



**ORANGE COUNTY FIRE AUTHORITY (OCFA) NOTES:**

1. ALL PORTIONS OF THE PERIMETER OF ALL STRUCTURES ARE REQUIRED TO BE WITHIN 150' OF A FIRE LANE AS MEASURED ALONG AN APPROVED ROUTE BEGINNING AT A POINT 10 FEET INSIDE THE FIRE LANE ON AN OCFA APPROVED EMERGENCY ACCESS ROAD LOCATION.
2. OCFA BUILDING HEIGHT MEASUREMENT: THE HIGHEST OCCUPIED FLOOR IS 56'-8" ABOVE THE LOWEST FLOOR LEVEL HAVING BUILDING ACCESS.

**BUILDING DEPARTMENT NOTES:**

1. PLANS, COMPUTATIONS AND SPECIFICATIONS ARE REQUIRED TO BE PREPARED AND STAMPED BY A CALIFORNIA LICENSED ARCHITECT OR ENGINEER FOR ASSEMBLY (A) OCCUPANCY CLASSIFICATIONS

**PUBLIC WORKS DEPARTMENT NOTES:**

1. IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SANTA ANA FOR FUTURE STREET PURPOSES TO ULTIMATE WIDTH OF 50' FROM CENTERLINE TO NEW PROPERTY LINE

**ENHANCED PAVING MATERIALS LEGEND:**

- WOOD DECK
- CONCRETE PLANKS PAVERS
- STAMPED CONCRETE PAVING

**PROJECT SUMMARY**

**OVERALL SITE AREA:**

EXISTING: 1.69 ACRES (73,856 SF)  
 PROPOSED: 1.92 ACRES (83,794 SF)

**OVERALL PARKING:**

EXISTING PARKING: 93 STALLS / 3 HC  
 PROPOSED PARKING: 128 STALLS / 5 HC

**BUILDING AREA:**

HOTEL: +/- 73,322 SF  
 RESTAURANT: 1st Flr. +/- 1,627 SF  
 2nd Flr. +/- 1,000 SF  
 BAR: +/- 922 SF  
 TOTAL +/- 75,780 SF

**BUILDING HEIGHT:**

HOTEL: +/- 56'-8" (OCCUPIED SPACE)  
 RESTAURANT: +/- 28 FEET  
 BAR: +/- 15 FEET

**OCCUPANCY:**

HOTEL: (Mixed) TOTAL GUESTROOMS : 135 ROOMS  
 R1 (ROOMS) FLOOR 1 = 2,055 SF  
 R1 (ROOMS) FLOORS 2 THRU 6 = 64,103 SF  
 A3 FITNESS ROOM = 1,059 SF  
 A3 HOTEL LOBBY COMMON AREA = 5,753 SF  
 B OFFICE/ MANAGEMENT/ENGINEERING = 903 SF  
 S LAUNDRY = 2,320 SF

