

411 EAST HUNTINGTON DRIVE, ARCADIA, CA



CITY OF GARDEN GROVE PRELIMINARY

CITY of GARDEN GROVE
GARDEN GROVE, CALIFORNIA

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SHEET TITLE
NICKELODEON RESORT HOTEL
GARDEN GROVE, CALIFORNIA

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CITY OF GARDEN GROVE PRELIMINARY PLAN REVIEW
DECEMBER 2020
HARBOR BOULEVARD & TWINTREE LANE
GARDEN GROVE, CA 92840

KAM SANG COMPANY
411 E HUNTINGTON DR #305, ARCADIA, CA 91006

BUILDING CLASSIFICATIONS

LOT INFORMATION

LOT SIZE: GROSS 3.72 ACRES (APPROX 161,933 SQUARE FEET)
LANDSCAPE: GROSS APPROX 26,224 SQUARE FEET (AT STREET LEVEL)
GROSS APPROX 29,359 SQUARE FEET (AT PODIUM LEVEL)
GROSS APPROX 55,583 SQUARE FEET (34 % COVERAGE)
CIRCULATION: GROSS APPROX 101,900 SQUARE FEET

OCCUPANT LOADS

Table with 3 columns: Room Name, Occupant Load, and Calculations. Rows include Ballroom, Meeting Rooms, Restaurant, Office, Retail, Hotel, Storage, and Parking.

*ALL OCCUPANT LOAD CALCULATIONS ARE APPROXIMATE FOR CONCEPTUAL DESIGN PURPOSES

TYPE OF CONSTRUCTION:

TYPE 1 FIRE RESISTIVE: SPRINKLER SYSTEM

BUILDING INFORMATION

ADDRESS: HARBOR BOULEVARD AND TWINTREE LANE GARDEN GROVE, CA 92840
CURRENT ZONING: C-3, COMMERCIAL
INITIAL GUESTROOM KEY COUNT
INITIAL HOTEL TOWER CONSIST OF 500 KEYS (660 MODULES @ 439 S.F. +/-)

PARKING COUNTS

ALL ENTERTAINMENT, RESTAURANTS, SPA, FITNESS, NICK STUDIO, NICK AMENITIES, RETAIL, BALLROOM, MEETING SPACE ARE INTENDED FOR OCCUPIED GUEST OF THE HOTEL.
STURCTURED PARKING UNDER MAIN HOTEL TOWER
PARKING LEVEL 4 - 52,206 S.F. (TOTAL SPACES PROVIDED - 110)
STANDARD SPACES: - 100
EV SPACES: - 6
EV ADA SPACES: - 1
ADA SPACES: - 4
PARKING LEVEL 3 - 52,206 S.F. (TOTAL SPACES PROVIDED - 110)
STANDARD SPACES: - 100
EV SPACES: - 6
EV ADA SPACES: - 1
ADA SPACES: - 4
PARKING LEVEL 2 - 52,206 S.F. (TOTAL SPACES PROVIDED - 110)
STANDARD SPACES: - 100
EV SPACES: - 6
EV ADA SPACES: - 1
ADA SPACES: - 4
PARKING LEVEL 1 - 40,656 S.F. (TOTAL SPACES PROVIDED - 84)
STANDARD SPACES: - 74
EV SPACES: - 3
EV ADA SPACES: - 1
ADA SPACES: - 4
PARKING LEVEL B1 - 52,206 S.F. (TOTAL SPACES PROVIDED - 114)
STANDARD SPACES - 104
EV SPACES - 6
EV ADA SPACES - 1
ADA SPACES - 4
TOTAL PARKING SPACES PROVIDED: 528
TOTAL EV PARKING SPACES PROVIDED: 28
TOTAL ADA SPACES PROVIDED: 20

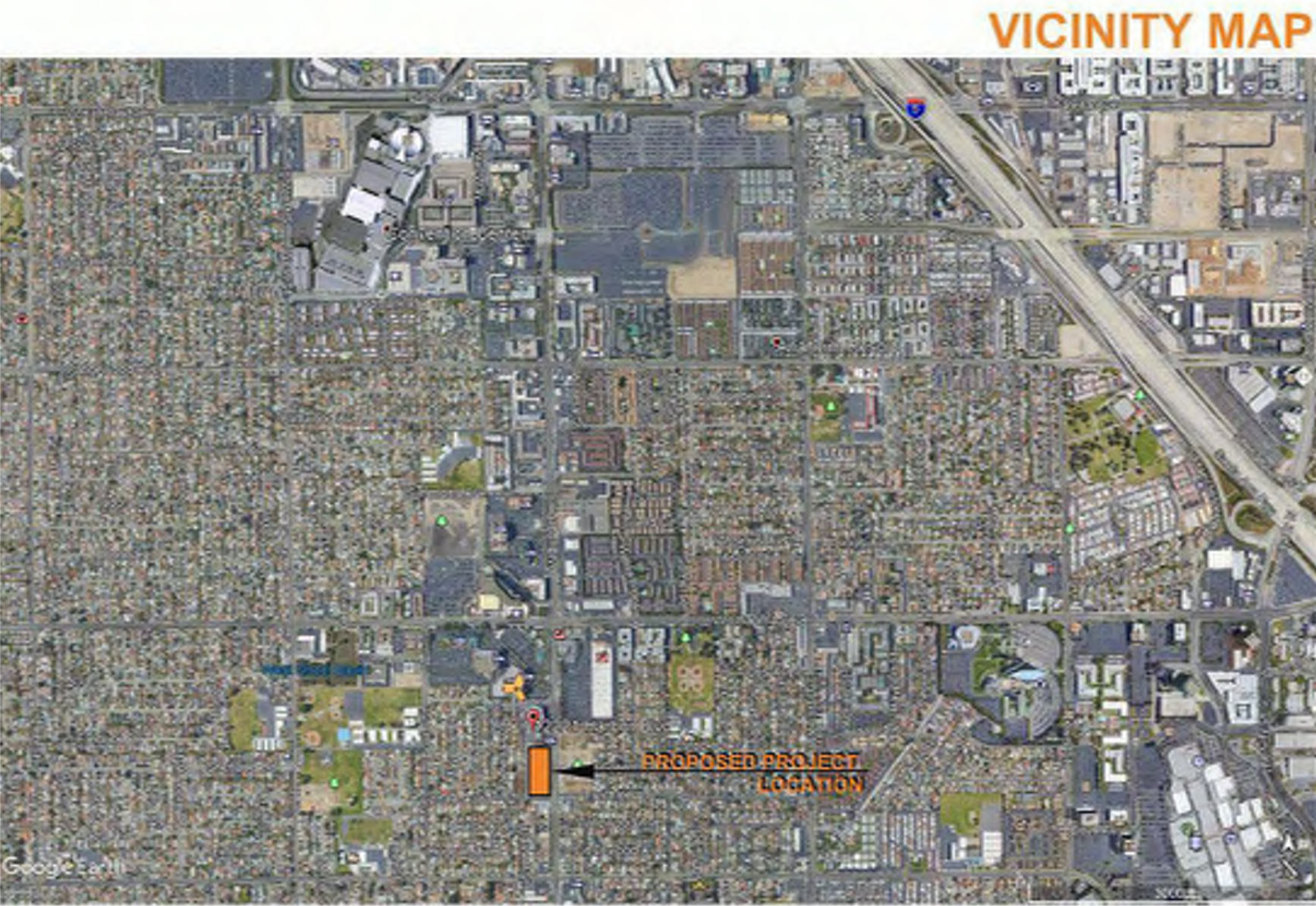
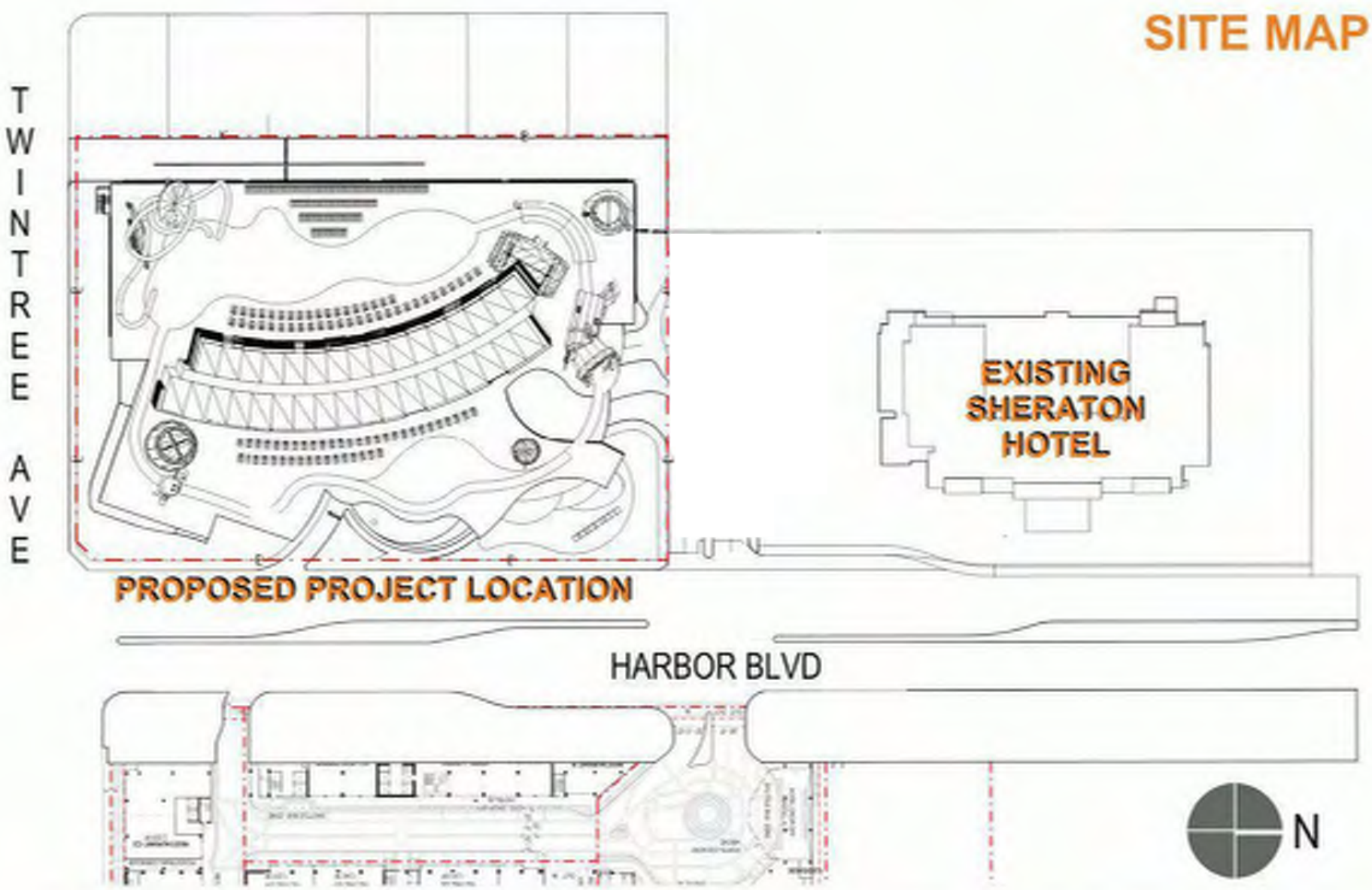
BUILDING CODE SUMMARY

