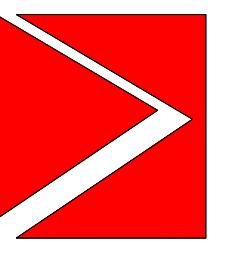




San Marcos Hotel
2151 Montiel Road, San Marcos, CA 92069

Planning Re-Submittal 9-25-2017



T U C K E R S A D L E R
1620 Fifth Avenue Suite 200, San Diego, Ca
92101
(P) 619 . 236 . 1662 (F) 619 . 236 . 9267



JR Legacy II,
LLC
c/o Pier Point
Management,
LLC
P.O. Box 124668
San Diego, CA 92112
(P) 619.633.9808



HOTEL MONTIEL
2151 MONTIEL RD. SAN MARCOS, CA 92069

ISSUED: SAN MARCOS PLANNING
REVIEW

REVISIONS: DATE:
PLANNING RESUBMITTAL 09/15/2016
PLANNING RESUBMITTAL 10/26/2016
PLANNING RESUBMITTAL 09/25/2017

SHEET TITLE:
PROJECT COVER PAGE

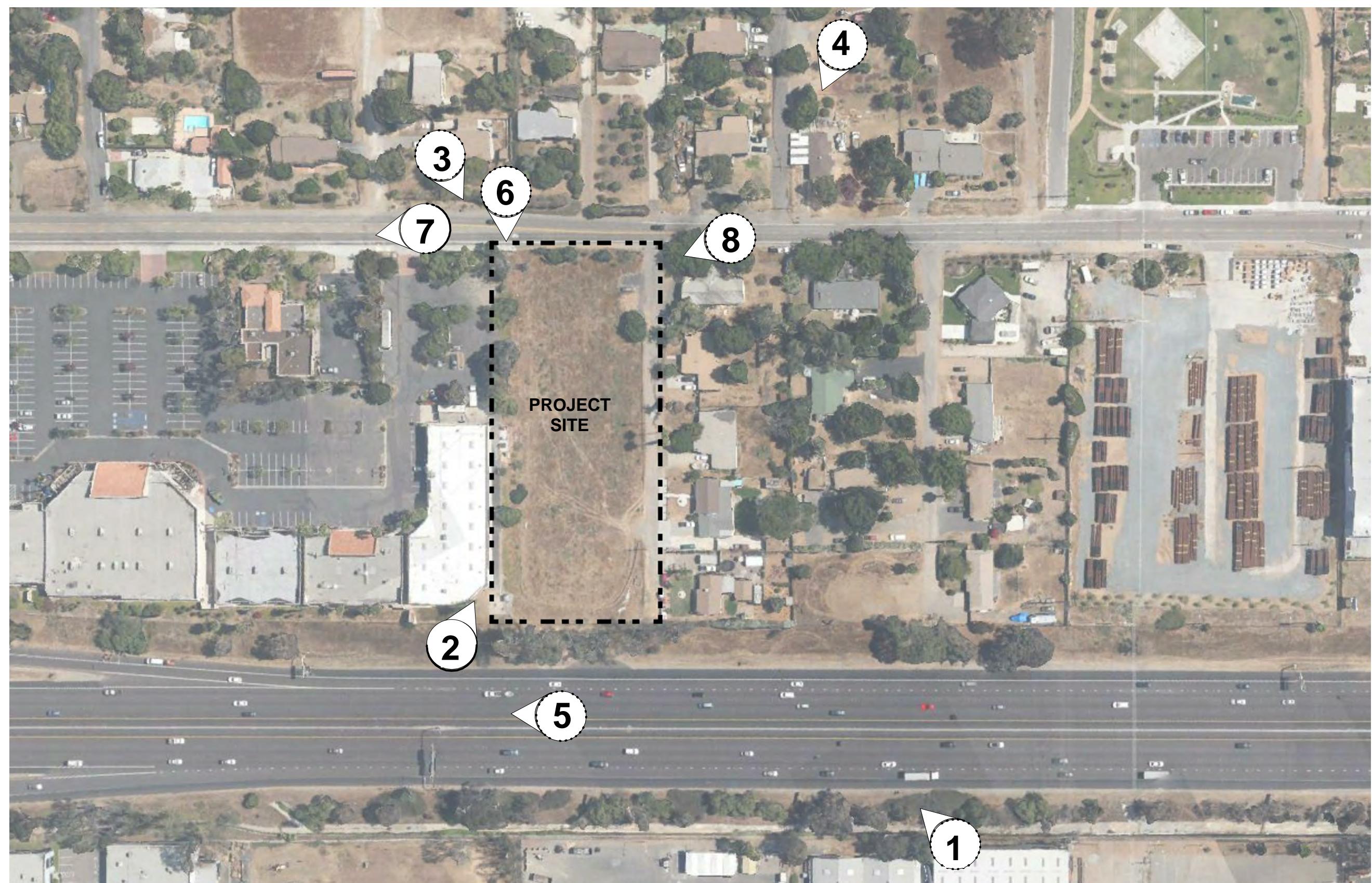
PROJECT NUMBER:
21079.00

DATE:
2/8/2016

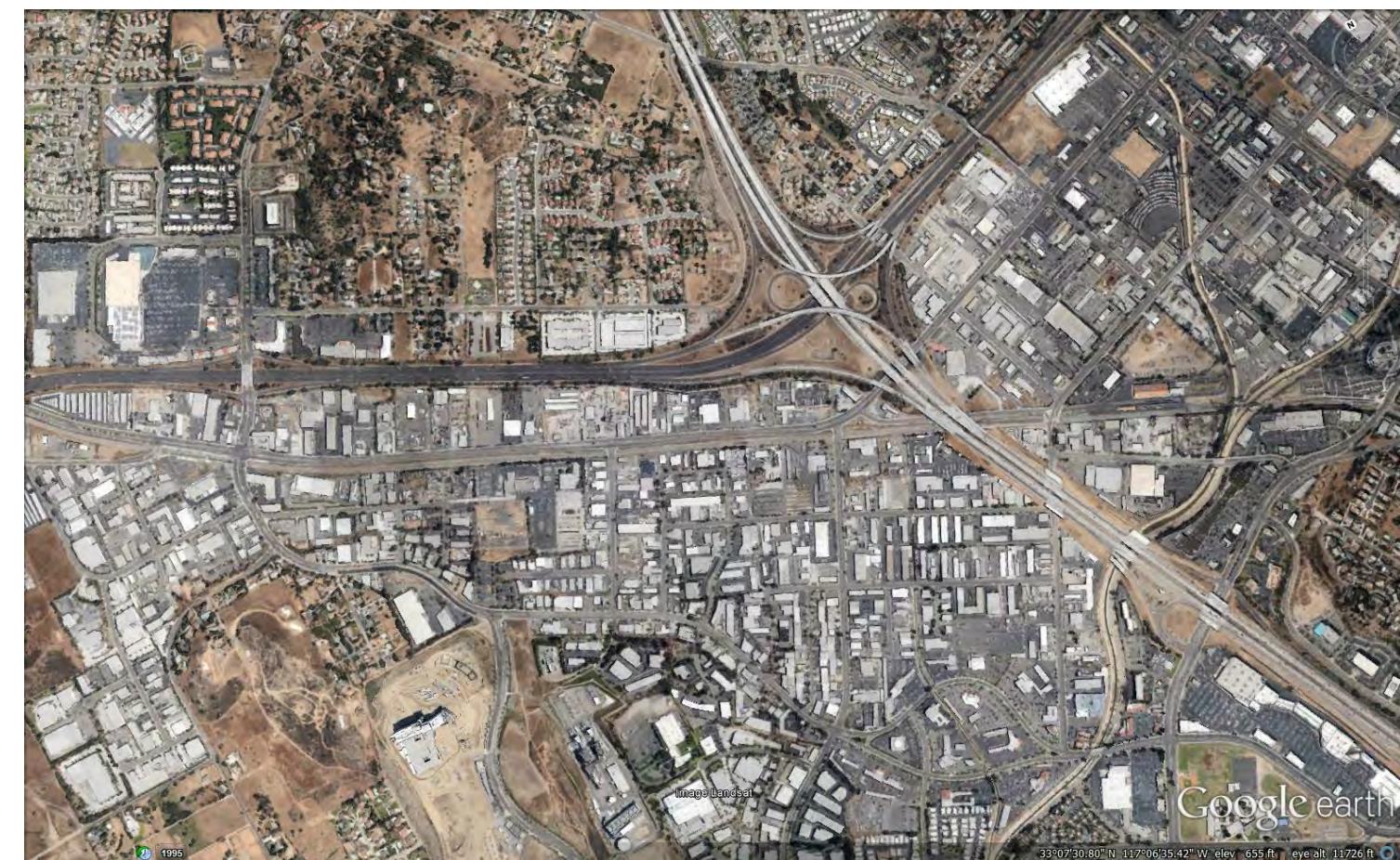
SCALE
AS INDICATED

DRAWING NUMBER:
01

FIRE DEPARTMENT NOTES		PROJECT TEAM		PROJECT DATA		VICINITY MAP							
<p>(1) GEO-REFERENCED PLANS: ANY NEW DEVELOPMENT, WHICH NECESSITATES UPDATING OF EMERGENCY RESPONSE MAPS BY VIRTUE OF NEW STRUCTURES, HYDRANTS, ROADWAYS OR SIMILAR FEATURES, SHALL BE REQUIRED TO PROVIDE MAP UPDATES. PROVIDE A COPY OF BUILDING PLANS IN GEO-REFERENCED FORMAT TO BE USED BY THE FIRE DEPARTMENT FOR PRE-FIRE PLANNING PURPOSES. INFORMATION SHALL SPECIFICALLY INCLUDE A SITE PLAN, BUILDING PLAN, ALL UTILITY SHUT-OFFS, FIRE SPRINKLER RISERS AND SHUT-OFF VALVES, THE FIRE DEPARTMENT CONNECTION FOR SPRINKLER AND CLASS-I STANDPIPE, ALL STANDPIPE HOSE OUTLETS, ALL STAIRWELLS, RETAIL SPACES, LIVING UNITS NUMBERS AND LOCATIONS, FIRE ALARM PANELS, ELEVATORS, FIRE HYDRANTS AND ALL KNOX BOXES AND KEY SWITCH LOCATIONS. THE FOLLOWING SHALL BE USED- COORDINATE SYSTEM NAME: NAD 1983 STATEPLANE CALIFORNIA VI FIPS 0406 FEET.</p> <p>(2) THE MID-RISE ORDINANCE APPLIES TO THE PROJECT, SAN MARCOS MUNICIPAL CODE (SMMC) SECTION 17.64.210.</p> <p>(3) ROOF ACCESS AND STAIRWELLS: BUILDING WILL BE REQUIRED TO HAVE A MINIMUM OF TWO SETS OF STAIRS WITH FULL SIZE DOORS THAT LEAD INTO AND EXIT ONTO THE ROOF LEVEL. NOTE: CLASS -I STANDPIPE OUTLETS (TWO OR MORE OUTLETS PER ROOF) WILL BE REQUIRED ON ROOF OF EACH BUILDING.</p> <p>(4) EMERGENCY RESPONDER RADIO COVERAGE IS REQUIRED AND SHALL BE INSTALLED IN ACCORDANCE WITH CFC 510.</p> <p>(5) PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING CONSTRUCTION MATERIALS TO THE PROJECT SITE, THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO SATISFACTION OF THE FIRE DEPT. (1) FIRE HYDRANT(S) SHALL BE INSTALLED, APPROVED AND USABLE. (2) FIRE LANE OR ACCESS ROADS SHALL BE IN PLACE AND PROVIDE A PERMANENT ALLWEATHER SURFACE FOR EMERGENCY VEHICLES THAT SUPPORT WEIGHT OF FIRE APPARATUS (75,000 LBS).</p> <p>(6) INSTALL BRONZE INDUSTRIAL FIRE HYDRANT(S). MINIMUM GPM SHALL BE PER CFC. INSTALLATION SHALL BE AS PER LOCAL WATER DISTRICT SPECIFICATIONS, WHICHEVER IS APPLICABLE. HYDRANT TYPE SHALL BE JONES OR CLOW.</p> <p>(7) TWO HYDRANTS ARE REQUIRED, ONE AT/NEAR ENTRANCE ON MONTIEL ROAD, ONE AT REAR PART OF BUILDING.</p> <p>(8) FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET (CURB LINE TO CURB LINE), AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.</p> <p>(9) LEORA LANE WILL NEED TO BE WIDENED TO 24 FEET.</p> <p>(10) AN AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA 13 AND 2013 CFC SHALL BE INSTALLED.</p> <p>(11) PLANS FOR FIRE SERVICE UNDERGROUND PIPING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FIRE DEPARTMENT FIELD INSPECTIONS. ALL UNDERGROUND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH NFP 13 AND NFP A 24.</p> <p>(12) INSTALL KITCHEN HOOD AND DUCT FIXED FIRE EXTINGUISHING SYSTEM AS PER NFP A 17 AND 96.