**BUILDING CODE ANALYSIS**

**REFERENCE CODES**
- 2015 CALIFORNIA BUILDING CODE
- 2012 INTERNATIONAL BUILDING CODE

**OCCUPANCY AND CLASSIFICATION**
- SECTION 402.3
- The proposed building consists of 1 story of hotel over 1 story of valet parking.

**LEVEL 0 (ground level)**
- PARKING: 584 SF

**LEVEL 1-3**
- HOTEL: B-1

**GENERAL PLANNING AREA:**
- APN: 006-173-001
- ZONING CODE ANALYSIS
- SECTION 503
- ALLOWABLE HEIGHT AND AREA
- TABLE 601

**CONSTRUCTION TYPE**
- LEVEL 0 (GROUND LEVEL)
  - OCCUPANCY: TYPE R-1
  - HOTEL
  - PAVEMENT: 7,460 SF
  - PARKING: 24,896 SF

**LEVELS 1-3**
- OCCUPANCY: TYPE S-2
  - PARKING
  - HOTEL: 24,896 SF

**FIRE RESISTANCE**
- Table 602
- FIRE SEPARATION DISTANCE: WALLS
- FIRE RESISTANCE: 1-Hour Rating
- Type V-A

**AUTOMATIC SPRINKLER SYSTEM**
- Increased by an additional 200% for above-grade plane

**PARKING PROVIDER**
- PARKING REQUIRED
- PARKING PROVIDED

**SITE COVERED**
- ALL COVERED AREA: 58,600 SF

**TOTAL AREA**
- TOTAL: 116 ROOMS
  - FOURTH FLOOR: 42 ROOMS
  - THIRD FLOOR: 47 ROOMS
  - SECOND FLOOR: 13,635 SF
  - GROUND FLOOR - MAINT.: 1,252 SF

**PROJECT INFORMATION**
- OWNER: VICTOR MONTGOMERY AIA
- ARCHITECT: VICTOR MONTGOMERY AIA
- PROJECT SITE:
  - STREET ADDRESS: 117 GRAND AVE.
  - SUITE 102
  - 3765 SOUTH HIGUERA STREET
  - RR DESIGN GROUP
  - MONTEREY, CA 93940

**VICINITY MAP**
- STREET ADDRESS: 117 GRAND AVE.
- ANAHEIM, CA 92802

**0123-01-CO15**
- DATE: August 8, 2018
HOTEL DURELL - PACIFIC GROVE

CORNER OF CENTRAL AVE. AND FOUNTAIN AVE.
EXISTING BUILDING
TO BE DEMOLISHED
(17,650 SF RETAIL)
(545' EXTERIOR LATERAL WALL LENGTH)

IRRIGATION DESIGN CRITERIA:
THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR THE NEW LANDSCAPE PLANT MATERIAL HAS A LOW TO MEDIUM WATER USE. A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

TREES AND POTTERY WILL BE IRRIGATED BY BUBBLERS. ALL OTHER PLANTING WILL RECEIVE Drip IRrigation.

LANDSCAPE PLAN KEY

0123-01-CO15            DATE: August 8, 2018
HOTEL DURELL - PACIFIC GROVE
0 5 10 20 30
KEYED NOTES
1. Property Line
2. Vehicular Entry
3. Hotel Drop-Off
4. Valet/Garage Entry
5. Outdoor Dining
6. Hotel Entry
7. Restaurant Entry
8. Existing Building
9. Covered Walkway
10. 2nd Floor Balcony
11. Trash Enclosure
12. Water Feature
13. Landscape area
14. Plaza area
15. Fire Pit and Lounge Furniture
16. Garden Arch
17. Flagstone Path
18. Accessible Path of Travel

ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

IRRIGATION DESIGN CRITERIA:
The irrigation design will comply with the local and the state water conservation requirements. The water conservation method for the new landscape plant material has a low to medium water use. A weather sensing, 'smart controller' will be used to monitor the irrigation water and manage daily water consumption to the minimum requirements for each hydrozone. All trees, pottery, shrub and groundcover areas will be irrigated on separate hydrozones, so that once established, water can be regulated in a more efficient manner. Trees and pottery will be irrigated by bubblers. All other planting will receive drip irrigation.