RESTAURANT: A2 2,627 SF  
 BAR: A2 922 SF

**Z O N E:**

EXISTING : P/ C1-MD  
 PROPOSED: C1 - MD

**OPENSACE CALCULATION:**

AREA OF COMMON OPENSACE REQUIREMENT: 5 SF PER GUESTROOM (MIN.)  
 REQUIRED: 135 x 5 = 675 SF MIN.  
 PROVIDED: 5,724 SF

**KEYNOTES**

- 1 PROPOSED 6 STORY HOTEL:  
 TYPE 1-A 1st FLOOR PODIUM  
 TYPE III-A 2nd THROUGH 6th FLOOR
- 2 RELOCATED 1 - STORY HISTORIC BUILDING (PROPOSED BAR)  
 REFER TO PAGE 8
- 3 EXISTING 2 - STORY HISTORIC BUILDING (PROPOSED RESTAURANT)  
 REFER TO PAGE 8
- 4 EXISTING WALL TO REMAIN
- 5 PROPOSED WROUGHT IRON FENCE (HT: 6'-0")
- 6 EXISTING STREET LIGHT POLE TO REMAIN
- 7 PROPOSED SWIMMING POOL
- 8 PROPOSED WALKWAY/ADA PATH OF TRAVEL
- 9 EXISTING FIRE HYDRANT TO REMAIN
- 10 PROPOSED FULLY ROOFED TRASH ENCLOSURE WITH (2) TRASH AND (2) RECYCLE 4 CU YD. (MAX.) BINS - SEE DETAIL # 1/SHEET 4
- 11 DASHED LINE INDICATES 300' RADIUS TO EXISTING PUBLIC FIRE HYDRANTS
- 12 EXISTING WATER METER
- 13 EXISTING STREET TREES
- 14 EXISTING UTILITY BOXES TO REMAIN
- 15 EXISTING TRAFFIC LIGHT POLES TO REMAIN
- 16 EXISTING IRRIGATION METER TO REMAIN
- 17 EXISTING BUS STOP/CANOPY TO REMAIN
- 18 EXISTING HANDICAP RAMP TO REMAIN
- 19 EXISTING FIRE HYDRANT TO REMAIN
- 20 NEW PARKING ACCESS CONTROLS
- 21 NEW POOL EQUIPMENT ROOM - SEE DETAIL #2 /SHEET 4
- 22 NEW ELECTRICAL TRANSFORMER
- 23 NEW BIKE RACK - 4 BIKES PER RACK: 8 BIKES TOTAL
- 24 NEW BIKE LOCKERS - 2 BIKES PER LOCKER: 8 BIKES TOTAL
- 25 2'0" HIGH FROSTED GLAZING SITTING ON 3'0" HIGH STONE VENEER WALL - TOTAL HEIGHT 5'0" FROM POOL DECK AND APPROX. 7'6" HIGH FROM PUBLIC SIDEWALK
- 26 NEW FLAG POLES - (3)

**TYPE OF CONSTRUCTION:**

HOTEL: TYPE I-A: 1ST FLOOR PODIUM  
 AREA: PROVIDED 12,103 SF < ALLOWED UNLIMITED  
 STORIES: PROVIDED 1 < ALLOWED UNLIMITED  
 HEIGHT: PROVIDED 14 FEET < ALLOWED UNLIMITED  
 TYPE III-A: 2ND FLOOR THRU 6TH FLOOR  
 AREA: PROVIDED 64,103 SF < ALLOWED 72,000 SF  
 STORIES: PROVIDED 5 < ALLOWED 5  
 HEIGHT: PROVIDED 78 FEET < ALLOWED 85 FEET  
 3 HOUR HORIZONTAL SEPARATION BETWEEN  
 TYPE IA PODIUM AND TYPE III-A CONSTRUCTION  
 FULLY SPRINKLERED THROUGHOUT PER NFPA 13

RESTAURANT: EXISTING TYPE V-A: 2 STORY  
 AREA: PROVIDED 2,627 SF < ALLOWED 24,000 SF  
 STORIES: PROVIDED 2 < ALLOWED 2  
 HEIGHT: PROVIDED 28 FEET < ALLOWED 60 FEET  
 ( TO BE SPRINKLERED )

BAR: RELOCATED TYPE V-B: 1 STORY  
 AREA: PROVIDED 922 SF < ALLOWED 24,000 SF  
 STORIES: PROVIDED 1 < ALLOWED 2  
 HEIGHT: PROVIDED 15 FEET < ALLOWED 60 FEET  
 ( TO BE SPRINKLERED )

OPENINGS 15 TO LESS THAN 20 FEET UNPROTECTED, NONSPRINKLERED (UP, NS) = 15%  
 UNPROTECTED, SPRINKLERED (UP, S) = 75%  
 PROTECTED (P) = NO LIMIT

**OPENING FIRE PROTECTION ASSEMBLIES, RATING AND MARKINGS TABLE 716.5**

TYPE OF ASSEMBLY	RES. WALL ASSEMBLY RATING	MIN. FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING	DOOR VISION PANEL SIZE	PRE-FABRICATED GLAZING WINDOW DOOR VISION PANEL	MIN. SIDE LIGHT TRANSCOM ASSEMBLY RATING (FIRE PROTECTION)	PRE-FABRICATED GLAZING WINDOW DOOR VISION PANEL
EXTERIOR WALLS	1 HOUR	¾ HOUR	MAX. SIZE TESTED	D-H-45	¾ HOUR	D-H-45

