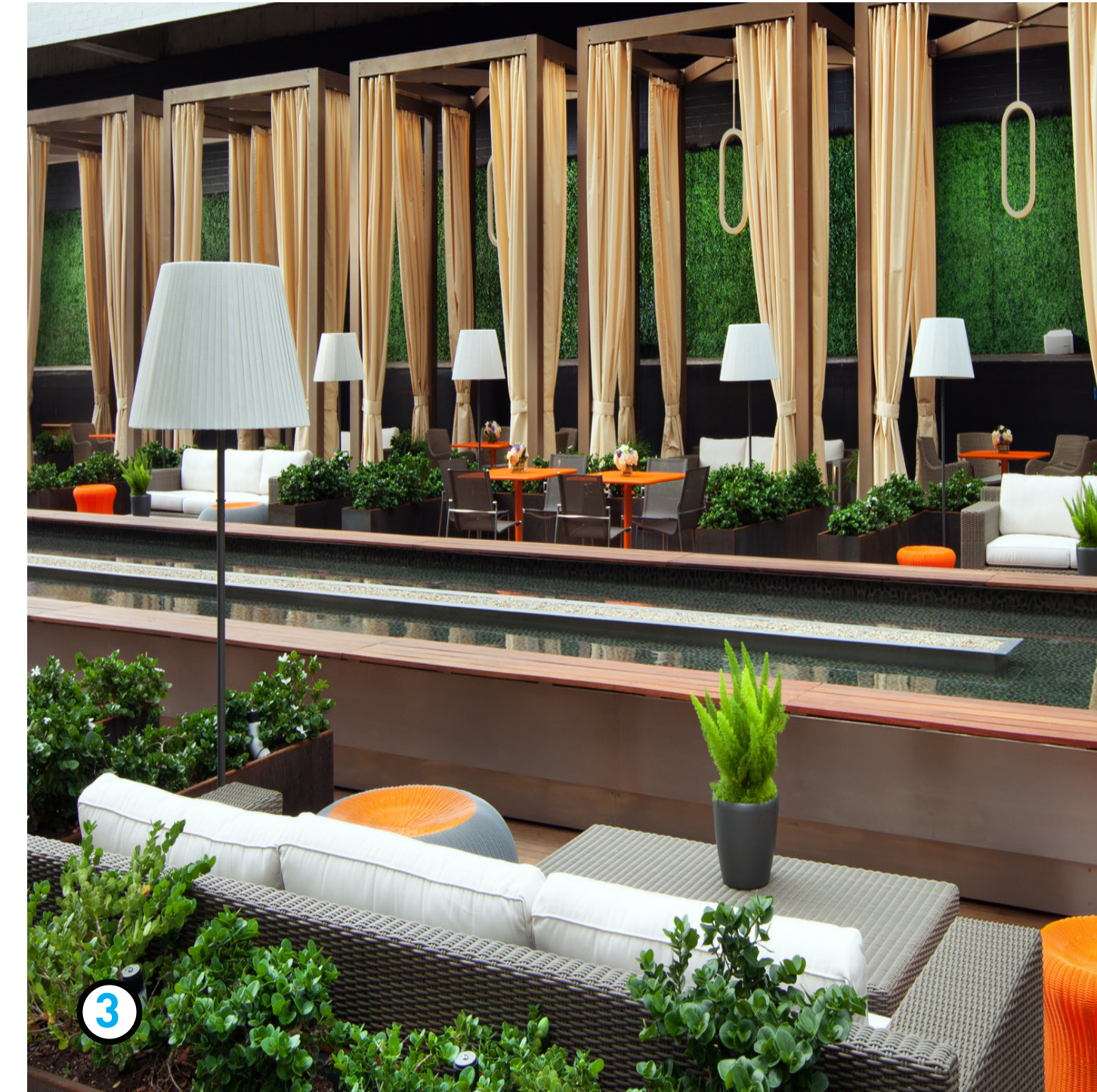




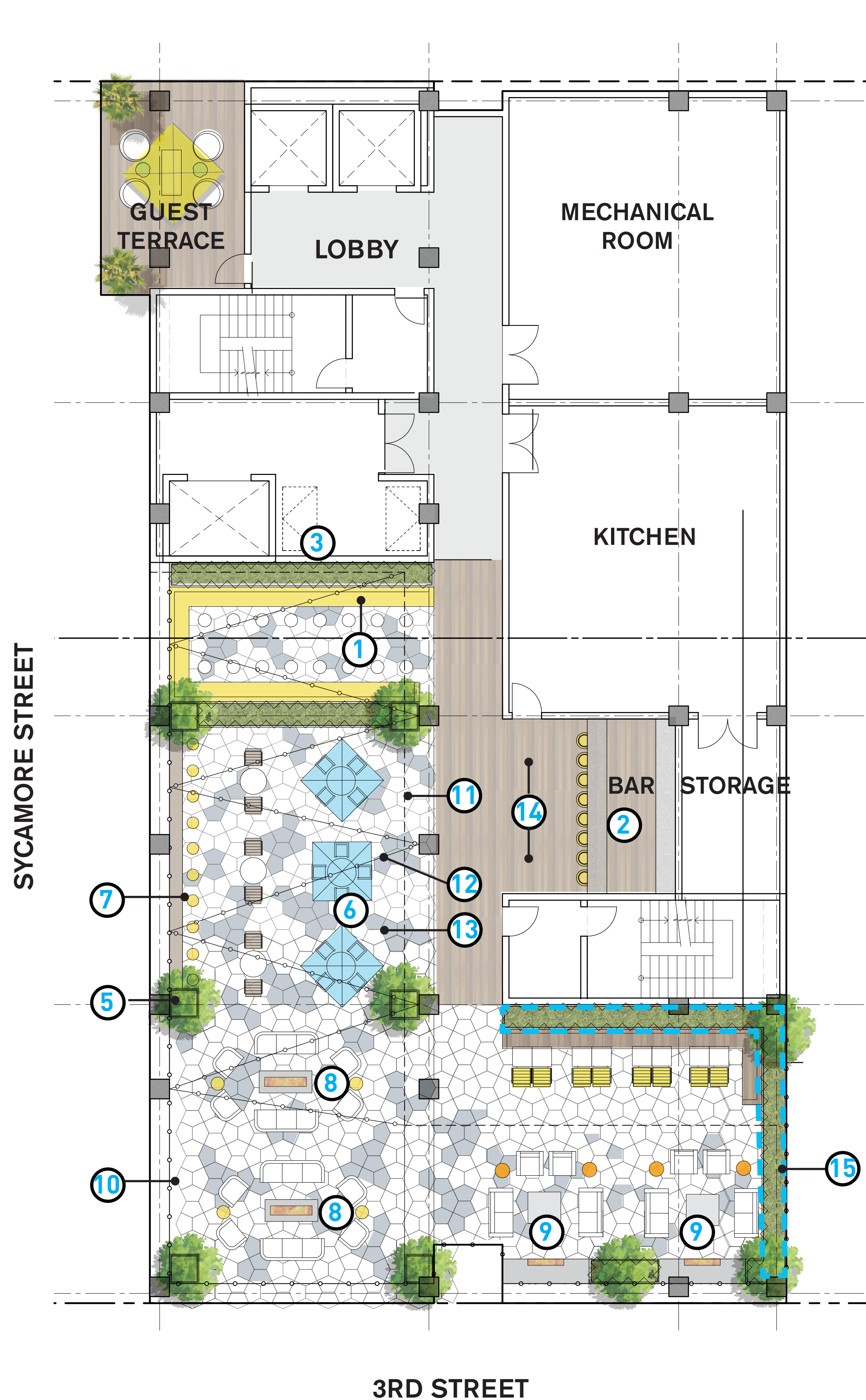
**Hotel 3rd Floor Common Deck & Typical Private Patio**

**Keynotes:**

1. Built-in seating w/ coffee tables
2. Planter pot, typical
3. "Outdoor room" with lounge seating
4. Proposed infiltration planter location
5. Wood decking, typical
6. Lounge seating
7. Fire feature w/ bench seating
8. Perimeter planting
9. Chaise lounge w/ umbrella
10. Outdoor patio seating



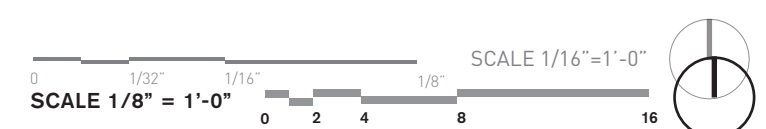
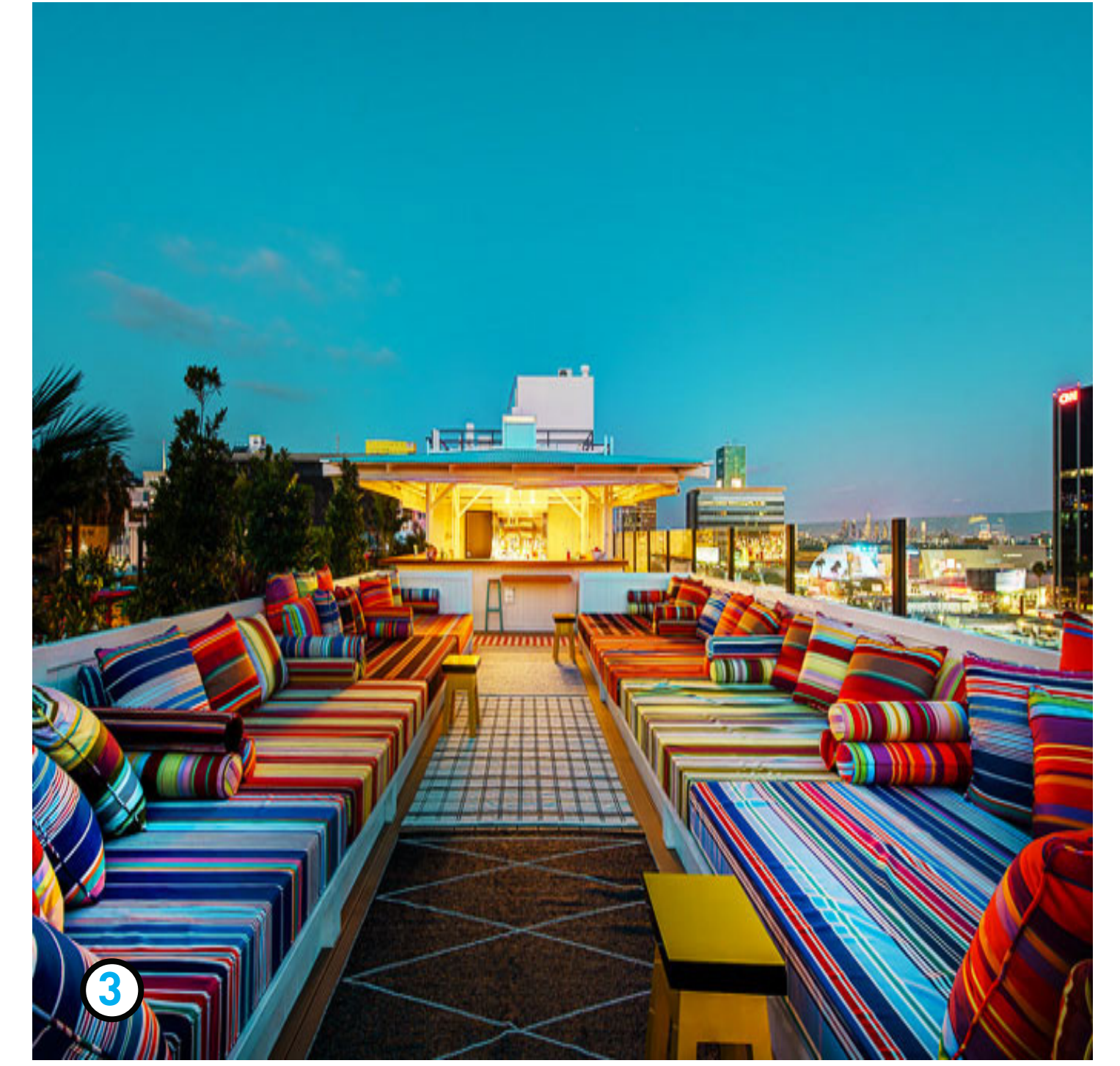
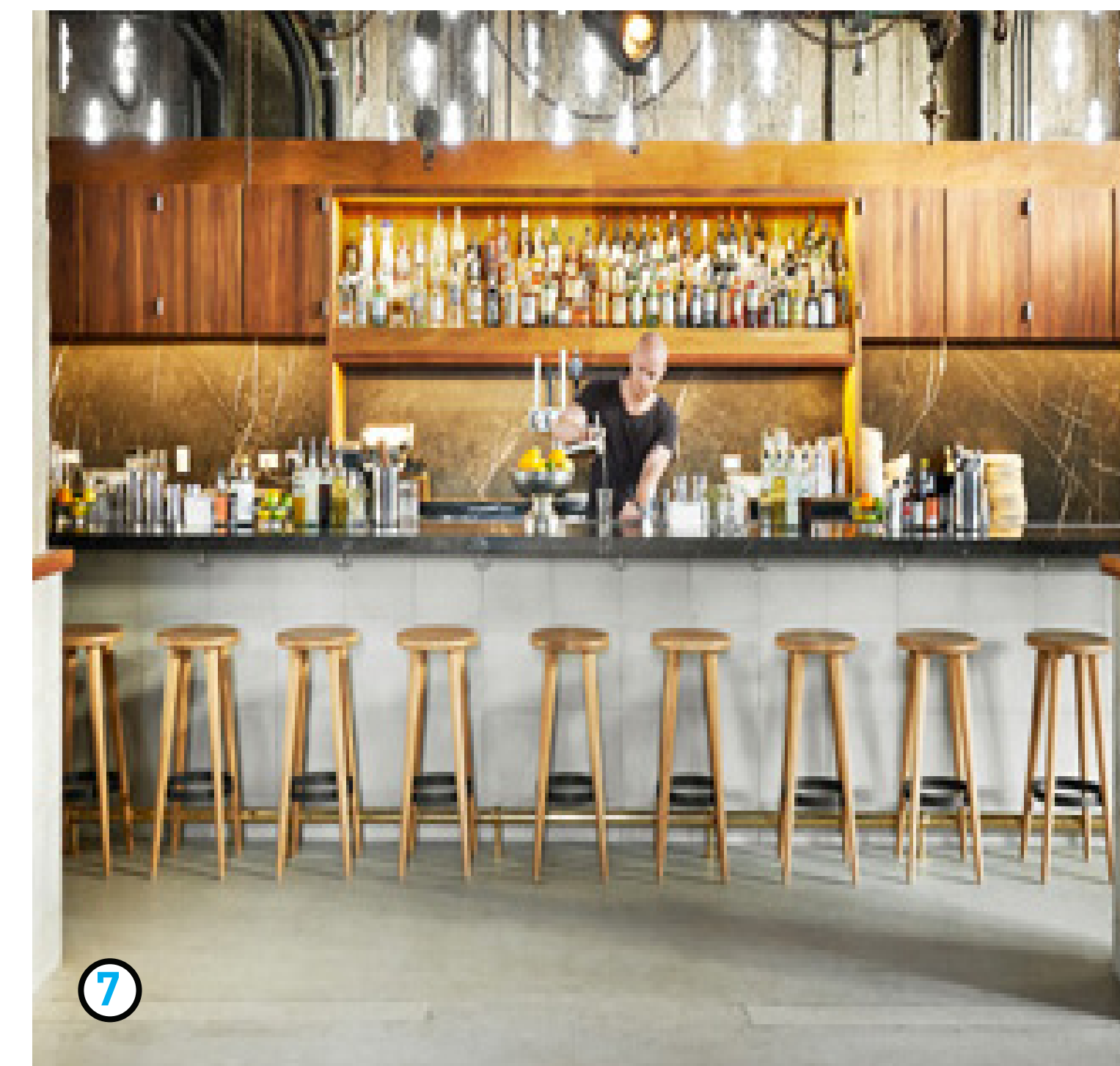
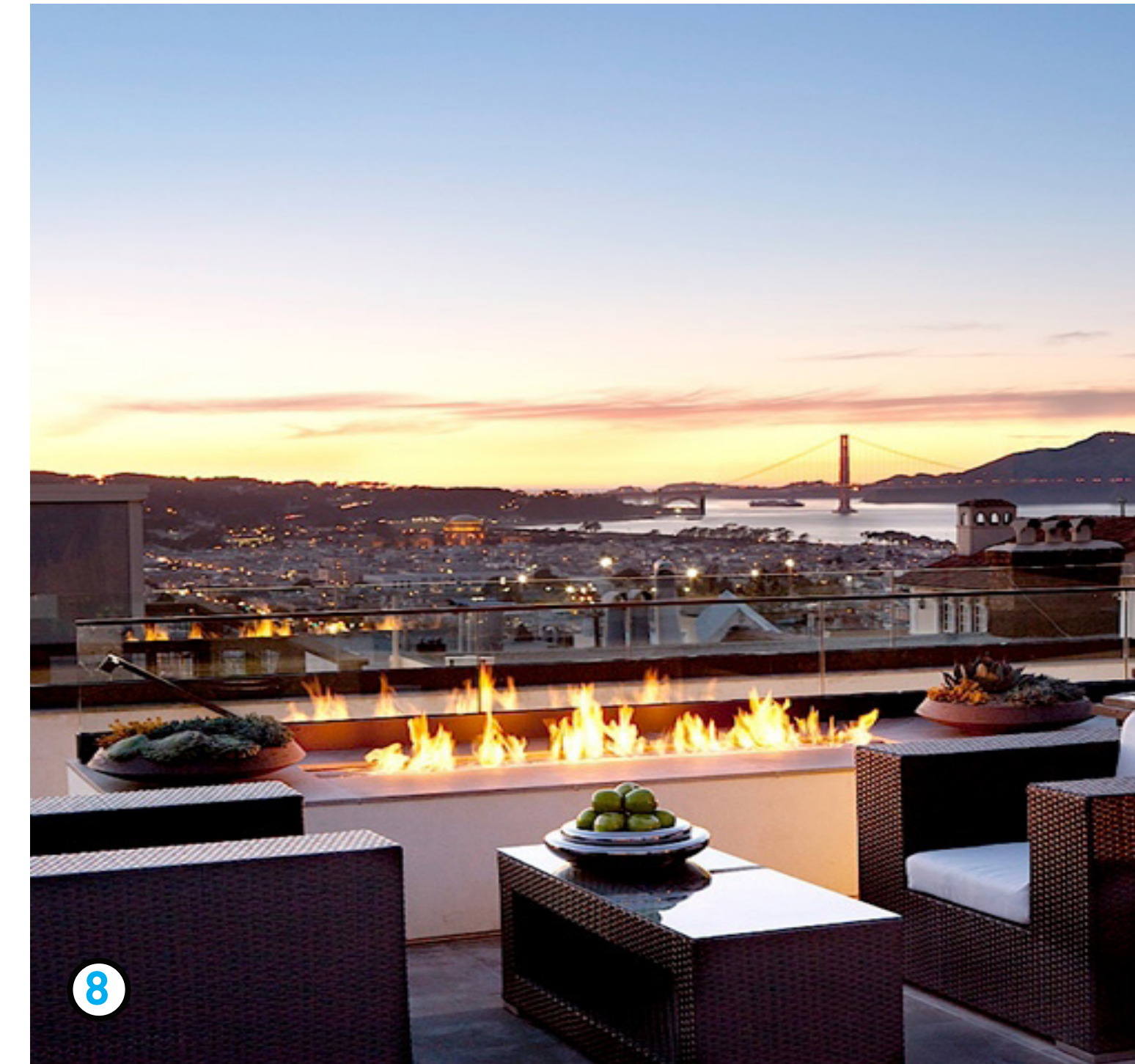