</p> <p>(13) PROVIDE NOTES ON PLANS STATING WHERE ELEVATORS ARE INSTALLED. ELEVATORS SHALL MEET THE FOLLOWING CONDITIONS OF CFC SECTION 607 AND COMPLY WITH THE FOLLOWING:</p> <p>A) THE ELEVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE GURNEY OR STRETCHER IN THE HORIZONTAL, OPEN POSITION, SHALL BE PROVIDED WITH A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80 INCHES BY 54 INCHES, AND A MINIMUM DISTANCE FROM WALL TO RETURN PANEL NOT LESS THAN 51 INCHES WITH A 42-INCH SIDE SLIDE DOOR.</p> <p>B) A MINIMUM OF FOUR (4) ELEVATOR KEYS SHALL BE PROVIDED FOR FIRE DEPARTMENT USE.</p> <p>(14) GATES OR OTHER DEVICES THAT MAY OBSTRUCT FIRE ACCESS ROADWAYS SHALL BE PROVIDED WITH KNOX KEY SWITCH WITH COVER AND ALL DRIVE GATES SHALL BE EQUIPPED WITH APPROVED EMERGENCY TRAFFIC STROBE SENSOR(S) WHICH OPENS THE GATE ON APPROACH OF EMERGENCY VEHICLES. GATES SHALL HAVE BATTERY BACKUP OR MANUAL MEANS OF DISCONNECT IN CASE OF POWER FAILURE.</p> <p>(15) KNOX KEY BOX SHALL BE PROVIDED. A MASTER KEY FOR ENTRY TO ALL GATES, ENCLOSURES AND EQUIPMENT ROOMS OR AREAS IS REQUIRED. KNOX BOX SHALL BE MOUNTED IN AREA APPROVED BY THE FIRE DEPARTMENT AT A HEIGHT OF 60 TO 66 INCHES ABOVE GRADE. KNOX BOX SHALL BE A TYPE WITH A SIDE HINGED DOOR.</p> <p>(16) MINIMUM OF THREE KNOX BOXES ARE REQUIRED, ONE AT MAIN/FRONT ENTRANCE, ONE AT REAR END OF BUILDING, ONE FOR ELEVATOR. OTHERS MAY BE REQUIRED AND DETERMINED AT LATER DATE.</p> <p>(17) IN EVERY GROUP A, E, I-1, R-2 AND R-6 OCCUPANCIES, ALL DRAPES, HANGING CURTAINS, DROPS, AND OTHER DECORATIVE MATERIAL SHALL BE TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION AS APPROVED BY CALIFORNIA STATE FIRE MARSHAL, TITLE 19, ARTICLE 3.08.</p> <p>(18) DEFERRED SUBMITTALS. SUBMIT PLANS TO PARSLEY CONSULTING, FIRE PROTECTION CONSULTANT, FOR SAN MARCOS FIRE DEPARTMENT. SUBMIT PLANS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.</p> <p>A) AUTOMATIC FIRE SPRINKLER, NFPA-13 AND CFC.</p> <p>B) CLASS-I WET STANDPIPE, NFPA 14 AND CFC.</p> <p>C) FIRE ALARM SYSTEM, NFPA 72 AND CFC.</p> <p>D) EMERGENCY VOICE ALARM SIGNALING SYSTEM.</p> <p>E) FIRE DEPARTMENT COMMUNICATION SYSTEM.</p> <p>F) PRESSURIZED ENCLOSURES AND STAIRWAYS (INCLUDING EXHAUST SMOKE MANUALLY).</p> <p>G) KITCHEN HOOD FIRE PROTECTION SYSTEM, CFC AND NFPA 17, 96.</p>		<p>Client JR LEGACY II, LLC C/O PIER POINT MANAGEMENT, LLC RIED FLOCO (p. 619.633.9808 (f). 888.492.9379 Floco@PierPointMgmt.com</p> <p>Architect TUCKER SADLER ARCHITECTS GREG MUELLER CEO / DESIGN PRINCIPAL (p. 619.236.1662 (f). 619.236.9267 (m) 619.277.9478 gmueler@tuckersadler.com</p> <p>Civil Engineer Construction Testing Engineering, Inc. 1441 Montiel Rd, Suite 115, Escondido, CA 92026 MEL LANDY, PE CIVIL & SURVEY DEPT. MGR. (p. 760.746.4955 (f). 760.746.9806 mel@cte-inc.net</p> <p>Landscape Architect Wimmer Yamada and Caughey 3067 Fifth Ave, San Diego, CA 92103 JASON JONES SR. ASSOCIATE (p. 619.232.4004 (c). 760.809.9860 jjones@wyac.com</p> <p>Specific Plan Morgan Reed Law 2907 Shelter Island Drive, Suite 105-476 CA 92106 CYNTHIA MORGAN REED (p. 619.301.0456 cynthia@morganreedlaw.com</p>		<p>PROJECT ADDRESS: 2151 MONTIEL RD. (CORNER OF MONTIEL RD & LEORA LN) SAN MARCOS, CA 92069</p> <p>LEGAL DESCRIPTION: AS PART OF THE PLAN AMENDMENT APPROVAL, THE EXISTING PROPERTY WILL BE LOT CONSOLIDATED TO ENABLE (1) PARCEL. 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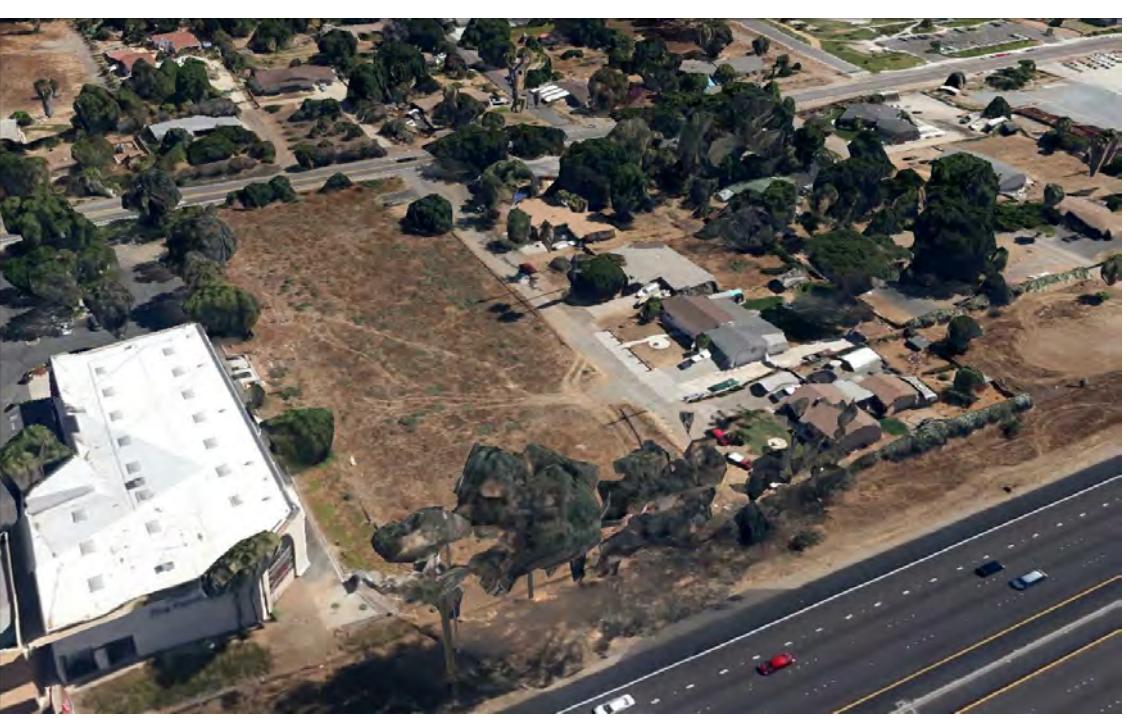
PROJECT SITE - 2151 MONTIEL RD.
PHOTOGRAPHIC SURVEY MAP
NOT TO SCALE



9. AERIAL OF SITE AND SURROUNDINGS
NOT TO SCALE



1.



2.



3.



4.



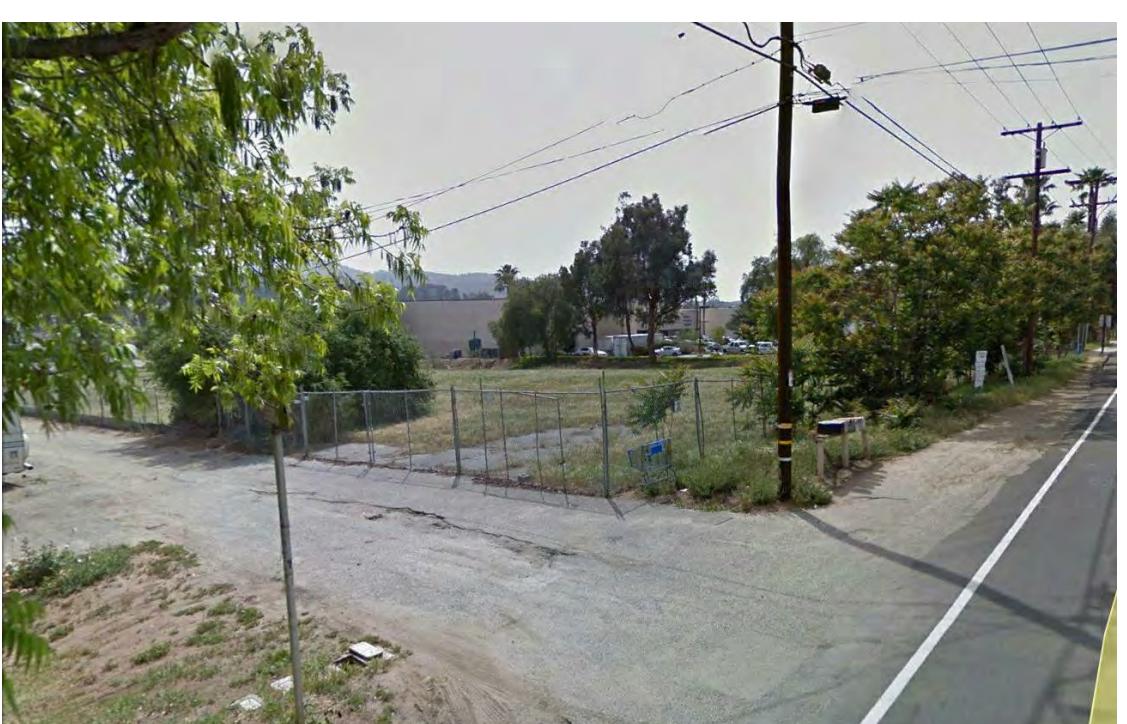
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6.



