SITE IMPROVEMENTS FOR (10) RELOCATABLE CLASSROOM BUILDINGS (TEMPORARY)

Fremont Magnet Elementary School
Bakersfield City School District

SHEET INDEX — 30 SHEETS

17-01-21M

ARCHITECT'S STATEMENT

ARCHITECTS/ENGINEERS STATEMENT OF GENERAL CONFORMANCE WHO UTILIZE PLANS, INCLUDING BUT NOT LIMITED TO SHOP DRAWINGS, PREPARED BY OTHER LICENSED DESIGN PROFESSIONALS AND/OR CONSULTANTS

THESE DRAWINGS AND/OR SPECIFICATIONS AND/OR CALCULATIONS FOR THE ITEMS LISTED BELOW HAVE BEEN PREPARED BY OTHER DESIGN PROFESSIONALS OR CONSULTANTS WHO ARE LICENSED AND/OR AUTHORIZED TO PREPARE SUCH DRAWINGS IN THIS STATE. THESE DOCUMENTS HAVE BEEN EXAMINED BY ME FOR DESIGN INTENT AND HAVE BEEN FOUND TO MEET THE APPROPRIATE REQUIREMENTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS AND THE PROJECT SPECIFICATIONS PREPARED BY ME.

THE ITEMS LISTED BELOW HAVE BEEN COORDINATED WITH MY PLANS AND SPECIFICATIONS AND ARE ACCEPTABLE FOR INCORPORATION INTO THE CONSTRUCTION OF THIS PROJECT FOR WHICH I AM THE INDIVIDUAL DESIGNATED TO BE IN GENERAL RESPONSIBLE CHARGE (OR FOR WHICH I HAVE BEEN DELEGATED RESPONSIBILITY FOR THIS PORTION OF THE WORK.)

LIST ITEMS REVIEWED AND ACCEPTED.
REFER TO SHEET INDEX FOR A LIST OF DRAWINGS "PREPARED BY OTHERS" INCLUDING ALL DRAWINGS AND/ OR CALCULATIONS PREPARED FOR BY:

MODTECH INC.

IDENTIFIED BY THE FOLLOWING NUMBERS:
STOCKPILE A#66341:
SN#23257-58, #23325-26
#30278-79, #22863-64, #22939-40, #23237-38, #30128-29, #30258-59, #30304-05, #30344-45

ELITE MODULAR WOOD FOUNDATION
APP: 04-120373 PC

THE STATEMENT OF GENERAL CONFORMANCE "SHALL NOT BE CONSTRUED AS RELIEVING ME OF MY RIGHTS, DUTIES, AND RESPONSIBILITIES UNDER SECTIONS 17302 AND 81138 OF THE EDUCATION CODE AND SECTIONS 4-336, 4-341, AND 4-344" OF TITLE 24, PART 1. (TITLE 24, PART 1, SECTION 4-317 [b])

I FIND THAT:

- ☒ ALL DRAWINGS OR SHEETS LISTED ON THE COVER OR INDEX SHEET
- ☐ THIS DRAWING OR PAGE;

- ☒ IS/ARE IN GENERAL CONFORMANCE WITH THE PROJECT DESIGN
- ☒ HAS/HAVE BEEN COORDINATED WITH THE PROJECT PLANS AND SPECIFICATIONS.

02-14-2023
Signature of the ARCHITECT/ ENGINEER — Date
JAMES PATRICK FOGARTY

C-19670 — 11-30-2023
License Number — Expiration Date

DSA NOTES

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 3 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. 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 PROJECT'S 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.

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.
19. GROUND TEST AND FIRE ALARM TESTS SHALL BE WITNESSED BY THE INSPECTOR.
20. CONSTRUCTION SITE MUST BE IN COMPLIANCE WITH CFC CHAPTER 14 AT ALL TIMES.
21. ONE COPY OF TITLE 24 CCR PARTS 1-5 AND 9 SHALL BE KEPT ON SITE DURING CONSTRUCTION.
22. MINIMUM BEARING CAPACITY OF THE SOIL IS 1000 PSF FOR ALL SITES IN THIS PROJECT.
23. RELOCATABLE ARE TO BE APPROVED FOR CLIMATE ZONE 13.
24. NOTIFY ARCHITECT AND THE DIVISION OF THE STATE ARCHITECT FIELD ENGINEER IF ANY DISCREPANCIES OCCUR.
25. THE PROVISIONS OF CBC AND CFC, CHAPTER 33, SHALL BE ENFORCED ON THIS PROJECT.
26. ALL EXITS SHALL BE OPERABLE DURING BUSINESS HOURS FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE. NO DEAD OR SLIDING BOLTS. NO LATCH OR LATCHING DEVICE EXCEPT PANIC HARDWARE PERMITTED (CBC 1010.1.9, 1010.1.9.4).
27. CONCRETE STRENGTH IS TO BE MINIMUM 3000 PSI AT 28 DAY/CEMENT IS TO BE ASTM C150 TYPE. II V.
28. WHENEVER DSA FINDS ANY CONSTRUCTION WORK IS BEING PERFORMED IN A MANNER CONTRARY TO THE PROVISIONS OF CALIFORNIA BUILDING CODE AND THAT WOULD COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING, THE DEPARTMENT OF GENERAL SERVICES, STATE OF CALIFORNIA, IS AUTHORIZED TO ISSUE A STOP WORK ORDER PER SECTION 4-334.1 CALIFORNIA ADMINISTRATIVE CODE (PART 1, TITLE 24, CCR).
29. 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.
30. ALL STRUCTURAL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING MATERIALS INSTALLATION TO COMPLY WITH APPLICABLE CODES, STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.
31. IF ANY CONDITION IS DISCOVERED WHICH, IF LEFT UNCORRECTED, WOULD MAKE THE BUILDING NON-COMPLIANT WITH THE REQUIREMENTS OF THE EDITION OF THE CBC IN FORCE AT THE TIME OF ORIGINAL CONSTRUCTION, THE CONDITION MUST BE CORRECTED IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS. A CONSTRUCTION CHANGE DOCUMENT, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.
32. FOUNDATIONS ARE DESIGNED BASED ON A SOIL-BEARING PRESSURE OF 1000 PSF.

17-01-19M

APPLICABLE CODES

Title 19, CCR

CCR	PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

Title 24, CCR

PART 1	2022 CALIFORNIA ADMINISTRATIVE CODE
PART 2	2022 CALIFORNIA BUILDING CODE VOLUME 1 AND 2 (2021 IBC, WITH 2022 CALIFORNIA AMENDMENTS)
PART 3	2022 CALIFORNIA ELECTRICAL CODE (2020 EDITION NATIONAL ELECTRICAL CODE WITH 2022 CALIFORNIA AMENDMENTS)
PART 4	2022 CALIFORNIA MECHANICAL CODE (2021 EDITION IAPMO UNIFORM MECHANICAL CODE)
PART 5	2022 CALIFORNIA PLUMBING CODE (2021 EDITION IAPMO UNIFORM PLUMBING CODE)
PART 6	2022 CALIFORNIA ENERGY CODE
PART 8	2022 CALIFORNIA HISTORICAL BUILDING CODE
PART 9	2022 CALIFORNIA FIRE CODE (2021 EDITION, INTERNATIONAL FIRE CODE)
PART 9	2013 CALIFORNIA FIRE CODE CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION
PART 10	2022 EXISTING BUILDING CODE (2021 INTERNATIONAL EXISTING BUILDING CODE)
PART 11	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
PART 12	2022 CALIFORNIA REFERENCED STANDARDS CODE
NFPA 13	2022 EDITION, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS 2022 OF CALIFORNIA
NFPA 14	2019 EDITION, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
NFPA 17	2021 EDITION, STANDARD DRY CHEMICAL EXTINGUISHING SYSTEMS
NFPA 17A	2021 EDITION, STANDARD WET CHEMICAL EXTINGUISHING SYSTEMS
NFPA 20	2019 EDITION, STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION
NFPA 22	2018 EDITION, STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION
NFPA 24	2019 EDITION, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES
NFPA 25	2013 EDITION, STANDARD FOR THE INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS (CA AMENDED)
NFPA 72	2022 EDITION, NATIONAL FIRE ALARM AND SIGNALING CODE 2022 OF CALIFORNIA
NFPA 80	2019 EDITION, STANDARD FOR FIRE DOOR AND OPENING PROTECTIVES

17-01-12

BUILDING ANALYSIS AREA A (MODULAR BLDGS)

TYPE OF CONSTRUCTION:	V-B
OCCUPANCY CLASSIFICATION:	EDUCATION-E
RELOCATABLE FLOOR AREA:	960 SF (PER RELOCATABLE)
TOTAL BUILDING FLOOR AREA:	4800 SF
OVERHANG AREA:	840 SF (PER RELOCATABLE)
ALLOWABLE AREA:	9500 SF (TABLE 506.2)
OCCUPANT LOAD:	48 OCCUPANTS PER RELOCATABLE BLDG 240 OCCUPANTS TOTAL (5 RELOCATABLES)
BUILDING HEIGHT:	+11-0" < ALLOWABLE HEIGHT (40'-0") (TABLE 504.3)
NUMBER OF STORIES:	ONE < ALLOWABLE STORIES (ONE) (TABLE 504.4)
AUTOMATIC SPRINKLERS:	NO
STAND PIPE:	NOT REQUIRED
FIRE ALARM:	YES
SEISMIC DESIGN CATEGORY:	D
S_S:	0.949
S_1:	0.344
S_{DS}:	0.759
S_{D1}:	0.461
WIND LOAD ANALYSIS:	110 MPH - EXPOSURE C
FEMA FIRM PANEL NO:	06029C2325E 09/26/08 EFFECTIVE DATE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD)

BUILDING ANALYSIS AREA B (MODULAR BLDGS)

TYPE OF CONSTRUCTION:	V-B
OCCUPANCY CLASSIFICATION:	EDUCATION-E
RELOCATABLE FLOOR AREA:	960 SF (PER RELOCATABLE)
TOTAL BUILDING FLOOR AREA:	4800 SF
OVERHANG AREA:	840 SF (PER RELOCATABLE)
ALLOWABLE AREA:	9500 SF (TABLE 506.2)
OCCUPANT LOAD:	48 OCCUPANTS PER RELOCATABLE BLDG 240 OCCUPANTS TOTAL (5 RELOCATABLES)
BUILDING HEIGHT:	+11-0" < ALLOWABLE HEIGHT (40'-0") (TABLE 504.3)
NUMBER OF STORIES:	ONE < ALLOWABLE STORIES (ONE) (TABLE 504.4)
AUTOMATIC SPRINKLERS:	NO
STAND PIPE:	NOT REQUIRED
FIRE ALARM:	YES
SEISMIC DESIGN CATEGORY:	D
S_S:	0.949
S_1:	0.344
S_{DS}:	0.759
S_{D1}:	0.461
WIND LOAD ANALYSIS:	110 MPH - EXPOSURE C
FEMA FIRM PANEL NO:	06029C2325E 09/26/08 EFFECTIVE DATE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD)

DIRECTORY

Owner

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

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

CORNERSTONE ENGINEERING, INC.
5509 YOUNG STREET
BAKERSFIELD, CA 93311
PHONE: (661) 325-9474
ATTN: DERRILL G WHITTEN

Electrical Engineer

JMPE ELECTRICAL ENGINEERING
5500 MING AVENUE
BAKERSFIELD, CA 93309
PHONE: (661) 831-67813
ATTN: JOHN MALONEY

Relocatable Building Vendor

WILLSCOT
3091 INDIAN AVE
PERRIS, CA 92571
PHONE: (909) 292-3554
ATTN: RODRIGO SALAZAR

17-01-15M

ABBREVIATIONS

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

17-01-11M

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. SITE IMPROVEMENTS FOR (10) TEMPORARY USE RELOCATABLE CLASSROOM BUILDINGS DURING MODERNIZATION PROJECT.

   MODTECH INC.

   IDENTIFIED BY THE FOLLOWING NUMBERS:
   STOCKPILE A#66341:
   SN#23257-58, #23325-26
   #30278-79, #22863-64, #22939-40, #23237-38, #30128-29, #30258-59, #30304-05, #30344-45

   ELITE MODULAR WOOD FOUNDATION
   APP: 04-120373 PC

2. CERTIFICATION OF PROJECT A#03-122640 IS REQUIRED PRIOR TO CERTIFICATION OF THIS DSA APPLICATION (A#03-123036).

17-01-20

FIRE PROTECTION

COMPLETE FIRE ALARM PLAN SUBMITTAL:

THE FIRE ALARM SYSTEM SHOWN ON THESE PLANS HAS BEEN SUBMITTED AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT. ANY SUBSTITUTION OF THE FIRE ALARM SYSTEM SHALL BE RESUBMITTED TO THE DIVISION OF THE STATE ARCHITECT FOR REVIEW. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FEES THAT ARE INCURRED DUE TO THIS SUBSTITUTION.

1. PROVIDE ONE 4A 10 BC RATED EXTINGUISHER FOR EACH CLASSROOM WITHIN THE PROJECT AREA CALCULATION.
2. BUILDINGS SITED LESS THAN THREE YEARS AND USED FOR EDUCATIONAL PURPOSES (INSTRUCTION) SHALL PROVIDE AN APPROVED MANUAL FIRE ALARM SYSTEM CONSISTING OF MANUAL PULL-STATIONS, VISUAL NOTIFICATION APPLIANCES AND AUDIBLE DEVICE(S) (WITH A MINIMUM RATING OF 95 DBA AT 10 FEET). BUILDINGS MORE THAN 25 FEET APART ARE TO BE PROVIDED WITH ADDITIONAL AUDIBLE DEVICES TO ENSURE THE FIRE ALARM SIGNAL CAN BE HEARD WITHIN ADJACENT BUILDINGS.
3. BUILDINGS MORE THAN 25 FEET FROM OTHER BUILDINGS, INCLUDING OTHER TEMPORARY BUILDINGS, WITH A STAND-ALONE FIRE ALARM SYSTEM SHALL PROVIDE AN APPROVED "TWO-WAY COMMUNICATION" WITH THE MAIN ADMINISTRATION OFFICES CONSISTING OF AN INTERCOM SYSTEM, PERMANENTLY MOUNTED TELEPHONE OR "WALKIE-TALKIE" DEVICES OR OTHER SIMILAR SYSTEMS. BUILDINGS THAT ARE LESS THAN 25 FEET FROM EXISTING PERMANENT BUILDINGS ON THE SITE SHALL BE INTERCONNECTED WITH THE CAMPUS FIRE ALARM.
4. BUILDING MUST BE EQUIPPED WITH AT LEAST ONE MINIMUM RATED 2A:10BC FIRE EXTINGUISHER, MOUNTED AT NOT MORE THAN 48 INCHES TO THE HANDLE ABOVE THE FINISHED FLOOR, NEAR THE MAIN EXIT(S) AND WITHIN 75 FOOT-TRAVEL DISTANCE FROM ANY POINT WITHIN THE BUILDING. (NOTE: "TRAVEL DISTANCE" SHALL NOT INCLUDE PATHS THROUGH NORMALLY LOCKED DOORS.

ASSISTIVE LISTENING SYSTEMS

ASSISTIVE LISTENING SYSTEM SHALL BE PROVIDED AT EACH CLASSROOM IN ACCORDANCE WITH SECTION 11B-219 AND 11B-706 OF THE CBC.

1. THE NUMBER OF RECEIVERS FOR EACH CLASSROOM SHALL BE EQUAL TO 4% OF THE TOTAL NUMBER OF SEATS BUT NO LESS THAN 2.
2. SIGNAGE SHALL BE PROVIDED IN EACH CLASSROOM IN COMPLIANCE WITH SECTION 11B-216.10 AND 11B-703.7.2.4. SEE DTL 43/A8.00

DETERIORATION OR EX NON-COMPLIANT CONSTRUCTION STATEMENT

IF ANY CONDITION IS DISCOVERED WHICH, IF LEFT UNCORRECTED, WOULD MAKE THE BUILDING NON-COMPLIANT WITH THE REQUIREMENTS FOR THE EDITION OF CBC IN FORCE AT THE TIME OF ORIGINAL CONSTRUCTION, THE CONDITION MUST BE CORRECTED IN ACCORDANCE WITH CURRENT CODE REQUIREMENTS. A CONSTRUCTION CHANGE DOCUMENT (CCD-TYPE A), OR A SEPARATE SET OF PLANS AND SPECIFICATIONS DETAILING AND SPECIFYING THE REQUIRED REPAIR WORK SHALL BE SUBMITTED TO AND APPROVED BY DSA BEFORE PROCEEDING WITH THE REPAIR WORK.

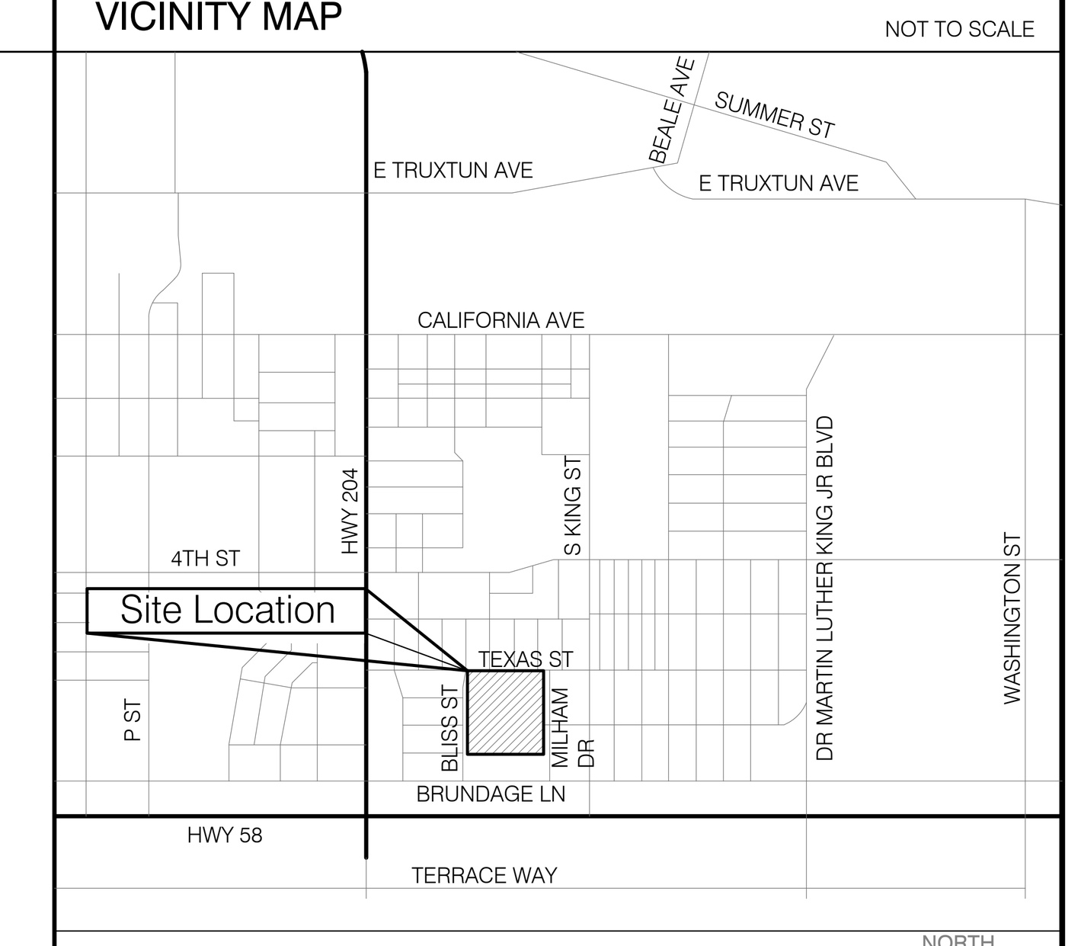
SYMBOLS

03	COORDINATE LINE
	BUILDING SECTION NUMBER SHEET NUMBER
01 / A1.00	DETAIL NUMBER SHEET NUMBER
	ELEVATION, X REFERENCE OR DATUM
100	DOOR NUMBER
A	WINDOW LETTER(S)
01	REVISION NUMBER WITH CLOUD
01	ACCESSORY NUMBER, REFER TO ACCESSORY SCHEDULE
	COLUMNS - SIZE AS NOTED ON STRUCTURAL SHEETS
	FLUSH SURFACES THAT MEET
NIC	NOT IN CONTRACT BY OTHERS (NIC HAS TO BE WRITTEN WITH DASHED LINES)
04	KEYNOTE
2 1 W1	WALL TYPE W/ LOCATION OF MULTIPLE LAYERS WH/ NOTED
RA#	REDUCER STRIP/FLOOR ASSEMBLY-SEE SCHEDULE
ES#	SEALANT DESIGNATION-SEE SCHEDULE
FRS#	FIRE RETARDANT SEALANT-SEE SCHEDULE
100 ELEC	ROOM REFERENCE
	WOOD FINISH
	WOOD CONTINUOUS
	WOOD BLOCKING
	PLYWOOD
	GYP BD
	DETAIL NUMBER/LETTER SHEET NUMBER
	EARTH MATERIAL
	GRANULAR FILL
	METAL FRAMING
	INSULATION - BATT
	STEEL
	PLASTIC, AS NOTED
	SAND
	INSULATION - RIGID FOAM, FIBERGLASS
	ASPHALTIC CONCRETE INSULATION - RIGID PERLITE
	CONCRETE

17-01-25

VICINITY MAP

NOT TO SCALE



FREMONT MAGNET
ELEMENTARY SCHOOL
607 TEXAS STREET
BAKERSFIELD, CA 93307
BAKERSFIELD CITY SCHOOL DISTRICT

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

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SITE IMPROVEMENTS FOR (10) RELOCATABLE CLASSROOM BUILDINGS

Fremont Magnet Elementary School
607 Texas St. Bakersfield. CA. 93307
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT
JAMES PATRICK FOGARTY
No. C-19670
REN 11-30-23
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

PROJECT INFO

Project No	566-0018
Date	04.21.23
DSA File No	15-6
DSA No	03-123036

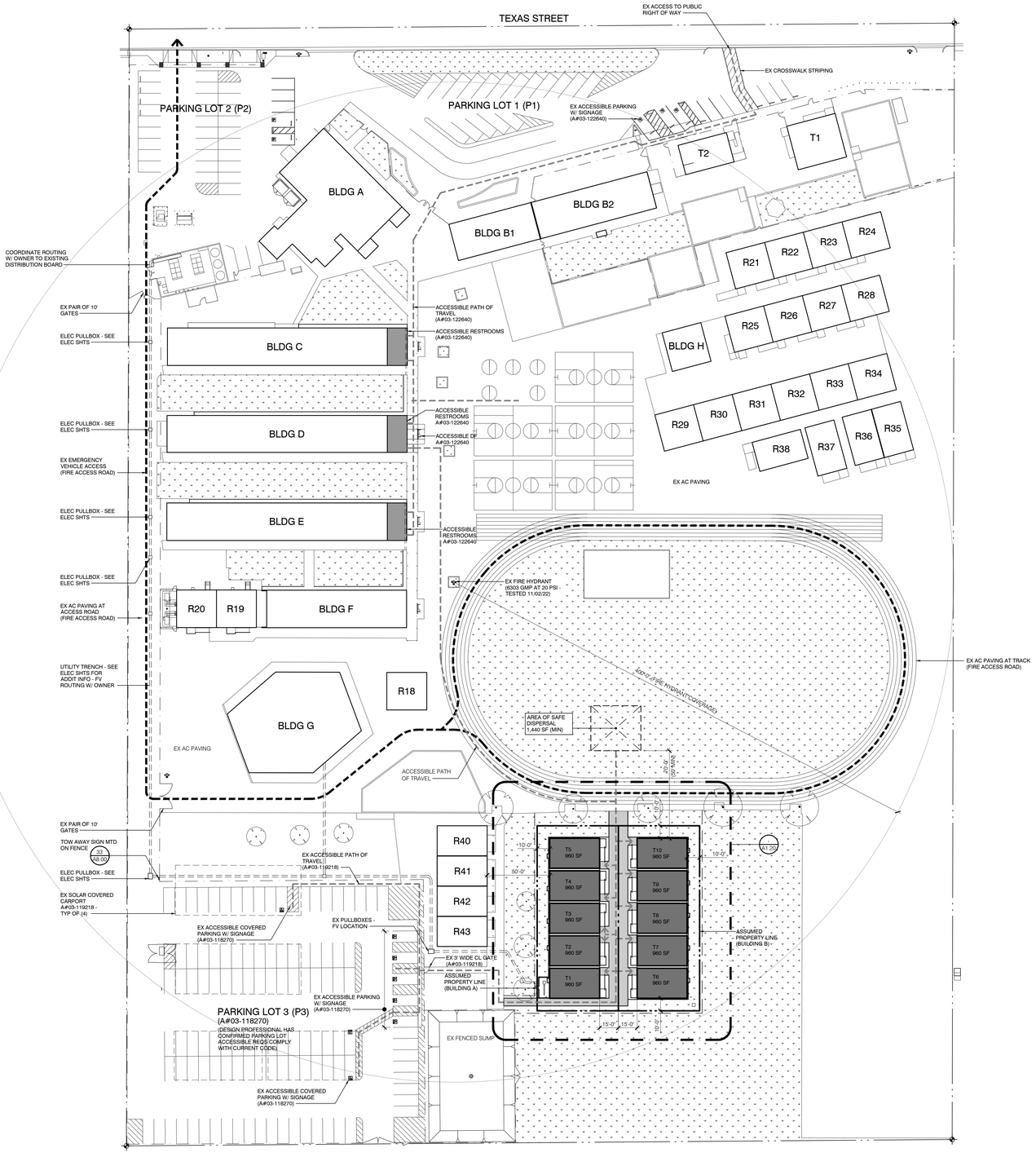
REVISIONS

No	Date	Item
	00.00.08	DESCRIPTION

05.02.23 09:54

TITLE SHEET

A0.00



Partial Campus Site Plan

Scale: 1" = 40'-0"

NORTH

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

ACCESSIBLE PATH OF TRAVEL" (P.O.T.) AS INDICATED ON PLAN IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL. POT IS A MINIMUM OF 48" WIDE SLIP RESISTANT SURFACE WITH 5% MAX SLOPE AND 2% MAX CROSS SLOPE, TYP. P.O.T. SHALL BE FREE OF OVERHANGING OBSTRUCTIONS TO 80" HIGH MIN AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL BETWEEN 27" AND 80" AFF OR GROUND.

SEE ENLARGED PLANS FOR MORE INFORMATION.

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 PROJECTS 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.

1. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34 INCHES AND 44 INCHES ABOVE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATION BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP AND TURN OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
2. MAXIMUM EFFORT TO OPERATE SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS WHEN FIRE DOORS ARE REQUIRED. THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
3. CONSTRUCTION: THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAMES ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
4. FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION. AT LEAST ONE OF A PAIR OF DOORS SHALL MEET THIS OPENING WIDTH REQUIREMENT.
5. IN ADDITION TO ALL LOCAL CODES, ACCESSIBILITY REQUIREMENTS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE, TITLE 24, AS WELL AS FEDERAL ADA (AMERICANS WITH DISABILITIES ACT).

FIRE ACCESS ROAD LEGEND

EXISTING 20' WIDE FIRE ACCESS ROAD WITH MINIMUM 20' WIDE NOMINAL OPENING AT EXISTING GATES PER A#03-119218 - CLOSED WITH CERTIFICATION.
(LOCAL FIRE AUTHORITY APPROVAL DATE 07/25/18.)

PARKING ANALYSIS (EXISTING)

Lot	Van Accessible (VAN)	STD Accessible (ACS)	STD	Total
P1	1	2	24	27
P2	1	1	32	34
P3	4	4	112	120

SAFE DISPERSAL AREA CALCULATION

SAFE DISPERSAL AREA CALCULATION PER CBC 452.1.3 (FENCES AND GATES)

GROUP E OCCUPANCY
TOTAL BUILDING AREA = 9,600 ÷ 20 = 480 OCCUPANTS

480 (OCCUPANTS) X 3 (SF/ OCCUPANT) = 1,440 SF REQUIRED.

NOTE:
AREA OF SAFE DISPERSAL REQUIRED AT FOR GROUP E BUILDINGS SHALL BE LOCATED ON THE SAME LOT AT LEAST 50'-0' AWAY FROM ANY BUILDING.

BUILDING DIRECTORY

BLDG NO.	DSA NO	BUILDING USE
A	19177	MULTIPURPOSE/ KITCHEN
B1	3252	ADMINISTRATION (OFFICE)
B2	3252	CLASSROOMS
C	3252	CLASSROOMS
D	5616	CLASSROOMS
E	5616/ 39115	CLASSROOMS
F	5616	CLASSROOMS
G	28584	LIBRARY
H	03-102897	RESTROOMS
T1	116973	PRE-K CLASSROOM RELOCATABLE
T2	116973	PARENT CENTER RELOCATABLE
R18	51550	IMC
R19	51550	CLASSROOM RELOCATABLE
R20	51550	CLASSROOM RELOCATABLE
R21	51550	CLASSROOM RELOCATABLE
R22	51550	CLASSROOM RELOCATABLE
R23	51550	CLASSROOM RELOCATABLE
R24	51550	CLASSROOM RELOCATABLE
R25	51550	CLASSROOM RELOCATABLE
R26	51550	CLASSROOM RELOCATABLE
R27	51550	CLASSROOM RELOCATABLE
R28	51550	CLASSROOM RELOCATABLE
R29	03-112884	CLASSROOM RELOCATABLE
R30	03-112884	CLASSROOM RELOCATABLE
R31	03-112884	CLASSROOM RELOCATABLE
R32	03-112884	CLASSROOM RELOCATABLE
R33	03-112884	CLASSROOM RELOCATABLE
R34	03-112884	CLASSROOM RELOCATABLE
R35	03-115890	CLASSROOM RELOCATABLE
R36	03-115890	CLASSROOM RELOCATABLE
R37	03-115890	CLASSROOM RELOCATABLE
R38	03-118270	OFFICE
R40	03-102897	CLASSROOM RELOCATABLE
R41	03-102897	CLASSROOM RELOCATABLE
R42	03-102897	CLASSROOM RELOCATABLE
R43	03-102897	CLASSROOM RELOCATABLE

HYDRANT FLOW TEST REPORT

Hydrant Flow Test Report

Test Date 11/2/2022 **Test Time** 2:30pm

Location
Fremont Elementary School
607 Texas Street

Tested by
Dan Perez
Mike Vradenburg
Herschel Moore (CWS)

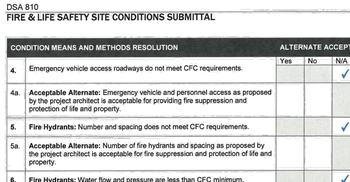
Notes
Read hydrant is located on the southwest corner of Texas & Rodman St. Flow hydrant is located 460 ft south of the flowed hydrant.

Read Hydrant
65 psi **static pressure**
60 psi **residual pressure**
395 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	394	4	.9	20	1922 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

DSA 810

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the DSA Forms or DSA Publications webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction of a new campus, construction of new building(s), additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply.

Information associated with compliance items 1 through 3 below is to be provided for all project types indicated above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgement by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and imaged onto the fire access site plan. When an alternate design/means is proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy *PL 09-01: Fire Flow for Buildings*.

PROJECT INFORMATION
School District/Owner: Bakersfield City School District
Project Name/School: Relocation of (10) Modular Buildings/ Fremont Magnet Elementary School
Project Address: 607 Texas St, Bakersfield, CA 93307

FIRE & LIFE SAFETY INFORMATION			
1.	Has a fire hydrant flow test been performed within the past 12 months? *(If yes, provide a copy of the test data.)*	Yes ☑	No ☐
2.	Was the fire hydrant water flow test performed as part of this LFA review?	Yes ☑	No ☐
3.	Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? *(If yes, indicate FHSZ classification below.)*	Yes ☐	No ☑
	Refer to the following website for FHSZ locations: http://egis.fire.ca.gov/FHSZ/	Moderate ☐ / High ☐	Very High ☐
	Wildland Interface Area (WIFA) *(If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)*		WIFA ☐

DSA 810
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

CONDITION MEANS AND METHODS RESOLUTION		ALTERNATE ACCEPTED			
		Yes	No	N/A	N/R
4.	Emergency vehicle access roadways do not meet CFC requirements.			✓	
4a.	**Acceptable Alternate:** Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.				
5.	**Fire Hydrants:** Number and spacing does not meet CFC requirements.			✓	
5a.	**Acceptable Alternate:** Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.				
6.	**Fire Hydrants:** Water flow and pressure are less than CFC minimum.			✓	
6a.	**Acceptable Alternate:** The available flow and pressure is acceptable for providing fire suppression and protection of life and property.				
7.	Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.			✓	
7a.	**Acceptable Alternate:** The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.				

School District Acceptance of Acceptable Design Alternates

By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and property.

Accepted by: _____ Title: _____

Signature: _____ Date: _____

LOCAL FIRE AUTHORITY (LFA) INFORMATION	
LFA Agency Name: Bakersfield Fire Department - Prevention Services	
LFA Review Official: Ernie Medina	
Title: Plans Examiner	Work Phone: (661) 326-3682
Work Email: emedina@bakersfieldfire.us	

LFA Reviewer's Signature: _____ Date: 12/15/22

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

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SITE IMPROVEMENTS FOR (10) RELOCATABLE CLASSROOM BUILDINGS

Fremont Magnet Elementary School

607 Texas St. Bakersfield, CA, 93307
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT JAMES PATRICK FOGARTY No. C-19670 REN 11-30-23 STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

PROJECT INFO

Project No	566-0018
Date	04.21.23
DSA File No	15-6
DSA No	03-123036

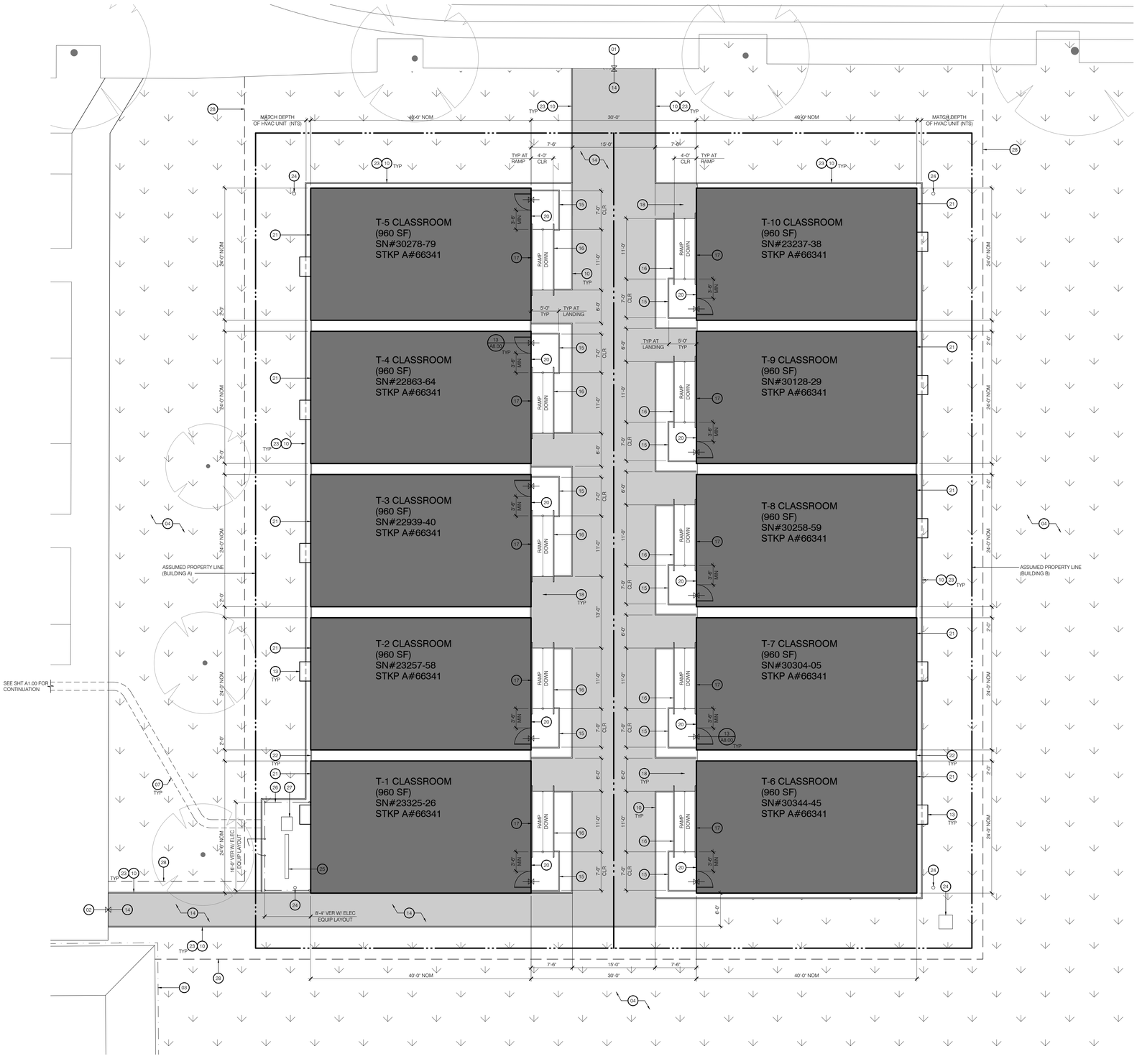
REVISIONS

No	Date	Item
1	00.00.08	DESCRIPTION

05.01.23 15:44

CAMPUS SITE PLAN

A1.00



Partial Site Plan

Scale: 1/8" = 1'-0"

GENERAL SITE PLAN NOTES

1. REFER TO CIVIL AND ELECTRICAL DRAWINGS FOR UNDERGROUND UTILITIES.
2. PRIOR TO ANY UNDERGROUND SITE WORK, VERIFY LOCATION OF ALL EX UTILITIES W/ UNDERGROUND SERVICE ALERT (U.S.A.).
3. CONC SHALL BE REMOVED TO THE NEAREST EX JOINT UNO. VER EXTENT OF CONC DEMO PRIOR TO START OF WORK.
4. ALL EXISTING ITEMS NOT NOTED FOR REMOVAL TO BE PROTECTED IN PLACE.
5. CONTRACTOR TO COMPLY W/ SAN JOAQUIN VALLY AIR POLUTION CONTROL DISTRICT REQUIREMENTS FOR RULE 9510 INDIRECT SOURCE REVIEW (ISR).
6. SEE DTL 23/A8.00 FOR UNDERGROUND UTILITIES.

