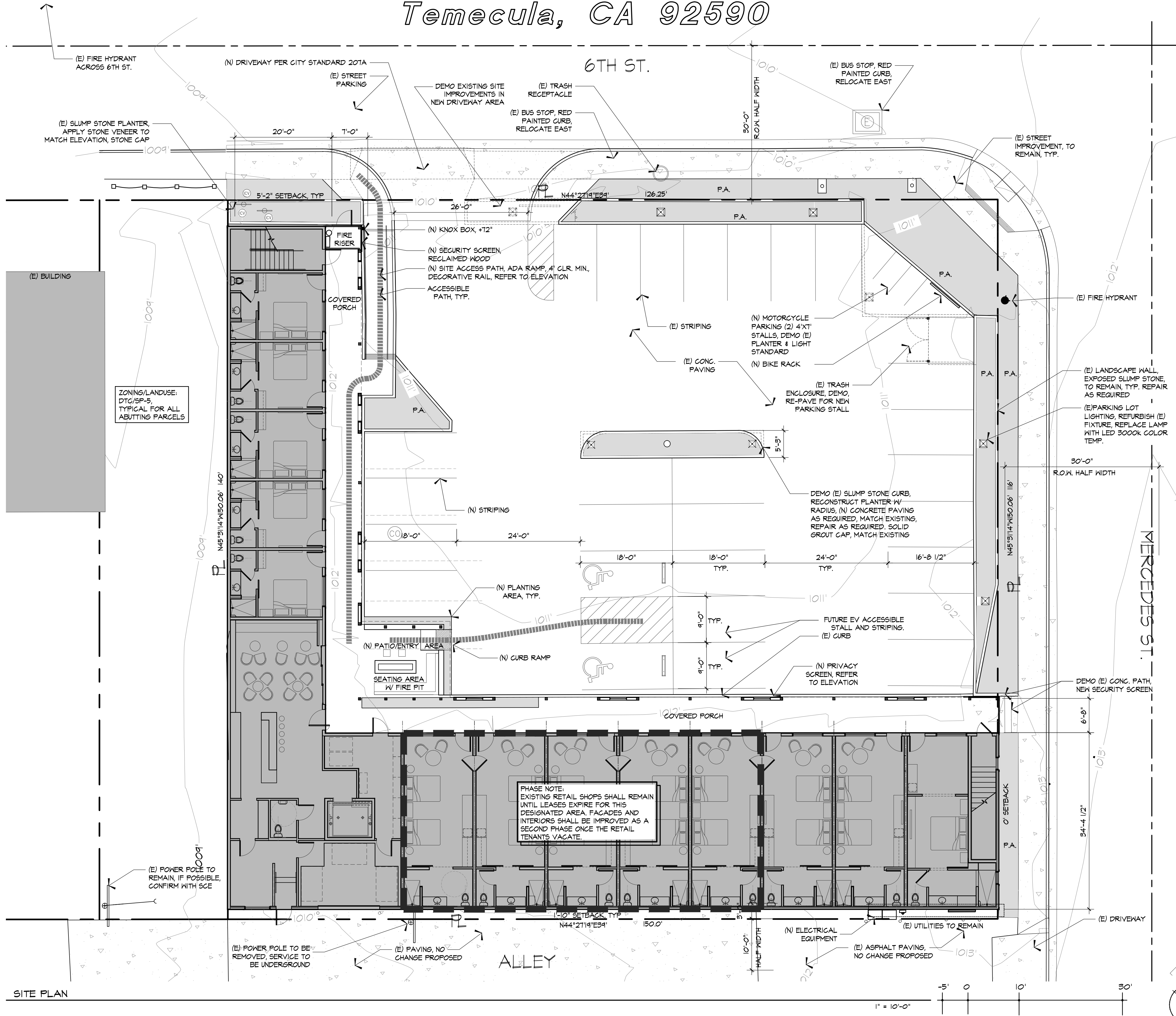


Galway House

41920 6th Street
Temecula, CA 92590



SITE PLAN

INDEX TO DRAWINGS

- ARCHITECTURAL: (5 SHEETS)
 PR-1 SITE PLAN, PROJECT INFO, VICINITY MAP
 PR-2 FIRST FLOOR PLAN
 PR-2.1 SECOND FLOOR PLAN, ROOF PLAN;
 PR-3 ELEVATIONS

