

Bessie E. Owens Elementary School Modernization

Bakersfield City School District

OLA APPLICATION NO. 77150610

Project Data

SITE ZONING	R-2/C.U.P.
BUILDING CONSTRUCTION	V-NON RATED/ONE HOUR
BUILDING OCCUPANCY GROUP	E-1 / A-2
ACTUAL MODERNIZATION AREA	
UNIT A - MULTI-PURPOSE/KITCHEN	7439.33'
UNIT B - CLASSROOMS (K)	527834
UNIT C - CLASSROOMS (1-6)	5591.67'
UNIT D - CLASSROOMS (1-6)	5859.87'
UNIT E - CLASSROOMS (1-6)	5750.57'
UNIT F - CLASSROOMS (1-6)	5569.16'
UNIT G - CLASSROOMS (1-6)	5496.67'
UNIT H - ADMINISTRATION BLDG.	5301.50'
total	46,28711.s.f.

General Notes

These plans were based on plans by others, furnished by the Owner, indicating work of previous contracts. These plans will be made available for the Contractor's review upon request. The Owner, the Architect and the Engineer shall be responsible for the accuracy of the information and measurements indicated on these plans. The Contractor shall verify all existing measurements and conditions necessary to provide complete work as indicated by the plans prior to proceeding with work on this Contract.

The Structural, Mechanical and Electrical Drawings are the responsibility of the Contractor to check with the Architectural Drawings before the installation of structural, mechanical and electrical work. Structural drawings are the responsibility of the Contractor to check with the consulting Engineer's Drawings that would cause an improper installation. It shall be brought to the Architect's attention if any work is in conflict with the Architectural Drawings and shall be corrected by the Contractor at his expense and of no additional cost to the Owner or Architect.

Do not scale Drawings. Contractor shall verify all conditions and dimensions of job site prior to bidding. All dimensions shall be verified by the Contractor. The Architect shall be notified for clarification.

All methods and materials used on the Drawings are considered to be construction standards. The Contractor has questions regarding same, or their exact meaning, the Architect shall be notified for clarification.

All work shall comply with the UBC 1979 edition for building and UBC 1985 edition for fire protection, Title 8, California Administrative Code.

All dimensions are to face of structure, column grid lines, or face of studs, unless otherwise noted.

Finish floor elevations are to top of concrete, unless otherwise noted.

ceiling height dimensions are to finished surfaces.

Contractor shall verify sizes and locations of all mechanical equipment pads and bases as well as power, water, and drain installations with equipment manufacturers before proceeding with the work. Changes to mechanical equipment shall be made without additional charge to the Owner.

All door sizes shown on these schedules are opening sizes. Allowances for thresholds, and trim as required to accommodate all doors and frames shall be reinforced where required for door, studs and hardware.

All interior wall and ceiling finishes shall be installed in accordance with 1979 edition of the Uniform Building Code, SDC stress category, 0 to 25 frame spacing.

Any decorations used shall be non-combustible or flame-retardant in accordance with Title 19, California, Code of Regulations, Section 10109, and Title 19, California, Code of Regulations, Section 10110, and Title 19, California, Code of Regulations, Section 10111.

ASBESTOS ABATEMENT NOTES

The Owner shall employ a Certified Asbestos Team, that in accordance with a Certified Industrial Hygienist, will remove or encapsulate any asbestos materials.

Cost of asbestos work and services by the Certified Industrial Hygienist are not a part of this Contract.

It shall be clearly understood by the Contractor and the Owner that the presence of asbestos or the detection of asbestos or the detection of asbestos is not a condition of this Contract.

After the Certified Industrial Hygienist has certified that the environment is free of asbestos fibers for samples and laboratory results the General Contractor will complete the work of this Contract.

It is the General Contractor's responsibility to keep the Owner informed as of when the Asbestos Abatement Team will be required to commence their work.

ALTERNATE BIDS

ADD ALTERNATE NO. 1
 PROVIDE LABOR AND MATERIALS FOR REPAIRING AS INDICATED ON BUILDINGS ROOFS CONNECTING THESE BUILDINGS.

ADD ALTERNATE NO. 2
 PROVIDE LABOR AND MATERIALS FOR REPAIRING AS INDICATED ON BUILDINGS ROOFS CONNECTING ONLY THESE BUILDINGS.

ADD ALTERNATE NO. 3
 PROVIDE LABOR AND MATERIALS FOR COVERED FACEDOVERS AS INDICATED BY THE DRAWINGS AND SPECIFICATIONS.

