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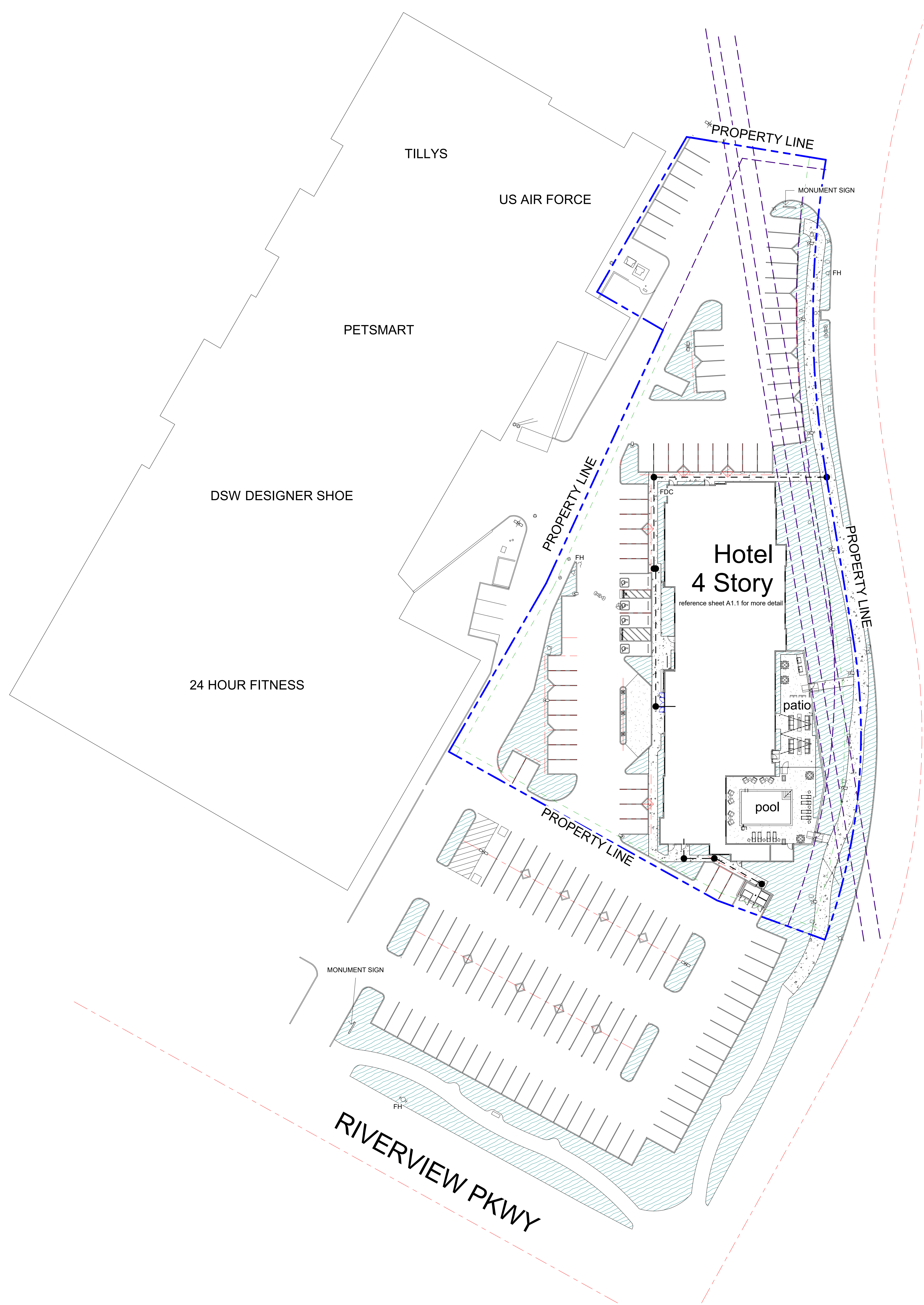
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TOWN CENTER PKWAY

RIVERVIEW PKWY

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

Hotel  
4 Story

reference sheet A1.1 for more detail

patio

pool

TILLYS

US AIR FORCE

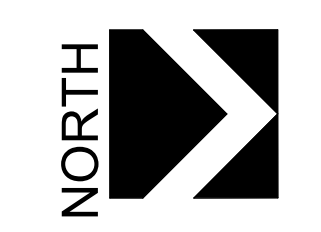
PETSMART

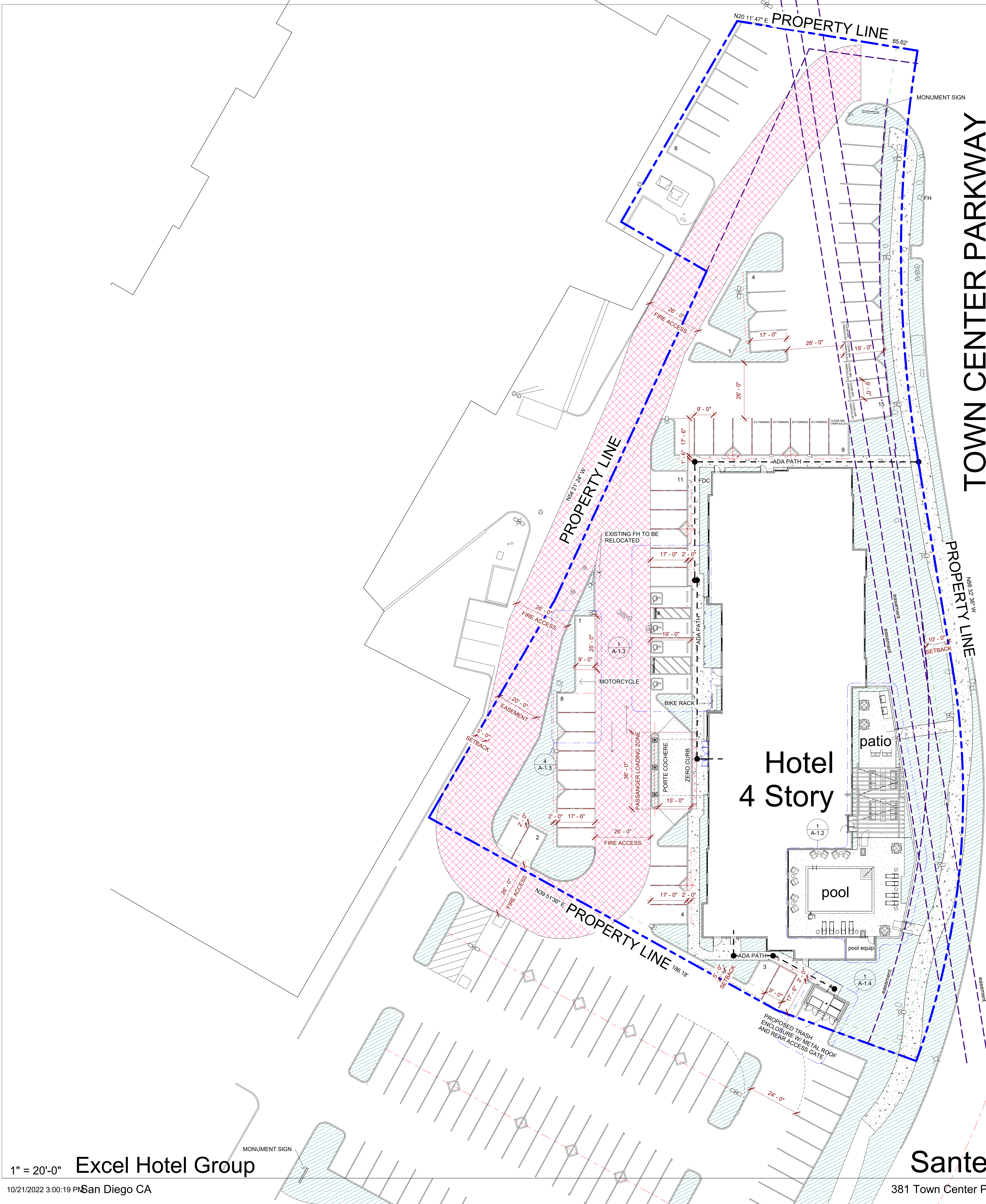
DSW DESIGNER SHOE

24 HOUR FITNESS

MONUMENT SIGN

MONUMENT SIGN





TOWN CENTER PARKWAY

SUSTAINABLE Santee PLAN (SSP)  
 LAND USE SECTOR-COMMERCIAL

**GOAL 4: INCREASE ENERGY EFFICIENCY IN NEW COMMERCIAL UNITS**  
 MEASURE 4.1. NEW COMMERCIAL UNITS MEET OR EXCEED CALIFORNIA GREEN BUILDING STANDARDS TIER 2 VOLUNTARY MEASURES SUCH AS OBTAIN GREEN BUILDING RATINGS INCLUDING: LEED, BUILD IT GREEN, OR ENERGY STAR CERTIFIED BUILDINGS CERTIFICATIONS IN SCORING DEVELOPMENT AND EXPLAIN THE MEASURES IMPLEMENTED  
 COMPLIANCE: BUILDING WILL INCLUDE TITLE 24 ENERGY SAVING MEASURES

**GOAL 5: DECREASE ENERGY DEMAND THROUGH REDUCING URBAN HEAT ISLAND EFFECT**  
 MEASURE 5.1. PROJECT UTILIZES TREE PLANTING FOR SHADE AND ENERGY EFFICIENCY SUCH AS TREE PLANTING IN PARKING LOTS AND STREETSCAPES.  
 COMPLIANCE: PARKING LOT WILL BE LANDSCAPED WITH TREES.

**MEASURE 5.2. PROJECT USES LIGHT-REFLECTING SURFACES SUCH AS ENHANCED COOL ROOFS ON COMMERCIAL BUILDINGS.**  
 COMPLIANCE: ROOFING MATERIAL IS A WHITE THERMOPLASTIC MEMBRANE THAT REFLECTS LIGHT.

**GOAL 6: DECREASE GHG EMISSIONS THROUGH A REDUCTION IN VMT**  
 MEASURE 6.1. PROPOSED PROJECT STREETS INCLUDE SIDEWALKS, CROSSWALKS, AND OTHER INFRASTRUCTURE THAT PROMOTES NON-MOTORIZED TRANSPORTATION OPTIONS.  
 COMPLIANCE: PROJECT WILL INCLUDE SIDEWALKS, CROSSWALKS THAT PROMOTE NON-MOTORIZED TRANSPORTATION, ALSO, PROJECT IS IN CLOSE PROXIMITY TO THE TROLLEY.

**MEASURE 6.2. PROPOSED PROJECT INSTALLS BIKE PATHS TO IMPROVE BIKE TRANSIT.**  
 COMPLIANCE: BIKE PATHS ARE INTEGRAL WITHIN EXISTING DEVELOPMENT.

**GOAL 7: INCREASE USE OF ELECTRIC VEHICLES**  
 MEASURE 7.1. INSTALL ELECTRIC VEHICLE CHARGERS IN ALL NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENTS.  
 COMPLIANCE: PROJECT INCLUDES 4 EV CHARGING STATIONS

**GOAL 8: IMPROVE TRAFFIC FLOW**  
 MEASURE 8.1. IMPLEMENT TRAFFIC FLOW IMPROVEMENT PROGRAM.  
 COMPLIANCE: PROJECT IS WITHIN AN EXISTING DEVELOPMENT THAT INCLUDES TRAFFIC FLOW IMPROVEMENT PROGRAMS.

**GOAL 9: DECREASE GHG EMISSIONS THROUGH REDUCING SOLID WASTE GENERATION**  
 MEASURE 9.1. REDUCE WASTE AT LANDFILLS  
 COMPLIANCE: SOLID WASTE REDUCTION PROGRAMS FOR OUR HOTELS ARE IN PLACE.

**GOAL 10: DECREASE GHG EMISSIONS THROUGH INCREASED CLEAN ENERGY USE**  
 MEASURE 10.1. INCREASE DISTRIBUTED ENERGY GENERATION WITHIN CITY OF SANTEE BY IMPLEMENTING THE FOLLOWING APPLICABLE PHOTOVOLTAIC SOLAR SYSTEMS.  
 COMPLIANCE: BUILDING WILL BE EQUIPPED WITH ALL STUB OUTS FOR FUTURE USE OF SOLAR PANELS.

**SITE STATISTICS:**

**PROJECT ADDRESS:**  
381 Town Center Parkway  
Santee CA

**ASSESSOR'S PARCEL NUMBER:**  
381-052-04-00

**LEGAL DESCRIPTION:**

**GOVERNING CODE:**  
This project shall comply with the 2019 edition of the California building code (title 24)

**ZONE:**  
TPC

**USE:**  
Existing: parking lot  
Proposed: 4-story, 97 guestroom hotel with pool, outdoor amenity area and surface parking

**CONSTRUCTION TYPE:**  
TYPE V-A sprinklered

**OCCUPANCY:**  
R-1

**LOT SIZE:**  
71,344 sf (1.6 acres)

**BLDG. FOOTPRINT:**

First floor	13,821.23 sf
Total building	58,692 sf

**F.A.R.:**  
allowed:  
Proposed: 58,692/71,344= .82

**UNIT COUNT:**

FIRST FLOOR	13 rooms
SECOND FLOOR	28 rooms
THIRD FLOOR	28 rooms
FOUR FLOOR	28 rooms

**TOTAL ROOMS** 97 rooms

**REQUIRED PARKING:**

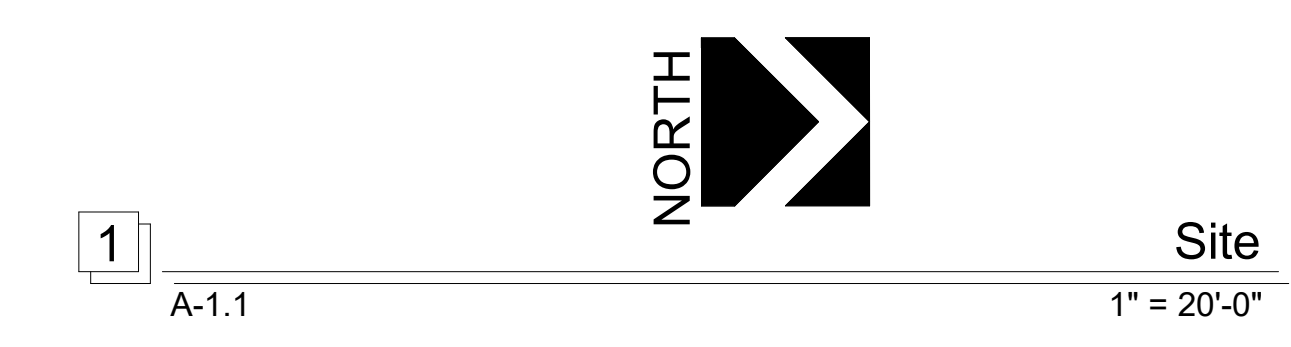
1:1/room	97 stalls
+ 2 spaces for owner	2 stalls
+ 1 space per 50sf of banquet	0 stalls
Total	99 stalls
10% reduction MTS trolley proximity	89 stalls

