



A101

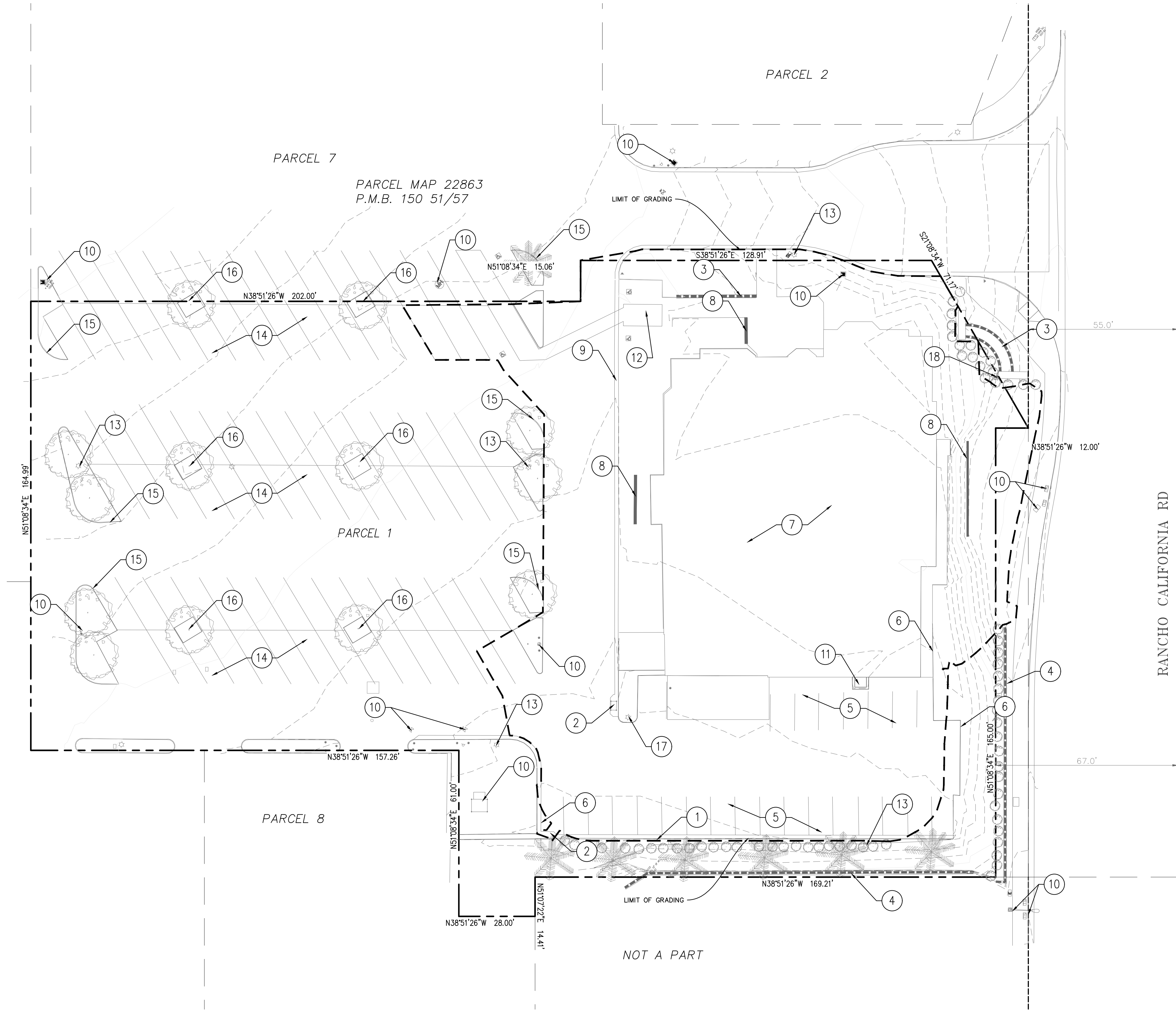
DEMOLITION NOTES:

- ① EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED IN PLACE.
② EXISTING CATCH BASIN TO REMAIN AND BE PROTECTED IN PLACE.
③ EXISTING WALL AND MONUMENT SIGNS TO REMAIN AND BE PROTECTED IN PLACE.
④ EXISTING WALL TO REMAIN AND BE PROTECTED IN PLACE.
⑤ EXISTING PARKING TO BE REMOVED.
⑥ EXISTING CURB TO BE REMOVED.
⑦ EXISTING BUILDING TO BE REMOVED.
⑧ EXISTING WALL TO BE REMOVED.
⑨ EXISTING CURB AND GUTTER TO BE REMOVED.
⑩ EXISTING UTILITY TO REMAIN AND BE PROTECTED IN PLACE.
⑪ EXISTING STAIRS TO BE REMOVED.
⑫ EXISTING STRIPING TO BE REMOVED.
⑬ EXISTING LIGHT POLE TO REMAIN AND BE PROTECTED IN PLACE.
⑭ EXISTING PARKING TO REMAIN AND BE PROTECTED IN PLACE.
⑮ EXISTING CURB TO REMAIN AND BE PROTECTED IN PLACE.
⑯ EXISTING LANDSCAPE TO REMAIN AND BE PROTECTED IN PLACE.
⑰ EXISTING LIGHT POLE TO BE REMOVED.
⑱ EXISTING ELECTRIC BOX TO REMAIN AND BE PROTECTED IN PLACE.

EASEMENT NOTES:

- 1 AN EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, IN FAVOR OF NEVADA CALIFORNIA ELECTRIC POWER CORPORATION NOW SOUTHERN CALIFORNIA EDISON COMPANY, REC'D 05/19/1937, IN BOOK 323, PAGE 387, OF OFFICIAL RECORDS OF COUNTY OF RIVERSIDE. "SAID EASEMENT CANNOT BE LOCATED FROM RECORDS."
- 2 AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND CONDUITS AND APPURTENANCES FOR THE TRANSMISSION OF ELECTRIC ENERGY AND COMMUNICATIONS, IN FAVOR OF GENERAL TELEPHONE COMPANY OF CALIFORNIA, REC'D 04/16/1989 AS INST. NO. 80220, OF OFFICIAL RECORDS OF COUNTY OF RIVERSIDE. "SAID EASEMENT CANNOT BE LOCATED FROM RECORDS."
- 3 AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UNDERGROUND CONDUITS AND APPURTENANCES FOR THE TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, REC'D 04/16/1989 AS INST. NO. 80220, OF OFFICIAL RECORDS OF COUNTY OF RIVERSIDE. "SAID EASEMENT CANNOT BE LOCATED FROM RECORDS."

SPECIAL NOTE: WHERE LISTED MAPPING LENGTH, BEARING AND DISTANCES DO NOT MATCH THE RECORDED MAP PLEASE REFER TO THE LEGAL DESCRIPTION THAT CALLS FOR THE EXCETPED PROTIONS OF MAP 22863.



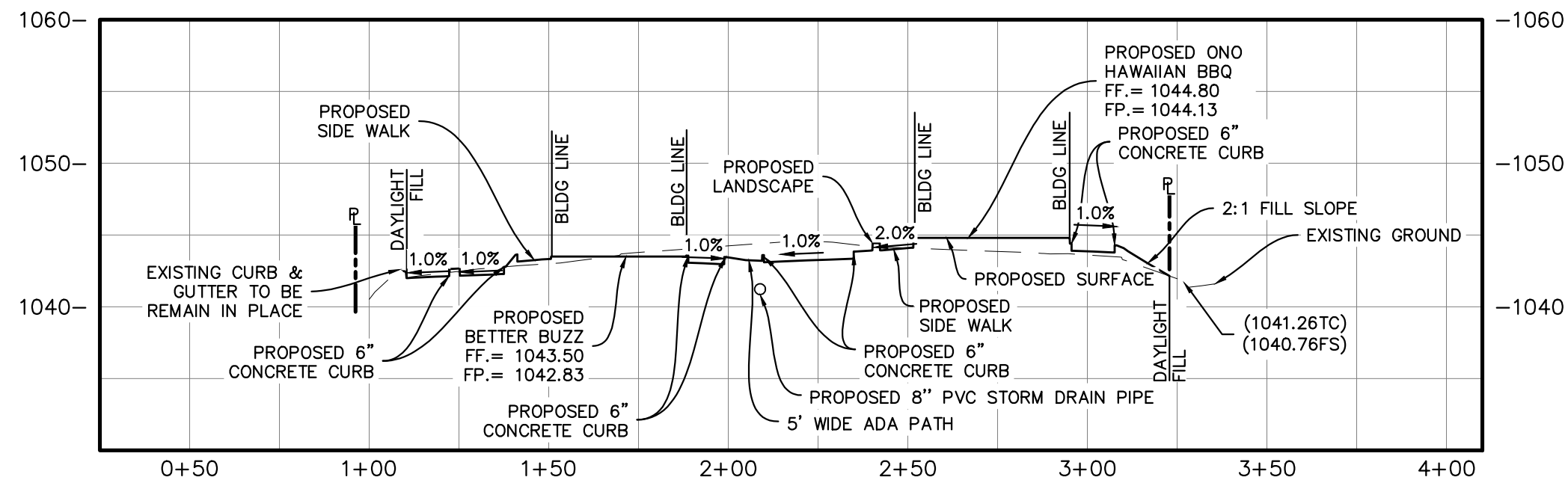
Underground Service Alert



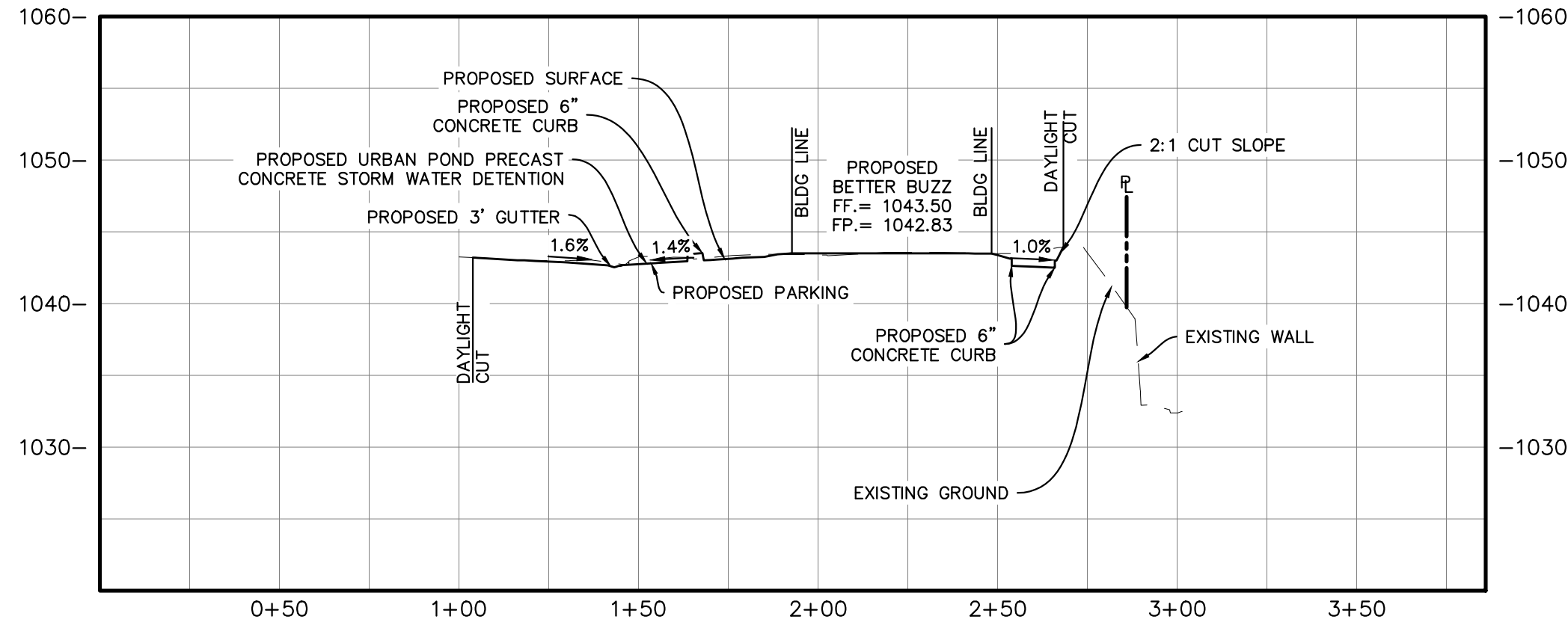
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20 10 0 20 40
SCALE 1" = 20' FEET

