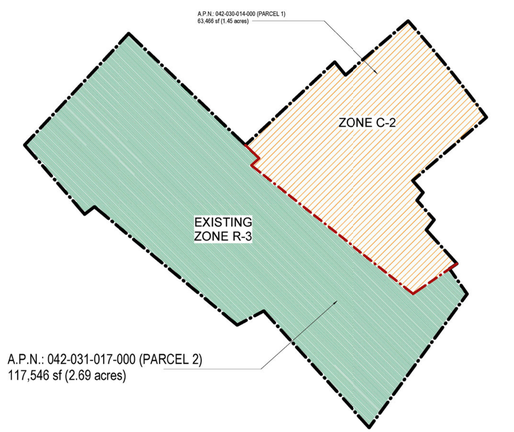
APPENDIX A1

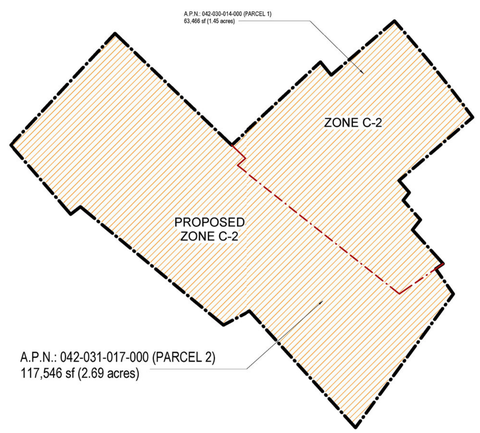
PROJECT PLANS



PROPOSED ZONING AMENDMENT



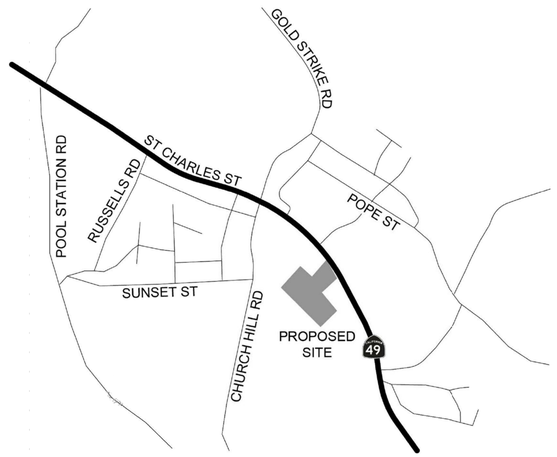
1. EXISTING ZONING



2. PROPOSED ZONING

TO ACCOMODATE THE PROPOSED HOTEL AND RESTAURANT PARKING REQUIREMENTS, A ZONING MODIFICATION MUST BE APPROVED FOR PARCEL 042-031-017-000. PLEASE NOTE THE ABOVE DIAGRAMS GRAPHICALLY SHOWING THE REQUESTED TO CHANGE FROM R-3 TO C-2 ZONE.

LOCATION MAP



PARCEL INFORMATION

ADDRESS	APN	AREA
236-300 EAST SAINT CHARLES STREET	042-030-014-000 042-031-017-000	63,466 sf (1.45 acres) 117,568 sf (2.69 acres)

SHEET INDEX

NUMBER	SHEET NAME
A 0.0	COVER-INDEX
A 0.1	EXISTING SURVEY
A 0.2	EXISTING SURVEY
A 0.3	PROPOSED ZONE CHANGE & PROJECT DATA
A 1.3	PROPOSED SITE PLAN
A 4.1	HOTEL FIRST FLOOR PLANS
A 4.2	HOTEL SECOND FLOOR PLAN, TYP.
A 4.3	HOTEL ROOM DATA
A 5.1	HOTEL ELEVATIONS
A 5.2	HOTEL ELEVATIONS
A 6.6	RESTAURANT FLOOR PLANS
A 7.5	RESTAURANT ELEVATIONS
A 8.7	SITE SIGNAGE
C 1.1	SITE PLAN RETAINING WALLS
C 2.1	PRELIMINARY GRADING PLAN
C 2.2	PRELIMINARY GRADING PLAN
C 3.1	PRELIMINARY UTILITY PLAN
L 1.1	PRELIMINARY LANDSCAPE PLAN
L 1.2	PRELIMINARY PLANTING IMAGERY
V 1.0	PRELIMINARY LIGHTING GARAGE
V 1.1	PRELIMINARY LIGHTING- SITE
V 1.2	PRELIMINARY LIGHTING PHOTOMETRICS
V 1.3	PRELIMINARY LIGHTING- FIXTURE CUT SHEETS

SRK
STEWART
ROMBERGER
KITE
SRK ARCHITECTS INC.

2254 South Figueroa Street
Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchtectsinc.com

HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
.	POST TO ENGINEERING	07-22-2022
.	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
.	SITE PLAN UPDATE; REMOVED RES. UNITS	12-05-2022
.	SITE PLAN UPDATE; REMOVED RES. UNITS	02-07-2023
.	REMOVED ALL RES. UNITS	02-09-2023
.	REMOVED ALL RES. UNITS-REV	02-14-2023
.	REMOVED ALL RES. UNITS-REV	02-20-2023
.	SITE PLAN UPDATE	03-03-2023
.	UPDATED	05-22-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: 1/4" = 1'-0"
Checked by:
Drawn by:
Project #
Project Number

Drawing Title & Number:

COVER-INDEX

A 0.0

Sheet №

File Path & Name: S:\++SRK ARCHITECTS INC++\PROJECTS\ACTIVE PROJECTS\2022\22007- San Andreas- 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\REVIT\MODEL\2023-SA-HOTEL-FINAL.rvt
5/22/2023 11:37:14 AM

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© SRK Architects Inc. 2022 - 36"x24" Sheet

EXCEPTIONS TABLE

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
   (NOT A SURVEY MATTER)

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
   (NOT A SURVEY MATTER)

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
   (NOT A SURVEY MATTER)

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
   (NOT A SURVEY MATTER)

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
   (AS SHOWN HEREON)

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (b), or (c) are shown by the Public Records.
   (NOT A SURVEY MATTER)

7. General and special taxes and assessments for the fiscal year 2022-2023, a lien not yet due or payable.
   (NOT A SURVEY MATTER)

8. General and special taxes and assessments for the fiscal year 2021-2022.
   First Installment: $434.14, PAID
   Penalty: $0.00
   Second Installment: $434.14, OPEN
   Penalty: $0.00
   Tax Rate Area: 051-047
   AP. No.: 042-031-017-000
   (Affects Parcel 2)
   (NOT A SURVEY MATTER)

9. General and special taxes and assessments for the fiscal year 2021-2022.
   First Installment: $252.48, PAID
   Penalty: $0.00
   Second Installment: $252.48, OPEN
   Penalty: $0.00
   Tax Rate Area: 051-047
   AP. No.: 042-030-014-000
   (Affects Parcel 1)
   (NOT A SURVEY MATTER)

10. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
    (NOT A SURVEY MATTER)

11. An easement for the erection, use and maintenance of a water tank, with ingress and egress and the right to lay, conduct and maintain pipes to and from said tank and incidental purposes in the document recorded September 3, 1924 in Book 75 of Deeds, Page 143.
    (LOCATION OF EASEMENTS NOT DEFINED OF RECORD)

12. An easement for construction and perpetual maintenance of pipe lines, fittings and fixtures and incidental purposes in the document recorded January 7, 1926 in Book 77 of Deeds, Page 263.
    (LOCATION OF EASEMENTS NOT DEFINED OF RECORD)

13. Unrecorded Deed dated February 15, 1939, executed by Frances B. Reed, a widow to Calaveras Public Utility District, a public corporation, granted an easement for pipe line purposes, disclosed by a Deed recorded January 23, 1940 in Book 11 of Official Records, Page 257 et seq., Calaveras County Records, executed by Frances B. Reed, a widow to Calaveras Public Utility District, a public corporation.
    (DOES NOT AFFECT PARCEL)

14. An easement for perpetual right in and to that certain well, pump and windmill and incidental purposes in the document recorded November 05, 1943 as Book 27, Page 322 of Official Records.
    (EASEMENT NOT DEFINED OF RECORD)

15. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded October 29, 1954 as Book 90, Pages 160-161 of Official Records.
    (EASEMENT PLOTTED HEREON)

16. An easement shown or dedicated on the map of Record of Survey Map recorded July 20, 1970 and on file in Book 8, Page 73, of Record of survey Maps.
    For: Proposed Roadway and utility purposes and incidental purposes.
    (Affects Parcel 2)
    (EASEMENT PLOTTED HEREON AS PARCEL B)

17. An easement shown or dedicated on the map of Record of Survey Map recorded November 08, 1971 and on file in Book 9, Page 1, of Record of survey Maps.
    For: utility easement and incidental purposes.
    (EASEMENTS PLOTTED HEREON)

18. The terms, provisions and easement(s) contained in the document entitled "Easement Maintenance Agreement" recorded July 30, 1986 as Instrument no. 1986-7956 in Book 771, Page 421 of Official Records.
    (NOT PLOTTABLE) (BLANKET IN NATURE)

19. A deed of trust to secure an original indebtedness of $140,000.00 recorded February 17, 2004 as Instrument no. 2004-2976 Of Official Records.
    Dated: February 05, 2004
    Trustor: Donald E. Martin, a married man
    Trustee: First American Title Company, a California Corporation
    Beneficiary: Jerry W. Brooks and Kay A. Brooks, husband and wife, as joint tenants
    (Affects Parcel 1)
    (NOT A SURVEY MATTER)

20. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
    (Affects Parcel 2)
    (NOT A SURVEY MATTER)

21. Water rights, claims or title to water, whether or not shown by the Public Records.
    (NOT A SURVEY MATTER)

22. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
    (AS SHOWN HEREON)

23. Rights of parties in possession.
    (NOT A SURVEY MATTER)

LEGAL DESCRIPTION

The Land referred to herein below is situated in an Unincorporated Area in the County of Calaveras, State of California, and is described as follows:

PARCEL 1:

PARCEL A:

LOT 3 OF THAT PARCEL MAP - BOUNDARY LINE ADJUSTMENT FOR BERYL DEAN WARNER, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED FOR RECORD ON MARCH 12, 2002 IN BOOK 11 OF PARCEL MAPS, AT PAGE 2, CALAVERAS COUNTY RECORDS.

PARCEL B:

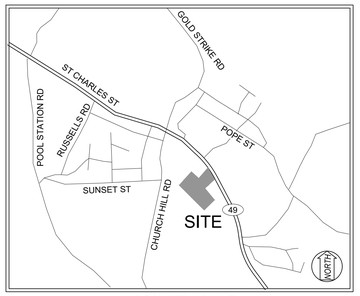
AN EASEMENT OF RIGHT OF WAY AND UTILITY PURPOSES LYING 40 FEET IN WIDTH WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCING AT A ¾ IN DIAMETER IRON PIN TAGGED L.S. 3606 MONUMENTING THE MOST EASTERLY CORNER OF PARCEL D AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED NOVEMBER 8, 1971 IN BOOK 9 OF RECORD OF SURVEYS, AT PAGE 1, CALAVERAS COUNTY RECORDS, BEING A PORTION OF LOT 5, BLOCK 2 OF SAN ANDREAS TOWNSITE; THENCE SOUTH 55° 25' 45" WEST, 53.26 FEET ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL D TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE 1ST SOUTH 34° 58' 22" EAST, 57.11 FEET TO A POINT ON LINE BETWEEN PARCELS A AND B AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD JULY 20, 1970 IN BOOK 8 OF RECORD OF SURVEYS, PAGE 73, CALAVERAS COUNTY RECORDS BEING A PORTION OF LOTS 1 AND 5, BLOCK 2, SAN ANDREAS TOWNSITE AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 12 EAST, M.D.B.& M., THENCE 2ND CONTINUING SOUTH 34° 58' 22" EAST, 66.93 FEET; THENCE 3RD SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE THROUGH A CENTRAL ANGLE 17° 15' 47", WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 30.13 FEET TO A POINT OF REVERSE CURVE; THENCE 4TH SOUTHEASTERLY THROUGH A CURVE TO THE LEFT TANGENT TO THE PRECEDING COURSE THROUGH A CENTRAL ANGLE OF 47° 01' 00", WITH A RADIUS OF 100.00 FEET A DISTANCE OF 82.06 FEET TO A POINT OF REVERSE CURVE; THENCE 5TH SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT TANGENT TO THE PRECEDING COURSE THROUGH A CENTRAL ANGLE OF 27° 30' 00" WITH A RADIUS OF 100.00 FEET A DISTANCE OF 48.00 FEET; THENCE 6TH SOUTH 37° 16' EAST, 147.87 FEET; THENCE 7TH NORTH 52° 23' EAST, 136.82 FEET MORE OR LESS, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CALIFORNIA STATE HIGHWAY NO. 49 AND TERMINUS POINT OF THE HEREIN DESCRIBED CENTERLINE.

PARCEL 2:

PARCEL A AS SET FORTH ON THAT RECORD OF SURVEY OF A PORTION OF LOTS 4 AND 5, BLOCK 2, SAN ANDREAS TOWNSITE, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 12 EAST, M.D.B.&M., FILED FOR RECORD JULY 20, 1970 IN BOOK 8 OF SURVEYS, PAGE 73, CALAVERAS COUNTY RECORDS.

EXCEPTION THEREFROM PARCEL D AS SET FORTH ON THAT RECORD OF SURVEY OF A PORTION OF LOT 5, BLOCK 2, SAN ANDREAS TOWNSITE, FILED FOR RECORD NOVEMBER 8, 1971 IN BOOK 9 OF SURVEYS, PAGE 1, CALAVERAS COUNTY RECORDS.



VICINITY MAP
NOT TO SCALE

NOTES

1. All distances shown hereon are in U.S. Survey feet and decimals thereof.

2. This survey was prepared from information furnished in an ALTA Commitment for Title Insurance, prepared by First American Title Insurance Company dated March 11, 2022, File No. NCS-1107151-DC72. No liability is assumed for matters of record not stated in said Commitment for Title Insurance that may affect the boundary lines, exceptions, or easements affecting the property.

3. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.

4. A.P.N.: 042-030-014-000 (PARCEL 1)
   042-031-017-000 (PARCEL 2)

5. Zoning Note:
   This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

   The subject property is currently zoned "C-2"; General Commercial Zoning District;

   The current building setbacks for this zoning designation are on file with the Calaveras County Planning Department.

   Information was obtained from the Calaveras County Planning Department Website on April 04, 2022.

6. Basis of Bearings:
   The bearings shown hereon are bases upon the California Coordinate System of 1983, Zone 3, Epoch Date of 2010.00 in accordance with the California Public Resources Code Sections 8801-8819; said bearings are based locally upon GPS field-observed ties to to the following California Spatial Reference Network, or equivalent stations:

CORS ID:	PID:	Northing:	Easting:
P306	DN7366	2,112,018.522	6,519,931.419
CMBB	AF9652	2,199,044.646	6,594,499.868

7. Benchmark:
   NGS Monument "C 909":
   Brass Disk on the top of a retaining wall located on the north side of Highway 49.
   Elevation: 1036.0 feet (Vertcon) (Datum) NAVD 1988

8. Flood Zone Note:
   The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060633 0400 E, dated December 17, 2010, as being located in Flood Zone "X";

   Areas of determined to be outside the 0.2% annual chance flood.

   Information was obtained from the FEMA website (www.fema.gov) on April 04, 2022.