**PARKING PROVIDED:**

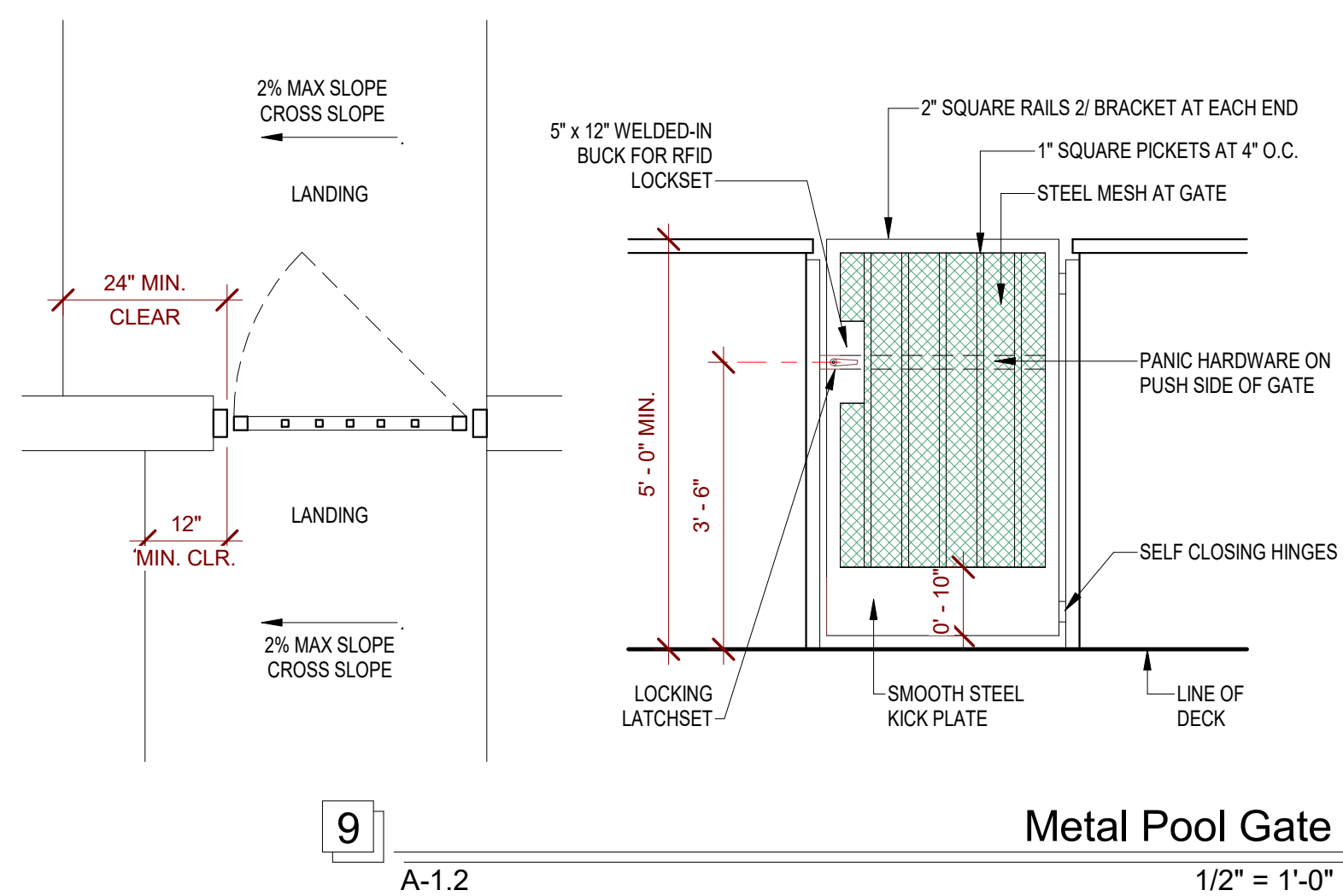
onsite-regular	66 stalls (4 ADA)
Motorcycle	1 stall
EV charging	4 stalls
Clean Air Vanpool:	6 stalls
Bicycle (short term)	6 stalls
(0.1 per 1,000 s.f. = 60 X 0.1 =6)	
Bicycle (long term)	NA

offsite (shared) 23 stalls  
 Total 89 stalls

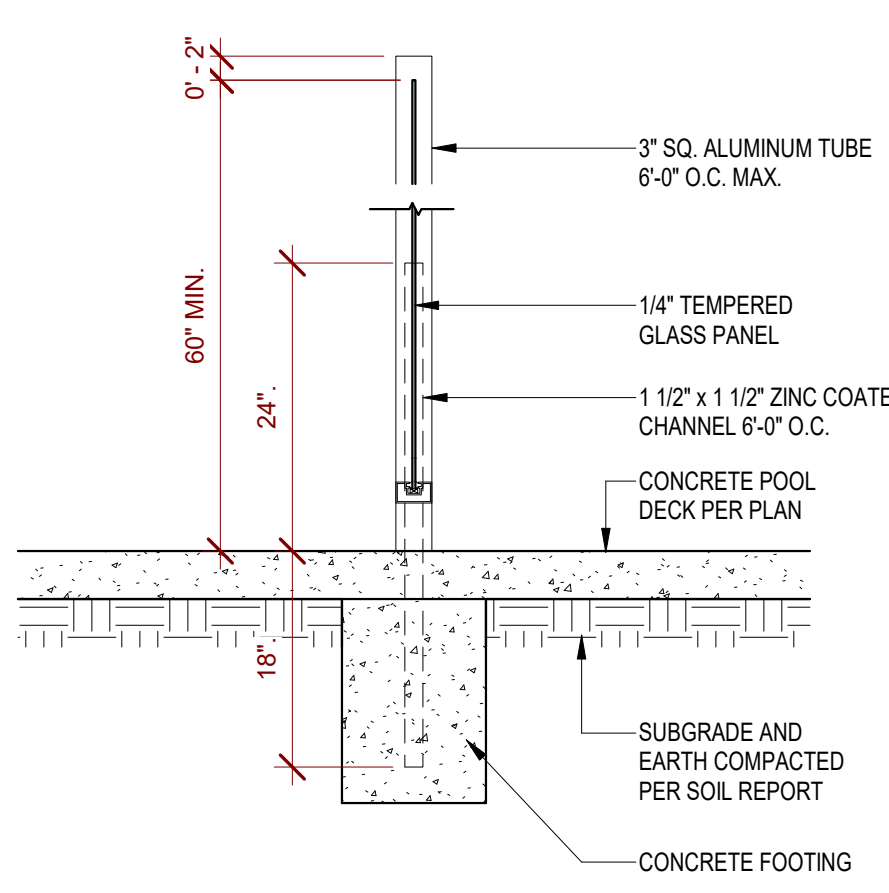
**STRUCTURAL HEIGHT:**  
 Maximum structural height allowed:  
 Proposed structural height 52'3" (tallest parapet)



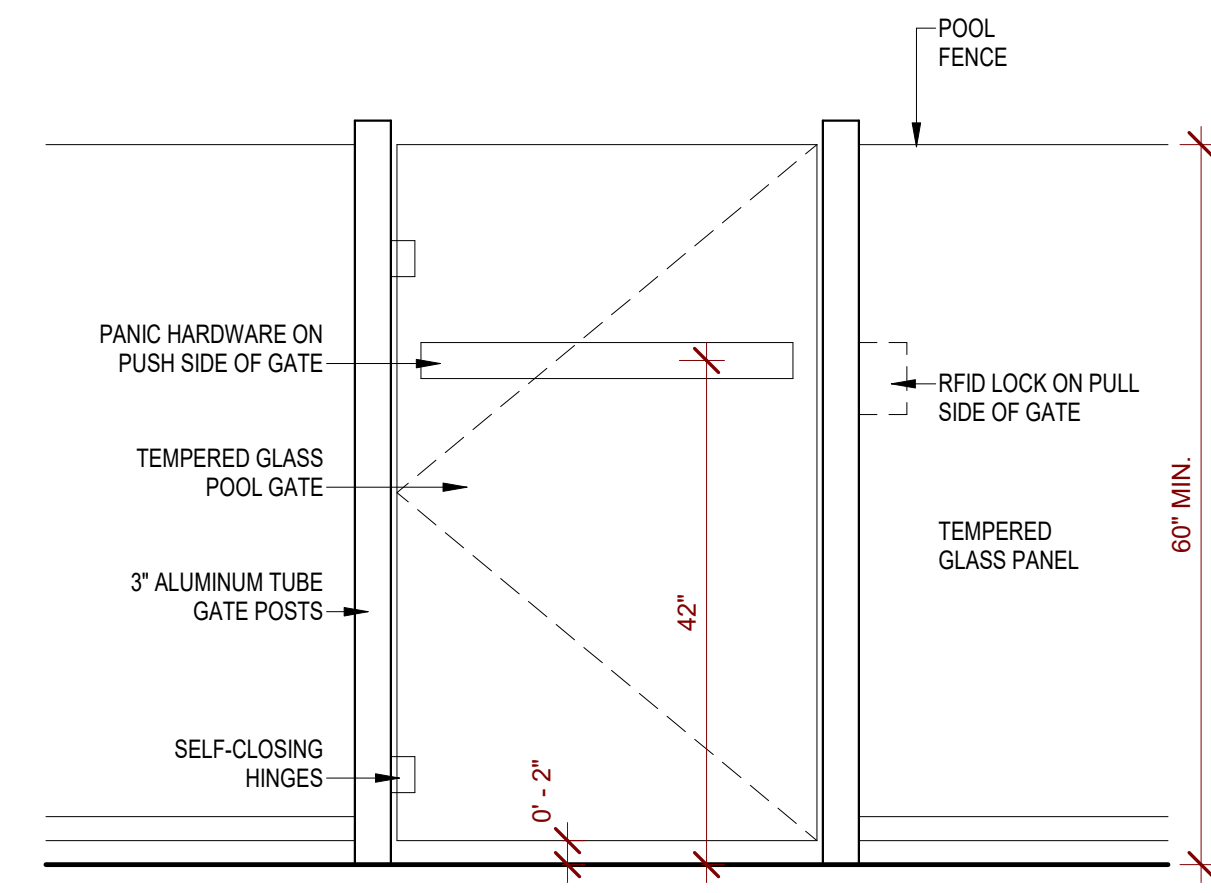
GATE WILL BE PROVIDED WITH PANIC HARDWARE.  
 GATE WILL BE PROVIDED WITH A CARD KEY ACCESS LATCH WITH KANT SLAM CLOSER & SELF LATCHING DEVICE. PROVIDE LOCK ON GATE WHEN POOL IS NOT IN USE.  
 2 COATS OF PAINT ON GATES, (TYPICAL) PAINT ACCENT COLOR SELECTED FOR THE PROJECT.



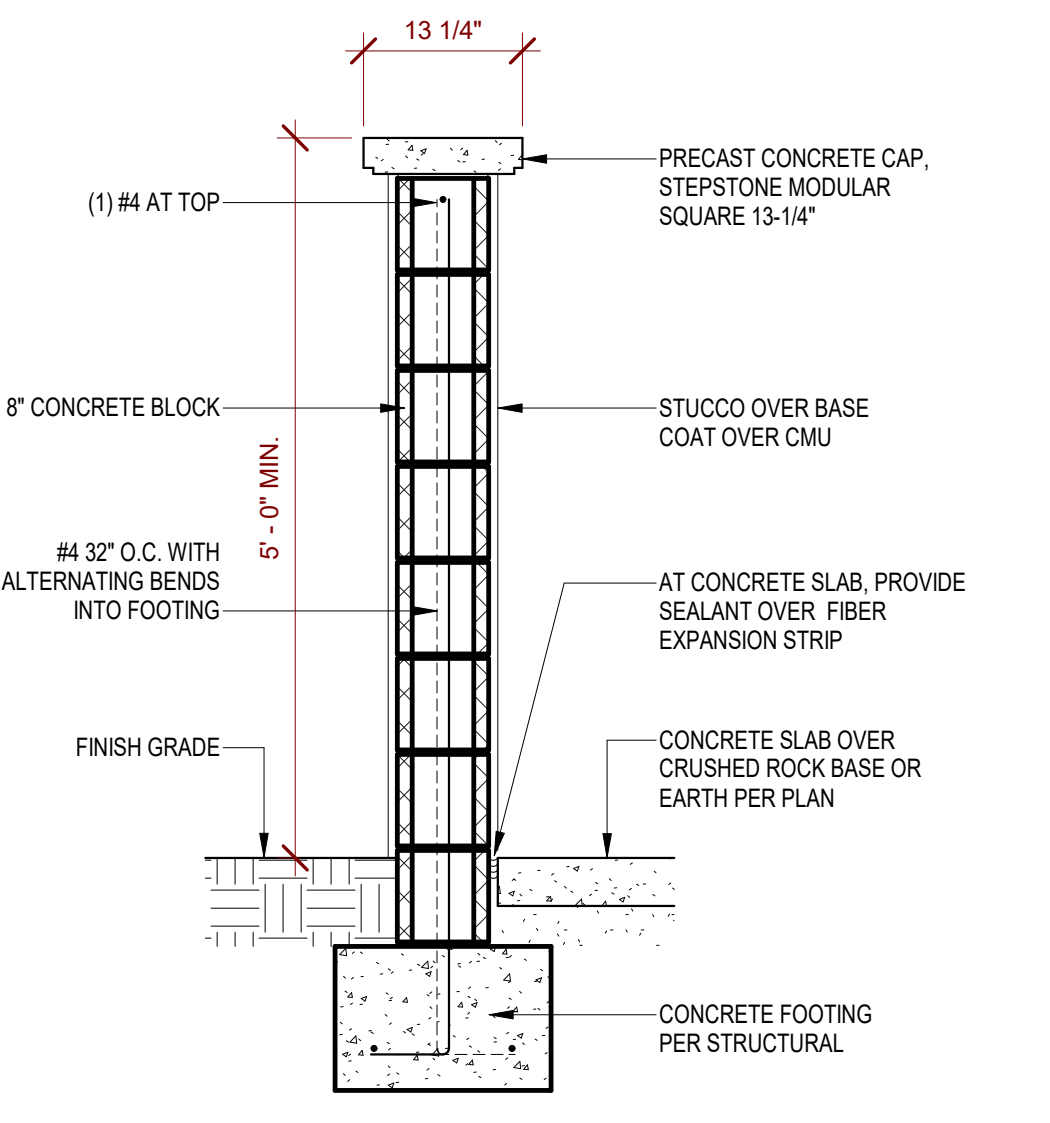
9 Metal Pool Gate  
 1/2" = 1'-0"



8 Pool Fence Glass  
 3/4" = 1'-0"



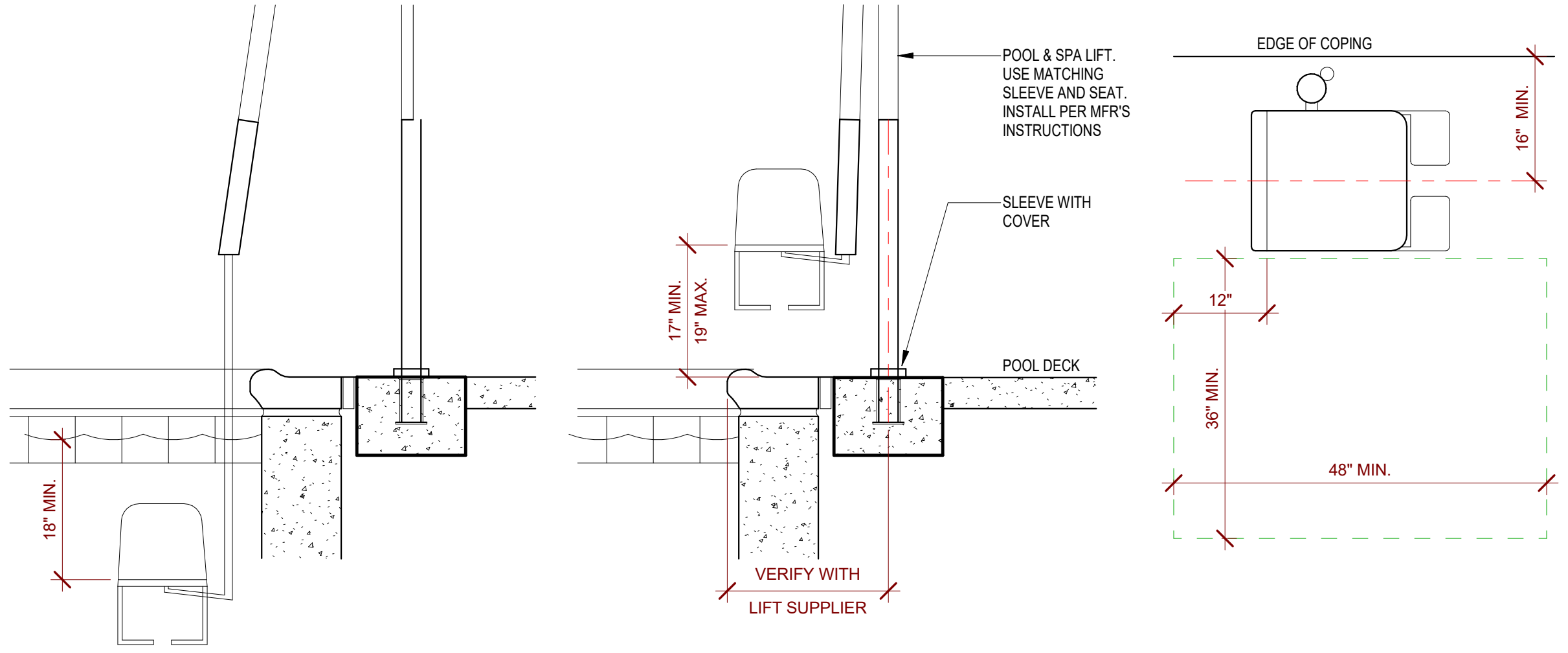
7 Pool Gate Glass  
 3/4" = 1'-0"



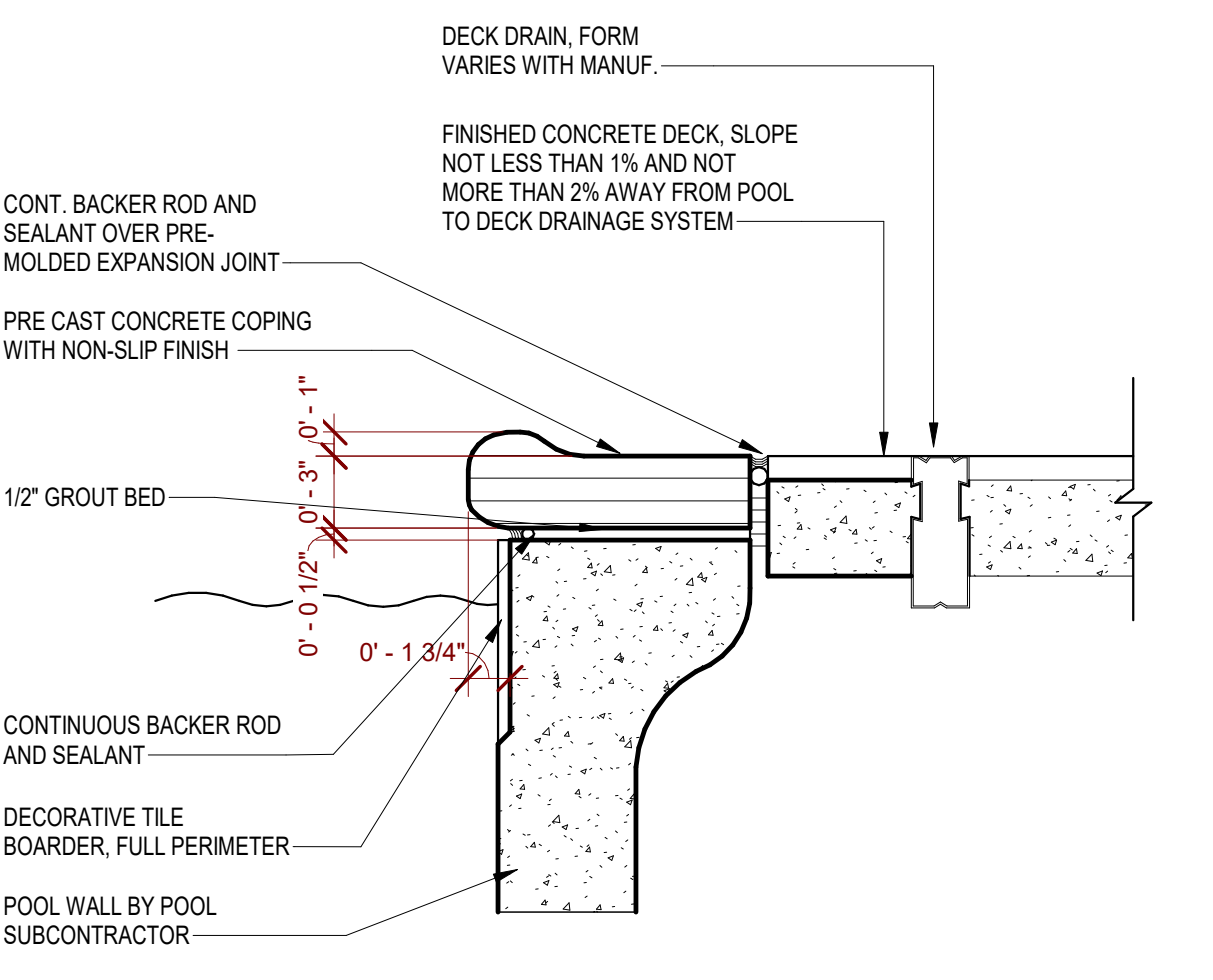
6 CMU Garden Wall 5-0  
 3/4" = 1'-0"