CONTACT INFORMATION

OWNER: BLAINE SMITH
 3865 MISSION BLVD.,
 SAN DIEGO, CA 92104
 TEL: (658) 997-2100
 CONTACT: BLAINE SMITH

ARCHITECT: WALTER R. ALLEN, AIA
 28465 OLD TOWN FRONT STREET,
 SUITE 201 TEMECULA, CA 92590
 TEL: (951) 693-0301
 CONTACT: CHRIS CAMPBELL

PROJECT DESCRIPTION:

LEGAL DESCRIPTION: REFER TO TITLE REPORT
SCOPE OF WORK: THE PROJECT CONSISTS OF A CHANGE IN OCCUPANCY AND USE FROM COMMERCIAL TO HOTEL USE.
 PROJECT WORK WILL CONSIST OF MODIFICATION TO THE SITE FOR ACCESSIBLE PARKING AND PATH OF TRAVEL.
 THE REMODEL WORK WILL CONSIST OF A FACADE IMPROVEMENT AND TENANT IMPROVEMENTS ESTABLISHING 24 HOTEL ROOMS AND LOBBY AND SUPPORT SPACES. THE PROJECT WILL BE PHASED PER THE SITE PLAN. A PORTION OF THE FIRST FLOOR SHALL REMAIN AS RETAIL UNTIL THEIR LEASES HAVE EXPIRED. THE ADDITIONAL WORK TO CONVERT THE REMAINING RETAIL SPACE TO HOTEL ROOMS SHALL BE PHASE 2.

A.P.N.: 922-024-027
PROJECT ADDRESS: 41920 6TH ST. TEMECULA, CA 92590
ZONING: SP-5, DTC
EXISTING USE: COMMERCIAL
PROPOSED USE: HOTEL
OCCUPANCY: B CURRENT, R-1 PROPOSED
LOT SIZE: 20,717 S.F., 0.48 ACRES
CODE(S):
 - CALIFORNIA BUILDING CODE 2016 ED.
 - ELECTRICAL: CALIFORNIA ELECTRICAL CODE 2016 ED.
 - PLUMBING: CALIFORNIA PLUMBING CODE 2016 ED.
 - FIRE: CALIFORNIA FIRE CODE 2016 ED.
 - MECHANICAL: CALIFORNIA MECHANICAL CODE 2016 ED.
 - GREEN BUILDING CODE 2016 ED.
 - CALIFORNIA ENERGY CODE 2016 ED.

TYPE OF CONSTRUCTION: V-B
SPRINKLERS: SPRINKLERED (AS A PART OF THIS SCOPE, CURRENTLY UNSPRINKLERED)
AREA OF IMPROVEMENT: 14,104 SF.
STORIES: TWO STORIES
BLDG. HEIGHT: (E) BLDG: 43'-0"
SCHOOL DISTRICT: TEMECULA UNIFIED SCHOOL DISTRICT

UTILITY PURVEYORS:
ELECTRIC: SOUTHERN CALIFORNIA EDISON TEL: (800) 990-1188
NATURAL GAS: SOUTHERN CALIF. GAS CO. TEL: (800) 427-2200
TELEPHONE: VERIZON - BUSINESS TEL: (800) 483-3000
WATER: RANCHO CALIFORNIA WATER DISTRICT TEL: (951) 246-6900
WASTE DISPOSAL: WASTE MANAGEMENT TEL: (800) 423-9986
SEWER: EASTERN MUNICIPAL WATER DISTRICT TEL: (951) 428-3117