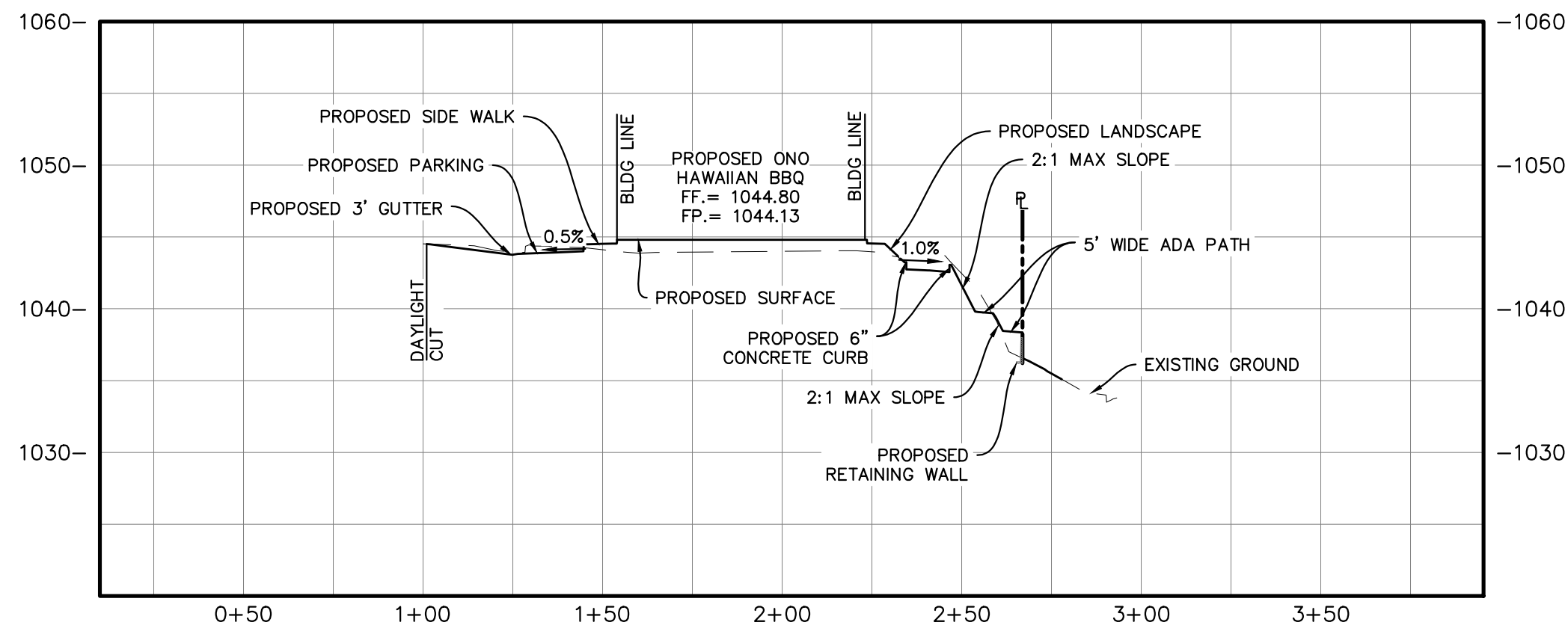
CONSTRUCTION RECORD		DATE	BY	REVISIONS	DATE	ACC'D	BENCHMARK	SCALE	SEAL	Designed By	Drawn By	Checked By	RECOMMENDED BY: _____ DATE: _____	CITY OF TEMECULA		DEPARTMENT OF PUBLIC WORKS	DRAWING NO.
Contractor _____							SEE SHEET 1	HORIZONTAL		PLANS PREPARED UNDER THE SUPERVISION OF			ACCEPTED BY: _____ DATE: _____ PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS/CITY ENGINEER R.C.E. NO. 44223				
Inspector _____						AS NOTED		WILFREDO VENTURA R.C.E. NO. 66532		Expires 6/30/24	Date 10/5/23						
Date Completed _____						VERTICAL											
						NA											
															TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ APN : 921-320-061 CONCEPTUAL GRADING PLAN DEMOLITION PLAN		CGP-2
																	SHEET 2 OF 7



SECTION A-A
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

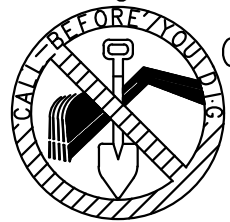


SECTION B-B
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



SECTION C-C
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

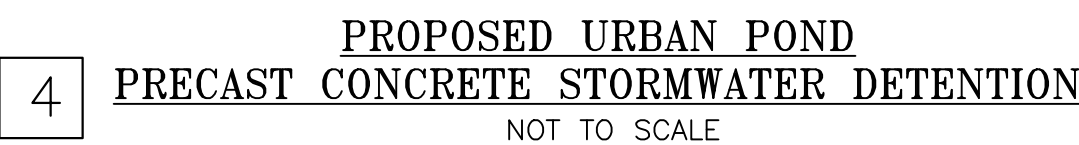
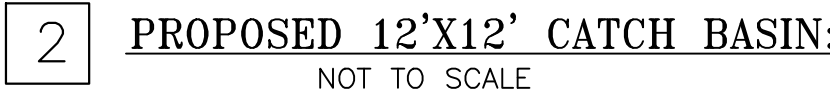
Underground Service Alert


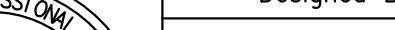


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CONSTRUCTION RECORD		DATE	BY	REVISIONS		DATE	ACC'D	BENCHMARK	SCALE	<div>SEAL<div><div>REGISTERED PROFESSIONAL ENGINEER</div><div>WILFREDO S.D. VENTURA</div><div>No. 66532</div><div>Exp. 6-30-24</div><div>CIVIL</div><div>STATE OF CALIFORNIA</div></div></div>	Designed By	Drawn By	Checked By	RECOMMENDED BY: _____ DATE: _____		CITY OF TEMECULA		DEPARTMENT OF PUBLIC WORKS	DRAWING NO.
Contractor _____								SEE SHEET 1	HORIZONTAL		PLANS PREPARED UNDER THE SUPERVISION OF			ACCEPTED BY: _____ DATE: _____		<div><div>CITY OF TEMECULA</div><div><div>TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ</div><div>APN : 921-320-061</div><div>CONCEPTUAL GRADING PLAN</div><div>SECTIONS</div></div></div>	<div><div>CITY OF TEMECULA</div><div>9809</div><div>SEAL OF THE CITY OF TEMECULA</div></div>	CGP-4	
Inspector _____							AS NOTED		Wilfredo Ventura Date 10/5/23			PATRICK THOMAS, P.E. DIRECTOR OF PUBLIC WORKS/CITY ENGINEER R.C.E. NO. 44223							
Date Completed _____							VERTICAL		R.C.E. NO. 66532 Expires 6/30/24										
							NA <td colspan="3"></td>												

PA23-0026
PA23-0027
PA23-0030



CONSTRUCTION RECORD	DATE	BY	REVISIONS	DATE	ACC'D	BENCHMARK	SCALE	SEAL	Designed By	Drawn By	Checked By	RECOMMENDED BY: _____DATE: _____	<div>CITY OF TEMECULA DEPARTMENT OF PUBLIC WORKS</div> <div><div>TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ APN : 921-320-061 CONCEPTUAL GRADING PLAN DETAILS 1</div></div>	DRAWING NO.
Contractor _____						SEE SHEET 1	HORIZONTAL	 <div>PLANS PREPARED UNDER THE SUPERVISION OF <i>Wilfredo Ventura</i> WILFREDO VENTURA R.C.E. NO. 66532 Expires 6/30/24</div>				ACCEPTED BY: _____DATE: _____		SHEET 5 of 7
Inspector _____							AS NOTED							
Date Completed _____							VERTICAL							
						NA								

EROSION CONTROL NOTES:

- A. IN CASE OF EMERGENCY, CALL _____ (RESPONSIBLE PERSON) AT _____ (24-HOUR PHONE NUMBER).
- B. THE UNDERSIGNED CIVIL ENGINEER WILL REVIEW PLACEMENT OF EROSION CONTROL AND INSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- C. WILFREDO S.D. VENTURA R.C.E. NO. 66532 EXP. DATE: 06-30-24
- D. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON, OCTOBER 15 THROUGH APRIL 15. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSION CONTROL MEASURE WHEN RAIN IS IMMINENT.
- E. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE COUNTY INSPECTOR/ ENGINEER.
- F. ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY PERCENT (40%).
- G. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING BASINS. ANY GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING A RAINSTORM SHALL ALSO BE IMMEDIATELY REPAIRED.
- H. FILL SLOPES AT THE TRACT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- I. THE CONTRACTOR SHALL BE RESPONSIBLE AND HAVE POSTED ON THE SITE TO PREVENT PUBLIC TRESPASS INTO AREAS WHERE WATER IS IMPOUNDED WHENEVER THE DEPTH EXCEEDS TWO (2) FEET OR CREATES A HAZARDOUS CONDITION.

BMP SOURCE NOTE:

ALL BMPS LISTED BELOW ARE PER THE CASQA CONSTRUCTION BMP FACT SHEETS (2009 EDITION, OR LATEST) THAT CAN BE USED AS REFERENCES DURING CONSTRUCTION. BMPS ANNOTATED FOR USE ON THIS PROJECT SITE ARE MARKED FOR USE BY THE INCLUSION OF THEIR BMP NUMBER BEING OUTLINED.

