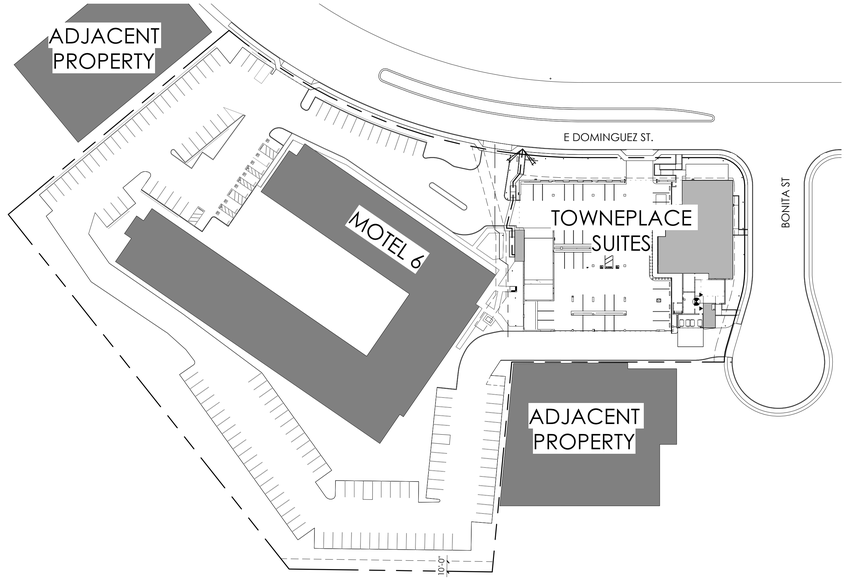
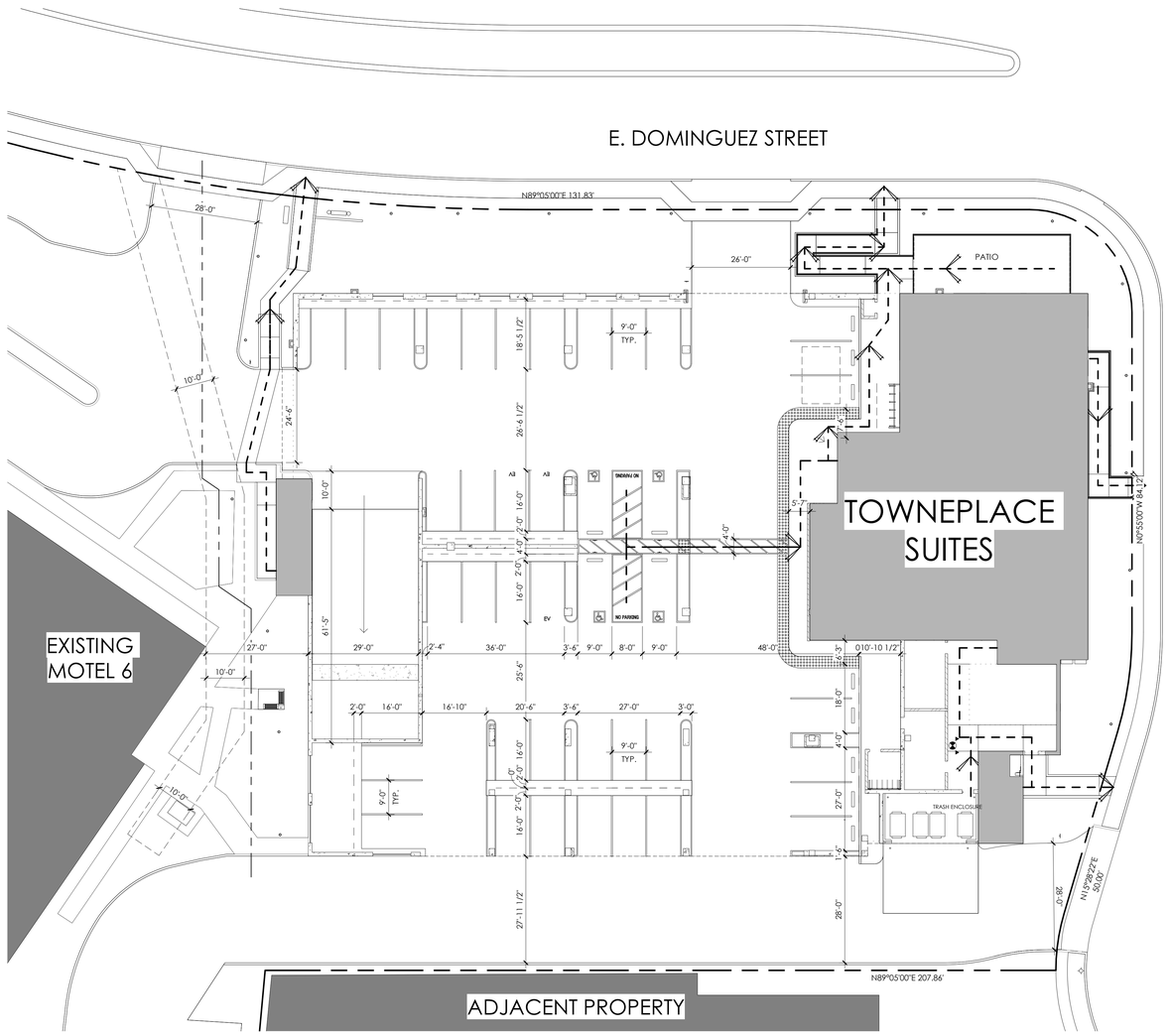


