

A.D.S. DESIGN SERVICES

Commercial Space Planning & Design  
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Rancho Santa Margarita, CA 92688  
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Drawings Prepared by:  
*Greg Niemczyk*  
Issued For Tenant Review and Approval

Building Department Submitted:  
Issued For Bid:  
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Revisions / Date:

Building Dept. Revision 12-18-18



PIEOLGY  
CENTRAL PLAZA  
18310 COLLIER AVENUE  
SUITE B  
LAKE ELSINORE, CA. 92530

SITE PLAN WITH PATH OF TRAVEL

Date: 10-20-18  
Drawn By: GN

A0.2

ACCESSIBLE PARKING:

NOTE: WHEN PROVIDED, VEHICLE CHARGING STATIONS AND SPACES SHALL BE MADE ACCESSIBLE.

- 1. EACH LOT OR PARKING STRUCTURE WHERE PARKING IS PROVIDED FOR THE PUBLIC AS CLIENTS, GUESTS, OR EMPLOYEES, SHALL PROVIDE ACCESSIBLE PARKING AS REQUIRED BY SECTION 1129B. PROVIDE ACCESSIBLE PARKING AS REQUIRED BY TABLE 11B-6 FOR PARKING LOT STRUCTURES.

TOTAL # OF PARKING SPACES PROVIDED	MINIMUM # OF ACCESSIBLE SPACES REQUIRED
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2% OF TOTAL
1001 & OVER	20 PLUS ONE FOR EACH 100 OR FRACTION THEREOF OVER 1,001

- 3. ACCESSIBLE PARKING SPACES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE (AS CLOSE AS IS PRACTICAL).
- 4. IN PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING, ACCESSIBLE PARKING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.
- 5. IN BUILDINGS WITH MULTIPLE ACCESSIBLE ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED CLOSEST TO THE ACCESSIBLE ENTRANCES.
- 6. WHERE SINGLE ACCESSIBLE PARKING SPACES ARE PROVIDED, THEY SHALL BE 14 FEET WIDE AND LINED TO PROVIDE A 9-FOOT PARKING AREA WIDTH AND A 5-FOOT WIDTH LOADING AND UNLOADING ACCESS AISLE ON THE PASSENGER SIDE OF THE VEHICLE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITH EACH 5-FOOT LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NOT LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
- 7. WHEN MORE THAN ONE ACCESSIBLE PARKING SPACE IS PROVIDED IN LIEU OF PROVIDING A 14-FOOT-WIDE SPACE FOR EACH PARKING SPACE, TWO SPACES CAN BE PROVIDED WITHIN A 23-FOOT-WIDE AREA LINED TO PROVIDE A 9-FOOT PARKING AREA ON EACH SIDE OF A 5-FOOT LOADING AND UNLOADING ACCESS AISLE IN THE CENTER. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 5-FOOT LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NOT LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
- 8. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACE ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE". ALL SUCH SPACES MAY BE GROUPOED ON ONE LEVEL OF A PARKING STRUCTURE.
- 9. THE MINIMUM LENGTH OF AN ACCESSIBLE PARKING SPACE SHALL BE 18 FEET.
- 10. ACCESSIBLE PARKING SPACES SHALL BE LOCATED SO PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKING SPACES OTHER THAN THEIR OWN ACCESSIBLE PARKING SPACES.
- 11. RAMPS SHALL NOT ENCRROACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE.
- 12. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ONE UNIT VERTICAL IN 50 UNITS HORIZONTAL (2 PERCENT SLOPE) IN ANY DIRECTION.
- 13. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCRROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS.

STAIRWAYS

- 1. STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. HANDRAILS SHALL BE CONTINUOUS ALONG BOTH SIDES OF THE STAIRWAY. INTERMEDIATE HANDRAILS BE PROVIDED AS REQUIRED IN SECTION 1012.8.
- 2. THE TOP OF HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED 34 TO 38 INCHES ABOVE THE NOSING OF THE TREADS.
- 3. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE TOP NOSING AND 12 INCHES PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING AND ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
- 4. THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4 INCHES OR MORE THAN 4-1/2 INCHES IN CROSS-SECTIONAL NOMINAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. GRIPPING SURFACES (TOP OR SIDES) SHALL BE UNINTERRUPTED BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8" INCH.
- 5. THE ORIENTATION OF AT LEAST ONE HANDRAIL SHALL BE IN THE DIRECTION OF THE RUN OF THE STAIR AND PERPENDICULAR TO THE DIRECTION OF THE STAIR NOSING, AND SHALL NOT REDUCE THE MINIMUM REQUIRED WIDTH OF STAIRS.
- 6. STAIR TREADS SHALL BE NO LESS THAN 11 INCHES DEEP, MEASURED FROM RISER TO RISER. STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM. ON ANY GIVEN FLIGHT OF STAIRS, ALL STEPS SHALL HAVE UNIFORM RISER HEIGHT AND UNIFORM TREAD WIDTHS.
- 7. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. WEATHER EXPOSED STAIRS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED OR BEVELED EXPOSED EDGES.

FIRE DEPARTMENT NOTES:

- 1. (DELETED)
- 2. FIRE DEPARTMENT VEHICLE ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
- 3. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. FIRE CODE 505.1

- 4. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1500 GPM, AT 20 PSI RESIDUAL PRESSURE. FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3
- 5. ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH FIRE CODE 507.5
- 6. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1008.2
- 7. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1008.3
- 8. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES. BUILDING CODE 1008.1.1
- 9. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9
- 10. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
- 11. EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1008.1.10 AND FIRE CODE 1008.1.10
- 12. EACH REQUIRED COMMERCIAL KITCHEN EXHAUST HOOD AND DUCT SYSTEM SHALL HAVE A TYPE I HOOD PROTECTED WITH AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM INSTALLED IN ACCORDANCE WITH BUILDING CODE 904.2.1 AND FIRE CODE 609
- 13. INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH BUILDING CODE 803 AND TABLE 803.9 AND FIRE CODE SEC. 803 TABLE 803.3
- 14. CURTAINS, DRAPES AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 808.2 OR BE NONCOMBUSTIBLE. BUILDING CODE 806.1 AND FIRE CODE 807
- 15. THE CO2 (CARBON DIOXIDE) IN THE CARBONIZER WILL BE DISCLOSED ELECTRONICALLY, AND THAT A HAZARDOUS MATERIALS PERMIT WILL BE OBTAINED. A HAZARDOUS MATERIALS BUSINESS PLAN AND CHEMICAL INVENTORY IS REQUIRED.