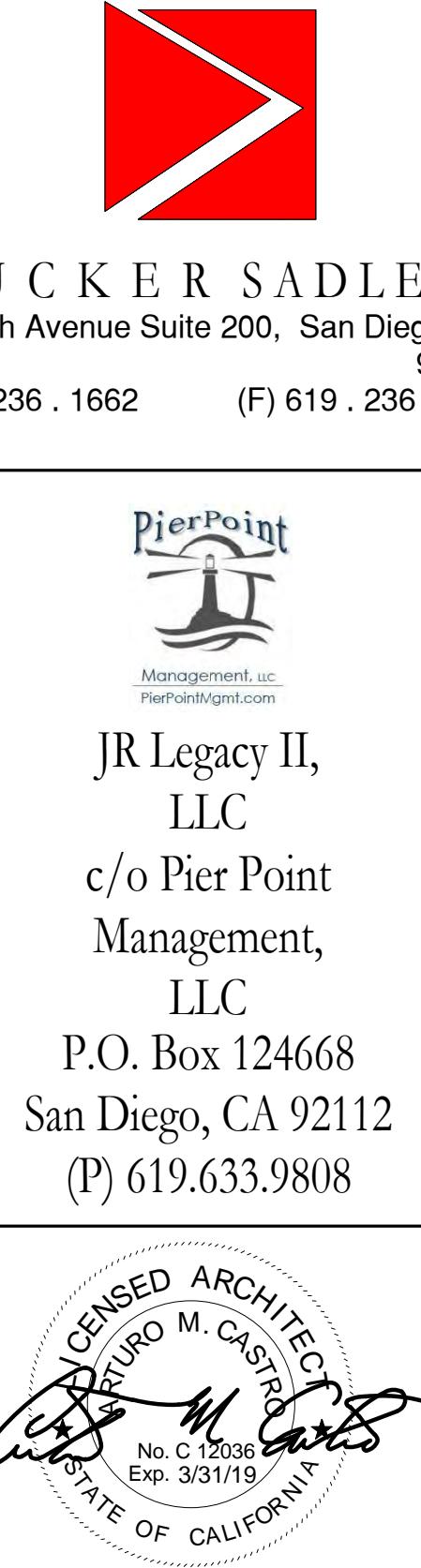
7.



8.

HOTEL MONTIEL

2151 MONTIEL RD. SAN MARCOS, CA 92069



ISSUED: SAN MARCOS PLANNING REVIEW

REVISIONS: DATE:
PLANNING RESUBMITTAL 09/15/2016
PLANNING RESUBMITTAL 10/26/2016
PLANNING RESUBMITTAL 09/25/2017

SHEET TITLE:

PHOTOGRAPHIC SURVEY

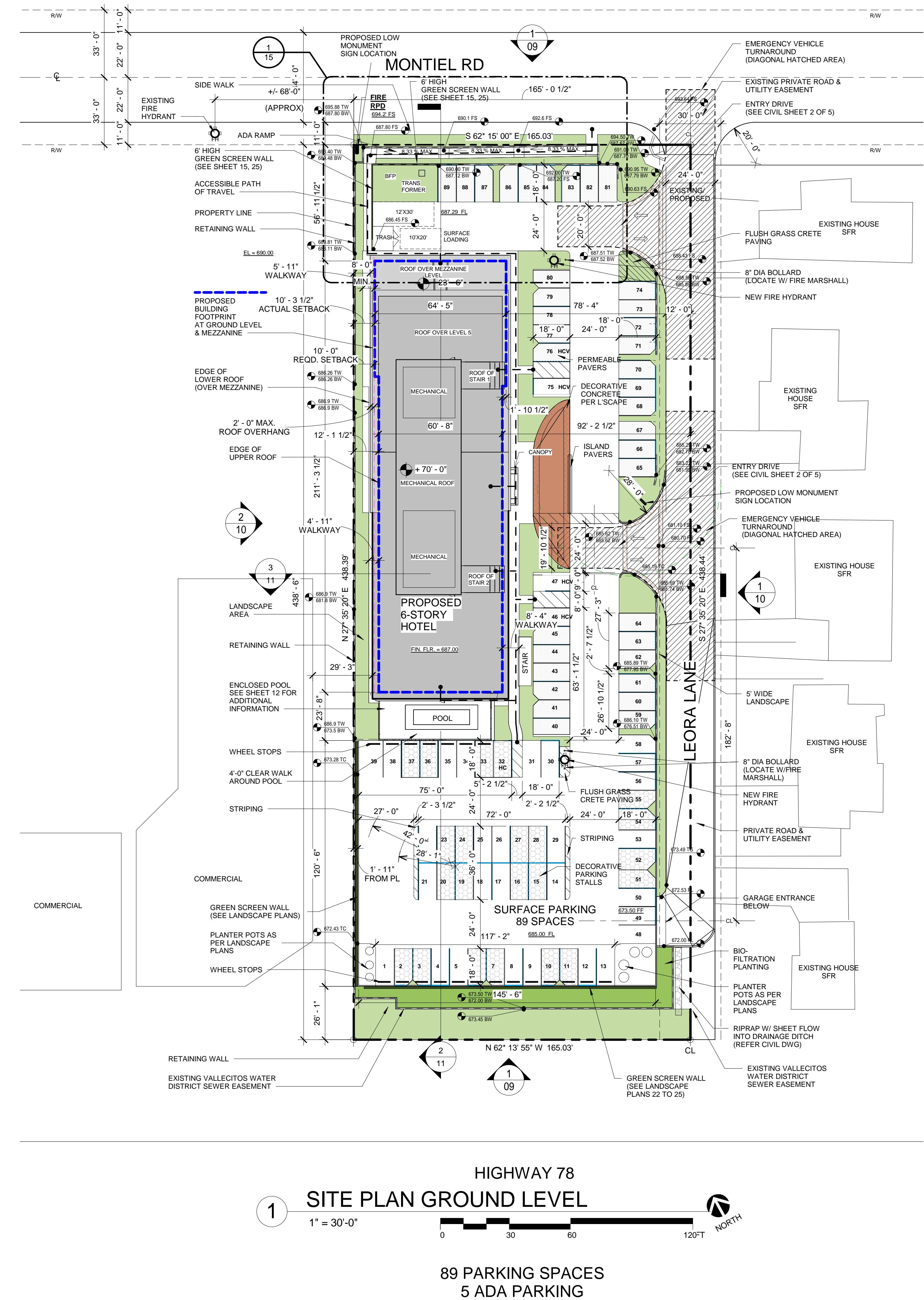
PROJECT NUMBER:
21079.00

DATE:
2/8/2016

SCALE

AS INDICATED

DRAWING NUMBER:
03



NOTES:

- 1) ALL DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE - SEE PLAN
- 2) SEE FIRE ACCESS PLAN SHEET 1 OF 1 FOR REFERENCE
- 3) SEE GRADING AND DRAINAGE PLANS IN THIS SUBMITTAL FOR REFERENCE
- 4) SITE WILL BE SERVED BY VALLECITOS WATER DISTRICT

PARKING ANALYSIS			
USE	QUANTITY / SF	REQUIRED PARKING STALLS	PROPOSED PARKING STALLS
HOTEL GUEST ROOMS	128	128 (1) PER GUESTROOM	128
CAFE SEATING	1246 SF	12 (10) PER 1000 SF	13
TOTAL	140	141	
ADA PARKING SPACES	5	5	5

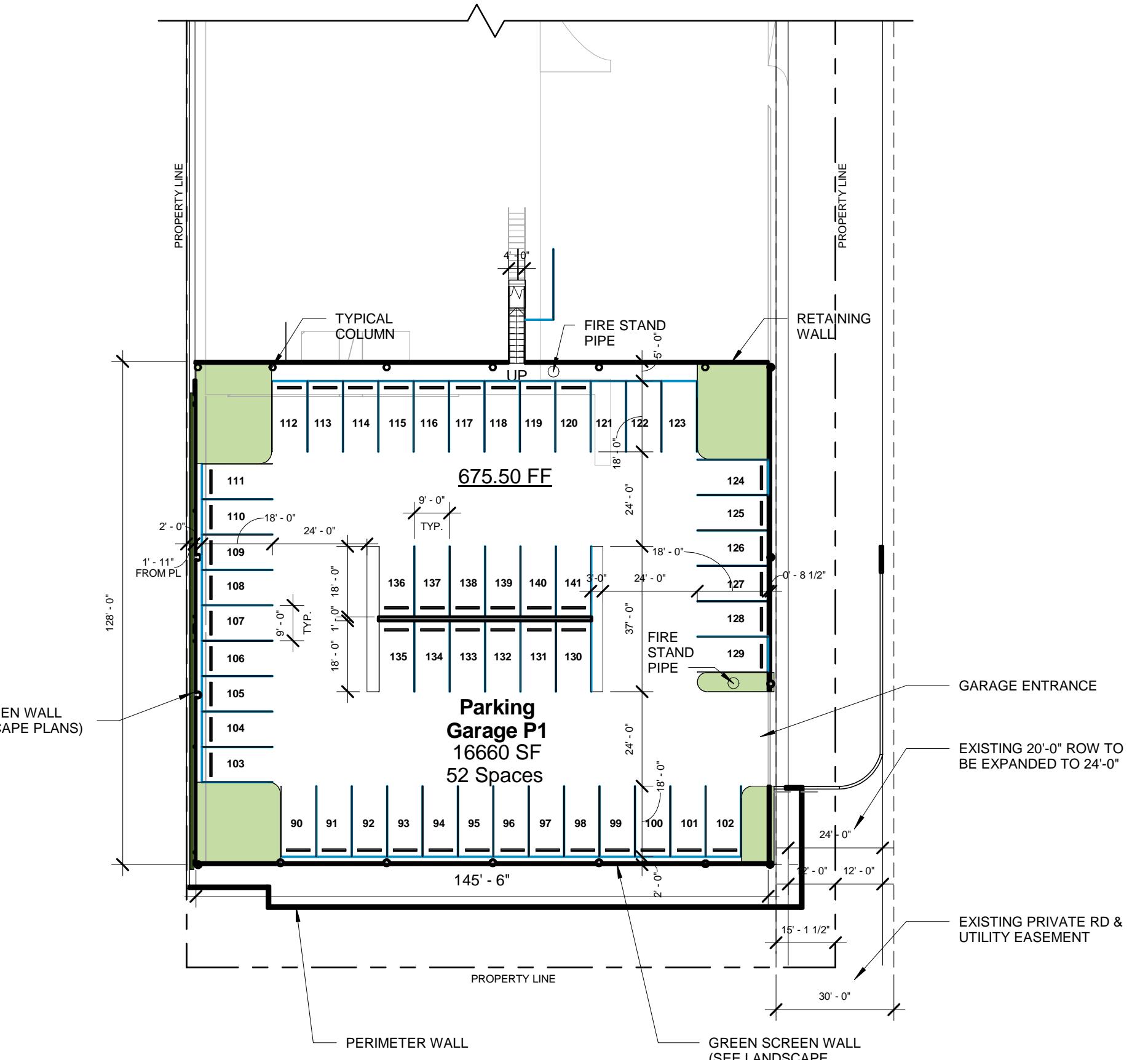
PARKING NOTES:

1. PARKING PROPOSED = 89 ON GRADE SPACES (INCLUDING HC ACCESSIBLE SPACES) AND 52 LOWER LEVEL PARKING GARAGE SPACES.
2. FITNESS CENTER IS FOR REGISTERED HOTEL GUEST USE ONLY. PARKING CALCULATION ASSUMES GUEST ALREADY ON SITE AND INCLUDED IN GUEST ROOM CALCULATION.
3. KITCHEN IS A HOTEL STAFF ONLY USE NO GUEST ACCESS.
4. THERE IS NO RESTAURANT ON SITE. A SELF-SERVE HOTEL GUEST PANTRY IS PROPOSED W/OPEN CAFE SEATING.

