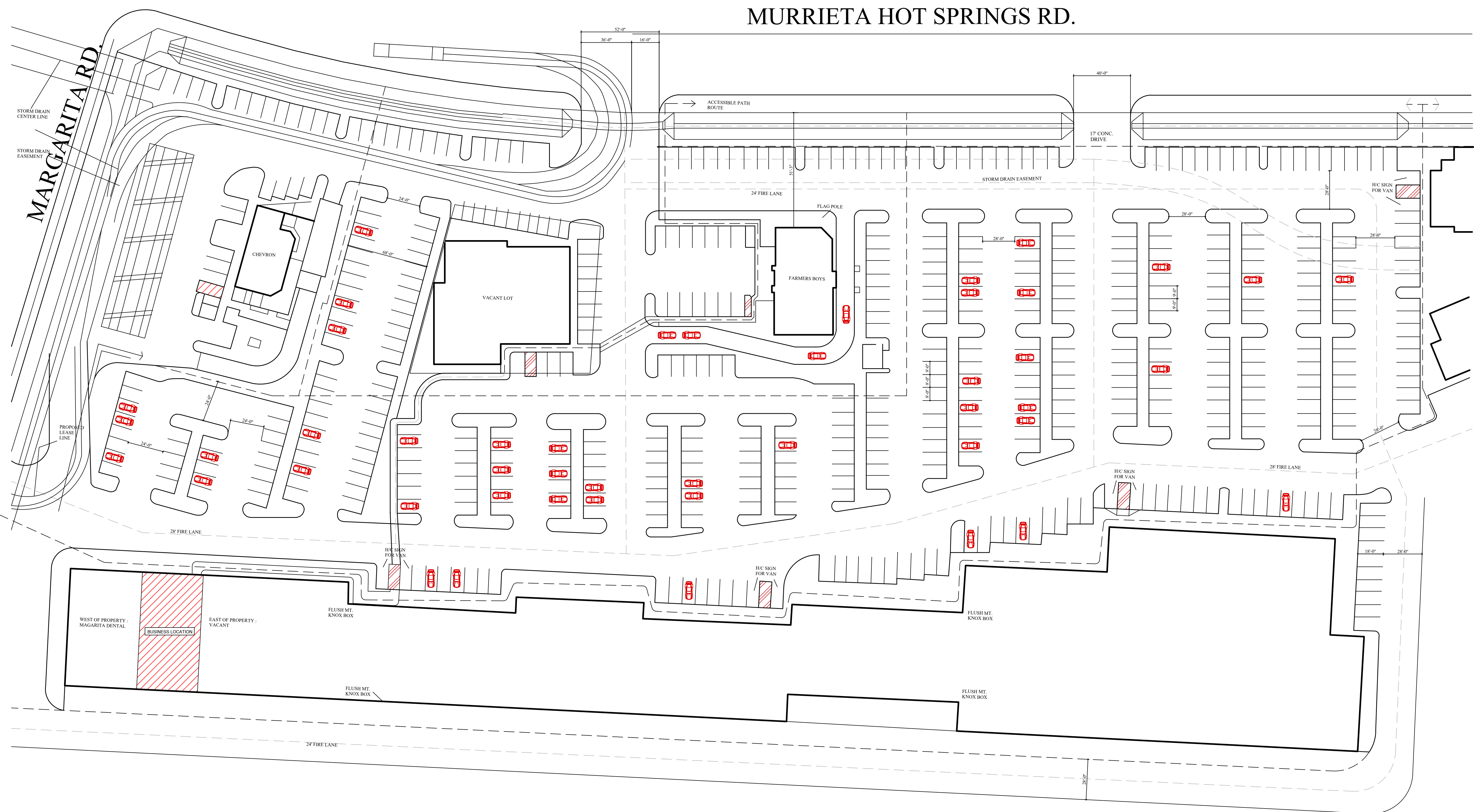


MURRIETA HOT SPRINGS RD.