EROSION CONTROL:

- EC-1 SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-3 HYDRAULIC MULCH
- EC-4 HYDROSEEDING
- EC-5 SOIL BINDERS
- EC-6 STRAW MULCH
- EC-7 GEOTEXTILES AND MATS
- EC-8 WOOD MULCH
- EC-9 EARTH DIKES AND DRAINAGE SWALES
- EC-10 VELOCITY DISSIPATION DEVICES
- EC-11 SLOPE DRAINS
- EC-12 STREAMBANK STABILIZATION
- EC-13 NOT USED
- EC-14 COMPOST BLANKET
- EC-15 SOIL PREPARATION AND ROUGHING
- EC-16 NON-VEGETATIVE STABILIZATION

NON-STORMWATER MANAGEMENT:

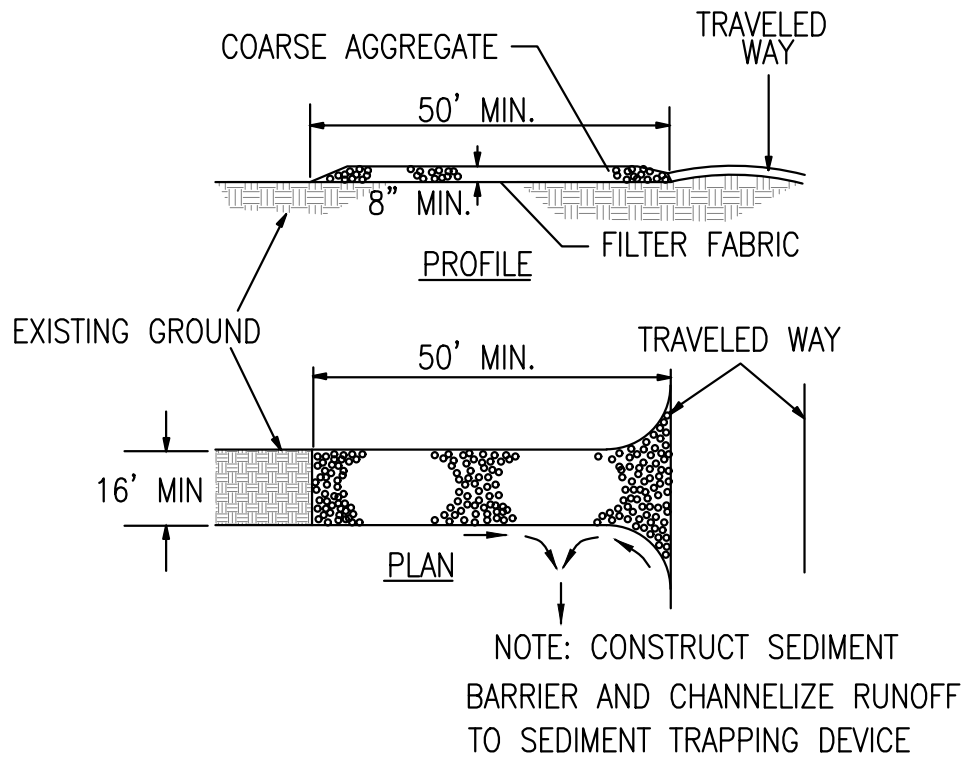
- NS-1 WATER CONSERVATION PRACTICES
- NS-2 DEWATERING OPERATIONS
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-4 TEMPORARY STREAM CROSSING
- NS-5 CLEAR WATER DIVERSION
- NS-6 ILLICIT CONNECTION/DISCHARGE
- NS-7 POTABLE WATER/IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-11 PILE DRIVING OPERATIONS
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- NS-14 MATERIAL OVER WATER
- NS-15 DEMOLITION ADJACENT TO WATER
- NS-16 TEMPORARY BATCH PLANTS

EQUIPMENT TRACKING CONTROL:

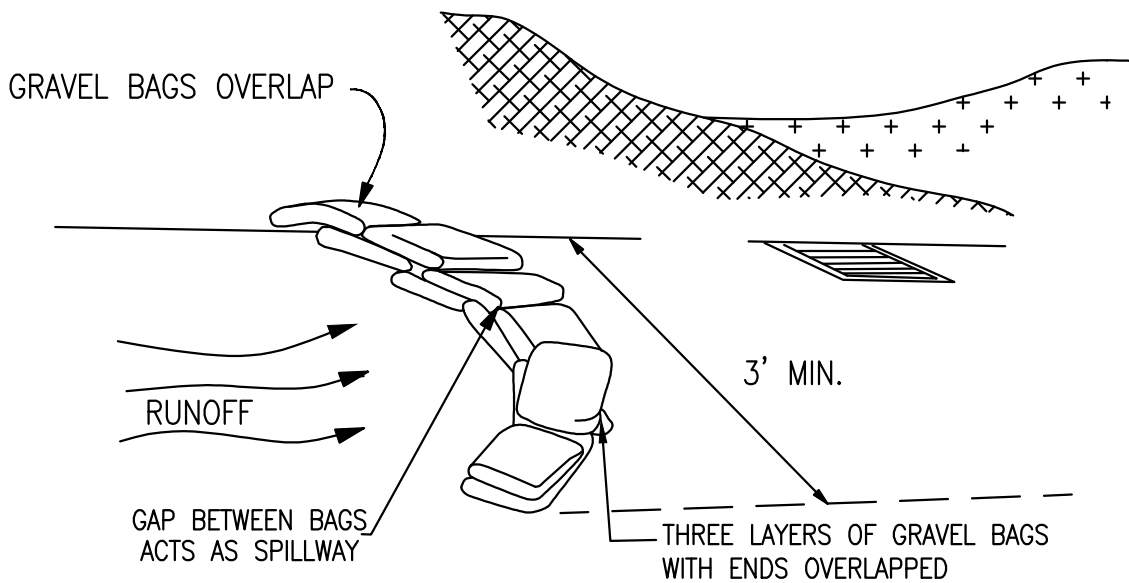
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2 STABILIZED CONSTRUCTION ROADWAY
- TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:

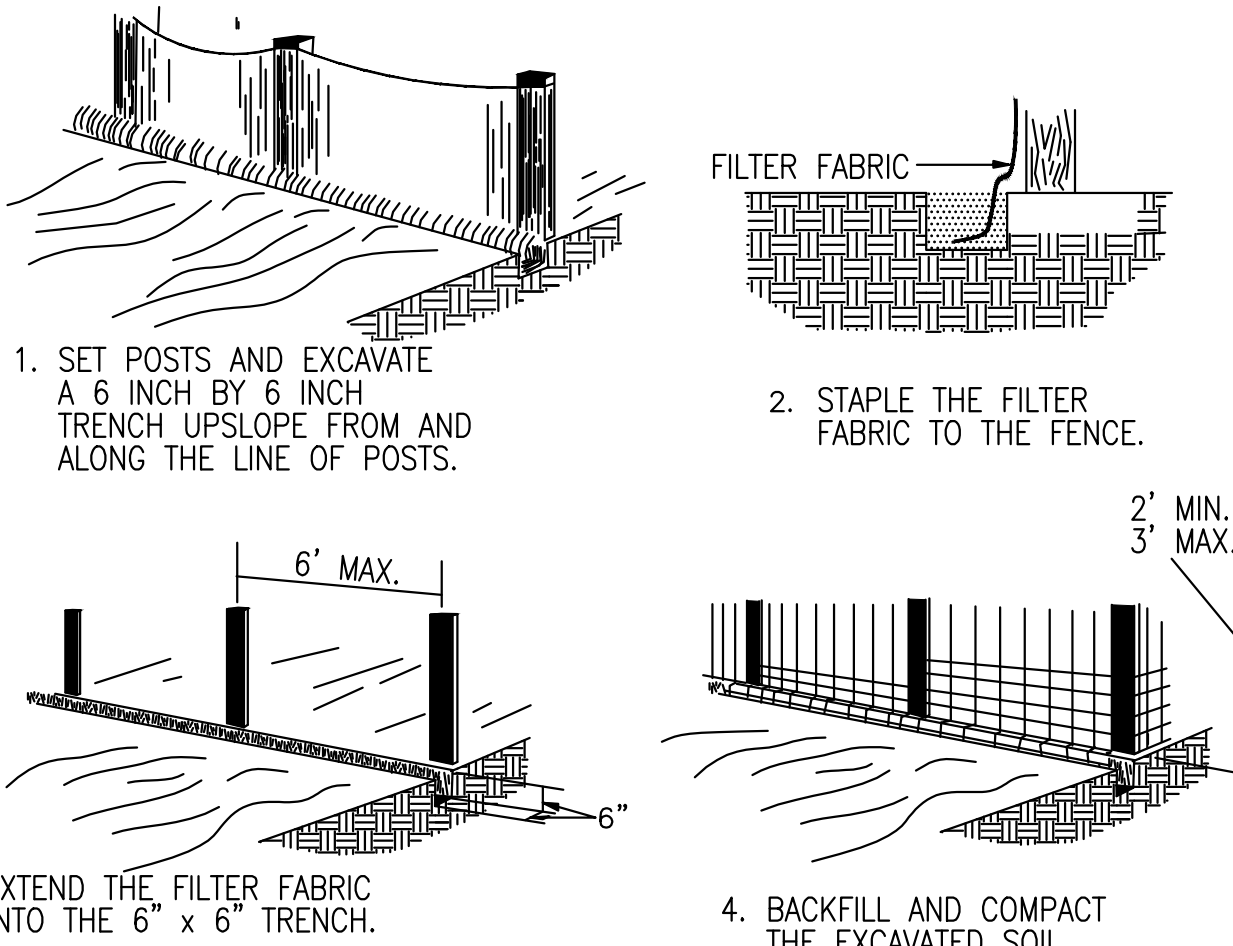
- WE-1 WIND EROSION CONTROL



1 TC-1 STABILIZED CONSTRUCTION ENTRANCE AND CONSTRUCTION ROADWAY:
NOT TO SCALE

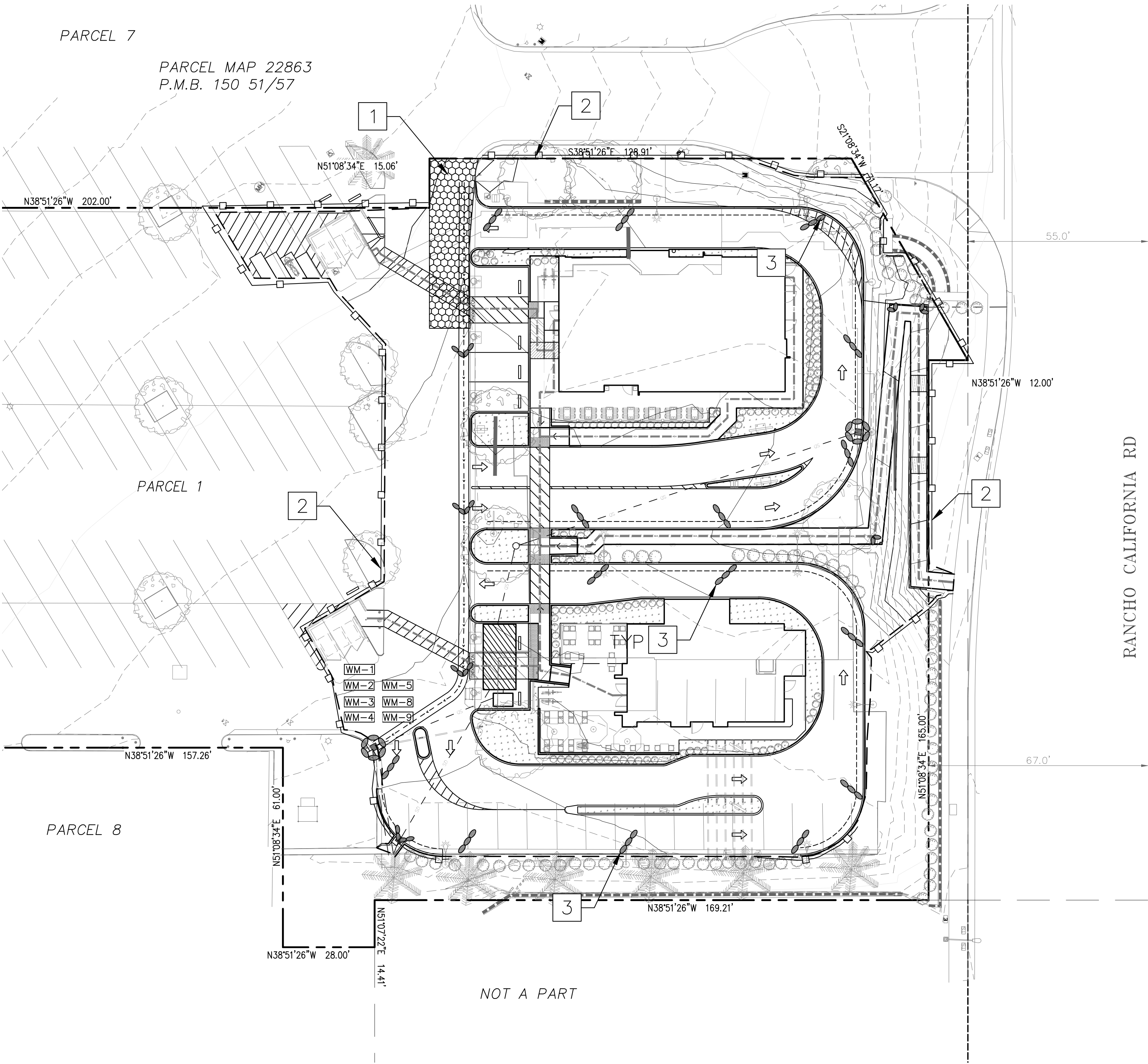


3 SE-6 GRAVEL BAGS BERM:
NOT TO SCALE



2 SE-1 SILT FENCE:
NOT TO SCALE

THE SILT FENCE SHOULD BE SUPPORTED BY A WIRE MESH IF THE FILTER FABRIC DOES NOT HAVE SUFFICIENT STRENGTH AND BURSTING STRENGTH CHARACTERISTICS (AS RECOMMENDED BY THE FABRIC MANUFACTURER)