SITE PLAN KEYNOTES

01. EXISTING AC PAVING - PROTECT
02. EXISTING CONCRETE PAVING - PROTECT
03. EXISTING CHAINLINK FENCE AND GATES - PROTECT
04. EXISTING LANDSCAPE AND IRRIGATION
05. NOT USED
06. NOT USED
07. SAWCUT, REMOVE, AND REPLACE EXISTING AC PAVING SECTION FOR NEW UNDERGROUND CONDUITS AND UTILITY BOXES - SEE ELEC AND CIVIL SHTS FOR ADDITIONAL INFORMATION (10/A8.00) (25/A8.00)
08. REMOVE EX CONCRETE PAVING AND BASE MATERIAL AS REQUIRED
09. REMOVE EXISTING CHAIN LINK FENCING, GATES, POSTS AND FOOTINGS
10. REDWOOD HEADER BOARD (6"/A8.00) (30/A8.00)
11. NOT USED
12. NOT USED
13. METAL CAGE BELOW HVAC UNIT FOR CANE DETECTION (4/A8.00)
14. 4" TH AC PAVING OVER COMPACTED SOIL - SEE CIVIL SHTS (12/A8.00)
15. PRE-MANUFACTURED METAL FRAMED LANDING AND RAILING PROVIDED AND INSTALLED BY RELOCATABLE BUILDING VENDOR - SEE RELOCATABLE BUILDING SHEETS FOR ADDITIONAL INFORMATION. SET FLUSH WITH RELOCATABLE FINISH FLOOR ELEVATION
16. PRE-MANUFACTURED METAL FRAMED RAMP AND RAILING PROVIDED AND INSTALLED BY RELOCATABLE BUILDING VENDOR - SEE RELOCATABLE BUILDING SHEETS FOR ADDITIONAL INFORMATION
17. WALL MOUNTED HANDRAIL PROVIDED AND INSTALLED BY RELOCATABLE BUILDING VENDOR - SEE RELOCATABLE BUILDING SHEETS FOR ADDITIONAL INFORMATION
18. AC RAMP LANDING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION - FLUSH TRANSITION AT RAMP - SEE CIVIL SHTS FOR ADDITIONAL INFORMATION
19. NOT USED
20. BUILDING ROOM IDENTIFICATION SIGN PER CBC 11.B 703 BY DISTRICT (21/A8.00)
21. RELOCATABLE BUILDING PROVIDED AND INSTALLED BY RELOCATABLE BUILDING VENDOR. SEE RELOCATABLE BUILDING SHEETS FOR ADDITIONAL INFORMATION - SEE GRADING PLAN FOR BUILDING PAD REQUIREMENTS (MIN SOIL BEARING CAPACITY IS 1000 PSF)
22. BUILDING TO BUILDING CLOSURE DETAIL (11/A8.00)
23. APPROX LINE OF REMOVED LAWN AREA AND ABANDONED IRRIGATION SYSTEM - SEE CIVIL SHTS FOR ADDITIONAL INFORMATION
24. UTILITY BOX - SEE ELEC SHTS FOR ADDITIONAL INFORMATION
25. ELECTRICAL DISTRIBUTION BOARD - SEE ELEC SHTS FOR ADDITIONAL INFORMATION
26. +/-6' CHAINLINK FENCE AND GATE AT ELECTRICAL DISTRIBUTION YARD (30/A8.00) (42/A8.00)
27. TRANSFORMER ON CONC PAD - SEE ELEC SHTS FOR ADDITIONAL INFORMATION
28. APPROX LIMIT LINE OF IRRIGATION SYSTEM MODIFICATIONS REQUIRED TO MAINTAIN EX LANDSCAPE. COORDINATE W/ OWNER

17-04-01

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Date	04.21.23
DSA File No	15-6
DSA No	03-123036

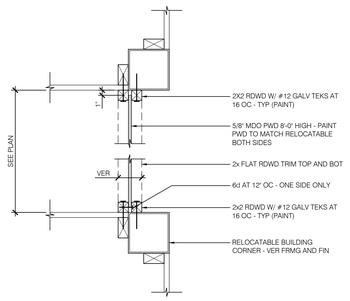
REVISIONS

No	Date	Item
1	00.00.00	DESCRIPTION

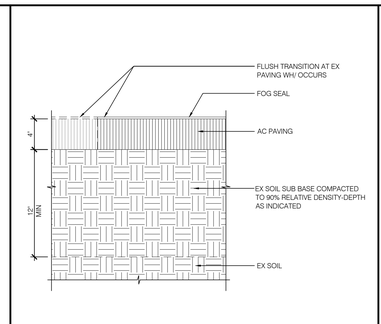
05.01.23 15:44

PARTIAL SITE PLAN

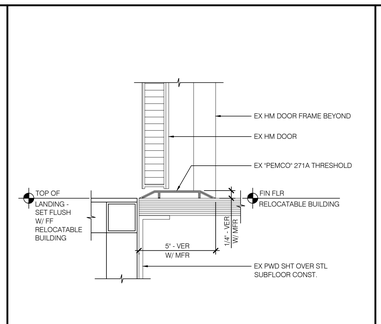
A1.20



11 BLDG TO BLDG CLOSURE : 1"



12 AC PAVING SECTION : 1 1/2"

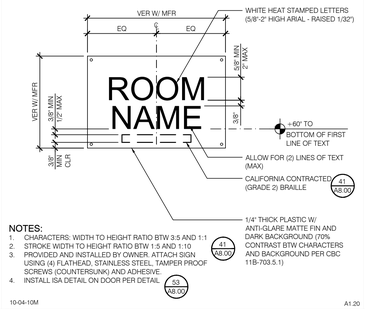


13 THRESHOLD AT MODULAR BLDG : 3"

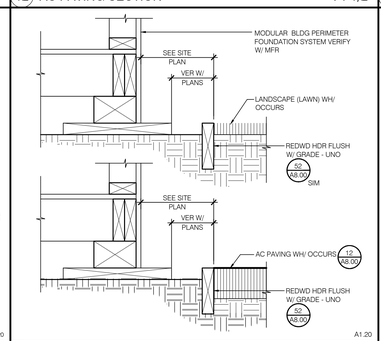
14 NOT USED

15 NOT USED

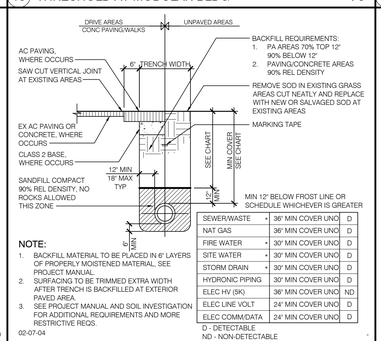
16 NOT USED



21 ROOM SIGN (BCSD) : 3"



22 WD HEADER AT BUILDING PERIMETER : 1 1/2"



SEWER/WASTE	*	36" MIN COVER UNO	D
NAT GAS		36" MIN COVER UNO	D
FIRE WATER	*	30" MIN COVER UNO	D
SITE WATER	*	30" MIN COVER UNO	D
STORM DRAIN	*	30" MIN COVER UNO	D
HYDRONIC PIPING		30" MIN COVER UNO	D
ELEC HV (5K)		36" MIN COVER UNO	ND
ELEC LINE VOLT		24" MIN COVER UNO	D
ELEC COMM/DATA		24" MIN COVER UNO	D

23 TYPICAL UTILITY TRENCH : 1/2"

24 NOT USED

25 NOT USED

26 NOT USED

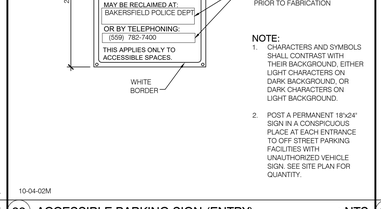
NOTES:

1. CHARACTER TYPE: CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE ARIAL UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 CONTRACTED BRAILLE - SEE NOTE 5 BELOW (11B-703.2.1).
2. CHARACTER SIZE: RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" AND MAXIMUM OF 2" HIGH (CBC 11B-703.2.5).
3. FINISH AND CONTRAST: CONTRAST BETWEEN CHARACTERS, SYMBOLS AND THEIR BACKGROUND MAY BE LIGHT CHARACTERS ON DARK BACKGROUND OR DARK CHARACTERS ON LIGHT BACKGROUND AND HAVE A NON-GLARE FINISH (CBC 11B-703.5.1).
4. PROPORTIONS: CHARACTERS OF AN UPPERCASE 'O' TO AN UPPERCASE 'I' ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 (60%) AND 11:10 (110%) AND A STROKE WIDTH-HEIGHT RATIO 3:20 (15%) (CBC 11B-703.2.4 AND 11B-703.2.6).
5. BRAILLE: CALIFORNIA CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS. DOTS SHALL BE .10" ON CENTERS IN EACH CELL WITH .20" SPACE BETWEEN CELLS, MEASURED IN THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE COLUMN OF DOTS IN THE SECOND CELL; DOTS SHALL BE RAISED A MINIMUM OF .025" AND A MAXIMUM OF .037" ABOVE THE BACKGROUND (CBC TABLE 11B-703.3.1).
6. VISUAL CHARACTERS MAY BE SERIF OR SANS SERIF AND UPPER OR LOWER CASE CAN BE USED (CBC 11B-703.5.2 AND 11B-703.5.3).
7. VISUAL AND TACTILE LINE SPACING BETWEEN BASELINES (BOTTOM) OF SEPARATE LINES OF CHARACTERS W/IN MESSAGE SHALL BE 135% MIN AND 170% MAX OF CHARACTER HT.

10-04-40
A8.00

41 ACCESSIBLE SIGN REQUIREMENTS : NTS

32 CHAINLINK FENCE : 1/2"

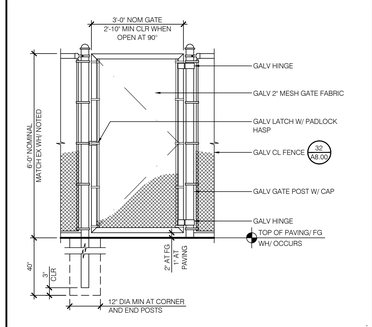


33 ACCESSIBLE PARKING SIGN (ENTRY) : NTS

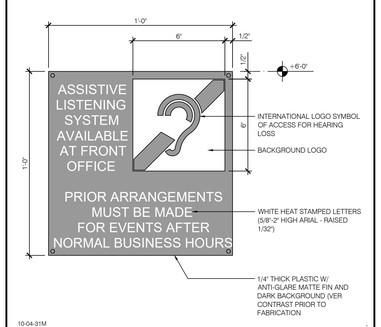
34 NOT USED

35 NOT USED

36 NOT USED



42 CHAINLINK GATE : 1/2"

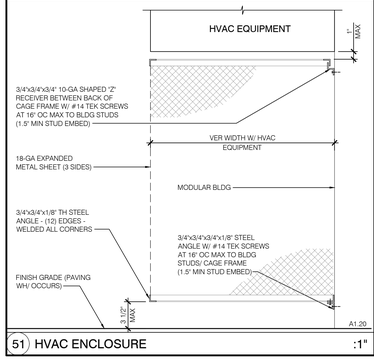


43 ASSISTIVE LISTENING SYSTEM SIGN : 3"

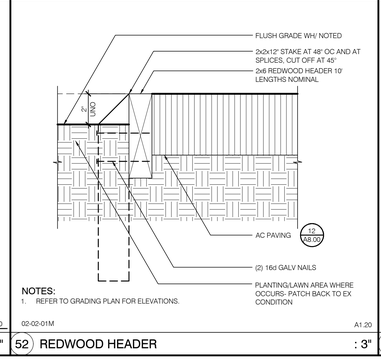
44 NOT USED

45 NOT USED

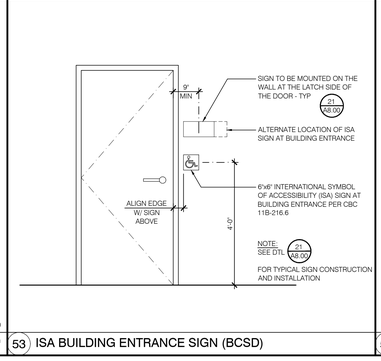
46 NOT USED



51 HVAC ENCLOSURE :1"



52 REDWOOD HEADER : 3"



53 ISA BUILDING ENTRANCE SIGN (BCSD)

54 NOT USED

55 NOT USED

56 NOT USED

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

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

SITE IMPROVEMENTS FOR (10) RELOCATABLE CLASSROOM BUILDINGS

Fremont Magnet Elementary School

607 Texas St. Bakersfield, CA. 93307
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT JAMES PATRICK FOGARTY No. C-19670 REN 11-30-23 STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

PROJECT INFO

Project No	566-0018
Date	04.21.23
DSA File No	15-6
DSA No	03-123036

REVISIONS

No	Date	Item
1	00.00.08	DESCRIPTION

05.01.23 15:44

DETAILS

A8.00

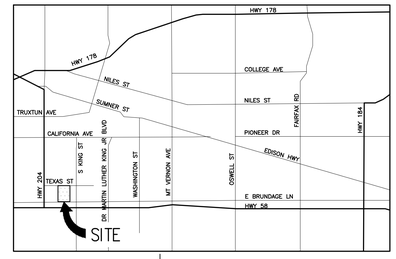
SITE GRADING AND DRAINAGE PLAN

FREMONT MIDDLE SCHOOL

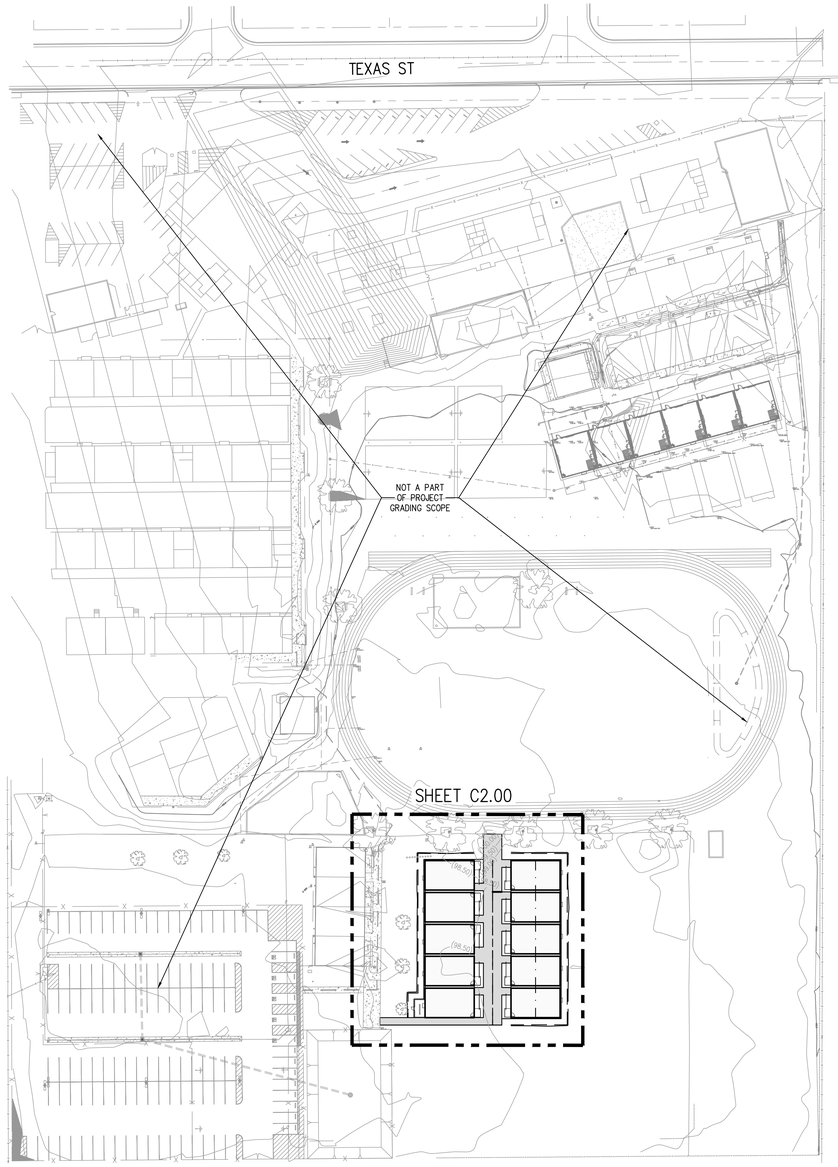
RELOCATABLE CLASSROOM BUILDINGS (10)

BAKERSFIELD CITY SCHOOL DISTRICT

607 TEXAS ST, BAKERSFIELD, CA.



VICINITY MAP
N.T.S.



KEY MAP
SCALE: 1" = 50'

GENERAL NOTES

ALL GRADING, EXCAVATION AND SOILS PREPARATION SHALL BE DONE IN CONFORMANCE WITH THE 2022 CALIFORNIA BUILDING CODE CHAPTER 33 AND AS NOTED IN THE GENERAL NOTES BELOW:

1. COMPACTION IN PROPOSED PAVEMENT AREAS SHALL CONFORM TO CITY OF BAKERSFIELD STANDARDS.
2. DURING DEMOLITION, REASONABLE SEARCHING SHOULD BE PERFORMED FOR CONCEALED SUBSURFACE OBSTRUCTIONS. PIPING SHOULD BE ABANDONED IN PLACE AND CAPPED AT THE PROJECT BOUNDARY.
3. DUST CONTROL: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PREVENT A DUST NUISANCE ORIGINATING FROM THE SITE OF WORK AS A RESULT OF HIS OPERATIONS DURING THE EFFECTIVE PERIOD OF THIS CONTRACT. PREVENTATIVE MEASURES TO BE TAKEN BY THE CONTRACTOR SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING;
   A. WATER SHALL BE APPLIED TO ALL UNPAVED AREAS AS REQUIRED TO PREVENT THE SURFACE FROM BECOMING DRY ENOUGH TO PERMIT DUST FORMATION.
   B. PAVED SURFACES OVER WHICH VEHICULAR TRAFFIC IS PERMITTED TO TRAVEL SHALL BE KEPT FREE OF DIRT.
4. CONTRACTOR TO COORDINATE WITH THE INSPECTOR AND DISTRICT, THE LOCATION OF THE BORROW OR SPOILS PRIOR TO CONSTRUCTION.
5. THE LOCATIONS OF EXISTING UTILITIES AND UNDERGROUND PIPELINES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND PIPELINES BEFORE COMMENCING WORK, CONTRACTOR ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE, PRESERVE, AND PROTECT ANY AND ALL UNDERGROUND UTILITIES AND PIPELINES.
6. CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO MARK THE LOCATIONS OF EXISTING UTILITY LINES.
7. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
8. FILL AND GRADING. FOLLOWING THE REMOVAL AND DEMOLITION OF BUILDINGS, STRUCTURES, FOUNDATIONS, AND DISPOSAL OF ALL DEBRIS, THE AREA SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER. WHEN THE AREA HAS BEEN APPROVED FOR FILL AND GRADING BY THE ENGINEER, THE CONTRACTOR SHALL IMPORT THE NECESSARY QUANTITY OF DIRT TO FILL ALL EXCAVATED AREAS AND THEN COMPACT THE AREA RESULTING FROM THE REMOVAL OF FOUNDATIONS, FOOTINGS, PARKING LOTS, STREET IMPROVEMENTS, AND OTHER RELATED STRUCTURES. ANY AREA THAT REQUIRES FILL MUST BE COMPACTED TO 90% RELATIVE COMPACTION (95% BENEATH VEHICULAR TRAFFIC AREA). CONTRACTOR SHALL REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE.

   FILL MATERIAL TO BE USED SHALL BE ANY OF THE FOLLOWING:

   A. CLEAN FILL DIRT FREE OF STONES OR LUMPS GREATER THAN 3 INCHES IN THE LARGEST DIMENSION. THE MATERIAL WILL ALSO BE FREE OF ORGANIC OR OTHER UNSATISFACTORY MATERIAL. IMPORTED SOIL SHALL HAVE A MINIMUM "R" VALUE OF 40. PRIOR TO THE START OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE GEOTECHNICAL ENGINEER THE LOCATION OF THE INTENDED BORROW SITE FOR ALL FILL TO BE USED ON THE PROJECT.
   B. CALTRANS CLASS 2 AB.
   C. CALTRANS CLASS 1, 2, OR 3 AS MADE FROM 100 % RECYCLED CONCRETE.
9. TESTING OF BACKFILL MATERIAL AND COMPACTION SHALL BE IN ACCORDANCE WITH CALTRANS SECTION 6.3, "TESTING", AND SECTION 19, "EARTHWORK", OF THE STANDARD SPECIFICATIONS, STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS. RELATIVE COMPACTION SHALL BE DETERMINED BY CALIFORNIA TESTING METHODS 216 OR 231, OR ASTM (CURRENT EDITION) D1557 AND ONE OF THE FOLLOWING: D2922 OR D1556. EACH LAYER OF BACKFILL MATERIAL SHALL MEET THE COMPACTION REQUIREMENTS BEFORE THE NEXT LAYER IS PLACED. THE CONTRACTOR SHALL FURNISH THROUGH A CERTIFIED TESTING LABORATORY, SATISFACTORY TO THE GEOTECHNICAL ENGINEER, COMPACTION TESTING FOR BACKFILL. COMPACTION TEST SHALL BE PERFORMED FOR EVERY 18" LIFT AT LOCATIONS DETERMINED BY THE ENGINEER. IF A RELATIVE COMPACTION, AS DETERMINED BY TESTING, FAILS TO MEET THE SPECIFIED PERCENTAGE, THE AREA SHALL BE RE-EXCAVATED AND RE-COMPACTED
10. SITE ACCESSIBILITY SHALL BE IN CONFORMANCE WITH THE 2022 CALIFORNIA BUILDING CODE, CHAPTER 11B.
11. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, THE CONTRACTOR SHALL REQUEST IN WRITING A CLARIFICATION FROM THE ENGINEER. REFER TO THE 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.
12. NOTATIONS MARKED "TYPICAL" (TYP.) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.
13. 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 ENGINEER PRIOR TO COMMENCEMENT OF ANY ASSOCIATED WORK.
14. 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.
15. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.
16. 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.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED BY OTHERS UNDER SEPARATE CONTRACT.
18. 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, CALIFORNIA CODE OF REGULATIONS. 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, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE DIVISION OF THE STATE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
19. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

SCOPE OF WORK

SITE IMPROVEMENTS FOR (10) TEMPORARY USE RELOCATABLE CLASSROOM BUILDINGS DURING MODERNIZATION PROJECT.

SHEET INDEX

OWNER:

BAKERSFIELD CITY SCHOOL DISTRICT
1300 BAKER ST, BAKERSFIELD, CA. 93305
(661) 631-4600

CIVIL ENGINEER:

CORNERSTONE ENGINEERING, INC
5509 YOUNG STREET, BAKERSFIELD, CA. 93311
(661) 325-9474

ARCHITECT:

AP ARCHITECTS
3434 TRUXTUN AVENUE, SUITE 240
BAKERSFIELD, CA. 93301
(661) 327-1690

811
Know what's below.
Call before you dig.
CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEER'S STATEMENT:

THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH STANDARDS, AND DESIGN CRITERIA, AND INCLUDE ALL IMPROVEMENT REQUIREMENTS OF THE ADVISORY AGENCY OR OTHER REVIEW BOARD. ANY ERRORS, OMISSIONS OR OTHER VIOLATIONS OF THOSE ORDINANCES, STANDARDS OR DESIGN CRITERIA ENCOUNTERED DURING CONSTRUCTION SHALL BE CORRECTED AND SUCH CORRECTIONS REFLECTED ON CORRECTED PLANS SUBMITTED TO THE ADVISORY AGENCY,.

4/21/2023
CLAUDE A. WHITTEN, C-63332 — DATE

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

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

SITE IMPROVEMENTS FOR (10) RELOCATABLE CLASSROOM BUILDINGS

Fremont Middle School
607 Texas St. Bakersfield. CA. 93307
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT
JAMES PATRICK FOGARTY
No. C-19670
REN 11-30-23
STATE OF CALIFORNIA
JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
CLAUDE A. WHITTEN
No. 63332
EXP 6-30-2024
CIVIL
STATE OF CALIFORNIA
4-21-2023

CORNERSTONE ENGINEERING
CONSULTANTS • ENGINEERS • LAND SURVEYORS
5509 YOUNG STREET, BAKERSFIELD CA 93311
TEL: (661) 325-9474 FAX: (661) 322-0129
www.cornerstoneeng.com

PROJECT INFO

Project No	566-0018
Date	04.21.23
DSA File No	15-6
DSA No	03-123036

REVISIONS

No	Date	Item
	00.00.00	DESCRIPTION

04.24.23 16:25

COVER SHEET AND NOTES

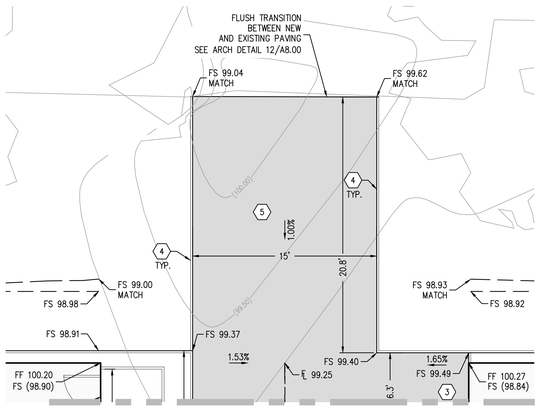
C1.00

CONSTRUCTION NOTES

1. PRE-MANUFACTURED METAL FRAMED LANDING AND RAILING PROVIDED AND INSTALLED BY MODULAR BUILDING VENDOR – SEE MODULAR BUILDING SHEETS FOR ADDITIONAL INFORMATION. SET FLUSH WITH MODULAR FINISH FLOOR ELEVATION
2. PRE-MANUFACTURED METAL FRAMED RAMP AND RAILING PROVIDED AND INSTALLED BY MODULAR BUILDING VENDOR – SEE MODULAR BUILDING SHEETS FOR ADDITIONAL INFORMATION
3. AC RAMP LANDING WITH MAXIMUM 2% SLOPE IN ANY DIRECTION – FLUSH TRANSITION AT RAMP
4. REDWOOD HEADER BOARD PER DETAIL 22/A8.00

LEGEND (HATCH)

5. WALKWAY PAVEMENT: 4" TYPE "B" A.C./12" NATIVE SOIL SUBBASE COMPACTED TO 90% M.D.D. PER ASTM D1557



MATCHLINE – SEE RIGHT

GRAPHIC SCALE
5' 0' 5'
(IN FEET)
1 inch = 5ft.

A GRADING PLAN
Scale: 1"=5'

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

ap architects
3434 Truxtun Avenue . Suite 240
Bakersfield . California . 93301
tel|661.327.1690 fax|661.327.7204
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607 Texas St. Bakersfield, CA. 93307
Bakersfield City School District

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JAMES PATRICK FOGARTY
No. C-19670
REN 11-30-23
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER
CIVIL
No. 93584
Exp. 6-30-2024
STATE OF CALIFORNIA
4-21-2023

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REVISIONS

No	Date	Item
	00.00.08	DESCRIPTION

05.01.23 13:49

GRADING PLAN

C2.00

APPLICABLE CODE REQUIREMENTS

PERFORMANCE OF THE WORK OF THIS CONTRACT SHALL CONFORM TO THE REQUIREMENTS OF APPLICABLE GOVERNING CODES AND ORDINANCES INCLUDING THE FOLLOWING:

2022	BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24, C.C.R.
2022	CALIFORNIA BUILDING CODE, PART 2, TITLE 24 C.C.R. (2020 IBC, VOLUMES 1-3 WITH CALIFORNIA AMENDMENTS)
2022	CALIFORNIA ELECTRICAL CODE, PART 3, TITLE 24 C.C.R. (2020 N.E.C. WITH CALIFORNIA AMENDMENTS)
2022	CALIFORNIA MECHANICAL CODE, PART 4, TITLE 24 C.C.R (2020 U.M.C. WITH CALIFORNIA AMENDMENTS)
2022	CALIFORNIA PLUMBING CODE, PART 5, TITLE 24 C.C.R. (2020 U.P.C. WITH CALIFORNIA AMENDMENTS)
2022	CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
2022	CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2012 I.F.C. WITH CALIFORNIA AMENDMENTS)
2022	CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R. TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
NFPA 13	AUTOMATIC SPRINKLER SYSTEM ----------2022 EDITION
NFPA 14	STANDPIPE SYSTEM ----------2019 EDITION
NFPA 17A	WET CHEMICAL SYSTEM ----------2021 EDITION
NFPA 24	PRIVATE SERVICE MAINS ----------2022 EDITION
NFPA 72	NATIONAL FIRE ALARM CODE ----------2022 EDITION (NOTE SEE UL STANDARDS 1971 FOR ("VISUAL DEVICES")

APPLICABLE CODE: 2022 CBC

MEP COMPONENT ANCHORAGE NOTE

ALL MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA-APPROVED CONSTRUCTION DOCUMENTS. THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2022 CBC SECTIONS 1617A.1.18 THROUGH 1617A.1.26 AND ASCE 7-16 CHAPTERS 13, 26, AND 30:

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT THAT IS PERMANENTLY ATTACHED (E.G., HARD WIRED) TO THE BUILDING UTILITY SERVICES SUCH AS ELECTRICITY, GAS OR WATER. "PERMANENTLY ATTACHED" SHALL INCLUDE ALL ELECTRICAL CONNECTIONS EXCEPT PLUGS FOR 110/220 VOLT RECEPTACLES HAVING A FLEXIBLE CABLE.
3. TEMPORARY, MOVABLE OR MOBILE EQUIPMENT WHICH IS HEAVIER THAN 400 POUNDS OR HAS A CENTER OF MASS LOCATED 4 FEET OR MORE ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT IS REQUIRED TO BE RESTRAINED IN A MANNER APPROVED BY DSA.

THE FOLLOWING MECHANICAL AND ELECTRICAL COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE BUT NEED NOT DEMONSTRATE DESIGN COMPLIANCE WITH THE REFERENCES NOTED ABOVE. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED DUCTWORK, PIPING, AND CONDUIT. FLEXIBLE CONNECTIONS MUST ALLOW MOVEMENT IN BOTH TRANSVERSE AND LONGITUDINAL DIRECTIONS:

1. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVING A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.
2. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

THE ANCHORAGE OF ALL MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURE ENGINEER DELEGATED RESPONSIBILITY AND ACCEPTANCE BY DSA. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

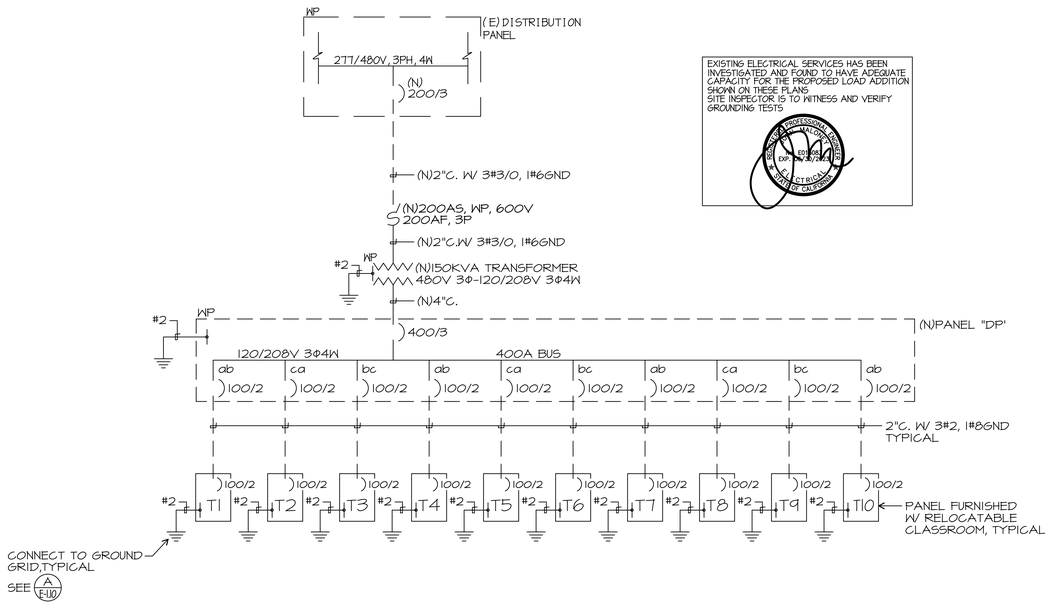
PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEM BRACING

PIPING, DUCTWORK AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTIONS 13.6.5, 13.6.6, 13.6.7, 13.6.8; AND 2022 CBC, SECTIONS 1617A.1.24, 1617A.1.25 AND 1617A.1.26.

THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PREAPPROVED INSTALLATION GUIDE (E.G., HCAI OPM FOR 2013 CBC OR LATER), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

ELECTRICAL DISTRIBUTION SYSTEMS (E):

DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.



SINGLE LINE DIAGRAM

SCALE: NONE

GENERAL NOTES

1. VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID.
2. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2021 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
3. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
4. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
5. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
6. FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
7. ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
8. CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
9. GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. ALL CONDUCTORS SHALL BE IN CONDUIT.
13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.

ACCESSIBILITY NOTES

Installation of switches, outlets and controls to reflect the accessibility requirements of the 2022 CBC Chapters 11A and 11B for Accessibility.

1. CBC 11B-308.1.1 Electrical controls and switches intended to be used by the occupant of a room or area shall be located within the allowable reach ranges. Low reach shall be measured from the bottom of the outlet box and high reach is measured to the top of the outlet box.

2. CBC 11B-308.1.2 Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located in the allowable reach range. Low reach shall be measured from the bottom of the outlet box and high reach is measured to the top of the outlet box.

3. CBC 11B-308.2.1 High forward reach that is unobstructed shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above finish floor or ground.

4. CBC 11B-308.2 Forward Reach Obstructed - Electrical receptacle outlets shall be located no more than 44 inches measured from the top of the receptacle outlet box when the obstruction is over 20" and does not exceed 25". When the depth is less than 20" height can be increased to 48". (desk counters)

5. CBC 11B-308.3 Side Reach Obstructed - Electrical receptacle outlets shall be located no more than 46 inches measured from the top of the receptacle outlet box when the obstruction is over 10" and does not exceed 24". When the depth is less than 10" height can be increased to 48".

6.Overhang light fixtures or wall fixtures projecting more than 4" from the wall surface shall be a minimum of 80" above the walking surface.

SYMBOLS

	CONDUIT EXISTING
	CONDUIT CONCEALED IN WALL OR CEILING
	CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
	CONDUIT STUBBED OUT AND CAPPED
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1"C., NO MARKS = 2#12
A-3	HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
	SAWCUT
	GROUND CONNECTION
	DISTRIBUTION SWITCHBOARD OR PANEL
	PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
	SIGNAL TERMINAL CABINET, SURFACE & FLUSH
	LINEAR SURFACE FIXTURE
2	OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
	SURFACE FIXTURE ON FLUSH OUTLET.
	RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
	EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
	LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
A 100	LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
FC 1	MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
	SPECIAL RECEPTACLE - SEE PLAN
M	METER
	FLUSH FLOOR RECEPTACLE
	RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
	DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
	DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
GFI	GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	CEILING RECEPTACLE
	RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" U.N.O.
J	JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
T	THERMOSTAT F.D.O. +48"
2	MOTOR, NO. INDICATES HORSEPOWER
	CLOCK OUTLET +7'-6" U.N.O.
	DISCONNECT SWITCH, NON-FUSED
F	DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
	COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
	MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
D	DIMMER W/INTEGRAL "ON-OFF" SW.
	PUSHBUTTON
PC	PHOTOCELL
SD	SMOKE DETECTOR
	TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETED OPENING +18" U.N.O.
CATV	CABLE TV OUTLET +18" U.N.O.
M	MOTION SENSOR
$	EXISTING SWITCH
S	SINGLE POLE SWITCH
^{2}	DOUBLE POLE SWITCH
^{3}	THREE WAY SWITCH
^{P}	SWITCH W/PILOT LT.
^{M}	MANUAL MOTOR STARTER

QUIET TOGGLE TYPE RATED AT 20A, 120/277V AC. +42" U.N.O.

FACP	FIRE ALARM CONTROL PANEL
GFI	GROUND FAULT CIRCUIT INTERRUPTING
LST	LABOR SAVING TANDEM
MLO	MAIN LUGS ONLY
w/	WITH
C.O.	CONDUIT ONLY
W.P.	WEATHERPROOF
F.B.O.	FURNISHED BY OTHERS, INSTALL & CONNECT
U.N.O.	UNLESS NOTED OTHERWISE
N.E.C.	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
(E)	EXISTING
(N)	NEW
(R)	REMOVE
(RL)	RELOCATE
S/M	SURFACE MOUNT
U/G	UNDERGROUND
CWP	COLD WATER PIPE
AFF	ABOVE FINISHED FLOOR
HACR	HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
N.L.	NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

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SITE IMPROVEMENTS FOR (10) RELOCATABLE CLASSROOM BUILDINGS

Fremont Magnet Elementary School

607 Texas St. Bakersfield, CA. 93307
Bakersfield City School District

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No. C-19670
REN 11-30-23
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
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LICENSED PROFESSIONAL ENGINEER
MALONEY
EXP. 08/31/2023
ELECTRICAL
STATE OF CALIFORNIA

PROJECT INFO

Project No	566-0018
Date	04.21.23
DSA File No	15-6
DSA No	03-123036

REVISIONS

No	Date	Item
1	00.00.00	DESCRIPTION

GENERAL NOTES, SYMBOLS & DETAILS

E0.01

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTO-E

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path.

Project Name: **FREMONT MAGNET ELEMENTARY SCHOOL** — Report Page: Page 1 of 4
Project Address: — Date Prepared:

A. GENERAL INFORMATION

01	Project Location (city)	04	Total Illuminated Hardscape Area (ft^2)
02	Climate Zone		
03	Outdoor Lighting Zone per Title 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):		
☐	LZ0: Very Low - Undeveloped Parkland	☐ LZ2: Moderate - Rural Areas	☐ LZ4: High - Must be reviewed by CA Energy Commission for Approval
☐	LZ1: Low - Developed Parkland	☐ LZ3: Moderately High - Urban Areas	

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2L for alterations.

My project consists of:

01	02	
☐ New Lighting System	Must Comply with Allowances from §140.7.	
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	◯ Yes ◯ No
03	**04**	**05**
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method

FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L												Compliance Results	
01		02		03		04		05		06		07	08	09
General Hardscape Allowance §140.7(d)1	+	Per Application §140.7(d)2	+	Sales Frontage §140.7(d)2	+	Ornamental §140.7(d)2	+	Per Specific Area §140.7(d)2	OR	Existing Power §141.0(b)2L	=	**Total Allowed** (Watts)	**Total Actual** (Watts)	**07 Must be ≥ 08**
(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		(See Table N)			(See Table F)	
	+		+		+		+		OR		=		≥	
Cutoff Compliance (See Table G for Details)													**Not Applicable**	
Controls Compliance (See Table H for Details)														

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unedittable comments because of selections made or data entered in tables throughout the form.

