

PROJECT DIRECTORY

OWNER

PRIME TIME DEVELOPMENT, LLC
850 MAIN STREET, SUITE 200
RAMONA, CA 92065

PROJECT PLANNING

WOODCREST REAL ESTATE VENTURES
2428 MONTECITO ROAD
RAMONA, CA 92065
LAUREN SCHULTE (619) 548-4494 lauren@woodcrestrev.com
STEVE POWELL (760) 271-9400, steve@woodcrestrev.com

ARCHITECT:

ROBERT SAUVAGEAU
RYS ARCHITECTS, INC.
10 MONTEREY BLVD.
SAN FRANCISCO, CA 94131
(415) 841-9090 ext. 202
bobs@rysarchitects.com

CIVIL:

PAUL FISHER
PROJECTION ENGINEERING
1230 CEDAR STREET
RAMONA, CA 92065
(760) 443-6504
paulfisher@projectionengineering.com

LANDSCAPE:

TOM HOLLOWAY
KLA, INC.
151 N. NORLIN ST.
SONORA, CA 95370
(209) 532-2856
tom@kla-ca.com

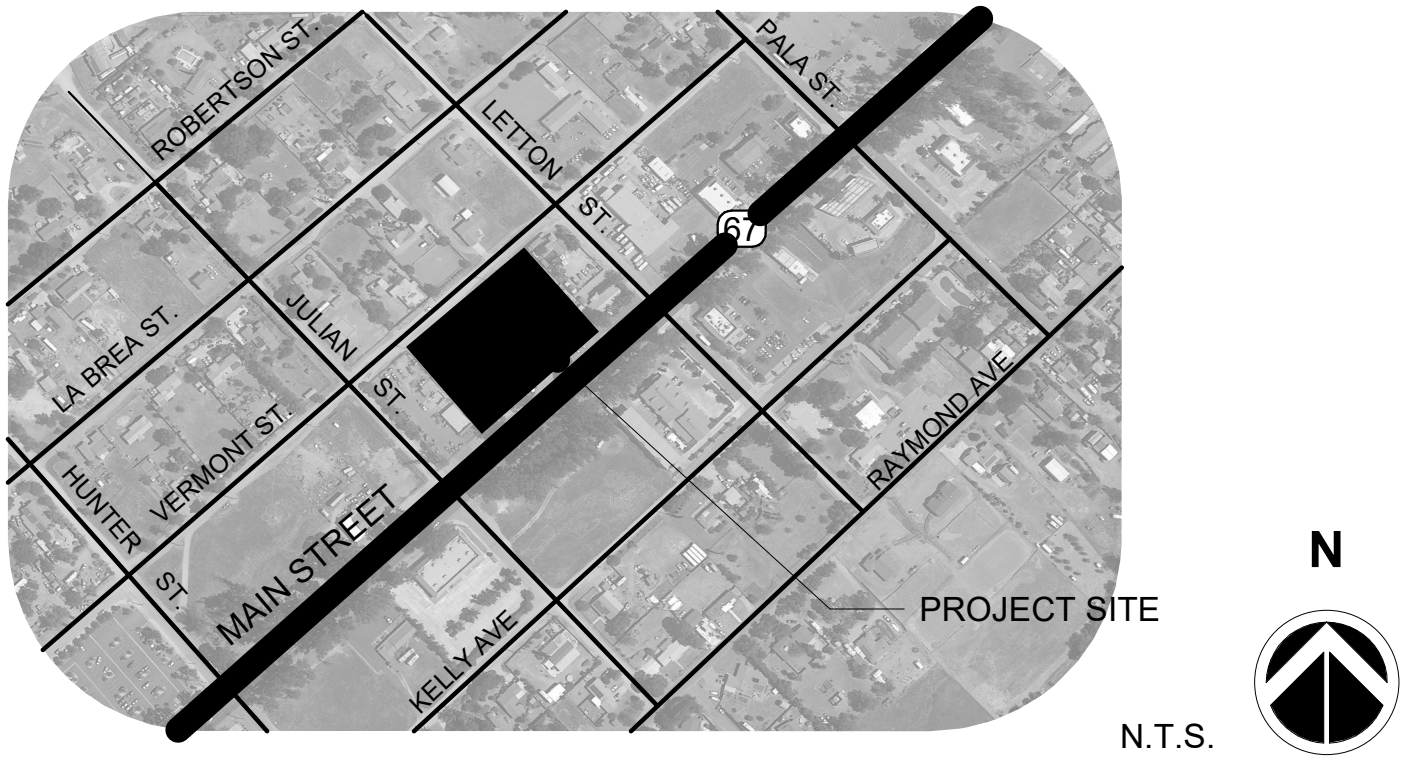
LIGHTING

CHRIS SILVERMAN
SILVERMAN & LIGHT
1201 PARK AVE SUITE 100
EMERYVILLE, CA 94608
(510) 655-1200
chris@silvermanlight.com

SCOPE OF WORK

HOTEL RAMONA IS A TWO-STORY BOUTIQUE HOTEL WITH 101 GUESTROOMS AND AMENITIES INCLUDING A FITNESS ROOM, BOARDROOM, SECOND FLOOR MEETING SPACE WITH A DECK OVERLOOKING A SPACIOUS COURTYARD AND POOL.

VICINITY MAP



RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.



PROJECT INFORMATION				BUILDING AREA (GROSS):						
ZONING:	RM-V4	LOT COVERAGE:	SURVEY AREA:	LEVEL	HOTEL BLDG	POOL BLDG	TRASH ENCLOSURE	TOTAL		
LOT SIZE:	SURVEY (GROSS) AREA: 142,028.23 SF (3.26 AC) NET AREA (CALTRANS & ROAD EASEMENT EXCLUDED) : 107,927 SF	F.A.R.:	30,240/142,028 = 21.3% NET AREA 30,240/119,175= 25.4%	01 FLOOR	29,364.00 SF	226.00 SF	650.00 SF	30,240.00 SF		
			60,327/142,028 = 42% NET AREA: 60,327/107,927= 55.9%	02 FLOOR	30,087.00 SF	-	-	30,087.00 SF		
APN:	282-141-32, -33, & -34				TOTAL	59,451.00 SF	226.00 SF	650.00 SF	60,327.00 SF	
ADDRESS:	XXX HWY 67 RAMONA, CA 92065				HOTEL BUILDING AREA PER OCCUPANCY (NET):					
TYPES OF OCCUPANCY:	R-1 / B / A-2			OCCUPANCY		01 FLOOR	02 FLOOR	TOTAL		
PROPOSED USE:	HOTEL (101 GUEST RMS)			A2	LOBBY, LOUNGE, BREAKFAST, PANTRY	3,461 SF	2,744 SF	6,205 SF		
PROPOSED BLDG TYPE:	TYPE VA			B	OFFICES, B.O.H., FITNESS RM, ADMIN	3,620 SF	-	3,620 SF		
NUMBER OF STORIES:	2 LEVELS ABOVE GRADE			R1	GUEST ROOMS	15,521 SF	20,688 SF	36,159 SF		
PARKING PROVIDED:	102			NA	CIRCULATION	4,111 SF	3,125 SF	7,236 SF		
				TOTAL		26,713 SF	26,507 SF	53,220 SF		
PARKING DATA				ROOM MIX						
			PER 2022 CBC 11B	TYPE		LEVEL		TOTAL		
TYPE			REQUIRED	PROVIDED		01		02		
STANDARD			44	45		23		27		
ACC STAND. PER 11B-208.2 (101-150: 5 SPACES)			4	4		01		02		
ACC VAN PER 11B-208.2.4 (1 FOR EVERY 6, MIN. OF 1)			1	1		13		17		
ELECTRIC VEHICLE			PER 2022 CALGREEN - RESIDENTIAL							
EV READY w/ RECEPTACLES PER 4.106.4.2.2 (40% OF 102)			41	41		01		01		
EV READY w/ CHARGERS PER 4.106.4.2.2 (10% OF 102)			11	11		02		02		
ACC EVCS PER TABLE 11B-228.3.2.1 51-75 EVCS: 1 VAN & 2 STANDARD ACC. 2 AMBULATORY										
TOTAL			101	102		-		01		
			TOTAL 44 57 101							
			ACCESSIBLE ROOM REQUIREMENTS PER CALIFORNIA BUILDING CODE 2022 FOR TOTAL NUMBER OF ROOMS BETWEEN 101 - 150 FROM CBC TABLE 11B-224.2 ACCESSIBLE ROOMS w/o ROLL-IN SHOWERS REQUIRED = 5 ACCESSIBLE ROOMS w/o ROLL-IN SHOWERS PROVIDED = 5 ACCESSIBLE ROOMS w/ ROLL-IN SHOWER REQUIRED = 2 ACCESSIBLE ROOMS w/ ROLL-IN SHOWER PROVIDED = 2 TOTAL ACCESSIBLE ROOMS REQUIRED = 7 TOTAL ACCESSIBLE ROOMS PROVIDED = 7 COMMUNICATION FEATURE ROOM REQUIREMENTS PER CALIFORNIA BUILDING CODE 2022 FOR TOTAL NUMBER OF ROOMS BETWEEN 101 - 150 FROM CBC TABLE 11B-224.4 COMMUNICATION FEATURE ROOMS REQUIRED = 9 COMMUNICATION FEATURE ROOMS PROVIDED = 9 ()							
BICYCLE DATA										
			PER 2022 CALGREEN - RESIDENTIAL	TYPE		REQUIRED		PROVIDED		
SHORT TERM PER 5.106.4.1.1 (5% REQ. PARKING, 2 MIN.)			5.1	6						
LONG TERM PER 5.106.4.1.2 (5% REQ. PARKING, 1 MIN.)			5.1	6						
TOTAL			10.2	12						

DRAWING INDEX

TITLE	TITLE
T1	
ARCHITECTURAL	
A0	DEMO SITE PLAN
A1	PRELIMINARY SITE PLAN
A1.1	ACCESSORY STRUCTURES
A2	PRELIMINARY FIRE APPARATUS ACCESS DIAGRAM
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	BUILDING SECTION
A10	COLOR & MATERIAL BOARD
A11	SITE CONTEXT

LANDSCAPE	
L0.1	CONCEPTUAL LANDSCAPE PLAN
L0.2	PRELIMINARY PLANTING PLAN
L0.3	PLANT / LANDSCAPE IMAGERY
L0.4	SCHEMATIC FENCING PLAN

CIVIL	
SHEET 1 OF 1	PRELIMINARY GRADING PLAN

SURVEY	
1	ALTA/NSPS LAND TITLE SURVEY
2	ALTA/NSPS LAND TITLE SURVEY
C1.0	BOUNDARY & TOPOGRAPHIC SURVEY

LIGHTING	
EO.1	GENERAL NOTES, SYMBOLS LIST, ABBREVIATIONS, & DRAWING INDEX
EO.2	LIGHTING CUTSHEETS
EO.3	LIGHTING CUTSHEETS
E1.0	SITE LIGHTING, LEVEL 2 BALCONY, & FIXTURE SCHEDULE PLANS