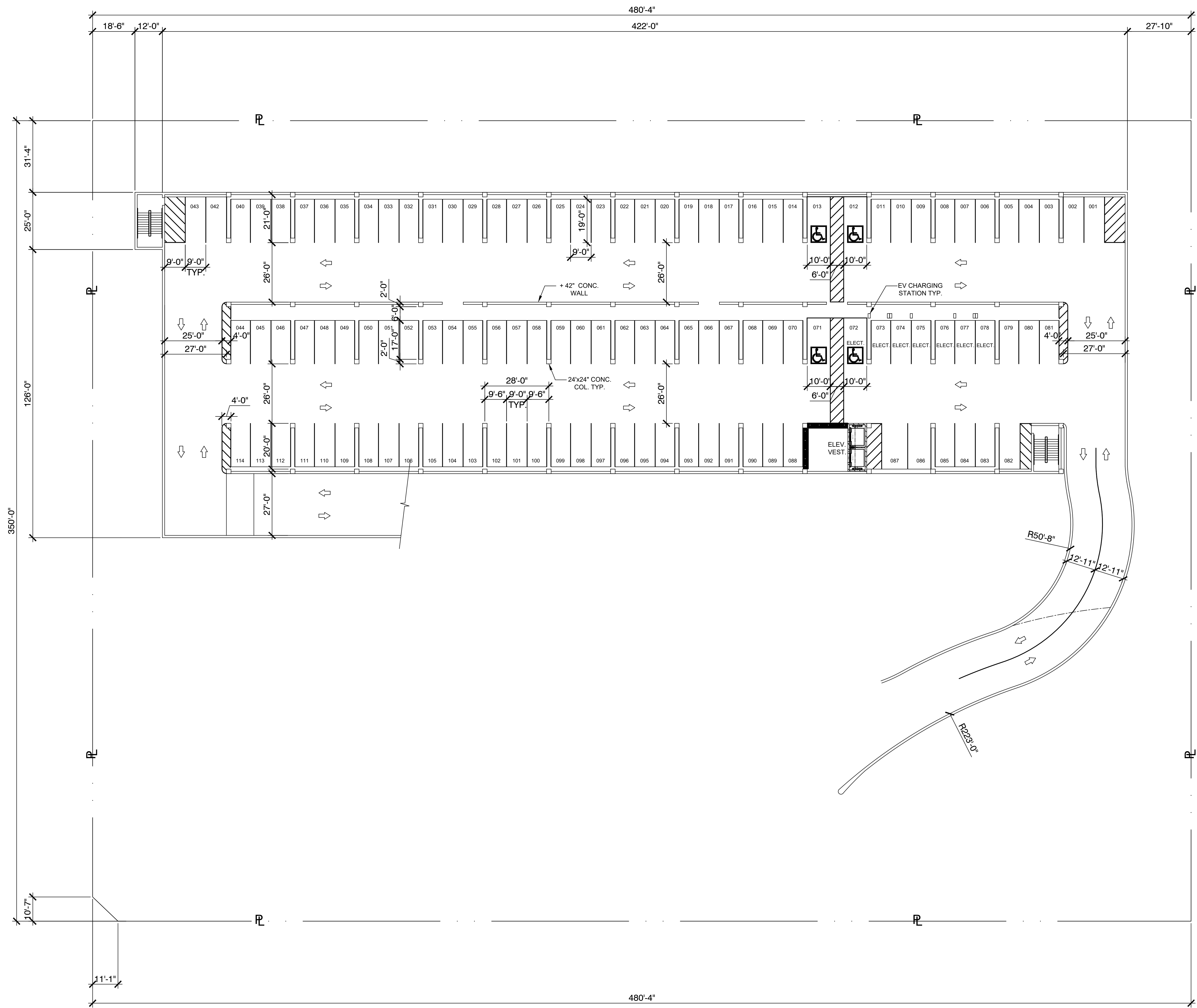
CITY OF GARDEN GROVE MUNICIPAL CODE (1962 CODE 1-1.01)
(UPDATED BY ORDINANCE 13-0-2650 ON NOVEMBER 19,2016)
BUILDING
C.B.C. 2016, EXCLUDING ALL APPENDICES EXCEPT G, I, AND J INCLUDING AMENDMENTS FROM G.G.M.C. SECTION 9-1-202
ELECTRICAL
C.E.C. 2016, INCLUDING ANNEXES EXCEPT ANNEX H
MECHANICAL
C.E.C. 2016, INCLUDING ALL OF THE APPENDICES EXCEPT A AND E
PLUMBING
C.P.C. 2016, INCLUDING ALL OF THE APPENDICES EXCEPT C,F, AND L INCLUDING ALL AMENDMENTS FROM G.G.M.C. SECTION 9-1-502
POOL AND SPA
"UNIFORM SWIMMING POOL, SPA AND HOT TUB CODE 2012" EXCEPT PART 1; I.A.P.M.O
INCLUDING AMENDMENTS FROM G.G.M.C SECTION 9-1-902
HOUSING
"INIFORM HOUSING CODE 1997" I.C.B.O. EXCEPT CHAPTER 16 AMD CHAPTERS F THE STATE HOUSING LAW UNDER WHICH LOCAL AGENCIES ACT AS THE ENFORCEMENT AUTHORITY; INCLUDING AMENTS -8"
DIVERSION
"CALIFORNIA INTEGRATED WASTE MANAGEMENT ACT" (AB939) AS REQUIREMENTS THAT WILL BE ESTABLISHED BY THE CITY
FIRE
C.F.C. 2016, INCLUDING APENDICES B, BB, C, CC, D, F, AND H INCLUDING AMENDMENTS FROM G.M.C. SECTION 9-2-2

BUILDING HEIGHT SUMMARY

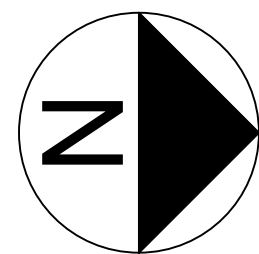
PROJECT 0'-0" BASED ON RELATIVE ELEVATION 0'-0" AT SOUTHEAST PROPERTY CORNER AND MEASURED TO HIGHEST PROJECTING SURFACE
HOTEL TOWER MAXIMUM HEIGHT +347'-7"
HOTEL PROGRAM ENTERTAINMENT/ POOL DECK +60'=7"

