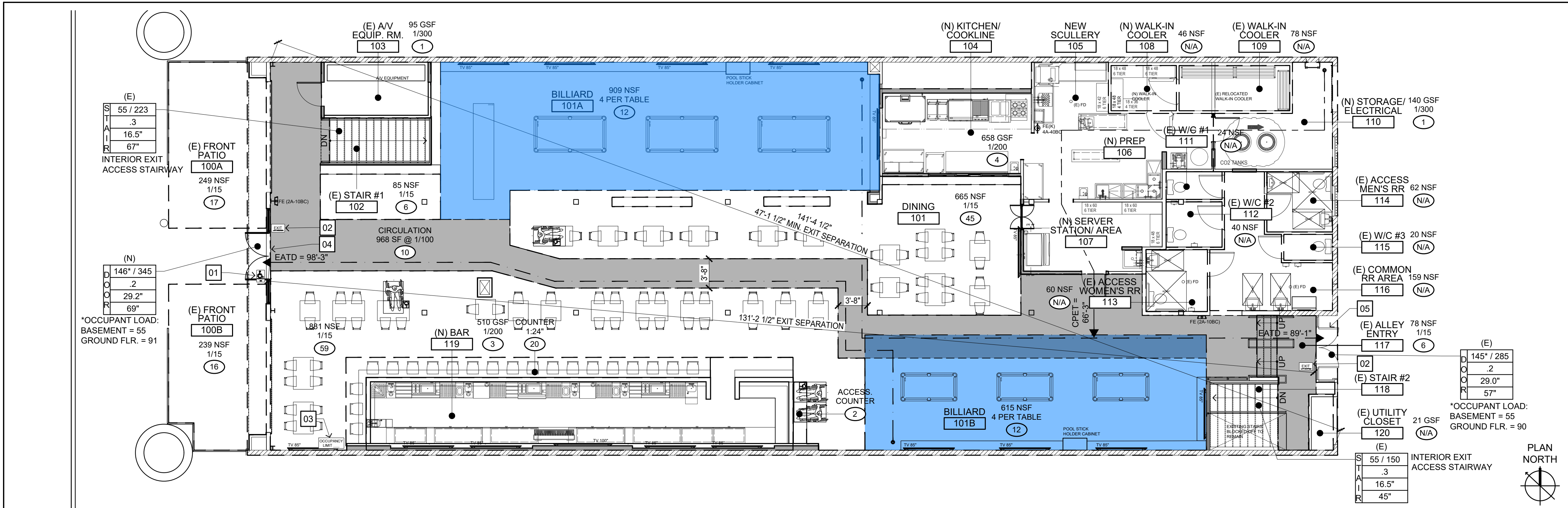
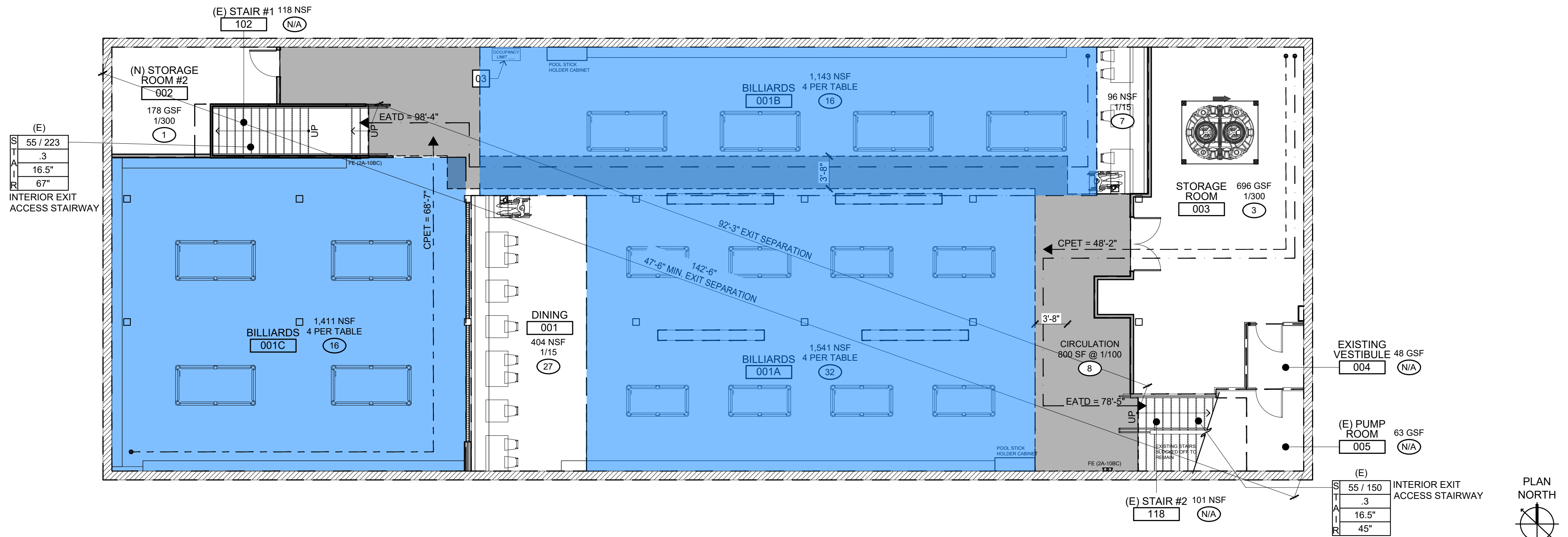