VICTORY HOMES
ENGINEERS, PLANNERS & SURVEYORS

ADDRESS:
**39400 MURRIETA HOT
SPRINGS RD. UNIT #123-A
MURRIETA, CA 92563**



PROFESSIONAL SEAL:

REVISIONS	DATE

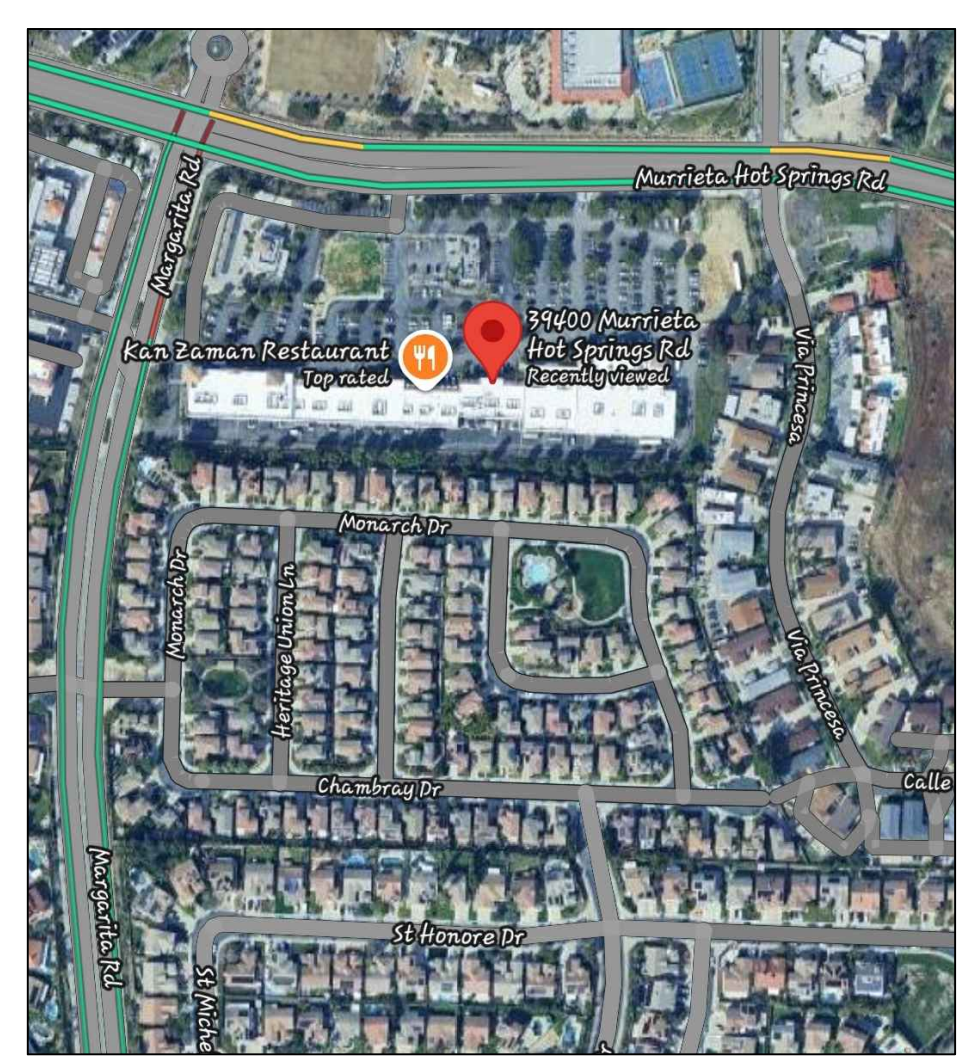
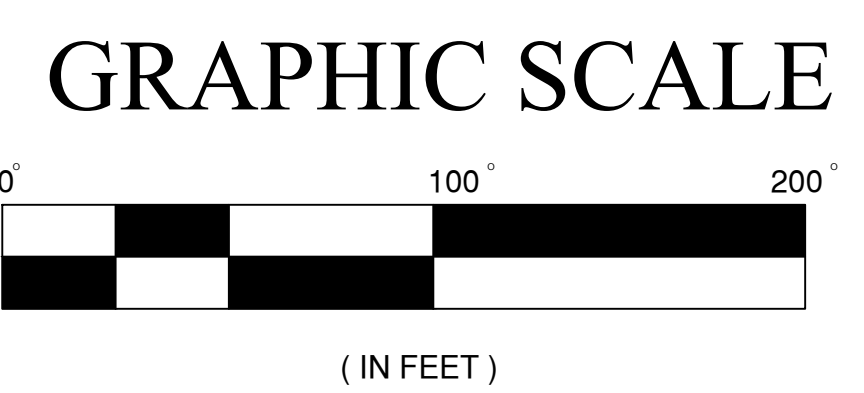
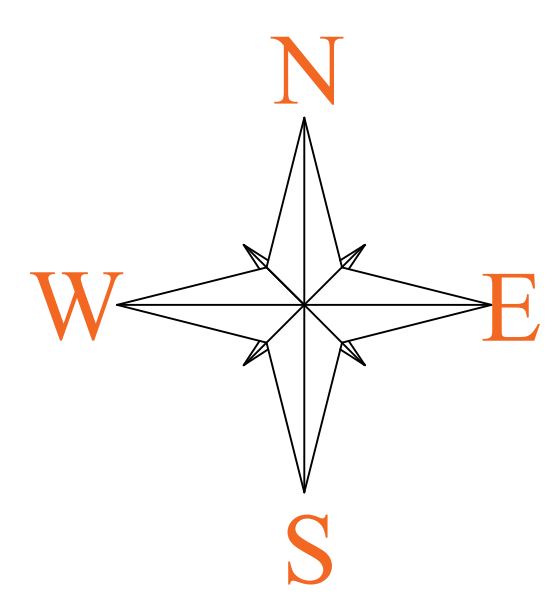
CITY USE ONLY

