CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School
Bakersfield City School District
District No. 22252.00-37-MD

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

DSA

SHEET INDEX

10 SHEETS

Architectural Sheets

4 SHEETS

A0.00	TITLE SHEET/ DETAILS
A1.00	CAMPUS SITE PLAN
A1.20	PARTIAL SITE PLAN
A1.21	PARTIAL SITE PLAN

Civil Sheets

6 SHEETS

C1	PAVEMENT REMEDIATION/ GRADING PLAN
C2	PAVEMENT REMEDIATION/ GRADING PLAN
C3	PAVEMENT REMEDIATION/ GRADING PLAN
C4	PAVEMENT REMEDIATION/ GRADING PLAN
C5	SEWER AND WATER PLAN
C6	SEWER AND WATER PLAN/ DETAILS

17-01-21IM

DIRECTORY

Owner

BAKERSFIELD CITY SCHOOL DISTRICT
1300 BAKER STREET
BAKERSFIELD, CA 93305
PHONE: (661) 831-7851
FAX: (661)831-7813
ATTN: ROBERT VAN TASSEL

Architect

AP ARCHITECTS
3434 TRUXTUN AVENUE, SUITE #240
BAKERSFIELD, CA 93301
PHONE: (661) 327-1690
FAX: (661) 327-7204
ATTN: J. PATRICK FOGARTY, AIA

Civil Engineer

PORTER & ASSOCIATES, INC.
4733 CENTENNIAL PLAZZ WAY, SUITE A
BAKERSFIELD, CA 93312
PHONE: (661) 327-0362
ATTN: MATTHEW CARSON

17-01-15M

DSA

1. ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR).
2. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE BY AN ADDENDA OR A CCD APPROVED BY THE DIVISION OF THE STATE ARCHITECT, AS REQUIRED BY TITLE 24, CCR, PART 1, SECTION 4, GROUP 1, 4-338.
3. A CLASS 1 PROJECT INSPECTOR EMPLOYED BY THE DISTRICT (OWNER) AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT SHALL PROVIDE CONTINUOUS INSPECTION OF THE WORK. THE DUTIES OF THE INSPECTOR ARE DEFINED IN SECTION 4-342, PART 1, TITLE 24, CCR.
4. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS OF DSA AND OTHER APPROVING/PERMITING AUTHORITIES IN THE EVENT OF ANY DISCREPANCIES, CONFLICTS OR DUAL REQUIREMENTS THE MORE RESTRICTIVE REQUIREMENTS WILL PREVAIL.
5. A DSA ACCEPTED TESTING LABORATORY DIRECTLY EMPLOYED BY THE DISTRICT (OWNER) SHALL CONDUCT ALL THE REQUIRED TESTS AND INSPECTIONS FOR THE PROJECT.
6. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
7. THE PATH OF TRAVEL (P.O.T.) IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISION FOR THE POT REQUIREMENTS FOR ALTERATION, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NON COMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECTS WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENT.
8. DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THIS PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT TO COMPLIANCE WITH THE CBC AS PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.
9. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CCR. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CCR, A CONSTRUCTION CHANGE DOCUMENT (CCD), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE WORK. (SECTION 4-317(C), PART 1, TITLE 24, CCR).

17-01-24M

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE DOCUMENTS) AND ALL OTHER LOCAL CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY HERETO.
2. ALL DRAWINGS SHALL BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, THE CONTRACTOR SHALL REQUEST IN WRITING A CLARIFICATION FROM THE ARCHITECT. REFER TO THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN LARGER SCALE IS INTENDED TO SUPPLEMENT INFORMATION OF SMALLER. PRECEDING REFERENCE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
3. NOTATION MARKED "TYPICAL" (TYP) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.
4. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY ASSOCIATED WORK. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL REQUEST IN WRITING A CLARIFICATION FROM THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY ASSOCIATED WORK.
5. CONTRACTOR SHALL VERIFY AT THE SITE, ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH THE PROVISIONS OF THE SPECIFICATIONS.
6. CONTRACTOR SHALL PROTECT ALL EXISTING WORK. ANY DAMAGED WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURES.
7. EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND/OR ARCHITECT DO NOT GUARANTEE EXISTING CONDITIONS AS SHOWN ON THESE DOCUMENTS.
8. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
9. MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER IN WRITING. WORK IN THAT PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER TESTS THE SUSPECT MATERIAL AND IT IS FOUND TO BE SAFE, OR THE MATERIAL HAS BEEN PROPERLY ABATED.
10. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
11. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.
12. STORAGE OF CONSTRUCTION MATERIAL AND EFFECT OF WORK ON EXISTING OCCUPIED AREAS SHALL BE APPROVED BY THE LOCAL FIRE AUTHORITY.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY OTHERS UNDER SEPARATE CONTRACT(S).
14. KEYNOTES USED ON THE ARCHITECTURAL DRAWINGS ARE FOR ASSEMBLIES, MATERIAL REFERENCES AND NOTES. REFER TO THE KEYNOTES LIST ON THE RESPECTIVE DRAWING FOR THE INFORMATION TO EACH KEYNOTE.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CBC CHAPTER 33, SAFETY DURING CONSTRUCTION.
17. NO CHANGES OR REVISIONS SHALL BE MADE FOLLOWING WRITTEN APPROVAL WHICH AFFECTS ACCESS COMPLIANCE ITEMS UNLESS SUCH CHANGES OR REVISIONS ARE SUBMITTED TO DSA FOR APPROVAL.
18. SUBSTITUTIONS AFFECTING DSA REGULATIONS SHALL BE SUBMITTED AS A CONSTRUCTION CHANGE DOCUMENT (DSA 140) OR ADDENDA AND APPROVED BY DSA PRIOR TO FABRICATION AND INSTALLATION.

17-01-19

APPLICABLE CODES

Title 19, CCR

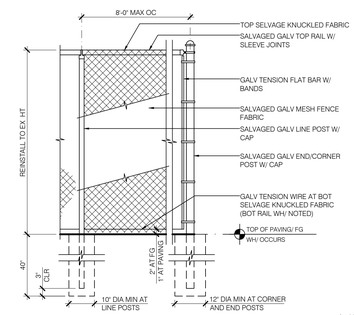
CCR	PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

Title 24, CCR

PART 1	2025 CALIFORNIA ADMINISTRATIVE CODE
PART 2	2025 CALIFORNIA BUILDING CODE VOLUME 1 AND 2 (2024 IBC, WITH 2022 CALIFORNIA AMENDMENTS)
PART 3	2025 CALIFORNIA ELECTRICAL CODE (2026 EDITION NATIONAL ELECTRICAL CODE WITH 2023 CALIFORNIA AMENDMENTS)
PART 4	2025 CALIFORNIA MECHANICAL CODE (2024 EDITION IAPMO UNIFORM MECHANICAL CODE)
PART 5	2025 CALIFORNIA PLUMBING CODE (2024 EDITION IAPMO UNIFORM PLUMBING CODE)
PART 6	2025 CALIFORNIA ENERGY CODE
PART 8	2025 CALIFORNIA HISTORICAL BUILDING CODE
PART 9	2025 CALIFORNIA FIRE CODE (2024 EDITION, INTERNATIONAL FIRE CODE)
PART 9	2025 CALIFORNIA FIRE CODE CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION
PART 10	2025 EXISTING BUILDING CODE (2024 INTERNATIONAL EXISTING BUILDING CODE)
PART 11	2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12	2025 CALIFORNIA REFERENCED STANDARDS CODE
NFPA 13	2025 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS 2025 OF CALIFORNIA
NFPA 14	2024 EDITION, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
NFPA 17	2024 EDITION, STANDARD DRY CHEMICAL EXTINGUISHING SYSTEMS
NFPA 17A	2024 EDITION, STANDARD WET CHEMICAL EXTINGUISHING SYSTEMS
NFPA 20	2025 EDITION, STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
NFPA 24	2025 EDITION, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
NFPA 25	2026 EDITION, STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS (CA AMENDED)
NFPA 72	2025 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE 2022 OF CALIFORNIA
NFPA 80	2022 EDITION, STANDARD FOR FIRE DOOR AND OPENING PROTECTIVES

17-01-12M

DETAILS



A1.00

ABBREVIATIONS

AB	ANCHOR BOLT	EJ	EXPANSION JOINT	MC	MEDICINE CABINET	SCHED	SCHEDULE
AC	ASPHALT CONCRETE, AIR CONDITIONING	ELEC	ELECTRICAL)	MDO	MEDIUM DENSITY OVERLAY	SD	STORM DRAIN
ACC	ACCESS CONTROL	ELEV	ELEVATION	MECH	MECHANIC(AL)	SF	SQUARE FOOT/STOREFRONT
ACOUS	ACOUSTICAL	EPC	ELECTROSTATIC POWDER COATING	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SFRM	SPRAYED FIRE-RESISTIVE MATERIAL
ADJ	ADJACENT	EPS	ELECTROSTATIC PAINTING SYSTEM	MET	METAL	SG	SAFETY GLAZING (FULLY TEMPERED)
AFF	ABOVE FINISH FLOOR	EQ	EQUAL	MFR	MANUFACTURE(R)	SHTG	SHEATHING
AGG	AGGREGATE	EQUIP	EQUIPMENT	MIN	MINIMUM	SHT(S)	SHEET(S)
ALT	ALTERNATE	ES	ELASTOMERIC SEALANT	MIR	MIRROR	SIM	SIMILAR
ALUM	ALUMINUM	EX/EXIST	EXISTING	MISC	MISCELLANEOUS	SJ	SEALED JOINT
ANOD	ANODIZED	EXH	EXHAUST	MO	MASONRY OPENING	SJF	SAWN JOINT FILLED
APPROX	APPROXIMATE	EXT	EXTERIOR	MRT	MOLDED RUBBER FLOOR TILE	SP	SOLID POLYMER
ARCH	ARCHITECT (URAL)	EW	EACH WAY	MT	METAL THRESHOLD	SPEC (S)	SPECIFICATION(S)
AS	ADJUSTABLE SHELF(S)	F, (F)	FUTURE	MTD	MOUNTED	SQ	SQUARE
B	BLANK CABINET PANEL	FCO	FLOOR CLEANOUT	MTL	MATERIAL	SS	STAINLESS STEEL
BD	BOARD	FD	FLOOR DRAIN	N	NORTH	STD(S)	STANDARD(S)
BLK	BLOCK	FDN	FOUNDATION	NAT	NATURAL	STL	STEEL
BLDG	BUILDING	FEX	FIRE EXTINGUISHER	NIC	NOT IN CONTRACT	STOR	STORAGE
BLKG	BLOCKING	FG	FINISH GRADE	NO	NUMBER	STRUCT	STRUCTURAL
BM	BEAM	FIN	FINISH(ED)	NOM	NOMINAL	T	TEMPERED
BOT	BOTTOM	FLR	FLOORING(S)	NTS	NOT TO SCALE	T/M/B	TOP/MIDDLE/BOTTOM
BUR	BUILT UP ROOF(ING)	FLOUR	FLOURESCENT	OBS	OBSCURE	TAC	TOP OF ASPHALT CONCRETE
CAB	CABINET	FOC	FACE OF CONCRETE	OC	ON CENTER(S)	TC	TOP OF CONCRETE
CEM	CEMENT	FOF	FACE OF FINISH	OD	OUTSIDE DIAMETER	TER	TERRAZZO
CI	CAST IRON	FOM	FACE OF MASONRY	OFRD	OVERFLOW ROOF DRAIN	TH	THICK(NESS)
CJ	CONTROL JOINT	FOS	FACE OF STUDS	OH	OVERHEAD	TOC	TOP OF CONCRETE
CJF	CONTROL/CONSTRUCTION JOINT FILLED	FOIC	FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR	OPNG	OPENING	TOS	TOP OF SEAT
CL	CENTERLINE	FRMG	FRAMING	PA	PLANTING AREA	TOW	TOP OF WALL
CLG	CEILING	FRS	FIRE RETARDANT SEALANT	PFR	POLYURETHANE FOAM ROOFING	TP	TOP OF PAVING
CLR	CLEAR(ANCE)/COLOR	FS	FIXED SHELF	PJ	POUR JOINT	TV	TELEVISION
CMU	CONCRETE MASONRY UNIT	FTG	FOOTING	PL	PROPERTY LINE	TW	TOP OF WALK
CNTR	COUNTER	FURR	FURRED (ING)	PLAM	PLASTIC LAMINATE	TWP	TRANSLUCENT WALL PANEL
CO	CLEAN OUT	FV	FIELD VERIFY	PLAS LAM	PLASTIC LAMINATE	TYP	TYPICAL
COB	CITY OF BAKERSFIELD	GA	GAGE, GAUGE	PLAS	PLASTER	UCMT	UNGLAZED CERAMIC MOSAIC TILE
COC	CITY OF COALINGA	GI	GALVINIZED IRON	PLBG	PLUMBING	UG	UNDERGROUND
COL	COLUMN	GL	GLASS, GLAZING	PRC	POLYURETHANE ROOF COATING	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	GS	GLAZING SIDE	P.O.T.	PATH OF TRAVEL	URI	URINAL
CONN	CONNECTION	GWT	GLAZED WALL TILE	PSF	POUNDS PER SQUARE FOOT	VCT	VINYL COMPOSITION FLOOR TILE
CONT	CONTINUOUS OR CONTINUE	GYP	GYPSUM	PSI	POUNDS PER SQUARE INCH	VCTB	VINYL COVERED TACKBOARD
COP	CONTROL OPERATIONS PANEL	HB	HOSE BIBB	PT	PRESSURE TREATED	VER	VERIFY
CPT	CARPET(ED)	HC	HOLLOW CORE	PVMT	PAVEMENT	VERT	VERTICAL
CR	CARD READER	HD	HEAVY DUTY	PWD	PLYWOOD	VTS	VINYL TACK SURFACE
CSVB	COVED SHEET VINYL BASE	HDR	HEADER	RA	RETURN AIR, RUBBER ACCESSORY	VWC	VINYL WALL COVERING
CTSK	COUNTER SINK	HDBD	HARDBOARD	RASF	RUBBERIZED ASPHALT SHEET FLASHING	W	WEST
CU	CONDENSER UNIT	HDWD	HARDWOOD	RASWD	RUBBER ASPHALT SHEET WATER PROOFING	W/	WITH
d	PENNY (NAILS)	HDWR	HARDWARE	RAD	RADIUS	WC	WATER CLOSET
D	DRAWER	HFEX	HALON FIRE EXTINGUISHER	RD	ROOF DRAIN	WD	WOOD
DBL	DOUBLE	HM	HOLLOW METAL	REF	REFRIGERATOR	WH/	WHERE
DEMO	DEMOLITION	HORIZ	HORIZONTAL	REFL	REFLECTED	WI	WROUGHT IRON
DET	DETAIL	HT	HEIGHT	REG	REGISTER	W/O	WITHOUT
DF	DRINKING FOUNTAIN	HVAC	HEATING\VENTILATING/ AIR CONDITIONING	REQ(S)	REQUIREMENT(S)	WP	WATERPROOFING
DG	DECOMPOSED GRANITE	ID	INSIDE DIAMETER	REQD	REQUIRED	WRB	WEATHER RESISTIVE BARRIER
DIA	DIAMETER	INFO	INFORMATION	REV	REVISION(S), REVISED	WT	WEIGHT
DIM	DIMENSION	INSUL	INSULATE (D), (ION)	RM	ROOM	WWF	WELDED WIRE FABRIC
DIS	DISABLED	INT	INTERIOR	RO	ROUGH OPENING	XFMR	TRANSFORMER
DL	DEAD LOAD	JST	JOIST	ROW	RIGHT OF WAY		
DN	DOWN	JT(S)	JOINTS	RR	ROOF RAFTER		
DS	DOWN SPOUT	K	KICKER	RS	REDUCER STRIP		
DTL	DETAIL	KS	KNEE SPACE	RSTA	RUBBER STAIR TREAD ACCESSORY		
DTR	DUCT THRU ROOF	LAV	LAVATORY	RWB	RUBBER WALL BASE		
DWG(S)	DRAWING(S)	LL	LIVE LOAD	S	SOUTH		
E	EAST	LT	LIGHT	SC	SOLID CORE		
EA	EACH	MAX	MAXIMUM				
EDF	ELECTRIC DRINKING FOUNTAIN	MB	MACHINE BOLT				
EF	EXHAUST FAN	MBL	MINI BLIND				
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM						

