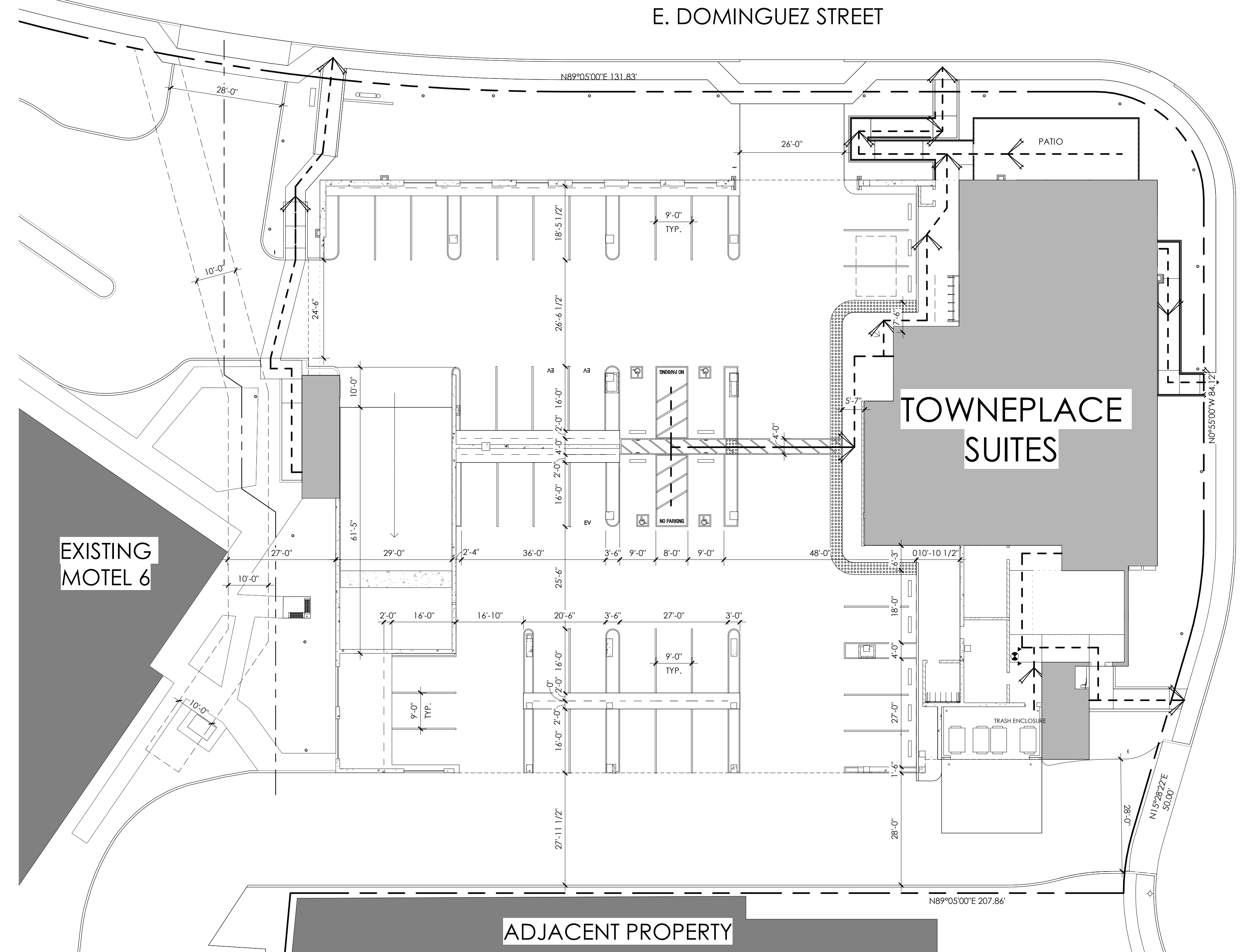
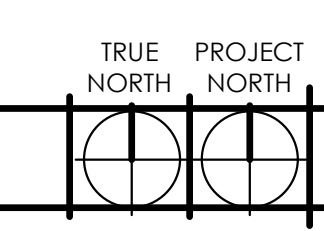


D12 ARCHITECTURAL SITE PLAN
1" = 60'-0"



