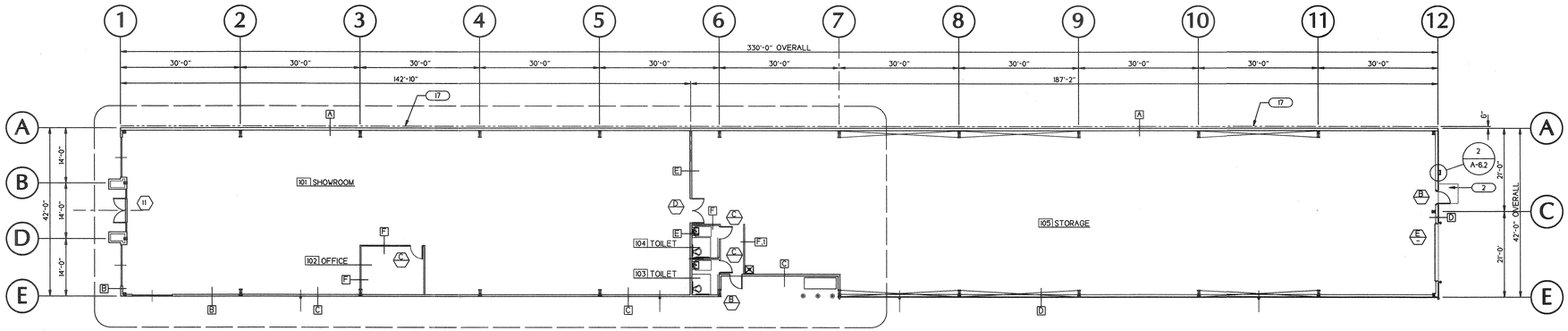


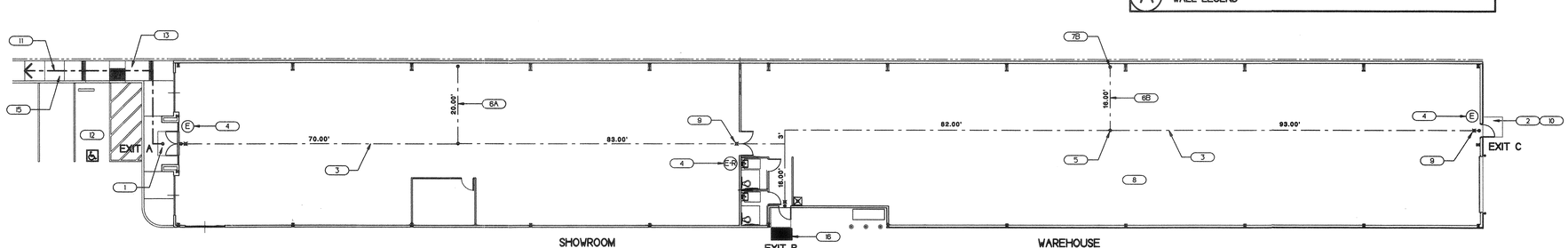
OVERALL FLOOR PLAN

1/16"

SHOWROOM	5,860 SF
STORAGE	7,560 SF
GROSS FLOOR AREA:	**13,420 SF**

TYPE	LOCATION	DESCRIPTION	SECTION
A	EXTERIOR: PROPERTY LINE	CONCRETE MASONRY	1/A-3.1
B	EXTERIOR: SHOWROOM	2x6 WOOD FRAMING/INSULATION CEMENT PLASTER	2/A-3.1
C	EXTERIOR: SHOWROOM	2x6 WOOD FRAMING/INSULATION METAL WALL PANEL	3/A-3.1
D	EXTERIOR: WAREHOUSE	METAL WALL PANEL o/ METAL GIRTS AND INSULATION	4/A-3.1
E	INTERIOR: DEMISING	2x6 WOOD FRAMING/ FULL HEIGHT	5/A-3.1
F	INTERIOR: OFFICE	2x4 WOOD FRAMING/ CEILING HEIGHT	6/A-3.1
F.1	INTERIOR: WAREHOUSE	2x4 WOOD FRAMING/ -8'-0"	6/A-3.1

(A) WALL LEGEND



SHOWROOM

5,860	30
M	195
	2

(2) EXITS PROVIDED

WAREHOUSE

7,560	500
S-1	15
	2

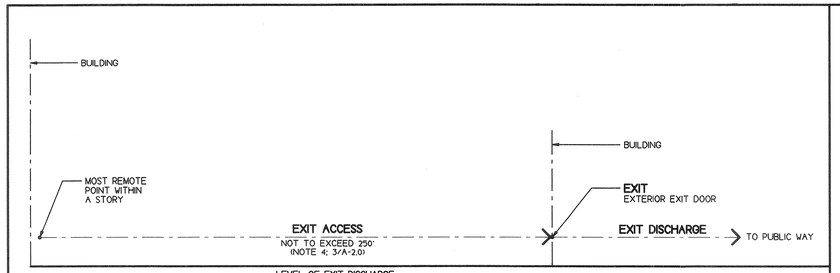
(2) EXITS PROVIDED

EXIT PLAN

1/16"

BUILDING USE
FLOOR AREA — OCCUPANT LOAD FACTOR
OCCUPANCY GROUP — NO. OF OCCUPANTS
EGRESS WIDTH — NO. OF EXITS

APPROVED
DEC 21 2016
KERN COUNTY BLDG. INSPECTION DEPT.
KEEP APPROVED PLANS ON SITE
NO CHANGES WITHOUT APPROVAL



(1) ACCESSIBLE MEANS OF EGRESS SYSTEM

(3) EGRESS NOTES-GROUND FLOOR

1. TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED WHERE EITHER OF THE FOLLOWING CONDITIONS EXIST:
   - THE OCCUPANT LOAD OF ANY SPACE EXCEEDS ONE OF THE VALUES IN CBC TABLE 1015.1
   - THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES IN CBC TABLE 1014.3