TITLE

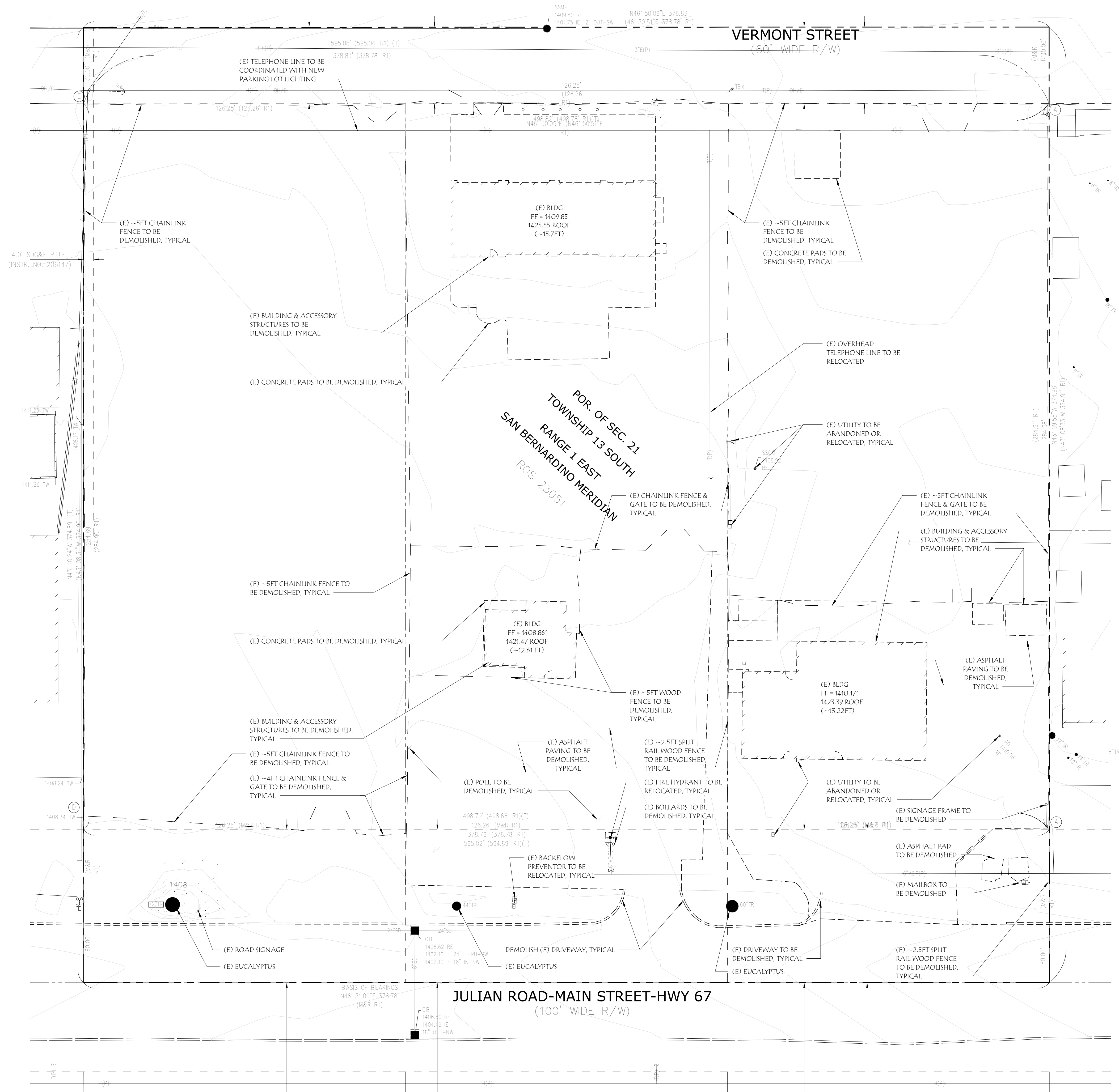
RAMONA, CA

T1

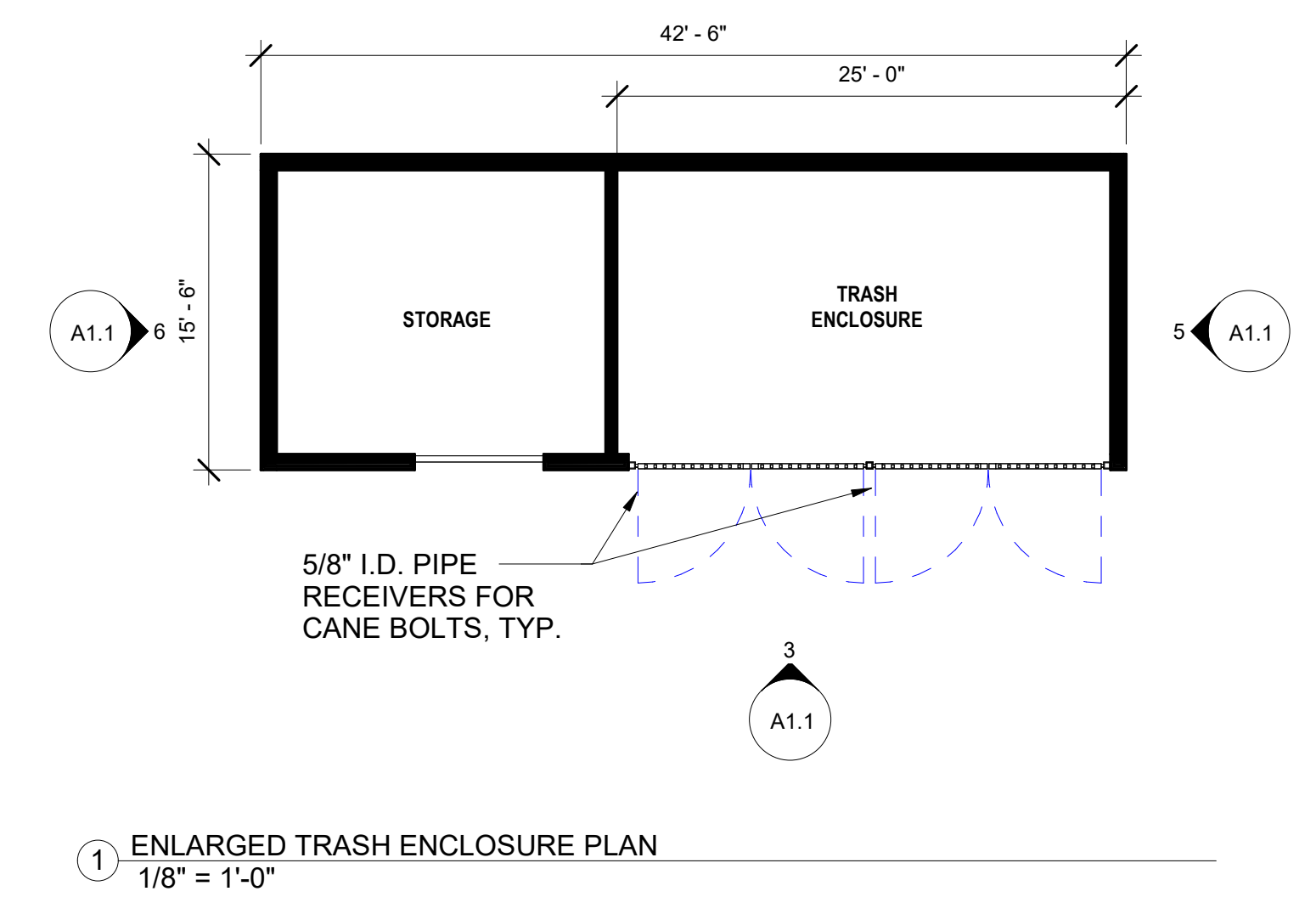
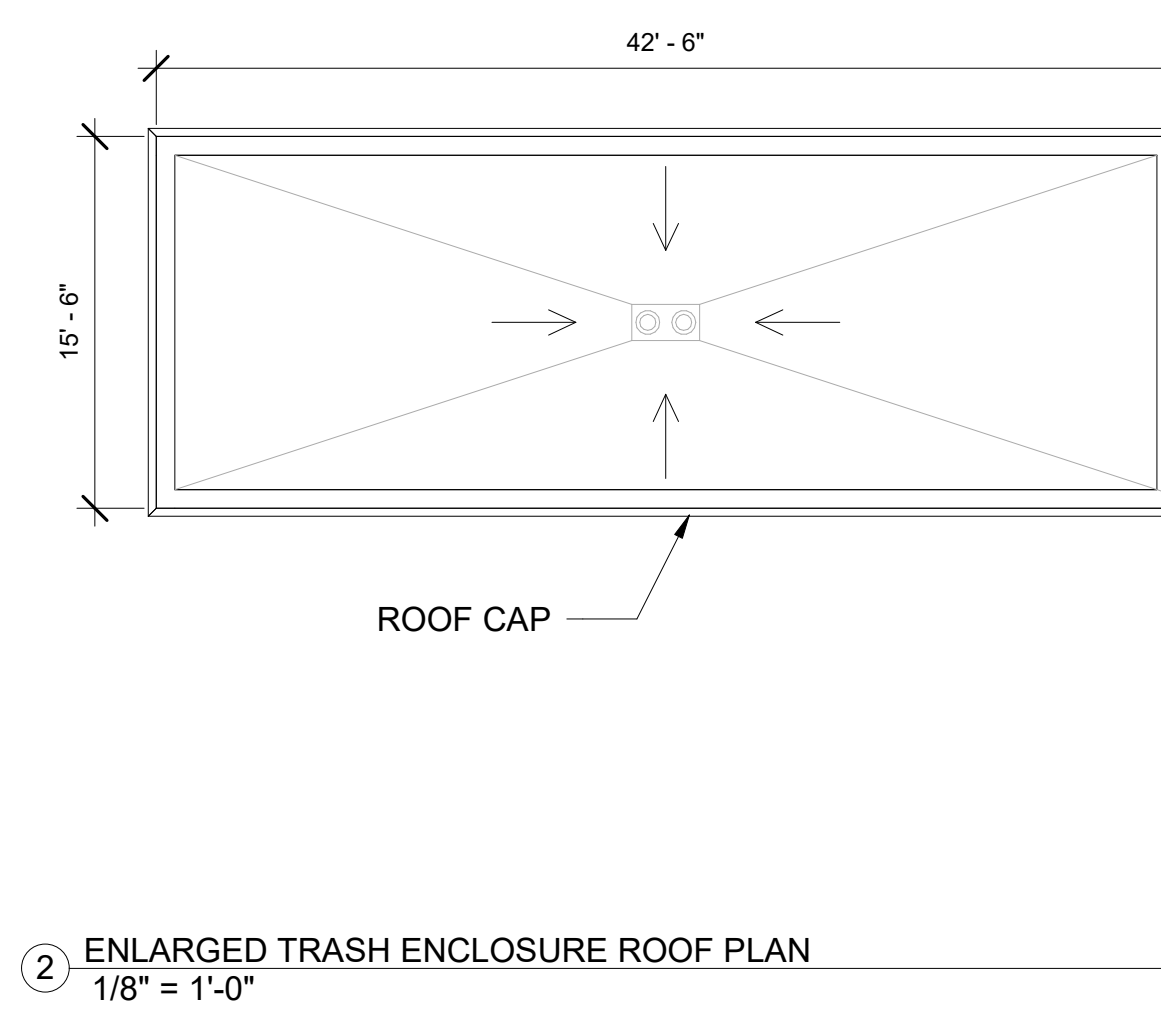
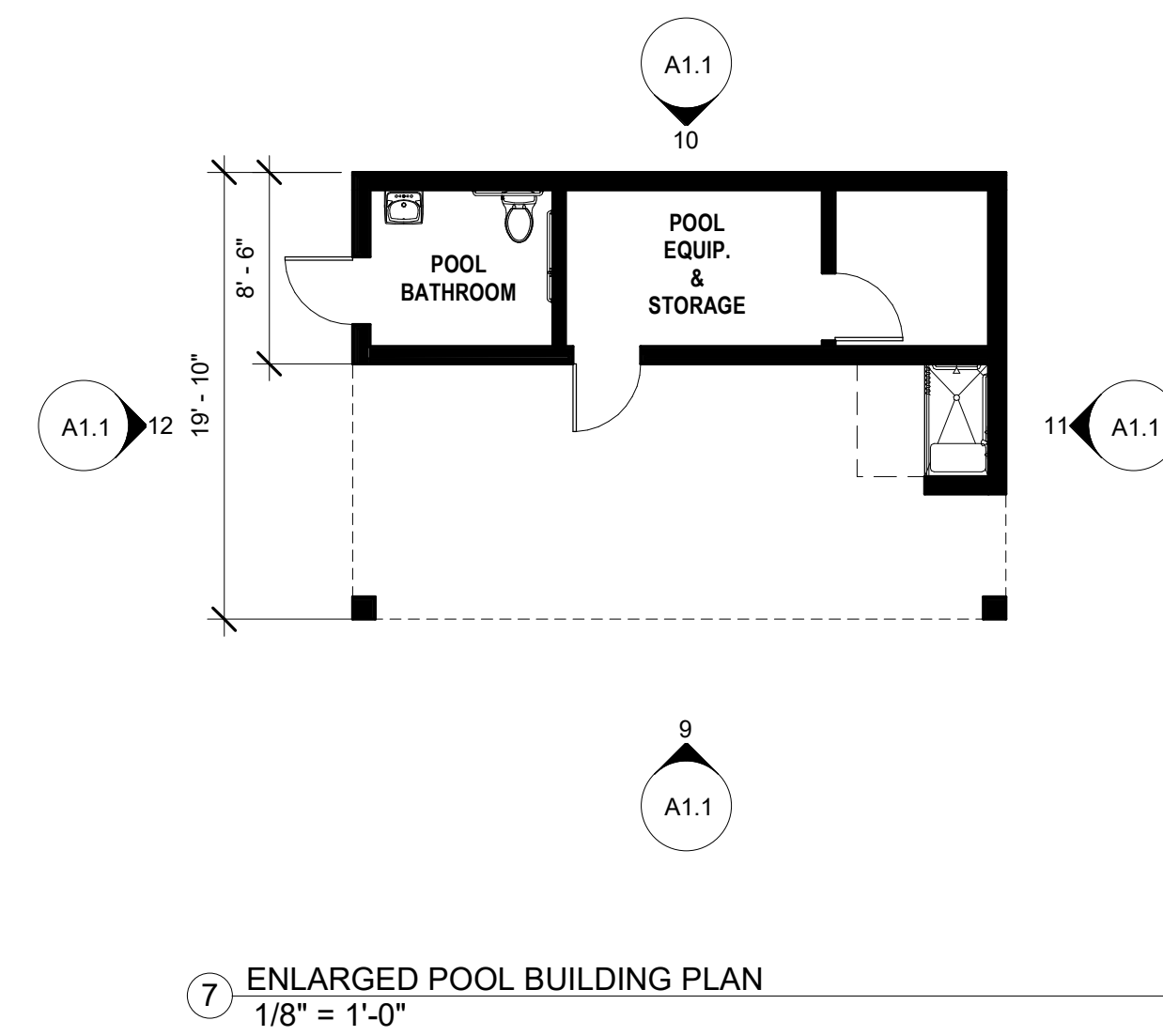
