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**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	DRAWING NUMBER:
AS INDICATED	01

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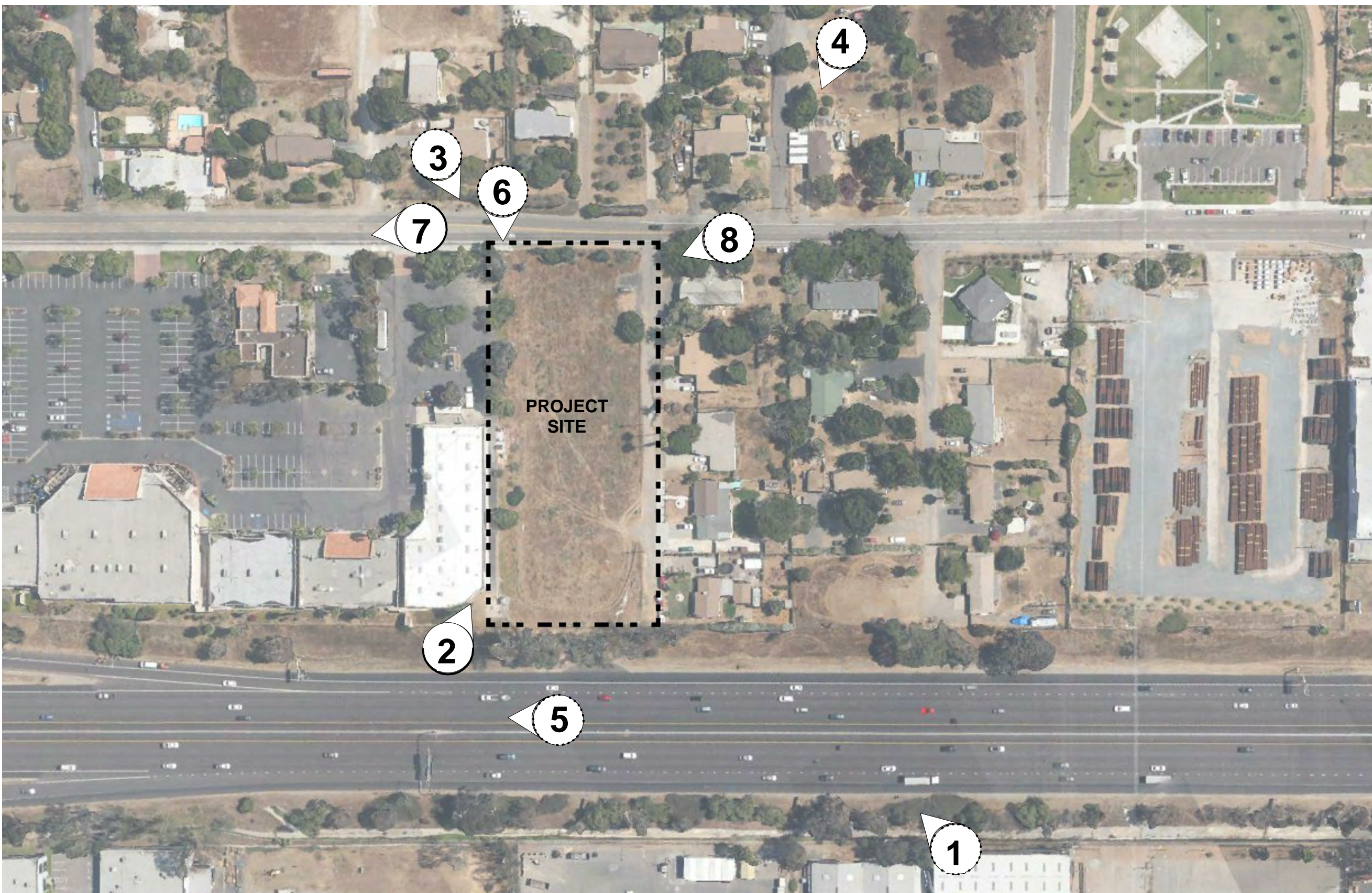




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9 AERIAL OF SITE AND SURROUNDINGS  
NOT TO SCALE



PROJECT SITE - 2151 MONTIEL RD.  
10 PHOTOGRAPHIC SURVEY MAP  
NOT TO SCALE



1.



2.



3.



4.



5.



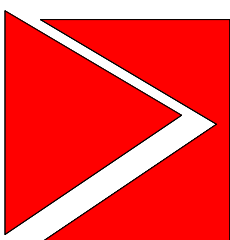
6.




7.



8.



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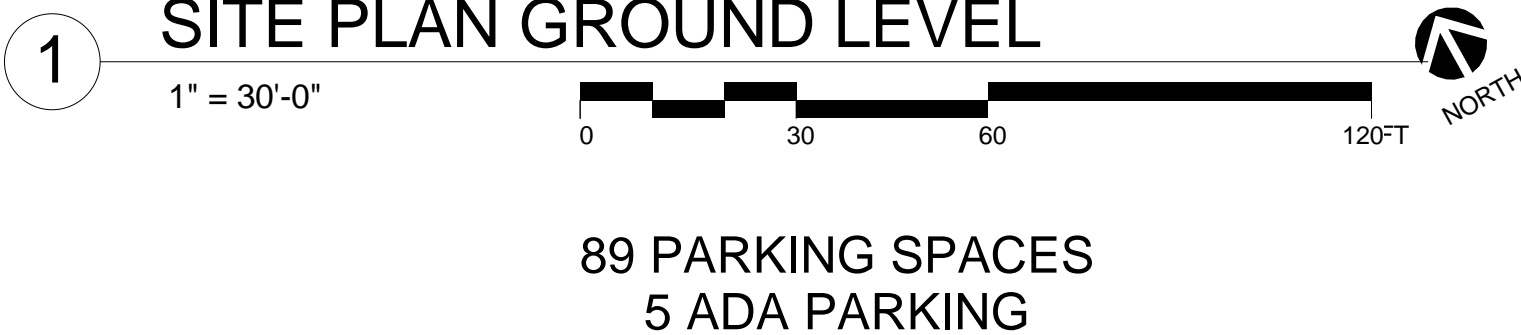


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PHOTOGRAPHIC SURVEY	
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- 1) ALL DRIVEWAYS SHALL BE CONSTRUCTED OF CONCRETE - SEE PLAN
- 2)SEE FIRE ACCESS PLAN SHEET 1 OF 1 FOR REFERENCE
- 3) SEE GRADING AND DRAINAGE PLANS IN THIS SUBMITTAL FOR REFERENCE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

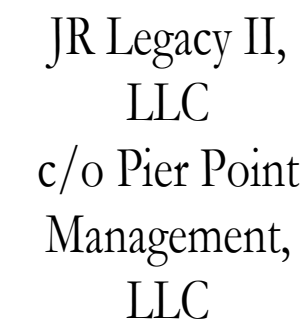
**PARKING NOTES:**

1. PARKING PROPOSED = 89 ON GRADE SPACES (INCLUDING  
(5) 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 ONSITE 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/OVEN CAFE SEATING.