K12 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

EXHIBIT NO. 2



PROJECT STATISTICS

SEE SHEET A1.00 FOR FULL CODE ANALYSIS & BUILDING AREA BREAKDOWN

ADDRESS: 888 E. DOMINGUEZ ST. CARSON, CA 90746

ASSESSOR PARCEL NUMBER: 7381-025-071

LOT AREA: 215,498 S.F. (4.96 ACRES)

LOCAL ZONING: CR-D (REGIONAL COMMERCIAL W/ DESIGN OVERLAY)

PROPOSED OCCUPANCIES: A-2, A-3, B, S-2, R-1
A-2 (FOOD PREP & BUFFET)
A-3 (GATHERING SPACES)
B (OFFICE)
S-2 (PARKING GARAGE)
R-1 (GUEST ROOMS)

CONSTRUCTION TYPE: TYPE III-A / TYPE I-A

NUMBER OF STORIES: 4 STORIES w/ 2 STORY PODIUM

SPRINKLERS: YES/NFPA-13

EXISTING BUILDING AREA:
EXISTING MOTEL 6 (TO REMAIN): 72,745 SF
EXISTING BUFFET/EVENT CENTER (TO BE DEMOLISHED): 12,572 SF
EXISTING BUILDING AREA TOTAL: 85,317 SF

PROPOSED BUILDING AREAS BY STORY

FLOOR	GROSS BUILDING AREAS		
	CONDITIONED	UNCONDITIONED	TOTAL
1ST FLOOR:	5,753 SF	23,745 SF	29,498 SF
2ND FLOOR:	0 SF	29,498 SF	29,498 SF
3RD FLOOR:	12,147 SF	415 SF	12,562 SF
4TH FLOOR:	12,774 SF	0 SF	12,774 SF
5TH FLOOR:	12,774 SF	0 SF	12,774 SF
6TH FLOOR:	12,774 SF	0 SF	12,774 SF
TOTAL:	56,242 SF	53,658 SF	109,900 SF

PROPOSED SITE CONDITIONED BUILDING AREA:
EXISTING MOTEL 6: 72,745 SF
PROPOSED TOWNEPLACE SUITES: 56,242 SF
PROPOSED SITE CONDITIONED BUILDING AREA TOTAL: 128,987 SF

FLOOR AREA RATIO CALCULATIONS:
ALLOWED FLOOR AREA RATIO: 60%
ALLOWED FLOOR AREA OF SITE (215,498 SF x 60%): 129,299 SF

PROPOSED FLOOR AREA OF SITE:
EXISTING MOTEL 6: 72,745 SF
PROPOSED TOWNEPLACE SUITES: 56,242 SF
PROPOSED SITE CONDITIONED BUILDING AREA TOTAL: 128,987 SF
PROPOSED FLOOR AREA RATIO: 59.9%

LOT COVERAGE:
LOT COVERAGE OF EXISTING MOTEL 6: 39,584 SF
LOT COVERAGE OF PROPOSED HOTEL: 29,498 SF
LOT COVERAGE (AREA): 69,082 SF
LOT COVERAGE (PERCENTAGE OF SITE): 32.06%

LANDSCAPE COVERAGE (SF):
LANDSCAPE COVERAGE RATIO: 24.4%

ASPHALT PAVING: 99,948 SF
CONCRETE WALKS (SF): 11,444 SF
TOTAL PAVING (SF): 111,392 SF
PAVING RATIO: 51.7%

PARKING STATISTICS

REQUIRED PARKING:

PROPOSED HOTEL:
1 SPACE PER GUESTROOM: 111 SPACES
2 ADDITIONAL SPACES: 2 SPACES
TOTAL REQUIRED FOR HOTEL: 113 SPACES

PROPOSED COMPACT SPACES:
FIRST FLOOR (COVERED): 43 SPACES
SECOND FLOOR (COVERED): 70 SPACES
TOTAL REQUIRED: 113 SPACES

ALLOWED COMPACT SPACES:
1/3 X 113 SPACES: 37 SPACES ALLOWED
TOTAL ALLOWED COMPACT SPACES: 37 SPACES

PROPOSED COMPACT SPACES:
PROPOSED HOTEL FIRST FLOOR: 0 SPACES
PROPOSED HOTEL SECOND FLOOR: 20 SPACES
TOTAL PROPOSED COMPACT SPACES: 20 SPACES