FIRE HYDRANT:

1. FIRE HYDRANT ARE SHOWN DIAGRAMATICALLY. (2) NEW HYDRANTS ARE ANTICIPATED ON SITE. EXACT LOCATIONS TO BE DETERMINED BY FIREMARSHAL. (1) FIRE HYDRANT ALONG MOTIEL ROAD TO REMAIN AS SHOWN.

● - - - - ● ACCESSIBLE PATH OF TRAVEL
PARKING/ENTRIES/PUBLICWAY



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HOTEL MONTIEL

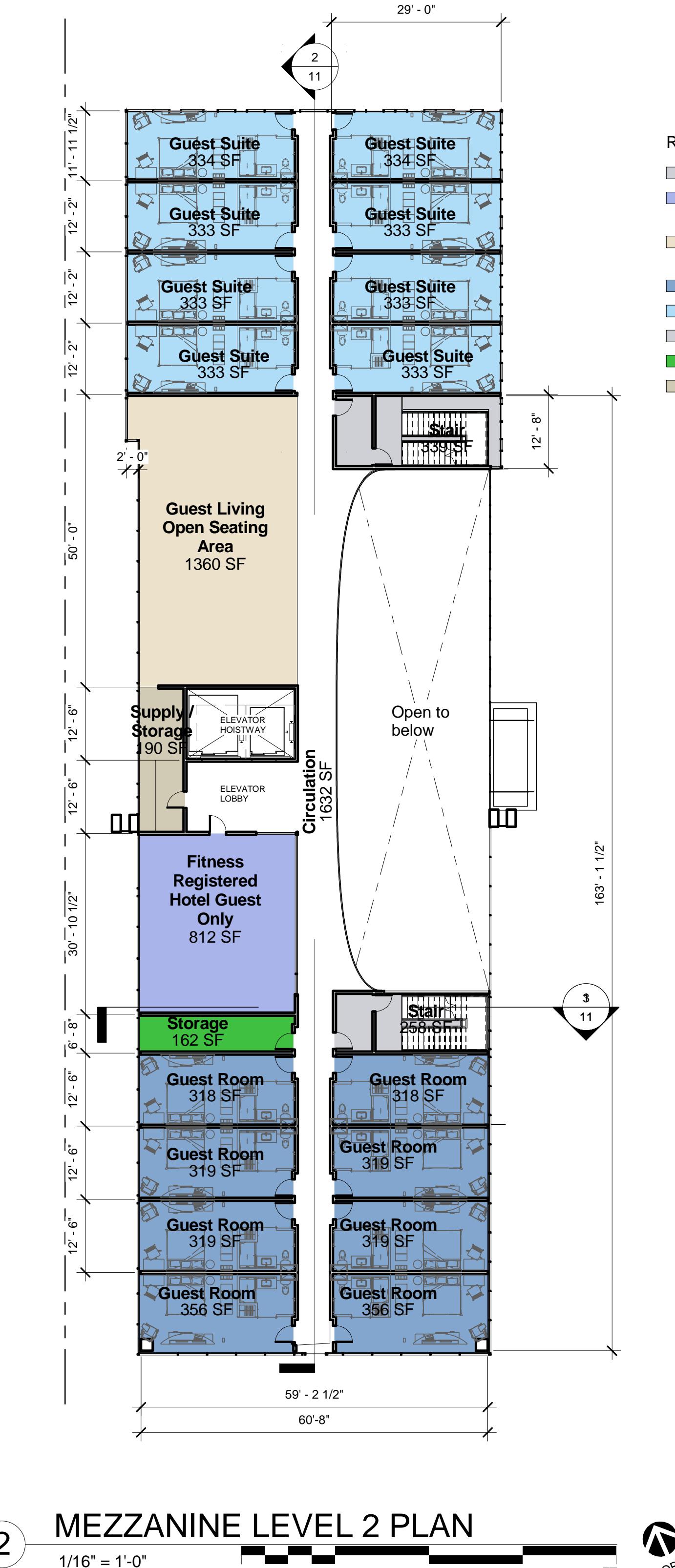
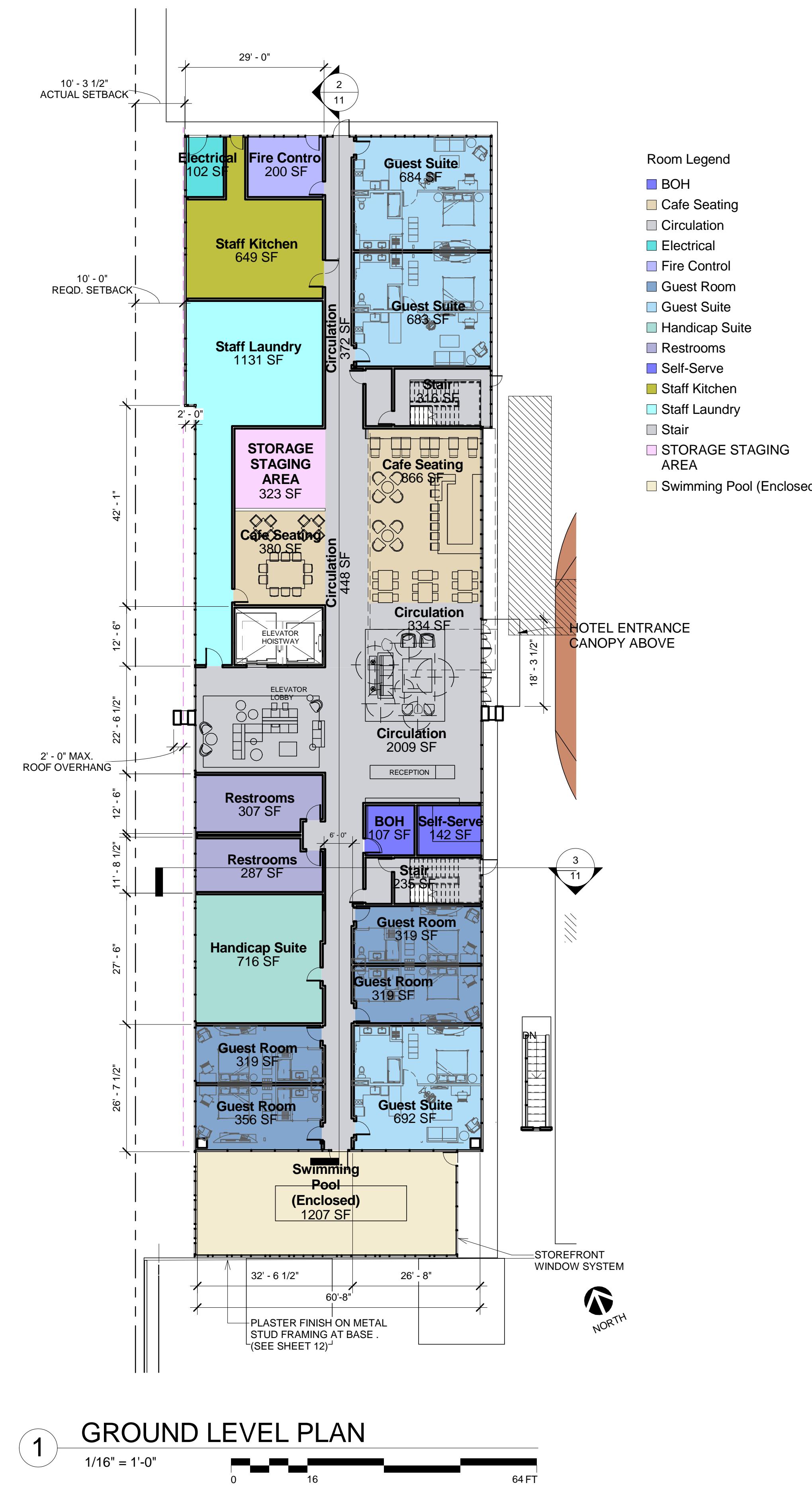
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ISSUED: SAN MARCOS PLANNING REVIEW