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

[illegible]

52 PARKING SPACES



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DATE:  
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AS INDICATED

04

DATE PRINTED: 11/20/2017 12:58:18 PM



**Room Legend**

Room Type	Count
BOH	1
Cafe Seating	1
Circulation	1
Electrical	1
Fire Control	1
Guest Room	4
Guest Suite	4
Handicap Suite	1
Restrooms	2
Self-Serve	1
Staff Kitchen	1
Staff Laundry	1
Stair	2
STORAGE STAGING AREA	
Swimming Pool (Enclosed)	

**Ground Level Plan Details:**

- Rooms and Areas:**
  - Electrical: 102 SF
  - Fire Control: 200 SF
  - Staff Kitchen: 649 SF
  - Staff Laundry: 1131 SF
  - STORAGE STAGING AREA: 323 SF
  - Cafe Seating: 380 SF
  - Guest Suite: 684 SF
  - Guest Suite: 683 SF
  - Stair: 316 SF
  - Cafe Seating: 866 SF
  - Circulation: 834 SF
  - Circulation: 2009 SF
  - RECEPTION
  - BOH: 107 SF
  - Self-Serve: 142 SF
  - Stair: 235 SF
  - Guest Room: 319 SF
  - Guest Room: 319 SF
  - Guest Room: 356 SF
  - Guest Suite: 692 SF
  - Swimming Pool (Enclosed): 1207 SF
  - Restrooms: 307 SF
  - Restrooms: 287 SF
  - Handicap Suite: 716 SF
- Dimensions and Setbacks:**
  - 10' - 3 1/2" ACTUAL SETBACK
  - 10' - 0" REQD. SETBACK
  - 2' - 0" MAX. ROOF OVERHANG
  - 29' - 0"
  - 42' - 1"
  - 12' - 6"
  - 22' - 6 1/2"
  - 12' - 6"
  - 11' - 8 1/2"
  - 27' - 6"
  - 26' - 7 1/2"
  - 32' - 6 1/2"
  - 60' - 8"
  - 26' - 8"
  - 18' - 3 1/2"
- Other Features:**
  - HOTEL ENTRANCE CANOPY ABOVE
  - STOREFRONT WINDOW SYSTEM
  - PLASTER FINISH ON METAL STUD FRAMING AT BASE (SEE SHEET 12)
  - NORTH

**Scale:** 1/16" = 1'-0"

**Scale Bar:** 0, 16, 64 FT

2 MEZZANINE LEVEL 2 PLAN

1/16" = 1'-0"

0 16 64 FT

NORTH

The floor plan shows a symmetrical layout with a central circulation core. The left wing contains four Guest Suites (333 SF and 334 SF), a large Guest Living Open Seating Area (1360 SF), a Supply Storage area (190 SF), a Fitness Registered Hotel Guest Only area (812 SF), a Storage area (162 SF), and five Guest Rooms (318 SF, 319 SF, 319 SF, 319 SF, and 356 SF). The right wing contains four Guest Suites (333 SF and 334 SF), a Stair (339 SF), an Open to below area, a Stair (258 SF), and five Guest Rooms (318 SF, 319 SF, 319 SF, 319 SF, and 356 SF). The central circulation area is 1632 SF. The overall dimensions are 29'-0" wide by 163'-1 1/2" deep. A room legend on the right identifies the colors and counts for each room type.

Room Legend	Count
Circulation	1
Fitness Registered Hotel Guest Only	1
Guest Living Open Seating Area	1
Guest Room	8
Guest Suite	8
Stair	2
Storage	1
Supply / Storage	1

2 MEZZANINE LEVEL 2 PLAN

1/16" = 1'-0"

