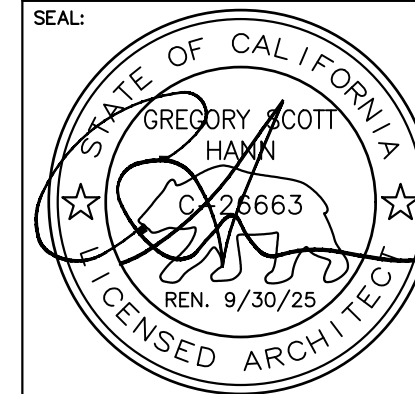


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CLIENT:
VV ENTERPRISES INC.

QUIERO BRUNCH
ALCOHOL LICENSE DIAGRAMS
27423 YNEZ ROAD, SUITE 103
TEMECULA, CA 92591

ARCHITECT OF RECORD:
 GREGORY S. HANN, AIA
 511 N MAIN STREET
 LAKE ELSINORE, CA 92530
 TEL: 951-696-1490
 CELL: 951-809-7601
 E-MAIL: ghann@empiregr.biz



Date: OCT. 3, 2024

Project Number: EDG#04419.01

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY: GH
 CHECKED BY: GH
 DRAWN BY: AH

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

SHEET NO:

A1.0

LEGEND

- ADA ACCESSIBLE PATHS OF TRAVEL SHALL COMPLY WITH THE FOLLOWING:
1. MAX. 5% RUNNING SLOPE
 2. MAX. 2% CROSS SLOPE
 3. MAX. 2% CROSS SLOPE AT CHANGE OF DIRECTION FOR A MINIMUM OF 4' IN EA. DIRECTION.
 4. MAX. 2% CROSS SLOPE PATH AT DOORS WILL HAVE A 5x5' AREA THAT DOES NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 5. ADA COMPLIANT PEDESTRIAN PATHWAYS WITHIN THE CENTER CONSISTING OF DECORATIVE COLORED CONCRETE

SITE DATA

ADDRESS: 27423 YNEZ ROAD, SUITE 103
 TEMECULA, CA 92591

APN: 921-260-022

LOT SIZE: 23,087 SQ.FT. (.53 ACRES)

COUNTY: RIVERSIDE

EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: COMMUNITY COMMERCIAL (CC)

(E) BUILDING AREA: 2,287 SQ.FT.

OCCUPANCY: A-2

CONSTRUCTION TYPE: V8 FULLY SPRINKLERED

STORIES: 1 (ONE)

SURROUNDING LAND USE AND ZONING: NORTH: VACANT LAND
 SOUTH: COMMERCIAL/BANK
 EAST: YNEZ ROAD
 WEST: COMMERCIAL/SHOPPING CENTER

PARKING PROVIDED: 9'-0" x 18'-0" STANDARD SPACE = 21 SPACES
 9'-0" x 18'-0" ADA SPACE = 2 SPACES
 9'-0" x 18'-0" ADA VAN ACCESSIBLE = 1 SPACE
 TOTAL PARKING SPACE PROVIDED = 24 SPACES

