



GROVER BEACH LODGE

GROVER BEACH, CA

UPDATED 100% SCHEMATIC DESIGN
08.30.2010

UPDATED 100% SCHEMATIC DESIGN
08.30.2010

PROJECT DIRECTORY

						CIVIL ENGINEER: EDA DESIGN PROFESSIONALS 1998 SANTA BARBARA STREET SAN LUIS OBISPO, CA 93401 PHONE: (805) 549-8658 FAX: (805) 549-8704 CONTACT:	OWNER: PACIFICA COMPANIES 1785 HANCOCK STREET, SUITE 100 SAN DIEGO, CA 92110 (619) 296-9000 x118 FAX: (619) 296-9090 CONTACT:
						LANDSCAPE ARCHITECT: McCULLOUGH LANDSCAPE ARCHITECTURE INC. 363 FIFTH AVENUE, SUITE 301 SAN DIEGO, CA 92101 PHONE: (619) 296-3150 FAX: CONTACT:	ARCHITECT: ARCHITECTS DELAWIE WILKES RODRIGUES BARKER (ADWRB) 2265 INDIRA STREET SAN DIEGO, CA 92101 (619) 299-6690 FAX (619) 299-5513 CONTACT:

PROJECT DATA

THE STRUCTURES WILL BE 3 STORIES WITH A MAXIMUM HEIGHT OF 40'.
 PROJECT ALSO INCLUDES A RELOCATED R.V. WASTE STATION AND EQUESTRIAN VEHICLE PARKING AREA.

MASTER PLANNED AREA - SITE: 670,260 SF (15.4 ACRES)

MASTER PLANNED AREA - LOT COVERAGE
 ALL BUILDINGS AND PARKING: 260,982 SF / 670,260 SF = 38.9%
 EXISTING BUILDINGS (FINS AND FROD SHAP): 5,927 SF
 NEW BUILDINGS (INCL. FINS ADD. & PUB. REST.): 52,016 SF
 PARKING: 203,039 SF

PROJECT AREA - SITE: 384,050 SF (8.82 ACRES)

PROJECT AREA - LOT COVERAGE
 TOTAL LANDSCAPED AREA: 179,677 SF / 384,050 SF = 46.8%
 TOTAL HARDSCAPE/BUILDING AREA: 204,373 SF / 384,050 SF = 53.2%

HOTEL ROOMS: 150 ROOMS 150/8.82 AC. = 17 ROOMS/AC.

BUILDING AREAS

BUILDING ONE: LEVEL 1 = 31,579 SF
 LEVEL 2 = 20,363 SF
 LEVEL 3 = 16,765 SF
 B1 TOTAL = 68,707 SF

BUILDING TWO: LEVEL 1 = 9,688 SF
 LEVEL 2 = 8,665 SF
 LEVEL 3 = 6,360 SF
 B2 TOTAL = 24,713 SF

BUILDING THREE: LEVEL 1 = 9,688 SF
 LEVEL 2 = 8,665 SF
 LEVEL 3 = 6,360 SF
 B3 TOTAL = 24,713 SF

TOTAL BUILDING FOOTPRINT = 50,955 SF
 TOTAL BUILDING AREA = 116,133 SF

FINS CONCESSION ADDITION = 683 SF APPROX.

BUILDING HEIGHT PERCENTAGE
 28'-0" < BUILDING HEIGHT < 40'-0" = 29,485 SF / 50,955 = 57.9%
 BUILDING HEIGHT < 28'-0" = 21,470 SF / 50,955 = 42.1%

PARKING

PROPOSED REQUIREMENTS	PROVIDED	PROVIDED
30 cars/room	130	181 *
Visitor spaces	130	101 *
TOTAL	260	282
30 cars/room	130	181 *
Visitor spaces	130	101 *
TOTAL	260	282

* Includes 80% reduction for commercial users with shared parking

Cost per CAR based on average 30' x 10' spaces
 * based on 30' x 10' for average meeting room
 * based on 100 sq ft
 * based on 100 sq ft of 3' x 6' x 8' ft panel