WASTE AND RECYCLABLE STORAGE AREA:

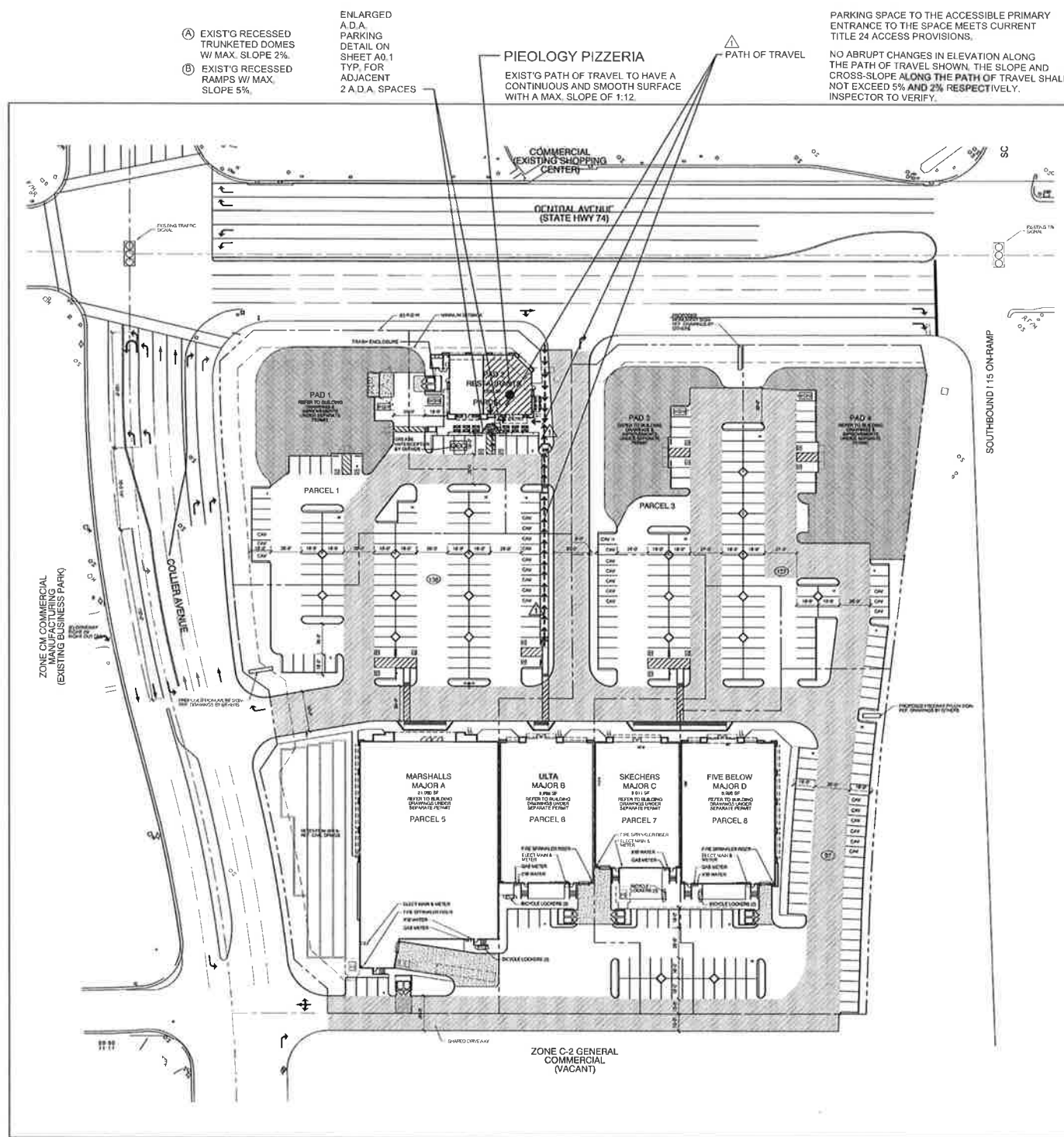
- 1. INDUSTRIAL, COMMERCIAL, AND INSTITUTIONAL FACILITIES SHALL HAVE 10 SQUARE FEET OF WASTE STORAGE AREA FOR EACH 1,000 SQUARE FEET OR PORTION THEREOF OF NET FLOOR AREA OF THE FACILITY FOR THE FIRST 20,000 SQUARE FEET AND 3 SQUARE FEET FOR EACH ADDITIONAL 1,000 SQUARE FEET OVER THAT, BUT NOT LESS THAN 4-1/2 FEET IN WIDTH NOR LESS THAN 6 FEET IN LENGTH. REQUIRED WASTE STORAGE FOR THIS SPACE IS 22 SQUARE FEET.
- 2. WASTE STORAGE AREAS SHALL BE SITUATED SO THAT THEY DO NOT INTERFERE WITH THE TRAFFIC PATTERNS OF INDIVIDUALS OR VEHICLES. THEY SHOULD BE READILY ACCESSIBLE TO COLLECTION PERSONNEL AT ALL TIMES AND BE SCREENED FROM PUBLIC STREETS.
- 3. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES.