ABBREVIATIONS

BL	BUILDING
CB	CATCH BASIN
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FNC	FENCE
LIP	LIP OF GUTTER
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE
EASEMENT
BUILDING LINE W/ DOOR
BUILDING OVERHANG
FOUND MONUMENT AS NOTED
FOUND IRON PIPE OR AS NOTED
BOLLARD LIGHT
LIGHT
STREET LIGHT
TRAFFIC SIGNAL POLE
TRANSFORMER
FIRE HYDRANT
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
CLEAN OUT
GAS METER
UTILITY POLE W/ GUY WIRE
VALVE
CATCH BASIN / DROP INLET
WATER METER
FIRE DEPARTMENT CONNECTION
BACK FLOW PREVENTER
POST INDICATOR VALVE
UTILITY BOX (SIZE VARIES)
SIGN
FLAG POLE
TITLE REPORT EXCEPTION NUMBER (1)
RECORD INFORMATION W/ REFERENCE (100.00')(1)
TREE W/ SIZE AND ELEVATION 10" 100.0
SPOT ELEVATION × 32.1
CONTOUR
INDEX CONTOUR 15
CURB
CURB & GUTTER
CONCRETE
FENCE
RETAINING WALL
EDGE OF PAVEMENT
SANITARY SEWER SS
STORM DRAIN SD
WATER W
OVERHEAD OH

TABLE A REQUIREMENTS NOTES

2 NO address observed while conducting the fieldwork. (VACANT LOT)

3 The subject parcel DOES NOT lie within a Special Flood Harzard. Refer to Note # 08 for Flood zone classification.

4 The Gross land area is 4.156 ± ACRES (181,035 ± Square Feet)

5 Vertical relief of the surveyed parcel shown hereon is based upon a ground survey. The contour interval shown hereon is 1 foot. Refer to Note # 7 for benchmark information and vertical datum.

6(a) A zoning report WAS NOT provided to the surveyor. Zoning Information is noted hereon. See Zoning Note on this sheet for details. (Refer to Note # 05)

8 Substantial features observed in the process of conducting the fieldwork are plotted hereon.

11(a) Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
_____ (a) plans and/or reports provided by client (with reference as to the sources of information)

The Location of utilities existing on or serving the surveyed property are plotted hereon. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.

13 Names of adjoining owners according to current tax records are noted hereon.

14 The distance to the nearest intersecting street is shown hereon.

16 There was NO evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

18 Any plottable offsite (i.e., appurtenant) easements or servitudes disclosed in documents provided to or obtained by the surveyor as a part of the survey pursuant to Sections 5 and 6 (and applicable selected Table A items) ARE shown hereon as PARCEL B.

ENCROACHMENT NOTE

The surveyor does not offer any opinion as to any encroachments onto or from adjoining premises, streets or alleys by any fences, buildings, structures or other improvements. An encroachment is a legal condition, and not a matter of survey. The surveyor is not obligated to determine ownership of such encroachments and is beyond the limits of a surveyor's expertise. The surveyor may be unaware of any written or oral unrecorded agreement that allows for such encroachment.
Items observed while conducting the survey of the Property that may constitute as "potential" encroachments are shown hereon.

ACCESS NOTE

The Property has direct access to East St. Charles Street, State Highway 49, and by way of a non-exclusive easement for ingress and egress as shown on that certain Record of Survey filed for record on November 8, 1971 in Book 9 of Record of Surveys at Page 1, Calareras County and shown hereon as PARCEL B and labeled as "SITE ACCESS.

REFERENCES

1. RECORD OF SURVEY (8 RS 73)
2. RECORD OF SURVEY (9 RS 1)
3. PARCEL MAP (11 PM 2)
4. PARCEL MAP (11 PM 160)
5. RECORD OF SURVEY (17 RS 95)

SURVEYOR'S CERTIFICATE

TO: Mercury Ranch, LP, a Limited Partnership
AND: First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 8, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on April 06, 2022.

07 APR. 2022
DATE

SHANE R. BARBER L.S. 9097
sbarber@barbersurveying.com

LICENSED LAND SURVEYOR SHANE R. BARBER No. 9097 STATE OF CALIFORNIA

REV.#	BY	DATE	DESCRIPTION

DATE: APR. 2022
SCALE: N/A
DESIGNED: AS
DRAWN: SB
CHECKED: SB
PROJ. MGR:
FILE PATH:

ams associates, inc.
801 TONACIO VALLEY ROAD
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

ALTA / NSPS LAND TITLE SURVEY
236 - 300 EAST ST. CHARLES STREET

CALAVERAS COUNTY
SAN ANDREAS
CALIFORNIA

SHEET 1 OF 2
PROJECT 22-2616

TREAT AVENUE

ST. CHARLES STREET
STATE HIGHWAY 49

(N 45°00'55" W) ①
N 44°54'21" W
135.44'

FND BRASS CAP
IN CONCRETE
"CAL TRANS"

R=1960.00'
D=4°00'41"
L=137.23'

FND REBAR/TAG
"LS 4658"

SITE ACCESS

R=1960.00'
D=5°02'59"
L=172.74'

115.79'
N 49°20'12" E
(N 49°10'04" E) ①

⑲ 25.00' SLOPE EASEMENT
[90 O.R. 166]

L5

FND REBAR/TAG
"LS 4658"

135.00'
(S 49°00'27" W) ①
S 49°16'11" W

LANDS OF
KENNE
[Doc No. 2014-09370]

PARCEL A
LOT 3
[11 PM 2]
1.457± ACRES

L3
L2
S 41°36'49" E
36.00'
L1
S 41°58'51" E
63.46'

LANDS OF
STELLAR INVESTMENTS INC
[Doc No. 2017-0012590]

SITE ACCESS

LANDS OF
EL DORADO SAVINGS BANK
[Doc No. 2003-20135]

(169.70) ①
169.82'
(N 46°35'21" E) ①
N 46°36'40" E

PARCEL 1A
[11 PM 160]

PARCEL B
⑯ 40.00' ROAD & UTILITY EASEMENT
[8 RS 73]

7.50' UTILITY EASEMENT
[9 RS 1] ⑰

EXCEPTION TO PARCEL 2
PARCEL D
9 RS 1

(N 34°58'22" W) ①
N 34°51'48" W
42.74'
174.75'
132.01'

⑰ 7.50' UTILITY EASEMENT
[9 RS 1]

73.83'
61.46'
S 55°21'44" W

FND REBAR/CAP
"LS 3606"

FND REBAR/TAG
"LS 4658"

(224.95) ①
224.89'

FND REBAR/TAG
"LS 4658"

26.46'

N 46°11'38" W
(N 46°24'54" W) ①
(N 46°20'16" W) ①
251.35'
(250.87) ①

L4

N 51°35'27" W
(N 51°39'29" W) ③
(S 51°47'24" E) ②
287.84'
(288.00') ③
(287.80') ②

40.00' ROAD &
⑰ UTILITY EASEMENT
[8 RS 1]

PARCEL B
[17 RS 95]

(211.66') ①
212.39'
(N 42°35'19" E) ①
(N 42°35'17" E) ②
N 43°00'20" E

PARCEL B
⑲ 40.00' ROAD & UTILITY EASEMENT
[8 RS 73]

PARCEL B
8 RS 73

230.48'
(N 36°10'05" E) ①
N 35°40'14" E

PARCEL 2
PARCEL A
[8 RS 73]
2.699± ACRES

FND REBAR

(N 42°25'13" W) ①
N 42°11'45" W
(219.29') ①
219.40'

FND REBAR

(N 61°29'40" E) ①
N 62°57'14" E
41.87'

N 50°19'56" W
(N 50°26'30" W) ①
258.21'

L6

FND 60D NAIL

N 40°55'37" W
(N 41°02'11" W) ①
127.34'
(127.26) ①

LANDS OF
PASTOR OF ST. ANDREWS
CHRUCH OF SAN ANDREAS
[Doc No. 2002-26504]

LANDS OF
CALAVERAS PUBLIC UTILITY DISTRICT
[11 O.R. 257]

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°06'11" W	17.83'
L2	S 38°06'11" W	13.77'
L3	S 40°43'49" E	22.00'
L4	S 48°24'36" W	14.67'
L5	S 39°19'22" E	23.67'
L6	N 52°21'47" E	17.19'

NORTH

0 30 60 90
Scale 1" = 30 ft

DESCRIPTION	DATE	BY	REV. #

DATE: APR. 2022
SCALE: 1" = 50'
DESIGNED: AS
DRAWN: SB
CHECKED: SB
PROJ. MGR:
FILE PATH:

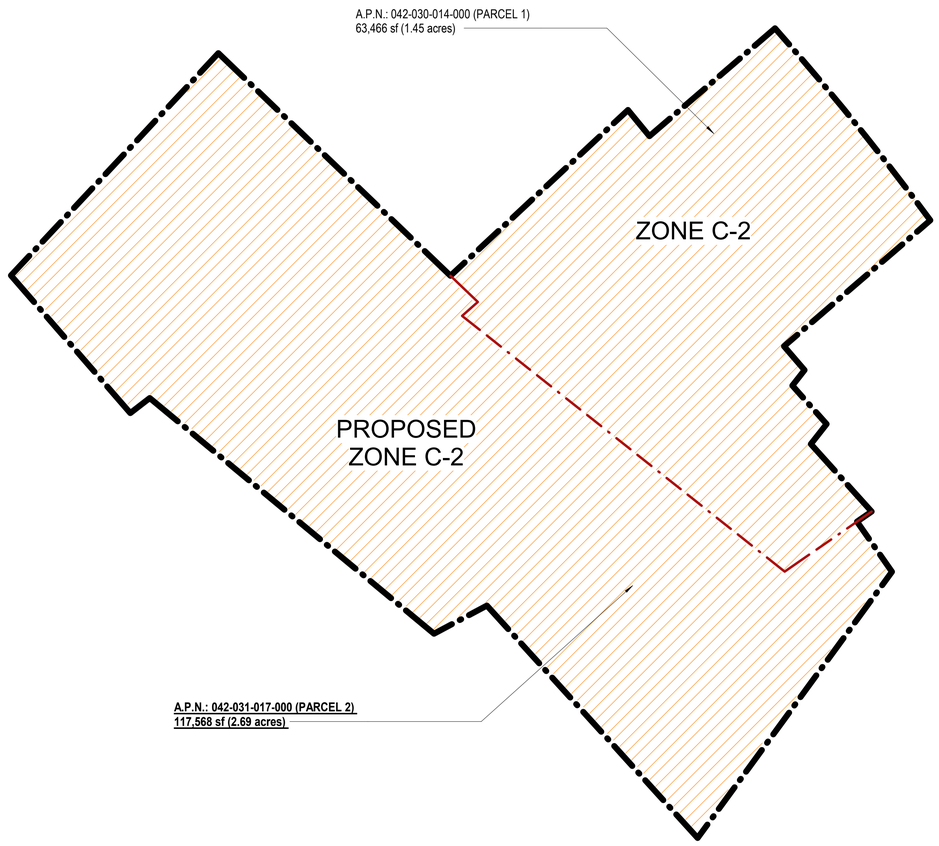
ams associates, inc.
801 TONCHO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

ALTA / NSPS LAND TITLE SURVEY
236 - 300 EAST ST. CHARLES STREET
CALAVERAS COUNTY CALIFORNIA
SAN ANDREAS

SHEET 2 OF 2
PROJECT 22-2616



1 ZONING EXISTING
1" = 50'-0"



2 ZONING PROPOSED
1" = 50'-0"

PARCEL INFORMATION		
ADDRESS	APN	AREA
236-300 EAST SAINT CHARLES STREET	042-030-014-000 042-031-017-000	63,466 sf (1.45 acres) 117,568 sf (2.69 acres)

RESTAURANT	
AREA	2,527 SF
OCCUPANCY	112
PARKING	28 STALLS

HOTEL- MARRIOT PRODUCT	
AREA	
GROUND FLOOR UPPER LEVELS (3 FLOORS) EA.	11,770 SF 11,150 SF
TOTAL	**45,220 SF**
OCCUPANCY	79 KEYS
PARKING PARKING RATIO	88 STALLS 1.1 RATIO

PARKING TABULATION		
PARKING REQUIRED		
RESTAURANT (112 PEOPLE): 1 PER FOUR PERSONS, CAPACITY IS THE CUSTOMER AREA DIVIDED BY FIFTEEN.	28	STALLS
HOTEL: 1 PER UNIT + 10% OF NUMBER OF UNITS	87	STALLS
TOTAL PARKING REQUIRED	115	STALLS
PARKING PROVIDED		
RESTAURANT HOTEL	28 88	STALLS STALLS
TOTAL PARKING PROVIDED	**116**	**STALLS**

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HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
.	POST TO ENGINEERING	07-22-2022
.	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
.	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
.	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
.	REMOVED ALL RES. UNITS	02-09-2023
.	REMOVED ALL RES. UNITS-REV	02-14-2023
.	REMOVED ALL RES. UNITS-REV	02-20-2023
.	SITE PLAN UPDATE	03-03-2023
	UPDATED	05-22-2023

LICENSED ARCHITECT
BRIAN A. KITE
C11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #: Project Number

PROPOSED ZONE CHANGE & PROJECT DATA

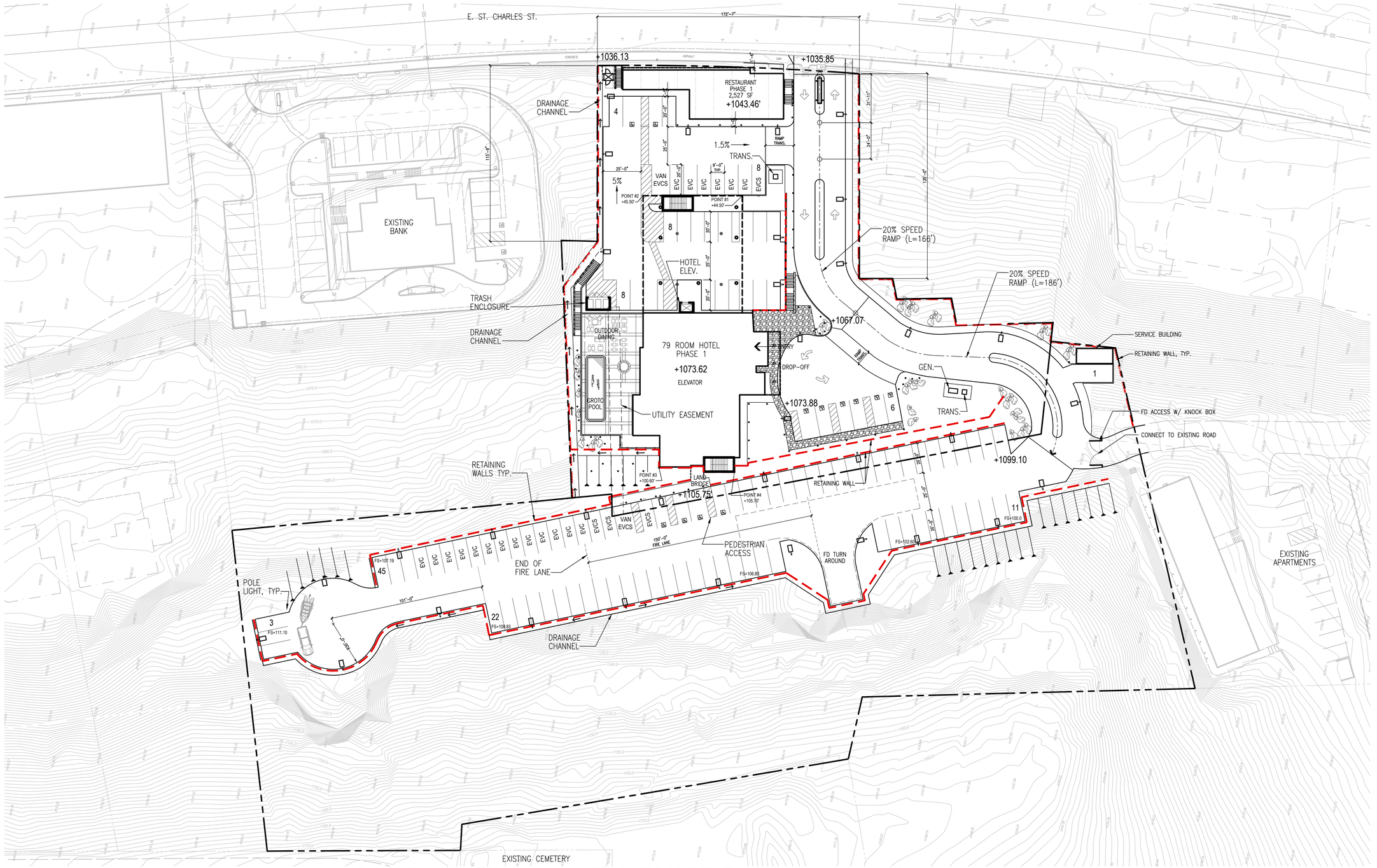
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GROSS FLOOR AREA

RESTAURANT	2,527	S.F.
HOTEL (79 KEYS)	45,220	S.F.
TOTAL	47,747	S.F.

