

1 LEVEL 1 EXITING PLAN  
1/8" = 1'-0"

OCCUPANT LOAD TOTALS BY AREA

KITCHEN (FOOD TENANT) OCCUPANCIES						ASSEMBLY (A-2) OCCUPANCIES						CODE_OCC_A2 STANDING (QUEUE)						STORAGE (S-2) OCCUPANCIES						CD_EGRESS PATH LENGTH													
RM #	NAME	AREA	OCC TYPE	OLF	OCC LOAD	RM #	NAME	AREA	OCC TYPE	OLF	OCC LOAD	TAG	NAME	AREA	OCC TYPE	OLF	Occup Load	RM #	NAME	AREA	OCC TYPE	OLF	OCC LOAD	PATH SEGMENT NAME	PATH TOTAL LENGTH	MAX DISTANCE ALLOWED											
A	TENANT	607 SF	K	200	4	2	ASSEMBLY	6998 SF	A2	15	467	Q1	QUEUE	15 SF	A-QUEUE	5	3		14	WIC	Not Placed	S2	300	1		124' - 0 28/32"	250'										
B	TENANT	606 SF	K	200	4	SUBTOTAL						6998 SF	467	Q2	QUEUE	15 SF	A-QUEUE	5	3	23	RECEIVING	446 SF	S2	300	2		119' - 10 3/16"	250'									
D	TENANT	602 SF	K	60	4	PLUMBING OCCUPANTS PER 2019 CPC TABLE 4-1 = 7013/30 = 234 OCC.							Q3	QUEUE	15 SF	A-QUEUE	5	3	26	JANITOR	49 SF	S2	300	1		108' - 4 11/16"	250'										
E	TENANT	614 SF	K	200	4	PLUMBING OCCUPANTS PER 2019 CPC TABLE 4-1 = 2076/30 = 70 OCC. (OUTSIDE DINING AREA, RE: SHELL PERMIT)							Q4	QUEUE	15 SF	A-QUEUE	5	3	IT	IT CLOSET	49 SF	S2	300	1		134' - 1 5/8"	250'										
F	TENANT	602 SF	K	60	4	CD_ASSEMBLY W/ FIXED SEATING CALC							Q5	QUEUE	15 SF	A-QUEUE	5	3		UTL	UTILITY ROOM	508 SF	S2	300	2		116' - 3 7/32"	250'									
G	TENANT	617 SF	K	200	4								Q6	QUEUE	15 SF	A-QUEUE	5	3		Q7	QUEUE	15 SF	A-QUEUE	5	3	SUBTOTAL					1051 SF	7		90' - 7 1/16"	250'		
H	TENANT	806 SF	K	200	5								Q8	QUEUE	15 SF	A-QUEUE	5	3		Q9	QUEUE	15 SF	A-QUEUE	5	3	PLUMBING OCCUPANTS PER 2019 CPC TABLE 4-1 = 2540/5000 = 1 OCC.									135' - 1 1/2"	250'	
I	TENANT	734 SF	K	200	4								Q10	QUEUE	15 SF	A-QUEUE	5	3		Q11	QUEUE	15 SF	A-QUEUE	5	3												
J	TENANT	734 SF	K	200	4	PATH SEGMENT NAME		PATH TOTAL LENGTH				Occup Load					Q12	QUEUE	15 SF	A-QUEUE	5	3															
K	TENANT	607 SF	K	200	4												Q13	QUEUE	15 SF	A-QUEUE	5	3															
N	TENANT	727 SF	K	200	4	FIXED SEATING						189'				182/2 = 91					Q14	QUEUE	15 SF	A-QUEUE	5	3											
O	TENANT	703 SF	K	200	4																Q15	QUEUE	15 SF	A-QUEUE	5	3											
P	TENANT	719 SF	K	200	4	PLUMBING OCCUPANTS PER 2019 CPC TABLE 4-1 = 91/2 = 46 OCC. (50% OF CBC 1004.6 FIXED SEATING VALUE)							Grand total					225 SF	45																		
Q	BAR BOH	388 SF	K	300	2								PLUMBING OCCUPANTS PER 2019 CPC TABLE 4-1 = 225/15 = 15 OCC.																								
Q	BAR	399 SF	K	200	2																																
SUBTOTAL		9464 SF				57																															
PLUMBING OCCUPANTS PER 2019 CPC TABLE 4-1 = 9464/200 = 48 OCC.																																					
NON-OCCUPANCIES																																					
RM #	NAME	AREA	OCC TYPE	OLF	OCC LOAD																																
M	MENS	350 SF	N/A	0	0																																
W	WOMENS	358 SF	N/A	0	0																																
SUBTOTAL		708 SF				0																															
PLUMBING OCCUPANTS PER 2019 CPC TABLE 4-1 = N/A																																					