DUNE RESTORATION AREA: 50,317 SF

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NO.	DRAWING TITLE	CP	CURRENT ISSUE	STATUS	NO.	DRAWING TITLE	CP	CURRENT ISSUE	STATUS
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	ARCHITECTURAL:								
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A2.2	BLDG. 1 - LEVEL TWO FLOOR PLAN		08-30-2010						
A2.3	BLDG. 1 - LEVEL THREE FLOOR PLAN		08-30-2010						
A2.4	BLDG. 2 (3 stories) - LEVELS 1, 2, & 3		08-30-2010						
A3.0	BUILDING 1 ELEVATIONS		08-30-2010						
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A3.2	BUILDING 2 (3 stories) ELEVATIONS		08-30-2010						
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PROJECT SUMMARY

3 BUILDINGS, 150 ROOM HOTEL INCLUDING APPROXIMATELY 6,000 S.F. OF BEHIND DOOR MEETING SPACE, RESTAURANT, BAR, ADMINISTRATIVE, BACK OF HOUSE FUNCTIONS, AND ASSOCIATED PARKING.

CP - CONSTRUCTION PACKAGE
 F.R.O. - FOR REFERENCE ONLY
 P.R. - PROPOSAL REQUEST
 OBT - DEFERRED APPROVAL
 A.S.I. - ARCH. SUPPLEMENTAL INFORMATION

