

ESCONDIDO MARRIOTT CONFERENCE CENTER HOTEL ESCONDIDO, CALIFORNIA

PROJECT SUMMARY	PROJECT TEAM	PROJECT DATA	SHEET SCHEDULE																																																																																																																																																																												
<p>PROJECT OWNERSHIP STRUCTURE:</p> <p>OWNER: C.W. CLARK DEVELOPER: C.W. CLARK / PPM</p> <p>PROJECT ADDRESS:</p> <p>250 WEST VALLEY PARKWAY, ESCONDIDO, CA 92025</p> <p>ASSESSOR'S PARCEL NUMBER:</p> <p>#229 372 20</p>	<p>CO-DEVELOPER:</p> <p>C.W.CLARK 4180 LA JOLLA VILLAGE DRIVE, SUITE 405 LA JOLLA, CA 92037 TEL: 858-452-7170 FAX: 858-453-7260 CONTACT: CRAIG CLARK E-MAIL: CCLARK@CWCLARKINC.COM</p> <p>CO-DEVELOPER:</p> <p>PHELPS PROGRAM MANAGEMENT 420 SIXTH AVENUE GREELEY, CO 80632 TEL: 970-346-7302 FAX: 970-346-7277 CONTACT: TOM WIERDSMA E-MAIL: TWIERDSMA@HENSELPHELPS.COM CONTACT: KIM MCAULIFFE E-MAIL: KMCAULIFFE@HENSELPHELPS.COM</p> <p>AGENCY:</p> <p>CITY OF ESCONDIDO 201 NORTH BROADWAY ESCONDIDO, CA 92025 TEL: 760-839-4543 FAX: 760-839-4543 CONTACT: JONATHAN BRINDLE E-MAIL: JBRINDLE@CI.ESCONDIDO.CA.US</p> <p>ARCHITECT:</p> <p>JOSEPH WONG DESIGN ASSOCIATES 2359 4TH AVE. SUITE 300 SAN DIEGO, CA 92101 TEL: 619-233-6777 FAX: 619-237-0541 CONTACT: RICK ROUNDS E-MAIL: RROUNDS@JWDAINC.COM</p> <p>CONTRACTOR:</p> <p>HENSEL PHELPS CONSTRUCTION CO. 18850 VON KARMAN AVENUE, SUITE 100 IRVINE, CA 92612 TEL: 949-852-0111 FAX: 949-852-0218 CONTACT: MIKE VERRASTRO E-MAIL: MVERRASTRO@HENSELPHELPS.COM</p> <p>HOTEL OPERATOR:</p> <p>SAGE HOSPITALITY RESOURCES 1512 LARIMER STREET, SUITE 800 DENVER, CO 80202 TEL: 303-405-8390 FAX: 303-944-0428 CONTACT: CHRIS MOROSETTI E-MAIL: CMOROSETTI@SAGEHOSPITALITY.COM</p> <p>PARKING CONSULTANT / OPERATOR:</p> <p>ACE PARKING 645 ASH STREET SAN DIEGO, CA 92101 TEL: 619-233-6624X153 FAX: 619-544-9468 CONTACT: STEVE BURTON E-MAIL: STEVE_BURTON@ACEPARKING.COM</p> <p>CIVIL ENGINEER / ALTA SURVEY:</p> <p>FLORES LUND CONSULTING 7220 TRADE STREET, SUITE 120 SAN DIEGO, CA 92121 TEL: 858-566-0626 FAX: 858-566-0627 CONTACT: BILL LUND E-MAIL: WLUND@FLORESLUND.COM</p> <p>STRUCTURAL ENGINEER:</p> <p>FLORES LUND CONSULTING 7220 TRADE STREET, SUITE 120 SAN DIEGO, CA 92121 TEL: 858-566-0626 FAX: 858-566-0627 CONTACT: HAMID LIAGHAT E-MAIL: HLIAGHATS@FLORESLUND.COM</p> <p>MEP (DESIGN CRITERIA):</p> <p>CONSULTING SOLUTIONS, INC. 10650 SCRIPPS RANCH BLVD., SUITE 210 SAN DIEGO, CA 92131 TEL: 858-564-3777 FAX: 858-564-3799 CONTACT: TONY NGO E-MAIL: TNGO@CS-INC.US</p> <p>LANDSCAPE ARCHITECT:</p> <p>KTU + A 143 S. CEDROS AVE., SUITE C-101 SOLANA BEACH, CA 92075 TEL: 858-481-2828 FAX: 858-481-3066 CONTACT: KURT CARLSON E-MAIL: CURT@KTUA.COM</p> <p>FOOD SERVICE CONSULTANT:</p> <p>FOOD