



Washington City Council
Regular Meeting Agenda
August 27, 2025

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, August 27, 2025 at 6:00 P.M.** hosted at Washington City Hall located at 111 North 100 East, Washington, Utah. The meeting will be broadcast via Youtube Live linked online at <https://washingtoncity.org/meetings>

Invocation
Pledge of Allegiance

1. APPROVAL OF AGENDA

2. ANNOUNCEMENTS

- a. Proclamation - America 250 Community

3. DECLARATION OF ABSTENTIONS & CONFLICTS

4. CONSENT AGENDA

a. APPROVAL OF MINUTES

- i. Consideration to approve the minutes from the City Council Meeting of 08/07/25.

b. LOCAL CONSENT

- i. Consideration to approve local consent for temporary beer event permit for Oktoberfest at Koral Kafe.

5. CONDITIONAL USE PERMIT

- a. Consideration to approve Conditional Use Permit C-25-07 for a commercial building located at approximately Groves Parkway and Waters Edge Way. Applicant: Zion Surf Development

6. PLANNING COMMISSION

- a. Planning Commission Applicant Interviews. Mayor Kress Staheli

7. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

8. CITY MANAGER REPORT

9. CLOSED SESSION

- a. Purchase, exchange, or lease of property;
- b. Pending or potential litigation;
- c. Character or professional competence of an individual.

10. ADJOURNMENT

POSTED this 21st day of August 2025
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

PROCLAMATION

Designating Washington City as an America 250 Community

WHEREAS, the United States of America will celebrate its semiquincentennial with events and activities throughout the next year leading up to July 4th 2026 ; and

WHEREAS, the United States of America, with its Declaration of Independence, Constitution, inalienable rights, and republican form of government stands as a beacon of freedom to the entire world ; and

WHEREAS, many American lives have been lost to defend and uphold the freedoms that American citizens enjoy every day ; and

WHEREAS, we have been encouraged to honor and celebrate the 250th anniversary of our great nation through community events, art, words, deeds, prayer, meditation, education, and service ; and

WHEREAS, Washington City is a patriotic city that reveres its founding fathers, honors its veterans, and instills hope and gratitude in its youth ;

NOW, THEREFORE, I, **Kress Staheli**, Mayor of **Washington City, Utah**, on behalf of the City Council and the residents of our community, do hereby proclaim:

Washington City as an America 250 Community

In Washington City and encourage all citizens to join in recognizing the significance of America's semiquincentennial. I invite each resident of Washington City to find ways to celebrate America's 250th both individually and as a community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Utah this 27th day of August 2025.



Kress Staheli, Mayor



Local Authority Consent for a Temporary Beer Event Permit

The local business licensing authority gives written consent to the Alcoholic Beverage Services Commission to consider the issuance of a temporary beer event permit for a person to store, sell, offer for sale, furnish, or allow the consumption of 5% or less ABV beer on the event premises of the applicant under the following authority: Utah Code Section 32B-9-201.

hereby grants its consent for the issuance of a permit to:

Applicant/Entity/Organization: _____

Event Name: _____

Physical Location Street Address: _____

City: _____ **Zip Code:** _____

Event Start Date: _____ **Event End Date:** _____

Hours of Operation: _____

Authorized Licensing Authority Signature: _____

Printed Name: _____ **Title:** _____ **Date:** _____

This local consent document must be submitted to the DABS by the applicant as part of a complete application.

This is a suggested format. A local authority produced form is also acceptable.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	August 27th, 2025
ACTION REQUESTED:	C-25-07, A request for a Conditional Use Permit for a new commercial building located at Groves Parkway and Waters Edge Way.
APPLICANT:	Zion Shores Development
OWNER:	Preserve at Stucki Farms Holding Co LLC
ENGINEER:	Civil Science
REVIEWED BY:	Eldon Gibb - Community Development Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to build a commercial building(s) located at Groves Parkway and Waters Edge Way located in village 28 of the Alaia PCD. Zoning regulations require new commercial buildings 5,000 sq.ft in size and larger to obtain Conditional Use Permit approval. With that being said, there are two buildings that meet this threshold with the first being a 6,000 sq. ft retail building and the second being a 32,568 sq. ft wave generator and viewing deck. Other structures include a jumping rock and beach cabanas. The entire site is 8.83 acres in size.

The retail building is 41'8" tall with a board shop and check-in being on the first floor, office and staff area on the second floor and a deck lounge on the third floor. The wave generator and viewing deck is one-story and will house the mechanical equipment to produce the surf waves with a viewing deck on top.

The proposal includes 110 parking spaces which are broken down with 1 parking space for every 250 sq. ft of business/retail and 1 parking stall for every 3.5 available seats within the facility. Staff is comfortable with the proposed parking.

The parcel is zoned PCD with a specific designation of hospitality. Staff has reviewed the proposed project and finds that it meets the standards as outlined in the PCD.

Recommendation

The Planning Commission reviewed this request on August 20th, 2025 and unanimously recommended approval based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet or exceed the requirements of City and State adopted codes including, but not limited to, the Building and Fire Codes of Washington City.
2. The development of the site shall comply with the development as approved in the exhibits provided along with the development standards found in the PCD approval / agreement and this Conditional Use Permit.
3. Development of the site shall comply with the recommendations of a geotechnical study and drainage study. Improvements for the drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.
4. The applicant will submit a traffic impact study for review and approval by the Public Works Department. The City's Access Management Plan will be adhered to in the traffic design of the project.
5. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.
6. Any roof mounted equipment will be screened from view.
7. All signage will be in accordance with the adopted sign regulations of the city.
8. Any exterior lighting will be directed inward to the property.

9. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits. Live growth plants shall be used to help screen the refuse walls where applicable.

10. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project. The landscaping will adhere to the city's water conservation ordinance.

11. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.

12. If any of the property is subdivided, a cross access easement and shared parking agreement will need to be recorded with the properties.

13. The parking will be adhered to as presented in the exhibits of this application.

14. All of the water used in relation to the "surf pool", shall be supplied by secondary water from the developers private secondary water sources.

15. The discharge of byproducts or outflow from any water treatment system, such as a reverse osmosis system or other water treatment technology, that is installed on the property for treatment of secondary water shall not be discharged into the City's system(s).

16. Plans for any secondary water treatment facility installed on the property for the processing and discharge of any and all waste stream, brine solution or other byproduct of reverse osmosis shall be submitted to the city for approval.

17. Culinary water shall not be used in any capacity to treat secondary water sources.

18. The surf pool as identified on the plan, shall be constructed as a permanent structure with the issuance of a building permit from Washington City.

August 20, 2025 Planning Commission Minutes

<https://youtube.com/live/PLax04d2lmM?t=197>

Community Development Director Eldon Gibb reviewed the application.

Cody Larkin representing Zion Shores spoke to the item.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Anderson made a motion to recommend approval to City Council for Conditional Use Permit C-25-07 with the findings and conditions of staff. Commissioner Mitchell seconded the motion; which passed with the following roll call vote:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>



Zion Shores – Perfect Swall

Conditional Use Permit Narrative

Project Overview

PerfectSwell Zion is a state-of-the-art surf facility located in the Alaia PCD, utilizing American Wave Machines' patented PerfectSwell® wave generation technology. This facility represents a significant advancement in recreational infrastructure, combining high-performance surf simulation with sustainable design and regional economic development. At the core of the facility is a programmable pneumatic wave system, capable of producing ocean-quality waves in a controlled environment. The system uses air pressure chambers to displace water, creating customizable wave patterns suitable for all skill levels—from beginner to professional.