PROJECT DOES NOT ANTICIPATE AN IMPACT ON OUR NEIGHBORING SHERATON HOTEL OTHER THEN REQUESTING A SHARED ACCESS AGREEMENT





LEVEL B1- BASEMENT LEVEL GARAGE FLOOR PLAN

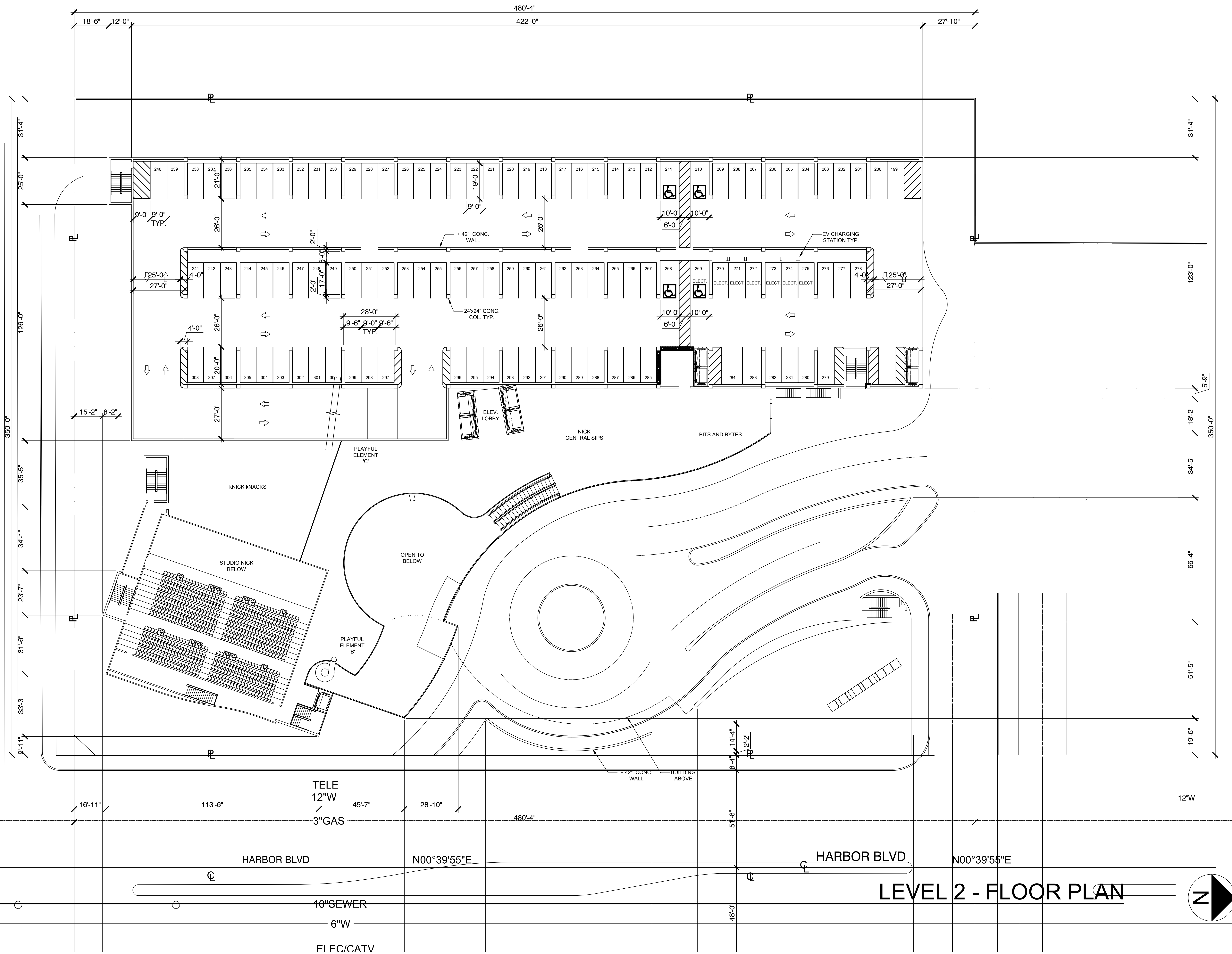


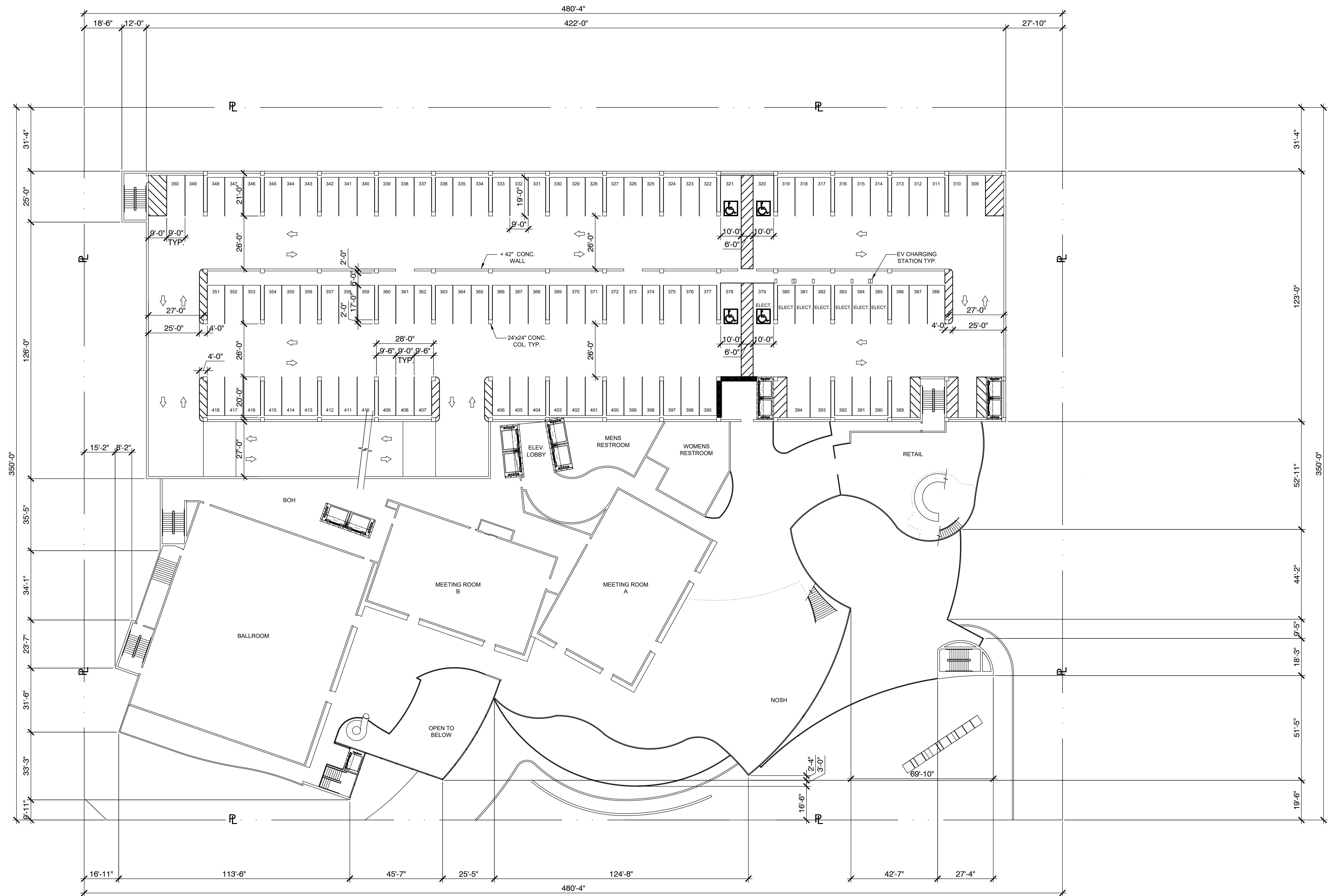
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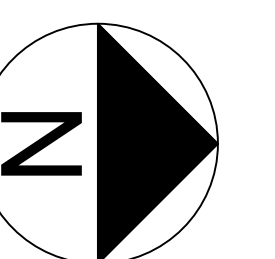
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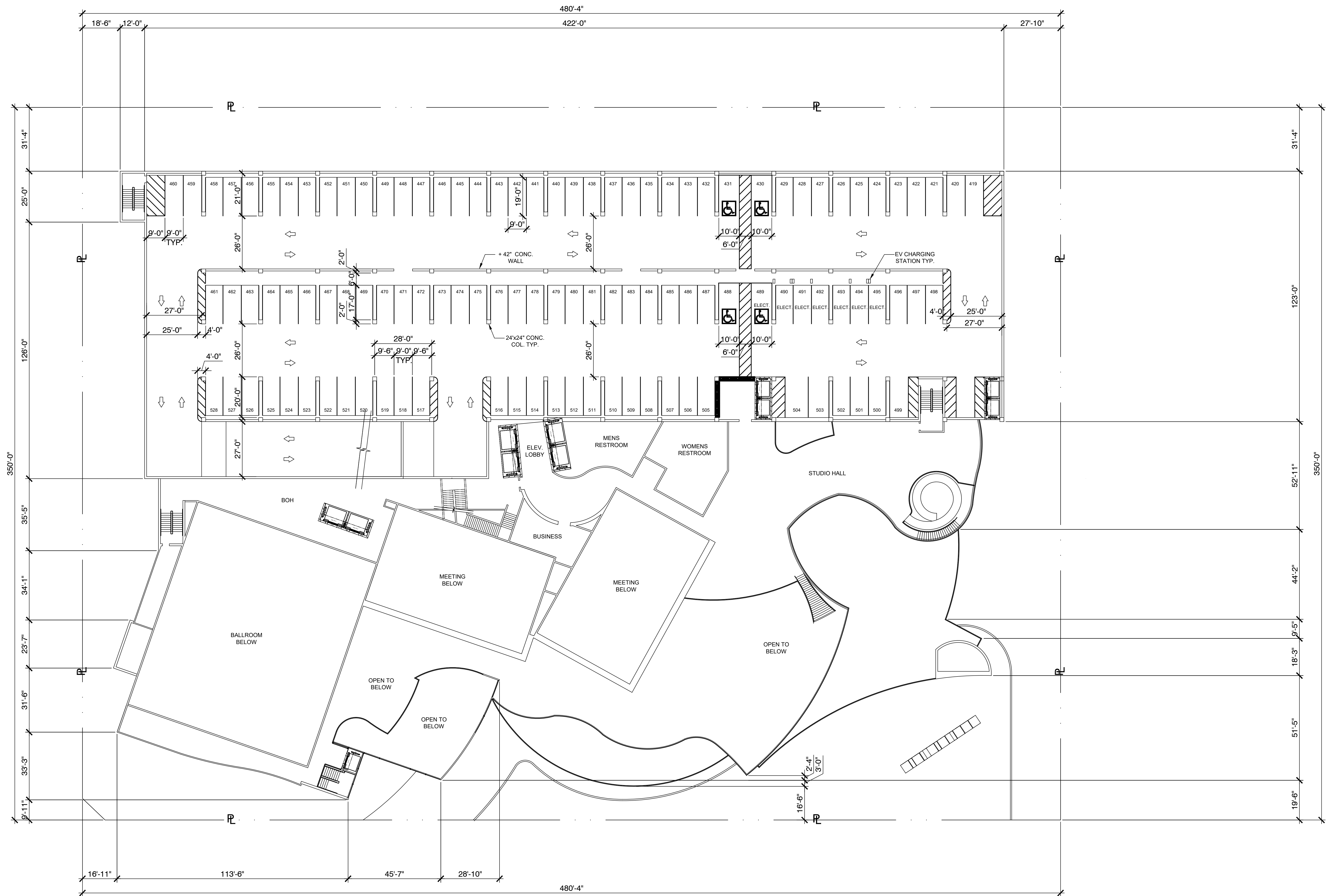
LEVEL 3 - MEETING LEVEL FLOOR PLAN



