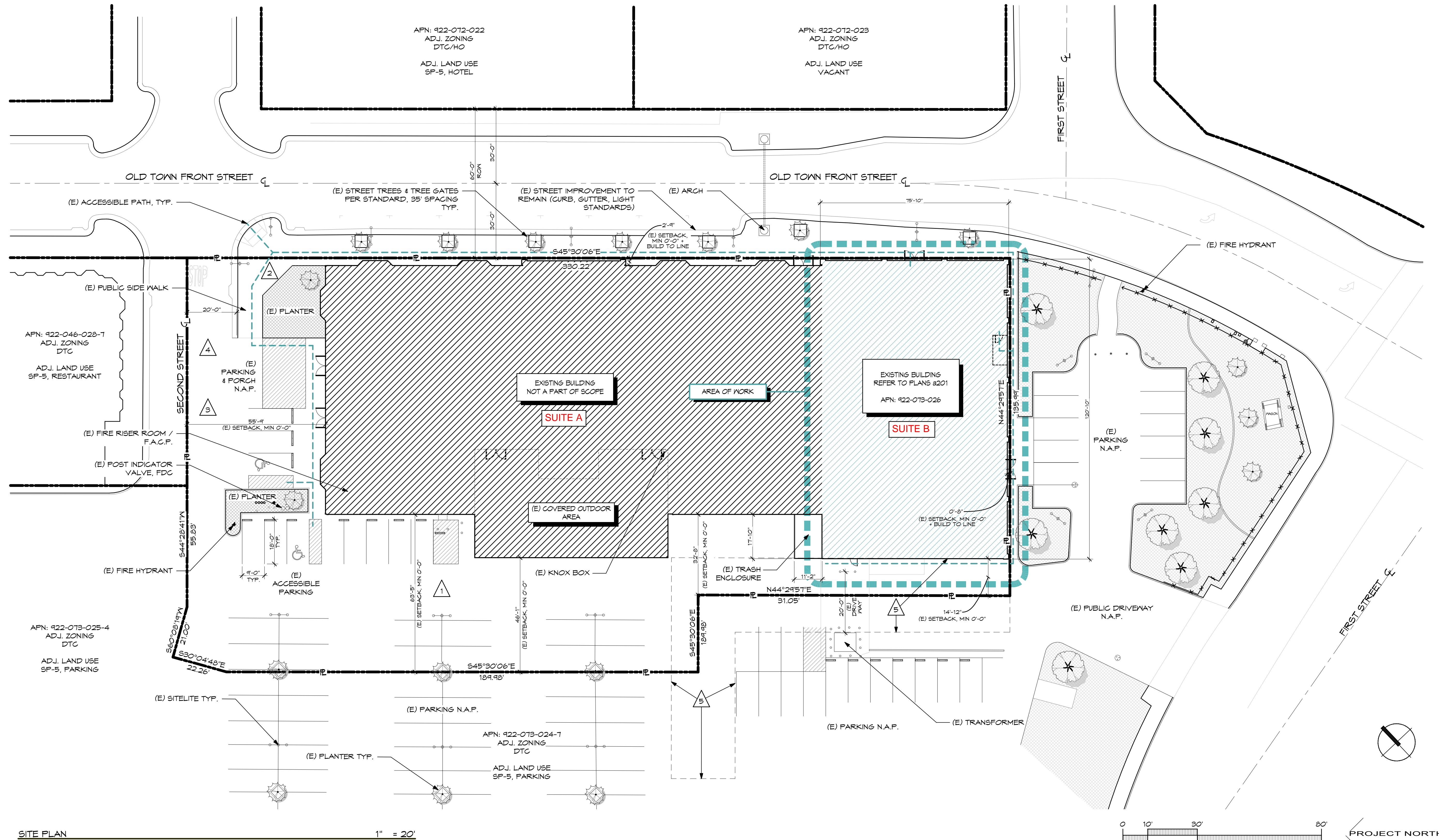


# OAK & OCEAN

28721 OLD TOWN FRONT STREET TEMECULA, CA 92590, SUITE B  
 PLANNING APPLICATION NO. : PA22-0670 (CUP APPLICATION)

## SITE PLAN



## INDEX TO DRAWINGS

ARCHITECTURAL:  
 PR-1 SHEET INDEX, PROJECT INFO, VICINITY MAP,  
 PROJECT CALCULATIONS, OVERALL SITE PLAN,  
 PR-2 EXISTING FLOOR PLANS 1ST & SECOND FLOOR  
 PR-2.1 ROOF PLAN  
 PR-3 ELEVATIONS

## PROJECT TEAM

**OWNER:** STAMPEDE  
 28721 OLD TOWN FRONT STREET  
 TEMECULA CA 92590  
 CONTACT: KEN NEWMAN  
 EMAIL: KEN@NHG.NET

**ARCHITECT:** WALTER R. ALLEN, AIA  
 23485 OLD TOWN FRONT STREET, SUITE 201  
 TEMECULA, CA 92590  
 TEL: (951) 643-0301  
 CONTACT: CHRIS CAMPBELL  
 EMAIL: CHRIS@ROTEK.COM

**STRUCTURAL:** HTK STRUCTURAL ENGINEERS  
 14280 DANIELSON STREET, SUITE 200  
 FOUNTAIN VALLEY, CA 92704  
 TEL: (562) 671-8491  
 CONTACT: BEN SEIBEL

**MECHANICAL/ELECTRICAL/PLUMBING:** SALAS O'BRIEN  
 3220 EXECUTIVE RIDGE, SUITE 210  
 VISTA, CA 92081  
 TEL: (658) 671-8491  
 CONTACT: STEVEN BARRON