PROJECT NUMBER	CLIENT NAME

DRAWN BY	CHECKED BY

SCALE	DRAWING NUMBER
1" = 20'	A2.0

DRAWING TITLE:
SITE PLAN



- TITLE OF EXHIBIT : CONCEPTUAL SITE PLAN AND BUILDING PLANS FOR CONDITIONAL USE PERMIT REVISION- UNIT 123A, 39400 MURRIETA HOT SPRINGS RD.
- LEGAL DESCRIPTION :
 - * APN : 913-160-066
 - * DESCRIPTION : PORTION OF LOT 4 OF TRACT MAP NO. 21567, CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 194, PAGES 73-74 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.
- UTILITY PURVEYORS :
 - * WATER & SEWER : EASTERN MUNICIPAL WATER DISTRICT
 - * ELECTRICITY : SOUTHERN CALIFORNIA EDISON
 - * TELECOMMUNICATIONS : SPECTRUM
- TOTAL NET AND GROSS ACREAGE :
 - * TOTAL LOT AREA (GROSS ACREAGE) : 10.8 ACRES
 - * NET ACREAGE : 0.056 ACRES
- EXISTING ZONING AND LAND USE : CC (COMMUNITY COMMERCIAL), RETAIL SALES.
- PROPOSED ZONING AND LAND USE : CC (COMMUNITY COMMERCIAL), RETAIL SALES.

ABBREVIATIONS
 PL : PROPERTY LINE
 ST. STREET
 N : NORTH
 S : SOUTH
 E : EAST
 W : WEST
 NE : NORTH EAST
 NW : NORTH WEST
 SE : SOUTH EAST
 SW : SOUTH WEST
 PG. : PAGE
 NO. : NUMBER
 EX. : EXISTING
 FT : FEET

39400 MURRIETA HOT
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ADDRESS:

PROFESSIONAL SEAL:

NOTES:

- A. EX. STORE FRONT TO REMAIN, 3'0"x6'8" DOOR. NO THRESHOLD. 0" INCH ACCESSIBLE ENTRY. SEE SHT. A4.
- B. ADA ACCESSIBLE COUNTER TO COMPLY WITH ADA REQUIREMENTS. SEE DL.AET. A3
- C. 18" DP. STORAGE SHELVES, TOTAL OF 30 LINEAR FT., ANSI APPROVED. BOTTOM SHELF 6" MIN. ABOVE FLOOR.
- C1. 18" DP. STORAGE RACKS, 4 FT. HIGH, MAX TOTAL OF 24 LINEAR FT. BOTTOM SHELF 6" MIN. ABOVE FLOOR.
- C2. 18" DP. STORAGE RACKS, 4 FT. HIGH, MAX TOTAL OF 15 LINEAR FT. BOTTOM SHELF 6" MIN. ABOVE FLOOR.
- D. REPLACE EXISTING WINDOW PANEL WITH 3'0"x6'8" COMMERCIAL DOOR WITH SIDE LITE, CLEAR ANODIZE CENTER GLAZE FRAME, OVERHEAD CONCEALED CLOSER W/ GREY LITE 14 TEMPERED GLASS.
- E. 12" SS SPLASH GUARD BETWEEN HAND SINK AND 3-COMP SINK
- F. EX. CABINETS, PAINTED, MED. COLOR, SEMI-GLOSS DR GLOSS.
- G. CHASE FOR UTILITIES. FRAME PER LEGEND, FINISH PER SCHEDULE, FULL HEIGHT FROM FLOOR TO T-BAR CEILING.
- H. COBURN TOP-MOUNTING, OVERHEAD SLIDING DOOR. MODEL STRAIGHTAWAY 100, 200LB MAX WT, 8' MAX HT. ASSY PER MFG W/ WOOD BACKING.
- RESTROOMS:
I. SDAP AND SANITARY TOWELS IN SINGLE-SERVICE, PERMANENTLY INSTALLED DISPENSERS, OR HOT AIR BLOWERS SHALL BE PROVIDED AT THE
- J. TOILET TISSUE SHALL BE PROVIDED IN A PERMANENTLY INSTALLED DISPENSER AT EACH TOILET. SEE SHT. A3.
- K. AT EACH RESTROOM LAVATORY, PROVIDE TEMPERATURE CONTROL DEVICE INDEPENDENT OF WATER HEATER.
- L. JANITORIAL: EX. 1-COMPARTMENT, FLOOR-MOUNTED JANITORIAL BASIN IS PROVIDED WITH HOT AND COLD RUNNING WATER THROUGH A MIXING FAUCET, WITH AN APPROVED BACKFLOW PREVENTION DEVICE. IS INSTALLED FOR GENERAL CLEANUP ACTIVITIES.
- M. THE JANITORIAL AREA SHALL BE EQUIPPED WITH A MOP AND BROOM RACK AND A SHELF OR CABINET FOR THE STORAGE OF CLEANING EQUIPMENT AND SUPPLIES.
- N. FRP MATERIAL EXTENDS TO A HEIGHT OF 8' AS MEASURED FROM THE TOP OF THE COVE BASE.
- O. EX. GARBAGE/ TRASH AREA. THE INTERIOR WALLS AND FLOOR OF THIS OUTSIDE AREA ARE CONSTRUCTED SO AS TO BE SMOOTH, IMPERVIOUS AND EASILY CLEANABLE.
- P. FLOOR AND WALLS ARE SEALED AND PAINTED WITH ACRYLIC BASED PAINT.
- Q. OUTSIDE TRASH STORAGE AREAS PROPERLY DRAIN SO AS NOT TO CREATE A NUISANCE.
- R. ALL PLUMBING, ELECTRICAL, AND GAS LINES, SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO AS GREAT AN EXTENT AS POSSIBLE OR ENCASED IN AN
- APPROVED SEALED CONTAINER. WHERE THIS IS NOT POSSIBLE, ALL LINES SHALL BE AT LEAST 1/2" AWAY FROM THE WALLS OR CEILING AND 6" OFF THE FLOOR.
- S. WHERE CONDUIT OR PIPE LINES ENTER A WALL, CEILING OR FLOOR, THE OPENING AROUND THE LINE SHALL BE TIGHTLY SEALED.