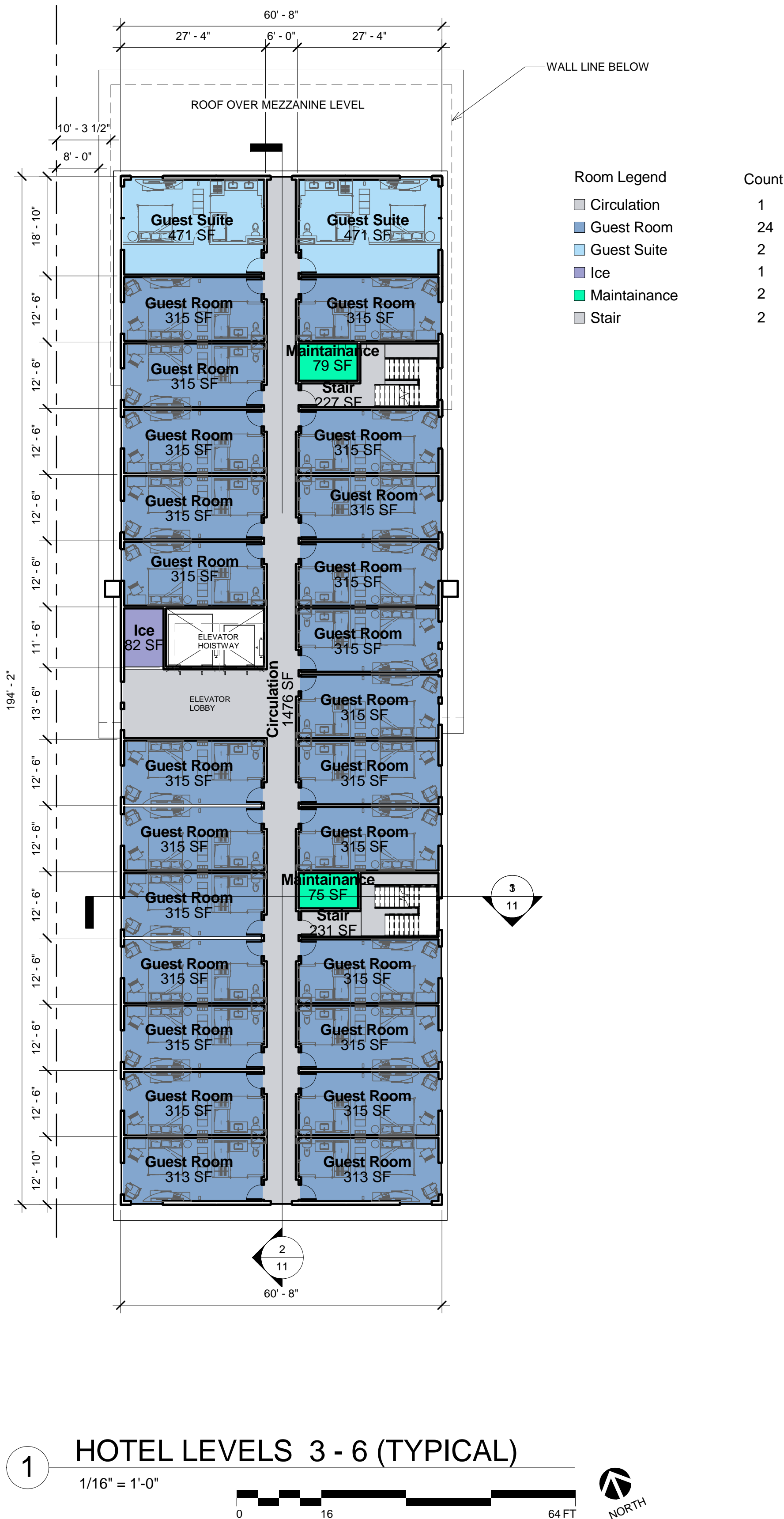
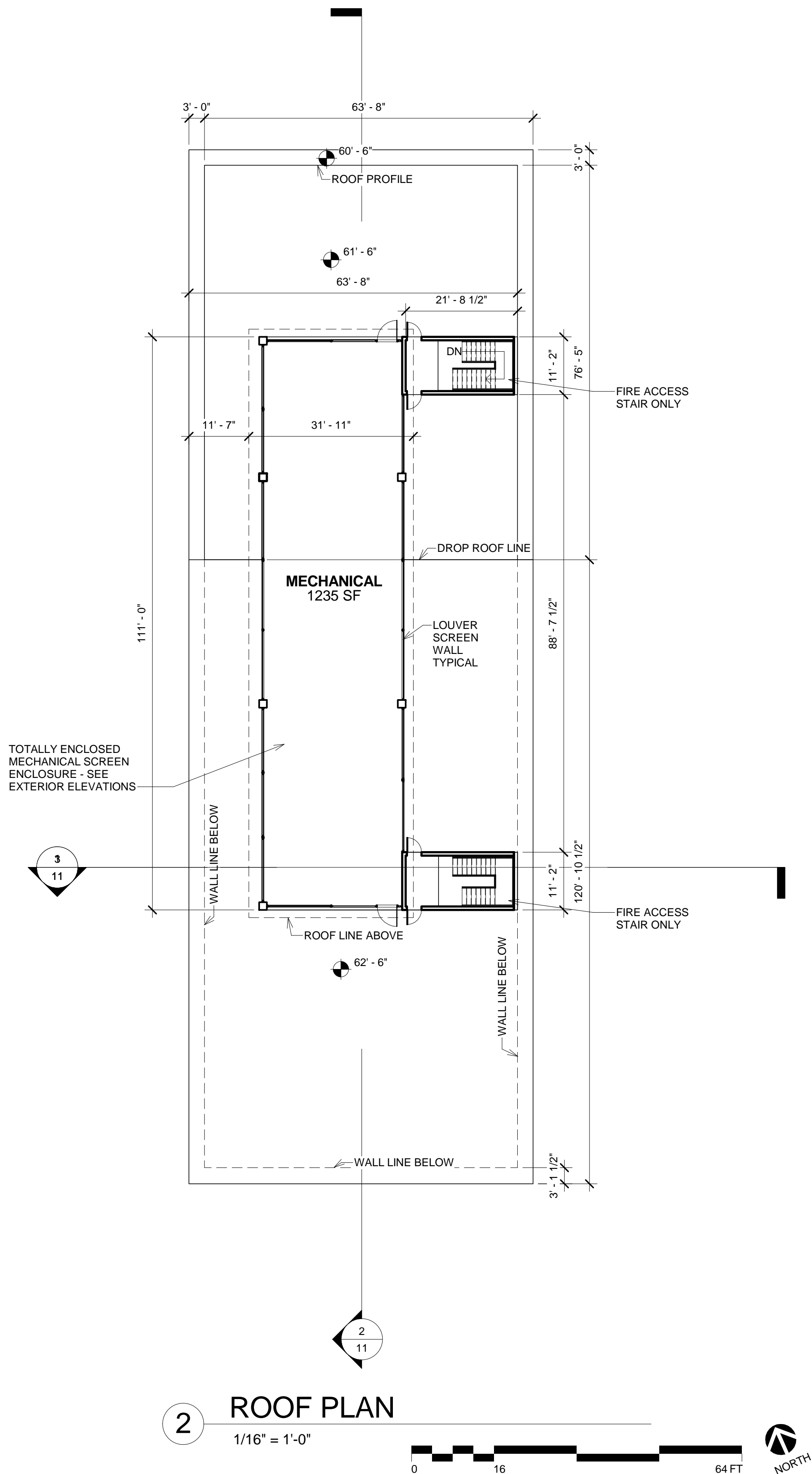
0 16 64 FT