## PROJECT INFORMATION

**A.P.N.:** 922-073-026  
**PROJECT ADDRESS:** 28721 OLD TOWN FRONT STREET, TEMECULA CA 92590 SUITE B  
**LEGAL DESCRIPTION:** REFER TO TITLE REPORT  
**ZONING:** SP-5, DTC - DOWNTOWN CORE (HOTEL OVERLAY)  
**LAND USE:** SP-5, OLD TOWN SPECIFIC PLAN  
**TOTAL GROSS AREA:** 61,191 SF 1.40 ACRES  
**TOTAL NET AREA:** 51,250 SF 1.18 ACRES  
**TOTAL BUILDING AREA:** 36,706 SF 0.80  
**TOTAL T.I. AREA:** 11,420 SF (FIRST FLOOR 8,481 SF & SECOND FLOOR - 2,939 SF)  
**LOT COVERAGE:** SQUARE FEET PERCENTAGE  
**BUILDING AREA:** 36,706 SF 60%  
**SUITE AREA:** 11,762 SF 19%  
**PARKING AREA:** 16,019 SF 32%  
**LANDSCAPING AREA:** 1,191 SF 2%  
**HARDSCAPE:** 4,688 SF 9%  
**PARKING:** NONE REQUIRED; NONE PROPOSED  
**FLOOR AREA RATIO(S):** 0.60  
**OCCUPANCY:** A-2  
**TYPE OF CONSTRUCTION:** V-B  
**SPRINKLERS:** FULLY-SPRINKLERED, NFPA 13 COMPLIANT SYSTEM  
**STORIES:** TWO  
**BLDG. HEIGHT:** APPROX. 31'-6 5/8"  
**CODES:**  
 - CALIFORNIA BUILDING CODE 2022 ED.  
 - CALIFORNIA RESIDENTIAL CODE 2022 ED.  
 - CALIFORNIA GREEN CODE 2022 ED.  
 - MECHANICAL: CALIFORNIA MECHANICAL CODE 2022 ED.  
 - ELECTRICAL: CALIFORNIA ELECTRICAL CODE 2022 ED.  
 - PLUMBING: CALIFORNIA PLUMBING CODE 2022 ED.  
 - FIRE: CALIFORNIA FIRE CODE 2022 ED.

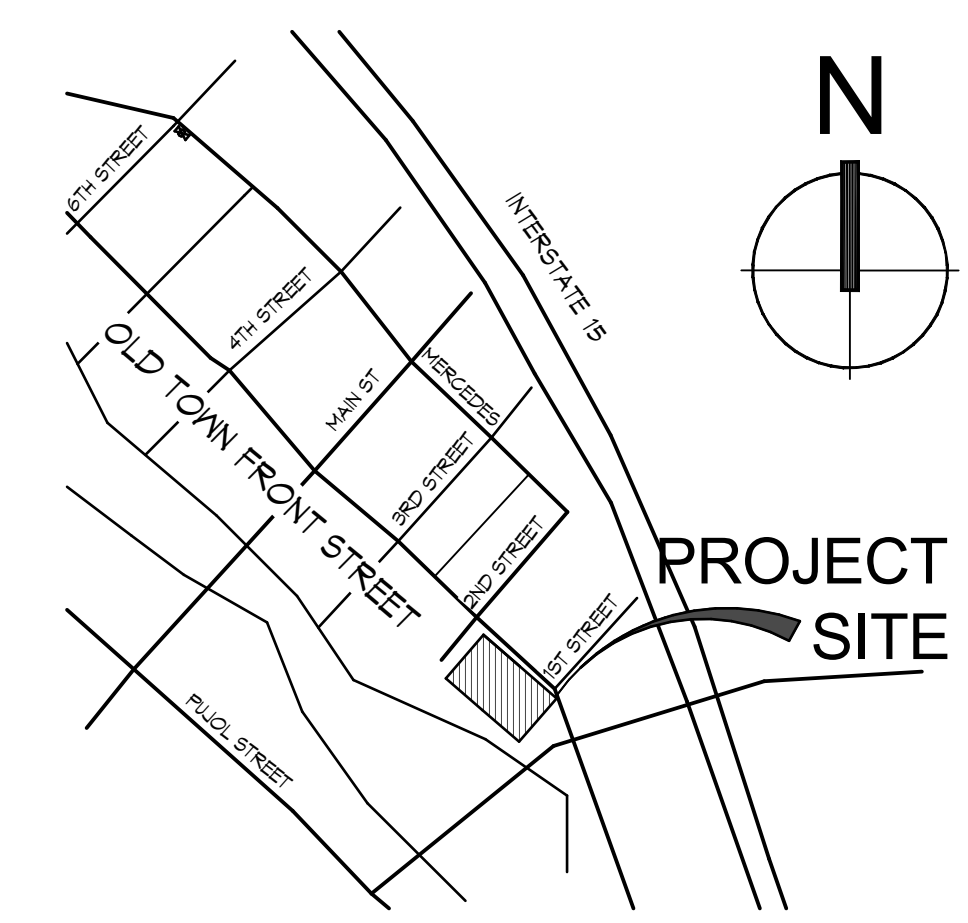
## PROJECT DESCRIPTION

**PROJECT SCOPE:** CONDITIONAL USE PERMIT FOR RESTAURANT/IV LIVE ENTERTAINMENT, SERVING BEER, WINE & ALCOHOL

## UTILITY PURVEYORS:

**WATER:** RANCHO CALIFORNIA WATER DISTRICT TEL: (951) 246-6400  
**SEWER:** EASTERN MUNICIPAL WATER DISTRICT TEL: (951) 428-3777  
**GAS:** SOUTHERN CALIFORNIA GAS TEL: (800) 421-2000  
**ELECTRIC:** SOUTHERN CALIFORNIA EDISON TEL: (800) 990-1788  
**TELEPHONE:** VERIZON - BUSINESS TEL: (800) 455-3000  
**TRASH:** CRIR TEL: (800) 926-4771

## VICINITY MAP:



**EASEMENT NOTES:**

1 AN EASEMENT FOR ROADS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF RIVERSIDE COUNTY, RECORDED APRIL 6, 1915 IN BOOK 406, PAGE 115 OFFICIAL RECORDS, NOT PLOTTABLE FROM RECORD.