Hotel 10th Floor Bar & Lounge Deck Plan

Keynotes:

1. Built-in bench seating at bar
2. Bar counter with stools
3. Built-in sofa with lounge seating
4. Planter pot, typical.
5. Potted tree, typical.
6. Cafe seating with umbrellas.
7. Bar seating overlooking Sycamore Street.
8. Fire feature with lounge seating.
9. Outdoor fire place with lounge seating.
10. Glass guardrail.
11. Line of building overhang.
12. Overhead string lighting.
13. Lightweight concrete tile paving.
14. Wood decking.
15. Proposed Infiltration Planter location



Enlarged Plan Hotel 10th Floor Bar & Lounge Deck





Arbutus marina  
Strawberry Tree



Olea 'Majestic Beauty'  
Potted Fruitless Olive Tree



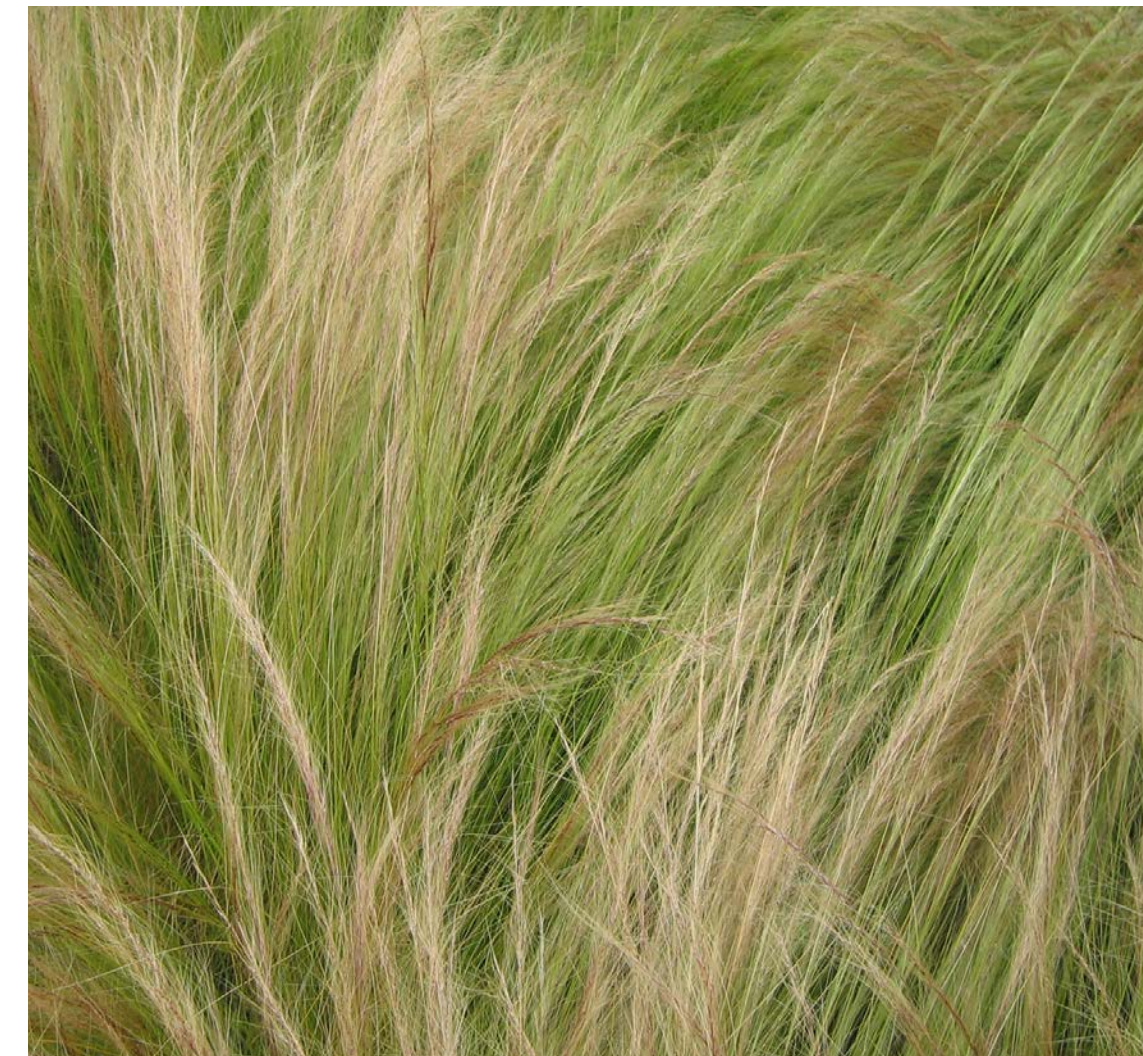
Aloe vera  
Medicinal Aloe



Feijoa sellowiana  
Pineapple Guava ( screening hedge)