17-01-11

SCOPE OF WORK

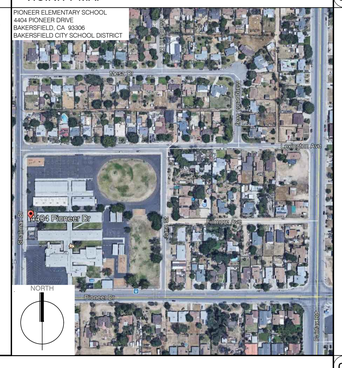
THE FOLLOWING IS A BRIEF DESCRIPTION OF THE SCOPE OF WORK AS REQUIRED BY DSA. CONTRACTOR SHALL DETERMINE/VERIFY THE ENTIRE SCOPE AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING BIDS.

1. THE WORK CONSISTS OF CAMPUSWIDE INFRASTRUCTURE AND SITE IMPROVEMENT REPLACEMENT.

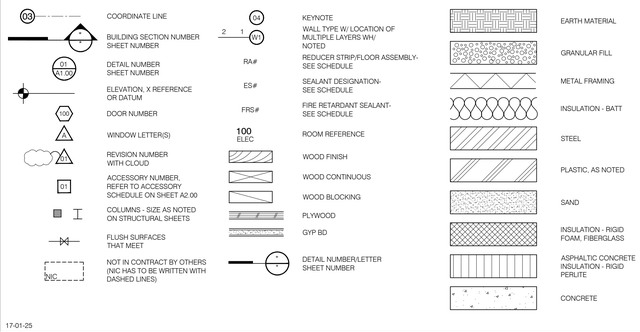
17-01-20M

VICINITY MAP

PIONEER ELEMENTARY SCHOOL
4404 PIONEER DRIVE
BAKERSFIELD, CA. 93306
BAKERSFIELD CITY SCHOOL DISTRICT

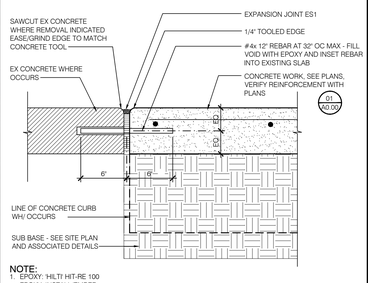


SYMBOLS



17-01-25

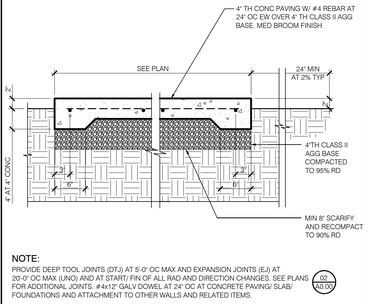
05 BACKSTOP POST : 1/2"



NOTE:
1. EPOXY: HILTI HIT-RE 100 EPOXY. INSTALL/EMBED DOWEL PER ICC ESR-3829.

02-01-24M

03 CONCRETE TO EXISTING CONCRETE : 1 1/2"



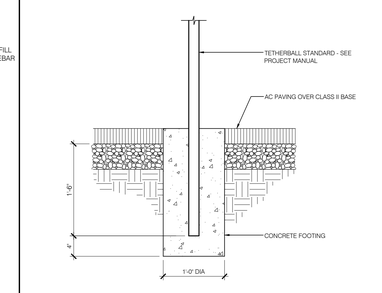
NOTE:
PROVIDE DEEP TOOL JOINTS (DTJ) AT 5'-0" OC MAX AND EXPANSION JOINTS (EJ) AT 20'-0" OC MAX (UNO) AND AT START/ FIN OF ALL RAD AND DIRECTION CHANGES. SEE PLANS FOR ADDITIONAL JOINTS. #4x12" GALV DOWEL AT 24" OC AT CONCRETE PAVING/ SLAB/ FOUNDATIONS AND ATTACHMENT TO OTHER WALLS AND RELATED ITEMS.

02 A0.00

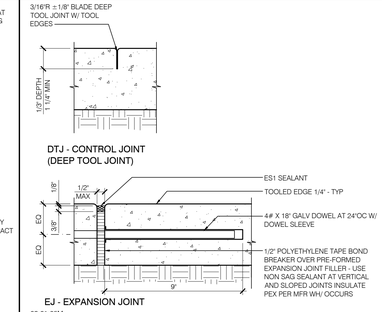
02-01-04

01 CONCRETE PAVING : 1"

04 TETHERBALL BASE : 1"



02-10-04M



02-01-05M

02 TYP JOINTS AT CONCRETE - SITE : 3"

3434 Truxtun Avenue . Suite 240
Bakersfield . California . 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School
4404 Pioneer Dr. Bakersfield, CA. 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT
JAMES PATRICK FOGARTY
ARCHITECT
C-19670
6-30-27
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

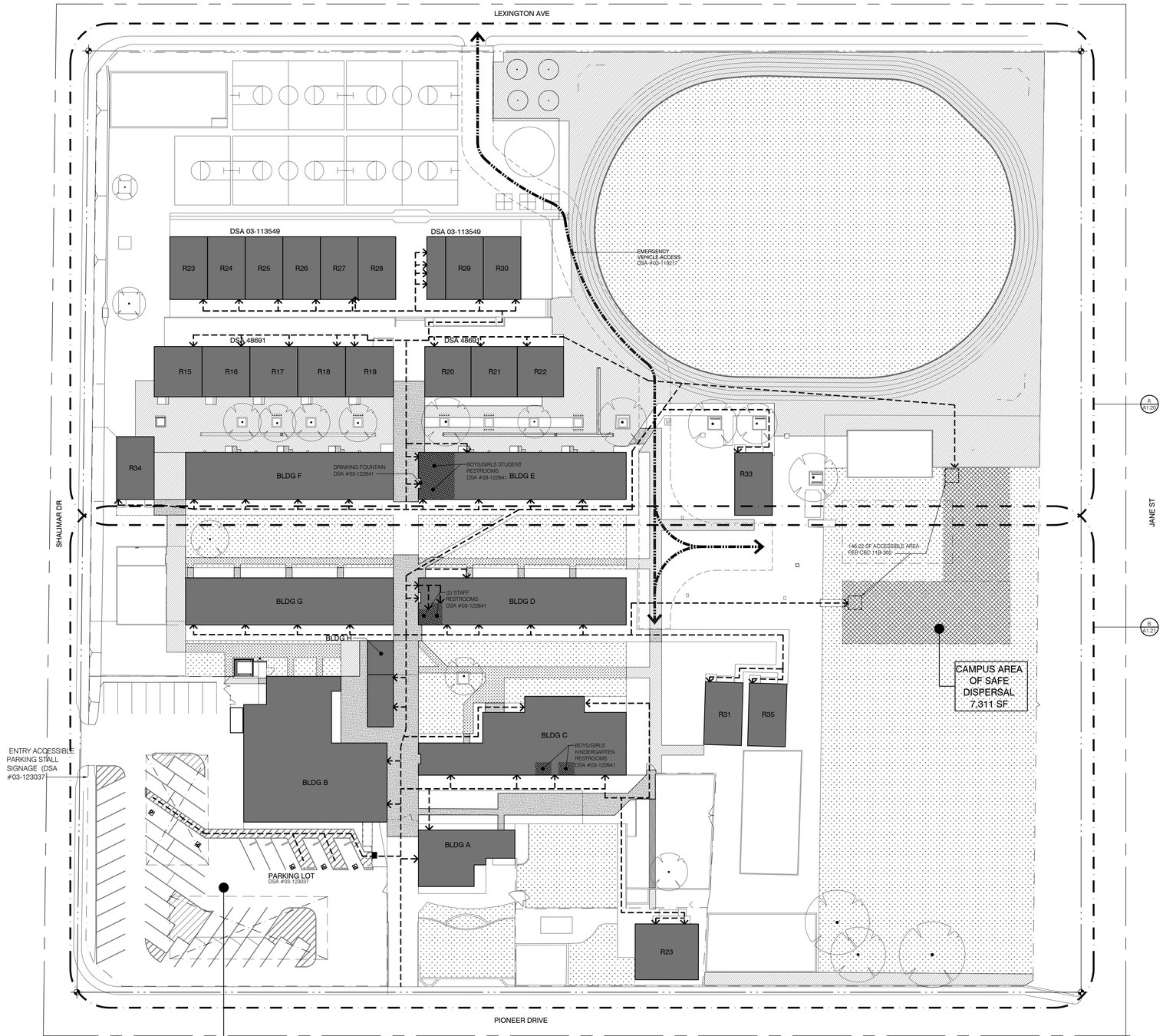
No	Date	Item

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHIP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

06.05.26 22:07

TITLE SHEET/ DETAILS

A0.00



PARKING ANALYSIS	
STALL TYPE	QTY
STANDARD	52
STANDARD ACCESSIBLE	2
VAN ACCESSIBLE	1
TOTAL	55

Campus Site Plan

Scale: 1' = 30'-0'

NORTH

BUILDING DIRECTORY

BLDG #	DSA #	BUILDING USE
A	5743/51927	ADMINISTRATION
A1	03-113549	CLASS
B	5743/51927/03-123037*	MULTIPURPOSE
B1	03-113549	CLASS
C	5743/51927/03-123037*	MULTI
C1	48691	MULTI
D	5743/48691/03-123037*	CLASSROOMS
E	5743/51927/03-123037*	CLASSROOMS
F	5743/51927/03-123037*	CLASSROOMS
G	5743/51927/03-123037*	CLASSROOMS
H	5743	CUSTODIAN/ RR
R15	48691	CLASSROOMS
R16	48691	CLASSROOMS
R17	48691	CLASSROOMS
R18	48691	CLASSROOMS
R19	48691	CLASSROOMS
R20	48691	CLASSROOMS
R21	48691	CLASSROOMS
R22	48691	CLASSROOMS
R23	03-113549	CLASSROOMS
R24	03-113549	CLASSROOMS
R25	03-113549	CLASSROOMS
R26	03-113549	CLASSROOMS
R27	03-113549	CLASSROOMS
R28	03-113549	CLASSROOMS
R29	03-113549	CLASSROOMS
R30	03-113549	CLASSROOMS
R31	03-115335	CLASSROOMS
R32	03-115335	CLASSROOMS
R33	03-115335	CLASSROOMS
R34	03-115740	CLASSROOMS
R35	03-118271	CLASSROOMS

*DSA #03-123037 IS COMPLETE AND IS AWAITING DSA REVIEW FOR CERTIFICATION. DSA-03- CERTIFICATION IS CONTINGENT ON CERTIFICATION OF DSA #03-123037

ACCESSIBLE PATH OF TRAVEL (P.O.T.)