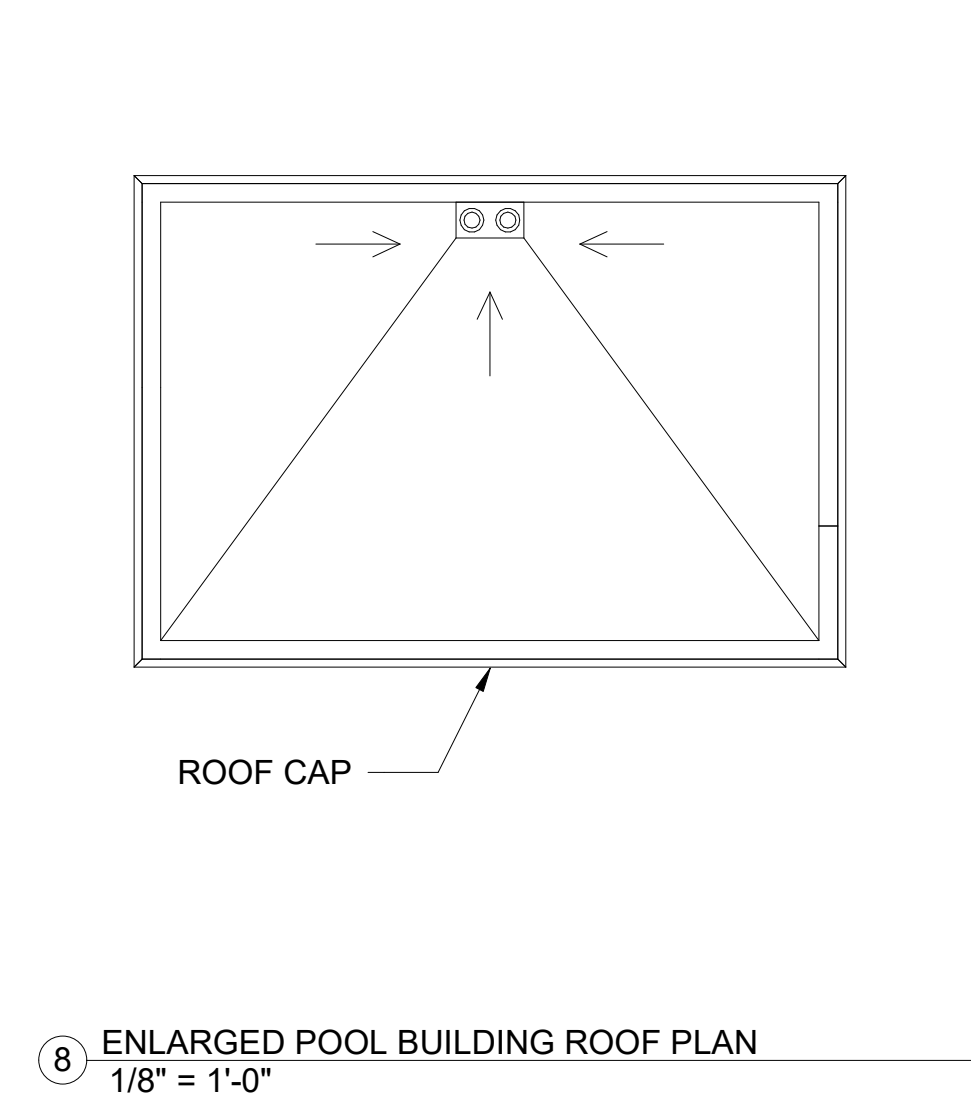
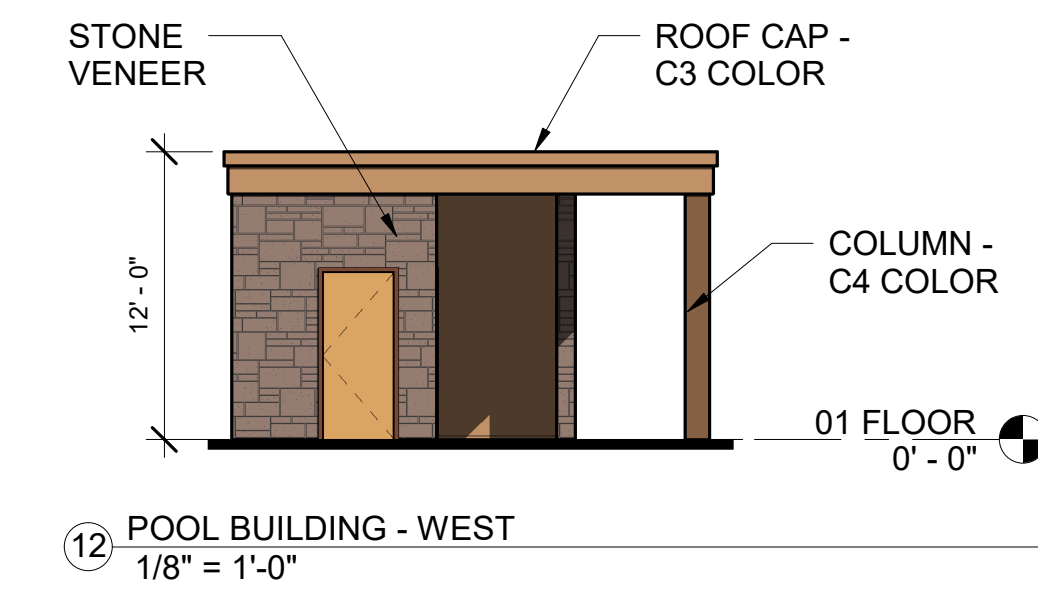
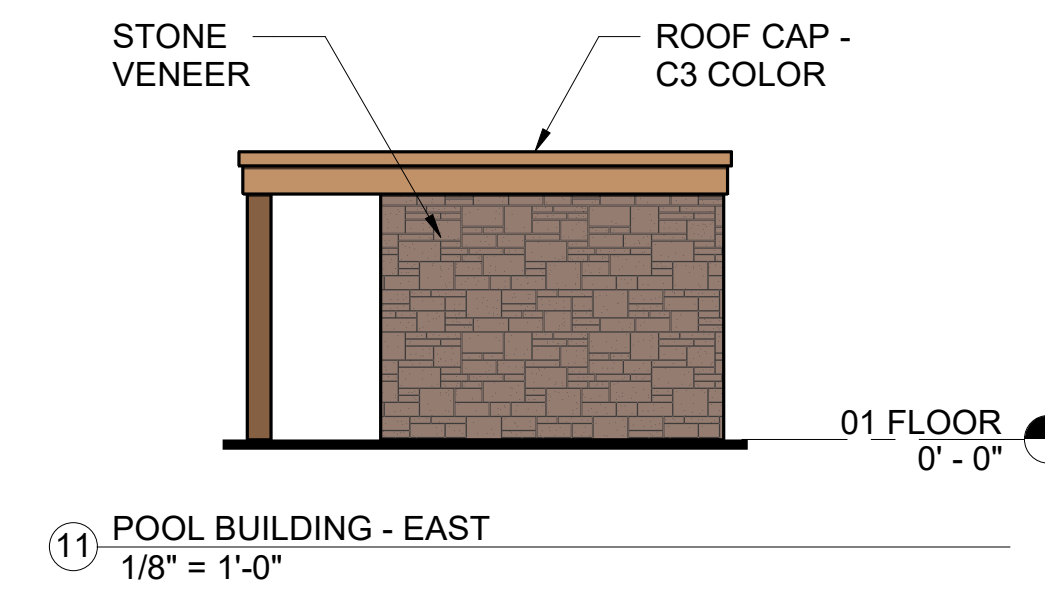
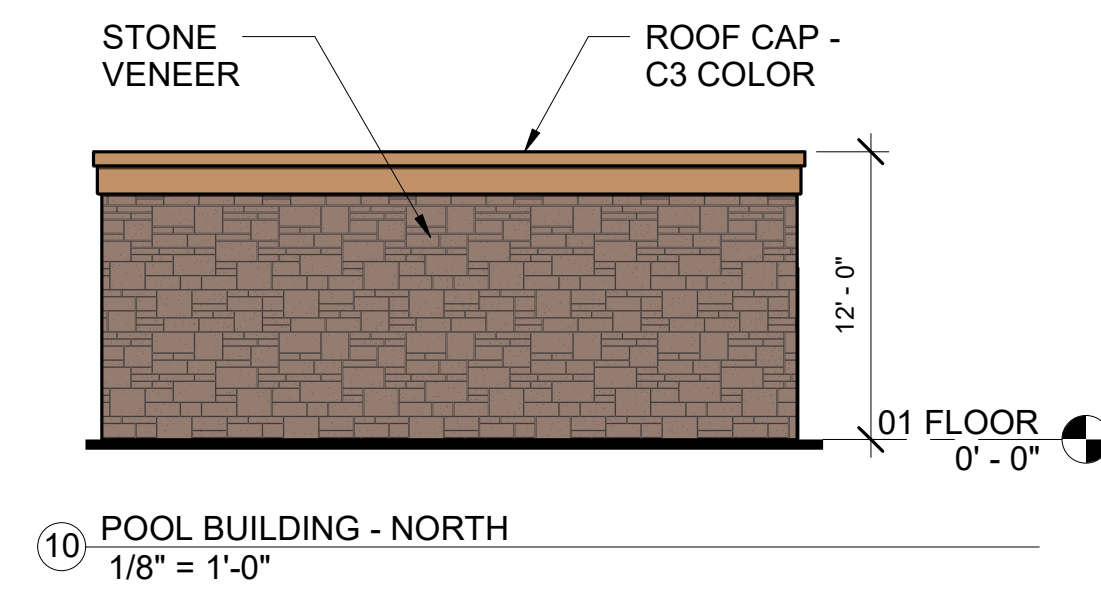
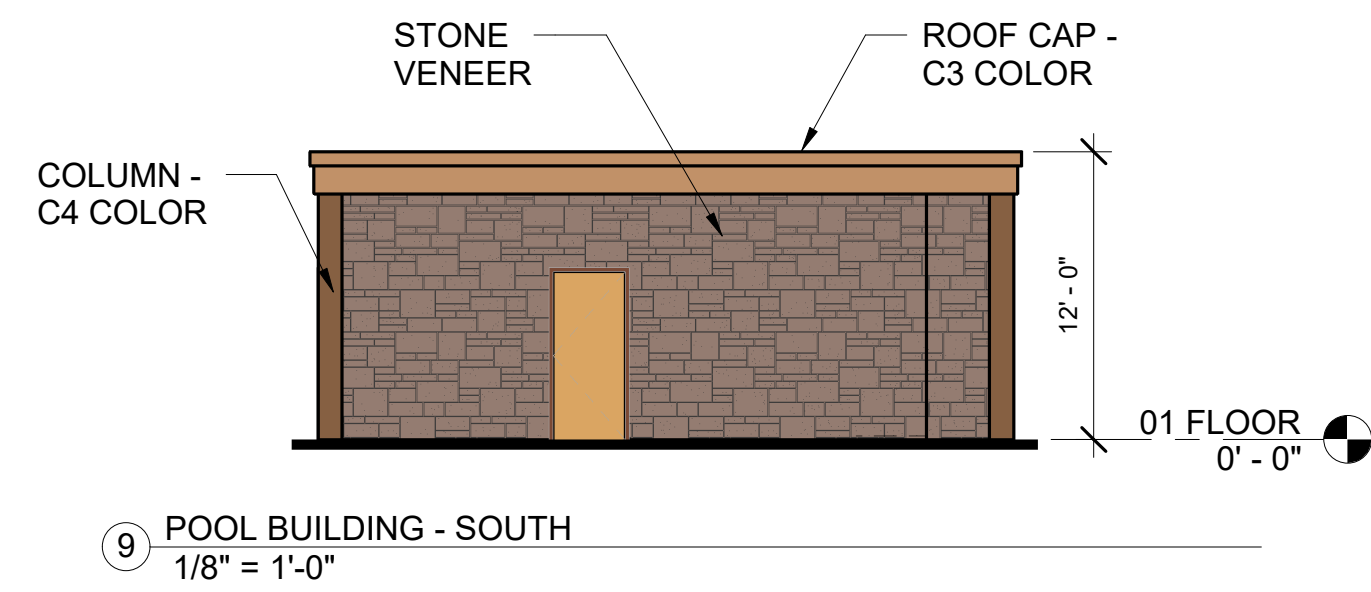
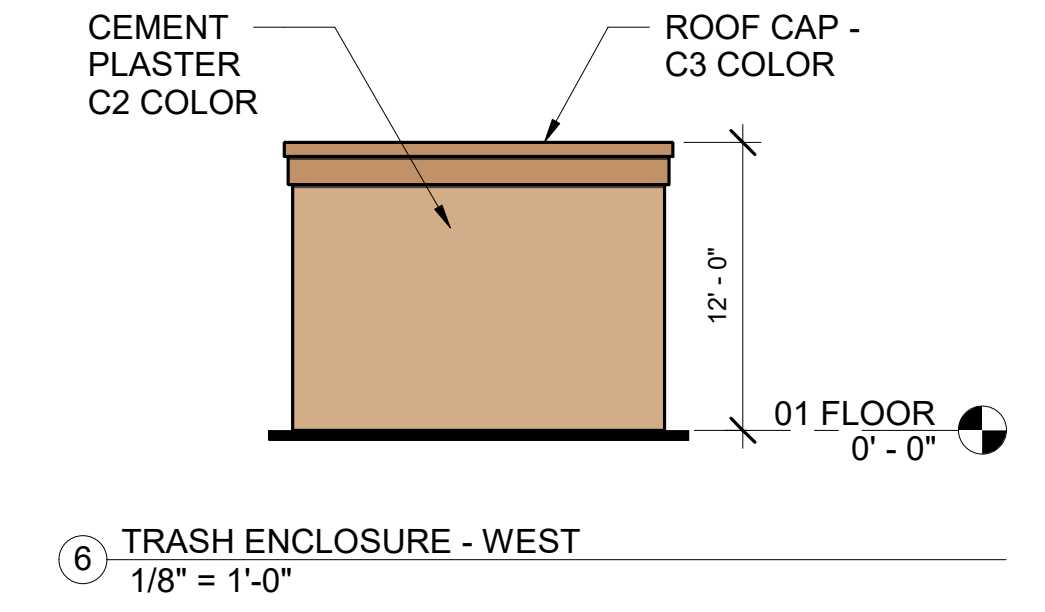
