



DESIGN PROPOSAL FOR THE CITY OF RIVERSIDE  
REVISION 2

CLIENT: The MISSION INN - DUANE & KELLY ROBERTS/TONY MAALOUF  
PROJECT: New GAZEBO Design - REV 02  
NAME: Las Campanas  
LOCATION: RIVERSIDE, CA



KENNETHUSSENKODESIGN  
KUPRODUCTIONS  
NOV. 23TH 2020





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DATE					
REVISION NO.					

DATE 11/30/2020  
SCALE N/A

PROJECT NAME  
MISSION INN  
LAS CAMPANAS RESTAURANT  
3649 MISSION INN AVENUE, RIVERSIDE, CA 92502

SCALE

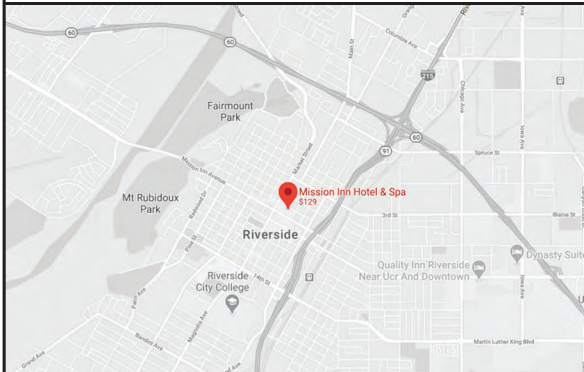
SHEET NAME  
COVER SHEET

SHEET NO.

ID 0.0

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

### VICINITY MAP



### CONSULTANTS

#### OWNER:

THE MISSION INN HOTEL AND SPA  
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ANTOINE MAALOUF - VP, GENERAL MANAGER

#### ENGINEER:

NATIONAL ENGINEERING & CONSULTING, INC.  
27 ORCHARD RD, LAKE FOREST, CA 92630  
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C/O JONATHAN WERNER, TAMER GERGIS

### SHEET INDEX

SHEET #	PAGE TITLE
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ID 0.1	GENERAL NOTES
ID 1.1	SITE PLAN
ID 2.1	ENLARGED CASITA PLAN
ID 3.1	CASITA ELEVATIONS
ID 4.1	SECTIONS AND DETAILS

### SYMBOLS

	NORTH ARROW
	ELEVATION NO. SHEET NO.
	ELEVATION/SECTION NO. SHEET NO.
	DETAIL NO. SHEET NO.
	FURNITURE OR LIGHTING REFERENCE - SEE ID 4.1
	FINISH REFERENCE - SEE ID 4.1
	ROOM CALLOUT
	KEYNOTE CALLOUT
	EQUIPMENT CALLOUT
	CEILING HEIGHT CALLOUT
	ELEVATION MARKER
	REVISION AREA AND NO.

### ABBREVIATIONS

CL	CENTERLINE	SECT.	SECTION
@	AT	SHR.	SHOWER
A.F.F.	ABOVE FINISHED FLOOR	SHT.	SHEET
AC	ACOUSTIC CEILING TILES	S.F.	SPECIALTY FINISH
BLDG.	BUILDING	SIM.	SIMILAR
B.O.H.	BACK OF HOUSE	SPEC.	SPECIFICATION
CLG.	CEILING	SQ.	SQUARE
COL	COLUMN	ST.	STONE
C.M.U.	CONCRETE MASONRY UNIT	STOR.	STORAGE
DIA.	DIAMETER	T.	TILE
DIM.	DIMENSION	T.B.D.	TO BE DETERMINED
DN.	DOWN	TELE.	TELEPHONE
EA.	EACH	TV.	TELEVISION
ELEV.	ELEVATOR	TYP.	TYPICAL
EQ.	EQUAL	U.N.O.	UNLESS NOTED
EXT.	EXTERIOR	UP.	OTHERWISE
F.	FURNITURE	W/	UPHOLSTERY
FLR.	FLOOR	W/O	WITH
F.O.H.	FRONT OF HOUSE	WC.	WITHOUT
G.D.	GARBAGE DISPOSAL	WD.	WALLCOVERING
GL.	GLAZING		WOOD
GYP. BD.	GYP. BOARD		
INT.	INTERIOR		
L.	LIGHTING		
L.P.	LAMINATED PLASTIC		
MAX.	MAXIMUM		
MD.	MOULDINGS		
M.D.F.	MEDIUM DENSITY		
MFR.	FIBERBOARD		
MIN.	MANUFACTURER		
MISC.	MINIMUM		
MT.	MISCELLANEOUS		
	METAL		
N.I.C.	NOT IN CONTRACT		
NO.	NUMBER		
O.C.	ON CENTER		
P.F.	PLUMBING FIXTURE		
PT.	PAINT		
RAD.	RADIUS		
REFR.	REFRIGERATOR		
R.F.	RESILIENT FLOORING		
RM.	ROOM		