CP 1
 Project No. 09141



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Project No. 09141



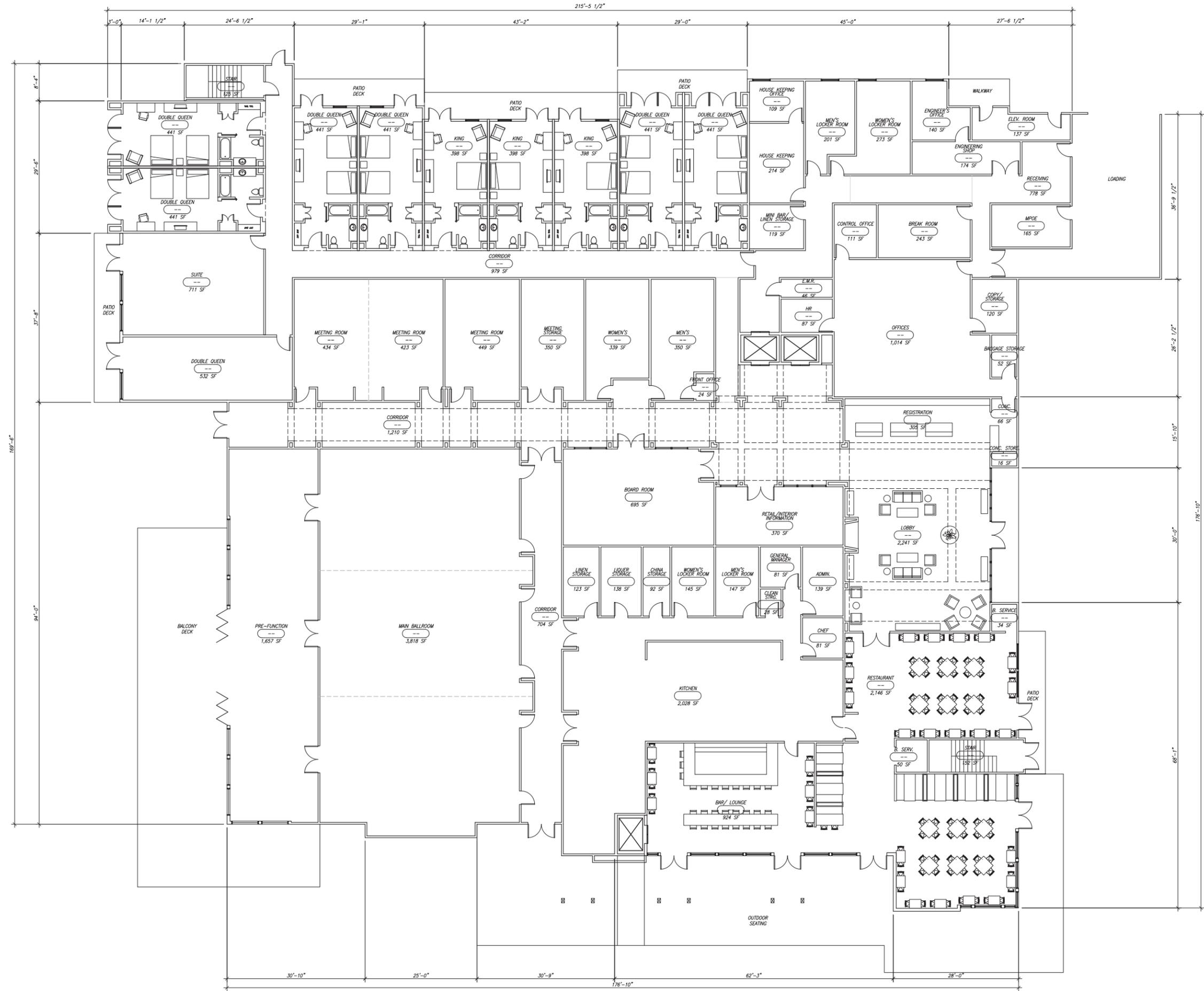
PROJECT TITLE:
GROVER BEACH
LODGE

PROJECT ADDRESS:
GROVER BEACH,
CALIFORNIA

Date Issued	Reason
07.23.2010	PARTIAL SCHEMATIC DESIGN
07.23.2010	PARTIAL SCHEMATIC DESIGN
07.23.2010	GRANDER SCHEMATIC DESIGN
07.23.2010	SCHEMATIC TO DESIGN
07.23.2010	SCHEMATIC TO DESIGN
08.30.2010	UPDATED 100% SD

Sheet Title
BLDG 1
LEVEL ONE
FLOOR PLAN

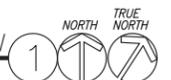
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A2.1



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BUILDING ONE - LEVEL ONE FLOOR PLAN

SCALE: 1/8" = 1'-0"