AVERAGE BASE ELEVATION

POINT #1	1044.50'
POINT #2	1045.50'
POINT #3	1100.60'
POINT #4	1105.70'
TOTAL	4296.30'

AVERAGE BASE ELEVATION = 4296.30'/4 = 1074.075'

MAX. BLDG. HEIGHT 45' = 1074.075 + 45' = 1119.075'

NOTE: SEE BUILDING ELEVATIONS & PRELIMINARY CIVIL GRADING PLAN.

ELECTRIC VEHICLE CHARGING SUMMARY

	REQ. EVC EV CAPABLE	REQ. EVCS EV CHARGING STATION	PROVIDED EVC	PROVIDED *EVCS LEVEL 2
RESTAURANT	8	2	6	2
HOTEL	17	4	13	4

*EVCS COUNT TOWARDS THE EVC SPACES.

ACCESSIBLE STALLS SUMMARY

	REQ.	PROVIDED
RESTAURANT	2	2
HOTEL	*4	**10

*REQUIRED FROM TOTAL UPPER PARKING AREA. AT MAIN ENTRY LEVEL ALL AREA ACCESSIBLE STALLS.
**6 PROVIDED AT MAIN ENTRY LEVEL AND 4 AT UPPER PARKING AREA

PARKING CALCULATION

PARKING REQUIRED

RESTAURANT (112 PEOPLE): 1 PER FOUR PERSONS, CAPACITY IS THE CUSTOMER AREA DIVIDED BY FIFTEEN.	28	STALLS
HOTEL: 1 PER UNIT + 10% OF NUMBER OF UNITS	87	STALLS
TOTAL PARKING REQUIRED	115	STALLS

PARKING PROVIDED

RESTAURANT	28	STALLS
HOTEL	88	STALLS
TOTAL PARKING PROVIDED	116	STALLS

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ST CHARLES HOSPITALITY, LLC
HOTEL - RESTAURANT
DEVELOPMENT

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-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023
-	SITE PLAN UPDATE	04-19-2023

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Drawn by: HC, RH
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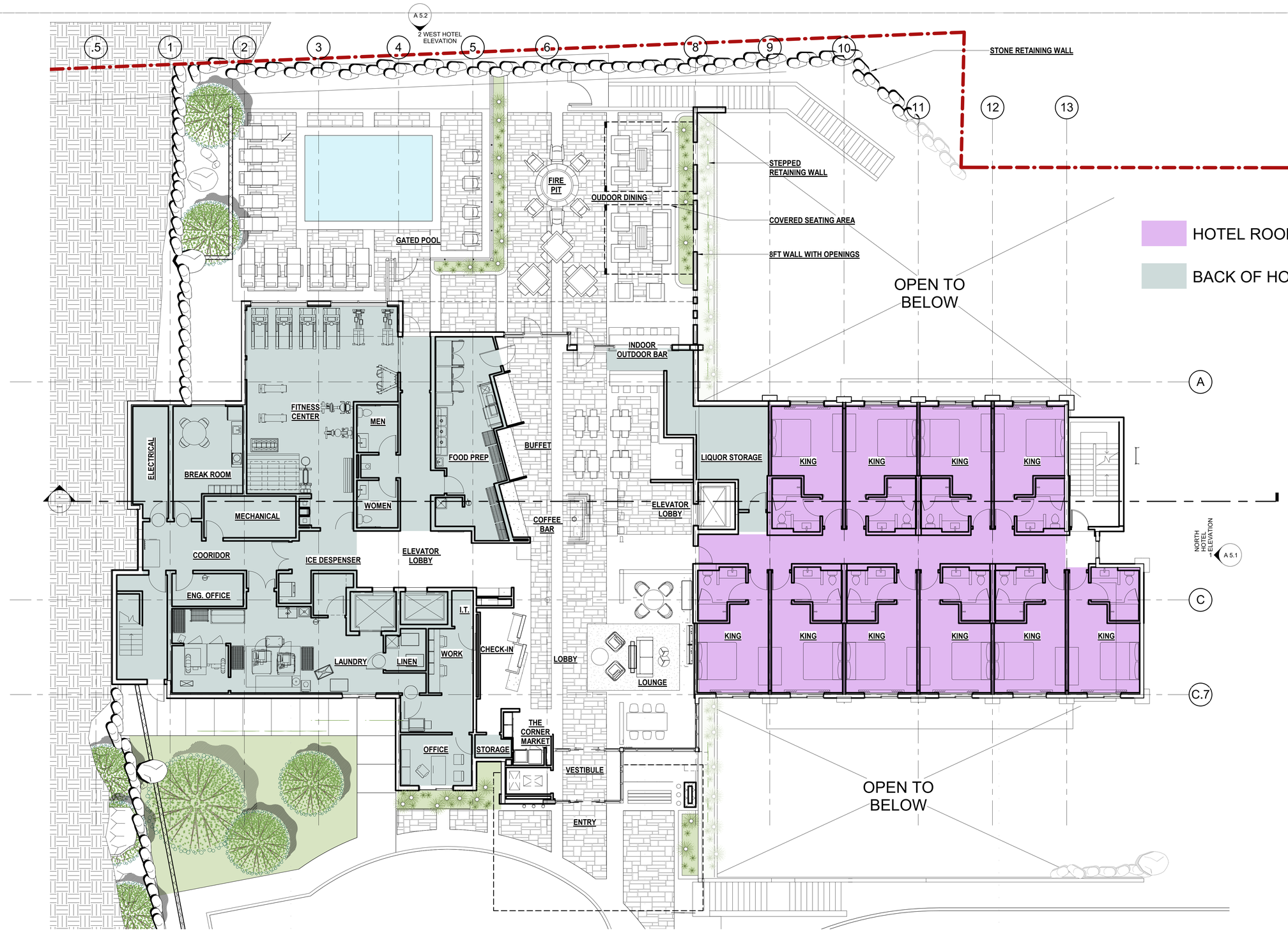
PROPOSED SITE PLAN

A-1.3

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

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HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

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.	REMOVED ALL RES. UNITS-REV	02-20-2023
.	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: 1/8" = 1'-0"
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Drawn by:
Project #
Project Number

8' 16'

Drawing Title & Number
HOTEL FIRST FLOOR PLANS

A 4.1

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1 LEVEL 2, TYP. UPPER FLOOR
1/8" = 1'-0"

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.	SITE PLAN UPDATE	03-03-2023

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C-11258
RENEWAL DATE: 08/31/23
STATE OF CALIFORNIA

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Project Number

8' 16'

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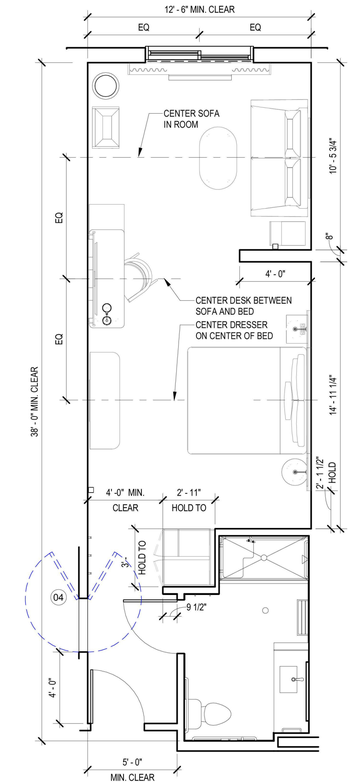
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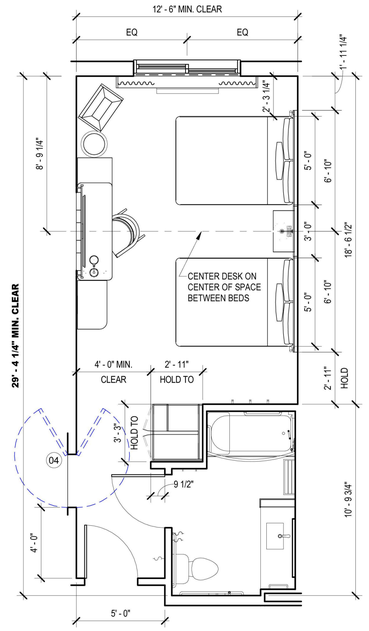
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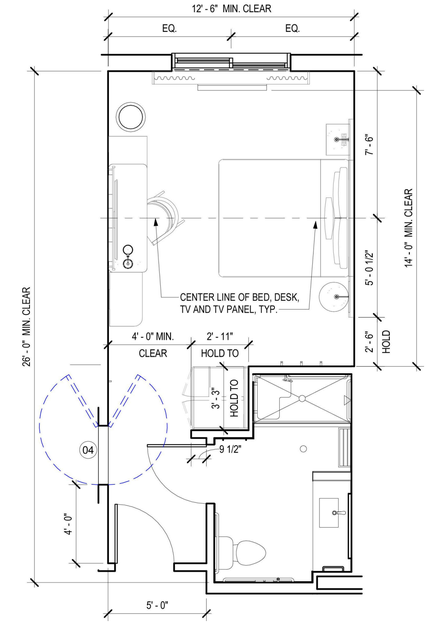
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3 KING SUITE ADA PLAN
1/4" = 1'-0"



2 QUEEN-QUEEN ADA PLAN
1/4" = 1'-0"



1 KING -ADA PLAN
1/4" = 1'-0"

HOTEL- MARRIOT PRODUCT	
AREA	
GROUND FLOOR UPPER LEVELS (3 FLOORS) EA.	11,770 SF 11,150 SF
TOTAL	**45,220 SF**
OCCUPANCY	79 KEYS
PARKING PARKING RATIO	88 STALLS 1.1 RATIO

ROOM COUNT TOTALS	
GROUND FLOOR	
KING KING ADA	9 1
TYPICAL UPPER FLOOR (X3)	
QUEEN-QUEEN QUEEN-QUEEN ADA	11 1
KING KING ADA	7 1
KING SUITE KING SUITE ADA	2 1
TOTAL	**79 KEYS**

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HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

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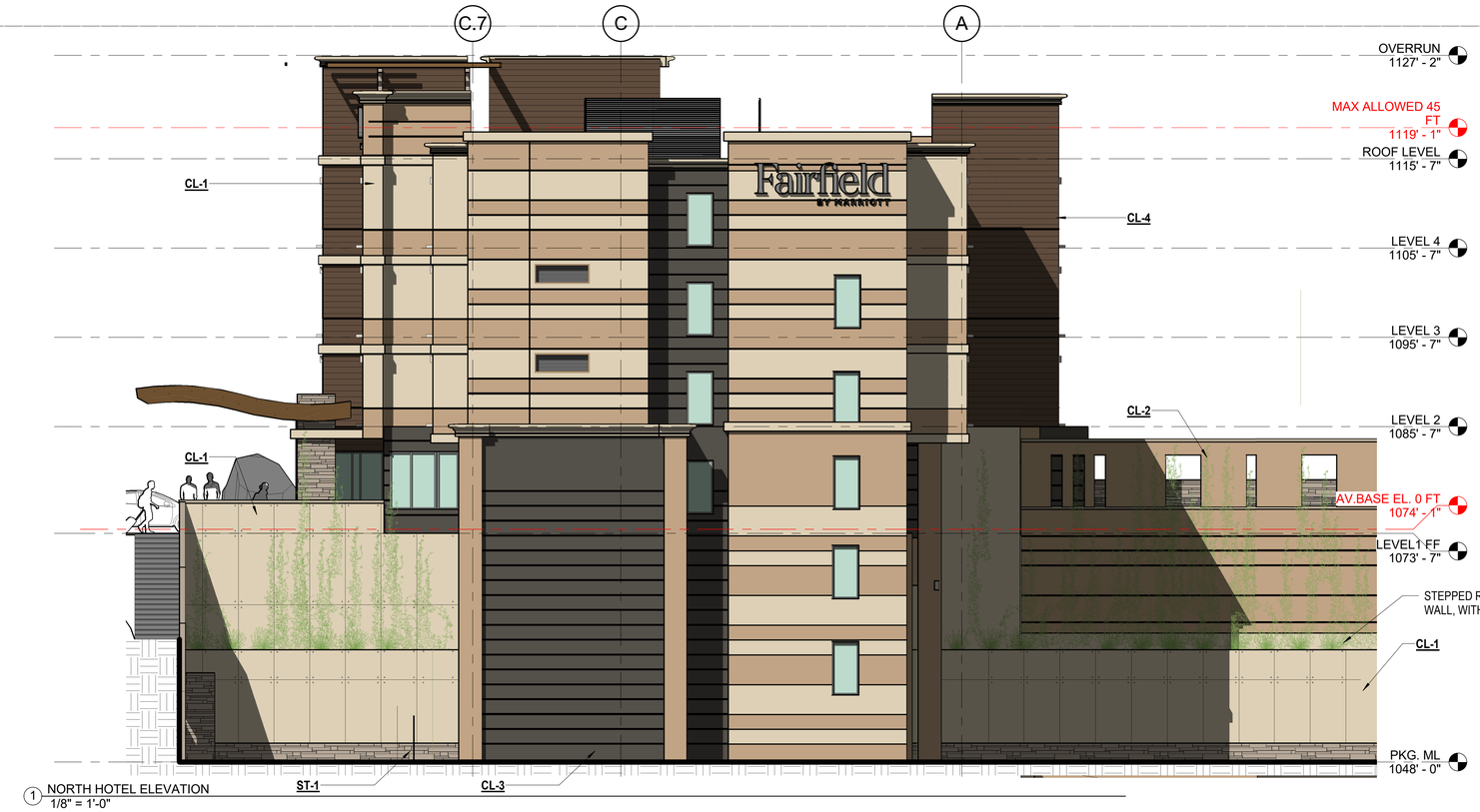
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-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
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C-11258
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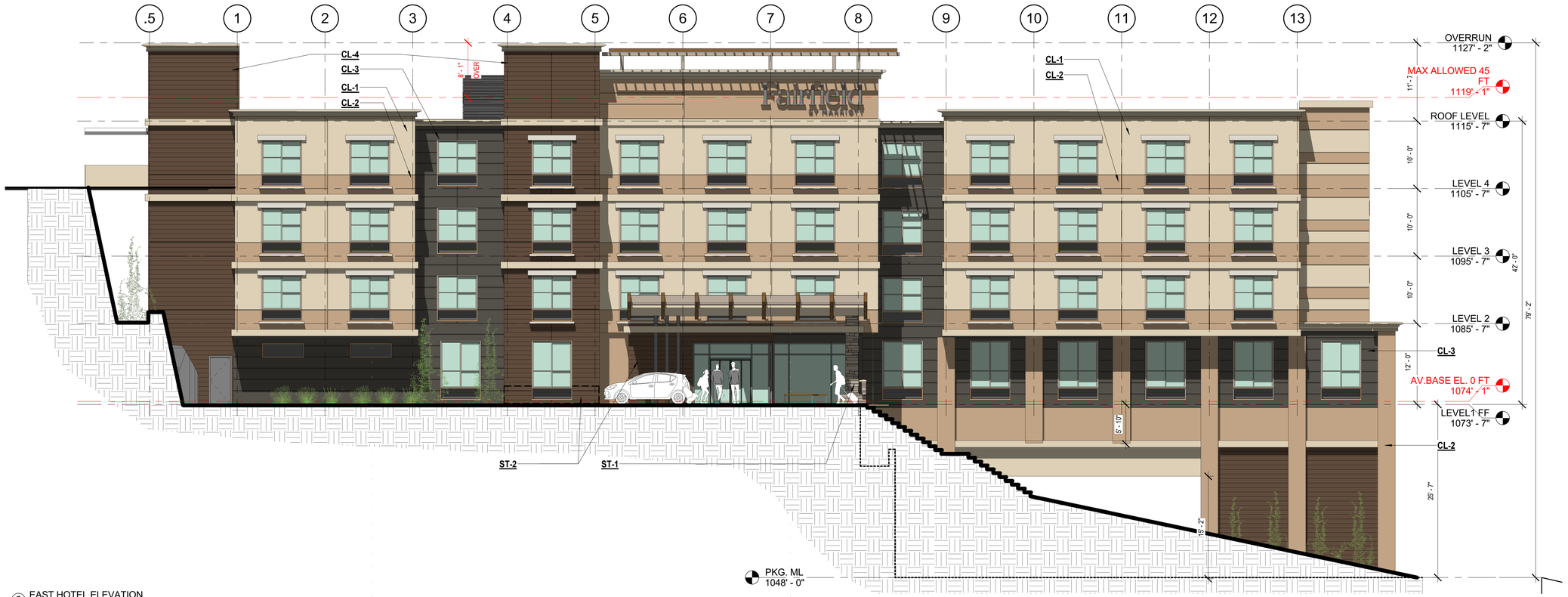
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1 NORTH HOTEL ELEVATION
1/8" = 1'-0"