Underground Service Alert

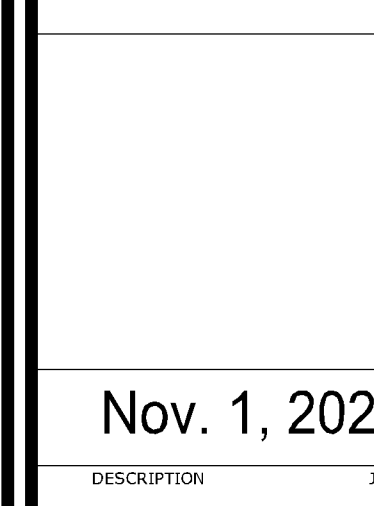


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CONSTRUCTION RECORD			DATE	BY	REVISIONS	DATE	ACC'D	BENCHMARK	SCALE	<div>SEAL<div><div>REGISTERED PROFESSIONAL ENGINEER</div><div>WILFREDO S.D. VENTURA</div><div>No. 66532</div><div>Exp. 6-30-24</div><div>CIVIL</div><div>STATE OF CALIFORNIA</div></div></div>	Designed By	Drawn By	Checked By	RECOMMENDED BY: _____ DATE: _____	CITY OF TEMECULA		DEPARTMENT OF PUBLIC WORKS	DRAWING NO.
Contractor _____								SEE SHEET 1	HORIZONTAL		PLANS PREPARED UNDER THE SUPERVISION OF				ACCEPTED BY: _____ DATE: _____	<div><div><div>CITY OF TEMECULA</div><div><div>1989</div></div></div><div>TEMECULA ONO HAWAIIAN BBQ/BETTER BUZZ</div><div>APN : 921-320-061</div><div>CONCEPTUAL GRADING PLAN</div><div>EROSION CONTROL PLAN</div></div>	CGP-7	
Inspector _____									AS NOTED		Date 10/5/23							
Date Completed _____									VERTICAL		R.C.E. NO. 66532 Expires 6/30/24							
									NA									

PA23-0026
PA23-0027
PA23-0030

APN 921-360-061



PLANT QUALITY REQUIREMENT

UNACCEPTABLE CONDITIONS FOR PLANTS IN GENERAL:








UNACCEPTABLE CONDITIONS FOR ROOT SYSTEMS

TREE SELECTION

ROOT BARRIER

SOIL MANAGEMENT PLAN

PLANTING LEGEND

PLANTING LEGEND				Height
Symbol	Botanical / Common Name	Container	Water Use	Width
	Callistemon 'Little John' Dwarf Bottlebrush	1 gallon	Low	3' 3-5'
	Hesperaloe parviflora Red Yucca	5 gallon	Low	2-3' 2-3'
	Lantana camara 'Gold Mound' Gold Mound Lantana	1 gallon	Low	2-3' 3-4'
	Myoporum parvifolium 'Pink' Pink Australian Racer	1 gallon 4 ft o.c.	Low	1' 6'
	Rosmarinus officinalis Prostratus Creeping Rosemary	1 gallon 3 ft o.c.	Low	1-2' 2-3'
	Lagerstroemia 'Natchez' Natchez Crape Myrtle	24" Box Standard	Moderate	25' 15-25'
	Distictis buccinatoria Scarlet Trumpet Vine	5 gallon	Moderate	Trailing Attached to wall-mounted trellis

Existing trees and plant material to protect in place.

Limited Use Area: No trees or plant material over 30" of mature height in this area.

All planters to receive 3" later shredded bark mulch.

Utility Note: Trees and shrubs shall be placed a minimum of 5' away from water meter, gas meter, or sewer laterals; a minimum of 10' away from utility poles; and a minimum of 8' away from fire hydrants and fire department sprinkler and standpipe connections.

Irrigation Specific Design Note: Drip to be used wherever possible. No overhead irrigation allowed within 24" of a non-permeable surface.

PRELIMINARY WATER USE CALCULATIONS

Reference Eto (sta.44)	56.7	Conservation Factor	0.45
Maximum Allowable Water Allocation Equation:			(non-residential)

Maximum Allowable Water Allocation Equation:

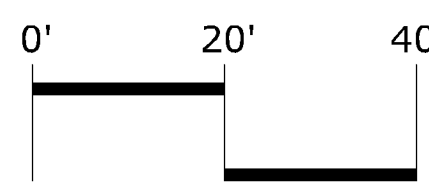
Eto	0.62	ETAF	LA	1-ETAF	SLA
56.7	0.62	0.45	15280	0.55	0

Estimated Total Water Use Equation:

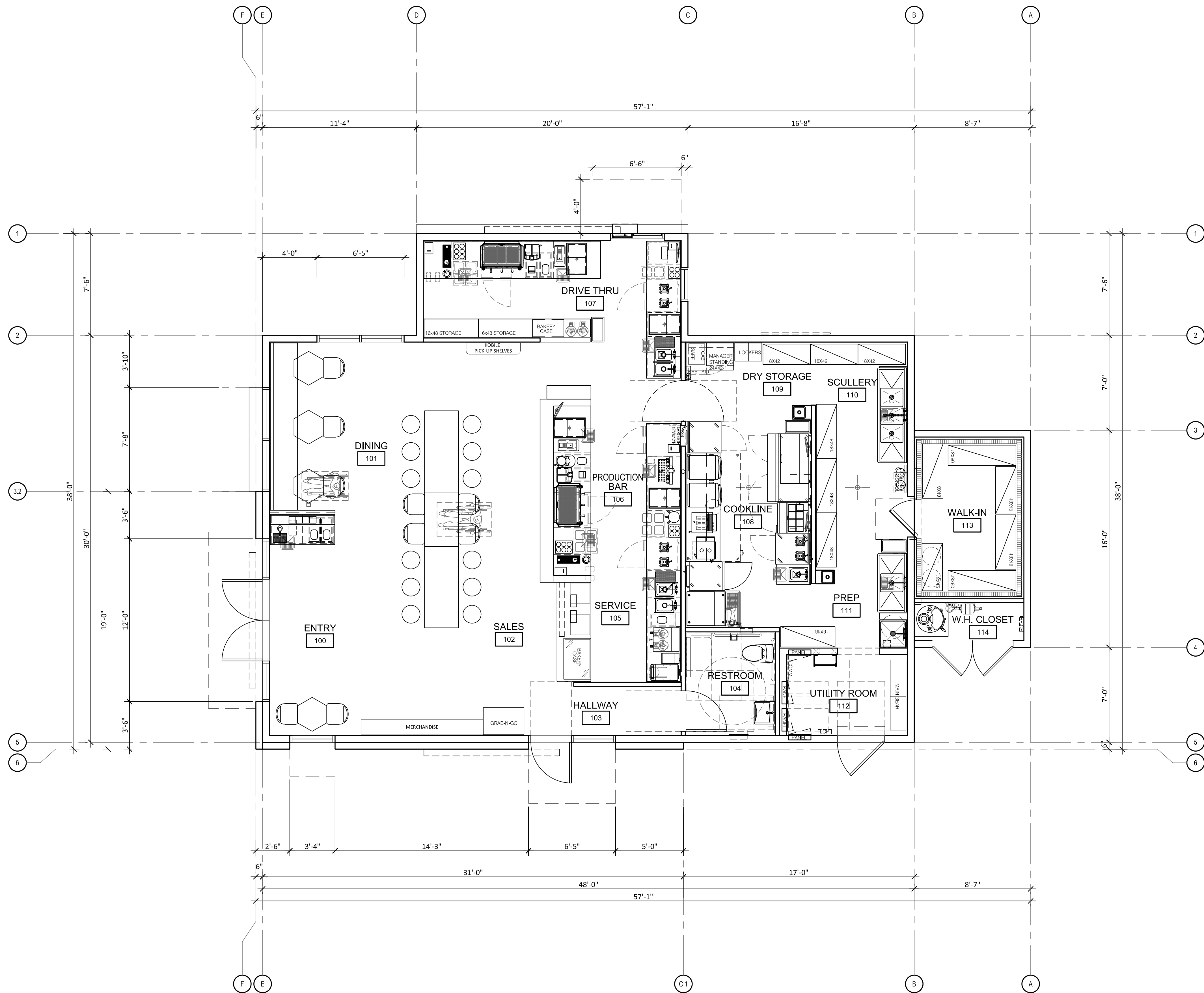
$$ETWU = E_{tp} \times 0.62 \times ETAF \times LA$$

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	LOW SHRUBS	14808	97%	LOW	0.30	0.81	56.70	0.62	0.37	14808	192.800	Dripline
	LOW/MOD. SHRUBS	392	3%	LOW	0.30	0.81	56.70	0.62	0.37	392	5.104	Dripline
	MODERATE TREES	80	1%	LOW	0.30	0.81	56.70	0.62	0.37	80	1.042	Dripline
TOTAL LANDSCAPE AREA:		15280								ETWU:	198,946	

LANDSCAPE TO BE INSTALLED WITH LOW-VOLUME IRRIGATION AND AUTOMATIC WEATHER-SENSING IRRIGATION CONTROLLER



APN# 921-360-061 - PA23-0030



FLOOR PLAN - 1,727 SQ. FT. (1,741 S.F. GROSS)
24 INTERIOR SEATS

SCALE: :1/4" = 1'-0"

HMRARCHITECTS

2130 21st Street
Sacramento, CA 95818
T 916 736 2724

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Better Buzz
COFFEE ROASTERS

Better Buzz Coffee Roasters
Temecula Town Center, Rancho California Road
Temecula, California