SCOPE OF WORK

1. ALCOHOL LICENSE DIAGRAMS FOR A CUP APPLICATION THROUGH THE CITY OF TEMECULA

OWNER / APPLICANT

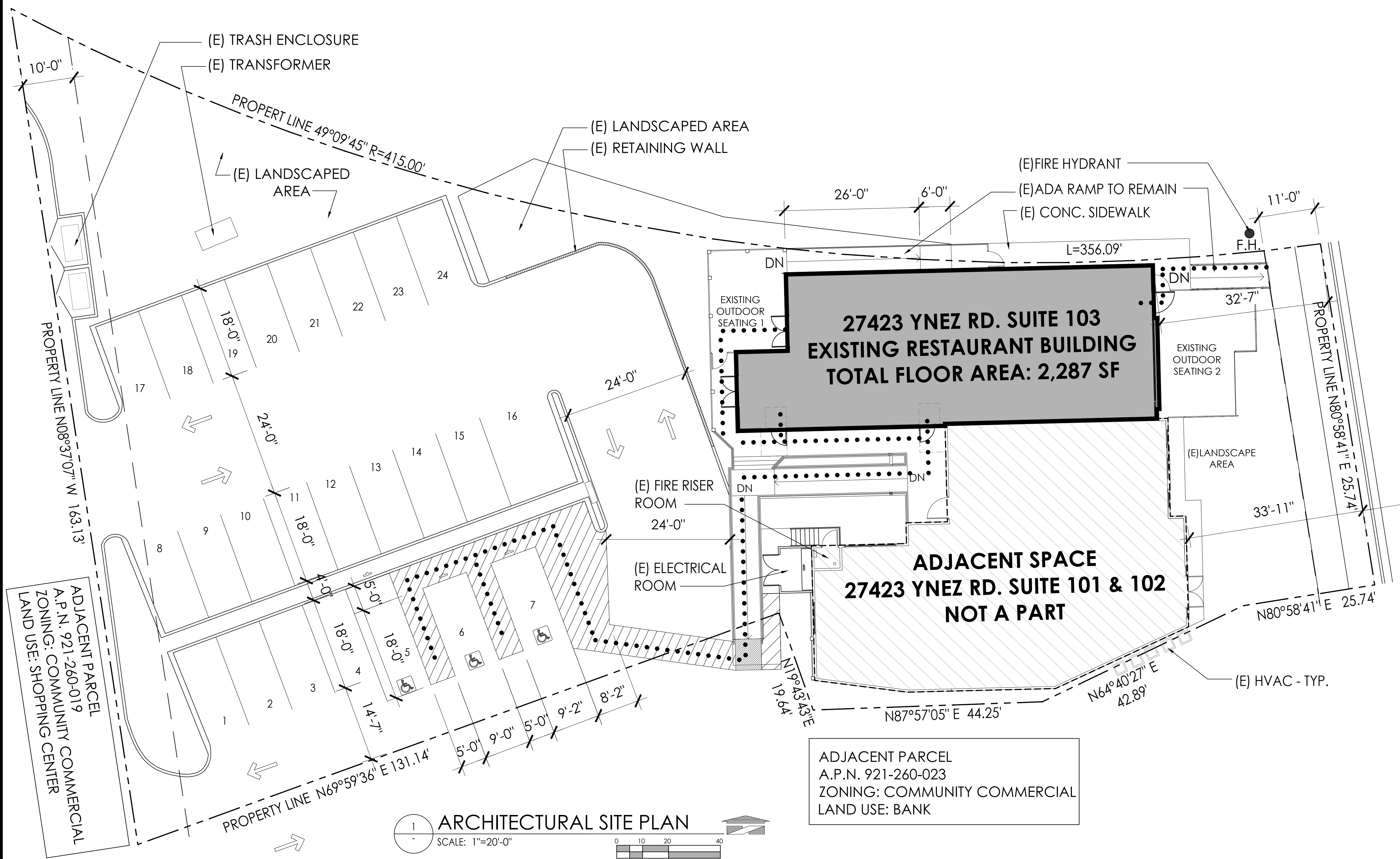
HERMAN HERREA
 VV ENTERPRISES, INC.
 31644 BOULDER VISTA DRIVE
 LAKE ELSINORE, CA 92532
 PHONE: (951) 610-9486
 E-MAIL: admin@michitacos.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
 511 N MAIN STREET
 LAKE ELSINORE, CA 92530
 PHONE: (951) 696-1490
 CELL PHONE: (951) 809-7601
 E-MAIL: ghann@empiregr.biz
 CONTACT: GREGORY HANN, ARCHITECT