TENANT IMPROVEMENT / REMODEL: GROUND LEVEL (1ST) EXIT / EGRESS / OCCUPANCY FLOOR PLAN



TENANT IMPROVEMENT / REMODEL: BASEMENT LEVEL EXIT / EGRESS / OCCUPANCY FLOOR PLAN

KEYED NOTES

- 01 ACCESSIBLE ENTRANCE SIGN - DETAIL 7/G003
- 02 EXIT SIGN - DETAIL 7/G003
- 03 OCCUPANCY SIGN - DETAIL 7/G003
- 04 SIGN w/ 1" TALL LETTERS ON CONTRASTING BACKGROUND SHALL READ "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED".
- 05 (E) EGRESS DOOR EQUIPPED w/ PANIC HARDWARE AND CLOSURES AT BOTH DOOR LEAFS.

GENERAL NOTES

1. NO CHANGE IN EXISTING CONSTRUCTION TYPE V-B
 2. NO CHANGE IN FLOOR AREA
 3. NO CHANGE IN BUILDING HEIGHT
 4. EXISTING BUILDING IS FULLY SPRINKLERED
- 1006.2.1 TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.
- 1006.2.1.1 THREE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED FROM ANY SPACE WITH AN OCCUPANT LOAD OF 501 TO 1,000.
- 1007.1.1.1 MEASUREMENT POINT. THE SEPARATION DISTANCE REQUIRED IN SECTION 1007.1.1 SHALL BE MEASURED IN ACCORDANCE WITH THE FOLLOWING:
- THE SEPARATION DISTANCE TO EXIT OR EXIT ACCESS DOORWAYS SHALL BE MEASURED TO ANY POINT ALONG THE WIDTH OF THE DOORWAY.
 - THE SEPARATION DISTANCE TO EXIT ACCESS STAIRWAYS SHALL BE MEASURED TO THE CLOSEST RISER.
 - THE SEPARATION DISTANCE TO EXIT ACCESS RAMPS SHALL BE MEASURED TO THE START OF THE RAMP RUN.
- 1007.1.2 THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS WHERE ACCESS TO THREE OR MORE EXITS IS REQUIRED, NOT LESS THAN TWO EXIT OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1007.1.1. ADDITIONAL REQUIRED EXIT OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED A REASONABLE DISTANCE APART SO THAT IF ONE BECOMES BLOCKED, THE OTHERS WILL BE AVAILABLE.
- 1008.2.1 THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.
- 1008.2.3 ILLUMINATION SHALL BE PROVIDED ALONG THE PATH OF TRAVEL FOR THE EXIT DISCHARGE FROM EACH EXIT TO THE PUBLIC WAY.

PLAN LEGEND

- CPET = 75'-0" → COMMON PATH OF TRAVEL (75'-0" MAX. PER CBC TABLE 1006.2.1)
- EATD = 250'-0" → EXIT ACCESS TRAVEL DISTANCE (250'-0" MAX. PER CBC TABLE 1017.1)
- 600 SF
1.15
40 → OCCUPANT AREA NET (NSF) OR GROSS (GSF) SQUARE FOOTAGE
OCCUPANT LOAD FACTOR
AREA OCCUPANT LOAD
- D 62 / 440
O 0.20
O 7.8"
R 66" → ACCUMULATIVE / MAX. OCCUPANT LOAD THROUGH OPENING
CAPACITY FACTOR PER OCCUPANT (IN INCHES)
TOTAL CAPACITY (IN INCHES)
CLEAR WIDTH (IN INCHES)
- DASHED LINE REPRESENTS AREA OCCUPANT LOAD BOUNDARY
- ACCESSIBLE CLEAR PATH PER CBC 11B-403.5 & CBC 1030.9.1.
- RECOMMENDED MINIMUM CLEAR AREA FOR TABLETOP BILLIARDS/ GAMES.