2 AN EASEMENT FOR POLE LINES, CONDUITS AND UNDERGROUND FACILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 21, 1917 IN BOOK 470, PAGE 14 OF DEEDS, NOT PLOTTABLE FROM RECORD.

3 AN EASEMENT FOR POLE LINES AND ELECTRICAL FACILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 3, 1932 IN BOOK 92, PAGE 329 OF OFFICIAL RECORDS.

4 AN IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY RECORDED JANUARY 24, 1930 AS INSTRUMENT NO. 15936 OF OFFICIAL RECORDS.

5 ANY PRIVATE EASEMENTS OR LESSOR RIGHTS IN, TO OR OVER SECOND STREET THAT WERE NOT AFFECTED BY THE PROCEEDING VACATING SAID SECOND STREET AS THE SAME WAS VACATED BY INSTRUMENT RECORDED NOVEMBER 9, 1983 AS INSTRUMENT NO. 447563 OF OFFICIAL RECORDS OF RIVERSIDE CALIFORNIA. ALSO, AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF TEMECULA AS SET FORTH IN A DOCUMENT RECORDED NOVEMBER 9, 1983 AS INSTRUMENT NO. 447563 OF OFFICIAL RECORDS.

4 THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED EASEMENT AGREEMENT, BY AND BETWEEN CLEVELAND INVESTMENT COMPANY, INC., A CALIFORNIA CORPORATION, TEMECULA INVESTMENT COMPANY, INC., A CALIFORNIA CORPORATION, WILLIAM E. FORTNER, MARGARET A. FORTNER AND JOHN H. FOGLE, AND OLIVIA A. FOGLE AS TRUSTEES OF THE JOHN H. FOGLE TRUST NO. 1 UNDER AGREEMENT DATED DECEMBER 14, 1982, UPON THE TERMS THEREIN PROVIDED RECORDED JUNE 5, 1995 AS INSTRUMENT NO. 179384 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID DOCUMENT WAS RE-RECORDED OCTOBER 18, 1995 AS INSTRUMENT NO. 347147 OF OFFICIAL RECORDS BEING THE CENTERLINE OF A 28 FOOT RECIPROCAL ACCESS EASEMENT.

5 THE EFFECT OF A CERTIFICATE OF COMPLIANCE AND MAP OF PARCEL MAP, RECORDED AUGUST 22, 1996 AS INSTRUMENT NO. 317123 OF OFFICIAL RECORDS OF RIVERSIDE CALIFORNIA, WHICH INCLUDES A RESERVATION OF AN EASEMENT FOR INGRESS, EGRESS AND JOINT TRASH ENCLOSURE USE.

Walter R. Allen, AIA  
 23485 Old Town Front Street, Suite 201  
 Temecula, CA 92590  
 ph: (951) 663-0301

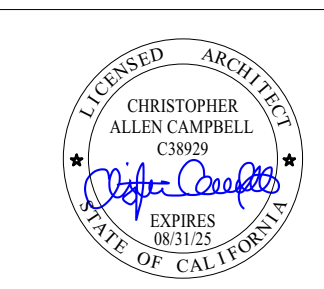


Designed: cac  
 Drawn By: nm  
 Checked: wa  
 Date: 07/10/2023

**OAK & OCEAN**  
 28721 Old Town Front Street, Temecula, CA 92590, SUITE B

Rev.	By	Date	Job Number:	Drawing Number
			2305	

PR-1



Designed cdc  
 Drawn By nm  
 Checked wa  
 Date 07/10/2023

**GENERAL NOTES**

- FIRE SPRINKLER RISER ROOM, FIRE ALARM CONTROL PANEL, LOCATION OF KNOX BOX AND LOCATION OF FIRE DEPARTMENT CONNECTION CAN ALL BE LOCATED ON SITE PLAN SHEET A101.

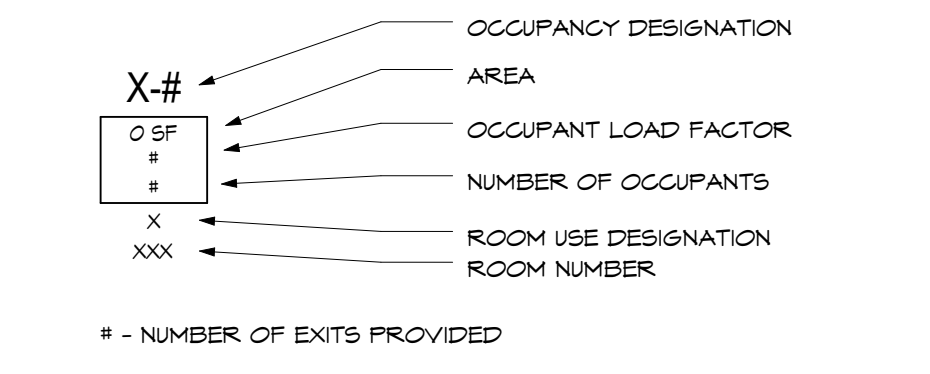
**ACCESSIBILITY NOTES**

- ALL EXTERIOR DOOR LANDINGS SHALL BE ACCESSIBLE  
 2% MAX SLOPE IN ALL DIRECTIONS, 4" DEEP X WIDTH OF THE DOOR INCLUDING REQUIRED SIDE CLEARANCES.