**POOL LIFT NOTES:**

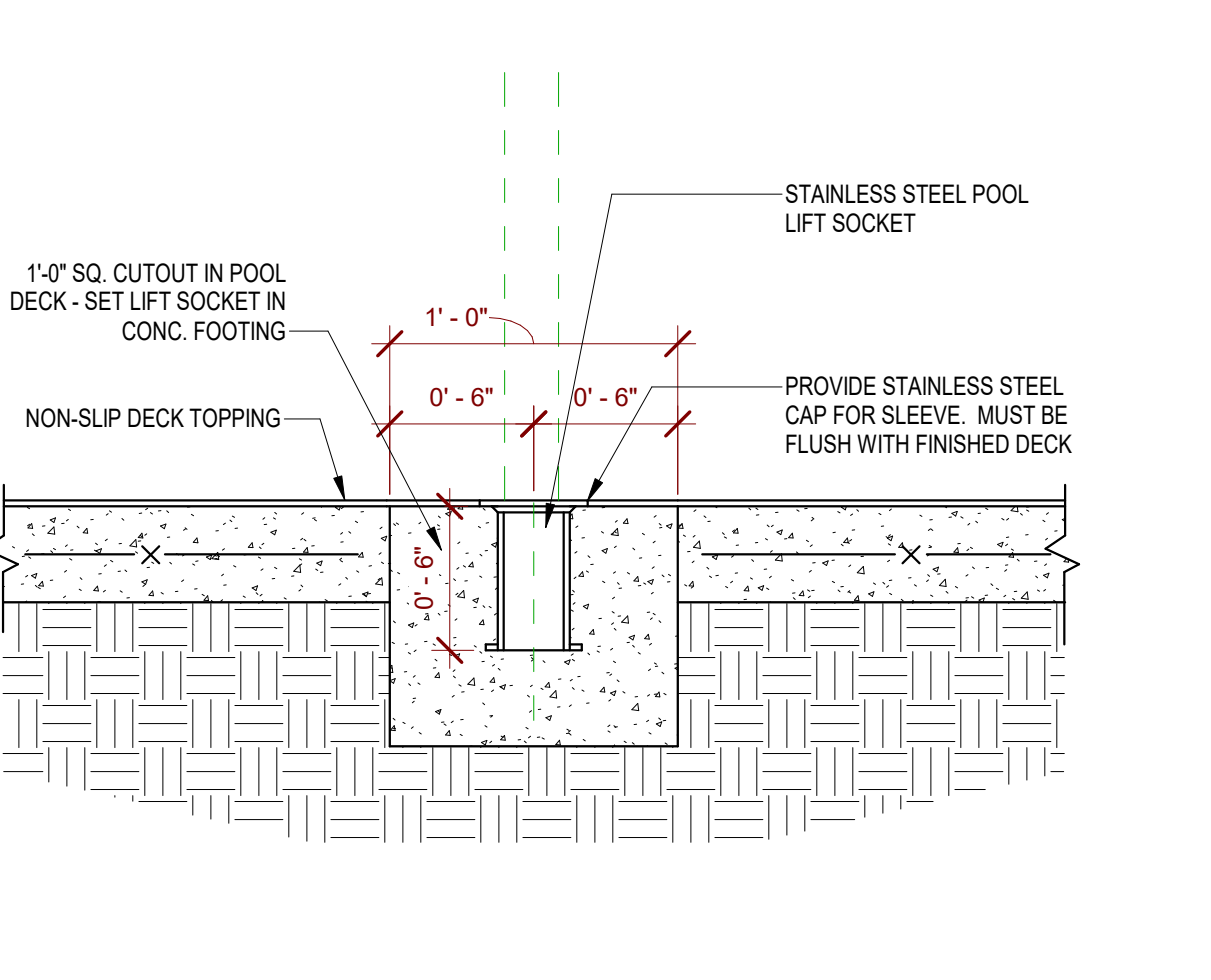
1. SWIMMING POOL & SPA LIFTS SHALL COMPLY WITH THE FOLLOWING CRITERIA FROM IBC SECTION 11B-1009:
2. POOL LIFTS SHALL BE LOCATED WHERE THE WATER DEPTH IS BETWEEN 36" MINIMUM AND 48" MAXIMUM
3. IN THE RAISED POSITION, THE CENTERLINE OF THE SEAT SHALL BE LOCATED OVER THE DECK AND 16" MINIMUM FROM THE EDGE OF THE POOL. THE DECK SURFACE BETWEEN THE CENTERLINE OF THE SEAT AND THE POOL EDGE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48
4. ON THE SIDE OF THE SEAT OPPOSITE THE WATER, A CLEAR DECK SPACE SHALL BE PROVIDED PARALLEL WITH THE SEAT. THE SPACE SHALL BE 36" WIDE MINIMUM AND SHALL EXTEND FORWARD 48" MINIMUM FROM A LINE LOCATED 12" BEHIND THE REAR EDGE OF THE SEAT. THE CLEAR DECK SHALL HAVE A SLOPE NOT STEEPER THAN 1:48
5. THE SEAT SHALL BE RIGID AND SHALL HAVE A BACK SUPPORT THAT IS AT LEAST 12" TALL. THE HEIGHT OF THE LIFT SEAT SHALL BE DESIGNED TO ALLOW A STOP AT 17" MINIMUM TO 19" MAXIMUM MEASURED FROM THE DECK TO THE TOP OF THE SEAT SURFACE WHEN IN THE RAISED (LOAD) POSITION. THE SEAT SHALL HAVE A RESTRAINT FOR THE USE OF THE OCCUPANT WITH OPERABLE PARTS COMPLYING WITH IBC 11B-309
6. THE SEAT WIDTH SHALL BE 16" WIDE MINIMUM. FOOTRESTS SHALL BE PROVIDED AND SHALL MOVE WITH THE SEAT. THE SEAT SHALL HAVE TWO ARMRESTS. THE ARMREST POSITIONED OPPOSITE THE WATER SHALL BE REMOVABLE OR SHALL FOLD CLEAR OF THE SEAT WHEN THE SEAT IS IN THE RAISED (LOAD) POSITION
7. THE LIFT SHALL BE CAPABLE OF UNASSISTED OPERATION FROM BOTH THE DECK AND WATER LEVELS. CONTROLS AND OPERATING MECHANISMS SHALL BE UNOBSTRUCTED WHEN THE LIFT IS IN USE AND SHALL COMPLY WITH IBC 11B-309.4. THE LIFT SHALL BE STABLE AND NOT PERMIT UNINTENDED MOVEMENT WHEN A PERSON IS GETTING INTO OR OUT THE SEAT
8. THE LIFT SHALL BE DESIGNED SO THAT THE SEAT WILL SUBMERGE TO A WATER DEPTH OF 18" MINIMUM BELOW THE STATIONARY WATER LEVEL
9. SINGLE PERSON POOL LIFTS SHALL HAVE A WEIGHT CAPACITY OF 300 POUNDS MINIMUM AND CAPABLE OF SUSTAINING A STATIC LOAD OF AT LEAST ONE AND HALF TIMES THE RATED LOAD



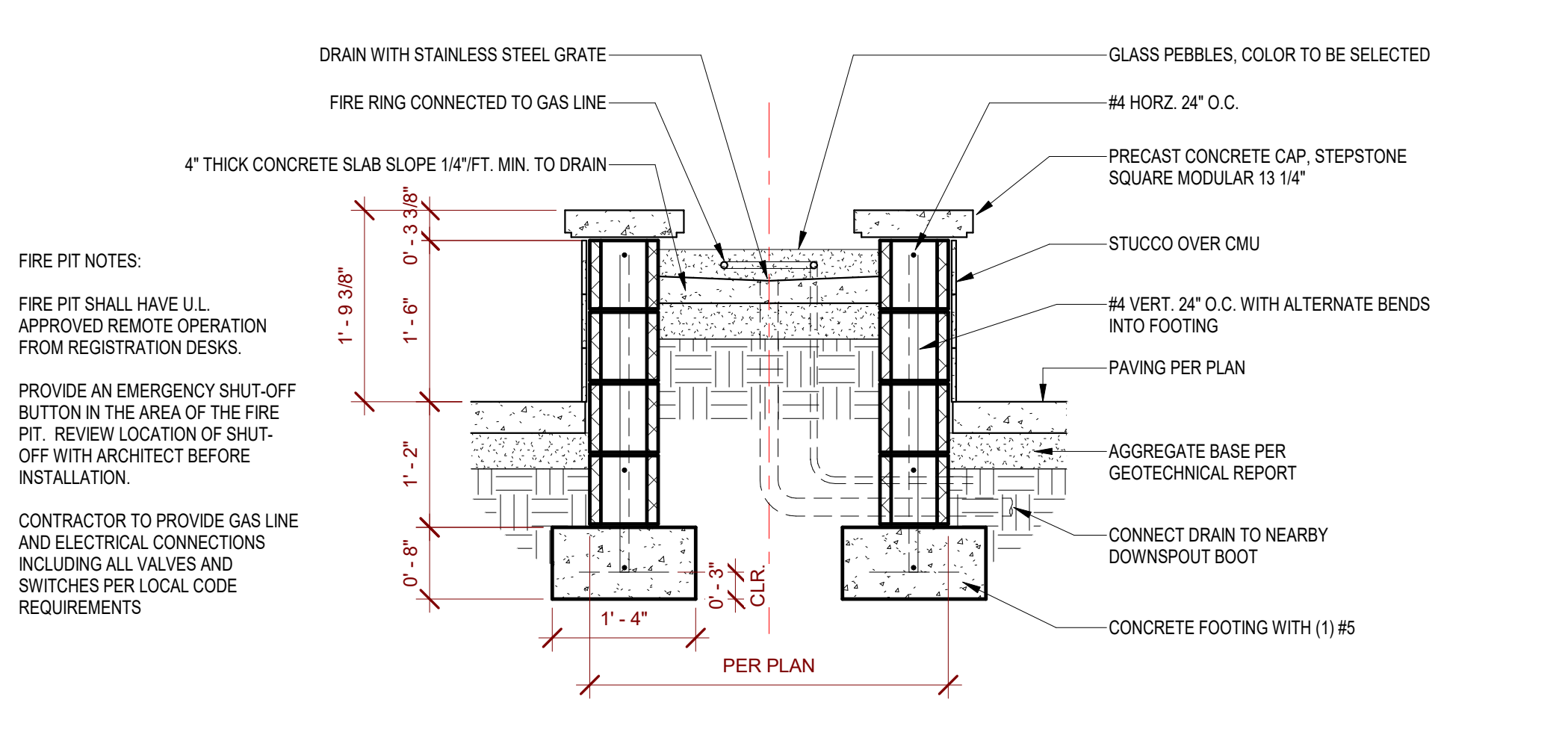
3 Accessible Pool Lift  
 3/4" = 1'-0"



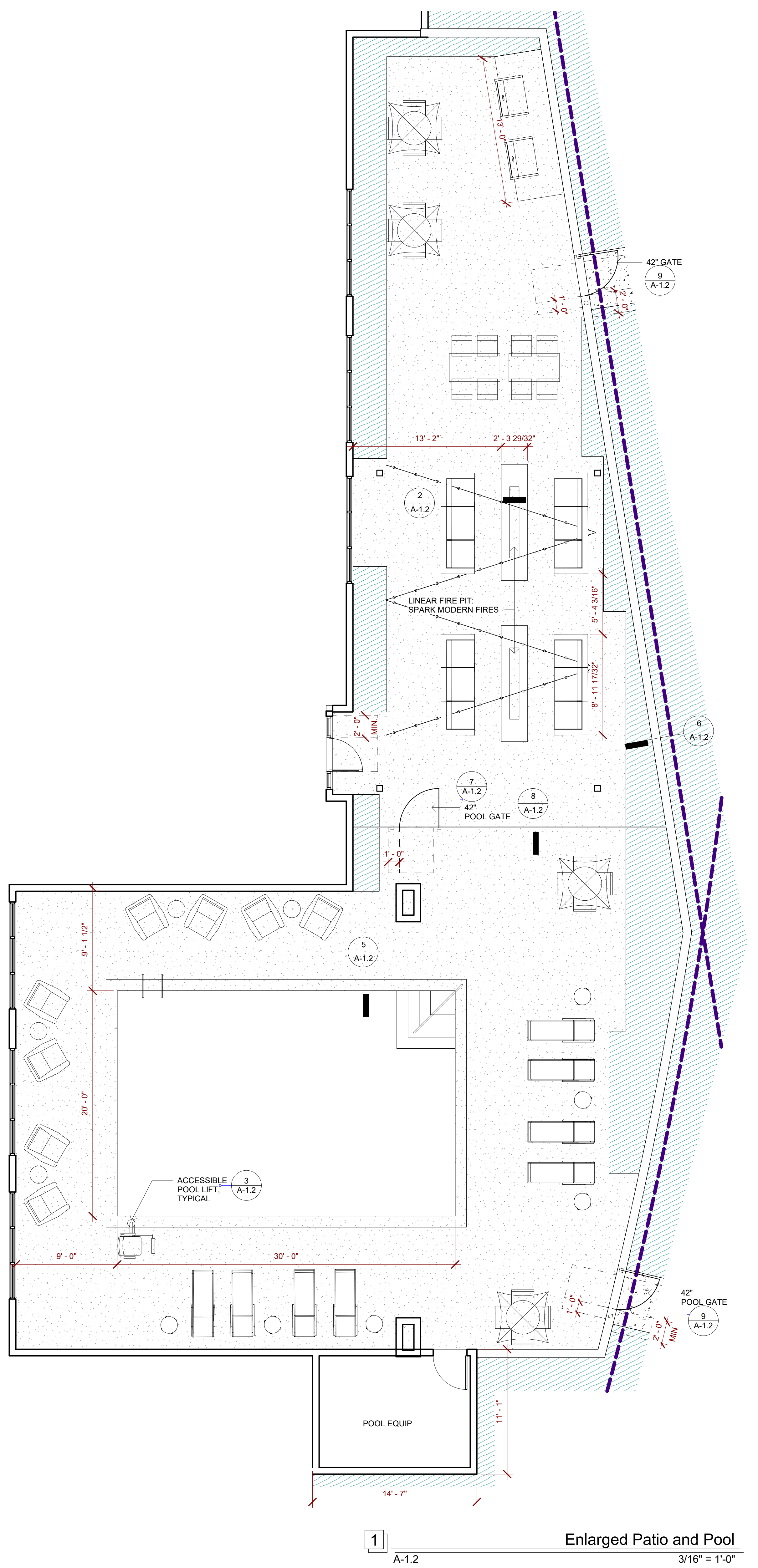
5 Pool Coping  
 1 1/2" = 1'-0"