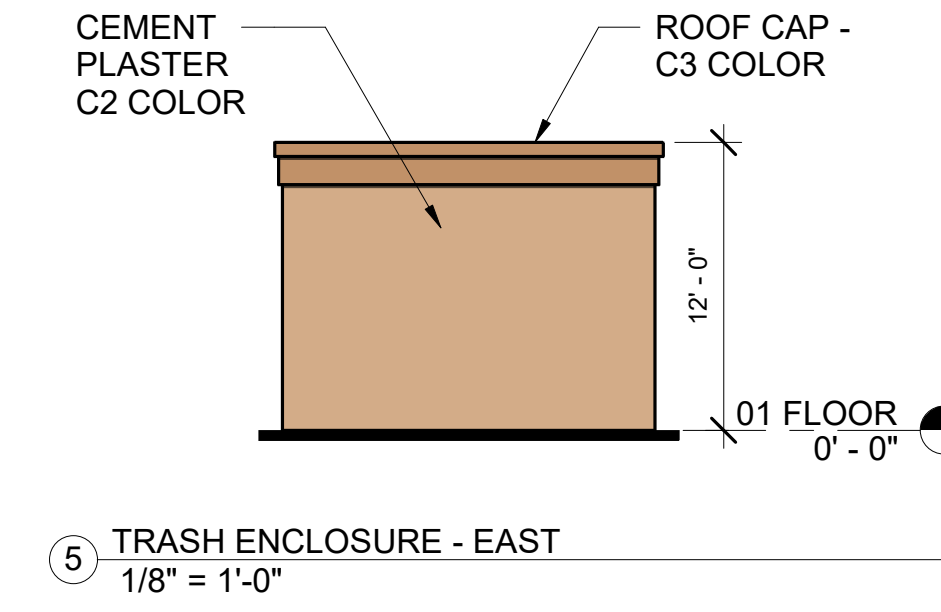
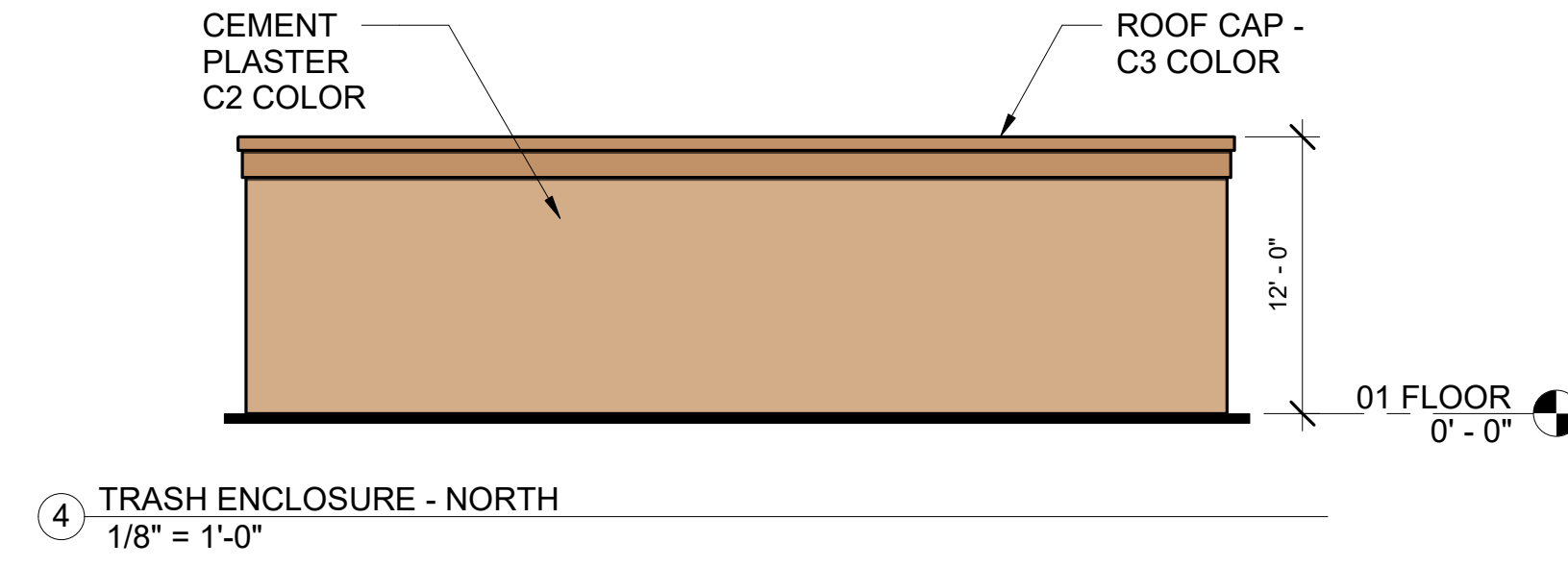
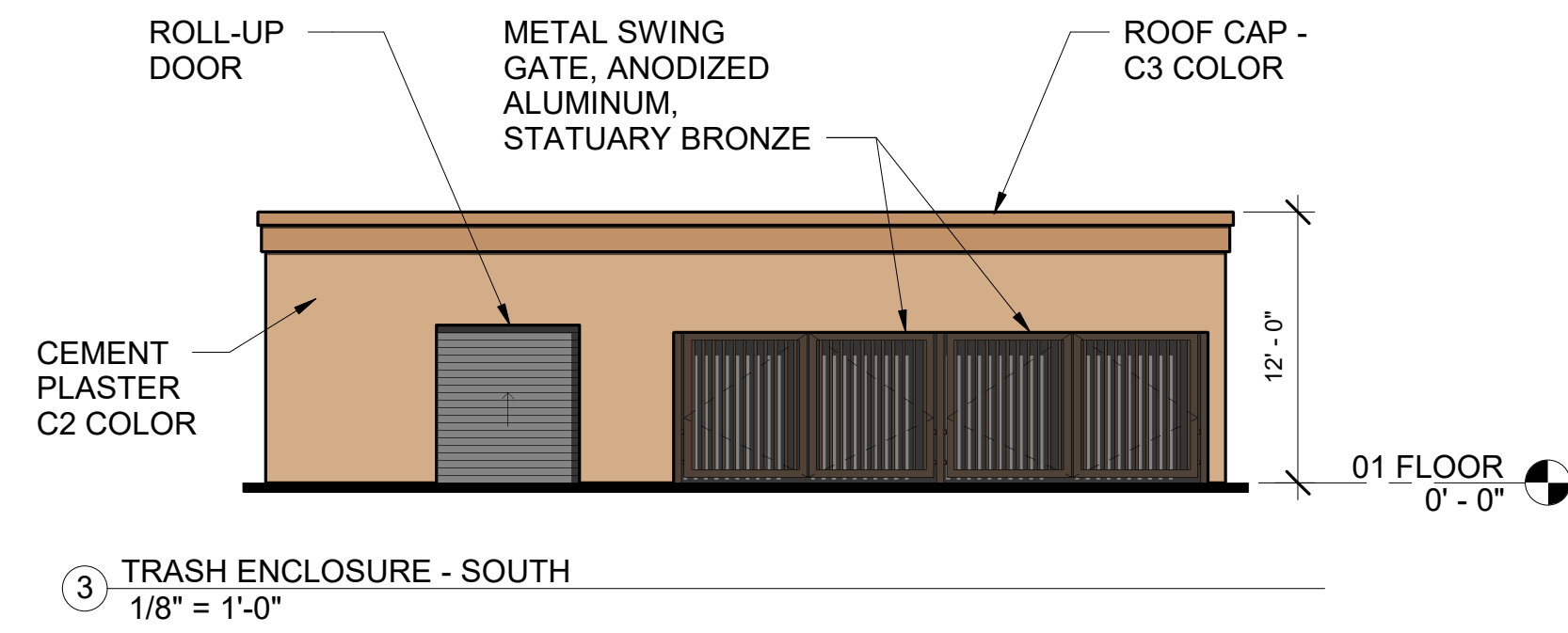
SITE PLAN SUBMITTAL
SITE PLAN RESPONSE 1
SITE PLAN RESPONSE 2