PARKING	# OF RMS.	PARKING SPACES RATIO	SPACES PROVIDED
HOTEL ROOM	24 RMS.	1/RM.	24
			28

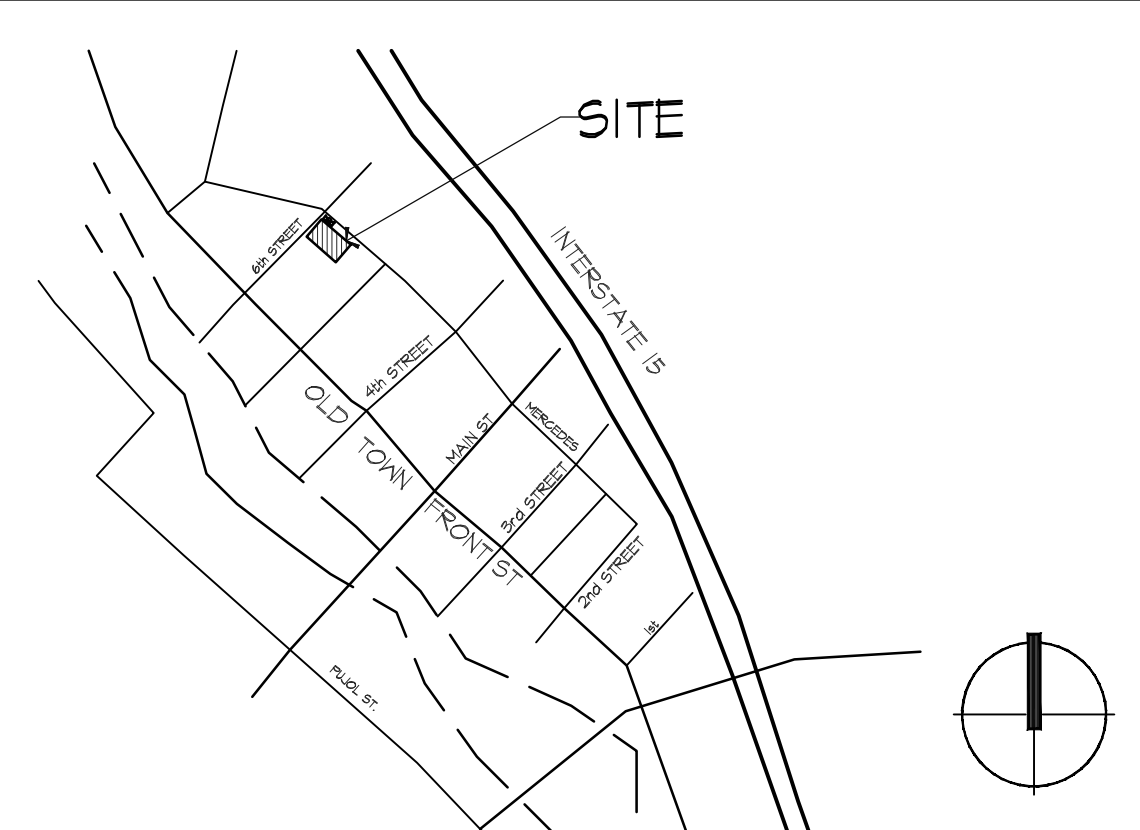
(OF THESE, 2 HIC SPACES ARE REQUIRED, 1 MUST BE VAN ACCESSIBLE)
 SUBSTITUTION FOR 1 ADDITIONAL STALL:
 PROVIDE TWO MOTORCYCLE STALLS (2 PROVIDED)
 - ONE AUTO STALL EQUIVALENT

SIGN NOTE:
 ALL SIGNAGE REQUIRES SEPARATE PERMITS IN ACCORDANCE WITH THE OLD TOWN SPECIFIC PLAN

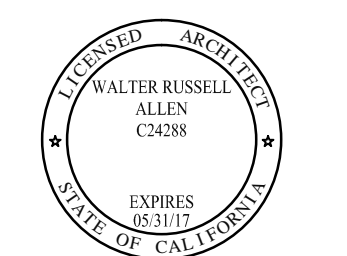
LOT COVERAGE:	AREA
BUILDING:	1,082 SF
PAVING:	12,649 SF
LANDSCAPING:	1,248 SF
TOTAL LOT AREA:	20,980 SF (0.48 AC)

BUILDING AREA/STRUCTURE NOTE:
 THE 2ND FLOOR HAS NOT BEEN FINALED FOR OCCUPANCY OR OCCUPIED, ALTHOUGH IT WAS PERMITTED FOR OCCUPANCY UNDER A PREVIOUS APPROVAL. FEES (SCHOOL & DEVELOPMENT) MAY BE DUE.
 STRUCTURAL ANALYSIS AND NEW DESIGN WILL BE REQUIRED FOR THE EXISTING 2ND FLOOR.