D12 ARCHITECTURAL SITE PLAN

1" = 60'-0"



K12 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

EXHIBIT 2

TRUE NORTH | PROJECT NORTH

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 o/ TYPE I-A
NUMBER OF STORIES	4 STORIES o/ 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

	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:	12,167 SF	415 SF	12,582 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)	52,536 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 PARKING:	
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/VANPOOL EV REQUIRED:	11 SPACES
CLEAN AIR/VAN POOL EV PROPOSED:	11 SPACES

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 48 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	4,170 SF
TOTAL CONSUMPTION AREA	**6,250 SF**

PROPOSED ON-SITE CONSUMPTION AREA SEATING:

GROUND FLOOR LOUNGE	65 SEATS
GROUND FLOOR PATIO	22 SEATS
THIRD FLOOR POOL DECK	60 SEATS
TOTAL SEATING	**147 SEATS**

SHEET LIST

ARCHITECTURAL

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
A-2.01	ELEVATIONS
A-3.01	PATIO PERSPECTIVE

Grand total: 12

PROJECT DIRECTORY

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EMAIL: SANJAY@SANJHOTELS.COM

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CONTACT: JIM BURROWS
EMAIL: JIM@JBLA-SLO.COM

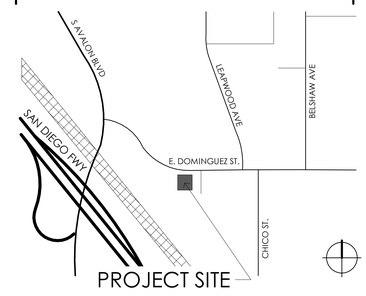
GUEST ROOM STATISTICS

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/OUT 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



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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
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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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SITE CONTEXT

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Date 03/11/2022
Sheet **A-0.10**