- T. CONDUIT OR PIPE LINES SHALL NOT BE INSTALLED ACROSS ANY AISLE, TRAFFIC AREA OR DOOR OPENING.
- U. DRY FOOD STORAGE ROOMS AND WALK-IN REFRIGERATION UNITS SHALL BE PROVIDED WITH AT LEAST 10 FOOT-CANDLES OF LIGHT AS MEASURED AT A DISTANCE OF 30" ABOVE THE FLOOR.
- V. A MIN. OF 20 FOOT CANDLES OF LIGHT SHALL BE PROVIDED INSIDE OF REACH-IN REFRIGERATION UNITS AND UNDER COUNTER REFRIGERATORS.
- W. A MIN. OF 50 FOOT CANDLES OF LIGHT SHALL BE PROVIDED AT A SURFACE WHERE A FOOD EMPLOYEE IS WORKING WITH FOOD AND IN OTHER AREAS AND ROOMS DURING PERIODS OF CLEANING.
- REFRIGERATION:
X. ALL REFRIGERATION UNITS SHALL BE ADEQUATE IN CAPACITY TO MEET THE NEEDS OF THE PROPOSED OPERATION AND SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS (SEE EQUIP. SCHED. #7)
- Y. PRE-FABRICATED WALK-IN COOLER, CONSTRUCTED OF STEEL PANELS, INSULATED WITH STYROFOAM. CONDENSOR EQUIPMENT TO BE LOCATED ON ROOF OF BUILDING.
- Z. WALK-IN COOLER, EXTERNAL DIM. NOTED, 8'-0" HEIGHT.
- AA. CONDENSATE LINE TO DRAIN TO ADJACENT FLOOR DRAIN IN KITCHEN VIA LEGAL AIR GAP.
- AB. BE SPECIFICALLY CONSTRUCTED FOR COMMERCIAL USE, ANSI CERTIFIED.
- AC. BE PROVIDED WITH AN ACCURATE, READILY VISIBLE THERMOMETER.
- AD. HAVE SHELVING THAT IS NONABSORBENT AND EASILY CLEANABLE.
- AE. OPEN INTO AN APPROVED FOOD HANDLING AREA OF THE BUILDING.
- AF. HAVE SMOOTH, NONABSORBENT AND EASILY CLEANABLE SURFACES. ALL JOINTS MUST BE SEALED.
- AG. HAVE AN INTEGRALLY COVED BASE WITH A RADIUS OF AT LEAST 3/8" AT THE FLOOR/WALL JUNCTURE (BOTH INSIDE AND OUTSIDE THE UNIT); THE FLOOR MATERIAL SHALL EXTEND UP TO A HEIGHT OF AT LEAST 4" INCHES ON THE WALLS. 4" INCH APPROVED METAL TOP-SET COVING WITH A MINIMUM 3/8" RADIUS IS ACCEPTABLE AGAINST METAL WALL SURFACES OF WALK-IN.
- AH. REFRIGERATION UNITS HAVE SHELVING THAT IS AT LEAST 6" OFF THE FLOOR WITH SMOOTH, ROUND, METAL LEGS, OR CANTILEVERED FROM THE WALL, FOR EASE OF CLEANING. SMALL, EASILY MOVABLE, CASTERED DOLLIES MAY BE USED IN PLACE OF A LOWER SHELF INSIDE A WALK-IN REFRIGERATION UNIT. (WOODEN SHELVES, ROUGH SURFACES, METAL SHELVING THAT IS NOT RUST-PROOF IS NOT APPROVED.)
- AI. WALK-INS SHALL BE FLASHED TIGHTLY TO WALL SURFACES.
- AJ. ASSEMBLE TOP TO 3/4" THICK, MIN. PLY. WITH 4-3/8" X 1" LG. LAG SCREWS, 16" D/C. ASSEMBLE TO EX. CABINET BASE WITH 4-3/8" X 1" LG. LAG SCREWS, 16" D/C.
- AK. BAR TOP VERTICAL POST AT CORNERS TO BE 2" MIN THREADED MILD STEEL PIPE WITH THREADED FLANGED ENDS. ASSEMBLE TO 3/4" THICK, MIN. PLY. WITH 4-1/4" X 1" LG. LAG SCREWS. ANCHOR TO EX. FLOOR WITH HILTI KB-TZ 4-3/8" X 3" LG. 2" MIN. EMBEDMT.