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: BUILDING, PLUMBING, ELECTRICAL, AND MECHANICAL CODES.
2. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND WITHIN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
3. DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS NOTED OTHERWISE.
4. EXISTING DIMENSIONS SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE DESIGNER.
5. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR SITUATIONS.
6. ALL INFORMATION IN THIS PLAN SET ARE PROVIDED AS DESIGN INTENT ONLY AND SHALL BE USED IN CONJUNCTION WITH CONSTRUCTION DOCUMENTS PROVIDED BY THE ARCHITECT /ENGINEER.
7. ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING FEASIBILITY OF ALL DESIGNER-SUGGESTED CHANGES AND PROVIDE REVISED PLANS.
8. ADDITIONAL CHANGES OR REVISIONS TO THE DRAWINGS, SPECIFICATIONS, OR OTHER DOCUMENTS WHICH AFFECT THE PROJECT DESIGN AND/OR SCOPE OF WORK COULD BE SUBJECT TO ADDITIONAL SERVICE FEES.
9. ALL FF&E MATERIALS TO BE SUBMITTED TO KUD FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
10. ALL SPECIFIED FF&E MUST BE CONTRACT QUALITY AND SUITABLE FOR HEAVY COMMERCIAL USE.
11. ALL MATERIALS MUST MEET OR EXCEED LOCAL, STATE & FEDERAL CODES.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.
2. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.
3. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN REASONABLY PREVENTED BY A THOROUGH EXAMINATION.
4. ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE, DESIGN, OR FINISHES.
5. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, IMMEDIATELY NOTIFY THE DESIGNER.
6. VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.
7. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.
8. ALL GYPSUM BOARD SHALL BE 5/8" TYPE 'X', UNLESS NOTED OTHERWISE.
9. CONVENIENCE OUTLETS MOUNTED AS REQUIRED BY APPLICABLE REGULATORY REQUIREMENTS U.N.O. CONVENIENCE OUTLETS TO MATCH ADJACENT WALL COLOR AS REQUIRED. OUTLETS TO BE LOCATED SO AS TO BE AS INCONSPICUOUS AS POSSIBLE AT 18" A.F.F., U.N.O.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR AND WALL PENETRATIONS FOR ELECTRICAL AND MECHANICAL WORK. ALL SUCH OPENINGS SHALL BE FRAMED AND REINFORCED.

REFLECTED CEILING PLAN/DECORATIVE LIGHTING PLAN NOTES:

1. DECORATIVE LIGHTING PLANS ARE PROVIDED AS A SUPPLEMENT TO REFLECTED CEILING PLANS BY ARCHITECT/ENGINEER. ARCHITECTURAL LIGHTING, IF SHOWN, ARE ONLY AS SUGGESTIONS FOR QUANTITIES OR LOCATIONS
2. ALL MEASUREMENTS ARE TO BE VERIFIED ON SITE TAKING INTO ACCOUNT EXISTING CONDITIONS INCLUDING, BUT NOT LIMITED TO, HVAC, DECORATIVE CEILING TREATMENTS, SPRINKLERS AND/OR ELECTRICAL UNITS. CONTRACTOR SHALL INFORM KUD OF CONTRADICTION OF ANY OF THESE ITEMS WITH DESIGN INTENT.
3. ALL DIMENSIONS ARE TO THE CENTER OF LIGHT FIXTURE, U.N.O
4. ALL NOTED CEILING DIMENSIONS ARE INDICATED AS CLEAR ABOVE FINISHED FLOOR DIMENSIONS. VERIFY THICKNESS OF FLOOR CONSTRUCTION WITH FLOOR SUBCONTRACTOR PRIOR TO THE INSTALLATION OF ANY NEW CEILING CONSTRUCTION IN ORDER TO ACHIEVE NOTED REQUIRED DIMENSIONS.
5. ALL SOFFIT DIMENSIONS ARE TO FINISH FACE, U.N.O.
6. G.C. TO PROVIDE ADEQUATE CLEARANCES FOR FIXTURES, DUCTS, CEILING AND PERTINENT ITEMS NECESSARY TO MAINTAIN THE SPECIFIC HEIGHTS ABOVE FINISH FLOOR. COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING AS REQUIRED.
7. THE OWNER IS RESPONSIBLE FOR ALL LAMPING THAT ARE NOT INCLUDED WITH FIXTURES.