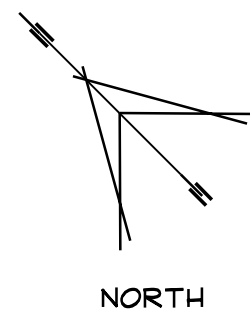
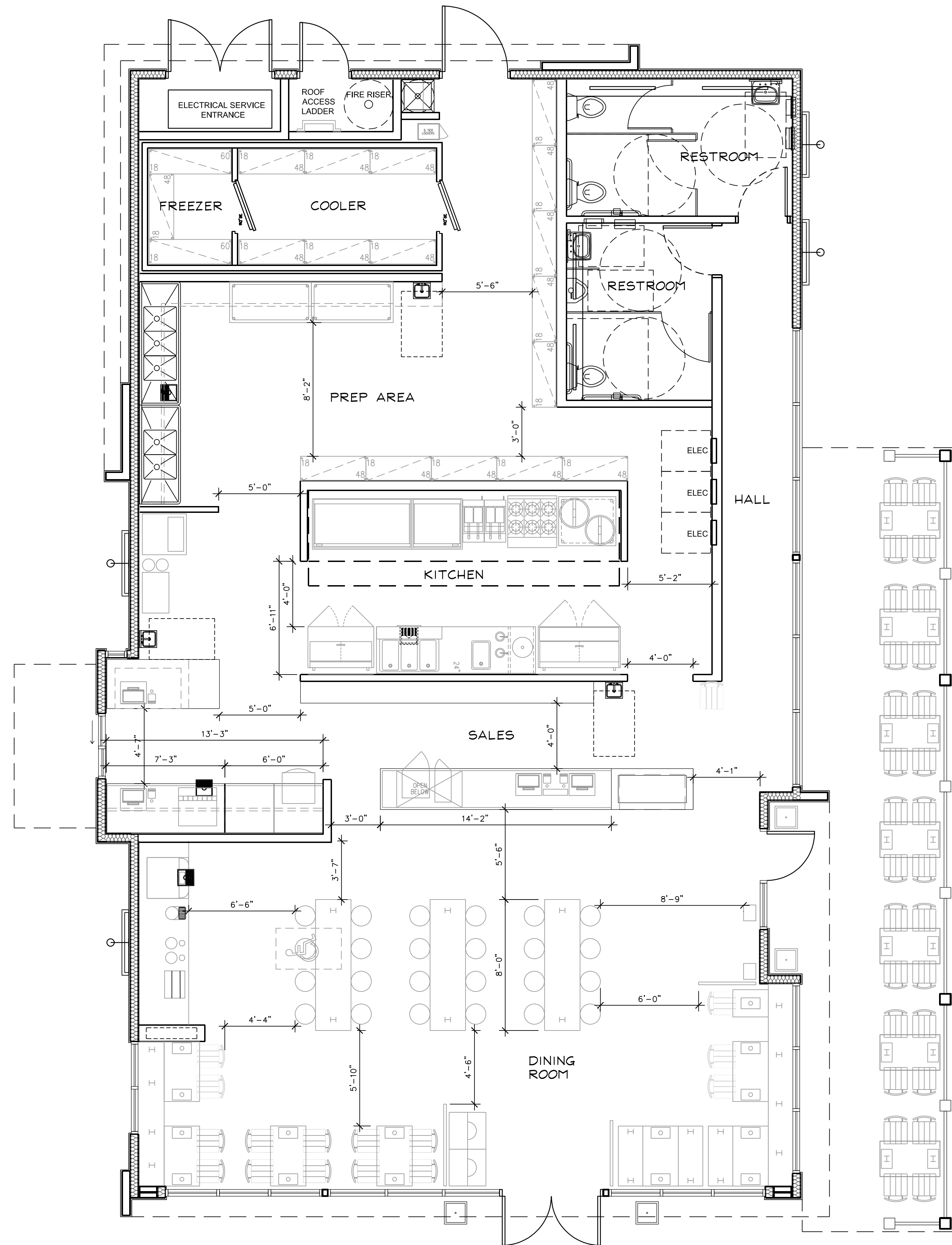
REVISIONS	
DELTA	DATE

DRAWN BY: CC
CHECKED BY: SP
PROJECT NO. 22090

FLOOR PLAN

November 20, 2023

A3



SCALE: 1/4"=1'-0"

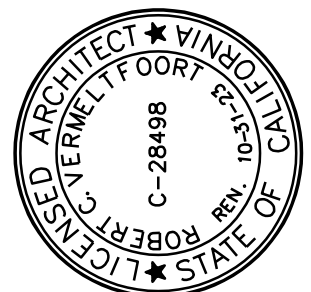
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PROPOSED DRIVE-THRU BUILDING

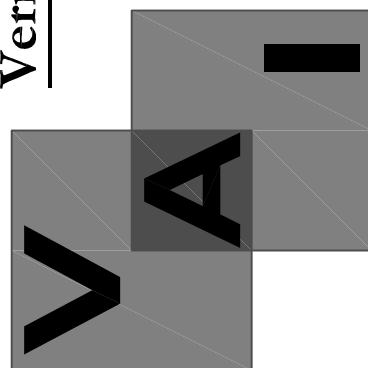
BUILDING

Ono Hawaiian BBQ

FLOOR PLAN



(STAMP INVALID
UNLESS SIGNED)



Vermeltfoort Architects, Inc.
Architecture and Planning

Architecture and Planning

8525 North Cedar Avenue
Suite 106

Suite 106

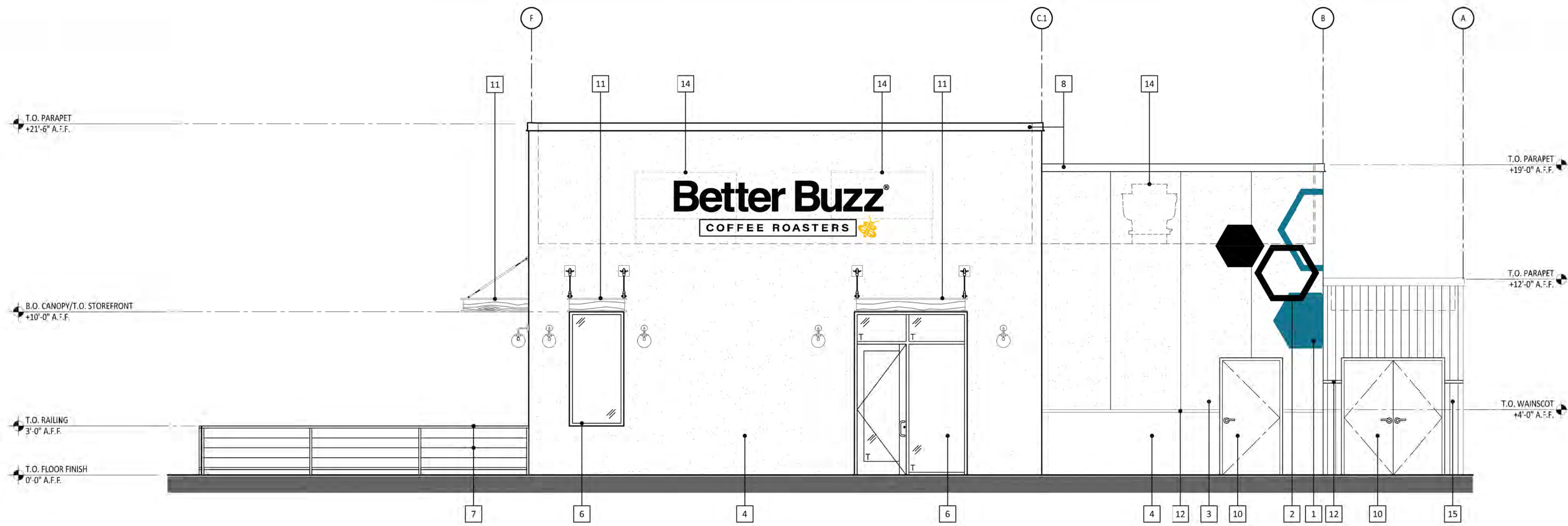
Fresno, California 93720

Office: 559.432.6744

Office: 559.432.6744
Email: rcv@vaifresno.com

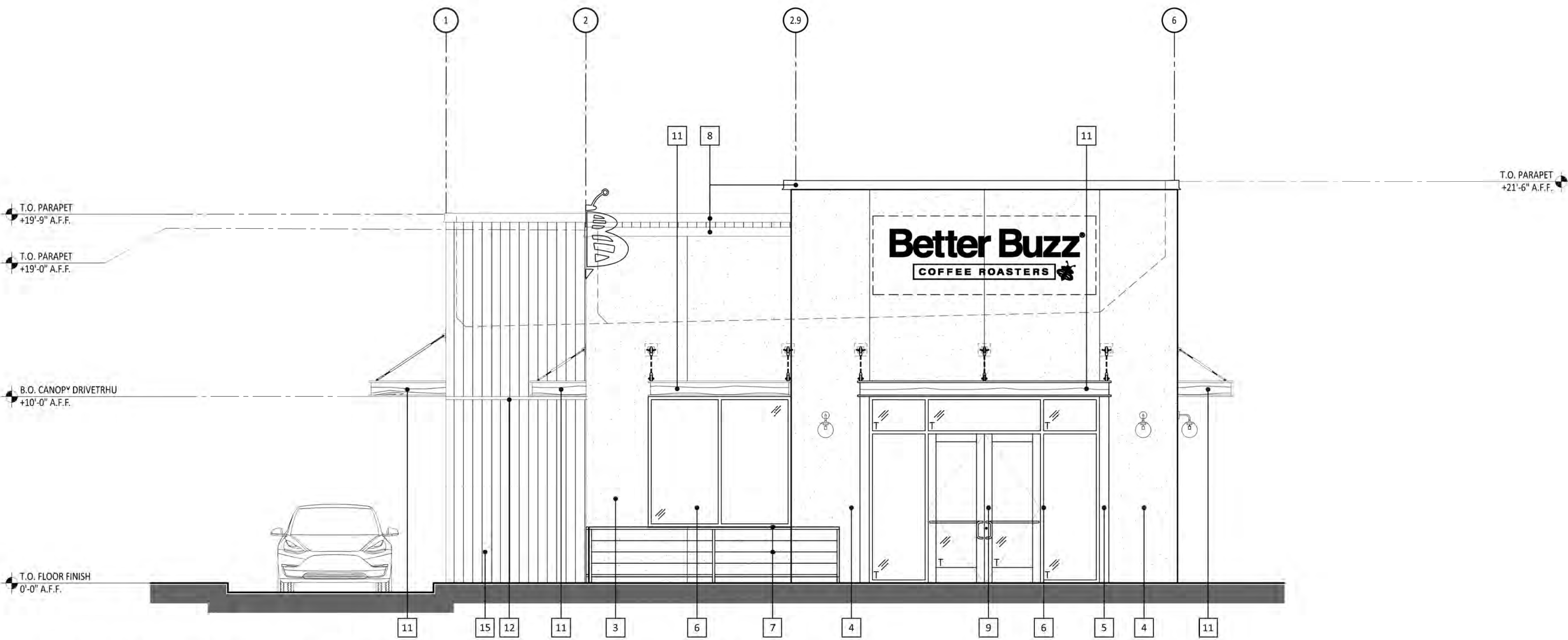
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SOUTHWEST ELEVATION (SIDE FACING DRIVE-THRU)

SCALE: 1/4" = 1'-0'