NORTH

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SHEET TITLE:	
FLOOR PLANS - LEVEL 1 & MEZZANINE LEVEL 2	
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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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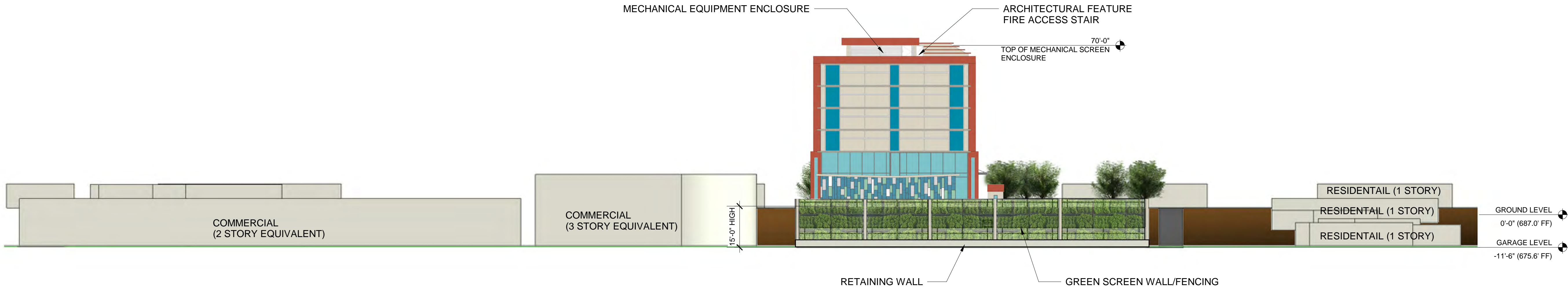
**PierPoint**  
Management, LLC  
JR Legacy II, LLC  
c/o Pier Point Management, LLC  
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**HOTEL MONTIEL**  
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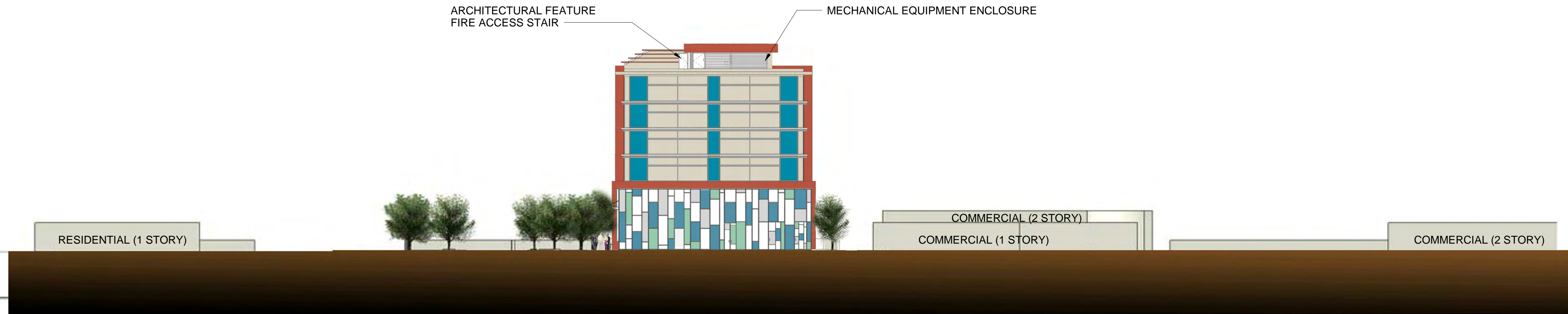
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SHEET TITLE:	
FLOOR PLANS - LEVEL 3 - 6 (TYPICAL) & ROOF PLAN	
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1 VICINITY ELEVATION - VIEWED FROM HW 78 - SOUTH ELEVATION  
3/64" = 1'-0"

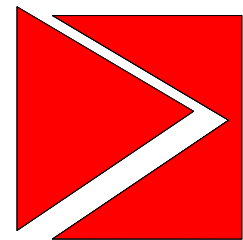


2 VICINITY ELEVATION - VIEWED FROM MONTIEL RD. - NORTH ELEVATION  
3/64" = 1'-0"



**NOTE**

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



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SHEET TITLE:

VICINITY ELEVATIONS

PROJECT NUMBER:  
21079.00

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2/8/2016

SCALE

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07



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EXTERIOR FINISHES REFERENCE	
KEY	DESCRIPTIONS
G-3	VISTACOOOL "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 FINIS
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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**PERSPECTIVES**