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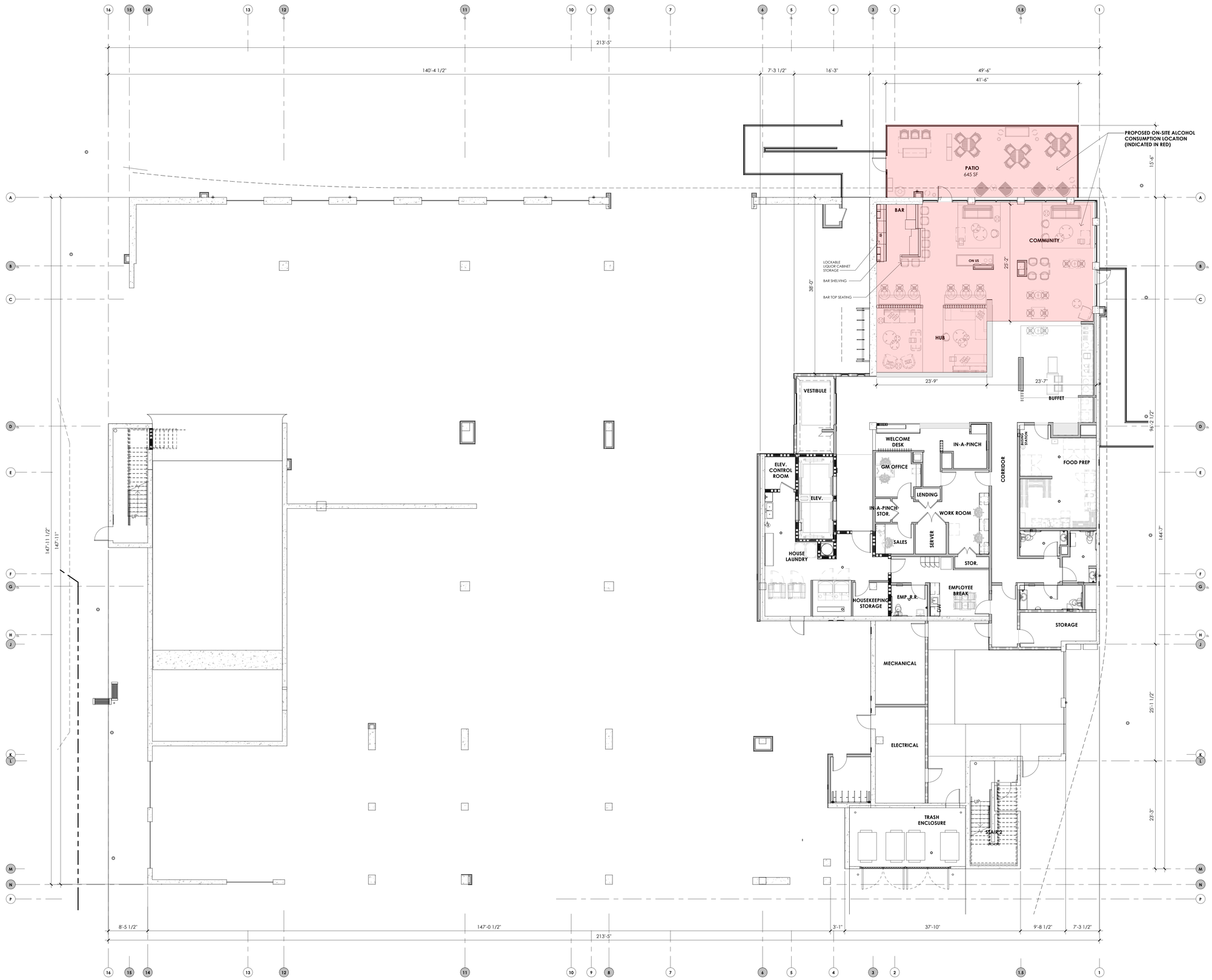

K12 **FIRST FLOOR PLAN**
1/8" = 1'-0"

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GROUND FLOOR PLAN

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Date 09/10/2021
Sheet **A-1.10**