VICINITY MAP



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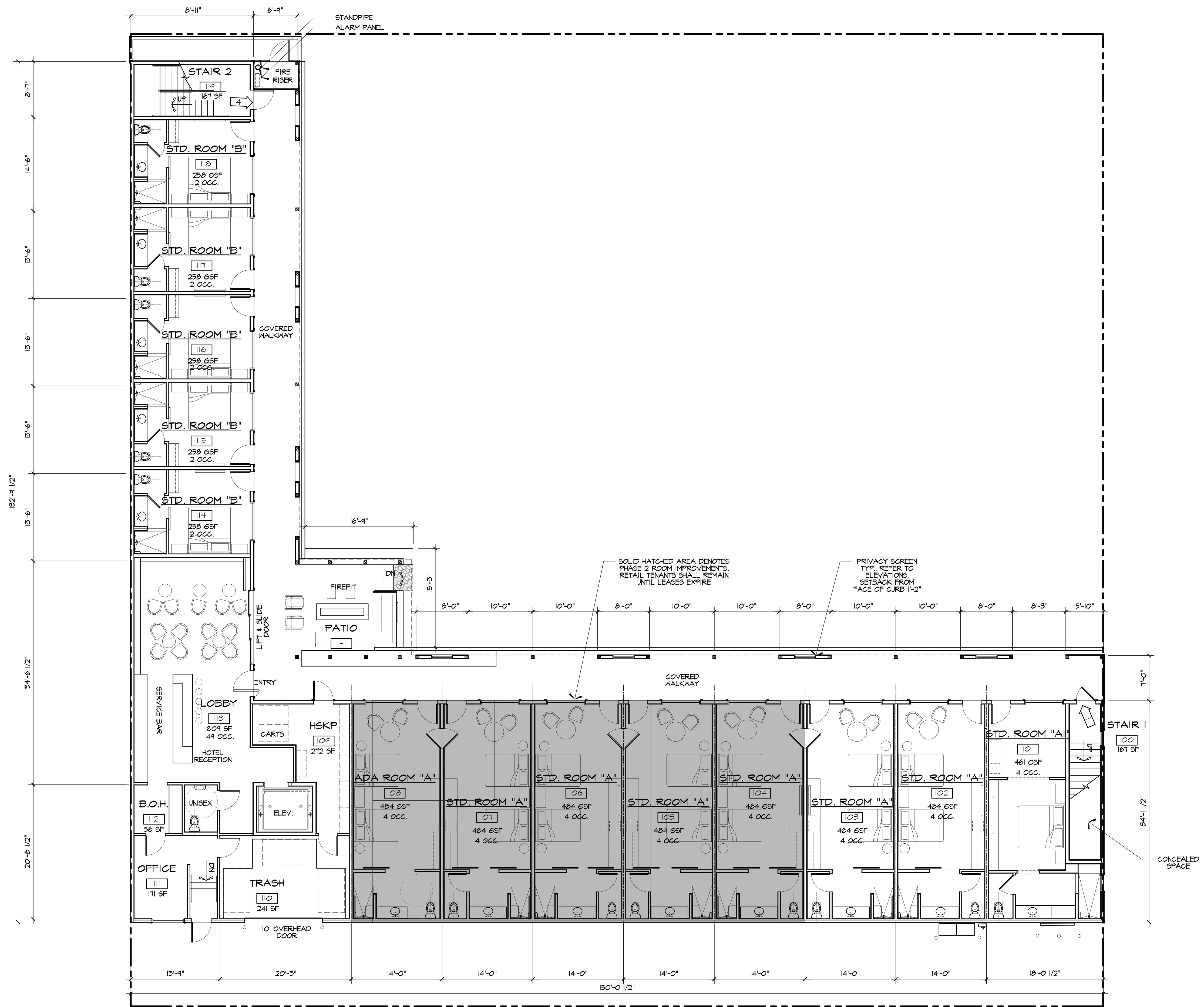
Designed: csc
 Drawn By: mpw/cac
 Checked: nra
 Date: 03/12/18

Galway House
 41920 6th Street
 Temecula, CA 92590 P.A. 18-0381 V.2

Rev.	By	Date	Description
1	csc	03/12/18	planning resubmittal

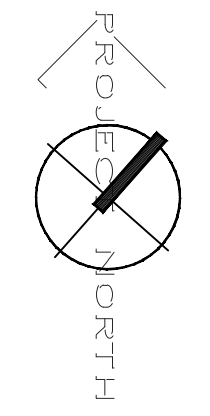
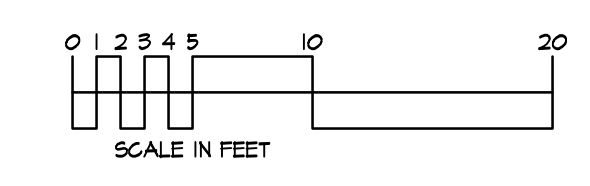
Job Number: 1712
 Drawing Number

PR-1

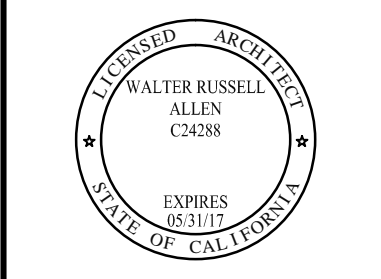


FIRST FLOOR PLAN

1/8" = 1'-0"