No exceptional conditions apply to this project.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

This Section Does Not Apply

G. CUTOFF REQUIREMENTS (BUG)

This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS

This Section Does Not Apply

I. LIGHTING POWER ALLOWANCE (per §140.7)

This Section Does Not Apply

J. LIGHTING ALLOWANCE: PER APPLICATION

This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This Section Does Not Apply

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	◯	NRCI-LTO-01-E - Must be submitted for all buildings.	☐	☐
◉	◯	NRCI-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
◉	◯	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	☐	☐

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name:	JOHN MALONEY, P.E.	Documentation Author Signature:	
Company:	JMPE	Signature Date:	
Address:	627 OLIVE STREET	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	SANTA BARBARA, CA 93101	Phone:	805-569-9216

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. **The information provided on this Certificate of Compliance is true and correct.**
2. **I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)**
3. **The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.**
4. **The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.**
5. **I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.**

Responsible Designer Name:	JOHN MALONEY, P.E.	Responsible Designer Signature:	
Company :	JMPE	Date Signed:	
Address:	627 OLIVE STREET	License:	E13083 06-21
City/State/Zip:	SANTA BARBARA, CA 93101	Phone:	805-569-9216

LED FIXTURE SCHEDULE

		LED MODULE					
TYPE	MANUFACTURER AND CATALOG NUMBER	TYPE	COLOR TEMP	WATTS	DRIVER	OPTIC/LENS	REMARKS
A 54	LITHONIA TWX2 LED ALD 30K MVOLT PE DDBXD		3000K	54	0-10V	PRISMATIC	WALL PACK W/ PHOTOCELL

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LICENSED ARCHITECT — JAMES PATRICK FOGARTY — No. C-19670 — REN 11-30-23 — STATE OF CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER — JOHN MALONEY — ELECTRICAL — EXP 06/30/2023 — STATE OF CALIFORNIA

PROJECT INFO

Project No	566-0018
Date	04.21.23
DSA File No	15-6
DSA No	03-123036

REVISIONS

No	Date	Item
1	00.00.00	DESCRIPTION

OUTDOOR LIGHTING COMPLIANCE FORMS

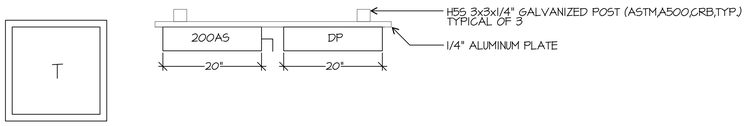
E0.02

(N) PANEL SCHEDULE "DP"

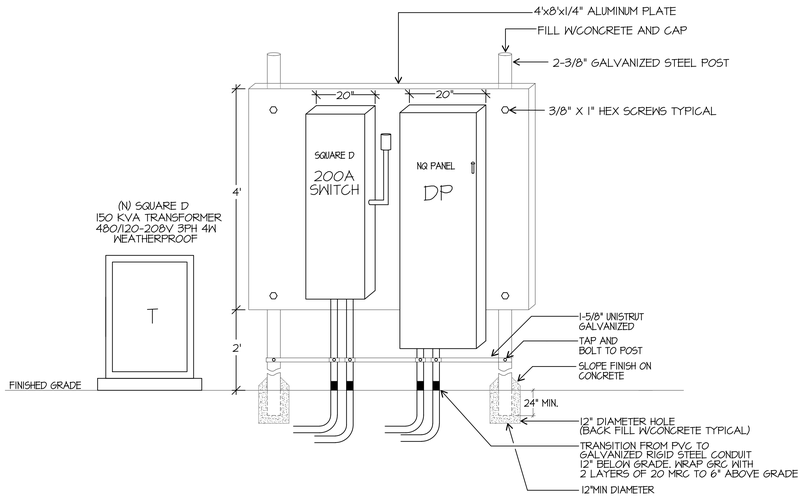
SERVICE: 120/208V 3Φ 4W | MAIN BKR.: 400A - 3P | BUS: 400A | LOC.: SEE PLAN
NEMA 3R | MTG.: SURFACE

REMARKS	LOAD ΦA	LOAD ΦB	LOAD ΦC	REC	LTG	MISC	POLE	TRIP	CIRC	CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	LOAD ΦC	REMARKS
RELO T1						1	2	100	1	2	100	2			1				RELO T7
"							X	X	3	4	X	X							"
RELO T2						1	2	100	5	6	100	2			1				RELO T8
"							X	X	7	8	X	X							"
RELO T3						1	2	100	9	10	100	2			1				RELO T9
"							X	X	11	12	X	X							"
RELO T4						1	2	100	13	14	100	2			1				RELO T10
"							X	X	15	16	X	X							"
RELO T5						1	2	100	17	18									SPACE
"							X	X	19	20									"
RELO T6						1	2	100	21	22									"
"							X	X	23	24									"
SPACE									25	26									"
"									27	28									"
"									29	30									"
"									31	32									"
"									33	34									"
"									35	36									"
"									37	38	20	1							SPARE
"									39	40	20	1							"
"									41	42	20	1							"

MINIMUM BKR | A.I.C. RATING= 10,000 AMPS SYM



TOP VIEW



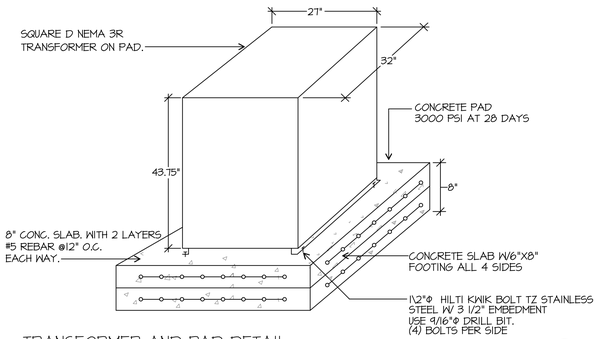
ELEVATION AT BACKBOARD (D)

SCALE: NONE

NOTES:

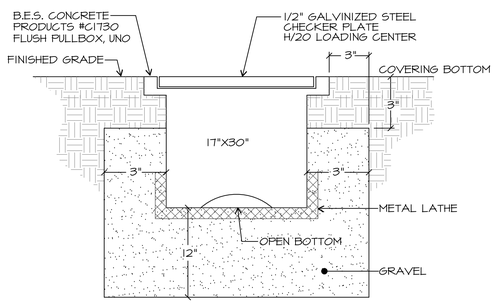
1. FOR OUTDOOR TRANSFORMER MOUNTING, CONCRETE PAD SHALL BE 6" WIDER THAN TRANSFORMER HOUSING. TOP OF PAD SHALL BE 2" ABOVE ADJACENT GRADE.

APROXIMATE WEIGHT: 835 LBS



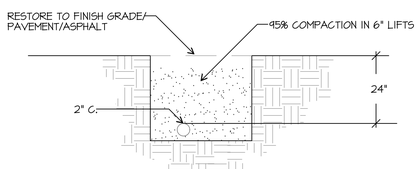
TRANSFORMER AND PAD DETAIL (D)

SCALE: NONE



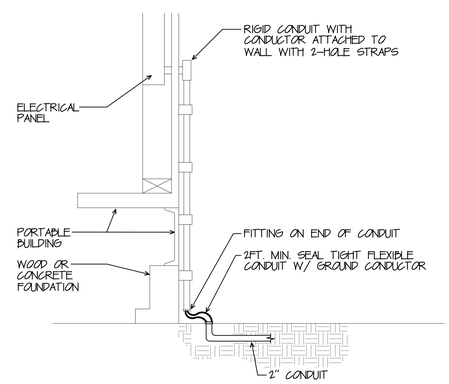
FLUSH PULLBOX DETAIL (C)

SCALE: NONE



TRENCH DETAIL (B)

SCALE: NONE



TYPICAL RELOCATABLE CLASSROOM CONNECTION (A)

SCALE: NONE

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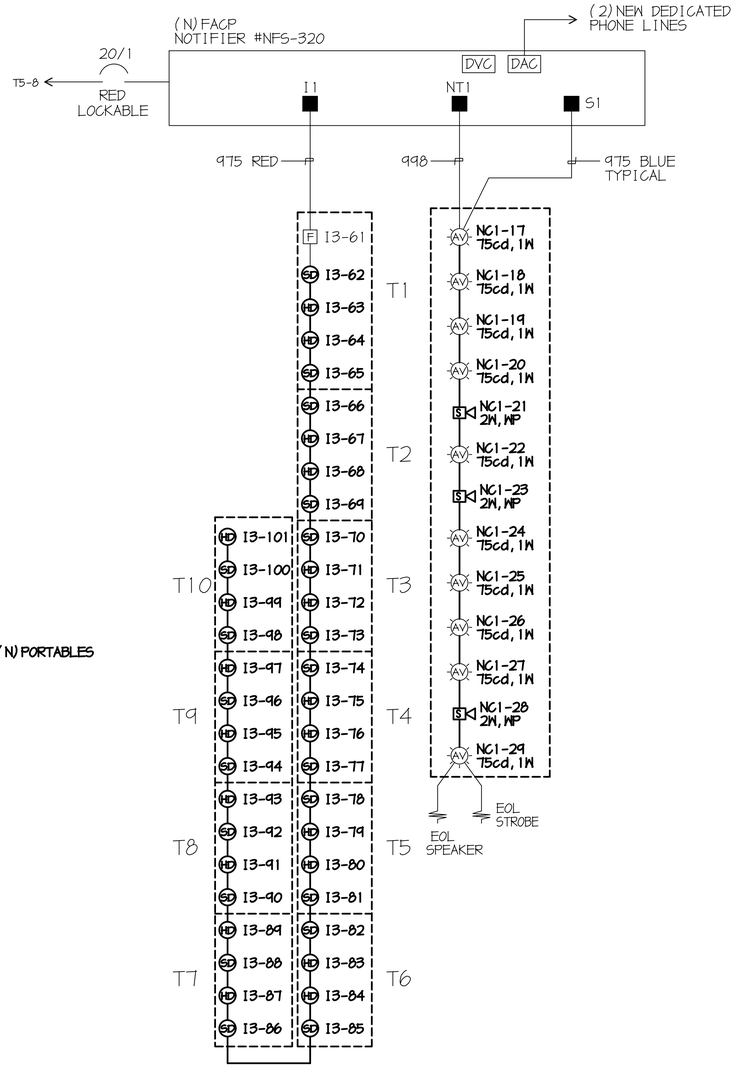
ELECTRICAL DETAILS & PANEL SCHEDULES

E0.03



FIRE ALARM RISER DIAGRAM

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DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
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DATE: 05/04/2023

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SITE IMPROVEMENTS FOR (10) RELOCATABLE CLASSROOM BUILDINGS

Fremont Magnet
Elementary School

607 Texas St. Bakersfield, CA. 93307
Bakersfield City School District

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PROJECT INFO

Project No	566-0018
Date	04.21.23
DSA File No	15-6
DSA No	03-123036

REVISIONS

No	Date	Item
1	00.00.00	DESCRIPTION

FIRE ALARM
RISER DIAGRAM

E0.04

FIRE ALARM SYMBOL LIST MATRIX

	SYMBOL	DEVICE	MFR & CAT#	REMARKS	CSFM LISTING
NEW	■	MAIN FIRE ALARM PANEL	NOTIFIER NFS2-640	SURFACE MOUNT W/ SOFTWARE UDPATE	7165-0028:0243
NEW	DPM	ADDRESSABLE DISTRIBUTED POWER MODULE	NOTIFIER ACPS-210	SURFACE MOUNT U.N.O.	7315-0028:0243
NEW	DVC	DIGITAL VOICE COMMAND	NOTIFIER DVC-EM	SURFACE MOUNT	7165-0028:0224
NEW	DAA-5025	DIGITAL AUDIO AMPLIFIER	NOTIFIER DAA-5025	PART OF DVC	7165-0028:0224
NEW	DAC	FIRE ALARM COMMUNICATOR	NOTIFIER 411UDACT	PART OF NFS2-640	7300-0075:0174
NEW	SD	SMOKE DETECTOR	NOTIFIER FSP-851	PROVIDE BASE B210 LP(A) ON 4"SQ. DEEP BOX	7272-0028:0206
NEW	HD	HEAT DETECTOR (IN ATTIC SPACE)	NOTIFIER FST-851H	PROVIDE BASE B210 LP(A) ON 4"SQ. DEEP BOX	7270-0028:0196
NEW	F	ADDRESSABLE MANUAL PULL STATION	NOTIFIER NBG-12LX	PROVIDE 4"SQ. DEEP BOX	7150-0028:0199
	AV	SPEAKER STROBE	SYSTEM SENSOR SPSCR AV CM	PROVIDE DEEP SQ J-BOX	7320-1653:0201
	S WP	EXTERIOR SPEAKER	SYSTEM SENSOR SPRK	PROVIDE MWBB BACKBOX	7320-1653:0201
	———	FPLR CABLE	WESTPENN 975	18/2 BARE, CU, SHIELDED	7161-0859:0101
	———	FPLR CABLE	WESTPENN 998	12/2 SOLID, CU, UNSHIELDED	7161-0859:0101
	———	FPLR CABLE	WESTPENN AQ294	18/2 STRANDED, CU, SHIELDED W/ AQUASEAL	7161-0859:0101
	———	FPLR CABLE	WESTPENN AQC294	18/2 STRANDED, CU, SHIELDED W/ AQUASEAL	7161-0859:0101

NEW FACP BATTERY CALCULATION MFACP, NOTIFIER NFS2-320

EQUIPMENT DESCRIPTION	QUANTITY		SUPERVISORY CURRENT (AMPERES)		ALARM CURRENT (AMPERES)	
	EXISTING	NEW	EACH	SUB-TOTAL	EACH	SUB-TOTAL
FIRE ALARM PANEL	1	0	0.25	0.25	0.25	0.25
KDM	0	0	0.1	0	0.1	0
DIGITAL ALARM COMMUNICATOR	1	0	0.052	0.052	0.087	0.087
DVC	1	0	0.44	0.44	0.44	0.44
DAA 5025	1	0	0.35	0.35	1.9	1.9
PULL STATION	0	0	0.0003	0	0.0005	0
SMOKE DETECTOR	0	20	0.00039	0.0078	0.00039	0.0078
HEAT DETECTOR	0	20	0.00035	0.007	0.00035	0.007
VISUALS 15cd	0	0			0.066	0
VISUALS 30cd	0	0			0.077	0
VISUALS 75cd	0	10			0.158	1.58
SUB TOTAL AMPERES			1.1068 AMPS		4.2718 AMPS	
			x 24 HOURS		X 0.25 HOURS	
SUB TOTAL AMPERE-HOURS			26.5632	A.H.	1.06795	A.H.
TOTAL REQUIRED AMPERE-HOURS FOR DISTRIBUTED POWER MODULE					27.63115	A.H.
BATTERY NON-LINEAR DISCHARGE CHARACTERISTIC FACTOR					x 1.2	
TOTAL MINIMUM AMPERE HOURS REQUIRED					33.15738	A.H.
PROVIDED BATTERY CAPACITY					55.00	A.H.

FIRE ALARM SEQUENCE OF OPERATION

INPUT & OUTPUT MATRIX	SYSTEM OUTPUTS	AREA SMOKE DETECTOR	AREA HEAT DETECTOR	FIRE ALARM SYSTEM AC POWER FAILURE	FIRE ALARM SYSTEM LOW BATTERY	OPEN CIRCUIT	GROUND FAULT	NOTIFICATION APPLIANCE CIRCUIT SHORT
Control Unit Annunciation	ACTUATE COMMON ALARM SIGNAL INDICATOR (RED LED)	●	●					
	ACTUATE AUDIBLE ALARM SIGNAL (PIEZO BUZZER)	●	●					
	ACTUATE COMMON SUPERVISORY SIGNAL INDICATOR (AMBER LED)							
	ACTUATE AUDIBLE SUPERVISORY SIGNAL (PIEZO BUZZER)							
	ACTUATE COMMON TROUBLE SIGNAL INDICATOR (AMBER LED)			●	●	●	●	●
	ACTUATE AUDIBLE COMMON TROUBLE SIGNAL (PIEZO BUZZER)			●	●	●	●	●
Notification	ACTUATE EVACUATION SIGNAL THROUGHOUT THE BUILDING SPEAKERS & SPEAKER/STROBES	●	●					
	TRANSMIT FIRE ALARM SIGNAL TO SUPERVISING STATION	●	●					
	TRANSMIT SUPERVISORY SIGNAL TO SUPERVISING STATION							
	TRANSMIT TROUBLE SIGNAL TO SUPERVISING STATION			●	●	●	●	●
Supplementary								

FIRE LIFE SAFETY NOTES

1 CBC 3401.12 - BUILDING AND PARTS OF THEREOF SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS WHICH ARE REQUIRED BY THIS CODE SHALL BE MAINTAINED IN CONFORMANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR THE OWNERS DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDING.

2 CFC 503.1; TITLE 19 DIVISION 1 §3.05 MAINTAIN FIRE ACCESS ROUTE(S). PUBLIC STREET ACCESS - PROVIDE SIGN(S) NO PARKING FIRE LANE WITH CALIFORNIA VEHICLE CODE 22500.1" AND DETAIL. (OR INCLUDE NOTE - EXISTING NO PARKING FIRE LANE SIGN TO BE FIELD VERIFIED BY IOR)

3 CFC 503.1 - MAINTAIN / PROVIDE KEY BOXES FOR FIRE DEPARTMENT ACCESS, AS APPROPRIATE.

4 CFC 701.2 - WHERE ANY COMPONENTS IN THIS CHAPTER ARE NOT MAINTAINED AND DO NOT FUNCTION AS INTENDED OR DO NOT HAVE THE FIRE RESISTANCE REQUIRED BY THE CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED, REMODELED OR ALTERED, SUCH COMPONENT(S) OR PORTIONS THEREOF SHALL BE DEEMED AN UNSAFE CONDITION, IN ACCORDANCE WITH SECTION 110.1.1. COMPONENTS OR PORTIONS THEREOF DETERMINED TO BE UNSAFE SHALL BE REPAIRED OR REPLACED TO CONFORM TO THAT CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED, REMODELED, ALTERED OR THIS CHAPTER, AS DEEMED APPROPRIATE BY THE FIRE CODE OFFICIAL.

5 CFC 703.1 AND TITLE 19 DIVISION 1 §1.14 - THE REQUIRED FIRE-RESISTANCE RATING OF FIRE-RESISTANCE CONSTRUCTION (INCLUDING WALLS, FIRESTOPS, SHAFT ENCLOSURES, PARTITIONS, SMOKE-BARRIERS, FLOORS, FIRE-RESISTIVE COATINGS AND SPRAYED FIRE-RESISTANT MATERIALS APPLIED TO STRUCTURAL MEMBERS AND FIRE-RESISTANT JOINTS SYSTEMS) SHALL BE MAINTAINED. SUCH ELEMENTS SHALL BE VISUALLY INSPECTED BY THE OWNER AND PROPERLY REPAIRED, RESTORED OR REPLACED WHEN DAMAGED, ALTERED, BREACHED OR PENETRATED. OPENINGS THROUGH FIRE-RESTANCE-RATED ASSEMBLIES SHALL BE PROTECTED BY SELF- OR AUTOMATIC-CLOSING DOORS OF APPROVED CONSTRUCTION MEETING THE FIRE PROTECTION REQUIRMENTS FOR THE ASSEMBLY.

6 CFC 703.2 - OPENING PROTECTIVE SHALL BE MAINTAINED IN AN OPERATIVE CONDITION IN ACCORDANCE WITH NFPA 80. FIRE DOORS AND SMOKE BARRIER DOORS SHALL NOT BE BLOCKED OR OBSTRUCTED OR OTHERWISE BE MADE INOPERABLE. FUSIBLE LINKS SHALL BE REPLACED PROMPTLY WHENEVER FUSED OR DAMAGED. FIRE ASSEMBLIES SHALL NOT BE MODIFIED.

7 CFC 901.4; 907.8.5 AND TITLE 19 DIVISION 1 1.14 - INSTALLATION FIRE PROTECTION SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH ORIGINAL INSTALLATION STANDARDS FOR THAT SYSTEM. REQUIRED SYSTEMS SHALL BE EXTENDED, ALTERED OR AUGMENTED AS NECESSARY TO MAINTAIN AND CONTINUE PROTECTION WHENEVER THE BUILDING IS ALTERED, REMODELED OR ADDED TO. ALTERATIONS TO FIRE PROTECTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH APPLICABLE STANDARDS.

8 TITLE 19 DIVISION 1 §1.14 - EVERY FIRE ALARM SYSTEM OR DEVICE, SPRINKLER SYSTEM, FIRE EXTINGUISHER, FIRE HOSE, FIRE-RESISTIVE ASSEMBLY OR ANY OTHER FIRE SAFETY ASSEMBLY, DEVICE MATERIAL OR EQUIPMENT INSTALLED AND RETAINED IN SERVICE IN ANY BUILDING OR STRUCTURE SUBJECT TO CALIFORNIA CODE OF REGULATIONS, TITLE 19 DIVISION 1 REGULATIONS SHALL BE MAINTAINED IN AN OPERABLE CONDITION AT ALL TIMES IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 19 DIVISION 1 REGULATIONS AND WITH THEIR INTENDED USE.

9 TITLE 19 DIVISION 1 §3.24 - UPON DISRUPTION OF DIMINISHMENT OF THE FIRE PROTECTIVE QUALITIES OF SUCH EQUIPMENT, MATERIAL OR SYSTEMS IMMEDIATE ACTION SHALL BE INSTITUTED TO EFFECT A REESTABLISHMENT OF SUCH EQUIPMENT MATERIAL OR SYSTEMS TO THEIR ORIGINAL NORMAL OPERATIONAL CONDITION.

10 CFC 901.5.1 - IT SHALL BE UNLAWFUL TO OCCUPY ANY PORTION OF A BUILDING OR STRUCTURE UNTIL THE REQUIRED FIRE DETECTION, ALARM SYSTEM HAS BEEN TESTED AND APPROVED.

11 CFC 901.5.1 - IT SHALL BE UNLAWFUL TO OCCUPY ANY PORTION OF A BUILDING OR STRUCTURE UNTIL THE REQUIRED FIRE DETECTION, ALARM SYSTEM HAS BEEN TESTED AND APPROVED.

12 FIRE ALARM SCOPE REQUIRES DSA APPROVED DRAWINGS FOR REFERENCE OF AREAS IN SCOPE INCLUDE COMPLIANT FIRE ALARM COMPONENTS (SMOKE-HEAT-AUDIBLE-VISUAL-MANUAL). (STATEMENT OF COMPLIANCE PER CFC 901.2.1; 901.6.2.1 & TITLE 19 DIVISION 1 § 904.1(b) 904.2(c) RECORD AS-BUILT DRAWINGS AND TEST REPORTS.) ROOMS / AREAS IN SCOPE TO INCLUDE EXISTING FIRE ALARM COMPONENTS.

13 CFC 1030.1 - THE MEANS OF EGRESS FOR BUILDING OR PORTIONS THEREOF SHALL BE MAINTAINED IN ACCORDANCE WITH THIS SECTION.

14 CFC 1030.4 - EXIT SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SECTION 1011.

15 CFC CHAPTER 11, PROVISIONS APPLICABLE TO EXISTING BUILDING.

16 CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION APPLICABLE PROVISIONS TO BE REPLICATED VERBATIM - SAMPLE SECTIONS - 3304 PRECAUTIONS AGAINST FIRE: 3304.2 WASTE DISPOSAL; 3304.5 FIRE WATCH; 3304.6 CUTTING AND WELDING; 3305 FLAMMABLE AND COMBUSTIBLE LIQUIDS; 3308 OWNERS RESPONSIBILITY; 3310 ACCESS FOR FIREFIGHTING; 3311 MEANS OF EGRESS; 3315 FIRE EXTINGUISHERS.

FIRE ALARM SYSTEM REQUIREMENTS

1) APPLICABLE STANDARD 2022 NFPA 72
2) INSTALLATION OF THE SYSTEMS SHALL NOT BE STARTED UNTIL DETAILED DESIGN DOCUMENTS AND SPECIFICATION, INCLUDING STATE FIRE MARSHAL LISTING NUMBERS FOR EACH COMPONENT OF THE SYSTEM HAS BEEN APPROVED BY DSA.
3) UPON COMPLETION OF THE INSTALLATION OF THE SYSTEMS, A SATISFACTORY TEST OF THE ENTIRE SYSTEM SHALL BE MADE IN THE PRESENCE OF A DSA PROJECT INSPECTOR.
4) A STAMPED SET OF APPROVED FIRE ALARM DESIGN DOCUMENTS SHALL BE ON THE JOB SITE AND USED FOR INSTALLATION.
5) ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE CODE OR RECOGNIZED STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF DSA AND THE ARCHITECT/ENGINEER OF THE PROJECT.
6) DSA, ARCHITECT/ENGINEER AND OWNER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE FINAL INSPECTION AND /OR TESTING.
7) ALL PENETRATIONS THROUGH RATED ASSEMBLIES, REQUIRING OPENING PROTECTION SHALL BE PROVIDED WITH A PENETRATION FIRE STOP SYSTEM AS IDENTIFIED IN CBC CHAPTER 7, UL OR OTHER LAB TESTING CRITERIA. APPROVED TYPE OF MATERIALS SHALL BE IDENTIFIED WITHIN THE SPECIFICATION WITHIN THE FIRE ALARM SECTION.
8) WALL MOUNTED VISUAL NOTIFICATION DEVICES SHALL HAVE THEIR ENTIRE LENS TO BE BETWEEN 80" AND 90"FROM FINISHED FLOOR.
9) WALL MOUNTED AUDIBLE NOTIFICATION DEVICES SHALL HAVE THEIR TOPS MOUNTED AT 90" MINIMUM AND 100" MAXIMUM FROM FINISHED FLOOR AND NO CLOSER THEN 6" TO A HORIZONTAL STRUCTURE.
10) AUDIBLE DEVICES TO BE AT LEAST 15 DBA ABOVE THE AVERAGE AMBIENT SOUND LEVEL BUT NOT LESS THAN 75 DBA AT 10 FEET OR MORE THAN 110 DBA AT THE MINIM HEARING DISTANCE . SOUND LEVEL SHALL BE MAINTAIND FOR DURATION OF AT LEAST 60 SECTIONS 5 DBA MUST BE MAINTAINED.
11) AUDIBLE DEVICES SHALL BE SYNCHRONIZED TEMPORAL CODE 3 PATTERN.
12) THE CONTRACTOR SHALL ADJUST/INSTALL ALL DEVICES TO MAXIMIZE PERFORMANCE AND TO MINIMIZE FALSE ALARMS.
13) VISUAL DEVICES SHOULD NOT EXCEED 2 FLASHES PER SECOND AND SHOULD NOT BE SLOWER THAN 1 FLASH EVERY SECOND. THE DEVICE SHALL HAVE A PULSING LIGHT SOURCE NOT LESS THAN 15 CANDELLA. VISUAL DEVICES WITHIN 55' FROM EACH OTHER SHALL BE SYNCHRONIZED.
14) UNDERGROUND AND EXTERIOR CONDUITS TO HAVE WATERTIGHT FITTINGS AND WIRE TO BE APPROVAL FOR WET LOCATIONS.
15) ALL FIRE ALARM WIRING SHALL BE FLP OR FPLP (FIRE POWER LIMITED OR FIRE POWER LIMITED PLENUM) AS REQUIRED FOR APPLICATION. WIRING IN CONDUIT ABOVE GROUND MAY BE THHN OR THWN.
16) PER CEC STANDARDS, ALL WIRING IS TO BE PULLED THROUGH EACH JUNCTION BOX AND CONNECTED DIRECTLY TO EACH FIRE DEVICE. DO NOT SPLICE THE WIRE. THERE MUST BE AT LEAST 6' OF LEAD WIRE FROM THE BOX TO THE DEVICE. ALL BOXES TO BE SIZED PER CEC.
17) SMOKE DETECTORS SHALL NOT BE ANY CLOSER THAN 1' FROM FIRE SPRINKLERS OR 3' FROM ANY SUPPLY DIFFUSER. IN AREA OF CONSTRUCTION OR POSSIBLE DAMAGE/CONTAMINATION ON NEWLY INSTALLED FIRE ALARM DEVICES SHALL BE COVERED UNTIL THAT AREA IS READY TO BE TURNED OVER TO THE OWNER.
18) ALL FIRE ALARM CIRCUITS SHALL BE IN CONDUIT, SURFACE RACEWAY OR OPEN RUN ABOVE CEILINGS, UNDER FLOORS AND IN WALLS IN A NEAT AND PROTECTED MANOR AS INDICATED ON DESIGN DOCUMENTS. EXPOSED CIRCUITS ARE ONLY PERMITTED WHEN NOTED AS EXPOSED ON DESIGN DOCUMETS.
19) FIRE ALARM PANEL, REMOTES, AND COMPONENETS SHALL BE SECURED TO MOUNTING SURFACES PER MANUFACTURERS SPECIFICATIONS. NO SINGLE DEVICE SHALL EXCEED THE WEIGHT OF 20 LBS. WITHOUT SPECIAL MOUNTING DETAILS.
20) A DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED FOR FIRE ALARM EQUIPMENT. THIS CIRCUIT SHALL BE ENERGIZED FROM THE COMMON USE AREA PANEL AND SHALL HAVE NO OTHER OUTLETS. THE BREAKER SHALL HAVE A RED LOCKING DEVICE TO BLOCK THE HANDLE IN THE "ON" POSITION. THE CIRCUIT BREAKER SHALL BE LABELED "FIRE ALARM CIRCUIT CONTROL". CIRCUIT ID TO BE LABELED AT FIRE PANEL/EXTENDERS.
21) THE INSTALLING CONTRACTOR SHALL PROVIDE A RECORD OF COMPLETION PER NFPA 72, REQUIREMENTS.
22) CONTROL PANELS, REMOTE ANNUNCIATORS SHALL BE INSTALLED WITH THEIR BOTTOMS MOUNTED AT 48" 23) THE INSTALLING CONTRACTOR SHALL PROVIDE SYSTEM PROGRAMMING FOR SUPERVISORY MONITORING PER CBC SECTION 901.6.3.
24) SUPERVISORY MONITORING SHALL BE TESTED AND VERIFIED AS SENDING CORRECT SIGNALS IN CONJUNCTION WITH FINAL ACCEPTANCE TEST.
25) OWNER SHALL BE RESPONSIBLE FOR ESTABLISHING A FIRE SYSTEM MONITORING CONTRACT OR PROVISIONS.
26) A DSA CLASS 3 INSPECTOR SHALL BE HIRED BY THE DISTRICT AND APPROVED BY DSA TO INSPECT THIS PROJECT.

FIRE WATCH, FIRE MARSHAL REQUIREMENTS:

REQUIREMENTS FOR DISABLING THE FIRE ALARM SYSTEM;

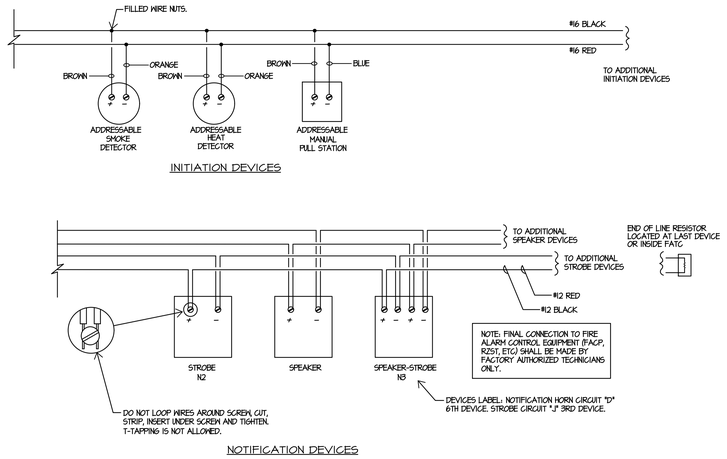
1. AS REQUIRED BY THE **2019 CALIFORNIA FIRE CODE**, STANDBY PERSONNEL OR SYSTEMS TEMPORARILY "OUT OF SERVICE". THE LOCAL FIRE MARSHAL IS AUTHORIZED TO REQUIRE THE CONTRACTOR TO PROVIDE STANDBY PERSONNEL AS SET FORTH IN THESE SECTIONS, UNTIL THE SYSTEM IS RESTORED TO OPERATION.

2. SUCH INDIVIDUAL SHALL BE SUBJECT TO THE LOCAL FIRE MARSHAL'S ORDER AT ALL TIMES WHEN SO EMPLOYED AND SHALL REMAIN ON DUTY DURING THE TIME SUCH PLACES ARE OPEN TO THE PUBLIC OR WHEN SUCH PUBLIC ACTIVITY IS BEING CONDUCTED. FIRE WATCH PERSONNEL SHALL BE PROVIDED WITH AT LEAST ONE APPROVED MEANS FOR NOTIFICATION OF THE FIRE DEPARTMENT.

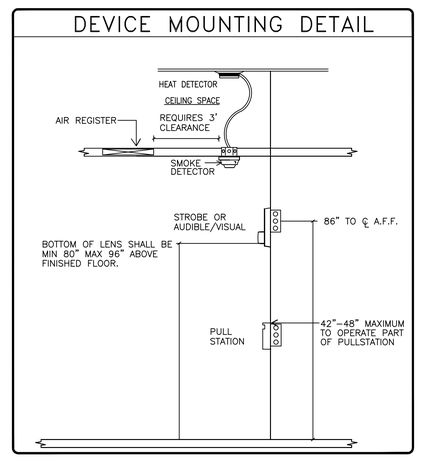
3. SUCH INDIVIDUALS SHALL KEEP A DILIGENT WATCH FOR FIRES AND BE ABLE TO TAKE PROMPT AND APPROPRIATE ACTION IN THE EVENT OF A FIRE. SUCH INDIVIDUALS SHALL NOT BE REQUIRED OR PERMITTED, WHILE ON DUTY, TO PERFORM ANY OTHER DUTIES THAN THESE HEREIN SPECIFIED.

SCOPE OF FIRE ALARM WORK

THIS IS A STAND ALONE FULLY AUTOMATIC, ADDRESSABLE FIRE ALARM SYSTEM



FIRE ALARM DEVICES
TYPICAL MOUNTING DETAIL — A



FIRE ALARM MOUNTING DETAIL — B

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PROJECT INFO

Project No	566-0018
Date	04.21.23
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DSA No	03-123036

REVISIONS

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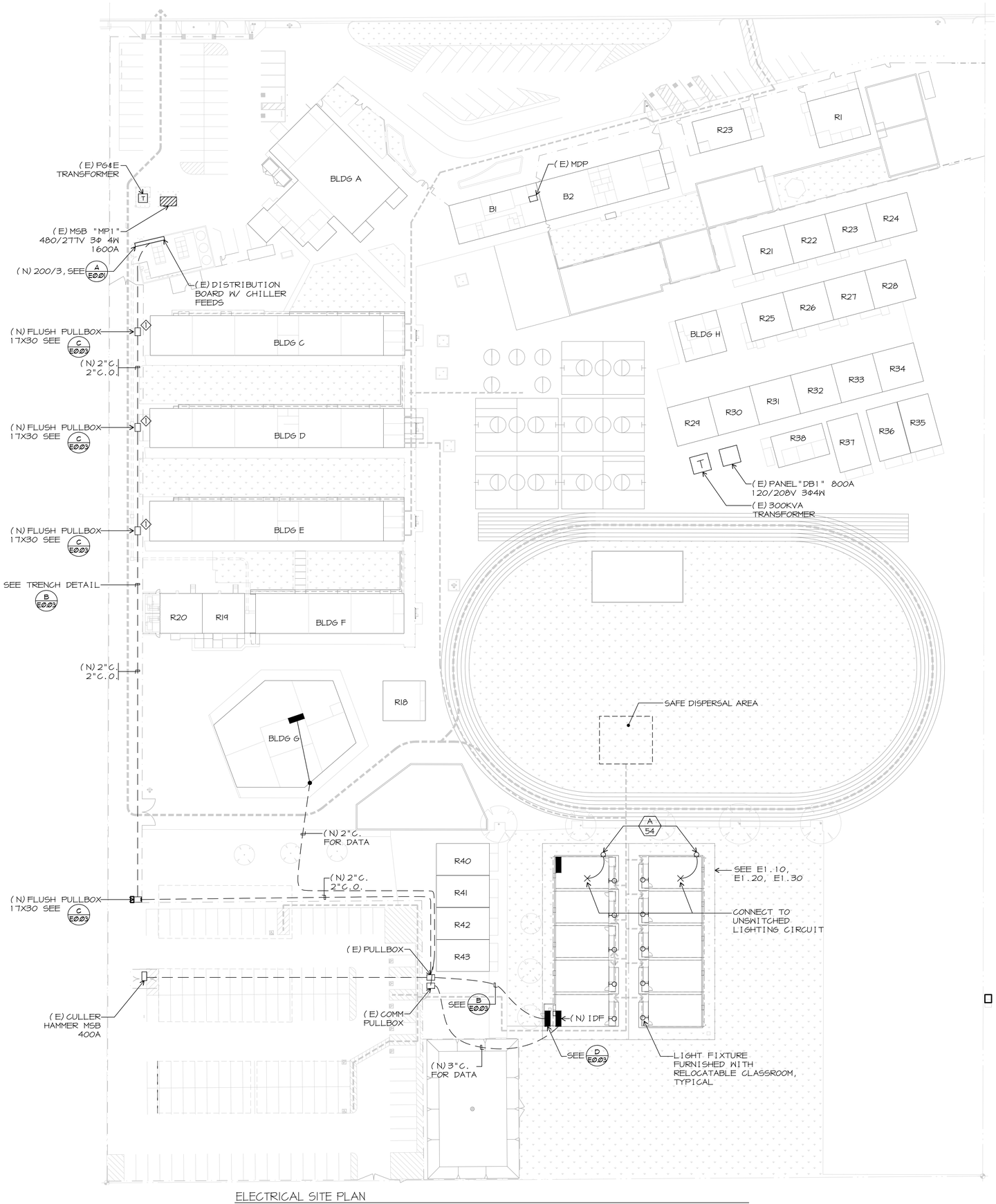
1	00.00.00	DESCRIPTION

FIRE ALARM CALCULATIONS

E0.05

ELECTRICAL NOTES

1. STUB (1) 2-1/2"C.W/ PULLSTRING INTO PULLBOX FOR FUTURE HVAC PROJECT
2. STUB (2) 2-1/2" C.W/ PULLSTRING INTO PULLBOX FOR FUTURE HVAC PROJECT.