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SCALE  
  
AS INDICATED

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**08**

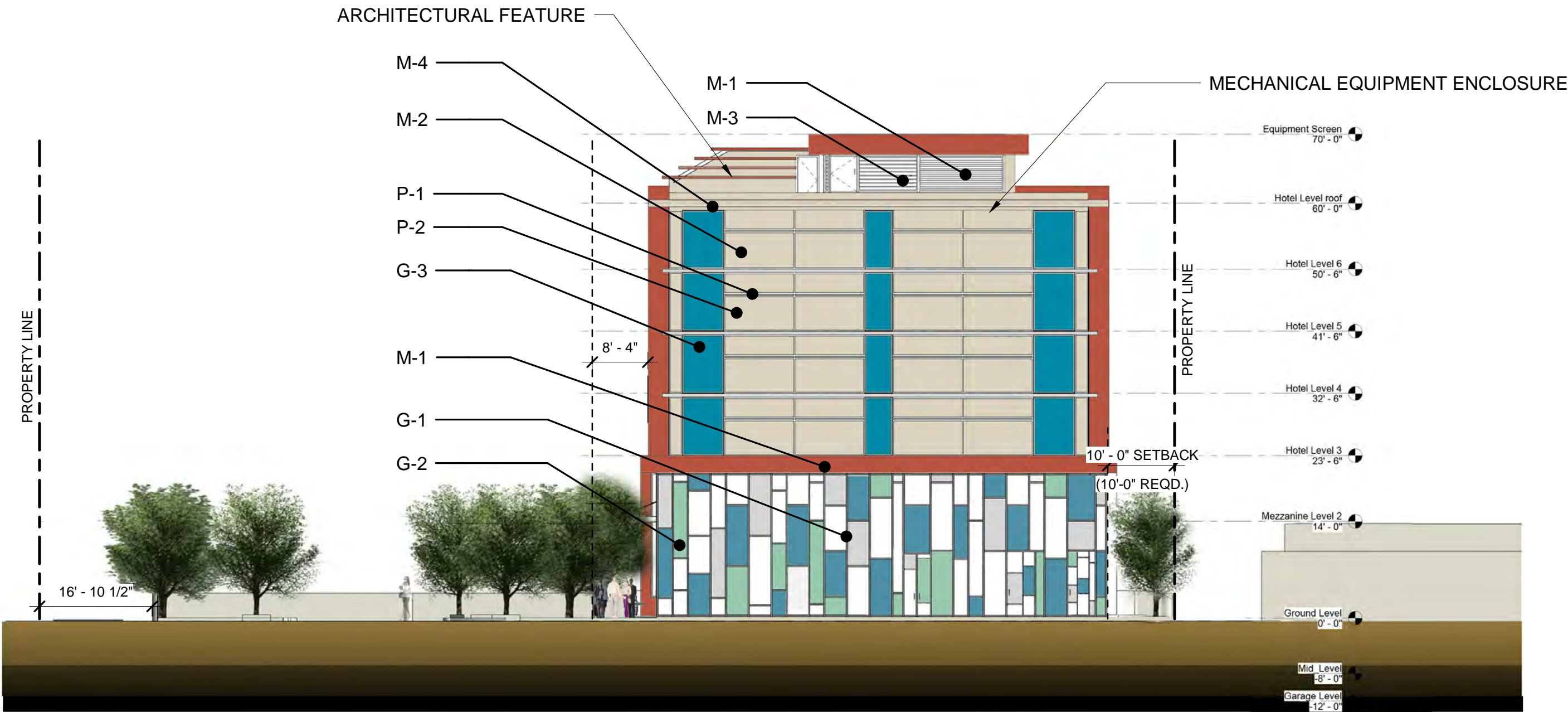


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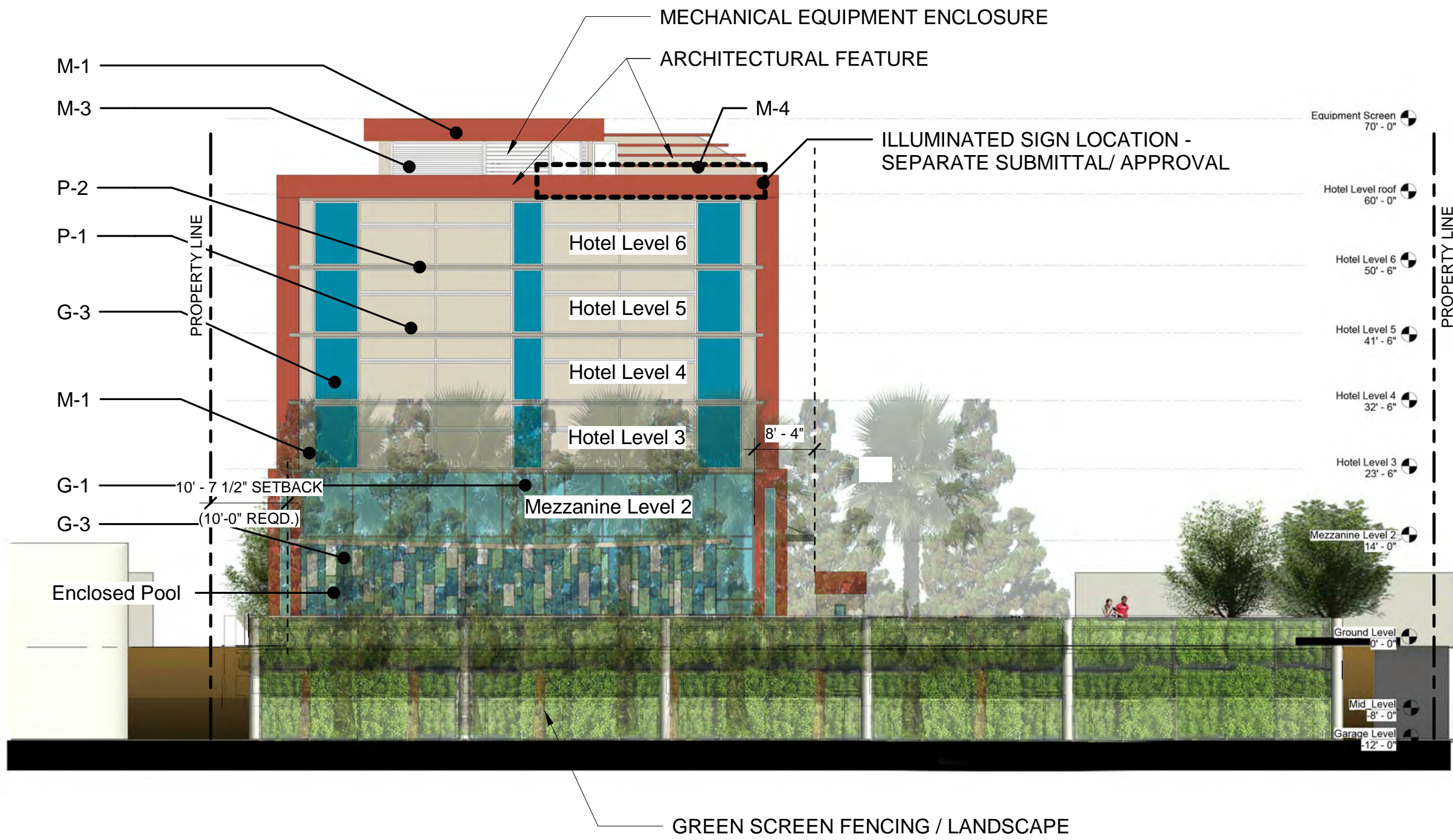
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1 NORTH ELEVATION  
1/16" = 1'-0"  
0 16 64 FT



2 SOUTH ELEVATION  
1/16" = 1'-0"  
0 16 64 FT

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REGISTERED ARCHITECT  
JUAN M. CASTRO  
No. C 12036  
Exp. 3/31/19  
STATE OF CALIFORNIA