"ACCESSIBLE PATH OF TRAVEL" (P.O.T.) AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" 8" BEVELED AT 1:2 MAXIMUM SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP-RESISTANT. CROSS-SLOPE SHALL NOTE BE STEEPER THAN 1:48 AND SLOPE IN THE DIRECTION OF TRAVEL SHALL NOTE BE STEEPER THAN 1:20. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND FREE OF OBJECTS PROTRUDING MORE THAN 4" FROM WALL, ABOVE 27" AND LESS THAN 80" ABOVE THE FLOOR. ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT: THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE P.O.T. WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DETERMINED TO BE NON COMPLIANT WITH THE CBC HAVE BEEN IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

ap architects
3434 Truxtun Avenue . Suite 240
Bakersfield . California . 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School

4404 Pioneer Dr. Bakersfield, CA. 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT JAMES PATRICK FOGARTY 19670 30-27 STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

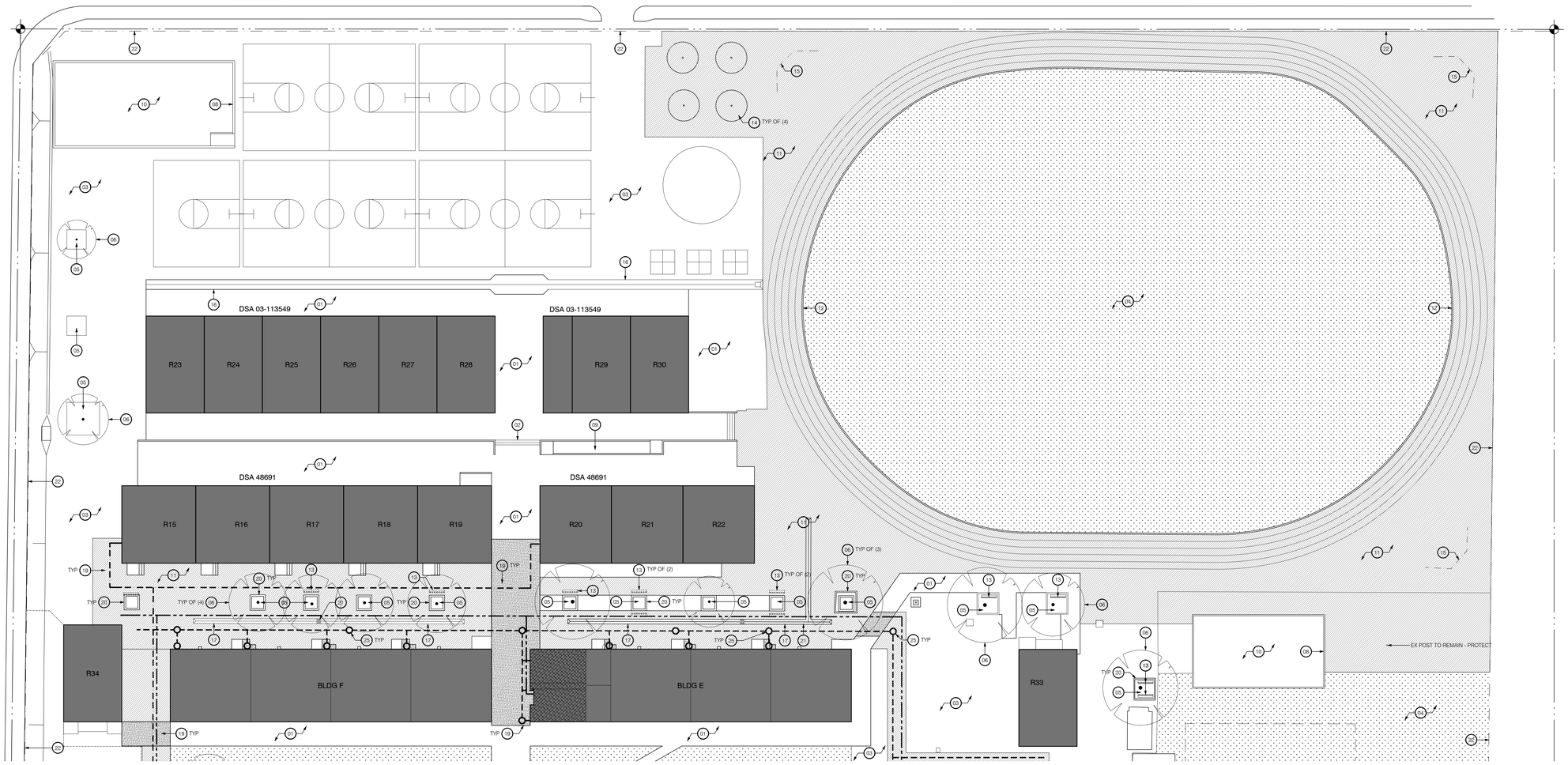
No	Date	Item

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

06.05.26 23:00

CAMPUS SITE PLAN

A1.00



A. Partial Site Plan

Scale: 1" = 20'-0"

NORTH

GENERAL NOTES

1. UNLESS NOTED OTHERWISE CONC, AC PAVING, PLAY AREA SURFACE AND LANDSCAPE FINISH GRADE TO MATCH EX.
2. LANDSCAPE TO REPAIR TO INCLUDE SOD AND IRRIGATION REPAIR.
3. BACK FILL, INSTALL SOD AND REPAIR IRRIGATION AS REQUIRED AT LANDSCAPE AREAS ADJACENT TO REPLACEMENT/NEW AC PAVING, CONC PAVING, AND CONC CURBS.
4. CONCRETE REPLACEMENT LOCATED AT DOORS TO BE 2% MAX SLOPE IN EA DIRECTION AT DOOR LANDING (5'-0" X 5'-0").
5. STRIPING AT PLAY AREAS AND PLAY EQUIPMENT TO BE BY OWNER.

PARTIAL SITE PLAN KEYNOTES

01 EX CONCRETE PAVING TO REMAIN
02 EX CONC STAIRS TO REMAIN
03 EX ASPHALT PAVING TO REMAIN
04 EX GRASS AREA TO REMAIN
05 EX PLANTER AREA TO REMAIN - SEE CIVIL
06 EX TREE TO REMAIN
07 EX SOLAR SHADE STRUCTURE TO REMAIN
08 EX CONCRETE CURB TO REMAIN
09 EX RAMP TO REMAIN
10 EX PLAYGROUND AREA TO REMAIN
11 ASPHALT PAVING - SEE CIVIL SHEETS FOR SCOPE OF WORK
12 CONC CURB - SEE CIVIL SHEETS FOR SCOPE OF WORK
13 REMOVE EX BENCH AND FOOTING - PATCH HOLES FOR PAVING
14 REMOVE EX TETHER BALL POLE FOR PAVING - REINSTALL AFTER PAVING - STRIPING BY OWNER (04 / A0.00)
15 REMOVE/ SALVAGE/REINSTALL EX CHAIN LINK BACKSTOP FOR PAVING (05 / A0.00)
16 EX V-GUTTER TO REMAIN - FOR MORE INFORMATION SEE CIVIL SHEETS
17 V-GUTTER - SEE CIVIL SHEETS FOR SCOPE OF WORK
18 REDWOOD HEADER - SEE CIVIL SHEETS FOR SCOPE OF WORK
19 PAVING PATCH FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING - VERIFY PAVING TYPE AND PATCH TO MATCH EX ADJACENT - SAWCUT ALL EDGES
(01 / A0.00) TYP (05 / A0.00) TYP
20 FLUSH CONCRETE CURB AROUND TREE WELL - VERIFY DIMENSIONS IN FIELD - SEE CIVIL SHEETS FOR SCOPE OF WORK
21 STORM DRAIN BOX - SEE CIVIL SHEETS FOR MORE INFORMATION
22 EX CHAIN LINK FENCE
23 REMOVE/ REINSTALL EX CHAIN LINK FENCING FOR UTILITY/ PAVING PATCH - VERIFY EXTENTS W/ CIVIL WORK - SEE CIVIL SHEETS FOR SCOPE OF WORK
24 UTILITY POINT OF CONNECTION TO EXISTING UTILITIES - SEE CIVIL SHEETS FOR SCOPE OF WORK
25 SEWER CLEAN OUT - SEE CIVIL SHEETS FOR SCOPE OF WORK

UTILITY LEGEND

- EX SEWER UNDER EX BLDG
- SEWER SEE CIVIL SHEETS FOR SCOPE OF WORK
- WATER - SEE CIVIL SHEETS FOR SCOPE OF WORK
- GAS - SEE CIVIL SHEETS FOR SCOPE OF WORK

MATERIALS LEGEND

- EX LANDSCAPING AND IRRIGATION - BACK FILL, INSTALL SOD AND REPAIR IRRIGATION AS REQUIRED AREAS ADJACENT TO REPLACEMENT/NEW AC PAVING, CONC PAVING, AND CONC CURBS.
- REMOVE AND REPLACE LANDSCAPING AND IRRIGATION FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING
- REMOVE AND REPLACE AC PAVING AND PATCH FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING - SAWCUT ALL EDGES
- REMOVE AND REPLACE CONC PAVING FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING - SAWCUT ALL EDGES
- REMOVE AND REPLACE PLAY MATERIAL FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

ap architects
3434 Truxtun Avenue . Suite 240
Bakersfield . California . 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School

4404 Pioneer Dr. Bakersfield, CA. 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT
JAMES PATRICK FOGARTY
No. C-19670
Exp. 06-30-27
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

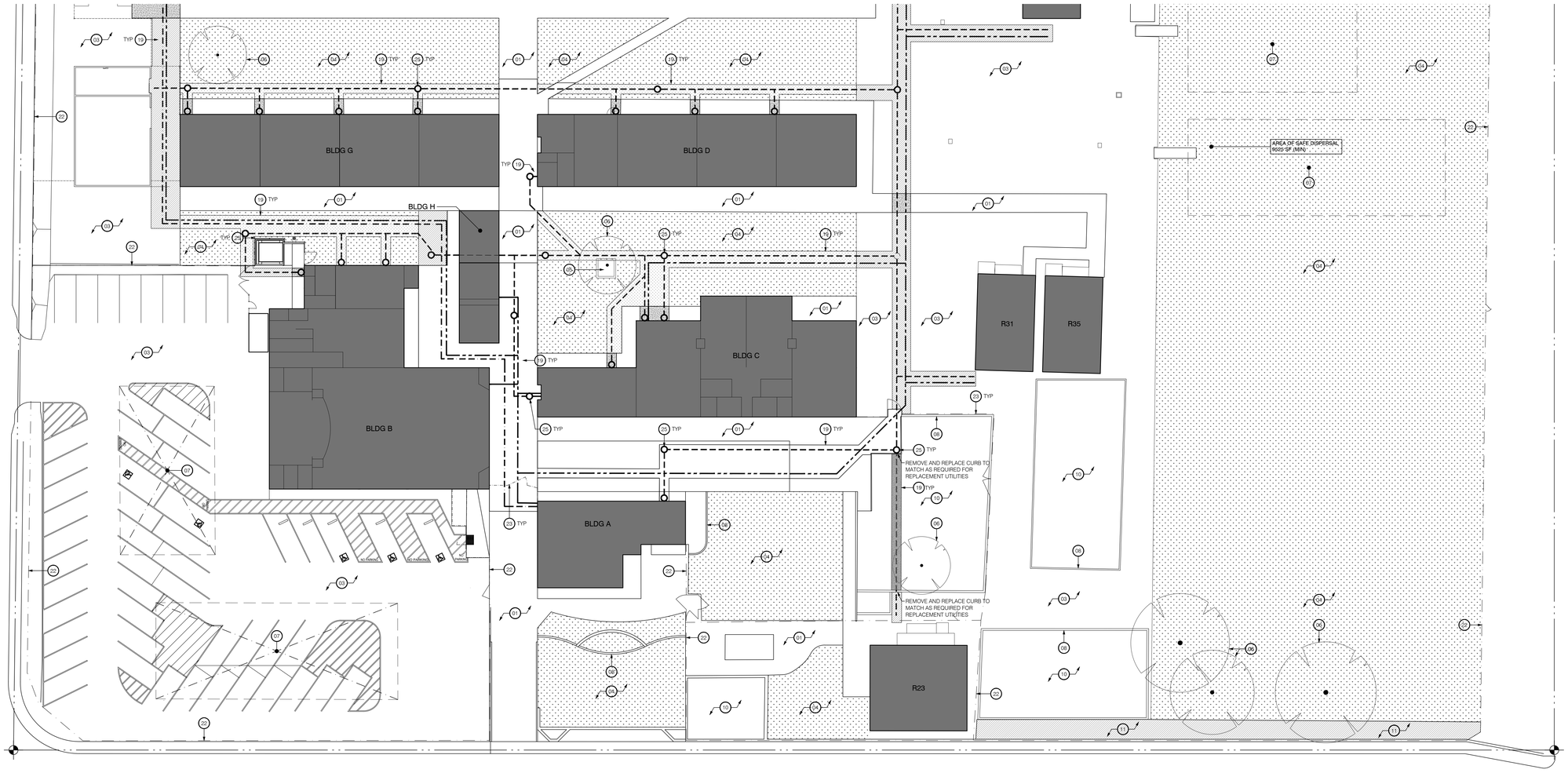
No	Date	Item

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHIP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

06.05.26 23:01

PARTIAL SITE PLAN

A1.20



B. Partial Site Plan

Scale: 1" = 20'-0"

NORTH

GENERAL NOTES

1. UNLESS NOTED OTHERWISE CONC, AC PAVING, PLAY AREA SURFACE AND LANDSCAPE FINISH GRADE TO MATCH EX.
2. LANDSCAPE TO REPAIR TO INCLUDE SOD AND IRRIGATION REPAIR.
3. BACK FILL, INSTALL SOD AND REPAIR IRRIGATION AS REQUIRED AT LANDSCAPE AREAS ADJACENT TO REPLACEMENT/NEW AC PAVING, CONC PAVING, AND CONC CURBS.
4. CONCRETE REPLACEMENT LOCATED AT DOORS TO BE 2% MAX SLOPE IN EA DIRECTION AT DOOR LANDING (5'-0" X 5'-0").
5. STRIPING AT PLAY AREAS AND PLAY EQUIPMENT TO BE BY OWNER.