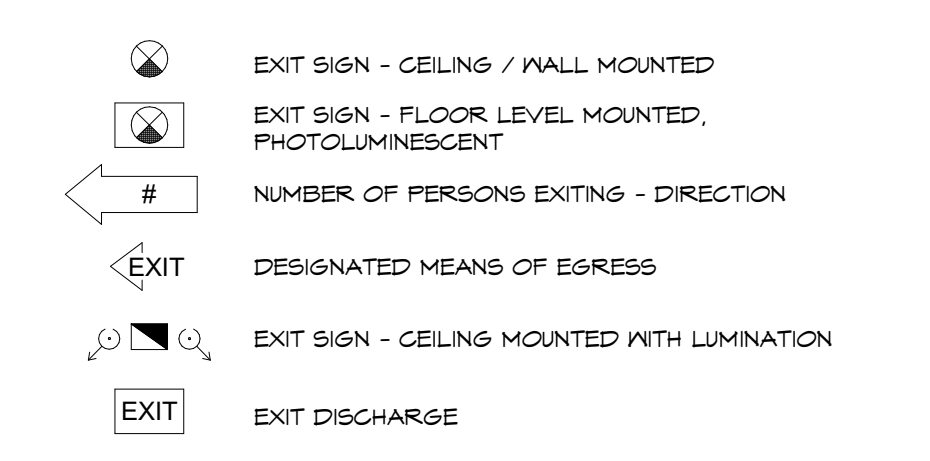
**EXITING NOTES**

- IF THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM IT SHALL REMAIN EQUIPPED. ANY MODIFICATION TO SPRINKLER PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT UNDER A SEPARATE PERMIT.
- PROVIDE EVACUATION PLANS WITH HIGHLIGHTED ROUTES FOR NEAREST EXIT PER COUNTY OF TEMECULA REQUIREMENTS.
- LOCATION(S) AND CLASSIFICATION(S) OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19, AND THE CALIFORNIA FIRE CODE STANDARD (CFC). PLACEMENT IS SUBJECT TO THE FIRE INSPECTOR PRIOR TO FIRE CLEARANCE FOR THE CERTIFICATE OF OCCUPANCY.
- PLEASE REFER TO REFLECTED CEILING PLAN FOR LOCATION OF LIGHTS WITH BATTERY BACK-UP FOR ILLUMINATION OF EGRESS PATH.

**OCCUPANT LOAD**



**LEGEND**



**KEYNOTES**

- POST TACTILE EXIT SIGN READING "EXIT"
- POST TACTILE EXIT SIGN READING "EXIT STAIR UP"
- POST TACTILE EXIT SIGN READING "EXIT STAIR DOWN"
- PANIC HARDWARE

**FIRE EQUIPMENT**

- NEB HORN & STROBE ALARM LOCATIONS, FOR REFERENCE ONLY.
- EXISTING SURFACE MOUNTED KNOX BOX, VERIFY MOUNTING "12" AFF. SEE SITE PLAN FOR EXISTING FIRE RISER ROOM & KNOX BOX LOCATION.

**OCCUPANT LOAD CALCULATIONS**

FIRST FLOOR					
RUM. NR.	ROOM NAME	S.F. (GR.)	S.F. (NET)	OCC. RATIO	OCCUPANCY LOAD
101	FRONT BAR	2,099	1,880	A-2 15 NET	126
102	TICKETING ROOM	67	41	B 150 GR.	1
103	VESTIBULE	-	-	-	-
104	BOOTH	164	155	A-2 150 NET	11
105	BOOTH	164	155	A-2 150 NET	11
106	BOOTH	164	155	A-2 150 NET	11
107	BOOTH	164	155	A-2 150 NET	11
108	HALL	INCL.	INCL.	-	0
109	RESTROOM	56	48	-	0
110	RESTROOM	61	45	-	0
111	KITCHEN	622	546	B 200 GR.	4
112	RESTROOM	141	124	-	0
113	VESTIBULE	INCL.	INCL.	-	0
114	RESTROOM	220	171	-	0
115	RESTROOM	63	54	-	0
116	GREEN ROOM	326	299	B 100 GR.	4
117	(E) ELECTRICAL ROOM	121	103	S-1 300 GR.	1
118	STAIRS	-	-	-	0
119	HALL	-	-	-	0
120	STORAGE	36	24	S-1 300 GR.	1
121	STORAGE	45	27	S-1 300 GR.	1
122	VENUE	3,264	3,173	A-2 5 NET	635
122.1	PLATFORM	684	636	A-2 5 NET	120
123	STAIRS	-	-	-	0
TOTALS 1ST FLOOR:					945