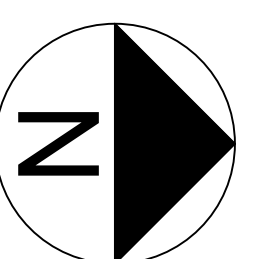
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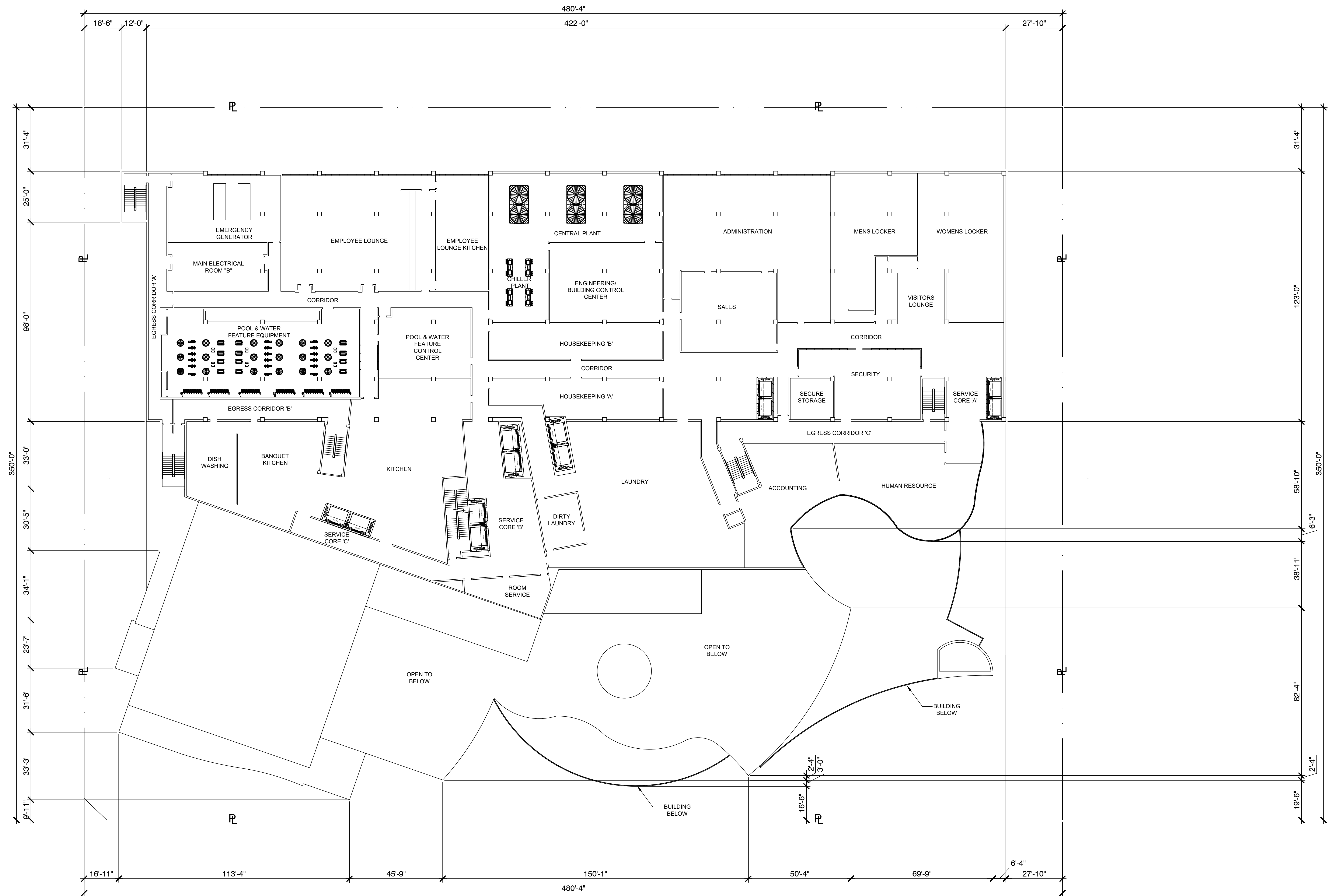
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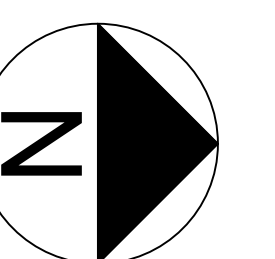