Asparagus densiflorus 'Myersii'  
Myer's Asparagus fern



Stipa tenuissima  
Mexican Feather Grass



Anigozanthos flavidus  
Yellow Kangaroo Paw



Calandrinia spectabilis  
Rock Purslane



Draceana Draco  
Dragon Tree



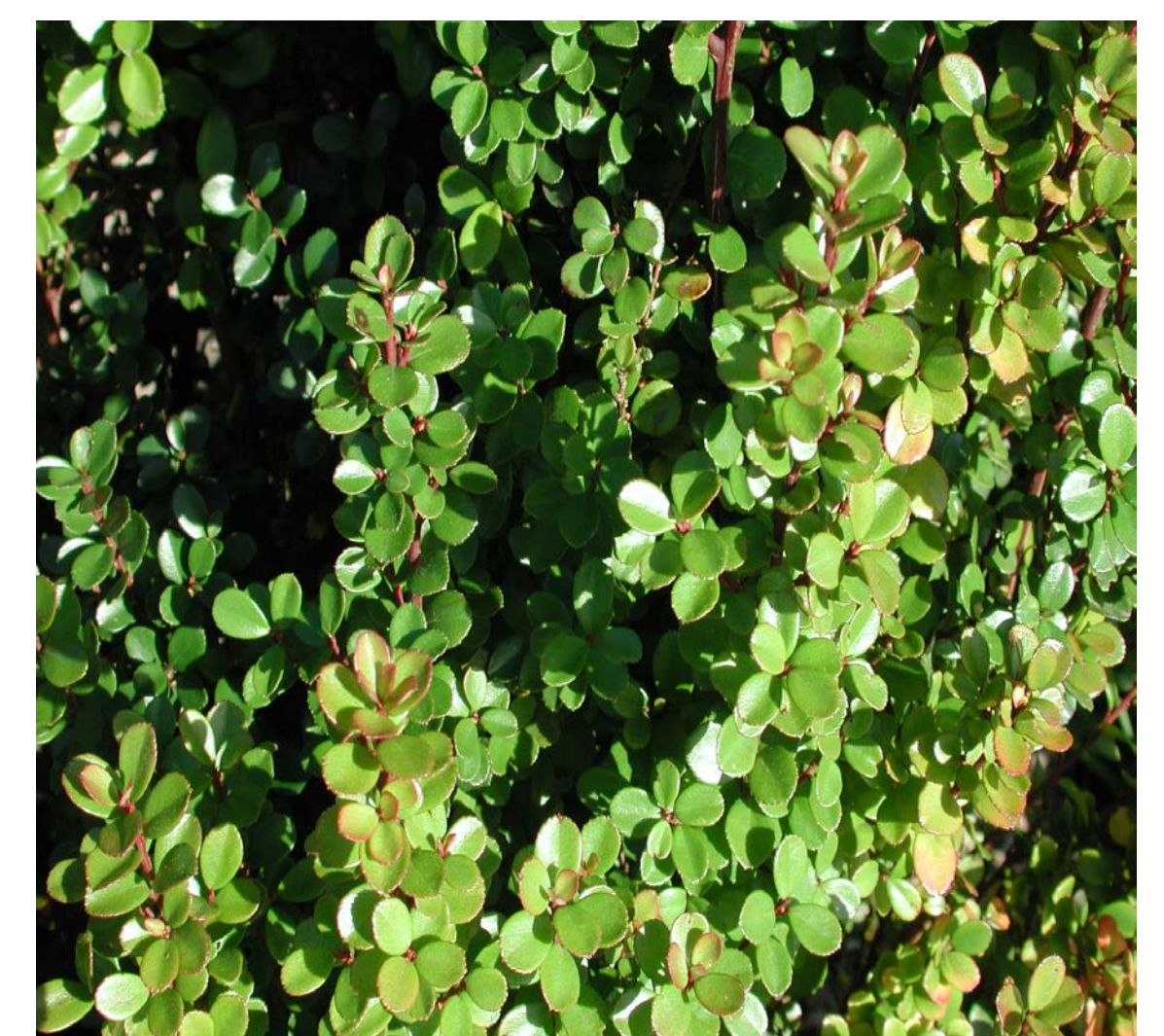
Aloe bainesii  
Tree Aloe



Aloe plicatilis  
Fan Aloe



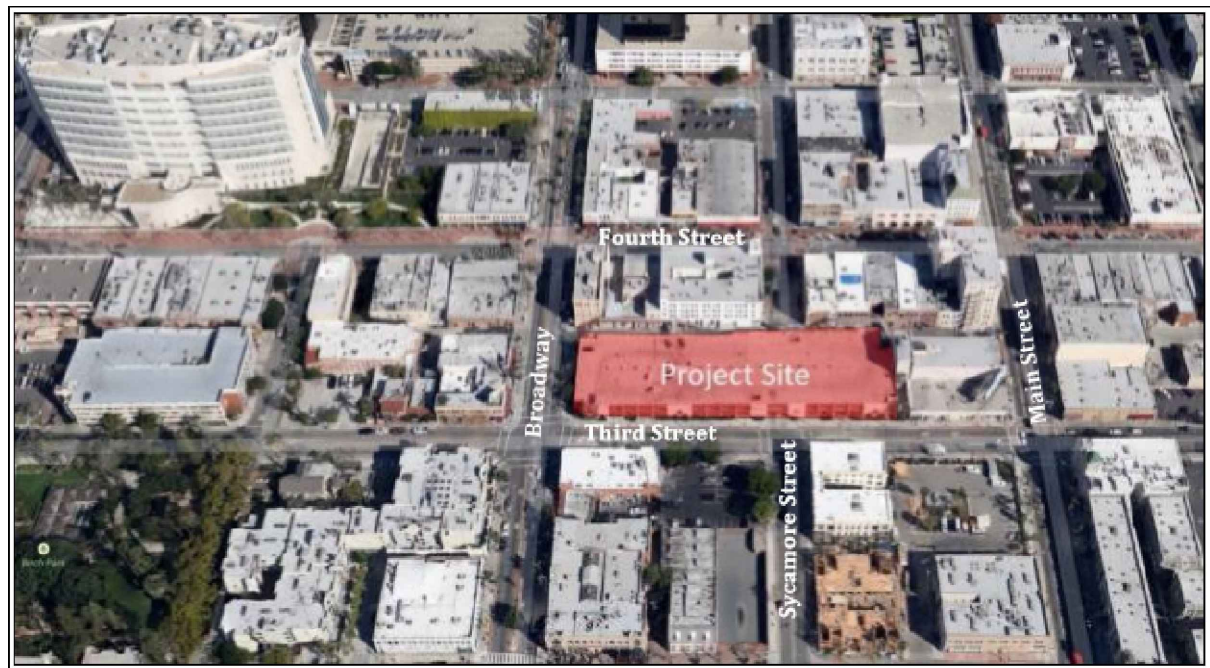
Helictotrichon sempervirens  
Blue Oat Grass



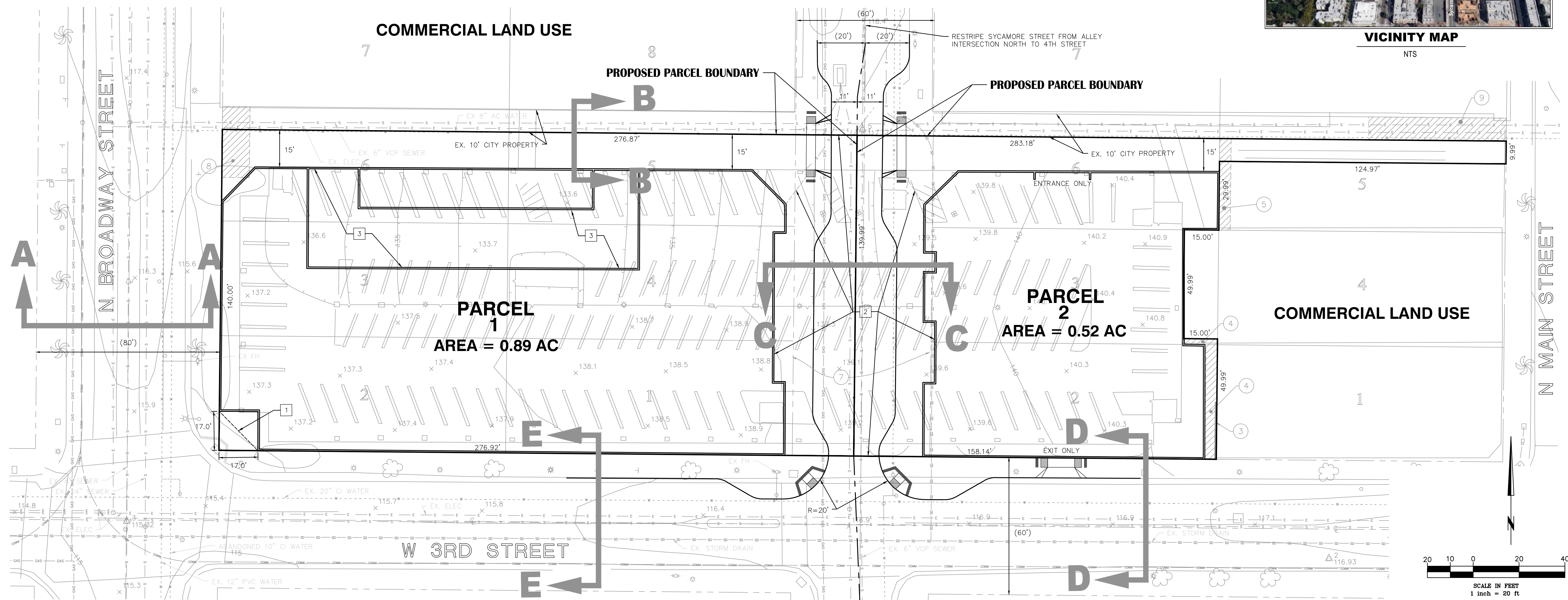
Myrsine africana  
African Boxwood (screening hedge)



TENTATIVE PARCEL MAP NO. 2020-159  
FOR CONDOMINIUM PURPOSES  
3rd & BROADWAY (201 WEST 3rd STREET)  
SANTA ANA, CALIFORNIA



VICINITY MAP  
NTS



**BASIS OF BEARINGS:**

ORANGE COUNTY REAL TIME NETWORK

**DATE OF SURVEY:**

JANUARY 2019

**SITE ADDRESS:**

201 WEST 3rd STREET  
SANTA ANA, CA 92701

**PRELIMINARY REPORT:**

FIRST AMERICAN TITLE COMPANY  
4 FIRST AMERICAN WAY  
SANTA ANA, CA 92707  
ORDER NUMBER: O-SA-5788889  
DATED AS OF AUGUST 08, 2018 AT 7:30 A.M.

**LAND AREA:**

TOTAL SITE ACREAGE: 1.41 AC (GROSS)  
CORNER CUT: 0.003 AC  
SYCAMORE ACCESS: 0.10 AC  
PARCEL 1: 0.89 AC (GROSS)  
PARCEL 2: 0.52 AC (GROSS)

**BENCHMARK:**

BENCHMARK NO: SA-340-09 ELEV: 112.41 (NAV088) LEVELED YEAR: 2010  
4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-34009", SET IN THE SOUTHEAST CORNER OF A 4.0 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF FIRST STREET AND BROADWAY, 35 FT. NORTHERLY OF THE CENTERLINE OF FIRST STREET AND 63 FT. EASTERLY OF THE CENTERLINE OF BROADWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**STREET LIGHTS:**

THE REMOVAL AND REPLACEMENT OF STREET LIGHTS WILL BE IN ACCORDANCE WITH STREET LIGHTING PLANS APPROVED BY PUBLIC WORKS.

**PROPOSED DEDICATION/EASEMENTS:**

- CORNER CUTOFF - DEDICATION TO THE CITY
- SYCAMORE - PUBLIC AND FIRE ACCESS EASEMENT TO THE CITY (MAINTAINED BY OWNERS OF PARCELS 1 & 2)
- PARKING - RECIPROCAL ACCESS AND PARKING EASEMENT FOR PARCELS 1 & 2 AND CONDOMINIUM PARCELS A, B & C

**UTILITIES:**

EXISTING MAINLINE UTILITIES IN 3rd AND BROADWAY WILL REMAIN. EXISTING LATERALS THAT CONNECT TO THESE MAINLINE UTILITIES WILL BE REMOVED.

NEW UTILITY LATERALS, WATER, SEWER, AND FIRE FOR EACH PARCEL WILL BE IN ACCORDANCE WITH UTILITY PLANS APPROVED BY PUBLIC WORKS.

**RECORD OWNER/SUBDIVIDER:**

CARIBOU INDUSTRIES  
1103 NORTH BROADWAY  
SANTA ANA, CA 92701  
PHONE: (714) 543-9484

**ZONING:**

CURRENT ZONING INFORMATION - SOURCE: CITY OF SANTA ANA  
SUBZONE: DOWNTOWN (DT)  
BUILDING HEIGHT: 10 STORIES MAXIMUM  
SETBACKS FRONT: 0 FEET  
SIDE STREET: 0-10 FEET  
SIDE YARD: 0 FEET  
REAR YARD: 15 FEET  
ALLEY REAR YARD: 3 FEET  
PARKING REQUIREMENTS: 2:15 SPACE FOR EACH DU

**ASSESSOR'S PARCEL NUMBER:**

398-264-13

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 2 AND 3 AND THE SOUTHERLY 40.00 FEET OF LOT 6 AND THE SOUTHERLY 10.00 FEET OF THE NORTHERLY 20.00 FEET OF LOT 5, ALL IN BLOCK 11 AND LOTS 1, 2, 3 AND 4 AND THE SOUTHERLY 40.00 FEET OF LOT 5 AND THE SOUTHERLY 40.00 FEET OF LOT 6 IN BLOCK 12, ALL OF THE TOWN OF SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 51 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF SYCAMORE STREET, 60.00 FEET WIDE, AS SHOWN ON SAID MAP, AS VACATED BY RESOLUTION NO. 82-17 OF THE CITY COUNCIL OF THE CITY OF SANTA ANA, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 11, 1982 AS INSTRUMENT NO. 82-51577 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, BOUNDED SOUTHERLY BY THE NORTHERLY LINE OF THIRD STREET, 60.00 FEET WIDE, AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY A LINE PARALLEL WITH AND DISTANT NORTHERLY 140.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID NORTH LINE OF THIRD STREET, EXCEPTING THEREFROM THE EASTERLY 15.00 FEET OF SAID LOT 3 IN SAID BLOCK 11.

A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 2.50 FEET OF THE EAST 15.00 FEET OF LOT 3 IN BLOCK 11 OF THE TOWN OF SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 51 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AS RESERVED IN THE DEED TO J. E. LIEBERG, ET AL., DATED JUNE 5, 1923 AND RECORDED IN BOOK 475, PAGE 362 OF DEEDS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

THE RIGHT TO USE THAT PORTION OF A BRICK WALL OF THE BUILDING ON LOT 1 OF BLOCK 11 OF THE TOWN OF SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 2, PAGE 51 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, WHICH ADJOINS THE EAST BOUNDARY LINE OF THE SOUTH 25.00 FEET OF LOT 2 IN SAID BLOCK 11, AS A PARTY WALL, AS GRANTED BY THAT CERTAIN AGREEMENT DATED JULY 1, 1919 BY AND BETWEEN H. R. ANDRE, ALSO KNOWN AS ROY ANDRE, ET AL., AS PARTIES OF THE FIRST PART, AND L. J. GARDEN, ET AL., AS PARTIES OF THE SECOND PART, RECORDED AUGUST 19, 1919 IN BOOK 341, PAGE 362 OF DEEDS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

**NOTES:**

THE BMP'S SHOWN ON THE PRELIMINARY WQMP WILL BE REVISED OR MODIFIED AS NECESSARY UPON COMPLETION OF THE WQMP.

SEE SHEET 2 OF 2 FOR CROSS SECTIONS

**FLOOD INFORMATION:**

THE SURVEYED SITE IS LOCATED WITHIN FLOOD ZONE "X" "OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD" PER INSURANCE RATE MAP (FIRM) NO. 06059C026J, DATED DECEMBER 3, 2009.

**STREET TREES**

THE REMOVAL AND REPLACEMENT OF ALL STREET TREES WILL BE IN ACCORDANCE WITH THE LANDSCAPE PLANS APPROVED BY PUBLIC WORKS.