- * FULLY SPRINKLERED PER NFPA 13- EXISTING SYSTEM
- * EXISTING FIRE ALARM CONTROL PANEL AND PULL STATIONS INSTALLED PER NFPA 72.
- * KNOX BOX AND FDC PER MURRIETA FIRE & RESCUE.

EQUIPMENT SCHEDULE

ITEM NO.	EX / NEW	ITEM	MANUF.	MODEL NO.	NSF	GAS	ELECTRICAL	HOT WATER	COLD WATER	DIRECT WASTE	INDIRECT WASTE	SPECIALLY FABRICATED	DRAINS TO FLOOR SINK	SELF-CONTAINED
1	NEW	21"0"x36"x42" H. COUNTER (BAR)												
2	NEW	8'0"x2'10"x32" H. COUNTER (ADA BAR)												
3	NEW	BEVERAGE MERCHANDISER	TRUE	GDM-72										
4	NEW	WINE MERCHANDISER		GDM-23W										
5	NEW	UNDER COUNTER REFRIGERATOR	TRUE	TUC-47										
6	NEW	HYBRID OVEN	AMANA	MCE14										
7	NEW	WALK-IN REFRIGERATOR												
8	EX	HAND SINK												
9	NEW	3-COMPARTMENT SINK												
10	NEW	HAND SINK												
11	NEW	AIR CURTAIN												

NOTES:

FURNITURE SCHEDULE

ITEM NO.	ITEM DESCRIPTION
1	COFFEE TABLE
2	TABLE, WOOD/ STEEL, 34"x42"
3	CONFERENCE ROOM TABLE, WOOD/ STEEL, 103"x42"
4	STEEL BAR STOOL
5	CHAIR, STEEL, TYP
6	SOFA, FABRIC/ LEATHER, TYP
7	ARM CHAIR, FABRIC/ LEATHER, TYP
8	HIGH-TOP COUNTER ISLAND, 84"x18"x48"H