LEVEL 4 - FLOOR PLAN





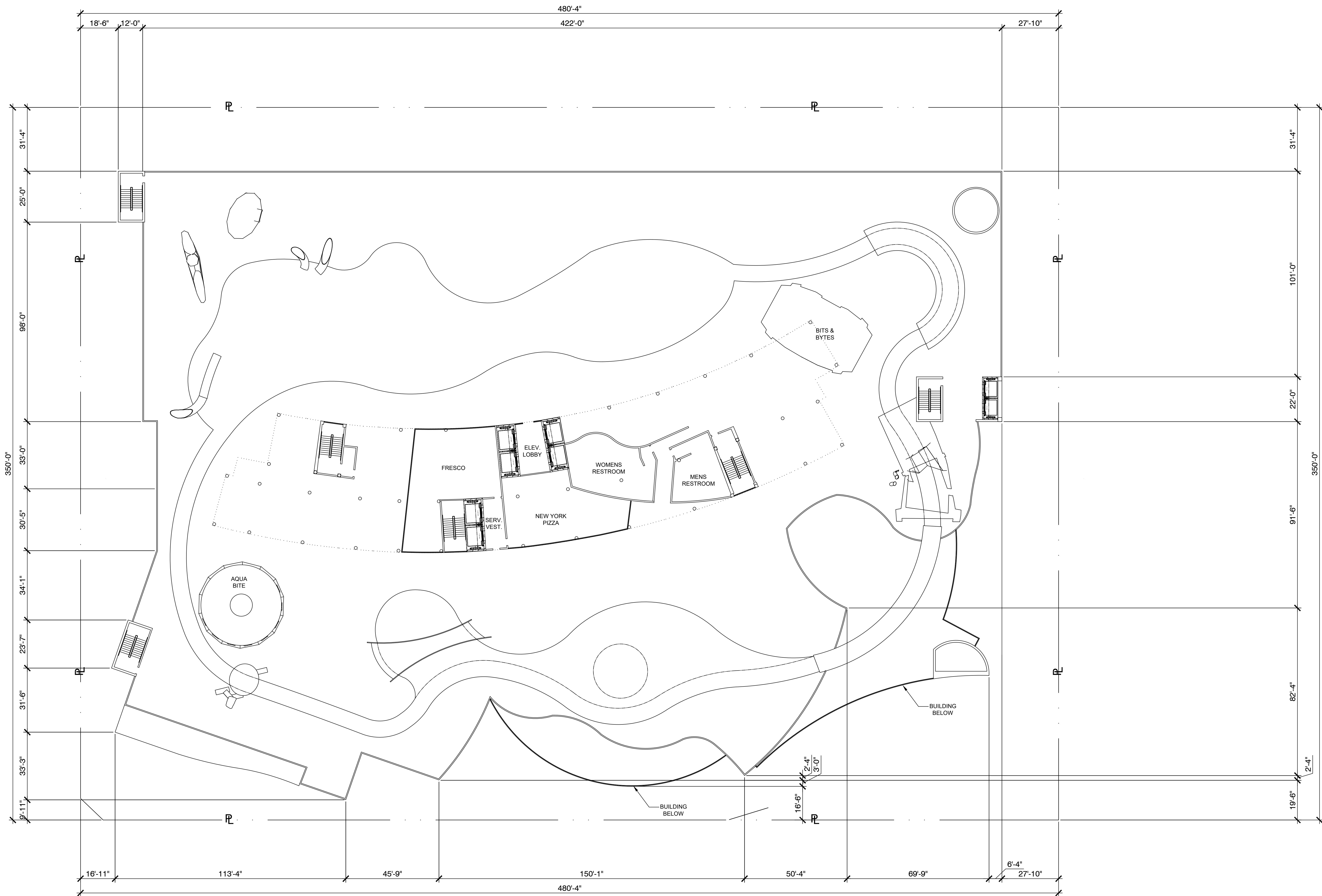
LEVEL 5 - SERVICE LEVEL FLOOR PLAN



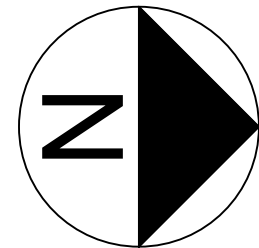
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LEVEL 6 - POOL & DINING LEVEL FLOOR PLAN

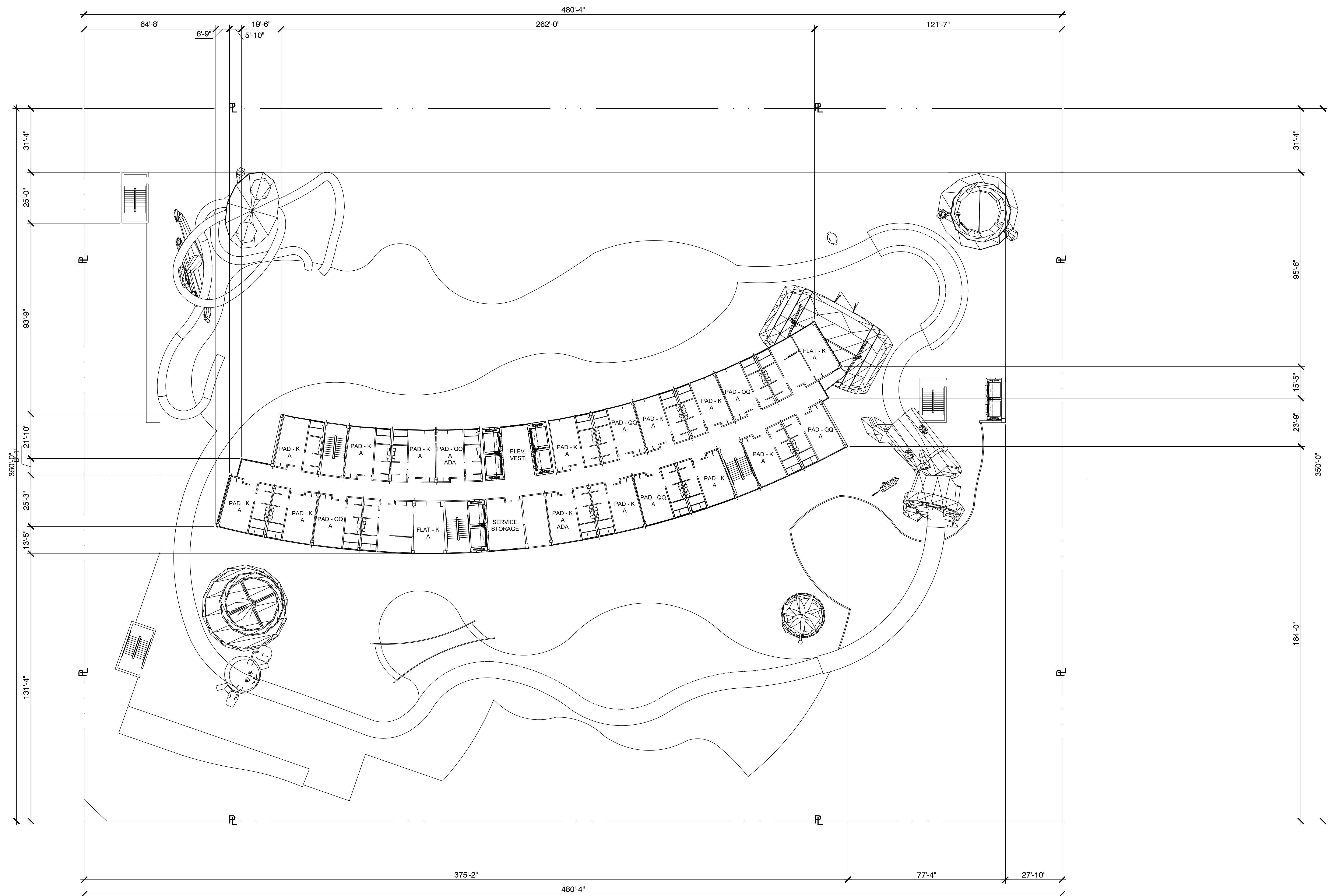


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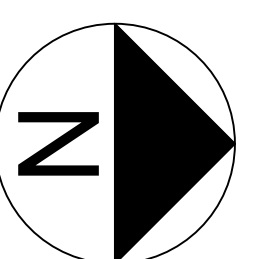
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LEVEL 7 to 22 - GUEST ROOM LEVEL FLOOR PLAN



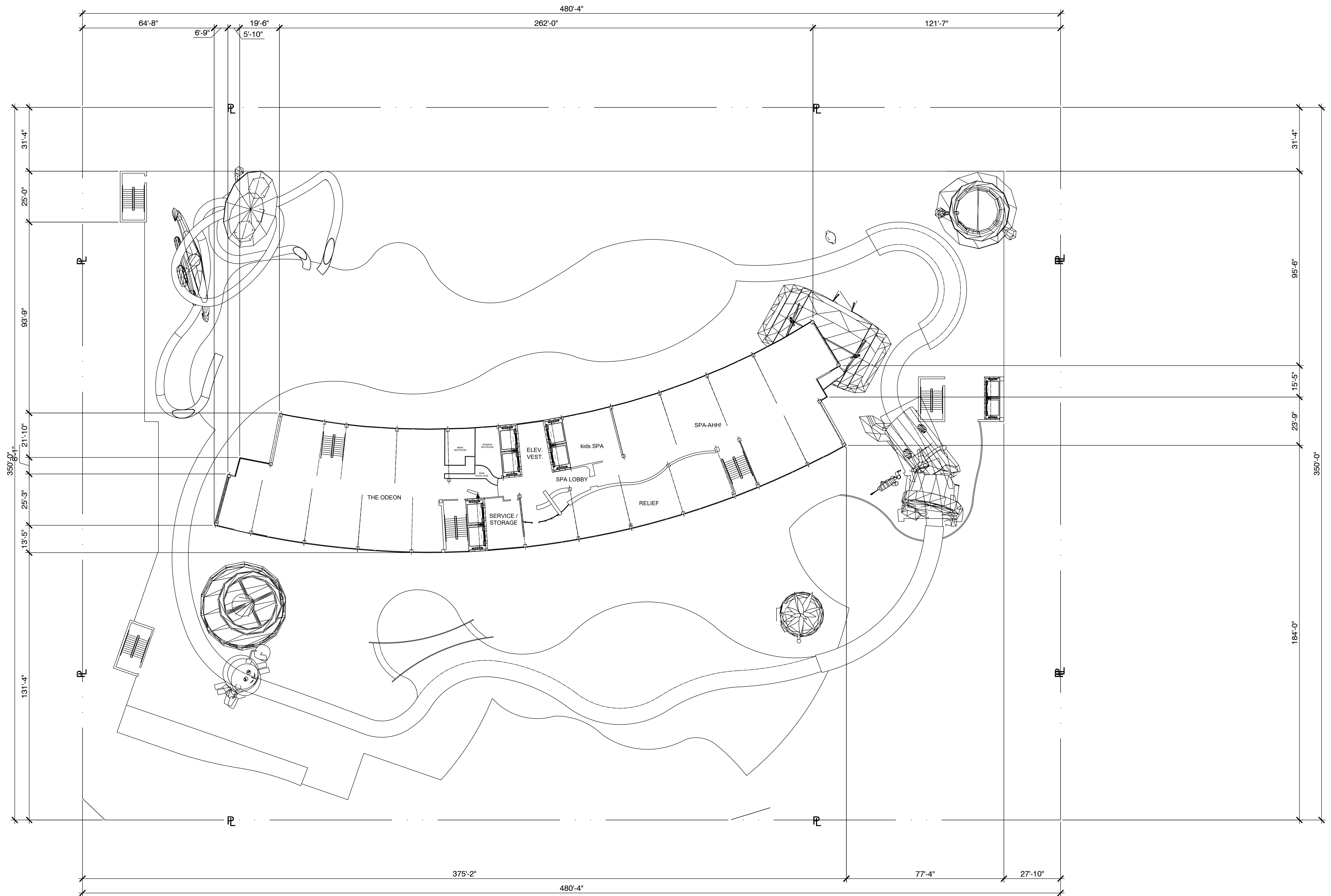
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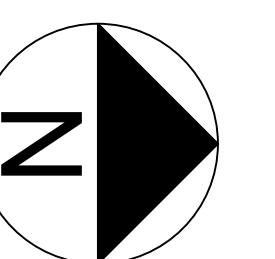
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LEVEL 23 - SPA & FINE DINING LEVEL FLOOR PLAN