PROPOSED HOTEL PARKING (113 SPACES):
REQUIRED ACCESSIBLE PARKING: 5 SPACES
PROPOSED ACCESSIBLE PARKING: 5 SPACES

EV CHARGING STATIONS REQUIRED: 7 SPACES
EV CHARGING STATIONS PROPOSED: 7 SPACES

CLEAN AIR/VAN/POOL EV REQUIRED: 11 SPACES
CLEAN AIR/VAN/POOL EV PROPOSED: 11 SPACES

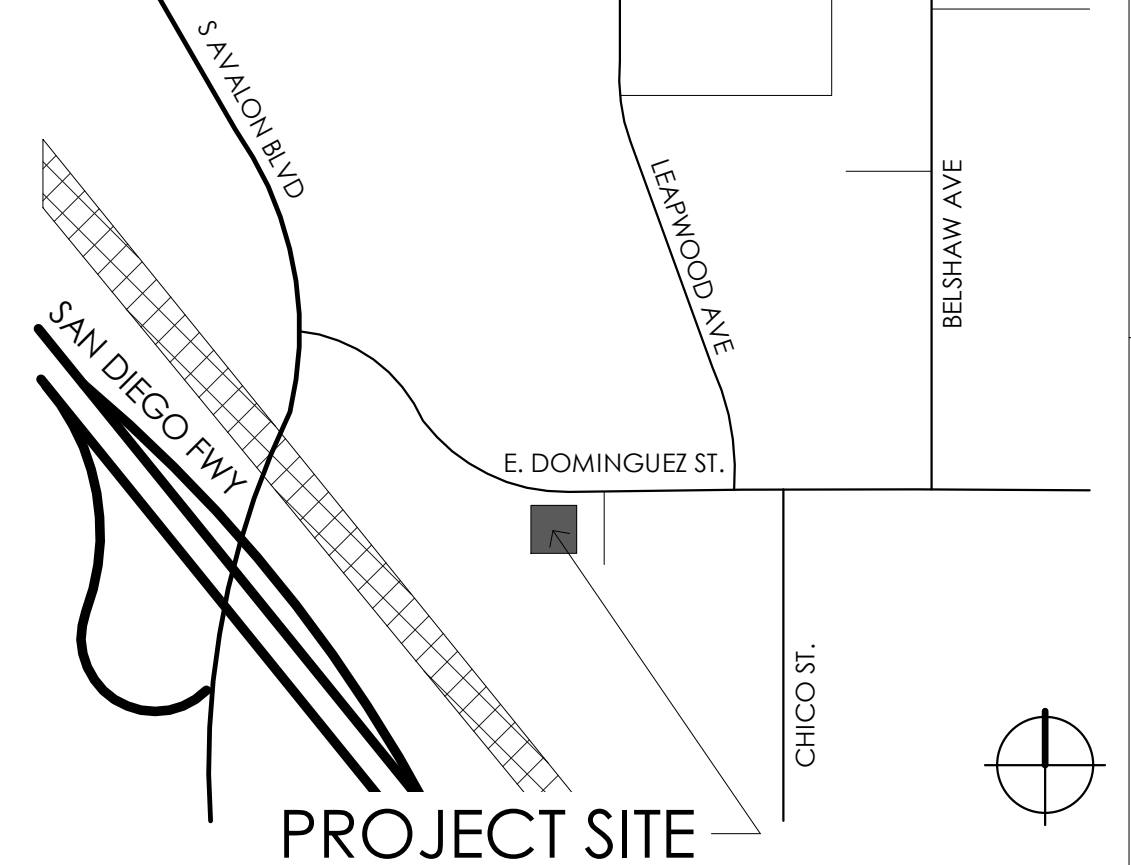
GUEST ROOM STATISTICS

FLOOR	KING	DOUBLE QUEEN	1-BED	TOTAL
THIRD	12 ROOMS	10 ROOMS	2 ROOMS	24 ROOMS
FOURTH	15 ROOMS	11 ROOMS	3 ROOMS	29 ROOMS
FIFTH	16 ROOMS	10 ROOMS	3 ROOMS	29 ROOMS
SIXTH	15 ROOMS	11 ROOMS	3 ROOMS	29 ROOMS
TOTALS	55 ROOMS (52%)	64 ROOMS (38%)	11 ROOMS (10%)	111 ROOMS