ELECTRICAL SITE PLAN

SCALE: 1/32"-1'-0"

EXSITING LIGHTING CONDITIONS HAVE BEEN INVESTIGATED AND FOUND TO HAVE ILLUMINATION LEVELS GREATER THAN OR EQUAL TO 1 FOOTCANDLE (11 LUX) ALONG THE PATH OF EGRESS TO AND AT THE AREA OF SAFE DISPERSAL.

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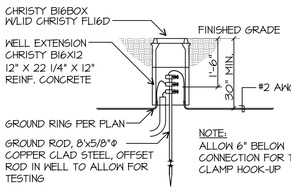
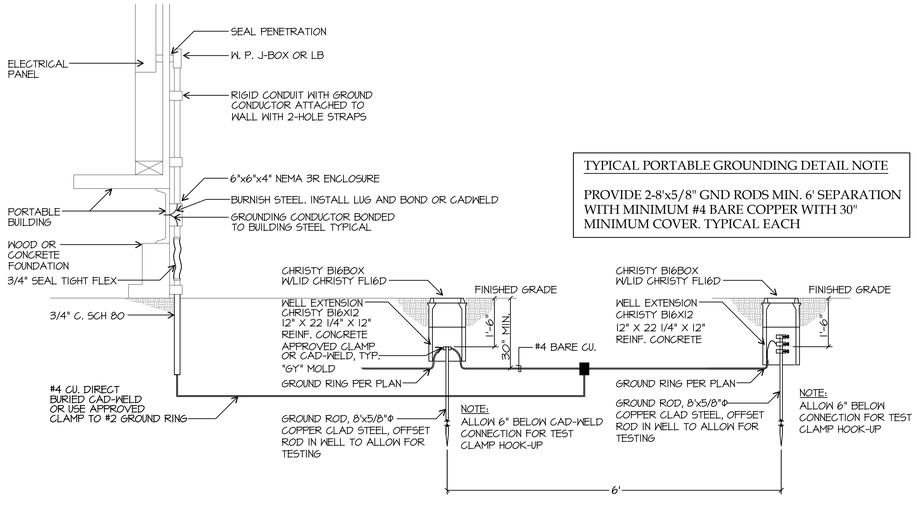
ELECTRICAL SITE PLAN

E1.00



GROUND RING DETAIL (B)

SCALE: NONE

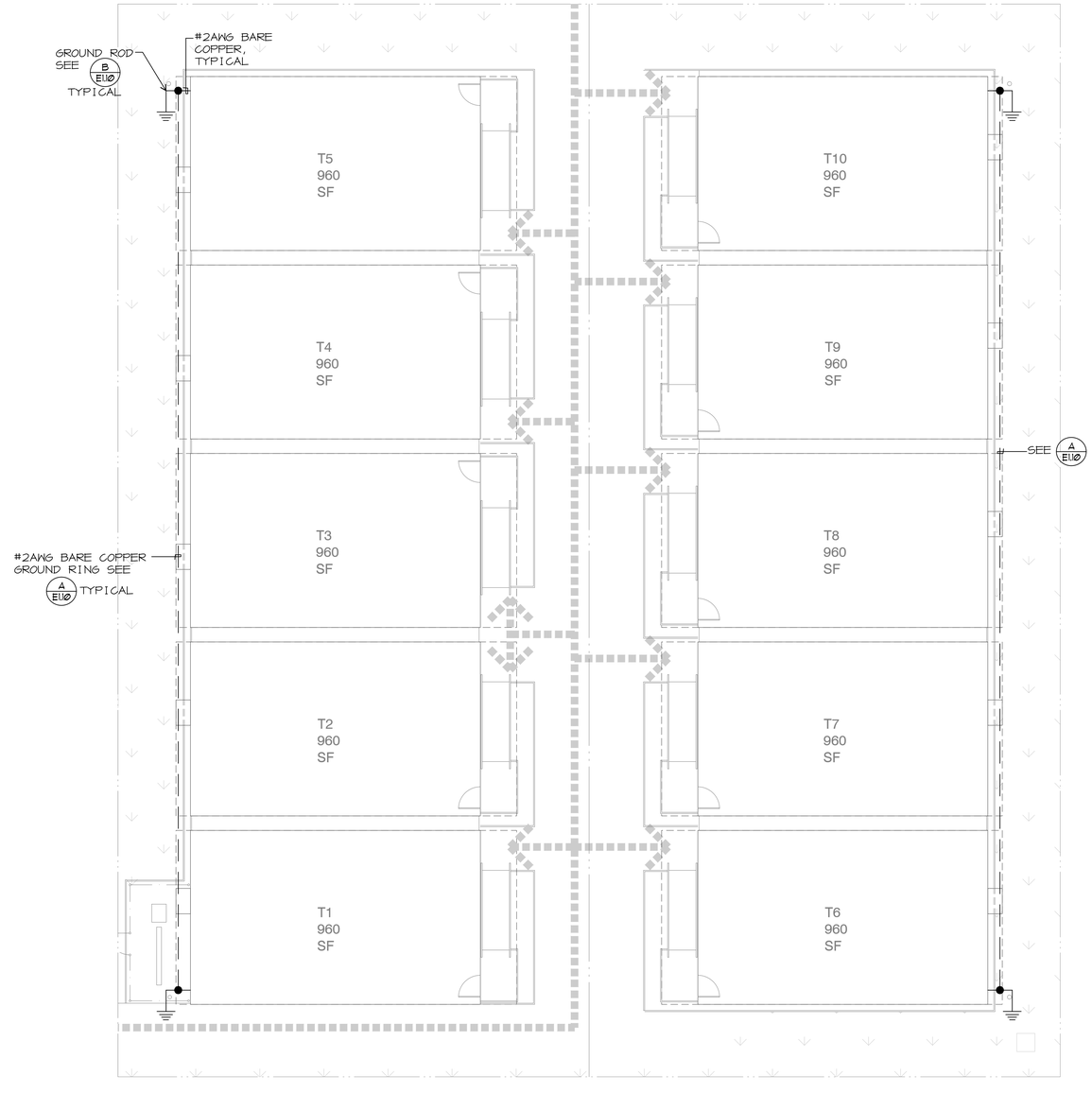


TYPICAL PORTABLE GROUNDING DETAIL NOTE

PROVIDE 2-8'x5/8" GND RODS MIN. 6' SEPARATION WITH MINIMUM #4 BARE COPPER WITH 30" MINIMUM COVER. TYPICAL EACH

TYPICAL RELOCATABLE CLASSROOM GROUNDING (A)

SCALE: NONE



PARTIAL SITE GROUNDING PLAN

SCALE: 1/8" = 1'-0"

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PROJECT INFO

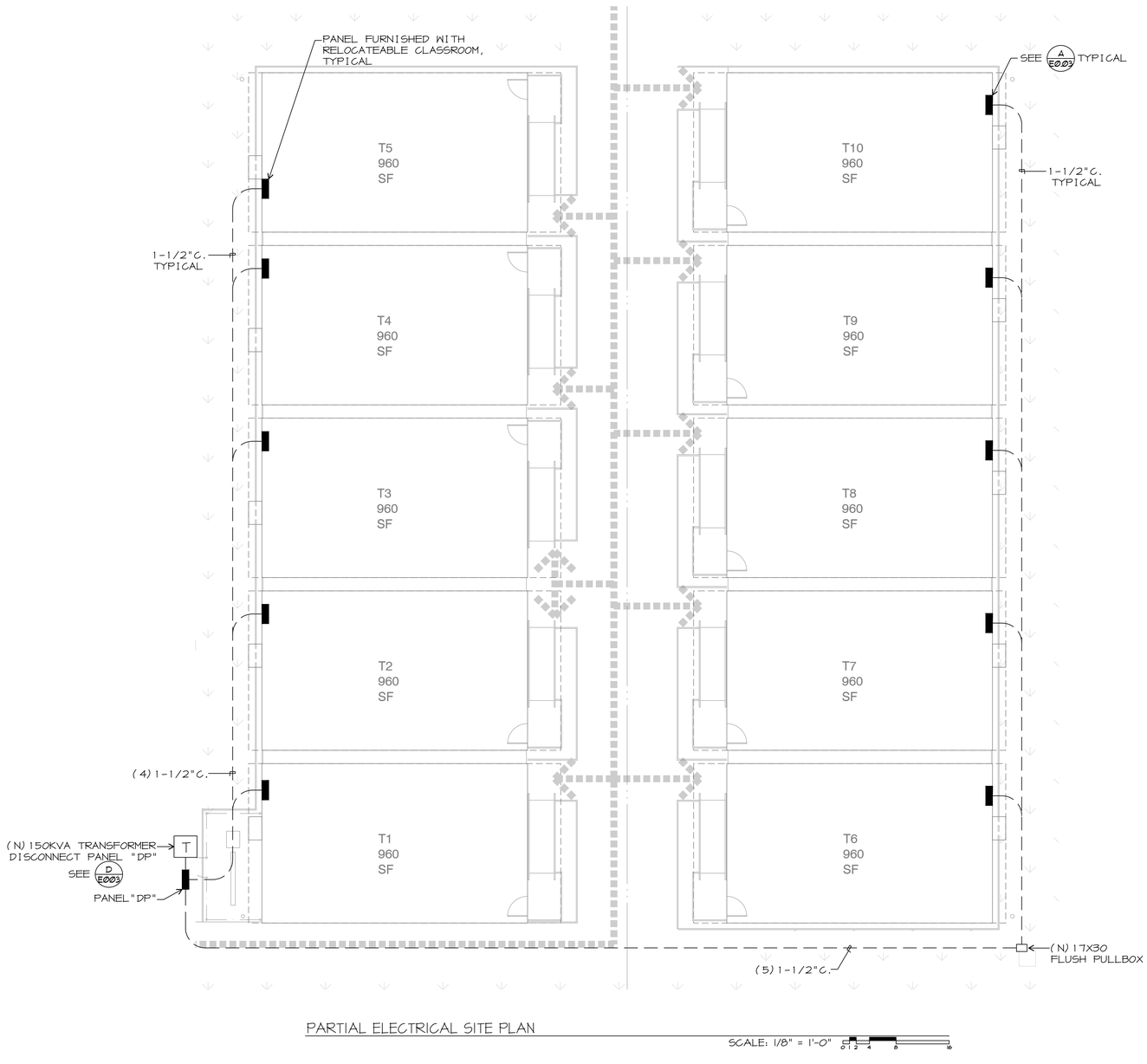
Project No	566-0018
Date	04.21.23
DSA File No	15-6
DSA No	03-123036

REVISIONS

No	Date	Item
1	00.00.00	DESCRIPTION

ELECTRICAL GROUNDING PLAN

E1.10



PARTIAL ELECTRICAL SITE PLAN

SCALE: 1/8" = 1'-0"

IDENTIFICATION STAMP
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APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

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SITE IMPROVEMENTS FOR (10) RELOCATABLE CLASSROOM BUILDINGS

Fremont Magnet Elementary School

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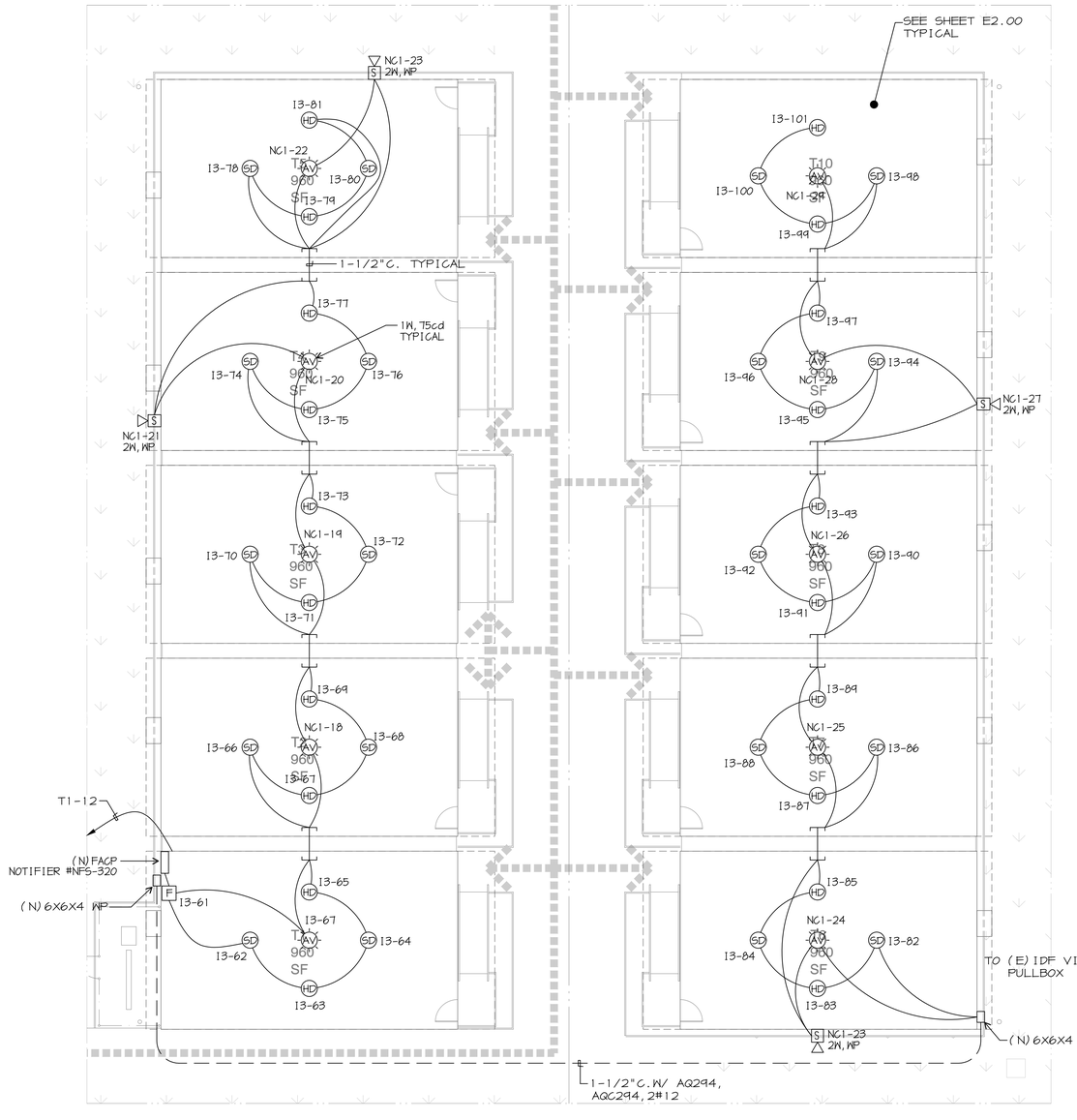
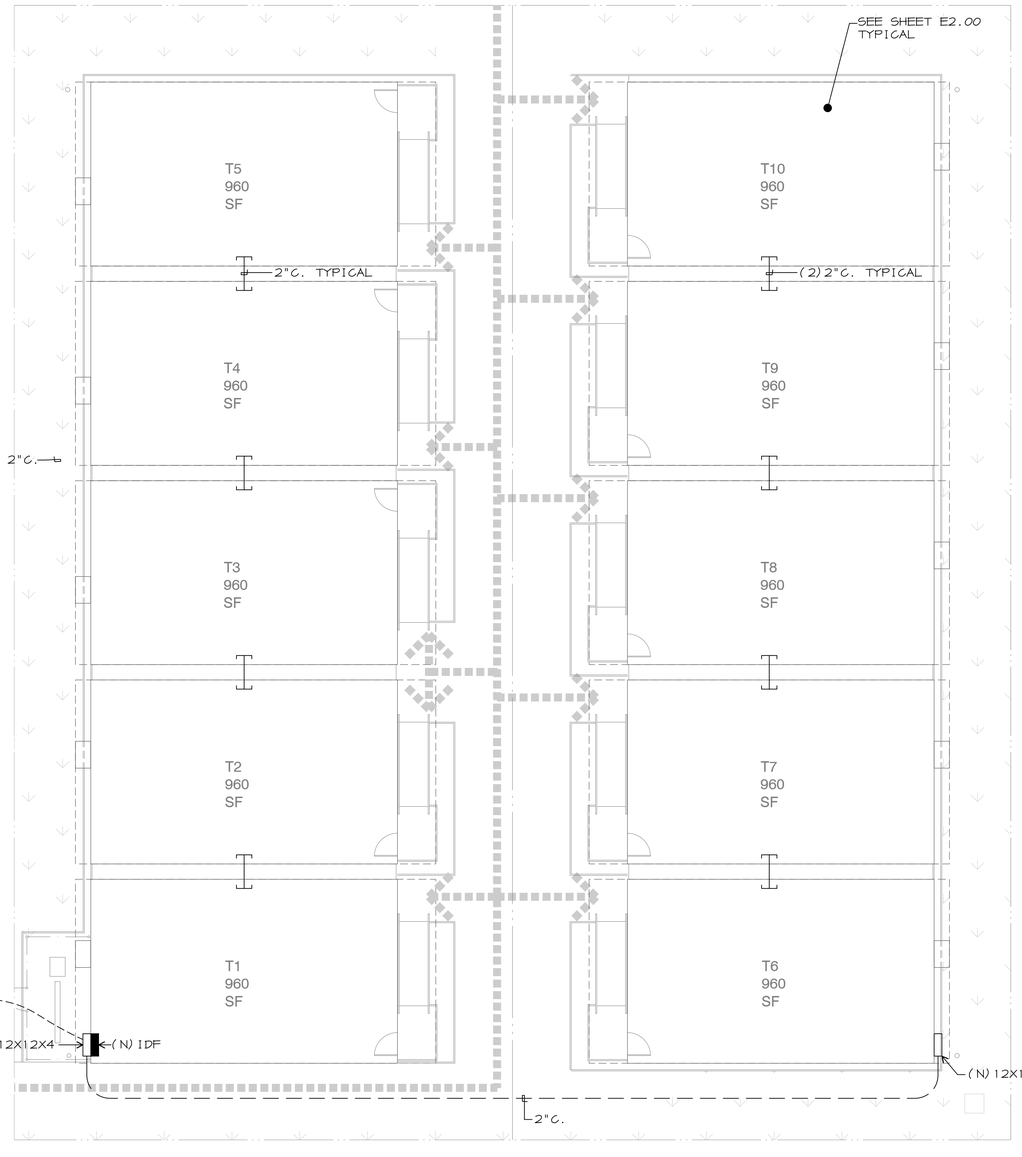
PARTIAL ELECTRICAL SITE PLAN

E1.20



PARTIAL FIRE ALARM SITE PLAN

SCALE: 1/8" = 1'-0"



PARTIAL DATA/COMM SITE PLAN

SCALE: 1/8" = 1'-0"

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PROJECT INFO

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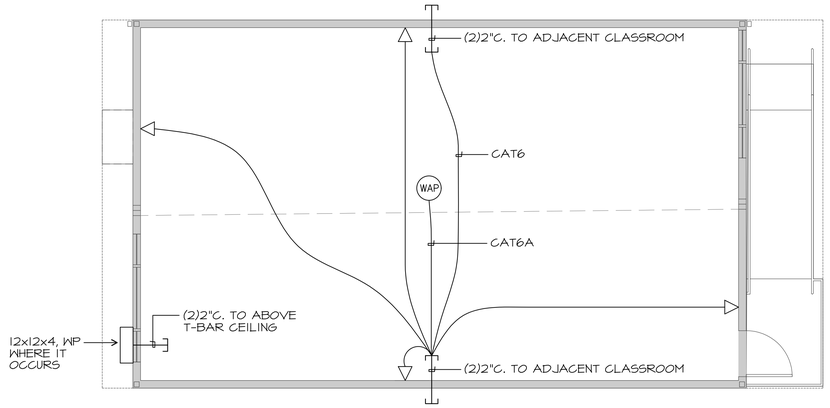
FIRE ALARM & DATA/COMM SITE PLAN

E1.30



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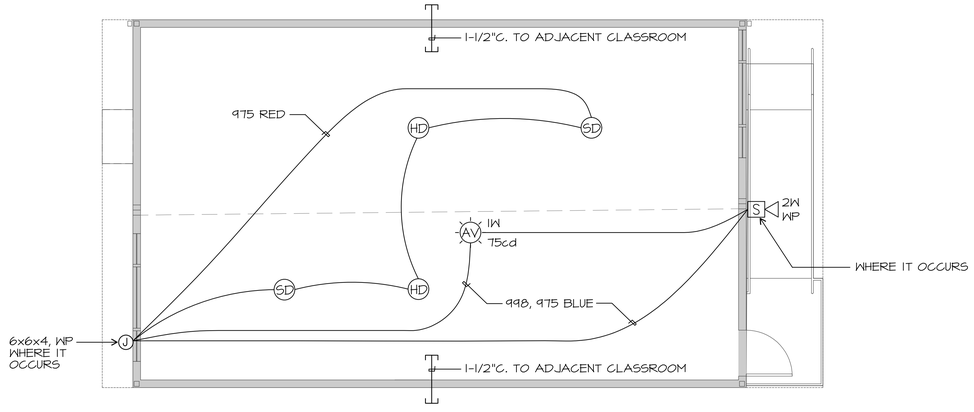
1 TYPICAL RELOCATABLE CLASSROOM DATA/COMM PLAN

SCALE: 1/4"= 1'-0"



0' 2' 4' 8' 16'

1 TYPICAL RELOCATABLE CLASSROOM FIRE ALARM PLAN

SCALE: 1/4"= 1'-0"

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ENLARGED FIRE ALARM
& DATA/COMM PLAN

E2.00

SECTION 26 00 00 - ELECTRICAL

PART 1 _ GENERAL

1.1 IDENTIFICATION OF EQUIPMENT

A. DISTRIBUTION PANELBOARDS: IDENTIFICATION SHALL BE WITH 1" X 4" LAMINATED, WHITE ON BLACK, MICARTA NAMEPLATES ON EACH MAJOR COMPONENT, EACH WITH NAME AND/OR NUMBER OF UNIT AND OTHER PERTINENT DATA AS REQUIRED. EMERGENCY POWER DISTRIBUTION PANELS SHALL BE IDENTIFIED WITH WHITE ON RED MICARTA NAMEPLATES. LETTERS SHALL BE NO LESS THAN 3/8" HIGH.

B. CIRCUIT BREAKERS SHALL BE IDENTIFIED BY NUMBER AND NAME WITH 3/4" X 1-1/2" LAMINATED MICARTA NAMEPLATES WITH 3/16" HIGH LETTERS MOUNTED ADJACENT TO CIRCUIT BREAKER OR SWITCH.

C. MISCELLANEOUS EQUIPMENT (ELECTRICAL), SUCH AS INDIVIDUALLY MOUNTED SAFETY SWITCHES, STARTERS, STEP-DOWN TRANSFORMERS, PULL BOXES, JUNCTION BOXES, ETC., SHALL BE IDENTIFIED AS REQUIRED BY THE USE OF SUCH EQUIPMENT WITH P-TOUCH LABELS AS REQUIRED.

1.2 ARC FLASH LABELING

A. ALL PANELS, CIRCUIT BREAKER ENCLOSURES, SWITCHBOARDS AND MOTOR CONTROL CENTERS SHALL BE LABELED WITH ARC FLASH WARNING STICKERS.

B THESE LABELS SHALL CONTAIN THE FOLLOWING:

1. ARC FLASH BOUNDARY
2. MINIMUM ARC RATING
3. PERSONAL PROTECTIVE EQUIPMENT LEVEL, PPE
4. SHOCK HAZARD LEVEL
5. FAULT CURRENT

1.3 MOUNTING

A. PROVIDE MATERIALS AND ACCESSORIES NECESSARY TO PROPERLY MOUNT AND SECURE EQUIPMENT FURNISHED AND/OR INSTALLED UNDER THE ELECTRICAL WORK. THIS INCLUDES BUT IS NOT LIMITED TO SUCH ITEMS AS CONDUIT, OUTLETS, JUNCTION BOXES, SWITCHES, RELAYS, DISCONNECT SWITCHES, LIGHTING FIXTURES, CABINETS, AND TRANSFORMERS.

PART 2 _ PRODUCTS AND EXECUTION

2.1 CONDUIT

A. RIGID STEEL CONDUIT:

1. RIGID STEEL CONDUIT SHALL HAVE ZINC COATED EXTERIOR, ZINC OR ENAMEL INTERIOR, STANDARD WEIGHT, ZINC COATED COUPLINGS, LOCKNUTS AND BUSHINGS AND SHALL BEAR THE U.L. LABEL. RIGID CONDUIT SHALL NOT BE INSTALLED UNDERGROUND.
2. USE RIGID CONDUIT ONLY FOR EXPOSED EXTERIOR CONDUIT RUNS, WHEREVER SUBJECT TO PHYSICAL DAMAGE, OR WHERE SPECIFICALLY CALLED FOR ON THE DRAWINGS OR REQUIRED BY A SERVING UTILITY.
3. INTERMEDIATE METALLIC CONDUIT (I.M.C.) MAY BE USED IN LIEU OF RIGID STEEL CONDUIT.
4. USE LIQUID_TIGHT FLEXIBLE CONDUIT IN LIEU OF FLEXIBLE CONDUIT FOR WET, DAMP, OR OUTDOOR AREAS OR WHERE WEATHERPROOF FLEXIBLE CONDUIT IS CALLED FOR ON THE DRAWINGS OR BY CODE.

B. PLASTIC CONDUIT:

1. PLASTIC CONDUIT SHALL BE RIGID POLYVINYL CHLORIDE (PVC) UNDERWRITER'S APPROVAL, SCHEDULE 40. CONNECTIONS AND FITTINGS SHALL BE "OUTSIDE" TYPE ASSEMBLED IN ACCORDANCE WITH THE RECOMMENDED METHODS OF THE MANUFACTURER.
2. UNDERGROUND PVC CONDUIT SHALL BE BURIED A MINIMUM OF 24 INCHES BELOW GRADE. WHERE MORE THAN TWO CONDUITS ARE INSTALLED ADJACENTLY UNDERGROUND, USE FACTORY MADE CONDUIT SPACERS.
3. PVC CONDUIT SHALL BE USED FOR UNDERGROUND CONDUIT RUNS IN LIEU OF WRAPPED RIGID CONDUIT EXCEPT AS NOTED OTHERWISE ON THE DRAWINGS OR REQUIRED BY THE SERVING UTILITY.
4. PROVIDE A CODE SIZE GROUND CONDUCTOR IN EACH CONDUIT.
5. ONLY BRAIDED POLYETHYLENE OR SIMILAR PULL ROPE SHALL BE USED.

C. INSTALLATION OF CONDUIT:

1. UNDERGROUND CONDUIT.

a. KEEP INTERIOR OF CONDUIT CLEAN AND CLEAR. CLEAN UNDERGROUND CONDUITS BY PULLING A MANDREL THROUGH CONDUIT RUN FOLLOWED WITH A SWAB BEFORE PULLING WIRE.

b. REROUTE CONDUIT FROM LOCATIONS SHOWN ON THE DRAWINGS WHERE IT IS NECESSARY TO CLEAR OBSTRUCTIONS.

c. PROVIDE JUNCTION OR PULL BOXES WHERE REQUIRED FOR PULLING CONDUCTORS DUE TO EXCESSIVE NUMBER OF BENDS OR LENGTH OF CONDUIT RUNS.

d. BURY UNDERGROUND CONDUIT, EXCEPT THOSE UNDER BUILDINGS, A MINIMUM OF 24 INCHES BELOW FINISHED GRADE. CONDUITS UNDER ROADWAYS SHALL BE A MINIMUM OF 36 INCHES BELOW FINISHED GRADE. CONDUIT RUNS 3/4 INCH AND SMALLER IN SLABS SHALL BE LOCATED ABOVE VAPOR BARRIERS. BURY CONDUIT RUNS LARGER THAN 3/4 INCH TO A MINIMUM DEPTH OF 12 INCHES BELOW FLOOR SLABS.

e. STANDARD FACTORY ELLS SHALL NOT BE USED IN UNDERGROUND SERVICE CONDUITS OR OTHER LONG UNDERGROUND RUNS. FIELD BENDS SHALL NOT BE FLATTENED OR KINKED AND SHALL NOT MATERIALLY REDUCE THE INTERNAL DIAMETER OF THE CONDUIT. BENDS IN LONG UNDERGROUND RUNS SHALL BE MADE IN LONG SWEEPING BENDS. DO NOT BEND AT COUPLINGS. APPROVED CONDUIT BENDING METHODS SHALL BE USED.

f. ALL CONDUIT RUNS SHALL HAVE A CODE SIZE INSULATED GROUNDING CONDUCTOR.

g. PROPERLY SEPARATE TWO OR MORE CONDUITS INSTALLED UNDERGROUND IN A COMMON CONCRETE ENVELOPE WITH APPROVED FACTORY MADE CONDUIT SPACERS.

h. LOCATE CONDUIT STUB_OUTS DIMENSIONALLY FROM BUILDING OR CURB LINES ON RECORD DRAWINGS.

i. PULL WIRES SHALL BE INSTALLED IN EMPTY CONDUITS INCLUDING TELEPHONE CONDUITS AND STUB_OUTS, NO. 12 AWG, TYPE "THWN" INSULATED COPPER WIRE OR 1/8-INCH POLYETHYLENE ROPE SHALL BE USED.

2. EXPOSED/CONCEALED CONDUIT:

a. PROVIDE SECURE MOUNTING FACILITIES FOR CONDUITS. WIRE OR PLUMBERS TAPE SHALL NOT BE USED FOR HANGING CONDUIT. STRAP SHALL BE FACTORY MADE OF THE ONE HOLE MALLEABLE IRON OR TWO HOLE GALVANIZED CLAMP TYPE.

b. PROVIDE EXPANSION COUPLINGS WHEREVER CONDUITS CROSS EXPANSION JOINTS.

c. RUN CONDUIT AT RIGHT ANGLES OR PARALLEL TO STRUCTURAL MEMBERS, WALLS, FLOORS AND CEILINGS. WHERE SEVERAL CONDUITS ARE RUN TOGETHER OR SUSPENDED, THEY SHALL BE HUNG ON UNISTRUT TRAPEZES WITH MINIMUM 3/8-INCH ROD HANGERS.

d. CUT ENDS OF CONDUIT SQUARE AND REAM TO REMOVE BURRS OR SHARP EDGES. TERMINATE CONDUITS PROPERLY WITH BUSHINGS, LOCKNUTS, ETC. TERMINATE ONE (1) INCH AND LARGER CONDUITS WITH INSULATED BUSHINGS.

e. RENDER CONDUITS PROJECTING THROUGH THE ROOFING WATERTIGHT BY PROPER FLASHINGS. SECURELY FASTEN A SHEET METAL CAP AND TIGHTEN BANK OR STORM COLLAR TO THE CONDUITS. EXTEND FLASHING A MINIMUM OF SIX (6) INCHES IN ALL DIRECTIONS. COORDINATE AND INSTALL ROOF FLASHING FOR CONDUITS TO THE SATISFACTION OF THE PROJECT MANAGER.

f. ALL CONDUIT RUNS SHALL HAVE A CODE SIZE INSULATED GROUNDING CONDUCTOR.

g. PULL WIRES SHALL BE INSTALLED IN EMPTY CONDUITS INCLUDING TELEPHONE CONDUITS AND STUB_OUTS, NO. 12 AWG, TYPE "THWN" INSULATED COPPER WIRE OR 1/8-INCH POLYETHYLENE ROPE SHALL BE USED.

h. FLEXIBLE CONDUIT CONNECTIONS SHALL COMPLY WITH NEC SECTION 350-22.

2.2 WIRE AND CABLE

A. 600 VOLT CONDUCTORS:

1. CONDUCTORS SHALL BE COPPER AND DELIVERED TO THE SITE IN THEIR ORIGINAL, UNBROKEN PACKAGES PLAINLY MARKED OR TAGGED WITH U.L. LABEL, SIZE, KIND, INSULATION, NAME OF MANUFACTURER AND TRADE NAME OF THE WIRE.
2. TYPE "THWN", 600 VOLT INSULATION FOR DAMP OR WET LOCATIONS OR ON BOILERS AND FURNACES AND THEIR CONTROLS.
3. TYPE "THHN" 600 VOLT INSULATION SHALL BE USED IN OTHER LOCATIONS UNLESS NOTED.
4. MINIMUM SIZE CONDUCTOR SHALL BE #12.
5. CONDUCTORS SHALL BE STRANDED.
6. GROUND CONDUCTORS SHALL BE BARE COPPER OR HAVE GREEN INSULATION.

B. INSTALLATION:

1. CONDUCTORS SHALL BE CONTINUOUS BETWEEN OUTLETS OR JUNCTION BOXES AND NO SPLICES SHALL BE MADE EXCEPT IN OUTLET BOXES, PULL BOXES, PANELBOARD GUTTERS OR HANDHOLES.
2. JOINTS, SPLICES AND TAPS NO. L0 OR SMALLER (INCLUDING FIXTURE PIGTAILS) SHALL BE CONNECTED WITH "FLOATING SPRING" TYPE CONNECTORS. NO. 8 AND LARGER SHALL BE CONNECTED WITH SOLDERLESS CONNECTORS OF 100% ELECTROLYTIC COPPER. SPLIT_BOLT CONNECTORS ARE NOT ACCEPTABLE.
3. TIGHTEN PRESSURE TYPE LUGS ON PANELS AND EQUIPMENT, AND THEN RETIGHTEN 24 HOURS OR MORE LATER AFTER ENERGIZING. PROVIDE WRITTEN REPORT OF TORQUE VALUES ON LUGS.
4. OIL OR GREASE SHALL NOT BE USED WHEN PULLING CONDUCTORS. USE U.L. APPROVED CABLE LUBRICATION ONLY.
5. LACE OR TRAIN CONDUCTORS NEATLY IN PANELS, CABINETS AND EQUIPMENT. USE PLASTIC WIRE TIES TO ROUTE CONDUCTORS AT EDGE OF ENCLOSURE AWAY FROM OVERCURRENT DEVICES.
6. BRANCH CIRCUITS SHALL BE COLOR CODED IN COMPLIANCE WITH SECTION 210_5 OF THE CALIFORNIA ELECTRICAL CODE. COLORED TAPE IS NOT ACCEPTABLE.
7. ALL WIRING, BOTH LINE AND LOW VOLTAGE, SHALL BE INSTALLED IN CONDUIT UNLESS OTHERWISE NOTED.

END OF SECTION 26 00 00

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ELECTRICAL SPECIFICATIONS

E3.00

SECTION 28 31 11 - FIRE DETECTION AND ALARM SYSTEM

PART 1 - GENERAL

1.1 BASIC SYSTEM FUNCTIONAL OPERATION

A. WHEN A FIRE ALARM CONDITION IS DETECTED AND REPORTED BY ONE OF THE SYSTEM INITIATING DEVICES, THE FOLLOWING FUNCTIONS SHALL IMMEDIATELY OCCUR:

1. THE SYSTEM ALARM LED ON THE SYSTEM DISPLAY SHALL FLASH.
2. A LOCAL PIEZO ELECTRIC SIGNAL IN THE CONTROL PANEL SHALL SOUND.
3. A BACKLIT LCD DISPLAY SHALL INDICATE ALL INFORMATION ASSOCIATED WITH THE FIRE ALARM CONDITION, INCLUDING THE TYPE OF ALARM POINT AND ITS LOCATION WITHIN THE PROTECTED PREMISES.
4. PRINTING AND HISTORY STORAGE EQUIPMENT SHALL LOG THE INFORMATION ASSOCIATED EACH NEW FIRE ALARM CONTROL PANEL CONDITION, ALONG WITH TIME AND DATE OF OCCURRENCE.
5. ALL SYSTEM OUTPUT PROGRAMS ASSIGNED VIA CONTROL-BY-EVENT INTERLOCK PROGRAMMING TO BE ACTIVATED BY THE PARTICULAR POINT IN ALARM SHALL BE EXECUTED, AND THE ASSOCIATED SYSTEM OUTPUTS (NOTIFICATION APPLIANCES AND/OR RELAYS) SHALL BE ACTIVATED.

PART 2 - PRODUCTS

2.1 EQUIPMENT AND MATERIAL, GENERAL

A. ALL EQUIPMENT AND COMPONENTS SHALL BE NEW, HOCHIKI CURRENT MODELS, THE MATERIALS, APPLIANCES, EQUIPMENT AND DEVICES SHALL BE TESTED AND LISTED BY A NATIONALLY RECOGNIZED APPROVALS AGENCY FOR USE AS PART OF A PROTECTIVE SIGNALING SYSTEM, MEETING THE NATIONAL FIRE ALARM CODE.

B. ALL EQUIPMENT AND COMPONENTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH NOTIFIERS' RECOMMENDATIONS. CONSULT THE MANUFACTURER'S INSTALLATION MANUALS FOR ALL WIRING DIAGRAMS, SCHEMATICS, PHYSICAL EQUIPMENT SIZES, ETC., BEFORE BEGINNING SYSTEM INSTALLATION.

C. ALL EQUIPMENT SHALL BE ATTACHED TO WALLS AND CEILING/FLOOR ASSEMBLIES AND SHALL BE HELD FIRMLY IN PLACE (E.G., DETECTORS SHALL NOT BE SUPPORTED SOLELY BY SUSPENDED CEILINGS). FASTENERS AND SUPPORTS SHALL BE ADEQUATE TO SUPPORT THE REQUIRED LOAD.

D. 2.2 MAIN FIRE ALARM CONTROL PANEL

E. MAIN FACP SHALL BE A HOCHIKI LATITUDE AND SHALL CONTAIN A MICROPROCESSOR BASED CENTRAL PROCESSING UNIT (CPU) AND POWER SUPPLY IN AN ECONOMICAL SPACE SAVING SINGLE BOARD DESIGN. THE CPU SHALL COMMUNICATE WITH AND CONTROL THE FOLLOWING TYPES OF EQUIPMENT USED TO MAKE UP THE SYSTEM: INTELLIGENT ADDRESSABLE SMOKE AND THERMAL (HEAT) DETECTORS, ADDRESSABLE MODULES, PRINTER, ANNUNCIATORS, AND OTHER SYSTEM CONTROLLED DEVICES.

F. OPERATOR CONTROL:

1. ACKNOWLEDGE SWITCH:

   a. ACTIVATION OF THE CONTROL PANEL ACKNOWLEDGE SWITCH IN RESPONSE TO NEW ALARMS AND/OR TROUBLES SHALL SILENCE THE LOCAL PANEL PIEZO ELECTRIC SIGNAL AND CHANGE THE ALARM AND TROUBLE LEDS FROM FLASHING MODE TO STEADY-ON MODE. IF MULTIPLE ALARM OR TROUBLE CONDITIONS EXIST, DEPRESSION OF THIS SWITCH SHALL ADVANCE THE LCD DISPLAY TO THE NEXT ALARM OR TROUBLE CONDITION.

   b. DEPRESSION OF THE ACKNOWLEDGE SWITCH SHALL ALSO SILENCE ALL REMOTE ANNUNCIATOR PIEZO SOUNDERS.