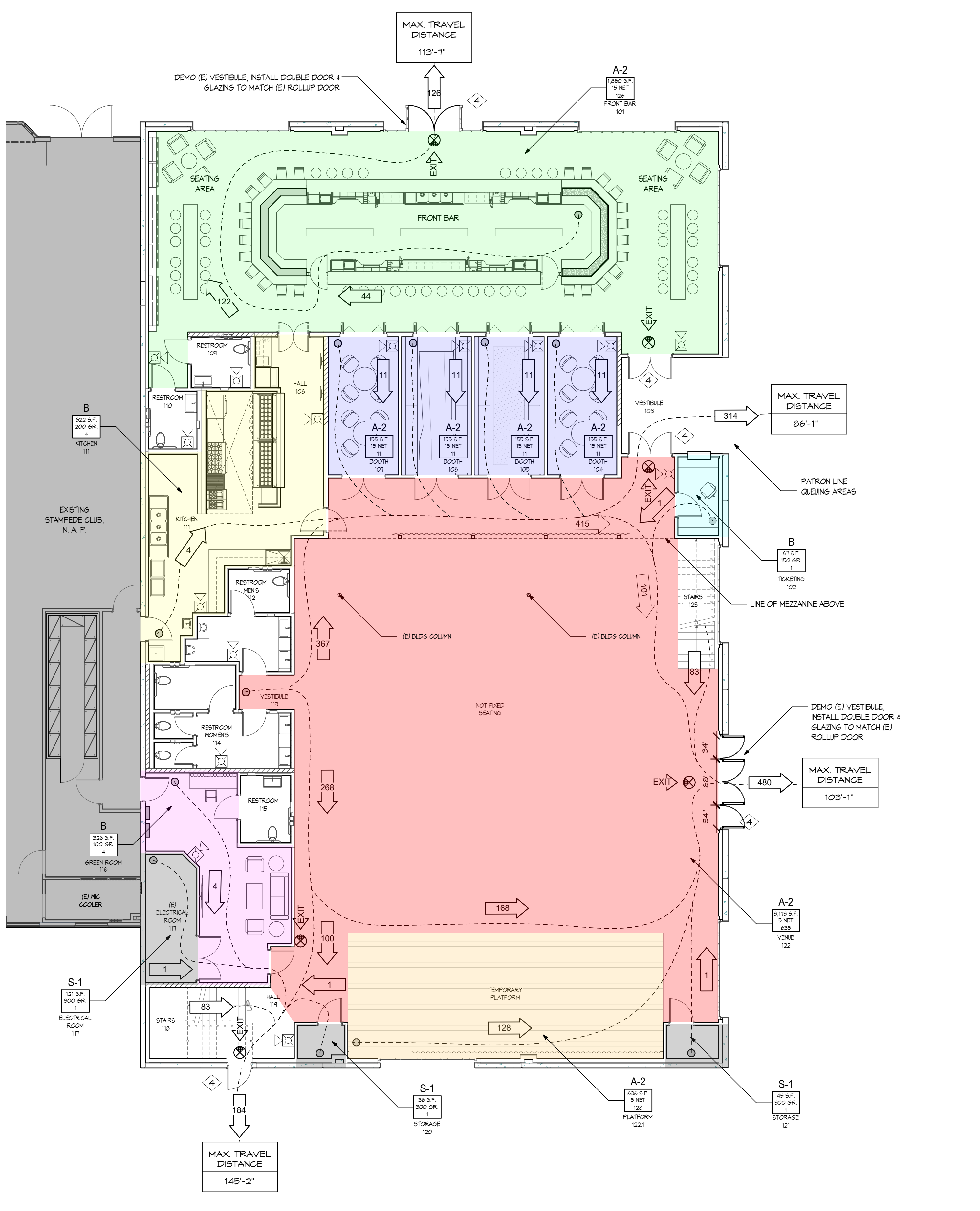
SECOND FLOOR					
RUM. NR.	ROOM NAME	S.F. (GR.)	S.F. (NET)	OCC. RATIO	OCCUPANCY LOAD
201	STORAGE	36	24	S-1 300 GR.	1
202	VIP AREA 1	INCL.	INCL.	-	0
203	STORAGE	100	82	S-1 300 GR.	1
204	VESTIBULE	INCL.	INCL.	-	0
205	RESTROOM	71	61	-	0
206	RESTROOM	70	61	-	0
207	VIP AREA 2	2,654	2,446	A-2 15 NET	164
208	LANDING	INCL.	INCL.	-	0
TOTALS 2ND FLOOR:					166

TOTAL - OCCUPANCY LOAD - 1ST & 2ND FLOORS: 1,111  
 TOTAL - GROSS AREA - 1ST & 2ND FLOORS: 11,420  
 TOTAL - NET AREA - 1ST & 2ND FLOORS: 10,413