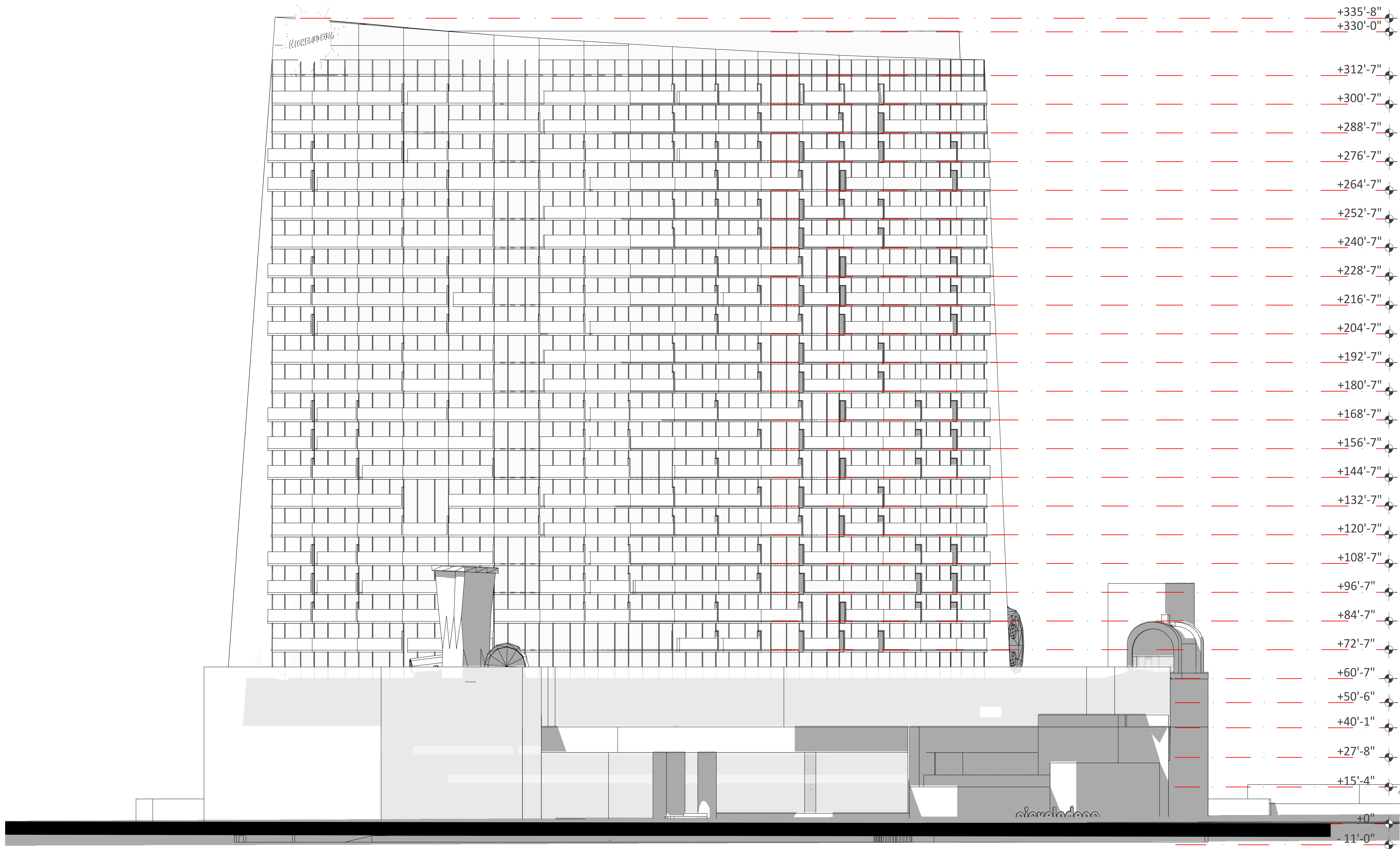


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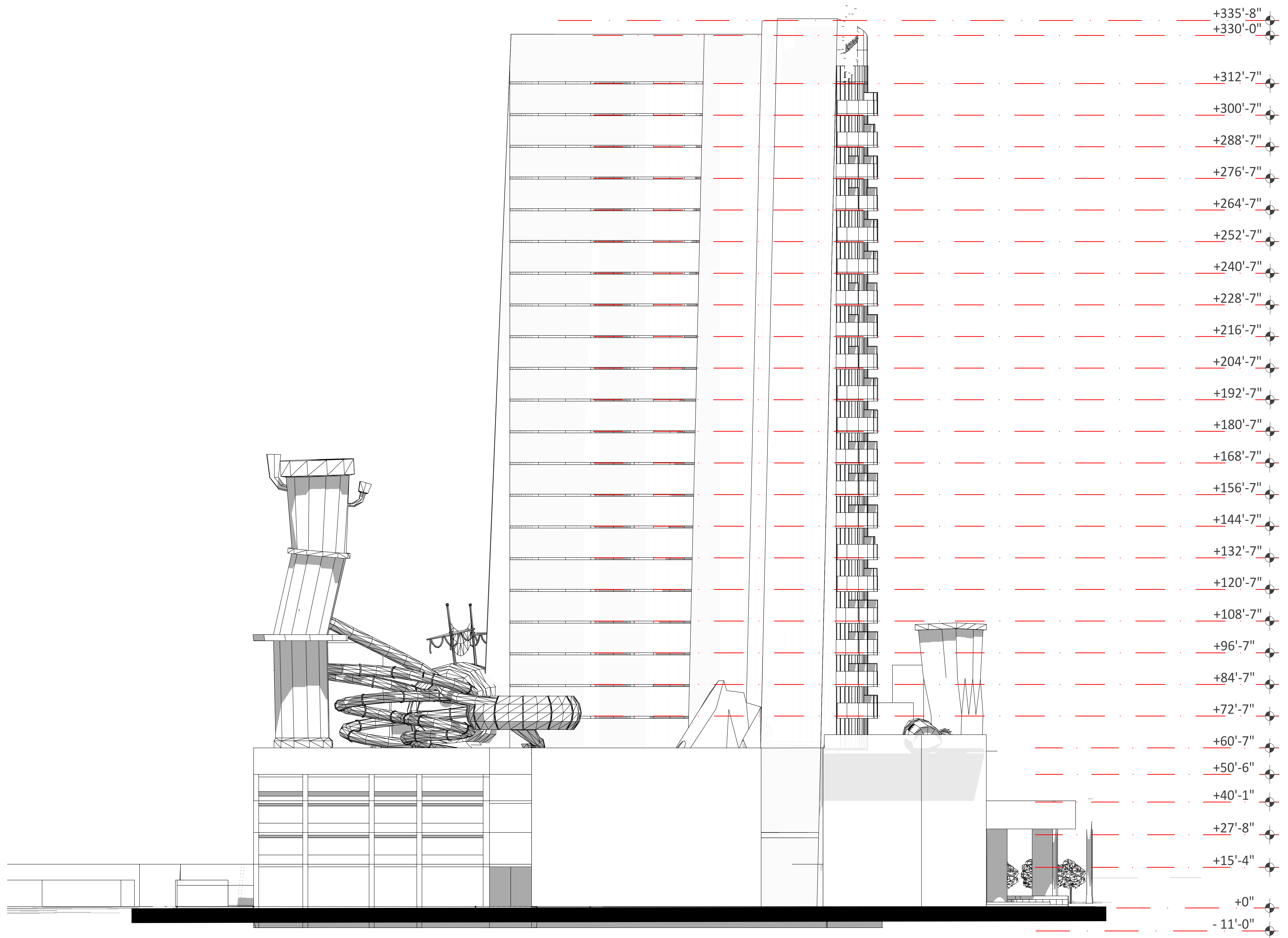
EXTERIOR ELEVATION - EAST