2 EAST HOTEL ELEVATION
1/8" = 1'-0"

CL-1 COLOR 1

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9119 DIRTY MARTINI
COMMENT: MAIN FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/yellow-paint-colors/SW9119-dirty-martini

CL-2 COLOR 2

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9103 FARRO
COMMENT: ACCENT CONTRAST COLOR 1

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/orange-paint-colors/SW9103-farro

CL-3 COLOR 3

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 7048 URBANE BRONZE
COMMENT: ACCENT FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7048-urbane-bronze

CL-4 COLOR4

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9091HALF-CAFF
COMMENT: MATCH ST-2

SHERWIN WILLIAMS
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW9091-halfcaff

ST-1 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: PRINCETON GRANITE
COLOR: NEWPORT GREY
COMMENT: MASSING

CORONADO STONE
https://coronado.com/princetongranite/

ST-2 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: BARN WOODSTONE
COLOR: OLD FRONTIER
COMMENT: MATCH CL-4

CORONADO STONE
https://coronado.com/princetongranite/

Exterior aesthetics, to match the regional vernacular. Stripped classic (gold rush) style with rectangular facades and elements such cornices, lintels above fenestration, roof line friezes, sectioned glazing and overhead wood canopies will harmonize with the context. Proper articulation of the building elements enables the overall mass to be comprehensively scaled down.

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HOTEL AND RESTAURANT DEVELOPMENT

226-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

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DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
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-	SITE PLAN UPDATE, REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

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Project #: Project Number

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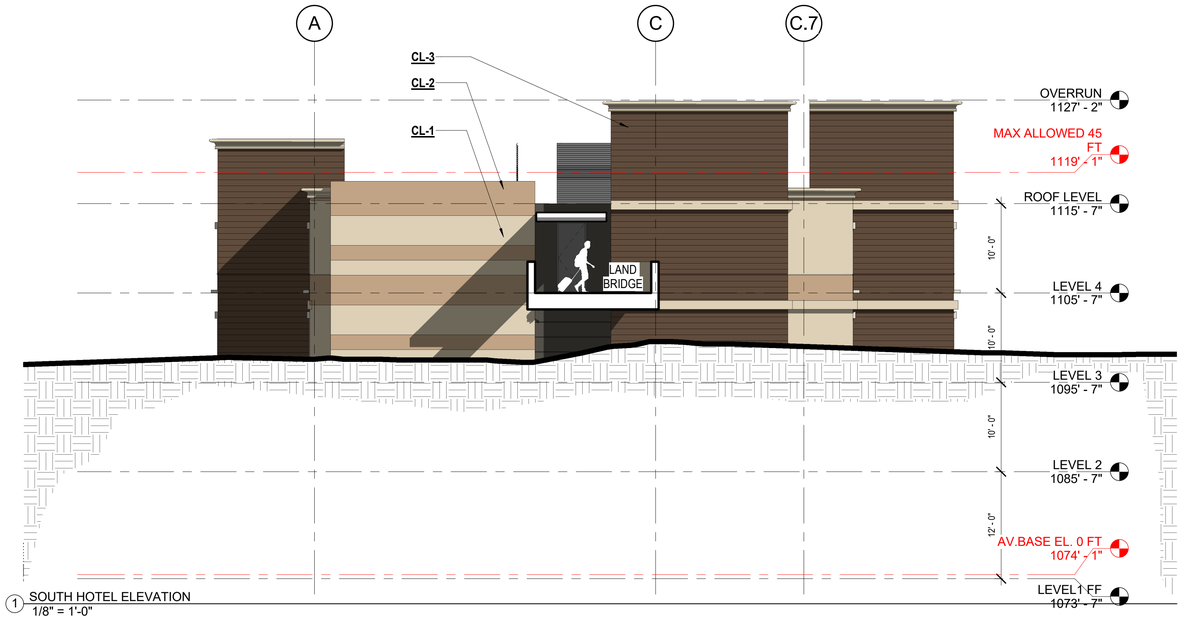
HOTEL ELEVATIONS

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

CL-1 COLOR 1

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9119 DIRTY MARTINI
COMMENT: MAIN FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/yellow-paint-colors/SW9119-dirty-martini

CL-2 COLOR 2

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9103 FARRO
COMMENT: ACCENT CONTRAST COLOR 1

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/orange-paint-colors/SW9103-farro

CL-3 COLOR 3

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 7048 URBANE BRONZE
COMMENT: ACCENT FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7048-urbane-bronze

CL-4 COLOR4

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9091HALF-CAFF
COMMENT: MATCH ST-2

SHERWIN WILLIAMS
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW9091-halfcaff

ST-1 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: PRINCETON GRANITE
COLOR: NEWPORT GREY
COMMENT: MASSING

CORONADO STONE
https://coronado.com/princetongranite/

ST-2 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: BARN WOODSTONE
COLOR: OLD FRONTIER
COMMENT: MATCH CL-4

CORONADO STONE
https://coronado.com/princetongranite/

PRELIMINARY MATERIALS
1" = 1'-0"



2 WEST HOTEL ELEVATION
1/8" = 1'-0"

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HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

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-	REMOVED ALL RES. UNITS-REV	02-14-2023
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LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
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Drawn by:
Project #
Project Number

8' 16'

Drawing Title & Number:

HOTEL ELEVATIONS

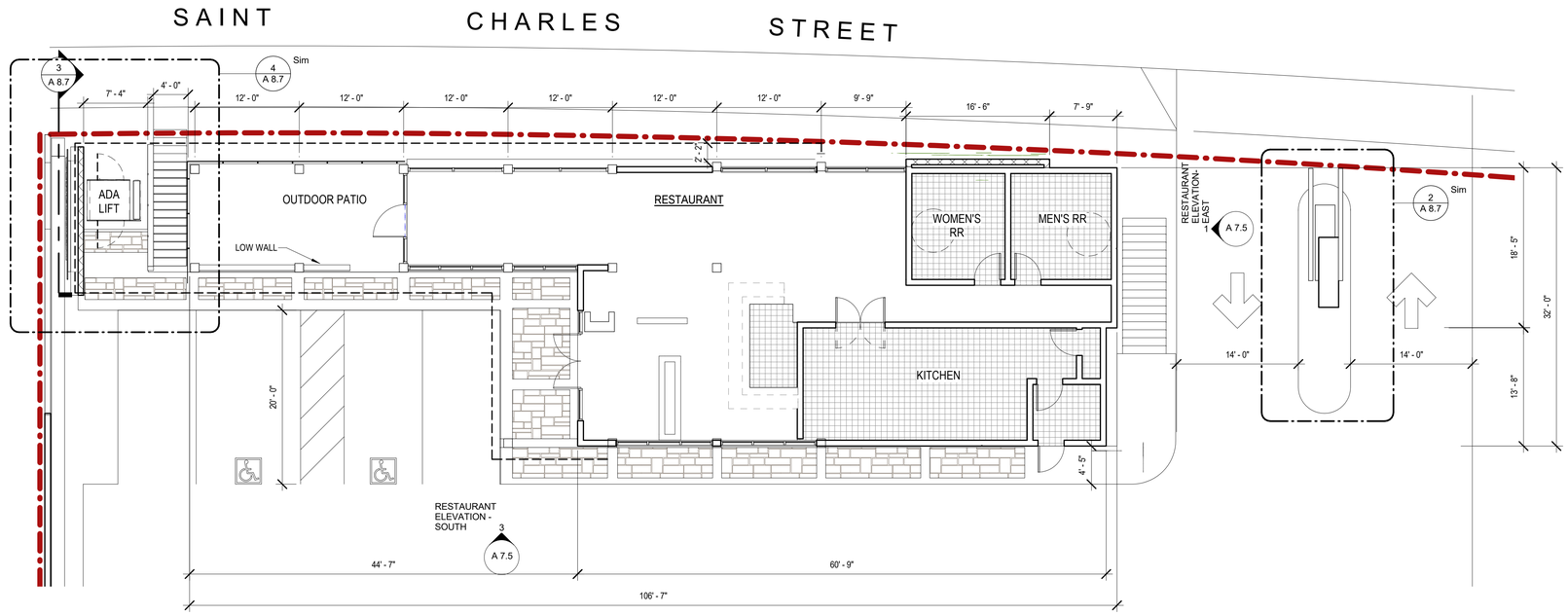
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Sheet №

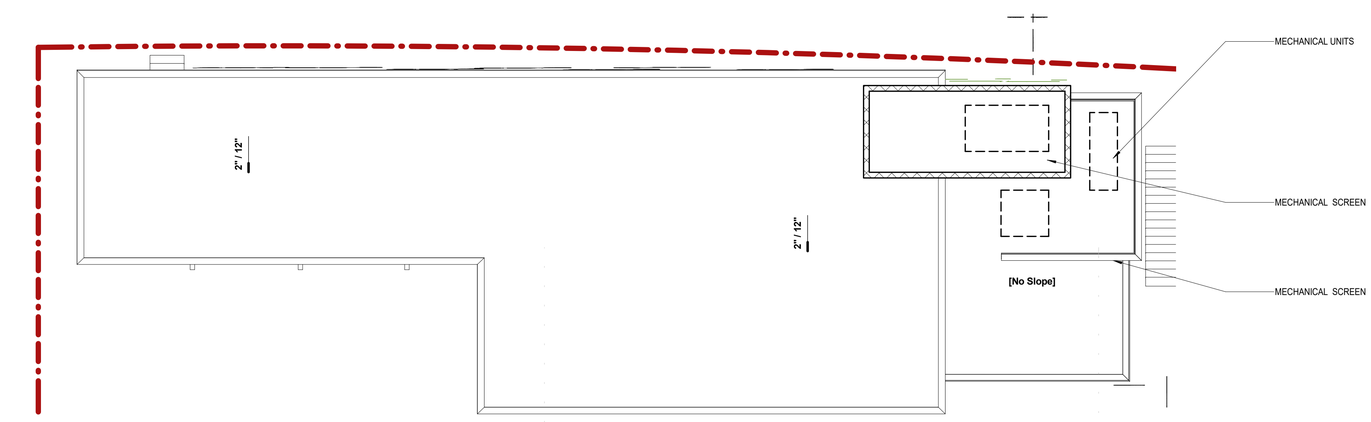
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4/25/2023 4:47:50 AM
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1 RESTAURANT
1/8" = 1'-0"



2 RESTAURANT ROOF
1/8" = 1'-0"

RESTAURANT	
AREA	2,527 SF
OCCUPANCY	112
PARKING	28 STALLS

SRK
STEWART
ROMBERGER
KITE
SRK ARCHITECTS INC.
2254 South Figueroa Street
Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchtectsinc.com

HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
.	POST TO ENGINEERING	07-22-2022
.	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
.	SITE PLAN UPDATE. REMOVED RES. UNITS	12-05-2022
.	SITE PLAN UPDATE. REMOVED RES. UNITS	02-07-2023
.	REMOVED ALL RES. UNITS	02-09-2023
.	REMOVED ALL RES. UNITS-REV	02-14-2023
.	REMOVED ALL RES. UNITS-REV	02-20-2023
.	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #: Project Number

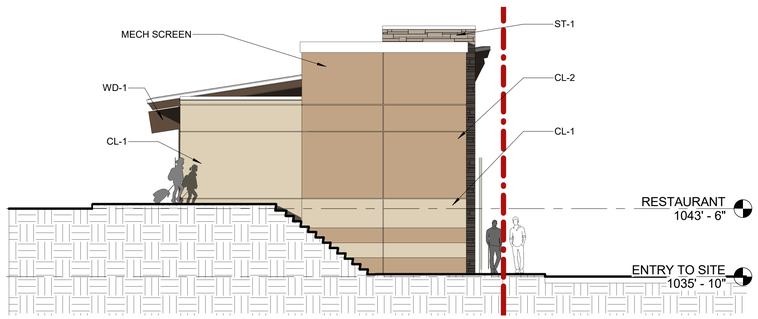
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RESTAURANT FLOOR PLANS