Key technical features include:

- **Wave Customization:** Real-time control of wave shape, frequency, and direction.
- **Energy Efficiency:** Optimized pneumatic systems reduce energy consumption per wave cycle.
- **Water Management:** Closed-loop filtration and treatment systems ensure water quality and conservation. All water supplied to the surf system through private wells. No culinary water will be used for recreational purposes.

The wave building, which houses the mechanical features, will serve as a viewing area with an outdoor seating deck located on the roof level. A retail building will provide both office and retail space for guests to check in, purchase merchandise, and enter the facility.

Conditional Use Permit

As the recreational water use is an approved use within the Alaia PCD, this CUP application addresses the building size & massing and parking requirements.

Buildings & Uses

The retail building is approximately 6,000 square feet being 3-stories with an overall height of 41'-8" at the highest point of the roof line. Level 1 is the board shop and check in area. Level 2 is occupied by offices and staff area with access to the wave building viewing deck. Level 3 is a roof deck lounge area that allows viewing of the surfing.

The wave building has a building footprint of approximately 32,568 square feet which provides housing for the mechanical equipment that produces the surf wave. The height of the building varies from the Groves Parkway view as it will be set below grade in areas as

shown on the attachments. The height to the roof deck is 12'. The wave building will provide a roof top deck for viewing.

Parking

The parking calculations were determined by incorporating Washington CC *Section 9-16-5: Number of Parking Spaces* as much as possible due to the unique nature of the proposed use.

COMMERCIAL: 6,000 SF / 250 = 24 STALLS
ROOF DECK: 50 SEATING / 3.5 = 14 STALLS
<u>BEACH & CABANA AREA: 150 SEATING / 3.5 = 43 STALLS</u>
TOTAL PROVIDED = 110 STALLS
APPROX REQUIRED = 81 STALLS



**PROJECT FLOW CARD:CUP-25-07 - Conditional Use Permit-Zion Shores - Perfect Swell
Waters Edge & Groves Pkwy**

Planning	Reviewed. OK to move forward.	
Public Works	Reviewed - Basic conceptual layout is acceptable for CUP. Submission of civil construction drawings will be required for compliance with all Washington City construction design standards. May require site modifications during the review and approval process.	
Engineer	The parking seems like it will need more, but this is pretty unique and hard to tell if it will be short or enough. I have a bit of a concern with how close building 1 from ZION SHORES AT ALAIA is. Building 1 will be at 2748.0 elevation. The pool elevation will be 2742.5. That should be fine. My concern is with waves going towards that building. There appears to be enough elevation difference that I am ok with it. There is little beach space between the water and the building.	
Fire Dept.	Reviewed no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Dixie Power	Reviewed, no concerns	
Economic Dev	Reviewed. This amenity will diversify Washington City's recreational offerings, generate visitor spending, and support nearby businesses, creating a strong economic driver for the region. RH	

MODIFIED PRELIMINARY SITE PLAN
ALAIA (STUCKI FARMS)



Proposed Location



RESIDENTIAL Single and Multi-Family		
	Du/Ac*	Area*
Very Low Density 1-2.9 Du/Ac 41.2 Acres		
VILLAGE 9	27.0 Ac	
VILLAGE 10 (HOMESTEAD HEIGHTS)	14.2 Ac	
Low Density 3-4.9 Du/Ac 42.9 Acres		
VILLAGE 5 (HOMESTEADS)	32.8 Ac	
VILLAGE 17	10.1 Ac	
Medium Density 5-6.9 Du/Ac 124.6 Acres		
VILLAGE 1 (THE MEADOWS)	27.1 Ac	
VILLAGE 2 (THE CROSSROADS)	18.4 Ac	
VILLAGE 3 (LAKESIDE)	20.5 Ac	
VILLAGE 8	44.5 Ac	
VILLAGE 27	14.1 Ac	
Medium High Density 7-16 Du/Ac 87.2 Acres		
VILLAGE 4	5.3 Ac	
VILLAGE 6	29.9 Ac	
VILLAGE 7	30.4 Ac	
VILLAGE 12 (THE COTTAGES)	5.0 Ac	
VILLAGE 12A	16.6 Ac	

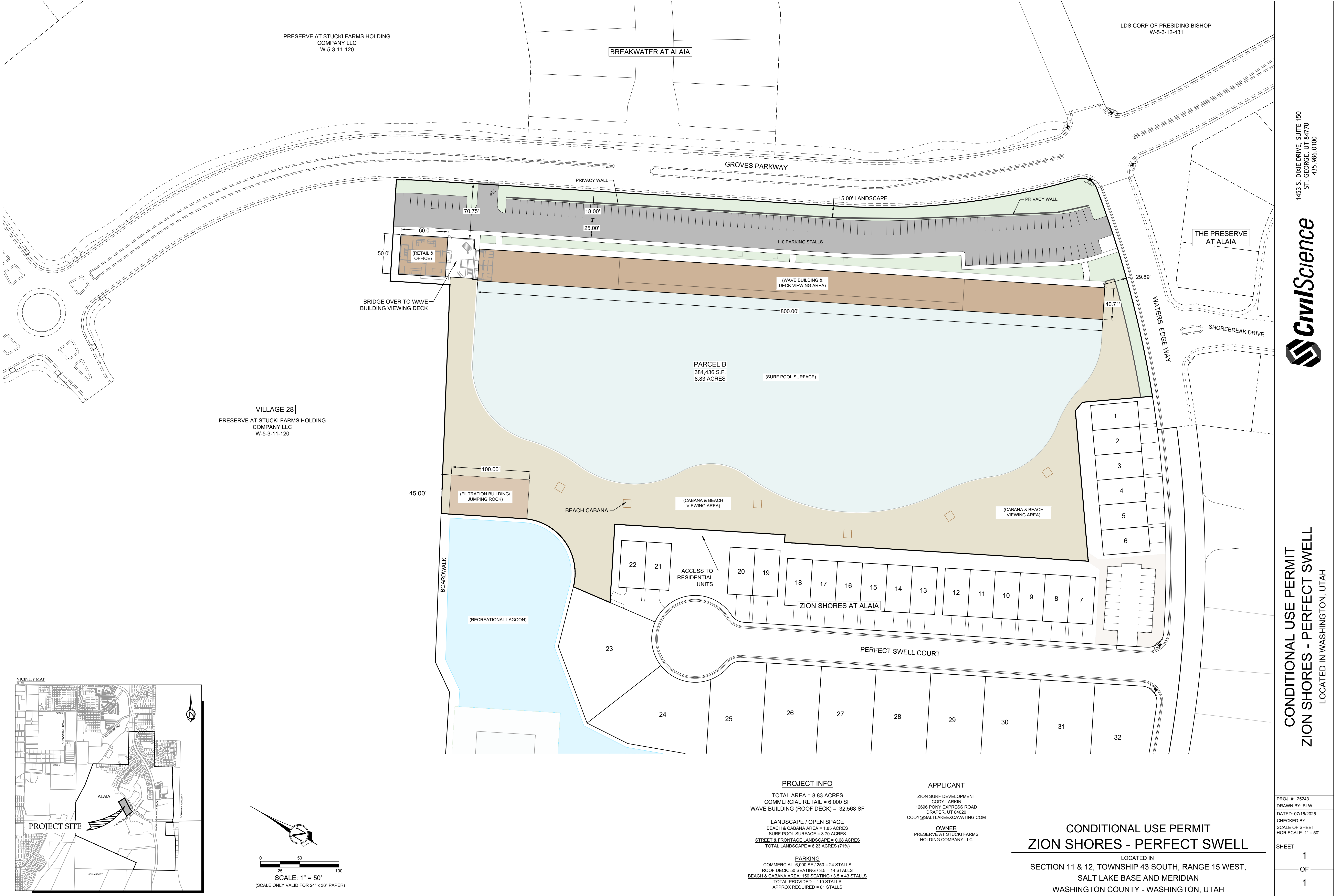
MIXED USE 40 max Du/Ac 82.9 Acres	
VILLAGE 12B	6.7 Ac
VILLAGE 13	25.2 Ac
VILLAGE 14	47.1 Ac
VILLAGE 26	3.9 Ac
COMMERCIAL 23.4 Acres	
VILLAGE 18	5.0 Ac
VILLAGE 19	10.9 Ac
PRIMROSE RETIREMENT	7.5 Ac
HOSPITALITY 46.1 Acres	
VILLAGE 28	46.1 Ac
OPEN SPACE	
PARKS 21.5 Ac	
REGIONAL BALL FIELDS	10.0 Ac
COMMUNITY PARK	11.5 Ac
SEMI-PUBLIC USE 11.5 Ac	
FIRE STATION	2.0 Ac
FARMHOUSE	5.3 Ac
CHURCH	4.2 Ac
OPEN SPACE COMMON 84.6 Ac	
LAKES 18.7 Ac	
STORM WATER POND	6.7 Ac
RECREATIONAL LAGOON	12.0 Ac