GUEST ROOMS W/ MOBILITY FEATURES W/O ROLL-IN SHOWERS: 5 ROOMS
GUEST ROOMS W/ MOBILITY FEATURES W/ ROLL-IN SHOWERS: 2 ROOMS
TOTAL GUEST ROOMS W/ MOBILITY FEATURES: 7 ROOMS

GUEST ROOMS W/ COMMUNICATION FEATURES: 12 ROOMS

VICINITY MAP



SHEET LIST

ARCHITECTURAL	PROJECT INFORMATION & ARCHITECTURAL SITE PLAN
A-0.00	PROJECT INFORMATION & ARCHITECTURAL SITE PLAN
A-0.10	SITE CONTEXT
A-1.10	GROUND FLOOR PLAN
A-1.20	SECOND FLOOR PLAN
A-1.30	THIRD FLOOR PLAN
A-1.40	FOURTH FLOOR PLAN
A-1.50	FIFTH FLOOR PLAN
A-1.60	SIXTH FLOOR PLAN
A-1.70	ROOF PLAN
A-2.00	ELEVATIONS (B05) 547-2241
A-2.01	ELEVATIONS
A-3.01	PATIO PERSPECTIVE
Grand total: 12	

PROJECT DIRECTORY

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LANDSCAPE: JIM BURROWS LANDSCAPE ARCHITECTURE
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PROJECT DESCRIPTION

LOCATED AT 888 E. DOMINGUEZ ST. IN CARSON, CA, THE PROPOSED TOWNEPLACE SUITES (FORMALLY HOLIDAY INN & SUITES) REQUESTS A MODIFICATION TO ITS APPROVED CONDITIONAL USE PERMIT TO BE ALLOWED TO SERVE BEER, WINE, AND DISTILLED SPIRITS FOR SALE AND CONSUMPTION VIA A CA TYPE 4B LICENSE AT THIS HOTEL UNDER AN ADDITIONAL CUP.

THE OVERALL LAYOUT OF THIS HOTEL HAS BEEN APPROVED UNDER CUP NO. 1101-20 AND REVISED TO ADDRESS THE ALTERNATE REQUIREMENTS FOR A MARRIOTT BRANDED HOTEL. WHILE THE EXTERIOR HAS REMAINED RELATIVELY CLOSE TO THE APPROVED DESIGN INTENT, THE NUMBER OF GUEST ROOMS HAS BEEN REDUCED TO 111 GUEST ROOMS FROM THE ORIGINALLY PROPOSED 118 ROOMS.

THIS APPLICATION FOR THE MARRIOTT TOWNEPLACE SUITES PROPOSES THE ADDITION OF ON-SITE BEER, WINE, AND DISTILLED SPIRITS CONSUMPTION FOR HOTEL GUESTS OF THE NEW HOTEL APPROVED UNDER CUP NO. 1101-20. THE HOTEL WOULD MAINTAIN THE SAME NUMBER OF EMPLOYEES AS UNDER CUP NO. 1101-20 AS WELL AS HOURS OF OPERATION.

PROPOSED BUSINESS OPERATIONS FOR ON-SITE BEER, WINE, AND DISTILLED SPIRITS CONSUMPTION FOR HOTEL GUESTS:
PROPOSED HOURS OF OPERATION: 12:00 PM - 11:00 PM
STAFF LEVEL: 1-2 EMPLOYEES
SECURITY: LOCKABLE REFRIGERATOR AND STORAGE CABINETS.