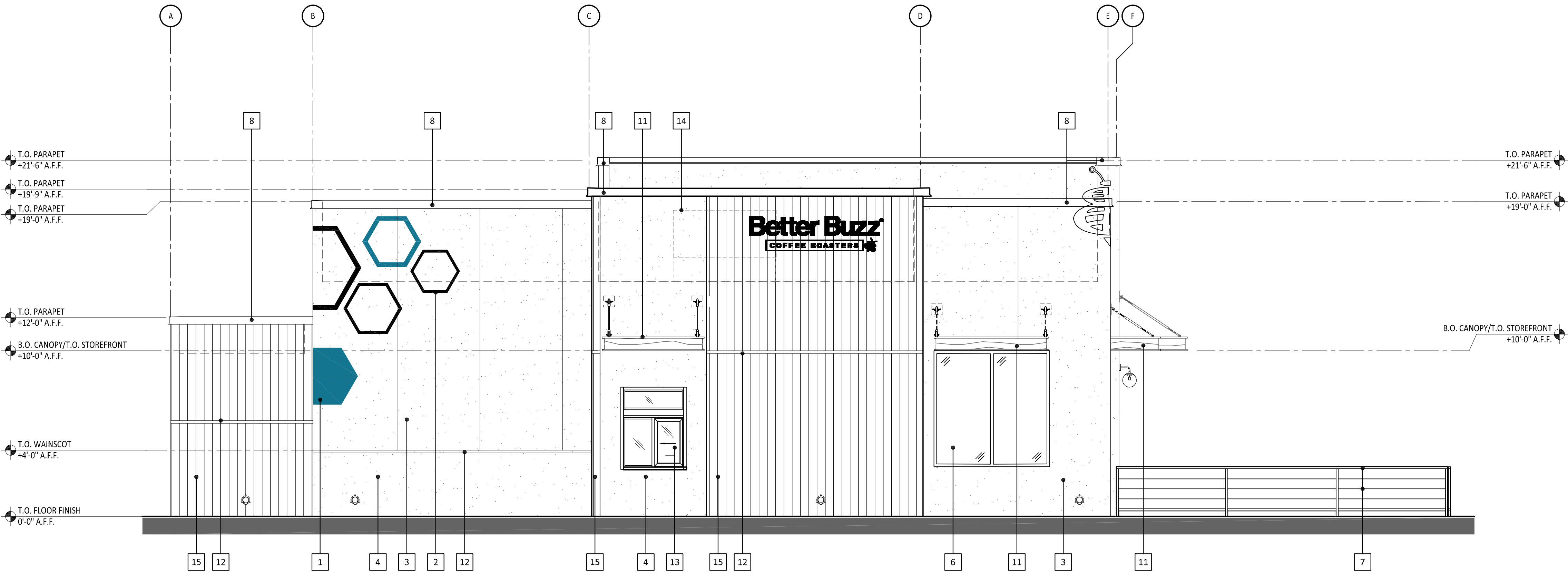


NORTHWEST ELEVATION - MAIN ENTRY WITH PATIO (FACING PARKING)

SCALE: 1/4" = 1'-0'

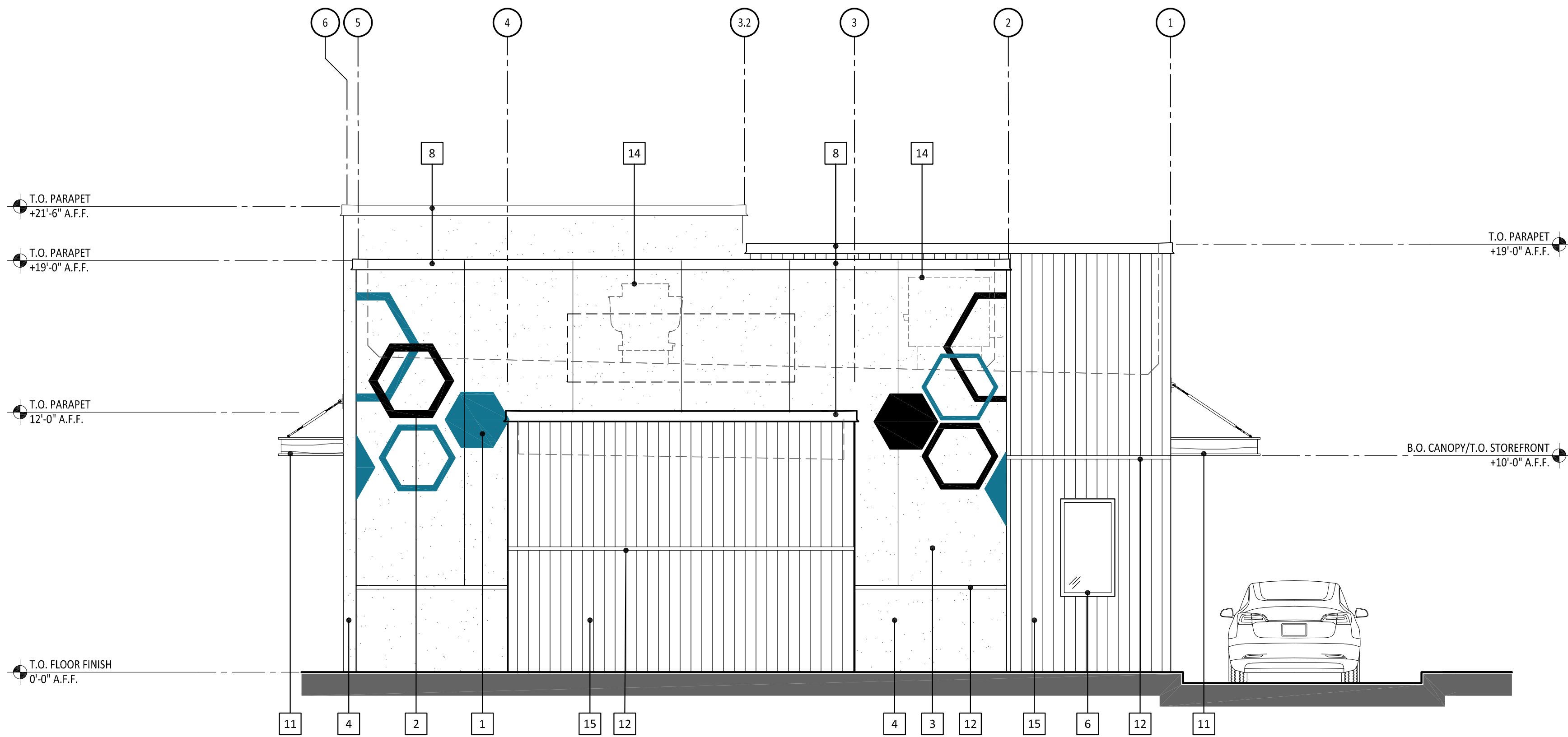
MATERIAL / COLOR LEGEND			
TAG	MATERIAL	MANUFACTURER	COLOR / STYLE
1	HEXAGONS - ALUMINUM	POWDER COATED	MATCH SW 9060 CORNER'S LAKEFRONT
2	HEXAGONS - ALUMINUM	POWDER COATED	MATCH SW 6990 CAVIAR
3	PAINTED EXTERIOR STUCCO CEMENT, FINE SAND FINISH	SHERWIN WILLIAMS	"EXTRA WHITE" SW7006
4	PAINTED EXTERIOR STUCCO CEMENT, FINE SAND FINISH	SHERWIN WILLIAMS	"CAVIAR" SW6990
5	POWDERCOATED ALUMINUM	QPC POWDERCOATINGS	ALUMINUM SHEET TEXTURE: LIGHTER MAPLE
6	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VERSAGLAZE 451T (THERMALLY BROKEN) & INSULATED GLAZING	BLACK ANODIZED ALUMINUM
7	TUBE STEEL RAILING WITH AIRPLANE CABLE	SHERWIN WILLIAMS PAINTS	COLOR: SW 6990 CAVIAR (MATTE BLACK PAINT)
8	PAINTED PARAPET CAP	GALVANIZED SHEET METAL	SW 6990 CAVIAR
9	ALUMINUM STOREFRONT ENTRY DOORS, POWDERCOATED	KAWNEER 350 MEDIUM STYLE WITH INSULATED GLAZING	POWDER COATED AXALTA 'SUN GOLD' EFD400M9
10	HOLLOW METAL DOOR	SHERWIN WILLIAMS PAINTS	SW 6990 CAVIAR
11	METAL CANOPY WITH ALUMINUM WOOD & ROD/TURNBUCKLE	QPC POWDER COATING	SW 6990 CAVIAR AND LIGHTER MAPLE
12	METAL REVEAL	FRY REGLET	BLACK
13	DRIVE-THRU PICK UP WINDOW & SHELF	READY ACCESS OR QUIKSERV	DARK BRONZE
14	ROOF TOP EQUIPMENT	VARIES	SHOWN AS SCREENED DASHED LINE - FULLY SCREENED BY PARAPET
15	CEMENTITIOUS WOOD-LOOK PANELS HUNG VERTICALLY	NICHIHA - VINTAGEWOOD 18" X 10'	FINISH: SPRUCE INSTALLED AS RAINSCREEN

MATERIAL / COLOR LEGEND			
TAG	MATERIAL	MANUFACTURER	COLOR / STYLE
1	HEXAGONS - ALUMINUM	POWDER COATED	MATCH SW 9060 CORNER'S LAKEFRONT
2	HEXAGONS - ALUMINUM	POWDER COATED	MATCH SW 6990 CAVIAR
3	PAINTED EXTERIOR STUCCO CEMENT, FINE SAND FINISH	SHERWIN WILLIAMS	"EXTRA WHITE" SW7006
4	PAINTED EXTERIOR STUCCO CEMENT, FINE SAND FINISH	SHERWIN WILLIAMS	"CAVIAR" SW6990
5	POWDERCOATED ALUMINUM	QPC POWDERCOATINGS	ALUMINUM SHEET TEXTURE: LIGHTER MAPLE
6	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VERSAGLAZE 451T (THERMALLY BROKEN) & INSULATED GLAZING	BLACK ANODIZED ALUMINUM
7	TUBE STEEL RAILING WITH AIRPLANE CABLE	SHERWIN WILLIAMS PAINTS	COLOR: SW 6990 CAVIAR (MATTE BLACK PAINT)
8	PAINTED PARAPET CAP	GALVANIZED SHEET METAL	SW 6990 CAVIAR
9	ALUMINUM STOREFRONT ENTRY DOORS, POWDERCOATED	KAWNEER 350 MEDIUM STILE WITH INSULATED GLAZING	POWDER COATED AXALTA 'SUN GOLD' EFD400M9
10	HOLLOW METAL DOOR	SHERWIN WILLIAMS PAINTS	SW 6990 CAVIAR
11	METAL CANOPY WITH ALUMINUM WOOD & ROD/TURNBUCKLE	QPC POWDER COATING	SW 6990 CAVIAR AND LIGHTER MAPLE
12	METAL REVEAL	FRY REGLET	BLACK
13	DRIVE-THRU PICK UP WINDOW & SHELF	READY ACCESS OR QUIKSERV	DARK BRONZE
14	ROOF TOP EQUIPMENT	VARIES	SHOWN AS SCREENED DASHED LINE - FULLY SCREENED BY PARAPET
15	CEMENTITIOUS WOOD-LOOK PANELS HUNG VERTICALLY	NICHIHA - VINTAGEWOOD 18" X 10'	FINISH: SPRUCE INSTALLED AS RAINSCREEN



NORTHEAST ELEVATION (DRIVE-THROUGH PICK-UP - FACING ADJACENT RESTAURANT DRIVE-THROUGH)

SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION (FACING RANCHO CALIFORNIA ROAD)

SCALE: 1/4" = 1'-0"

HMRARCHITECTS

2130 21st Street
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T 916 736 2724

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Better Buzz
COFFEE ROASTERS

Better Buzz Coffee Roasters
Temecula Town Center, Rancho California Road
Temecula, California