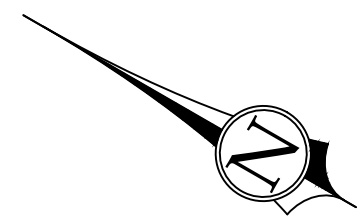
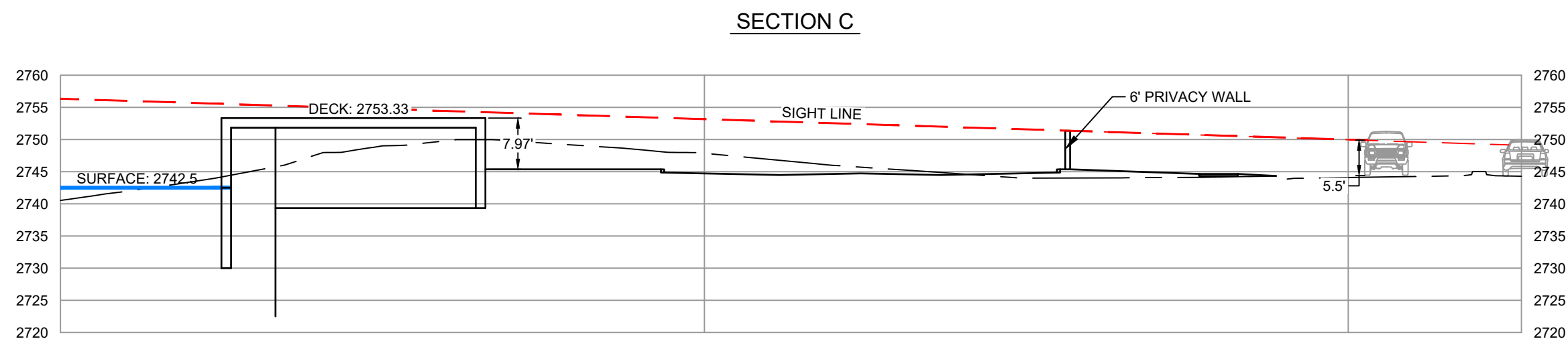
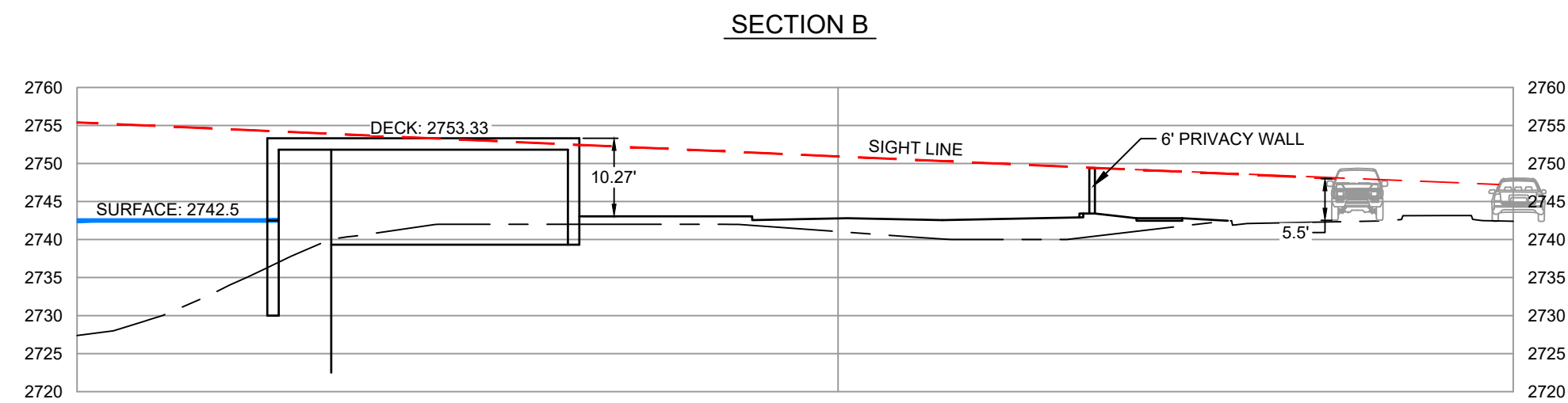
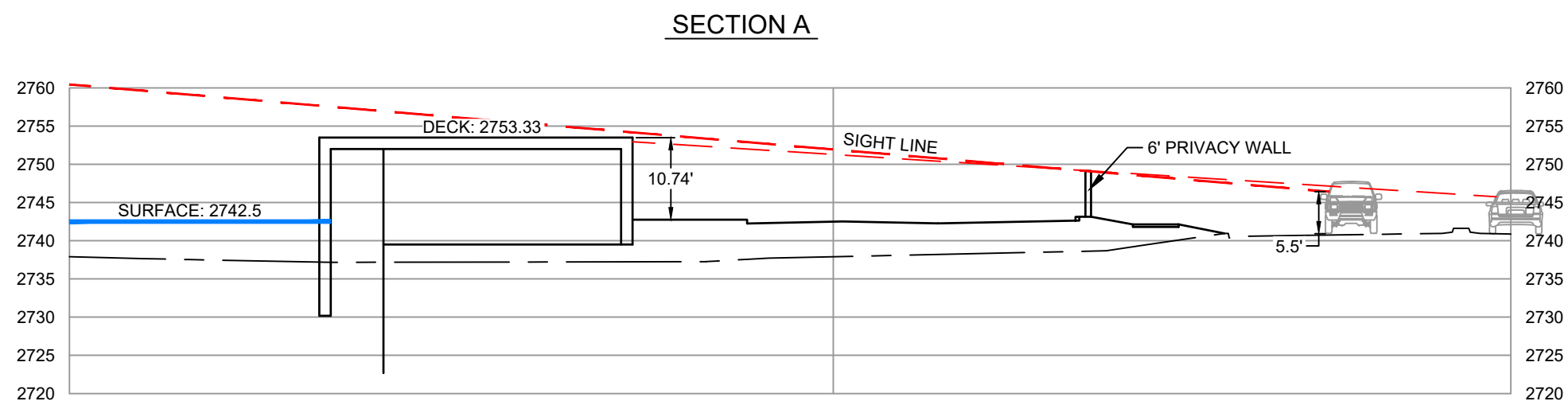
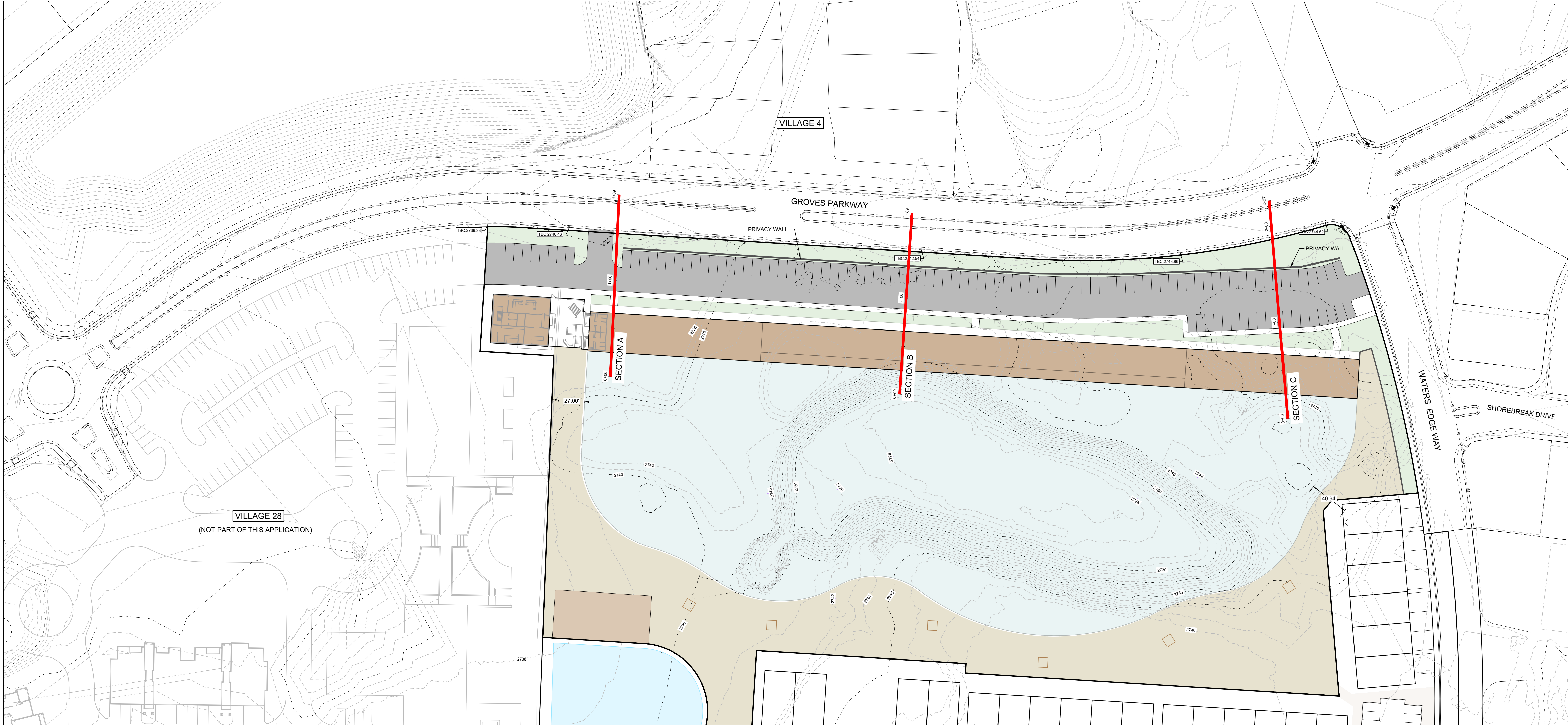
ALL COMMON OPEN SPACE 136.3 Acres**
**NOTE: Insignificant internal open space areas within Villages are not accounted for in Common Open Space.