PROPOSED ON-SITE CONSUMPTION AREAS:
GROUND FLOOR LOUNGE: 1,435 SF
GROUND FLOOR PATIO: 645 SF
THIRD FLOOR POOL DECK: 4,120 SF
TOTAL CONSUMPTION AREA: 6,200 SF

PROPOSED ON-SITE CONSUMPTION AREA SEATING:
GROUND FLOOR LOUNGE: 45 SEATS
GROUND FLOOR PATIO: 22 SEATS
THIRD FLOOR POOL DECK: 60 SEATS
TOTAL SEATING: 147 SEATS

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STEPHEN A. RIGOR ARCHITECT (CA) #C23472
Architect of Record/Consultant
Professional Seal for Stephen A. Rigor, License #C-33722, expires 12/2023, State of California
Consultant

TOWNEPLACE SUITES
BY MARRIOTT

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7126 DE SOTO AVE.
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(818) 391-5290

Project: TOWNEPLACE SUITES
BY MARRIOTT
888 E. DOMINGUEZ ST., CARSON, CA. 90746
PROJECT INFORMATION & ARCHITECTURAL SITE PLAN

NO.	REVISION	DATE

Project: A19086
Date: 09/10/2021
Sheet: **A-0.00**

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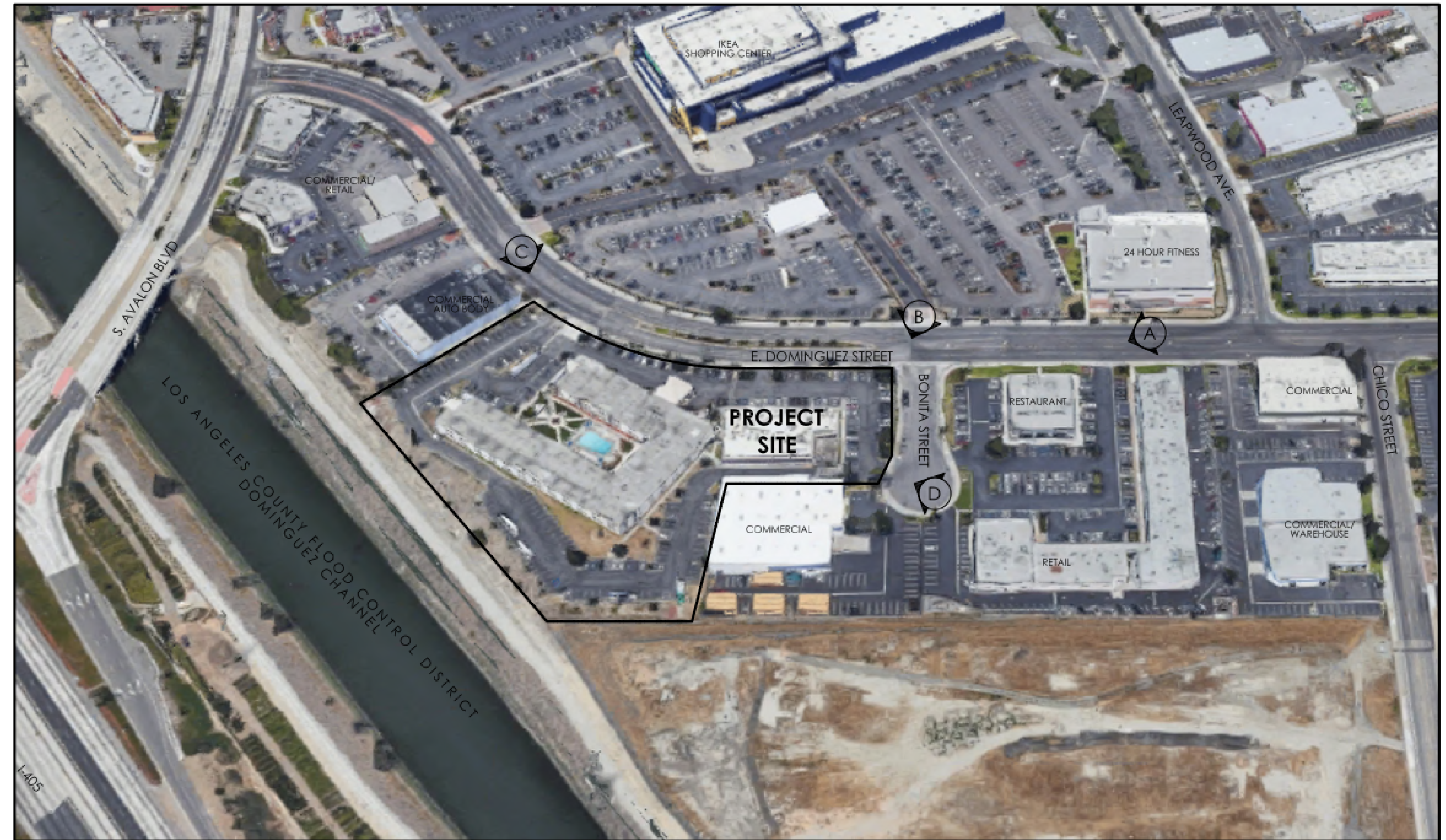
A VIEW OF EXISTING SITE & ADJACENT PROPERTY TRAVELING WEST ALONG E. DOMINGUEZ ST.