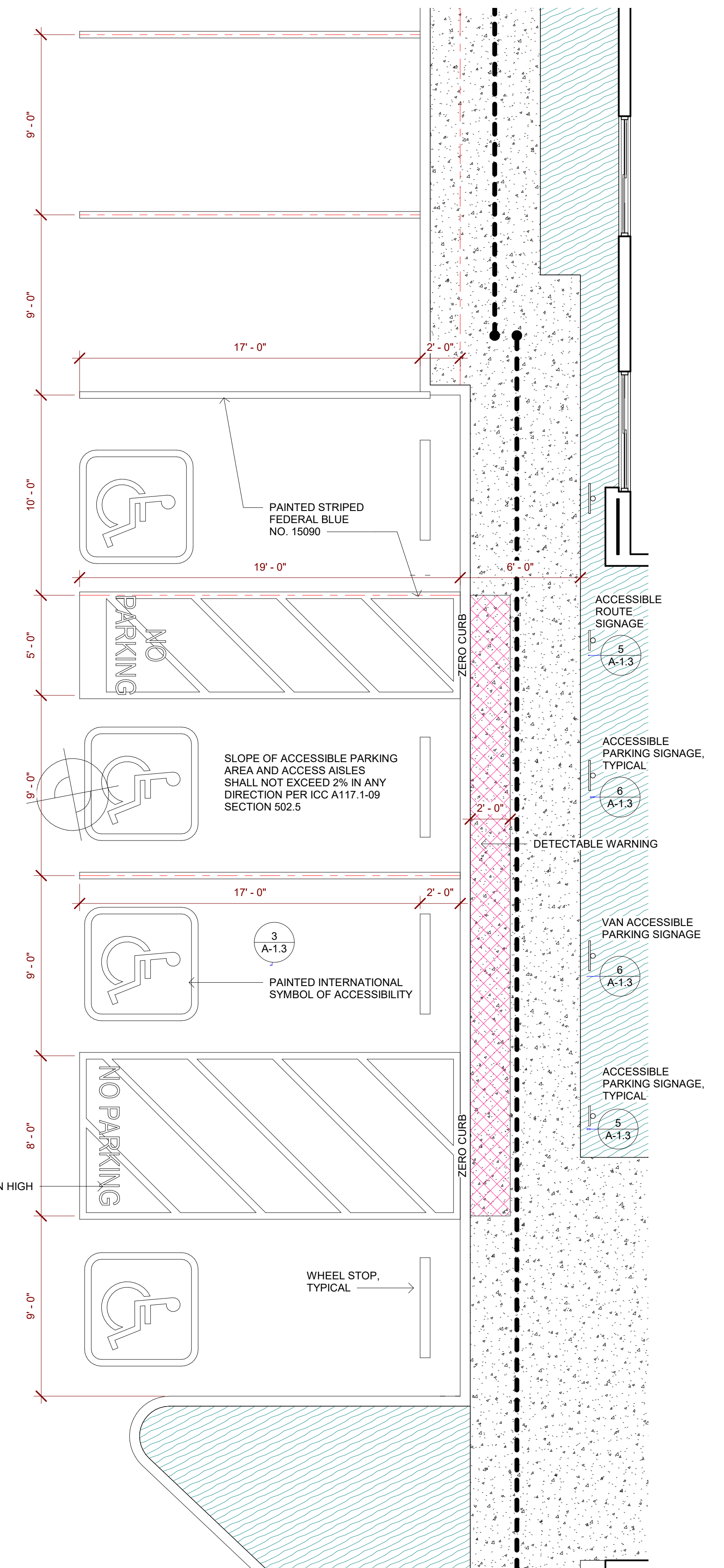
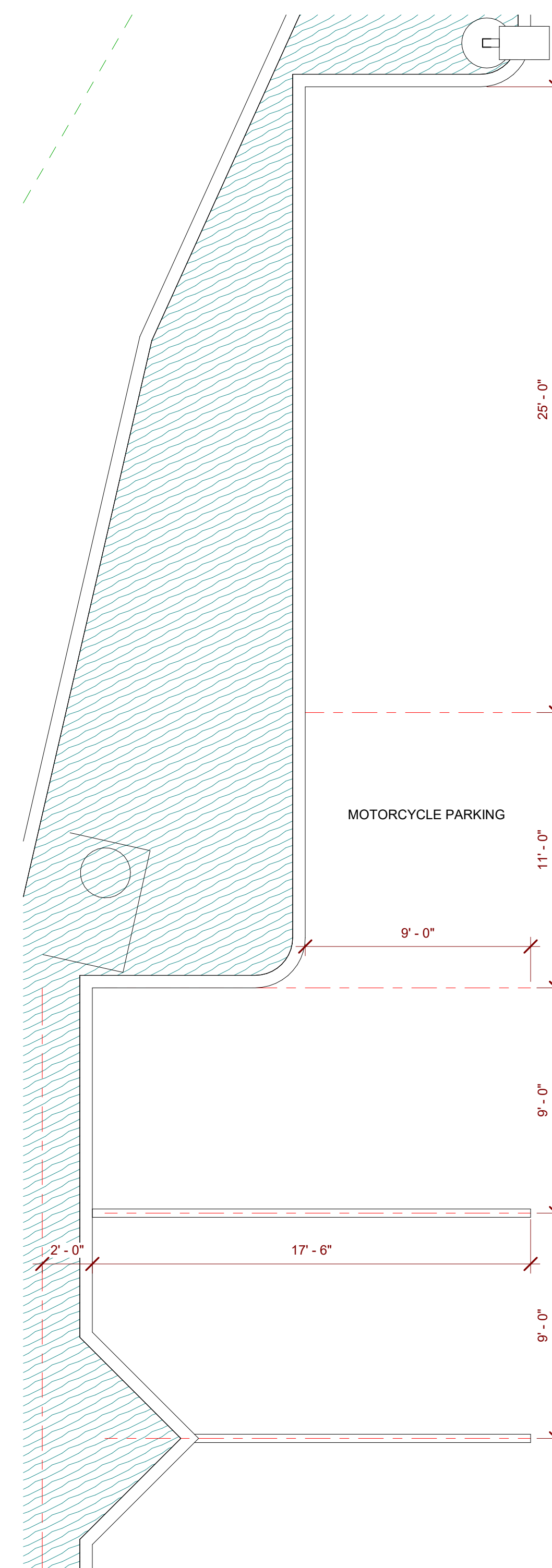
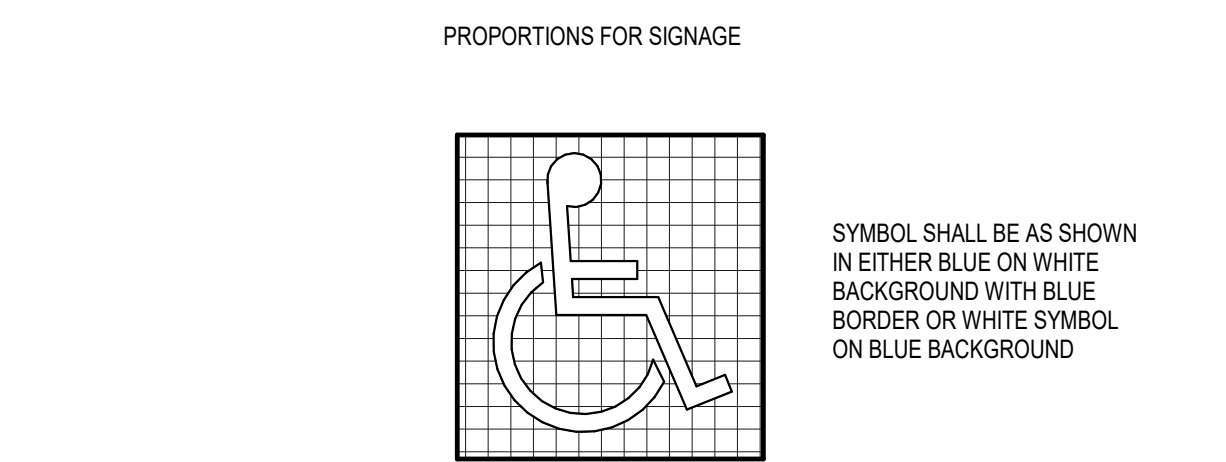
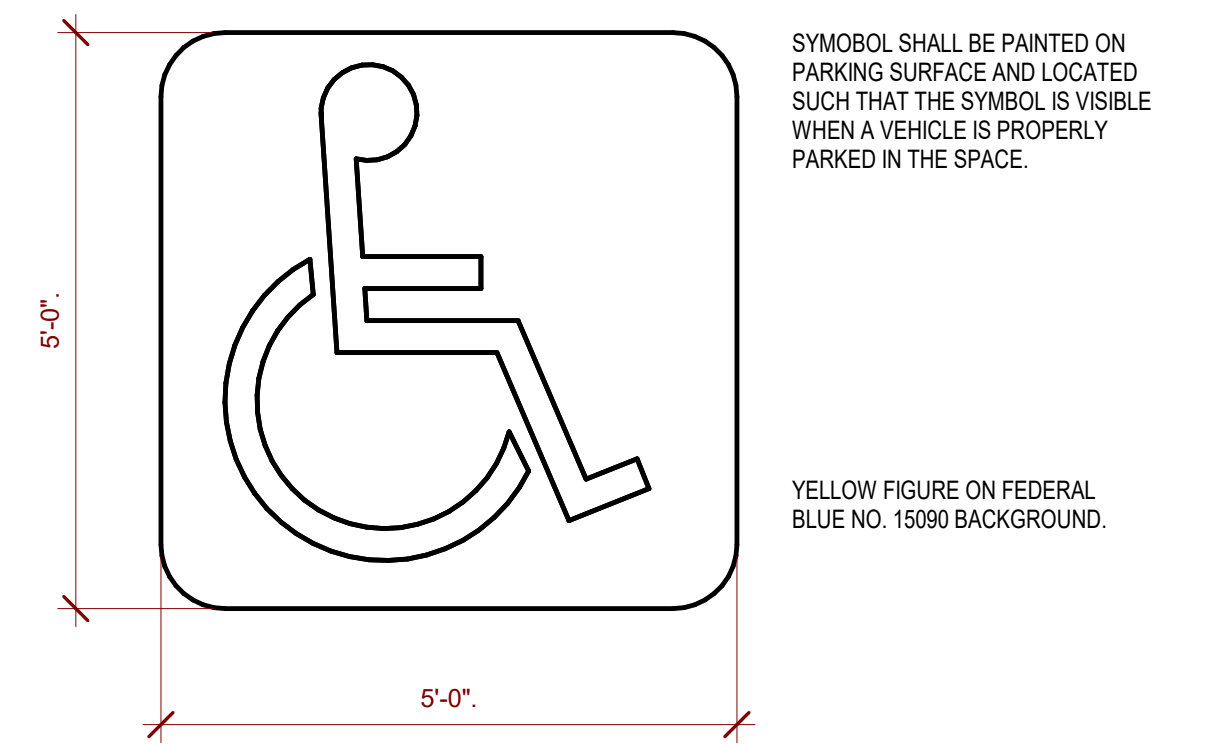
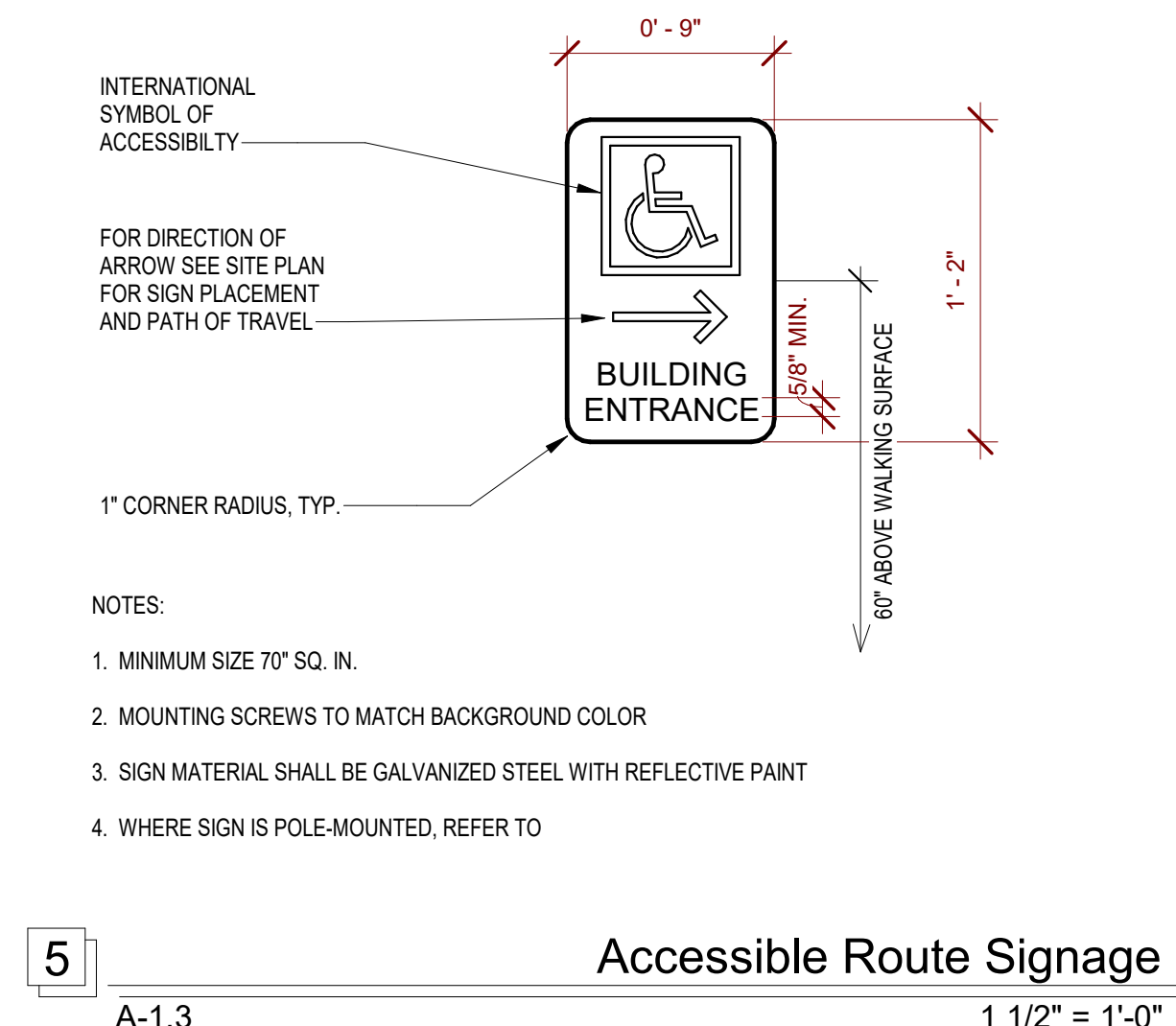
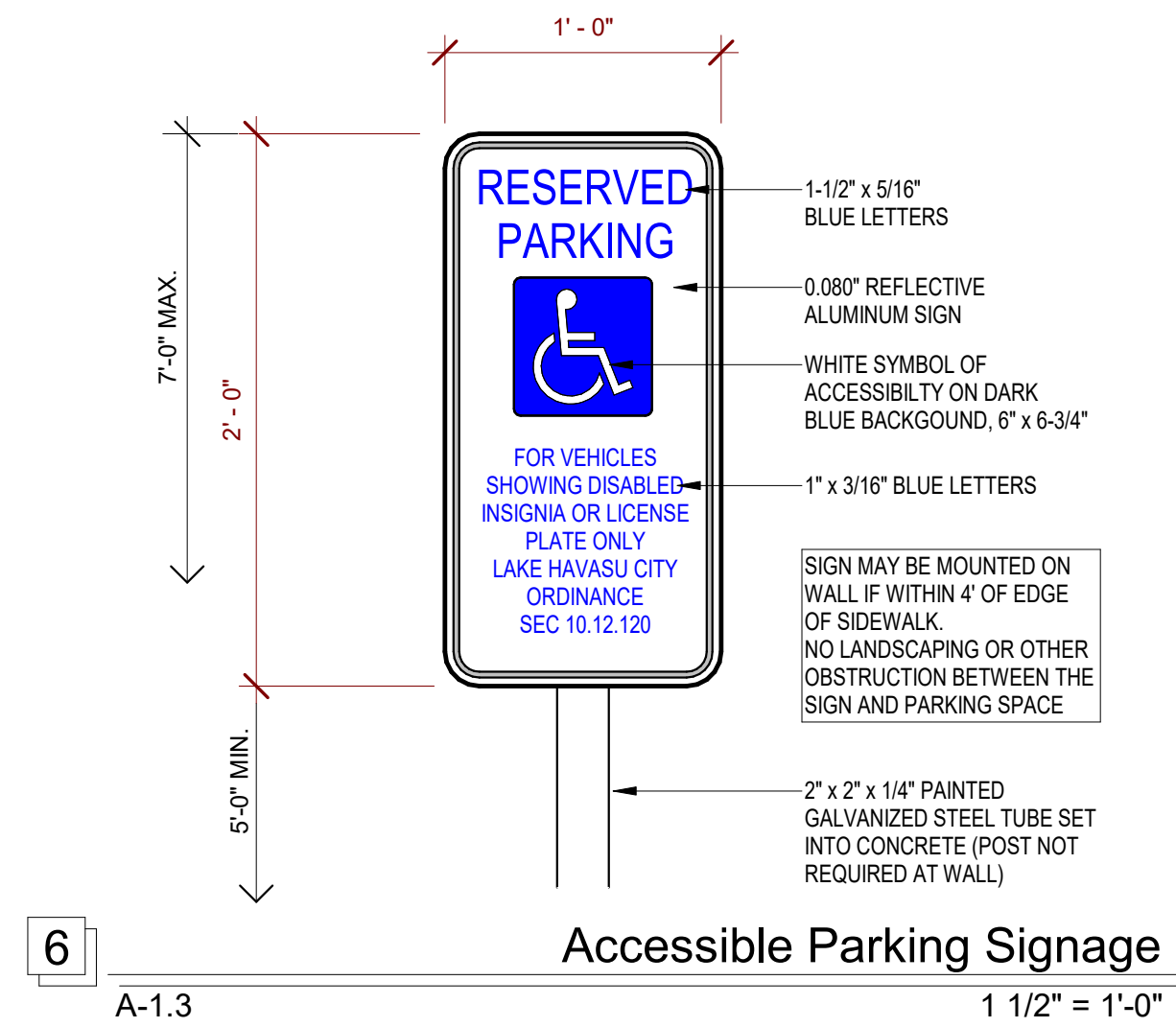
4 Pool Lift Base  
 1 1/2" = 1'-0"