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Plotted by Matt Wyatt
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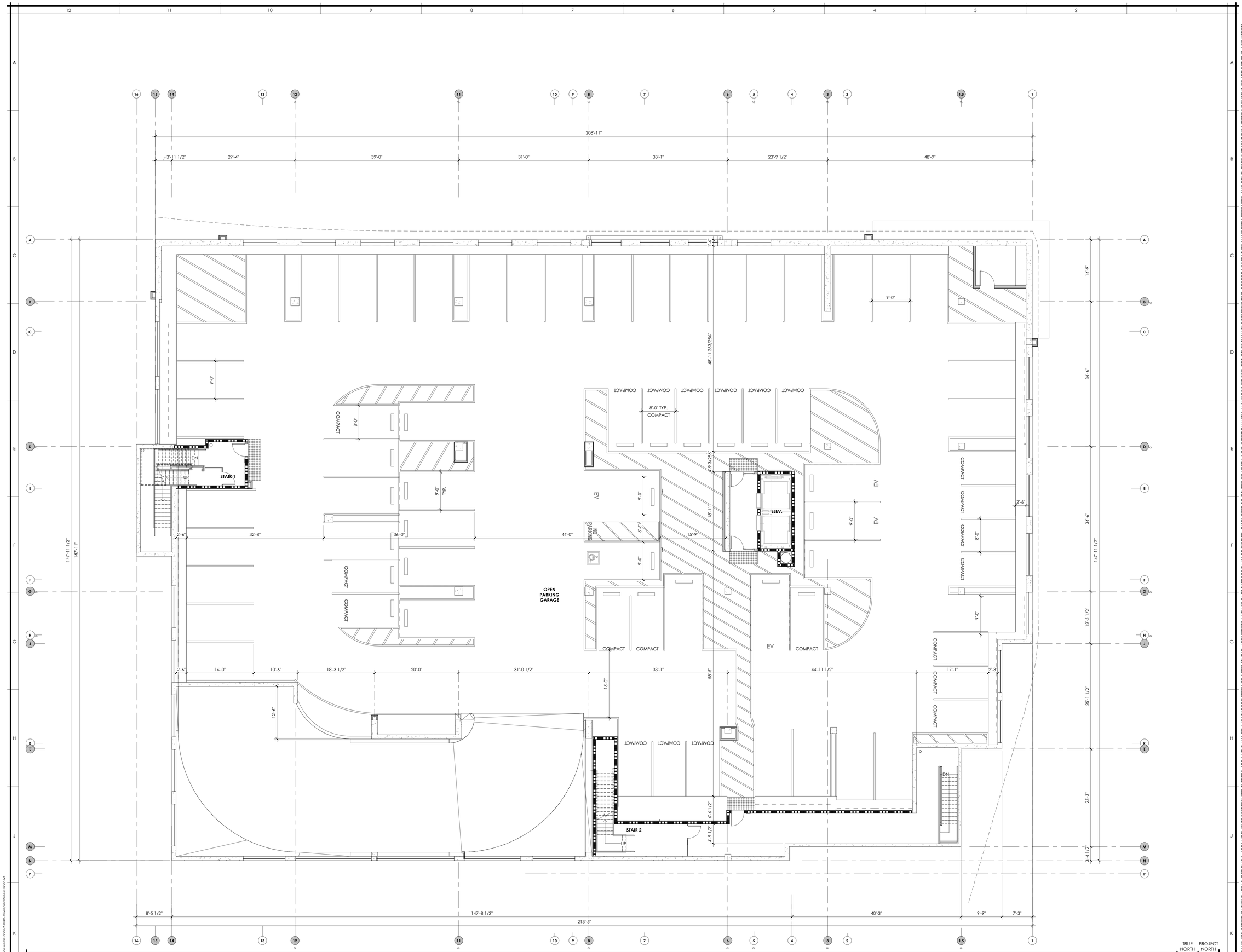

K12 SECOND FLOOR PLAN
1/8" = 1'-0"

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SECOND FLOOR PLAN

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Date 09/10/2021
Sheet A-1.20

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

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THIRD FLOOR PLAN

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Date 09/10/2021
Sheet **A-1.30**

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

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Project
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FOURTH FLOOR PLAN

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Project A19086
Date 09/10/2021
Sheet **A-1.40**

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Plotted by: Mark Wiley - Computer is Jeffrey Cranor/A-1#Wiley Towneplace/Jeffrey Cranor.rvt

K12 L05-FIFTH FLOOR PLAN

1/8" = 1'-0"

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Project

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FIFTH FLOOR PLAN

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Project A19086

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K12 **L06-SIXTH FLOOR PLAN**
1/8" = 1'-0"