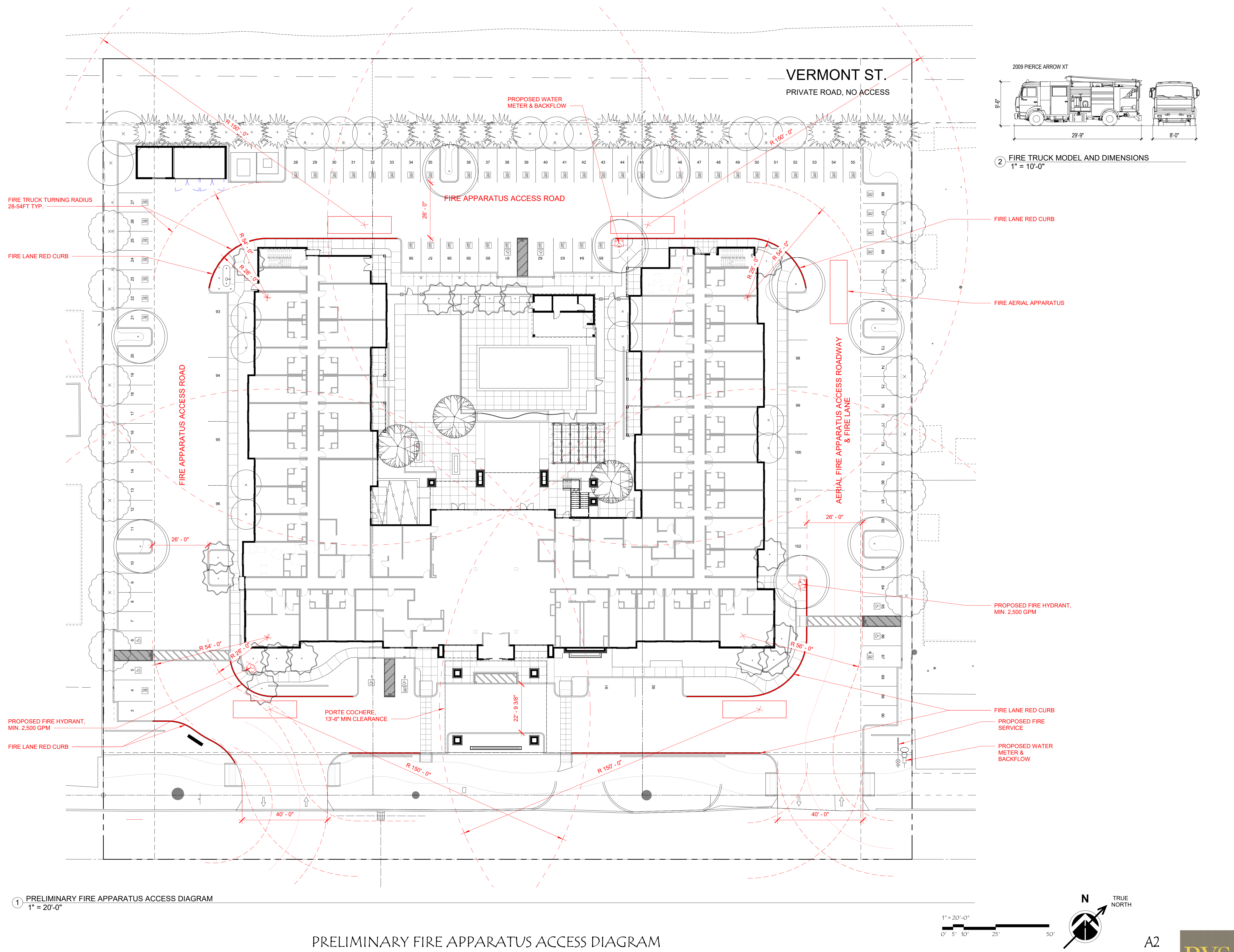
08/14/23
06/25/24
06/12/25
23104



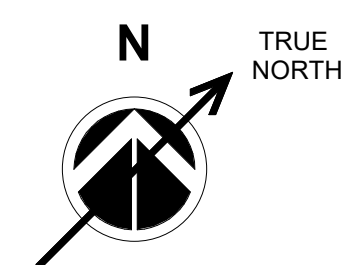
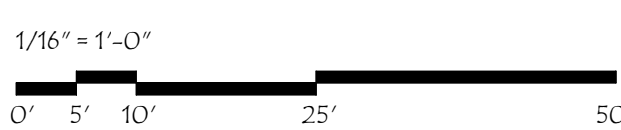
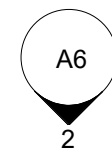