**DEVELOPMENT STANDARDS COMPARISON TABLE (SEC. 41-367 THRU SEC. 41-373)**

	Required	Provided
USE HOTEL, RESTAURANT AND BAR	CUP	N/A
(SEC.41-367) HEIGHT	35 FT. / HEIGHT EXEMPT ZONE	56'-8"
(SEC.41-368) FRONT YARD	15 FEET (MIN.)	2'-0" WALL 8'-6" BUILDING
(SEC.41-369) SIDE YARD BLDG. SETBACK	0 FEET	5'-0" MIN.
(SEC.41-370) REAR YARD	0 FEET	10'-2"
(SEC.41-372) LANDSCAPE REQUIREMENTS	5' ALONG SOUTH P.L.	5' ALONG SOUTH P.L.
(SEC.41-373) LOT SIZE & FRONTAGE	15,000 SF MIN. 120 FEET MIN.	83,794 SF 394'-8"

**PARKING:**

	Required	Provided
HOTEL:	1. 1 STALL PER GUEST ROOM MIN. = 135 STALLS 2. PLUS 1 STALL PER EACH 10 ROOMS = 14 STALLS HOTEL = 149 STALLS	
HISTORIC BUILDINGS: RESTAURANT (2115 N. MAIN ST.)	PREVIOUSLY 2,627 OFFICE: OFFICE REQUIRES 3/1,000 = 8 STALLS PREVIOUSLY 2056 NORTH BUSH: SINGLE FAMILY DWELLING = 4 STALLS	
BAR		
TOTAL	161 STALLS	128 STALLS

- 27 NEW ELECTRIC VEHICLE (EV) CHARGING
- 28 NEW FIRE PUMP CMU ENCLOSURE - SEE DETAIL # 2 /SHEET 4
- 29 NEW 750 GALLON GREASE INTERCEPTOR
- 30 NEW WATER METER
- 31 NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- 32 NEW IRRIGATION METER
- 33 EXCLUSIVE UNDERGROUND, NON-EXCLUSIVE SURFACE, PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SANTA ANA
- 34 NEW SINGLE HEAD 30 FT. HIGH LIGHT POLE AND BASE
- 35 NEW DOUBLE HEAD 30 FT. HIGH LIGHT POLE AND BASE
- 36 NEW PATIO RAISED DECK AREA
- 37 NEW TRUNCATED DOMES
- 38 NEW DECORATIVE PIPE BOLLARDS
- 39 NEW 6 FT HIGH CMU WALL WITH WALL DESIGN CONSISTENT WITH CITYWIDE DESIGN GUIDELINES - SEE DETAIL # 3 /SHEET 4
- 40 PROPOSED 6 FT HIGH WROUGHT IRON GATE FOR EMERGENCY VEHICLE ACCESS ONLY
- 41 ENHANCED PAVING
- 42 PUBLIC ART WALL: 2'0" HIGH FROSTED GLAZING SITTING ON 2'6" HIGH STONE VENEER WALL - TOTAL HEIGHT 4'6" FROM PATIO DECK AND APPROX. 7'6" HIGH FROM PUBLIC SIDEWALK
- 43 EXISTING TREE TO REMAIN
- 44 PARKING STALLS SHALL NOT BE LESS THAN 8'-6" WIDE X 18' LONG AND DOUBLE-STRIPED TYPICAL (SAMC Section 41-1303 (a)(d)). BUMPER GUARDS AND CURBS SHALL BE PROVIDED (SAMC Section 41-1304).
- 45 DRIVEWAY SIGHT TRIANGLE PER CITY OF SANTA ANA. NO FREE-STANDING SIGNS OR VISUAL OBSTRUCTIONS HIGHER THAN 2.5 FEET ARE ALLOWED WITHIN THIS AREA
- 46 10' X 25' LOADING ZONE
- 47 FIRE TRUCK ZONE WITH 150' FIRE HOSE
- 48 ASSUMED PROPERTY LINE
- 49 3-POINT TURN PATH FROM ENTRY OF PARKING ACCESS CONTROL