SERVICE DESIGN GROUP 1202 MARKET STREET SAN DIEGO, CA 92101 TEL: 619-239-8156 FAX: 619-239-1200 CONTACT: GEORGE ORNESS E-MAIL: SDRS@SDRS.COM</p> <p>GEOTECHNICAL / ENVIRONMENTAL CONSULTANT:</p> <p>GEOTECHNICS INCORPORATED 9425 ACTIVITY ROAD, SUITE 103 SAN DIEGO, CA 92126 TEL: 858-536-1000 FAX: 858-536-8311 CONTACT: THOMAS CANADY E-MAIL: TCANADY@GEOTECHNICSINC.COM</p>	<p>MARRIOTT HOTEL PROJECT DATA:</p> <p>SITE AREA: 1.15 ACRE BUILDING HEIGHT: 75' STORIES: 7 + 2 LEVEL BASEMENT NUMBER OF GUEST ROOM: KING: 72 DBL/DBL: 118 SUITE: 6 TOTAL: 196 MEETING SPACE: 1,300 SF. + 700 SF. PREFUNCTION EXISTING CONFERENCE CENTER: 25,000 SF. RESTAURANT: 120 SEATS INCLUDING BAR</p>	<p>CS COVER SHEET A-1 AERIAL VIEW A-2 COLOR RENDERING A-3 SITE PLAN A-4 BASEMENT PLANS A-5 GROUND FLOOR PLAN A-6 MEZZANINE FLOOR PLAN A-7 2ND - 7TH FLOOR PLAN A-8 ELEVATION A-9 ELEVATION/ SECTION</p> <p>LANDSCAPE LP-1 LANDSCAPE CONCEPT PLAN</p> <p>CIVIL C-1 PRELIMINARY GRADING/DRAINAGE/UTILITY PLAN</p>																																																																																																																																																																												
<h2 style="text-align: center;">PROJECT NOTES</h2> <ol style="list-style-type: none"> 1. ALL ELEVATOR LOBBY SHALL COMPLY WITH CBC 2. ELEVATORS SHALL BE SIZED TO ACCOMMODATE A FIRE DEPARTMENT GURNEY 3. PROVIDE NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM 4. STANDPIPE SYSTEMS ARE REQUIRED IN STAIRWELLS AND PARKING GARAGES 5. FIRE HYDRANTS SHALL HAVE 2500 GPM AND 25 PSI WATER CAPACITIES 6. NO SPEED BUMPS ALLOWED WITHIN THE PROJECT 7. ALL FIRE ACCESS ROADS SHALL BE ALL-WEATHER AND ADEQUATE LOAD BEARING PAVING 8. ALL GATED ENTRANCES TO PARKING GARAGES SHALL HAVE ELECTRIC SWITCHES FOR FIRE AND POLICE ACCESS 9. PROVIDE 13'-6" HEIGHT CLEARANCE FOR ALL EMERGENCY VEHICLE ACCESS DRIVES 10. ALL GENERATOR FUEL TANKS REQUIRE SECONDARY CONTAINMENT 11. PROVIDE SECURITY CAMERA SYSTEM IN ALL PARKING GARAGES 12. PROVIDE 8'-2" VERTICAL CLEARANCE TO ALL ACCESSIBLE PARKING SPACES PER CBC 	<p>PARKING CALCULATION:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2">Total # of Stalls</th> <th colspan="3"></th> <th rowspan="2">TOTAL</th> <th rowspan="2">SF</th> </tr> <tr> <th>Sid.</th> <th>Hdcp</th> <th>Tandem</th> </tr> </thead> <tbody> <tr> <td>12 stalls</td> <td>12</td> <td>-</td> <td>-</td> <td>12</td> <td>-</td> </tr> <tr> <td>110 stalls</td> <td>110</td> <td>-</td> <td>-</td> <td>110</td> <td>39,545</td> </tr> <tr> <td>99 stalls</td> <td>92</td> <td>7</td> <td>-</td> <td>99</td> <td>38,825</td> </tr> <tr> <td>221 stalls</td> <td>214</td> <td>7</td> <td>0</td> <td>221</td> <td>78,370</td> </tr> </tbody> </table>	Total # of Stalls				TOTAL	SF	Sid.	