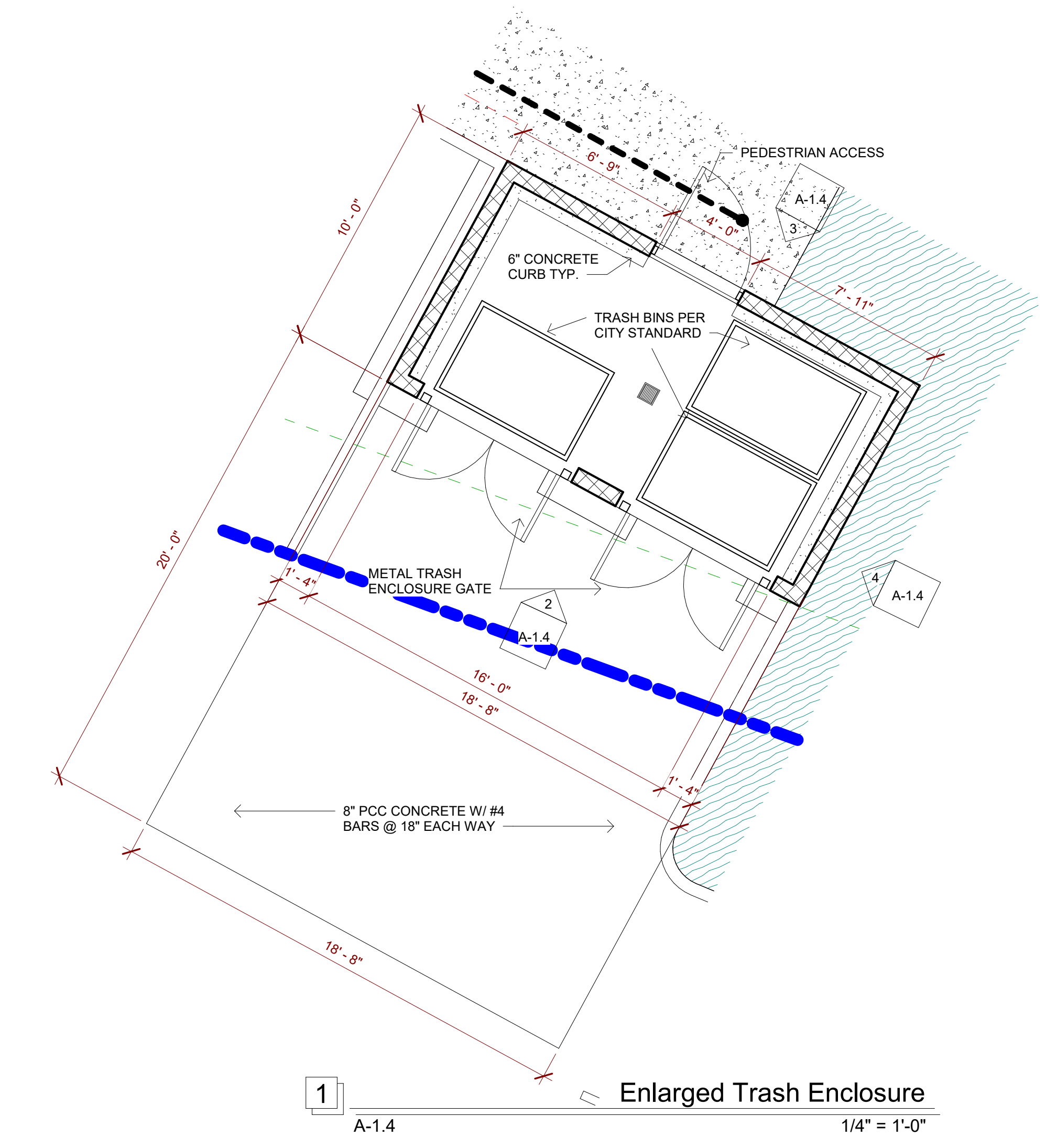
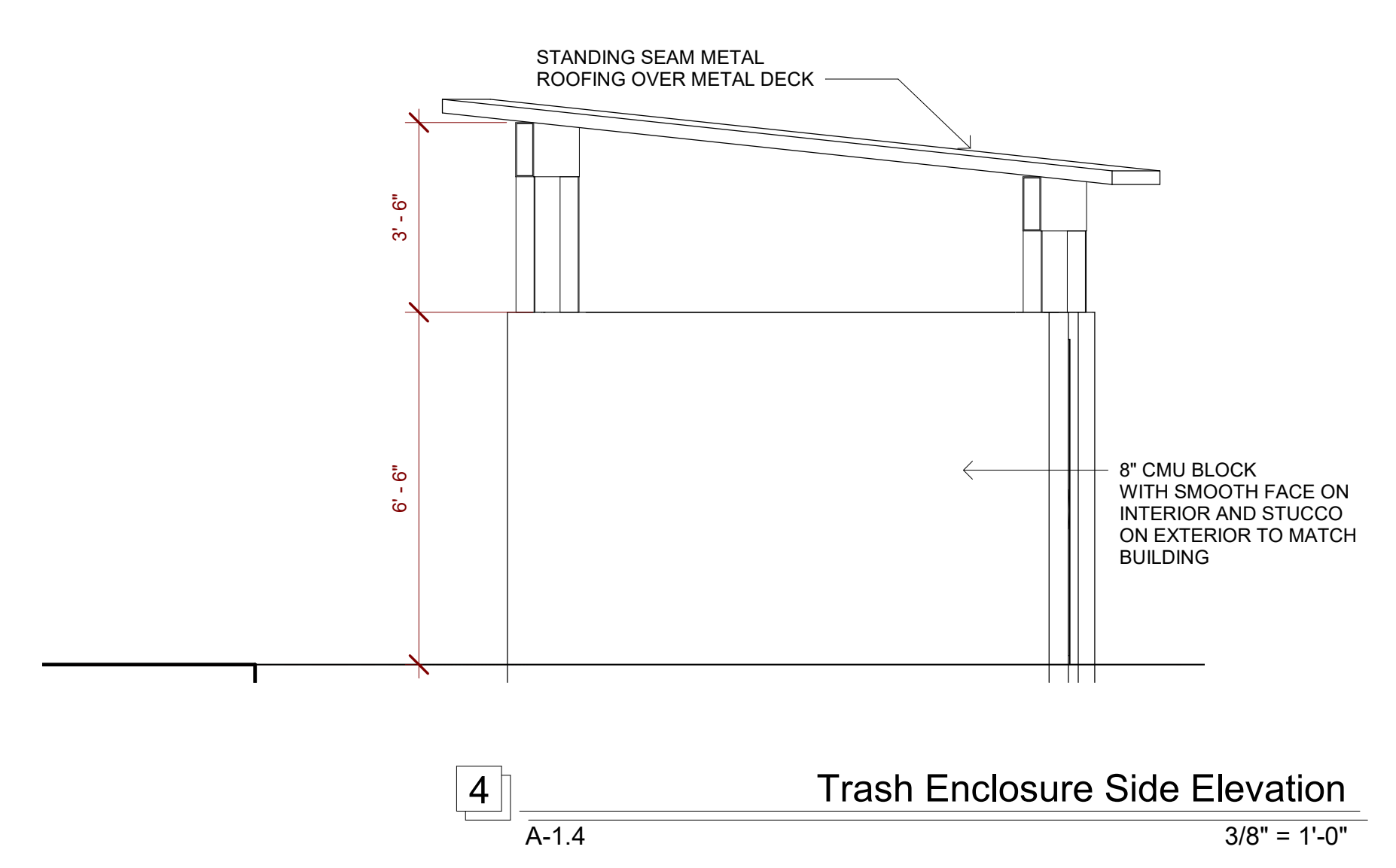
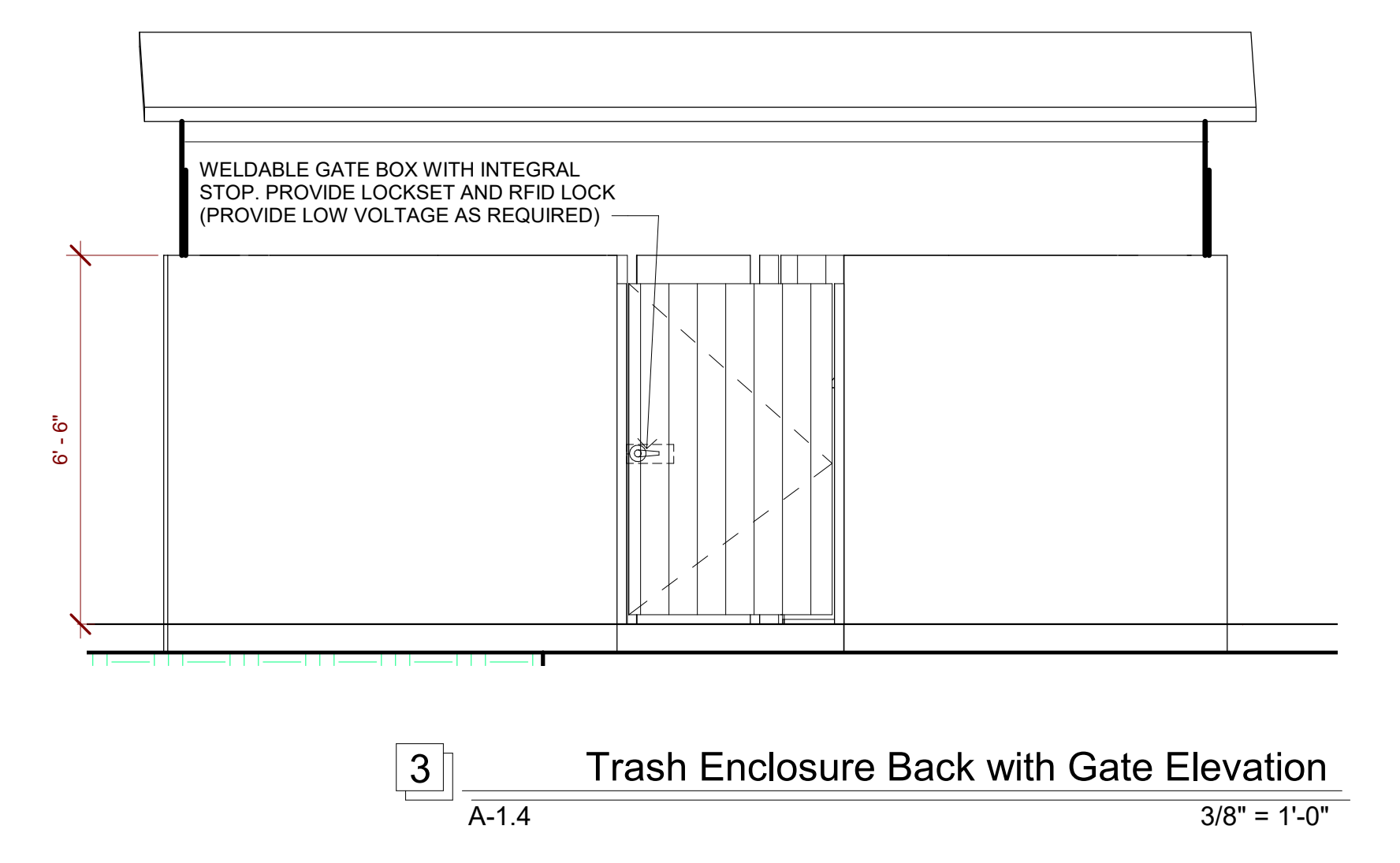
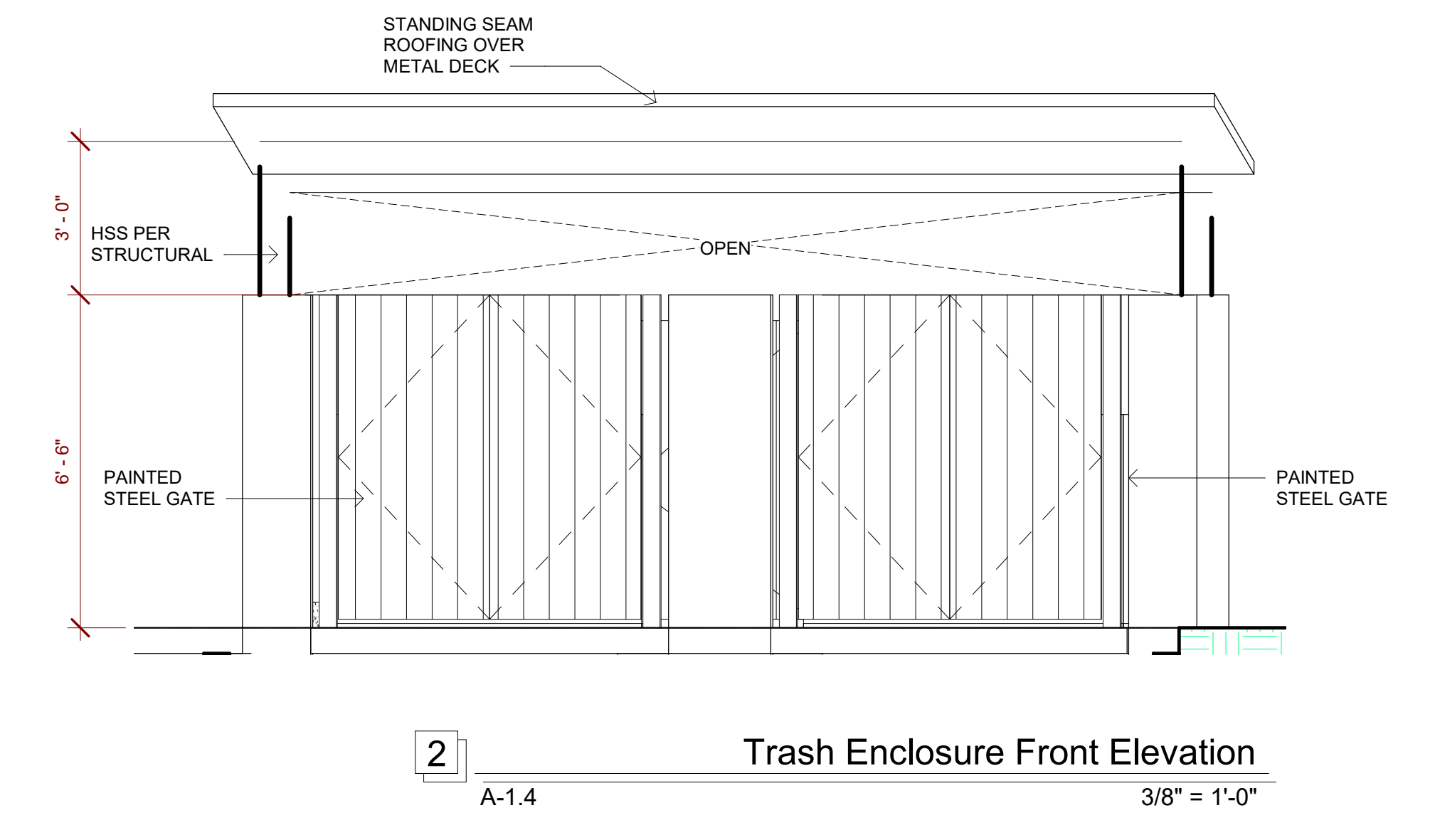