STORM WATER POLLUTION PREVENTION NOTES:

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE LOCAL CITY WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- 1. SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- 2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- 3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.



SITE PLAN

N.T.S. NORTH

SITE PLAN NOTES:

- 1. I AM THE DESIGNER / OWNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE SITE / PREMISES AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW. SIGNED X Greg Niemczyk 1-26-17
- 2. IF THE BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, HE / SHE SHALL REQUIRE COMPLETE, DETAILED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY PROVISIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.). THE PLANS MUST BE STAMPED BY THE FIELD INSPECTOR AND RESUBMITTED TO THE BUILDING DEVELOPMENT REVIEW DIVISION.
- 3. THE EXISTING PARKING SERVING THE TENANT IMPROVEMENT SPACE MEETS CURRENT TITLE 24 ACCESS PROVISIONS.
- 4. THE PRIMARY ENTRANCE TO THE TENANT IMPROVEMENT SPACE MEETS CURRENT TITLE 24 ACCESS PROVISIONS.
- 5. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
- 6. AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE BELOW THE SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250.00
- 7. DETECTABLE WARNINGS: PROVIDE FULL WIDTH AND DEPTH OF THE CURB RAMP WITH DETECTABLE WARNINGS OF NOMINAL 0.2 INCH RAISED DOMES, OF NOMINAL 0.9 INCH DIAMETER BASE, 0.45 INCH TOP. SPACED NOMINALLY 2.35 INCHES CENTER TO CENTER. PER FIGURE 11B-3.2, NOMINAL 1/5 PER SEC, 12 11A AND B-102 STATE REF. STANDARD CODE. THE DETECTABLE WARNING SHALL BE VISUALLY CONTRASTING, AND AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS SHALL BE SLIP RESISTANT.
- 8. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
- 9. TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTCLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- 10. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 11. ANY SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO INHIBIT EROSION BY WIND AND WATER.
- 12. STORM-WATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.
- 13. AT LEAST 50% OF CONSTRUCTION WASTE MATERIALS ARE TO BE RECYCLED.

PARKING SPACE TO THE ACCESSIBLE PRIMARY ENTRANCE TO THE SPACE MEETS CURRENT TITLE 24 ACCESS PROVISIONS.  
NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.

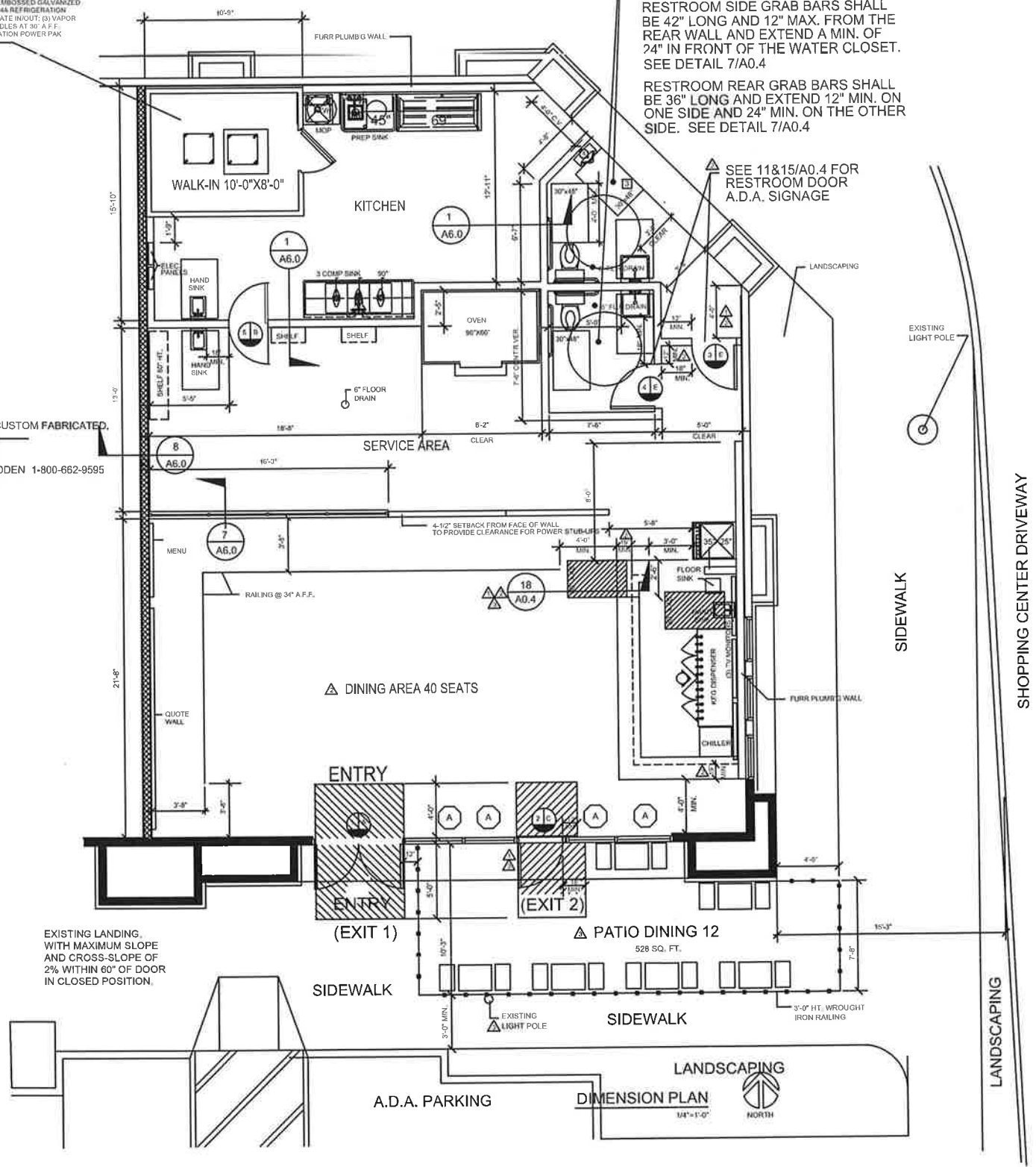
ENLARGED A.D.A. PARKING DETAIL ON SHEET A0.1 TYP. FOR ADJACENT 2 A.D.A. SPACES  
(A) EXIST'G RECESSED TRUNKETED DOMES W/ MAX. SLOPE 2%  
(B) EXIST'G RECESSED RAMPS W/ MAX. SLOPE 5%