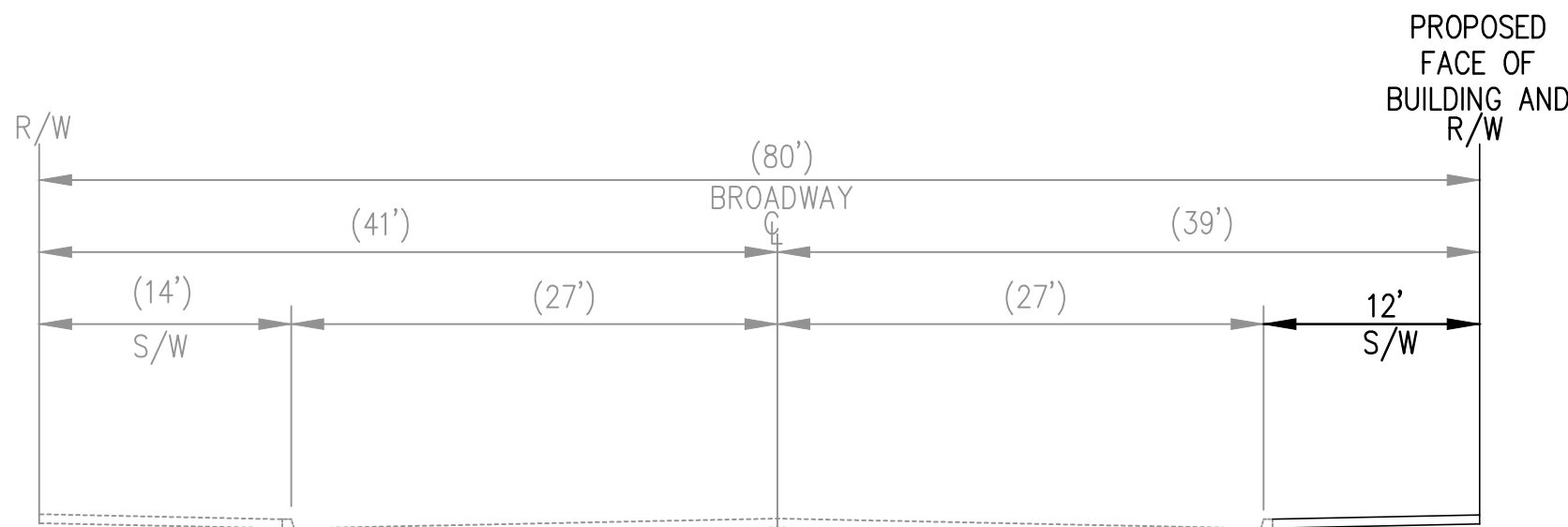
**TITLE REPORT EASEMENTS:**

- AN AGREEMENT BETWEEN H. R. ANDRE, ALSO KNOWN AS RAY ANDRE, AND OTHERS, AND L.J. GARDEN AND OTHERS, IN REGARDS TO A PARTY WALL ALONG THE EAST LINE OF THE SOUTH 25 FEET OF LOT 2 HEREIN BEFORE DESCRIBED, DATED JULY 1, 1919 AND RECORDED AUGUST 19, 1919 IN BOOK 341, PAGE 362 OF DEEDS.
- A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 5 FEET OF LOT 2 HEREIN BEFORE DESCRIBED, AS GRANTED TO J. E. LIEBIG AND OTHERS BY DEED DATED JUNE 5, 1923 AND RECORDED JULY 6, 1923 IN BOOK 475, PAGE 362 OF DEEDS.
- AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 5 FEET OF LOT 5 OF BLOCK 11 TO THE THEATER BUILDING LOCATED ON LOT 4 OF SAID BLOCK 11, AS ESTABLISHED BY LEASE EXECUTED BY WALTER L. MOORE AND OTHERS, RECORDED JULY 19, 1924 IN BOOK 46, PAGE 304 OF LEASES, AND BY AGREEMENT RECORDED MAY 6, 1948 IN BOOK 1631, PAGE 275 OF OFFICIAL RECORDS.
- EASEMENTS, COVENANTS AND CONDITIONS RESERVED TO THE CITY OF SANTA ANA IN A DOCUMENT ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA VACATING A PORTION OF SYCAMORE STREET NORTH OF THIRD STREET, RESOLUTION NO. 82-17" RECORDED FEBRUARY 11, 1982 AS INSTRUMENT NO. 82-51577 OF OFFICIAL RECORDS.
- AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES, RECORDED JUNE 06, 1985 AS INSTRUMENT NO. 85-206262 OF OFFICIAL RECORDS.  
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION  
AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR EMERGENCY EXIT AND INCIDENTAL PURPOSES, RECORDED APRIL 28, 1986 AS INSTRUMENT NO. 86-170544 OF OFFICIAL RECORDS.  
IN FAVOR OF: FOURTH AND MAIN ASSOCIATES, A CALIFORNIA GENERAL PARTNERSHIP  
AFFECTS: AS DESCRIBED THEREIN
- EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN A DOCUMENT ENTITLED "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA VACATING SPURGEON STREET BETWEEN THIRD AND FOURTH STREETS AND AN EAST-WEST ALLEY SOUTH OF FOURTH STREET BETWEEN BUSH AND FRENCH STREETS, RESOLUTION NO. 89-072" RECORDED JULY 28, 1989 AS INSTRUMENT NO. 89-399680 OF OFFICIAL RECORDS.

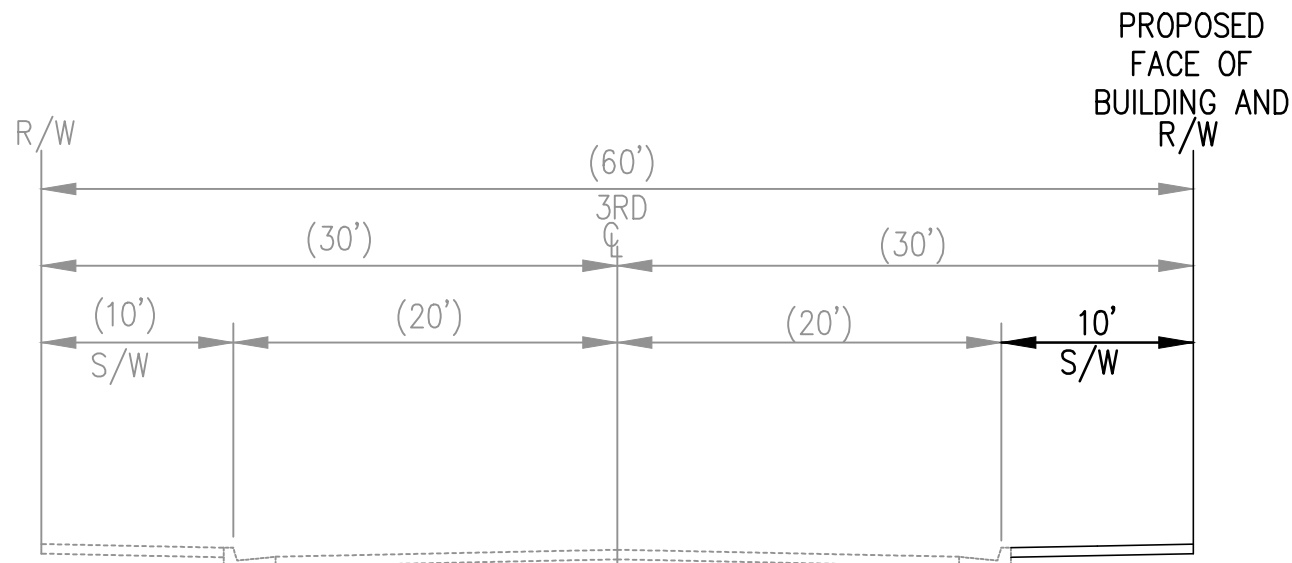
PREPARED BY:  
**DMC ENGINEERING**  
Tel: (949) 753-9393 • Fax: (949) 753-9322  
18 Technology Drive, Suite 100, Irvine, California 92618  
E-Mail: dmc@dmceing.com • www.dmceng.com

FILE NO.:				TENTATIVE PARCEL MAP NO. 2020-159			
				3rd & BROADWAY			
				(201 W. 3rd STREET)			
				SANTA ANA, CA 92701			
				PUBLIC WORKS AGENCY			
				CITY OF SANTA ANA			
				SHEET 1 of 6			

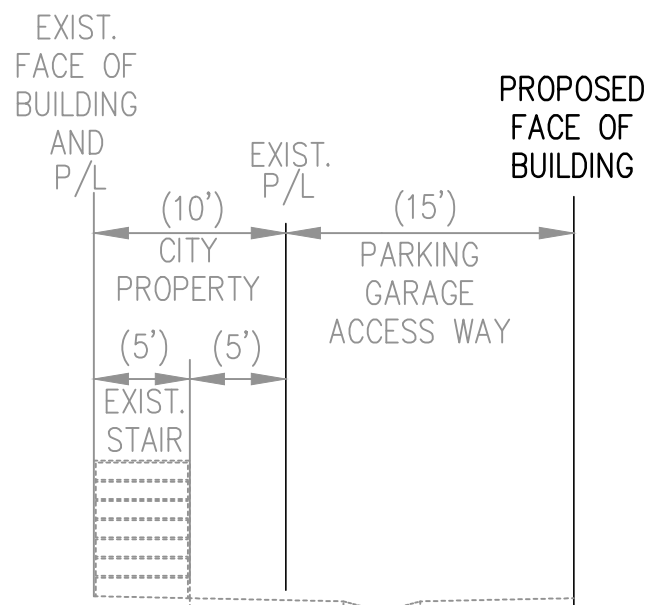




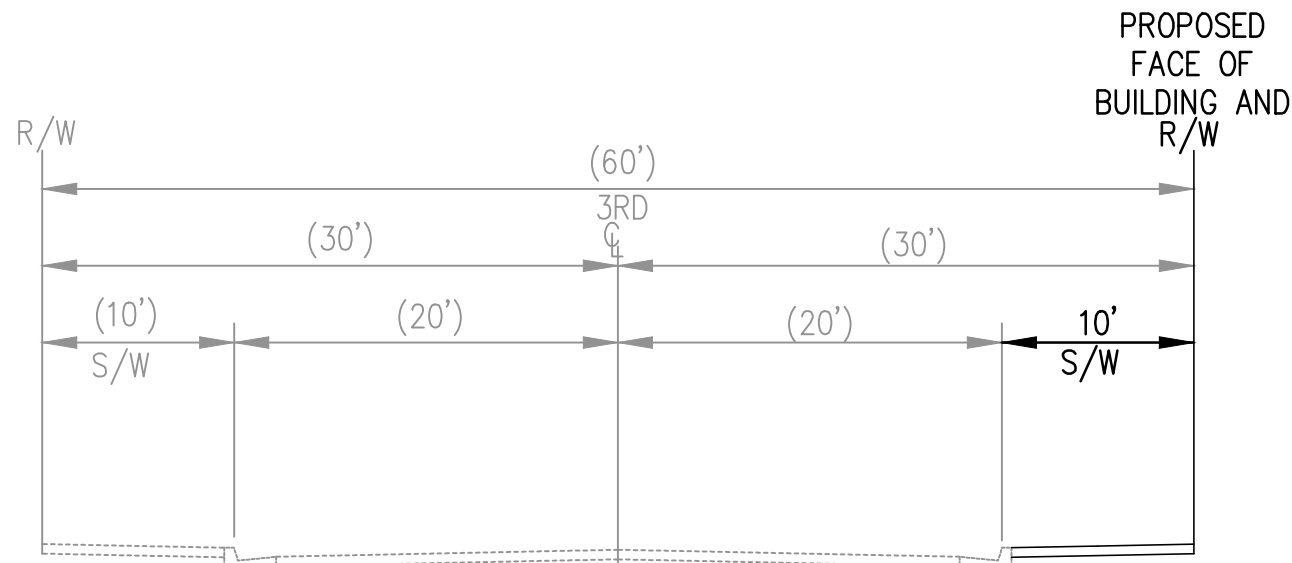
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(PUBLIC)  
N.T.S.



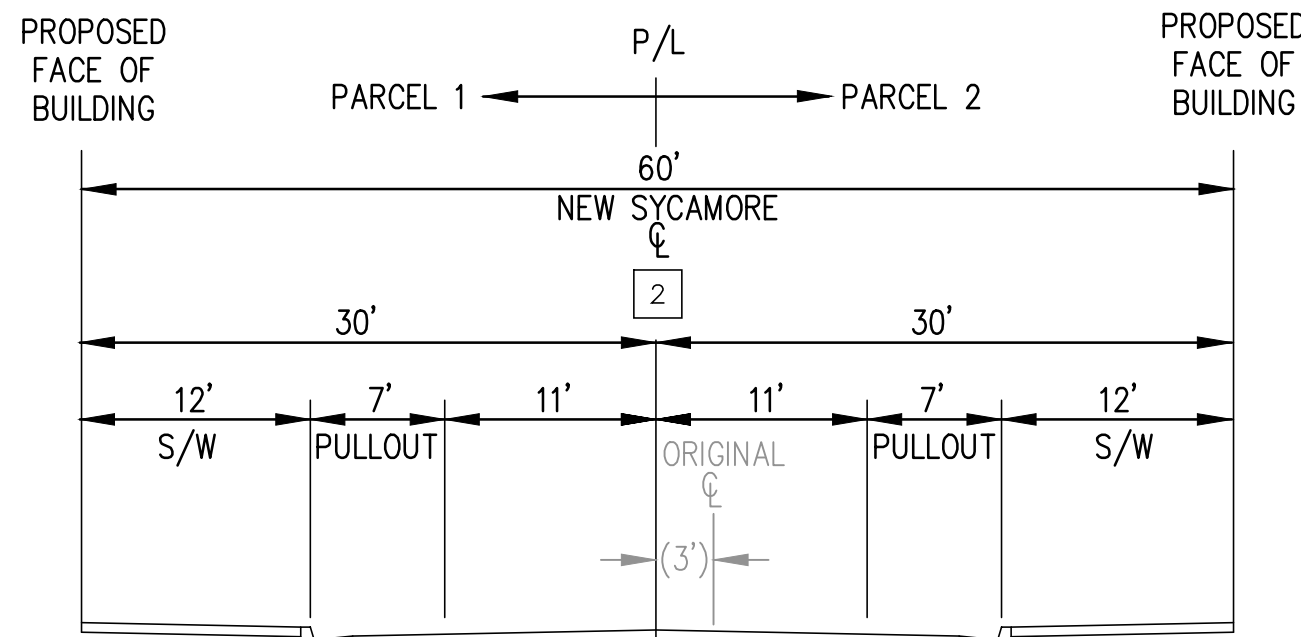
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3RD  
(PUBLIC)  
N.T.S.



SECTION: "B-B"  
PARKING GARAGE  
ACCESS WAY  
N.T.S.



SECTION: "E-E"  
3RD  
(PUBLIC)  
N.T.S.



SECTION: "C-C"  
SYCAMORE  
N.T.S.