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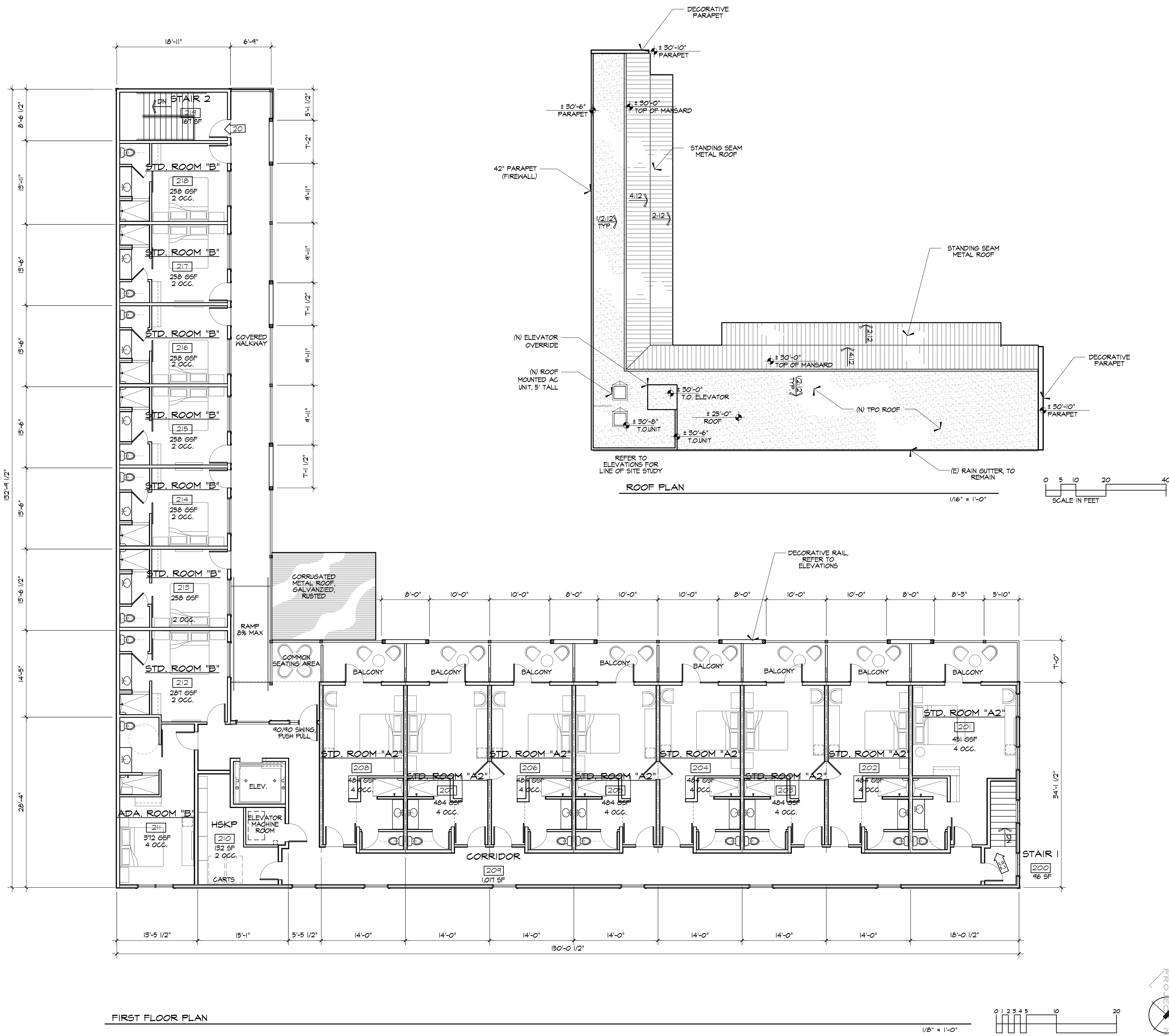
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 Checked: nra
 Date: 03/12/18

Galway House

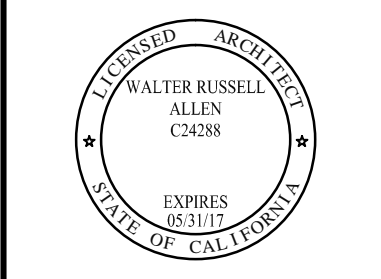
41920 6th Street
 Temecula, CA 92590 P.A. 18-0381 V.2