PIEOLGY PIZZERIA  
EXIST'G PATH OF TRAVEL TO HAVE A CONTINUOUS AND SMOOTH SURFACE WITH A MAX. SLOPE OF 1:12

ZONE C-1 COMMERCIAL (EXISTING BUSINESS PARK)  
ZONE C-2 GENERAL COMMERCIAL (VACANT)

**△ KOLPAK WALK-IN COOLER**  
 SELF CONTAINED WITH A PRE-FABRICATED INSULATED FLOORS AND WALLS. DOES NOT REQUIRE ANCHOR CONNECTIONS TO THE EXISTING 4" CONC. SLAB OR WALLS. BOX HEIGHT 9'-0". FINISH: STUCCO EMBOSSED GALVANIZED STEEL. 3/4"X3/8" WALK-IN DOOR. R-4844 REFRIGERATION SYSTEM. ALUMINUM TREAD PICK PLATE W/OUT. (3) VAPOR PROOF LIGHTS TO MEET 30 FT. CANDLES AT 30" A.F.F. NOTE: SELF-CONTAINED REFRIGERATION POWER PAK DOES NOT REQUIRE DRAIN LINE.

SNEEZE GUARDS ARE CUSTOM FABRICATED. AUTHORIZED VENDOR: FOOD SHIELDS BSI, LLC CONTACT: ANDREW PADDEN 1-800-662-9595 OR 1-303-331-8777 X306



SEE RESTROOM PLANS ON SHEET A0.1  
 RESTROOMS COMPLY WITH EXISTING ACCESSIBILITY STANDARDS.  
 RESTROOM SIDE GRAB BARS SHALL BE 42" LONG AND 12" MAX. FROM THE REAR WALL AND EXTEND A MIN. OF 24" IN FRONT OF THE WATER CLOSET. SEE DETAIL 7/A0.4  
 RESTROOM REAR GRAB BARS SHALL BE 36" LONG AND EXTEND 12" MIN. ON ONE SIDE AND 24" MIN. ON THE OTHER SIDE. SEE DETAIL 7/A0.4

SEE 11&15/A0.4 FOR RESTROOM DOOR A.D.A. SIGNAGE

EXISTING LANDING, WITH MAXIMUM SLOPE AND CROSS-SLOPE OF 2% WITHIN 60" OF DOOR IN CLOSED POSITION.

LANDSCAPING  
 DIMENSION PLAN  
 1/4" = 1'-0"  
 NORTH

**Partition Legend**

	EXISTING PARTITION OR RATED CORE PARTITION TO REMAIN
	NEW FLOOR TO CEILING INTERIOR PARTITION
	NEW 48" HEIGHT PARTITION WITH WOOD CAP
	DEMOLITION
	ALIGN

**Door Legend:**

	EXISTING DOOR & FRAME TO REMAIN
	NEW OR/RELOCATED DOOR ASSEMBLY SEE BELOW FOR DESCRIPTION

**Typical Door Information:**

WALL STOP  
 DOOR HANDLE  
 DOOR NUMBER  
 DOOR TYPE  
 LOCK

**Door Notes:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE QUANTITY AND CONDITION OF ALL EXISTING DOORS PRIOR TO BID.
- ALL NEW WOOD DOORS TO MATCH EXISTING.
- ALL RATED DOORS SHALL HAVE RATING AS NOTED. CONTRACTOR TO REPLACE DOORS OR HAVE PROPER RATING AGENCY TO APPLY PROPER RATING LABEL.
- NAME PLATES AND/OR SIGN AGE ON ALL DOORS THAT ARE TO BE REUSED SHALL BE REMOVED AND THE DOOR REFINISH TO LOOK LIKE NEW.
- CONTRACTOR TO VERIFY THAT EXIST. DOORS FRAMES AND HARDWARE TO BE REUSED COMPLY WITH FIRE RATING REQUIREMENT (WHERE OCCURS) AND BUILDING STANDARD.
- PROVIDE DOOR STOPS AT DOORS IF MISSING TO MATCH EXISTING
- PROVIDE THRESHOLDS AT ALL NEW AND EXISTING RATED DOORS.
- ALL DOORS TO HAVE LEVER HARDWARE PER ADA REQUIREMENTS

DOOR TYPE	DESCRIPTION
	EXISTING PAIR 3'-0"X6'-8" HEIGHT BUILDING STANDARD METAL/GLASS STOREFRONT DOOR. INCLUDES DOOR FRAME, HINGES, DOOR STOP, LOCKSET, AUTO CLOSERS. 10" HEIGHT MET. KICKPLATE FOR A.D.A. REQ. PROVIDE SMALL TRIM PANIC HARDWARE.
	NEW 3'-0"X6'-8" HEIGHT ELIASON SCP-20 GA. FULL LENGTH W/VIEW GLASS. S.S. FINISH BOTH SIDES. 3/4" EXT. GRADE SOLID CORE 1" DOOR THICKNESS. S.S. FINISH FOR DOOR AND FRAME.
	EXISTING 3'-0"X6'-8" HEIGHT BUILDING STANDARD METAL/GLASS STOREFRONT DOOR. INCLUDES DOOR, FRAME, HINGES, DOOR STOP, LOCKSET, AUTO CLOSERS. PROVIDE SMALL TRIM PANIC HARDWARE.
	EXISTING 3'-0"X6'-8" HEIGHT BUILDING STANDARD METAL DOOR. INCLUDES DOOR, FRAME, HINGES, DOOR STOP, LOCKSET, AUTO CLOSERS.
	NEW 3'-0"X6'-8" HEIGHT BUILDING STANDARD WOOD DOOR. INCLUDES DOOR, FRAME, HINGES, DOOR STOP, AUTO CLOSERS.