SHORT TERM RENTAL OVERLAY

TOTAL PROJECT AREA: 567.60 Acres

ST. GEORGE REGIONAL AIRPORT







FRONT ELEVATION

PROJECT NUMBER A 2025.140 / AE2025.143

SCALE - 1/4" = 1'-0"

ZION SHORES
WASHINGTON - UT
10 JULY 2025





BACK ELEVATION

PROJECT NUMBER A 2025.140 / AE2025.143

SCALE - 1/4" = 1'-0"

ZION SHORES
WASHINGTON - UT
10 JULY 2025





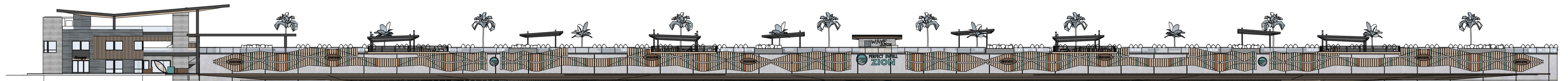
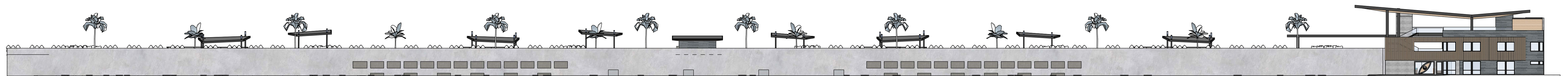
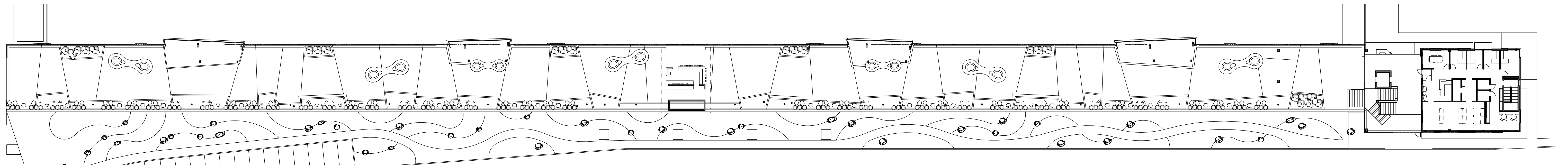
SIDE ELEVATION(S)

PROJECT NUMBER A 2025.140 / AE2025.143

SCALE - 1/4" = 1'-0"