PARTIAL SITE PLAN KEYNOTES

01 EX CONCRETE PAVING TO REMAIN
02 EX CONC STAIRS TO REMAIN
03 EX ASPHALT PAVING TO REMAIN
04 EX GRASS AREA TO REMAIN
05 EX PLANTER AREA TO REMAIN - SEE CIVIL
06 EX TREE TO REMAIN
07 EX SOLAR SHADE STRUCTURE TO REMAIN
08 EX CONCRETE CURB TO REMAIN
09 EX RAMP TO REMAIN
10 EX PLAYGROUND AREA TO REMAIN
11 ASPHALT PAVING - SEE CIVIL SHEETS FOR SCOPE OF WORK
12 CONC CURB - SEE CIVIL SHEETS FOR SCOPE OF WORK
13 REMOVE EX BENCH AND FOOTING - PATCH HOLES FOR PAVING
14 REMOVE EX TETHER BALL POLE FOR PAVING - REINSTALL AFTER PAVING - STRIPING BY OWNER (04 A0.00)
15 REMOVE/ SALVAGE/REINSTALL EX CHAIN LINK BACKSTOP FOR PAVING (05 A0.00)
16 EX V-GUTTER TO REMAIN - FOR MORE INFORMATION SEE CIVIL SHEETS
17 V-GUTTER - SEE CIVIL SHEETS FOR SCOPE OF WORK
18 REDWOOD HEADER - SEE CIVIL SHEETS FOR SCOPE OF WORK
19 PAVING PATCH FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING - VERIFY PAVING TYPE AND PATCH TO MATCH EX ADJACENT - SAWCUT ALL EDGES (01 A0.00) (05 A0.00) TYP
20 FLUSH CONCRETE CURB AROUND TREE WELL - VERIFY DIMENSIONS IN FIELD - SEE CIVIL SHEETS FOR SCOPE OF WORK
21 STORM DRAIN BOX - SEE CIVIL SHEETS FOR MORE INFORMATION
22 EX CHAIN LINK FENCE
23 REMOVE/ REINSTALL EX CHAIN LINK FENCING FOR UTILITY/ PAVING PATCH - VERIFY EXTENTS W/ CIVIL WORK - SEE CIVIL SHEETS FOR SCOPE OF WORK
24 UTILITY POINT OF CONNECTION TO EXISTING UTILITIES - SEE CIVIL SHEETS FOR SCOPE OF WORK
25 SEWER CLEAN OUT - SEE CIVIL SHEETS FOR SCOPE OF WORK

UTILITY LEGEND

- EX SEWER UNDER EX BLDG
- SEWER SEE CIVIL SHEETS FOR SCOPE OF WORK
- WATER - SEE CIVIL SHEETS FOR SCOPE OF WORK
- GAS - SEE CIVIL SHEETS FOR SCOPE OF WORK

MATERIALS LEGEND

- EX LANDSCAPING AND IRRIGATION - BACK FILL, INSTALL SOD AND REPAIR IRRIGATION AS REQUIRED. AREAS ADJACENT TO REPLACEMENT/NEW AC PAVING, CONC PAVING, AND CONC CURBS.
- REMOVE AND REPLACE LANDSCAPING AND IRRIGATION FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING
- REMOVE AND REPLACE AC PAVING AND PATCH FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING - SAWCUT ALL EDGES
- REMOVE AND REPLACE CONC PAVING FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING - SAWCUT ALL EDGES
- REMOVE AND REPLACE PLAY MATERIAL FOR UTILITY REPLACEMENT/ INSTALLATION - SEE CIVIL SHEETS FOR UTILITY INFORMATION/ ROUTING

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

ap architects
3434 Truxtun Avenue , Suite 240
Bakersfield , California , 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School

4404 Pioneer Dr. Bakersfield, CA. 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT JAMES PATRICK FOGARTY C-19670 STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

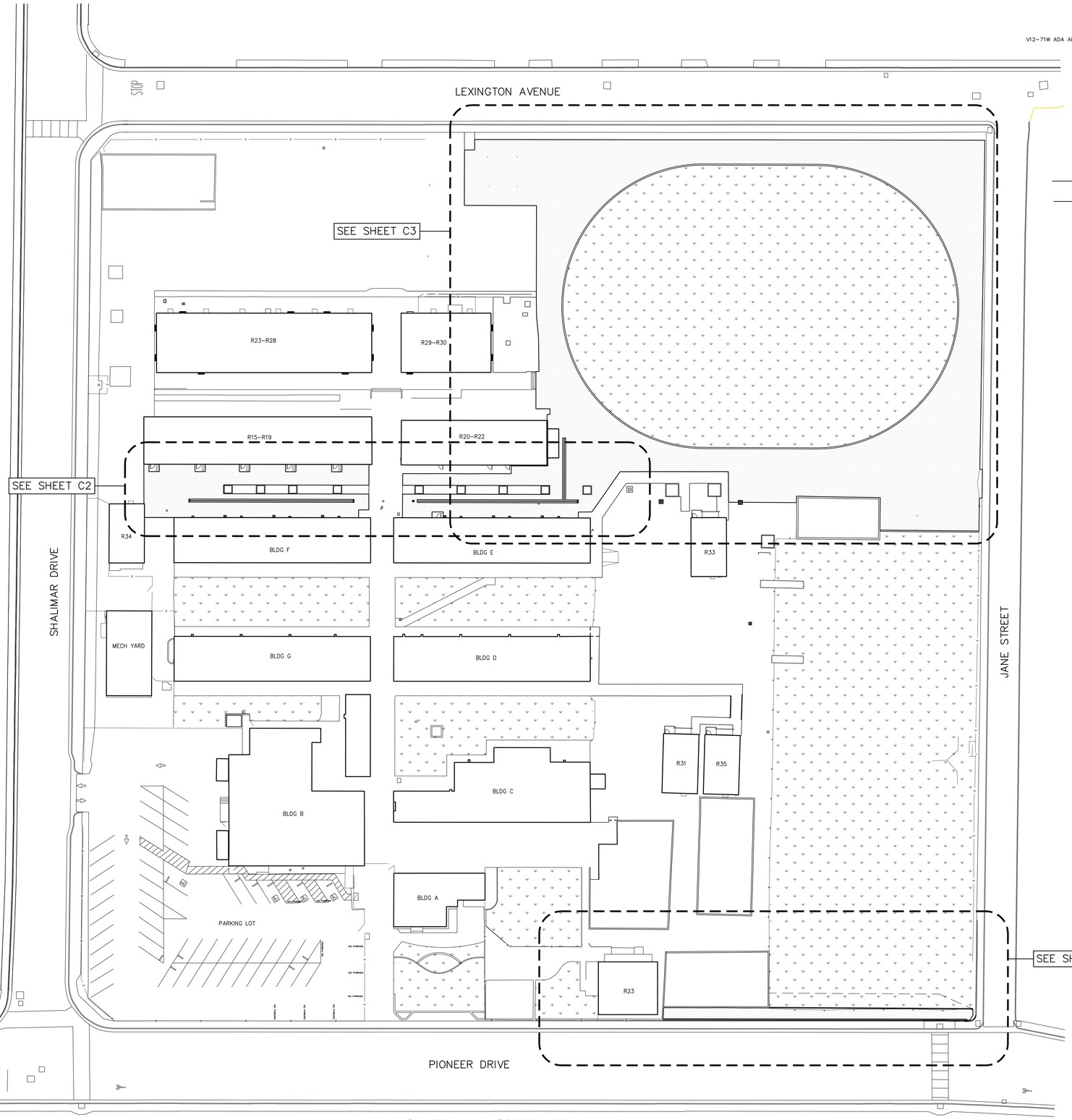
No	Date	Item

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHIP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

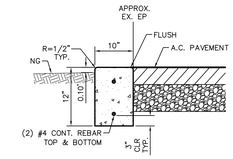
06.05.26 22:48

PARTIAL SITE PLAN

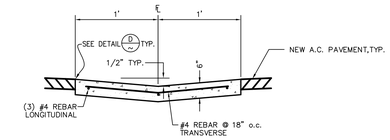
A1.21



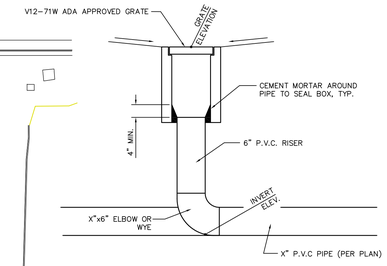
OVERALL SITE-KEY MAP



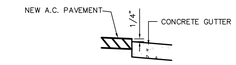
A FLUSH CURB
NTS



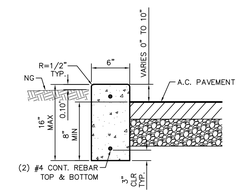
B 2' WIDE CONCRETE "V" GUTTER
NTS



C TYPICAL V-12 DRAIN BOX W/ RISER
N.T.S.



D TYPICAL AC/CONCRETE INTERFACE
NTS



E TREE WELL CURB
NTS

NORTH
SCALE: 1" = 30'
0 15 30 60

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

ap architects
3434 Truxtun Avenue , Suite 240
Bakersfield , California , 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School

4404 Pioneer Dr. Bakersfield, CA. 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT
JAMES PATRICK FOGARTY
No. C-19670
Exp. 12-31-27
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
FRED W. PORTER, JR.
RCE 74059
CIVIL
STATE OF CALIFORNIA

PORTER & ASSOCIATES, INC.
ENGINEERING & SURVEYING
4733 Centennial Plaza Way, Suite A
Bakersfield, California 93301
661.327.0362