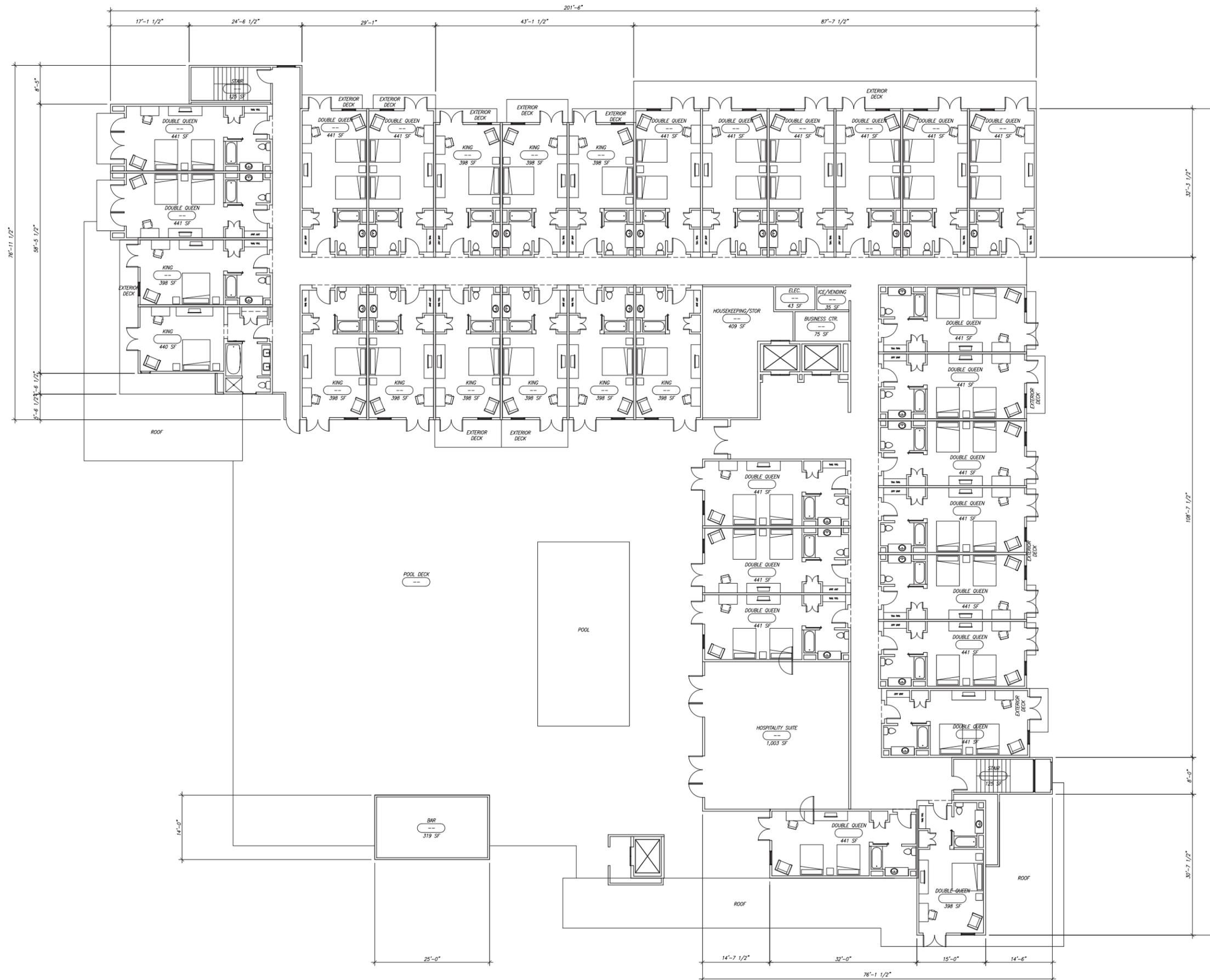




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07.29.2010	PARTIAL SCHEMATIC DESIGN
08.04.2010	GRANDER SCHEMATIC DESIGN
08.18.2010	50% SCHEMATIC DESIGN
08.20.2010	100% SCHEMATIC DESIGN
08.30.2010	UPDATED 100% SD

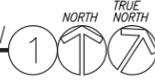
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LEVEL TWO
FLOOR PLAN

Sheet No.
A2.2

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BUILDING ONE - LEVEL TWO FLOOR PLAN

SCALE: 1/8" = 1'-0"