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SIXTH FLOOR PLAN

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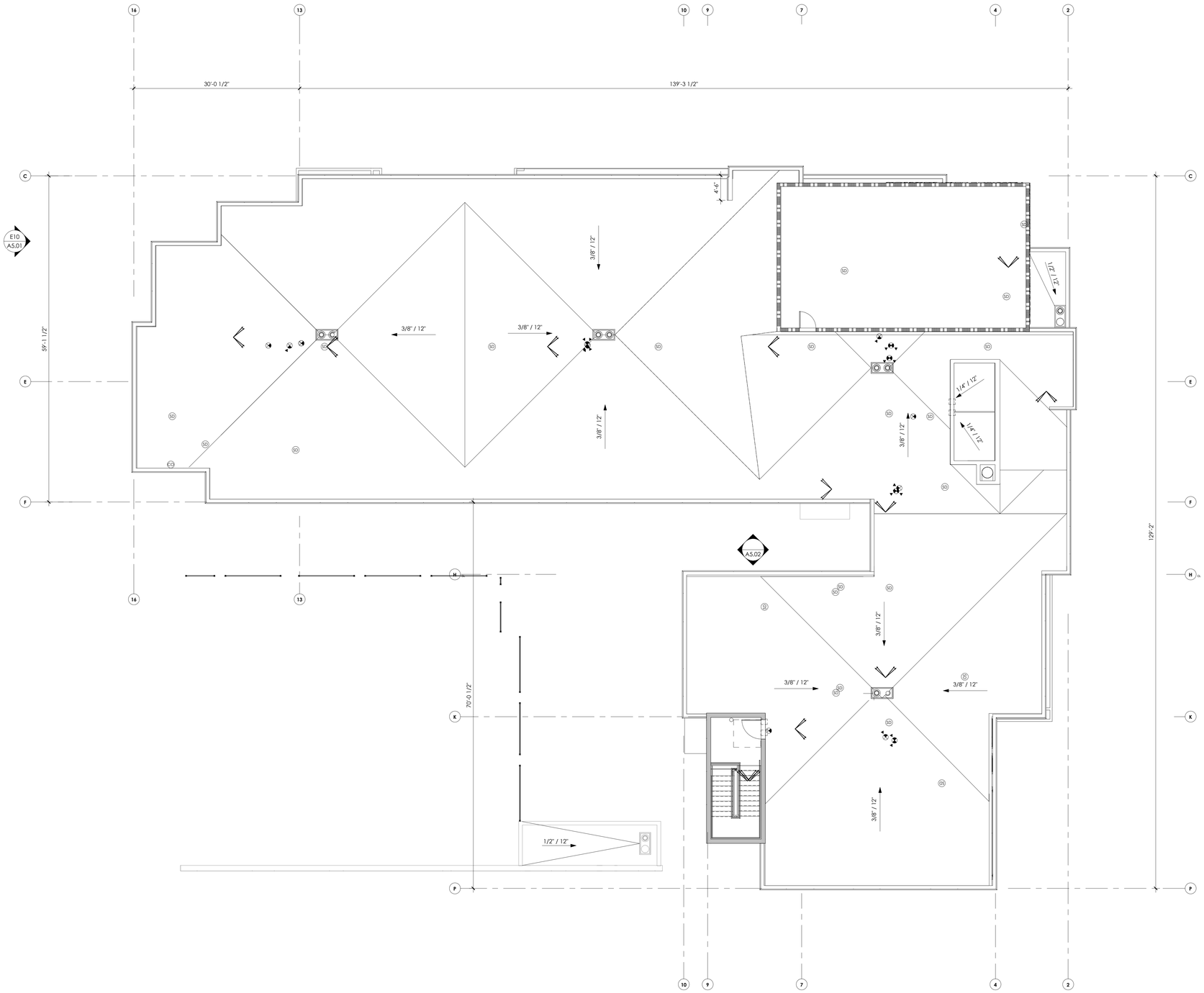

K12 ROOF PLAN
1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

K12
A5.01

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BY MARRIOTT

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

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

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

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PATIO PERSPECTIVE VIEW

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