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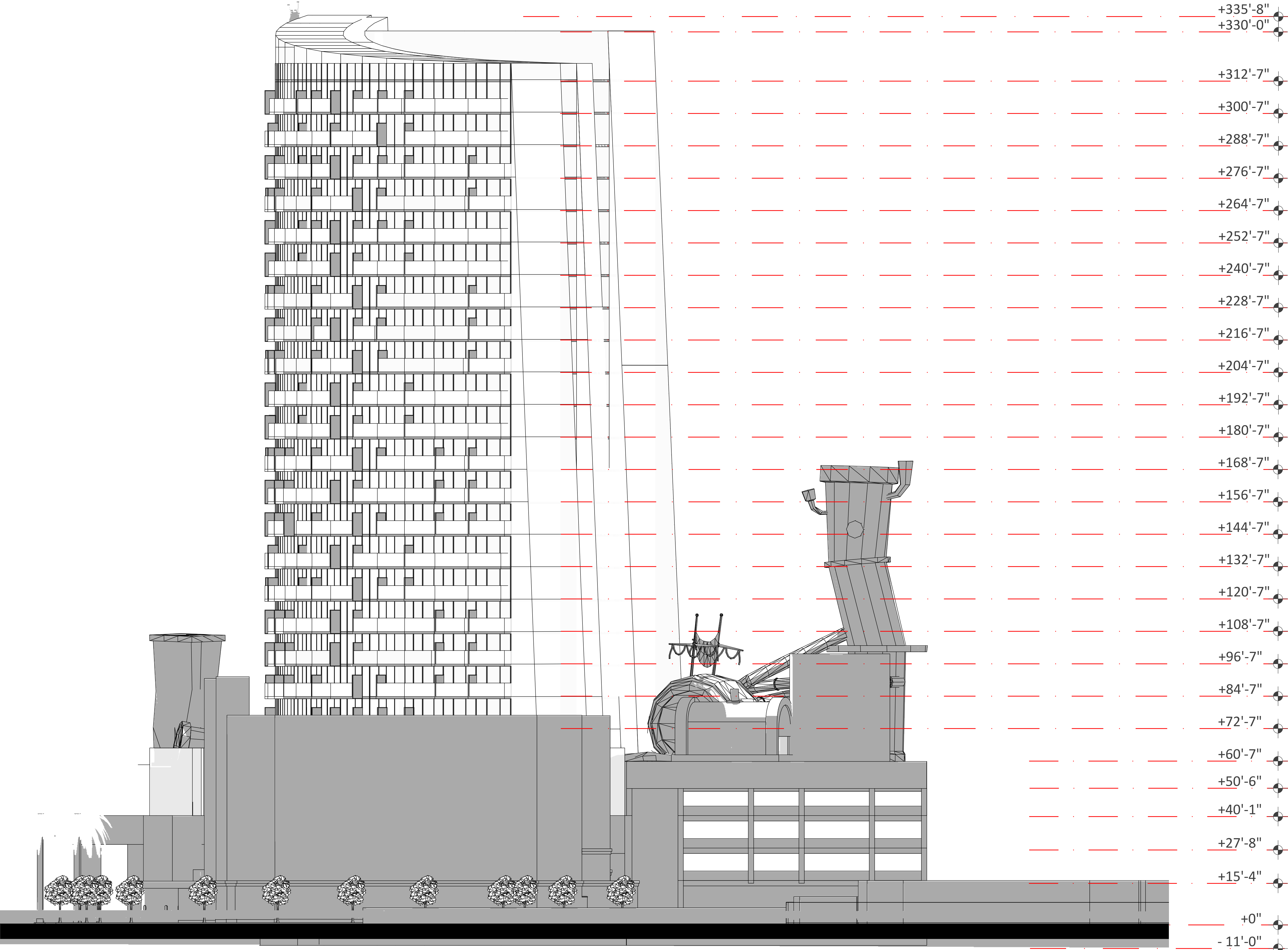


EXTERIOR ELEVATION - SOUTH

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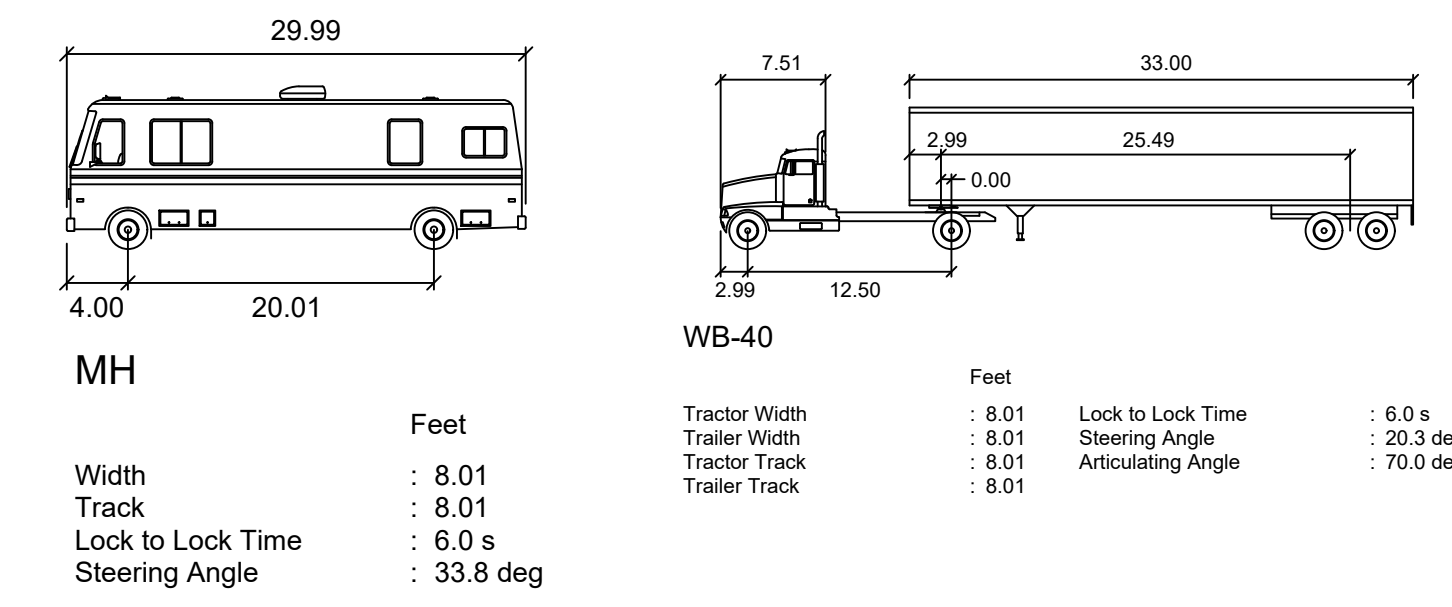
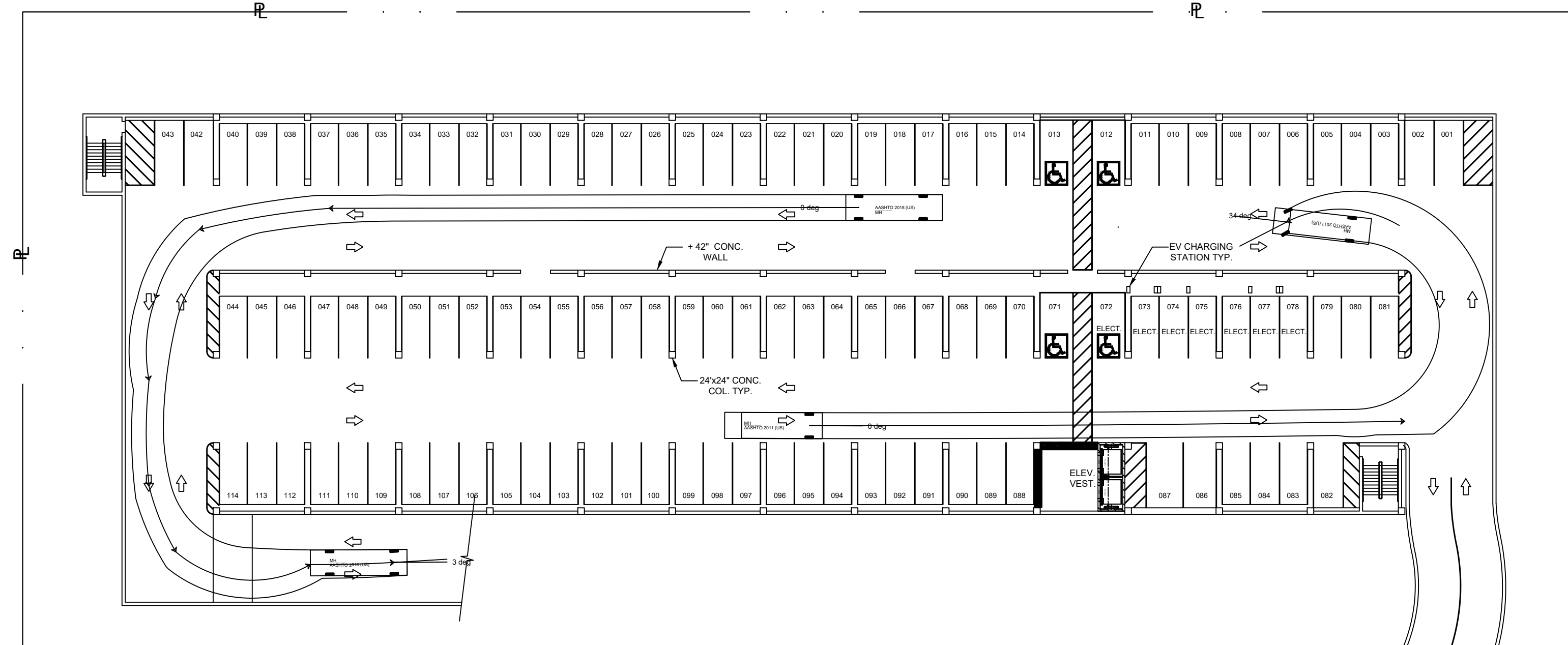
EXTERIOR ELEVATION - NORTH