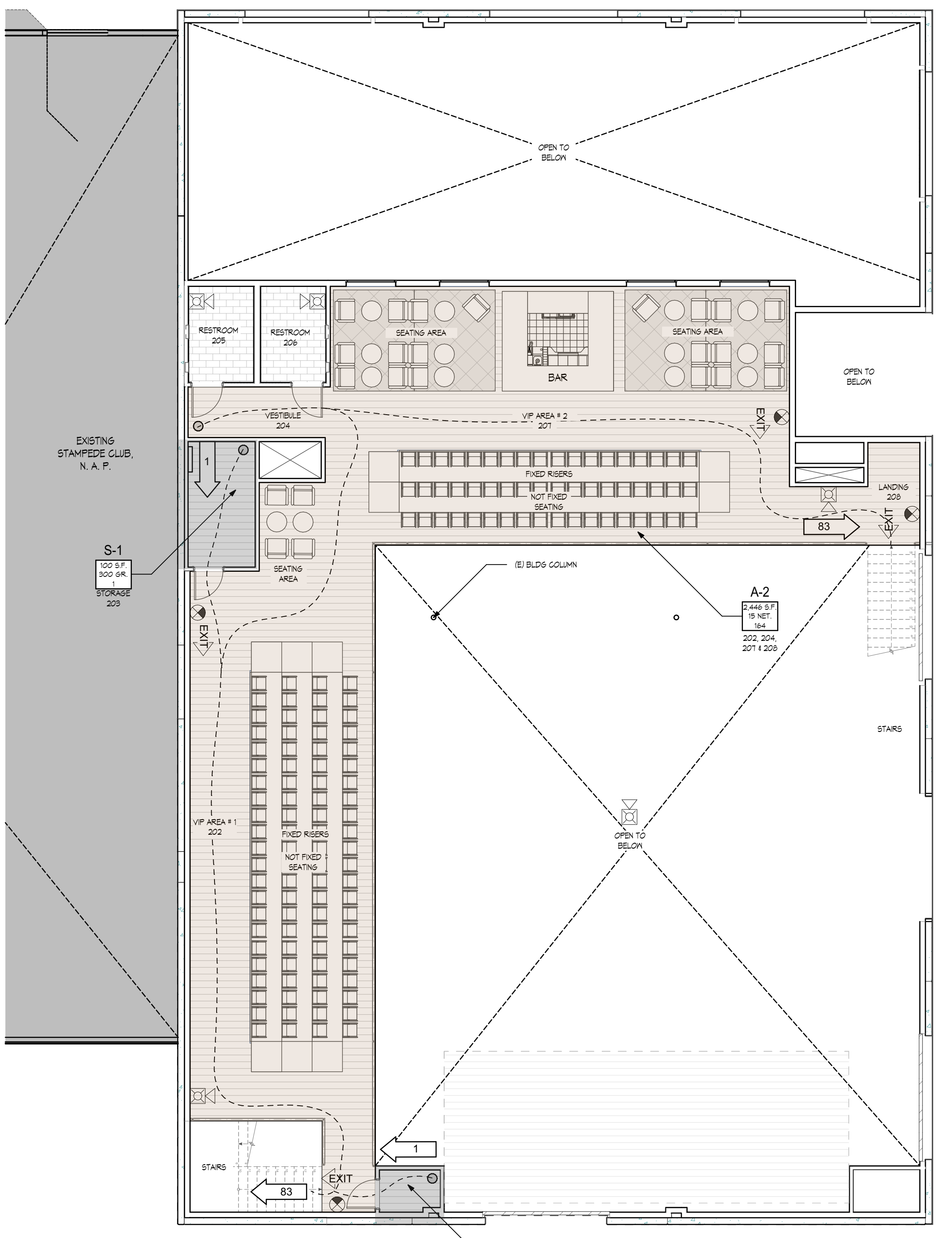
FRONT BAR FIRST FLOOR EXITING CALCULATION:  
 126 X 0.2 = 25.2  
 25.2 X 0.5 = 12.6  
 (PROVIDED MAIN EXIT FOR FRONT BAR IS 12')

VENUE FIRST FLOOR / SECOND FLOOR EXITING CALCULATION:  
 (1 + 11 + 11 + 11 + 4 + 4 + 1 + 1 + 635 + 120) + (1 + 1 + 164) = 965  
 965 X 0.2 = 191  
 191 X 0.5 = 95.5  
 (PROVIDED MAIN EXIT FOR MAIN VENUE IS 186')

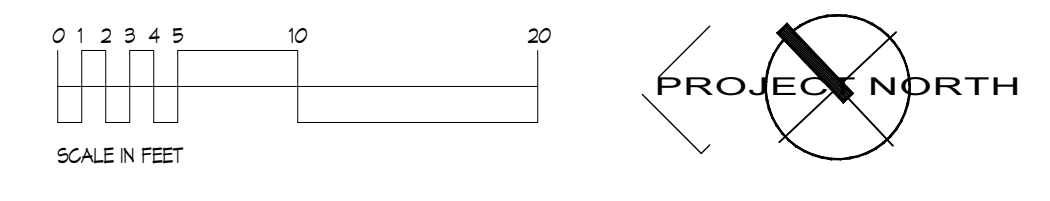
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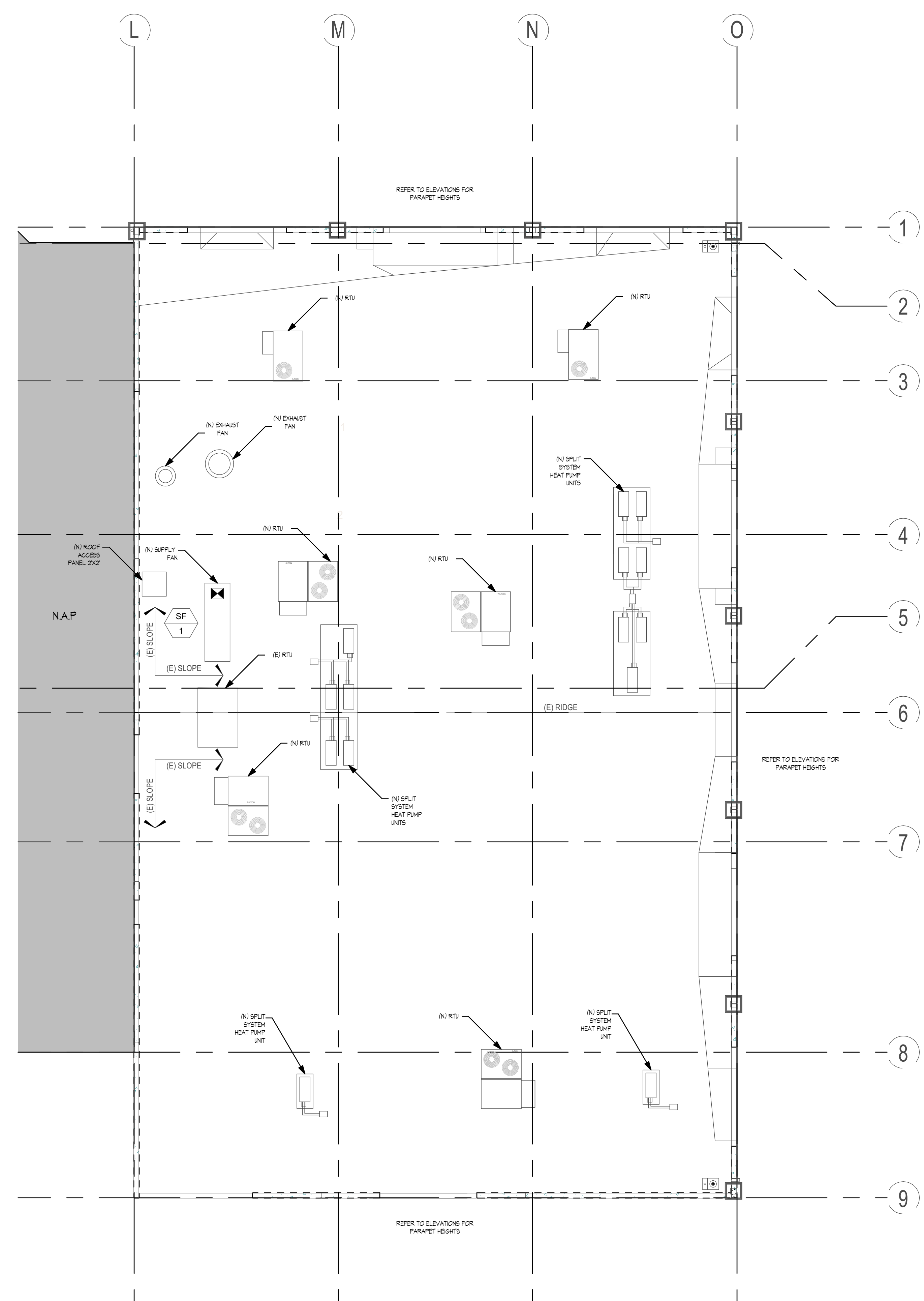