**PROPOSED DEDICATION/EASEMENTS:**

- 2 SYCAMORE - PUBLIC AND FIRE ACCESS EASEMENT TO THE CITY (MAINTAINED BY OWNERS OF PARCELS 1 & 2)

PREPARED BY:  
**DMC ENGINEERING**  
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18 Technology Drive, Suite 100, Irvine, California 92618  
E-Mail: dmc@dmceng.com • www.dmceng.com

FILE NO.:

**REVISIONS**

NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

**REFERENCES**


PREPARED UNDER THE SUPERVISION OF:

DEREK J. MCGREGOR, PE RCE NO.: 38483  
DESIGNED: DJG DRAWN: DJG CHECKED: DJM  
RECOMMENDED:  
RECOMMENDED FOR CONSTRUCTION:

DATE

09/2020

RCE NO.: XXXXX

TENTATIVE PARCEL MAP NO. 2020-159  
**3rd & BROADWAY**  
(201 W. 3rd STREET)  
SANTA ANA, CA 92701

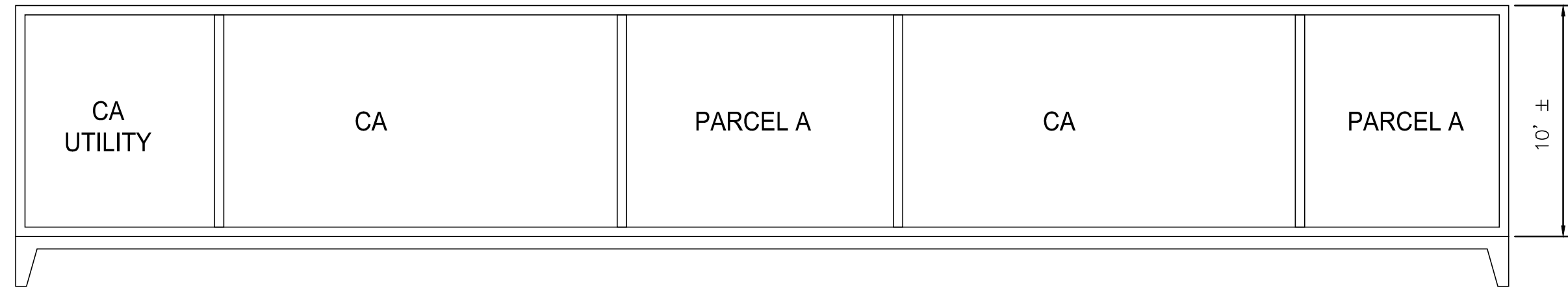
**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA

SHEET 2 OF 6

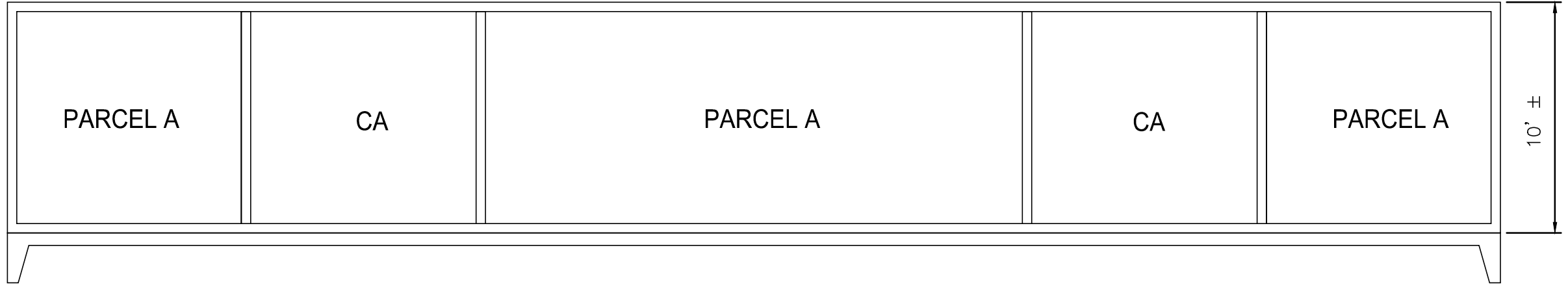
PROJECT NO. 1262-02

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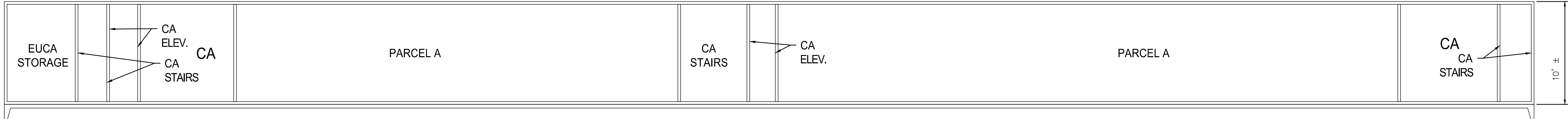




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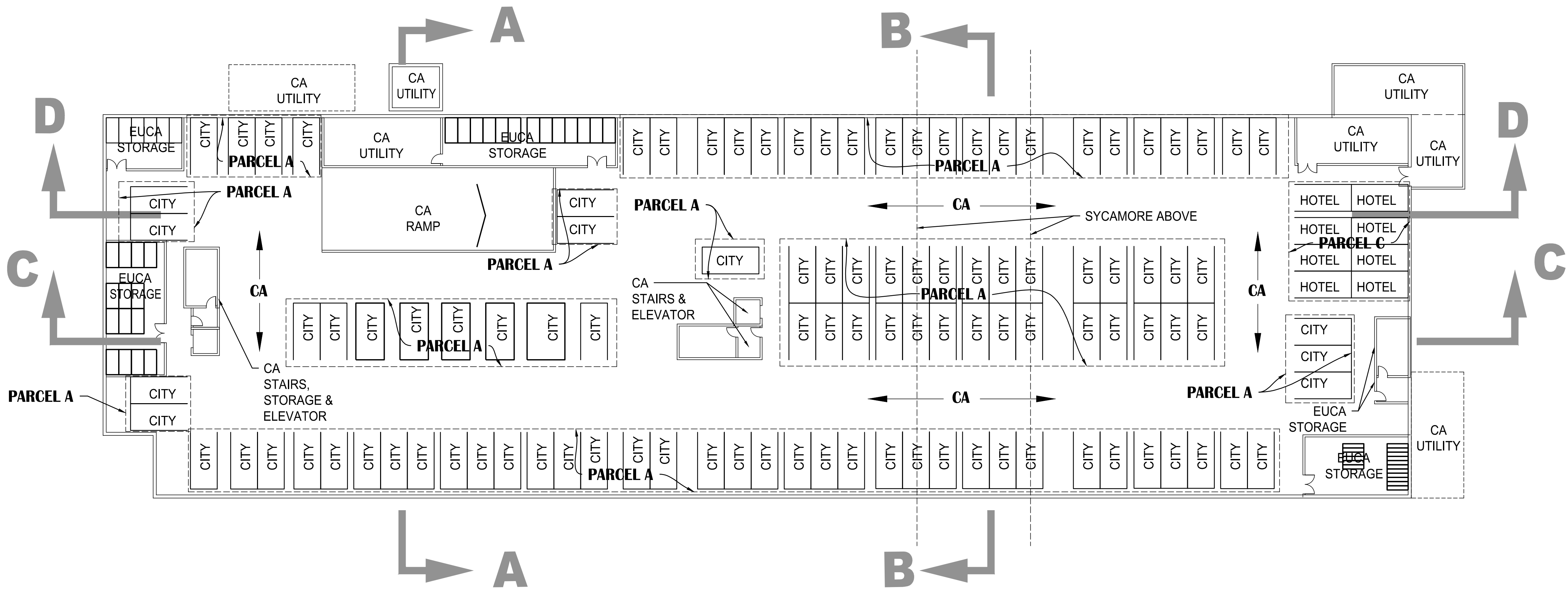
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SECTION: "C-C"  
SCALE: NTS



SECTION: "D-D"  
SCALE: NTS

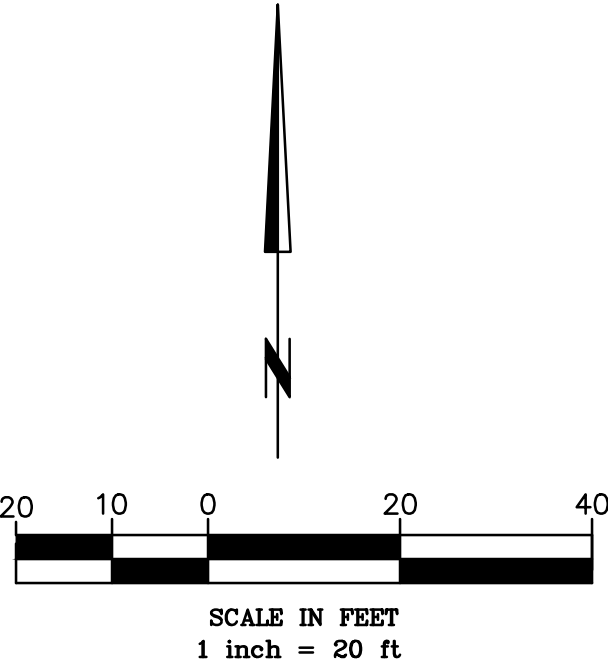


**NOTES:**

1. THE PLAN SHEET REPRESENTS THE LOCATION OF THE PROPOSED CONDOMINIUM AIRSPACE COMPONENTS. SHEETS 3, 4, 5 AND 6 OF THIS SET ARE FOR THE FLOORS THAT THE CITY WOULD HAVE OWNERSHIP. THE OTHER FLOORS ARE NOT INCLUDED IN THIS SET BUT WILL BE A PART OF THE FINAL CONDOMINIUM PLAN.
2. PARCEL A REPRESENTS THE CITY AIRSPACE LIMITS  
PARCEL B REPRESENTS THE RETAIL AND RESIDENTIAL AIRSPACE LIMITS  
PARCEL C REPRESENTS THE HOTEL AIRSPACE LIMITS  
CA REPRESENTS COMMON AREA  
EUCA REPRESENTS EXCLUSIVE USE COMMON AREAS
3. PARCELS AND COMMON AREAS AS DESIGNATED, REPRESENT THE HORIZONTAL AND VERTICAL LIMITS OF THE AIR SPACE RIGHTS. THE STRUCTURE, AND UTILITIES ARE NOT APART OF THE AIR SPACE RIGHTS
4. CITY- INDICATES LOCATION OF CITY PARKING SPACE  
HOTEL- INDICATES LOCATION OF HOTEL PARKING SPACE  
RESIDENTIAL- INDICATES LOCATION OF RESIDENTIAL PARKING SPACE BUT IS NOT SHOWN BECAUSE THOSE FLOORS WERE NOT INCLUDED IN THE TENTATIVE MAP

**LEGEND:**

INDICATES AIRSPACE PARCEL LIMITS FOR PARKING STALLS



PREPARED BY:  
**DMC ENGINEERING**  
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18 Technology Drive, Suite 100, Irvine, California 92618  
E-Mail: dmc@dmcentg.com • www.dmceng.com

LEVEL P1  
PLAN VIEW

FILE NO.:

REVISIONS					REFERENCES				
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED				

PREPARED UNDER THE SUPERVISION OF:				DATE
DEREK J. MCGREGOR, PE	RCE NO.:	38483		09/2020
DESIGNED: DJG	DRAWN: DJG	CHECKED: DJM		
RECOMMENDED:				
RECOMMENDED FOR CONSTRUCTION:				
	RCE NO.:	XXXXX		

TENTATIVE PARCEL MAP NO. 2020-159  
**3rd & BROADWAY**  
(201 W. 3rd STREET)  
SANTA ANA, CA 92701  
**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA



Drawings Name: A:\105\1262-02\_3rd & Broadway Santa Ana\Drawings\Tentative Parcel Map\1262-02\_Tentative Parcel Map - Level 2.dwg  
Printed: Sep 03, 2020 - 4:30pm by: dmc

PREPARED BY:  
**DMC ENGINEERING**  
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18 Technology Drive, Suite 100, Irvine, California 92618  
E-Mail: dmc@dmceing.com • www.dmceng.com

FILE NO.:

REVISIONS					
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

REFERENCES	

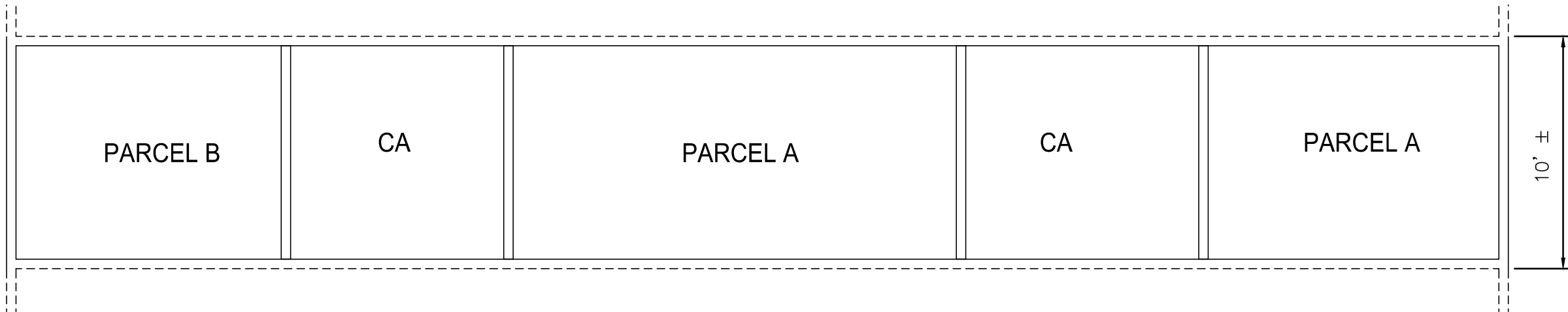
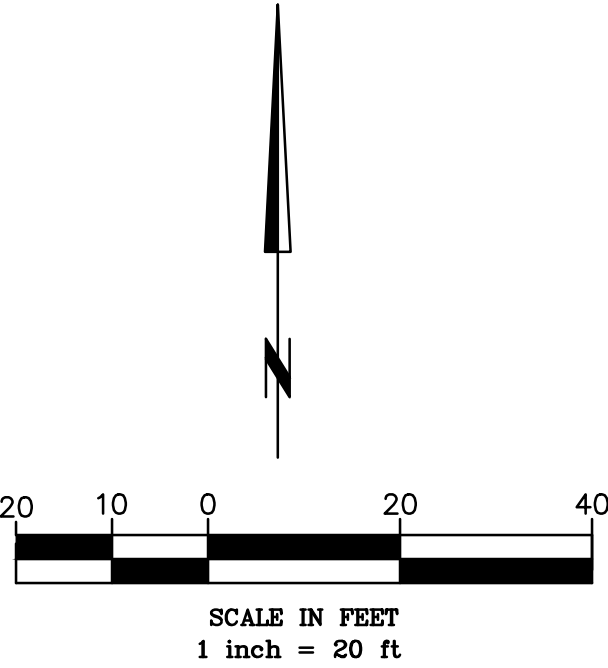
PREPARED UNDER THE SUPERVISION OF:			DATE
DEREK J. MCGREGOR, PE	RCE NO.:	38483	//
DESIGNED: DJG	DRAWN: DJG	CHECKED: DJM	09/2020
RECOMMENDED FOR CONSTRUCTION:			//
RCE NO.:			XXXXX

TENTATIVE PARCEL MAP NO. 2020-159  
**3rd & BROADWAY**  
(201 W. 3rd STREET)  
SANTA ANA, CA 92701  
**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA

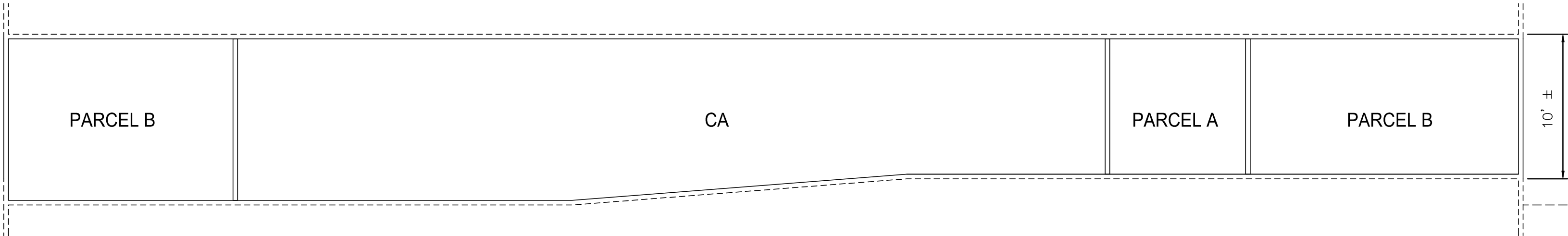
- NOTES:**
- THE PLAN SHEET REPRESENTS THE LOCATION OF THE PROPOSED CONDOMINIUM AIRSPACE COMPONENTS. SHEETS 3, 4, 5 AND 6 OF THIS SET ARE FOR THE FLOORS THAT THE CITY WOULD HAVE OWNERSHIP. THE OTHER FLOORS ARE NOT INCLUDED IN THIS SET BUT WILL BE A PART OF THE FINAL CONDOMINIUM PLAN.
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PARCEL B REPRESENTS THE RETAIL AND RESIDENTIAL AIRSPACE LIMITS  
PARCEL C REPRESENTS THE HOTEL AIRSPACE LIMITS  
CA REPRESENTS COMMON AREA  
EUCA REPRESENTS EXCLUSIVE USE COMMON AREAS  
PARCELS AND COMMON AREAS AS DESIGNATED. REPRESENT THE HORIZONTAL AND VERTICAL LIMITS OF THE AIR SPACE RIGHTS. THE STRUCTURE, AND UTILITIES ARE NOT APART OF THE AIR SPACE RIGHTS
  - CITY- INDICATES LOCATION OF CITY PARKING SPACE  
HOTEL- INDICATES LOCATION OF HOTEL PARKING SPACE  
RESIDENTIAL- INDICATES LOCATION OF RESIDENTIAL PARKING SPACE BUT IS NOT SHOWN BECAUSE THOSE FLOORS WERE NOT INCLUDED IN THE TENTATIVE MAP

**LEGEND:**

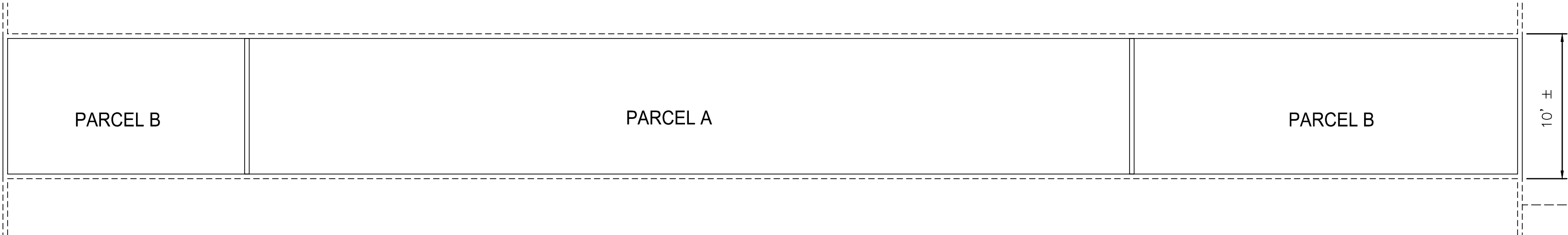
INDICATES AIRSPACE PARCEL LIMITS FOR PARKING STALLS



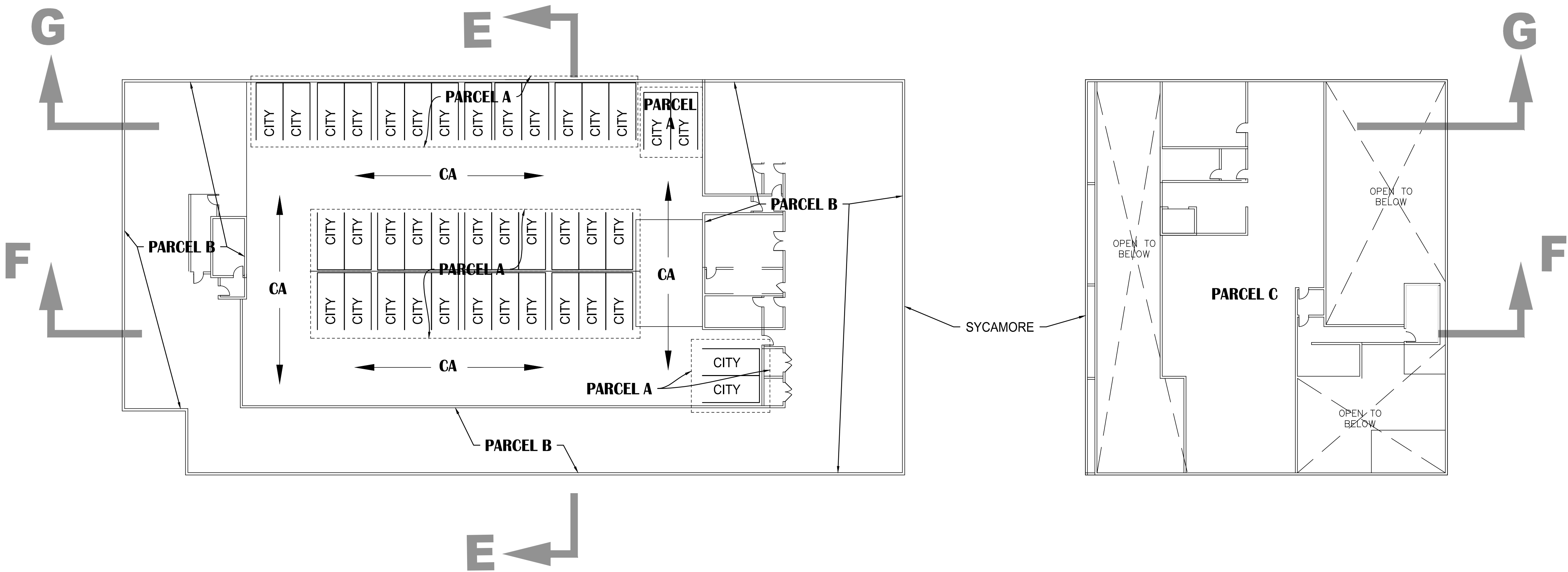
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SECTION: "F-F"  
SCALE: NTS



SECTION: "G-G"  
SCALE: NTS



LEVEL 2  
PLAN VIEW



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Drawing Name: J:\JOB5\1262-02 3rd & Broadway Santa Ana\Drawings\Tentative Parcel Map\1262-02\_Tentative Parcel Map - Level 3.dwg

PREPARED BY:  
**DMC ENGINEERING**  
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18 Technology Drive, Suite 100, Irvine, California 92618  
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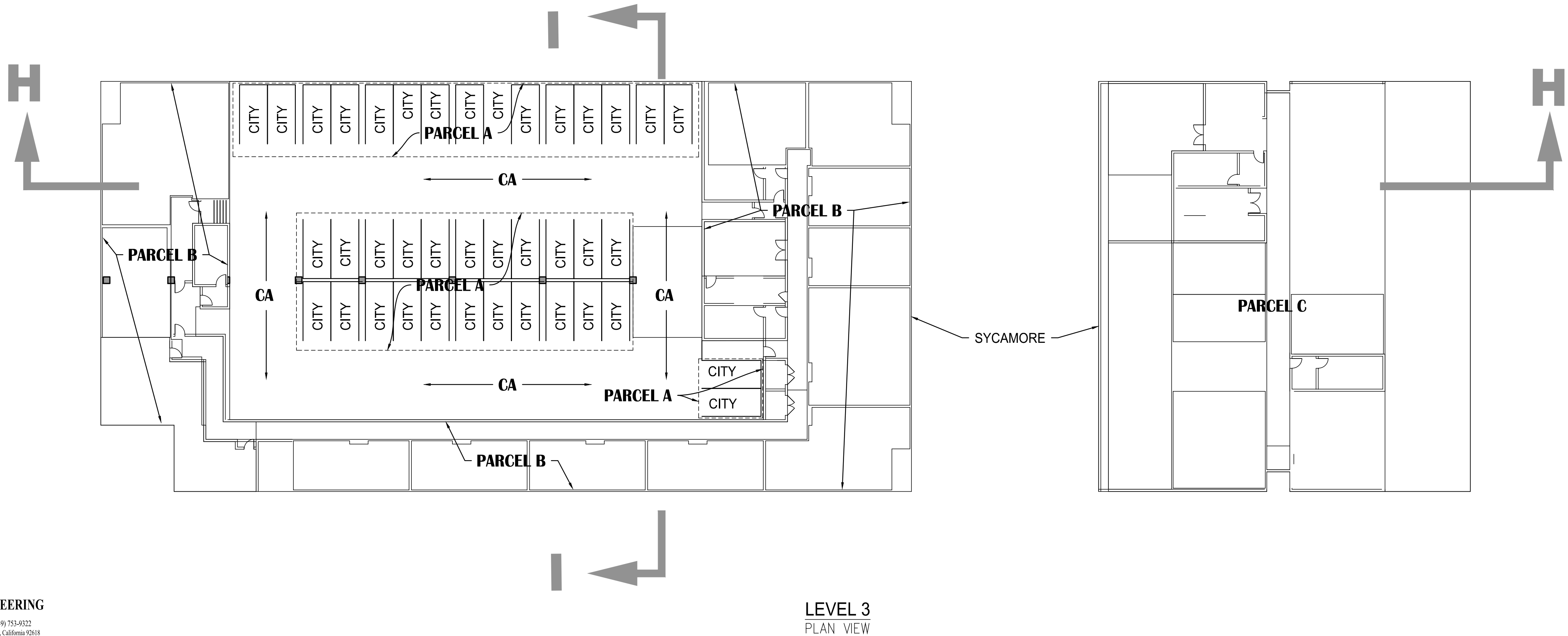
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REVISIONS					
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

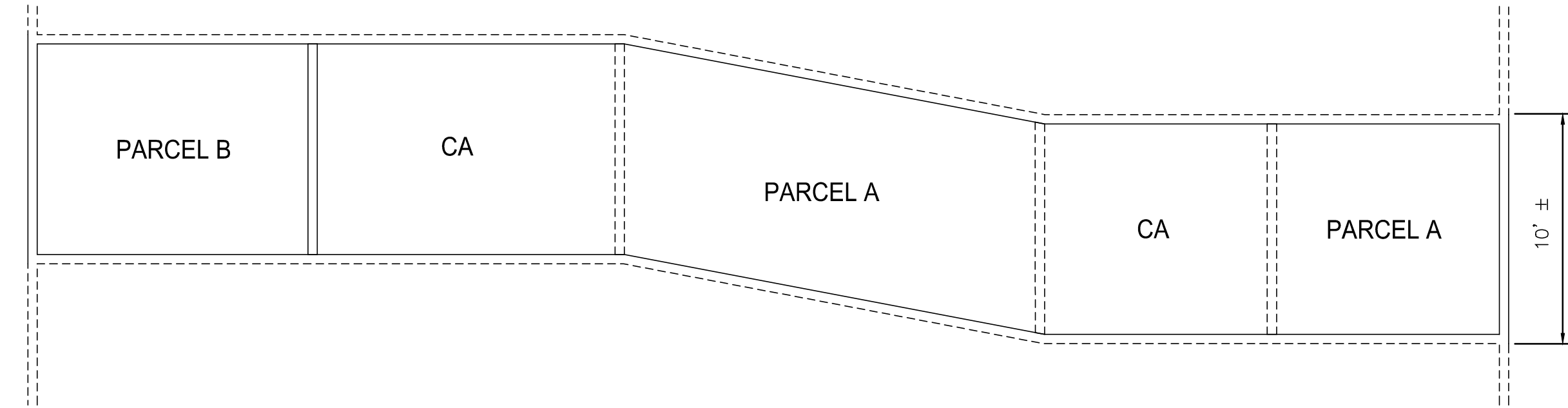
REFERENCES	

PREPARED UNDER THE SUPERVISION OF:			DATE
DEREK J. MCGREGOR, PE	RCE NO.:	38483	/ /
DESIGNED: DJG	DRAWN: DJG	CHECKED: DJM	09/2020
RECOMMENDED FOR CONSTRUCTION:			/ /
RCE NO.:			XXXXX

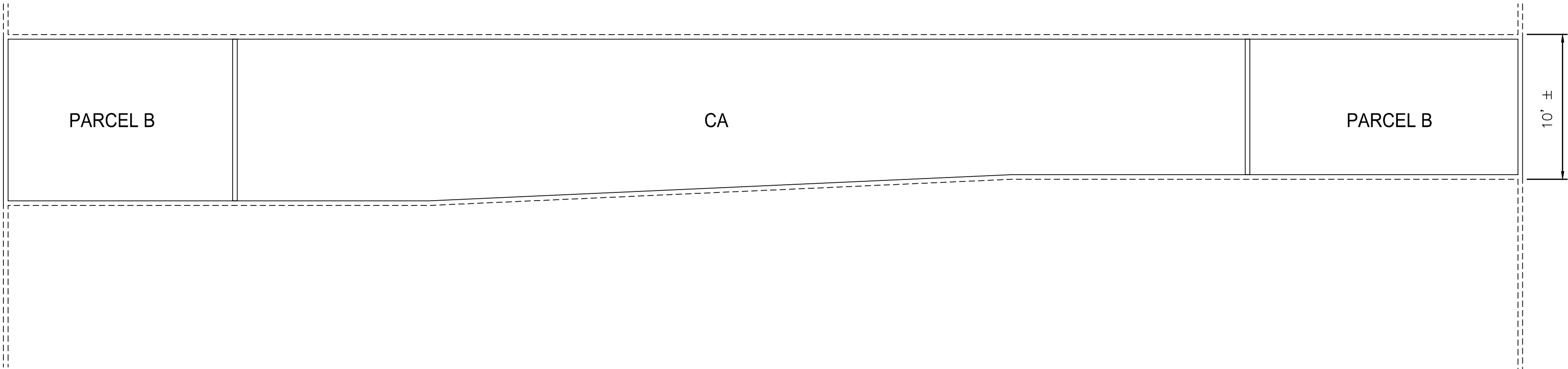
TENTATIVE PARCEL MAP NO. 2020-159  
**3rd & BROADWAY**  
(201 W. 3rd STREET)  
SANTA ANA, CA 92701  
**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA



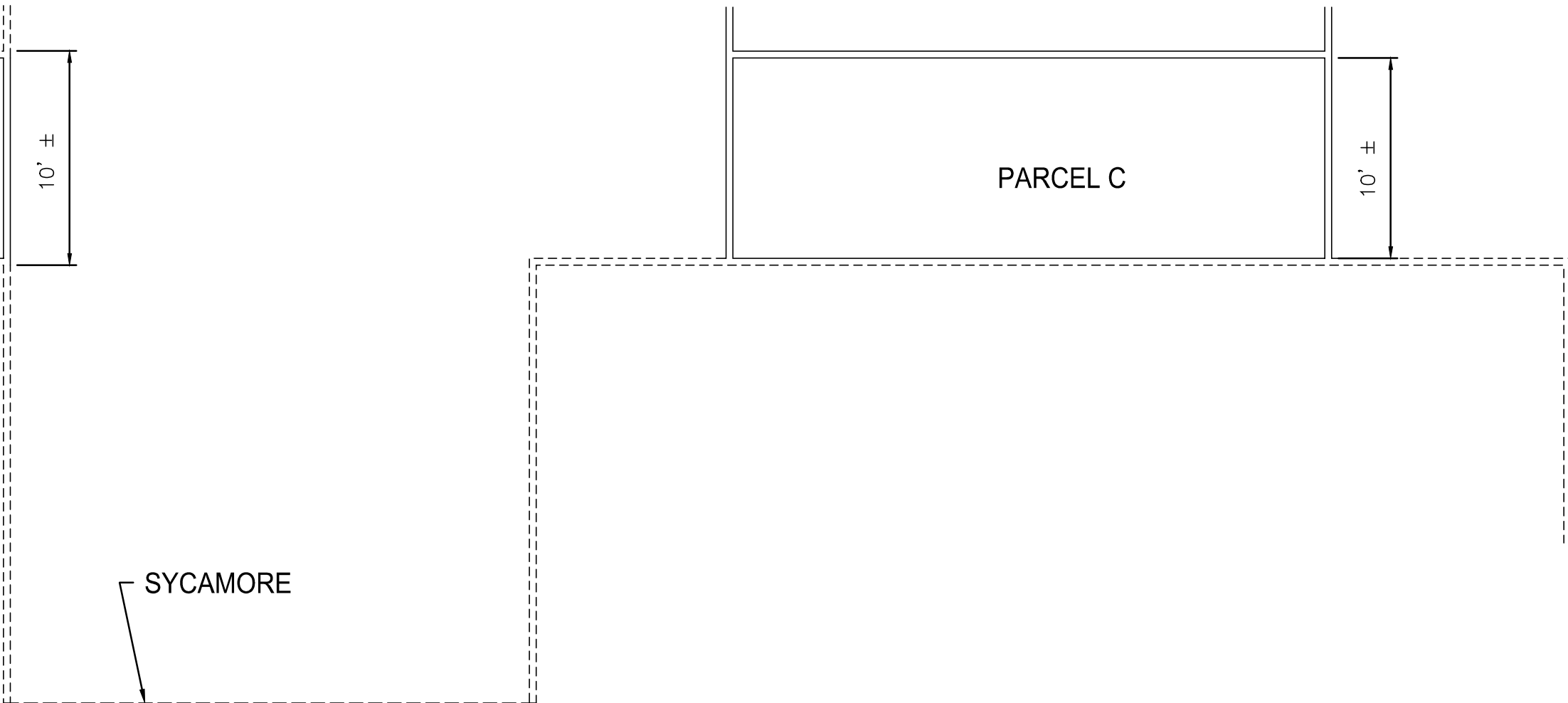
LEVEL 3  
PLAN VIEW



SECTION: "I-I"  
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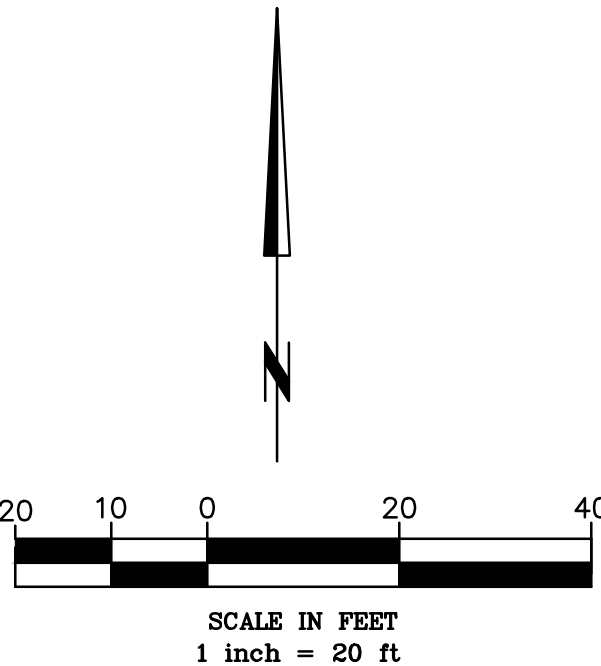
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- NOTES:**
1. THE PLAN SHEET REPRESENTS THE LOCATION OF THE PROPOSED CONDOMINIUM AIRSPACE COMPONENTS. SHEETS 3, 4, 5 AND 6 OF THIS SET ARE FOR THE FLOORS THAT THE CITY WOULD HAVE OWNERSHIP. THE OTHER FLOORS ARE NOT INCLUDED IN THIS SET BUT WILL BE A PART OF THE FINAL CONDOMINIUM PLAN.
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HOTEL- INDICATES LOCATION OF HOTEL PARKING SPACE  
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**LEGEND:**

INDICATES AIRSPACE PARCEL LIMITS FOR PARKING STALLS





J:\JOBS\1262-02 3rd & Broadway Santa Ana\Drawings\Tentative Parcel Map\1262-02\_Tentative Parcel Map - Level 4.dwg  
Printed: Sep 03, 2020 - 8:59pm by 009

PREPARED BY:  
**DMC ENGINEERING**  
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18 Technology Drive, Suite 100, Irvine, California 92618  
E-Mail: dmc@dmceing.com • www.dmceng.com

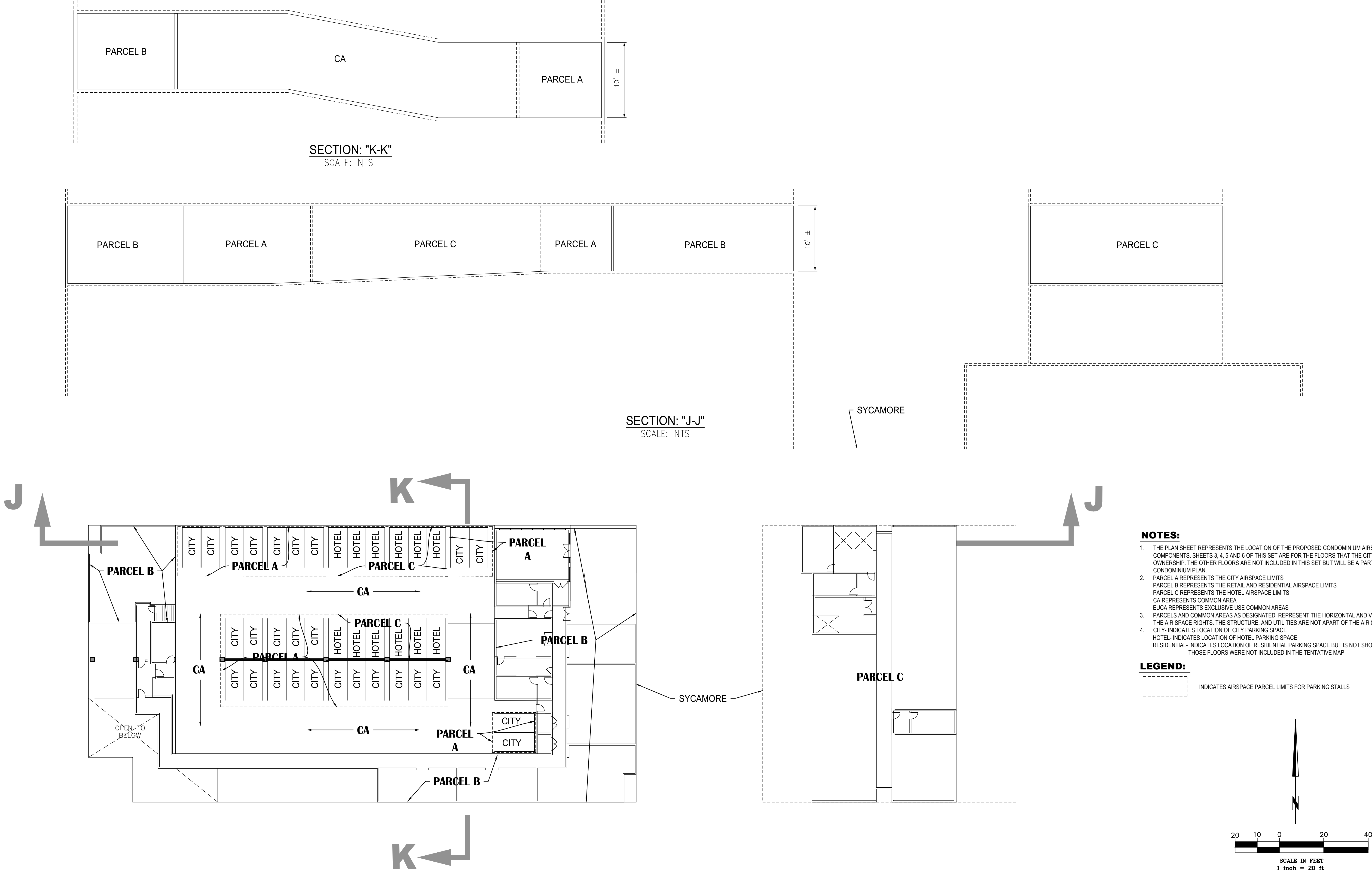
FILE NO.:

REVISIONS					
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

REFERENCES	

PREPARED UNDER THE SUPERVISION OF:			DATE
DEREK J. MCGREGOR, PE	RCE NO.:	38483	/ /
DESIGNED: DJG	DRAWN: DJG	CHECKED: DJM	09/2020
RECOMMENDED FOR CONSTRUCTION:			/ /
RCE NO.:			XXXXX

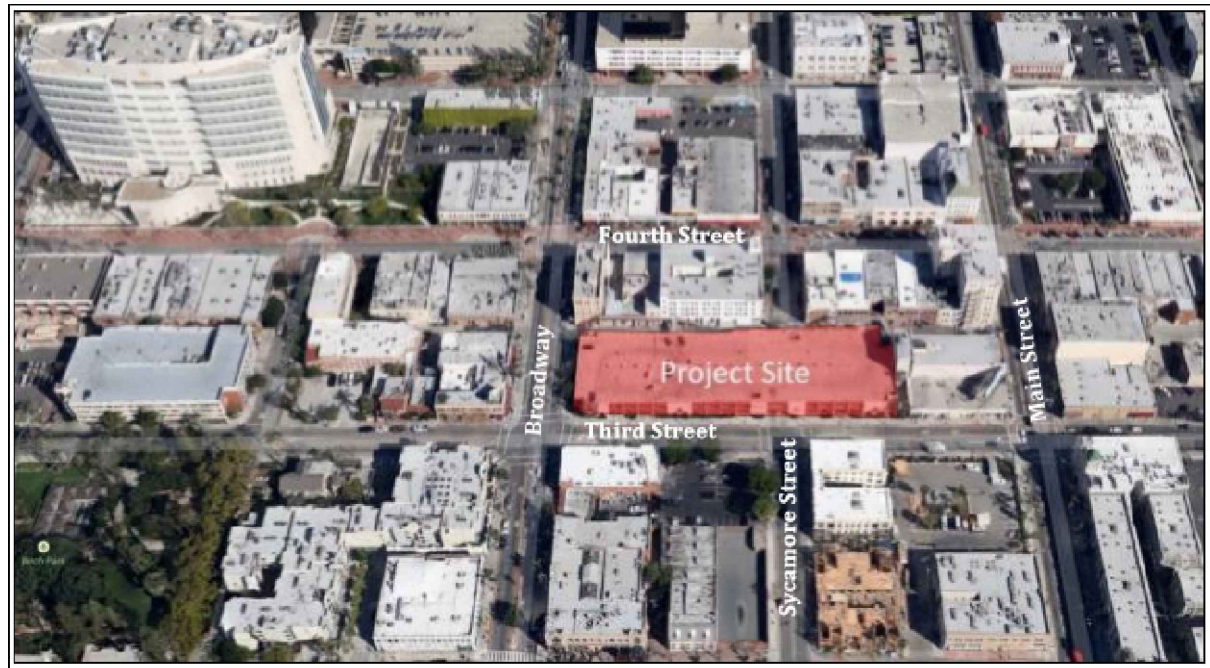
TENTATIVE PARCEL MAP NO. 2020-159  
**3rd & BROADWAY**  
(201 W. 3rd STREET)  
SANTA ANA, CA 92701  
**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA



PROJECT NO. 1262-02

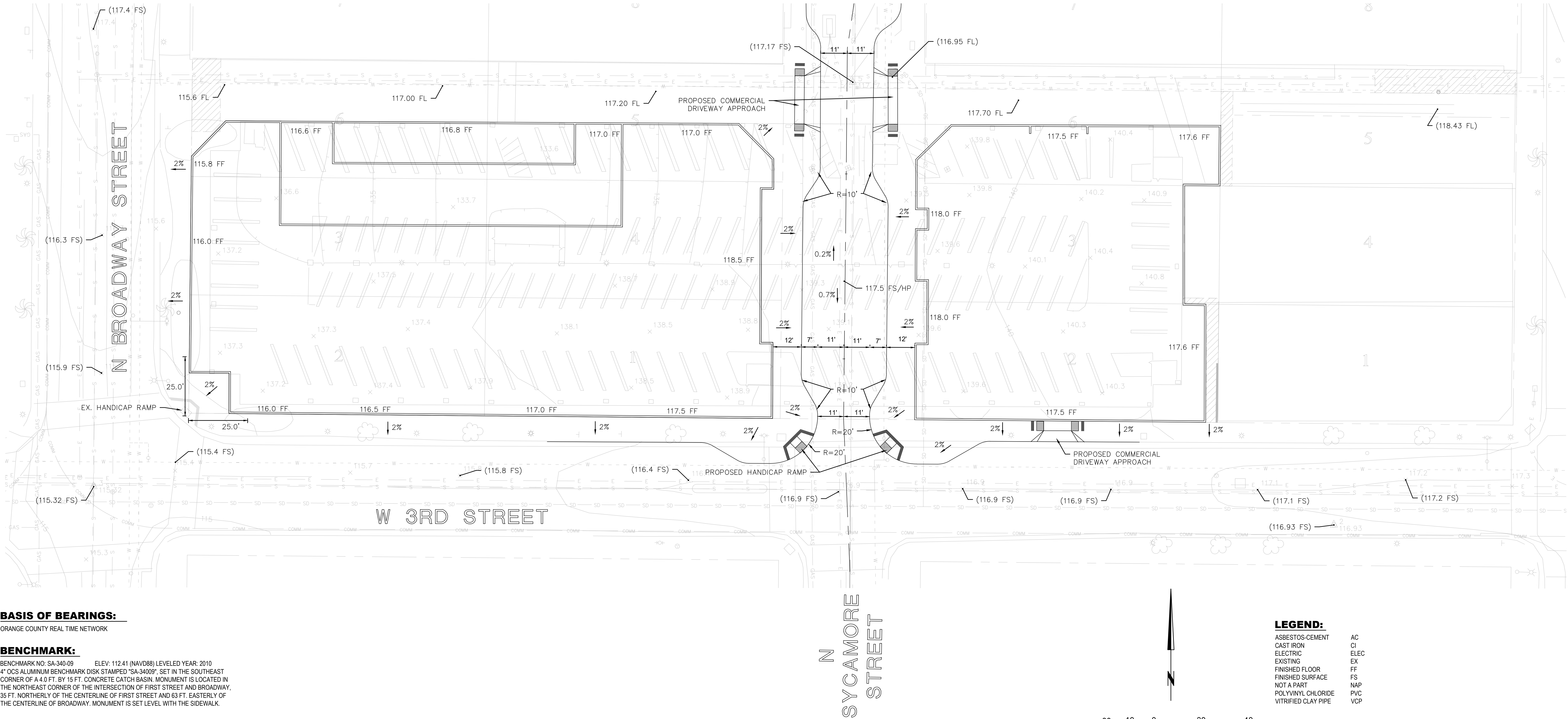


CONCEPTUAL GRADING PLAN  
FOR  
3RD & BROADWAY (201 WEST 3RD STREET)  
SANTA ANA, CA



VICINITY MAP

NTS

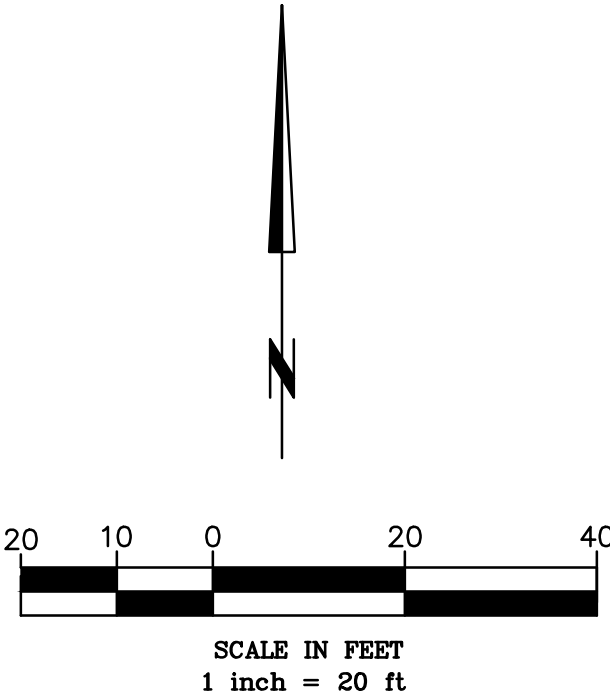


**BASIS OF BEARINGS:**  
ORANGE COUNTY REAL TIME NETWORK

**BENCHMARK:**  
BENCHMARK NO: SA-340-09 ELEV: 112.41 (NAVD88) LEVELED YEAR: 2010  
4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-34009", SET IN THE SOUTHEAST CORNER OF A 4.0 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF FIRST STREET AND BROADWAY, 35 FT. NORTHERLY OF THE CENTERLINE OF FIRST STREET AND 63 FT. EASTERLY OF THE CENTERLINE OF BROADWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

PREPARED BY:  
**DMC ENGINEERING**  
Tel: (949) 753-9393 • Fax: (949) 753-9322  
18 Technology Drive, Suite 100, Irvine, California 92618  
E-Mail: dmc@dmceing.com • www.dmceng.com

**LEGEND:**  
ASBESTOS-CEMENT AC  
CAST IRON CI  
ELECTRIC EX  
EXISTING FF  
FINISHED FLOOR FS  
FINISHED SURFACE NAP  
NOT A PART PVC  
POLYVINYL CHLORIDE VCP  
VITRIFIED CLAY PIPE



FILE NO.:

REVISIONS					
NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

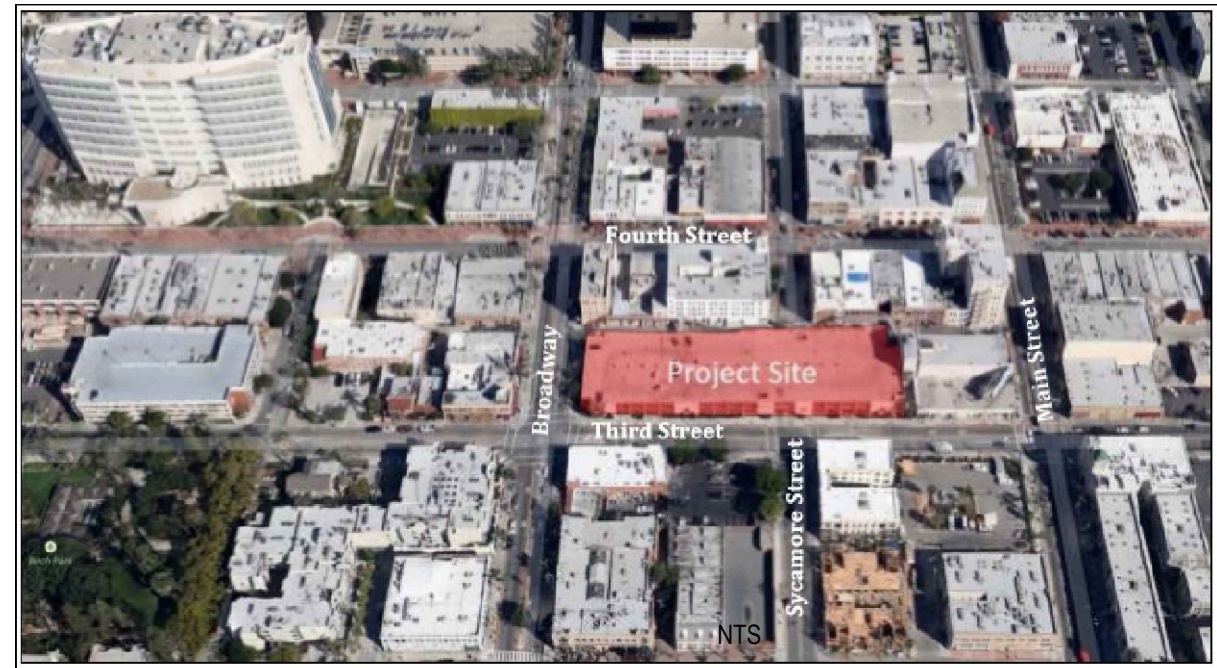
REFERENCES

PREPARED UNDER THE SUPERVISION OF:				DATE
DEREK J. MCGREGOR, PE	RCE NO.:	38483		
DESIGNED: DJG	DRAWN: DJG	CHECKED: DJM		08/2020
RECOMMENDED:				
RECOMMENDED FOR CONSTRUCTION:				
RCE NO.:				XXXXX

CONCEPTUAL GRADING PLAN  
3rd & BROADWAY  
(201 W. 3rd STREET)  
SANTA ANA, CA 92701  
**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA

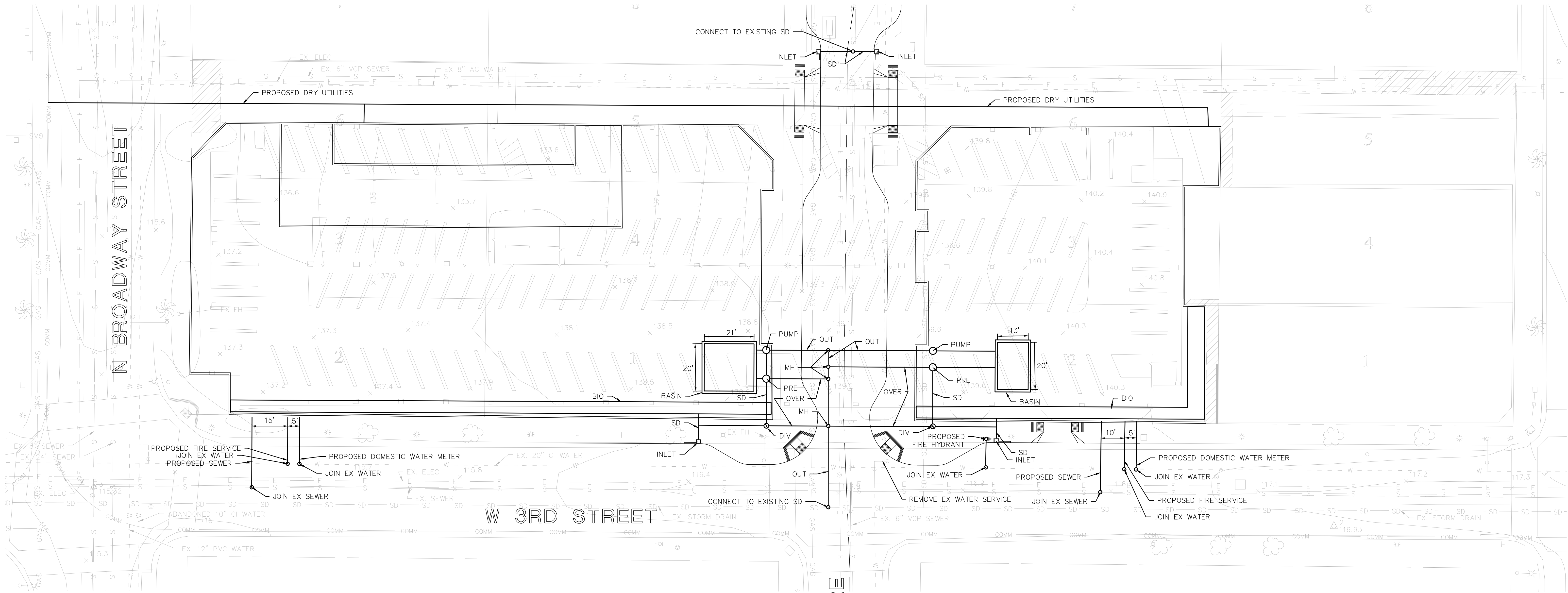


PRELIMINARY UTILITY PLAN  
FOR  
3rd & BROADWAY (201 WEST 3rd STREET)  
SANTA ANA, CA



VICINITY MAP

NTS



**BASIS OF BEARINGS:**

ORANGE COUNTY REAL TIME NETWORK

**BENCHMARK:**

BENCHMARK NO. SA-340-09 ELEV: 112.41 (NAVD88) LEVELED YEAR: 2010  
4" OCS ALUMINUM BENCHMARK DISK STAMPED "SA-34009", SET IN THE SOUTHEAST CORNER OF A 4.0 FT. BY 15 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF FIRST STREET AND BROADWAY, 35 FT. NORTHERLY OF THE CENTERLINE OF FIRST STREET AND 63 FT. EASTERLY OF THE CENTERLINE OF BROADWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

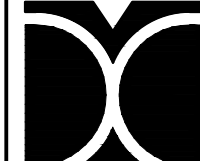
**STORM DRAIN LEGEND:**

BASIN  
BIO  
DIV  
INLET  
MH  
PRE  
PUMP  
OVER  
OUT  
SD  
PROPOSED UNDERGROUND DETENTION BASIN (DEPTH INSIDE = 5')  
PROPOSED ROOFTOP BIO-RETENTION WITH UNDER DRAINS AND DOWNSPOUTS  
PROPOSED LOW FLOW/HIGH FLOW DIVERSION STRUCTURE  
PROPOSED CURB INLET WITH FILTER INSERT  
PROPOSED MANHOLE  
PROPOSED STORMWATER PRETREATMENT UNIT  
PROPOSED STORMWATER PUMP  
PROPOSED OVERFLOW STORM DRAIN  
PROPOSED STORM DRAIN OUTLET LINE  
PROPOSED STORM DRAIN

**LEGEND:**

ASBESTOS-CEMENT  
CAST IRON  
ELECTRIC  
EXISTING  
FIRE HYDRANT  
NOT A PART  
POLYVINYL CHLORIDE  
VITRIFIED CLAY PIPE  
AC  
CI  
ELEC  
EX  
FH  
NAP  
PVC  
VCP

PREPARED BY:



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FILE NO.:

**REVISIONS**

NUMBER	DATE	INITIALS	DESCRIPTION	APPROVED	INSTALLED

**REFERENCES**


PREPARED UNDER THE SUPERVISION OF:

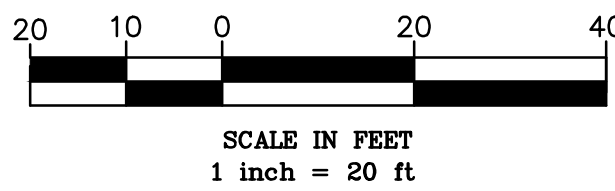
DEREK J. MCGREGOR, PE	RCE NO.: 38483	DATE: / /
DESIGNED: DJG	DRAWN: DJG	CHECKED: DJM
RECOMMENDED:		08/2020
RECOMMENDED FOR CONSTRUCTION:		
	RCE NO.: XXXXX	

PRELIMINARY UTILITY PLAN  
3rd & BROADWAY  
(201 W. 3rd STREET)  
SANTA ANA, CA 92701

**PUBLIC WORKS AGENCY**  
CITY OF SANTA ANA

SHEET 1 of 1

PROJECT NO. 1262-02



08.05.20  
07.29.20  
07.09.20  
04.08.20  
03.16.20  
02.19.20  
08.28.19  
08.07.19