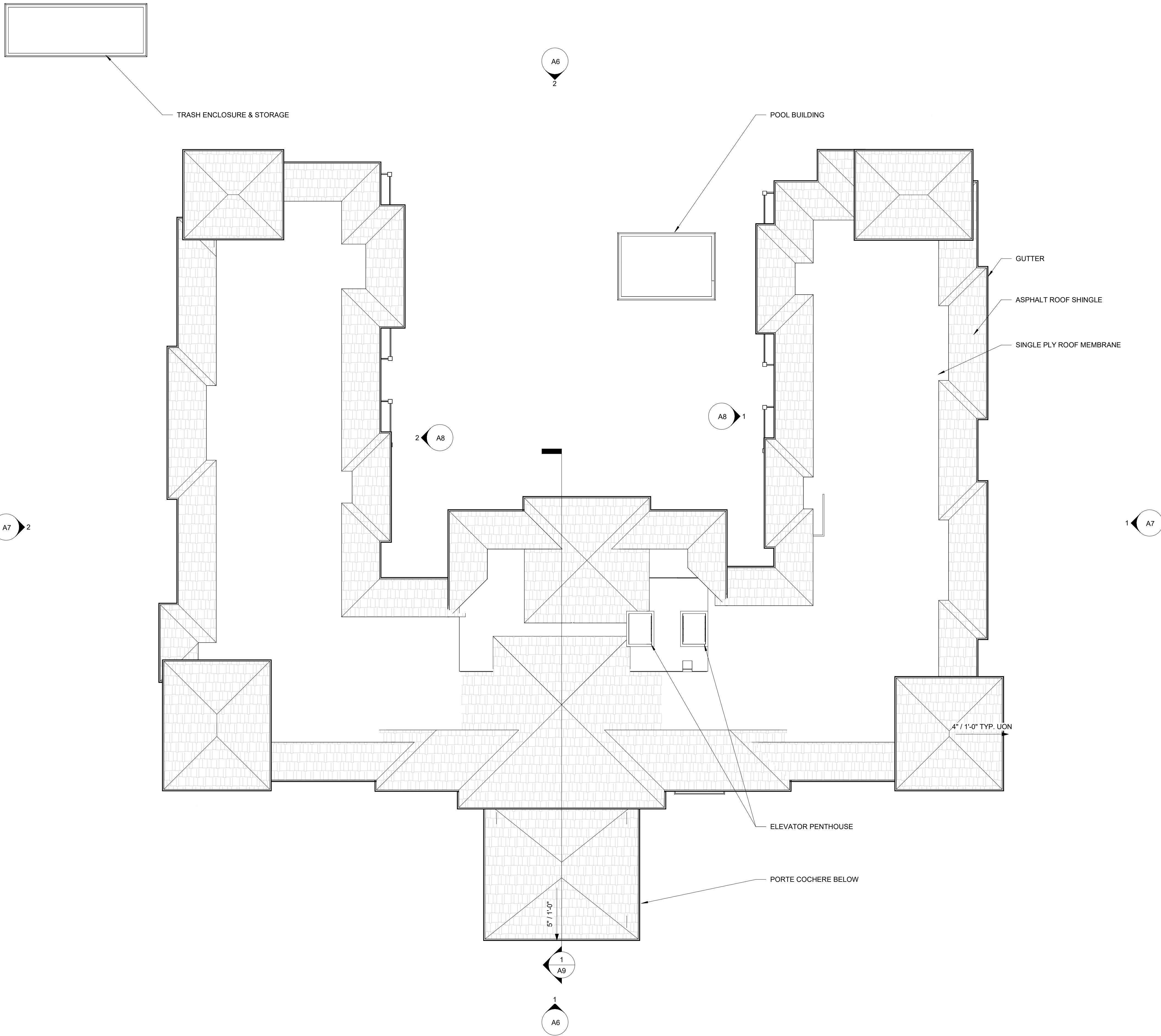


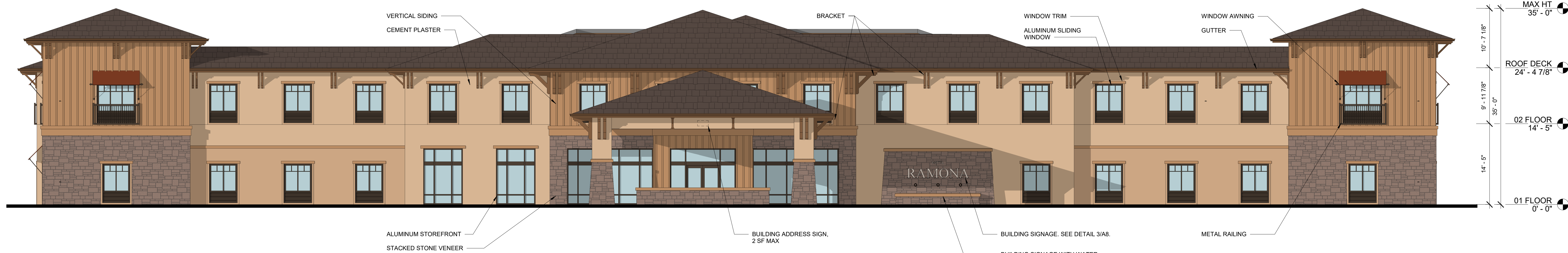
A4



SITE PLAN SUBMITTAL
SITE PLAN RESPONSE 1
SITE PLAN RESPONSE 2

08/14/23
06/25/24
06/12/25
23104





① SOUTH
1/8" = 1'-0"



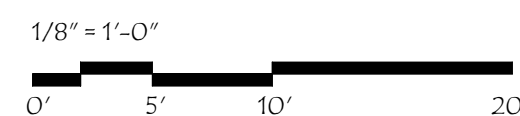
② NORTH
1/8" = 1'-0"

RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.

EXTERIOR ELEVATIONS

RAMONA, CA

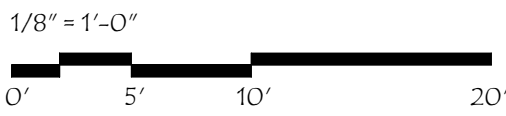
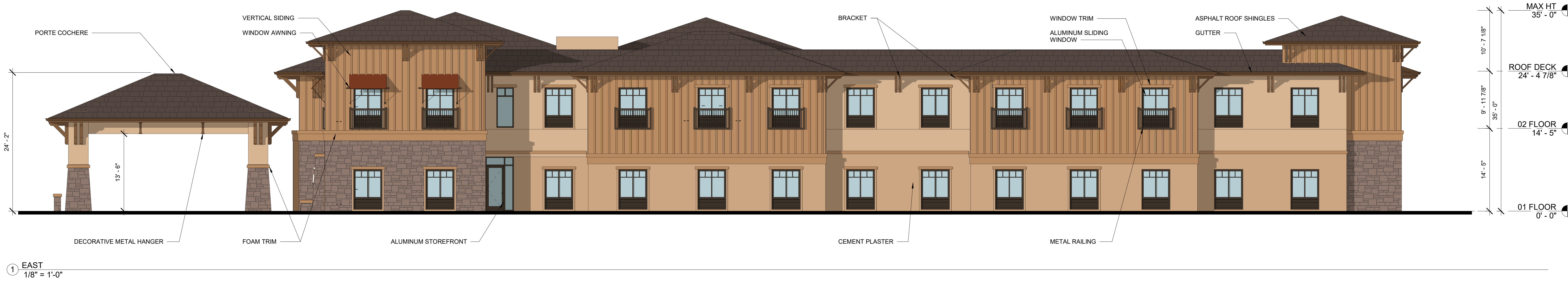