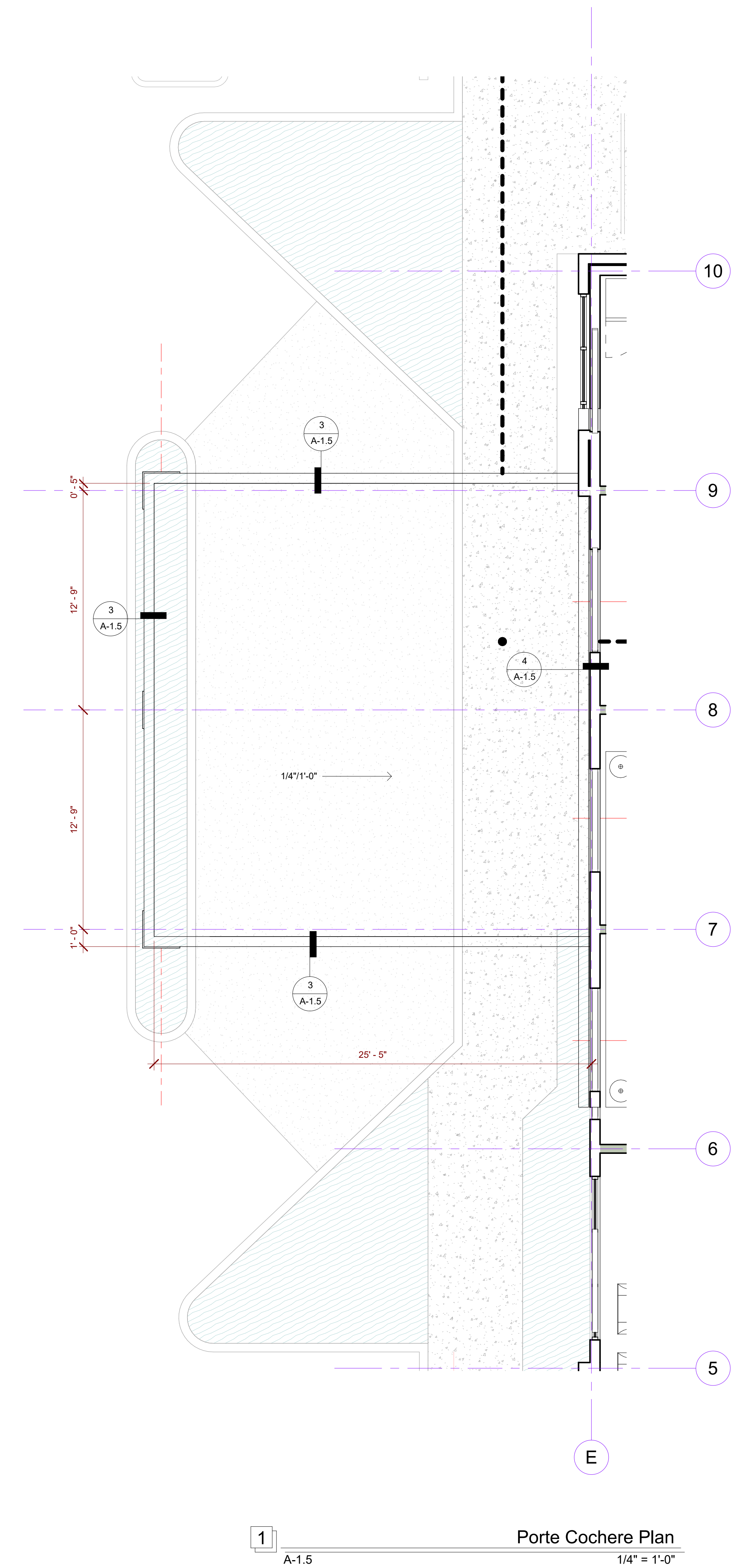
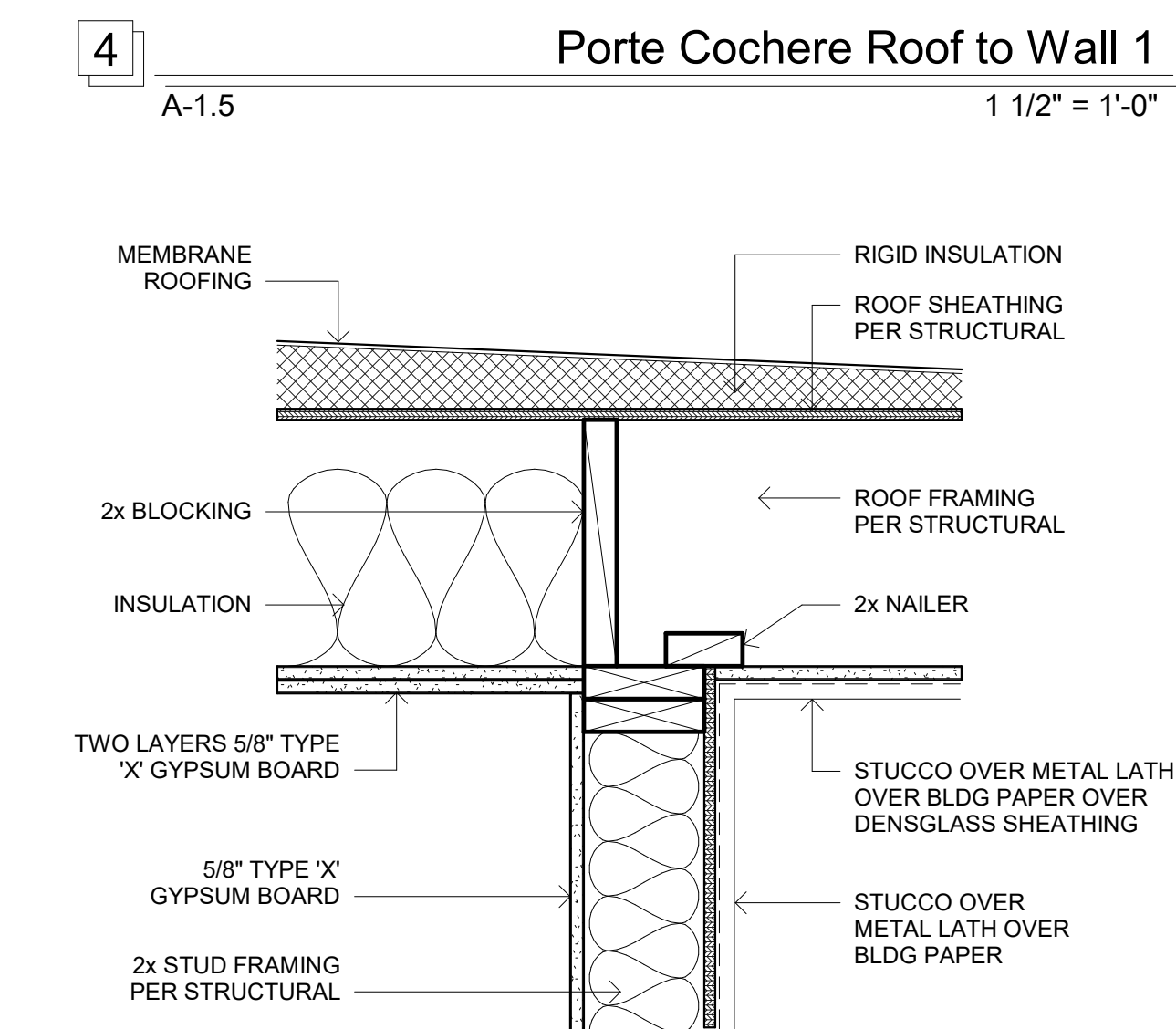
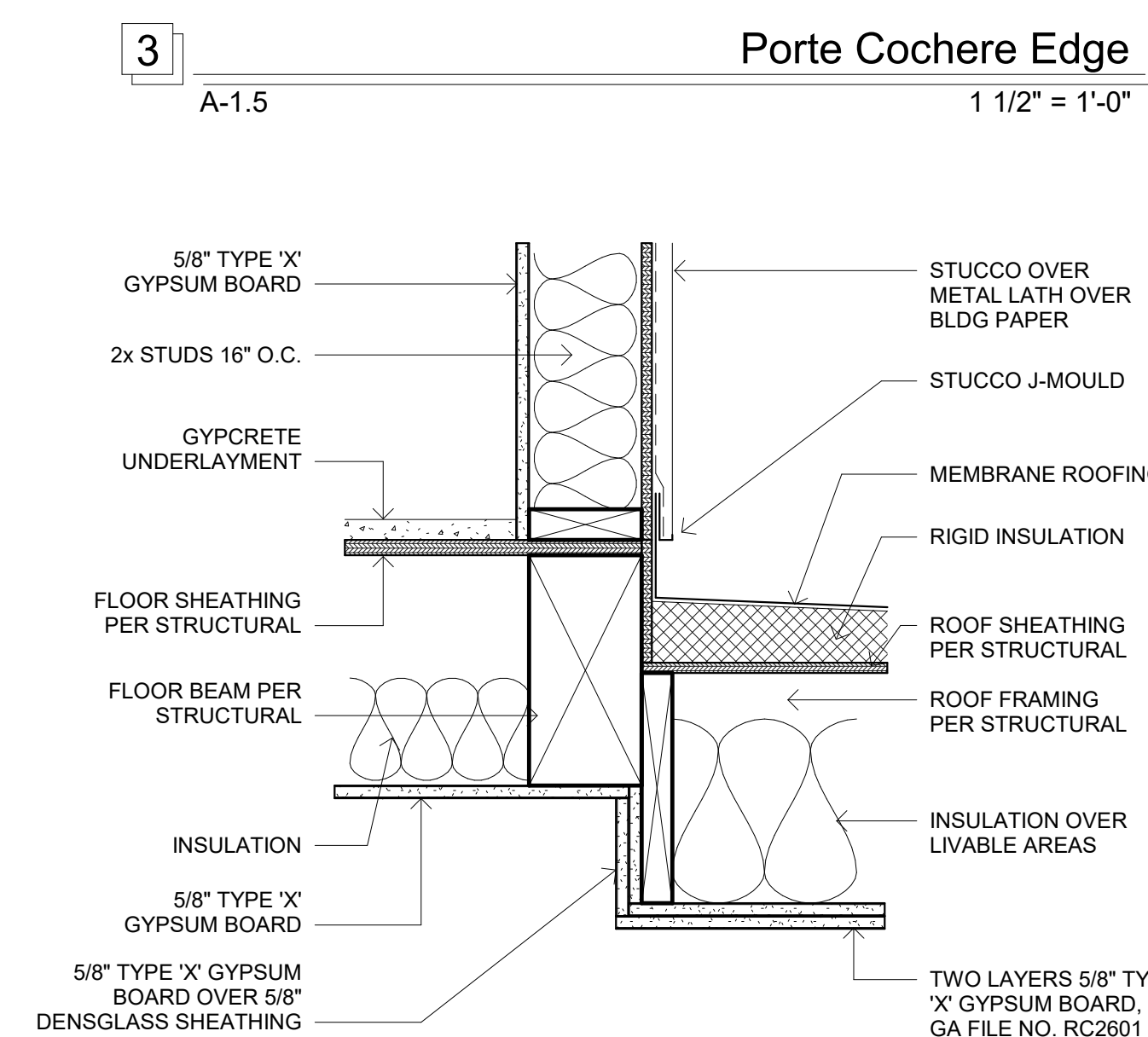
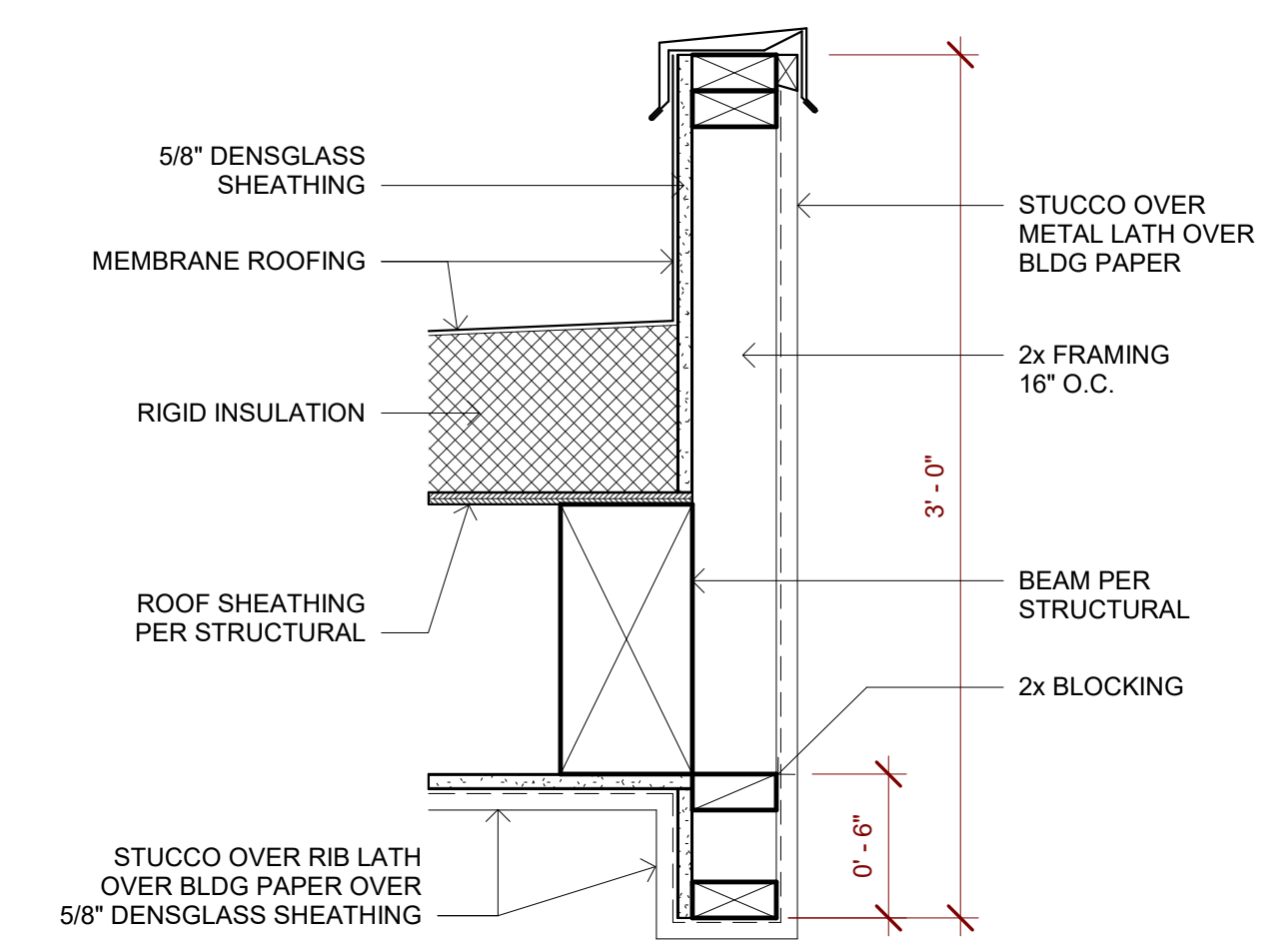
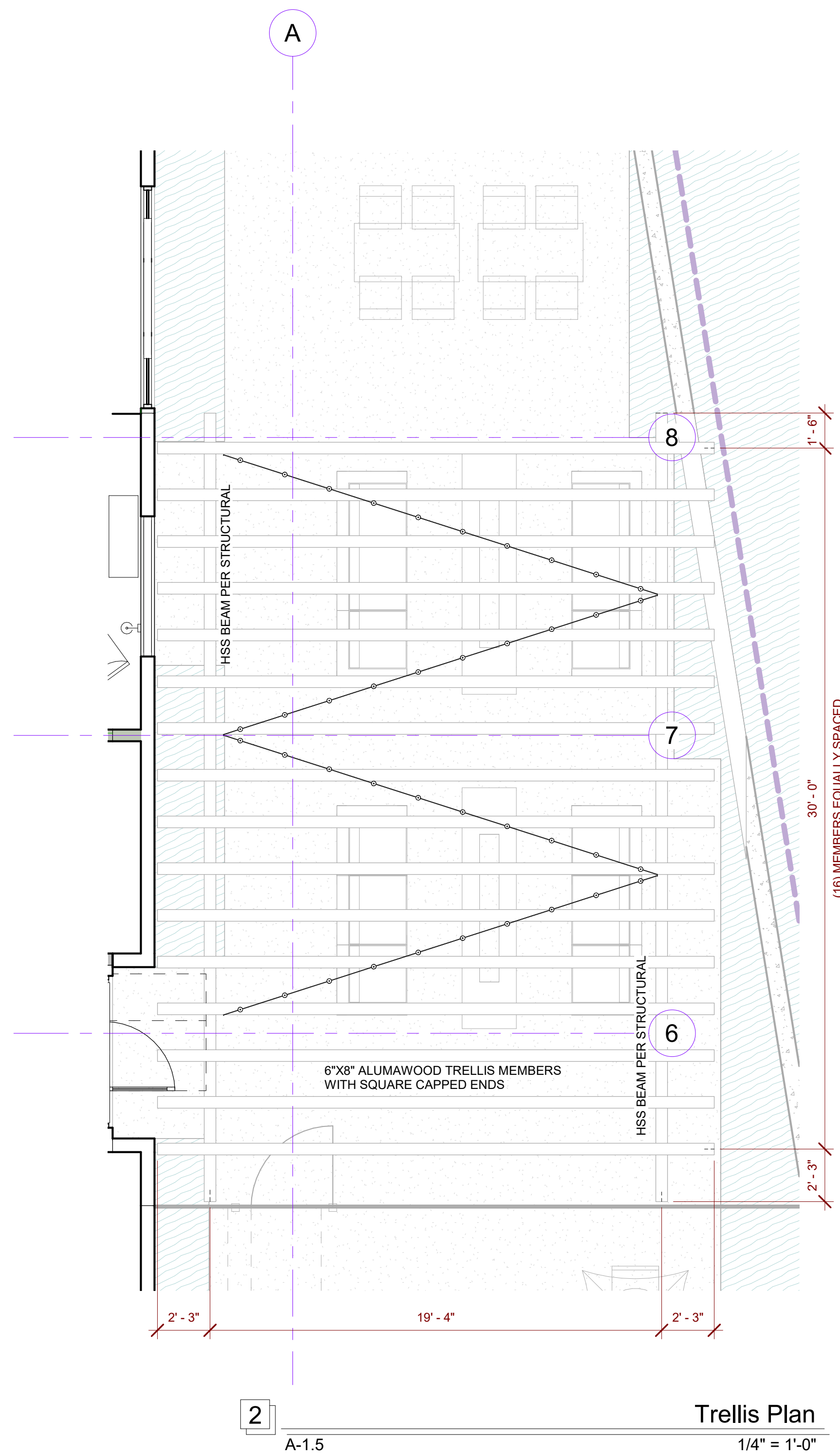
2 Fire Pit Section  
 3/4" = 1'-0"