Revisions	By	Date	Job Number	Drawing Number
planning resubmittal	cac	6/10/18	1712	

PR-2



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Designed: cac
 Drawn By: mpw/cac
 Checked: nra
 Date: 03/12/18

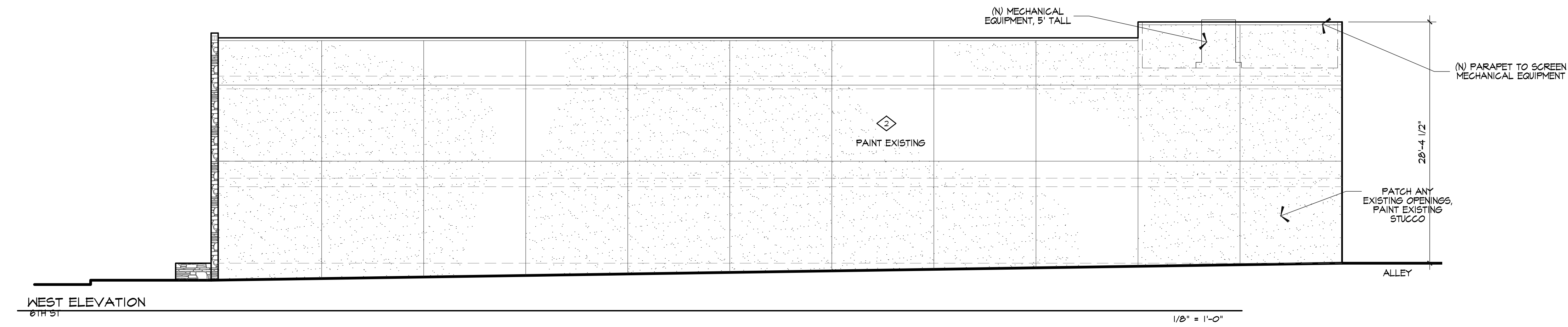