FLOOR FINISH PLAN NOTES:

1. THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING. THE EXISTING CONCRETE SLAB MUST BE SMOOTH AND LEVEL TO WITHIN A TOLERANCE OF 1/8" PER FOOT.
2. ALL FLOOR COVERING MATERIALS TO BE INSTALLED PER MANUFACTURER'S STANDARD DETAILS AND SPECIFICATIONS. VERIFY W/ MANUFACTURER PRIOR TO INSTALLATION.
3. THE G.C. IS RESPONSIBLE FOR PROVIDING A SMOOTH LEVEL FLOOR SURFACE THAT MEETS THE MANUFACTURER'S INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF ALL FLOORING MATERIALS. USE LEVELING COMPOUND UNDER TILE AND CARPET AREAS PER SPECIFICATIONS. PATCH/SHIM ALL AREAS AS NECESSARY SO THAT NEW FLOORING MEETS LEVEL WITH ALL OTHER FLOORING
4. SURFACES MAX SLOPE OF 1:20.
5. THE FLOORING SUB-CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT THE CONDITION OF THE BASE FLOOR MEETS THE INSTALLATION SPECIFICATIONS PRIOR TO THE INSTALLATION OF THE NEW FLOORING MATERIAL.
6. ALL MATERIAL TRANSITIONS AT DOOR THRESHOLDS TO TAKE PLACE AT DOOR CENTERLINE U.N.O.

MILLWORK NOTES:

1. PROVIDE METAL OR F.R.T. WOOD BLOCKING FOR ALL SIGNS AND ANY OTHER WALL MOUNTED EQUIPMENT. COORDINATE ALL BLOCKING REQUIREMENTS NECESSARY FOR MILLWORK WITH MILLWORK SUPPLIER.
2. ALL MILLWORK REQUIRES SCALED SHOP DRAWINGS AND FINISHES TO BE APPROVED BY DESIGNER PRIOR TO CONSTRUCTION.
2. MILLWORK STYLE AND MATERIALS TO BE BUILT ACCORDING TO DETAIL NOTES. MOLDINGS AND HARDWARE TO BE PROVIDED BY SUB-CONTRACTOR WITH EQUAL OR COMPARABLE MATERIALS AS AVAILABLE LOCALLY.

FINISH NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW FINISHES. THIS INCLUDES THE DEMOLITION AND REMOVAL OF NECESSARY ITEMS.
2. TOUCH-UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. ALL WALLS RECEIVING WALLPAPER ARE TO BE TEXTURE FREE, SANDED SMOOTH, FREE OF ENAMEL OVERSPRAY AND SEALED WITH FLAT OIL BASED PRIMER (LEVEL 5 PREP)
4. CONTRACTOR TO ENSURE THAT INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE APPLICATION OF PAINT COATINGS.
5. PROVIDE 1 COAT PRIMER AND 2 FINISH COATS OF PAINT MINIMUM.
6. ALL WALL PAINT FINISHES TO BE INTERIOR LATEX EGGSHELL UNLESS NOTED OTHERWISE.
7. PAINT ALL DOORS AND JAMBS SEMI GLOSS IN COLOR TO MATCH ADJACENT FINISH, WHERE OCCURS, UNLESS NOTED OTHERWISE.
8. PAINT EXPOSED STRUCTURE, DUCTWORK, INSIDE OF DIFFUSERS, PIPING, SALES AREA SAME AS ADJACENT WALL COLOR, U.N.O.
9. THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE, SWITCH COVERS, ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.
10. ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.



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PROJECT NAME	MISSION INN LAS CAMPANAS RESTAURANT 3649 MISSION INN AVENUE, RIVERSIDE, CA 92502
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SCALE	
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SHEET NAME	GENERAL NOTES
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SHEET NO.	ID 0.1
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LAS CAMPANAS SITE PLAN

SCALE: 1/8" = 1'-0"