1 Enlarged Patio and Pool  
 3/16" = 1'-0"

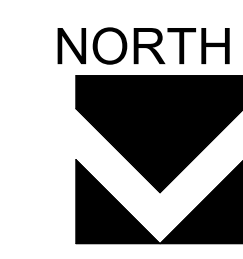
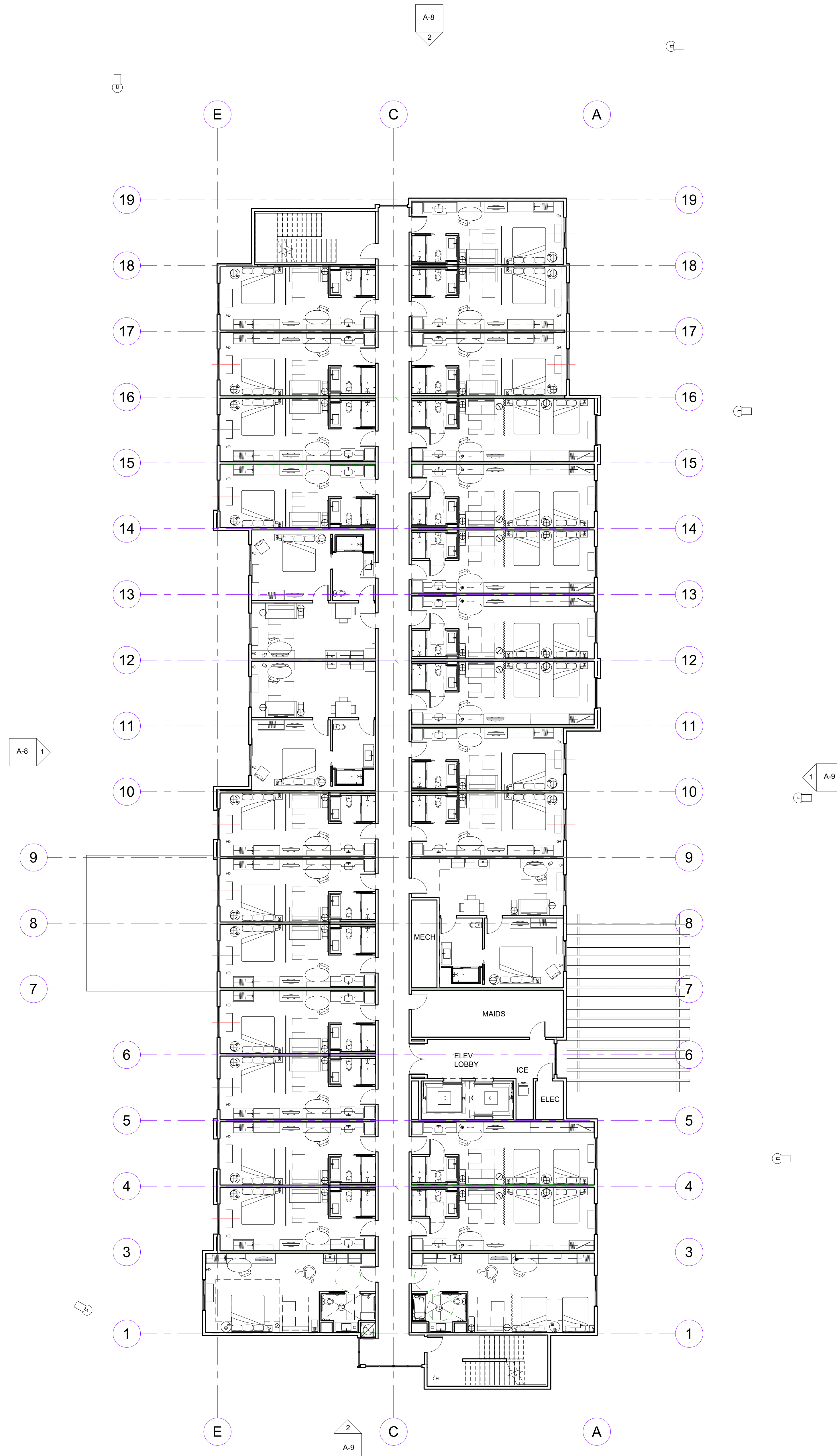




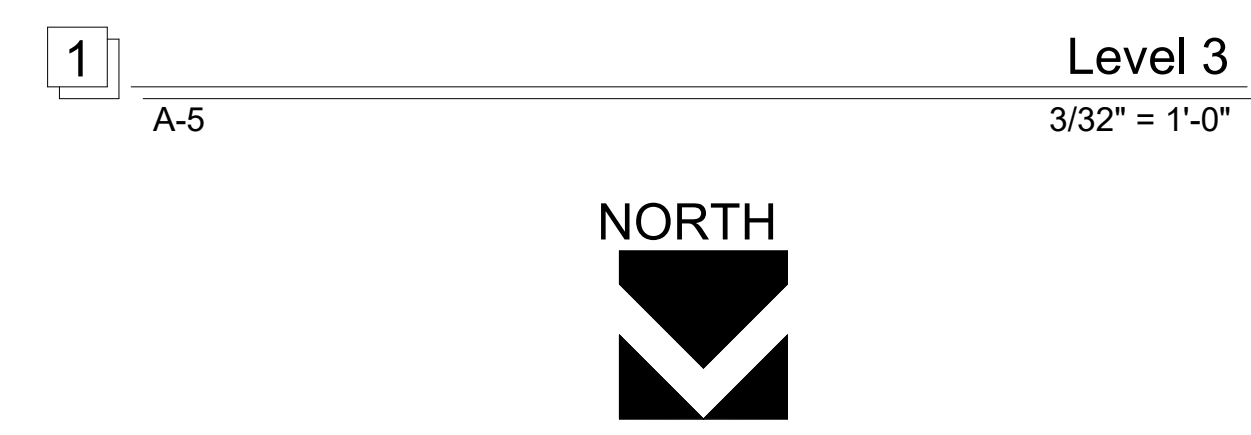
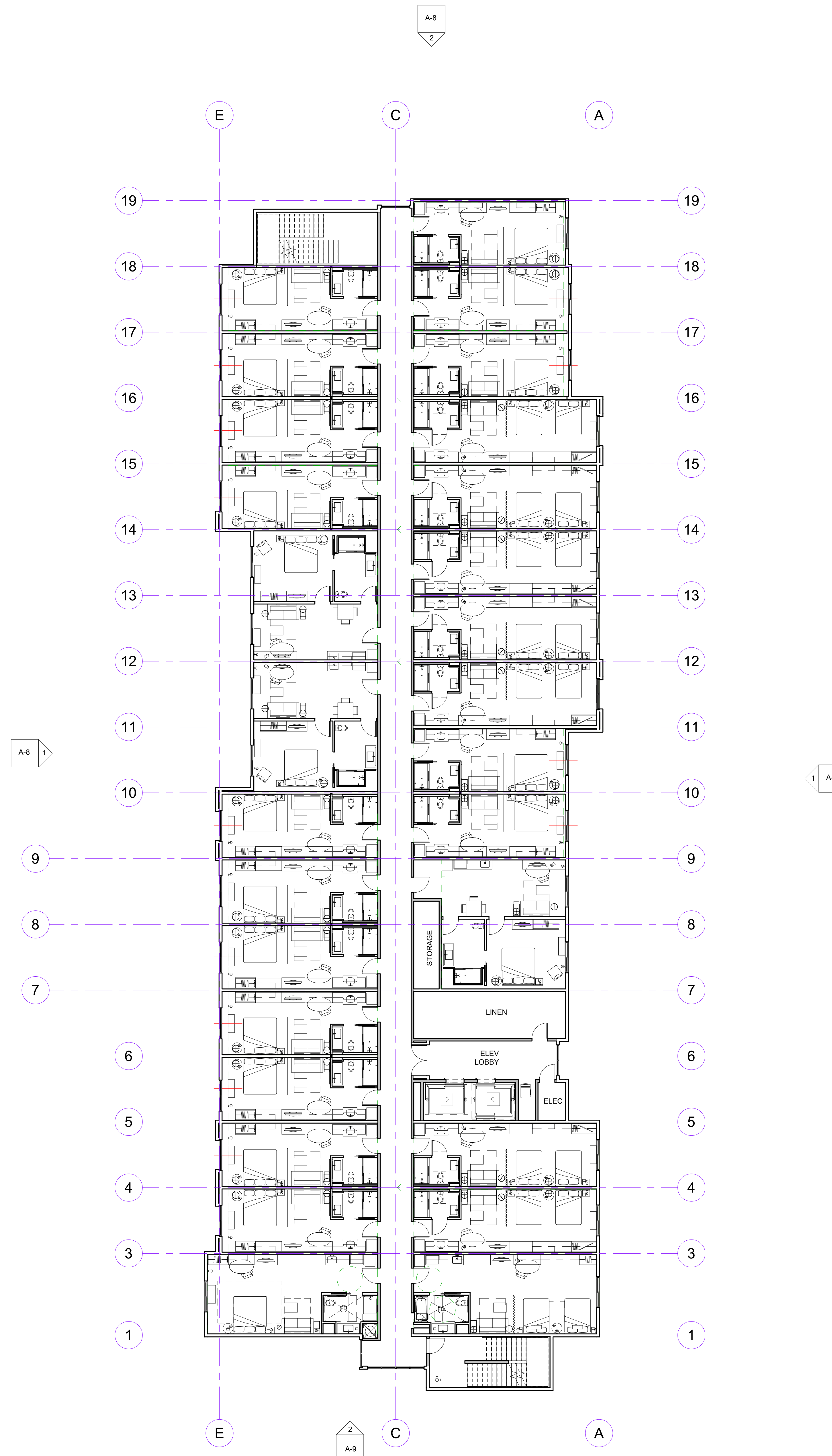


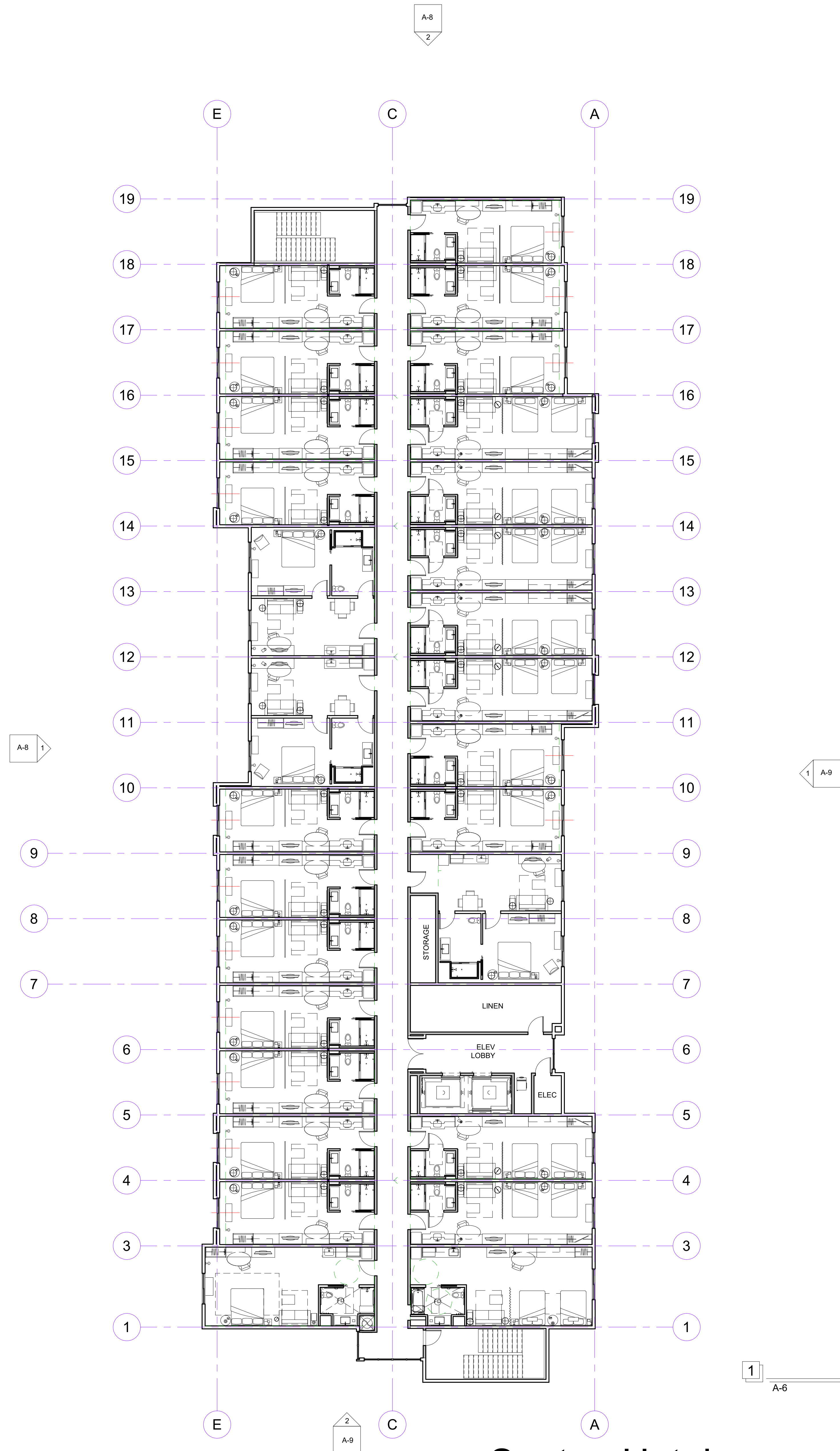


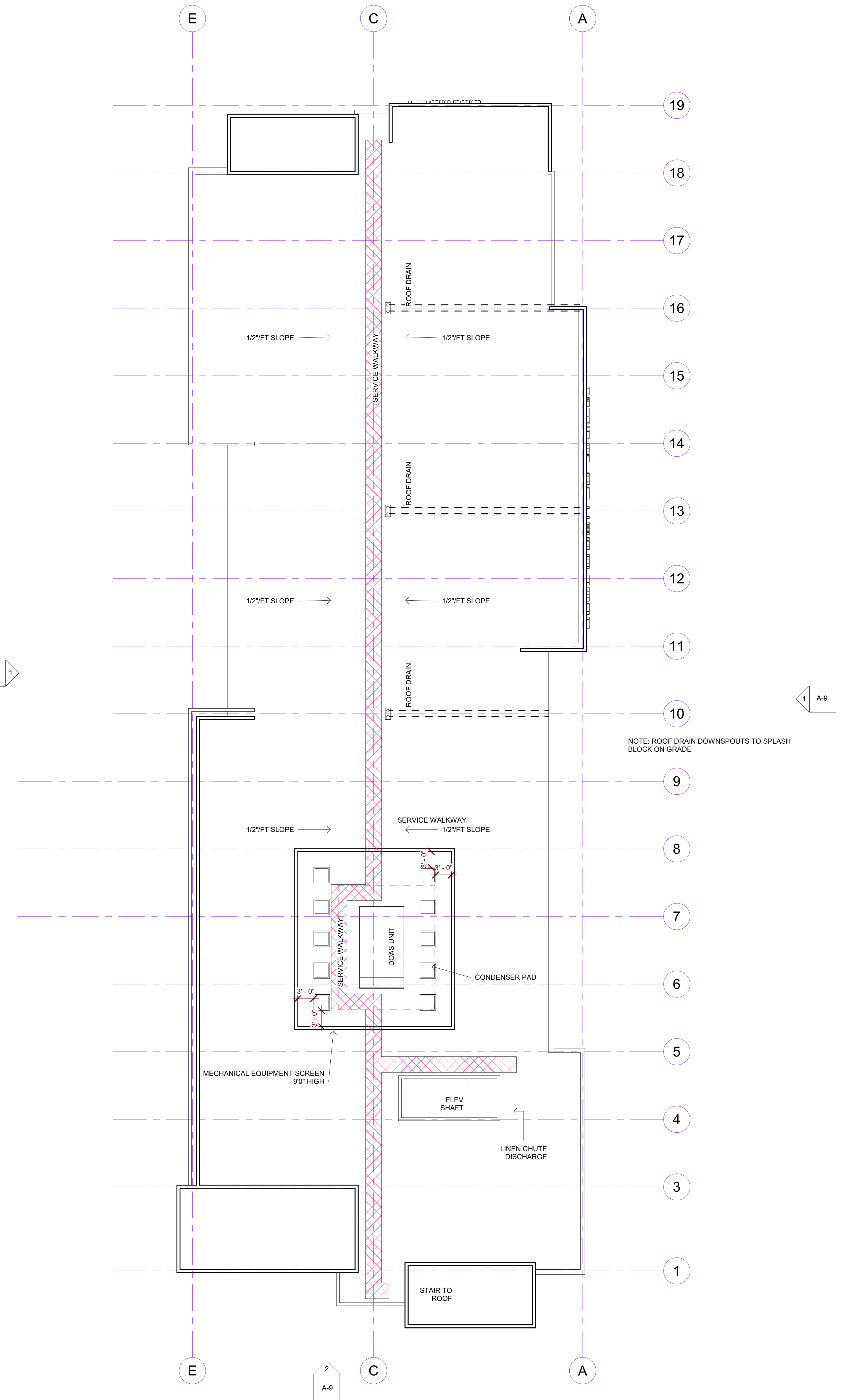




1 A-4 Level 2  
3/32" = 1'-0"







NOTE: ROOF DRAIN DOWNSPOUTS TO SPLASH BLOCK ON GRADE

1 A-7 Roof  
1" = 10'-0"

<b>01 Stucco Wrap</b> Match Dunn Edwards DE6225 "Fossil"	<b>03 Stucco Core</b> Match Dunn-Edwards DE1625 "Reclaimed Wood"	<b>03 Stucco Band</b> Match Dunn-Edwards DE1629 "Barnwood Gray"	<b>04 Stucco Link</b> Match Dunn-Edwards DE6369 "Legendary Gray"	<b>05 Stucco Accent</b> Match Dunn-Edwards DE6370 "Charcoal Smudge"	<b>06 Stucco Keep</b> Match Dunn-Edwards DEA189 "Black River Falls"	<b>D1 Steel Doors</b> Dunn Edwards DET 620 "Barnwood Gray"	<b>B Stucco Cornice</b> Match Dunn-Edwards DEC774 "Shady"	<b>J Window Frames</b> Medium Bronze Factory Finish

Keynote Legend	
Key Value	Keynote Text
01	WRAP: STUCCO COLOR MATCH DUNN EDWARDS DE 6225 "FOSSIL"
02	CORE: STUCCO COLOR MATCH DUNN EDWARDS DET 625 "RECLAIMED WOOD"
03	ACCENT BAND: STUCCO COLOR MATCH DUNN EDWARDS DET 620 "BARNWOOD GRAY"
04	LINK: STUCCO COLOR MATCH DUNN EDWARDS DE 6369 "LEGENDARY GRAY"
05	ACCENT: STUCCO COLOR MATCH DUNN EDWARDS DE 6370 "CHARCOAL SMUDGE"
06	KEEP: STUCCO COLOR MATCH DUNN EDWARDS DEA 189 "BLACK RIVER FALLS"
07	WINDOW FRAMES MED BRONZE ANODIZED ALUMINUM: MANUFACTURER'S STANDARD
08	WINDOW GLAZING: LOW E DOUBLE GLAZING CLEAR
09	STEEL DOORS AND FRAMES: DUNN EDWARDS DET 620 "BARNWOOD GRAY"
11	CORNICE: STUCCO COLOR MATCH DUNN EDWARDS DEC 774 "SHADY"
12	BUILDING SIGNAGE: FRANCHISE STANDARD, SEPARATE PERMIT REQUIRED