REVISIONS: DATE:
PLANNING RESUBMITTAL 09/15/2016
PLANNING RESUBMITTAL 10/26/2016
PLANNING RESUBMITTAL 09/25/2017

SHEET TITLE:
SITE PLAN & GARAGE LEVEL

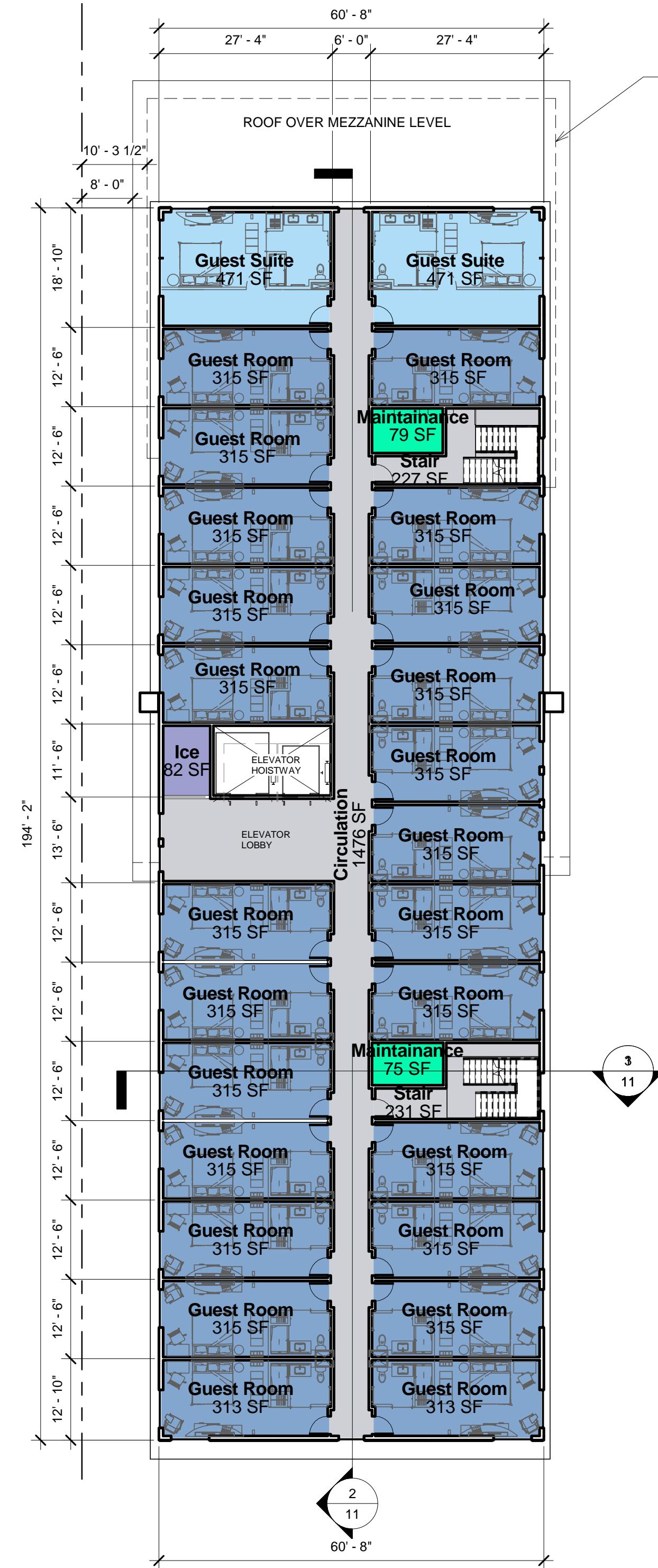
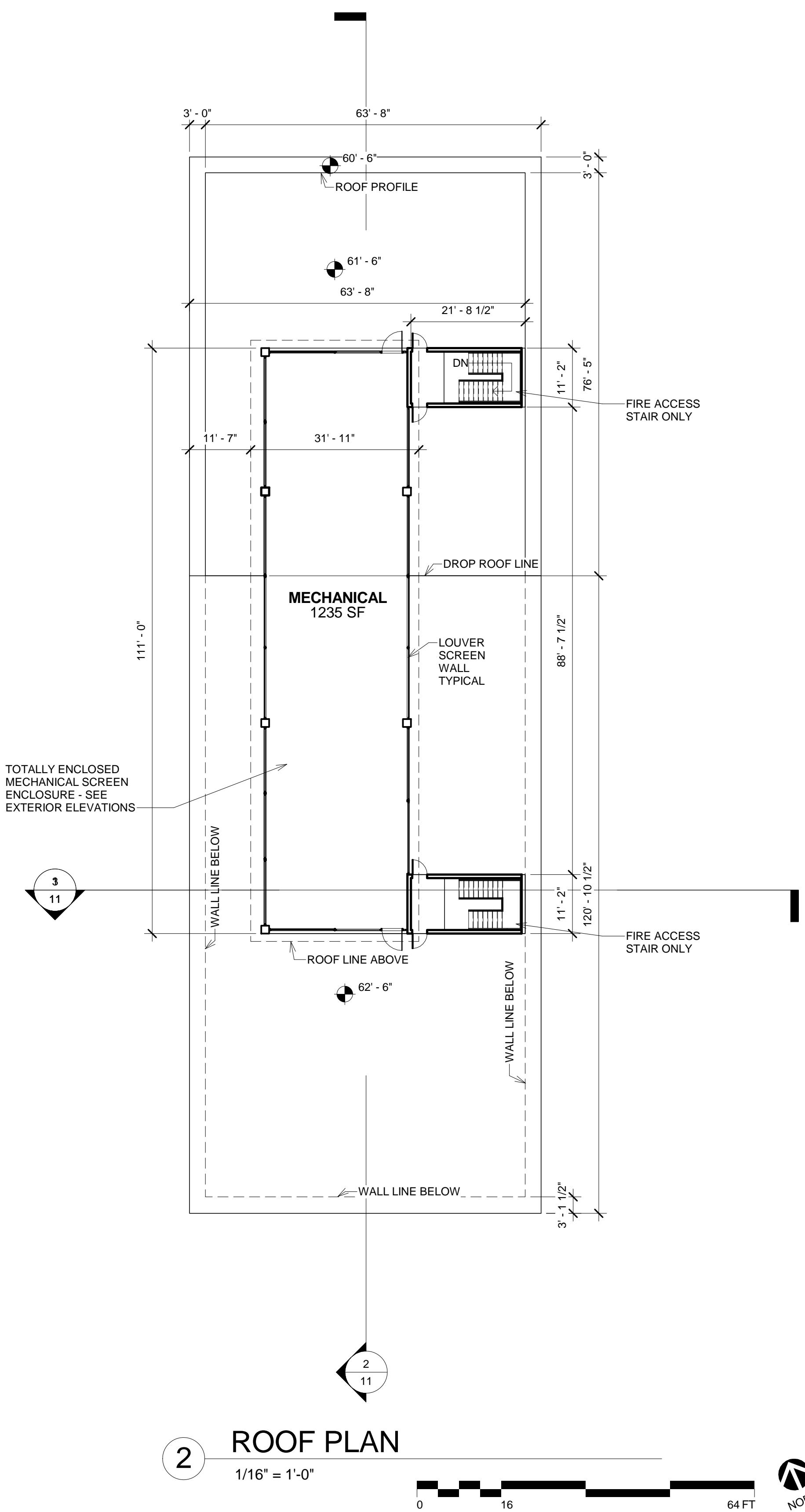
PROJECT NUMBER:	21079.00
DATE:	2/8/2016
SCALE	AS INDICATED
DRAWING NUMBER:	04



**AREA= 10,625 SQ.FT. (INCLUDED IN FAR)
GROSS FLOOR AREA PER
SMMC CHAPTER 20 600**

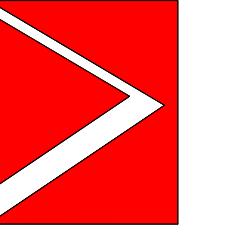
AREA 14,065 SQ .FT. (INC. POOL)
GROSS FLOOR AREA PER
SMMC CHAPTER 20.600

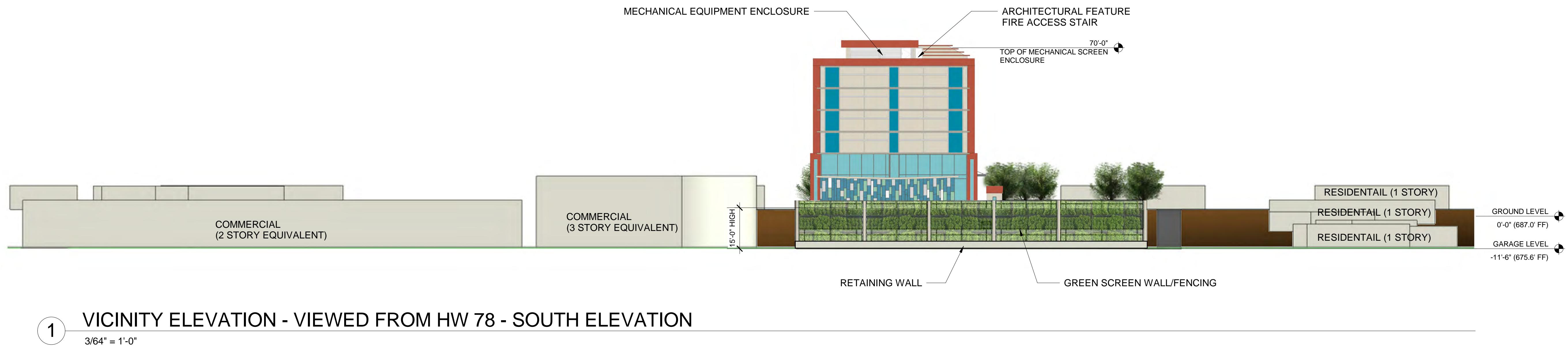
AREA= 10,625 SQ.FT. (INCLUDED IN FAR)
GROSS FLOOR AREA PER
SMMC CHAPTER 20 600



AREA X 4 = 11,441 SQ.FT. X 4 = 45,764 SQ. FT. TOTAL
(LEVELS 3-6)

GROSS FLOOR AREA PER SMMC CHAPTER 20.600

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PLANNING RESUBMITTAL	09/25/2017
SHEET TITLE:	
FLOOR PLANS - LEVEL 3 - 6 (TYPICAL) & ROOF PLAN	
PROJECT NUMBER:	21079.00
DATE:	2/8/2016
SCALE	AS INDICATED
DRAWING NUMBER:	06
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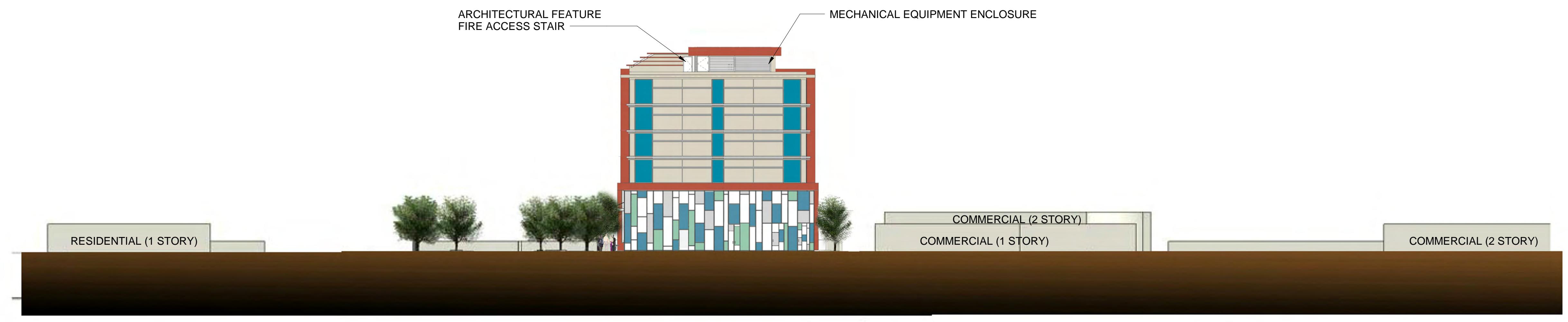
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PLANNING RESUBMITTAL 09/15/2016
PLANNING RESUBMITTAL 10/26/2016
PLANNING RESUBMITTAL 09/25/2017

SHEET TITLE:
VICINITY ELEVATIONS

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DATE: 2/8/2016

SCALE AS INDICATED DRAWING NUMBER: 07

DATE PRINTED: 11/20/2017 12:58:28 PM



2 VICINITY ELEVATION - VIEWED FROM MONTIEL RD. - NORTH ELEVATION

3/64" = 1'-0"

0 21 85 FT

NOTE
LANDSCAPE SHOWN IS DIAGRAMMATIC ONLY. SEE LANDSCAPE DRAWINGS FOR REFERENCE.

EXTERIOR FINISHES REFERENCE	
KEY	DESCRIPTIONS
G-3	VISTACOOL "FACIFICA" INSULATED GLASS - LOW E GLASS
M-1	METAL CLADDING - COPPER PRE-FINISHED METAL (SHERWIN WILLIAMS - PEPPERY - SW 6615)
M-2	METAL CLADDING - BRUSHED PRE-FINISHED METAL
M-3	METAL LOUVER SCREEN - PRE-FINISHED METAL
M-4	EXTRUDED METAL FINS
P-1	PAINTED PANELIZED STUCCO (SHERWIN WILLIAMS - NATURAL TAN - SW 7567)
P-2	PAINTED SKIM COAT AT SLAB EDGES (SHERWIN WILLIAMS - PEWTER CAST - SW 7673)

NOTE

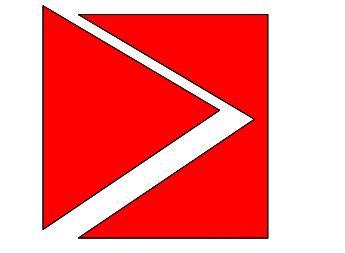
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NORTH-EAST PERSPECTIVE



