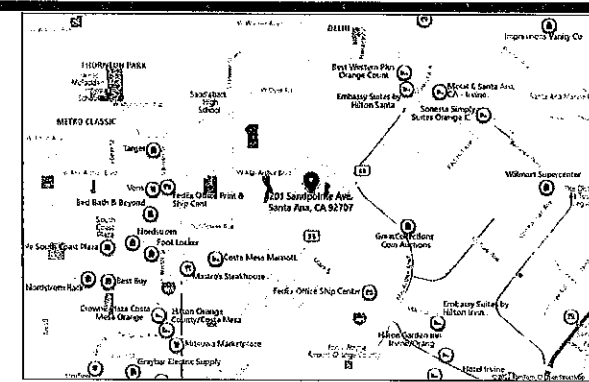


SITE PLAN
SCALE: 1"=30'

EXISTING ACCESSIBLE PATH OF TRAVEL
SLOPE NOT TO EXCEED 5%
IN DIRECTION OF TRAVEL AND
CROSS SLOPE NOT TO EXCEED 2%
(SEE ACCESSIBILITY NOTES)

H-ACCESSIBLE PARKING STALL
HV-VAN ACCESSIBLE PARKING STALL

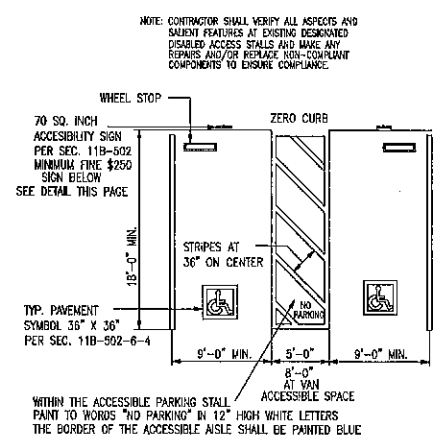


VICINITY MAP
N.T.S.

- FIRE DEPARTMENT NOTES**
1. DEFERRED SUBMITTALS
A. PROVIDE A PLAN FOR SPRINKLER SYSTEM MODIFICATIONS PRIOR TO INSTALLATION.
B. PROVIDE A PLAN FOR FIRE SUPPRESSION SYSTEM IF MODIFICATIONS.
 2. ALL DRAPES, HANGINGS, CURTAINS, DROPS AND ALL OTHER DECORATIVE MATERIAL TO COMPLY WITH FIRE CODE SECTION 1103.3.3.
 3. INTERIOR FINISH SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 24 SECTION 904, AS FOLLOWS: CLASS I VERTICAL ENCLOSURES; CLASS II CORRIDORS; CLASS III ROOMS.
 4. THE MAIN EXIT SHALL COMPLY WITH TITLE 24, SECTION 1007.2.1.
 5. PROVIDE APPROVED PANIC HARDWARE ON REQUIRED EXIT DOORS.

CITY PLANNING DEPARTMENT NOTE
ROOF MOUNTED EQUIPMENT, VENTING, AND OTHER FEATURES SHALL NOT EXCEED THE HEIGHT OF THE PARAPET WALLS AND SHALL NOT BE VISIBLE FROM THE STREET, PARKING LOT, OR PUBLIC AREAS OF THE SITE.

- ACCESSIBILITY NOTES**
- (1) Provide a complying path of travel a minimum of 48" wide from the public sidewalk and accessible parking spaces to the entrance of the building.
 - (2) Provide the required number of accessible parking spaces per detail.
 - (3) Slopes exceeding 5% in the direction of travel shall comply with ramp standards.
 - (4) Entrance thresholds shall not exceed 1/2" in height and shall be beveled at 1:2 max. over 1/4" high.
 - (5) Provide a kickplate 10" from the bottom of the entrance door.
 - (6) Affix an international accessibility symbol on all accessible entrances.
 - (7) The maximum effort to open an exterior or interior door shall be 5.0 lbs. such push or pull effort being applied at right angles to hinged doors and at the center place of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds.