A 6.6

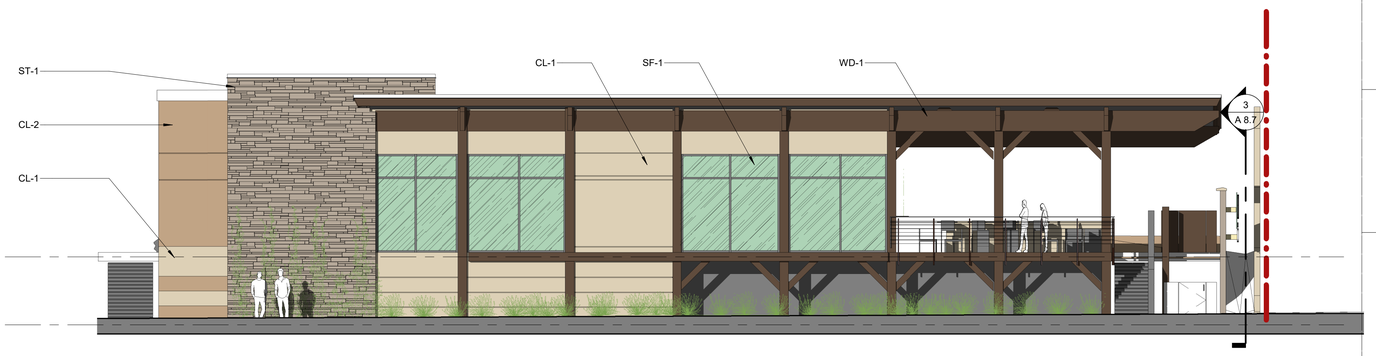
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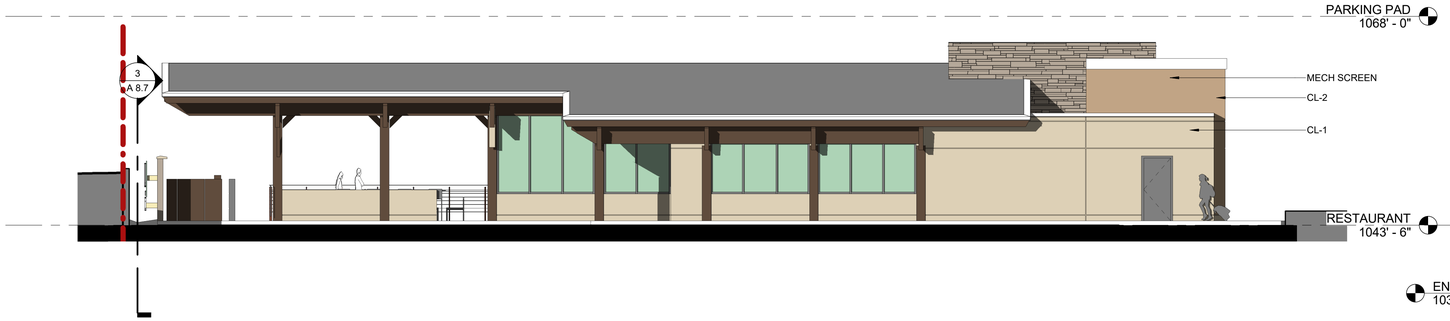
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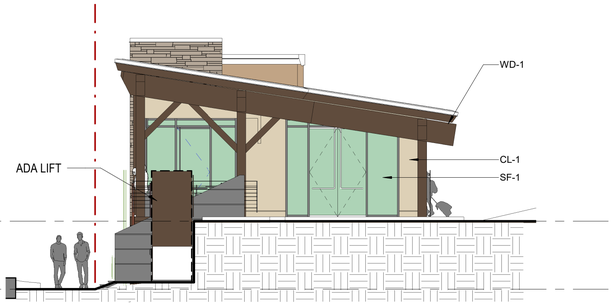
1 RESTAURANT ELEVATION- EAST
1/8" = 1'-0"



2 RETAURANT ELEVATION- NORTH
1/8" = 1'-0"



3 RESTAURANT ELEVATION - SOUTH
1/8" = 1'-0"



4 RESTAURANT ELEVATION WEST
1/8" = 1'-0"

CL-1 COLOR 1

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9119 DIRTY MARTINI
COMMENT: MAIN FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/yellow-paint-colors/SW9119-dirty-martini

CL-2 COLOR 2

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9103 FARRO
COMMENT: ACCENT CONTRAST COLOR 1

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/orange-paint-colors/SW9103-farro

CL-3 COLOR 3

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 7048 URBANE BRONZE
COMMENT: ACCENT FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7048-urbane-bronze

CL-4 COLOR4

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9091HALF-CAFF
COMMENT: MATCH ST-2

SHERWIN WILLIAMS
https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/SW9091-halfcaff

ST-1 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: PRINCETON GRANITE
COLOR: NEWPORT GREY
COMMENT: MASSING

CORONADO STONE
https://coronado.com/princetongranite/

ST-2 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: BARN WOODSTONE
COLOR: OLD FRONTIER
COMMENT: MATCH CL-4

CORONADO STONE
https://coronado.com/princetongranite/

WD-1 GLUE-LAMINATED CONSTRUCTION

SPEC SECTION: 06 18 00
MANUFACTURER: BOISE CASCADE
PRODUCT: BOISE GLULAM BEAMS
COLOR: SHERWIN WILLIAMS- SW3524SS CHESTNUT

https://www.bc.com/ewp/boise-glulam

GL-1 INSULATED GLAZING - STOREFRONT

SPEC SECTION: 08 81 00
MANUFACTURER: VIRACON
PRODUCT: 1" VE24-2M INSULATED GLASS UNIT
COLOR: OPTIWHITE
COMMENT: 1/4" OPTIWHITE W/VE-2M #2 SURFACE HS OR TEMP / 1/2" AIRSPACE / 1/4" OPTIWHITE HS OR TEMP. BLACK SILICONE AND BLACK PAINTED COMPONENTS IN AIRSPACE.

BOB PAAL ARCHITECTURAL PRODUCTS
(p) 949-294-1975
www.bpaproducts.net

ES-1 LOUVERED ROOF TOP EQUIPMENT SCREENS

SPEC SECTION: 10 82 00
MANUFACTURER: ARCHITECTURAL LOUVERS
PRODUCT: V4YH- FIXED, EXTRUDED-ALUMINUM LOUVERED ROOF TOP EQUIPMENT SCREENS
COLOR: KYNAR 500, SIENNA BROWN
COMMENT: VISION PROOF LOUVER BLADES, HORIZONTAL WITH INTERMEDIATE VERTICAL SUPPORTS FOR ATTACHMENT TO STRUCTURAL FRAMING

ARCHITECTURAL LOUVERS
1-888-Louver1 (568-8371)
https://www.archlouvers.com/equipment_screens_V4YH.htm

SF-1 STOREFRONT SYSTEM

SPEC SECTION: 08 41 13
MANUFACTURER: EFCO
PRODUCT: SERIES 403I THERMAL SS
COLOR: TBD - PPG DURANAR (3-COAT SYSTEM) OR EQUAL
COMMENT: THERMALLY BROKEN
GLAZING: GL-1

MONROE ARCHITECTURAL CONCEPTS
(p) 714.524.2550
www.efcocorp.com

AW-1 ALUMINUM WINDOW SYSTEM

SPEC SECTION: 08 51 13
MANUFACTURER: EFCO
PRODUCT: SERIES 510-I (TS) PROJECT-OUT
COLOR: TBD - PPG DURANAR (3-COAT SYSTEM) OR EQUAL
COMMENT: EXTERIOR APPLICATION, INSIDE GLAZED, PROJECT-OUT AS INDICATED, SCREENED.
GLAZING: GL-1

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www.efcocorp.com

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HOTEL AND RESTAURANT DEVELOPMENT

236-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE; REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE; REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #:
Project Number

8' 16'

Drawing Title & Number:
RESTAURANT ELEVATIONS

A 7.5

Sheet №

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CL-1 COLOR 1

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9119 DIRTY MARTINI
COMMENT: MAIN FIELD COLOR

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/yellow-paint-colors/SW9119-dirty-martini

CL-2 COLOR 2

SPEC SECTION: 09 91 00
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PAINT
COLOR: SW 9103 FARRO
COMMENT: ACCENT CONTRAST COLOR 1

SHERWIN WILLIAMS
https://www.sherwin-williams.com/en-us/color/color-family/orange-paint-colors/SW9103-farro
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ST-1 STONE VENEER

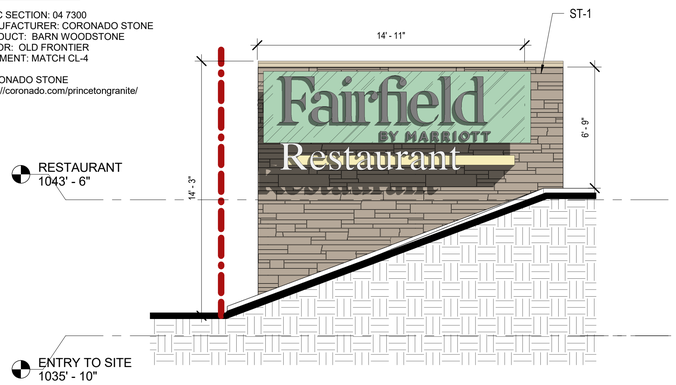
SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: PRINCETON GRANITE
COLOR: NEWPORT GREY
COMMENT: MASSING

CORONADO STONE
https://coronado.com/princetongranite/

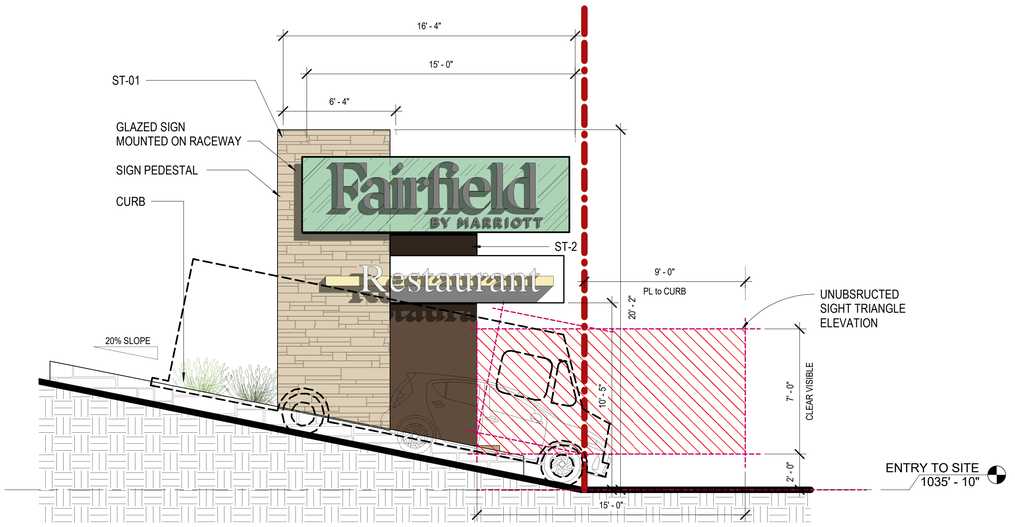
ST-2 STONE VENEER

SPEC SECTION: 04 7300
MANUFACTURER: CORONADO STONE
PRODUCT: BARN WOODSTONE
COLOR: OLD FRONTIER
COMMENT: MATCH CL-4

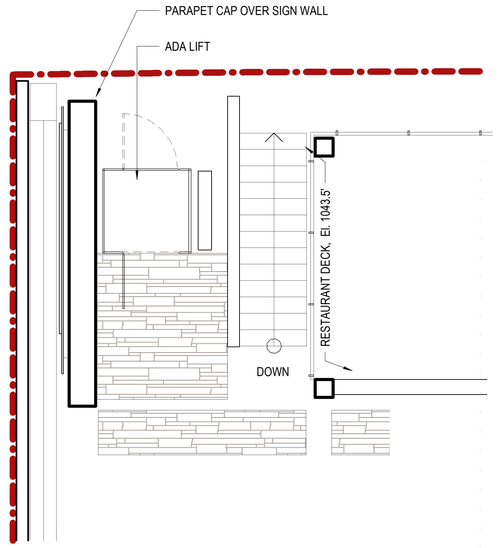
CORONADO STONE
https://coronado.com/princetongranite/



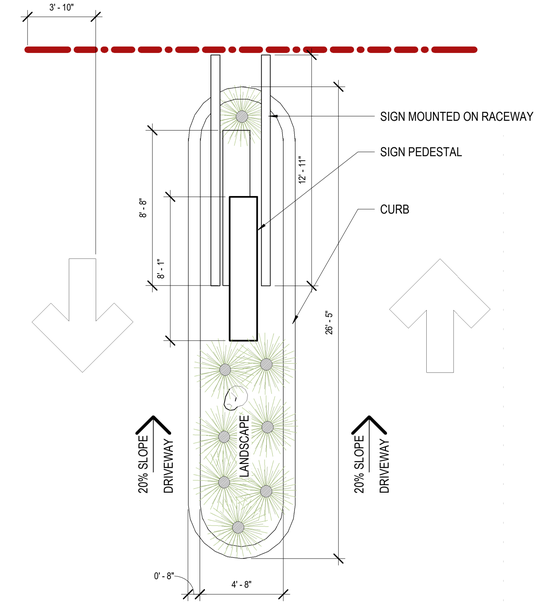
3 CORNER SIGN ELEVATION
1/4" = 1'-0"



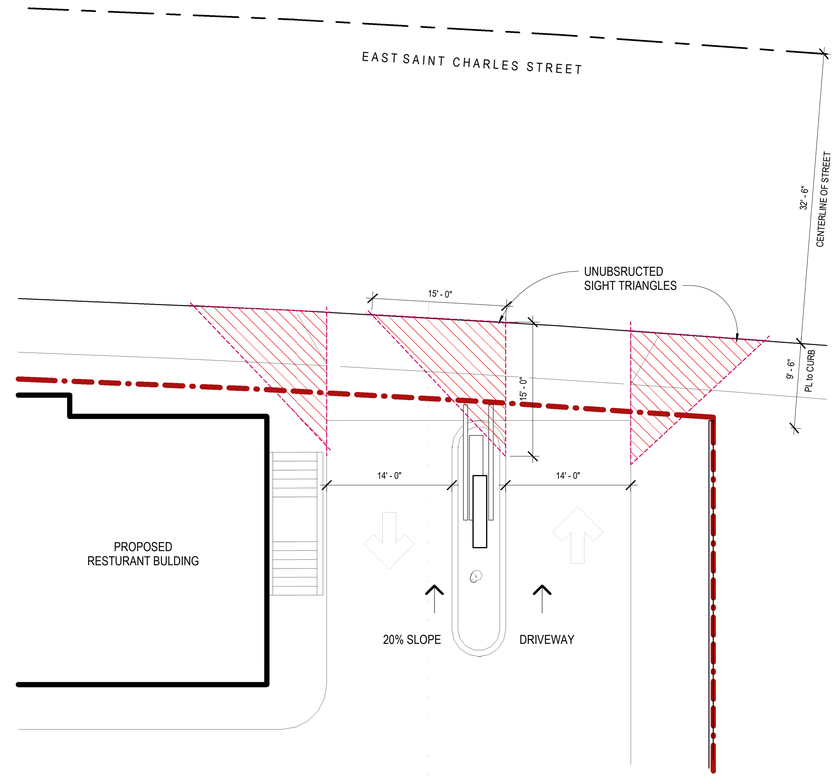
1 MAIN SIGN ELEVATION
1/4" = 1'-0"



4 CORNER SIGN PLAN
1/4" = 1'-0"



2 ENTRY SIGN PLAN
1/4" = 1'-0"



5 ENTRY SIGHTLINE DIAGRAM
1/8" = 1'-0"

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HOTEL AND RESTAURANT DEVELOPMENT

226-300 EAST SAINT CHARLES STREET
SAN ANDREAS, CALAVERAS COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

LICENSED ARCHITECT
BRIAN A. KITE
C-11258
RENEWAL DATE:
08/31/23
STATE OF CALIFORNIA

Scale: As indicated
Checked by:
Drawn by:
Project #:
Project Number

Drawing Title & Number:

SITE SIGNAGE

A 8.7

Sheet №

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4/26/2023 11:32:19 AM
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TREAT AV

ST. CHARLES STREET
STATE HIGHWAY 49

GRAPHIC SCALE
0 30
1"=30'

FND BRASS CAP
IN CONCRETE
"CAL TRANS"

(N 45°00'55" W)
N 44°54'24" W
135.44'

R=1960.00' D=4°00'41" L=137.23'

FND REBAR/TAG
"LS 4658"

R=1960.00'
D=5°02'59"
L=172.74'
FF 1043.46

34'