SOUTH - EAST PERSPECTIVE



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SHEET TITLE:
PERSPECTIVES

PROJECT NUMBER:
21079.00

DATE:
2/8/2016

SCALE

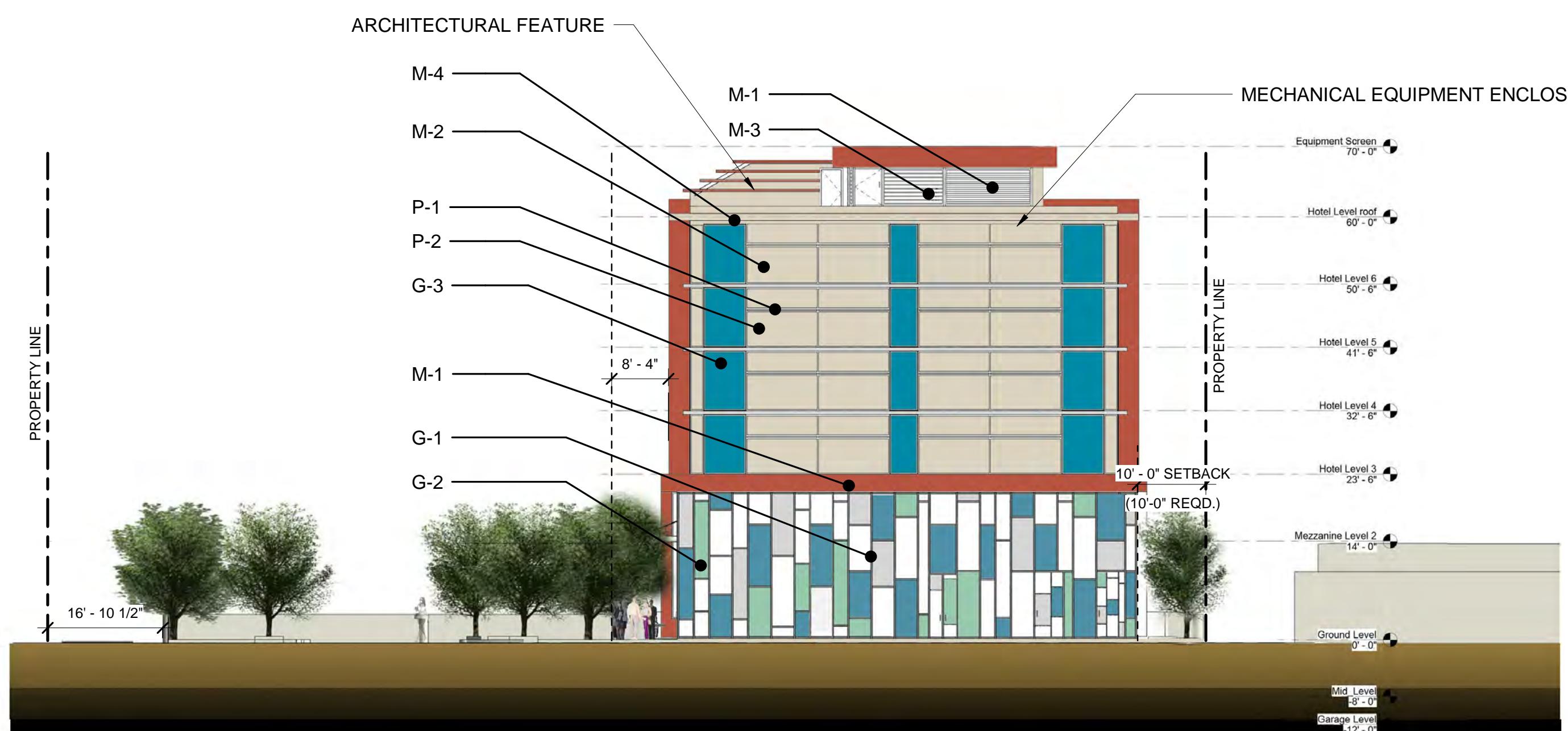
AS INDICATED

DRAWING NUMBER:
08

EXTERIOR FINISHES REFERENCE	
KEY	DESCRIPTIONS
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M-1	METAL CLADDING - COPPER PRE-FINISHED METAL (SHERWIN WILLIAMS - PEPPERY - SW 6615)
M-2	METAL CLADDING - BRUSHED PRE-FINISHED METAL
M-3	METAL LOUVER SCREEN - PRE-FINISHED METAL
M-4	EXTRUDED METAL FINS
P-1	PAINTED PANELIZED STUCCO (SHERWIN WILLIAMS - NATURAL TAN - SW 7567)
P-2	PAINTED SKIM COAT AT SLAB EDGES (SHERWIN WILLIAMS - PEWTER CAST - SW 7673)

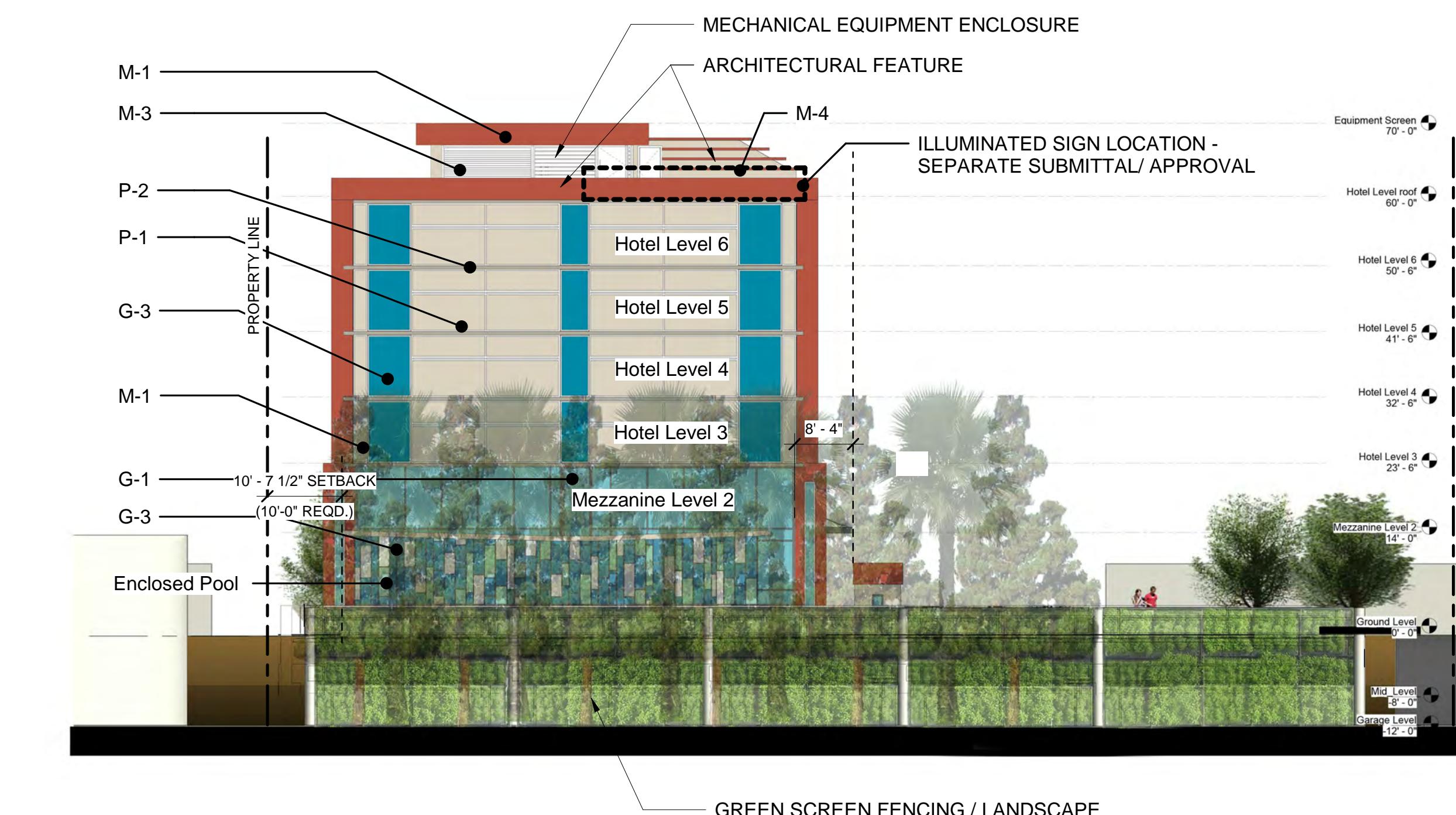
NOTE

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1 NORTH ELEVATION

1/16" = 1'-0" 0 16 64 FT



2 SOUTH ELEVATION

1/16" = 1'-0" 0 16 64 FT

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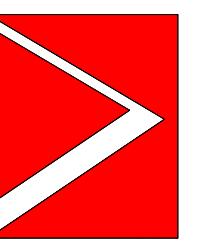
SHEET TITLE:
NORTH & SOUTH ELEVATION

PROJECT NUMBER:
21079.00

DATE:
2/8/2016

SCALE

DRAWING NUMBER:
09
AS INDICATED

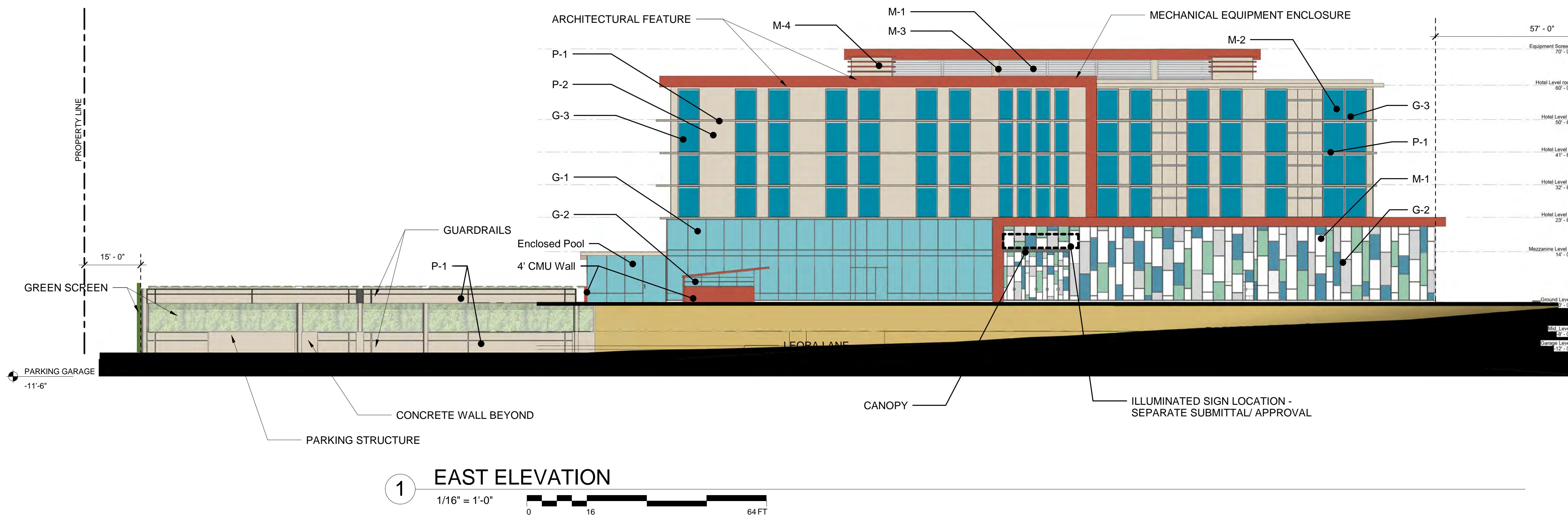


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PLANNING RESUBMITTAL 09/25/2017

NOTE:
EAST & WEST ELEVATION

PROJECT NUMBER:
21079.00

DATE:
2/8/2016

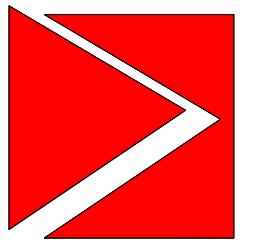
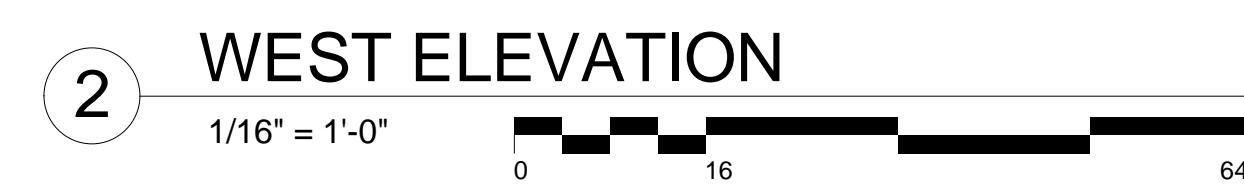
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AS INDICATED