CPC CH. 4 TABLE A OCCUPANT LOAD:

48 × 234 × 70 × 48 × 15 × 1= 414 TOTAL OCCUPANTS (SEE BREAKDOWNS BELOW EACH OCC. LOAD BY AREA TABLE)

414/2= 207 MEN & WOMEN

MINIMUM PLUMBING FIXTURES PER 2019 CPC TABLE 422.1

TOTAL REQUIRED:

MALE: 3 W.C./1 URINAL/3 LAV.

FEMALE: 4 W.C./4 LAV.

TOTAL PROVIDED:

MALE: 3 W.C. + 7 URINAL

FEMALE: 8 W.C.

MALE+FEMALE: 7 LAV.

\*NOTE: SEE SHELL PERMIT FOR OUTSIDE DINING PLUMBING OCCUPANT FIGURE

CODE SUMMARY

**CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION**  
PRIMARY USES: A-2, M, B, S-2

CBC - 303.1.1 SMALL BUILDINGS AND TENANT SPACES. A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY. REFER TO SHEET A1.4 FOR DETAILED OCCUPANCY BREAKDOWN.

**CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:**  
PER CBC 2019 SECTION 506.2 ALLOWABLE AREA DETERMINATION  
A<sub>1</sub> = A<sub>1</sub> + NS<sub>1</sub> (0)  
A<sub>2</sub> = 9,000 + (9,000 \* 0.4)  
A<sub>3</sub> = 9,000 + 3,600  
A<sub>4</sub> = 12,000  
\*PER CBC 2019 TABLE 506.2 OCC. CLASS. B OR M, CONST. TYPE V-B, NS  
PER CBC 2019 FRONTAGE INCREASE SECTION 506.3.3 AMOUNT OF INCREASE  
If = (F/P - 0.25) \* W/30  
If = (150/225 - 0.25) \* 30/30  
If = 0.4 \* 30/30  
If = 0.4

At = 9,000'  
NS = 9,000'  
If = 0.4

**ALLOWED:**  
BUILDING AREA = 24,000 SF  
No STORY = 2  
BUILDING HEIGHT = 60'-0"

**PROVIDED:**  
BUILDING AREA = 19,962 SF  
No STORY = 1  
BUILDING HEIGHT = 41'-0"

**SECTION 508 MIXED USE AND OCCUPANCY**  
508.2.4 - NONSEPARATED OCCUPANCIES. NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

**CHAPTER 6 - TYPES OF CONSTRUCTION:**  
602.5 TYPE VB (FULLY SPRINKLERED PER NFPA 13)

**TABLE 601 - TYPE V-B - 0 HOURS FIRE-RESISTANCE RATING REQUIREMENT FOR BUILDING ELEMENTS**

**TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE. TYPE V-B**  
GREATER THAN 30' SEPARATION = 0 HRS  
EXISTING BUILDING SEPARATION = 61'

**CHAPTER 7 - FIRE RATED CONSTRUCTION:**  
720.2. CONCEALED INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPMENT INDEX OF NOT MORE THAN 450. GC TO VERIFY IN FIELD EXISTING INSULATION

**CHAPTER 9 - FIRE PROTECTION SYSTEMS: (NOT REQUIRED)**  
903.2.2.1 GROUP M - AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CONTAINING A GROUP M OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXIST:  
1. A GROUP M FIRE AREA EXCEEDS 12,000 SQUARE FEET. (N/A)  
2. A GROUP M FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE. (N/A)  
3. THE COMBINED AREA OF ALL GROUP M FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET. (N/A)  
4. A GROUP M OCCUPANCY USED FOR THE DISPLAY AND SALE OF UPHOLSTERED FURNITURE OR MATTRESSES EXCEEDS 5,000 SF. (N/A)  
5. THE STRUCTURE EXCEEDS 24,000 SQUARE FEET, CONTAINS MORE THAN ONE FIRE AREA CONTAINING A GROUP M OCCUPANCY, AND IS SEPARATED INTO TWO OR MORE BUILDINGS BY FIRE WALLS OF LESS THAN 4-HOUR FIRE RESISTANCE RATING WITHOUT OPENINGS. (N/A)

**CHAPTER 10 - MEANS OF EGRESS PER TABLE 1004.1.2:**  
OCC. LOAD TOTALS BY AREA (SEE TABLES ON SHEET)  
TOTAL OCCUPANTS FOR MEANS OF EGRESS = 667 OCC.