2. ALARM SILENCE SWITCH: ACTIVATION OF THE ALARM SILENCE SWITCH SHALL CAUSE ALL PROGRAMMED ALARM NOTIFICATION APPLIANCES AND RELAYS TO RETURN TO THE NORMAL CONDITION AFTER AN ALARM CONDITION. THE SELECTION OF NOTIFICATION CIRCUITS AND RELAYS THAT ARE SILENCEABLE BY THIS SWITCH SHALL BE FULLY FIELD PROGRAMMABLE WITHIN THE CONFINES OF ALL APPLICABLE STANDARDS. THE FACP SOFTWARE SHALL INCLUDE SILENCE INHIBIT AND AUTO-SILENCE TIMERS.

3. ALARM ACTIVATE (DRILL) SWITCH: THE ALARM ACTIVATE SWITCH SHALL ACTIVATE ALL NOTIFICATION APPLIANCE CIRCUITS. THE DRILL FUNCTION SHALL LATCH UNTIL THE PANEL IS SILENCED OR RESET.

4. SYSTEM RESET SWITCH: ACTIVATION OF THE SYSTEM RESET SWITCH SHALL CAUSE ALL ELECTRONICALLY-LATCHED INITIATING DEVICES, APPLIANCES OR SOFTWARE ZONES, AS WELL AS ALL ASSOCIATED OUTPUT DEVICES AND CIRCUITS, TO RETURN TO THEIR NORMAL CONDITION.

5. LAMP TEST: THE LAMP TEST SWITCH SHALL ACTIVATE ALL LOCAL SYSTEM LEDS, LIGHT EACH SEGMENT OF THE LIQUID CRYSTAL DISPLAY AND DISPLAY THE PANEL SOFTWARE REVISION FOR SERVICE PERSONAL.

C. SYSTEM CAPACITY AND GENERAL OPERATION

1. THE CONTROL PANEL OR EACH NETWORK NODE SHALL PROVIDE, OR BE CAPABLE OF EXPANSION TO 636 INTELLIGENT/ADDRESSABLE DEVICES.
2. THE CONTROL PANEL OR EACH NETWORK NODE SHALL INCLUDE FORM-C ALARM, TROUBLE, SUPERVISORY, AND SECURITY RELAYS RATED AT A MINIMUM OF 2.0 AMPS @ 30 VDC.
3. IT SHALL ALSO INCLUDE FOUR CLASS B (NFPA STYLE Y) OR CLASS A (NFPA STYLE Z) PROGRAMMABLE NOTIFICATION APPLIANCE CIRCUITS.
4. THE NOTIFICATION APPLIANCE CIRCUITS SHALL BE PROGRAMMABLE TO SYNCRONIZE WITH SYSTEM SENSOR, GENTEX AND WHEELOCK NOTIFICATION APPLIANCES.
5. THE SYSTEM SHALL INCLUDE A FULL FEATURED OPERATOR INTERFACE CONTROL AND ANNUNCIATION PANEL THAT SHALL INCLUDE A BACKLIT LIQUID CRYSTAL DISPLAY (LCD), INDIVIDUAL COLOR CODED SYSTEM STATUS LEDS, AND AN ALPHANUMERIC KEYPAD WITH EASY TOUCH RUBBER KEYS FOR THE FIELD PROGRAMMING AND CONTROL OF THE FIRE ALARM SYSTEM.
6. THE SYSTEM SHALL BE PROGRAMMABLE, CONFIGURABLE, AND EXPANDABLE IN THE FIELD WITHOUT THE NEED FOR SPECIAL TOOLS, PROM PROGRAMMERS OR PC BASED PROGRAMMERS. IT SHALL NOT REQUIRE REPLACEMENT OF MEMORY ICS TO FACILITATE PROGRAMMING CHANGES.
7. THE SYSTEM SHALL ALLOW THE PROGRAMMING OF ANY INPUT TO ACTIVATE ANY OUTPUT OR GROUP OF OUTPUTS. SYSTEMS THAT HAVE LIMITED PROGRAMMING (SUCH AS GENERAL ALARM), HAVE COMPLICATED PROGRAMMING (SUCH AS A DIODE MATRIX), OR REQUIRE A LAPTOP PERSONAL COMPUTER ARE NOT CONSIDERED SUITABLE SUBSTITUTES.

   THE FACP SHALL SUPPORT UP TO 20 LOGIC EQUATIONS, INCLUDING "AND," "OR," AND "NOT," OR TIME DELAY EQUATIONS TO BE USED FOR ADVANCED PROGRAMMING. LOGIC EQUATIONS SHALL REQUIRE THE USE OF A PC WITH A SOFTWARE UTILITY DESIGNED FOR PROGRAMMING.
8. THE FACP OR EACH NETWORK NODE SHALL PROVIDE THE FOLLOWING FEATURES:

   a. DRIFT COMPENSATION TO EXTEND DETECTOR ACCURACY OVER LIFE. DRIFT COMPENSATION SHALL ALSO INCLUDE A SMOOTHING FEATURE, ALLOWING TRANSIENT NOISE SIGNALS TO BE FILTERED OUT.

   b. DETECTOR SENSITIVITY TEST, MEETING REQUIREMENTS OF NFPA 1-2018, CHAPTER 7.

   c. MAINTENANCE ALERT, WITH TWO LEVELS (MAINTENANCE ALERT/MAINTENANCE URGENT), TO WARN OF EXCESSIVE SMOKE DETECTOR DIRT OR DUST ACCUMULATION.

   d. NINE SENSITIVITY LEVELS FOR ALARM, SELECTED BY DETECTOR. THE ALARM LEVEL RANGE SHALL BE .5 TO 2.35 PERCENT PER FOOT FOR PHOTOELECTRIC DETECTORS AND 0.5 TO 2.5 PERCENT PER FOOT FOR IONIZATION DETECTORS. THE SYSTEM SHALL ALSO SUPPORT SENSITIVE ADVANCED DETECTION LASER DETECTORS WITH AN ALARM LEVEL RANGE OF .03 PERCENT PER FOOT TO 1.0 PERCENT PER FOOT. THE SYSTEM SHALL ALSO INCLUDE UP TO NINE LEVELS OF PREALARM, SELECTED BY DETECTOR, TO INDICATE IMPENDING ALARMS TO MAINTENANCE PERSONNEL.

   e. THE ABILITY TO DISPLAY OR PRINT SYSTEM REPORTS.

   f. ALARM VERIFICATION, WITH COUNTERS AND A TROUBLE INDICATION TO ALERT MAINTENANCE PERSONNEL WHEN A DETECTOR ENTERS VERIFICATION 20 TIMES.

   g. PAS PRESIGNAL, MEETING NFPA 1-2018 REQUIREMENTS.

   h. RAPID MANUAL STATION REPORTING (UNDER 3 SECONDS) AND SHALL MEET NFPA 72 CHAPTER 1 REQUIREMENTS FOR ACTIVATION OF NOTIFICATION CIRCUITS WITHIN 10 SECONDS OF INITIATING DEVICE ACTIVATION.

   i. PERIODIC DETECTOR TEST, CONDUCTED AUTOMATICALLY BY THE SOFTWARE.

   j. SELF OPTIMIZING PRE-ALARM FOR ADVANCED FIRE WARNING, WHICH ALLOWS EACH DETECTOR TO LEARN ITS PARTICULAR ENVIRONMENT AND SET ITS PREALARM LEVEL TO JUST ABOVE NORMAL PEAKS.

   k. CROSS ZONING WITH THE CAPABILITY OF COUNTING: TWO DETECTORS IN ALARM, TWO SOFTWARE ZONES IN ALARM, OR ONE SMOKE DETECTOR AND ONE THERMAL DETECTOR.

   l. WALK TEST, WITH A CHECK FOR TWO DETECTORS SET TO SAME ADDRESS.

   m. CONTROL-BY-TIME FOR NON-FIRE OPERATIONS, WITH HOLIDAY SCHEDULES.

   n. DAY/NIGHT AUTOMATIC ADJUSTMENT OF DETECTOR SENSITIVITY.

   o. DEVICE BLINK CONTROL FOR SLEEPING AREAS.

F. SIGNALING LINE CIRCUITS (SLC):

1. EACH FACP OR FACP NETWORK NODE SHALL SUPPORT UP TO TWO SLCS. EACH SLC INTERFACE SHALL PROVIDE POWER TO AND COMMUNICATE WITH UP TO 159 INTELLIGENT DETECTORS (IONIZATION, PHOTOELECTRIC OR THERMAL) AND 159 INTELLIGENT MODULES (MONITOR OR CONTROL) FOR A LOOP CAPACITY OF 318 DEVICES. THE ADDITION OF THE OPTIONAL SECOND LOOP SHALL DOUBLE THE DEVICE CAPACITY, SUPPORTING A TOTAL OF 636 DEVICES. EACH SLC SHALL BE CAPABLE OF NFPA 1-2018 STYLE 4, STYLE 6, OR STYLE 7 (CLASS A OR B) WIRING.

2. CPU SHALL RECEIVE ANALOG INFORMATION FROM ALL INTELLIGENT DETECTORS TO BE PROCESSED TO DETERMINE WHETHER NORMAL, ALARM, PREALARM, OR TROUBLE CONDITIONS EXIST FOR EACH DETECTOR. THE SOFTWARE SHALL AUTOMATICALLY MAINTAIN THE DETECTOR'S DESIRED SENSITIVITY LEVEL BY ADJUSTING FOR THE EFFECTS OF ENVIRONMENTAL FACTORS, INCLUDING THE ACCUMULATION OF DUST IN EACH DETECTOR. THE ANALOG INFORMATION SHALL ALSO BE USED FOR AUTOMATIC DETECTOR TESTING AND FOR THE AUTOMATIC DETERMINATION OF DETECTOR MAINTENANCE REQUIREMENTS.

I. POWER SUPPLY:

1. A HIGH TECH OFF-LINE SWITCHING POWER SUPPLY SHALL BE AVAILABLE FOR THE FIRE ALARM CONTROL PANEL OR NETWORK NODE AND PROVIDE 6.0 AMPS OF AVAILABLE POWER FOR THE CONTROL PANEL AND PERIPHERAL DEVICES.
2. PROVISIONS WILL BE MADE TO ALLOW THE AUDIO-VISUAL POWER TO BE INCREASED AS REQUIRED BY ADDING MODULAR EXPANSION AUDIO-VISUAL POWER SUPPLIES.
3. POSITIVE-TEMPERATURE-COEFFICIENT (PTC) THERMISTORS, CIRCUIT BREAKERS, OR OTHER OVER-CURRENT PROTECTION SHALL BE PROVIDED ON ALL POWER OUTPUTS. THE POWER SUPPLY SHALL PROVIDE AN INTEGRAL BATTERY CHARGER FOR USE WITH BATTERIES UP TO 55 AH OR MAY BE USED WITH AN EXTERNAL BATTERY AND CHARGER SYSTEM. BATTERY ARRANGEMENT MAY BE CONFIGURED IN THE FIELD.
4. THE POWER SUPPLY SHALL CONTINUOUSLY MONITOR ALL FIELD WIRES FOR EARTH GROUND CONDITIONS, AND SHALL HAVE THE FOLLOWING LED INDICATORS:

   GROUND FAULT LED
   AC POWER FAIL LED
   NAC ON LED (4)

5. THE MAIN POWER SUPPLY SHALL OPERATE ON 120 VAC, 60 HZ, AND SHALL PROVIDE ALL NECESSARY POWER FOR THE FACP.
6. THE MAIN POWER SUPPLY SHALL PROVIDE A BATTERY CHARGER USING DUAL-RATE CHARGING TECHNIQUES FOR FAST BATTERY RECHARGE AND BE CAPABLE OF CHARGING BATTERIES UP TO 200 AH.
7. ALL CIRCUITS SHALL BE POWER-LIMITED, PER UL864 REQUIREMENTS.

2.3 SYSTEM COMPONENTS

A. STROBE LIGHTS SHALL MEET THE REQUIREMENTS OF THE ADA, UL STANDARD 1971, BE FULLY SYNCHRONIZED, AND SHALL MEET THE FOLLOWING CRITERIA:

1. THE MAXIMUM PULSE DURATION SHALL BE 2/10 OF ONE SECOND
2. STROBE INTENSITY SHALL MEET THE REQUIREMENTS OF UL 1971.
3. THE FLASH RATE SHALL MEET THE REQUIREMENTS OF UL 1971.

2.4 SYSTEM COMPONENTS - ADDRESSABLE DEVICES

A. ADDRESSABLE DEVICES - GENERAL:

1. ADDRESSABLE DEVICES SHALL USE SIMPLE TO INSTALL AND MAINTAIN DECADE, DECIMAL ADDRESS SWITCHES. DEVICES SHALL BE CAPABLE OF BEING SET TO AN ADDRESS IN A RANGE OF 001 TO 159.
2. ADDRESSABLE DEVICES, WHICH USE A BINARY-CODED ADDRESS SETTING METHOD, SUCH AS A DIP-SWITCH, ARE NOT AN ALLOWABLE SUBSTITUTE.
3. DETECTORS SHALL BE INTELLIGENT (ANALOG) AND ADDRESSABLE, AND SHALL CONNECT WITH TWO WIRES TO THE FIRE ALARM CONTROL PANEL SIGNALING LINE CIRCUITS.
4. ADDRESSABLE SMOKE AND THERMAL DETECTORS SHALL PROVIDE DUAL ALARM AND POWER/POLLING LEDS. BOTH LEDS SHALL FLASH GREEN UNDER NORMAL CONDITIONS, INDICATING THAT THE DETECTOR IS OPERATIONAL AND IN REGULAR COMMUNICATION WITH THE CONTROL PANEL, AND BOTH LEDS SHALL BE PLACED INTO STEADY RED ILLUMINATION BY THE CONTROL PANEL, INDICATING THAT AN ALARM CONDITION HAS BEEN DETECTED. IF REQUIRED, THE LED FLASH SHALL HAVE THE ABILITY TO BE REMOVED FROM THE SYSTEM PROGRAM. AN OUTPUT CONNECTION SHALL ALSO BE PROVIDED IN THE BASE TO CONNECT AN EXTERNAL REMOTE ALARM LED.
5. THE FIRE ALARM CONTROL PANEL SHALL PERMIT DETECTOR SENSITIVITY ADJUSTMENT THROUGH FIELD PROGRAMMING OF THE SYSTEM. THE PANEL ON A TIME-OF-DAY BASIS SHALL AUTOMATICALLY ADJUST SENSITIVITY.
6. USING SOFTWARE IN THE FACP, DETECTORS SHALL AUTOMATICALLY COMPENSATE FOR DUST ACCUMULATION AND OTHER SLOW ENVIRONMENTAL CHANGES THAT MAY AFFECT THEIR PERFORMANCE. THE DETECTORS SHALL BE LISTED BY UL AS MEETING THE CALIBRATED SENSITIVITY TEST REQUIREMENTS OF NFPA 1-2018, CHAPTER 7.
7. THE DETECTORS SHALL BE CEILING-MOUNT AND SHALL INCLUDE A SEPARATE TWIST-LOCK BASE WITH TAMPER PROOF FEATURE. BASES SHALL INCLUDE A SOUNDER BASE WITH A BUILT-IN (LOCAL) SOUNDER RATED AT 85 DBA MINIMUM, A RELAY BASE AND AN ISOLATOR BASE DESIGNED FOR STYLE 7 APPLICATIONS.
8. THE DETECTORS SHALL PROVIDE A TEST MEANS WHEREBY THEY WILL SIMULATE AN ALARM CONDITION AND REPORT THAT CONDITION TO THE CONTROL PANEL. SUCH A TEST MAY BE INITIATED AT THE DETECTOR ITSELF (BY ACTIVATING A MAGNETIC SWITCH) OR INITIATED REMOTELY ON COMMAND FROM THE CONTROL PANEL.
9. DETECTORS SHALL ALSO STORE AN INTERNAL IDENTIFYING TYPE CODE THAT THE CONTROL PANEL SHALL USE TO IDENTIFY THE TYPE OF DEVICE (ION, PHOTO, THERMAL).
10. DETECTORS WILL OPERATE IN AN ANALOG FASHION, WHERE THE DETECTOR SIMPLY MEASURES ITS DESIGNED ENVIRONMENT VARIABLE AND TRANSMITS AN ANALOG VALUE TO THE FACP BASED ON REAL-TIME MEASURED VALUES. THE FACP SOFTWARE, NOT THE DETECTOR, SHALL MAKE THE ALARM/NORMAL DECISION, THEREBY ALLOWING THE SENSITIVITY OF EACH DETECTOR TO BE SET IN THE FACP PROGRAM AND ALLOWING THE SYSTEM OPERATOR TO VIEW THE CURRENT ANALOG VALUE OF EACH DETECTOR.
11. ADDRESSABLE DEVICES SHALL STORE AN INTERNAL IDENTIFYING CODE THAT THE CONTROL PANEL SHALL USE TO IDENTIFY THE TYPE OF DEVICE.
12. A MAGNETIC TEST SWITCH SHALL BE PROVIDED TO TEST DETECTORS AND MODULES. DETECTORS SHALL REPORT AN INDICATION OF AN ANALOG VALUE REACHING 100% OF THE ALARM THRESHOLD.
13. ADDRESSABLE MODULES SHALL MOUNT IN A 4-INCH SQUARE (101.6 MM SQUARE), 2-1/8 INCH (54 MM) DEEP ELECTRICAL BOX. AN OPTIONAL SURFACE MOUNT LEXAN ENCLOSURE SHALL BE AVAILABLE.

B. ADDRESSABLE MANUAL FIRE ALARM BOX (MANUAL STATION):

1. ADDRESSABLE MANUAL FIRE ALARM BOXES SHALL, ON COMMAND FROM THE CONTROL PANEL, SEND DATA TO THE PANEL REPRESENTING THE STATE OF THE MANUAL SWITCH AND THE ADDRESSABLE COMMUNICATION MODULE STATUS. THEY SHALL USE A KEY OPERATED TEST-RESET LOCK, AND SHALL BE DESIGNED SO THAT AFTER ACTUAL EMERGENCY OPERATION, THEY CANNOT BE RESTORED TO NORMAL USE EXCEPT BY THE USE OF A KEY.
2. ALL OPERATED STATIONS SHALL HAVE A POSITIVE, VISUAL INDICATION OF OPERATION AND UTILIZE A KEY TYPE RESET.
3. MANUAL FIRE ALARM BOXES SHALL BE CONSTRUCTED OF LEXAN WITH CLEARLY VISIBLE OPERAITING INSTRUCTIONS PROVIDED ON THE COVER. THE WORD FIRE SHALL APPEAR ON THE FRONT OF THE STATIONS IN RAISED LETTERS, 1.75 INCHES (44 MM) OR LARGER.

C. INTELLIGENT PHOTOELECTRIC SMOKE DETECTOR: THE DETECTORS SHALL USE THE PHOTOELECTRIC (LIGHT-SCATTERING) PRINCIPAL TO MEASURE SMOKE DENSITY AND SHALL, ON COMMAND FROM THE CONTROL PANEL, SEND DATA TO THE PANEL REPRESENTING THE ANALOG LEVEL OF SMOKE DENSITY.

D. INTELLIGENT LASER PHOTO SMOKE DETECTOR:

1. THE INTELLIGENT LASER PHOTO SMOKE DETECTOR SHALL BE A SPOT TYPE DETECTOR THAT INCORPORATES AN EXTREMELY BRIGHT LASER DIODE AND AN INTEGRAL LENS THAT FOCUSES THE LIGHT BEAM TO A VERY SMALL VOLUME NEAR A RECEIVING PHOTO SENSOR. THE SCATTERING OF SMOKE PARTICLES SHALL ACTIVATE THE PHOTO SENSOR.
2. THE LASER DETECTOR SHALL HAVE CONDUCTIVE PLASTIC SO THAT DUST ACCUMULATION IS REDUCED SIGNIFICANTLY.
3. THE INTELLIGENT LASER PHOTO DETECTOR SHALL HAVE NINE SENSITIVITY LEVELS AND BE SENSITIVE TO A MINIMUM OBSCURATION OF 0.03 PERCENT PER FOOT.
4. THE LASER DETECTOR SHALL NOT REQUIRE EXPENSIVE CONDUIT, SPECIAL FITTINGS OR PVC PIPE.
5. THE INTELLIGENT LASER PHOTO DETECTOR SHALL SUPPORT STANDARD, RELAY, ISOLATOR AND SOUNDER DETECTOR BASES.
6. THE LASER PHOTO DETECTOR SHALL NOT REQUIRE OTHER CLEANING REQUIREMENTS THAN THOSE LISTED IN NFPA 72. REPLACEMENT, REFURBISHMENT OR SPECIALIZED CLEANING OF THE DETECTOR HEAD SHALL NOT BE REQUIRED.
7. THE LASER PHOTO DETECTOR SHALL INCLUDE TWO BICOLOR LEDS THAT FLASH GREEN IN NORMAL OPERATION AND TURN ON STEADY RED IN ALARM.

E. INTELLIGENT IONIZATION SMOKE DETECTOR: THE DETECTORS SHALL USE THE DUAL-CHAMBER IONIZATION PRINCIPAL TO MEASURE PRODUCTS OF COMBUSTION AND SHALL, ON COMMAND FROM THE CONTROL PANEL, SEND DATA TO THE PANEL REPRESENTING THE ANALOG LEVEL OF PRODUCTS OF COMBUSTION.

F. INTELLIGENT THERMAL DETECTORS: THERMAL DETECTORS SHALL BE INTELLIGENT ADDRESSABLE DEVICES RATED AT 135 DEGREES FAHRENHEIT (58 DEGREES CELSIUS) AND HAVE A RATE-OF-RISE ELEMENT RATED AT 15 DEGREES F (9.4 DEGREES C) PER MINUTE. IT SHALL CONNECT VIA TWO WIRES TO THE FIRE ALARM CONTROL PANEL SIGNALING LINE CIRCUIT.

2.5 BATTERIES

A. THE BATTERY SHALL HAVE SUFFICIENT CAPACITY TO POWER THE FIRE ALARM SYSTEM FOR NOT LESS THAN TWENTY-FOUR HOURS PLUS 5 MINUTES OF ALARM UPON A NORMAL AC POWER FAILURE.

B. THE BATTERIES ARE TO BE COMPLETELY MAINTENANCE FREE. NO LIQUIDS ARE REQUIRED. FLUID LEVEL CHECKS FOR REFILLING, SPILLS, AND LEAKAGE SHALL NOT BE REQUIRED.

C. IF NECESSARY TO MEET STANDBY REQUIREMENTS, EXTERNAL BATTERY AND CHARGER SYSTEMS MAY BE USED.

2.6 SPEAKERS

GENERAL:
WHEELOCK ADVANCE OUTDOOR SPEAKERS AND SPEAKER STROBES SHALL MOUNT TO A WEATHERPROOF BACK BOX. A UNIVERSAL MOUNTING PLATE SHALL BE USED FOR MOUNTING CEILING AND WALL PRODUCTS. THE NOTIFICATION APPLIANCE CIRCUIT AND AMPLIFIER WIRING SHALL TERMINATE AT THE UNIVERSAL MOUNTING PLATE. ALSO, SPECTRALERT ADVANCE SPEAKER STROBES, WHEN USED WITH THE SYNCCIRCUIT™ MODULE ACCESSORY, SHALL BE POWERED FROM A NON-CODED NOTIFICATION APPLIANCE CIRCUIT OUTPUT AND SHALL OPERATE ON A NOMINAL 12 OR 24 VOLTS. WHEN USED WITH THE SYNCCIRCUIT™ MODULE, 12-VOLT-RATED NOTIFICATION APPLIANCE CIRCUIT OUTPUTS SHALL OPERATE BETWEEN 8.5 AND 17.5 VOLTS; 24-VOLT-RATED NOTIFICATION APPLIANCE CIRCUIT OUTPUTS SHALL OPERATE BETWEEN 16.5 AND 33 VOLTS. OUTDOOR SPECTRALERT ADVANCE PRODUCTS SHALL OPERATE BETWEEN -40°F AND 151°F FROM A REGULATED DC, OR FULL-WAVE RECTIFIED, UNFILTERED POWER SUPPLY.

SPEAKER:
SPEAKER SHALL BE A WHEELOCK ET-1010 _____ DUAL-VOLTAGE TRANSFORMER SPEAKER CAPABLE OF OPERATING AT 25.0 OR 70.7 NOMINAL VRMS. SPEAKER SHALL BE LISTED TO UNDERWRITERS LABORATORIES STANDARD 54048 FOR OUTDOOR FIRE PROTECTIVE SIGNALING SYSTEMS. SPEAKER SHALL HAVE A FREQUENCY RANGE OF 400 TO 4,000 HZ AND SHALL HAVE AN OPERATING TEMPERATURE FROM -40°F AND 150.8°F. SPEAKER SHALL HAVE POWER TAPS AND WATTAGE SETTINGS THAT ARE SELECTED BY ROTARY SWITCHES. THE SPEAKER MUST BE INSTALLED WITH ITS WEATHERPROOF BACK BOX IN ORDER TO REMAIN OUTDOOR APPROVED PER UL LISTING 54048. THE SPEAKER SHALL BE SUITABLE FOR USE IN AIR HANDLING SPACES AND WET ENVIRONMENTS.

SPEAKER STROBE COMBINATION:
THE SPEAKER STROBE SHALL BE A HOCHIKI HSS _____ LISTED TO UL 1638 AND UL 1480 AND BE APPROVED FOR FIRE PROTECTIVE SIGNALING SYSTEMS. SPEAKER SHALL BE CAPABLE OF OPERATING AT 25.0 OR 70.0 NOMINAL VRMS AND SHALL HAVE A FREQUENCY RANGE OF 400 TO 4,000 HZ. SPEAKER SHALL HAVE POWER TAPS THAT ARE SELECTED BY ROTARY SWITCH. THE STROBE SHALL CONSIST OF A XENON FLASH TUBE WITH ASSOCIATED LENS/REFLECTOR SYSTEM AND OPERATE ON EITHER 12 OR 24 VOLTS. THE STROBE SHALL ALSO FEATURE SELECTABLE CANDELA OUTPUT, PROVIDING OPTIONS FOR 15 OR 15/75 CANDELA WHEN OPERATING ON 12 VOLTS AND 15, 15/75, 30, 75, 110, 115, 135, 150, 177 OR 185 CANDELA WHEN OPERATING ON 24 VOLTS. THE STROBE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT REQUIREMENT FOR VISIBLE SIGNALING APPLIANCES, FLASHING AT 1 HZ OVER THE STROBE'S ENTIRE OPERATING VOLTAGE RANGE. THE SPEAKER STROBE MUST BE INSTALLED WITH ITS WEATHERPROOF BACK BOX IN ORDER TO REMAIN OUTDOOR APPROVED PER UL. THE SPEAKER STROBE SHALL BE SUITABLE FOR USE IN WET ENVIRONMENTS.

END OF SECTION 28 31 11

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

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

SITE IMPROVEMENTS FOR (10) RELOCATABLE CLASSROOM BUILDINGS

Fremont Magnet Elementary School

607 Texas St. Bakersfield, CA. 93307
Bakersfield City School District

ARCHITECT

LICENSED ARCHITECT
JAMES PATRICK FOGARTY
No. C-19670
REN
11-30-23
STATE OF CALIFORNIA

JAMES PATRICK FOGARTY, AIA
ARCHITECT C-19670

CONSULTANT

JMPE
ELECTRICAL ENGINEERING
LIGHTING DESIGN
CA REGISTRATION NO E13083
22654
5500 MING AVENUE,
SUITE 201
BAKERSFIELD, CA 93309
(661) 831-7850
FAX (661) 831-7813
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BUREAU OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
ELECTRICAL
EXP. 12/31/2023
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

PROJECT INFO

Project No	566-0018
Date	04.21.23
DSA File No	15-6
DSA No	03-123036

REVISIONS

No	Date	Item
1	00.00.00	DESCRIPTION

FIRE ALARM SPECIFICATIONS

E4.00

W.S.M.M.
RELOCATION PACKAGE
FROM STOCKPILE TO SITE SPECIFIC
BAKERSFIELD CSD / FREEMONT E.S.
(X8) R.H. DOOR 2440 UNITS SNs:
30278-79/22863-64/22939-40/23237-38/
30128-29/30258-59/30304/05/30344-45
(X2) L.H. DOOR 2440 UNITS SNs:
23257-58/23325-26/

PC 275

RELOCATABLE BUILDING (S)

FOR

G E CAPITAL

STOCKPILE

(1065) **24' X 40' BUILDINGS**

JOB 2425: (15) BUILDINGS
SERIAL NOS: 22333 THRU 22362

JOB 2430: (450) BUILDINGS
SERIAL NOS: 22497 THRU 22906

JOB 2667: (600) BUILDINGS
SERIAL NOS: 29620 THRU 30619

SHEETS MARKED WITH AN ARROW ARE THE ONLY ONES INCLUDED/REQD AS PART OF THE RELOCATION PACKAGE.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

ARCHITECTURAL
- A0 -
- A1.0A -
- ~~A1.0B~~
- ~~A2.0~~
- ~~A2.1~~
- ~~A2.9~~
- ~~A2.1A~~
- ~~A3.0~~
- ~~A0.1~~
- ~~A0.2~~
- A3.0A- EXTERIOR ELEVATION (24X40) DUAL PITCH
- ~~A3.0B EXTERIOR ELEVATION (32X40) DUAL PITCH~~
- ~~A3.2A EXTERIOR ELEVATION (40X40) DUAL PITCH~~
- ~~A4.0A INTERIOR ELEVATIONS (24X40)~~
- ~~A4.0B INTERIOR ELEVATIONS (32X40)~~
- ~~A4.2 INTERIOR ELEVATIONS (40X40)~~
- ~~A5.0 FINISH SCHEDULE~~
- ~~A6.0M ARCHITECTURAL DETAILS METAL STUDS~~
- ~~A6.1M ARCHITECTURAL DETAILS METAL STUDS~~
- ~~A6.0 ARCHITECTURAL DETAILS WOOD STUDS~~
- ~~A6.1 ARCHITECTURAL DETAILS WOOD STUDS~~
- ~~A7.0A REFLECTED CEILING PLAN (24X40)~~
- ~~A7.0B REFLECTED CEILING PLAN (32X40)~~
- ~~A7.2 REFLECTED CEILING DETAILS~~

STRUCTURAL
- F0.1 - FOUNDATION PLAN (SEE PC 04-120373)
- ~~F0.2 FOUNDATION PLAN (24X40) FOR WOOD~~
- ~~F1.1 FOUNDATION PLAN (32X40) FOR WOOD~~
- ~~F1.2 FOUNDATION PLAN (32X40) FOR WOOD~~
- ~~F2.1 FOUNDATION PLAN (40X40) FOR WOOD~~
- ~~F2.2 FOUNDATION PLAN (40X40) FOR WOOD~~
- F5.0 - FOUNDATION DETAILS (SEE PC 04-120373)
- ~~FA1.0 FOUNDATION PLANS FOR (CONCRETE)~~
- ~~FA1.1 FOUNDATION PLANS FOR (CONCRETE)~~
- ~~FA2.0 FOUNDATION DETAILS (CONCRETE)~~
- ~~FD1.0 FOUNDATION PLANS FOR (CRAWL SPACE CONCRETE)~~
- ~~FD1.1 FOUNDATION PLANS FOR (CRAWL SPACE CONCRETE)~~
- ~~FD2.0 FOUNDATION DETAILS (CRAWL SPACE CONCRETE)~~
- ~~S1.0 FLOOR FRAMING PLAN (SEE PC 275)~~
- ~~S1.1 FLOOR FRAMING PLAN (SEE PC 275)~~
- S1.2 - FLOOR FRAMING DETAILS (TYPICAL)
- ~~S2.0 ROOF FRAMING PLAN (TYP. MONO PITCH)~~
- ~~S2.0A ROOF FRAMING PLAN (TYP. DUAL PITCH)~~
- ~~S2.1 ROOF FRAMING DETAILS (TYPICAL)~~
- ~~S3.0 STRUCTURAL ELEVATIONS AND DETAILS (MONO PITCH)~~
- ~~S3.0A STRUCTURAL ELEVATIONS AND DETAILS (DUAL PITCH)~~
- ~~S4.0M WALL FRAMING (METAL)~~
- ~~S4.0 WALL FRAMING (WOOD)~~
- ~~S5.0M FRAMING DETAILS (METAL)~~
- ~~S5.1M FRAMING DETAILS (METAL)~~
- ~~S5.0 FRAMING DETAILS (WOOD)~~
- ~~S5.1 FRAMING DETAILS (WOOD)~~

MECHANICAL
- M1.0A- HVAC (HVAC) PLAN (24X40)
- ~~M2.0 HVAC (HVAC) PLAN (32X40)~~
- ~~M3.0 HVAC (HVAC) PLAN (40X40)~~
- ~~M3.0B HVAC PLAN (32X40)~~

REVISED

ELECTRICAL
- E1.0A- ELECTRICAL PLAN (24X40)
- ~~E2.0 ELECTRICAL PLAN (32X40)~~
- ~~E3.0 ELECTRICAL PLAN (40X40)~~
- ~~E1.0B ELECTRICAL PLAN (24X40)~~

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
APPL 66341
AC FLS SS
DATE: MAY 20 1999
ACP: J. Schible
FSS: P. McCabe
SS: G. Mathis

RAMP
- R1.0 - RAMP PLAN
- R2.0 - RAMP DETAILS

SYMBOLS		
TYPE	SYMBOL	DESCRIPTION
DETAIL	1	DETAIL ON SAME SHEET AS SYMBOL
DETAIL	1 / 3	DETAIL NUMBER (1) ON SHEET NUMBER (3)
NOTE	1	NOTE NO 1. ON SAME SHEET AS SYMBOL.
NOTE	4 / 9	NOTE NO. 4 ON SHEET NUMBER (9)
WALL PANEL	A / 1	WALL PANEL TYPE "A" ON SHEET (1)
SECTION	A / 2	SECTION "A" ON SHEET (2)
REV.	1	REVISION-CHANGE IN DWG. NO (1) FIRST REVISION
REV.	CLOUD	HIGHLIGHTS CHANGED AREA
REFERENCE	1	DOOR REFERENCE
REFERENCE	A	WINDOW REFERENCE

BUILDING DATA	
24'X40' BUILDING	
OCCUPANCY	E-2
TYPE OF CONSTRUCTION	V-N
WIND LOAD	70 M.P.H. EXP. C
FLOOR LIVE LOAD	50 PSF.
ROOF LIVE LOAD	20 PSF. REDUCIBLE PER AREA
BUILDING AREA	960 PSF
STRUCTURAL DESIGN	RIGID FRAME

"NO ALTERNATE FOR ALL SHEET FOR ATTACHED TO, USE NO 9.7.3.N.A. AT THE SAME SPACING."

SPECIFICATIONS SUBJECT TO CHANGE DUE TO PRODUCT IMPROVEMENT

APPLICABLE CODES - NEW CONSTRUCTION

1994 UBC AND 1995 CALIFORNIA AMENDMENTS (95 CALIFORNIA BUILDING CODE - PART 2, TITLE 24, CCR)
1993 NEC AND 1995 CALIFORNIA AMENDMENTS (95 CALIFORNIA ELECTRICAL CODE - PART 3, TITLE 24, CCR)
1994 UMC AND 1995 CALIFORNIA AMENDMENTS (95 CALIFORNIA MECHANICAL CODE - PART 4, TITLE 24, CCR)
1994 UPC AND 1995 CALIFORNIA AMENDMENTS (95 CALIFORNIA PLUMBING CODE - PART 5, TITLE 24, CCR)
1994 UNIFORM FIRE CODE WITH STATE AMENDMENTS (CALIFORNIA FIRE CODE - PART 9, TITLE 24, CCR)
1994 BUILDING STANDARDS CODE (95 STATE REFERENCED STANDARDS CODE - PART 12, TITLE 24, CCR)
TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS.

"BY VIRTUE OF THE SIGNATURES, WE ACKNOWLEDGE THAT WE HAVE THE NEEDED PLANS AND SPECIFICATIONS AND HAVE BEEN TRAINED TO BE FULLY FAMILIAR WITH THE SITE CONDITIONS, SPECIFICATIONS AND ANY ADDENDUMS, AND THAT PLANS AND SPECIFICATIONS HAVE BEEN REVIEWED BY THE OFFICE OF THE STATE ARCHITECT, THAT SHALL BECOME EFFECTIVE AFTER IN FIELD STAKING AND LOCATIONS, AND ANY ADDENDUMS THERE TO."