HOTEL DURELL - PACIFIC GROVE
A.4
IRRIGATION DESIGN CRITERIA:

The irrigation design will comply with the local and the state water conservation requirements. The water conservation method for the new landscape planting material has a low to medium water use. A weather sensing, 'smart controller' will be used to monitor the irrigation water and manage daily water consumption to the minimum requirements for each hydrozone.

All trees, pottery, shrub and groundcover areas will be irrigated on separate hydrozones, so that once established, water can be regulated in a more efficient manner. Trees and pottery will be irrigated by bubblers. All other planting will receive drip irrigation.

LANDSCAPE PLANT KEY:
IRRIGATION DESIGN CRITERIA

The irrigation design will comply with the local and the state water conservation requirements. The water conservation method for the new landscape plant material has a low to medium water use.

A weather sensing, ‘smart controller’ will be used to monitor the irrigation water and manage daily water consumption to the minimum requirements for each hydrozone.

All trees, pottery, shrub and groundcover areas will be irrigated on separate hydrozones, so that once established, water can be regulated in a more efficient manner.

Trees and pottery will be irrigated by bubblers. All other planting will receive drip irrigation.

LANDSCAPE PLAN KEY

1. Decorative Vehicular & Pedestrian Permeable Pavers, TYP.
2. Decorative Pedestrian Permeable Pavers, TYP.
3. Planting, TYP.
4. Courtyard Fireplace
5. Private Patios Attached to Suites
6. Entry Water Fountain
7. Landscape Planter Wall, TYP.
8. Decorative Overhead Arbor
9. Pottery, TYP.
10. City Approved Street Tree
11. Landscaped Bulbout, TYP.
12. Accessible Path

CONCEPTUAL LANDSCAPE PLAN
KEYED NOTES

1. Lounge
2. Exit Stairway
3. Elevator
4. Ice Machine
5. Accessible Room

FOURTH FLOOR PLAN

SCALE: 1”=10’
KEYED NOTES

1. Flat Roof
2. Spanish S-tile Roof
KEYED NOTES

1. Property Line
2. 40' Height limit from existing grade
3. Existing Grade
4. Holman Building Parking
5. Hotel Drop Off

BUILDING SECTIONS

SCALE: 1"=10'

HOTEL DURELL - PACIFIC GROVE

A.12
1. FOUNTAIN AVE. ELEVATION
2. CENTRAL AVE. ELEVATION

KEYED NOTES
1. 40’ Height limit from existing grade
2. Stucco
3. Stone Veneer
4. Signage
5. Spanish tile accent
6. Tile Roof
7. Holman Building
8. Property Line

HOTEL DURELL - PACIFIC GROVE
A.13
1. GRAND AVE. ELEVATION

2. ALLEYWAY ELEVATION

KEYED NOTES
1. 40' Height limit from existing grade
2. Stucco
3. Stone Veneer
4. Signage
5. Spanish tile accent
6. Tile Roof
7. Holman Building
8. Property Line
9. Trash Door

HOTEL DURELL - PACIFIC GROVE

SCALE: 1"=10'
KEYED NOTES
1. 40' Height limit from existing grade
2. Stucco
3. Stone Veneer
4. Signage
5. Spanish tile accent
6. Tile Roof
7. Holman Building
8. Property Line
9. Dedicated Holman Parking
10. Valet Parking

HOTEL DURELL - PACIFIC GROVE

BUILDING ELEVATIONS
SCALE: 1"=10'

HOTEL DURELL - PACIFIC GROVE
HOTEL ENTRY PERSPECTIVE
CORNER OF CENTRAL AVE. AND FOUNTAIN AVE.

HOTEL DURELL - PACIFIC GROVE

rrm design group
0123-01-CO15 DATE: August 8, 2018

A.18