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

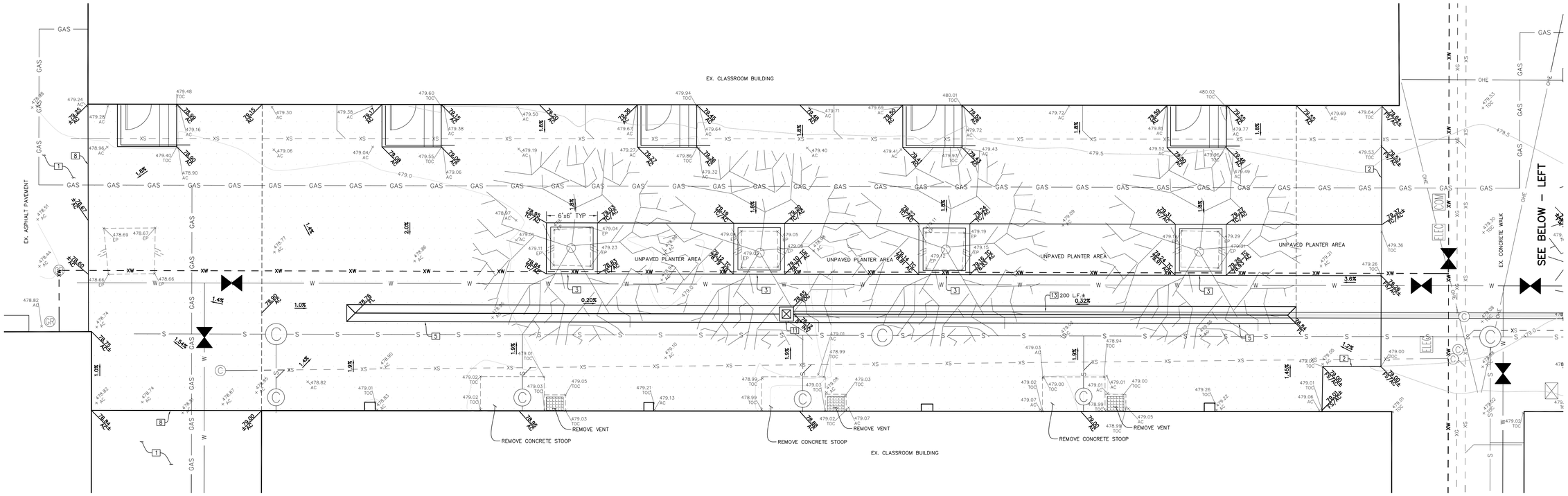
No	Date	Item
1	00.00.08	DESCRIPTION

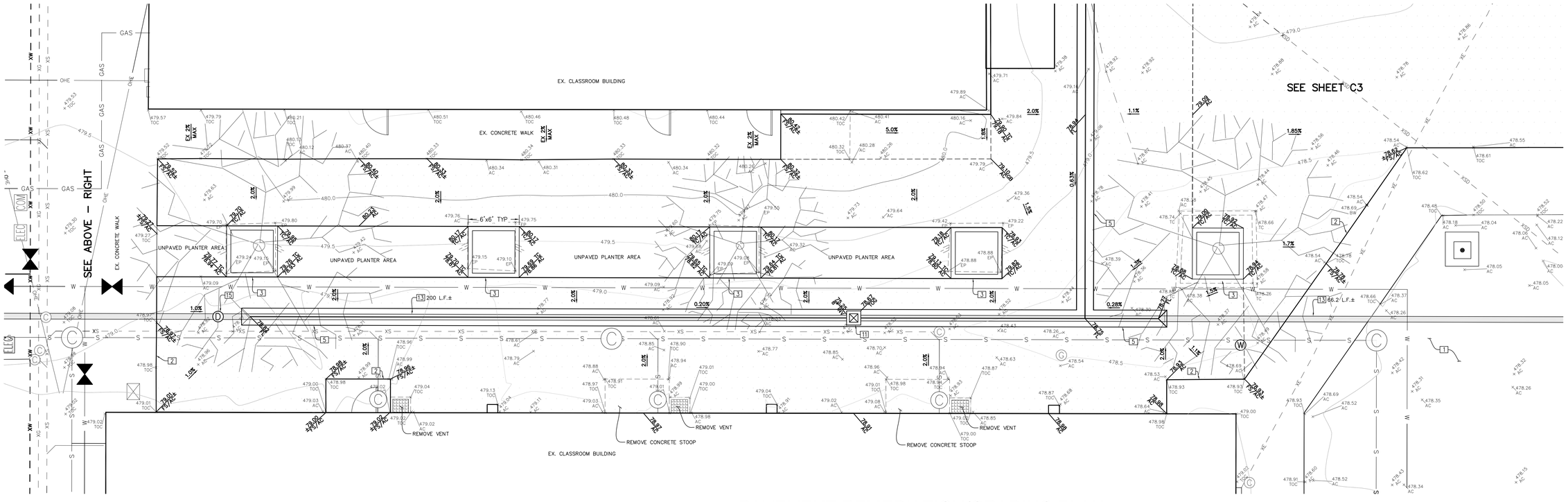
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHIP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

J:\3277\Civil Improvements\dwg\3277_C1.dwg 05/28/26 matthewcarson

PAVEMENT REMEDIATION/ GRADING PLAN

C1





PAVEMENT REMEDIATION/GRADING PLAN

TOPO LEGEND:

- EDGE OF PAVEMENT
- EXISTING CHAIN-LINK FENCE
- EXISTING ELECTRICAL LINE
- EXISTING PG&E GAS LINE
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UNDERGROUND UTILITY LINE
- EXISTING UNKNOWN UTILITY LID
- EXISTING WATER BOX
- EXISTING GAS VALVE
- EXISTING ELECTRICAL BOX
- EXISTING SEWER BOX
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING SEWER CLEANOUT
- EXISTING WATER LID
- EXISTING ELECTRICAL GROUND BOX
- EXISTING GAS VALVE
- EXISTING LIGHT STANDARD
- EXISTING GRATE
- EXISTING TREE (SIZE VARIES)
- EXISTING CONTOUR WITH ELEVATION
- EXISTING GRADE

GRADING DESIGN LEGEND

- 194.93 DESIG. — DESIGN GRADE
- 2.0% — DESIGN SLOPE

ABBREVIATIONS

AC	ASPHALT CONCRETE
FF	FINISHED FLOOR
FP	FINISHED PAD
EX	EXISTING
MAX	MAXIMUM
MIN	MINIMUM
GB	GRADE BREAK
FS	FINISHED SURFACE
TYP.	TYPICAL
TC	TOP OF CURB
MH	MANHOLE
~	THIS SHEET
AB	AGGREGATE BASE
NG	NATURAL GROUND
EP	EDGE OF PAVEMENT
TOC	TOP OF CONCRETE
SIM.	SIMILAR

CONSTRUCTION NOTES

REMOVE EXISTING PAVEMENT AND CONSTRUCT 0.25' MIN. ASPHALT PAVEMENT OVER 0.40' MIN. CLASS II AGGREGATE BASE OVER 1.0' MIN. NAT. GRD. COMPACTED TO 95% MAX DENSITY.

1. EXISTING ASPHALT TO REMAIN, PROTECT IN PLACE.
2. MATCH EXISTING ASPHALT AND/OR CONCRETE GRADE.
3. CONSTRUCT CURB PER DETAIL (E/C1).
4. NOT USED.
5. CONSTRUCT 2' WIDE V-GUTTER WITH 1/2" DEPRESSION PER DETAIL (B/C1).
6. NOT USED.
7. NOT USED.
8. SAWCUT ASPHALT TO NEAT, CLEAN VERTICAL FACE AND MATCH EXISTING.
9. CONSTRUCT FLUSH CURB PER DETAIL (A/C1).
10. CONSTRUCT RETAINING WALL PER DETAIL (A/C4).
11. INSTALL CHRISTY V12 DRAIN BOX WITH V12-71W GRATE PER DETAIL (C/C1).
12. NOT USED
13. INSTALL 8" STORM DRAIN AT MINIMUM 0.50% SLOPE (DISTANCES SHOWN).
14. TIE INTO EXISTING STORM DRAIN INLET
15. INSTALL STORM DRAIN CLEANOUT AT 100' MAX SPACING PER DETAIL (A/C6). LID TO BE MARKED "STORM".

BENCHMARK USED:

REBAR AND CAP SET 5' WEST OF FENCE LINE ALONG JANE STREET APPROXIMATELY 65' NORTH OF FENCE ANGLE POINT AT INTERSECTION OF JANE STREET AND PIONEER DRIVE (SEE SHEET C3 FOR APPROXIMATE LOCATION).

ELEVATION = 470.49 (ASSUMED DATUM)

GENERAL CONSTRUCTION NOTES FOR ALL SHEETS:

1. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, IMPROVEMENTS, UNDERGROUND UTILITIES, ETC. TO REMAIN IN PLACE AND SHALL REPAIR ANY DAMAGES DURING CONSTRUCTION ACTIVITIES.
2. EXISTING UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. ALL UTILITIES WITHIN PAVEMENT REMEDIATION AREAS SHALL BE ADJUSTED TO FINAL GRADE. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL CLEANOUTS, MANHOLES, VALVE BOXES, ETC. WITHIN PAVEMENT REMEDIATION AREAS.
3. CONTRACTOR SHALL COORDINATE RELOCATION AND/OR REPAIR OF IRRIGATION WITH DISTRICT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE REMOVAL AND REPLACEMENT OF ALL POLES, BENCHES, BACKSTOPS, ETC. WITHIN PLAYGROUND AREA WITH DISTRICT PRIOR TO CONSTRUCTION.
5. ADD 400' TO ALL DESIGN GRADES.
6. SEE ARCHITECTURAL PLANS FOR ADDITIONAL NOTES AND DETAILS.

NORTH
SCALE: 1"=5'
0 2.5 5 10

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

ap architects
3434 Truxtun Avenue , Suite 240
Bakersfield , California , 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School

4404 Pioneer Dr. Bakersfield, CA. 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT — JAMES PATRICK FOGARTY — C-19670 — 30-27 — STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — FRED W. PORTER — RCE 74059 — CIVIL — STATE OF CALIFORNIA

PORTER & ASSOCIATES, INC.
ENGINEERING & SURVEYING
4733 Centennial Plaza Way, Suite A
Bakersfield, California 93301
661.327.0362

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

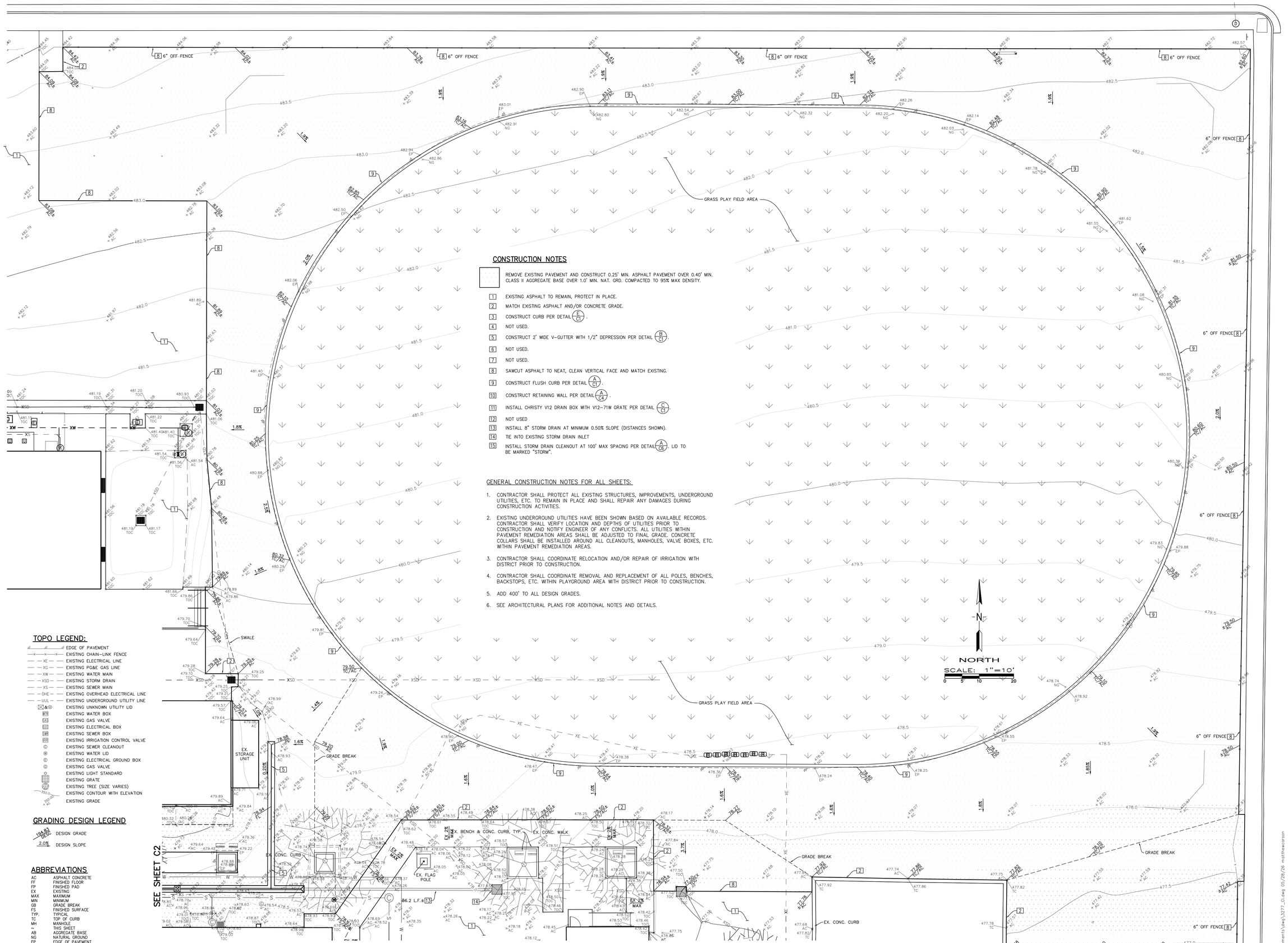
No	Date	Item
1	00.00.00	DESCRIPTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHIP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

PAVEMENT REMEDIATION/ GRADING PLAN

C2

J:\3277\Civil Improvements\dwg\3277_C1.dwg 05/28/26 matthewcarson



CONSTRUCTION NOTES

REMOVE EXISTING PAVEMENT AND CONSTRUCT 0.25' MIN. ASPHALT PAVEMENT OVER 0.40' MIN. CLASS II AGGREGATE BASE OVER 1.0' MIN. NAT. GRD. COMPACTED TO 95% MAX DENSITY.

1. EXISTING ASPHALT TO REMAIN, PROTECT IN PLACE.
2. MATCH EXISTING ASPHALT AND/OR CONCRETE GRADE.
3. CONSTRUCT CURB PER DETAIL (A/C1).
4. NOT USED.
5. CONSTRUCT 2' WIDE V-GUTTER WITH 1/2" DEPRESSION PER DETAIL (B/C1).
6. NOT USED.
7. NOT USED.
8. SAWCUT ASPHALT TO NEAT, CLEAN VERTICAL FACE AND MATCH EXISTING.
9. CONSTRUCT FLUSH CURB PER DETAIL (A/C1).
10. CONSTRUCT RETAINING WALL PER DETAIL (A/C4).
11. INSTALL CHRISTY V12 DRAIN BOX WITH V12-71W GRATE PER DETAIL (C/C1).
12. NOT USED
13. INSTALL 8" STORM DRAIN AT MINIMUM 0.50% SLOPE (DISTANCES SHOWN).
14. TIE INTO EXISTING STORM DRAIN INLET
15. INSTALL STORM DRAIN CLEANOUT AT 100' MAX SPACING PER DETAIL (A/C6). LID TO BE MARKED "STORM".