2A. FOR M OCCUPANCY: A MINIMUM OF TWO EXITS ARE PROVIDED OCCUPANT LOAD: 195 > 49 COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS 75';

2A. FOR S-1 OCCUPANCY: A MINIMUM OF TWO EXITS ARE PROVIDED OCCUPANT LOAD: 15 < 49 COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS 75';

3. TOTAL OCCUPANT LOAD FOR THE BUILDING: 205<500 (TWO EXITS REQUIRED FOR OCCUPANT LOAD 1-500 PER CBC TABLE 1021.1.1

4. EXITS SHALL BE LOCATED ON EACH STORY SUCH THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL TO EXTERIOR DOOR AT THE LEVEL OF EXIT DISCHARGE. AN ENTRANCE TO A VERTICAL EXIT ENCLOSURE OR AN EXTERIOR EXIT STAIRWAY SHALL NOT EXCEED: 250' FOR B AND S-1 OCCUPANCIES (CBC TABLE 1016.1/WITH SPRINKLER SYSTEM)

5. CORRIDORS SHALL HAVE A FIRE RESISTANCE RATING OF "0" HOUR PER CBC TABLE 1018.1 WITHOUT A SPRINKLER SYSTEM WHEN THE OCCUPANT LOAD IS GREATER THAN 30

6. EXTERIOR EXIT DOOR SHALL SHALL LEAD DIRECTLY TO THE EXIT DISCHARGE OR THE PUBLIC WAY (CBC SECTION 1020.2.2)

(4) EXIT SIGN NOTES

1. EXIT SIGNS ARE REQUIRED AT EXITS AND EXIT ACCESS DOORS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
2. SIGNS ARE NOT REQUIRED IN ROOMS/AREAS THAT REQUIRE ONLY ONE EXIT.
3. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. EXIT SIGNS, WHERE PROVIDED, SHALL HAVE 6" HIGH LETTERS.
4. MEANS OF EGRESS ILLUMINATION SHOULD BE PROVIDED IN ACCORDANCE WITH SECTION 1008 IN ADDITION TO ANY OTHER CODE REQUIREMENTS, THE ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
5. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX) FROM EITHER OF TWO ELECTRIC LAMPS
6. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT ILLUMINANCE AND BE LISTED OR LABELED FOR THE PURPOSE. THE SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL924 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND SECTION 2702
7. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES
8. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS (1011.2-1011.5.3)
9. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISE'S ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING: AISLES AND CORRIDORS, EXIT PASSAGEWAYS, EXTERIOR EGRESS COMPONENTS, INTERIOR EXIT DISCHARGE ELEMENTS AND EXTERIOR LANDINGS IN BUILDING WHERE TWO EXITS ARE REQUIRED (CBC 1008.3).

(5) EXIT PLAN NOTES (X)

1. EXIT: ACCESSIBLE ENTRY WITH LEVEL LANDING (1/B & 20/A-3.2)
2. EXIT: EXTERIOR DOOR (1/4 & 15/A-3.2)
3. EXIT ACCESS (1/A-2.0)
4. TACTILE EXIT SIGN (13/A-3.2)
   - (E) SIGN TO READ: "EXIT" ADJACENT TO DOOR PER CBC 1011.4.
   - (E-R) SIGN SHALL READ: "EXIT ROUTE" PER CBC 1011.4
5. POINT AT WHICH TWO PATHS OF EGRESS TRAVEL ARE AVAILABLE TO TWO EXITS (CBC SEC 1002)
6. COMMON PATH OF EGRESS TRAVEL (CBC SEC 1014.3, EXCEPTIONS 1 AND 2)
   - A. 20.00'<75.00'; OK
   - B. 16.00'<75.00'; OK
7. EXIT ACCESS TRAVEL DISTANCE (CBC TABLE 1016.1)
   - A. TO EXIT A: 90.00'<250.00'; OK
     TO EXIT B: 90.00'<250.00'; OK
   - B. TO EXIT B: 117.00'<250.00'; OK
     TO EXIT C: 109.00'<250.00'; OK
8. FEWER THAN 30 OCCUPANTS FROM THIS SPACE
9. ILLUMINATED EXIT SIGN (4/A-2.0)
10. CONCRETE LANDING AT EXIT DOOR
11. EXIT DISCHARGE
12. ACCESSIBLE PARKING SPACE AND OFF-LOAD
13. CURB RAMP
14. CONCRETE WHEEL STOP
15. CONCRETE WALK: MAX SLOPE 5% IN DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS SLOPE
16. TRUNCATED DOMES (8/A-1.2 AND 15/A-3.2 SIMILAR)
17. PROPERTY LINE

MICHAEL DHANENS ARCHITECT
661/324-4141
P.O. BOX 82155
BAKERSFIELD, CALIFORNIA
9 3 3 8 0
C-18790

LICENSED ARCHITECT MICHAEL DHANENS NO. C-18790 RENEWAL 10/31/17 STATE OF CALIFORNIA

DEC 16 2016

PROJECT
MV Home Furnishings

APN 368-050-14
7405 Rosedale Highway
Bakersfield, California

SHOWROOM

OVERALL FLOOR PLAN

PERMIT K201603382

NO.	REVISIONS
1	PLAN CHECK (09/23/16)
2	
3	
4	
5	
6	
NO.	ISSUED FOR
A	
B	
C	PERMIT REVIEW (05/12/16)
B	DESIGN DEVELOPMENT (02/12/16)
A	OWNER REVIEW (02/03/16)

DATE 05/12/16 | SHEET
DRAWN
PROJECT NUMBER 703.02
A-2.0
ARCHITECTURE