Hdcp	Tandem	12 stalls	12	-	-	12	-	110 stalls	110	-	-	110	39,545	99 stalls	92	7	-	99	38,825	221 stalls	214	7	0	221	78,370	<p>AREA CALCULATION HOTEL:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th></th> <th>Public Area</th> <th>Back of House</th> <th>Hotel</th> <th>Total Area (sf)</th> <th># Units</th> <th>King</th> <th>D/D</th> <th>Suite</th> <th>Concierge</th> </tr> </thead> <tbody> <tr> <td>Basement Garage Level -2</td> <td></td> <td></td> <td></td> <td>39,545</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Basement Garage Level -1</td> <td></td> <td></td> <td></td> <td>38,825</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Garage</td> <td></td> <td></td> <td></td> <td>78,370</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Level 1 Ground Floor</td> <td></td> <td>10,700</td> <td>10,000</td> <td>20,700</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Mezzanine Level</td> <td></td> <td></td> <td>4,200</td> <td>4,200</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Level 2</td> <td></td> <td></td> <td>450</td> <td>15,332</td> <td>33</td> <td>12</td> <td>20</td> <td>1</td> <td></td> </tr> <tr> <td>Level 3</td> <td></td> <td></td> <td>450</td> <td>15,332</td> <td>33</td> <td>12</td> <td>20</td> <td>1</td> <td></td> </tr> <tr> <td>Level 4</td> <td></td> <td></td> <td>450</td> <td>15,332</td> <td>33</td> <td>12</td> <td>20</td> <td>1</td> <td></td> </tr> <tr> <td>Level 5</td> <td></td> <td></td> <td>450</td> <td>15,332</td> <td>33</td> <td>12</td> <td>20</td> <td>1</td> <td></td> </tr> <tr> <td>Level 6</td> <td></td> <td></td> <td>450</td> <td>14,780</td> <td>33</td> <td>12</td> <td>20</td> <td>1</td> <td></td> </tr> <tr> <td>Level 7</td> <td></td> <td></td> <td>450</td> <td>14,780</td> <td>31</td> <td>12</td> <td>18</td> <td>1</td> <td>1</td> </tr> <tr> <td>Total 1st-7th</td> <td>11,717</td> <td>16,900</td> <td>90,888</td> <td>118,488</td> <td>196</td> <td>72</td> <td>118</td> <td>6</td> <td></td> </tr> <tr> <td>Total Building</td> <td></td> <td></td> <td></td> <td>196,858</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Public Area	Back of House	Hotel	Total Area (sf)	# Units	King	D/D	Suite	Concierge	Basement Garage Level -2				39,545						Basement Garage Level -1				38,825						Total Garage				78,370						Level 1 Ground Floor		10,700	10,000	20,700						Mezzanine Level			4,200	4,200						Level 2			450	15,332	33	12	20	1		Level 3			450	15,332	33	12	20	1		Level 4			450	15,332	33	12	20	1		Level 5			450	15,332	33	12	20	1		Level 6			450	14,780	33	12	20	1		Level 7			450	14,780	31	12	18	1	1	Total 1st-7th	11,717	16,900	90,888	118,488	196	72	118	6		Total Building				196,858					
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