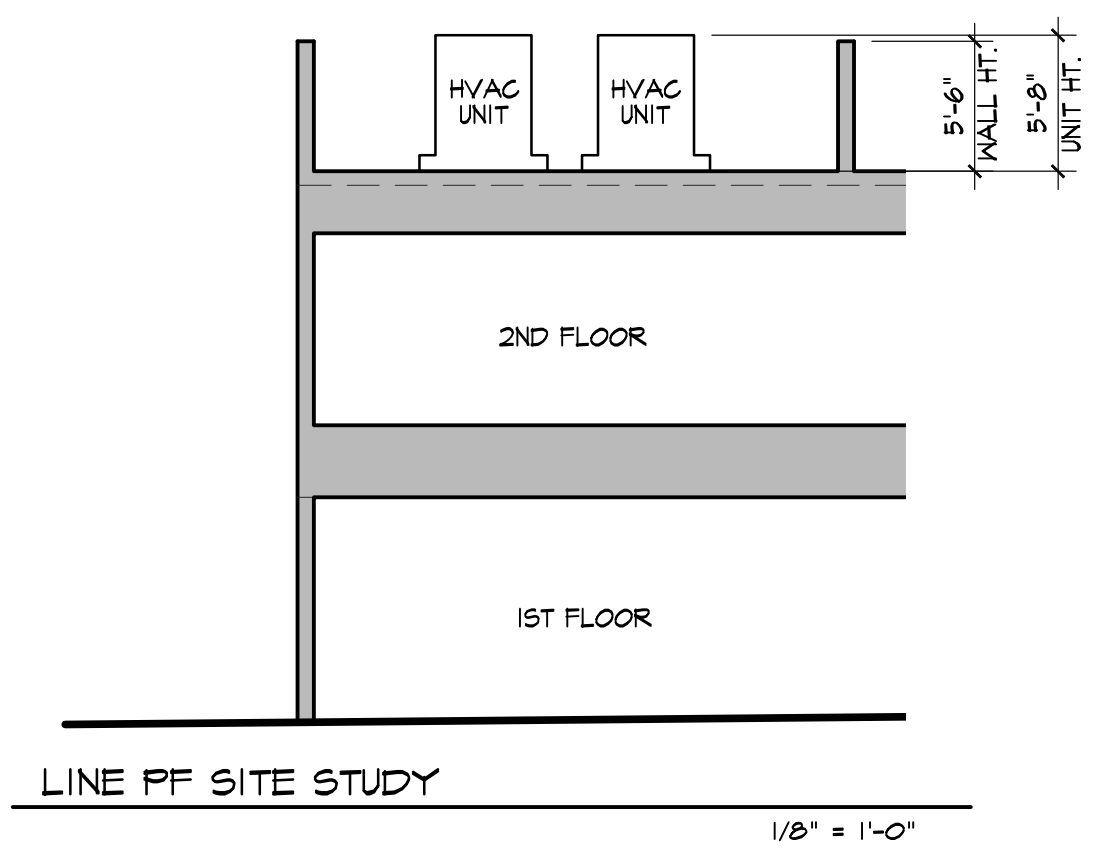
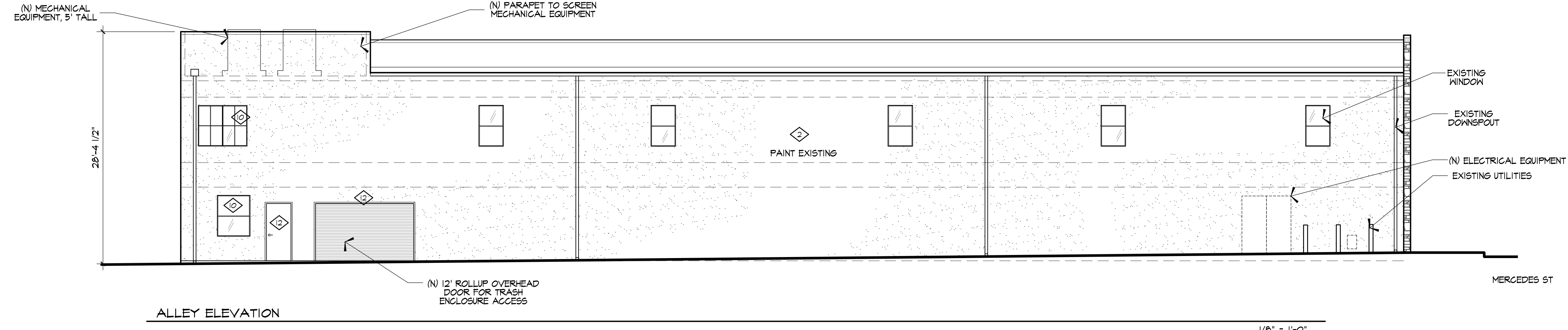
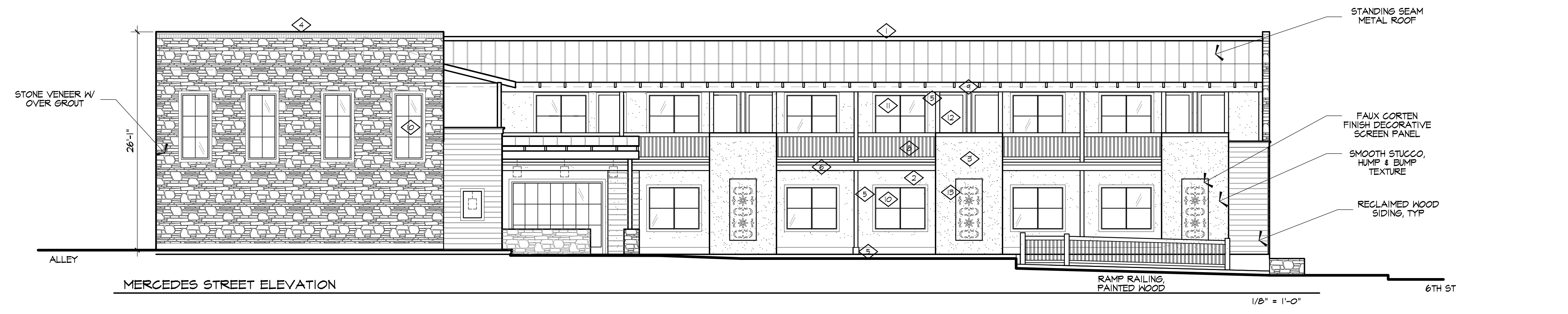
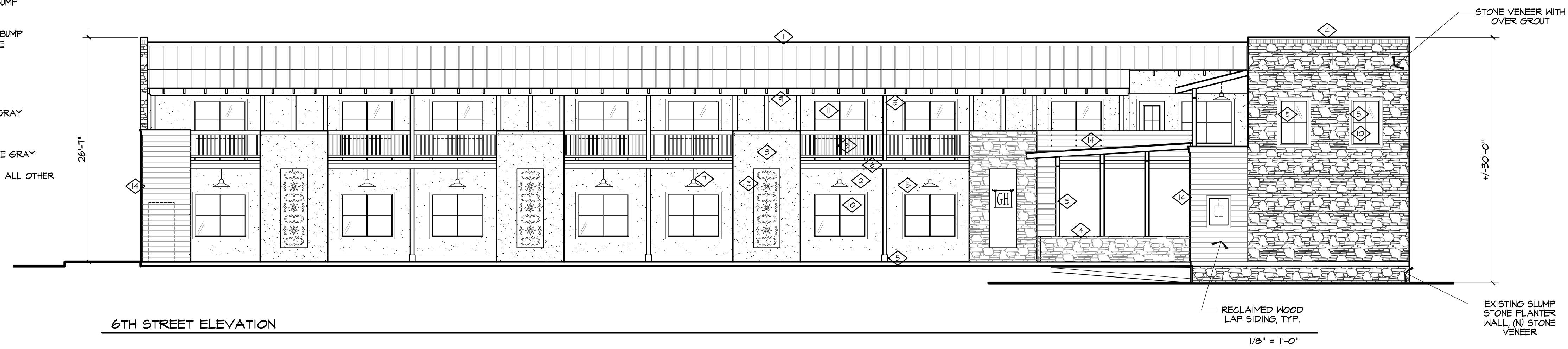
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Sym.	Revisions
▲	planning resubmittal