174.75'
(N 46°07'04" E)

25'

25'

25'

L5

FND REBAR/TAG
"LS 4658"

PARCEL A
LOT 3
[11 PM 2]
1.457± ACRES

6'
14'
14'

135.00'
S 43°16'17" W

L3

S 41°36'49" E
36.00'

L1

S 41°58'14" E
63.46'

6'
14'

73.96'

S 55°21'45" E

42.00'

(N 34°58'22" W)
N 34°51'48" W
174.75'
132.01'

LANDS OF
KENNE
[Doc No. 2014-09370]

LANDS OF
STELLAR INVESTMENTS INC
[Doc No. 2017-0012590]

LANDS OF
EL DORADO SAVINGS BANK
[Doc No. 2003-20135]

PARCEL 1A
[11 PM 160]

(169.75)
169.82

(N 46°56'21" E)
N 46°56'40" E

FF 1073.62

7.50' UTILITY EASEMENT
[9 RS 1]

EXPORT TO PARCEL 2

7.50' UTILITY EASEMENT
[9 RS 1]

FND REBAR/CAP
"LS 3606"

S 55°21'45" E
91.45'

FND REBAR/TAG
"LS 4658"

FND REBAR/TAG
"LS 4658"

26.46'

(224.95)
224.89'

N 46°11'38" W
(N 46°24'54" W)
(N 46°20'16" W)
251.35'
(250.87)

N 51°35'27" W
(N 51°39'39" W)
(S 9°47'24" E)
287.84'
(288.01)
(287.89)

18.32'

40' ROAD &
UTILITY EASEMENT
[8 RS 73]

PARCEL A
[17 RS 95]

PARCEL B
[17 RS 95]

(211.66)
212.59'

(N 42°59'18" E)
(N 42°55'17" E)
N 43°00'20" E

PARCEL 2
PARCEL A
[8 RS 73]
2.699± ACRES

22'

PARCEL B
[8 RS 73]

(N 05°00'00" E)
N 36°01'17" E
230.48'

FND REBAR

(N 42°25'13" W)
N 42°11'45" W
(219.29)
219.40'

FND REBAR

(N 61°56'00" E)
N 61°57'14" E
41.87'

N 50°19'56" W
(N 50°26'30" W)
258.21'

FND 60D NAIL

N 40°55'37" W
(N 41°02'11" W)
127.34'
(127.26)

L6

DATE:	04-17-23
SCALE:	1"= 30'
DESIGNED:	AS
DRAWN:	TY
CHECKED:	AS
PROJ. MGR:	AS

REV #	BY	DATE	DESCRIPTION
1			

ams associates, inc.
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778
PLANNING ENGINEERING SURVEYING

PRELIMINARY SITE PLAN

ST CHARLES HOSPITALITY, LLC

236 - 300 EAST ST. CHARLES STREET
SAN ANDREAS CALAVERAS COUNTY CALIFORNIA

SHEET C-1.1
OF
PROJECT 22-2616

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2616 SAN ANDREAS\LATEST DATE DIRECTORY\22-04-18 ENTITLEMENT\2616SITE.DWG

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GRAPHIC SCALE
0 20
1"=20'

LEGENDS:

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

NOTES:

1. CONSTRUCT RETAINING WALL
2. CONSTRUCT CONCRETE DITCH
3. INSTALL GUARD OVER THE WALL
4. INSTALL TRENCH DRAIN
5. INSTALL STORM DRAIN INLET
6. INSTALL STORM DRAIN MANHOLE

DESCRIPTION	DATE	REV #	BY

DATE: 04-17-23
SCALE: 1"= 20'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

PRELIMINARY GRADING PLAN

ST CHARLES HOSPITALITY, LLC

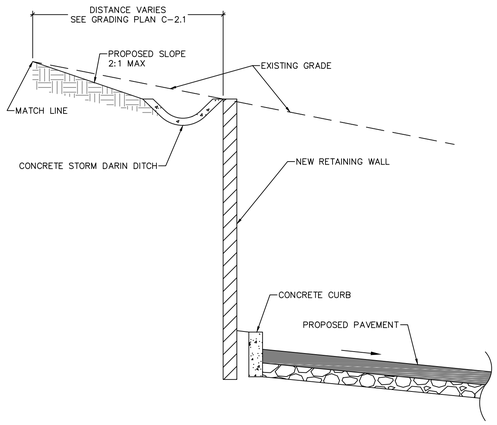
236 – 300 EAST ST. CHARLES STREET
SAN ANDREAS CALAVERAS COUNTY CALIFORNIA

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

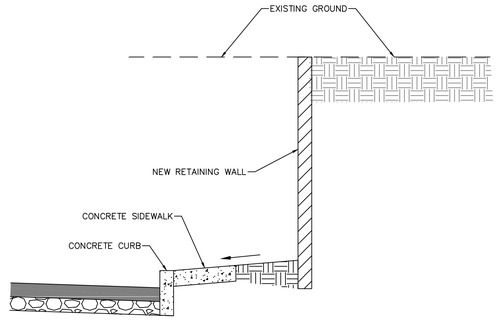
SHEET C-2.1 OF
PROJECT 22-2616

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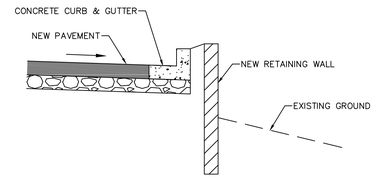
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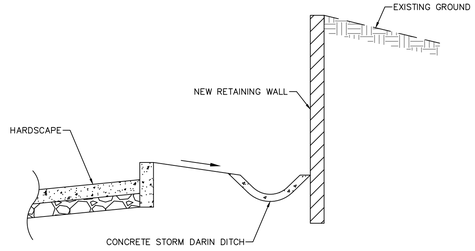
SECTION A-A
N.T.S.



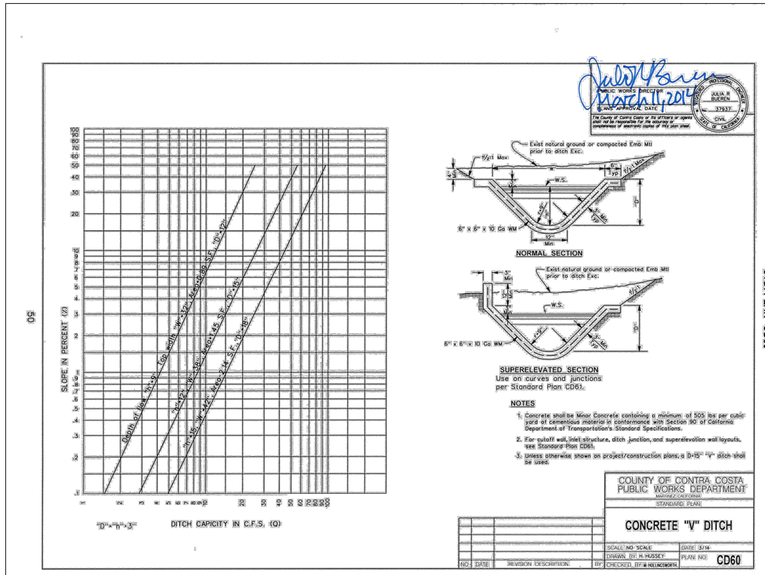
SECTION B-B
N.T.S.

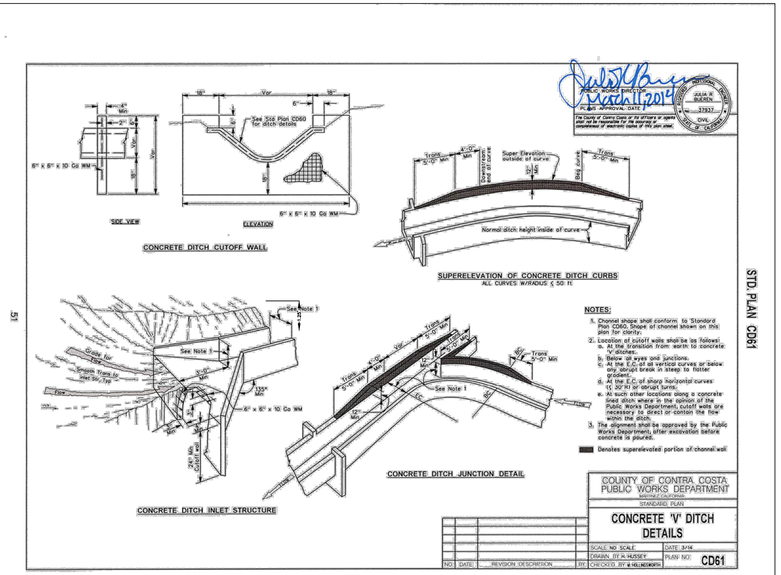


SECTION C-C
N.T.S.



SECTION D-D
N.T.S.





3 CONCRETE "V" DITCH
NOT TO SCALE

DATE:	04-17-23
SCALE:	
DESIGNED:	AS
DRAWN:	TY
CHECKED:	AS
PROJ. MGR:	AS

REV #	BY	DATE	DESCRIPTION
1			
2			
3			

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

PRELIMINARY GRADING PLAN
ST CHARLES HOSPITALITY, LLC
236 - 300 EAST ST. CHARLES STREET
SAN ANDREAS CALAVERAS COUNTY CALIFORNIA

SHEET C-2.2
OF
PROJECT 22-2616

FILE PATH: C:\USERS\TIANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2616 SAN ANDREAS\LATEST DATE DIRECTORY\22-04-18 ENTITLEMENT\2616GRAD.DWG

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ST. CHARLES STREET
STATE HIGHWAY 49

DETAIL A

SSMH
6"INV 1030.40±

246LF 6" SS
S=0.005

SSMH
RIM 1035.8±
6"INV 1029.17±

178LF 6" SS
S=0.005

SSMH
RIM 1035.25±
6"INV 1028.28

SDMH 15
RIM 1035.30
12" INV 1032.05 (IN)
12" INV 1032.05 (OUT)

S=0.006
75LF 12" RCP SD

SD INLET 16
RIM 1136.00

FF 1043.46

6"INV 1038.48
14LF 6"SS
S=0.02

4"INV 1038.93
14LF 4"SS
S=0.02

4"INV 1038.65
4"INV 1038.40
6LF 4"SS
4"INV 1038.20

64LF 6" SS
S=0.015

20LF 6"SS
S=0.02

SDMH 14
RIM 1035.78
12" INV 1032.17 (IN)
12" INV 1032.17 (OUT)

25.00' SLOPE EASEMENT
[90 O.R. 160]

SSCO
6"INV 1037.34

126LF 12" RCP SD
S=0.177

92LF 6" SS
S=0.203

SDMH 12
RIM 1059.50
8" INV 1054.50 (IN)
12" INV 1054.50 (OUT)

SSMH
RIM 1062.0±
6"INV 1056.00

58LF 8" PVC SD
S=0.231

SDMH 11
RIM 1073.00
8" INV 1068.00 (IN)
8" INV 1068.00 (OUT)

32LF 6" SS
S=0.00

SSCO
RIM 1068.0±
6"INV 1062.40

86LF 8" PVC SD
S=0.191

SSCO
RIM 1073.5±
6"INV 1067.20

FF 1073.62

6"INV 1067.44
12LF 6"SS S=0.02

60LF 6" SS
S=0.08

7.50' UTILITY EASEMENT
[9 RS 1]

SDMH 10
RIM 1089.48
8" INV 1084.48 (IN)
8" INV 1084.48 (OUT)

74LF 8" PVC SD
S=0.160

SDMH 9
RIM 1099.90
8" INV 1096.28 (I
6" INV 1096.28 (I
8" INV 1096.28 (O

32LF 6" PVC SD
S=0.010

36LF 8" SD
S=0.020

SD INLET 8
RIM 1103.00
6" INV 1096.61 (OUT)

SDMH 7
RIM 1100.30
8" INV 1097.00 (IN)
8" INV 1097.00 (OUT)

8" INV 1099.42
S=0.021
76LF 8" SD

S=0.022
112LF 8" SD

19LF 8" PVC SD
S=0.019

8" INV 1101.06
18LF 8" PVC SD
S=0.010

SDMH 6
RIM 1103.52
8" INV 1099.42 (IN)
8" INV 1106.00 (OUT)

SD INLET 5
RIM 1108.75
8" INV 1099.88 (IN)

8LF 8" SD
S=0.199

SDMH 2
RIM 1108.30
8" INV 1105.44 (IN)
8" INV 1105.30 (OUT)

S=0.022
191LF 8" SD

SD INLET 1
RIM 1109.75
8" INV 1107.00 (OUT)

SDMH 4
RIM 1106.10
8" INV -5.64 (IN)
8" INV -5.64 (OUT)

SD INLET 3
RIM 1108.65
8" INV -5.69 (IN)

7.50' UTILITY EASEMENT
[9 RS 1]

8"x4"x8" TEE

REMOVE & REPLACE THE EXISTING 4" WATER LINE WITH 8" WATER LINE.

FF 1043.46

DETAIL A
1"=20'

GRAPHIC SCALE
0 20
1"=20'

LEGENDS:

- PROPOSED WATER LINE
- PROPOSED FIRE SERVICE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE

NOTES:

1. INSTALL 6" DDCV (DOUBLE DETECTOR CHECK VALVE).
2. INSTALL FIRE HYDRANT.
3. REMOVE THE EXISTING 4" WATER LINE & REPLACE WITH 8" WATER LINE.
4. INSTALL 1½" IRRIGATION METER.
5. INSTALL 6" SINGLE CHECK VALVE.
6. INSTALL FIRE DEPT CONNECTION.
7. INSTALL BLACK FLOW PREVENTER.
8. INSTALL SANITARY SEWER MANHOLE.
9. INSTALL SANITARY SEWER CLEANOUT.
10. INSTALL GREASE INTERCEPTOR.
11. CONSTRUCT STORM DRAIN MANHOLE.
12. CONSTRUCT STORM DRAIN INLET.
13. CONSTRUCT STORM TRENCH DRAIN.
14. INSTALL DRAIN THRU CURB.