APPROVED
OFFICE OF THE STATE ARCHITECT
DIV. OF REGULATION SERVICES
AC FLS SS CH/SP
APPL NO. 66341 DATE 12/19/97
ACS: D. FERGUSON
FLS: EFRAIN A.
SS: G. MATHIS

ARCHITECT

STRUCTURAL
FOR PC PLAN
DRWT -A/B OF RECORD:
JAMES T. SIMPSON
SIMPSON STRUCTURAL ENG., INC.
9311 S. WHITTIER BLVD.
LA HABRA CA 90631
(562) 947-7324

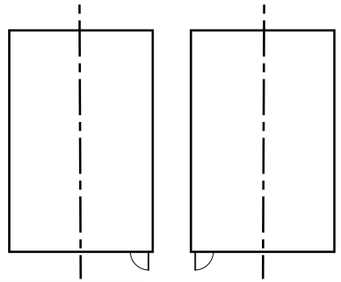
PC 275:
SS: G. MATHIS

⚠ REVISE QTY OF BLDGS 12/30/97

DRAWN BY
DATE
CHECKED BY
DATE

TITLE SHEET AC

KEY PLAN



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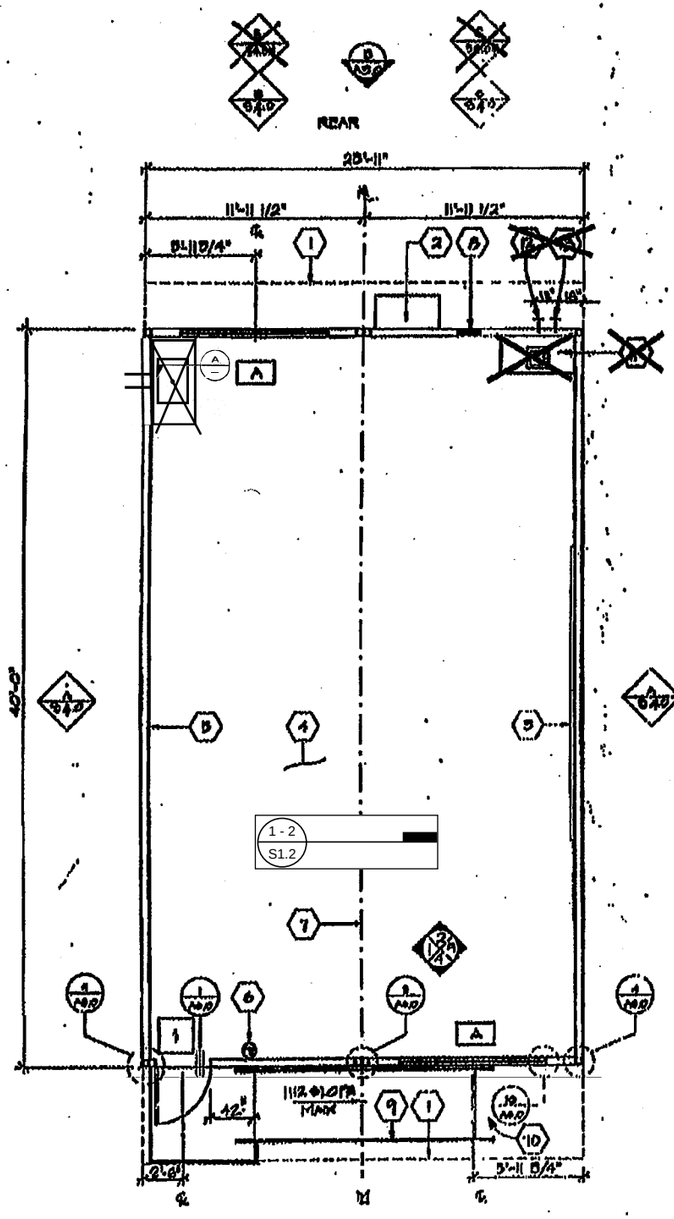
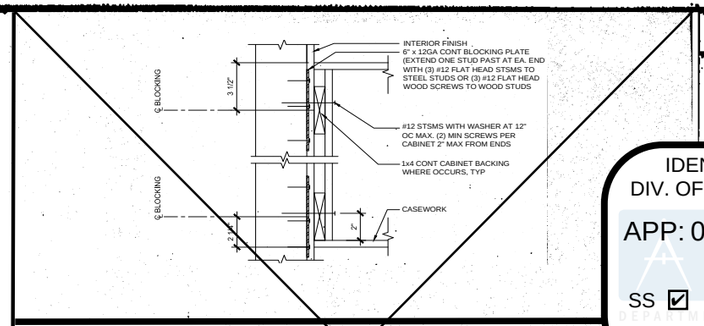
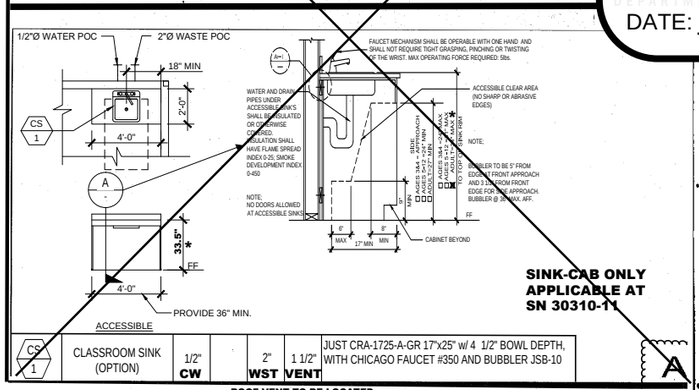
30278-79
22863-64
22939-40
23237-38
30128-29
30258-59
30304-05
30344-45

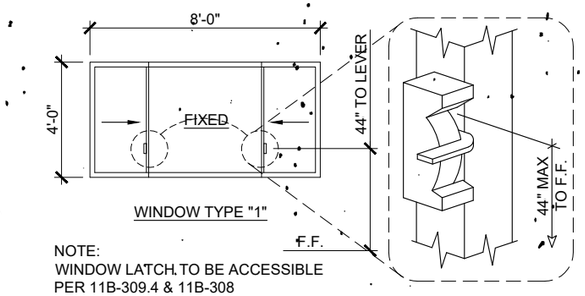
SNs : LH
23257-58
23325-26







ROOF VENT TO BE LOCATED AT 2'-0" MIN FROM ROOF EDGE



NOTE:
WINDOW LATCH TO BE ACCESSIBLE PER 11B-309.4 & 11B-308
(@ ONE WINDOW ONLY)

HARDWARE SCHEDULE

HARDWARE SET #1

LOCKSET	– SCHLAGE ND75PD RHODES LEVER, OR EQUAL
BUTTS	– 1-1/2 PAIR HAGER 1279 BB 4-1/2 x 4-1/2 NRP 26D OR EQUAL.
CLOSER	– NORTON 8500 DA / LCN 1460 OR EQUAL.
THRESHOLD	– PEMCO 271A OR EQUAL.
DOOR BOTTOM	– PEMCO 216AV OR EQUAL.
WEATHERSTRIP	– PEMCO 298AV OR EQUAL.
DOOR STOP	– QUALITY #44 OR EQUAL

A

"A" SHOWN

"B" OPPOSITE SEE KEY PLAN

INTERIOR REFERENCE SHEET A4.0

FLOOR PLAN

SCALE 1/4"=1'-0"

LEGEND

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

2 HVAC UNIT - SEE M-1.0

3 2- 8'X4' MARKER BOARDS (SEE SPEC'S FOR TYPE)

4 FINISH FLOORING (SEE FINISH SCHED.)

5 TYPICAL INTERIOR FINISH (SEE FINISH SCHED)

6 FIRE EXTINGUISHER - 5 LBS. DRY CHEMICAL WITH 2A20BC U.L. RATING ON WALL MTD. RE. HANDLE AT 48".

7 MODLINE (TYPICAL) SEE 1,2 / S1.2

8 ELECTRICAL PANEL (SEE E1.0)

9 RAMP (SEE R1.0 & R2.0)

10 RAMP LANDING (SEE DET. 11 on SHT. R2.0

11 [redacted]

12 [redacted]

A. METAL TAG ON ALL MODULES, MECHANICALLY ATTACHED TO NEAR EXTERIOR OF BUILDING SHOWING DSA APPLICATION NUMBER, MANUFACTURER'S NAME AND SERIAL NUMBER, AND ROOF & FLOOR DESIGN LIVELOAD.

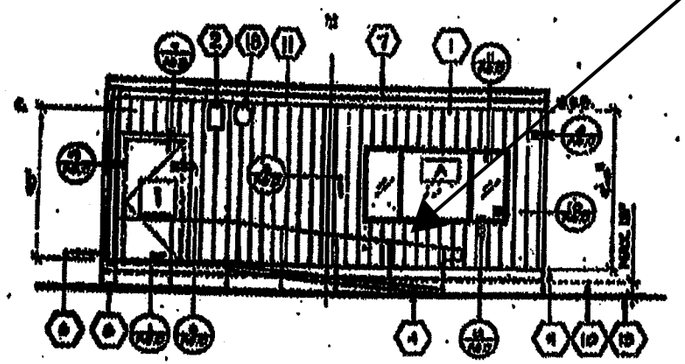
REVISED

DIVISION OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
1 APP. # 03-123036
ACCEPTED AS NOTED
DATE: MAY 20 1999

1/26/15 ADA HANDICAP PROVISIONS

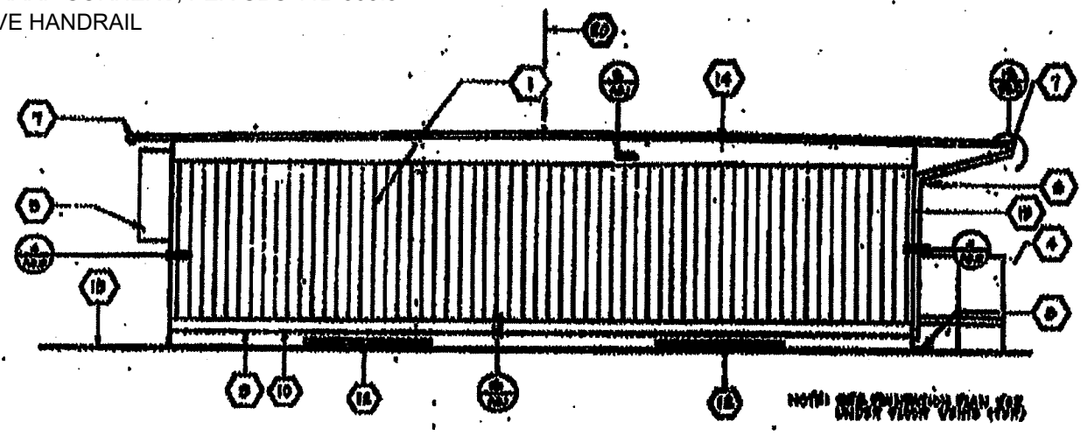
ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY	INC.	FLOOR PLAN	A1.0A

ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS, PER CBC 11B-505.8
WALL TO BE SMOOTH AND TO EXTEND 8" ABOVE HANDRAIL



① FRONT ELEVATION

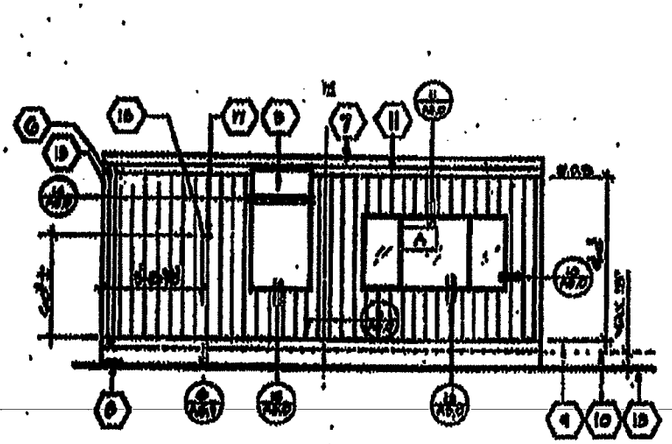
SCALE 1/4"=1'-0"



② SIDE ELEVATION

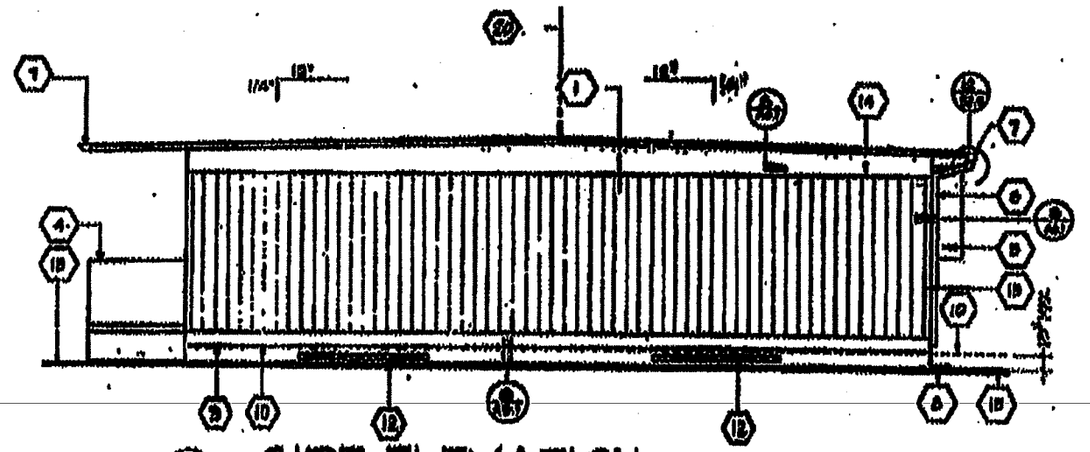
SCALE 1/4"=1'-0"

"A" SHOWN
"B" OPPOSITE



③ REAR ELEVATION

SCALE 1/4"=1'-0"



④ SIDE ELEVATION

SCALE 1/4"=1'-0"

NOTE:
SEE FOUNDATION PLAN FOR SIZE & LOCATION OF VENTS

"A" SHOWN
"B" OPPOSITE

REFER TO ARCH. DRAWINGS FOR DOOR SIGNAGE / BUILDING ID / REQUIREMENTS SIGNAGE BY DISTRICT.

LEGEND

1. EXTERIOR LIGHT FIXTURE (SEE SPECIFICATIONS)
2. TOP OF SKIRTING
3. RAMP AND LANDING SEE SHT. M-1.0
4. HVAC UNIT SEE SHT. M-1
5. DOWNSPOUT (TYP.) FASTEN TO BLOCKY" 2 PLACES (SEE P/A0.1)
6. CONTINUOUS GUTTER WITH DOWNSPOUT LOCATION OF DOWNSPOUT SHOWN ON ROOF PLAN A2.0
7. SPLASH BLOCK (BY OTHERS)
8. FINISH FLOOR LINE
9. BOTTOM FLANGE OF FLOOR BEAM
10. ROOF FEADER
11. VENT SEE FOUNDATION PLAN
12. FINISH GRADE
13. ROOF BEAM (SEE STRUCTURAL)
14. COLUMN (SEE STRUCTURAL)
15. ELECTRICAL STUB-OUT 1 1/2"Ø (TYPICAL)
16. GROUND STUB-OUT 1/2"Ø (TYPICAL)
17. FIRE ALARM HORN NIC.
18. NEMA 3"X5" OUTLET BOX
19. FLUSH

SCALE: 1/4"=1'-0"

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY

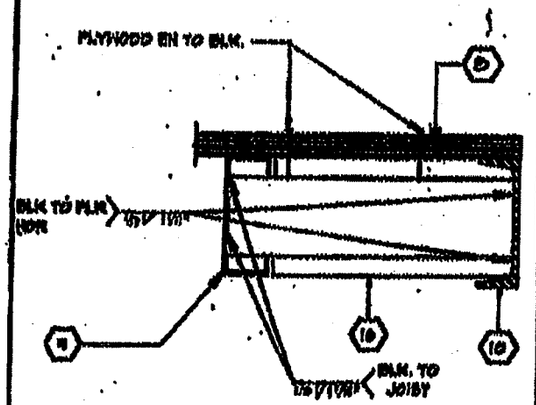
MODTECH INC.

DRAWN BY
DATE
CHECKED BY
DATE

24'X40' DUAL PITCH

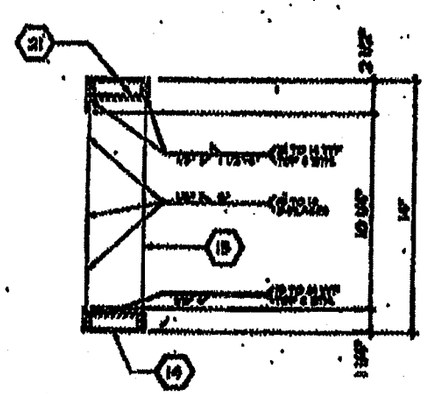
EXTERIOR ELEVATIONS

A3.0A



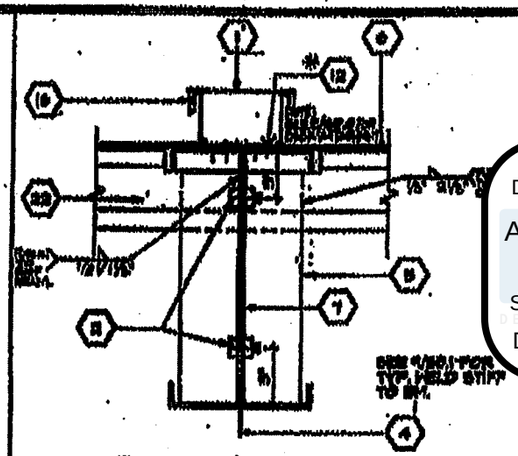
SCALE: 3"=1'

7 BLOCK @ MIDSPAN



SCALE: 3"=1'

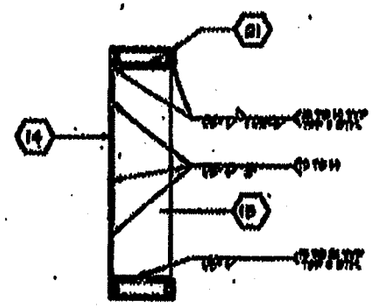
4 MECH. DUCT OPENING IN HEADER



* DO NOT PENETRATE MTL. RF. DECK

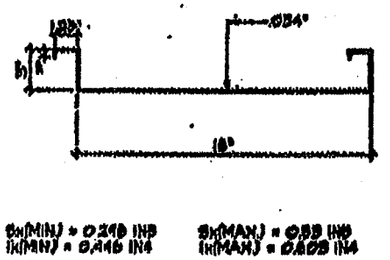
SCALE: 3"=1'

1 ROOFING @ MODLINE



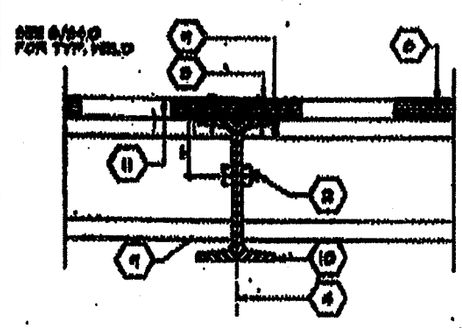
SCALE: 3"=1'

8 HEADER REINF. @ A.C. OPENING



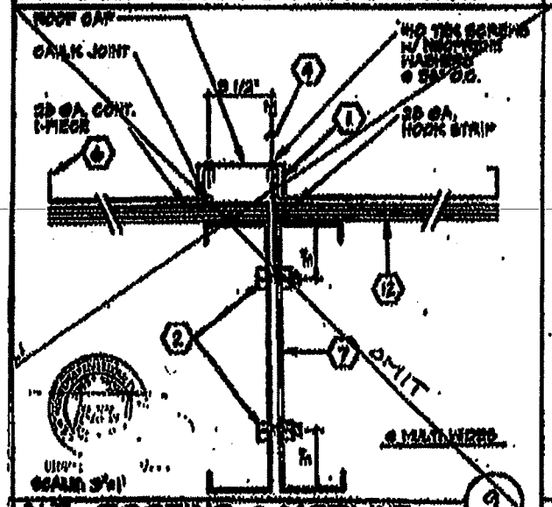
SCALE: 3"=1'-0"

5 ROOF PAN (22GA.)



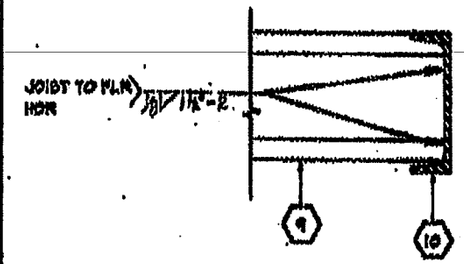
SCALE: 3"=1'

2 MODULE JOINT @ FLR.



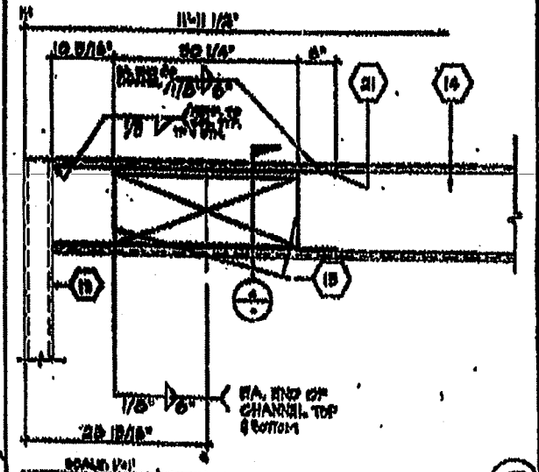
SCALE: 3"=1'

7 ALT. ROOFING @ MODLINE



SCALE: 3"=1'

6 FLOOR FRAME/JOIST TO BEAM



SCALE: 3"=1'

3 ELEVATION-OPENING

KEY NOTES

6. STANDING SEAM ROOFP (SEE A2.0)
7. ROOF BEAM (SEE STRUCTURAL) SEE 5/S2.1 & 12/S2.1
8. PLYWOOD FLOOR SHEATHING
9. FLOOR JOIST 6/S2.1
10. FLOOR BEAM (SEE STRUCTURAL 5/S2.1)
11. HAND HOLE @ BOLT LOCATION
12. #14 STEMS
13. 8 1/2"X8 1/2"X1/4" STEEL TUBE COLUMN
14. ROOF HEADER (SEE STRUCTURAL 1/S2.1)
15. 1/4" STIFFENER PLANE SEE 9/S2.1 FOR TYP INFO
16. CAP CLOSURE AT RIDGE 22GA. GALV. W/#10 STAMS AT 48" O.C. NEOPRENE WASHER TO RIB SET BOTH SIDES ON CAP IN SEALANT
17. NOT USED
18. NOT USED
19. NOT USED
20. 2"X2"X5/16" ∠
21. 7 1/4"X1"X43 11/16" LX10GA. CHANNEL TOP & BOTTOM CENTER OF OPENING
22. ROOF PURLIN SEE 2/S2.1
23. TUBE STEEL (SEE NOTE #13)

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

APP. 663.41
DATE DEC 1 1995

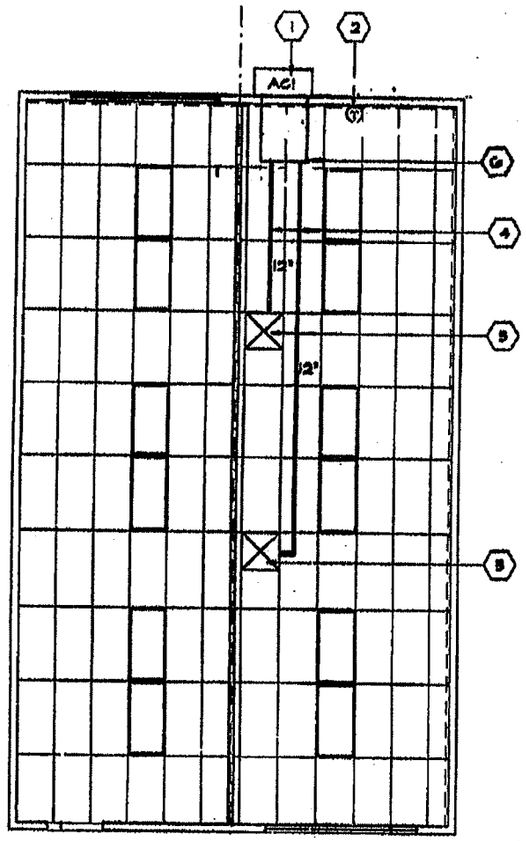
ARCHITECT | ELECTRICAL | STRUCTURAL | MECHANICAL | FIRE MARSHAL | ACCESS COMPLIANCE | STRUCTURAL SAFETY

DRAWN BY
DATE
CHECKED BY
DATE

MODTECH

S1.2

STRUCTURAL DETAILS



EQUIPMENT SCHEDULE

PUMP NOMINAL
BTUH HEAT
O.L.A. & CALIFORNIA
1400 CFM-
A. 58 AMPS

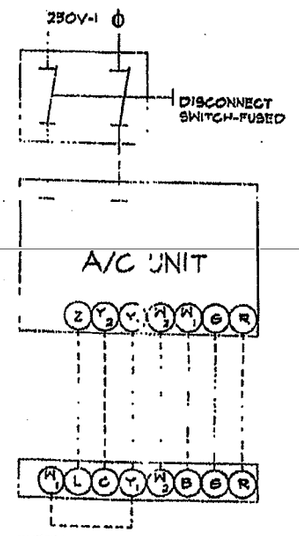
4 12"ϕ FLEX DUCT.

5 15X15 4W 700CFM SUPPLY AIR

6 16"W x 30" x 2' PLENUM

7 NET HEAD

CONTROL SCHEMATIC



SCHOOL EQUIPMENT ANCHORAGE

THE FOLLOWING IS FOR THE MECHANICAL ENGINEER'S INFORMATION ONLY

THE SEISMIC ANCHORAGE OF MECHANICAL EQUIPMENT SHALL CONFORM TO C.C.R., TITLE 24, SECTION 2312 (g) AND TABLE 23-K. ANCHORAGE DETAILS FOR FLOOR/FLOOR MOUNTED EQUIPMENT WEIGHING LESS THAN 400 LBS. AND HUNG EQUIPMENT WEIGHING LESS THAN 20 LBS. MAY BE OMITTED FROM THE PLANS.

FOR MECHANICAL DRAWINGS:

ALL MECHANICAL EQUIPMENT SHALL BE BRACED OR ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA.

EQUIPMENT ON GRADE	20% OF OPERATING WEIGHT
EQUIPMENT ON STRUCTURE	50% OF OPERATING WEIGHT

FOR FLEXIBLY MOUNTED EQUIPMENT USE 4 X THE ABOVE VALUES, AND FOR SIMULTANEOUS VERTICAL FORCE USE 1/3 X THE HORIZONTAL FORCE

THE ABOVE VALUES ARE FOR AN IMPORTANCE FACTOR, I = 1.0 AND SEISMIC ZONE, Z = 0.4.

WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE MECHANICAL ENGR. AND THE FIELD ENGINEER OF THE OFFICE OF THE STATE ARCHITECT

"A" SHOWN

"B" OPPOSITE

MECH. (HVAC) PLAN

SCALE 1/4"=1'-0"

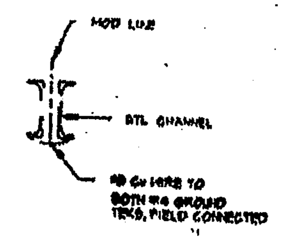
ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
		LICENSE EXPIRES 9-30-2006				PC-27 DATE 7-19-96

MODTECH INC,

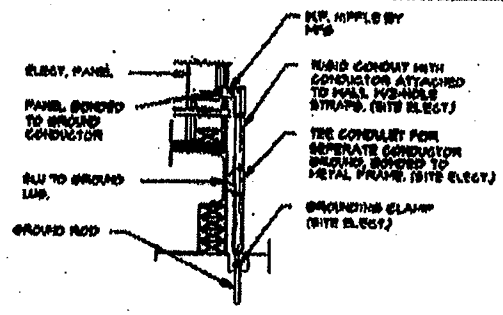
DRAWN BY
DATE
CHECKED BY
DATE

MECH (HVAC) PLAN

M1.0



JUMPER @ MOD. LINE



TYPICAL GROUNDING DETAIL

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

SYMBOL	DESCRIPTION	QTY
	[illegible] FLUORESCENT FIXTURE LITHONIA [illegible]	
	PORCH LIGHT W/SWITCH LITHONIA [illegible]	
	[illegible] SINGLE POLE SWITCH [illegible] LEVITON [illegible] W/ PLATE [illegible]	
	DUPLEX RECEPTACLE [illegible] LEVITON [illegible]	
	DUPLEX RECEPTACLE G.F.I. [illegible] LEVITON [illegible]	
HP	HEAT PUMP [illegible] 3 TON, 240V [illegible]	
	[illegible]	
	PANEL [illegible]	
	[illegible]	
	[illegible]	
	FIRE ALARM PULL STATION	
	4S J-BOX FOR EXTERIOR FIRE ALARM	
	CLOCK RECEPT	

NOTES

[illegible] GUTTER BOX +18"

[illegible] MIN. EMERGENCY [illegible] DESIGNATED NEXT TO [illegible] MOUNT AT +93" AFF

(5) 4S JUNCTION BOX FOR FIRE ALARM OR BELL

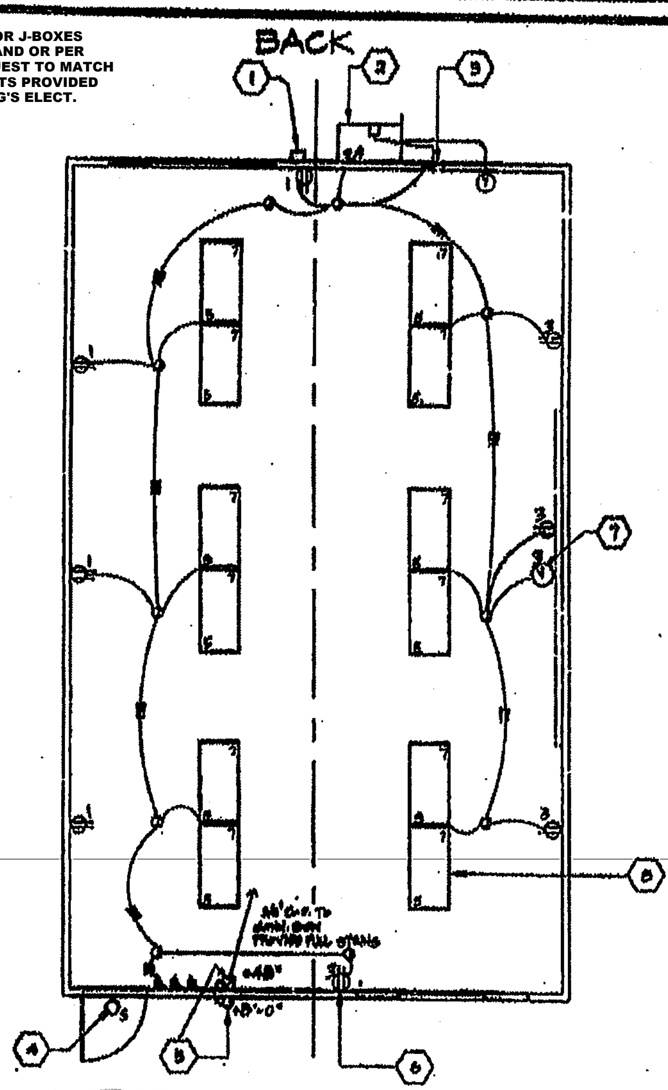
(6) DUPLEX WALL RECEPTACLE 15-A 125-V 3-WIRE

(7) CLOCK OUTLET (SEE SPEC'S)

(8) 2X4 FLUORESCENT LIGHT AND FIXTURE 4-TUBE (SEE SPEC'S)

6 ADDITIONAL OUTLETS AND OR J-BOXES MAY BE ADDED AS NEEDED AND OR PER DISTRICT'S APPROVED REQUEST TO MATCH SITE SPECIFIC REQUIREMENTS PROVIDED THESE WORK WITH BUILDING'S ELECT. PANEL LOADS.

6 - ELECTRICAL / DATA RECEPTS MAY VARY BASED ON AVAILABLE BUILDING'S STOCK AND PREVIOUSLY PROVIDED CONFIGURATION OF ORIGINAL UNITS.



VOLTS: 120/240 V. MAIN: 100 A

LOAD	WATTS				LOAD
RECEPTACLES	[illegible]			7200	HVAC [illegible]
RECEPTS/CLOCK	[illegible]			7200	HVAC [illegible]
INT/EXT LIGHTS	[illegible]				
INT. LIGHTS	[illegible]				
FIRE ALARM	[illegible]				

TOTAL 16,505 WATTS ... 120/240 VOLTS 1-Ø 3-WIRE

NCL = 16,060

MOUNTING HEIGHTS

RECEPTS	15" MIN.
[illegible] LITES	8'-0"
F/A BELL-EXTERIOR	8'-0"
F/A PULL STATION	48" MAX
CLOCK OUTLET	8'-0"
[illegible] J-BOX	18" [illegible]
THERMOSTAT	48" MAX
MAIN PANEL BOX	5'-0"
SWITCHES	48" MAX

"A" SHOWN

"B" OPPOSITE

ELECTRICAL PLAN

SCALE 1/4"=1'-0"

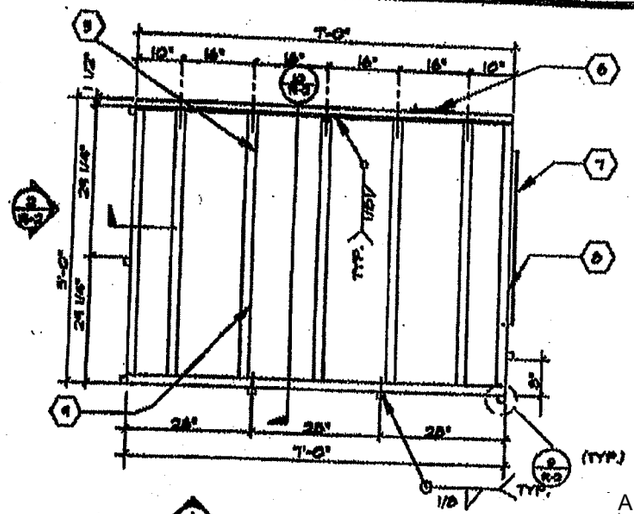
TYP. ELECTRICAL PLAN

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY
						PC 275

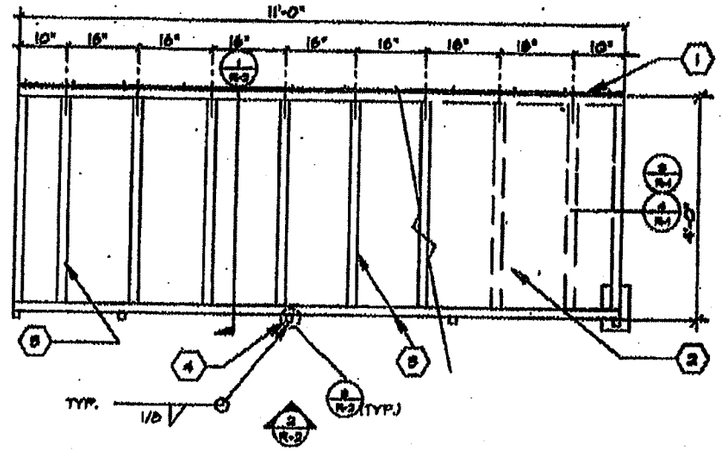
MODTECH INC.

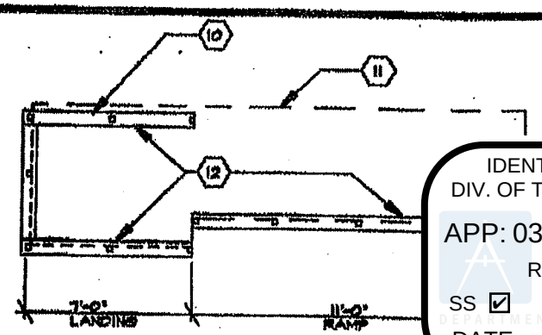
ELECTRICAL PLAN

E1.0A



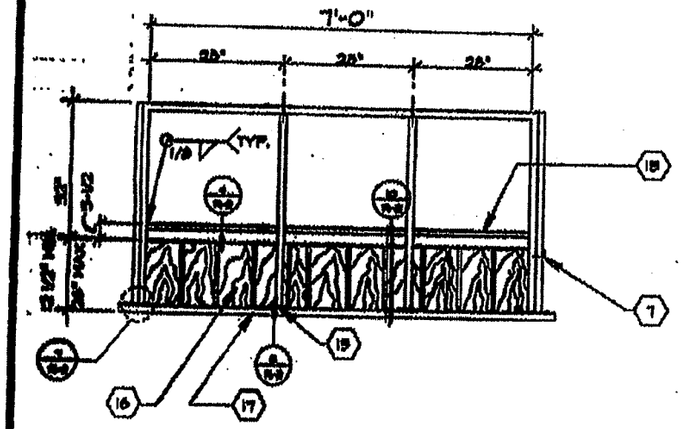
LANDING



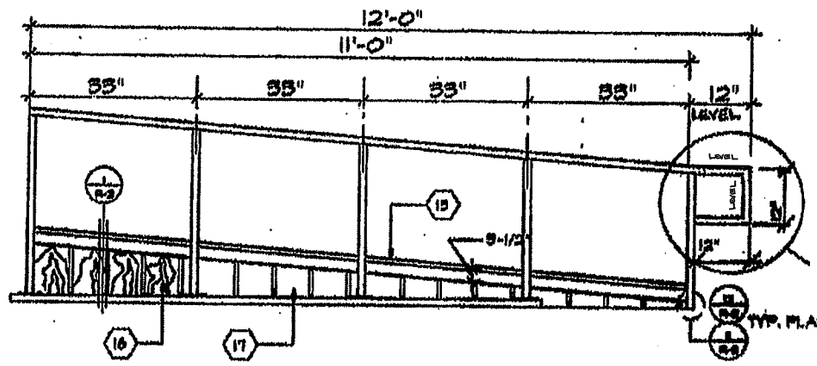


SILL PLAN FOR RAMP AND LANDING

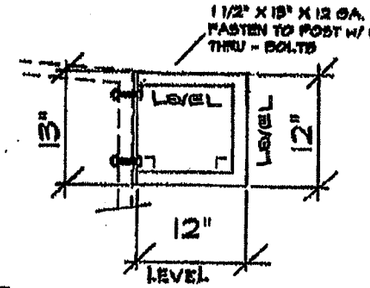
ALL SURFACES SHALL BE SMOOTH WITH NO SHARP CORNERS, PER CBC 11B-505.8
WALL TO BE SMOOTH AND TO EXTEND 8" ABOVE HANDRAIL

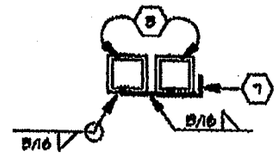


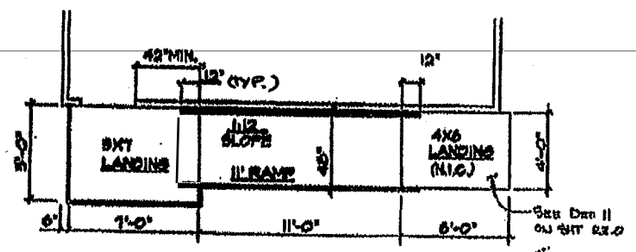
LANDING ELEVATION



RAMP ELEVATION

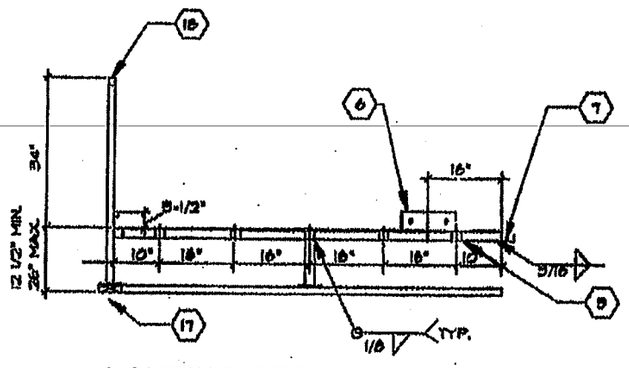




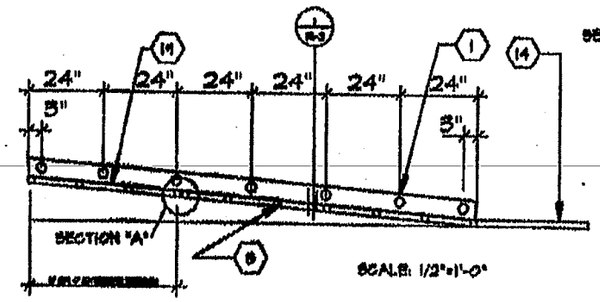


TRANSITION/BUILD UP FROM BOTTOM LANDING TO TOE OF RAMP IS BY DISTRICT.