WINDOW GLASS TYPE	DESCRIPTION
	EXISTING 8'-0" HT. 1/4" CLEAR TEMPERED GLASS FIXED WINDOW W/ALUMINUM FRAME TO MATCH DOOR FRAME.

- RAMP (EXTERIOR OR INTERIOR)**
- RAMP SHALL HAVE A MINIMUM CLEAR WIDTH OF 48" INCHES, UNLESS REQUIRED TO BE WIDER BY SOME OTHER PROVISION OF THIS CODE.
  - HANDRAILS SHALL BE PLACE ON EACH SIDE OF EACH RAMP, SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP, SHALL BE 34 TO 38 INCHES ABOVE THE RAMP SURFACE TO THE TOP OF THE HANDRAILS, SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE TOP AND BOTTOM OF THE RAMP, AND SHALL PARALLEL THE FLOOR OR GROUND SURFACE. HANDRAILS SHALL ALWAYS BE CONTINUOUS AND THE ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO THE FLOOR, WALL OR POST.
  - THE GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4" INCHES NOR MORE THAN 1-1/2" INCHES IN CROSS SECTIONAL NOMINAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE, AND ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
  - RAMP WITH MORE THAN 30 INCHES ABOVE THE ADJACENT GROUND SHALL BE PROVIDED WITH GUARDS THAT COMPLY WITH SECTION 1013. SUCH GUARDS SHALL BE CONTINUOUS FROM THE TOP OF THE RAMP TO THE BOTTOM OF THE RAMP.

- GENERAL NOTES:**
- EXISTING 3 COMPARTMENT SINK MUST DRAIN INDIRECTLY TO AN APPROVED FLOOR SINK LOCATED NO MORE THAN 15'-0" AWAY. SEE SHEET P-1 FOR EXISTING FLOOR SINK LOCATION.
  - HOT WATER TO RESTROOMS MUST BE PROVIDED BY APPROVED WATER HEATER INSTALLED FOR ENTIRE FACILITY. SEE SHEET P-1 FOR NEW TANKLESS WATER HEATER SPEC.
  - INSTALL ALL EQUIPMENT, COUNTERTOPS, CABINETS, ETC. ON APPROVED 6" HIGH ROUND METAL LEGS OR CASTERS OR ON MINIMUM 4" HIGH CONTINUOUSLY COVED CURB. SEE EQUIPMENT SPEC SHEETS FOR APPROVED LEGS.
  - ENSURE AIR CURTAIN INSTALLED OVER DESIGNATED DELIVERY DOOR IS AN APPROVED HIGH-VELOCITY UNIT CAPABLE OF PROVIDING A MINIMUM OF 1600 FPM MEASURED 3'-0" ABOVE THE GROUND.
  - CEILING TILES IN ALL FOOD-RELATED AND UTENSIL-RELATED AREAS MUST BE APPROVED, VINYL-FACED, WASHABLE, LIGHT IN COLOR. SEE A4.0 & A5.0.

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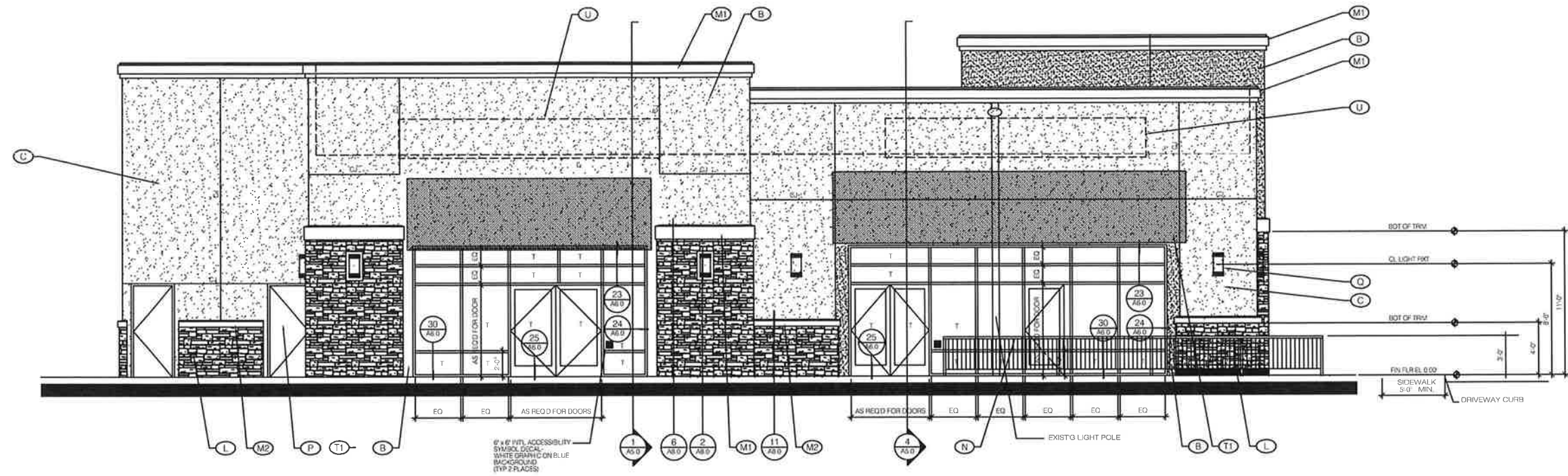
Building Dept. Revision 12-18-18	△
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Tenant Revision 6-13-19	△