Design Team

Architect
 PECHIN ASSOCIATES
 1400 Easton Drive, Suite 138
 Bakersfield, Ca. 93309
 (805) 322-2021

Mechanical Engineer
 FRANK CANTELM
 2217 F. Street, Suite "G"
 Bakersfield, Ca. 93301
 (805) 324-5252

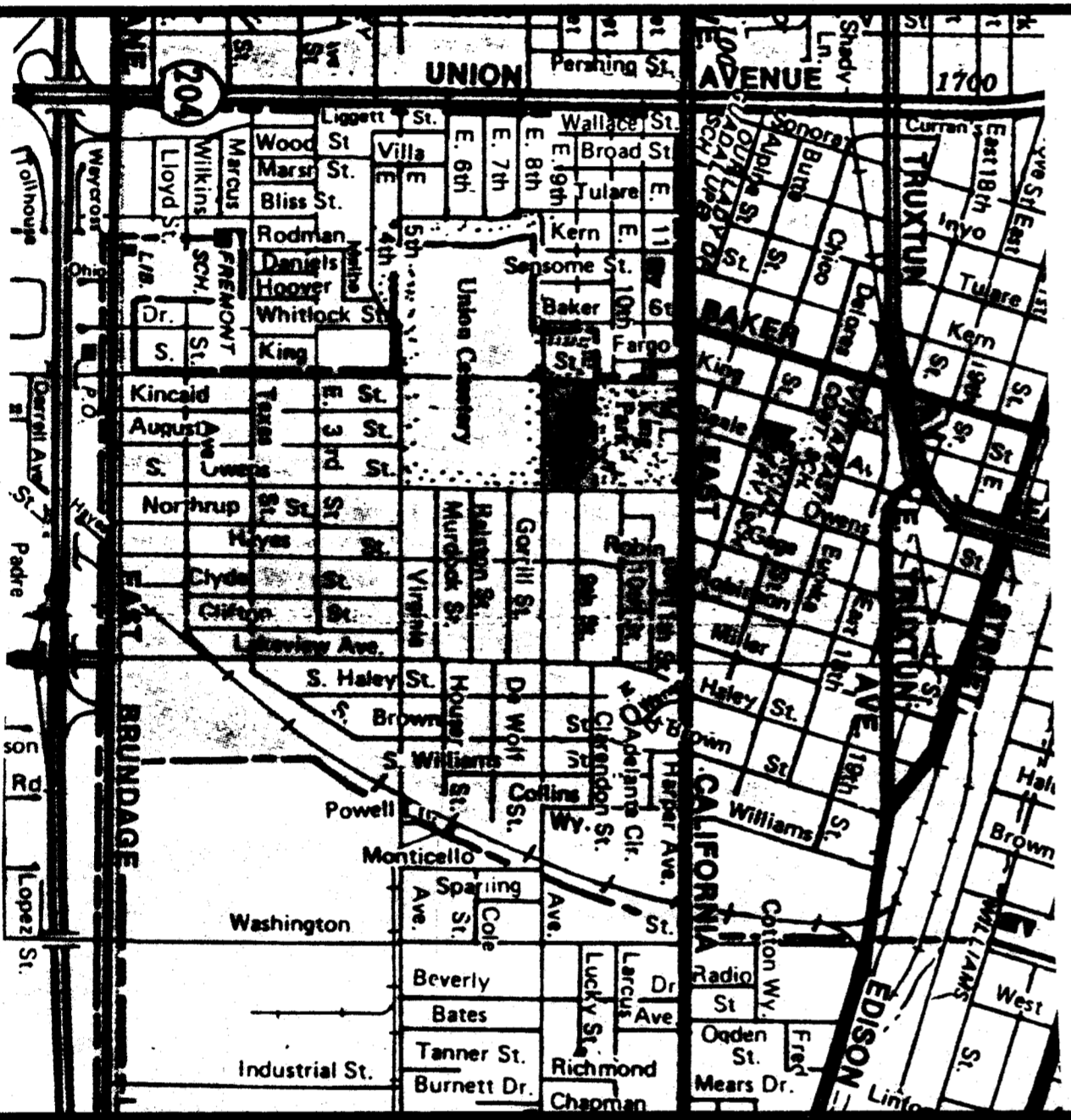
Electrical Engineer
 CORNELIUS ENGINEERING
 918 West Main Street
 Visalia, CA 93291
 (209) 733-2671

Structural Engineer
 WHEELER & GRAY
 7462 N. Figueroa Street
 Los Angeles, Ca. 90041
 (213) 256-2101

Energy Analysis
 BUILDING SYSTEMS MANAGEMENT
 2223 EAST COLLEGE
 Visalia, CA 93277
 (209) 732-1768

Acoustical Engineer
 WILFRED A. MALMLUND
 203 CALLE MAYOR
 Redondo Beach, Ca. 90277
 (213) 373-2987

Vicinity map



Legend

- ▬ WALLS
- ▬ INFL. STUDS AS NOTED
- ⊕ TO BE DEMOLISHED
- ⊙ DOOR NO. DESIGNATION
- ⊙ ROOM NO. DESIGNATION
- ⊙ KEYNOTE DESIGNATION
- ⊙ DETAIL NO.
- ⊙ SHEET NO.
- ⊙ SECTION NO.
- ⊙ SHEET NO.

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SET # 1

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Susan C. Pechin C-8366

Project Number: 413-0728
 Revision Date: 01/25/89

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 Bakersfield City School District

DATE	ISSUE FOR
DATE	REVISION

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

DETAILED SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION OF ANY PRODUCT TO BE INCLUDED IN THIS PROJECT.