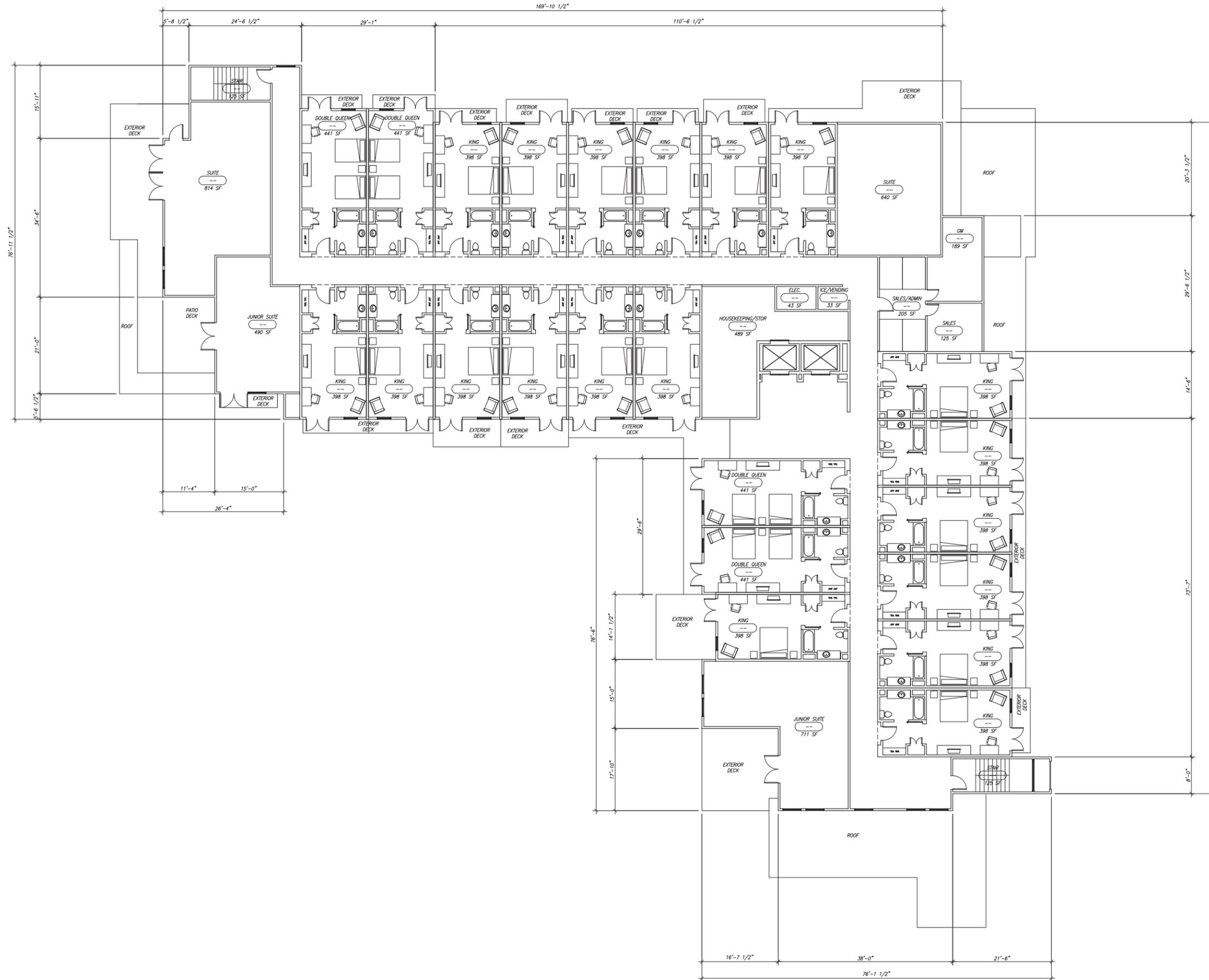




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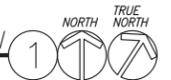
Date Issued	Reason
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07.29.2010	GRANDER SCHEMATIC DESIGN
07.29.2010	SCHEMATIC DESIGN
07.29.2010	SCHEMATIC DESIGN
08.30.2010	UPDATED 100% SD

Sheet Title
BLDG 1
LEVEL THREE
FLOOR PLAN

Sheet No.
A2.3

BUILDING ONE - LEVEL THREE FLOOR PLAN

SCALE: 1/8" = 1'-0"



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BUILDING ONE - EAST ELEVATION ①
SCALE: 1/8" = 1'-0"



BUILDING ONE - WEST ELEVATION ②
SCALE: 1/8" = 1'-0"

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07.20.2010	PARTIAL SCHEMATIC DESIGN
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08.03.2010	SCHEMATIC DESIGN
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Sheet Title
BLDG. 1 ELEVATIONS

Sheet No.
A3.0

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BUILDING ONE – NORTH ELEVATION ①
 SCALE: 1/8" = 1'-0"



BUILDING ONE – SOUTH ELEVATION ②
 SCALE: 1/8" = 1'-0"