**HOTEL MONTIEL**  
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**NORTH & SOUTH ELEVATION**

PROJECT NUMBER:  
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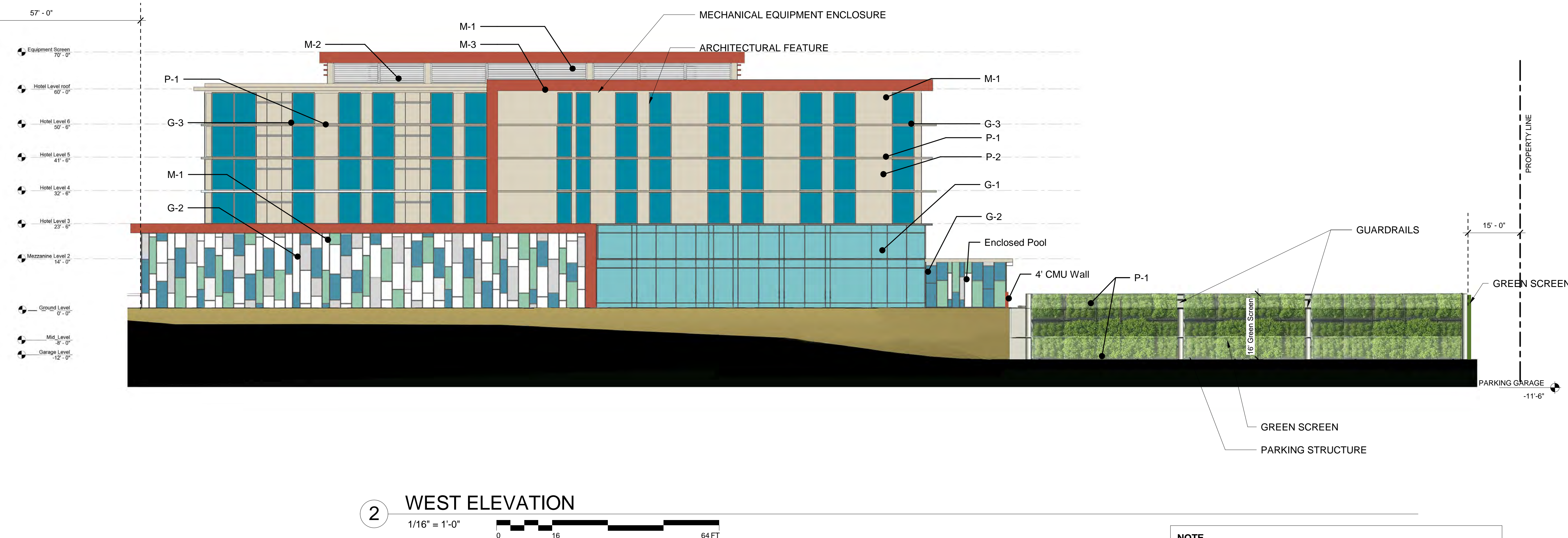
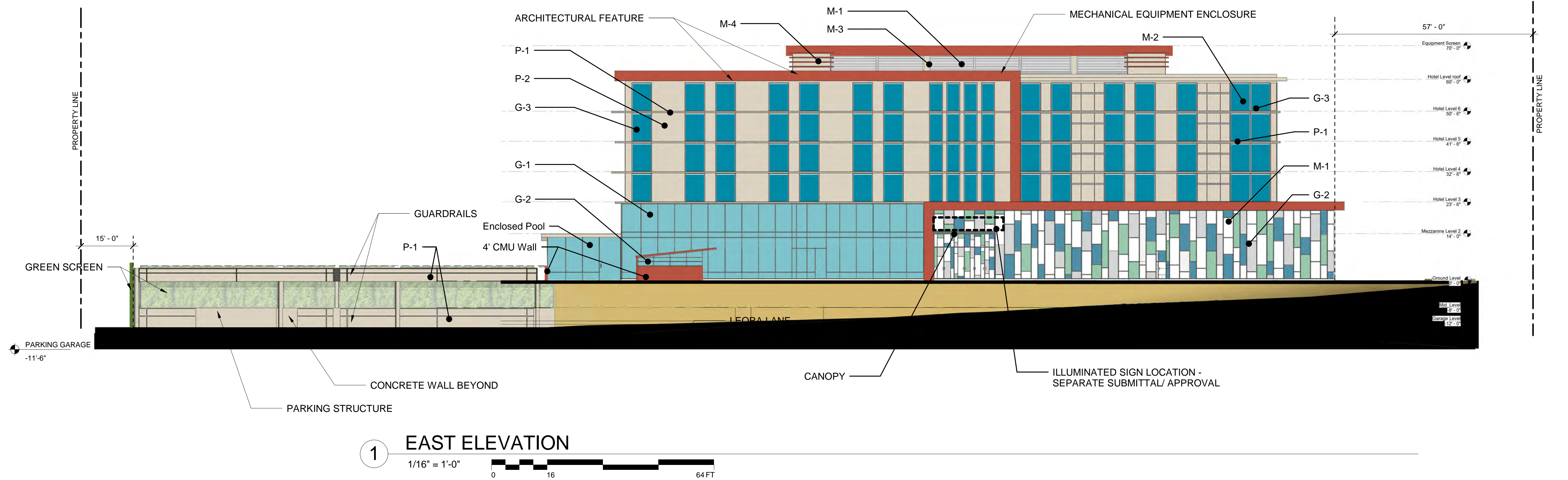
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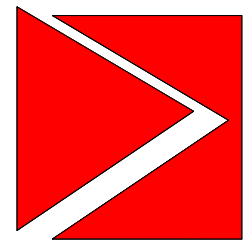
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SHEET TITLE:  
**EAST & WEST ELEVATION**

PROJECT NUMBER:  
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DATE:  
**2/8/2016**

SCALE

AS INDICATED

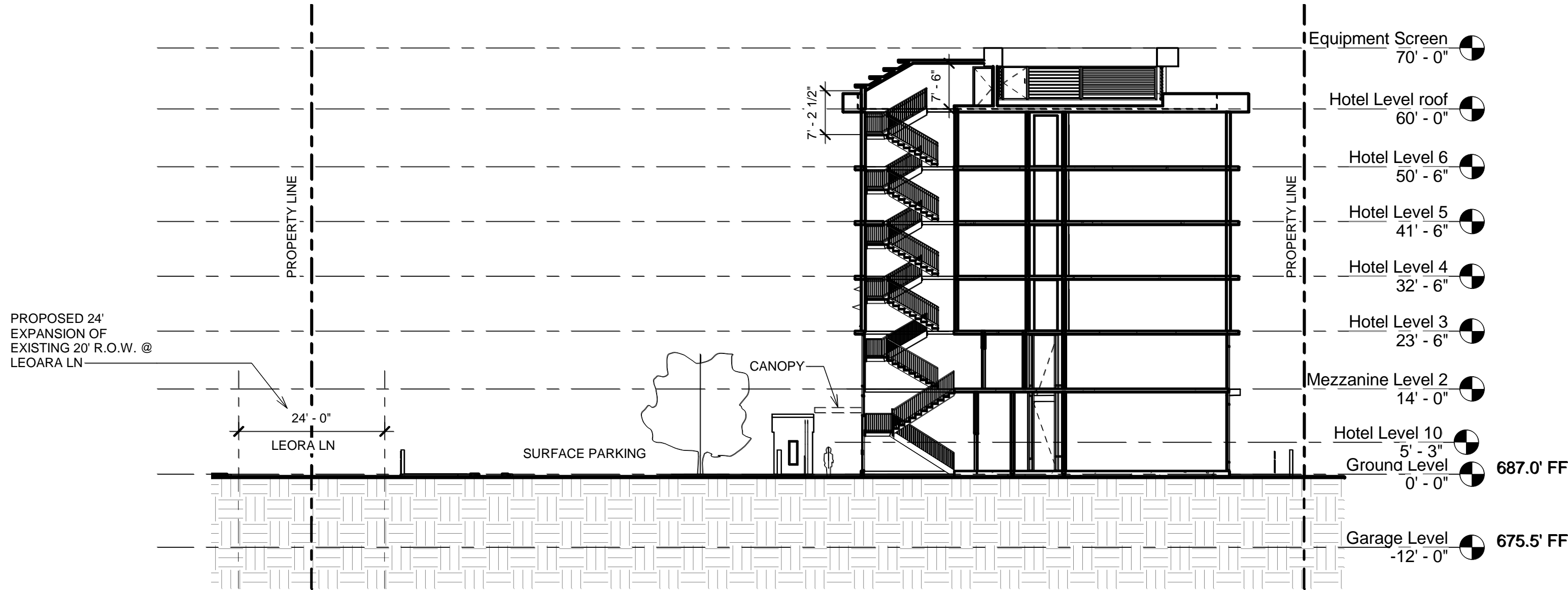
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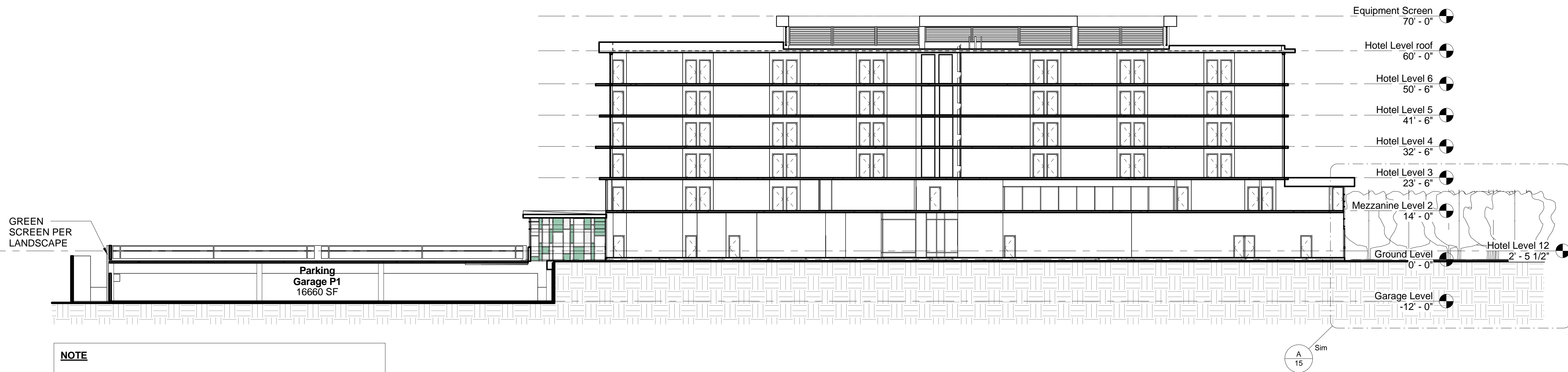
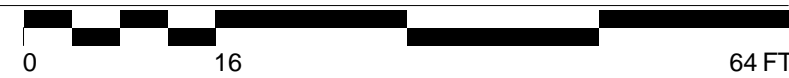