**EGRESS WIDTH: SECTION 1005.1**  
EGRESS WIDTH @ 20" MIN. LEVEL DOORS = 0.2" PER OCCUPANT  
632 X 0.2 = 126.4' REQ'D  
PROVIDED EXIT WIDTH - (4) REQ'D EXITS = 216" PROVIDED + (3) NON-REQUIRED EXIT 156". TOTAL 372"

1010.1.3 - THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS

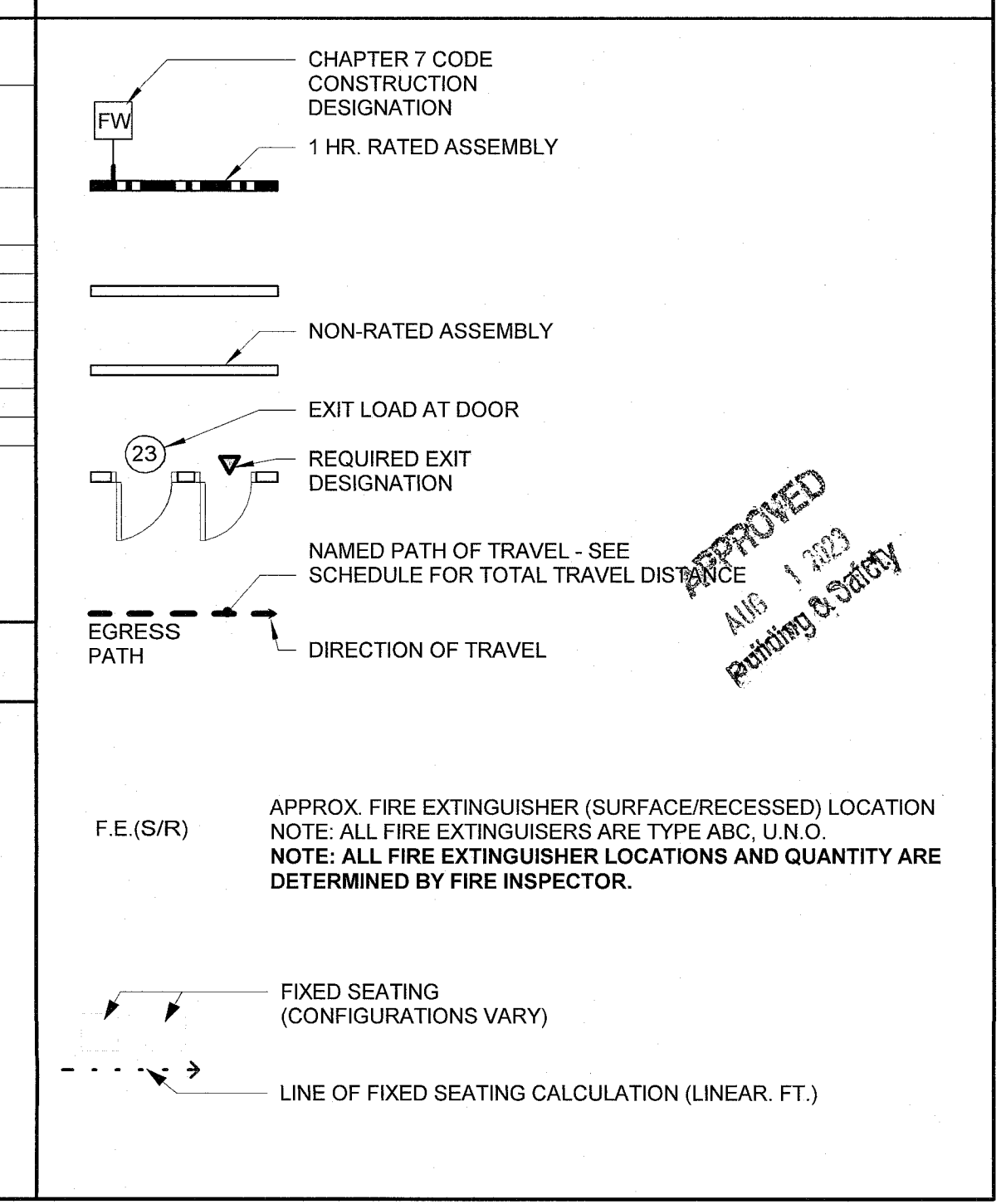
1010.1.9 - EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION EGRESS DOORS SHALL BE FREELY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT

1008.1.1 - 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.

**EXIT REQUIREMENTS (GROUP A):**  
EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2  
TRAVEL DISTANCE MAX = 75'-0" (FULLY SPRINKLERED)  
MAX. DEAD END CORRIDOR LENGTH = 90'-0"  
EGRESS WIDTH (2" INCHES PER OCCUPANT) = (30.2" PER EXIT)  
MIN. CORRIDOR OR AISLE WIDTH = 44" (36" @ KITCHEN)  
MIN. CLEAR OPENING EXIT DOOR = 36"

**CHAPTER 11 - ACCESSIBILITY:**  
11B-208.2. SPACES FREQUENTLY USED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH THESE REQUIREMENTS OR TO BE ON AN ACCESSIBLE ROUTE. MACHINERY SPACES INCLUDE, BUT ARE NOT LIMITED TO: ELEVATOR FITS OR ELEVATOR PENTHOUSES; MECHANICAL, ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS; PIPING OR EQUIPMENT CATWALKS; WATER OR SEWAGE TREATMENT PUMP ROOMS AND STATIONS; ELECTRIC SUBSTATIONS AND TRANSFORMER VAULTS; AND HIGHWAY AND TUNNEL UTILITY FACILITIES.  
11B-208.2.1: AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER DROP-OFF AND LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES MUST BE ACCESSIBLE.  
11B-208.2.8: COMMON USE CIRCULATION PATHS WITHIN EMPLOYEE WORK AREAS SHALL COMPLY WITH SECTION 11B-402.  
11B-402: ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF DIVISION 4.  
11B-208.1.1 ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND TABLE 11B-208.2 ACCESSIBLE PARKING - 1 PER 25 SPACES

CODE SHEET GRAPHICS LEGEND



PLUMBING FIXTURE CALCS

CPC CH. 4 TABLE A OCCUPANT LOAD:  
48 + 234 + 70 + 48 + 15 + 1 = 414 TOTAL OCCUPANTS  
(SEE BREAKDOWNS BELOW EACH OCC. LOAD BY AREA TABLE)

414/2 = 207 MEN & WOMEN

**MINIMUM PLUMBING FIXTURES PER 2019 CPC TABLE 422.1**  
TOTAL REQUIRED:  
MALE: 3 W.C. / 1 URINAL / 3 LAV.  
FEMALE: 4 W.C. / 4 LAV.  
TOTAL PROVIDED:  
MALE: 3 W.C. + 7 URINAL  
FEMALE: 8 W.C.  
MALE + FEMALE: 7 LAV.

\*NOTE: SEE SHELL PERMIT FOR OUTSIDE DINING PLUMBING OCCUPANT FIGURE

architecture design collaborative  
23231 South Pointe Dr.  
Laguna Hills, CA 92653  
www.adcollaborative.com  
949.267.1660

ADC Project No: 190177

Project Contact: Ken Burgess  
Email: KBurgess@ADCollaborative.com  
Principal: Craig Chinn  
Project Manager: Ken Burgess

Client

Company: Frontier Real Estate  
Address: 31791 LOS RIOS ST  
SAN JUAN CAPISTRANO, CA 92675  
Phone No. 310-866-1343

RODEO 72

7012 WALNUT GROVE DRIVE  
WHITTIER, CA 90606

ISSUED FOR: 5TH AGENCY SUBMITTAL  
ISSUE DATE: 07-25-2023

No.	Date	Description
1	5/20/22	LACFD 1st Comments
2	10/20/22	2nd Fire Submittal
3	03/08/23	3rd Agency Submittal

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

SHEET TITLE:  
LEVEL 1 - EGRESS  
& CODE PLAN

G020