B VIEW OF EXISTING SITE AT BONITA ST. AND E. DOMINGUEZ INTERSECTION



C VIEW OF EXISTING SITE & ADJACENT PROPERTY TRAVELING EAST ALONG E. DOMINGUEZ ST.



D VIEW OF EXISTING SITE & ADJACENT PROPERTY (BONITA ST.)

SITE CONTEXT



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TOWNEPLACE SUITES
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SITE CONTEXT

Project
888 E. DOMINGUEZ ST., CARSON, CA. 90746

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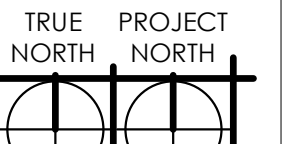
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3/11/2022 2:00:07 PM - Arris Studio Architects - Carson - A19086 - Towneplace Suites by Marriott - Site Context

NO. 2022 000000 0000 ARCHITECTS OF RECORD/CONSULTANT



K12 FIRST FLOOR PLAN
1/8" = 1'-0"



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Architect of Record/Consultant

Stephien A. Rigor

CA License #C-33722
Expires 12/2025
State of California

Consultant

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GROUND FLOOR PLAN

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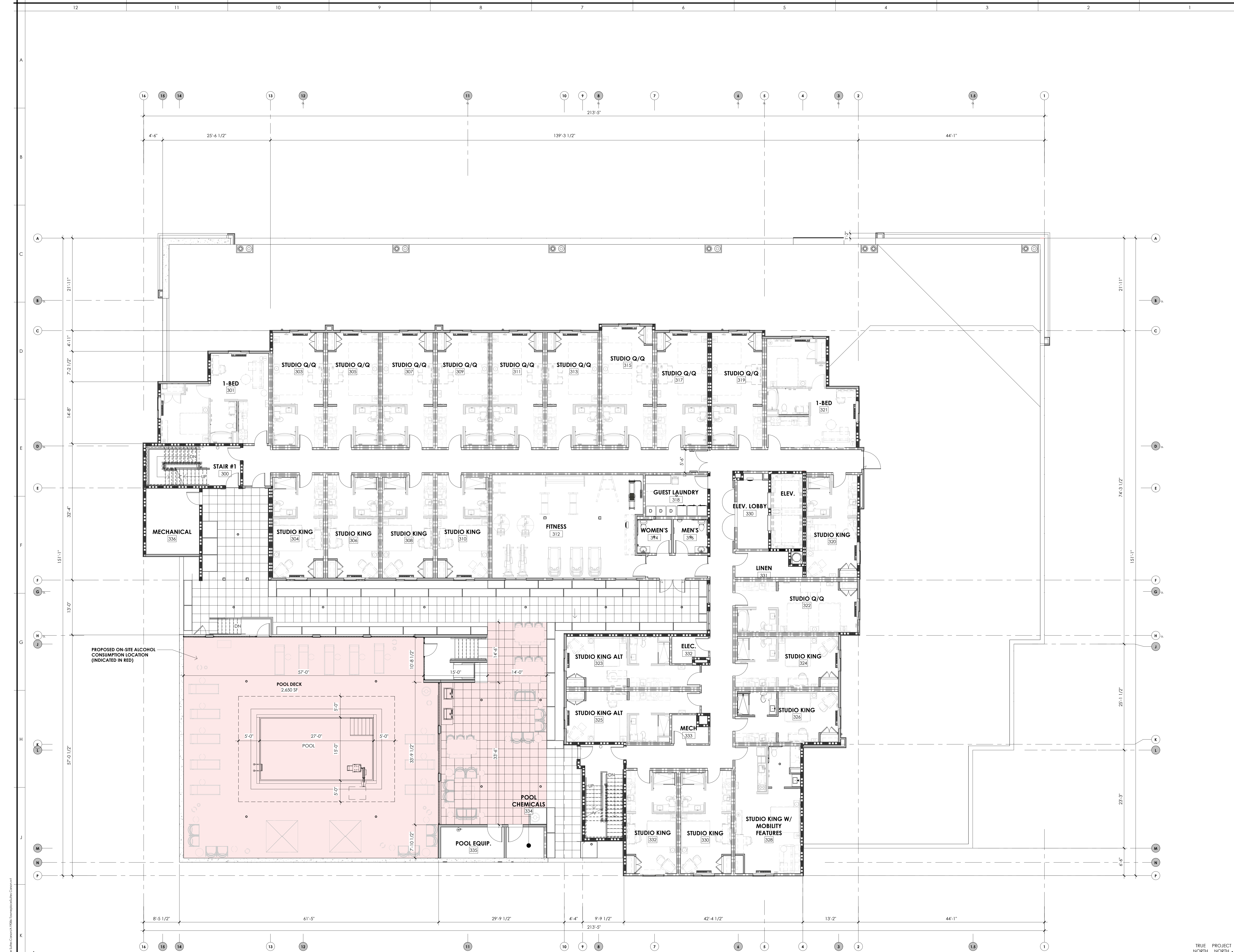
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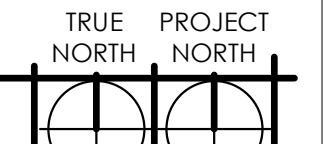
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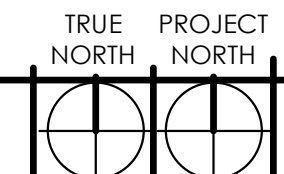