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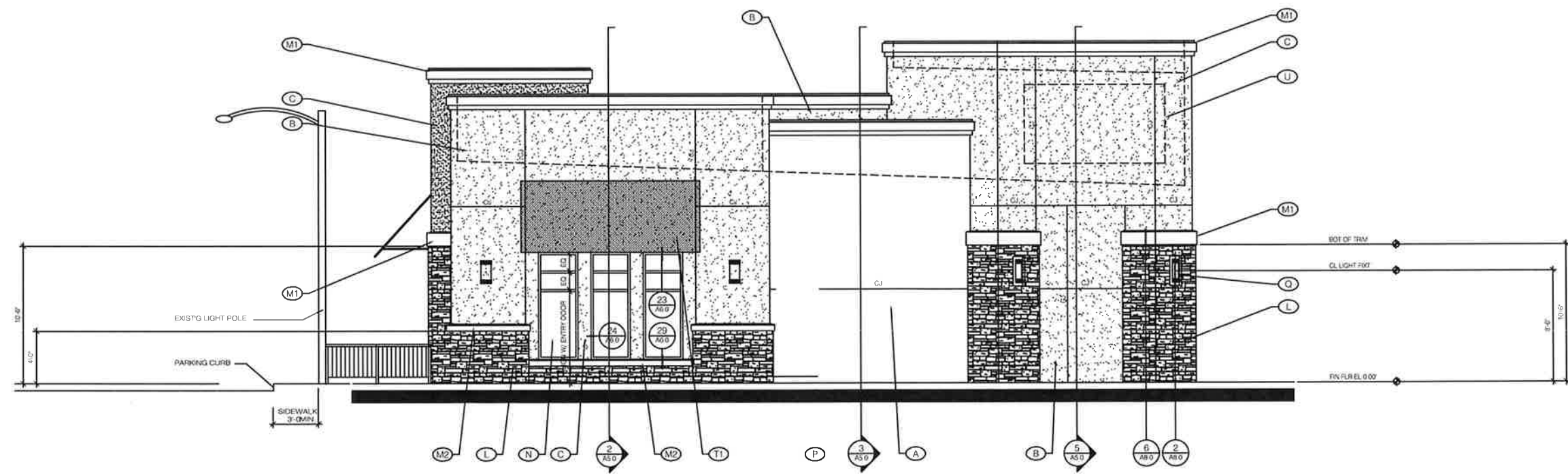
CONSTRUCTION PLAN

Date: 10-29-18  
 Drawn By: GN

**A1.0**



**PIEOLOGY SOUTH ELEVATION**



**PIEOLOGY EAST ELEVATION**

Revisions / Date:


Building Dept. Revision 12-18-16

**Furniture Plan Legend**

NEW FURNITURE & EQUIPMENT

**General Contractor Notes:**

- ① QUOTE WALL TO BE INSTALLED BY GEN. CONTR.
- ② OFFICE COUNTER AND SHELVING TO BE INSTALLED BY GEN. CONTR.
- ③ OVEN FLASHING / WRAPPING TO BE DONE BY GEN. CONTR.
- ④ VANDAL PROOF MIRRORS AND BATHROOM FIXTURES BY GEN. CONTR.
- ⑤ ICE MACHINE TO BE INSTALLED AND HOOKED UP BY GEN. CONTR.

**Wall Backing Notes:**

- 1 GEN. CONTR. TO BLOCK IN RAFTERS FOR HOOD SUPPORT
- 2 BACKING 12-24" & 86-78" FOR LOCKERS
- 3 CONFIRM LOCATIONS FOR BABY CHANGING TABLE AND PROVIDE BACKING FROM 33-63" BEHIND CHANGING TABLE AND +3" ON EACH END.
- 4 BACKING 35-48" FOR SERVICE FAUCET & 65-77" FOR CHEMICAL SHELVES
- 5 BACKING FOR HAND SINKS 30-60" A.F.F.
- 6 BACKING FOR S.S. WALL SHELVES OVER DOUGH PRESS TABLE 57-60" A.F.F.
- 7 BACKING FOR DESK 25-30" A.F.F. AND SHELVING ABOVE 58-76" A.F.F.
- 8 BACKING FOR S.S. SHELVES OVER EXPO TABLE @ 52"-64" A.F.F.
- 9 BACKING FOR WIRE WALL SHELVES FROM 47"-56" A.F.F.
- 10 BACKING FOR RESTROOM GRAB BARS 33-39" A.F.F.
- 11 BACKING FOR FAUCET BRACKET 27-39" A.F.F.
- 12 BACKING FOR ANSUL SYSTEM & PREWIRE FROM 70" A.F.F. TO CEILING
- 13 BACKING FOR WATER HEATER FROM 66" TO CEILING
- 14 BACKING FOR AIR CURTAIN ABOVE DOOR TO CEILING
- 15 BACKING FOR SHELF TO MATCH HEIGHT OF MIGALI COOLER TOPPING COUNTER
- 16 BACKING FOR HOT WATER HEATER SEISMIC BRACING STRAP

17 NEW BUILDING STANDARD TACTILE SELF-LUMINOUS EXIT SIGN - WALL MOUNT @ 60" A.F.F. TACTILE EXIT SIGN WITH THE WORD "EXIT" PROVIDE FOR EACH GRADE LEVEL EXTERIOR EXIT DOOR. 11- "EXIT STAIR DOWN" 12- "EXIT STAIR UP" 13- "EXIT" 14- "TO EXIT"

SEE DETAILS 16 & 17/ A0.4 FOR TACTILE EXIT SPECIFICATIONS.