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NOTE
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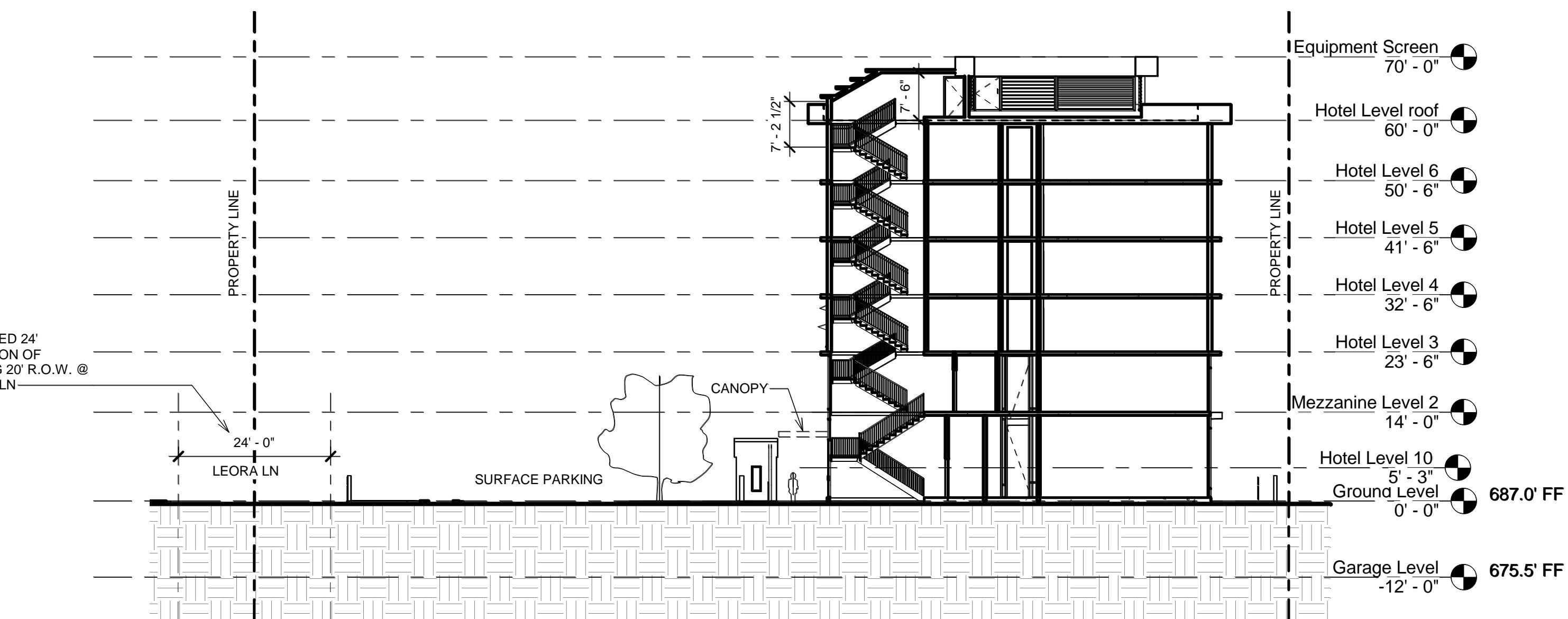


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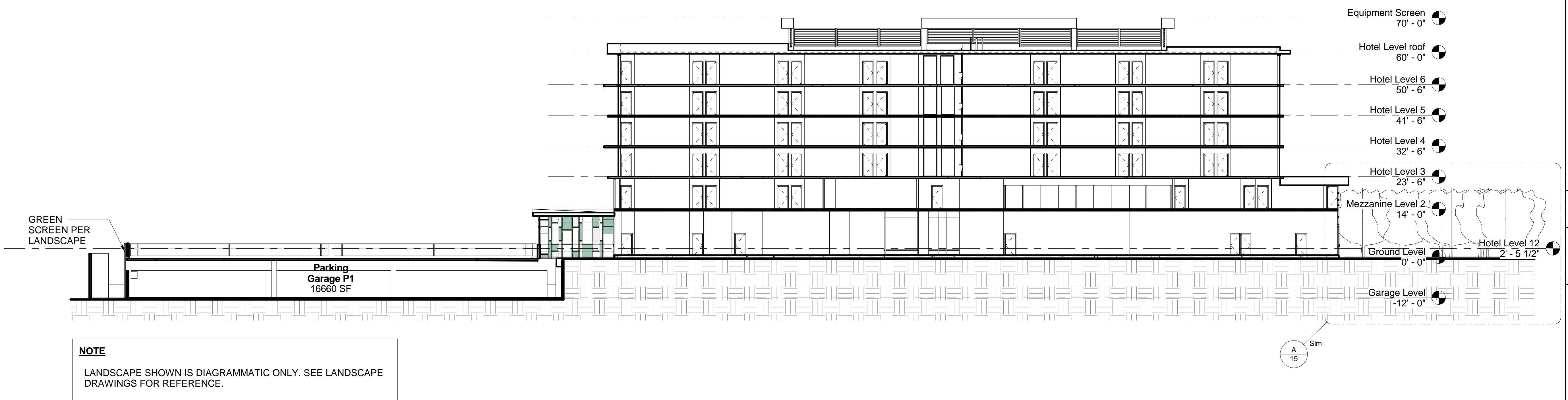




3 EAST/WEST SECTION

1/16" = 1'-0"

0 16 64 FT



2 NORTH/SOUTH SECTION

1/16" = 1'-0"

0 16 64 FT

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SHEET TITLE:

SECTIONS

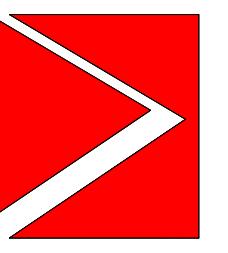
PROJECT NUMBER:
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SCALE

DRAWING NUMBER:
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11

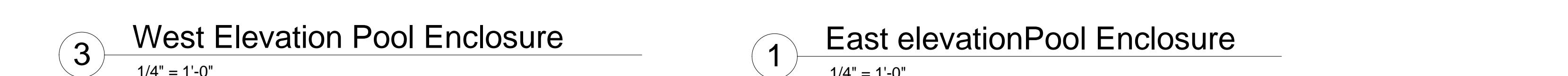
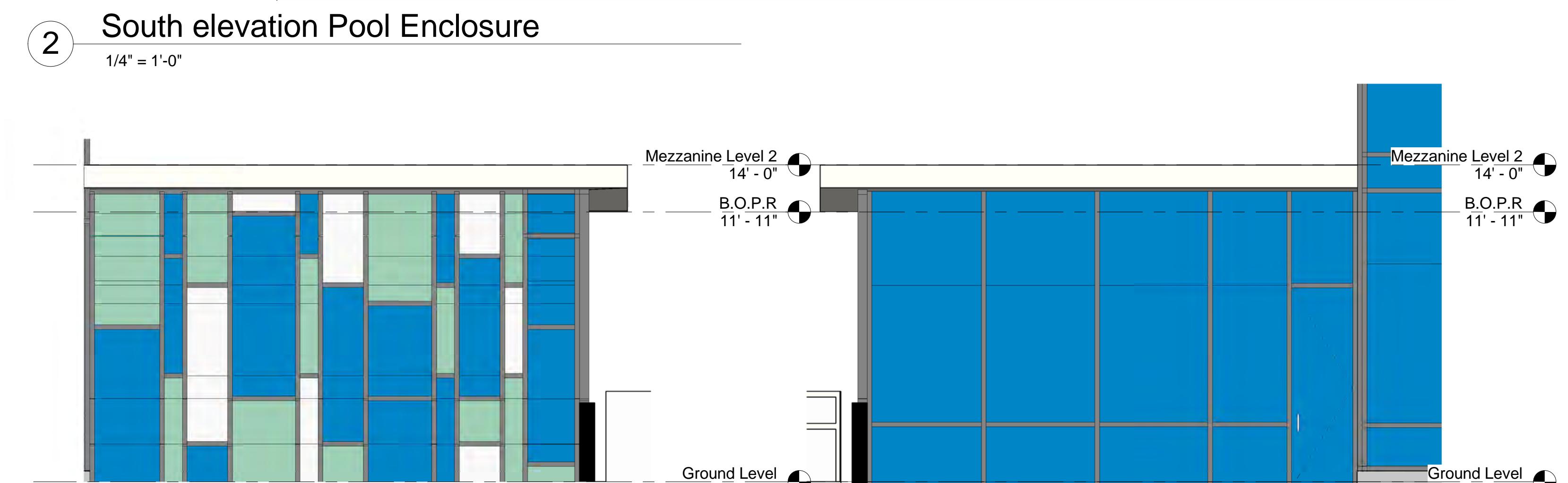
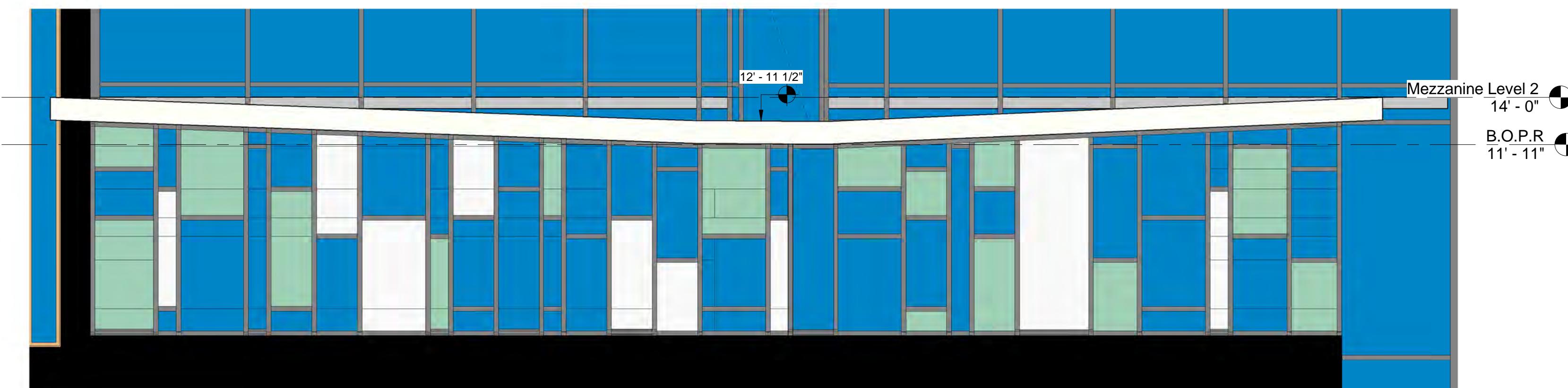
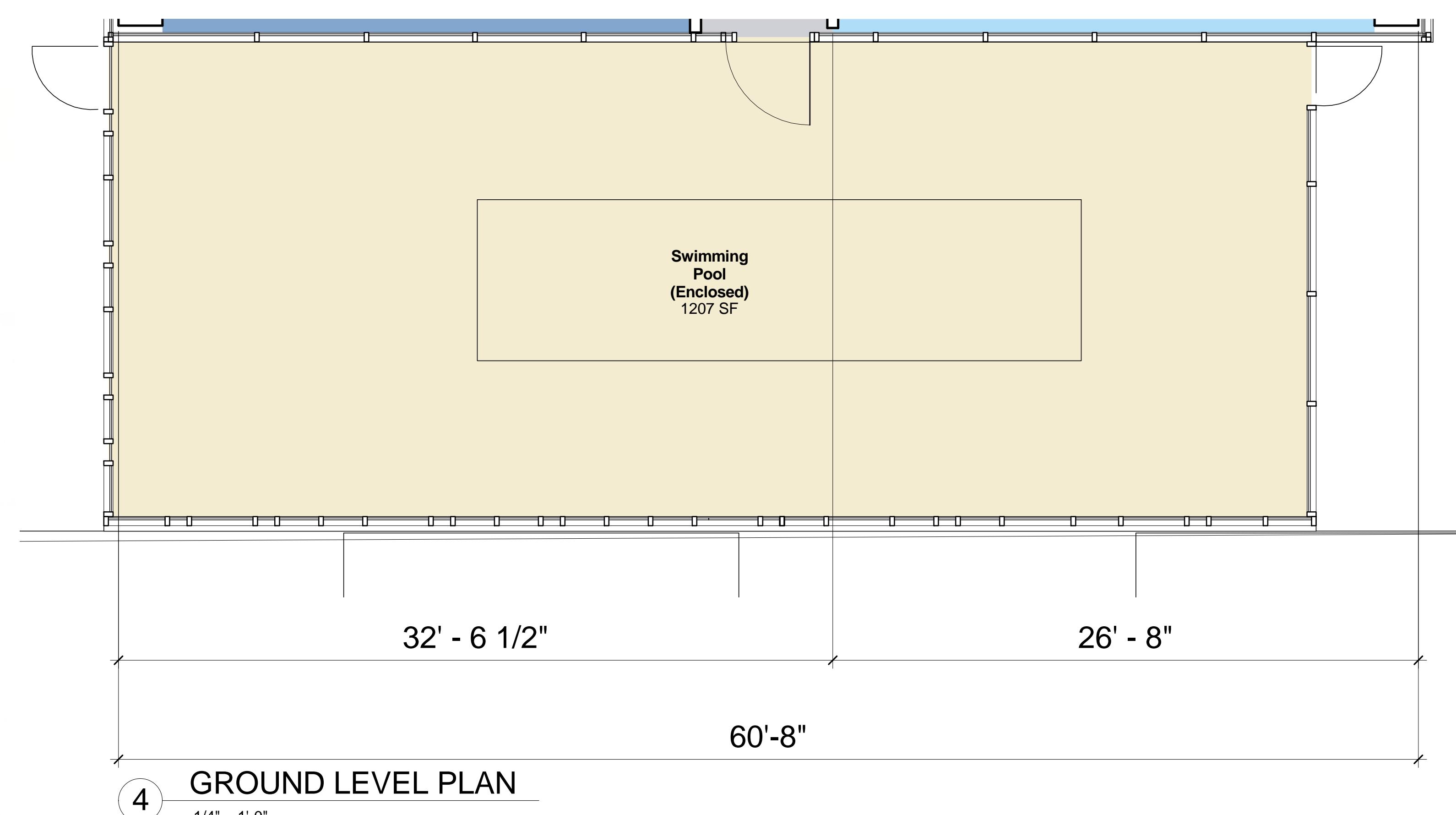