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3 EAST/WEST SECTION

1/16" = 1'-0"

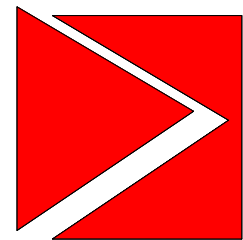


NOTE

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

2 NORTH/SOUTH SECTION

1/16" = 1'-0"



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LLC

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

SHEET TITLE:

SECTIONS

PROJECT NUMBER:  
21079.00

DATE:  
2/8/2016

SCALE

AS INDICATED

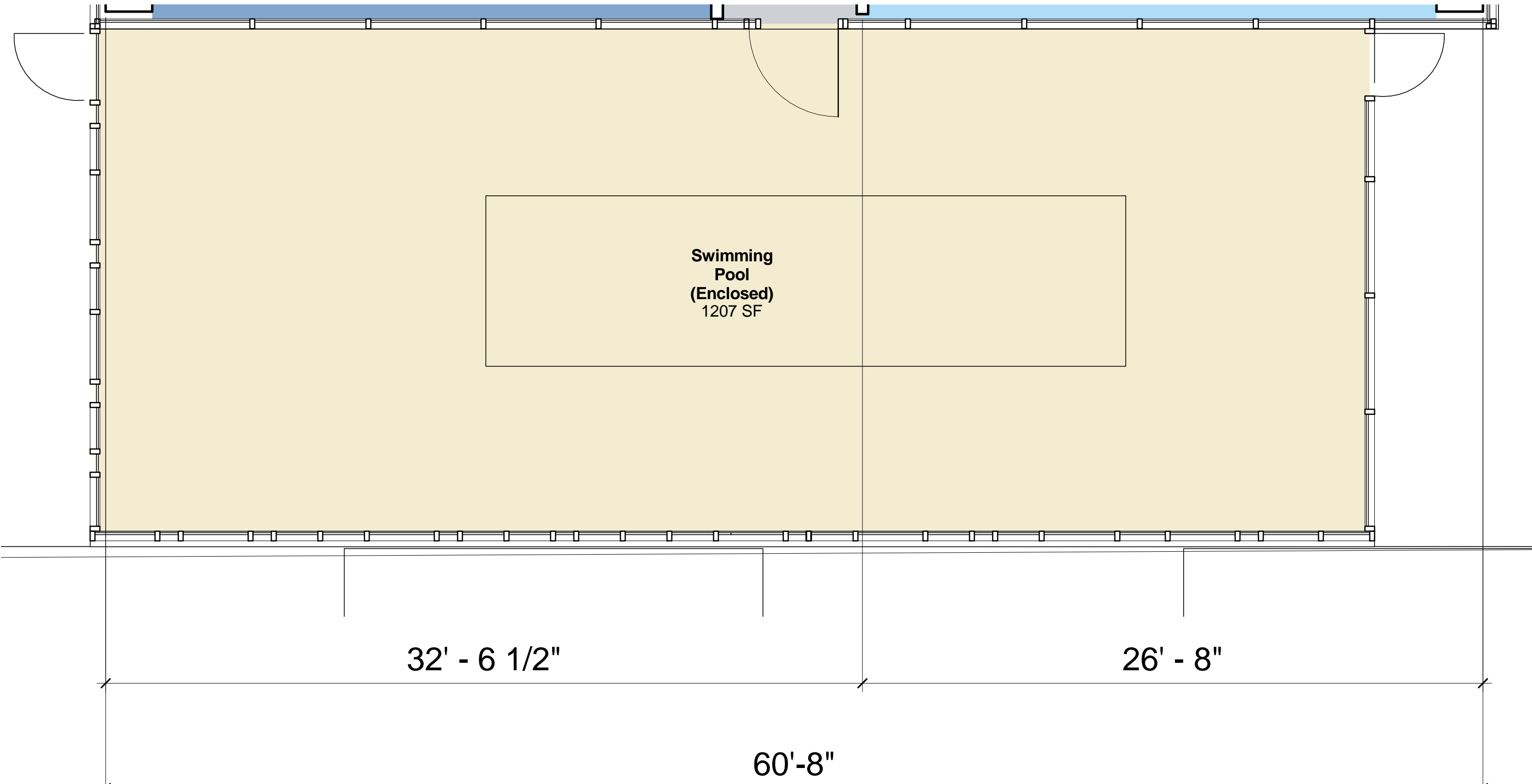
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11