GENERAL CONSTRUCTION NOTES FOR ALL SHEETS:

1. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, IMPROVEMENTS, UNDERGROUND UTILITIES, ETC. TO REMAIN IN PLACE AND SHALL REPAIR ANY DAMAGES DURING CONSTRUCTION ACTIVITIES.
2. EXISTING UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. ALL UTILITIES WITHIN PAVEMENT REMEDIATION AREAS SHALL BE ADJUSTED TO FINAL GRADE. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL CLEANOUTS, MANHOLES, VALVE BOXES, ETC. WITHIN PAVEMENT REMEDIATION AREAS.
3. CONTRACTOR SHALL COORDINATE RELOCATION AND/OR REPAIR OF IRRIGATION WITH DISTRICT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE REMOVAL AND REPLACEMENT OF ALL POLES, BENCHES, BACKSTOPS, ETC. WITHIN PLAYGROUND AREA WITH DISTRICT PRIOR TO CONSTRUCTION.
5. ADD 400' TO ALL DESIGN GRADES.
6. SEE ARCHITECTURAL PLANS FOR ADDITIONAL NOTES AND DETAILS.

TOPO LEGEND:

- EDGE OF PAVEMENT
- EXISTING CHAIN-LINK FENCE
- EXISTING ELECTRICAL LINE
- EXISTING PG&E GAS LINE
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UNDERGROUND UTILITY LINE
- EXISTING UNKNOWN UTILITY LID
- EXISTING WATER BOX
- EXISTING GAS VALVE
- EXISTING ELECTRICAL BOX
- EXISTING SEWER BOX
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING SEWER CLEANOUT
- EXISTING WATER LID
- EXISTING ELECTRICAL GROUND BOX
- EXISTING GAS VALVE
- EXISTING LIGHT STANDARD
- EXISTING GRATE
- EXISTING TREE (SIZE VARIES)
- EXISTING CONTOUR WITH ELEVATION
- EXISTING GRADE

GRADING DESIGN LEGEND

- DESIGN GRADE
- DESIGN SLOPE

ABBREVIATIONS

AC	ASPHALT CONCRETE
FF	FINISHED FLOOR
FP	FINISHED PAD
EX	EXISTING
MAX	MAXIMUM
MIN	MINIMUM
GB	GRADE BREAK
FS	FINISHED SURFACE
TYP.	TYPICAL
TC	TOP OF CURB
MH	MANHOLE
~	THIS SHEET
AB	AGGREGATE BASE
NG	NATURAL GROUND
EP	EDGE OF PAVEMENT
TOC	TOP OF CONCRETE
SIM.	SIMILAR

PAVEMENT REMEDIATION/GRADING PLAN

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

ap architects
3434 Truxtun Avenue , Suite 240
Bakersfield , California , 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School

4404 Pioneer Dr, Bakersfield, CA, 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT
JAMES PATRICK FOGARTY
C-19670
EXP. 30-27
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
FRED W. PORTER III
RCE 74059
CIVIL
STATE OF CALIFORNIA

PORTER & ASSOCIATES, INC.
ENGINEERING & SURVEYING
4733 Centennial Plaza Way, Suite A
Bakersfield, California 93301
661.327.0362

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

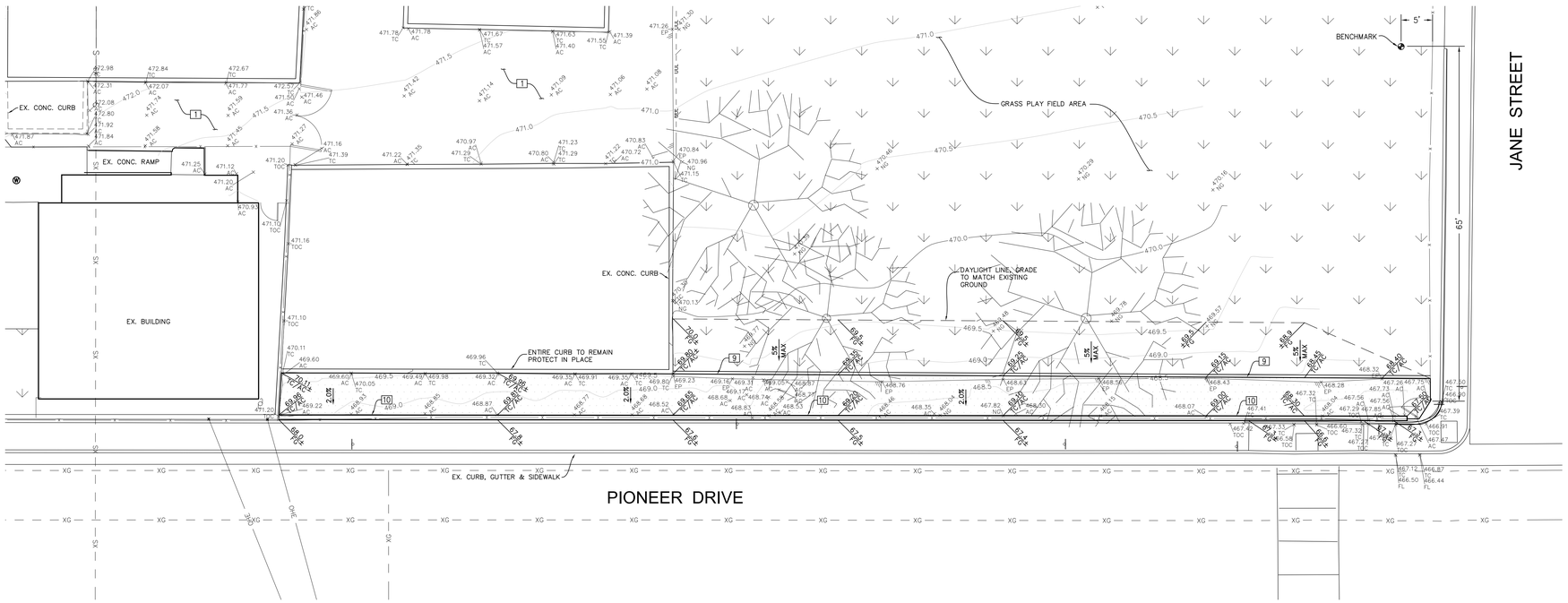
No	Date	Item
1	00.00.08	DESCRIPTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHIP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

J:\3277\Civil Improvements\dwg\3277_C1.dwg 05/29/26 matthewcarson

PAVEMENT REMEDIATION/ GRADING PLAN

C3



PAVEMENT REMEDIATION/GRADING PLAN

TOPO LEGEND:

- EDGE OF PAVEMENT
- EXISTING CHAIN-LINK FENCE
- EXISTING ELECTRICAL LINE
- EXISTING PG&E GAS LINE
- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING UNDERGROUND UTILITY LINE
- EXISTING UNKNOWN UTILITY LID
- EXISTING WATER BOX
- EXISTING GAS VALVE
- EXISTING ELECTRICAL BOX
- EXISTING SEWER BOX
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING SEWER CLEANOUT
- EXISTING WATER LID
- EXISTING ELECTRICAL GROUND BOX
- EXISTING GAS VALVE
- EXISTING LIGHT STANDARD
- EXISTING GRATE
- EXISTING TREE (SIZE VARIES)
- EXISTING CONTOUR WITH ELEVATION
- EXISTING GRADE

GRADING DESIGN LEGEND

- 193.83 TOC — DESIGN GRADE
- 2.0% — DESIGN SLOPE

ABBREVIATIONS

AC	ASPHALT CONCRETE
FF	FINISHED FLOOR
FP	FINISHED PAD
EX	EXISTING
MAX	MAXIMUM
MIN	MINIMUM
GB	GRADE BREAK
FS	FINISHED SURFACE
TYP.	TYPICAL
TC	TOP OF CURB
MH	MANHOLE
~	THIS SHEET
AB	AGGREGATE BASE
NG	NATURAL GROUND
EP	EDGE OF PAVEMENT
TOC	TOP OF CONCRETE
SIM.	SIMILAR

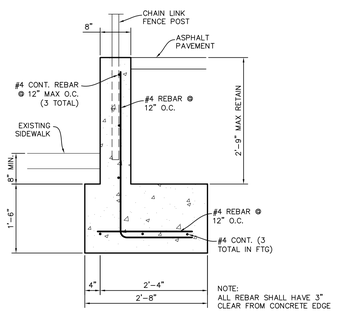
CONSTRUCTION NOTES

REMOVE EXISTING PAVEMENT AND CONSTRUCT 0.25' MIN. ASPHALT PAVEMENT OVER 0.40' MIN. CLASS II AGGREGATE BASE OVER 1.0' MIN. NAT. GRD. COMPACTED TO 95% MAX DENSITY.

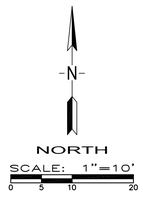
1. EXISTING ASPHALT TO REMAIN, PROTECT IN PLACE.
2. MATCH EXISTING ASPHALT AND/OR CONCRETE GRADE.
3. CONSTRUCT CURB PER DETAIL E/C1.
4. NOT USED.
5. CONSTRUCT 2' WIDE V-GUTTER WITH 1/2" DEPRESSION PER DETAIL B/C1.
6. NOT USED.
7. NOT USED.
8. SAWCUT ASPHALT TO NEAT, CLEAN VERTICAL FACE AND MATCH EXISTING.
9. CONSTRUCT FLUSH CURB PER DETAIL A/C1.
10. CONSTRUCT RETAINING WALL PER DETAIL A/C4.
11. INSTALL CHRISTY V12 DRAIN BOX WITH V12-71W GRATE PER DETAIL C/C1.
12. NOT USED
13. INSTALL 8" STORM DRAIN AT MINIMUM 0.50% SLOPE (DISTANCES SHOWN).
14. TIE INTO EXISTING STORM DRAIN INLET
15. INSTALL STORM DRAIN CLEANOUT AT 100' MAX SPACING PER DETAIL A/C6. LID TO BE MARKED "STORM".

GENERAL CONSTRUCTION NOTES FOR ALL SHEETS:

1. CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, IMPROVEMENTS, UNDERGROUND UTILITIES, ETC. TO REMAIN IN PLACE AND SHALL REPAIR ANY DAMAGES DURING CONSTRUCTION ACTIVITIES.
2. EXISTING UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. ALL UTILITIES WITHIN PAVEMENT REMEDIATION AREAS SHALL BE ADJUSTED TO FINAL GRADE. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL CLEANOUTS, MANHOLES, VALVE BOXES, ETC. WITHIN PAVEMENT REMEDIATION AREAS.
3. CONTRACTOR SHALL COORDINATE RELOCATION AND/OR REPAIR OF IRRIGATION WITH DISTRICT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE REMOVAL AND REPLACEMENT OF ALL POLES, BENCHES, BACKSTOPS, ETC. WITHIN PLAYGROUND AREA WITH DISTRICT PRIOR TO CONSTRUCTION.
5. ADD 400' TO ALL DESIGN GRADES.
6. SEE ARCHITECTURAL PLANS FOR ADDITIONAL NOTES AND DETAILS.



A/C4 RETAINING WALL DETAIL
NTS



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

ap architects
3434 Truxtun Avenue , Suite 240
Bakersfield , California , 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School

4404 Pioneer Dr. Bakersfield, CA. 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT
JAMES PATRICK FOGARTY
C-19670
30-27
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
FRED W. PORTER, III
RCE 74059
CIVIL
STATE OF CALIFORNIA

PORTER & ASSOCIATES, INC.
ENGINEERING & SURVEYING
4733 Centennial Plaza Way, Suite A
Bakersfield, California 93301
661.327.0362

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

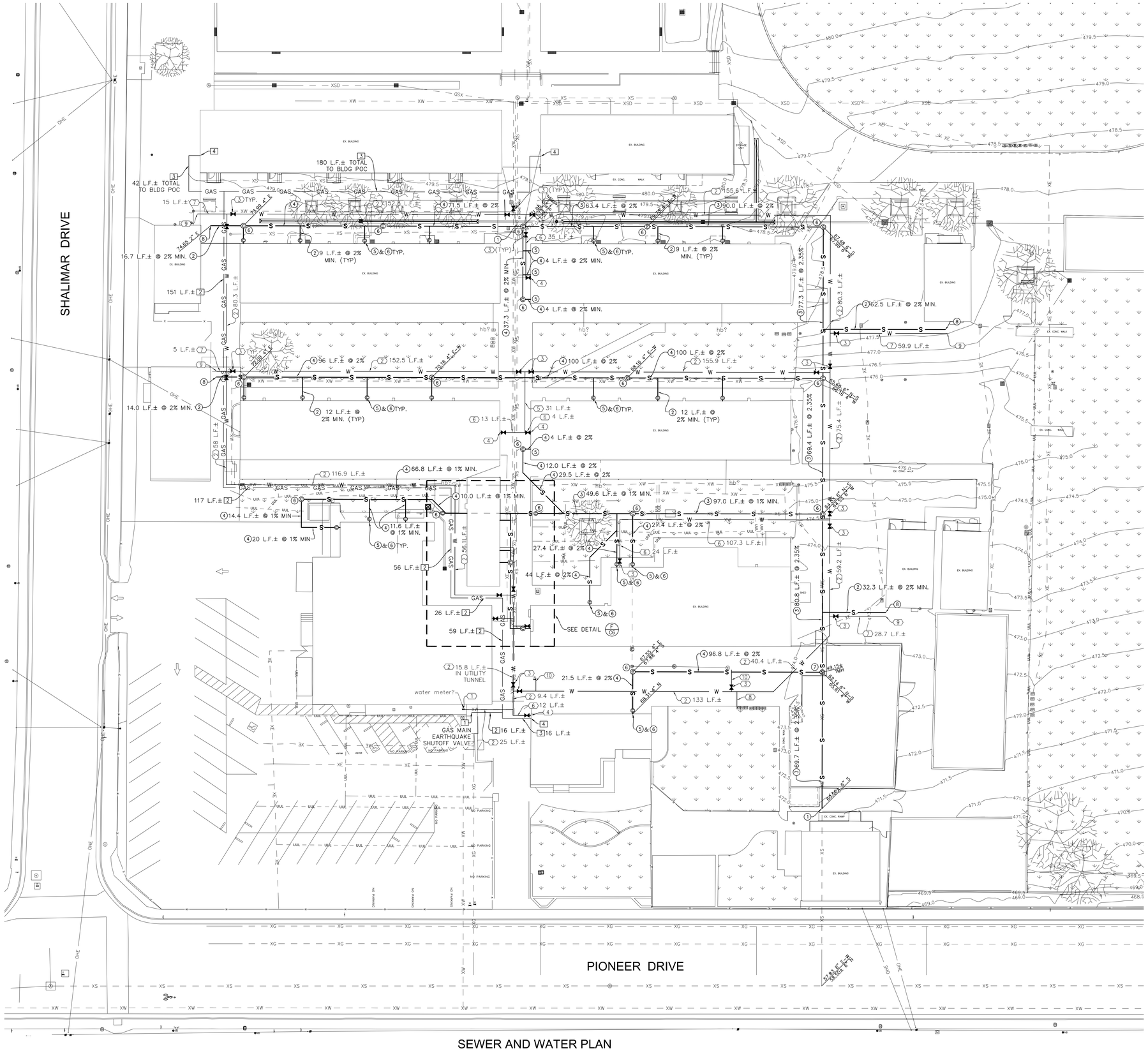
No	Date	Item
1	00.00.08	DESCRIPTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHIP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