DESCRIPTION	DATE	BY	REV #

DATE: 04-17-23
SCALE: 1"= 20'
DESIGNED: AS
DRAWN: TY
CHECKED: AS
PROJ. MGR: AS

ams associates, inc. PLANNING ENGINEERING SURVEYING
801 YGNACIO VALLEY ROAD
SUITE 220
WALNUT CREEK, CA 94596
925-943-2777 FAX 925-943-2778

PRELIMINARY UTILITY PLAN
ST CHARLES HOSPITALITY, LLC
236 – 300 EAST ST. CHARLES STREET
SAN ANDREAS CALAVERAS COUNTY CALIFORNIA

SHEET C-3.1
OF
PROJECT 22-2616

FILE PATH: C:\USERS\TANYU\AMS ASSOCIATES\AMS ASSOCIATES - DOCUMENTS\PRODUCTION\22-2616 SAN ANDREAS\LATEST DATE DIRECTORY\22-04-18 ENTITLEMENT\2616UTIL.DWG

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PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE
	PINUS ELDARICA	MONDELL PINE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS ILEX	HOLLY OAK
	SEQUOIA SEMPERVIRENS	REDWOOD

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH
	CAREX DIVULSA	BERKELEY SEDGE
	DASYLIRON WHEELERI	DESERT SPOON
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY
	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA
	HETEROMELES ARBUTIFOLIA	TOYON
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	MUHLENBERGIA RIGENS	DEER GRASS
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY
	SALVIA GREGGII	AUTUMN SAGE
	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY
	EXISTING VEGETATION	

LEGEND

1. PROJECT SIGNAGE
2. ADA ACCESSIBLE WALKWAY
3. ADA ACCESS TO RESTAURANT
4. RETAINING WALL WITH VINES
5. TRASH ENCLOSURE
6. HOTEL DROP OFF WITH ENHANCED PAVING
7. DROP OFF PLAZA WITH DECORATIVE PAVING AND SEATING
8. PUBLIC SIDEWALK
9. DECORATIVE BOULDERS IN LANDSCAPE
10. 15 FT. X 22 FT. SWIMMING POOL
11. 5 FT. TALL NON-CLIMBABLE POOL FENCE
12. GROTTO PLANTING AT POOL AREA
13. FIREPIT WITH SEATING
14. LOUNGE SEATING WITH SHADE
15. PARKING BENEATH HOTEL OVERHANG
16. FIRE TRUCK HAMMERHEAD
17. INDOOR / OUTDOOR BAR AREA
18. DECORATIVE ENCLOSURE WALL WITH CUTOUTS

SAN ANDREAS HOTEL
SAN ANDREAS, CA

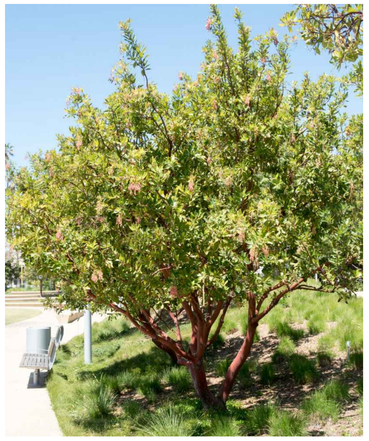
PRELIMINARY LANDSCAPE PLAN

L1.1

JOB #23033
APRIL 28, 2023

0 10 20 40 60

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM



ARBUTUS 'MARINA' /
MARINA STRAWBERRY TREE



LAGERSTROEMIA INDICA 'TUSCARORA' /
TUSCARORA CRAPE MYRTLE



LOPHOSTEMON CONFERTUS /
BRISBANE BOX



OLEA EUROPAEA 'SWAN HILL' /
FRUITLESS OLIVE



PINUS ELDARICA /
AFGHAN PINE



QUERCUS AGRIFOLIA /
COAST LIVE OAK



QUERCUS ILEX /
HOLLY OAK



SEQUOIA SEMPERVIRENS /
REDWOOD



ARBUTUS UNEDO 'COMPACTA' /
DWARF STRAWBERRY TREE



BACCHARIS PILULARIS 'TWIN PEAKS' /
TWIN PEAKS COYOTE BRUSH



CAREX DIVULSA /
BERKELEY SEDGE



DASYLIRION WHEELERI /
DESERT SPOON



DIANELLA 'LITTLE REV' /
LITTLE REV FLAX LILY



HESPERALOE 'BRAKELIGHTS' /
BRAKELIGHTS RED YUCCA



HETEROMELES ARBUTIFOLIA /
TOYON



LANTANA C. 'NEW GOLD' /
NEW GOLD LANTANA



MUHLENBERGIA RIGENS /
DEER GRASS



OLEA EUROPAEA 'MONTRA' /
LITTLE OLLIE DWARF OLIVE



RHAPHIOLEPIS INDICA 'CLARA' /
INDIAN HAWTHORN



ROSMARINUS OFFICINALIS 'PROSTRATUS' /
PROSTRATE ROSEMARY



SALVIA GREGGII /
AUTUMN SAGE



WESTRINGIA FRUTICOSA 'WYNYABBIE GEM' /
COAST ROSEMARY

PROPOSED PLANT PALETTE

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	HT. X SPRD. X CAL. (MIN.)	WATER USE	DESCRIPTION
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24" BOX STD.	8'H X 5'W	L	EVERGREEN FLOWERING TREE
	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	24" BOX STD.	8'H X 5'W	L	DECIDUOUS FLOWERING TREE
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	8'H X 4'W	L	VERTICAL SCREEN
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	48" BOX MULTI	14'H X 14'W	L	SPECIMEN TREE
	PINUS ELDARICA	MONDELL PINE	24" BOX STD.	8'H X 4'W	L	EVERGREEN CONIFER
	QUERCUS AGRIFOLIA	COAST LIVE OAK	72" BOX MULTI	18'H X 18'W	L	SPECIMEN TREE
	QUERCUS ILEX	HOLLY OAK	24" BOX & 36" BOX STD.	10'H X 6'W	L	CANOPY TREE
	SEQUOIA SEMPERVIRENS	REDWOOD	36" BOX STD.	10'H X 5'W	L	EVERGREEN CONIFER

SHRUBS, GRASSES, & GROUNDCOVERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	DESCRIPTION
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL.	48" O.C.	L	LARGE SHRUB
	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	1 GAL.	36" O.C.	L	EVERGREEN SHRUB
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	L	ORNAMENTAL GRASS
	DASYLIRON WHEELERI	DESERT SPOON	5 GAL.	36" O.C.	L	SUCCULENT ACCENT
	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	24" O.C.	L	UPRIGHT ACCENT
	HESPERALOE 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	36" O.C.	L	UPRIGHT ACCENT
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	60" O.C.	L	LARGE SHRUB
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL.	36" O.C.	L	FLOWERING LOW SHRUB
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	36" O.C.	L	ORNAMENTAL GRASS
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL.	48" O.C.	L	LARGE SHRUB
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL.	36" O.C.	L	EVERGREEN SHRUB
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	36" O.C.	L	GROUNDCOVER
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	36" O.C.	L	FLOWERING SHRUB
	WESTRINGIA 'WYNYABBIE GEM'	COAST ROSEMARY	5 GAL.	36" O.C.	L	EVERGREEN HEDGE
	EXISTING VEGETATION					

WATER USE KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE. WATER USE STATED IS PER 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' (ALSO REFERRED TO AS WUCOLS IV) FOR THE CITY OF SAN ANDREAS.

SAN ANDREAS HOTEL
SAN ANDREAS, CA

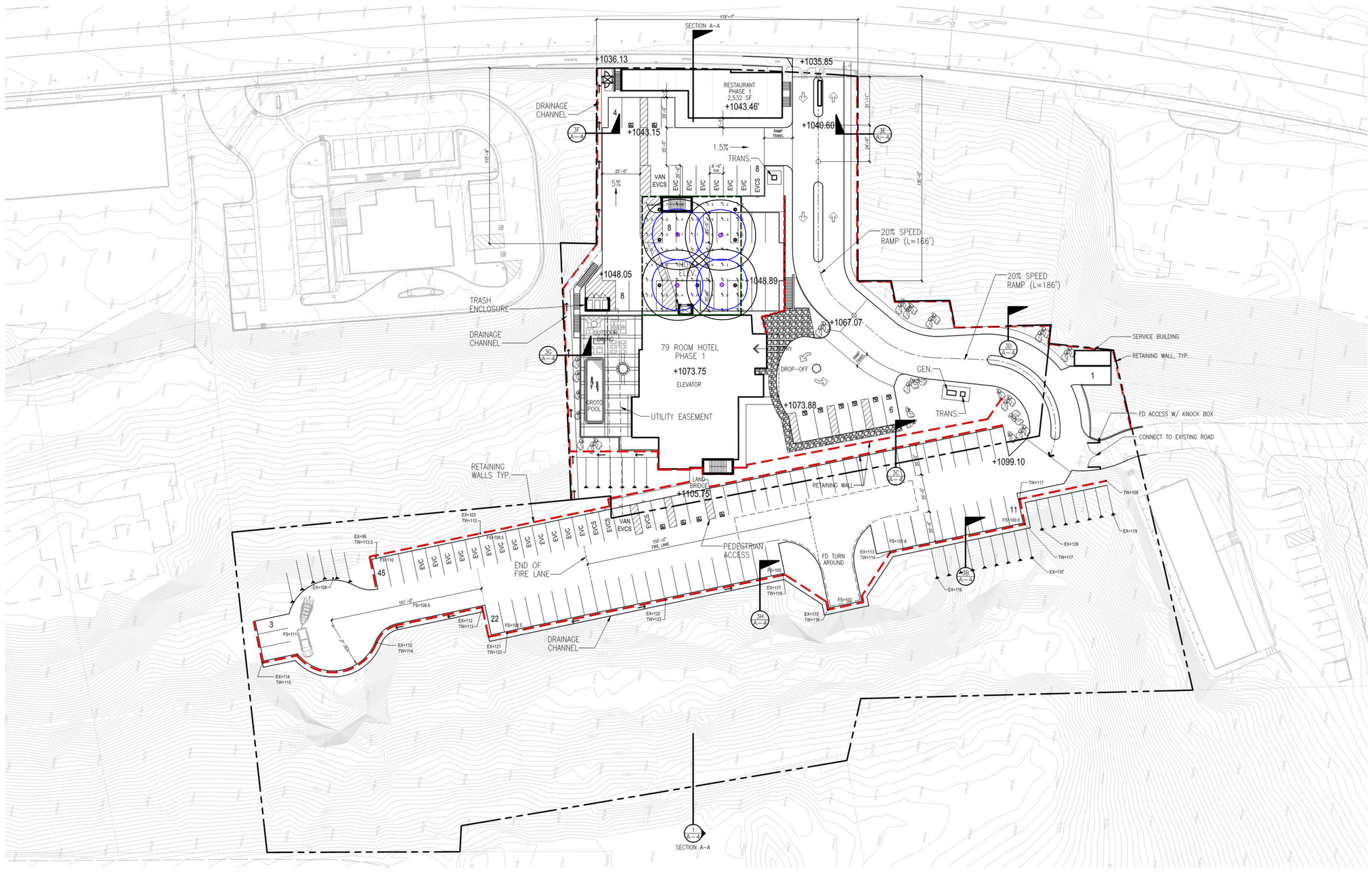
PRELIMINARY PLANTING IMAGERY

L2.1

JOB #23033
APRIL 01, 2023

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

Neal LED					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
○	4	PRK_T5LS_55W_3K_UNV	TYPE G	55	6731



ELECTRIC VEHICLE CHARGING SUMMARY

	REQ. EVC EV CAPABLE	REQ. EVCS EV CHARGING STATION	PROVIDED EVC	PROVIDED *EVCS LEVEL 2
RESTAURANT	8	2	6	2
HOTEL	17	4	13	4

*EVCS COUNT TOWARDS THE EVC SPACES.

PARKING CALCULATION

RESTAURANT PARKING	28	STALLS
HOTEL PARKING	88	STALLS
TOTAL PARKING STALLS	116	STALLS

SRK
STEWART ROMBERGER KITE
2254 South Figueroa Street
Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchitectsinc.com

HOTEL AND RESIDENTIAL DEVELOPMENT

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
1	POST TO ENGINEERING	07-22-2022
2	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
3	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
4	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
5	REMOVED ALL RES. UNITS	02-09-2023
6	REMOVED ALL RES. UNITS-REV	02-14-2023
7	REMOVED ALL RES. UNITS-REV	02-20-2023
8	SITE PLAN UPDATE	03-03-2023

Scale: 1" = 30'-0"
Checked by: RH
Drawn by: HC, RH
Project #: 21007.03

Drawing Title & Number:

PROPOSED SITE PLAN

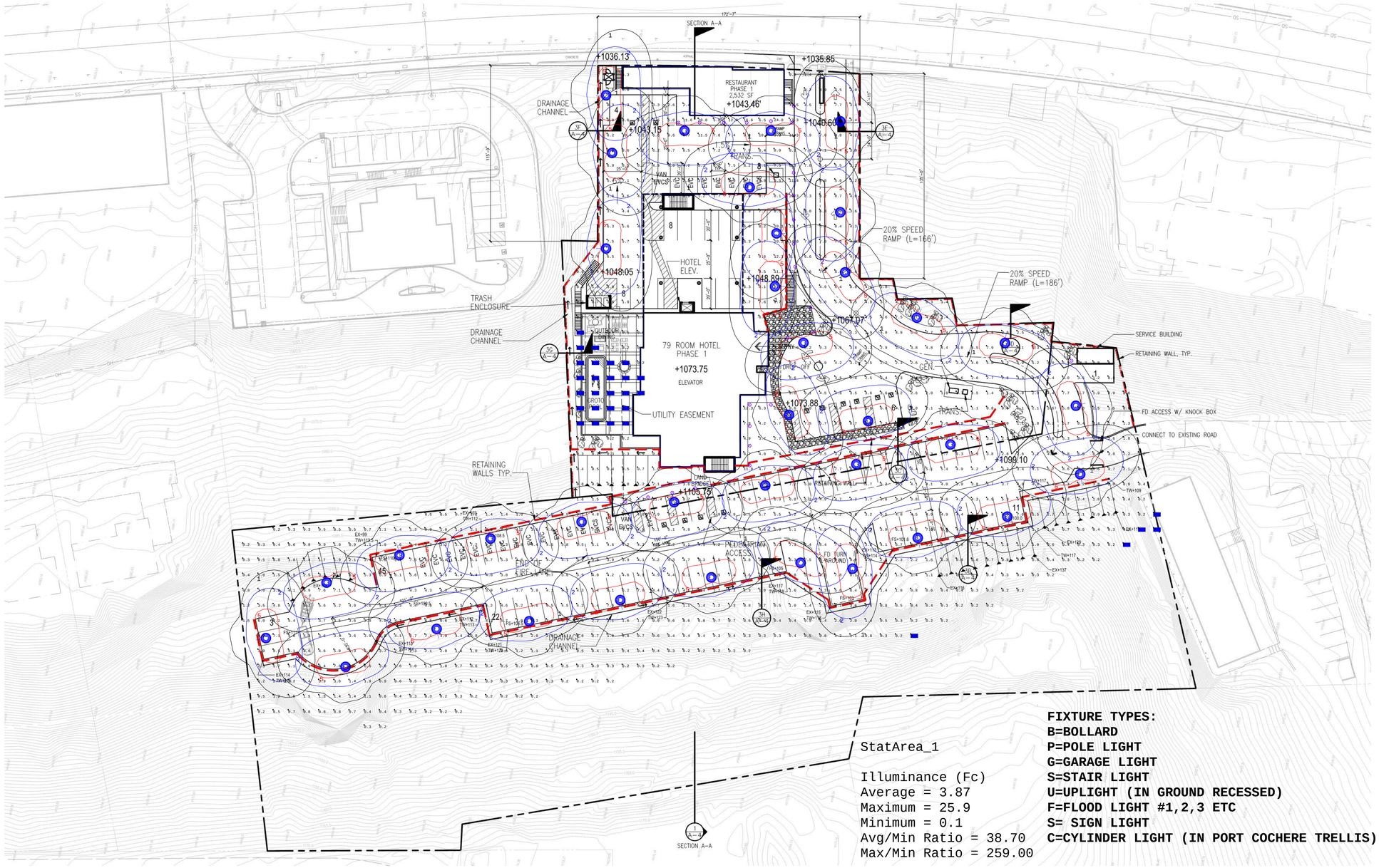
A-1.3

S:\+SRK ARCHITECTS INC+\1PROJECTS\ACTIVE PROJECTS\21007\21007- San Andreas- 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\CAD\REVIT\SAN ANDREAS-DPR1.dwg Mar 03, 2023 12:11pm

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Neal LED					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
+	25	EDS-1A_COG_20LC_7_3K	TYPE B	45	1816
+	36	ODN-2-L_T3_64LC_5_3K	TYPE P	105	12889



StatArea_1

Illuminance (Fc)
Average = 3.87
Maximum = 25.9
Minimum = 0.1
Avg/Min Ratio = 38.70
Max/Min Ratio = 259.00