FIRST FLOOR - VENUE / FRONT BAR - EXITING PLAN  
 1/8" = 1'-0"



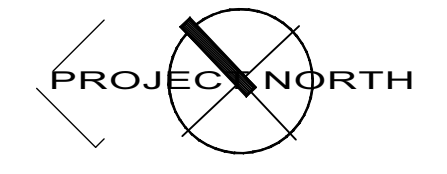
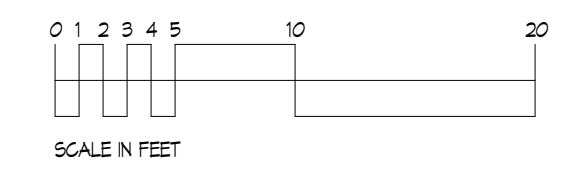
SECOND FLOOR - EXITING PLAN  
 1/8" = 1'-0"



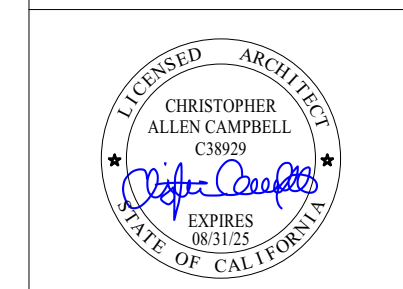


ROOF PLAN

1/8" = 1'-0"



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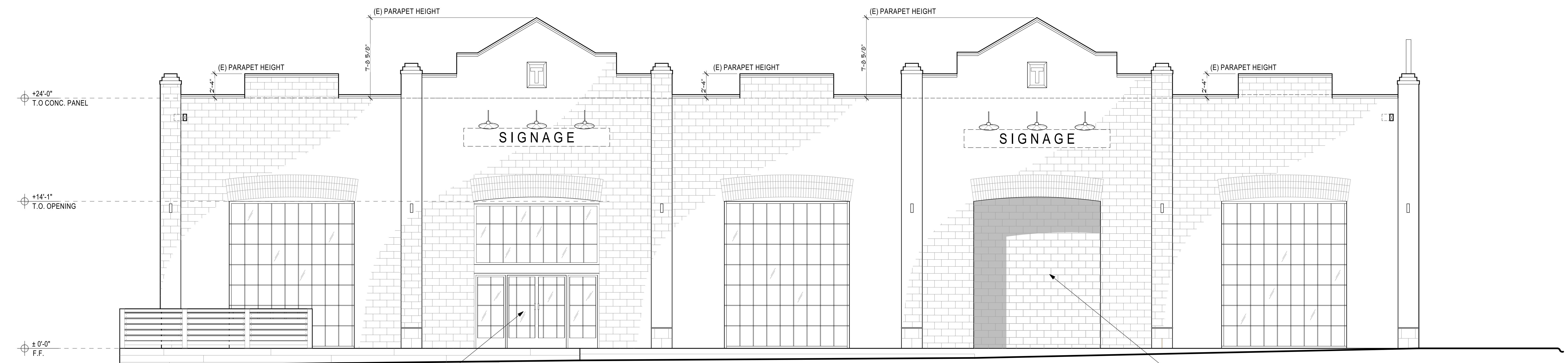
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OAK & OCEAN  
28721 Old Town Front Street, Temecula, CA 92590

Revisions	By	Date	Sym.