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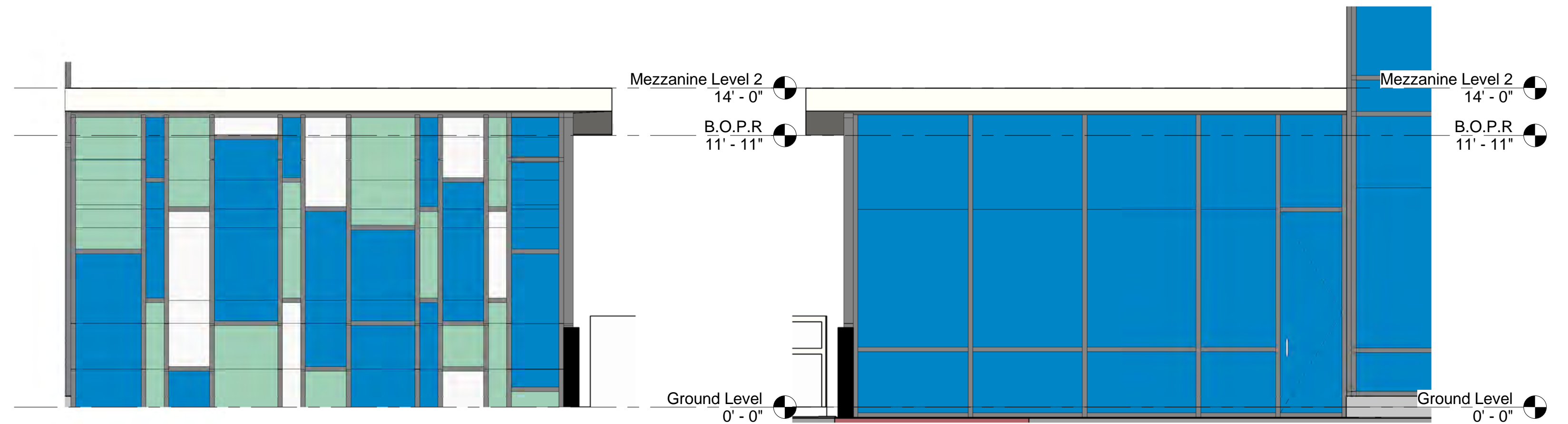
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4 GROUND LEVEL PLAN  
1/4" = 1'-0"




2 South elevation Pool Enclosure  
1/4" = 1'-0"



3 West Elevation Pool Enclosure  
1/4" = 1'-0"

1 East elevation Pool Enclosure  
1/4" = 1'-0"

  
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SHEET TITLE:  
**POOL ENLARGEMENT**

PROJECT NUMBER:  
**21079.00**

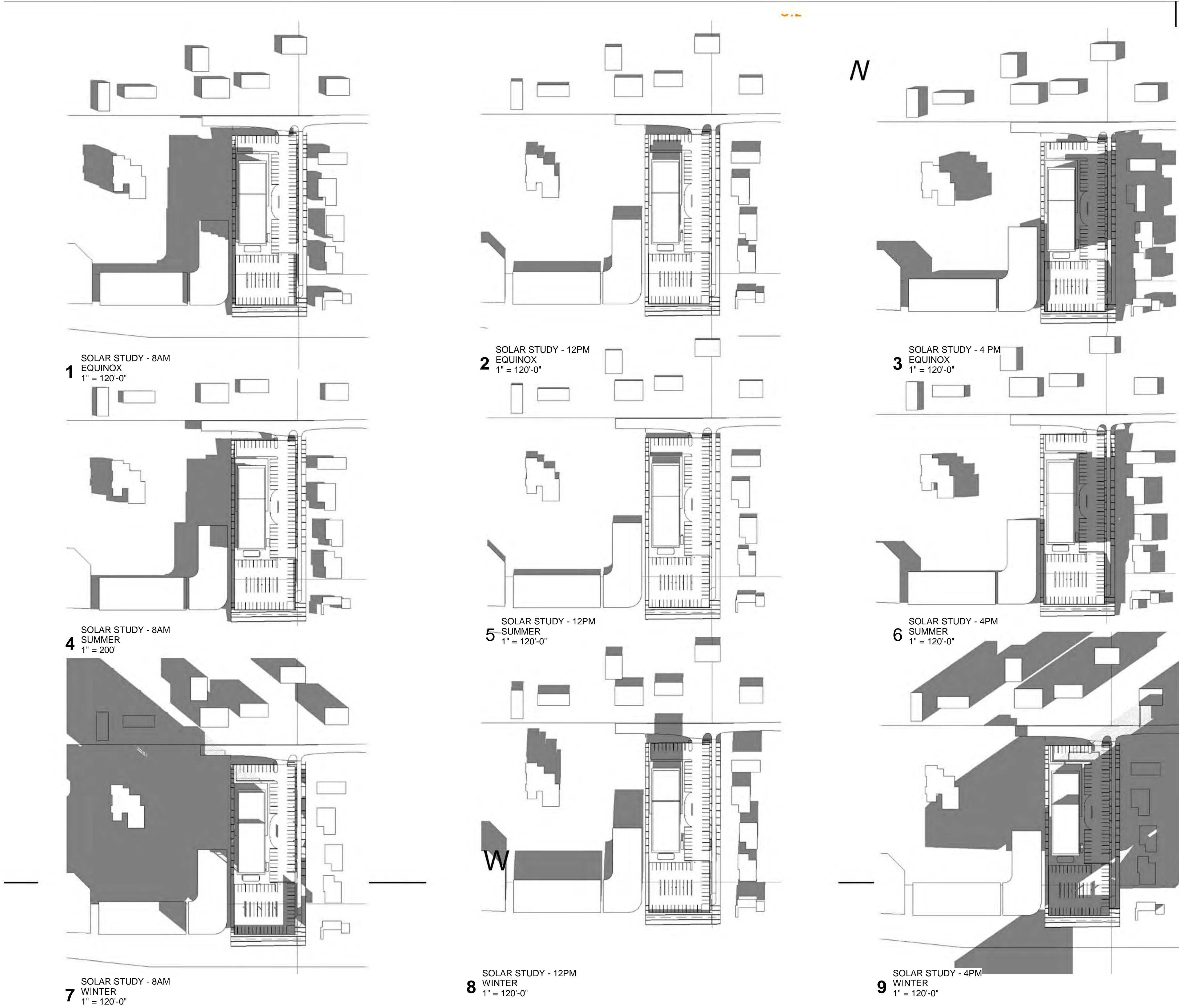
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**12**


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SHEET TITLE:  
**SHADOW STUDIES**

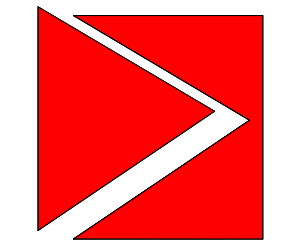
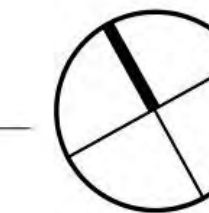
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VICINITY MAP

14

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