RAMP PLAN @ BLDG



LANDING SECTION



RAMP SECTION

RAMP PLAN/ELEVATIONS

SCALE 1/4"=1'-0"

NOTES

1. RAMPS: RAMPS SHALL NOT SLOPE MORE THAN 1"
...TH SIDES OF RAMP
...ON SLIP SURFACE ... BY AMERICAN
...TO BLDG FRAME
...THE MAXIMUM ...RADE IS 28" ...THE ACCESS RAMP ...D BE 84"-0" AT A ...RISE INTO ACCOUNT ...VISION NO. IS 11'-0" ...THE ARCHITECT WILL ...SUPPLEMENTAL DETAILS ...BOTTOM LANDING DIMENSIONS ...ANY CHANGES SITE CONDITIONS, IN NO WAY TO PROTECT ING. RESPONSIBLE FOR ANY RAMP EXTENSION EXCEEDING THE ORIGINAL PLAN AS SHOWN ON SHEET R-1.

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

KEY NOTES

1. 4"X10GA. CONT. PLATE W/1/4 HD" LAG SCREWS @ 12" O.C. INTO STUDS OR FOUND. "SLIK'S OR #14 X 1-1/2" TEK SCREWS INTO STEEL @12" O.C.
2. 12GA. METAL DECKING (TYPICAL)
3. TUBE STEEL 6"X2"X14GA. TYPICAL FOR RAMP FRAMING.
4. L.S.S @ 55" O.C.
5. JOISTS @ 16" O.C.
6. 4"X10GA. PL. W/2-1/ 4@10" LONG LAG SCREWS TO STRUCTURAL FRAMING OF BLDG.
7. 5"X1"X10 GA. BENT PLATE WELDED TO FRAME
8. TUBE STEEL 1-1/2"X1-1/2"X12GA. THIS SIDE ONLY
9. TUBE STEEL 2"X2"X14GA. TYPICAL LANDING FRAME
10. VERTICAL POST, (TYPICAL) 1 1/2" □
11. OUTLINE OF RAMP AND LANDING
12. 2X6 P.T. SILL PL.
13. 1"X1"X14GA. CONT. WHEELCHAIR WHEEL GUARD
14. A/C PAVING BY DISTRICT (NIC)
15. 3"X8"X1/4" THK PLATE W/2-5/8"ØHD. X1-1/2" LG. LAGS (TYPICAL)
16. TYPICAL SKIRTING, (SEE SPECS) ATTACH W/#8 @ 4" O.C. EDGES & 12O.C. FIELD BLOCK ALL EDGES.
17. 2X6 P.T. CONT SILL PL @ PERIMETER
18. HANDRAIL 1 1/2" □ TUBE
19. 12GA. METAL DECK W/NON-SLIP SURFACE, RESIN COEFFICIENT OF FRICTION GREATER THAN 6% MAINTAINABLE FOR 1 YEAR.

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY

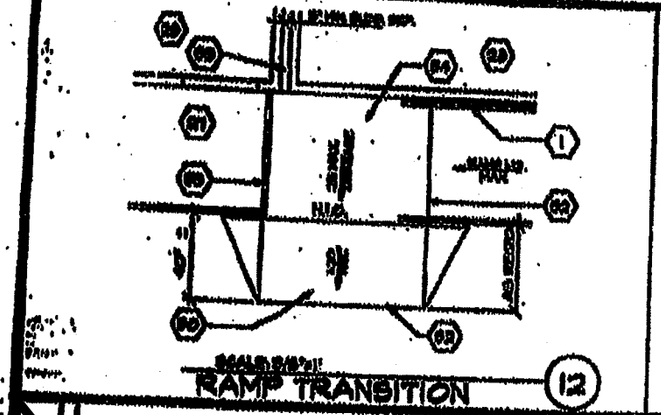
MODTECH INC.

JOB #

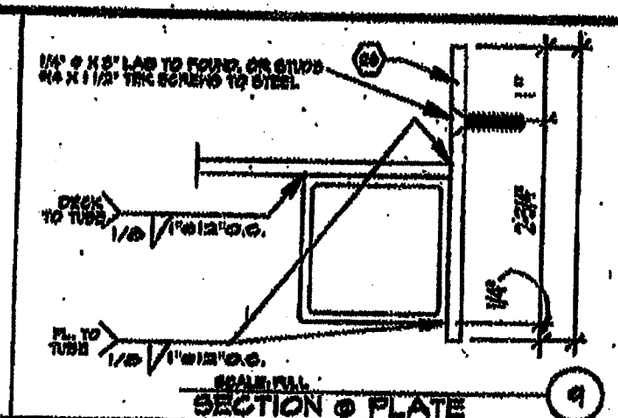
DRAWN BY
DATE
CHECKED BY
DATE

RAMP AND LANDING PLAN

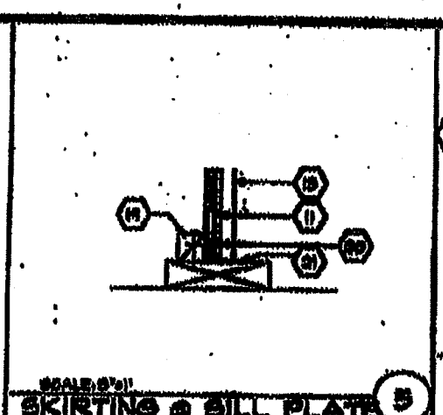
R1.0



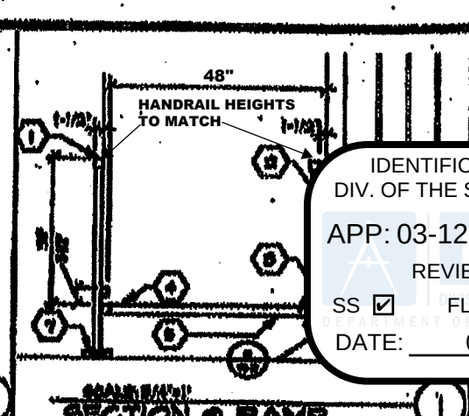
RAMP TRANSITION (12)



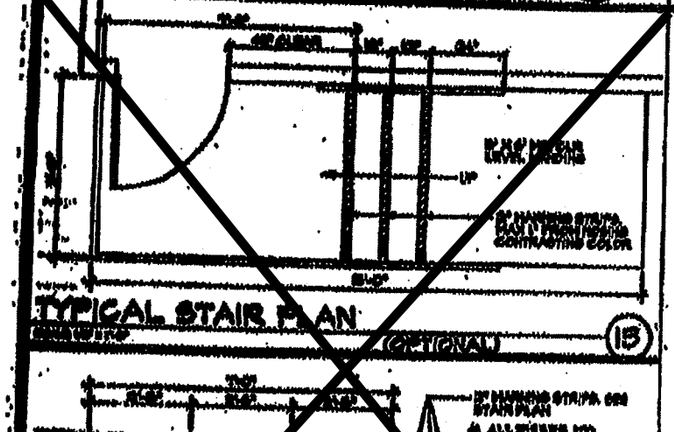
SECTION @ PLATE (9)



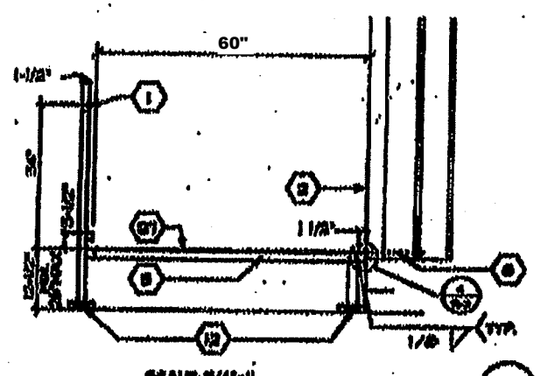
SKIRTING @ SILL PLATE (5)



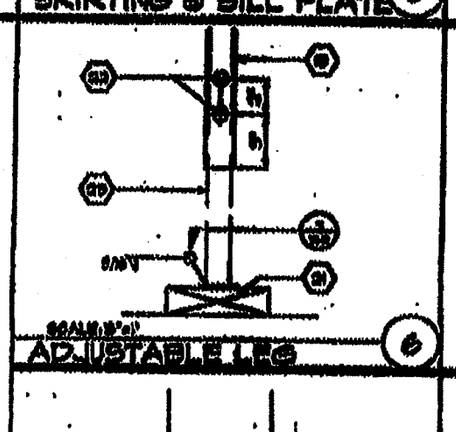
SECTION @ RAMP (1)



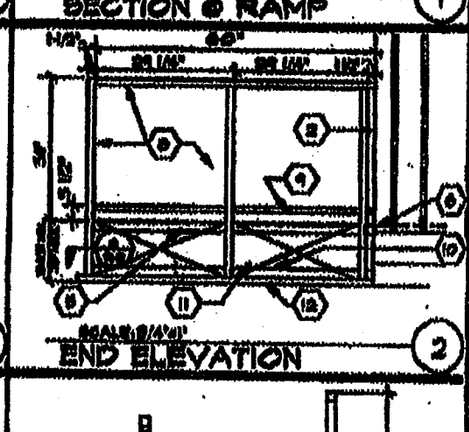
TYPICAL STAIR PLAN (OPTIONAL) (15)



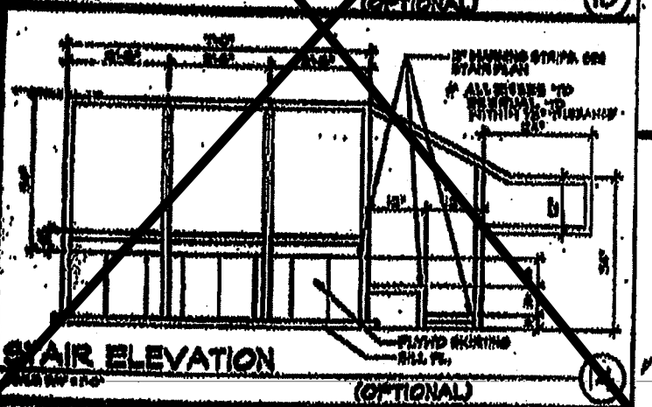
SECTION @ LANDING (10)



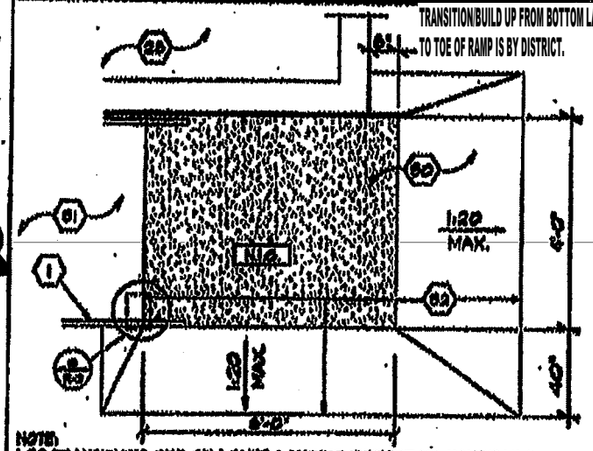
ADJUSTABLE LEG (6)



END ELEVATION (2)



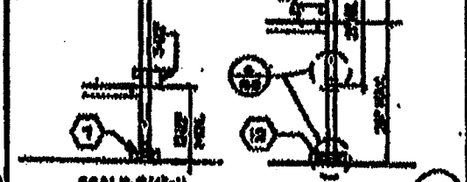
STAIR ELEVATION (OPTIONAL) (14)



NOTE:
1:20 TRANSITIONS OFF OF LOWER LANDING REQUIRE NO HANDRAILS
TRANSITIONS OFF OF LOWER LANDING EXCEEDING 1:20 , BUT NOT TO EXCEED A MAXIMUM OF 1:16 WILL REQUIRE REMOVAL OF 1' EXTENSION & ADDITIONAL HANDRAILING BY DISTRICT.

DISTRICT PROVIDED LANDING (11)

BASE PLATE (7)



ADJUSTABLE LEG (3)

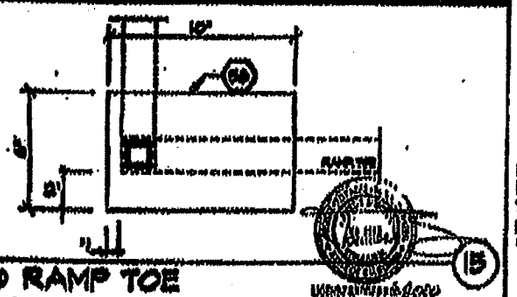


PLATE @ RAMP TOE (15)

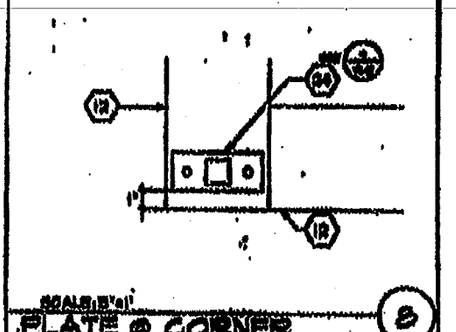
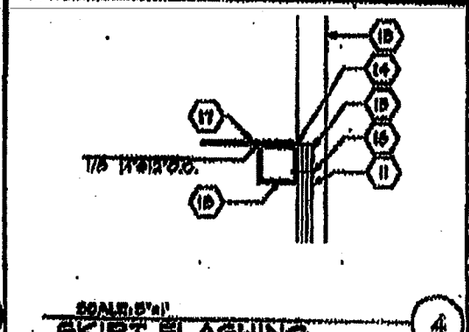


PLATE @ CORNER (8)



SKIRT FLASHING (4)

KEY NOTES

1. HANDRAIL
2. [illegible] TUBING (TYPICAL)
3. (1-1/2"Ø) TUBE HIGH CHAIN GUARD (CONT.)
4. DIE NAILER
5. SKIRTING
6. P.T. SHS PL.
7. (1-1/2"Ø) TUBING
8. CAULKING
9. 26GA. FLASHING
10. Ø1/4" TPI SCREWS @ 6" O.C.
11. 18GA. METAL DECK
12. 2" Ø TUBING
13. 16"Ø" NAILER W/4"Ø @ 12" O.C.
14. Ø @ 6" O.C.
15. PRESSURE TREATED SHS CONT. PL. (SEE SHEET)
16. 5/8"x10" L.B. MB W/NUT AND WASHER
17. (1-1/2" Ø) TUBING
18. 1/2 GA. PLATE
19. TAB (3/8"x5"x1" LAG BOLTS
20. 4"W DBA. CONT. PL. ABOVE OR BELOW PER DETAILS
21. LANDING
22. EXISTING PORTABLE
23. EXISTING A/C PAVING
24. A.C. PAVING (BY DIST. WHERE REQ'D) (1% MAX.)
25. RAMP BY PORTABLE MFG.
26. FLUSH TRANSITION
27. 5" MIN. BUILDING SEPARATION
28. TOP OF PAVING
29. SHEETHOOD HEADER
30. 6" X 10" X 12 GA. FOOT PLATE @ RAMP TOE

ARCHITECT	ELECTRICAL	STRUCTURAL	MECHANICAL	FIRE MARSHAL	ACCESS COMPLIANCE	STRUCTURAL SAFETY

MODTECH INC.

RAMP AND STAIR DETAILS

R2.0

ELITE MODULAR

WOOD & CONCRETE FOUNDATIONS PC

ELITE MODULAR LEASING & SALES, INC.
P.O. BOX 78447 CORONA CA 92877
PHONE: 951-422-2500 FAX: 951-943-3074

NOTE:
BELOW STATEMENT APPLICABLE AT W.U.I. AREAS ONLY

FOUNDATION PC OPTION TO BE COMPLIANT WITH WILD/ URBAN INTERFACE ZONE (W.U.I.)

- EXTERIOR UNDER FLOOR VENTS TO BE FULLY COVERED WITH CORROSION RESISTANT MESH. OPENINGS TO BE NO LESS THAN 1/16" BUT NO MORE THAN 1/8" IN SIZE PER CBC 706A
- EXTERIOR WALLS MUST BE COMPRISED OF NON-COMBUSTIBLE MATERIAL PER CBC 707A
- THE SKIRTING BETWEEN THE FLOORS AND THE GRADE MUST BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL PER CBC 707A

NOTE: SEE DETAILS 6, 7, 8 & 9 ON SHEET **WFD-01** FOR (W.U.I.) DETAIL REFERENCES

SHEET INDEX

ADJACENT BUILDINGS: ONLY THOSE BUILDINGS MANUFACTURED BY THE SAME COMPANY MAY BE PLACED ADJACENT TO EACH OTHER

APPROVED PC A-NUMBERS FOR THIS FOUNDATION PC:

BUILDING DATA 24x40 RIGID FRAME

PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
PC 80	09/14/1989	24x40	50/50+20/100#	MODTECH
PC 76	03/19/1992	24x40	50+20#	MODTECH
PC 112	03/13/1990	24x40	50/50+20#	AURORA
PC 242	05/11/1995	24x40	50+20#	MODTECH
PC 275	08/10/1998	24x40	50/50+20#	MODTECH
PC 282	09/03/1998	24x40	50/50+20#	MODTECH
04-104796	07/17/2003	24x40	50+20#	MODTECH
04-101419	10/23/1999	24x40	50/50+20#	MODTECH
PC 270	09/12/1999	24x40	50#/**50+20#	MODTECH
PC 106884	12/03/2007	24x40	50+20#	SMI
04-100073	01/15/1998	24x40	50+20#	MSI
PC 253	05/10/1996	24x40	50/50+20/100#	AURORA
04-101244	09/02/1999	24x40	50/50+20/100/125#	MSI
PC 367	01/20/1998	24x40	50+20#	EBS
PC 330	09/04/1997	24x40	50/50+20#	PACE SETTER
PC 260	05/10/1996	24x40	50/50+20/100/125#	AURORA

BUILDING DATA 24x40 (EXPANDABLE) RIGID FRAME

PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
04-104793	05/22/2003	24-144X40	50/50+20/100/125#	MODTECH
04-107557	02/21/2006	24/36/48X40	50/50+20/100/150#	SILVER CREEK
04-109299	02/09/2010	24-120X40	50/50+20/100/150#	SILVER CREEK
04-112072	12/29/2011	24-120X40	50/50+20/100/150#	SILVER CREEK
04-109619	02/09/2010	24/36/48/144X40	50/50+20/100/150#	SILVER CREEK
04-112147	04/02/2012	24/36/48/144X40	50/50+20/100/150#	SILVER CREEK
04-114027	04/14/2015	24/36/48/144X40	50/50+20/100/150#	SILVER CREEK
04-113886	02/06/2015	24/36/48/144X40	50/50+20/100/150#	SILVER CREEK
04-114102	08/04/2015	24/36/48/144X40	50/50+20/100/150#	SILVER CREEK
04-116668	07/24/2018	24/36/48/120X40	50/50+20/100/150#	SILVER CREEK
04-116721	09/24/2018	24/36/48/120X40	50/50+20/100/150#	SILVER CREEK
PC 243	05/04/1995	24/36/48X40	50/50+20/100#	MODTECH
PC 79	11/25/1990	24/36/48X40	50/50+20/100#	MODTECH
PC 258	04/13/1995	24/36/48X40	50/50+20#	MODTECH
PC 266	05/24/1996	24/36/48X40	50/50+20/100#	MODTECH
PC 101268	12/16/1999	24/36/48X40	50/50+20/100#	MODTECH
PC 104801	05/22/2003	24/36/48X40	50/50+20/100#	MODTECH
PC 289	02/13/1997	24/36/48X40	50/50+20#	MODTECH
04-100335	06/30/1998	24/36/48X40	50/50+20/125#	AURORA
04-101055	06/29/1999	24/36/48X40	50/50+20/125#	AURORA
PC 323	06/24/1997	24/36/48X40	50/50+20/100#	MSI
PC 362	10/15/1997	24/36/48X40	50/50+20/125#	MSI
04-105135	07/09/2003	24/36/48X40	50/50+20/100/125#	WALDEN
04-104816	04/30/2009	24/36/48X40	50/50+20/150#	AURORA

APPLICABLE CODES

LIST OF 2019 CALIFORNIA CODE OF REGULATIONS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R.
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
(2018 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
(2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
2007 ASME A17.1 (w/A17.1a/CSA B44a-08 ADDENDA) SAFETY CODE FOR ELEVATORS AND ESCALATORS

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023
PROJECT SPECIFIC STATE AGENCY APPROVAL

ELITE MODULAR
LEASING & SALES, INC.
P.O. BOX 78447
CORONA CA 92877
PHONE: 951-422-2500
FAX: 951-943-3074

PROJECT NAME:

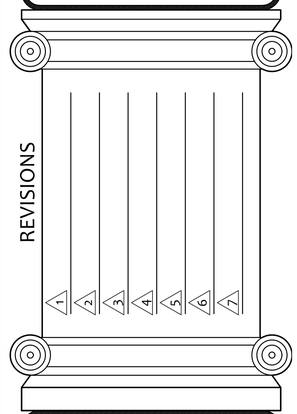
SHEET TITLE:

COVER SHEET

ARCHITECT OF RECORD
SUBMISSION DATE

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-120373 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 08/24/2021
2019 CBC
ORIGINAL PC STATE AGENCY APPROVAL

REVISIONS



PROJECT NO:

DRAWN BY: F.C.

SCALE: AS NOTED

DATE: AUGUST 23, 2021

SHEET NUMBER

CP

SPECIFICATIONS
RELOCATABLE CLASSROOMS

CARPENTRY:

1. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO INSTALL CARPENTRY
2. WORKMANSHIP:
   A- FRAMING: SECURELY NAILED, BRIDGED AND BLOCKED TO FORM RIGID STRUCTURE, WORK CUT, FITTED AND ASSEMBLED LEAVE, PLUMBING AND TRUE LINE. TRIM IN AS LONG LENGTHS AS POSSIBLE WITH ALL STANDING TRIM IN ONE PIECE. TRIM SEALED AT ALL EDGES.

   B. NAILING: IN ACCORDANCE WITH THE TITLE 24 CCR-TABLE 2304.9.1. NAILS SHALL BE CORROSION RESISTANT BOX NAILS.

   C. MACHINE APPLIED NAILING SHALL HAVE PRIOR DEMONSTRATION AND APPROVAL BY DSA FIELD INSPECTOR AND THE ARCHITECT. THE APPROVAL IS SUBJECT TO CONTINUOUS SATISFACTORY PERFORMANCE. PLYWOOD SHALL HAVE A MINIMUM THICKNESS OF 3/8". IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.

   D. TRIM: SEALED AT ALL EDGES. SEALANT PAINTED TO MATCH TRIM OR SIDING.

MATERIAL SPECIFICATIONS:

1. STRUCTURAL FRAMING SHALL BE HEM FIR-LARCH GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR STANDARD GRADING RULES NO. 16 OF THE WEST COAST LUMBER INSPECTION BUREAU, LATEST EDITIONS. GRADES SHALL BE AS OF FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS. (HEM FIR SOUTH IS NOT ALLOWED) EACH PIECE SHALL BE GRADE MARKED AND NO PIECE MAY FALL BELOW GRADES INDICATED. ALL FRAMING EXCEPT AS NOTED HEM FIR #2.
2. PLYWOOD SHALL BE AS SHOWN ON THESE DRAWINGS WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 1-07. ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH AN IDENTIFICATION INDEX AS SHOWN ON DRAWINGS. USE 4'X8' PANELS- MINIMUM, EXCEPT AT BOUNDARIES AND AT FRAMING CHANGES WHERE MINIMUM PANEL DIMENSION SHALL BE 24" AT ROOFS AND FLOORS AND 12" AT WALLS.
3. BOLTS FOR TIMBER CONNECTIONS SHALL CONFORM TO SNAI/ASME STANDARD B18.2.1-2012 & 2012 EDITION OF NDS (THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION) BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENT OF 2012 NDS.
   BOLT HOLES SHALL BE 1/32 TO 1/16 INCH LARGER THAN BOLD DIAMETER. BOLTS SHALL BE FULL BODY WITH MINIMUM YIELD STRENGTH OF 45,00 PSI. RE-TIGHTEN BOLTS BEFORE CLOSING IN WORK.
4. LAG SCREWS SHALL BE STEEL AND CONFORM TO ANSI/ASME STANDARDS B18.2.1 AND 2012 NDS. HOLES FOR LAG SCREWS SHANKS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PENETRATION OF THE SCREW SHALL BE BORED TO 70% OF THE SHANK DIAMETER. OR QUARTER INCH (1/4") DIAMETER LAG SCREWS NEED NOT HAVE PRE-DRILLED HOLES IF IT CAN BE SHOWN THAT WOOD MEMBERS ARE NOT DAMAGED DURING INSTALLATION. PROVIDE FULL DIAMETER BODY LAG SCREWS WITH BENDING YIELD STRENGTHS PER TABLE 11J IN NDS.
5. PROVIDE MALLEABLE IRON WASHERS OR EQUIVALENT CUT PLATE WASHERS (NOT LESS THAN A STANDARD CUT WASHER) UNDER NUTS AND BOLT OR LAG SCREWS HEADS WHICH BEAR ON WOOD.
6. WOOD SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1 AND THE REQUIREMENTS OF THE 2012 NDS. GALVANIZED OR OTHER CORROSION RESISTANT COATING WHERE EXPOSED TO WEATHER OR USED IN FOUNDATIONS. SCREWS SHALL BE STEEL WITH CUT THREADS AND BENDING YIELD STRENGTHS PER TABLE 11L IN NDS.
7. WOOD MEMBERS SHALL BE CUT OR NOTCHED ONLY AS SHOWN ON STRUCTURAL DRAWINGS.
8. WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 3/4 OF THE NAIL DIAMETER.
9. STRUCTURAL NAILING SHALL BE WITH BOX NAILS PER ALL REQUIREMENTS OF 2012 NDS. NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH CCR TITLE 24, PART 2, TABLE 2304.9.1. ALL NAILS SHALL BE GALVANIZED OR OTHER CORROSION RESISTANT COATING WHERE EXPOSED TO WEATHER, IN FOUNDATIONS AND AS NOTED ON PLANS. PER THE REQUIREMENTS OF CCR TITLE 24. PAR2, WITH MINIMUM BENDING YIELDS PER TABLE 11N IN NDS. (SEE NAIL EQUIVALENCE BELOW)
10. NAIL EQUIVALENCE:
    (PROVIDE MINIMUM NAIL LENGHTS AS REQUIRED FOR SPECIFIED PENETRATION, TYPICAL: U.N.O)

    6D EQUALS .113" DIA - PROVIDE 1.36" MINIMUM POINT PENETRATION
    8D EQUALS .131" DIA - PROVIDE 1.57" MINIMUM POINT PENETRATION

11. PRESSURE PRESERVATIVE TREATMENT SHALL BE PER SECTION 2303.1.8. CCR TITLE 24, PART 2. PROVIDE QUALITY MARK ON AL TREATED FOUNDATION MEMBERS THAT COMPLY WITH CBC 2303.1.8.1. ALL FOUNDATION MEMBERS SHALL BE MARKED AS "FOR GROUND CONTACT" OR "FOR ABOVE GROUND USE" AS APPROPRIATE. PRESSURE TREATED MATERIAL SHALL COMPLY WITH AWPA STANDARD U1 AS REQUIRED BY CBC 2303.1.8 TREAT ALL CUT ENDS OF PRESSURE TREATED MEMBERS WITH AN APPROVED PRESERVATIVE. (WILLARD WB COOPER GREEN 2% OR AN APPROVED EQUIVALENT) WHERE NOTED MEMBERS BELOW THE SUB FLOOR THAT ARE NOT A PART OF THE FOUNDATION SHALL BE PRESSURE TREATED.
12. ONLY MATERIALS IN CONTACT WITH THE GROUND NEEDS TO BE PRESSURE TREATED, ALL OTHER FOUNDATION LUMBER CAN BE DF OR HF#2 OR EQUAL.
13. IF MACHINE NAILING IS UTILIZED FOR THIS PROJECT, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CCR TITLE 24, PART 2. MACHINE NAILING IS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER OR ARCHITECT AND THE DIVISION OF THE STATE ARCHITECT.
14. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL COMPLY WITH SECTION 2304.9 OF CBC.
15. NAILS AND SPIKES USED IN WET OR EXTERIOR LOCATIONS SHALL COMPLY WITH SECTION 2304.9.1.1 OF CBC
16. SHIM MATERIAL ABOVE SILL PLATES SHALL BE PLYWOOD CD EXP 1 OR EQUAL (NOT PRESSURE TREATED)
17. USE LUMBER IN GOOD CONDITION IS ACCEPTABLE FOR USE IN FOUNDATION SYSTEM
18. TIE PLATES SHALL CONFORM TO A-1011 GRADE 33.

SITE INSTALLATION REQUIREMENTS FOR DSA CLASSROOM BUILDINGS:

1. IN THE CASE OF EQUIPMENT LOCATED IN THE STATE OF CALIFORNIA, THE LESSEE (SCHOOL DISTRICT) IS RESPONSIBLE FOR THE SITE BEING CLEARED (FREE OF GRASS, TREES, SHRUBS, ETC) AND GRADED TO WITHIN 4 1/2" OF LEVEL GRADE FOR EACH BUILDING. IF THE SITE EXCEEDS THE 4 1/2" LEVEL GRADE REQUIREMENT ADDITIONAL COSTS MAY BE CHARGED TO LESSEE.

2. UNDER NO CIRCUMSTANCES SHOULD THE SITE BE GREATER THAN 9" FROM LEVEL GRADE OR HAVE LESS THAN 1000 PSF MINIMUM SOIL BEARING PRESSURE.

3. PRIOR TO DELIVERY, THE LESSEE SHALL MARK THE FOUND CORNERS OF THE BUILDING ON THE SITE, INCLUDING DOOR LOCATION. SHOULD SPECIAL HANDLING BE REQUIRED TO EITHER PLACE, INSTALL OR RELOCATE THE CLASSROOM ON THE LESSEE'S SITE DUE TO SITE OBSTRUCTION SUCH AS FENCING, LANDSCAPING, OTHER CLASSROOMS, ETC. ADDITIONAL COST WILL BE CHARGED TO LESSEE

4. PROVIDE ELECTRICAL GROUND TEST PER DSA IR E-1
5. FIELD WELDING FOR WELDING TIE PLATE OPTION. (IF USED, REQUIRES TEST AND INSPECTION)

   THE EXAMPLE FORM DSA 103'S SHOWN ON THIS SHEET ARE FOR ILLUSTRATION PURPOSES ONLY. A FORM DSA 103 IS TO BE COMPLETED FOR EACH APPLICATION THAT THIS PC IS BEING INCORPORATED INTO AND ALL EXAMPLE FORM DSA 103'S ARE TO BE CROSSED OUT ON THIS DRAWING.

6. NO OTHER TEST AND INSPECTIONS ARE REQUIRED.
7. P.T. SHIMS MAY BE PROVIDED TO ACHIEVE A POSITIVE CONNECTION BETWEEN BOTTOM SILL PLATE AND FINISH GRADE IF REQUIRED. SHIM SIZES MAY VARY DEPENDING ON GAP.

GENERAL REQUIREMENTS:

1. THE REQUIREMENTS OF THE GENERAL CONDITIONS OF THE AGREEMENT AND THESE GENERAL REQUIREMENTS APPLY TO THE SEVERAL TRADE SECTIONS WITH THE SAME FORCE AS THOUGH FULLY REPEATED IN EACH SECTION.
2. NAME BRANDS ARE INDICATED TO ESTABLISH A STANDARD OF QUALITY ITEMS OF EQUAL OR BETTER QUALITY MAY BE SUBSTITUTED FOR THE LISTED BRAND NAME PRODUCTS

SCOPE OF WORK:

1. THE WORK CONSISTS OF INSTALLING ON-SITE MODULAR RELOCATABLE BUILDINGS AS DEFINED HEREIN, SHOWN AND DETAILED ON THE DRAWINGS
2. ALL REQUIREMENTS OF CCR (CALIFORNIA CODE REGULATION) TITLE 19 AND 24 RELATING TO INSPECTIONS AND VERIFIED REPORTS SHALL BE COMPLIED WITH AND SHALL INCLUDE:

A. GENERAL RESPONSIBLE CHARGE OF FIELD ADMINISTRATION BY THE ARCHITECT OF RECORD.

B. INSPECTION DURING THE COURSE OF CONSTRUCTION BY AN INSPECTOR APPROVED BY DSA (DIVISION OF THE STATE ARCHITECT) AND THE DISTRICT ARCHITECT. THE INSPECTOR SHALL BE RESPONSIBLE FOR AND APPROVED TO INSPECT THE GENERAL CONSTRUCTION, WELDING, MECHANICAL AND ELECTRICAL WORK, COST OF THESE INSPECTIONS SHALL BE BORNE BY THE SCHOOL DISTRICT.
C. ON SITE INSPECTION OF THE BUILDING INSTALLATION, ELECTRICAL AND UTILITY OF THE BUILDING INSTALLATION OR CONNECTION BY AN INSPECTOR APPROVED BY THE DSA AND RETAINED BY THE SCHOOL DISTRICT.
D. OTHER SPECIAL TEST OR INSPECTIONS AS MAY BE REQUIRED BY DSA COST OF THESE INSPECTION TEST SHALL BE BORNE BY THE SCHOOL DISTRICT

WORK NOT INCLUDED:

1. ALL ON SITE OR OFF SITE UTILITIES AND THE CONNECTION OF THEM TO THE BUILDING UNLESS INDICATED ON THE DRAWINGS
2. ALL LEVELING, GRADING OR OTHER SITE PREPARATION (EXCEPT FOUNDATION LEVELING WHERE REQUIRED) UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. FIRE ALARM SYSTEM, PROGRAM BELL, LOCK, PUBLIC ADDRESS SYSTEM, INTERCOM SYSTEM, TV SYSTEM, COMPUTER DATA OR ANY OTHER LOW VOLTAGE SYSTEM, UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR THE LEASE AGREEMENT.

ACCESSIBILITY OF SITE:

THE SCHOOL DISTRICT SHALL PROVIDE ACCESS TO THE SITE FOR THE INSTALLATION OF THE BUILDING. REMOVAL OF TREES, SHRUBS, FENCING, SPRINKLERS, ETC. NECESSARY FOR MOVE-IN AND REMOVAL OF THE BUILDINGS SHALL BE THE RESPONSIBILITY OF THE SCHOOL DISTRICT.

SITE ASSEMBLY:

1. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO PREPARE THE BUILDING ELEMENTS, TRANSPORT THEM FROM PLANT TO THE SITE AND COMPLETE THE ASSEMBLY AT THE SITE.
   THE CONDITION OF THE SITE, SUCH AS DRAINAGE AND SOIL BEARING CAPACITY, SHALL BE THE RESPONSIBILITY OF THE SCHOOL DISTRICT AND THE ARCHITECT ARCHITECT.

2. ASSEMBLY OF ELEMENTS:
A. IN A LOCATION ON THE SITE AS DETERMINED BY THE DISTRICT ARCHITECT. THE CONTRACTOR SHALL PLACE THE FOUNDATION AS DETAILED ON THE DRAWINGS.
B. THE ELEMENTS SHALL BE BROUGHT TO THE SITE ON A WHEEL ASSEMBLY AND TRANSFERRED TO THE PREPARED SITE. GREAT CANE SHALL BE TAKEN TO AVOID DAMAGE TO THE ELEMENTS BY RACKING OR BUMPING.
C. CONNECTION OF THE ELEMENTS TOGETHER SHALL BE DONE ACCORDING TO INSTRUCTIONS ON THE DRAWINGS. FLASHING, TRIM AND OTHER LOOSE ITEMS SHALL BE INSTALLED PER PLANS AND DETAILS OF THE ORIGINAL BUILDING MANUFACTURER'S DRAWINGS.

VERIFY BUILDING'S MODULE SIZE PRIOR TO POURING CONCRETE - ADD 1/8" AT OUTSIDE MODULES AND 1/4" AT INNER MODULES FOR GROWTH PURPOSES.

DESIGN DATA:

FLOOR LIVE LOAD = 50 PSF, 50+20 PSF PARTITIONS, 100 PSF
ROOF LIVE LOAD = 20 PSF REDUCIBLE FOR TRIBUTARY AREA
WIND SPEED = 120 MPH (V) (3 SECOND GUST), Kzt = 1.0, I = 1,0
SNOW LOAD = PROJECT IS NOT LOCATED IN A SNOW REGION
BUILDING CODES = 2019 CBC

SEISMIC DESING DATA:

BASIC SEISMIC FORCE RESISTING SYSTEM = STEEL MOMENT FRAME
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE
SEISMIC DESIGN CATEGORY = E (PER CBC SECTION 1613A.6.6)

MOMENT FRAME PC'S:

DESIGN BASE SHEAR: 24x40 BUILDING = 22490 # (ROOF, FLOOR, WALLS & PARTITIONS)
36x40 BUILDING = 32810 # (ROOF, FLOOR, WALLS & PARTITIONS)
48x40 BUILDING = 43130 # (ROOF, FLOOR, WALLS & PARTITIONS)

1: = 1.0 Cs2 = 0.597 R: = 3.5 SITE CLASS = D (ASSUMED)
Ss =3.73 MAPPED VALUE MAX / 0.75 Ss = 2.611 (FOR DESIGN VALUE MAX)
SDS =2.089 (SITE SPECIFIC DOCUMENTATION JUSTIFYING SDS SHALL BE SUBMITTED TO DSA PRIOR TO APPROVAL)
S1 =1.389 PER CBC FIGURE 1613A.6(2) SD1 = 1.574
RISK CATEGORY = II

FLOOD DESIGN DATE:

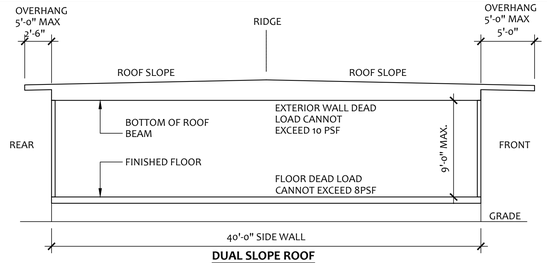
PROJECT IS NOT LOCATED IN A FLOOD ZONE

SOIL BEARING:
ALLOWABLE SOIL BEARING = 1,000PSF FOR WOOD SILL FOUNDATIONS

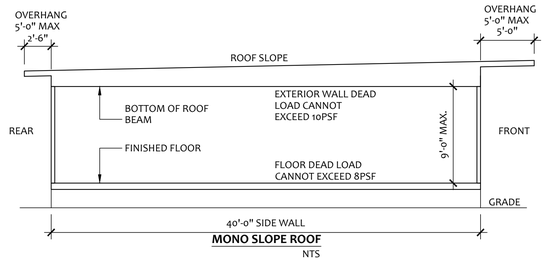
LIMITATIONS FOUNDATION PC ONLY:

FOUNDATION ONLY PC IS DESIGNED TO SUPPORT THE SUPERSTRUCTURE FOR THE RELOCATABLE BUILDINGS AS LISTED ON THIS DRAWING.