K12 THIRD FLOOR PLAN
1/8" = 1'-0"





K12 FOURTH FLOOR PLAN
1/8" = 1'-0"



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FOURTH FLOOR PLAN

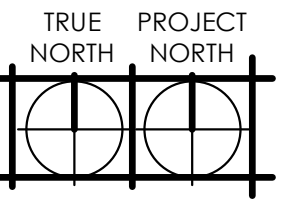
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K12 L05-FIFTH FLOOR PLAN
 1/8" = 1'-0"



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FIFTH FLOOR PLAN

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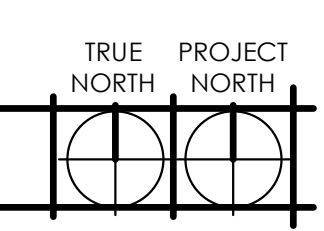
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K12 LO6-SIXTH FLOOR PLAN
1/8" = 1'-0"



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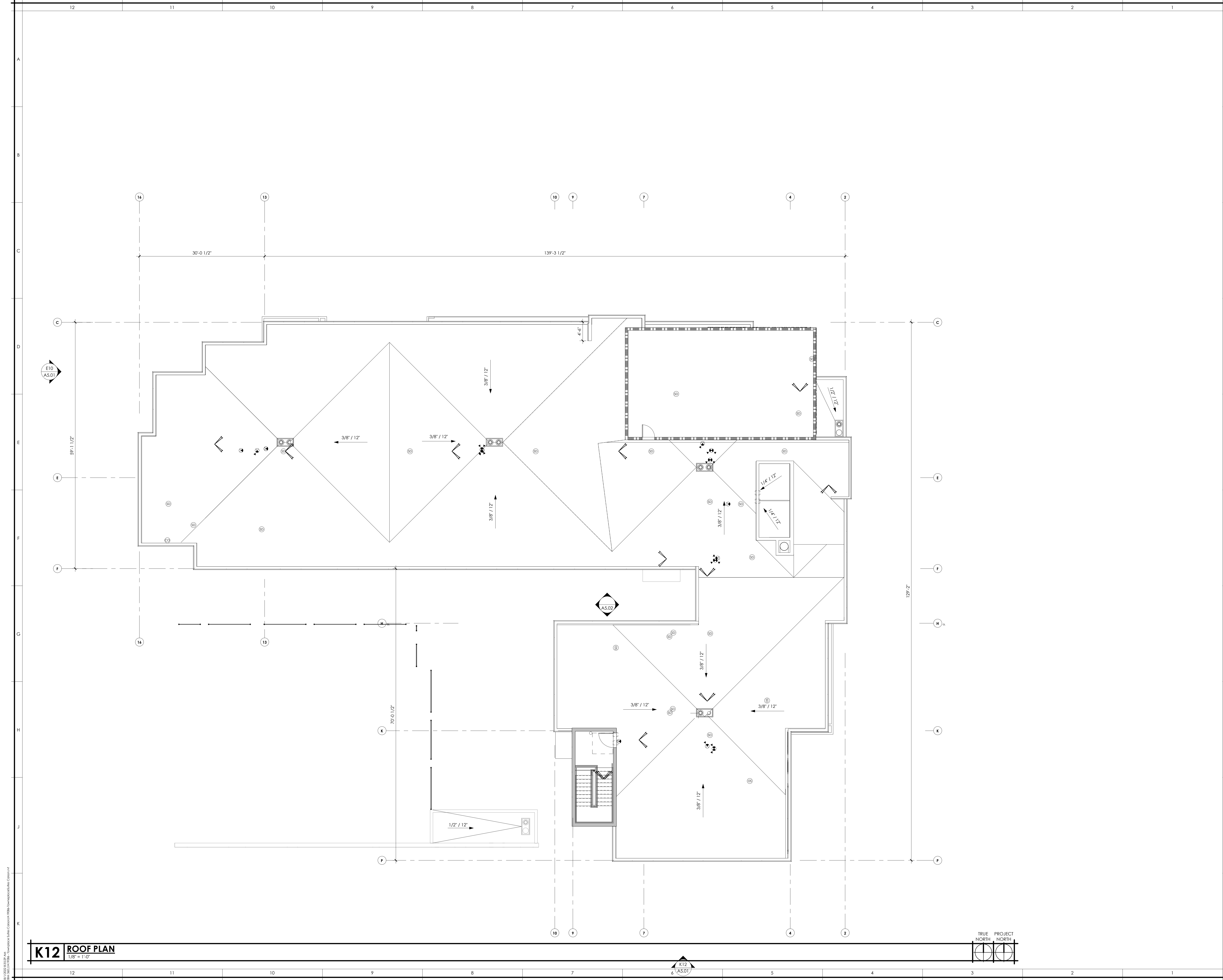
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SIXTH FLOOR PLAN

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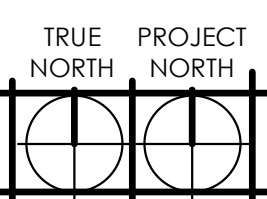
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K12 ROOF PLAN
1/8" = 1'-0"



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Project
TOWNEPLACE SUITES
 BY MARRIOTT
 888 E. DOMINGUEZ ST. CARSON, CA. 90746
 ROOF PLAN