REVISIONS

DELTA	DATE

EXTERIOR ELEVATIONS

November 20, 2023

DRAWN BY:
CC
CHECKED BY:
SP
PROJECT NO.
22090

A2.2



Better Buzz
COFFEE ROASTERS

Buzz-Thru

Buzz-Thru

CLEARANCE 9 FEET

BUZZ
THRU



Better Buzz
COFFEE ROASTERS

Buzz-Thru

CLEARANCE 9 FEET



Better Buzz

COFFEE ROASTERS



BB

Better Buzz
COFFEE ROASTERS













Better Buzz
COFFEE ROASTERS







Better Buzz
COFFEE ROASTERS 



Better Buzz
COFFEE ROASTERS





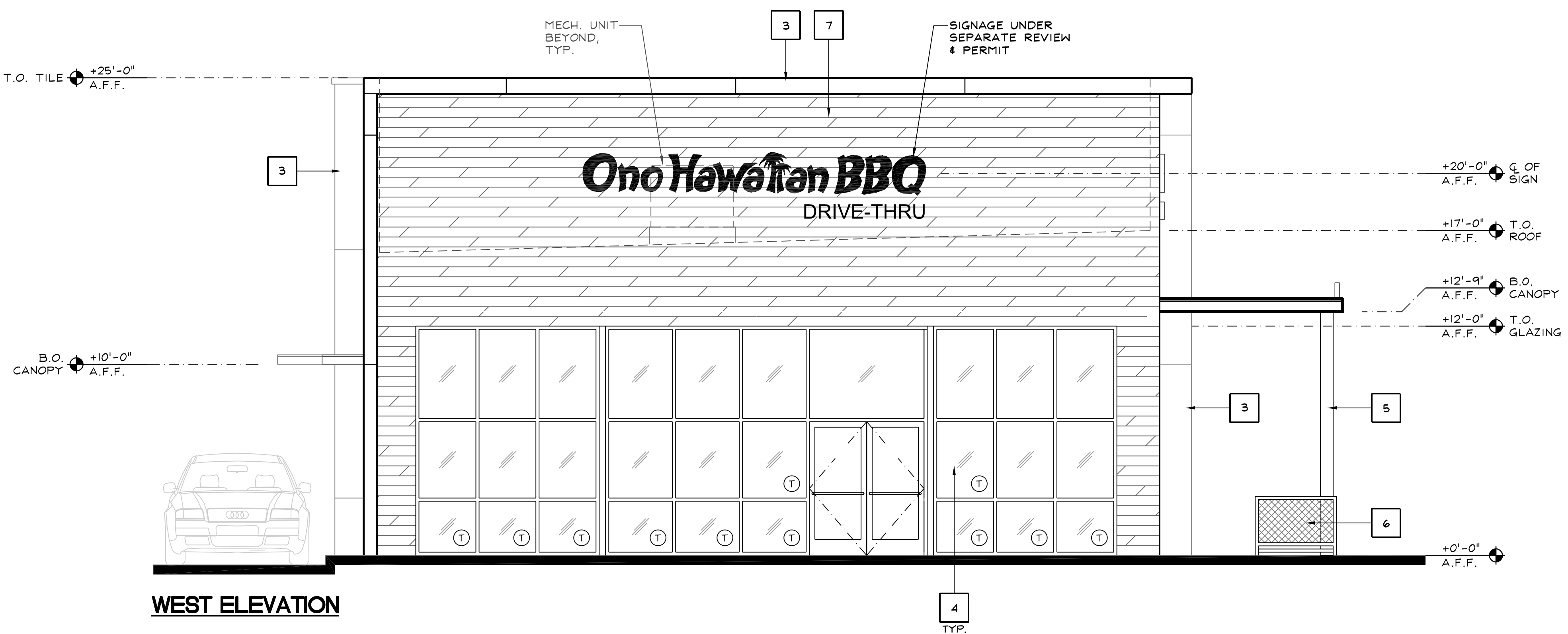




Better Buzz
COFFEE ROASTERS



SOUTH ELEVATION



WEST ELEVATION

KEYNOTES

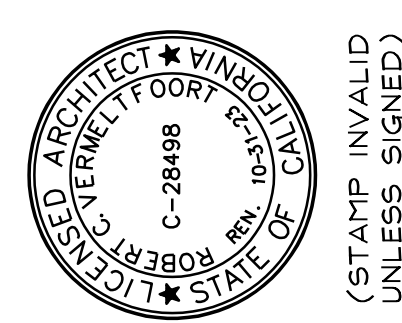
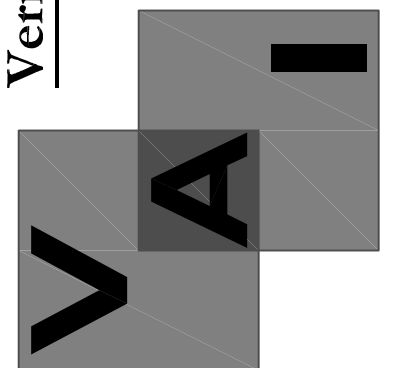
2

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS - SW7042 "SHOJI WHITE"
2	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAM - SW6769 "MAXI TEAL"
3	METAL WALL PANEL	WESTERN STATE METAL ROOFING, FINISH: WEATHER RUSTIC
4	STOREFRONT & GLAZING	DARK BRONZE ANODIZED FRAMES & GLAZING TO BE CLEAR, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED
5	METAL CANOPY / AWNING / TRELLIS / ELEC. SWITCH GEAR / LADDER	PAINTED TO MATCH SHERWIN WILLIAMS SW7020 "BLACK FOX"
6	METAL PATIO FENCING	POWDER COATED TO MATCH SHERWIN WILLIAMS SW7020 "BLACK FOX"
7	WOOD SIDING	RECLAIMED WOODS OF THE WORLD, FINISH: SNOW DRIFT
8	BI-PARTING SLIDING WINDOW	QUIKSERV, MODEL: SS-4035E
9	METAL DOOR	PAINTED TO MATCH 2
10	STAINLESS STEEL CABLE TRELLIS o/ METAL FRAME	PAINTED TO MATCH SHERWIN WILLIAMS SW7020 "BLACK FOX"
-	-	-
-	-	-
-	-	-
-	-	-

DATE	REVISION

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TEMECULA
RANCHO CALIFORNIA
RD. & YNES RD.
TEMECULA, CA 92591

PROPOSED DRIVE-THRU
BUILDING
ONO HAWAIIAN BBQ & BETTER
BUZZ COFFEE
EXTERIOR ELEVATIONS

ISSUE DATE:	8-9-22
REV. DATE:	
PROJECT NO.:	21035
DRAWN BY:	NL
SHEET:	

A300



EXTERIOR FINISH SCHEDULE

A301



Ono Hawaiian BBQ
DRIVE THRU >>

Ono Hawaiian BBQ
DRIVE THRU >>

Drive-Thru
MAX. HEIGHT 8.2 Feet

DRIVE THRU
→

DRIVE THRU
→



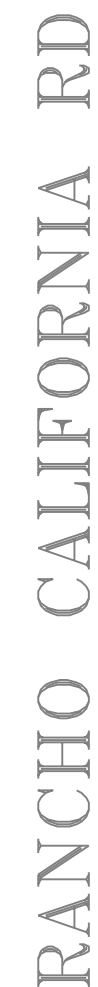
Ono Hawaiian BBQ
DRIVE THRU

Ono Hawaiian BBQ
DRIVE THRU >>



Ono Hawaiian BBQ
DRIVE THRU >>

Ono Hawaiian BBQ
DRIVE THRU >>



EXIST.
OFFICE
BUILDING

NORTH

SCALE: 1"=20'-0"

8

1

DESCRIPTION:	EXISTING: (3) SMART2-U5-24L112-WN-T56-SV-BZ-SC & (1) 30 FT POLE
WATTAGE:	98
QUANTITY:	1

3

PHOTOMETRIC SITE PLAN

E100

Office: 559.432.6744
Email: rcv@vaifresno.com

1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black



More Images

Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

SPECIFY COLOR:

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAP.	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
					1	3+		
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27	\$230	\$220	<input type="checkbox"/> Black	<div>1</div> <div>ADD</div>

+

 Additional Info

+

 Parts

+

 Shopping Lists

Request a Catalog



Bike-Shell™ Model 301P

NEW design, one piece FRP Composite bike locker
NO ASSEMBLY required



Specify the 300 Series lockers for the highest customer satisfaction from the no-assembly ready-to-use delivery through years of trouble free operation.

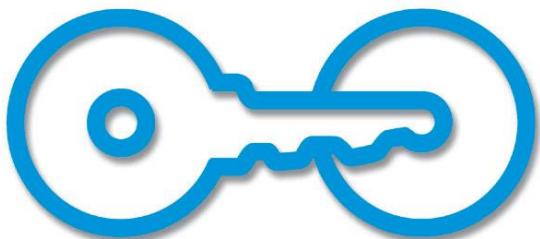
Architects, designers and government agencies specify the 300 Series due to the high quality manufacturing which means virtually no installation costs!

- The 300 Series is the first one piece locker available that is not molded of soft and flammable HDPE plastic material.

- The construction of fiberglass reinforced plastic is highly resistant to impact, stains and will not corrode.

- Designed after our very popular 350 Series lockers and available in 6 styles providing flexibility for site locations.

All lockers are shipped assembled and can be stand alone or grouped – NO COMMON WALLS. Lockers easily relocated.



American Bicycle Security Company

P.O. Box 7359

Ventura, CA 93006

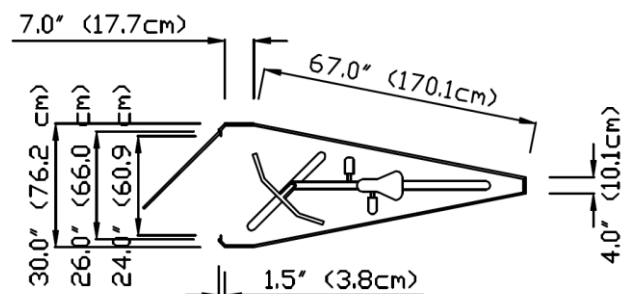
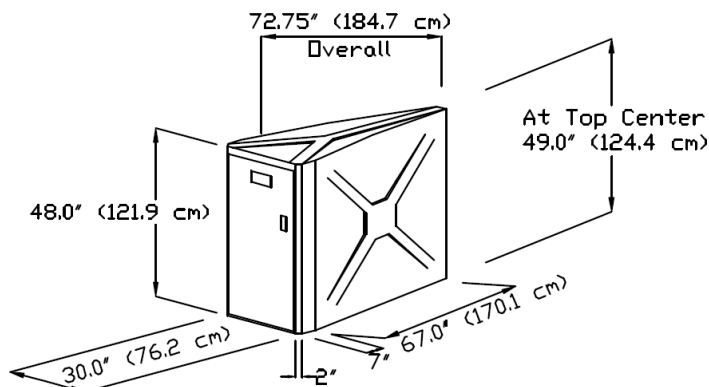
Ph: (800) 245-3723 or (805) 933-3688

Fax: (805) 933-1865

www.ameribike.com

Email: turtle@ameribike.com

Bike-Shell™ Model 301P



1 door/1 bike

Product

Bike-Shell™ Model 301P

Capacity

1 door/1 Bike

Materials

Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" and "Y" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio.

Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors.

NO ON SITE ASSEMBLY SHALL BE REQUIRED.

Roof shall be crowned for water run-off and all corners shall have a smooth radius finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.

Setback

Please allow 5ft clearance for door

Hardware

High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.

Locks

2 Standard Lock Options (No charge)

•Fort Lock 7 pin tumbler Pop Out "T" handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span.

• Heavy duty stainless steel Padlock/U-Lock handle will accommodate high security Padlocks and U-Locks. For U-Locks from 1/2" to 3/4" Diameter. Padlocks and U-Locks not included.