1 North Elevation  
A-8 1/8" = 1'-0"



2 East Elevation  
A-8 1/8" = 1'-0"

<b>01 Stucco Wrap</b> Match Dunn Edwards DE6225 "Fossil"	<b>03 Stucco Core</b> Match Dunn-Edwards DET625 "Reclaimed Wood"	<b>03 Stucco Band</b> Match Dunn-Edwards DET630 "Barnwood Gray"	<b>04 Stucco Link</b> Match Dunn-Edwards DES369 "Legendary Gray"	<b>05 Stucco Accent</b> Match Dunn-Edwards DE6370 "Charcoal Smudge"	<b>06 Stucco Keep</b> Match Dunn-Edwards DEA189 "Black River Falls"	<b>D1 Steel Doors</b> Dunn Edwards DET 620 "Barnwood Gray"	<b>B Stucco Cornice</b> Match Dunn-Edwards DE6774 "Shady"	<b>J Window Frames</b> Medium Bronze Factory Finish

Keynote Legend	
Key Value	Keynote Text
01	WRAP: STUCCO COLOR MATCH DUNN EDWARDS DE 6225 "FOSSIL"
02	CORE: STUCCO COLOR MATCH DUNN EDWARDS DET 625 "RECLAIMED WOOD"
03	ACCENT BAND: STUCCO COLOR MATCH DUNN EDWARDS DET 620 "BARNWOOD GRAY"
04	LINK: STUCCO COLOR MATCH DUNN EDWARDS DE 6369 "LEGENDARY GRAY"
05	ACCENT: STUCCO COLOR MATCH DUNN EDWARDS DE 6370 "CHARCOAL SMUDGE"
06	KEEP: STUCCO COLOR MATCH DUNN EDWARDS DEA 189 "BLACK RIVER FALLS"
07	WINDOW FRAMES MED BRONZE ANODIZED ALUMINUM: MANUFACTURER'S STANDARD
08	WINDOW GLAZING: LOW E DOUBLE GLAZING CLEAR
09	STEEL DOORS AND FRAMES: DUNN EDWARDS DET 620 "BARNWOOD GRAY"
12	BUILDING SIGNAGE: FRANCHISE STANDARD, SEPARATE PERMIT REQUIRED



1 South Elevation  
A-9 1/8" = 1'-0"



2 West Elevation  
A-9 1/8" = 1'-0"



FRONT PERSPECTIVE - Day



FRONT PERSPECTIVE- Night



# PRELIMINARY GRADING PLAN FOR SANTEE HOME2 HOTEL



**LEGEND**

SYMBOL	QTY
PROJECT BOUNDARY	
EXISTING EASEMENT	
EXISTING WATER	6" W
EXISTING SEWER	S
EXISTING INLET/CB AND SD	
EXISTING SIDEWALK	
PROPOSED BUILDING	
PROPOSED STORM DRAIN	250 LF, 350 LF
PROPOSED CATCH BASIN/INLET	1 EA
PROPOSED SIDEWALK	3,000 SF
PROPOSED MODULAR WETLAND SYSTEM	2 EA
PROPOSED BIOFILTRATION BASIN	2 EA
PROPOSED AC PAVEMENT	20,000 SF
PROPOSED TREE WELL	1 EA
PROPOSED GRATE INLET	1 EA
PROPOSED FIRE HYDRANT	2 EA
PROPOSED WATER SERVICE	1 EA
PROPOSED SEWER LATERAL	1 EA
PROPOSED FIRE SERVICE	1 EA

**BIO-FILTRATION AREA SUMMARY**

DMA	AREA (SF)	REQUIRED BMP (SF)	PROVIDED BMP (SF)
1	15765	392	395
7	6138	152	155

**LEGAL DESCRIPTION**

PARCEL 4 OF PARCEL MAP NO. 18857, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 10, 2001 AS FILE NO. 2001-0904572 OF OFFICIAL RECORDS, AND THOSE CERTAIN EASEMENTS FOR INGRESS, EGRESS, PARKING, UTILITIES, DRAINAGE AND OTHER PURPOSES AS CONTAINED IN A DOCUMENT ENTITLED "OPERATION AND EASEMENT AGREEMENT" DATED DECEMBER 18, 2001 BY AND BETWEEN TARGET CORPORATION AND VESTAR/KIMCO SANTEE, L.P., RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 18, 2001 AS FILE NO. 2001-0930462.

**ASSESSOR'S PARCEL NUMBER**

381-052-04-00

**DEVELOPMENT SUMMARY**

- GROSS PROJECT AREA: 70,562 SF (1.62 AC)
- NUMBER OF EXISTING LOTS: 1
- NUMBER OF PROPOSED LOTS: 1
- EXISTING ZONING: TOWN CENTER
- PROPOSED ZONING: TOWN CENTER
- GENERAL PLAN LAND USE DESIGNATION: TOWN CENTER
- EXISTING LAND USE: PARKING LOT
- PROPOSED LAND USE: 4-STORY HOTEL WITH POOL, OUTDOOR AMENITY
- AREA AND TYPE OF PARKING: 62 ADA ACCESSIBLE PARKING SPACES, 4 MOTORCYCLE, 1 EV CHARGING, 1 CLEAN AIR VANPOOL
- NUMBER OF UNITS: 97 GUEST ROOMS
- SETBACKS:
  - FRONT: 10'
  - STREET SIDE YARD: 5'
  - INTERIOR SIDE: 5'
  - REAR: 5'
- PARKING PROVIDED: 62 STANDARD PARKING SPACE, 4 ADA ACCESSIBLE PARKING SPACE, 4 MOTORCYCLE, 1 EV CHARGING, 1 CLEAN AIR VANPOOL
- OFFSITE PARKING (SHARED): 23
- BICYCLE (SHORT TERM): 6

**MODULAR WETLAND SUMMARY**

DMA	AREA (SF)	FACILITY SIZE
2	17,538	MWS-L-4-8-C
3	19,443	MWS-L-4-8-C

**FIRE LANE NOTE**

ALL CURBS ADJACENT TO THE PROPOSED FIRE LANE SHALL BE PAINTED RED WITH WHITE STENCILLED LETTERS INDICATING 'NO PARKING - FIRE LANE' EVERY 30' ALONG ALL PORTIONS OF THE FIRE LANE.

**SOURCE OF TOPO**

SOURCE OF TOPOGRAPHY: LANDMARK CONSULTING FIELD SURVEY METHODS DATE 5-20-2022 6-06-2022

VERTICAL DATUM: NGVD-29

**TREE WELL SUMMARY**

DMA	DCV (ft³)	Tree Well Soil Volume (ft³)	Tree Canopy Diameter (sf)	DCV Reduction Per Tree (ft³)
11	62	354	15	100

**EASEMENT NOTES**

- AN EASEMENT FOR WATER AND INCIDENTAL PURPOSES THERETO AS DEDICATED AND DELINEATED ON THE PARCEL MAP RECORDED IN PARCEL MAP NO. 18857. (PLOTTED HEREON)
- AN EASEMENT FOR PEDESTRIAN ACCESS, LANDSCAPE MAINTENANCE AND INCIDENTAL PURPOSES THERETO AS DEDICATED AND DELINEATED ON THE PARCEL MAP RECORDED IN PARCEL MAP NO. 18857. (PLOTTED HEREON)
- AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES THERETO AS DEDICATED AND DELINEATED ON THE PARCEL MAP RECORDED IN PARCEL MAP NO. 18857. (PLOTTED HEREON)
- AN EASEMENT IN FAVOR OF SANTEE COUNTY WATER DISTRICT FOR A PUBLIC SEWER AND RIGHTS INCIDENTAL THERETO, RECORDED IN BOOK 7549 PAGE 293, OF OFFICIAL RECORDS. AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN. (PLOTTED HEREON)
- AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT RECORDED: 4/17/1959 AS DOCUMENT NO. 76604, OF OFFICIAL RECORDS, FOR: AN UNDERGROUND SEWER LINE, LATERALS OR SERVICE LINES, SEWER MANHOLES AND OTHER APPURTENANT UNDERGROUND STRUCTURES AND INCIDENTAL PURPOSES IN FAVOR OF: SANTEE COUNTY WATER DISTRICT AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN. (PLOTTED HEREON)
- AN INSTRUMENT, UPON THE TERMS AND CONDITIONS CONTAINED THEREIN ENTITLED: OPERATION AND EASEMENT AGREEMENT DATED: 12/18/2001 EXECUTED BY AND BETWEEN: VESTAR/KIMCO SANTEE, L.P., A CALIFORNIA LIMITED PARTNERSHIP AND TARGET CORPORATION, A MINNESOTA CORPORATION RECORDED: 12/18/2001, AS INSTRUMENT NO. 2001-930462 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO THE ABOVE DOCUMENT FOR FULL PARTICULARS. SAID MATTER AFFECTS THE HEREIN DESCRIBED LAND AND OTHER LAND. REFERENCE IS HEREBY MADE TO THE ABOVE DOCUMENT FOR FULL PARTICULARS. (OVER ENTIRE SITE)
- AN EASEMENT IN FAVOR OF LAKESIDE SANITATION DISTRICT FOR SEWER LINES AND RIGHTS INCIDENTAL THERETO, RECORDED 1/22/2002 AS INSTRUMENT NO. 2002-51672, OF OFFICIAL RECORDS. AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN. (PLOTTED HEREON)
- AN EASEMENT IN FAVOR OF PADRE DAM MUNICIPAL WATER DISTRICT FOR UNDERGROUND WATER PIPELINES, MAIN SEWER LINES, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO, RECORDED 9/8/2003 AS INSTRUMENT NO. 2003-1091894, OF OFFICIAL RECORDS. AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN. SAID MATTER AFFECTS THE HEREIN DESCRIBED LAND AND OTHER LAND. (PLOTTED HEREON)

**CONSTRUCTION NOTES**

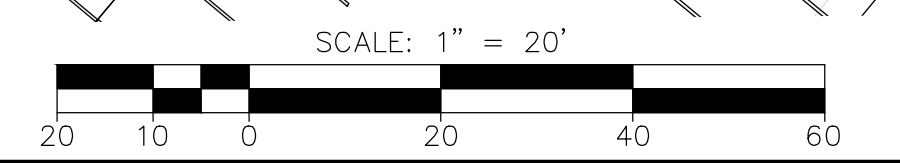
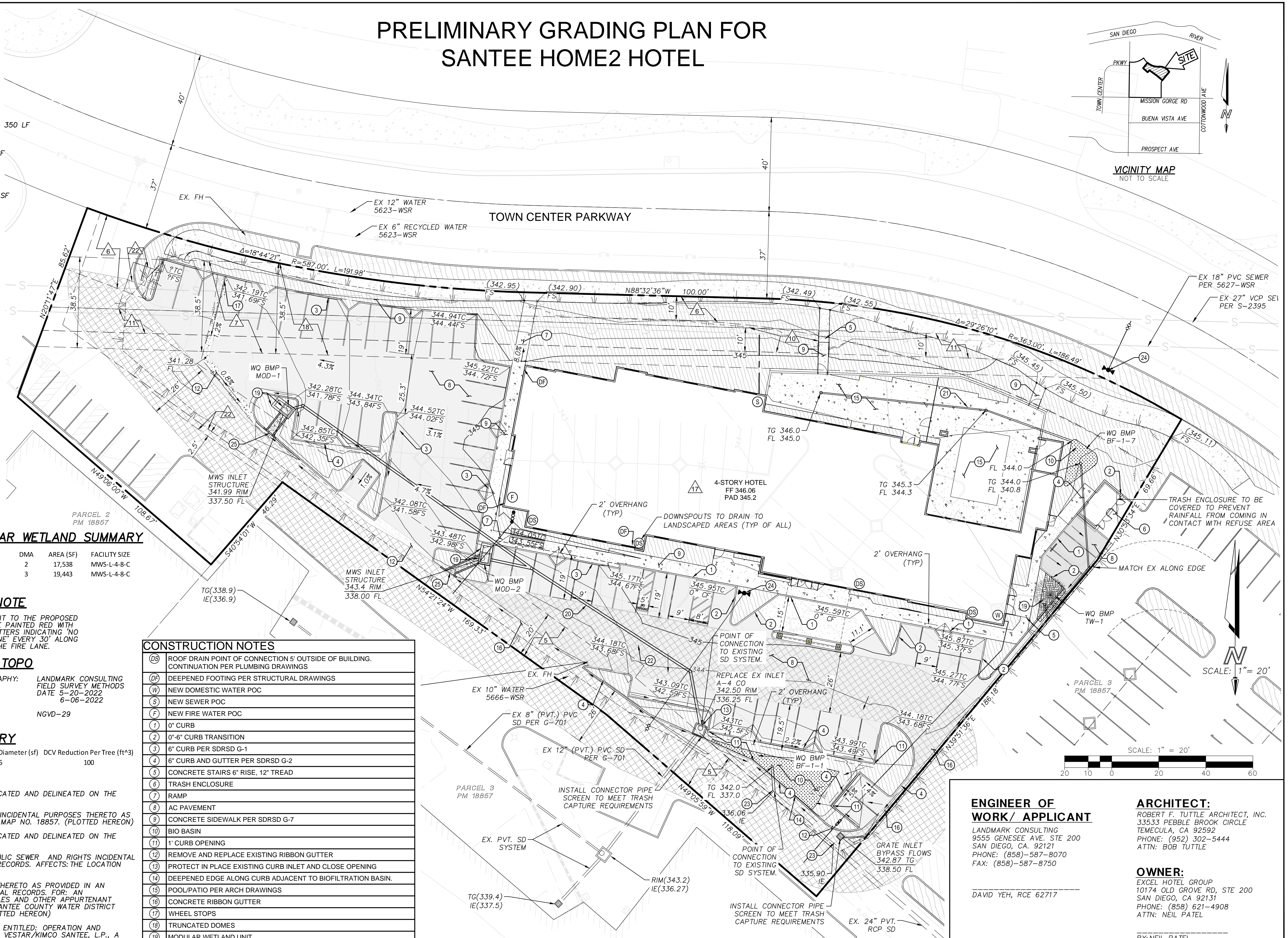
- ROOF DRAIN POINT OF CONNECTION 5' OUTSIDE OF BUILDING. CONTINUATION PER PLUMBING DRAWINGS
- DEEPEMED FOOTING PER STRUCTURAL DRAWINGS
- NEW DOMESTIC WATER POC
- NEW SEWER POC
- NEW FIRE WATER POC
- 0" CURB
- 0'-6" CURB TRANSITION
- 6" CURB PER SDRSD G-1
- 6" CURB AND GUTTER PER SDRSD G-2
- CONCRETE STAIRS 6" RISE, 12" TREAD
- TRASH ENCLOSURE
- RAMP
- AC PAVEMENT
- CONCRETE SIDEWALK PER SDRSD G-7
- BIO BASIN
- 1' CURB OPENING
- REMOVE AND REPLACE EXISTING RIBBON GUTTER
- PROTECT IN PLACE EXISTING CURB INLET AND CLOSE OPENING
- DEEPEMED EDGE ALONG CURB ADJACENT TO BIOFILTRATION BASIN.
- POOL/PATIO PER ARCH DRAWINGS
- CONCRETE RIBBON GUTTER
- WHEEL STOPS
- TRUNCATED DOMES
- MODULAR WETLAND UNIT
- PROP PVT. 18" HDPE SD
- PROP 6" SD AND AREA DRAINS
- RELOCATE REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) TO RAISED ISLAND
- CONNECT TO EX SD PER SDRSD D-63
- PH W/ TWO 2-1/2" PORTS & ONE 4" PORT WITH ALL BRONZE CONSTRUCTION AND PAINTED FIRE HYDRANT YELLOW.
- 2.5' OR 3' WIDE CONCRETE SPILLWAY DIRECTING GUTTER FLOW TO MWS

**BENCHMARK**

STATION 2075 PER ROS 11252. LEAD PLUG & BRASS TAG 7" EASTERLY OF THE ELY PCR @ SE COR MISSION GORGE RD. & OLIVE LANE. ELEV 337.97 (NGVD 29)

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS P473 AND P472 NAD 83(NSRS2011) EPOCH 2017.50. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99997433. CALCULATIONS ARE MADE AT A FOUND M-10 WELL MONUMENT WITH BRASS DISC STAMPED RCE 31138 ON THE CENTERLINE OF TOWNE CENTER PARKWAY, ±197' ELY OF THE CENTERLINE OF RIVERVIEW PKWY, WITH COORDINATES OF: N: 1886976.2230, E: 6337902.3680, USING AN ELEVATION OF 342.70'.



**ENGINEER OF WORK/ APPLICANT**

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SAN DIEGO, CA 92121  
PHONE: (952) 302-5444  
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**OWNER:**

EXCEL HOTEL GROUP  
10174 OLD GROVE RD, STE 200  
SAN DIEGO, CA 92131  
PHONE: (858) 621-4908  
ATTN: NEIL PATEL

PROJECT NAME: SANTEE HOME2 HOTEL  
SHEET TITLE: PRELIMINARY GRADING PLAN

DATE PREPARED: 7/8/2022  
SHEET 1 OF 1

NO.	DATE	REVISION
1	10-24-2022	1
2	11-30-2022	2
3		

C-1