THE DESIGN CALCULATIONS ARE BASED ON THE FOLLOWING:
1. DAS APPROVED STOCKPILE BUILDINGS
2. ROOF OVERHANGS OF 5'-0" MAXIMUM
3. SINGLE SLOPE OR DUAL SLOPE BUILDINGS
   WALL HEIGHT: 9'-0" MAXIMUM ON DUAL SLOPE BUILDINGS.
   WALL HEIGHT: 10'-4" MAXIMUM ON SINGLE SLOPE BUILDINGS.
   (HEIGHT DETERMINED FROM FINISH FLOOR IN BUILDING TO BOTTOM OF STEEL ROOF STRUCTURE: BEAMS OR ROOF HEADERS)
4. WALL DEAD LOAD OF 10PSF (NOT STUCCO)
5. FLOOR DEAD LOAD OF 8PSF



DUAL SLOPE ROOF
NTS



MONO SLOPE ROOF
NTS

TYPICAL ELEVATIONS ARE SHOWN TO CLARIFY FOUNDATION PC ONLY LIMITATIONS DOCUMENTATION SHALL BE PROVIDED BY ENGINEER OR GENERAL RESPONSIBLE CHARGE TO BE REVIEWED AND APPROVED BY THE DSA STRUCTURAL PLAN REVIEWER

NOTE:
THE EXAMPLE FORM DSA-103 SHOWN IS FOR ILLUSTRATION PURPOSES ONLY TO ASSIST IN THE COMPLETION OF FUTIRE PROJECT-SPECIFIC FORM DSA-103.

A FORM DSA-103 IS TO BE COMPLETED FOR EACH PROJECT APPLICATION THAT THIS PC IS BEING INCORPORATED INTO AND THE EXAMPLE FORM DSA-103 IS TO BE CROSSED OUT ON THIS DRAWING

DSA — DIVISION OF THE STATE ARCHITECT — DEPARTMENT OF GENERAL SERVICES

DSA-103
List of Required Structural Tests & Special Inspections - 2019 CBC

INCREMENT #
DSA File No.: PC-125
Application No.: 04-120373
Date Submitted:
Revised:
Revised:

School Name: ELITE MODULAR UNIVERSAL FOUNDATION PC (SAMPLE T&I) **WOOD** | District: ELITE MODULAR LEASING & SALES INC.

IMPORTANT: This form is only a summary list of structural tests and some of the special inspections required for the project. Generally, the structural tests and special inspections noted on this form are those that will be performed by the Geotechnical Engineer of Record, Laboratory of Record, or Special Inspector. The actual complete test and inspection program must be performed as detailed on the DSA approved documents. The appendix at the bottom of this form identifies work NOT subject to DSA requirements for special inspection or structural testing. The project inspector is responsible for providing inspection of all facets of construction, including but not limited to, special inspections not listed on this form such as structural wood framing, high-load wood diaphragms, cold-formed steel framing, anchorage of non-structural components, etc., per Title 24, Part 2, Chapter 17A.

INSTRUCTIONS: Click a plus sign (+) before any category or subcategory to reveal additional tests and special inspections. A shaded box indicates a test or special inspection that may be required, depending on the scope of the construction and other issues. A shaded box can be clicked indicating your selection of that test. **Note:** A minus (-) on a category or subcategory heading indicates that it can be collapsed. However, any selections you may have made will be cleared. Click on the "COMPILE" button to show only the tests and inspections finally selected. **For more information on use of this form, see DSA-103.INSTR.**

Note: References are to the 2016 edition of the California Building Code (CBC) unless otherwise noted.

REQUIRED	TEST OR SPECIAL INSPECTION	TYPE†	PERFORMED BY*	CODE REFERENCE AND NOTES
-	**SOILS**			
-	**1. GENERAL:**			Table 1705A.6
X	a. Verify that: • site has been prepared properly prior to placement of controlled fill and/or excavations for foundations, • foundation excavations are extended to proper depth and have reached proper material, and • materials below footings are adequate to achieve the design bearing capacity	Periodic	GE*	* By geotechnical engineer or his or her qualified representative. (See Appendix for exemptions.)
+	**CONCRETE**			Table 1705A.3, ACI 318-14 Sections 26.12 & 26.13
+	**MASONRY**			TMS 402-13/ACI 530-13/ASCE 5-13 Table 3.1.3 & TMS 602-13/ACI 530.1-13/ASCE 6-13 Table 5
+	**STEEL, ALUMINUM**			Table 1705A.2.1, AISC 303-10, AISC 360-10, AISC 341-10, AISC 358-10, AISI S100-07/S2-10
+	**WOOD**			
+	**OTHER**			

List of required verified report(s):

1 Soils testing and Inspection: Geotechnical Verified Report - Form DSA-293

KEY to Columns

1 Type -	2 Performed By -
Continuous – Indicates that a continuous special inspection is required	**GE** – Indicates that the special inspection is to be performed by a registered geotechnical engineer or his or her authorized representative
Periodic – Indicates that a periodic special inspection is required	**LOR** – Indicates that the test or inspection is to be performed by a testing laboratory accepted in the DSA Laboratory Evaluation and Acceptance (LEA) Program. See section 4-335, 2013 CCR Title 24, Part 1.
Test – Indicates that a test is required	**SI** – Indicates that the special inspection is to be performed by a special inspector

Jack Shively
Name of Architect or Engineer in general responsible charge

Name of Structural Engineer (When structural design has been delegated)

Signature of Architect or Structural Engineer date

IDENTIFICATION STAMP
DIV OF THE STATE ARCHITECT
APP. # 04-120373
AC__N/A____ F/LS__N/A__ SS_____
DATE_____

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC: A
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023
PROJECT SPECIFIC STATE AGENCY APPROVAL

ELITE MODULAR
LEASING & SALES, INC.
P.O. BOX 78447
CORONA CA 92877
PHONE: 951-422-2500
FAX: 951-943-3074

PROJECT NAME:

SHEET TITLE:
STRUCTURAL SPECIFICATIONS WOOD FOUNDATIONS

ARCHITECT OF RECORD SUBMISSION DATE

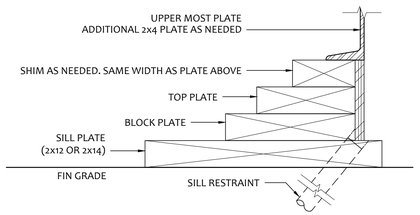
LICENSED ARCHITECT — JACK F. SHIVELY — STATE OF CALIFORNIA — REN 01/31/2023

REGISTERED PROFESSIONAL ENGINEER — JAMES T. SIMPSON — No.3602 — STRUCTURAL — STATE OF CALIFORNIA

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-120373 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 08/24/2021
2019 CBC
ORIGINAL PC STATE AGENCY APPROVAL

REVISIONS
1 2 3 4 5 6 7

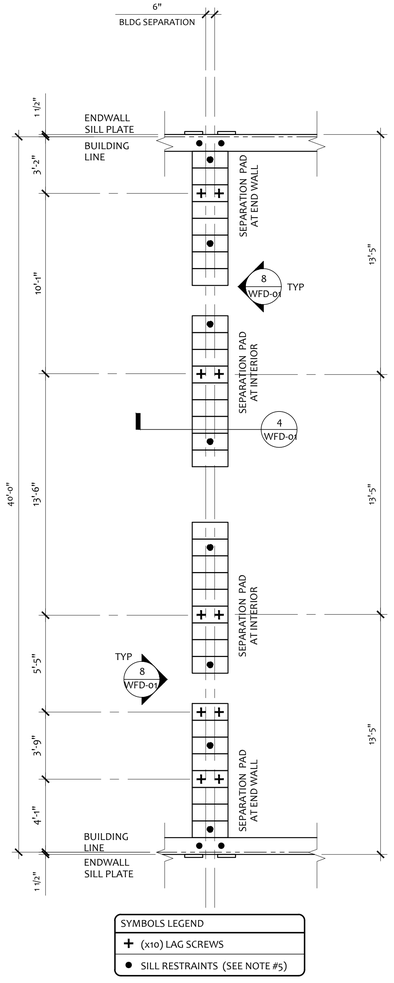
PROJECT NO:
DRAWN BY: F.C.
SCALE: AS NOTED
DATE: AUGUST 23, 2021
SHEET NUMBER
WFS-01



FOUNDATION PLATE DESCRIPTION

1. BUILDINGS OVER 2160 SF, MUST BE INSTALLED ON A PERMANENT CONCRETE FOUNDATION PER IR 16-1 ITEM 1.4.
2. FOUNDATION PLAN HAS A 1/4" ADDED AT EACH MODULE LINE AND DOES NOT MATCH THE FLOOR PLAN. ADDITIONAL LENGTH ADDED FOR GROWTH THAT IS EXPERIENCED WHEN SETTING MULTIPLE MODULAR FLOORS.
3. FOUNDATION VENTS THAT OCCUR UNDER RAMP LANDINGS, PROVIDE AN EQUAL AREA OF SCREENED VENT IN LANDING SKIRT.
4. WOOD SILL (FOOTING) PLATES SHALL BE PRESSURE TREATED HEM-FIR AND MAY BEAR DIRECTLY ON SOIL OR PAVED SURFACE. GRASS OR TURF SHALL BE CLEARED TO BARE SOIL UNDER THE ENTIRE AREA OF THE BUILDING BY OTHERS. THE WOOD SILL FOOTING PLATE MAY SUPPORT CONTINUOUS BLOCKING AND SHEATHING SKIRT WHICH NEED NOT BE TREATED.
5. SILL RESTRAINT:
   THE FOUNDATION SHALL BE DESIGNED TO PREVENT SLIDING ON THE SUPPORTING SURFACE BY ATTACHING THE WOOD FOUNDATION PLATES FOR THE BUILDING, RAMPS AND STAIRS TO THE GROUND WITH RESTRAINING DEVICES. AN ACCEPTABLE DESIGN WOULD INCORPORATE ONE-INCH DIAMETER STANDARD WEIGHT (1.315" ACTUAL O.D.) HOT DIPPED GALVANIZED PIPES OR ONE-INCH DIAMETER SOLID STEEL RODS SPACED AT NOT MORE THAN 10'-0" O.C. ONE PIPE / ROD SHALL BE LOCATED A MAXIMUM OF TWO FEET FROM EACH CORNER IN BOTH DIRECTIONS AND A MINIMUM OF TWO PIPES / RODS PER DISCONTINUOUS FOUNDATIONS STRIP. PIPES SHOULD PENETRATE INTO SOIL, CONCRETE, AND/OR PAVING A MINIMUM OF 12" MEASURED VERTICALLY. ALTERNATE OR EQUIVALENT DESIGNS, WHEN PROVIDED WITH STRUCTURAL CALCULATIONS AND DETAILS, WILL BE SUBMITTED TO DSA FOR REVIEW AND APPROVAL.
6. STACKED WOOD MEMBERS FOR FOUNDATIONS AND PRESSURE TREATED LUMBER SHALL BE NAILED WITH HOT DIPPED GALVANIZED PER ASTM A-153
7. VENTILATION OPENINGS SHALL BE COVERED FOR EITHER HEIGHT AND WIDTH WITH CORROSION - RESISTANT WIRE MESH, WITH A CLEAR "THROUGH" DIMENSION NOT EXCEEDING 1/8" ACTING AS A VERMIN BARRIER.
8. VENTING CALCULATION REQUIREMENTS FOR MULTIPLE BUILDING SETS MUST BE CALCULATED WITH OVERALL SQUARE FOOTAGE INCLUDING SEPARATION.
9. FOR FOUNDATION ANCHORAGE ON CONCRETE PAD, SEE DETAIL 15/WFD-01
10. IF OPTIONAL ENDWALL VENTS ARE APPLIED, SILL PLATE AND BLOCK PLATE MUST BE CONTINUOUS. VENT OPENINGS SHALL BE BROKEN ABOVE THE BLOCK PLATE
11. FOR FOUNDATION SPLICE - SEE 5/WFD-01
12. CRAWLSPACE VAPOR RETARDERS (OPTIONAL):
    THE OPTIONAL TOTAL AREA OF VENTILATION OPENINGS IS PERMITTED TO BE REDUCED TO 1/1500 FACTOR WITH AN APPROVED VAPOR RETARDER MATERIAL PER CBC SECTION 1203.3.2(2).
    MATERIALS:
    GROUND SURFACE COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL; MUST HAVE A PERM RATING OF ONE OR LESS; SHOULD BE CONTINUOUS; POLYETHELYNE FILM (≥ 6 MIL); POOL LINER (PUNCTURE RESISTANT); AND POLYETHELYNE FILM WITH RAT SLAB.
    INSTALLATION RECOMMENDATIONS:
    OVERLAP JOINTS BY 6 INCHES; TAPE OR SEAL ALL JOINTS; ATTACH VAPOR RETARDER OVER SILL PLATE PER 10/WFD-01; SEAL TO ALL PIERS AND OTHER PENETRATIONS.
13. ENDWALL VENTS (IF REQ'D) SHALL BE LOCATED A MIN OF 24" FROM BUILDING CORNERS. MAXIMUM ONE ENDWALL VENT PER 12'-0" MODULE
14. CONCRETE FLOOR LOAD IS INCLUDED IN THE CONCRETE FOUNDATION OPTION FOR FOUNDATION & ANCHORAGE DESIGN, I.E. THERE IS NO CONCRETE FLOOR FOR WOOD FOUNDATION OPTION. THERE IS CONCRETE FLOOR FOR CONCRETE FOUNDATION OPTION
15. IF PARAPET IS HIGHER THAN 18". COMBINATION REQUIRES A 2 X 14" OR 2 X 16" SILL PLATE @ EXTERIOR OF BUILDING
16. 150 PSF FLOOR LIVE LOAD OPTION CANNOT BE USED WITH THE STUCCO WALL OPTION
17. VENTS AT MODLINE FOUNDATIONS. THE MINIMUM CRITERIA REQUIREMENT AS FOLLOWS:
    A. VENTS HAVE A MINIMUM OF 2 SILL /BLOCKING PLATES BENEATH.
    B. VENTS ARE A MAXIMUM OF 6" LONG x 3" MIN. HIGH.
    C. VENTS ARE SPACED A MINIMUM OF 8" APART (EDGE TO EDGE) AND 24" MIN. FROM CORNERS.

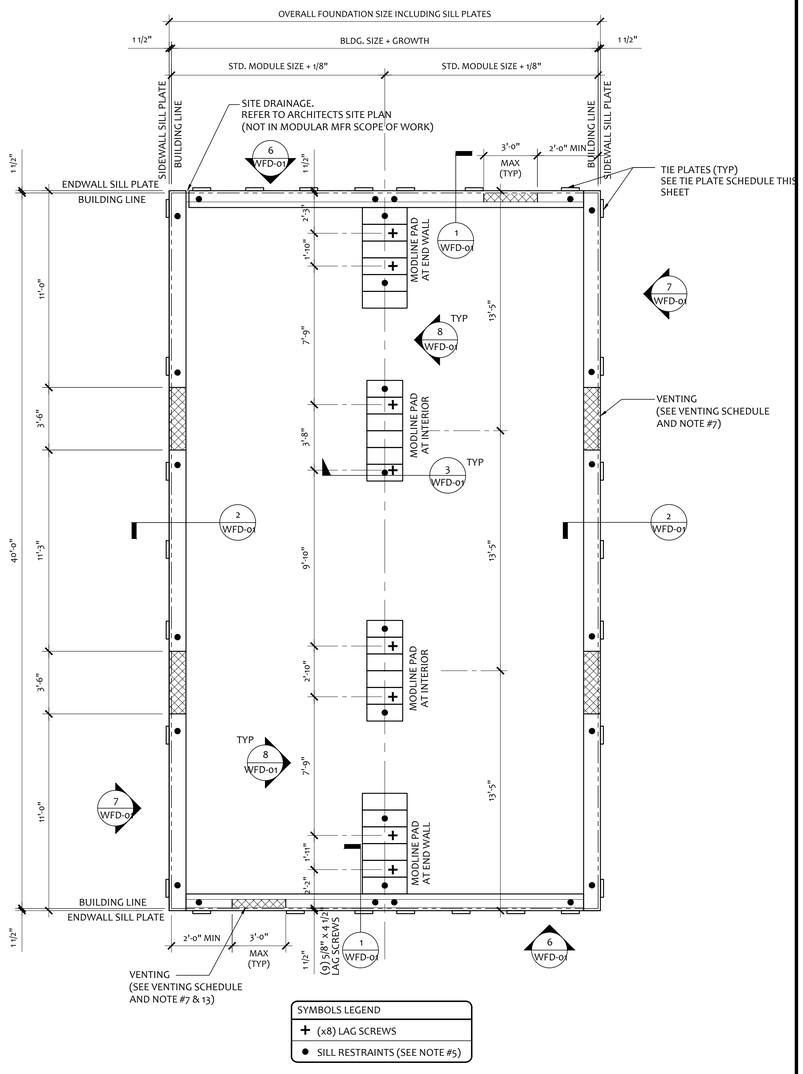
NOTES



SCALE: 1/4" = 1' - 0"

FOOTING AT SEPARATION-ONE BUILDING 2

OPTION	MANUFACTURER	STD. MODULE SIZE	BLDG SIZE + GROWTH	OVERALL FOUNDATION SIZE INCLUDING SILL PLATES
☐	SILVER CREEK	11' - 11"	23' - 10 1/4"	24' - 1 1/4"
☒	MODTECH	11' - 11 1/2"	23' - 11 1/4"	24' - 2 1/4"
☐	AURORA	12' - 0"	24' - 0 1/4"	24' - 2 1/4"
☐	MSI	12' - 0"	24' - 0 1/4"	24' - 3 1/4"
☐	CURRENT / SMI	12' - 0"	24' - 0 1/4"	24' - 3 1/4"
☐	PACE SETTER	11' - 10"	23' - 8 1/4"	23' - 11 1/4"
☐	WALDEN	11' - 11 1/4"	23' - 10 5/8"	24' - 1 5/8"
☐	EBS	11' - 10"	23' - 8 1/4"	23' - 11 1/4"
☐	MBS	11' - 10"	23' - 8 1/4"	23' - 11 1/4"
☐	STEELGUARD	12' - 0"	24' - 0 1/4"	24' - 3 1/4"



NOTE:
- VENTING REQUIREMENTS MAY BE RE-CALCULATED DEPENDING ON GRADE CONDITIONS ON A PER-JOB BASIS
- VERIFY FOUNDATION WIDTH WITH BUILDING'S MODULE SIZES PRIOR TO SETTING WOOD PLATES

FOUNDATION PLAN

SCALE: 1/4" = 1' - 0" 1

WOOD FOUNDATION PLATE SCHEDULE - 50 + 15 PSF

PLATES	END WALL	SIDE WALL	MODLINE PAD AT END WALL	MODLINE PAD AT INTERIOR	SEPARATION PAD AT ENDWALL ONE BLDG	SEPARATION PAD AT INTERIOR ONE BLDG
ADDITIONAL TOP PLATE (AS NEEDED)	2x4	2x4	2x6	2x6	2x12	2x12
TOP	2x6	2x6	2x8	2x8	2x12	2x12
BLOCK	2x8	2x8	2x10	2x10	2x12	2x12
SILL	2x12 (2x14)[15]	2x12 (2x14)[15]	(6) 2x12 x 2'-0"	(6) 2x12 x 2'-6"	(7) 2x12 x 2'-0"	(10) 2x12 x 2'-0"

KEY PLAN VENTING SCHEDULE

VENT "A" (SIDEWALL): 3'-6" x 4.5" = 1.3125 S.F. VENTILATION
"VENT OPENING BELOW CONT UPPER PLATE"

VENT "B" (ENDWALL): 3'-0" x 3" = 0.75 S.F. VENTILATION
(OPTIONAL AT MULTIPLE BLDG SETS) "VENT OPENING ABOVE CONT. SILL AND BLOCK PLATE"

VENT "C" (ENDWALL): 3'-0" x 4 1/2 " = 1.125 S.F. VENTILATION
(OPTIONAL AT MULTIPLE BLDG SETS) "VENT OPENING ABOVE CONT. SILL AND BLOCK PLATES"

NAILING SCHEDULE

BUILDING SIZE	
24' x 40'	**SEE NAILING SCHEDULE ON 16/FD-01 FOR NAILING SPACING & PLATE ATTACHMENT**

VENTING SCHEDULE

BUILDING SIZE	BUILDING AREA	REQ. VENTING	SIDE VENTING	END VENTING	TOTAL VENTING SUPPLIED
24' x 40'	960 SF	6.4 SF (1/150)	3'-6" x 4.5" = (4) 1.3125 SF/EA (5.25 SF TOTAL)	3'-0" x 3" = (2).75 SF/EA(1.5 SF TOTAL)	6.75 SF

TIE PLATE SCHEDULE

BUILDING SIZE	SIDE WALL TIE PLATES	END WALL TIE PLATES	TOTAL NUMBER OF TIE PLATES
24' x 40'	7	7	28

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023
PROJECT SPECIFIC STATE AGENCY APPROVAL

ELITE MODULAR
LEASING & SALES, INC.
P.O. BOX 78447
CORONA CA 92877
PHONE: 951-422-2500
FAX: 951-943-3074

PROJECT NAME:

SHEET TITLE:
WOOD FOUNDATION PLAN
24x40 (50 & 50+15 PSF)

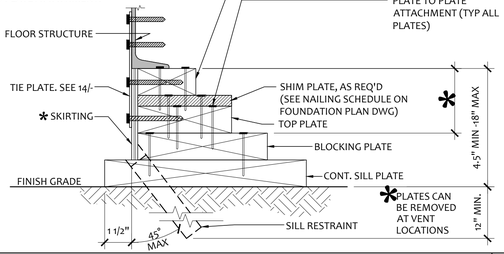
ARCHITECT OF RECORD
SUBMISSION DATE

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-120373 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 08/24/2021
2019 CBC
ORIGINAL PC STATE AGENCY APPROVAL

REVISIONS
1 2 3 4 5 6 7

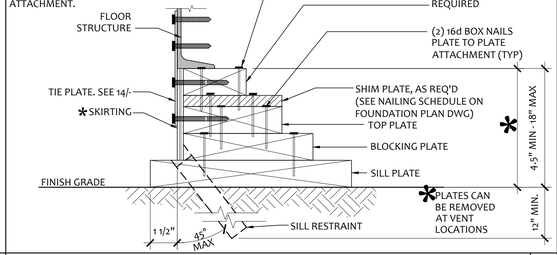
PROJECT NO:
DRAWN BY: F.C.
SCALE: AS NOTED
DATE: AUGUST 23, 2021
SHEET NUMBER
WF-04

NOTE:
ALL NAILS TO BE 16D BOX NAILS, SEE 16/- FOR EA. APPLICABLE FLOOR LOAD PLATE ATTACHMENT.



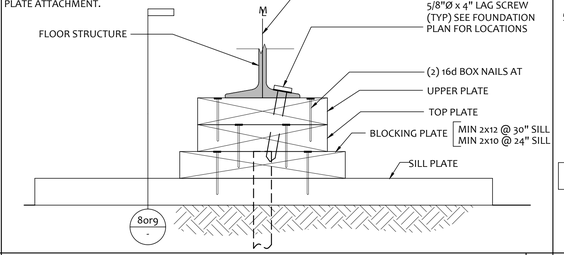
FOUNDATION AT END WALL DETAIL
SCALE : 3"=1'-0" | 1

NOTE:
ALL NAILS TO BE 16D BOX NAILS, SEE 16/- FOR EA. APPLICABLE FLOOR LOAD PLATE ATTACHMENT.



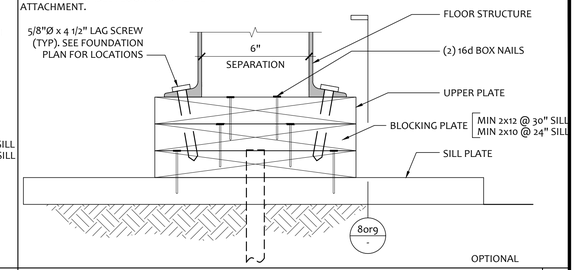
FOUNDATION AT SIDE WALL DETAIL
SCALE : 3"=1'-0" | 2

NOTE:
ALL NAILS TO BE 16D BOX NAILS, SEE 16/- FOR EA. APPLICABLE FLOOR LOAD PLATE ATTACHMENT.

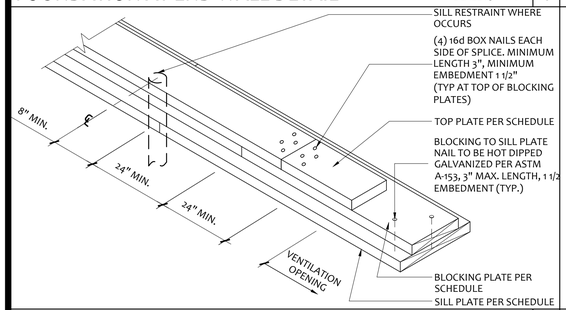


FOUNDATION AT MODLINE DETAIL
SCALE : 3"=1'-0" | 3

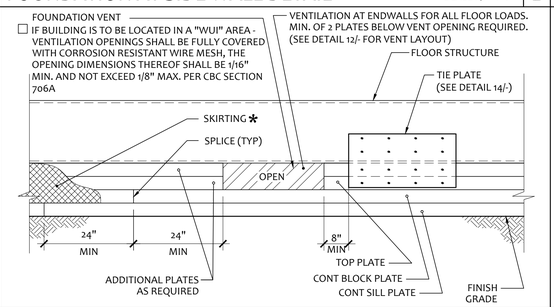
NOTE:
ALL NAILS TO BE 16D BOX NAILS, SEE 16/- FOR EA. APPLICABLE FLOOR LOAD PLATE ATTACHMENT.



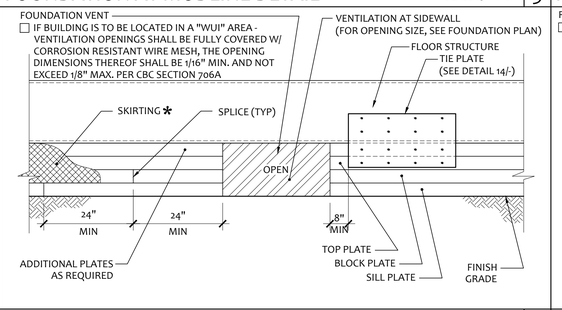
FOUNDATION AT ADJACENT BUILDING DETAIL
SCALE : 3"=1'-0" | 4



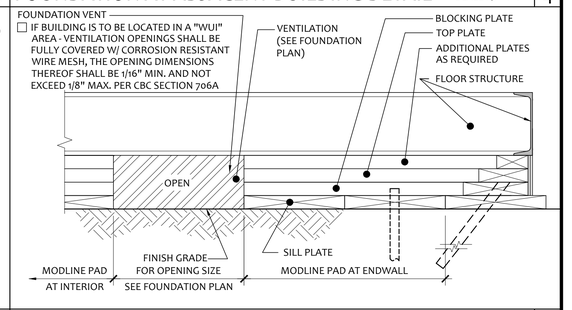
FOUNDATION SPLICE DETAIL
SCALE : NTS | 5



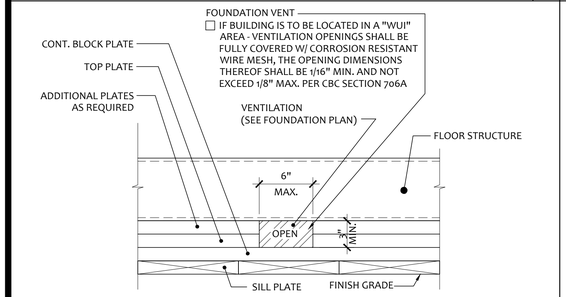
FOUNDATION ASSEMBLY END WALL ELEVATION
SCALE : 1 1/2"=1'-0" | 6



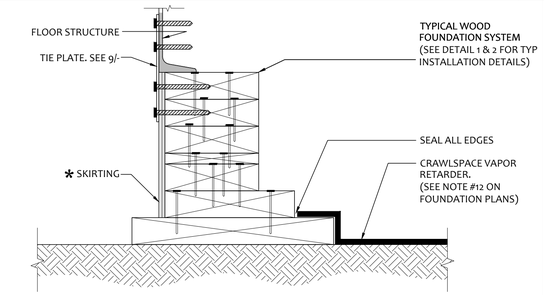
FOUNDATION ASSEMBLY SIDEWALL ELEVATION
SCALE : 1 1/2"=1'-0" | 7



FOUNDATION AT MODLINE & SEPARATION
SCALE : 1 1/2"=1'-0" | 8

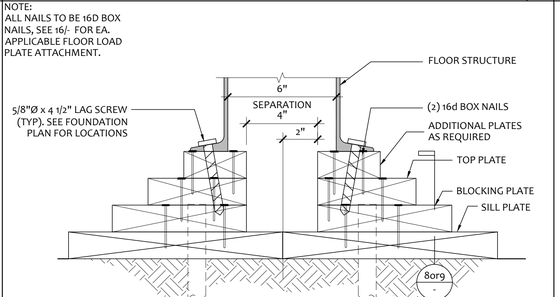


VENT ELEV. AT MODLINE & SEP FOR 150 PSF
SCALE : 3"=1'-0" | 9

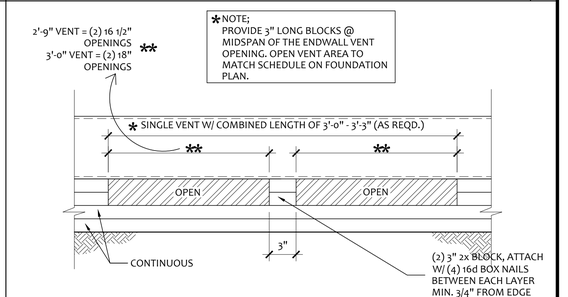


OPTIONAL CRAWLSPACE VAPOR RETARDER
SCALE : 3"=1'-0" | 10

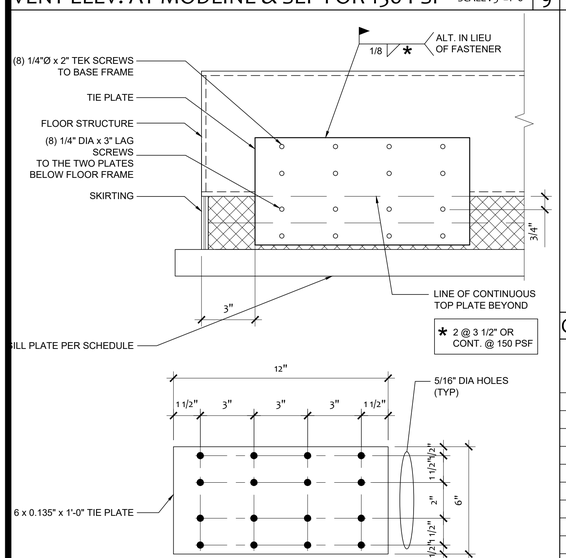
NOTE:
ALL NAILS TO BE 16D BOX NAILS, SEE 16/- FOR EA. APPLICABLE FLOOR LOAD PLATE ATTACHMENT.



FOUNDATION AT ADJACENT BUILDING
SCALE : 3"=1'-0" | 11

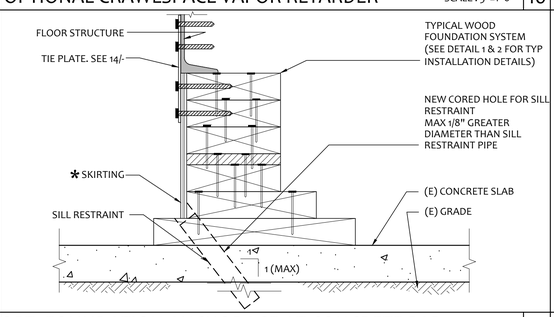


END WALL VENT
SCALE : 1 1/2"=1'-0" | 12

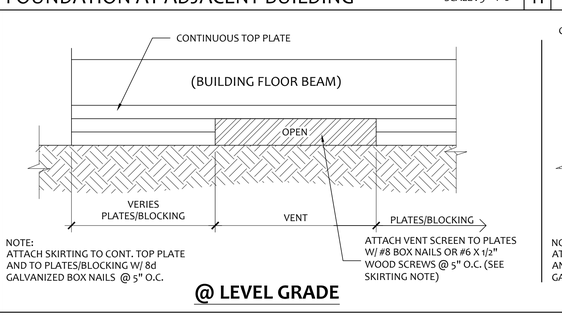


* FOR W.U.I. COMPLIANCE, PROVIDE NON COMBUSTIBLE SKIRTING MATERIAL PER ICC-ES ESR-4856

TIE PLATE DETAIL
SCALE : 3"=1'-0" | 14

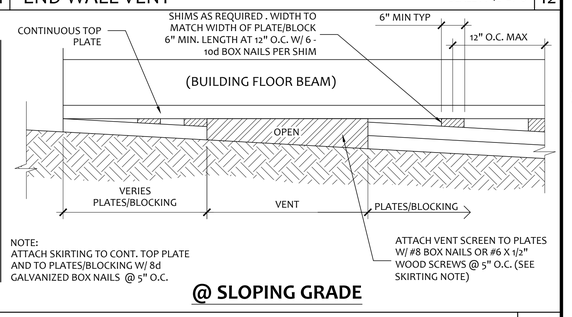


OPT. FOUNDATION ANCHORAGE AT CONCRETE PAD
SCALE : 3"=1'-0" | 15



@ LEVEL GRADE

PLATE LAYOUT AT BUILDING PERIMETER
SCALE : 1 1/2"=1'-0" | 15A



@ SLOPING GRADE

BLDG SIZE	FLOOR LOAD	PLATE TO BLOCK	BLOCK TO BLOCK	BLOCK TO SILL PLATE	SHIM TO BLOCK OR SILL PLATE	PLATE TO PLATE AT ADJACENT BLDGs	PLATE TO PLATE AT IDE FLANGE & TOED-OUT CHANNELS
24X40	50+15 PSF	NAILING-16d BOX NAILS - 5" O.C.	NAILING-16d BOX NAILS - 5" O.C.	NAILING-16d BOX NAILS - 5" O.C.	NAIL SHIMS ITH 6 - 10d BOX NAILS	NAILING-16d BOX NAILS - 2.5" O.C.	NAILING-16d BOX NAILS - 2" O.C.
24X40	100 PSF	NAILING-16d BOX NAILS - 5" O.C.	NAILING-16d BOX NAILS - 5" O.C.	NAILING-16d BOX NAILS - 5" O.C.	NAIL SHIMS ITH 6 - 10d BOX NAILS	NAILING-16d BOX NAILS - 2.5" O.C.	NAILING-16d BOX NAILS - 2" O.C.
24X40	150 PSF	NAILING-16d BOX NAILS - 4.5" O.C.	NAILING-16d BOX NAILS - 4.5" O.C.	NAILING-16d BOX NAILS - 4.5" O.C.	NAIL SHIMS ITH 6 - 10d BOX NAILS	NAILING-16d BOX NAILS - 1.5" O.C.	NAILING-16d BOX NAILS - 1" O.C.
36X40	50+15 PSF	NAILING-16d BOX NAILS - 5" O.C.	NAILING-16d BOX NAILS - 5" O.C.	NAILING-16d BOX NAILS - 5" O.C.	NAIL SHIMS ITH 6 - 10d BOX NAILS	NAILING-16d BOX NAILS - 2" O.C.	NAILING-16d BOX NAILS - 1.5" O.C.
36X40	100 PSF	NAILING-16d BOX NAILS - 5" O.C.	NAILING-16d BOX NAILS - 5" O.C.	NAILING-16d BOX NAILS - 5" O.C.	NAIL SHIMS ITH 6 - 10d BOX NAILS	NAILING-16d BOX NAILS - 2" O.C.	NAILING-16d BOX NAILS - 1.5" O.C.
36X40	150 PSF	NAILING-16d BOX NAILS - 3" O.C.	NAILING-16d BOX NAILS - 3" O.C.	NAILING-16d BOX NAILS - 3" O.C.	NAIL SHIMS ITH 6 - 10d BOX NAILS	NAILING-16d BOX NAILS - 1" O.C.	NAILING-16d BOX NAILS - .75" O.C.
48X40	50+15 PSF	NAILING-16d BOX NAILS - 4" O.C.	NAILING-16d BOX NAILS - 4" O.C.	NAILING-16d BOX NAILS - 4" O.C.	NAIL SHIMS ITH 6 - 10d BOX NAILS	NAILING-16d BOX NAILS - 1.5" O.C.	NAILING-16d BOX NAILS - 1" O.C.
48X40	100 PSF	NAILING-16d BOX NAILS - 4" O.C.	NAILING-16d BOX NAILS - 4" O.C.	NAILING-16d BOX NAILS - 4" O.C.	NAIL SHIMS ITH 6 - 10d BOX NAILS	NAILING-16d BOX NAILS - 1.5" O.C.	NAILING-16d BOX NAILS - 1" O.C.
48X40	150 PSF	NAILING-16d BOX NAILS - 2" O.C.	NAILING-16d BOX NAILS - 2" O.C.	NAILING-16d BOX NAILS - 2" O.C.	NAIL SHIMS ITH 7 - 10d BOX NAILS	NAILING-16d BOX NAILS - .75" O.C.	NAILING-16d BOX NAILS - 5/8" O.C.

NAILING SPACING SCHEDULE
16

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-123036 INC:
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑
DATE: 05/04/2023

PROJECT SPECIFIC STATE AGENCY APPROVAL

ELITE MODULAR
LEASING & SALES, INC.
P.O. BOX 78447
CORONA CA 92877
PHONE: 951-422-2500
FAX: 951-943-3074

PROJECT NAME:

SHEET TITLE:
FOUNDATION DETAILS
WOOD

ARCHITECT OF RECORD SUBMISSION DATE

APPROVED
DIV. OF THE STATE ARCHITECT
APP: 04-120373 PC
REVIEWED FOR
SS ☑ FLS ☑ ACS ☑ CG ☐
DATE: 08/24/2021
2019 CBC
ORIGINAL PC STATE AGENCY APPROVAL

REVISIONS
1 2 3 4 5 6 7

PROJECT NO:
DRAWN BY: F.C.
SCALE: AS NOTED
DATE: AUGUST 23, 2021

SHEET NUMBER
WFD-01