Colors

2 Standard Color Options (No charge)

Tan

Medium
Grey

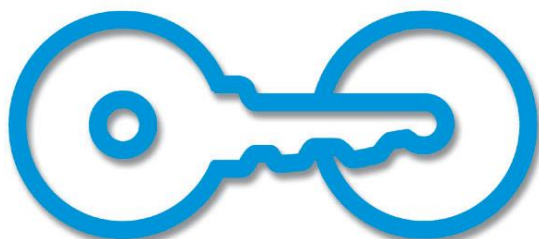
Please call for custom color, or color match information



T-Handle



Padlock/U-Lock Handle



Page 1 of 4

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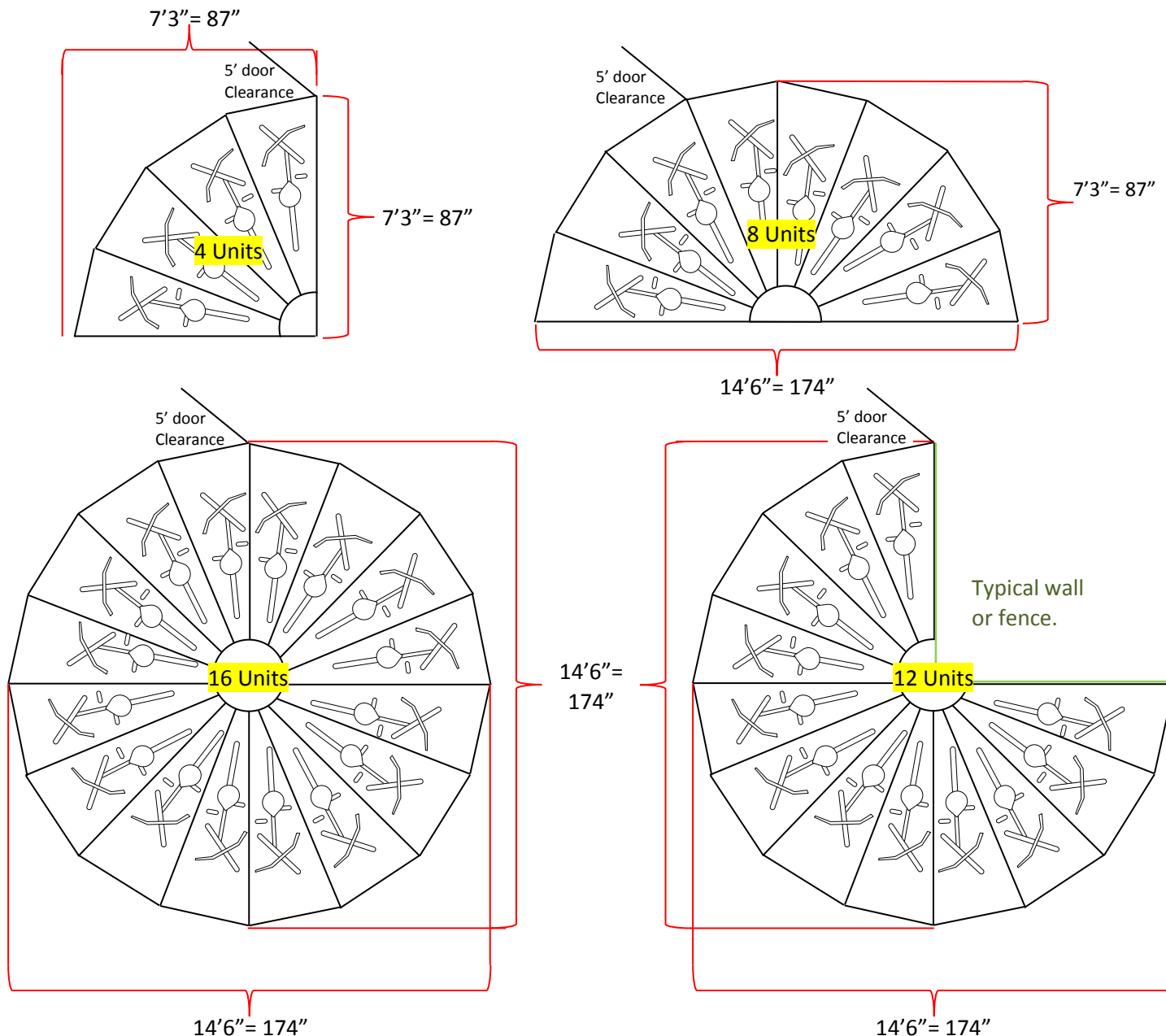
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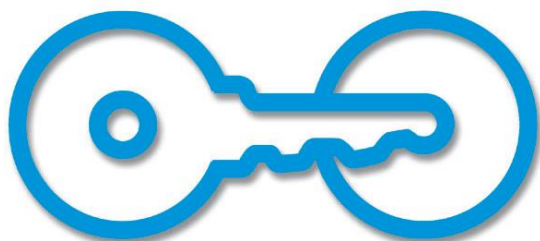
Bike-Shell™ Model 301P



5' door clearance is needed from an obstructor that would prevent access. For example a wall or column



***Full circle should have a minimum of 24' (288") circular area to allow easy access from all angles. 24'6" (294") is recommended.**



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Bike-Shell™ Model 301P



ASSEMBLY INSTRUCTIONS 300 SERIES BICYCLE LOCKER – Model 301P

Your bike locker does NOT require any general assembly.

Tools Needed:

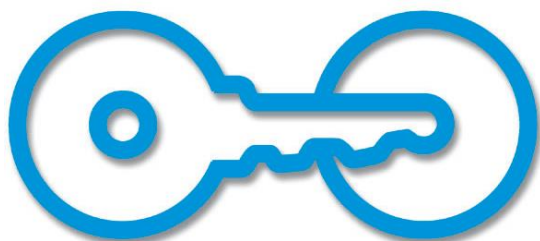
Minimum requirements

- 3/8" electric drill (anchoring & installing diagonal divider wall)
- 3/8" electric rotary hammer drill (anchoring)
- 1/4" drill bit (anchoring & installing diagonal divider wall)
- 1/4" hammer drill bit (anchoring)
- hammer (anchoring)
- Tape measure - minimum 10' (anchoring & installing diagonal divider wall)
- Extension cord 25' (anchoring & installing diagonal divider wall)
- Generator or other source of power (anchoring & installing diagonal divider wall)
- Safety glasses and any other equipment specified by the tool manufacturer. (All Steps)

-Choose location which allows a minimum 4' distance between door face and any obstruction to allow bicycle to maneuver into locker and the door to swing open without hitting high spots such as concrete or asphalt raised by roots. If desired, for grouping of units, chalk a line for straight edge with which to work. A preferred site would be concrete although asphalt can be used. Site should be flat although it does not necessarily have to be level.

ANCHORING

The lockers should be anchored to the ground for optimum longevity and proper operation of the locking system. Therefore, anchoring each unit to the ground is advisable. The 301 and 302 lockers are anchored in the 4 corners of the flange located around the inside of locker, the 301P, & 301V are anchored in the front two corners of the locker and the rear. First square the doors in the frame. Out of square doors are due to the site being uneven. To square the door, using a flat bar, raise the corner of the locker to make the door in square. If any adjustment is necessary it should only be slight. Place a shim under the corner to retain the alignment and height. Shim should be placed in a location under the base flange very close to hole for the anchor. This allows the downward force of the anchor to be supported underneath and prevent cracking of the base flange at the anchor location. Drill through the base flange on the locker with 1/4" drill. With hammer drill and 1/4" masonry bit you can then drill into concrete surface. Drop the nail-in anchor through flange and into the hole, pound pin down flush with top of mushroom head of anchor. Do this at all four corners of door frame on 301 & 302 lockers. On 301P and 301V do this in the front two corners of the door frame and in center of rear wall.



Page 3 of 4

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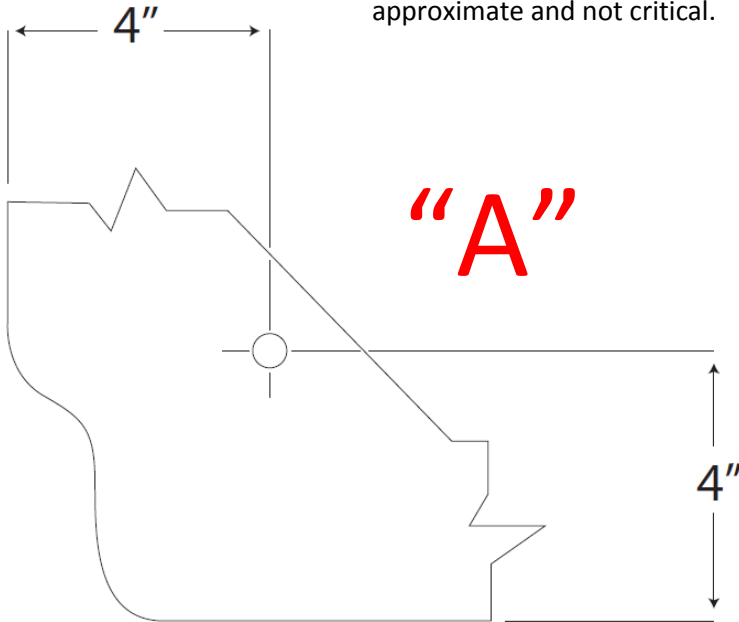
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Bike-Shell™ Model 301P

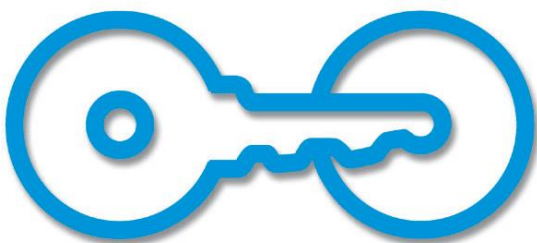
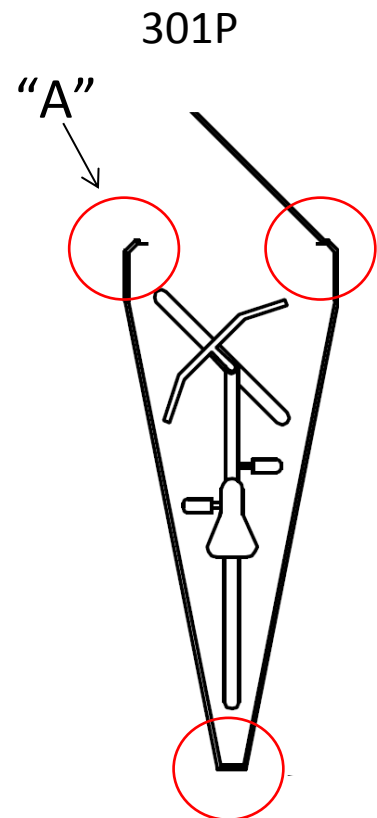
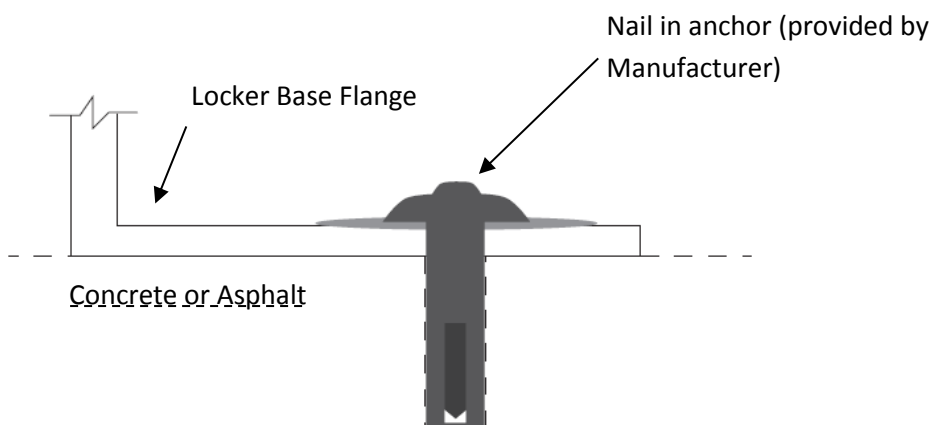


Anchoring Information

NOTE: Hole position is only approximate and not critical.



Top View Anchoring Flange Inside Locker



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