ZION SHORES
WASHINGTON - UT
10 JULY 2025





WAVE BUILDING ELEVATION(S) + VERANDA PLAN

PROJECT NUMBER A 2025.140 / AE2025.143

SCALE - 1" = 30'-0"

ZION SHORES
WASHINGTON - UT
10 JULY 2025





RENDERING VIEW

PROJECT NUMBER A 2025.140 / AE2025.143

NTS

ZION SHORES
WASHINGTON - UT
10 JULY 2025





RENDERING VIEW

PROJECT NUMBER A 2025.140 / AE2025.143

NTS

ZION SHORES
WASHINGTON - UT
10 JULY 2025





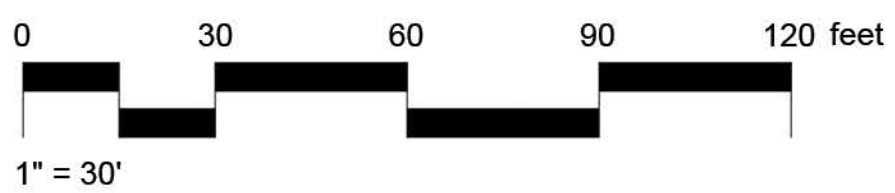
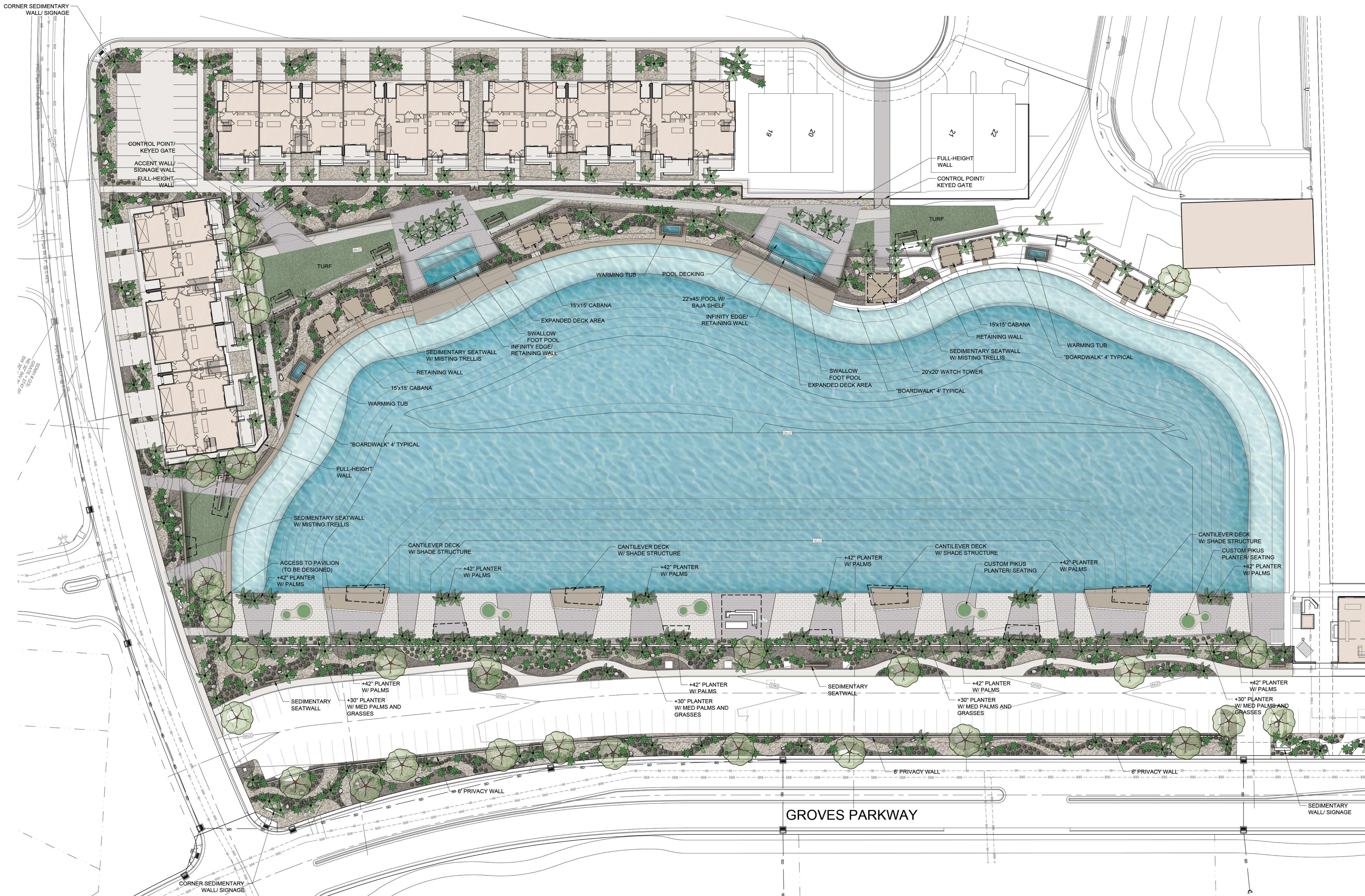
RENDERING VIEW