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07.20.2010	PARTIAL SCHEMATIC DESIGN
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08.16.2010	50% SCHEMATIC DESIGN
08.01.2010	100% SCHEMATIC DESIGN
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Sheet Title
BLDG. 1 ELEVATIONS

Sheet No.
A3.1



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07.29.2010	PARTIAL SCHEMATIC DESIGN
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09.16.2010	SCHEMATIC DESIGN
06.01.2010	100% SCHEMATIC DESIGN
08.30.2010	UPDATED 100% SD

Sheet Title

BLDG. 1
VIEWS

Sheet No.

A3.1a



BUILDING ONE – VIEW LOOKING SOUTH ②

SCALE: N.T.S.



BUILDING ONE – VIEW LOOKING WEST ①

SCALE: N.T.S.



BUILDING ONE – VIEW LOOKING NORTH ④

SCALE: N.T.S.



BUILDING ONE – VIEW LOOKING EAST ③

SCALE: N.T.S.

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- HARDBOARD FIBER CEMENT SIDING
W/ MATERIAL WOOD FINISH - CHESTNUT BROWN
- COMPOSITE ASPHALT SHINGLES (TYP.)
- COMPOSITE WOOD TRELLIS
- EXPO STUCCO - CRYSTAL WHITE(#1), SANTA BARBARA FINISH
- EVOLVE PLASTIC LUMBER GUARDRAILS - WEATHERWOOD
- HARDBOARD FIBER CEMENT SIDING
W/ MATERIAL WOOD FINISH - CHESTNUT BROWN
- ALUMINUM STOREFRONT GLAZING



BUILDING TWO (THREE SIM.) - EAST ELEVATION ①
SCALE: 1/8" = 1'-0"

- EXPO STUCCO - TUSCAN SUN (#127), MONTALVO FINISH
- EXPO STUCCO - CRYSTAL WHITE(#1), SANTA BARBARA FINISH
- EXPO STUCCO - TUSCAN SUN (#127), MONTALVO FINISH
- COMPOSITE WOOD TRELLIS



BUILDING TWO (THREE SIM.) - NORTH ELEVATION ②
SCALE: 1/8" = 1'-0"

- GLASS GUARDRAILS
- COMPOSITE WOOD AT GROUND LEVEL DECKING (TYP.)
- COMPOSITE ASPHALT SHINGLES (TYP.)
- HARDBOARD FIBER CEMENT SIDING
W/ MATERIAL WOOD FINISH - CHESTNUT BROWN



BUILDING TWO (THREE SIM.) - WEST ELEVATION ③
SCALE: 1/8" = 1'-0"

- EVOLVE PLASTIC LUMBER GUARDRAILS - WEATHERWOOD
- EXPO STUCCO - TUSCAN SUN (#127), MONTALVO FINISH
- EXPO STUCCO - CRYSTAL WHITE(#1), SANTA BARBARA FINISH
- STANDING SEAM METAL ROOF



BUILDING TWO (THREE SIM.) - SOUTH ELEVATION ④
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08.05.2010	FINAL SCHEMATIC DESIGN
08.07.2010	FINAL SCHEMATIC DESIGN
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Sheet Title

BLDG. 2 (3 sim.)
ELEVATIONS

Sheet No.
A3.2



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BUILDING TWO (3 SIM.) – VIEW LOOKING SOUTHEAST ②

SCALE: N.T.S.



BUILDING TWO (3 SIM.) – VIEW LOOKING SOUTHWEST ①

SCALE: N.T.S.



BUILDING TWO (3 SIM.) – VIEW LOOKING NORTHWEST ④

SCALE: N.T.S.



BUILDING TWO (3 SIM.) – VIEW LOOKING NORTHEAST ③

SCALE: N.T.S.

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08.30.2010	UPDATED 100% SD

Sheet Title

BLDG. 2 (3 sim.)
VIEWS

Sheet No.

A3.2a

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