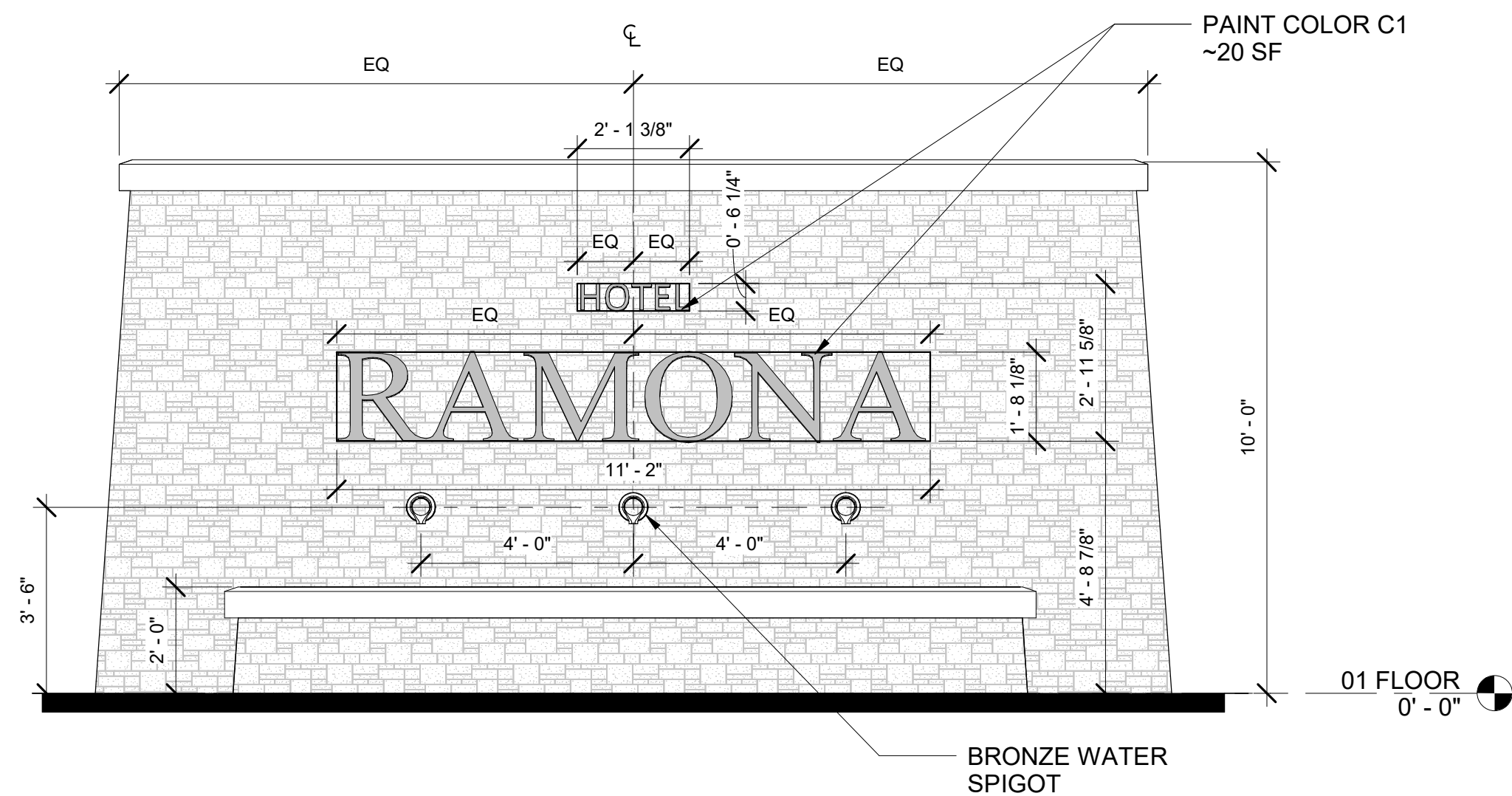
A6

SITE PLAN SUBMITTAL
SITE PLAN RESPONSE 1
SITE PLAN RESPONSE 2

08/14/23
06/25/24
06/12/25
23104

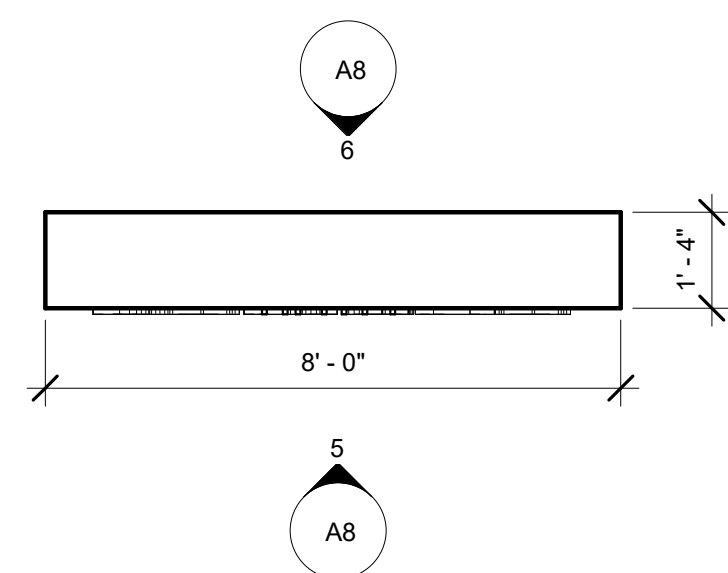




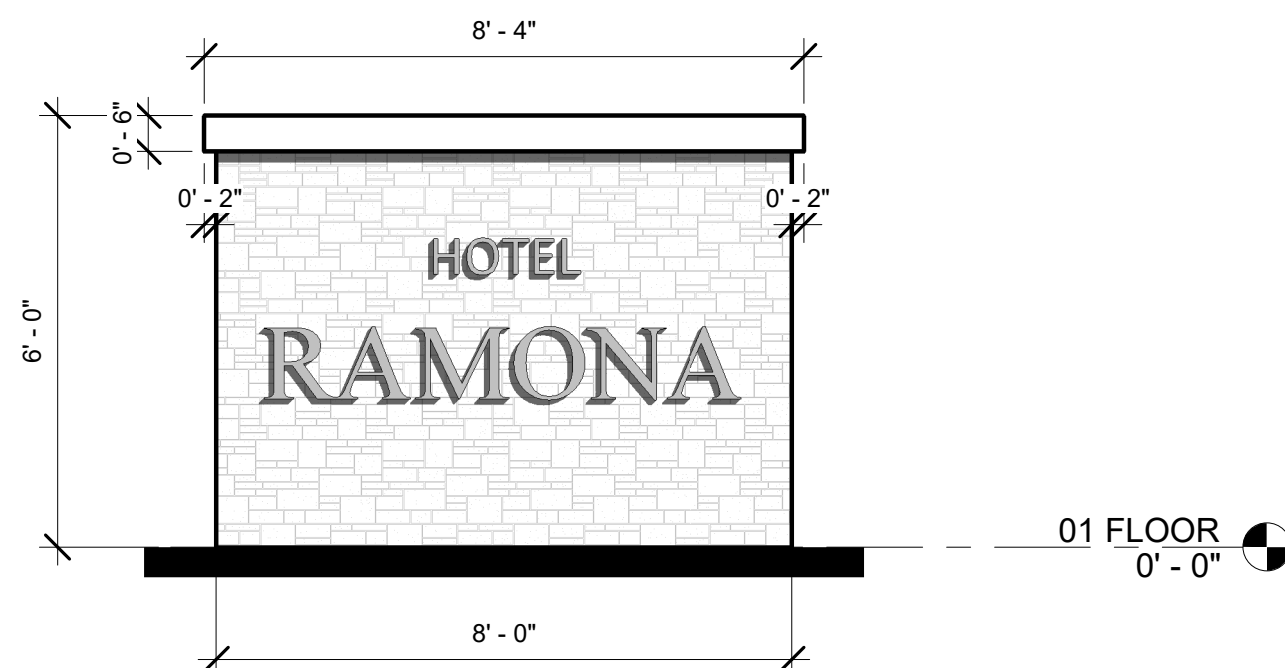


TOTAL BUILDING SIGN AREA = 19.86 SF

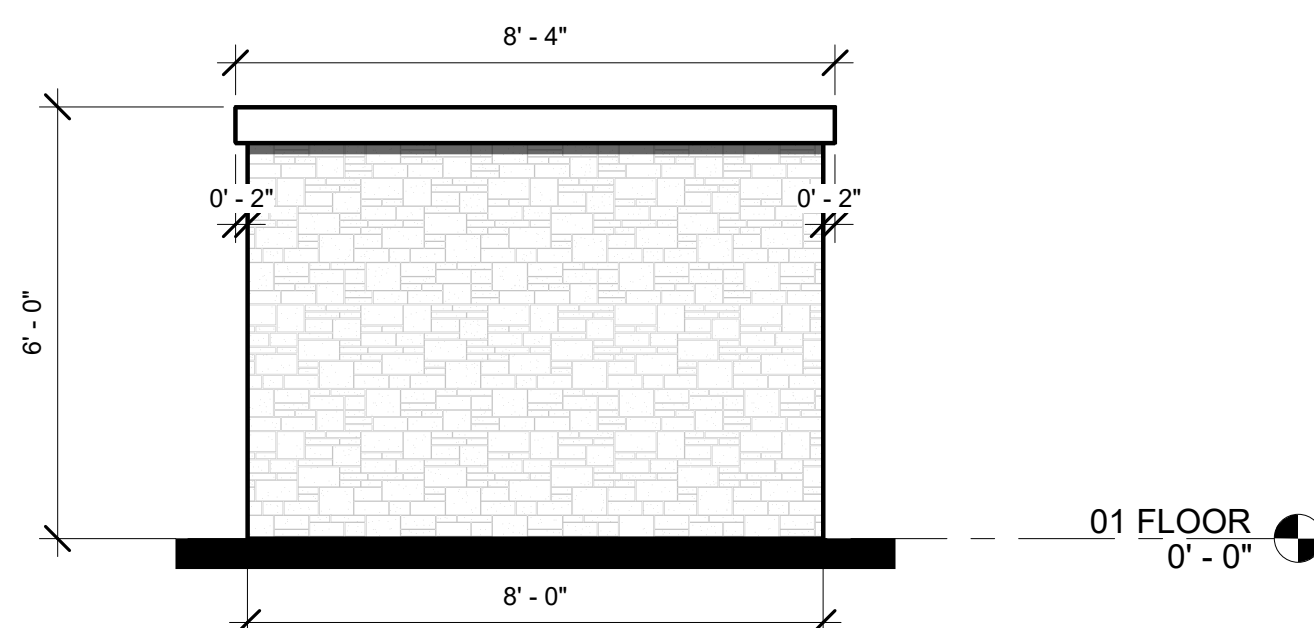
③ BUILDING SIGN - FRONT ELEVATION
3/8" = 1'-0"



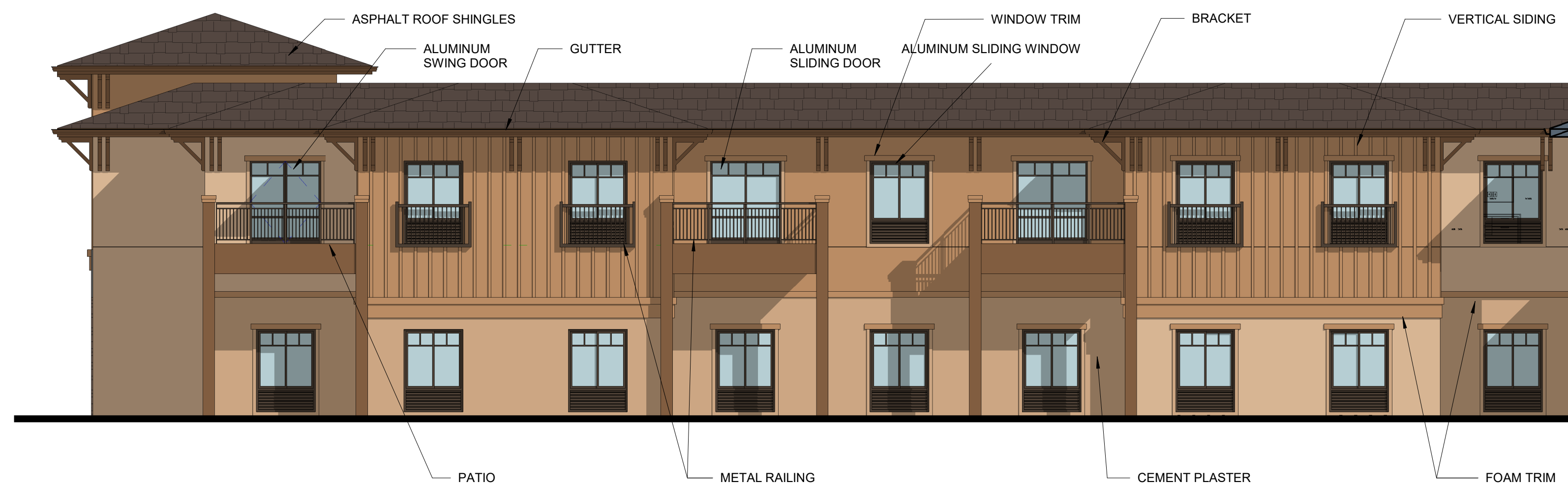
④ ENLARGED MONUMENT SIGN
3/8" = 1'-0"



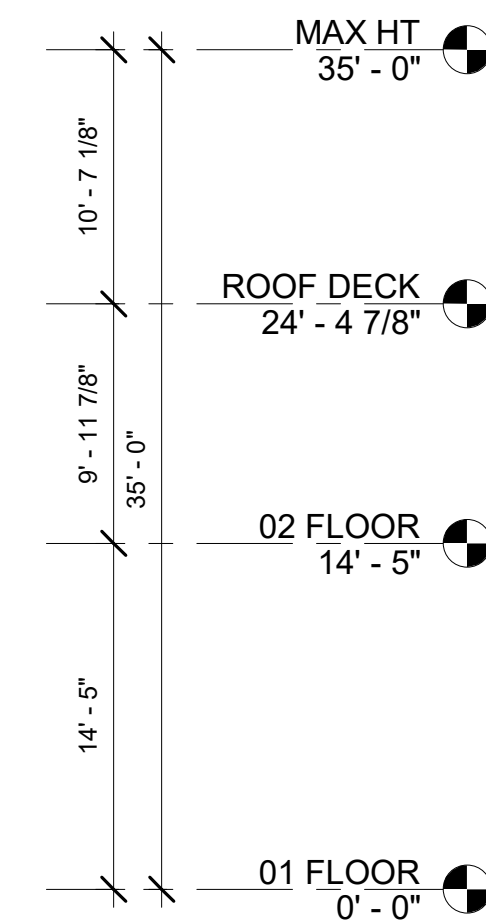
⑤ MONUMENT SIGN - FRONT
3/8" = 1'-0"



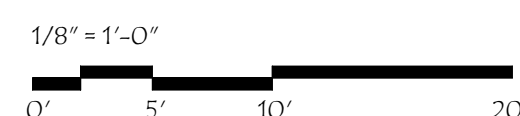
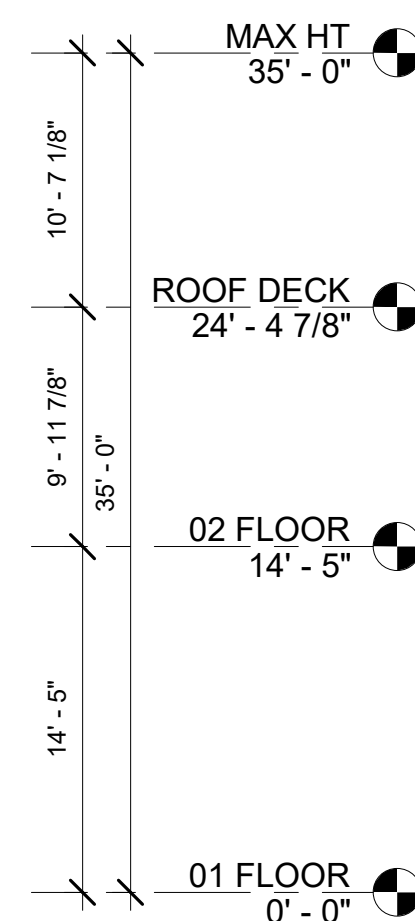
⑥ MONUMENT SIGN - BACK
3/8" = 1'-0"



① COURTYARD EAST
1/8" = 1'-0"



② COURTYARD WEST
1/8" = 1'-0"



RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.

EXTERIOR ELEVATIONS

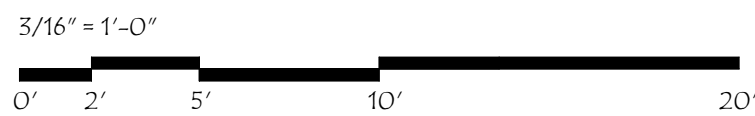
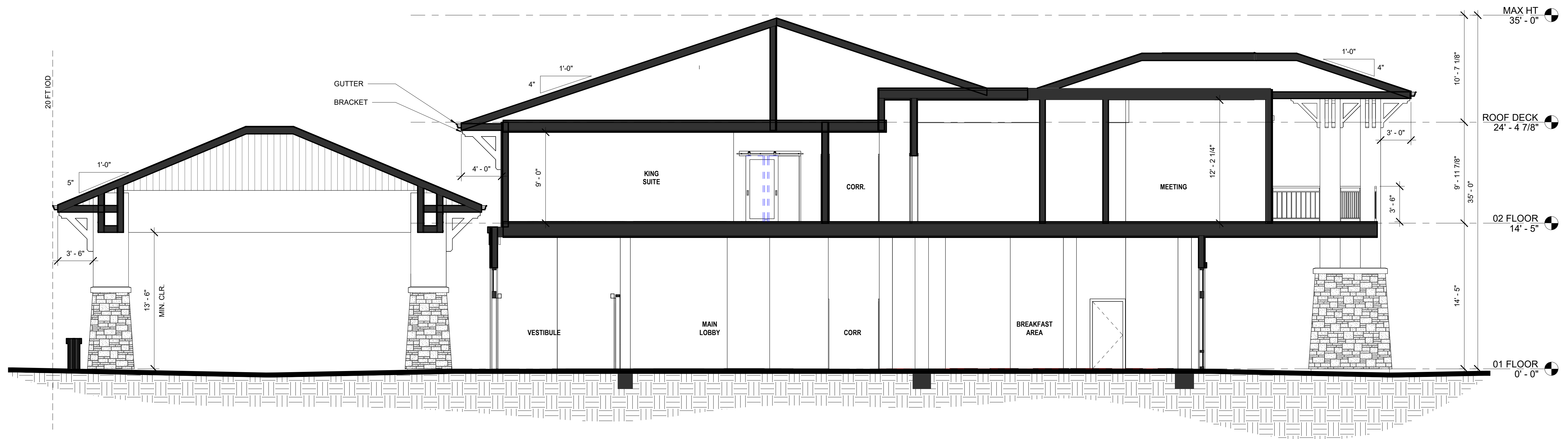
RAMONA, CA