PAVEMENT REMEDIATION/ GRADING PLAN

C4

J:\3277\Civil Improvements\dwg\3277_C1.dwg 05/28/26 matthewcarson



SEWER AND WATER PLAN

WATER CONSTRUCTION NOTES

1. TIE INTO EXISTING DOMESTIC WATER LINE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF WATER LINE IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. INSTALL 4" PVC DOMESTIC WATER LINE, APPROXIMATE DISTANCE SHOWN IN PLAN VIEW.
3. INSTALL WATER SHUTOFF VALVE PER DETAIL B/C6.
4. TIE INTO EXISTING WATER LINE AT BUILDING POC. INSTALL WATER SHUTOFF VALVE AT BUILDING PER DETAIL B/C6. CONTRACTOR SHALL VERIFY EXACT LOCATION AND SIZE OF WATER LINE IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
5. INSTALL 2 1/2" PVC DOMESTIC WATER LINE, APPROXIMATE DISTANCE SHOWN IN PLAN VIEW.
6. INSTALL 2" PVC DOMESTIC WATER LINE, APPROXIMATE DISTANCE SHOWN IN PLAN VIEW.
7. INSTALL 1 1/2" PVC DOMESTIC WATER LINE, APPROXIMATE DISTANCE SHOWN IN PLAN VIEW.
8. VERIFY IRRIGATION LINE CONNECTION AND RECONNECT AS NECESSARY.
9. CAP FOR FUTURE CONNECTION BY DISTRICT.
10. PROVIDE WATER LINE AND CONNECTION TO EXISTING HOSE BIB, FIELD VERIFY.

NOTES: 1. INSTALL DETECTABLE WARNING TAPE OVER WATER PIPE.
2. INSTALL THRUST BLOCKS ON 4" AND LARGER WATER MAINS PER DETAIL C/C6
3. TOTAL LENGTH SHOWN FOR WATER LINES TO BUILDINGS.

SEWER CONSTRUCTION NOTES

1. TIE INTO EXISTING SEWER LINE. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF EXISTING SEWER IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. INSTALL 2" PVC SEWER. SLOPE AND DISTANCES SHOWN IN PLAN VIEW.
3. INSTALL 6" PVC SEWER. SLOPE AND DISTANCES SHOWN IN PLAN VIEW.
4. INSTALL 4" PVC SEWER. SLOPE AND DISTANCES SHOWN IN PLAN VIEW.
5. TIE INTO EXISTING SEWER LINE AT BUILDING POC. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE AND DEPTH OF EXISTING SEWER IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
6. CONSTRUCT SEWER CLEANOUT PER DETAIL A/C6.
7. CONSTRUCT SEWER MANHOLE PER DETAIL E/C6.
8. STUB & PLUG FOR FUTURE CONNECTION BY DISTRICT.

NOTES: 1. CONTRACTOR SHALL VERIFY ALL POINTS OF CONNECTION IN THE FIELD PRIOR TO BID.
2. CONTRACTOR SHALL REVIEW EXISTING ON-SITE SEWER LOCATIONS AND SIZES WITH OWNER PRIOR TO BID AND INCLUDE ADDITIONAL LINES NOT SHOWN ON PLAN.
3. LATERAL CONNECTIONS TO MAINS THAT DO NOT OCCUR IN JUNCTION BOXES SHALL BE MADE WITH 45° ELLS OR WYES FOR CLEANOUT PURPOSES.
4. INSTALL DETECTABLE WARNING TAPE OVER SEWER PIPE.
5. ADD 400' TO ALL DESIGN ELEVATIONS.

GAS CONSTRUCTION NOTES

1. TIE INTO EXISTING GAS LINE. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF EXISTING SEWER IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. INSTALL 2" GAS LINE PER DISTRICT SPECIFICATIONS.
3. INSTALL 1" GAS LINE PER DISTRICT SPECIFICATIONS.
4. TIE INTO GAS LINE AT BUILDING POC. CONTRACTOR SHALL VERIFY EXACT LOCATION AND SIZE OF EXISTING GAS LINE IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.

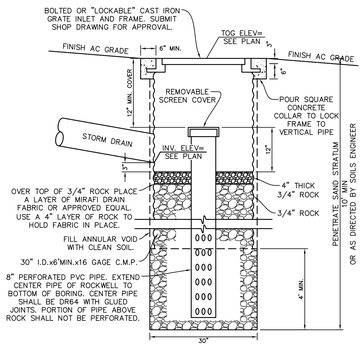
NOTES: 1. CONTRACTOR SHALL VERIFY ALL POINTS OF CONNECTION IN THE FIELD PRIOR TO BID.
2. CONTRACTOR SHALL REVIEW EXISTING ON-SITE GAS LOCATIONS AND SIZES WITH OWNER PRIOR TO BID AND INCLUDE ADDITIONAL LINES NOT SHOWN ON PLAN.
3. INSTALL DETECTABLE WARNING TAPE OVER GAS PIPE.
4. COORDINATE INSTALLATION OF SHUT-OFF VALVES WITH OWNER.

NOTE TO CONTRACTOR

ALL MANHOLES AND CLEANOUTS WITHIN PROJECT LIMITS, INCLUDING EXISTING MANHOLES, SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH COUNTY OF KERN STANDARDS. EXISTING MANHOLES MAY REQUIRE REMOVAL OF EXISTING CONE, AND REMOVAL OR "CHANGE OUT" OF BARREL RINGS.

NOTE TO CONTRACTOR

CONTRACTOR SHALL REVIEW EXISTING SITE CONDITIONS IN FIELD PRIOR TO BID.



A/C6 DRY WELL DRAIN
NTS

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

ap architects
3434 Truxtun Avenue , Suite 240
Bakersfield , California , 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School

4404 Pioneer Dr. Bakersfield, CA. 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT
JAMES PATRICK FOGARTY
No. C-19670
Exp. 30-27
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
FRED W. PORTER II
RCE 74059
CIVIL
STATE OF CALIFORNIA

PORTER & ASSOCIATES, INC.
ENGINEERING & SURVEYING
4733 Centennial Plaza Way, Suite A
Bakersfield, California 93301
661.327.0362

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

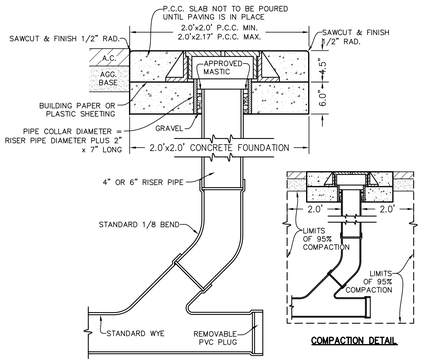
No	Date	Item
1	00.00.08	DESCRIPTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHIP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

SEWER AND WATER PLAN

C5

J:\3277\Civil Improvements\dwg\3277_C1.dwg 05/28/26 matthewcarson



CLEANOUT SECTION

COMPACTION DETAIL

CLEANOUT NOTES:

1. ALL WORK SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE SPECIFICATIONS ENTITLED "STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, BUSINESS AND TRANSPORTATION AGENCY, DEPARTMENT OF TRANSPORTATION", APPROVED CURRENT EDITION.

2. ALL CONCRETE SHALL BE CLASS "A".

3. CONCRETE SHALL HAVE NO ADDITIVES UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER.

4. CONCRETE SHALL BE CURED WITH A WHITE PIGMENTED CURING COMPOUND PER SEC. 90-7.01B OF THE STANDARD SPECS.

5. TOP OF SLAB SHALL BE TROWELED SMOOTH AND GIVEN A LIGHT BROOM FINISH.

6. 95% RELATIVE COMPACTION IS REQUIRED FOR ALL BACKFILL WITHIN 24" OF THE RISER PIPE.

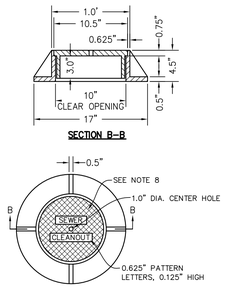
7. BUILDING PAPER OR PLASTIC SHALL BE PLACED BETWEEN THE 6" CONCRETE FOUNDATION AND 4.5" SLAB.

8. FILL CAVITY BETWEEN PIPE AND COLLAR WITH GRAVEL TO WITHIN 1/2" OF TOP OF PIPE. CAULK REMAINING 1/2" WITH APPROVED MASTIC TO TOP OF PIPE FOR WATER TIGHT SEAL.

9. COLLAR SHALL BE VCP, ABS, OR PVC PIPE.

10. FINISHED PCC SLAB TO BE 1/8" MIN. AND 1/4" MAX. BELOW FINISHED PAVING SURFACE.

A/C6 SEWER CLEANOUT DETAIL
N.T.S.



CLEANOUT FRAME & COVER

CLEANOUT COVER NOTES:

1. ALL FRAMES AND COVERS SHALL BE TESTED FOR ACCURACY OF FIT AND SHALL BE MARKED IN SETS PRIOR TO DELIVERY.

2. THE SEATS OF FRAMES AND BEARING FACES OF THE COVERS SHALL BE MACHINED FOR A SMOOTH NON-ROCKING FIT BETWEEN THE TWO CASTINGS.

3. CASTINGS SHALL BE THOROUGHLY CLEANED AND DIPPED TWICE IN A QUICK-DRYING, JET-BLACK ASPHALTIC COMPOUND TO PROVIDE A PROTECTIVE COATING.

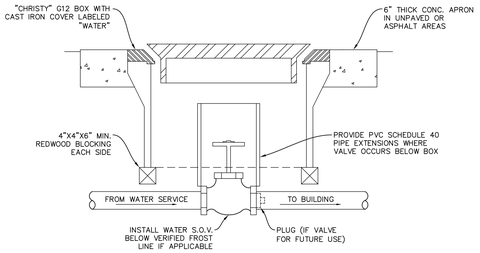
4. ALL FRAMES AND COVERS SHALL BE GRAY CAST IRON, FREE FROM WARPS, CRACKS, HOLES, SWELLS AND COLD-SHOT, AND SHALL HAVE A WORKMANLIKE FINISH. HIGHWAY LOADING SHOULD BE HS 20-44.

5. CASTING SHALL CONFORM TO THE PROVISIONS OF THE SPECIFICATIONS FOR GRAY-IRON CASTINGS, SERIAL DESIGNATION ASTM: A-48 (LATEST REVISION), CLASS No. 30B.

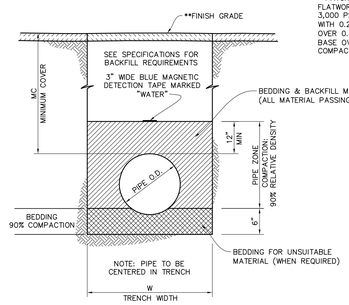
6. THE NAME OF THE MANUFACTURING COMPANY SHALL BE ON THE UNDERSIDE OF THE COVER.

7. ASSEMBLY SHALL BE DESIGNED FOR HIGHWAY LOADING OF HS 20-44.

8. 2.0"x1.0" DIAMOND MAT 0.125" DEEP.



B/C6 WATER SHUTOFF VALVE BOX DETAIL
N.T.S.



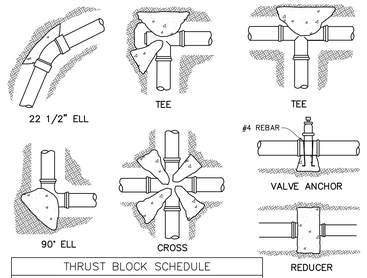
**PATCH BACK CONCRETE WALKS AND FLATWORK WITH MINIMUM 4" THICK, 3,000 PSI CONCRETE AND ASPHALT WITH 0.25' MIN ASPHALT PAVEMENT OVER 0.40' MIN CLASS II AGGREGATE BASE OVER 1.0' MIN. NAT. GRD. COMPACTED TO 95% MAX DENSITY.