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Drawing Number

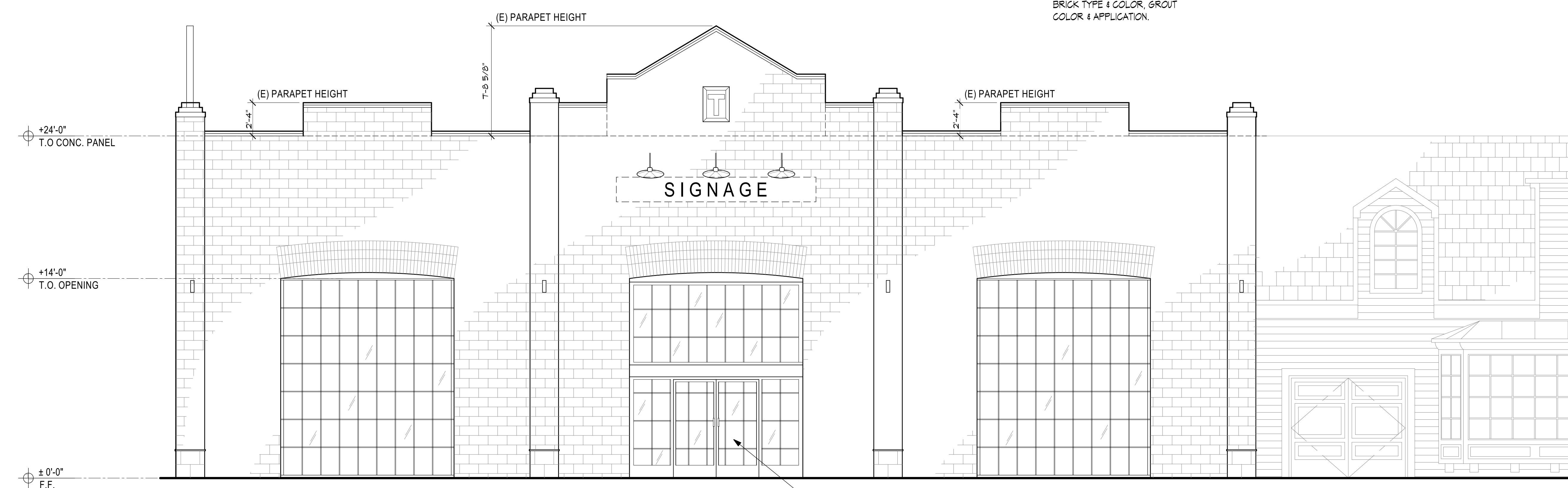
PR-2.1



SOUTH ELEVATION / NEW DOOR 1/4" = 1'-0"

DEMO (E) VESTIBULE, REPLACE W/ ARGADIA NS212 SERIES DOORS, MATCH (E) ROLL-UP DOOR DIVIDED LIGHT WINDOW SPACING.

REMOVE (E) ROLLUP DOOR @ (E) VESTIBULE, DISMANTLE JAMB & HEAD, WEATHER STRIPING & TRACK, REFER TO NEW DETAIL. NEW BRICK VENEER MATCH (E) BRICK TYPE & COLOR, GROUT COLOR & APPLICATION.



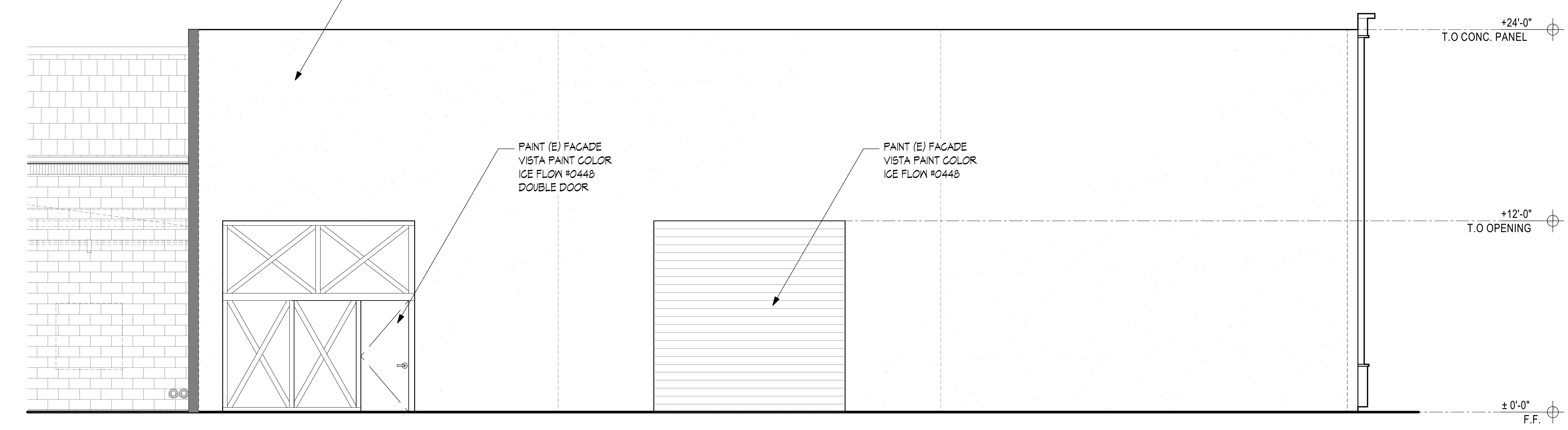
EAST ELEVATION / NEW DOOR 1/4" = 1'-0"

PAINT (E) FACADE VISTA PAINT COLOR ICE FLOW #0448

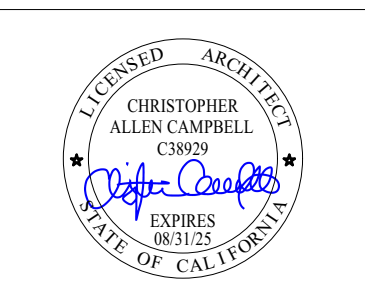
DEMO (E) VESTIBULE, REPLACE W/ ARGADIA NS212 SERIES DOORS, MATCH (E) ROLL-UP DOOR DIVIDED LIGHT WINDOW SPACING.

PAINT (E) FACADE VISTA PAINT COLOR ICE FLOW #0448 DOUBLE DOOR

PAINT (E) FACADE VISTA PAINT COLOR ICE FLOW #0448



WEST ELEVATION / NEW DOOR 1/4" = 1'-0"



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Checked	wra
Date	07/10/2023

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