FIXTURE TYPES:
B=BOLLARD
P=POLE LIGHT
G=GARAGE LIGHT
S=STAIR LIGHT
U=UPLIGHT (IN GROUND RECESSED)
F=FLOOD LIGHT #1,2,3 ETC
S= SIGN LIGHT
C=CYLINDER LIGHT (IN PORT COCHERE TRELLIS)

ELECTRIC VEHICLE CHARGING SUMMARY

	REQ. EVC EV CAPABLE	REQ. EVCS EV CHARGING STATION	PROVIDED EVC	PROVIDED *EVCS LEVEL 2
RESTAURANT	8	2	6	2
HOTEL	17	4	13	4

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PARKING CALCULATION

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Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchitectsinc.com

HOTEL AND RESIDENTIAL DEVELOPMENT

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

Scale: 1" = 30'-0"
Checked by: RH
Drawn by: HC, RH
Project #: 21007.03

Drawing Title & Number:

PROPOSED SITE PLAN

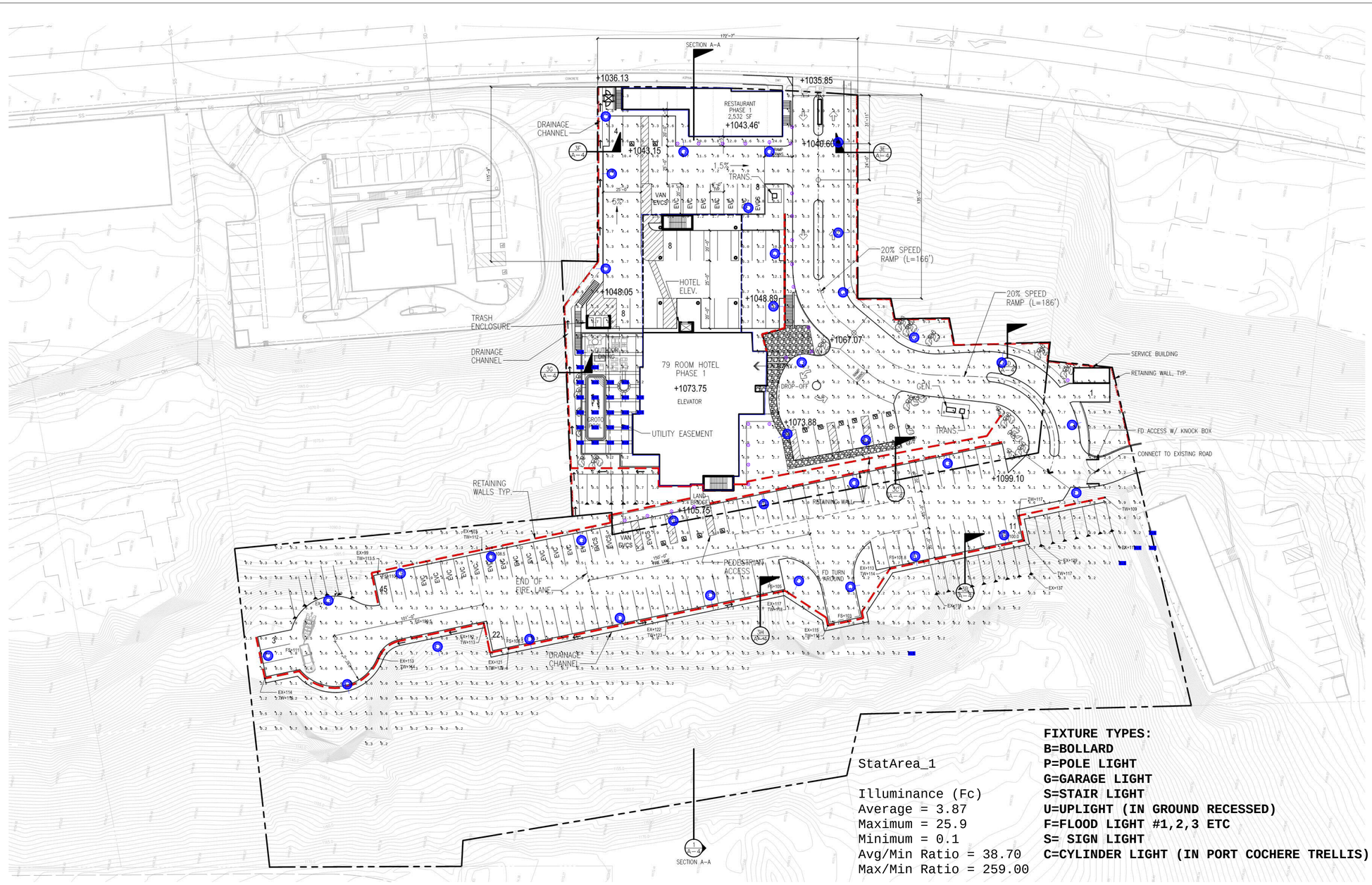
A-1.3

C:\4 SRK ARCHITECTS INC\4 PROJECTS\ACTIVE PROJECTS\21007\21007-- San Andreas - 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\CAD\RUBEN\CAM ANDREAS-SPOT.dwg Mar 03, 2023 - 12:13pm

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Neal LED					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
	25	EDS-1A_COG_20LC_7_3K	TYPE B	45	1816
	36	ODN-2-L_T3_64LC_5_3K	TYPE P	105	12889



StatArea_1

Illuminance (Fc)
Average = 3.87
Maximum = 25.9
Minimum = 0.1
Avg/Min Ratio = 38.70
Max/Min Ratio = 259.00

FIXTURE TYPES:
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	REQ. EVC EV CAPABLE	REQ. EVCS EV CHARGING STATION	PROVIDED EVC	PROVIDED *EVCS LEVEL 2
RESTAURANT	8	2	6	2
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*EVCS COUNT TOWARDS THE EVC SPACES.

PARKING CALCULATION

RESTAURANT PARKING	28 STALLS
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TOTAL PARKING STALLS	116 STALLS

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Los Angeles, CA. 90007
Tel. (213) 747-1199
www.srkarchitectsinc.com

HOTEL AND RESIDENTIAL DEVELOPMENT

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
	POST TO ENGINEERING	07-22-2022
	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
	SITE PLAN UPDATE. REMOVED RES. UNITS	12-05-2022
	SITE PLAN UPDATE. REMOVED RES. UNITS	02-07-2023
	REMOVED ALL RES. UNITS	02-09-2023
	REMOVED ALL RES. UNITS-REV	02-14-2023
	REMOVED ALL RES. UNITS-REV	02-20-2023
	SITE PLAN UPDATE	03-03-2023

Scale: 1" = 30'-0"
Checked by: RH
Drawn by: HC, RH
Project #: 21007.03

Drawing Title & Number:

PROPOSED SITE PLAN

A-1.3

S:\+SRK ARCHITECTS INC\+1PROJECTS\ACTIVE PROJECTS\2021\21007 - San Andreas - 79-room hotel & restaurant\00-PRE-DESIGN\A-ARCHITECTURAL\CAD\EXHIBITS\SAN ANDREAS-SPR1.dwg Mar 03, 2023 - 12:15pm

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Submitted by MAXWELL LIGHTING & ENERGY

MAXWELL LIGHTING & ENERGY

Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE

Catalog Number: LS3062 25D

Notes:

Type: IN GROUND

MAXWELL23-2095

Erden E6 Foundation In-ground — LS3062



A shallow-depth medium powered in-ground that combines technology and performance in a modern shallow form factor. Packed with features including **EasyGlow™** visual comfort and **CoolDrive™** thermal management technologies. Available with integrated DALI control, 0-10 V dimming or as non-dimmable.

Performance

Static White & Color[1]	Lumen Output (lm)	Efficacy (lm/W)	Peak Intensity (cd)
2,700 K (80 CRI)	1,990	80	43,400
3,000 K (80 CRI)	2,080	84	45,200
3,500 K (80 CRI)	2,245	91	48,900
4,000 K (80 CRI)	2,245	91	48,900
5,000 K (70 CRI)	2,080	84	45,200
Red	610	30	13,300
Green	2,200	89	47,500
Blue	610	30	13,300

[1] Lumen output values are based on a 10° lens.

Beam Angles	10°, 13°, 20°, 26°, 47°, 10° x 40°, 40° x 10°, 20° x 60°, 60° x 20°

easyglow™ coldrive™ humantouch™ opticlear™
microantileach™ gripglass™ electropolish™

Products and specifications are subject to change without notice.
LS3062-210830

LUMASCAPE

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Submitted by MAXWELL LIGHTING & ENERGY

MAXWELL LIGHTING & ENERGY

Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE

Catalog Number: PRK

Notes:

Type: GARAGE

MAXWELL23-2095

PRK LED Specifications



Project Name:

Catalog Number:

Type:

The PRK LED Series offers clean, functional styling that is defined by its sleek, low profile design and sophisticated optics. Engineered to the latest LED lighting technology, advanced LED thermal management and provides canopy lighting that is both energy efficient and aesthetically pleasing.

The PRK housing is die-cast aluminum with internal heat sinks for maximum heat dissipation.

The PRK LED fixture offered with lumen packages between 3,000 - 15,000. Four different optical distribution patterns are available. Choose between 3K, 4K, or 5K Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The PRK series is an exceptional choice for parking garage lighting and other ceiling mount application.

Ordering Information

MODEL	OPTICS	WATTAGE	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
PRK	**T1** Type 1 25W-95W **T3L** Type 3 Long 25W-85W **T5LR** Type 5 Long Round 25W-115W **T5LS** Type 5 Long Square 25W-95W	**25W** **35W** **45W** **55W** **65W** **75W** **85W** **95W** **105W** **115W**	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** 120-277V **5** 480V **8** 347V	**LPM** Low Profile Mount Ceiling Mount No-bodut Need. **CM** Ceiling Mount 1/2" & 3/4" Knockouts **TM** Trunion Mount **PM12** Pendant Mount 12" *12" Leads **PM24** Pendant Mount 24" *12" Leads **PM36** Pendant Mount 36" *54" Leads	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**UPL** Up-light 800 lumens **WG** Wire Guard **WLG** Wire Guard Up-light *Pendant Mount Only **WSC-8** Dimmable Motion Sensor 8' Mounting Height **WSC-20** Dimmable Motion Sensor 9-20' Mounting Height **WSC-40** Dimmable Motion Sensor 21-40' Mounting Height *WSC-20/some WSC-40 options (1) FSR 100 remote for programing	**DIM** 0-10v Dimming Driver **EBPL** 20W Emergency Battery Pack Rated for 1400 Lumens **CLD-EBPL** Cold Weather 20W Cold Weather Emergency Battery Pack Rated for 1400 Lumens **UL924** UL 924 Relay for Emergency Lighting **10kV** 10kV Surge Protector **20kV** 20kV Surge Protector **VWC** Visionaire Wireless Controls *Consult Factory **TPH** Tamper Proof Hardware

VISIONAIRE LIGHTING

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Submitted by MAXWELL LIGHTING & ENERGY

MAXWELL LIGHTING & ENERGY

Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE

Catalog Number: EDS

Notes:

Type: BOLLARD

MAXWELL23-2095

ENDURASCAPE Bollard LED Specifications



Project Name:

Catalog Number:

Type:

The **Endurascape** series of concrete bollards are designed to enhance and blend with architectural and natural landscapes. Beautifully crafted with textured finishes in a variety of shapes and cast grill louver designs. Optics provide smooth, 360-degree symmetrical low level illumination. Durably built for weather and vandal resistance. Ideal for walkways, entrances, promenades, plazas, courtyards, driveways, bridges and landscaped areas.

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
EDS-1A 9" Round **EDS-1B** 11" Round **EDS-2** 11" Round Flat Top **EDS-3A** 11" Square **EDS-4A** 11" Square Pyramid Top	**COG** 45° Cutoff Grill 6" Only **COG** 45° Cutoff Grill 11" Only **HZG** Horizontal Grill 11" Only	**20LC**	**3** 350mA **5** 500mA **7** 700mA	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** 120-277V	**AB** Anchor Base Consult Factory	Louver Colors **BZ** Bronze **BK** Black **WH** White **FG** Forest Green **GY** Grey **SL** Silver Metallic **CC** Custom Color Concrete Textures **LT** Light **MD** Medium **HV** Heavy	**ILS** Internal Light Shield

VISIONAIRE LIGHTING

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Submitted by MAXWELL LIGHTING & ENERGY

MAXWELL LIGHTING & ENERGY

Job Name: SAN ANDREAS EXTERIOR - LANDSCAPE AND GARAGE

Catalog Number: ODN

Notes:

Type: SITE

MAXWELL23-2095

ODEN LED Specifications



Project Name:

Catalog Number:

Type:

With six interchangeable caps and spun shade styles, the **Oden - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **Oden - LED Array**'s high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS	OPTIONS
ODN-1-L **ODN-2-L** **ODN-3-L**	**T1** Type 1 **T2** Type 2 **T3** Type 3 **T4** Type 4 **T5** Type 5 **T5W** Type 5 Wide **T5WR** Type 5 Wide Round	**16LC** **32LC** **48LC** **48LC** **64LC** **80LC** **96LC** **96LC** **128LC**	**3** 350mA **5** 530mA **7** 700mA	**3K** 3000K **4K** 4000K **5K** 5222K	**UNV** 120-277V **8** 347V **5** 480V	**YM** Yoke Mount Trunion Adapter Required. Trunion 4.4" tall with special mounting plate. Mounting plate. **UAM** Arm Mount *Decorative arm section not included See decorative arm section for additional options CON uses small arm. CON2 uses CON2 uses large arm	**BZ** Bronze **WB** Weathered Brown **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **FG** Forest Green **VD** Verdigris **CC** Custom Color	**C1** **C2** **C3** **C4** **C5** **C6** **H1** **H2** **H3** **H4** **H5** **H6**	**PC-120** **PC-208** **PC-240** **PC-277** Photocell & Receptacle **WSC-8** Motion Sensor 8' Mounting Height **WSC-20** Motion Sensor 9-20' Mounting Height **WSC-40** Motion Sensor 21-40' Mounting Height *WSC-20/some WSC-40 options will require (1) FSR 100 remote for programing	**DIM** 0-10V Dimming Driver **VWC** Visionaire Wireless Controls *Consult Factory **IR-R** Illuminated Rings Red **IR-B** Illuminated Rings Blue **IR-G** Illuminated Rings Green **CLS** Cutoff Louver Shield

VISIONAIRE LIGHTING

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MAXWELL LIGHTING & ENERGY

HOTEL AND RESTAURANT DEVELOPMENT

NOT FOR CONSTRUCTION

DRAWINGS ISSUED

DELTA	DESCRIPTION	DATE
-	POST TO ENGINEERING	07-22-2022
-	SPOT ELEV. & REST. FOOT PRINT UPDATE	08-19-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	12-05-2022
-	SITE PLAN UPDATE: REMOVED RES. UNITS	02-07-2023
-	REMOVED ALL RES. UNITS	02-09-2023
-	REMOVED ALL RES. UNITS-REV	02-14-2023
-	REMOVED ALL RES. UNITS-REV	02-20-2023
-	SITE PLAN UPDATE	03-03-2023

Scale:
1" = 30'-0"
Checked by:
RH
Drawn by:
HC, RH
Project #:
21007.03

Drawing Title & Number:

PRELIMINARY LIGHTING PLAN

V-1.3

S:\1-SRK ARCHITECTS\ 3JC+1\PROJECTS\ACTIVE PROJECTS\2021\21007 - San Andreas - 79-room Hotel & restaurant\01-PRE-DESIGN\A-ARCHITECTURAL\CAD\V-1.dwg, Apr 17, 2023 - 12:59pm

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