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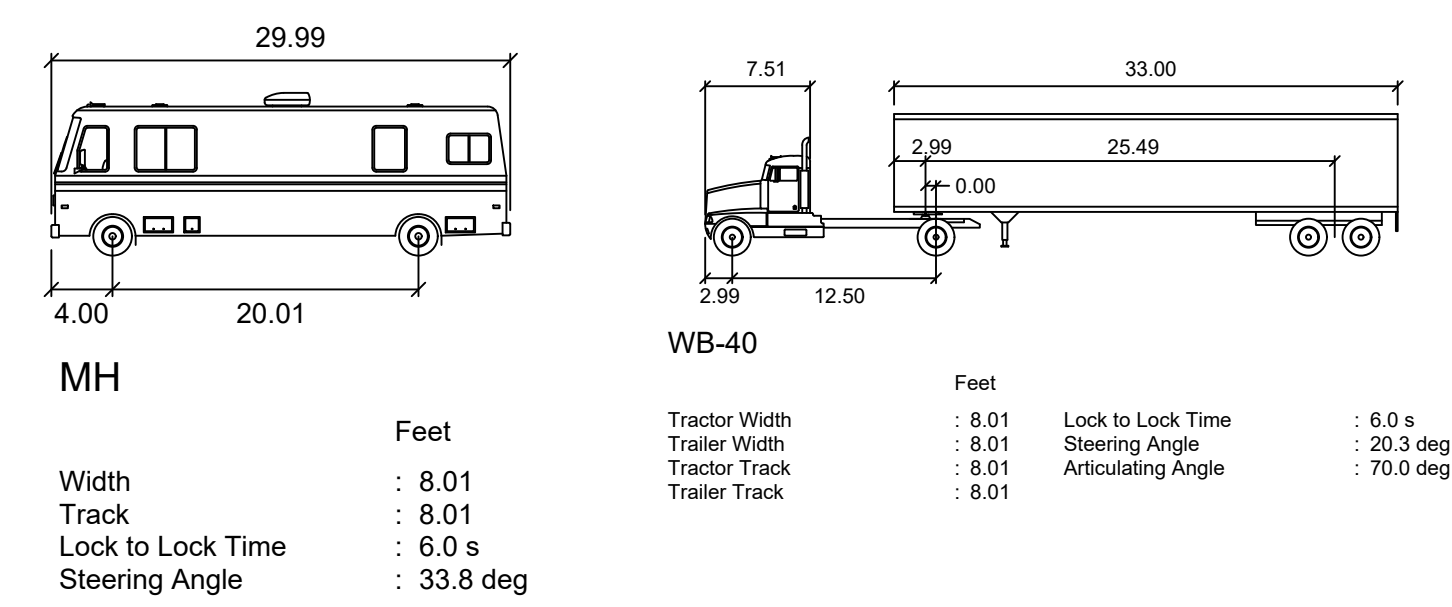
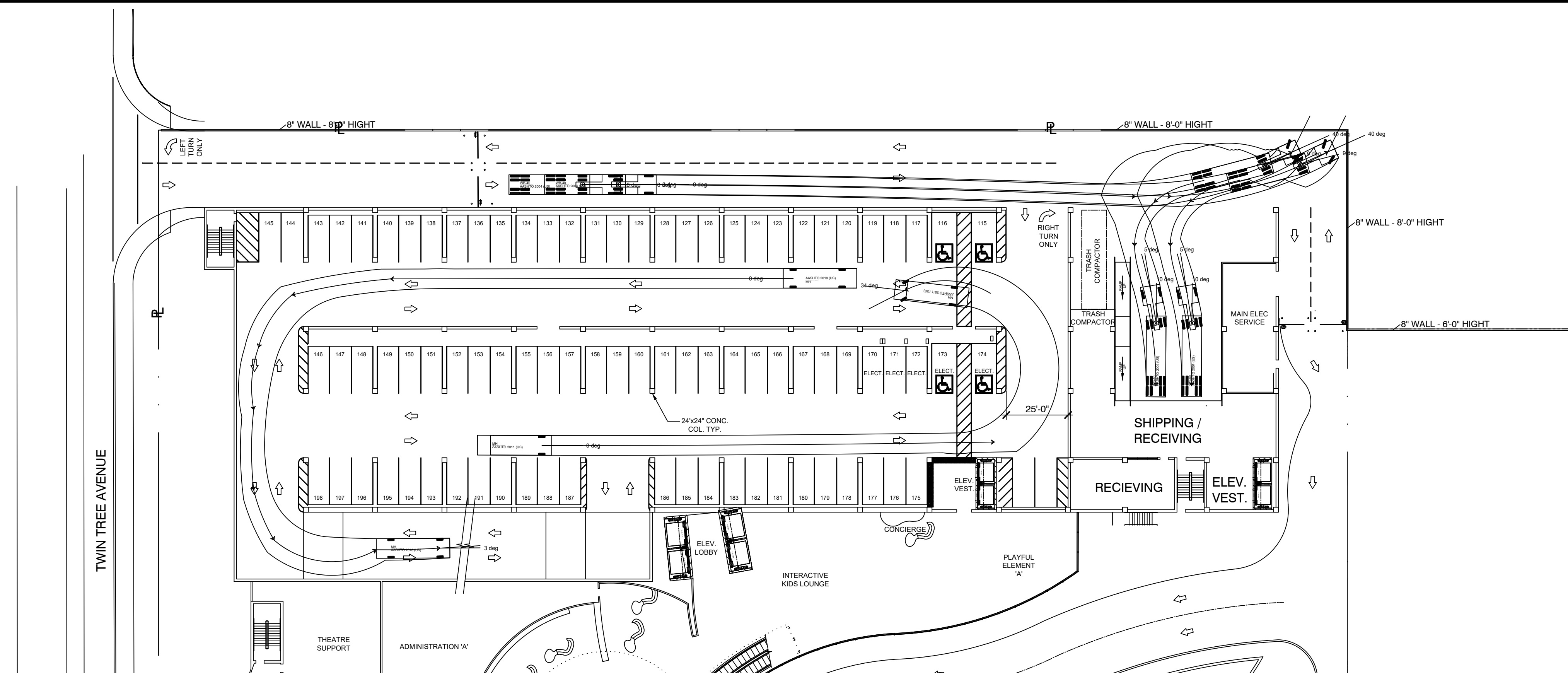
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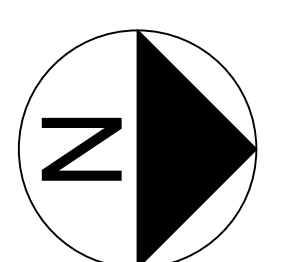
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VEHICLE TURN RADIUS @ TYPICAL GARAGE PLATE

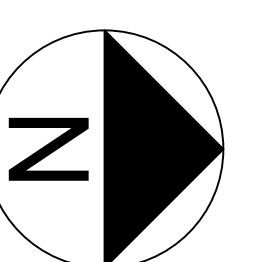


VEHICLE TURN RADIUS LEVEL 1





PROJECT RENDERINGS



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