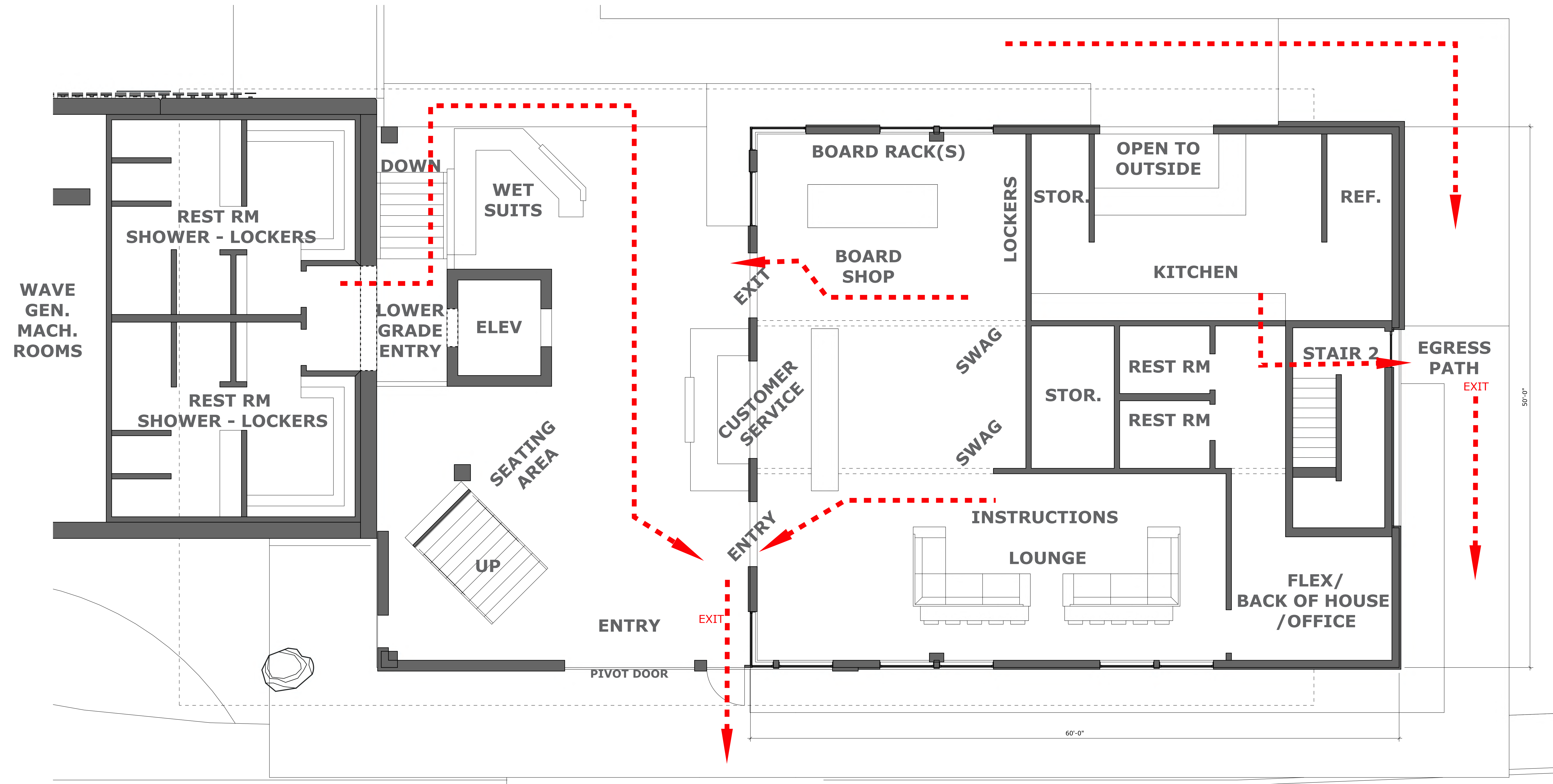
PROJECT NUMBER A 2025.140 / AE2025.143

NTS

ZION SHORES
WASHINGTON - UT
10 JULY 2025







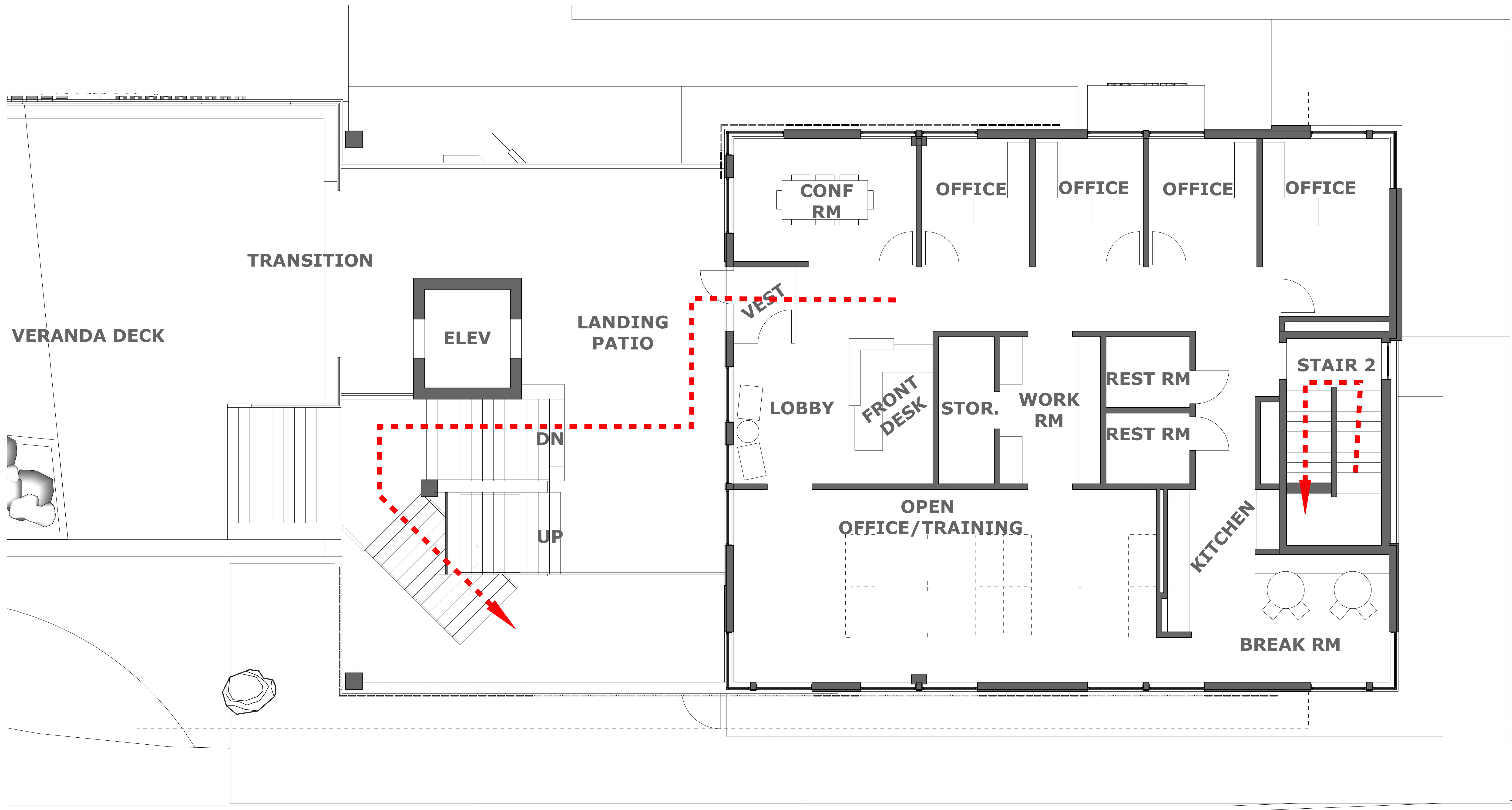
*BUILDING PLAN PERMIT SET TO HAVE FULL FIRE EXIT DETAILS AND INFO

FLOOR PLAN LEVEL 01 BOARD SHOP/ENTRY

PROJECT NUMBER A 2025.140 / AE2025.143

ZION SHORES
WASHINGTON - UT
31 JULY 2025





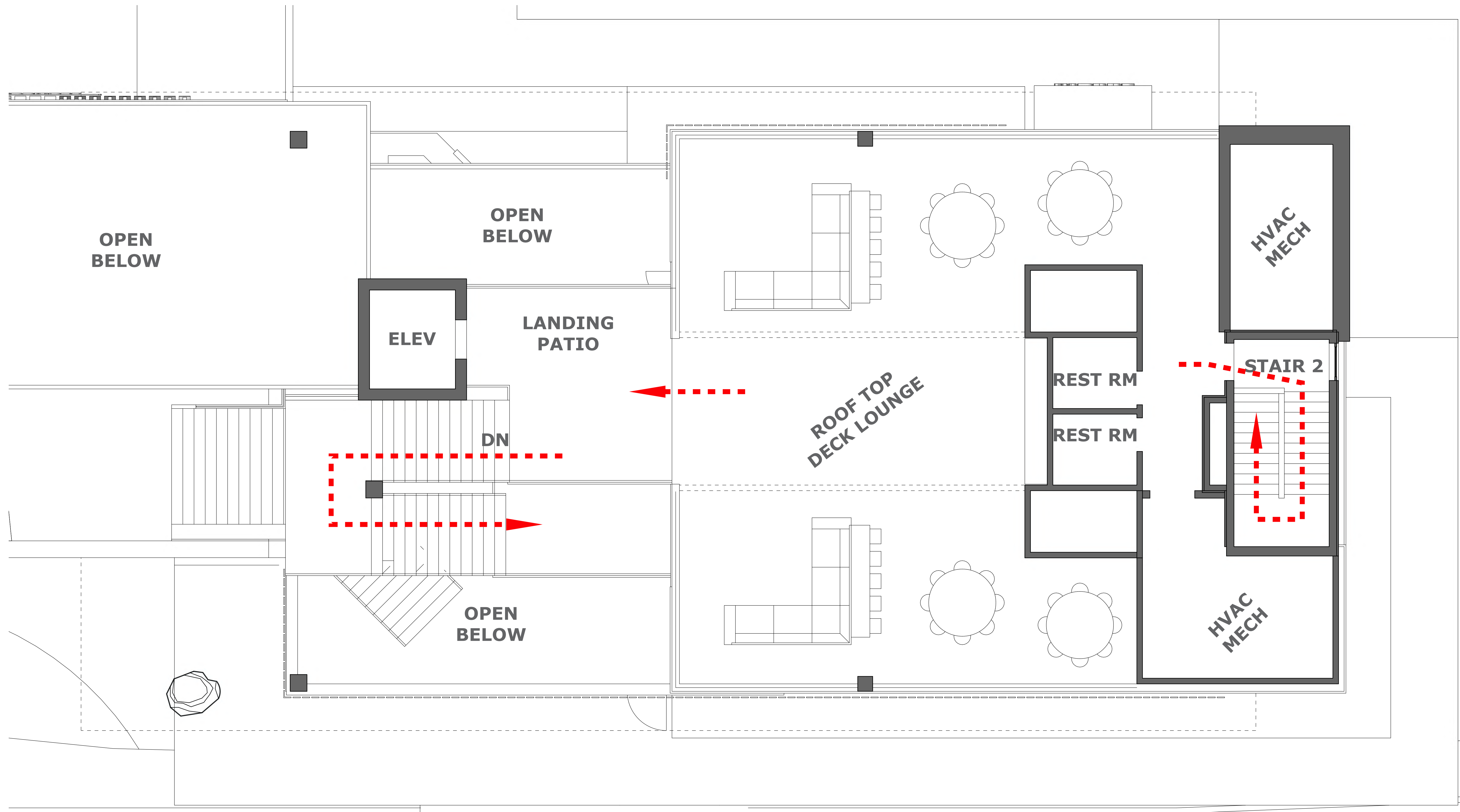