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SHEET TITLE:

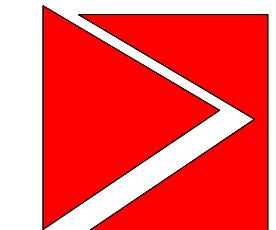
POOL ENLARGEMENT

PROJECT NUMBER:
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12

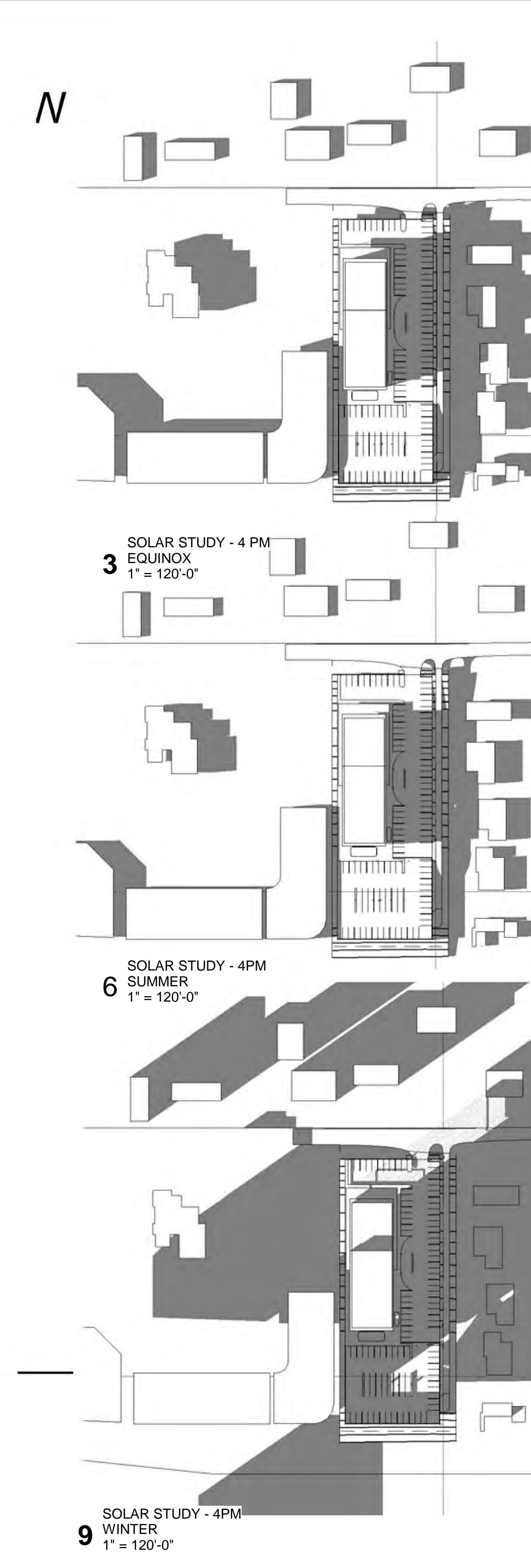
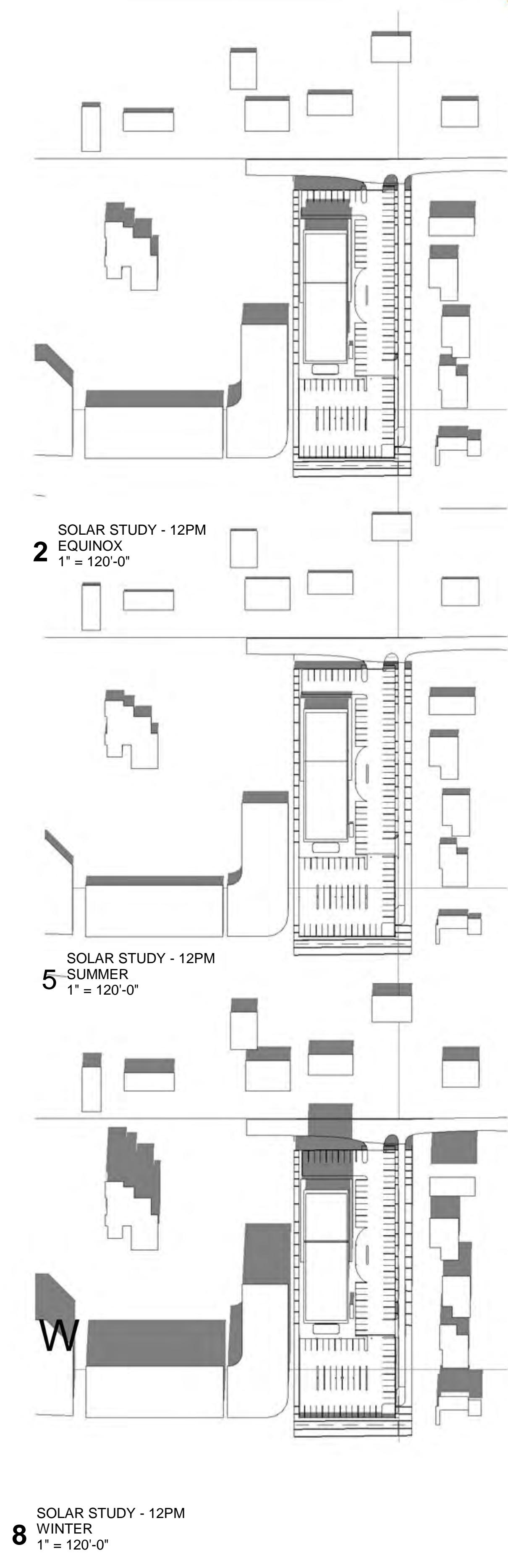
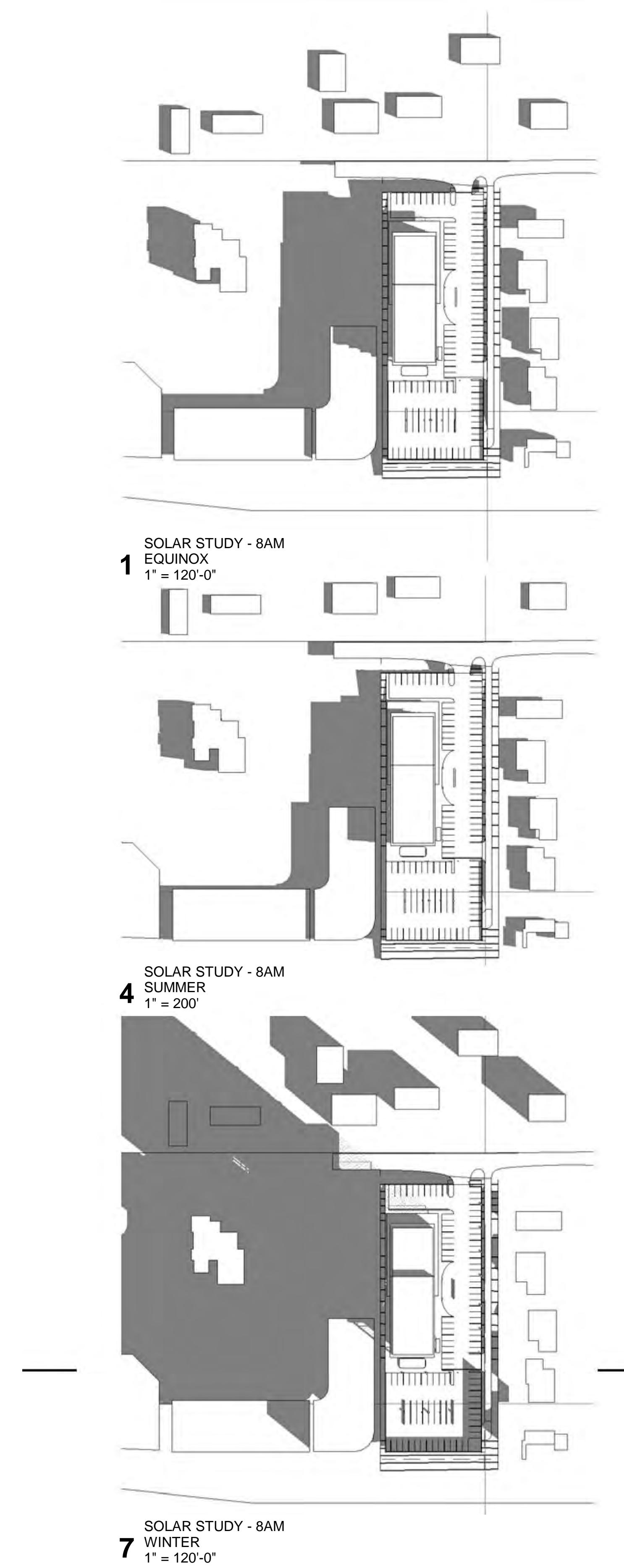


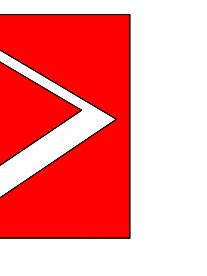
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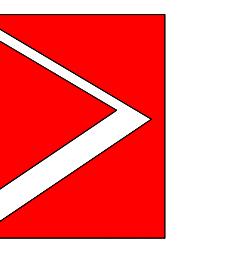


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<p>SHEET TITLE: SHADOW STUDIES</p>	
<p>PROJECT NUMBER: 21079.00</p>	<p>DATE: 2/8/2016</p>
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VICINITY MAP



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<p>REVISIONS:</p> <p>PLANNING RESUBMITTAL</p> <p>PLANNING RESUBMITTAL</p> <p>PLANNING RESUBMITTAL</p>	<p>DATE:</p> <p>09/15/2016</p> <p>10/26/2016</p> <p>09/25/2017</p>
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<p>PROJECT NUMBER:</p> <p>21079.00</p>	<p>DATE:</p> <p>2/8/2016</p>
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