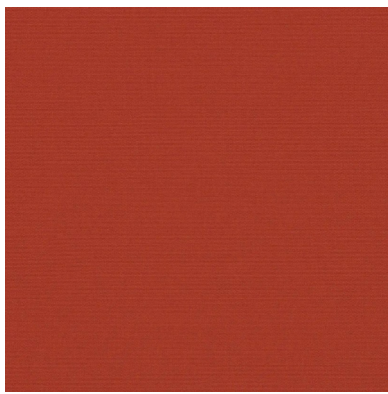
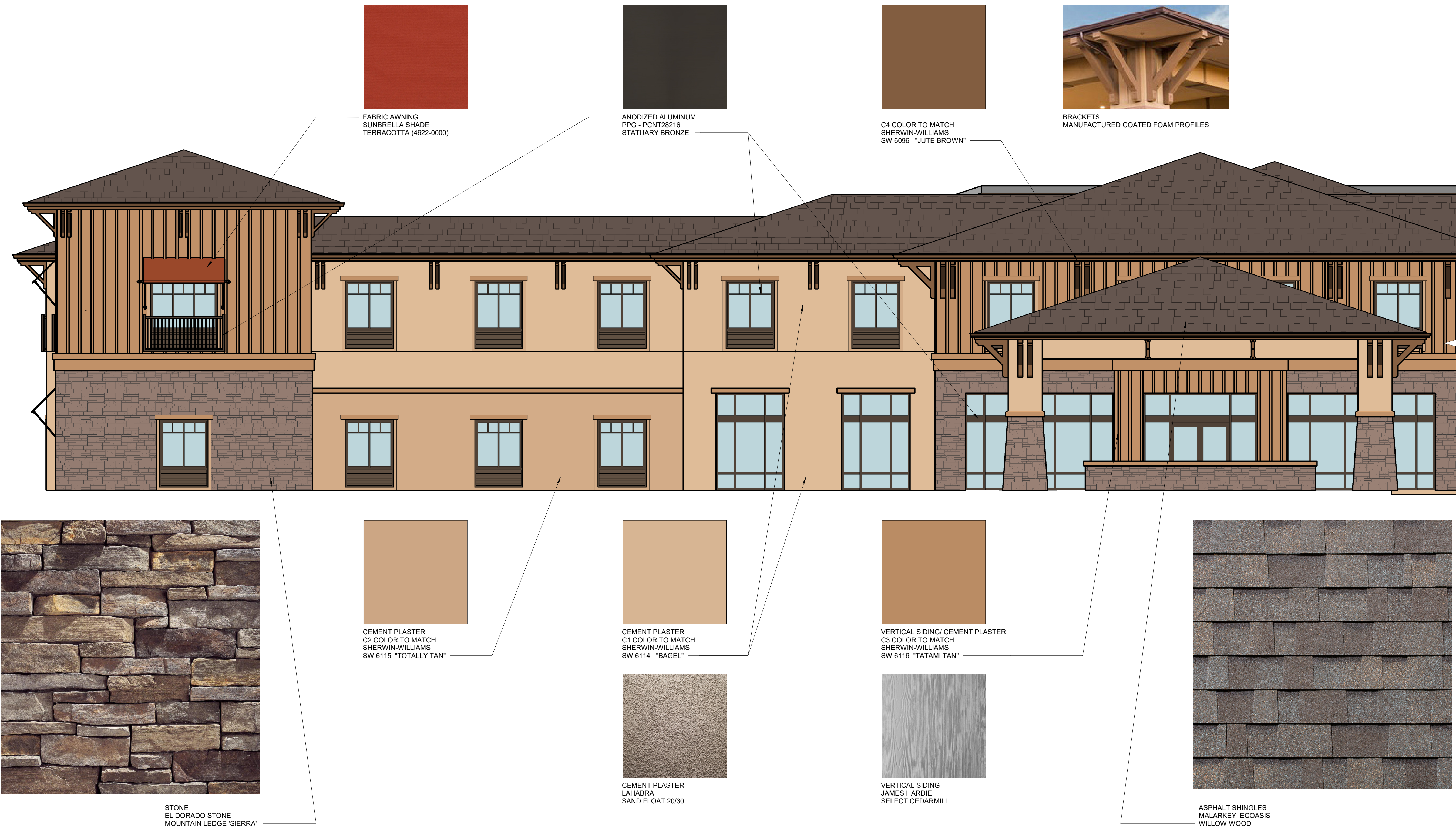
A8



SITE PLAN SUBMITTAL
SITE PLAN RESPONSE 1
SITE PLAN RESPONSE 2

08/14/23
06/25/24
06/12/25
23104





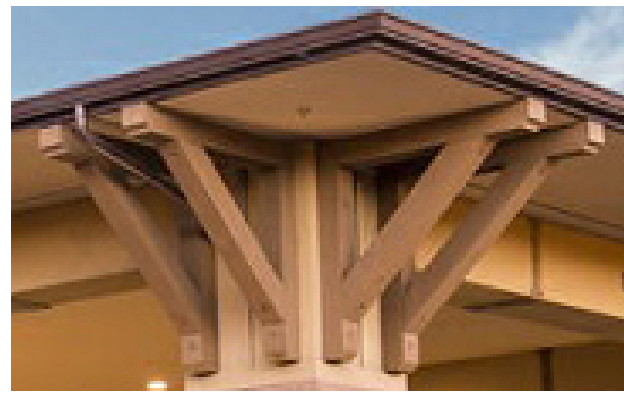
FABRIC AWNING
SUNBRELLA SHADE
TERRACOTTA (4622-0000)



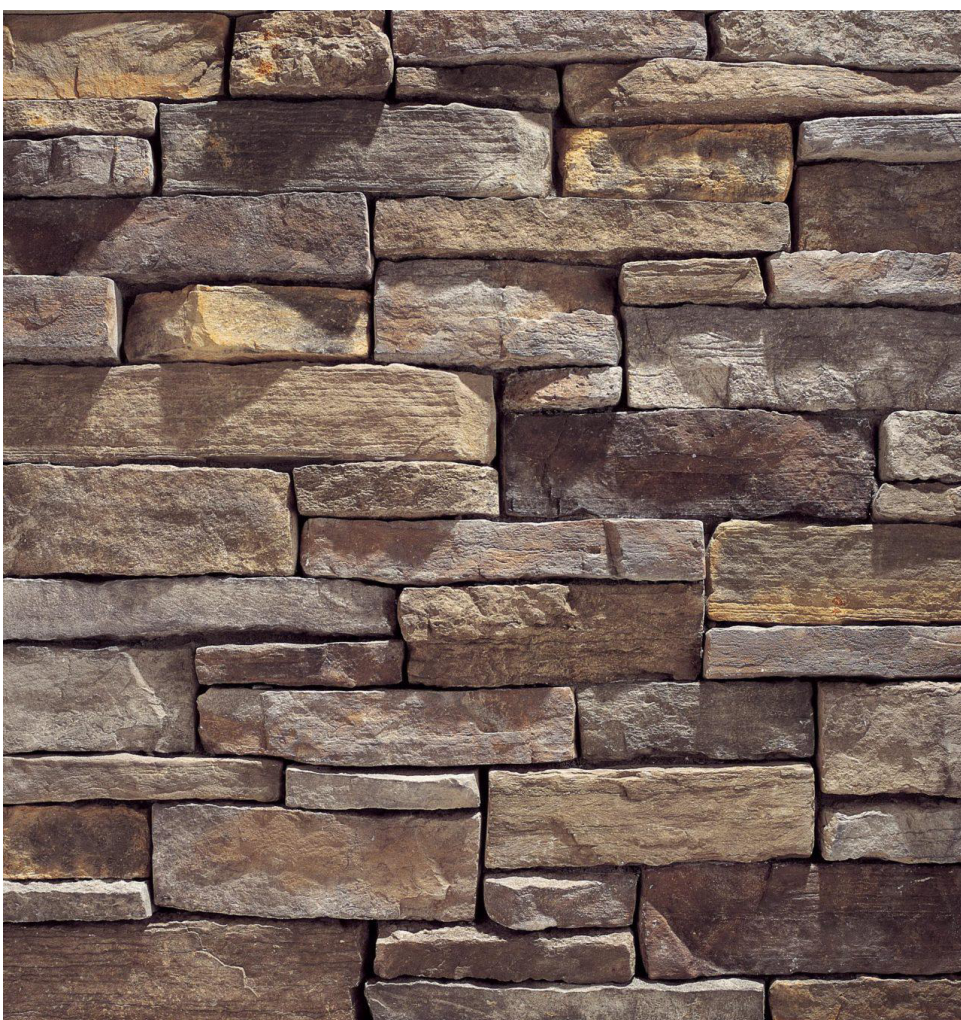
ANODIZED ALUMINUM
PPG - PCNT28216
STATUARY BRONZE



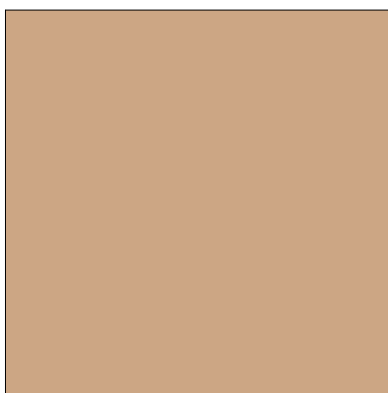
C4 COLOR TO MATCH
SHERWIN-WILLIAMS
SW 6096 "JUTE BROWN"



BRACKETS
MANUFACTURED COATED FOAM PROFILES



STONE
EL DORADO STONE
MOUNTAIN LEDGE 'SIERRA'



CEMENT PLASTER
C2 COLOR TO MATCH
SHERWIN-WILLIAMS
SW 6115 "TOTALLY TAN"



CEMENT PLASTER
C1 COLOR TO MATCH
SHERWIN-WILLIAMS
SW 6114 "BAGEL"



CEMENT PLASTER
LAHABRA
SAND FLOAT 20/30



VERTICAL SIDING/ CEMENT PLASTER
C3 COLOR TO MATCH
SHERWIN-WILLIAMS
SW 6116 "TATAMI TAN"



VERTICAL SIDING
JAMES HARDIE
SELECT CEDARMILL



ASPHALT SHINGLES
MALARKEY ECOASIS
WILLOW WOOD



RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.

SITE CONTEXT

RAMONA, CA



③ ENTRY MONUMENT



④ VESTIBULE ENTRY



① COURTYARD DECK VIEW

NOTE: THESE PERSPECTIVES ARE FOR THE PURPOSE OF SHOWING BUILDING MASSING. FOR ACTUAL COLORS & MATERIALS SELECTIONS, SEE SHEET A10.

RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES, A DIVISION OF WOODCREST HOMES, INC.

PERSPECTIVES

RAMONA, CA

A12

SITE PLAN SUBMITTAL
SITE PLAN RESPONSE 1
SITE PLAN RESPONSE 2

08/14/23
06/25/24
06/12/25
23104