A-2 PLUMBING OCCUPANCY FIXTURES

2022 CPC TABLE 422.1 MINIMUM PLUMBING FACILITIES:				
	REQUIRED MEN	REQUIRED WOMEN	PROVIDED MEN	PROVIDED WOMEN
WC*	3: 151 - 300	4: 101 - 200	2	3
LAVATORIES*	2: 151 - 200	2: 161 - 200	2	2
URINALS*	1: 1 - 200	N/A	1	N/A
DRINKING FOUNTAIN	2: 251 - 500	0 * (* 2022 CPC EXCEPTION 415.2)	1 SERVICE SINK REQUIRED & PROVIDED	
MOP OR SERVICE SINK				

OCCUPANCY LOAD ANALYSIS (INTERIOR):

ROOM NO.	ROOM / AREA NAME	OCCUPANCY TYPE	OCCUPANCY FACTOR	SQUARE FOOTAGE	OCC. LOAD	EXITS REQ'D	EXIT WIDTH REQ'D	EXIT WIDTH PROVIDED
100A	(E) FRONT EXTERIOR PATIO N	A-2	1 / 15	249 NSF	17	1	3.4"	240"
100B	(E) FRONT EXTERIOR PATIO S	A-2	1 / 15	239 NSF	16	1	3.2"	240"
SUBTOTALS EXTERIOR		A-2	1 / 15	488 NSF	33	1	6.8"	240"
101	(N) DINING	A-2	1 / 15	1,631 NSF	110	2	22.0"	126"
101A	(N) BILLIARDS	A-2	1.4	909 NSF	12	1	2.4"	126"
101B	(N) BILLIARDS	A-2	1.4	615 NSF	12	1	2.4"	126"
102	(E) STAIRCASE #1	N/A	N/A	N/A	N/A	1	N/A	67"
103	(N) A / V EQUIPMENT	S-1	1 / 300	95 GSF	1	1	0.2"	34"
104-107	NEW KITCHEN AREAS	B	1 / 200	658 GSF	4	1	0.8"	34"
108-109	WALK-IN COOLERS	S-1	1 / 300	124 GSF	N/A	N/A	N/A	34"
110	(N) STORAGE/ ELECTRICAL	S-1	1 / 300	140 GSF	1	1	0.2"	34"
111 - 116	(E) RESTROOMS	A-2	N/A	365 NSF	N/A	N/A	N/A	126"
117	(E) ALLEY ENTRY AREA	A-2	1 / 15	78 NSF	6	1	1.2"	126"
118	(E) STAIRCASE #2	N/A	N/A	N/A	N/A	1	N/A	45"
119	(N) BAR	B	1 / 200	510 GSF	3	1	0.2"	36"
	(N) BAR COUNTER & ADA	A-2	1 / 24"	N/A	22	1	4.4"	126"
	(N) CIRCULATION	A-2	1 / 100	968 NSF	10	1	2.0"	36"
SUBTOTALS GROUND LEVEL		A-2/B/S-1	VARIES	6,093 SF	181	2	36.2"	126"
WALLS, FURRING, COLUMNS, SHAFTS ITEMS NOT PART OF EXIT / EGRESS				691 SF				
GROSS TOTALS GROUND LEVEL		A2/B/S-1	VARIES	6,784 GSF	181	2	36.2"	126"

001	(N) DINING	A-2	1 / 15	500 NSF	34	1	6.8"	112"
001A	(N) BILLIARDS	A-2	1.4	1,541 NSF	32	1	6.4"	112"
001B	(N) BILLIARDS	A-2	1.4	1,143 NSF	16	1	3.2"	112"
001C	(N) BILLIARDS	A-2	1.4	1,411 NSF	16	1	3.2"	112"
002	(N) STORAGE ROOM #2	S-1	1 / 300	178 GSF	1	1	0.2"	34"
003	(N) STORAGE	S-1	1 / 300	696 GSF	3	1	0.6"	68"
004	(E) VESTIBULE ROOM	S-1	1 / 300	48 GSF	N/A	N/A	N/A	34"
005	(E) PUMP ROOM	S-1	1 / 300	63 GSF	N/A	N/A	N/A	34"
102	(E) STAIRCASE #1	N/A	N/A	118 NSF	N/A	1	N/A	67"
118	(E) STAIRCASE #2	N/A	N/A	101 NSF	N/A	1	N/A	45"
	(N) CIRCULATION	A-2	1/100	800 NSF	8	1	1.6"	45"
SUBTOTALS BASEMENT		A-2/ S-1	VARIES	6,599 SF	110	2	22.0"	112"
WALLS, FURRING, COLUMNS, SHAFTS ITEMS NOT PART OF EXIT / EGRESS				185 SF				
GROSS TOTALS BASEMENT LEVEL		A2/B/S-1	VARIES	6,784 GSF	110	2	22.0"	112"
GROSS TOTALS BOTH LEVELS		A2/B/S-1	VARIES	13,588 GSF	291	2	58.2"	238"

