

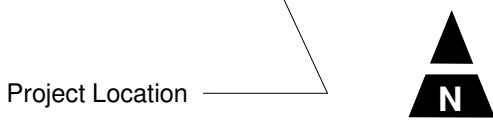
# Tejon East Travel Plaza at Wheeler Ridge

ISSUED FOR PERMIT

5621 Outlets at Tejon Parkway  
Wheeler Ridge, CA 93203

08/21/2019  
Project #19027

## Location Map



## Code Data

**Project Description**  
This project consists of the tenant space build out of an existing cold gray box shell building. The new space will become and A-2 restaurant use, with three quick-serve concepts: Dunkin'/Baskin Robbins, Jamba Juice and Charley's Philly Steaks. Each concept will have their own full back-of-house area including storage, prep, and cleaning, but the dining area and restrooms will be common use for the public and all three franchise concepts.

**Applicable Codes**  
Kern County 2016 Code of Building Regulations  
2016 California Code of Regulations (CCR), Title 24:  
Part 1: 2016 California Building Standards Administrative Code  
Part 2: 2016 California Building Code (CBC)  
Part 3: 2016 California Electrical Code (CEC)  
Part 4: 2016 California Mechanical Code (CMC)  
Part 5: 2016 California Plumbing Code (CPC)  
Part 6: 2016 California Energy Code  
Part 9: 2016 California Fire Code  
Part 11: 2016 California Green Building Standards Code (CALGreen Code)  
Part 12: 2016 California Referenced Standards

**CBC Chapter 3 - Use and Occupancy Classification**  
Use Group: A-2, Restaurant

**CBC Chapter 4 - Special Detailed Requirements Based on Use and Occupancy**  
Special Detailed Requirements: N/A

**CBC Chapter 5 - General Building Heights and Areas**  
**Table 504.3 - Allowable Building Heights in Feet (Sprinklered, without area increase)**  
Use Group A-2 60'  
**Actual Height**  
Use Group A-2 26'-9"

**Table 504.4 - Allowable Number Stories (Sprinklered, without area increase)**  
Use Group A-2 2 Stories  
**Actual Stories**  
Use Group A-2 1 Story

**Table 506.2 - Allowable Building Area (A) (Sprinklered, one story)**  
Use Group A-2 24,000 SF  
**Actual Areas**  
Use Group A-2 5,040 SF (existing shell, no change)

**CBC Chapter 6 - Construction Types**  
Construction Classification: 5B

**Table 601 - Fire-Resistance Rating Requirements for Building Elements (hours)**  
Primary Structural Frame 0  
Bearing Walls 0  
Nonbearing walls and partitions Exterior Table 602  
Nonbearing walls and partitions Interior 0  
Floor construction and secondary members 0  
Roof construction and secondary members 0

**Table 602 - Fire Resistance Rating Requirements for Exterior Walls based on Fire Separation Distance**  
X <= 30 0 Hour Rating Required

**CBC Chapter 7 - Fire and Smoke Protection Features**  
**CBC 718.2.2 - Fireblocking, Concealed Wall Spaces**  
Fireblocking shall be installed in concealed spaces of stud walls vertically at the ceiling and floor level and horizontally at intervals not exceeding 10' - 0".

**CBC 718.4.3 - Draftstopping**  
Draftstopping shall be installed in attics and concealed roof spaces, such that any horizontal area does not exceed 3,000 SF.  
Exception 2: In Group A occupancy where an automatic sprinkler system in accordance with Section 903.3.1.1 is installed, the area between draft stops may be 9,000 SF and the greatest horizontal dimension may be 100 feet.

**CBC Chapter 8 - Interior Finishes**  
**Table 803.11 - Interior Wall and Ceiling Finish Requirements by Occupancy**  
Exit Enclosures and Passages B  
Corridors B  
Rooms and Enclosed Spaces C

**CBC 804.4 - Interior Floor Finish Requirements**  
Group A-2, [Sprinklered] = Materials complying with ASTM Standard E648, and having a specific optical density smoke rating not to exceed 450 per ASTM E662 are permitted

**CBC Chapter 9 - Fire Protection Systems**  
**CBC 903.2 Automatic Sprinkler Systems**  
Automatic Sprinkler System required per Section 903.2.1.2, condition 1  
Automatic Sprinkler system complying with CBC 903.2 provided.

**CBC 907 - Fire Alarm and Detection Systems**  
A manual fire alarm system that activates the occupant notification system in accordance with 907.5 shall be installed in all Group A occupancies per Kern County Code of Building Regulations 17.08.325, amendment to CBC Section 907.2.1.