TRENCH DIMENSIONS		
PIPE SIZE	W	MC*
< 3"	12"	30"
3" TO 4"	22"	30"
6"	24"	30"
8"	30"	36"
10"-12"	36"	36"

*FIRE SERVICE UNDER DRIVEWAYS/ROADS SHALL BE INSTALLED WITH 36" MINIMUM COVER FOR ANY SIZE

NOTE: EMBEDMENT MATERIALS SHALL BE CLASS I OR II PER A.S.T.M. D2321 MAX SIZE=1"

D/C6 TYPICAL PVC PIPE TRENCH SECTION
N.T.S.



THRUST BLOCK SCHEDULE						
BEARING AREA IN SQUARE FEET						
PIPE SIZE	TEE OR PLUG	90° ELL	45° ELL	22 1/2° ELL	CROSS	VALVE
4"	2	2	2	1	–	–
6"	3	4	2	2	1.5 EA.	3.0
8"	5	7	4	2	3.0 EA.	5.5
10"	8	11	6	3	4.5 EA.	9.0
12"	11	16	8	4	6.5 EA.	13.0
16"	16	23	13	7	8.0 EA.	16.0

NOTES:

1. ALL VALVES, FITTINGS AND DIRECTIONAL CHANGES ARE TO BE HELD IN PLACE BY CONCRETE THRUSTS BLOCKS.
2. BEARING AREAS INDICATED ARE BASED ON ALLOWABLE SOIL PRESSURE OF 1500 PSF.
3. CONCRETE IS NOT TO BEAR AGAINST PIPE. THRUST BLOCK TO ONLY BE IN CONTACT WITH FITTING.
4. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL.
5. JOINT SHALL BE KEPT CLEAR OF CONCRETE.
6. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

C/C6 TYPICAL THRUST BLOCK DETAILS
N.T.S.

WATER CONSTRUCTION NOTES

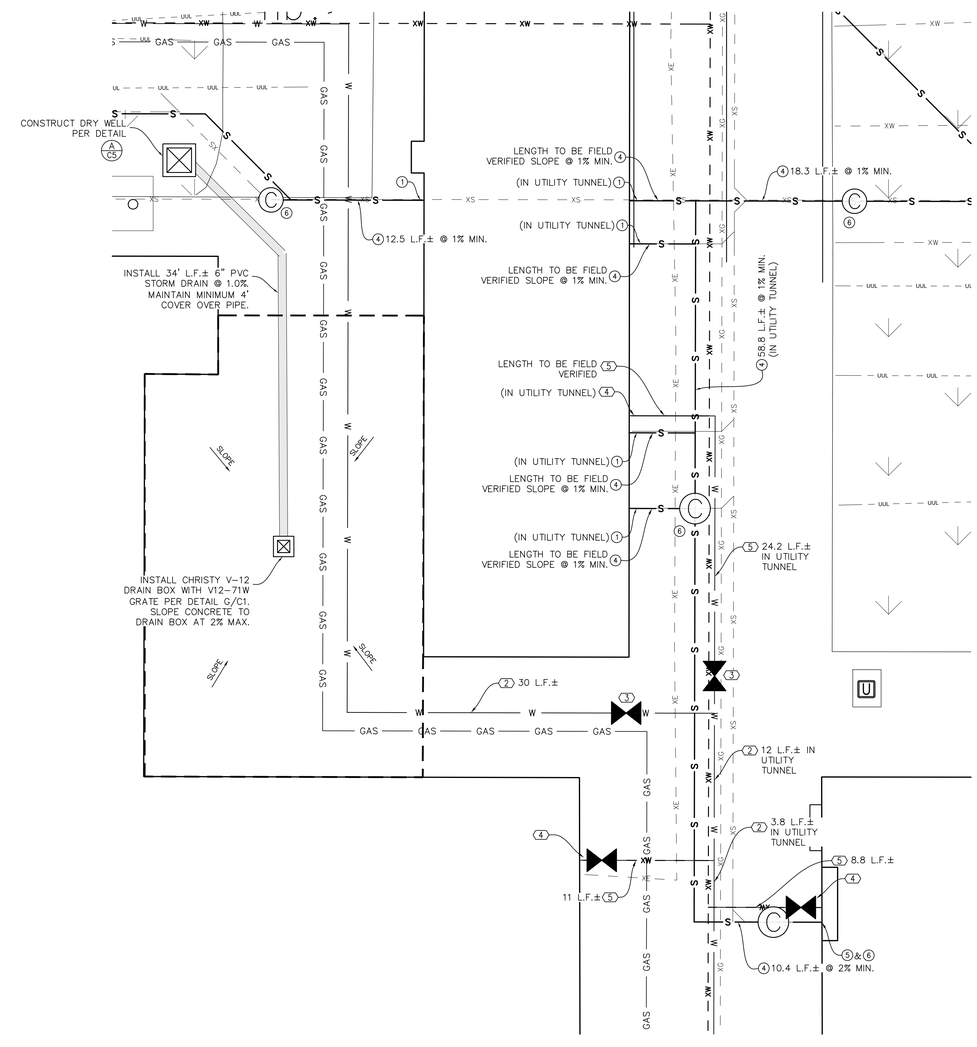
1. TIE INTO EXISTING DOMESTIC WATER LINE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF WATER LINE IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. INSTALL 4" PVC DOMESTIC WATER LINE, APPROXIMATE DISTANCE SHOWN IN PLAN VIEW.
3. INSTALL WATER SHUTOFF VALVE PER DETAIL B/C6.
4. TIE INTO EXISTING WATER LINE AT BUILDING POC. INSTALL WATER SHUTOFF VALVE AT BUILDING PER DETAIL B/C6. CONTRACTOR SHALL VERIFY EXACT LOCATION AND SIZE OF WATER LINE IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
5. INSTALL 2 1/2" PVC DOMESTIC WATER LINE, APPROXIMATE DISTANCE SHOWN IN PLAN VIEW.
6. INSTALL 2" PVC DOMESTIC WATER LINE, APPROXIMATE DISTANCE SHOWN IN PLAN VIEW.
7. INSTALL 1 1/2" PVC DOMESTIC WATER LINE, APPROXIMATE DISTANCE SHOWN IN PLAN VIEW.
8. VERIFY IRRIGATION LINE CONNECTION AND RECONNECT AS NECESSARY.
9. CAP FOR FUTURE CONNECTION BY DISTRICT.

NOTE:
1. INSTALL DETECTABLE WARNING TAPE OVER WATER PIPE.
2. INSTALL THRUST BLOCKS ON 4" AND LARGER WATER MAINS PER DETAIL C/C6
3. TOTAL LENGTH SHOWN FOR WATER LINES TO BUILDINGS.

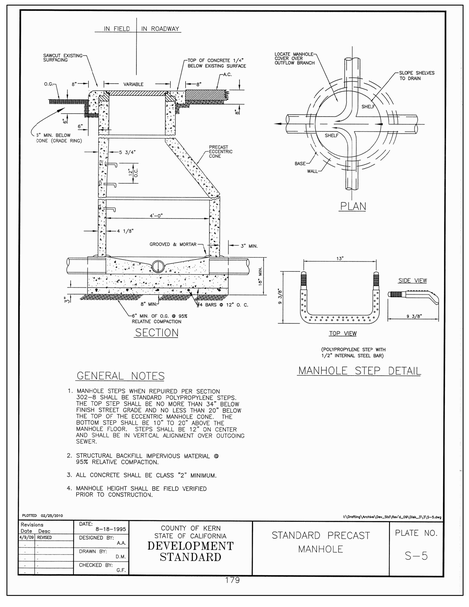
SEWER CONSTRUCTION NOTES

1. TIE INTO EXISTING SEWER LINE. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF EXISTING SEWER IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
2. INSTALL 2" PVC SEWER. SLOPE AND DISTANCES SHOWN IN PLAN VIEW.
3. INSTALL 6" PVC SEWER. SLOPE AND DISTANCES SHOWN IN PLAN VIEW.
4. INSTALL 4" PVC SEWER. SLOPE AND DISTANCES SHOWN IN PLAN VIEW.
5. TIE INTO EXISTING SEWER LINE AT BUILDING POC. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE AND DEPTH OF EXISTING SEWER IN FIELD AND NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
6. CONSTRUCT SEWER CLEANOUT PER DETAIL A/C6.
7. CONSTRUCT SEWER MANHOLE PER DETAIL F/C6.

NOTE:
1. CONTRACTOR SHALL VERIFY ALL POINTS OF CONNECTION IN THE FIELD PRIOR TO BID.
2. CONTRACTOR SHALL REVIEW EXISTING ON-SITE SEWER LOCATIONS AND SIZES WITH OWNER PRIOR TO BID AND INCLUDE ADDITIONAL LINES NOT SHOWN ON PLAN.
3. LATERAL CONNECTIONS TO MAINS THAT DO NOT OCCUR IN JUNCTION BOXES SHALL BE MADE WITH 45° ELLS OR WYES FOR CLEANOUT PURPOSES.
4. INSTALL DETECTABLE WARNING TAPE OVER SEWER PIPE.
5. ADD 400' TO ALL DESIGN ELEVATIONS.



F/C6 AREA DETAIL
SCALE: 1"=5'



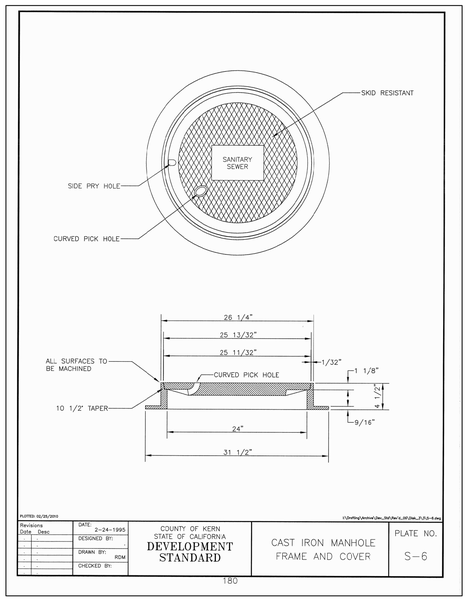
GENERAL NOTES

1. MANHOLE STEPS WHEN REQUIRED PER SECTION 306-1.2.2 SHALL BE ALUMINUM OR POLYPROPYLENE STEPS. THE TOP STEP SHALL BE NO MORE THAN 24" BELOW FINISH STREET GRADE AND NO LESS THAN 20" BELOW THE TOP OF THE ECCENTRIC MANHOLE CONE. THE BOTTOM STEP SHALL BE 10" TO 20" ABOVE THE MANHOLE FLOOR. STEPS SHALL BE 12" ON CENTER AND SHALL BE IN VERTICAL ALIGNMENT OVER OUTGOING SEWER.
2. STRUCTURAL BACKFILL IMPERVIOUS MATERIAL @ 95% RELATIVE COMPACTION.
3. ALL CONCRETE SHALL BE CLASS "2" MINIMUM.
4. MANHOLE HEIGHT SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PLOTTED: 06/08/2010 — C:\ProProj\Central\Jan_Dist\Dwr's_DW\Dwr_D_P.D-5.dwg

Revisions Date Desc	DATE: 8-18-1995	COUNTY OF KERN STATE OF CALIFORNIA DEVELOPMENT STANDARD	STANDARD PRECAST MANHOLE	PLATE NO. S-5
N/A/NE REVISED	DESIGNED BY: A.A.			
	DRAWN BY: D.M.			
	CHECKED BY: G.F.			

179



PLOTTED: 02/25/2010 — C:\ProProj\Central\Jan_Dist\Dwr's_DD\Dwr_D_D.D-6.dwg

Revisions Date Desc	DATE: 2-24-1995	COUNTY OF KERN STATE OF CALIFORNIA DEVELOPMENT STANDARD	CAST IRON MANHOLE FRAME AND COVER	PLATE NO. S-6
	DESIGNED BY:			
	DRAWN BY: RDM			
	CHECKED BY:			

180

E/C6 SEWER MANHOLE DETAILS
N.T.S.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-125930 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 06/23/2026

ap architects
3434 Truxtun Avenue , Suite 240
Bakersfield , California , 93301
tel|661.327.1690 fax|661.327.7204
web|www.aparchitects.net

CAMPUS INFRASTRUCTURE UPGRADES

Pioneer Elementary School
4404 Pioneer Dr, Bakersfield, CA, 93306
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT — REGISTERED PROFESSIONAL ENGINEER — JAMES PATRICK FOGARTY — No. C-19670 — STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER — FRED W. PORTER II — RCE 74059 — CIVIL — STATE OF CALIFORNIA

PORTER & ASSOCIATES, INC.
ENGINEERING & SURVEYING
4733 Centennial Plaza Way, Suite A
Bakersfield, California 93301
661.327.0362

PROJECT INFO

Project No	566-0019
Date	05.28.26
DSA File No	15-6
DSA No	03-125930

REVISIONS

No	Date	Item
1	00.00.08	DESCRIPTION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ADDINGTON PARTNERSHIP. ALL DESIGNS AND DRAWINGS ARE FOR THE USE ON THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE ADDINGTON PARTNERSHIP. WRITTEN SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.
© COPYRIGHT

J:\3277\Civil Improvements\Dwg\3277_C1.dwg 05/28/26 matthewcarson

SEWER AND WATER PLAN/ DETAILS

C6