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 Date: 09/10/2021
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E10 EAST ELEVATION
1/8" = 1'-0"



K12 NORTH ELEVATION
1/8" = 1'-0"



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ELEVATIONS

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Project: A19086
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T.O. PARAPET 4
79'-2"
T.O. PARAPET 3
74'-10"
T.O. PARAPET
72'-4"
6'-5.3/4"
ROOF T.O. PLATE
65'-10 1/4"
9'-1"
SIXTH FLOOR
56'-9 1/4"
10'-3.3/4"
FIFTH FLOOR
46'-5 1/2"
10'-3.3/4"
FOURTH FLOOR
36'-1 3/4"
11'-3.3/4"
THIRD FLOOR
24'-10"
10'-8"
SECOND FLOOR
14'-2"
14'-2"
FIRST FLOOR
0"

E10 WEST ELEVATION
1/8" = 1'-0"



T.O. PARAPET 4
79'-2"
T.O. PARAPET 3
74'-10"
T.O. PARAPET
72'-4"
6'-5.3/4"
ROOF T.O. PLATE
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10'-3.3/4"
FOURTH FLOOR
36'-1 3/4"
11'-3.3/4"
THIRD FLOOR
24'-10"
10'-8"
SECOND FLOOR
14'-2"
14'-2"
FIRST FLOOR
0"

K12 SOUTH ELEVATION
1/8" = 1'-0"



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