EXIT / EGRESS REQUIREMENTS:

TOTAL EXIT WIDTH: (2022 CBC 1005.3.2)	TOTAL OCCUPANCY: INTERIOR = 291	INTERIOR (# OCC.) x ("0.2") = 89.6"
	REQUIRED:	INTERIOR GROUND LEVEL: 40.2" INTERIOR BASEMENT LEVEL: 25.8"
	PROVIDED:	TOTAL WIDTH PROVIDED AT EXTERIOR EXITS: 126" (69" + 57") EACH LEVEL EXITS AT DIFFERENT TIMES
TOTAL NUMBER OF EXITS: (TABLE 1021.1)	REQUIRED:	INTERIOR: 291 OCC. REQUIRES TWO (2) EXITS
	PROVIDED:	TWO (2) TOTAL EXITS PROVIDED INTERIOR
MAX TRAVEL DISTANCE: ("SPRINKLERED" / TABLE 2022 CBC1016.2)		250 LF (PER TABLE 1016.2) / MAX. BY OBSERVATION, DOES NOT EXCEED 250 LF

PLUMBING FIXTURE CALCULATIONS:

ROOM NO.	ROOM / AREA NAME	OCCUPANCY FACTOR	PLUMBING LOAD FACTOR	NET SQUARE FOOTAGE (NSF) AREA	PLUMBING OCCUPANCY LOAD
100A	(E) FRONT EXTERIOR PATIO N	A-2	1 / 30	249 NSF	8.3
100B	(E) FRONT EXTERIOR PATIO S	A-2	1 / 30	249 NSF	8.3
101, 101A, 101B	(N) DINING, BILLIARDS / GAME ROOM	A-2	1 / 30	3,996 NSF	132.87
102	(E) STAIRCASE #1	EXCLUDED CIRCULATION			
103	(N) A / V EQUIPMENT	S-1	N/A	95 GSF	
104-107	NEW KITCHEN AREAS	KITCHEN	1 / 50	658 GSF	13.16
108-109	WALK-IN COOLERS	KITCHEN	1 / 50	124 GSF	2.48
110	(N) STORAGE/ ELECTRICAL	S-1	N/A	140 GSF	
111 - 116	(E) RESTROOMS	EXCLUDED		365 NSF	
117	(E) ALLEY ENTRY AREA	A-2	1 / 30	78 NSF	2.6
118	(E) STAIRCASE #2	EXCLUDED CIRCULATION			
001	(N) BASEMENT BILLIARDS RM.	A-2	1 / 30	2,858 NSF	95.27
002	(N) STORAGE #2	S-1	N/A	178 GSF	
003	(N) STORAGE	S-1	N/A	700 GSF	
004	(E) VESTIBULE ROOM	S-1	N/A	48 GSF	
005	(E) PUMP ROOM	S-1	N/A	63 GSF	
006	(N) BASEMENT BILLIARDS RM.	A-2	1 / 30	1,380 NSF	46.0
007	(N) DINING	A-2	1 / 30	947 NSF	31.57
102	(E) STAIRCASE #1	EXCLUDED CIRCULATION		118 NSF	
118	(E) STAIRCASE #2	EXCLUDED CIRCULATION		101 NSF	
SUBTOTALS		A-2/ S-2	VARIES	10,529 SF	340.55
TOTAL NUMBER OF OCCUPANTS BASED ON PLUMBING CODE DIVIDED 2				401 / 2 =	200.28 EACH SEX

m B A
mark
BAUSBACK
ARCHITECT

3670 CLAIREMONT DRIVE
SUITE #11
SAN DIEGO, CA 92117
858.623.0557

Architect/Engineer Stamp:



Approving Agency Stamp:

PROJECT:
SOCIETY
NORTH ESCONDIDO
TENANT IMPROVEMENT /
REMODEL
141 EAST GRAND AVENUE
ESCONDIDO, CALIFORNIA 92025

SHEET TITLE:
EXITING / EGRESS
OCCUPANCY
FLOOR PLANS
GRD. & BASEMENT
LEVELS

REVISIONS
RESPONSE TO COMMENTS
SEPT. 26, 2025

MBA Project No.: PENDING
Agency Project No.: B25-1763
Date: JUNE 9, 2025
Issue: PLAN CHECK SET

Sheet No.: AE-101A