# KEYNOTES

- NOT ALL KEYNOTES ARE APPLICABLE TO THIS DRAWING. APPLICABLE KEYNOTES ARE TAGGED ON THE PLANS.
- 1 EXISTING TRELLIS
  - 2 EXISTING BUILDING
  - 3 EXISTING EXTERIOR STEPS LEADING TO BUILDING
  - 4 DEMOLISH WATER FEATURE, REROUTING AND CAP ALL UTILITY SERVICES AS NEEDED.
  - 5 EXISTING NON-OPERABLE WOOD GATE
  - 6 EXISTING FENCE
  - 7 EXISTING TRELLIS PLANTS
  - 8 EXISTING LANDSCAPE PLANTER LIMITS
  - 9 EXISTING LANDSCAPE
  - 10 EXISTING WATER FEATURE
  - 11 EXISTING HARDSCAPE, 40' MINIMUM WIDE ACCESSIBLE PATH OF TRAVEL, RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.
  - 12 EXISTING MAISONRY BOUNDARY WALL
  - 13 EXISTING PAVED DRIVE-WAY FOR CAR DROP-OFF
  - 14 EXISTING SIDE WALK
  - 15 EXISTING MONUMENT ENTRANCE FEATURE
- NOTE: RELOCATE EXISTING TREE PER OWNER'S INSTRUCTIONS. THE GENERAL CONTRACTOR SHALL PROTECT THE EXISTING TREE BOUNDARY WALL AND REPAIR ANY DAMAGED PORTIONS AS NECESSARY TO MATCH THE EXISTING AND MAINTAIN STRUCTURAL INTEGRITY IS ACHIEVED.

# LEGEND

--- DEMOLITION LANDSCAPE AREAS  
THE GENERAL CONTRACTOR SHALL DEMOLISH OTHER REQUIRED DEMOLITION AREAS BASED ON THE DESIGN DRAWINGS

The Mission Inn  
HOTEL & SPA



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MISSION INN  
LAS CAMPANAS RESTAURANT  
3641 MISSION INN AVENUE, INVERGROVE, CA 92502

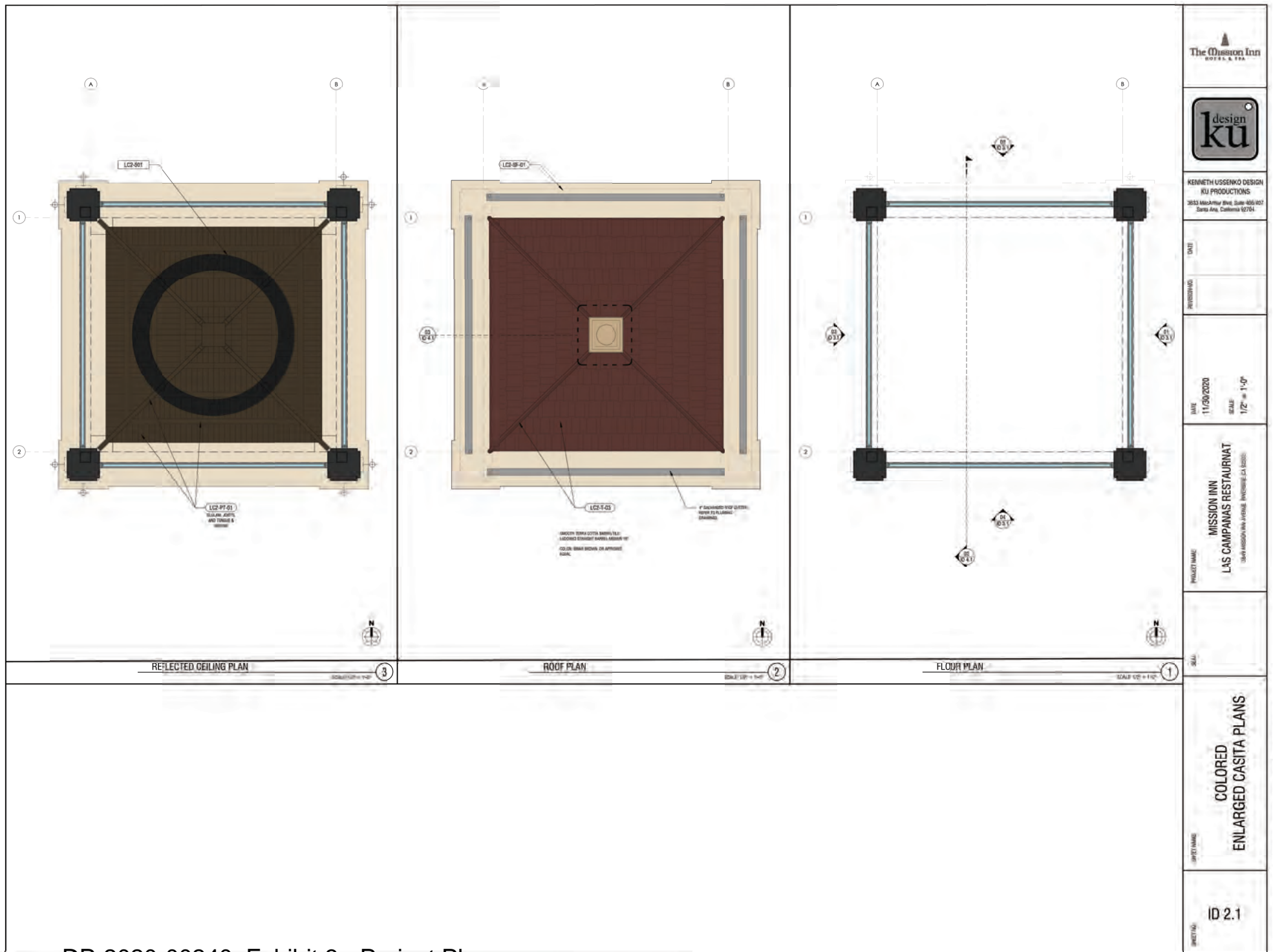
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SHEET NAME  
COLORED SITE PLAN