LEGEND

- EXISTING WALLS TO REMAIN
- NEW PARTITION, 2"x4" STUD
- EX. BLOCK, MASONRY

FINISH SCHEDULE

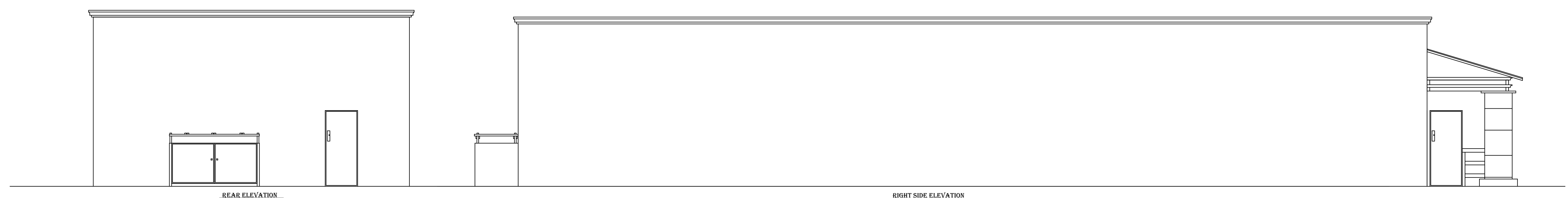
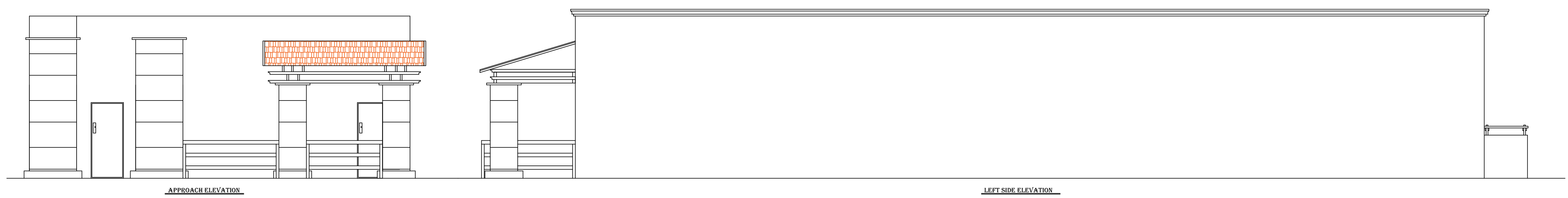
ROOM NO.	EX / NEW	ROOM NAME	BASE	FLOOR	WALLS	CEILING
1	EX	STORAGE	EX. 6" 3/8" RAD. INTEGRAL COVE CER TILE, NSF APPROVED	EX. 12"x12" CER TILE NSF APPROVED	EX. 18"x18" CER TILE NSF APPROVED	EX. 6" 3/8" RAD. INTEGRAL COVE CER TILE, NSF APPROVED
2	EX	KITCHEN	4" WOOD BASEBOARD	EX. 12"x12" CER TILE NSF APPROVED	EX. 18"x18" CER TILE NSF APPROVED	EX. 6" 3/8" RAD. INTEGRAL COVE CER TILE, NSF APPROVED
3	EX	RESTROOM	EX. HARDWOOD	EX. CONCRETE	EX. HIGH COMM. FRP BD.	FRP. 6" FROM BASE/ FLOOR
4	NEW	RESTROOM	EX. HARDWOOD	EX. CONCRETE	EX. HIGH COMM. FRP BD.	FRP. 6" FROM BASE/ FLOOR
5	NEW	HALL	EX. HARDWOOD	EX. CONCRETE	EX. HIGH COMM. FRP BD.	FRP. 6" FROM BASE/ FLOOR
6	NEW	STORAGE	EX. HARDWOOD	EX. CONCRETE	EX. HIGH COMM. FRP BD.	FRP. 6" FROM BASE/ FLOOR
7	EX	MEETING ROOM	EX. HARDWOOD	EX. CONCRETE	EX. HIGH COMM. FRP BD.	FRP. 6" FROM BASE/ FLOOR
8	EX	SALES	EX. HARDWOOD	EX. CONCRETE	EX. HIGH COMM. FRP BD.	FRP. 6" FROM BASE/ FLOOR
9	EX	JANITORIAL	EX. HARDWOOD	EX. CONCRETE	EX. HIGH COMM. FRP BD.	FRP. 6" FROM BASE/ FLOOR
10	NEW	PATIO	EX. HARDWOOD	EX. CONCRETE	EX. HIGH COMM. FRP BD.	FRP. 6" FROM BASE/ FLOOR
11	EX	DINING	EX. HARDWOOD	EX. CONCRETE	EX. HIGH COMM. FRP BD.	FRP. 6" FROM BASE/ FLOOR

PAINT TO BE MED. COLOR GRAY, SEMI-GLOSS/ GLOSS IN RR AND KITCHEN AREAS
#6 STORAGE OPEN ABOVE

REVISIONS	DATE
CITY USE ONLY	
PROJECT NUMBER	CLIENT NAME
DRAWN BY	CHECKED BY
SCALE	DRAWING NUMBER
1/4" = 1'-0"	A3.0
DRAWING TITLE:	
FLOOR PLAN	

ADDRESS:
39400 MURRIETA HOT
SPRINGS RD. UNIT #123-A
MURRIETA, CA 92563

PROFESSIONAL SEAL:



REVISIONS	DATE

CITY USE ONLY

PROJECT NUMBER	CLIENT NAME
DRAWN BY	CHECKED BY
SCALE	DRAWING NUMBER
1/4 " = 1'-0"	A4.0

DRAWING TITLE:
ELEVATIONS