SHEET INDEX

ARCHITECTURAL	EXISTING SITE PLAN & TITLE PAGE
A1.0	EXISTING FLOOR PLAN
A2.0	PHOTOGRAPHS OF EXTERIOR ELEVATIONS
A3.0	

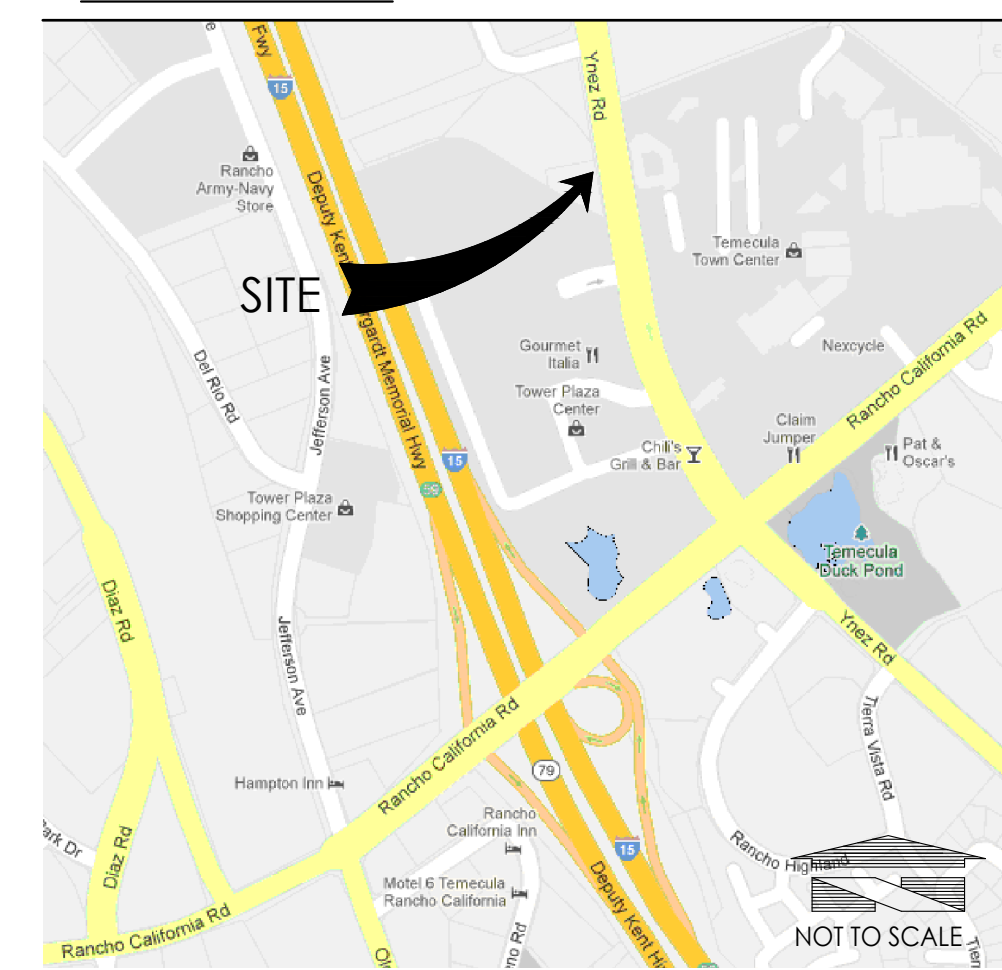


ADJACENT PARCEL
 A.P.N. 921-260-019
 ZONING: COMMUNITY COMMERCIAL
 LAND USE: SHOPPING CENTER

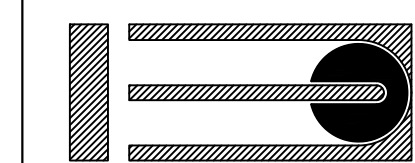
ADJACENT PARCEL
 A.P.N. 921-260-023
 ZONING: COMMUNITY COMMERCIAL
 LAND USE: BANK

1 ARCHITECTURAL SITE PLAN
 SCALE: 1"=20'-0"

VICINITY MAP



NOT TO SCALE



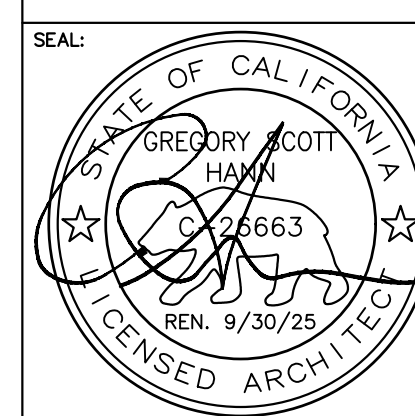
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DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

EXISTING FLOOR PLAN

SHEET NO:

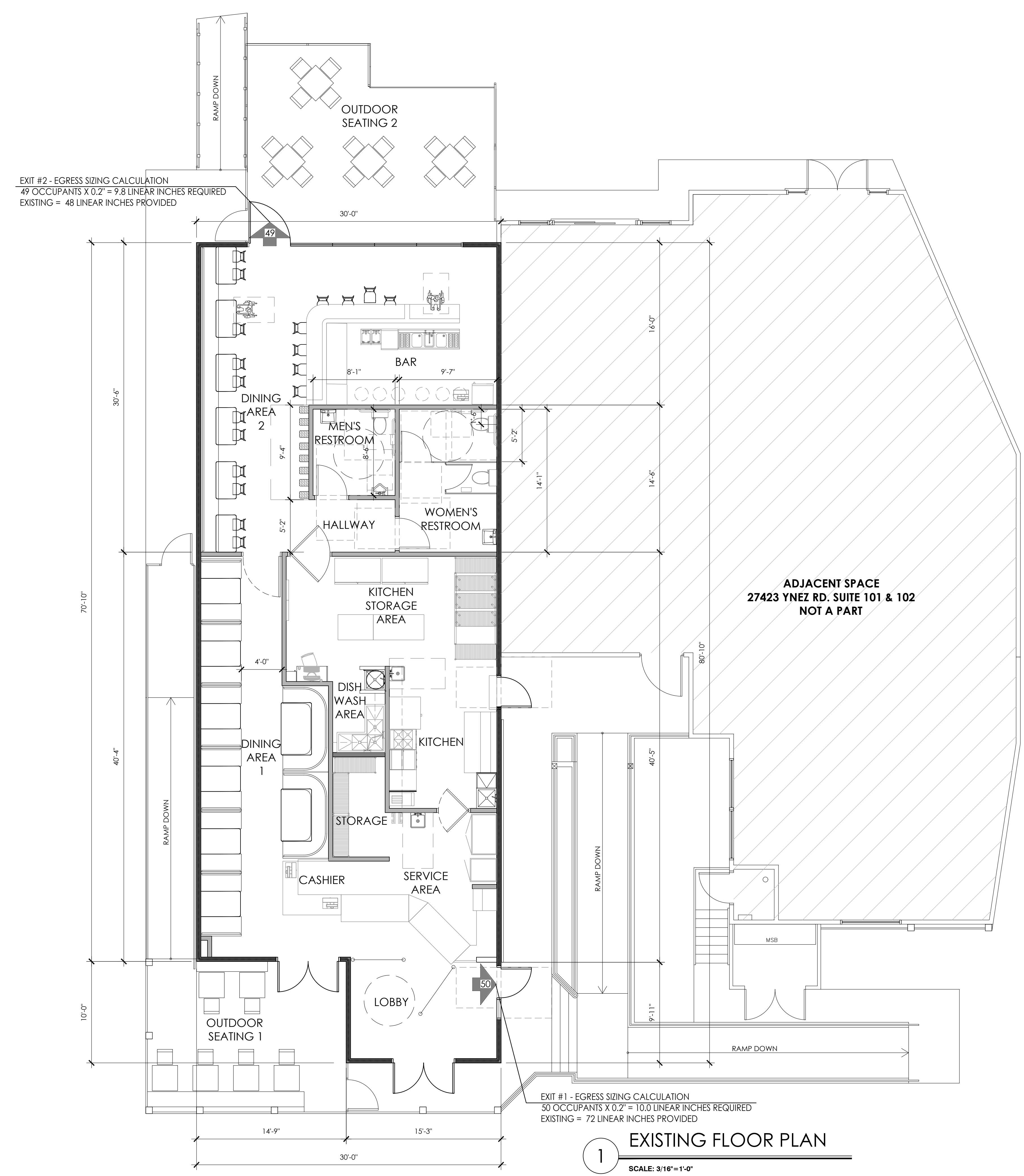
A2.0

GENERAL NOTES:

- ALL DIMENSIONS ARE EXISTING AND FOR REFERENCE ONLY.

WALL LEGEND:

- EXISTING 2x STUDS @ INTERIOR WALL
- EXISTING 2x STUDS @ EXTERIOR WALL



1 EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"

OCCUPANT LOAD CALCULATION

ROOM NAME	OCCUPANCY	AREA	FACTOR	OCCUPANT
LOBBY	A2	160 S.F.	5	32
SERVICE AREA	A2	200 S.F.	200	1
STORAGE	A2	60 S.F.	300	1
KITCHEN	A2	182 S.F.	200	1
KITCHEN STORAGE	A2	260 S.F.	300	1
DISH WASH AREA	A2	40 S.F.	300	1
WOMEN'S RESTROOM	A2	145 S.F.	N/A	-
MEN'S RESTROOM	A2	80 S.F.	N/A	-
BAR	A2	200 S.F.	200	1
DINING AREA 1	A2	440 S.F.	15	30
DINING AREA 2	A2	460 S.F.	15	31
HALLWAY	A2	60 S.F.	N/A	-
TOTAL OCCUPANT LOAD		2,287 S.F.		99