EXISTING DOUBLE PARKING STALLS
2% MAX. SLOPE IN ANY DIRECTION

PROJECT INFORMATION
REMODEL OF EXISTING RESTAURANT

BUILDING DATA
BUILDING TYPE II-B, FULLY-SPRINKLERED, NINE STORY
OCCUPANCY GROUP B, RESTAURANT OCCUPANT LOAD <60 PERSONS
SHELL EXISTING 1800 SQ. FT.
OCCUPANT LOAD
KITCHEN & SERVICE 961 SQ.FT. @ 200 SQ.FT./PERSON = 5 PERSONS
OFFICE 44 SQ.FT. @ 100 SQ.FT./PERSON = 1 PERSON
ACCESSORY USE AREA - TOILET ROOM, JANITOR CLOSET & CORRIDOR 160 SQ. FT.
CUSTOMER & DINING AREA 846 SQ.FT. @ 15 SQ.FT./PERSON = 43 PERSONS
TOTAL OCCUPANT LOAD = 49 PERSONS
TOTAL CUSTOMER OCCUPANT LOAD = 43 PERSONS

SCOPE OF WORK
INTERIOR TENANT IMPROVEMENTS TO REMODEL EXISTING RESTAURANT
PROVIDE ACCESSIBLE RESTROOM
NEW & EXISTING INTERIOR PARTITION WALLS AND FINISHES
FURNISH AND INSTALL NEW RESTAURANT EQUIPMENT
NEW PLUMBING & ELECTRICAL AS REQUIRED FOR EQUIPMENT
EXISTING T-BAR CEILING
LIGHTING UPGRADES CUSTOMER AREA ONLY
EXISTING TYPE I COOKING EXHAUST SYSTEM - UNCHANGED
EXISTING HVAC SYSTEM - UNCHANGED
MECHANICAL VENTILATION PROVIDED TO ALL AREAS AS REQUIRED BY CODE

DEFERRED SUBMITTALS
FIRE SPRINKLER SYSTEM
FIRE SUPPRESSION SYSTEM
EXTERIOR SIGNAGE

NOTES
THIS PROJECT SHALL CONFORM TO THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), STATE TITLE 24 REGULATIONS, CALIFORNIA FIRE CODE (CFC), AND 2019 CALIFORNIA ENERGY CODE AND CITY ORDINANCES
FLAMMABLE OR HAZARDOUS MATERIALS SHALL NOT BE STORED IN EXCESS OF QUANTITIES LISTED IN CBC TABLES 907.1(1)&(2).
ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS
ALL FINISHES SHALL COMPLY WITH CBC 903, FLOOR FINISHES WITH CBC 904
ALL DOORS SHALL BE MINIMUM 3'6" WITH PUSH/PULL OR LEVER TYPE HARDWARE CENTERED AT +34"-44"
ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
PROVIDE A DURABLE SIGN OVER MAIN ENTRANCE DOOR IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
"EXIT" SIGNS SHALL BE IN BLOCK LETTERS, A MINIMUM OF SIX INCHES HIGH WITH A STROKE OF NOT LESS THAN 3/4 INCH. LUMINANCE ON FACE OF SIGN SHALL BE 60 LUX.
ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE AT THE WALKING SURFACE LEVEL.

DESIGN BY
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Ca. Lic. 692043
Class B, C-20
Expires 7/31/22
ROBERT PARR
ALL NEW DESIGN AND PLANS BASED ON THE 2019 CBC, CGBSC, CPC, CMC, CEC AND ENERGY CODE

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jiminy@starepartners.com

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ROQUETTE CAFE & BISTRO
201 SANDPOINTE AVE. #150
SANTA ANA, CA. 92707

| | | |
|-------------------|-------------|------|
| DRAWN EGB PARR | | |
| DATE 4/11/22 | | |
| REVISIONS | | |
| No. | Description | Date |
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| SHEET | | |
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