*BUILDING PLAN PERMIT SET TO HAVE FULL FIRE EXIT
DETAILS AND INFO

LEVEL 02 - OFFICES / VERANDA ACCESS

PROJECT NUMBER A 2025.140 / AE2025.143

ZION SHORES
WASHINGTON - UT
31 JULY 2025





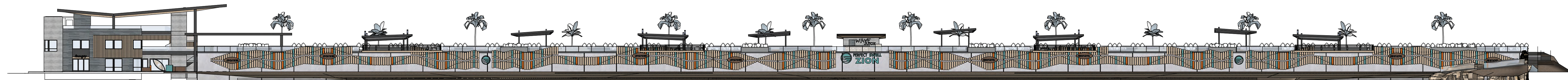
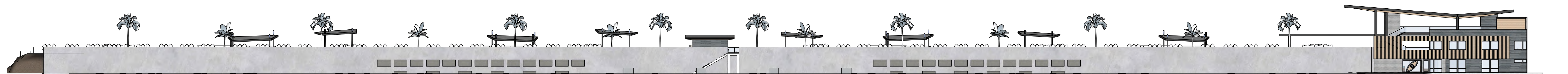
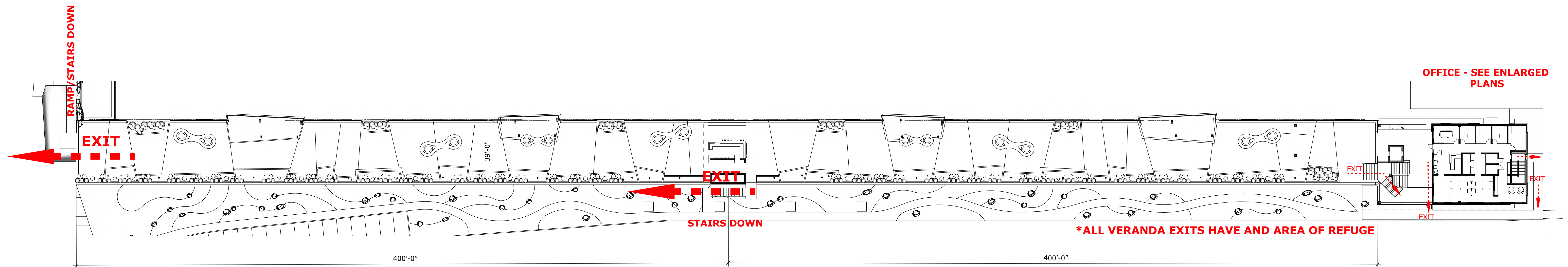
*BUILDING PLAN PERMIT SET TO HAVE FULL FIRE EXIT
DETAILS AND INFO