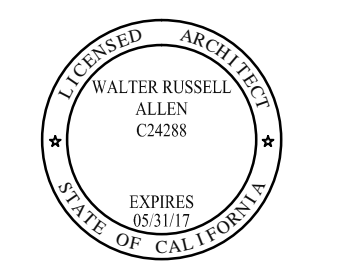
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Date:	5/29/18
Job Number:	1712
Drawing Number:	

PR-2.1

- KEYNOTES:**
- ◇ ROOFING MATERIAL: STANDING SEAM METAL - GALVALUME BY BERRIDGE
 - ◇ STUCCO FINISH: PAREX/LA HABRA OR EQ. - TROVELED FINE FLOAT TEXTURE W/ LIGHT HUMP AND BUMP COLOR: DOVE GREY 40/66, SIMILAR TO CLASSICAL WHITE FROM THE OTSP COLOR PALETTE
 - ◇ STUCCO FINISH: PAREX/LA HABRA OR EQ. - TROVELED FINE FLOAT TEXTURE W/ HEAVY HUMP AND BUMP COLOR: SHEET GRASS 30/21, SIMILAR TO ROYCROFT MIST GRAY FROM THE OTSP COLOR PALETTE
 - ◇ RUBBLE STONE VENEER W/ GROUT SLURRY, EL DORADO STONE VENEER, CYPRESS RIDGE PATTERN, COLOR: COUNTRYSIDE
 - ◇ DECORATIVE TRIM: WOOD - PAINTED VISTA PAINT COLOR THISLE GRAY, SIM. TO DOWNING SAND
 - ◇ DECORATIVE TRIM: WOOD - PAINTED VISTA PAINT COLOR RAND MOON, SIM. TO ROYCROFT MIST GRAY
 - ◇ DECORATIVE BARN LIGHT FIXTURE, COLOR - DARK GRAY
 - ◇ HANDRAIL, WOOD TOP AND BOTTOM RAIL, PAINTED TUBE STEEL VERTICAL PICKETS, COLOR: THISLE GRAY
 - ◇ EXPOSED EAVES, STARTER WOOD BOARDS, BARGE BOARD, TRELLIS, POSTS, BRACKETS, RAILING & ALL OTHER WOOD TRIM, PAINT, COLOR: THISLE GRAY
 - ◇ WINDOW: SIERRA PACIFIC - COLOR: GULL GRAY
 - ◇ 2ND FLOOR PATIO DOOR: SIERRA PACIFIC - COLOR: GULL GRAY
 - ◇ ROOM DOOR: PAINT, COLOR: RAND MOON
 - ◇ DECORATIVE SCREEN: FAUX RUSTED STEEL FINISH
 - ◇ WOOD SIDING: RECLAIMED WOOD



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Sym.	Revisions
▲▲▲▲▲▲▲▲	planning resubmittal
By: cac	
Date: 6/10/18	
Job Number: 1712	
Drawing Number	

PR-3