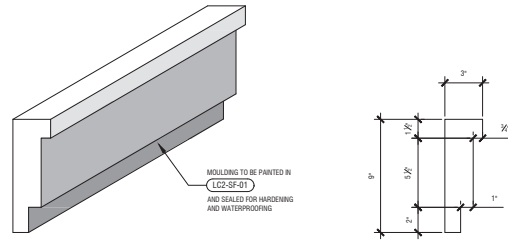
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DESIGN DEVELOPMENT NOT FOR CONSTRUCTION





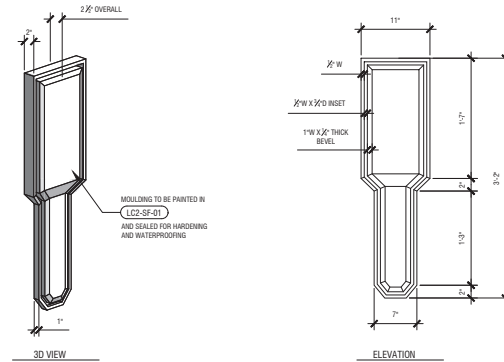




ENLARGED VIEWS - FOAM CROWN MOULDING DETAIL

SCALE: 3/4\"/>

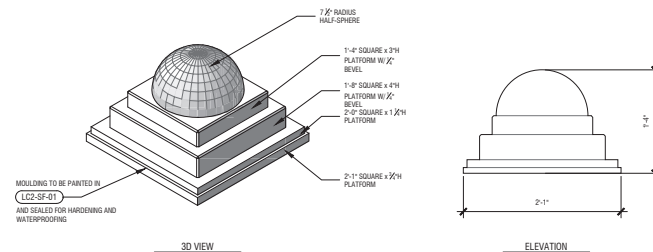
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ENLARGED VIEWS - FOAM MOULDING DETAIL

SCALE: 1/12\"/>

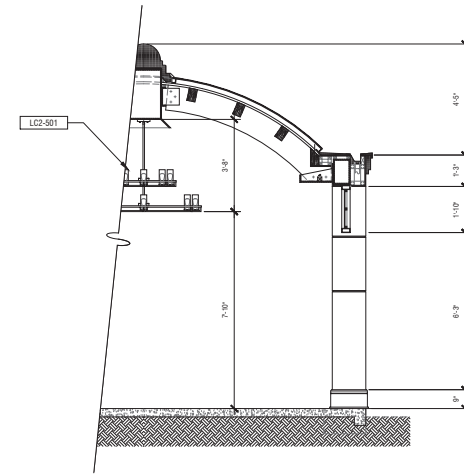
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ENLARGED VIEWS - FOAM MOULDING DETAIL

SCALE: 1/12\"/>

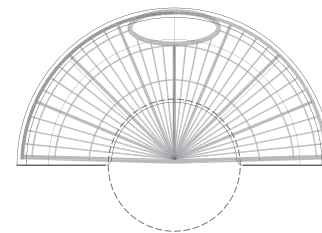
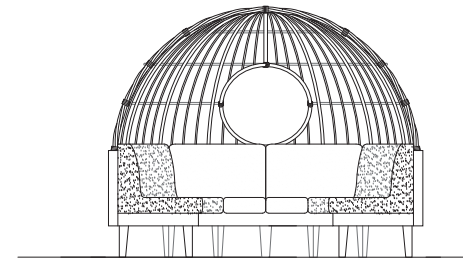
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ENLARGED VIEWS - FOAM MOULDING DETAIL

SCALE: 1/2\"/>

02



ENLARGED VIEWS - BOOTH

SCALE: 3/4\"/>

01