FLOOR PLAN LEVEL 03 - ROOF DECK

PROJECT NUMBER A 2025.140 / AE2025.143

ZION SHORES
WASHINGTON - UT
31 JULY 2025





*BUILDING PLAN PERMIT SET TO HAVE FULL FIRE EXIT DETAILS AND INFO

WAVE BUILDING ELEVATION(S) + VERANDA PLAN

PROJECT NUMBER A 2025.140 / AE2025.143

ZION SHORES
WASHINGTON - UT
31 JULY 2025



WAVE GENERATION BUILDING

ZION SHORES

2021 IBC CODE ANALYSIS

Code Item Reference	Code Requirement	Actual Building	Comments
Occupancy Chapter 3	F-1, A-5, (A-2 & B = accessory)	F-1, A-5, (A-2 & B accessory)	F-1: Wave Generation & Water Treatment, A-5: Observation deck, (accessory A-2: Food & Drink & B: Rest rm.)
Const. Type - Chapter 6	V-B	V-B	New Building / Structure
Height - Table 504.3	60'	H<60'	Ok
Stories - Table 504.4	2	2	Ok
Allowable Area Section 507 if unlimited Otherwise table 506.2	34,000 SF per level 68,000 SF Total	32,566 SF – level 1 33,015 SF – level 2 65,581 SF - Total	Ok Ok Ok
Frontage Increase 506.3	NA	NA	NA
Mixed Use - Section 508	NA	NA	Non-separated use per 508.3
Max. Area of Ext. Wall Unprotected openings Table 705.8	No Limit	No Limit	Ok
Automatic Sprinkler Systems Section 903	Yes	Yes	NFPA-13
Max. Floor Area Allowances per Occupant, Table 1004.5	Load Factors: 15 Tables & Chairs 15 Tables & Chairs 150 Restrooms 300 Mech. Equipment	Occupancy Calculations: 3,523/15 = 235 1,249/15 = 84 1,974/150 = 14 30,592/300 = 102 Total: 435 occupants	Function of Space: Pavilions – level 2 Food & Beverage – Level 2 Restrooms – Level 1 Wave Generation – Level 1
Min. Number of Exits Section 1006	Level 2: 2 Level 1: 2	Level 2: 2 Level 1: 17	Level 2: 319 occ. Level 1: 116 occ. Ok
Common Path Table 1006.2.1	F-1, B: 100' max A-5: 75' max A-2: 75' max	Less than maximum See plan	Ok
Exit Access Travel Table 1017.2	w/ Sprinkler: F-1: 250' A-5: 250' A-2: 250' B: 300'	Less than maximum See plan	Ok
Accessibility	Chapter 11		Ok
Ventilation, Temperature, Lighting	Chapter 12 and Mechanical code		Ok
Min. Roofing Class. Table 1505.1	C	C	Ok
Plumbing Facilities Table 2902.1	Plumbing fixture count:	Plumbing fixture count:	B/F/A-2/A-5
Water Closets	3M 3W	6M 5W	1:25 first 50, 1:50 / 1:100 / 1:75 / *
Lavatories	2M 2W	4M 4W	1:40 first 80, 1:80 / 1:100 / 1:200 / *
Drinking Fountain	1 high + 1 low	1 high + 1 low	1:100 / 1:400 / 1:500 / *
Service Sink	1	1	1/1/1/1
Fire Extinguishers			Per Fire Marshal
Energy Efficiency	Chapter 13	International Energy Conservation Code	Ok

Note: Building area is approximate and portrays gross building area for code compliance only. Additional area plans can be provided at the request of the owner for BOMA calculations, etc. The contractor shall be responsible for determining building areas for bidding purposes.

“*” : A-5 plumbing fixtures: WC 1:75 1st 1,500 & 1/20 in addition, Lav: 1:200M & 1:150W, DF: 1:1,000

FIRE-RESISTANCE RATING REQUIREMENTS (hours)

Building Element	Type II-B
Structural Frame Including Columns, Girders, Trusses	0
Bearing Walls Exterior Interior	0 0
Nonbearing Walls and Partitions Exterior Interior	0 0
Floor Construction Including supporting Beams and Joists	0
Roof Construction Including supporting Beams and Joists	0

Corridor fire-resistance rating = 0 hr per table 1020.2

INTERIOR WALL AND CEILING FINISH REQUIREMENTS

Sprinkled	Group A	Group B, M
Exit enclosures and exit passageways	B	B
Corridors	B	C
Rooms and enclosed spaces	C	C

See Table 803.13

Class A flame spread 0-25; Smoke developed 0-450

Class B flame spread 26-75; Smoke developed 0-450

Class C flame spread 76-200; Smoke developed 0-450

OFFICE, RENTAL, & CONCESSIONS BUILDING

ZION SHORES

2021 IBC CODE ANALYSIS

Code Item Reference	Code Requirement	Actual Building	Comments
Occupancy Chapter 3	B, M, A-2, A-3	B, M, A-2, A-3	Office, Retail, Kitchen, open-air Patio (level 3 – w/ roof = story).
Const. Type Chapter 6	II-B	II-B	New Construction.
Height - Table 504.3	75'	H<72'	Ok
Stories - Table 504.4	3	3	Ok
Allowable Area Section 507 if unlimited Otherwise table 506.2	28,500 SF per level 85,500 SF Total	2,897 SF – level 3 3,330 SF – level 2 7,436 SF – level 1	Ok Ok Ok
Frontage Increase - 506.3	NA	NA	NA
Mixed Use - Section 508	NA	NA	Non-separated use per 508.3
Unprotected openings Area - Table 705.8	No Limit	No Limit	Ok
Automatic Sprinklers	Yes	Yes	NFPA-13, Section 903
Max. Floor Area Allowances per Occupant, Table 1004.5	Load Factors: 15 Patio area 150 Office areas 300 Accessory 15 Conference room 15 Breakroom 20 Training 150 Office areas 15 Patio area 200 Kitchen 60 Retail 20 Training 150 Office areas 15 Patio area	Occupancy Calculations: $2,316/15 = 155$ $200/150 = 2$ $381/300 = 2$ $170/15 = 12$ $264/15 = 18$ $626/20 = 32$ $1,613/150 = 11$ $827/15 = 55$ $582/200 = 3$ $764/60 = 13$ $748/20 = 37$ $3,707/150 = 25$ $1,635/15 = 109$ Total: 474 occupants	Function of Space: Open air patio – level 3 Business areas – level 3 HVAC accessory – level 3 Conference room – level 2 Breakroom – level 2 Training – level 2 Office areas – level 2 Patio – level 2 Kitchen – level 1 Retail – level 1 Training – level 1 Office areas – level 1 Patio area – level 1 Total occupant load
Min. Number of Exits Section 1006	Level 3: 2 Level 2: 2 Level 1: 2	Level 3: 2 Level 2: 2 Level 1: 2 min	Level 3: 159 occupants Level 2: 128 occupants Level 1: 187 occupants
Common Path Table 1006.2.1	B: 100' max M, A: 75' max	Less than maximum See plan	Ok
Exit Access Travel Table 1017.2	w/ Sprinkler: B: 300' M, A: 250'	Less than maximum See plan	Ok
Accessibility	Chapter 11		Ok
Ventilation, Temperature, Lighting	Chapter 12 and Mechanical code		Ok
Min. Roofing Class. Table 1505.1	C	C	Ok
Plumbing Facilities Table 2902.1 Water Closets Lavatories Drinking Fountain Service Sink	Plumbing fixture count: 5M 5W 3M 3W 1high + 1 low 1	Plumbing fixture count: (See footnote) 3M 3W 3M 3W 1high + 1 low 1	B/M/A-2(patio areas) 1:25 first 50, 1:50 / 1:500 / 1:75 1:40 first 80, 1:80 / 1:750 / 1:200 1:100 / 1:1,000 / 1:500 1/1/1
Fire Extinguishers			Per Fire Marshal
Energy Efficiency	Chapter 13	IECC	Ok

Additional restrooms are available in the adjacent Wave Generation Building.

Note: Building area is approximate and portrays gross building area for code compliance only. Additional area plans can be provided at the request of the owner for BOMA calculations, etc. The contractor shall be responsible for determining building areas for bidding purposes.

FIRE-RESISTANCE RATING REQUIREMENTS (hours)

Building Element	Type V-B
Structural Frame Including Columns, Girders, Trusses	0
Bearing Walls Exterior Interior	0 0
Nonbearing Walls and Partitions Exterior Interior	0 0
Floor Construction Including supporting Beams and Joists	0
Roof Construction Including supporting Beams and Joists	0

Corridor fire-resistance rating = 0 hr per table 1020.2

INTERIOR WALL AND CEILING FINISH REQUIREMENTS

Sprinkled	Group F-1	Group B	Group A
Exit enclosures and exit passageways	C	B	B
Corridors	C	C	B
Rooms and enclosed spaces	C	C	C

See Table 803.13

Class A flame spread 0-25; Smoke developed 0-450

Class B flame spread 26-75; Smoke developed 0-450

Class C flame spread 76-200; Smoke developed 0-450