**Required Egress Width**

1. THE MEANS OF EGRESS WIDTH SHALL NOT BE LESS THAN REQUIRED BY SECTION 1009. THE TOTAL WIDTH OF MEANS OF EGRESS IN INCHES SHALL NOT BE LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE MEANS OF EGRESS MULTIPLIED BY 0.2 INCHES PER OCCUPANT FOR OTHER NON-STAIRWAY EGRESS COMPONENTS. THE WIDTH SHALL NOT BE LESS THAN SPECIFIED ELSEWHERE IN THIS CODE. MULTIPLE MEANS OF EGRESS SHALL NOT REDUCE THE AVAILABLE CAPACITY TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY. THE MAXIMUM CAPACITY REQUIRED FROM ANY STORY OF A BUILDING SHALL BE MAINTAINED TO THE TERMINATION OF THE MEANS OF EGRESS.
- NOTE: OCCUPANT LOAD=84 X 0.2= 16.8 INCH EGRESS WIDTH

**Common Path of Egress Limit**

1. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED 75 FEET.

OCCUPANT AREA	EXIT 1	EXIT 2
DINING AREA	20	20
KITCHEN AREA	50	40
PREP AREA	74	72

THE MAXIMUM MEANS OF EGRESS IS FROM THE WOMEN'S RESTROOM TO EXIT 1 WHICH EQUALS 64 FEET.

**Exit Door Locations**

1. WHERE TWO EXITS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN 1/2 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS. EXIT DOORS MAY BE PLACED A DISTANCE APART EQUAL TO LESS THAN 1/2 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION IN BUILDINGS WITH AUTOMATIC FIRE SPRINKLERS.

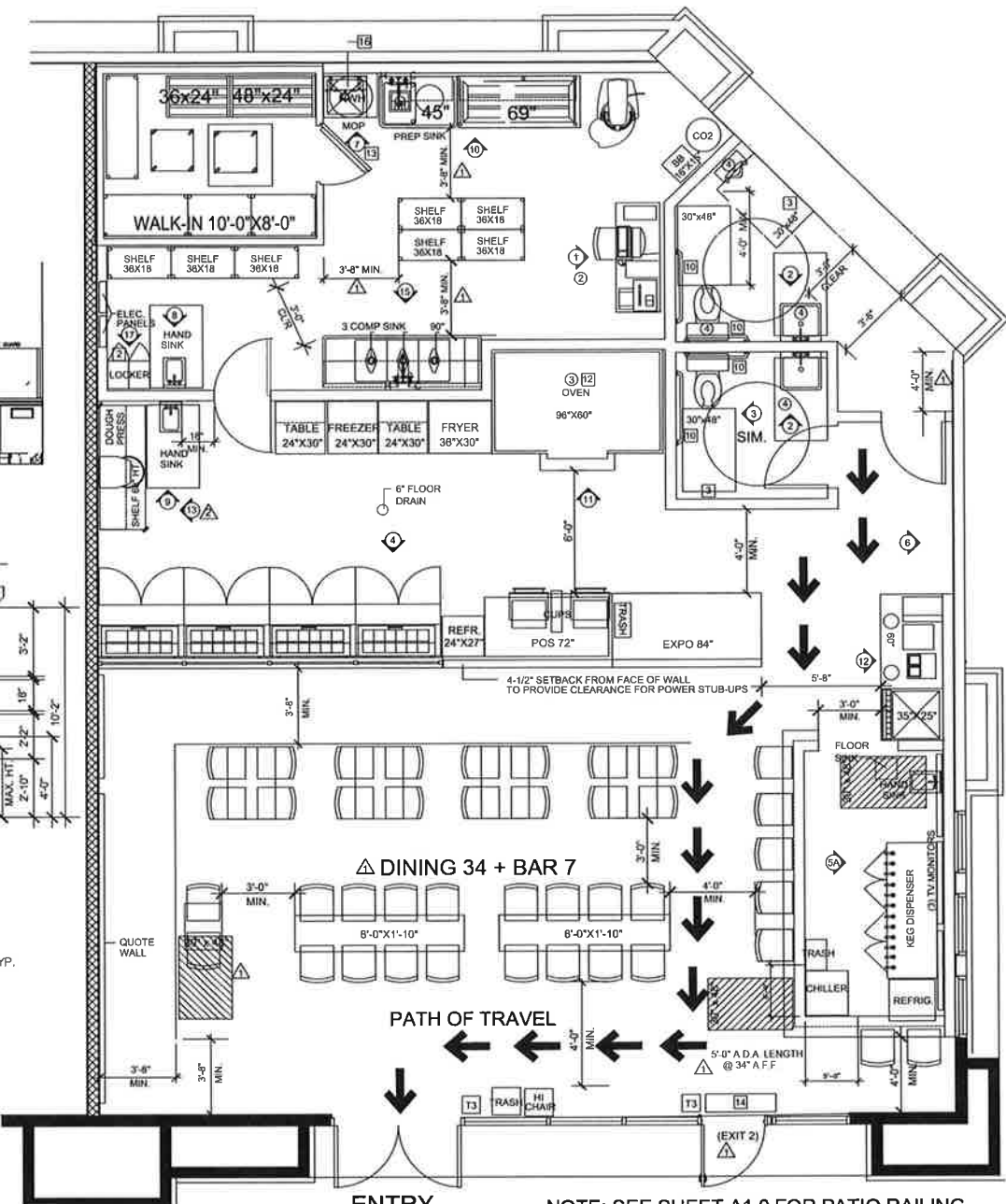
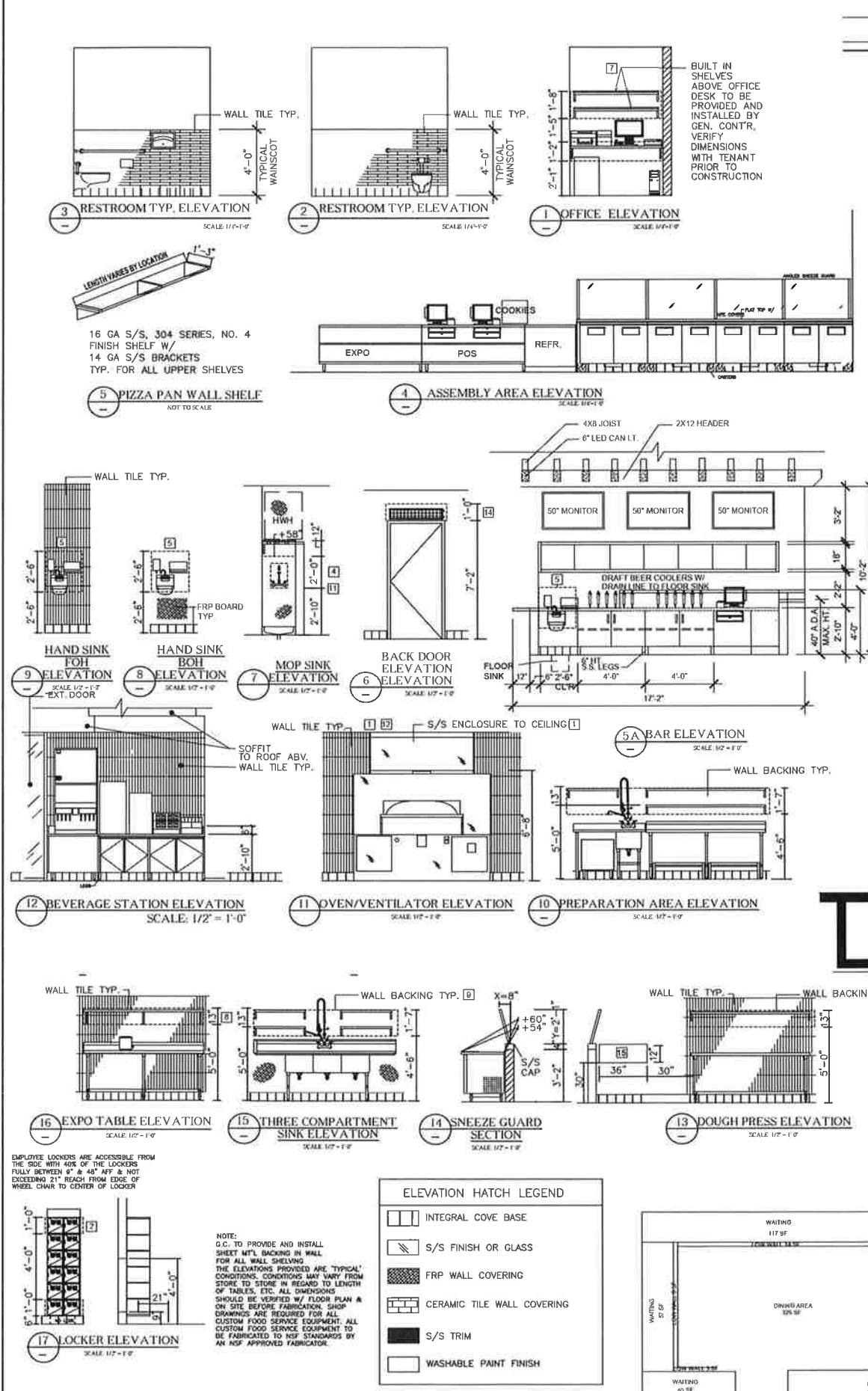
EXIT DOOR NUMBER	DISTANCE IN FEET TO EXIT 1	DISTANCE IN FEET TO EXIT 2
1	-	22
2	22	-

THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THIS SPACE IS 70 FEET WHICH REQUIRES A MINIMUM OF 23' 0" BETWEEN AT LEAST TWO OF THE EXIT DOORS. THE DISTANCE BETWEEN EXIT DOOR 1 AND 2 EXCEEDS THE REQUIRED MINIMUM EXIT DOOR SEPARATION.

**Plumbing Fixture Analysis Table 4.1**

RESTAURANTS					
WATER CLOSETS (FIXTURES PER PERSON)		URINALS (FIXTURES PER PERSON)		LAVATORIES (FIXTURES PER PERSON)	
MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
1:150	1:150	1:150		1:150	1:150
2:51:150	2:51:150				

THIS RESTAURANT PROVIDES 1 EXISTING WATERCLOSET AND 1 LAVATORY FOR THE MEN'S RESTROOM AND 1 EXISTING WATERCLOSET AND 1 LAVATORY FOR THE WOMEN'S RESTROOM. THIS BUSINESS PROVIDES ADEQUATE PLUMBING FIXTURES PER THIS UNIFORM PLUMBING CODE TABLE 4.1.



**1. ALL COUNTER TRANSACTION STATIONS SHALL BE 28" TO 34" HIGH AND MINIMUM 36" WIDE. (CBC 1122B.4)**  
**FURNITURE / OCCUPANCY / EXIT LIFE SAFETY PLAN**

**OCCUPANCY LOAD CALCULATIONS:**

FUNCTION	S.F. S.F. / OCCUPANT	TOTAL	OCCUPANTS
KITCHEN / SERVICE	908 200/1		5
DINING	325 15/1		22
<b>(TOTAL 41 SEATS: MOVABLE SEATING FOR 41 PERSONS)</b>			
WALK-IN COOLER	86 0/1		0
WAITING	214 15/1		14
BEVERAGE	26 0/1		0
HALL	274 0/1		0
RESTROOMS	190 0/1		0
BAR	109 15/1		7
<b>TOTAL</b>	<b>2,030</b>		<b>48</b>

**THE OCCUPANT LOAD FOR THE DINING AREA WILL BE CLEARLY POSTED AND A PLACE OF ASSEMBLY PERMIT WILL BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION.**