**CBC Chapter 10 - Means of Egress**  
**Table CBC 1004.1.2 Occupant Loads**  

Back of House Areas:	Dunkin'/Baskin	Jamba	Charleys
Kitchen (200 gross SF/person):	1,102 SF/200 = 6	502 SF/200 = 3	688 SF/200 = 4
Storage (300 gross SF/person):	115 SF/300 = 1	158 SF/300 = 1	150 SF/300 = 1
Office (100 gross SF/person):	41 SF/100 = 1	32 SF/100 = 1	32 SF/100 = 1
Total Occupants/Concept Space:	8	5	6

  
**Common Areas:**  
Mechanical/Equipment (300 gross SF/person): 143 SF / 300 = 1 occupant  
Dining (15 net SF/person): 599 SF / 15 = 40 occupants (calculated, 44 seats provided)  
Queuing (5 net SF/person): 379 SF / 5 = 75 occupants  
Total Occupants/Common Areas: 121 occupants  
Total Occupants, Building: 140 occupants

**CBC 1004.3 - Posting of Occupant Load**  
Signage identifying occupant load shall be provided at every room or space that is an assembly occupancy.

**CBC 1005 - Egress Width**  
Other egress components: 0.2 inches per occupant served

**Table 1006.2.1 Spaces with One Exit or Exit Access Doorway**  
Refer to life safety plans for common path of egress travel.  
Distance not to exceed 75'  
Maximum occupants not to exceed 49

**Table 1006.3.1 - Minimum Number of Exits for Occupant Load**  
Occupant Load, Minimum Number of Exits per story: 2

**CBC 1007 - Exit and Exit Access Doorway Configuration**  
Refer to life safety plans for separation distance not less than 1/3 the length of the maximum overall diagonal dimension of the area served.

**CBC 1010.1.9 - Door Operations**  
Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.

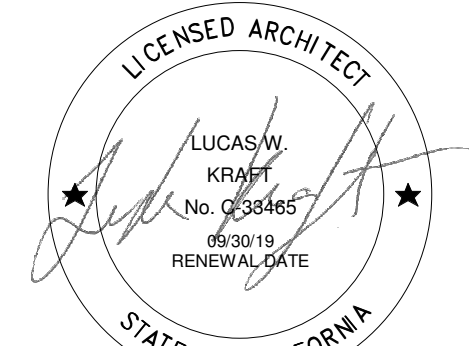
**Table 1017.2 - Exit Access Travel Distance**  
Maximum Allowable Exit Travel Distance 250'

**CPC Chapter 4 - Plumbing Fixtures and Fixture Fittings**  
**Table 422.1 - Minimum Plumbing Facilities, Use Group A-2**  
**Table A: Occupant Load Factor - Group A2 (restaurant) = 30**  
5040 SF/30 = 170 occupants (85 M/85 F)

Fixture Type	Required	Provided
Water Closet, Men	2:51-150	2
Urinal	1:1-200	2
Water Closet, Women	3:51-100	4
Lavatory, Men	1:1-150	2
Lavatory, Women	1:1-150	2
Drinking Fountain	1:1-250	2
Service Sink	1	3



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## Project Team

### ARCHITECT

**DS Architecture**  
315 Gougler Avenue, #102  
Kent, Ohio 44240  
Tel: (330) 678 - 6144  
Contact: Amanda Carter  
E-mail: acarter@dsarchitecture.com

### MEP ENGINEER

**Osborn Engineering**  
1100 Superior Avenue, Suite 300  
Cleveland, OH 44114  
Tel: (216) 881 - 2020  
Contact: John Krutko  
Email: jkrutko@osborn-eng.com

### OWNER'S REPRESENTATIVE

**TravelCenters of America**  
24501 Center Ridge Rd  
Westlake, OH 44145  
Tel: (440) 899 - 8401  
Contact: J D Satterwhite  
Email: JSatterwhite@ta-petro.com

## National Accounts

### National Tile Supplier

**DalTile Commercial**  
Terrie Miller  
(216) 409-3153  
terrie.miller@daltile.com

### National LVT Supplier

**Karndean Design Flooring**  
Courtney Giel  
Export, PA  
(724) 858-6613  
courtney.giel@karndean.com

### Restroom Mirror

**The Frame Master**  
(516) 220-8313  
rob@theframemaster.com

### National Lighting Suppliers

**Inline Electric Supply**  
(Chattanooga, TN)  
Brent Wigginton  
(423) 508-8300  
bwigginton@inlineelectric.com  
or  
**Illuminating Technologies**  
(Columbus, OH)  
Alison Friend Thibaut  
(800) 278-5483  
(614) 582-4541 mobile  
alison@illuminatingtechnologies.com

### National Plumbing Fixture Supplier

**Trumbull Industries**  
(Youngstown, OH)  
Steve Haynie  
(330) 270-7874  
shaynie@trumbull.com

### National Mechanical Supplier

**WH Gardiner - Daikin systems**  
(Cleveland, OH)  
Robert McClintock  
(440) 249-3400  
rmccintock@whgardiner.com

TravelCenters of America LLC  
**Tejon East Travel Plaza at Wheeler Ridge**  
5621 Outlets at Tejon Parkway  
Wheeler Ridge, CA 93203

Issue Description:  
**ISSUED FOR PERMIT**

Revision Schedule  

#	DATE	DESCRIPTION
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Project #: 19027  
Issue Date: 08/21/2019

G0.00

TITLESHEET & CODE  
DATA